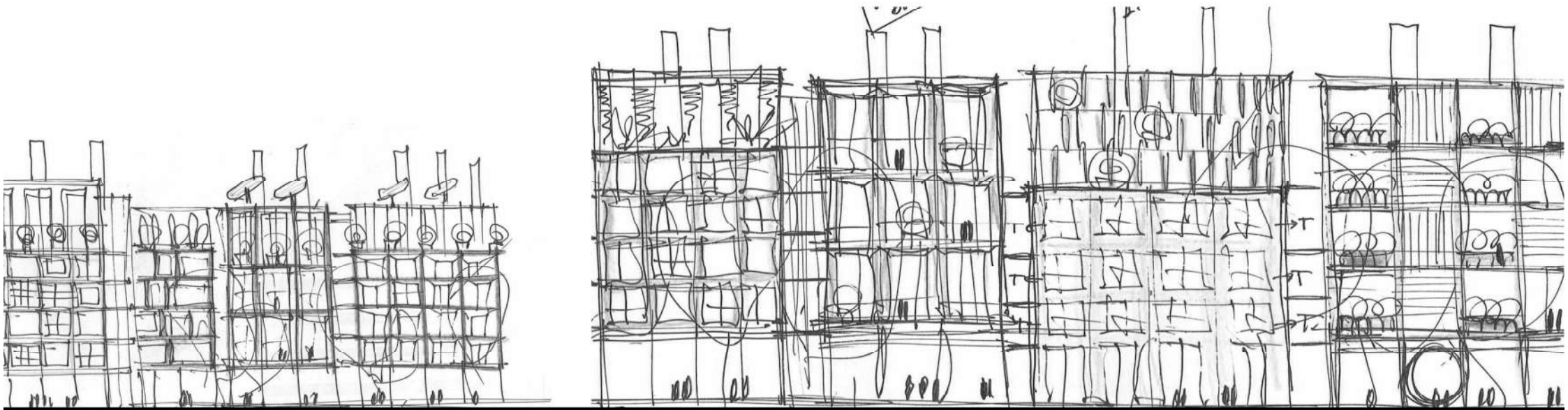


K L Ī V E R S A L A

City of Squares, Boulevards, Parks and Promenades...



PLANNING BACKGROUND



2013 sep New Development Concept (without vertical accents)

2013 dec Concept presentation in Riga Building Department

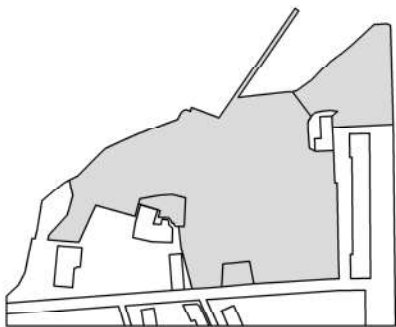
2015/16 Detail Plan procedure

2016 jan 1st Phase Technical Project approved

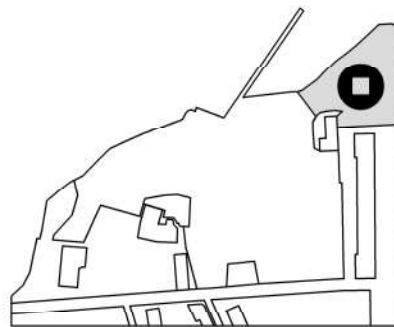
2016 jul Start of Building works for Phase 1

PROPERTY CONTEXT

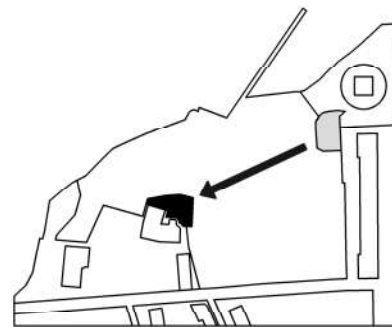
"KLIVERSALA RE" LAND PROPERTIES



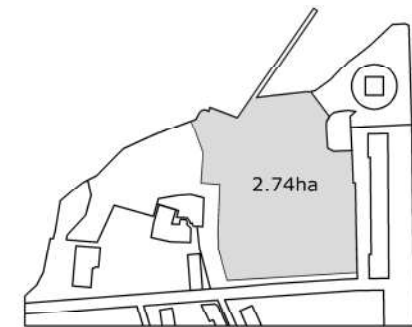
"RIVER BREEZE RESIDENCE" PHASE 1 UNDER DEVELOPMENT



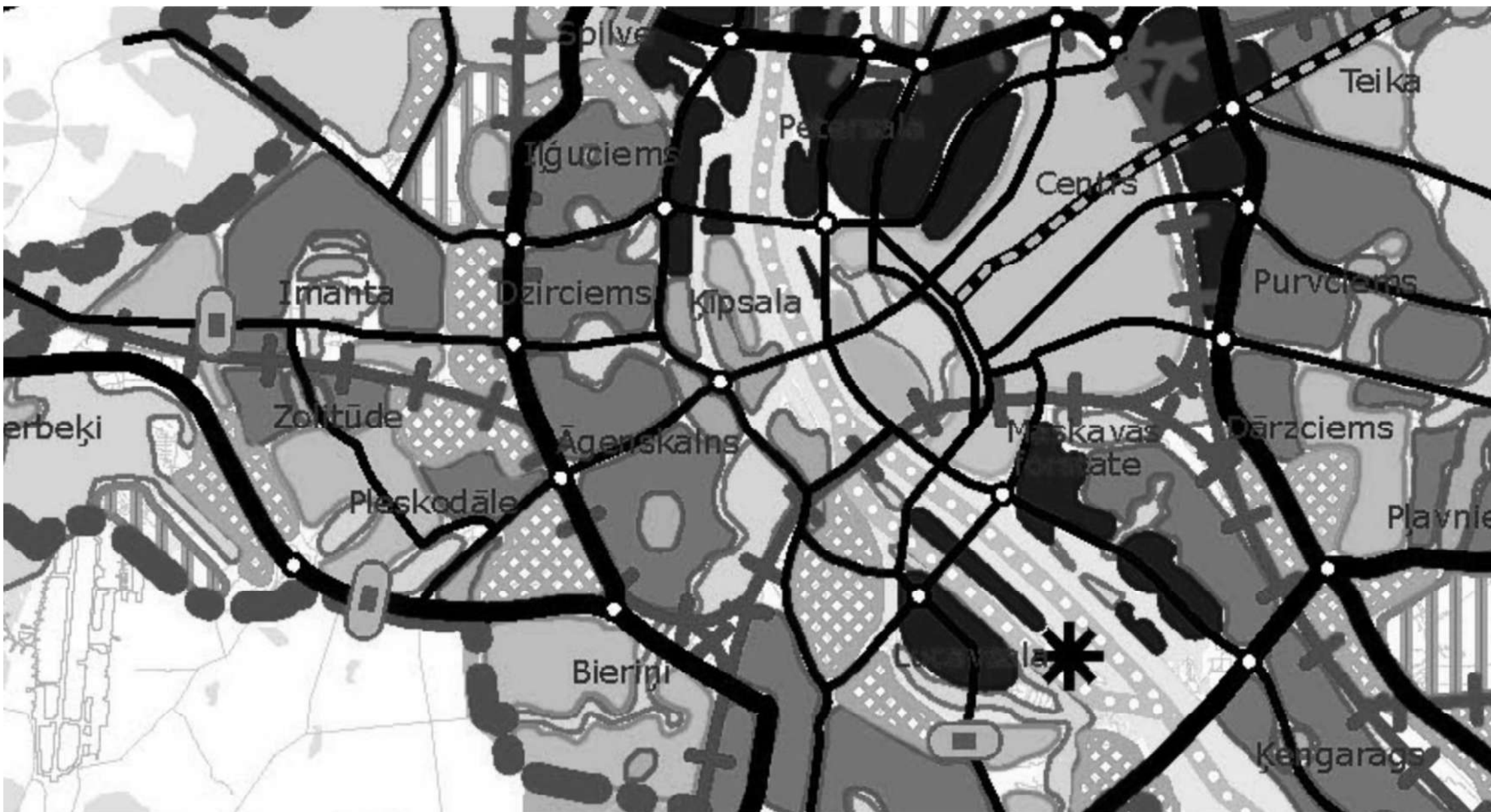
"RĪGAS SILTUMS" BOILER HOUSE



MAIN FOCUS AREA



KLĪVERSALA - NEW CITY CENTRE



City Centre of Riga



QUALITIES AND CHALLENGES



CONCEPTUAL APPROACH

TAKE

- COMPACT AND DENSE
- SQUARES AND BOULEVARDS
- VIBRANT AND VIVID PUBLIC SPACES
- HUMAN SCALE
- MIX OF USES
- DIVERSITY

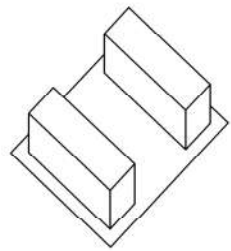
SOLVE

- DARK AND NARROW COURTYARDS
- LACK OF PRIVATE OUTDOORS
- LACK OF DAYLIGHT
- COMPROMISED APARTMENT'S QUALITY
- BUILDINGS AMONG CARPARKS
- LACK OF GREENERY

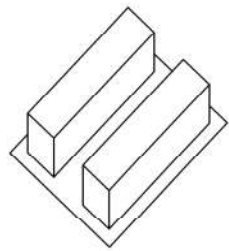
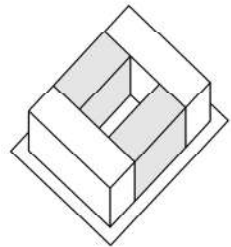
ADD

- HIGH QUALITY PRIVATE OUTDOORS
- CONTEMPORARY APARTMENTS
- RATIONAL CARPARK PROVISION
- NEW TECHNOLOGIES AND BUILDING SYSTEMS
- ENERGY EFFICIENCY
- SUSTAINABLE LIFE QUALITY MANAGEMENT

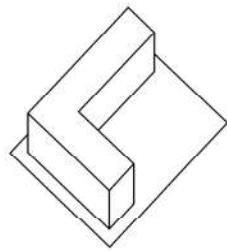
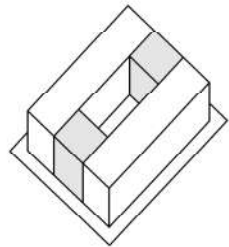
HIGH DENSITY BUILDING TYPE



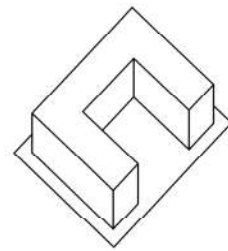
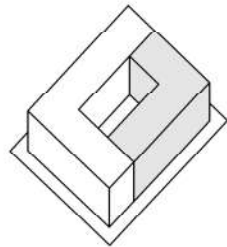
+40%



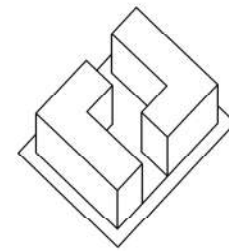
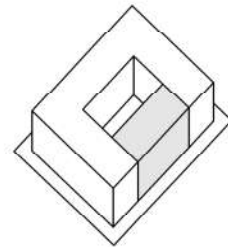
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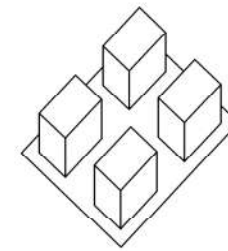
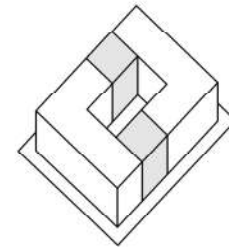
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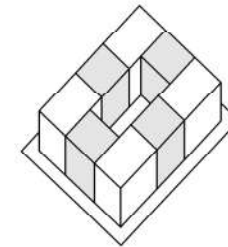
+20%



+20%

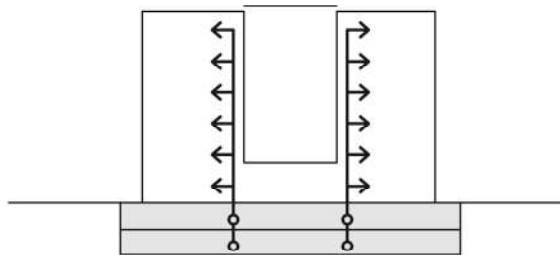


+50%

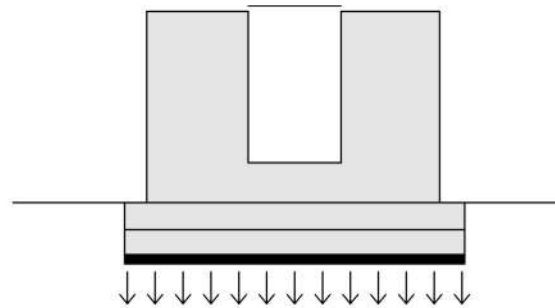


STRUCTURAL PRINCIPLES

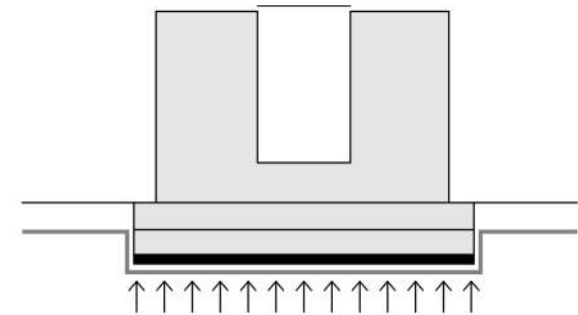
EFFICIENT CARPARK PROVISION
<30m²/car <2cars/flat



LEVELED WEIGHT LOADS

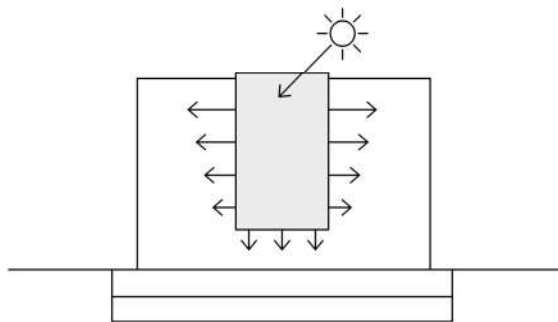


"FLOATING" BUILDING

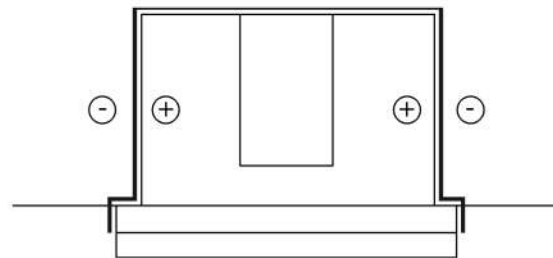


ATRIUM - ENERGY MANAGEMENT

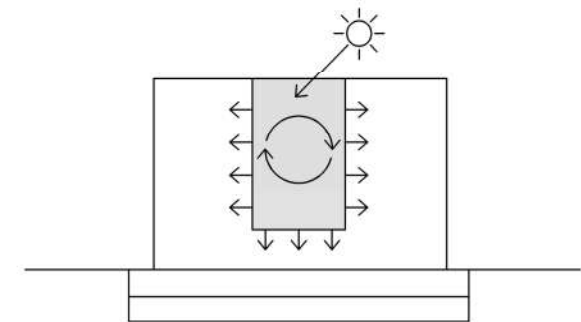
ATRIUM - SOURCE OF DAYLIGHT



DECREASE OUTER SURFACE BY 20-25%

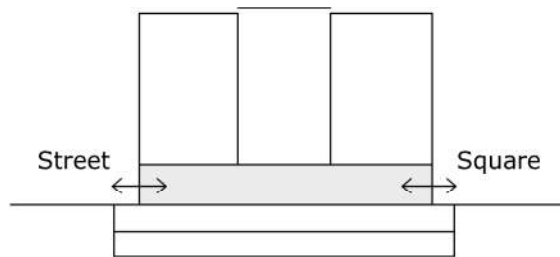


FRESH AIR RESERVOIR

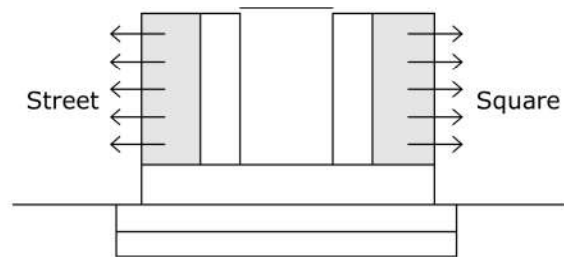


FUNCTIONAL ZONING

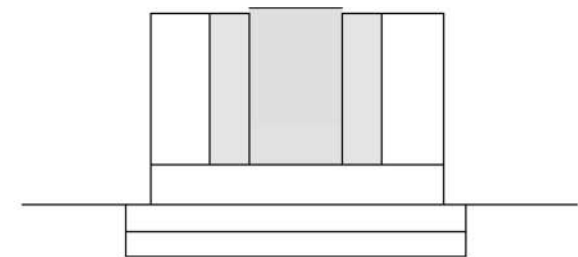
GROUND FLOOR - PUBLIC



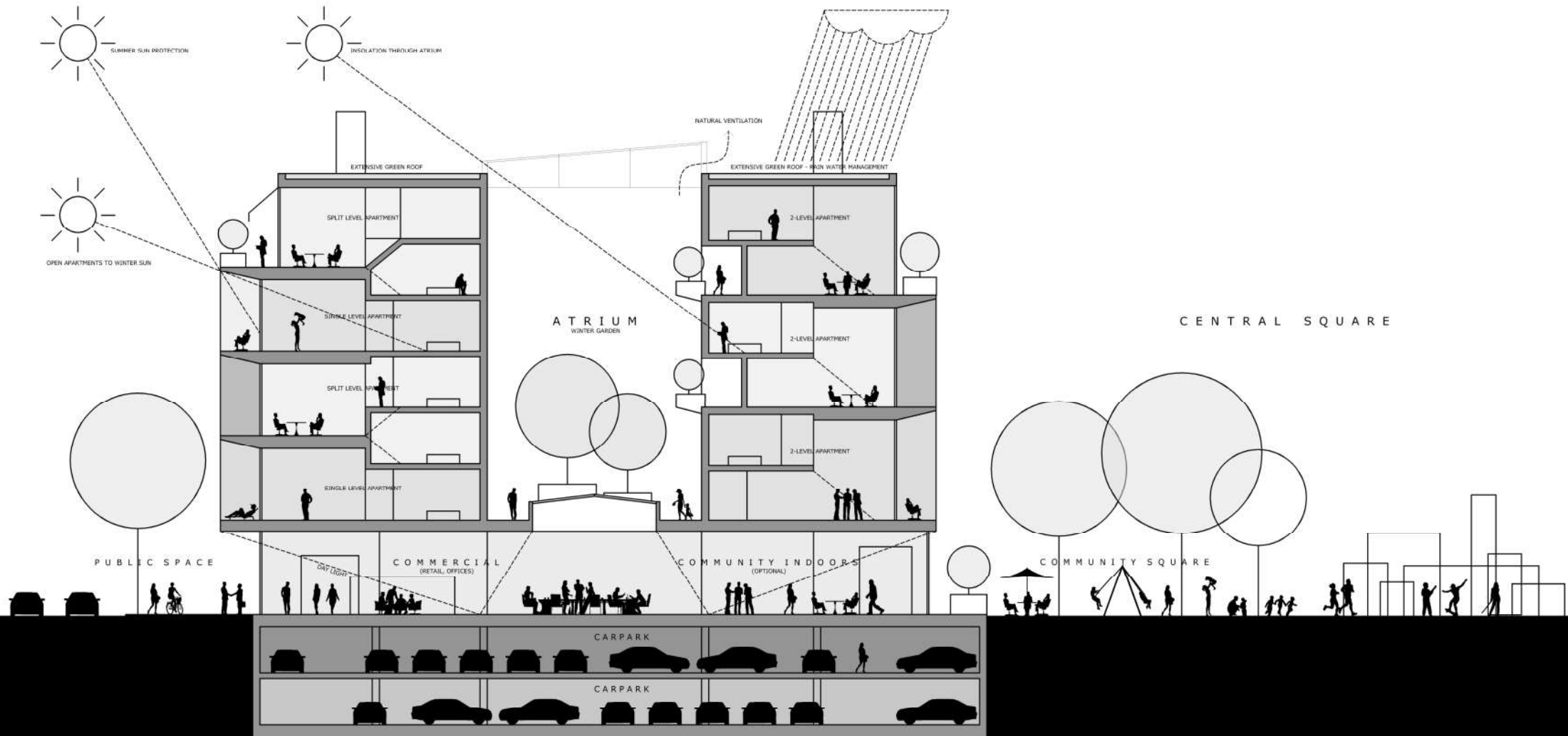
LIVING ROOMS WITH VIEWS



STAIRS AND BEDROOMS AROUND QUIET GARDEN



PRINCIPAL CROSS SECTION (A,B,C,E)



ATRIUM - WINTER GARDEN

RBR 270m² H24m V6480m³



C 610m² H19m V11590m³



D 330m² H19m V6270m³



B 330m² H19m V6270m³



A 230m² H19m V4370m³



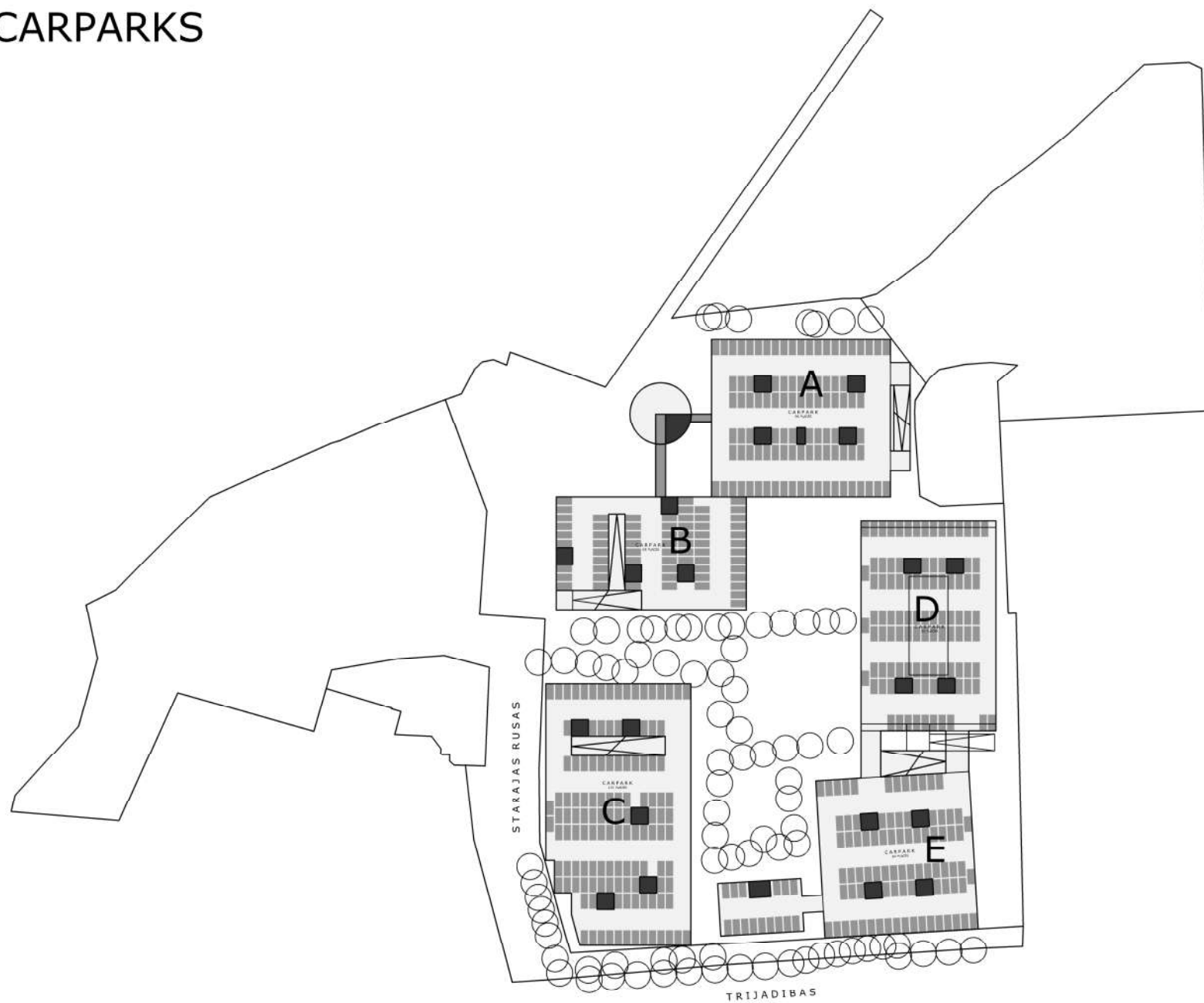
E 190m² H19m V3610m³



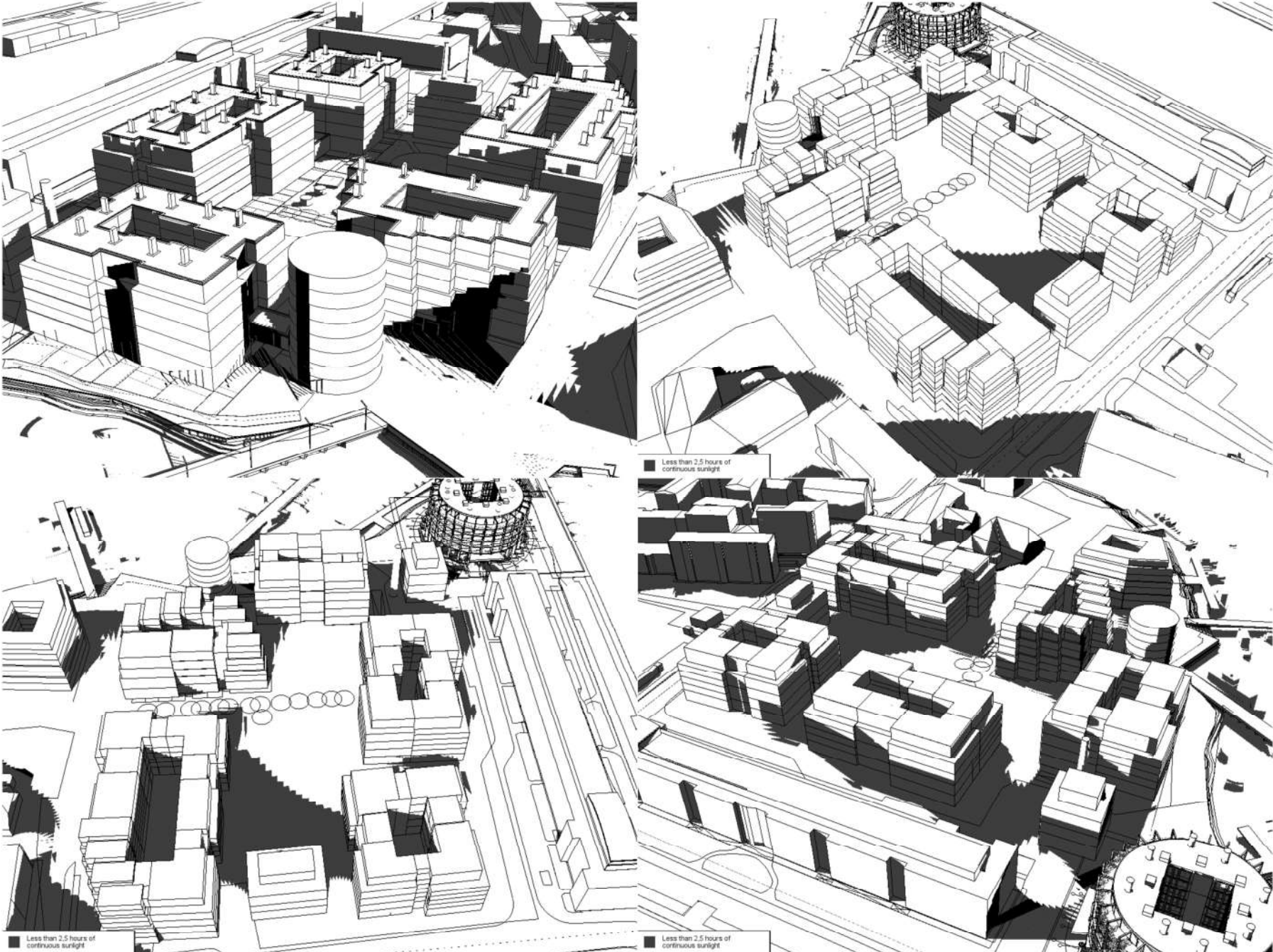
PRINCIPAL ZONING OF APARTMENTS



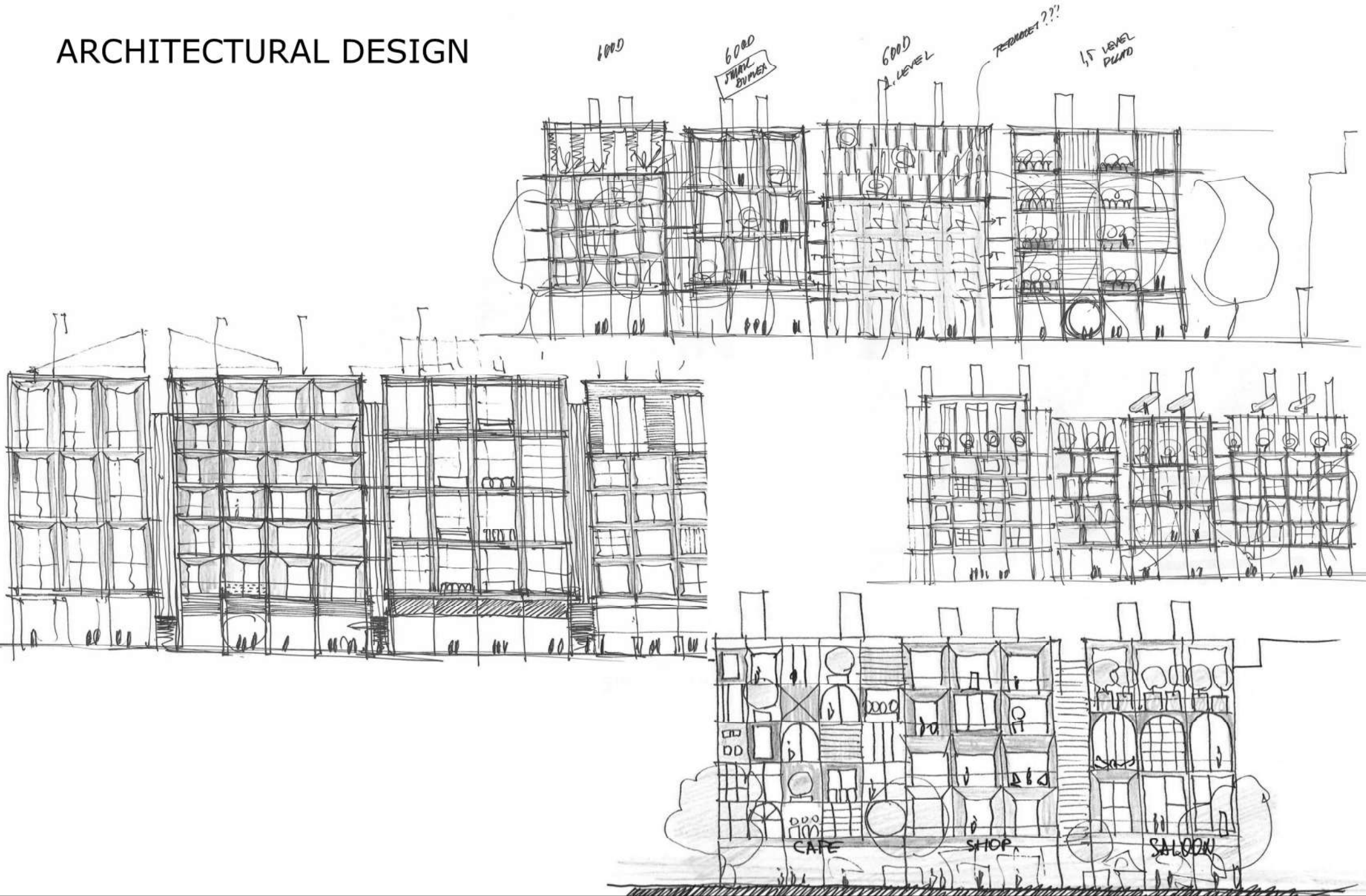
UNDERGROUND CARPARKS



INSOLATION



ARCHITECTURAL DESIGN



ARCHITECTURAL IMAGE AND COMPOSITION

AMSTERDAM



RIGA



RIGA CITY CENTRE



EXTERIOR DESIGN PRINCIPLES



KLĪVERSALA

City of Squares, Boulevards, Parks and Promenades...



3D MODEL - WATERFRONT ELEVATION



3D MODEL - CORNER OF TRIJADIBAS AND STARAJA RUSA STREETS

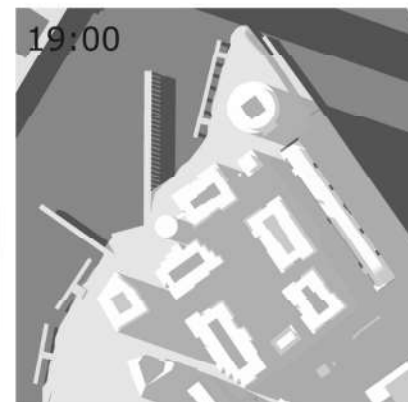
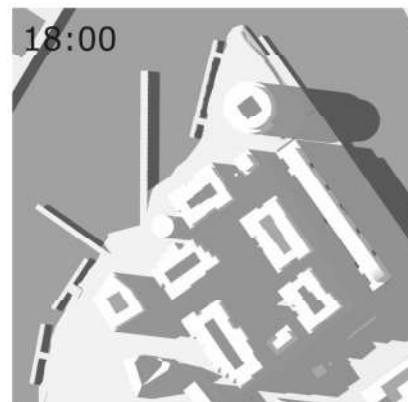
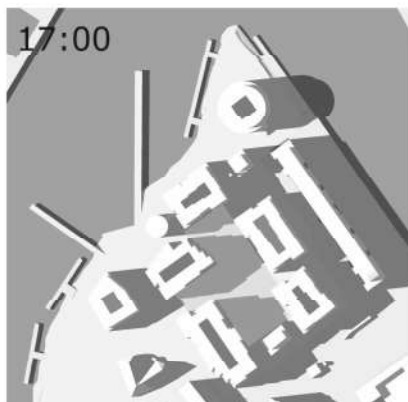
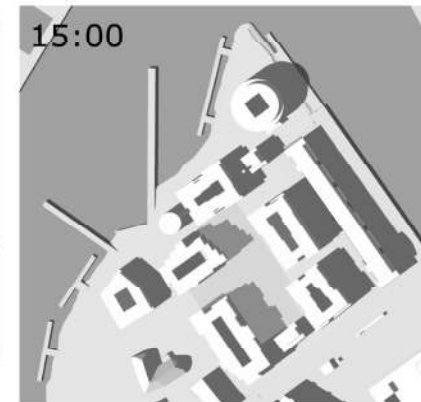
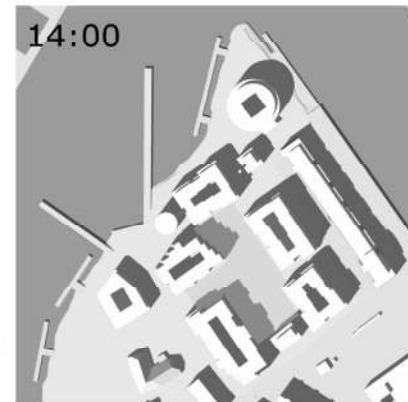
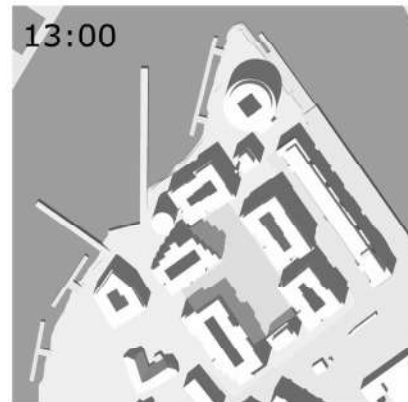
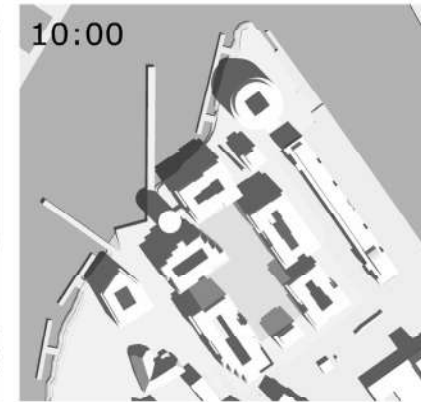
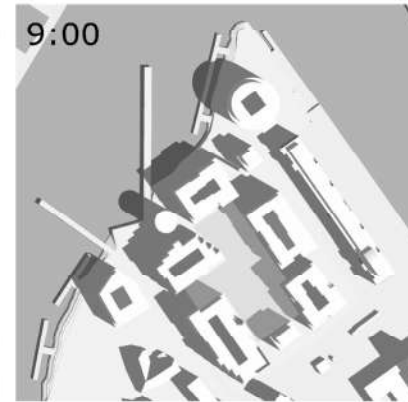
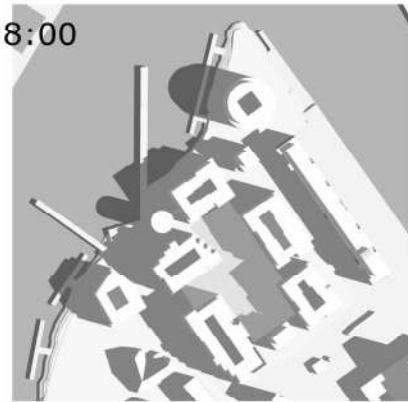
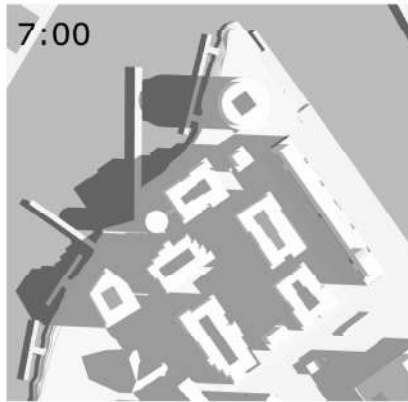
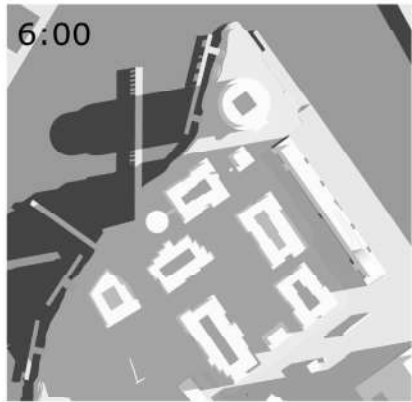


CORNER OF TRIJADIBAS AND STARAJA RUSAS



3D MODEL - STARAJA RUSAS STREET

INSOLATION OF OUTDOORS (May 1st)





3D MODEL - WATERFRONT VIEW

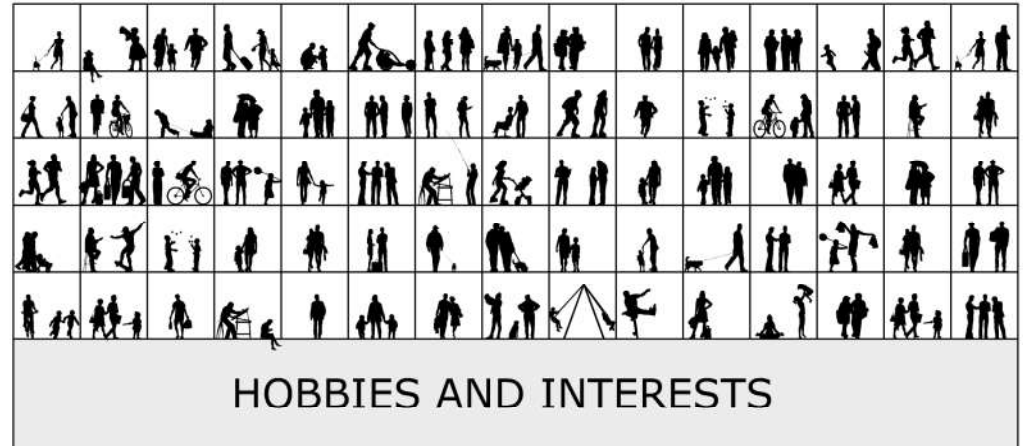


3D MODEL - TOP VIEW



3D MODEL - VIEW TO CENTRAL SQUARE

TRANSFORMABLE AND ADAPTABLE GROUND FLOORS





KIDS







Beauty





S P O R T S







TASTE



POP-UP







COMMUNITY REALM

KLIVERSALA DEVELOPMENT

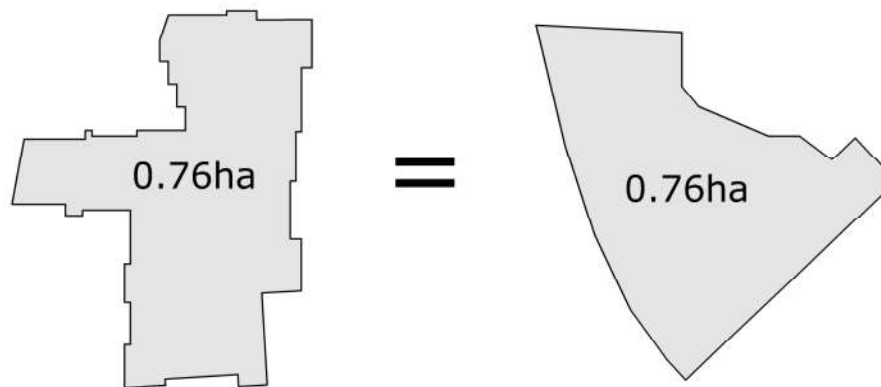
DEVELOPMENT CONCEPT
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Klīversala - Central Square



Old Town - Līvu Square





SITE PLAN