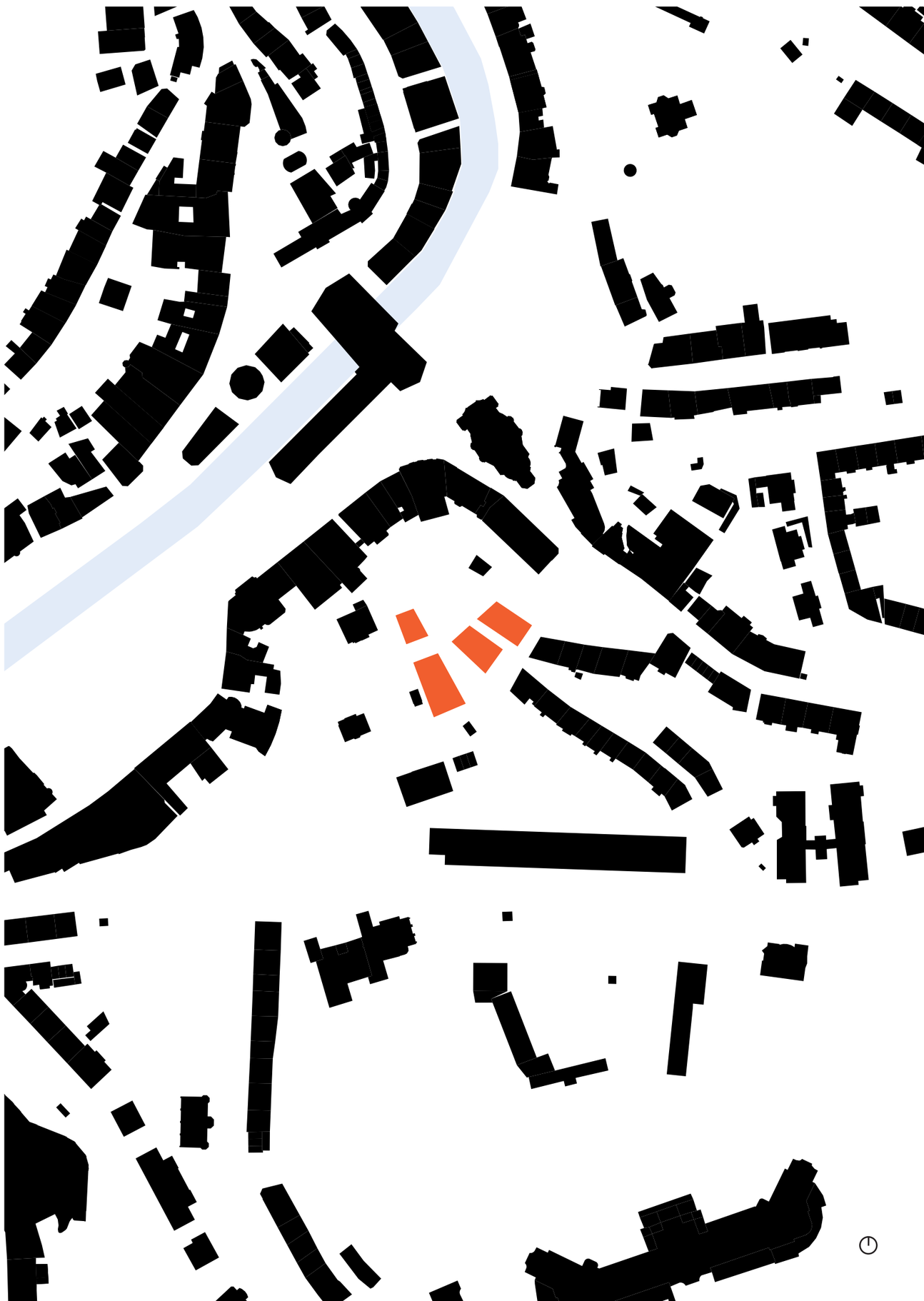
KARLOVY tVARY

KARLOVY
VARY
LOKACE

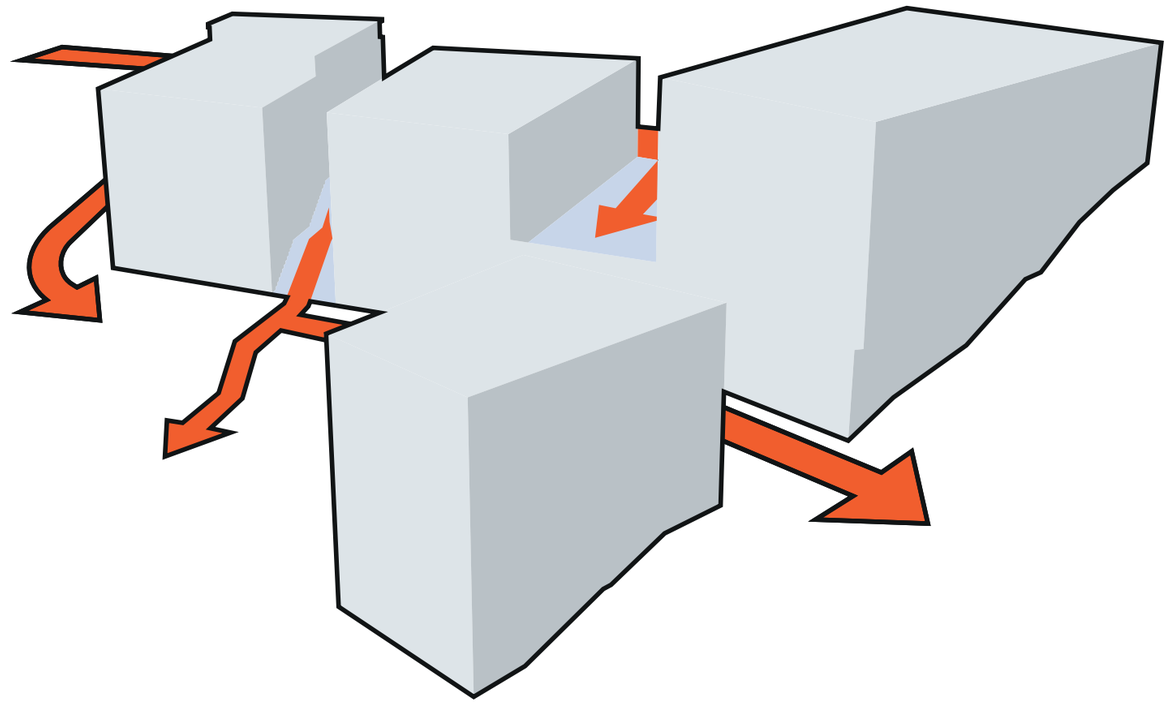
KARLOVY tVARY°

DIENELT MAREK, KONYAEVA MAYA, ŠIMEK FILEMON, ŠTEFL OLIVER

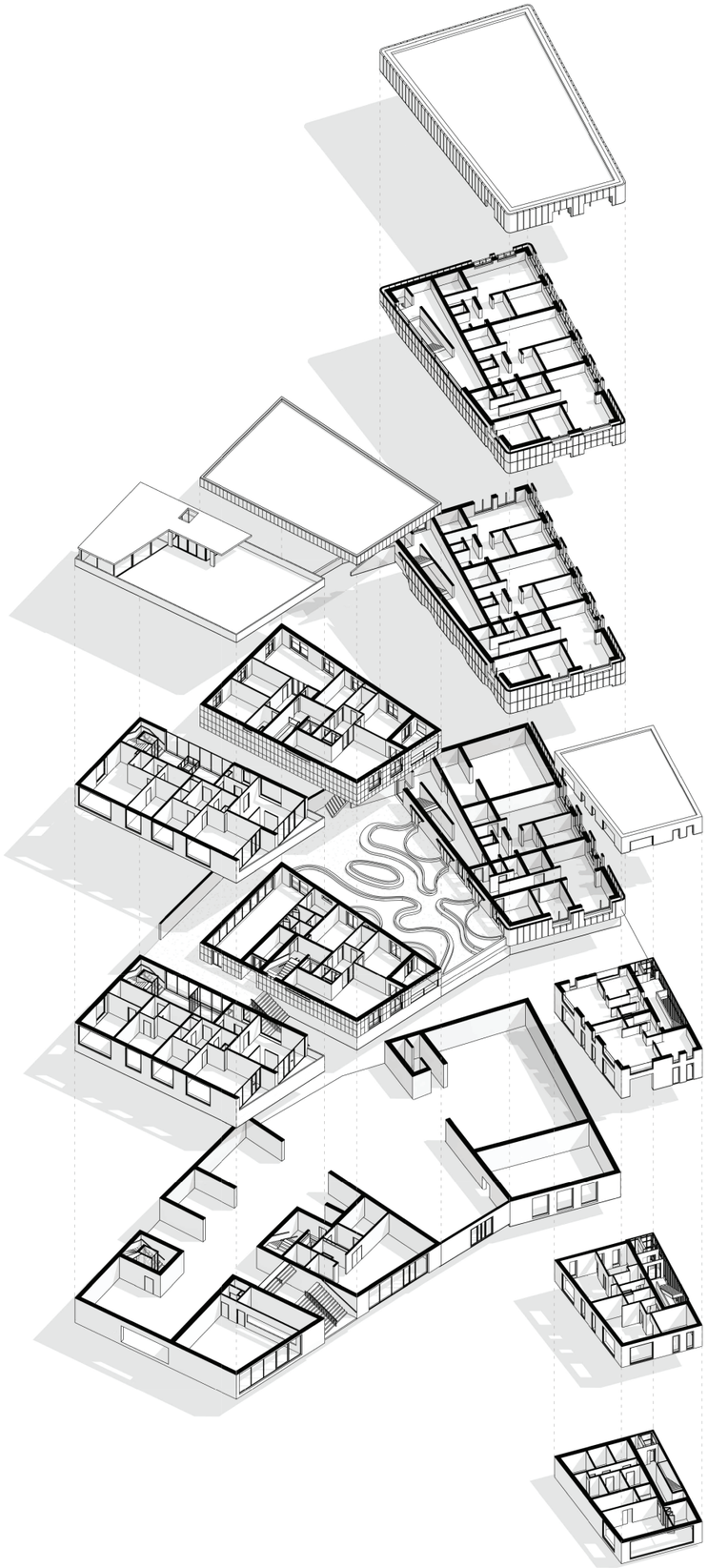
„Kdo spatří KARLOVY tVARY, uvidí divy, jak z nitra
Země bohatě pryští horké vody. Tu i tam obklopují hory
strmými skalisky město Beethovena a Goetheho, léčící
krále a založené císařem tam, kde protéká řeka Teplá.“

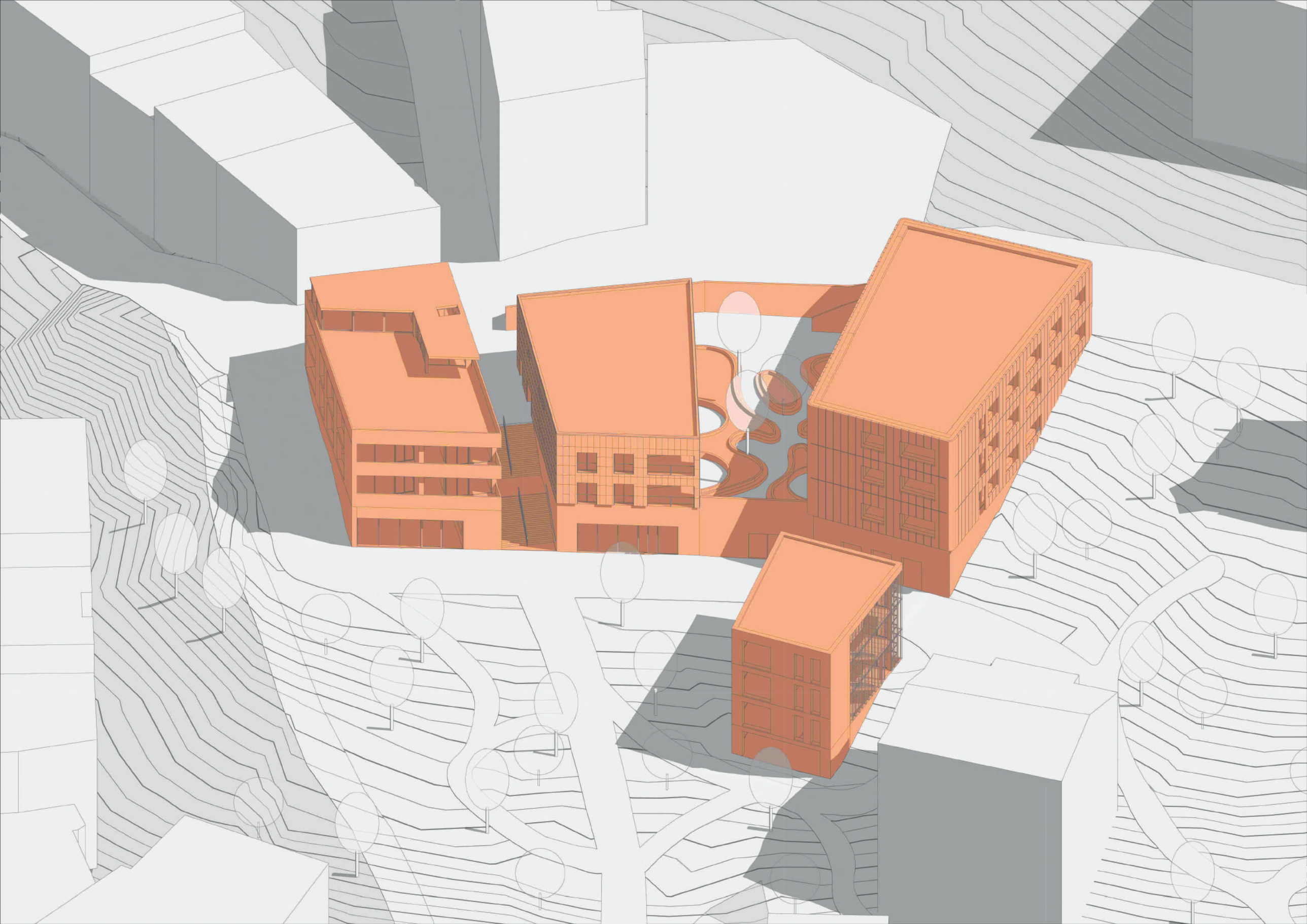


KARLOVY tVARY jsou komplex seniorského bydlení na Hálkově Vrchu o 23 bytech s dispoziční nabídkou 1KK až 3+1. Tvarosloví vychází a navazuje na již existující okolní zástavbu. Spojuje, doplňuje a rozvíjí. tVARY využívají svažitý severní terén ve prospěch dechberoucích výhledů na historické centrum města a dalekosáhlé přírodní panoramata. Jednotlivé budovy jsou bezbariérově přístupné a vybavené výtahy. Součástí komplexu je podzemní parkování s kapacitou i pro okolní rezidenty bez zastřešeného parkování, rehabilitační tělocvična nebo kavárna s výstavními prostory. Zástavba je koncentrována do jižní a zároveň nejvyšší části pozemku, která je přilehlá ke komunikaci. Nezastavěných 73 % parcely zůstává zelených v podobě přírodního parku anglického typu. Konceptem je velmi úzká vzájemná komunikace samostatně navržených a různorodých budov, jež protíná monumentální schodiště lineárně propojující ulice Vyšehradská a Vřídelní. Projekt esteticky i ekonomicky rozvíjí potenciál atraktivního pozemku v centru města a nabízí s péčí navržené a dostupné bydlení pro starší generace obyvatel druhého nejhezčího města Čech.

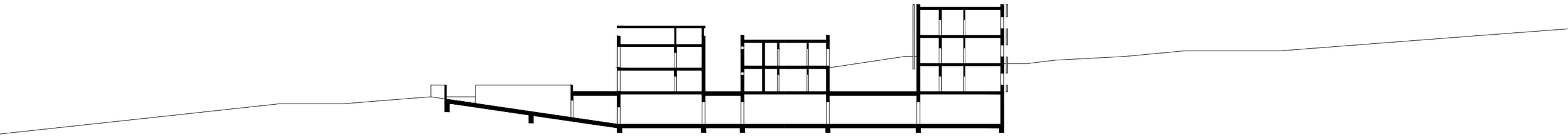


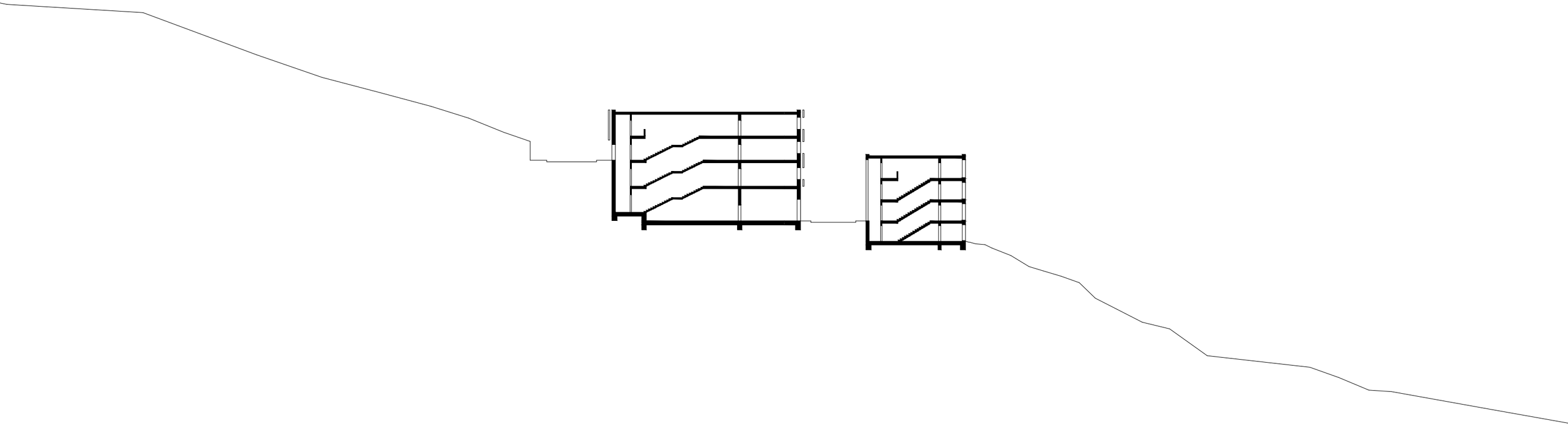
celková plocha území	5 855 m²
koeficient zastavěnosti	0.2
zastavěná plocha	1 183 m²
zelená plocha	52 %
hrubá plocha všech podlaží:	
A	976 m²
B	726 m²
C	1 460 m²
D	540 m²
počet budov	4
počet bytů	23
počet parkovacích míst pro invalidy	3
počet parkovacích míst pro auta	20

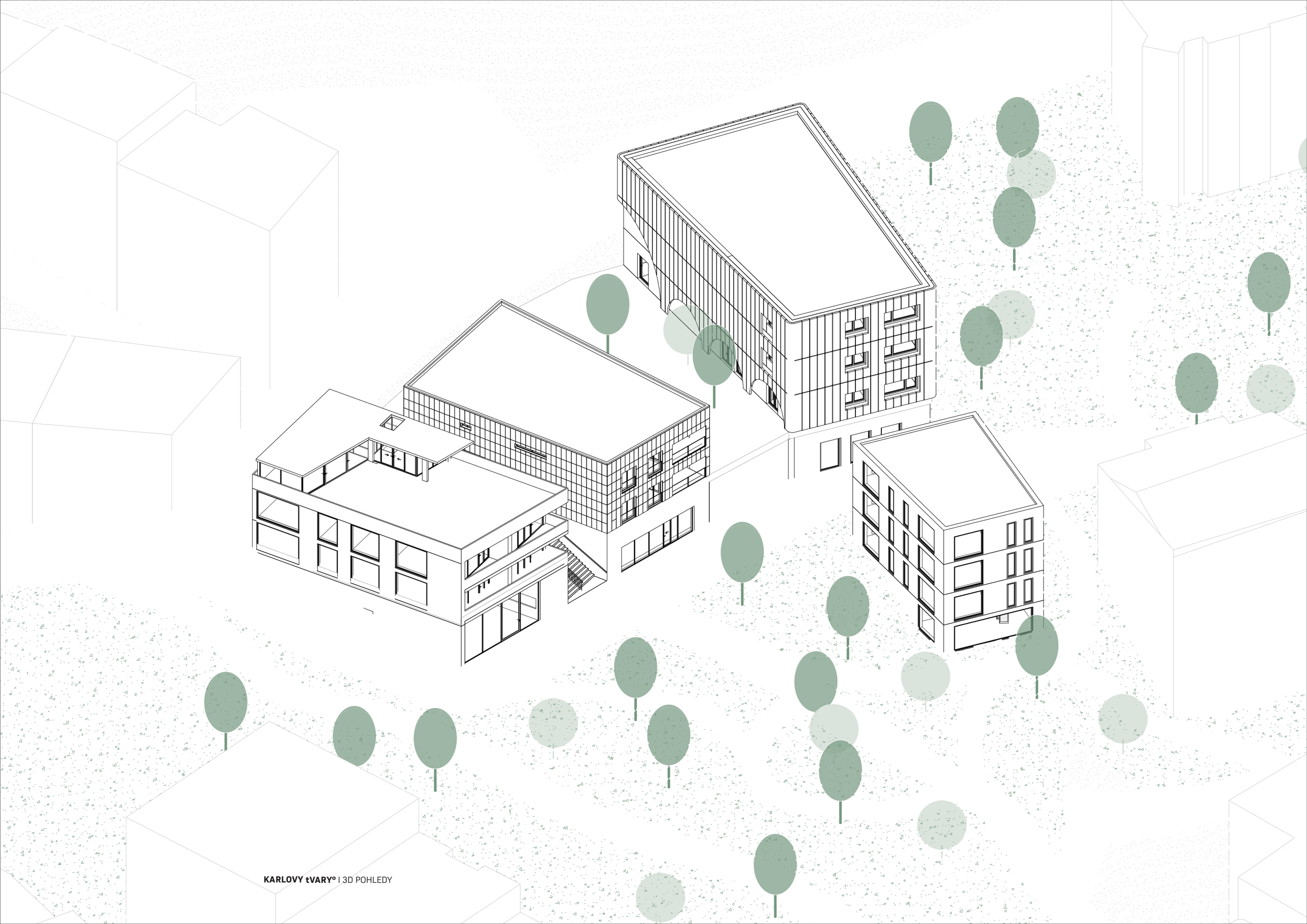


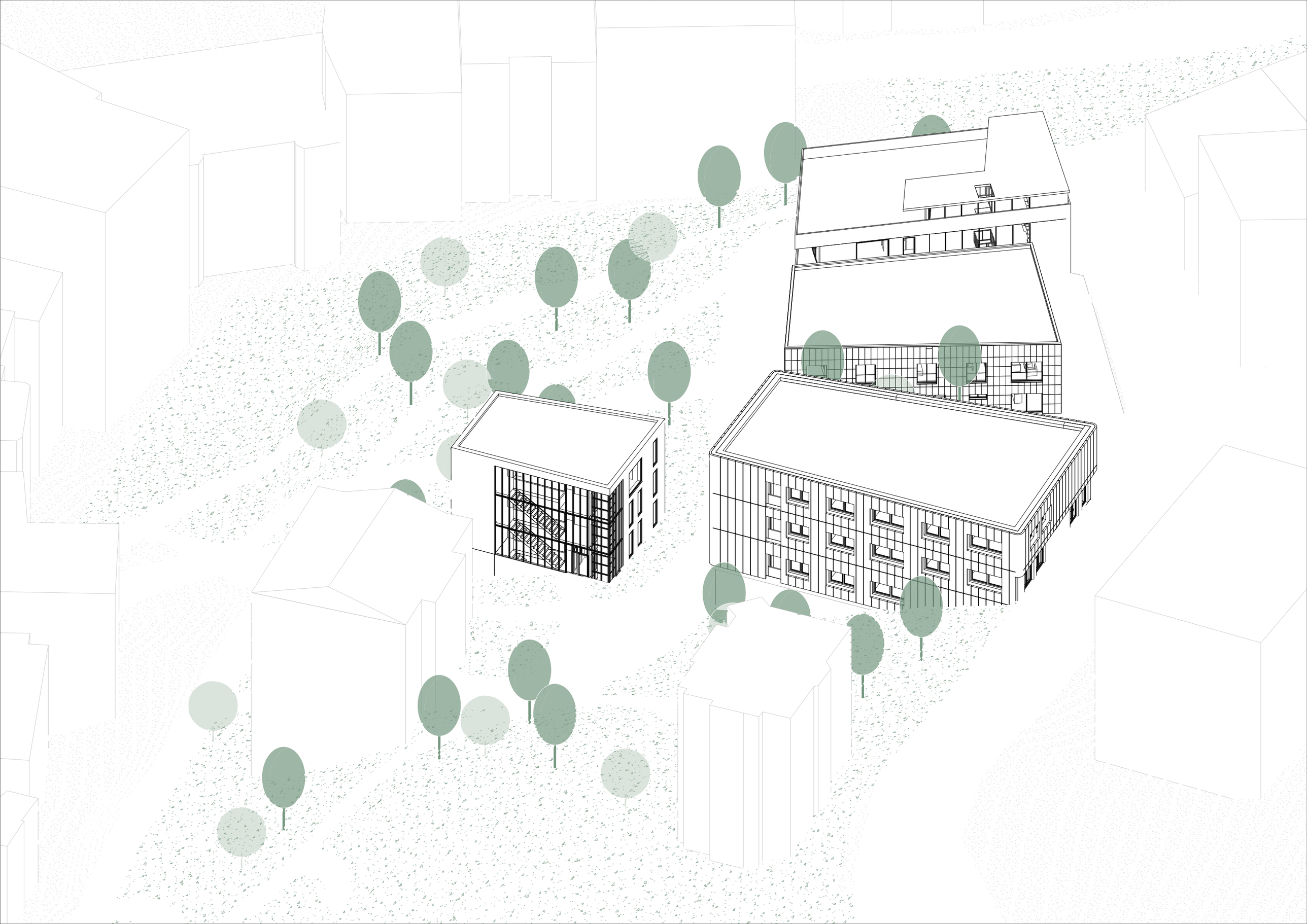


KARLOVY tVARY° I SITUACE S PARTEREM

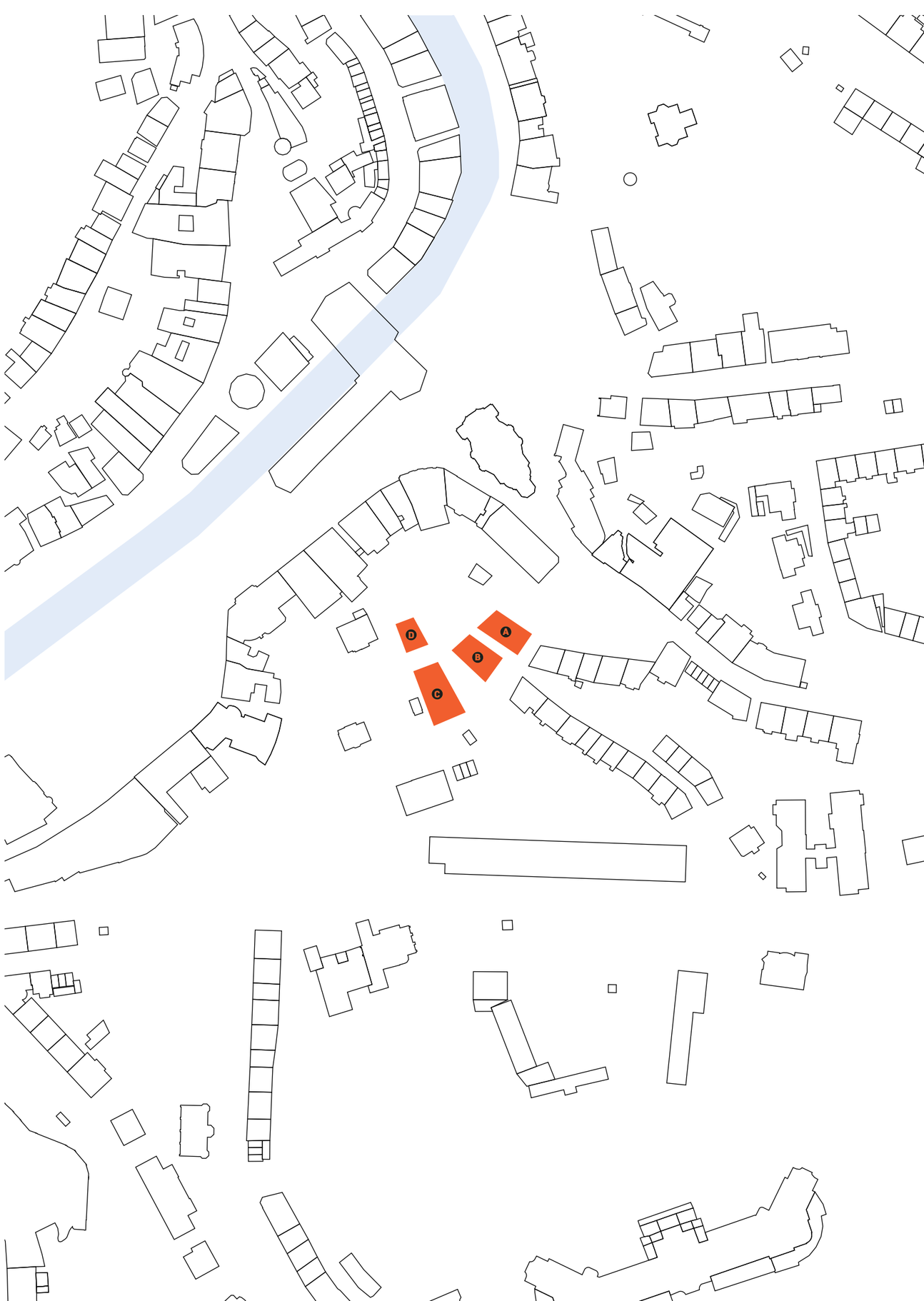




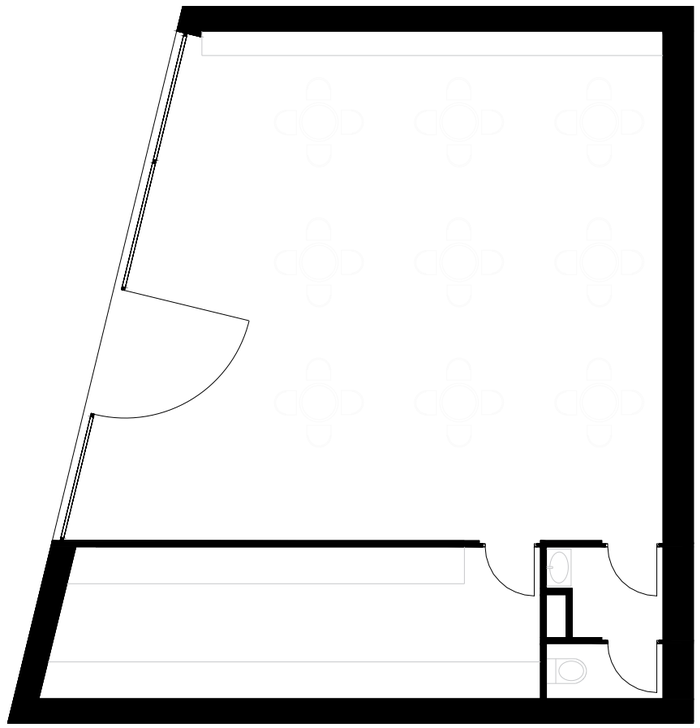


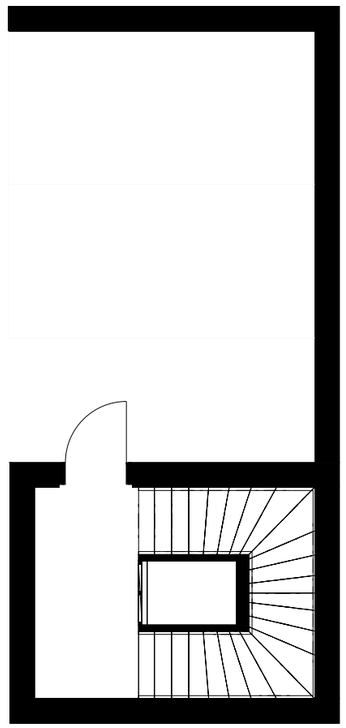


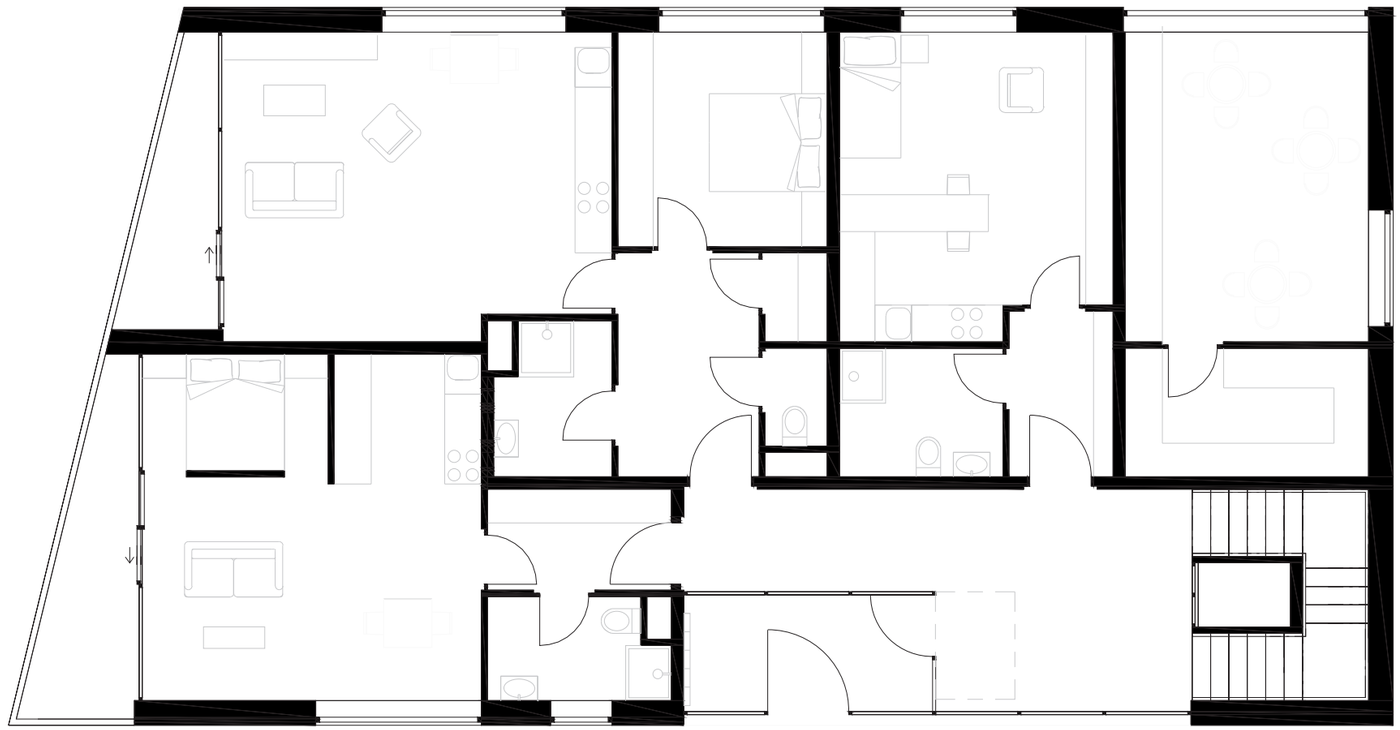
A MAREK DIENELT
B KONYAEVA MAYA
C FILEMON ŠIMEK
D OLIVER ŠTEFL

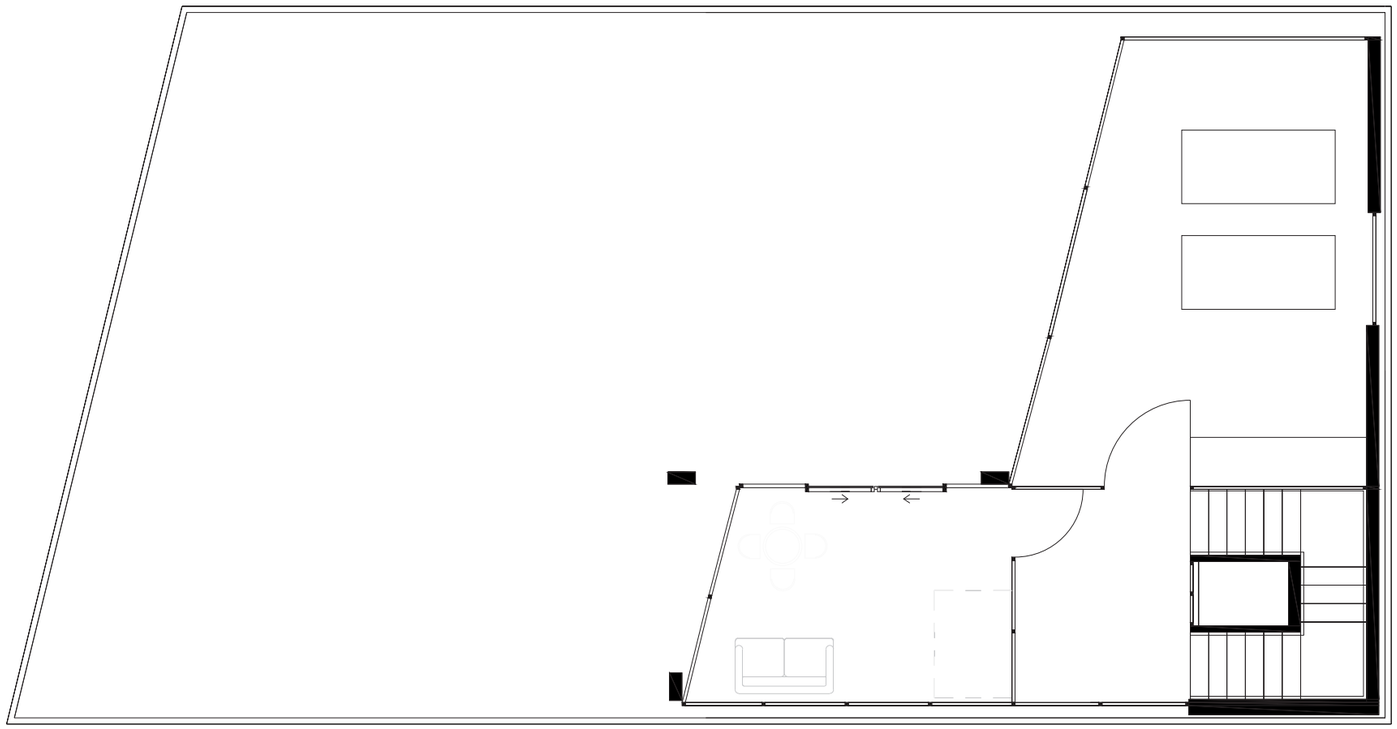


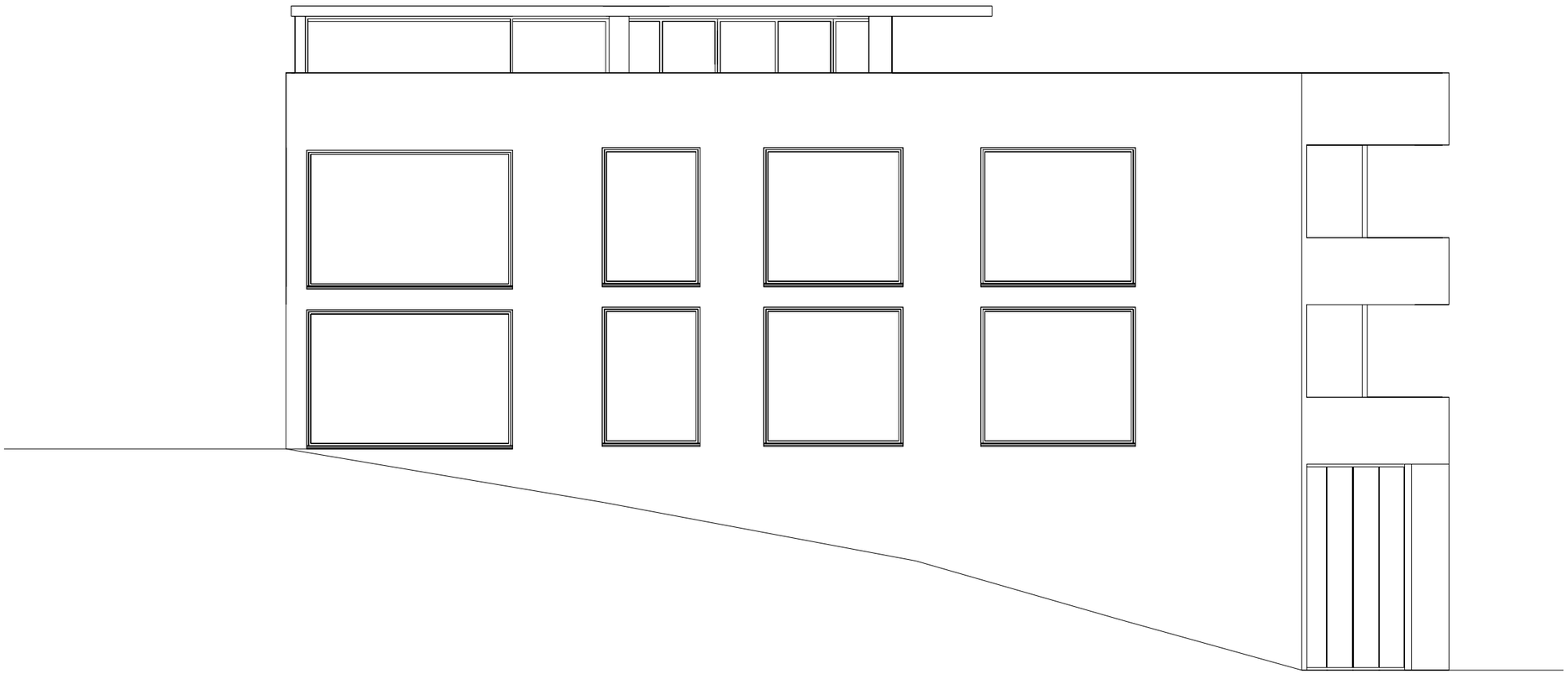
DŮM A

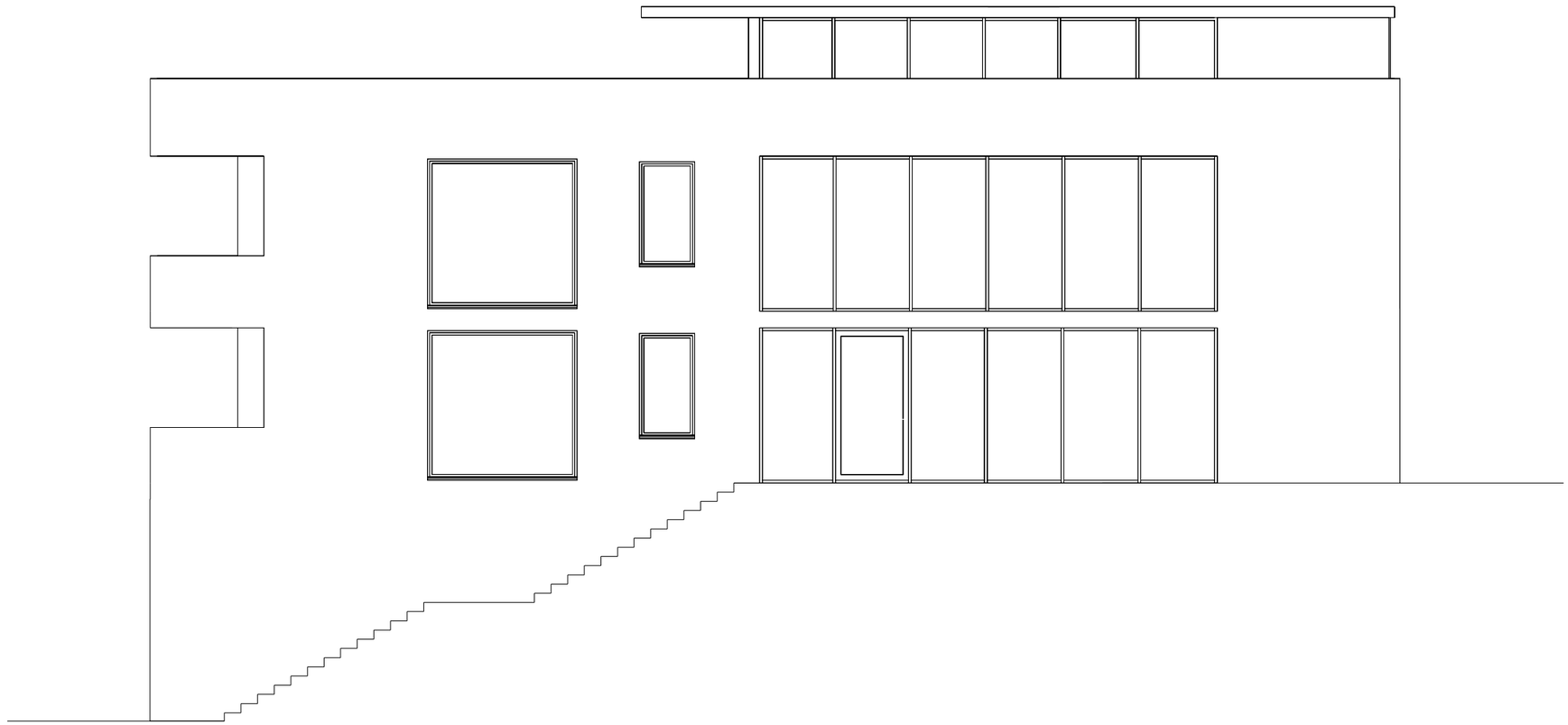


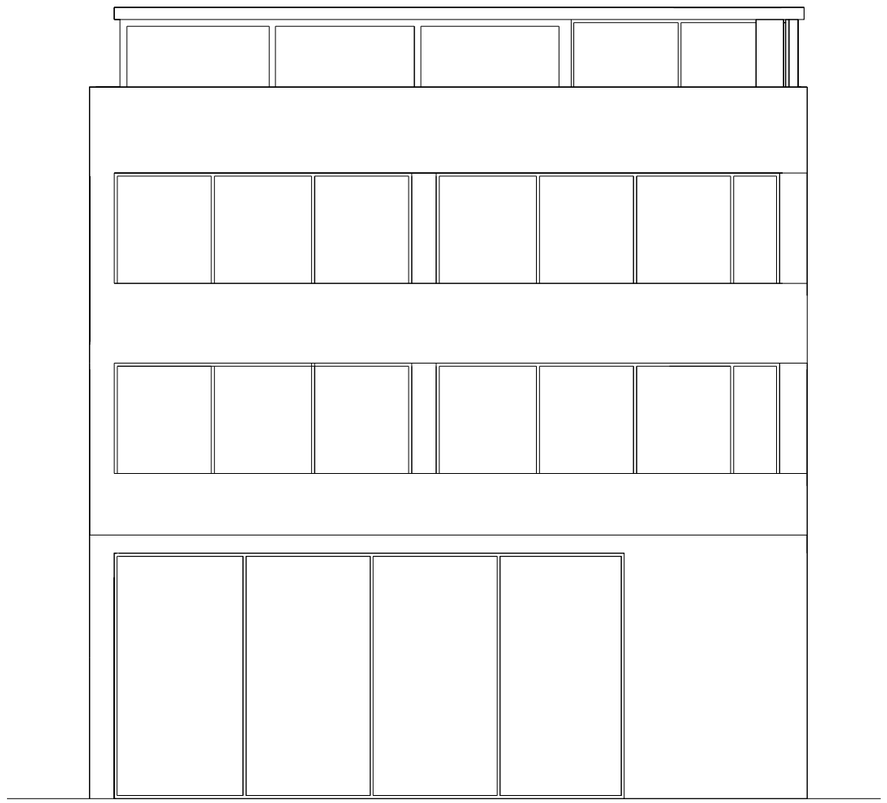


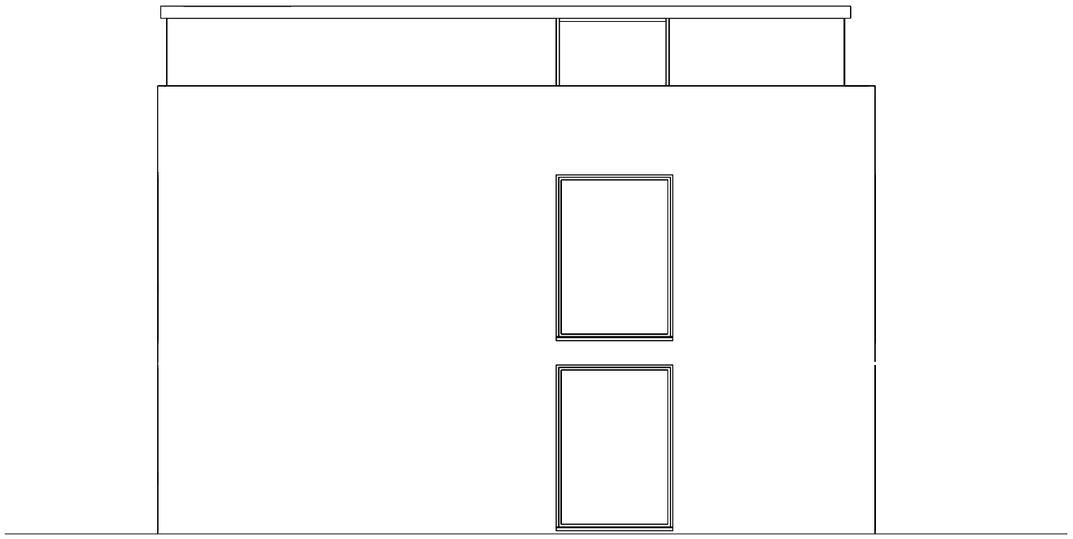


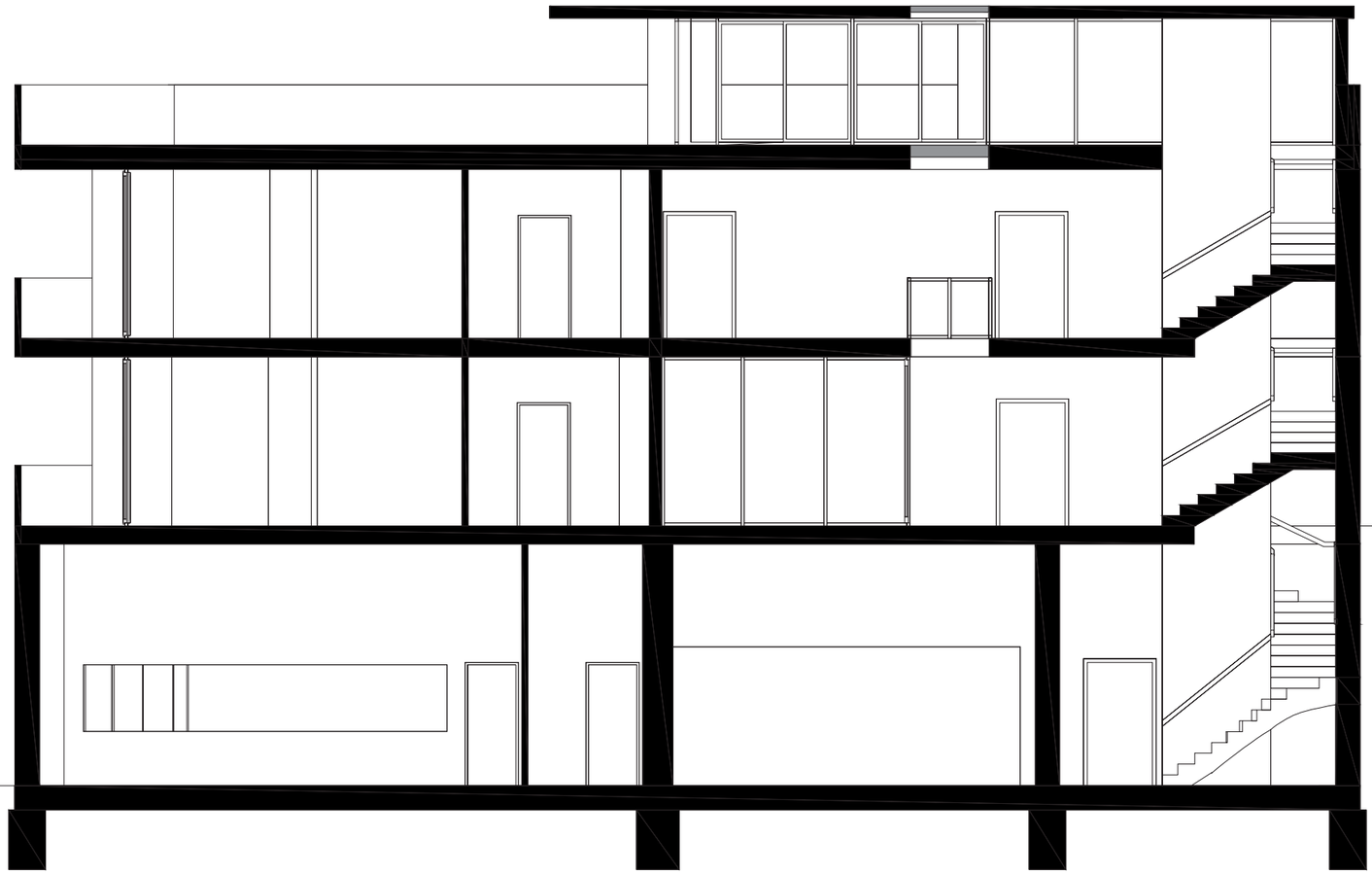












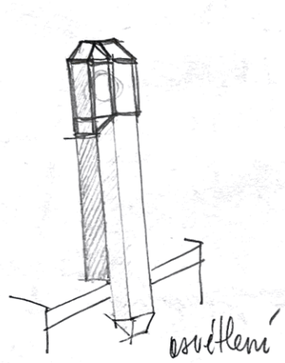
DŮM B

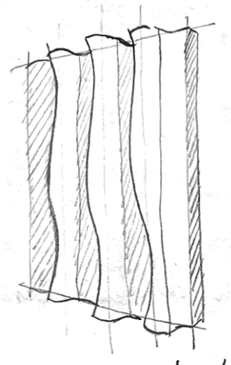
Karlovy Vary

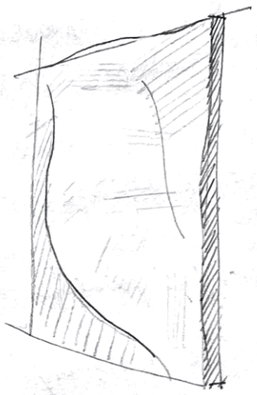
- barvy: béžové fasády, mléčné, bílé, zelené (světlo), šedé
- omítka, keramické destičky s polamovaným povrchem - inspirace barokem

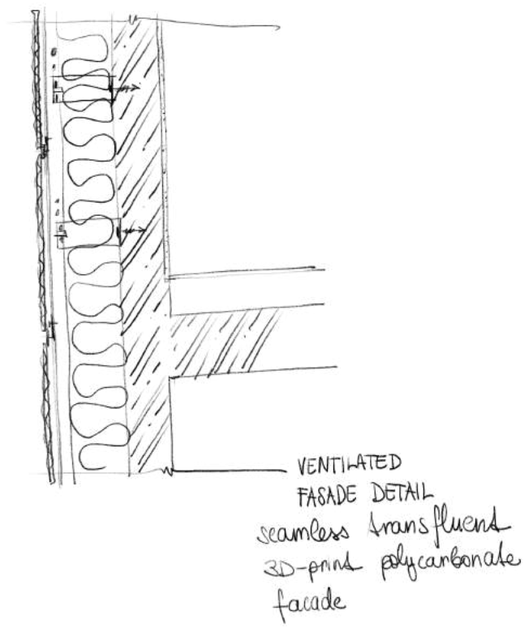
Dům Tosca

- průčelí: keramické destičky ⇝ evokující proudění min. vod

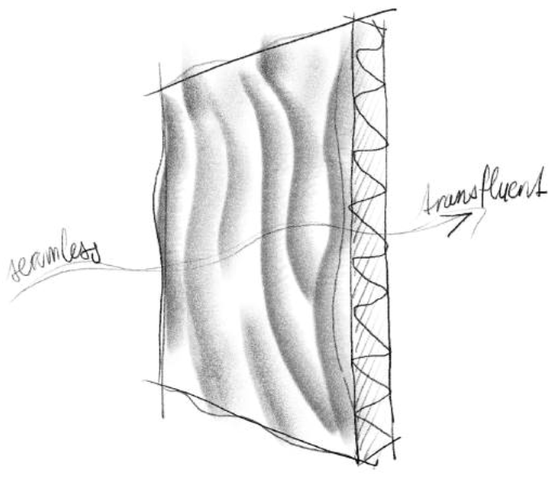


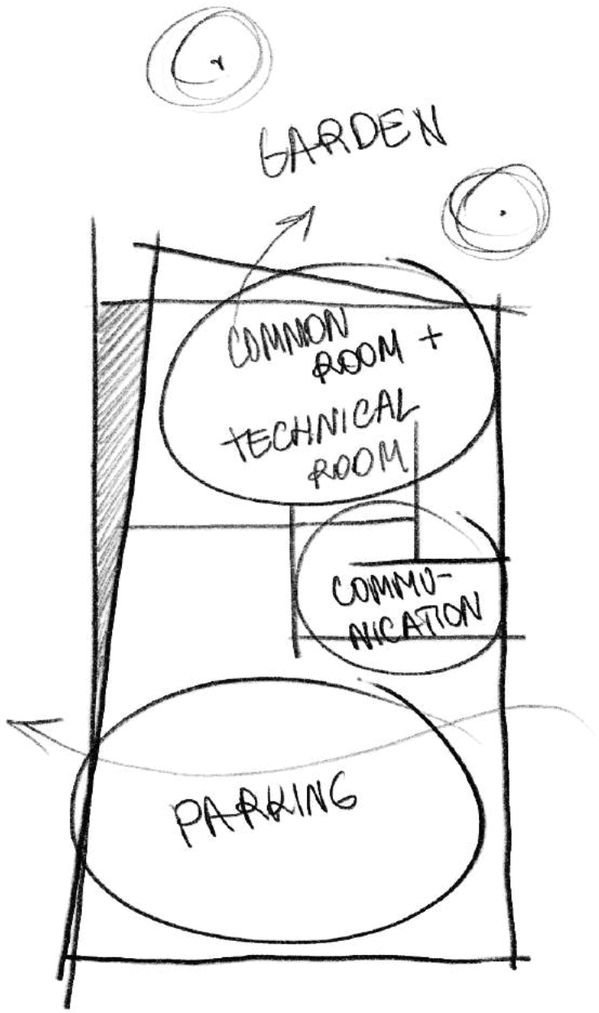


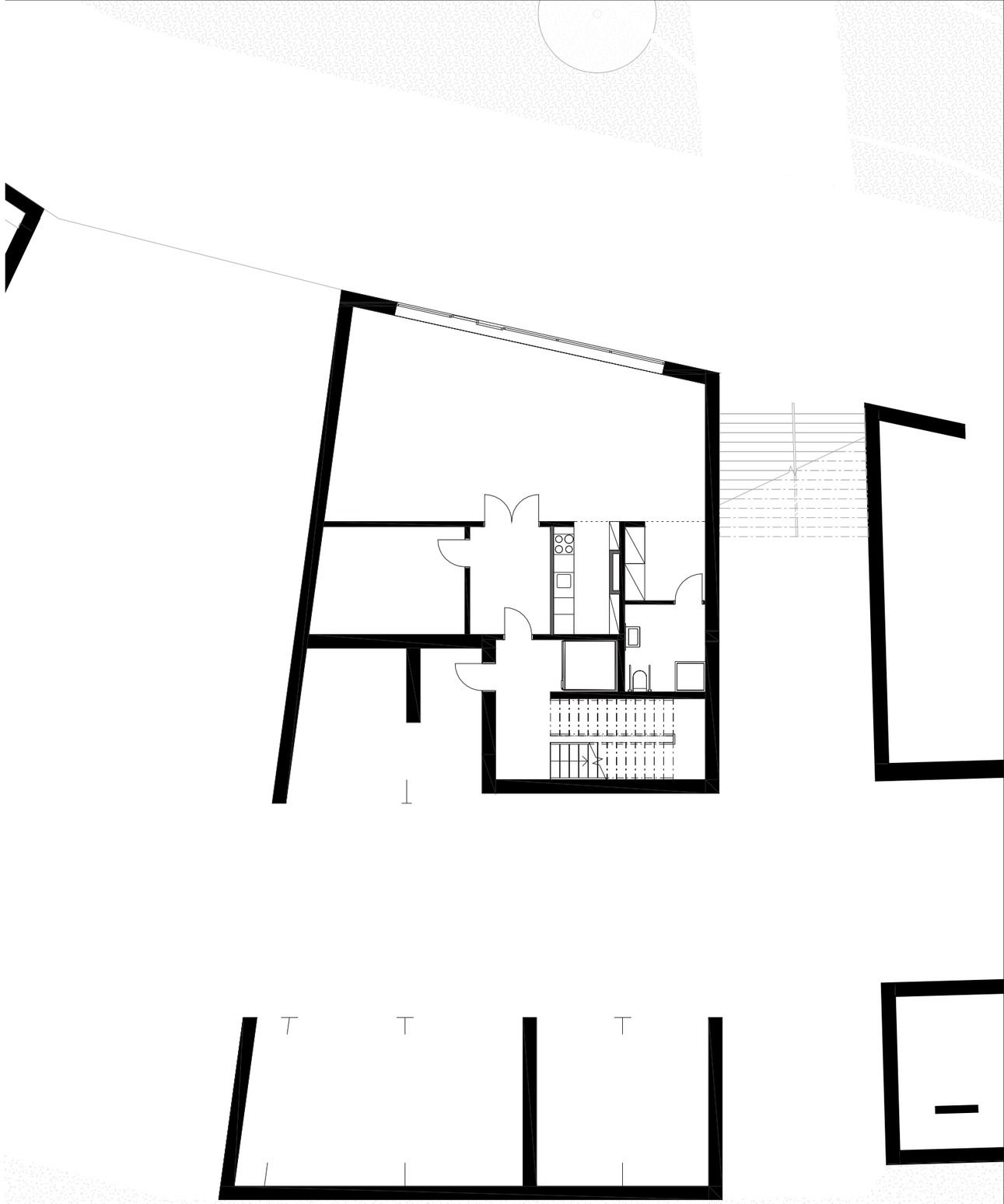


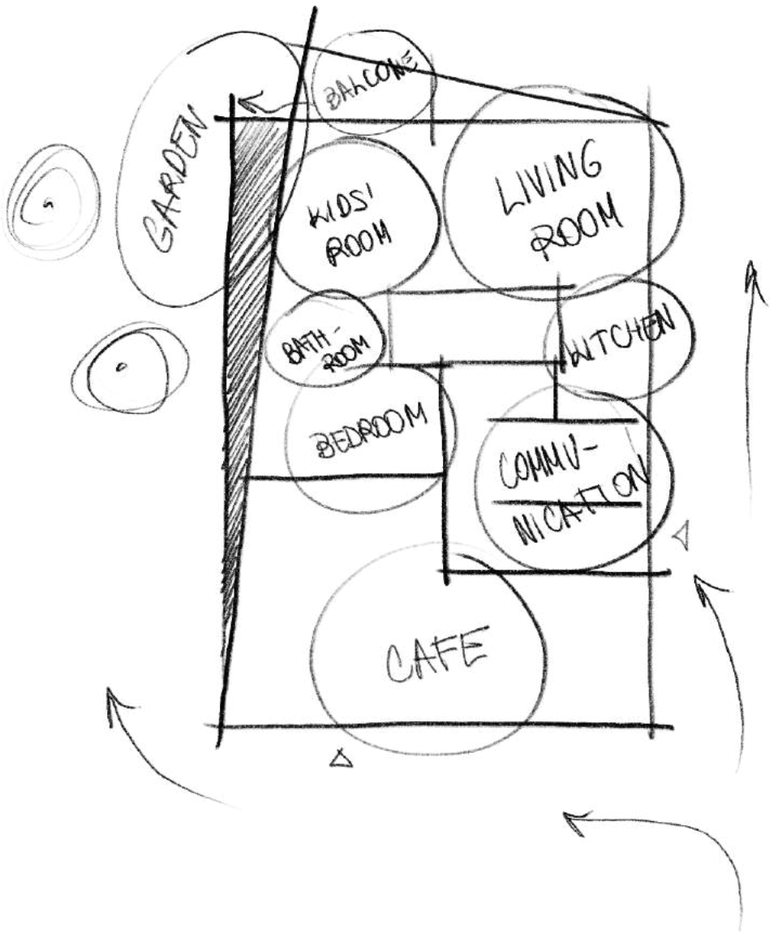


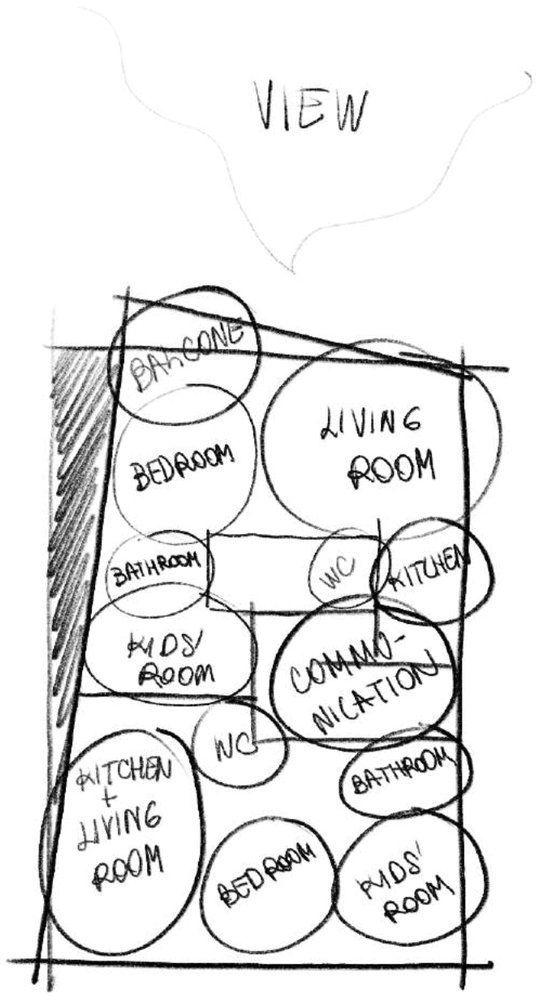
FACADE DETAIL

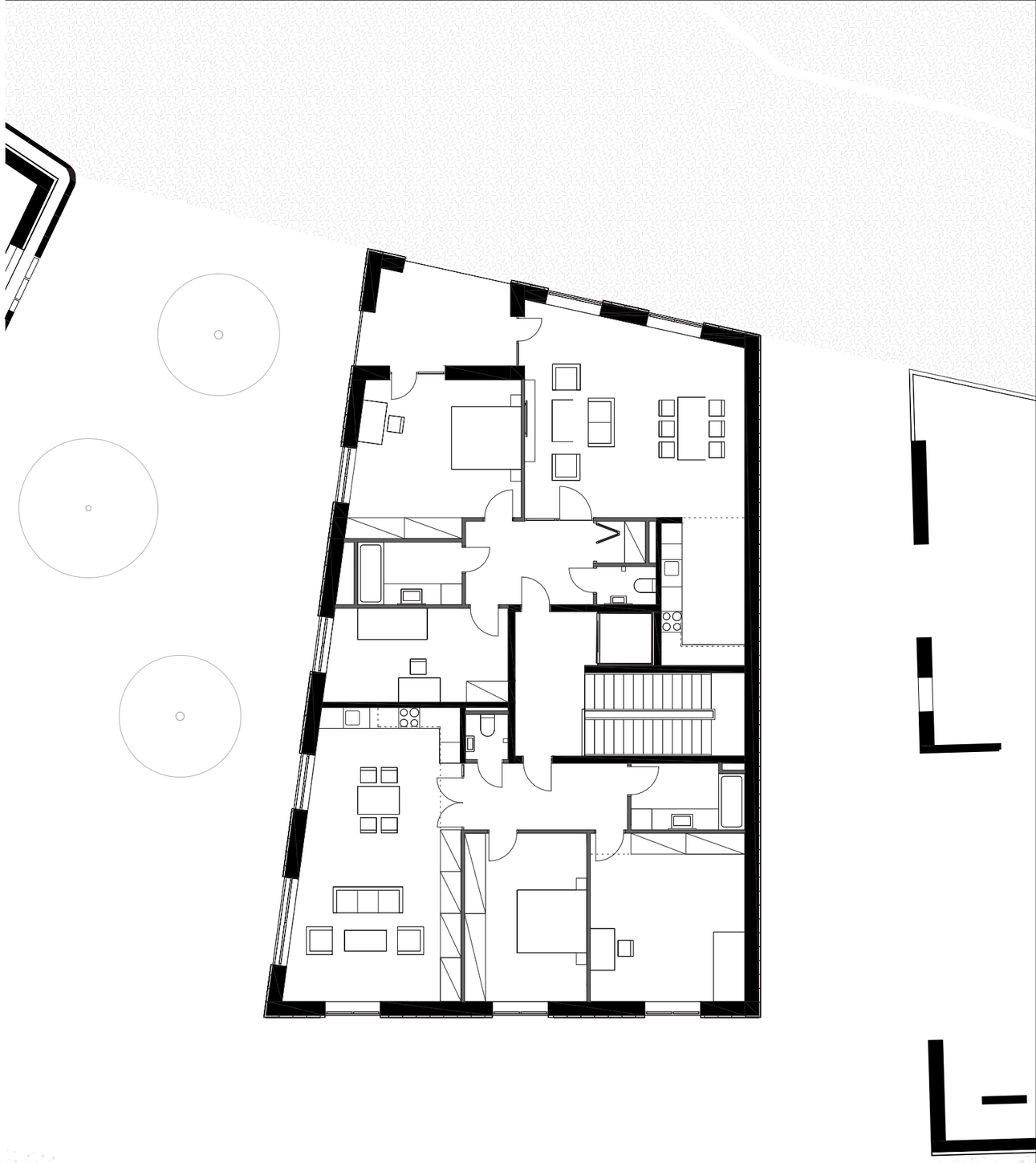


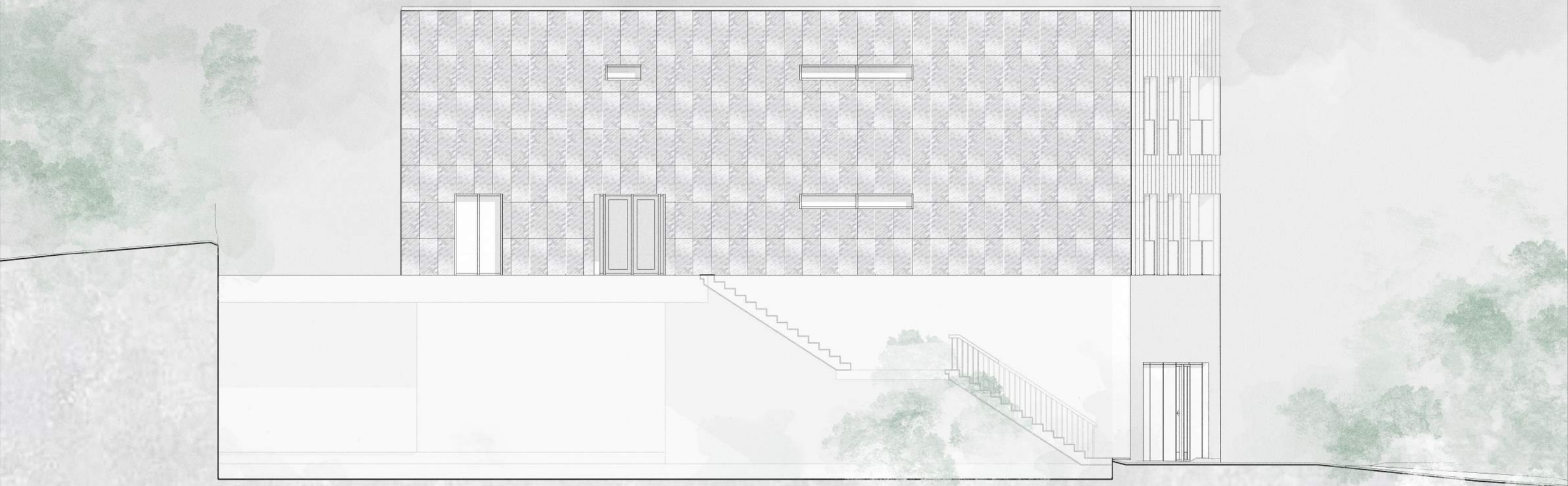

GARDEN
COMMON ROOM + TECHNICAL ROOM
COMMU-
PARKING




GARDEN
BALCONY
KIDS' ROOM
LIVING ROOM
BATH-ROOM
KITCHEN
BEDROOM
COMMU-NICATION
CAFE

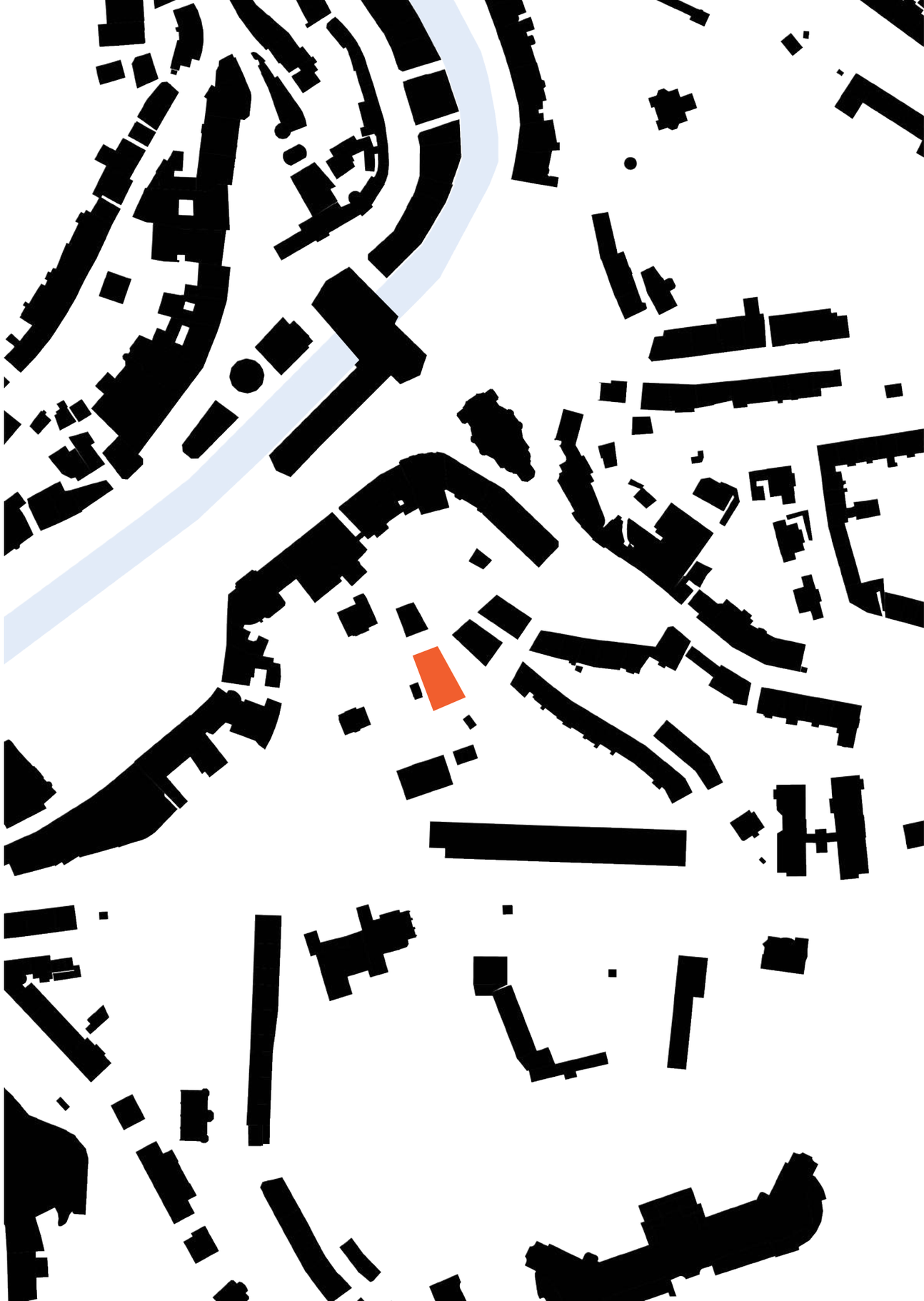

VIEW
BALCONE
BEDROOM
LIVING ROOM
BATHROOM
WC
KITCHEN
KIDS ROOM
COMMU-NICATION
WC
KITCHEN + LIVING ROOM
BATHROOM
BEDROOM
KIDS' ROOM



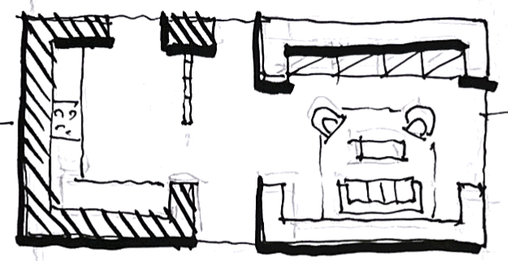


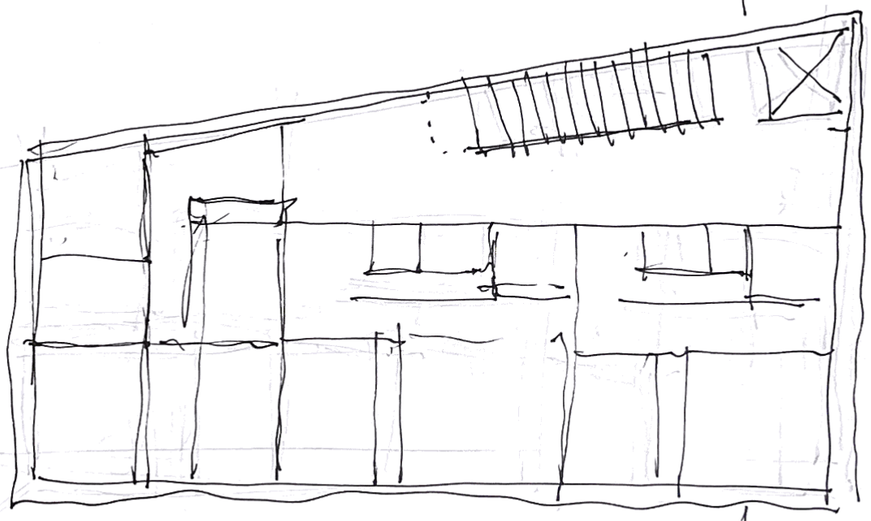
KARLOVY tVARY° | ŘEZ

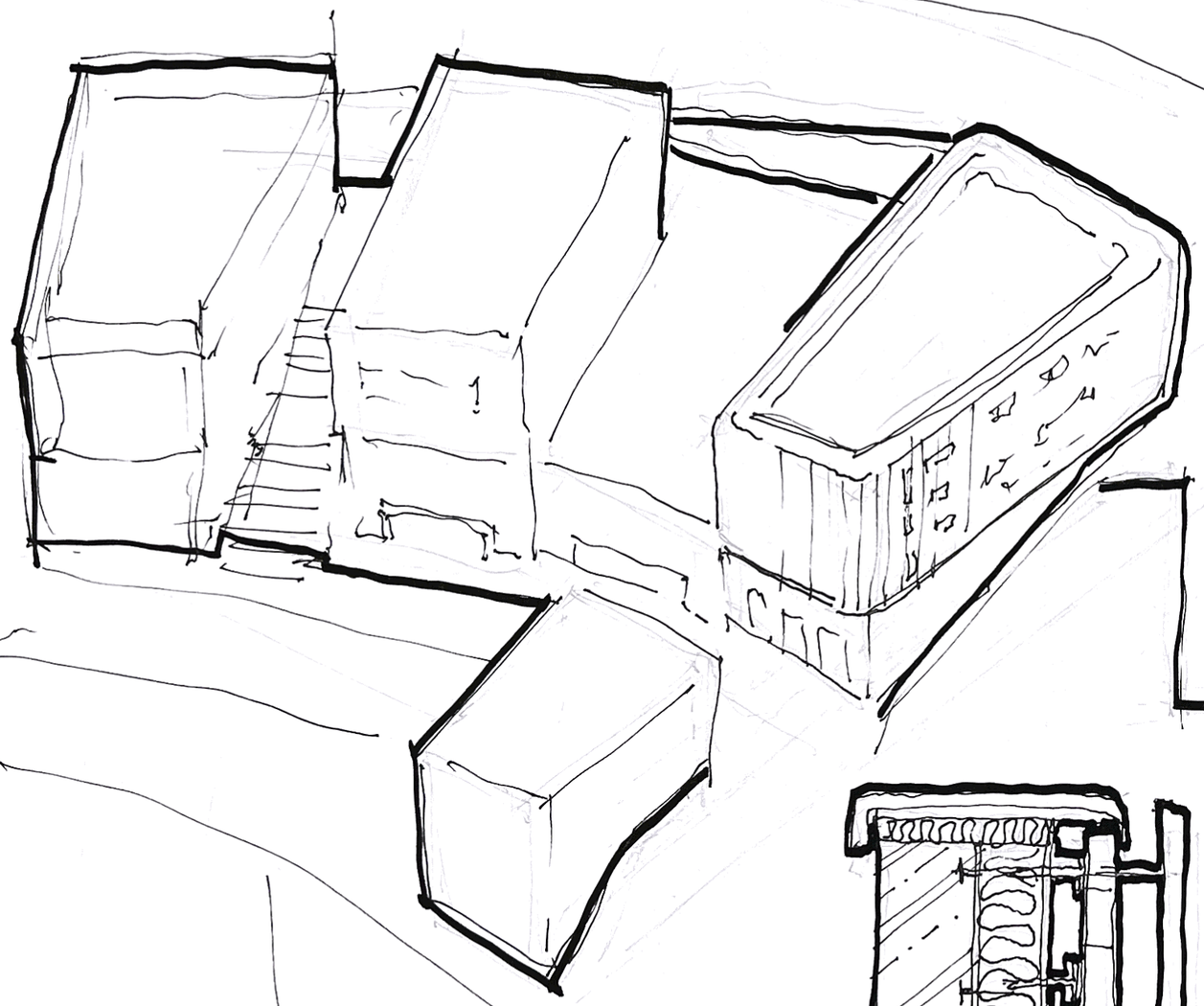
DŮM C



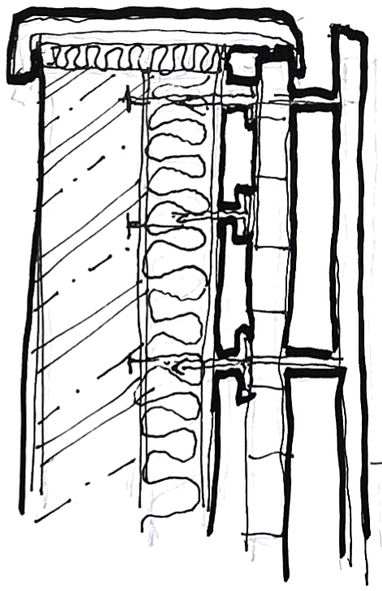
SKICA NÁVRHU NA NÁDVOŘÍ

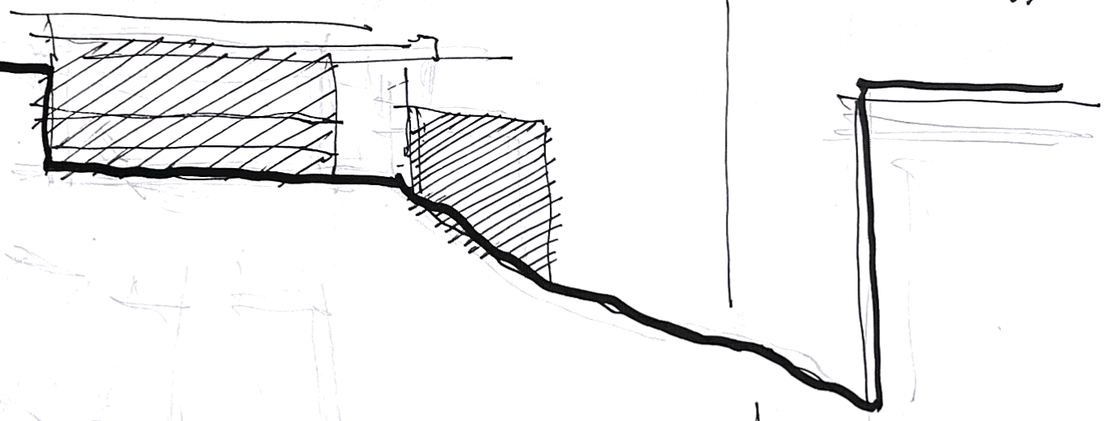


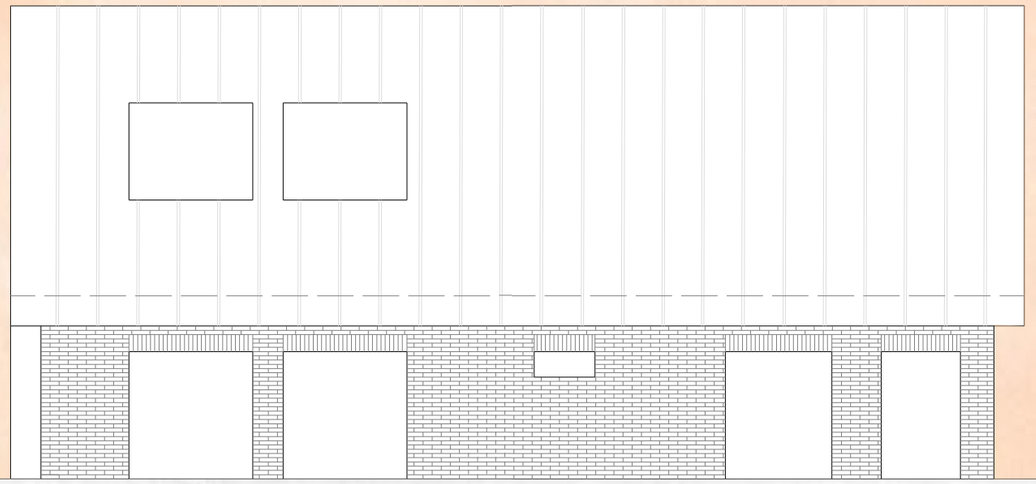


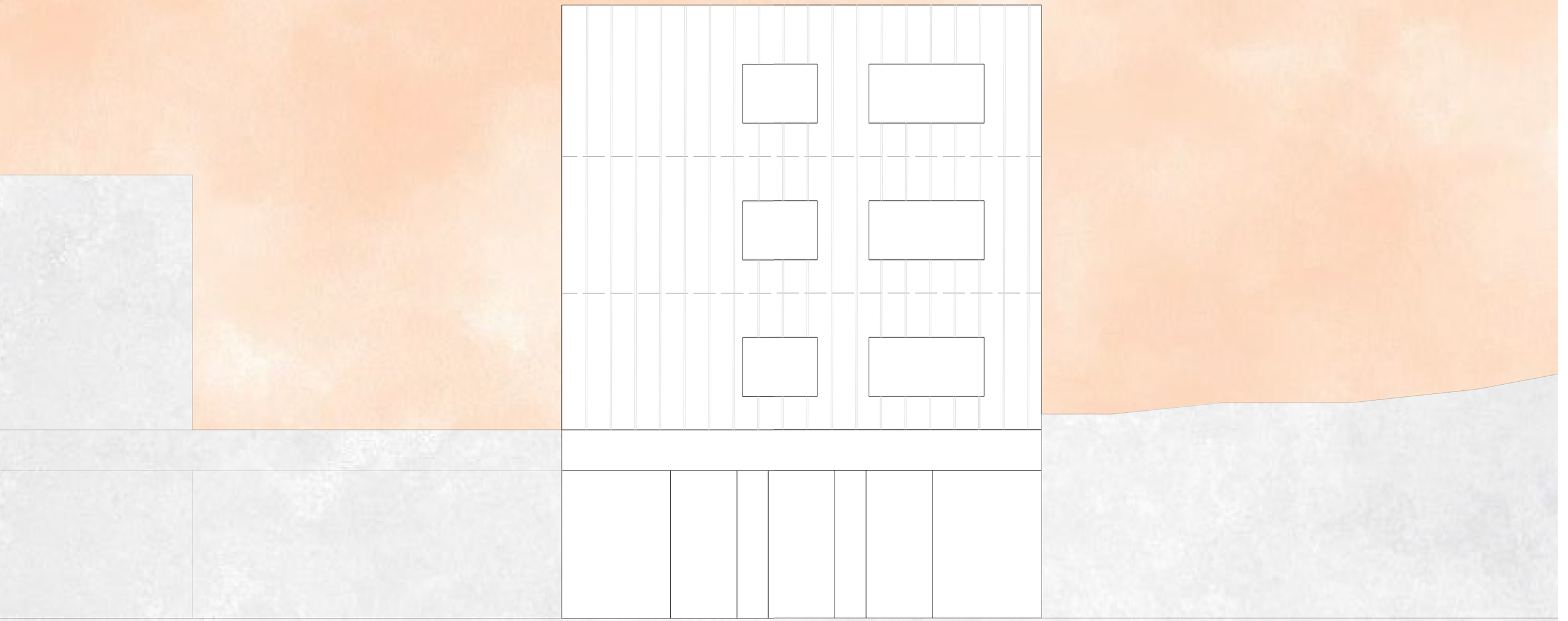


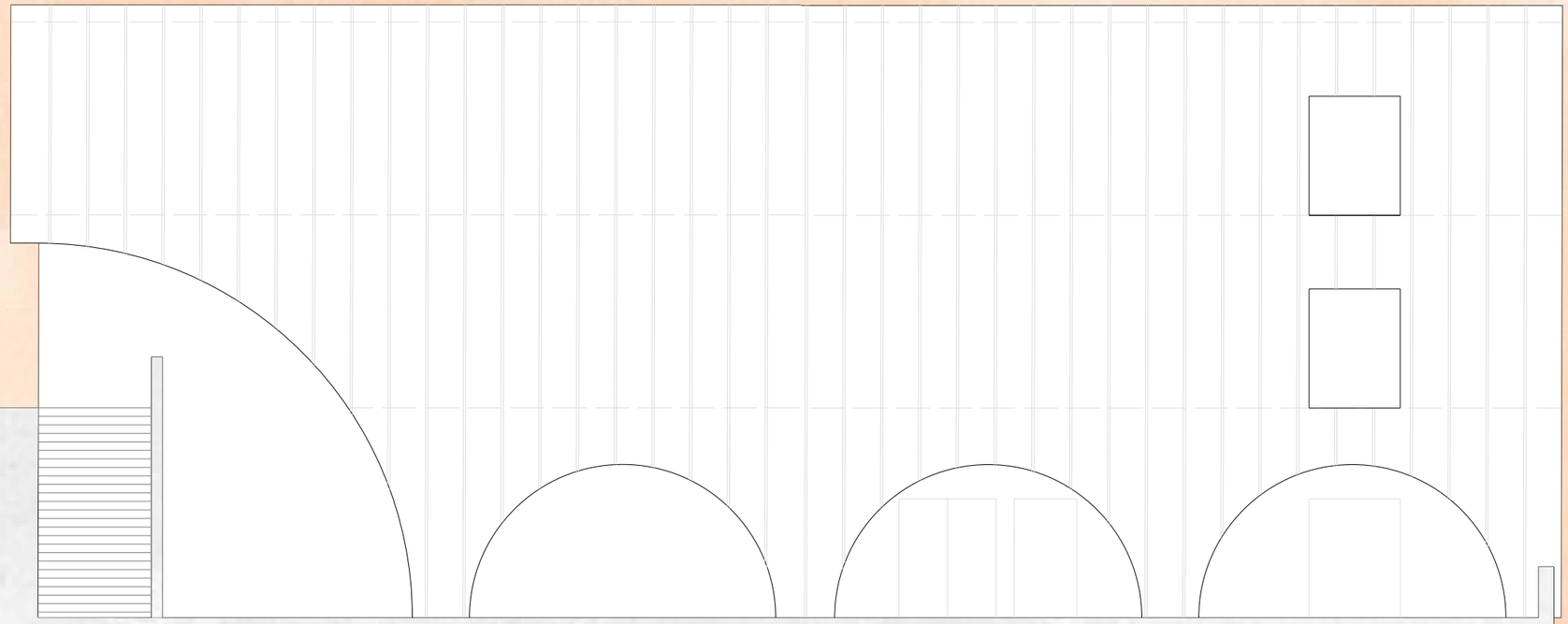
the buildings
don't block the view.

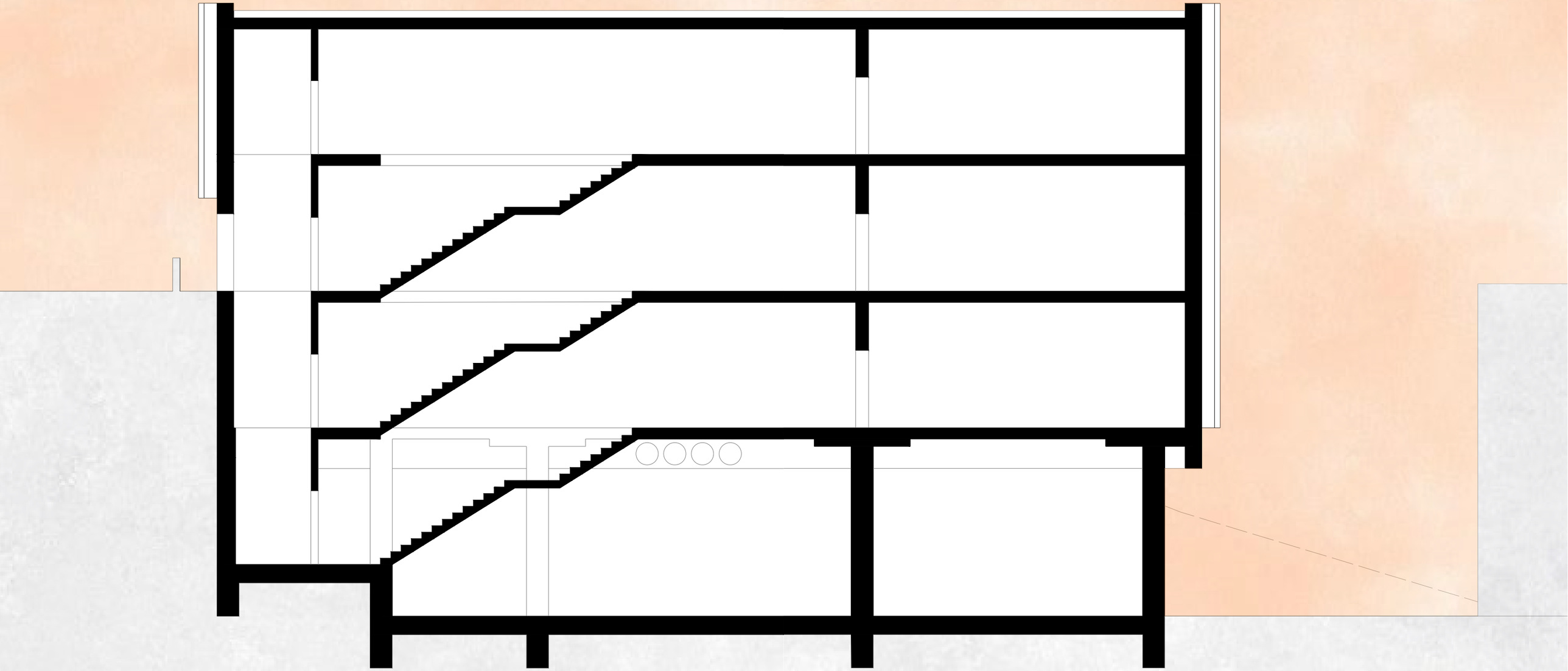




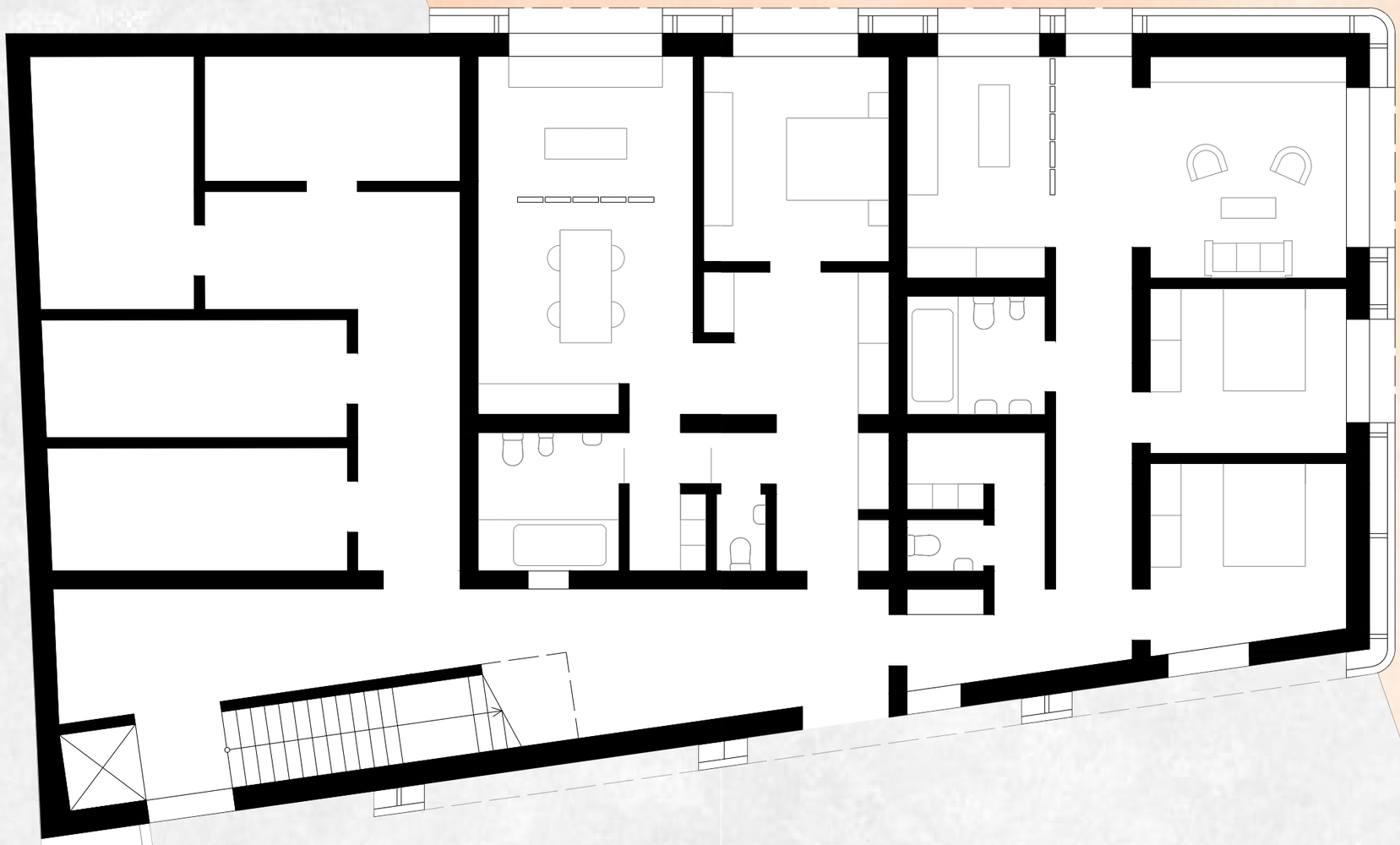


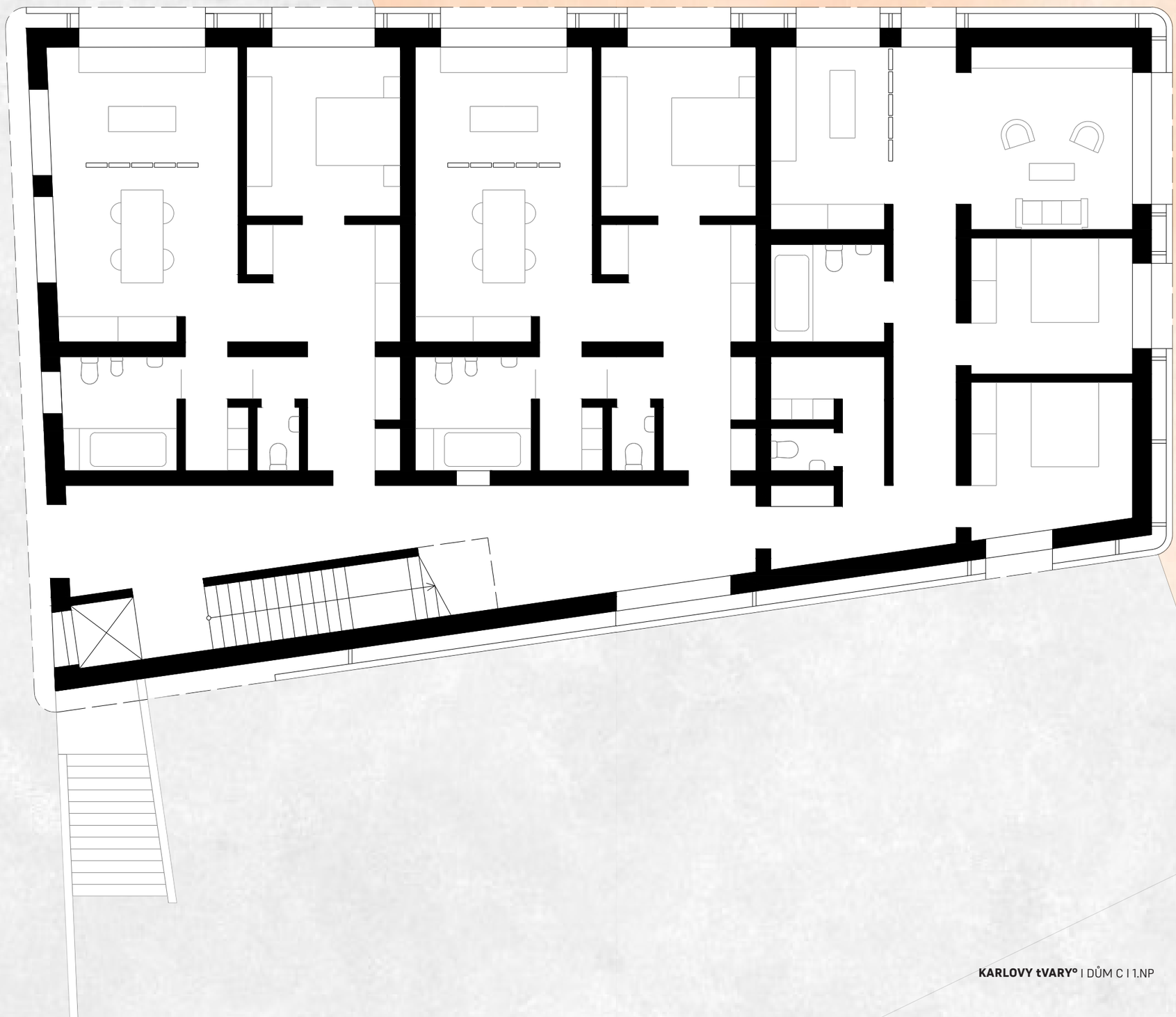


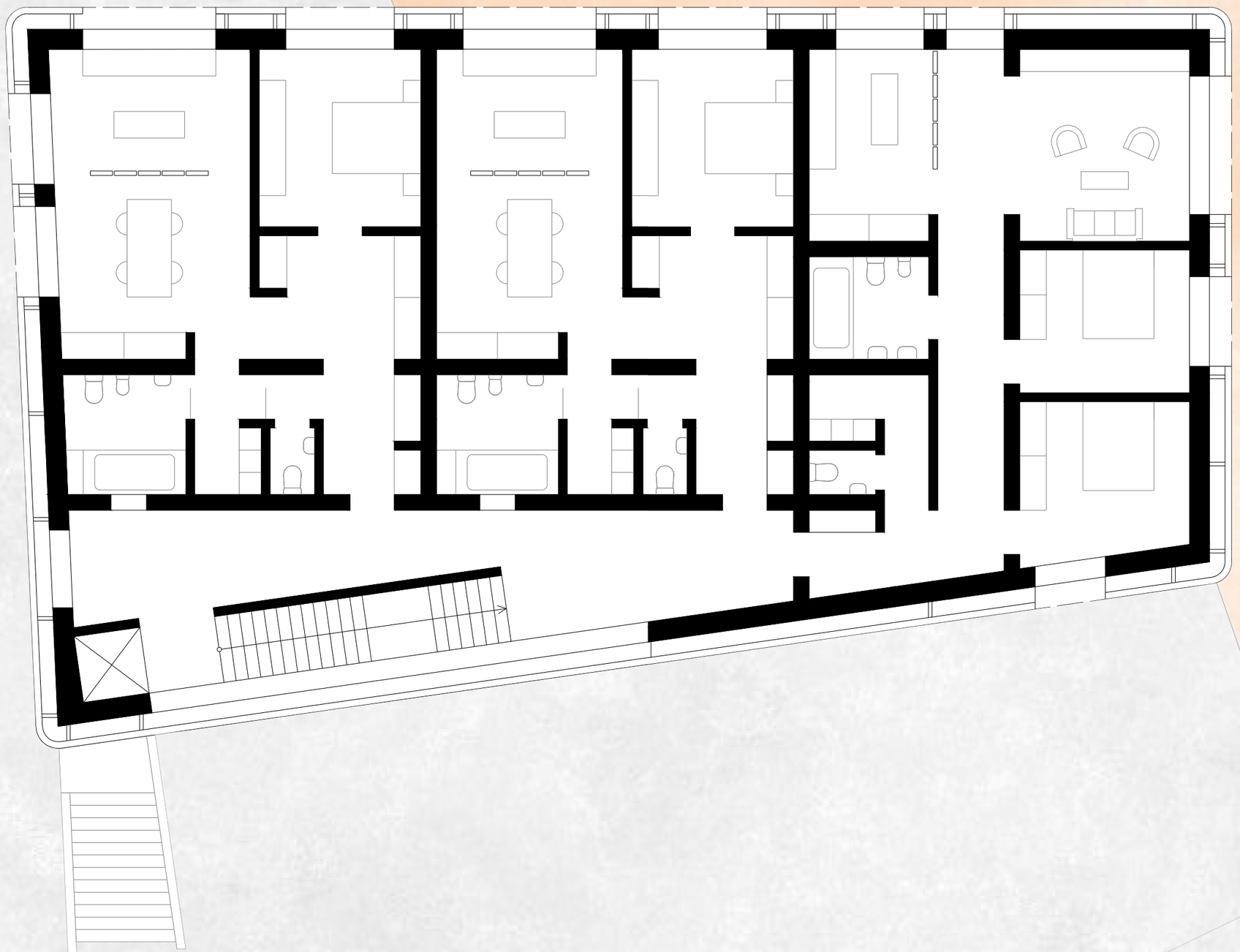




KARLOVY tVARY° | ŘEZ

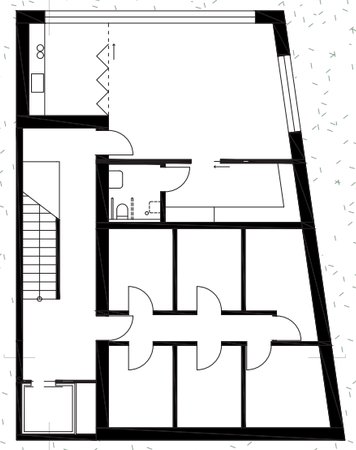




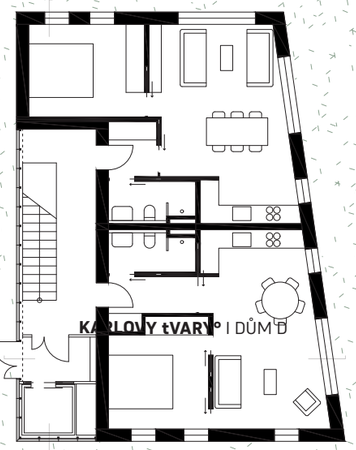


DŮM D

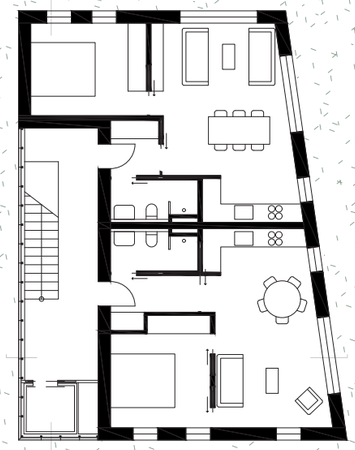
UNDERGROUND FLOOR



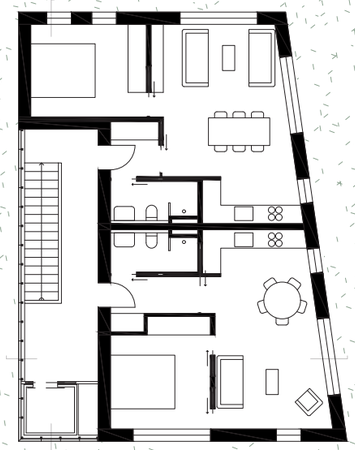
GROUND FLOOR



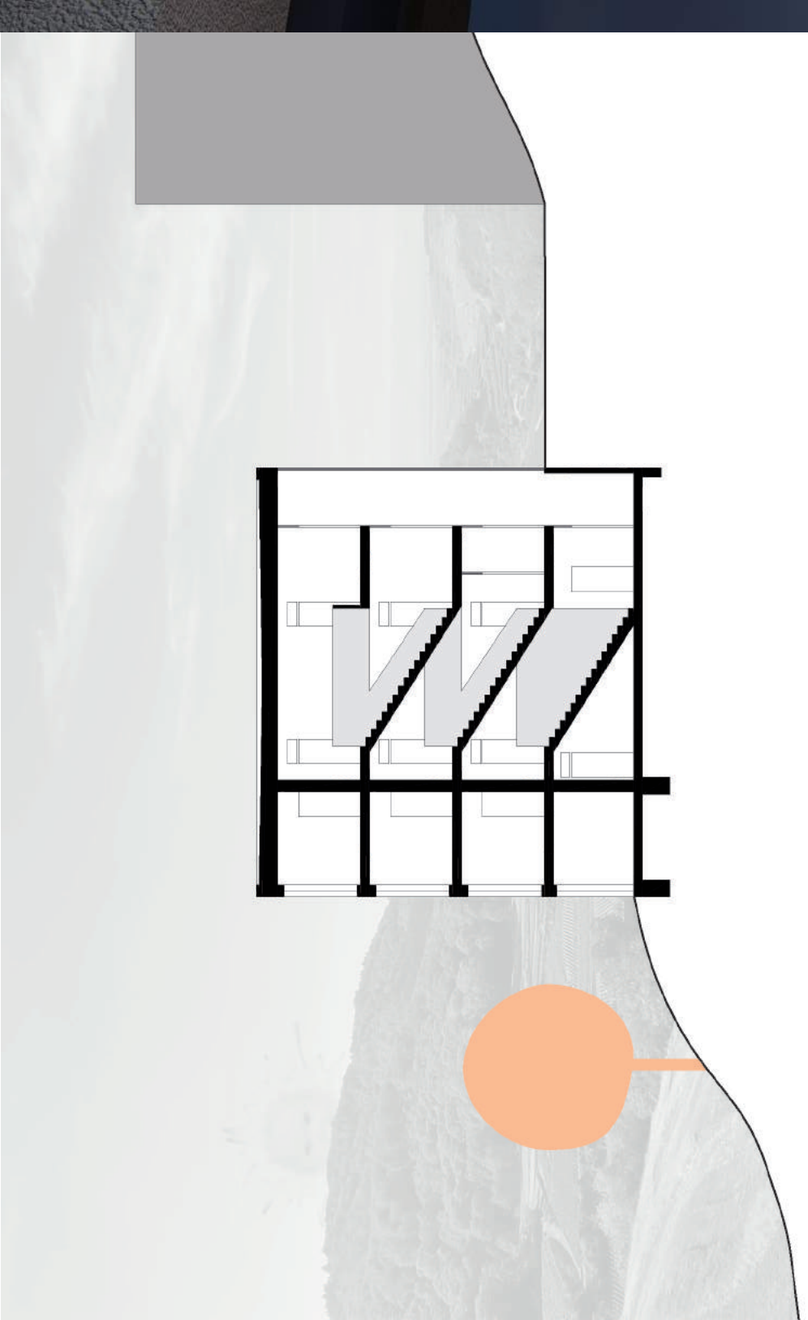
FIRST FLOOR



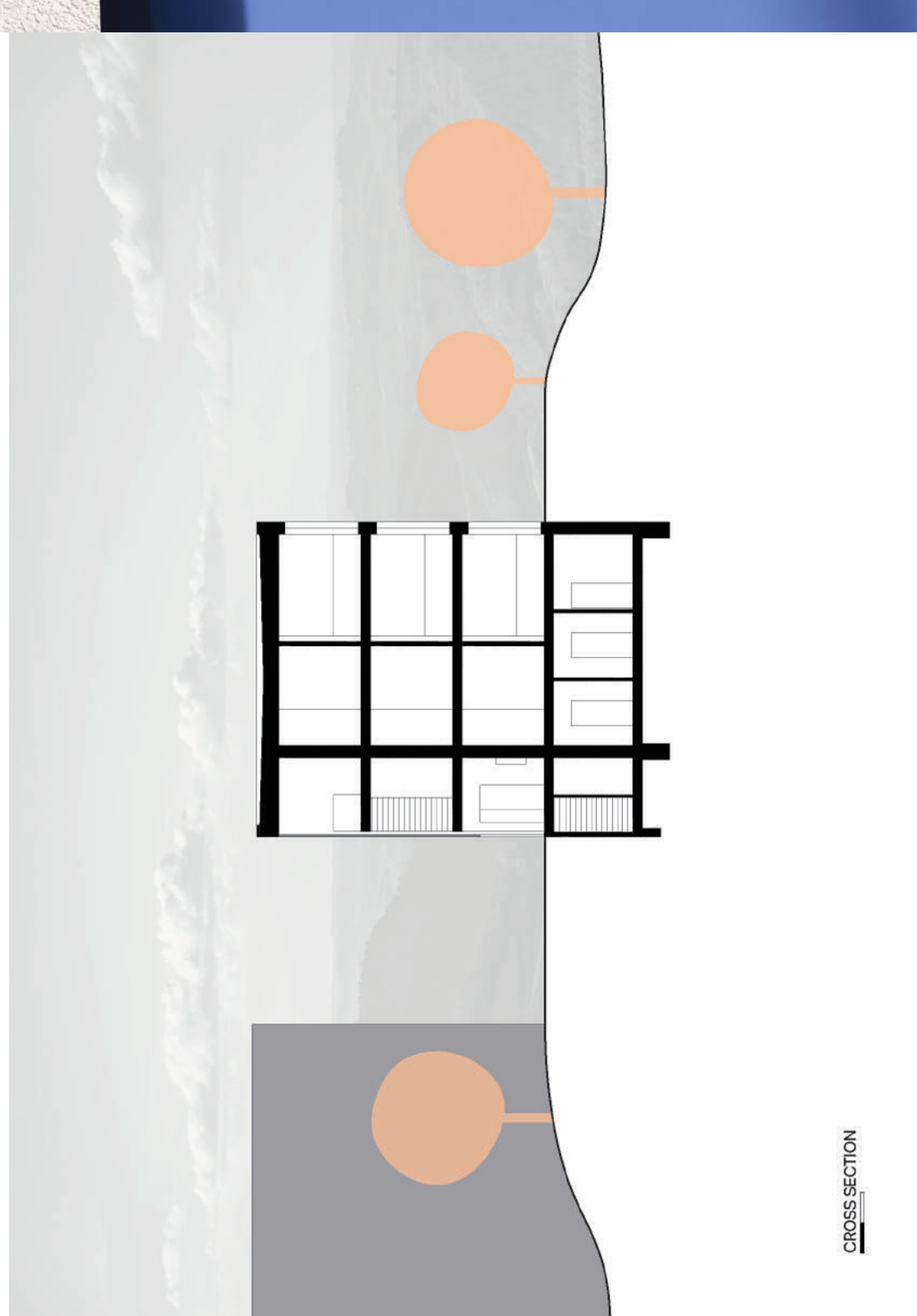
SECOND FLOOR



individually numbered and colour-coded flats↓



LONGITUDINAL SECTION



CROSS SECTION