

	Plus	Plus
One Architects	Architects	One

## Team

Ing. arch. Petra Cencialová + co-founder

Petra is a co-founder of the studio and a key figure in the initial phases of collaboration. Together with the client, she helps define the brief, budget, and project timeline. She is involved in the architectural concept design and sets the fundamental direction of the project in terms of space, function, and atmosphere. The subsequent phases of the project are led in collaboration with the studio's senior architects.

Ing. arch. Kateřina Průchová + co-founder

Kateřina is a co-founder of Plus One Architects. She is involved at the outset of every project, establishing the core concept and formulating the brief together with the client. She actively participates in the architectural design phase and oversees the conceptual and qualitative level of the project. She also works with clients on fee proposals, scope of services, and the form of financial cooperation. In later stages, she hands over project leadership to the studio's senior architects while remaining involved in professional coordination.

Ing. arch. Tatiana Šebová + senior architect

Tatiana works at the studio as a senior architect and leads projects through their developed stages. She stands out for her sensitivity to detail and conceptual thinking, which is reflected in both the quality of the design and its execution. She is responsible for developing the architectural study into project documentation, coordinating consultants, and ensuring continuity across all project phases. In cooperation with clients and contractors, she ensures that the design is technically feasible and consistent with the original architectural intent.

Ing. arch. Pavla Kejdanová + senior architect

Pavla works at the studio as a senior architect. She translates the architectural study into subsequent project stages and is responsible for managing the project throughout these phases. Her focus lies particularly in communication with authorities and relevant institutions, coordination of permitting processes, and ensuring consistency between project documentation and building permit requirements. She ensures a smooth project process in terms of administration, technical coordination, and client communication.

Ing. arch. Kristýna Sedláková + external collaboration

Kristýna collaborates with Plus One Architects on selected commissions. She is primarily involved in projects for international clients, development projects, and more complex building schemes. Her role focuses on the professional development of specific project parts, coordination of larger structures, and work in an international context.

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# Process

**Initial meeting** + understanding the brief and the place

We begin our collaboration with a conversation. We want to understand how you intend to use the space, what currently works or doesn't, and what your expectations are. Together, we visit the site, document it photographically, and perceive its atmosphere. The goal of this phase is not to propose finished solutions, but to formulate the right questions and fully understand the brief in a broader context.

**Fee proposal** + scope of work, timeline, and fee

Based on the refined brief, we prepare a fee proposal that clearly structures the individual phases of collaboration. It includes a description of the scope of work, estimated time requirements, form of deliverables, and a proposed schedule. From the outset, the client gains a clear overview of the collaboration process, the sequence of steps, and the financial framework.

**Architectural study** + spatial concept design

The architectural study is the key design phase of the project. It includes layout options that test the functionality of the space in everyday use. The study covers spatial organization, material and colour concepts, and work with light, complemented by 3D views. The outcome serves as a basis for subsequent project stages and for refining the budget.

**Project documentation** + technical basis for permits and construction

We further develop the architectural design into individual stages of project documentation according to the needs of the project — from planning permission to construction documentation, including interiors. This phase includes coordination of consultants, incorporation of authorities' requirements, and detailed technical development of the design, including specifications of materials, building elements, and details. The documentation is prepared to ensure a smooth project process without unnecessary ambiguities.

**Construction and author supervision** + design supervision during construction

During construction, we provide professional supervision to ensure compliance with the project documentation. We participate in site meetings, consult technical solutions with contractors, and respond to situations arising on site. Author supervision safeguards the quality of the design and its correct execution.

**Handover** + final inspection and completion

We see the project through to completion. We carry out a final inspection and fine-tune the last details so that the result corresponds to the original intent and design quality.

**After completion** + photography and project presentation

After completion, we reserve the right to commission professional photographic documentation of the project. The photographs are used for the studio's presentation in online and print media and professional publications. The scope of presentation and any client anonymity are always subject to mutual agreement.

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# Terms of Collaboration

## Fees

Architectural fees are always determined individually according to the type, scope, and complexity of the project. They are based on the refined brief and divided into individual project phases to ensure clarity and transparency. The fee proposal includes a description of the scope of work for each phase, estimated time requirements, and the form of deliverables (digital format and, if applicable, print). From the outset, the client has a clear understanding of which services are included and how the individual steps relate to one another.

## Payment terms

Collaboration begins upon approval of the fee proposal and issuance of an advance invoice. Individual project phases are invoiced separately — one part before the start of the phase and the second part upon its completion. Author supervision during construction is charged at an hourly rate and billed regularly (monthly) based on a record of actual hours worked.

+ Throughout the collaboration, we place emphasis on open communication. Any adjustments to the scope of work, changes to the brief, or additional services are always discussed and approved with the client in advance.

## We look forward to working with you

If you are considering collaboration or would like to clarify the possibilities of your project, we would be happy to meet with you and discuss the next steps. + team P1A