

Annex 3 to the Non-Binding Draft Contract

Content specification of the text and graphic part and the physical model of the Architectural Study

(The content part may be changed based on the results of negotiations with the selected contractor and it is at the moment only of a general informative nature)

I.1. Text part of the Architectural Study

The Contractor shall prepare the text part of the Architectural Study so that the text part contains a text expression of the Architectural Study (accompanying report), the graphic part in a reduced scale and the computational part.

The text expression of the design that should be approximately 15,000 characters long (including spaces) shall describe at least the following aspects in separate chapters:

1. urban design;
2. architectural-construction and layout solutions;
3. transport solutions;
4. energy concept;
5. solution of technological structures;
6. blue/green infrastructure;
7. phasing;

The text part of the design also contains a calculation subsection, which shall contain overview and calculation tables:

- A balance of basic built-up and unbuilt-up areas, paved and unpaved areas, gross floor area and built-up area
- Life-cycle costing;
- Construction schedule;
- Estimated investment costs for individual buildings in the station forecourt and the area behind the station in the form of a bill of quantities.

I.2. Graphic part of the Architectural Study

The graphic part of the Architectural Study prepared by the Contractor shall contain the following drawings:

1. Drawing of a situation of the broader relations at scale 1:XXXX;
2. an annotation describing the basic ideas of the design;
3. Plot drawing into the aerial image of the station forecourt and the area behind the station;
4. Drawing of the overall situation of the solved area at scale 1: XXXX including key;

5. Drawings explaining the concept of the solution, design solution,
6. Drawings of solutions of public spaces at scale 1:XXX;
7. Blue/green infrastructure solution drawings at scale 1:XXX;
8. Drawings of construction phasing possibilities at scale 1:XXX;
9. Floor plans for the 1st underground floor, 1st floor above ground, 2nd floor above ground, or additional floors or floor plans of typical floors (incl. room key with room dimensions) for all buildings that are part of the design; floor plans shall be prepared at scale 1:XXX;
10. Drawing containing the axonometry of the operational-dispositional diagram of the solved area and the immediate surroundings;
11. Drawing with typical sections of objects (for buildings) – 2 cross sections and 1 longitudinal section for each object; sections of objects shall be prepared at scale 1:XXX;
12. Drawings of views of facades shall be prepared at scale 1:XXX; for each of the objects (buildings), the Architectural Study shall contain views from the 4 cardinal directions to each of the objects; the Contractor shall designate the views with a description
13. Overhead visualisations of the design, the visualisations shall display at least 4 views of the station forecourt and the area behind the station from the 4 cardinal directions;
14. Design visualisations, the visualizations shall display at least 1 view of the interior for all objects (buildings), at least 5 views of the station forecourt and 5 views of the area behind the station, from a pedestrian's point of view;
15. Interior drawings of buildings;
16. The overall situation of the transport solution at a scale of 1:XXX; In the situation of the transport solution, the road is differentiated according to the entry restrictions (all vehicles, only buses, only supply vehicles, etc.) and the usable platform edges of public transport stops are marked (distinguish trams, city / long-distance buses); parking spaces for the city bus, or tram; parking spaces (short-term / long-term, for designed buildings); routes for cyclists; pedestrian crossings; accesses to the platform, entrances to the check-in building;
17. Interactive 3D model of the station forecourt and the area behind the station with the location of individual buildings and elements of public infrastructure and elements of blue/green infrastructure (submitted only electronically) with the possibility of zooming in, in *.dwg, *.skp, *.obj, *.3ds formats;
18. Virtual presentation – a flight over the overall solution of the area of the station forecourt and the area behind the station in the form of a video in the *.avi, or *.MPEG, or *.MP4 formats;
19. Drawings with additional illustrations explaining the concept of the transport solution.

I.3. **Physical model of the Architectural Study**

1. The Contractor shall prepare a physical model of the Architectural Study at a scale of 1:500;
2. The physical model shall be made of wood (without significant wood texture). The proposed development shall be in a white shade, the terrain shall be in a natural shade of wood corresponding to the type of model of the surroundings, the water surfaces shall have a glossy finish in a light blue shade. Roads and railways shall be milled into the base material. The model shall include a background of trees and rolling stock at the appropriate scale.