



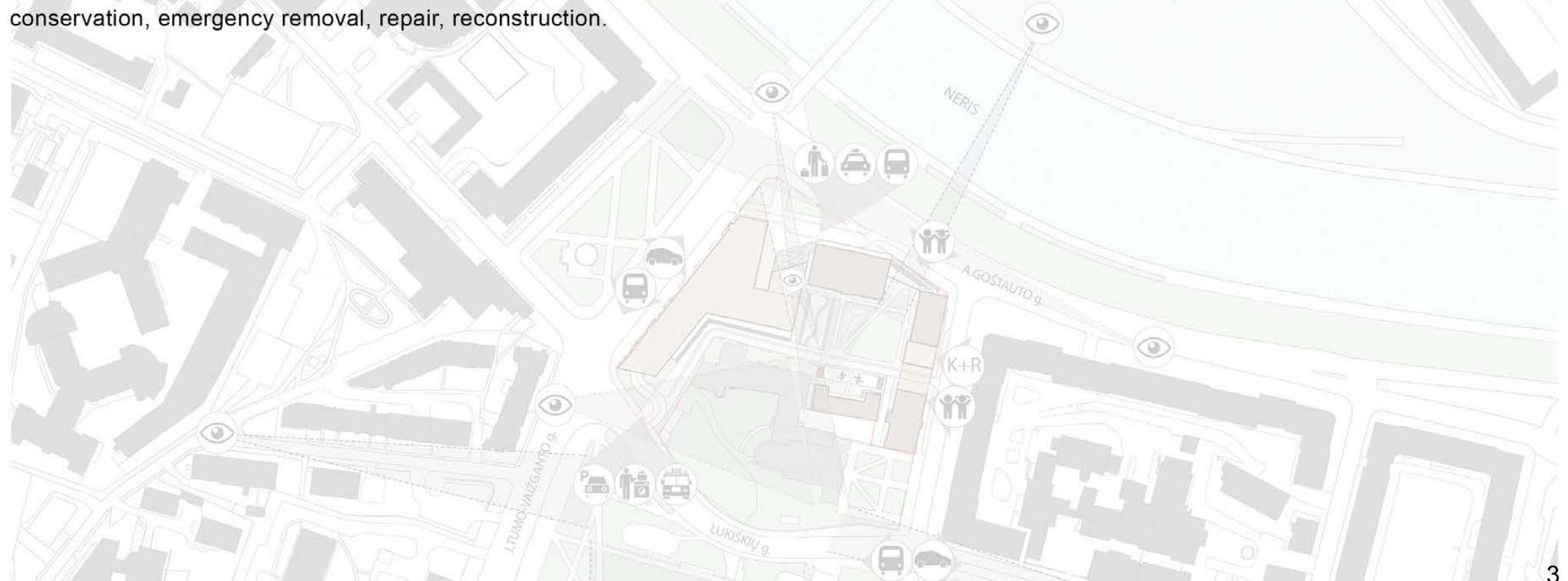
INTERNATIONAL OPEN PROJECT COMPETITION OF LYCEUM AND HOTEL
WITH CONVENTION CENTER, VASARIO 16 ST. 1, VILNIUS
EXPLANATORY NOTE

TABLE OF CONTENTS:

- 1. PROTECTION AND ADAPTATION OF CULTURAL REAL ESTATE HERITAGE AND OBJECTS**
- 2. URBAN IDEA:**
- 3. ARCHITECTURAL IDEA:**
- 4. FUNCTIONAL PLANNING OF BUILDINGS:**
- 5. BUILDING MATERIALS:**
- 6. TRANSPORT AND PEDESTRIAN TRAFFIC SOLUTIONS:**
- 7. BUILDING A + ENERGY CLASS, ENERGY EFFICIENT SOLUTIONS, RENEWABLE ENERGY APPLICATIONS, GREEN (SUSTAINABLE) SOLUTIONS:**
- 8. SOLUTIONS OF STATIC STRUCTURES:**

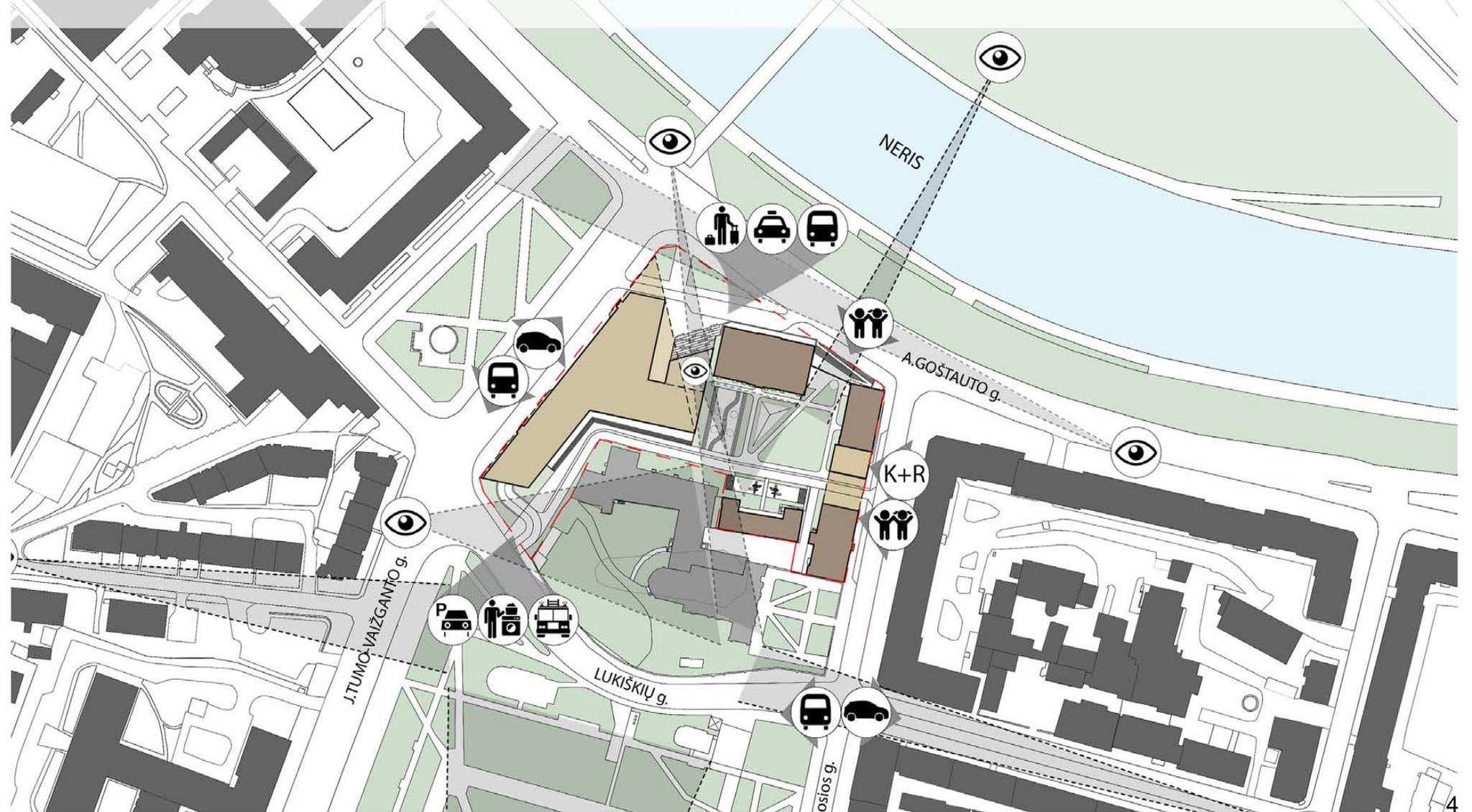
1. Protection and adaptation of cultural real estate heritage and objects:

Designed object is in the historical part of Vilnius city, called The territory of Naujamiestis. Vilnius Šv. Apaštalų Jokūbo ir Pilypo church, Dominikonų monastery and Šv. Jokūbo hospital complex. New, reconstructed and renovated buildings shall be designed strictly preserving the valuable properties of the complex and its individual structures, in compliance with the regulations of individual protection of the cultural heritage object. Conservation and restoration works are planned for protected buildings. The maximum height of the newly designed hotel buildings does not exceed Vilnius Šv. Apaštalų Jokūbo ir Pilypo church, Dominikonų monastery and Šv. Jokūbo hospital complex monastery house altitude of the ridge of the 114.85. Newly designed and reconstructed buildings will not damage or diminish the historical part of Vilnius city, Naujamiestis valuable features silhouette from the N, from the right bank of the Neris River, from the perspective of J. Savickio Street in the W-E direction, from the crossroad with Kražiai Street to Šv. Apaštalų Jokūbo ir Pilypo church, prospects of Aukų Street in the north-west direction from the intersection with Pamėnkalnio Street to Šv. Apaštalų Jokūbo ir Pilypo church. Perspectives of Šermukšnių Street in the direction of SE-NW from the junction with A. Jakšto Street to Šv. Apaštalų Jokūbo ir Pilypo church, views of A. Goštauto Street from the intersection with A. Jakšto Street into the Mokslininkų house, emphasizing the Mokslininkų house tower. All details of the protected facade architecture will be preserved, preserved and exhibited in the interiors of the new connections between the buildings. The height of the connection between the protected buildings on Vasario 16-tosios Street may be adjusted at the technical design stage, taking into account heritage protection requirements. The location of the old cemetery on the plot is marked with a different cover materials and information board. Designed buildings will not diminish or damage the valuable features of the complex's, individual structures and territory. Types of construction in cultural real estate buildings: research, restoration, conservation, emergency removal, repair, reconstruction.

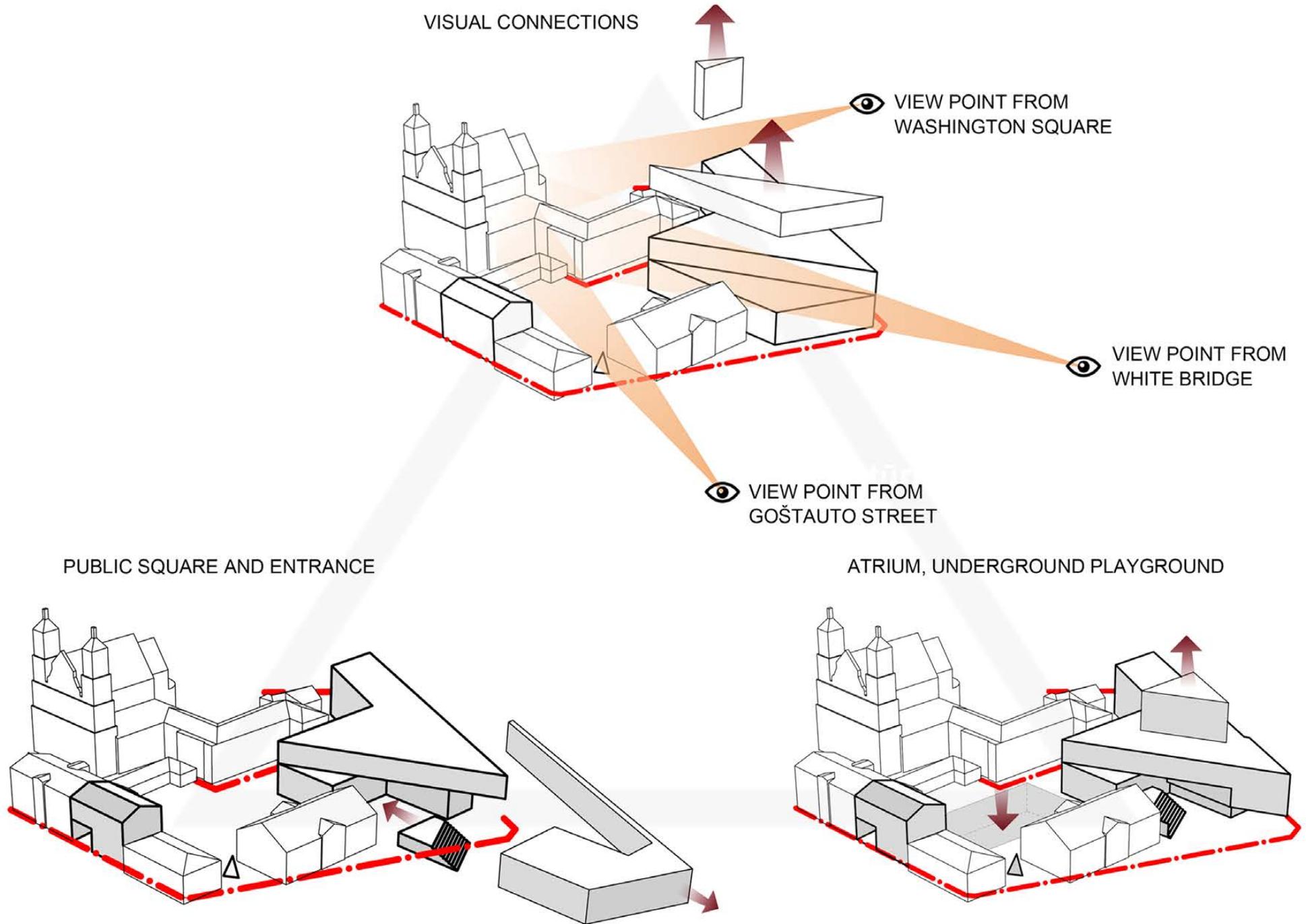


2. Urban idea

Situation scheme The designed hotel and lyceum buildings are designed in characteristic for Vilnius city historical , part called Naujamiestis regular perimetric building type. In front of the crossroad of A. Goštautas and J. Tumo-Vaižganto streets, the main entrance / kurdoner of the hotel is designed. In the kurdoner a public amphitheater is designed with fotans and small architecture elements. A view point to Vilnius Šv. Apaštalų Jokūbo ir Pilypo church, Dominikonų monastery and Šv. Jokūbo hospital complex Courtyard is planed from the top of the amphitheater. Project proposals comply with the plots detailed plan regulations .

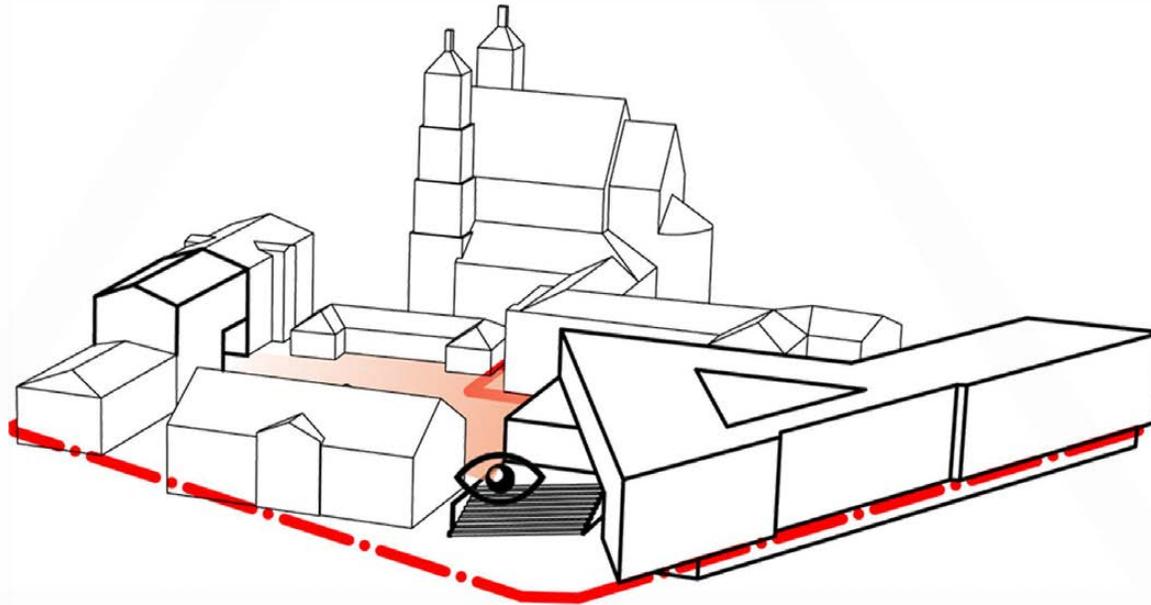


3. Architectural idea:



The main architectural concept of the hotel is a light cantilevered, triangle that underlines the most important visual elements of Vilnius Šv. Apaštalų Jokūbo ir Pilypo church, Dominikonų monesty and Šv. Jokūbo hospital complex. The volume of the designed hotel building is composed and shaped to allow maximum viewing of protected cultural real estate buildings and spaces from surrounding panoramas, and underlining its monumental form the crossroad between the new right-bank Neris skyscrapers and the Old Town of Vilnius. The volume of the building is lightened by the cantilevered parts, and underlining the location of the main entrance and the importance of the crossroad of A. Goštautas and J. Tumo-Vaižganto streets. The volume of the hotel is divided by architectural means considering the scales of the surrounding buildings. The fracture of the long J. Tumo-Vaižganto Street facade is formed, dividing this facade into three volumes. Architectural scale of facades is chosen taking into account scale and rhythm of protected buildings. The designed volumes of the Lyceum buildings are intertwined between protected buildings, so they are designed to be minimal in size and scale non-obtrusive protected buildings but ensure the functioning of the Lyceum, indicating that they are modern design buildings. Entrance to the lyceum is from A. Goštauto Street between Šv. Jokūbo hospital first building and Šv. Jokūbo hospital; second building is planned through a plinth floor to ensure an important visual connection from the right bank of the Neris River to Vilnius Šv. Apaštalų Jokūbo ir Pilypo church. Sport hall necessary for lyceum is designed in the underground floor in the courtyard of the complex and illuminated by skylights. The volumes of all designed buildings shall be shaped to maximize and highlight the importance and overview of the protected complex and its individual structures and building elements.

PUBLIC VISUAL CONNECTION



4. Functional planning of buildings:

The main entrance to the hotel is planned opposite the crossroad of A. Goštautas and J. Tumo-Vaižganto streets. In the ground floor of the hotel, from the main lobby, you can access three main public spaces of the hotel: hotel rooms, conference center, restaurant. The ground floor also provides ancillary functions, the gym, sanitary facilities, hotel administration, utility rooms for hotel staff, hotel service rooms, kitchen facilities. Beneath the hotel two underground floors are designed for car parking, introductory engineering rooms, technical rooms and hotel and kitchen service spaces. A total number of 290 car parking places is designed in the underground floors. The amount of parking places in underground car park makes it possible to meet the needs of both the hotel and the Lyceum's staff, and allows to design Lyceum courtyard with no parking spaces and only for children's recreation. The hotel and kitchen are serviced from the underground floor by vertical lifts, separated so that they do not intersect. Hotel rooms are designed in the remaining 4 floors. The hotel has vertical connections with three staircases, two passenger lifts and two service staff lifts. The highlight of the hotel is the central atrium, which is glazed at the roof level. The atrium is one size to the third floor and enlarges on the fourth floor. The atrium ensures the illumination of the corridors and the monumentality of the interior of the building. On the fifth floor, part of the hotel rooms are oriented to the inner atrium with a glass roof part. On the floors with rooms, the corridors are finished to windows overlooking important city perspectives. A total number of 243 different types of rooms are designed. All rooms are designed to be double or standard or lux, meeting the requirements of a 4 star hotel. The main entrances to the lyceum are planned from A. Goštauto Street and Vasario 16-tosios street. Classes are designed in all protected cultural real estate heritage buildings: the smallest building. Šv. Jokūbo hospital third building primary school is designed, gymnasium is designed in other protected buildings. Auxiliary premises (toilets, cafe, elevator and staircase) are planned in the new building Šv. Jokūbo hospital's first and fourth building. Between these new buildings an important part of the complex, solving both the lack of WC and the problem of the movement of people with disabilities. A drive in arch is formed on the ground floor level of the building. Movement of cars in the territory of the site will be prohibited, the entrance will be used only for the passage of fire trucks and service cars. In the courtyard of the complex, space for students and teachers is designed, leisure areas with tables and benches are planned. Underground floor is designed beneath the courtyard of the complex which is accessed from A. Goštauto Street. This entrance is intended to be a major entry for pedestrians, public transport. A K + R area is planned for the arrival of pupils by car on Vasario 16-tosios street, next to the newly designed building between protected buildings. The main entrance to the lyceum is designed as a connection of all the buildings. A hall with cloakroom, information center and security post, other auxiliary premises is designed in the underground level. For natural lighting, skylights are planned, the main of which is designed by an open staircase to the underground second floor, where Lyceum's gyms (main hall and gymnastics halls). Lifts for people with disabilities.

5. Building materials:

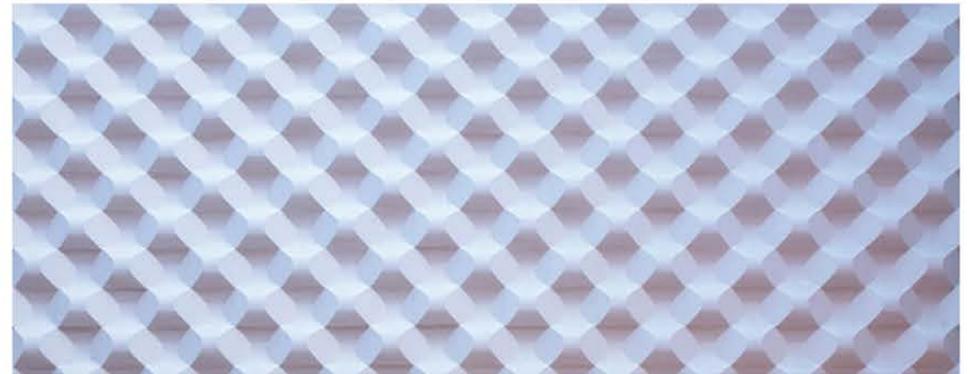
The prevailing exterior decoration of the hotel is planned to be made of aged ceramic finishing bricks, which combines both materiality and color range with Vilnius St. Church of the Apostles James and Philip, Dominican Monastery and St. It does not compete with the material, color gamut of the Jacob's Hospital complex.



Fragments of the projected hotel are also projected from glass show-cases, mainly in the areas where the main lobby and cafeteria are located, in some hotel rooms.



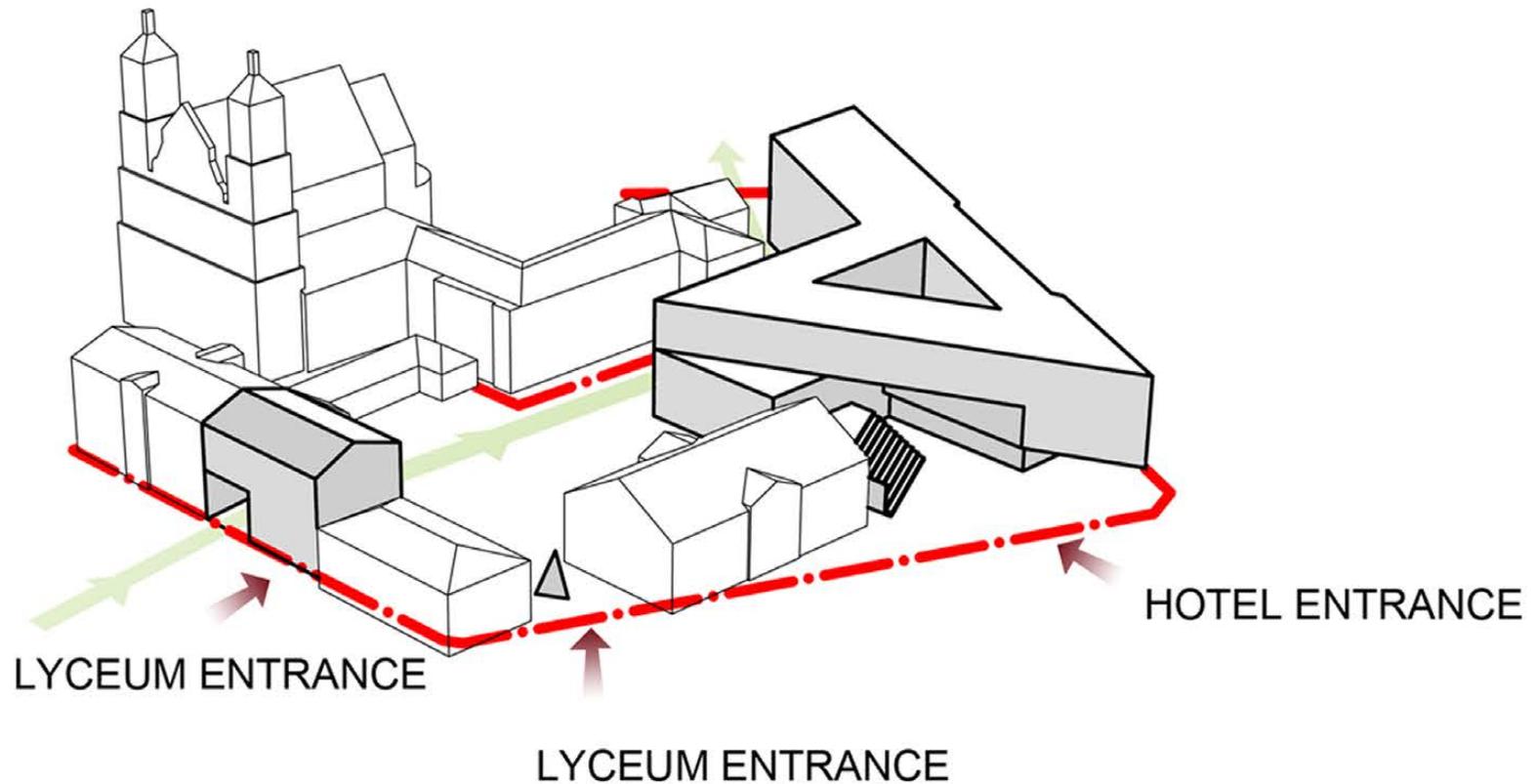
The lateral planes of the amphitheater at the main entrance of the hotel are projected from the bas-relief concrete planes.



6. Traffic and Pedestrian Traffic Solutions:

The main traffic flows into the designed hotel is planned from Lukiškių Street, where it drives directly into the underground car park and can access service road and service arch between buildings to Vasario 16-tosios street for servicing purposes. There is a bicycle parking lot both at the main entrance of the hotel and in underground car parking. The main pedestrian flows to the hotel come from the crossroad of A. Goštautas and J. Tumo-Vaižganto streets, the auxiliary entrances are also designed from the courtyard of the complex. The main pedestrian flows to the Lyceum come from A. Goštautas and Vasario 16-tosios St. Children's „kiss and ride“ drop-off point is designed in Vasario 16-tosios street.

FUNCTIONAL CONNECTIONS



7. Building A + energy class, energy efficient solutions, renewable energy applications, green (sustainable) solutions:

The hotel building is designed A + energy efficiency class. The following means shall be designed in the building to ensure the A + class: - Windows, glazing showcases, skylights are provided with sun coefficient of 0.4; - LED luminaires, lighting efficiency 150 lm / W; - Mechanical ventilation with recuperation and air heating. Air heating - with VRF / VRV air heat pumps. Heat Pump Seasonal Efficiency $SPF \geq 4.0$ - The facades of the hotel building and the buildings under reconstruction are designed from materials with extremely high heat transfer coefficients. - geothermal wells beneath underground parking can be used if according to needs.

8. Solutions of static structures:

Pile foundations are planned for the hotel building which will be selected precisely after evaluation of the site geological surveys. The supporting structures of the underground part of the hotel are planned to be monolithic reinforced concrete. The supporting structures of the hotel from the first to the fourth floor will also be monolithic with metal structure inserts in the cantilevered parts of the building. Slabs will be of prestressed monolithic reinforced concrete. The hotel's fifth-floor structures include monolithic reinforced concrete columns, metal trusses, and a lightweight metal roof. The glazed atrium roof is supported by metal beams resting on monolithic columns. The facade made of individual prefabricated elements with clinker brickwork is fixed to the slabs. The glass showcases are fixed to slabs. For lyceum buildings which are protected cultural real estate buildings repair, restoration, conservation and reconstructions works are planned.

General indicators of the plot and buildings:

Title	Unit of measurement	Quantity	
I. SITE			
Site area	m ²	12210	-
Area of land plot occupied by structures	m ²	6006.35	
Plot density	%	50	-
Plot intensity	%	1,4	-
II. BUILDING (hotel)			
Gross area	m ²	20 205,60	(underground area counted in: 8737 m ²)
Useful area	m ²	8 453,84	-
Total volume of the building	m ³	40 140,10	(overground building)
Number of floors in the building	Unit.	5	-
Building height	m	19,34	-
III. BUILDING (lyceum)			
Gross area	m ²	8 543,90	(underground area counted in: 3158,40 m ²)
Useful area	m ²	2 682,82	-
Total volume of the building	m ³	18 849,25	(overground building)
Number of floors in the building	Unit.	1+M/ 3+M	-
Gross area	m	7,41-16,96	-