

E EUROPAN 18 CROATIA

RE-SOURCING

ZAGREB (HR)

KLARA_NOVA

EUROPAN IS COMING HOME

ANNEX



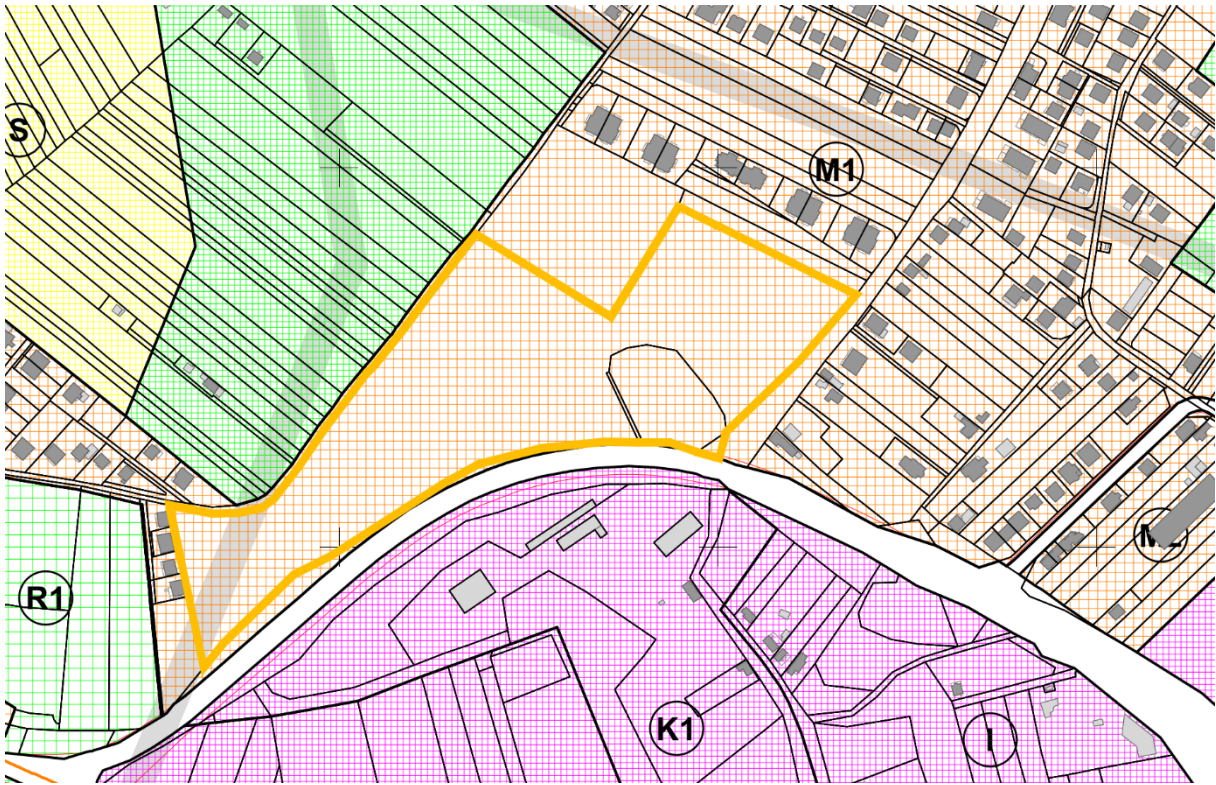
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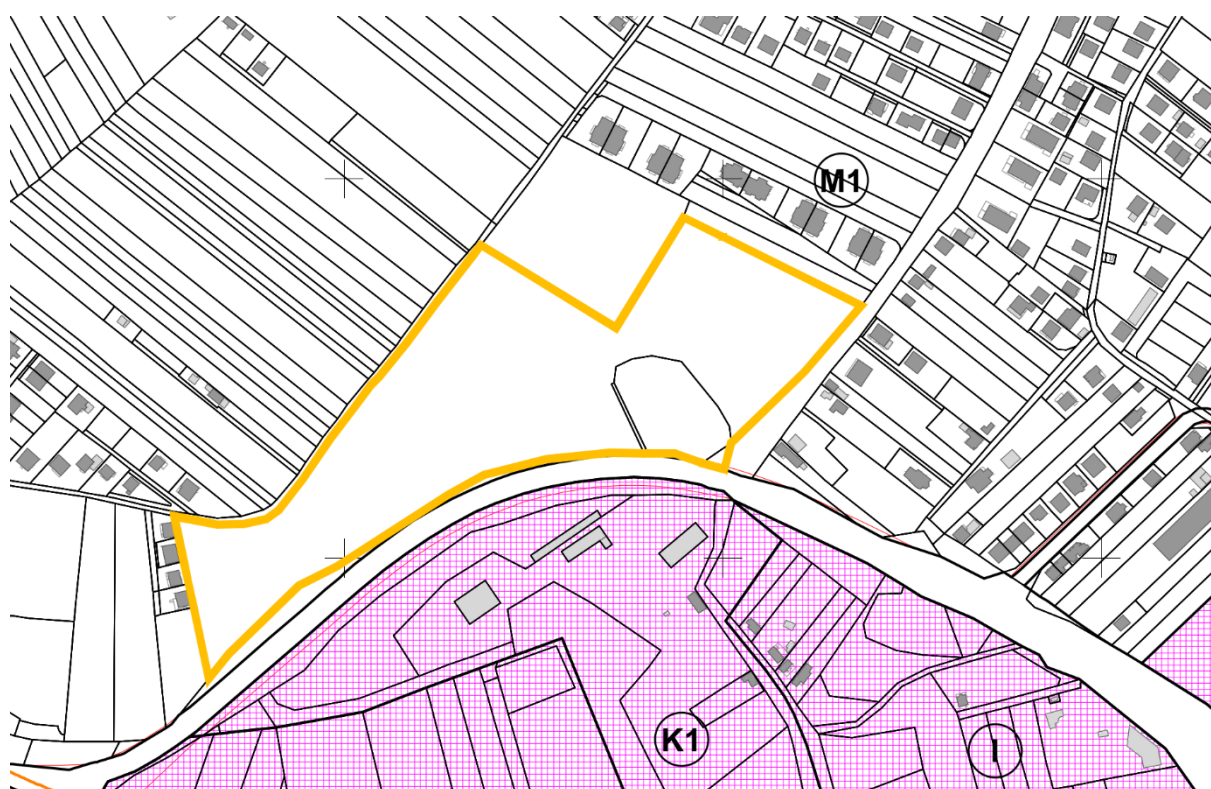
ANNEX

1| EXCERPTS FROM THE GENERAL URBAN PLAN OF THE CITY OF ZAGREB 1:5000



1.1. Land use plan

-  residential use
-  mixed-use – mainly residential
-  mixed-use – mainly commercial
-  commercial use – production
-  commercial use – business activities
-  sports and recreational use – sports without construction
-  protective green areas
-  reservation for the expansion of the existing street



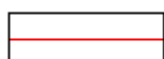
1.2. Plan of the Commercial and Social Activities Network



commercial use – production






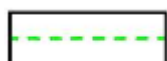
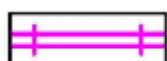

commercial use – business activities

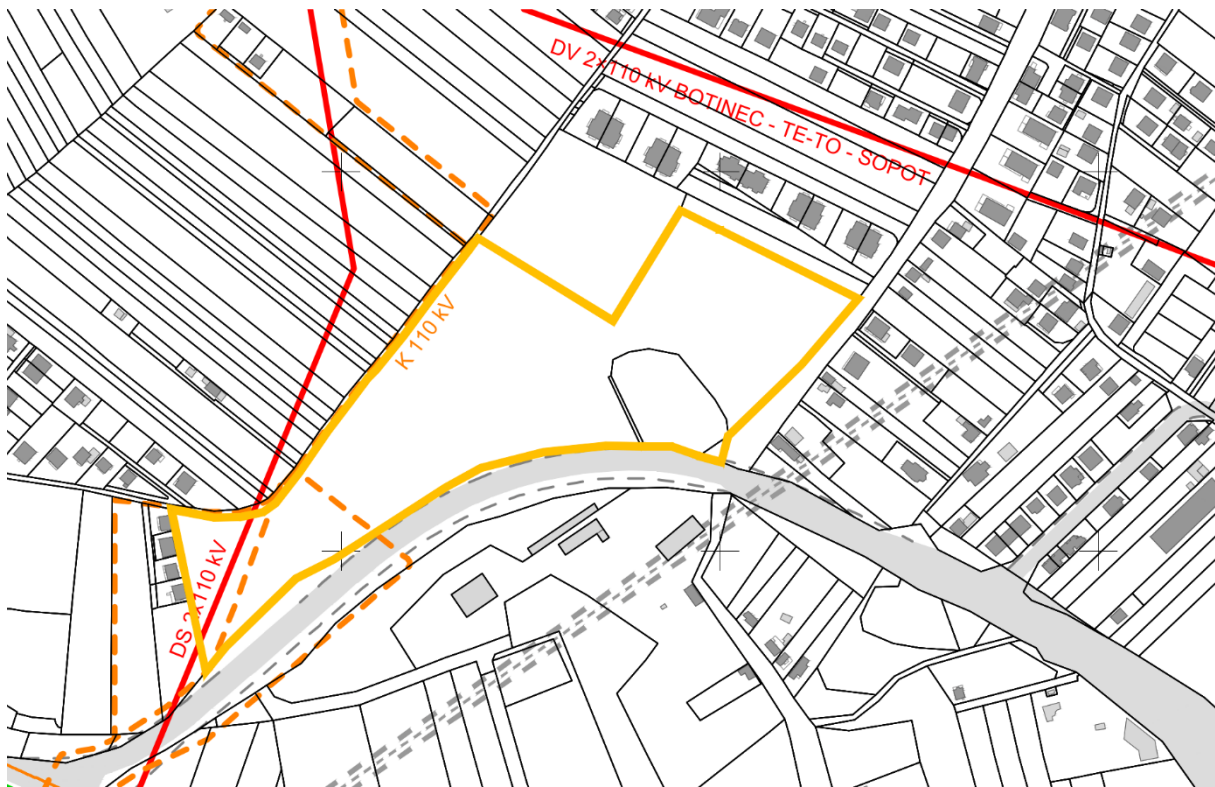


reservation for the expansion of the existing street



1.3. Traffic and communal infrastructure network plan – traffic

-  city highway
-  city street
-  public traffic area corridors
-  bicycle path
-  railway track – main line
-  reservation for the expansion of the existing street



1.4. Traffic and communal infrastructure network plan – energy system, postal and telecommunications

Energy system

pipeline transport of oil and gas



main gas pipeline – existing and planned



VT pipeline – existing and planned

energy sector



110 kV transmission line – existing and planned



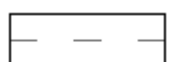
110 kV cable – existing and planned

Post and telecommunications

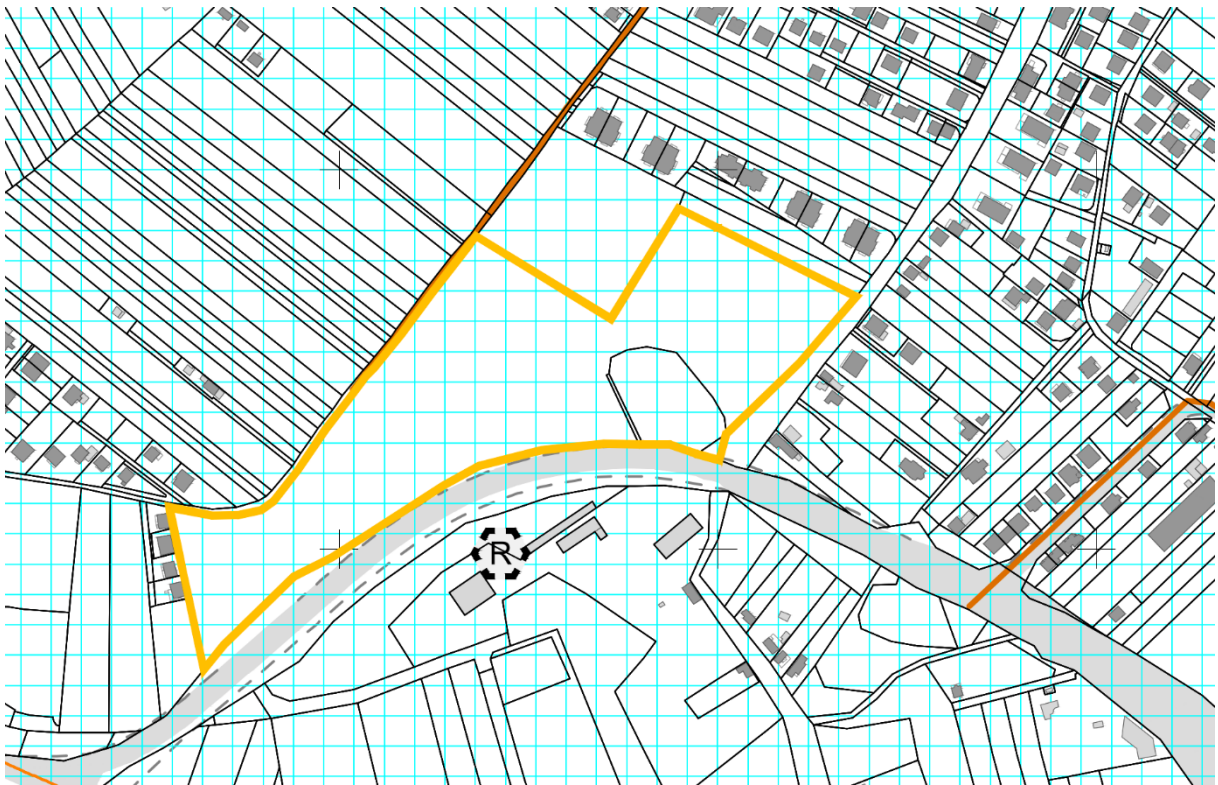
radio and TV communication system



radio corridor – existing and planned



reservation for the expansion of the existing street



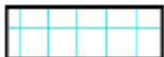
1.5. Traffic and communal infrastructure network plan – water management systems and waste management

wastewater drainage



main sewer - existing and planned

water protection



water protection area – III. zone

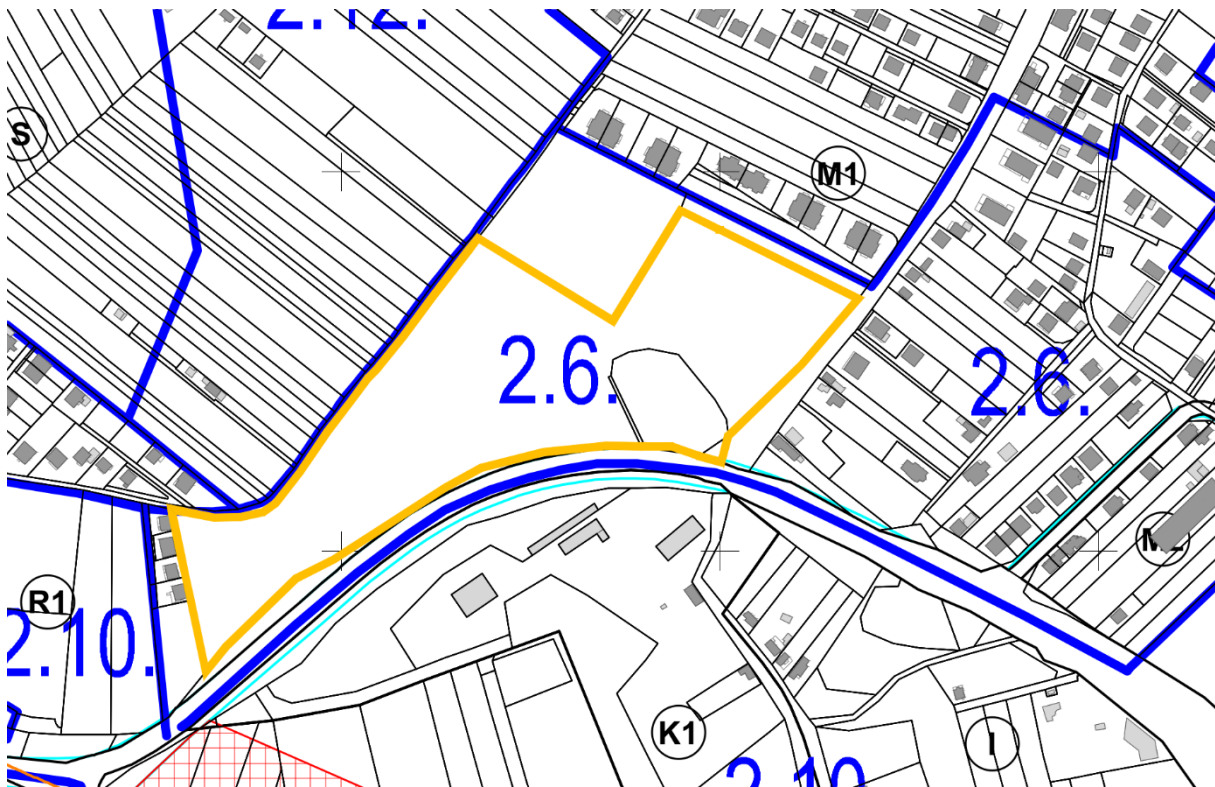
waste management



recycling yard - existing and planned



reservation for the expansion of the existing street




1.6. Terms for use, development, and protection of space – urban rules


Consolidated urban areas


2.6. Regulation and urban renewal of peripheral areas of individual construction

2.10. Regulation, protection, and urban renewal of a single-use complex

2.12. Design of protective green areas

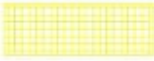




 boundary of urban rules zone

 exception to the urban rule

 reservation for the expansion of the existing street



1.7. Terms for use, development, and protection of space – urban-spatial planning procedures

-  Urban Development Plans
-  boundary of Urban Development Plans
-  boundary of urban rules zone
-  1.1. - 3.2. markings of urban rules zone
-  reservation for the expansion of the existing street

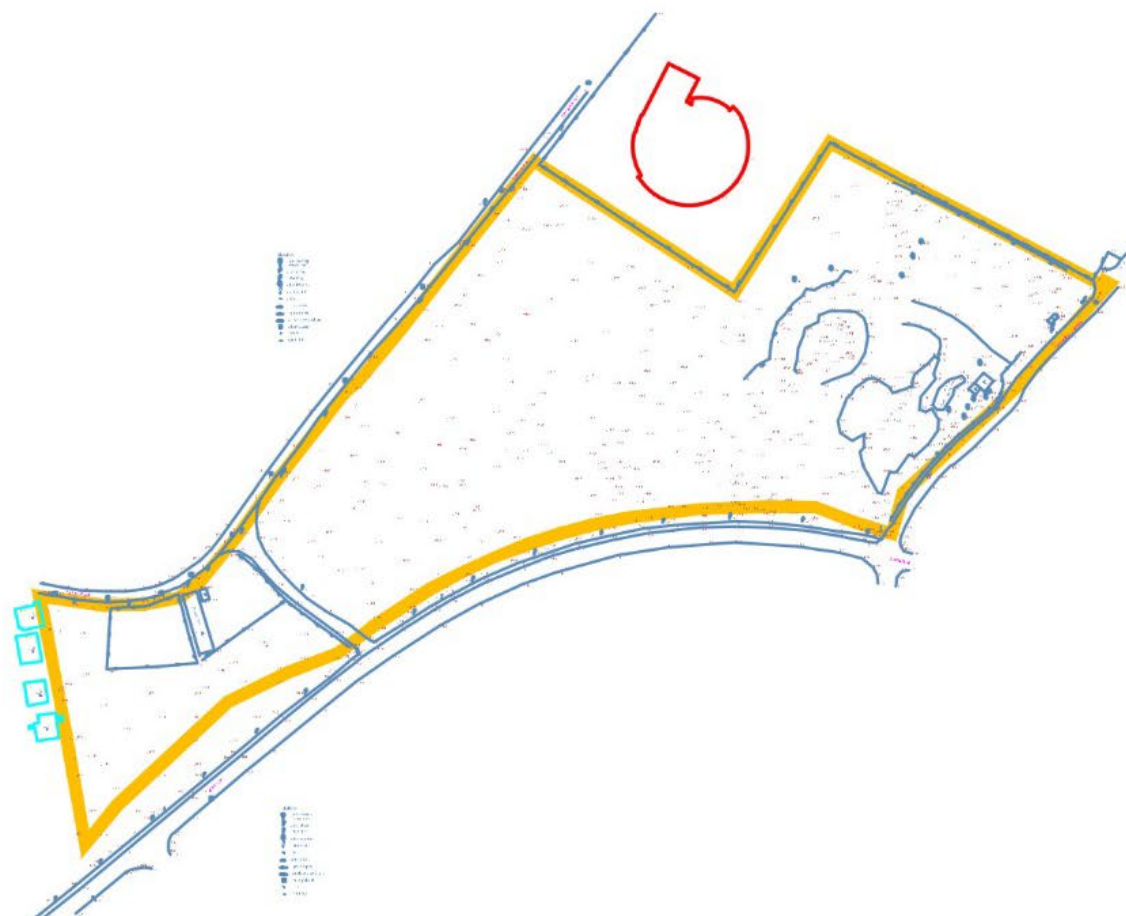


1.8. Terms for use, development, and protection of space – protected and registered parts of nature



1.9. Terms for use, development, and protection of space – immovable cultural heritage

2| GEODETIC SURVEY



3 | EXCERPT FROM DIGITAL CADASTRAL PLAN



4 | STRUCTURAL PROGRAM - GLOSSARY

Attic: The part of a building above the ground floor or the top floor, located directly beneath a sloped or curved roof, where the height of the knee wall does not exceed 1.2 m, measured from the top level of the intermediate floor structure. An attic with a sloped roof may have a maximum slope of 35°, while the maximum height of the ridge for other roof shapes (e.g., barrel-shaped) is determined as if for a sloped roof with a 35° slope.

Balconies, loggias, and bay-window (erker): External parts of a building protruding beyond the plane of the façade.

Balcony: An external part of a building floor open on at least two sides, which can align with two adjacent façades and be partially or fully protruded beyond the plane of the building façade.

Basement: A part of a building that is buried completely or more than 50% of its volume in the final leveled terrain, located below the ground floor or semi-basement; the minimum clear height of a basement is 2.2 m.

Bay-window (erker): An enclosed interior part of a floor that protrudes beyond the plane of the building façade.

Construction coverage of the building plot: the ratio of the building footprint area of all buildings on the plot to the building plot area, expressed as a percentage.

Floor Height: The maximum floor-to-floor height used for calculating the building height.

Free-standing (detached) building: A building that has open space (either its own building lot or a public area) on all sides.

Gross construction area of a building: the sum of surface areas measured at the floor level of all parts (storeys) of the building, determined according to exterior measurements of outer walls, calculated in accordance with [specific regulations](#).

Ground floor: The part of a building where the finished floor level is at the elevation of the final leveled terrain or up to 1.5 m above the lowest elevation of the final leveled terrain, or the part of a building above the basement and/or semi-basement.

Loggia: An external part of a building floor open on one side.

Natural terrain: Unbuilt land area (of the building plot), landscaped as a green area without underground or above-ground construction, roofs, parking, pools, tennis courts, fire access lanes, etc. Its primary purpose is to provide natural infiltration surfaces to mitigate the effects of and adapt to climate change. Individual green areas smaller than 10 m² or narrower than 1 m are not included in the natural terrain. If a fire access lane is constructed as a green area, only 50% of its surface is counted as natural terrain.

Recessed Floor: The top floor of a building, designed with a flat roof, where the enclosed or covered area occupies no more than 75% of the area determined by the vertical projection of all enclosed above-ground parts of the building. On flat terrain and terrain with a slope of up to 12°, a setback is mandatory on the street-facing side. The setback floor must comply with the condition that its volume does not exceed the imagined volume if a sloped roof of the permitted pitch, with the ridge parallel to the street, were constructed on that side.

Regulation line: A boundary that separates the traffic area of the infrastructure corridor from areas designated for other purposes.

Semi-detached building: A building whose one side lies on the boundary of the building plot, while the other sides are surrounded by open space (either its own building lot or a public area).



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Terrace: An open, external part of a building floor, located adjacent to or on the building.

Usability coefficient of the above ground area: The ratio of the gross construction area of a building parts above the ground of all buildings on a building plot to the area of the plot.

5| SITE PARTICULARITIES WITH REGARDS TO THE ORGANISATION OF THE COMPETITION

o The site representative and all the actors involved with their characteristics;

The City of Zagreb represents the site and is the owner of the land. The City is a public administration body, and its intention is to use this site to implement its new affordable housing policy.

o The expected team composition: according to the Croatian Chamber of Architects, the team must include an architect

o The expected skills with regards to the site's issues and characteristics (for more multidisciplinary); It is advisable that an urban planner is part of the team; if possible, sociologist and landscape architect as well

o The type of communication, in compliance with the competition European rules:

- After the 1st jury round (anonymous publication online or in an exhibition), or
- After the competition (with dates of the events when known)

o The type of jury for the 1st evaluation of the shortlisted projects – with or without representatives for each site;

o The type of selection:

- Ranked Selection: with Winner (€12,000), Runner-up (€6,000) and Special Mention (no reward)
- Equal Selection: maximum 3 runners-up without any hierarchy of reward (equal rewards –€6,000 per runner-up)

o The post-competition intermediate procedure, coordinated by the European national

Structure and the site representative(s) with1:

- A meeting to present the rewarded teams to the site representative(s), followed by a discussion;
- A workshop onsite with the rewarded teams –winner(s), runner(s)-up, special mention(s)– allowing the site representative(s) to choose a team for the implementation phase; - This is also a possibility, it is to be decided after the results are made public
- Or the organisation of a second step as a paid contractual study and/or workshop, involving the rewarded teams (maximum 3) to further develop their projects and approaches and to allow the site representative(s) to choose one or more team(s) for the implementation phase.