

A. CONSTRUCTION PLAN IN PHASES

VRSAC, JANUARY 2023

For the needs of the Investor, the project of building a **new Department of Neurology was completed, all within the Complex of Medical Facilities of the Special Psychiatric Hospital "Dr. Slavoljub Bakalović" in Vršac, at Podvršanska Street No. 13, Cat. lot. 4973 K.O. Vrsac,**

The plot is located in the construction area and has an area of 112554m². Area under buildings, according to real estate sheet no. 13331 from 21.11.2022, amounts to 19003 m². In the cadastral register, the plot is registered as other construction land in state ownership.

The object of construction is the building marked as "Department N" on the site plan, GF+0. The project plans to build a new Department for inpatient treatment and rehabilitation of patients with stroke and other neurological diseases.

Within it there are: accommodation units - double and single rooms, an accommodation area with constant supervision - a "stroke" center, doctor's offices, a surgery, an ultrasound cabinet, a rehabilitation room, a dining room with a kitchen, as well as others accompanying facilities: toilets, bathrooms, changing rooms, duty rooms, storage rooms for clean and dirty laundry, area for infectious waste, heating substation, storerooms...etc. - and all according to the indicated legend of the purpose of the surfaces.

The facility consists of three parts:

Block A: which is made up of parts:

- **part A1** – service rooms, doctor's offices, rooms serving the entire facility
- **part A2** – rooms for sleeping and accommodating patients with their own sanitary facilities and

Block B - Intensive Care Center "Stroke Center", part for rehabilitation of patients, doctor's office.

The facility is designed so that phased construction of the facility is possible. The Law on Planning and Construction of the Republic of Serbia and the Rulebook on the Content and Method of Carrying Out Technical Inspection of the Building provide for the possibility of issuing a Construction Permit for the building as a whole, and issuing Use Permits for the operation of the building according to the completed stages.

PHASE 1: Block B and part A1 in block A are being built. The built parts represent an independent physical and technical-technological unit and can be used independently as such.

PHASE 2: Part A2 in block A is being built.

B. TECHNICAL DESCRIPTION OF THE FACILITY

1. ENTRANCE FOYER – ATRIUM

It represents a specific place of "point gathering", a place of pleasant stay, if necessary a place of isolation and solitude in a natural environment among plants and the silence of the forest that "entered" the building through the courtyard and glass cladding and made it softer, more suitable for the human eye and spirit. The Green Atrium is also a place of particularly beautiful

views, from where there is a view of the entire courtyard of the forest environment, with many trees and plants in which our newly planned facility is located. Also, the glass roof allows the penetration and entry of sunlight, as well as a view into the blue sky. That contact with nature is beneficial, the connection with what man is used to from the beginning and what he feels as his own, pleasant and healthy, and is the basic motive and postulate that was aimed at when designing this health resort.

The atrium with greenery and earth as a base represents a completely different space from the usual hospital environments, with the intention of creating an environment that, with its architecture and what it provides, helps in the treatment of its users.

The Green Atrium is a bridge, a link that connects different parts of the building in terms of content, the larger part - **part "A"** with bedrooms, dining room, is parallel to the access road and the smaller part - **part of the building "B"** which is directed to the access road and is intended is in intensive care and rehabilitation. The Green Atrium, with its position, architecture and finishing, does not disturb the function of both parts of the building, nor the building as a whole.

1. PATIENT ROOMS

The terms of reference give the needs that are fulfilled by this solution and project. In the building - **in part "A"** which is parallel to the access road, there are 16 rooms - 32 beds, with two beds each and a spacious bathroom in between. Also provided are 2 single rooms for isolation, each with its own bathroom.

In the **part of building B** that faces the access road, there is a "stroke center" with two units, each with three beds - a total of 6 beds. Between them is a space with glass walls that allow for constant surveillance and care, as well as a bathroom. The entire building has **40 beds** for accommodation and treatment.

2. DOCTOR'S PREMISES

The main medical part is located in the central part of the facility, right after entering the larger part of the facility marked as A block. There is also a reception room with information through which users or possibly visitors are directed - visits, then the surgery is also located in this central zone - easily accessible and approximately equidistant from all sides, as well as the doctor's on-call room which is also part of this zones. Block B, the part for intensive care, due to its character and needs, also has rooms for doctor's surgeries, an intensive care duty room with "screens", an ultrasound cabinet, a sterilization area.

3. INTENSIVE CARE CENTER – STROKE CENTAR

Within it, there are two rooms with three beds each, a bathroom in between and a duty room with "screens" - fixed glass windows through which patients are under constant surveillance, due to their difficult and delicate state of health. They face the southern part and are pleasantly lit throughout the year, which is a benefit of every space, because the positive effect of sunlight-natural light on people who stay in closed-built spaces is known. The proximity of the green

atrium and the glass wall that separates the corridor and that natural space in the facility itself, allows one to see the green atrium, which is another positive point, and the very sight of it and its greenery acts as a thought of encouragement in the fight for recovery that lies ahead for the patients . Intensive care patients, as a rule, are not immobile, but their condition can be very difficult and require constant care. The premises in this section, like all others, are designed in accordance with the regulations and bylaws: Rulebook on technical standards of planning, design and construction of buildings, which ensure unhindered movement and access for people with disabilities, children and the elderly, Rulebook on technical norms for fire protection of residential and business buildings and public purpose buildings...and others.

4. CORRIDORS - COMMUNICATIONS

All main corridors intended for movement are of adequate width from 205 cm to 280 cm, which allows unhindered use for all users. They extend to the left and right of the entrance foyer, which is like a kind of center, a link that unites and separates. Entrances and exits are placed at adequate distances for fire protection of the facility and users. Block B, where the intensive care "stroke center" is located, due to the expected patients who are transported in a lying position, needs a wider communication of 280 cm, which is foreseen by the project.

The art manifesto runs through the object like an invisible thread, representing a "filter" through which one passes on the way to the bedrooms or dining room and foyer with greenery and which, in symbiosis with plants, represents the backbone of the idea of a humane space made to measure. Art is a form of therapy, painting is an act that frees the hand, calms the mind, encourages it to release emotions, to focus on the rhythm and movement of lines that ultimately lead to fulfillment and satisfaction and a sense of completeness. Works of art would be - in this case also works produced as a form of therapy of this large Medical Complex of the psychiatric hospital and its residents.

5. DINNING ROOM

It is located in the lower - rear part of the building. This was done with the intention of giving the users a far enough goal to aim for and to which they should walk - and thus exercise their disease-weakened body. Also, the dining room occupies a place that allows a view to the south, which is always a sunny and pleasant side to stay on. The large windows let in a sufficient amount of light, making this sun-drenched space a pleasant place to stay, socialize, play board games or read, maybe paint or listen to music.

Within this area there is an area with chairs and tables intended for dining with a television set.

6. REHABILITATION ROOM

It is located at the end of block B, closest to the access road. it faces the yard and its large windows offer a constant view of the greenery of the plant world and the hill of Vršac, which rests and instills hope for a near recovery. The hall space is equipped with "boxes" intended for the targeted type of exercise, it is equipped with exercise equipment: mat, high bars... mirrors in which patients can see themselves for self-stimulation as well as correct their movements and actions.

7. SERVICE - TECHNICAL PREMISES

are located and grouped at the back of the building, in order to have an exit to the internal road, and all with the aim of good functionality and easy servicing of the building and users. Within them are located: rooms for dirty and clean laundry, kitchen - dirty and clean dishes, substation for heating, trocadero, area for infectious waste... In the central part, at the intersection of two blocks, A and B, which is the position without natural lighting is where the changing rooms and toilets for the working staff are located, because it is a space that is used only occasionally and does not necessarily require natural lighting.

Note: The facility has a small kitchen (where food is not prepared) because within the Medical Complex there is a large kitchen where all meals for the entire complex are prepared... where necessary they are distributed to other departments and other medical blocks. As it is the case in this newly planned building, it is not necessary to design and provide a larger area for the kitchen.

The situation is the same with laundry - dirty and clean. For washing and ironing bed linen, large central laundry and ironing facilities are used within the complex of medical facilities of the Special Psychiatric Hospital "Dr. Slavoljub Bakalović" in Vršac, at Podvršanska Street No. 13, Cat. lot. 4973 K.O. Vrsac. For this reason, the newly designed facility does not need these rooms on that scale. Within the new N Department, rooms for dirty and clean laundry have been designed, where bed linen is stored and transported by vehicles, via internal roads, to the existing, central facilities for this purpose in the Spec.psych.hospital complex.

8. INSTALLATIONS

According to the special design and technical documentation, the following are planned:

The building has all the necessary installations for this type of building - weak and strong electricity within the existing connection, water supply and sewerage: Hydrotechnical installations: installation of water supply and sewerage for newly formed sanitary facilities and water points; hydrant network that will cover the newly designed facility. Hot domestic water is obtained from local electric boilers; air conditioning in the facility is handled by individual air conditioners, and heating is radiator heating. The facility needs a gas installation - It is equipped with an external gas block generator.

BLOCK A BLOCK B

PURPOSE AND AREA OF THE PREMISES					
	PURPOSE	P [m ²]	O [m ²]	Floor	Wall
1	Entrance	22.42	18.96	PVC	semi-dispersive paint
2	Atrium	23.67	19.54	soil	glass
3	Waiting room	15.55	16.54	PVC	semi-dispersive paint
4	Toilet 1 - for visitors	3.79	7.90	ceramic tiles	ceramic tiles
5	Pantry	6.57	11.26	PVC	semi-dispersive paint
6	Corridor A	149.91	136.23	PVC	semi-dispersive paint
7	Docto s premises 1	16.38	16.69	PVC	semi-dispersive paint
8	Docto s premises 2	15.57	16.38	PVC	semi-dispersive paint
9	Docto s premises 3	15.57	16.38	PVC	semi-dispersive paint
10	Room 1	22.20	21.20	PVC	semi-dispersive paint
11	Bathroom 1	8.78	12.03	ceramic tiles	ceramic tiles
12	Room 2	22.20	21.20	PVC	semi-dispersive paint
13	Room 3	19.97	20.50	PVC	semi-dispersive paint
14	Bathroom 2	8.78	12.03	ceramic tiles	ceramic tiles
15	Room 4	19.97	20.50	PVC	semi-dispersive paint
16	Room 5	19.97	20.50	PVC	semi-dispersive paint
17	Bathroom 3	8.78	12.03	ceramic tiles	ceramic tiles
18	Room 6	19.97	20.50	PVC	semi-dispersive paint
19	Room 7	19.97	20.50	PVC	semi-dispersive paint
20	Bathroom 4	8.78	12.03	ceramic tiles	ceramic tiles
21	Room 8	19.97	20.50	PVC	semi-dispersive paint
22	Room 9	19.97	20.50	PVC	semi-dispersive paint
23	Bathroom 5	8.78	12.03	ceramic tiles	ceramic tiles
24	Room 10	19.97	20.50	PVC	semi-dispersive paint
25	Room 11	19.97	20.50	PVC	semi-dispersive paint
26	Bathroom 6	8.78	12.03	ceramic tiles	ceramic tiles
27	Room 12	19.97	20.50	PVC	semi-dispersive paint
28	Room 13	19.97	20.50	PVC	semi-dispersive paint
29	Bathroom 7	8.78	12.03	ceramic tiles	ceramic tiles
30	Room 14	19.97	20.50	PVC	semi-dispersive paint
31	Room 15	22.20	21.20	PVC	semi-dispersive paint
32	Bathroom 8	8.78	12.03	ceramic tiles	ceramic tiles
33	Room 16	22.20	21.20	PVC	semi-dispersive paint

BLOCK A
BLOCK B

34	Room for duty	26.88	21.20	PVC	semi-dispersive paint
35	Corridor	9.88	16.18	PVC	semi-dispersive paint
36	Information	13.16	14.58	PVC	semi-dispersive paint
37	Trocadero	3.59	8.38	ceramic tiles	ceramic tiles
38	Heating substation	8.01	11.34	ceramic tiles	semi-dispersive paint
39	Infirmary	23.15	20.61	PVC	semi-dispersive paint
40	Infectious waste 1	1.54	5.46	PVC	semi-dispersive paint
41	Room 17	17.51	20.10	PVC	semi-dispersive paint
42	Bathroom 9	5.27	9.29	ceramic tiles	ceramic tiles
43	Room 18	17.51	20.10	PVC	semi-dispersive paint
44	Bathroom 10	5.27	9.29	ceramic tiles	ceramic tiles
45	Dinning room	51.52	28.90	PVC	semi-dispersive paint
46	Kitchen - dirty part	12.03	17.08	ceramic tiles	ceramic tiles
47	Kitchen - clean part	5.24	9.25	ceramic tiles	ceramic tiles
48	Clean laundry	12.60	16.20	PVC	semi-dispersive paint
49	Dirty laundry	14.09	17.18	PVC	semi-dispersive paint
50	Infectious waste 2	1.19	4.59	PVC	semi-dispersive paint
51	Men s locker room	16.71	16.58	ceramic tiles	ceramic tiles
52	Shower	2.06	5.74	ceramic tiles	ceramic tiles
53	Urinal	1.30	4.70	ceramic tiles	ceramic tiles
54	Toilet	1.30	4.70	ceramic tiles	ceramic tiles
55	Women s locker room	17.63	16.96	ceramic tiles	ceramic tiles
56	Toilet	1.30	4.70	ceramic tiles	ceramic tiles
57	Toilet	1.30	4.70	ceramic tiles	ceramic tiles
58	Shower	2.39	6.20	ceramic tiles	ceramic tiles
59	Corridor B	71.00	59.76	PVC	semi-dispersive paint
60	Sterilization	12.58	16.80	PVC	semi-dispersive paint
61	"Stroke" centar - Soba 19	23.54	20.20	PVC	semi-dispersive paint
62	Dežurna soba - "stroke"	13.02	14.46	PVC	semi-dispersive paint
63	"Stroke" centar - room 20	23.54	20.20	PVC	semi-dispersive paint
64	Toilet 2	6.61	11.23	ceramic tiles	ceramic tiles
65	Docto s premises 4	17.42	18.30	PVC	semi-dispersive paint
66	Rehabilitation room	39.92	28.25	PVC	semi-dispersive paint
67	Ultrasound cabinet	16.43	16.30	PVC	semi-dispersive paint
68	Bathroom 11	8.09	11.48	ceramic tiles	ceramic tiles

Net area of entire facility - 1138m²

Gross area of the entire facility - 1372.94m²