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Buildner Architecture Competition Organisers in partnership with
Alaoui family
have prepared this document for the purpose of arranging the

Morocco Oasis Retreat architecture competition.

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Igniting architectural innovation

BUILDNER is the global leader in organizing architecture competitions, we invite you to embark on a transformative journey of design excellence.

With our unwavering commitment to pushing boundaries and inspiring creativity, **BUILDNER** provides a platform for talented architects and designers to showcase their

Join us as we unlock extraordinary possibilities and set new standards in architectural innovation.

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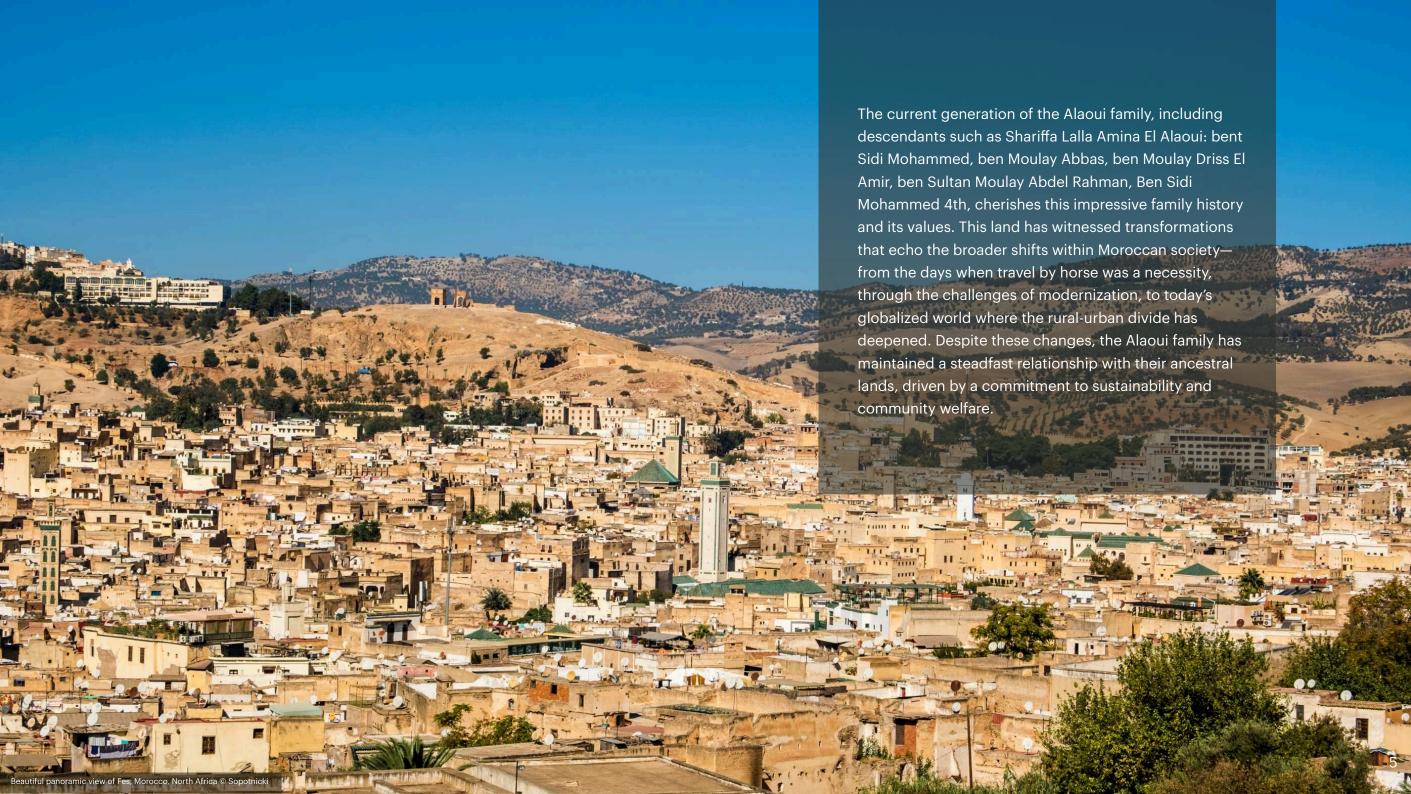
visionary ideas and shape the future of the built environment.

10+
years of experience

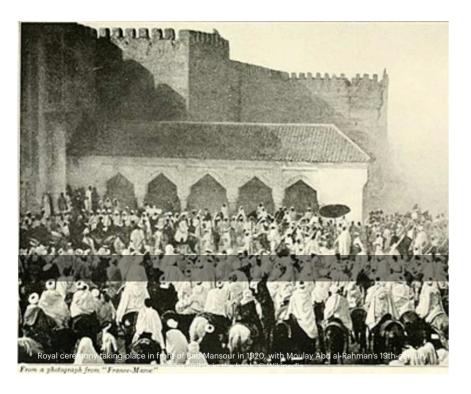
100+
successfully completed competitions

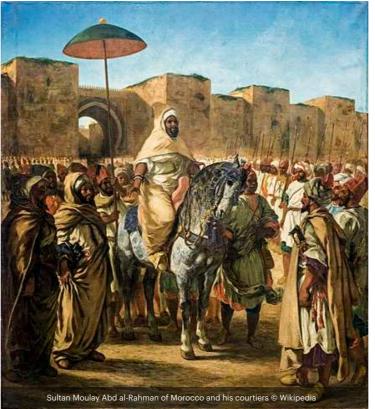
300+
guest jury members





The architecture proposed in this competition seeks to revive the family's historical ties with a design that embodies the essence of traditional Moroccan architecture, married seamlessly with modern sustainable practices. This competition is not just about architectural excellence but about breathing life into a vision that blends tradition with innovation, creating a legacy that resonates with the values of the Alaoui family. It is an invitation to architects and designers to contribute to a living history, crafting spaces that will nurture the land and its people for generations to come.







Learn more here:

https://en.wikipedia.org/wiki/Abd_al-Rahman_of_Morocco https://en.wikipedia.org/wiki/Idriss_I_Dam

Competition client

The competition clients are the brothers, sons of A. Alaoui who has granted permission for this project: Almamoun Benmira and Hamza Benmira.

Almamoun Benmira

Almamoun Benmira is a Dutch-based designer, artist, and image maker. A self-taught artist, he has crafted fashion collections for Studio AAB and provided styling for prominent dance companies like Introdans, as well as for national and international fashion campaigns for renowned brands and magazines such as Harper's Bazaar. Almamoun studied international business and management, bringing a unique blend of artistic flair and business acumen to his endeavors. He is known for his idiosyncratic style and commitment to creating beautiful, meaningful pieces that reflect his cultural and religious roots. While he may appear humble at first, he holds strong opinions about taste and style, and he believes deeply in respecting others and achieving one's full potential.









Hamza Benmira

Hamza Benmira is a theater teacher, actor, sports enthusiast, and socialite, known for his vibrant imagination and deep love for nature, animals, and people. His work in the arts is heavily influenced by his cultural background and religious beliefs, often weaving stories that reflect his heritage into his performances. Hamza's passion extends beyond the stage, as he engages actively in community and cultural events, always aiming to inspire and connect with his audience on a personal level.

Both brothers are deeply involved in this competition, hoping to inspire architects to create a design that embodies the elegance of their royal heritage, seamlessly integrates their personal styles, and meets their aspirations for a structure that is both timeless and innovative. They envision a space where art, fashion, and architectural elegance come together to tell a story of past, present, and future, appealing to all who visit.





Entrants in this competition are invited to blend the rich history and sustainable traditions of the Alaoui legacy with contemporary architectural innovation. The design challenge emphasizes sustainability and heritage, encouraging proposals that respect the past while building a resilient, sustainable future

According to the competition client, the project should take a definitive stance on how luxury can be both exclusive for the customer and inclusive for the community. The vision should reflect modern luxury, which has evolved from bling and nouveau riche styles to a blend of handcrafted quality and advanced technology. The focus should be on developing heritage rather than eclectic, ostentatious designs

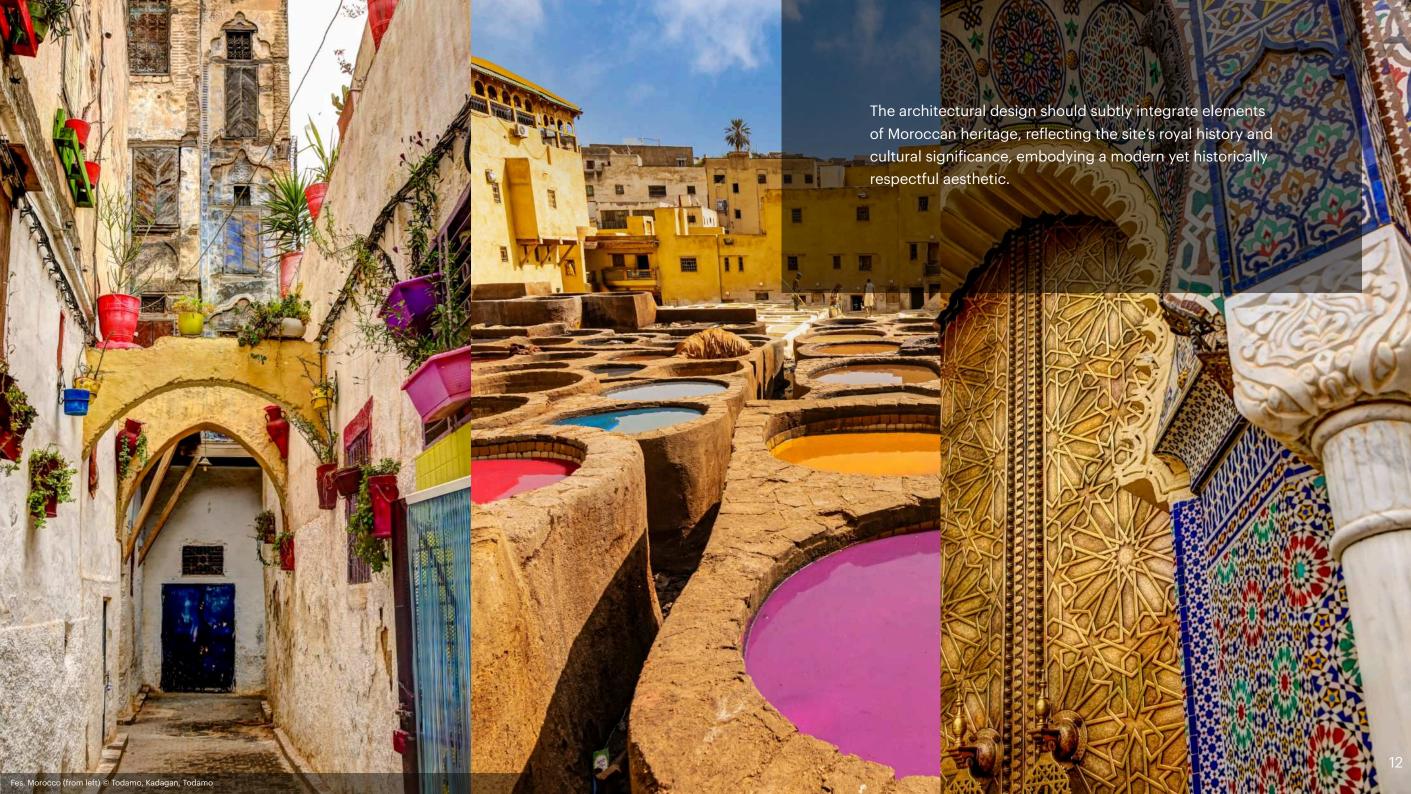
The client emphasizes that the design should not resemble a castle or palace, but instead offer a fresh, authentic approach. Projects should illustrate how modern luxury and convenience can coexist with sustainable living, rooted in Islamic values of modesty and respect for nature. This theoretical vision should be woven into the project's perspective, making the reflection process both thrilling and meaningful.

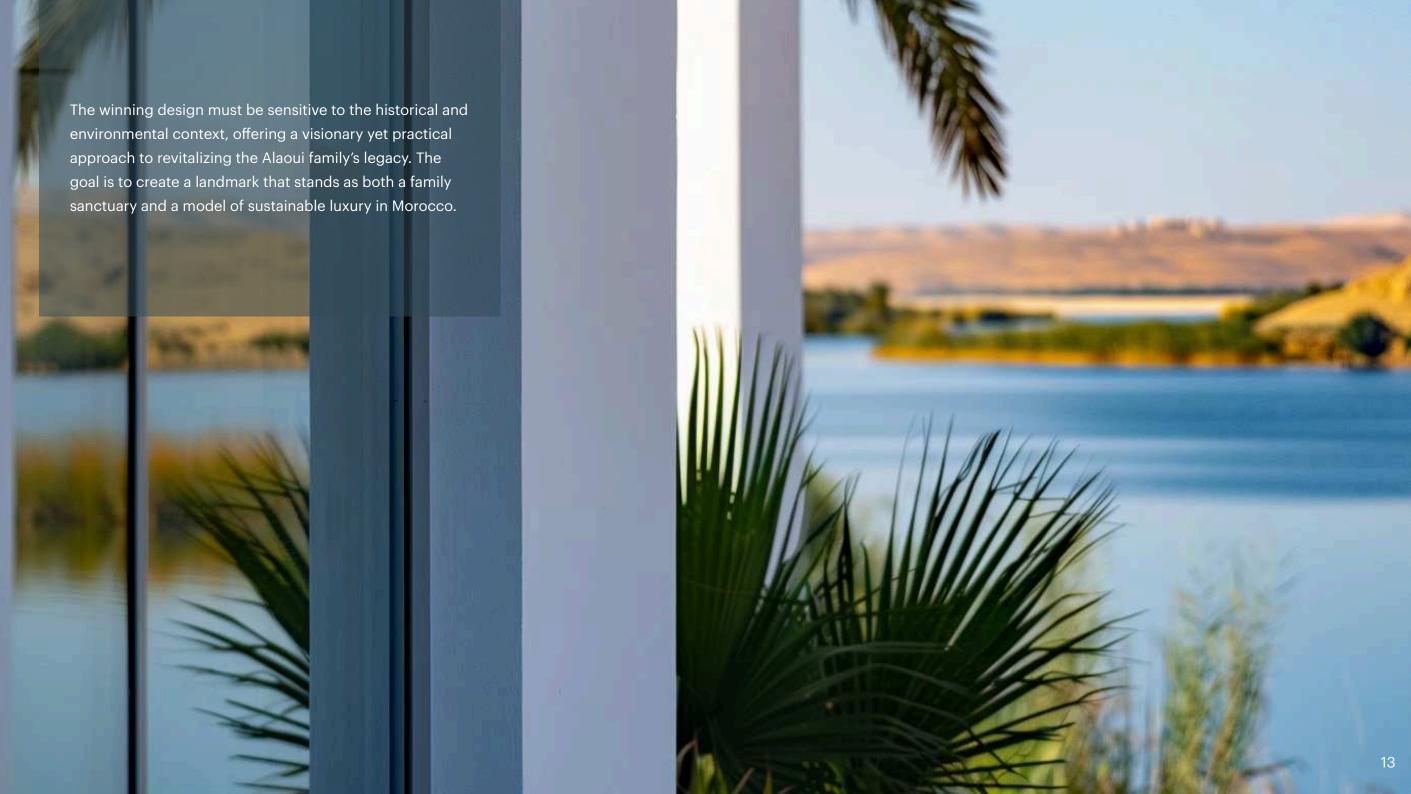
Architectural assignment

The competition challenges participants to design a luxurious, sustainable, multifunctional architectural complex that functions as a family residence, guest house, and community center, merging traditional Moroccan architecture with modern, sustainable technologies and materials. The design must feature a modest exterior that harmoniously blends with the natural surroundings, respecting the local community, while the interior should offer a contrasting luxurious, sophisticated experience. It should include spaces for educational programs and community events that promote sustainability and local craftsmanship.

Sustainability is a core criterion, requiring the incorporation of renewable energy, water recycling systems, and materials that support local biodiversity and ecosystem conservation. Additionally, the design should cater to luxury and hospitality, providing amenities like a spa, a hammam, and gourmet dining, ensuring areas for both privacy and social interaction.







Competition programme

Participants in this competition are tasked with designing a multifunctional architectural complex that embodies luxury, sustainability, and community integration.

While we have outlined specific functional areas and space requirements below to guide the design process, participants are encouraged to interpret and adapt these guidelines creatively.

We recommend following the suggested functionality and arrangement to ensure a coherent and comprehensive design proposal. However, acknowledging the importance of community and innovation, we welcome alternative visions that participants believe could better serve the project's goals.

回 聞空 Residential spaces

| Private family residence | Guest accommodation |
|---|---|
| Separate living quarters for the Alaoui family, ensuring privacy and comfort. These should include 4 bedrooms, private bathrooms, a family kitchen, and living area/s. | Approximately 8-10 luxury guest suites / guest houses each ranging from 30-40 m equipped with individual bathrooms. |



W Hospitality and wellness facilities

| Spa | Hammam | Restaurant and dining areas | Café and social spaces | Indoor swimming pool | Gym |
|---|--|---|--|---|---|
| A full-service spa facility spanning about 200 m², including treatment rooms, relaxation areas, and support spaces. | A traditional Moroccan hammam covering around 100 m², complete with steam rooms and associated facilities. | A main restaurant capable of seating at least 50 people, encompassing about 150 m². Additional outdoor dining spaces are also required. | An informal café or bistro area of about 80 m², ideally with an option for outdoor seating. | A 60 m² indoor pool designed for year-round use, featuring temperature control and integrated relaxation areas. | A well-equipped fitness center covering about 100 m², designed to accommodate a range of exercise routines and equipment. |



Recreational and educational facilities

Educational Workshops for People with Down Syndrome

Supporting the Local Community:

Design 3 rooms specifically for individuals with Down syndrome, each room being about 50-60 m². These spaces should be tailored to support community engagement and educational workshops, focusing on accessibility, comfort, and specialized activities.

The Alaoui family is dedicated to supporting the local community, particularly individuals with Down syndrome. In Morocco, people with Down syndrome often encounter challenges related to social integration, educational opportunities, and access to tailored facilities. By creating these dedicated spaces within the project, the family aims to address these issues and provide a supportive environment where individuals with Down syndrome can receive the assistance and resources they need. These rooms will serve as centers for education and activities, promoting social inclusion, community engagement, and personal development. The family's goal is to ensure that individuals with Down syndrome have the opportunity to learn, grow, and participate meaningfully in the community.







Outdoor and ecological features

| Gardens and walkways | Animal husbandry areas | Infinity pool |
|--|--|---|
| Landscaped gardens with native plants and walking paths that encourage ecological preservation and outdoor activity. | Space for keeping local fauna like horses, sheep, and donkeys, including stables and enclosures. | A large infinity pool with a panoramic view, including deck areas for lounging, covering around 100 m². |



Support and infrastructure

| Energy and water sustainability systems | Staff accommodation |
|---|---|
| Areas designated for solar panels and water recycling systems, specifics to be determined based on the sustainability strategy. | Adequate housing for permanent staff, including living quarters, a kitchen, and recreational areas. |

(P) Parking and security requirements

| Parking and security | Parking lot placement | Classic driveway design | Private parking space | Security measures |
|--|--|--|---|---|
| A secure parking area for guests and staff, and security facilities to ensure privacy and safety | Design the main parking area on the far right side of the complex, close to the water, ensuring it blends with the landscape and provides easy access. | Include a classic driveway at the main entrance for elegant guest arrival and convenient luggage unloading. Vehicles should be directed to the parking area afterward. | Incorporate a dedicated parking space connected to the Private Family Residence for 2 cars, prioritizing ease of access and security. | Integrate comprehensive security measures that maintain privacy and safety without compromising the architectural aesthetics. |



Private and administrative areas

| Private offices and studios | Maintenance and service areas |
|--|--|
| Design a separate office space for the family and project management team, approximately 80-100 m², distinct from the Private Family Residence. This separation ensures a professional environment conducive to work while preserving the homely feeling of the residential spaces. | Ensure necessary space for the maintenance of the facility and storage areas, effectively supporting the operational needs of the complex. |

The competition site

The competition site is a historic and culturally rich estate located in the rural landscapes near Fes,
Morocco. This land has been in the possession of the
Alaoui family for centuries, with roots tracing back to
Moroccan royalty. The site is about a 35-minute drive
from the urban center of Fes, providing a secluded yet
accessible location for the architectural project.



SITE COORDINATES:

@34°07'07.8"N 4°42'19.2"W

COMPETITION SITE PHOTOGRAPHS, VIDEOS AND CAD PLAN ARE AVAILABLE FOR DOWNLOAD ON ARCHITECTURECOMPETITIONS.COM/MOROCCOOASIS



Geographical and environmental context

Area:

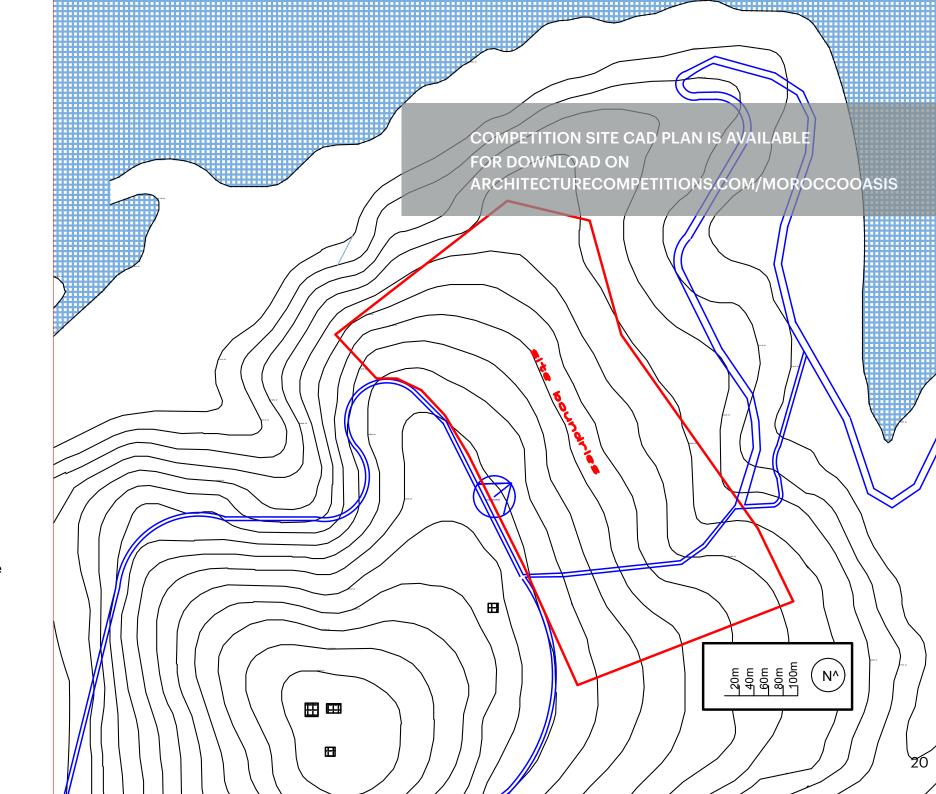
The property spans approximately 19 hectares. This expansive area provides ample space for both the proposed architectural structures and the integration of extensive landscaped gardens and outdoor activities.

Topography:

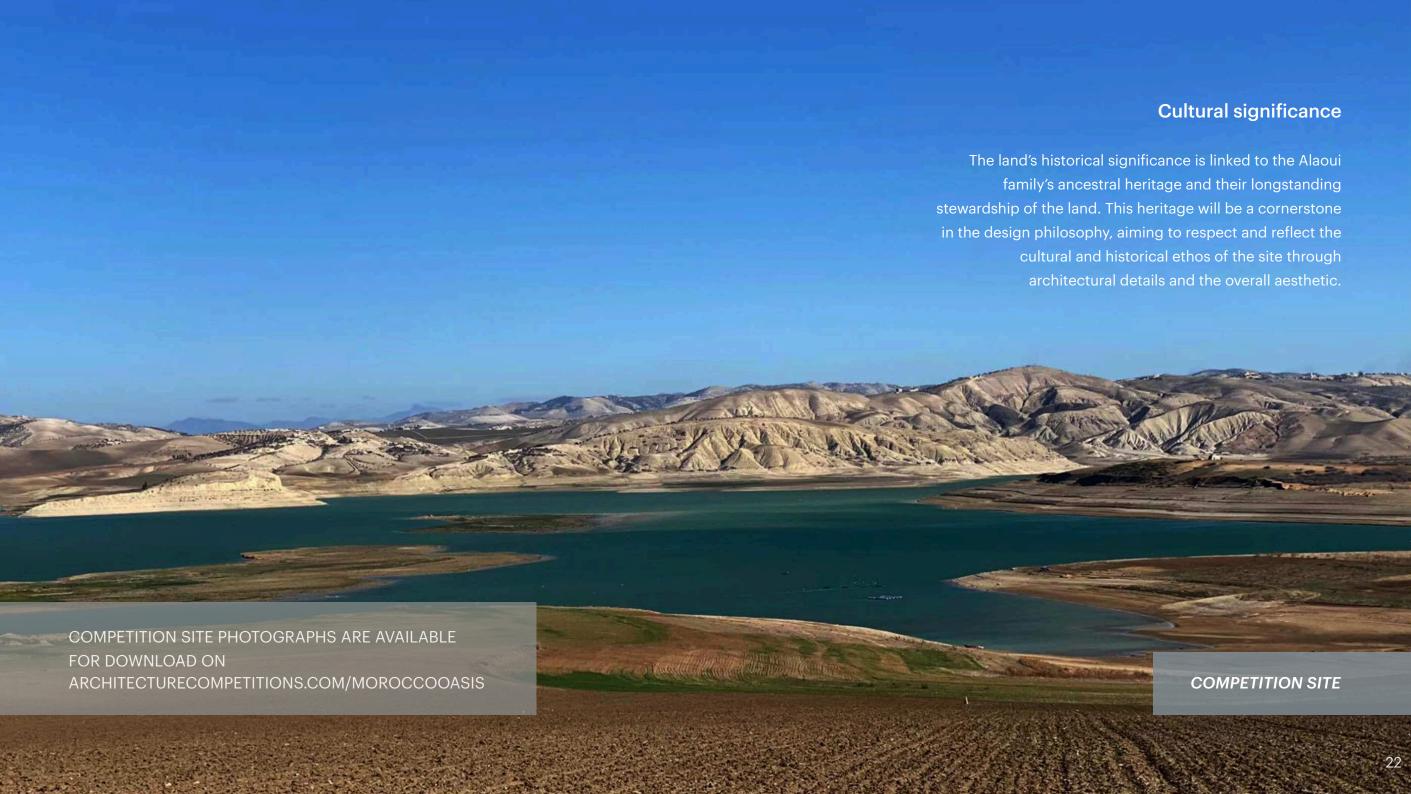
The terrain is characterized by its natural beauty, offering panoramic views and a serene environment that is ideal for the envisioned blend of luxury and sustainability. The site's geography also supports a variety of outdoor recreational activities, which are central to the project's aim of reconnecting with nature.

Climate:

The region experiences a Mediterranean climate, which influences the site's ecological planning and sustainable architectural solutions, such as water management and the use of local flora for landscaping.











Sustainability

Sustainability is a foundational element of the competition brief, emphasizing a harmonious blend of luxury and environmental stewardship. Participants are tasked with designing a retreat that not only meets the highest standards of comfort and elegance but also exemplifies sustainability in every aspect. The following sustainability requirements and principles must be integrated into the project design:

Energy efficiency and renewable energy:

The retreat must incorporate solar panels to harness solar energy, supporting all electrical needs. This approach underlines the commitment to renewable energy sources, reducing the carbon footprint and ensuring the project's sustainability.

Water management:

Water conservation is paramount. The project should include systems for collecting, recycling, and reusing water for irrigation and other non-potable uses.

Reservoir tanks are essential to store water efficiently, and innovative solutions for water conservation should be explored.

Sustainable agriculture:

The retreat will directly use produce from the land, emphasizing the connection between the kitchen and the surrounding agricultural activities. Design proposals should integrate spaces for organic farming, which could include gardens for vegetables, herbs, and fruit trees, supporting the retreat's self-sufficiency and sustainability goals.

Local materials and craftsmanship:

The use of local materials such as wood, clay, stone, limestone, concrete, timber, and traditional construction techniques is encouraged to reduce transportation emissions and support the local economy. Collaborating with local artisans and craftsmen for the construction and interior design promotes cultural sustainability and craftsmanship.

Environmental integration and preservation:

Designs must respect the natural landscape, integrating the built environment without disrupting the existing flora and fauna. The architecture should blend with the surroundings, maintaining the natural beauty and biodiversity of the site.

Waste management:

Proposals should include strategies for waste reduction, segregation, recycling, and composting to minimize the retreat's environmental impact.

Sustainable transportation:

While not directly mentioned in the brief, considering the impact of transportation to and from the retreat is crucial. Proposals could suggest measures to encourage the use of electric vehicles, including charging stations, or the use of bicycles and walking paths within the retreat.

Cultural sustainability:

Respecting Islamic architectural values and the Moroccan heritage, the design should offer a modest exterior that reveals a luxurious experience within, embodying the principles of modesty and humility towards nature and the local community.

Biodiversity and green spaces:

The design should enhance biodiversity, including the reintroduction and protection of native species in landscaping plans. Creating green spaces, gardens, and habitats for local wildlife supports ecological balance and provides guests with immersive natural experiences.

By weaving these sustainability principles into the fabric of the retreat, participants will contribute to a legacy of environmental stewardship, social responsibility, and architectural excellence that honors the vision of the Alaoui family and sets a new benchmark for luxury retreats in Morocco and beyond.

Project budget requirements

The estimated budget for the project is set at €1,500,000. This figure should serve as a general guideline for competition participants. While detailed cost analysis and specific pricing specifications are not required for the competition submissions, participants are encouraged to adopt a cost-effective approach in their design proposals. The emphasis should be on demonstrating financial prudence through the use of innovative and practical solutions that align with the architectural objectives while keeping expenses within a reasonable range.

Prizes

Monetary awards

Total prize fund

10,000 € + Realisation

3 winning proposals recipients and 6 honorable mentions will be selected. Buildner will award a total of 10,000 € in prize money to competition winners as follows:

1st Prize **7,000 €**

2nd Prize **2,500 €**

3rd Prize **500 €**

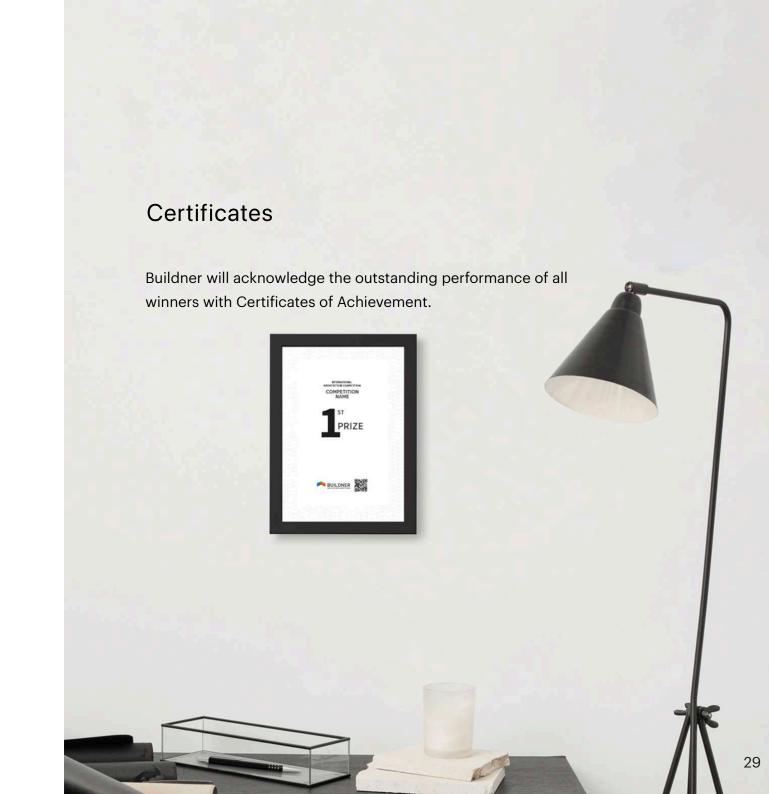
+ 6 honorable mentions

Prizes

Construction

The client has expressed an intention to realize the project for the Moroccan Oasis Architecture

Competition. All winning designs will be put forward for consideration in the final implementation of the design.



Publicity campaign

Media

Buildner's publicity campaign offers extensive exposure to the architectural community, ensuring that the results of the competition are seen by a vast audience:

BUILDNER'S

TWO MILLION

The results are published on buildner.com, a leading website in the architecture industry, attracting over one million unique visitors annually. Additionally, the campaign extends to Buildner's social networks, which boast over 800,000 followers combined, and through newsletter campaigns reaching over 200,000 subscribers.

BUILDNER

EXTENSIVE MEDIA NETWORK

Buildner leverages an extensive network of media industry leaders to publish the competition results. This broadens the audience further, ensuring that participants' work is showcased across multiple platforms known for their influence and reach in the architecture and design sectors.

Publicity campaign

Interview & Movie

After participants submit their project, they have the opportunity to upload a questionnaire (in writing) and a video about themselves on the Buildner project upload panel, up to five days before the results announcement. The specific submission deadline is indicated in the project upload panel.

These submissions are **OPTIONAL** but highly recommended in case the project is selected amongst the winners to maximize the publicity and media attention their work will receive.

Questionnaires and videos will be published for winners and honorable mentions with the competition results on Buildner's website.

Videos will be published for all participants, including winners, on Buildner's YouTube channel.

Read more about:



The interview – architecturecompetitions.com/interview



The video submission – architecturecompetitions.com/submit-movie

Explore the movies received from Buildner Architecture Competition winners and honorable mentions here - youtube.com/@buildner

Competition schedule

Preliminary registration deadlines

- Early Bird Registration

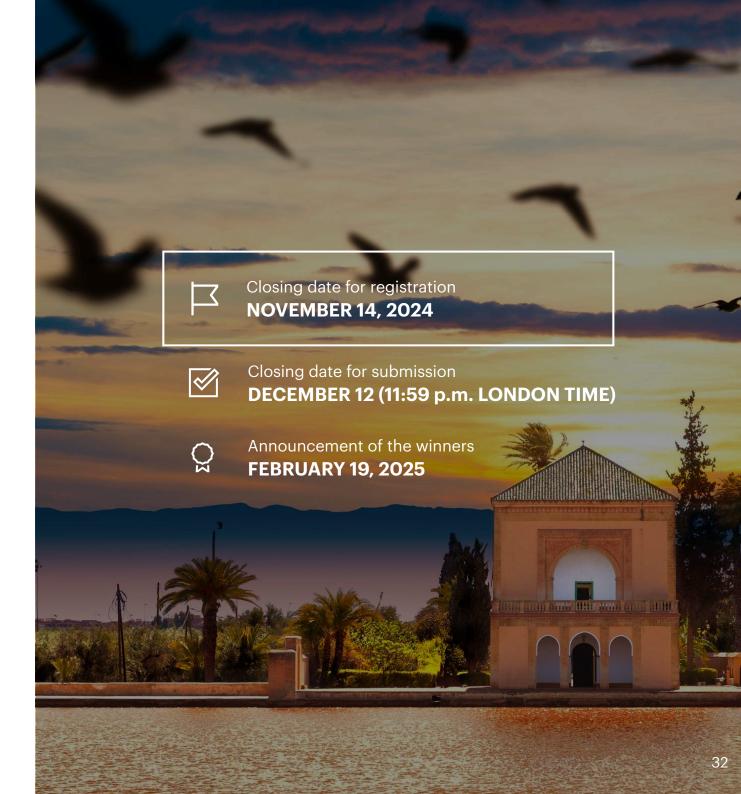
 MAY 27 JUNE 27
- Advance Registration
 JUNE 28 SEPTEMBER 19
- Last Minute Registration

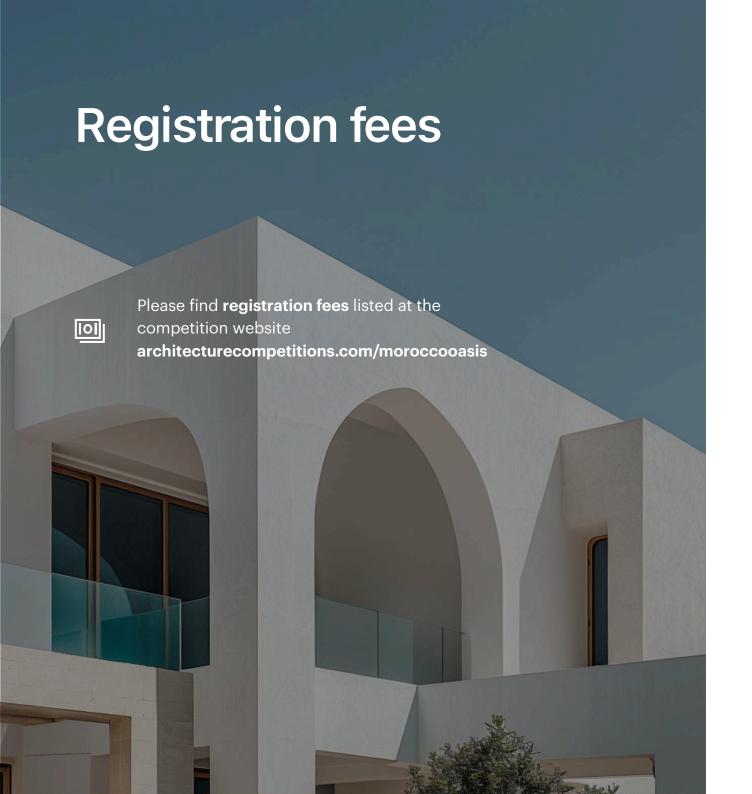
 SEPTEMBER 20 NOVEMBER 14

It is still possible to participate in this competition after the preliminary deadlines, however, a higher late registration fee will be charged.

Closing date for questions & answers **NOVEMBER 19, 2024**

In order to guarantee equal opportunities to all competition participants, no new questions will be answered after this deadline!





Discounts for architecture students

Buildner Architecture Competition Organisers would like to hear from representatives of universities, schools, and colleges offering architecture/design studies.

Contact us to receive special student rates for group registration (discount applies for 3+ registrations from one university/school), as well as further information and support to get your students involved in architecture competitions.

Send us a request from your university email address along with basic information about you and your university/school. Please note that only recognized university staff can apply for the reduced student rate.

\Diamond

Buildner Architecture University rankings

Explore the Buildner's list of the world's 1000+ most competitive architecture universities –

architecturecompetitions.com/architecture-university-rankings

Submission requirements

Participants are required to upload four (4) A2
landscape-orientated presentation boards
(must not exceed 10MB per board) with sketches,
renderings, plans, sections, elevations, diagrams,
and/or other presentation tools to explain their
proposal.

up to 4 panels







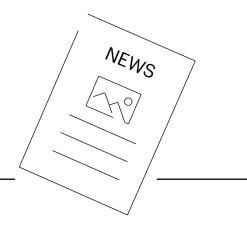


- · No video files are accepted.
- All information provided in writing must be in English.
- All submissions must be uploaded via the architecturecompetitions.com upload panel. Access information and instructions on how to upload the presentation board will be issued to participants via email immediately after successful registration.
- Presentation boards must not indicate any information related to individual's/team's identity.

Participants who do not comply with the requirements will be disqualified without refund.

Participants can choose and upload one project preview image from their presentation that best describes their project.

- The project preview image would need to be at least 2000x1680 pixels large, orientated horizontally, no more than 10 MB in size, and in jpg/jpeg format.
- The project preview image will be used for promotional materials to showcase the project in case the project is selected as the winner.
- Please note: the competition jury will not see the selected project preview image.



Recommended submission content

Site integration:

A detailed illustration showing how the proposed design integrates with the rural and historical context of the Moroccan landscape near Fes. This should reflect the proposal's alignment with both the natural environment and the rich cultural heritage of the area.

Concept designs:

High-quality concept designs that ensure all aspects of the proposal meet the standards set in the design brief. These designs should clearly show how the architecture blends traditional Moroccan elements with modern sustainability practices.

Detailed plans and sections:

Submission of comprehensive plans and sections, along with multiple internal and external perspectives. These should demonstrate the spatial quality of the proposed buildings, operational needs, and accessibility considerations.

Environmental and climate considerations:

A demonstration of the project's feasibility concerning environmental impact, climate conditions of the region, lifecycle of the materials, and responsible sourcing and use of construction materials.

Operational and maintenance plans:

Detailed descriptions of the proposed construction methods, materials, functional aspects, and management and maintenance plans. An explanation of how the project will address energy usage, sustainability, indoor environmental quality, and logistical concerns.

Visualizations:

Artistic impressions that capture the essence of the proposal within the breathtaking Moroccan landscape, emphasizing how the design respects and enhances the historical and modern significance of the region.

Presentation deliverables set

- Context plan (suggested scale 1:500 or 1:1000)
- Elevations (suggested scale 1:50)
- Sections (suggested scale 1:50)
- Floor plans (suggested scale 1:50)
- Enlarged sections and elevations highlighting key spaces or relationships (suggested scale 1:10)
- Details (suggested scale 1:5):
 - Envelope
 - Key materials
 - Site or landscape
- Axonometrics providing information on building systems or illustrating key architectural concepts
- Perspectives
 - Primary interior spaces
 - Primary site locations

- · Diagrams
 - Circulation
 - Public versus private space
 - Lighting
 - Landscaping
 - Transportation
 - Energy systems

Please note the PRESENTATION DELIVERABLES SET listed above is a suggestion only. Participants can choose to use the entire list, a selection from it, or propose a completely different set that would explain their design in the most efficient manner.

Presentation preliminary review

For more than ten years, Buildner has analyzed and rated thousands of architecture competition project submissions. Trust us when we say — the quality of your presentation is vital to convince a jury team of your design intent, and there are several graphic and representational factors that can make it or break it. We can help you make it right!

Buildner can review your presentation and give you valuable feedback!

Participants are welcome to submit their competition presentation draft panel/s **before submitting it/them** as a final competition entry for a preliminary review.

Within 1–3 days, our team will analyze your presentation panel/s and rate them on predefined criteria points, as well as add valuable written feedback on how you can improve your final competition submission.

Find out more here - architecturecompetitions.com/reviews



Jury

The jury panel members list and biographies are published at

architecturecompetitions.com/moroccooasis

Participants are advised to research both the working site and previous similar case studies as part of the design process. For each competition, 6–9 jury panel members are selected. Buildner reserves the right to add/remove the jury panel members at any moment.

Jury members shall under no circumstances be contacted by competition participants or their representatives. Participants who attempt to contact jury members shall be disqualified.

All competition-related communications should be carried out solely with Buildner staff.

For any questions, please contact us at contact@buildner.com

Morocco Oasis Retreat is project competition, which encourages participants to test or redefine the boundaries of architecture. The jury may choose to reward projects that show a high degree of creativity, even if they breach competition guidelines, as long as this is justified.

Buildner is committed to selecting the most qualified industry professionals to comprise its jury panels. Jury panels consist of architects, in addition to professionals from other professional backgrounds that are relevant to the competition topic, to guarantee the most objective competition results.

You may find the invited jury list from **previous** competitions here – architecturecompetitions.com/guest-jury

Eligibility

The competition is open to all. No professional qualifications are required. Design proposals can be developed individually or by teams (4 team members maximum).

People who have direct personal or professional relationships with jury panel members or organisers may not participate in this competition.

Competition documentation

The following information is available for download on

- architecturecompetitions.com/moroccooasis · Full competition brief
- · Site and context photographs and videos
- Site plan

All information can be downloaded as often as required; no additional information or materials will be provided after registration.

The brief and all associated documentation for this competition are created for the sole purpose of an academic exercise and are not legal documents.

The provided materials, or alternatives, can be used, created, or sourced at the participant's discretion.

Media partners

A full list of media partners who have committed to present the competition winners in their publications can be found at architecturecompetitions.com/moroccooasis

For potential media partners who are also interested in covering the present competition and its winners, please contact us at contact@buildner.com

Competition press kit (in English) and banners are available at architecturecompetitions.com/moroccooasis/press



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APPENDIX

Moodboard and and inspirational resources

The following resources were provided by the clients, Almamoun Benmira and Hamza Benmira, as sources of inspiration for competition participants:

These resources are not mandatory for the competition entries but are provided as suggestions for possible directions.

Participants are encouraged to explore these themes as they see fit, developing their unique interpretations and innovative approaches to the design brief.



Keywords

- Elegant
- Brutal
- Modest
- Patio
- Inside madrassa/riad
- Gardens
- Structure layers
- Open spaces
- Connection outside
- Entertainment (cinema)
- Courtyard
- Concrete walls
- Blend nature architecture
- Functional spaces

- Staff courts
- Safety from outsiders
- Hillside staird
- Open floor plan
- Indoor outdoor
- Open floor plan
- Indoor outdoor
- Elevator
- Drama
- Spectacular landscape
- Vibe internal walls (steel)
- Elevated feeling
- Timeless family home
- Private (senctuary heaven)

- Spaces in space
- Personality
- Emotional attachment
- Glamorous
- Sensual
- Poetic silent
- Luxury rental
- Short stay rental
- Office space
- Botanic garden
- 3 or 4 levels
- High sailings
- Wood
- Clay

- Stone
- Limestone
- Concrete
- Timber
- Steel
- Starphire glass
- Mud brick
- Rammed earth.

- https://www.youtube.com/watch?v=PRzDGWCh72A&list=PL14IGt99SdHA9SX_OA5h6ANXAoi64U91F&index=4
- https://www.youtube.com/watch?v=vgYQgvwzSvI&list=PL14IGt99SdHA9SX_OA5h6ANXAoi64U91F&index=6
- https://www.youtube.com/watch?v=D4vfl611Edg&list=PL14IGt99SdHA9SX_OA5h6ANXAoi64U91F&index=7
- https://www.youtube.com/watch?v=dOoe WgkbPY&list=PL14IGt99SdHA9SX OA5h6ANXAoi64U91F&index=8
- https://www.youtube.com/watch?v=IFTdAS3hY4s&list=PL14IGt99SdHA9SX_OA5h6ANXAoi64U91F&index=15
- https://www.youtube.com/watch?v=BSqy3lBvprM&list=PL14IGt99SdHA9SX_OA5h6ANXAoi64U91F&index=19
- https://www.youtube.com/watch?v=On_lxD47mFc&list=PL14IGt99SdHD0gS-1cRH2eF6B8cjc0CLc&index=7
- https://www.youtube.com/watch?v=6R8IWLL_wEc&list=PL14IGt99SdHD0gS-1cRH2eF6B8cjc0CLc&index=8
- https://www.youtube.com/watch?v=etqSWXfXg8g&list=PL14IGt99SdHD0gS-1cRH2eF6B8cjc0CLc&index=9
- https://www.youtube.com/watch?v=TJY8WeV5GrU&list=PL14IGt99SdHD0qS-1cRH2eF6B8cjc0CLc&index=10
- https://www.youtube.com/watch?v=mQL_oDITgx4&list=PL14IGt99SdHD0gS-1cRH2eF6B8cjc0CLc&index=23
- https://www.youtube.com/watch?v=GqdrUiatTRc&list=PL14IGt99SdHD0gS-1cRH2eF6B8cjc0CLc&index=35
- https://www.youtube.com/watch?v=uD1ti4o2ch4&list=PL14IGt99SdHCn2UBm9QFYQlFer78MHkIu
- https://www.youtube.com/watch?v=xruBH3yVgxs&list=PL14IGt99SdHCn2UBm9QFYQIFer78MHkIu&index=30
- https://www.youtube.com/watch?v=SQm8KDiMmjE&list=PL14IGt99SdHCn2UBm9QFYQIFer78MHkIu&index=31