

## Explanatory Note

**PROJECT:** New Building for the Karin Dom Foundation  
**STAGE:** International Architectural Design Competition  
**CLIENT:** The Karin Dom Foundation

1. The design proposal has been developed according to the competition brief provided by the Karin Dom Foundation.

The site of the potential development benefits from a central location (being part of the extended central part of Varna). The plot also benefits from rich greenery including various tree species within its borders.

There are two high school dormitories located next to the site's north-west and north-east borders.

2. The project aims to accommodate the Foundation's facilities within a new building located on the suggested plot. Positioning the children's center at the south-east part of the site benefits the preservation of as much greenery as possible while creating a secured garden area to the front of the building.

This underlines the approach to the entrance and gives opportunities to develop an open-air recreational playground within the setting of the existing trees.  
The outline of the building follows the allowed regulation lines.

3. Vehicular approach to the center and the underground car park is available from the south-west part of the site (Prilep Street) using a ramp.  
There is a space secured for short stays in the front courtyard located just before the approach to the ramp.
4. Design and functionality of the current suggestion

The building consists of one underground level, a ground floor and two upper floors with an open and accessible green rooftop. The height of the building reaches 12.7 meters.

### 4.1 Ground floor

Ground floor is indicated as  $\pm 0.00$  which equals 159.00.

It covers area of  $836.85\text{m}^2$  (including the inner yard which covers  $97.63\text{m}^2$ ).

The entrance to the building is positioned at the north-west elevation.

It directs to the reception and waiting area of the building, playing area, coat hanger as well as conversation nook for parents and therapists.

Other facilities and services located at the ground floor are:

- Medical center with an independent access located next to the main entrance to the building.
- Early Intervention Center
- Hydrotherapy Unit
- Physiotherapy Center
- Inner Yard

Each level of the building is supplied with toilet facilities for children and adults including a disabled access unit.

All the levels are accessible through a main staircase located at the reception zone, additional staircase at the south-east area of the building and an elevator.

Most of the facilities of each level are accessible through a corridor which circulates around the inner yard. At places there the corridor changes in width to provide various spaces with different use.

The width of the corridor is usually 1.50 meters.

All parts of the building are provided a disabled access.

Height of the ceiling is 4.00 meters.

#### 4.2 The First floor (+4.20) contains of:

- Montessori Center
- Center for Family-mediated Intervention
- Center of Diagnostics and Therapy
- Area for games and recreational use

The height of the ceiling varies between 3.00-3.30 meters

#### 4.3 Second Floor (+7.70) contains of:

- Administration
- Training Center
- Green accessible Roof

The height of the ceiling reaches 3.00 meters while the Training Hall reaches 3.80 meters in height.

The staircases and the elevator provide access to the green roofing space which gives opportunity for more facilities. The planting varies – there are flower beds, bushes, bamboo and trees (reaching no more than 2.00-2.50 in height).

The Underground level (-3.20meters) consists of 20 car parking bays and warehouses as well as room facilitating Ventilation equipment as well as heating and provides reuse of rainwater.

Height of the ceiling is 2.6 0meters and 3.00 meters in places. A staircase and an elevator at the level lead to the reception area.

The building's construction is mainly reinforced concrete with beams and columns and floor. The walls are built in ceramic bricks and an insulation with final layer of plaster.

Inner walls are built in ceramic bricks.

Different rooms and facilities have different finishing interior materials according to the needs and services provided.

1 200 000 EURO