# **EXPLANATORY NOTE**

## concerning

# INTERNATIONAL ARCHITECTURE COMPETITION FOR SCHEMATIC DESIGN OF A NEW BUILDING FOR KARIN DOM FOUNDATION



**MAIN OBJECTIVES** of the presented project for the new Karin Dom Foundation building:

- Creating a balanced functioning organism, harmoniously integrated in the urban environment
- Integration of all functional parts of the building into a single whole
- Fluidity the feature of one enwironment to penetrate into another, to convey its qualities
- Creating functional, communication and social connections and a green system
- Creating an energy independent and economical SUSTAINABLE BUILDING

The **MAIN PRINCIPLE** of the project is **SUSTAINABILITY**.

The project provides:

- Accessibility spatial, social, financial
- Conditions and interest for different social and age groups
- Environmental protection natural and anthropogenic

 Protecting the interests of future generations - which we create with action or inaction here and now must retain the right of choice for future generations.
The main approach of the project is the HOLISTIC APPROACH.

Its main feature is integrity.

This means solving the individual tasks in their entirety and interconnectedness - temporal, functional, spatial, systematic and methodical.

### **INDICATORS:**

- Floor area on the underground floor 979 sq.m
- Gross floor area on the above-ground level 2476 sq.m, including:
  - Entrance (terrain) level 979 sq.m
  - First floor 740 sq.m
  - Second floor 430 sq.m
  - Third floor 327 sq.m
- Square in front of the main entrance 215 sq.m
- Underground parking ramp 116 sq.m
- Fence 190 m; 47sq.m
- Total landscaped area within the plot and the building 2030 sq.m, including:
  - Landscaped area within the plot (outside the building) 874 sq.m
  - Landscaped playground 160 sq.m
  - Landscaped green roof usable terraces 283 sq.m
  - Green roof with solar panels 558 sq.m
  - Internal landscaping within the building 155 sq.m
  - Number of parking spaces in the underground parking 21 cars and 10 becycles
  - Approximate construction value EUR 1 347 000.

In this type of public buildings with extended functionality, at least 15% of the total built-up area are walls and structural elements; min 20% are for internal building communications (corridors, staircases, elevators, lobbies, vestibules, etc.); 35sq.m of underground space is required for one parking space (incl. walls, construction and communication areas).

In view of the above and in implementation of the set functional program, the total gross floor area (underground and above ground) achieved by the project is distributed as follows:

• total built-up area - underground and above-ground - 3455 sq.m, incl.

- walls and structural elements 520 sq.m;
- internal building communications (corridors, stairs, elevators, lobbies, hallways, etc.) - 700 sq.m
- area of the underground living area required for 21 parking spaces 735 sq.m
- bright usable areas (excluding internal building communications) 2235 sq.m

In the competition program, the total built-up areas do not take into account the required areas for sanitary facilities on each floor; walls and structural elements (15%), internal communications (corridors, staircases, elevators, lobbies, vestibules, etc.) (20%); the necessary area, depending on the minimum required number of the parking spaces (20-25), etc.

In this sense, the priority of the project, presented here, is to execute the correctly set program as areas and functions, at the expense of a larger, but functionally needed space.

The main approach to the new building is from Prilep Street, which is urban and architecturally designed to attract and strongly lead visitors to the interior space. In the concave space in front of the entrance there is a small landscaped square that provides a smooth transition and a harmonious "inside-out" connection.

The reception of the new building is designed as a spacious space with horizontal and vertical overflow spaces. The reception room also serves as a horizontal and vertical distribution communication space.



The layout of the individual functional units is as follows:

# UNDERGROUND LEVEL

- U1 PARKING (21 cars and 10 becycles)
- U2 WAREHOUSES AND HEATING/ VENTILATION ROOM
  - UNDERGROUND PARKING RAMP
  - STAIRCASE AND ELEVATOR

## ENTRANCE LEVEL

### A - RECEPTION

- A1 Reception
- A2 Play area for children
- A3 A waiting area
- A4 Conversation nook for parents and therapists
- A5 Coat hanger for visitors

STAIRCASE AND ELEVATOR

# TOILETS

**B - TOY LIBRARY** 

- I MEDICAL CENTER
  - I1 Doctor's office
  - I2 Waiting room
  - 13 Manipulation room
  - I4 Electrotherapy facilities

# **C - PHYSIOTHERAPY**

- C1 Main physiotherapy room
- C2 Rebound Therapy Room
- C3 Occupational therapy room
- C4 Physiotherapy warehouse

#### D - MONTESSORI CENTER

- D1 Dressing vestibule
- D2 Room for Group Activities
- D3 Room for group activities for children with special needs
- D4 Bedroom for children to rest
- D5 Separate toilet for children
- D6 Kitchenette

### E - HYDROTHERAPY UNIT

- E1 Swimming pool for individual and group therapy
- E2 Changing rooms
- E3 Baby gym/ toddler room

## FIRST FLOOR

## F - CENTER FOR DIAGNOSTICS AND THERAPY

- F1 Multisensory room
- F2 Rooms for individual work
- F3 Diagnostic room
- F4 Auxiliary room
- F5 Music therapy room
- F6 Art therapy room
- F7 Staff room
- F8 Room for individual work with parents
- F9 Sensorimotor room
- F10 Demonstration kitchen

### **G - EARLY INTERVENTION CENTER**

- G1 Early intervention team room
- G2 Family counseling room

# H - CENTER FOR FAMILY-MEDIATED INTERVENTION

- H1 Vestibule
- H2 Small+ Room
- H3 Room of Rainbow group
- H4 Auxiliary room

#### STAIRCASE AND ELEVATOR

TOILETS

M – GREEN ROOF – TERRACE

M – GREEN ROOF - SOLAR PANELS

#### SECOND FLOOR

- J TRAINING CENTER
  - J1 Seminar hall
  - J2 Toilets to the visitor halls
  - J3 Kitchenette for preparing coffee breaks
  - J4 Coffee break area

- J5 Warehouse to the Training center
- J6 Office for training team

N - SERVER ROOM

STAIRCASE AND ELEVATOR

TOILETS

M – GREEN ROOF - TERRACE

M – GREEN ROOF - SOLAR PANELS

# THIRD FLOOR

**K - ADMINISTRATION** 

- K1 Accountancy
- K2 Development team office
- K3 Meeting room and group activities with parents/ volunteers
- K4 Director's office
- K5 Management office

L - STAFF REST AREAS

- L1 Staff lunchroom
- L2 Dressing room

STAIRCASE AND ELEVATOR

#### TOILETS

M – GREEN ROOF - TERRACE

# M – GREEN ROOF - SOLAR PANELS

The transport connection to the underground parking is via a ramp with a direct connection to the adjacent street. The approach is in close proximity to the square in front of the main entrance and allows for a short car stop and wait. The internal connection at the underground level with the rest of the building is via stairs and an elevator.

The construction is reinforced concrete. The walls are structural - suspended facade (curtain walls) with slabs of natural stone and glass. This is followed by stone wool insulation and gypsum boards (plasterboards).

Provided materials in the interiors and exteriors arein pastel, calm and neutral colors.

It relies primarily on natural lighting.

Plastic broken volumes favor fully usable roofs. The roofs are fully landscaped, shaped like usable terraces. A large part of the roofs at different levels are intended for

the installation of solar panels, fully oriented to the south for maximum efficiency and achieving energy independence of the building.

The interior spaces are also decorated with extensive landscaping.

The proposed design solutions are the basis for the certification of the building as a **green sustainable building**.

# MAIN FEATURES of the presented project:

- Harmonious and logical incorporation of the new building in the urban context
- Fully completed functional program
- Green, energy independent and economical SUSTAINABLE BUILDING
- Plasticity of volumes and intensive interaction of spaces in the context of functional context
- Balance and interconnectedness of functions social, communication, educational, economic and aesthetic
- Specific architectural image

