

EXPLANATORY NOTE

Architectural Proposal: Schematic Design “Karin Dom – Next 20 Years”

1. CONTENTS

2. ARCHITECTURAL PROPOSAL

- 2.1. General description
- 2.2. Urban context, site, and plot characteristics
- 2.3. Architectural concept and Site plan
- 2.4. Accessibility scheme
- 2.5. Landscape

3. SPATIAL CONCEPT

- 3.1. Spatial scheme
 - general dimensions
 - built-up area per floor
 - built-up/usable area per unit of the functional program
 - doors and windows

4. ESTIMATED BUDGET /based on approximate average quantities/

- 5.1. Construction works
- 5.2. Interior and exterior finishes and enclosures

ARCHITECTURAL AND PLANNING PROPOSAL

2.1 . General description:

The following schematic design is motivated by investment initiative of the “Karin dom” Foundation NGO. The organization offers professional social, educational and medical services to children with special needs and their families. The NGOs knowledge and experience are shared and developed further through trainings, seminars and conferences.

The raise in number of families in need of qualified support, of employed medical specialists and the diversifying of offered services during the past 23 years have grown out of the current building’s capacity making the functioning of the center harder.

The aim of this schematic design is the development of a functionally clear space, meeting the specific needs of “Karin dom”, enabling for easier accessibility and efficiency of medical and professional interventions, creating new opportunities for learning, training and sharing, thus creating clear vision for future development.

2.2. Urban planning and land plot characteristics

The plot is situated in the extended central area of Varna city, in immediate proximity to main transportation artery bul. Tsar Osvoboditel, which connect the Sea Garden and the Center with the West part of the city.

The plot borders:

- To Northwest – on existing high school dormitory and across Kiril Shivarov str., on Spartak Stadium
- To Northeast – on existing high school dormitory
- To Southwest – on the building of the Territorial Design Organization Varna

- To Southeast – on the Specialized Hospital for Ocular Diseases for Active Treatment
- The area of the regulated land plot is 2450 sq. m. The plot is approximately rectangular in shape and its longer side is predominantly in Northwest – Southeast direction, its shorter side borders on the street access. The topography of the plot is gently sloped in South direction. The landscape is rich and diverse in different types of plants. The close proximity of the Black sea is creating local circulation of the ground layer of air – regional breeze winds.

Urban planning parameters and restrictions are visualized in plan, section and axonometric view in the brief and are implemented in the design. Representing as follows:

2.3. Architectural concept (Design Concept)

First level:

Clear floor height: $H= 3,50$ m.

Built-up area: 1 248 кв.м

The spatial organization of the design is utilizing the natural decline in the plot's topography.

In this way the first level of the building is subterranean in its northwest part, where its ceiling is only 1.00 m above terrain level, gaining a strip of natural light and air for the space dedicated to underground parking, technical HVAC and storage premises, staircase and elevator.

In the southeast end of the plot the first floor is entirely above ground, inviting natural light via mainly south exposure to sun. This part of the floor is housing the Hydrotherapy Unit (E) and the Physiotherapy. On this floor are also located 3 independent toilets with sinks, one of which fitted for handicapped.

The Hydrotherapy Unit is oriented to south, thus the swimming pool and the baby gym are generously filled with light throughout the day. The whole perimeter of the façade is glazed in full height openable windows (sliding or folding), enabling visual connection between inside and outside during winter and the seamless connection between garden and pool in summer, creating a multisensory experience.

3. Architectural Layout per Floors

3.1 Spatial Parameters:

3.1.1. In the following tables is noted the built area according to floor, the functional centers occupying the respective section of the floor, as well as the built area of each of the separate spaces that these centers consist of:

Built area of the spaces pertaining to the centers on level 1- underground/floor one							
Underground Parking (U)		Physiotherapy (C)		Hydrotherapy (E)		Overall	
space	square meters	space	square meters	space	square meters	space	square meters
U1	620	C1	84	E1	106	corridor	26,5
U2	91	C2	25	E2	38	elevator	5,5
		C3	25	E3	16	staircase	19
		C4	25	corridor	10	restrooms	19
		corridor	18				
Overall	711	Overall	177	Overall	170	Overall	70

Built area of the spaces pertaining to the centers on level 2- groundfloor							
Reception (A); Toyroom (B)		Montessori (D)		Medical Center (I)		Overall area	
space	square meters	space	square meters	space	square meters	space	square meters
A1;A2;A3;A4;A5	123	D1	12	I1	18	elevator	5,5
		D2	62	I2	10	staircase	19
		D3	51	I3	5	restrooms	12,5
		D4	42	I4	14		
		D5	10	I5	26		
B	24	D6	12	corridor	10		
		corridor	24				
Overall	147	Overall	213	Overall	83	Overall	37

Built area of the spaces pertaining to the centers on level 3							
Center for Diagnostics and Therapy (F)		Center for Family Intervention (H)		Center for Early Intervention (G)		Overall	
space	square meters	space	square meters	space	square meters	space	square meters
F1	23	H1	12	G1	30	corridor	34
F2	60	H2	45	G2	21	elevator	5,5
F3	23	H3	42			staircase	19
F4	8	H4	13			restroom	12,5
F5	18						
F6	18						
F7	27						
F8	12						
F9	32						
F10	25						
Overall	246	Overall	112	Overall	51	Overall	71

Built area of the spaces pertaining to the centers on level 4							
Educational center (J)		Administration (K)		Staff rest spaces (L) и Servers (N)		Overall	
space	square meters	space	square meters	space	square meters	space	square meters
J1	126	K1	17	L1	27	corridor	31
J2 restroom	12,5	K2	21	L2	44	elevator	5,5
J3	14	K3	24	N	6	staircase	19
J4	43	K4	25				
J5	18	K5	20				
J6	30						
Overall	243,5	Overall	107	Overall	77	Overall	55,5

Built area of the spaces pertaining to the under-roof level	
Roof terrace	
space	square meters
Overall	480
with the potential to be enclosed in the future	286

Achieved parameters:

No	Parameters	units	Achieved in the project
1	Area of RLP	square meters	2571
	Built area on first level – mezzanine/ground floor	square meters	1128
	Built area second level	square meters	480
	Built area third level	square meters	480
	Built area fourth level	square meters	483
2	Density of built-up area	%	46
3	Green space	square meters	1200
4	Greenery coefficient	%	49

5. Budget

No	RLP	cost /EURO without VAT
1	Investment project - technical and schematic project - including all consultants	100 000,00
2	Organization of the building site	
	- temporary fencing, pertaining street reorganization; documentation, chemical toilets, etc.	4 870,00
	- utilities expenses during construction - water, electricity, etc.	2 620,00
	Overall preliminary construction site organizational expenses:	7 490,00
3	Excavation and building site preparation	
4	Loadbearing construction	
	- reinforced concrete construction	395 000,00
	- metal roof construction	89 500,00
	Overall for loadbearing construction costs:	484 500,00
5	Enclosures and finishes	
	non-loadbearing partitions	56 800,00
	roof enclosure materials and labor	63 460,00
	floor finishes	14 900,00
	wall finishes	58 340,00
	system installation services	49 230,00
	painting services	28 500,00
	specialized pool finishes, wooden deck material	77 270,00
	Parapets and light fencing	12 150,00
	Overall for enclosure and finishes:	360 650,00
6	Window frames	133 280,00
7	Elevator	48 740,00
8	Installations	
	electrical systems+electricity dependent equipment	38 450,00
	water system	23 300,00
	sewage system	14 050,00
	heating system+radiators	47 200,00
	equipment for the installation systems: gas boiler, boiler systems, back-up power supply, etc.	33 730,00
	Overall installations:	156 730,00
9	Furnishing and equipment	
	equipment of bathrooms, kitchens, swimming pool, bath water therapy	28 900,00
	room furnishings	62 700,00
	Overall for furnishing and equipment:	91 600,00
10	Landscaping	
	Playgrounds and exterior facilities	13 760,00
	Greenery and landscaping	2 200,00
	Overall for landscaping:	15 960,00
11	Costs associated with the external system connections - as pertaining to the investor's commitment	3 300,00
12	Safety Assessment Report, EIA Report, Construction Supervision, State Charges for Coordination and Commissioning	19 750,00
13	Reserves and contingencies unaccounted for at the conceptual stage	30 000,00
	OVERALL COST without VAT:	1 452 000,00

