



## 1. SHORT EXPLANATORY NOTE (SUMMARY OF THE PROJECT)

Site of the project is localised in the defined development which creates an urban quarter. New building is going to close it. The decision to place it parallel to Territorial Design Organisation building was made in order to generate as much courtyard area as possible. Access to the building is made via Prilep street. Walkway leads pedestrians in to the central area of the Karin Dom where in arcade are entrances to the Reception, Montessori center and Medical center.

**Our main focus was to design as accessible building as it is possible.** The real space where visitors are going for therapies accommodate on two floors which limits the usage of vertical circulation to minimum. We grouped units into the two categories - physical and therapeutical. Physical ones are localised on the ground floor - it is crucial for people with difficulties in movement to stay on one level of the building.

**We designed two, open to all users, exterior areas.** The one localised on the ground floor is active oriented - stimulating to play. On the roof, we designed large garden with small bushes and ivy hanging from pergolas.

Form of the building is modern. Post and slab construction gives possibility to flexibly change interior if needed.

## 2. APPROXIMATE VALUE FOR IMPLEMENTATION OF THE COMPETITION PROJECT

- A. Total value for implementation - 1,452,000 EUR  
(one million four hundred and fifty two thousand euro) excluding VAT
- B. Total value for full contract for design - 100,000 EUR  
(one hundred thousand euro) excluding VAT

**ATTENTION:** FULL TECHNICAL DESCRIPTION OF THE PROJECT FROM PAGE 2

### 3. FULL EXPLANATORY NOTE

#### A. Urban planning

Site of the project is localised in the defined development with two building of Dormitories and one Specialized Hospital for Ocular Diseases for Active Treatmen cornering it form three sides. The idea is to close that quarter with the new building. We decided to make it perpendicular to Specialised Hospital for Ocular Diseases for Active Treatmen (which makes it paralell to the Territorial Design Organisation building). In which case the courtyard between all neighbour building is the biggest.

The height difference between two extreme values of the site is about 2,6 meters. We localised zero of our project on the heighest point 59,35 m to avoid potential problems with water retention.

The height of the building meets maximum range and never exceed above 15 meters measured from the ground level surrounding it up to the cornice.

Other maximum range Lines are distances from the site Lines are preserved.

ID	NAME	AREA (M2)
1.	PROPERTY AREA	2450,34
2.	UNDERGROUND NET FLOOR AREA	952,56
2.1	UNDERGROUND GROSS FLOOR AREA	1110,64
2.2	TECHNICAL AREA UNDER SWIMMING POOL	90,81
2.3	RAMP	67,61
3.0	ABOVE-GROUND GROSS FLOOR AREA	2304,40
4.	LANDSCAPE AREA	795,94
5.	LANDSCAPE % COVERAGE OF AREA	32,48%
6.	NUMBER OF PARKING SPACES	21

#### B. Access to the building

Due to the competiton requirements acces to the building is via Prilep Street from the nort-west side. To enter Karin Dom pedestrian need to go via arcade walkway which turns to the left. In wide arcade there are entrances to the Reception, Montessori Center and Medical Center. Standing in front of the entrance visitors can see courtyard behind glass. Access to the building is on one level with the building so it is seamlessly accessible for wheelchair users.

The entrance to the garage is from the same side as pedestrian one. Behind garage doors there is a 20% decrease ramp which leads to the underground part of the building.

#### C. Underground part

In the underground there are twenty-one parking spaces. Two of them are accessible for people with disabilities. Light height of the underground part is 2,90 m with local reductions to 2,60 m.

There is a place for warehouses and technical rooms (ventilation, heating, water adjacent).

There is also a technical space under the swimming pool - which in our opinion is necessary to be provided to avoid potential risk of technicall problems and water damage on the joints of insulation and construction.

There is a staircase in the middle of the garage - easily accesible. It has fire vestibule.

## **D. Landscaping**

We kept as much greenery as it was possible. Mainly on the ends of the site area. Designing such object requires space and it is impossible to avoid cutting trees. We propose new plantings.

## **E. Green Areas**

We designed two, open to all users, exterior areas.

The one localised on the ground floor is active oriented - stimulating to play. There are provided swings, toys, small mountain to play. Apart from that there are benches, gazebos, raised garden beds. This Area is accessible not only from Montessori Center and main reception but also from physiotherapy unit so it becomes an important part of the building. The border between exterior and interior is blurred.

On the roof, we designed large garden with small bushes and high grasses placed in concrete bowls (there is no green roof to avoid unnecessary costs). The main part of the roof is a wooden pergola - post and lintel construction with ivy hanging from it. It was designed to avoid overheating of the building in summer. Also it creates calm atmosphere ideal for relax and Quick stroll. There are more function localised on the roof Such as ping pong Area, Board Games Area or playdeck.

## **F. Architectural form**

Building is three storeys tall.

Height of the -1. floor - 3,45 m (2,9 m light height with local reductions to 2,6 m)

Height of the 0. floor - 4,20 m (3,0 m light height, 3,3 m light height on the escape route, 3,5 m light height in the physiotherapy areas pointed out in functional program of the brief)

Height of the 1. floor - 4,20 m (3,0 m light height)

Height of the 2. floor - 3,85 m (3,0 m light height)

Total height of the building up to the cornice (from „zero”) - 12,92 m

Total length of the building - 51,76 m

Total width of the building - 20,0 - 22,6 m

Building is in the modernist style - it corresponds with the surroundings. Also in our opinion classical principles of the le Corbusier Architecture serves well for the building of this function:

1. Free plan makes building flexible and gives possibility of change if needed
2. Wide windows provide insolation
3. Flat roof with big terrace for maximum usage of the space

The elevation on the west, north and south side is orthogonal and refer to surrounding buildings. On the east side it meander and create a cascading facade providing sun insolation for playground on ground floor. Moreover this cascades creates terrace on the second storey which serves as rest space for Training center and staff.

## **G. Function**

Our main focus was to create as accessible building as it is possible. The real space where visitors are going for therapies accommodate on two floors which limits the usage of vertical circulation to minimum. We grouped units into two categories - physical (manual therapy) and therapeutical.

Physical ones (+ units that are required to be on the ground floor due to the brief), are localised on the ground floor - it is crucial for people with difficulties in movement to stay on one level of the building. Therapeutical units are localised on the second storey., We are aware that people with difficulties in movement may also need therapy but we limited vertical circulation to only two storeys.

On the third storey there is localised only administration unit.

PHYSICAL UNITS+REQUIRED ON THE 0.FLOOR		THERAPEUTICAL UNITS	
A. RECEPTION		F. CENTER FOR DIAGNOSTIC AND THERAPY	
B. TOY LIBRARY		G. EARLY INTERVENTION CENTER	
C. PHYSIOTHERAPY		H. CENTER FOR FAMILY-MEDIATED INTERVENTION	
D. MONTESSORI CENTER		J. TRAINING CENTER	
E. HYDROTHERAPY UNIT			
I. MEDICAL CENTER			

### SUMMARY OF AREAS

ID	NAME	AREA (M2)
<b>-1. FLOOR - GARAGE</b>		
-1.1	VESTIBULE	3,3
-1.2	STAIRCASE	27,96
-1.3	UPKEEP ROOM	4,92
N	SERVER ROOMS	9,38
U1	PARKING	912,35
U2A	WAREHOUSES	27,43
U2B	VENTILATION/HEATING/SERVICES ROOM	66,35
U2C	TECH. AREA UNDER SWIMMING POOL	90,81
<b>0. FLOOR - GROUND FLOOR</b>		
0.1	TOILET VESTIBULE	4,38
0.2	SINK VESTIBULE (WOMEN)	2,35
0.3	TOILET (WOMEN)	2,04
0.4	SINK VESTIBULE (MEN)	2,35
0.5	TOILET (MEN)	1,94
0.6	ACCESSIBLE TOILET	5,12
A	RECEPTION	188,45
B	TOY LIBRARY	23,77
C1	MAIN PHYSIOTHERAPY ROOM	87,99
C2	REBOUND THERAPY ROOM	19,25
C3	OCUPATIONAL THERAPY ROOM	19,37

ID	NAME	AREA (M2)
C4	PHYSIOTHERAPY WAREHOUSE	25,35
C5	PHYSIOTHERAPY TOILET	6,11
D0	ENTRANCE VESTIBULE MONTESSORI	3,77
D1	DRESSING VESTIBULE	14,65
D2	ROOM FOR GROUP ACTIVITIES	60,53
D3	ROOM FOR GROUP ACTIVITIES 2	39,03
D4	BEDROOM FOR CHILDREN TO REST	38,97
D5A	SINK VESTIBULE (WOMEN)	1,95
D5B	TOILET (WOMEN)	1,96
D5C	SINK VESTIBULE (MEN)	1,9
D5D	TOILET (MEN)	1,91
D6	KITCHENETTE	7,73
E1	SWIMMING POOL FOR THERAPY	100,96
E2A	CHANGING ROOM (WOMEN)	9,03
E2B	SHOWERS (WOMAN)	6,21
E2C	TOILET (WOMAN)	4,05
E2D	CHANGING ROOM (MAN)	12,28
E2E	SHOWERS (MAN)	9,27
E2F	TOILET (MAN)	5,38
E3	BABY GYM/TODDLER ROOM	20,43
E3A	GATE/VESTIBULE	4,96
I1	DOCTOR'S OFFICE	14,75
I2	WAITING ROOM	13,25
I3	HAZARDOUS WASTE PREMISES	4,06
I4	MANIPULATION ROOM	12,69
I5	ELECTROTHERAPY FACILITIES	19,39
<b>1. FLOOR</b>		
1.1	STAIRCASE	37,51
1.2	HORIZONTAL COMMUNIATION	108,94
1.3	TOILET VESTIBULE	5,96

<b>ID</b>	<b>NAME</b>	<b>AREA (M2)</b>
1.4	SINK VESTIBULE (WOMEN)	5,81
1.5	TOILETS (WOMEN)	6,72
1.6	ACCESSIBLE TOILET	4,83
1.7	SINK VESTIBULE (MEN)	3,26
1.8	TOILETS (MEN)	8,56
1.9	UPKEEP MAINTENANCE ROOM	2,76
1.10	MOBILITY EQUIPMENT AND LOCKERS	3,79
F1	MULTISENSORY ROOM	23,74
F2	ROOMS FOR INDIVIDUAL WORK	54,63
F3	DIAGNOSTIC ROOM	24,78
F4	AUXILIARY ROOM	6,28
F5	MUSIC THERAPY ROOM	18,53
F6	ART THERAPY ROOM	18,5
F7	STAFF ROOM	28,22
F8	ROOM FOR INDIV. WORK WITH PARENTS	11,66
F9	SENSORIMOTOR ROOM	29,57
F10	DEMONSTRATION KITCHEN	17,58
G1	EARLY INTERVENTION TEAM ROOM	26,29
G2	FAMILY COUNSELING ROOM	18,39
H1	VESTIBULE	9,38
H2	SMALL+ROOM	43,86
H3	ROOM OF RAINBOW GROUP	34,5
H4	AUXILIARY ROOM	9,28
J1	SEMINAR HALL	112,26
J2A	TOILET VESTIBULE	3,14
J2B	SINK VESTIBULE (MEN)	2,72
J2C	TOILET (MEN)	1,78
J2D	ACCESSIBLE TOILET	4,81
J2E	SINK VESTIBULE (WOMEN)	2,72
J2F	TOILET (WOMEN)	1,78

ID	NAME	AREA (M2)
J3	KITCHENETTE FOR COFFEE BREAKS	7,08
J4	COFFEE BREAK AREA	37,06
J5	WAREHOUSE TO THE TRAIN. CENTER	14,1
J6	OFFICE FOR TRAINING TEAM	26,12
L1	STAFF LUNCHROOM	24,15
L2	DRESSING ROOM	21,38
L2A	DRESSING ROOM TOILET	7,2
<b>2. FLOOR</b>		
2.1	STAIRCASE	37,51
2.2	HORIZONTAL COMMUNICATION	16,83
2.3	TOILETS VESTIBULE	5,97
2.4	SINK VESTIBULE (WOMEN)	5,81
2.5	TOILETS (WOMEN)	4,48
2.6	ACCESSIBLE TOILET	4,83
2.7	SINK VESTIBULE (MEN)	3,26
2.8	TOILETS (MEN)	5,7
2.9	WAREHOUSE 1	5
2.10	WAREHOUSE 2	7,36
K1	ACCOUNTANCY	18,4
K2	DEVELOPMENT TEAM OFFICE	24,75
K3	MEET. ROOM WITH PAREN./VOLUNTEERS	35,91
K4	DIRECTOR'S OFFICE	24,15
K5	MANAGEMENT OFFICE	18,43

## H. Construction

Building is in post and slab structure with 8,4 m span between the posts between 1 to 6 axis, and 8,7 m between 6 to 7 axis. There are strengthening walls for the staircase and ramp to the underground part of the building. Construction material is concrete.

Construction thickness of slabs = 25 cm

Construction size of posts =  $\varnothing$ 45 cm

Construction thickness of walls = 20 cm (25 cm in garage)

## **I. Installations**

There are two main installation shafts of the building (axis 3 and 5). There are also local shaft for water supply and canalisation. Ventilation of the building is mechanical. There are provided installation spaces for horizontal ventilation ducts inside the suspended ceilings. In the underground part of the building there is provided space for heating and ventilation room. Also there is a space for water adjacent.

## **J. Materials**

### **Exterior**

Materials used in project are both - local and natural. We decided to use stone cladding on the walls which can be seen in monuments such as Dormition of the Mother of God Cathedral. It is contrasted by a dark, graphite aluminium profiles of windows with highly reflective glass (for safety reasons). Windows have glyphs made with anthracite stainless steel. Exterior posts have a graphite concrete finishing.

The pergolas on the top of the building, exterior wall leading into the entrance of the building, third storey have wooden deck finishing as it is warmer and more welcoming material. Also terraces floors and pergolas are made with wood.

For walkway we decided on grey concrete pavement. For vehicles it will be asphalt.

### **Interior**

We used rubber floor covering in variety of colors in the circulation and lobby area. As long as we don't want to visually overload children we also don't want to make Karin dom look like a medical facility. There are adequate color on the walls (easily washable wallpaper). Railings will be provided on the corridors.

There is suspended ceiling in every room - light height depends on function of the room.

All finishing will be tailored for the specific needs. The building has a space for accommodation a ceiling track hoist.

## **K. Energy efficiency**

The building will meet the requirement for sustainable construction projects. It is possible to develop more green solutions such as ground heating or photovoltaic panels in accordance to the budget in the development process. Adjacent to the communal installation are provided.

## **L. Lighting**

Building is designed with wide and high windows that give a great insolation to the interiors.

## **M. Accessibility**

Building is fully accessible for people with visual, hearing, movement difficulties.