

EXPLANATORY NOTE

Karin dom



There is deep meaning intertwined with the submitted project of „Karin dom“. This is a new building which continues the established symbolism over time. Not only does it evoke history, but it also radiates and gives peace, security and hope.

Karin Dom' has been created to support one of the most vulnerable groups in our society - children with special needs, these „sunny little children“, by providing them with the opportunity to develop their potential, to learn and play among their peers, to grow surrounded with love and care and to have dreams.

The idea of the design project is for the children to accept „Karin Dom“ as a „home“ - their second home - so they always come here with desire and smile.

This is a low-rise building, with the impression of a house nestled amidst the green area. The roof, which is a symbol of safety and protection, is pronounced and emphasized on the facade. The stone white tiling creates a sense of power and security, while the arches, other rounded shapes and greenery have a soothing effect. In this way the architecture influences through the senses, contributes and gives hope to the children for a better life.

The functional plan meets the project requirements, fire safety regulations and all other regulatory standards in force in Bulgaria.

The approach to the site is from the northeast. In front of the building there is a roundabout and a one-lane ramp to the underground level with a slope of 13%. There

is a playground in the southern sunny part of the site. In the western part of the building there is a passage in which are located three independent entrances - to the reception of 'Karin Dom', to the Medical Center and to the Center Montessori. The building consists of a semi-underground level and three levels above the ground. There are two independent staircases provided for evacuation from the levels above the ground. The staircase at the reception is the main staircase. The second staircase, which is for independent access to the medical center, can be used on the second and third level as an additional necessary escape route.

The basement is located at elevation -3.20m and contains storage areas, technical room and parking for 21 cars with 2 parking spaces for disabled people.

At elevation +0.00m = 58.50m is located the entrance to the medical center, Montessori Center and the reception to 'Karin dom'. From the reception room you can reach Physiotherapy, a hydrotherapy unit, a toy library and a staircase for the upper two levels.

At elevation + 4.00m are located the Medical Center, the Center for Diagnostics and Therapy, the Center for Early Intervention, the Center for Family-Mediated Intervention.

At elevation + 8.00m are located Training Center, Administration oriented towards the entrance, Staff Rest Area, Roof Terrace, Server Room.

The building structure is reinforced concrete frame with flat slab and shallow foundation. The lack of beams under the floor slab, allows for the free redistribution of space, depending on the needs of the Foundation and allows the installation of a ceiling lift line. The floor height of the above ground levels is 4m, so the floor-to-ceiling height is 3.60m. The underground level has a floor-to-ceiling height of at least 2.60m. The design of all spaces complies with the requirements for wheelchair accessibility. Two elevators accessible for wheelchairs are provided.

Lighting roof domes which also provide ventilation have been designed. The building relies almost entirely on natural light. Velux roof windows were used for the last level.

The facade is ventilated, with stone tiling on dry installation. Two of the roofs, at elevation +8.00m are green and are used for a terrace.

The existing high tree vegetation at the end of the site serves as a natural sun barrier during hot summer days.

For ecological heating, the energy needs of the building can be additionally served by renewable energy sources such as the use of geothermal through heat pumps.

Gross built area underground and above ground = approximately 2400 sq.m (2396 sq.m)

Estimated value of construction for 2400 sq.m = EUR 1200000 excluding VAT.