

# Covernote:

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## - Concept

The design concept of "CityGiant" originates from the understanding of the site and the objectification of the abstract impression of the site. Here, it seems that an invisible giant has always been hidden. People wander in the giant's body, pass through a series of spaces formed by the giant's body, try to piece together the whole picture of the giant in the exploration, and leave a series of vague memories in the end.

Of course, buildings need to show the technological progress of human beings to a certain extent, and the Spirituality of human civilization may be also important in this era. We hope to show the particularity of the project while meeting the universal needs, so as to protect the diversity of precious architectural designs.

## - Key points

Under the premise of ensuring a complete architectural form and orderly spatial order, it is our design focus to organically integrate so many functions. We believe that the visual impression brought by architectural forms can enhance people's feelings and stimulate people's curiosity and creativity.

In terms of space design, we hope to ensure the following two points: the sense of direction and security brought by a broad vision; and the natural transition between different spaces. For example, use the terrain to hide the parking lot under the line of sight, use the single-storey height to introduce the sight of the rehearsal hall into the library, use the movable folding door to connect the theater and the yard, etc.

It should be emphasized that we also want to retain some of the spatial impressions in the original memory and integrate them into new designs: such as mottled tree shadows and high and low staggered yards. In the design, the way to control the entry of light is the basis for us to establish a spatial order and integrate different functions. When people move in buildings, the way light enters provides a clear sense of direction, guiding people's body movements and sight movements, and then naturally creating interaction between spaces.

## - Method

The design of "CityGiant" is based on the following premise: a design language with monumental sanctity, which can bring exploratory spatial experience and form a deep scene impression, and conforms to building regulations.

The new building is located on the west side of the site and is connected to the original building through a tower. The main entrance of the building is located on the ground floor of the tower, facing ул. Генерал Гурко / General Gurko str.. Along ул. Цар Иван Асен / Tzar Ivan Assen str., the trees are basically preserved, and the new parking lot and secondary (non-public entrance) are located here. The entrance of the original building is still retained and used as a secondary entrance (public entrance) and barrier-free entrance.

The ground floor of the new building maintains the same height as the original building ( $\pm 0,00\text{m} = +207,32$ ), and has three stairwells: the public stairwell at the north entrance; the staff stairwell at the south; and the stairwell located on the west side and only serves the main theater.

The tower is the highest part of the new building and is the main transition space connecting the original building and the new building. Each floor of the tower is directly connected to the original building, from the underground warehouse to the foyer on the ground floor, and then to the rehearsal space. At the same time, the tower is also the main service space of the new building. While connecting each floor, public space and staff space are distinguished by different stairwells.

People can pass through the ground floor of the tower, pass through the entrance zone, and come to the new yard in the direction of the cafe, which is the southwest side of the site. The new yard surrounds the main hall and is divided into three parts: the north side, the west side and the south side.

In the yard, most of the trees are completely preserved. People can bring a cup of coffee to cool down here, or rest and wait here before the performance. While preserving people's memories of the yard as much as possible, the new yard has also become an extended space for the new main hall. The yard occupied by the new building was not deleted, but moved to the top floor of the building as a new roof terrace and summer outdoor theater. A small cafe and souvenir shop are also located on the top floor to serve the outdoor space here.

The new building has three theaters: the main hall on the ground floor; the open air stage on the roof terrace; and the half-open air stage connecting the third to fifth floors of the building (the roof terrace).

The main hall is connected to public spaces such as the entrance hall and the yard through the corridors on the north and south sides. At the same time, the main hall is connected to the backstage space and storage room on the basement floor through the stairwell on the west side. The main hall has a flexible seat system, which is divided into four components: I. Retractable - Seating System (Seat system that can be extended

from the wall); II. Folding - Seating System (Seat system that can be folded under the floor); III. Rolling - Seating System (store in the warehouse); IV. Regular chairs & table (store in the warehouse).

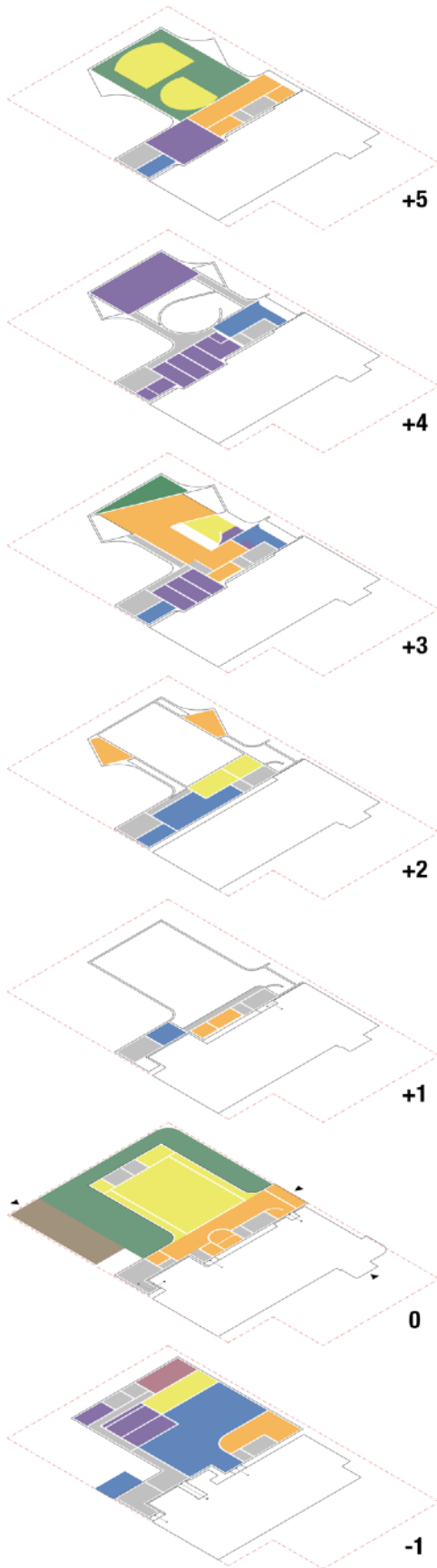
The open air stage is located on the roof terrace, which has a very good view, surrounded by trees while overlooking the mountains and the city. Users can build a temporary roof here according to their needs, and when there is no performance, it is mainly used as an outdoor yard.

The half-open air stage runs through the inner and outer space of the building, showing the form of a cave. When the sun passes overhead, the shadow moving on the round ladder seat is like a slowly opening theater curtain, hinting at the beginning of the play.

In addition to the theater, the third floor of the building also has different types of public spaces, such as gallery, workshop space, library and outdoor terraces. The shape of the building has been slightly rotated on this floor, which naturally produces these diverse public spaces. On this floor, the change of spatial form enhances people's interaction with buildings. The actors in the rehearsal hall, the crowd in the library, and the trees outside the floor-to-ceiling window, they naturally meet here.

In addition, such as creating sanctity through forms, such as pyramids, Machu Picchu and Teotihuacan, we believe that, buildings are not just a house. The design of "CityGiant" echoes the external environment through orderly internal space and sculpture-like facade facades, guides the interaction between people and buildings through light and human perspectives, creates scenes, forms spatial memories, and embeds them in a memory of the city.

## ISOMETRIC - Room Diagram



### **A - ENTRANCE**

#### **Entrance Zone**

- A01.1 Main stair
- A01.2 Foyer
- A02 Atrium
- A03.1 Welcome Desk and Box-Office
- A03.2 Welcome Desk and Box-Office - Storage
- A04 Cloakroom
- A05.1 WC Men
- A05.2 WC Women
- A05.3 WC Barrier-free

#### **Public Space**

- A06.1 Cafeteria & Bar
- A06.2 Cafeteria & Bar - Kitchen
- A06.3 Cafeteria & Bar - Storage
- A07.1 Shop
- A07.2 Shop- Storage
- A08 Multi-functional Space - Gallery
- A09 Multi-functional Space - Workshop
- A10 Multi-functional Space - Library
- A11 WC - Public

### **B - CENTER ( HALL )**

#### **Main Hall**

- B01 Main hall
- B02 Corridor
- B03 Wings
- B04 Storage
- B05 Sound and light box
- B06 Technical booth

#### **Open Air Stage**

- B07 Stage I.
- B08 Stage II.

### **C - OFFSTAGE**

- C01.1 Dressing room - Men



**A - ENTRANCE**



**B - CENTER ( HALL )**



**C - OFFSTAGE**



**D - YARD**

- C01.2 Dressing room - Women
- C02.1 WC Actors - Men + Shower
- C02.1 WC Actors - Women + Shower
- C03 Makeup room
- C04 Waiting zone
- C05 Rehearsal Space
- C06 Administration
- C07.1 Residential block - Privat
- C07.2 Residential block - Public
- C07.3 Cleaning Supplies Room
- C08 Creative LAB
- C09 WC - Staff

### **D - YARD**

- D01 Yard - Groundfloor
- D02 Yard - Cafe Terrace
- D03 Yard - Roof Terrace

### **E - WAREHOUSE**

- E01 Warehouse
- E02 Warehouse - Loading space

### **F - PARKING LOT**

- F01 Parking Lot

### **G - TECHNICAL ROOMS**

- G01 Heater room
- G02 Technical rooms

### **H - PASSAGEWAYS**

- H01 Passageways - Public
- H02 Passageways - Staff



**E - WAREHOUSE**



**F - PARKING LOT**



**G - TECHNICAL ROOMS**



**H - PASSAGEWAYS**

**TABEL 1/4 : SPATIAL PROGRAMME TABLE / net area**

| ±0,00m = +207,32; MAIN BUILDING HEIGHT=18m; MAXIUM HEIGHT=22m |                        |          |                                       |          |           |                 |                       |  |   |
|---|------------------------|----------|---------------------------------------|----------|-----------|-----------------|-----------------------|--|---|
|   | NR.                    | Function |                                       | Location | Privicy   | Height<br>Brief | Height<br>DESIGN      | Area/ m <sup>2</sup><br>Brief<br>(net) | Area/ m <sup>2</sup><br>DESIGN<br>(net) |
| <b>A</b>  | <b>ENTRANCE</b>        |          |                                       |          |           |                 |                       |  |   |
|   | Entrance Zone          | A01.1    | Main stair                            | 0        | outdoor   | PUBLIC          | -                     | -                                      | 15                                      |
|   |                        | A01.2    | Foyer                                 | 0        | -         | PUBLIC          | 5.00 m                | 10.60 m                                | 27                                      |
|   |                        | A02      | Atrium                                | 0        | -         | PUBLIC          | -                     | 7.60 m                                 | 47                                      |
|   |                        | A03.1    | Welcome Desk and Box-Office           | 0        | -         | STAFF           | -                     | -                                      | 10                                      |
|   |                        | A03.2    | Welcome Desk and Box-Office - Storage | 0        | technical | STAFF           | -                     | -                                      | 7                                       |
|   |                        | A04      | Cloakroom                             | -1       | -         | PUBLIC          | -                     | -                                      | 64                                      |
|   |                        | A05.1    | WC Men                                | +1       | -         | PUBLIC          | -                     | -                                      | 14                                      |
|   |                        | A05.2    | WC Women                              | +1       | -         | PUBLIC          | -                     | -                                      | 9                                       |
|   |                        | A05.3    | WC Barrier-free                       | 0        | -         | PUBLIC          | -                     | -                                      | 7                                       |
|   | Public Space           | A06.1    | Cafeteria & Bar                       | +1, +5   | -         | PUBLIC          | -                     | -                                      | 50                                      |
|   |                        | A06.2    | Cafeteria & Bar - Kitchen             | +1, +5   | -         | STAFF           | -                     | -                                      | 26                                      |
|   |                        | A06.3    | Cafeteria & Bar - Storage             | +1, +5   | technical | STAFF           | -                     | -                                      | 14                                      |
|   |                        | A07.1    | Shop                                  | +5       | -         | PUBLIC          | -                     | -                                      | 14                                      |
|   |                        | A07.2    | Shop- Storage                         | +5       | technical | STAFF           | -                     | -                                      | 5                                       |
|   |                        | A08      | Multi-functional Space - Gallery      | +3       | -         | PUBLIC          | -                     | -                                      | 44                                      |
|   |                        | A09      | Multi-functional Space - Workschop    | +3       | -         | PUBLIC          | -                     | -                                      | 44                                      |
|   |                        | A10      | Multi-functional Space - Library      | +3       | -         | PUBLIC          | -                     | -                                      | 153                                     |
|   |                        | A11      | WC - Public                           | +3, +5   | -         | PUBLIC          | -                     | -                                      | 28                                      |
|   |                        |          |                                       |          |           |                 | <b>A / Subtotal =</b> | <b>200</b>                             | <b>578</b>                              |
| <b>B</b>  | <b>CENTER ( HALL )</b> |          |                                       |          |           |                 |                       |  |   |
|   | Main Hall              | B01      | Main hall                             | 0        | -         | PUBLIC          | 10.00 m               | 10.60 m                                | 220                                     |
|   |                        | B02      | Corridor                              | 0        | -         | PUBLIC          | -                     | 10.60 m                                | 45                                      |
|   |                        | B03      | Wings                                 | 0        | -         | STAFF           | -                     | 10.60 m                                | 24                                      |
|   |                        | B04      | Storage                               | -1       | technical | STAFF           | -                     | -                                      | 55                                      |
|   |                        | B05      | Sound and light box                   | +2       | technical | STAFF           | -                     | -                                      | 29                                      |
|   |                        | B06      | Technical booth                       | +2       | technical | STAFF           | -                     | -                                      | 20                                      |
|   | Open Air Stage         | B07      | Stage I.                              | +3       | outdoor   | PUBLIC          | -                     | Open Air                               | 85                                      |
|   |                        | B08      | Stage II.                             | +5       | outdoor   | PUBLIC          | -                     | Open Air                               | 95                                      |
|   |                        |          |                                       |          |           |                 | <b>B / Subtotal =</b> | <b>365</b>                             | <b>573</b>                              |

|          |                        |                             |            |            |        |   |          |                       |            |
|----------|------------------------|-----------------------------|------------|------------|--------|---|----------|-----------------------|------------|
| <b>C</b> | <b>OFFSTAGE</b>        |                             |            |            |        |   |          |                       |            |
|          | <b>C01.1</b>           | Dressing room Men           | -1         | -          | STAFF  | - | -        | 20                    | 19         |
|          | <b>C01.2</b>           | Dressing room Women         | -1         | -          | STAFF  | - | -        | 20                    | 19         |
|          | <b>C02.1</b>           | WC Actors - Men + Shower    | -1         | -          | STAFF  | - | -        | 10                    | 11         |
|          | <b>C02.2</b>           | WC Actors - Women + Shower  | -1         | -          | STAFF  | - | -        | 10                    | 11         |
|          | <b>C03</b>             | Makeup room                 | -1, +3     | -          | STAFF  | - | -        | -                     | 22         |
|          | <b>C04</b>             | Waiting zone                | -1, +3     | -          | STAFF  | - | -        | -                     | 13         |
|          | <b>C05</b>             | Rehearsal Space             | +4         | -          | STAFF  | - | 3.60 m   | 120                   | 135        |
|          | <b>C06</b>             | Administration              | +3         | -          | STAFF  | - | -        | 36                    | 60         |
|          | <b>C07.1</b>           | Residential block - Privat  | +4         | -          | STAFF  | - | -        | 80                    | 60         |
|          | <b>C07.2</b>           | Residential block - Public  | +4         | -          | STAFF  | - | -        | -                     | 27         |
|          | <b>C07.3</b>           | Cleaning Supplies Room      | +4         | -          | STAFF  | - | -        | ?                     | 6          |
|          | <b>C08</b>             | Creative LAB                | +5         | -          | STAFF  | - | 3.60 m   | -                     | 80         |
|          | <b>C09</b>             | WC - Staff                  | +4         | -          | STAFF  | - | -        | 10                    | 11         |
|          |                        |                             |            |            |        |   |          | <b>C / Subtotal =</b> | <b>306</b> |
|          |                        |                             |            |            |        |   |          |                       | <b>474</b> |
| <b>D</b> | <b>YARD</b>            |                             |            |            |        |   |          |                       |            |
|          | <b>D01</b>             | Yard - Groundfloor          | 0          | outdoor    | PUBLIC | - | Open Air | ?                     | 338        |
|          | <b>D02</b>             | Yard - Cafe Terrace         | +3         | outdoor    | PUBLIC | - | 2.60 m   | ?                     | 48         |
|          | <b>D03</b>             | Yard - Roof Terrace         | +5         | outdoor    | PUBLIC | - | Open Air | ?                     | 168        |
|          |                        |                             |            |            |        |   |          | <b>D / Subtotal =</b> | <b>?</b>   |
|          |                        |                             |            |            |        |   |          |                       | <b>554</b> |
| <b>E</b> | <b>WAREHOUSE</b>       |                             |            |            |        |   |          |                       |            |
|          | <b>E01</b>             | Warehouse                   | All levels |            | STAFF  | - | -        | 600                   | 475        |
|          | <b>E02</b>             | Warehouse - Loading space   | 0, -1      | outdoor    | STAFF  | - | -        | -                     | 25         |
|          |                        |                             |            |            |        |   |          | <b>E / Subtotal =</b> | <b>600</b> |
|          |                        |                             |            |            |        |   |          |                       | <b>500</b> |
| <b>F</b> | <b>PARKING LOT</b>     |                             |            |            |        |   |          |                       |            |
|          | <b>F01</b>             | Parking lot                 | 0          | outdoor    | STAFF  | - | Open Air | -                     | 125        |
|          |                        |                             |            |            |        |   |          | <b>F / Subtotal =</b> | <b>200</b> |
|          |                        |                             |            |            |        |   |          |                       | <b>125</b> |
| <b>G</b> | <b>TECHNICAL ROOMS</b> |                             |            |            |        |   |          |                       |            |
|          | <b>G01</b>             | Heater room                 | -1         | technical  | STAFF  | - | -        | 25                    | 20         |
|          | <b>G02</b>             | Technical rooms             | -1         | technical  | STAFF  | - | -        | ?                     | 20         |
|          | -                      | Reserve area - solar panels | Roof       | technical  | STAFF  | - | Open Air | -                     | 170        |
|          |                        |                             |            |            |        |   |          | <b>G / Subtotal =</b> | <b>25</b>  |
|          |                        |                             |            |            |        |   |          |                       | <b>40</b>  |
| <b>H</b> | <b>PASSAGEWAYS</b>     |                             |            |            |        |   |          |                       |            |
|          | <b>H01</b>             | Passageways - Public        | -          | passageway | PUBLIC | - | -        | -                     | 120        |
|          | <b>H02</b>             | Passageways - Staff         | -          | passageway | STAFF  | - | -        | -                     | 250        |
|          |                        |                             |            |            |        |   |          | <b>H / Subtotal =</b> | <b>-</b>   |
|          |                        |                             |            |            |        |   |          |                       | <b>370</b> |

**TABEL 2/4 : SUMMARY / net area**

|  |                      |   | Brief       | DESIGN                     |
|--|----------------------|---|-------------|----------------------------|
| <b>Area / Total</b>                        | outdoor              | = | <b>200</b>  | <b>899</b> m <sup>2</sup>  |
| <i>Area / Subtotal</i>                     | <i>technical</i>     | = | 95          | 170 m <sup>2</sup>         |
| <i>Area / Subtotal</i>                     | <i>passageway</i>    | = | ?           | 370 m <sup>2</sup>         |
| <i>Area / Subtotal</i>                     | <i>others indoor</i> | = | 1401        | 1775 m <sup>2</sup>        |
| <b>Area / Total</b>                        | indoor               | = | <b>1496</b> | <b>2315</b> m <sup>2</sup> |
| <b>Area / Total</b>                        | indoor + outdoor     | = | <b>1696</b> | <b>3214</b> m <sup>2</sup> |
| <i>Area technical / Area Total indoor</i>  |                      |   | =           | 7%                         |
| <i>Area passageway / Area Total indoor</i> |                      |   | =           | 16%                        |

**TABEL 3/4 : SUMMARY / gross area**

|                             |               |                      |    |                                |
|-----------------------------|---------------|----------------------|----|--------------------------------|
| <b>Competition area</b>     | existing      |                      |    | <b>2.100,00</b> m <sup>2</sup> |
| <b>Built-up area</b>        | existing      |                      |    | <b>571,00</b> m <sup>2</sup>   |
| <b>Built-up area</b>        | maximum       |                      |    | <b>886,00</b> m <sup>2</sup>   |
| <b>Built-up area</b>        | Brief         |                      |    | <b>600,00</b> m <sup>2</sup>   |
| <b>Built-up area</b>        | DESIGN        | Groundfloor          |    | <b>570,00</b> m <sup>2</sup>   |
| Floor area                  | existing      | -                    |    | 1.175,76 m <sup>2</sup>        |
| Floor area (underground)    | existing      | Underground floor    |    | 558,68 m <sup>2</sup>          |
| <b>Floor area in Total</b>  | existing      |                      |    | <b>1.733,78</b> m <sup>2</sup> |
| <b>Floor area in Total</b>  | Brief         |                      |    | <b>1.344,90</b> m <sup>2</sup> |
| Floor area                  | DESIGN        | Groundfloor          | 0  | 570,00 m <sup>2</sup>          |
| Floor area                  | DESIGN        | 1. Floor             | +1 | 120,00 m <sup>2</sup>          |
| Floor area                  | DESIGN        | 2. Floor             | +2 | 250,00 m <sup>2</sup>          |
| Floor area                  | DESIGN        | 3. Floor             | +3 | 500,00 m <sup>2</sup>          |
| Floor area                  | DESIGN        | 4. Floor             | +4 | 450,00 m <sup>2</sup>          |
| Floor area                  | DESIGN        | 5. Floor (Top floor) | +5 | 250,00 m <sup>2</sup>          |
| <b>Floor area/ Subtotal</b> | <b>DESIGN</b> |                      |    | <b>2.140,00</b> m <sup>2</sup> |
| Floor area (underground)    | DESIGN        | Underground floor    | -1 | 700,00 m <sup>2</sup>          |
| <b>Floor area/ Total</b>    | <b>DESIGN</b> |                      |    | <b>2.840,00</b> m <sup>2</sup> |



**TABEL 4/4 :** The preliminary budget

|   |                      |          | I. Building constructions | II. Technical facilities |
|---|----------------------|----------|---------------------------|--------------------------|
| <b>Building</b>   | Groundfloor          | 0        | 557.000,00 BGN            | 167.000,00 BGN           |
|   | 1. Floor             | +1       | 117.000,00 BGN            | 35.000,00 BGN            |
|   | 2. Floor             | +2       | 245.000,00 BGN            | 54.000,00 BGN            |
|   | 3. Floor             | +3       | 490.000,00 BGN            | 145.000,00 BGN           |
|   | 4. Floor             | +4       | 440.000,00 BGN            | 132.000,00 BGN           |
|   | 5. Floor (Top floor) | +5       | 245.000,00 BGN            | 73.000,00 BGN            |
|   | Underground floor    | -1       | 835.000,00 BGN            | 140.000,00 BGN           |
|   | <b>Σ</b>             |          |                           | <b>2.929.000,00 BGN</b>  |
| <b>Σ Subtotal (I. + II.) net cost =</b>                                       |                      |          |                           | <b>3.675.000,00 BGN</b>  |
| Additional construction costs (15%) =   |                      |          |                           | 550.000,00 BGN           |
| <b>Σ Subtotal (I. + II.) net cost (incl. Additional construction costs) =</b> |                      |          |                           | <b>4.225.000,00 BGN</b>  |
| <b>Preparatory measures</b>   | in total             |          | 35.000,00 BGN             |                          |
|   |                      |          | <b>Σ Subtotal =</b>       | <b>35.000,00 BGN</b>     |
| <b>Landscape</b>  | Groundfloor          | 0        | 52.000,00 BGN             |                          |
|   | 3. Floor             | +3       | 5.000,00 BGN              |                          |
|   | 5. Floor (Top floor) | +5       | 18.000,00 BGN             |                          |
|   |                      |          | <b>Σ Subtotal =</b>       | <b>75.000,00 BGN</b>     |
| <b>Interior</b>   | in total             |          | 167.000,00 BGN            |                          |
|   |                      |          | <b>Σ Subtotal =</b>       | <b>167.000,00 BGN</b>    |
| <b>Reserve area - solar panels</b>  | ROOF                 | in total | 60.000,00 BGN             |                          |
|   |                      |          | <b>Σ Subtotal =</b>       | <b>60.000,00 BGN</b>     |
| <b>Σ Total =</b>  |                      |          |                           | <b>4.502.000,00 BGN</b>  |
| (without Reserve area - solar panels)   |                      |          |                           |                          |

\* Please note: All prices will fluctuate with market changes, and the current price reference source is year 2021.