KARIN DOM

The main entrance to Karin Dom site plot is from the northwest. The analysis of the site and overview of the existing vegetation indicates the presence of valuable deciduous tree species along the northwest, southwest and southeast borders of the property. The project design provides a combination of structures that preserve the existing tree species and leaves the available park space in the northwestern part of the terrain intact. Along the border of the property is planned a one-way service street that preserves existing vegetation. At the beginning of the existing park alley is designed the main entrance of the building. The available beautiful linden trees and conifers frame the entrance. The service street transforms into a slope ramp and an underground tunnel from the southeast that provides access to the underground parking of the building. The exit ramp is planned along the northeast border and transforms again into a street that provides access to the ground floor from the northeast.

At the basement of the building are designed an underground parking for 22 cars and warehouse rooms. The structural loads of the building will be reduced by placing Hydrotherapy at basement floor. The natural light for both pools comes from light wells along the entire length of the northwest wall of Hydrotherapy. Walls of light well are sloped to allow even more window surface area. People can access the pools from the main staircase of the building after passing through the changing rooms. A room with storage tanks for rainwater and solar hot water has planned. Hot water will be used mainly for pools, while rainwater will be used for plants watering.

The reception is located at the ground floor of Karin Dom in the central part of the building. At the southeastern part of the ground floor is located the Center Montessori with its separate entrance and adjoining outdoor playground. The Physiotherapy and Medical center are planned at the northwestern part of the ground floor. That floor has a higher clear height, according to the brief requirements.

On the first floor of the building are placed the Center for diagnostics and therapy, the Early intervention center and the Center for family-mediated intervention. Above the reception through the central space of the building there is an atrium, that provides overhead lighting for the interior.

The second floor of Karin Dom consists of a Training center, administration, staff rest areas and roof terrace facing southeast. The combination of many different elements of overhead lighting creates a sense of cathedral illumination and provides a lot of comfort for a coffee break area and other common rest areas. Placing these features at the top floor makes their rental easier.

The vertical communication of the building are one main staircase and one second dispersed evacuation staircase. There are two elevators next to main staircase. They possess a different capacity and serve all levels of the building. On each floor level are planned toilets next to the main staircase.

The volumetric design of the Karin Dom is a combination of five structure with different width, height and roof slope. The structures are shifted so as to preserve existing trees

and at the same time to bring more light into the interior space. This way the existing landscaping flows between the shifted structures. Views of native trees and plants allows for connectivity to nature and landscape overall.

The main glazing of the building is oriented to the southeast and to the northwest. The glazing is provided with a curtain wall façade. Window blinds will be used to prevent from overheating at summer. The material for the roofs, the northeastern and the southwestern façades is a sheet metal cladding with apertures for wall and roof windows. Walls absorb slowly outdoor temperature during the day and release it during the night. On south sloped roofs are planned photovoltaics and solar hot water. Solar panels arrays and high-efficiency LED lighting helps to reduce energy consumption. Low-flow water fixtures reduce water consumption. Where horizontal installation servicing is required, there are suspended ceilings planned. Installation of specific equipment in needed areas is provided. Safety glass railings are planned along the atrium perimeter. The roof terrace as well as the terrace part of Montessori center courtyard have a wooden deck covering. Roof terrace is covered with roof, which has a function of awning that prevents terrace from overheating.

The Built-up areas of Karin Dom are as follows:

Basement floor	700 m²
Ground floor	720 m²
First floor	710 m²
Second floor	520 m²
Attic floor	120 m²
Total Built-up area of the building	**2 770 m²**

The value for the implementation of the project for Karin Dom new building is as follows:

Investment Project Design	100 000 €
Construction supervision and compliance assessment report	20 000 €
Construction and assembly works	330,000 €
Glazing, façade end roof cladding	400,000 €
Installations and infrastructure	250 000 €
Finishing works, equipment and furnishing	350 000 €
The total value for the implementation of the project	**1 450 000 €**