

Karin Dom - Explanatory Note

The design for Karin Dom is for a 4 storey, 15 meters tall building, organised around a central courtyard.

The site has a single point of access for both cars and pedestrians. The drop off is close to the main entrance of the site and the building, in order minimize the area taken over by the service road, while also preserving important clusters of trees.

The superstructure of the project would be constructed out of cast in place, in-situ concrete with brick infill. This approach is a typical, well established and cost effective building method.

The building is fully accessible by all users. Circulation is focused on clarity and efficiency.

Timber louvers are placed on the south facing façade to shade the building's interior, preventing glare and solar gains. Two feature skylights, that also act as seating bring additional light down to the physiotherapy on the ground floor.

Internal finishes would be kept calm and simple, with vinyl floors and white render walls.

DESCRIPTION	WORK PACKAGE	Amount / m ²	Cost / m ²	% of Total	Total Costs (€)
Project Team	Profesional fees			10.0%	145,000
	Preliminaries			5.0%	70,000
Superstructure	Excavation and Earthworks	900	100	6.3%	90,000
	Concrete Works	2400	50	8.4%	120,000
	Roofing	110	35	0.3%	3,850
	Green roof	250	120	2.1%	30,000
Façade and Infill	Brickwork, Blockwork and Masonry	2700	45	8.5%	121,500
	Terraces	550	25	1.0%	13,750
	Cladding and Louvers	350	20	0.5%	7,000
	Doors and Windows	420	50	1.5%	21,000
	Skylights	2	15000	2.1%	30,000
Fitout	Wall Finishes	500	35	1.2%	17,500
	Floor Finishes	2400	35	5.8%	84,000
	Sanitary Fittings	75	25	0.1%	1,875
	Specialised Equipment	100	100	7.0%	100,000
	Mechanical Installations	2900	60	12.1%	174,000
	Electrical Inst. and Lighting Fit.	2900	50	10.1%	145,000
	Landscapeing	743	30	1.6%	22,290
	Swimming Pool	50	400	1.4%	20,000
Risk	Contingency			10.0%	150,000
	Price and design risk			5.0%	70,000
Estimated Total				100%	1,436,765