

IDEJNO ARHITEKTONSKO RJEŠENJE_POS_VRGORAC_2020





IDEJNO ARHITEKTONSKO RJEŠENJE_POS_VRGORAC_2020

POSTOJEĆE STANJE

Situacija

PROJEKTIRANO STANJE

Situacija

Tlocrt suterena

Tlocrt prizemlja

Tlocrt 1.kata

Tlocrt 2.kata

Tlocrt 3.kata

Tlocrt 4.kata

Tlocrt krova

Presjek 1-1

Južno pročelje

Sjeverno pročelje

Istočno pročelje

Zapadno pročelje

Katalog stanova

Iskaz površina i urbanističkih parametara

Vizualizacije



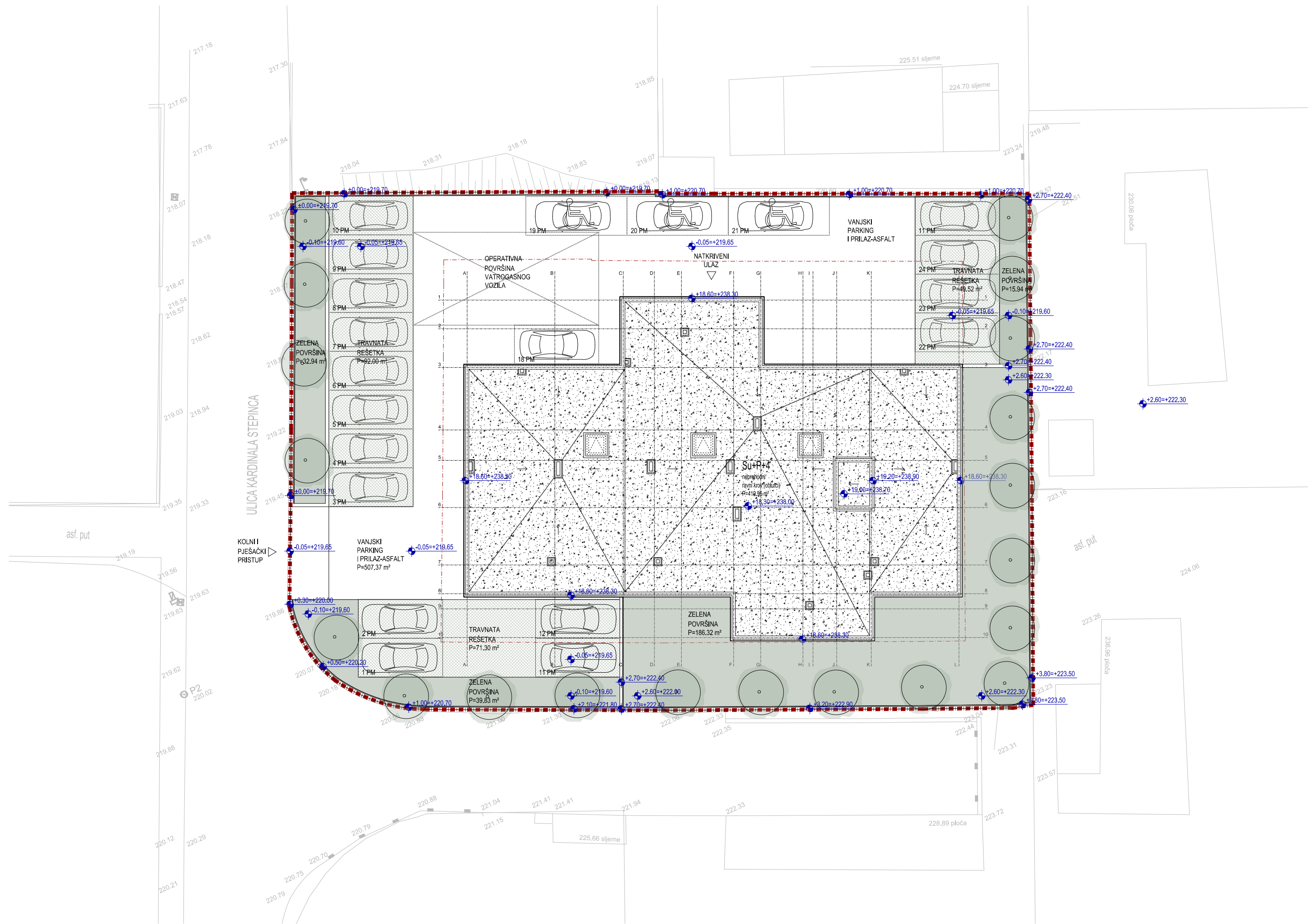
R.K. ±0.00 = A.K. +219.70

0 1 5 10

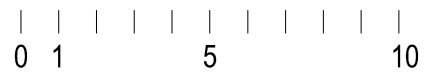
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SITUACIJA_POSTOJEĆE STANJE

POS_VRGORAC_2020



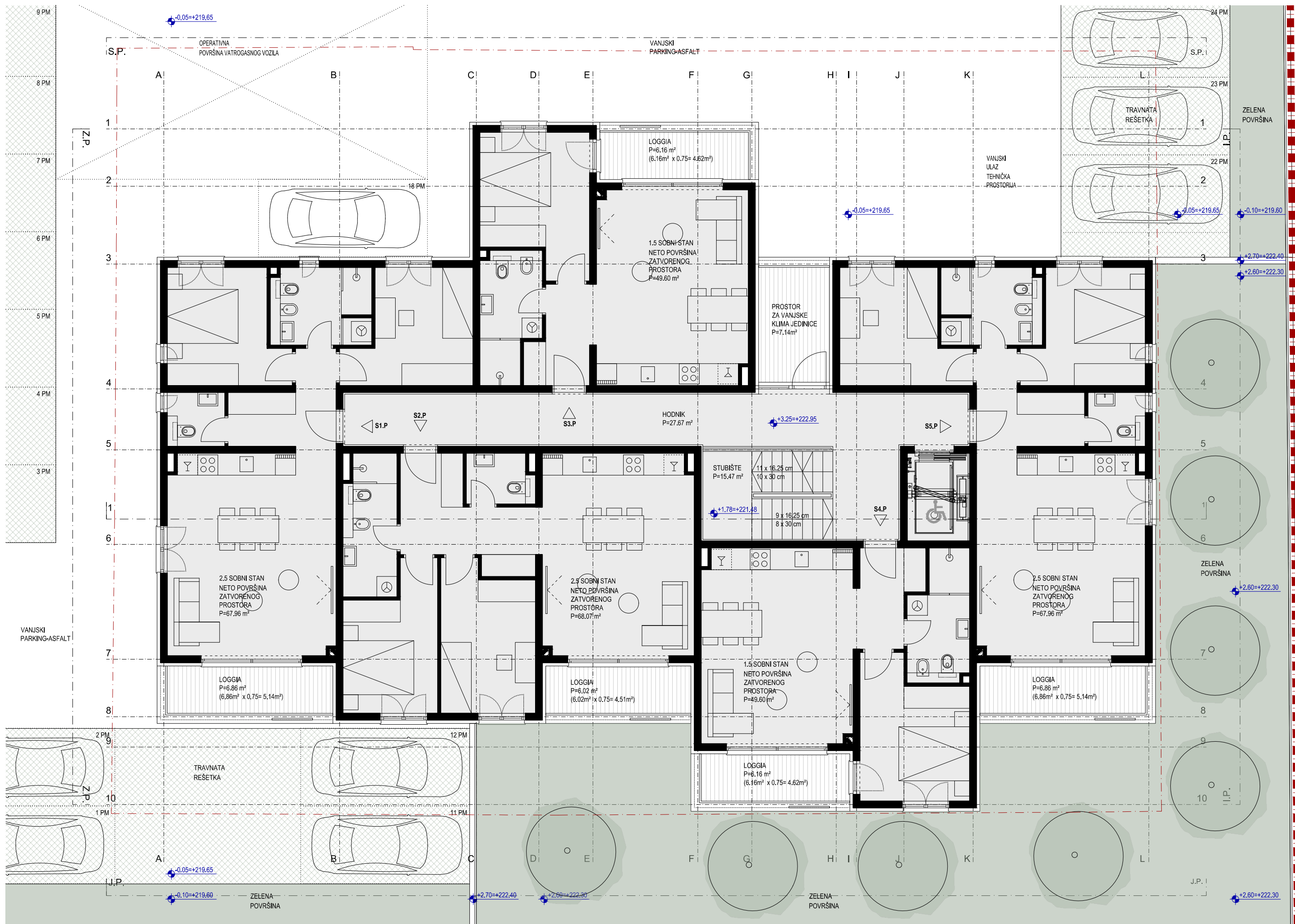
R.K. $\pm 0.00 = A.K. +219.70$



M1:200

SITUACIJA_PROJEKTIRANO STANJE

POS_VRGORAC_2020



R.K. ±0.00 = A.K. +219.70

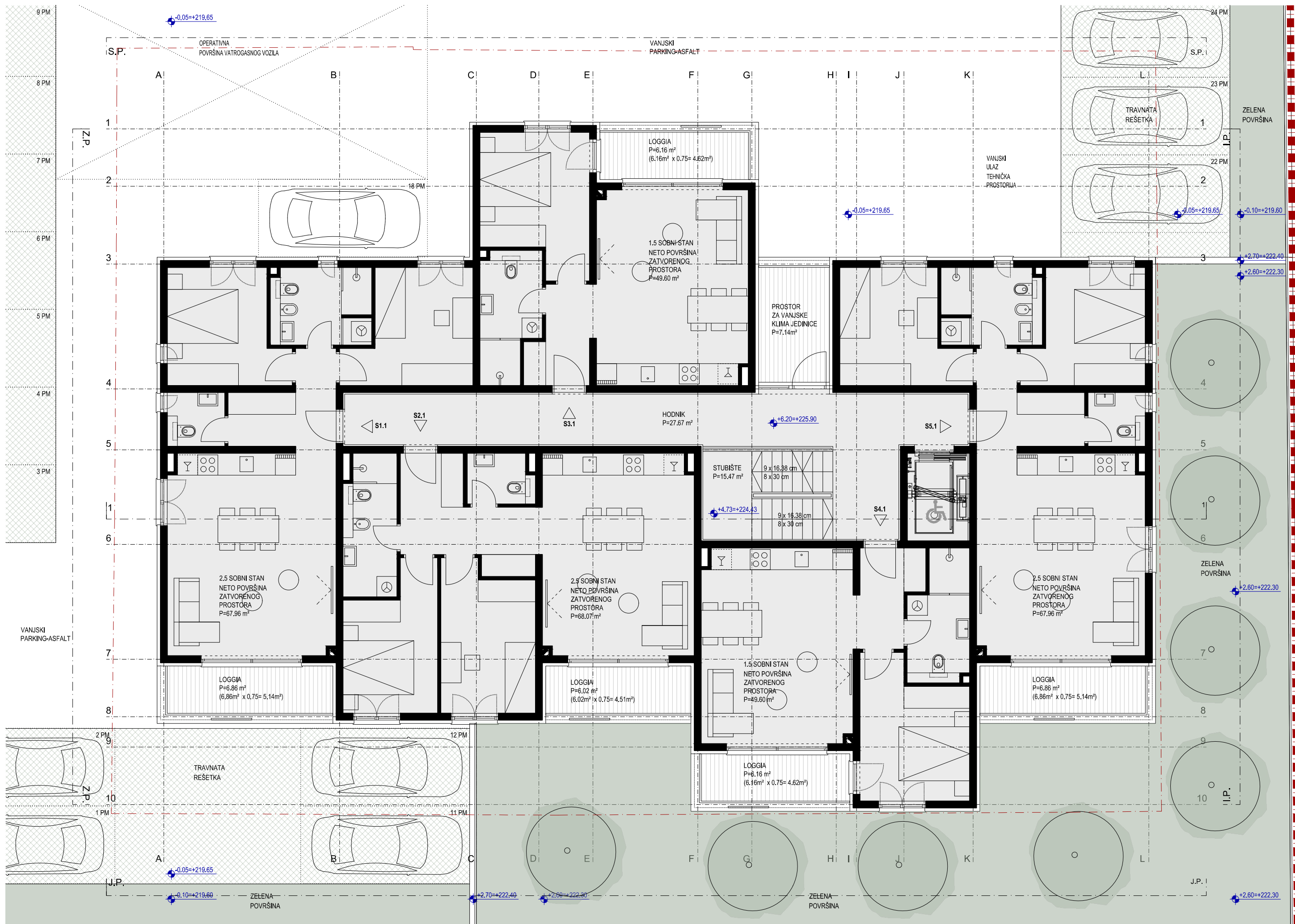
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M1:100

TLOCRT PRIZEMLJA

POS_VRGORAC_2020



R.K. ±0.00 = A.K. +219.70

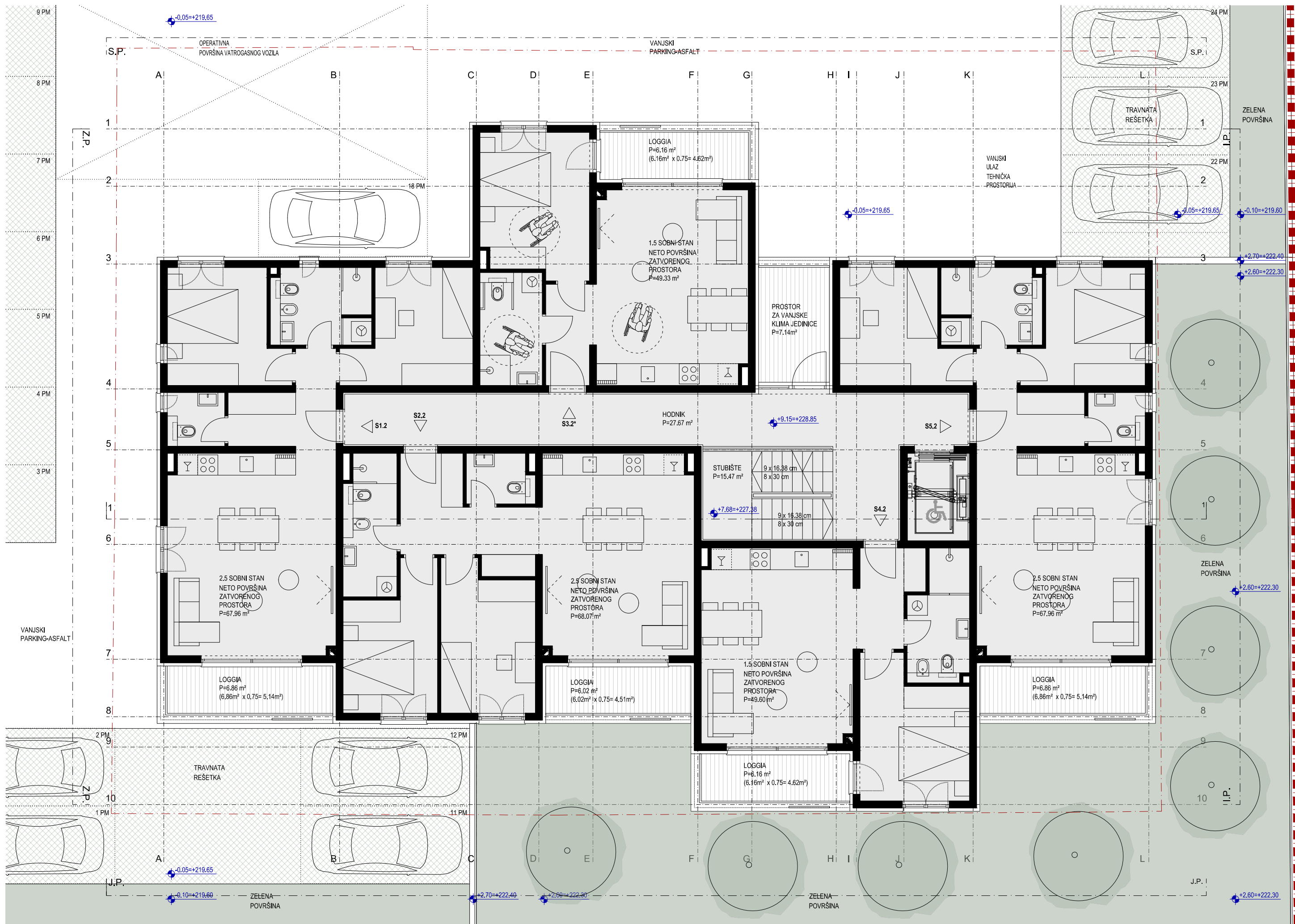
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TLOCRT 1.KATA

POS_VRGORAC_2020



R.K. ±0.00 = A.K. +219.70

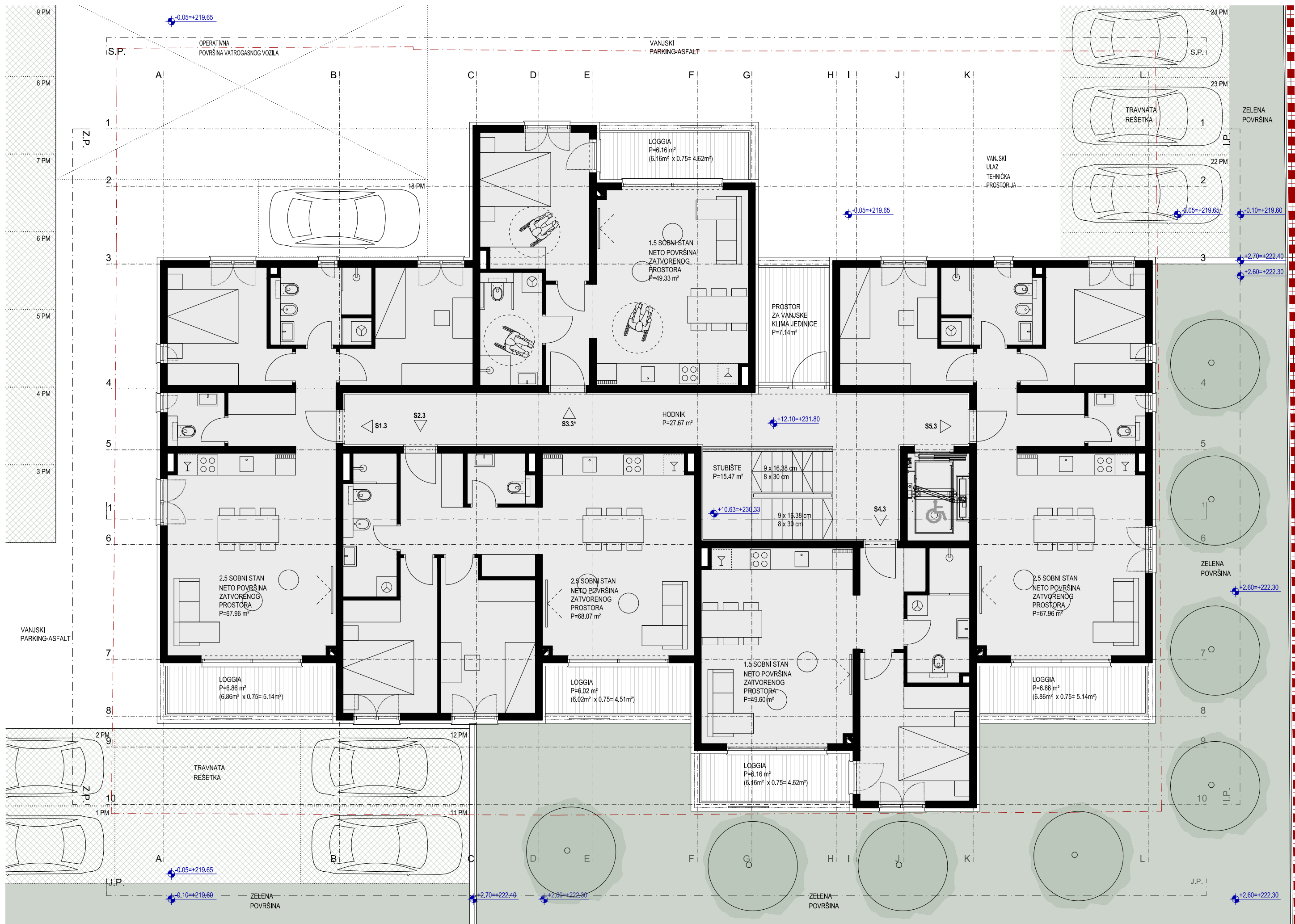
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TLOCRT 2.KATA

POS_VRGORAC_2020



R.K. ±0.00 = A.K. +219.70

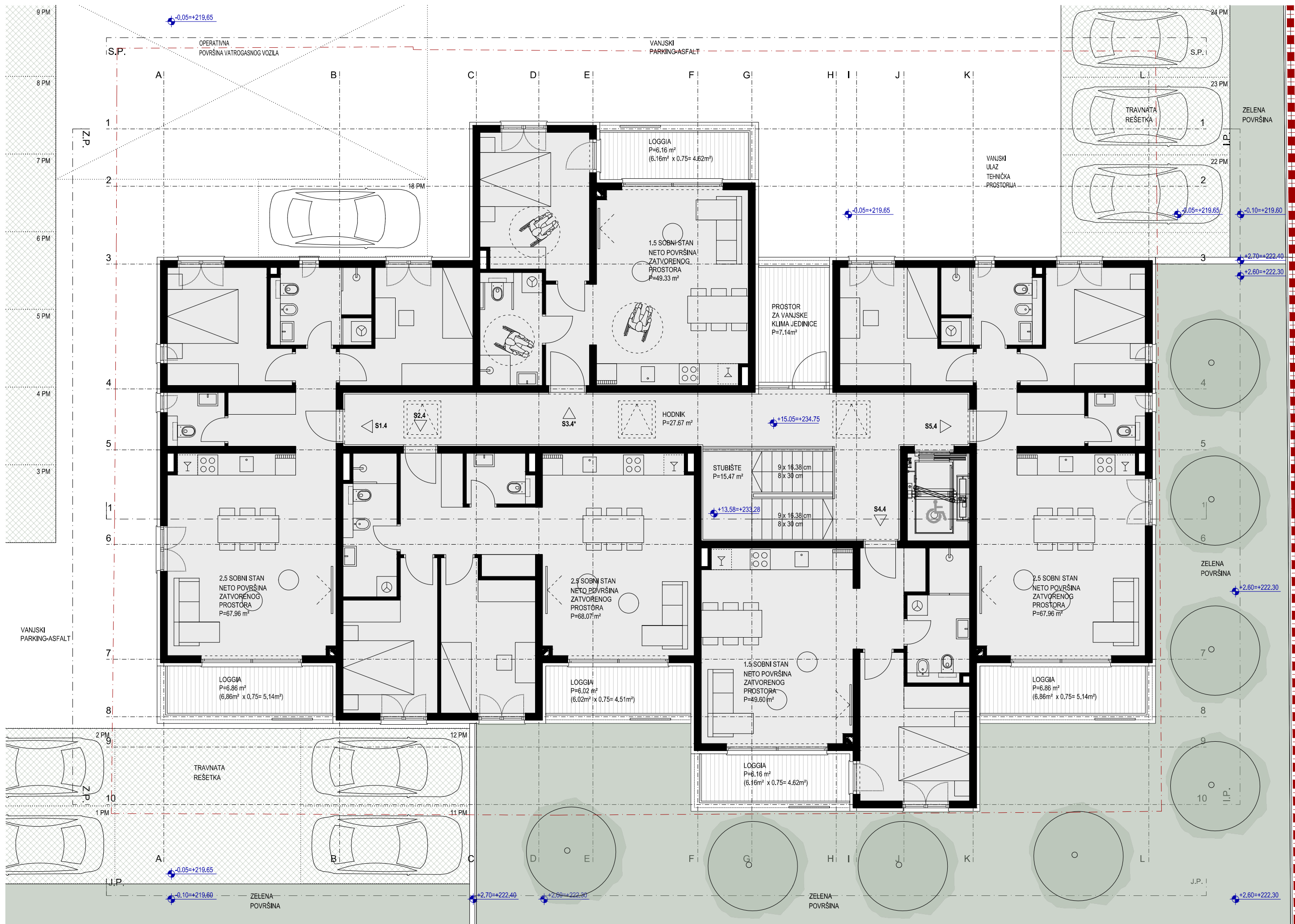
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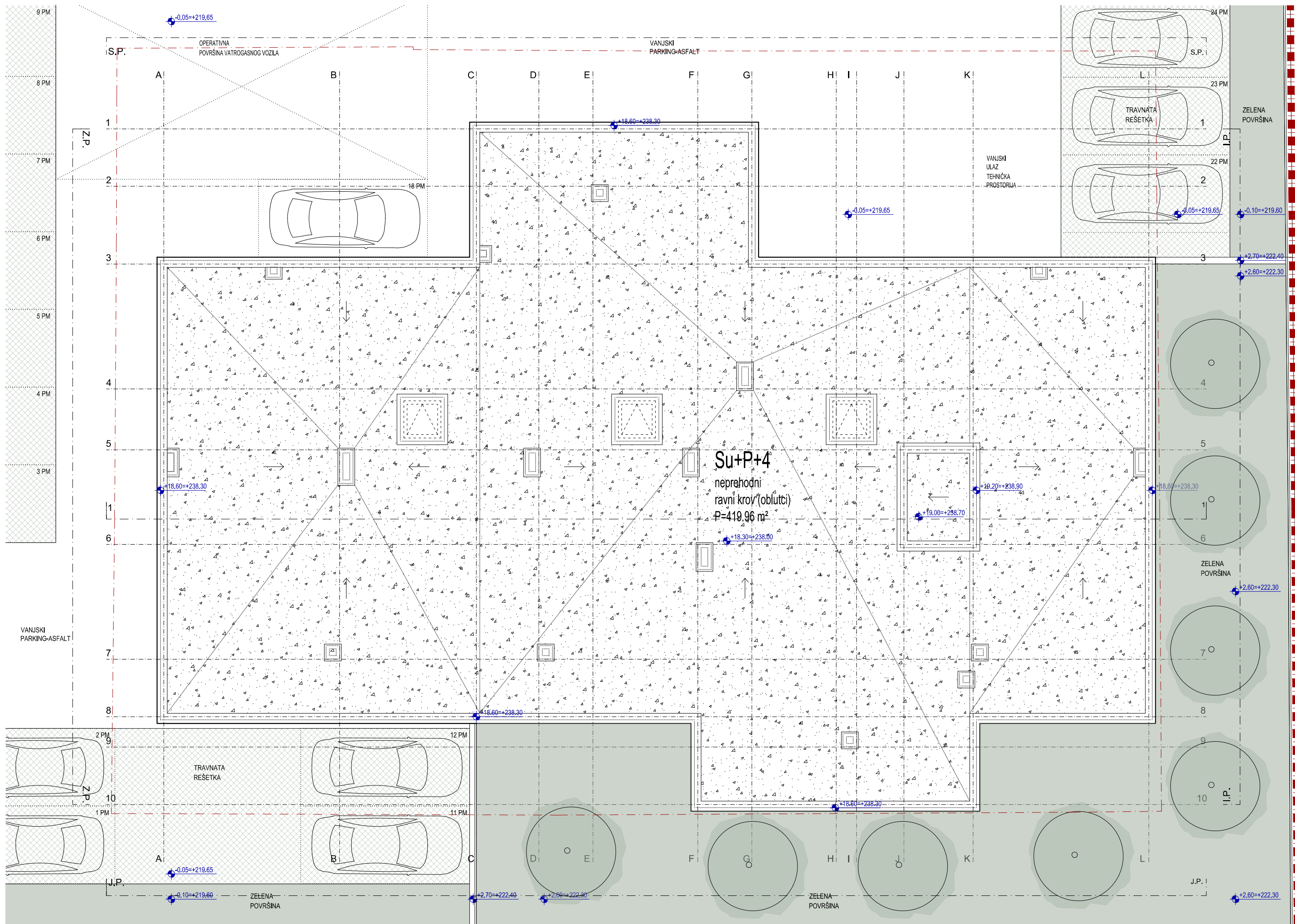


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TLOCRT 3.KATA

POS_VRGORAC_2020





R.K. ±0.00 = A.K. +219.70

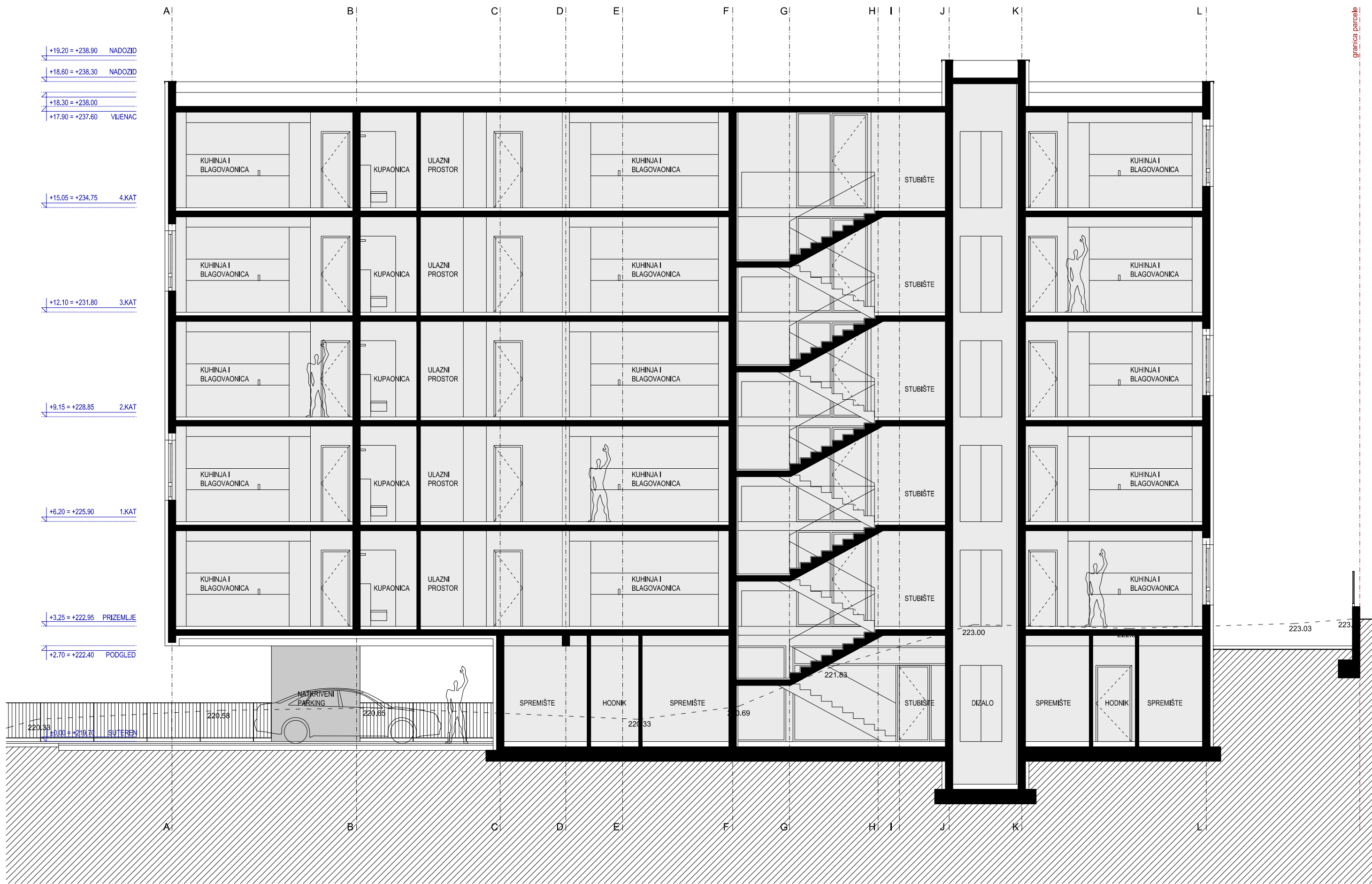
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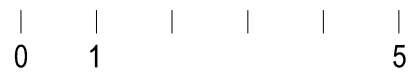
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TLOCRT KROVA

POS_VRGORAC_2020



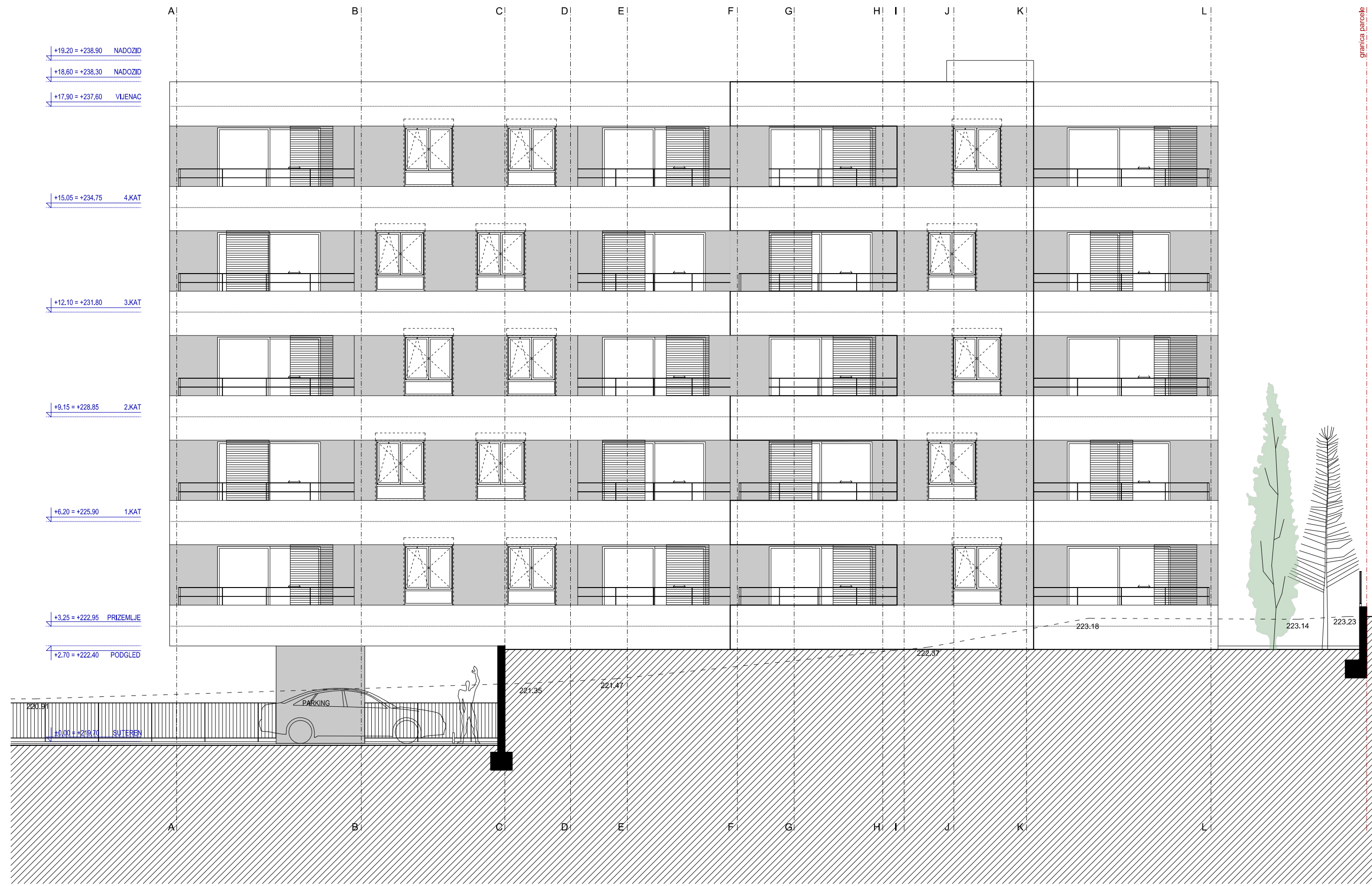
R.K. ±0.00 = A.K. +219.70



M1:100

PRESJEK 1-1

POS_VRGORAC_2020



R.K. ±0.00 = A.K. +219.70



M1:100

JUŽNO PROČELJE

POS_VRGORAC_2020



R.K. ±0.00 = A.K. +219.70

0 1 5

M1:100

SJEVERNO PROČELJE

POS_VRGORAC_2020



R.K. ±0.00 = A.K. +219.70

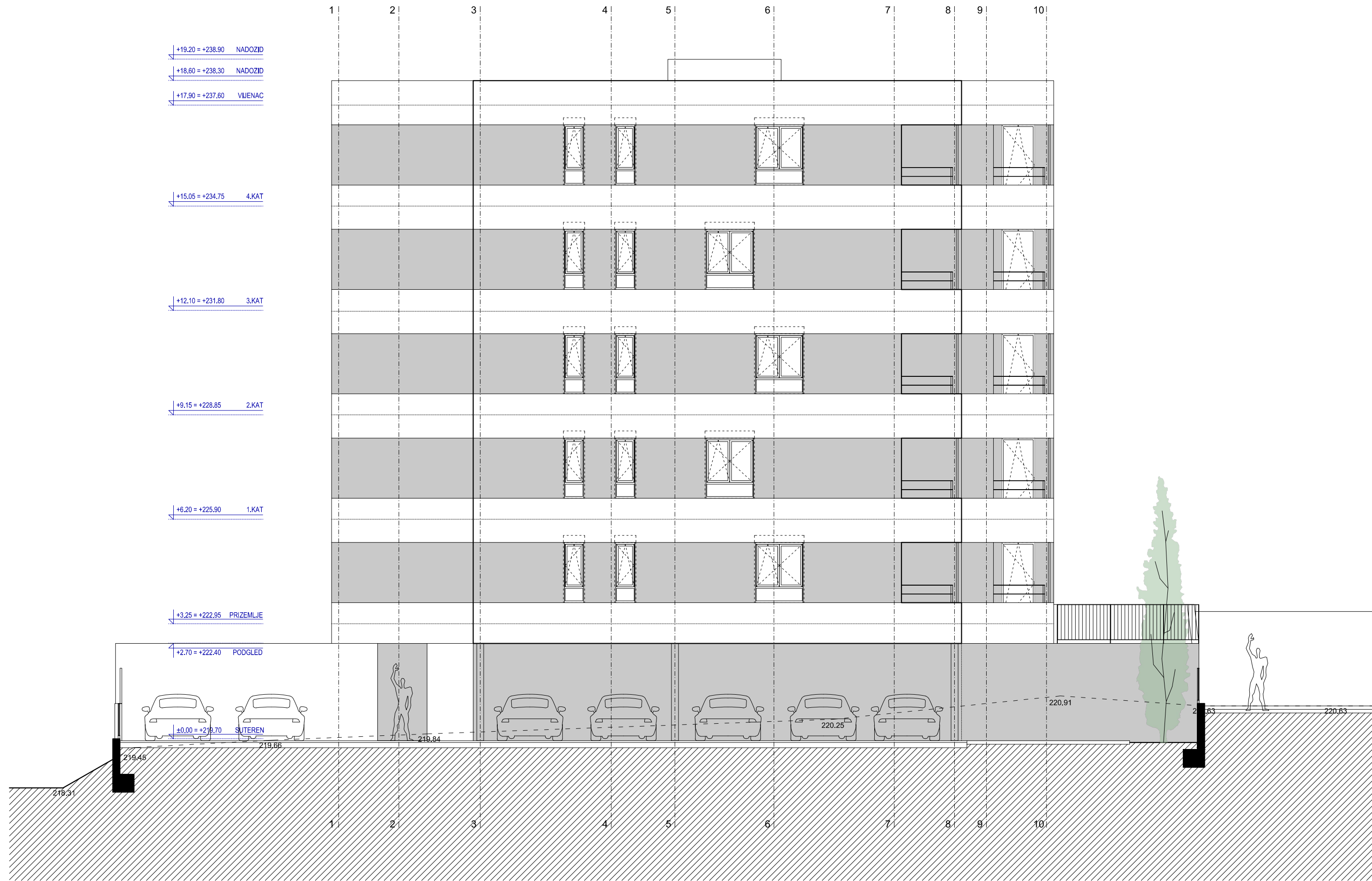
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5

M1:100

ISTOČNO PROČELJE

POS_VRGORAC_2020



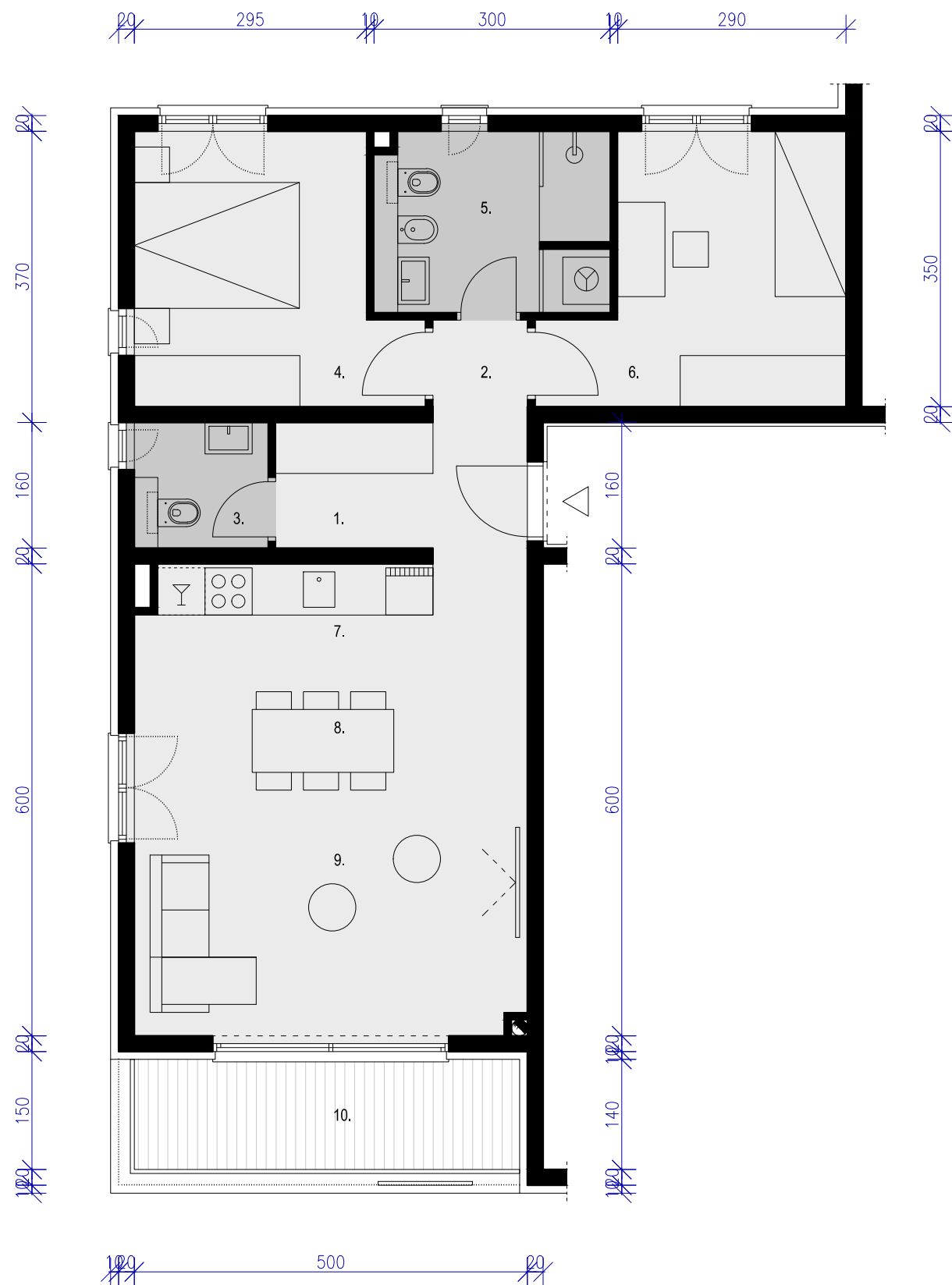
R.K. ±0.00 = A.K. +219.70

0 1 5

M1:100

ZAPADNO PROČELJE

POS_VRGORAC_2020



KATALOG STANOVA_TIP 1_2.5S
KOM.5 (S1.P, S1.1, S1.2, S1.3, S1.4)

ISKAZ NETO POVRŠINA

1. ULAZ	5,36 m ²
2. HODNIK	1,56 m ²
3. DODATNI NUŽNIK	2,45 m ²
4. SPAVAĆA SOBA	11,15 m ²
5. KUPAONICA	6,12 m ²
6. DODATNA SP.SOBA	11,30 m ²
7. KUHINJA	5,30 m ²
8. BLAGOVAONICA	6,00 m ²
9. DNEVNI BORAVAK	18,71 m ²

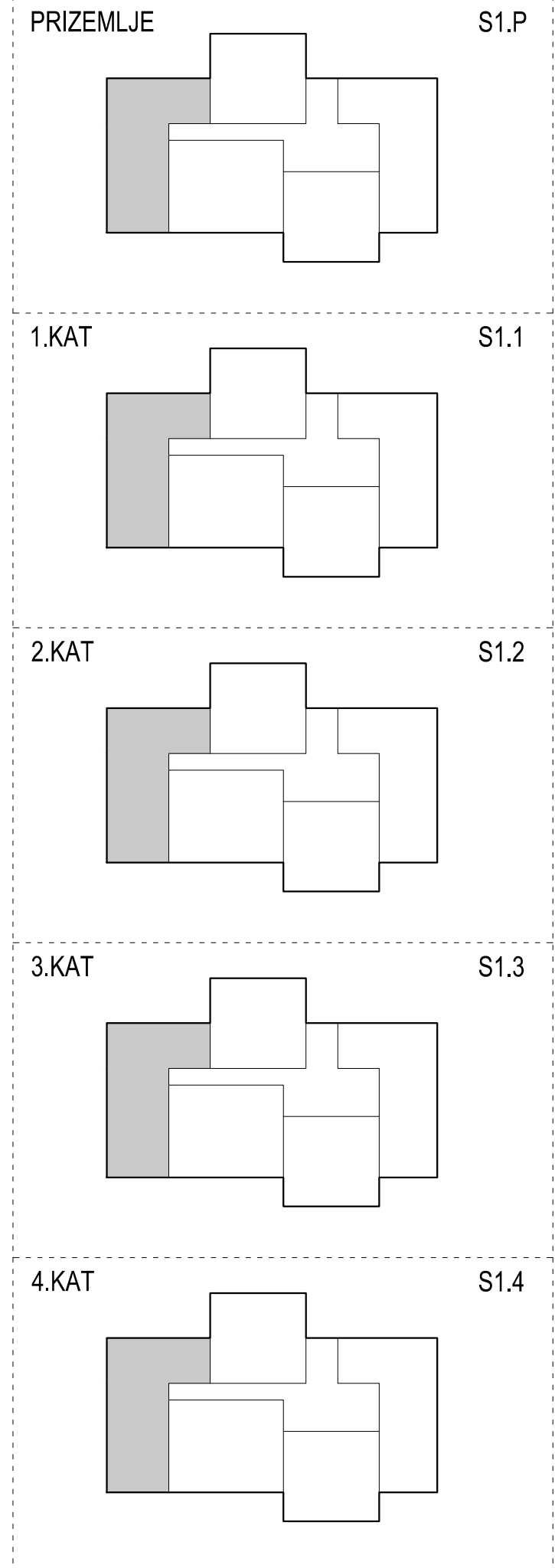
UKUPNA ZATVORENA
NETO POVRŠINA STANA 67,96 m²

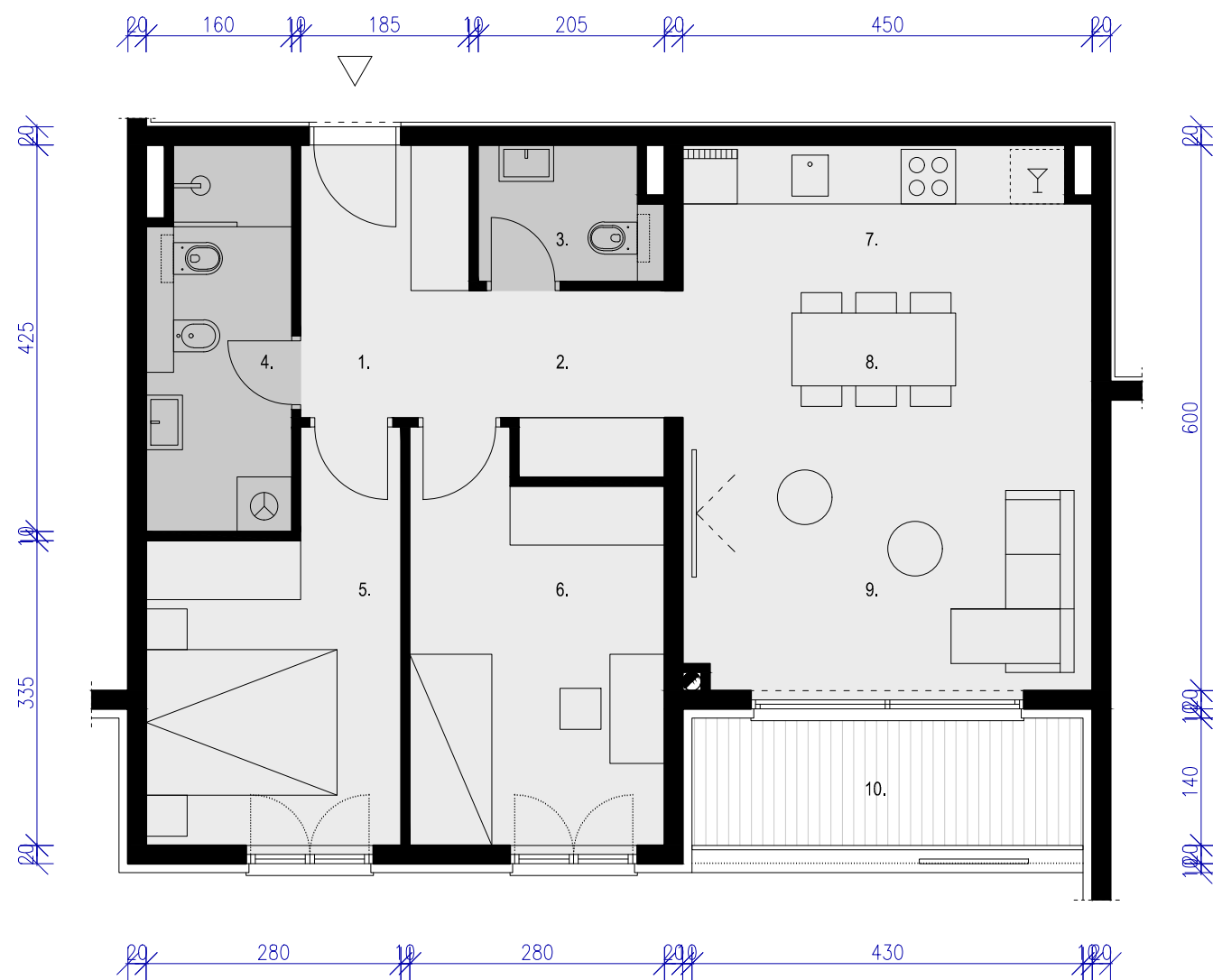
10. LOGGIA 5,14 m²
(6,86m² x 0.75= 5,14m²)

UKUPNO STAN 73,10 m²
(*prosječna netto korisna površina 2.5 S stana po Pravilniku iznosi 71 m²)

DODATNE
PRIPADAJUĆE PROSTORIJE

11. SPREMIŠTE	cca 3,5 m ²
12. VANJSKO PM	1





KATALOG STANOVA_TIP 2_2.5S
KOM.5 (S2.P, S2.1, S2.2, S2.3, S2.4)

ISKAZ NETO POVRŠINA

1. ULAZ	5,57 m ²
2. HODNIK	4,03 m ²
3. DODATNI NUŽNIK	2,58 m ²
4. KUPAONICA	6,05 m ²
5. SPAVAĆA SOBA	10,75 m ²
6. DODATNA SP.SOBA	11,77 m ²
7. KUHINJA	5,20 m ²
8. BLAGOVAONICA	5,56 m ²
9. DNEVNI BORAVAK	16,53 m ²

UKUPNA ZATVORENA
NETO POVRŠINA STANA 68,07 m²

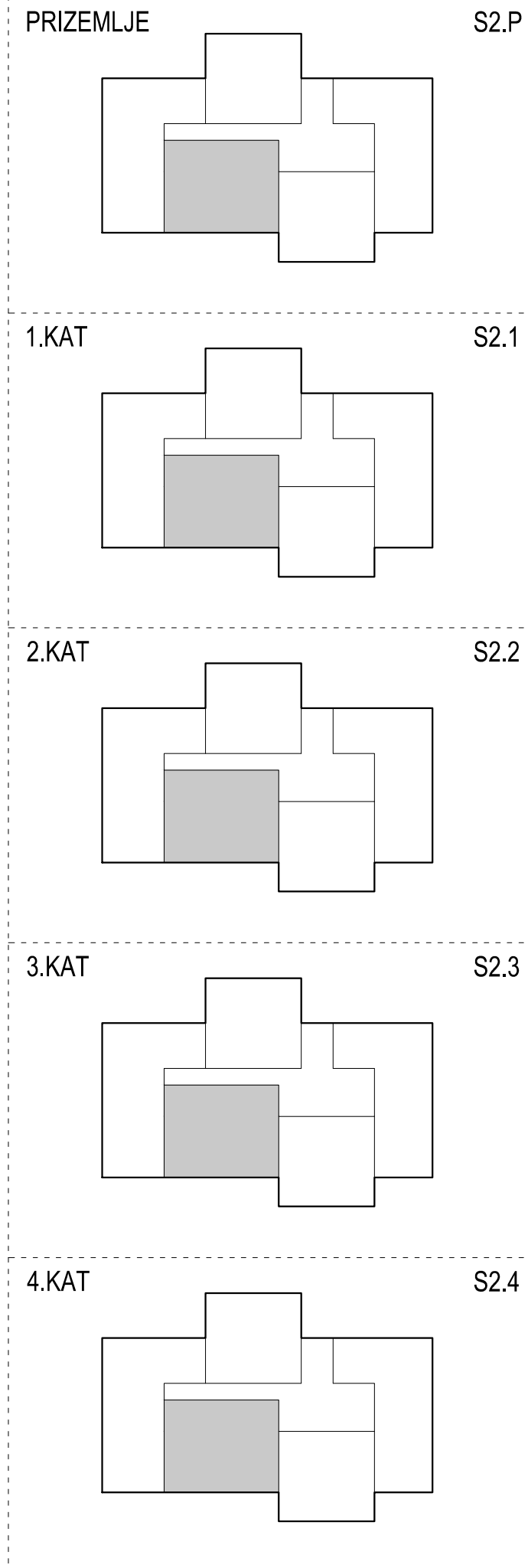
10. LOGGIA 4,51 m²
(6,02m² x 0.75= 4,51m²)

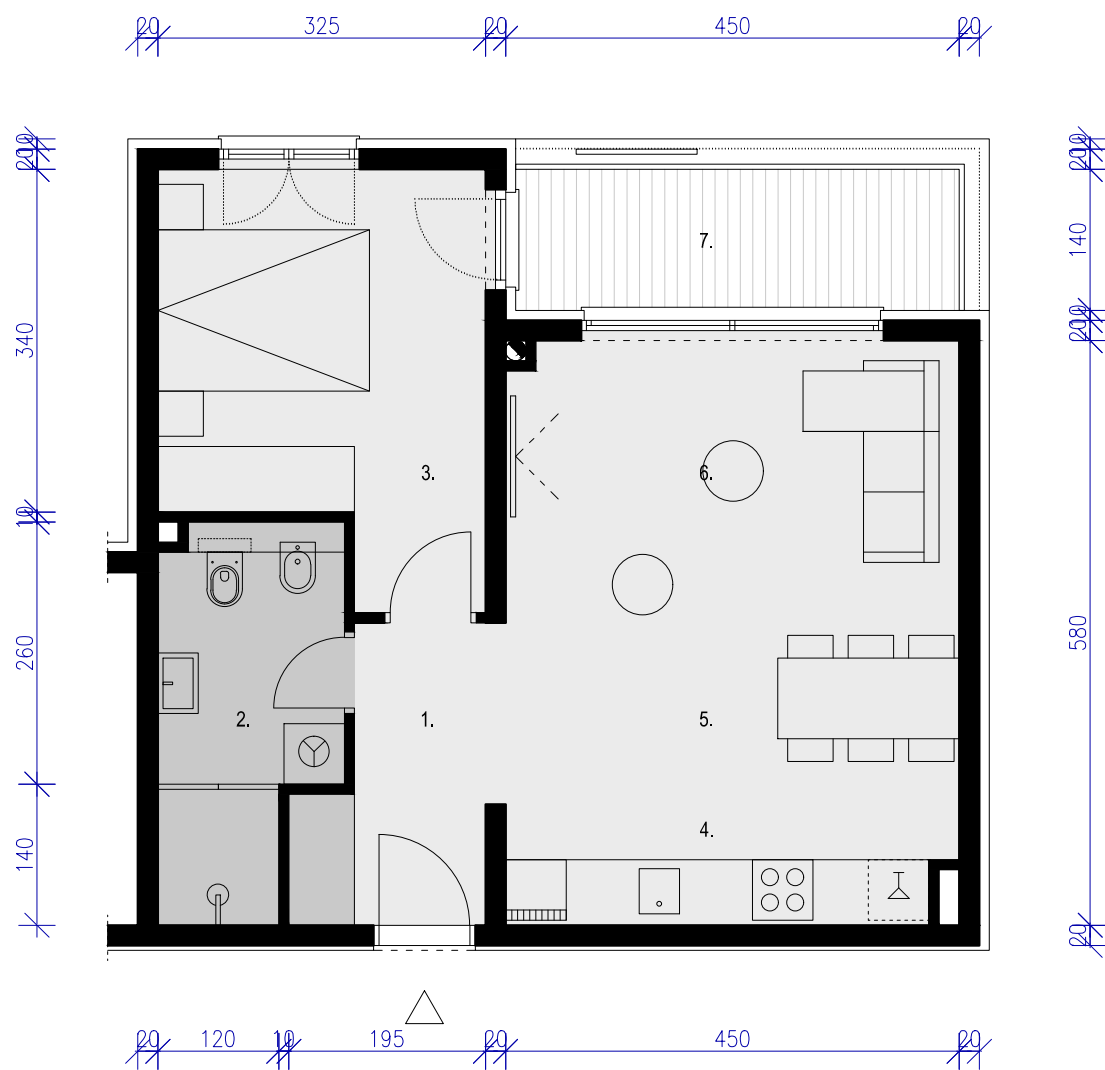
UKUPNO STAN 72,58 m²

(*prosječna netto korisna
površina 2.5 S stana po Pravilniku iznosi 71 m²)

DODATNE
PRIPADAJUĆE PROSTORIJE

11. SPREMIŠTE	cca 3,5 m ²
12. VANJSKO PM	1





KATALOG STANOVA_TIP 3_1.5S
KOM.2 (S1.P, S1.1)

ISKAZ NETO POVRŠINA

1. ULAZ	5,10	m ²
2. KUPAONICA	5,93	m ²
3. SPAVAĆA SOBA	12,44	m ²
4. KUHINJA	5,20	m ²
5. BLAGOVAONICA	5,40	m ²
6. DNEVNI BORAVAK	15,51	m ²

UKUPNA ZATVORENA
NETO POVRŠINA STANA 49,60 m²

7. LOGGIA 4,62 m²
(6,16 m² x 0.75= 4,51m²)

UKUPNO STAN 54,22 m²
(*prosječna netto korisna
površina 1.5 S stana po Pravilniku iznosi 53 m²)

DODATNE
PRIPADAJUĆE PROSTORIJE

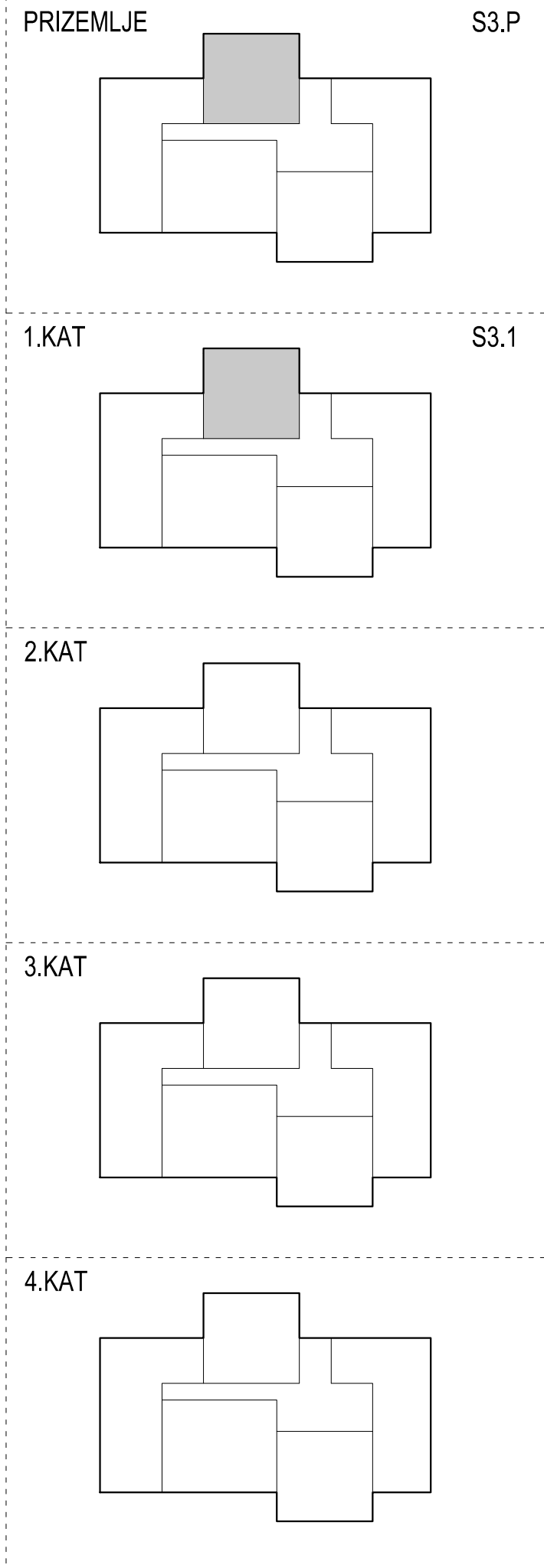
8. SPREMIŠTE	cca 3,5 m ²
9. VANJSKO PM	1

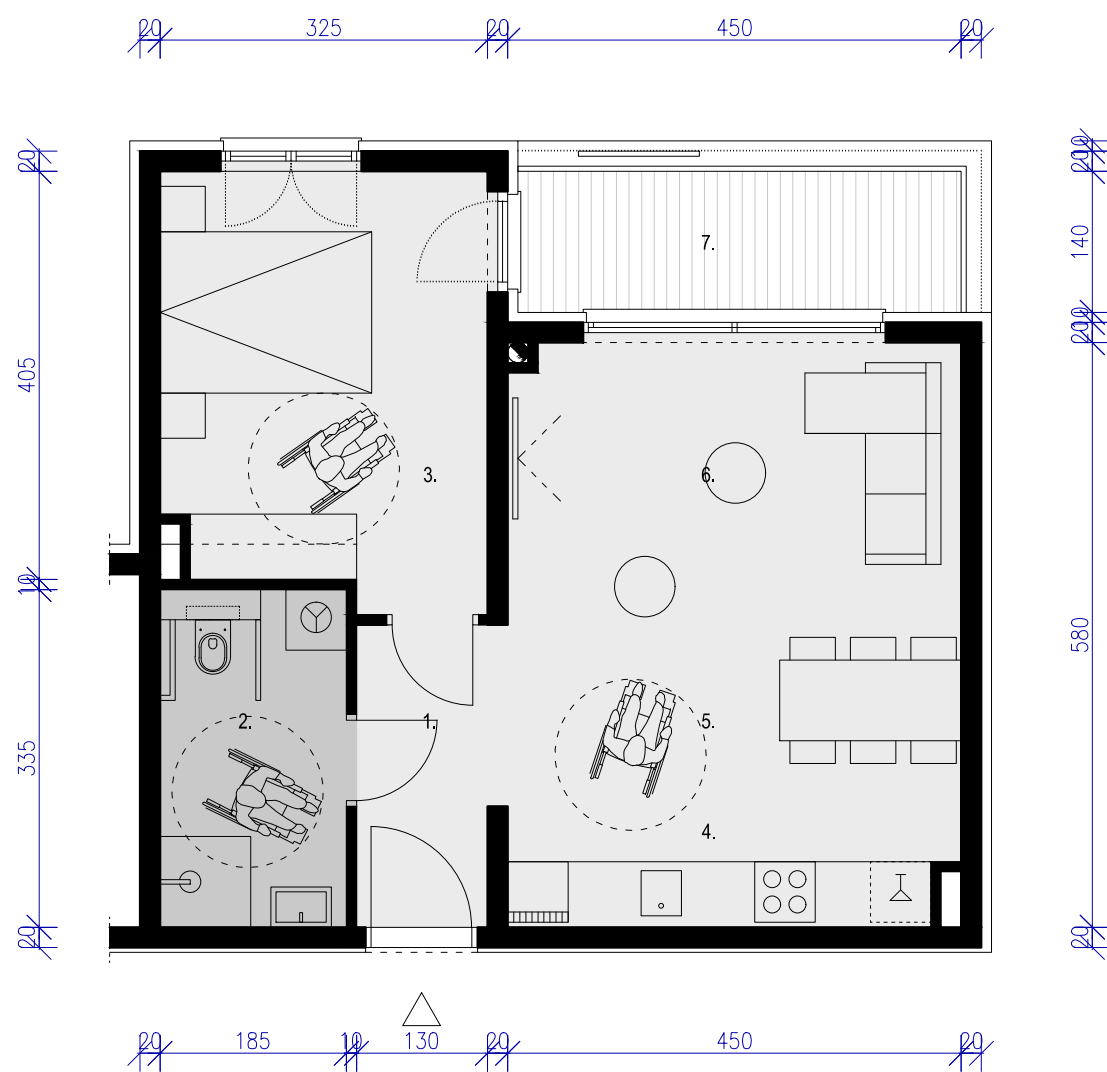


M1:75

KATALOG STANOVA_TIP 3_1.5 S

POS_VRGORAC_2020





KATALOG STANOVA_TIP 3*_1.5S

KOM.3 (S3.2* , S3.3* , S3.4*)

*stan prilagođen osobama s invaliditetom
i osobama sa smanjenom pokretljivošću

ISKAZ NETO POVRŠINA

1. ULAZ	3,89	m ²
2. KUPAONICA	5,89	m ²
3. SPAVAĆA SOBA	13,42	m ²
4. KUHINJA	5,20	m ²
5. BLAGOVAONICA	5,40	m ²
6. DNEVNI BORAVAK	15,51	m ²

UKUPNA ZATVORENA
NETO POVRŠINA STANA 49,33 m²

7. LOGGIA 4,62 m²
(6,16 m² x 0.75= 4,51m²)

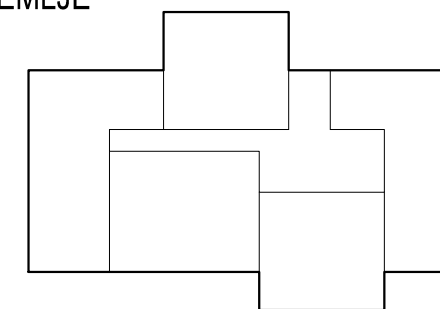
UKUPNO STAN 53,95 m²

(*prosječna netto korisna
površina 1.5 S stana po Pravilniku iznosi 53 m²)

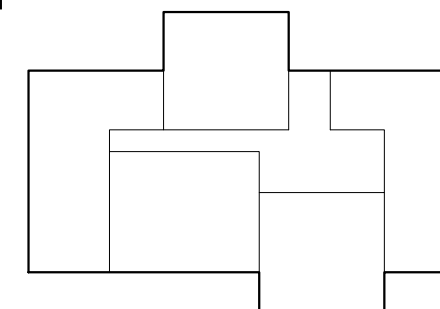
DODATNE PRIPADAJUĆE PROSTORIJE

8. SPREMIŠTE	cca 3,5 m ²
9. VANJSKO PM	1

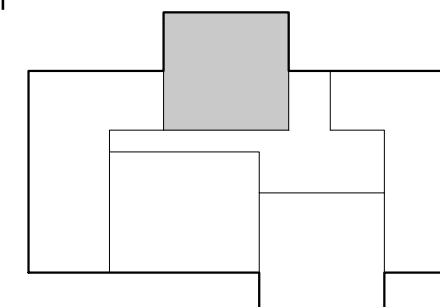
PRIZEMLJE



1.KAT

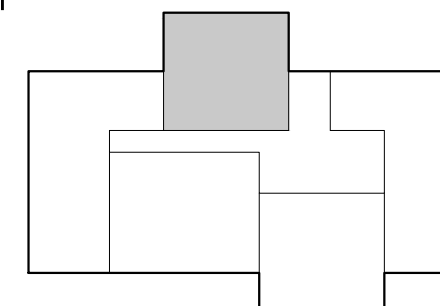


2.KAT



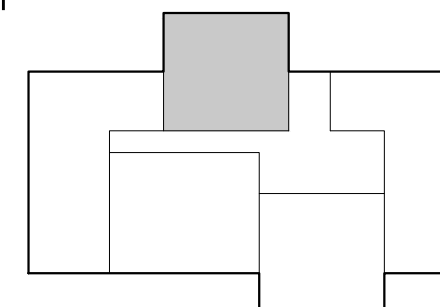
S3.2*

3.KAT



S3.3*

4.KAT



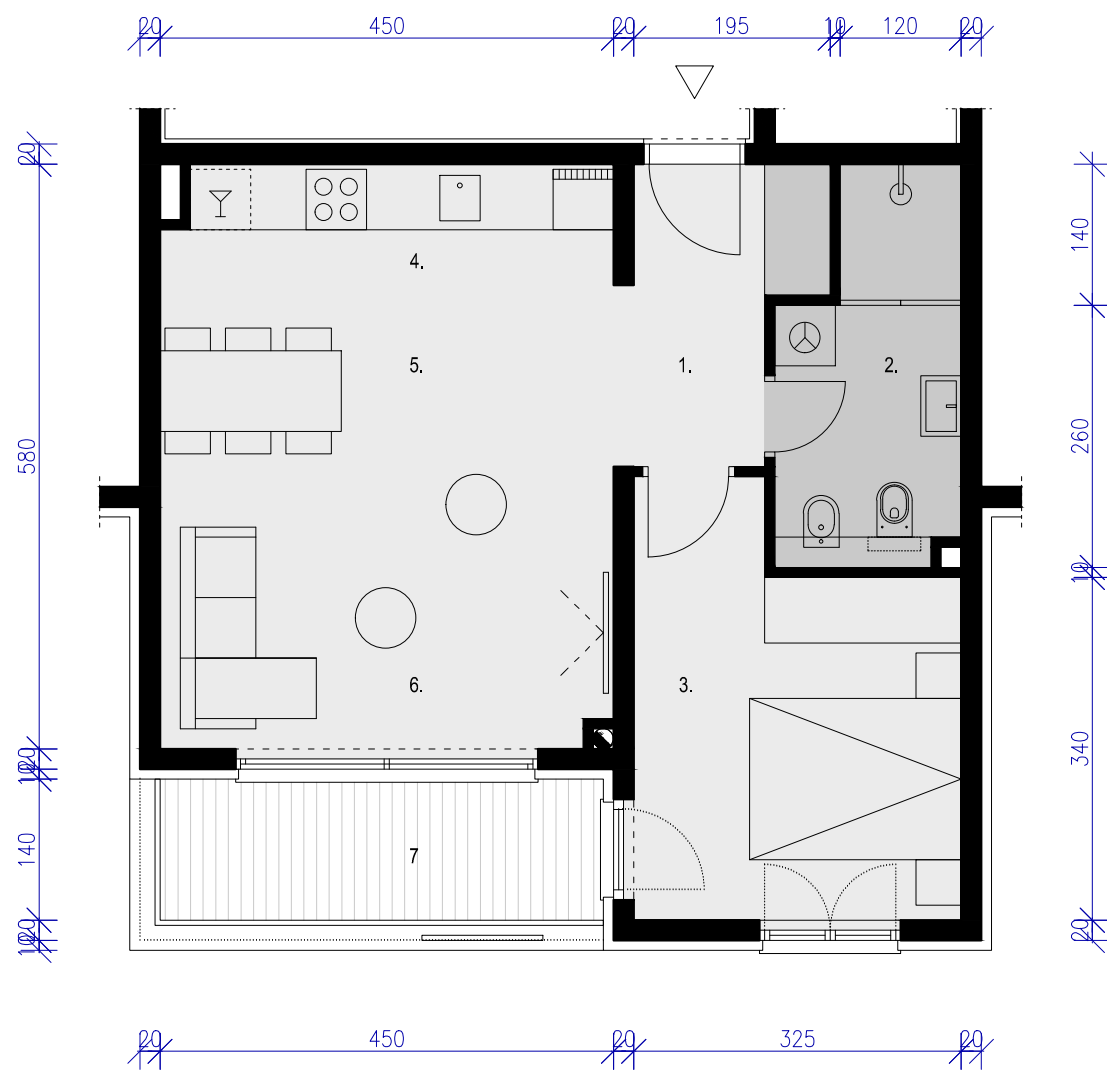
S3.4*



M1:75

KATALOG STANOVA_TIP 3*_1.5 S

POS_VRGORAC_2020



KATALOG STANOVA_TIP 4_1.5S
KOM.5 (S4.P, S4.1, S4.2, S4.3, S4.4)

ISKAZ NETO POVRŠINA

1. ULAZ	5,10	m ²
2. KUPAONICA	5,93	m ²
3. SPAVAĆA SOBA	12,44	m ²
4. KUHINJA	5,20	m ²
5. BLAGOVAONICA	5,40	m ²
6. DNEVNI BORAVAK	15,51	m ²

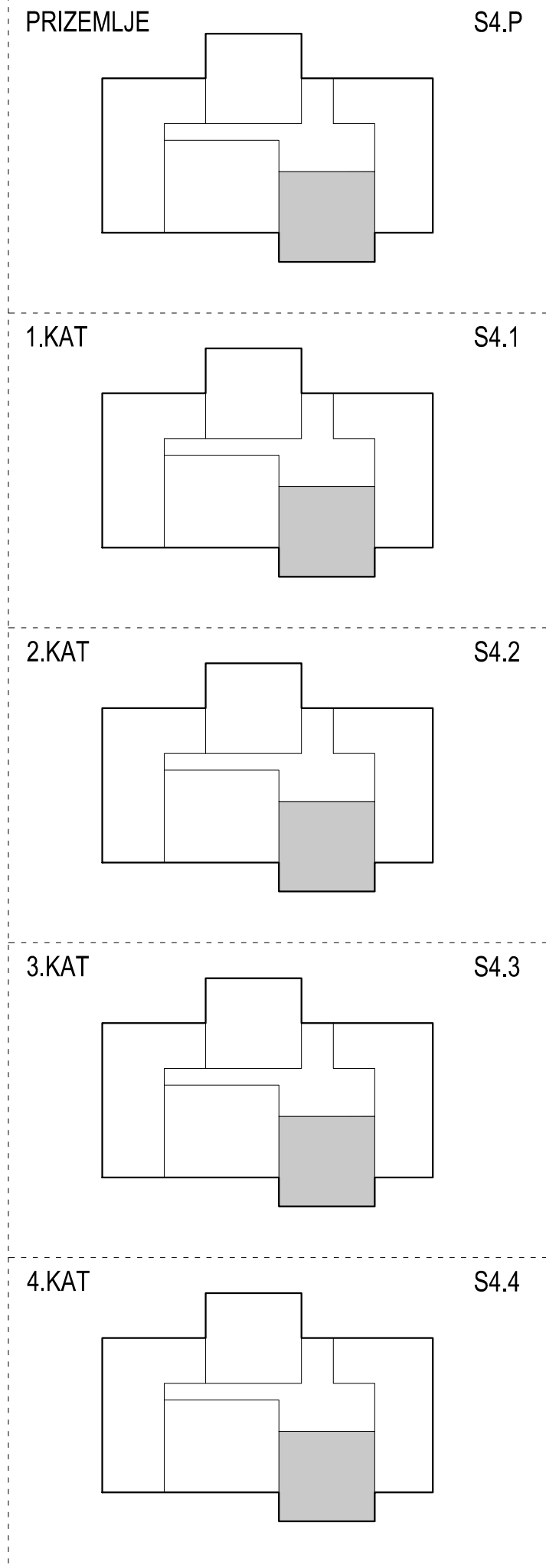
UKUPNA ZATVORENA
NETO POVRŠINA STANA 49,60 m²

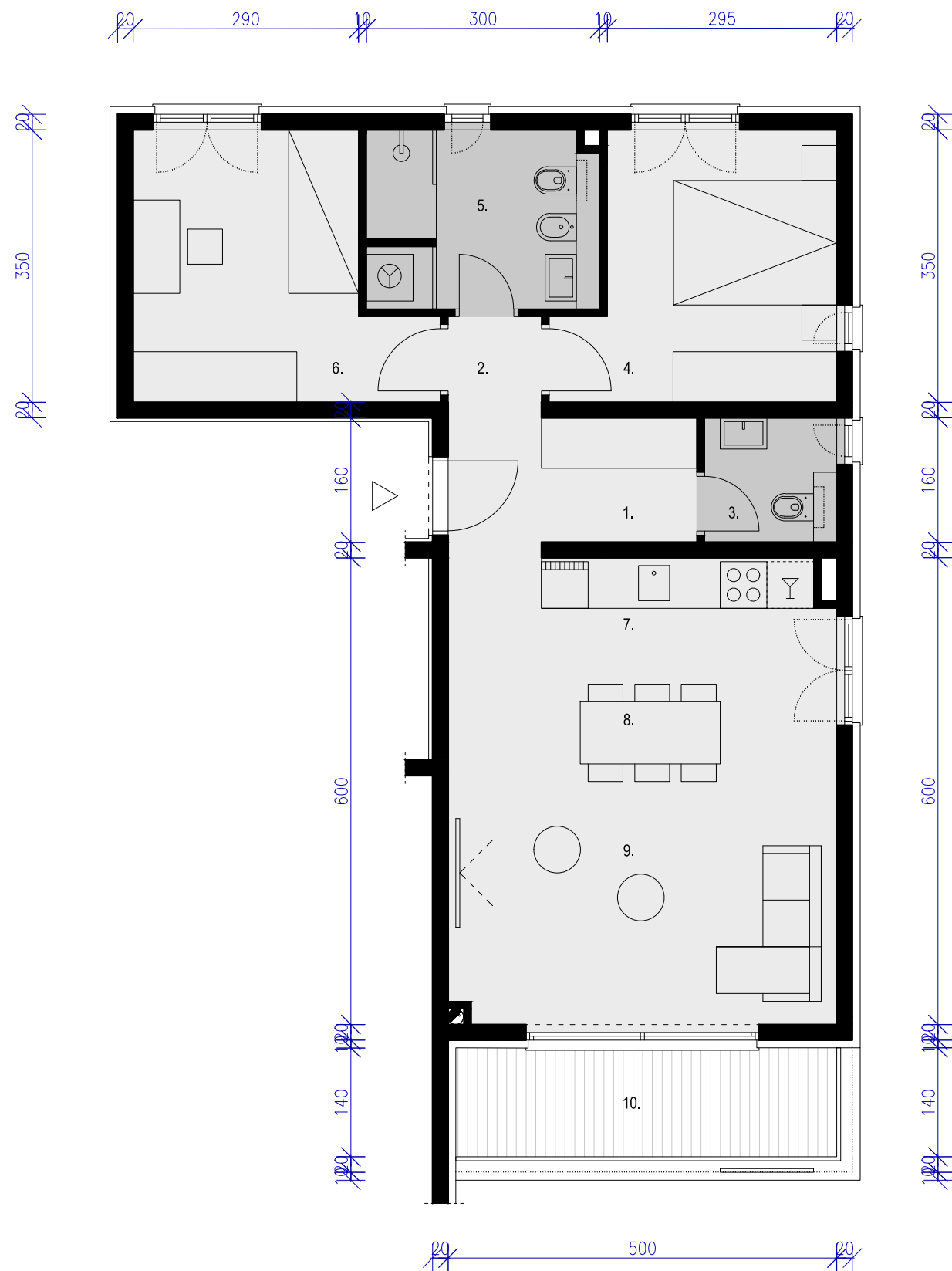
7. LOGGIA 4,62 m²
(6,16 m² x 0.75= 4,51m²)

UKUPNO STAN 54,22 m²
(*prosječna netto korisna površina 1.5 S stana po Pravilniku iznosi 53 m²)

DODATNE
PRIPADAJUĆE PROSTORIJE

8. SPREMIŠTE	cca 3,5 m ²
9. VANJSKO PM	1





KATALOG STANOVA_TIP 5_2.5S
KOM.5 (S4.P, S4.1, S4.2, S4.3, S4.4)

ISKAZ NETO POVRŠINA

1. ULAZ	5,36 m ²
2. HODNIK	1,56 m ²
3. DODATNI NUŽNIK	2,45 m ²
4. SPAVAĆA SOBA	11,15 m ²
5. KUPAONICA	6,12 m ²
6. DODATNA SP.SOBA	11,30 m ²
7. KUHINJA	5,30 m ²
8. BLAGOVAONICA	6,00 m ²
9. DNEVNI BORAVAK	18,71 m ²

UKUPNA ZATVORENA
NETO POVRŠINA STANA 67,96 m²

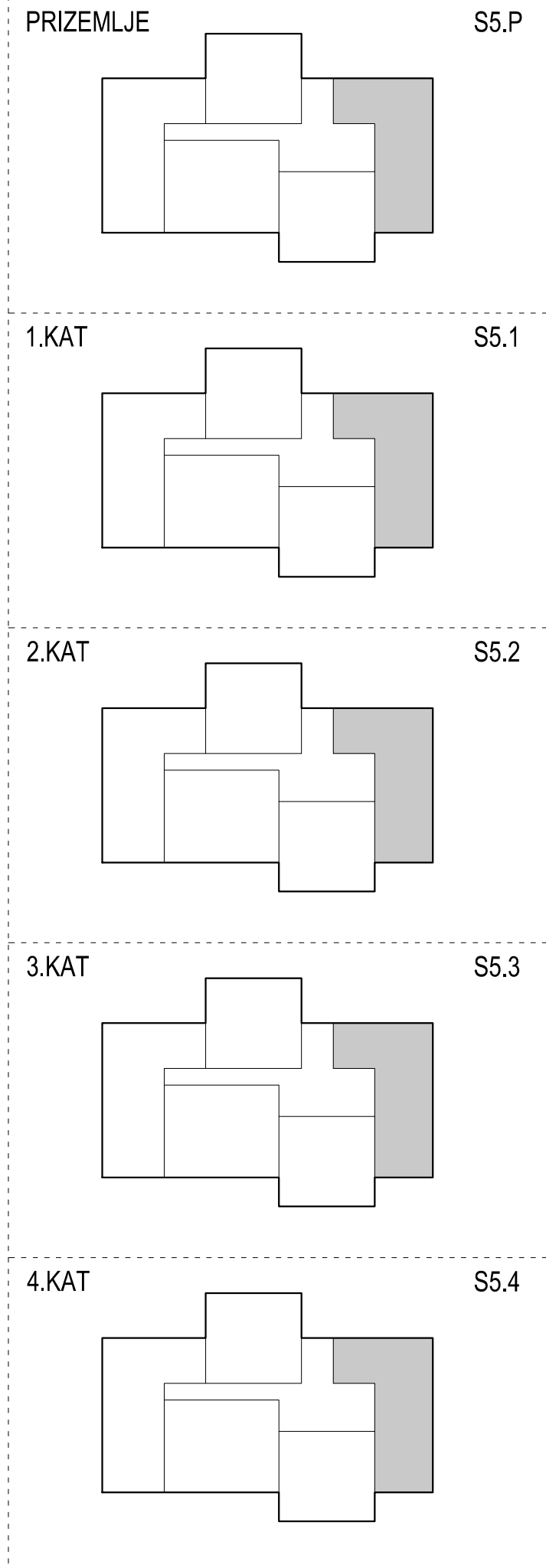
10. LOGGIA 5,14 m²
(6,86m² x 0.75= 5,14m²)

UKUPNO STAN 73,10 m²

(*prosječna netto korisna
površina 2.5 S stana po Pravilniku iznosi 71 m²)

DODATNE
PRIPADAJUĆE PROSTORIJE

11. SPREMIŠTE	cca 3,5 m ²
12. VANJSKO PM	1



ISKAZ BRUTO POVRŠINA

SUTEREN	280,14 m ²
PRIZEMLJE	415,47 m ²
1. KAT	415,47 m ²
2. KAT	415,47 m ²
3. KAT	415,47 m ²
4. KAT	415,47 m ²
UKUPNO	2357,49 m²

REKAPITULACIJA BROJA STANOVA

TIP 1 - 2.5S	KOM.5
TIP 2 - 2.5S	KOM.5
TIP 3 - 1.5 S	KOM.2
TIP 3*-1.5 S	KOM.3
TIP 4 - 1.5S	KOM.5
TIP 5 - 2.5S	KOM.5

UKUPNO STANOVA **KOM.25**

TLOCRTNI OTISAK 464,22 m²

kigN=0,34

(464,22 m² / 1331 m² = 0,34)

*max kig = 0,40

kisN=1,77

(2357,49 m² / 1331 m² = 1,77)

*max kisN = 2,0

E=Su+P+4

(E_{max} = Su+P+4)

h-visina vijenca građevine =17,90 m

(h max=18,0 m)

zelena

vodopropusna

površina = 0,36 (487,93 m² / 1331 m²)

*min. zelena vodopropusna

površina = 0,20

broj parking mjesta = 25 PM

(1PM po stambenoj jedinici = 25PM)













ABL P

PROJEKTANTSKI TIM

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Tomislav Nejašmić mag.ing.arch.