

IDEJNO RJEŠENJE - KUĆE ZA ODMOR - **'MAKARSKA'**
AUTOR: Krešimir Petric
INVESTITOR: Frano Bašić

# SADRŽAJ:


| | | | |
|---|---|---|---|
| - | situacijski nacrt - tlocrt krova | m 1:200 | list 01 |
| - | situacijski nacrt - tlocrt prizemlja | m 1:200 | list 02 |
| - | situacijski nacrt - presjek JZ i SZ | m 1:150 | list 03 |
| - | situacijski nacrt - presjek JI i SI | m 1:150 | list 04 |

STAMBENA GRAĐEVINA JZ

| | | | |
|---|---|---|---|
| - | tlocrt: prizemlje i prvi kat | m 1:100 | list 05 |
| - | tlocrt: drugi kat i krov | m 1:100 | list 06 |
| - | presjek | m 1:100 | list 07 |
| - | pročelje jug | m 1:100 | list 08 |
| - | pročelje istok | m 1:100 | list 09 |
| - | pročelje sjever | m 1:100 | list 10 |
| - | pročelje zapad | m 1:100 | list 11 |

STAMBENA GRAĐEVINA JI

| | | | |
|---|---|---|---|
| - | tlocrt: prizemlje i prvi kat | m 1:100 | list 12 |
| - | tlocrt: drugi kat i krov | m 1:100 | list 13 |
| - | presjek | m 1:100 | list 14 |
| - | pročelje jug | m 1:100 | list 15 |
| - | pročelje zapad | m 1:100 | list 16 |
| - | pročelje sjever | m 1:100 | list 17 |
| - | pročelje istok | m 1:100 | list 18 |

STAMBENA GRAĐEVINA SZ

| | | | |
|---|---|---|---|
| - | tlocrt: prizemlje i prvi kat | m 1:100 | list 19 |
| - | tlocrt: drugi kat i krov | m 1:100 | list 20 |
| - | presjek | m 1:100 | list 21 |
| - | pročelje jug | m 1:100 | list 22 |
| - | pročelje zapad | m 1:100 | list 23 |
| - | pročelje sjever | m 1:100 | list 24 |
| - | pročelje istok | m 1:100 | list 25 |

STAMBENA GRAĐEVINA SI

| | | | |
|---|---|---|---|
| - | tlocrt: prizemlje i prvi kat | m 1:100 | list 26 |
| - | tlocrt: drugi kat i krov | m 1:100 | list 27 |
| - | presjek | m 1:100 | list 28 |
| - | pročelje jug | m 1:100 | list 29 |
| - | pročelje istok | m 1:100 | list 30 |
| - | pročelje sjever | m 1:100 | list 31 |
| - | pročelje zapad | m 1:100 | list 32 |
| - | prostorni prikazi | - | list 33-39 |
| - | rekapitulacija | - | list 40 |

**PARCELA | SZ**
P = 400 M²
IZGRAĐENOST
P = 100 M²

**PARCELA | JZ**
P = 430 M²
IZGRAĐENOST
P = 100 M²

**PARCELA | SI**
P = 400 M²
IZGRAĐENOST
P = 100 M²

**PARCELA | JI**
P = 400 M²
IZGRAĐENOST
P = 100 M²

KUĆA 'SZ'
PR+2

KUĆA 'JZ'
PR+2

KUĆA 'SI'
PR+2

KUĆA 'JI'
PR+2

BAZEN
P=20m²

BAZEN
P=20m²

BAZEN
P=20m²

BAZEN
P=20m²

Prs 1

Prs 2

Prs

PM 2

+4.50

+1.50

+3.00

±0.00

PRAVO SLUŽNOSTI PUTA NA PARCELI 1
U KORIST PARCELA 2, 3, 4

LEGENDA:

- OBUHVAT ZAHVATA
- GRANICA GRAĐEVNE ČESTICE
- GRANICA GRAĐEVNE ČESTICE
- PRIRODNI TEREN
- POPLOČANI TEREN
- PRAVO SLUŽNOSTI PUTA
- KOLNI PRISTUP NA PARCELU
- ULAZ U GRAĐEVINU

situacija na geodetskoj podlozi
tlocrt krova

1:200 0 8 16m

S

IDEJNO RJEŠENJE - KUĆE ZA ODMOR - **'MAKARSKA'**

**PARCELA | SZ**
P = 400 M$^2$
IZGRAĐENOST
P = 100 M$^2$

**PARCELA | JZ**
P = 430 M$^2$
IZGRAĐENOST
P = 100 M$^2$

**PARCELA | SI**
P = 400 M$^2$
IZGRAĐENOST
P = 100 M$^2$

**PARCELA | JI**
P = 400 M$^2$
IZGRAĐENOST
P = 100 M$^2$

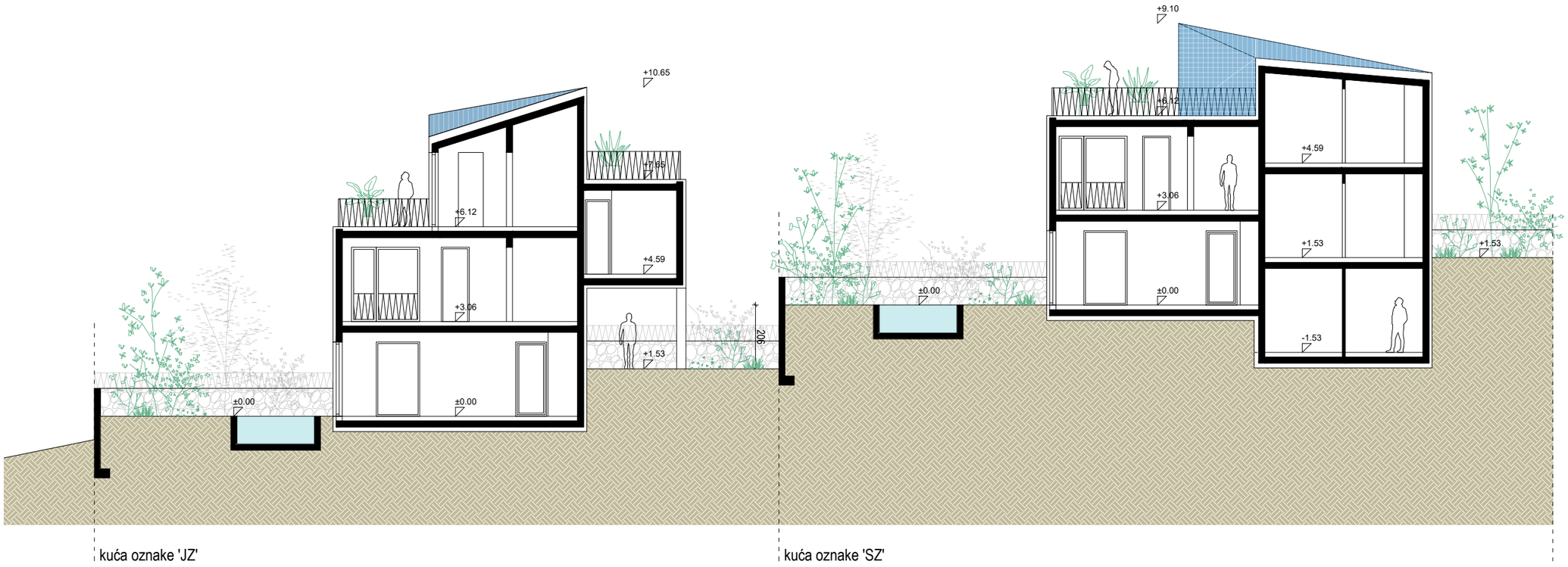
Prs 1
Prs 2
PGM 1
PM 2
GM 1
BAZEN P=20m²
+4.50
+3.00
+1.50
±0.00
PRAVO SLUŽNOSTI PUTA NA PARCELI 1 U KORIST PARCELA 2, 3, 4

LEGENDA:
- OBUHVAT ZAHVATA
- GRANICA GRAĐEVNE ČESTICE
- GRANICA GRAĐEVNE ČESTICE
- PRIRODNI TEREN
- POPLOČANI TEREN
- PRAVO SLUŽNOSTI PUTA
- KOLNI PRISTUP NA PARCELU
- ULAZ U GRAĐEVINU

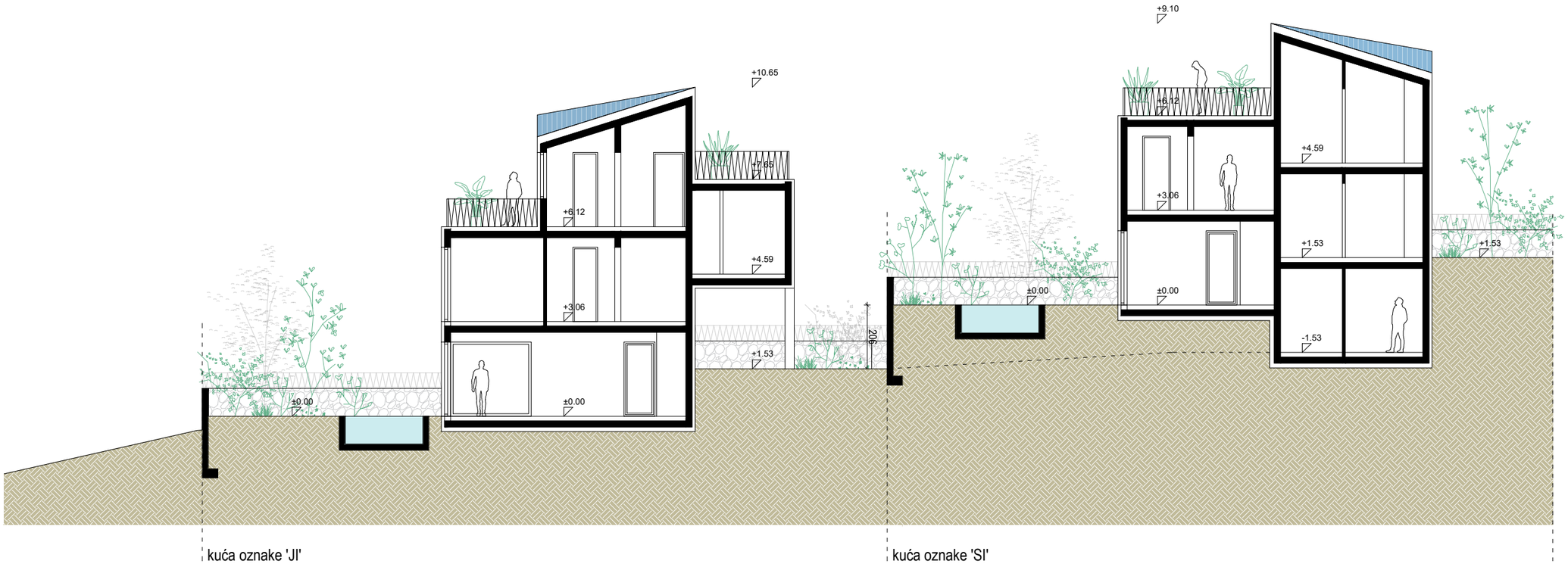
situacija na geodetskoj podlozi
tlocrt krova

1:200 0 8 16m

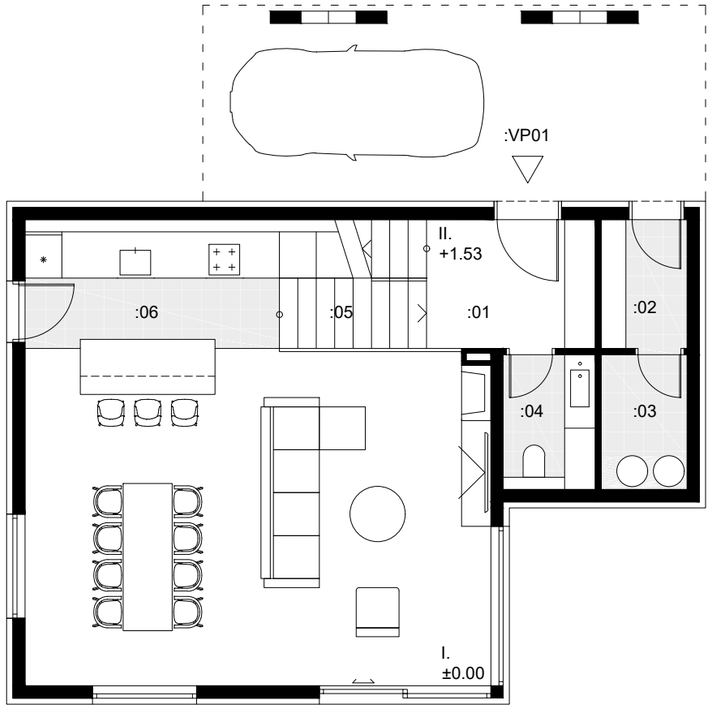
S




stambene građevine (oznake JZ i SZ)
presjek




stambene građevine (oznake JI i SI)
presjek




tlocrt prizemlja

| | | |
|---|---|---|
| :01 | ul. predprostor | 5.80 m² |
| :02 | spremište | 2.90 m² |
| :03 | kotlovnica | 3.10 m² |
| :04 | sanitarije | 3.30 m² |
| :05 | stubište | 2.80 m² |
| :06 | bor. blag. kuh. | 49.50 m² |
| | | |
| :VP01 | natkriveni parking | 25.50 m² x 0.25 (k) = 6.60 m² |
| | | |
| PRIZEMLJE | (neto prodajno) | 74.00 m² |




tlocrt I. kata

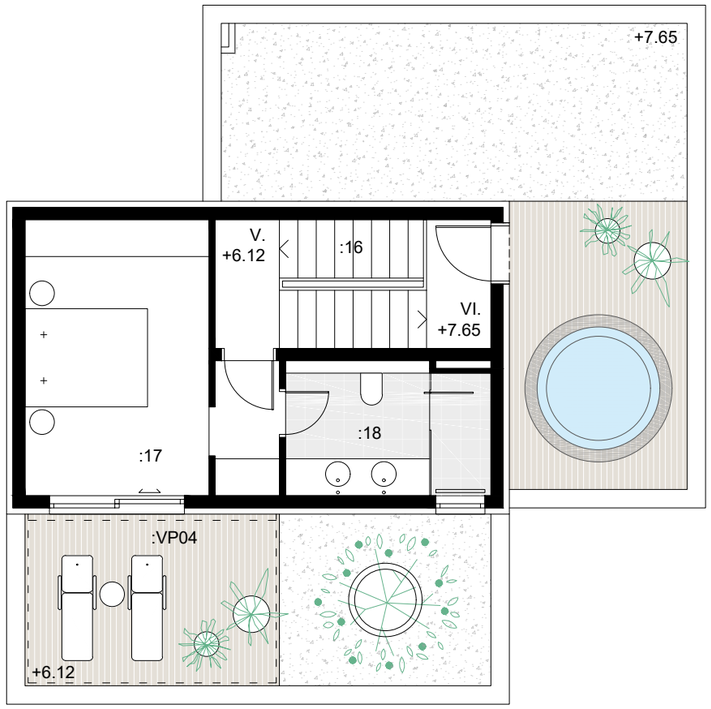
| | | |
|---|---|---|
| :07 | stubište | 9.70 m² |
| :08 | degažman | 2.20 m² |
| :09 | garderoba | 4.60 m² |
| :10 | kupaonica | 6.20 m² |
| :11 | spavaća soba | 13.20 m² |
| :12 | degažman | 2.30 m² |
| :13 | kupaonica | 7.20 m² |
| :14 | spavaća soba | 13.50 m² |
| :15 | spavaća soba | 13.50 m² |
| | | |
| :VP02 | loggia | 10.20 m² x 0.75 (k) = 7.65 m² |
| :VP03 | loggia | 9.40 m² x 0.75 (k) = 7.05 m² |
| | | |
| PRVI KAT | (neto prodajno) | 87.10 m² |

stambena građevina (oznake JZ)
tlocrti

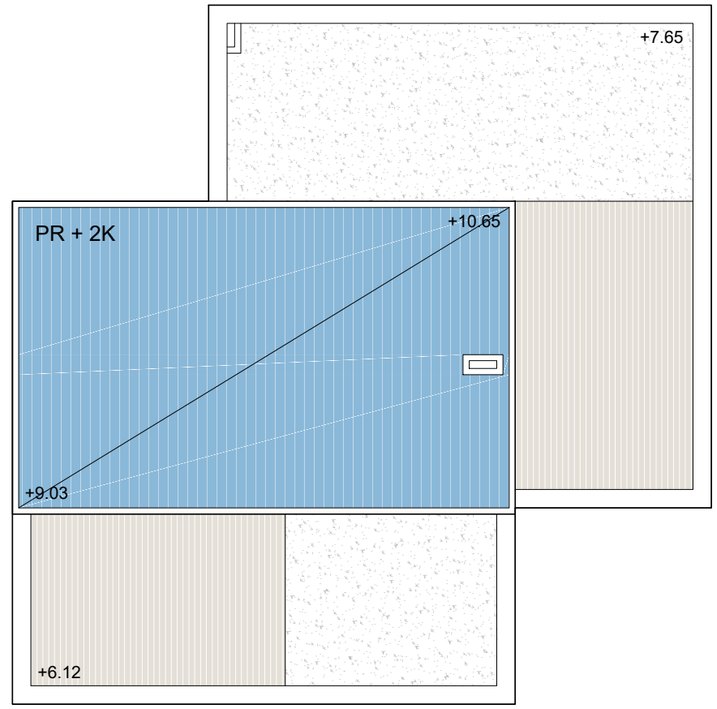


1:100 0 4 8m

S




tlocrt II. kata




tlocrt krova

| | | |
|---|---|---|
| :16 | stubište | 9.40 m² |
| :17 | spavaća soba | 15.90 m² |
| :18 | kupaonica | 7.20 m² |
| | | |
| :VP04 | terasa | 11.60 m² x 0.25 (k) = 2.90 m² |
| :VP05 | terasa | 13.60 m² x 0.25 (k) = 3.40 m² |
| | | |
| DRUGI KAT (neto prodajno) | | 38.80 m² |

REKAPITULACIJA:

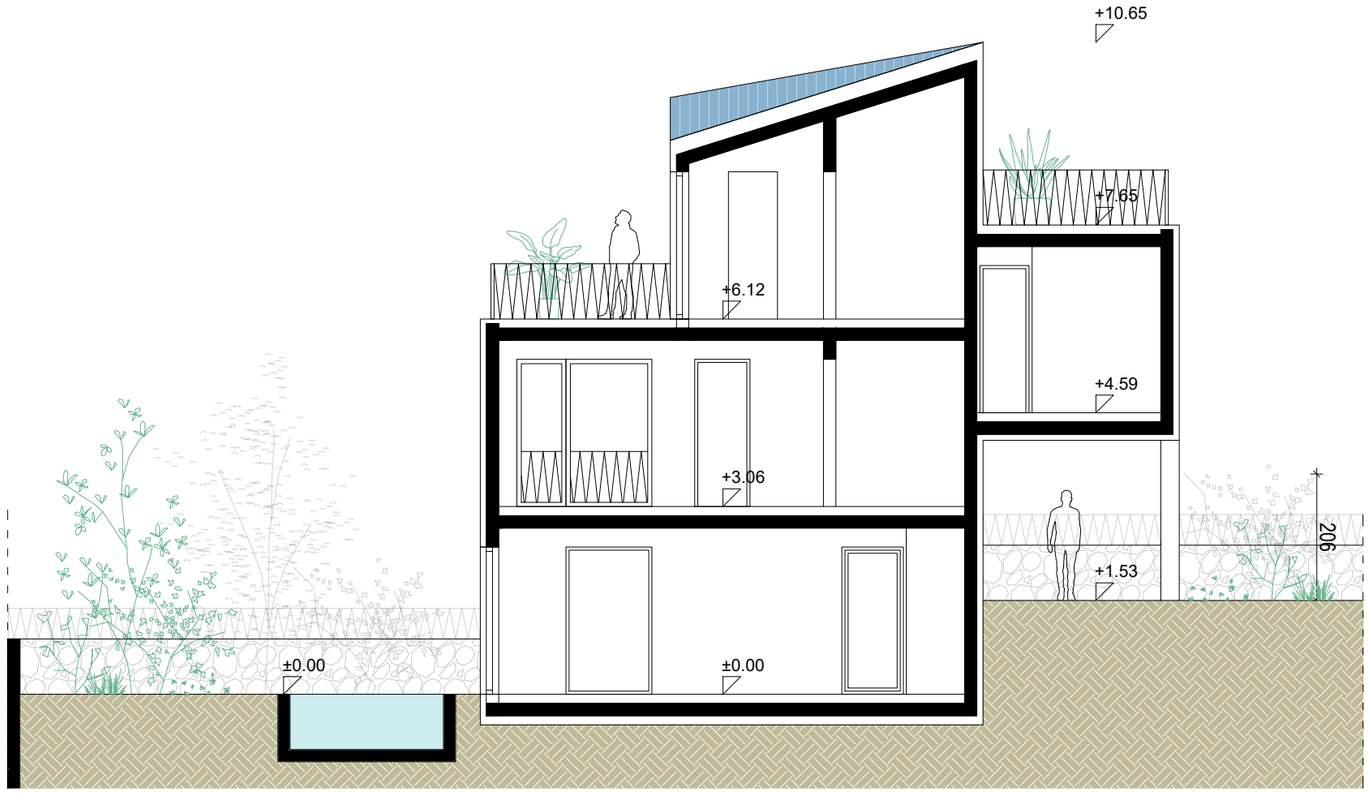
| | |
|---|---|
| PRIZEMLJE (neto prodajno) | 74.00 m² |
| PRVI KAT (neto prodajno) | 87.10 m² |
| DRUGI KAT (neto prodajno) | 38.80 m² |
| | |
| REKAPITULACIJA | 199.90 m² |

stambena građevina (oznake JZ)
tlocrti



1:100 0 4 8m

S




presjek 1

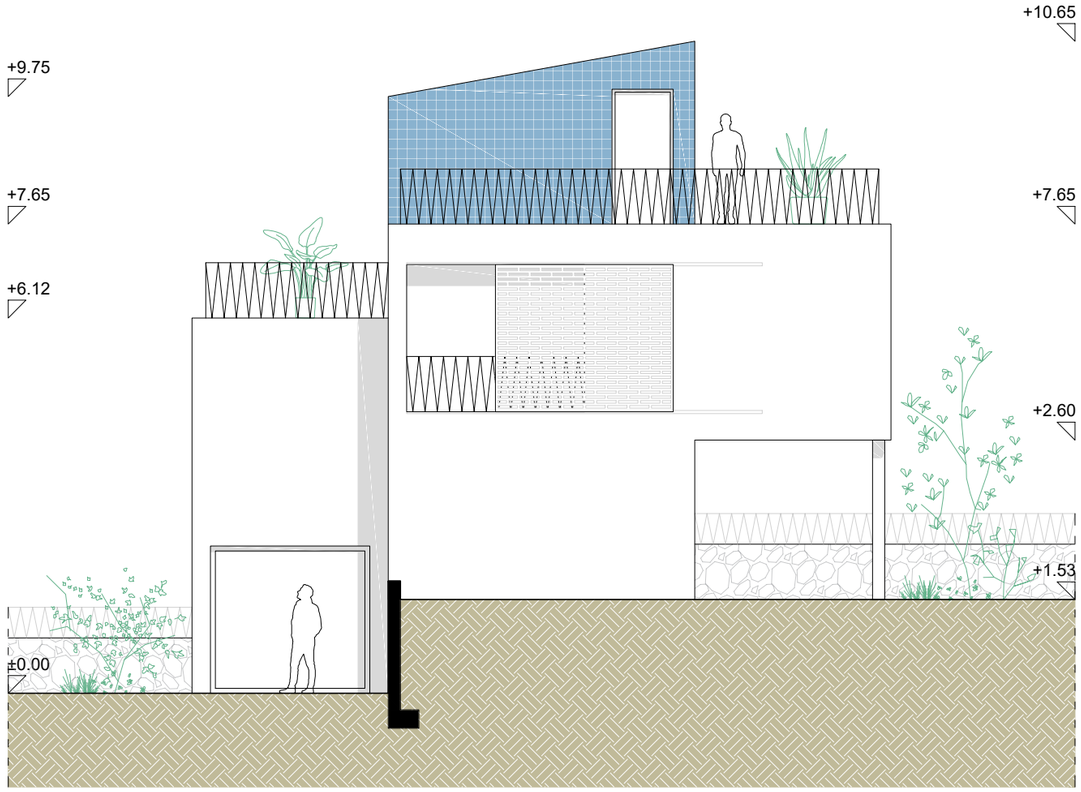
stambena građevina (oznake JZ)
presjek




pročelje jug

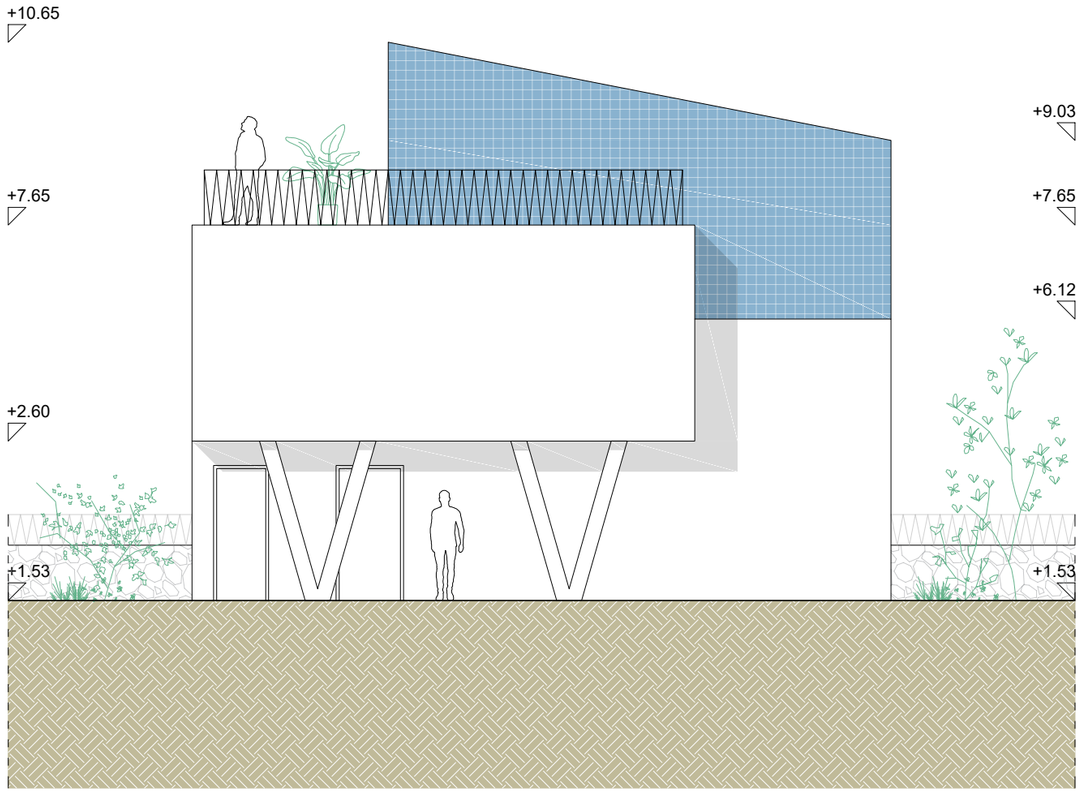
-

stambena građevina (oznake JZ)
pročelja



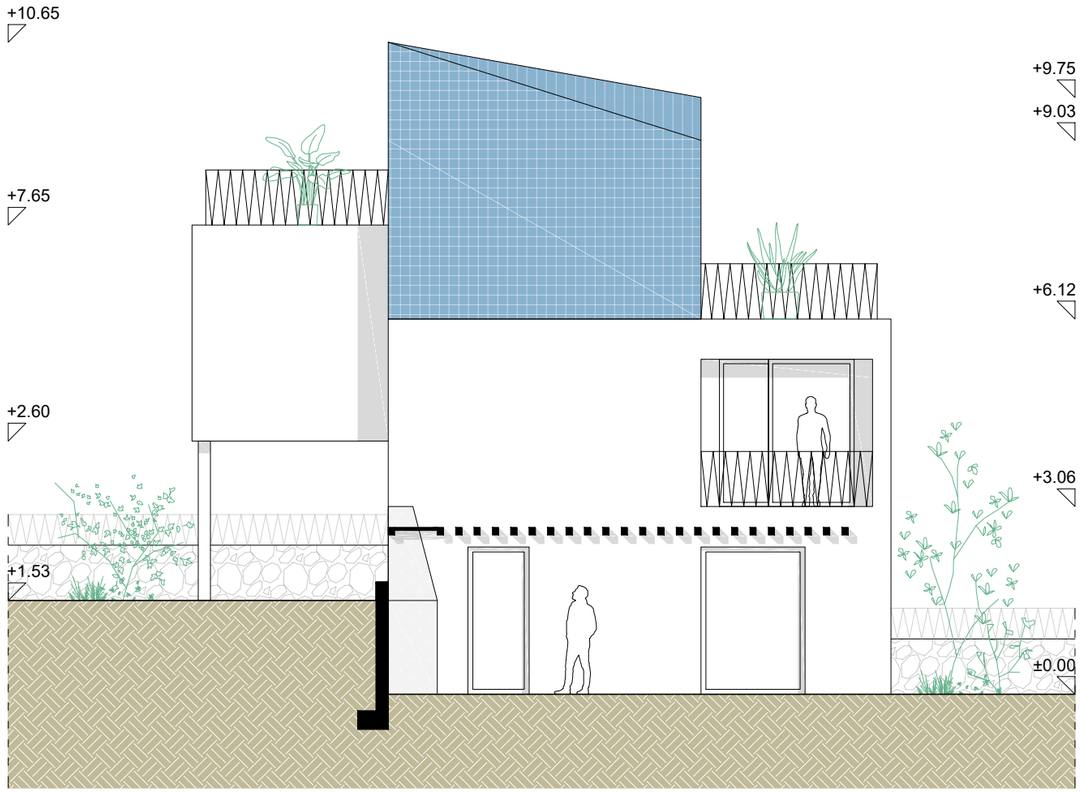

pročelje istok

stambena građevina (oznake JZ)
pročelja



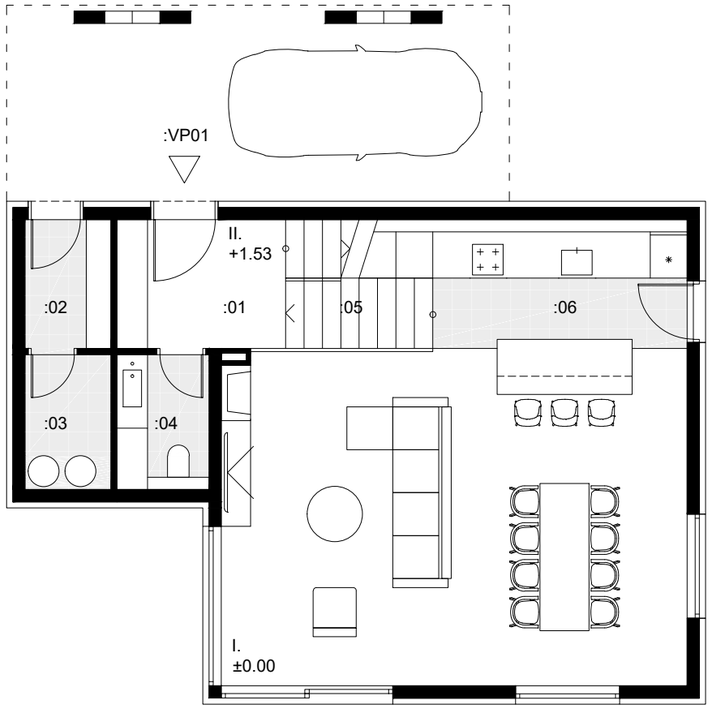

pročelje sjever

stambena građevina (oznake JZ)
pročelja




pročelje zapad

stambena građevina (oznake JZ)
pročelja







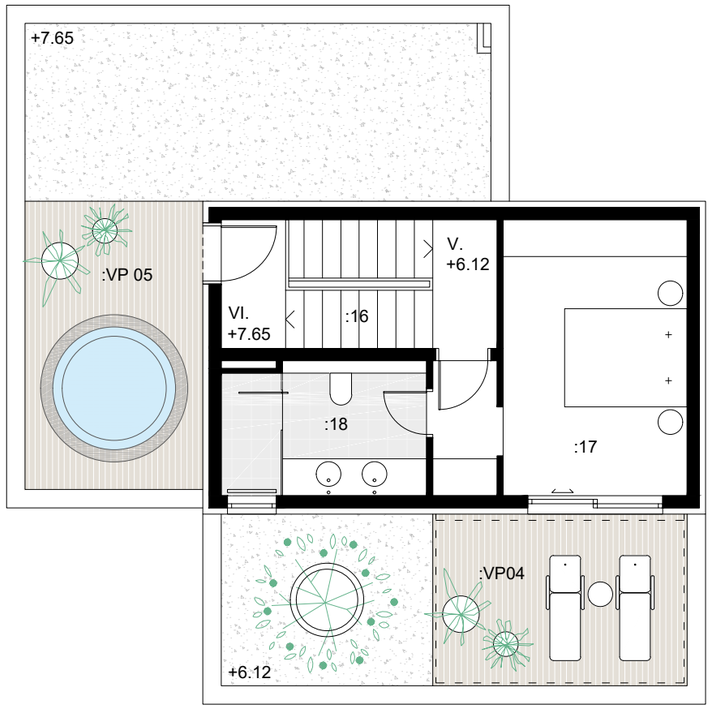
| | | |
|---|---|---|
| :01 | ul. predprostor | 5.80 m² |
| :02 | spremište | 2.90 m² |
| :03 | kotlovnica | 3.10 m² |
| :04 | sanitarije | 3.30 m² |
| :05 | stubište | 2.80 m² |
| :06 | bor. blag. kuh. | 49.50 m² |
| | | |
| :VP01 | natkriveni parking | 25.50 m² x 0.25 (k) = 6.60 m² |
| | | |
| PRIZEMLJE | (neto prodajno) | 74.00 m² |

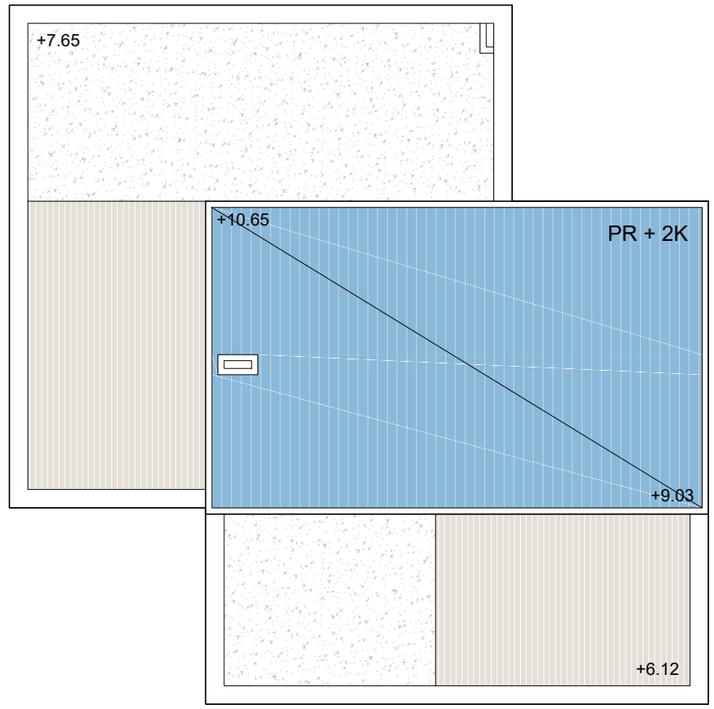
| | | |
|---|---|---|
| :07 | stubište | 9.70 m² |
| :08 | degažman | 2.20 m² |
| :09 | garderoba | 4.60 m² |
| :10 | kupaonica | 6.20 m² |
| :11 | spavaća soba | 13.20 m² |
| :12 | degažman | 2.30 m² |
| :13 | kupaonica | 7.20 m² |
| :14 | spavaća soba | 13.50 m² |
| :15 | spavaća soba | 13.50 m² |
| | | |
| :VP02 | loggia | 10.20 m² x 0.75 (k) = 7.65 m² |
| :VP03 | loggia | 9.40 m² x 0.75 (k) = 7.05 m² |
| | | |
| PRVI KAT | (neto prodajno) | 87.10 m² |

stambena građevina (oznake JI)
tlocrti

1:100 0 4 8m

S




| | | |
|---|---|---|
| :16 | stubište | 9.40 m² |
| :17 | spavaća soba | 15.90 m² |
| :18 | kupaonica | 7.20 m² |
| | | |
| :VP04 | terasa | 11.60 m² x 0.25 (k) = 2.90 m² |
| :VP05 | terasa | 13.60 m² x 0.25 (k) = 3.40 m² |
| | | |
| DRUGI KAT (neto prodajno) | | 38.80 m² |

REKAPITULACIJA:

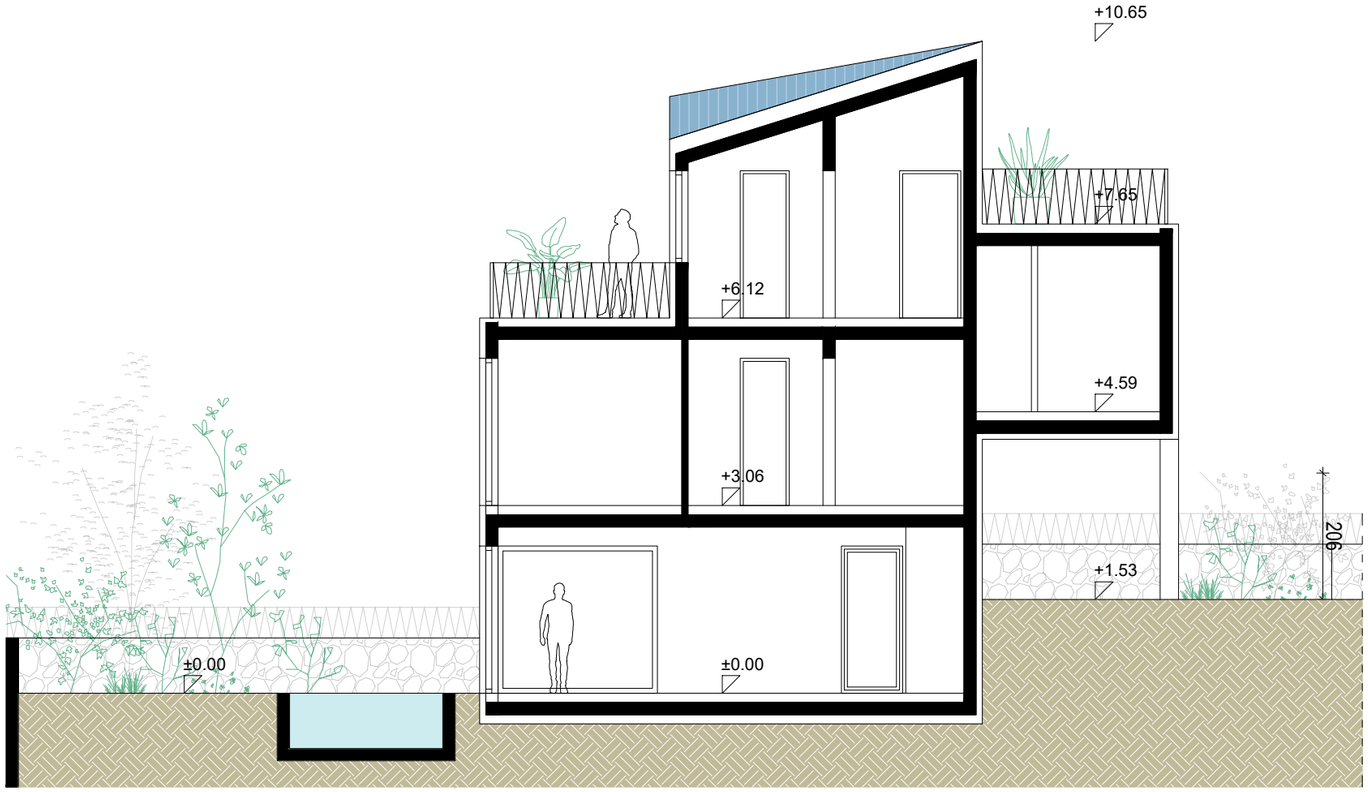
| | |
|---|---|
| PRIZEMLJE (neto prodajno) | 74.00 m² |
| PRVI KAT (neto prodajno) | 87.10 m² |
| DRUGI KAT (neto prodajno) | 38.80 m² |
| | |
| REKAPITULACIJA | 199.90 m² |

stambena građevina (oznake JI)
tlocrti



1:100 0 4 8m

S




presjek 2

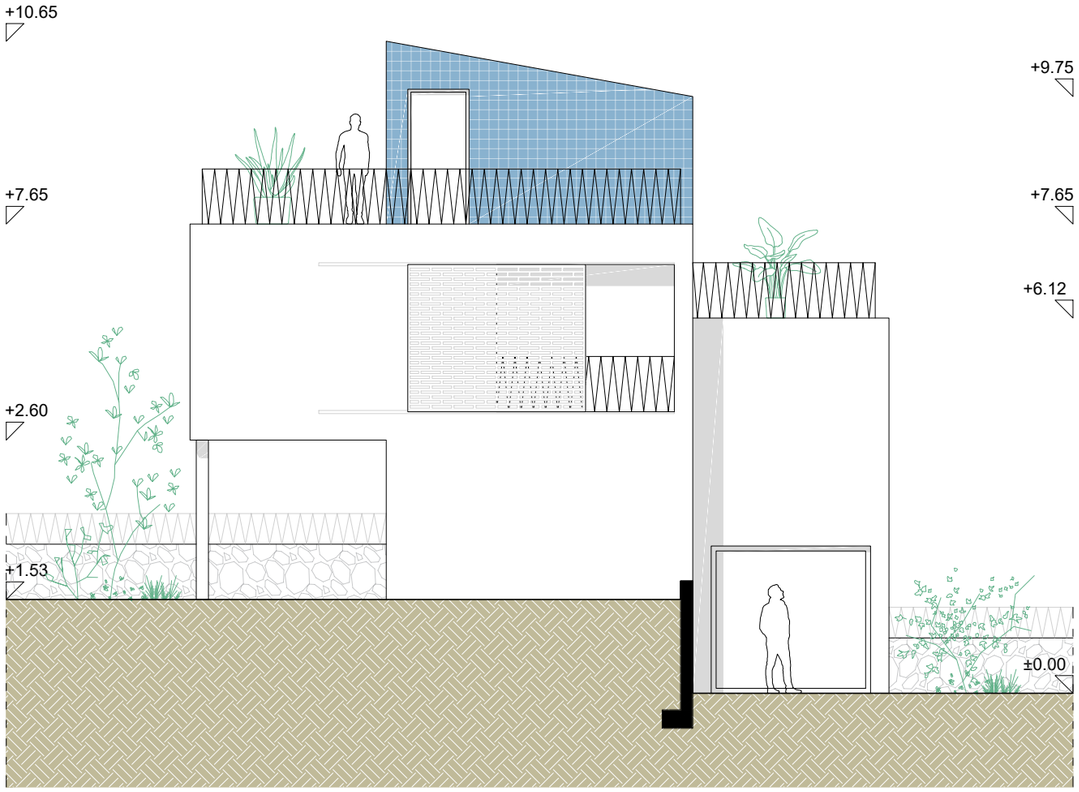
stambena građevina (oznake JI)
presjek




pročelje jug

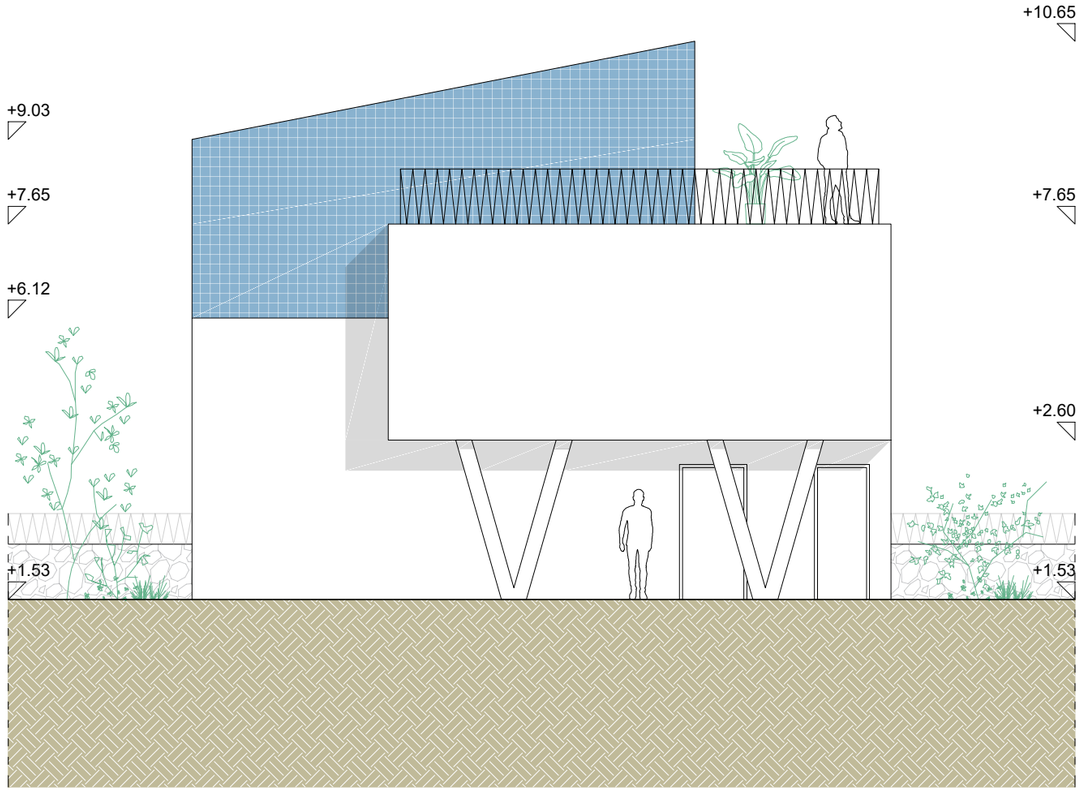
-

stambena građevina (oznake JI)
pročelja



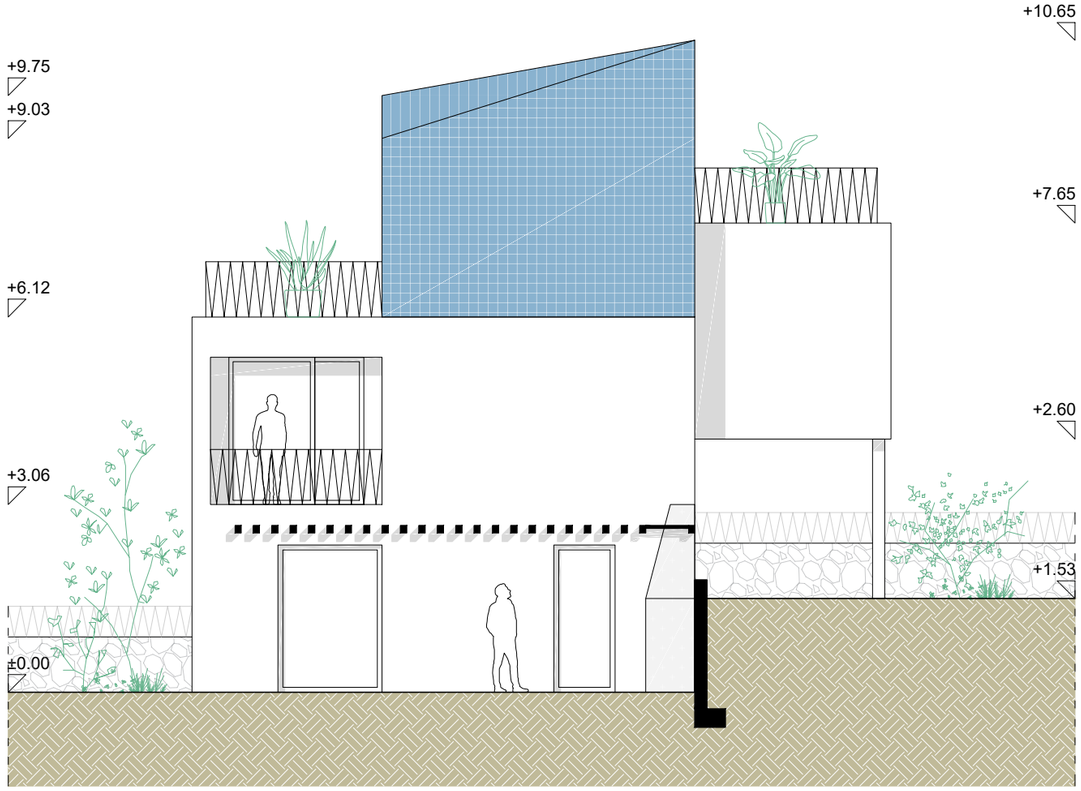

pročelje zapad

stambena građevina (oznake JI)
pročelja




pročelje sjever

stambena građevina (oznake JI)
pročelja




pročelje istok

stambena građevina (oznake JI)
pročelja







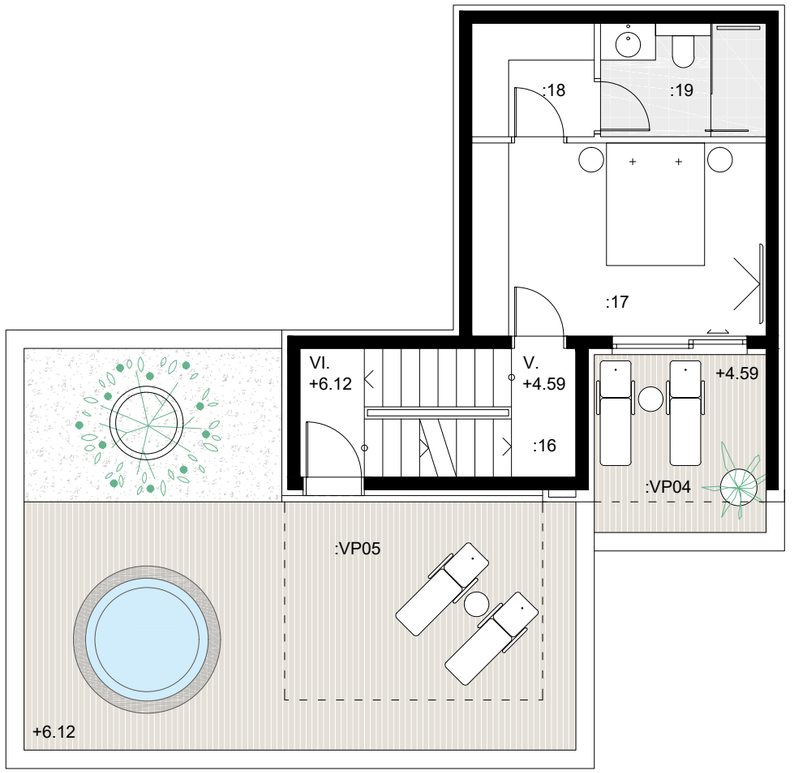
| | | |
|---|---|---|
| :01 | ul. predprostor | 4.30 m² |
| :02 | spremište | 3.20 m² |
| :03 | kotlovnica | 3.20 m² |
| :04 | sanitarije | 4.20 m² |
| :05 | spremište | 2.20 m² |
| :06 | stubište | 6.40 m² |
| :07 | bor. blag. kuh. | 48.10 m² |
| :VP01 | natkriveni parking | 17.10 m² x 0.25 (k) = 4.30 m² |
| PRIZEMLJE (neto prodajno) | | 75.90 m² |

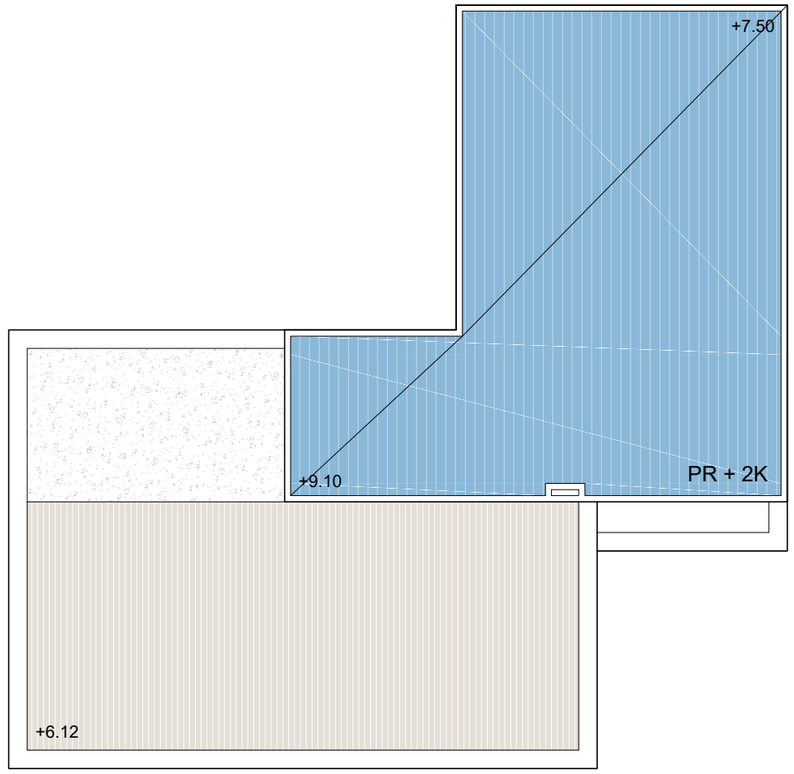
| | | |
|---|---|---|
| :08 | stubište | 9.70 m² |
| :09 | spavaća soba | 15.10 m² |
| :10 | garderoba | 3.70 m² |
| :11 | kupaonica | 5.00 m² |
| :12 | degažman | 1.60 m² |
| :13 | kupaonica | 4.80 m² |
| :14 | spavaća soba | 16.70 m² |
| :15 | spavaća soba | 12.00 m² |
| :VP02 | terasa | 12.20 m² x 0.75 (k) = 9.20 m² |
| :VP03 | terasa | 8.80 m² x 0.75 (k) = 6.60 m² |
| PRVI KAT | (neto prodajno) | 84.40 m² |

stambena građevina (oznake SZ)
tlocrti

1:100 0 4 8m

S




| | | |
|---|---|---|
| :16 | stubište | 9.40 m² |
| :17 | spavaća soba | 15.10 m² |
| :18 | garderoba | 3.70 m² |
| :19 | kupaonica | 5.00 m² |
| :VP04 | terasa | 7.20 m² x 0.25 (k) = 3.80 m² |
| :VP05 | terasa | 36.40 m² x 0.25 (k) = 9.10 m² |

DRUGI KAT (neto prodajno) 46.10 m²

REKAPITULACIJA:

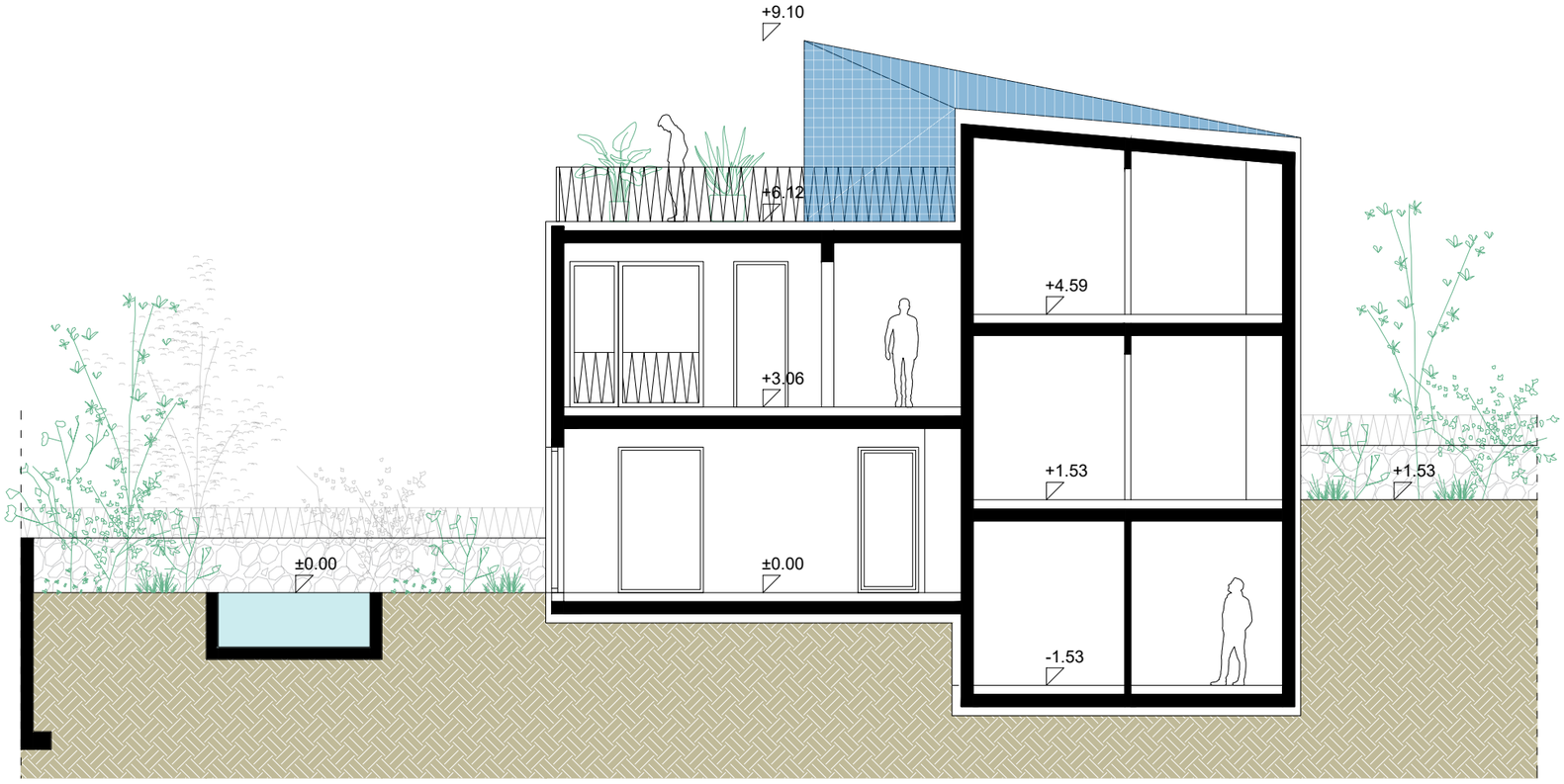
| | |
|---|---|
| PRIZEMLJE (neto prodajno) | 75.90 m² |
| PRVI KAT (neto prodajno) | 84.40 m² |
| DRUGI KAT (neto prodajno) | 46.10 m² |
| REKAPITULACIJA | 206.40 m² |

stambena građevina (oznake SZ)
tlocrti



1:100 0 4 8m

S



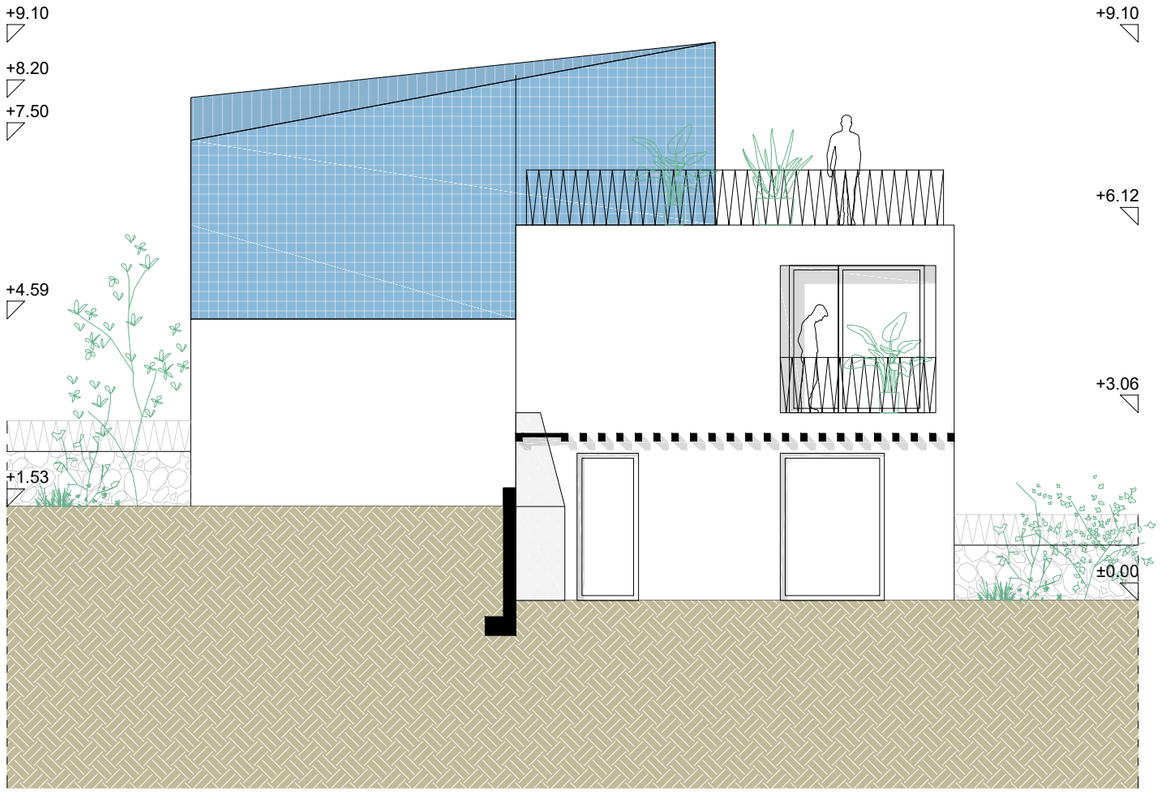

presjek 1

stambena građevina (oznake SZ)
presjek



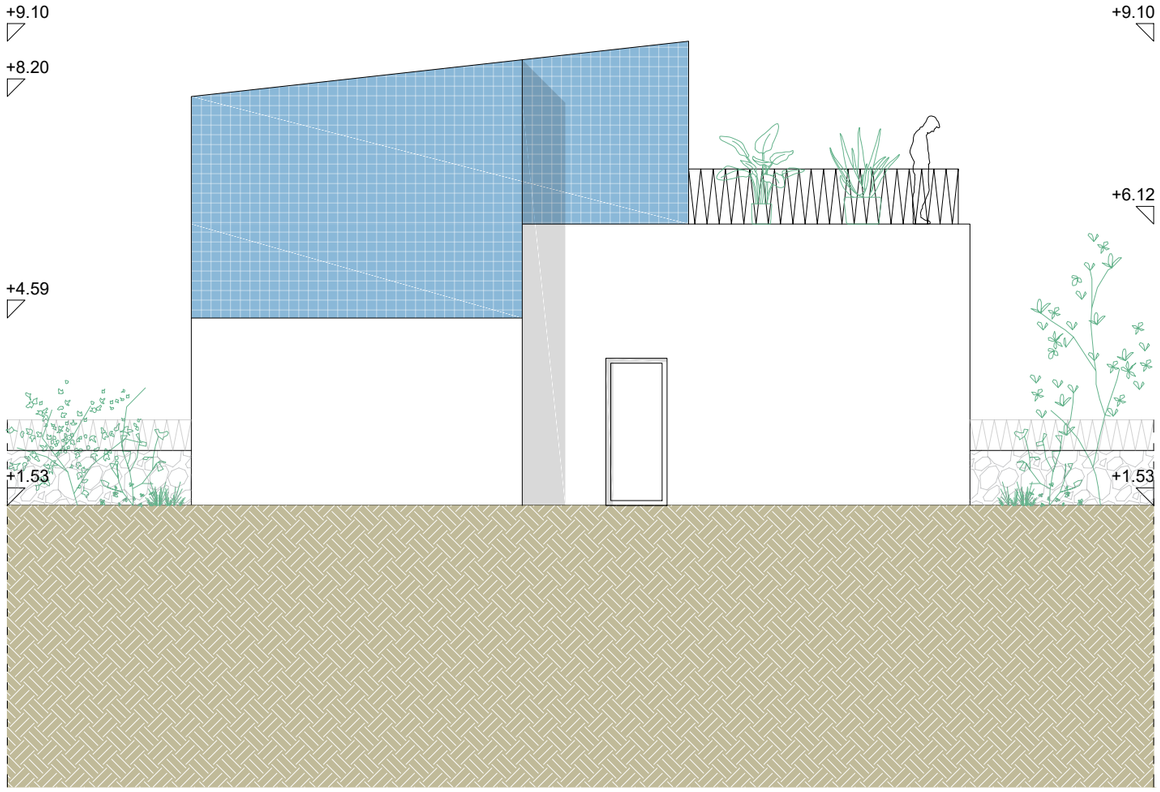

pročelje jug

stambena građevina (oznake SZ)
pročelja



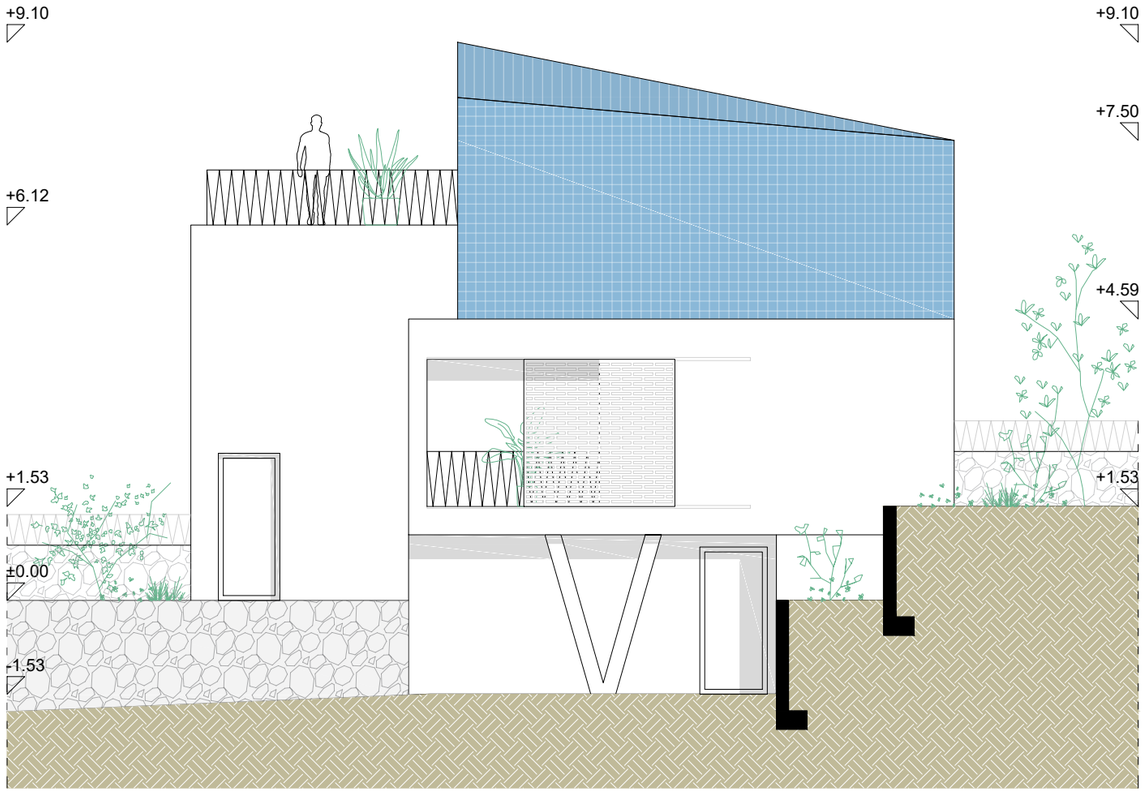

pročelje zapad

stambena građevina (oznake SZ)
pročelja



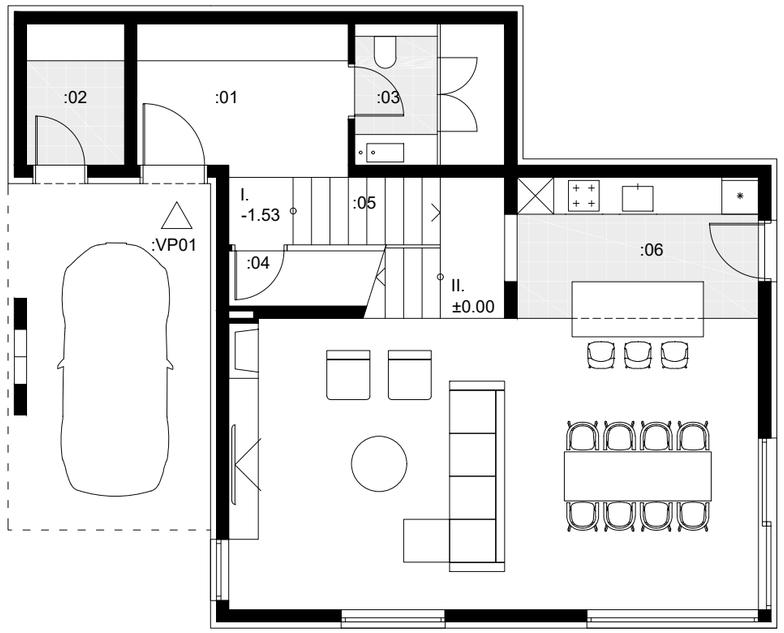

pročelje sjever

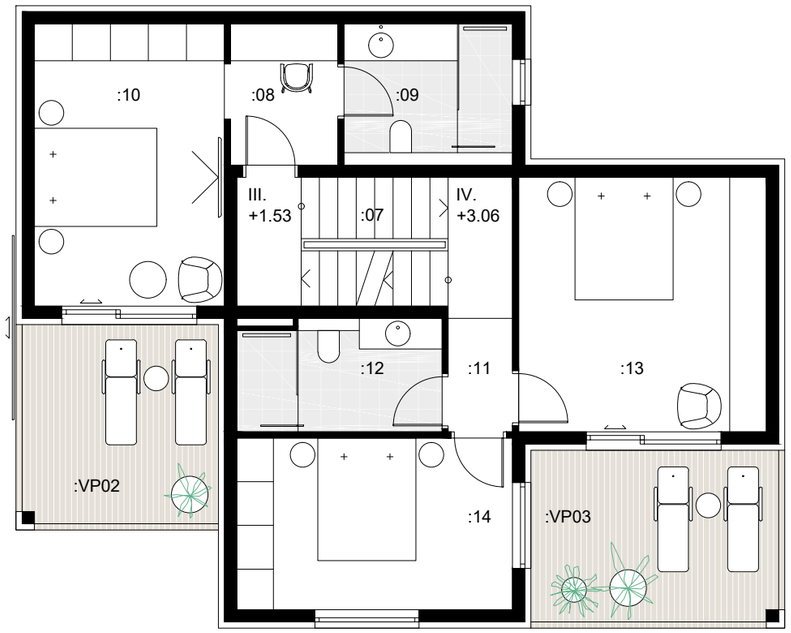
stambena građevina (oznake SZ)
pročelja




pročelje istok

stambena građevina (oznake SZ)
pročelja



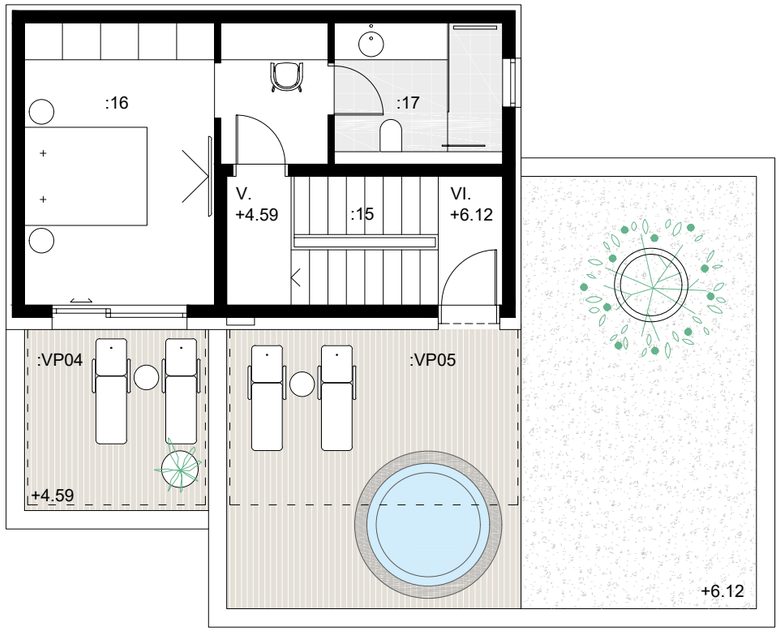

| | | |
|---|---|---|
| :01 | ul. predprostor | 8.30 m² |
| :02 | spremište | 3.70 m² |
| :03 | sanitarije i kotlovnica | 5.60 m² |
| :04 | spremište | 2.10 m² |
| :05 | stubište | 6.20 m² |
| :06 | bor. blag. kuh. | 50.00 m² |
| :VP01 | natkriveni parking | 18.20 m² x 0.25 (k) = 4.60 m² |
| PRIZEMLJE (neto prodajno) | | 80.50 m² |

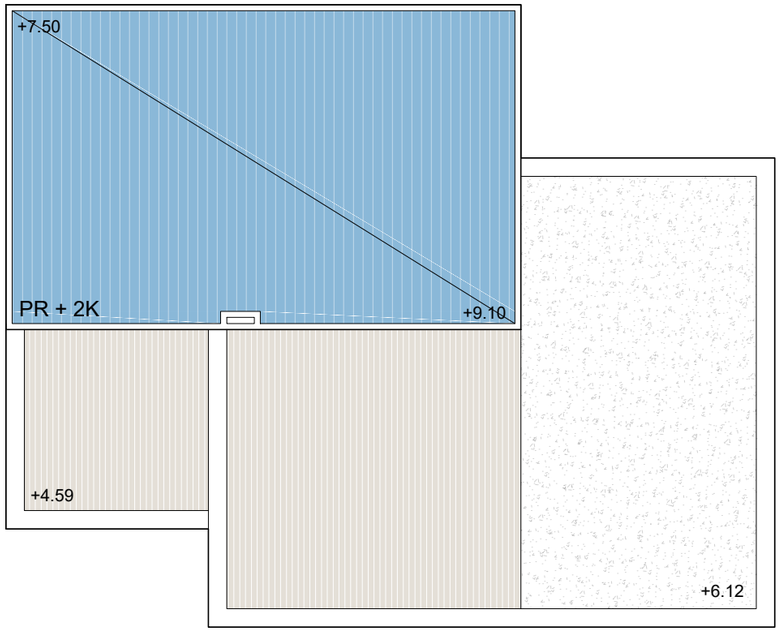
| | | |
|---|---|---|
| :07 | stubište | 9.70 m² |
| :08 | degažman | 4.10 m² |
| :09 | kupaonica | 6.50 m² |
| :10 | spavaća soba | 14.40 m² |
| :11 | degažman | 1.90 m² |
| :12 | kupaonica | 5.80 m² |
| :13 | spavaća soba | 16.60 m² |
| :14 | spavaća soba | 12.60 m² |
| :VP02 | loggia | 10.80 m² x 0.75 (k) = 8.10 m² |
| :VP03 | loggia | 11.90 m² x 0.75 (k) = 8.90 m² |
| PRVI KAT (neto prodajno) | | 88.60 m² |

stambena građevina (oznake SI)
tlocrti

1:100 0 4 8m

S




| | | |
|---|---|---|
| :15 | stubište | 9.40 m² |
| :16 | spavaća soba | 18.60 m² |
| :17 | kupaonica | 6.50 m² |

| | | |
|---|---|---|
| :VP04 | terasa | 8.70 m² x 0.25 (k) = 2.20 m² |
| :VP05 | terasa | 21.60 m² x 0.25 (k) = 5.40 m² |

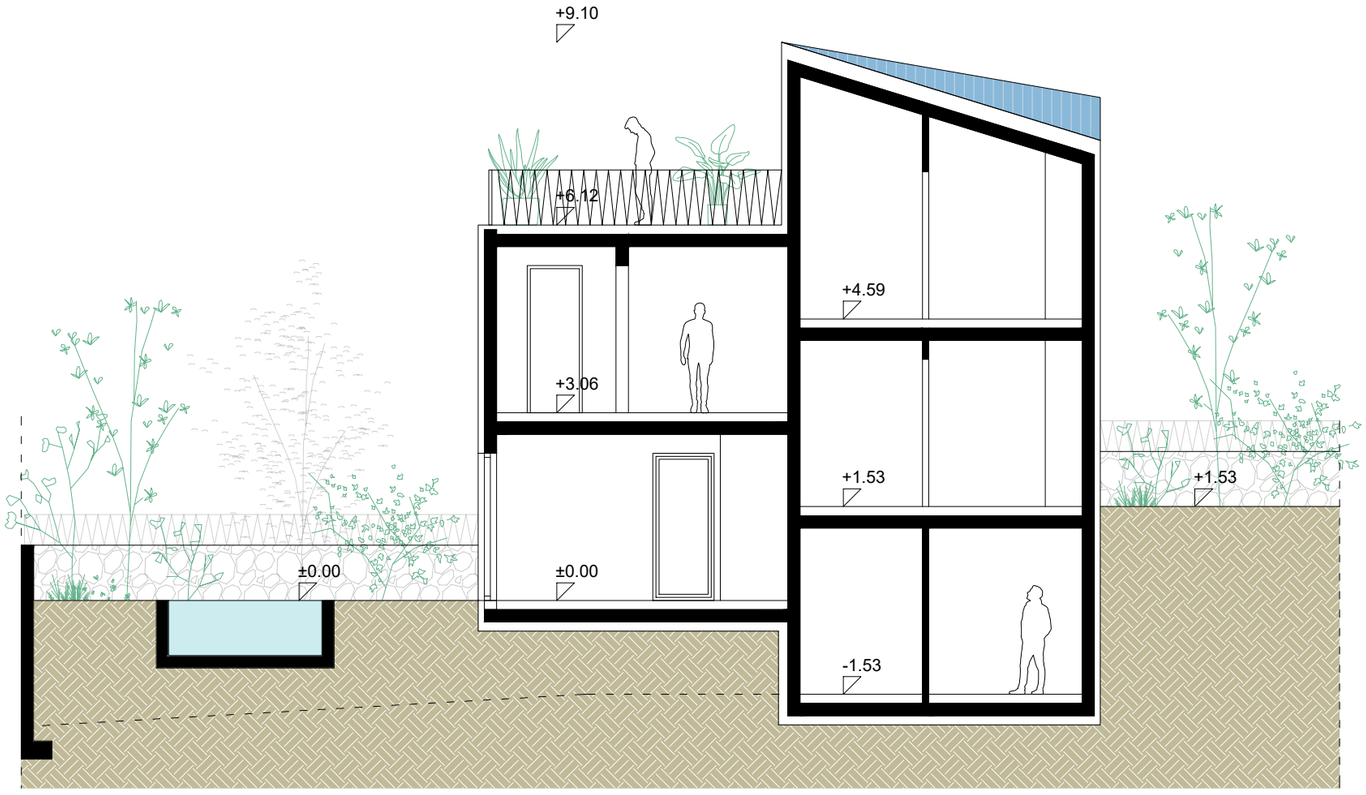
DRUGI KAT (neto prodajno) 42.10 m²

REKAPITULACIJA:

| | |
|---|---|
| PRIZEMLJE (neto prodajno) | 83.50 m² |
| PRVI KAT (neto prodajno) | 91.00 m² |
| DRUGI KAT (neto prodajno) | 42.10 m² |
| REKAPITULACIJA | 216.60 m² |

stambena građevina (oznake SI)
tlocrti

1:100 0 4 8m S




presjek 2

stambena građevina (oznake SI)
presjek

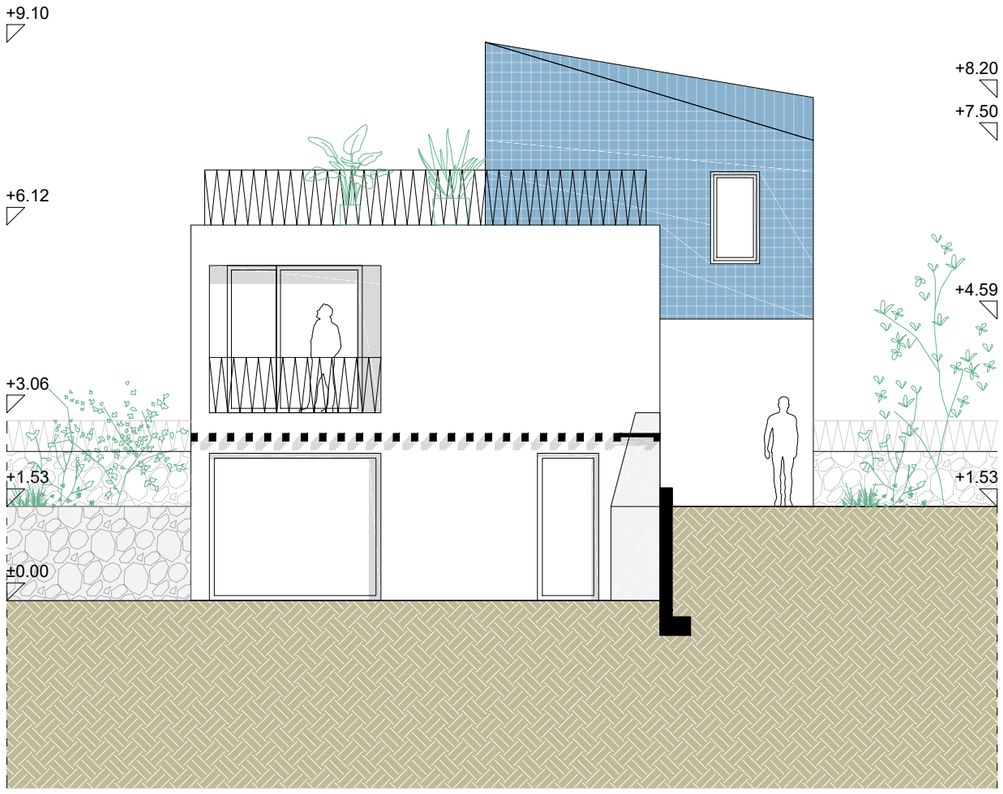


1:100 0 4 8m



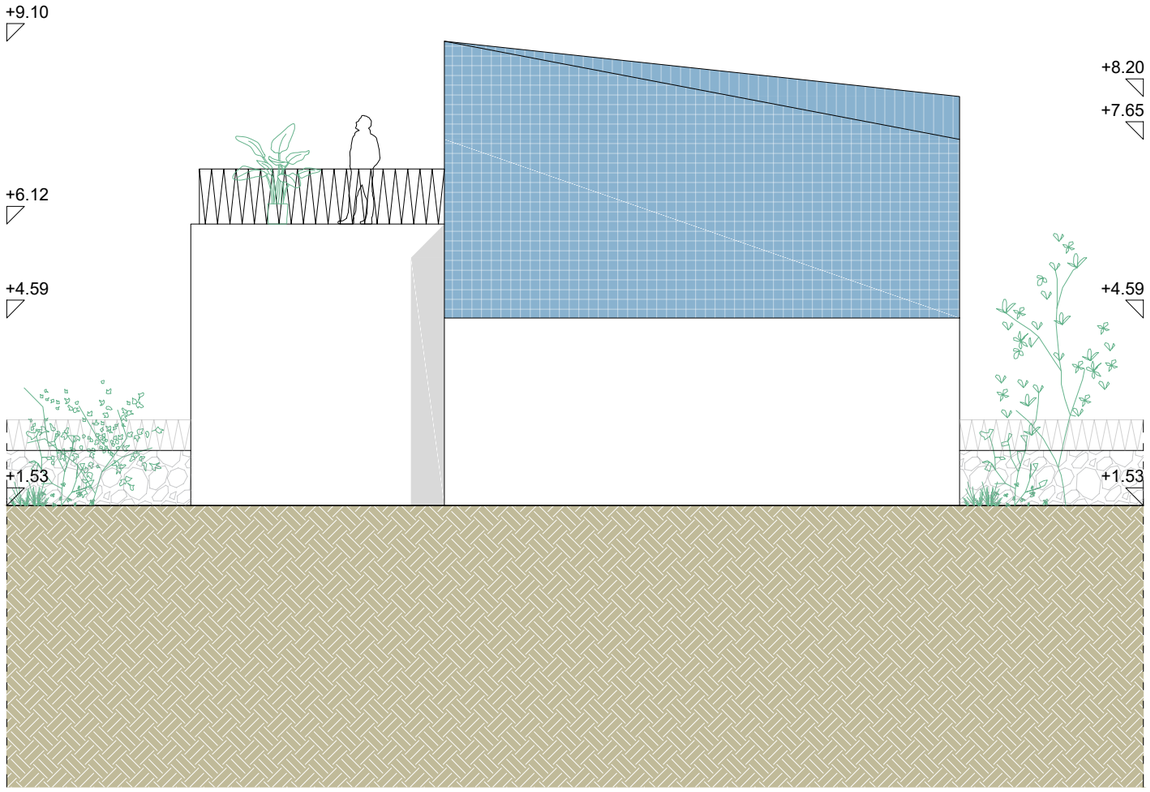

pročelje jug

stambena građevina (oznake SI)
pročelja



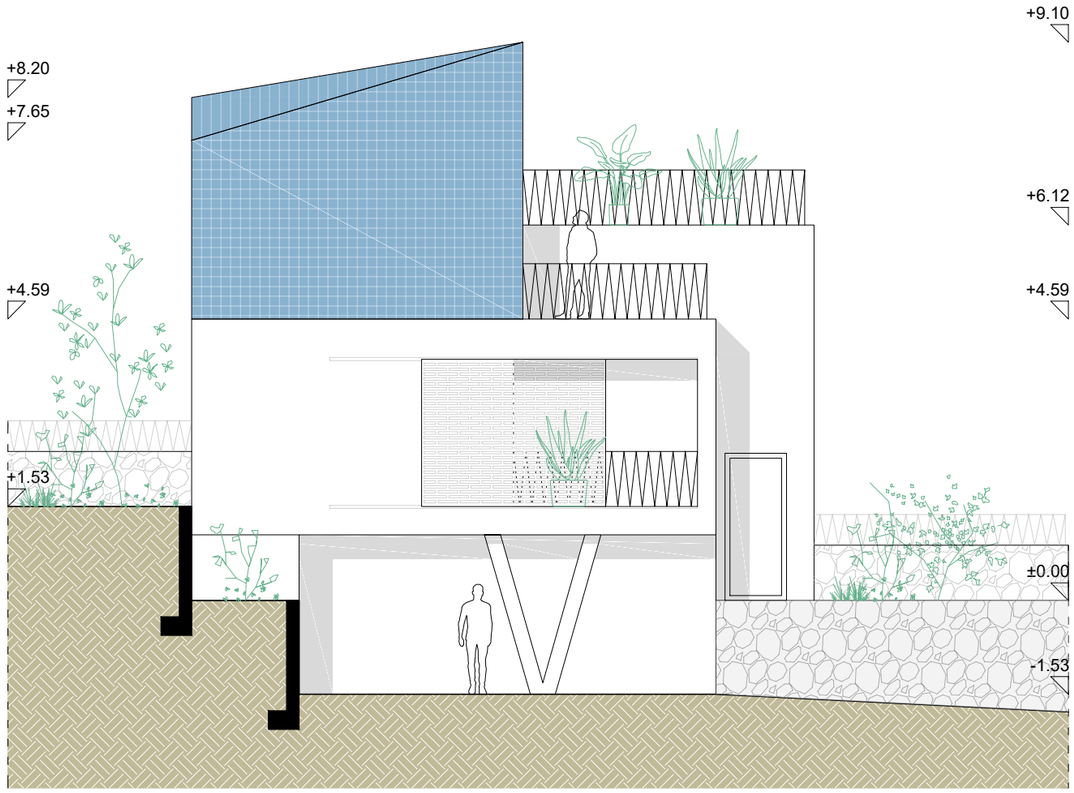

pročelje istok

stambena građevina (oznake SI)
pročelja




pročelje sjever

stambena građevina (oznake SI)
pročelja




pročelje zapad

stambena građevina (oznake SI)
pročelja



prostorni prikaz - pogled s juga



prostorni prikaz - kamin i terasa



prostorni prikaz - bazen i terasa



prostorni prikaz - bočno pročelje



prostorni prikaz - stražnje pročelje



prostorni prikaz - pogled s ulice



prostorni prikaz - pogled iz zraka

# REKAPITULACIJA NETO:

KUĆA OZNAKE 'JZ' - REKAPITULACIJA:

| | | | |
|---|---|---|---|
| - | prizemlje | (neto prodajno) | 74.00 m² |
| - | prvi kat | (neto prodajno) | 87.10 m² |
| - | drugi kat | (neto prodajno) | 38.80 m² |
| | REKAPITULACIJA | | 199.90 m² |

KUĆA OZNAKE 'JI' - REKAPITULACIJA:

| | | | |
|---|---|---|---|
| - | prizemlje | (neto prodajno) | 74.00 m² |
| - | prvi kat | (neto prodajno) | 87.10 m² |
| - | drugi kat | (neto prodajno) | 38.80 m² |
| | REKAPITULACIJA | | 199.90 m² |

KUĆA OZNAKE 'SZ' - REKAPITULACIJA:

| | | | |
|---|---|---|---|
| - | prizemlje | (neto prodajno) | 75.90 m² |
| - | prvi kat | (neto prodajno) | 84.40 m² |
| - | drugi kat | (neto prodajno) | 46.10 m² |
| | REKAPITULACIJA | | 206.40 m² |

KUĆA OZNAKE 'SI' - REKAPITULACIJA:

| | | | |
|---|---|---|---|
| - | prizemlje | (neto prodajno) | 80.50 m² |
| - | prvi kat | (neto prodajno) | 88.60 m² |
| - | drugi kat | (neto prodajno) | 42.10 m² |
| | REKAPITULACIJA | | 211.2m² |

UKUPNI NETO PRODAJNO: 817.40 m²

# REKAPITULACIJA BRUTO:

KUĆA OZNAKE 'JZ' - REKAPITULACIJA:

| | | | |
|---|---|---|---|
| - | prizemlje | (GBP) | 83.30 m² |
| - | prvi kat | (GBP) | 89.60 m² |
| - | drugi kat | (GBP) | 41.80 m² |
| | REKAPITULACIJA | | 215.00 m² |

KUĆA OZNAKE 'JI' - REKAPITULACIJA:

| | | | |
|---|---|---|---|
| - | prizemlje | (GBP) | 83.30 m² |
| - | prvi kat | (GBP) | 89.60 m² |
| - | drugi kat | (GBP) | 41.80 m² |
| | REKAPITULACIJA | | 215.00 m² |

KUĆA OZNAKE 'SZ' - REKAPITULACIJA:

| | | | |
|---|---|---|---|
| - | prizemlje | (GBP) | 89.80 m² |
| - | prvi kat | (GBP | 86.10 m² |
| - | drugi kat | (GBP) | 44.10 m² |
| | REKAPITULACIJA | | 220.00 m² |

KUĆA OZNAKE 'SI' - REKAPITULACIJA:

| | | | |
|---|---|---|---|
| - | prizemlje | (GBP) | 93.00 m² |
| - | prvi kat | (GBP) | 88.50 m² |
| - | drugi kat | (GBP) | 44.90 m² |
| | REKAPITULACIJA | | 226.40 m² |

UKUPNI BRUTO: 876.40 m²