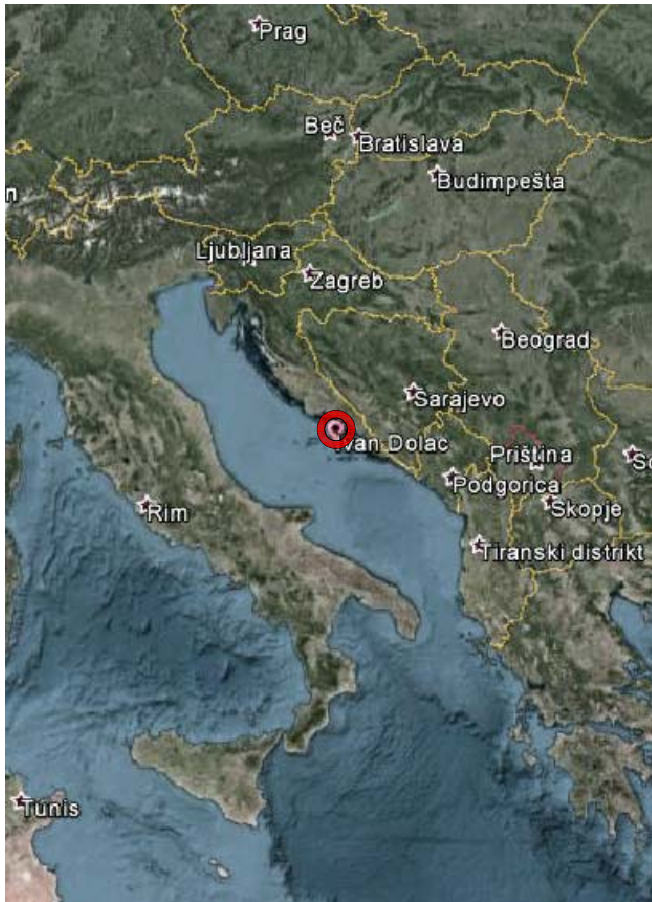




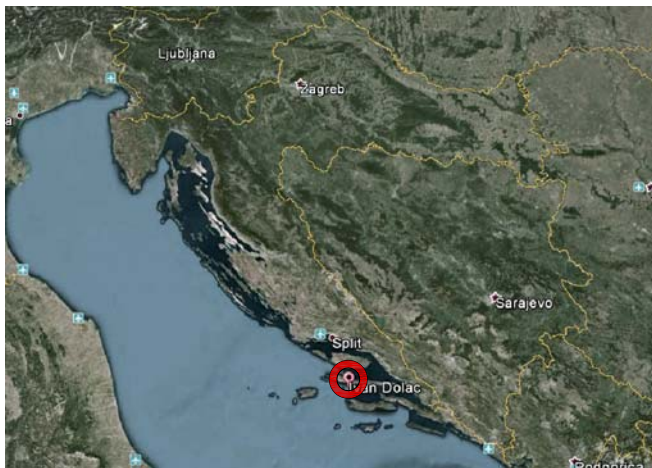
NOI  
Arhitekti

croatia - hvar - ivan dolac - house Š 2015 HV

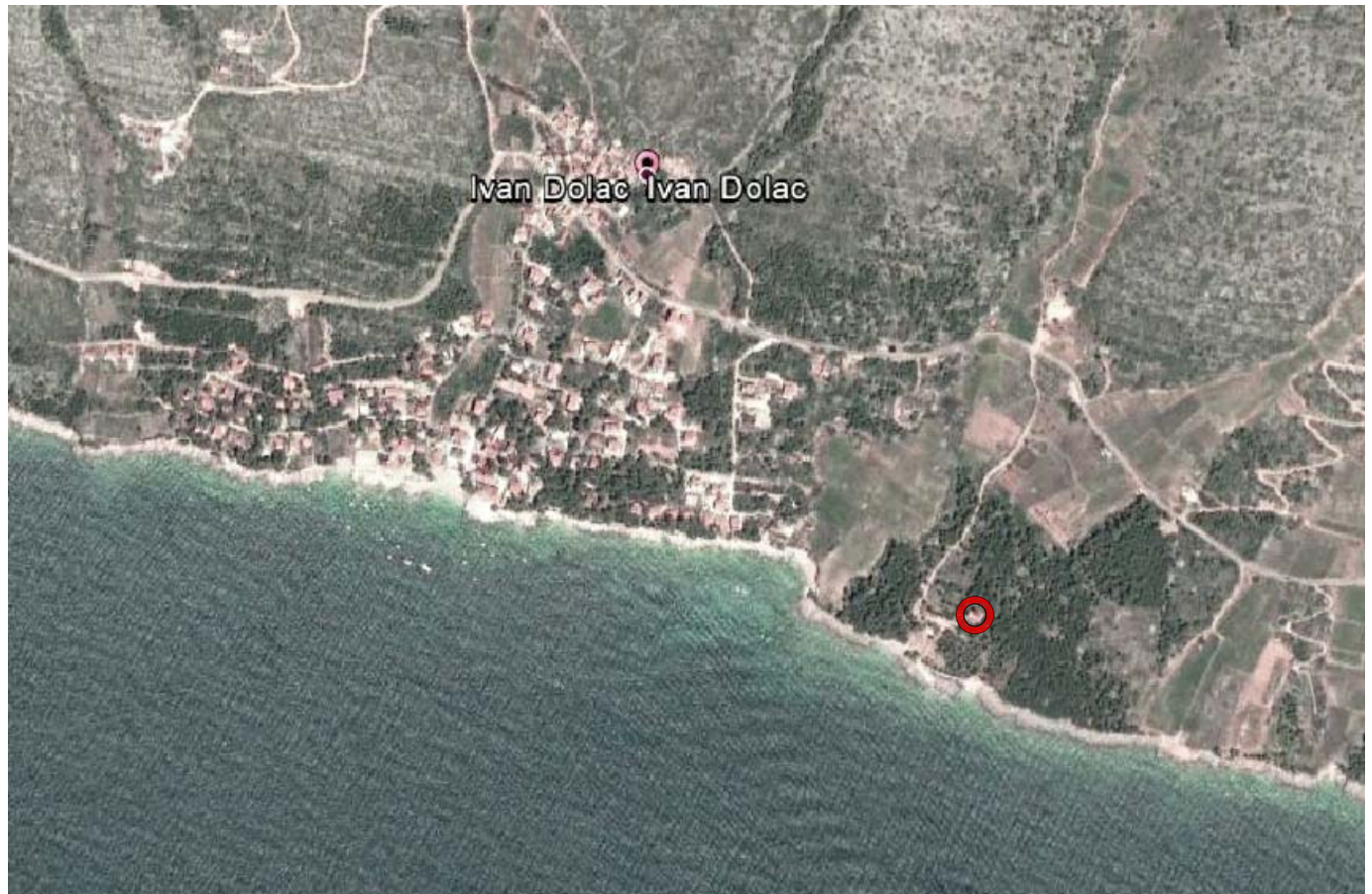
kneza ljudevita posavskog 26, 10000 zagreb, croatia www.noin.hr t:+385 1 7778818 f:+385 1 7778819 m:+38591 5344955 arhitekti@noin.hr

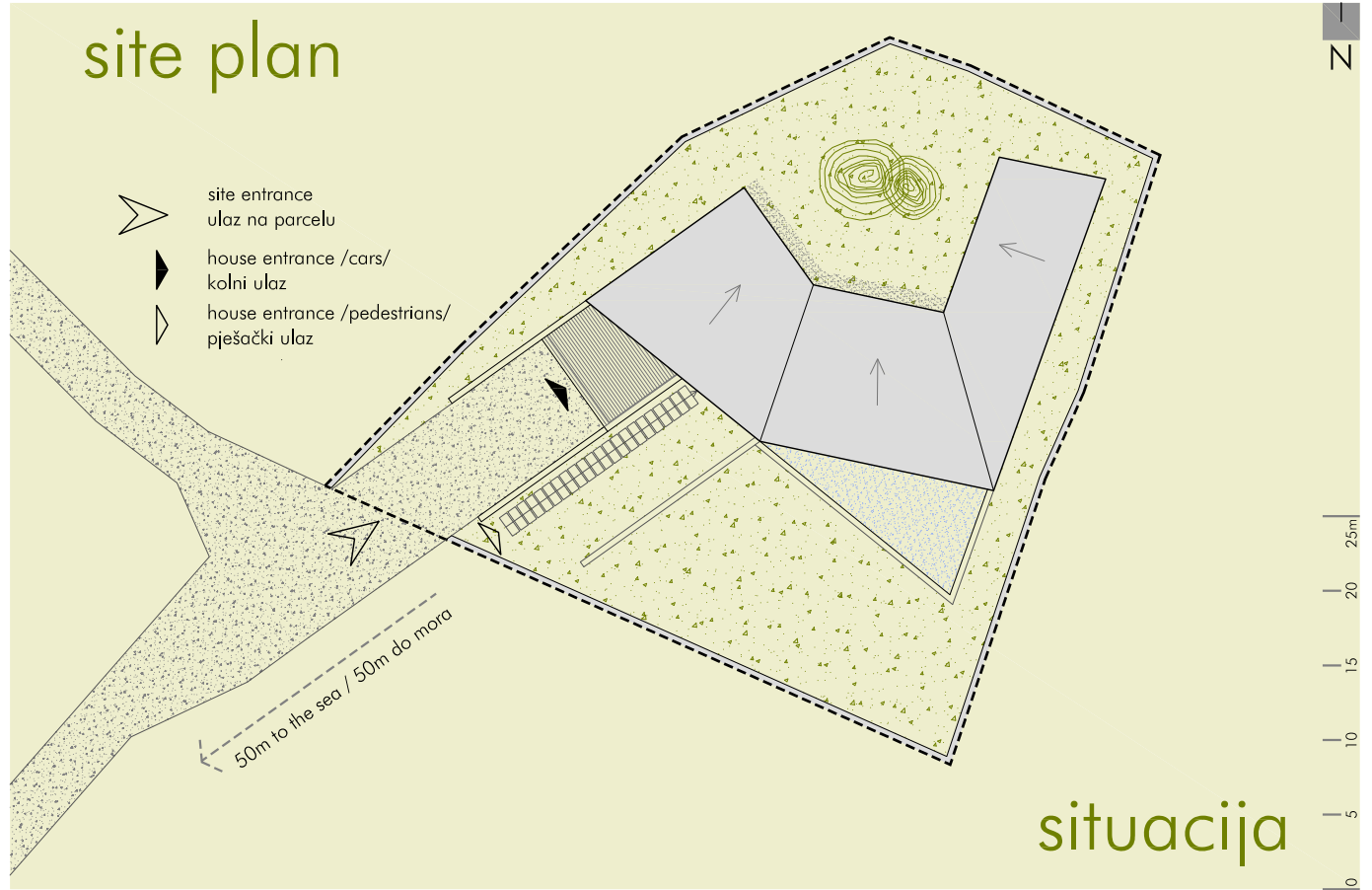


43°7'32"N, 16°38'48"E






croatia / hrvatska ..... island hvar / otok hvar ..... ivan dolac

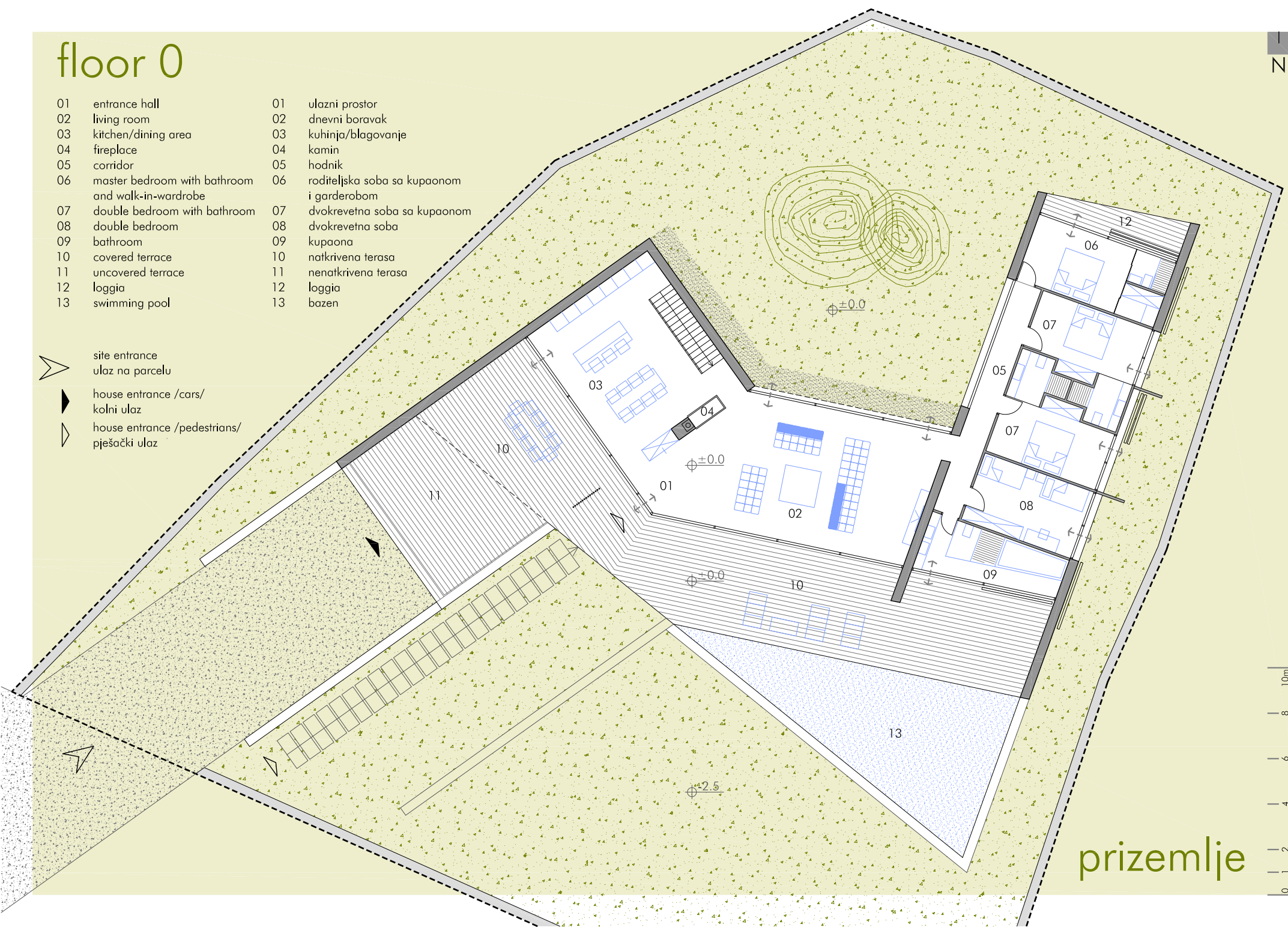




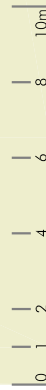
# floor 0

- |    |                                                   |    |                                           |
|----|---------------------------------------------------|----|-------------------------------------------|
| 01 | entrance hall                                     | 01 | ulazni prostor                            |
| 02 | living room                                       | 02 | dnevni boravak                            |
| 03 | kitchen/dining area                               | 03 | kuhinja/blagovanje                        |
| 04 | fireplace                                         | 04 | kamin                                     |
| 05 | corridor                                          | 05 | hodnik                                    |
| 06 | master bedroom with bathroom and walk-in-wardrobe | 06 | roditeljska soba sa kupaonom i garderobom |
| 07 | double bedroom with bathroom                      | 07 | dvokrevetna soba sa kupaonom              |
| 08 | double bedroom                                    | 08 | dvokrevetna soba                          |
| 09 | bathroom                                          | 09 | kupaona                                   |
| 10 | covered terrace                                   | 10 | natkrivena terasa                         |
| 11 | uncovered terrace                                 | 11 | nenatkrivena terasa                       |
| 12 | loggia                                            | 12 | loggia                                    |
| 13 | swimming pool                                     | 13 | bazen                                     |

-  site entrance  
ulaz na parcelu
-  house entrance /cars/  
kolni ulaz
-  house entrance /pedestrians/  
pješački ulaz

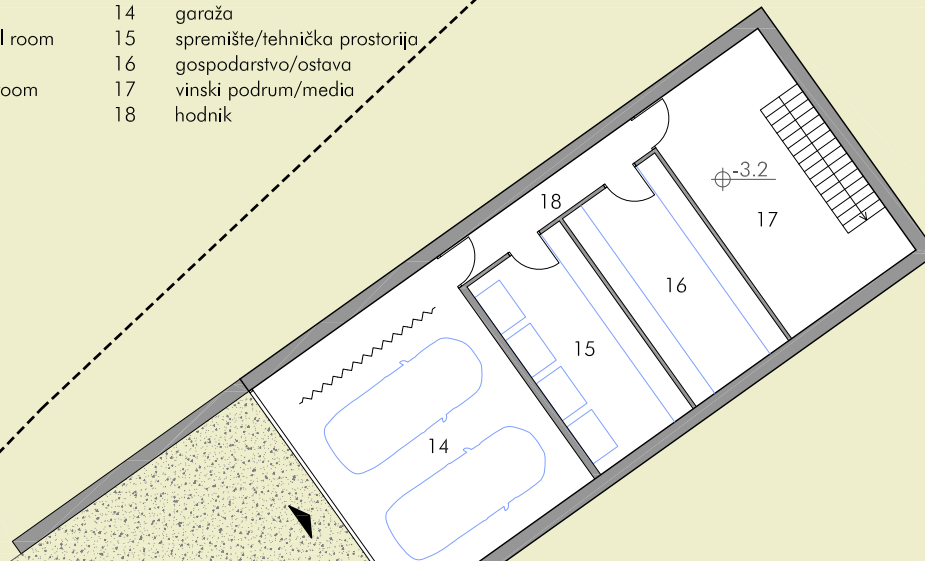


prizemlje

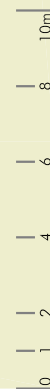


# floor -1

- |    |                         |    |                               |
|----|-------------------------|----|-------------------------------|
| 14 | garage                  | 14 | garaža                        |
| 15 | storage/mechanical room | 15 | spremište/tehnička prostorija |
| 16 | utility room/pantry     | 16 | gospodarstvo/ostava           |
| 17 | wine cellar/media room  | 17 | vinski podrum/media           |
| 18 | corridor                | 18 | hodnik                        |



podrum



PLOT AREA 1524m<sup>2</sup>

## NETTO

floor 0	prizemlje	m <sup>2</sup>	
01	entrance hall	ulazni prostor	14.0
02	living room	dnevni boravak	55.1
03	kitchen/dining area	kuhinja/blagovanje	47.9
05	corridor	hodnik	12.8
06	master bedroom with bathroom and walk-in-wardrobe	roditeljska soba sa kupaonom i garderobom	19.0
07	double bedroom with bathroom	dvokrevetna soba sa kupaonom	18.6
08	double bedroom	dvokrevetna soba	15.8
09	bathroom	kupaona	14.1
<b>floor 0 netto total</b>		<b>prizemlje netto ukupno</b>	<b>215.9</b>

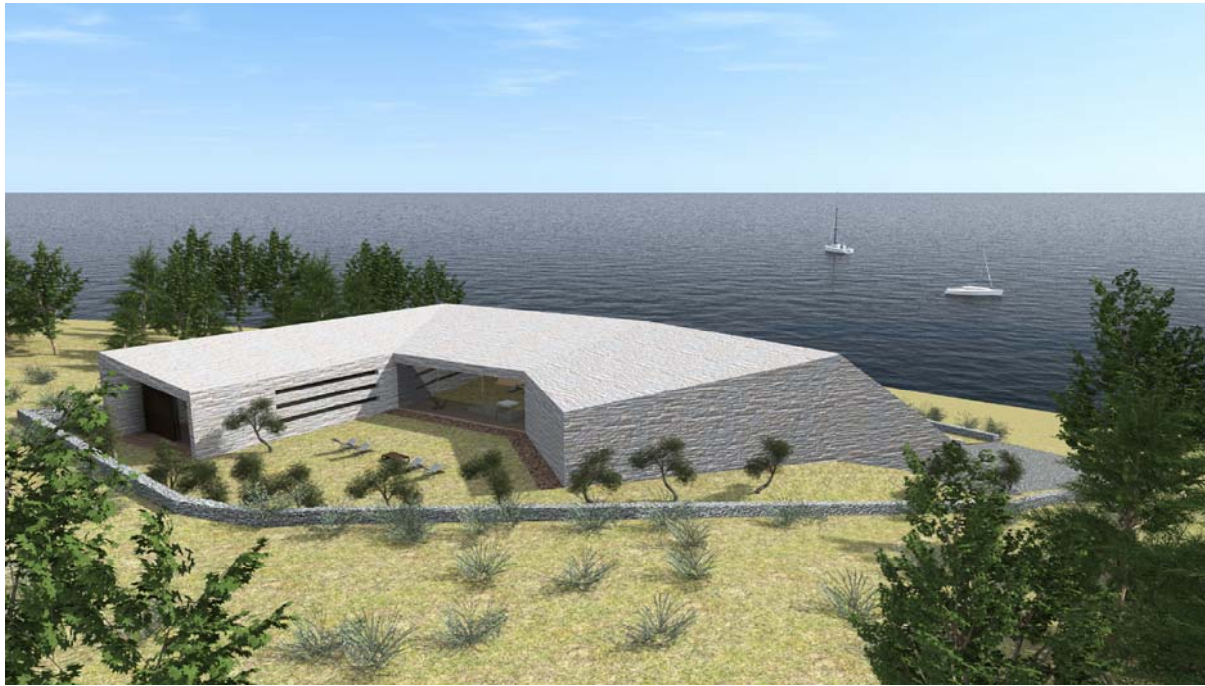
floor -1	podrum	m <sup>2</sup>	
14	garage	garaža	43.2
15	storage/mechanical room	spremište/tehnička prostorija	18.3
16	utility room/pantry	gospodarstvo/ostava	18.3
17	wine cellar/media room	vinski podrum/media	27.8
18	corridor	hodnik	6.2
<b>floor -1 netto total</b>		<b>podrum netto ukupno</b>	<b>113.8</b>

outdoor spaces	vanjski prostori	m <sup>2</sup>	
10	covered terrace	natkrivena terasa	126.6
11	uncovered terrace	nenatkrivena terasa	38.5
12	loggia	loggia	8.5
13	swimming pool	bazen	57.9
<b>outdoor spaces netto total</b>		<b>vanjski prostori netto ukupno</b>	<b>231.5</b>

		m <sup>2</sup>
interior netto total	interijer netto ukupno	329.7
outdoor spaces netto total	vanjski prostori netto ukupno	231.5
<b>NETTO TOTAL</b>	<b>NETTO UKUPNO</b>	<b>561.2</b>

## BRUTTO

		m <sup>2</sup>
floor 0	prizemlje	257.4
floor -1	podrum	142.6
outdoor spaces	vanjski prostori	231.5
		m <sup>2</sup>
interior brutto total	interijer brutto ukupno	400.0
outdoor spaces brutto total	vanjski prostori brutto ukupno	231.5
<b>BRUTTO TOTAL</b>	<b>BRUTTO UKUPNO</b>	<b>631.5</b>



## § 2015 HV

The site is situated on the south side of the island of Hvar, in a small village named Ivan Dolac and is located at a distance of approximately 50m from the sea, secluded and surrounded by greenery. The plot includes cadastral parcels cp 3745/8 i 3748/1, cadastre Vrisnik, the total area of 1524m<sup>2</sup>. Access to the site is enabled over the gravel road at the southwest side of the plot.

The design and conception of the new space - vacation house, emerged as a result of the shape, position and morphology of the plot, its relation to the surrounding plots and the access road, urban determined dimensions, the appearance of the surrounding area, and considering the high quality disposition of space and the shape of the upcoming building.

Taking all of the abovementioned features into consideration, a two-storey elite vacation house has been designed, on a gentle slope, falling slightly to the southwest. Access to the building for vehicles and pedestrians has been created as a logical extension of the access road on the southwest side of the plot.

The garage with 2 parking spaces is situated on the basement floor and entered via driveway. In continuation of the garage, in the basement, there are storage/mechanical room, utility room/pantry and wine cellar/media room directly connected via vertical communication (stairs) to the dining area on the ground floor. At the driveway to the garage is possible to park up to four additional vehicles.

Via the pedestrian access, one enters the house on the ground floor, on the southwest side. In a large open space there is a kitchen and a dining area with an adjoining, partly covered terrace, connected to the living room which also has a direct connection to a large terrace in the south, as well as direct access to the northern part of the plot, formed as a green oasis for relaxation and socializing from which view throughout the glass interior house opens out towards the open sea. Along the southwest side of the building there is a spacious partly covered terrace, directly related to an open space living room, kitchen and dining area, with a swimming pool (endless pool) with a view of the sea. Hence, the whole area can be opened and connected with the terrain. Moreover, there is a sleeping area on the ground floor which includes: master bedroom with a bathroom and a walk-in closet and a private loggia attached to a quieter part of the terrain on the northern side of the plot, two large double bedrooms with accompanying bathrooms and possible exits to the terrain on the east side, and one children's room (two beds), also with a direct exit to the terrain. In continuation of the bedrooms, there is a bathroom which can be entered from the corridor of the sleeping area as well as from the terrace beside the pool. The roof that covers the garage has been designed as a walkable roof (terrace), and the roof of the ground floor as a gently sloping roof. The house is fully coated with traditional island material - stone. Building orientation is four-sided, with the architectural design of the openings of certain areas to the optimal parts of the world with regard to insulation and other climate conditions and the situation on the plot (the view of the sea).

Through architectural design and the intended high-tech, emphasis is placed on low-energy imperative - building orientation, enhanced thermal insulation, photovoltaic cells, etc.

## Š 2015 HV

Predmetna parcela nalazi se na južnoj strani otoka Hvara, u mjestu Ivan Dolac i smještena je na udaljenosti od cca 50m od mora, na osami i okružena zelenilom. Parcela obuhvaća katastarske čestice k.č.br. 3745/8 i 3748/1, k.o. Vrisnik, ukupne površine 1524m<sup>2</sup>. Pristup parceli osiguran je preko makadamskog puta sa jugozapadne strane parcele.

Oblikovanje i koncepcija novog prostora - kuće za odmor, proizašli su iz oblika, pozicije i morfologije parcele, odnosa spram okolnih parcela i prilaznog puta, urbanistički zadanih gabarita (markice), izgleda okolnog područja te razmišljanja o kvalitetnoj dispoziciji prostora i samoj formi budućeg objekta.

Iz gore navedenog projektirana je elitna kuća za odmor, na terenu u blagom padu prema jugozapadu, visine podruma (suterena) i prizemlja. Kolni i pješački prilaz objektu nastaju kao logični nastavak prilaznog puta na jugozapadnoj strani parcele.

Kolnim prilazom ulazi se u garažu sa 2 parkirna mjesta u etaži podruma (suterena). U nastavku garaže, u podrumskoj etaži smješteno je i spremište/tehnička prostorija, gospodarstvo/ostava, te vinski podrum/media direktnom vertikalnom komunikacijom (stubištem) spojen sa prostorom blagovanja u prizemlju. Na prilaznoj stazi prema garaži moguće je parkirati do 4 dodatna vozila.

Pješačkim prilazom po terenu ulazi se u objekt u prizemlju na jugozapadnoj strani. U velikom otvorenom prostoru (open space) smještena je kuhinja i blagovanje sa pripadajućom djelomično natkrivenom terasom, povezana sa dnevnim boravkom koji također ima direktnu vezu sa velikom terasom na jugu, a isto tako i direktan izlaz na sjeverni dio parcele, formiran kao zelena oaza opuštanja i druženja sa koje se kroz ostakljeni interieur kuće otvara pogled prema pučini. Duž cijele jugozapadne strane objekta proteže se prostrana djelomično natkrivena terasa, direktno vezana na open space dnevnog boravka, kuhinje i blagovanja, sa bazenom (endless pool) sa pogledom na more u nastavku. Dakle, cijeli prostor je moguće otvoriti i maksimalno povezati sa terenom. Uz gore navedeno, u prizemlju se nalazi i spavaći trakt sa roditeljskom sobom (master bedroom), koja uz sebe ima direktno vezanu i kupaonu i garderobu, te privatnu loggiu vezanu na mirniji dio terena sjeverne strane parcele, dvije velike dvokrevetne sobe sa pripadajućim kupaonama i mogućim izlazima na teren na istočnoj strani, te jedna dvokrevetna dječja soba, također sa mogućnošću direktnog izlaza na teren. Na sobe se nastavlja i zajednička kupaona, koja osim ulaza iz hodnika spavaćeg trakta ima ulaz i sa terase uz bazen.

Krov iznad garaže oblikovan kao je ravni prohodni (terasa), a krov prizemlja kao blago kosi. Kuća je u cjelosti obložena tradicionalnim otočkim materijalom - kamenom.

Orijentacija objekta je četverostrana, s arhitektonskim oblikovanjem otvora pojedinih prostora prema optimalnim stranama svijeta s obzirom na insolaciju i ostale klimatske uvjete te na situaciju na parceli (vizure prema moru).

Kroz arhitektonsko oblikovanje i predviđenu visoku tehnologiju, naglasak je stavljen i na niskoenergetski imperativ - orijentacija objekta, pojačana toplinska izolacija, fotonaponske ćelije, itd.



