



KONCEPTUALNO RIJEŠENJE
MART 2025.
STAMBENI OBJEKAT
DOBROTA PRVA BANKA

BUSINESSART
ARCHITECTURE & URBAN PLANNING

UKUPNE POVRŠINE STAMBENOG OBJEKTA										
nivo	nivo -2	nivo -1	nivo 0	nivo +1	nivo +2	nivo +3	UKUPNO			
površine (m2)										
STAMBENI PROSTOR	0	593	503	849	741	221	2,906			
TERASE PROHODNE (PRIPADAJU STANOVIMA)	0	100	110	126	115	31	481			
TERASE NEPROHODNE	0	58	216	116	274	56	720			
VERTIKALNE KOMUNIKACIJE (JEZGRA + HODNICI)	84	167	171	159	138	41	760			
AUTO LIFT	26	26	26	26	0	0	105			
PARKING MJESTA SA SAOBRAĆAJNICOM	1,078	361	0	0	0	0	1,439			
OSTAVE	0	172	157	0	0	0	330			
TEHNIČKE PROSTORIJE	67.6	0	175.4	26.5	0	0	269.5			
UKUPNO	1,255	1,477	1,359	1,304	1,268	348	7,010			

URBANISTIČKI PARAMETRI	ZADATO UT uslovima	OSTVARENO projektom
	površina parcele --- m2	
bruto građevinska površina	4599	4557.2
izgrađena površina pod c	1610	1572
koeficijent zauzetosti	0.35	0.34
koeficijent izgrađenosti	1	0.99
spratnost objekta	P+2	P+2+Ps
maksimalna visinska kota	15	14.2
procenat zelenila		52%
broj parking mjesta	50	53

PREGLED STAMBENIH JEDINICA PREMA STRUKTURI I POVRŠINI (površine izražene kao bruto)																															
nivo -1						nivo 0						nivo +1						nivo +2						nivo +3							
br. jedinice	struktura	tip	P stana	P terase	P ukupno	br. jedinice	struktura	tip	P stana	P terase	P ukupno	br. jedinice	struktura	tip	P stana	P terase	P ukupno	br. jedinice	struktura	tip	P stana	P terase	P ukupno	br. jedinice	struktura	tip	P stana	P terase	P ukupno		
lamela A	A -101	1 BDR	tip 1.3	67.0	11	78.0	A 001	1 BDR	tip 1.2	52.9	11	63.9	A 101	1 BDR	tip 1.2	49.0	11	60.0	A 201	2 BDR		72.6	15	87.6							
	A -102	1 BDR	tip 1.3	61.1	11	72.1	A 002	1 BDR	tip 1.2	52.9	11	63.9	A 102	1 BDR	tip 1.2	53.1	11	64.1	A 202	1 BDR	tip 1.2	54.5	11	65.5							
	A -103	1 BDR	tip 1.3	61.1	11	72.1	A 003	1 BDR	tip 1.2	52.9	11	63.9	A 103	1 BDR	tip 1.2	53.1	11	64.1	A 203	2 BDR		75.1	12	87.1							
	A -104	1 BDR	tip 1.3	61.1	11	72.1	A 004	1 BDR	tip 1.2	49.7	11	60.7	A 104	1 BDR	tip 1.3	57.7	11	68.7													
	A -105	1 BDR	tip 1.3	65.3	11	76.3						A 105	STUDIO	tip s.1	37.5	11	48.5														
						370.7						252.5						305.4						240.2						1,168.8	
lamela B	B -101	1 BDR	tip 1.3	59.6	11	70.6	B 001	1 BDR	tip 1.2	53.4	11	64.4	B 101	1 BDR	tip 1.2	52.6	11	63.6	B 201	2DR		85.8	15	100.8							
	B -102	1 BDR	tip 1.3	59.6	11	70.6	B 002	1 BDR	tip 1.1	41.2	11	52.2	B 102	1 BDR	tip 1.2	49.4	11	60.4	B 202	1 BDR	tip 1.2	52.6	10	62.6							
	B -103	1 BDR	tip 1.3	59.6	11	70.6	B 003	1 BDR	tip 1.1	40.9	11	51.9	B 103	1 BDR	tip 1.2	49.4	11	60.4	B 203	2 BDR		70.2	12	82.2							
	B -104	STUDIO	tip s.2	47.0	11	58.0	B 004	1 BDR	tip 1.2	55.1	18	73.1	B 104	1 BDR	tip 1.2	49.4	11	60.4													
												B 105	1 BDR	tip 1.2	52.7	11	63.7														
						269.75						241.5						308.4						245.6						1,065.3	
lamela C							C 001	1 BDR	tip 1.2	52.82	11	63.8	C 101	1 BDR	tip 1.3	61.9	11	72.9	C 201	1 BDR	tip 1.1	43.5	11	54.5	C 301	1 BDR	tip 1.3	61.9	11	72.9	
												C 102	1 BDR	tip 1.2	49.5	11	60.5	C 202	1 BDR	tip 1.2	49.5	11	60.5	C 302	1 BDR	tip 1.2	49.4	11	60.4		
												C 103	1 BDR	tip 1.2	49.5	11	60.5	C 203	1 BDR	tip 1.2	49.5	11	60.5	C 303	2BR		83.8	11	94.8		
												C 104	1 BDR	tip 1.2	49.5	11	60.5	C 204	1 BDR	tip 1.2	49.8	11	60.8								
												C 105	1 BDR	tip 1.1	41.8	11	52.8	C 205	1 BDR	tip 1.2	53.0	11	64.0								
												63.8						307.1						300.2						228.1	899.2
ukupno						640.4						557.8						921.0						786.1						228.1	3,133.3

Uz svaki stan projektovana je po 1 ostava površine 3-5m2.

STUDIO		1BDR				2BDR	
tip s.1	< 40 m2	tip 1.1			40-45 m2	70-85 m2	
tip s.2	> 40 m2	tip 1.2			46-55 m2		
		tip 1.3			56-67 m2		

SITUACIJA

UKUPNO

Zadata BRGP: **4599m²**
Ostvarena BRGP: **4557.2m²**
Zadata Zauzetost: **1610m²**
Ostvarena Zauzetost: **1572m²**

Zadata Spratnost : **P+2**

Ostvarena Spratnost : **P+2+Ps**

(iz Plana strana 375 Interpolacija - moguće 4 etaže ako u okolini visina zgrada prelazi 5 nadzemnih etaža)

BROJ STANOVA

STUDIO	2	37m ² -47m ² + ostava(3-5m ²)
JEDNOSOBNI	40	41m ² do 62m ² + terasa (10m ²) + ostava(3-5m ²)
DVOSOBNI	5	70m ² do 85m ² + terasa (12.5m ² -15m ²) + ostava(3-5m ²)
UKUPNO	47	

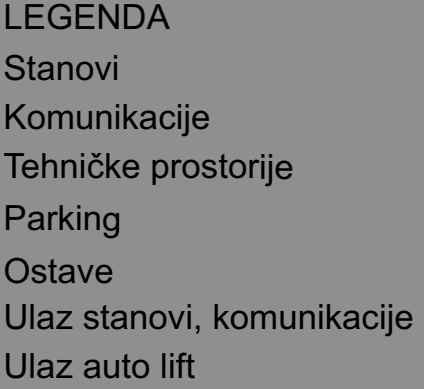
BROJ PARKING MJESTA

Zadati broj parking mjesta	50
Parking mjesta	47
Parking mjesta za lica sa invaliditetom	3
Ukupno	53

The site plan illustrates the layout of three building lamellas (A, B, and C) on a plot. The plot is bounded by a blue line labeled 'katastarska parcela' and a red line labeled 'urbanistička parcela'. The buildings are labeled 'LAMELA A', 'LAMELA B', and 'LAMELA C'. The plan also shows existing infrastructure, including a 'postojeća saobraćajnica' (existing road) and a 'planirana saobraćajnica' (planned road). A north arrow is located in the top right corner. The plan includes various labels for boundaries and infrastructure, such as 'katastarska parcela', 'urbanistička parcela', 'građevinska linija', 'postojeća saobraćajnica', and 'planirana saobraćajnica'. The plan also shows the location of the 'ULAZ KOLSKI' (car entrance) and 'ULAZ PJEŠAČKI' (pedestrian entrance).

LEGENDA

ULAZ KOLSKI
ULAZ PJEŠAČKI

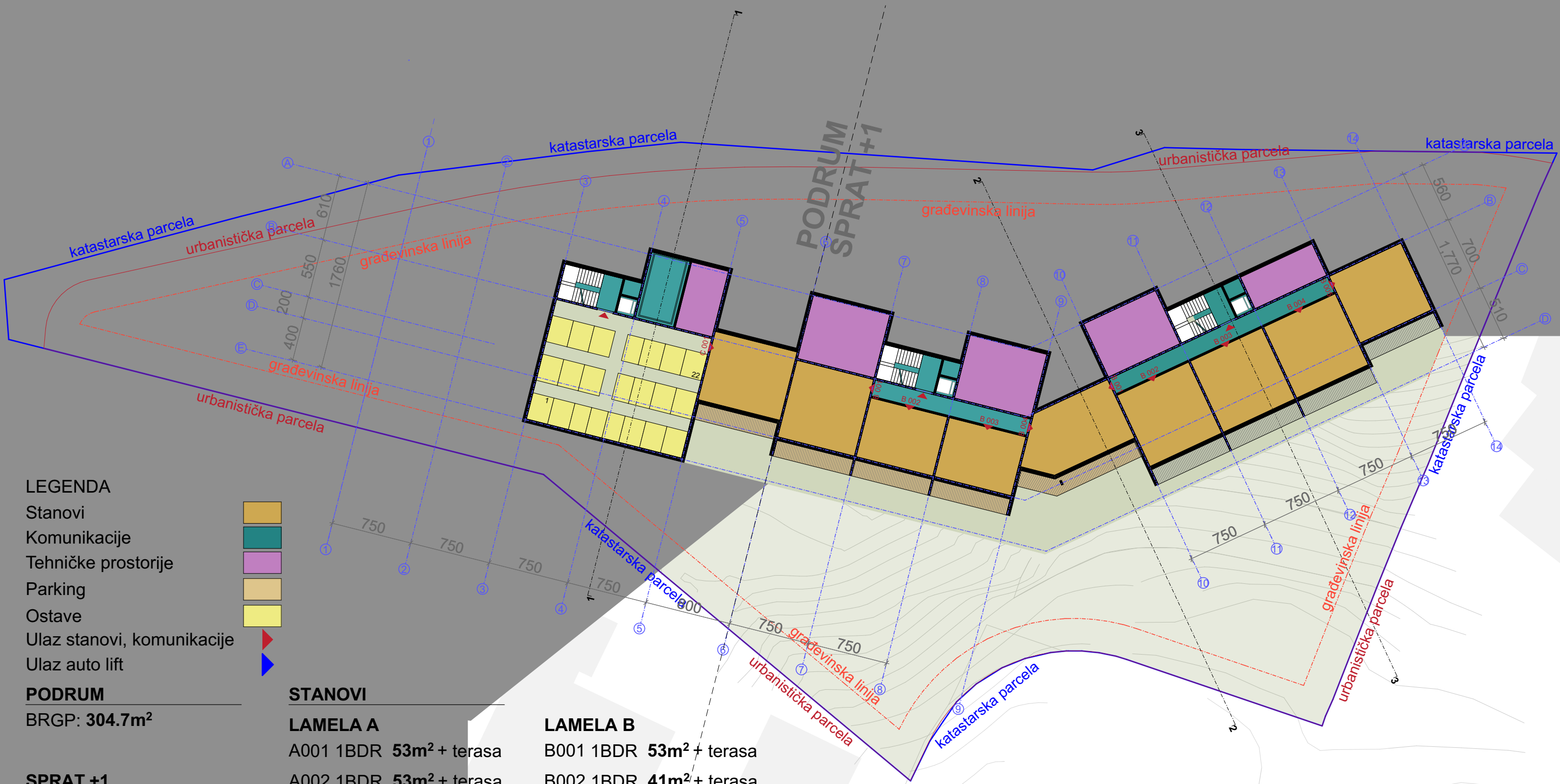
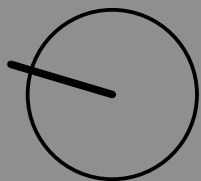


PODRUM	STANOVI
BRGP: 102.7m ²	0
POVRŠINE UKUPNO	BROJ PARKING MJESTA
BRGP: 102.7m ²	37



13

9



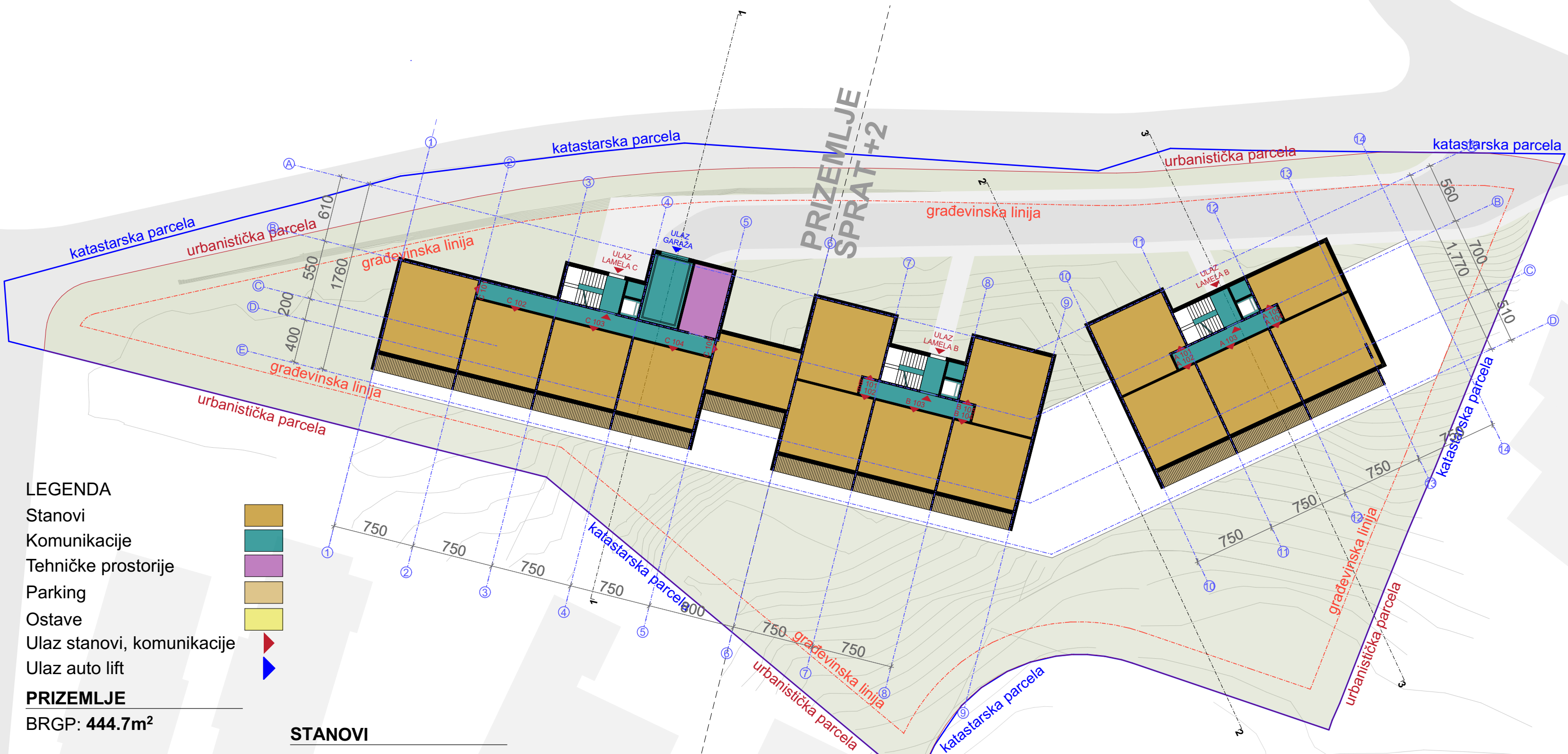
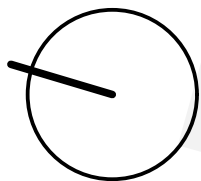
- LEGENDA
- Stanovi
 - Komunikacije
 - Tehničke prostorije
 - Parking
 - Ostave
 - Ulaz stanovi, komunikacije
 - Ulaz auto lift

PODRUM
BRGP: 304.7m ²
SPRAT +1
BRGP: 652.3m ²
POVRŠINE UKUPNO
BRGP: 957m ²

STANOVI
LAMELA A
A001 1BDR 53m ² + terasa
A002 1BDR 53m ² + terasa
A003 1BDR 53m ² + terasa
A004 1BDR 49.5m ² + terasa

LAMELA B
B001 1BDR 53m ² + terasa
B002 1BDR 41m ² + terasa
B003 1BDR 41m ² + terasa
B004 1BDR 55m ² + terasa

LAMELA C
C001 1BDR 53m ² + terasa
UKUPNO



- LEGENDA
- Stanovi
 - Komunikacije
 - Tehničke prostorije
 - Parking
 - Ostave
 - Ulaz stanovi, komunikacije
 - Ulaz auto lift

PRIZEMLJE

BRGP: 444.7m²

SPRAT +2

BRGP: 753.1m²

POVRŠINE UKUPNO

BRGP: 1197.2m²

STANOVİ

LAMELA A

- A101 1BDR 49m² + terasa
- A102 1BDR 53m² + terasa
- A103 1BDR 53m² + terasa
- A104 1BDR 57.7m² + terasa
- A105 STUDIO 37.5m²

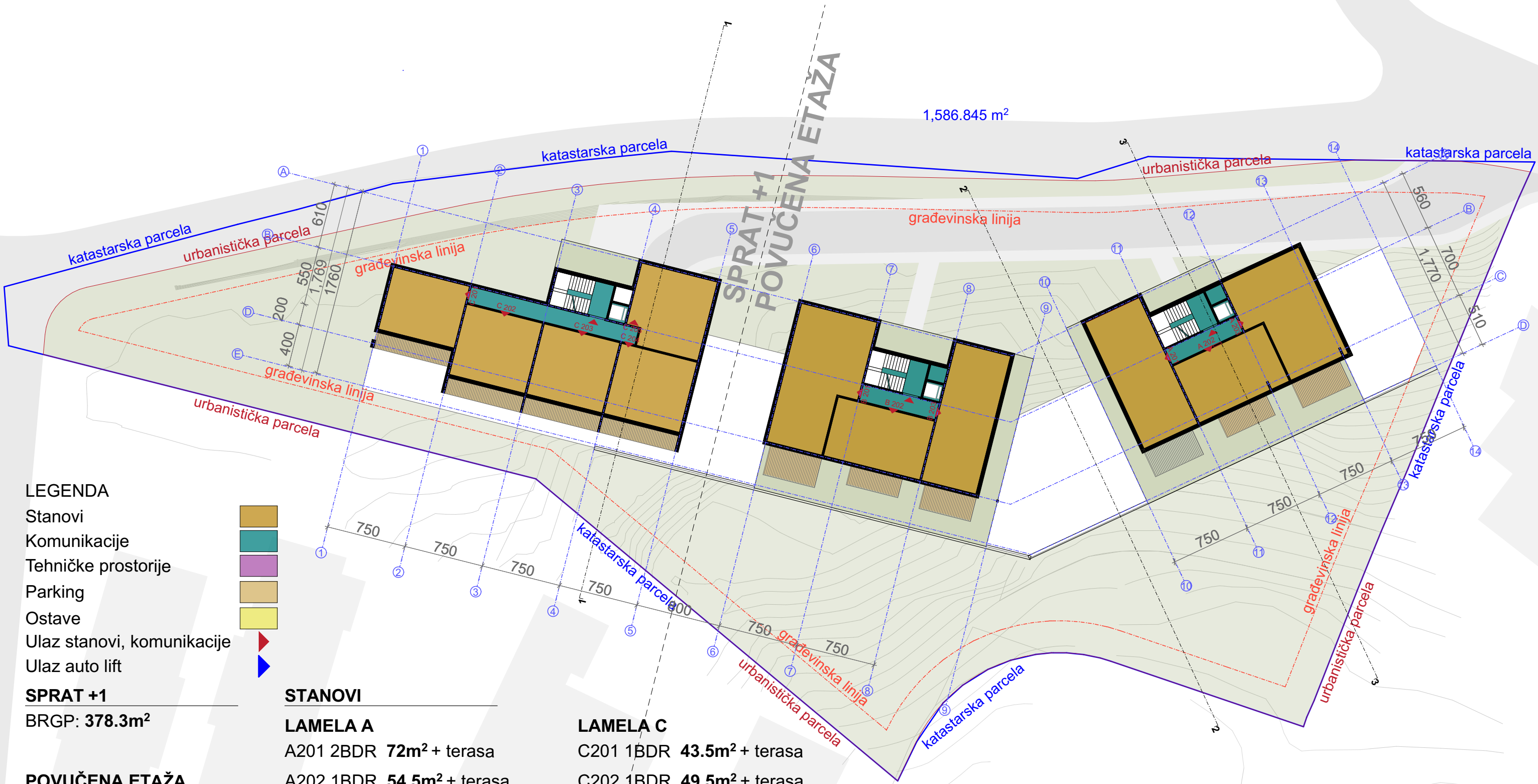
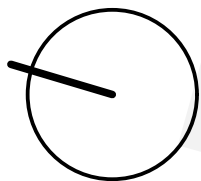
LAMELA B

- B101 1BDR 53m² + terasa
- B102 1BDR 49m² + terasa
- B103 1BDR 49m² + terasa
- B104 1BDR 49m² + terasa
- B105 1BDR 53m² + terasa

LAMELA C

- C101 1BDR 62m² + terasa
- C102 1BDR 49.5m² + terasa
- C103 1BDR 49.5m² + terasa
- C104 1BDR 49.5m² + terasa
- C105 1BDR 42m² + terasa

UKUPNO



- LEGENDA
- Stanovi
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SPRAT +1
BRGP: 378.3m²

POVUČENA ETAŽA
BRGP: 582.3m²

POVRŠINE UKUPNO
BRGP: 961m²

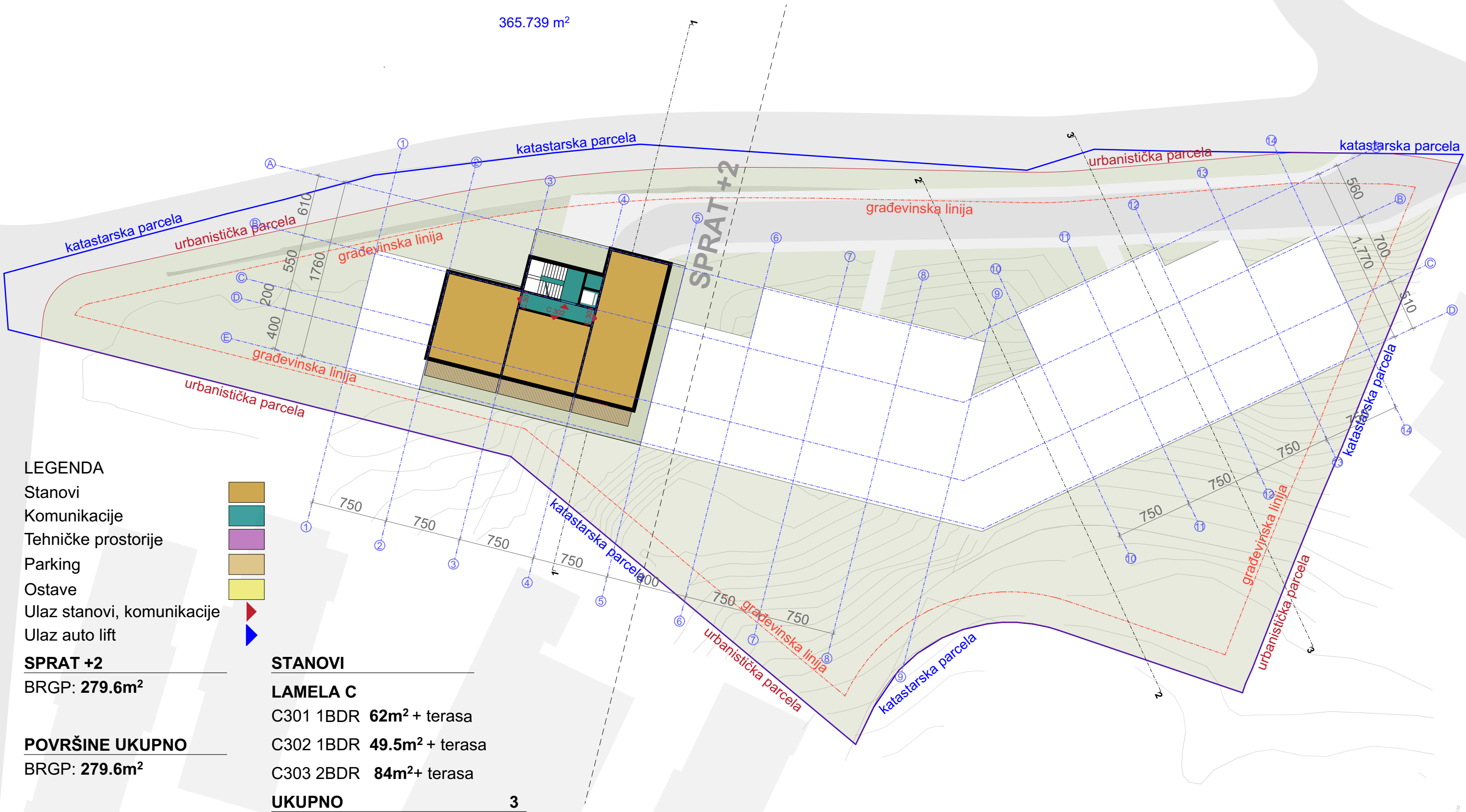
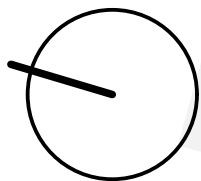
STANOVI

LAMELA A
A201 2BDR 72m² + terasa
A202 1BDR 54.5m² + terasa
A203 2BDR 75m²+ terasa

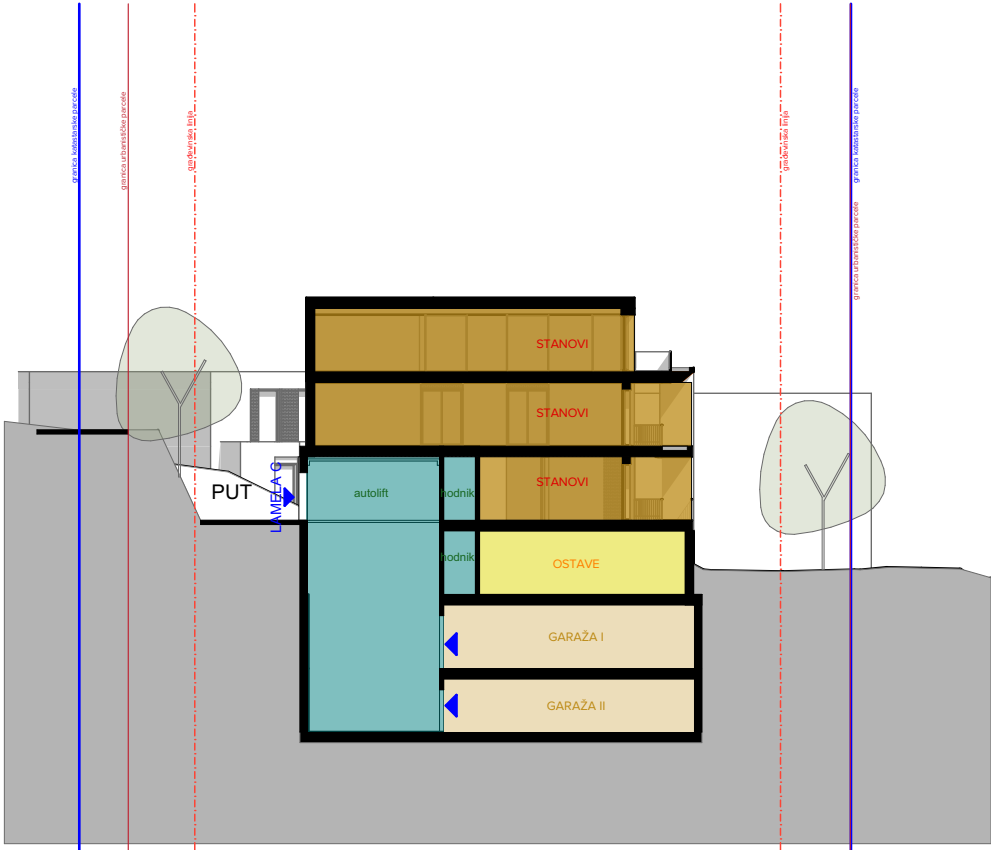
LAMELA B
B201 2BDR 86m² + terasa
B202 1BDR 53m² + terasa
B203 2BDR 70m²+ terasa

LAMELA C
C201 1BDR 43.5m² + terasa
C202 1BDR 49.5m² + terasa
C203 1BDR 49.5m²+ terasa
C204 1BDR 49.5m² + terasa
C205 1BDR 53m²+ terasa

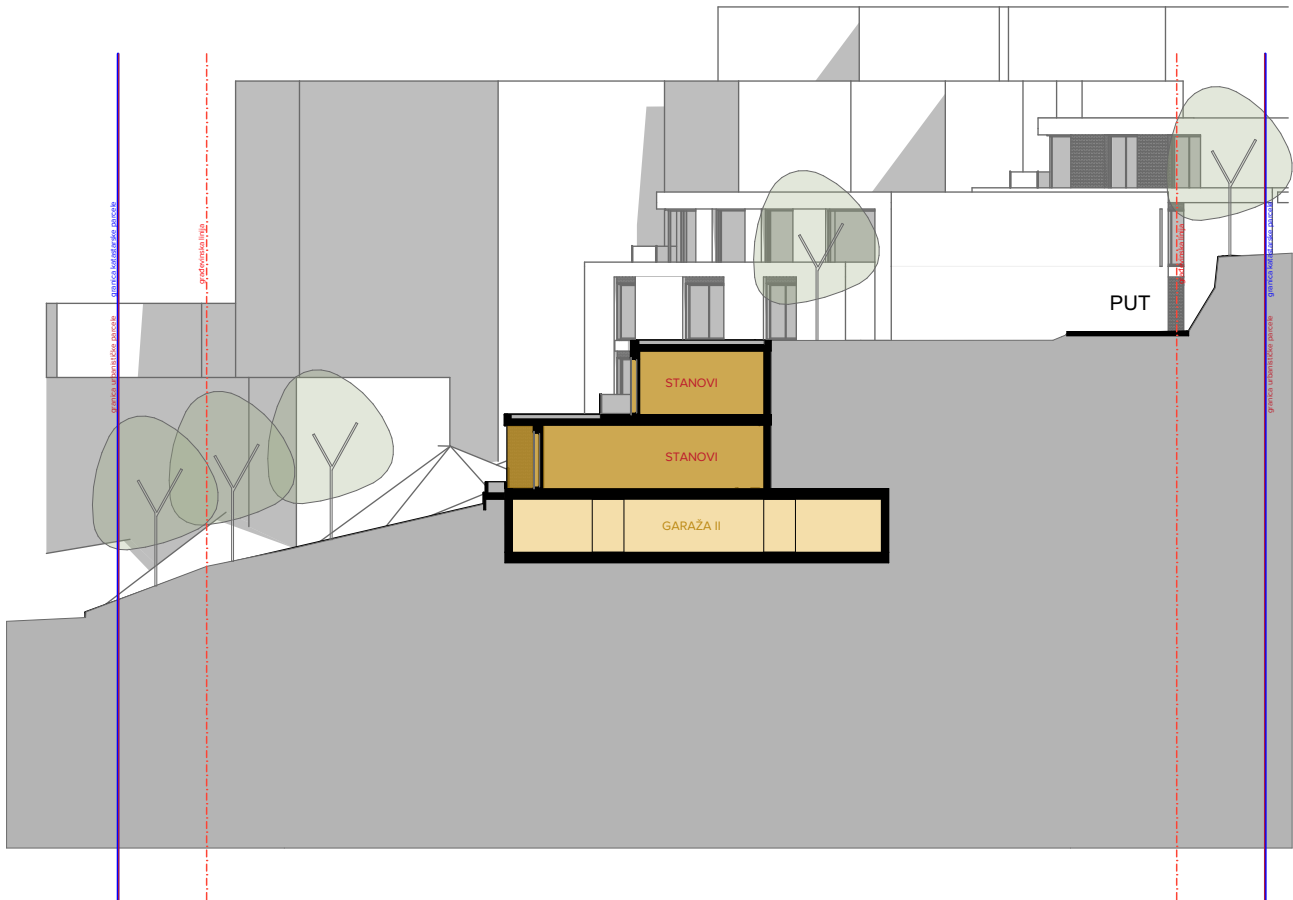
UKUPNO



PRESJEK

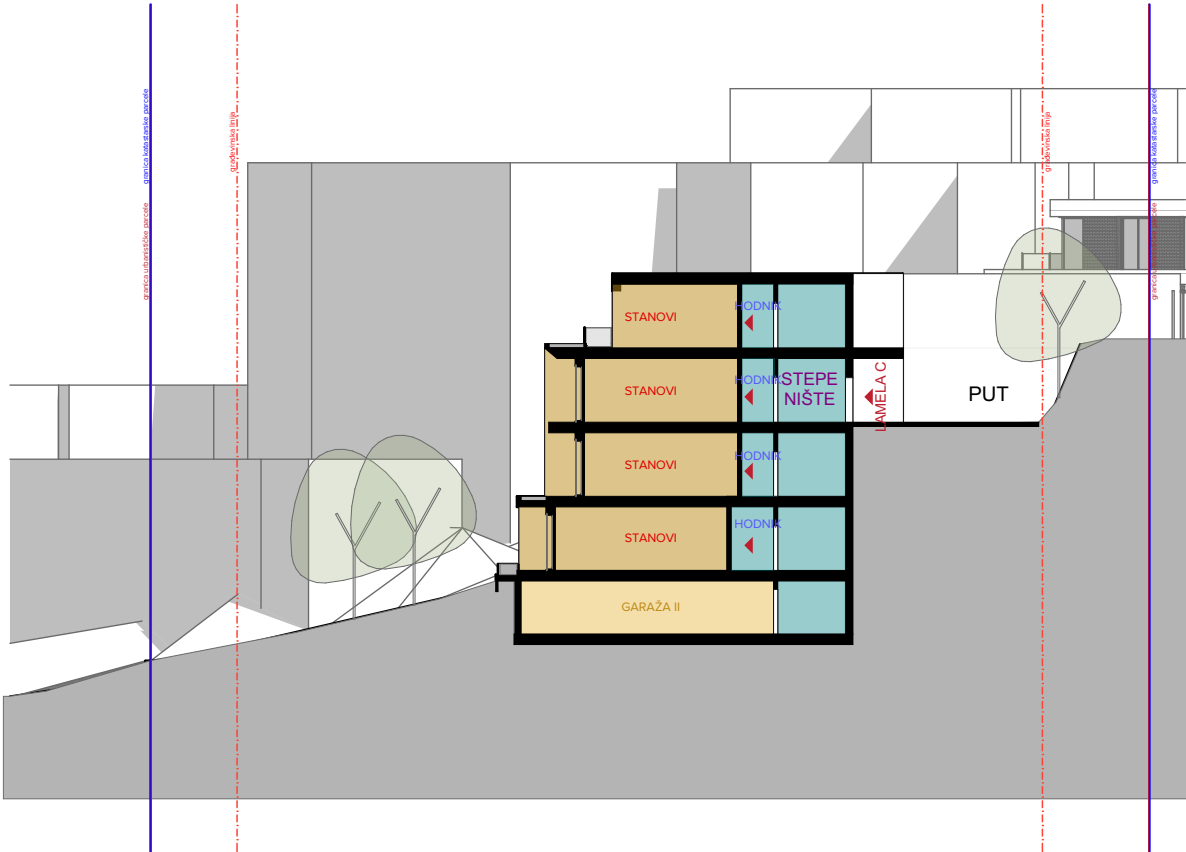
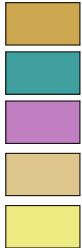


PRESJEK 1-1



PRESJEK 2-2

- LEGENDA
- Stanovi
 - Komunikacije
 - Tehničke prostorije
 - Parking
 - Ostave



PRESJEK 3-3













