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Architectes- Urbanistes
167 Rue de Vaugirard
75015 Paris

Architectes d Operation
factorstudio
Boškovićeva 16
10000 Zagreb

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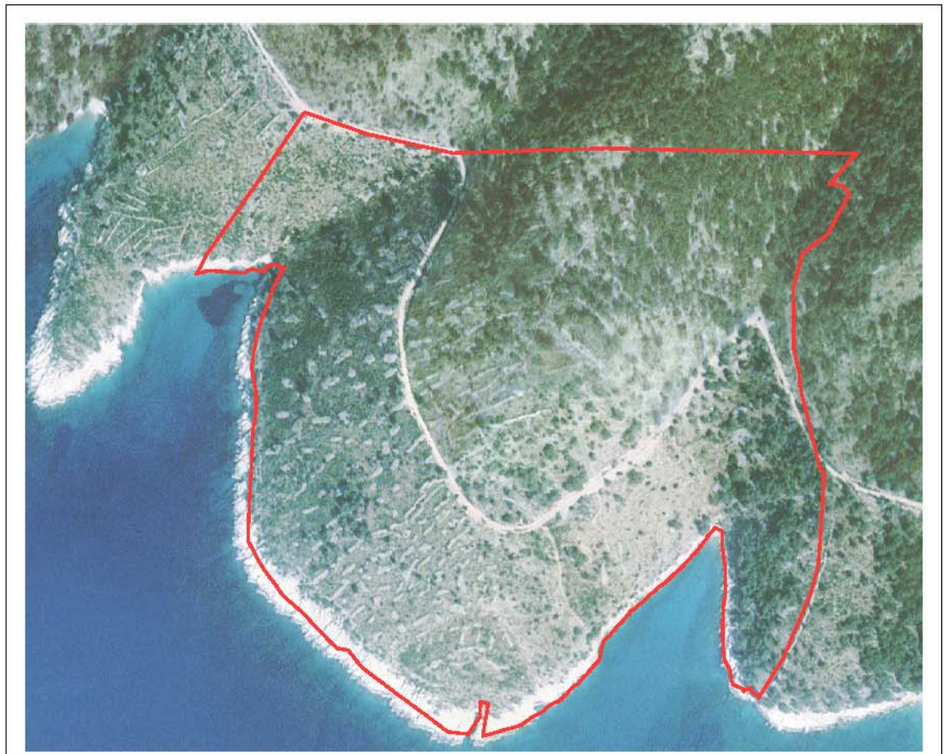
Ile de Brač

Lieu-dit Turski Bok



Projet d'aménagement

29 Octobre 2012

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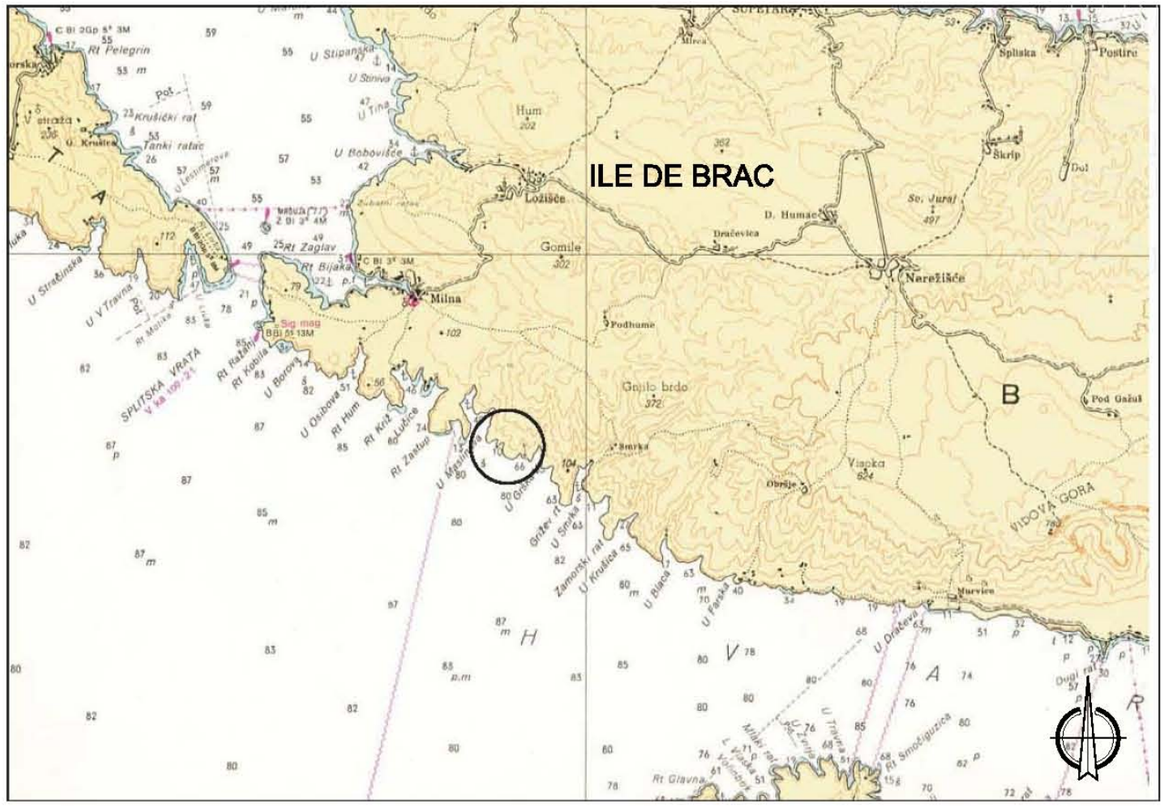

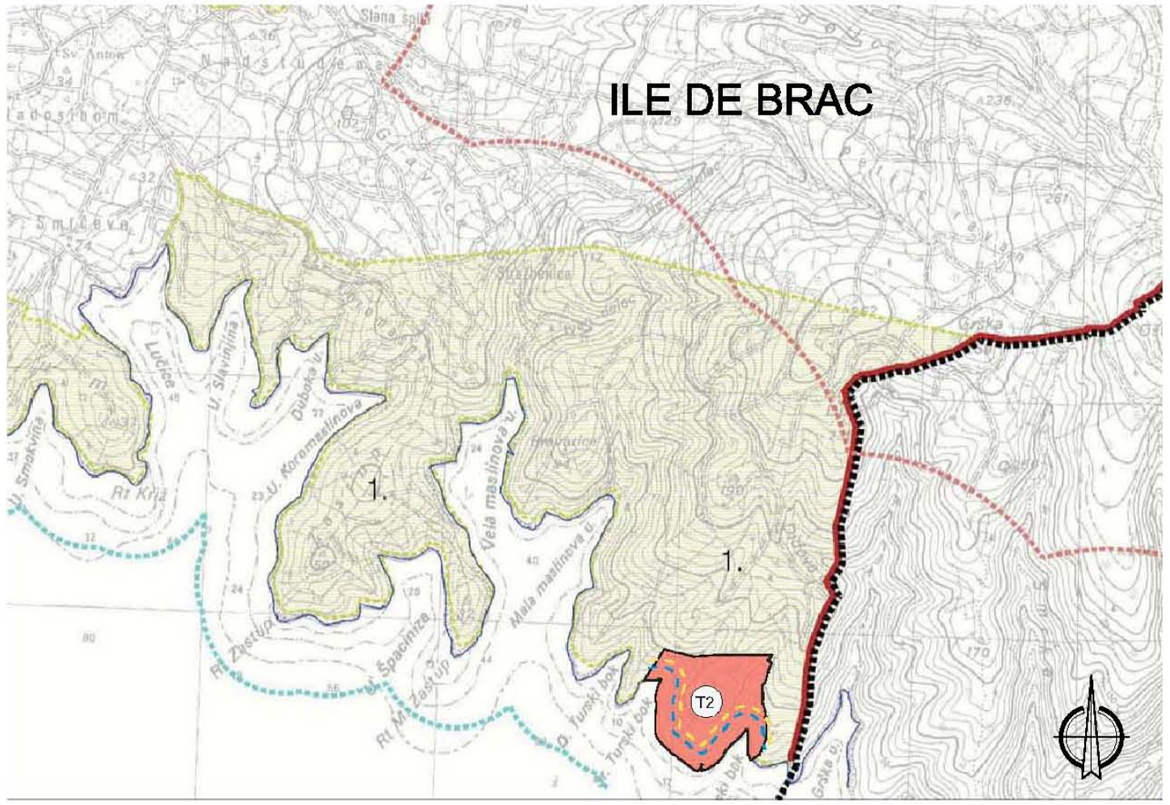

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TERRAIN

1/2000

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“Turski Bok”

Touristic project on the Isle of Brac, Republic of Croatia, Region Central- Dalmatia, Splitsko-Dalmatinska Zupanja

Geographical Position

General hints (see also link “Isle of Brac” Wikipedia)

Brac is the largest island of Croatia (size: 396 square-kilometers, length: more than 50 km, width: up to 30 km).
It lies just opposite the city of Split, the residence of the regional government of Central Dalmatia.
Between Split and Brac there is a car-ferry between 6 o’clock a.m. and 12 o’clock p.m., in winter every two hours, in summer, if necessary, even more frequently. The duration of the voyage is 45 minutes.
Split has an internationally linked airport. This airport can be reached directly from Paris, Munich, Augsburg, Vienna, Rome and Moscow, as well as from Zagreb on an inland-flight.

Split and Brac can also be reached by car on motorway – the distance to Zagreb is about 400 km – and by ship from Ancona.

Brac, too, has an airport of its own which is only some minutes away from the commune of Bol. It’s used by charter-flights and private planes in summer.

Position of the project

The total area of “Turski Bok” amounts to 13.5 hectare. It’s situated in the south-west of the commune of Milna – the most western commune of the island. The distance to the city center is 5 km. On its southern side it’s situated directly on the sea. Milna is about 20 km away from Supetar, the governmental center of the island and the arrival point of the ferry.

The project is made accessible by an approach road belonging to the Republic of Croatia.
2.5 km of this road are of a concrete construction, the rest isn’t consolidated yet. The completion of the road as well as the electricity and water supply are in the present regional area planning of Splitska Dalmatinska Zupanja and scheduled for the immediate future.

Milna also has a harbour called at by passenger ferries and yachts and a marina.

The area planning of Splitsko Dalmatinska Zupanja

The new area planning represents a great success for the development of the region of Central- Dalmatia. In the center of the touristic development of the Isle of Brac there are three golf-courses which are planned in regions of extremely charming landscape:

in the east of the island, in the area of the commune of Selca, situated directly on the sea;

in the middle of the island, on the eastern side of Vidova Gora, the highest mountain of the island (779 meters high) and near the airport;

on the western side of Vidova Gora with a terrific panorama view to the south and west.

The project of Turski Bok is about 4 km away from the last mentioned golf-course.

Besides these central aims of development, the area planning provides a great number of improvements of infra-structure.

The project

Description

On the area of 13.5 hectare the plan suggests 600 beds on the whole, among them at least 180 beds in a hotel which may also be designed for more beds whereby the construction of four floors is possible. In the planning of the architects for 180 beds 100 rooms are provided. The vicinity to the sea permits the construction of two marinas with buildings for restaurants and bars directly on the sea.

On the plateau a Dalmatian village, similar in character to the villages on the island with smaller house- and living units and corresponding restaurants and bars is provided, whereby domestic building materials will be preferred as to accentuate the style of the surroundings.

On the slope with the grand panorama view which can't be impaired or destroyed by further buildings at least 25 large villas in mediterranean style of between 200 and 350 square meters can be built.

The area planning allows the superstructure of 40,000 square meters of basal surface with a floor area of 98,000 square meters. The present planning of the architects stays far behind the possibilities of use – especially with the villas – in favour of a generous conception of rooms
and doesn't by far exhaust the number of floor areas.

Architects

The urban and architectural planning is conferred on a big and internationally operating bureau of architecture and urbanism in Paris as leading architects of the project.
Constructing architects are architects from Zagreb.

Owners

The owners of the site is a company of owners from Zagreb.

PLAN DE GEOMETRE

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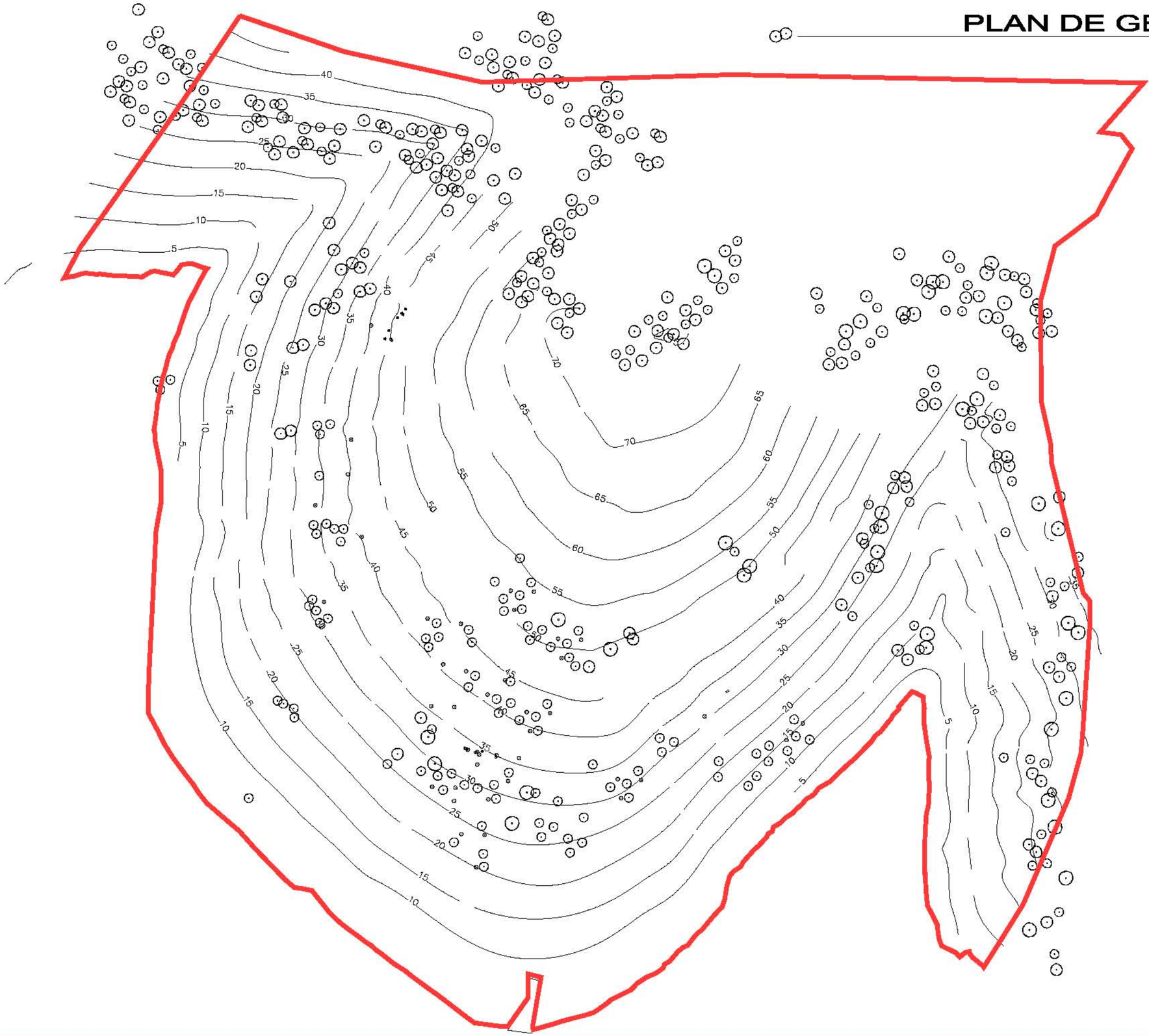

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PLAN PROGRAMME

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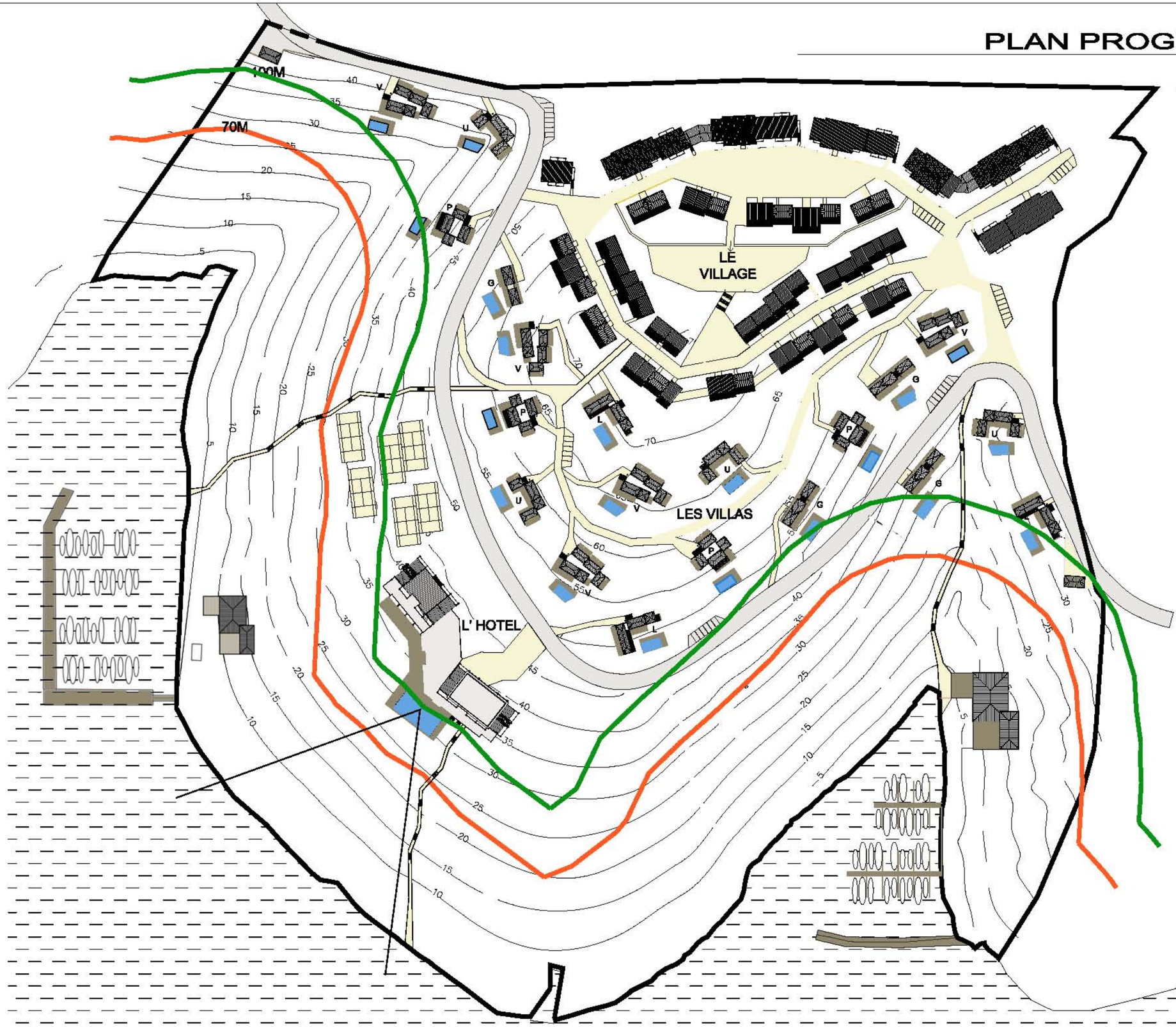

1- MID DENSITY PROGRAMME

PROJECT DATA

Site : 135 000 m2

Master plan rules:
maximum 600 beds
maximum built up - footprint 30%
(135 000 m2 x 0,3 = 40 500 m2)
maximum built usage 80%
(135 000 m2 x 0,8 = 108 500 m2)

54 VILLAGE HOUSES
5 940 m2
CONSTRUCTED SURFACE

12 COLLECTIVE DWELINGS
-6 of type A
(6X8 appartments) = 48 beds
-6 of type B
(6X12 appartments) = 72 beds
total 120 beds
12 000 m2
CONSTRUCTED SURFACE

1 HOTEL
100 rooms = 180 beds
5 000 m2
CONSTRUCTED SURFACE

2 RESTAURANTS
1 000 m2
CONSTRUCTED SURFACE

2 PORTS

20 VILLAS
6 000 m2
CONSTRUCTED SURFACE

TOTAL
CONSTRUCTED SURFACE
29 940 m2

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PLAN MASSE

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PLAN PROGRAMME

12

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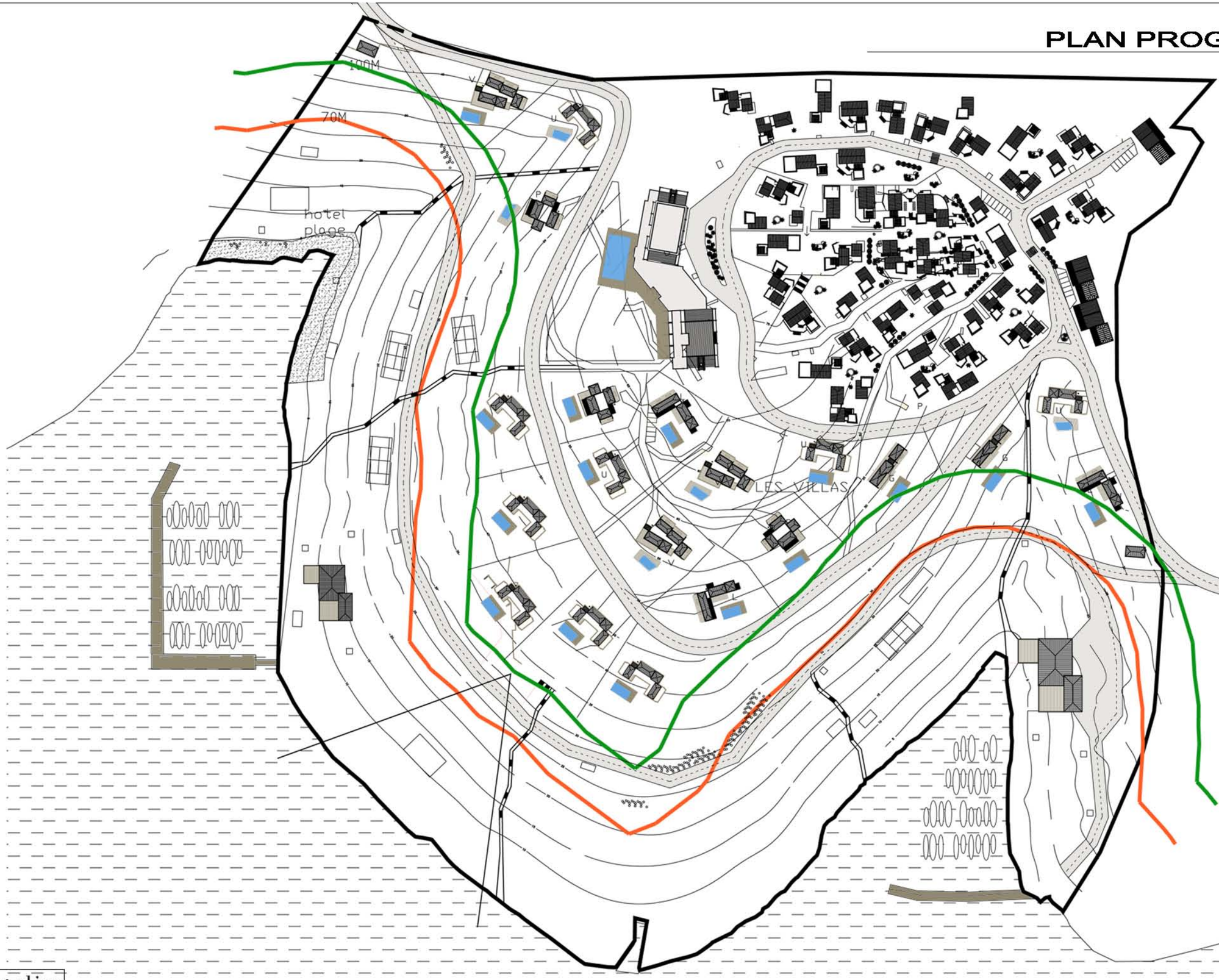

2 - HIGH DENSITY PROGRAMME

PROJECT DATA

Site : 135 000 m2

Master plan rules:
maximum 600 beds
maximum built up - footprint 30%
(135 000 m2 x 0,3 = 40 500 m2)
maximum built usage 80%
(135 000 m2 x 0,8 = 108 500 m2)

VILLAGE HOUSES
total 360 beds

24 500 m2
CONSTRUCTED SURFACE

1 HOTEL
100 rooms = 180 beds
5 000 m2
CONSTRUCTED SURFACE

2 RESTAURANTS
1 000 m2
CONSTRUCTED SURFACE

2 PORTS

20 VILLAS
60 beds
8 000 m2
CONSTRUCTED SURFACE

TOTAL
38 500 m2
CONSTRUCTED SURFACE

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PLAN MASSE

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PLAN PROGRAMME

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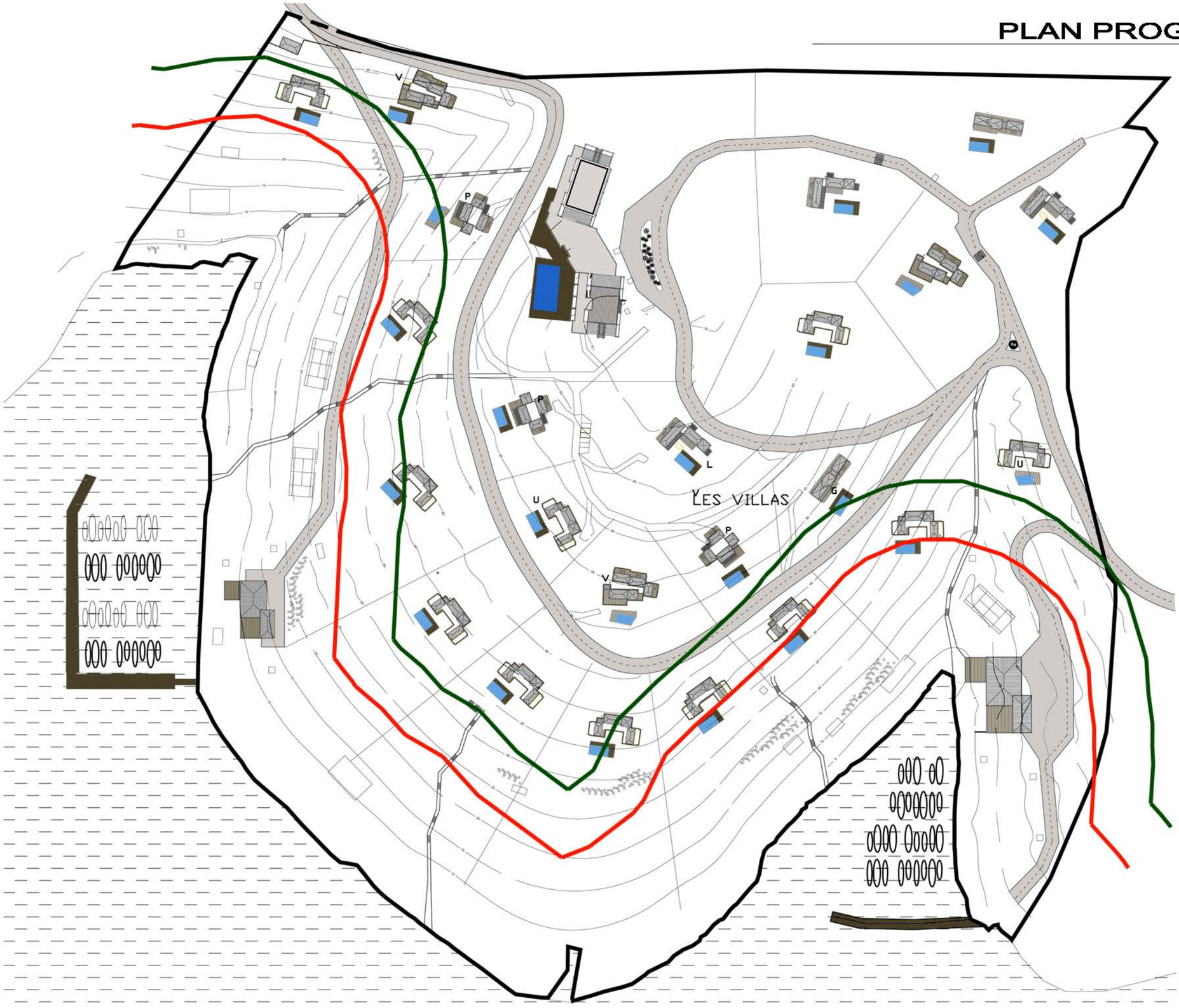

3 - LOW DENSITY PROGRAMME

PROJECT DATA

Site : 135 000 m2

Master plan rules:
maximum 600 beds
maximum built up - footprint 30%
(135 000 m2 x 0,3 = 40 500 m2)
maximum built usage 80%
(135 000 m2 x 0,8 = 108 500 m2)

1 HOTEL
indoor pool and spa
245 rooms 485 beds
9 600 m2
CONSTRUCTED SURFACE

2 RESTAURANTS
1 000 m2
CONSTRUCTED SURFACE

2 PORTS

23 VILLAS
115 beds
11 500 m2
CONSTRUCTED SURFACE

TOTAL
22 100 m2
CONSTRUCTED SURFACE

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PLAN MASSE

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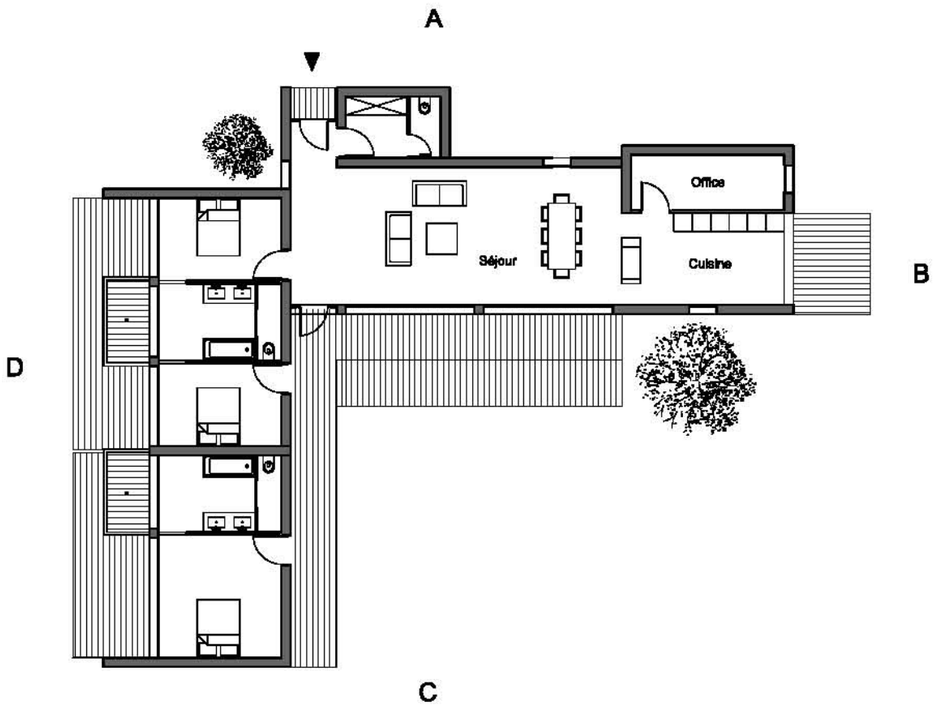
MAISON EN L

1/200

17



FACADE A

FACADE B

FACADE C

FACADE D

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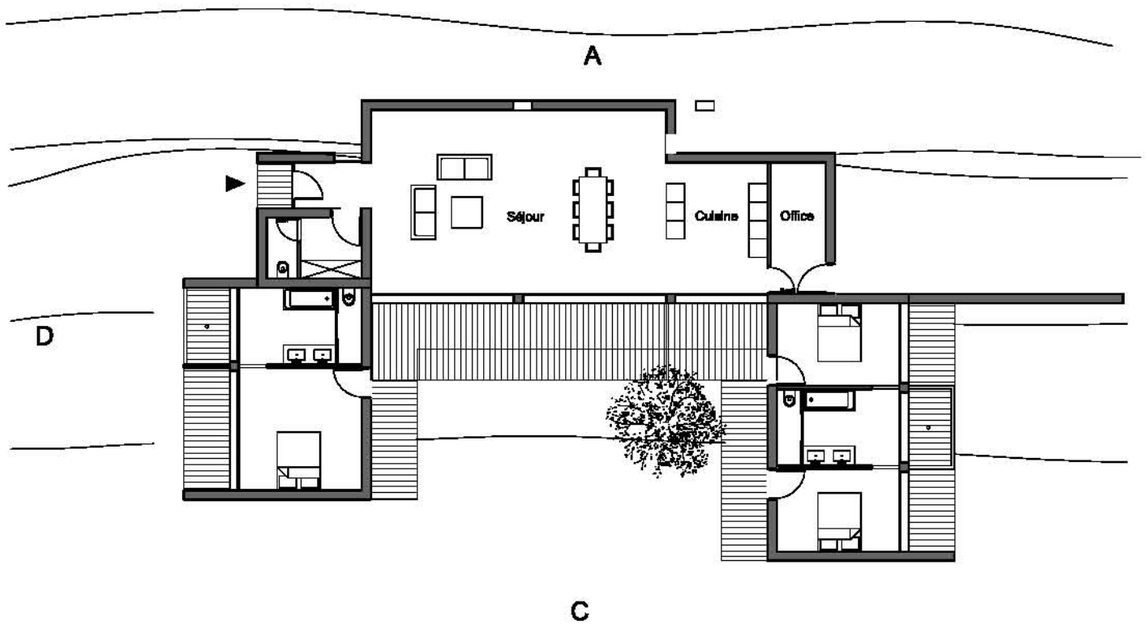
MAISON EN U

1/100

18



FACADE A

FACADE B

FACADE C

FACADE D

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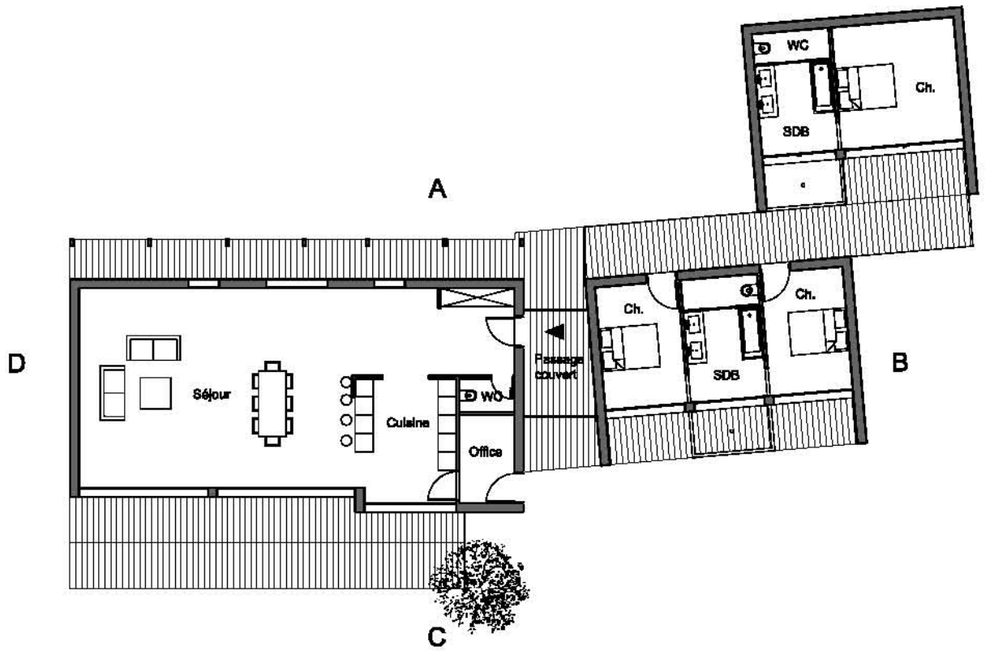
MAISON GALERIE

1/100

19



FACADE A

FACADE C

FACADE B

FACADE D

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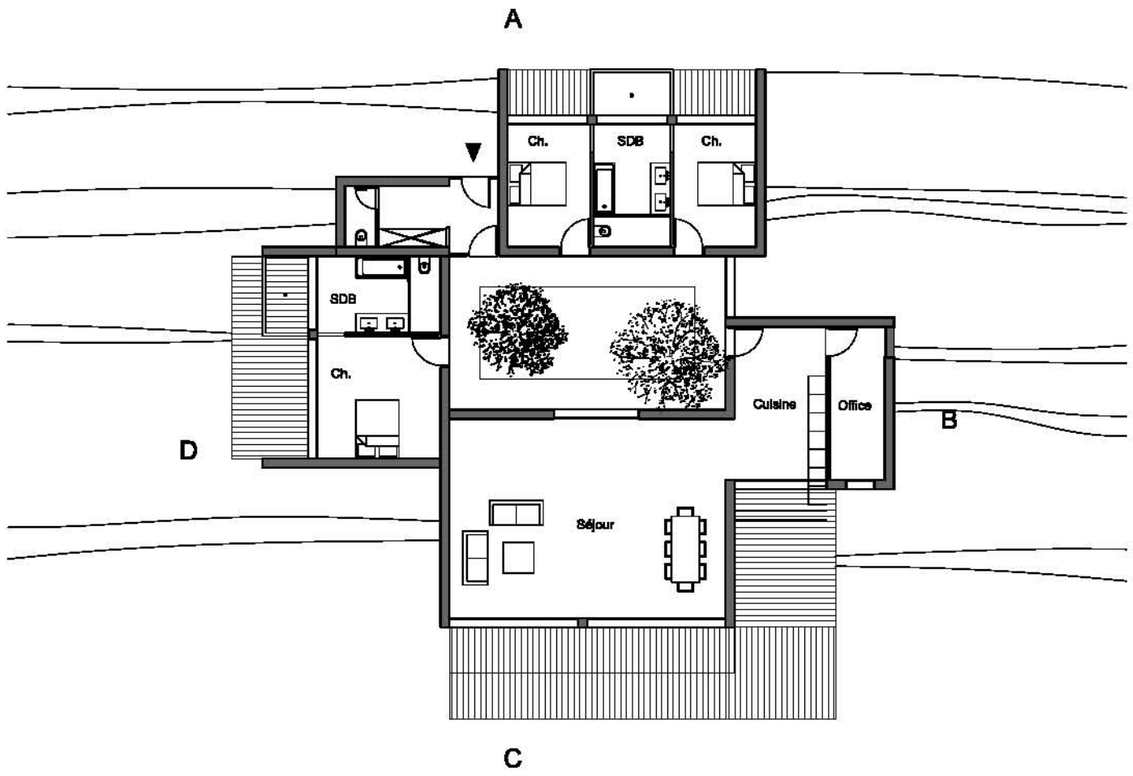
MAISON PATIO

1/100

20



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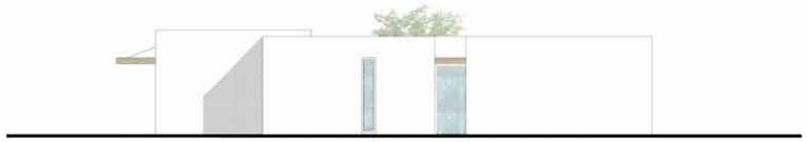

FACADE B

FACADE C

FACADE D

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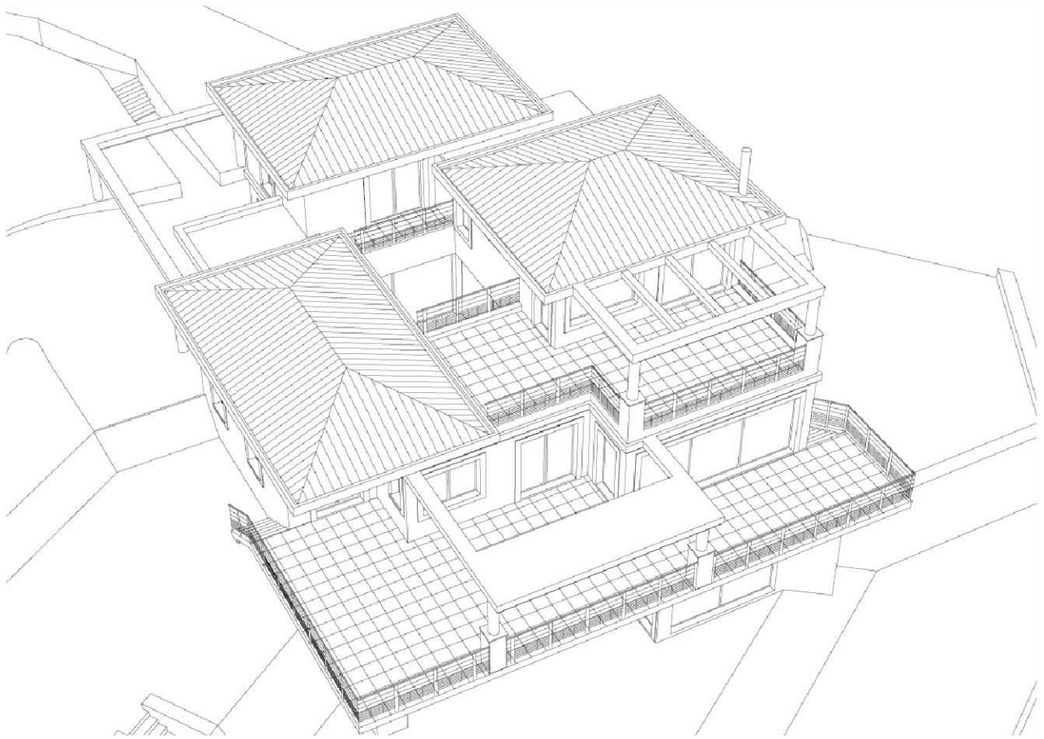

PETITS COLLECTIFS ET INTERMEDIAIRES

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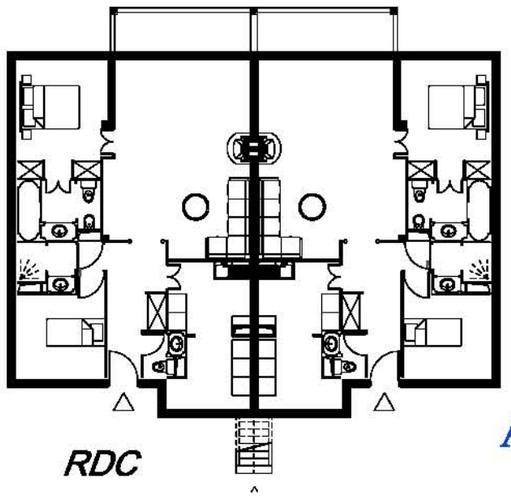

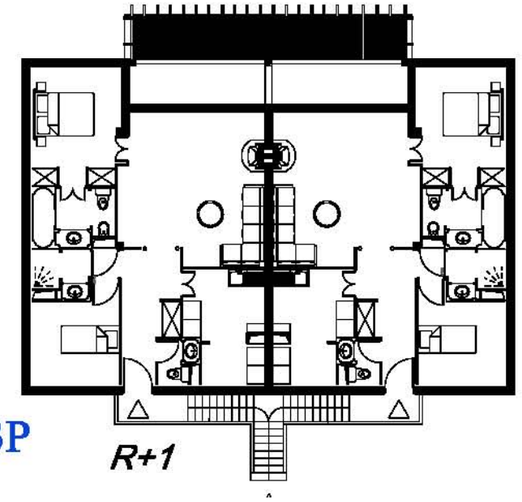

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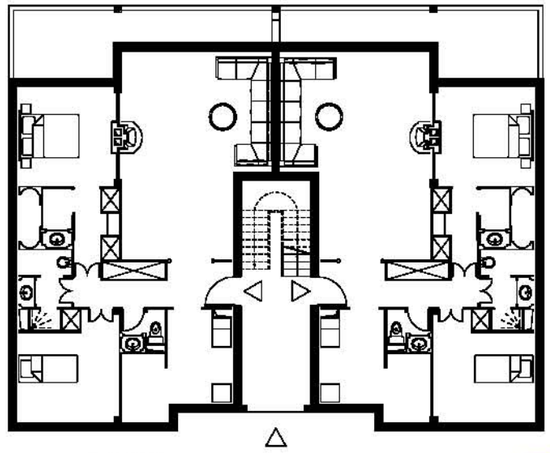

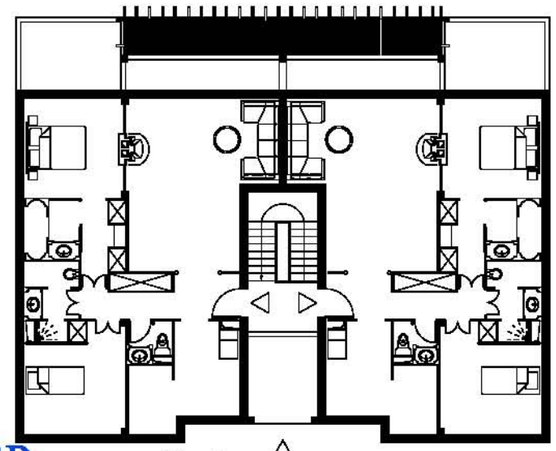

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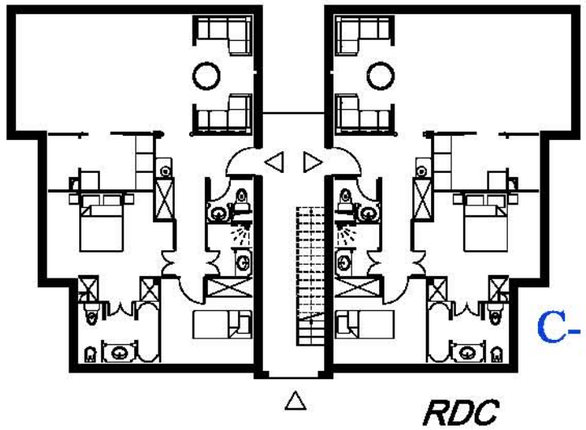
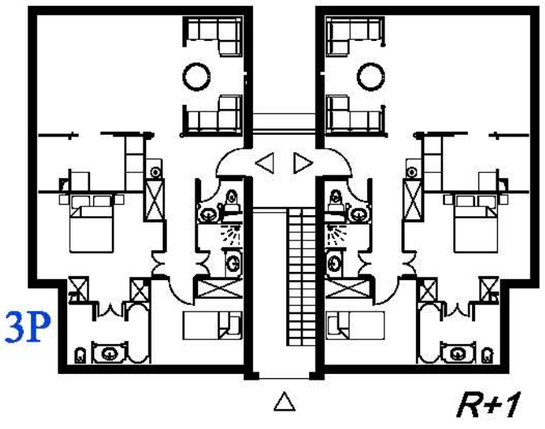
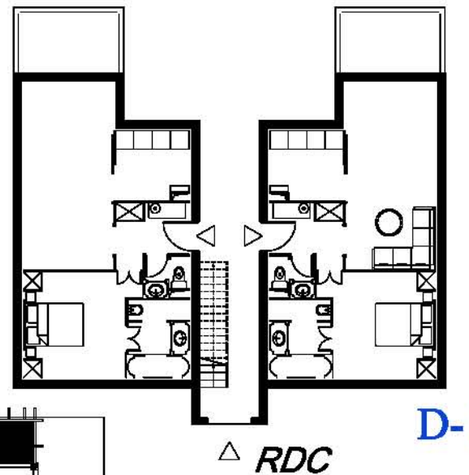
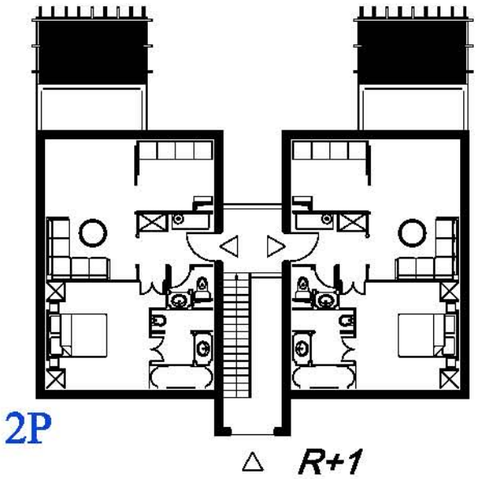


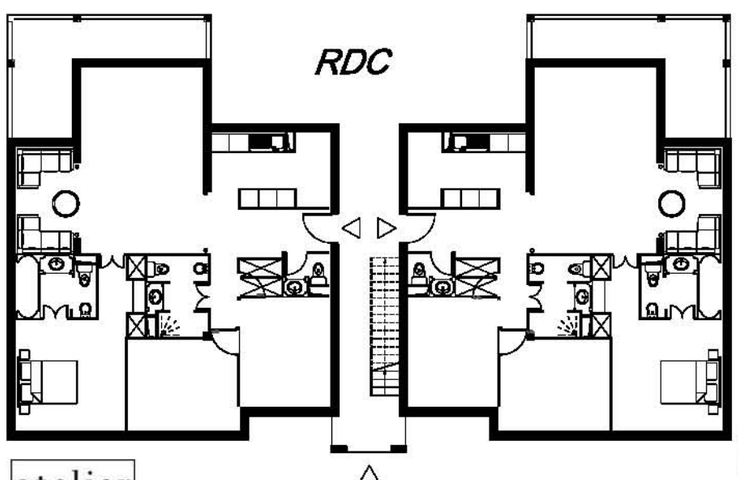


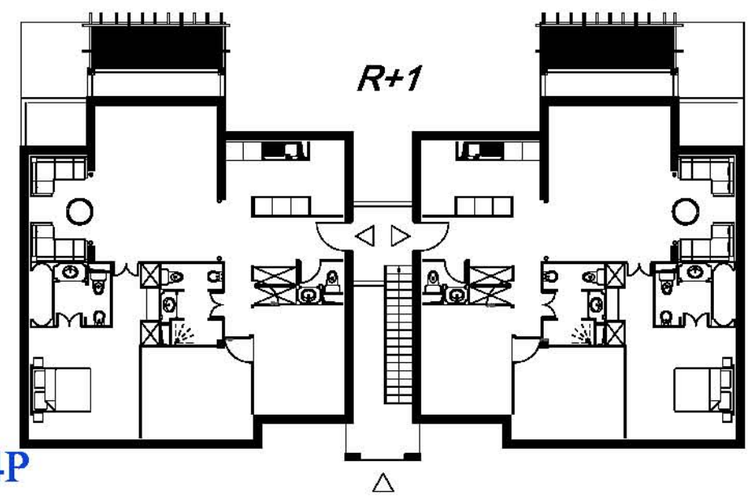
C- 3P





D- 2P





E- 4P

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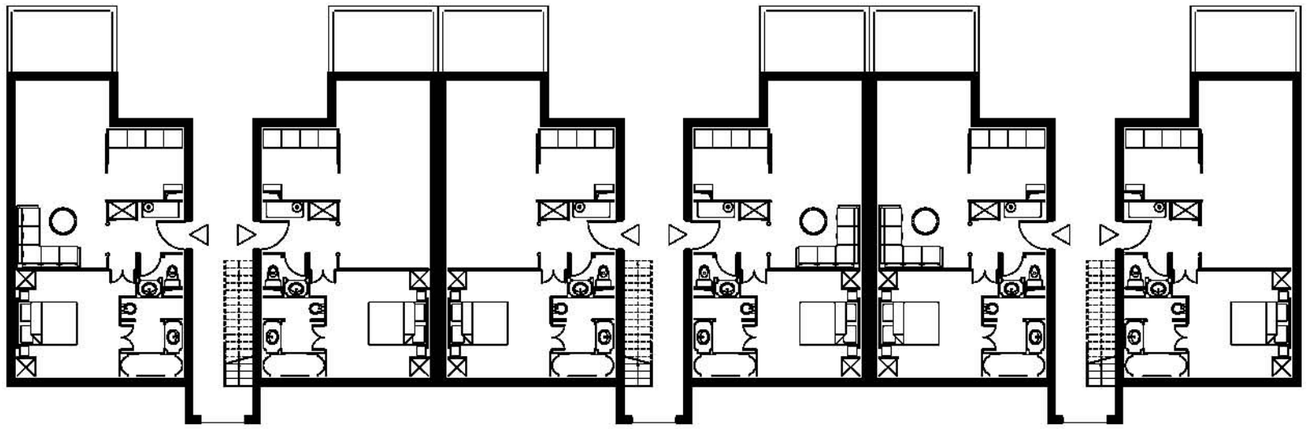
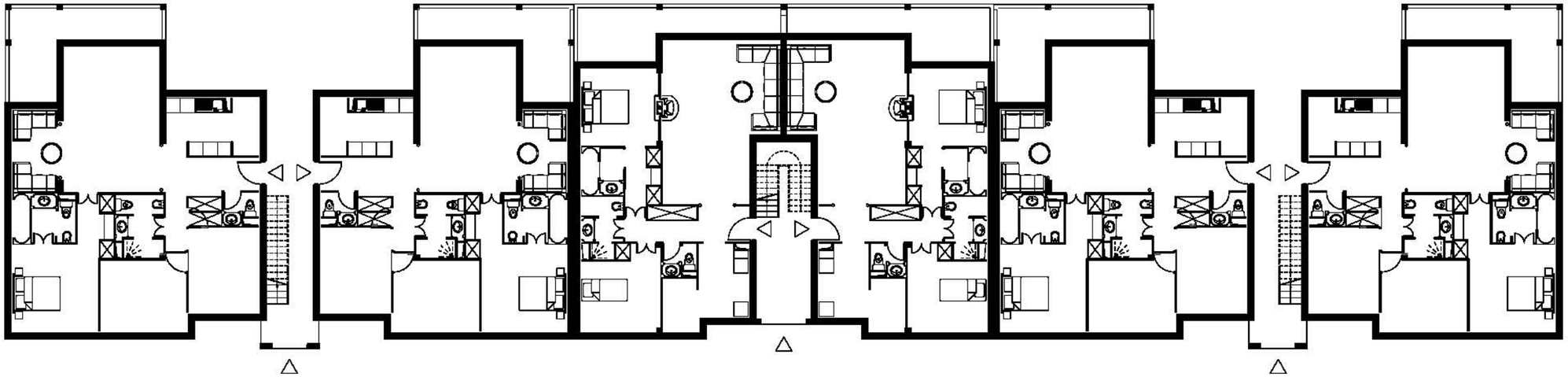
EXEMPLES D'ASSEMBLAGES



D- 2P D- 2P D- 2P



E- 4P B- 3P E- 4P

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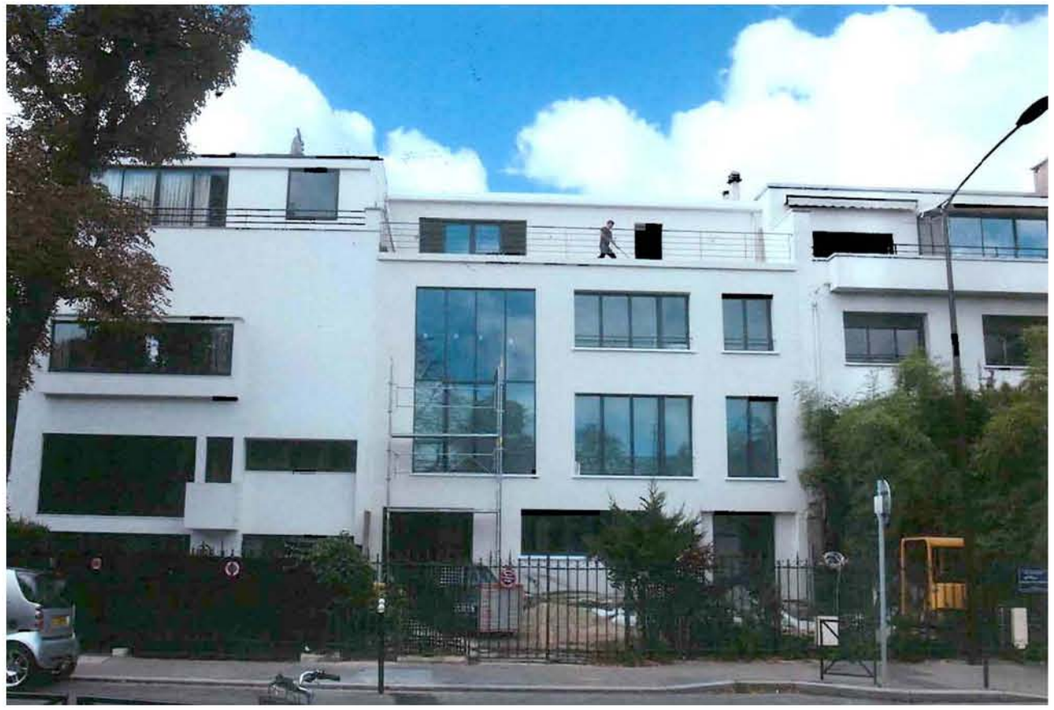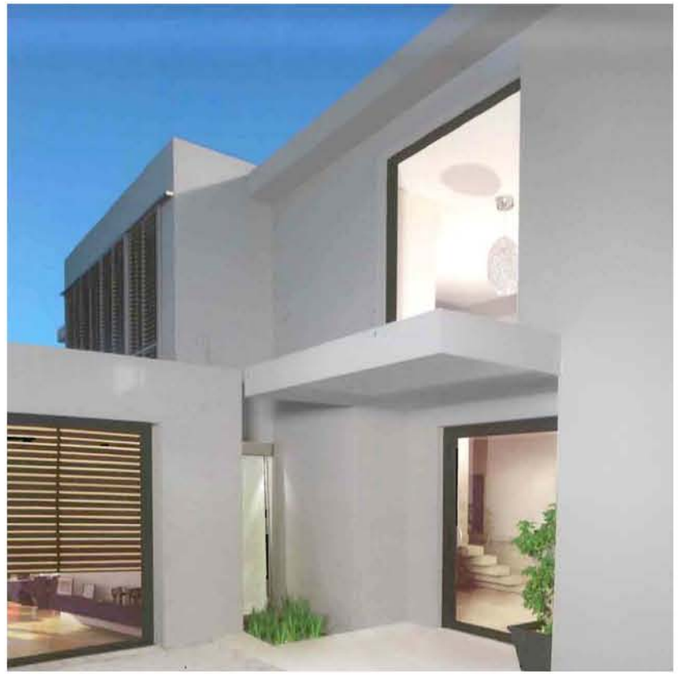
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