

URBIS



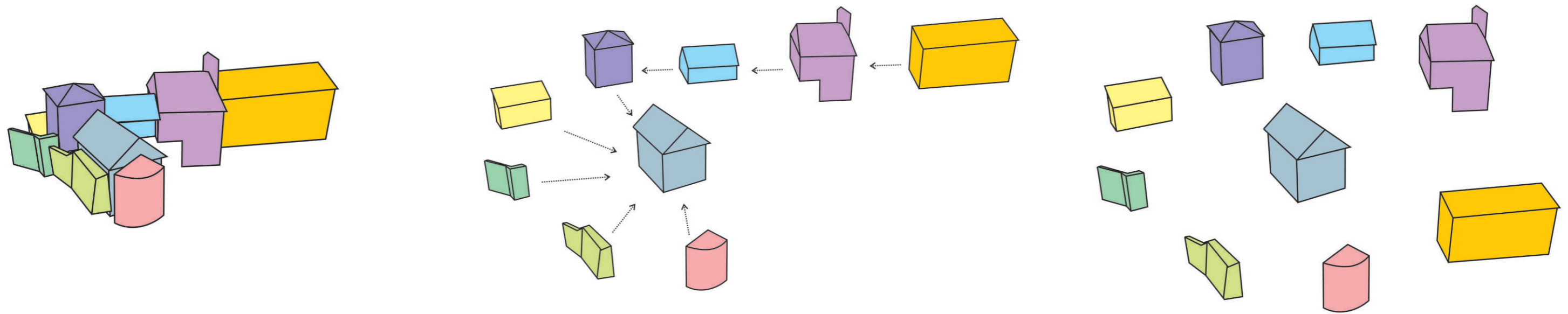
DEVELOPER

PLUTO CAPITAL DEVELOPMENT

Morinj Springs Development

Project Vision

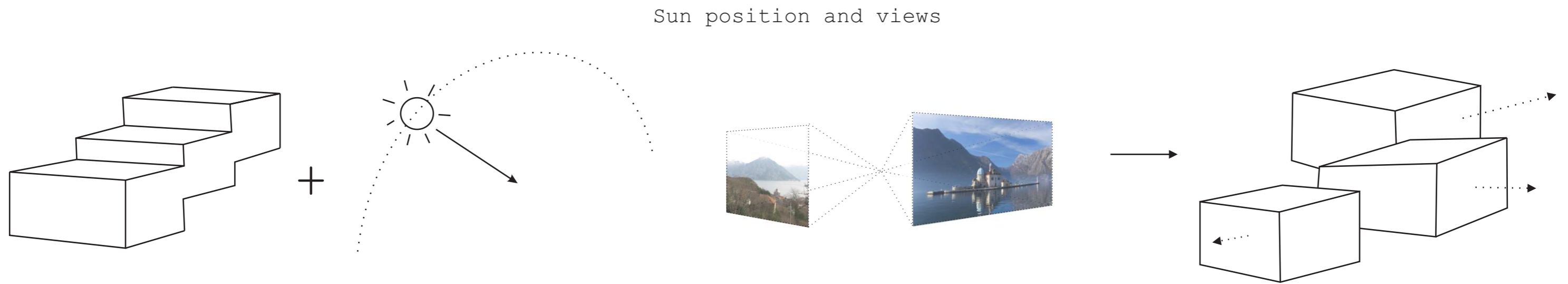
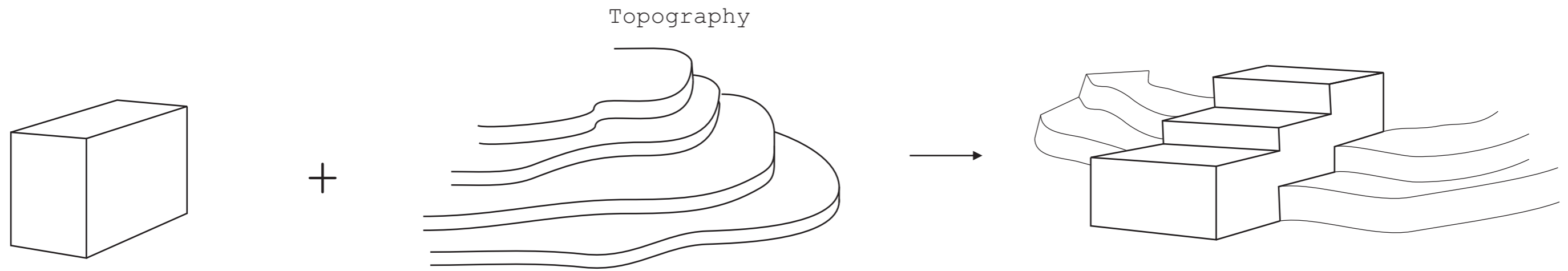
Feb 15 2011



Traditionally houses in region are a composite of several sediments of history on the site,

recording family size enlargement, their social climb or decline, years of prosperity or years of hardship.

Formal generation is segmented resulting in dynamic massing.



A composite of strategies used on shaping massing.

Steep slope allowed terracing the building.

Nesting masses not to obscure the view, placing them in several directions for the view and controlling insolation.

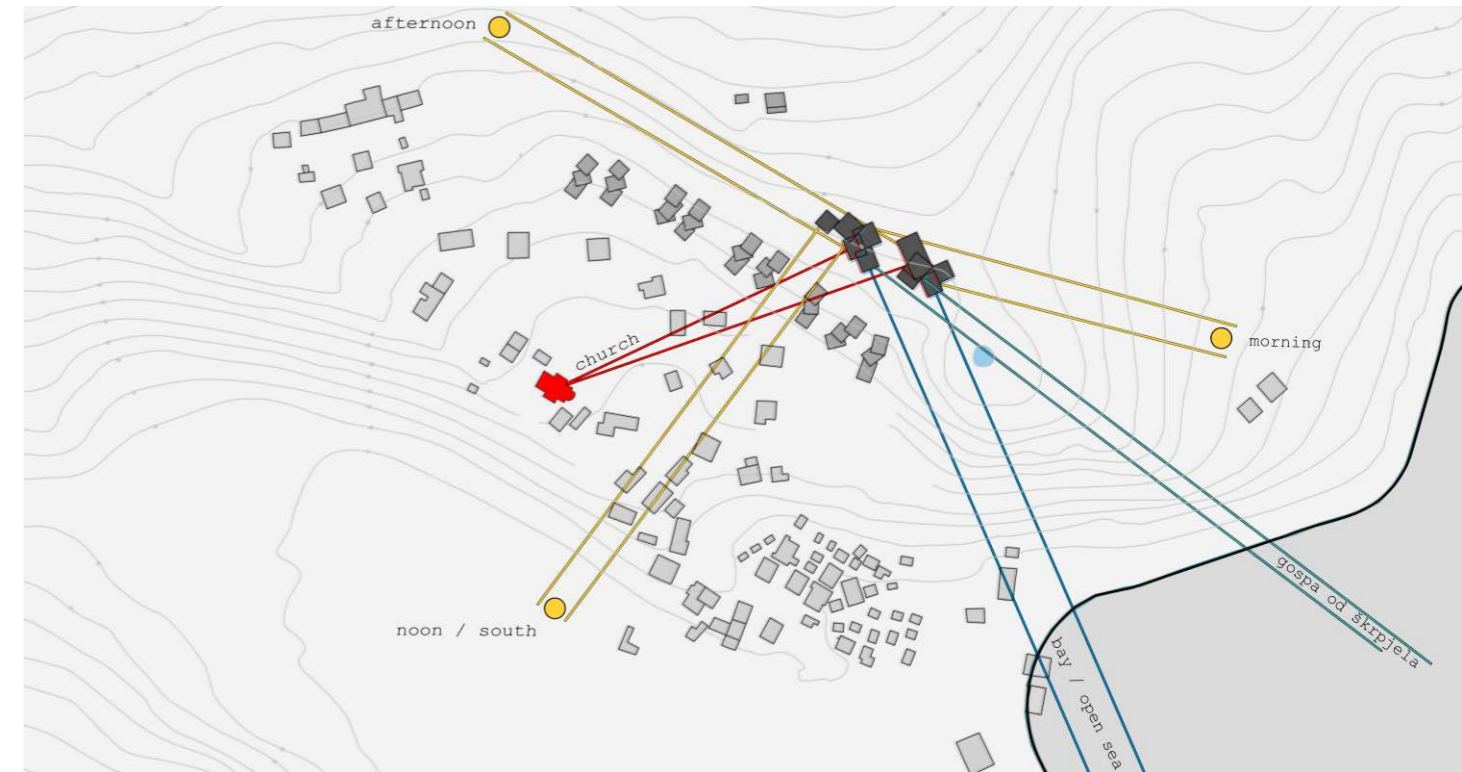
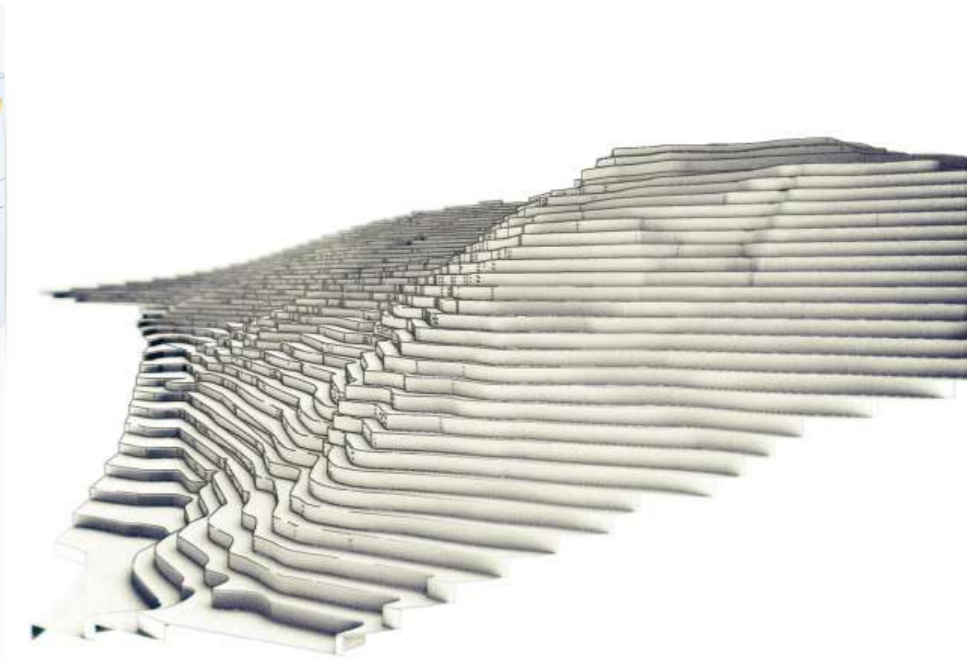
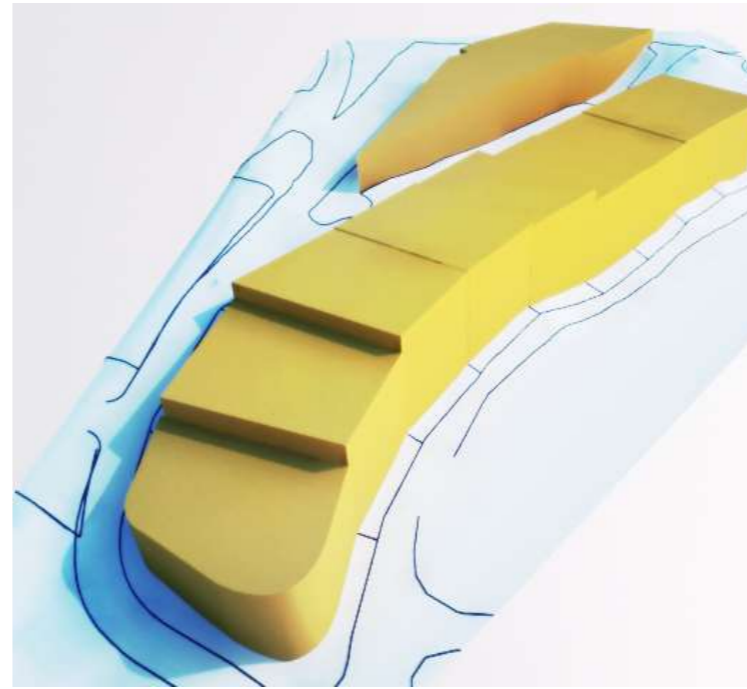
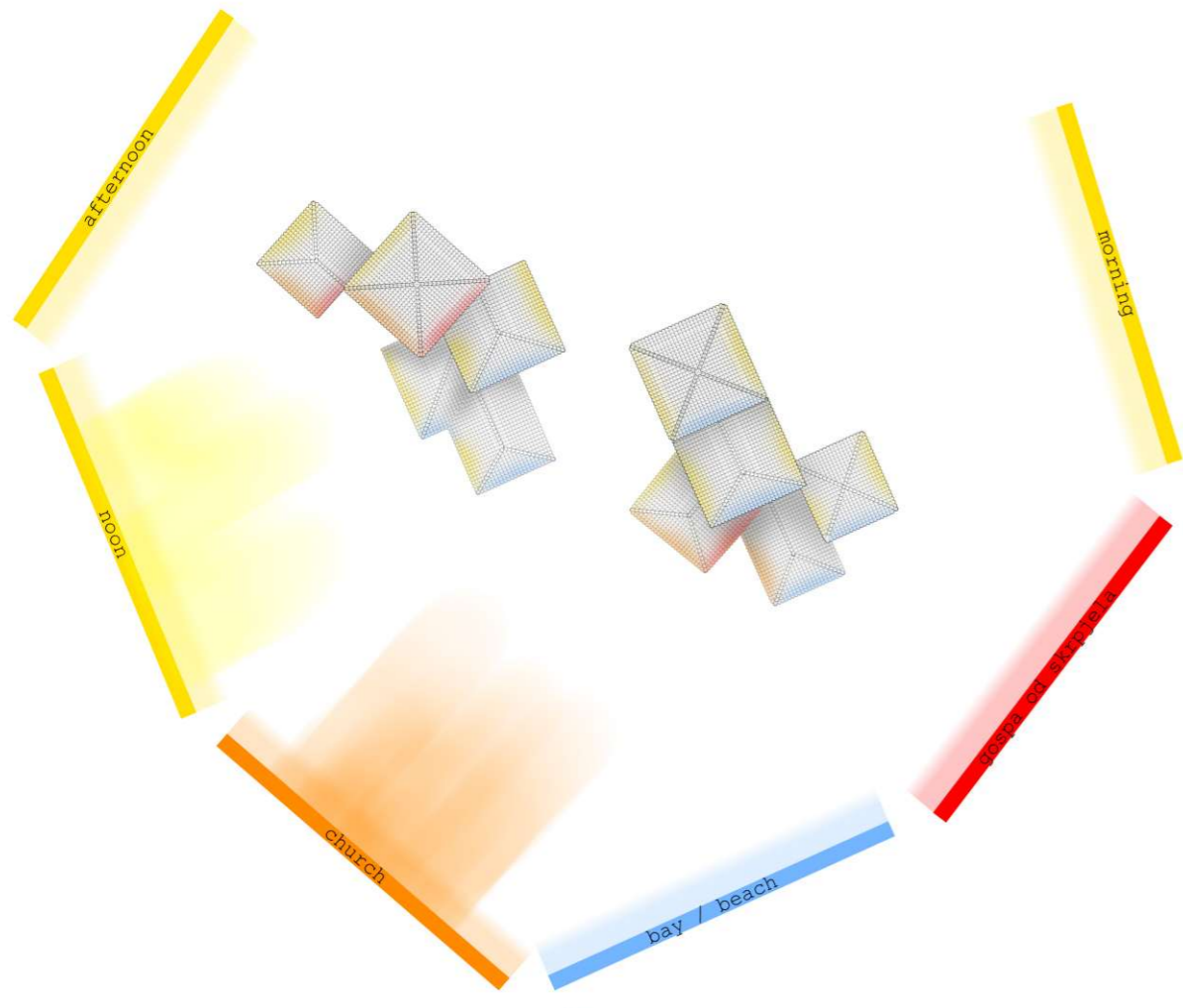


Diagram of mass rotation

Setting masses to correspond to maximum insolation

Following directions of the summer sun (July) at 10:00am, noon, and 4:00pm.

Public Road

Building B

Public Plaza
@+60.00

Parking

Building A

Private Road

Parking

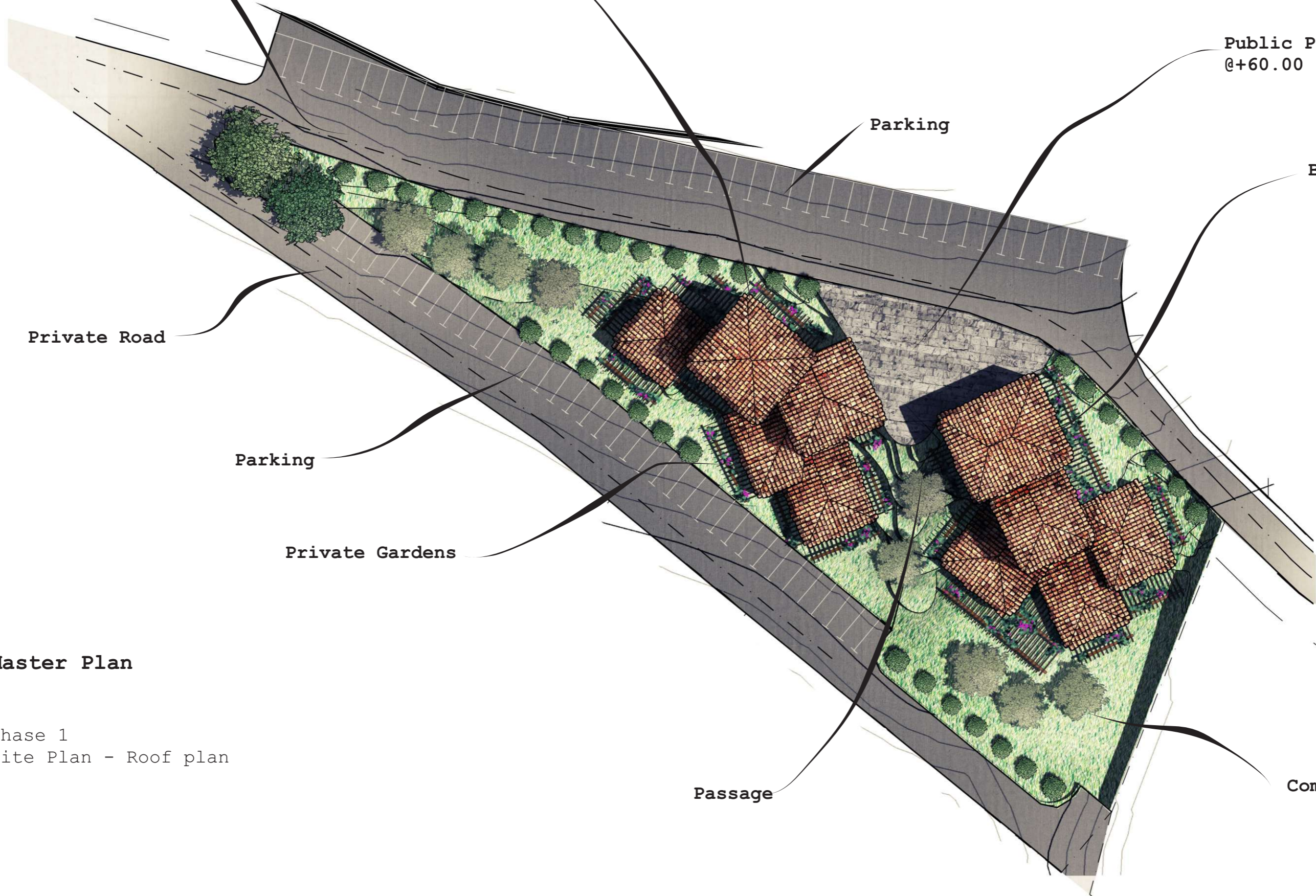
Private Gardens

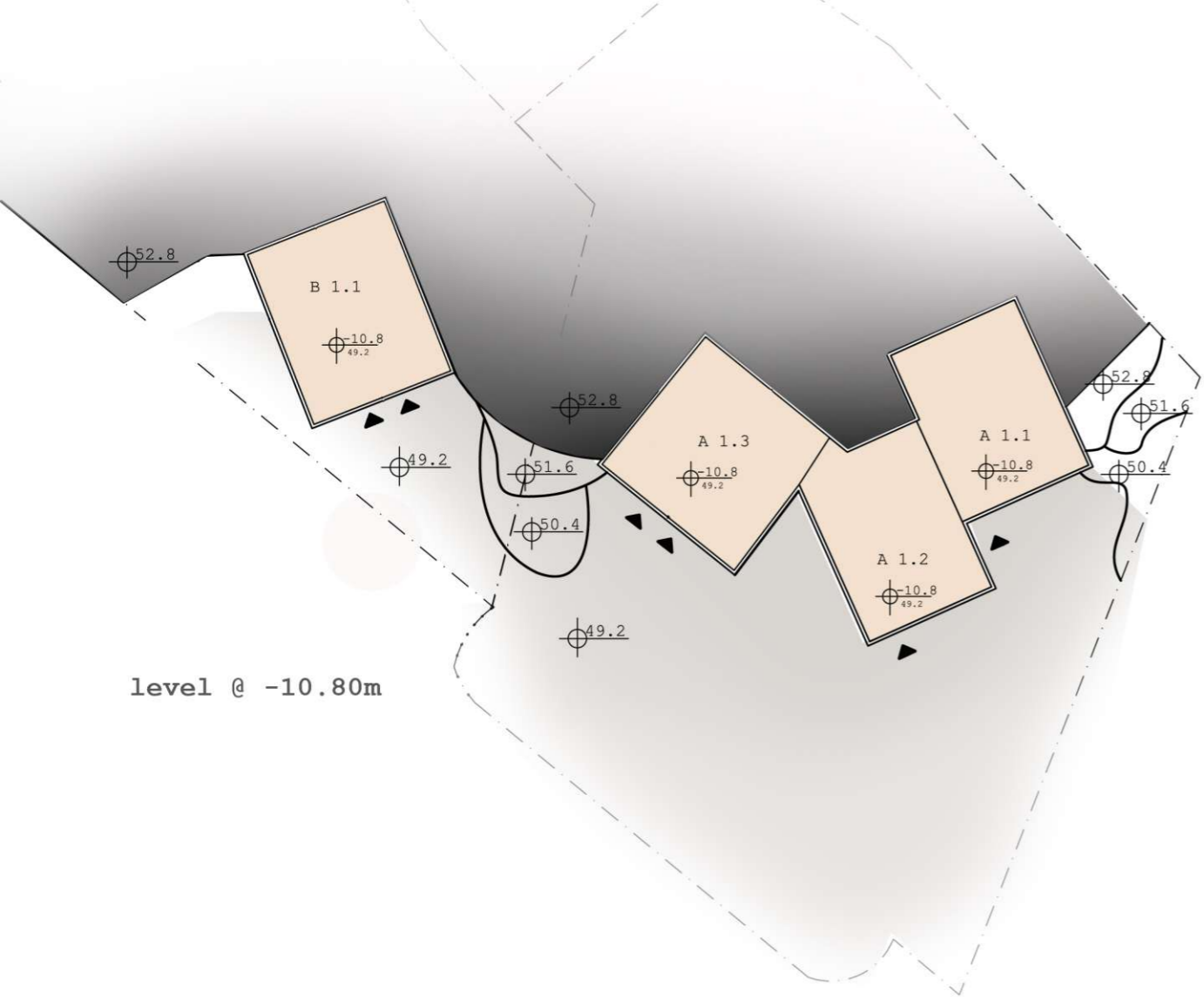
Master Plan

Phase 1
Site Plan - Roof plan

Passage

Common Area

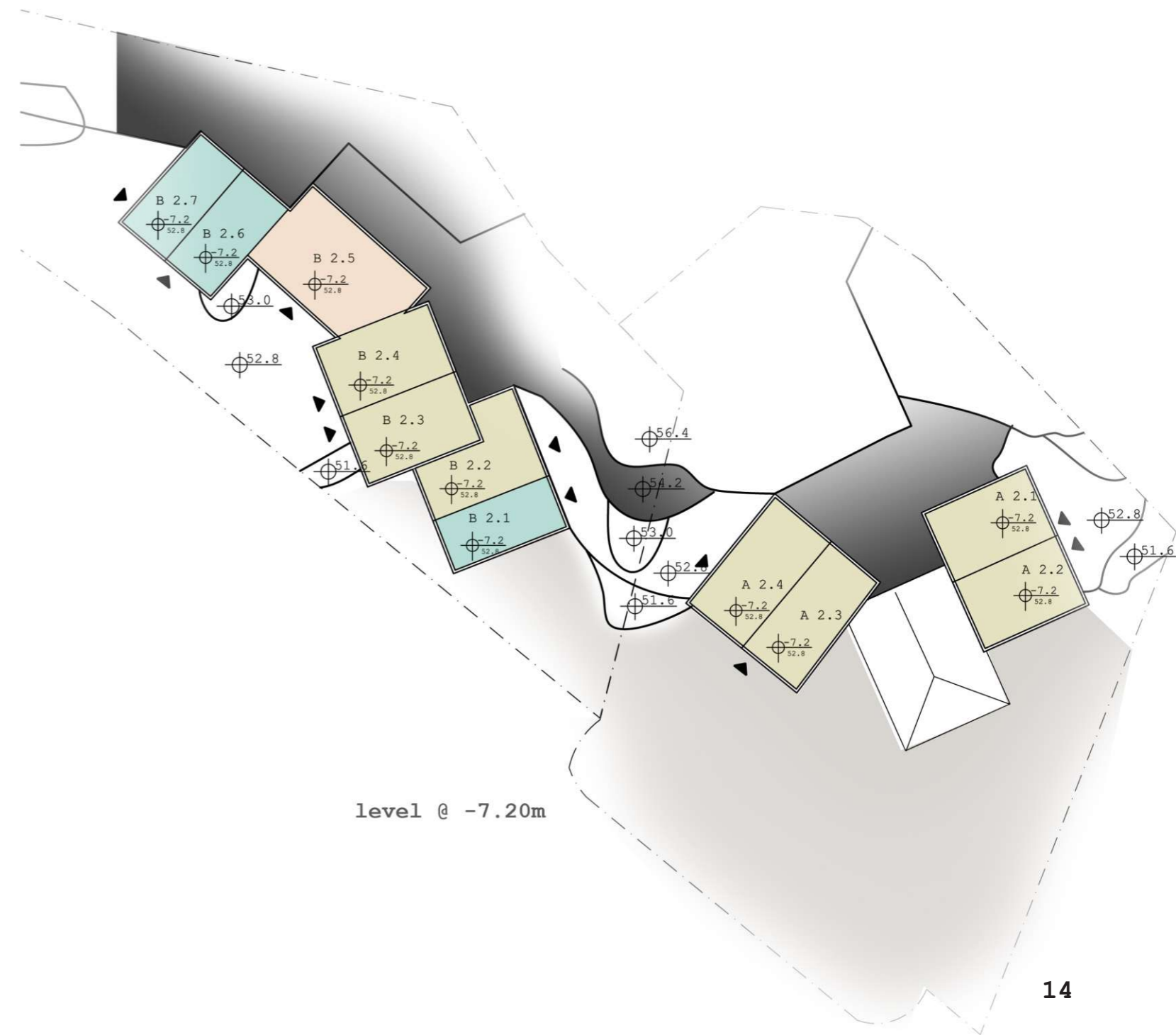




level @ -10.80m

AREA PLANS






- studio apartments 27 - 42m²
- one bedroom apartments 42 - 65m²
- two bedrooms apartments 65m²+
- ground



level @ -7.20m

level @ -3.60m

AREA PLANS

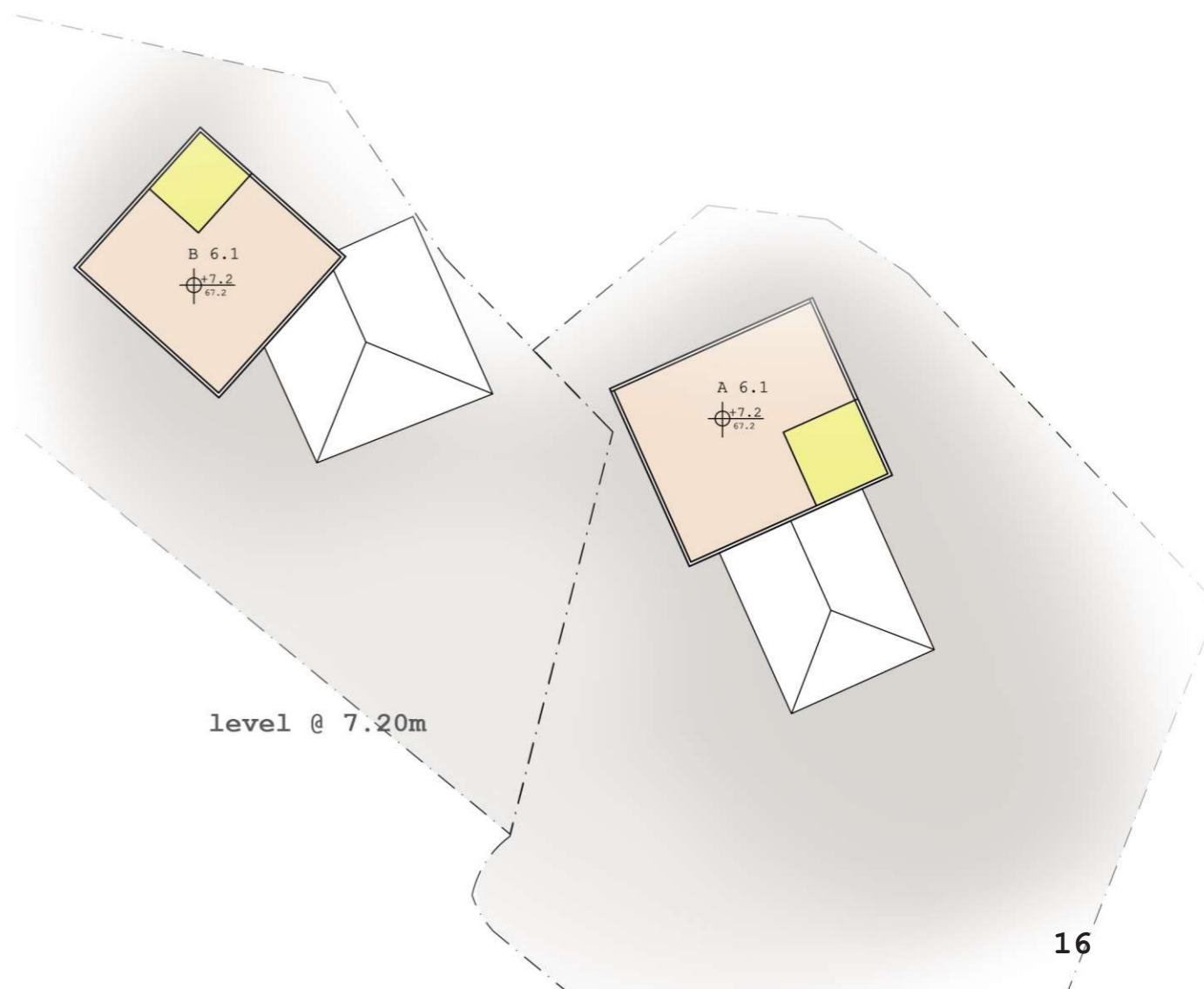
-  comercial
-  studio apartments 27 - 42m2
-  one bedroom apartments 42 - 65m2
-  two bedrooms apartments 65m2+
-  communications
-  ground

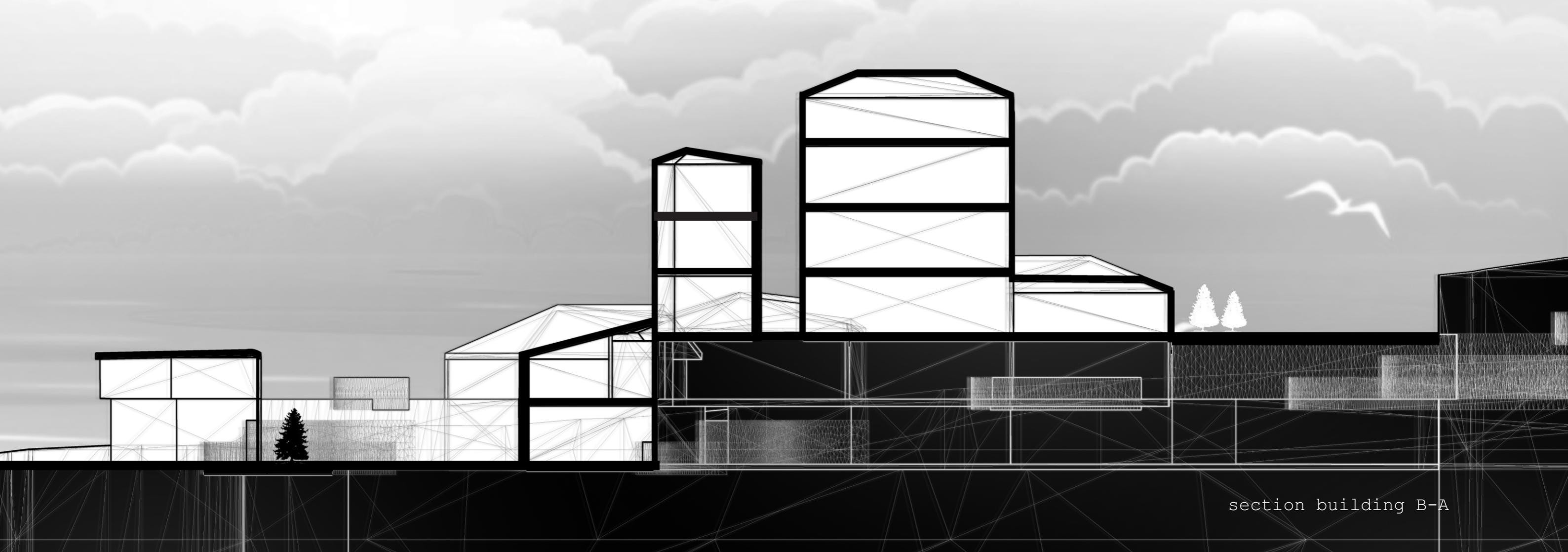
level @ 0.00m



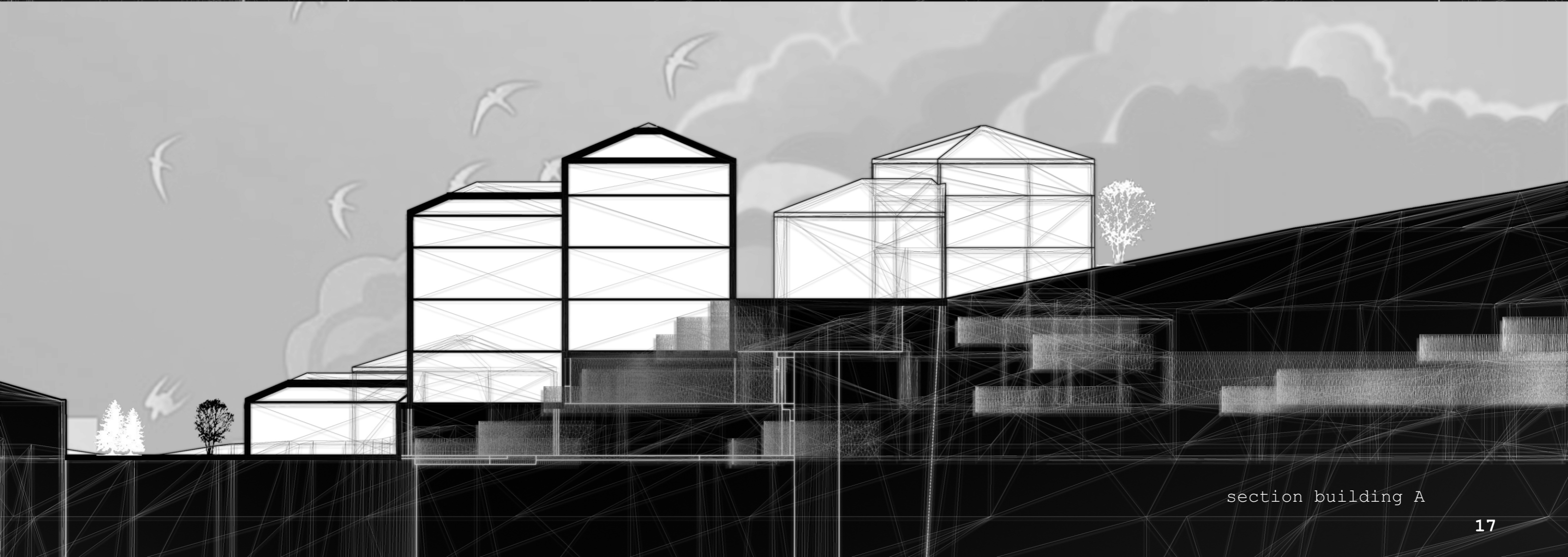
AREA PLANS

- studio apartments 27 - 42m²
- one bedroom apartments 42 - 65m²
- two bedrooms apartments 65m²+
- communications





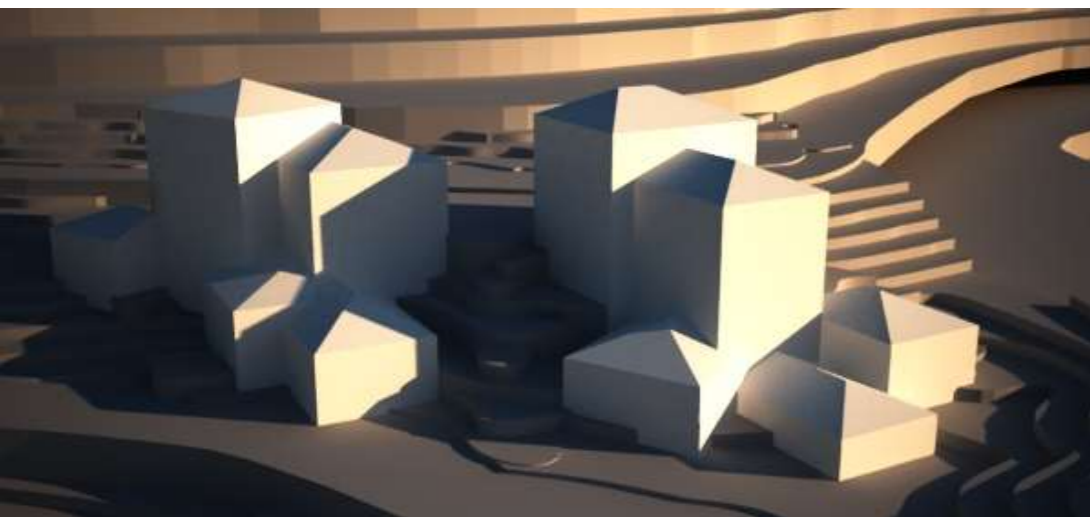
section building B-A



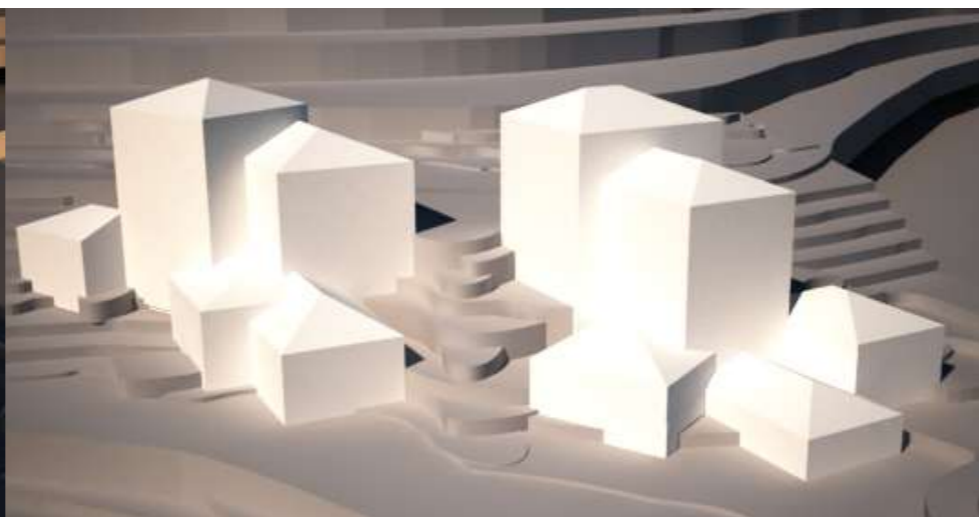
section building A

Building A				
Apart. Number	Level	Patio/Terrace		Area (m2)
A. 1.1	Level -03	Patio on the ground	m ²	97.00
A. 1.2	Level -03	Patio on the ground	m ²	97.00
A. 1.3	Level -03	Patio on the ground	m ²	108.00
A. 2.1	Level -02	Patio on the ground	m ²	49.00
A. 2.2	Level -02	Patio on the ground	m ²	49.00
A. 2.3	Level -02	Patio on the ground	m ²	53.00
A. 2.4	Level -02	Patio on the ground	m ²	57.00
A. 3.1	Level -01	Patio on the ground	m ²	62.00
A. 3.2	Level -01	Patio on the ground	m ²	41.00
A. 3.3	Level -01	Patio on the ground	m ²	39.00
A. 3.4	Level -01	Patio on the ground	m ²	40.00
A. 3.5	Level -01	Patio on the ground	m ²	79.00
A. 4.1	Level 0	Including terrace	m ²	50.05
A. 4.2	Level 0	Including terrace	m ²	48.00
A. 4.3	Level 0	Including terrace	m ²	39.00
A. 5.1	Level 1	Including terrace	m ²	51.00
A. 5.2	Level 1	Including terrace	m ²	48.00
A. 5.3	Level 1	Including terrace	m ²	34.00
A. 5.4	Level 1	Including terrace	m ²	90.00
A. 6.1	Level Pk	Including terrace	m ²	134.00
Total 20 apartments in Building A			m ²	1,265.05
A. Commercial	Level 0		m ²	50.00
Common space				
A. Common	Level 0	Reception	m ²	68.00
A. Common	Level 1		m ²	25.00
A. Common	Level 1		m ²	12.00
A. Common	Level Pk		m ²	25.00
Total common areas Building A			m ²	130.00
Total Building A			m ²	1,445.05

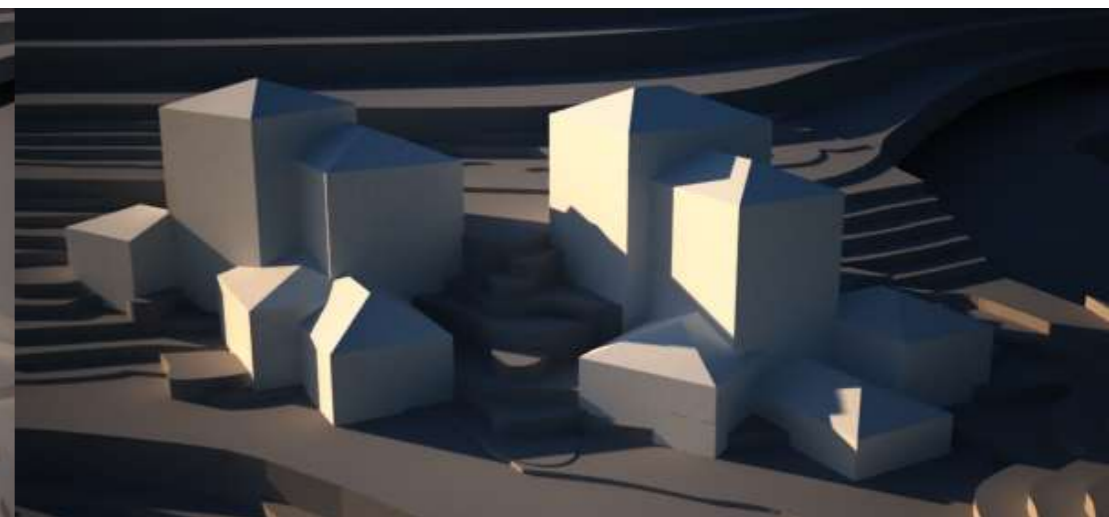
Building B				
Apart. Number	Level	Patio/Terrace		Area (m2)
B. 1.1	Level -03	Patio on the ground	m ²	106.00
B. 2.1	Level -02	Patio on the ground	m ²	39.00
B. 2.2	Level -02	Patio on the ground	m ²	50.00
B. 2.3	Level -02	Patio on the ground	m ²	52.00
B. 2.4	Level -02	Patio on the ground	m ²	52.00
B. 2.5	Level -02	Patio on the ground	m ²	80.00
B. 2.6	Level -02	Patio on the ground	m ²	41.00
B. 2.7	Level -02	Patio on the ground	m ²	40.00
B. 3.1	Level -01	Patio on the ground	m ²	52.00
B. 3.2	Level -01	Patio on the ground	m ²	69.00
B. 3.3	Level -01	Patio on the ground	m ²	66.00
B. 3.4	Level -01	Patio on the ground	m ²	67.00
B. 3.5	Level -01	Patio on the ground	m ²	41.00
B. 3.6	Level -01	Patio on the ground	m ²	40.00
B. 4.1	Level 0	Including terrace	m ²	52.00
B. 4.2	Level 0	Including terrace	m ²	65.00
B. 4.3	Level 0	Including terrace	m ²	30.00
B. 4.4	Level 0	Including terrace	m ²	37.60
B. 5.1	Level 1	Including terrace	m ²	60.00
B. 5.2	Level 1	Including terrace	m ²	53.00
B. 5.3	Level 1	Including terrace	m ²	37.00
B. 5.4	Level 1	Including terrace	m ²	58.00
B. 6.1	Level Pk	Including terrace	m ²	115.00
Total 23 apartments in Building B			m ²	1,302.60
B. Commercial	Level 0		m ²	41.00
B. Common	Level 0	Reception	m ²	61.00
B. Common	Level 0		m ²	28.00
B. Common	Level 1		m ²	47.00
B. Common	Level Pk		m ²	20.00
Total common areas Building B			m ²	156.00
Total Building B			m ²	1,499.60
Total Buildings A and B			m ²	2,944.65



MORNING



NOON



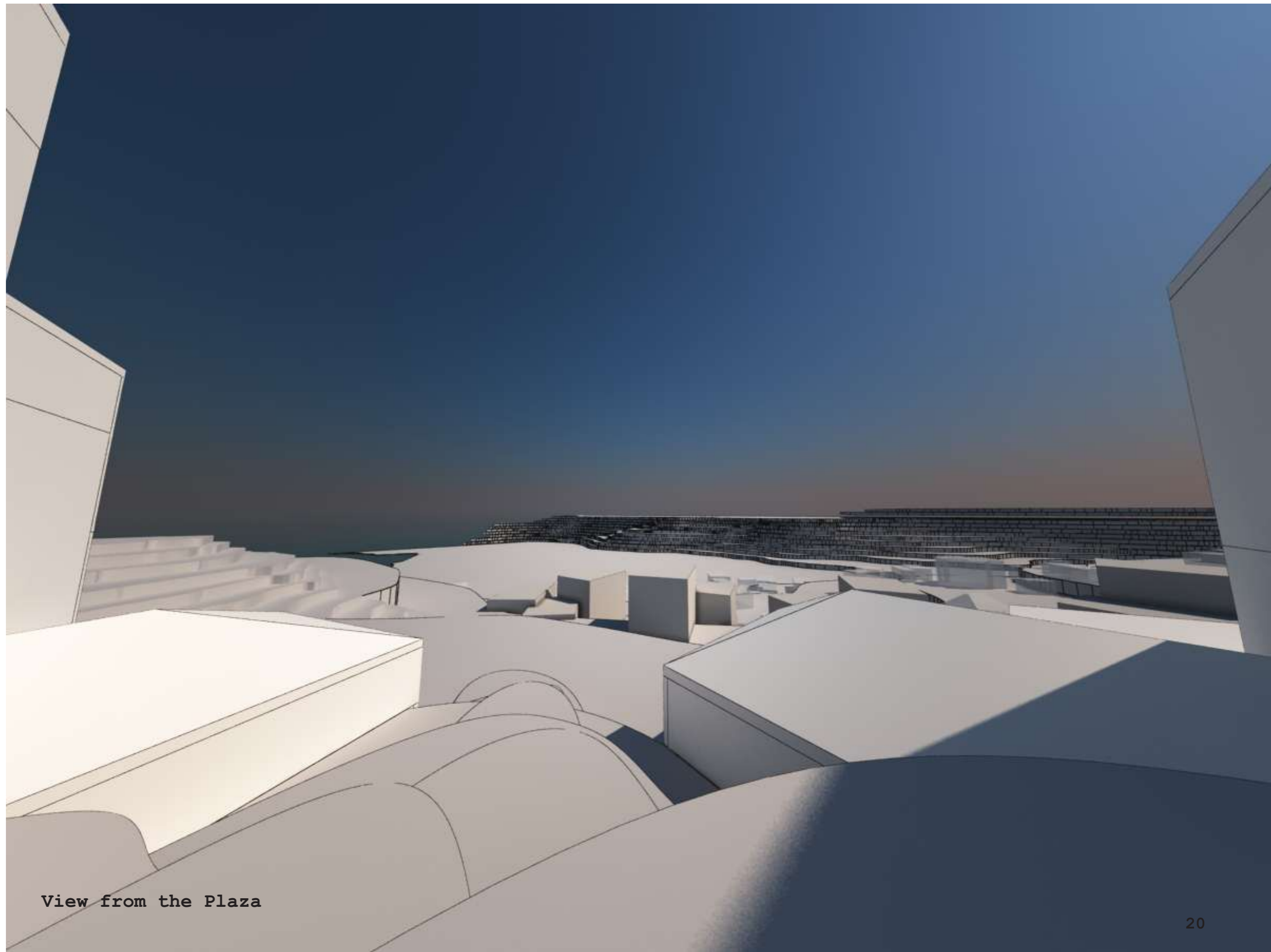
EVENING

Test for insolation

Renderings with the Sun's position at morning, noon and evening



Breath-taking Views

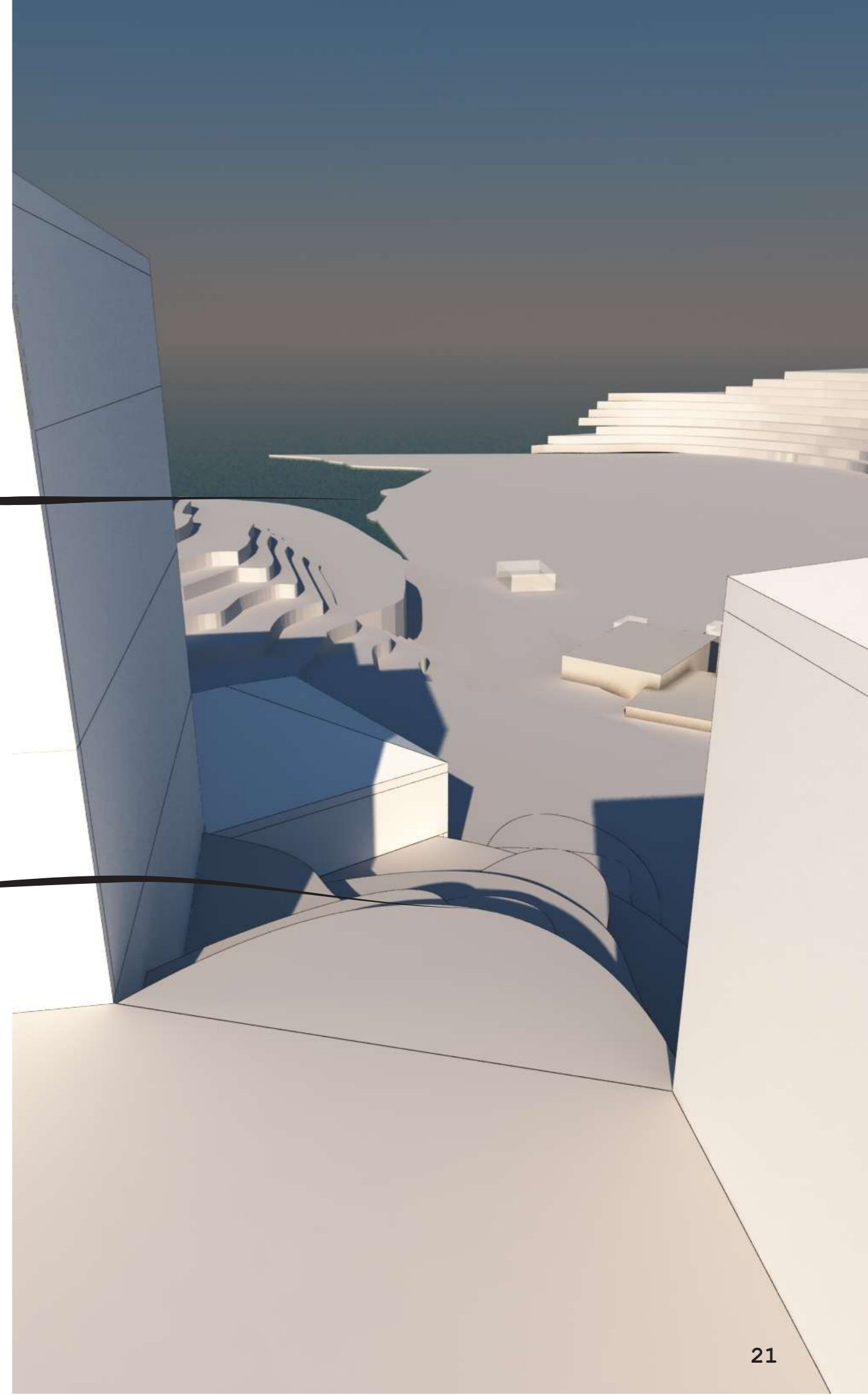


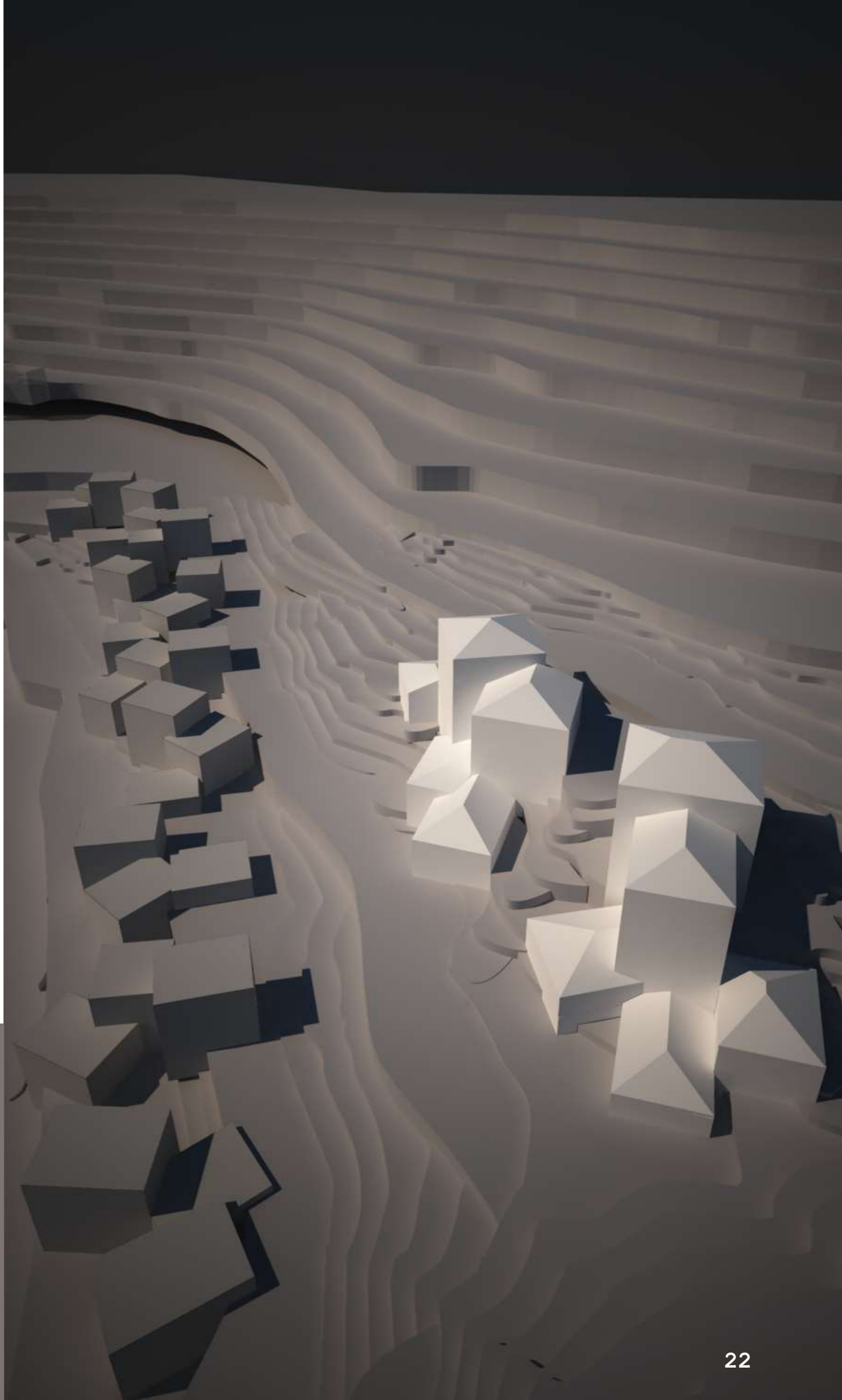
View from the Plaza

Morinj Beach

Terraced passage

View from the Plaza







Overall master plan

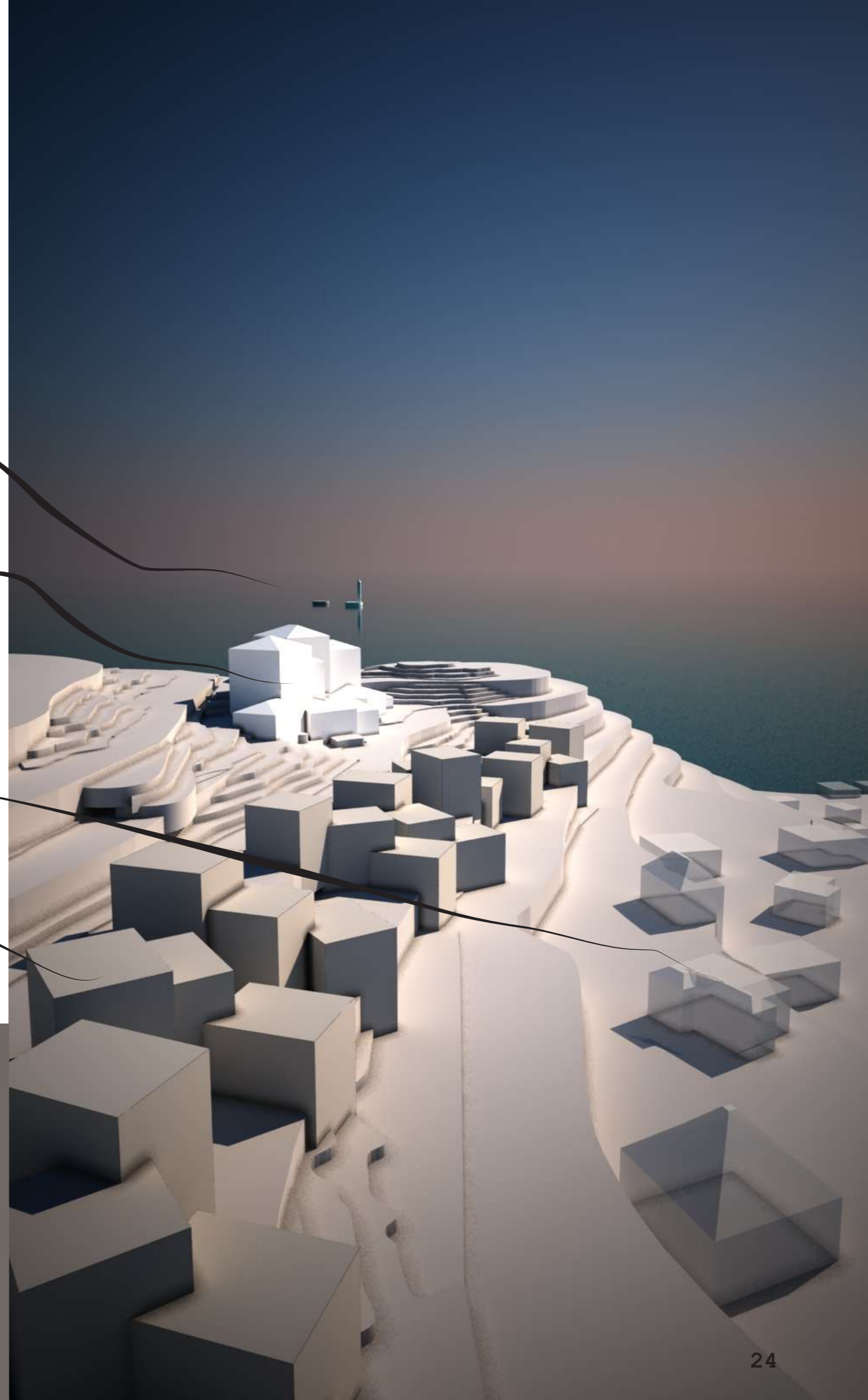
Proposed layouts (potential scheme)
Individual buildings to be placed and designed at later stage.

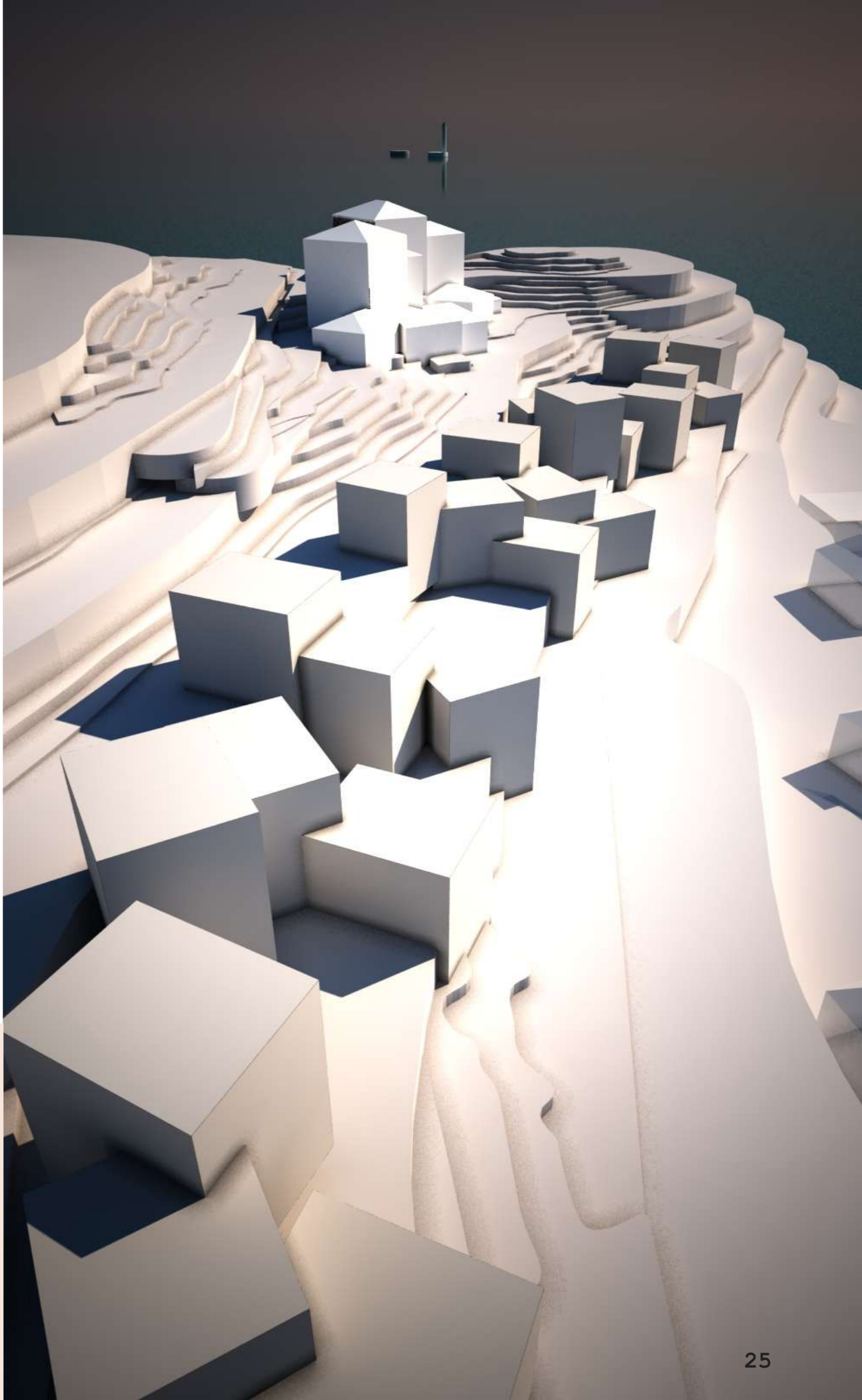
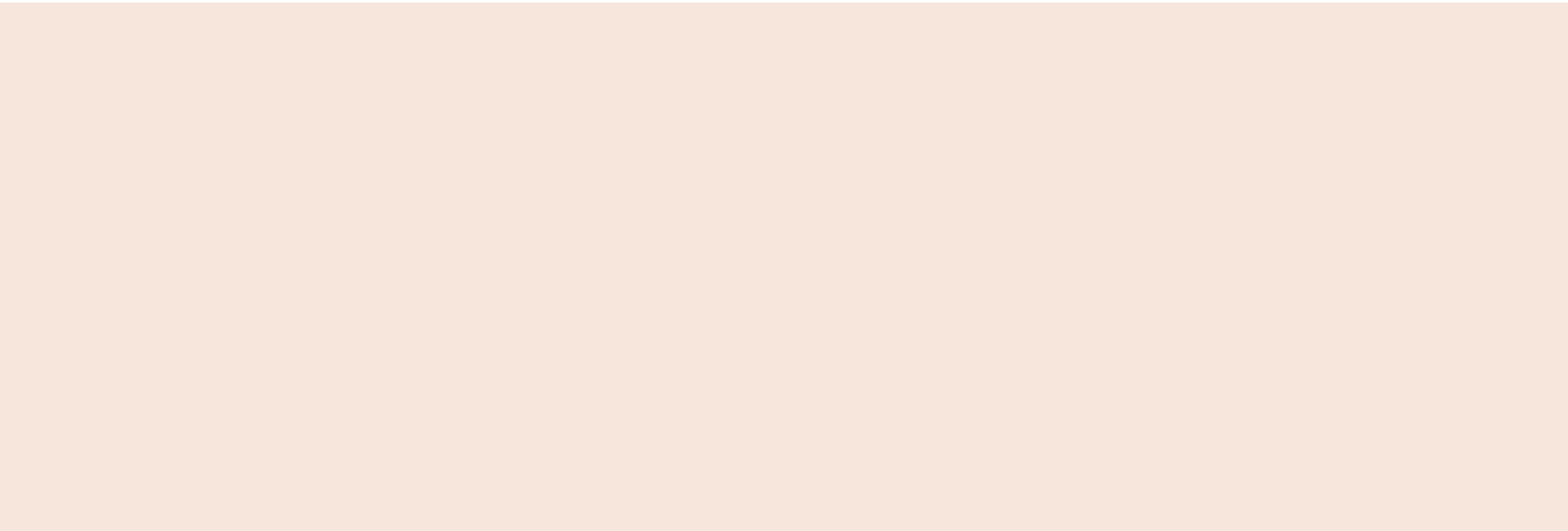
"GOSPA OD SKRPJELA"

Phase 1

Morinj

Phase 2







Mood shoots of contemporary stone houses

Illustration of the potential strategies



We would focus on using **indigenous** species, non-invasive, also easy to maintain and appropriate for the climate.

Key feature would be using **fragrant species**, of not only blooming plants but also shrubs like rosemary, laurel, and as border plants sage, lavender, and basil...

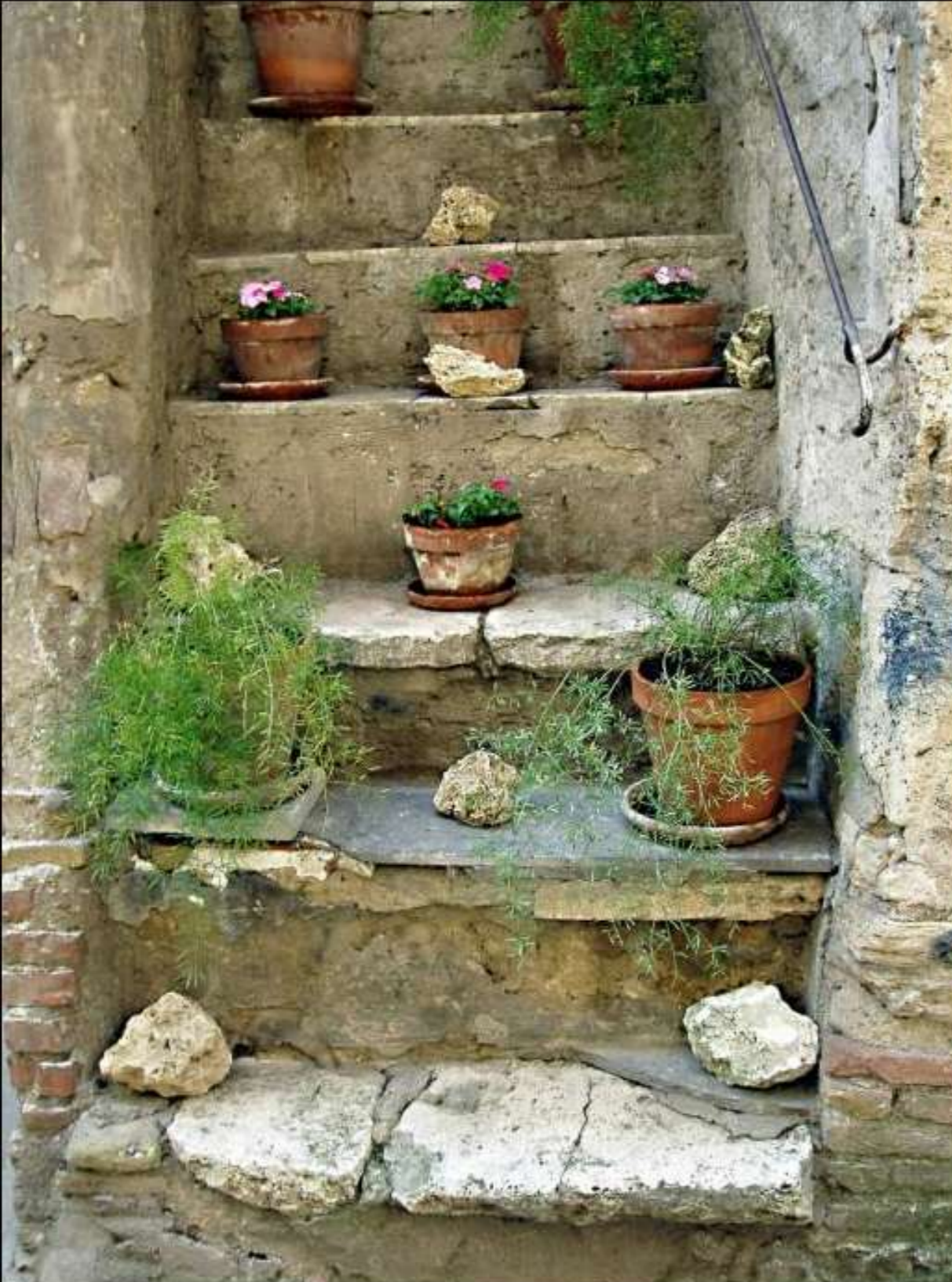


Since almost all apartments would have a **private garden** (not included in apartment square footage !!!)

providing **shade and privacy** will be carried with **terracing land** around garden/patios

and systematic placement of **trellises, pergolas and arbors**

covered with vines, creeping figs, bougainvillea or citrus plants.



Domestication of the private space is one of the thrills of owning a property, we suggest **delineating public and private** domain and leaving space for domestication to happen.

Allowing and encouraging **potted plants** but within delineated boundaries and with lush public landscaping , supports need of the individual client, and adds to overall look of the development.

Tree lining public streets and providing overall street lighting sets the tone of a well taken-care of development.



Dramatic Topography, Unspoiled Nature



Ancient Cities

Coming down on a winding road a valley opens up. Framed by the mountains, and nestled by the sea. You come down to a lookout point, an elegant public plaza, tucked between two buildings and encroaching in the space between them.

Once out of the car, a breeze brings in a smell of lavender. From the edge of the plaza, a view opens up to 2 small islands that stand out from most of the postcards from the region. On the other side almost blinded by sun in the south facing plaza, you can see a church in the distance.

Right beneath the plaza slopes a terraced maze of the landscaped patios with pergolas and vines. The feel is lush but not as lush rainforest, more like **lacy shadows of Mediterranean trees.**

Breeze brings more of the smell of the sea and herbs mixed with figs and olives. Two stone buildings look strangely as if they have been here since forever and intensely contemporary. Their massive but segmented volumes carry some of the fortressy feel that this region is so famous for.

We believe that architecture should design the experience as much as comfort, esthetics and ease of use.

The process of design should involve deploying several narratives, on top of meta-narrative, designed from several directions, from the perspective of a user, from the perspective of a developer, from a perspective of passer-by, from perspective of maintenance, from perspective of municipality, planning department and ... it may sound overwhelming but that kind of **polyphonic symphony** is what architecture should be.

We are hoping that, this document for our **Project Vision**, will demonstrate several strategies that we would use in design development.



STRATEGY:

- a) Being very sensitive to the views
 - b) Working with environment - sun, shade and topography
- and
- c) Respecting cultural background in vernacular architectural tradition



Framing the view



Inexpensive Sustainable
Cultivated Landscaping



Borrowing form tradition
Reinterpreting within traditional language
with contemporary materials and style

Our current focus is stated in our strategy - **emphasizing the strengths of the location**, with developing scheme that would maximize Developer's gain in terms of achieved sellable high quality space.

We see immediate strengths of the location as:
Remarkable views due to dramatic topology,
Climate that is mild, and nature that is undisturbed
Rich historical setting.

Our goal was to demonstrate our skill in developing this project as a first person narrative from the profession of architecture and to open it up for "the orchestration". We are doing it in several resolutions: from broad strokes to fine grain.

Scheme was roughly rendered, presenting potential massing that would be fine grain developed at the later stage taking into account financial feasibility, Developer's vision and real-estate market conditions.

Finer characterization of the green public area on adjacent lots would require studying more of Developer's vision and was left for the later stage.

we provided space planning of finer resolution for the Phase 1 of the project - development of the two condominium buildings with some commercial aspects (planning regulative "DUP" designates this as residential with sport facility - gym or spa). More of a commercial facility is planned for the next plot (a125) , to be developed at the later stage.

We have succeeded in demonstrating that there is a viable scheme that **allows that over 75% of apartments would have a private garden-patio**, not counted in (BRGP urban planning overall achievable total area), that is sensitive for providing exciting views (and orientation) without obstacles, respecting vernacular formal language and DUP regulated conditions like massing recommendations or pitched roofs (16-23% slope).

Scheme permits very **adaptable apartment configurations** and layouts and we believe that they should be "fine grain" developed at the later stage.

As a next step we are hoping to engage in more in depth analysis of **inexpensive sustainable strategies** that would, on the long run, dramatically reduce the cost of running the property. Some of them would be providing roof ventilation in the area of the roof pitch that would allow hot air to escape - reducing the need for energy for cooling, also known as "passive cooling". Or impact of the trees and shadows in collaboration with summer breezes to reduce the heat impact.

Depending on the Developer's affinity we could consult with available experts. **Sustainable is now a part of Montenegrin government requirement for development.** We would also like developer's guidance on handicap access beyond what is required by law.



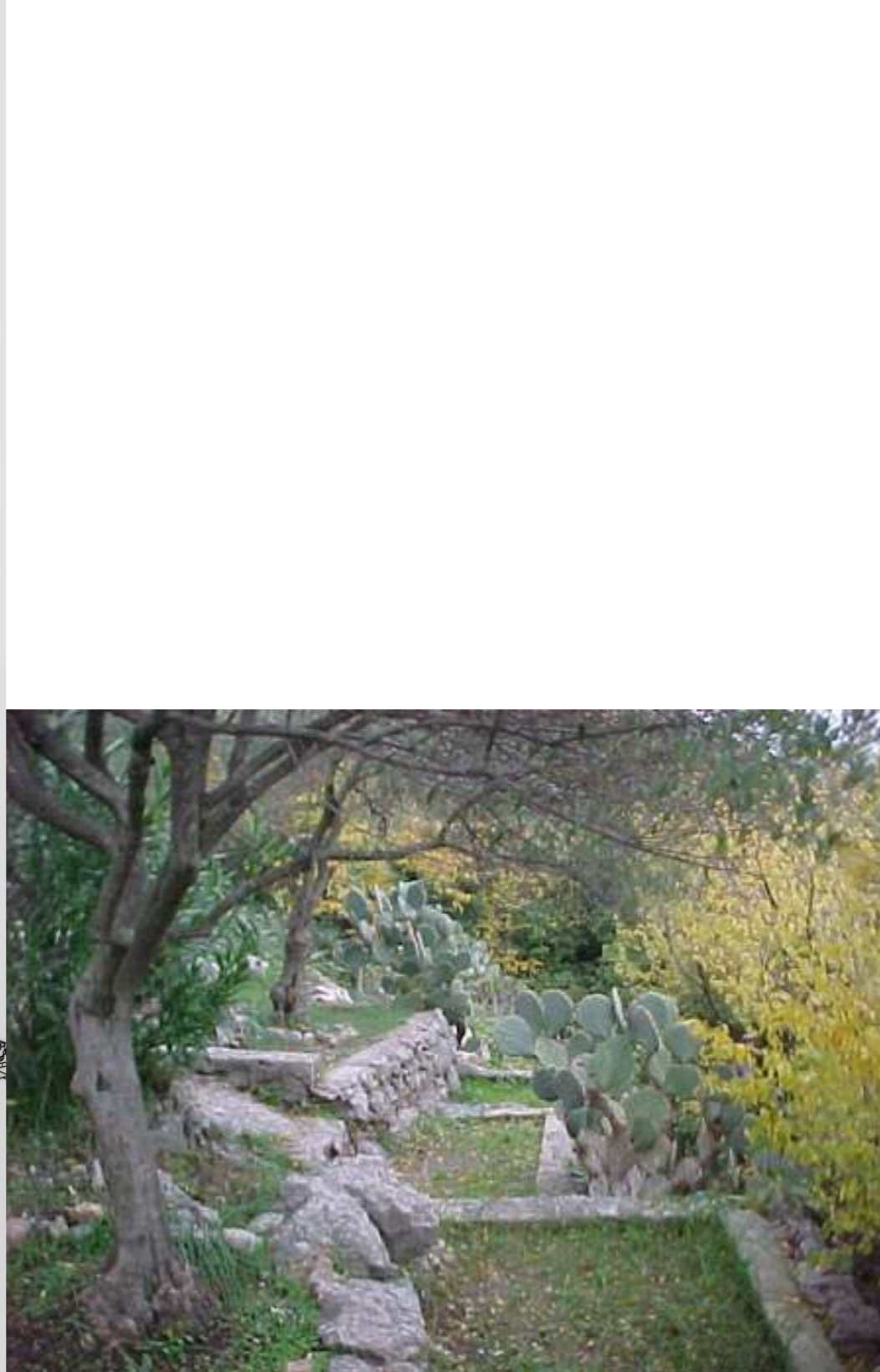


How do one quickly explain the fascination when actually in Morinj and at the site?

We believe that sentence "breath taking views" captures the excitement.

Can architecture work to emphasize the views?

There is a landscaping technique called "framing the view" that centers on capturing the beauty of surroundings and bringing it to observers attention.



When faced with nature that is still undisturbed by modern plague: pollution and over-development it is wise to act very gently.

We suggest employing strategies that provide modern day comfort without the modern day use of energy or impact on the environment.

Sophisticated landscaping, planting trees to reduce heat impact of 5 o'clock high heat, or providing shadow in the public use area, during the day.