

# **MIRIS GARDEN**

## **Modern Dalmatian village resort 2022**

(Revised version 30.11.22 – [changes in blue](#))

EDU-PROJECT CROATIA - architectural competition

*„Design an example of the socially and environmentally sustainable Year-round holiday resort of the 21st century!“*

## **Competition Conditions**

Prague 09-2022

### **Announcer:**

**SUNNY BAY APARTMENTS D.O.O.**  
Kralja Tomislava 70, 521 60 Crikvenica, Croatia

### **Competition Organizer**

INSPIRELI AWARDS  
Department of Architecture at CVUT in Prague  
Thákurova 7, 166 29 Praha 6

1. Introduction
2. Site
3. Brief
4. Calendar and prizes
5. Jury & judging criteria
6. Registration process
7. Submission process & rules
8. Attachments

### **01. Introduction.**

INSPIRELI and CTU in Prague offers architecture students from all over the world to participate in a completely unique educational project of a Year-round holiday resort in Croatia.

For the first time in our history, we will combine competition and education in a single project that, thanks to an enlightened developer, will not only allow

students to be involved in shaping the final design, but most importantly to work with product and technology suppliers from design to implementation. We hereby invite students of your university to join us and learn by doing on the INSPIRELI AWARDS platform, which is open to all, regardless of their economic, social, or ethnic background.

## **DESIGN SOLUTION AWARD**

Design one of seven types of resort amenities and earn a spot on the implementation team. (Awarded students will receive airfare to Prague, accommodation, experience, their name on the building that results from their design, and an invitation to the grand opening of the resort coupled with a VIP vacation.)

Thematic topics (Students can compete individually or in teams and can submit any number of projects):

## **02. Site**

The site is located in a close proximity to Starigrad, Croatian village near Zadar, popular tourist destination. Starigrad is a traditional Croatian village with a long history, offering variety of accommodation, restaurants, sport, and leisure activities. It is visited annually by up to 90,000 tourists.

The site is situated in a rich and diverse landscape of Croatia coastline with a complex topography that includes very steep slopes and valleys, and it is covered with a mix of native plants and vegetation.

The masterplan for the site includes accommodation and recreational facilities for visitors and local community. Hotel, apartment buildings, private villas, camp, sports fields, commercial centre, marina, and costal walkway with access to public beaches. The main idea of the masterplan is to create an exciting place for people which brings the community and visitors of all ages together in a vibrant environment.

### **Preferred but not mandatory resort design features**

- Modern Dalmatian village using local construction methods and materials: stone and wood combined with glass.
- Discreet buildings volumes
- Luxurious cascade terraces and sunbathing areas, infinity edge private pools
- Best possible private sea and sunset views from each accommodation unit.
- Provide maximum privacy, airy feeling, and peace.
- Increase natural cooling capacity by using cross ventilation principles and appropriate buildings orientation
- Natural and logical footpaths, roads, bicycle and running routes (e.g., Lungomare seaside stroll)

- Generous landscaping and gardening. Abundance of greenery (Cypress/Olive/Rhododendron, and other local flora).
- Consider reducing noise through smart landscaping and gardening features
- Flat green roofs, or typical red roofs for the central areas.
- Work with natural terrain and topography. Use the appropriate and most effective positioning of the buildings into the terrain to reduce excavation works.
- Embrace sustainability. Green solar/wind energy, rainwater retention for gardening and utility water use
- **No car zone preferred** – walk / golf carts / electric bikes / scooter / possibly funicular. Villas may eventually have car-access to direct parking in the villa garage or carport

### 03. Brief

The masterplan is divided into a several zones in accordance with land use, specific standards and regulations.

- ZONE 1, four storey apartment buildings
- ZONE 2, three storey apartment buildings
- ZONE 3, hotel and carpark
- ZONE 4, commercial centre
- ZONE 5, private villas
- ZONE 6, marina
- ZONE 7, elevated costal walkway and public beaches
- ZONE 8, camp (not part of the design competition)

Participants are free to choose to design any, a few or all the buildings from the proposed masterplan. The submission must contain at least one of the theme/projects from the list below:

#### 1) **Four storey apartment building**, (ground floor + 3 levels)

Each building will contain a maximum of 6 apartments with above ground enclosed car-parking and shared swimming pool. All the units will feature private terraces or balconies with ocean views.

#### **Apartment types:**

- Studio apartment (up to 30sqm)
- 1 bedroom apartment (up to 45sqm)

- 2 bedrooms apartment (up to 80sqm)
- 3 bedrooms apartment (up to 110sqm)
- 4 bedrooms apartment (up to 120sqm)

*Dual-key apartments* should be considered. A dual-key apartment is one apartment that is divided into two dwellings. Both dwellings are typically self-contained and will include a bedroom, bathroom, kitchen/kitchenette and one of them or both will include a living space. The dual-key apartment features a shared foyer through which there are two lockable doors into both dwellings.

Relevant local regulations to comply with:

- The size of individual plots can vary from 800 m<sup>2</sup> to 1500 m<sup>2</sup>. Plot side boundaries can be adjusted to suit the proposed design. Street and development boundaries must be respected.
- Number of parking places required: 1,5 car per apartment
- Maximum *Site Coverage Ratio* (SCR) is **0.3 :1**  
The site coverage ratio (SCR) is the ratio of the building area (the area when the building is viewed from directly above) to the site area (the area of the land on which the building is built). Open staircase is not included in the building footprint area.

Example of SCR calculation:

For an SCR of 0.3:1  
If site area = 1000m<sup>2</sup>  
building's footprint allowed = 300m<sup>2</sup>

#### *Sites setbacks*

- Front/street setback is 5,0m
- Side and rear setback is 3,0m

#### *Building height*

- Maximum building height is 11,5m from the finished floor level

## **2) Three storey apartment building, (ground floor + 2 levels)**

Each building will contain a maximum of 6 apartments with above ground enclosed car-parking and shared swimming pool. All the units will feature private terraces or balconies with ocean views.

## Apartment types:

- Studio apartment (up to 30sqm)
- 1 bedroom apartment (up to 45sqm)
- 2 bedrooms apartment (up to 80sqm)
- 3 bedrooms apartment (up to 110sqm)
- 4 bedrooms apartment (up to 120sqm)

---

*Dual-key apartments* should be considered. A dual-key apartment is one apartment that is divided into two dwellings. Both dwellings are typically self-contained and will include a bedroom, bathroom, kitchen/kitchenette and one of them or both will include a living space. The dual-key apartment features a shared foyer through which there are two lockable doors into both dwellings.

Relevant local regulations to comply with:

- The size of individual plots can vary from 800 m<sup>2</sup> to 1500 m<sup>2</sup>. Plot side boundaries can be adjusted to suit the proposed design. Street and development boundaries must be respected.
- Number of parking places required: 1,5 car per apartment
- Maximum *Site Coverage Ratio* (SCR) is **0.3 :1**  
The site coverage ratio (SCR) is the ratio of the building area (the area when the building is viewed from directly above) to the site area (the area of the land on which the building is built). Open staircase is not included in the building footprint area.

Example of SCR calculation:

For an SCR of 0.3:1

If site area = 1000m<sup>2</sup>

building's footprint allowed = 300m<sup>2</sup>

### *Sites setbacks*

- Front/street setback is 5,0m
- Side and rear setback is 3,0m

### *Building height*

- Maximum building height is 8,5m from the finished floor level

## 3) Hotel 100-150 rooms / 200-300 beds

Hotel with capacity of up to 150 rooms or 300 beds. All the rooms with ocean views.

Hotel should include:

- Central drop-off area
- Underground carpark
- SPA-Wellness-Fitness (sauna/fitness, wellness, swimming pool, cosmetics procedures, and hairdressers/barbers)
- Central pool area, children playground and babysitting, tennis/[paddle](#), and beach volleyball, Boće/Balote/Petanque, yoga hall...
- Signature restaurant, [lounge bar](#)

Participants are free to add any additional features that may be relevant to the design.

Relevant local regulations to comply with:

#### *Sites setbacks*

- Front/street setback is 5,0m
- Side setback is 3,0m
- Front, side and rear setback for underground structures is 1m

#### *Building height*

- Maximum building height is 12m from the finished floor level
- 20 % of the building footprint can go up to 18m

#### **4) Commercial centre**

The proposed low scale commercial centre will include community spaces, main shopping street with retail uses on the ground floor (shops, cafes) and generally commercial uses or retail support on the second storey. The proposed commercial centre must add value to the area and should develop a relationship with its surrounding and benefit the local community.

Commercial centre should include:

- Gate and reception area, facility management and back-office (single freestanding building), management of accommodation area.
- Carparking
- Restaurants (signature, pizza and steak, family friendly restaurant, bistro). [Pool/Beach bar with DJ \(aka Nikki Beach\)](#), mini market, Bakery, Deliver/Drop box (Amazon etc.), catering and delivery service from the restaurants

- Co-working area-meeting rooms and conference rooms

Participants are free to add any additional features that may be relevant to the design.

Relevant local regulations to comply with:

#### *Sites setbacks*

- Front/street setback is 5,0m
- Side setback is 3,0m

#### *Building height*

- Maximum building height is 11,5m from the finished floor level

### **5) Prefabricated private villas**

Prefabricated, slightly elevated modern 3–5-bedroom villas with attached carpark on the ground floor and private swimming pool. The villas will be constructed on the piles not to interfere directly with the land to preserve site landscaping and native vegetation.

3 bedrooms (up to 120sqm)

4 bedrooms (up to 150sqm)

5 bedrooms (up to 200sqm)

Relevant local regulations to comply with:

- Minimal and maximal size of land 500-1000sqm
- Maximum *Site Coverage Ratio* (SCR) is **0.3 :1**  
The site coverage ratio (SCR) is the ratio of the building area (the area when the building is viewed from directly above) to the site area (the area of the land on which the building is built). Open staircase is not included in the building footprint area.

Example of SCR calculation:

For an SCR of 0.3:1

If site area = 1000m<sup>2</sup>

building's footprint allowed = 300m<sup>2</sup>

### *Sites setbacks*

- Front/street setback is 5,0m
- Side and rear setback is 3,0m

### *Building height*

- There is no official building height limit. The only limit is that the building must be maximum of one storey in height and to be constructed on the piles, not to interfere directly with the land.

## **6) Marina and Costal Walkway**

The marina, costal walkway, new beaches, and public amenities described below can only be located within coastal zone which is 45m wide in total (25m setback from the shoreline and 20m towards the sea, please see the attachment 2. *Site zoning*)

Marina and costal walkway should include:

- Small restaurants and cafes with outdoor siting and ocean views
- Floating peers for local boats (for example like in Lungomare, Croatia)
- Public amenities
- Ocean walkway (min 3 m wide) along the costal line will be connecting new public beaches and rest areas. The Costal walkway will be animated by a range of leisure and recreational facilities for visitors and local community such as [outdoor workout exercise station](#), kids' playground, BBQ facilities, [observation tower](#).
- Rental service (jet skis rental, small boats, paddle surf, jet surf and electrical surf, etc.)
- [Pool/Beach bar with DJ \(aka Nikki Beach\)](#)

Relevant local regulations to comply with:

### *Building height*

- Maximum one storey buildings
- Maximum building height is 5m from the finished floor level

*Maximum Site Coverage Ratio (SCR)*



- Not applicable

#### *Maximum building footprint*

- Not applicable

#### *Sites setbacks*

- Minimum 3,0m from the property boundaries

Participants are free to add any additional features that may be relevant to the design.

IMPORTANT!! Please do not overlook!!

**ALL SHAPES OF THE PROPOSED BUILDINGS SHOWN IN MASTERPLAN INCLUDING MARINA AND PUBLIC BEACHES ARE INDICATIVE ONLY. THERE IS NO NEED TO FOLLOW THOSE FORMS, NEITHER THE CONCEPT. FOR EXAMPLE, MARINA DOESN'T HAVE TO BE CIRCULAR SHAPE ETC.**

## **04. Calendar and prizes**

- 24. September 2022 Start of the competition
- 13. October 2022 Live stream with resort owners and chief architect
- 14. February 2023 Termination of the competition
- 01. March 2023 Announcement of finalists
- The winners will be announced at a later date (Based on the stage of preparation of the project documentation to engage the winners.)

### **INNOVATIVE SOLUTION AWARD**

Design an unconventional solution with sustainability (Materials, Technology) and consideration (Nature, Local people, Local customs and traditions) in mind. A special prize will be awarded to the project that offers an unconventional to innovative solution that best reflects the requirements of sustainability and consideration, regardless of the feasibility of the project.

### **PRIZES:**

#### **DESIGN SOLUTION AWARD**

One winner will be selected for each category, which will receive:

- place in the INSPIRELI TEAM CROATIA led by architect Martin Dudaško (Slovakia, Australia), airfare and accommodation in Prague, Czech Republic
- workshop on 3D visualization of the resort
- Name as a co-author of the solution placed on the board directly in the resort MIRIS GARDEN.
- Invitation with your entourage (+1) to the opening ceremony of the MIRIS GARDEN Resort and 10 free days at the VIP resort.

### **INNOVATIVE SOLUTION AWARD**

One or more winners.

- Invitation with your entourage (+1) to the opening ceremony of the MIRIS GARDEN Resort and 10 free days at the resort.

### **EDUCATIONAL PART:**

During the competition, students will have the opportunity to consult their solutions directly from the engineers of the manufacturing companies of each material and technology. Individual manufacturing processes and on-site assembly will be shared through our social channels throughout the project.

### **UNIVERSITY RANKING:**

The number of participating students and their ranking in the competition will be counted in the global ranking of the planet's architecture universities, which the INSPIRELI AWARDS competition plans to publish from 2023 onwards, based on data collection over the 7 years of the competition and present to the community of 4.3 million students. Followers of social media partners.

## **05. Jury & judging criteria**

The proposed designs should exhibit unique aesthetics and a well-planned spatial organization while respecting the overall masterplan.

Entries will be judged based on how well the proposed design adds value to its surrounding context.

The participants are encouraged to implement new and advanced technologies as well as sustainable yet diverse building materials into their design to create an architectural masterpiece that is bold in both form and function.

### **Jury:**

- Martin Dudaško, Chief Architect
- David Pehal, Developer

- Gordan Gašić, Developer
- Pavel Rydzyk, Developer
- Lubomír Pecl, Developer
- Željko Predovan , Local architect Croatia
- Eduard Trembulak, Ian Bryan Architects

## 06. Registration process

Students can enter the competition individually or in groups. Each project that competes in EDU-PROJECT CROATIA also competes in the 8th edition of the global INSPIRELI AWARDS competition.

## 07. Submission process & rules

The promoter of the competition may use student designs, or parts thereof, provided that the authors of these designs, or parts thereof, are awarded as winners and subsequently receive the announced prizes and their name in the MIRIS GARDEN resort.

Inspireli Awards reserves the right to make any changes to the competition rules (deadlines, requirements, etc.). It is the responsibility of entrants to check the Inspireli awards website regularly for any changes to the terms and conditions or competition information.

The competition is only a theoretical project of what could be done, and INSPIRELI AWARDS will not be held responsible if the situation with the promoter of the competition changes, local conditions change, or unexpected circumstances happen in the construction of the project. INSPIRELI AWARDS also cannot guarantee that the competition entries will actually be used for the actual design.

INSPIRELI AWARDS reserves the right to change both the prizes and the dates and performance of the entire competition.

Entry and registration are governed by the standard INSPIRELI AWARDS competition rules. <https://www.inspireli.com/en/awards/rules>

## 08. Attachments

<https://www.inspireli.com/en/awards/croatia-documents>

1. Site survey in DWG and PDF format
2. Site zoning in DWG and PDF format
3. Masterplan in PDF format
4. LIDAR Map
5. Masterplan regulations in PDF format

