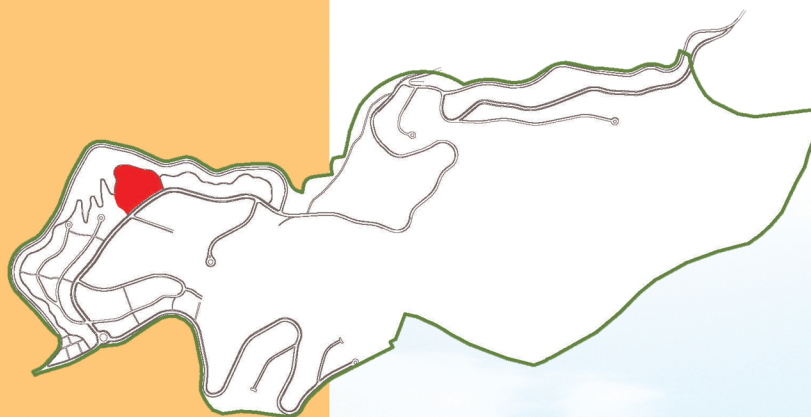


URBAN DESIGN PROJECT
TOURIST RESORT
"JABUČKO RAVNIŠTE", STARA PLANINA, SERBIA
/"APPLE PLATEAU", OLD MOUNTAIN, SERBIA/
1A PHASE

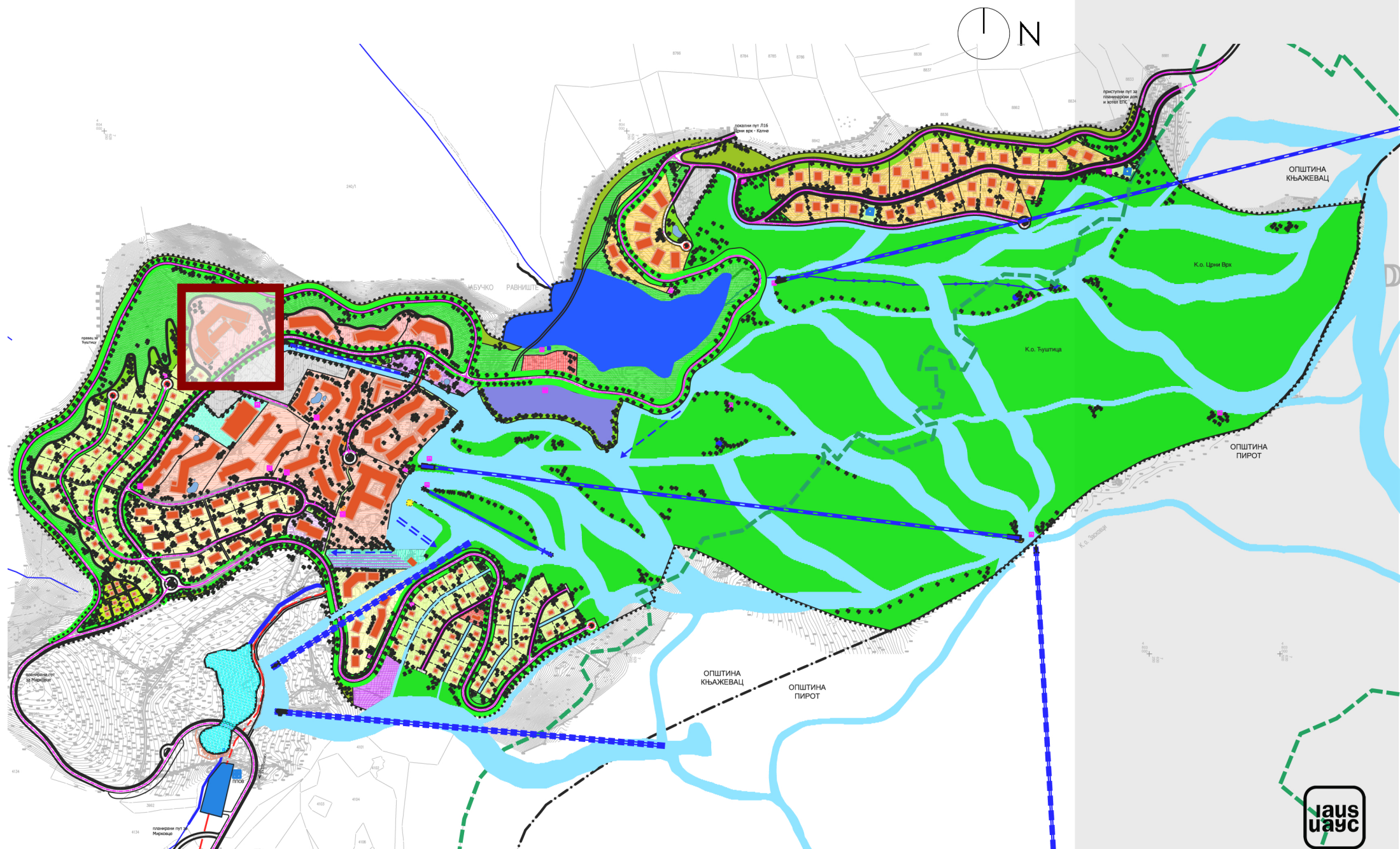
HOTEL_LOCATION 8



ИНСТИТУТ ЗА АРХИТЕКТУРУ И УРБАНИЗАМ СРБИЈЕ
Institute of Architecture and Urban & Spatial Planning of Serbia



JP „Stara Planina“
PE for mountain tourism development



LEGEND

- border of the urban design project
- border of the parcel
- street regulation line
- construction line
- parcel mark
- building entrance
- garage entrance

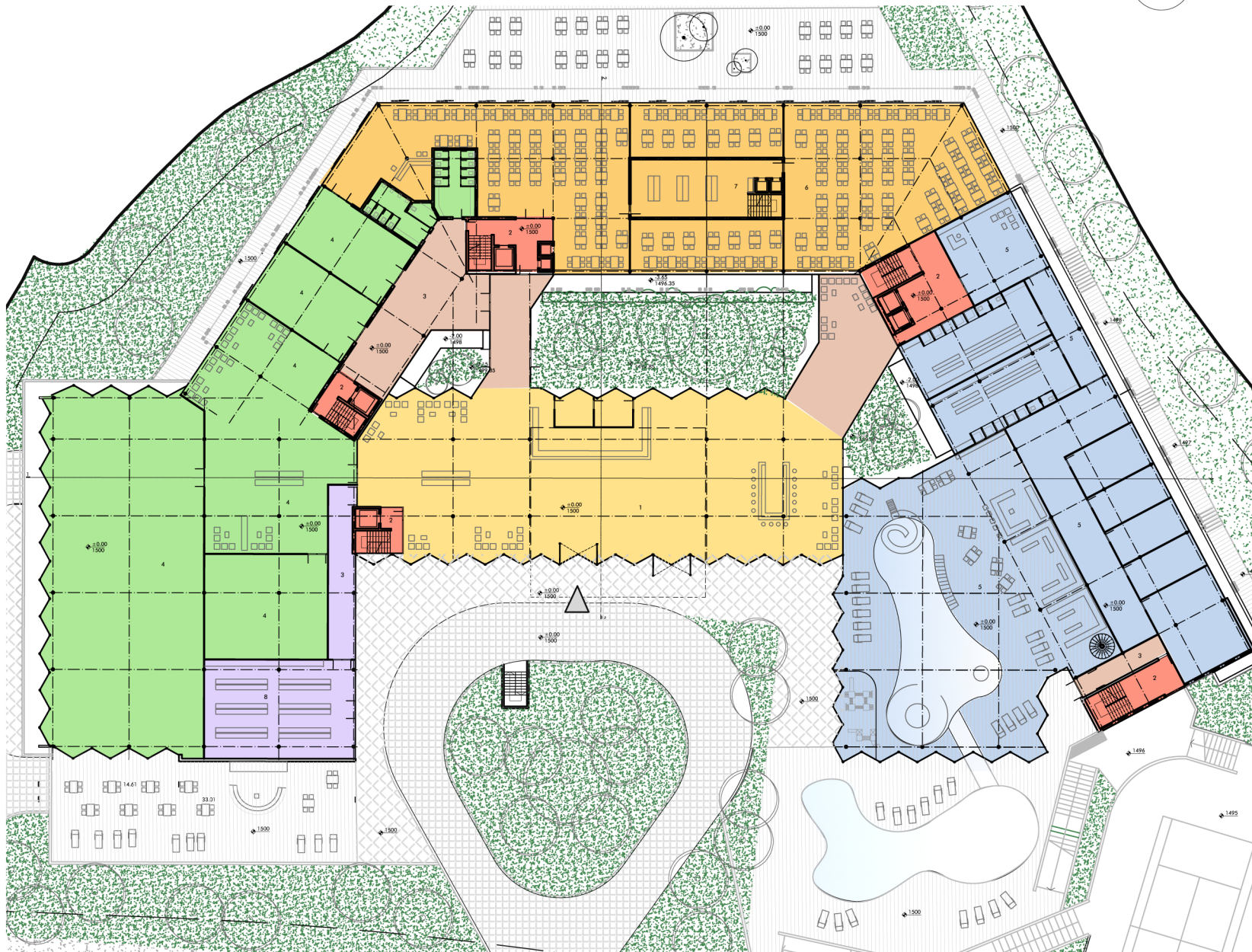


LOCATION 8 -parcel no.35

INDICATOR	TOTAL
Area of plot (m²)	15600
Floors	G+4
Gross Building Index (m²)	22477
Construction Index	1.4
Floor Space Index (%)	37
Number of accommodation units	172
number of beds	232
number of auxiliary beds	121
number of garage and parking spaces	146

HOTEL_LOCATION 8 _ground floor

Urban design project
Tourist resort "Jabučko Ravnište"
1a phase



GROUND FLOOR

FUNCTION OF SPACE	A (m²)
1. entrance lobby, reception, bar	944
2. vertical circulation	194
3. corridor	200
4. conference rooms (with lobbies and toilets)	1322
5. fitness facilities and swimming pool	1394
6. restaurant - 500 covers	849
7. kitchen/ services	95
8. ski boot room	162
	0
INTERNAL NET FLOOR AREA	5160
BALCONY NET FLOOR AREA	516
TOTAL NET FLOOR AREA	5676
INTERNAL GROSS BUILDING AREA	5246
GROSS BALCONY AREA	516
TOTAL GROSS BUILDING AREA	5762

sc_1:600



BASEMENT

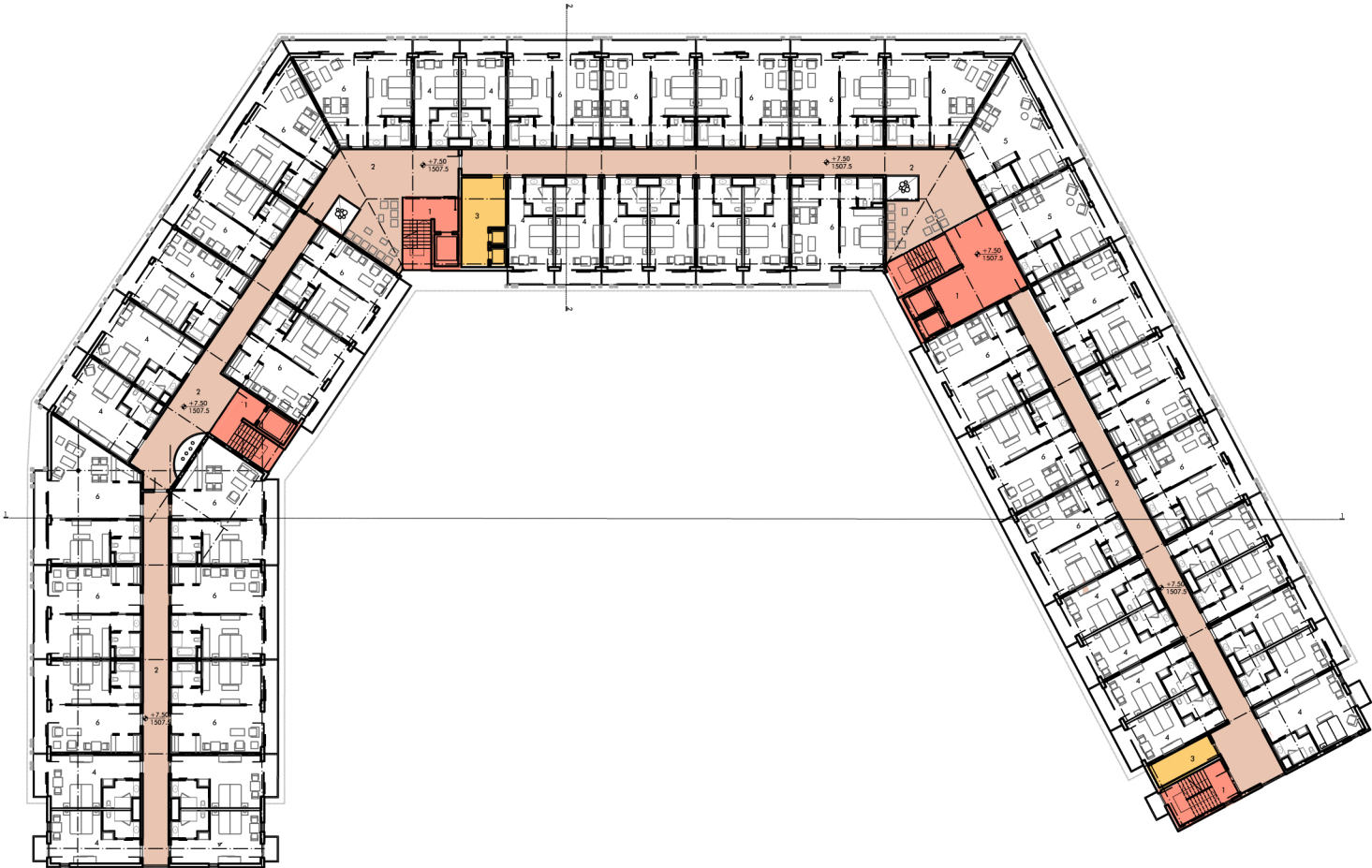
FUNCTION OF SPACE	
1. garage for 146 cars	1855
2. access in the garage	1781
3. waste management	75
4. storage	272
5. circulation	338
6. building services spaces	1091
7. heating substations	110
8. HVAC services	74
9. electric substations	59
10. diesel generators	59
11. kitchen with staff changing rooms and lounge	700
12. laundry room	48
13. auxiliary space	23
14. vertical circulation	172
15. corridor	132
16. double rooms (4x28 and 1x42)	154
17. 1-bedroom suite	55
18. 2-bedroom suite (2x60)	120

INTERNAL NET FLOOR AREA - below ground level	6657
INTERNAL NET FLOOR AREA - above ground level	461
TOTAL INTERNAL NET FLOOR AREA	7118
BALCONY NET FLOOR AREA	122
TOTAL NET FLOOR AREA	7240

INTERNAL GROSS BUILDING AREA - below ground level	7423
INTERNAL GROSS BUILDING AREA - above ground level	350
GROSS BALCONY AREA	122
TOTAL GROSS BUILDING AREA	8140

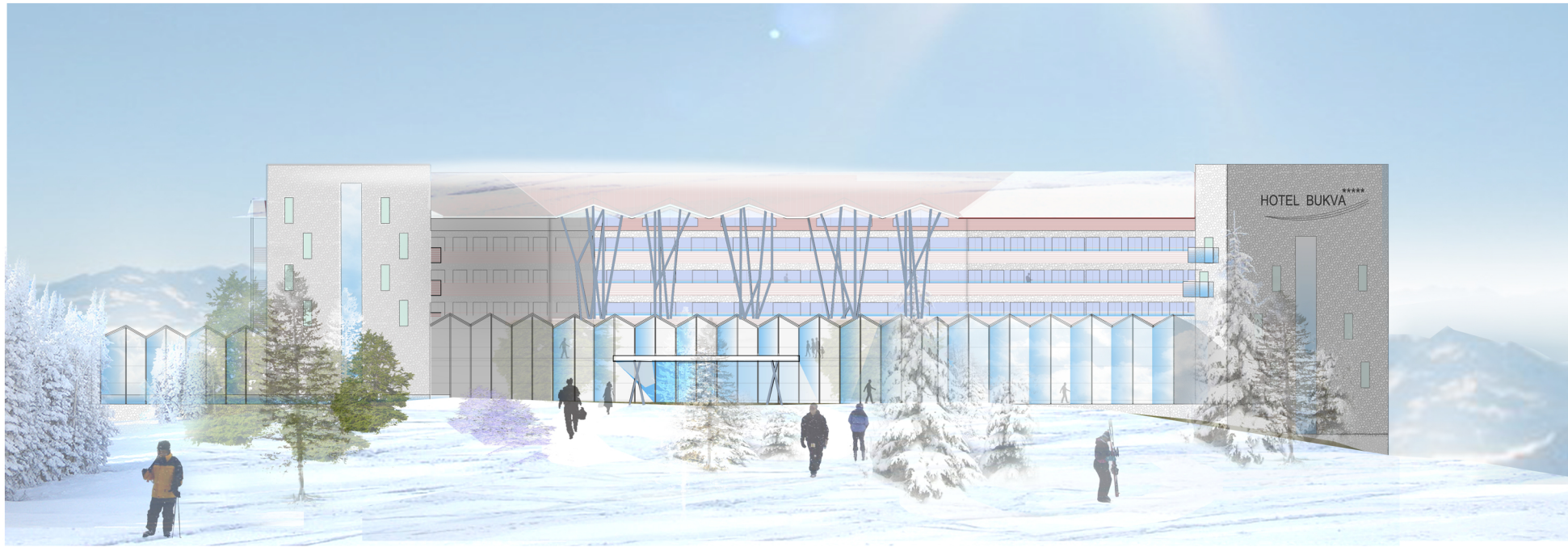


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TYPICAL FLOOR	
FUNCTION OF SPACE	A (m²)
1. vertical circulation	139
2. corridor	503
3. office	40
4. double room (20x28 and 3x42)	686
5. 1-bedroom suite (2x55)	110
6. 2-bedroom suite (24x60)	1440
	0
INTERNAL NET FLOOR AREA	2918
BALCONY NET FLOOR AREA	416
TOTAL NET AREA	3286
INTERNAL GROSS BUILDING AREA	3217
GROSS BALCONY AREA	325
TOTAL GROSS BUILDING AREA	3542













INDICATOR	L 08
Total lot area (m ²)	5762
Levels above the ground	5
Gross external area above the ground (m ²)	22477
Gross external area (GEA) (m ²)	30617
Net accommodation area (m ²)	7837
Net garage (m ²)	1855
Net public area (lobbies with accompanying service facilities) (m ²)	358
Net catering area (m ²)	1553
Net sport, recreation and relaxation area (m ²)	1668
Net conference area (m ²)	3893
Net administration (m ²)	162
Net technical facilities (m ²)	2741
Net circulation (m ²)	6471
Total net internal area (m ²)	27070
No. of units	179
No. of beds	232
No. of extra beds	121
No. of parking places	146