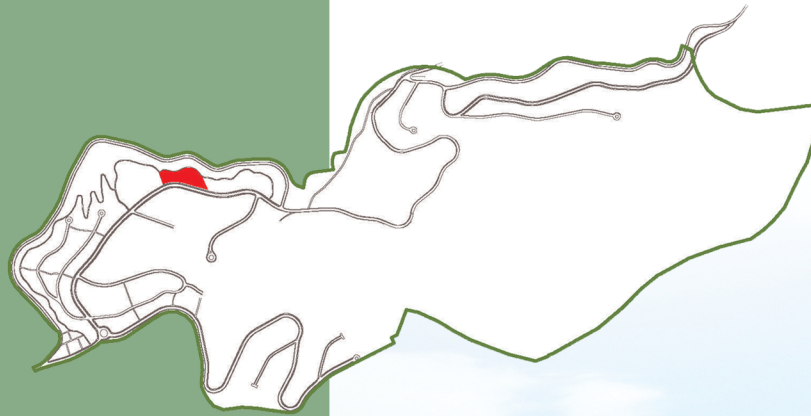


URBAN DESIGN PROJECT  
TOURIST RESORT  
"JABUČKO RAVNIŠTE", STARA PLANINA, SERBIA  
/"APPLE PLATEAU", OLD MOUNTAIN, SERBIA/  
1A PHASE

HOTEL\_LOCATION 9

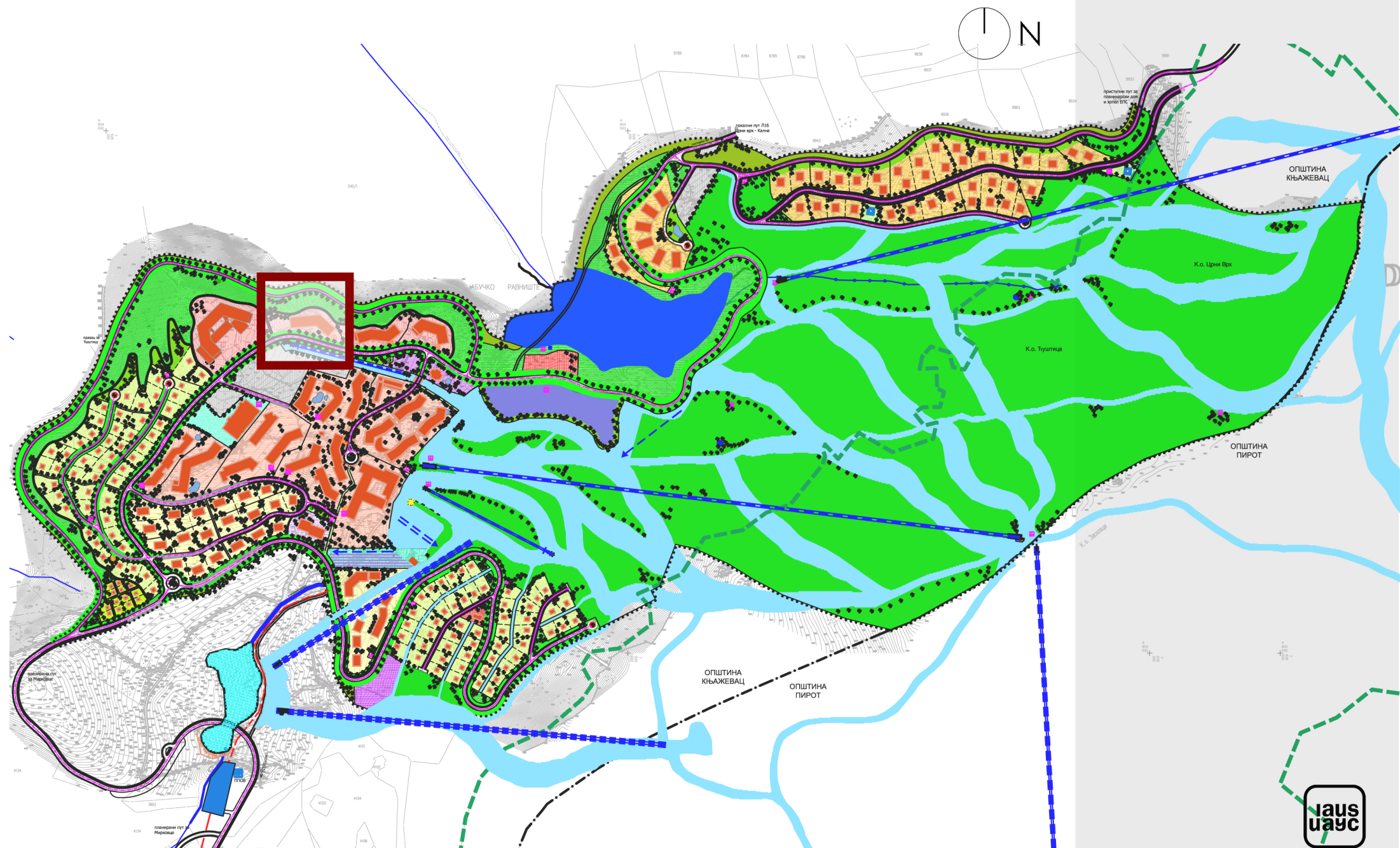


ИНСТИТУТ ЗА АРХИТЕКТУРУ И УРБАНИЗАМ СРБИЈЕ  
Institute of Architecture and Urban & Spatial Planning of Serbia



JP „Stara Planina“  
PE for mountain tourism development







# HOTEL\_LOCATION 9\_situation

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

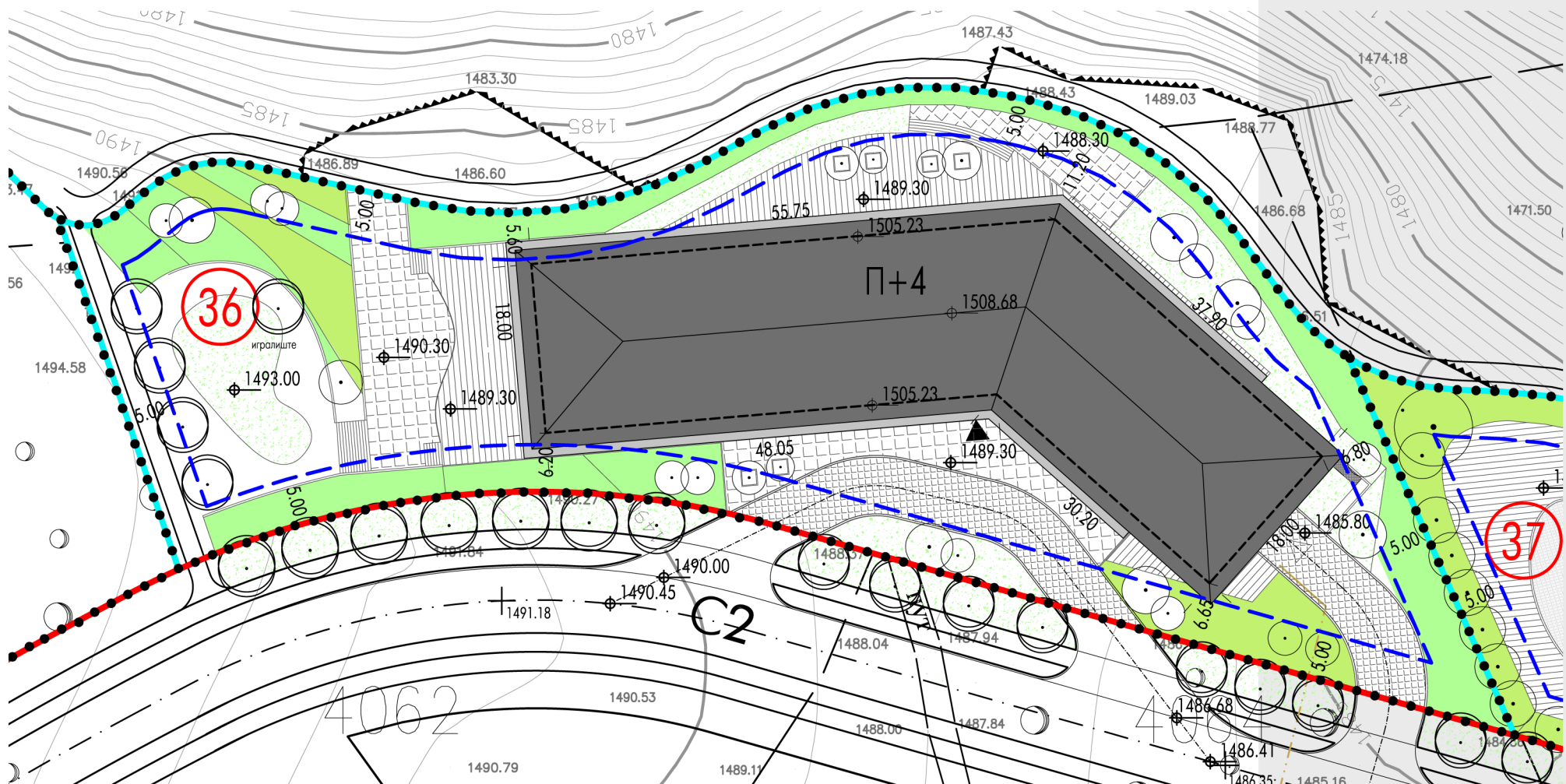
## LEGEND

- border of the urban design project
- border of the parcel
- street regulation line
- - - construction line
- ⊗ parcel mark
- ▲ buiding entrance
- △ garage entrance



LOCATION 9 – parcel no.36

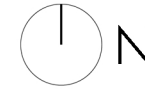
| INDICATOR                      | TOTAL   |
|--------------------------------|---------|
| total lot area (TLA) (m2)      | 5527,34 |
| levels above the ground        | 5       |
| gross external area (GEA) (m2) | 8903    |
| construction index (i=GEA/TLA) | 1.6     |
| lot coverage (%)               | 33      |
| no. of units                   | 96      |
| no. of beds                    | 244     |
| no. of extra beds              | 140     |
| no. of parking places          | 69      |





# HOTEL\_LOCATION 9\_ground floor

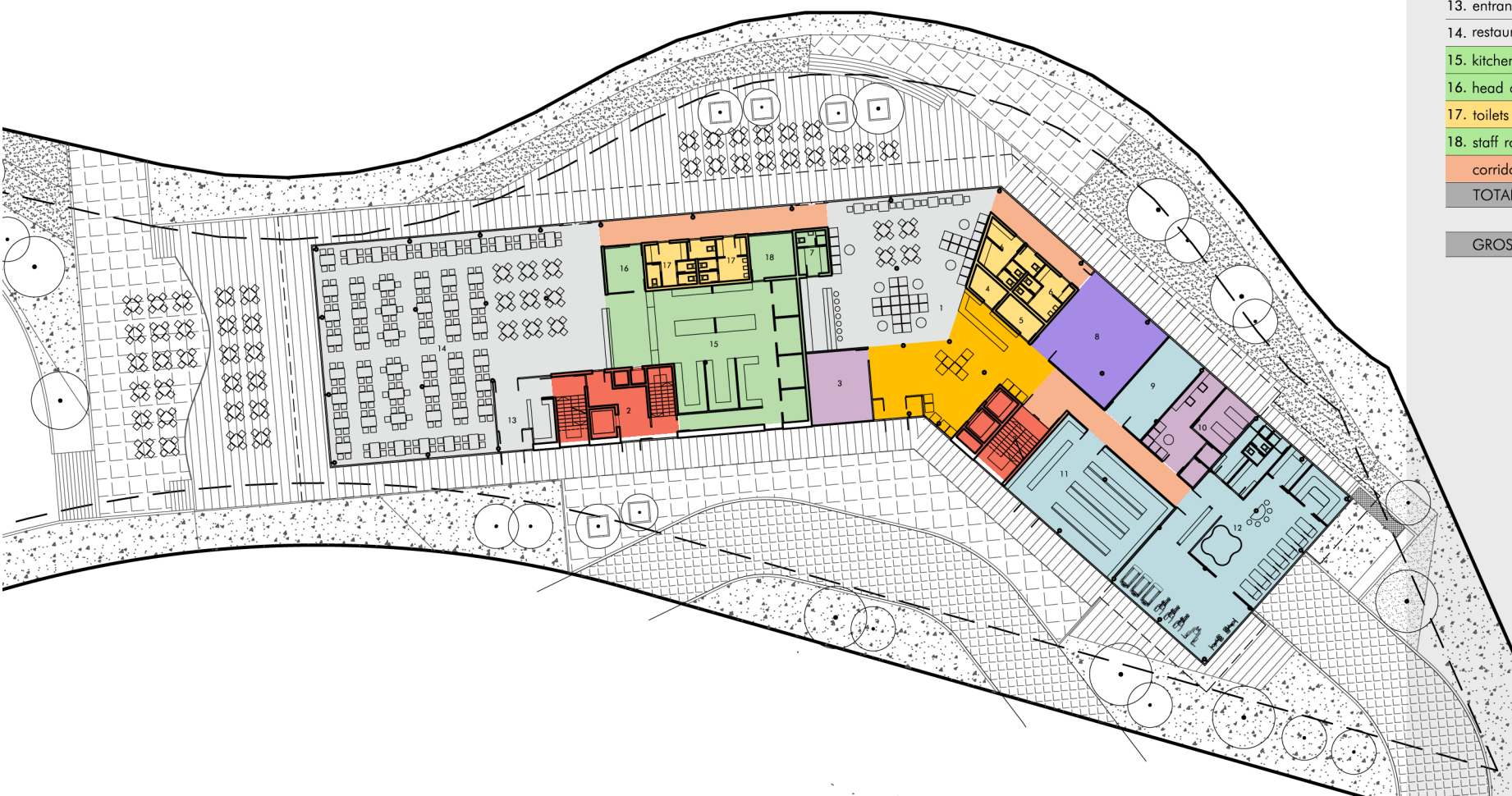
Urban design project  
Tourist resort "Jabučko Ravnište"  
1a phase



## GROUND FLOOR

| USE OF SPACE                      | A (m2) |
|-----------------------------------|--------|
| 1. entrance lobby/reception & bar | 243    |
| 2. stairs and elevators           | 51     |
| 3. hotel shop                     | 29     |
| 4. safe deposit room              | 5      |
| 5. luggage store                  | 7      |
| 6. toilets                        | 26     |
| 7. service                        | 8      |
| 8. administration                 | 62     |
| 9. playroom                       | 29     |
| 10. beauty salon/hairdresser      | 44     |
| 11. ski                           | 89     |
| 12. fitness/spa center            | 178    |
| 13. entrance/wardrobe             | 26     |
| 14. restaurant_ 248 persons       | 356    |
| 15. kitchen                       | 148    |
| 16. head chef                     | 11     |
| 17. toilets                       | 26     |
| 18. staff room                    | 12     |
| corridors                         | 91     |
| TOTAL NET INTERNAL AREA           | 1442   |
| GROSS EXTERNAL AREA               | 1547   |

sc\_1:500





| BASEMENT/ GARAGE        |        |
|-------------------------|--------|
| USE OF SPACE            | A (m2) |
| 1. garage for 69 cars   | 1606   |
| 2. air conditioning     | 22     |
| 3. stairs and elevators | 62     |
| 4. laundry              | 48     |
| 5. staff room           | 20     |
| 6. staff changing room  | 52     |
| 7. store                | 31     |
| 8. cold storage room    | 21     |
| 9. recieving office     | 18     |
| 10-13. stores           | 94     |
| 14. diesel generator    | 18     |
| 15. service             | 12     |
| 16. garbage and waste   | 34     |
| 17. boilers             | 24     |
| 18. transformer station | 23     |
| corridors               | 93     |
| TOTAL NET INTERNAL AREA | 2178   |
| GROSS EXTERNAL AREA     | 2426   |

sc\_1:500







| TYPICAL FLOOR                             |        |
|-------------------------------------------|--------|
| USE OF SPACE                              | A (m2) |
| 1. stairs and elevators                   | 30     |
| 2. corridor                               | 212    |
| 3. lobby                                  | 51     |
| 4. office                                 | 28     |
| 5. single room (1x21)                     | 21     |
| 6. double room (1x32)                     | 32     |
| 7. double room (10x26)                    | 260    |
| 8. 1-bedroom suite without kitchen (4x39) | 156    |
| 9. 1-bedroom suite with kitchen (1x48)    | 48     |
| 10. 1-bedroom suite with kitchen (2x48)   | 96     |
| 11. 2-bedroom suite (3x65)                | 195    |
| 12. 3-bedroom suite (2x90)                | 180    |
| TOTAL NET INTERNAL AREA                   | 1309   |
| TOTAL NET TERRACES AREA                   | 274    |
| TOTAL NET                                 | 1583   |
| GROSS EXTERNAL AREA                       | 1547   |
| GROSS TERRACES AREA                       | 292    |
| TOTAL GROSS                               | 1839   |







| INDICATOR                                                                        | L 09  |
|----------------------------------------------------------------------------------|-------|
| Total lot area (m <sup>2</sup> )                                                 | 5527  |
| Levels above the ground                                                          | 5     |
| Gross external area above the ground (m <sup>2</sup> )                           | 8903  |
| Gross external area (GEA) (m <sup>2</sup> )                                      | 11329 |
| Net accommodation area (m <sup>2</sup> )                                         | 5048  |
| Net garage (m <sup>2</sup> )                                                     | 1606  |
| Net public area (lobbies with accompanying service facilities) (m <sup>2</sup> ) | 358   |
| Net catering area (m <sup>2</sup> )                                              | 536   |
| Net sport, recreation and relaxation area (m <sup>2</sup> )                      | 296   |
| Net commercial area (m <sup>2</sup> )                                            | 73    |
| Net administration (m <sup>2</sup> )                                             | 62    |
| Net back of house (m <sup>2</sup> )                                              | 621   |
| Net technical facilities (m <sup>2</sup> )                                       | 87    |
| Net circulation (m <sup>2</sup> )                                                | 1265  |
| Total net internal area (m <sup>2</sup> )                                        | 9952  |
| No. of units                                                                     | 96    |
| No. of beds                                                                      | 244   |
| No. of extra beds                                                                | 140   |
| No. of parking places                                                            | 69    |