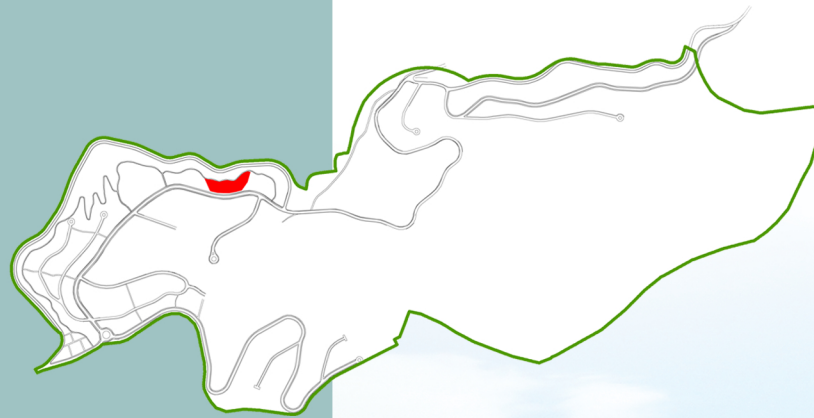


URBAN DESIGN PROJECT
TOURIST RESORT
"JABUČKO RAVNIŠTE", STARA PLANINA, SERBIA
/"APPLE PLATEAU", OLD MOUNTAIN, SERBIA/
1A PHASE

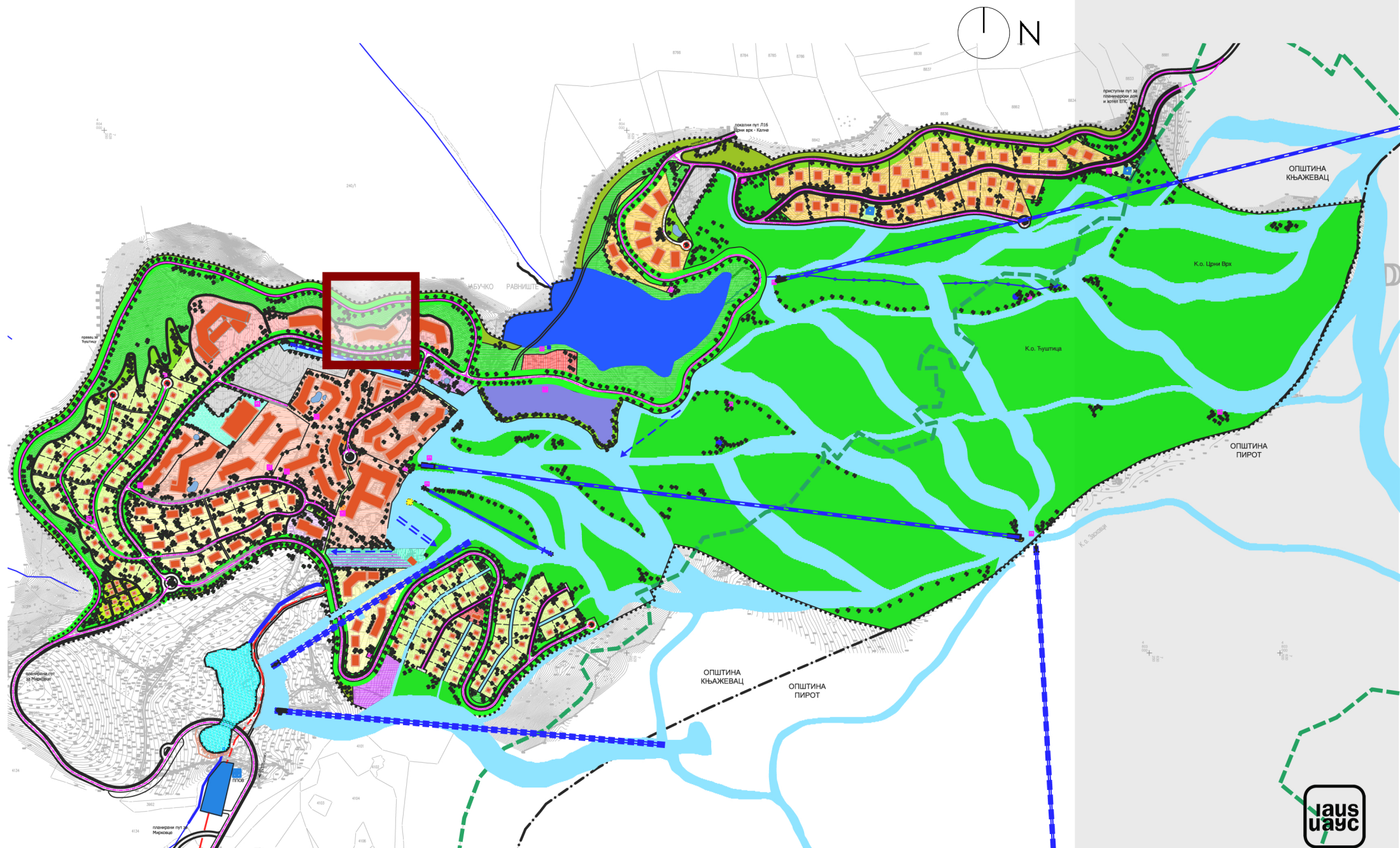
HOTEL_LOCATION 10



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 10_situation

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

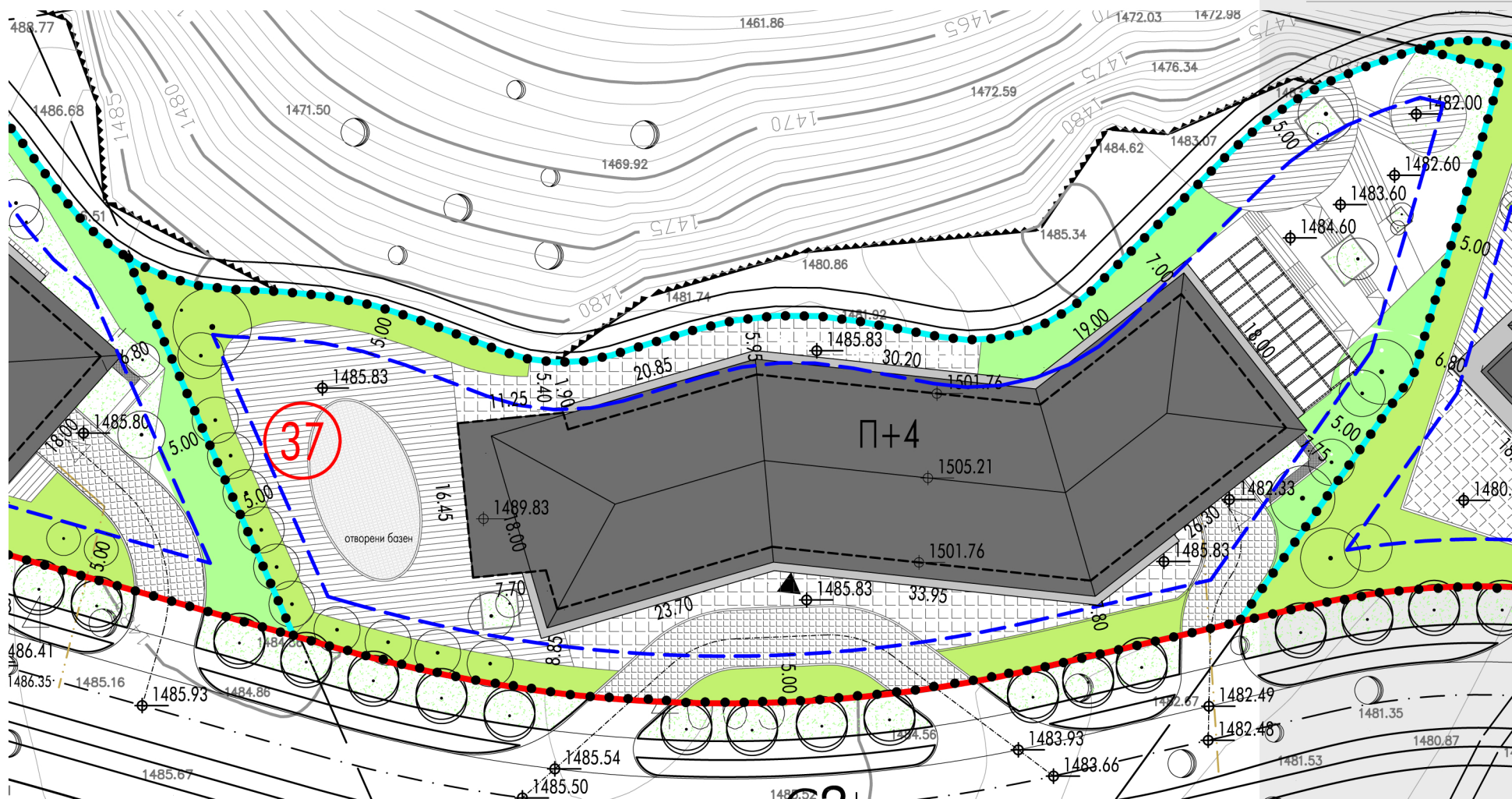
LEGEND

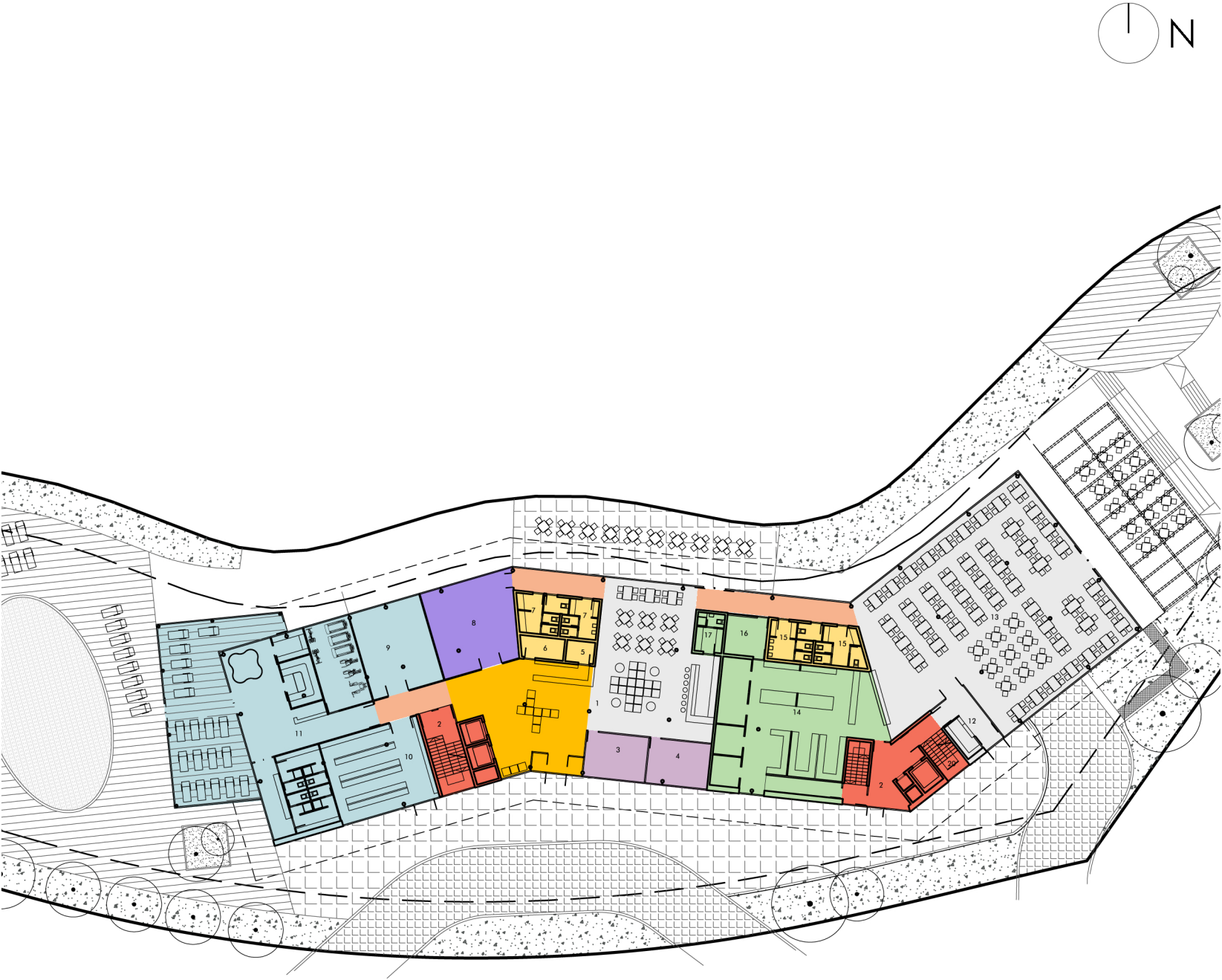
- border of the urban design project
- border of the parcel
- street regulation line
- - - construction line
- ⊗ parcel mark
- ▲ building entrance
- △ garage entrance



LOCATION 10 – parcel no.37

INDICATOR	TOTAL
total lot area (TLA) (m2)	5157,39
levels above the ground	5
gross external area (GEA) (m2)	8375
construction index (i=GEA/TLA)	1.6
lot coverage (%)	35
no. of units	88
no. of beds	216
no. of extra beds	128
no. of parking places	61





GROUND FLOOR	
USE OF SPACE	A (m2)
1. entrance lobby/reception & bar	241
2. stairs and elevators	61
3. hotel shop	22
4. hotel shop	22
5. safe deposit room	5
6. luggage store	7
7. toilets	23
8. administration	61
9. playroom	51
10. ski	67
11. fitness/spa center	279
12. entrance/wardrobe	20
13. restaurant_ 226 persons	344
14. kitchen	150
15. toilets	27
16. head chef	13
17. service	8
corridors	53
TOTAL NET INTERNAL AREA	1454
GROSS EXTERNAL AREA	1563



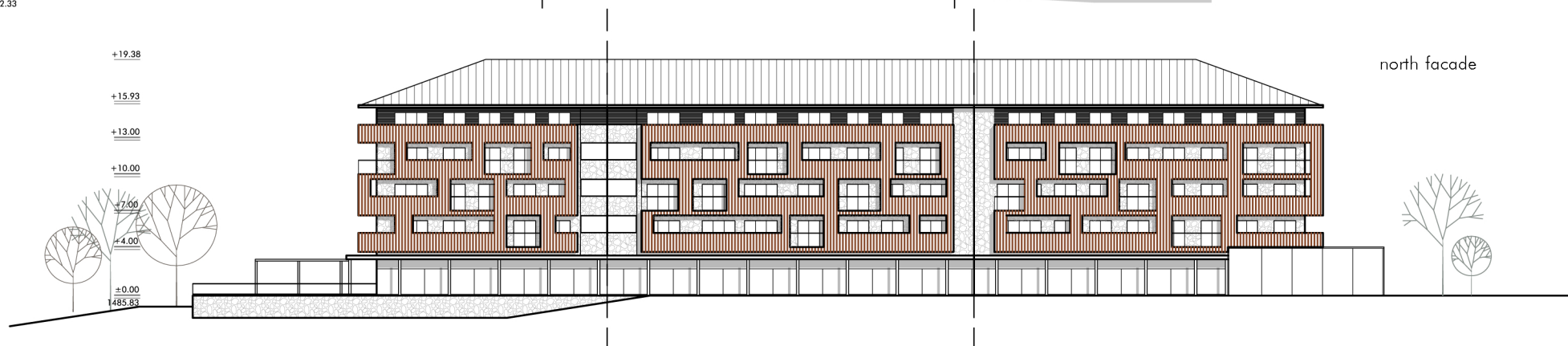
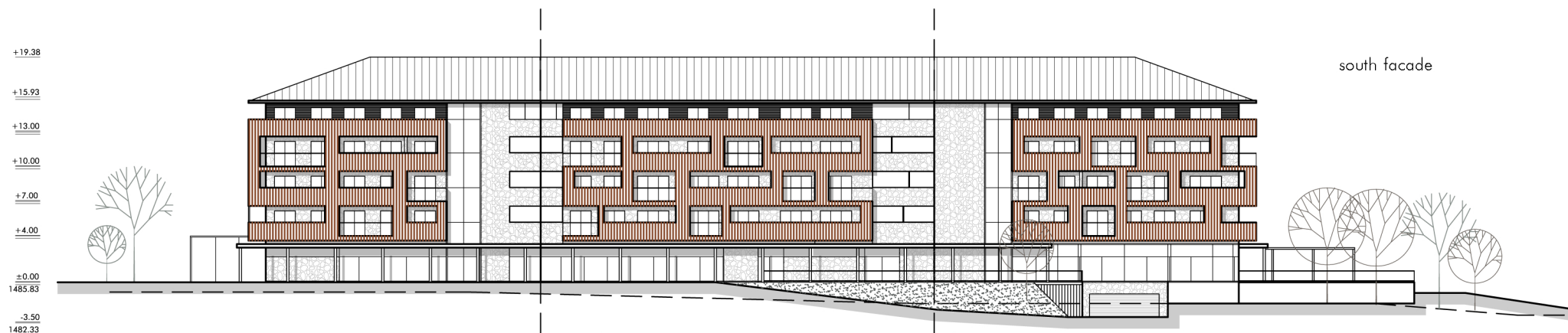
BASEMENT/ GARAGE	
USE OF SPACE	A (m2)
1. garage for 61 cars	1477
2. air conditioning	30
3. boilers	22
4. stairs and elevators	58
5. recieving office	15
6. laundry	36
7. service	3
8. garbage and waste	37
9. staff changing room	44
10. cold storage room	19
11-14. stores	72
15. staff room	30
16. diesel generator	21
17. transformer station	28
corridors	82
TOTAL NET INTERNAL AREA	1974
GROSS EXTERNAL AREA	2240



TYPICAL FLOOR

USE OF SPACE	A (m2)
1. stairs and elevators	31
2. corridor	193
3. lobby	48
4. office	40
5. single room (2x21)	42
6. double room (7x26)	182
7. double room (1x30)	30
8. 1-bedroom suite without kitchen (5x39)	195
9. 1-bedroom suite with kitchen (2x48)	96
10. 1-bedroom suite with kitchen (1x47)	47
11. 2-bedroom suite (1x65)	65
12. 2-bedroom suite (1x75)	75
13. 3-bedroom suite (2x90)	180
TOTAL NET INTERNAL AREA	1223
TOTAL NET TERRACES AREA	243
TOTAL NET	1467

GROSS EXTERNAL AREA	1444
GROSS TERRACES AREA	259
TOTAL GROSS	1703







INDICATOR	L 10
Total lot area (m ²)	5157
Levels above the ground	5
Gross external area above the ground (m ²)	8375
Gross external area (GEA) (m ²)	10615
Net accommodation area (m ²)	4620
Net garage (m ²)	1477
Net public area (lobbies with accompanying service facilities) (m ²)	353
Net catering area (m ²)	506
Net sport, recreation and relaxation area (m ²)	397
Net commercial area (m ²)	44
Net administration (m ²)	61
Net back of house (m ²)	587
Net technical facilities (m ²)	101
Net circulation (m ²)	1150
Total net internal area (m ²)	9296
No. of units	88
No. of beds	216
No. of extra beds	128
No. of parking places	61