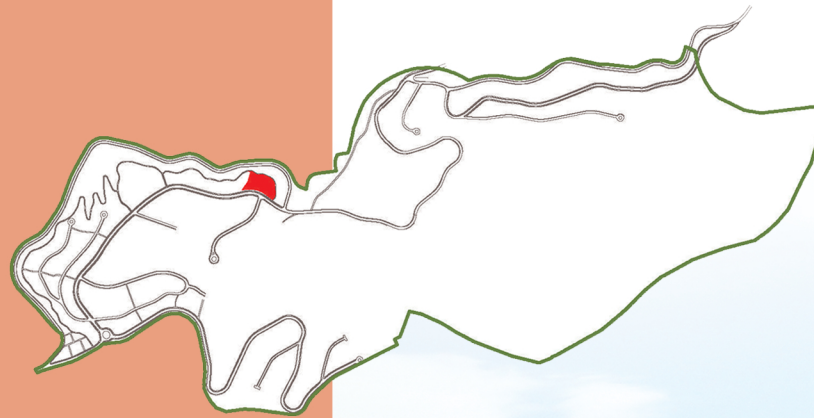


URBAN DESIGN PROJECT
TOURIST RESORT
"JABUČKO RAVNIŠTE", STARA PLANINA, SERBIA
/"APPLE PLATEAU", OLD MOUNTAIN, SERBIA/
1A PHASE

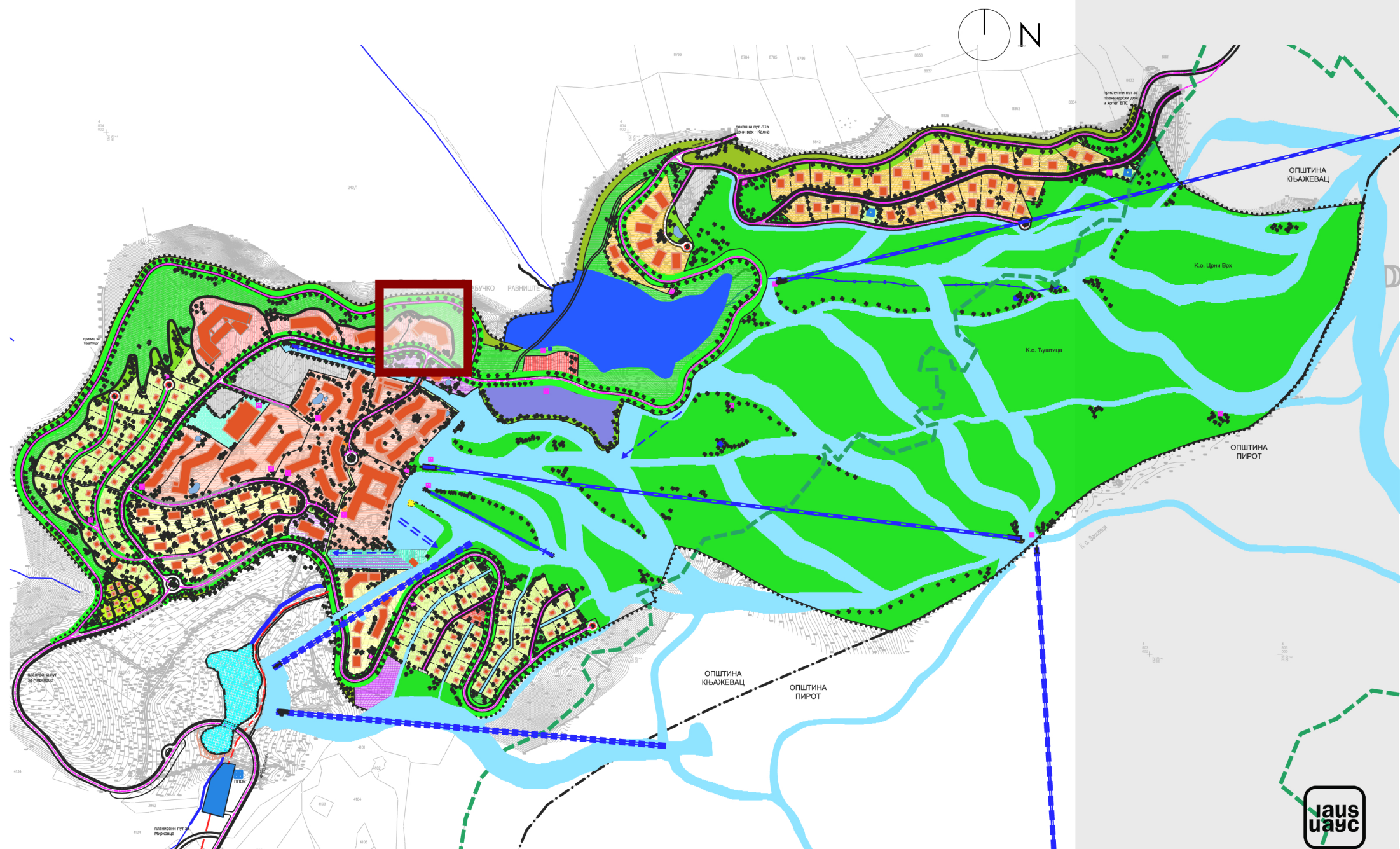
HOTEL_LOCATION 11



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

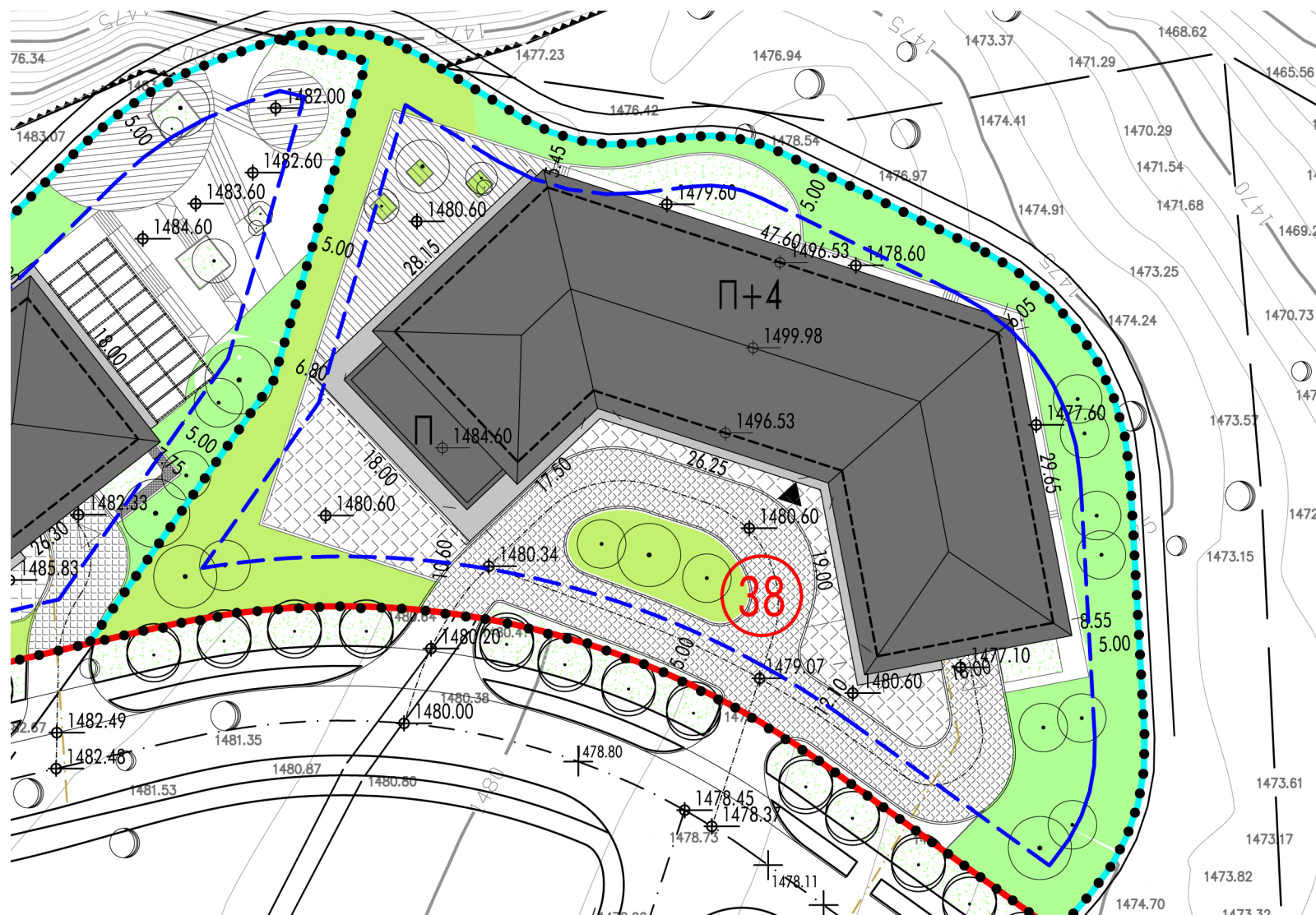


JP „Stara Planina“
PE for mountain tourism development

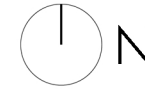


Urban design project
Tourist resort "Jabučko Ravnište"
1a phase

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



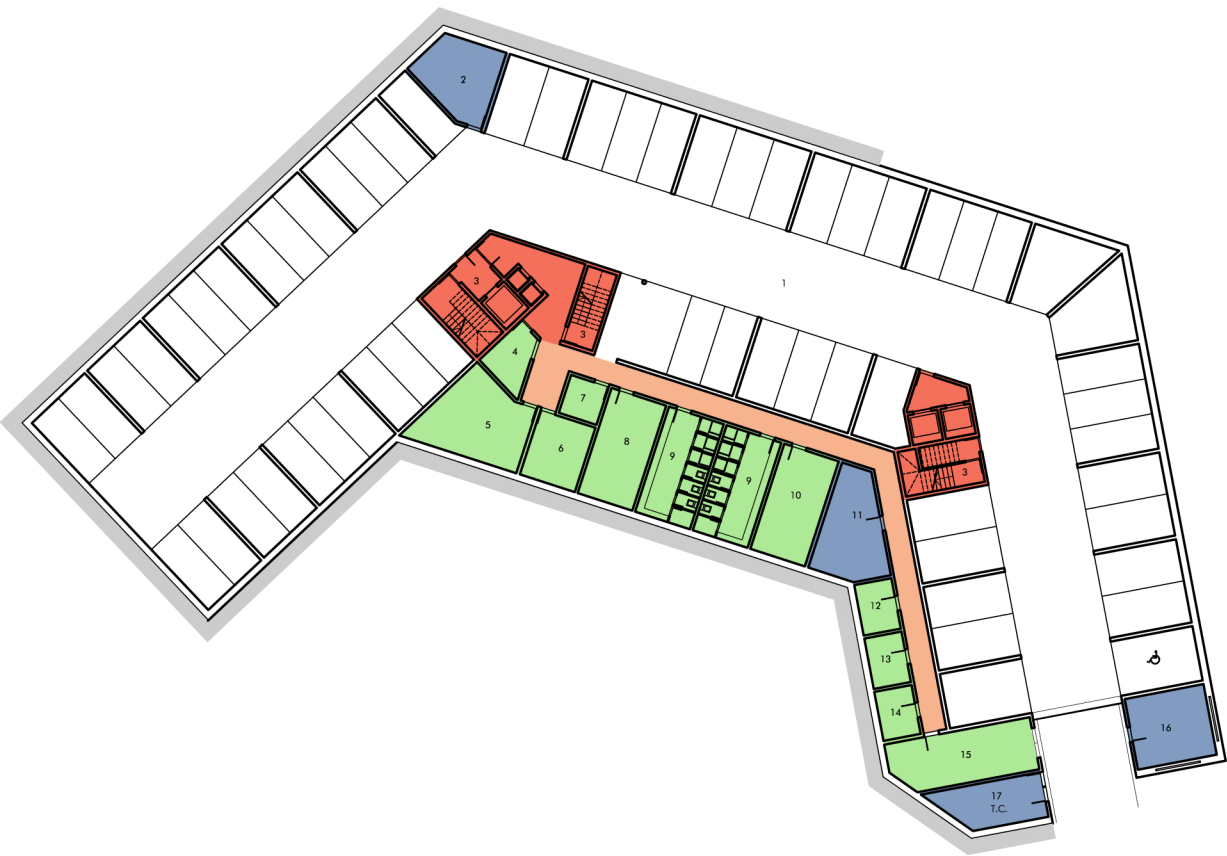
INDICATOR	TOTAL
total lot area (TLA) (m2)	4953,27
levels above the ground	5
gross external area (GEA) (m2)	8085
construction index ($i = GEA/TLA$)	1.6
lot coverage (%)	35
no. of units	84
no. of beds	208
no. of extra beds	120
no. of parking places	60



GROUND FLOOR

USE OF SPACE	A (m2)
1. entrance lobby/reception & bar	234
2. stairs and elevators	63
3. hotel shop	20
4. hotel shop	17
5. safe deposit room	5
6. luggage store	8
7. toilets	22
8. service	8
9. administration	71
10. playroom	40
11. beauty salon/hairdresser	42
12. ski	67
13. fitness/spa center	145
14. entrance/wardrobe	21
15. restaurant_ 212 persons	328
16. kitchen	119
17. staff room	13
18. head chef	14
19. toilets	21
20. hotel shop	61
corridors	91
TOTAL NET INTERNAL AREA	1410
GROSS EXTERNAL AREA	1513

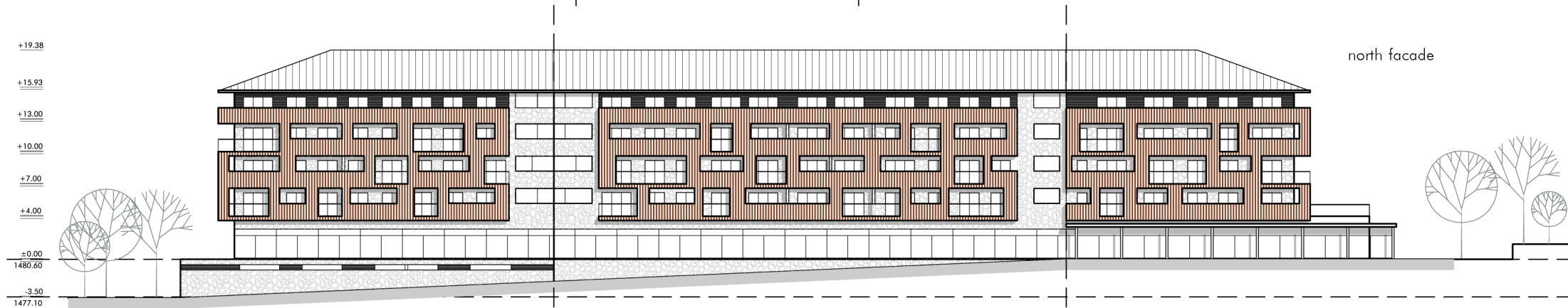
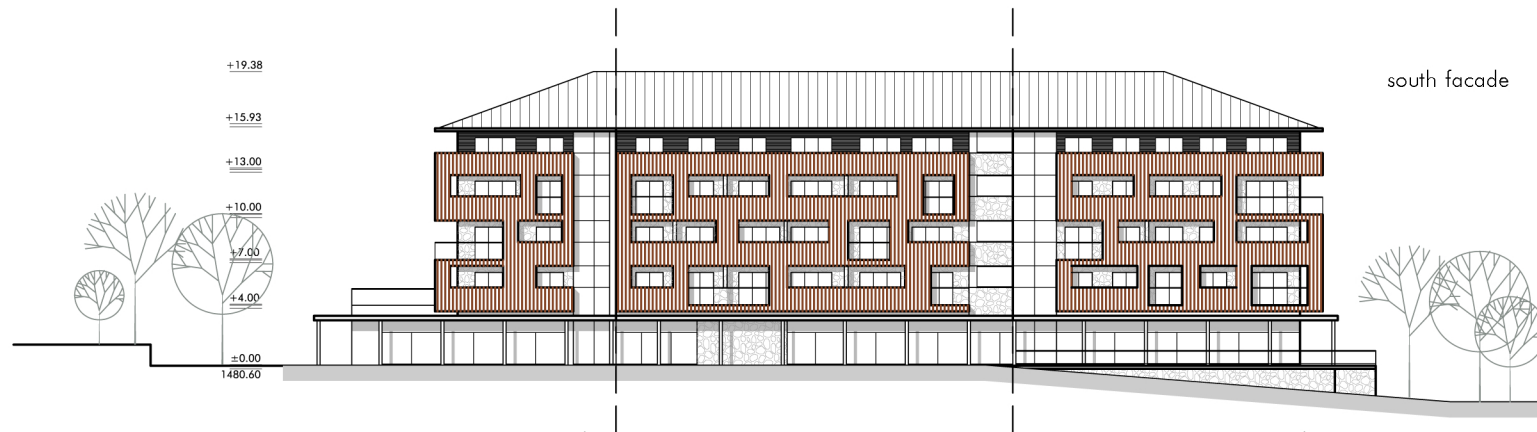
sc_1:500



BASEMENT/ GARAGE	
USE OF SPACE	A (m2)
1. garage for 60 cars	1423
2. air conditioning	24
3. stairs and elevators	51
4. recieving office	10
5. laundry	34
6. cold storage room	17
7-8 stores	35
9. staff changing room	52
10. store	28
11. diesel generator	28
12- service	25
14. garbage and waste	33
16. boilers	25
17. transformer station	20
corridors	92
TOTAL NET INTERNAL AREA	1897
GROSS EXTERNAL AREA	2120



TYPICAL FLOOR	
USE OF SPACE	A (m2)
1. stairs and elevators	31
2. corridor	194
3. lobby	34
4. office	30
5. single room (2x21)	42
6. double room (8x26)	208
7. 1-bedroom suite without kitchen (2x39)	78
8. 1-bedroom suite without kitchen (1x43)	43
9. 1-bedroom suite with kitchen (3x48)	144
10. 2-bedroom suite (2x65)	130
11. 2-bedroom suite (2x76)	152
12. 3-bedroom suite (1x90)	90
TOTAL NET INTERNAL AREA	1176
TOTAL NET TERRACES AREA	240
TOTAL NET	1415
GROSS EXTERNAL AREA	1387
GROSS TERRACES AREA	256
TOTAL GROSS	1643



sc_1:500





INDICATOR	L 11
Total lot area (m ²)	4953
Levels above the ground	5
Gross external area above the ground (m ²)	8085
Gross external area (GEA) (m ²)	10205
Net accommodation area (m ²)	4508
Net garage (m ²)	1423
Net public area (lobbies with accompanying service facilities) (m ²)	284
Net catering area (m ²)	491
Net sport, recreation and relaxation area (m ²)	252
Net commercial area (m ²)	140
Net administration (m ²)	71
Net back of house (m ²)	508
Net technical facilities (m ²)	97
Net circulation (m ²)	1197
Total net internal area (m ²)	8971
No. of units	84
No. of beds	208
No. of extra beds	120
No. of parking places	60