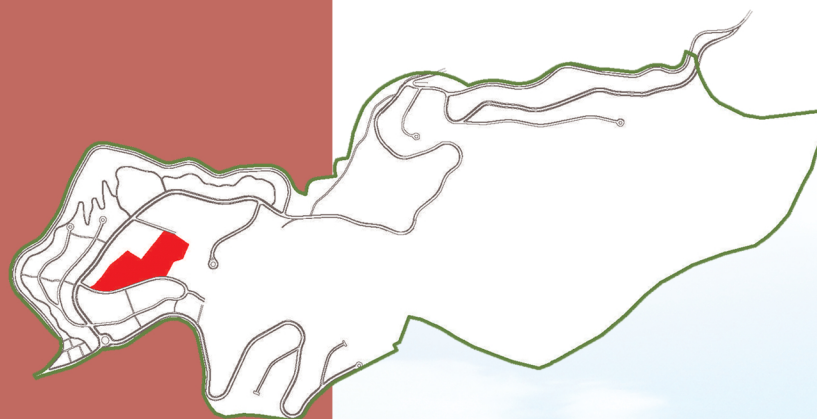


URBAN DESIGN PROJECT
TOURIST RESORT
"JABUČKO RAVNIŠTE", STARA PLANINA, SERBIA
/"APPLE PLATEAU", OLD MOUNTAIN, SERBIA/
1A PHASE

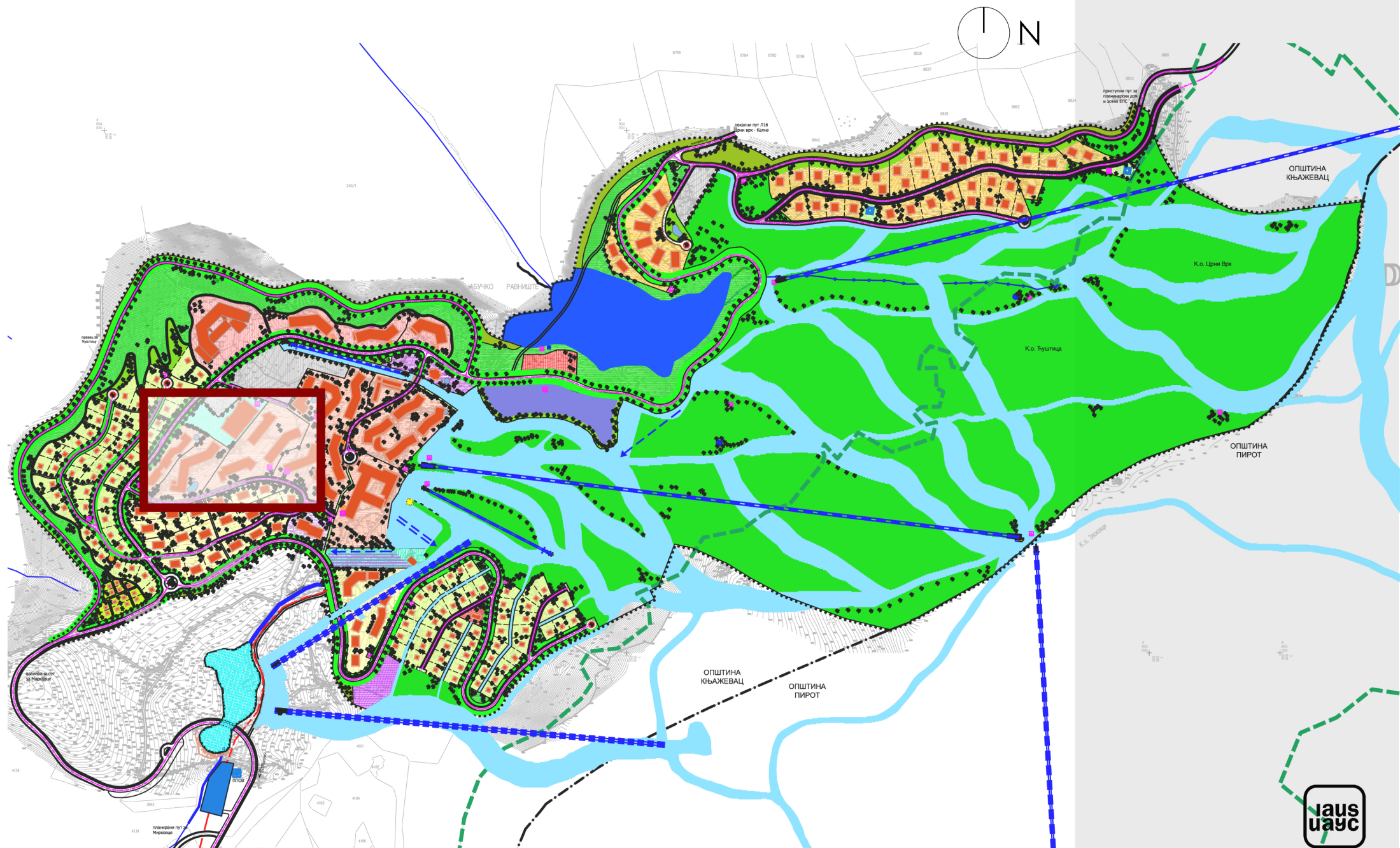
APART-HOTELS_LOCATION 2



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



JP „Stara Planina“
PE for mountain tourism development



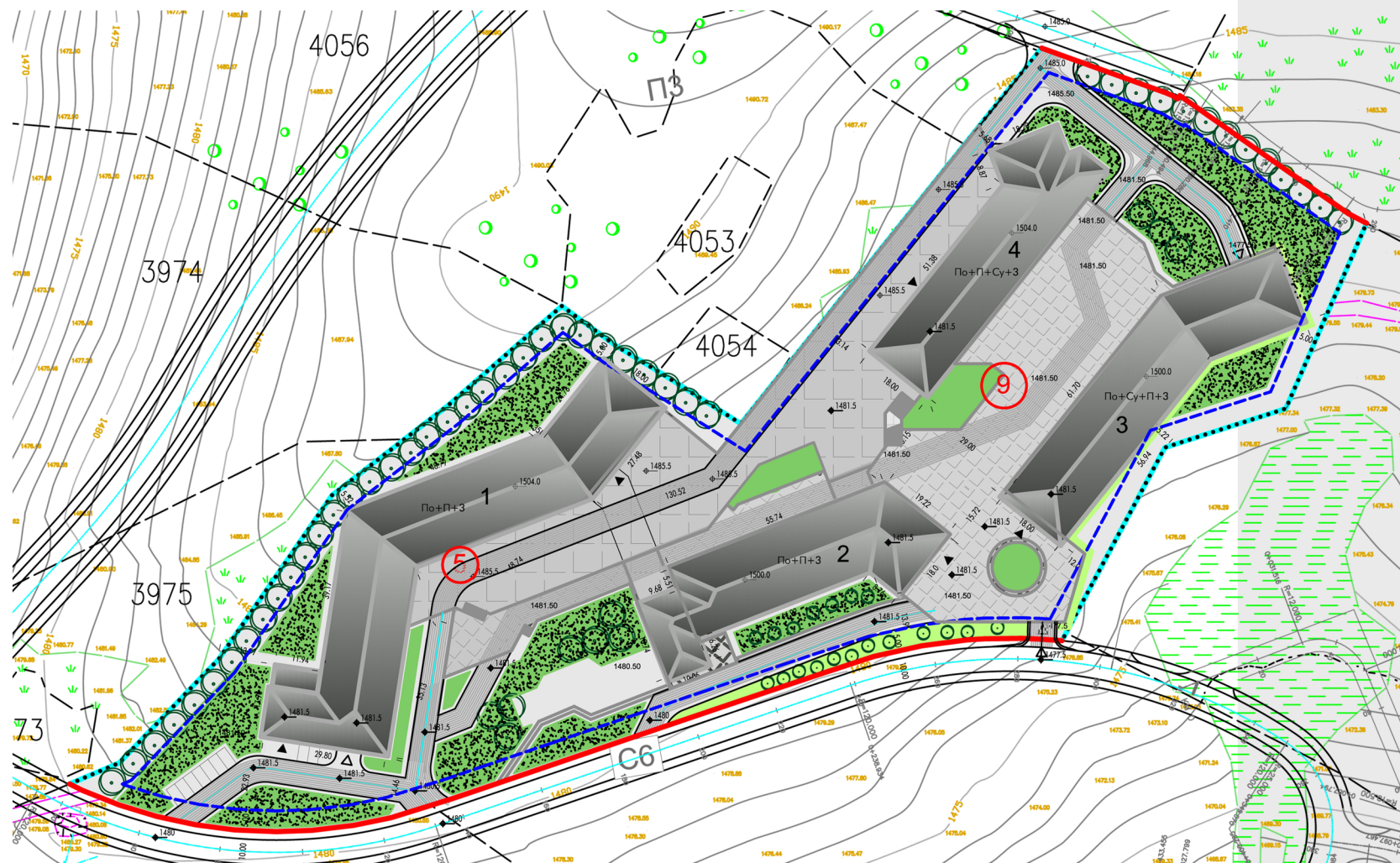
LEGEND

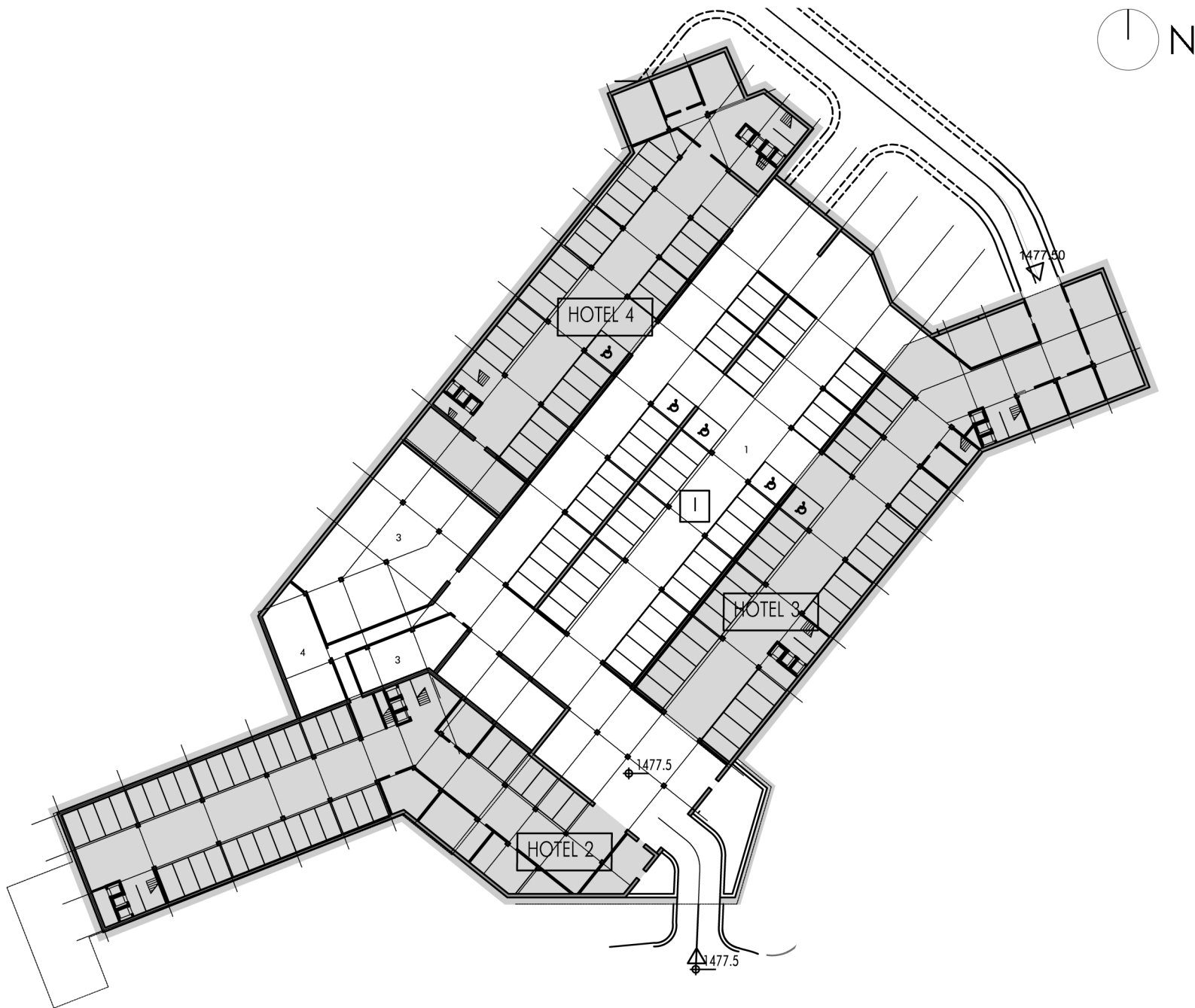
- border of the urban design project
- border of the parcel
- street regulation line
- construction line
- ⊗ parcel mark
- ▲ building entrance
- △ garage entrance



LOCATION 2

INDICATOR	parcel no. 5	parcel no. 9	TOTAL
total lot area (m ²) (TLA)	9508	15632	25140
levels above ground	4	4	
gross external area (m ²) (GEA)	10837.61	18788.90	29626.51
construction index (i=GEA/TLA)	1.14	1.20	1.18
lot coverage (%)	26.80	29.29	28.35
no. of units	81	150	231
no. of beds	216	420	636
no. of extra beds	54	93	147



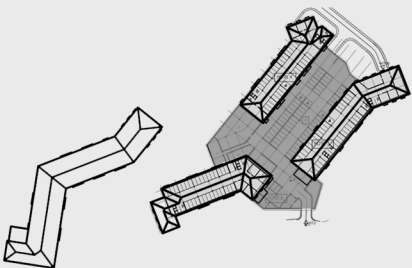


I COMMUNAL UNDERGROUND GARAGE
WITH BUILDING SERVICES SPACES

USE OF SPACE	A (m2)
1. communal garage for 60 cars below the plateau	2502.03
2. building services with storage below the plateau	757.01
3. waste management	130.22
TOTAL	3389.26

AREAS BELOW HOTEL BUILDINGS	A (m2)
hotel 2_basement and garage (38 cars)	1342.17
hotel 3_basement and garage (36 cars)	1407.48
hotel 4_basement and garage (32 cars)	1196.43
TOTAL	4384.98

TOTAL GROSS EXTERNAL AREA	7774.24
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RELAX CENTER

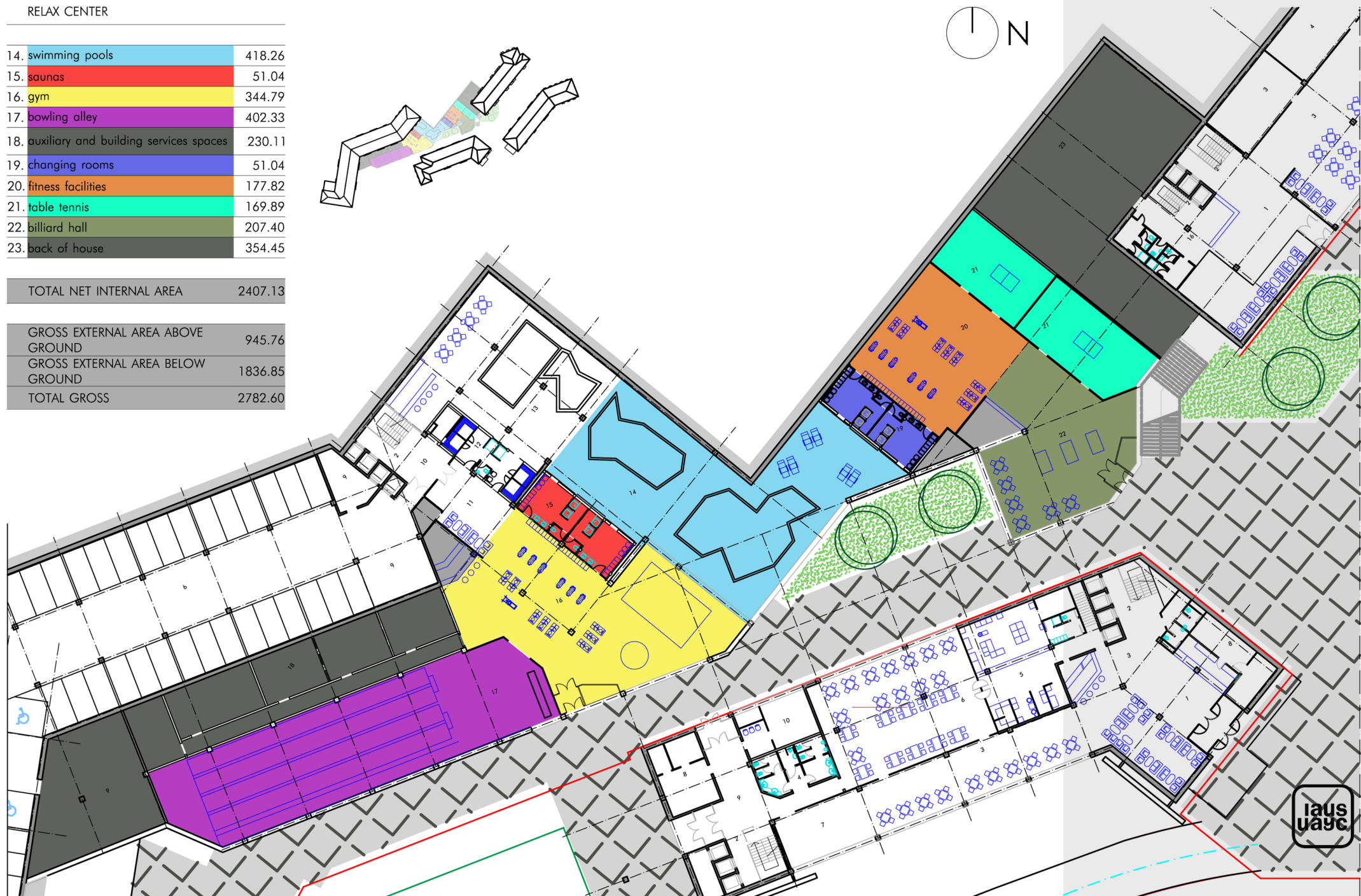
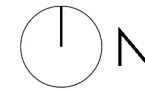
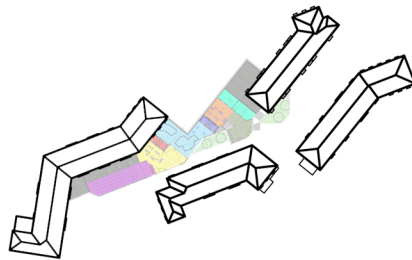
14. swimming pools	418.26
15. saunas	51.04
16. gym	344.79
17. bowling alley	402.33
18. auxiliary and building services spaces	230.11
19. changing rooms	51.04
20. fitness facilities	177.82
21. table tennis	169.89
22. billiard hall	207.40
23. back of house	354.45

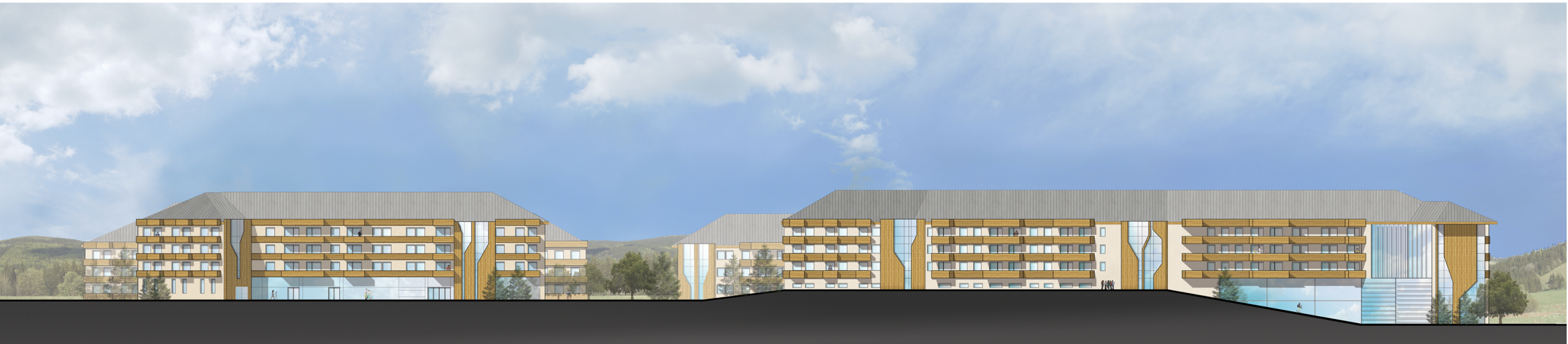
TOTAL NET INTERNAL AREA 2407.13

GROSS EXTERNAL AREA ABOVE GROUND 945.76

GROSS EXTERNAL AREA BELOW GROUND 1836.85

TOTAL GROSS 2782.60

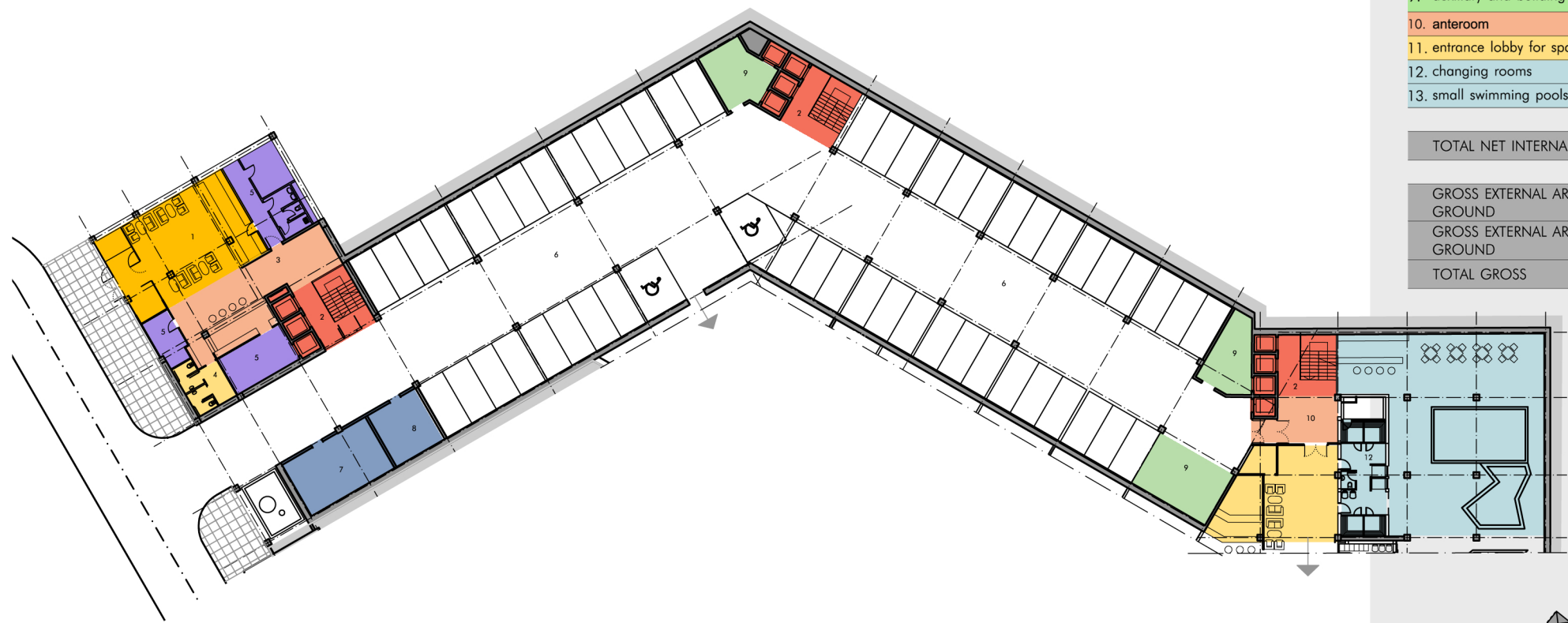
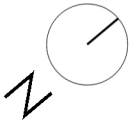




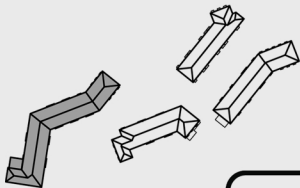
northwest view of the complex



southeast view of the complex



HOTEL 1 BASEMENT/ GARAGE	
USE OF SPACE	A (m ²)
1. entrance lobby	95.80
2. stairs and elevators	80.75
3. corridor	49.85
4. toilets	13.81
5. administration	80.64
6. garage for 57 cars	1324.11
7. heating substation	39.68
8. air conditioning	23.01
9. auxiliary and building services spaces	80.14
10. anteroom	19.23
11. entrance lobby for spa centre	44.33
12. changing rooms	41.29
13. small swimming pools	244.29
TOTAL NET INTERNAL AREA	
2136.94	
GROSS EXTERNAL AREA ABOVE GROUND	
320.85	
GROSS EXTERNAL AREA BELOW GROUND	
1816.09	
TOTAL GROSS	
2446.26	

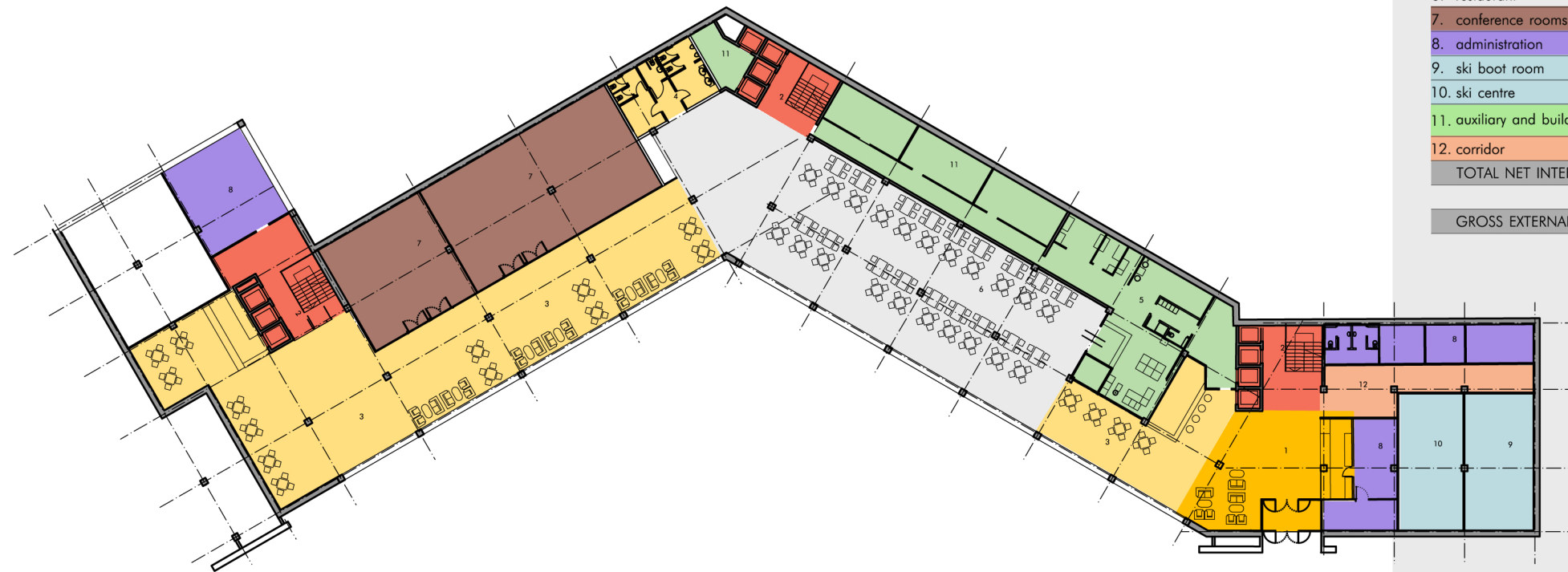
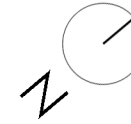


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HOTEL 1_LOCATION 2_ground floor

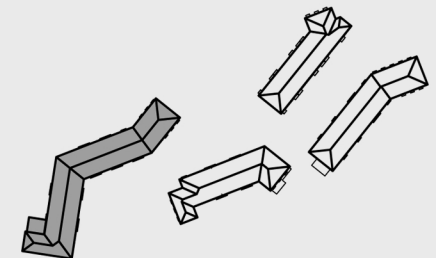
Urban design project
Tourist resort "Jabučko Ravnište"
1a phase



HOTEL 1 GROUND FLOOR

USE OF SPACES	A (m2)
1. entrance lobby, reception	114.34
2. stairs and elevators	80.75
3. corridor with seating and restaurant service	626.67
4. toilets	37.91
5. kitchen	134.75
6. restaurant	331.51
7. conference rooms	259.55
8. administration	171.66
9. ski boot room	58.80
10. ski centre	58.80
11. auxiliary and building service spaces	120.54
12. corridor	58.80
TOTAL NET INTERNAL AREA	2054.10

GROSS EXTERNAL AREA 2422.17

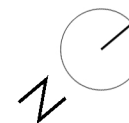


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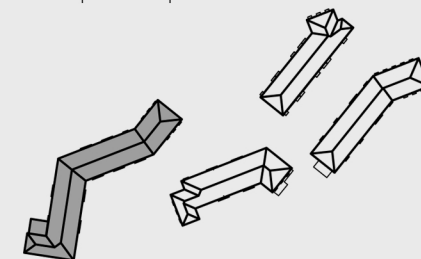
HOTEL 1_LOCATION 2_typical floor

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



HOTEL 1 TYPICAL FLOOR

USE OF SPACE	A (m2)
1. stairs and elevators	80.75
2. corridor with seating niches	502.27
3. office	51
4. double room (9x36)	324
5. 1-bedroom suite (11x69)	759
6. 2-bedroom suite (5x85)	425
7. 3-bedroom suite (2x93)	186
TOTAL NET	2328.02
TOTAL NET TERRACES AREA	186.78
TOTAL NET INTERNAL AREA	2141.24
GROSS EXTERNAL AREA	2359.50
GROSS TERRACES AREA	188.44
TOTAL GROSS	2547.94

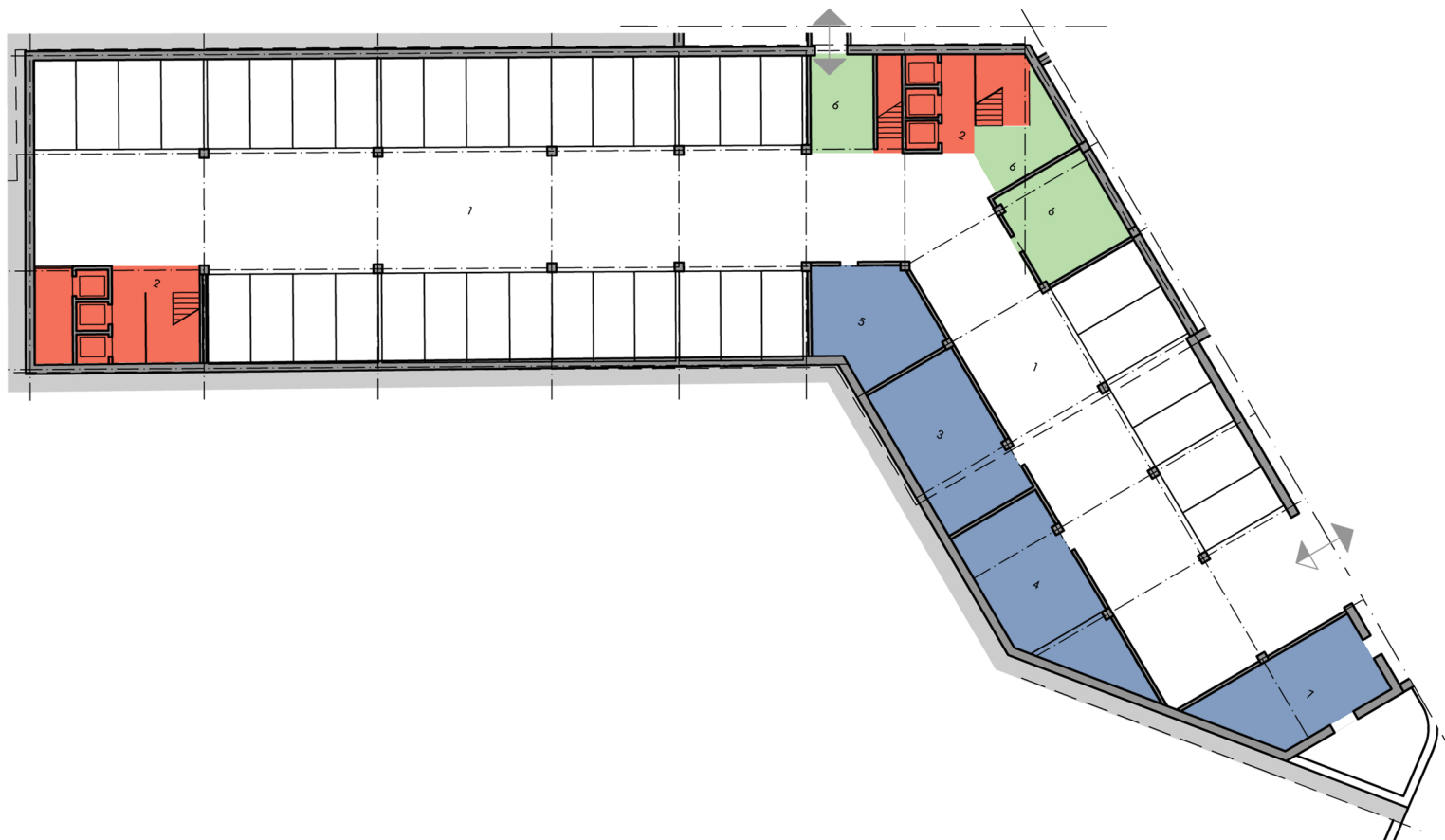


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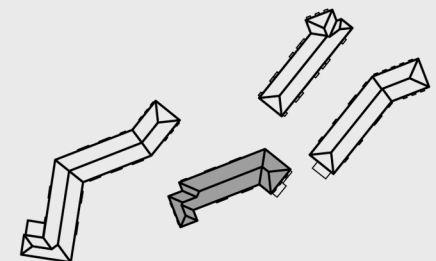




northwest facade



HOTEL 2 BASEMENT/ GARAGE	
USE OF SPACE	A (m2)
1. garage for 38 cars	1027.75
2. stairs and elevators	60.98
3. building services	49.20
4. heating substation	56.95
5. air conditioning	37.50
6. storage and auxiliary spaces	66.83
7. transformer station	42.97
TOTAL NET INTERNAL AREA	1342.17
GROSS EXTERNAL AREA	1503.22



sc_1:400

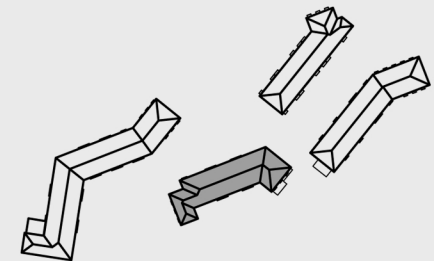
HOTEL 2_LOCATION 2_ground floor

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



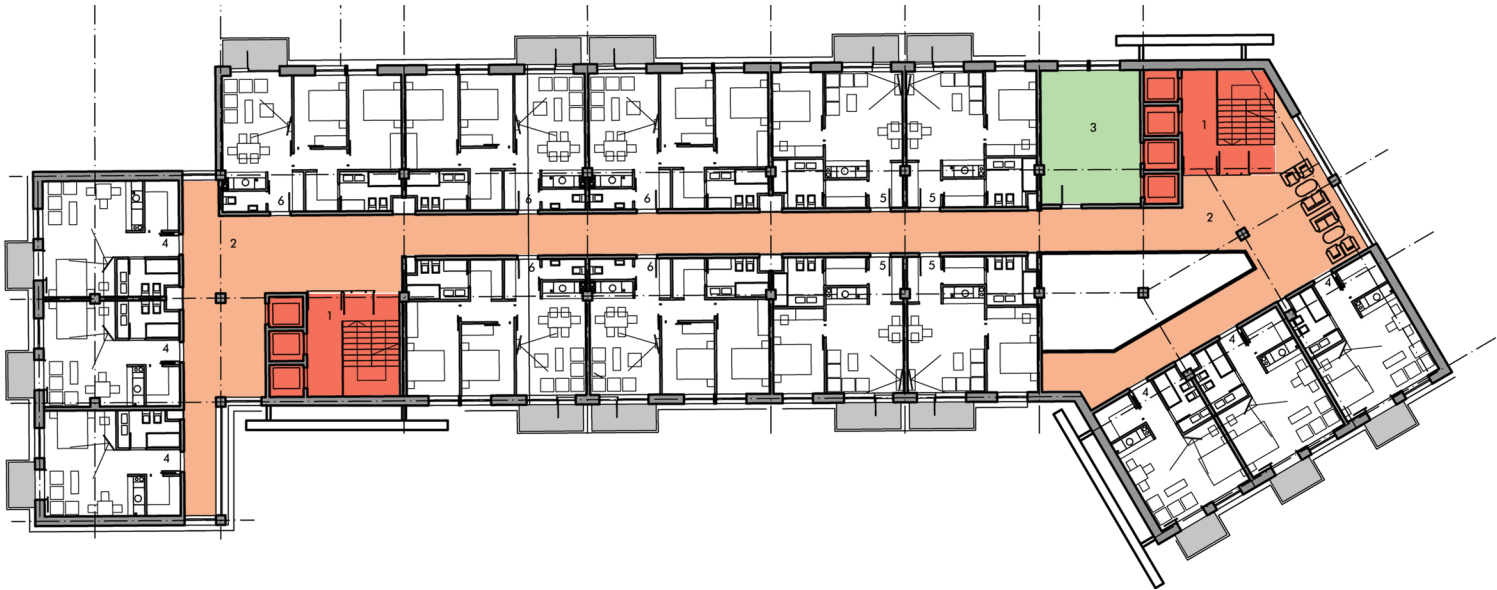
HOTEL 2 GROUND FLOOR

USE OF SPACE	A (m ²)
1. entrance lobby, reception	123.27
2. stairs and elevators	53.34
3. corridor with seating and restaurant	210.62
4. toilets	32.25
5. kitchen	127.83
6. restaurant	194.91
7. playroom	51
8. administration	87.68
9. corridor	81.98
10. first aid room	36.68
TOTAL NET INTERNAL AREA	999.56
GROSS EXTERNAL AREA	1161.77



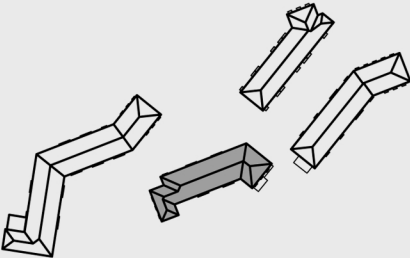
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HOTEL 2 TYPICAL FLOOR	
USE OF SPACE	A (m2)
1. stairs and elevators	53.34
2. corridor	251.97
3. office	37.40
4. double room (6x36)	216
5. 1-bedroom suite (4x69)	276
6. 2-bedroom suite (5x85)	425
TOTAL NET	1259.70
TOTAL NET TERRACES AREA	66.07
TOTAL NET INTERNAL AREA	1193.63

GROSS EXTERNAL AREA	1470.86
GROSS TERRACES AREA	70
TOTAL GROSS	1540.86

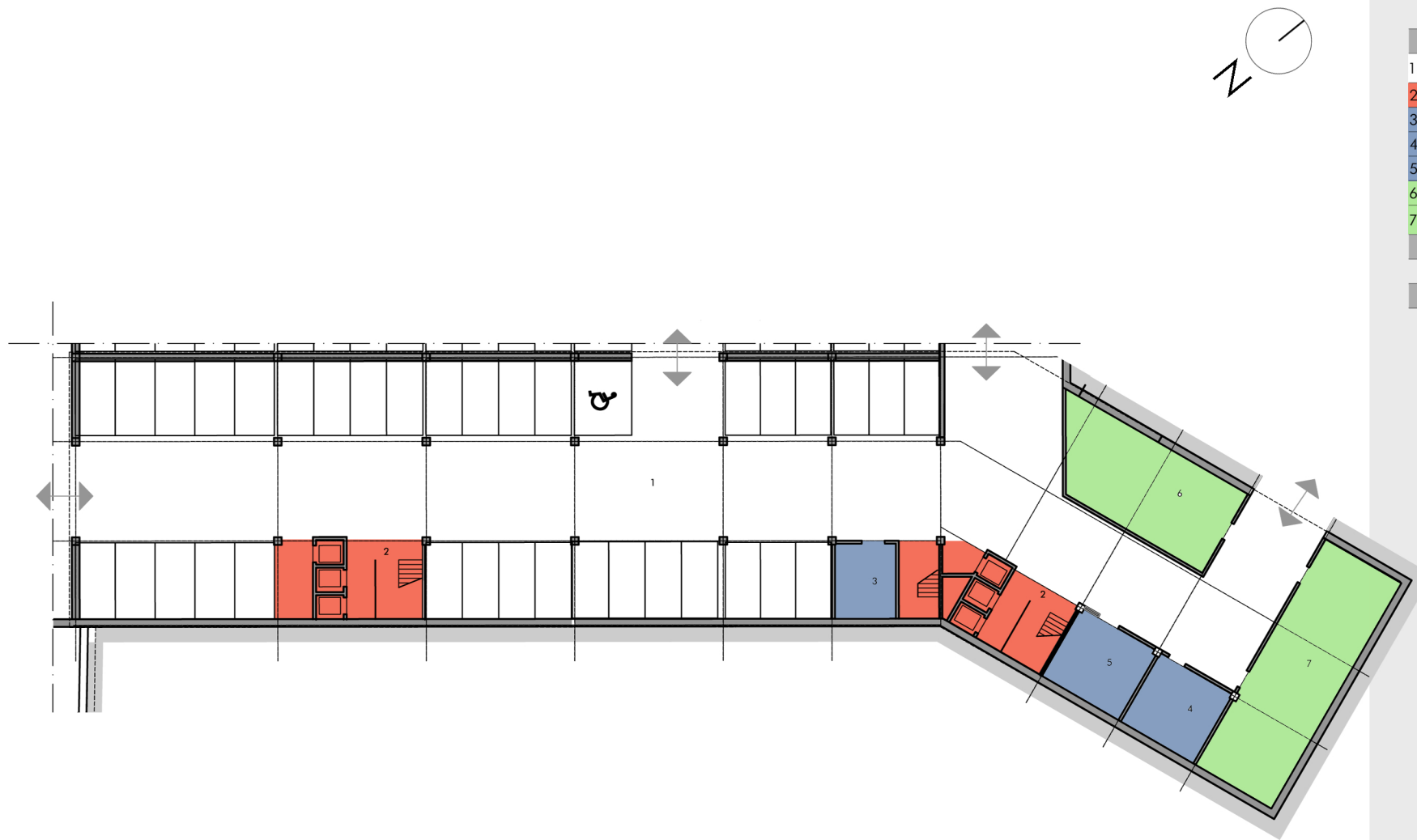


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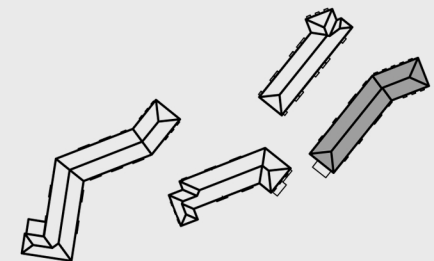


southeast facade



HOTEL 3 BASEMENT/ GARAGE

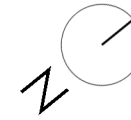
USE OF SPACE	A (m2)
1. garage for 36 cars	1099.70
2. stairs and elevators	63.39
3. building services	19.42
4. heating substation	28.07
5. air conditioning	29.59
6. storage	71.29
7. central laundry room	96.02
TOTAL NET INTERNAL AREA	1407.48
GROSS EXTERNAL AREA	1555.59



sc_1:400

HOTEL 3_LOCATION 2_ground floor

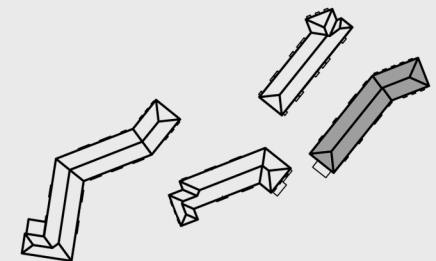
Urban design project
Tourist resort "Jabučko Ravnište"
1a phase



HOTEL 3 GROUND FLOOR

USE OF SPACE	A (m ²)
1. entrance lobby, reception	147.45
2. vertical circulation	71.84
3. corridor with seating and restaurant	372.74
4. toilets	36.71
5. kitchen	129.75
6. restaurant	171.93
7. conference rooms	372.74
8. administration	56.55
9. ski boot room	52.42
10. auxiliary spaces	22.02
TOTAL NET INTERNAL AREA	1434.15

GROSS EXTERNAL AREA 1533.51

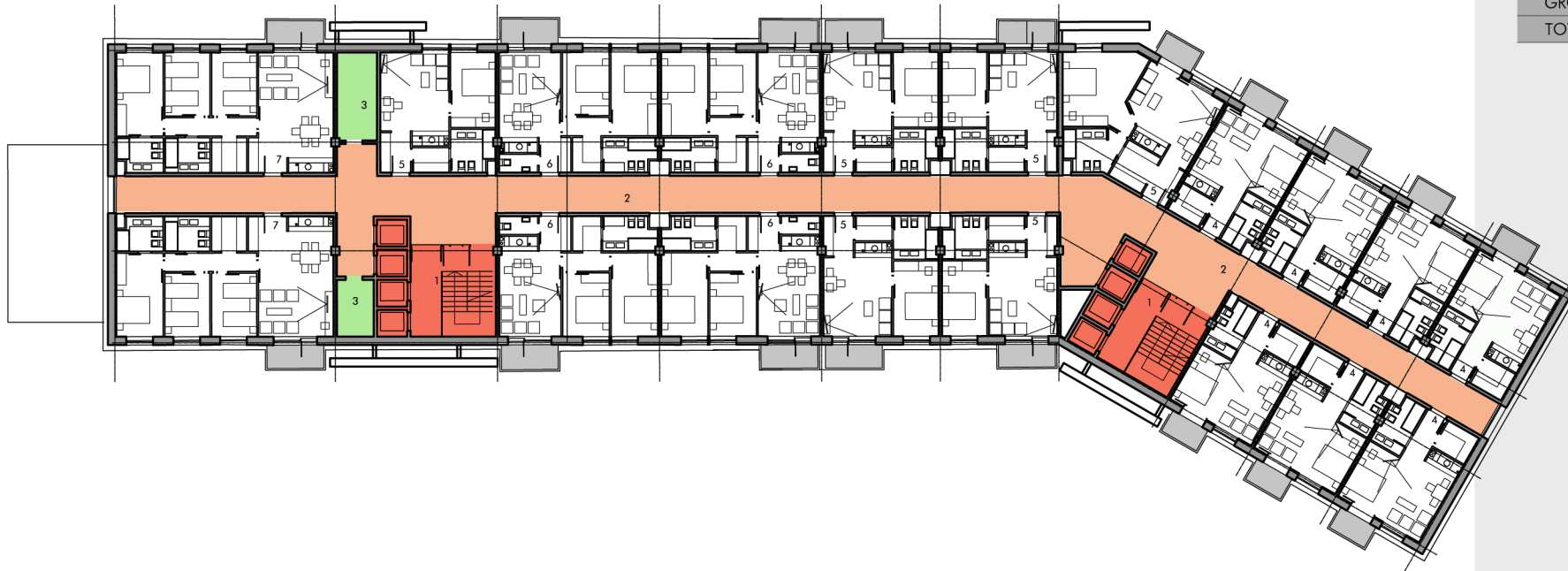
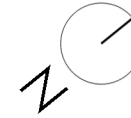


sc_1:400



HOTEL 3_LOCATION 2_typical floor

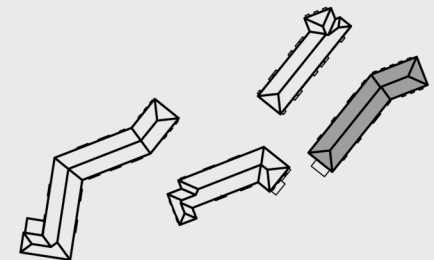
Urban design project
Tourist resort "Jabučko Ravnište"
1a phase



HOTEL 3 TYPICAL FLOOR

USE OF SPACE	A (m2)
1. stairs and elevators	71.84
2. corridor	189.36
3. office	32.84
4. double room (7x36)	252
5. 1-bedroom suite (5x69)	345
6. 2-bedroom suite (5x85)	425
7. 3 bedroom suite (2x93)	186
TOTAL NET	1502.04
TOTAL NET TERRACES AREA	75
TOTAL NET INTERNAL AREA	1486.19

GROSS EXTERNAL AREA	1562.85
GROSS TERRACES AREA	76.65
TOTAL GROSS	1639.50

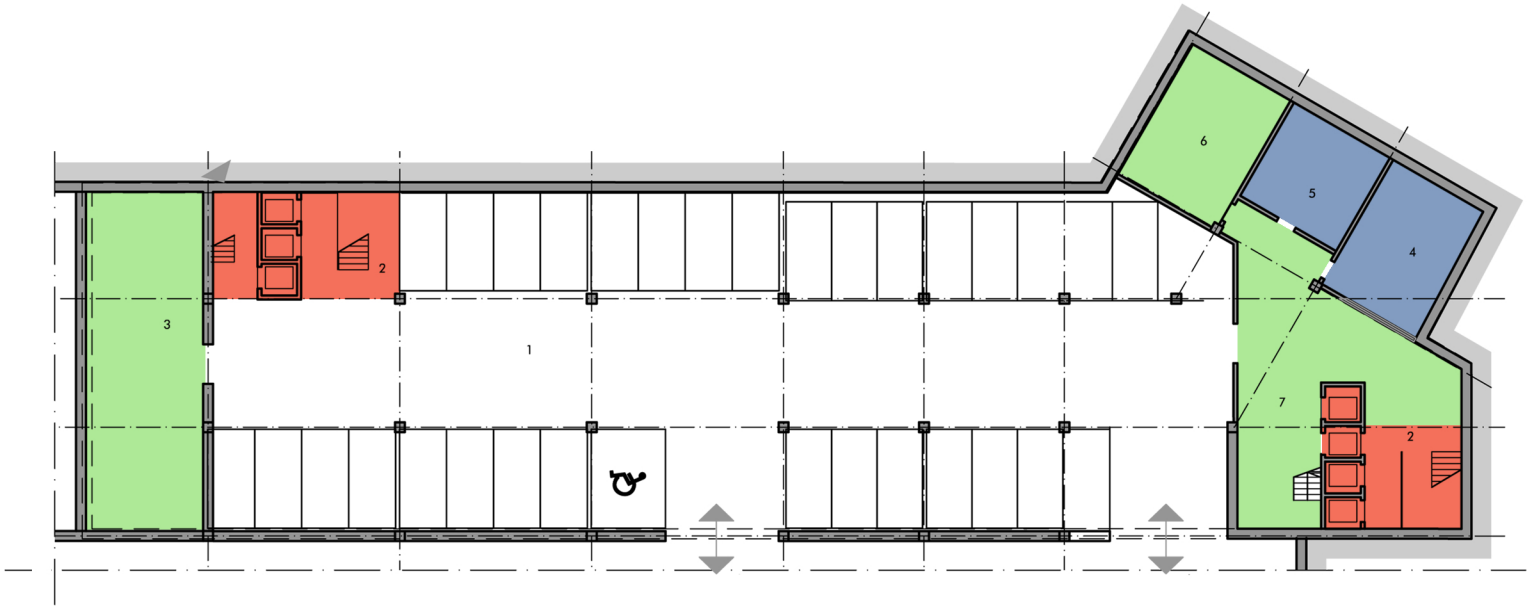
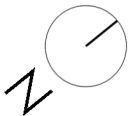


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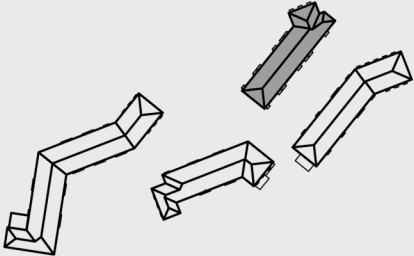


southeast facade



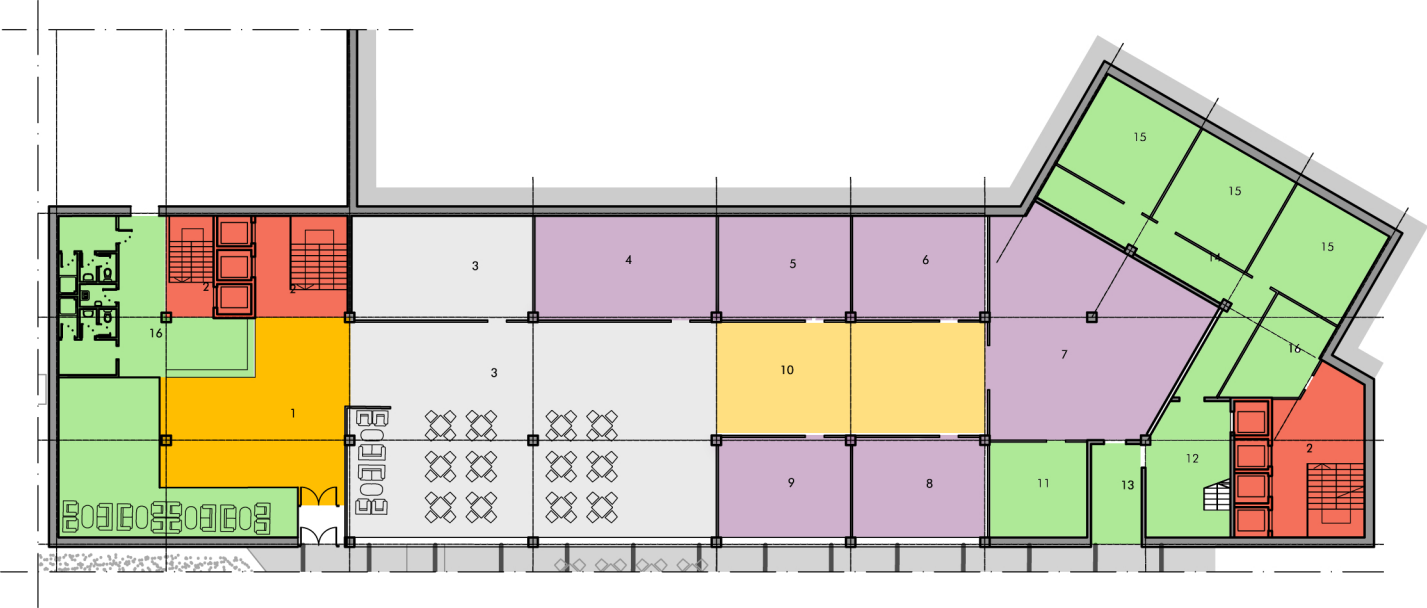
HOTEL 4 BASEMENT/ GARAGE

USE OF SPACE	A (m2)
1. garage for 32 cars	821.84
2. stairs and elevators	69.03
3. building services	101.55
4. heating substation	38.75
5. air conditioning	30.46
6. storage	43.01
7. auxiliary spaces	91.78
TOTAL NET INTERNAL AREA	1196.43
GROSS EXTERNAL AREA	1328.64

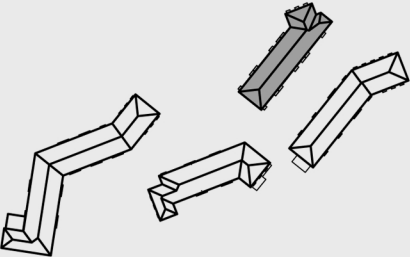


sc_1:400





HOTEL 4 SOUS TERRAIN	
USE OF SPACE	A (m2)
1. entrance lobby	157.99
2. stairs and elevators	65.05
3. cafe	218.90
4. bank	52.76
5. post office	38.43
6. bureau de change	39.19
7. skiing equipment shop	110.29
8. travel agency	25.99
9. shop	36.85
10. hall with seating	87.60
11. storage	25.99
12. storage	30.62
13. delivery vehicle access	
14. service corridor	36.63
15. storage	92.47
16. luggage store	19.37
17. staff room	45.00
TOTAL NET INTERNAL AREA	1083.12
GROSS EXTERNAL AREA ABOVE GROUND	534.57
GROSS EXTERNAL AREA BELOW GROUND	777.59
TOTAL GROSS	1312.16

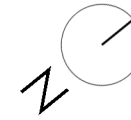


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HOTEL 4_LOCATION 2_ground floor

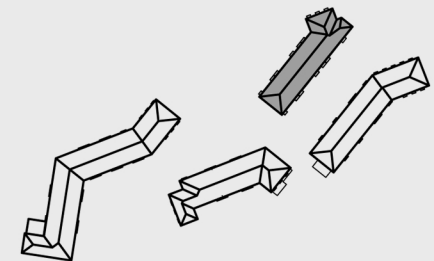
Urban design project
Tourist resort "Jabučko Ravnište"
1a phase



HOTEL 4 GROUND FLOOR

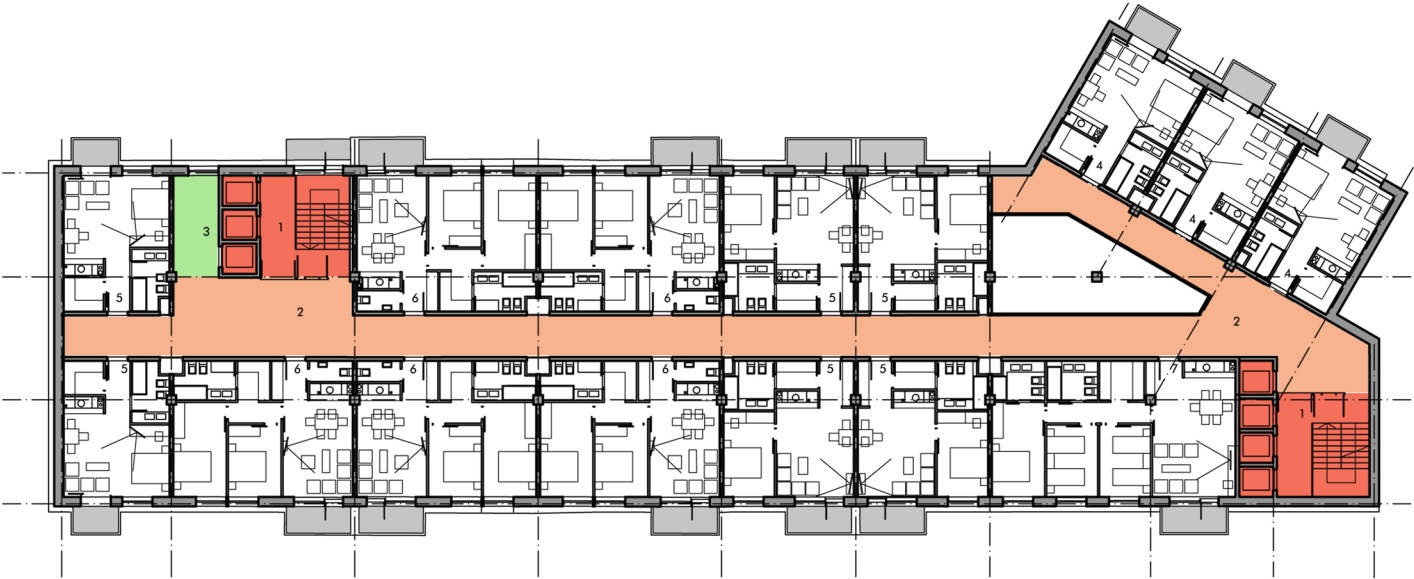
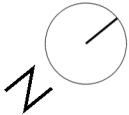
USE OF SPACES	A (m2)
1. entrance lobby, reception	137.00
2. stairs and elevators	65.05
3. corridor with seating and restaurant service	129.20
4. toilets	38.96
5. kitchen	135.14
6. restaurant	177.14
7. conference rooms	86.81
8. administration	171.66
9. ski boot room	32.68
10 retail	62.53
TOTAL NET INTERNAL AREA	1036.18

GROSS EXTERNAL AREA 1326.29



sc_1:400

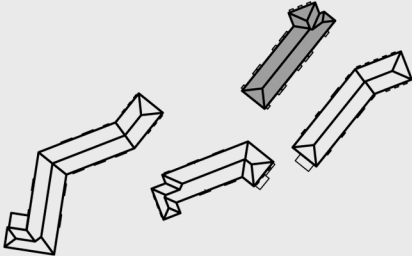




HOTEL 4 TYPICAL FLOOR

USE OF SPACE	A (m2)
1. stairs and elevators	52.70
2. corridor	215.32
3. office	12.35
4. double room (5x36)	180
5. 1-bedroom suite (4x69)	276
6. 2-bedroom suite (5x85)	425
7. 3-bedroom suite (1x93)	93
TOTAL NET	1254.37
TOTAL NET INTERNAL AREA	71.51
TOTAL NET TERRACES AREA	1182.86

GROSS EXTERNAL AREA	1323.48
GROSS TERRACES AREA	75
TOTAL GROSS	1398.48



sc_1:400





northwest facade

INDICATOR	1	2	3	4	I	II	TOTAL
Total lot area (m ²)	2548	1541	1640	1399	3389	2783	6172
Levels above the ground	4	4	4	4	–	0.34	–
Gross external area above the ground (m ²)	10387	5784	6452	6056	0	946	29627
Gross external under the ground (m ²)	1816	1503	1556	2106	3389	1837	10580
Net food and beverage area (m ²)	466	322	301	312	0	2407	3810
Net auxiliary ski area (m ²)	0	0	305	0	0	0	305
Net sport, recreation and relaxation areas (m ²)	0	1168	0	0	0	0	1168
Net conference area	260	0	373	87	0	0	719
Net other communal areas (m ²)	0	37	0	256	0	0	292
Total net communal areas (m ²)	726	1527	979	655	0	2407	6294
Net accommodation area (m ²)	1694	917	1208	974	0	0	4793
Total net usable area (m ²)	2420	2444	2187	1629	0	2407	11087
No. of units	81	48	57	45	0	0	231
No. of beds	216	126	132	162	0	0	636
No. of extra beds	54	27	36	30	0	0	147
No. of parking places	57	38	40	32	60	0	227