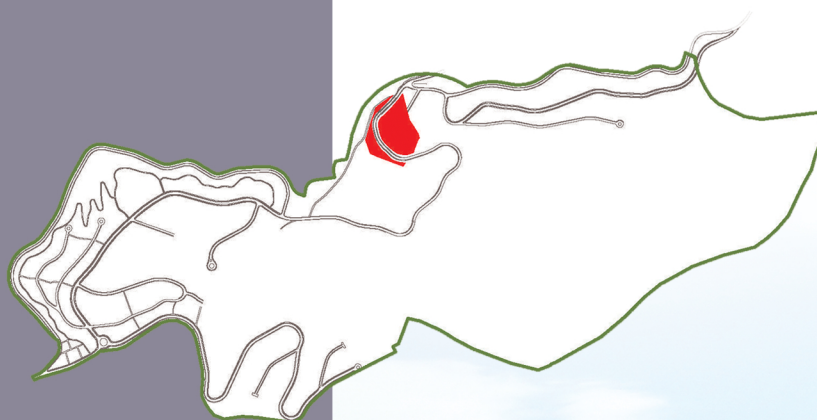


URBAN DESIGN PROJECT
TOURIST RESORT
"JABUČKO RAVNIŠTE", STARA PLANINA, SERBIA
/"APPLE PLATEAU", OLD MOUNTAIN, SERBIA/
1A PHASE

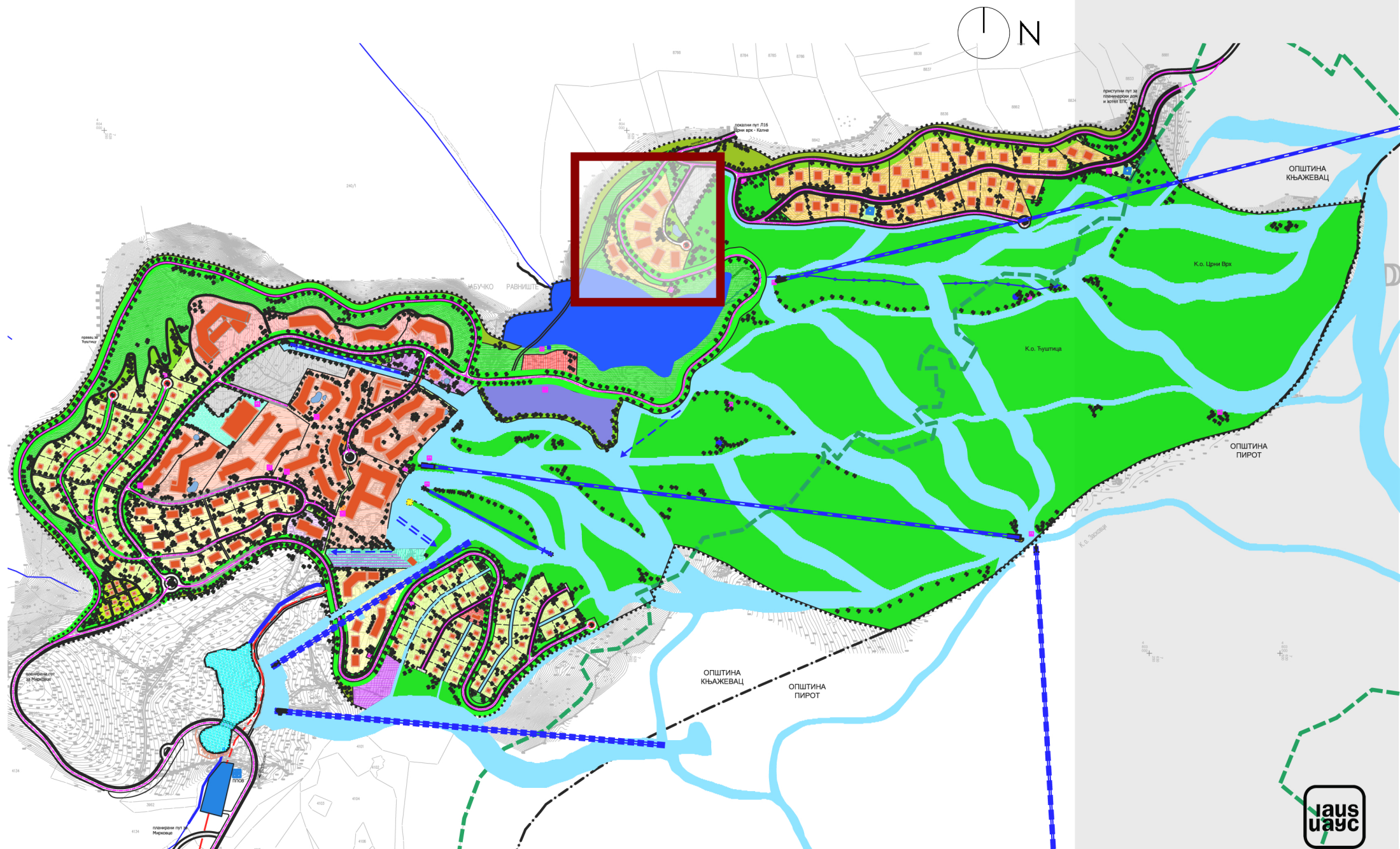
APARTMENTS_LOCATION 12



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



JP „Stara Planina“
PE for mountain tourism development





LOCATION 12

INDICATOR	parcel no. 39	parcel no. 39a	TOTAL
total lot area (m ²) (TLA)	14650	4292	20181
levels above ground	3	2	
gross external area (m ²) (GEA)	7915	1040	8955
construction index (i=GEA/TLA)	0.5	0.2	0.4437
lot coverage (%)	17.1	12.1	
no. of units	70	8	78
no. of beds	280	48	328
no. of extra beds	70	294	364
no. of parking places	29	155	184

LEGEND

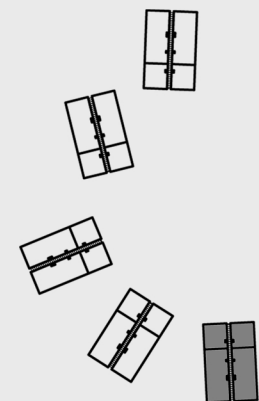
- border of the urban design project
- border of the parcel
- street regulation line
- construction line
- ⊗ parcel mark
- ▲ building entrance
- △ garage entrance



GROUND FLOOR

USE OF SPACE	A (m2)
1. entrance lobby	55
2. reception	18
3. administration	21
4. shop	12
5. ski boot room	21
6. disabled toilets	3
7. male toilets	10
8. female toilets	11
9. stairs and elevators	17
10. restaurant _72 persons	182
11. terrace	75
TOTAL NET INTERNAL AREA	425.0

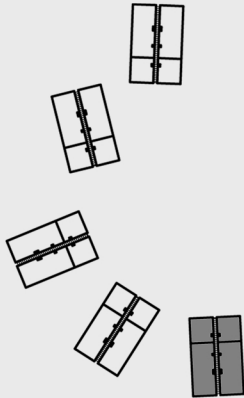
GROSS EXTERNAL AREA 477



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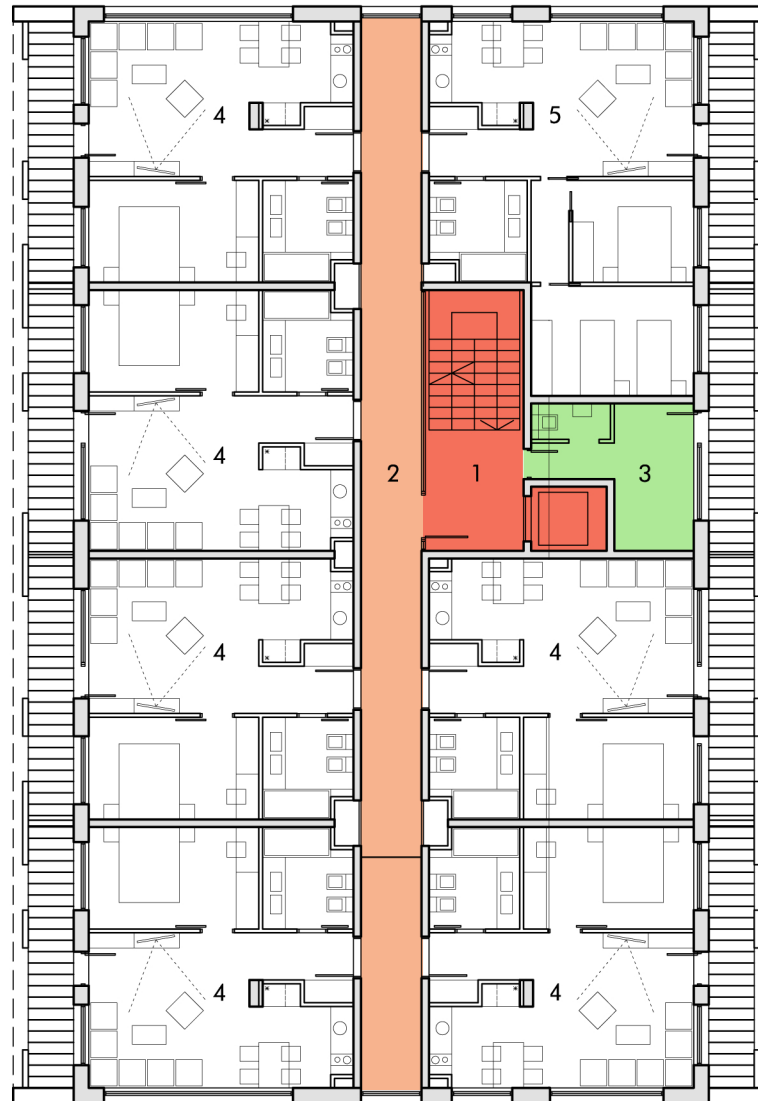


LEVEL -1	
USE OF SPACE	A (m2)
1. staff exit/delivery space	55
2. storage	47
3. staff changing rooms	40
4. kitchen	71
5. circulation	28
6. equipment hire	13
7. changing rooms and toilets	22
8. building services	14
9. massage facilities	12
10. gym and jacuzzi	71
11. games room with bar	75
12. office	18
TOTAL NET INTERNAL AREA	466
GROSS EXTERNAL AREA	515



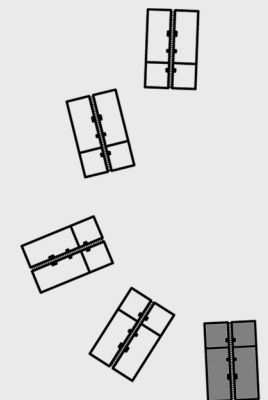
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TYPICAL FLOOR

USE OF SPACE	A (m2)
1. stairs and elevators	18.5
2. corridor	45
3. office	12
4. 1-bedroom suite (6x54)	324
5. 2-bedroom suite (1x58)	58
TOTAL NET INTERNAL AREA	458
GROSS EXTERNAL AREA	565



sc_1:200

west facade



south facade



east facade

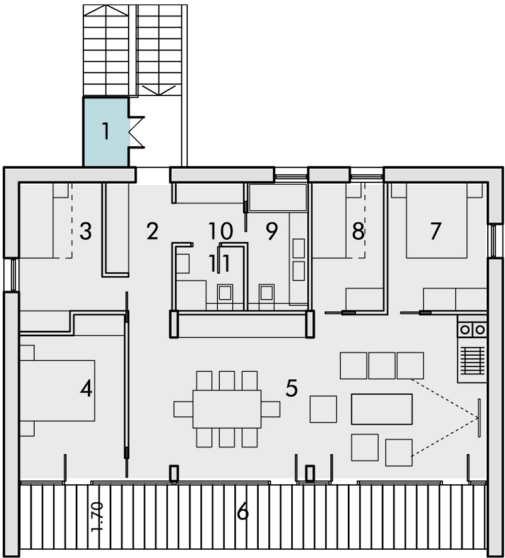
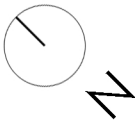


north facade







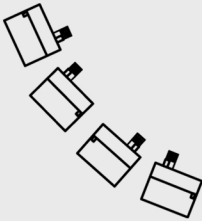


39a TYPICAL FLOOR

USE OF SPACE	A (m2)
1 ski boot room	2
2 entrance hall	5.5
3 bedroom	9
4 bedroom	11.5
5 lounge and dining room	40
6 terrace	21
7 bedroom	9
8 bedroom	6.5
9 bathroom	5.5
10 wardrobe	3
11 bathroom	3
TOTAL NET INTERNAL AREA	116

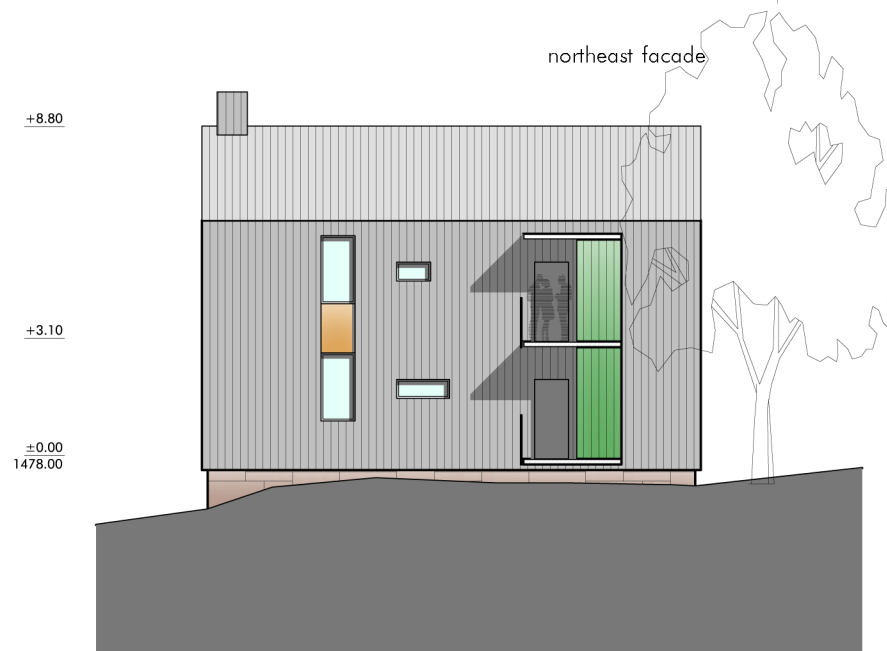
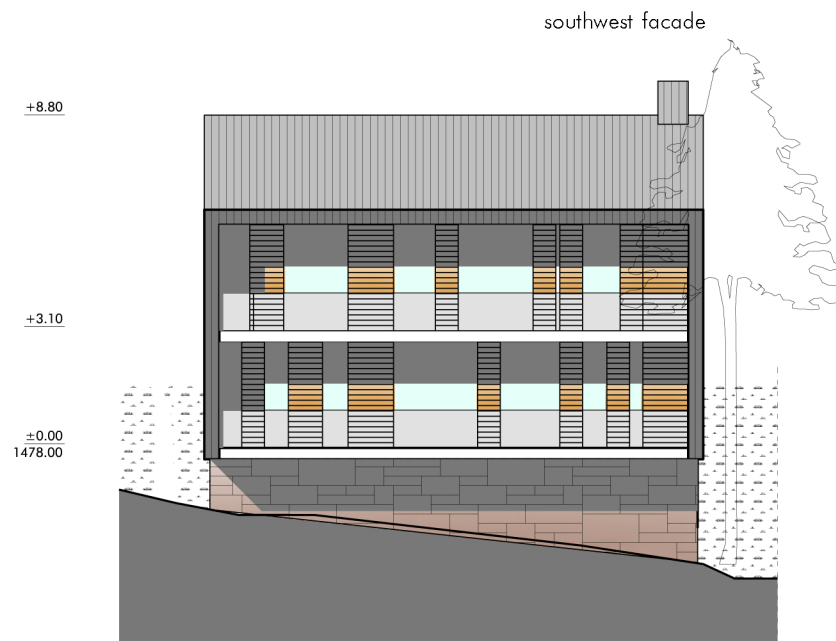
GROSS EXTERNAL AREA	133
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TYPE 39a	
TOTAL NET	232
TOTAL GROSS	266





sc_1:200





INDICATOR	39	39a	Total P39	Total (P39a)	TOTAL
Total lot area (m ²)	477	133	2385	532	2917
Levels above the ground	3	2	–	–	–
Gross external area above the ground (m ²)	1607	266	8035	1064	9099
Gross external area (GEA) (m ²)	2122	266	10610	1064	11674
Net food and beverage area (m ²)	182	–	910	–	910
Net commercial area (m ²)	12	0	60	0	60
Net auxiliary ski area (m ²)	21	2	105	8	113
Net sport, recreation and relaxation area (m ²)	207	0	1035	0	1035
Net other communal areas (m ²)	326	0	1630	0	1630
Total net communal areas (m ²)	748	0	3740	0	3748
Net accommodation area (m ²)	764	232	3820	928	4748
Total net internal area (m ²)	1807	232	9035	928	9963
No. of units	14	2	70	8	78
No. of beds	56	12	280	48	328
No. of extra beds	28	6	140	24	164
No. of parking places	69	13	69	13	82