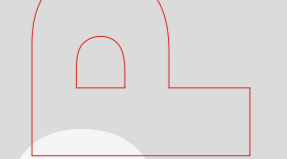
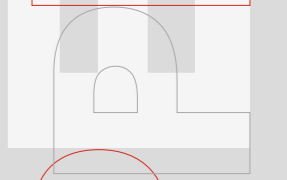
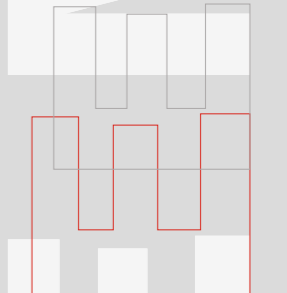
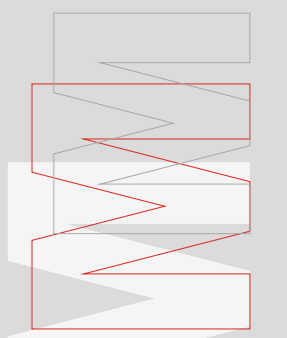
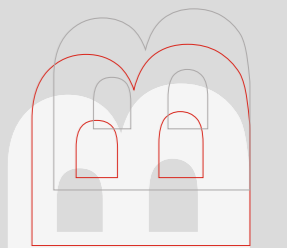
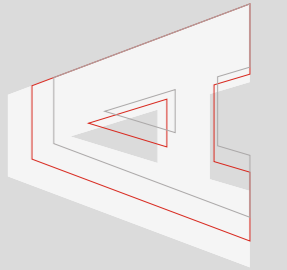


1. Locality Plan

Need comment / upisi komentar



**Z A**  
Z E M U N  
AGRO INDUSTRIA

**D** DESIGN  
STUDIO  
Ivan Gugic & Darko Vucelic  
ARCHITECTS

## 2. Site Plan

Hotel Tourist Complex “Zemun” is located on the outskirts of the agro industrial center “Zemun” on Indian Ocean shore in “Pemba Bay”. “Pemba Bay” is located in the Kabo Del Grando province which is about 439 \* 277.5m in size and covers an area of about 11.34ha. Its length of approximately 439m reaches out to the Indian Ocean.

### 2.1 Site Configuration

Greater part of the complex is located about 6.0m above sea level, and approximately 100m away from the water. Zone of about 50m, between the ocean and the natural sand embankment (which stretches along the whole length of the complex), is reserved for the smaller part of the tourist establishment. Whole location where the resort is located is slightly wavy with the height oscillation of a few meters.

### 2.2 Micro conditions /Vegetation

One of the characteristics of the inshore belt due to the amplitude are the two ever-changing tides. Pemba Bay, in the midst of which the complex is located is completely enveloped and in such way protected by the coral reef, thus rendering the waves practically harmless.

The ever-present winds that blow from the ocean ensure the mixing of the air and the feeling of comfort, cosiness.

Due to the fact that the land at Pemba Bay is typically sandy, vegetation present consists mostly of petit plants, shrubbery, bushes, 'kes nut' trees, palm trees as well as 4 5 'Bao Bab' trees.

### 2.3 Access Road

Access road through the agro industrial center is on most part located along the complex fence. 6.0m (width) of the road is in fact well compacted dirt road.

### 2.4 Water

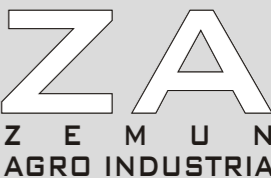
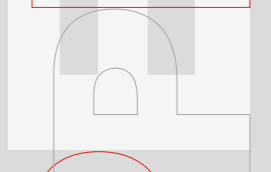
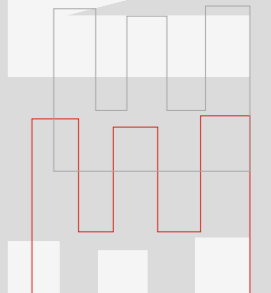
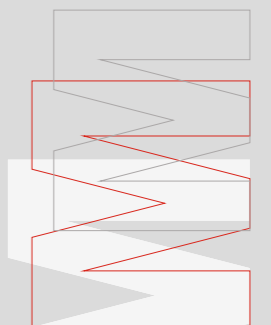
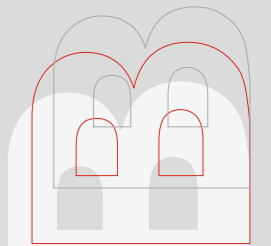
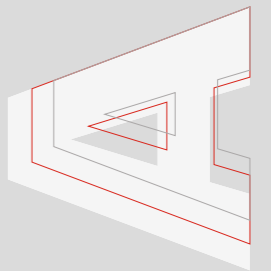
Industrial work on finding drinkable water has been completed, and three bore holes have been placed into function. Laboratory analysis show acceptable water quality and constant analysis is being performed in order to further improve the quality. All three bore holes combine into a single system. In order to ensure constant water pressure inside the complex, tanks for water capture will be established /placed. Depending on the construction phase water tank capacity will gradually increase. Three reservoirs each with the capacity of 280 000l will be connected in the system and besides the freefall, water pumps will be installed once again in order to maintain constant pressure.

### 2.5 Electricity

We are currently in the negotiation phase with the local authorities over the installment of the electrical energy to the complex. Within our project concept we have stipulated that within the construction of the complex be placed 'diesel aggregates' that would in case of emergency provide necessary 'emergency lights', power for the water pumps, and fridges. Each unit will be supplied with its own, pre payed electricity meter, whilst the outside lights, water pumps, etc. will go via the joined electricity meter. The cost of the above mentioned, mutual / joined electricity will be included into the price of maintenance.

### 2.6 Sewage

Special attention has been paid to the collection of the sewage water. Depending on the location of the unit in the complex every unit will be connected via the sewage system through to the septic tank. Position of the septic tanks has been determined by the terrain and the need for it to be close to the service road in order to have easy cleaning excess. Each septic tank will be dug into the soil and covered with grass carpet, and will contain cleaning shaft.



## 12.1 Infrastructure

Depending on the construction phase, the infrastructure will precede every subsequent construction phase. Under ideal circumstances all the necessary installations i.e. electrical cables, water pipes, and sewage canals, will be placed one above the other into a ditch / trench and clearly marked with concrete beacons.

## 2.2 Food Supply

Food supply will be divided into two categories. Necessary products will be obtained from Pemba, but in order to have a constant, fresh and reliable source of fruits and vegetables a green house will be build inside the complex as part of the agro industrial center. Green house will be approximately 10400m<sup>2</sup>.

## 2.3 Waste Products

Disposable matter will be collected on daily bases from all of the occupied units, as well as common areas. Collected waste products will be classified into two separate / independent groups' organic and inorganic. Organic materials will be recycled straight away through the agro industrial center, whilst the inorganic matter will be responsibly disposed off on weekly basis.

## 2.4 Internal Road Communication

Inside of the complex, has been divided into two sectors (vehicular traffic and pedestrian traffic) in order to accommodate all the traffic needs. Depending on road usage, a road map has been created in order to fulfill all of the demands.

### 2.10.1 First sector: Vehicular traffic

✓ Traffic: Heavy vehicles, emergency vehicles, delivery vehicles, garbage disposers, private vehicles, etc.

- ✓ Road Composition: Well compacted soil with sand layer for leveling out, a finishing concrete plate containing interlocking pavers.
- ✓ Main Road: Main road leading to the center of the complex is a two way road (2 \* 3.5m), which contains an island between two lanes consisting of colonnade of palm trees of width 1.2m.
- ✓ Other Roads: Side roads will be 5m wide, have a straight line descend (perpendicular to it), and at the same time will serve as a fire barrier.

### 2.10.2 Second sector: Pedestrian Traffic

✓ Pedestrian traffic: a) wooden and b) concrete walkway

#### a) Wooden walkway

Width: wooden, timber plank 1.8 2.1m

Positioned / mounted: onto a timber sub - structure approximately 60cm from the ground.

#### b) Concrete walkway

Concrete Block: size 60 \* 60 \* 6cm installed onto a well prepared and compacted soil.

## 2.11 Complex Fence

Whole complex is fenced of with the fast-growing live fence I.e. hedge (plants can be planted around barb wire 1.8m)

At the entrance there will be a wooden gate as well as the ramp. Two additional entrances will be placed.

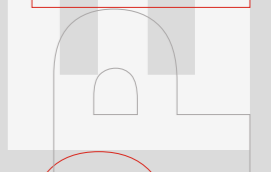
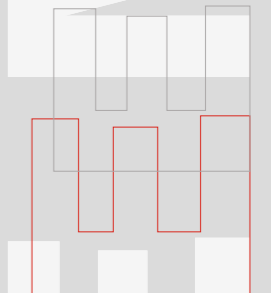
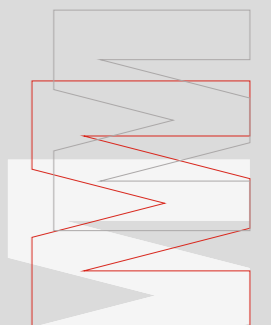
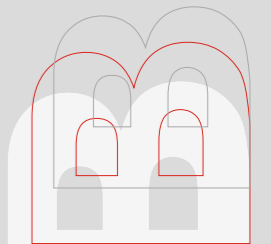
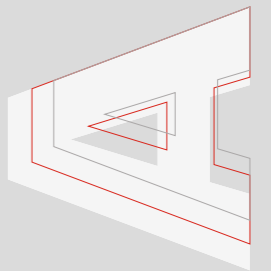
One of which will lead to the glass house, and the other which will provide an exit to the farm.

Laser systems will be implemented as an additional security measure towards the beach.

## 2.12 Management Emes

Inside of the complex gates ployeprovisions have been made for the employees. Managerial living quarters will be provided, as well as the guard house for the security staff on shift. Taking into the consideration the size of the complex as a whole, all other employees that aren't mentioned above will have an option regarding living accommodation i.e. a) staying in Pemba or b) living inside the "Eco Village".

"Eco Village" will be built outside the Hotel Tourist Complex "Zemun" borders, but will remain part of the same community i.e. will be located on the same property in which case employees will be walking distance from work. The living quarters inside the "Eco Village" will be constructed in the traditional style i.e. 'sandwich wall' filled up with stone pebbles. The buildings provided will contain full infrastructure. Special treatment in "Eco Village" will be given to development and production of local handcrafts.



**Z A**  
Z E M U N  
AGRO INDUSTRIA

**D** DESIGN  
STUDIO  
Ivan Gugic & Darko Vucelic  
ARCHITECTS

## 2.13 Ecological Principles

The whole idea behind above mentioned design of Hotel Tourist Complex “Zemun”, “Eco Village”, and the surrounding area is based on the conservation of ambient and eco system. Preservation of the existing plant life has been followed according to regulations. Indigenous plant life will be left as is and new ones will be chosen in coordination with the existing one. All of the processed, recycled organic matter that is of use will be applied as organic fertilizer to further improve the quality and prosperity of plants. All of the constructions that have been built are made of natural materials i.e. wood, stone etc. in order to fit in with the existing natural surrounding.

### 3. Concept

Development of Hotel Tourist Complex “Zemun” is based on the following starting assumptions:

- 3.1 Maximum interaction between the environment and the 'user'
- 3.2 Provision, accommodation of passive and active recreation
- 3.3 Full service provided by the complex and all of its utilities

#### 3.1 Interaction Environment and Man

##### 3.1.1 Starting base: complete segregation of vehicular and pedestrian traffic

Vehicular traffic is enabled from entrance gate to the center of the complex together with two service entrances on the rim. Twenty units that are located near the entrance gate have covered parking space and a paved road leading to them. All other 'users' shall be well accommodated by the central, covered, parking space. In order to have complete sanctuary, the area of approximately 180m from the sea shore is reserved solely for the pedestrian traffic.

##### 3.1.2 Eco System

Access zone has a formal arrangement of colonnade of palm trees. Depending on the existing plant life, exact locations of units will be decided upon on site. Needed seclusion and privacy will be obtained by planting additional vegetation between the units.

##### 3.1.3 Pedestrian walkways

Meandering across or above the terrain leaving room for the modulation of existing vegetation.

#### 3.1.4 Functional Differentiation of Public Structures

##### 3.1.4.1 Services

Establishments that are to be used for the maintenance of the complex i.e. laundry, workshop, garage, generators, water tanks etc. will be placed in an area further away from the units (last zone of the plot) and will be enveloped by a tree fence.

##### 3.1.4.2 Mini Center of the Complex Structures

Mini center of the complex consisting of visitors parking, colonial shop, souvenir shop, spa, conference hall, (renting of) accessories shop, reception, and managerial living quarters, will be hidden from visitors view via a 2.4m high embankment consisting of local plant life.

Passage through the “Lion Gates” will symbolize an entrance into a different fantasy world in all its glory.

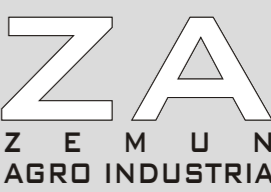
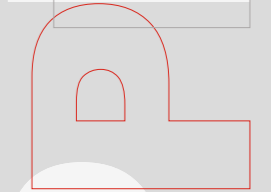
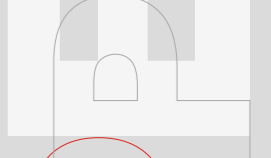
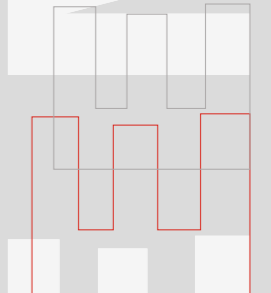
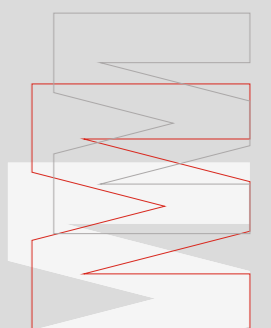
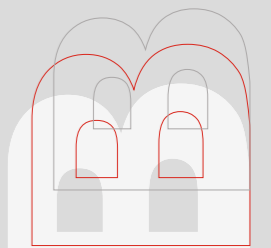
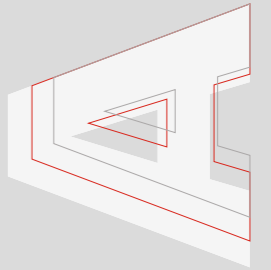
##### 3.1.4.3 Mini Center of the Complex Open Spaces

Passage through the center of the complex will result in person reaching a covered wooden deck and open spaces reserved as recreation areas. Focus point of it all club house, swimming pool for kids and adults, splash pool, and to complete the picture a remarkable “Bao Bab” tree.

Cone-shaped bridge (bridge with ascending width between two points of attachment) reaching across the swimming pool opens up to a spectacular view of the ocean and touches the sun deck.

Sun deck in turn opens up into a first story restaurant with a first class view of the never ending ocean, as well as a fabulous Hotel Tourist Complex “Zemun” and its surrounding. Restaurant itself is thus located in the midst of the lower swimming pool and provides direct communication between the center of the complex and the sand beaches.

Across from the pools a magnificent club house with a possibility of placing bird cages for all those bird lovers, next to it. Across from the clubhouse a small but just as impressive lake.



### 13.2 Passive and Active Recreation

The wanted effect 'man nature' as well as those of sense of seclusion, wanted peace, and at the same time pampering and high class, are achieved by many different aspects of the complex. Some of the factors that give one such a feeling, are due to the fact that the individual structures that form part of a whole are intended as self-contained units. The feeling is supported further by the fact that public structures that join on to the self contained units are connected by deep canopies that blend them in with the surrounding.

Besides the comfort provided in the sense of chalet, it is necessary to secure the array of different structures that ensure smooth functioning of the complex as a whole.

#### 3.2.1 Objects and Functions of Passive Recreation

Spa: encompasses massage facilities and utilities, face and skin treatments, and a steam bath.

Pedestrian walkways: implemented in accordance with the whole complex road network.

##### Gathering areas:

- ✓ Covered deck by the beach
  - ✓ Covered patios in front of the reception, spa, clubhouse etc.
  - ✓ Internal square expansion "A" and "B" formed around the existing vegetation
  - ✓ "Bao Bab" 'deck'
  - ✓ Raft on water
  - ✓ Two people (fixed) decks with umbrellas, on the beach
  - ✓ Manmade lake
  - ✓ Bird sanctuary

#### 3.2.2 Objects and Functions of Active Recreation

##### 3.2.2.1 Activities regarding water / water sports:

- ✓ Skye jets
  - ✓ Scuba diving
  - ✓ Fishing
  - ✓ Swimming

##### Facilities provided:

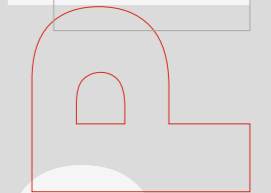
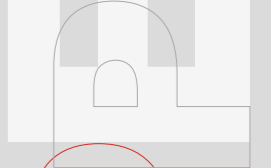
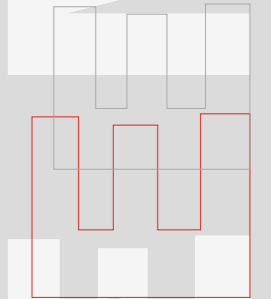
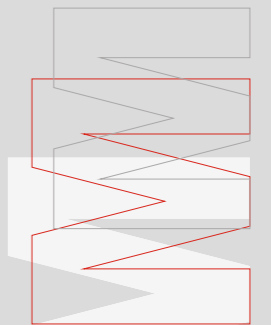
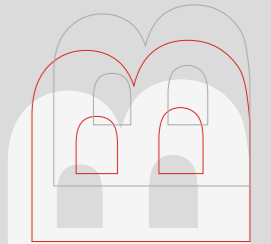
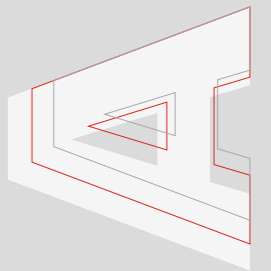
- ✓ Wooden canopy
- ✓ Shed
- ✓ Dock / slipway
- ✓ Gear rentals
- ✓ Kids swimming pool
- ✓ Adult swimming pool
- ✓ Fish pond

##### 3.2.2.2 Inland activities / sports:

- ✓ Bike rides
- ✓ Horse riding
- ✓ Tennis
- ✓ Golf
- ✓ Hiking
- ✓ Jogging
- ✓ Pool / billiard

##### Facilities provided:

- ✓ Clubhouse
- ✓ Jogging path
- ✓ Two tennis courts
- ✓ Golf 'driving' range as well as pat pat courts
- ✓ Swimming pools
- ✓ 6 8 horse stables
- ✓ Climbing wall



**Z A**  
Z E M U N  
AGRO INDUSTRIA

**D** DESIGN  
STUDIO  
Ivan Gugic & Darko Vucelic  
ARCHITECTS

### 3. Structures

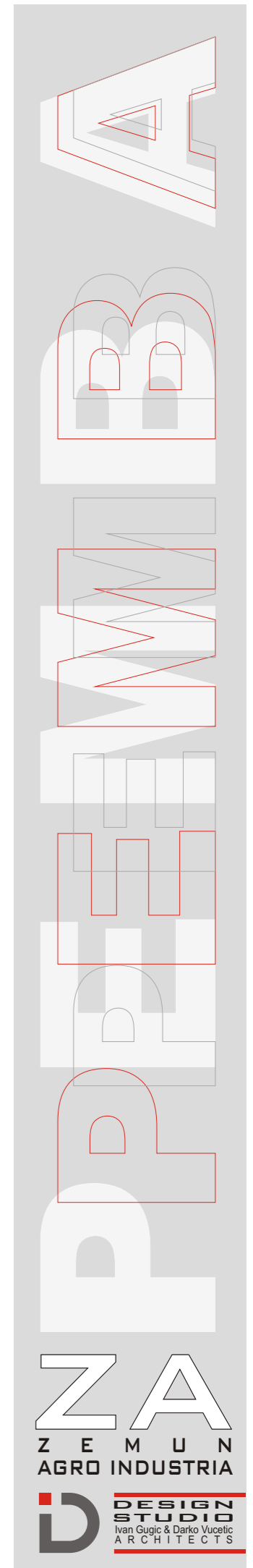
Hotel Tourist Complex “Zemun” has been envisioned as a community in which one can find independent chalets and buildings, linked to one another via canopies and wooden decks.

#### 4.1 Chalet

Depending on the size of the chalets they are designed in way that differentiates them according to the location of their entrance. There are four basic categories with three sub categories, thus providing us with seven different types of structures.

TYPE	NOTE	NO. UNITS	BUILDING AREA		BUILDING AREA WITH TIMBER DECKS		NO. OF BEDS	
1 and 1A	Ground floor	25	87.21	2180.25	168.00	4200.00	4	100
2 and 2A	Ground floor	26	115.89	3013.14	210.93	5484.37	4 + 2	104 + 52
3 and 3A	Ground floor	3	144.58	433.74	253.12	759.36	6 + 2	18 + 6
4	Ground and 1 <sup>st</sup> floor	16	73.50	1176.00	26.50	424.00	4	64
Units with parking	Covered	20	NA	NA	NA	NA	NA	NA
Parking area	Covered	40	NA	NA	NA	NA	NA	NA
<b>SUB TOTAL</b>		<b>70</b>		<b>6803.13</b>		<b>10867.73</b>		<b>286+58</b>

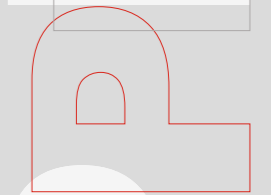
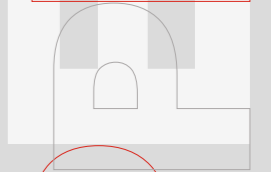
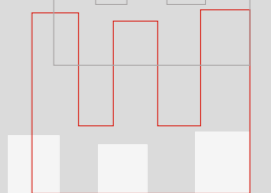
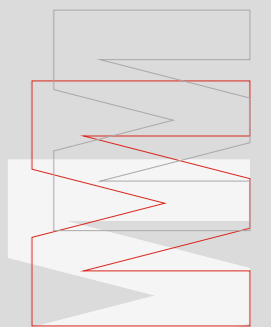
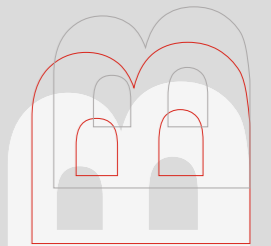
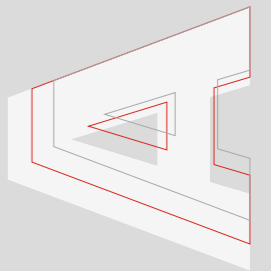
All of the chalet foundations are strap footed. Pillar foundation raises from the ground level, on top of which rests a grid of timber beams with a final floor level at approximately 60cm from the natural soil. Skeletal construction is closed with typical wooden sandwich panels. In the framework of the construction there is an ablution block built from cement blocks. Roof covering is made up of wooden planks with hydro isolation. An independent roof is made of pre-painted steel sheeting. Area between two planes provides natural ventilation thus providing necessary ventilation and in such way ensuring decrease in power consumption. Vast glass covered areas (windows, sliding doors, etc.) ensure interaction with the surrounding, and provide the visitors with an ocean view. All of the structures present are supplied with insect nets. Indoor barriers fixed and / or mobile are built as transparent sheets (i.e. screen barriers made of glass or natural materials).



#### 4.2 Structures of general usage

Structural systems as well as the construction materials used are in all entirety exactly the same as those used for living quarters and units. Integral / unique architectural concept is achieved with the use of teakwood structure and cladding panels together with some of the stone cladded walls.

TYPE	NOTE	NO. OF UNITS	BUILDING AREA	VERANDA
Colonial Shop	Timber Structures	1	337.5	
Curio Shop	Timber Structures	1	225.0	
Reception and Administration	Timber Structures	1	337.5	
Spa	Timber Structures	1	225.0	
Managerial living quarters	Timber Structures	1	225.0	
Conference Facilities	Timber Structures	1	337.5	
Clubhouse	Timber Structures	1	337.5	
Stables	Timber Structures	2	400.0	
Restaurant and View Deck	Timber Structures	1	576.0	
Workshop and Services	Steel structure	1	840.0 133.0	
Guard House	Timber Structures	1	30.0	
Visitors Parking	18 bays'	NA	NA	
<b>SUB TOTAL</b>			<b>4004.0</b>	<b>3187.5</b>



**Z A**  
Z E M U N  
AGRO INDUSTRIA

**D** DESIGN  
STUDIO  
Ivan Gugic & Darko Vucelic  
ARCHITECTS