

PLAN URBANISTIC DE DETALIU - SOȘ. ANDRONACHE 52-54 P.U.D.

funcțiune

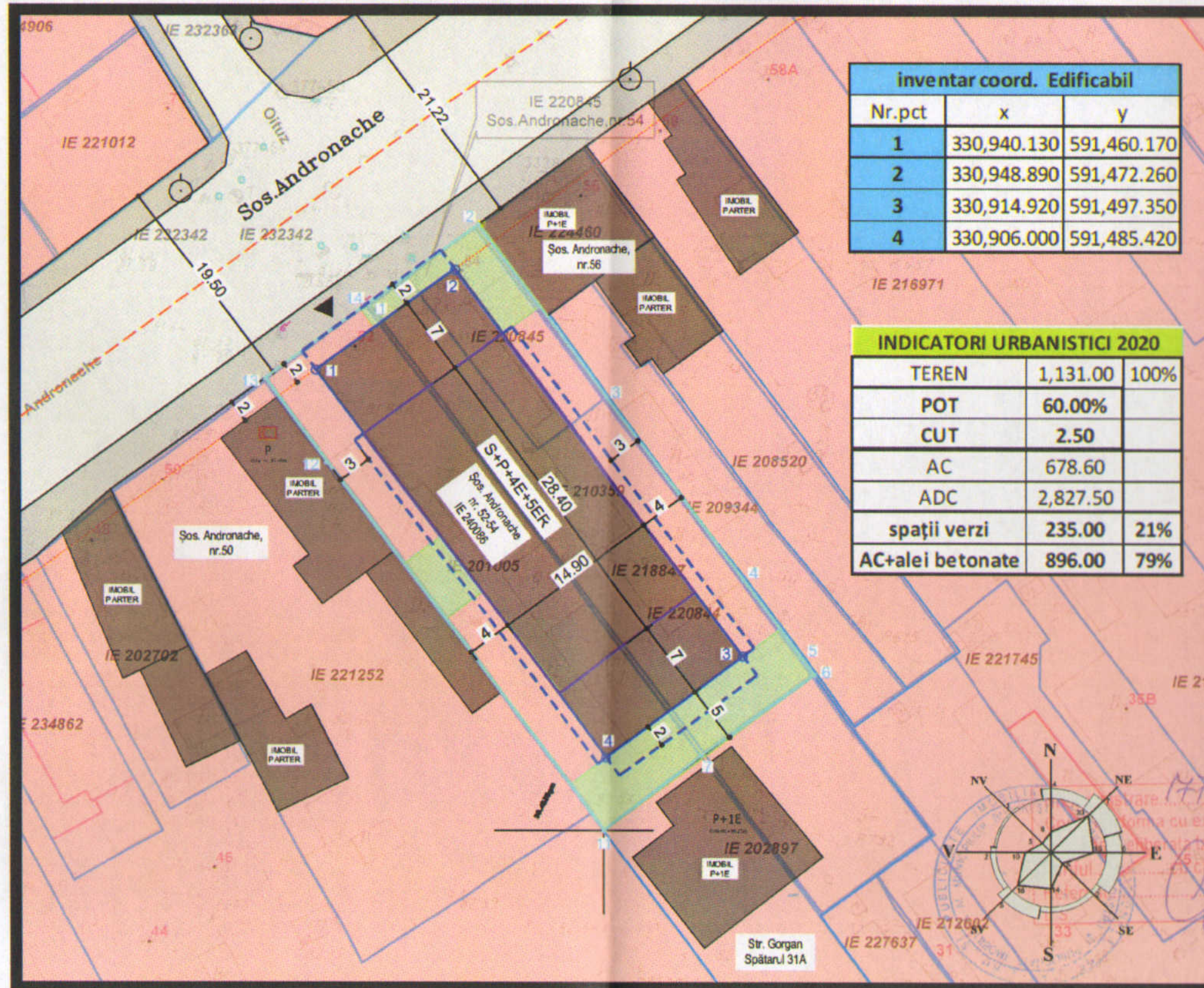
LOCUINȚĂ COLECTIVĂ

regim de înălțime

S/Ds+P+4E+5ER

Sos. Andronache, nr. 52-54

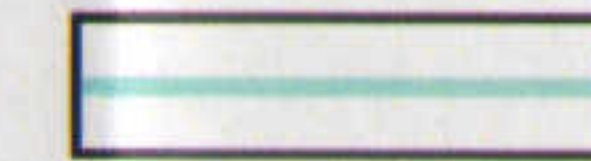
sect.2, București



| inventar coord. Edificabil | | |
|----------------------------|-------------|-------------|
| Nr.pct | x | y |
| 1 | 330,940.130 | 591,460.170 |
| 2 | 330,948.890 | 591,472.260 |
| 3 | 330,914.920 | 591,497.350 |
| 4 | 330,906.000 | 591,485.420 |

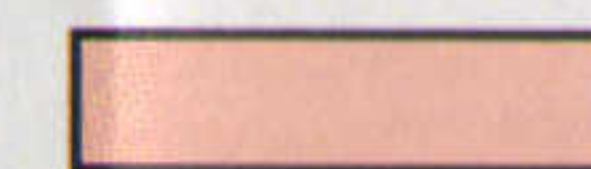
| INDICATORI URBANISTICI 2020 | | |
|-----------------------------|----------|------|
| TEREN | 1,131.00 | 100% |
| POT | 60.00% | |
| CUT | 2.50 | |
| AC | 678.60 | |
| ADC | 2,827.50 | |
| spații verzi | 235.00 | 21% |
| AC+alei betonate | 896.00 | 79% |

LEGENDA

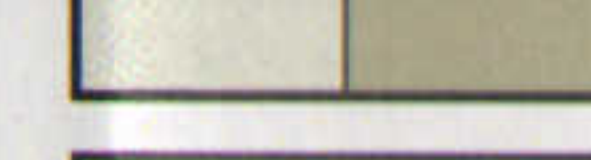


LIMITA PUD
S = 1.131,00mp

FUNȚIUNI - CIRCULAȚII



ZONA MIXTĂ M3



CIRC. CAROSABILE/PIETONALE



ACCESE - PIETONALE/AUTO

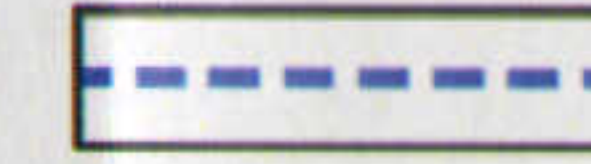
ELEMENTE DE REGULAMENT



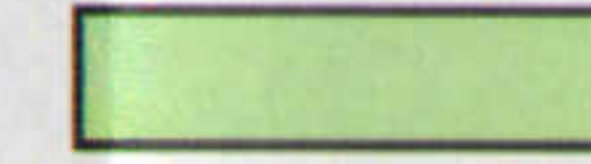
ALINIERE EXISTENTĂ



EDIFICABIL 4E/ EDIFICABIL 5E/ COORDONATE



CONSOLE-BALCOANE - maxim $\frac{1}{3}$ din fațadă



SPAȚII VERZI

| Parcela (1) | | | |
|-------------|--------------------------|------------|-------------------------|
| Nr. Pct. | Coordonate pct.de contur | | Lungimi laturi D(i,i+1) |
| | X [m] | Y [m] | |
| 2 | 330952.825 | 591474.328 | 18.853 |
| 3 | 330937.670 | 591485.542 | 20.007 |
| 4 | 330921.608 | 591497.470 | 9.921 |
| 5 | 330913.586 | 591503.308 | 0.456 |
| 6 | 330913.218 | 591503.578 | 12.044 |
| 7 | 330906.163 | 591493.816 | 0.044 |
| 10 | 330906.128 | 591493.843 | 10.859 |
| 11 | 330899.471 | 591485.264 | 40.458 |
| 12 | 330931.996 | 591461.202 | 9.041 |
| 13 | 330939.264 | 591455.825 | 11.165 |
| 1 | 330945.889 | 591464.812 | 11.775 |

S(1)=1130.99mp P=144.624m

REGLEMENTĂRI - EDIFICABIL/ CIRCULAȚII

INDICATORI URBANISTICI CONFORM RLU - PUG - PMB

M3 - subzona mixta cu cladiri avand regim de inaltime continuu si discontinuu si inalțimi maxime de P+4 niveluri.

POTmaxim = 60%, CUTmaxim = 2,50 (P+4E+5ER)

Hmax = in planul fatadei < distanta dintre aliniamente

Hmax - 4E = 17,00m

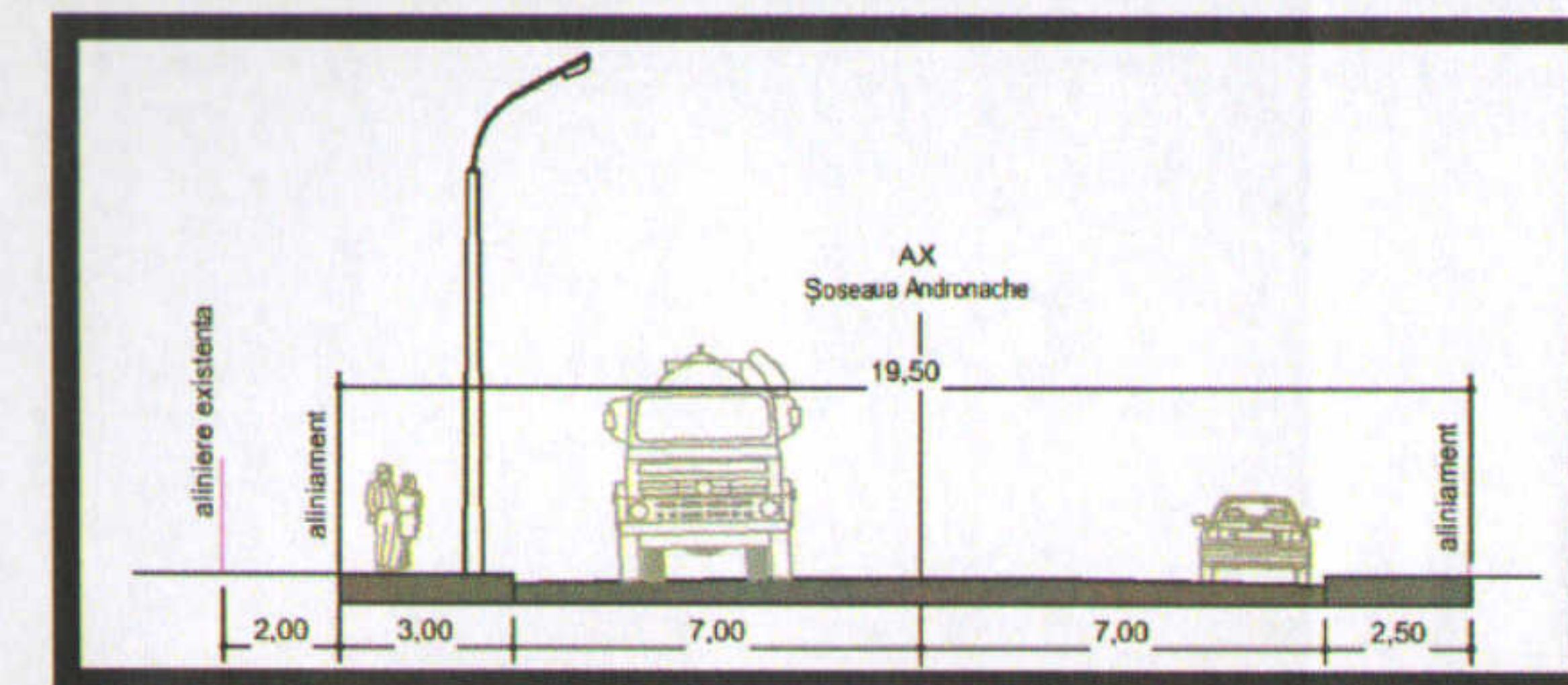
Hmax - 5ER = 20,00m

Hmax - casa lift = 22,50m

PROPUNERE 2020

NR. UNITĂȚI LOCATIVE - 45

PARCĂRILE SE VOR ASIGURA CF. HGCMB 66/2006



BIA FPPC

BIA FPPC
CIF 28764458

Beneficiar:

SC FILIP CEZAR CONSTRUCT SRL

Proiect nr:

U09/2020

SPECIFICAȚIE

NUME

SEM.N.

Scara:

Titlu proiect:

Faza:

coordonat

urb.L.VELUDA

1:500

LOCUINȚĂ COLECTIVĂ - S/Ds+P+4E+5ER,

P.U.D

proiectat

arh. P.Frecan

Data:

Șos. Andronache, nr. 52-54, S2 - București

Plansa nr:

desenat

arh. P.Frecan

08/2020

REGLEM. - EDIFICABIL/ CIRCULAȚII

U.2.0