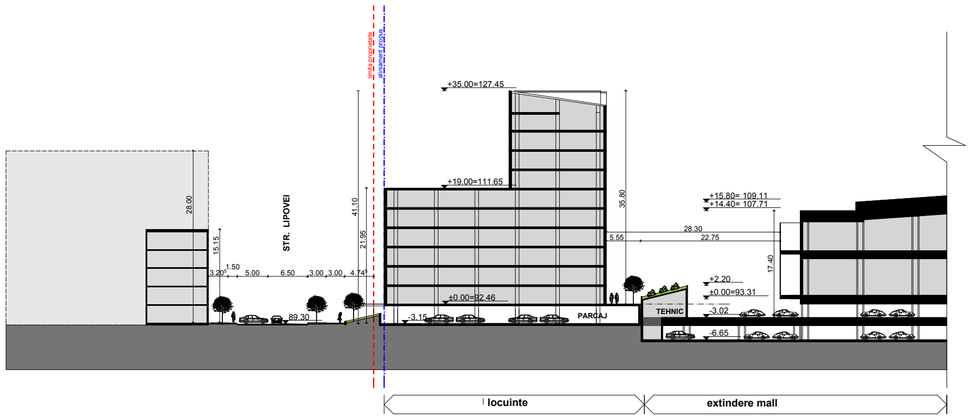

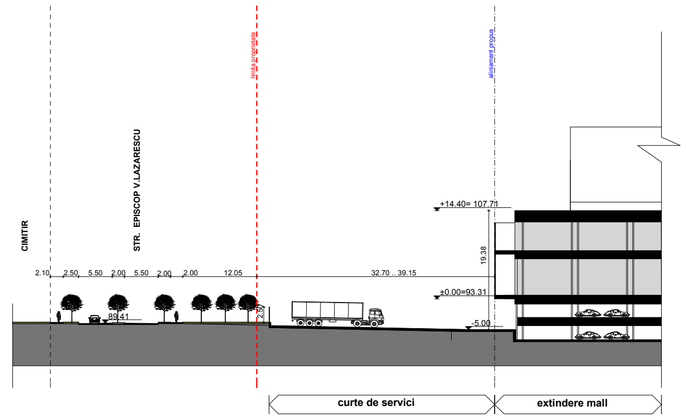

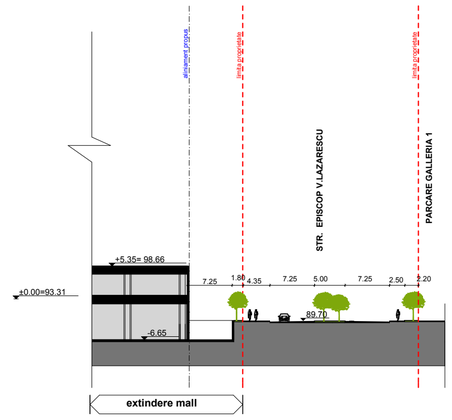

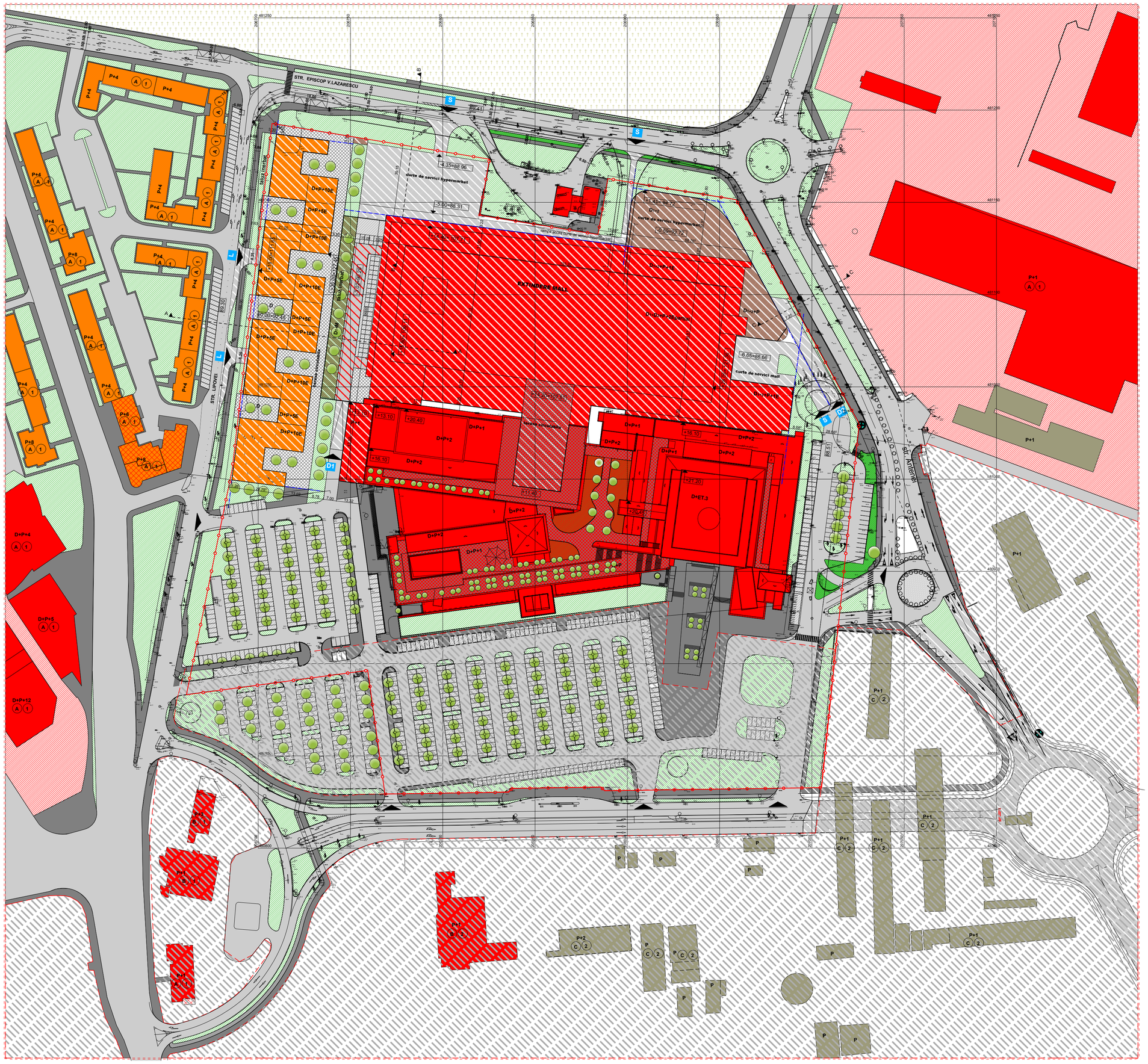

PLAN URBANISTIC DE DETALIU

RECONFIGURARE ZONA MALL TIMISOARA

LEGENDA

CRITERII DE ANALIZA:

ELEMENTE AMPLASAMENT

- limita zona in studiu
- limita proprietati studiate
- zona cu interdictie temporara de construire pana la aprobare PUZ / schimbare de functiune
- aliniamente propuse
- contur cladiri propuse
- contur cladiri existente
- circulatie auto (existent/propus)
- parcaje
- circulatie pietonala
- pista biciclisti
- pietonal- terasa circulabila
- spatii verzi ,plantatii, terase inierbate
- accese auto
- S D1 D2 L accese parking

REGIM DE INALTIME

D+ P, ...D+P+10

FUNCTIUNI

- locuinte cu regim de inaltime mediu si mare (existent/propus)
- institutii publice, servicii (existent/propus)
- anexe tehnice (existent/propus)
- servicii, comert la parter
- hale industriale, depozite
- zona gospodarie comunala - cimitir
- zona institutii publice, servicii

STAREA CLADIRILOR

A - buna, B - mediocra, C - rea

STRUCTURA CLADIRILOR

1 - durabila, 2 - semidurabila, 3 - nedurabila

BILANT TERITORIAL

SUPRAFETE	EXISTENT		PROPUS	
	MP.		MP.	
Suprafata teren in studiu	101 561	100.00%	101 561	100.00%
Zona construibila	39 608	39.00%	60 936	60.00%
Zona construita	24 440	24.07%	57 200	56.35%
Accese pietonale	7 accese		8 accese	
Circulatii pietonale	9 140	9%	7 755	7.63%
Circulatii pietonale - terase	4 800	4.72%	9 880	9.72%
Accese auto	8 accese		10 accese	
Circulatii auto	20 960	0.00%	21 905	21.56%
Parcaj	1140locuri		2099locuri	
Spatii verzi	32 950	32.45%	9 468	9.32%
Terase inierbate	835	32.45%	1 665	1.64%

P.O.T. existent	24.07%
P.O.T. maxim propus	60.00%
C.U.T. existent	0.66
C.U.T. maxim	2.00
Regim de inaltime maxim	D+P+10E
Cota terenului sistematizat	88.81

PROIECTAT:	CONSULTANT SPECIALITATE:	VIZAT SPRE NESCHIMBARE:
	arh R. Feier	

Proiectant:
Birou individual de arhitectura
Radu Mihailescu - Timisoara
C.I.F19463715

Proiect: RECONFIGURARE ZONA MALL
Locul constructiei: TIMISOARA STR.DEMETRIADE NR.1
Beneficiar: SC. IULIUS MALL TIMISOARA SRL.

Proiect nr.: P04/2007

Sef proiect	arh R. Mihailescu	Scara: 1:1000	REGLEMENTARI URBANISTICE
Proiectat	arh. I.Feier		
Desenat	arh. I.Feier	oct.07	

Faza: PUD

Pl. nr.: A02