

P. U. Z.

PLAN URBANISTIC ZONAL

"RECONVERSIE PALATUL COPIILOR ARAD", B-DUL REVOLUȚIEI NR. 69

04 MOBILARE URBANA

Isc I 90-R ZONA CENTRALA CU FUNCTIUNEA DOMINANTA DE SERVICII DE TIP BIROURI SI APART-HOTEL IN PALATUL ANDRENYI SI TERENUL ADIACENT

POTmax=45%
CUTmax=1.7
RHmax =S+P+1E+M
Spatii verzi: 25%
Bilant parcare: 28 parcare pentru birouri si apart-hotel

LEGENDA

LIMITE

- ZONA STUDIATA 1.1 ha
- INCINTA PUZ 2496mp
- LIMITA ZONEI CENTRALE

ZONIFICARE FUNCȚIONALĂ

- CONSTRUCTII EXISTENTE
 - ANEXE, MAGAZII, AVÂND REGIM DE INALTIME PARTER
 - SPATIU VERDE EXISTENT
 - SPATIU VERDE DE LOISIR PROPUȘ CU AMENAJARI URBANE
- AMENAJAREA SPATIULUI VERDE SE POATE REALIZA PRINTR-O MOBILARE URBANA SCULPTURAL-FUNCTIONALA, CREATIVA, CU ROL DE ACOMODARE CULTURALA A VECHILOR SIMBOLURI ARHITECTONICE LA COTIDIANUL CONTEMPORAN

CĂI DE COMUNICAȚII

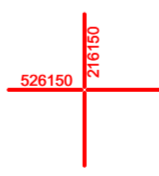
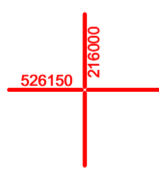
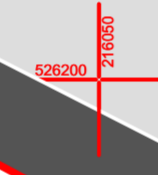
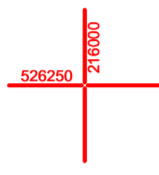
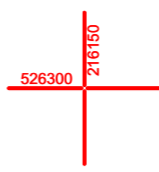
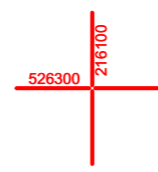
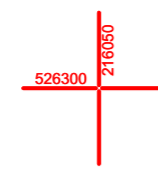
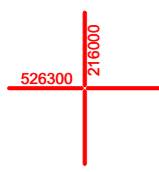
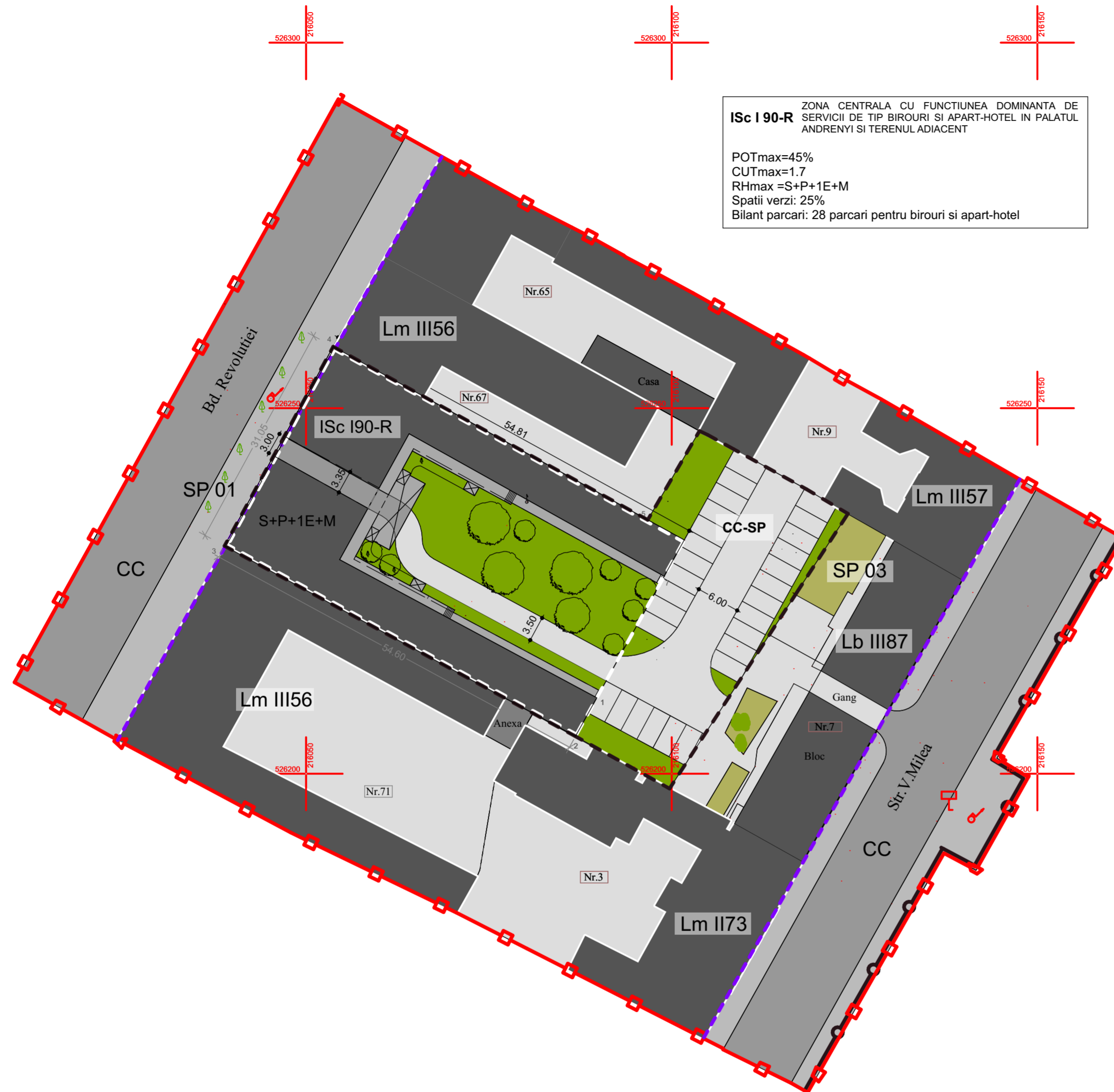
- STRADA/ BULEVARD- CIRCULATIE AUTO
- TROTUARE
- ALEI DE INCINTA PIETONALE SI CURTI PAVATE/PLATFORME BETONATE

REGLEMENTĂRI SI RESTRIȚII

- LIMITA SUBZONEI ISTORICE DE REFERINTA 13 CONFORM PUZ ZCP ARAD, APROBAT PRIN HCLM NR.201/2014
- LIMITA ZONEI EDIFICABILE

BILANT TERITORIAL INCINTA PUZ	EXISTENT		PROPUS		
	mp	%	mp	%	
IS-Instituti si servicii publice din cadrul Zonei Centrale	1689	67.66	0	0	
Isc I 90 Subunitate functionala Palatul Copiilor Arad, Regim de inaltime P+1, Monument istoric cod LMI Ar-II-m-b-00544					
L-Locuire din cadrul Zonei Centrale	726.62	29.12	0	0	
Lb III 87 Subunitate functionala de Locuinte colective de tip bloc existente					
SP 03 Spatii verzi si plantate	80.38	3.22	0	0	
Isc I 90-R Zona centrala cu functiunea dominanta de servicii de tip birouri si apart-hotel, S=2496mp	Birouri si Apart-hotel	0	0	1123.2	45
	spatii verzi si amenajari urbane	0	0	624	25
	circulatii auto si parcare, platforme betonate	0	0	748.8	30
TOTAL	2496	100	2496	100	

BIROU DE ARHITECTURA DRIG BOGDAN GEORGE Mun.Arad, str. Episcopiei nr. 3 office@bogdandrig.ro			Beneficiar SC ERRE INVEST ROMAN SRL	Nr.proiect 2/2024
SPECIFICATIE	NUME	SEMNATURA	Scara: 1:5000	Titlu proiect ELABORARE PUZ SI RLU PENTRU RECONVERSIE PALATUL COPIILOR ARAD
ȘEF PROIECT	arh. Simon Imre		Data: 17.12.2024	
PROIECTAT	arh. Bogdan Drig			Amplasament B-dul Revolutiei nr. 69, mun. Arad
DESENAT	arh. Maria Koller			Titlu planșă PLAN MOBILARE URBANA
				Nr.planșă 03/3



Parcela (313628)

Nr. Pct.	Coordonate pct.de contur		Lungimi latouri D(i,i+1)
	X [m]	Y [m]	
0	1	2	3
1	526210.396	216089.761	6.027
2	526205.124	216086.940	54.597
3	526231.160	216088.851	31.047
4	526259.420	216052.711	48.826
5	526234.888	216096.478	5.982
6	526231.975	216101.719	5.675
7	526227.011	216098.968	18.995
S(313628)=1688.70mp P=171.153m			

Parcela (313202)

Nr. Pct.	Coordonate pct.de contur		Lungimi latouri D(i,i+1)
	X [m]	Y [m]	
0	1	2	3
20	526223.847	216116.058	20.571
21	526197.965	216099.819	10.089
22	526202.765	216090.945	1.688
23	526203.589	216089.468	3.046
2	526205.124	216096.940	6.027
1	526210.396	216089.761	18.995
7	526227.011	216098.968	5.675
6	526231.975	216101.719	5.982
5	526234.888	216096.478	14.342
24	526247.364	216102.499	5.328
25	526244.784	216108.161	0.759
26	526244.417	216108.825	10.737
27	526239.080	216118.142	6.376
28	526235.911	216123.673	14.251
S(313202)=806.87mp P=133.868m			