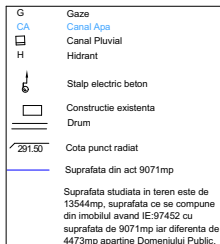


Ho-cota cornisa constructie
LEGENDA



D 2-3=0.34m
D 6-7=3.42m
D 10-11=0.08m
D 13-14=2.88m
D 16-19=0.22m

VARIANTA "I" REGLEMENTARI URBANISTICE-ZONIFICARE



LEGENDA

LIMITE

- LIMITA TERITORIAL ADMINISTRATIVA
municipiul Pitesti comuna Bradu
- LIMITA LOT CE A GENERAT PUZ
- LIMITA LOTURI

FUNCTIUNI, ZONE

- ZONA LOCUINTE
- ZONA MIXTA intre LOCUINTE
si INSTITUTII SERVICII
- EDIFICABIL PROPUIS

CAI DE COMUNICATIE

- STRAZI EXISTENTE
- TROTUARE EXISTENTE
- CAROSABIL PROPUIS
- PIETONAL/TROTUAR PROPUIS

RETELE

- RETEA ALIMENTARE APA EXISTENTA
- RETEA CANALIZARE EXISTENTA
- RETEA CANALIZARE PLUVIALA EXISTENTA
- RETEA GAZ NATURAL EXISTENTA
- LINEA ELECTRICA 0,4kv
- LINEA ELECTRICA 20kv
- ZONA PROTECTIE
-1,00m. fata de retea 0,4kv.
-5,00m. fata de retea 20kv.

BILANT TERITORIAL PROPUIS			
NR. CRT.	ZONA FUNCTIONALA	SUPRAFATA (mp)	PROCENT %
1	ZONA LOCUIRE		
	Cladiri	2008,65	
	Circulatii incinta a.Carosabil,platforme b.Pietonal	3615,59	
	Spatii verzi/lot	1406,06	
	Total	7030,30	77,51%
2	ZONA Mixta-locuinte si servicii institutii	560,70	6,18%
	Total	7591,00	83,69%
3	CAI DE COMUNICATIE		
	Carosabil propus	1111,30	
	Pietonal propus	368,70	
	Total	1480,00	16,31%
TOTAL		9 071,00	100,00%

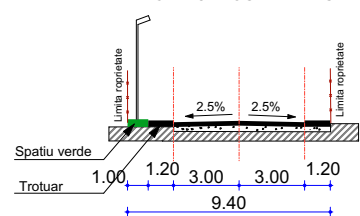
ZONE FUNCTIONALE

- Lm Locuinte cu regim mic inaltime
- M Is Subzona mixta Locuinte si Servicii
- Ccr Cai comunicatie rutiera

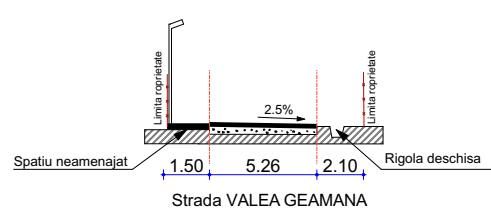
INDICATORI URBANISTICI PROPUIS PE LOT

- Lm P.O.T. maxim 35%
C.U.T. maxim 0,84
Regim maxim inaltime=P+1E+M
Inaltime la cornisa 8,00m.
Spatii parcare 2 /lot
Spatii verzi 20% /lot
Circulatii incinta 45%
Carosabil 20,00%
Pietonal 25,00%
- M Is P.O.T. maxim 35%
C.U.T. maxim 0,84
Regim maxim inaltime=P+2E
Inaltime la cornisa 10,00m.
Spatii verzi 20% /lot

PROFIL CAROSABIL EXISTENT

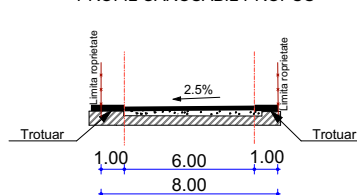


Strada EMIL RACOVITA



Strada VALEA GEAMANA

PROFIL CAROSABIL PROPUIS



PROFIL CAROSABIL PROPUIS Strada in incinta

Fundatura str. Frasinului nesistematica vertical



BIROU INDIVIDUAL DE ARHITECTURA
GABRIELA EUGENIA ASSENZA
PITESTI : Str. Sfanta Vineri, Bl. VG1, Sc. B, Ap. 15
Tel: 0726784008

Sef proiect
arhitectura arh. Gabriela ASSENZA
PROIECTAT arh. Gabriela ASSENZA
DESENAT arh. Gabriela ASSENZA

SCARA
1/1000
DATA
03/2025

BENEFICIAR:
Ionel Constantin
strada Emil Racovita f.n.
Municipiul Pitesti, Judet Arges
DENUMIRE PROIECT:P.U.Z. pentru
LOTIZARE TEREN SI CONSTRUIRE
LOCUINTE CU REGIM MIC DE INALTIME
DENUMIRE PLANSA: REGLEMENTARI
URBANISTICE- ZONIFICARE

Pr.
nr.13
FAZA
S.O.
Pl. nr.
U3