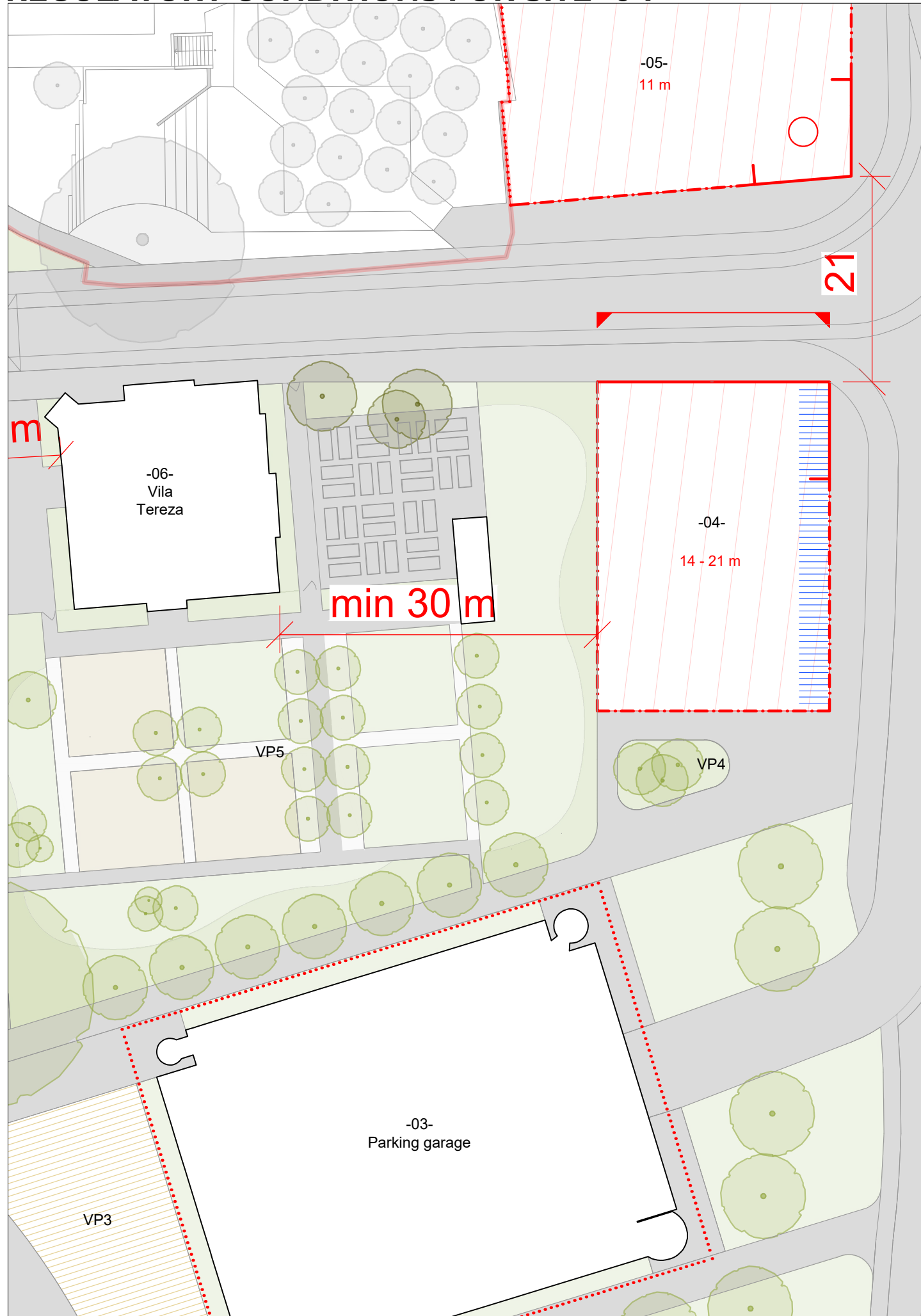


REGULATORY CONDITIONS FOR SITE -04-



REGULATIVY

- **Closed building line**
The closed building line delineates the part of the block within which it is possible to build; the building must not deviate from this line at any point; it must continue fully and without interruption along the entire length of this line. *A typical feature of a closed building line is that adjacent buildings abut on each other with gable walls. In justified cases, a closed building line may be interrupted by a gap of max. 4 m in order to ensure access or block permeability.*
- - - **Semi-closed building line**
The semi-closed building line delineates the part of the block within which it is possible to build; the building must not deviate from this line at any point; it need not continue fully and without interruption along the entire length of this line.
- - - **Open building line**
The open building line delineates the part of the block within which it is possible to build; the building must not deviate from this line; it must not continue fully and without interruption along the entire length of this line.
In justifiable cases, an open building line may incorporate a recessed section provided that the corners and the majority of the structure are not recessed from the line.
- ⋯ **Flexible building line**
The flexible building line delineates the part of the block within which it is possible to build; the building may be recessed from this line; it may continue fully and without interruption along the entire length of this line.
- 14 - 18 m **Regulated building height**
The regulated building height is the vertically measured height from the lowest point of the adjacent terrain up to the level of the main cornice. The main cornice level is defined as the intersection of the outer face of the perimeter wall and the upper edge of the roof covering or the upper edge of the attic. In the case of buildings on a slope, the height may be determined independently for parts of the buildings. The regulated height is given in metres as either the minimum and maximum height or only the maximum height. As part of setback floors, it is possible to design:
a) A sloping roof with max. two gables, or with loft floors, at a maximum angle of 45°;
b) A setback floor up to height 3.5m, receding by at least 2.5 m from the outer perimeter wall of the building facing the building line and one additional perimeter wall
c) A different roof configuration which does not exceed the stipulations of a) or b).
- ||||| **Active ground-level premises**
Where active ground-level premises are marked, it is necessary to ensure that the ground floor level is positioned relative to the level of the adjacent street area in such a way as to enable access from the street into the ground floor level. The max. height difference between the street level and the ground floor level is 0.5 m. If the street area is on a slope, the 1st above-ground floor must be positioned such that the stipulated maximum height difference is retained along the entire course of the street area. The minimum structural height of the ground floor accessed from the public street area is 4.5 m.
- //// **Part of the block designated for construction**
The part of the block designated for construction is the area whose outer perimeter is delineated by building lines.
- **Specific corners**
Places marked in the sketch as specific corners can be recessed from the building line inwards into the block up to a distance of 7 m from the corner of the block; the height of the structure may be exceeded locally up to a maximum of 7 m, i.e. 2 above-ground floors, covering an area of max. 200 m² of GFA per floor.

- ↔ **Vehicle entry section**
Entrance points for parking lots must be located along the marked section of the building line within the delineated urban block.
- ↔ 10 ↔ Building line dimension points

LEGEND

- Cadastral map
- Area of interest
- 01- Characterization of construction block
- VP1- Characterization of non-construction block and main public spaces (parks, squares)

REGULATORY CONDITIONS

Parking for this building must be located in the underground levels. Vehicle entry and the associated technical facilities should be from Střelniční St.

Data source:
Ostrava City Authority

Author	Ing. arch. Martina Mikócziová
Date	04/2023
Scale	1:500

REGULATORY CONDITIONS: SITE -04-
ČERNÁ LOUKA

MAPPA!!!

0 15 30 45 m

The regulatory conditions permit different architectural designs of the corner sections (rounded, chamfered, etc.).