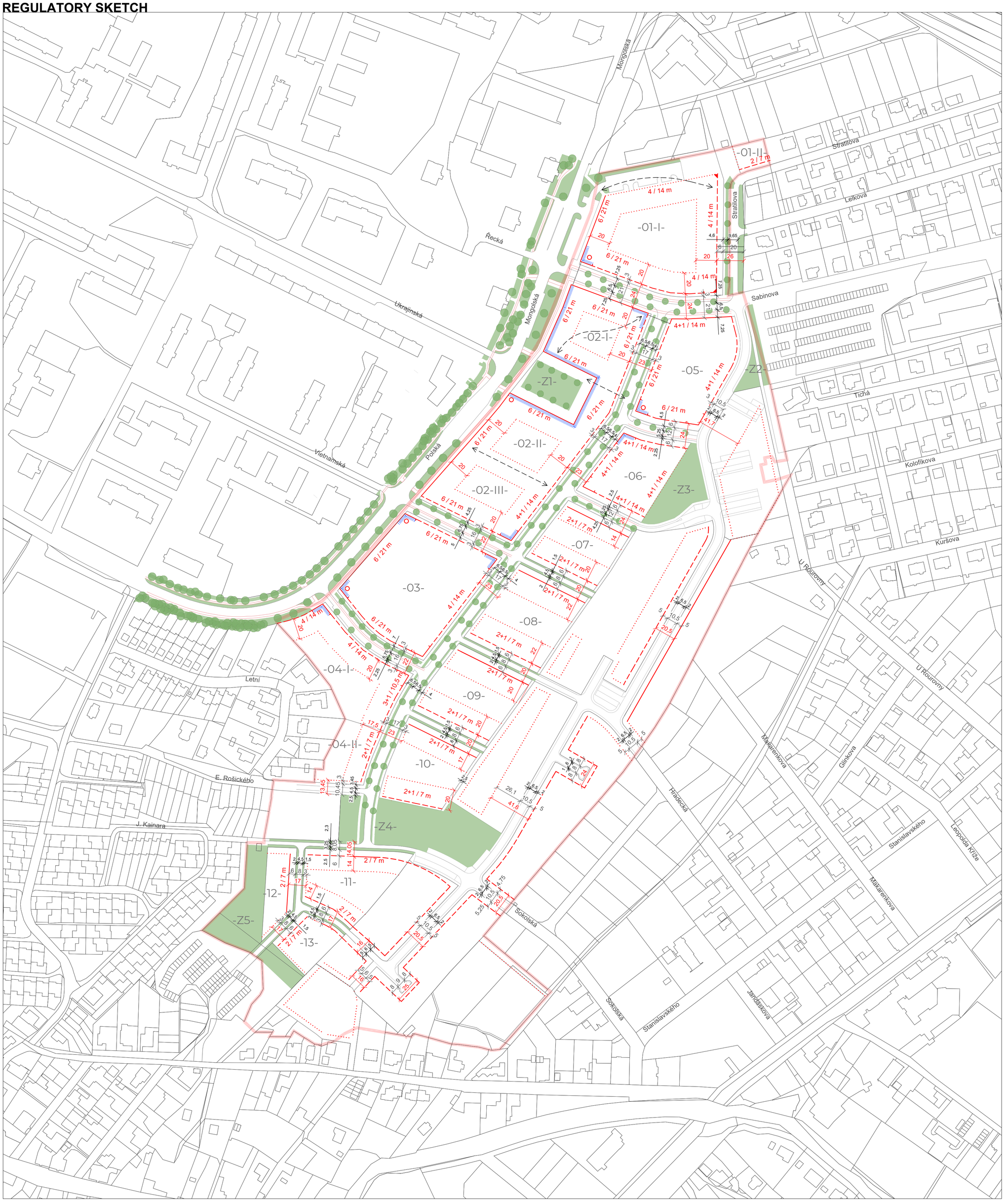
REGULATORY SKETCH



LEGEND

-02-II- Area designation

Site of interest

Cadastral map

REGULATORY CONDITIONS

Construction block
The construction block is a complete part of a territory consisting of a set of land plots, one plot or part of one plot designated primarily for construction. It is usually bounded by street areas and delineated by the street line.

Street line
The street line delineates the boundary between the street areas and blocks in an area designated for construction. Blocks can be categorized as construction blocks (primarily designated for construction) and non-construction blocks (primarily designated for purposes other than construction).

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.

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 must not continue fully and without interruption along the entire length of this line.

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.

Block permeability
The permeability of a block determines the integration of the block with public spaces in approximately delineated areas.
No specific routes for this permeability are designated. The precise direction and course of the routes will be specified in future more detailed project documentation. The entry points for block permeability can be adapted depending on the construction plans for the parcels. The minimum width of the permeability route is 4 m.

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

4+1 **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. For each building line, the regulated height is given in the form "F+x / m (e.g. 3+1 /10.5m)", where F is the maximum number of standard above-ground floors and x is the maximum number of setback above-ground floors. The height given in metres denotes the maximum height of the main cornice. 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).

Rows of trees
A row of trees consists of trees planted in a line along which the maximum axial distance between the trees is 21 m.

No vehicle entry section
No entrance points for parking lots may be located along the marked section of the building line within the delineated urban block.

11 **Building line dimension points**

11 **Street area dimension points**

11 **Roadway dimension points – dimension, position**

NOTE
This regulatory sketch respects the existing project documentation for the roads and technical infrastructure networks for the detached houses in the Svinov cadastral area, parcels nos. 530/1, 530/8, 530/59, 530/68, 531, 533/3, 564/1 and 555/2, compiled by HOCHBAU, s.r.o.

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04 REGULATORY SKETCH
LAND USE STUDY SVINOV - POLSKÁ, MONGOLSKÁ

MAPPA!!!

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