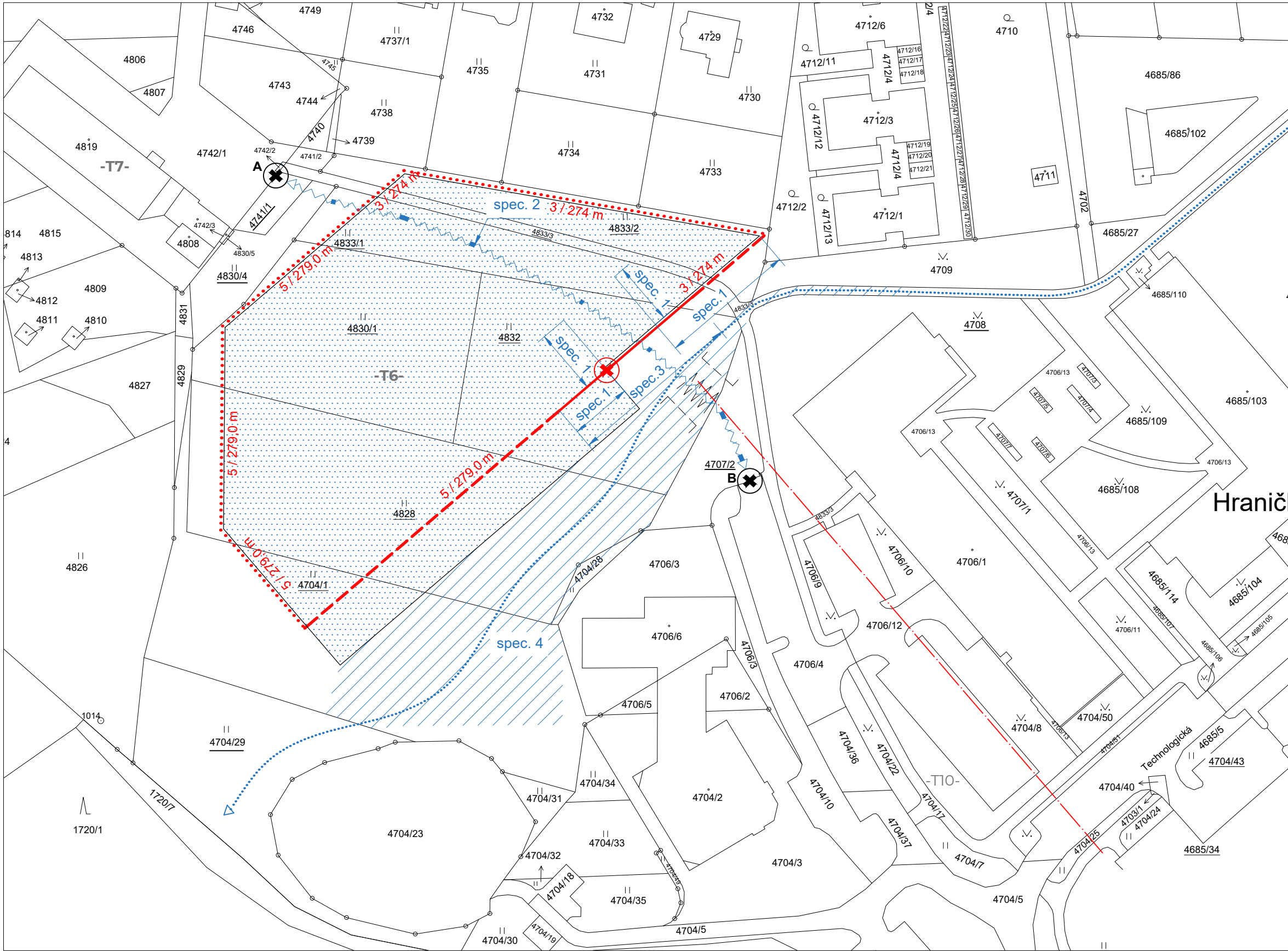


REGULATORY CONDITIONS



LEGEND

- Cadastral boundary
- 4733 Nos. of adjacent parcels
- 4832 Nos. of parcels affected by regulatory conditions
- T6- Designation of areas
- ⊗ 0.000 m for the ground floor of the area

REGULATORY LINES

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.

5 / 297m 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 metres in the form F / m (e.g. 5 / 297m), where F is the maximum number of standard above-ground floors. The height in metres denotes the maximum elevation of the main cornice above sea level.

Compositional axis
This axis is determined by the configuration of the existing and planned buildings; it should be aligned with the façades of the buildings in area T6.

⊗ A Junction-point with the existing road.

Note: An appendix to this regulatory map is a dwg file with precise delineations. The map is based on the study "Technologická St. site - Ostrava-Pustkovec, December 2021".

Parcels affected by the regulation of area T6 - 4704/1, 4704/29, 4708, 4741/1, 4828, 4830/1, 4830/4, 4832, 4833/2, 4833/3, cadastral area Pustkovec.

Data source:
- Ostrava City Authority
Elaborated by the Municipal Studio for Urban Planning and Architecture (MAPPA), June 2021

REGULATORY CONDITIONS

Technologická St., Ostrava-Pustkovec
Date 25.08.2023
Scale 1:1000



SPECIFICATIONS

- spec. 1 Vehicle entrances and delivery bays are not to be located here.
- spec. 2 The plans for T6 will include a new access road; the road surface will have min. width 6 m, and the total road area will have min. width 12 m. Deviation from the proposed road route is possible provided that compliance is maintained with the urbanistic and compositional principles set out in the regulatory map and that transportation access to building T7 is enabled. The junction-points with the current road are marked as points A and B.
- spec. 3 Where it crosses the route of the road between points A and B, the closed building line must be interrupted by a gap of min. 12 m to provide space for the road area.
- spec. 4 Design of public areas and pedestrian path to the Porubský Les forest.

- note no. 1 Existing hard-surfaced areas and utilities networks must be taken into consideration.
- note no. 2 The regulatory map shows that to the south of the proposed road, the maximum height of the building is 5 above-ground floors (max. attic height 279 m above sea level). The building volume must be segmented into separate parts, each of which must have the appearance of a separate volume, despite being functionally interconnected (e.g. via a shared floor, ground-floor level etc.). The max. built area of the building will be 6000 m2 (this is a clarification of the requirements set out in the zoning plan).

Underground levels can be incorporated under the entire area of the T6 construction block.