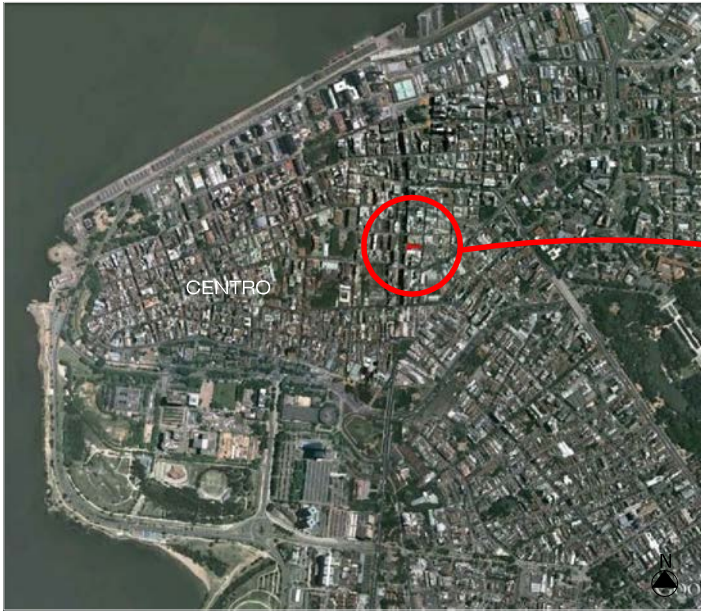


# O Terreno:



Localização Terreno na cidade Porto Alegre



Localização Terreno no entorno

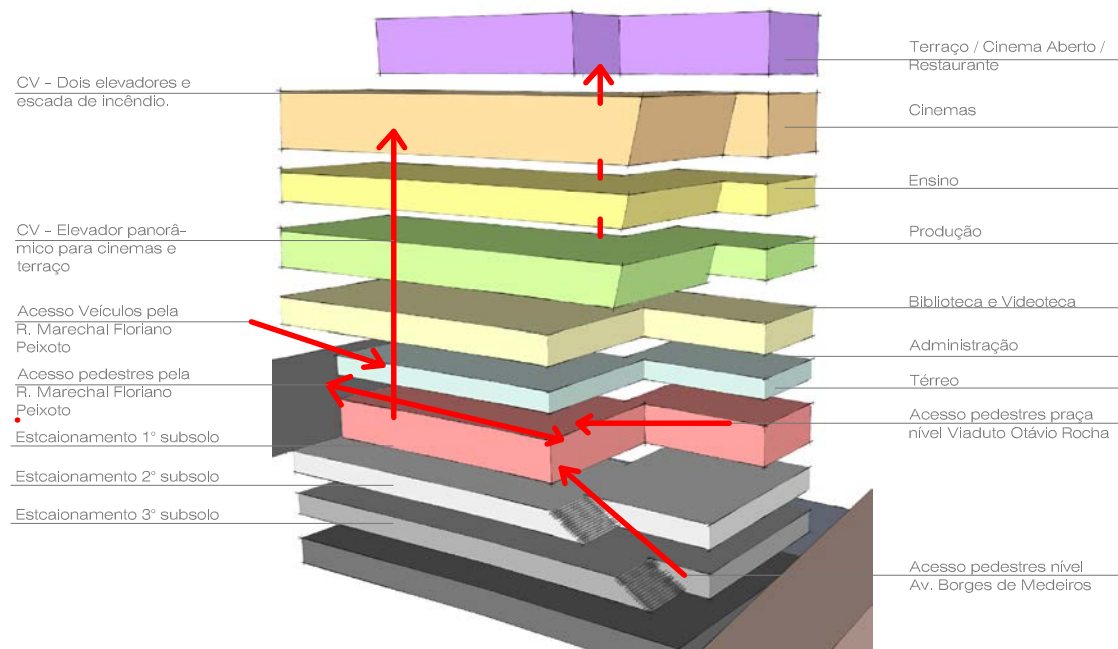


Localização Terreno

## Levantamento fotográfico:



## Diagrama de usos | fluxos | acessos:

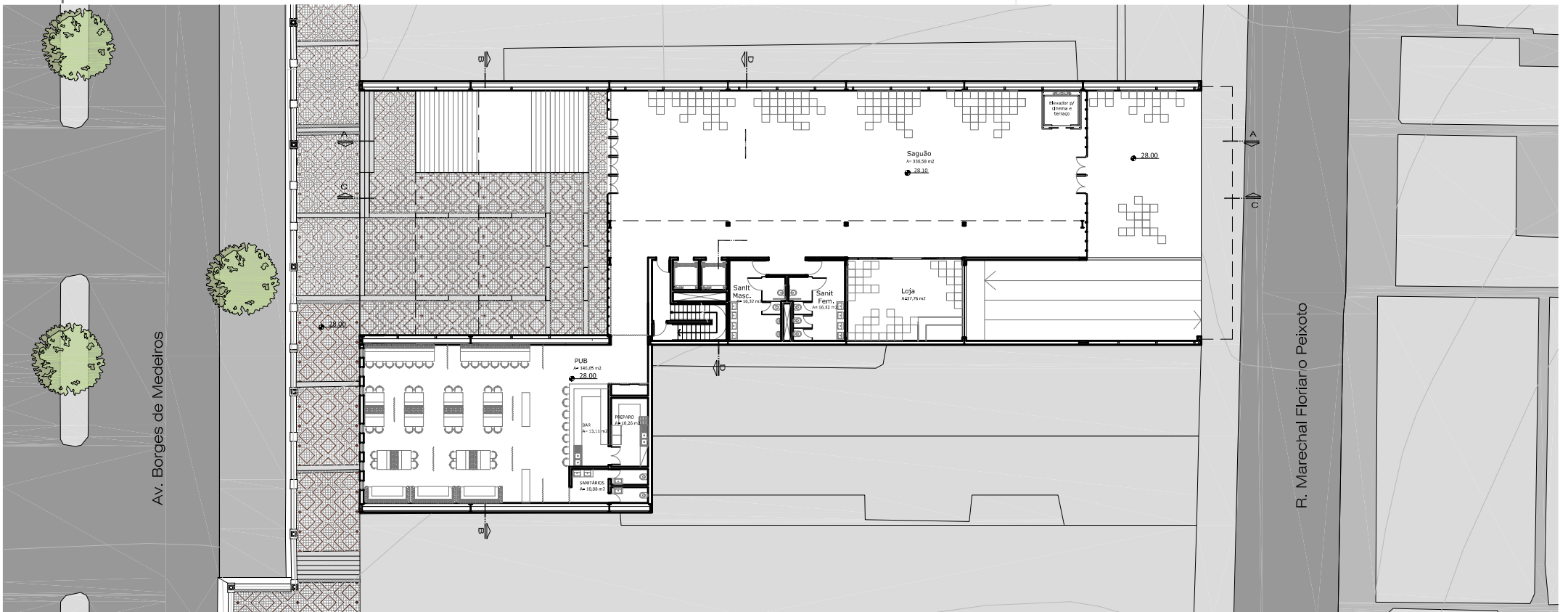


## Plano Diretor:

PLANILHA DE ÁREAS			
PAVIMENTO	ISENTO	N. ADENSÁVEL	ADENSÁVEL
1º Subsolo	1.024,76 m <sup>2</sup>	-	-
2º Subsolo	1.024,76 m <sup>2</sup>	-	-
3º Subsolo	895,02 m <sup>2</sup>	70,08 m <sup>2</sup>	34,08 m <sup>2</sup>
Térreo	396,78 m <sup>2</sup>	28,44 m <sup>2</sup>	587,08 m <sup>2</sup>
Administração	-	114,16 m <sup>2</sup>	309,56 m <sup>2</sup>
Biblioteca	-	112,08 m <sup>2</sup>	469,96 m <sup>2</sup>
Produção	-	153,82 m <sup>2</sup>	614,22 m <sup>2</sup>
Ensino	-	180,86 m <sup>2</sup>	555,12 m <sup>2</sup>
Terraço	-	166,12 m <sup>2</sup>	586,66 m <sup>2</sup>
Serviços	-	132,41 m <sup>2</sup>	12,00 m <sup>2</sup>
TOTAL	3.341,32 m <sup>2</sup>	937,97 m <sup>2</sup>	3.168,68 m <sup>2</sup>

INFORMAÇÕES PDDUA
MZ1 UEU 26 Subunidade 29 Densidade 19
Atividade 15.5 Aproveitamento 19
- Anexo 5 PDDUA: Atividade 15,5 - Área de Interesse cultural - Mista 02
- Anexo 6 PDDUA: Área de ocupação intensiva IA=2,4 IAMáx. = 3 Área do Terreno: 1.090 m <sup>2</sup> - Aplicando IAMáx: 3.270 m <sup>2</sup> Art. 107- Área N. Adensável= 937,97 m <sup>2</sup> < 1584,25 ( 50%)

## Proposta:

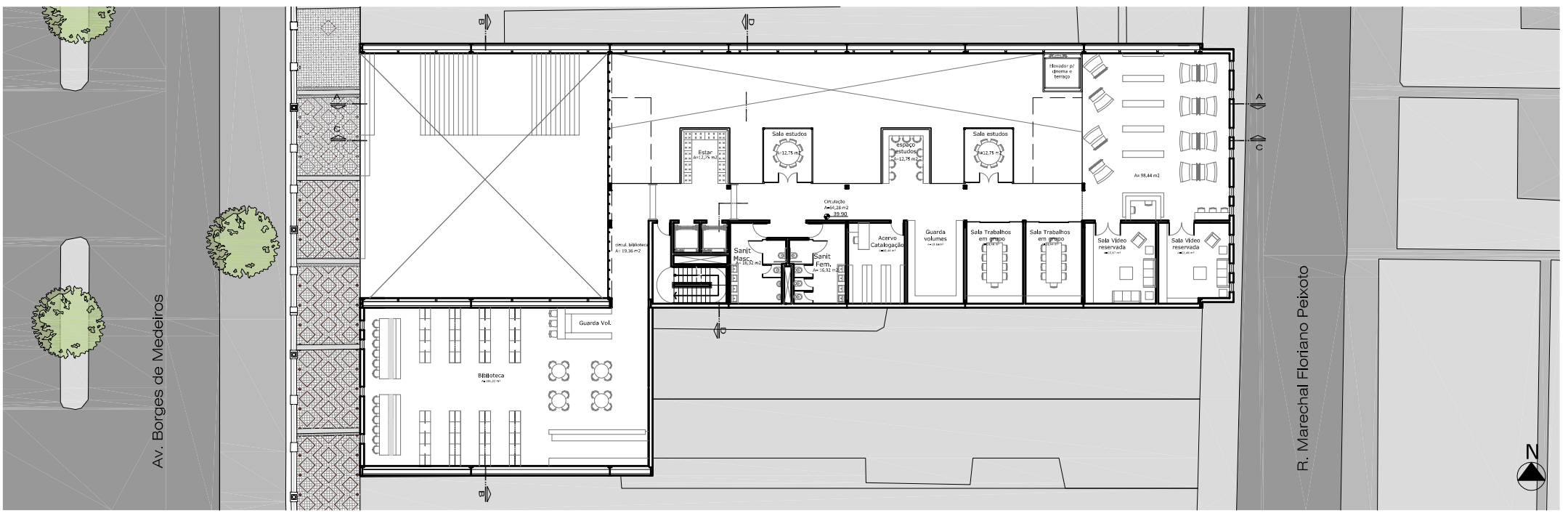


Planta Baixa Térreo

E: 1/125

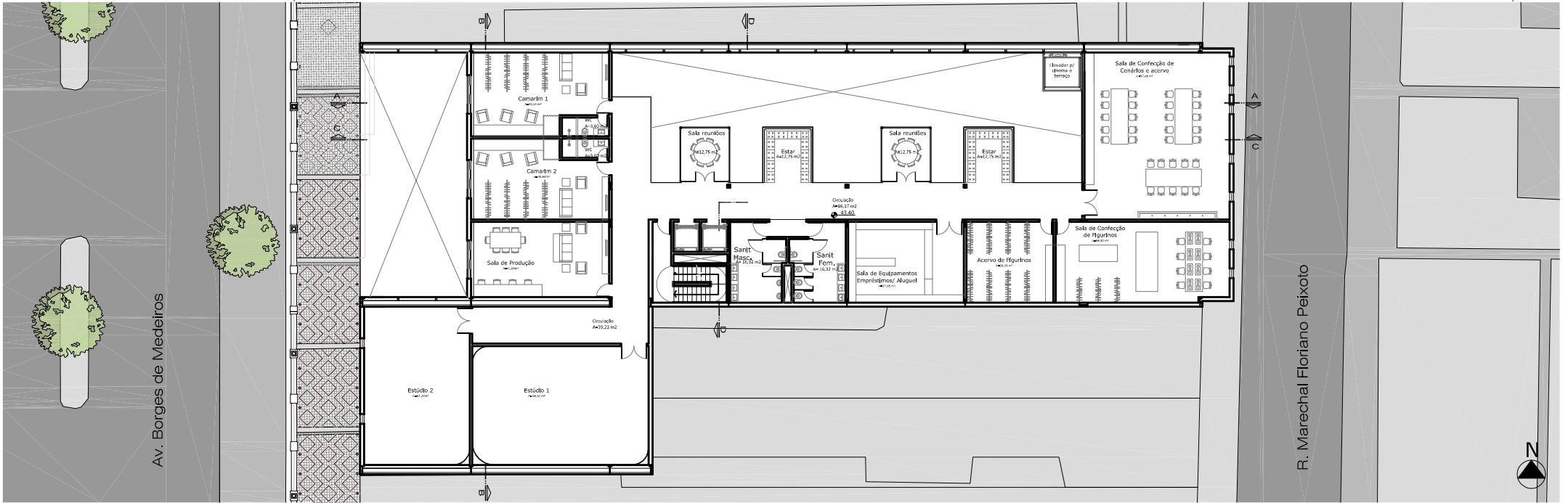






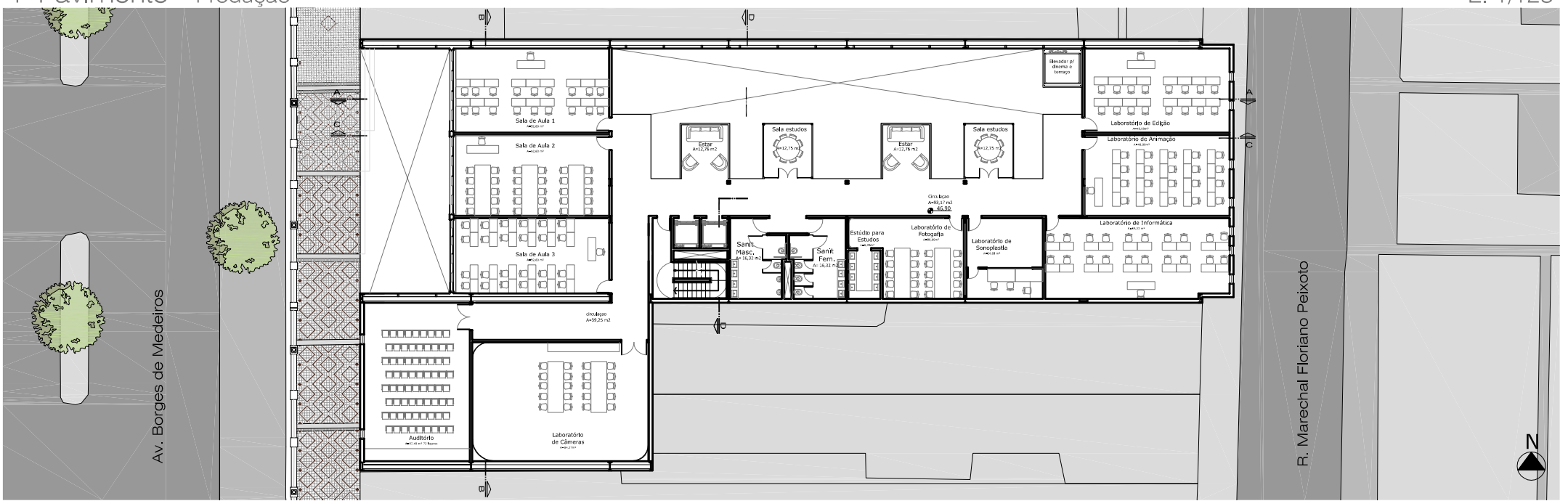
3º Pavimento - Videoteca/Biblioteca

E: 1/125



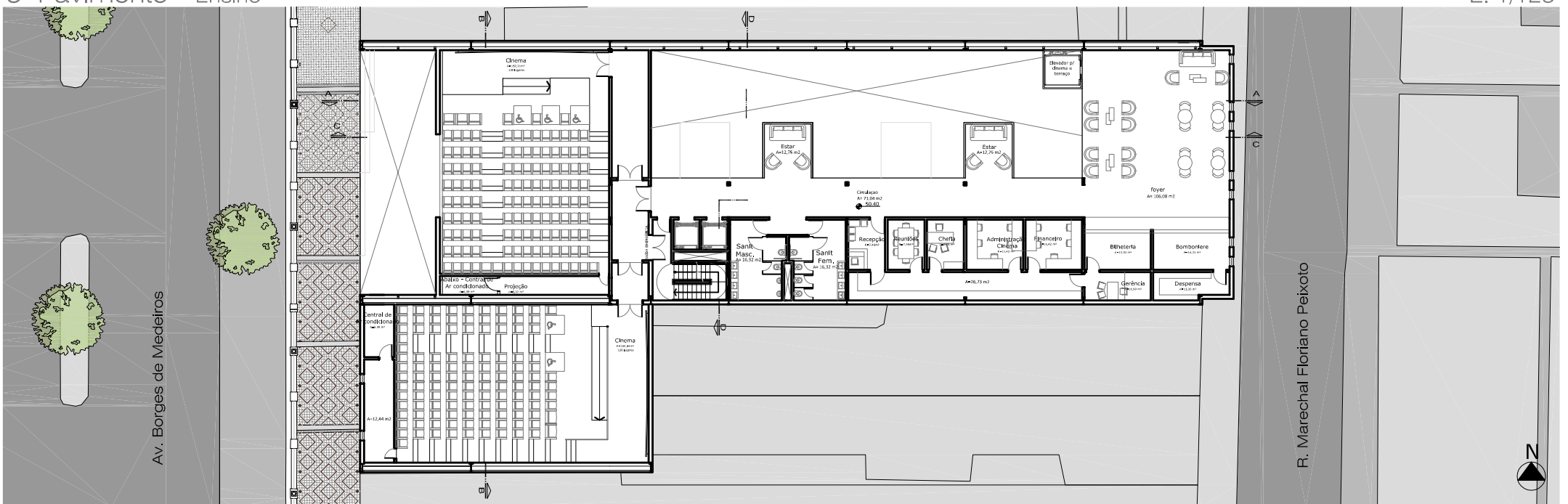
4º Pavimento - Produção

E: 1/125



5º Pavimento - Ensino

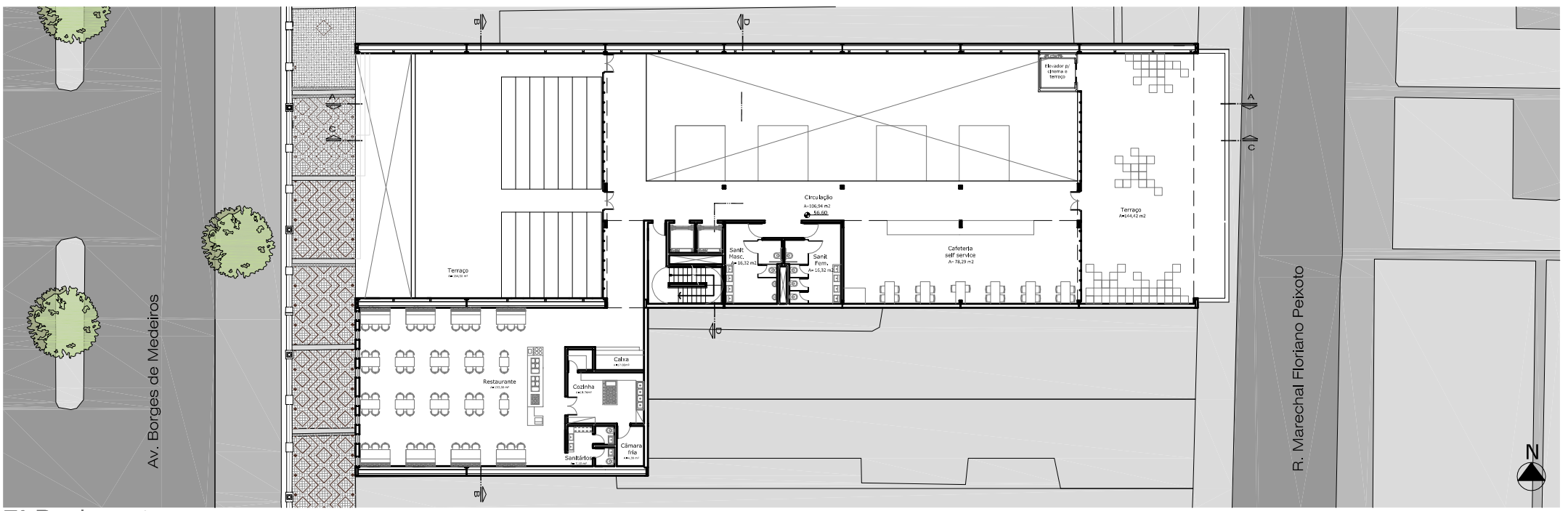
E: 1/125



6º Pavimento - Cinemas

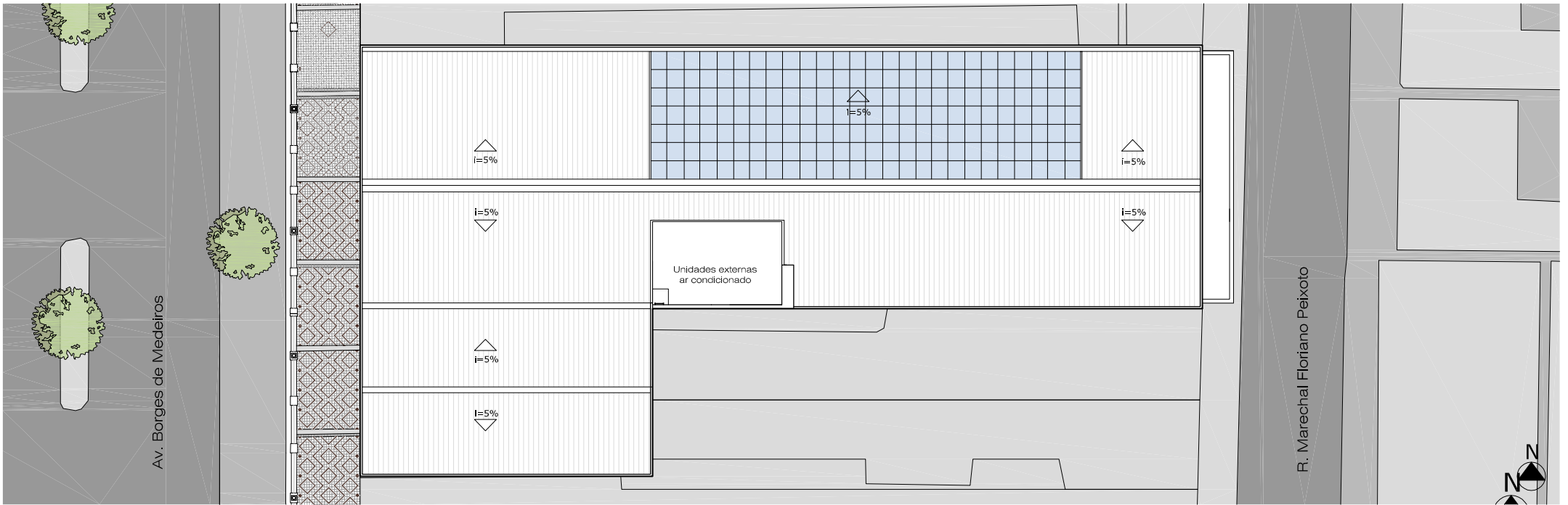
E: 1/125





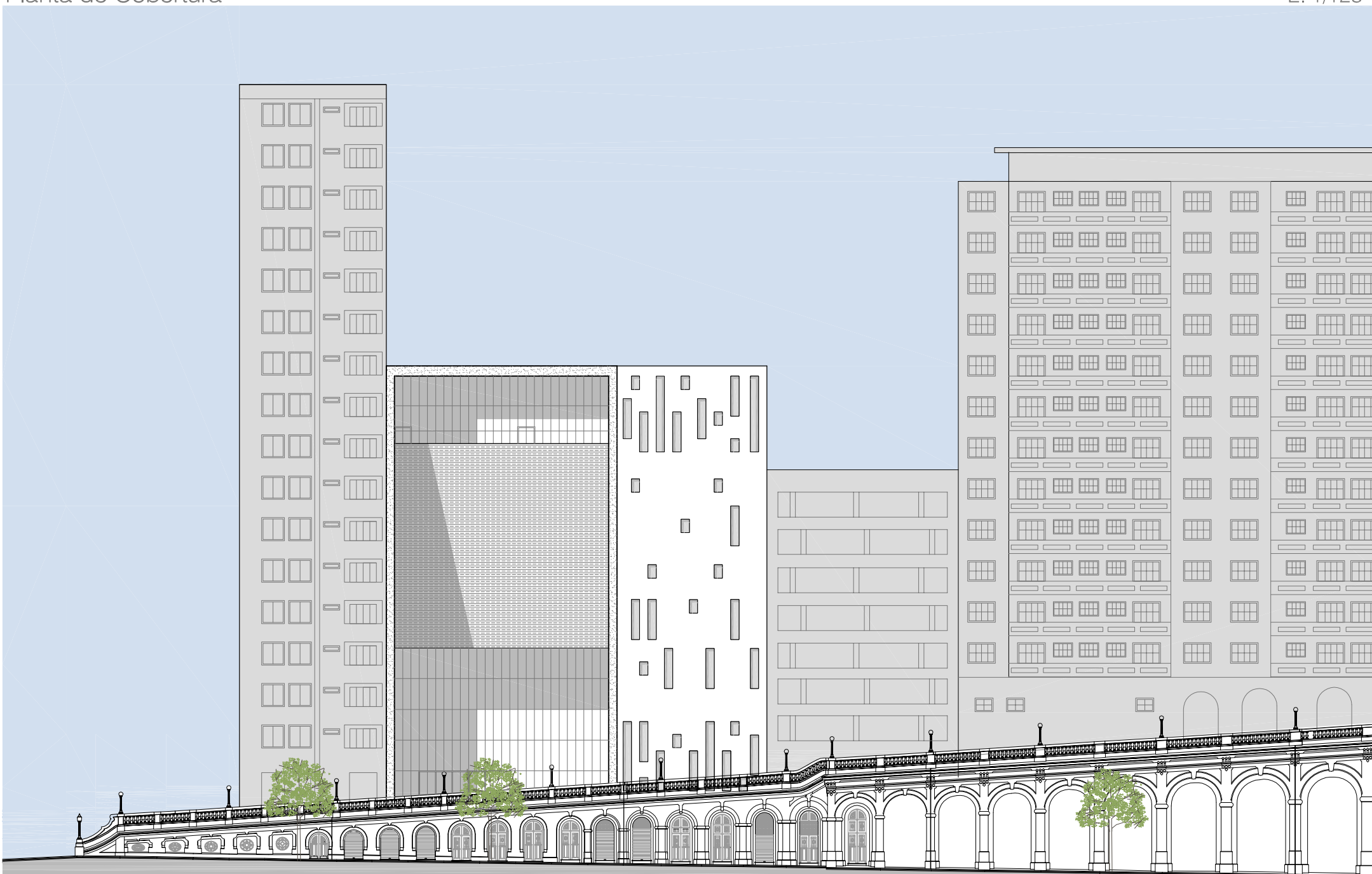
7° Pavimento - Terraço

E: 1/125



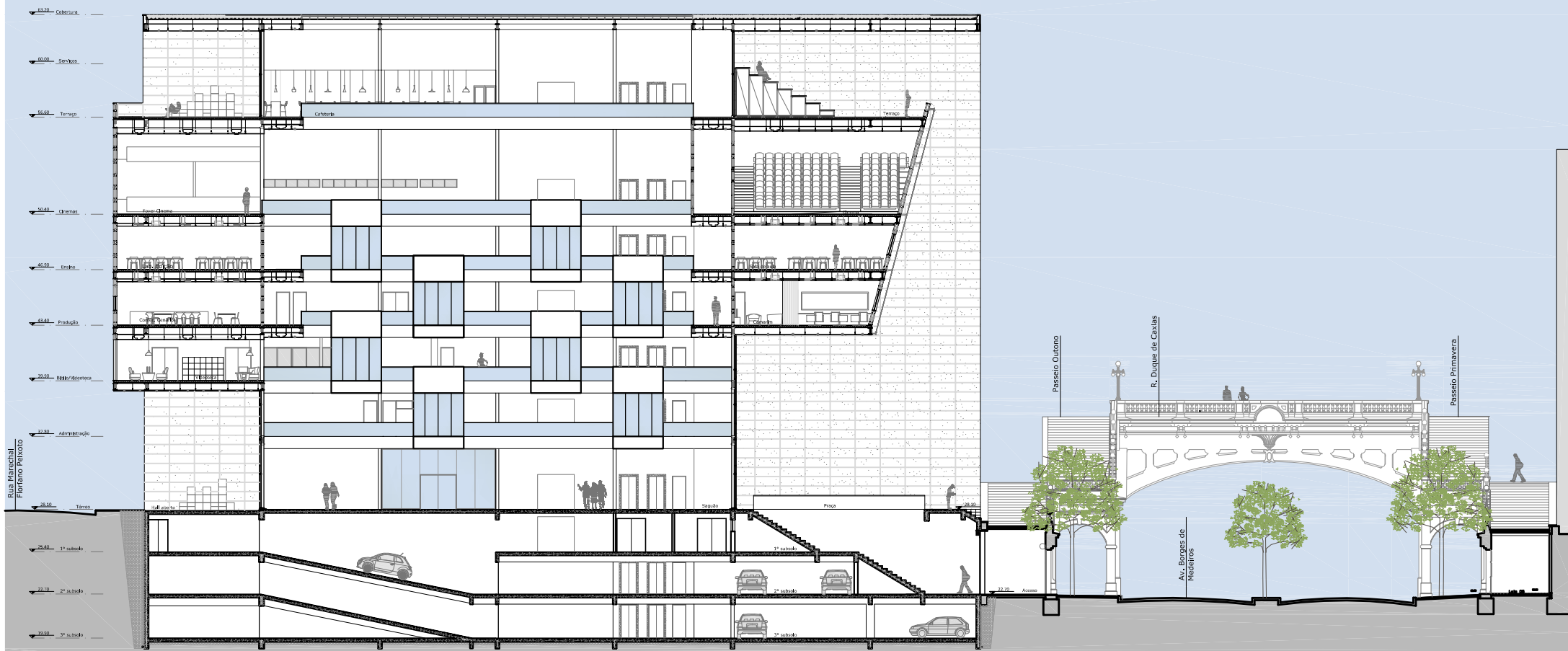
Planta de Cobertura

E: 1/125

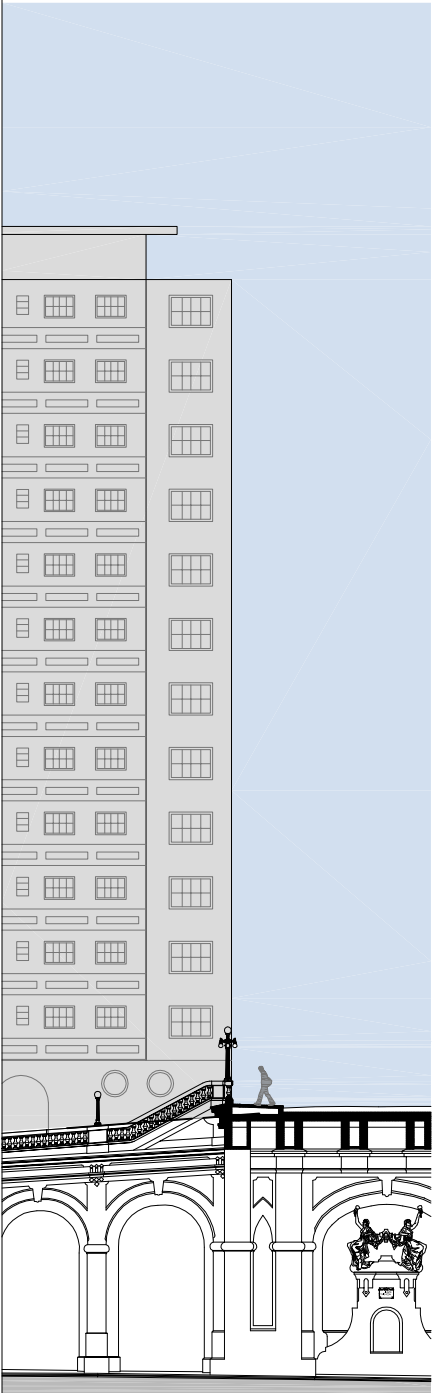


Fachada Av. Borges de Medeiros

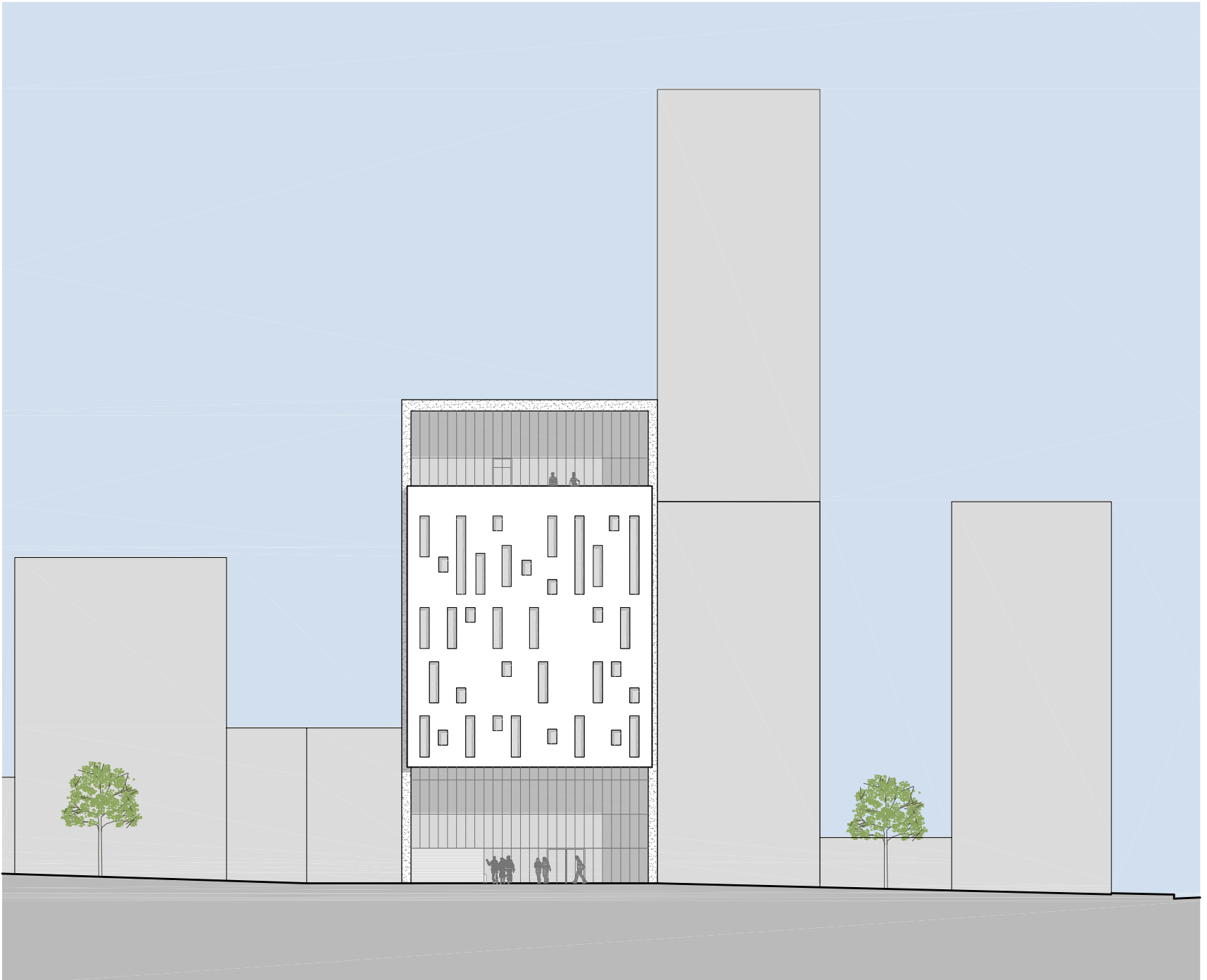




Corte A

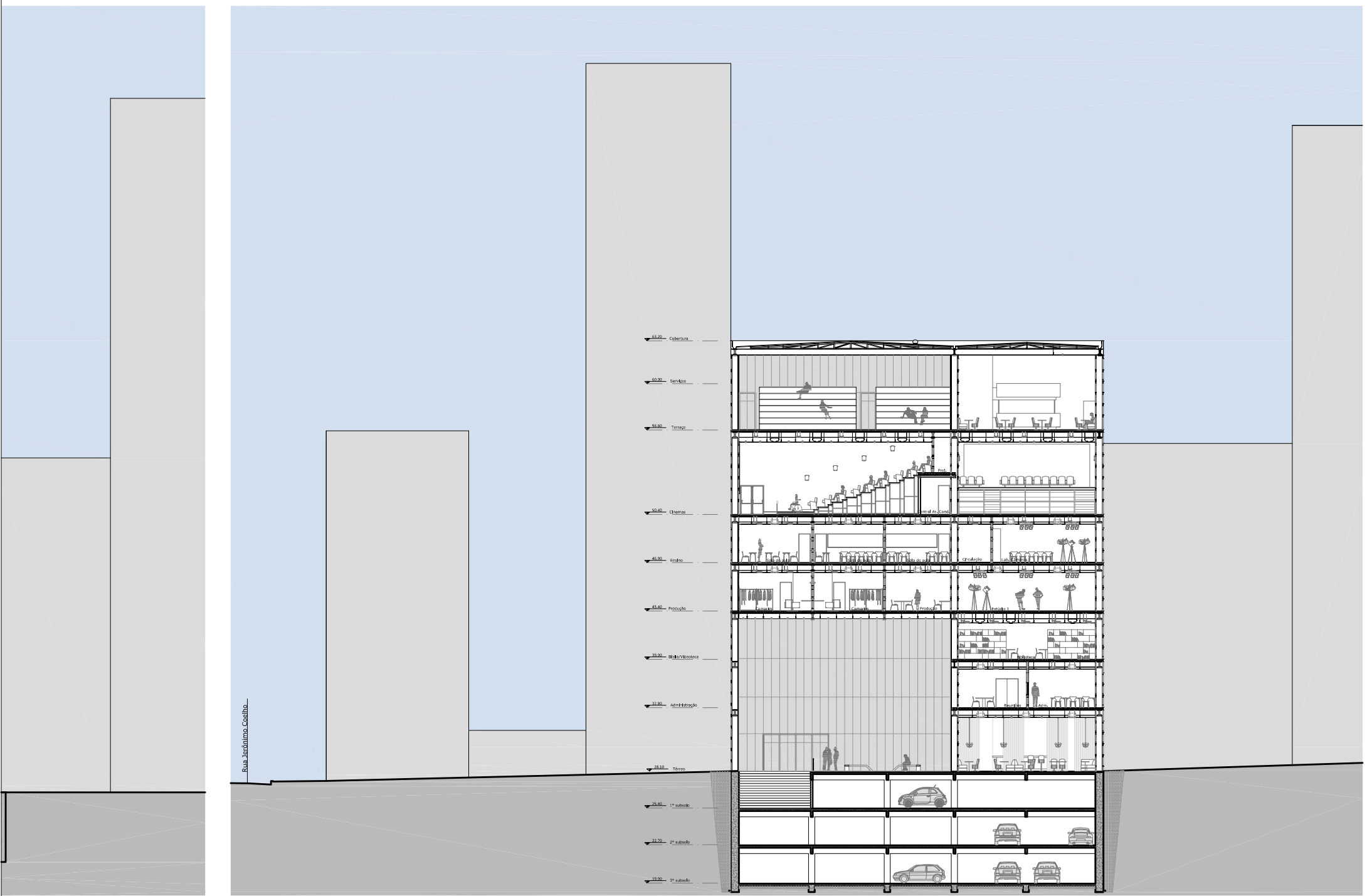


E: 1/125



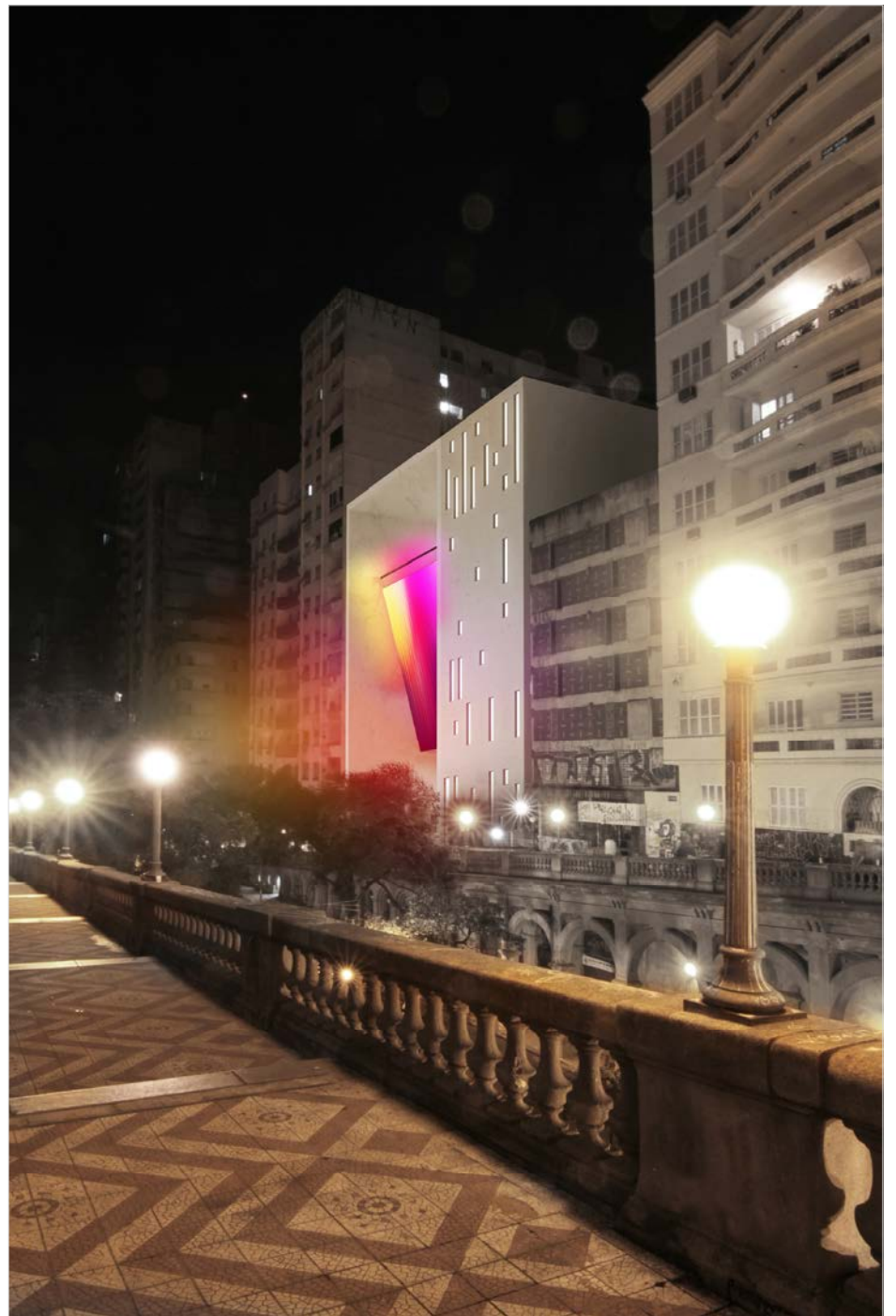
Fachada Rua Marechal Floriano Peixoto

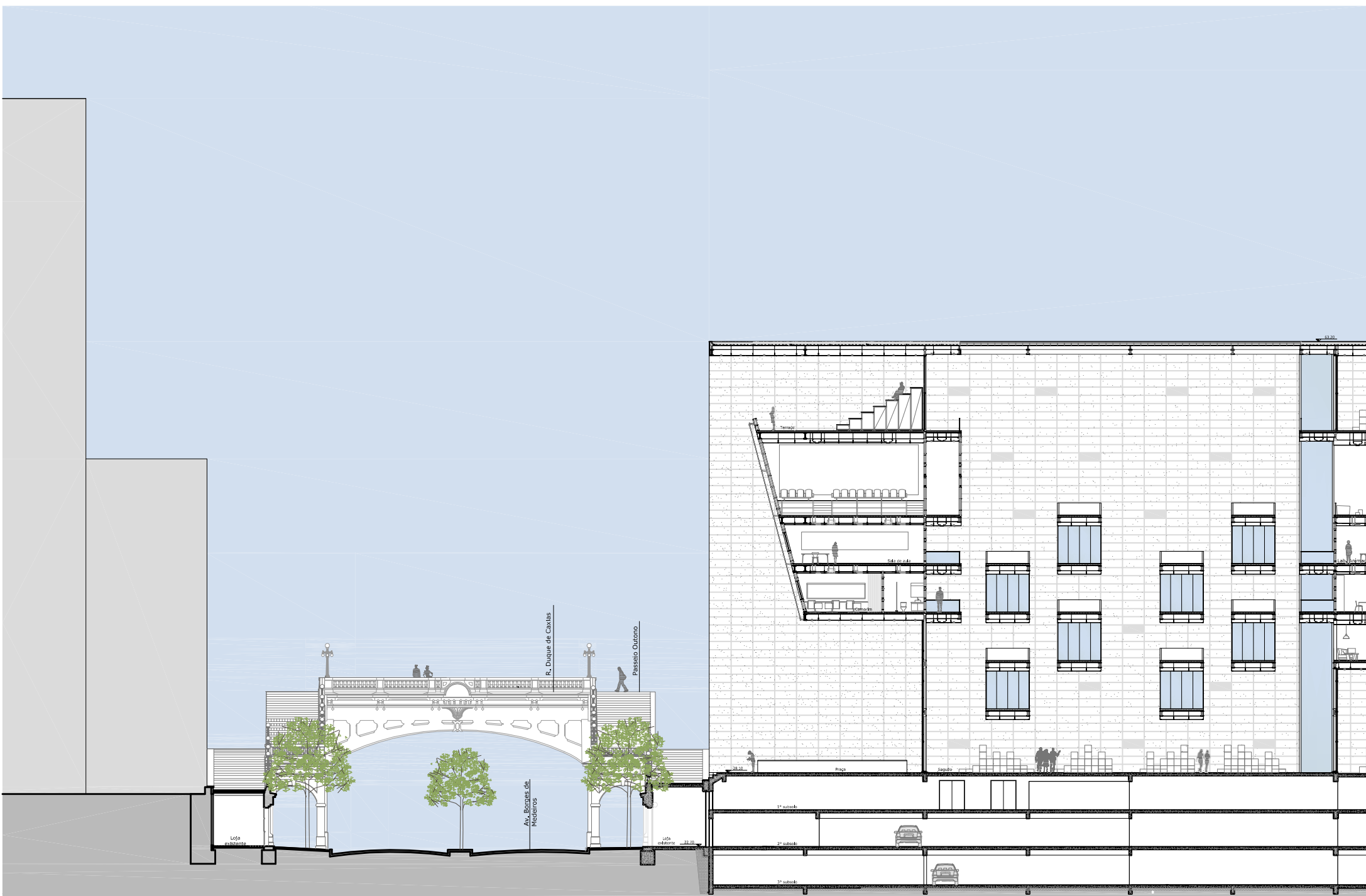
E: 1/125



E: 1/125 Corte B

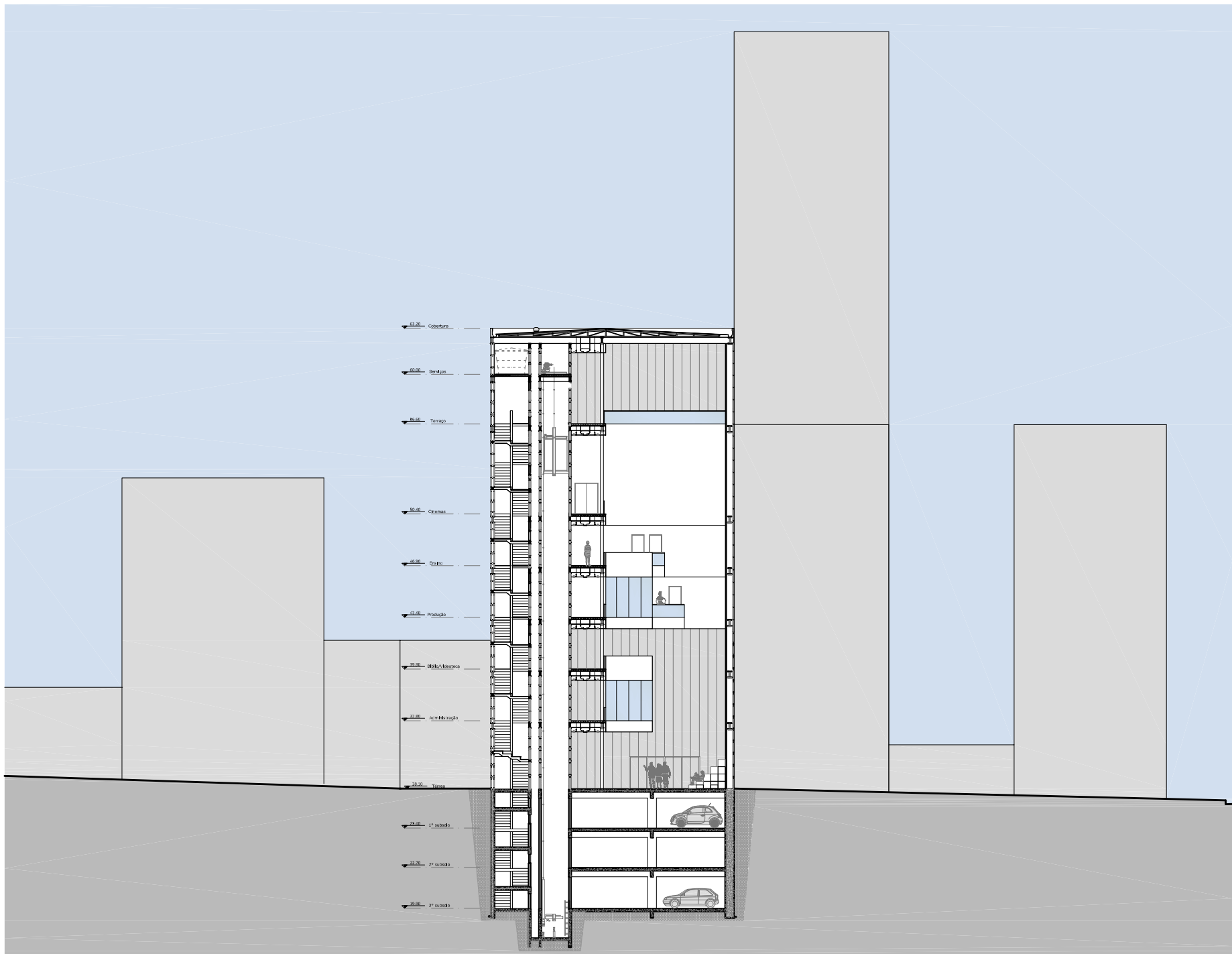
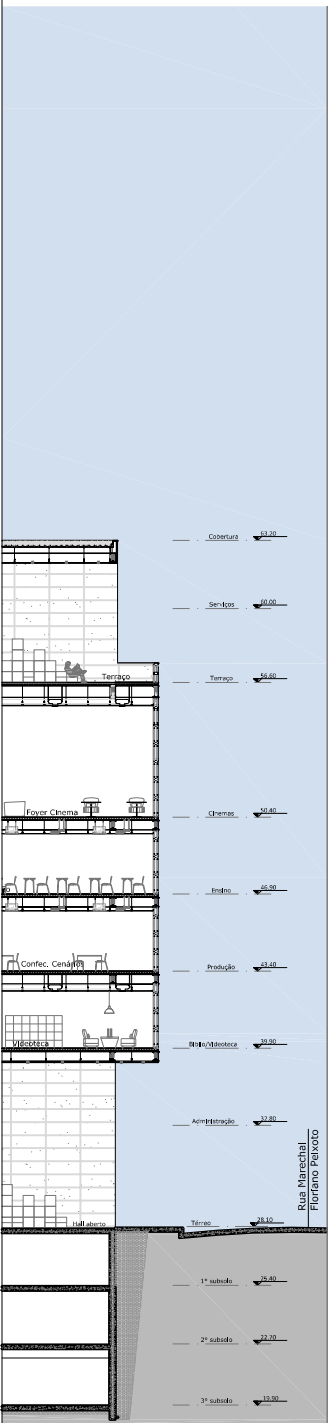
E: 1/125





Corte C





E: 1/125 Corte D

E: 1/125

