

ACESSIBILIDADE | PROXIMIDADE ÀS PRINCIPAIS VIAS E FÁCIL ACESSO AO TRANSPORTE PÚBLICO



PROXIMO ÀS PRINCIPAIS VIAS | CAMPUS CENTRAL UFRGS | ADM UFRGS | CASA DE ESTUDANTE UFRGS



EQUIPAMENTOS | EIXOS DE COMÉRCIOS E BARES NOTURNOS | UFRGS | SUPERMERCADO | CEU | PARQUE REDENÇÃO | OLARIA



ENTORNO IMEDIATO | TERRENOS REMEMBRADOS



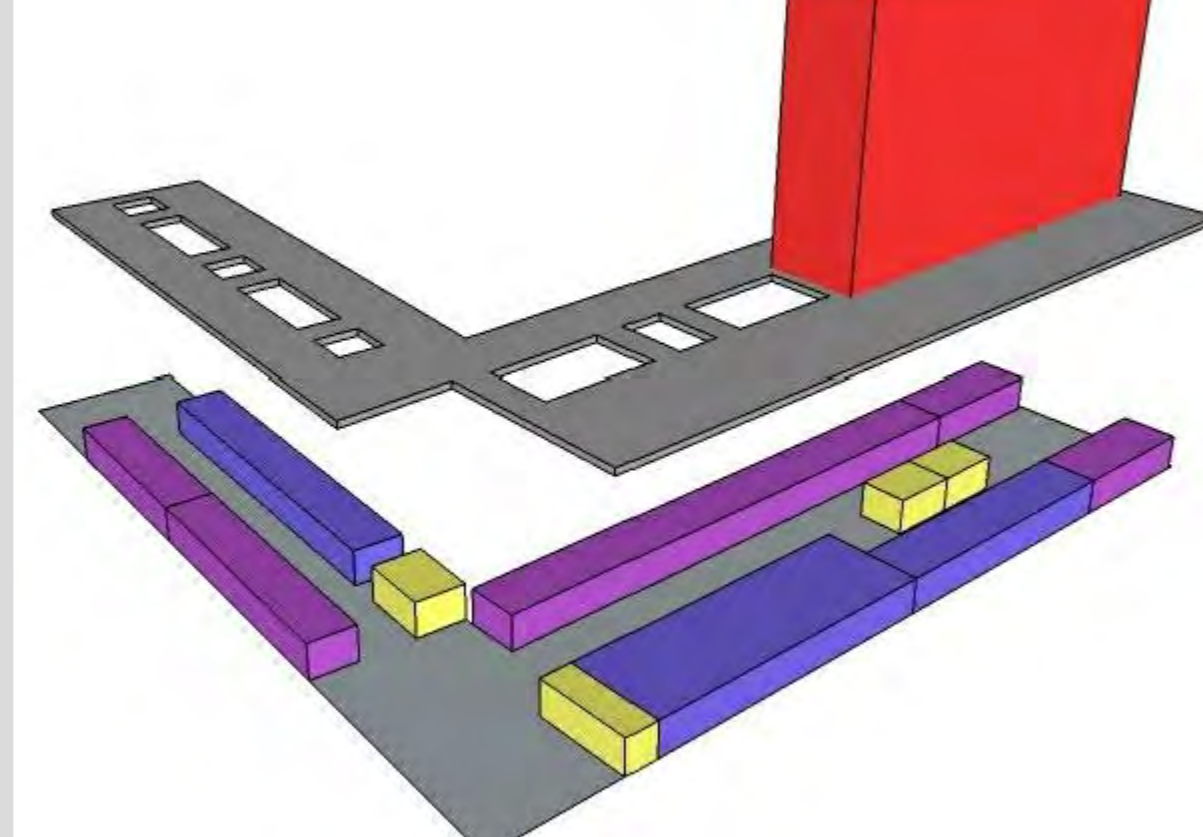
ENTORNO | R. DA REPÚBLICA



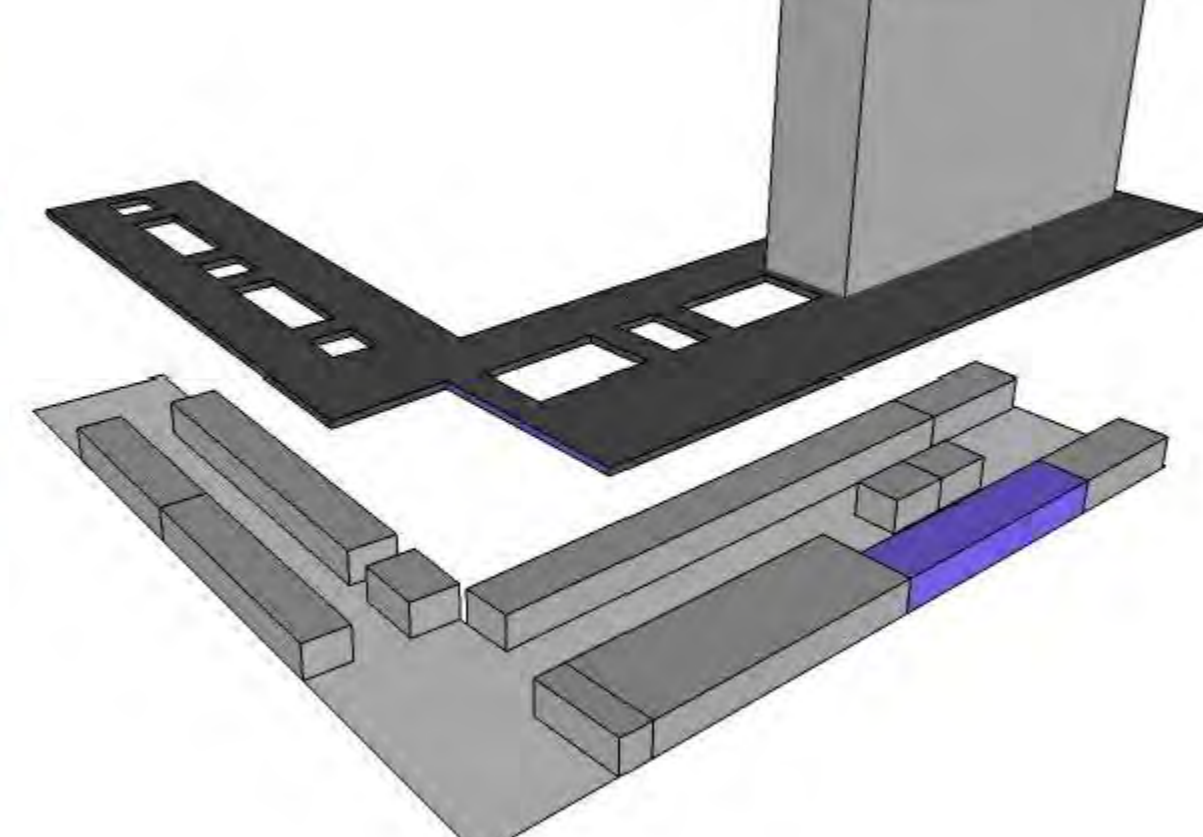
SITUAÇÃO ATUAL DO TERRENO | EXTERNAMENTE



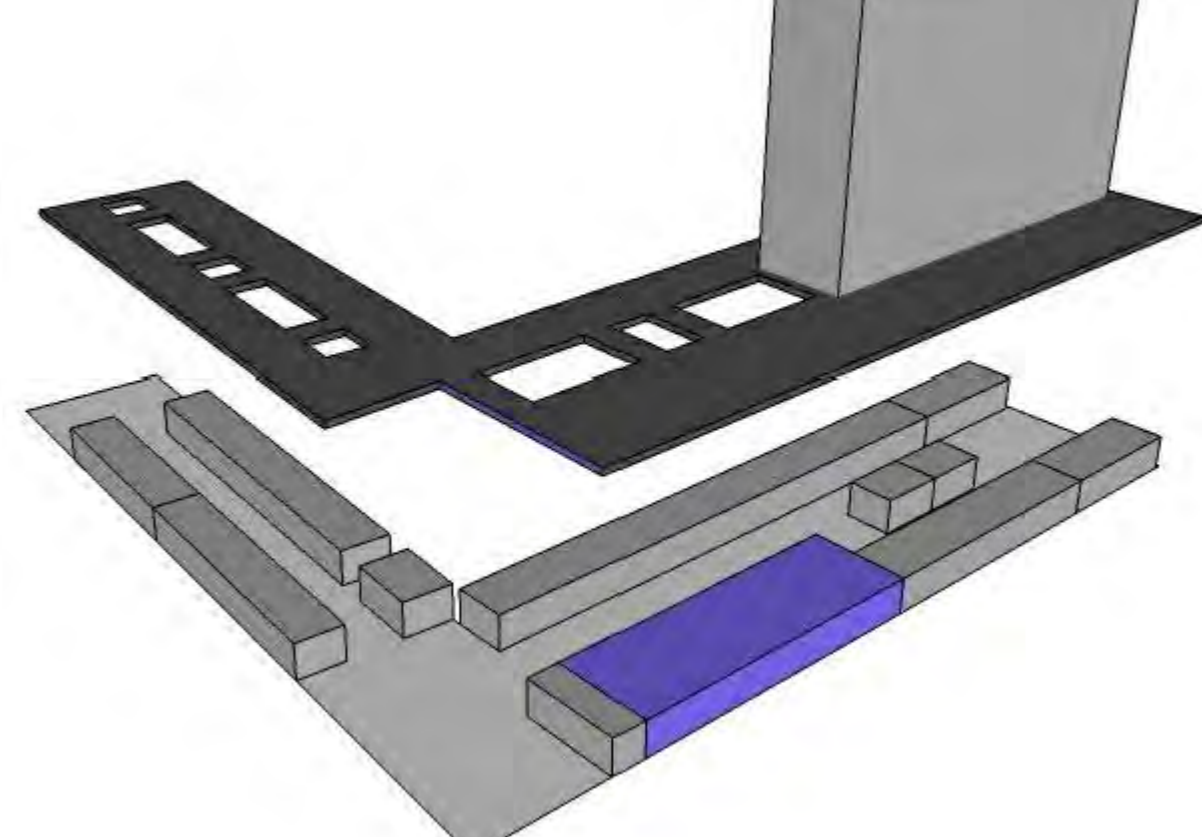
SITUAÇÃO ATUAL DO TERRENO | INTERNAMENTE



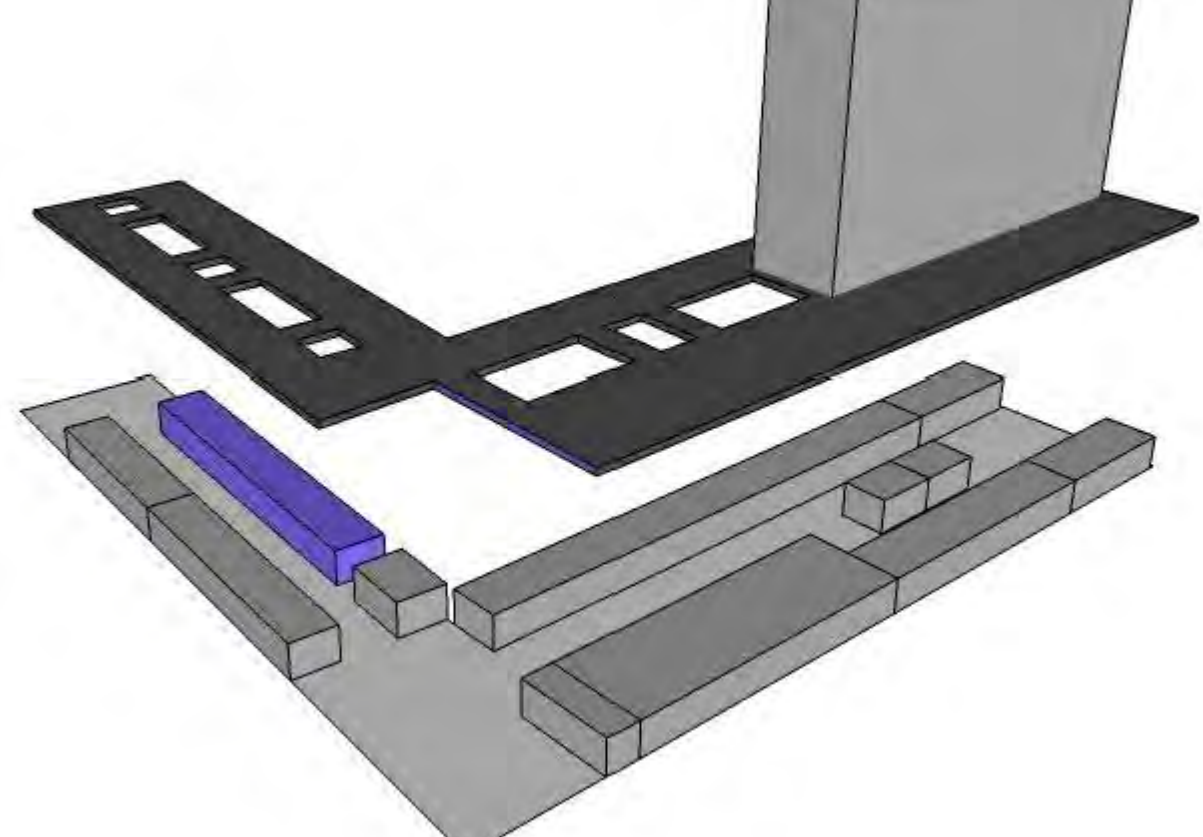
casa de estudante | comércio | atividades especiais | serviços e circulação



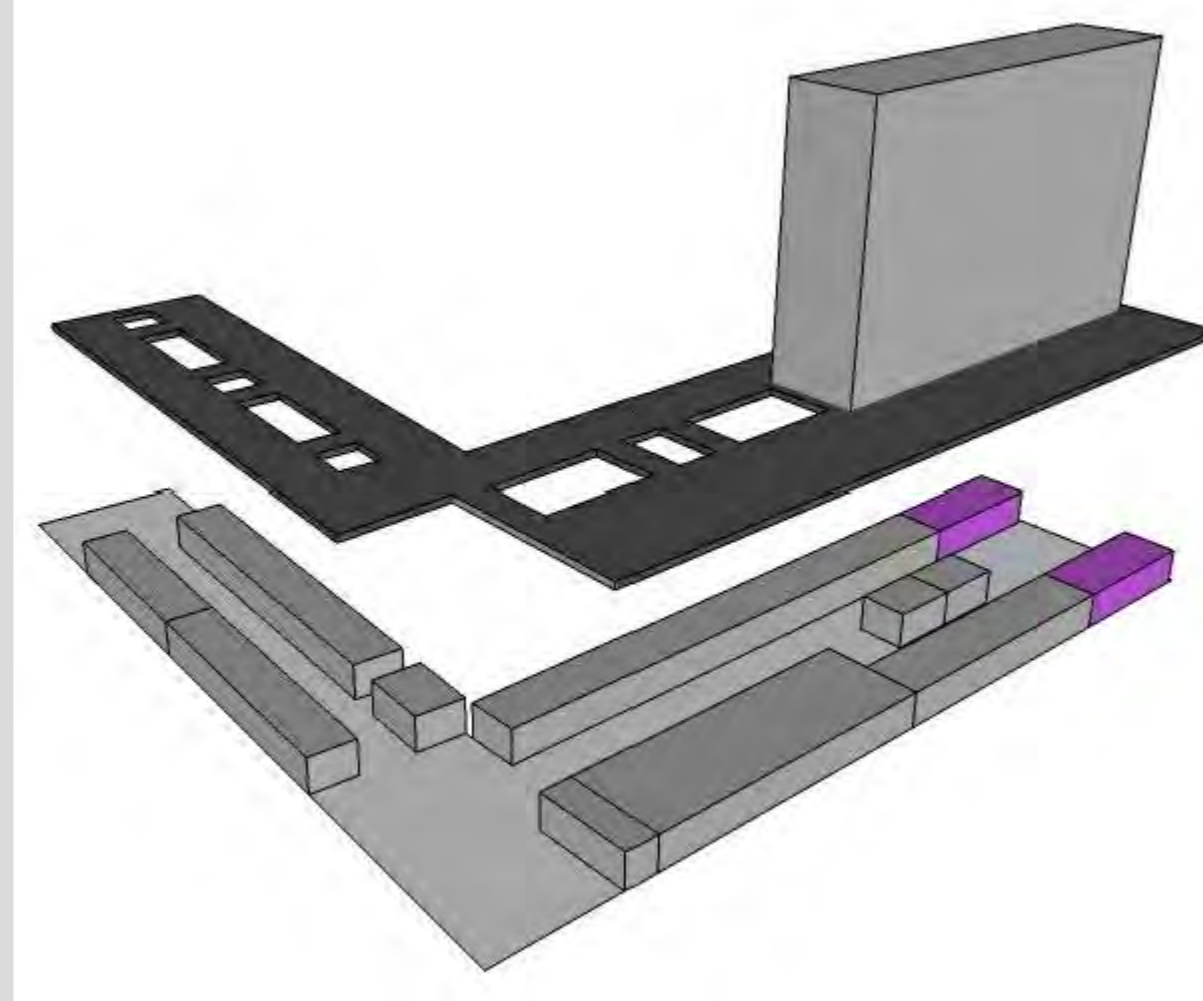
atividades especiais | biblioteca



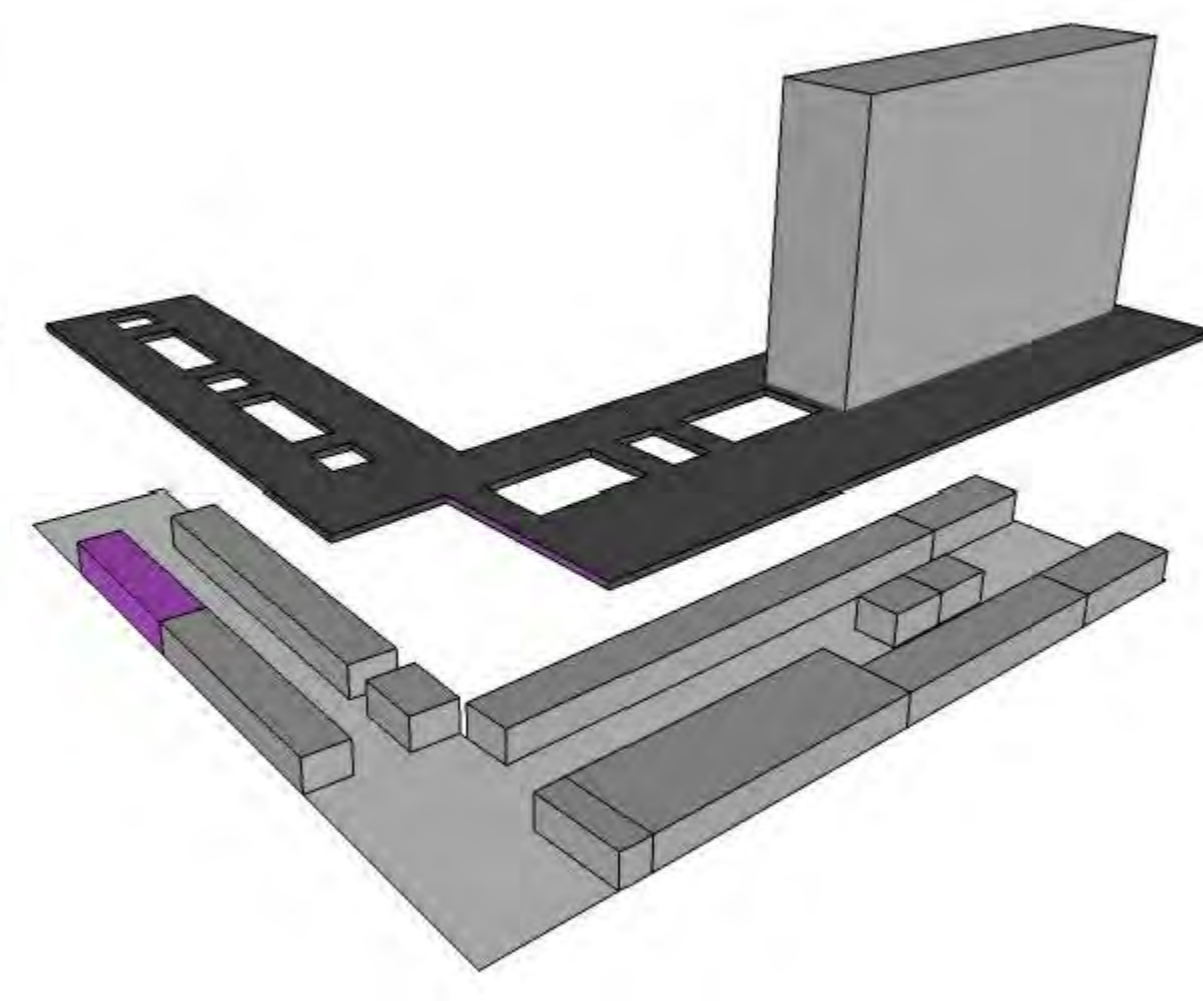
atividades especiais | cinema



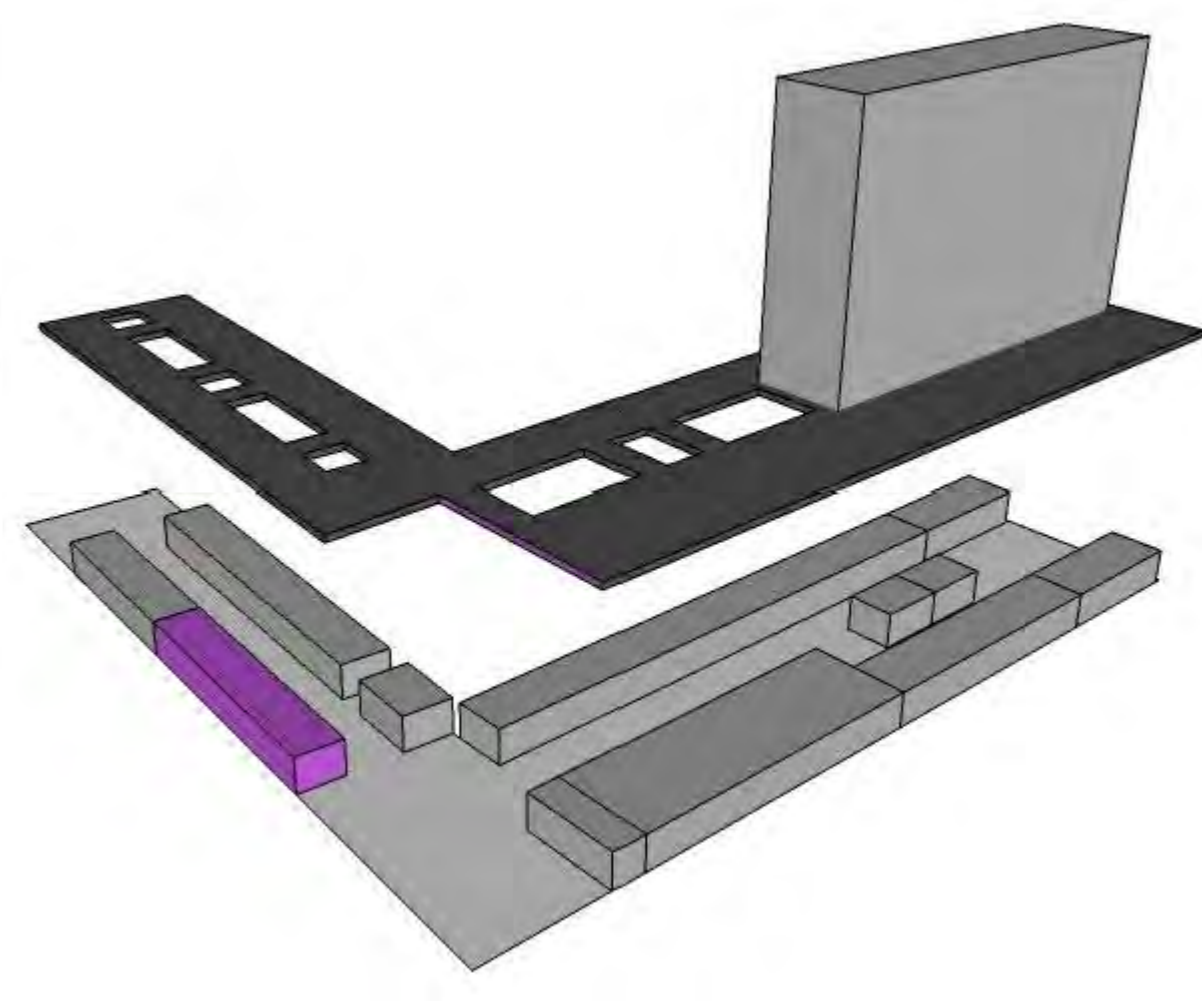
atividades especiais | coworking



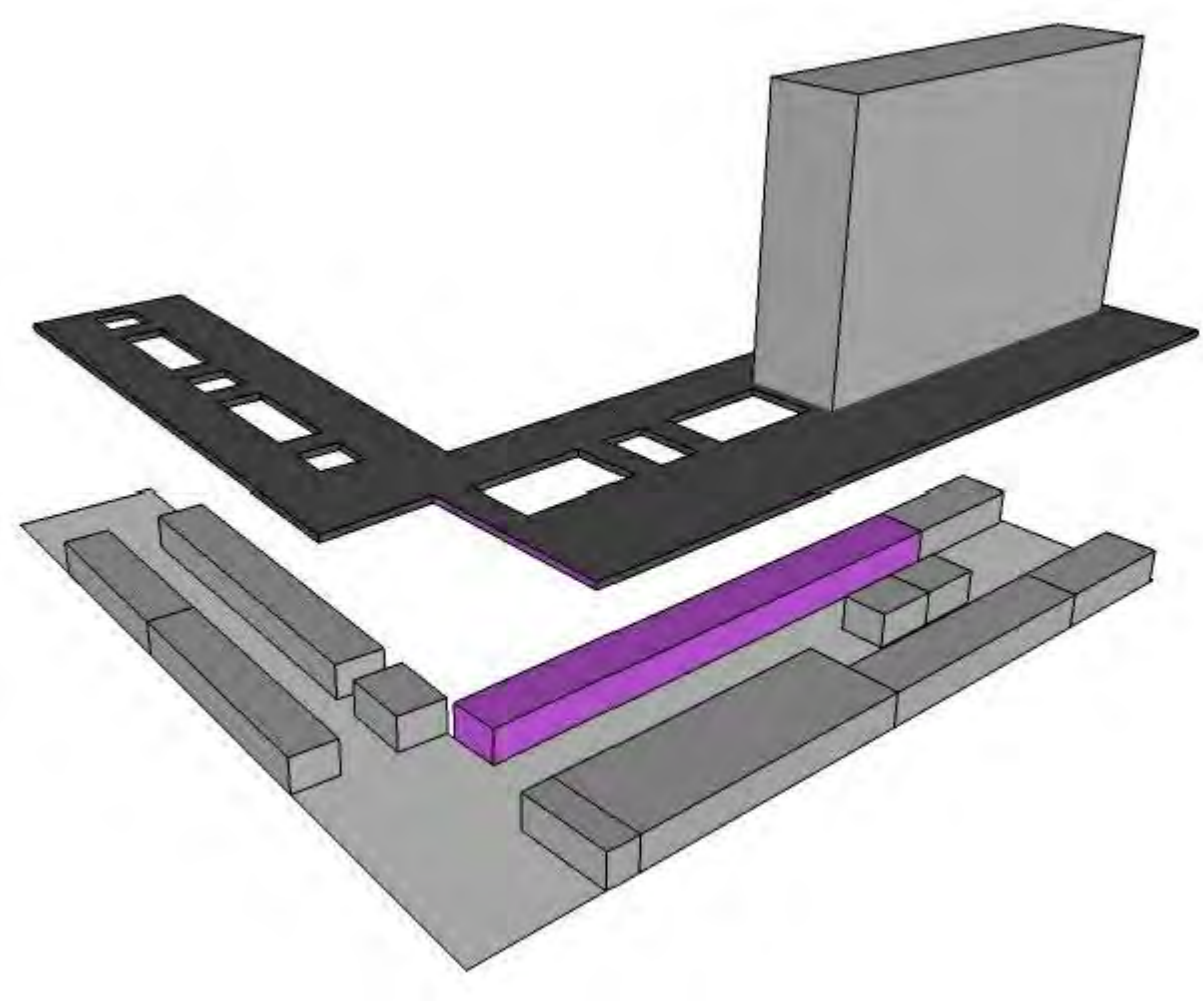
comércio | bares



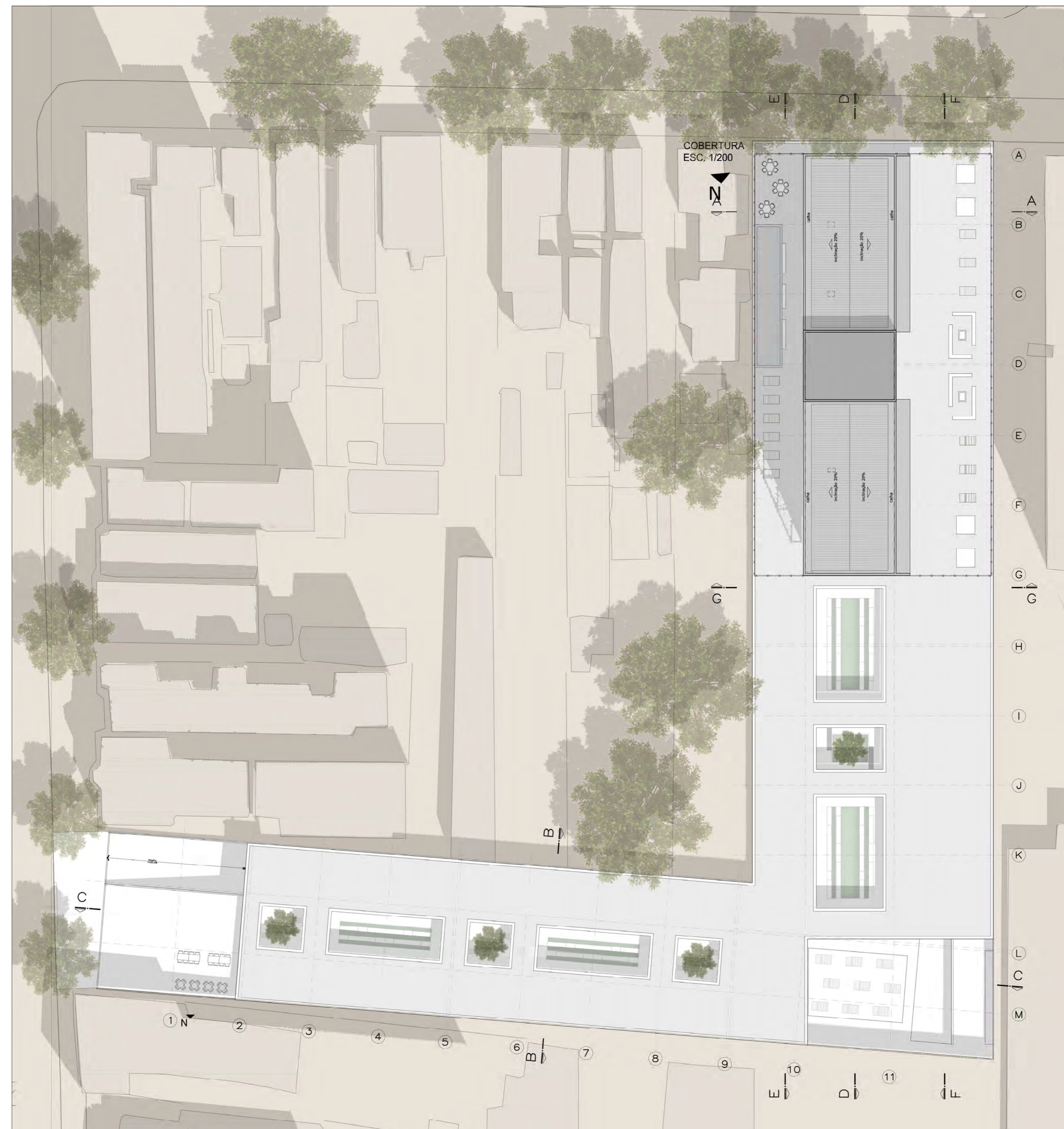
comércio | pub



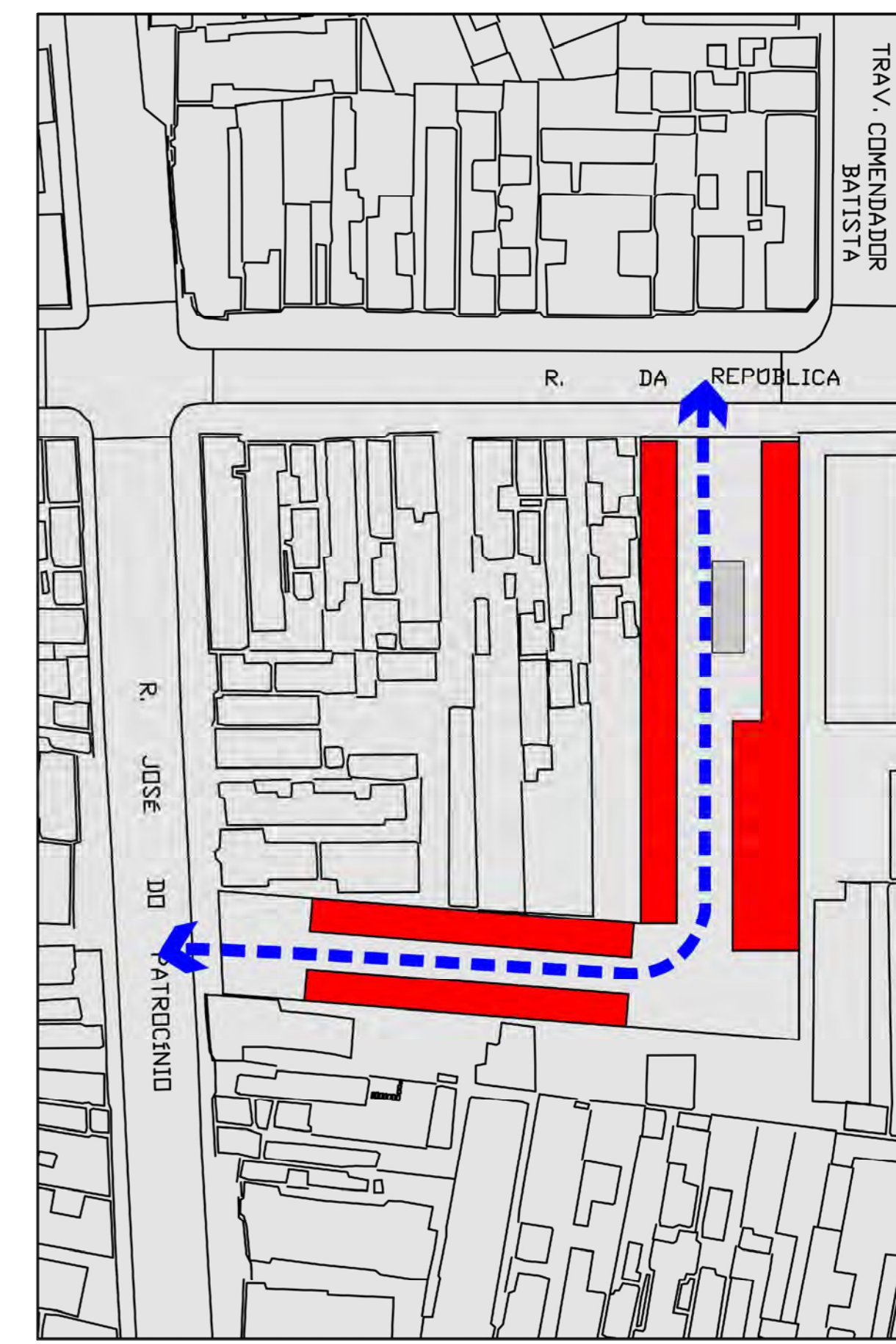
comércio | restaurante



comércio | lojas



IMPLANTAÇÃO esc. 1/150

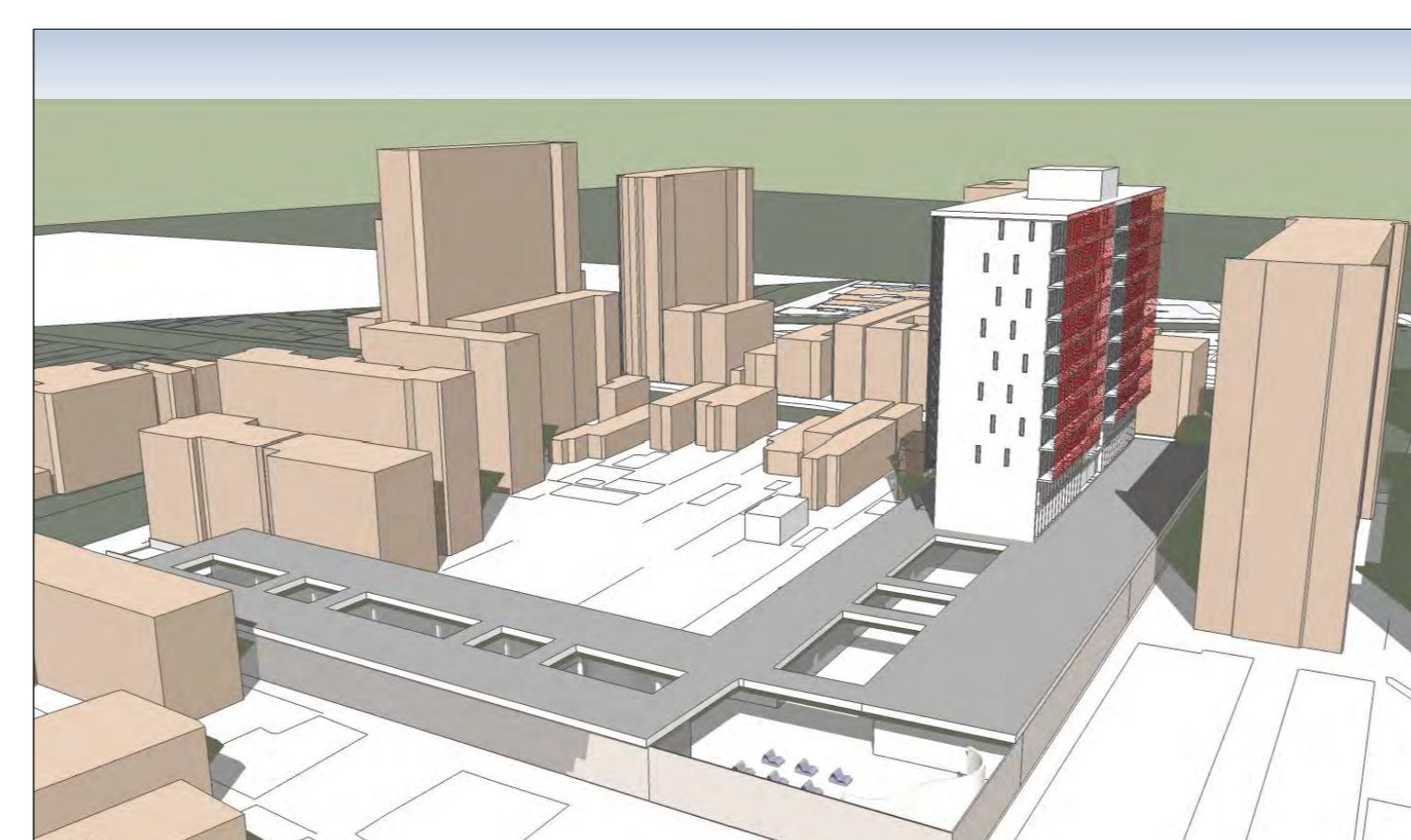


PERMEABILIDADE

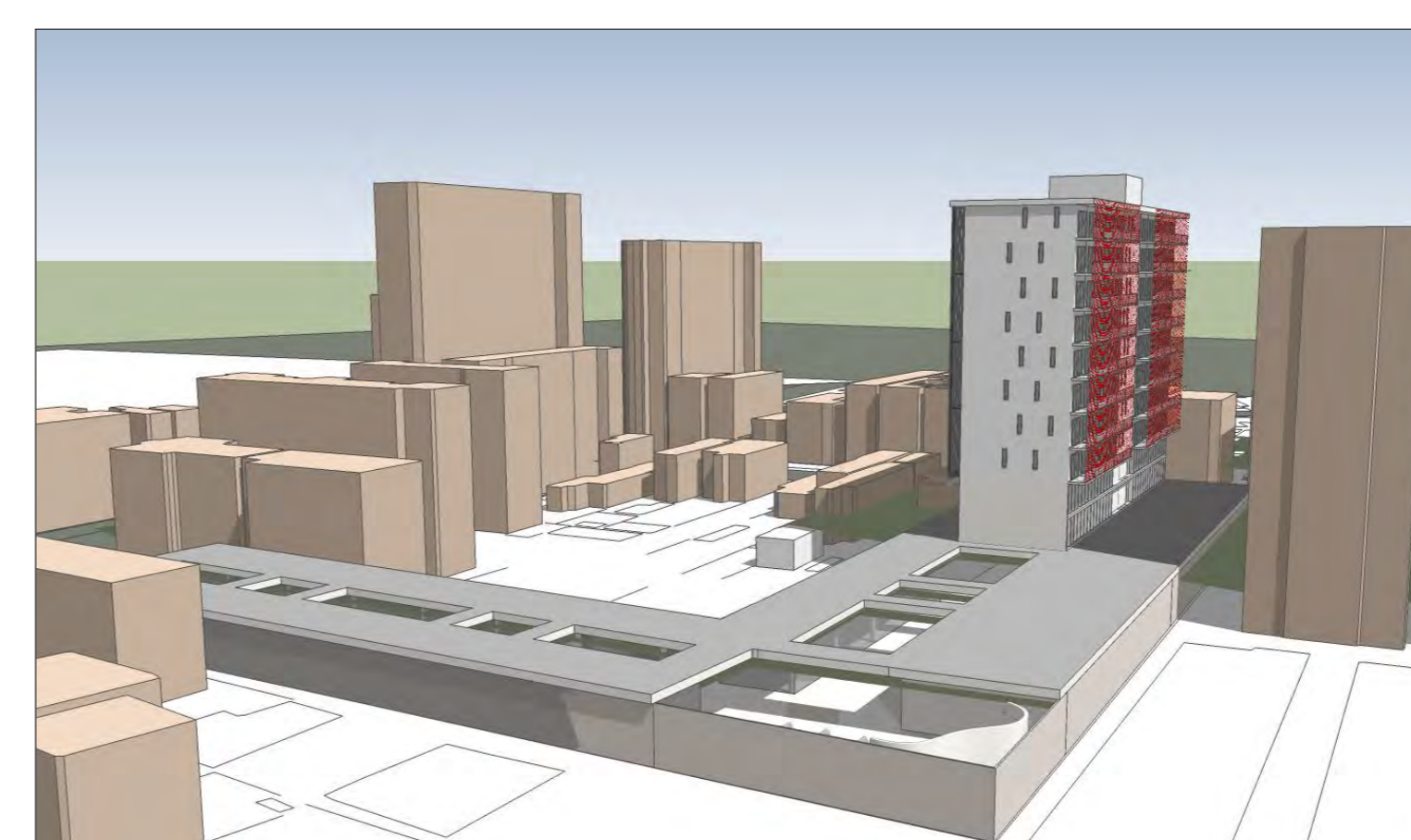
ÁREA TOTAL DO TERRENO	3.712m <sup>2</sup>
ÁREA ADENSÁVEL	6231,5m <sup>2</sup>
ÁREA PERMITIDA PELO AI (2,4)	6508,8m <sup>2</sup>

**PLANO DIRETOR**  
 Logradouro: Rua da República  
 Macrozona: 01  
 UEU: 028  
 Quarteirão: 157  
 Subunidade: 18  
 Anexo 2: Isento de recuos  
 Anexo 5: Zona mista 2, Centro Histórico  
 Anexo 6: Ocupação Intensiva - Cód. 19  
 Residencial mista, corredor de urbanidade e centralidade.  
 Índice de aproveitamento 2,4  
 Anexo 7.1: Altura Máxima 42m. Altura na divisa 12,5 e 18m; Altura na base 9m.  
 Taxa de Ocupação (TO) 75% no corpo e 90% na base.

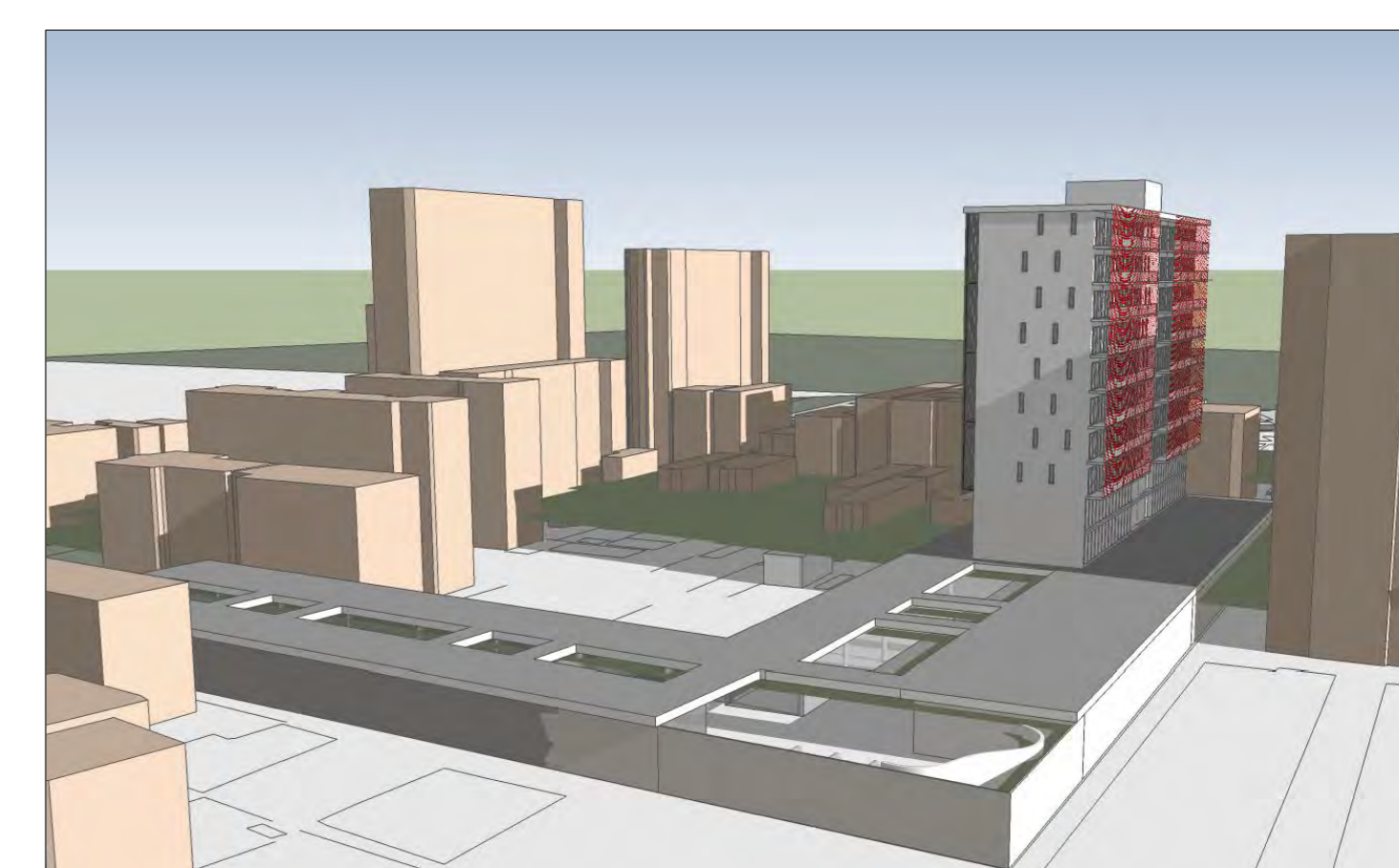
Logradouro: Rua José do Patrocínio, nº 522  
 Macrozona: 01  
 UEU: 028  
 Quarteirão: 157  
 Subunidade: 18  
 Anexo 2: Isento de recuos  
 Anexo 5: Zona mista 2, Centro Histórico  
 Anexo 6: Ocupação Intensiva - Cód. 19  
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 Índice de aproveitamento 2,4  
 Anexo 7.1: Altura Máxima 42m. Altura na divisa 12,5 e 18m; Altura na base 9m.  
 Taxa de Ocupação (TO) 75% no corpo e 90% na base.



ESTUDO DE INSOLAÇÃO | VERÃO 9h



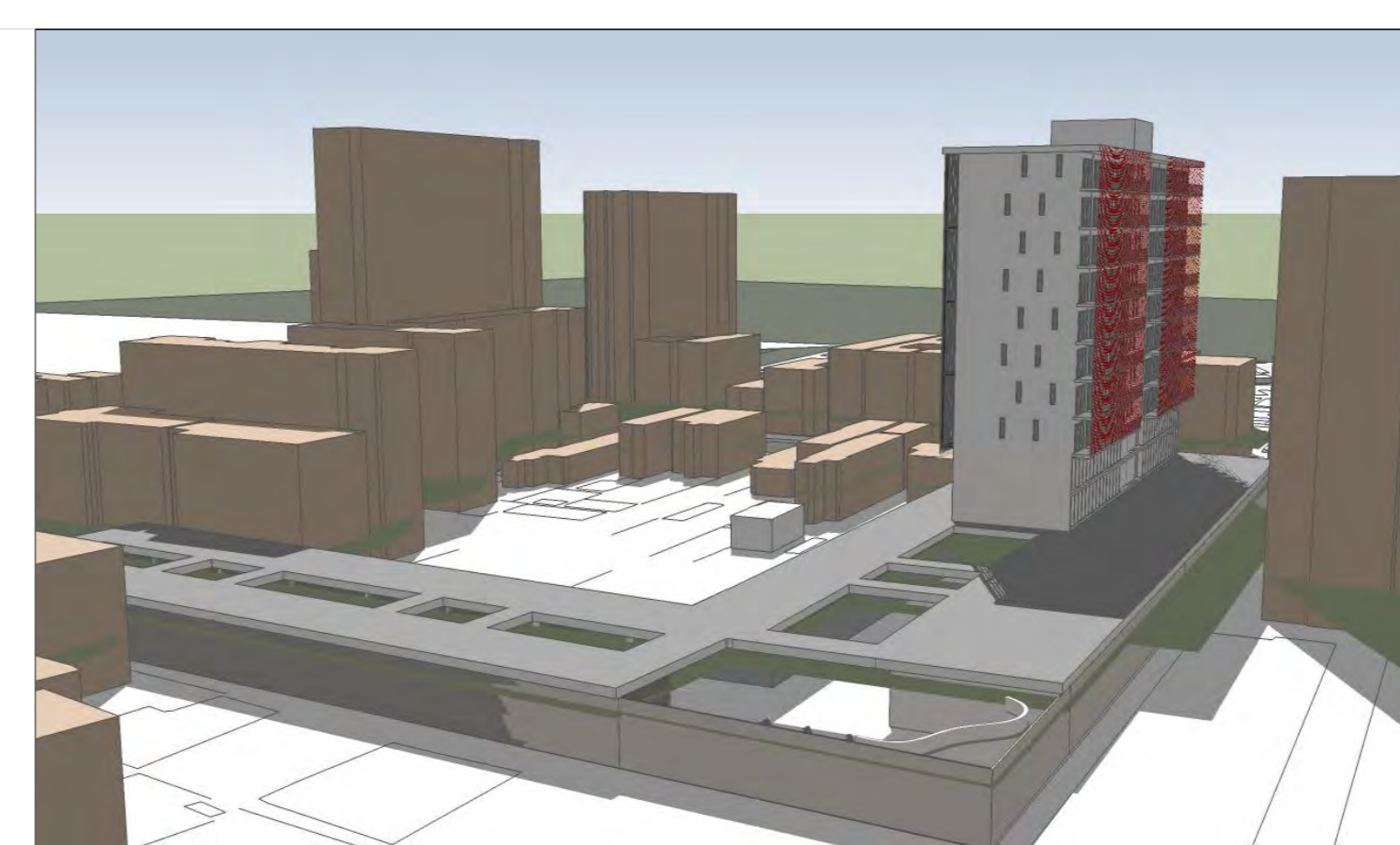
ESTUDO DE INSOLAÇÃO | EQUINÓCIO 9h



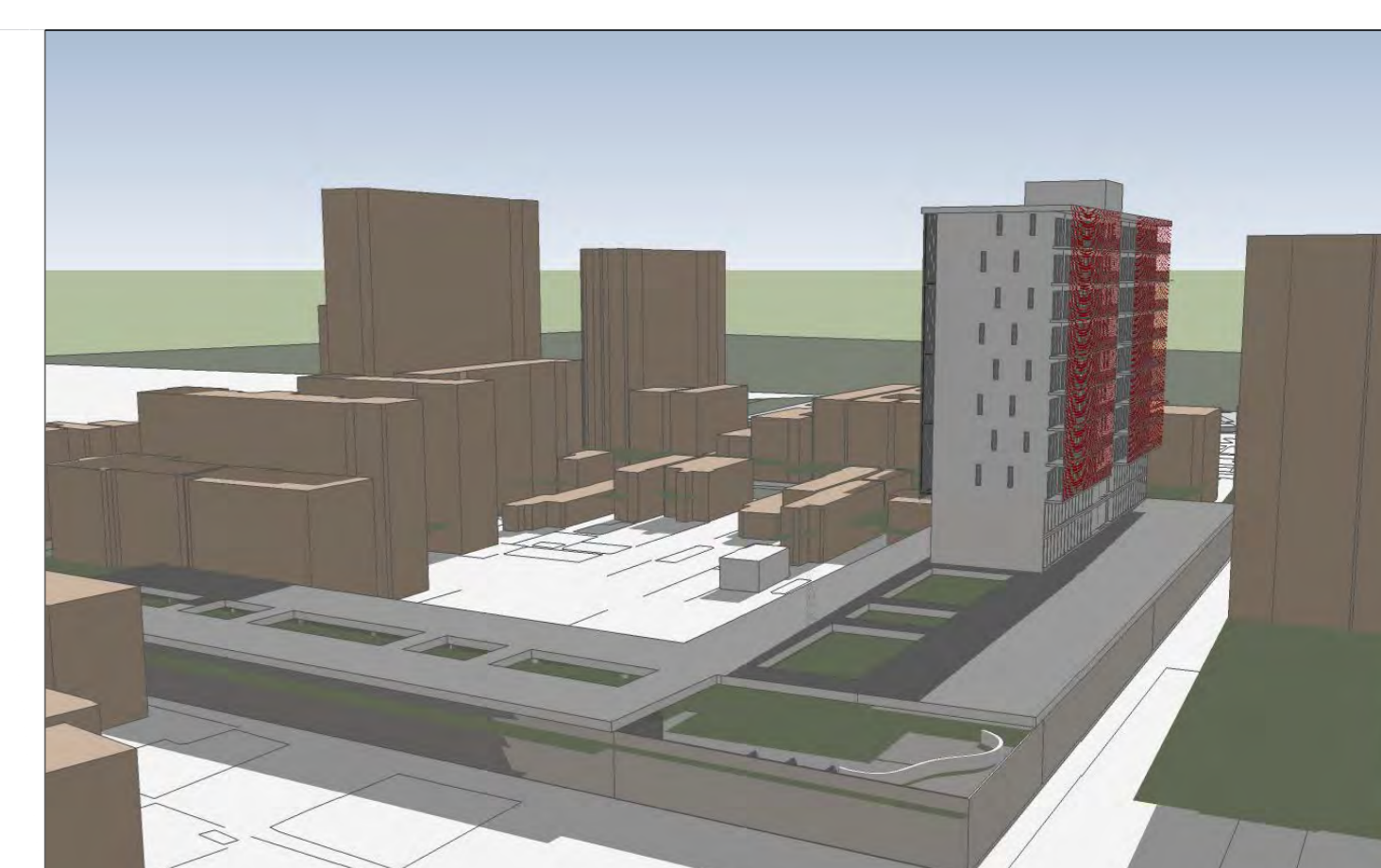
ESTUDO DE INSOLAÇÃO | INVERNO 9h



ESTUDO DE INSOLAÇÃO | VERÃO 15h

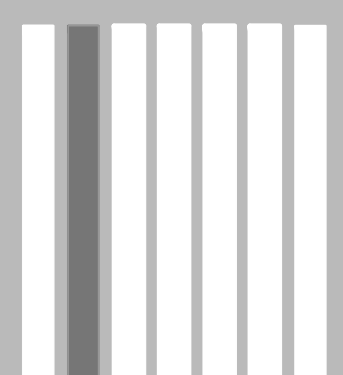
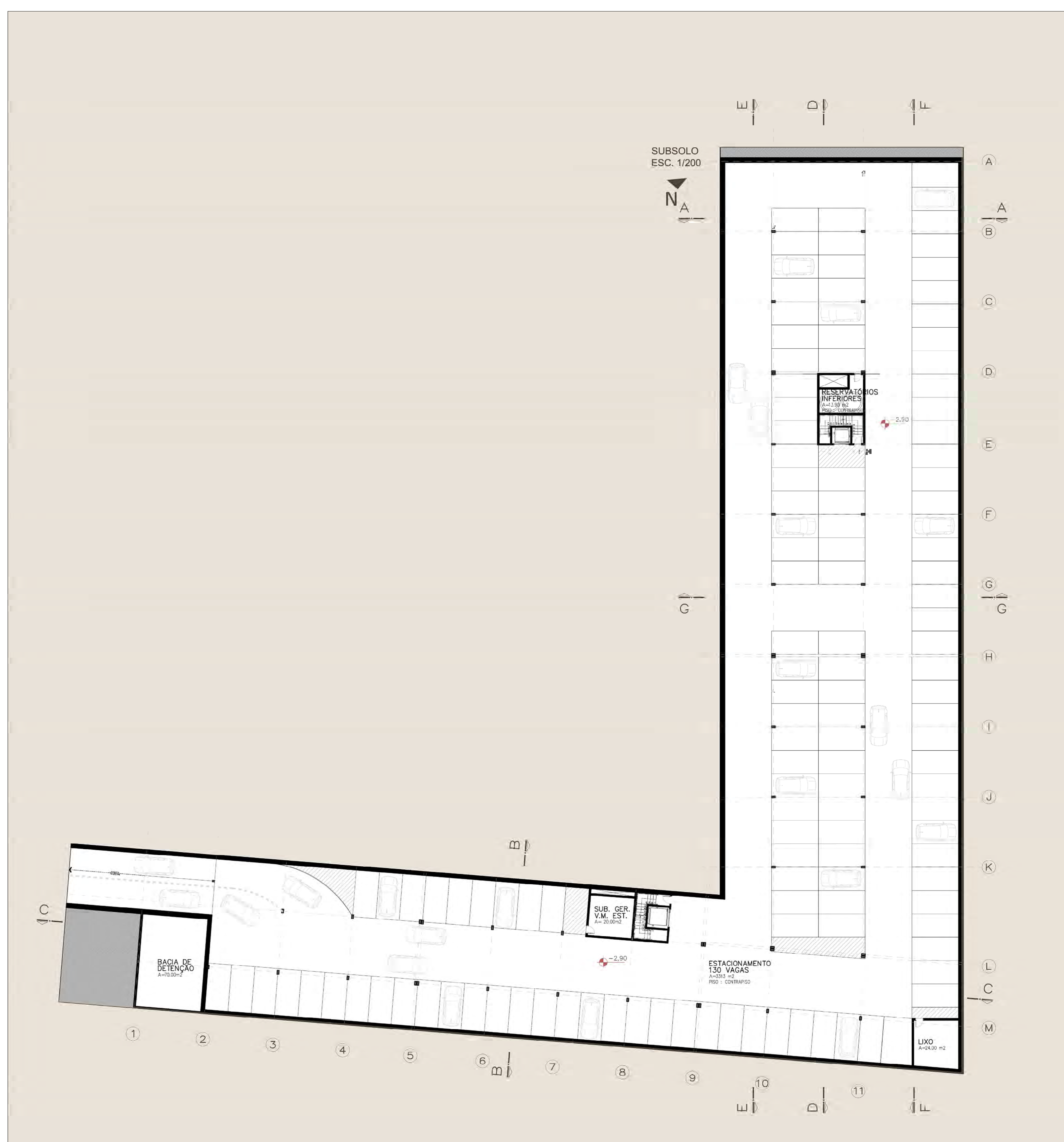
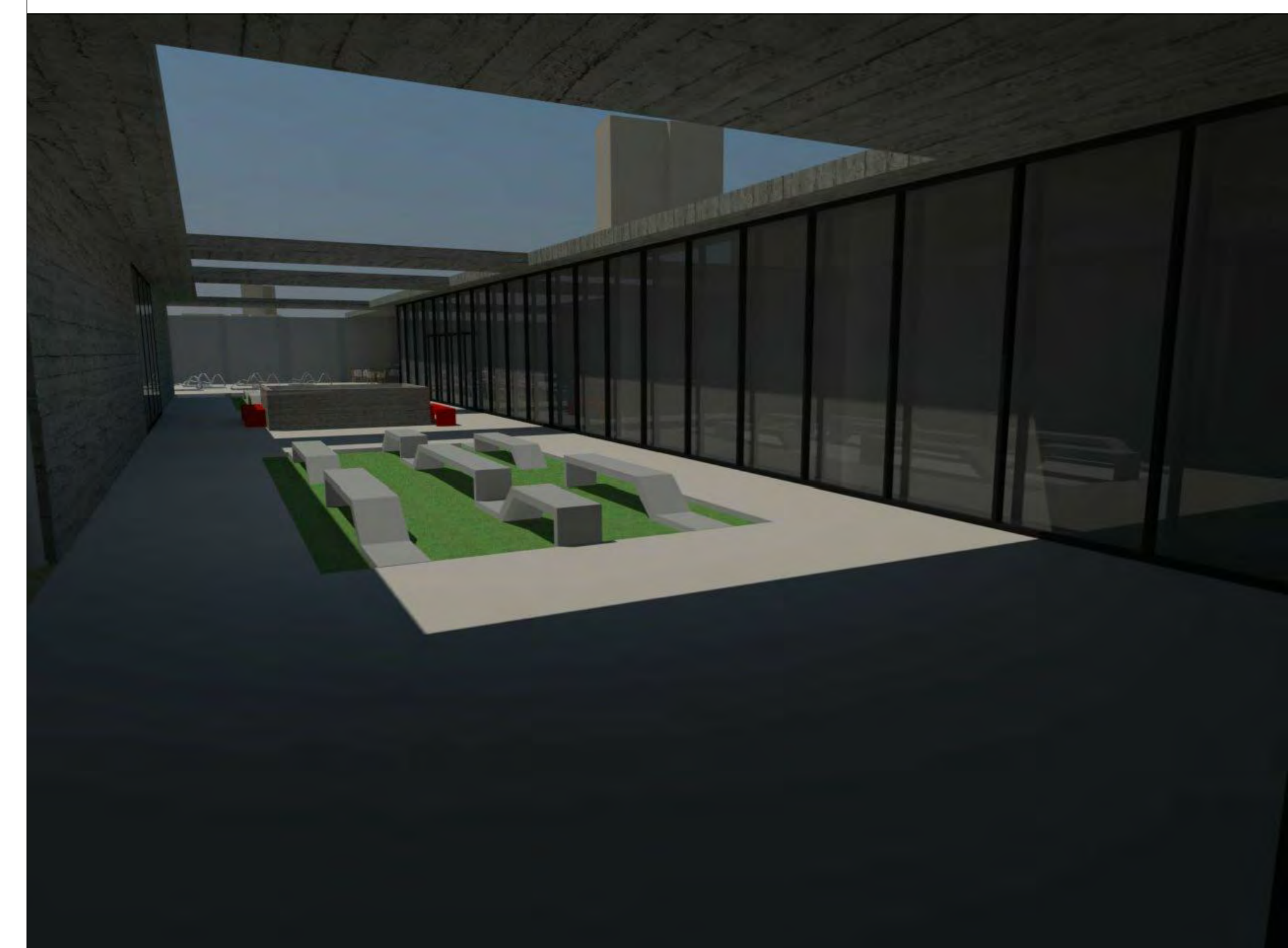


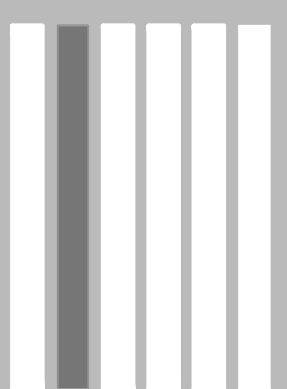
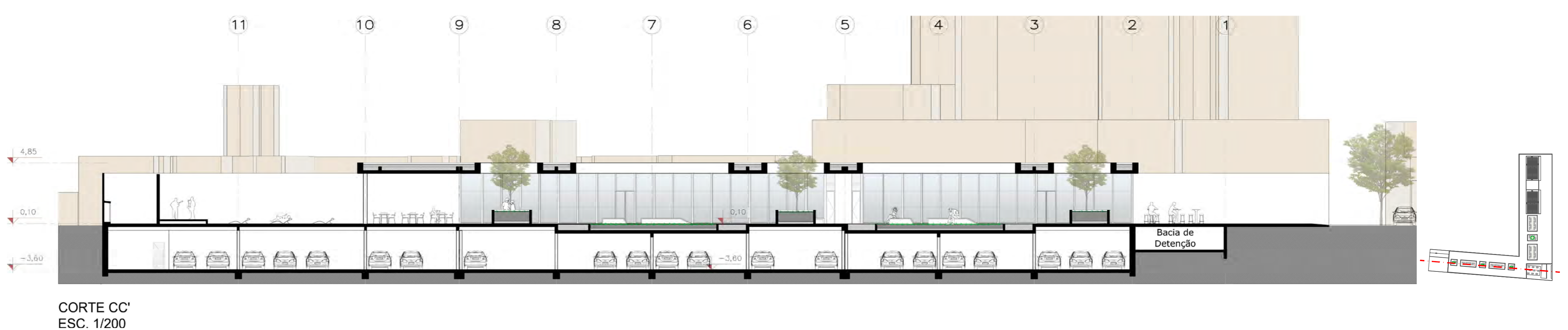
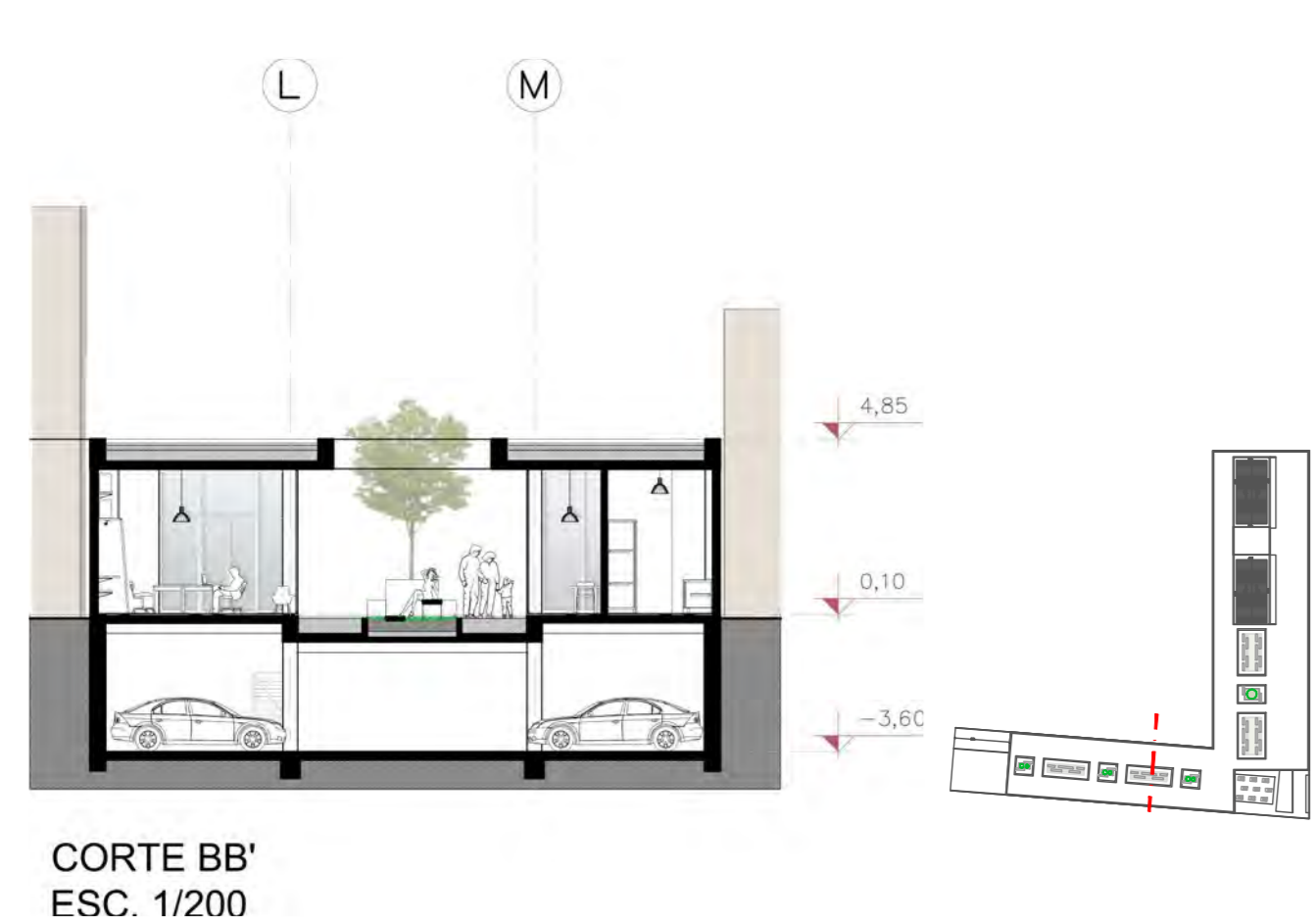
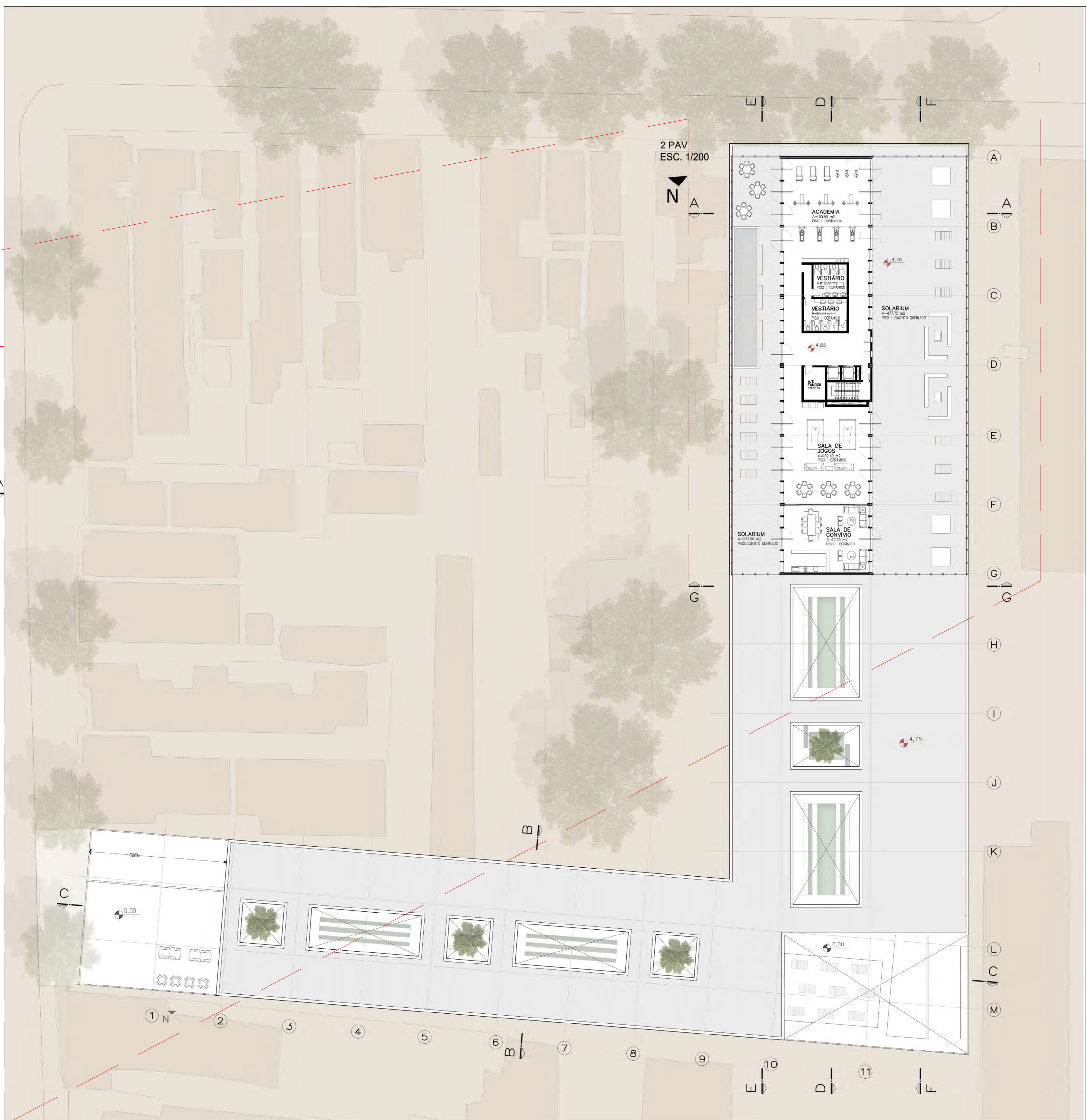
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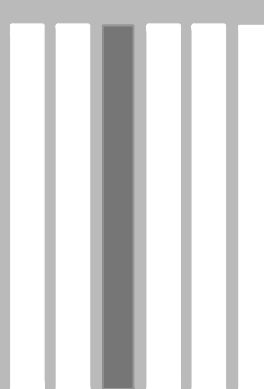
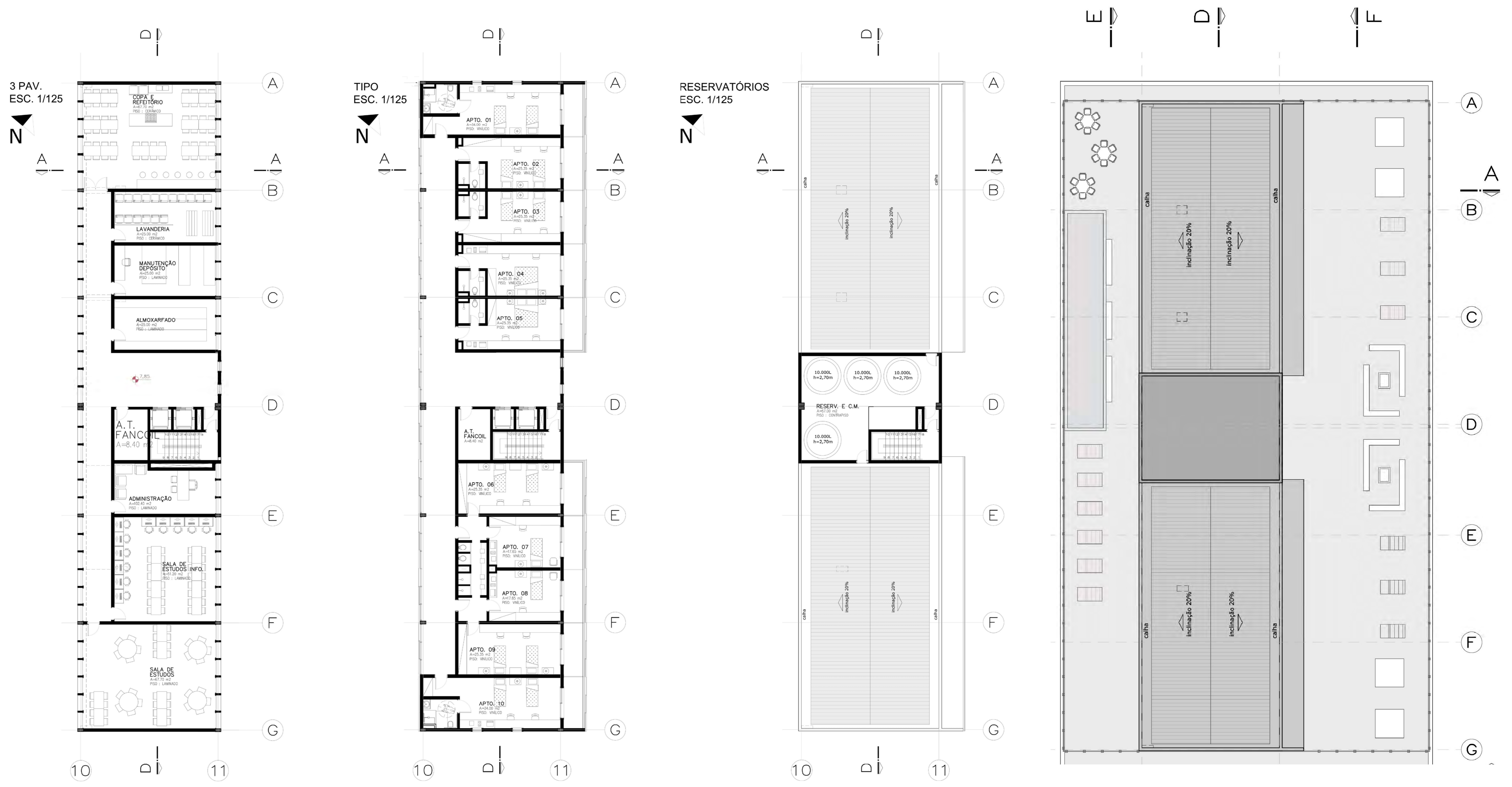


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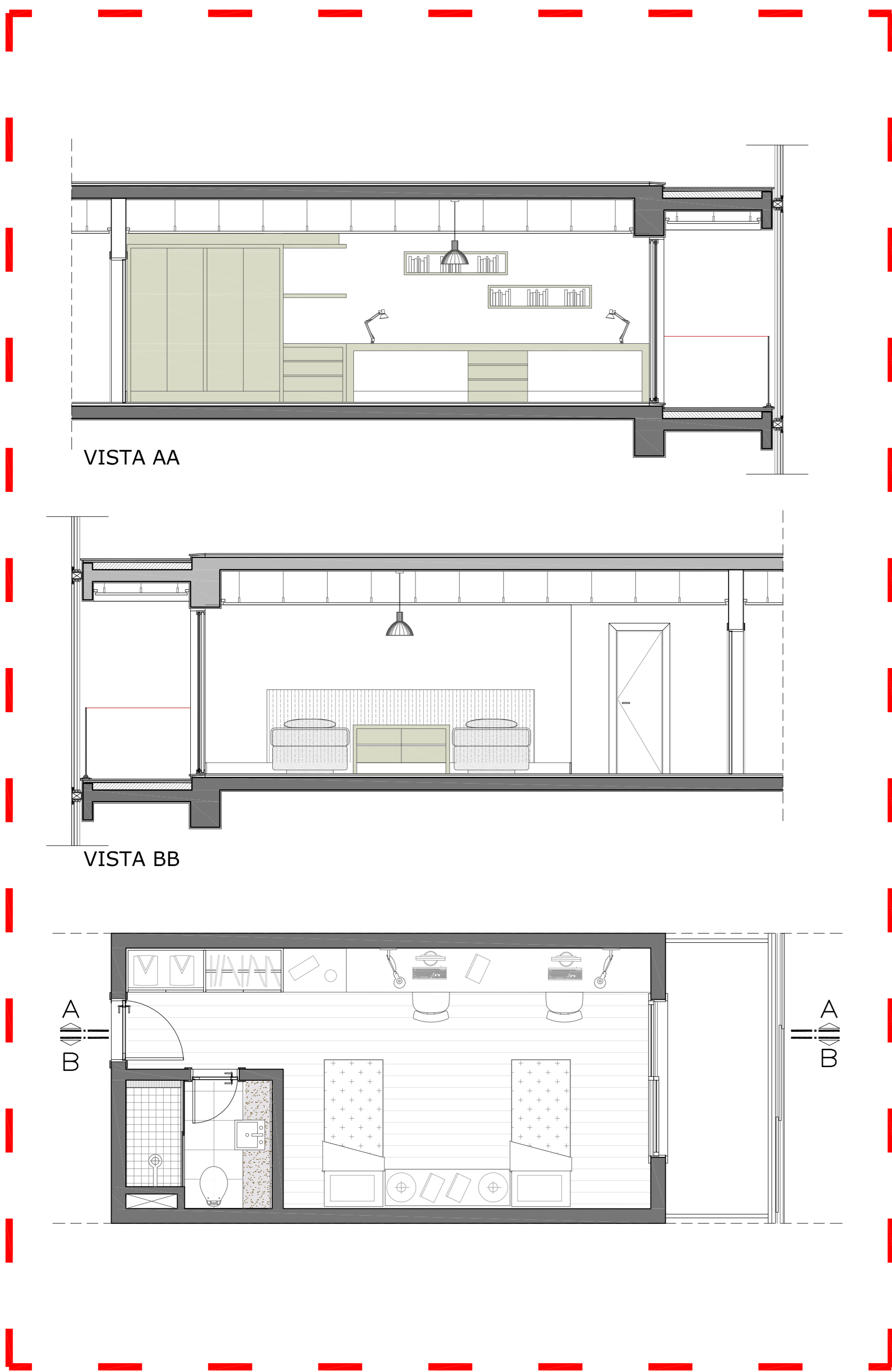




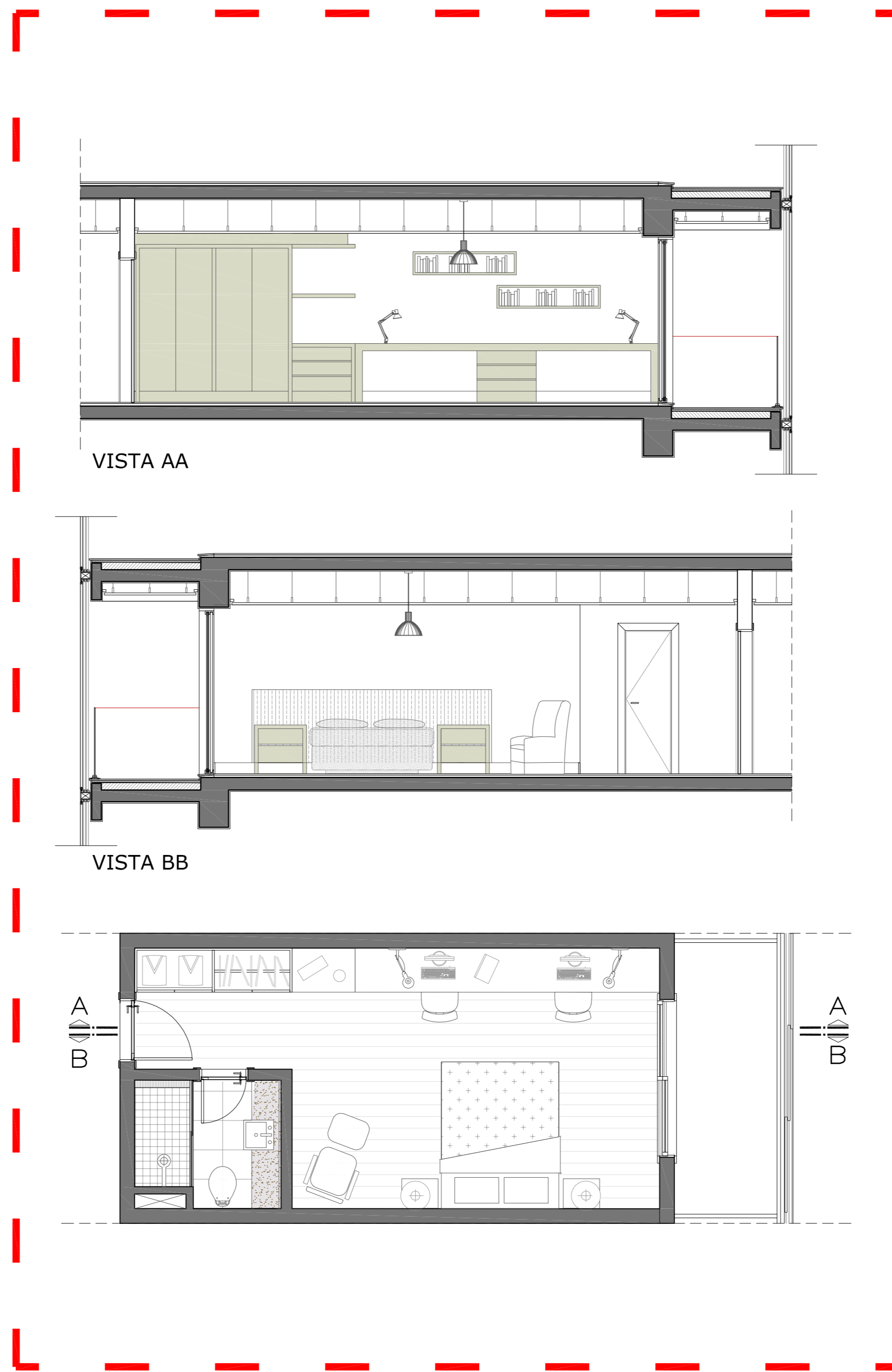




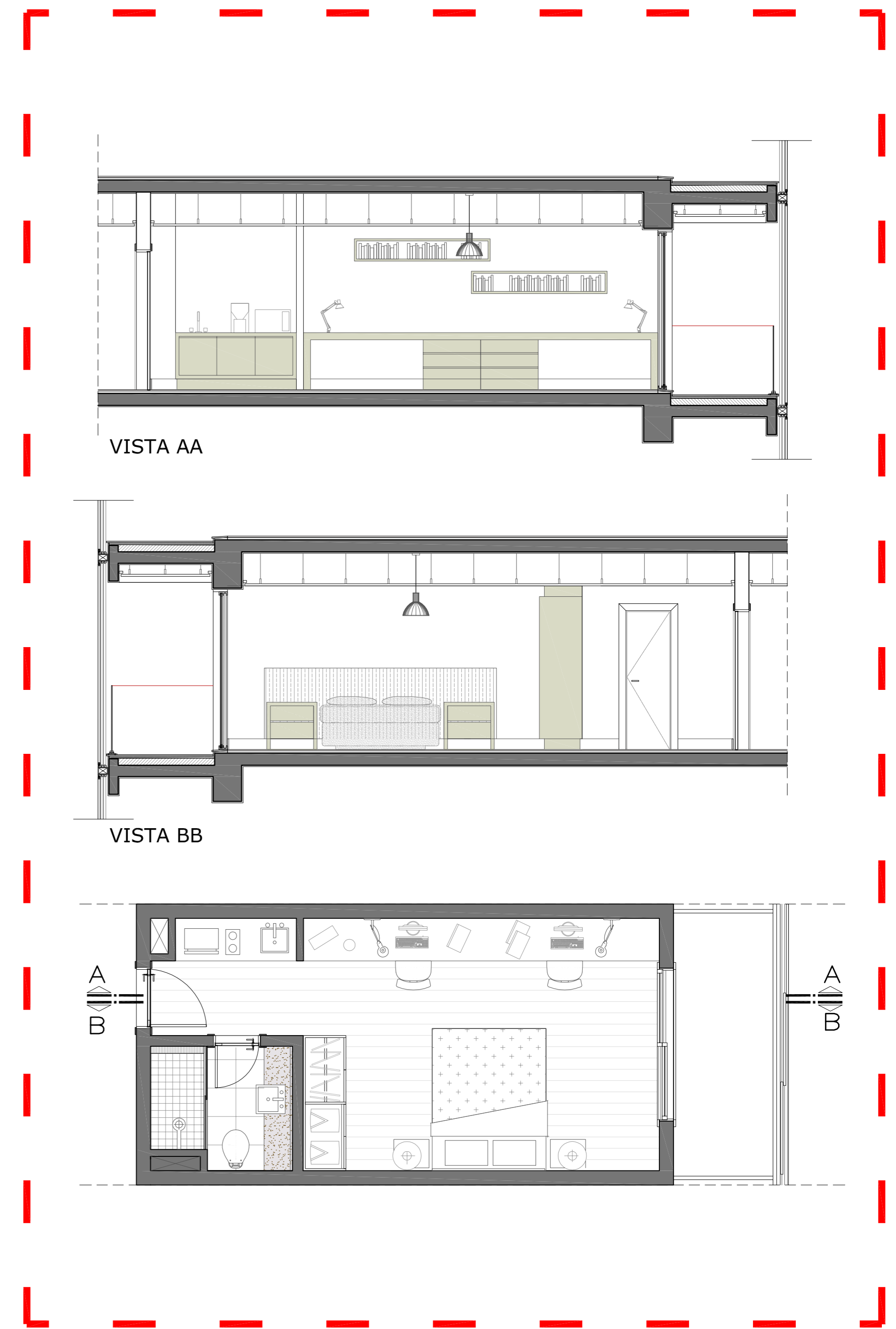
TIPOLOGIA 1



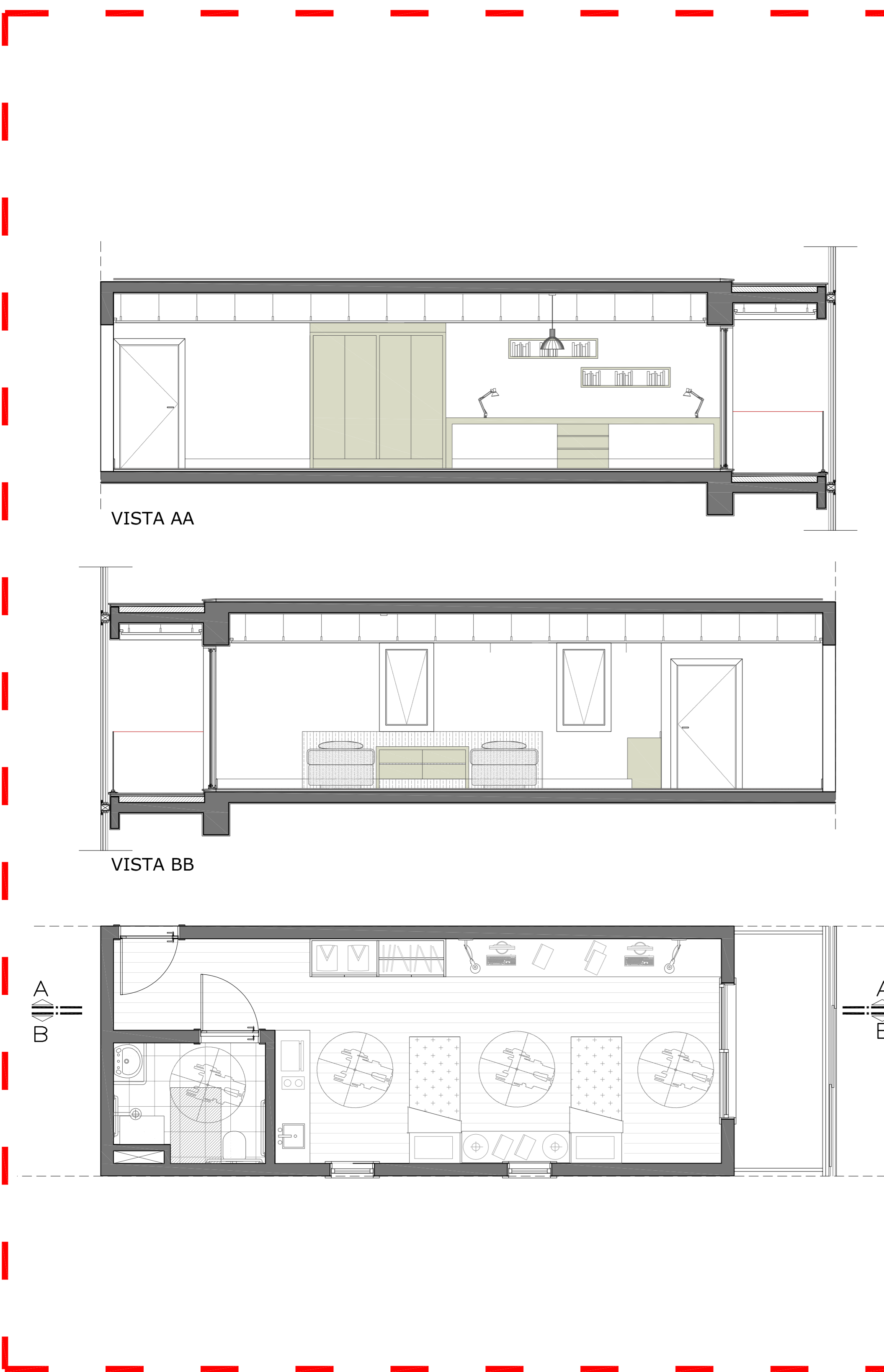
TIPOLOGIA 2



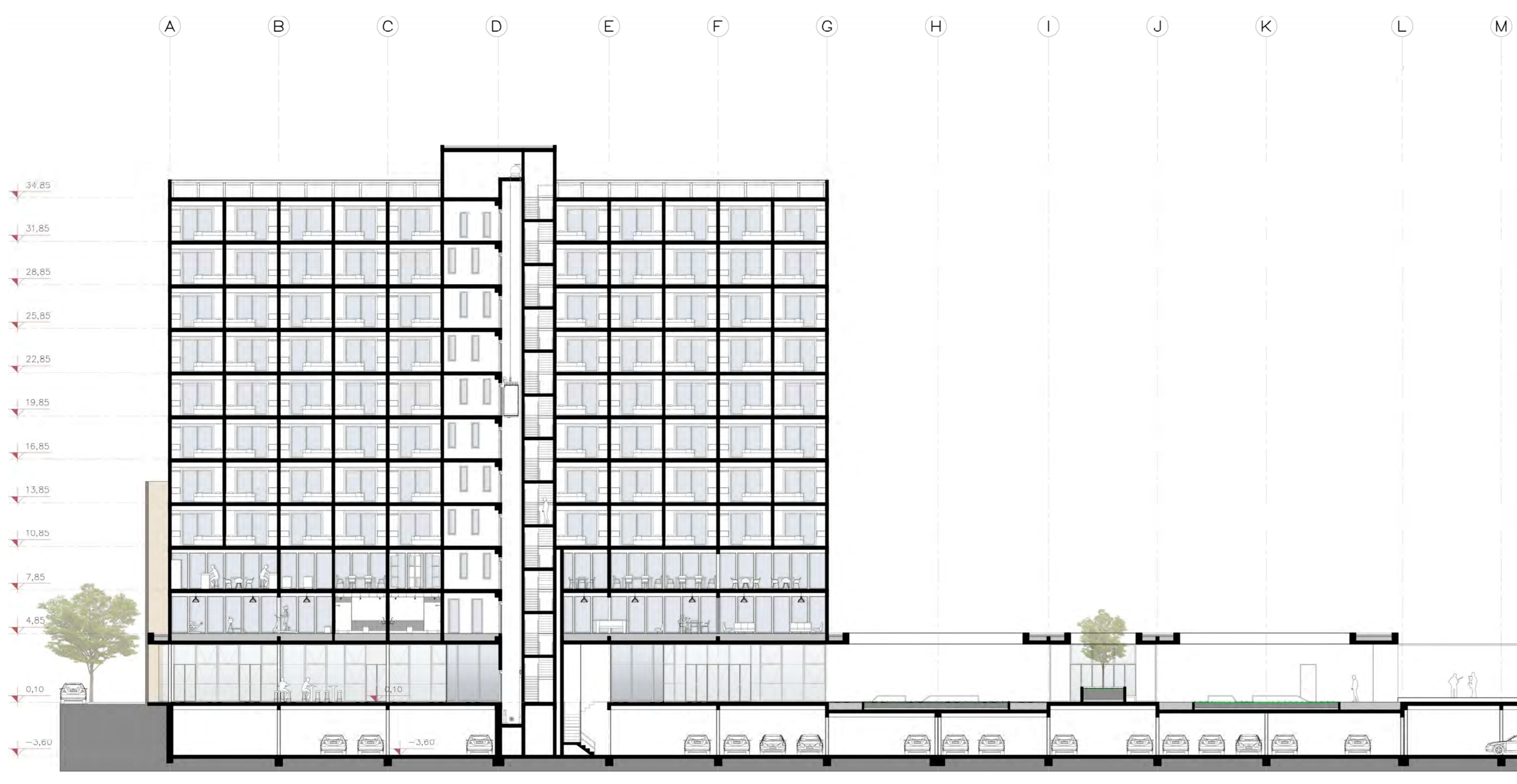
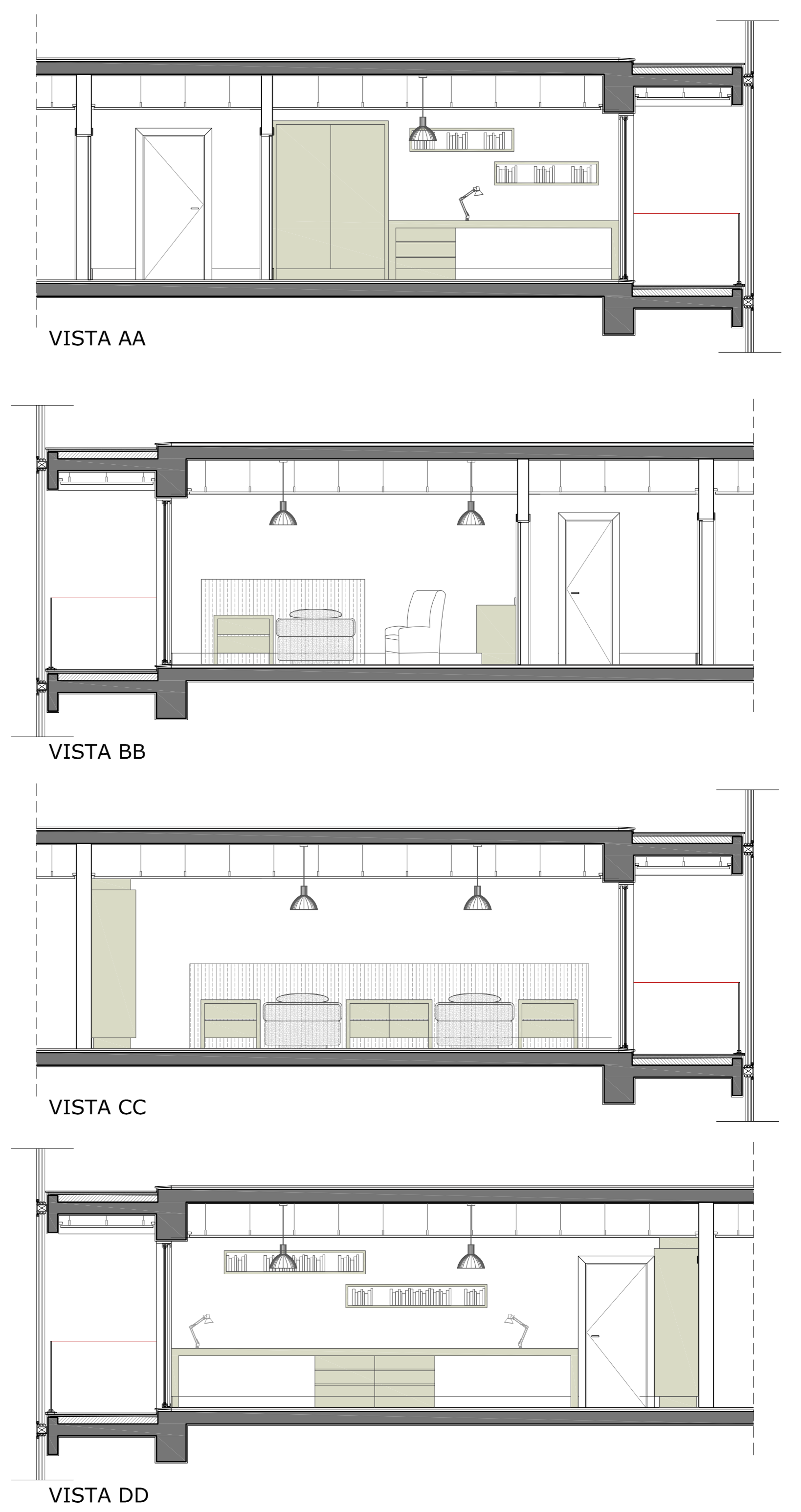
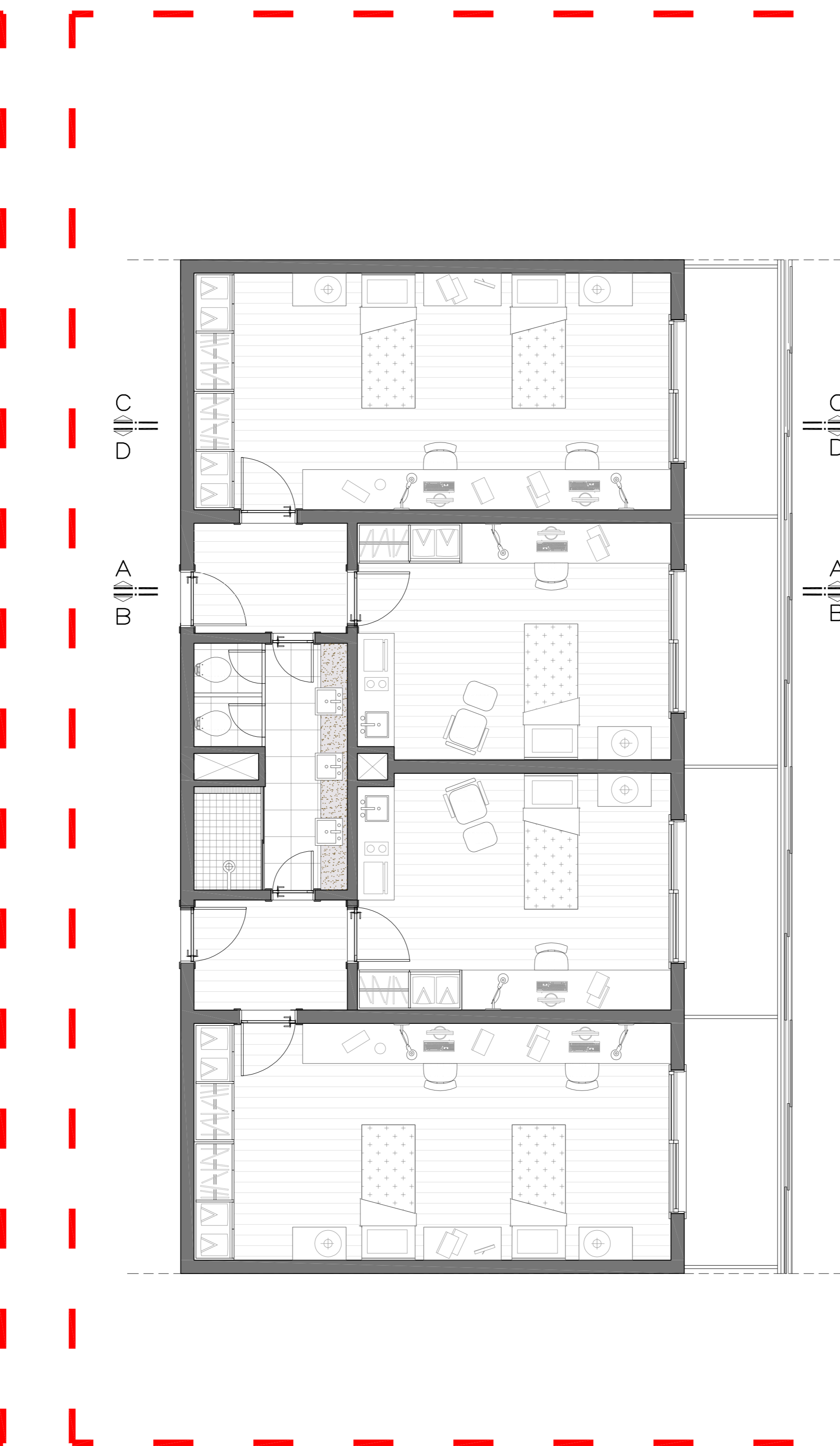
TIPOLOGIA 3



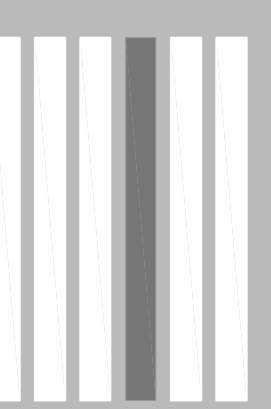
TIPOLOGIA 4

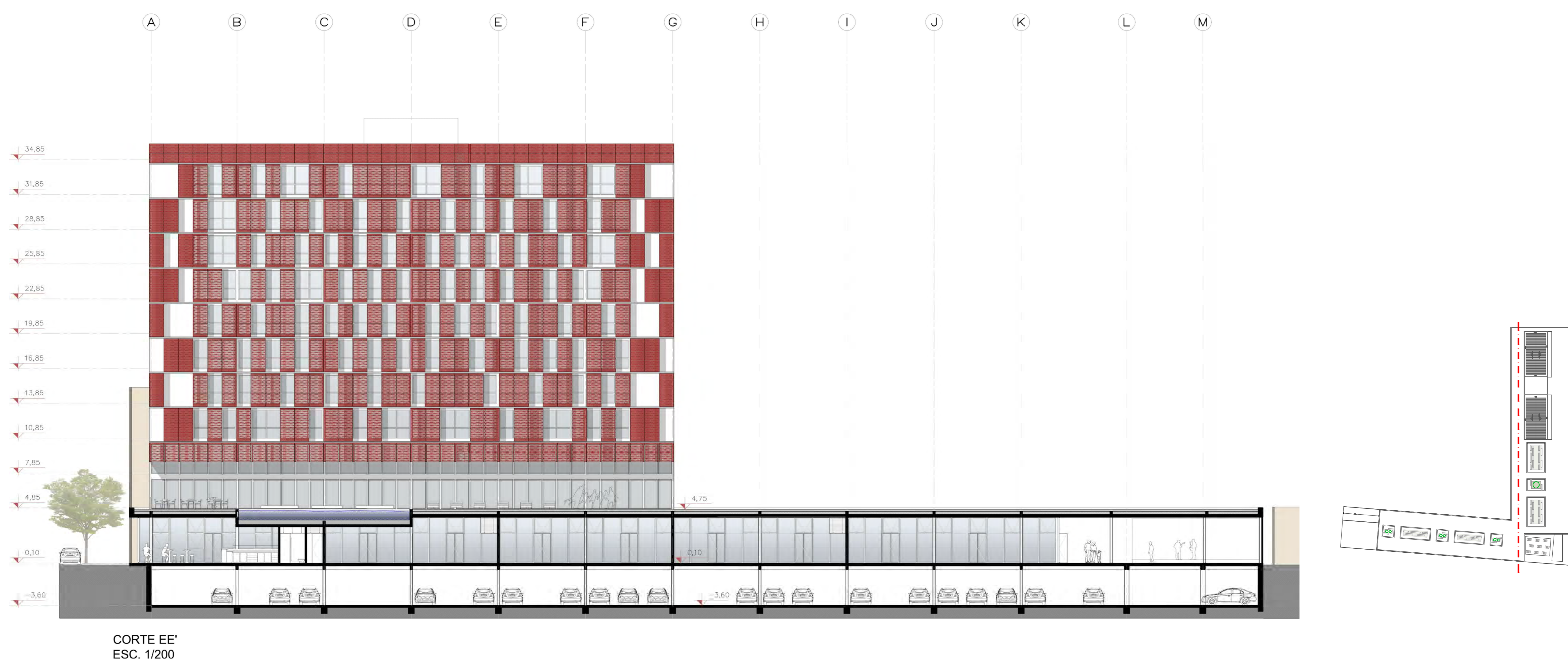
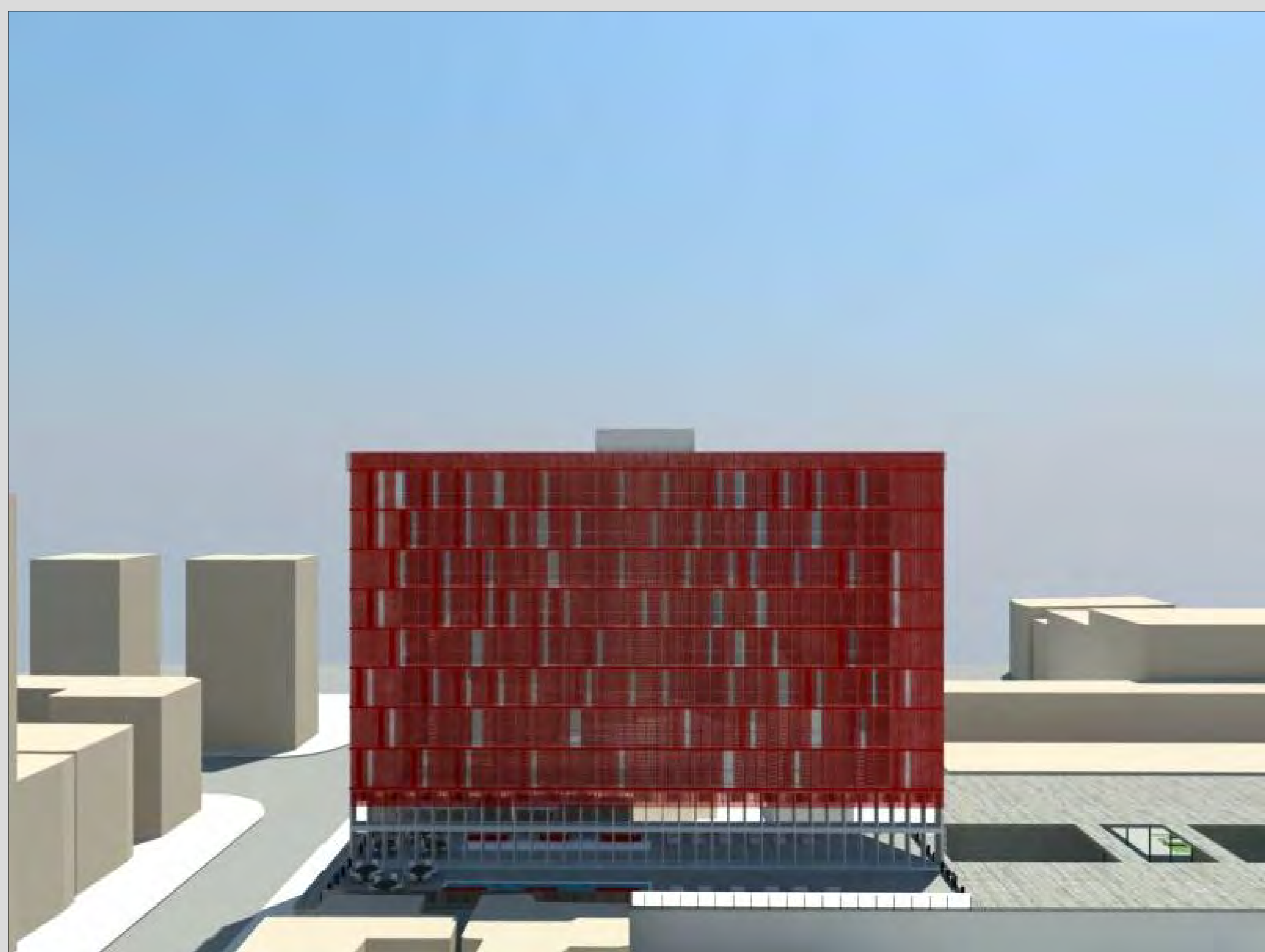


TIPOLOGIA 5

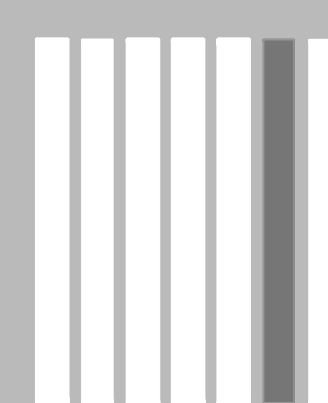


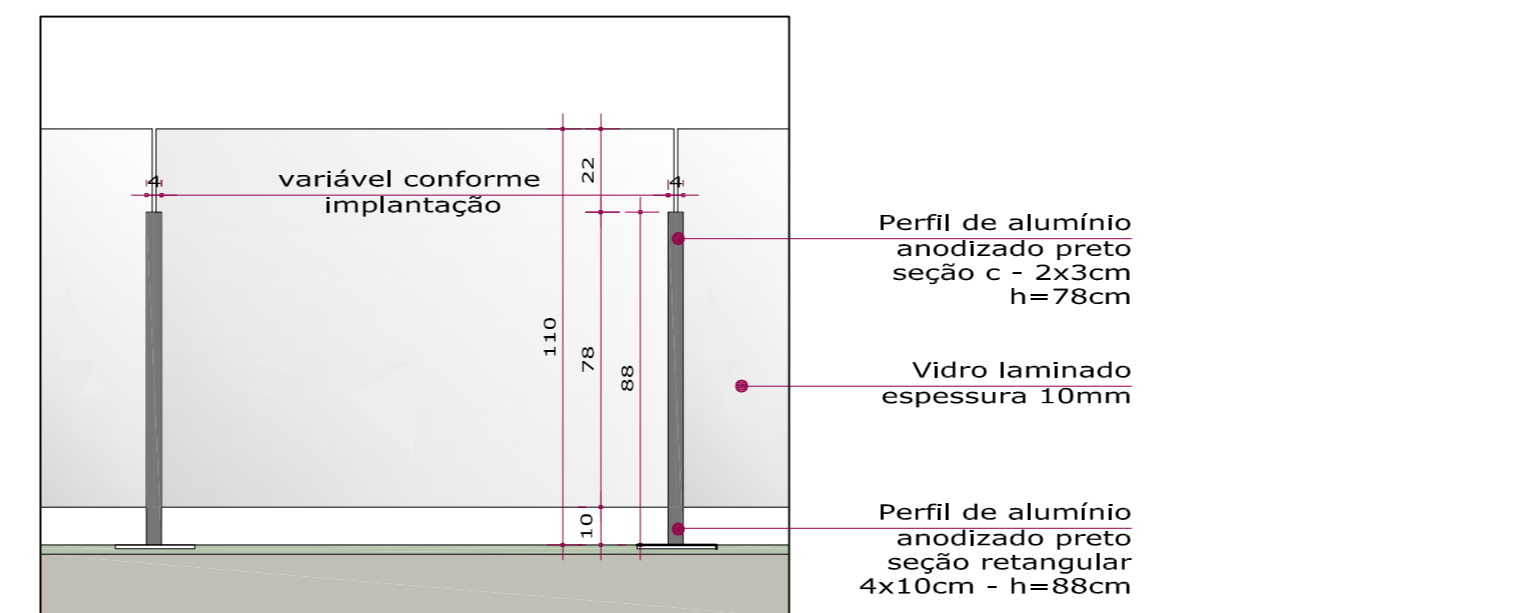
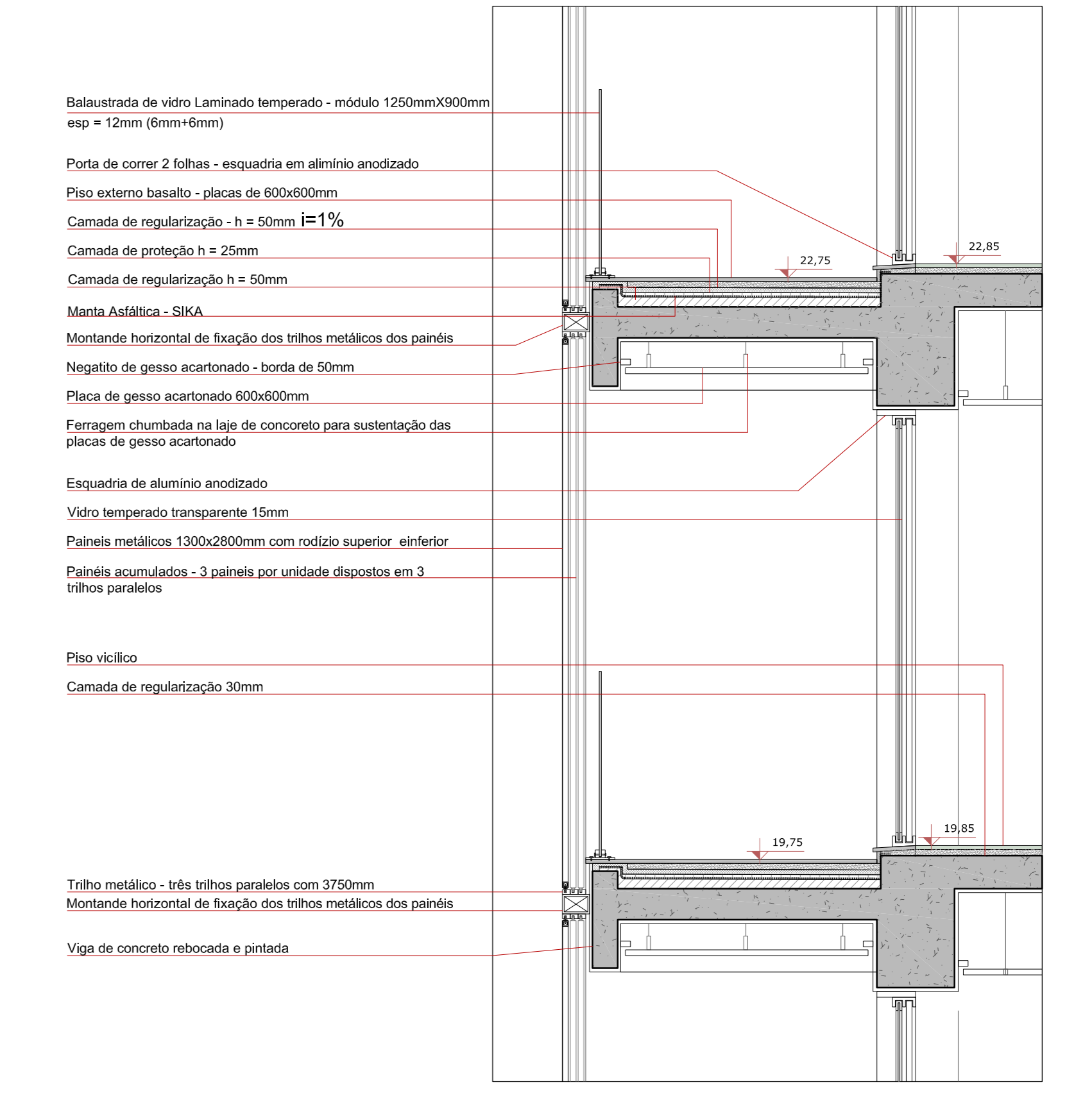
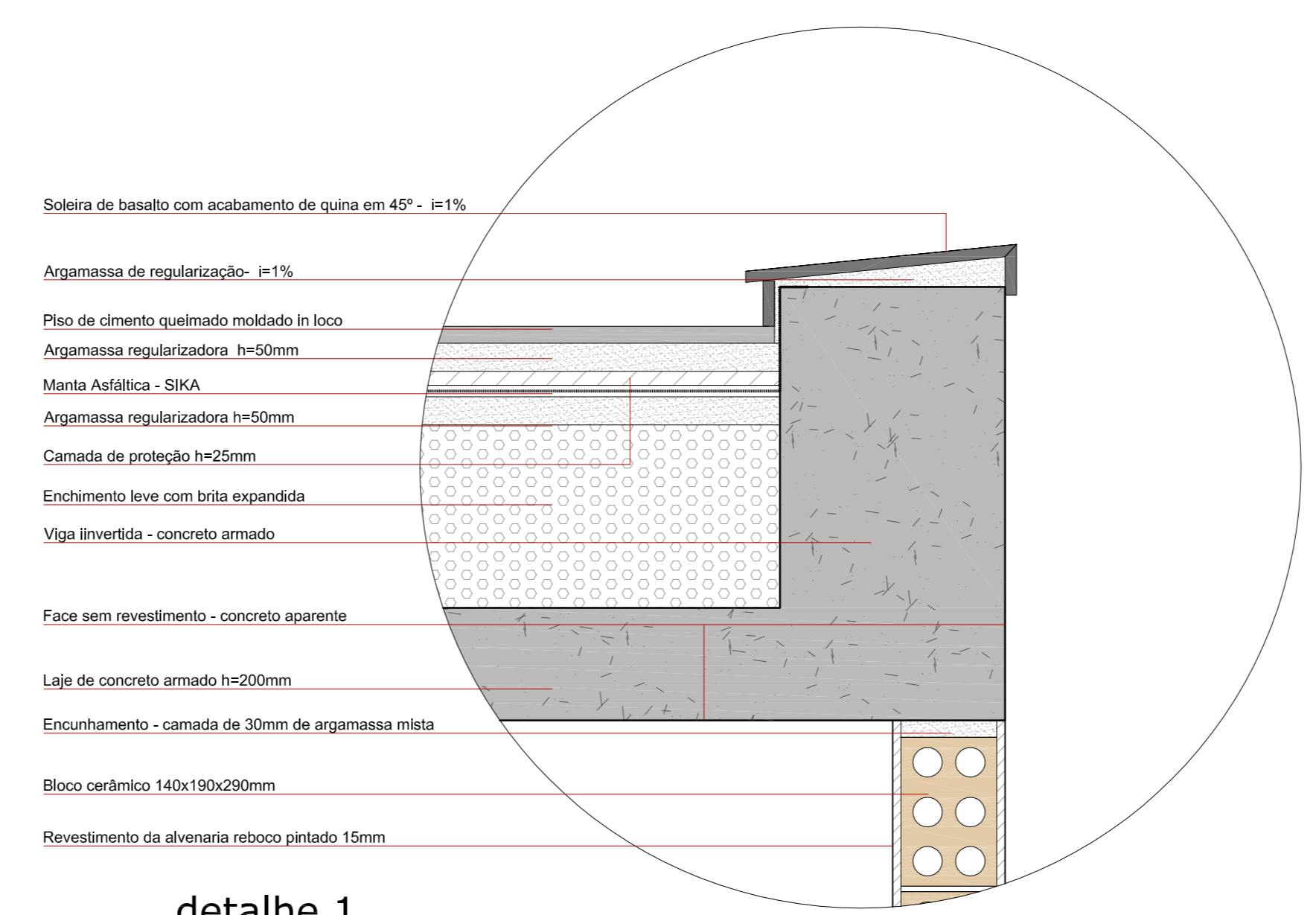
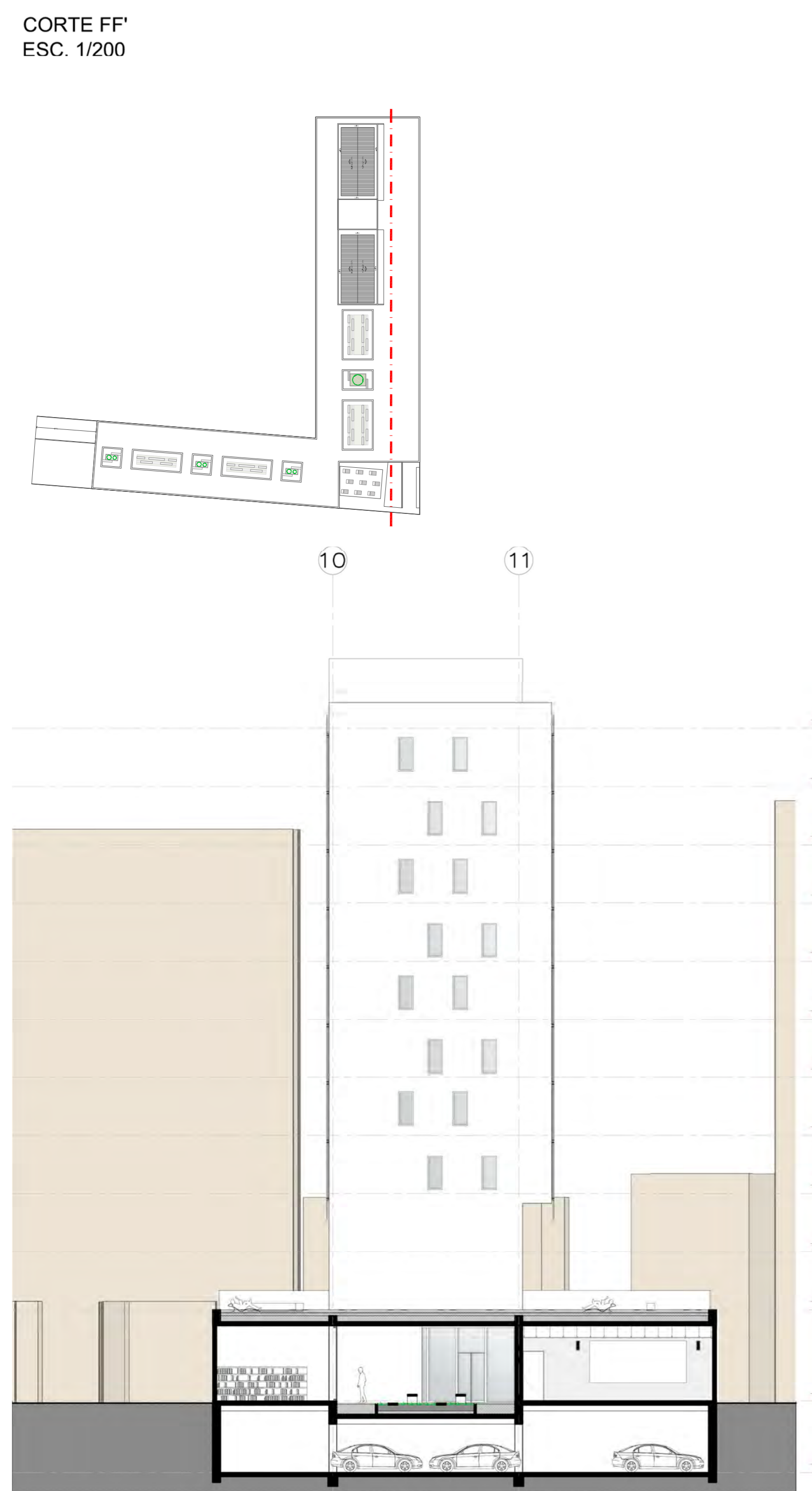
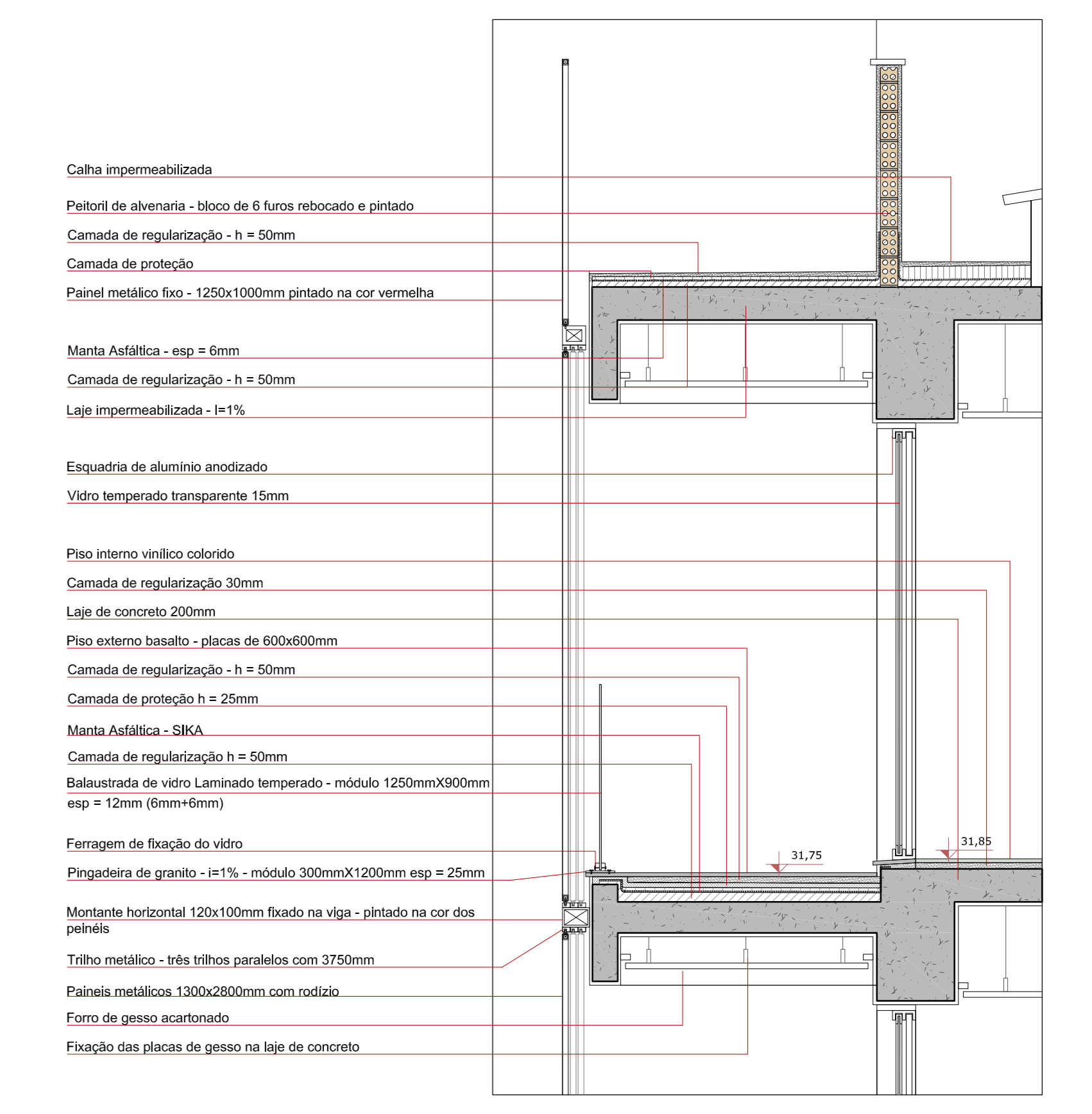
CORTE DD' ESC 1/200



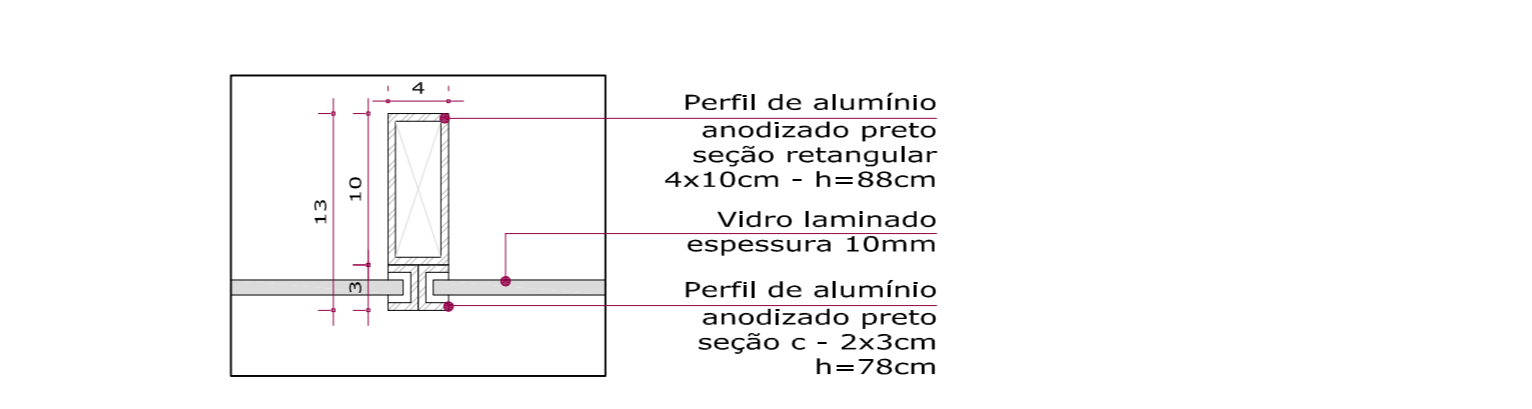
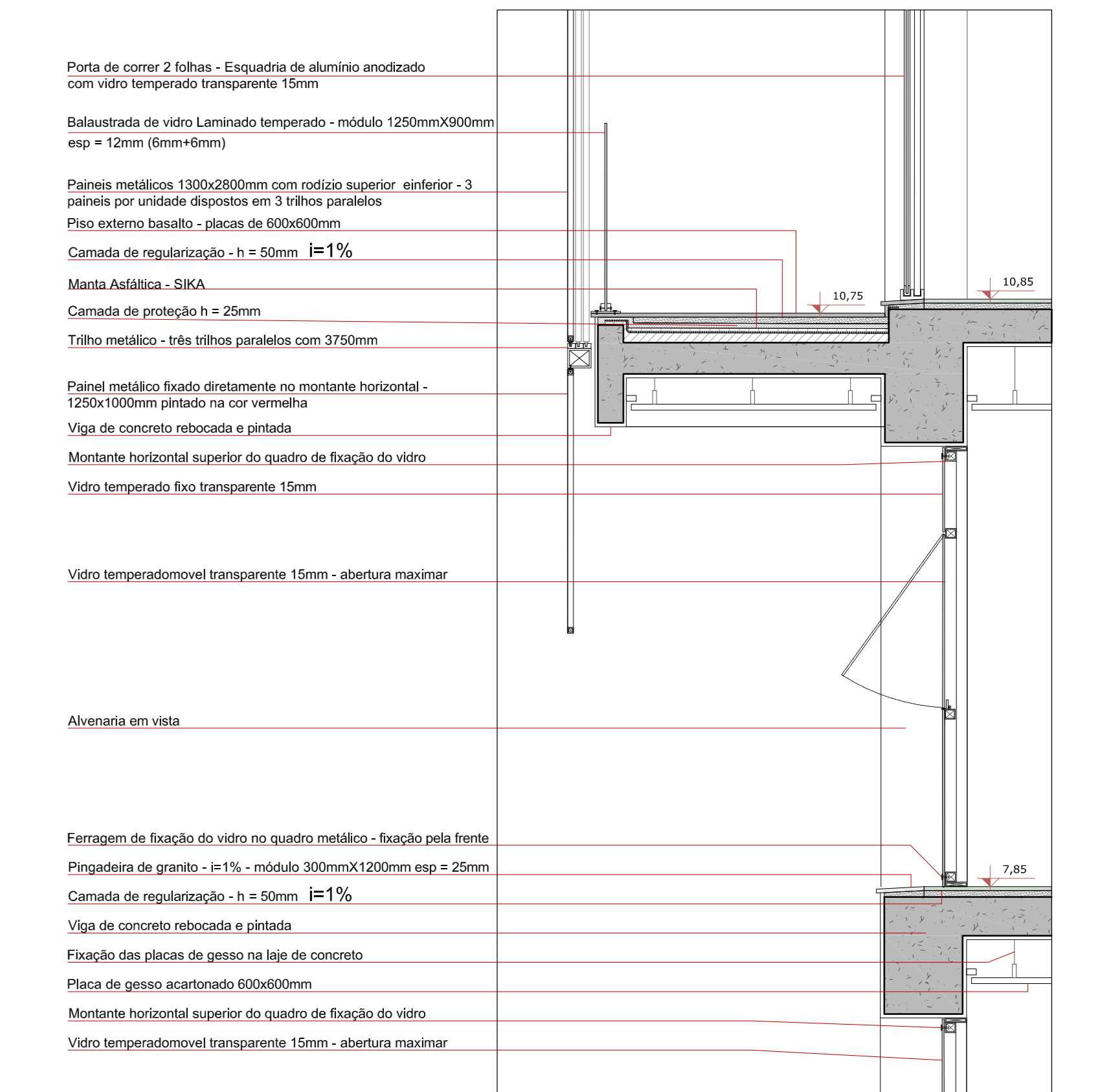


CORTE EE  
ESC. 1/200

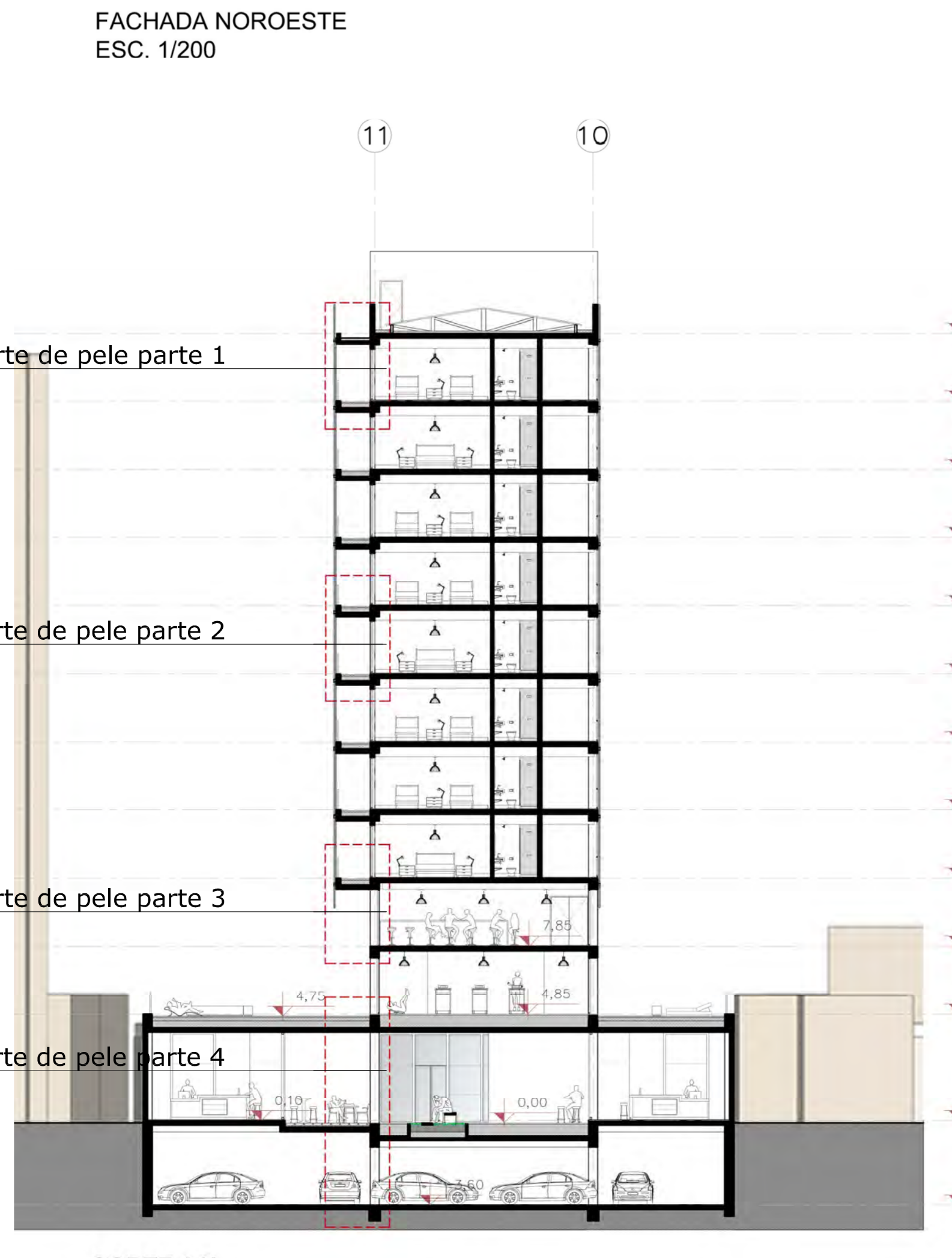
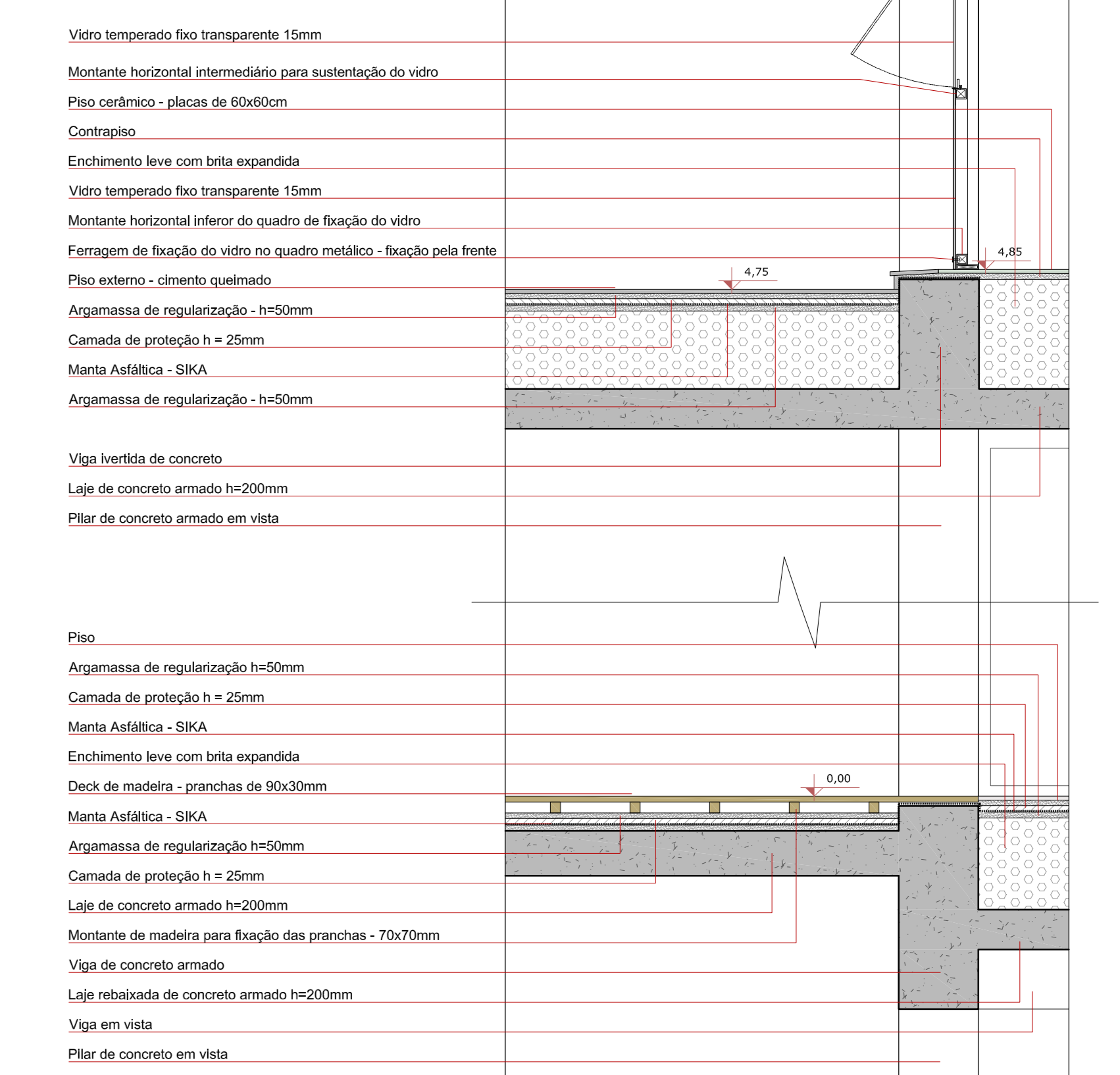




detalhe guarda corpo vista esc 1/20



detalhe montante guarda corpo esc 1/5



OS PAINÉIS METÁLICOS TÊM SUAS PERFURAÇÕES VARIÁVEIS CONFORME A FACHADA EM QUE SERÃO APLICADOS. A FACHADA VOLTADA PARA O LADO OESTE, ALÉM DE ORIENTAÇÃO SOLAR MAIS CRÍTICA, É MENOS PROTEGIDA PELAS EDIFICAÇÕES PROXIMAS, POIS ELAS TÊM ALTURA REDUZIDA. PORTANTO OS PAINÉIS APLICADOS NA FACHADA LESTE APRESENTAM OPERFURAÇÕES MAIORES E MENOS ESPAÇADAS.

