Extract from the Building Conditions

for the ARCHITECTURAL COMPETITION

"A mountain shelter on the top of Jeżowa Woda mountain with a restaurant and viewing terraces"

ORGANISER:

Information for applicants to the Competition:

Please read carefully the excerpt from the Building Conditions (BC) established by the Head of the Limanowa Commune of July 19, 2022 (containing a summary of its most important provisions).

I. Type of investment.

Service buildings - construction of a mountain shelter building with a restaurant and viewing terraces as well as technical and parking infrastructure.

II. Conditions and detailed rules for the development of its building area.

The following conditions for building and land development are hereby being established:

1) The ratio of the built-up area on the plot to the non-built-up area - up to 30% of the building plot area,

2) Number of overground storeys of the mountain shelter building with a restaurant and viewing terraces:
   - overground: up to 4 overground storeys, including at the top of the communication shaft, - underground: up to 2 underground storeys.

3) Height of mountain shelter with restaurant and viewing terraces - upper edge of front elevation, cornice or attic (*from average ground level in front of main entrance to building*): min. - 34.00m; max. ~36.00m

4) Height of the mountain shelter with a restaurant and viewing terraces - height of the main ridge, min.: 34.00m, max.: 36.00m

5) The width of the front elevation of the mountain shelter building with a restaurant and viewing terraces *(*front of the plot - it should be understood as part of the building plot, which is adjacent to the road from which the main entrance to the plot passes)* min. - 19.00m; max. 22.00m,

6) Additional guidelines:
   Segment A
   - 2 underground floors
   - max. width of the front elevation of the segment: 12m
   - max. segment top rise: 873.00m ASL
   Segment B:
   - 3 overground floors
   - usable flat roof - observation deck
   - max. width of the front elevation of the segment: 22m
   - max. segment top rise: 885.00m ASL
   Segment C:
   - communication shaft
   - slim design finished with transparent glass
   - max. dimensions of the segment in the projection: 8x8m
   - max. segment top rise: 903.00m ASL
   Segment D:
   - terrace and viewing room
   - construction finished with transparent glass
   - max. dimensions of the segment in the projection: 12x12m
   - max. segment top rise: 907.00m ASL

7) Building line that cannot be crossed - an impassable building line is set at a distance of 6 m from the outer edge of the roadway of the municipal road - plot no. 1039, Siekierczyna precinct.

8) Flat roofs and usable terraces, allowing the use of dormers, skylights and ox-eye windows, with the angle of inclination of the main roof slope of the service building: 0° - 12°, with a ban on the use of bright colours.
9) The direction of the main roof ridge in relation to the front of the plot - any,
10) Reference of the architecture of the buildings to the building traditions of the region,
11) Obligation of maintaining min. of 70% of the building plot area as undeveloped and unpaved, i.e. biologically active, developed with low and high greenery with a predominance of species of native origin.
12) Communication and parking conditions:
    a) within the boundaries of the areas covered by the application, the necessary parking spaces must be provided:
    - 2 parking spaces for employees and customers,
    - expected number of parking spaces for delivery vehicles - 1
    - the expected number of parking spaces for vehicles with a parking card - 1 parking space
    - implementation of parking spaces: as above-ground parking spaces.
    - the supplementary communication system consists of internal roads and pedestrian and road routes not marked in the graphic attachment.

APPENDICES:
Appendix 2 - the graphic part of the decision on the conditions of development on a copy of the master map in the scale of 1:2000 (the appendix is an integral part of this excerpt from the decision on the conditions of development)