

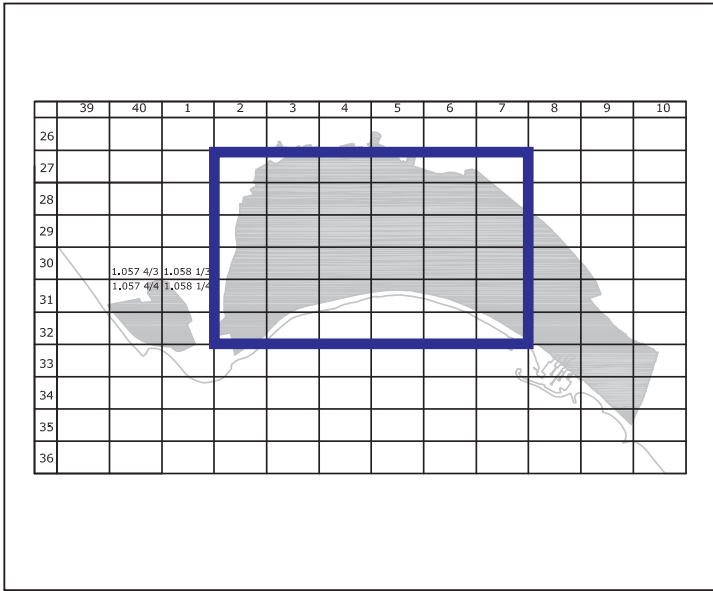
ENSENADA DE SAN MIGUEL-ALCOR

SUO-1-ESM.....128

SUO-1-ESM.....129

CALIFICACIÓN PORMENORIZADA		SUP.SUELO m2	SUP. EDIFICABLE m2	COEF. EDIFICABILIDAD m2t/m2s	SUP. TECHO m2t	SUELO DOTACIONAL m2	ZONAS VERDES m2	EQUIPAMIENTO m2	VIARIO LOCAL	Nº DE VIVIENDAS	PLAZAS DE APARCAMIENTOS
A)	RESIDENCIAL	2.598.058	1.270.440,28		1.145.157,22	912.128,06	641.567,23	270.560,83	415.489,66	11.452	10.110
A.1)	RESIDENCIAL EN LADERA RSM3	765.497	347.432,06		215.140,63	265.497,30	183.013,47	82.483,83	152.567,64	2.151	3.450
RSM 3	S-1	131.901	30.897,01	0,55	16.993,36	29.433,49	19.830,49	9.603,00	32.393,49	170	609
RSM 3	S-1 VPO		39.177,01	0,7857	30.781,94					308	
RSM 3	S-2	115.161	68.441,00	0,55	37.642,55	22.458,16	15.775,16	6.683,00	24.261,84	376	748
RSM 3	S-3	172.120	78.213,00	0,55	43.017,15	54.507,43	37.863,43	16.644,00	39.399,57	430	697
RSM 3	S-4	131.582	39.625,02	0,55	21.793,76	62.205,62	41.951,62	20.254,00	29.751,36	218	552
RSM 3	S-5	84.763	28.213,00	0,55	15.517,15	45.018,76	32.396,93	12.621,83	11.531,24	155	215
RSM 3	S-6 VPO	106.437	46.929,02	0,7857	36.872,80	46.845,74	31.538,74	15.307,00	12.662,24	369	476
RSM 3	S-7 VPO	23.533	15.937,00	0,7857	12.521,93	5.028,10	3.657,10	1.371,00	2.567,90	125	153
A.2)	RESIDENCIAL EN MANZANA RSM1	1.123.477	633.491,63		694.884,92	330.213,10	237.522,10	92.691,00	159.772,27	6.949	4.748
RSM 1	S-8	209.525	88.133,87	1,0	88.133,87	70.124,95	50.434,95	19.690,00	25.070,18	881	966
RSM 1	S-8 VPO		26.196,00	1,4286	37.422,86					374	
RSM 1	S-9	225.788	105.362,01	1,0	105.362,01	69.231,27	50.007,27	19.224,00	25.394,72	1054	966
RSM 1	S-9 VPO		25.800,00	1,4286	36.857,14					369	
RSM 1	S-10	175.747	81.722,00	1,0	81.722,00	40.921,00	29.814,00	11.107,00	26.177,00	817	910
RSM 1	S-10 VPO		26.927,00	1,4286	38.467,14					385	
RSM 1	S-11	292.242	133.169,99	1,0	133.169,99	77.905,96	57.893,96	20.012,00	57.748,05	1332	1238
RSM 1	S-11 VPO		23.418,00	1,4286	33.454,29					335	
RSM 1	S-12	220.175	81.852,76	1,0	81.852,76	72.029,92	49.371,92	22.658,00	25.382,32	819	668
RSM 1	S-12 VPO		40.910,00	1,4286	58.442,86					584	
A.3)	RESIDENCIAL EN BLOQUE ABIERTO RSM2	709.084	289.516,59		235.131,67	316.417,66	221.031,66	95.386,00	103.149,75	2.351	1.912
RSM 2	S-13	75.076	28.437,24	0,75	21.327,93	27.737,16	18.918,16	8.819,00	9.022,82	213	270
RSM 2	S-13 VPO		9.878,78	1,1	10.584,41					106	
RSM 2	S-14	75.932	15.900,00	0,75	11.925,00	53.052,05	35.759,05	17.293,00	6.979,95	119	34
RSM 2	S-15	71.919	37.448,00	0,75	28.086,00	19.786,37	13.695,37	6.091,00	14.684,63	281	232
RSM 2	S-16	118.529	66.680,00	0,75	50.010,00	27.249,13	19.218,13	8.031,00	24.599,87	500	388
RSM 2	S-17	136.448	33.272,00	0,75	24.954,00	88.470,04	60.056,04	28.414,00	14.705,96	250	224
RSM 2	S-18	231.180	51.797,32	0,75	38.847,99	100.122,91	73.384,91	26.738,00	33.156,52	388	764
RSM 2	S-18 VPO		46.103,25	1,1	49.396,34					494	
B)	HOTELERO	162.149,57	134.492,02		302.607,04	19.384,62	19.384,62		8.273		250
HOTELERO											250
HOTEL DEL GOLF		48.367,00	44.256,36	2,25	99.576,81	4.110,64	4.110,64		-		
HOTEL DEL CANAL		55.265,70	45.991,92	2,25	103.481,82	9.273,98	9.273,98		-		
HOTEL DEL ALCOR		58.516,87	44.243,74	2,25	99.548,41	6.000	6.000		8.273		250
C)	TERCIARIO	85.494,53	73.049,45		65.227,02	5.360,24	5.360,24		7.084,84		750
TERCIARIO											750
TERCIARIO PONIENTE		22.731,24	20.799	1,0	20.799,35	1931,89	1931,89		0		
TERCIARIO LEVANTE		18.238,00	16.688	1,0	16.688,00	1550	1550		0		
TERCIARIO ALCOR		22.422,94	15.338	0,49	7.515,67	0	0		7.084,84		250
TERCIARIO BÁSICO		22.102,35	20.224	1,0	20.224,00	1878,35	1878,35		0		500
D)	DOTACIONES NO INCLUIDAS EN SUBSECTORES	162.927,42				19.587,62	19.587,62		143.339,80		
ESPACIOS LIBRES Y EQUIPAMIENTOS		162.927,42				19.587,62	19.587,62		143.339,80		
TOTAL SECTOR		3.008.629,52	1.477.981,75	0,502884	1.512.991,27	956.460,54	685.899,71	270.560,83	574.187		11.110
E)	SISTEMAS GENERALES	2.971.814,81				2.602.415,93	2.444.398,11	158.017,82	369.398,88		2.890
S.G. ALCOR		1.072.744,40				1.034.539,58	965.511,12	69.028,46	38.204,82		
S.G. CANAL		697.352,71				684.453,35	595.463,99	88.989,36	12.899,36		640
S.G. VIARIO		318.294,70							318.294,70		2.250
S.G. GOLF		883.423,00				883423	883423				
TOTAL ACTUACIÓN S.G INCLUIDOS		5.980.444,33	1.477.981,75		1.512.991,27	3.558.876,47	3.130.297,82	428.578,65	943.586,31		14.000

LOCALIZACIÓN



DISTRIBUCIÓN SUELO (m ²)	
SUELO TOTAL ACTUACIÓN (SG incluidos)	5.980.444,33
Sistemas Generales SG	2.971.814,81
SUELO SECTOR	3.008.629,52
Suelo Neto Edificable	1.477.981,75
Suelo Dotacional (Zonas Verdes y Equipamientos)	956.460,54 ... 63 m ² /100 m ²
- Zonas Verdes	685.900 ... 45 m ² /100 m ²
- Equipamientos	270.560,83 ... 18 m ² /100 m ²
Viario Local	574.187

DISTRIBUCIÓN EDIFICABILIDAD (m ² t)	
TECHO EDIFICABLE MÁXIMO	1.512.991,27
TECHO EDIFICABLE DEL SECTOR	1.512.991,27
A) RESIDENCIAL	1.145.157
- Libre	800.356
- VPO	344.802 30,11%
Densidad de viviendas	38,06 vvdas/Ha
B) TERCIARIO	65.227
C) HOTELERO	302.607 20,00%

