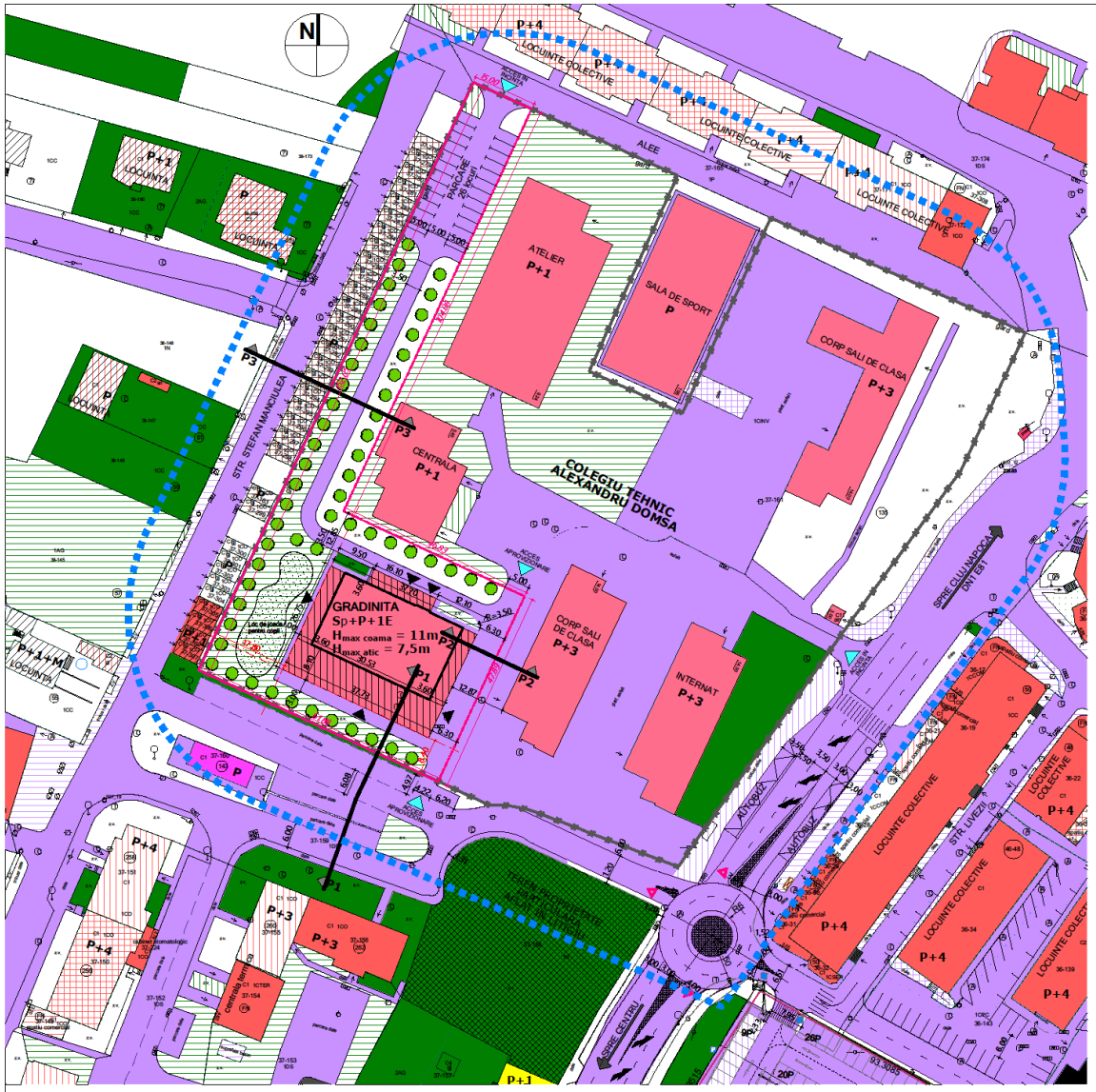
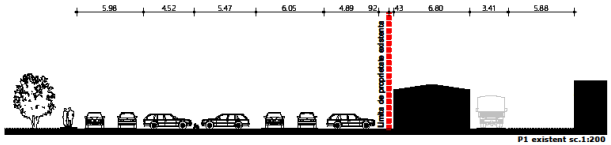
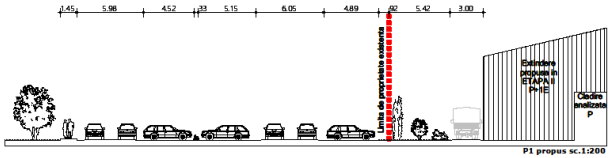




P1 existent sc.1:200



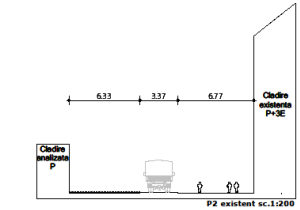
P1 propus sc.1:200

LEGENDA:

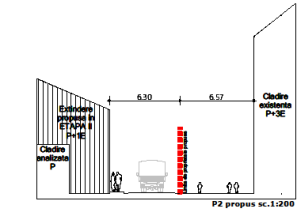
- Limita incinta - C.T. Al.Domsa
- Limita zonei studiate
- Limita parcela propusa pentru gradinita - 4530 mp
- Alinieamentul propus al contructiilor la strada
- Cladirea analizata mentinuta - propusa pentru schimb de destinate in gradinita
- Extinderi propuse la cladirea studiata - ETAPA II
- DA - invatamant
- MA3 - Locuinte individuale si servicii
- L2 - Locuinte colective medii
- E - Casa de rugaciune
- Zona verde
- Cai de circulatie auto si pietonale
- Garaje
- Acces incinta
- Acces cladire

P.O.T. propus pe noua parcela - 23,6%
P.O.T. maxim pe noua parcela - 25%

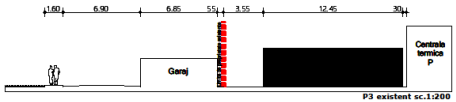
C.U.T. propus pe noua parcela - 0,50 mp Adc / mp teren
C.U.T. maxim pe noua parcela - conform cerintelor functionale



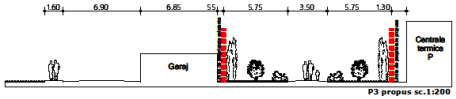
P2 existent sc.1:200



P2 propus sc.1:200



P3 existent sc.1:200



P3 propus sc.1:200

BILANT TERITORIAL – ETAPA II (CONSTRUIRE GRADINITA)

	DENUMIRE ZONE	EXISTENT		PROPUS		COMPARATIV		P.O.T. Maxim	C.U.T. Maxim	Nr. max. locuri
		mp	%	mp	%	mp	%	%		
	SUPRAFATA TERENULUI STUDIAT	4530.00	100.00%	4530.00	100.00%	0.00	0.00%			
	SUPRAFATA REPARCELARII	4530.00	100.00%	4530.00	100.00%	0.00	0.00%			
	SUPRAFATA INTRAVILAN	4530.00	100.00%	4530.00	100.00%	0.00	0.00%			
	BILANT TERITORIAL	4530.00	100.00%	4530.00	100.00%	0.00	0.00%			
	0.1.0 – Zona cu destinatie institutii, servicii de echipamente publice (functiune dominanta situata in afara zonei protejate)	4530.00	100.00%	4530.00	100.00%	0.00	0.00%			
0.4 c	Subzona construcii	1215.00	26.82%	1176.00	25.96%	-39.00	-11.24%	25%		
0.4 – Pv	Subzona spatii verzi amenajate	1337.00	29.51%	1389.00	30.66%	+52.00	+3.89%			
0.4 – ds	Subzona de drumuri publice	1978.00	43.67%	1965.00	43.38%	-13.00	-0.66%			

FLESCHIN GROUP PROJECT	S.C. B. P. FLESCHIN S.R.L. Nr.ord.reg.com. J01/434/2002 C.U.I. 14425846 ALBA IULIA, str. MOȚILOR nr. 75B, jud. ALBA			Beneficiar: MUNICIPIUL ALBA IULIA		Proiect Nr. 39 / 2017
	Specificație	Nume	Semnătura	Scara:	Titlu proiect: CONSTRUIRE GRADINITA CU PROGRAM PRELUNGIT PE STR. STEFAN MANCULEA NR. 2 ALBA IULIA, EXTINDERE CLADIRE CANTINA CAN INCINTA COLEGIULUI TEHNIC ALEXANDRU DOMSA, MUN. ALBA IULIA Str. Tudor Vladimirescu nr. 102, Alba Iulia, jud. Alba	Faza: PUD
CERTIFICAT ISO 9001:2000	Sef proiect:	Arh. Zsolt Freund-Fleschin				
	Proiectat:	Arh. Zsolt Freund-Fleschin		Data: 11/17	Titlu planș: REGLEMENTARI URBANISTICE DETALIATE - ETAPA II	Planșa Nr. 2.2
	Desenat:	Arh. Zsolt Freund-Fleschin				