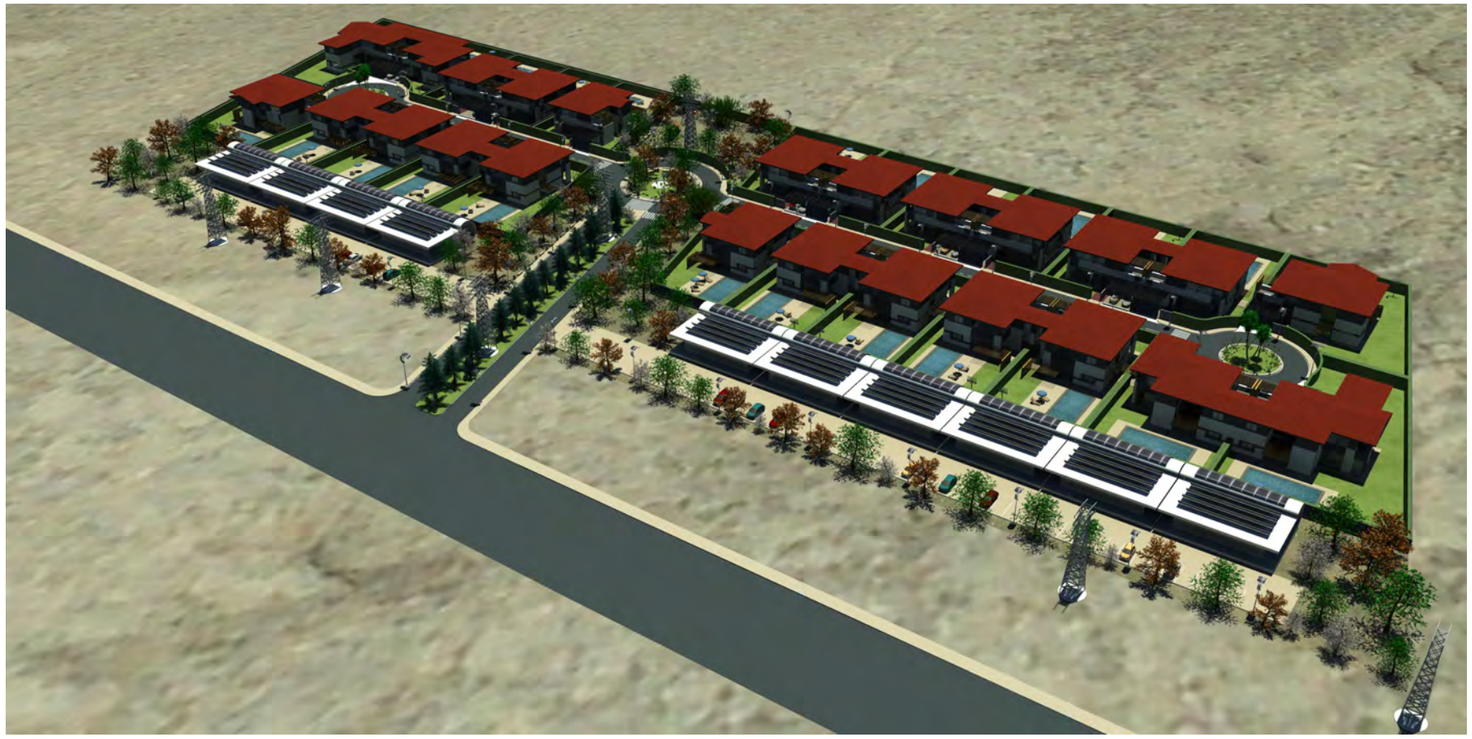
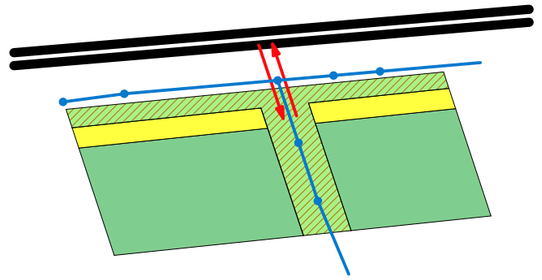
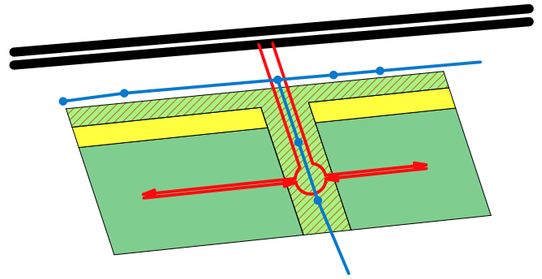




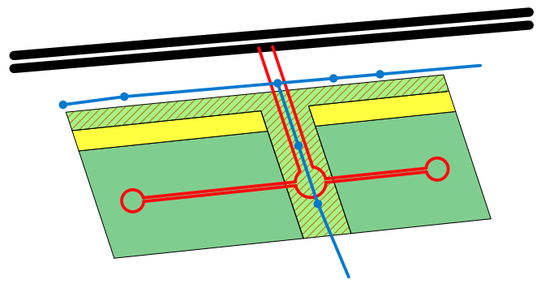
ZONAREA URBANISTICA

* zona sudica a revenit partii rezidentiale pentru ca cea nordica aferenta spatiilor comerciale sa poata fi vizibila si accesibila astfel din strada principala.



ACCESUL & CIRCULATIILE INTERIOARE

* accesul in cartier a fost prevazut pe zona de protectie aferenta liniilor de inalta tensiune pentru maxima eficienta de utilizare a terenului.
* accesul unic a determinat apartia a 3 intersectii care au fost rezolvate cu noduri de tip rond in favoarea celor de tip "T" atat din motive de fluidizare a circualtiei cat si de imagine.



SCHEMA COMPLETA

* zonele de protectie au fost conficurate ca si spatii verzi cu masurile de protectie de rigoare.

ZONA LOCUINTE

ZONA COMERT & SPATII VERZI AFERENTE

ZONA DE PROTECTIE @ LINII DE INALTA TENSIUNE (11Kv) - ZONE PARCURI SI PARCARI

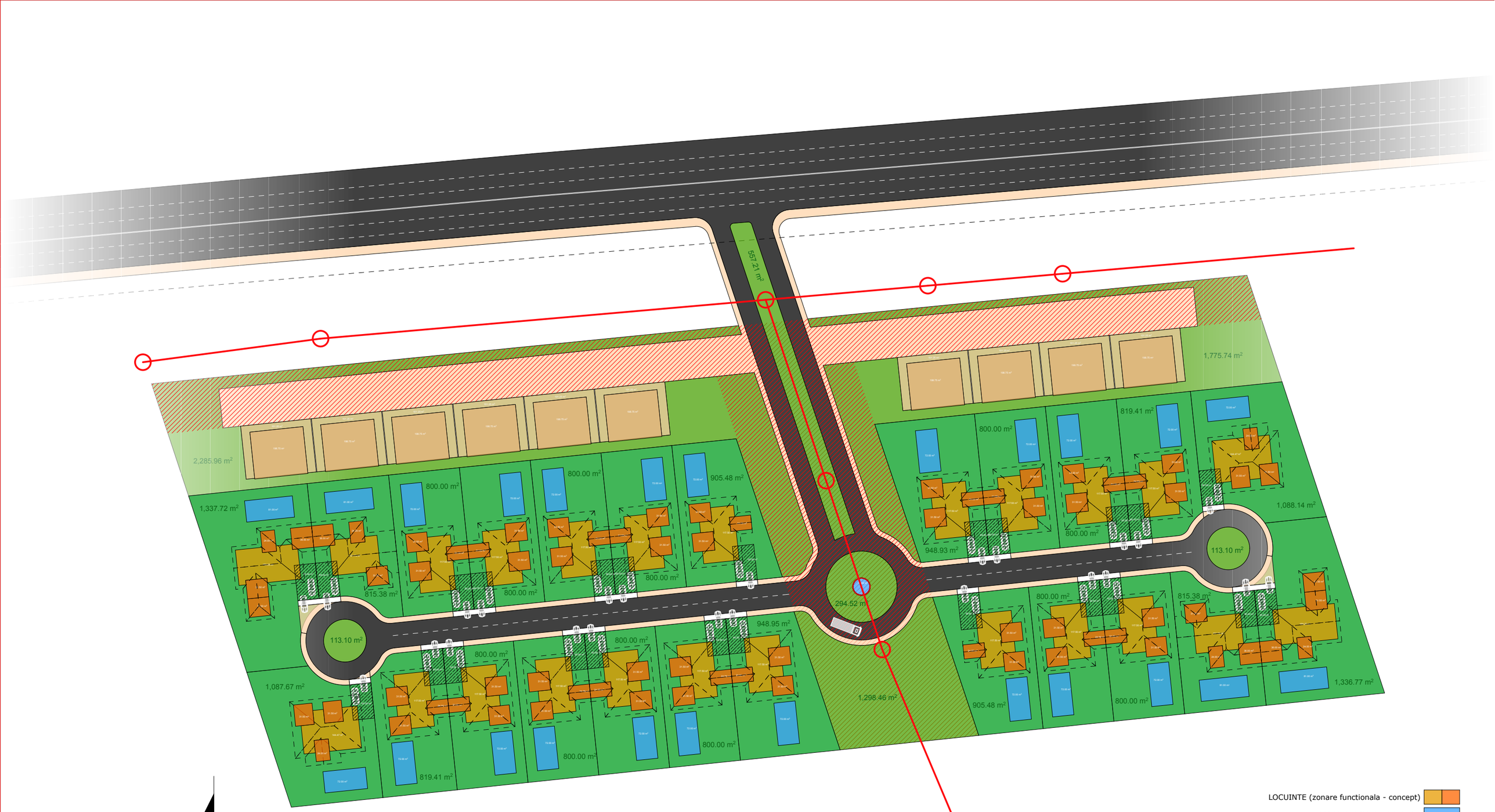
LINII DE INALTA TENSIUNE (11Kv)

CIRCULATII INTERIOARE (propunere)

CIRCULATII EXTERIOARE (existent)

A N S A M B L U R E Z I D E N T I A L " 2 4 " - K U R D I S T A N

1 LOT **1 STRADA PRINCIPALA** **1 INTRARE** **3 RONDURI**



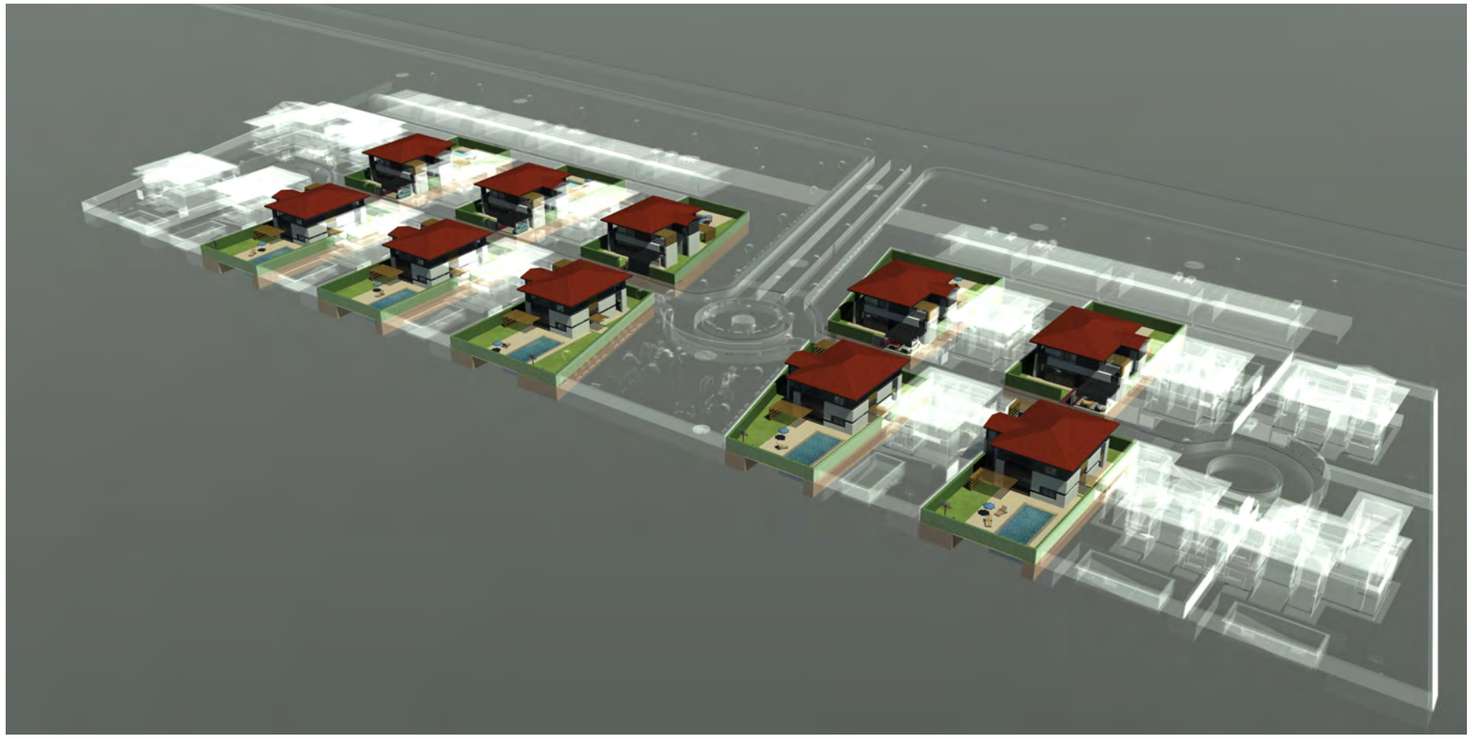
P L A N D E S I T U A T I E - C O N C E P T

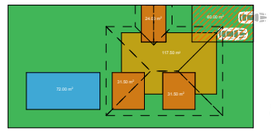
1 CARTIER **24** CASE **10** SPATII COMERCIALE **3** PARCURI **1** LOC DE JOACA

S_{teren} = 37561.4mp | $S_{construit\ rezidential}$ = 6431.0mp | $S_{construit\ comercial}$ = 3000.0mp | $S_{spatii\ verzi\ private}$ = 14954.3mp | $S_{spatii\ verzi\ comune}$ = 6255.7mp | $S_{circualtii\ pietonale\ \&\ parcari}$ = 3945.6mp | $S_{circulatii\ auto}$ = 2974.4mp

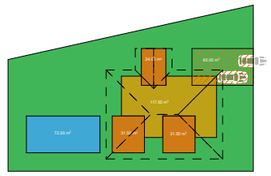
P L A N D E S I T U A T I E - V E D E R E 3 D

5 TIPURI DE CASA | **8** TIPURI DE LOT | **1** TIP DE SPATIU COMERCIAL | **3** TIPURI DE SPATII VERZI

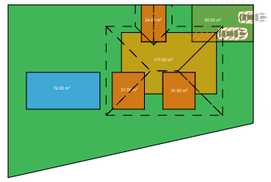




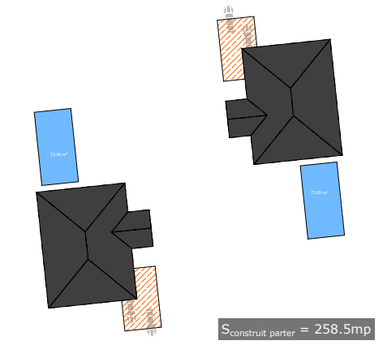
800.00 m²



905.48 m²



948.93 m²



$S_{construit\ parter}$ = 258.5mp

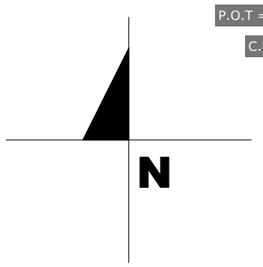
$S_{construit\ etaj}$ = 222.5mp

$S_{construit\ total}$ = 481.0mp

Regim de inaltime = P+E

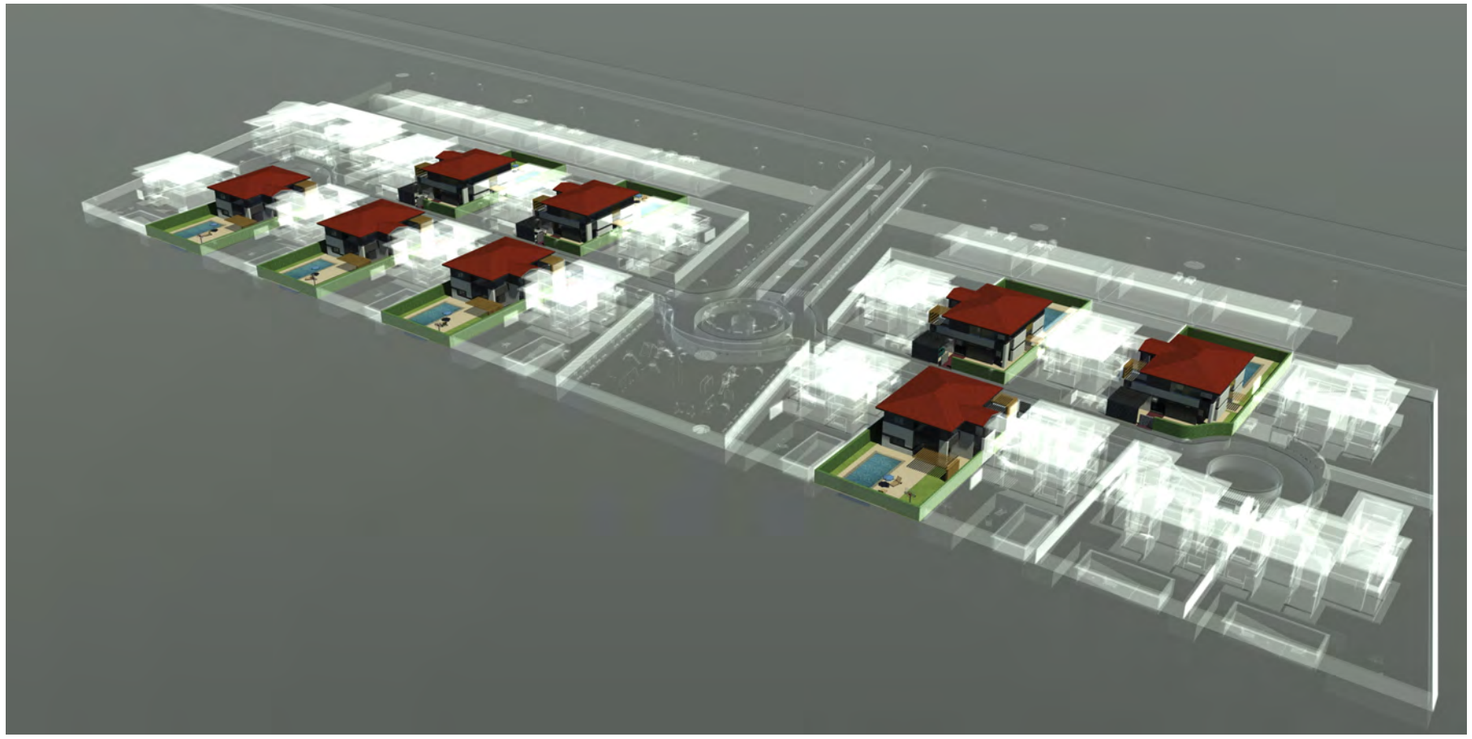
P.O.T = 27.2% - 32.3%

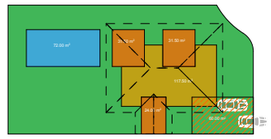
C.U.T = 0.5 - 0.61



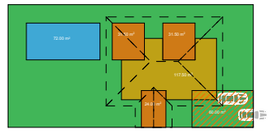
C A S A T I P 1 - U R B A N I S M & A R H I T E C T U R A

3 TIPURI DE LOT **2** VARIANTE DE ORIENTARE **1** GARAJ DUBLU **1** PISCINA **1** GRADINA

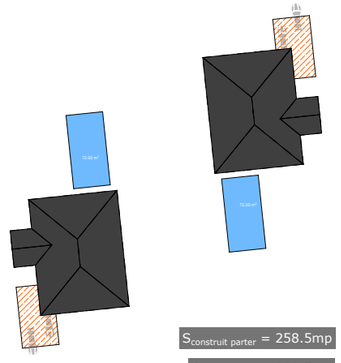




819.41 m²



800.00 m²



$S_{construit\ parter}$ = 258.5mp

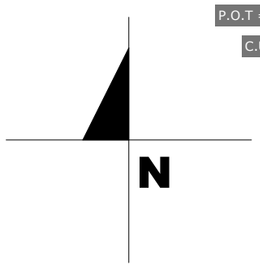
$S_{construit\ etaj}$ = 222.5mp

$S_{construit\ total}$ = 481.0mp

Regim de inaltime = P+E

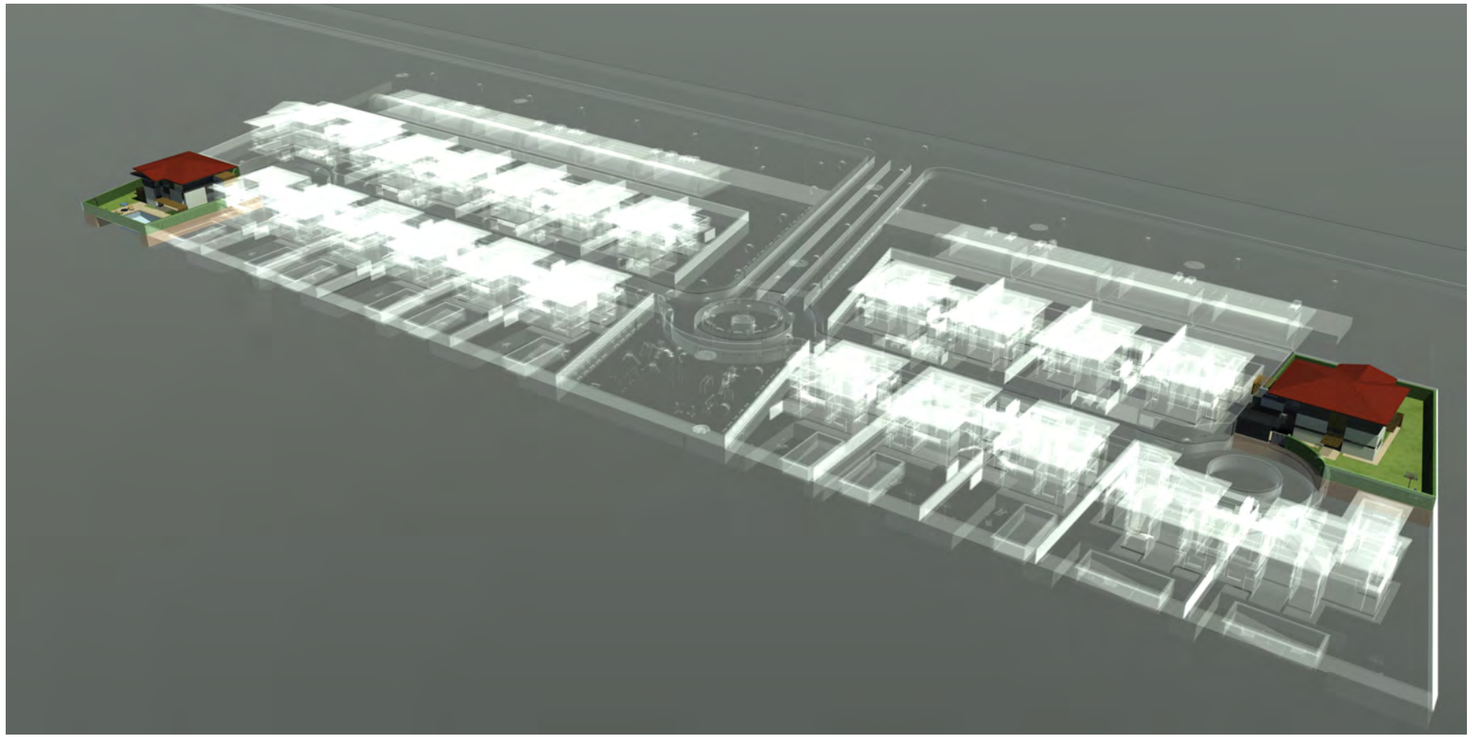
P.O.T = 27.2% - 31.6%

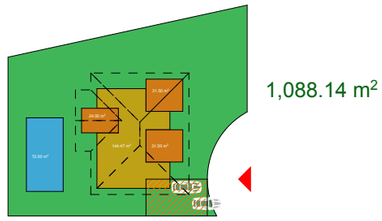
C.U.T = 0.58 - 0.61



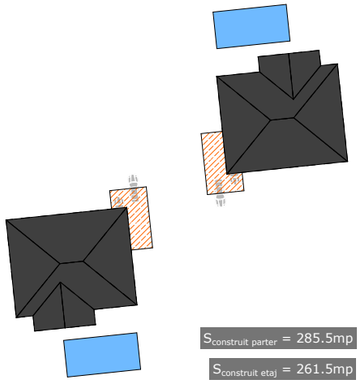
C A S A T I P 2 - U R B A N I S M & A R H I T E C T U R A

2 TIPURI DE LOT | 2 VARIANTE DE ORIENTARE | 1 GARAJ DUBLU | 1 PISCINA | 1 GRADINA





1,088.14 m^2



$S_{construit\ parter}$ = 285.5mp

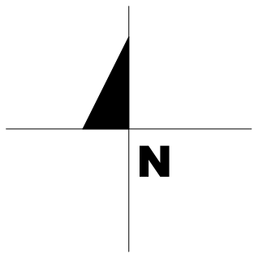
$S_{construit\ etaj}$ = 261.5mp

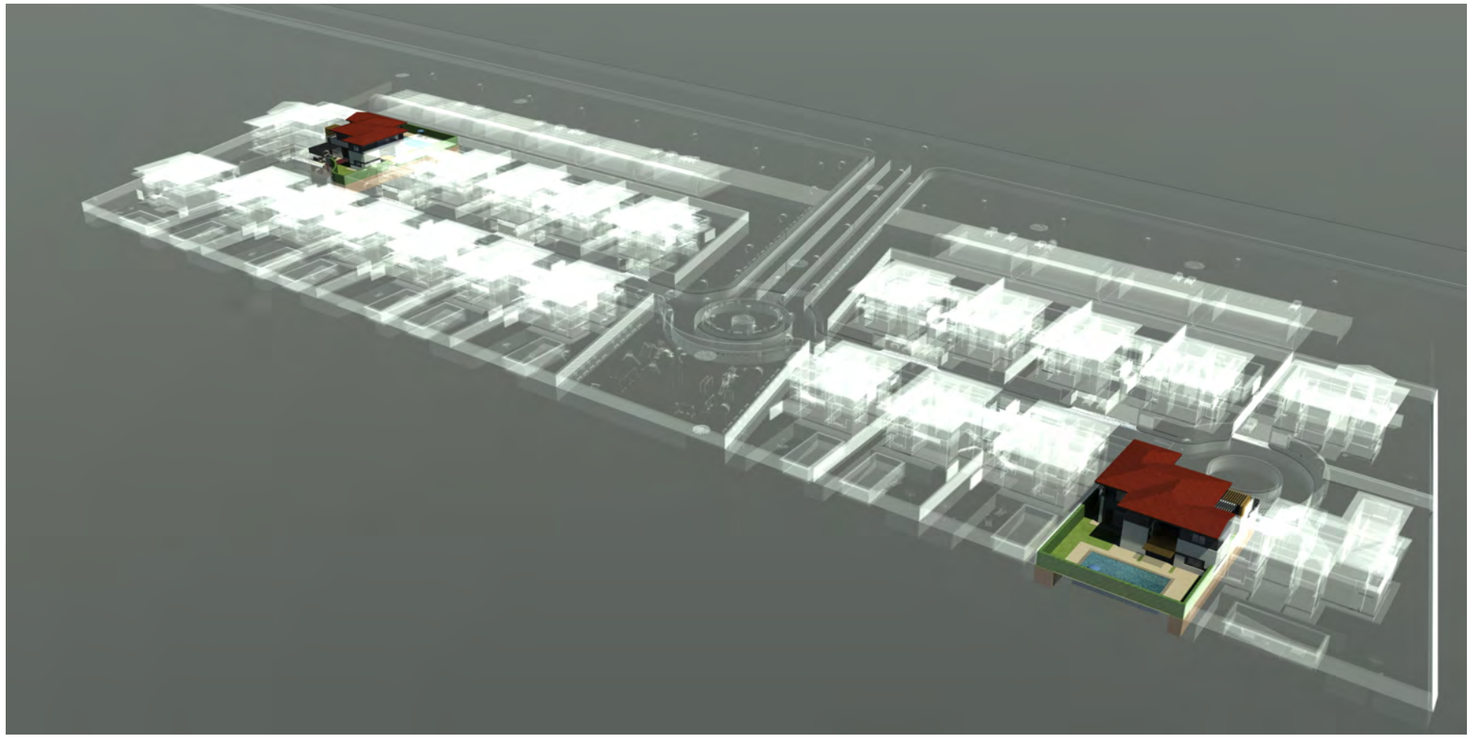
$S_{construit\ total}$ = 546.0mp

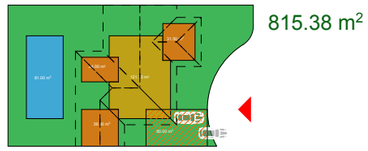
Regim de inaltime = P+E

P.O.T = 26.2%

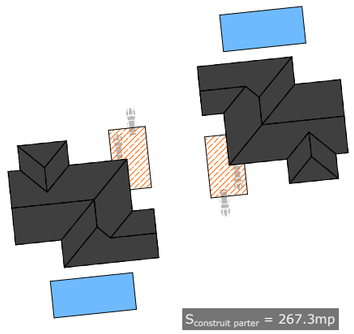
C.U.T = 0.52







815.38 m²



$S_{construit\ parter}$ = 267.3mp

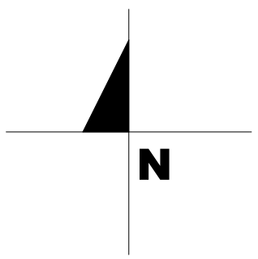
$S_{construit\ etaj}$ = 248.7mp

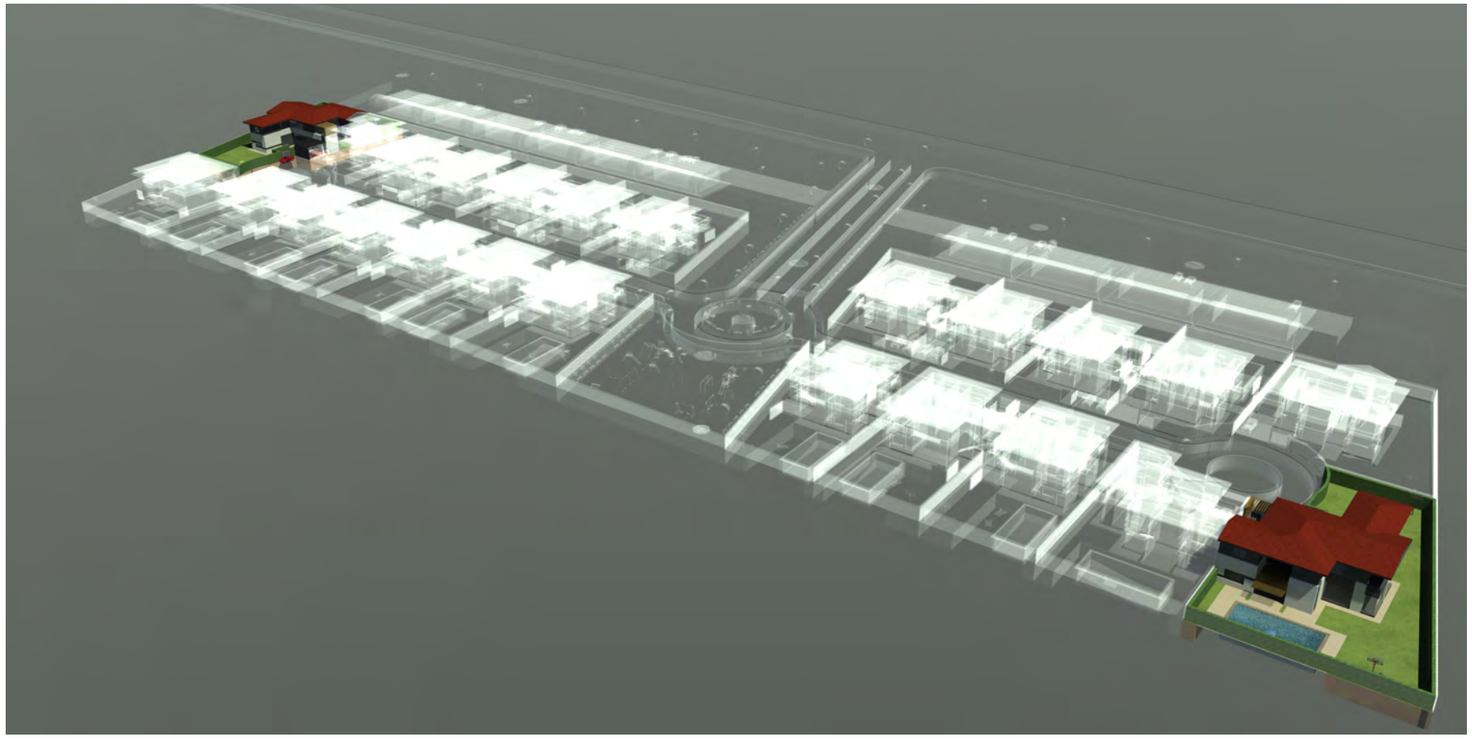
$S_{construit\ total}$ = 516.0mp

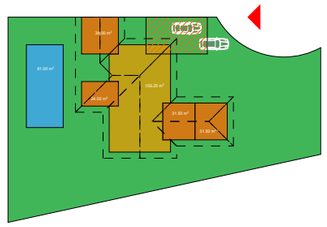
Regim de inaltime = P+E

P.O.T = 32.8%

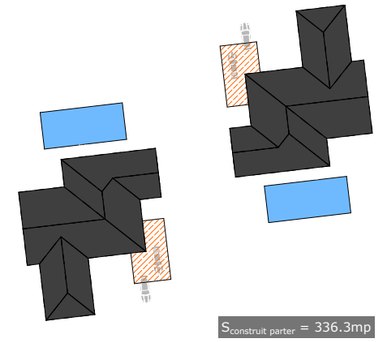
C.U.T = 0.63







1,336.77 m^2

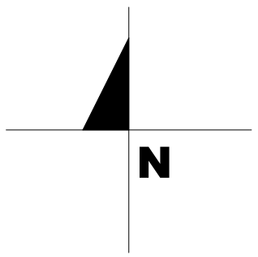


$S_{construit\ parter}$ = 336.3mp

$S_{construit\ etaj}$ = 300.2mp

$S_{construit\ total}$ = 636.5mp

Regim de inaltime = P+E

P.O.T = 25.1%

C.U.T = 0.47