
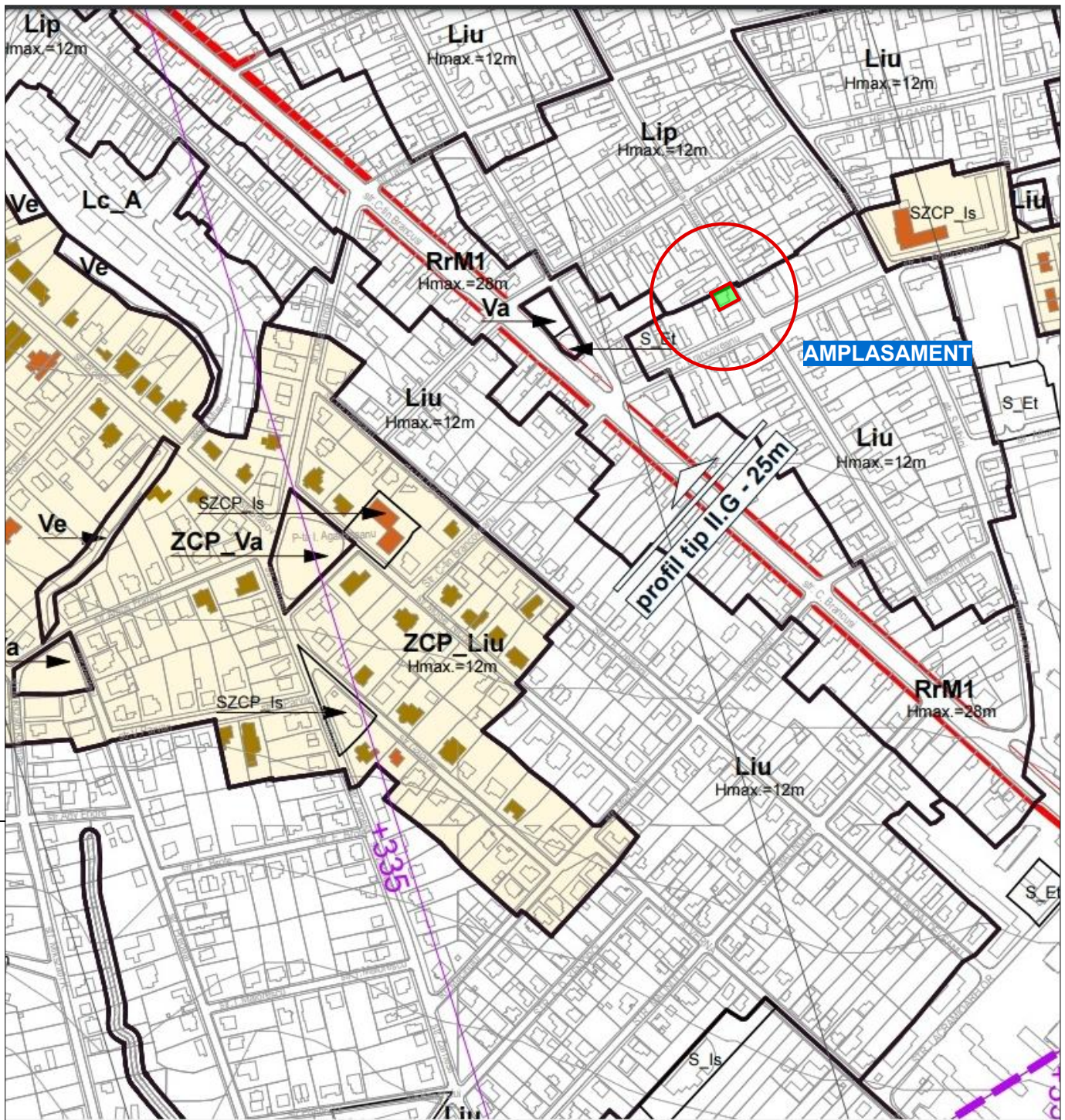



PROIECTANT ARHITECTURA: 		BENEFICIAR: IOANEȘ ALIN-ROMULUS IOANEȘ IRINA-PAULA		PR. NR.: 06/2022	
ADRESA:		Str. Prof Mocan Dumitru nr. 12, ap. 1 Sat. Floresti, Com. Floresti, Jud. Cluj			
SCARA: -	OBIECTIV: EXTINDERE DEMISOL MANSARDARE CORP C1, RECOMPARTIMENTARI INTERIOARE REFACERE IMPREJMUIRE	AMPLASAMENT: Str. Madách Imre nr. 52, Mun. Cluj-Napoca, Jud. Cluj		FAZA: P.U.D.	
400401 Cluj-Napoca, str. Cpt. Grigore Ignat nr. 8 proiectat: arh. Cristian RUS		DATA: aprilie 2022	PLAN DE INCADRARE IN ZONA		PLANSA: PI. 00 ₁


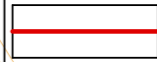







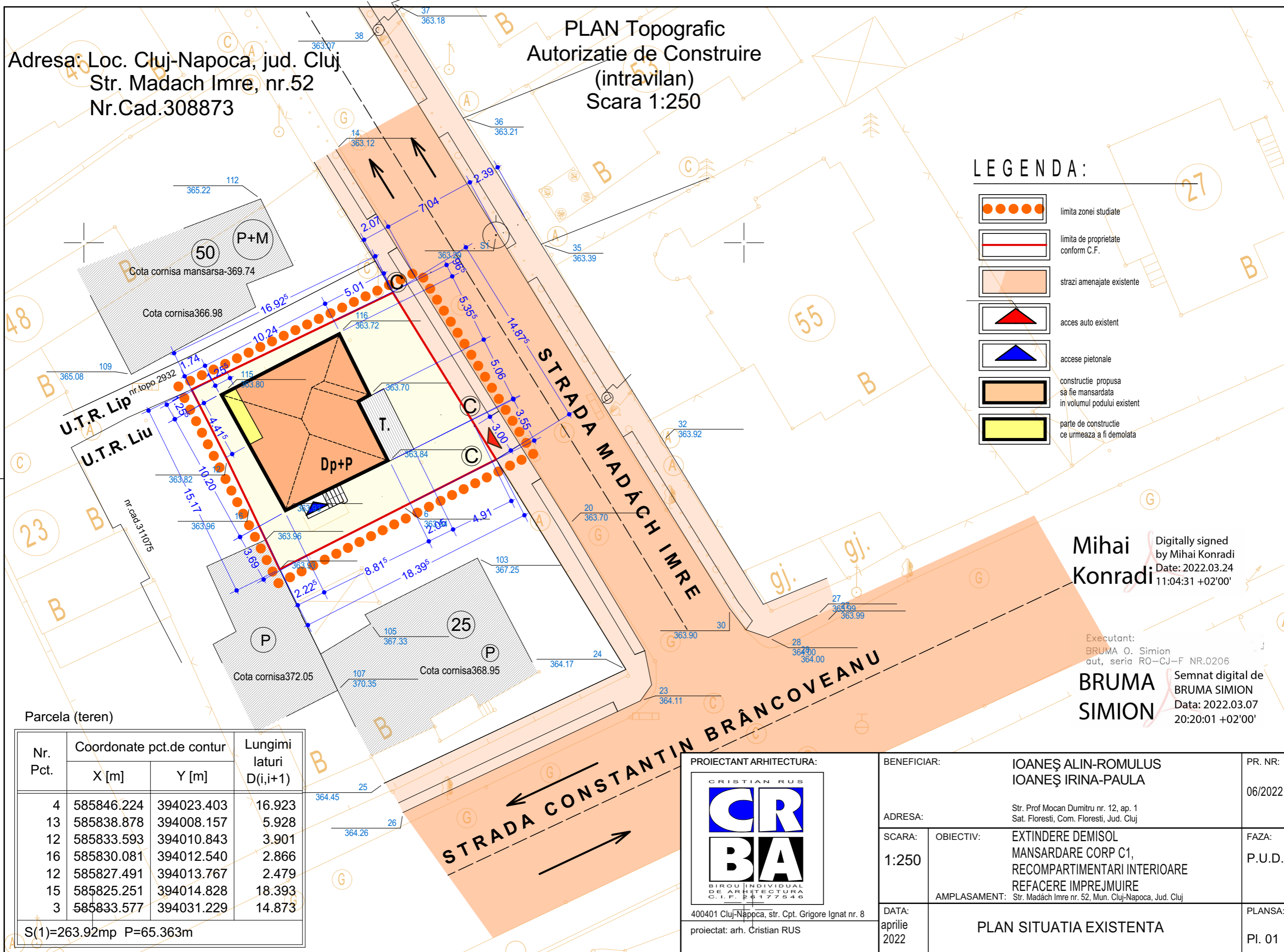
PROIECTANT ARHITECTURA: 		BENEFICIAR: IOANEȘ ALIN-ROMULUS IOANEȘ IRINA-PAULA		PR. NR: 06/2022
ADRESA: Str. Prof Mocan Dumitru nr. 12, ap. 1 Sat. Floresti, Com. Floresti, Jud. Cluj		SCARA: -		FAZA: P.U.D.
OBIECTIV: EXTINDERE DEMISOL MANSARDARE CORP C1, RECOMPARTIMENTARI INTERIOARE REFACERE IMPREJMUIRE AMPLASAMENT: Str. Madách Imre nr. 52, Mun. Cluj-Napoca, Jud. Cluj		PLAN DE INCADRARE IN PUG		
400401 Cluj-Napoca, str. Cpt. Grigore Ignat nr. 8 proiectat: arh. Cristian RUS		DATA: aprilie 2022		PLANSA: PI. 00

Adresa: Loc. Cluj-Napoca, jud. Cluj
Str. Madach Imre, nr.52
Nr.Cad.308873

PLAN Topografic
Autorizatie de Construire
(intravilan)
Scara 1:250

LEGENDA:

-  limita zonei studiate
-  limita de proprietate conform C.F.
-  strazi amenajate existente
-  acces auto existent
-  accese pietonale
-  constructie propusa sa fie mansardata in volumul podului existent
-  parte de constructie ce urmeaza a fi demolata



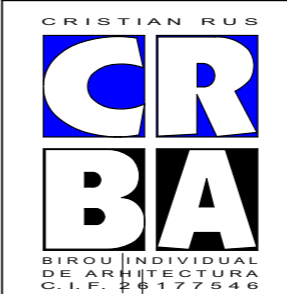
Mihai Konradi
Digitally signed by Mihai Konradi
Date: 2022.03.24 11:04:31 +02'00'

Executant:
BRUMA O. Simion
out, seria RO-CJ-F NR.0206
BRUMA SIMION
Semnat digital de BRUMA SIMION
Date: 2022.03.07 20:20:01 +02'00'

Parcela (teren)

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
4	585846.224	394023.403	16.923
13	585838.878	394008.157	5.928
12	585833.593	394010.843	3.901
16	585830.081	394012.540	2.866
12	585827.491	394013.767	2.479
15	585825.251	394014.828	18.393
3	585833.577	394031.229	14.873

S(1)=263.92mp P=65.363m

PROIECTANT ARHITECTURA:  BIROU INDIVIDUAL DE ARHITECTURA C.I.F. 26177546 400401 Cluj-Napoca, str. Cpt. Grigore Ignat nr. 8 proiectat: arh. Cristian RUS		BENEFICIAR: IOANEȘ ALIN-ROMULUS IOANEȘ IRINA-PAULA PR. NR.: 06/2022
ADRESA: Str. Prof Mocan Dumitru nr. 12, ap. 1 Sat. Floresti, Com. Floresti, Jud. Cluj	SCARA: 1:250	OBIECTIV: EXTINDERE DEMISOL MANSARDARE CORP C1, RECOMPARTIMENTARI INTERIOARE REFACERE IMPREJMUIRE FAZA: P.U.D.
AMPLASAMENT: Str. Madach Imre nr. 52, Mun. Cluj-Napoca, Jud. Cluj	DATA: aprilie 2022	PLANSA: PI. 01
PLAN SITUATIA EXISTENTA		

Adresa: Loc. Cluj-Napoca, jud. Cluj
Str. Madach Imre, nr.52
Nr.Cad.308873

PLAN Topografic
Autorizatie de Construire
(intravilan)
Scara 1:250

BILANT TERITORIAL (parcela cu nr. cad. 308873)				
ZONA STUDIATA	EXISTENT		PROPOS	
	mp	%	mp	%
1. Suprafata totala incinta proprietate cuprinsa in zona studiata din care:	264.00	100	264.00	100
1.1. Constructii, din care:				
-locuinte;	98.00	37.12	92.50	35.00
-terase la sol;	10.40	3.94	10.40	3.94
1.2. Circulatii, din care:				
-carosabile + parcaje auto;			44.60	16.90
-pietonale;			5.00	1.90
1.3. Spatii verzi, din care:				
Spatii verzi pe sol natural:			106.00	40.15

P.O.T. existent = $98/264 \times 100 = 37.12\%$
C.U.T. existent = $98/264 = 0.38$
P.O.T. propus = $92.5/264 \times 100 = 35.00\%$
C.U.T. propus = $196/264 = 0.75$

P.O.T. maxim admis = 35.00%
C.U.T. maxim admis = 1.00
Nr. apartamente - 1
Nr. locuri de parcare - 2 la sol

LEGENDA:

	limita zonei studiate		constructie propusa sa fie mansardata in volumul podului existent
	limita de proprietate (conform C.F.)		alee pietonala
	aliniament existent si propus (conform O.J.C.P.I.)		parcare propusa
	drum public modernizat		alee carosabila
	trotuare		spatiu verde pe sol natural
	constructii existente		accese pietonale
	terasa la sol		accese auto

Executant:
BRUMA O. Simion
out, seria RO-CJ-F NR.0206

BRUMA
SIMION

Semnat digital de
BRUMA SIMION
Data: 2022.03.07
20:20:01 +02'00'

NOTA: PREZENTA DOCUMENTATIE PROPUNE AMENAJAREA UNEI MANSARDE CARE SE INSCRIE IN VOLUMUL PODULUI EXISTENT

Parcela (teren)

Nr. Pct.	Coordonate pct.de contur		Lungimi laturi D(i,i+1)
	X [m]	Y [m]	
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S(1)=263.92mp P=65.363m

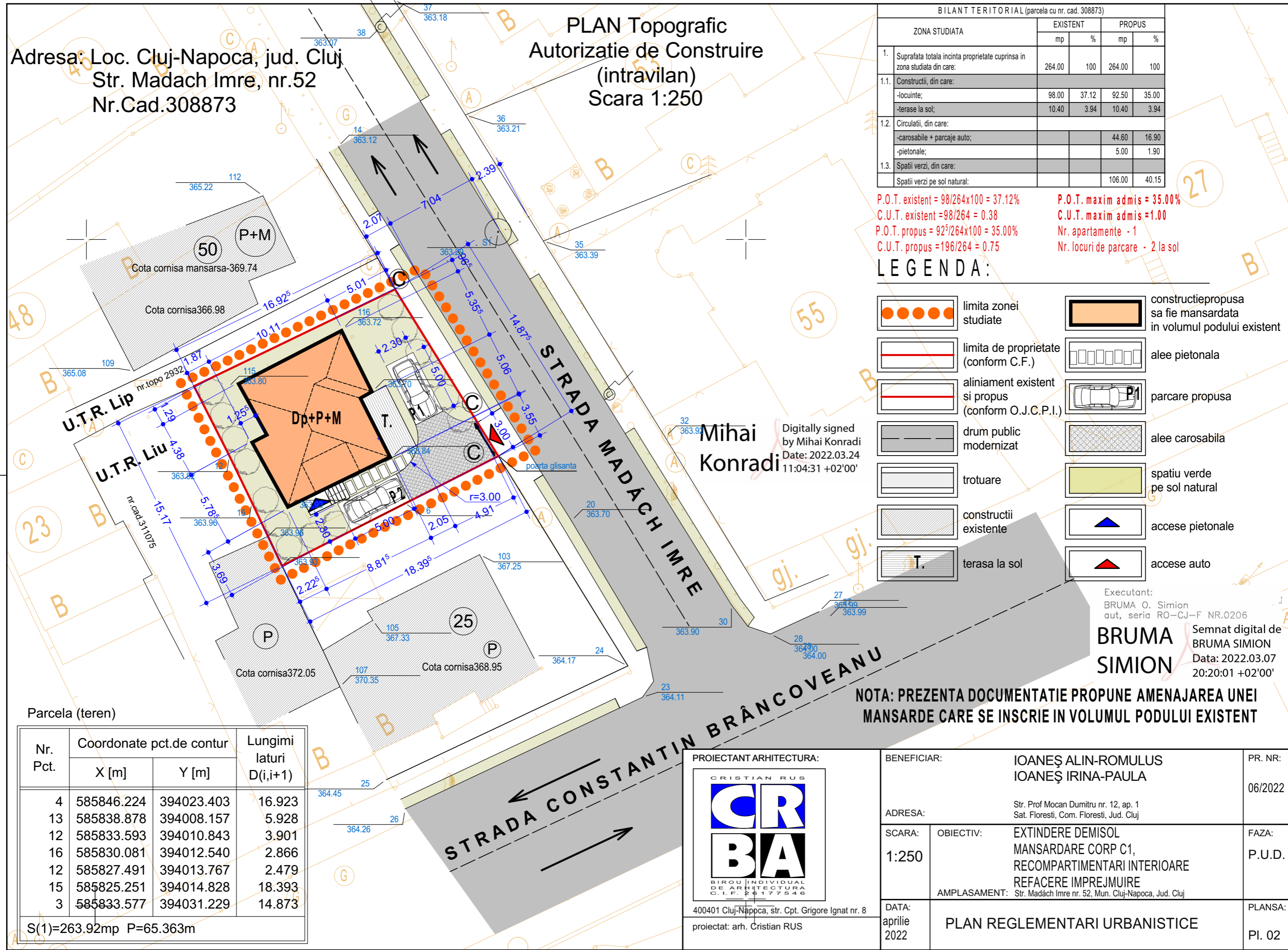
PROIECTANT ARHITECTURA:



400401 Cluj-Napoca, str. Cpt. Grigore Ignat nr. 8
proiectat: arh. Cristian RUS

BENEFICIAR:	IOANEȘ ALIN-ROMULUS IOANEȘ IRINA-PAULA	PR. NR:	06/2022
ADRESA:	Str. Prof Mocan Dumitru nr. 12, ap. 1 Sat. Floresti, Com. Floresti, Jud. Cluj	FAZA:	P.U.D.
SCARA:	1:250	AMPLASAMENT:	Str. Madach Imre nr. 52, Mun. Cluj-Napoca, Jud. Cluj
DATA:	aprilie 2022	PLANSA:	PI. 02

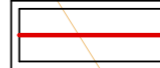
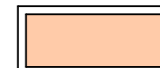
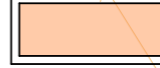
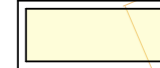
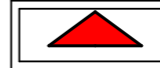

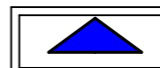
PLAN REGLEMENTARI URBANISTICE



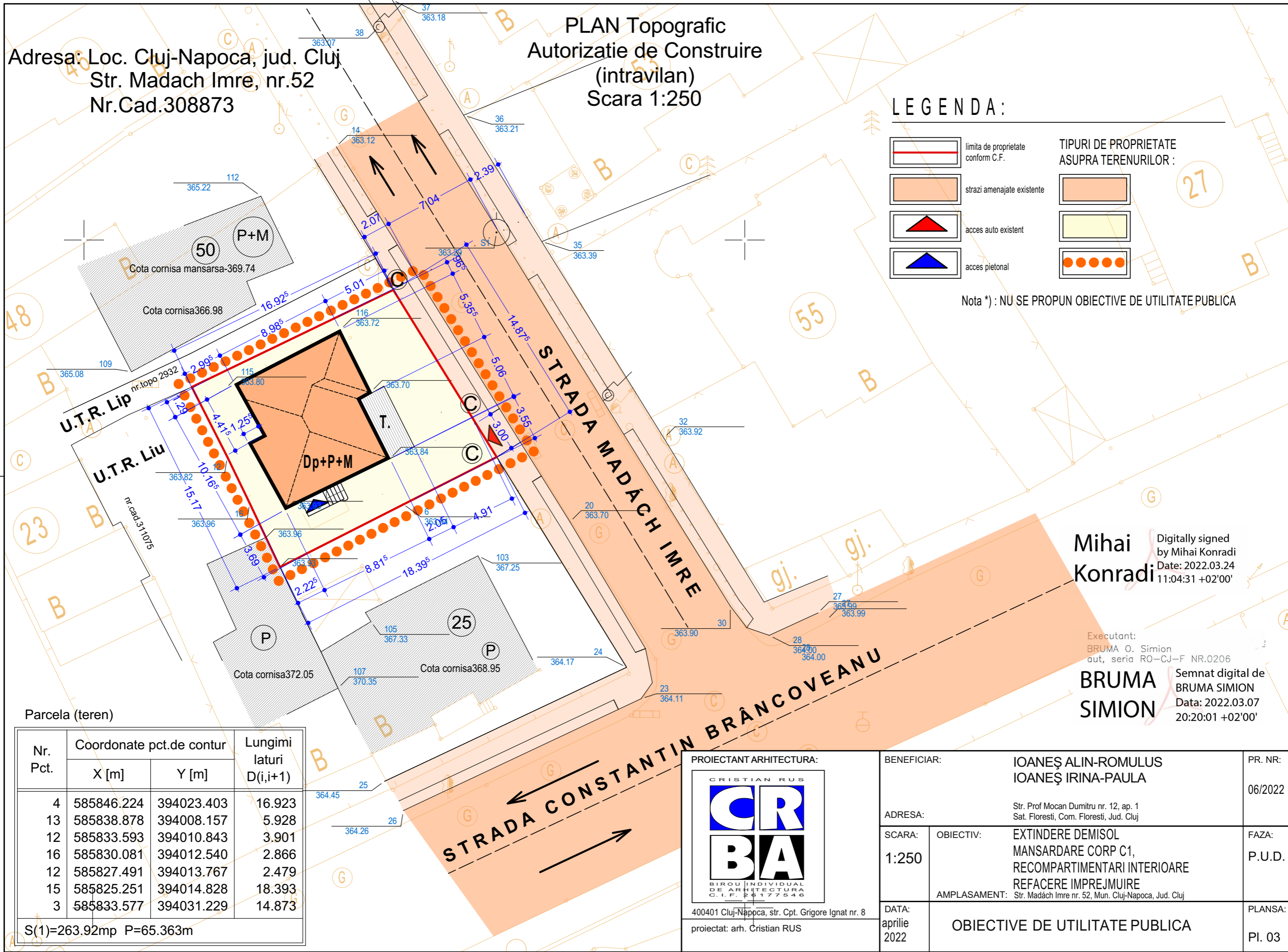
Adresa: Loc. Cluj-Napoca, jud. Cluj
Str. Madach Imre, nr.52
Nr.Cad.308873

PLAN Topografic
Autorizatie de Construire
(intravilan)
Scara 1:250

LEGENDA:

- | | | | |
|---|------------------------------------|---|--|
|  | limita de proprietate conform C.F. |  | TIPURI DE PROPRIETATE ASUPRA TERENURILOR : |
|  | strazi amenajate existente |  | |
|  | acces auto existent |  | |
|  | acces pietonal | | |

Nota *) : NU SE PROPUN OBIECTIVE DE UTILITATE PUBLICA



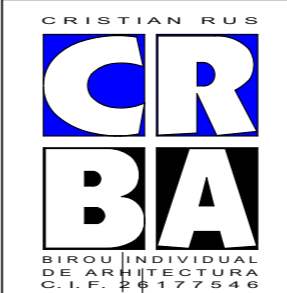
Mihai Konradi
Digitally signed by Mihai Konradi
Date: 2022.03.24 11:04:31 +02'00'

Executant:
BRUMA O. Simion
out, seria RO-CJ-F NR.0206
BRUMA SIMION
Semnat digital de BRUMA SIMION
Date: 2022.03.07 20:20:01 +02'00'

Parcela (teren)

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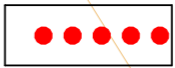



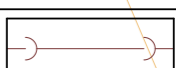
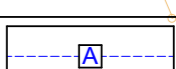
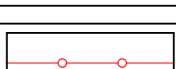
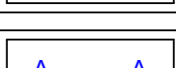

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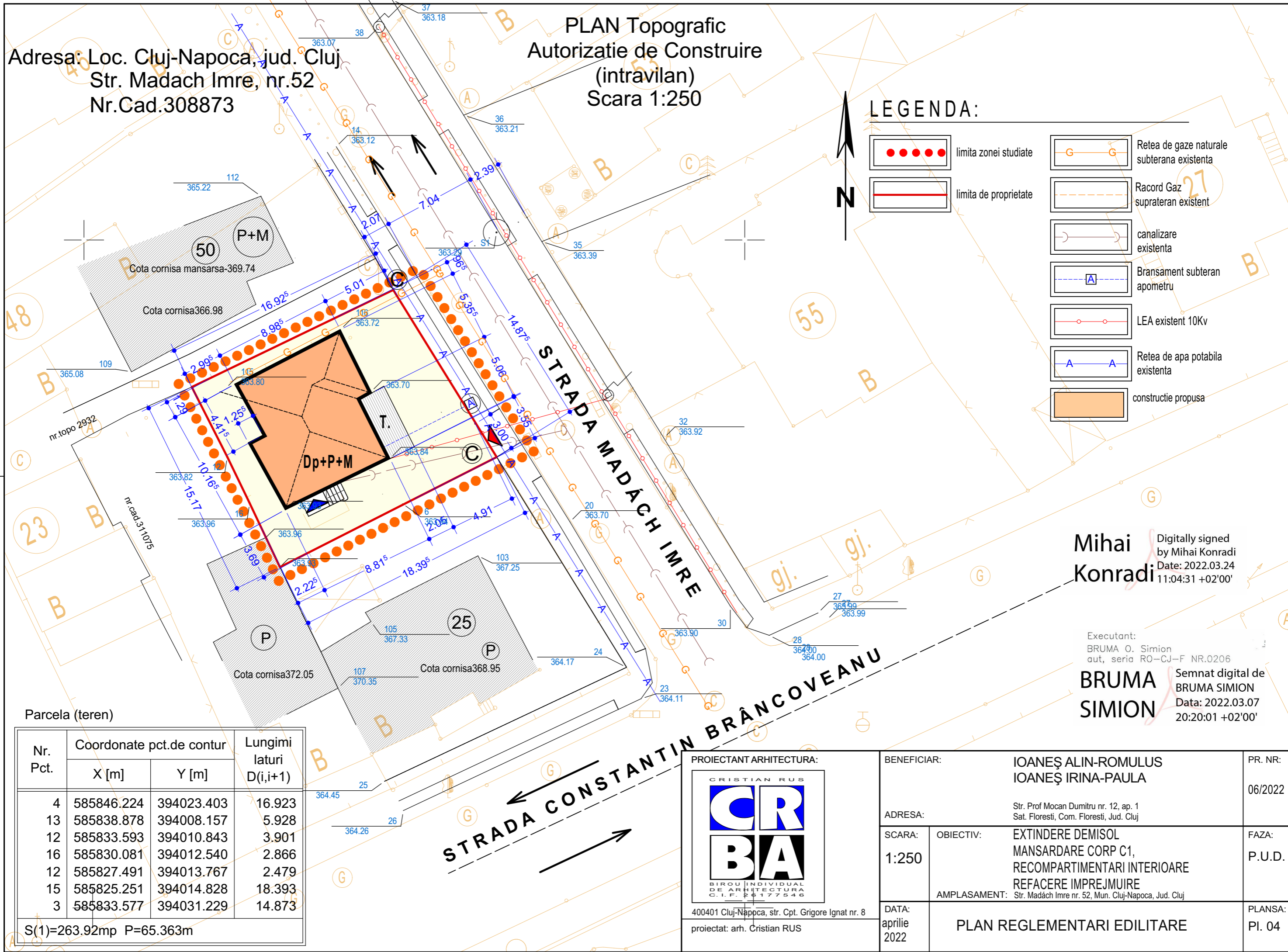
PROIECTANT ARHITECTURA:  BIROU INDIVIDUAL DE ARHITECTURA C.I.F. 26177546 400401 Cluj-Napoca, str. Cpt. Grigore Ignat nr. 8 proiectat: arh. Cristian RUS		BENEFICIAR: IOANEȘ ALIN-ROMULUS IOANEȘ IRINA-PAULA ADRESA: Str. Prof Mocan Dumitru nr. 12, ap. 1 Sat. Floresti, Com. Floresti, Jud. Cluj	PR. NR: 06/2022
SCARA: 1:250	OBIECTIV: EXTINDERE DEMISOL MANSARDARE CORP C1, RECOMPARTIMENTARI INTERIOARE REFACERE IMPREJMUIRE	AMPLASAMENT: Str. Madach Imre nr. 52, Mun. Cluj-Napoca, Jud. Cluj	FAZA: P.U.D.
DATA: aprilie 2022	OBIECTIVE DE UTILITATE PUBLICA		PLANSA: PI. 03

Adresa: Loc. Cluj-Napoca, jud. Cluj
Str. Madach Imre, nr.52
Nr.Cad.308873

PLAN Topografic
Autorizatie de Construire
(intravilan)
Scara 1:250

LEGENDA:

-  limita zonei studiate
-  limita de proprietate
-  Retea de gaze naturale subterana existenta
-  Racord Gaz supraterran existent
-  canalizare existenta
-  Bransament subteran apometru
-  LEA existent 10Kv
-  Retea de apa potabila existenta
-  constructie propusa



Mihai Konradi
Digitally signed by Mihai Konradi
Date: 2022.03.24 11:04:31 +02'00'

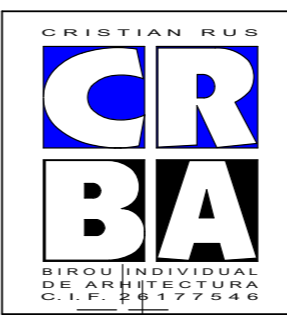
Executant:
BRUMA O. Simion
out, seria RO-CJ-F NR.0206
BRUMA SIMION
Semnat digital de BRUMA SIMION
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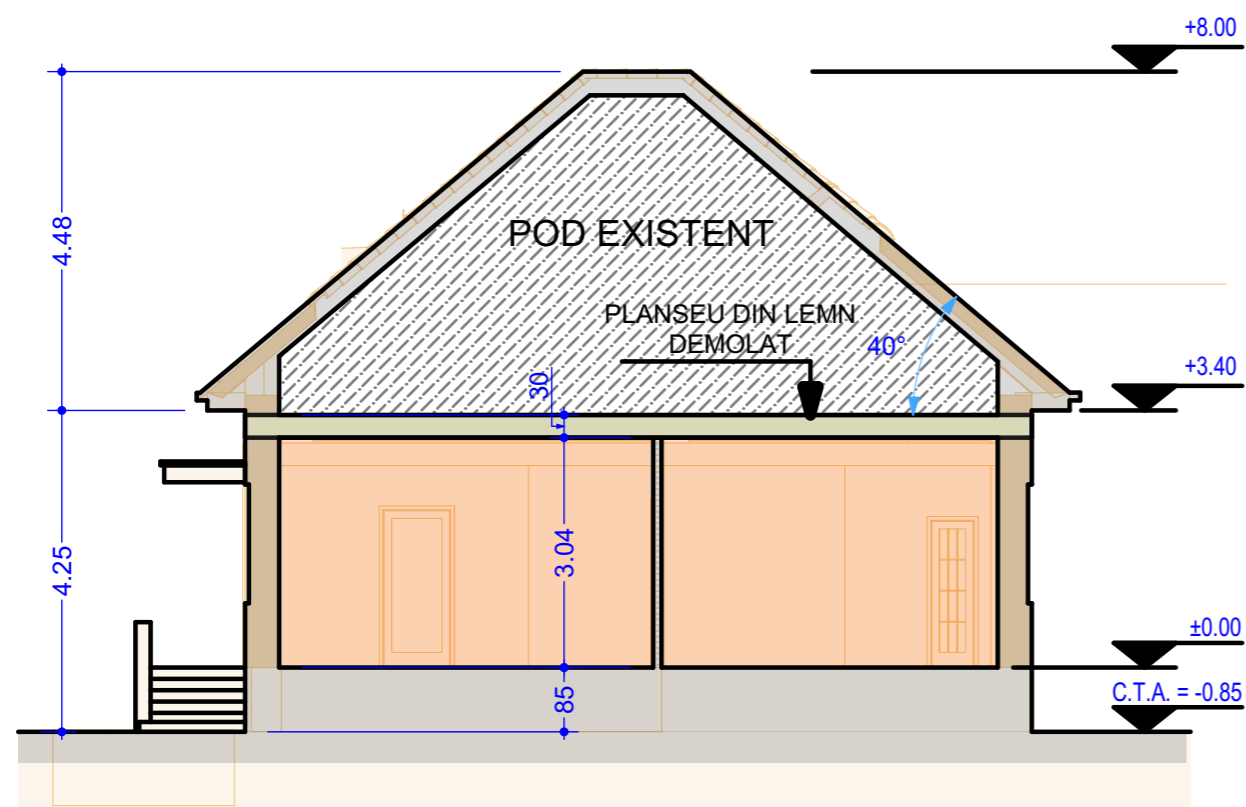
S(1)=263.92mp P=65.363m

PROIECTANT ARHITECTURA:

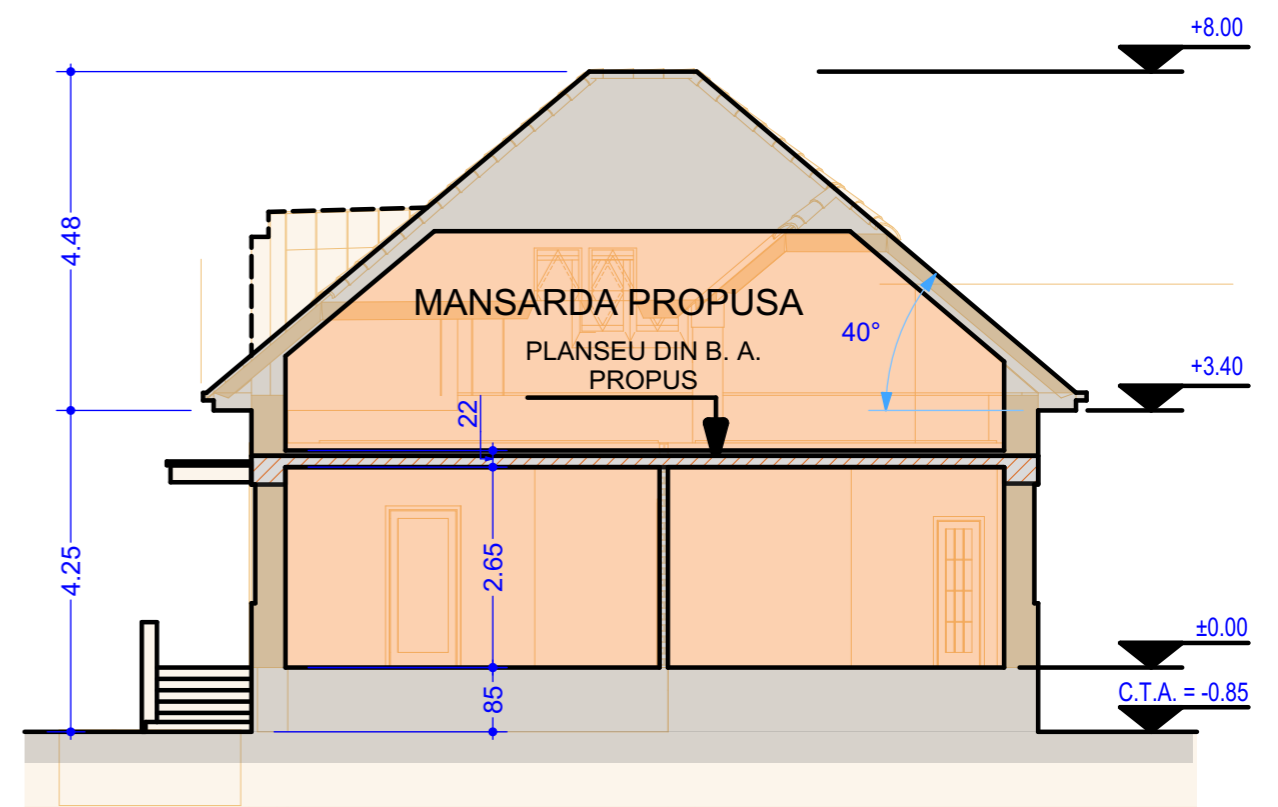


400401 Cluj-Napoca, str. Cpt. Grigore Ignat nr. 8
proiectat: arh. Cristian RUS

BENEFICIAR:		IOANEȘ ALIN-ROMULUS IOANEȘ IRINA-PAULA	PR. NR: 06/2022
ADRESA:		Str. Prof Mocan Dumitru nr. 12, ap. 1 Sat. Floresti, Com. Floresti, Jud. Cluj	
SCARA: 1:250	OBIECTIV:	EXTINDERE DEMISOL MANSARDARE CORP C1, RECOMPARTIMENTARI INTERIOARE REFACERE IMPREJMUIRE	FAZA: P.U.D.
DATA: aprilie 2022	AMPLASAMENT:	Str. Madach Imre nr. 52, Mun. Cluj-Napoca, Jud. Cluj	PLANSA: PI. 04
PLAN REGLEMENTARI EDILITARE			



SECTIUNE SCHEMATICA
SITUATIA EXISTENTA

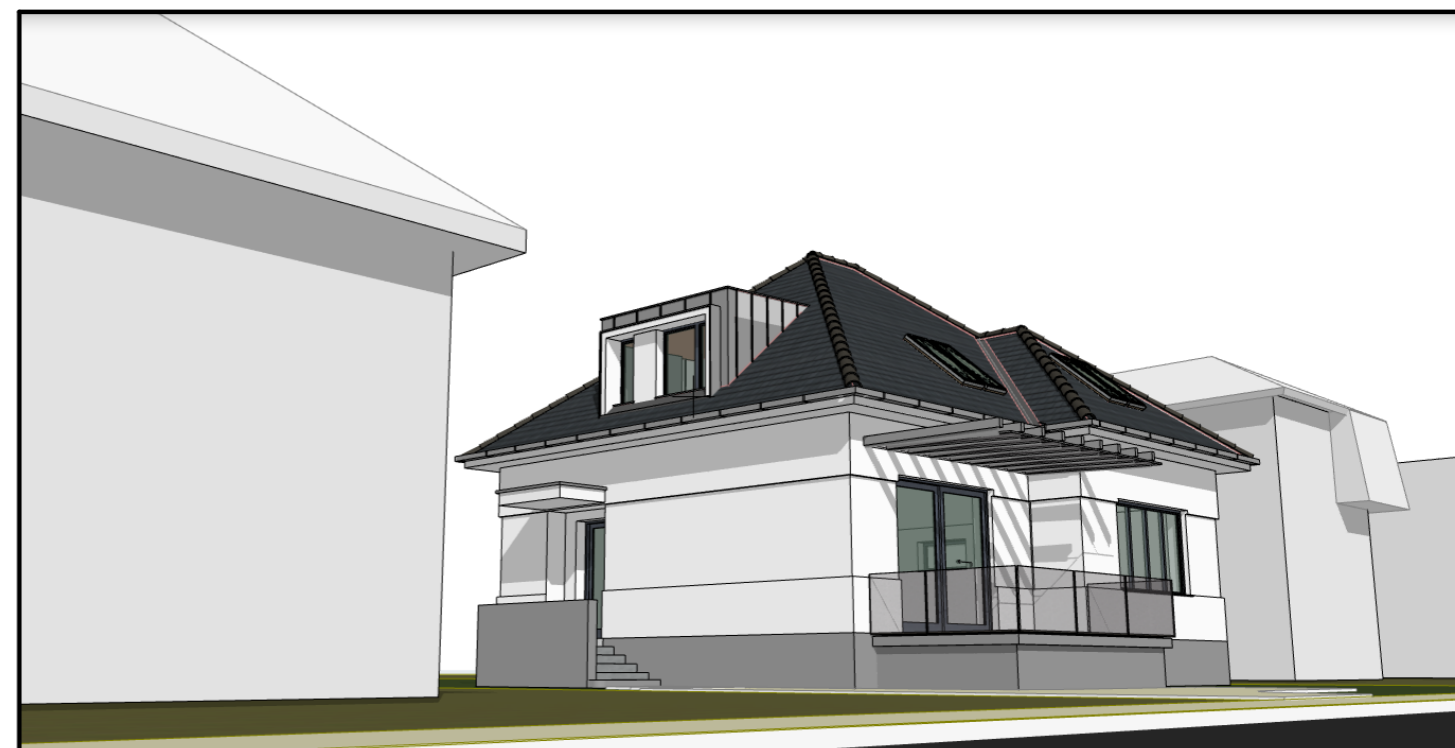
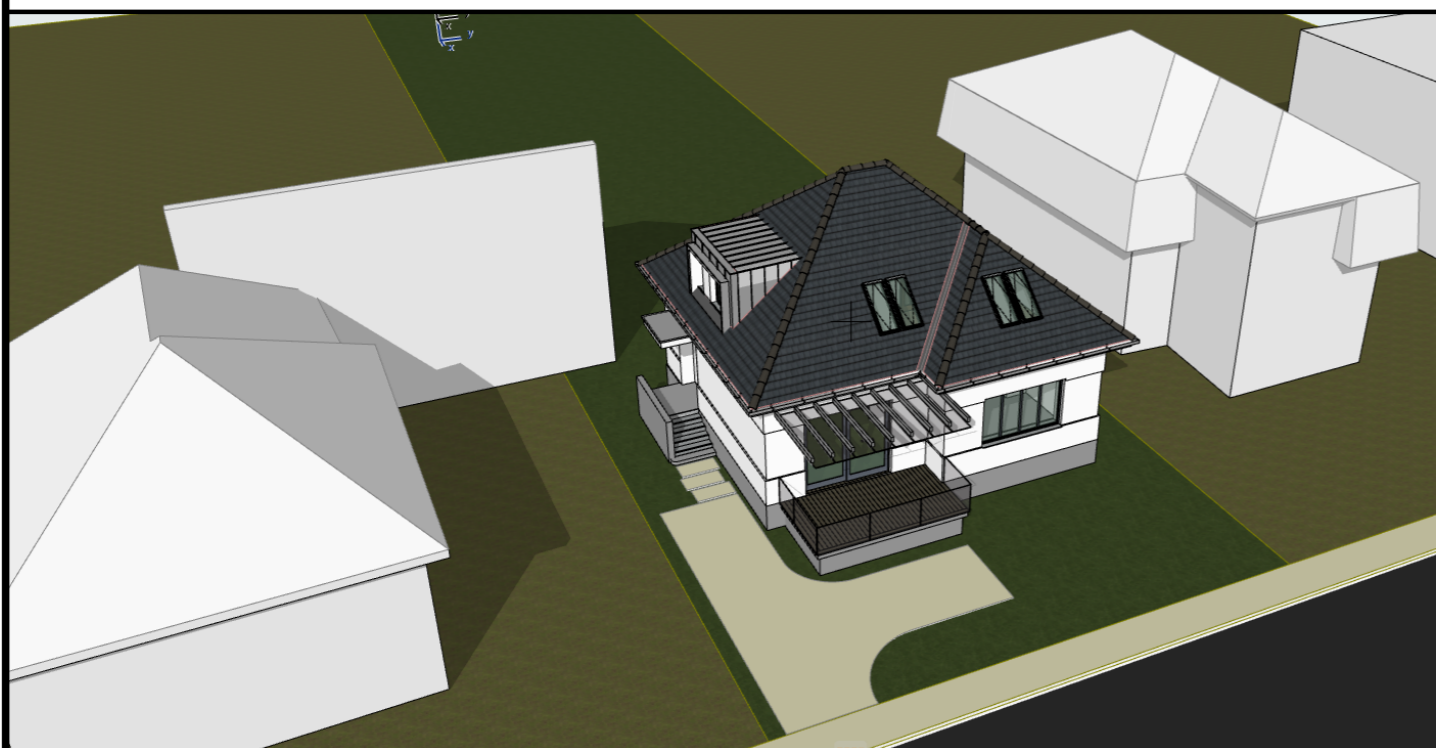


SECTIUNE SCHEMATICA
SITUATIA PROPUSA

ANEXA 1: SCHEME DE PRINCIPIU PRIVIND MODUL DE AMENAJARE
A SPATIULUI PODULUI IN MANSARDA

SE PROPUNE DEMOLAREA PLANSEULUI DIN LEMN SI INLOCUIREA
CU UNUL DIN BETON ARMAT

SARPANTA VA FI REFACUTA CU PASTRAREA GEOMETRIEI ACTUALE



ANEXA 2: ILUSTRAREA ARHITECTURAL VOLUMETRICĂ A SOLUTIEI PROPUSE

