

Propuneri de organizare a terenului

Poziționarea amplasamentului în textura teritorială a zonei Sf. Ana este descrisă în planșa **A01 PLAN ÎNCADRARE ÎN ZONA**, din prezenta documentație.

Situația propusă pe amplasamentul supus intervenției este descrisă în planșa **A02 PLAN ÎNCADRARE** prezentei documentații. Propunerile de amenajare și organizare a incintei propriuzise și al racordurilor la drum, sunt descrise în planșa **A03 PLAN DE SITUAȚIE**.

Principalele criterii care au stat la baza structurării funcțional - volumetrice și în mod implicit și la baza modului de organizare a terenului, au fost următoarele :

- aproape de accesul în zona studiată se propune a se amenaja o parcare de 100 de locuri pentru autovehicule și min. 5 autocare. În zona parcării se va prevedea un punct de informare și utilitățile necesare. Unul din motivele alegerii unui amplasament apropiat de acces este reducerea noxelor în zona .

- amenajarea accesului în incinta centrului de conferințe se face prin racordarea (cu efectuarea amenajărilor necesare) platformei pavate la drumul existent. Astfel realizându-se un acces fluent în incintă a mijloacelor de transport, autovehiculelor turiștilor cât și a personalului. Accesul este pe partea estică a amplasamentului

- volumul centrului de conferințe este organizat pe două niveluri la parter având o sală de conferințe și un restaurant cu spațiile tehnice necesare, iar la etaj unități de cazare.

Regimul de aliniere al construcțiilor

Centrul de conferințe este retras cu 30 de m față de drum, fiind poziționat în zona mai înaltă a sitului. Această poziționare ne permite să oferim o priveliște deosebită persoanelor ce vor utiliza obiectivul.

Regimul de înălțime

Ținând cont de profilul unității, regimul de înălțime al clădirilor propuse s-a stabilit, în funcție de destinație și necesitățile spațiale la P parțial și P+1E.

CARACTERISTICILE FUNCȚIONALE

Pentru amplasamentul luat în studiu, beneficiarul are în vedere realizarea unei incinte mixte funcțional, care urmează să fie dotată cu următoarele :

1. Intrarea

În zona intrării se amenajează o parcare pentru 100 de autovehicule și minim 5 autocare, având o suprafață de 2900,00mp și o stație și garaj pentru mijlocul de transport ecologic, având o suprafață construită de 100 mp.

2. Centru de informare (punct de informare, birouri, grupuri sanitare)

S construită la sol = 380.00 mp.

S construită desfășurată = 380.00 mp.

Vol = 760.00 mp

3. Tinovul Mohos

Se prevede amplasarea de indicatoare, atât luminoase cât și simple, și iluminatul exterior.

Împrejmuirea este propusă pe partea sud-vestică a Tinovului, pe o lungime de 3000 ml

4. Lacul Sf. Ana

Centrul de conferințe

PARTER

- sală de conferință: 100 de locuri,
- restaurant: 100-150 persoane,
- recepție / info + birou receptionist+locuri de stat

S utilă = 115.00 mp

S utilă = 150.00 mp

S utilă = 40-50.00 mp

- grupuri sanitare, pentru aprox. 100-150 de persoane	S utila = 30.00 mp
- lounge, loc de băut cafea, deservește sala de conferință	S utila = 30.00 mp
- 2 birouri	S utila = 24.00 mp
- spații tehnice, centrală termică, depozitare lemne, spațiu depozitare gunoi	
- bucatarie(preparare, bucatarie caldă, buc. Rece, depozitare), bar,	
- vestiare personal	Sutila = 145.00 mp

ETAJ

- cazare: 30 persoane, 15 unitati de cazare (camera+baie, lavoar, vas de wc, cabina de dus)

Sutila = 17.50 mp

Sutila totala parter = 544.00 mp (fara circulatii)

Sutila totala etaj = 300.00 mp (fara circulatii)

Circulatii aprox. 24 %

Ziduri aprox. 25%

Suprafata desfasurata a cladirii = 1400 mp

Drum pe sit si parcare = 1000 mp

Unitati de comert

Sutila/unitate= 5-6 mp

Sutila = 90 mp

Amenajare peisagistica 5000 mp

Lacul Sf. Ana

Unitati de comert

Sutila = 10 mp

Sutila = 150 mp

Pontoane 300 mp

Amenajare peisagistica 2500 mp

Estimarea valori investitiei

Parcari 3000 mp 50E/mp = 150 000E

Amenajari peisagiste aprox 8000 mp 50 E/mp = 400000 E

Chioscuri 330 mp x 100E/mp = 33000E

Arie desfasurata construita = 1880 mp x 500E/mp = 940 000E

Trasee turistice amenajate 500 m existent care urmeaza latit, si 2-3 km propus = 8750 mp x 50E = 430000 E

Indicatoare luminoase 20000 E

Principalele caracteristici ale obiectivului propus a fi realizat pe amplasament sunt:

- regim de înălțime : P+PARTIAL P+1E
- arie construită : 840.00 mp
- fundații : beton armat
- structura portantă : parțial de lemn/zidarie
- învelitoare : șarpantă din lemn
- închideri perimetrale : pereți sandwich/zidărie + tâmplărie din lemn stratificat

Principalele caracteristici ale construcției sunt:

- Caracteristicile construcției propuse

Corpul centru de conferinte

- funcțiunea: sală de conferințe și cazare
- dimensiunile maxime pe teren: 150.00 x 51.20 m
- regim de înălțime: ; **P, partial P+1E**

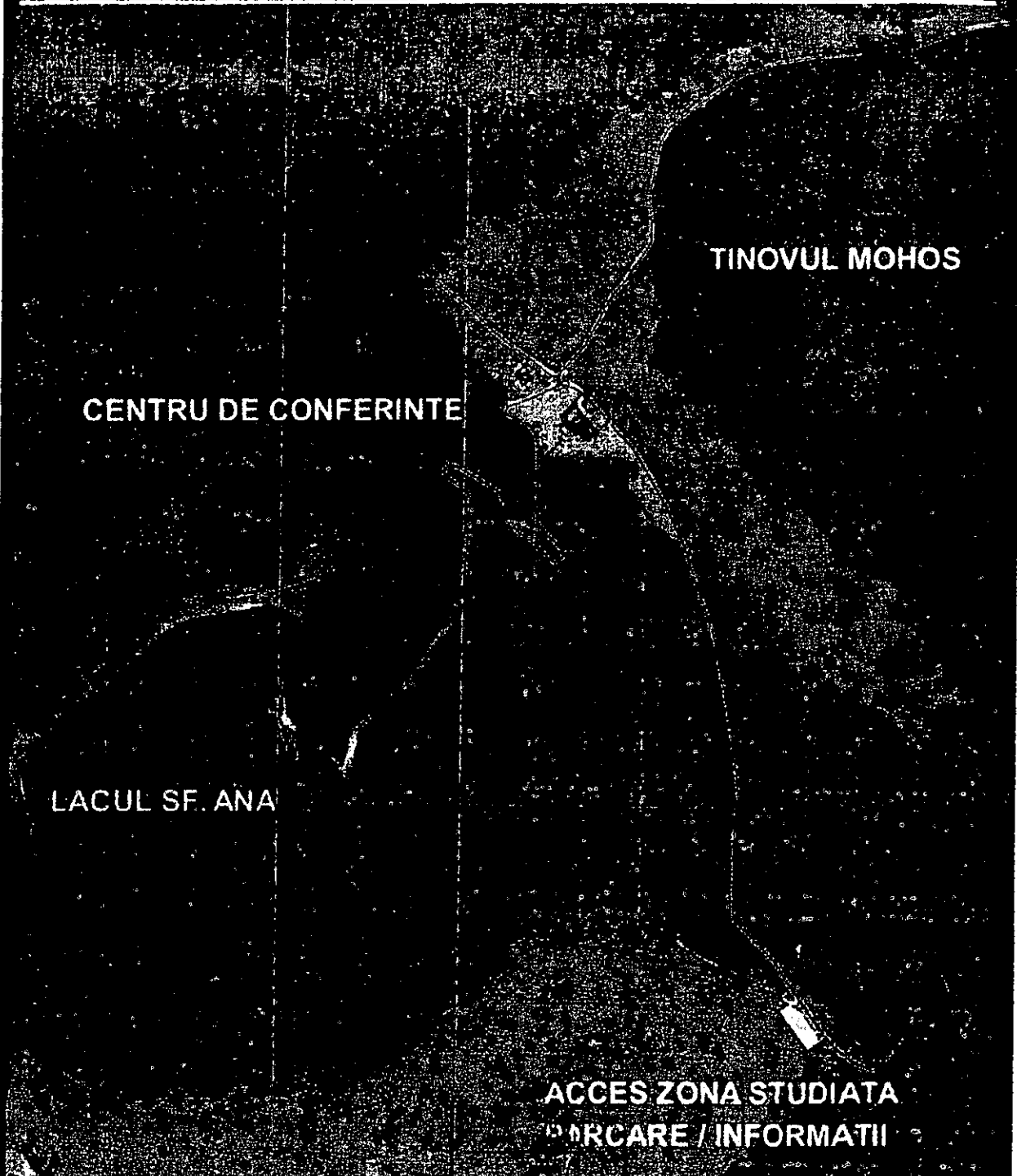
Unitati comerciale langa lac

- funcțiunea: comerț
- regim de înălțime: **P**

**VALORIFICARE TURISTICĂ A LACULUI
SFÂNTA-ANA
RANDĂRI**

PLAN DE INCADRARE

SCARA 1: 10000



PLAN DE INCADRARE

SCARA 1: 10000

Expert	Nume	Semnatura	Cerinta	REFERAT/EXPERTIZA/NR./DATA
SEF DE PROIECT: ARHITECTURA	WH TM s.r.l.	Proiect nr. Beneficiar:		
W.T.M.	C.U.I. R 15033065 J35/1904/2002 tel: 0256437120 fax: 0256436039	106/2009	Consiliul Judetean Harghita	Proiect nr.: 106/2009
SPECIFICATIE	NUME EMNATURA	S	SCARA	Denumire obiect
Sef proiect:	arh. HOREA CIRCA	<i>[Signature]</i>	1: 10000	Valorificare turistica a Lacului SF. ANA
Proiectat:	arh. stag. LAURA DOBA	<i>[Signature]</i>	DATA	S.F.
Verificat:	arh. WALTER FACKELMANN	<i>[Signature]</i>	12.2009	Titlul plansei: PLAN DE INCADRARE
				Plansa nr. A01

PLAN DE ÎNCADRARE

SCALA 1:5000

CENTRU DE CONFERINTE

TINOVUL MOHOS

LACUL SF. ANA

DESFASURATOR PROIECT

1. INTRARE
2. CENTRU DE INFORMARE
3. TINOVUL MOHOS
4. LACUL SF. ANA
5. DRUMUL

SCARA 1: 500

Cena	REFERAT/EXPERTIZA NR. DATA	Proiect
S./I.	Proiect nr. Beneficiar	1002
2002	1002008	Consiliul Județean Harghita
2008	SCARA	Denumire obiect
	1: 5000	Valorificare turistică a Lacului SF. ANA
DATA	Tema proiect	Proiect
12.2009	PLAN DE ÎNCADRARE	Proiect



REFERAT / EXPERIȚA / NR. / DATA

Product

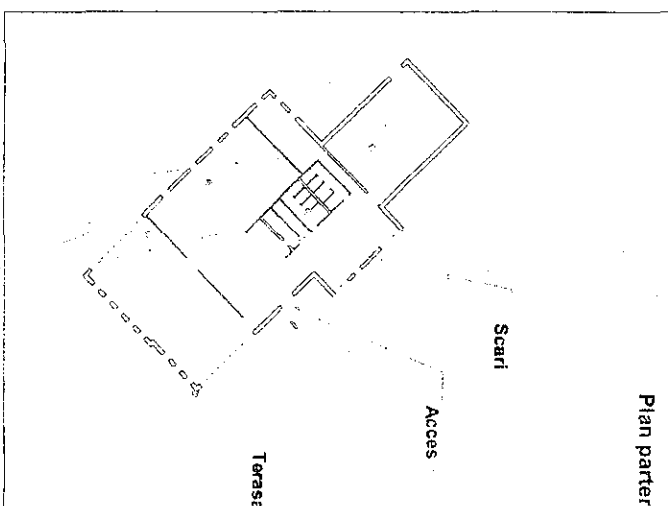
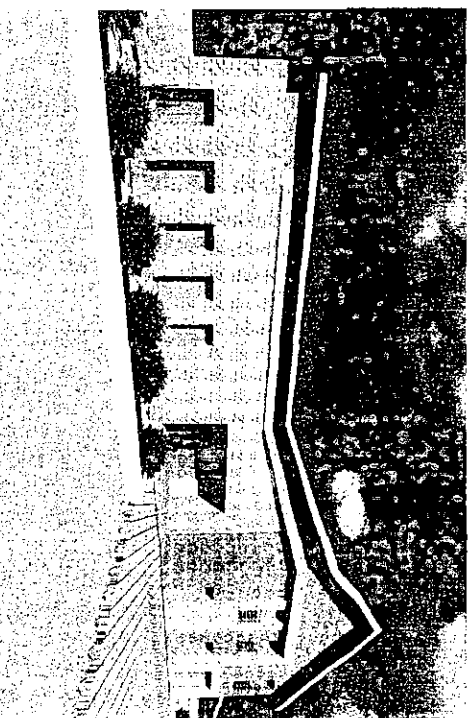
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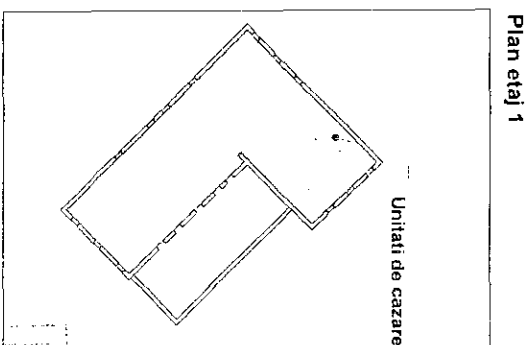
Pharmaceuticals

A03

Schita functionala a nivelelor



Plan pater

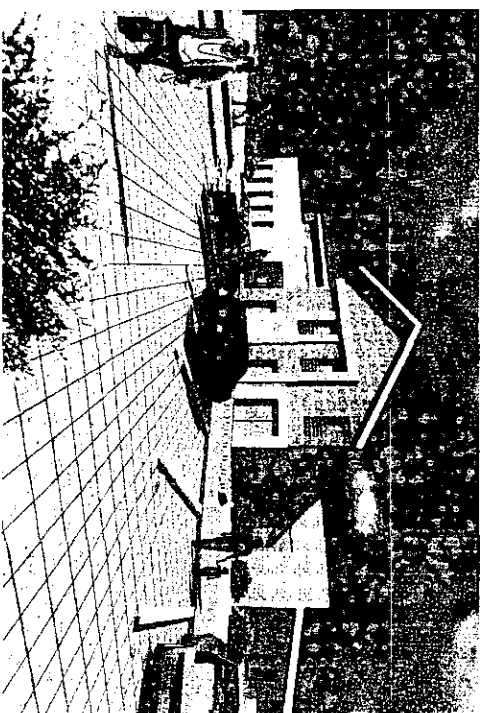


Plan etaj 1

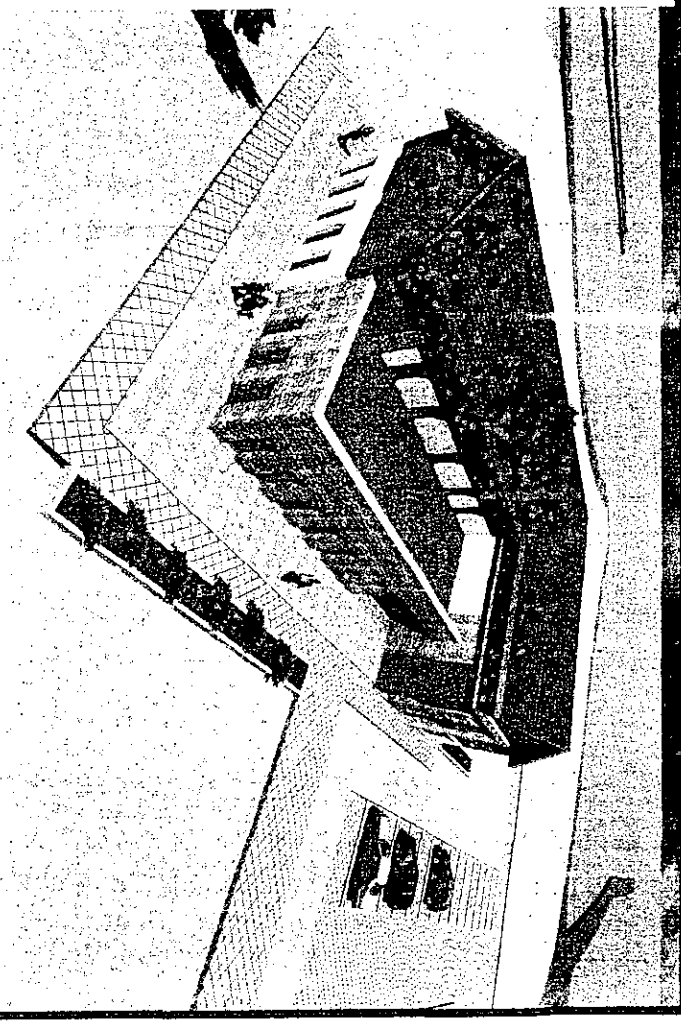
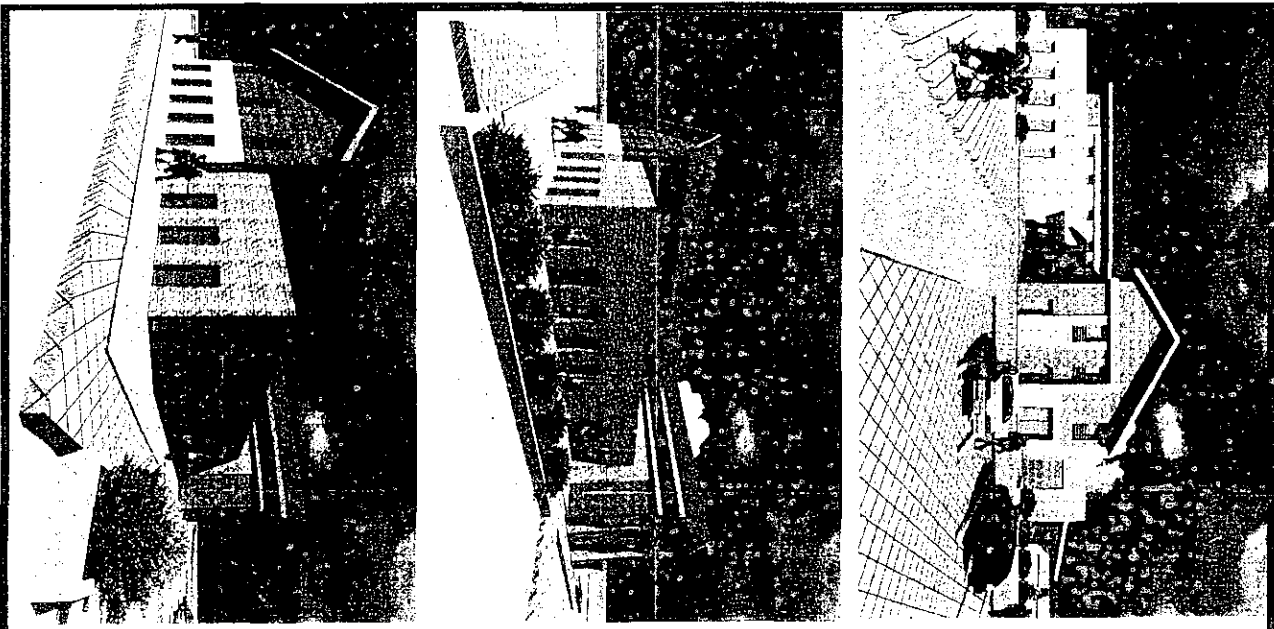
Unitati de cazare

Expert	Mar	Samara	Cand	REFERAT/EXPERIZĂ/NOTĂ	Proiectat
SE DE PROIECT. ARHITECTURA	WM TMS S.R.L.	WM TMS S.R.L.	Proiectat de	Beneficiar	106/02/29
WATZ	COL. A. 150.1065, AL. 150.1502, 150.1503, 150.1504, 150.1505, 150.1506, 150.1507, 150.1508, 150.1509, 150.1510, 150.1511, 150.1512, 150.1513, 150.1514, 150.1515, 150.1516, 150.1517, 150.1518, 150.1519, 150.1520, 150.1521, 150.1522, 150.1523, 150.1524, 150.1525, 150.1526, 150.1527, 150.1528, 150.1529, 150.1530, 150.1531, 150.1532, 150.1533, 150.1534, 150.1535, 150.1536, 150.1537, 150.1538, 150.1539, 150.1540, 150.1541, 150.1542, 150.1543, 150.1544, 150.1545, 150.1546, 150.1547, 150.1548, 150.1549, 150.1550, 150.1551, 150.1552, 150.1553, 150.1554, 150.1555, 150.1556, 150.1557, 150.1558, 150.1559, 150.1560, 150.1561, 150.1562, 150.1563, 150.1564, 150.1565, 150.1566, 150.1567, 150.1568, 150.1569, 150.1570, 150.1571, 150.1572, 150.1573, 150.1574, 150.1575, 150.1576, 150.1577, 150.1578, 150.1579, 150.1580, 150.1581, 150.1582, 150.1583, 150.1584, 150.1585, 150.1586, 150.1587, 150.1588, 150.1589, 150.1590, 150.1591, 150.1592, 150.1593, 150.1594, 150.1595, 150.1596, 150.1597, 150.1598, 150.1599, 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150.2700, 150.2701, 150.2702, 150.2703, 150.2704, 150.2705, 150.2706, 150.2707, 150.2708, 150.2709, 150.2710, 150.2711, 150.2712, 150.2713, 150.2714, 150.2715, 150.2716, 150.2717, 150.2718, 150.2719, 150.2720, 150.2721, 150.2722, 150.2723, 150.2724,				

CENTRU DE CONFERINTE



SCARA 1: 500



Randari prezentare volum centru de conferinta

RANDARI

SCARA 1: 200

Expert	Nume	Simbol	Ceas	REFERAT/EXPERTIZĂ NR./DATA
SF DE PROIECT: ARHITECTURA	WI TH S.L.	Proiectat	108/2005	Proiectat
WITIM S.R.L. 1503/2005 05/10/2002	0258-717011 0258-730033	Desenat	108/2005	108/2005
SPECIFICATIE: TAVLE	SEMNALATURA	SCARA	1:50	1:50
Sel poart	anexa LUPA DOBA	DATA	07/2005	07/2005
Proiectat	anexa LUPA DOBA	Fila planșă	RANDARI	Pentru nr
Proiectat	anexa LUPA DOBA	Fila planșă	RANDARI	Ad5