

ARC PARC

INDUSTRIAL BUILDING PRODUCTION AND STORAGE SPACES

6.093 SQM



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INDUSTRIAL BUILDING PRODUCTION AND STORAGE SPACES



Location: 1 Henri Coanda St., DEJ, Cluj County, within the Dej Arc Parc Industrial Park premises;

Total plot area for the warehouse: 12.000 sqm;

Total built area: 6.093 square meters, of which:

- 4,580 square meters - effective production space;
- 1,167 sqm - space (storage);
- 346 sqm - office spaces and lockers;

Industrial buildings dimensions: Length = 110,75 / Width: 54,0 m;

Height of the hall:

- the eaves: 7,60 m;
- the roof ridge (ridged roof): 11,00 m;
- the useful height of the warehouse area is 9,10 m;

General characteristics:

The warehouse foundations are insulated concrete-type foundations under structural steel profiles poles. Between foundations run foundation socket-type beams;

The structural work is composed entirely of metallic confection of columns, trusses, braces, panels and beams, painted with anticorrosive primer and paint hydrochloric email;

The perimeter closing of the hall, the roof and the walls are made of 80 mm thickness sandwich panels, composed of two layers of sheet metal and polyurethane core.

For natural lighting PVC double glazing windows have been provided of 4500 cm high, and 20 roof ridge skylights for smoke evacuation provided with sensors for automatic activated opening;

For the handling of raw materials and finished products two docking ports are provided on the east side;

The space floor of the hall is 20 cm thick industrial concrete floor -type flooring, and the floated concrete floor is finished with quartz;

The floors related to the office spaces are made of laminated flooring and ceramic tiles;

The bulkheads and the ceilings are of gypsum boards painted with washable paint;

The spaces are equipped with plumbing and sanitary equipment, electricity, heating with electric heaters.

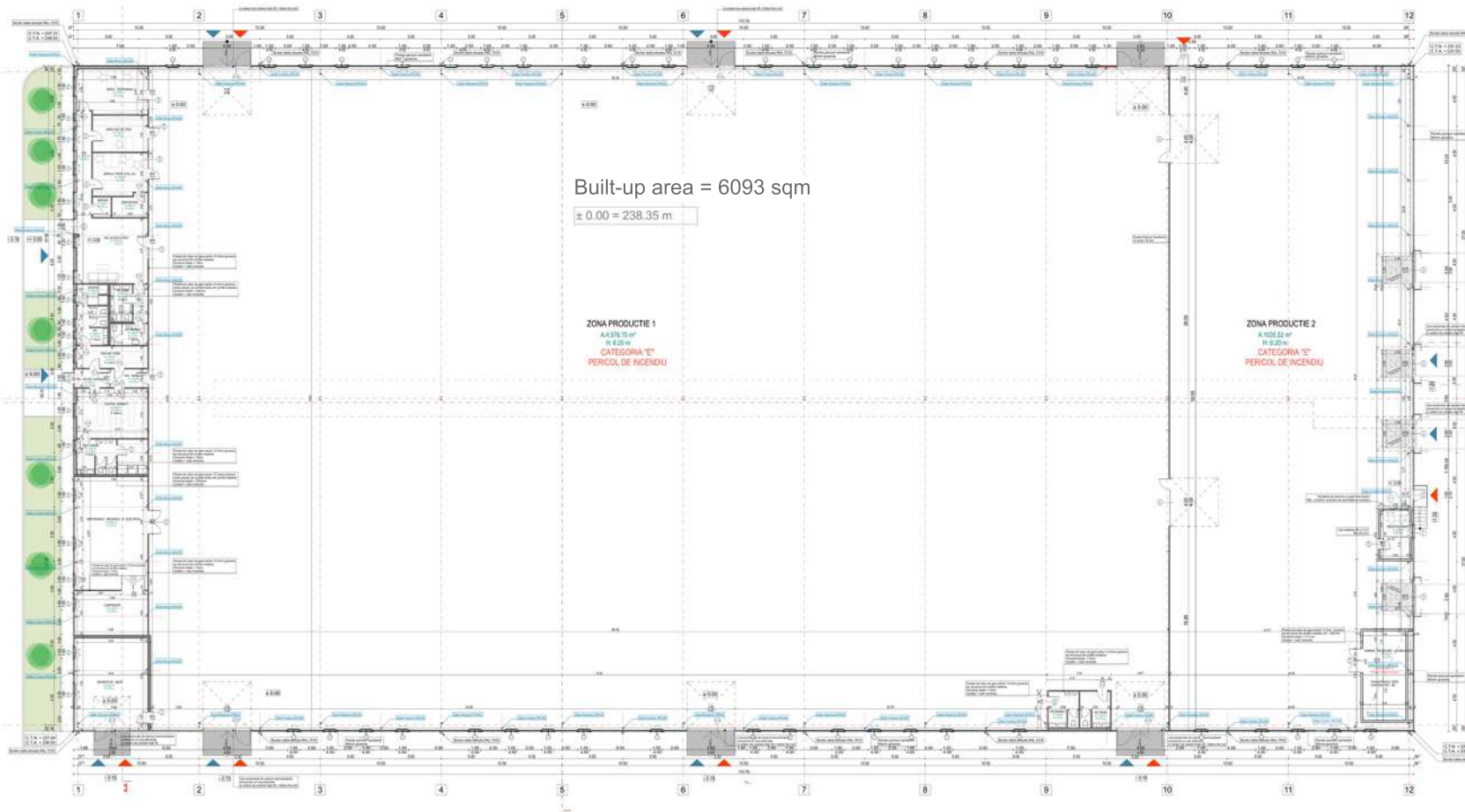
Exterior design:

For outdoor landscaping is proposed to equalize the level needed for road and pedestrian access by ballasting, compacting and concreting the whole area of 12,000 square meters, of which

- 6,100 sq m (hall layout area) and 5,900 sqm
- exterior platforms.

Rainwater and household waste, through external networks, will be connected to existing Industrial Park networks;





LEGEND

- Pedestrian access
- Vehicle access
- Green areas
- Autoclaved aerated concrete masonry brick walls
- Wall sandwich panels, EL. 15 mm
- Gypsum carboard walls 125 mm
- Gypsum carboard walls 175 mm
- I-beam framed steel profiles, EL. 180 mm
- Skylight for ventilation and smoke extraction

CATEGORIA DE IMPORTANTA: "C", normala

CLASA DE INCENDIARITA: III

UNID. MIZENTRE LA POC: III

ZONA SEISMICA: III¹ ag = 0.10 g; Ia = 6.7 ms

COTA ± 0.00: 238.35

CATEGORIA 'C' DE IMPORTANTA NORMALA CONFORM H. G. 100/1997 ANEXA 3
CLASA 'III' DE INCENDIARITA CONFORM P100-1/2012
SIGNAL. DE INCENDIARITA LA POC
CATEGORIA 'III' PERICOL DE INCENDIU

FUNCTIONAL AREAS	EXISTING		PROPOSED	
	mp	%	mp	%
Land area	12 000	100	12 000	100
Built-up area	0.00	0.00	6093	50.00
Production platform	0.00	0.00	3840	32.00
Pedestrian footpaths	0.00	0.00	571.09	4.75
Green areas	0.00	0.00	1590	13.25
TOTAL	12 000	100	12 000	100

DESCRIEREA DETALIILOR PLANIFICATE

Plan/Nota	Descrierea detaliilor	Latimea (mm)	Profilul	Spesificatiile materiale
PROF. 1	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 2	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 3	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 4	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 5	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 6	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 7	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 8	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 9	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 10	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 11	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 12	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 13	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 14	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 15	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 16	PROF. DE LA CAL.	270x	18.75x	18.75x
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PROF. 97	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 98	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 99	PROF. DE LA CAL.	270x	18.75x	18.75x
PROF. 100	PROF. DE LA CAL.	270x	18.75x	18.75x

REGULATIONS

Subarea ID U.T.R. (Territorial Reference Unit) N. - Dispersed activities productive area

Permitted uses: - industry production, agro-industrial and storage activities

- non-polluting productive activities

- different profile productive industrial activities

Maximum height of buildings: - Heights greater than 15 mm are not recommended

Clearance and planted areas: traffic-free surfaces will be planted with a tree for every 200 sqm.

EXISTING SITUATION

Land area = 12,000.00 square meters area (according to the Land Book excerpt no. 59802)

Built-up area = 0.00 sqm

Built-up area layout = 0.00 sqm

Appendices built area = 0.00 sqm

Platforms and roadway area = 0.00 sqm

Green area = 12,000.00 sqm

P.O.T. (percentage of land occupation) = 0%

C.U.T. (land usage coefficient) = 0

PROPOSED SITUATION

Land area = 12,000.00 square meters area (according to the Land Book excerpt no. 59802)

Built hall area = 6093.00 sqm

Built hall layout/flat area = 6093.00 sqm

Appendices built area = 10.00 sqm

Roadway platforms area = 3840.00 sqm

Pedestrian platform area = 571.09 sqm

Green area = 1590.00 sqm

P.O.T. (built-up area x 100/land area) = 50.00%

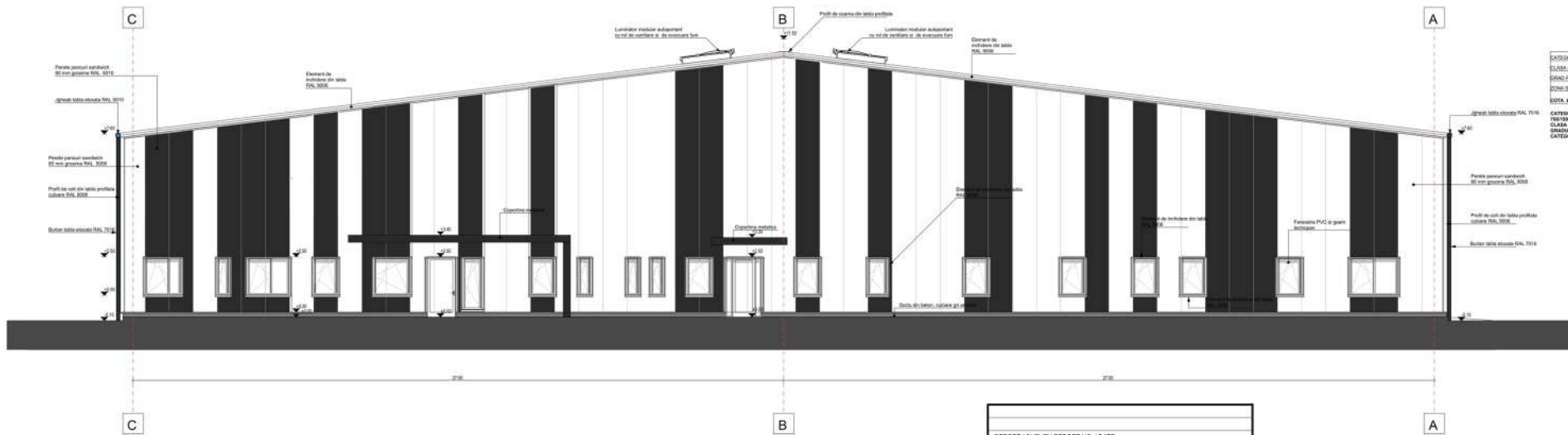
C.U.T. (built-up flat area / land area) = 0.50 sqm Ad/Imp land

Height regime = P

Height ridge = 11.00 m

REPORT / SURVEY REPORT NO. / DATE	
BENEFICIARY	PROJECT
S.C. ARC PARC INDUSTRIAL S.R.L.	17/2016
INDUSTRIAL HALL CONSTRUCTION	
Jud. Cluj, municipiul Dej, cod postal 405200, str. Henri Coanda nr. 7, CF Nr. 60399	
SHEET TITLE	SHEET
FLOOR PLAN	A.02

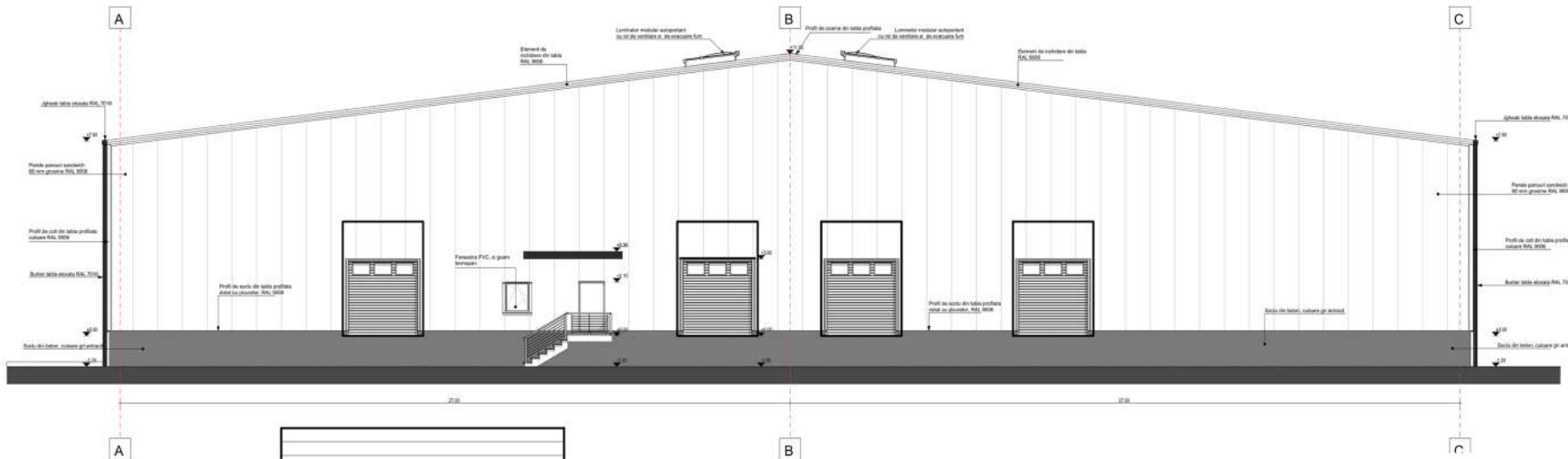




CATEGORIA DE IMPORTANTA	"C", normala
CLASA DE IMPORTANTA	II
GRINDA DE INSTALATIA	8
CONSIDERENTA	7" hg + 4.10 g + 5a + 0.7 hcc
SOTA	238.31

CATEGORIA "C" DE IMPORTANTA NORMALA CONFORM H. G. 100/2017 ANEXA 1
 CLASA "II" DE IMPORTANTA CONFORM P100-10/2011
 GRINDA DE INSTALATIA LA FOC. 8
 CATEGORIA "C" PERICOL DE INCENDIU

REPORT / SURVEY REPORT NO. / DATE	
BENEFICIARY	PROJECT
S.C. ARC PARC INDUSTRIAL S.R.L.	17/2016
INDUSTRIAL HALL CONSTRUCTION	
Jud. Cluj, municipiul Dej, cod postal 405200, str. Henri Coanda nr. 7, CF Nr. 80399	
PHASE	DTAC
+ Pth	
SHEET TITLE	SHEET
WEST FAÇADE	A.10



CATEGORIA DE IMPORTANTA	"C", normala
CLASA DE IMPORTANTA	II
GRINDA DE INSTALATIA	8
CONSIDERENTA	7" hg + 4.10 g + 6 To + 0.7 hcc
SOTA	238.31

CATEGORIA "C" DE IMPORTANTA NORMALA CONFORM H. G. 100/2017 ANEXA 1
 CLASA "II" DE IMPORTANTA CONFORM P100-10/2011
 GRINDA DE INSTALATIA LA FOC. 8
 CATEGORIA "C" PERICOL DE INCENDIU

REPORT / SURVEY REPORT NO. / DATE	
BENEFICIARY	PROJECT
S.C. ARC PARC INDUSTRIAL S.R.L.	17/2016
INDUSTRIAL HALL CONSTRUCTION	
Jud. Cluj, municipiul Dej, cod postal 405200, str. Henri Coanda nr. 7, CF Nr. 80399	
PHASE	DTAC
+ Pth	
SHEET TITLE	SHEET
EAST FAÇADE	A.09

TITLE: "ARC PARC DEJ" PRIVATE INDUSTRIAL PARK

ADDRESS: Str.Henri Coanda, nr 1, CP: 4052001, Dej, jud. Cluj

PARC MANAGER: S.C. ARC PARC INDUSTRIAL S.R.L.

Address: Str.Henri Coanda, nr 1, CP: 4052001, Dej, jud. Cluj

Tel: + 40(0)264 40 68 17, fax: + 40(0)264 43 33 03, Cellular: + 40(0)726 33 33 36

e-mail: office@arcparc.ro, website: www.arcparc.ro

GEOGRAPHICAL LOCATION

Macro-opening: Northwest Romania, Cluj County, Transylvania, Romania

Micro-opening: located at 57 km northeast of Cluj-Napoca, on national road (DN) 1C

Transport access: Direct (DN 1C)

Access by rail: Dej railway station - 2 km

Airport: 50 km from Avram Iancu International Airport in Cluj

TARGET SECTOR

Sector: Automotive industry, engine works, storage area

TARGET COMPANIES

Beneficiaries: Trade companies in the auto components manufacturing sector

Trade companies in the trade/distribution sector

PROFILE DESCRIPTION

Form: Industrial park

Nature of ownership: Private

Current status: Operational

Area: total area – 40,185 ha of which 25 ha still available

INFRASTRUCTURE

Electricity network: yes

Telecommunication network: yes

Auto access: yes directly to/from DN 1C

Natural gas network: yes

Water supply: yes

Sewage discharge system: yes

SERVICES OFFERED

Basic services: Locations for companies in the automotive industry, distribution and services industries.

Support Services: Assistance in recruiting staff and executive management

Financial, accounting and auditing services

Legal assistance

Medical assistance

Project financing counselling

Parking



SPECIAL FACILITIES (tax, fees relief, etc.) under the laws of Romania

ADDITIONAL INFORMATION

Contact person: Pricop Georgiana - Business Development Manager

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