**MEMORIU DE PREZENTARE**

**I. DENUMIREA PROIECTULUI :**

OBIECTIV:**”CONSTRUIRE IMOBIL LOCUINTE COLECTIVE S+P+8E , CU SPATIU COMERCIAL LA PARTER, IMPREJMUIRE TEREN SI ORGANIZARE DE SANTIER”,** amplasat in Mun Constanta, Parcela VN 293/3, Jud Constanta

**II. TITULAR :**

a) denumirea titularului:

**PUFLEANU GHEORGHITA**

b) adresa titularului, telefon, fax, adresa de e-mail:

Mun. Constanta , b-dul Mamaia, nr. 237A, jud. Constanta, alflorproiect@gmail.com

c) reprezentanţi legali/împuterniciţi, cu date de identificare:

Cocos Simona

Tel: 0749.083.737

responsabil pentru protectia mediului

Nanescu Florentina :

Tel :0735276473

**III. DESCRIEREA CARACTERISTICILOR FIZICE ALE INTREGULUI PROIECT :**

***a) Rezumat al proiectului ;***

Pe amplasament, se propune construirea unui imobil cu regim de inaltime S+P+8E, cu functiunea rezidentiala - bloc de locuinte.

Imobilul propus are subsol destinat parcarilor.

Pe amplasament vor mai fi amenajate circulatii auto, pietonale si parcaje la sol.

Accesele auto se vor realiza din aleea si drumul de acces , pe latura de sud.

Accesele in cladire se vor realiza pe fatada de est si vest.

Se vor asigura locuri de parcare la nivelul terenului.

***b) Justificarea necesitatii proiectului:***

Oportunitatea investitiei este argumentata prin documentatia de Certificat de Urbanism aprobata si presupune construirea unui imobil cu destinatia rezidentiala: **”CONSTRUIRE IMOBIL LOCUINTE COLECTIVE S+P+8E , CU SPATIU COMERCIAL LA PARTER, IMPREJMUIRE TEREN SI ORGANIZARE DE SANTIER”,** amplasat in Mun. Constanta, Parcela VN 293/3, Jud Constanta

**Figura: Zona vizata de proiect.**

Aerial view of a city

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**Terenul in suprafata de 3842 de mp cu urmatoarele vecinatati:**

Distante ale imobilului nr. cadastral 233982:

* 3.50 km fata de Marea Neagra
* in de orasul Constanta
* 53 km fata de frontiera cu Bulgaria

**COEFICIENTI URBANISTICI PENTRU AMPLASAMENTUL STUDIAT**

|  |  |  |
| --- | --- | --- |
| **S TEREN** | ***3842 mp*** |  |
|  | ***EXISTENT*** | ***PROPUS*** |
| **SC** | *00,00 mp* | *720.00 mp* |
| **SD** | *00,00 mp* | *6480 mp* |
| **P.O.T.** | *0,00%* | *18.74 %* |
| **C.U.T.** | *0,00* | *1.68* |

***c)Valoarea investitiei:***

Investitia privin dobiectul de investitie destinatia **”CONSTRUIRE IMOBIL LOCUINTE COLECTIVE S+P+8E , CU SPATIU COMERCIAL LA PARTER, IMPREJMUIRE TEREN SI ORGANIZARE DE SANTIER”, -** se ridica aproximativ la valoarea de 6.400.000 lei , respectiv 250 euro/mp.

***d) Perioada de implementare propusa:***

Investitia se preconizeaza a se implementa pe o perioada de 36 de luni

***e)Planse desenate (anexate)***

**Figura: Zona vizata de proiect.**

**A map of a city

Description automatically generated**

***f) Descriere a caracteristicilor fizice ale intregului proiect***

Pe amplasament, se propune construirea unui imobil cu regim de inaltime S+P+8E, cu functiunea rezidentiala - bloc de locuinte.

Imobilul propus are subsol destinat parcarilor.

Pe amplasament vor mai fi amenajate circulatii auto, pietonale si parcaje la sol.

**FUNCTIUNI**

**- La subsol**: parcari

**- La parter**: spatiu commercial si parcari

**- La etajul 1-9**: 6 apartamente de locuit cu suprafete utile desfasurate< 100 mp

**TOTAL : 54 apartamente de locuit cu suprafete utile mai mici de 100 mp**

* Invelitoarea este tip terasa circulabila si are casa scarii.
* Se va realiza o structura de rezistenta pe cadre, stalpi din BA dreptunghiulari de 70x50 cm si patrati de 65x65, grinzi din BA de 50x30cm si plansee din BA turnate monolit. Fundarea se va face pe o perna de piatra si radier de beton armat. Zidaria exterioara va fi din BCA de 25cm, cu izolatie termica de 10 cm polistiren expandat, iar cea interioara de 25 cm, 15 cm si 10 cm caramida plina.
* Finisajele interioare sunt in functie de destinatia spatiului: gresie, mocheta, faianta, vopsele lavabile.Se va asigura racordarea cladirii la retelele hidroedilitare centralizate din orasul

Constanta (alimentarea cu apa potabila, canalizare). Evacuarea apelor uzate se va face printr-un separator de grasimi.

S-a prevazut instalatie de ventilatie mecanica la grupurile sanitare.

Se vor realiza facilitatile necesare pentru colectarea selectiva a deseurilor produse prin pubele specifice.

**CALCUL NUMAR LOCURI DE PARCARE**

**CLADIRE – LOCUINTE COLECTIVE**

Total locuri de parcare necesare - 71 locuri de parcare

-65 locuri de parcare locuinte

-6 locuri de parcare comercial

Total locuri de parcare asigurate -71 locuri de parcare

Din care: P1- sublol – 16 locuri

P2- parter – 6 locuri

P3 – exterior – 49 locuri (32 locuri Sistem Klauss)

Locurile de parcare sigurate vor avea dimensiunea de minim 2.30 x 5.00 m.

**NECESAR SPATII VERZI**

Se asigura necesarul minim de spatii verzi conform H.C.J.C. nr.152/2013, min 30% din suprafata parcelei adica 1152.60 mp din suprafata necesara spatii verzi.

Pe amplasamentul studiat se vor realiza **1162.35 mp** spatii verzi astfel:

- la nivelul terenului – 582.35 mp

- la nivelul terasei – 582.00 mp

Spatiile verzi de la nivelul solului se vor intretine prin realizarea unui sistem de irigatie cu aspresoare. Spatiile verzi de la nivelul terasei se vor intretine prin realizarea unui sistem de irigatie prin picurare. Se va avea in vedere asigurarea scurgerii apelor prin montarea unor rigole si a unor sisteme de membrane de izolatie specifice pe terasa.

Se vor planta un numar de 6 arbori Thuja Orientalis. Acestia se vor intretine printr-un sistem de irigatie prin picurare.

Pe perioada de implementare a proiectului organizarea de santier este amenajata in limita terenului detinut de beneficiar.

**Finisaje**

**Finisaje pereti exteriori:**

* Placaje H.P.L. tip trespa si finisaje lavabile
* Tencuieli sistem BAUMIT EPS (placare cu polistiren 10cm + tencuiala pe plasa din fibre de sticla) si vopsitorii special pentru exterior – culori calde: alb, gri.

Vopsitorii hidrofuge la soclu – cu Marmofix.

**Finisaje pereti interiori:**

* Tencuieli si strat de vopsea lavabila in apartamente: holuri, living-uri, dormitoare
* placari de faianta din ceramic smaltuita in bai si bucatarie

**Finisaje tavane:**

* tencuieli si strat de vopsea lavabila.

**Finisaje pardoseli:**

* gresie portelanata mata in holuri, bucatarii si bai.
* parchet laminat in living, dormitor
* gresie portelanata antiderapanta la exterior in logii si balcoane.

**Tamplaria exterioara:**

* tamplarie aluminiu cu geam termopan, tamplaria culoare gri.

**Tamplaria interioara:**

* usa acces: usa dubla de sticla - glisanta cu fotocelula si doua usi de evacuare .
* usi interioare metalice pentru acces în fiecare apartament și uși din lemn în interiorul apartamentelor.

**Hidroizolatii:**

- baile se vor hidroizola cu mortar cu adaos hidrofug (XYPEX Admix) ridicat 10 cm pe contur

- balcoanele se vor hidroizola cu mortar cu adaos hidrofug (XYPEX Admix) ridicat 10 cm pe contur

In executia hidroizolatiilor se vor respecta prevederile normativului C112/80 si fisele tehnice ale materialelor.

**Termoizolatii:**

- peretii exteriori se vor placa cu polistiren expandat 10cm

- placa reprezentand pardoseala parterului va fi izolata la intrados cu polistiren de 10 cm pe zona parterului.

- planseul peste parter va fi izolat la intrados cu vata mineral ignifugata 15 cm pe zona parcarilor.

- acoperisul va fi in terasa necirculabila termoizolat cu polistiren extrudat 15cm.

**Numar utilizatori:**

Conform datelor furnizate de beneficiar, numarul de utilizatorieste de 142 persoane (72 apartamente x 2 persoane).

**Numar de compartimente de incendiu:** 1

**Numar cai de evacuare:** 1.

• Conform regulamentului privind stabilirea categoriei de importanta a constructiilor (HG.766-97/anexa 3.art.6) categoria de importanta este “C” constructie de importanta normala.

• Conform normativ P100 clasa de importanta este “III” constructii de importanta normala.

• Conform Ordinului MLPAT 77/n/28.10.96 “Indrumatorul pentru aplicarea prevederilor regulamentului de verificare si expertizare tehnica de calitate a proiectelor de executie a lucrarilor si constructiilor“ anexa 1- observatii/pct.4, lucrarile de constructii fiind de importanta normală.

**Profilul si capacitatile de productie:**

***Profilul:***

Investitiava fi realizata pe persoana juridica, si are ca obiectiv construirea si ulterior exploatarea cladirii sub functiunea rezidentiala – locunte colective.

***Capacitatea de productie:***

Nu exista activitati de productie in cadrul investitiei prezentate.

***Descrierea proceselor de productie ale proiectului, produse si subproduse obtinute.***

Nu exista activitati de productie in cadrul investitiei prezentate.

***Descrierea fluxurilor tehnologice existente:***

Nu este cazul.

***Descrierea proceselor de productie ale proiectului propus:***

Nu exista activitati de productie in cadrul investitiei prezentate.

***Descrierea proceselor de productie ale proiectului propus:***

***Energie si combustibili:***

In functionarea imobilului se va folosi energie electrica pentru aparate electrocasnice, iluminat si de aer conditionat.

Amplasamentul se va racorda la reteaua electrica, cu avizul ENEL DISTRIBUȚIE DOBROGEA

Amplasamentul se va racorda la reteaua de apa potabila si canalizare menajera prin racord la reteaua RAJA, cu avizul RAJA.

***Alimentarea cu apa, asigurarea apei tehnologice***

Alimentarea cu apa se va realize prin racordarea la reteaua de alimentare cu apa administrata de RAJA SA. Apa va fi utilizata prin asigurarea necesitatilor igienico-sanitare si a apei menajere in obiectiv.

Nu este nevoie de alimentarea cu apa tehnologica.

***Evacuare ape uzate***

Evacuarea apelor uzate menajere se va face in reteaua de canalizare publica administrată de SC RAJA SA. Evacuarea apelor uzate se va face in reteaua de canalizare (printr-un separator de grasimi), conform acord RAJA S.A.

***Asigurare agent termic***

Apa calda menajera și încălzirea se va realiza prin racordarea la reteaua de gaze administrate de Distrigaz Sud Retele SRL.

***Asigurare energie electrica***

Alimentarea cu energie electrica se va realiza din reteaua de medie tensiunea orasului, cu avizul ENEL DISTRIBUȚIE DOBROGEA SA

***Descrierea lucrarilor de refacere a amplasamentului in zona afectata de executia investitiei***

Refacerea amplasamentului dupa construire se va realiza conform proiectului tehnic de executie iar suprafetele de teren ramase libere se vor amenaja si intretinute ca spatii verzi.

***Căi noi de acces sau schimbări ale celor existente***

Accesele in cladire se vor realiza pe fatada nord, din drum acces cu nr. cadastral 116867.

***Resursele naturale folosite în construcţie şi funcţionare***

Nu se folosesc resurse naturale in faza de constructive sau de functionare.

***Relatia cu alte proiecte existente sau planificate.***

Nu este cazul.

***Alte activităţi care pot apărea ca urmare a proiectului (de exemplu, extragerea de agregate, asigurarea unor noi surse de apă, surse sau linii de transport al energiei, creşterea numărului de locuinţe, eliminarea apelor uzate şi a deşeurilor)***

Nu este cazul

**Alte autorizatii cerute print *proiect***

Nu este cazul

**IV. DESCRIEREA LUCRARILOR DE DEMOLARE NECESARE :**

Amplasamentul nu necesita lucrari de demolare pentru realizarea obiectului de investitie.

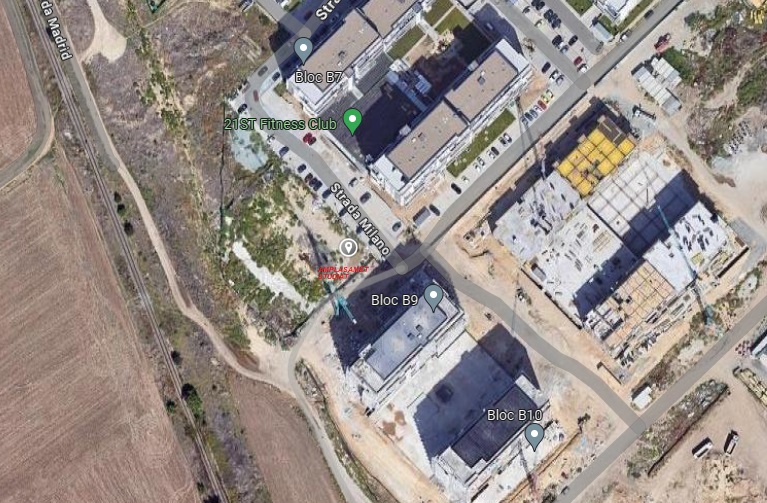
**V. DESCRIEREA AMPLASARII PROIECTULUI**

Amplasamentul proiectului se afla in intravilanul loc. Constanta

Terenul este amplasat in loc. Constanta, Parcela VN 293/3, Jud Constanta.

* Obiectivul se incadreaza in indicatorii urbanistici emisi si in baza Certificatului de Urbanism emis nr. 2922 /02.11.2023
* ***Terenul in suprafata de 3842 de mp :***
* *cu urmatoarele vecinatati:*
* *La nord : D.E. 292*
* *La est : I.E. 230132*
* *La vest : D.E. 293/3*
* *La sud : D.E. 264*

*Terenul are nr. cadastral 233982 si categoria de folosinta “vie”. Este teren liber de constructii.*



**Amplasamentul studiat** nu face parte din patrimoniul cultural potrivit Listei monumentelor istorice, actualizată, aprobată prin Ordinul ministrului culturii şi cultelor nr. 2.314/2004, cu modificările ulterioare, şi Repertoriului arheologic naţional prevăzut de Ordonanţa Guvernului nr. 43/2000 privind protecţia patrimoniului arheologic şi declarare a unor situri arheologice ca zone de interes naţional, republicată, cu modificările şi completările ulterioare;

In zona nu se afla areale sensibile.

Amplasamentul se afla in intavilanul orasului Constanta si face parte din P.U.Z.-ul administratiei locale prin care se prevede in zona o dezvoltare imobiliara, hoteliera si de servicii Amplasamentul are numarul cadastral nr. 233982 si a fost trasat prin coordonate stero 1970 la punerea in posesie.

**VI. Descrierea tuturor efectelor semnificative posibile asupra mediului ale proiectului, in limita informatiilor disponibile.**

**A. Surse de poluanti si instalatii pentru retinerea, evacuarea si dispersia poluantilor in mediu**

**a) Protectia calitatii apelor**

Asa cum s-a mentionatsi anterior, proiectul nu implica evacuarea de ape uzate sau epurate in emisar natural. Evacuarea apelor uzate se va realiza in reteaua de canalizare interioara si apoi in reteaua centralizata.

In perioada de implementare a proiectului se vor adopta masuri pentru evitarea eroziunii hidraulice a suprafetelor excavate sau a depozitelor temporare de pamant. precum si a materialelor solubile sau antrenabile cu apa.

Personalul va fi instruit corespunzator. Utilajele ce vor deserve activitatile desfasurate vor trebui sa detina toate inspectiile tehnice necesare care sa ateste functionarea corespunzatoare a tuturor echipamentelor ce pot genera scurgeri de lubrifianti sau produse petroliere. In aceste conditii riscul producerii unui accident poate fi considerat minim, iar probabilitatea producerii unei poluari cu hidrocarburiva fi redusa.

Se vor asigura toalete ecologice pentru personal in perioada de implementare.

In perioada de functionare, apele uzate vor fi trecute printr-un separator de grasimi.

**b) Protectia aerului**

Pe perioada de implementare a proiectului se vor utiliza echipamente si utilaje de generatie recenta, prevazute cu sisteme performante de minimizare si retinere a poluantilor in atmosfera.

Se impune adaptarea vitezei de rulare a mijloacelor de transport la calitatea suprafetei de rulare. De asemenea, in sezonul cald, umectarea periodica a depozitelor de pamant excavat poate determina minimizarea cantitatilor de praf raspandite in atmosfera.

In aceasta faza sunt generate in aer urmatoarele emisii de poluanti:

- pulberi din activitatea de manipulare a materialelor de constructie, si din tranzitarea zonei de santier,

- gaze de ardere provenite din procese de combustie.

Estimareaemisiilor de poluanti pe baza factorilor de emisie s-a facut conform metodologiei OMS 1993 si AP42-EPA. Sistemul de constructie fiindsimplu (structura cu cadre din beton armat), nivelul estimat al emisiilor din sursa dirijata se incadreaza in V.L.E. impuse prin legislatia de mediu in vigoare. O mare parte din materiale vor fi prefabricate si montate local, razultand ca sursele de emisie nedirijata ce pot aparea in timpul punerii in opera sa fie foarte mici si prin urmare, nu produc impact semnificativ asupra factorului de mediu aer.

**c) Protectia impotriva zgomotului si vibratiilor**

In incinta, nivelul zgomotului produs este sub limita admisibila, nu genereaza zgomote deosebite pentru a se lua masuri suplimentare de izolare.

De asemenea nu este cazul prevederii unor masuri suplimentare fata de vecinatati, intrucat functiunile sunt complementare, compatibile si paralele.

Transportul materialelor de constructie si a materialelor excavate se va desfasura in intervale orare anuntate in prealabil politiei locale.

Materialul excavat si produs in urma lucrarilor de constructie se va transporta la cea mai apropiata groapa de gunoi.

In incinta nu se creeaza surse de producere a vibratiilor, deasemenea nu exista pericolul ca imobilul ce urmeaza a se construi sa fie afectata de zgomotul sau vibratiile produse in zonele invecinate sau apropiate.

Imobilul va fi dotat cu echipamente de incalzire , ventilatie si pompe de apa.

Zgomotele si vibratiile produse de aceste echipamente sunt nesemnificative.

Se impune utilizarea de echipamente si utilaje performante, care sa genereze nivele minime de zgomot.

**d) Protectia impotriva radiatiilor**

Nu exista risc privind radiatiile

**e) Protectia solului si subsolului**

Activitatea se va desfasura strict in zona avizata prin actele de reglementare obtinute pentru investitie. Se interzice ocuparea unor alte suprafete, necuantificate ca fiind necesare in economia investitiei.

Se va interzice efectuarea de interventii la mijloacele de transport si echipamente la locul lucrarii pentru a evita scapari accidentale de produs petrolier si se va achizitiona material absorbant. Se va interveni prompt in cazul scurgerilor de produse petroliere, pentru a evita migrarea lor pe portiunile de sol.

Suprafetele prevazute in proiect a fi afectate temporar vor fi reabilitate si redate circuitului initial. La finalul lucrarilor de constructie nu trebuie sa existe pe amplasament alte suprafete ocupate definitiv decat cele necesare functionarii obiectivului. Nu se vor lasa pe amplasament depozite de agregate sau de pamant rezultat din excavatii.

**f) Protectia ecosistemelor terestre si acvatice**

Amplasamentul pe care se doreste construirea imobilului se gaseste intr-o zona in care prin lucrarile cu care se intervine in natura nu va fi afectat ecosistemul.

Se vor mentine in totalitate masurile care favorizeaza mentinerea si continuitatea ecosistemului terestru.

In ceeea ce priveste protectia mediului, influenta noului obiectiv asupra acestora mediului nu poate fi luata in considerare, impactul activitatii ce apare in urma construirii imobilului asupra zonei in general e nesemnificativa si total inofensiva pentru mediu.

Nu vor fi afectate calitatile mediului si se mentin nealterate masurile de prevenire a poluarii de orice natura.

In incinta nu se deverseaza substante toxice pentru subsol, depozitarea si stingerea resturilor menajere se face in europubele amplasate pe platforme realizate special in acest scop.

Se vor prevede pubele pentru colectarea selectivă a deseurilor.

**g) Protectia asezarilor umane si a altor obiective de interes public**

Toate masurile definitive pentru protectia aerului, protectia impotriva zgomotului sunt masuri cu efecte si in cazul protectiei asezarilor umane.

In perioada executarii lucrarii de constructie a obiectivului se va avea in vedere aspectul salubru al utilajelor folosite, semnalizarea lucrarilor si asigurarea unui ritm corespunzator de lucru cu efecte asupra minimizarii timpului necesar pentru implementare.

- identificarea obiectivelor de interes public, distanţa faţă de aşezările umane, respectiv faţă de monumente istorice şi de arhitectură, alte zone asupra cărora există instituit un regim de restricţie, zone de interes tradiţional etc. - fondul construit in zona este similar, conform certificatului de urbanism – **rezidential**

- lucrările, dotările şi măsurile pentru protecţia aşezărilor umane şi a obiectivelor protejate şi/sau de interes public. - se va imprejmui terenul, nu sunt zone de interes istoric sau arhitectural in zona studiata

**h) Prevenirea si gestionarea deseurilor generate pe amplasament in timpul realizarii proiectului/ in timpul exploatarii, inclusiv eliminarea:**

Se vor asigura dotarile necesare pentru colectarea deseurilor generate, atat pe perioada de implementare a proiectului, cat si in perioada de functionare, precum si contracte cu societati autorizate sa preia deseurile generate in vederea valorificarii/eliminarii, dupa caz.

Printre masurile cu caracter general ce trebuie adoptate in vederea asigurarii unui management corect al deseurilor produse in perioada executarii lucrarilor de amenajare, se numara urmatoarele:

* evacuarea ritmica a deseurilor din zona de generare in vederea evitarii formarii de stocuri si cresterii riscului amestecarii diferitelor tipuri de deseuri;
* alegerea variantelor de reutilizare si reciclare a deseurilor rezultate, ca prima optiune de gestionare si nu eliminarea acestora la un depozit de deseuri;
* se vor respecta prevederile si procedurile H.G. 1061/2008 privind transportul deseurilor periculoase si nepericuloase pe teritoriul Romaniei.
* se interzice abandonarea deseurilor si/sau depozitarea in locuri neautorizate;
* se va institui evidenta gestiunii deseurilor in conformitate cu H.G. 856/2002, evidentiindu-se atat cantitatile de deseuri rezultate, cat si modul de gestionare a acestora.

Pentru fiecare tip de deseu generat se vor amenaja sisteme temporare de stocare

corespunzatoare, astfel incat sa nu existe riscul poluarii factorilor de mediu.

***Gestionarea deseurilor***

Cantitatile de deseuri generate in perioada de constructie sunt dependente de sistemele constructive utilizate si de modul de gestionare a lucrarilor. Pentru toate deseurile generate se va realiza sortarea la locul de producere si depozitarea temporara in incinta.

Deseurile rezultate in urma desfasurarii activitatilor de constructie-montaj, (codificate conform HG nr.856/2002 privind evidenta gestiunii deseurilor si pentru aprobarea listei cuprizand deseurile, inclusiv deseurile periculoase, Anexa 2) sunt urmatoarele:

* *deseuri menajere*  (20 03 01), generate din activitatea angajatilor, se vor depozita in container si vor fi predate pe baza de contract catre serviciul de salubrizare al localitatii; volumul va varia zilnic, functie de numarul echipelor implicate in lucrari;
* *deseuri reciclabile:* deseuri de hartie si carton (20 01 01) deseuri de ambalaje de plastic (15 01 02), pentru care se recomanda colectarea si depozitarea separate in recipient adecvate, special destinate, urmand a fi predate catre societati autorizate, in vederea valorificarii;
* *deseuri de constructii:* pamant si piatra rezultata din excavatii (17 05 04), deseuri metalice (17 04 05), resturi de beton (17 01 01), lemn (17 02 01); fractiunile reciclabile se vor valorifica prin unitatea autorizata; deseurile inerte pot fi utilizate ca materiale de umplutura la indicatia si cerinta autoritatii locale ceemite autorizatia de construire sau pot fi depozitate intr-un depozit de deseuri inerte.

Deseurile de constructie rezultate in general din activitatea de edificare a cladirilor pe amplasament sunt reprezentate in proportie de 70-80% de deseuri inerte (betoane, elemente de zidarie).

Pentru toate deseurile reciclabile se vor asigura facilitati de depozitare sub forma de containere metalice, pentru colectarea selectivă si valorificarea ulterioara prin unitati autorizate.

Functionarea obiectivului va genera deseuri de tip menajer si deseuri de ambalaje. Se vor asigura facilitatile necesare pentru colectarea selectiva.

Evacuarea deseurilor menajere se va realiza in baza unui contract incheiat cu operatorul de salubritate autorizat din orasul Constanta.

**i) Gospodarirea substantelor si preparatelor chimice periculoase**

**In faza de executie**

In cadrul procesului de construire nu sunt folosite substante si preparate chimice periculoase care sa afecteze factorii de mediu.

**In faza de functionare**

In cadrul functionarii locuintelor nu sunt folosite substante si preparate chimice periculoase care sa afecteze factorii de mediu.

**B. UTILIZAREA RESURSELOR NATURALE, IN SPECIAL A SOLULUI, A TERENURILOR, A APEI SI A BIODIVERSITATII.**

Nu este cazul.

**VII. DESCRIEREA ASPECTELOR DE MEDIU SUSCEPTIBILE A FI AFECTATE IN MOD SEMNIFICATIV DE PROIECT:**

***Descrierea impactului potential***

Tinand cont de tipul de activitate propusa prin proiect se preconizeaza ca acest tip de obiectiv nu va avea un impact semnificativ asupra calitatii factorilor de mediu din zona , urmand sa se inregistreze o usoara presiune doar in timpul lucrarilor de constructie.

**Factor de mediu apa**

Conform caracteristicilor proiectului propus, nu se prevede prelevarea de apa din sursa subterana sau de suprafata din zona amplasamentului, deci nu se vor inregistra efecte asupra hidrologiei zonei si nici nu vor fi afectate in secundar alte activitati dependente de aceasta resursa.

Nu se vor evacua ape uzate neepurate si nici ape uzate epurate in emisar natural, deci nu va exista potential impact asupra calitatii apelor de suprafata indusa de o astfel de actiune.

Pe amplasament nu vor exista rezervoare de combustibil, uleiuri sau alte substante cu potential ridicat pentru apele de suprafata sau subterane, in caz de deversare.

Tinand cont de caracteristicile apelor uzate generate (menajere), exista premisele necesare ca aceste ape sa respecte la evacuarea in reteaua de canalizare indicatorii de calitate impusi de NTPA 002/2005.

In perioada de implementare a proiectului se vor genera de pe santier ape uzate de tip menajer de la facilitatile igienico-sanitare asigurate pentru personalul muncitor.

**Factor de mediu aer**

Din punct de vedere al impactului asupra atmosferei, se va inregistra influenta asupra calitatii aerului pe perioada de constructie, ca urmare a excavarii si manipularii pamantului. De asemenea, mijloacele de transport si utilaje folosite pentru realizarea lucrarilor vor genera poluanti caracteristici arderii combustibililor in motoare (NOx, Sox, CO, pulberi, metale grele). Regimul emisiilor acestor poluanti este, ca si in cazul emisiilor de

pulberi generate de excavari, dependent de nivelul activitatii zilnice, prezentand o variabila substantiala de la o zi la alta, de la o faza la alta a procesului de constructie.

O sursa de praf suplimentara este reprezentata de eroziunea vantului, fenomen care insoteste lucrarile de constructie. Fenomenul apare datorita existentei suprafetelor de teren expuse actiunii vantului, urmare a decopertarii solului.

Tinand cont de anvergura investitiei si conditiile de dispersie din zona (caracteristicile Dobrogei si in special zonei litorale) se apreciaza ca nu vor exista influente majore, cuantificabile, in ceeace priveste calitatea aerului in zona.

Dupa finalizarea obiectivului se va inregistra presiune suplimentara asupra acestui factor de mediu in cazul arderii combustibilului in centrala termica.

**Factor de mediu sol/subsol**

Se va inregistra impact negativ redus, pe termen scurt, urmare a fenomenelor de tasare in zonele ocupate temporar pentru implementarea proiectului.

Asupra solului din zona se pot inregistra modificari calitative sub influenta poluantilor prezenti in aer. Este insa o lucrare de dimensiuni reduse, fara o dislocare masiva de personal si echipamente/utilaje in zona, astfel incat nu se preconizeaza inregistrarea unor influente cuantificabile in acest sens.

Impactul in zona construita se va inregistra pe termen lung, perioada de viata a constructiei. Se apreciaza insa ca in zona respectiva calitatea solului este slaba din punct de vedere al valorificarii ca suport biologic pentru biodiversitate, dat fiind antropizarea zonei si traficul rutier din zona.

**Factor de mediu biodiversitate**

In planurile urbanistice aprobate, terenul studiat are destinatia, conform mentiunilor din certificatul de urbanism nr. 2922/02.11.2023 de***locunte, rezidential****, etc.*

Speciile de importanta conservativa si asociatiile vegetale valoroase lipsesc. Vegetatia specifica supralitoralului din dreptul orasului Constanta se caracterizeaza printr-o puternica antropizare si ruderalizare. Vegetatia ierboasa este caracterizata prin prezenta speciilor ruderale vegetale, specifica aglomerarilor urbane (Carduus acanthoides, Cichorium inthybus) fiind influentata din punct de vedere calitativ de ariditatea intregii zone si de substratul nisipos.

Din punct de vedere al amplasarii proiectului fata de ariile natural cu statut special de conservare, acesta se situeaza in afara acestora, asa cum se observa in figura de mai jos.

A map of a city

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Pe perioada de implementare a proiectului, fiind lucrari limitate in timp si intr-o zona antropizata, rezidentiala si turistica, nu se prognozeaza un impact negativ asupra calitatii biodiveristatii din zona.

Pe perioada de functionare a obiectivului nu se vor inregistra presiuni suplimentare asupra factorului de mediu biodiversitate fata de situatia prezenta (caracteristica zonei, nu aduce o presiune suplimentara, cuantificabila asuprabiodiversitatii)

**Peisajul**

In timpul realizarii lucrarilor peisajul va fi afectat de prezenta utilajelor si a echipelor de muncitori, de organizarea de santier.

Efect de modificare a peisajului actual il va avea edificarea constructiei, dar pe termen lung, pe toata perioada de viata a obiectivului nu se va inregistra impact negativ vizual final al obiectivului, dat fiind tipul de proiect si raportarea la caracteristicile zonei.

**Mediul social si economic**

Activitatea propusa nu va avea impact asupra caracteristicilor demografice ale populatiei locale, nu va determina schimbari de populatie in zona.

**O scurtă descriere a impactului potenţial, cu luarea în considerare a următorilor factori:**

- impactul asupra populaţiei, sănătăţii umane, faunei şi florei, solului, folosinţelor, bunurilor materiale, calităţii şi regimului cantitativ al apei, calităţii aerului, climei, zgomotelor şi vibraţiilor, peisajului şi mediului vizual, patrimoniului istoric şi cultural şi asupra interacţiunilor dintre aceste elemente. Natura impactului (adică impactul direct, indirect, secundar, cumulativ, pe termen scurt, mediu şi lung, permanent şi temporar, pozitiv şi negative);

Deoarece zona in care se va executa lucrarea este in curs de dezvoltare si este amenajata (cai de acces, utilitati etc) pentru a permite si a facilita constructia de cladiri, precum si existenta altor cladiri in constructie sau finalizate in zona, lucrarea in cauza are impact redus asupra terenului si vecinatatilor, iar impactul asupra sanatatii umane este minim.

Se poate creea disconfort datorita lucrarilor de constructie, sapaturilor si circulatiei autovehiculelor necesare lucarilor de construire, dar acestea au un caracter izolat si frecventa redusa.

Natura impactului este directa si pe termen scurt si mediu asupra terenului studiat si minima asupra vecinatatilor. Lucrarile in cauza vor avea un caracter pozitiv asupra zonei studiate si vecinatatilor imediate datorita faptului ca lucrarile de sistematizare verticala si de amenajare vor imbunatatii starea actuala a terenului ( teren viran liber de constructii sau plantatii).

**- extinderea impactului (zona geografică, numărul populaţiei/habitatelor/speciilor afectate);**

Impactul va avea carecter local izolat (in limitele amplasamentului studiat)

**- magnitudinea şi complexitatea impactului;**

Impactul va fi redus, constructia in cauza fiind de marime medie si complexitate redusa, nefiind necesare tehnica si echipamente complexe de executie si functionare.

**- probabilitatea impactului;**

Probabilitatea impactului este redusa

**- durata, frecvenţa şi reversibilitatea impactului**;

Impactul va fi pe termen scurt, de la data inceperii constructiilor, si va avea un caracter temporar, pe durata executiei lucrarii. Terenul se va aduce la starea initiala dupa terminarea lucrarilor.

**- măsurile de evitare, reducere sau ameliorare a impactului semnificativ asupra mediului;**

Se vor lua masurile necesare de protectie si control a lucrarilor de constructie astfel incat sa se asigure protectia mediului inconjurator conform legislatiei in vigoare.

**- natura transfrontalieră a impactului.**

Nu este cazul.

**SCHIMBARI CLIMATICE**

1. **Atenuarea schimbarilor climatice**

**Proiectul propus nu influenteaza semnificativ emisiile de gaze cu efect de sera si nici cererea de energie.** Astfel, asigurarea apei calde pentru consum menajer si incalzirea spatiilor se vor realiza cu ajutorul centralelor in condensatie ce vor functiona pe baza de gaze naturale din reteaua locala, considerat cel mai putin poluant combustibil din categoria surselor neregenerabile, montate in fiecare apartament.

Proiectul propus nu implica activitati de exploatare a terenurilor, de schimbare a destinatiei terenurilor sau de silvicultura (de exemplu, despaduriri) care ar putea duce la cresterea emisiilor. In schimb, spatiile verzi amenajate pe o suprafata totala 502.85 mp, pot actiona ca absorbanti de emisii.

Avand in vedere specificul proiectului propus a se desfasura precum si dimensiunea a acestuia, proiectul propus nu va determina o crestere semnificativa a deplasarilor personale si nici a transportului de marfa.

**B) Adaptarea la schimbarile climatice**

Sensibilitatea proiectului la schimbarile climatice a fost analizata in relatie cu un set de variabile climatice selectate in baza caracteristicilor specifice ale proiectului, precum i a caracteristicilor zonei in care va fi realizat acesta.

In tabelul urmator sunt evidentiate principalele potentiale impacturi asociate proiectului , determinate de schimbarile climatice si masurile prevazute prin proiect de diminuare/eliminare a acestor impacturi:

|  |  |  |  |
| --- | --- | --- | --- |
| Variabila climatica | Tendinta variabilei climatice | Impact potential | Masuri de diminuare |
| Temperatura | Cresterea temperaturii medii  Cresterea temperaturilor extreme | Disconfort pentru client/angajati | -Utilizarea de materiale de constructii performante care asigura o buna izolare termica a cladirii  -Izolarea termica a cladirii  -Utilizarea geamurilor termopan cu cel putin 3 camere |
| Seceta | Cresterea numarului  de perioade secetoase | Nu afecteaza in mod direct obiectivul analizat dar poate determina restrictii in ceea ce priveste alimentarea cu apa a obiectivului | -Masuri de reducere a consumului de apa prin contorizarea consumului de apa.  -Montarea bateriilor sanitare cu limitator de temperatura si presiune ridicata  -Dotarea grupurilor sanitare cu rezervoare duble de apa. |
| Precipitatii | Cresterea cantitatilor de precipitatii extreme | Inundarea amplasamentului | -Obiectivul nu se afla intr-o zona inundabila.  -Masurile de evacuare corespunzatoare ale apelor pluviale din zona amplasamentului sunt suficiente, in masura in care acestea nu inunda amplasamentele invecinate |
| Furtuni si modificari ale vitezei maxime a vantului | Cresterea vitezei vantului  Cresterea frecventei de aparitie a vanturilor puternice | Avarierea cladirii, smulgerea unor echipamente de pe terasa, pericol de accidente | -Sistemul constructiv al cladirii este unul solid , in conditiile respectarii normelor in constructii la realizarea imobilului, impactul este unul nesemnificativ |
| Eroziune costiera | Cre terea fenomenului de erozmne ce conduce la reducerea/ pierderea zonelor  costiere actuale | Avarierea/ distrugerea cladirii | Impactul este nesemnificativ, imobilul este amplasat la o distanta de 3.5km de tarmul Marii Negre |

**VIII. Prevederi pentru monitorizarea mediului**

**Prevederi pentru monitorizarea mediului**

Pe perioada de implementare a proiectului se va avea in vedere raportarea modului de gestionare a deseurilor si a surplusului de pamant excavat, precum si a apelor uzate evacuate de pe santier.

Avind in vedere zona de amplasament a constructiei, respectiv in Sat Vacanta Constanta, zona Luna Park, obiectivul nu intra in raza de supraveghere si monitorizare permanenta, zona neavand un grad ridicat de poluare.

In zona exista dotarile corespunzatoare pentru controlul permanent al emisiilor de poluanti. Se vor lua toate masurile de protectie si supraveghere a conditiilor de mediu pentru urmarirea permanenta a calitatii tuturor factorilor de mediu implicati in mentinerea unui climat sanatos.

**IX. Legătura cu alte acte normative şi/sau planuri/programe/strategii/documente de planificare:**

Justificarea încadrării proiectului, după caz, în prevederile altor acte normative naţionale care transpun legislaţia comunitară (IPPC, SEVESO, COV, LCP, Directiva Cadru Apă, Directiva Cadru Aer, Directiva Cadru a Deşeurilor etc.):

Nu este cazul

**X. Lucrări necesare organizării de şantier:**

In scopul realizarii obiectivului proiectat organizarea de santier se amenajeaza in cadrul terenului detinut de benefciar.

Functiunile organizarii de santier sunt:

* parcare pentru autovehiculele si depozitare temporara pentru echipamentele si utilajele utilizate in timpul implementarii planului;
* depozitare temporara pentru materiale de constructii (piatra sparta, nisip)
* aceasta va consta in amplasarea unui container metalic pe amplasament in partea de nord a acestuia pe o suprafata de 25 de mp reprezentand un spatiu de depozitare a materialelor de constructie si o cabina de paza.
* de asemenea se va semnaliza corespunzator santierul si se va realize o imprejmuire provizorie a acestuia din plasa, pentru protectie.
* dupa caz, zona depozitare echipamente si materiale marunte in eurocontainer;
* zona administrativa pentru personalul implicat in realizarea investitiei; se vor asigura facilitatile igienico-sanitare necesare
* toate locurile cu risc de accidente vor fi imprejmuite si semnalizate corespunzator existand persoana specializata pentru aceasta activitate.
* va fi amenajat un punct de prim ajutor dotat cu trusa sanitara.
* va fi amplasat un pichet de incendiu dotat corespunzator si toate baracile vor fi dotate cu extinctoare.

Dupa finalizarea lucrarilor, amplasamentul OS va fi adus la starea initiala, astfel sa se asigure reutilizarea terenului. Nu sunt surse de poluanti in cadrul organizarii de santier, astfel ca nu exista nici un impact poluant asupra mediului.

**XI. Lucrări de refacere a amplasamentului la finalizarea investiţiei, în caz de accidente şi/sau la încetarea activităţii în măsura în care aceste informaţii sunt disponibile**

Dupa finalizarea perioadei de exploatare a obiectivului urmeaza etapa de dezafectare, care va fi data de durata de functionare a imobilului. Aceasta presupune dezafectarea constructiilor, golirea si curatarea structurilor subterane (conducte), curatarea terenului de posibile resturi de materiale de constructie, umplerea excavatiilor cu pamant de calitate similara cu cel din zona invecinata acestora.

Lucrarile de dezafectare se vor face in conditii de protectie pentru calitatea factorilor de mediu si in conformitate cu cerintele de avizare ale legislatiei de mediu.

Se vor amenaja spatii verzi pe amplasament in ponderea specificata prin certificatul de urbanism respectiv minim 30 % din suprafata terenului.

**XIII. Pentru proiectele care intră sub incidenţa prevederilor art. 28 din Ordonanţa de urgenţă a Guvernului nr. 57/2007 privind regimul ariilor naturale protejate, conservarea habitatelor naturale, a florei şi faunei sălbatice, aprobată cu modificări şi completări prin Legea nr. 49/2011, cu modificările şi completările ulterioare.**

Nu este cazul

**XIV. Pentru proiectele care se realizează pe ape sau au legătură cu apele, memoriul va fi completat cu următoarele informaţii, preluate din Planurile de management bazinale, actualizate:**

Nu este cazul

**XV. Criteriile prevăzute în anexa nr. 3 la Legea nr. .......... privind evaluarea impactului anumitor proiecte publice şi private asupra mediului se iau în considerare, dacă este cazul, în momentul compilării informaţiilor în conformitate cu punctele III - XIV.**

Nu este cazul

**Data: Intocmit,**

**arh. URETU GEORGE ANDREI**

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UUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQA1q+af25rqC+8H+BvDE9tLexa94qsre4tIcq88ALb0RgCVYkoAQCeTxX0s1fMP7UQTXvjx8BdDguZlvYdbOpvbrHmMxxvE+5j/e/duBjoCxOOM+jl6viIvtd/cmM+n1+6KRqM0lecIKKKKAIp40kjKOqsjAhlYZBHoa870W++GPxI1m9g07+wda1azs5NMuI0jjM8dqSVeEgjd5eSRj7vzEd67PxVrSeHfDup6rJs8qxtZbl/McIu1ELHLHoOOvavzu+Bcdnofiz4TXnhi5+1+LL59RfVrO2mO7yVLCKOQFtoykcjY44Kkj7pPu5fgniadSfM4tbdr2vr2XmM+zvEPwA+G/xB8HaVoL6bFJpWjtIlg1jdMGtizAyKHDHOSOQ2fzAxheOv2P8AwD408OeGdER9U8PWfh55pLJtHuVSQvKULs7yI5Zsxqc9Rj0wK+Hta8WXdr8F9Hvo7kWGqXfjO91y2hXeTgQwqJFO0p8kisMMwblSFIJI+sP2Gde1vxp4V8aeJdZvWu5dQ12Q7WdiI38tZHCqeFX96MAHsa9XEYHF4HD/AFlVnaMtF5vT8QPkPxb4JfXrH42+Ih4im/sbTfFcUdrbyr9oOpSCa4jjJkJ3IY4ZGYEjDBiOuMe+Wf7AuvXXhfSrE+M447R7xbu5s5bZlWJWjQMygE/vRhlwTggLyMV8heCvEV/rnhu7sbrxFcJDq+sfa9YsI7RWVYlAY3e44AYFnAQEZx24z9geAv2kfiveeI/BHirVm0tfA3i3Wxolro6xjzIVMqxmYOEDEqcjJYglW+QZBH0mP+vUKcfYTS66pdIrRaavRsDq9N/Zn8Y3HhD4ceFdaXSLjSfD+u3V1fNbzMfOs3kDhdm1R+83TAqDwrJ7qOa/4Zv8Z6X4VsdKttDgtjN4/GoNHFOHWKxWPbDLkMdqKDLkH5/mXgngWvEf7ed34R+IHjvRrjQ7W/tNNnktNJaAPE7yxybG89izAr1OVA+7j+LI1P2hPjlrepfs5+D9d0m4vtB1rxHNG6ppEzK6qqu0i7wNwXIU4XB7EkZB8CKzOEoRqJKM3p2u7sCbxd4T8Sya1+0br50nULX7ZpltY2BS3YreRCHZI0Zx8/yoM46byO1eU2vh+3tf2fPCOqyrr2p+H9D8WxP4g0bUIcRwjy0MuxQeIslgCccznIzX1XJ8ftA8E+LPDHgrXtRNzf3+jrff21IFigk2qcO+Thd4jkbrxgDuK2fDXxz8DePF8N2lpqHnP4phuW0+zuLWTM6Ql1mDDaVUDY4+YgHBxmuSONxFCCUqXu3Tv5JW/wCDfoB47+0B4k8MfFpvgpYaPbx6zpOu+IRLHdLAU/0WF1iuI8OAyg7+Rj/ll7CvGfH1xY6bD8drXT9NjgttT8RabodrIIlhigaKSeSRQxwqrm3XPblSeOa+tI9B8LeNPix4el0TV7BF8AreJPodggXyri4VY13KBtAULLwACGxz1FdD4o+AngXxhpOpWF/oFukeo3n9o3MlrmGR7rayiUspBLDe/XIyxyDk1FLMKeGhClJO2/8A5Nf8rAeD/EbT1+I3xk8O/DS98S6haeDdP8Opd3BsJUgSeZFZlm3fMCoAiYbsgFTjqSfPLr47atJ8F/Ao8R63r7R6jqN79putDkjhuxHbeV5e1ivGwuHwMZ2ckZ3D6P8AG37IPgHxpZaNagalokek27Wlu2m3XzGFmZ9jGVZMgM7n1+cjOMAQeNf2RPCXjKHwvpzzXFj4c8P2l1bW2lQk4LzDPnGTdu3B8Oc5DFRnjIN0swwiUFO9lvovPX1d19wG/wDsx6x4m8QfBPw3qHiqRptRniJimmDedLbhiInkJ+8zKA27+IFSckmus+KGoRaR8N/FV9MrNDa6TdzOsYBYqsLEgZ74FSfDjwlL4C8B6F4cm1BtVfS7SO0F40XleYqDC/LuOMAAdT0rz79r/Um0v9nfxdImzfLHBbYfuJLiNGxz12sxH0r57+PiLRXxP9RHYfCHWZPEPwt8KalLaGxa50yCQQF9+F2Dac4GcjB6d67Zfuiua+Henwab8P8AwzaWy+XbW+mW0USZJ2qsSgDJ5PA710o6CueekmgFoooqACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAa1fNfi2CbxF+3J4JNssz2vh/Q55bqTyyYkklSdQmdvDFXRuWIIwAAQc/SjV8zeAL/VNQ/bu+JkTSMdKsNBtYAivhQ7payKSueW5l+bHA4r0cHp7WXaL/AB0/UZ9MV4F4y/bX+HngHxxrfhbW49ZtL/SZVikl+xB4pSyhsoQxbABHLAZzxkc177Ve+0+11S1e2vLaG7t3xuhnjDo2DkZB4PIB/CuSjKnF/vY3XrYR41pf7aHwc1aVIovGUUMjLuxdWVzCo9izxhc/jXT6b+0d8LdWgaWH4g+HI1VthFzqUUDZwD92RgSOeuMflVnVvgH8NdaScXfgPw67ztvkmTTIY5WbOSd6qGyT1555z1ritZ/Yp+EGsXBn/wCEW+xSMCGFneTRqfl2g7d+0Y4bgDJHOeQe7/YH/Ovuf+Qz1iS60Xxlpd3aR3FlrNhNG1vcxRyLNGyspDI2CRggng9jXJeC/gH4C+HqXp8O+Ho9MnvIXgkulmklnCMACFkkZmUcDgHqK8rh/YD8DaXPc3Oj+IvFGk3UisI2gvIdsec4HEQYqPTdkgde9eV/Gj9lzxr8H/But+LfDnxn8SJHbG3Qaejy27yB5o4zunWcDALlvudse9dFGjSnL2VHENczWjT1fyA+i7T9lnwVax+CbdzfXeneEhdfYdPupI5IJWuGLSNMDHuf5iCACF+UcYyDb+FvwF0/4O/DXXPCukateXMepTT3H2y5Vd8TSRLGMBcfdCKfc56dvmX4Bj9oL4leFW1rwz8SLQ2lrOdPmh19jNJvRUbq0EmQVdfm3BiSc9Mn0uZP2qdHZwH8J64Icn5sKs/fHHlken8Nd1fC4inJ4eWJjo9U3bW9+q7gfHnwR+C6alrfhy5uIYfEOj6j4nk8OTQQq+DGqI0lwsinA/dyM68/wE9uPpz4f/stfEfT9Y8IaV4l1DSz4O8EXkupaYliSZr+YzeaofONvzdz90cYbOa+b/2ffFHirSdc8C2+heF18QS6VfXurw2NrcMst35iJFIZCGPl7VgAUlQPUMCQfsSD9rXxXam//tf4K+J7MWb7JJLXzJ0VsZO5jCoHBUggnIbPTGfoc2nj+dQp2endadFbXewHzJqX7InxPuxqd3qnhcWt3eC61KNre5F09v5Syv8AZdsbFczM6bTycqOmWr0TR5vHMnwwn0W78EeJX0/wrpNq50Mg2dpdsYDJJLcykpcSbWLf6PCAAyqGLA8euWH7ePgVWaPV9I17RbiMhJkuIIm2OQSBtEm89OuzA4zjIz09r+2l8HroID4raF3ONsunXQxzjkiLA/OvKrYzMZxUa1C9trX/AEA+KvjJrGr/ABO1jSvEOiaPHZp4d8FWEt9F5O6KBWO0mNZN2APtAKZJYKm4HK8ejfDfWrbw147+EE0yQ2kPhnwPd65chm2B/OjuGCnA4JDo+ec+Z0z1+sLT9oL4Va9azx/8Jz4baBgY5Iry+ihDgjkbZCNwI/CtCbwv8OfiDFcp/Z/h3XPOs47SV4Ehlc2qurpGWXnywyqwGcAqCORWNTM5eyVGrRcYq669fUD5E/YS8WXXiH49eM7mXap1XTrjUJ13FyJDdREfMxJP+tbqST3r76UjArl7P4feGtP1jTdVtdGs7fUdNshptncRRhWhth0hXH8A5wO2TXT14eY4qOMr+1hHlVkregh2RRkU2ivLAK+ff24rd774Iixh2td3eq2sFvEXCmSQscKMnrwT9AT2r6CrxX9oLTbTxB4u+Fej6ms0ul3GutLLBC+wtJHC5jJPoGPOOcE9DzXdgdMRF9rv7kB7Sv3RT6bTq4QFooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigBrV89fs5zL4g+NHx18QtI0kr61DpW2SNVZBaq8XBB6HAHrhQTyePoSQ4HpXzx+xWtzL4R8e6heKTPfeMtRn89gMzDEQLZ/wB4P+Oa7qK/cVZei/H/AIAz6HorJ8VeKtL8E+Hb/XdaufselWMZmuJ/LeTYvrtUFj17A15zpP7WXwm1uFpbXxlahFOD9ogmgP4B0BP4VhCjVqK8ItryQj1yiuV0/wCK3gnVpmhsfGGg3kqrvMdvqcLsFyBnAbpyPzrpbW7gvYEmt5o54XGUkjcMrD1BHWolTnD4k0BLXlf7UU9pb/ArxO97bSXdti3VoYpliZibiIL8xRsAEgnjOAQCpww9TzjrxXzb/wAFBNak0X9nO+mibaW1G0RmyRgeZnsfbvn88GuzL4e0xdKHeS/MBf2CdLWz+CFxOJCzXmsXEzDH3SFjjwPwjB/Gofjd8WL/AEn4ga7p0HxAsPAn/CN6XBqFna30KSprM0nmF43DEEqFRECp8wMhcZwANT9hOIr+zro90TlLy6upkbIIYCVkJGD6oRzjp0xgnyP42eEftnij4h6BefDnWNd8a+J9Tik8OeJYIC8EUQSEIDOWHlCLaxbAxg4bCgGvf5adXNK7qPRPy76vXTRbjPn/APZh+JGq/DnX9U1rS9B/t/UF042NoJFJgtJZbiJUkkb+Fckr1XJkAyN2a/Sf4ia94u8PQWV34Z0PTdbtUWR7+O+v/sjIoAKlHKlf72S3TA98fBH7L+i3R+HfjCySONxqfifQdHFyFYhHS7aR8HHOMISPQ5OOK+zfj5eHXZvCHw7jeWL/AIS2/Md20LFH+w26ia4UMCMFlCr16M3B6V055KnVzBKMVpe/mkk7/LUCjY/H4Xnwg0n4gah4Kuvtl7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