COMUNE DI GUIDONIA MONTECELIO
PROVINCIA DI ROMA

COMMITTENTE:
DAVIDE LUMICISI

LOCALITA':
SETTEVILLE NORD
Via Agosta- via Subiaco

TAV
Architettonico

PROGETTO REALIZZAZIONE EDIFICIO RESIDENZIALE
AI SENSI D.P.R. 380/01 ART. 10

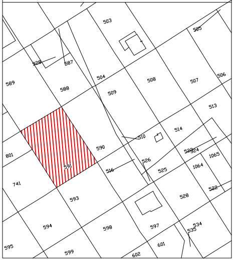
RAPP.:

PRECEDENTI:

IL PROGETTISTA
Arch. A. Di Renzo

Spazio protocollo

STRALCIO CATASTALE Scala 1/1000
F. 10 SEZ. MAR PART. 591


503
505
506
928
587
589
588
504
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508
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513
514
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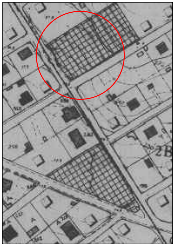
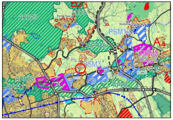
524
1065
1064
801
591
590
526
525
516
522
528
741
593
594
598
597
534
535
595
599
601
602

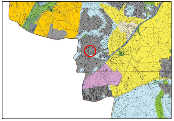
STRALCIO VARIANTE N 1 L. 28/80



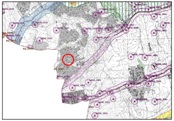
STRALCIO PTPG


APR19
APP3
Fonte Nuova
PSM10
Guidonia Montecelio
APR20
A
PPM3
PSM3
APR39
APR18
APP6

STRALCIO PTPR Tav. A



STRALCIO PTPR Tav. B



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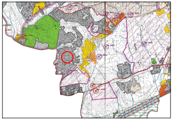
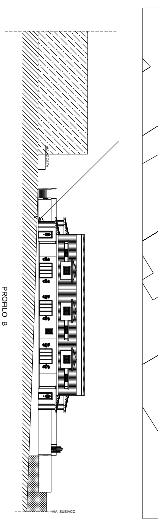
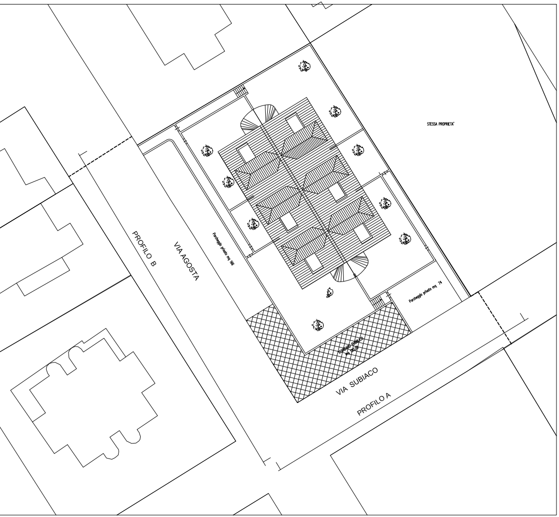
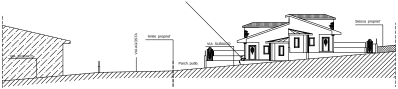



PROFILO B
VIA AGOSTA
VIA SUBIACO

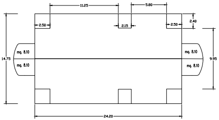
PLANIMETRIA E PROFILI 1/500


PROFILO B
VIA AGOSTA
Parcheggio privato mq 166
STESSA PROPRIETA'
Parcheggio privato mq 74
STANDARD PUBBLICO
VIA SUBIACO
PROFILO A


VIA SUBIACO
VIA AGOSTA
limite propriet'
Parch. pubb.
VIA SUBIACO
Stessa propriet'

PROFILO A

SCHEMA DI CALCOLO superfici e volumi

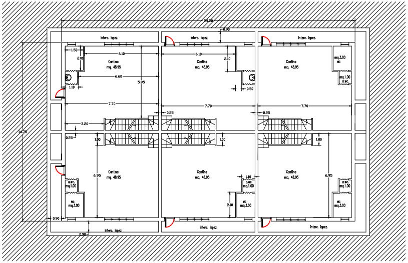

11.25
5.80
2.50
2.15
2.50
2.40
14.75
9.95
mq. 8.10
mq. 8.10
mq. 8.10
mq. 8.10
24.20

LOCALI ACCESSORI :

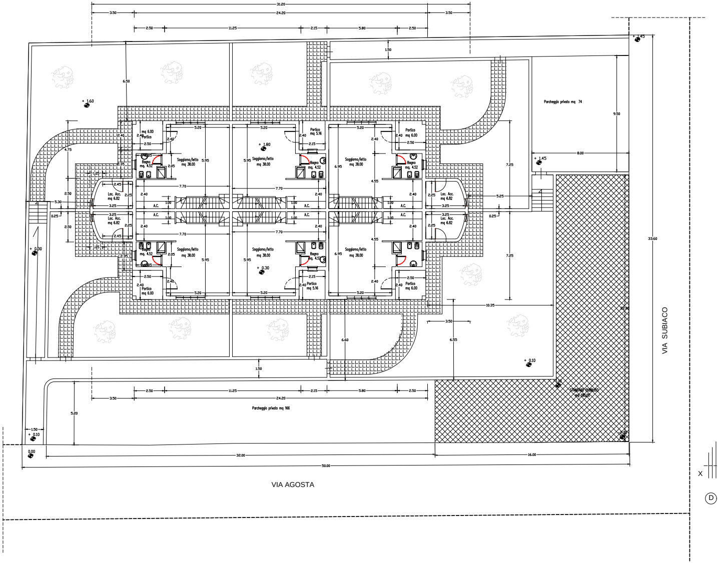
mq. 8.10 x 4 = mq. 32.40 < mq. 35.00 realizzabili

SUPERFICIE CATASTALE (p.lla 591 - f.10 -sez.M)				**2.163,00 mq**	
A DETRARRE STRADA ml. 55,00 x 6,00 + 33,60 x 5,00 = mq. 489,00					
SUPERFICIE DEL LOTTO				**1.665,00 mq**	
VERIFICA DELLA CUBATURA DI PROGETTO					
Cubatura disponibile sul lotto		**1.665,00 x**	**0,55 =**	**915,75 mq**	
superficie lorda	1 x	24,20 x	14,75 =	356,95	
a detrarre	-4 x	2,40 x	2,50 =	-24,00	
	-2 x	2,15 x	2,40 =	-10,32	
a sommare					
Superficie totale netta di progetto				**322,63 mq**	
Cubatura di progetto		**322,63 x**	**2,80 =**	**903,36 mc**	**< 915,75 mc**
VERIFICA DELLA SUPERFICIE DEI PORTICI					
Superificie consentita per portici		**322,63 x**	**0,20 =**	**64,53 mq**	
Superficie dei portici di progetto	4 x	2,40 x	2,50 =	24,00	
	2 x	2,15 x	2,40 =	10,32	
Superficie totale dei portici di progetto				**34,32 mq**	**< 64,53 mq**
VERIFICA DELLA SUPERFICIE DEI PARCHEGGI					
Superificie minima consentita per garage		**903,36 x**	**0,10 =**	**90,34 mq**	
Superficie dei parcheggi di progetto	1 x	166,00	=	166,00	
	1 x	74,00	=	74,00	
Superficie totale dei parcheggi di progetto				**240,00 mq**	**> 90,34 mq**
VERIFICA DELL'ALBERATURA PREVISTA					
Alberature previste da Piano		**903,36 x**	**0,01 =**	**9 alberi**	
Alberature previste in progetto			**=**	**11 alberi**	
VERIFICA STANDARD URBANISTICI					
Volume realizzabile		**915,75 :**	**100,00 =**	**9,16 mq**	
Standard DM 1444		**9,16 x**	**18,00 =**	**165 mq**	
Standard di progetto mq. 180,00>mq. 165,00 da DM					

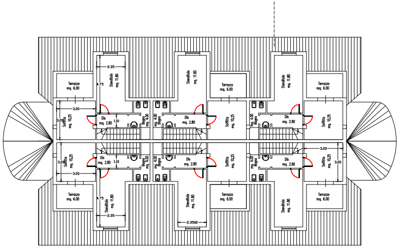
PIANO INTERRATO


24.20
0.90
interc. ispez.
interc. ispez.
interc. ispez.
1.50
2.00
6.10
6.10
2.10
mq.3.00
wc
Cantina
mq. 48.95
Cantina
mq. 48.95
Cantina
mq. 48.95
6.60
5.95
mq.1.00
a.wc.
1.10
0.50
7.70
7.70
7.70
0.25
0.25
3.20
14.75
0.25
1.00
1.00
1.00
Cantina
mq. 48.95
Cantina
mq. 48.95
Cantina
mq. 48.95
6.95
6.95
1.10
a.wc.
mq.1.00
a.wc.
mq.1.00
a.wc.
mq.1.00
wc
mq.3.00
2.10
wc
mq.3.00
wc
mq.3.00
0.90
0.90
interc. ispez.
interc. ispez.
interc. ispez.

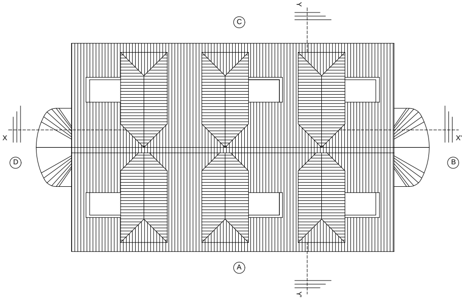
PIANO TERRA

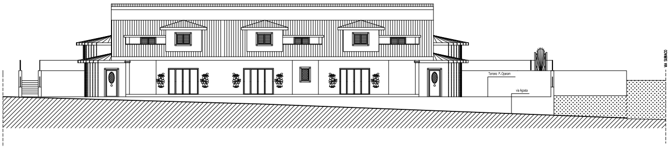

31.20
3.50
24.20
3.50
2.50
11.25
2.15
5.80
2.50
1.50
6.50
+ 1.60
Parcheggio privato mq 74
9.50
8.00
+ 1.45
Portico
mq 6.00
Bagno
mq 4.52
Soggiorno/letto
mq 38.00
Portico
mq 5.16
Loc. Acc.
mq 6.82
A.C.
7.70
5.20
5.95
6.95
4.55
7.25
5.25
0.25
+ 1.80
+ 0.30
+ 0.30
4.75
5.30
2.50
1.05
2.45
3.25
10.35
3.50
6.60
6.55
+ 0.10
Standard Pubblico
mq 180.00
33.60
Parcheggio privato mq 166
5.20
1.50
+ 0.10
0.00
32.00
16.00
50.00
VIA SUBIACO
VIA AGOSTA

PIANO SOTTOTETTO

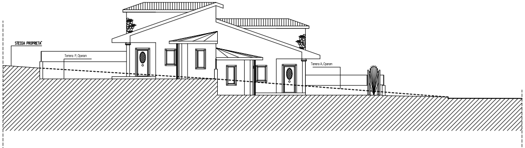

Terrazzo
mq. 6.00
Stenditoio
mq. 11.80
Soffitta
mq. 10.25
Dis
mq. 2.80
Bagno
mq. 4.00
2.35
4.75
3.20
1.10

PIANTA COPERTURA

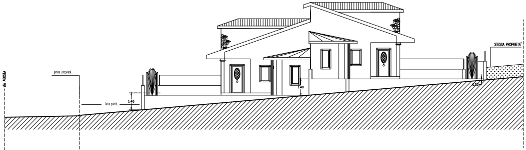



Terreno P. Operam
via Agosta
VIA SUBIACO

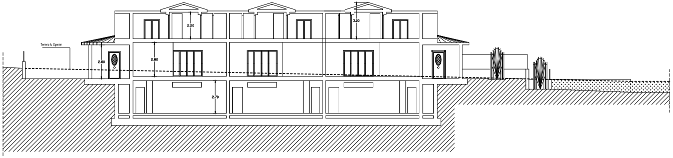
PROSPETTO A


STESSA PROPRIETA'
Terreno P. Operam
Terreno A. Operam

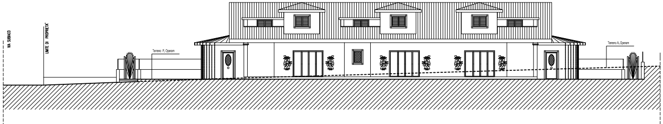
PROSPETTO D


VIA AGOSTA
limite proprietà
Area parch.
1.40
1.40
0.15
STESSA PROPRIETA'

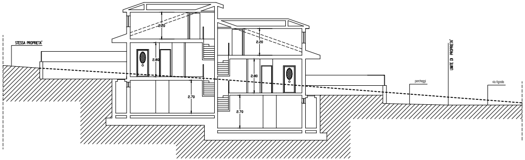
PROSPETTO B


Terreno A. Operam
2.20
3.00
2.80
2.80
2.70

SEZIONE X - X'


VIA SUBIACO
LIMITE DI PROPRIETA'
Terreno P. Operam
Terreno A. Operam

PROSPETTO C


STESSA PROPRIETA'
2.20
2.20
2.80
2.80
2.70
2.70
parcheggi
LIMITE DI PROPRIETA'
via Agosta

SEZIONE Y - Y'