

# PRESENTAZIONE I GRANAI

I GRANAI SRL

# Inquadramento



# Tipologia d'intervento

- Edificio di tipo condominiale multipiano della sagoma predefinita negli elaborati del piano di recupero “ex Artistica”
- 6 sono i livelli di cui 1 interrato.

# Il Progetto



# Classe Energetica

Il nostro è un immobile





# Le caratteristiche principali

# Le fondazioni

## FONDAZIONI ED IMPERMEABILIZZAZIONI SOTTOSUOLO

Diaframmi perimetrali in calcestruzzo armato e impermeabilizzazione con argilla bentonitica



## STRUTTURE PORTANTI

Telaio in cemento armato secondo alla nuova normativa sismica



# Le murature

## MURATURE

Blocco in laterizio dello spessore di cm 35



# La copertura



Pacchetto isolante di copertura sp.26cm  
In fibra di legno



Struttura tetto in legno  
lamellare

# Coibentazione acustica

## COIBENTAZIONE ACUSTICA

Confort acustico garantito da: finestre e portefinestre dotate di vetrocamera 44 mm , 4.1.4. Lowe - Float 6 mm - 4 seasons (40 dB di abbattimento acustico);

Blocchi in laterizio della muratura ad elevata massa;



L'isolamento acustico trà le unità abitative assicurato da blocchi in argilla espansa Fonoisolante sp. 30cm e banda perimetrale antirumore ;



# Isolamento

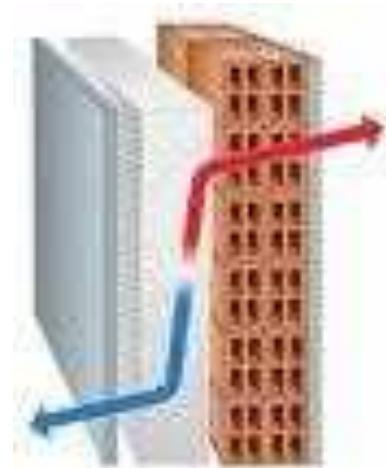
## 8 – ISOLAMENTI E IMPERMEABILIZZAZIONI:

Isolamento del tetto con pannelli in fibra di legno 80+80mm (densità 125 kg/mq) + 20mm (densità 250 kg/mq) per un totale di 180mm di isolamento termoacustico.



Isolamento verticale con cappotto in pannelli in EPS100 sp. 120 mm.

L' impermeabilizzazione con doppia guaina bituminosa a giunti sovrapposti.



# Gli impianti

Impianto videocitofonico per ogni appartamento ed antenna SAT comune



## **IMPIANTO DI RISCALDAMENTO:**

A pannelli radianti, fornitura di collettore modulare con centralina elettronica per la gestione delle temperature, sonda esterna e sonda interna, caldaia a condensazione centralizzata.



# Gli impianti

## Caldaia a Condensazione

### ARISTON GENUS ONE NET

Il riscaldamento avverrà in modo centralizzato, con rete di contabilizzazione per ciascun appartamento (predisposizione per teleriscaldamento).

#### Vantaggi:

- minor potenza termica complessiva da installare,
- minori costi di manutenzione ordinaria,
- minor rischio di incidenti dovuti a fughe di gas.

Installazione di un **impianto solare termico** sulla copertura, per la **produzione di acqua calda sanitaria**.



# Finiture bagni - Sanitari , rubinetti ,arredo – articoli di design - prodotti in Italia e Germania





# Le tipologie edilizie

# Appartamento 1

\*A1 PT

A 3D floor plan of Apartment 1. The apartment features a large living room with a sofa and a television. To the left is a kitchen area with a dining table. There are two bedrooms: one with a double bed and another with a single bed. A bathroom is located between the bedrooms. The apartment has a balcony with a green railing. The exterior shows a red door and a small balcony above. The sky is blue with a white sun and a red dot.

An architectural rendering of the building's exterior, showing its modern design with a grid pattern and a red base.

A small inset floor plan of the apartment, highlighting the layout of the rooms.

A small icon of a house with a green roof and a yellow door.

*Granai*

# Appartamento 2

\*A2 PT

The floor plan illustrates a compact apartment layout. On the left, there's a dark grey L-shaped sofa. Next to it is a dining table with four chairs. The kitchen area is located at the back, featuring a sink, a stove, and a small refrigerator. To the right of the kitchen is a double bed in the bedroom. A red dot is placed near the entrance. A green border outlines the main living and dining areas. At the bottom, a small icon shows a house with a green roof and a yellow door.

*Granai*

An architectural rendering of the building's exterior, showing its multi-story structure and a red dot marking a point of interest.

A small inset diagram in the bottom right corner provides a simplified, bird's-eye view of the apartment's layout.

# Appartamento 3

\*A3 PT

The floor plan displays a rectangular layout with various rooms. On the left, there is a large room with a green border at the bottom, likely a garage or storage area. To its right is a living room with a brown sofa and a white dining table. Adjacent to the living room is a kitchen featuring a grey cabinet and a white refrigerator. Two bedrooms are located on the right side; the larger one contains a double bed, while the smaller one has a single bed. A central hallway provides access to all rooms. A red dot is positioned near the bottom center of the plan.

100x100

Granai

A small inset image in the top right corner shows a front-facing view of a multi-story building with a light-colored facade and a dark roofline.

A small inset image in the bottom right corner shows a cross-section of the building, highlighting internal walls and structural details.

A legend in the bottom left corner identifies symbols: a green house for a garage, a yellow square for a kitchen, a grey circle for a bathroom, and a blue square for a bedroom.

# Appartamento 4

\*A4 PT



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# Appartamento 5

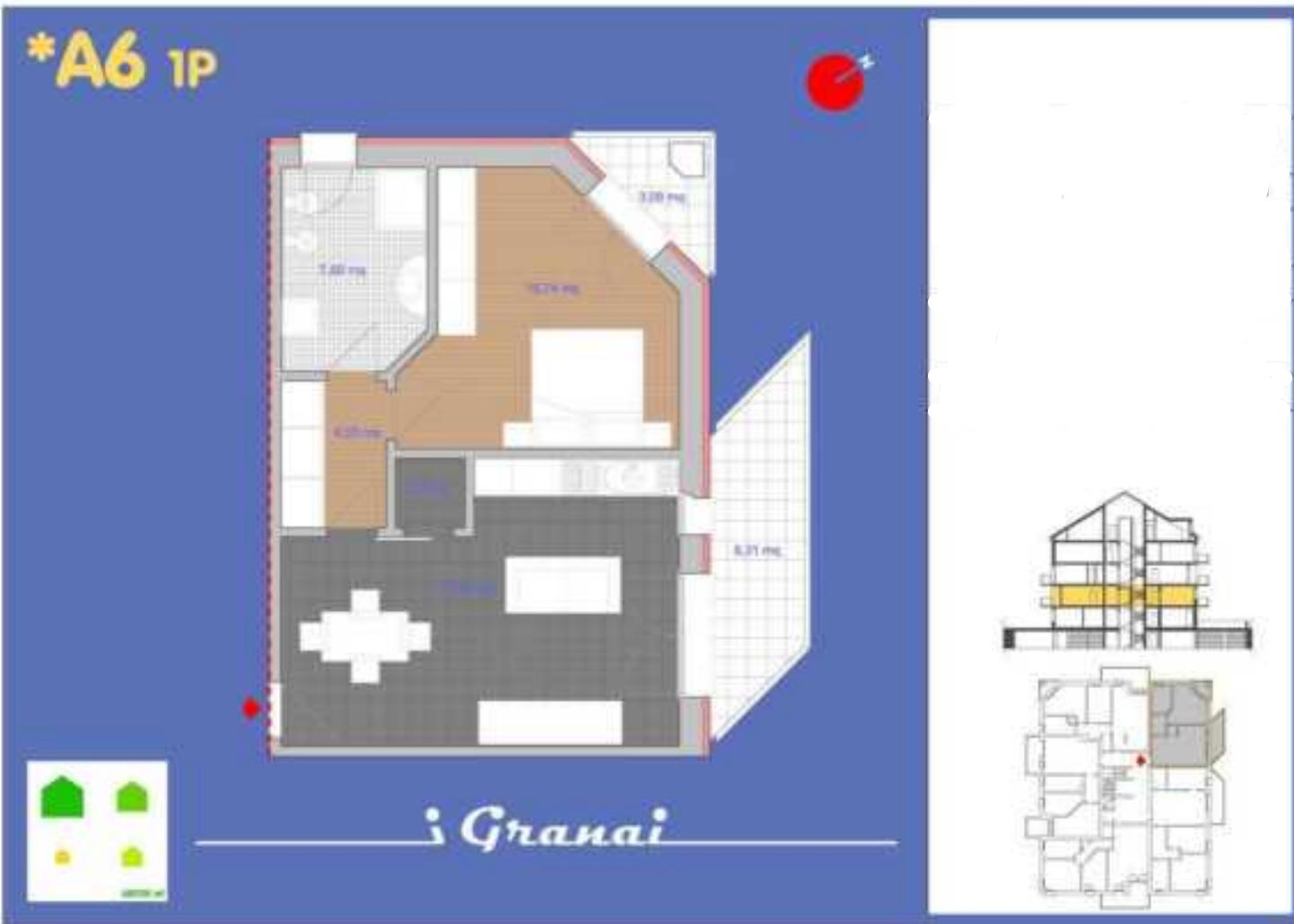
\*A5 PT



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# Appartamento 6



# Appartamento 7

\*A7 1P



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# Appartamento 8

**\*A8 1P**

The floor plan illustrates a one-bedroom apartment (1P) with the following dimensions:

- Living room: 11.20 sqm
- Kitchen: 6.40 sqm
- Bathroom: 1.17 sqm
- Balcony: 11.00 sqm

The apartment is situated on the 8th floor of the building.

The right side of the slide contains two architectural drawings:

- An elevation drawing of the building's exterior, highlighting the 8th floor.
- A detailed floor plan of the 8th floor, showing the layout of multiple apartments and the location of Apartment A8.

*Granai*

# Appartamento 9

\*A9 1P

The floor plan illustrates a one-bedroom apartment (1P) with the following dimensions:

- Living room: 5.81 m x 3.80 m
- Kitchen: 2.20 m x 2.20 m
- Bathroom: 1.20 m x 1.20 m
- Bedroom: 3.40 m x 3.80 m
- Total area: 16.21 m<sup>2</sup>

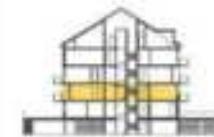
A red dot marks the entrance point. A legend at the bottom left shows icons for a green house, a yellow sun, and a green tree.

*Спанаи*

An architectural rendering of the building is shown on the right, with Apartment 9 highlighted in yellow. A small red dot indicates its exact location within the unit.

# Appartamento 10

\*A10 1P



*Granai*

# Appartamento 11

\*A11 2P



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# Appartamento 12

\*A12 2P



; Granai

# Appartamento 13

\*A13 2P



; Granai

# Appartamento 14



# Appartamento 15

\*A15 3P



Granai



# Appartamento 16

\*A16 3P



i Granai



# Appartamento 17

The image displays a floor plan for Apartment 17 (A17 3P) against a blue background. The plan shows a living room (28.0 m²), a kitchen (10.0 m²), a bathroom (4.0 m²), and two bedrooms (12.0 m² and 10.0 m²). A red dashed line highlights a section of the plan. To the right, there is a white vertical panel featuring a small 3D-style drawing of a house with a green roof and a grey base. At the bottom left, there is a small icon of a house with a green roof and a grey base. Below the floor plan, the text "i Granai" is written in a stylized font.

# Appartamento 18



*Granai*



# Appartamento 19

\*A19-3P

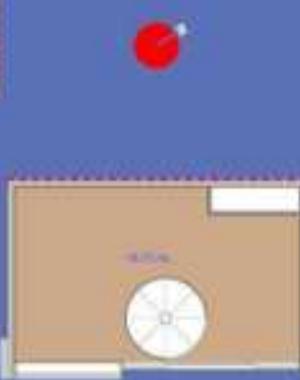
The floor plan illustrates a three-bedroom apartment (3P) with a total area of 75.71 m<sup>2</sup>. The layout includes a large living room/kitchen area (approximately 35 m<sup>2</sup>) featuring a dining table and a sofa. Three bedrooms are shown, each with built-in wardrobes. One bedroom has an en-suite bathroom. The plan also includes a central hallway, a laundry room, and a separate toilet. A red dot marks a specific location within the apartment.

A small inset diagram shows the building's exterior with a green highlighted section indicating the location of Apartment 19. Another inset diagram shows a detailed view of the apartment's interior layout.

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# Appartamento 20

\*A20 4P



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# Appartamento 21

**\*A21 4P**

The floor plan shows a four-room apartment (4P) with the following dimensions:

- Living room: 20.00 m<sup>2</sup>
- Kitchen: 4.80 m<sup>2</sup>
- Bathroom: 2.80 m<sup>2</sup>
- Bedroom 1: 11.20 m<sup>2</sup>
- Bedroom 2: 10.00 m<sup>2</sup>

A red dot marks the entrance point.

The right side of the slide contains two smaller diagrams:

- An architectural elevation drawing of the building, showing its height and facade.
- A site plan showing the location of the building within a larger complex, with a red dot indicating the building's position.

*Spanai*

# Appartamento 22



# Le caratteristiche interne



# Rendering



# Rendering



# Rendering



# Rendering



# Rendering



# Rendering

