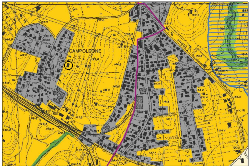
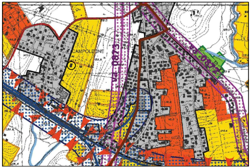
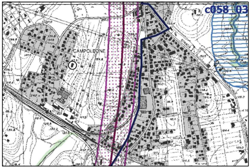

CAMPOLEONE

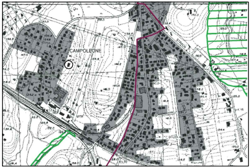
Stralcio P.T.P.R. - Tavola A29 foglio 387 - scala 1:10.000


CAMPOLEONE
via p073

Stralcio P.T.P.R. - Tavola C29 foglio 387 - scala 1:10.000


c058_03
CAMPOLEONE

Stralcio P.T.P.R. - Tavola B29 foglio 387 - scala 1:10.000


CAMPOLEONE

Stralcio P.T.P.R. - Tavola D29 foglio 387 - scala 1:10.000

COMUNE DI APRILIA

VARIANTE AL PERMESSO DI COSTRUIRE N. 17/2020

PROGETTO DI DEMOLIZIONE DI MANUFATTO IN C.A. E NUOVA
COSTRUZIONE DI N° 4 VILLINI PLURIFAMILIARI
IN LOCALITA' CAMPOLEONE - SOTTOZONA BP DI P.d.R.

PROPRIETA':
SALIOLA COSTRUZIONI 1928 S.r.l.
C.f./P.iva: 14455041005

Rif. prec.:

- Permesso di Costruire n° 17/2020 del 24/02/2020
- Voltura n° 3/2020 del 18/03/2020

PROGETTO
ARCHITETTONICO

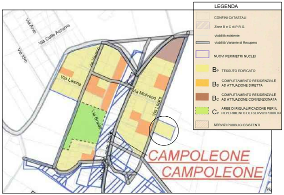
Ing. Daniela Santangelo
C.f.: SNTDLN81A71A341I

DIREZIONE LAVORI

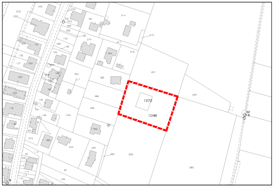
Geom. Giuseppe Santangelo
C.f.: SNTGPP51C22A341W

DATA:	SCALA:	TAVOLA:
Maggio 2021	*Varie*	*Unica*

Ing. Daniela Santangelo - Via G. Galilei, 92 - 04011 Aprilia (LT) - e-mail: danielasantangelo81@gmail.com

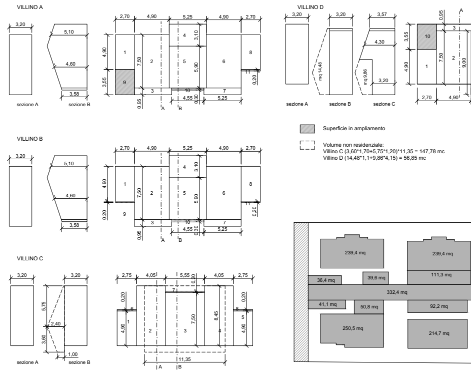

LEGENDA
CONFINI CATASTALI
Zone B e C di P.R.G.
viabilità esistente
viabilità Variante di Recupero
NUOVI PERIMETRI NUCLEI
BP TESSUTO EDIFICATO
BD COMPLETAMENTO RESIDENZIALE AD ATTUAZIONE DIRETTA
BC COMPLETAMENTO RESIDENZIALE AD ATTUAZIONE CONVENZIONATA
CP AREE DI RIQUALIFICAZIONE PER IL REPERIMENTO DEI SERVIZI PUBBLICI
SERVIZI PUBBLICI ESISTENTI
Via Anio
Via Colle Azzurra
Via Iseo
Via Lesina
Via Molveno
Via Ledro
Via Braies
CAMPOLEONE
CAMPOLEONE

Stralcio P.d.R. - scala 1:5.000



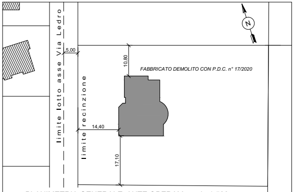
Stralcio catastale - Foglio 8 partt.nn. 1072 (ex 387), 1048 - scala 1:2.000

CALCOLO VOLUME RESIDENZIALE

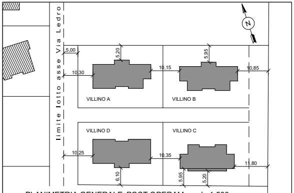

VILLINO A
sezione A
sezione B
VILLINO B
VILLINO C
VILLINO D
sezione C
A
B
239,4 mq
36,4 mq
39,6 mq
111,3 mq
332,4 mq
41,1 mq
50,8 mq
92,2 mq
250,5 mq
214,7 mq

Superficie in ampliamento

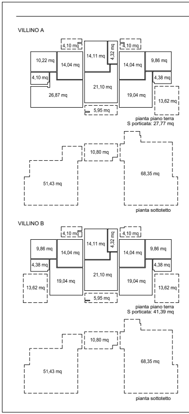
Volume non residenziale:
Villino C (3,60*1,70+5,75*1,20)*11,35 = 147,78 mc
Villino D (14,48*1,1+9,86*4,15) = 56,85 mc

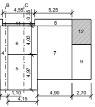

limite lotto asse Via Ledro
limite recinzione
FABBRICATO DEMOLITO CON P.D.C. n° 17/2020
5,00
10,80
14,40
17,10
N

PLANIMETRIA GENERALE *ANTE OPERAM* - scala 1:500


limite lotto asse Via Ledro
VILLINO A
VILLINO B
VILLINO D
VILLINO C
N

PLANIMETRIA GENERALE *POST OPERAM* - scala 1:500


VILLINO A
pianta piano terra
S porticata: 27,77 mq
pianta sottotetto
VILLINO B
pianta piano terra
S porticata: 41,39 mq
pianta sottotetto


B
4,55
C
5,25
0,35
11
8
12
6
4,03
7
4
5
4,97
9
1,10
4,15
4,90
2,70

VILLINO A					
	m	m	mq	H media	mc
1	2,70	4,90	13,23	3,20	42,34
2	4,90	7,50	36,75	3,20	117,60
3	5,25	0,95	4,99	3,20	15,96
4	5,25	3,10	16,28	5,10	83,00
5	5,25	5,90	30,98	4,60	142,49
6	4,90	7,50	36,75	3,20	117,60
7	5,25	0,95	4,99	3,20	15,96
8	2,70	4,90	13,23	3,20	42,34
9	2,70	3,55	9,59	3,20	30,67
10	4,55	0,30	1,37	3,58	4,89
11	2,70	0,20	0,54	3,20	1,73
TOT			**168,68**		**614,57**

Superficie porticata= mq 27,77
27,77/168,68 = 0,16 < 0,30

VILLINO B					
	m	m	mq	H media	mc
1	2,70	4,90	13,23	3,20	42,34
2	4,90	7,50	36,75	3,20	117,60
3	5,25	0,95	4,99	3,20	15,96
4	5,25	3,10	16,28	5,10	83,00
5	5,25	5,90	30,98	4,60	142,49
6	4,90	7,50	36,75	3,20	117,60
7	5,25	0,95	4,99	3,20	15,96
8	2,70	4,90	13,23	3,20	42,34
9	2,70	0,20	0,54	3,20	1,73
10	4,55	0,30	1,37	3,58	4,89
11	2,70	0,20	0,54	3,20	1,73
TOT			**159,63**		**585,62**

Superficie porticata= mq 41,39
41,39/159,63 = 0,26 < 0,30

VILLINO C					
	m	m	mq	H media	mc
1	2,75	4,90	13,48	3,20	43,12
2	4,05	8,45	34,22	3,20	109,51
3	5,55	7,50	41,63	3,20	133,20
4	4,05	8,45	34,22	3,20	109,51
5	2,75	4,90	13,48	3,20	43,12
6	2,75	0,20	0,55	3,20	1,76
7	5,55	0,20	1,11	3,20	3,55
8	2,75	0,20	0,55	3,20	1,76
TOT			**139,23**		**445,54**

Superficie porticata= mq 35,16
35,16/139,23 = 0,25 < 0,30

VILLINO D					
	m	m	mq	H media	mc
1	2,70	4,90	13,23	3,20	42,34
2	4,90	7,50	36,75	3,20	117,60
3	5,25	0,95	4,99	3,20	15,96
4	1,10	9,00	9,90	3,20	31,68
5	4,15	4,97	20,63	3,20	66,00
6	4,15	4,03	16,72	4,30	71,92
7	4,90	7,50	36,75	3,20	117,60
8	5,25	0,95	4,99	3,20	15,96
9	2,70	4,90	13,23	3,20	42,34
10	2,70	3,55	9,59	3,57	34,22
10	4,55	0,35	1,59	3,20	5,10
12	2,70	3,55	9,59	3,20	30,67
TOT			**177,95**		**591,38**

Superficie porticata= mq 8,20
8,20/177,95 = 0,05 < 0,30

VOLUME TOTALE DEI 4 FABBRICATI	**mc**	**2.237,10**
VOL. TOTALE DEI 4 FABBRICATI PdC n°17/20	mc	2.170,30

SUPERFICIE TOTALE DEI 4 FABBRICATI	**mq**	**645,48**
SUP. TOTALE DEI 4 FABBRICATI PdC n°17/20	mc	608,60

DIMENS. LOTTO Part.lla 387	mq	3.043,00
DIMENS. LOTTO Part.lle 1072 (ex387) e 1048	mq	**3.553,00**
Densità di fabbricazione territoriale	mq/mq	**0,20**
3.553 X 0,20 = mq 710,60 > mq 645,48		

Superficie reale (Tipo particellare 2021/LT0033037)

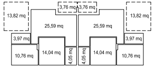
▨

superficie lotto: mq 3.553
superficie strada: mq 245

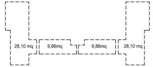
Totale superficie coperta e superfici esterne pavimentate:
mq 1.647,8 < mq 1.654
(50% della superficie complessiva del lotto edificato)

CALCOLO S.U., S.N.R. E RAPPORTI AEROILLUMINANTI

VILLINO C

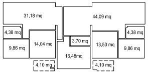

13,82 mq
3,76 mq
3,76 mq
13,82 mq
25,59 mq
25,59 mq
3,97 mq
3,97 mq
14,04 mq
14,04 mq
4,05 mq
4,05 mq
10,76 mq
10,76 mq

pianta piano terra
S porticata: 35,16 mq

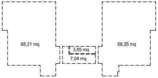

28,10 mq
9,86mq
9,86mq
28,10 mq

pianta sottotetto

VILLINO D


31,18 mq
44,09 mq
4,38 mq
4,38 mq
9,86 mq
14,04 mq
3,70 mq
13,50 mq
9,86 mq
16,48mq
4,10 mq
4,10 mq

pianta piano terra
S porticata: 8,20 mq


68,21 mq
68,35 mq
3,65 mq
7,04 mq

pianta sottotetto

S.U.			S.N.R.	
mq	26,87	A.1	mq	4,10
mq	14,04			
mq	10,22			
mq	4,10			
TOT mq	55,23		TOT mq	4,10
mq	21,10	A.2	mq	5,95
mq	14,11		mq	10,80
mq	4,32		mq	51,43
TOT mq	39,53		TOT mq	68,18
mq	19,04	A.3	mq	13,62
mq	14,04		mq	4,10
mq	9,86		mq	68,35
mq	4,38			
TOT mq	47,32		TOT mq	86,07
TOT mq	**142,08**	A	**TOT mq**	**158,35**

DEST. USO	SUP. mq	SUP. ILLUM. mq	R.I. (>12%)
Soggiorno	26,87	5,75	21,40
Letto M.	14,04	3,22	22,93
Letto	10,22	1,84	18,00
Bagno	4,10	0,50	12,20
Soggiorno	21,10	3,68	17,44
Letto M.	14,11	3,22	22,82
Bagno	4,32	0,50	11,57
Soggiorno	19,04	5,75	30,20
Letto M.	14,04	3,22	22,93
Letto	9,86	1,84	18,66
Bagno	4,38	0,50	11,42

S.U.			S.N.R.	
mq	19,04	B.4	mq	13,62
mq	14,04		mq	4,10
mq	9,86			
mq	4,38			
TOT mq	47,32		TOT mq	17,72
mq	21,10	B.5	mq	5,95
mq	14,11		mq	10,80
mq	4,32		mq	51,43
TOT mq	39,53		TOT mq	68,18
mq	19,04	B.6	mq	13,62
mq	14,04		mq	4,10
mq	9,86		mq	68,35
mq	4,38			
TOT mq	47,32		TOT mq	86,07
TOT mq	**134,17**	B	**TOT mq**	**171,97**

DEST. USO	SUP. mq	SUP. ILLUM. mq	R.I. (>12%)
Soggiorno	19,04	5,75	30,20
Letto M.	14,04	3,22	22,93
Letto	9,86	1,84	18,66
Bagno	4,38	0,50	11,42
Soggiorno	21,10	3,68	17,44
Letto M.	14,11	3,22	22,82
Bagno	4,32	0,50	11,57
Soggiorno	19,04	5,75	30,20
Letto M.	14,04	3,22	22,93
Letto	9,86	1,84	18,66
Bagno	4,38	0,50	11,42

S.U.			S.N.R.	
mq	25,59	C.7	mq	13,82
mq	14,04		mq	3,76
mq	4,05		mq	9,86
mq	10,76		mq	28,10
mq	3,97			
TOT mq	58,41		TOT mq	55,54
mq	25,59	C.8	mq	13,82
mq	14,04		mq	3,76
mq	4,05		mq	9,86
mq	10,76		mq	28,10
mq	3,97			
TOT mq	58,41		TOT mq	55,54
TOT mq	**116,82**	C	**TOT mq**	**111,08**

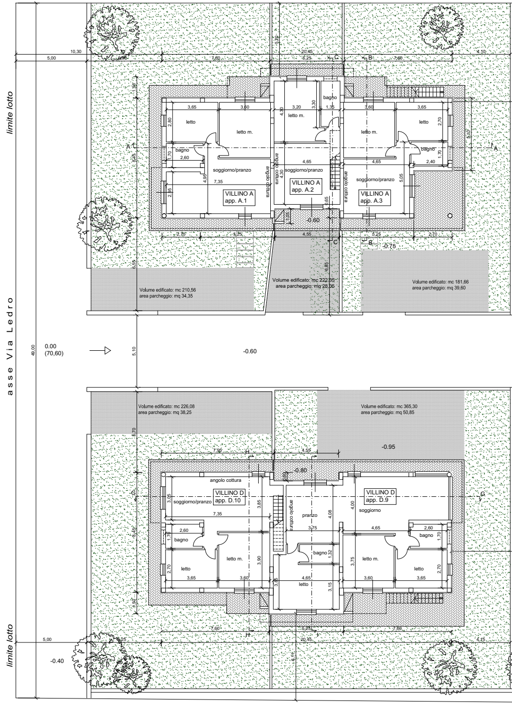
DEST. USO	SUP. mq	SUP. ILLUM. mq	R.I. (>12%)
Soggiorno	25,59	4,96	19,36
Letto M.	14,04	3,22	22,93
Bagno	4,05	1,61	39,75
Letto	10,76	1,84	17,10
Bagno	3,97	0,50	12,59
Soggiorno	25,59	4,96	19,36
Letto M.	14,04	3,22	22,93
Bagno	4,05	1,61	39,75
Letto	10,76	1,84	17,10
Bagno	3,97	0,50	12,59

S.U.			S.N.R.	
mq	44,09	D.9	mq	4,10
mq	13,50		mq	68,35
mq	9,86			
mq	4,38			
mq	16,48			
mq	3,70			
TOT mq	92,01		TOT mq	72,45
mq	31,18	D.10	mq	4,10
mq	14,04		mq	3,65
mq	9,86		mq	7,04
mq	4,38		mq	68,21
TOT mq	59,46		TOT mq	83,00
TOT mq	**151,47**	D	**TOT mq**	**155,45**

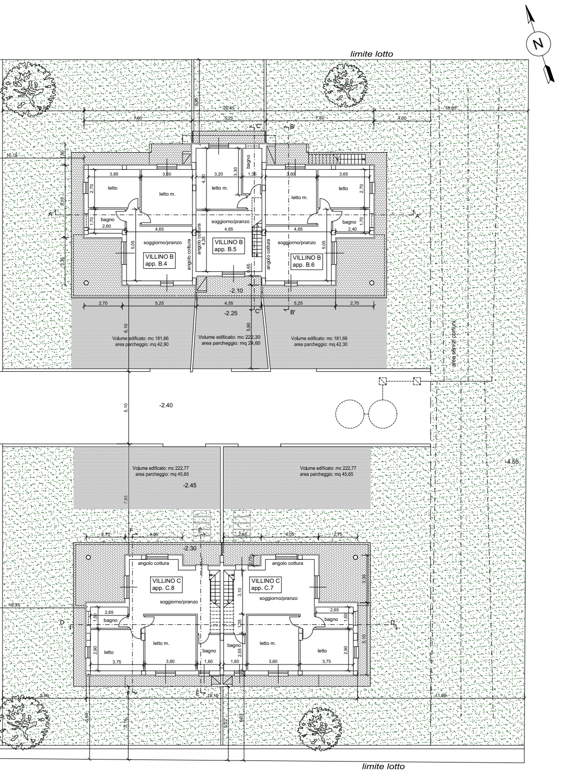
DEST. USO	SUP. mq	SUP. ILLUM. mq	R.I. (>12%)
Soggiorno	44,09	5,75	13,04
Letto	13,50	3,22	23,85
Letto	9,86	1,84	18,66
Bagno	4,38	0,50	11,42
Letto M.	16,48	3,22	19,54
Bagno	3,70	0,00	0,00
Soggiorno	31,18	5,75	18,44
Letto M.	14,04	3,22	22,93
Letto	9,86	1,84	18,66
Bagno	4,38	0,50	11,42

RIEPILOGO		
S.U.	TOT mq	**544,54**
S.N.R.	TOT mq	**596,85**
S.C.	TOT mq	**902,65**

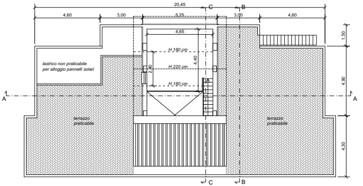
Totale alberi in progetto: n. 10
Verifica: 1 albero ogni 300 mc del volume edificato:
Ve = mc. 2.237,10
Ve/50 = 7,5 => 8 alberi


limite lotto
asse Via Ledro
limite lotto
10,30
5,00
20,45
6,25
7,60
C
B
4,10
letto
letto m.
letto m.
bagno
letto m.
letto
bagno
bagno
soggiorno/pranzo
soggiorno/pranzo
soggiorno/pranzo
angolo cottura
angolo cottura
VILLINO A
app. A.1
VILLINO A
app. A.2
VILLINO A
app. A.3
A
-0.60
-0.75
Volume edificato: mc 210,56
area parcheggio: mq 34,35
Volume edificato: mc 222,35
area parcheggio: mq 28,35
Volume edificato: mc 181,66
area parcheggio: mq 39,60
48,00
0.00
(70,60)
-0.60
Volume edificato: mc 226,08
area parcheggio: mq 38,25
Volume edificato: mc 365,30
area parcheggio: mq 50,85
-0.95
-0.80
angolo cottura
VILLINO D
app. D.10
soggiorno/pranzo
VILLINO D
app. D.9
soggiorno
pranzo
angolo cottura
bagno
letto m.
letto
bagno
letto
letto m.
letto
bagno
G
H
-0.40
5,00
4,15

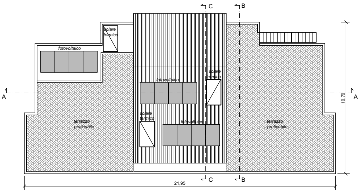
PIANTA PIANO TERRA CON SISTEMAZIONI ESTERNE - scala 1:100


N
limite lotto
letto
letto m.
bagno
soggiorno/pranzo
angolo cottura
VILLINO B
app. B.4
app. B.5
app. B.6
Volume edificato: mc 181,66
area parcheggio: mq 42,90
Volume edificato: mc 222,30
area parcheggio: mq 24,60
Volume edificato: mc 181,66
area parcheggio: mq 42,30
-2.10
-2.25
-2.40
area servizi comuni
Volume edificato: mc 222,77
area parcheggio: mq 45,65
-2.45
Volume edificato: mc 222,77
area parcheggio: mq 45,65
-4.50
-2.30
VILLINO C
app. C.8
app. C.7
limite lotto

VILLINO A

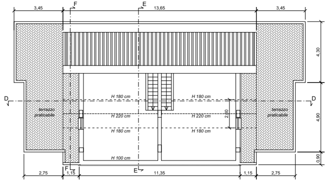

20,45
4,60
3,00
5,25
3,00
4,60
4,65
lastrico non praticabile per alloggio pannelli solari
H 180 cm
H 220 cm
H 180 cm
terrazzo praticabile
terrazzo praticabile
1,50
4,90
4,30

PIANTA SOTTOTETTO - scala 1:100

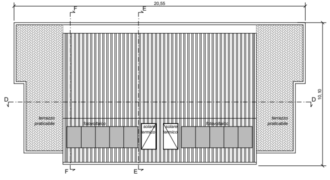

solare termico
fotovoltaico
fotovoltaico
solare termico
solare termico
fotovoltaico
terrazzo praticabile
terrazzo praticabile
10,70
21,95

PIANTA COPERTURA - scala 1:100

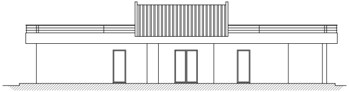
VILLINO C


3,45
13,65
3,45
H 180 cm
H 220 cm
H 180 cm
H 180 cm
H 220 cm
H 180 cm
H 100 cm
terrazzo praticabile
terrazzo praticabile
4,30
4,90
0,90
2,75
1,15
11,35
1,15
2,75

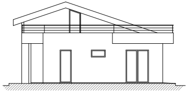
PIANTA SOTTOTETTO - scala 1:100


20,55
terrazzo praticabile
fotovoltaico
solare termico
solare termico
fotovoltaico
terrazzo praticabile
10,10

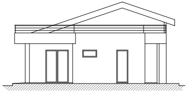
PIANTA COPERTURA - scala 1:100



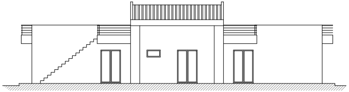
PROSPETTO FRONTALE - scala 1:100



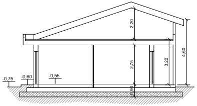
PROSPETTO LATERALE OVEST - scala 1:100



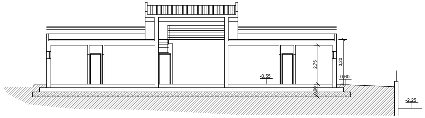
PROSPETTO LATERALE EST - scala 1:100



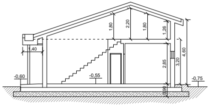
SEZIONE RETRO - scala 1:100


2,20
2,75
3,20
4,60
0,90
-0,75
-0,60
-0,55

SEZIONE BB - scala 1:100

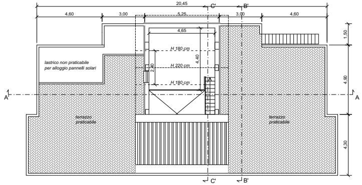

2,75
3,20
0,90
-0,55
-0,60
-2,25

SEZIONE AA - scala 1:100

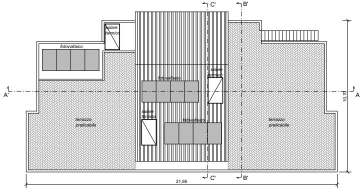

1,80
2,20
1,80
1,26
1,40
2,85
3,20
4,60
0,90
-0,60
-0,55
-0,75

SEZIONE CC - scala 1:100

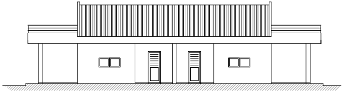
VILLINO B


20,45
4,60
3,00
5,25
3,00
4,60
4,65
C'
B'
1,50
4,90
4,30
4,40
2,40
H 180 cm
H 220 cm
H 180 cm
lastrico non praticabile
per alloggio pannelli solari
terrazzo praticabile
terrazzo praticabile
A'
A

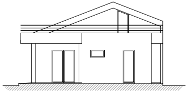
PIANTA SOTTOTETTO - scala 1:100


C'
B'
solare termico
fotovoltaico
solare termico
fotovoltaico
solare termico
fotovoltaico
terrazzo praticabile
terrazzo praticabile
A'
A
10,70
21,95

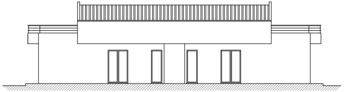
PIANTA COPERTURA - scala 1:100



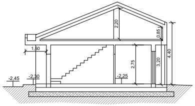
PROSPETTO FRONTALE - scala 1:100



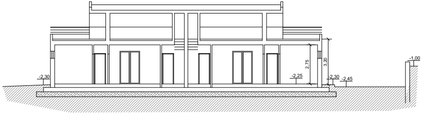
PROSPETTO LATERALE - scala 1:100



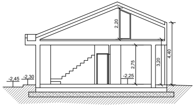
SEZIONE RETRO - scala 1:100


2,20
0,85
1,50
2,75
3,20
4,40
-2,45
-2,30
-2,25

SEZIONE EE - scala 1:100

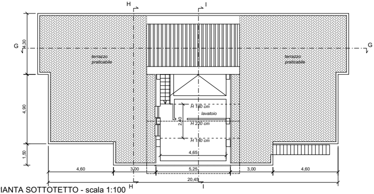

2,75
3,20
-2,30
-2,25
-2,30
-2,45
-1,00

SEZIONE DD - scala 1:100

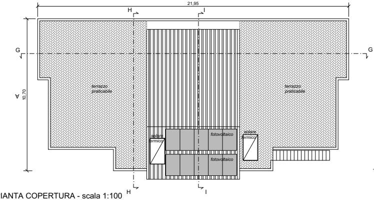

2,20
2,75
3,20
4,40
-2,45
-2,30
-2,25

SEZIONE FF - scala 1:100

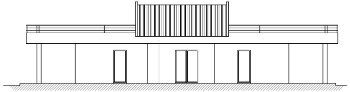
VILLINO D


H
I
G
G
4,30
4,90
1,50
terrazzo praticabile
terrazzo praticabile
H 180 cm
lavatoio
H 220 cm
H 180 cm
2,40
4,65
4,60
3,00
5,25
3,00
4,60
20,45

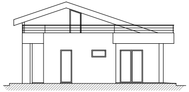
PIANTA SOTTOTETTO - scala 1:100


21,95
H
I
G
G
10,70
A
terrazzo praticabile
terrazzo praticabile
solare termico
fotovoltaico
fotovoltaico
solare termico

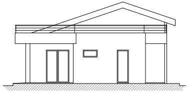
PIANTA COPERTURA - scala 1:100



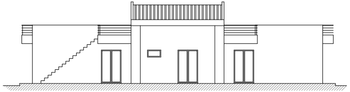
PROSPETTO FRONTALE - scala 1:100



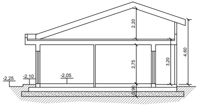
PROSPETTO LATERALE OVEST - scala 1:100



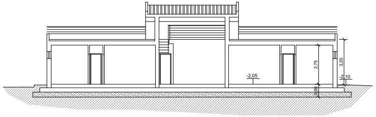
PROSPETTO LATERALE EST - scala 1:100



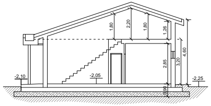
SEZIONE RETRO - scala 1:100


2,20
2,75
3,20
4,60
0,90
-2,25
-2,10
-2,05

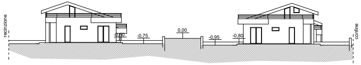
SEZIONE B'B' - scala 1:100


2,75
3,20
-2,05
-2,10
0,90

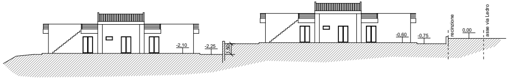
SEZIONE A'A' - scala 1:100


1,80
2,20
1,80
1,26
2,85
3,20
4,60
0,90
-2,10
-2,05
-2,25

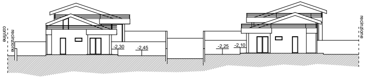
SEZIONE C'C' - scala 1:100


recinzione
-0,80
-0,75
0,00
-0,95
-0,80
confine

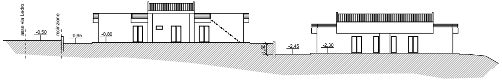
PROFILO OVEST - scala 1:200


-2,10
-2,25
1,50
-0,60
-0,75
recinzione
0,00
asse via Ledro

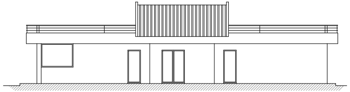
PROFILO NORD - scala 1:200


confine
recinzione
-2,30
-2,45
-2,25
-2,10
recinzione

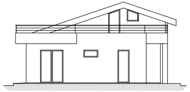
PROFILO EST - scala 1:200


asse via Ledro
-0,50
recinzione
-0,95
-0,80
1,50
-2,45
-2,30

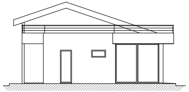
PROFILO SUD - scala 1:200



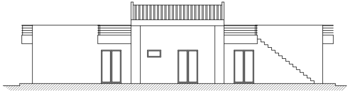
PROSPETTO FRONTALE - scala 1:100



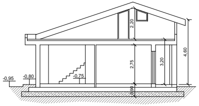
PROSPETTO LATERALE OVEST - scala 1:100



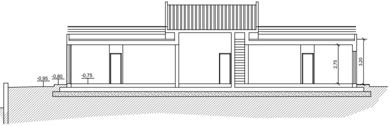
PROSPETTO LATERALE EST - scala 1:100



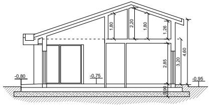
SEZIONE RETRO - scala 1:100


2,20
2,75
3,20
4,60
0,90
-0,95
-0,80
-0,75

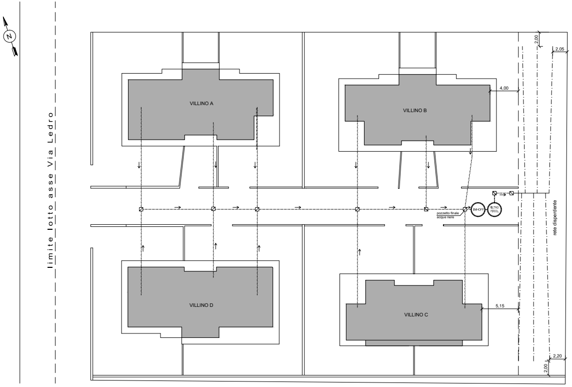
SEZIONE HH - scala 1:100


2,75
3,20
-0,95
-0,80
-0,75

SEZIONE GG - scala 1:100


1,80
2,20
1,80
1,26
2,85
3,20
4,60
0,90
-0,80
-0,75
-0,95

SEZIONE II - scala 1:100


N
limite lotto asse Via Ledro
VILLINO A
VILLINO B
VILLINO D
VILLINO C
4,00
5,15
2,00
2,05
2,20
2,00
pozzetto finale acque nere
IMHOFF
FILTRO PERCOL.
rete disperdente

PLANIMETRIA GENERALE - IMPIANTO SMALTIMENTO REFLUI - scala 1:200