

STUDIO TECNICO
INGEGNERIA - ARCHITETTURA

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COMUNE DI CESENA
PROVINCIA DI FORLI-CESENA

Piano Urbanistico Attuativo di Iniziativa Privata
05/03-AT4a - Diegaro, Via San Cristoforo

Committenti: **Elettra s.r.l.**
con sede a Cesena, Via Lello Basso n°270 - P.Iva 02212390401
Ellemme Immobiliare s.r.l.
con sede a Bertinoro, Via Santa Croce n°121 - P.Iva 03472480403
Soc. C.M.P. sas di Tani Maura & C.
con sede a Cesena, Via Uberti n°53 - P.Iva 10663010401

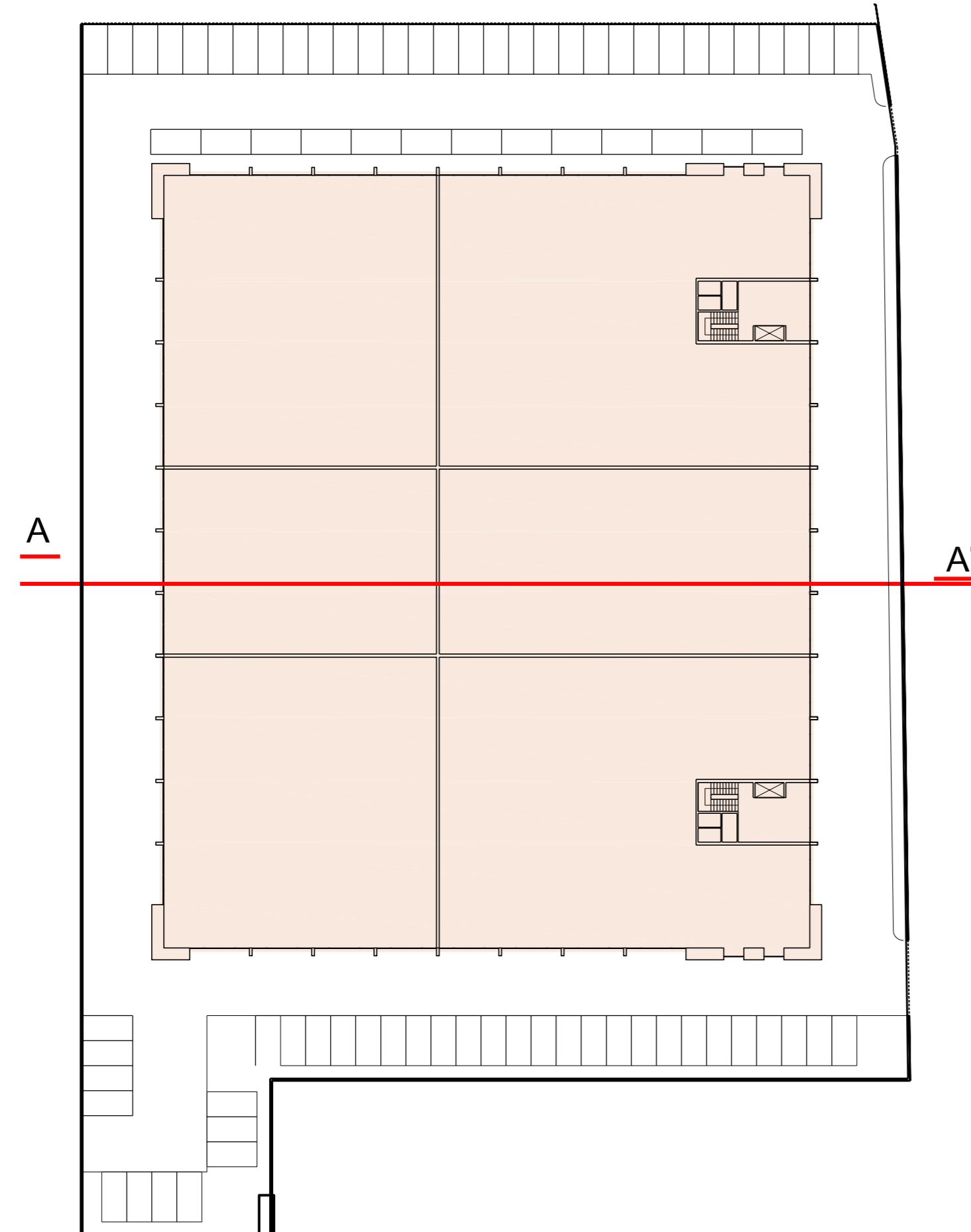
- Tipologie - Lotti L-M

Il Progettista
Dott. Ing. Ermano Gianesi
Dott. Arch. Stefano Bottari

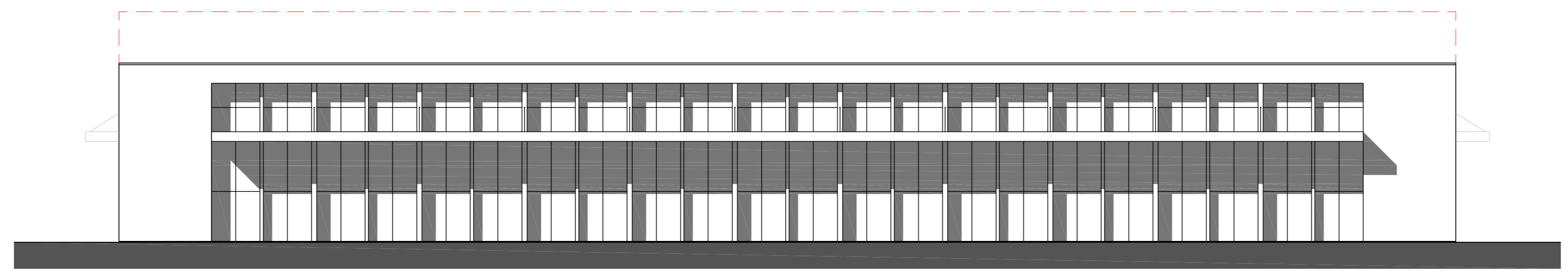
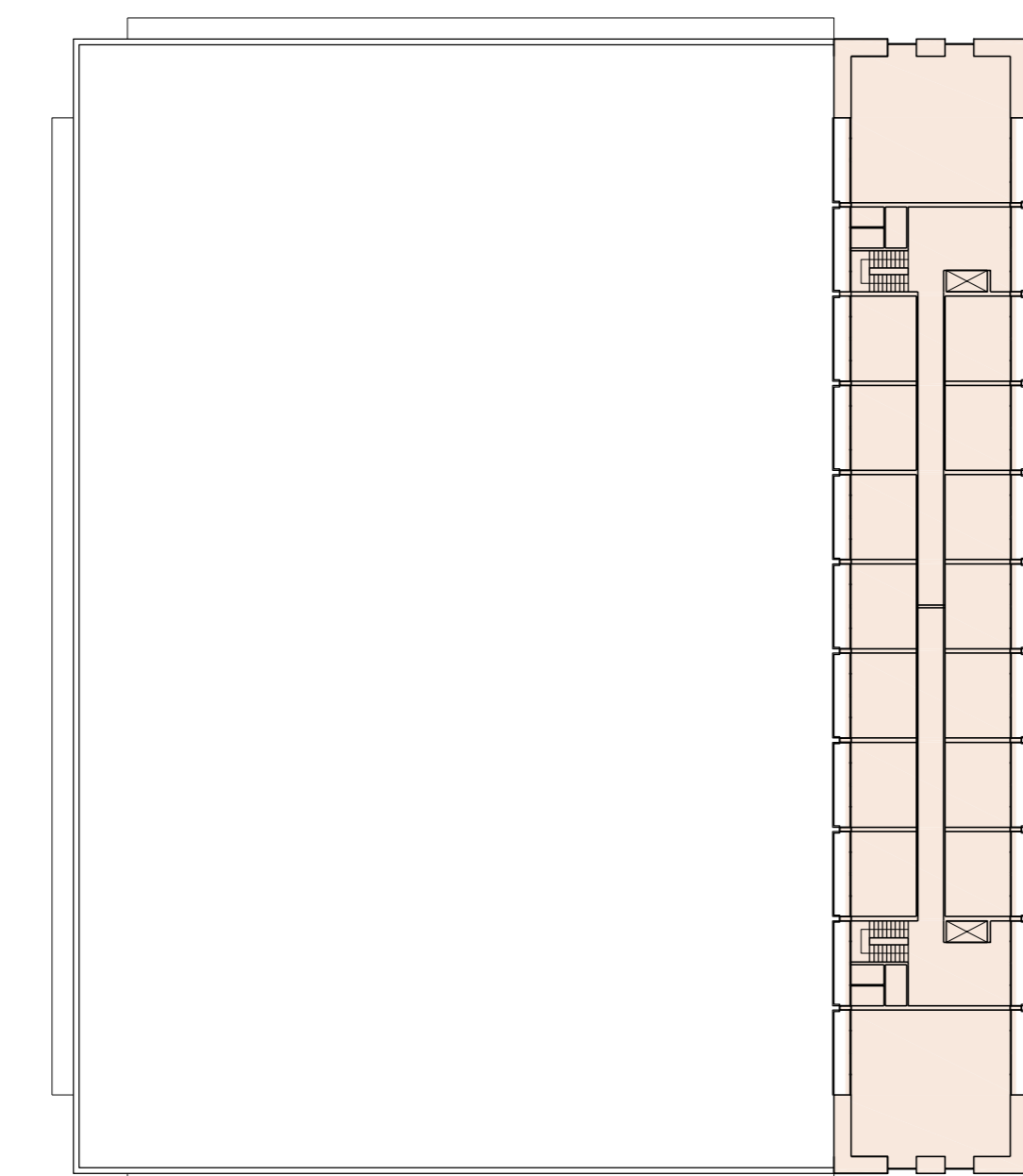
Il Committente

Tav B_2d Maggio 2011 Scala 1:200 STF-GRG

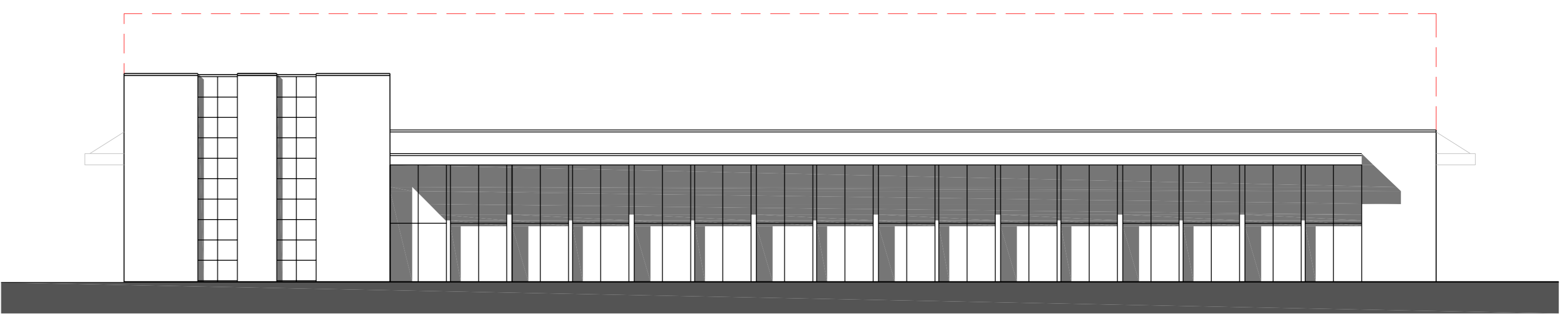
PIANTA PIANO TERRA scala 1:500



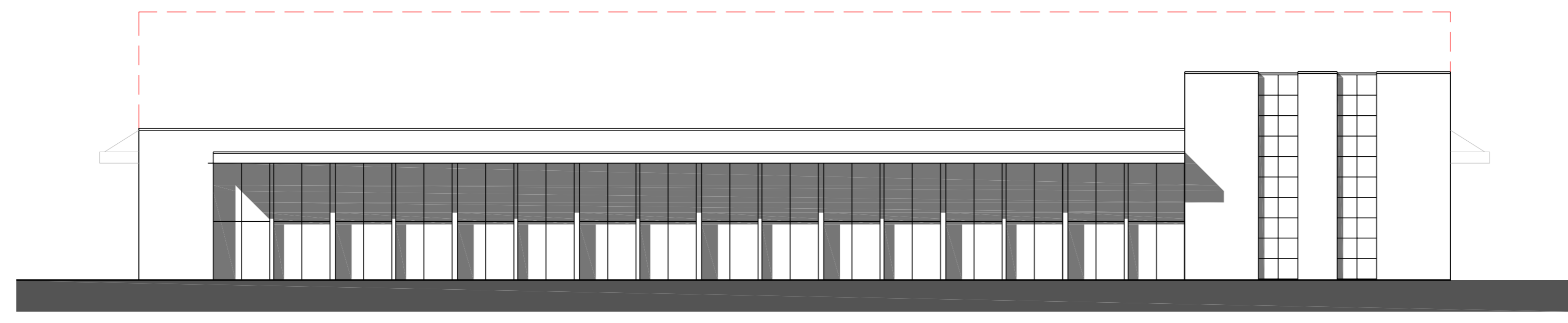
PIANTA PIANO PRIMO scala 1:500



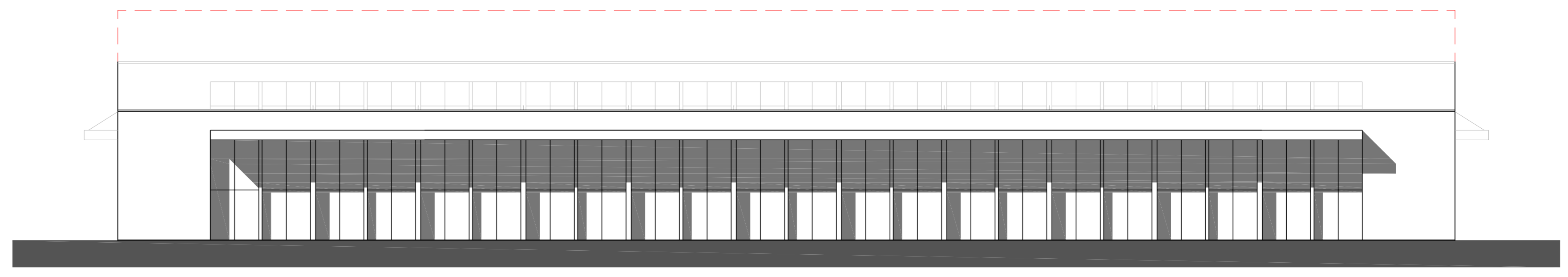
PROSPETTO EST scala 1:200



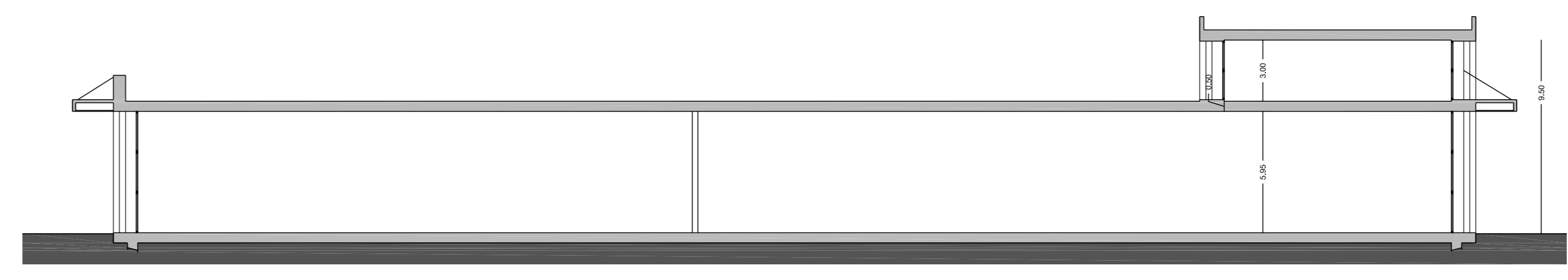
PROSPETTO NORD scala 1:200



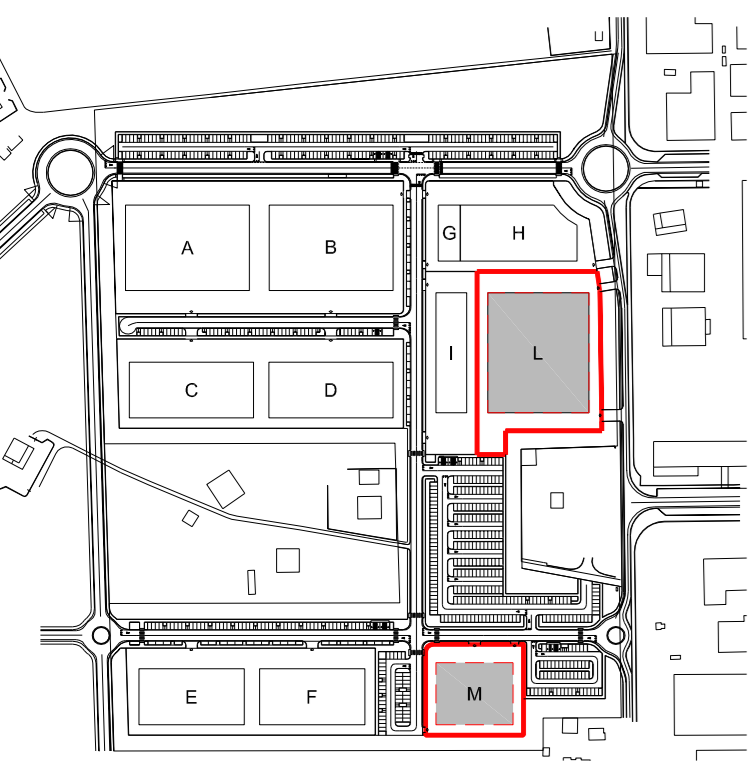
PROSPETTO SUD scala 1:200



PROSPETTO OVEST scala 1:200



SEZIONE A-A' scala 1:200



LOTTO L	
Sup. lotto	mq. 8.935
Sup. edificata	mq. 5.315
Sup. muretti recinzione	mq. 60
Sup. parcheggi (50%)	mq. 493 (986)
Sup. cabine ENEL	mq. 4
Sup. viabilità interna	mq. 2.097
Tot Sup. impermeabile	mq. 7.969
Sup. parcheggi al 50%	mq. 493 (986)
Sup. verde	mq. 473
Tot. Sup. permeabile	mq. 966 (>10%)
Volume L	mc. 19.358
P1 (parch. priv.)	>1mq/10mc mq. 1.936
n° posti auto	1.936/25=77
P1 realizzati mq. 2.020	→ n° posti auto 79

U3/7-U4/1-U4/2
Linea di massimo ingombro

Fabbricato L

-P.T. (U3/7-U4/1-U4/2)	5127 mq
-P.1* (U3/7-U4/1-U4/2)	967 mq
	6094 mq
SUL residua	
-P.T. (U3/7-U4/1-U4/2)	196 mq
SUL max realizzabile	6290 mq

LOTTO M	
Sup. lotto	mq. 3.914
Sup. edificata	mq. 2.091
Sup. muretti recinzione	mq. 54
Sup. parcheggi al 50%	mq. 137 (275)
Sup. cabine ENEL	mq. 5
Sup. viabilità interna	mq. 1.238
Tot Sup. impermeabile	mq. 3.523
Sup. parcheggi al 50%	mq. 137 (275)
Sup. verde	mq. 254
Tot. Sup. permeabile	mq. 391 (>10%)
Volume M	mc. 7.495
Per le destinazioni U2/1-U3/2(deposito)-U3/9	
P1 (parch. priv.)	>1mq/10mc mq. 749
n° posti auto	749/25=30
P1 realizzati mq. 759	→ n° posti auto 22
Per le destinazioni U3/2	
P1 (parch. priv.)	>1mq/20mq Sv → 1'499/20=75
P1 realizzati n° posti auto 85	
Tot. P1 realizzati n° 107 posti auto	

U3/9
U2/1
U3/2 non alimentare
PARCHEGGI INTERRATI
Linea di massimo ingombro

Fabbricato M

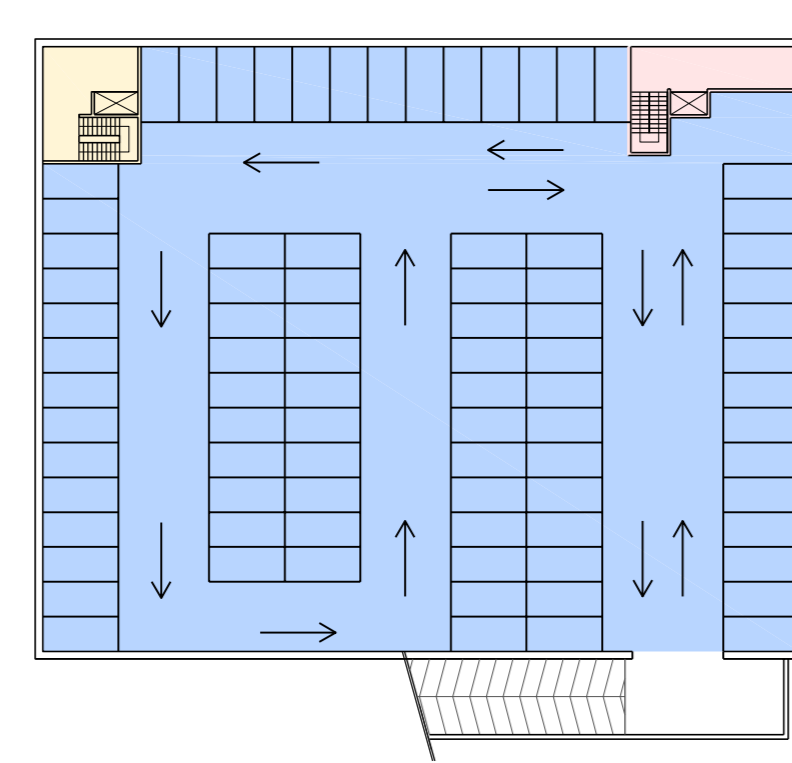
-P.T. (U2/1)	53 mq
(U3/2 SV) non alimentare	1499 mq
(U3/2) deposito	371 mq
(U3/9)	52 mq
-P.1* (U3/9)	434 mq
(U2/1)	452 mq
-P.2* (U2/1)	452 mq
	3313 mq

SUL residua	
(U3/2) deposito	221 mq
(U3/9)	14 mq
(U2/1)	42 mq
SUL max realizzabile	3590 mq

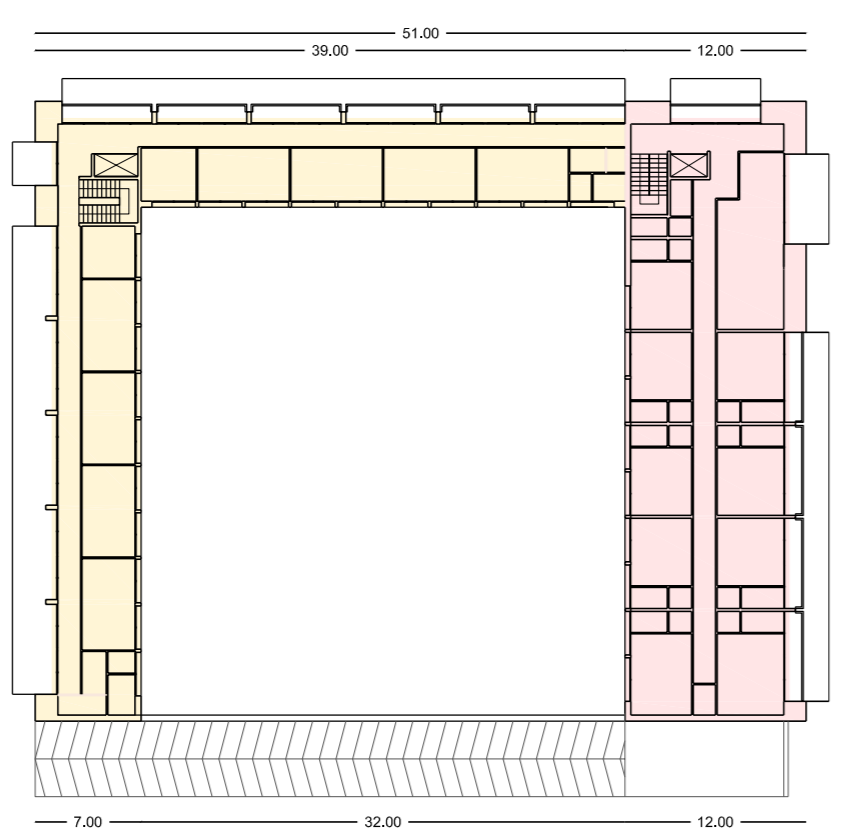
LOTTO L

LOTTO M

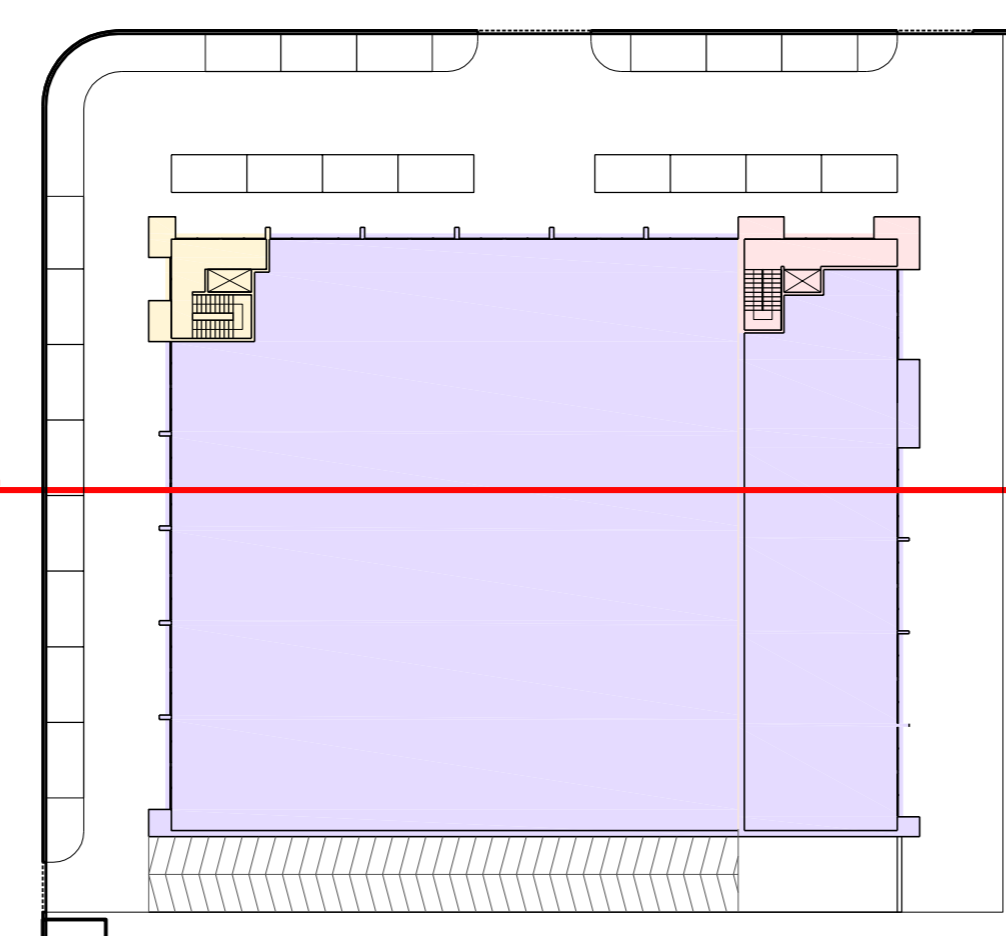
PIANTA PIANO INTERRATO scala 1:500



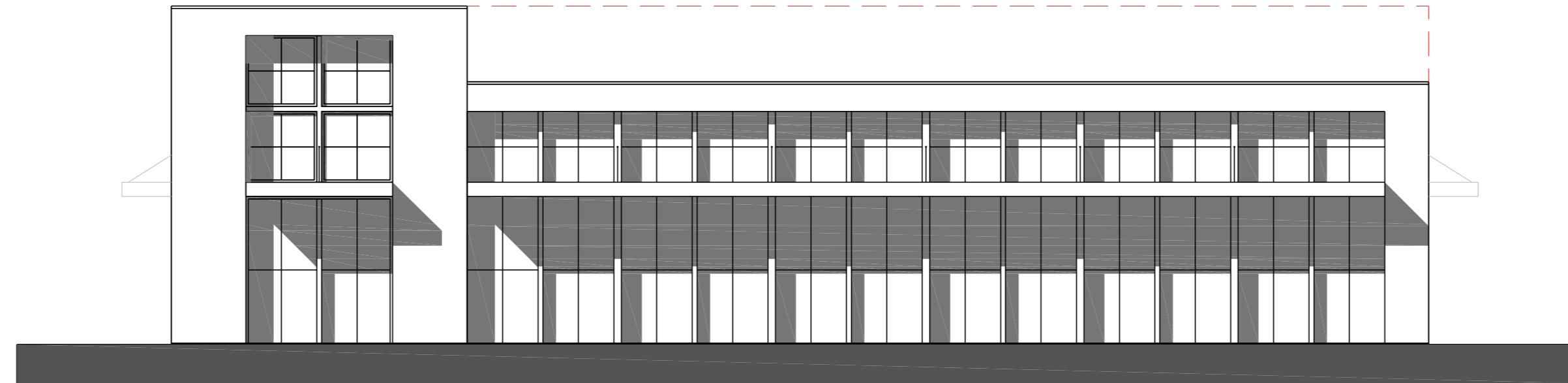
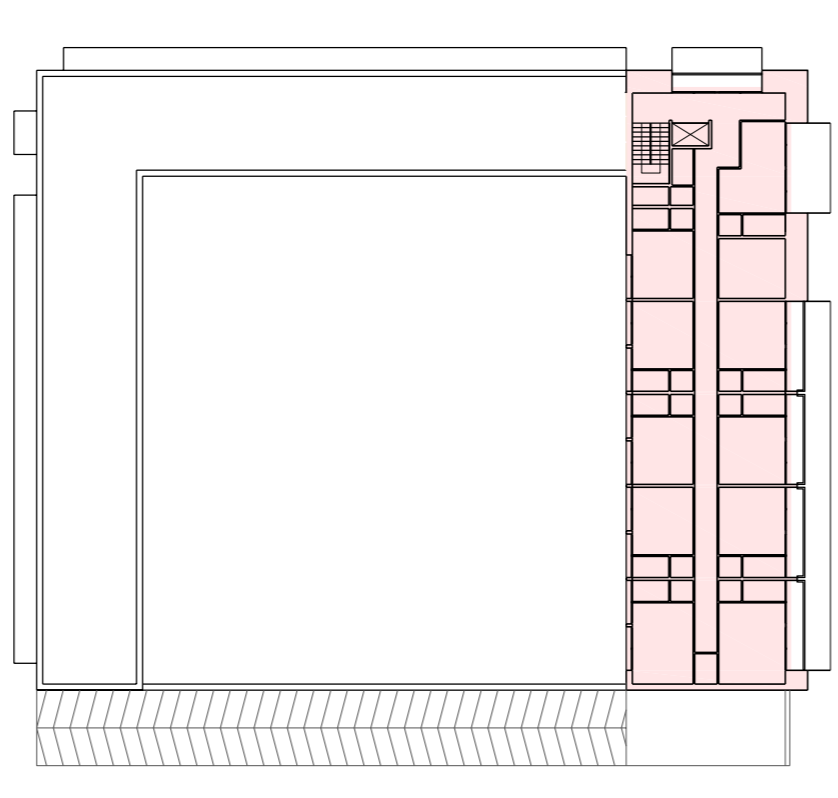
PIANTA PIANO PRIMO scala 1:500



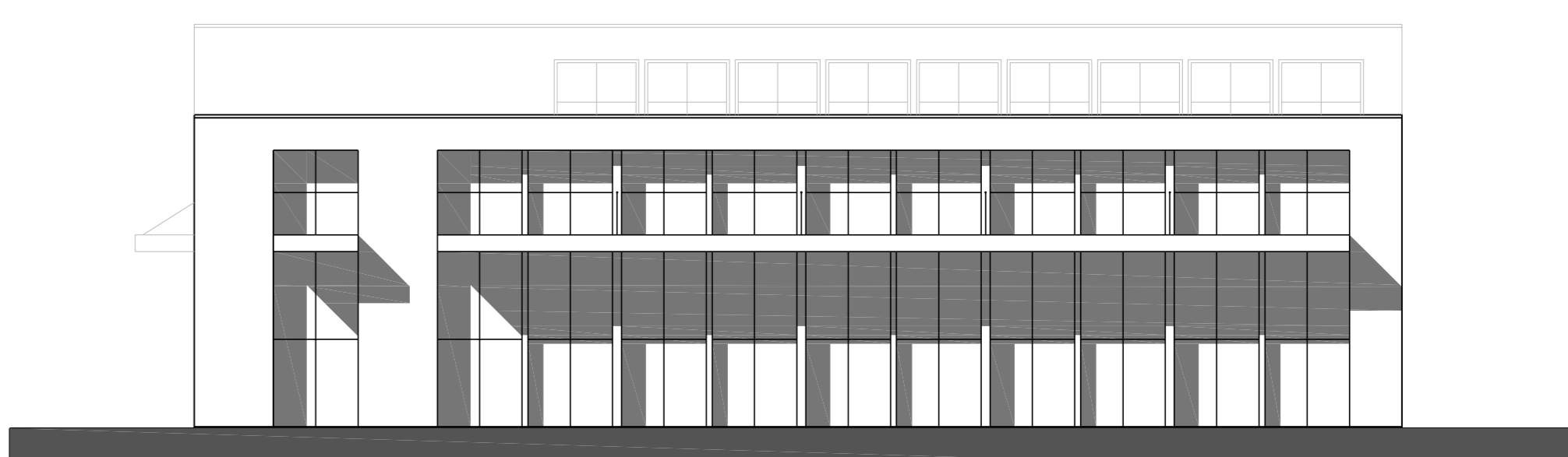
PIANTA PIANO TERRA scala 1:500



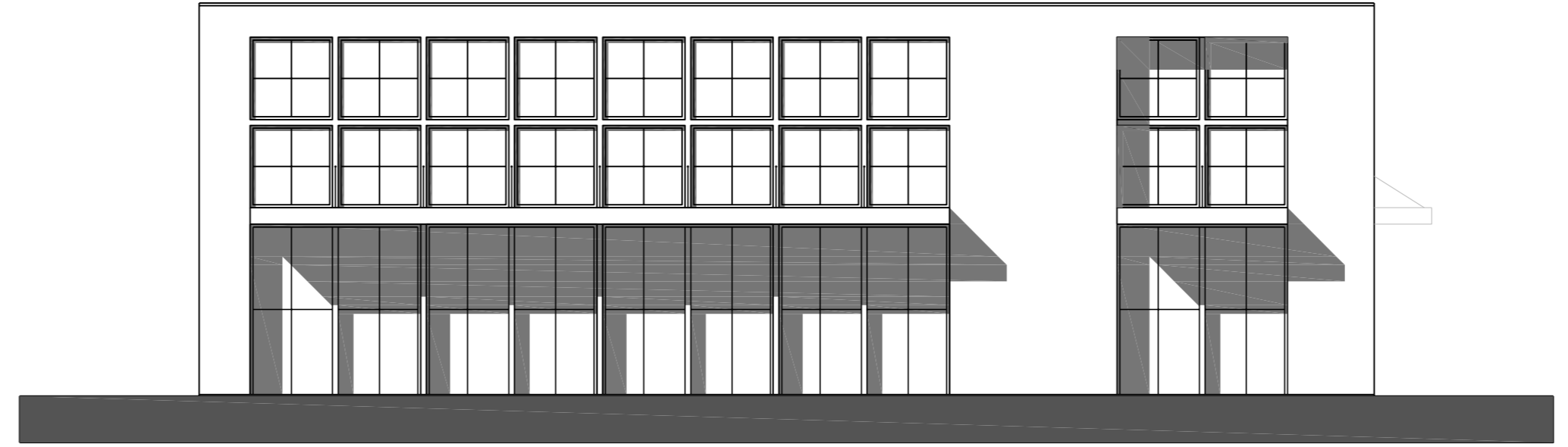
PIANTA PIANO SECONDO scala 1:500



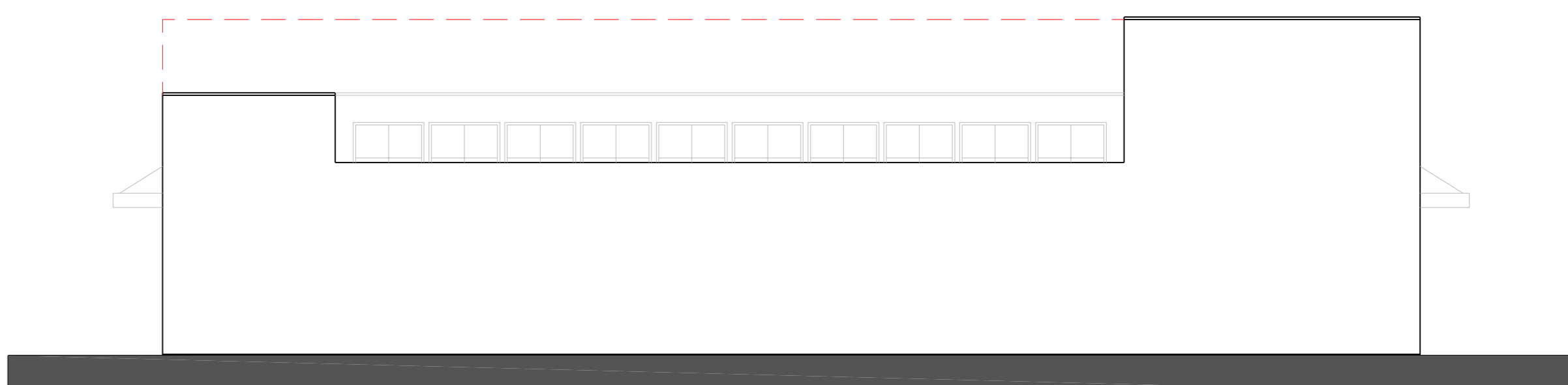
PROSPETTO OVEST scala 1:200



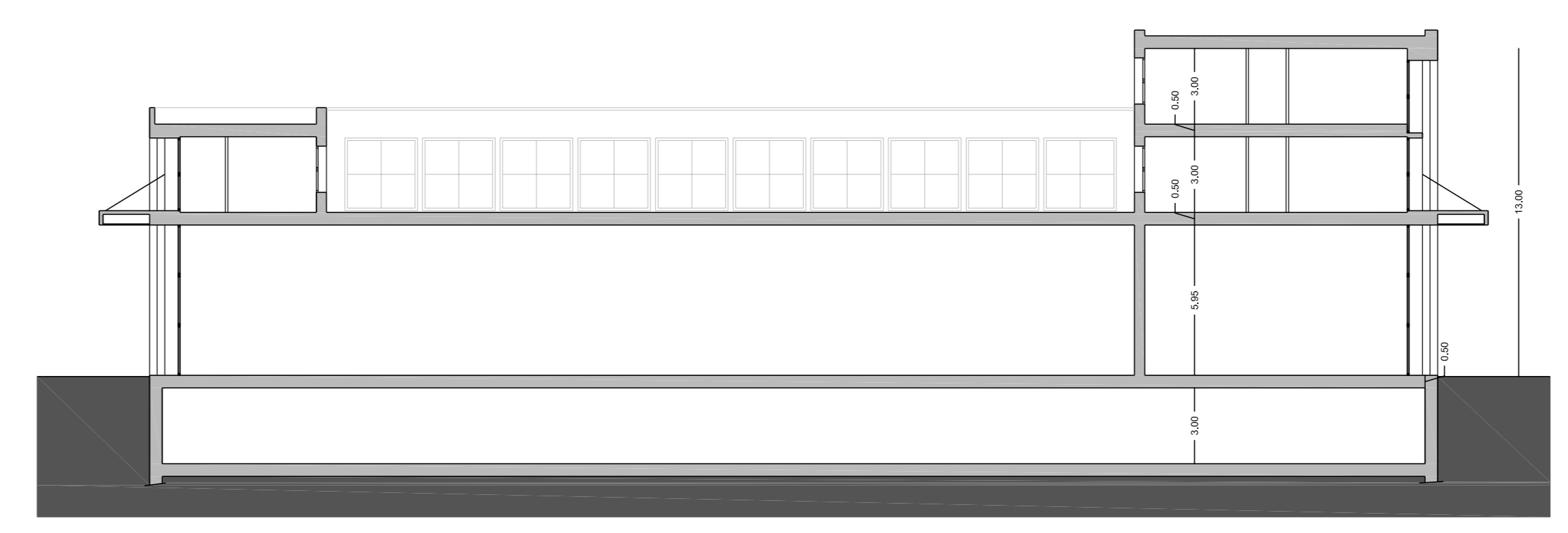
PROSPETTO NORD scala 1:200



PROSPETTO EST scala 1:200



PROSPETTO SUD scala 1:200



SEZIONE A-A' scala 1:200