REGIONE LAZIO

COMUNE DI TREVIGNANO ROMANO

COMMITTENTE:

Il Casale S.r.l.

VIA DELL'ACQUARELLA, 11
TREVIGNANO ROMANO (RM) 00069 - Tel. +39 06 9985 003
P.IVA: 04405611007 - e-mail: *info@hotelilcasale.com*

L'AMMINISTRATORE UNICO
Sig. Marcello Sforzini

PROGETTISTA:
Arch. Costantino Avincola
VIA S. FILIPPO 2 00069 TREVIGNANO ROMANO
TEL/FAX 06 9997 639
Ordine Architetti Roma n° 6982
pec: *c.avincola@pec.archrm.it*

GRUPPO DI PROGETTAZIONE :
Ing. Leonardo Avincola
Ing. Francesco Ceccarelli
Ing. Andrea Cuzzocrea
Ing. Daniele Merola
Geom. Andrea Venanzi
Arch. Mariangela Faro

TITOLO :

REALIZZAZIONE DI UNA R.S.A. IN VIA DELL'ACQUARELLA A TREVIGNANO ROMANO

PROGETTO DEFINITIVO

N° progetto		Commessa		N° progr.	N° elab.	Rev
001	21	SFO	TRV	012	003	00

SCALA :

DATA :

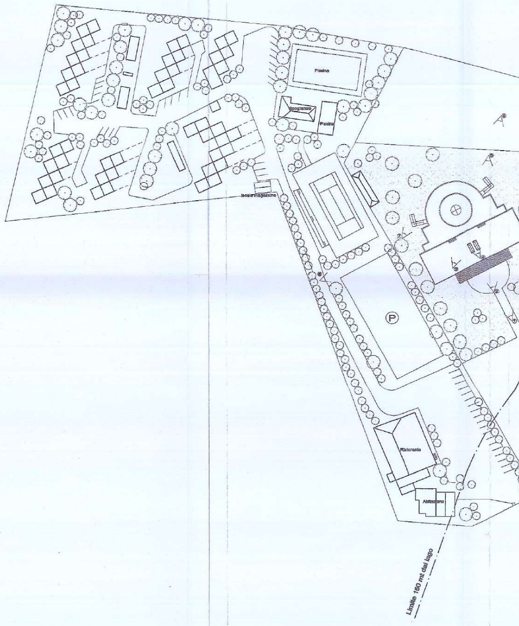
Titolo Elaborato :

STATO ANTE OPERAM

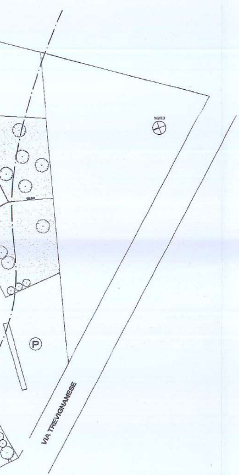
Questo disegno è di nostra proprietà riservata a termine di legge e ne è vietata la riproduzione e la comunicazione a terzi anche parziale senza nostra autorizzazione scritta

Elaborato grafico allegato al permesso di costruire n. 11 del 15.07.2020

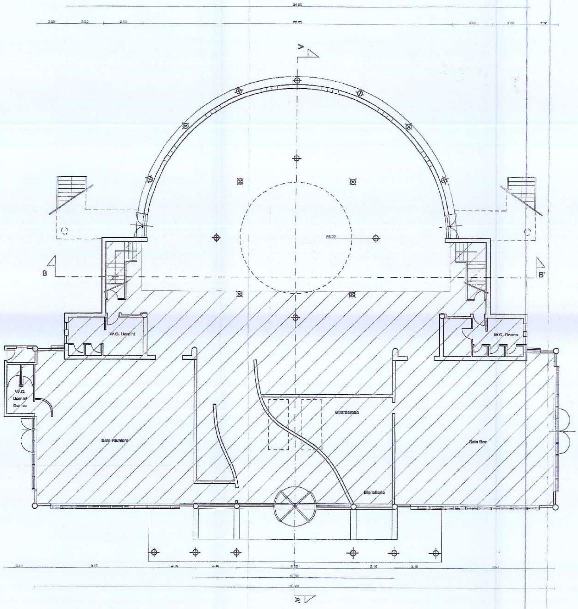
STATO ANTE OPERAM COINCIDENTE CON CONCESSIONE IN SANATORIA N. 25


Piscina
Spogliatoio
Piscina
locale magazzino
P
Ristorante
Abitazione
Limite 150 mt dal lago

del 08.10.2012

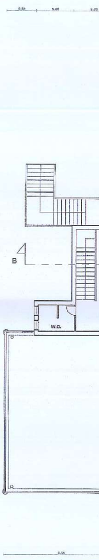

NORD
P
VIA TREVIGNANESE

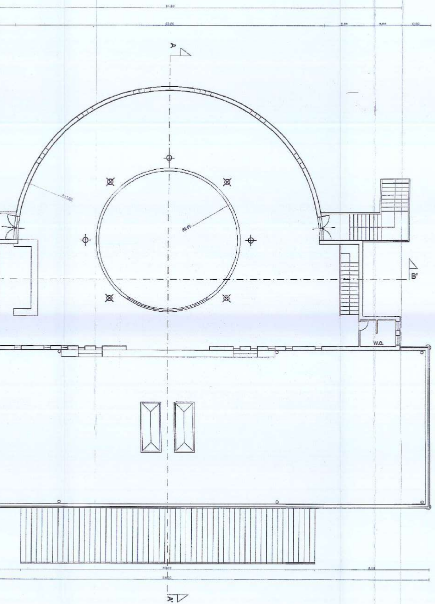
PLANIMETRIA SCALA 1:500


34.50
A
A'
B
B'
R6.00
W.C. Uomini
W.C. Donne
W.C. Uomini Donne
Sala Riunioni
Guardaroba
Sala Bar
Biglietteria

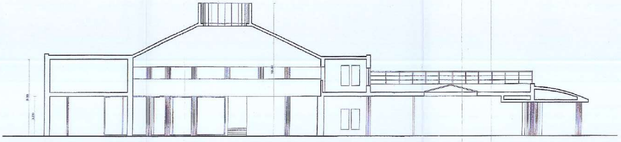
▨ Ampliamento eseguito in difformità dalla Concessione Edilizia n°68 del 17/07/80

PIANTA PIANO TERRA SCALA 1:100

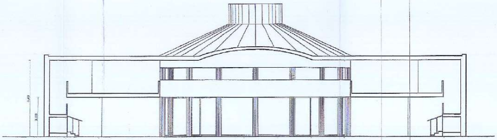




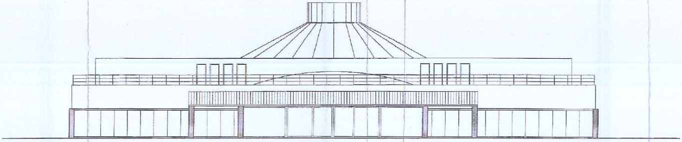
PIANTA PIANO PRIMO SCALA 1:100



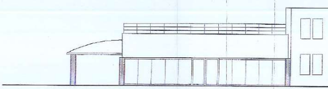
SEZIONE A-A'
scala 1:100

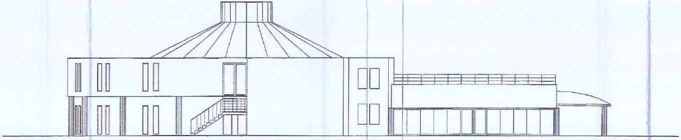


SEZIONE B-B'
scala 1:100

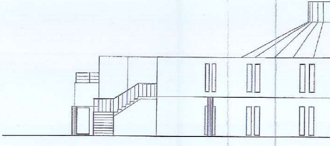


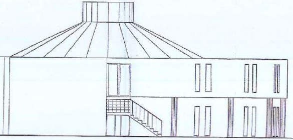
PROSPETTO OVEST
scala 1:100



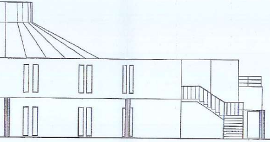


PROSPETTO NORD
scala 1:100



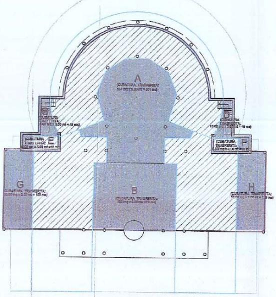


PROSPETTO SUD
scala 1:100



PROSPETTO EST
scala 1:100

COMPUTO DELLE CUBATURE Scala 1:200


A
(CUBATURA TRASFERITA:
167 mq x 3.00 mt = 501 mc)
C
CUBATURA
TRASFERITA:
15.00 mq x 3.00 mt = 45 mc)
D
(CUBATURA
TRASFERITA:
15.00 mq x 3.00 mt = 45 mc)
(CUBATURA
TRASFERITA:
E
6.00 mq x 3.00 mt = 18 mc)
(CUBATURA
TRASFERITA:
F
6.00 mq x 3.00 mt = 18 mc)
G
CUBATURA TRASFERITA:
53.00 mq x 3.00 mt = 159 mc)
B
(CUBATURA TRASFERITA:
126 mq x 3.00mt = 378 mc)
H
(CUBATURA TRASFERITA:
53.00 mq x 3.00 mt = 159 mc)

LEGENDA:

▩	DEMOLIZIONI CON TRASFERIMENTO DI CUBATURA
▨	AREE DA RISTRUTTURARE
—	PROGETTO POST OPERAM

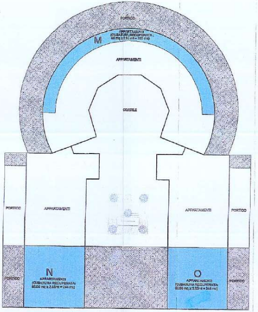
PIANTA PIANO TERRA
ante operam

ANTE OPERAM

PIANO TERRA

DEMOLIZIONI CON TRASFERIMENTO DI CUBATURA

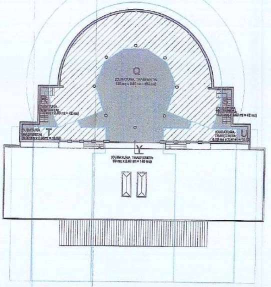
A:	167 mq x 3.00 mt	= 501.00 mc
B:	126 mq x 3.00 mt	= 378.00 mc
C:	15.00 mq x 3.00 mt	= 45.00 mc
D:	15.00 mq x 3.00 mt	= 45.00 mc
E:	6 mq x 3.00 mt	= 18.00 mc
F:	6 mq x 3.00 mt	= 18.00 mc
G:	53 mq x 3.00 mt	= 159.00 mc
H:	53 mq x 3.00 mt	= 159.00 mc
Totale mc		= 1323.00 mc
Totale mq		= 441.00 mq


PORTICO
M
APPARTAMENTI
(CUBATURA RECUPERATA :
APPARTAMENTI
CORTILE
PORTICO
APPARTAMENTI
APPARTAMENTI
PORTICO
N
PORTICO
APPARTAMENTI
(CUBATURA RECUPERATA:
83.00 mq x 2.95mt = 244 mc)
O
APPARTAMENTI
(CUBATURA RECUPERATA:
83.00 mq x 2.95mt = 244 mc)
PORTICO

LEGENDA:

▩	PORTICO E ATRIO DI NUOVA COSTRUZIONE
🟦	CUBATURA RECUPERATA

PIANTA PIANO TERRA
post operam


Q
(CUBATURA TRASFERITA:
155 mq x 2.80 mt = 434 mc)
R
CUBATURA
TRASFERITA:
15.00 mq x 2.80 mt = 42 mc)
S
(CUBATURA
TRASFERITA:
15.00 mq x 2.80 mt = 42 mc)
(CUBATURA
TRASFERITA:
T
6.00 mq x 2.80mt = 16.80)
(CUBATURA
TRASFERITA:
U
6.00 mq x 2.80 mt = 16.80)
Y
(CUBATURA TRASFERITA:
50 mq x 2.80 mt = 140 mc)

LEGENDA:

▩	DEMOLIZIONI CON TRASFERIMENTO DI CUBATURA
▨	AREE DA RISTRUTTURARE
—	PROGETTO POST OPERAM

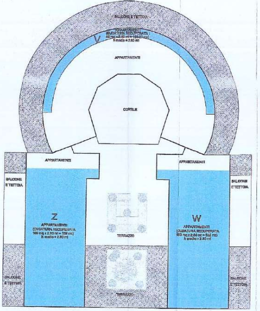
PIANTA PRIMO PIANO
ante operam

ANTE OPERAM

PRIMO PIANO

DEMOLIZIONI CON TRASFERIMENTO DI CUBATURA

Q:	155 mq X 2.80 mt	= 434.00 mc
R:	15.00 mq X 2.80 mt	= 42.00 mc
S:	15.00 mq X 2.80 mt	= 42.00 mc
T:	6.00mq X 2.80 mt	= 16.80 mc
U:	6.00 mq X 2.80 mt	= 16.80 mc
Y:	(6.70 mt X 0.35 mt) X 2.80mt	= 6.50 mc
Totale mc		= 558.50 mc
Totale mq		= 200.00 mq


BALCONE E TETTOIA
V
APPARTAMENTI
(CUBATURA RECUPERATA :
h medio = 2.80 mt
APPARTAMENTI
CORTILE
APPARTAMENTI
APPARTAMENTI
BALCONE E TETTOIA
BALCONE E TETTOIA
Z
APPARTAMENTI
(CUBATURA RECUPERATA
190 mq x 2.80 mt = 532 mc)
h medio = 2.80 mt
TERRAZZO
W
APPARTAMENTI
(CUBATURA RECUPERATA
190 mq x 2.80 mt = 532 mc)
h medio = 2.80 mt
TERRAZZO
BALCONE E TETTOIA
BALCONE E TETTOIA

LEGENDA:

▩	BALCONE E TETTOIA DI NUOVA COSTRUZIONE
🟦	CUBATURA RECUPERATA

PIANTA PRIMO PIANO
post operam

POST OPERAM

PIANO TERRA

CUBATURA RECUPERATA

M : 69 mq X 2.95 mt	= 200.00 mc
N : 83.00 mq X 2.95 mt	= 244.85 mc
O : 83.00 mq X 2.95 mt	= 244.85 mc
Totale	= 689.00 mc

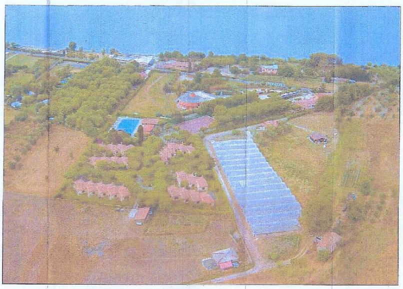
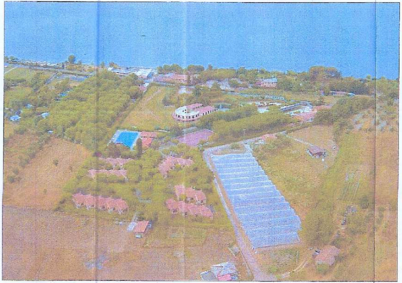


FOTO AEREA
ante operam



FOTOINSERIMENTO
post operam

POST OPERAM

PRIMO PIANO

CUBATURA RECUPERATA

V : 46 mq X 2.80 mt	= 128.80 mc
Z : 190.00 mq X 2.80 mt	= 532.00 mc
W : 190.00 mq X 2.80 mt	= 532.00 mc
Totale	= 1192.00 mc

CUBATURA DEMOLITA

TOTALE PIANO TERRA	= 1323.00 mc
TOTALE PIANO PRIMO	= 558.50 mc
TOTALE	= 1881.20 mc

CUBATURA RECUPERATA

TOTALE PIANO TERRA	= 689.00 mc
TOTALE PIANO PRIMO	= 1192.00 mc
TOTALE	= 1881.00 mc

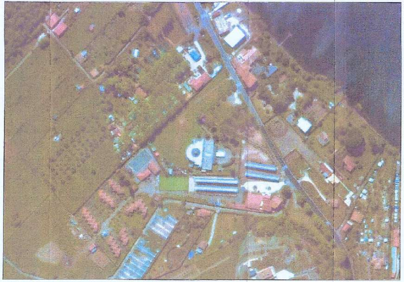
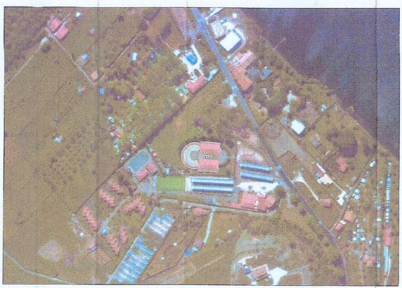
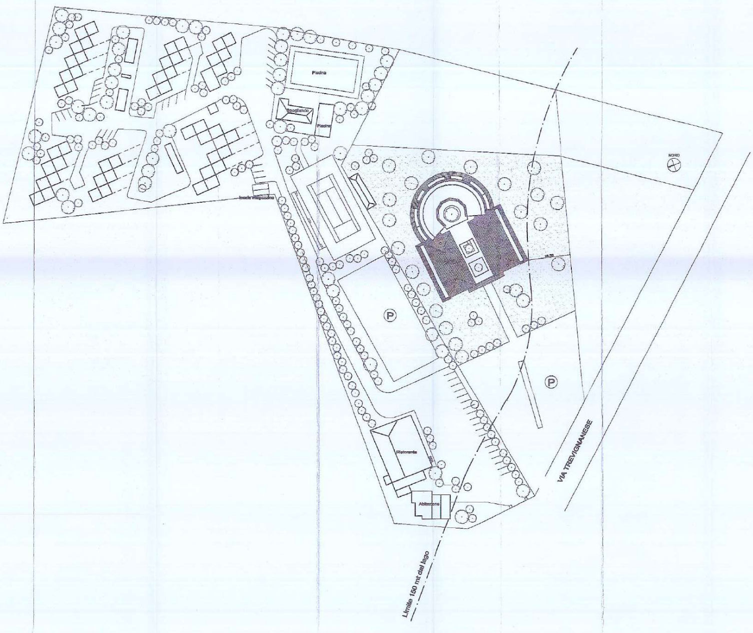


FOTO AEREA
ante operam

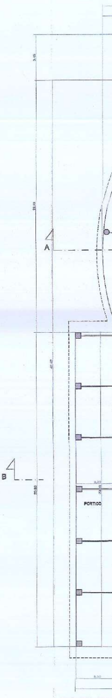


FOTOINSERIMENTO
post operam

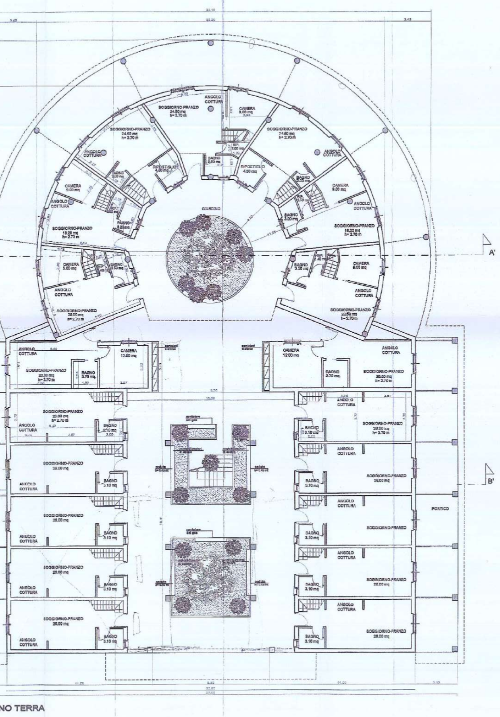
PROGETTO


Piscina
Spogliatoio
Piscina
locale magazzino
NORD
P
P
Ristorante
Abitazione
VIA TREVIGNANESE
Limite 150 mt dal lago

PLANIMETRIA SCALA 1:500

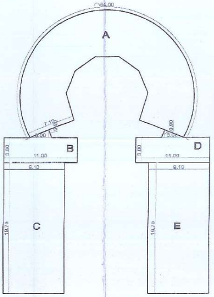


PIANTA PIA



A'
B'
GIARDINO
SOGGIORNO-PRANZO 24.60 mq h= 2.70 m
ANGOLO COTTURA
CAMERA 9.00 mq
RIPOSTIGLIO 4.30 mq
BAGNO 3.80 mq
RIP. 2.00 mq
BAGNO 2.00 mq
RIP. 1.50 mq
BAGNO 3.20 mq
SOGGIORNO-PRANZO 18.20 mq h= 2.70 m
BAGNO 3.50 mq
RIP. 1.40 mq
SOGGIORNO-PRANZO 20.50 mq h= 2.70 m
CAMERA 12.00 mq
BAGNO 3.70 mq.
SOGGIORNO-PRANZO 20.00 mq h= 2.70 m
SOGGIORNO-PRANZO 26.00 mq h= 2.70 m
BAGNO 3.10 mq
PORTICO
33.10
26.20
3.45
11.00
37.60

NO TERRA



54.00
A
7.10
3.00
0.90
B
D
3.80
11.00
9.10
C
E
19.70

PIANO TERRA

A = 285.00 mq = 285.00 mq

B = (11.10 x 3.80) + (3.00 x 0.90): 2 = 43.15 mq

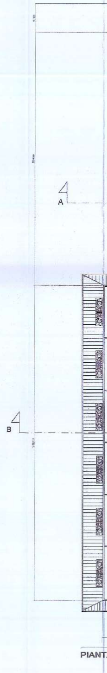
C = (19.70 x 9.10) = 179.00 mq

D = (11.10 x 3.80) +(3.00 x 0.90) :2 = 43.15 mq

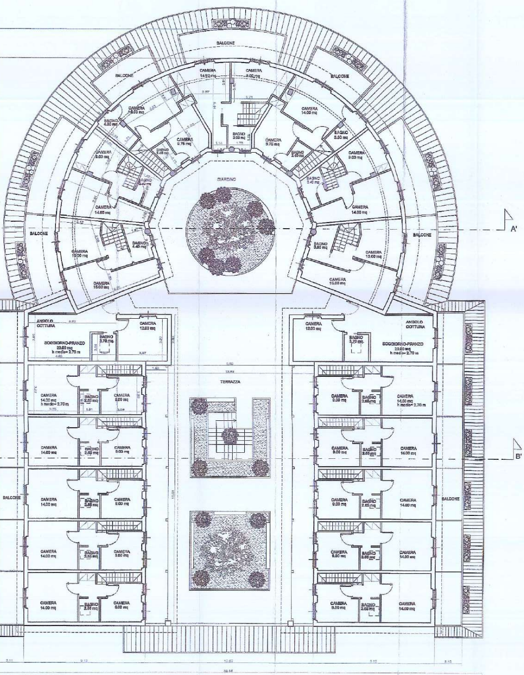
E = (19.70 x 9.10) = 179.00 mq

Superficie totale piano terra = 729.30 mq

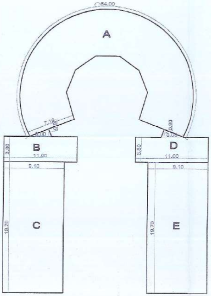
Volume conseguito A = 285.00 mq x (2.70 + 0.25) mt = 840.75 mc
Volume conseguito B+C+D+E = 444.00 mq (2.70 + 0.25) mt = 1310 mc
TOTALE VOLUME CONSEGUITO = 2150.55 mc



PIANT


BALCONE
BALCONE
BALCONE
CAMERA 14.90 mq
CAMERA 9.00 mq
CAMERA 14.00 mq
BAGNO 4.00 mq
CAMERA 9.75 mq
BAGNO 2.40 mq
BAGNO 3.00 mq
CAMERA 9.75 mq
BAGNO 2.40 mq
CAMERA 14.00 mq
BAGNO 3.80 mq
CAMERA 9.00 mq
CAMERA 9.00 mq
BAGNO 2.40 mq
BAGNO 3.40 mq
GIARDINO
CAMERA 14.80 mq
CAMERA 14.80 mq
BALCONE
BALCONE
BAGNO 4.40 mq
BAGNO 3.80 mq
CAMERA 10.00 mq
CAMERA 10.00 mq
CAMERA 15.00 mq
CAMERA 15.00 mq
A'
ANGOLO COTTURA
CAMERA 12.00 mq
BAGNO 3.70 mq
SOGGIORNO-PRANZO 20.00 mq h medio= 2.70 m
CAMERA 12.00 mq
BAGNO 3.70 mq
ANGOLO COTTURA
SOGGIORNO-PRANZO 20.00 mq h medio= 2.70 m
TERRAZZA
CAMERA 14.00 mq h medio= 2.70 m
BAGNO 2.85 mq
CAMERA 9.00 mq
CAMERA 9.00 mq
BAGNO 2.65 mq
CAMERA 14.00 mq h medio= 2.70 m
CAMERA 14.00 mq
BAGNO 2.85 mq
CAMERA 9.00 mq
CAMERA 9.00 mq
BAGNO 2.65 mq
CAMERA 14.00 mq
B'
BALCONE
CAMERA 14.00 mq
BAGNO 2.85 mq
CAMERA 9.00 mq
CAMERA 9.00 mq
BAGNO 2.65 mq
CAMERA 14.00 mq
BALCONE
CAMERA 14.00 mq
BAGNO 2.85 mq
CAMERA 9.00 mq
CAMERA 9.00 mq
BAGNO 2.65 mq
CAMERA 14.00 mq
CAMERA 14.00 mq
BAGNO 2.85 mq
CAMERA 9.00 mq
CAMERA 9.00 mq
BAGNO 2.65 mq
CAMERA 14.00 mq
3.11
9.10
12.60
9.10
3.10

A PIANO PRIMO


⌒54.00
A
7.19
3.00
0.90
B
11.00
9.10
3.80
D
11.00
9.10
3.80
0.90
C
19.70
E
19.70

PRIMO PIANO

A = 285.00 mq = 285.00 mq

B = (11.10 x 3.80) +(3.00 x 0.90): 2 = 43.15 mq

C = (19.70 x 9.10) = 179.00 mq

D = (11.10 x 3.80) +(3.00 x 0.90): 2 = 43.15 mq

E = (19.70 x 9.10) = 179.00 mq

Superficie totale primo piano = 729.30 mq

Superficie totale piano terra e primo piano = 1458.60 mq

Volume conseguito A = 285.00mq x (2.80) mt = 798 mc

Volume conseguito B+C+D+E = 444.00 mq (2.80) mt = 1243 mc

TOTALE VOLUME CONSEGUITO = 2041 mc

DATI TECNICI DI PROGETTO

ZONA DI P.R.G.C. C1

I.F. = 0.3 mc/mq

SUPERFICIE LOTTO = 10390 mq (Particelle = 54 - 76 - 74)

VOLUME CONSEGUBILE = 3117 mc

VOLUME RESIDUO ZONA F1 (Particelle = 295 - 296) 1092 mc

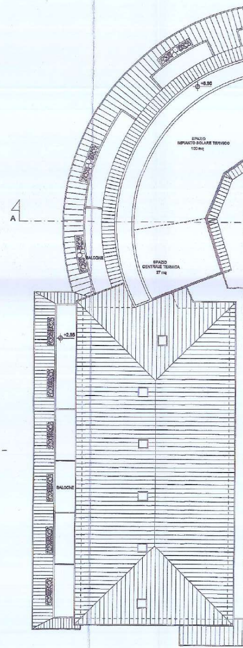
VOLUME TOTALE CONSEGUIBILE 4209 mc

VOLUME PIANO TERRA CONSEGUITO 2150.55 mc

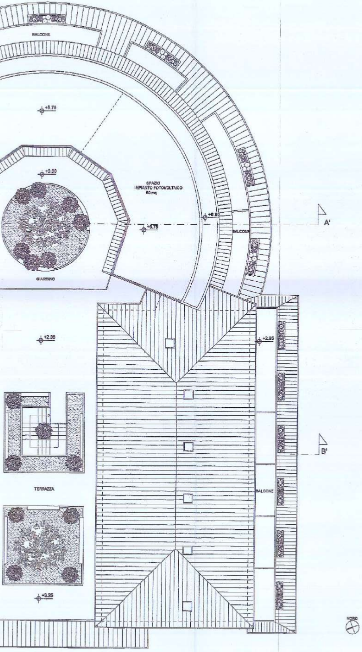
VOLUME PIANO PRIMO CONSEGUITO 2041 mc

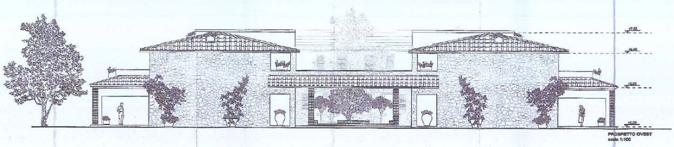
VOLUME TOTALE CONSEGUITO 2041 mc +2150.55 mc 4191.55 mc

4191.55 mc < 4209 mc

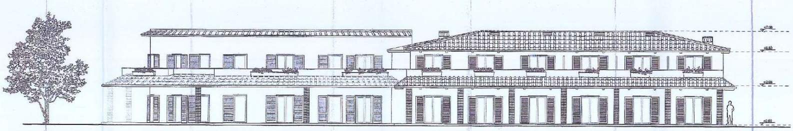

+5.90
SPAZIO IMPIANTO SOLARE TERMICO 100 mq
A
BALCONE
SPAZIO CENTRALE TERMICA 27 mq
+2.85
B
BALCONE

PIANTA COPERTURE

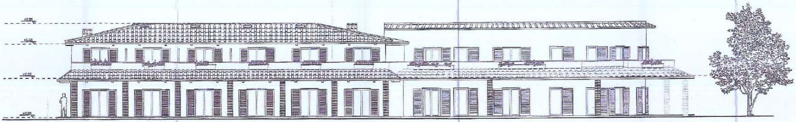

BALCONE
+5.75
+0.00
SPAZIO
IMPIANTO FOTOVOLTAICO
60 mq
+6.90
+5.75
BALCONE
A'
GIARDINO
+2.95
+2.95
B'
TERRAZZA
BALCONE
+3.25
NORD


+7.05
+5.60
+2.05
+0.00

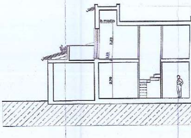
PROSPETTO OVEST
scala 1:100

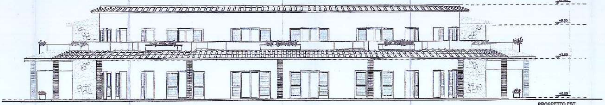

+7.05
+5.60
+2.05
+0.00

PROSPETTO NORD
scala 1:100

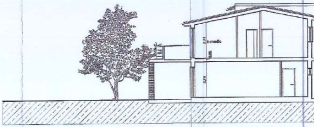

+7.05
+5.50
+2.55
+0.00

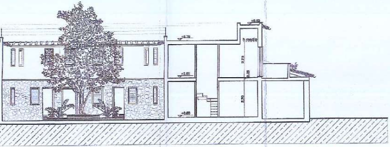
PROSPETTO SUD
scala 1:100


h medio
2.23
0.25
2.70

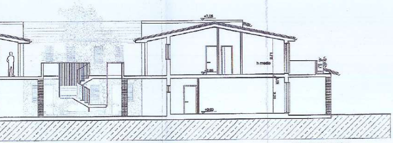

+7.05
+5.50
+3.05
+0.00

PROSPETTO EST
scala 1:100


2.71
h medio
0.25
2.70

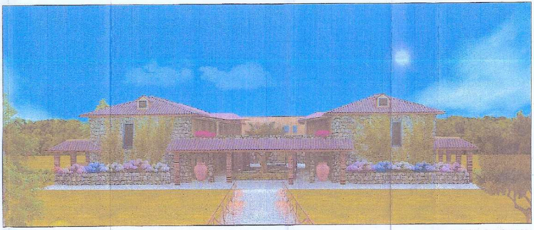

+6.50
+5.75
h medio
2.70
+2.85
0.25
2.70
+0.00

SEZIONE AA'

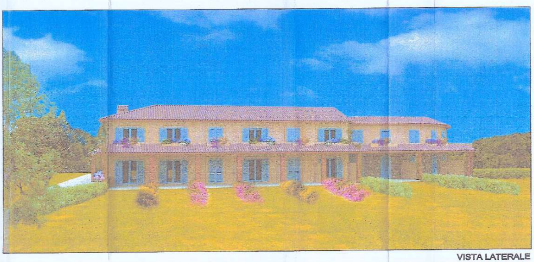

+7.05
2.71
h medio
+2.85
0.25
2.20
+0.00

SEZIONE BB'

RENDERING



VISTA FRONTALE



VISTA LATERALE