

COMUNE DI CUNEO

PIANO ESECUTIVO CONVENZIONATO DI INIZIATIVA PRIVATA

(ai sensi dell'art. 43 - L.R. 56/77 e s.m.i.)

ZONA VCC.2

**Piazzale Cavalieri di Vittorio Veneto, Giardino Don Stoppa e Sella
e fabbricati provinciali in via M. Zovetto**



TAV. 10

TIPOLOGIE EDILIZIE

**SCALA
1:500**

PROPONENTI:

**PROVINCIA DI CUNEO
Corso Nizza 21 - Cuneo
C.F. 00447820044**

**MARTES S.R.L.
Corso Giolitti 12 - Cuneo
P.iva 02940900042**

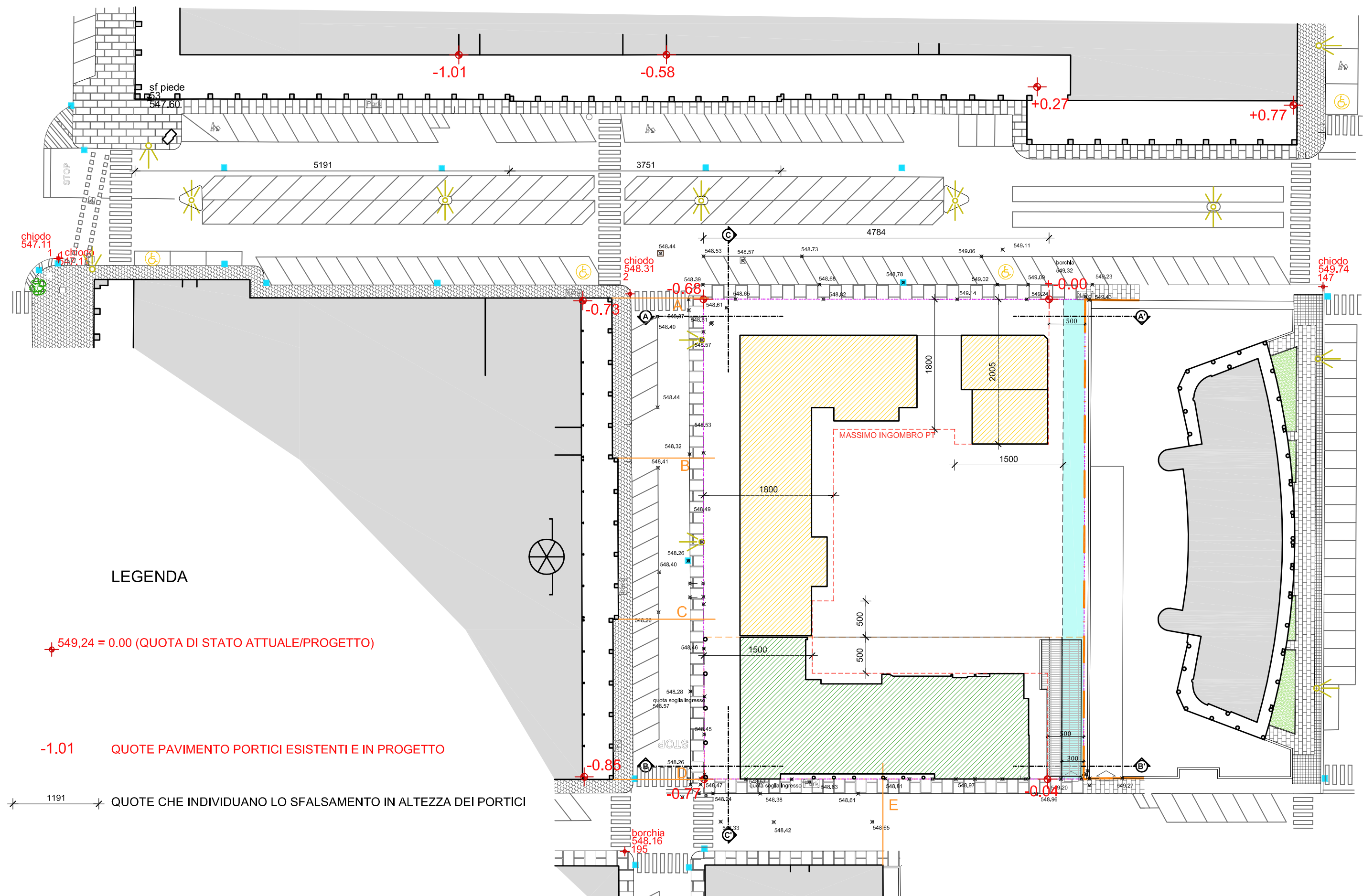
PROGETTO:

STUDIO GARZINO PROGETTI
Ing. Giorgio Garzino
C.so Vittorio Veneto 20 - 12038 Savigliano
Tel. 0172-712988
Email. giorgio.garzino@studiogarzino.it

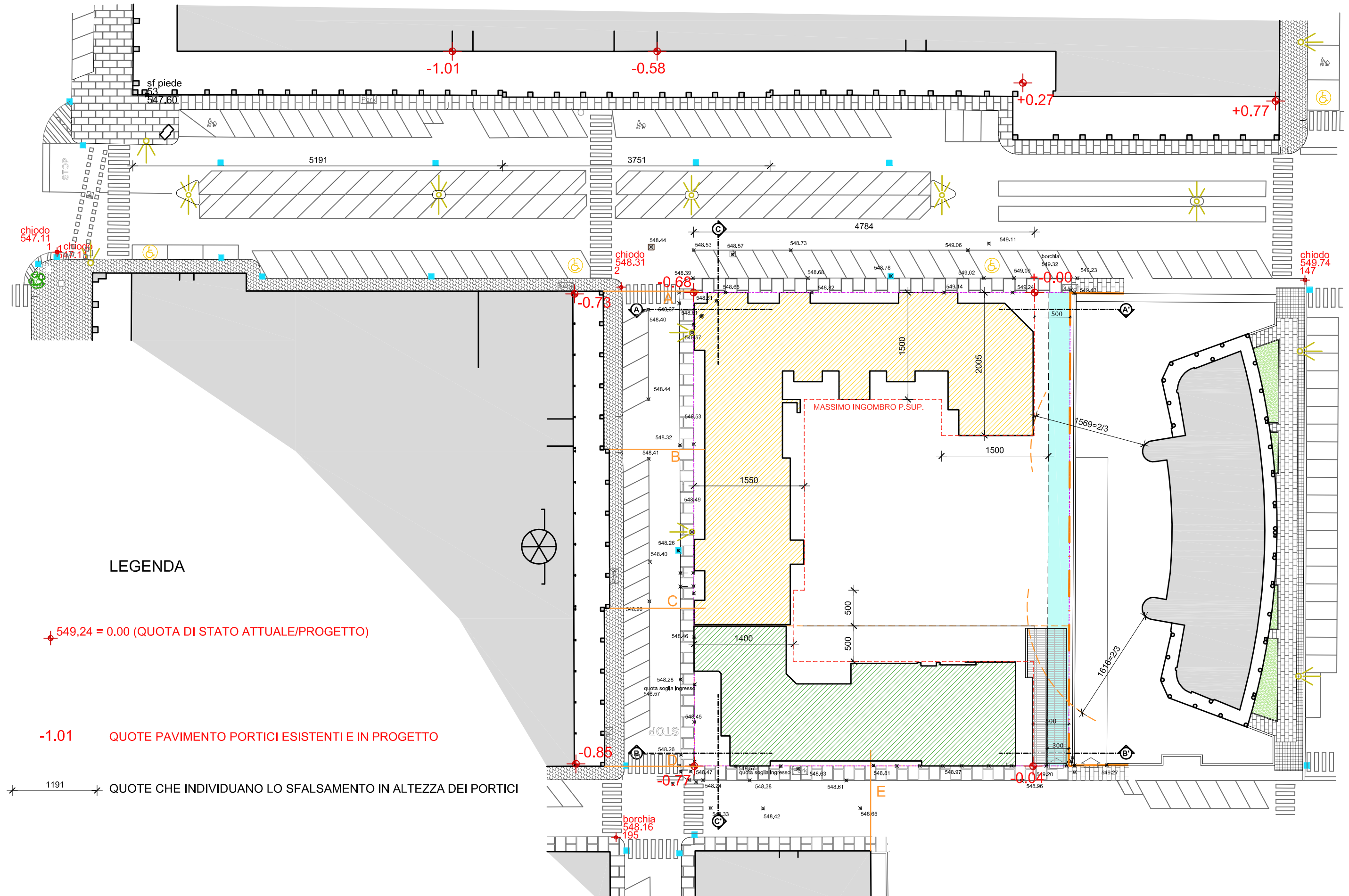


ARCHANA ARCHITETTI ASSOCIATI
Arch. Michele Forneris
Arch. Lisa Cattaneo
C.so Nizza 30 - 12100 Cuneo
Tel. 0171-695653
Email. archana@studioarchana.com

PLANIMETRIA GENERALE CON ALTEZZE PORTICI ESISTENTI E IN PROGETTO - MASSIMO INGOMBRO PIANO TERRA



PLANIMETRIA GENERALE CON ALTEZZE PORTICI ESISTENTI E IN PROGETTO - MASSIMO INGOMBRO PIANI SUPERIORI



VERIFICA DEL RISPETTO DELLA DISTANZA DI 2/3 DELL'ALTEZZA MASSIMA TRA EDIFICI

VIA	PIANO	ALTEZZE DA MARCIAPIEDE A ESTRADOSSO SOFFITTO		TRATTO	2/3 ALTEZZA ml	LARGHEZZA STRADA ml	ARRETRAMENTO RICHIESTO DAL CONFINO PROPRIETA'	ARRETRAMENTO IN PROGETTO
Q. SELLA	4	MINIMA ml	17,65	DE	11,77	12	NON NECESSARIO	-0,01 m
		MASSIMA ml	18,02		12,01		-0,01	
Q. SELLA	5	MINIMA ml	21	DE	14,00	12	-2,00	-2,25 m
		MASSIMA ml	21,37		14,25		-2,25	
Q. SELLA	ATTICO	MINIMA ml	24,3	DE	16,20	12	-4,20	-4,45 m
		MASSIMA ml	24,67		16,45		-4,45	

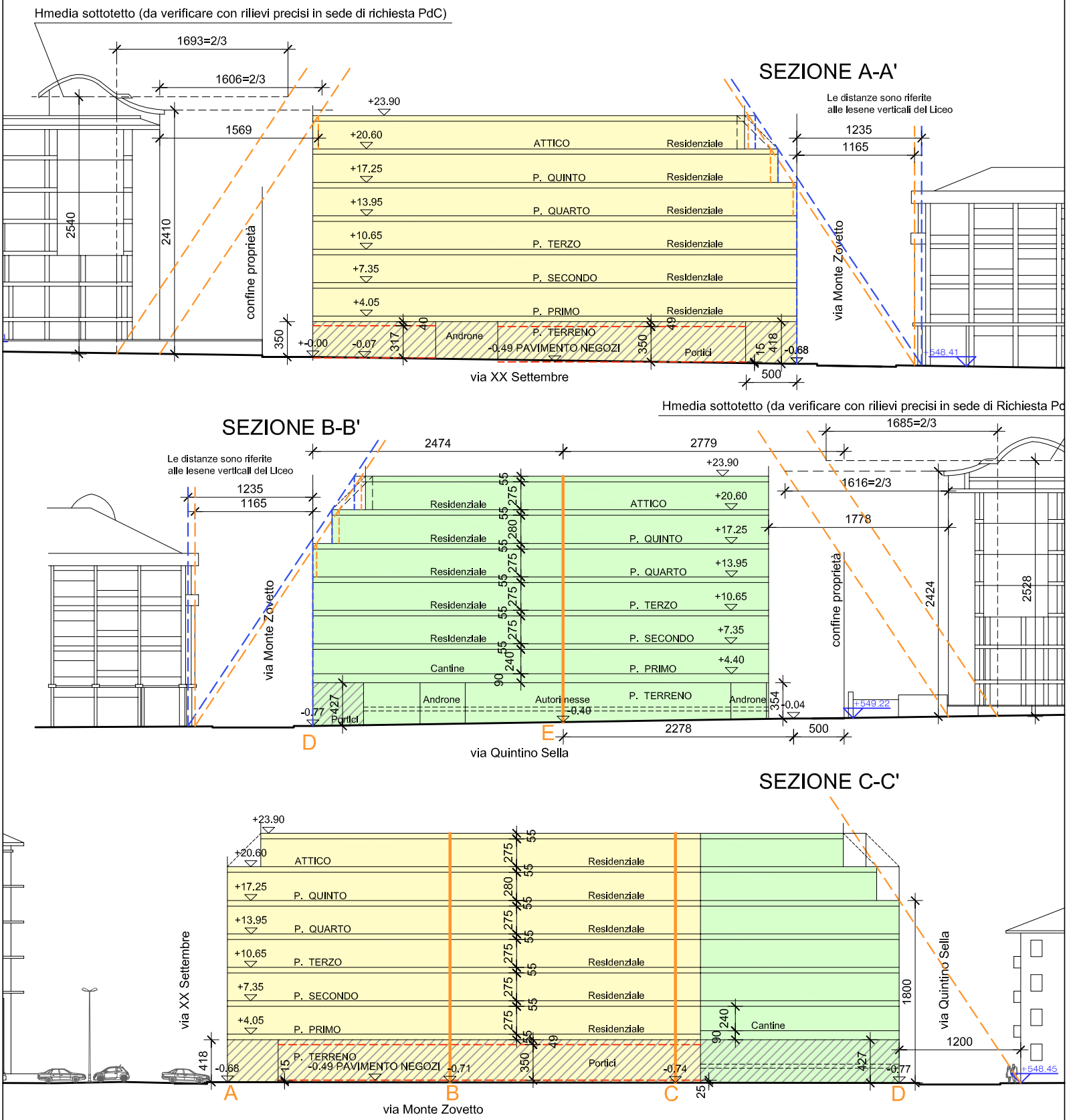
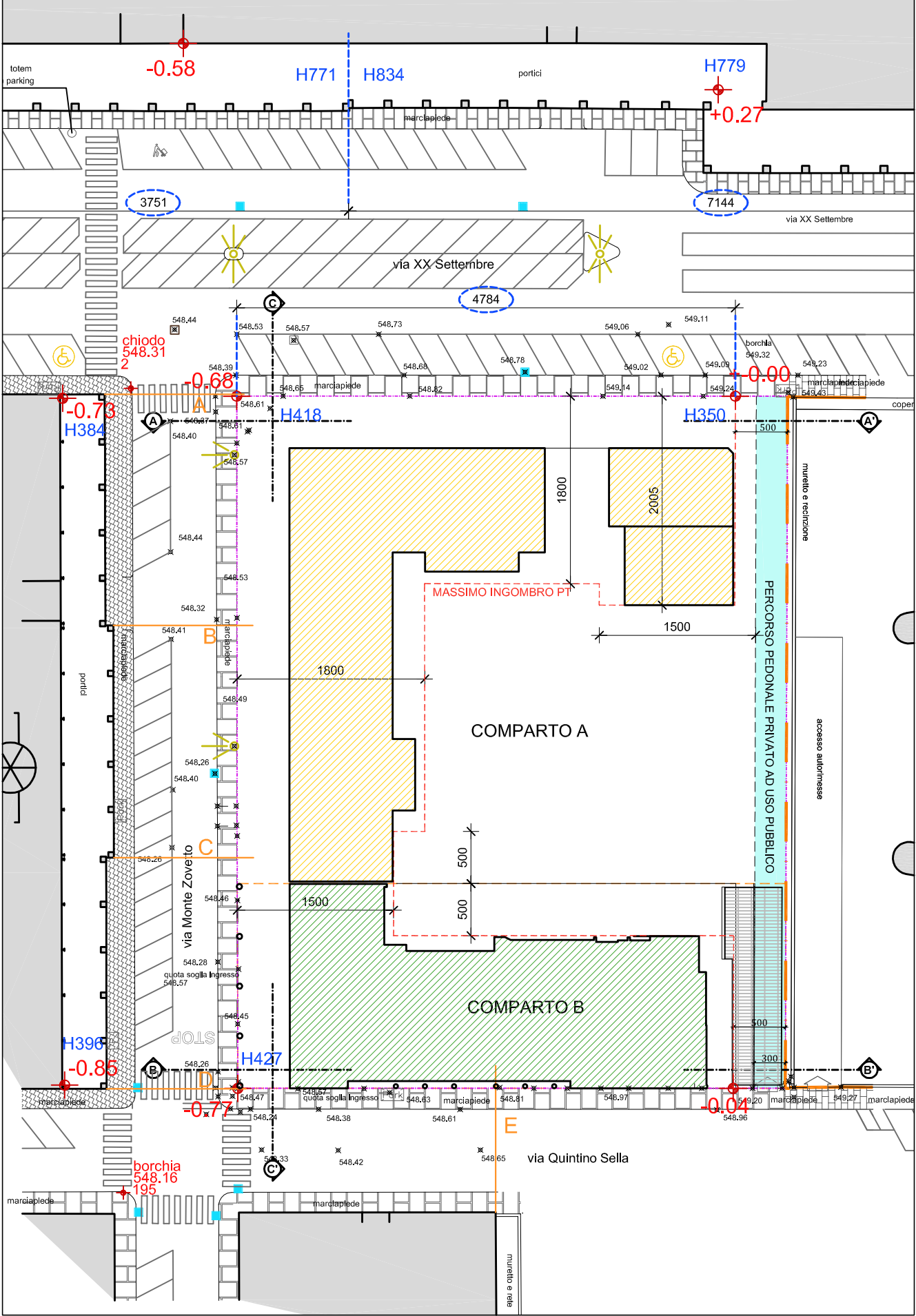
MONTE ZOVETTO	4	MINIMA ml	17,93	AB e CD	11,95	12,35	NON NECESSARIO	NON NECESSARIO
		MASSIMA ml	18,02		12,01		NON NECESSARIO	
MONTE ZOVETTO	5	MINIMA ml	21,28	AB e CD	14,19	12,35	-1,84	-1,9 m
		MASSIMA ml	21,37		14,25		-1,90	
MONTE ZOVETTO	ATTICO	MINIMA ml	24,58	AB e CD	16,39	12,35	-4,04	-4,1 m
		MASSIMA ml	24,67		16,45		-4,10	

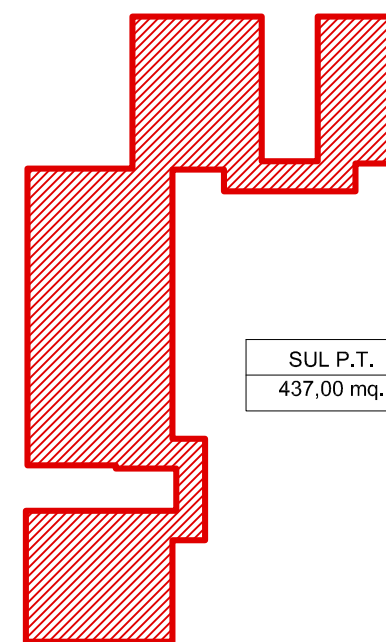
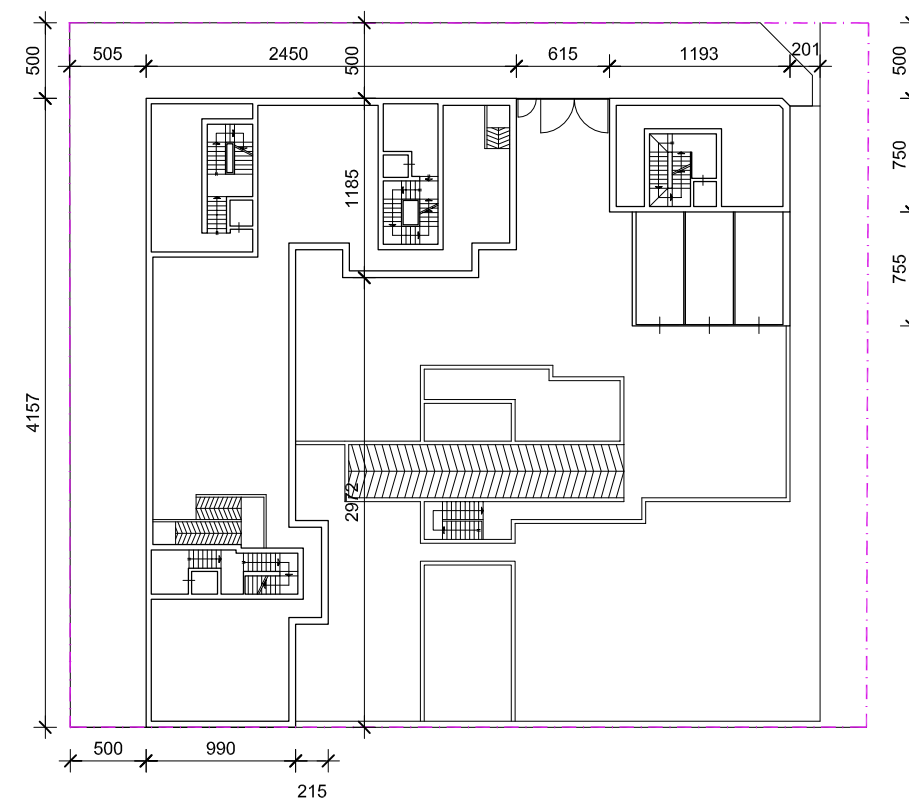
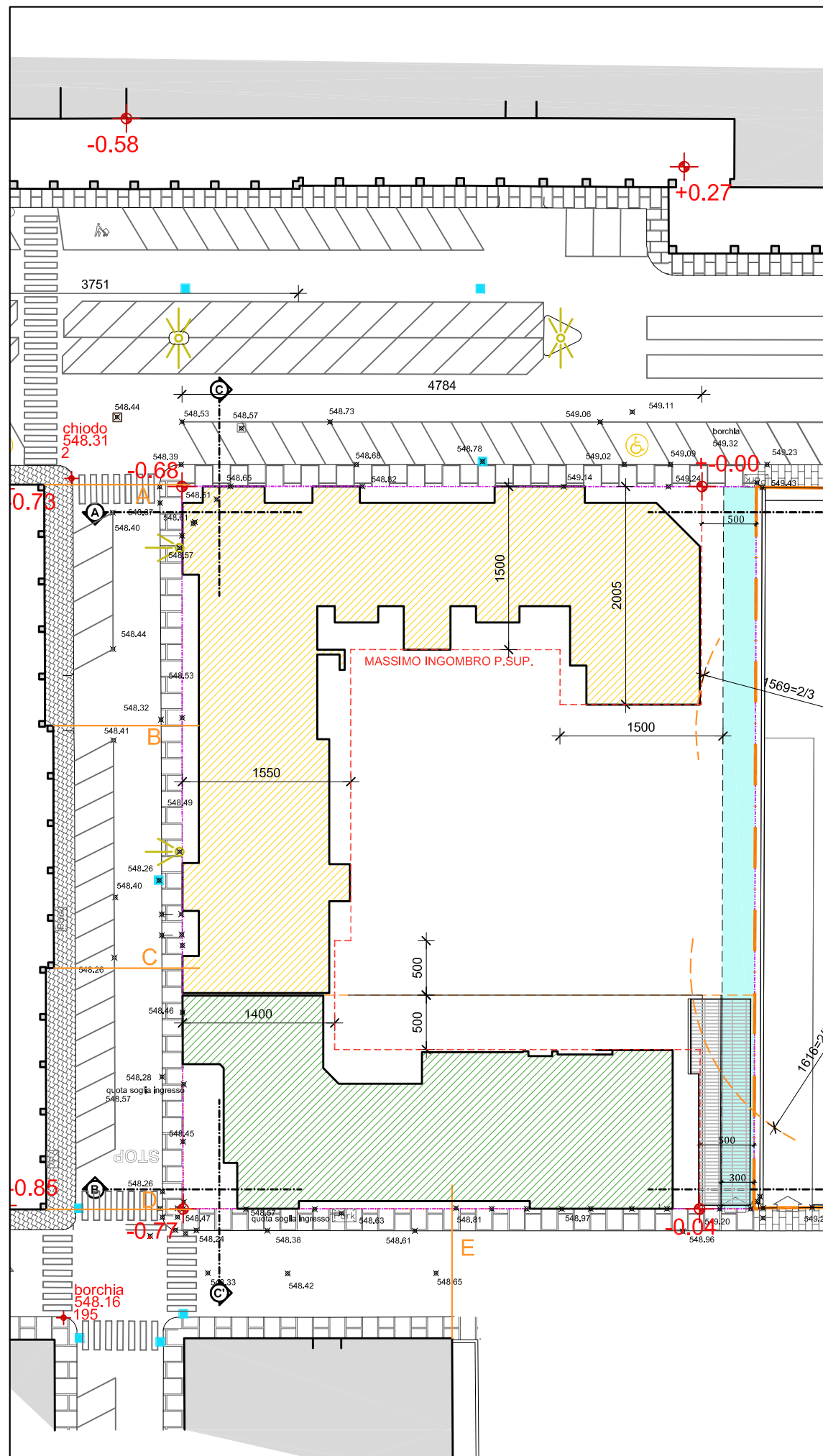
MONTE ZOVETTO	4	MINIMA ml	17,96	BC	11,97	11,65	-0,32	-0,34 m
		MASSIMA ml	17,99		11,99		-0,34	
MONTE ZOVETTO	5	MINIMA ml	21,31	BC	14,21	11,65	-2,56	-2,58 m
		MASSIMA ml	21,34		14,23		-2,58	
MONTE ZOVETTO	ATTICO	MINIMA ml	24,61	BC	16,41	11,65	-4,76	-4,78 m
		MASSIMA ml	24,64		16,43		-4,78	

QUALORA L'EDIFICIO VENGA PROGETTATO CON L'EFFICIENZA ENERGETICA RICHIESTA DAL DECRETO LEGISLATIVO 04-07-2014 N° 102 ART. 14 COMMA 6 TALE MISURA PUO' ESSERE DEROGATA, IN BASE ALLO SPESSORE DELLE MURATURE, FINO AD UN MASSIMO DI 30 CM

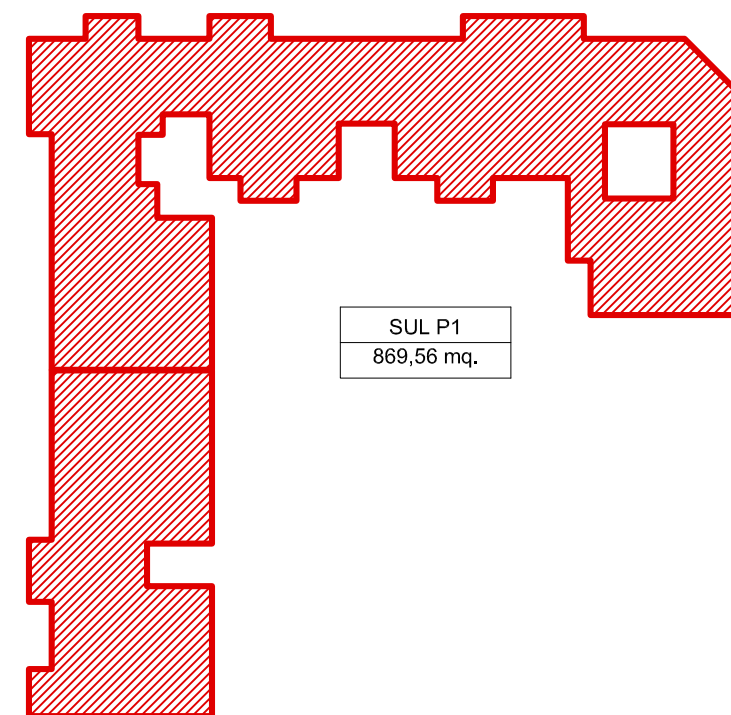
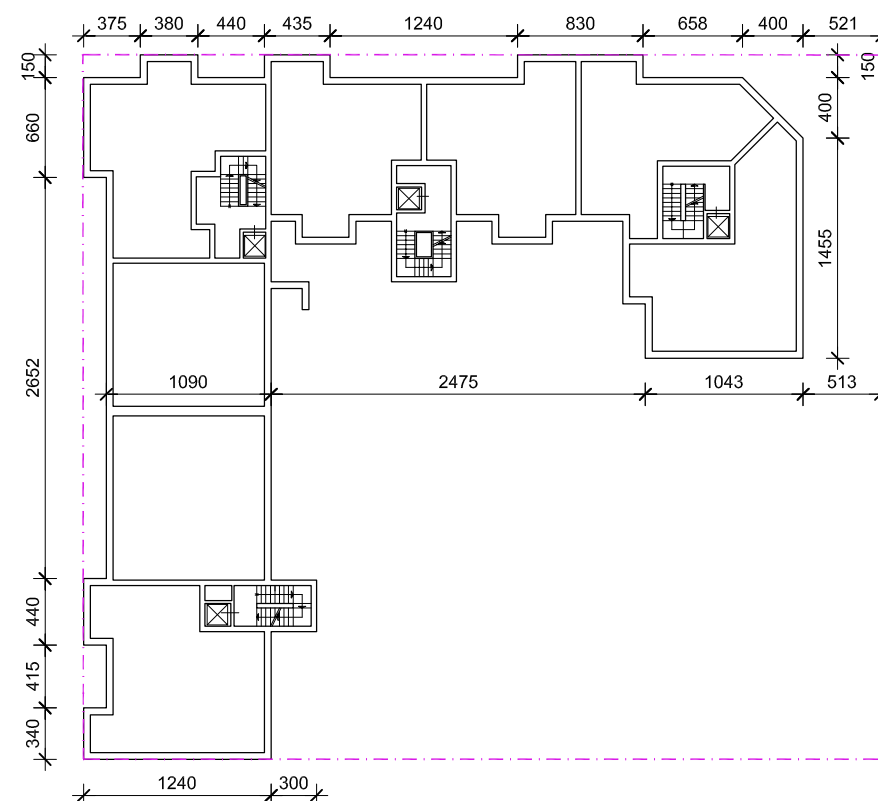
LA MISURA E' AMPIAMENTE SUPERATA DALL'ARETRAMENTO RICHIESTO PER IL PIANO ATTICO DALLA NORME DI ATTUAZIONE DEL PRG VIGENTE (SAGOMA INTERSECANTE LA DIAGONALE A 45° DAL FILO DELL'ESTRADOSSO DELL'ULTIMO SOLAIO)

COMPARTO A (Provincia di Cuneo)

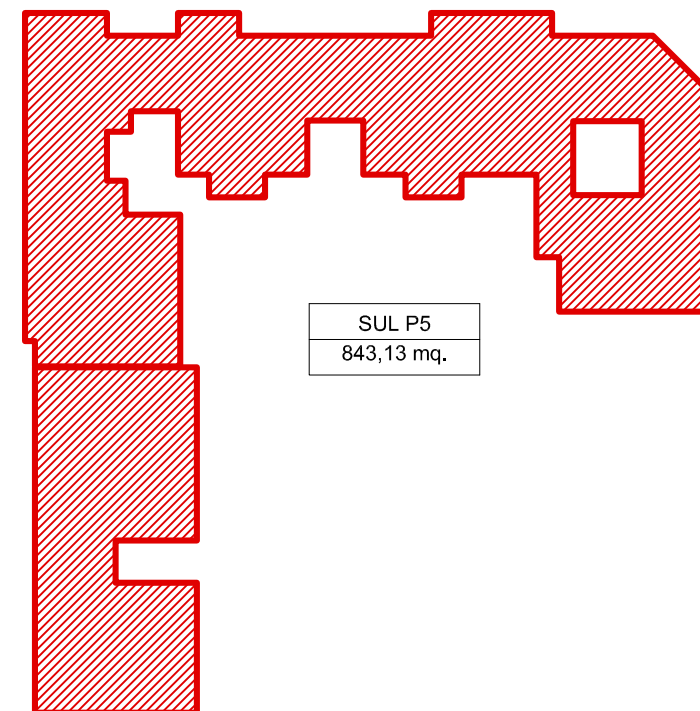
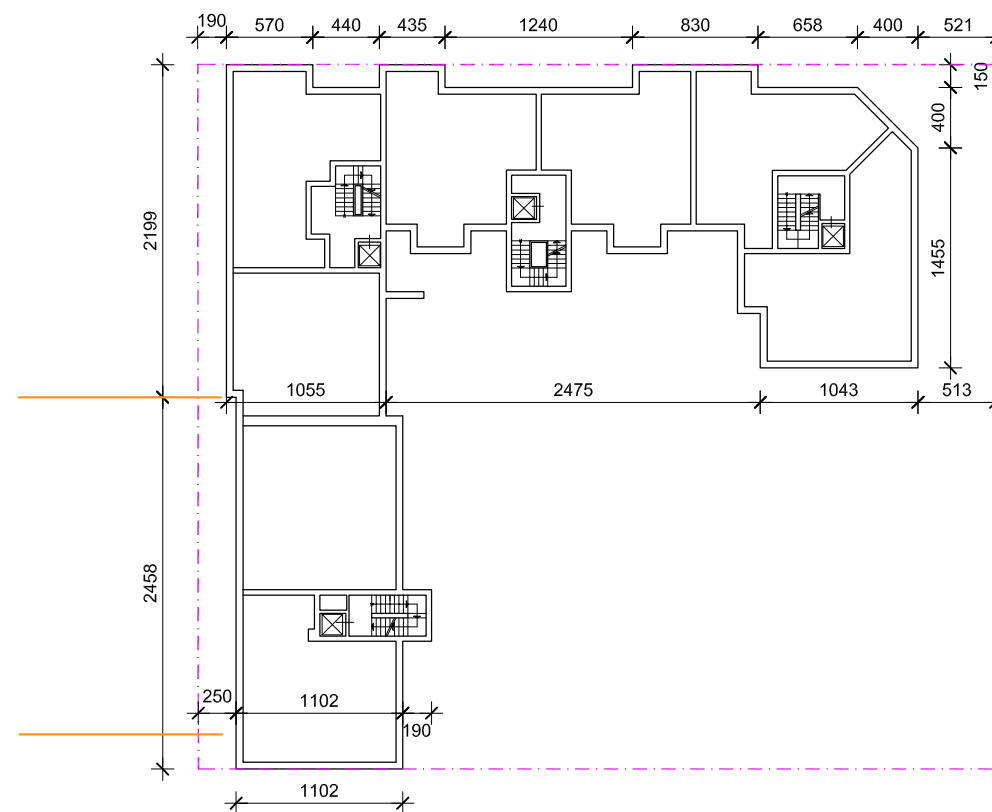
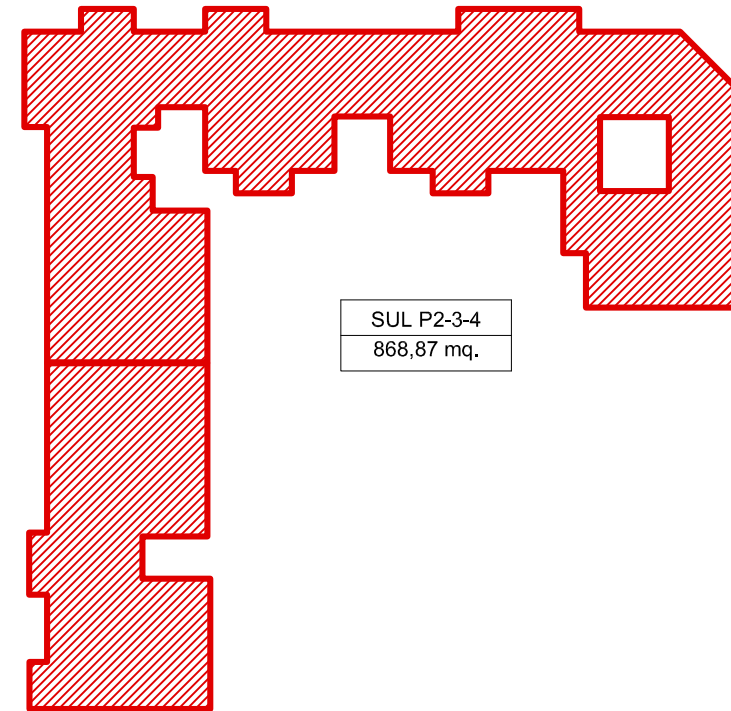
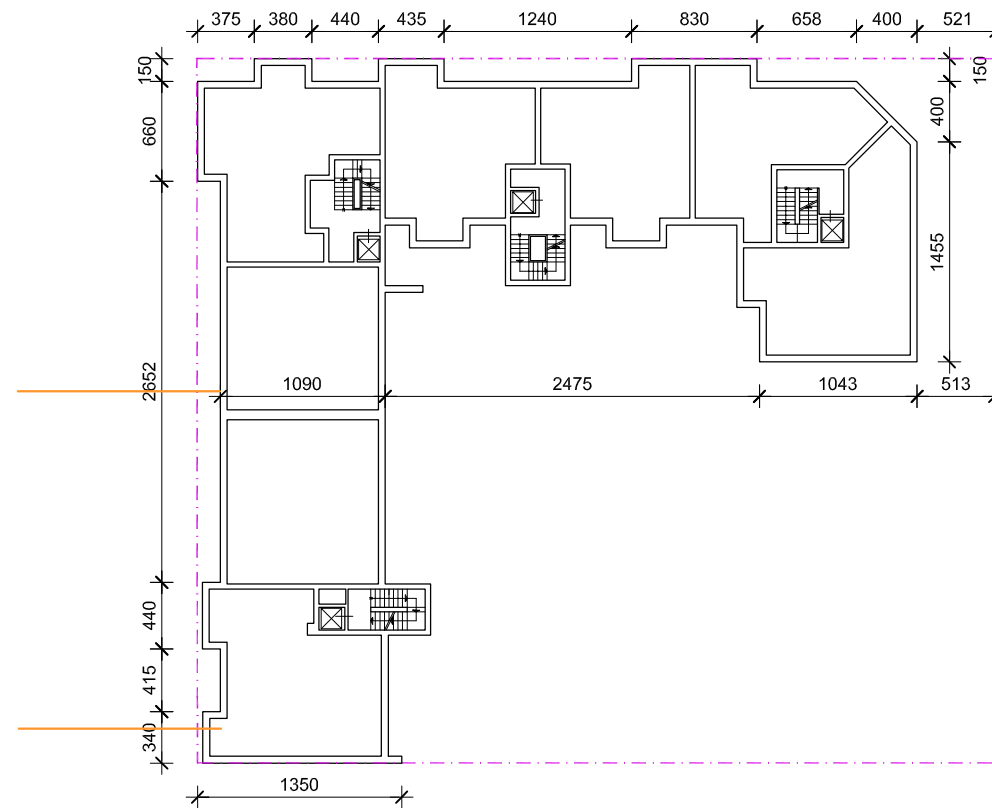


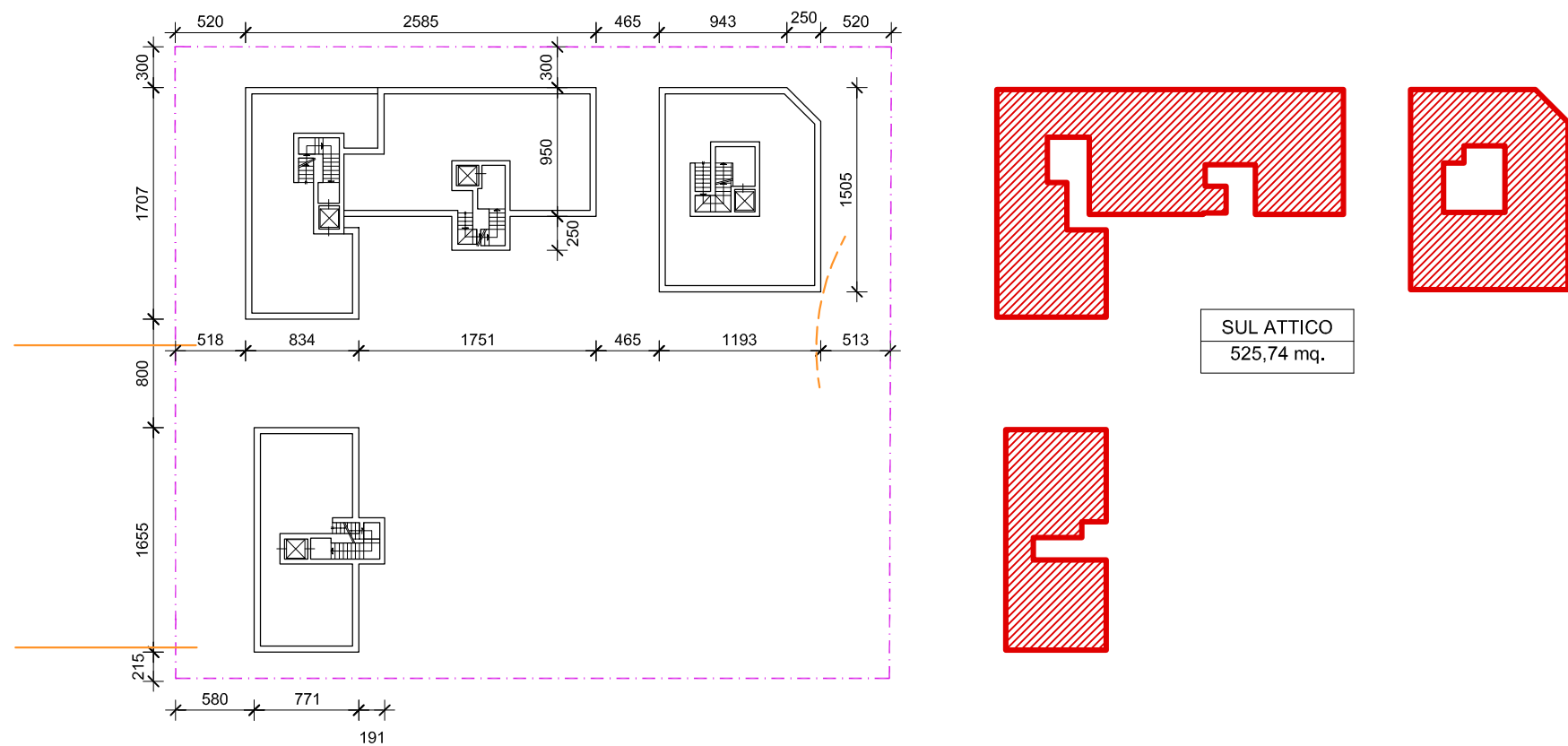


SUL P.T.
437,00 mq.



SUL P1
869,56 mq.





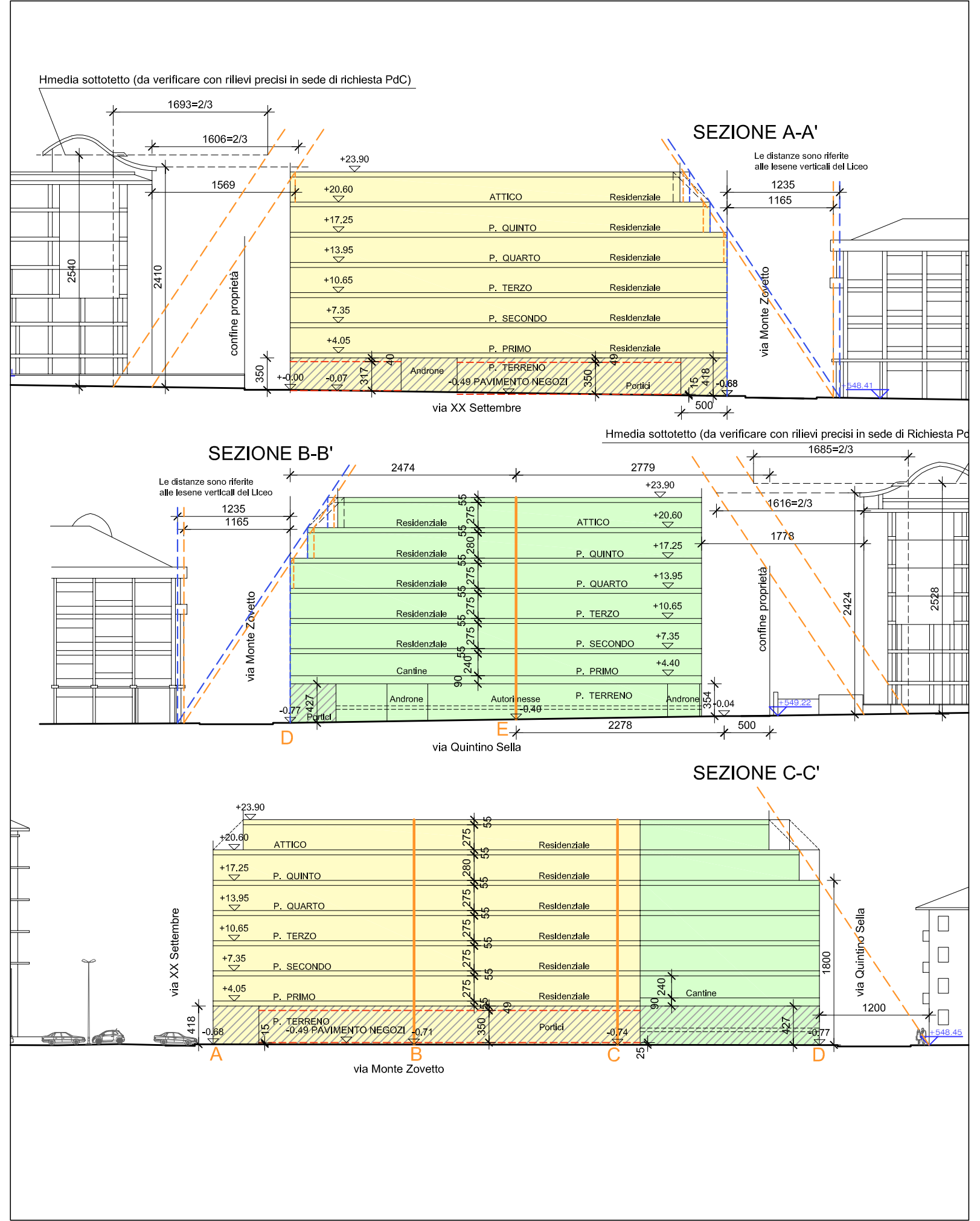
COMPARTO A (Provincia)

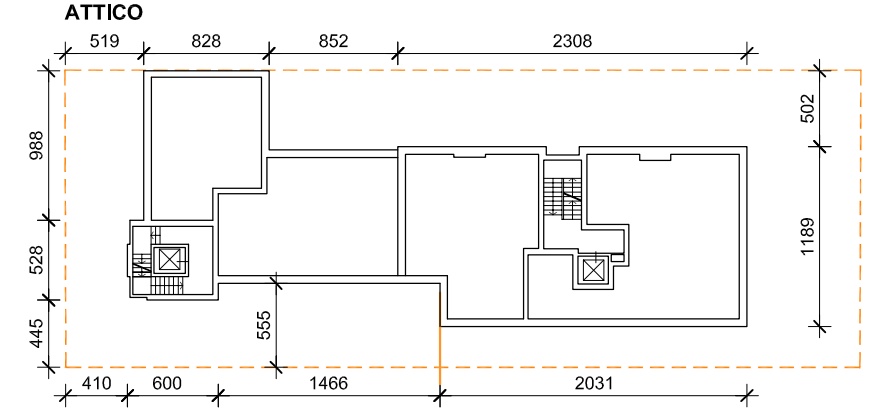
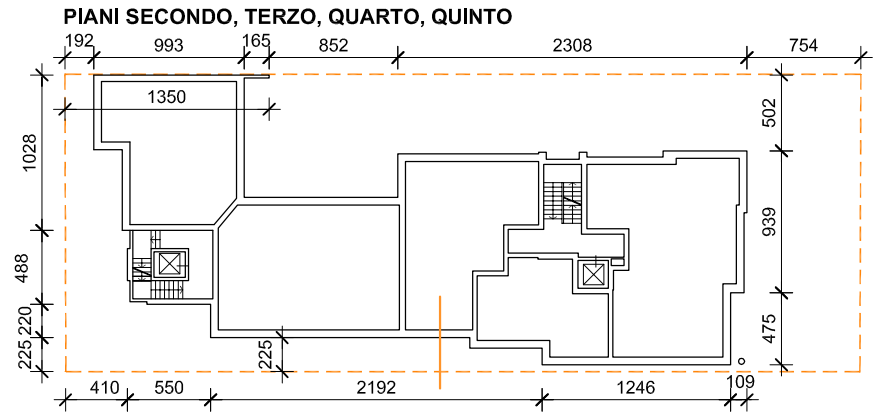
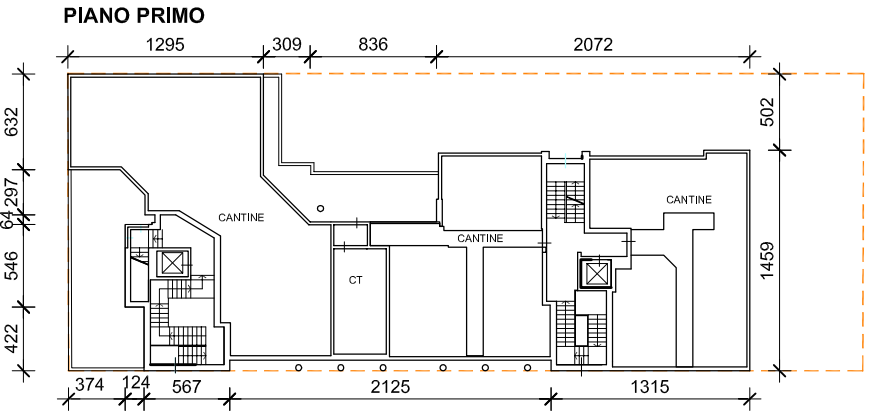
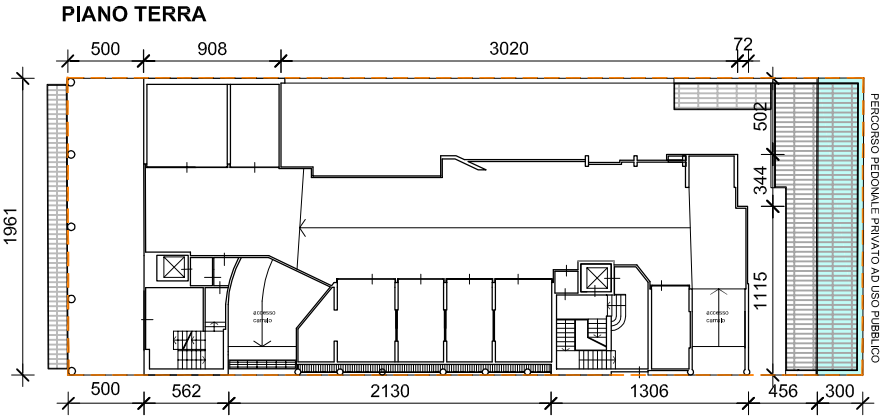
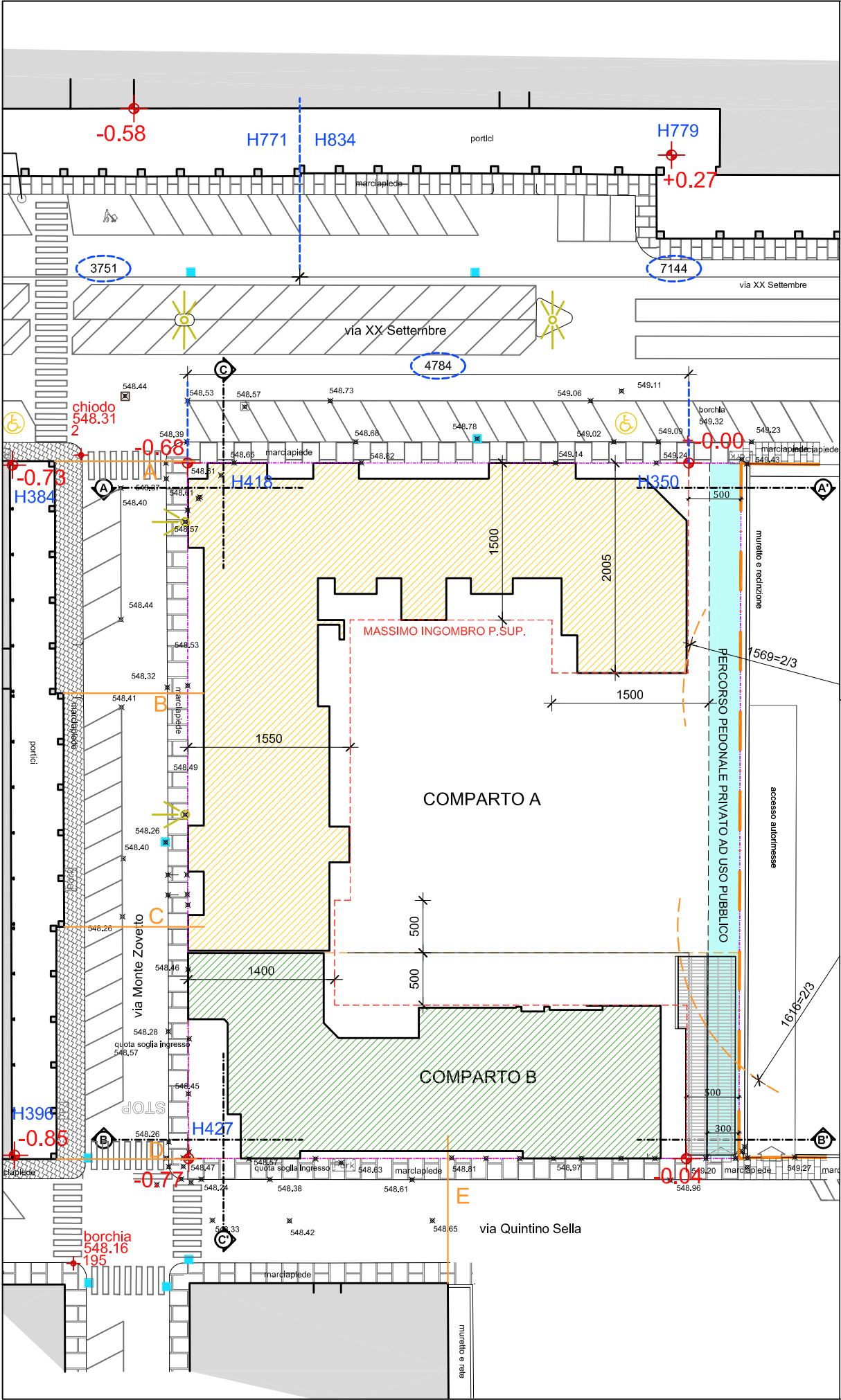
DATI RELATIVI ALLA TIPOLOGIA DEL COMPARTO "B"		
SUP. FONDIARIA	mq	2456,52
S.U.L. ASSEGNATA	mq	5100+255*
S.U.L. IN PROGETTO	mq	5282,04
S.U.L. A DISPOSIZIONE	mq	72.96
PIANI FUORI TERRA	n°	7
SUL RESIDENZIALE	mq	4590,04+255*
SUL TERZIARIA	mq	437
PARCHEGGI PRIVATI (4mq/10mq SUL) da reperire nell'interrato	mq	Sup. min. 1959.22
PARCHEGGI PRIVATI (1mq/10mc VOL) da reperire nell'interrato	mq	Sup. min. 151.61

* SUL in aggiunta per utilizzo agevolazione prevista dal "decreto Romani" (DL 3-3-2011 n° 28)

The architectural site plan for 'COMPARTO B (Soc. MARTES)' illustrates the building's footprint and its integration with the urban environment. The plan is divided into several key areas:

- Building Footprint:** The main structure is shown in yellow, with a large central area labeled 'COMPARTO A' and a lower section labeled 'COMPARTO B'. Dimensions of 1800 and 1500 are indicated for these sections. A 'MASSIMO INGOMBRO PT' (Maximum Projected Overhang) is marked with a red dashed line.
- Parking and Access:** A parking area is located to the left of the building, with a 'totem parking' and a 'borchia' (bollard) marked. A 'PERCORSO PEDONALE PRIVATO AD USO PUBBLICO' (Private Pedestrian Path for Public Use) is shown running along the right side of the building, adjacent to a 'muro e recinzione' (wall and fence). An 'accesso autotrasmesse' (vehicle access) is also indicated.
- Streets and Surroundings:** The plan shows the building's location relative to 'via XX Settembre' and 'via Quintino Sella'. A 'portici' (covered walkway) is shown along the top edge of the building.
- Technical Details:** The plan includes numerous elevation points (e.g., 548.44, 548.57, 548.73, 548.68, 548.78, 549.06, 549.11, 549.02, 549.14, 549.24, 549.32, 549.23, 549.43, 548.40, 548.44, 548.53, 548.32, 548.41, 548.49, 548.26, 548.40, 548.20, 548.46, 548.28, 548.57, 548.45, 548.26, 548.47, 548.38, 548.61, 548.97, 548.96, 548.33, 548.42, 548.65) and a 'quota soglia ingresso' (entrance threshold level) of 548.57. It also shows 'marciapiede' (sidewalk) and 'portici' (covered walkway) details.
- Other Features:** A 'chiodo' (nail) is marked at 548.31, and a 'borchia' (bollard) is marked at 548.16. A 'STOP' sign is indicated near the entrance. A 'muro e rete' (wall and fence) is shown at the bottom left.

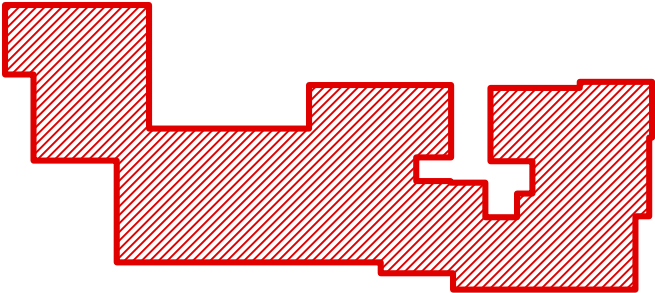




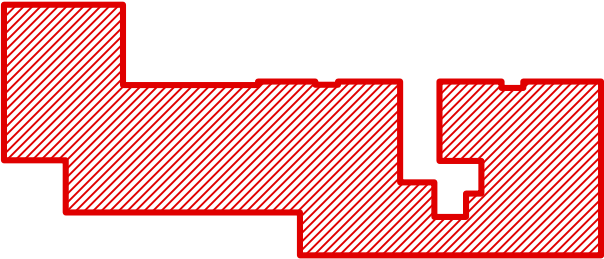
COMPARTO B (Soc. MARTES)

DATI RELATIVI ALLA TIPOLOGIA DEL COMPARTO "B"		
SUP. FONDIARIA	mq	1033.00
S.U.L. ASSEGNATA	mq	2100+105*
S.U.L. IN PROGETTO	mq	2204,26
S.U.L. A DISPOSIZIONE	mq	0.74
PIANI FUORI TERRA	n°	7
SUL RESIDENZIALE	mq	2100+105*
SUL TERZIARIA	mq	0
PARCHEGGI PRIVATI (4mq/10mq SUL) da reperire nell'interrato	mq	Sup. minima 882

* SUL in aggiunta per utilizzo agevolazione prevista dal "Decreto Romani" (DL 3/3/2011 n°28)



SUL P5-4-3-2
452,47 mq.



SUL ATTICO
394,38 mq.