

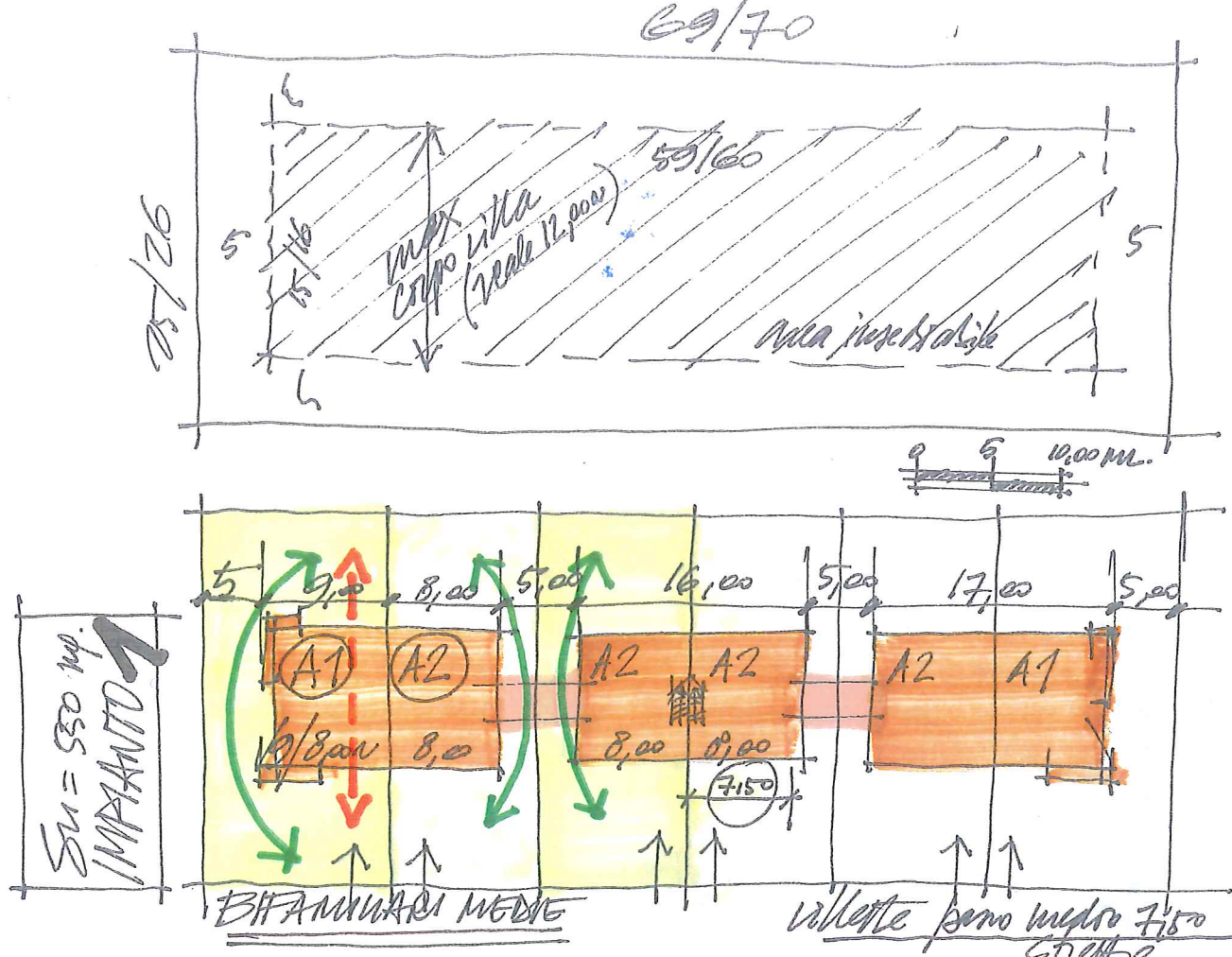
VILLE

AA

FUTURA GRANAROLO

S. ANNA 4.2 / Capolungo

Brisini luglio 2008



LOTTE COMPRA
 Adatti anche a
 avere "finte so
 mp. 1700/1800
 es: 6 bifamili
 su lotto 1800 =
 30 lotti come q
 hanno al lim
 ai 90'000

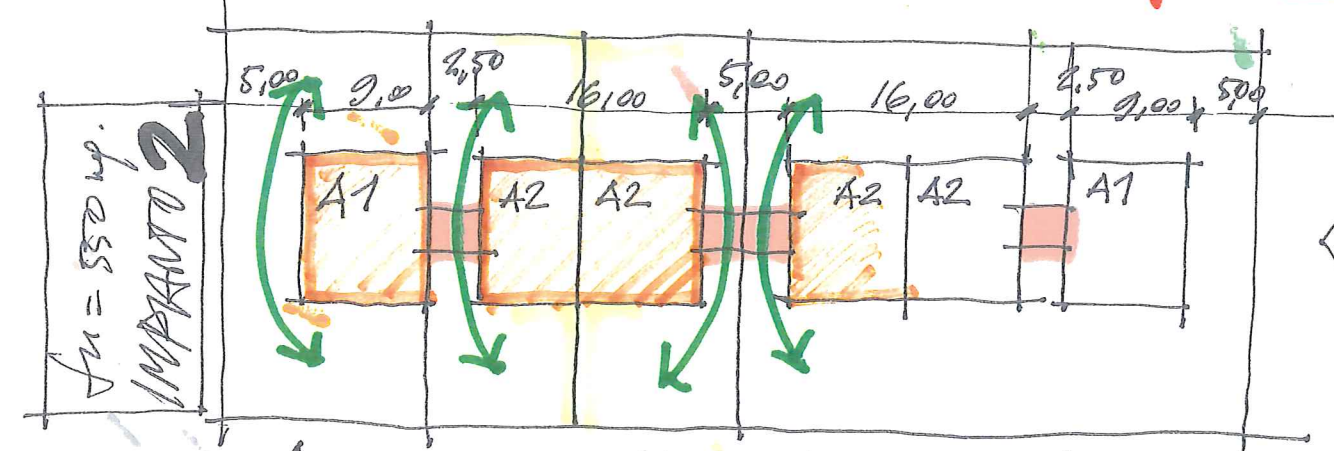
FINITA SCHIERA:
 3 BIFAMILIARI

* giardino parante sempre

villette, "strette" a formare bifamiliari
 (ma non troppo) grazie alla SCHEA IN LINEA
 con portico centrale di unione
 a formare stecca "non troppo lunga" (vedi)

staccate
 attaccate
 (con portichetto)

← → possibile top parante (non necessario
 ⇒ meglio cantina!)



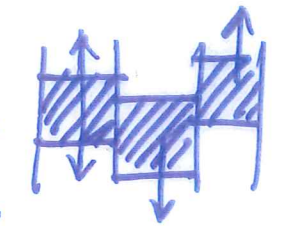
disposizione alternativa nel lotto
 mi piace di più perché spesso di più
 (vedi)

FINITA SCHIERA:
 2 SINGOLE + 2 BIFA

SU = 500/600 mq
 media 550

PROPOSTE

- FALSAMENTI SCHIERA A FAVORE DI VOLUME RICCO E SPAZI NOINTRO
- BILIVEM INTERNI E H 7 USATO CHE NON C'E' LIMITE VOLUME ES. SOGGIORNO H 3,00 E LARGHE 2,80
- CUSTOMIZARE NORD/SUD O PIU'
- ENTRARE LA TRIFAMILIARE CON SCHIERA CENTRALE "CHUSA"
- SOGGIORNO ANGOLO O PARANTE
- CANTINA CONNESSA AUTOCRIMETA ⇒ INTERNA PER NON SPRECARE L'UMIDITA' VENTILANTE DI FACCIATA
- SCALA " + FERBA" (STRETTA E R=20)
- LAVORARE SEMPRE LA TESTA (ANCHE COME PROSPETTO DEL LATO E NON SOLO DELLA VILLETTA)



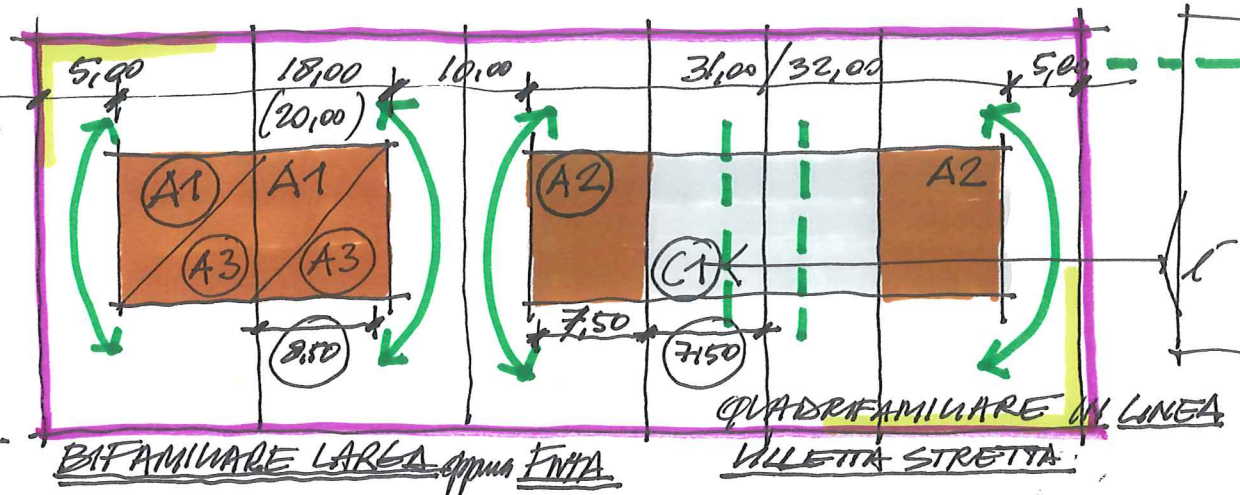
DEFINIZIONI UNIFORMI / RUE GRAMAROLO

- le CANTINE fanno fa
- i VANITECNICI non sono conteggiati
- Sa max = 60% Su (esclusa Sa condominiale)
- Sa min. = 20mp. (autoriscaldamento + cantine)
- nel nostro caso Sa max = 100% (villetta)

BMS 19/7/2018
 Futuro Gianando 4.2
 SCHEMI INSERATIVI/1

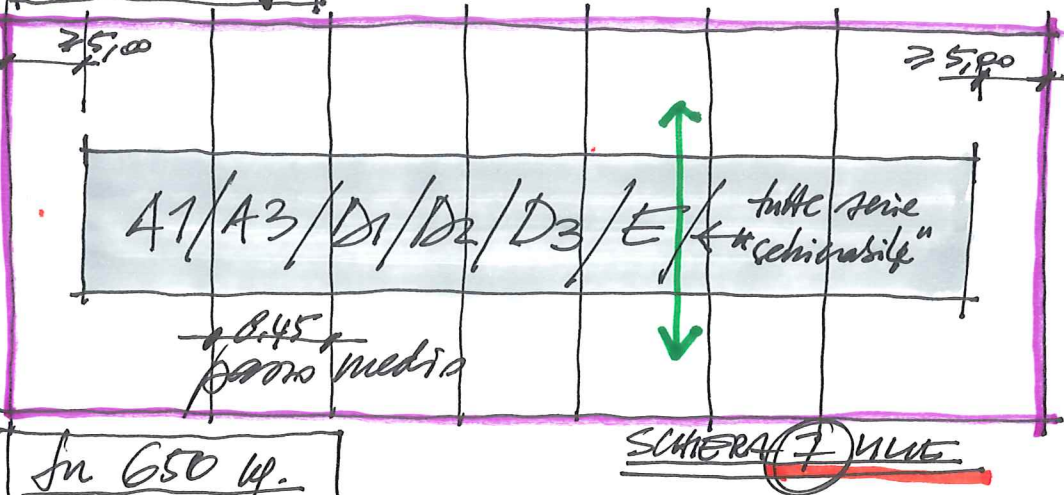
SERIE DEI LOTTI COMPATTI RETTANGOLARI
N 25 x 70

su = 550 mq.
IMPIANTO 3

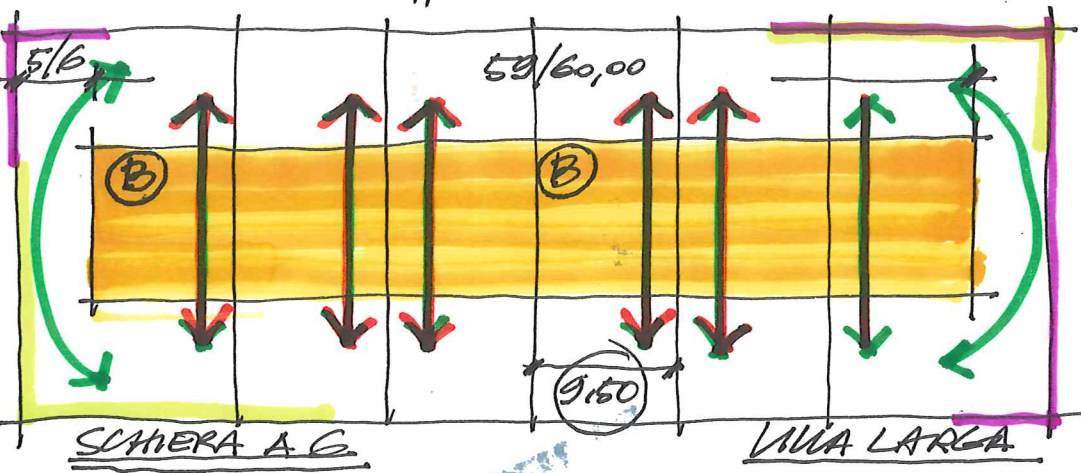


soffitto passante
attraverso bagno
eliminabile / c.t.
c'è l'A2 senza bagno (al posto
della c.t.)

su 715/740 mq.
IMPIANTO 7

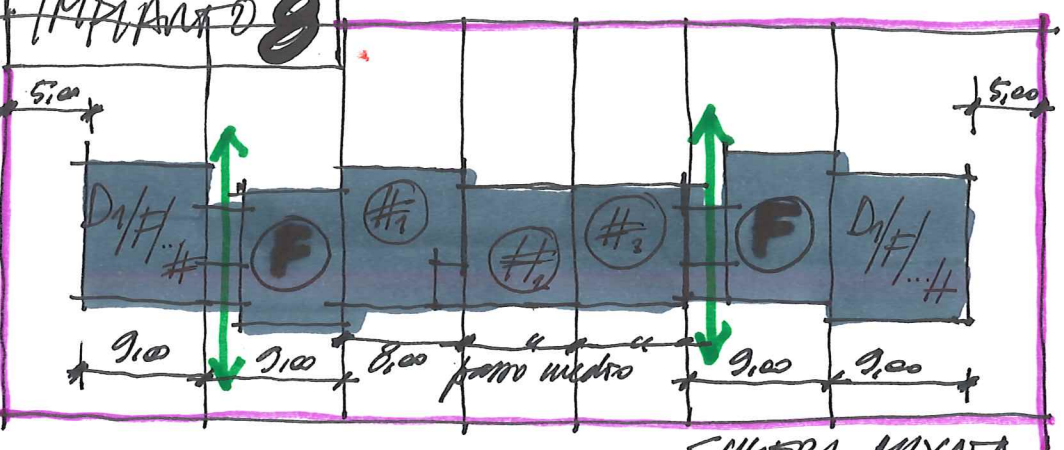


su = 600 mq.
IMPIANTO 4

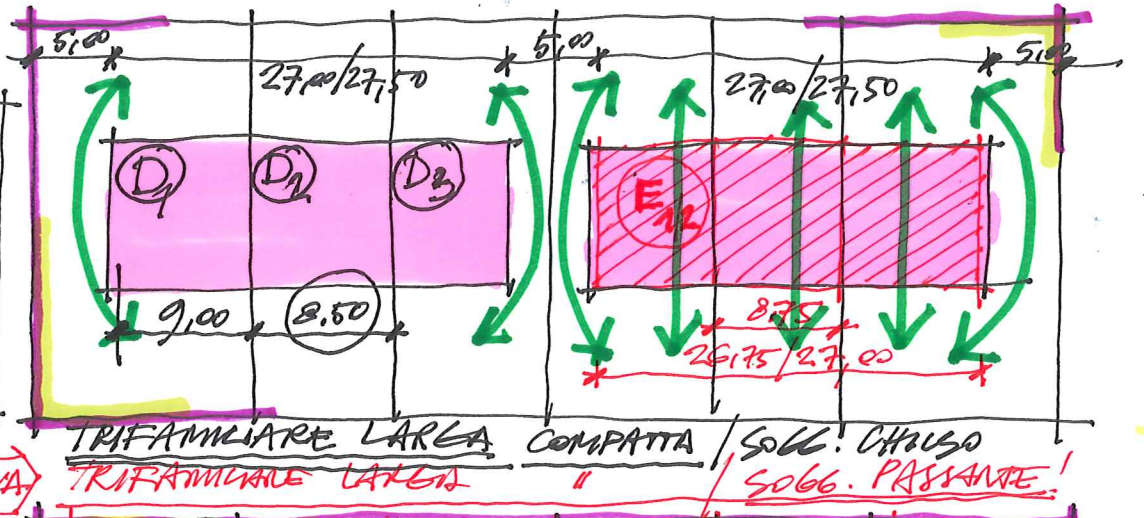


soffitto passante
sempre (grazie al
modulo Csp)
quindi questa villa si
presta alla schiera compatta
-> e' si lunga ma unitaria
senza stacchi...
-> OTTIMA ANCHE COME
TRIFAMILIARE

su 650 mq.
IMPIANTO 8

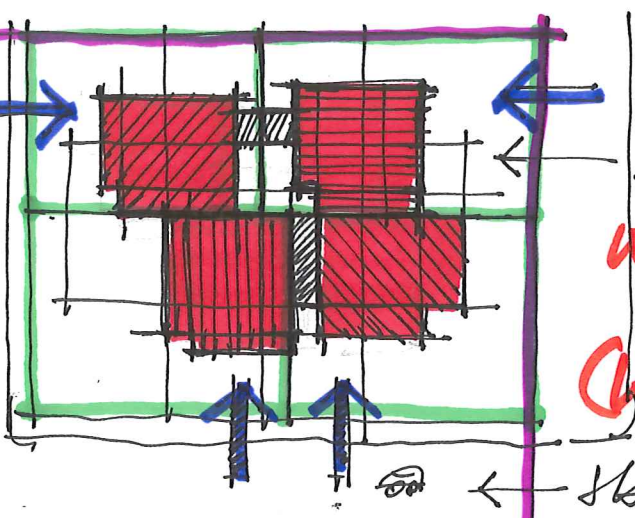


su = 670/690 mq.
su = 610 mq.
IMPIANTO 5



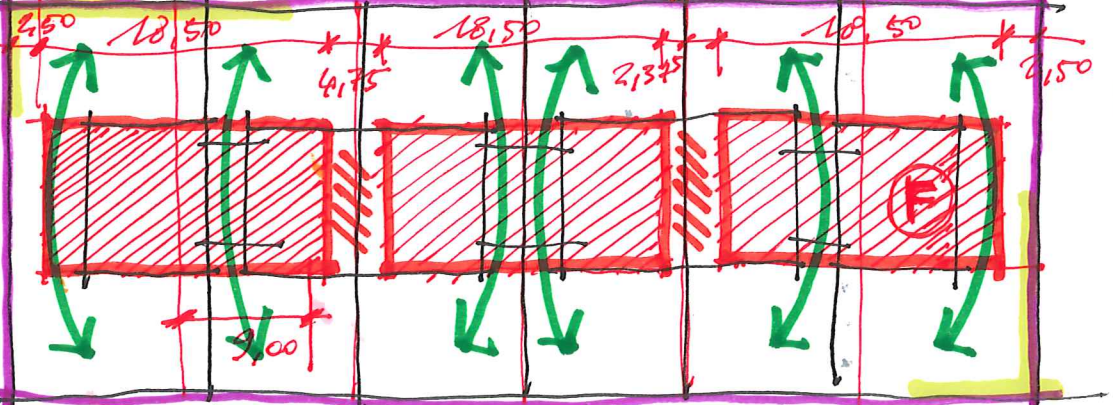
ALTERNATIVA TRIFAMILIARE LARGA / SOLG. CHIUSO
SOLG. PASSANTE!

60/70
65/66



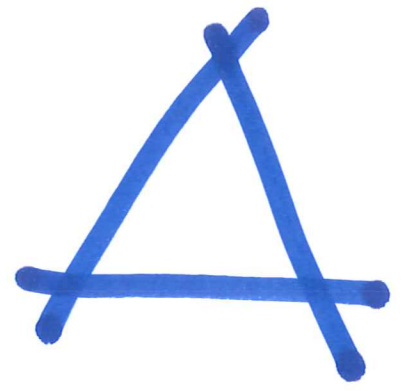
SCHIERA MIXATA
6/7 LINEE
QUADRIFAMILIARE
A QUADROGLIO
VEDI ANCHITIPO (I)
A PATIO
(VEDI I.E.)
Schema

su = 600 mq.
su = 600 mq.
IMPIANTO 6



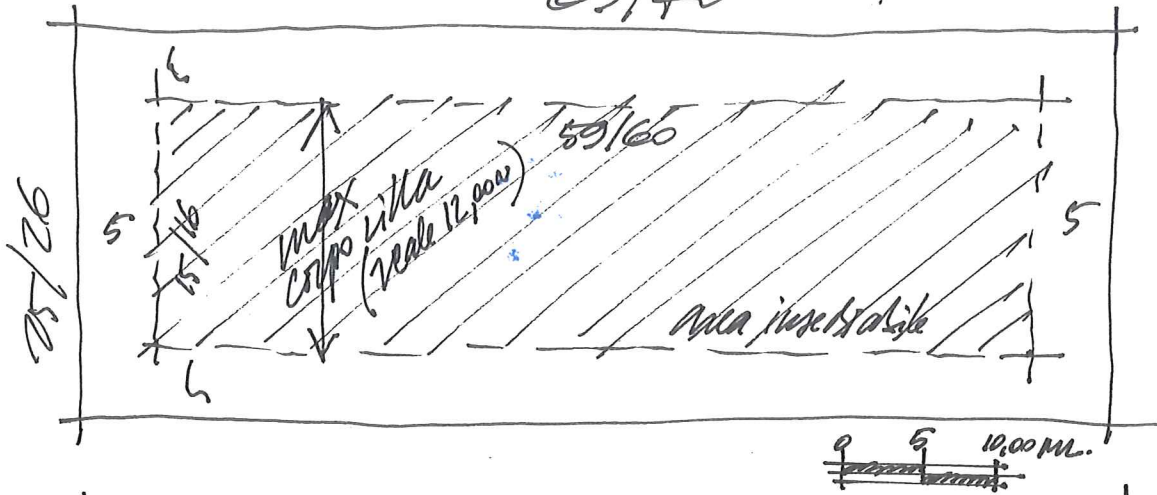
ALTERNATIVA oppure BIFAMILIARE LARGA
TIPO (A3) MA CON SALA TRASVERSALE E COME (A1)

Ba 19/7/2008
Firma Bruno 4.2
SCHEMI INSERIMENTI 1/2



Handwritten red text, possibly a signature or name, located in the center of the page.

69/70



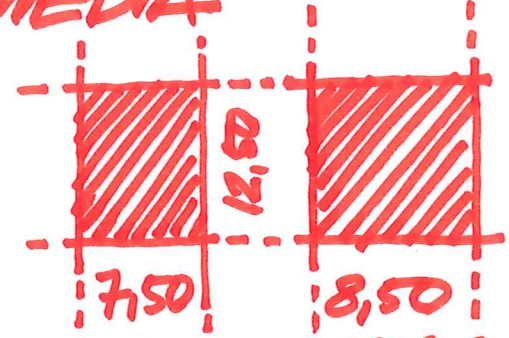
LOTTI COMPATTI x MINORE CONSUMO TERRE.
 Adatti anche a schiere
 ovvero "finte schiere" (vedi)

mq. 1700/1800
 es: 6 bifamiliari = $100 \times 6 = 600 \text{ mq su}$
 su lotto 1800 $\Rightarrow 1800 / 600 = 30$
 30 lotti come questi = $540'000$.
 Siamo al limite rispetto \Rightarrow SCHEMERE COMPATTE
 ai 90'000 $\left\{ \begin{array}{l} 540'000 \text{ lotti} \Rightarrow \\ 20'000 \text{ unifamiliari/DEF.} \\ \text{Altre e altro} \Rightarrow 16'000 \end{array} \right.$ QUADRIFAMILIARI
 PALAZZINE

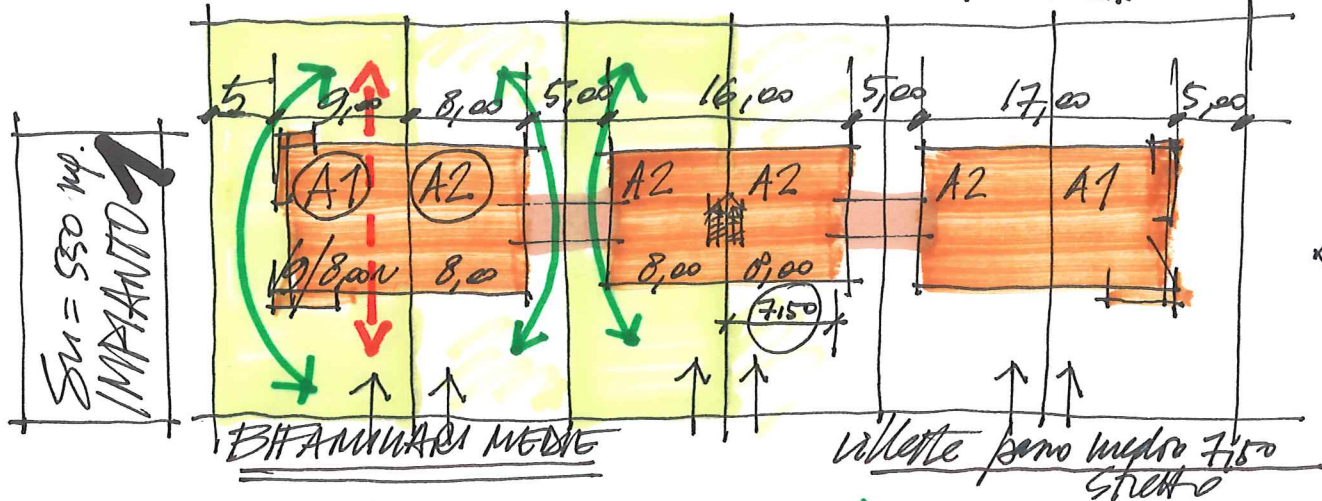
SERIE A

BIFAMILIARE

MEDIA



LARGA

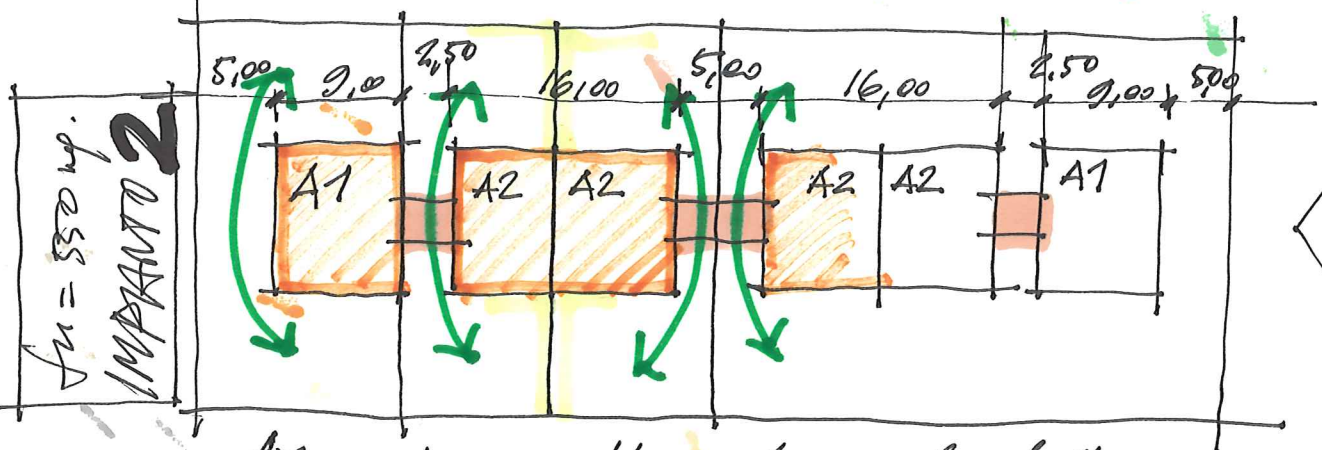
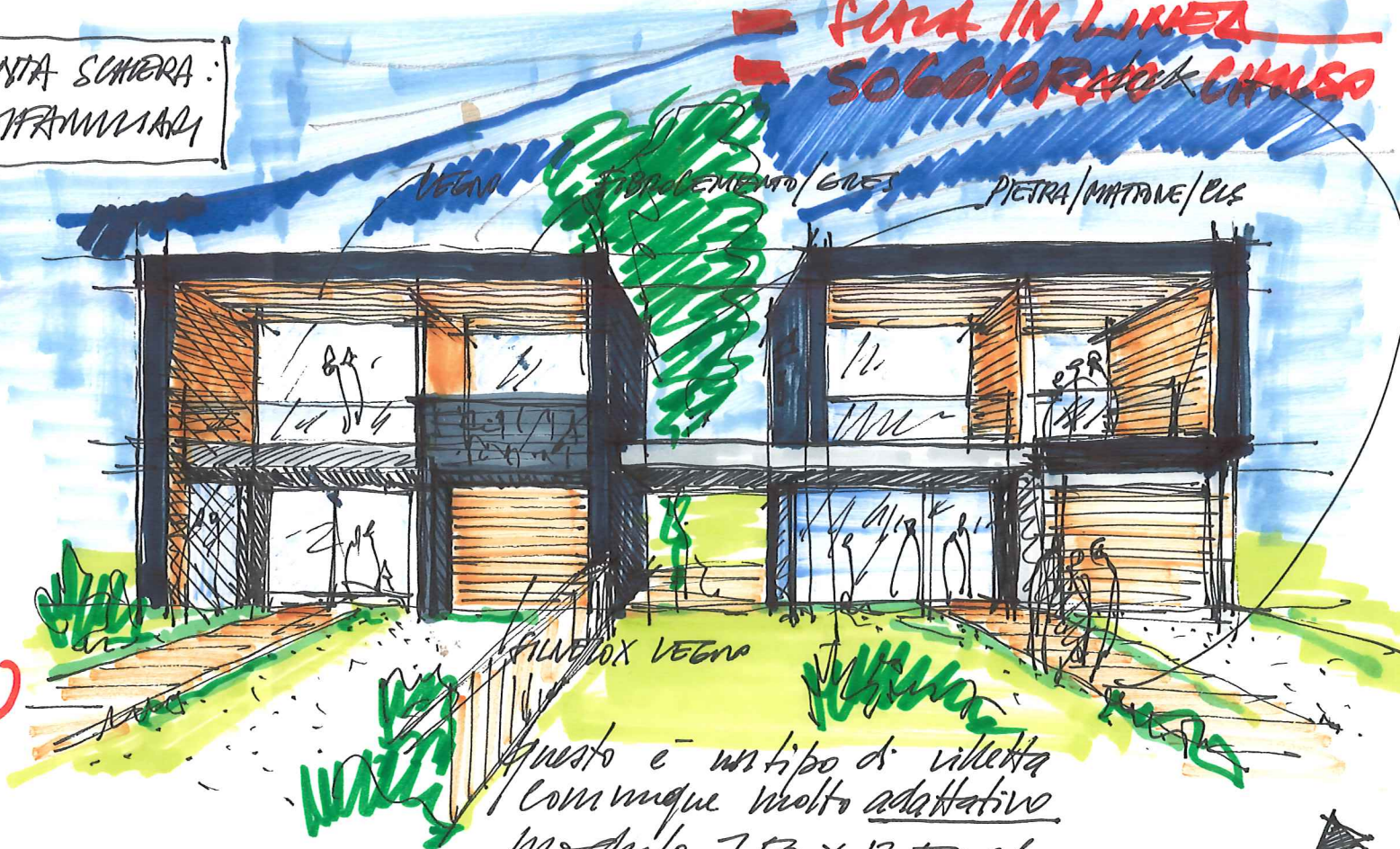


FINTA SCHIERA:
 3 BIFAMILIARI

giardino permeante sempre

villetta "strette" a formare bifamiliari
 (ma non troppo) grazie alla SCHIERA IN LINEA
 con portico neutrale di unione
 a formare stecca "non troppo lunga" (vedi)

possibile top permeante (non necessario
 \Rightarrow meglio cantina!)



FINTA SCHIERA:
 2 SINGOLE + 2 BIFAM.

su = 500/600 mq.
 media 550

disposizione alternativa nel lotto
 mi piace di più perché spesso di più
 (vedi)

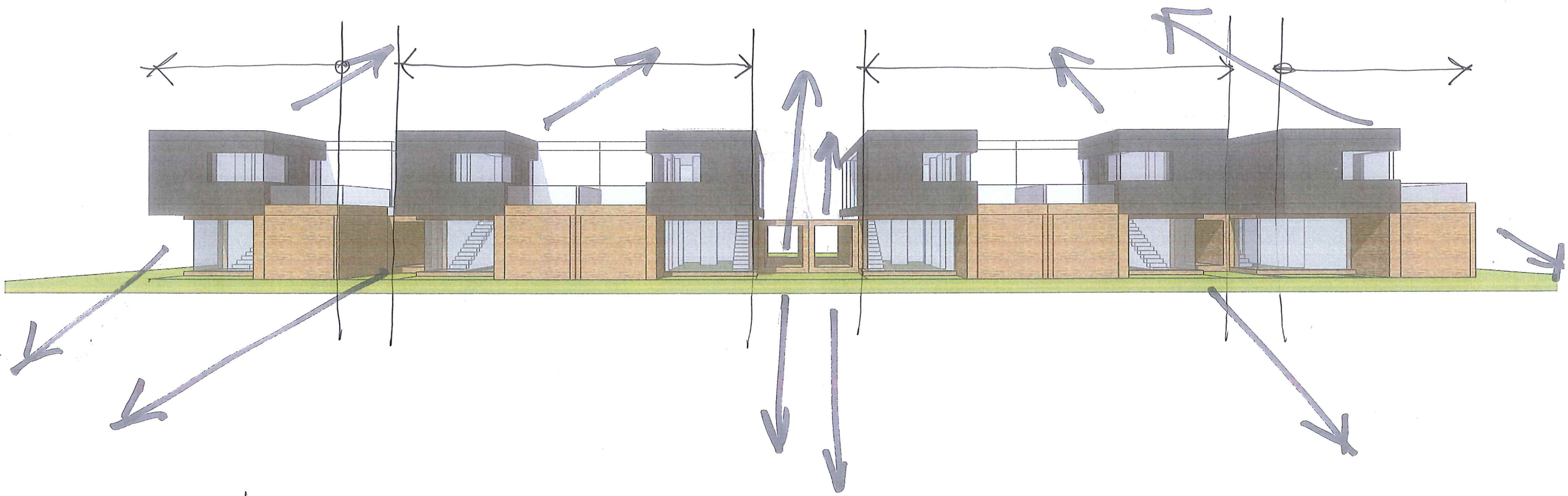
questo è un tipo di villetta
 comunque molto adattativo
 modulo 7,50 x 12,50 clc
 su due piani vale 90/100 mq su
 e non ha bisogno del
 top permeante montata
 a finta schiera ma può
 averlo, e si presta anche ad
 essere fintabifamiliare (A3)

Braun 10/7/2018
 Futura Granado 4.2
 SCHEMI INTEGRATIVI

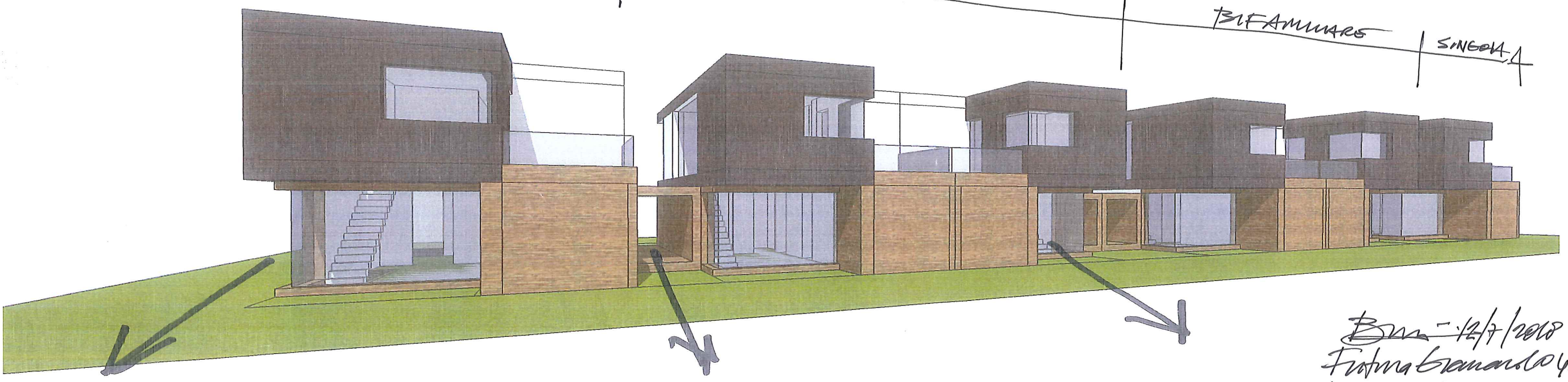
IMPIANTO TIPO 2

1 + 2 + 2 + 1

SERIE **A**



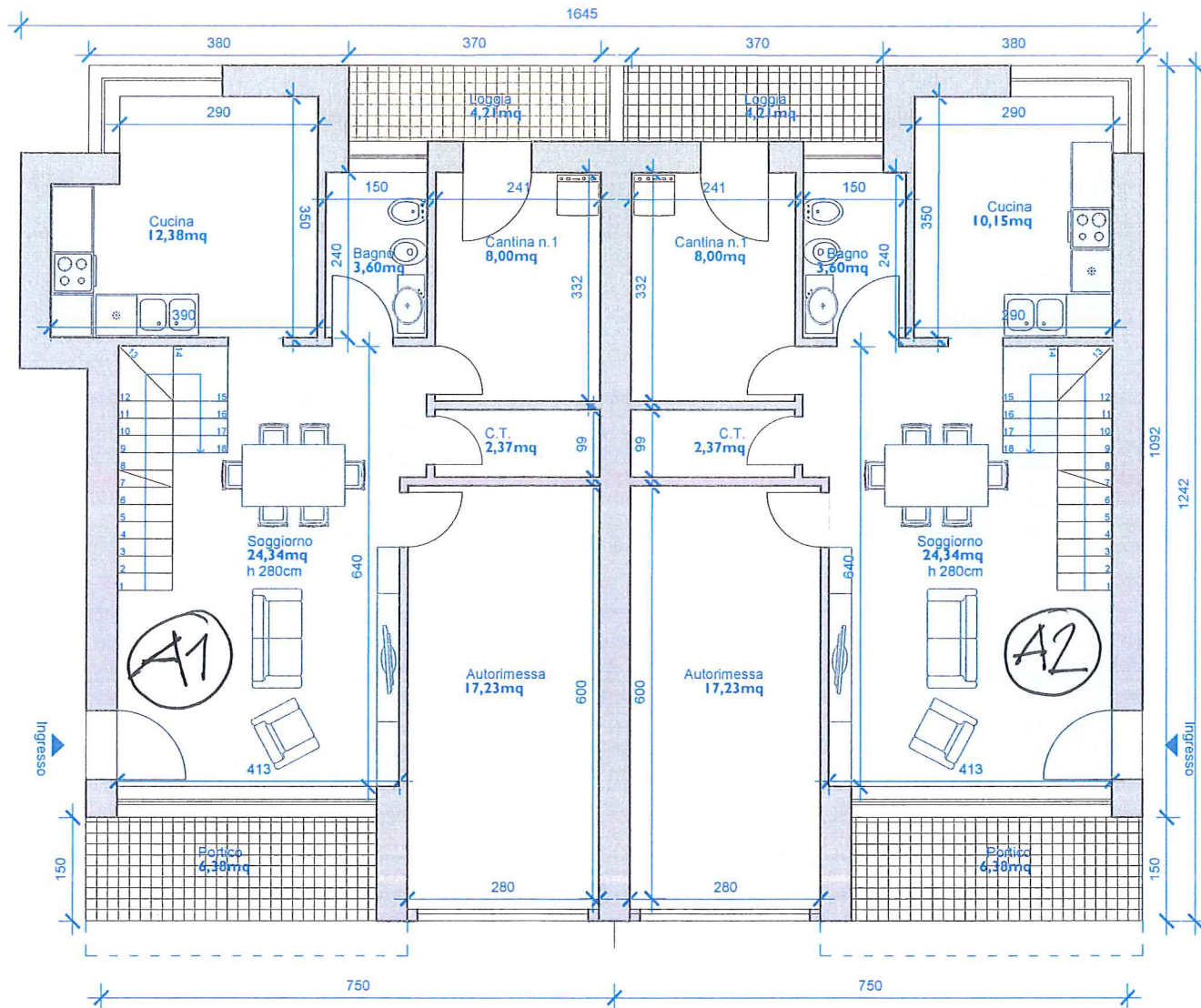
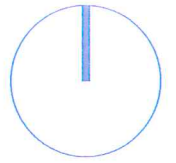
SINGOLA BIFAMILIARE BIFAMILIARE SINGOLA



Bom - 12/7/2018
Fotina Bernardo 4.2
FINA SCHERA 2+2



BIFAMILIARE - Tipologia Edilizia
Bifamiliari "strette" passo 7,50m/soggiorno chiuso



I-Piano terra

2-Piano terra

Calcolo della superficie utile di progetto (1)

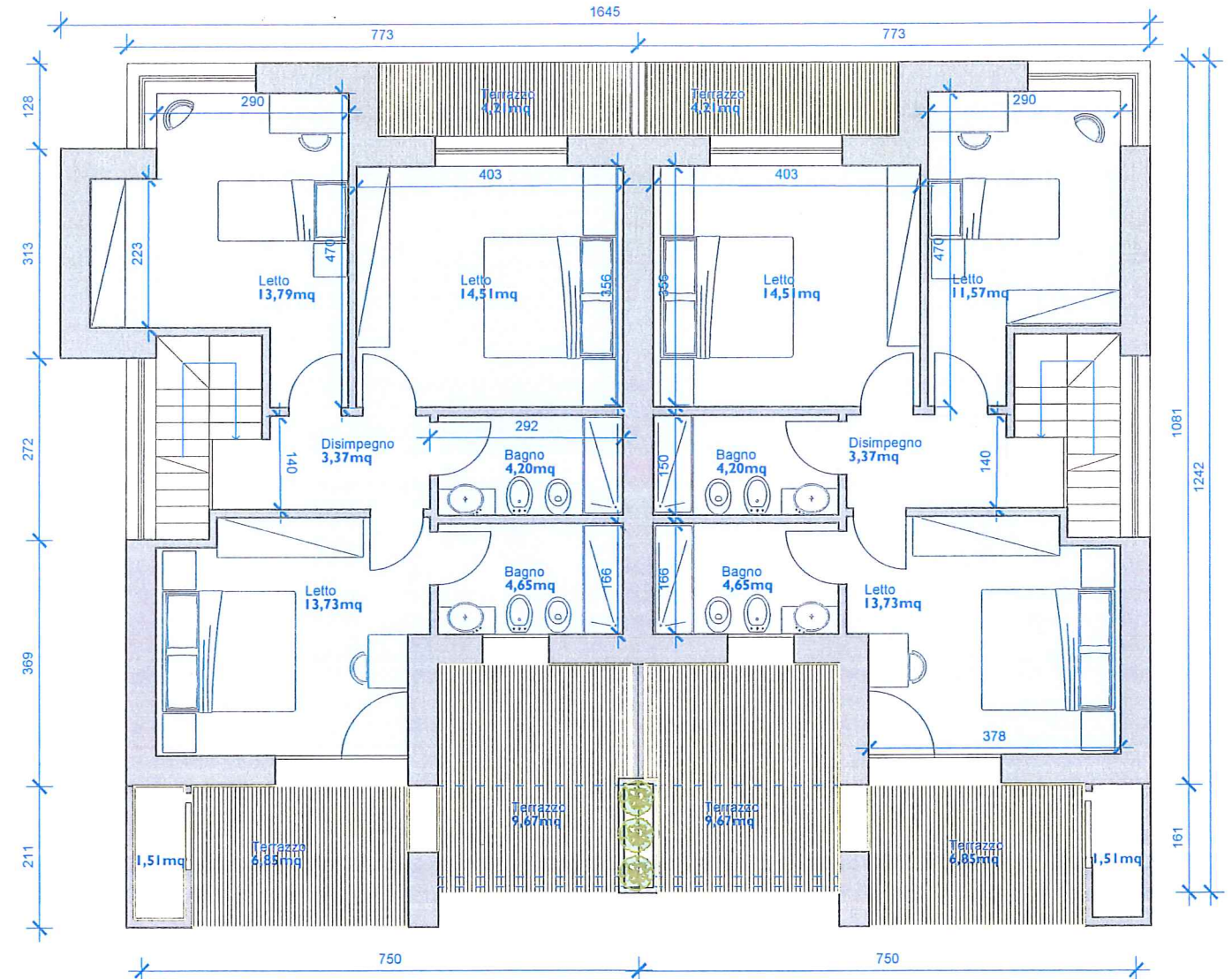
Su (superficie utile)	94,57 mq
Sa (superficie accessoria)	62,97mq
Sn (superfici neutre)	2,37 mq
Totale	159,91 mq

Nota

La superficie del vano scala è calcolata una sola volta in proiezione orizzontale per i due livelli.

Scala 1: 100

Scala grafica



I-Piano primo

2-Piano primo

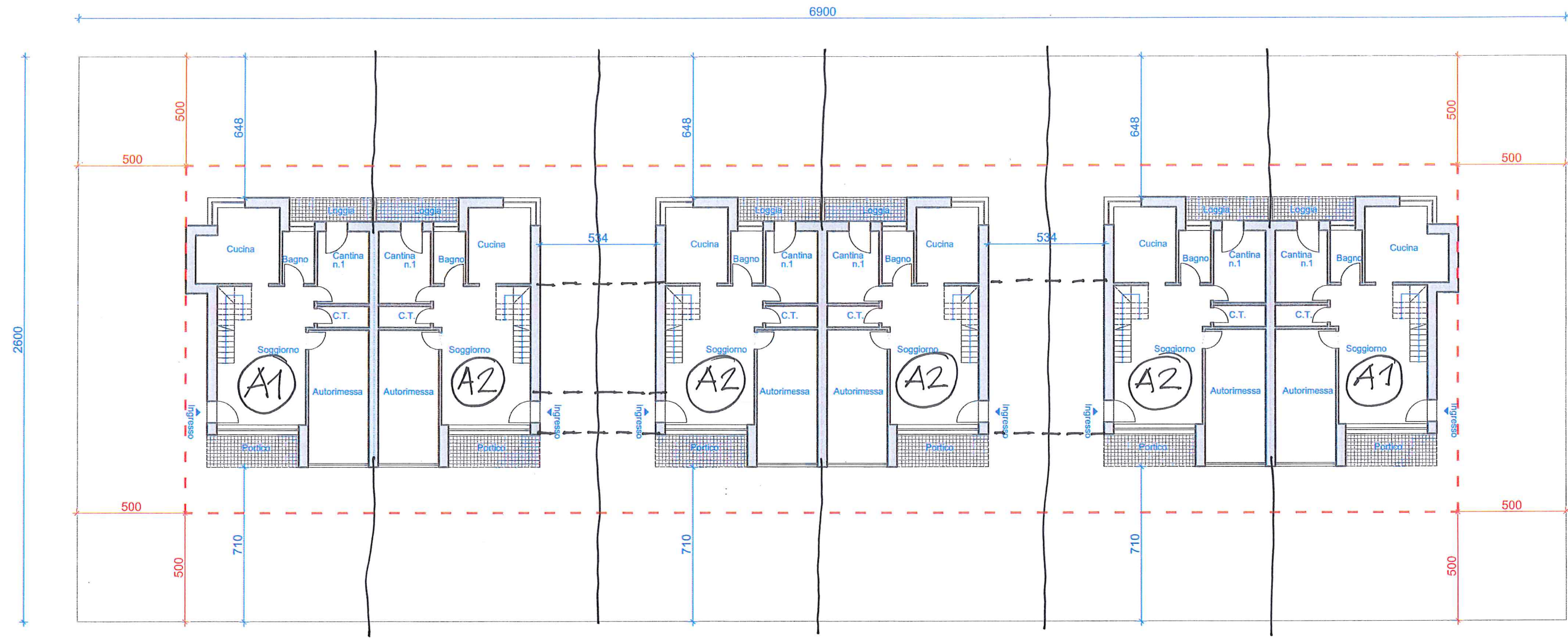
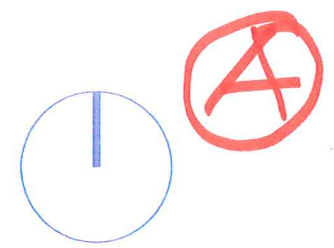
Calcolo della superficie utile di progetto (2)

Su (superficie utile)	90,11 mq
Sa (superficie accessoria)	62,97 mq
Sn (superfici neutre)	2,37 mq
Totale	155,45 mq

Bruno 12/7/2018
Futura Granarolo 4.2
BIFAMILIARE "ESTERNA"

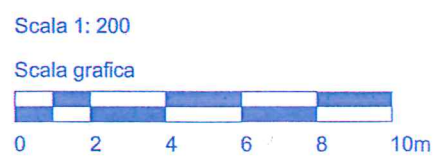
IMPIANTO TIPO 1

SCHIERA GB - Lotto Complessivo
Bifamiliari "strette" passo 7,50m/soggiorno chiuso



Calcolo della superficie utile di progetto (I)

<input type="checkbox"/>	Su (superficie utile)	$4 \times (90,11) + 2 \times (94,57) =$	549,58 mq
<input type="checkbox"/>	Sa (superficie accessoria)	$6 \times (62,51) =$	375,06 mq
<input type="checkbox"/>	Sn (superfici neutre)	$6 \times (2,37) =$	14,22mq
Totale			1119,08 mq

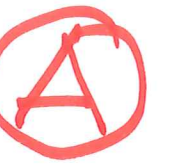


Brim 12/7/2018
Firma e timbro 4.2
BIFAMILIARI

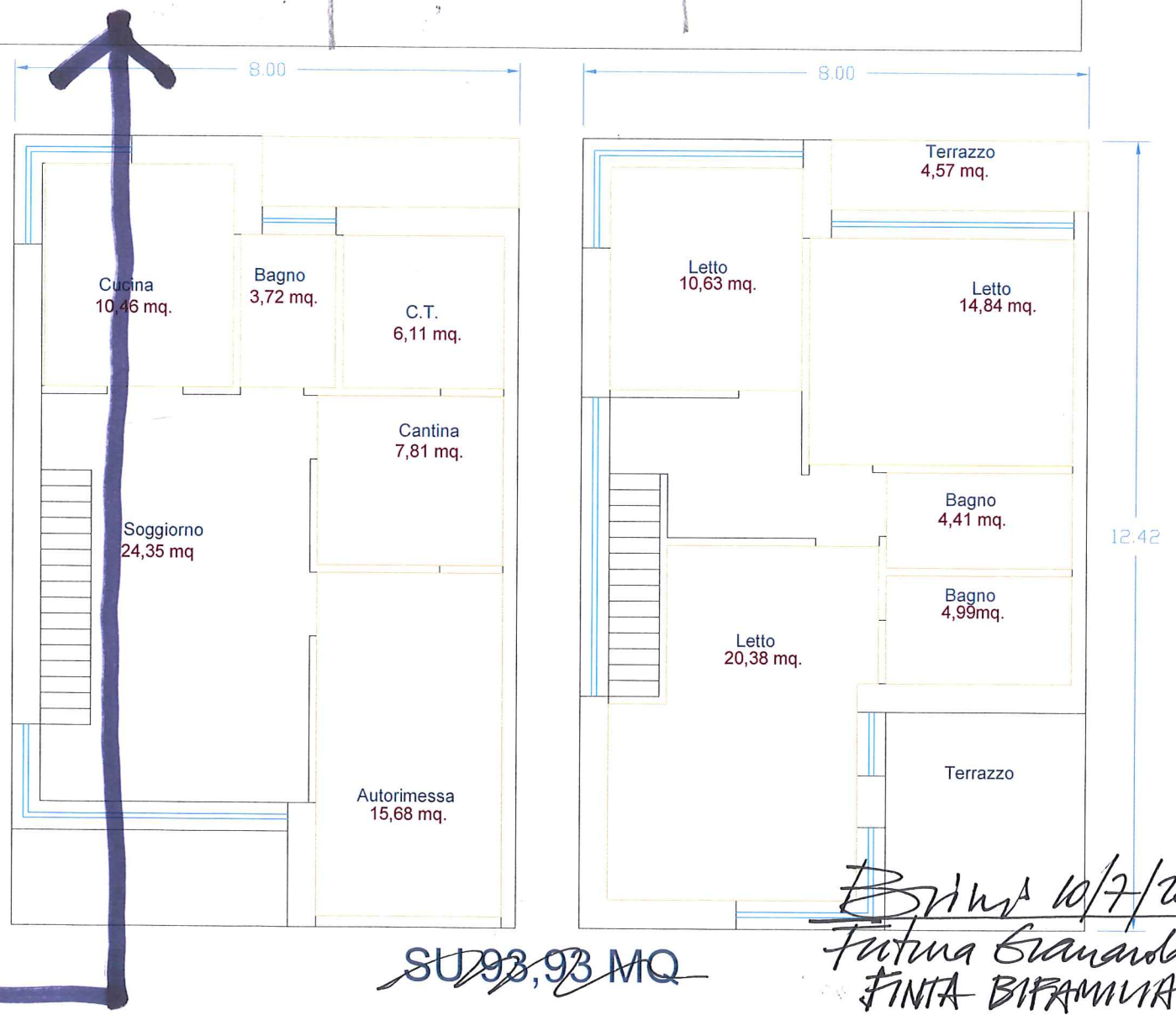
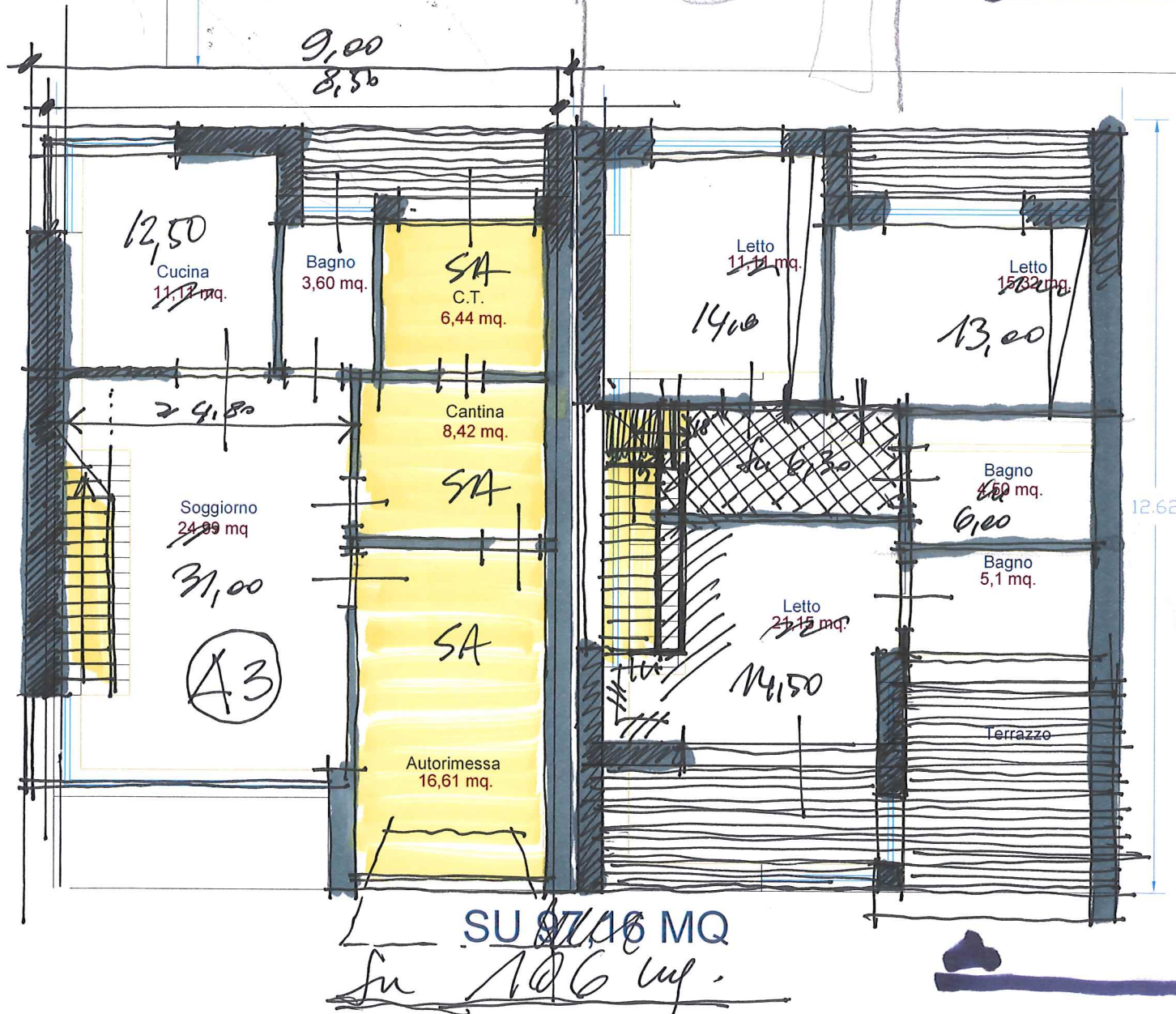
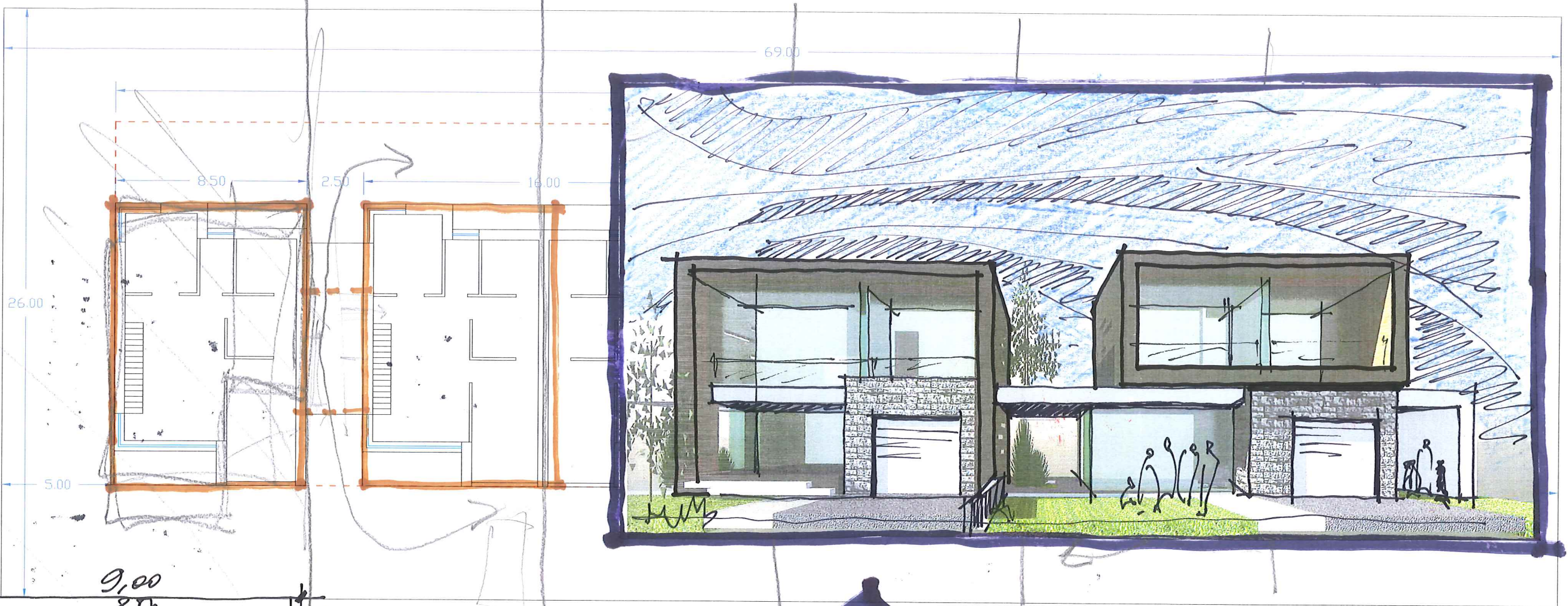


Brescia 16/7/2018
Fotografia Giancarlo 4.2
BIFAMILIARE





C



Brina 10/7/2018
 Futura Granada 4.2
 FINTA BIFAMILIARE

B

~~FORME~~ (B)

Progetto 2018 VILLA GRANDE
Tufambrau / schiera

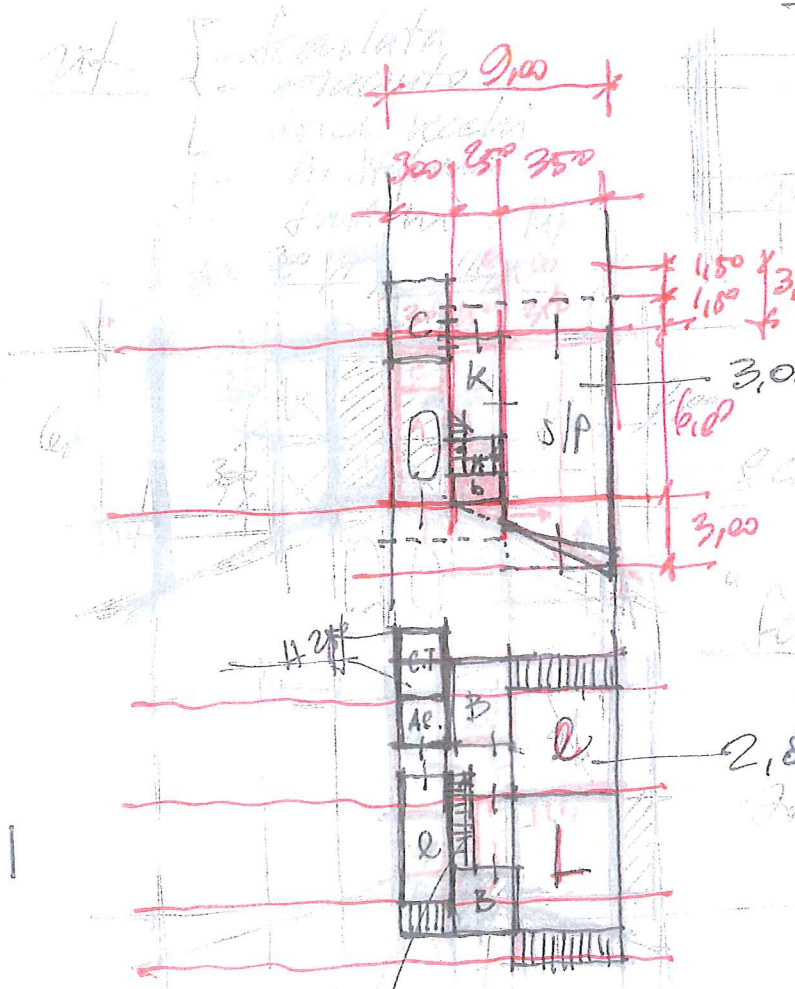
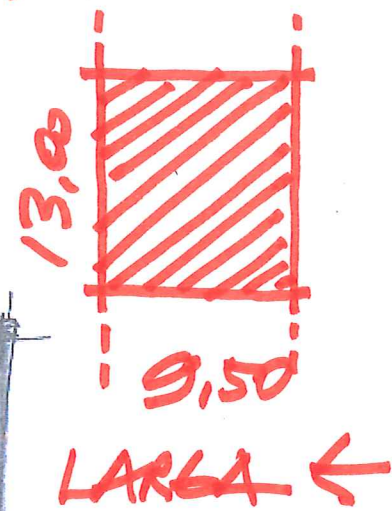
(349)

18 ARATE DI VILLA GRANDE
PEDATE DI 95 CM

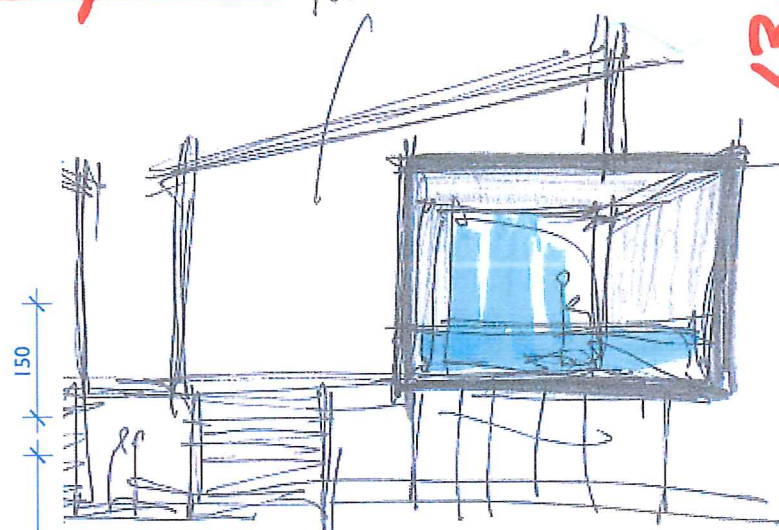
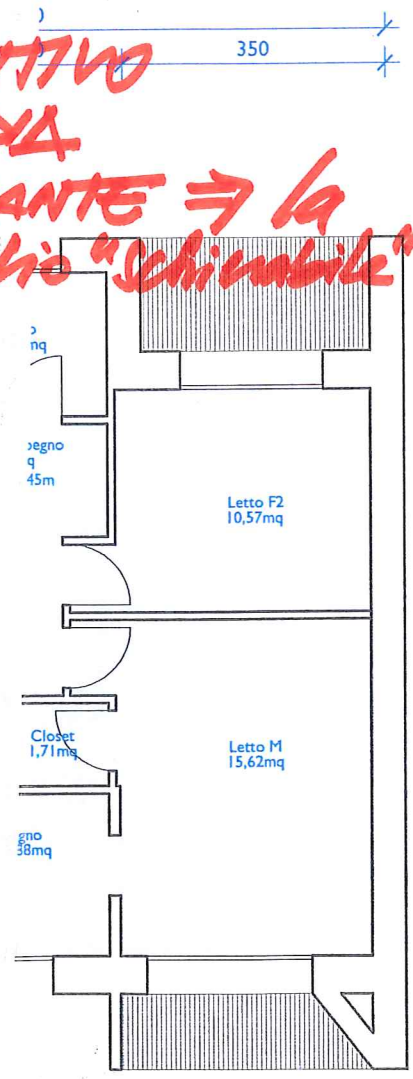
MAX 15 ARATE DI SEBUITO
L 80

9/9,50 come fissa, compatto, molto bene

- TRIPLO DISTRIBUITIVO
- AREA INTERMEDIA
- SOGGIORNO PASSANTE \Rightarrow la meglio "schiumabile"



funerazione
 in camera
 (14/15)
 solo piano L
 da 300 sq
 per ripulire la
 casa e fare
 + 20 mq.
 in garage

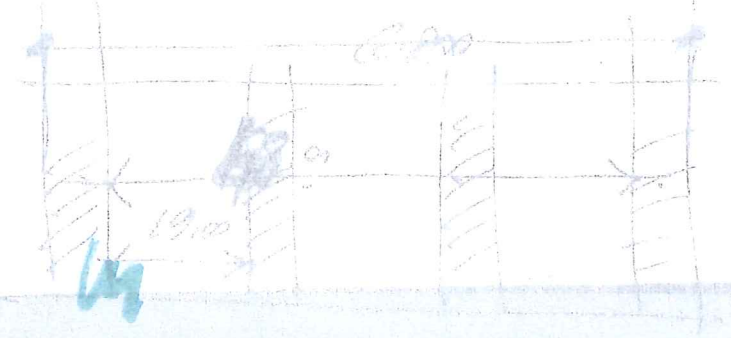


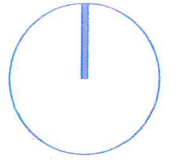
clor o
pannello
conten



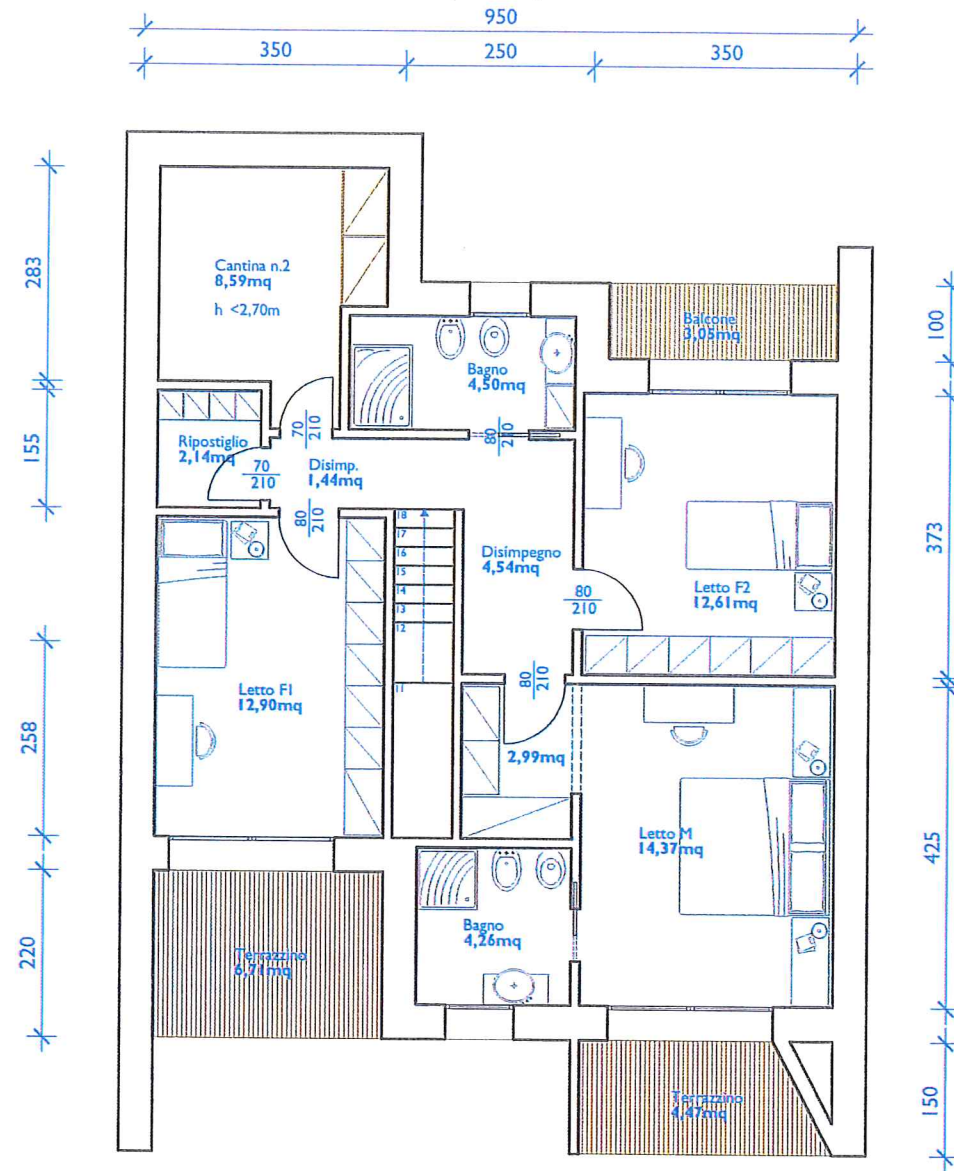
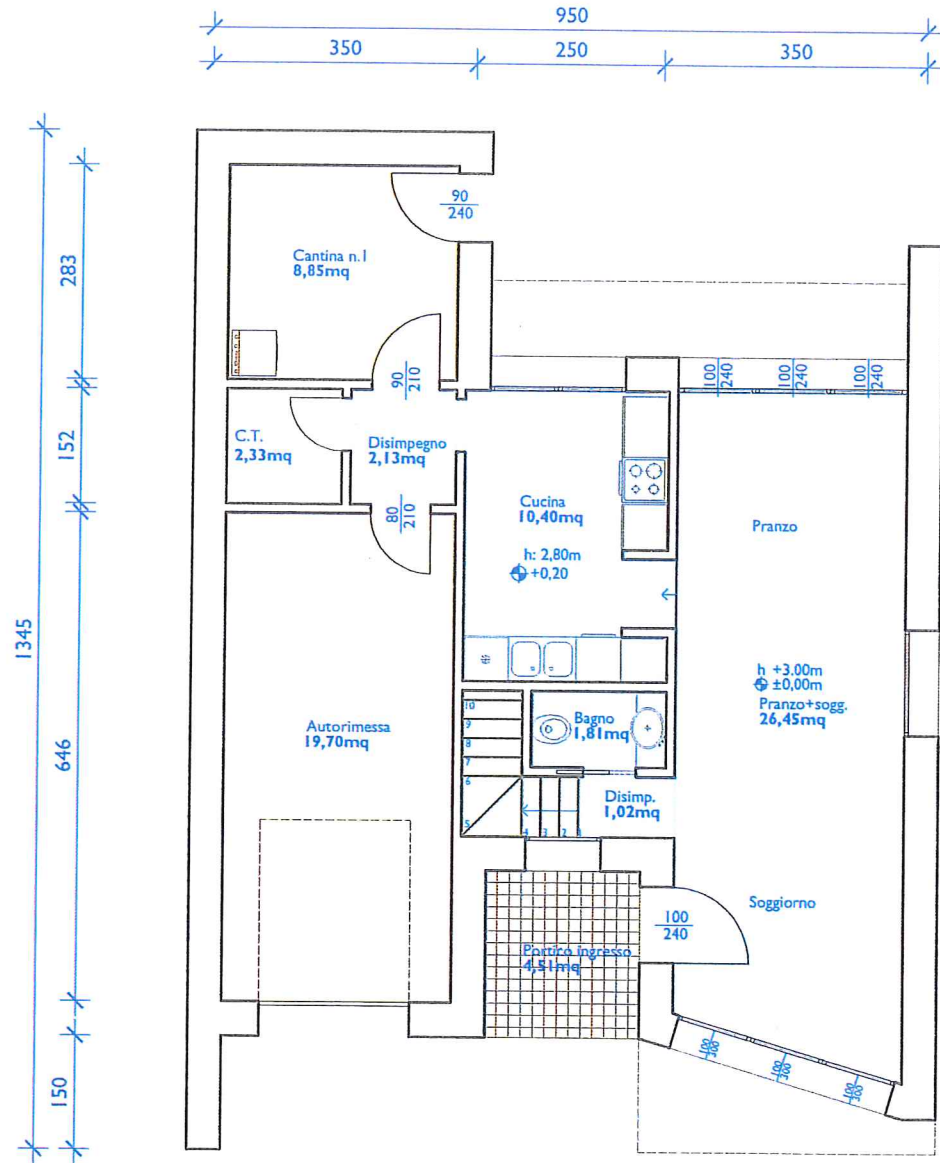
Bini 10/7/2018
 Futura grande 4.2
 VILLA GRANDE DA SCHIERA

La "MBA" potrebbe essere...
 (14 da debito)
 De l'autre...
 8





SCHIERA GB - Tipologia Edilizia
 Villa grande passo 9,50 m con soggiorno passante
 Tipologia di testata



Calcolo della superficie utile di progetto

□	Su (superficie utile)	101,54 mq
□	Sa (superficie accessoria)	60,48 mq
□	Sn (superfici neutre)	2,33 mq

Totale 164,35 mq

Nota

La superficie del vano scala è calcolata una sola volta in proiezione orizzontale per i due livelli.

Scala 1: 100

Scala grafica

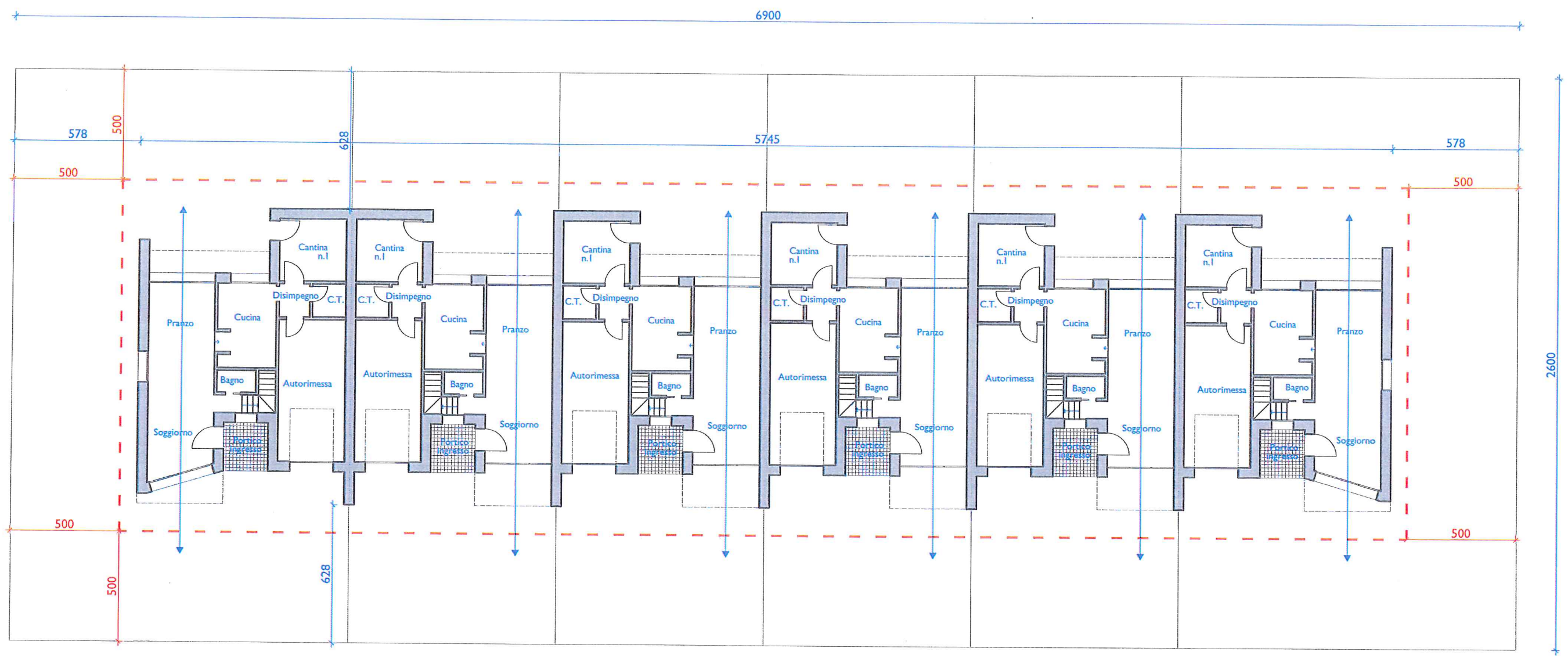
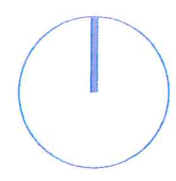


Bm - 12/7/2018
Futura Grande 401
SCHIERA GRANDE

IMPIANTO 4

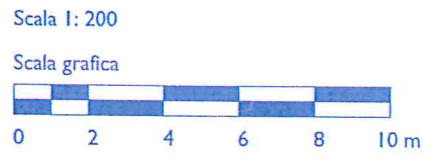
(B)

SCHIERA GB - Lotto Complessivo
Villa grande passo 9,50 m con soggiorno passante



Calcolo della superficie utile di progetto

□	Su (superficie utile)	$4 \times (99,81) + 2 \times (101,54) =$	602,32mq
□	Sa (superficie accessoria)	$4 \times (61,08) + 2 \times (60,48) =$	365,28mq
□	Sn (superfici neutre)	$6 \times (2,33) =$	13,98mq
Totale			981,58 mq



Bruno 12/7/2018
Futura grande 4.2
SCHIERA

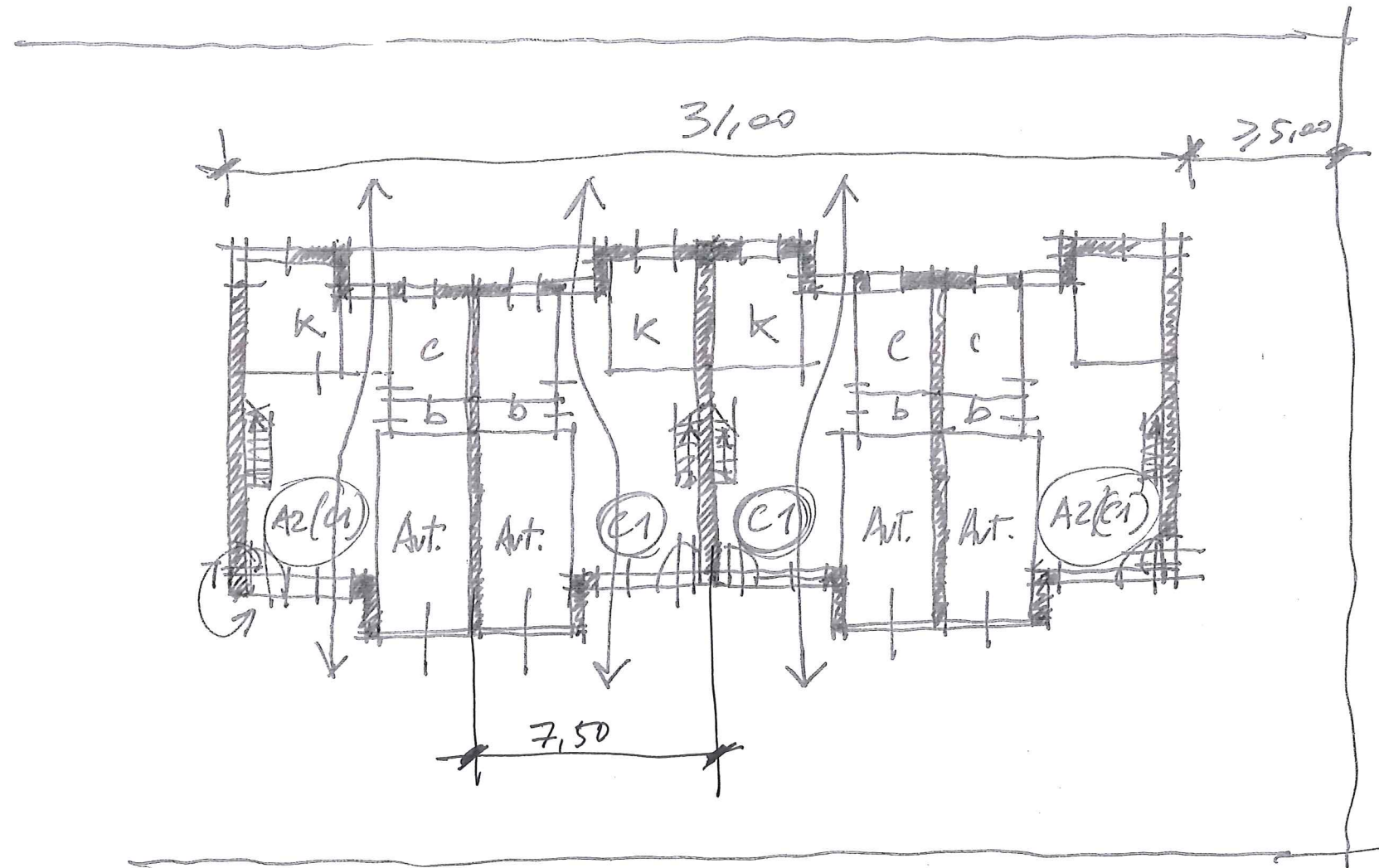
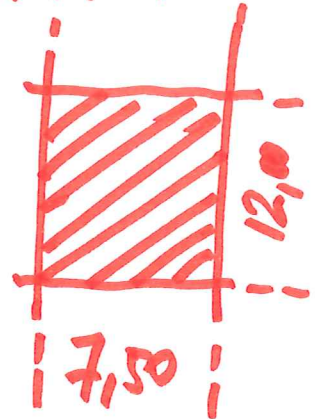
C

IMPIANTO 3

~~SERIE C~~ (C)

QUADRIFAMILIARE - SCHIERA INTERNA

- STRETTA/ME
- SCAIA IN LINEA
- SOGGIORNO PASSANTE



Soggiorno passante
per ville interne

Bom. 12/7/2017
Futma Brando 4.2
SCHIERA STRETTA

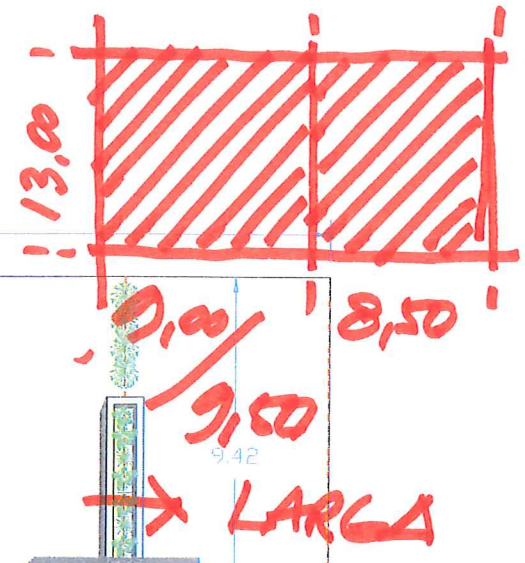
D

SERIE (D)

TRIFAMILIARE

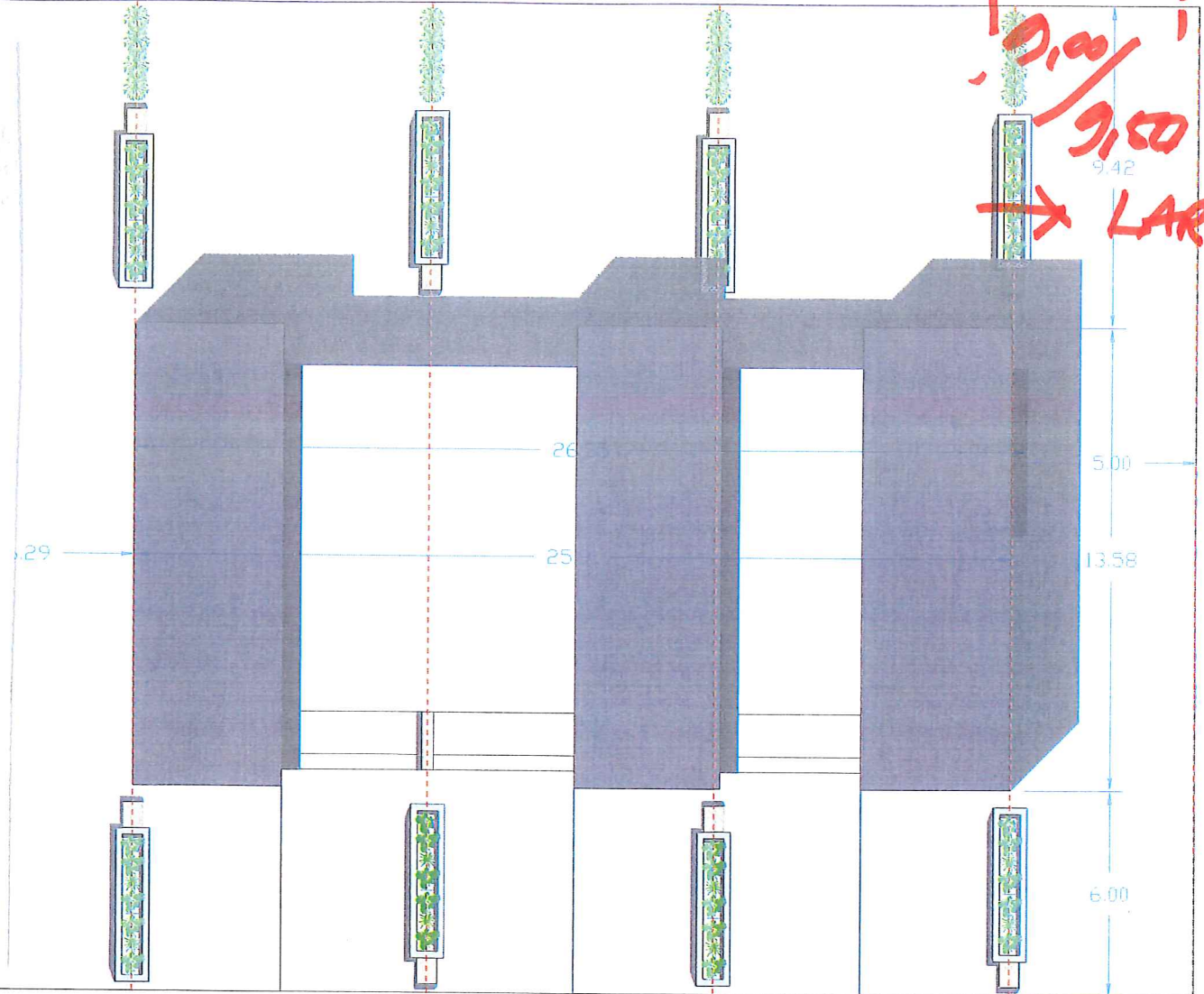
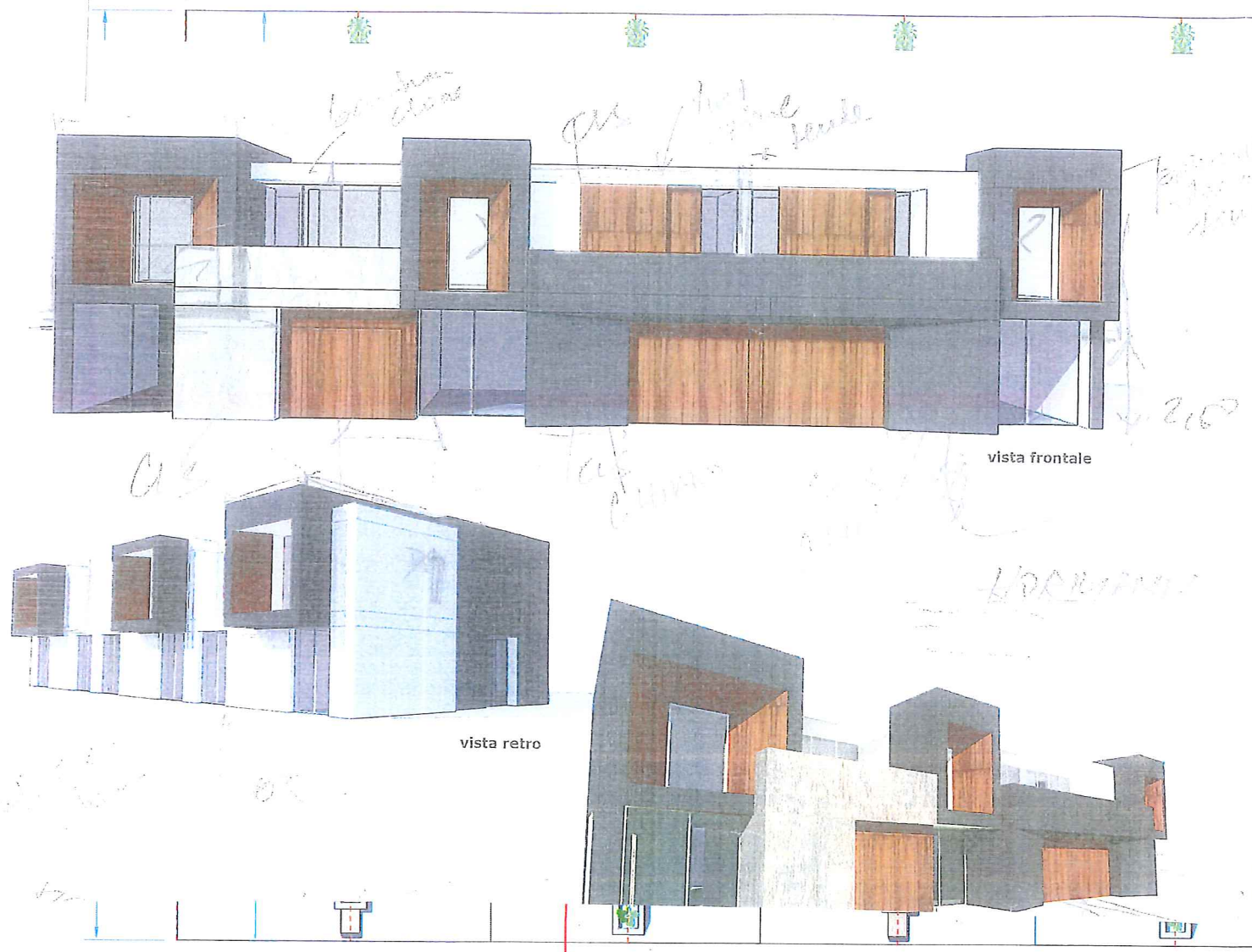
Composizione con villa di testa e personalizzazione di ogni delle 3

= SQUADRA TRASVERSALE
= SOGGIORNO CHIUSO



69.00

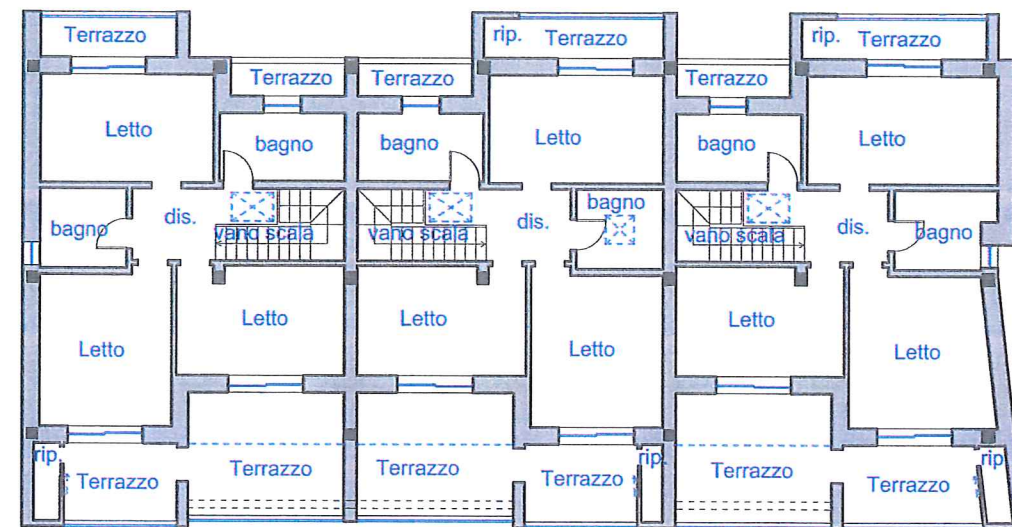
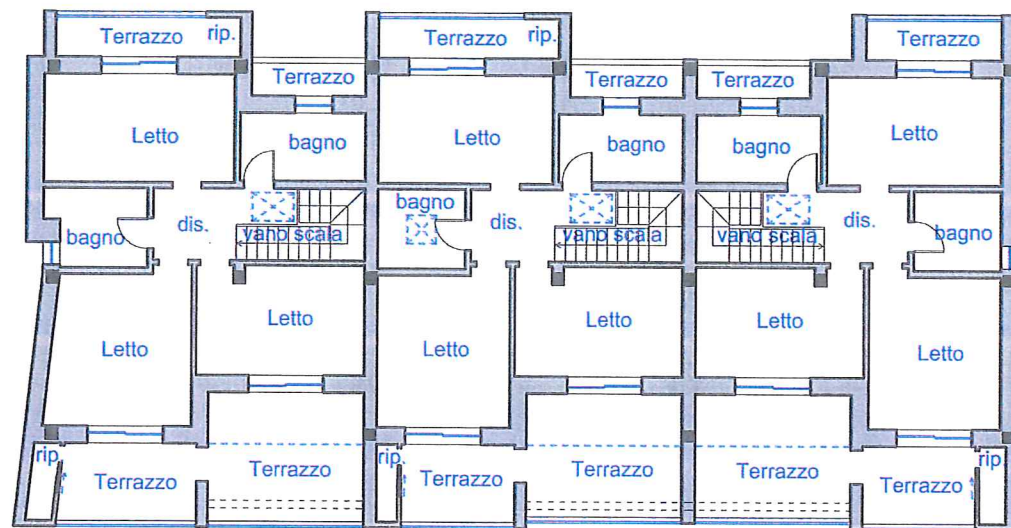
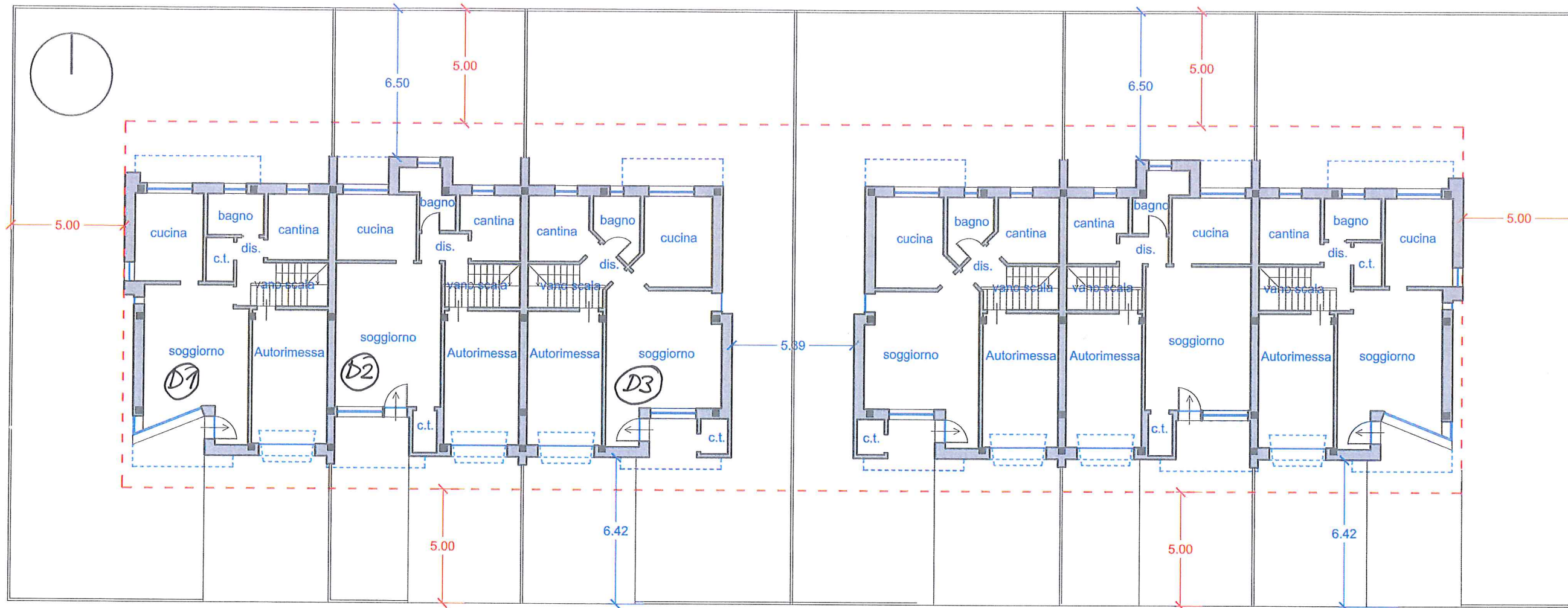
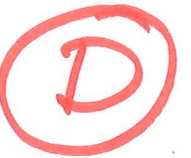
NORD



SUD

davanti: autoimmessa almeno 7,00

BVA 12/7/2018
Futura Biancamano 4.2.
TRIFAMILIARE



Calcolo della superficie utile di progetto

Su (superficie utile)	$(2 \times 101.67) + (2 \times 102.09) + (2 \times 101.61) = 610.74 \text{ mq}$
Sa (superficie accessoria)	$(2 \times 73.37) + (2 \times 67.60) + (2 \times 69.00) = 419.94 \text{ mq}$
Sn (superfici neutre)	$(2 \times 2.40) + (2 \times 1.95) + (2 \times 1.86) = 12.42 \text{ mq}$
Totale	1043.10 mq

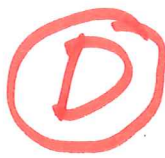
Scala 1:200

Scala grafica

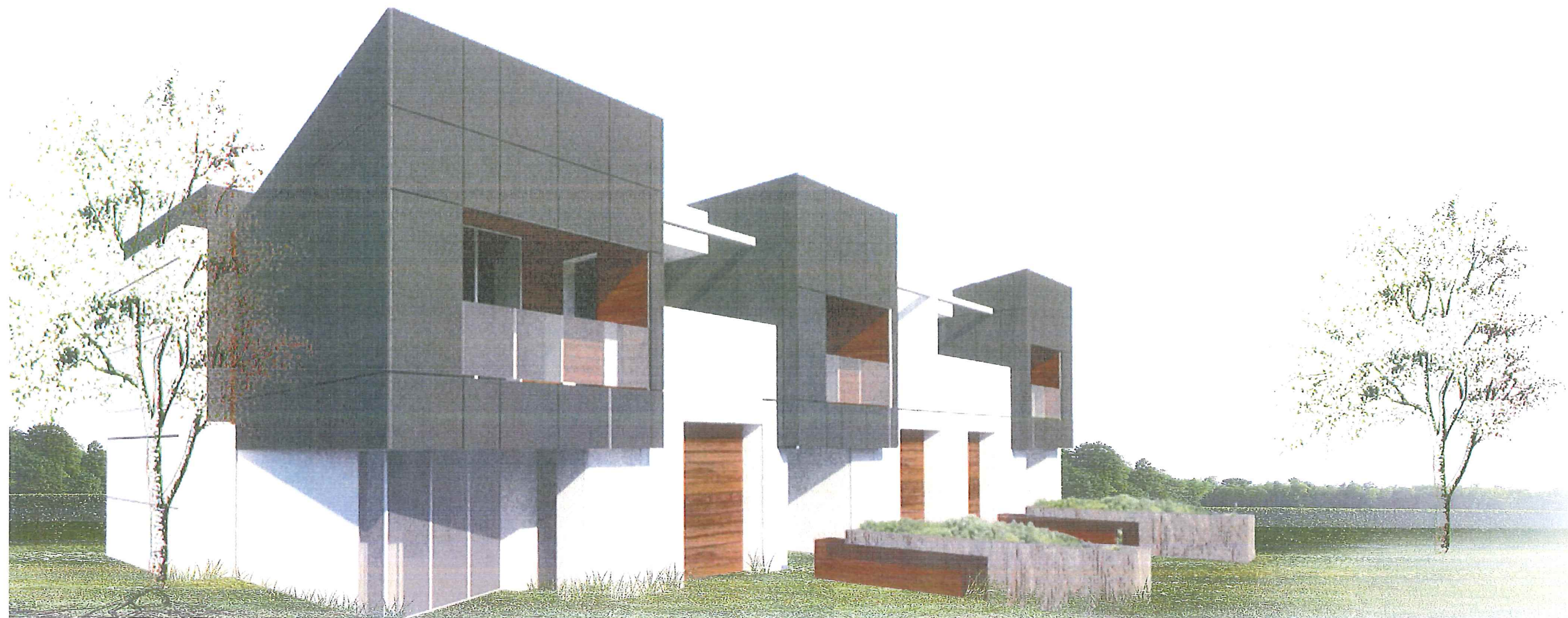
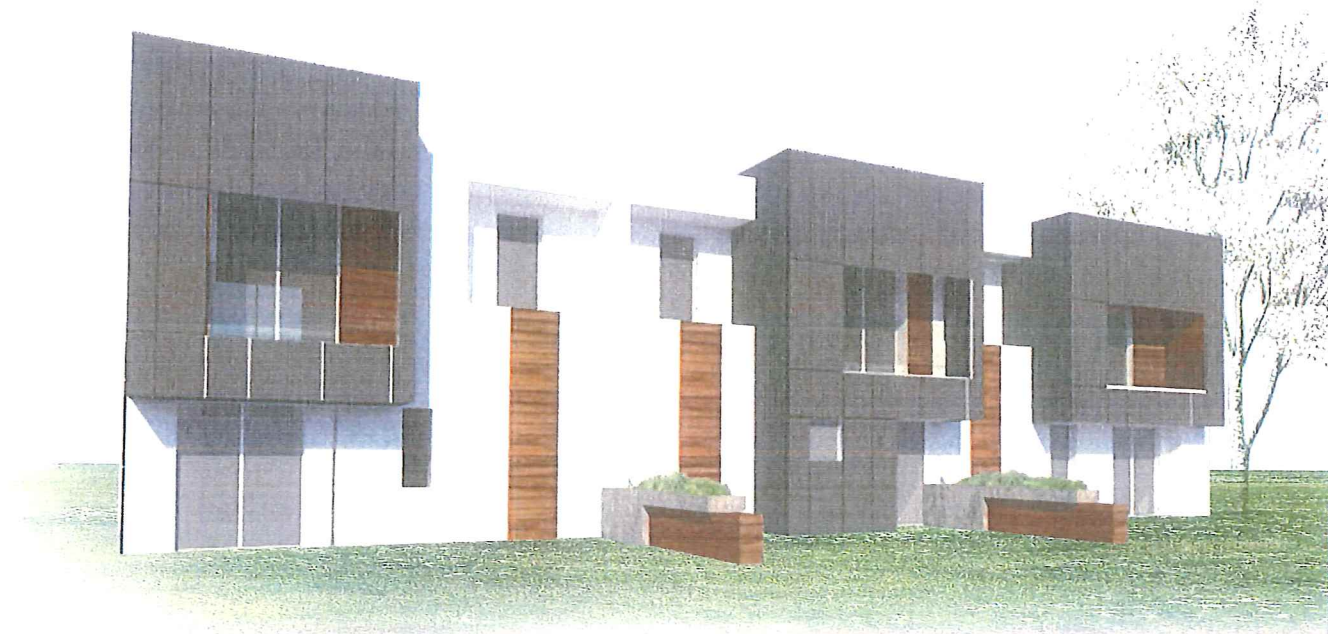
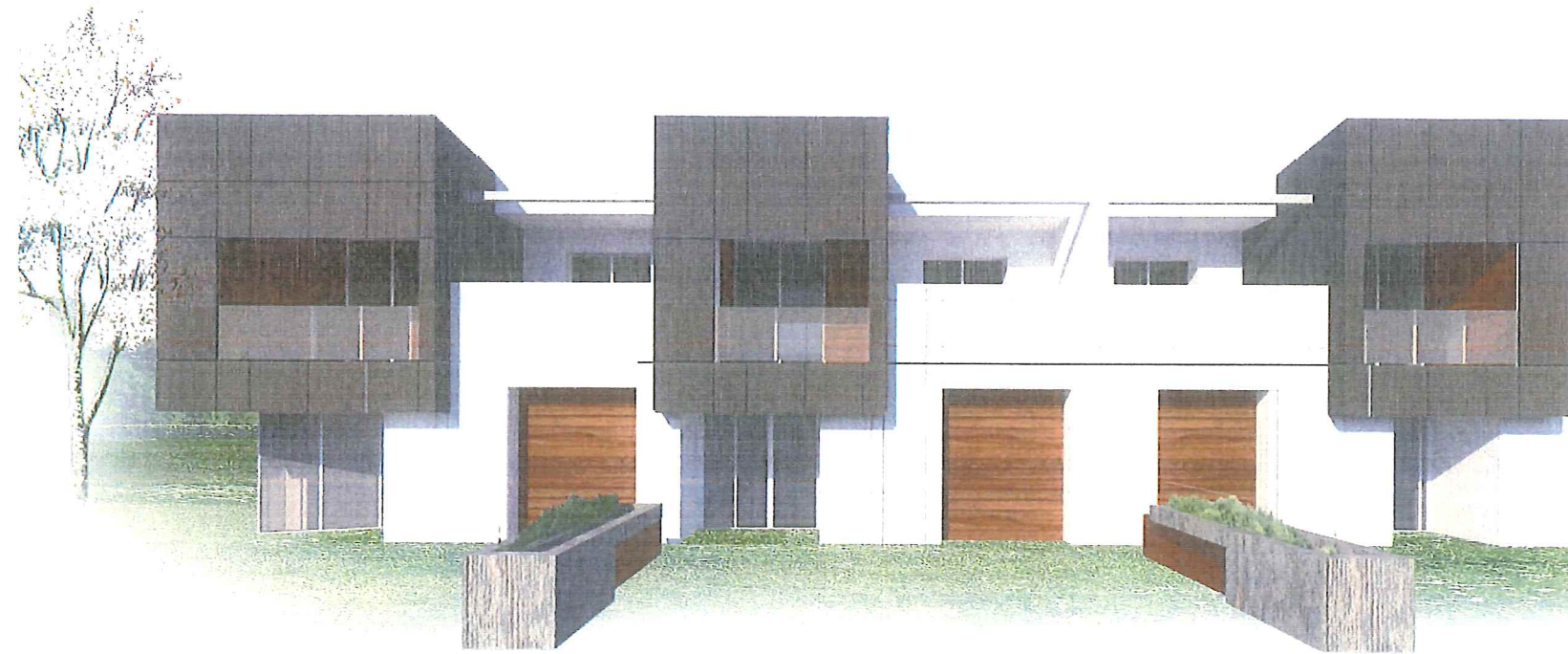


*Bozza - 12/7/2018
Firma Bernardo 4.2*

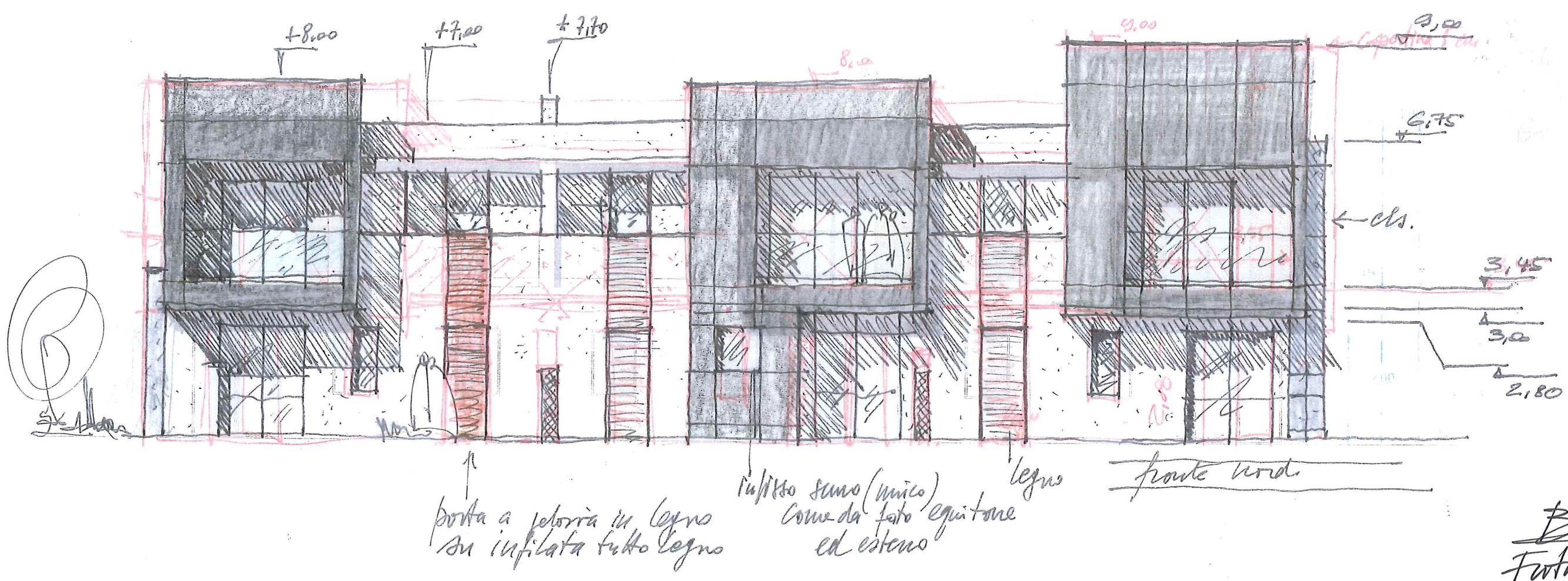
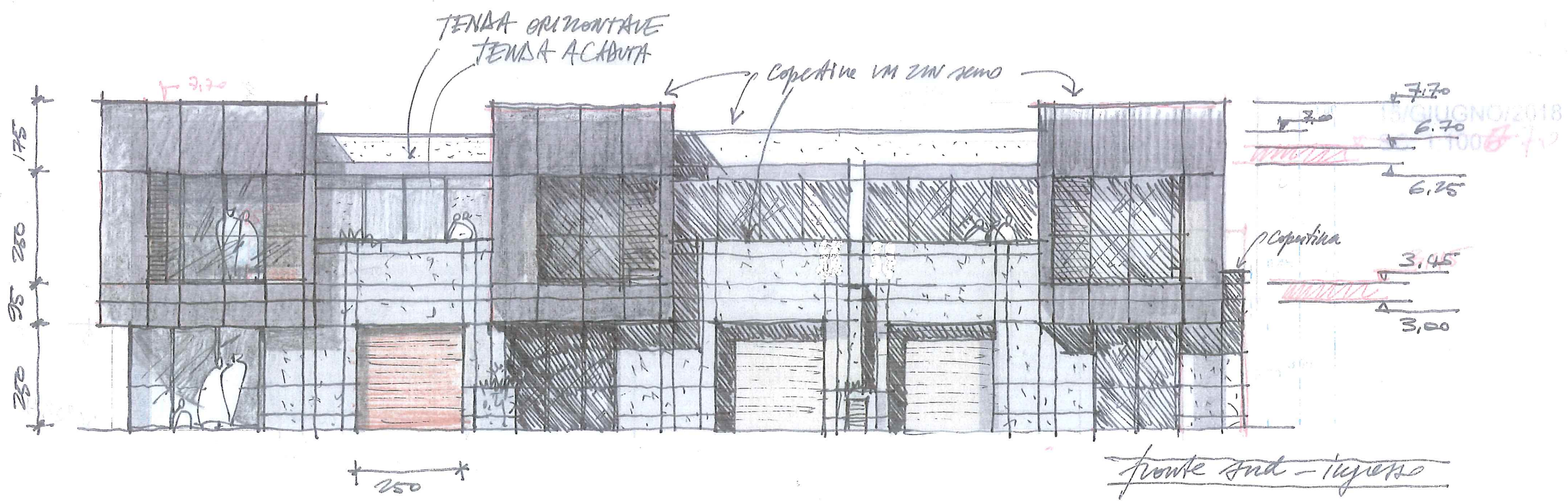
IMPIANTO 2 TRIFAMILIARE = 6



TRIFAMILIARE GB - Lotto Complessivo
Villa media passo 8,75 m con soggiorno passante



16/7/2018
Firma Bruno 4.2
TRIFAMILIARE



BRANA 10/7/2018
Futura brana 4.2
TRIFAMMWARE

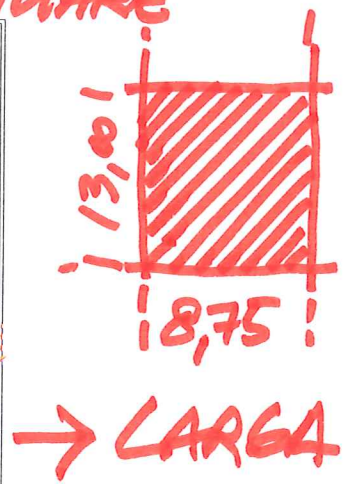
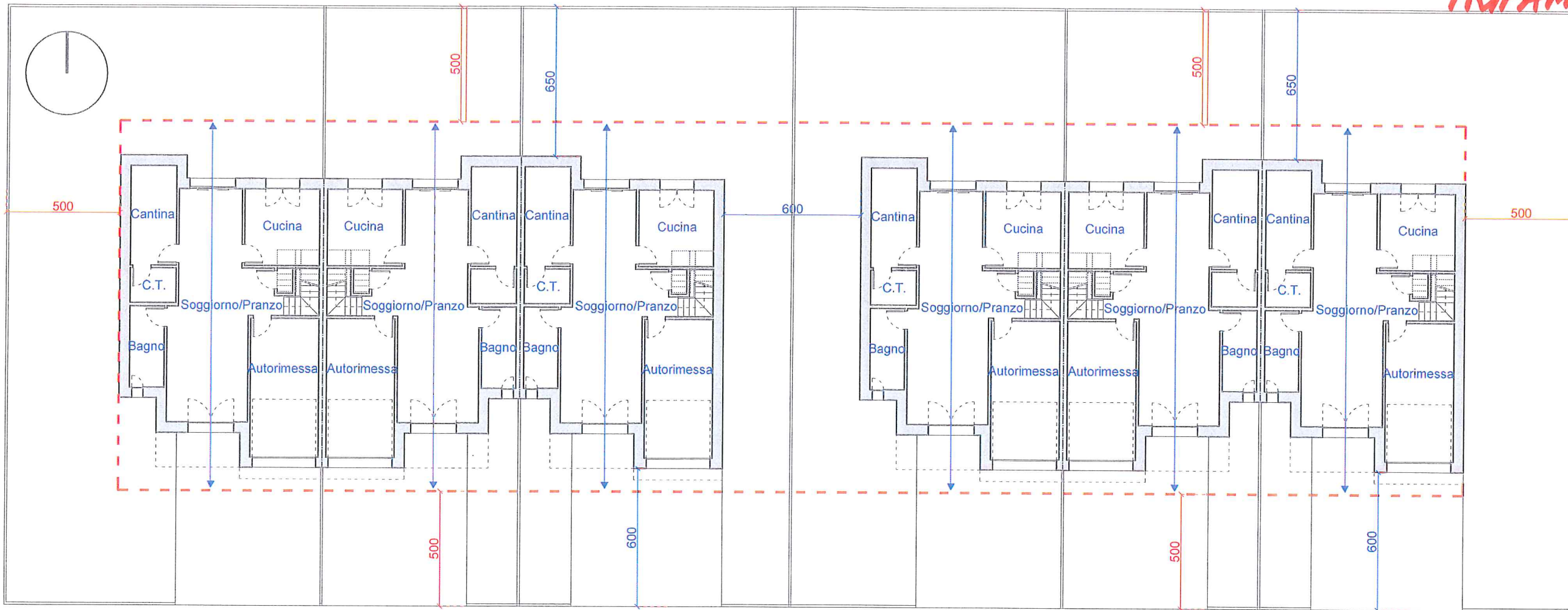
TRIFAMILIARE GB - Lotto Complessivo

Villa a schiera passo 8,75 m con soggiorno passante: adatta per composizione a schiera in posizione interna

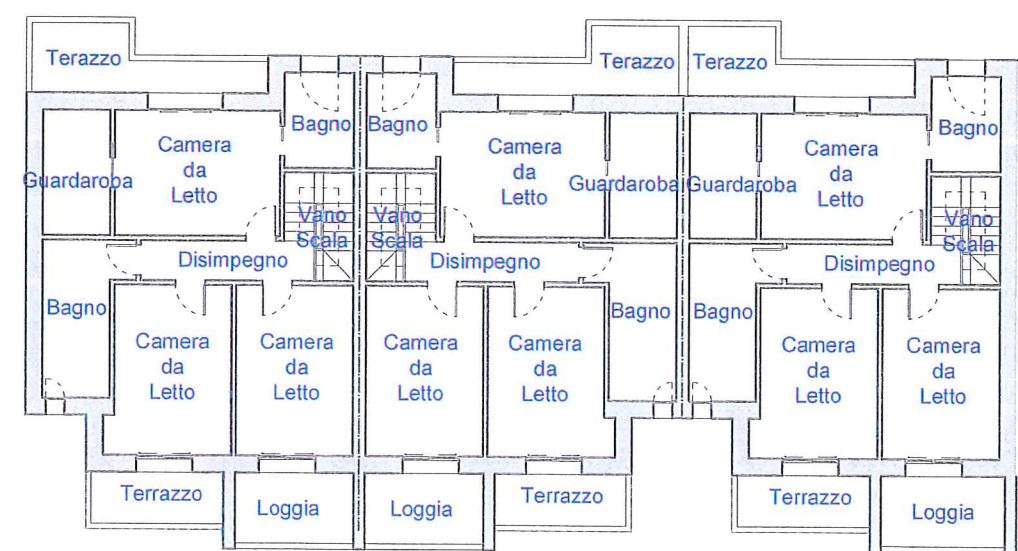
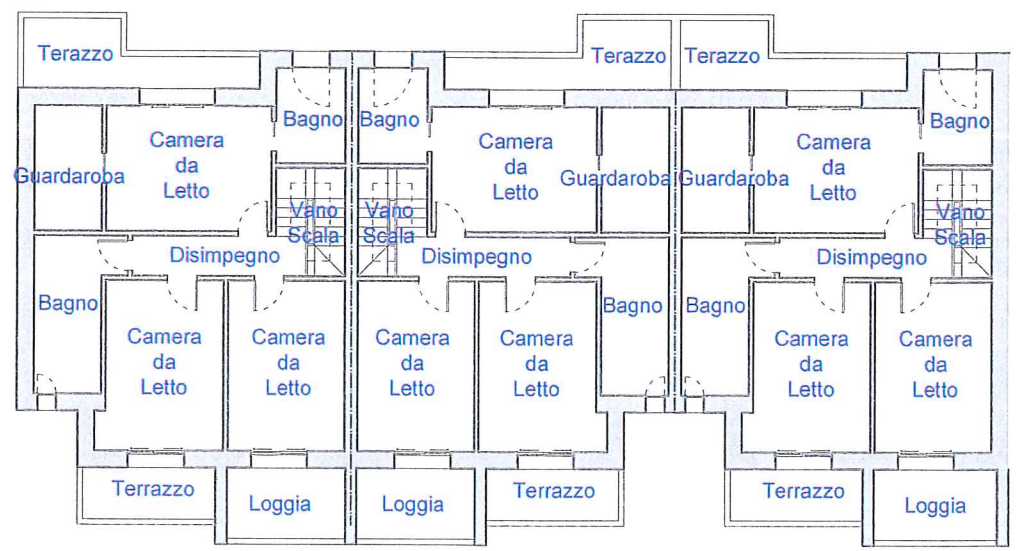
TIPO 1: 3 camere L

FERIE 

TRIFAMILIARE



Piano Terra



Piano Primo

FERIA TRASVERSARE
SOGGIORNO APERTO

Calcolo della superficie utile di progetto

	Tipo 1	Tipo 2
Su (superficie utile)	6x118.00 mq = 708.00 mq	6x112.03 mq = 672.18 mq
Sa (superficie accessoria)	6x50.50 mq = 303.00 mq	6x55.78 mq = 334.68 mq
Sn (superfici neutre)	6x3.00 mq = 18.00 mq	6x3.00 mq = 18.00 mq
Totale	6x171.50 mq = 1029.00 mq	6x170,81 mq = 1024.86 mq

Scala 1: 200

Scala grafica



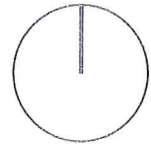
Brui 13/7/2018
Firma Gianmario L. 2
TRIFAMILIARE



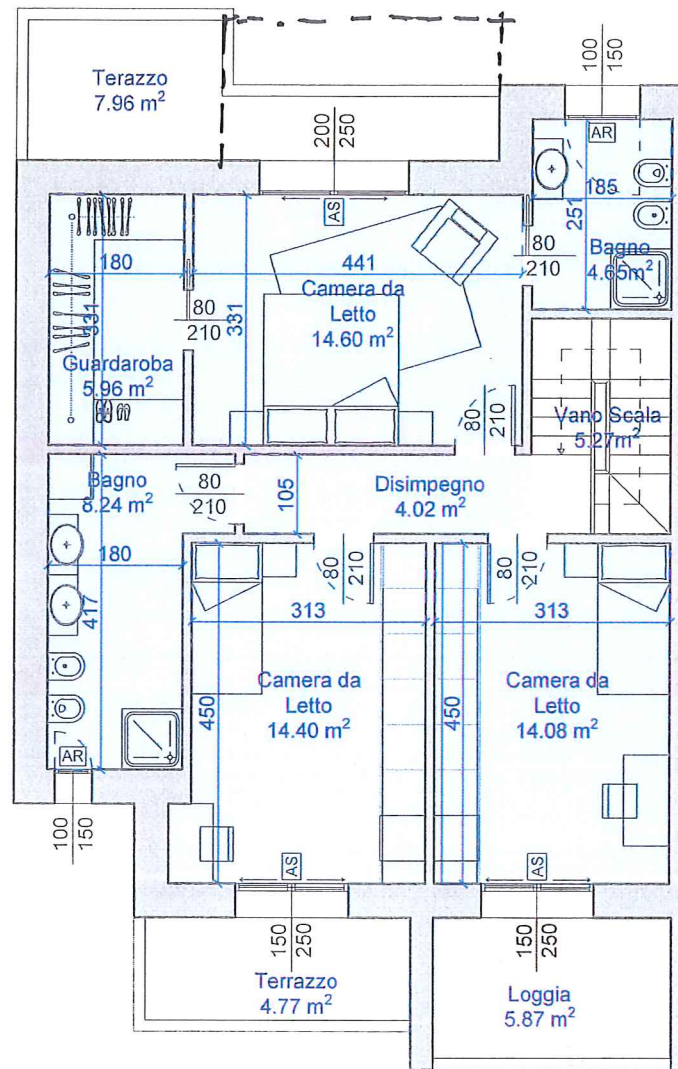
TRIFAMILIARE GB - Tipologia Edilizia

Villa a schiera passo 8,75 m con soggiorno passante: adatta per composizione a schiera in posizione interna

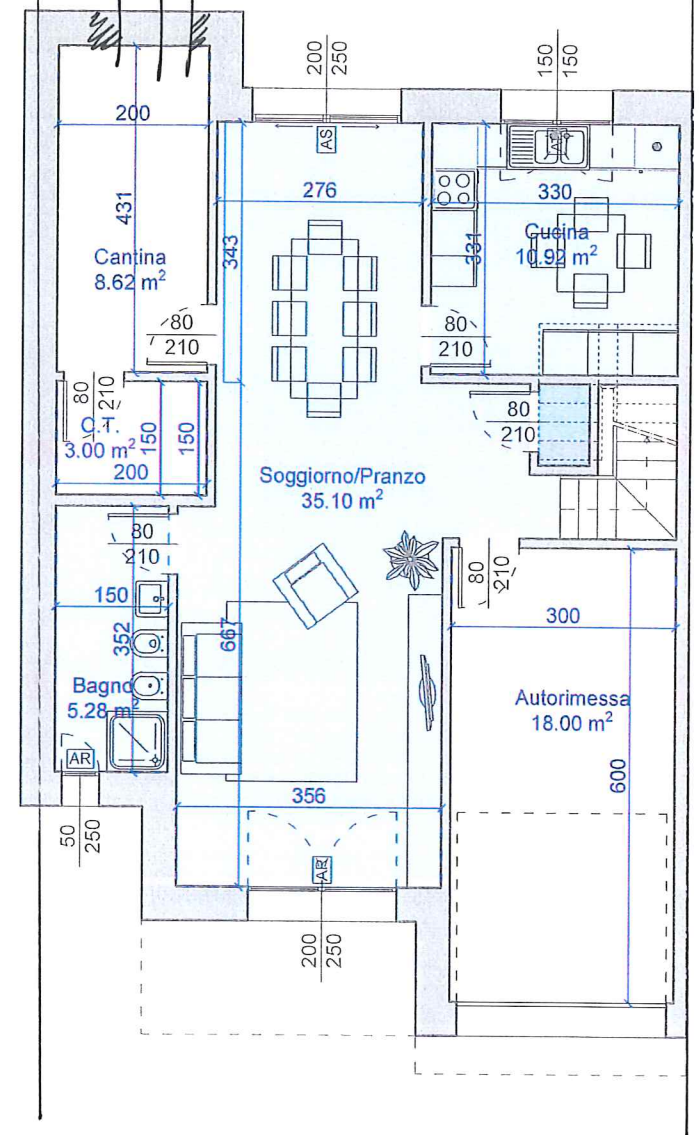
TIPO 1: 3 camere L; SU: 118,00 mq



Piano Primo



Piano Terra



Calcolo della superficie utile di progetto

Su (superficie utile)	118,00 mq
Sa (superficie accessoria)	50,50 mq
Sn (superfici neutre)	3,00 mq
Totale	171,50 mq

Nota

La superficie del vano scala è calcolata una sola volta in proiezione orizzontale per i due livelli.

Scala 1:100

Scala grafica



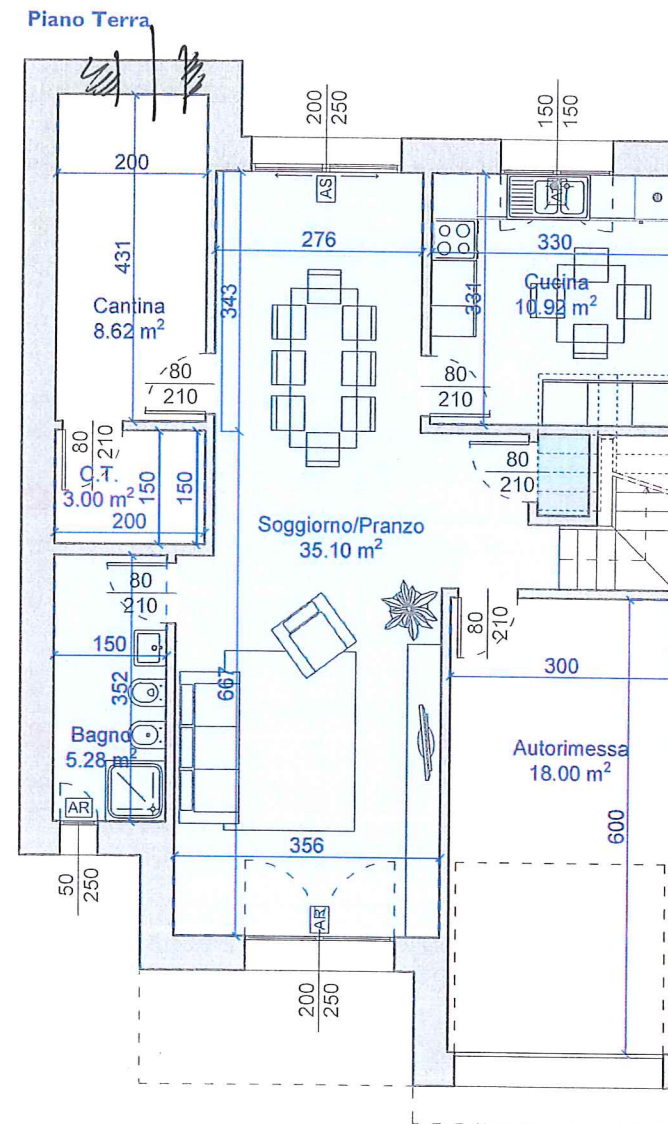
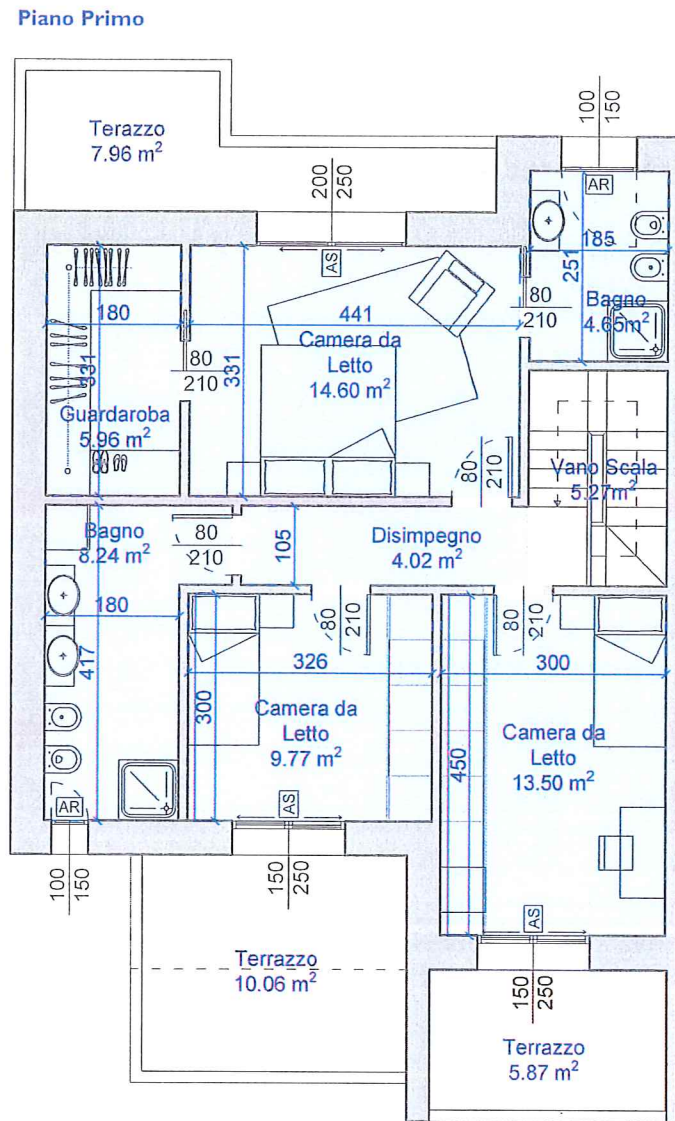
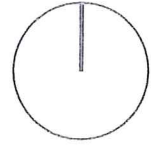
0 1 2 3 4 5m

Handwritten signature and date:
 13/7/2018
 Futura brand 4.2
 TRIFAMMARE



TRIFAMILIARE GB - Tipologia Edilizia

Villa a schiera passo 8,75 m con soggiorno passante: adatta per composizione a schiera in posizione interna
TIPO 2: 1 camera L+1 camera 2l+1 camera l; SU: 112,03 mq



Calcolo della superficie utile di progetto

■ Su (superficie utile)	112.03 mq
■ Sa (superficie accessoria)	55.78 mq
■ Sn (superfici neutre)	3.00 mq
Totale	170,81 mq

Nota

La superficie del vano scala è calcolata una sola volta in proiezione orizzontale per i due livelli.

Scala 1:100

Scala grafica



Bgn - 13/7/2008
Firma Bernardo 4.2
TRIFAMILIARE



prospetti con singole vite in serie non speculari

D.V.E. 13/7/2018
Futura Grand 4.2
TRIFAMILIARE

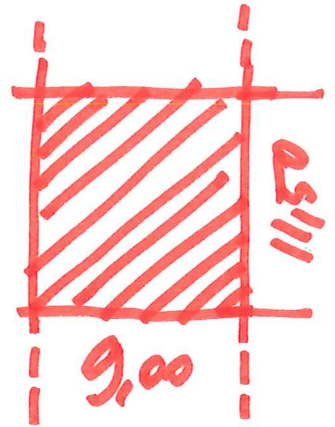
F

SERIE (F)

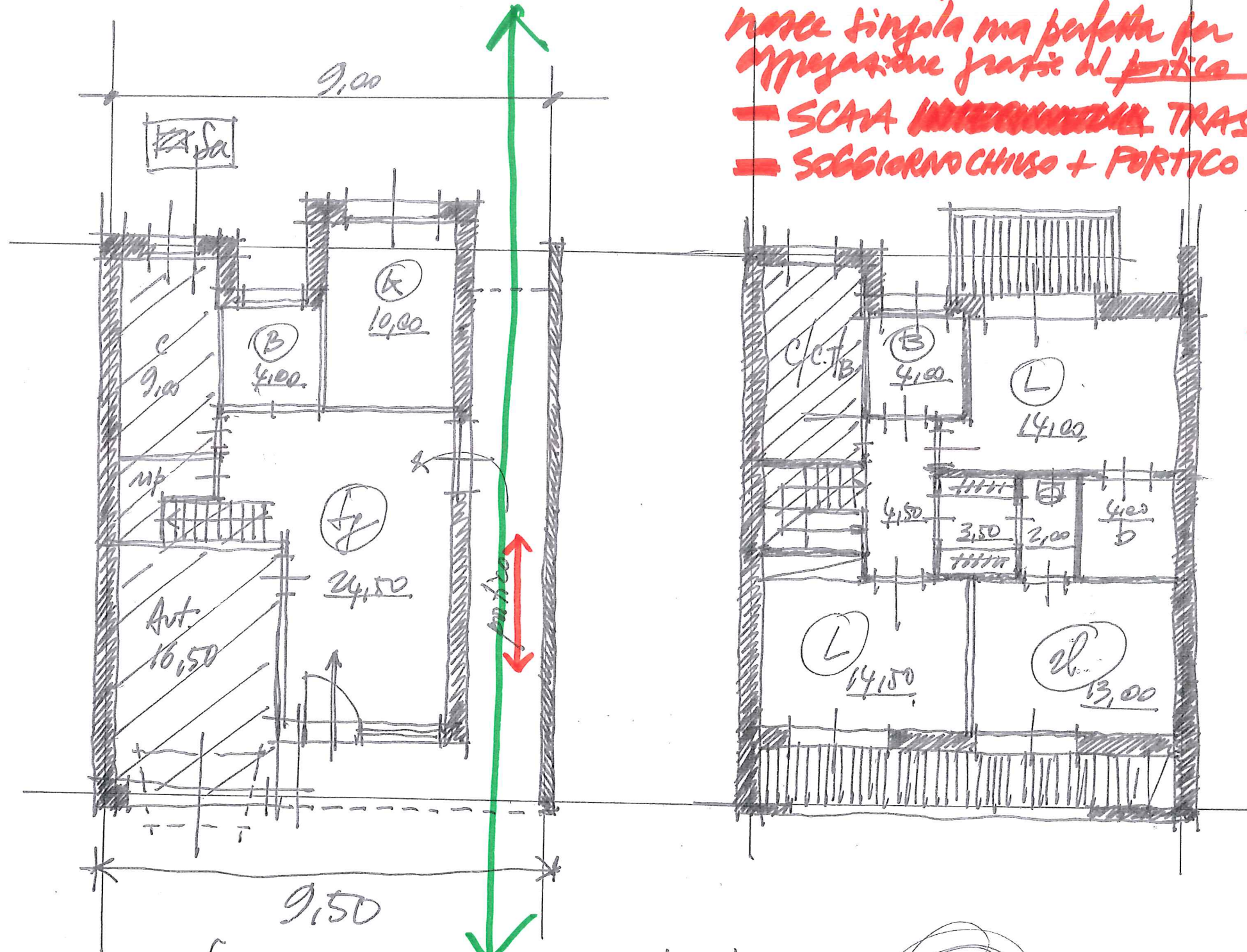
VILLA GRANDE

note singola ma perfetta per appoggiare fratis al portico

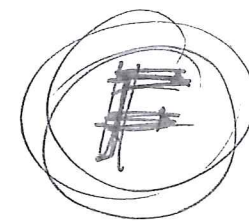
- SCAIA INTERMEDIARIA TRASV.
- SOGGIORNO CHIUSO + PORTICO



→ LARGA
→ COMPATTA



$$\text{Su 2 mp. } 38,50 + 59,50 = \boxed{98}$$
 + molto Sa



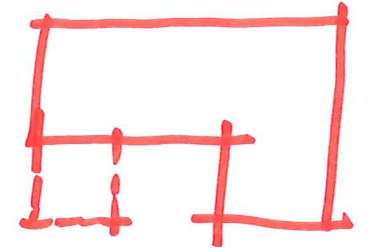
Bm - 18/7/2018
 Futura Bramarolo 4.2
 VILLA GRANDE + PORTICO

6

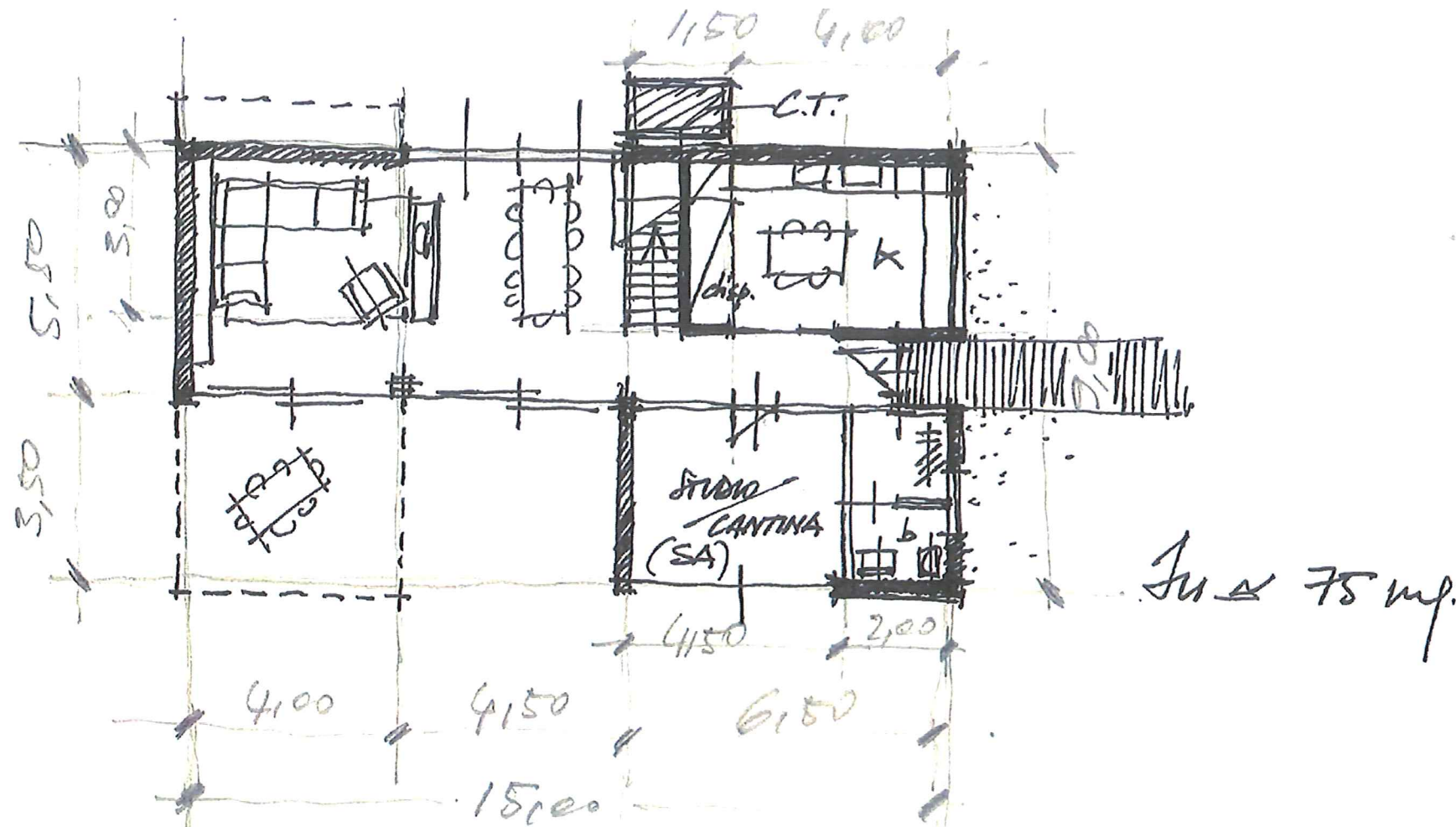
Genia 15/7/2010 Ulteriori Ville Sarnano

SERIE **G**

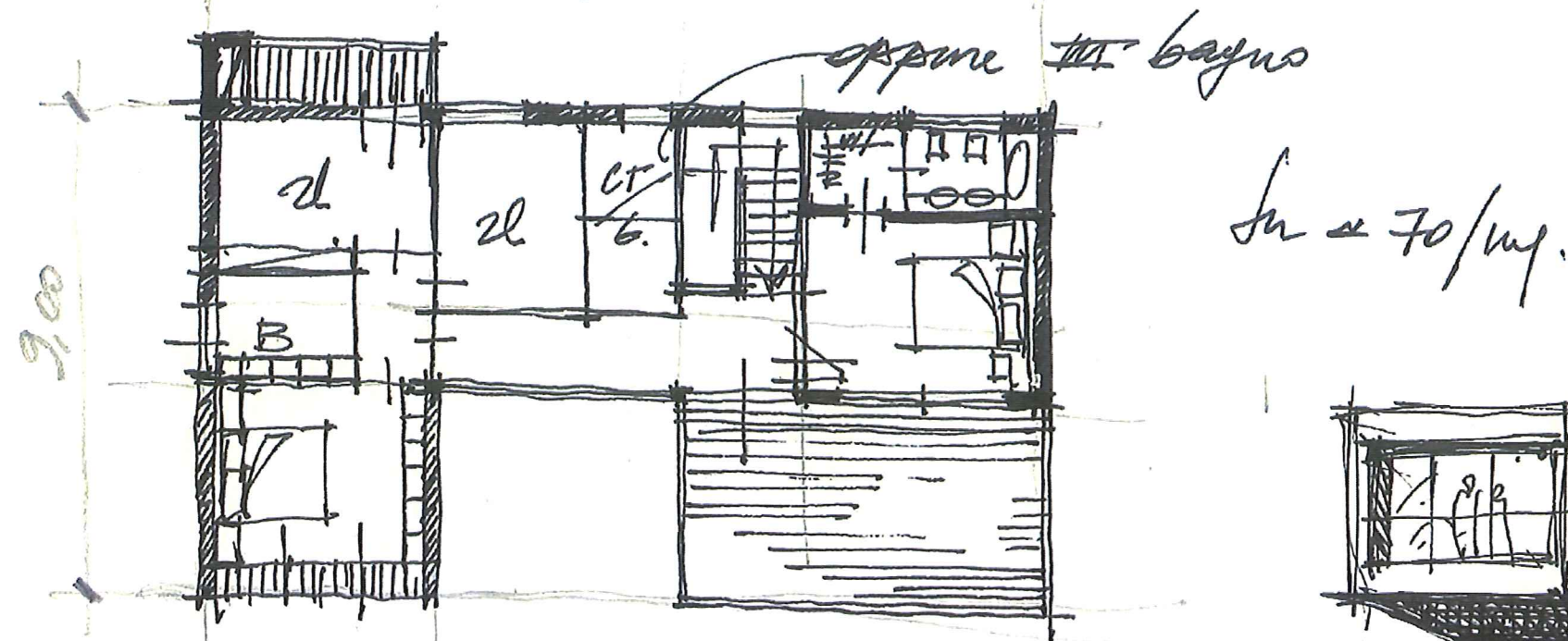
VILLE SINGOLE



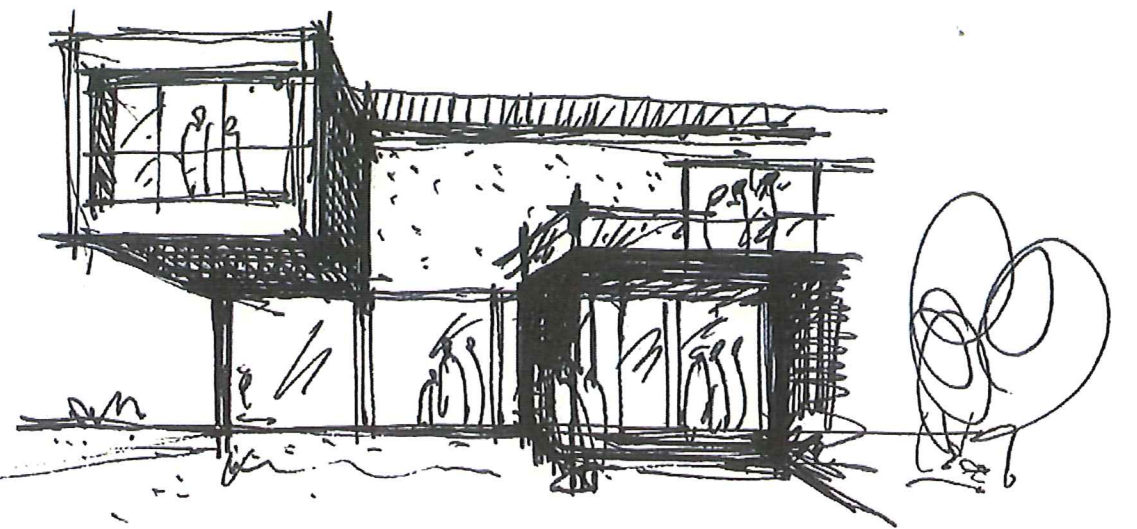
- 2 piani
- su ≈ 145 mq.



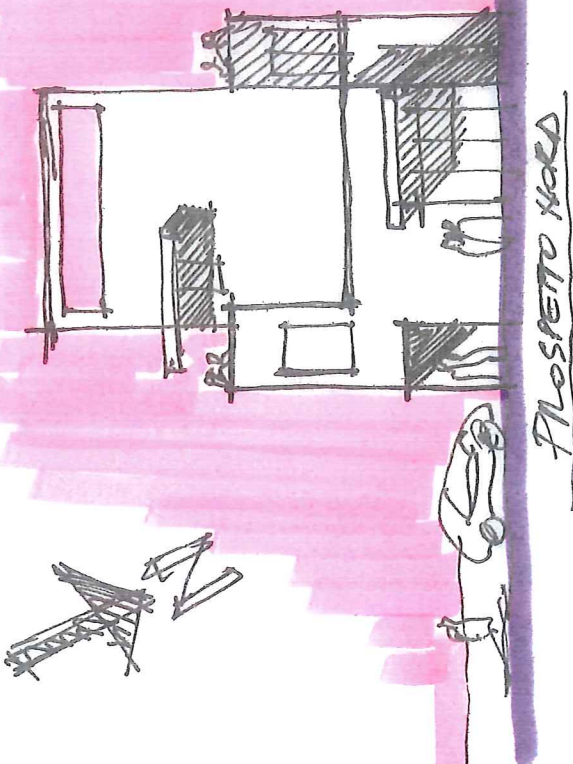
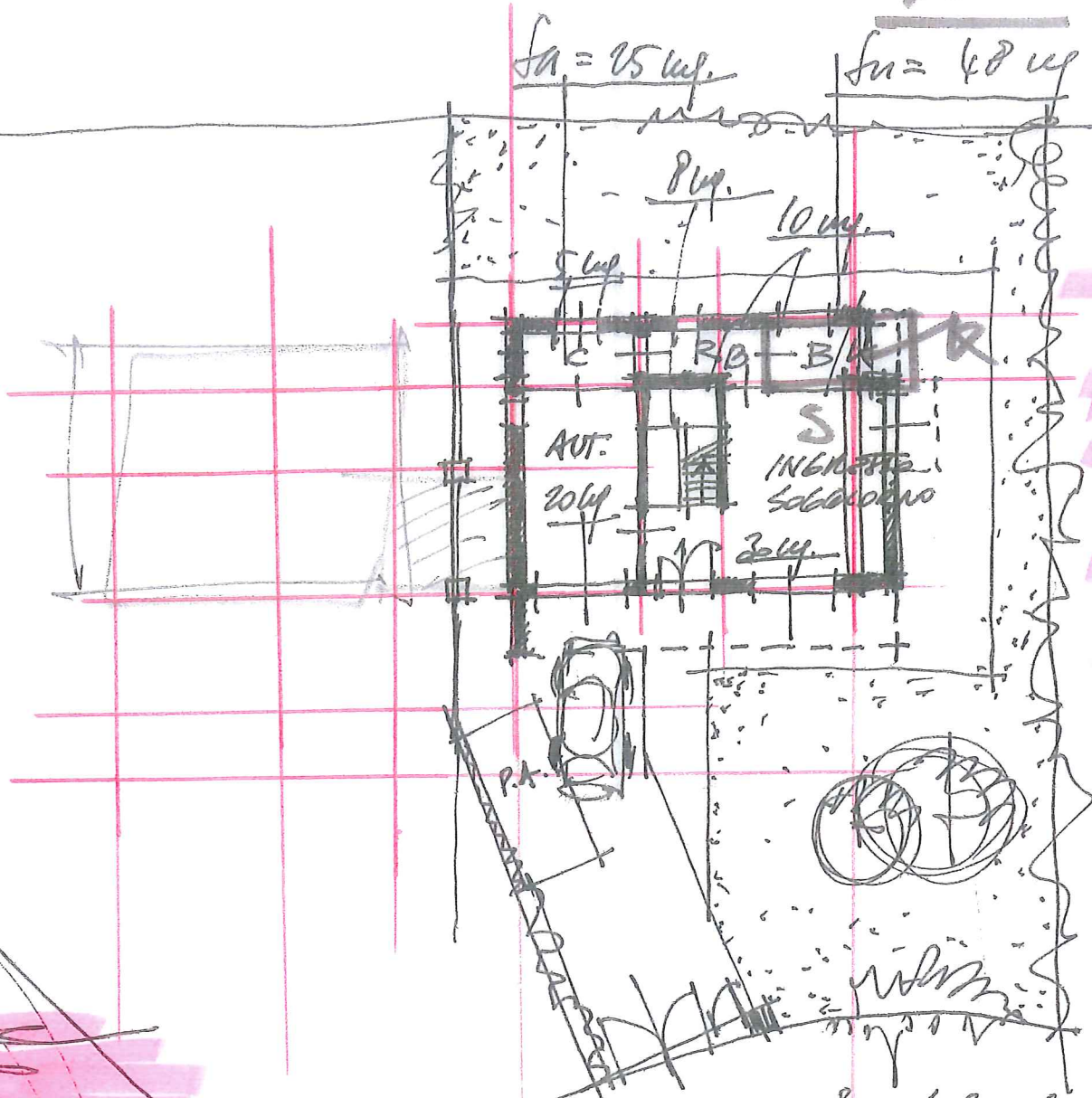
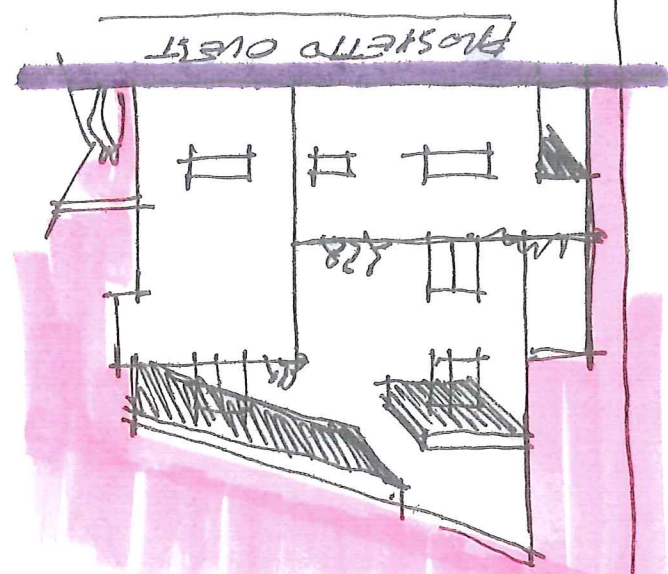
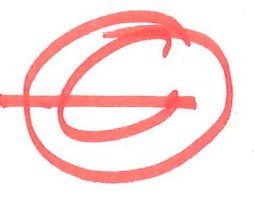
su ≈ 75 mq.



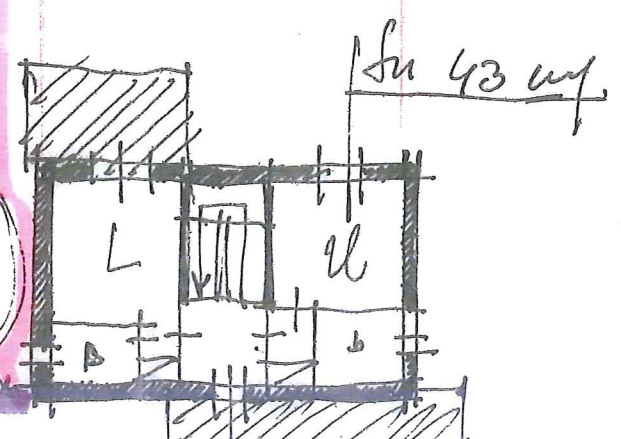
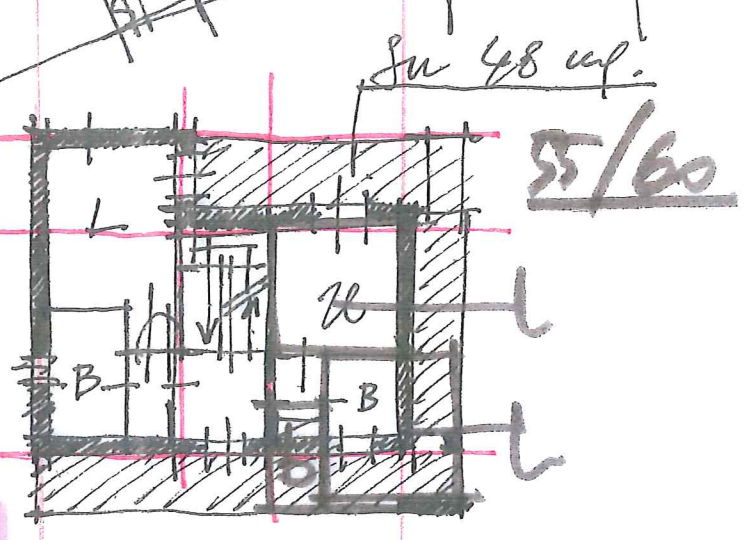
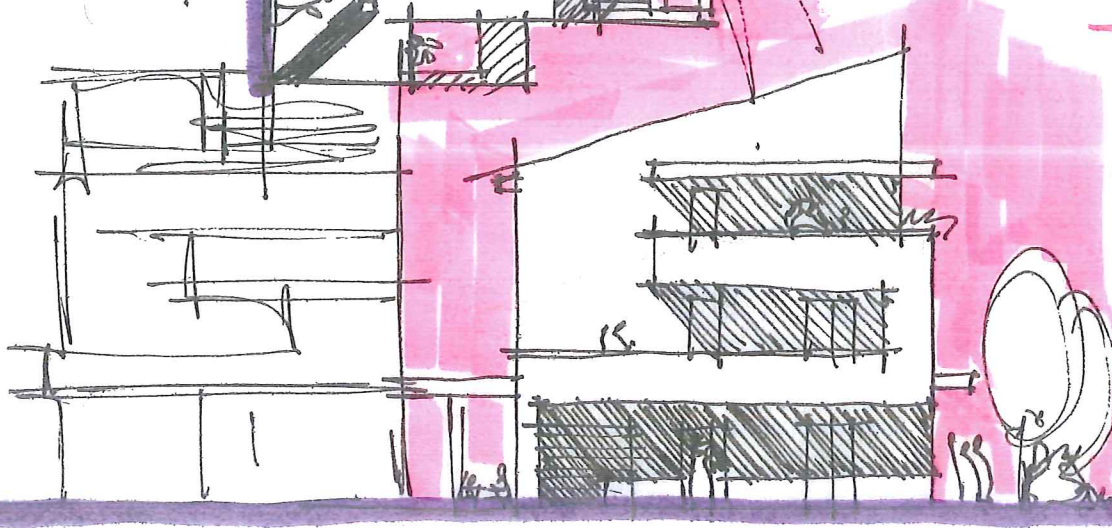
su ≈ 70 mq.



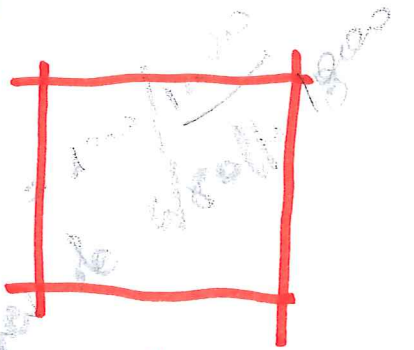
VILLA G.1.



PROSPETTO SUD



- 3 piani
- compatta
- su \approx 150 mq
- studi via Tantonini



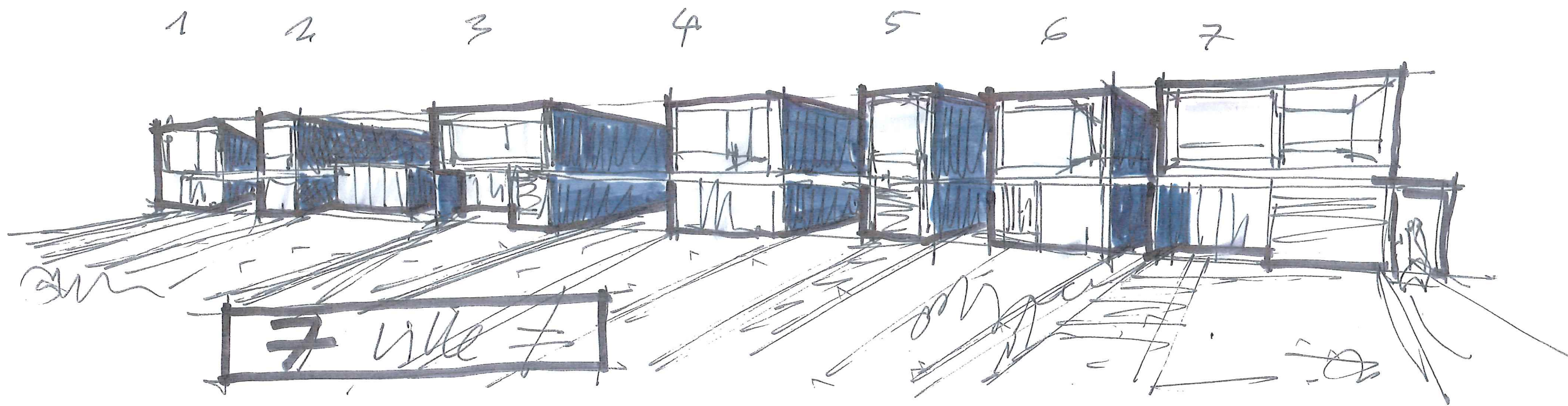
lan di west

4

IMPIANTO 8

vill~~e~~ mixate

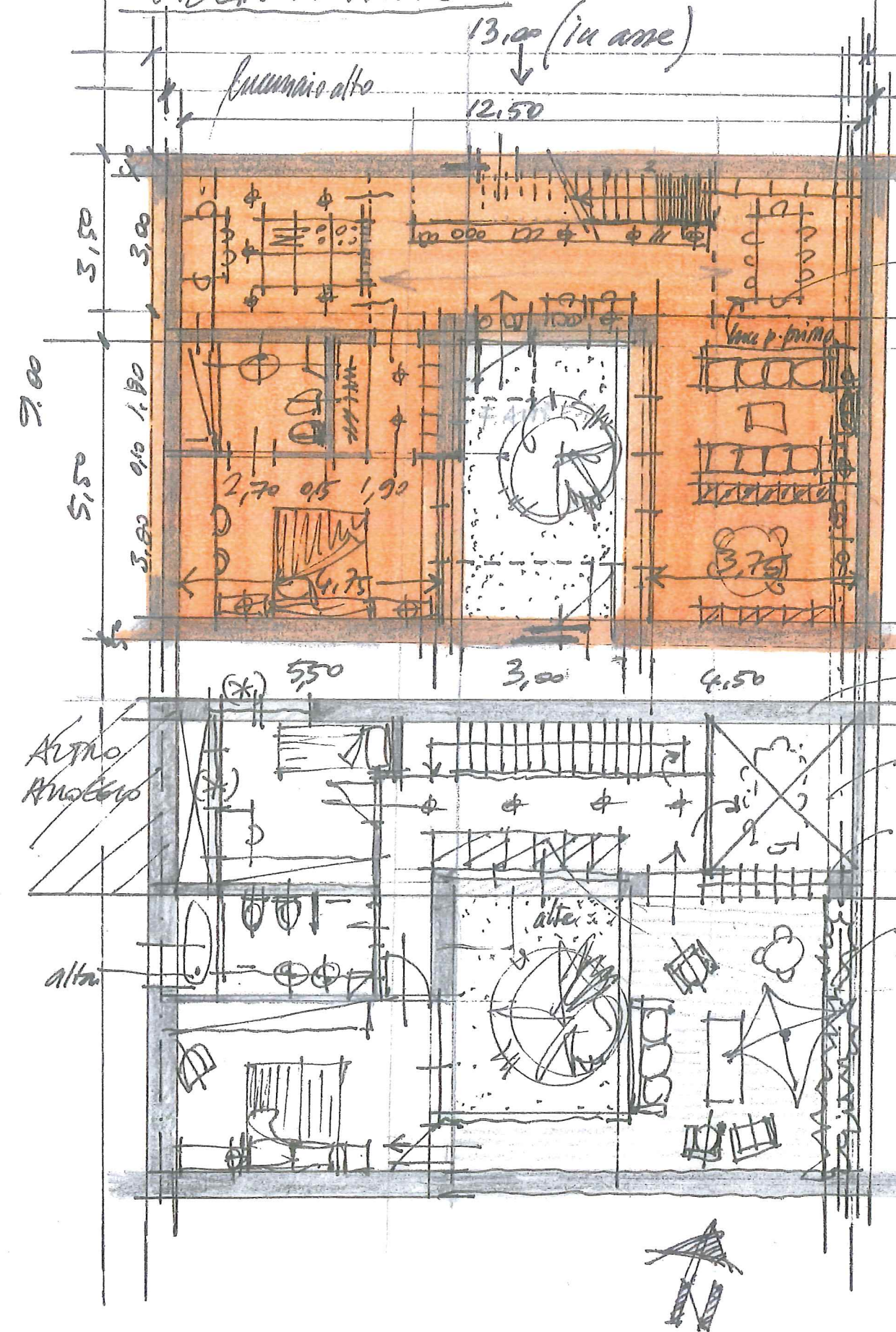
qui in forma di singole collegate ma "non schierate"



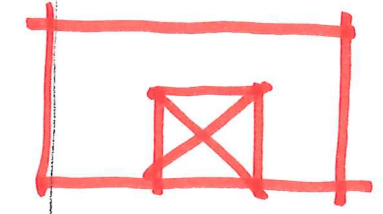
Bu - 19/7/2018
Firma Bernardo 4.2

I

VILLA A PATIO



SERIE (I)



17 METRE 4 18,82

VILLA A PATIO
AGGRABILE

= 2 piani
= su ± 115 m

TUTA H.

Inv. (65/70)

pavimento con possibilità
in finiti alti su tutta
la lunghezza (*)
bellissimo con lucernario

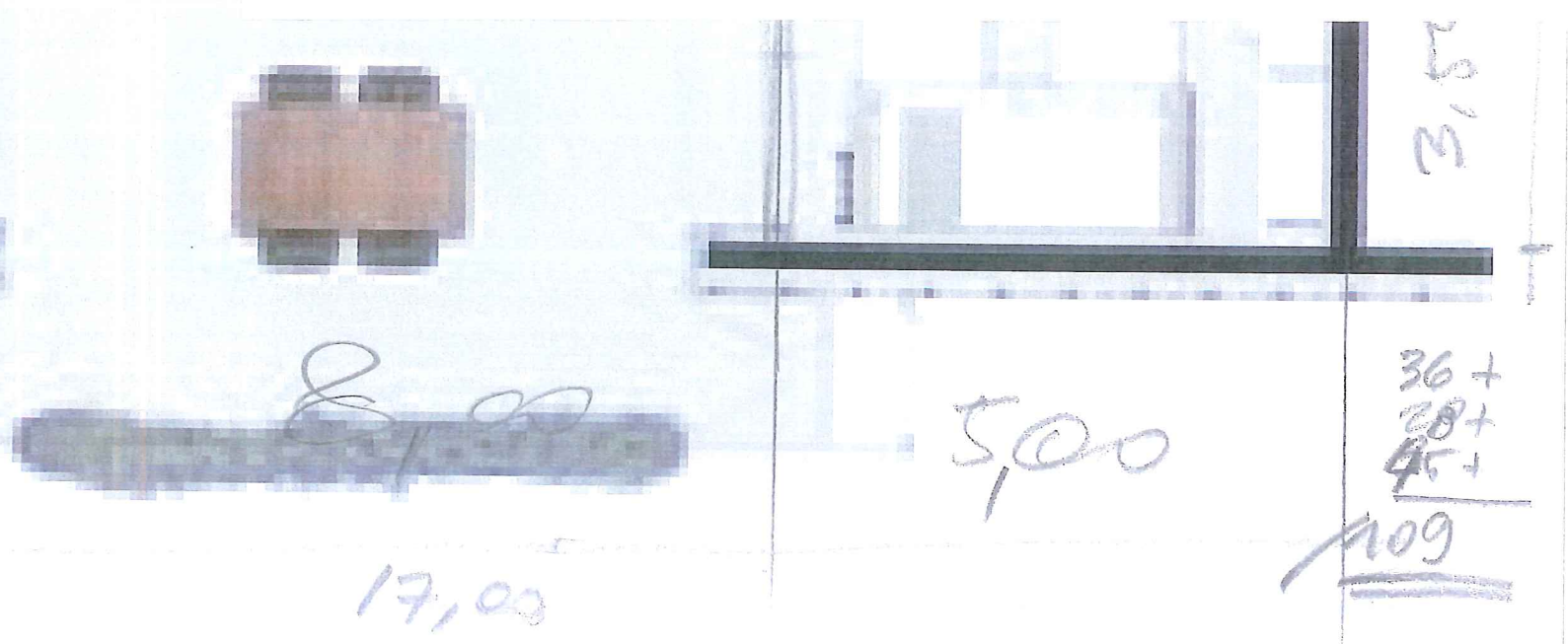
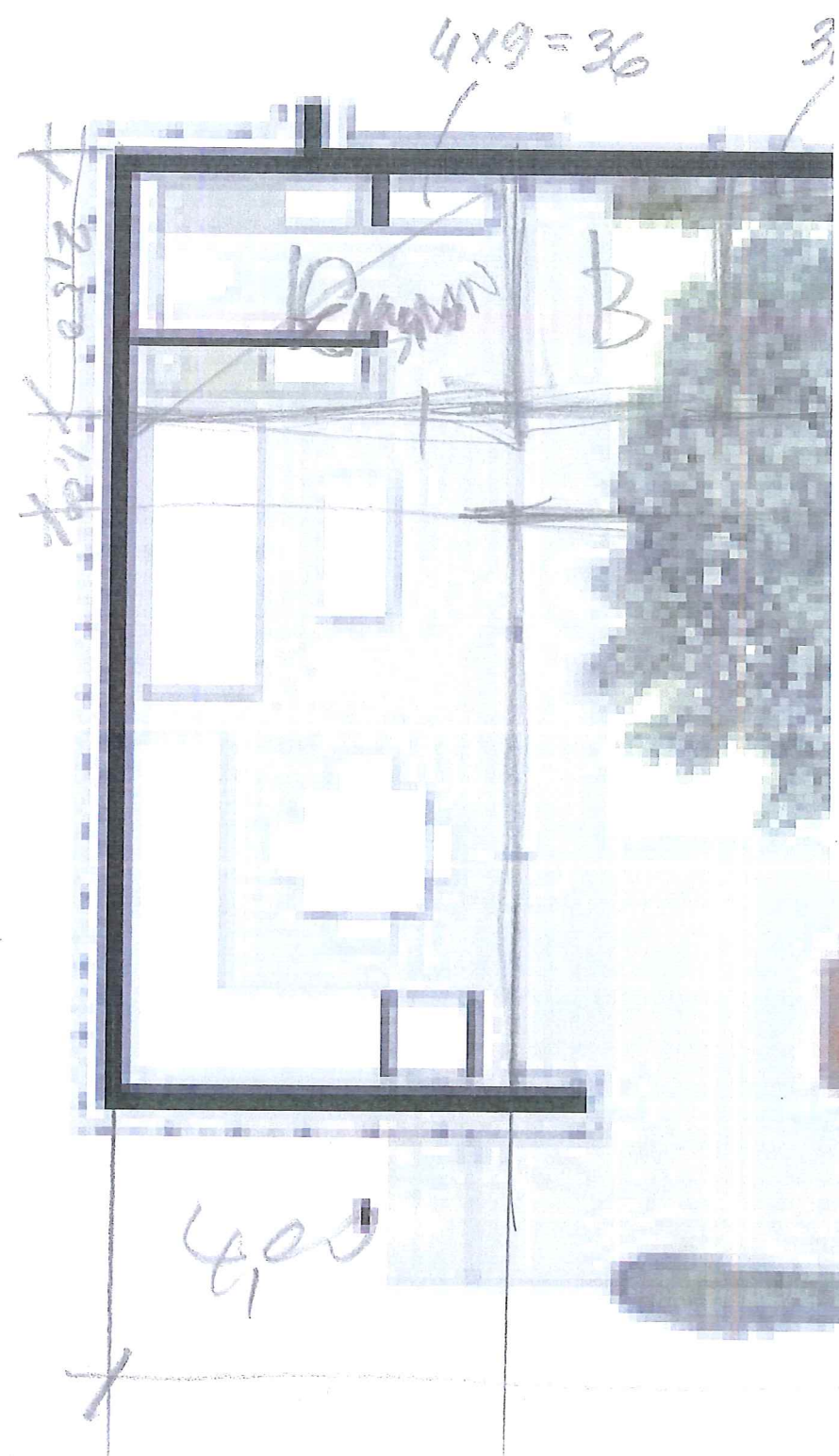
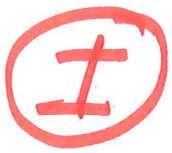
vetromattoni, anche con
infissi apribili e non
lucernario...

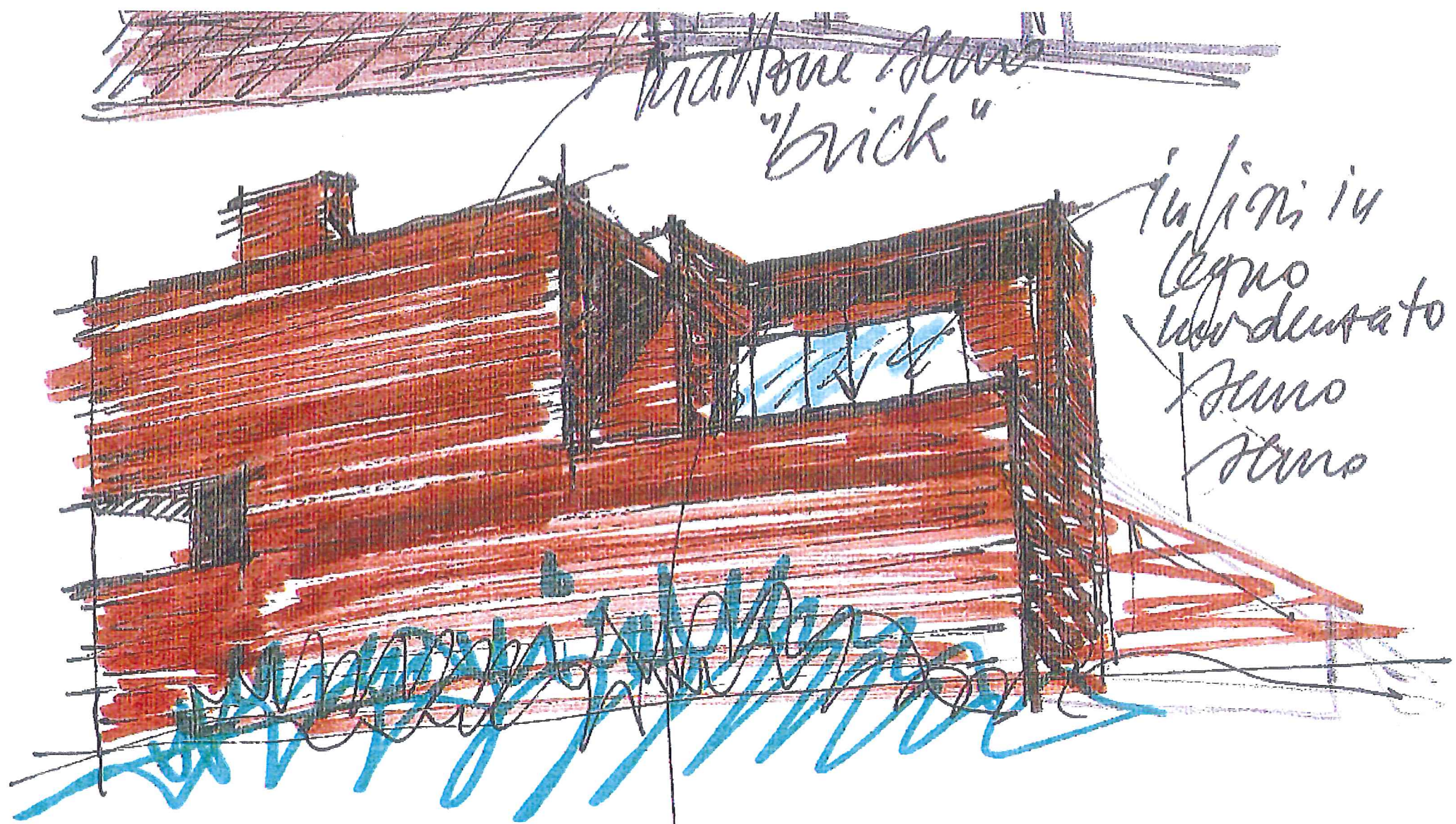
fioriera arbusti

ventilatori di
ventilazione (lucernario,
adattatore, # fog. etc...)

Inv. 45

B... 20/7/2018
futuro comando
Villa a patio





mattoni rossi
"brick"

infissi in
legno
laccato a
strati

giardino = PATO

as

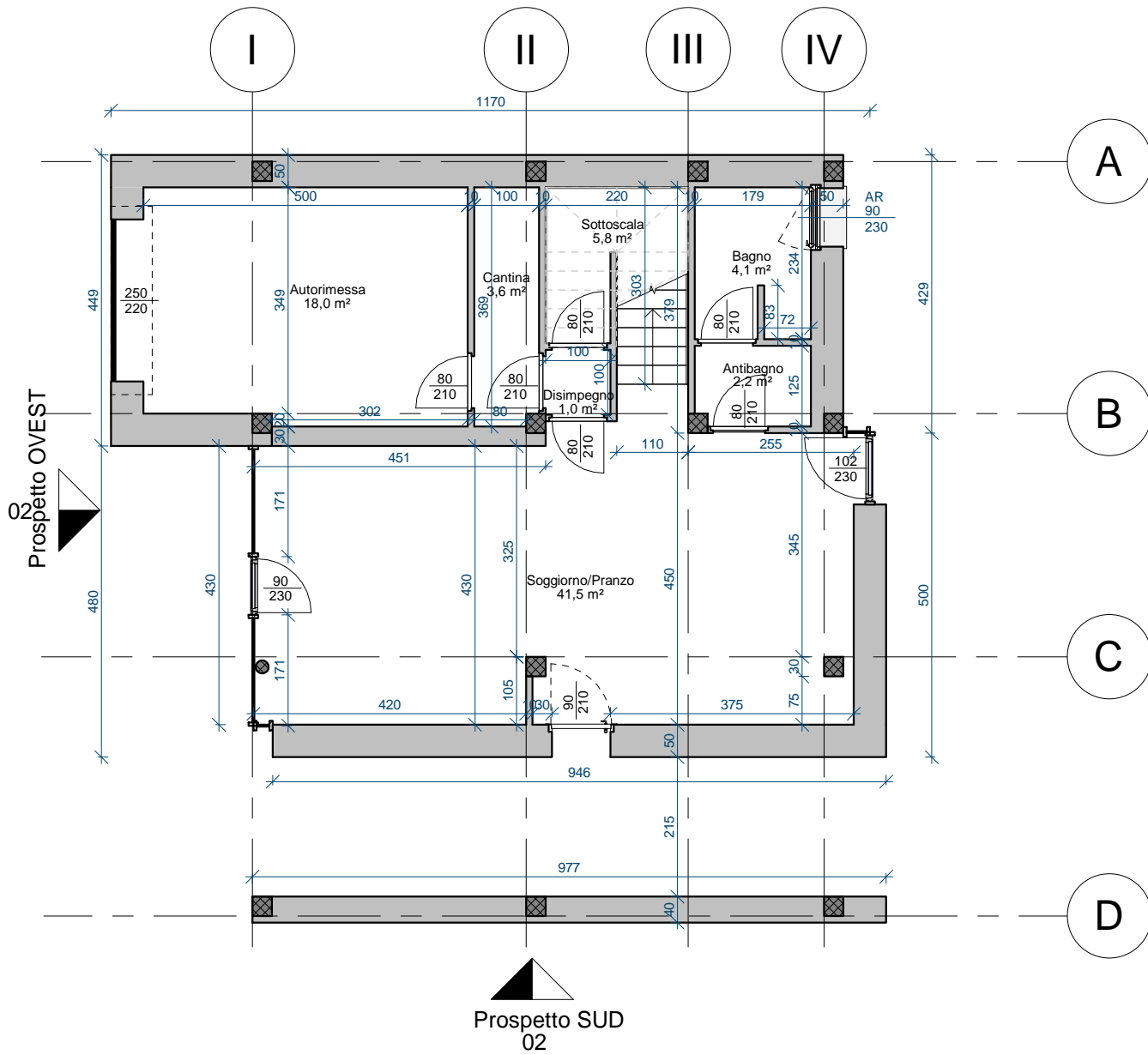


BOLOGNA - I EMISSIONE - MARZO 2017

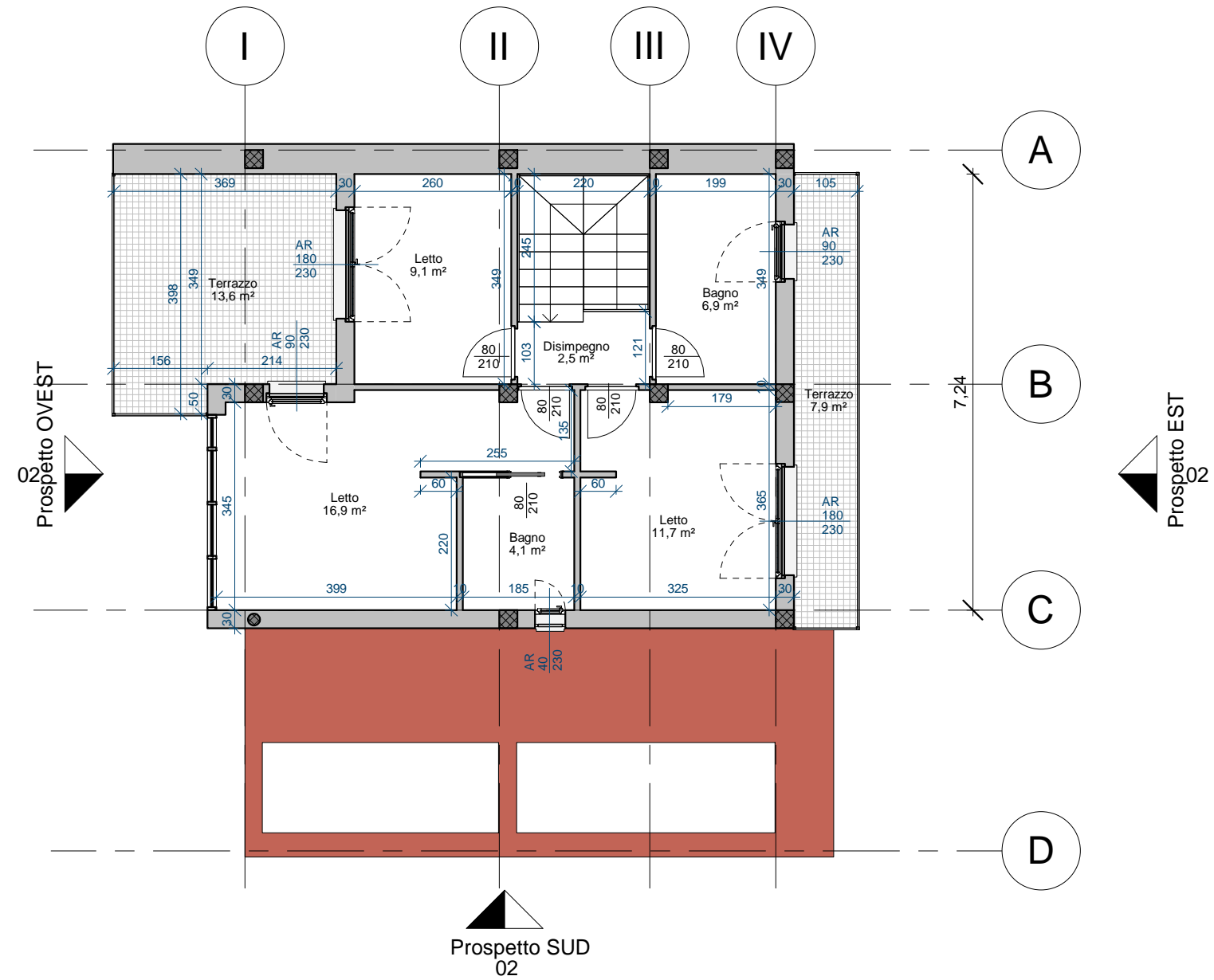
VILLE NEL PARCO

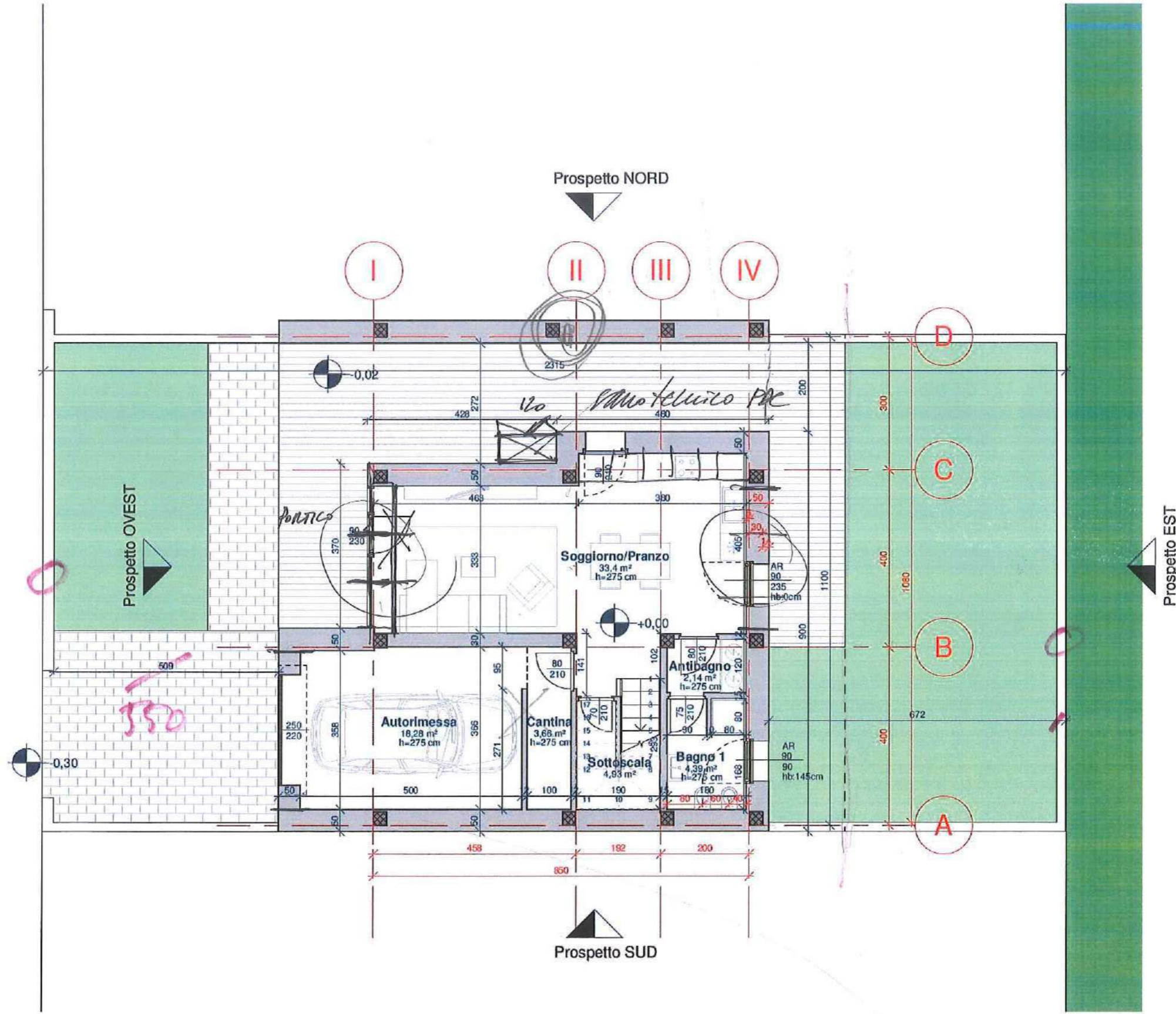


02
Prospetto NORD



02
Prospetto NORD



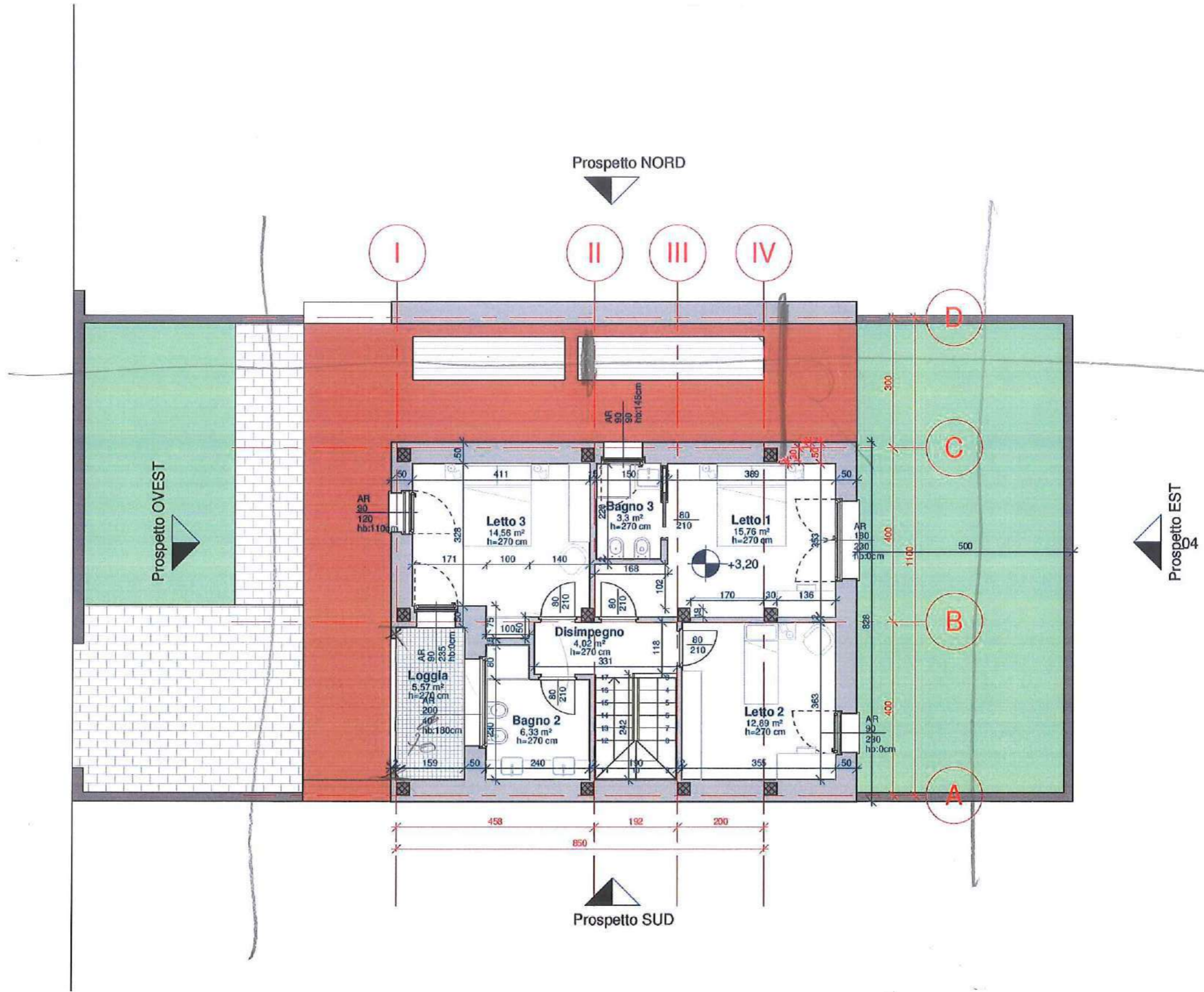


00.00 - Piano Terra Villa 3

Scala 1 : 100

Borza

24/10/2022

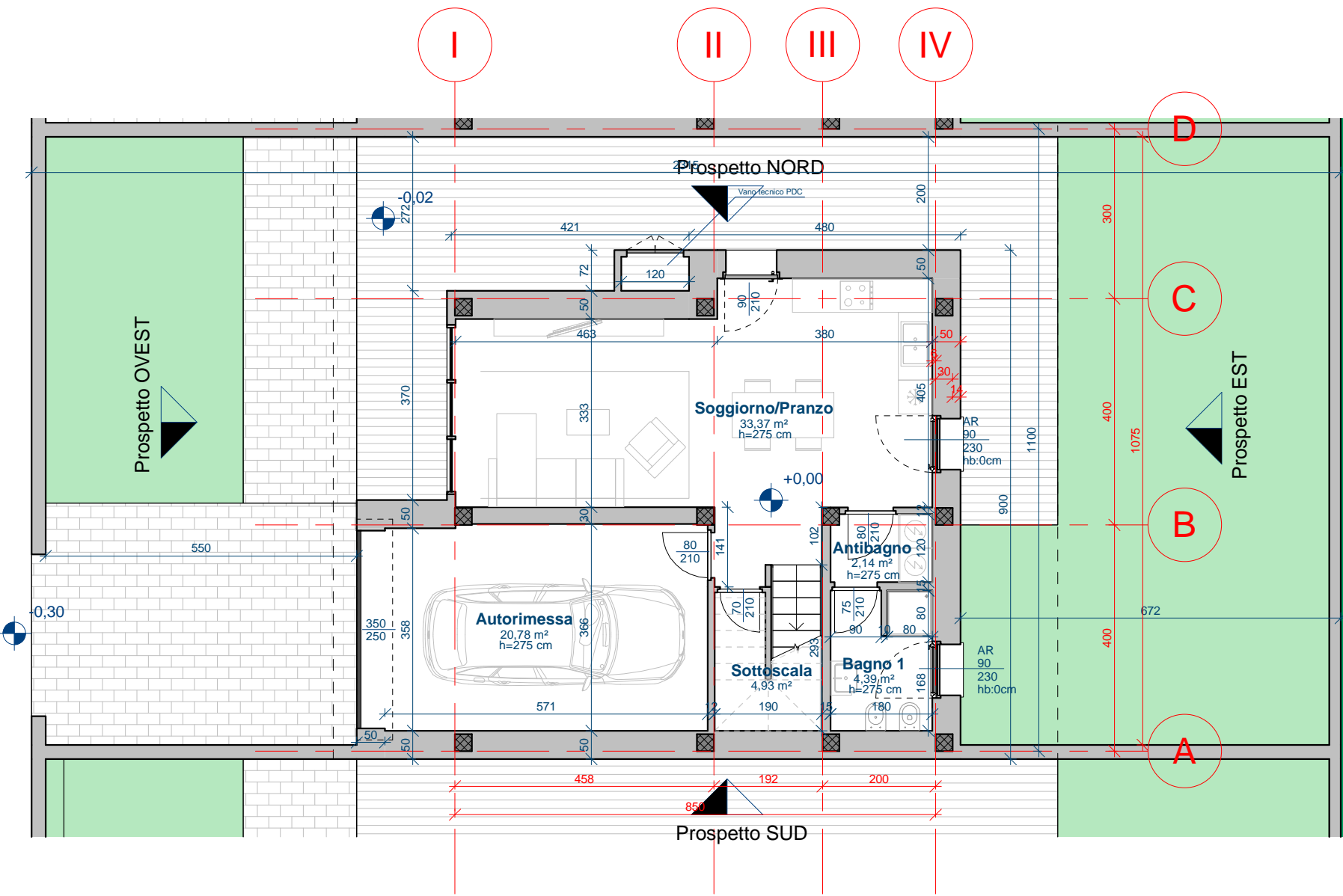


02.00 - Piano Primo
Finito Villa 3

Scala 1 : 100

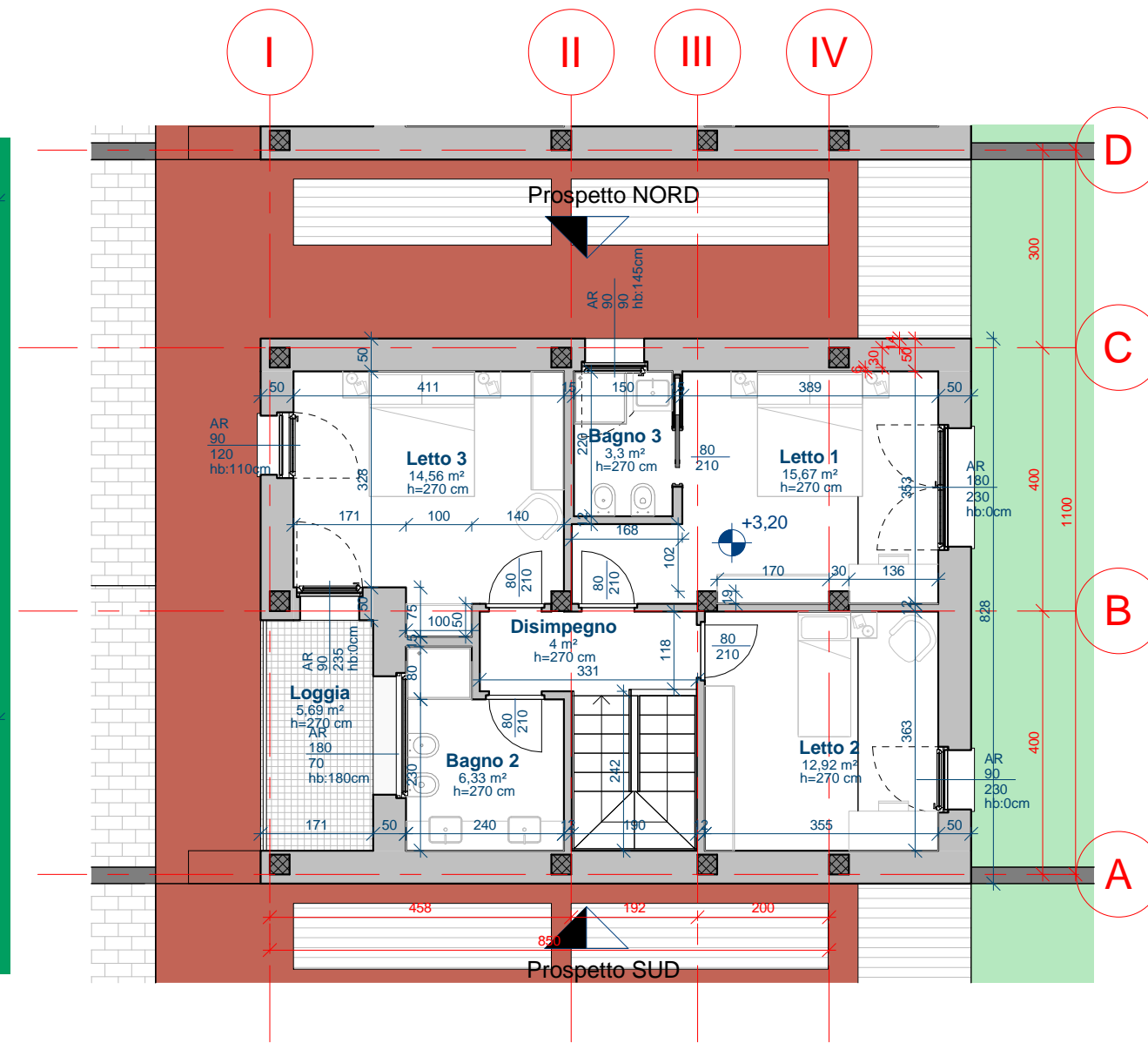
Bozza

24/10/2022



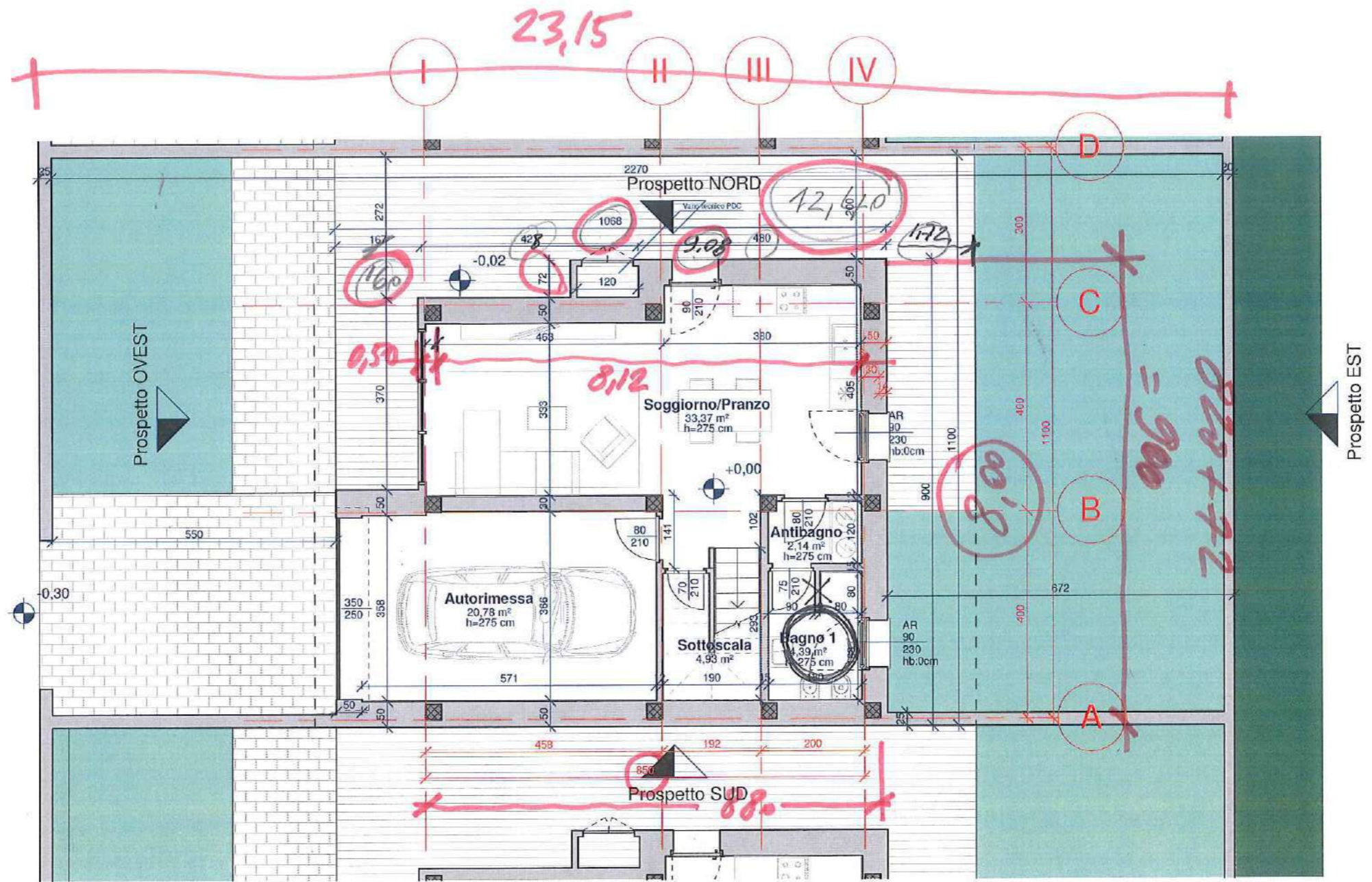
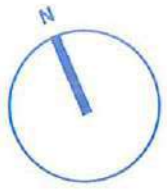
00.00 - Piano Terra Villa 3

Scala 1 : 100



02.00 - Piano Primo
Finito Villa 3

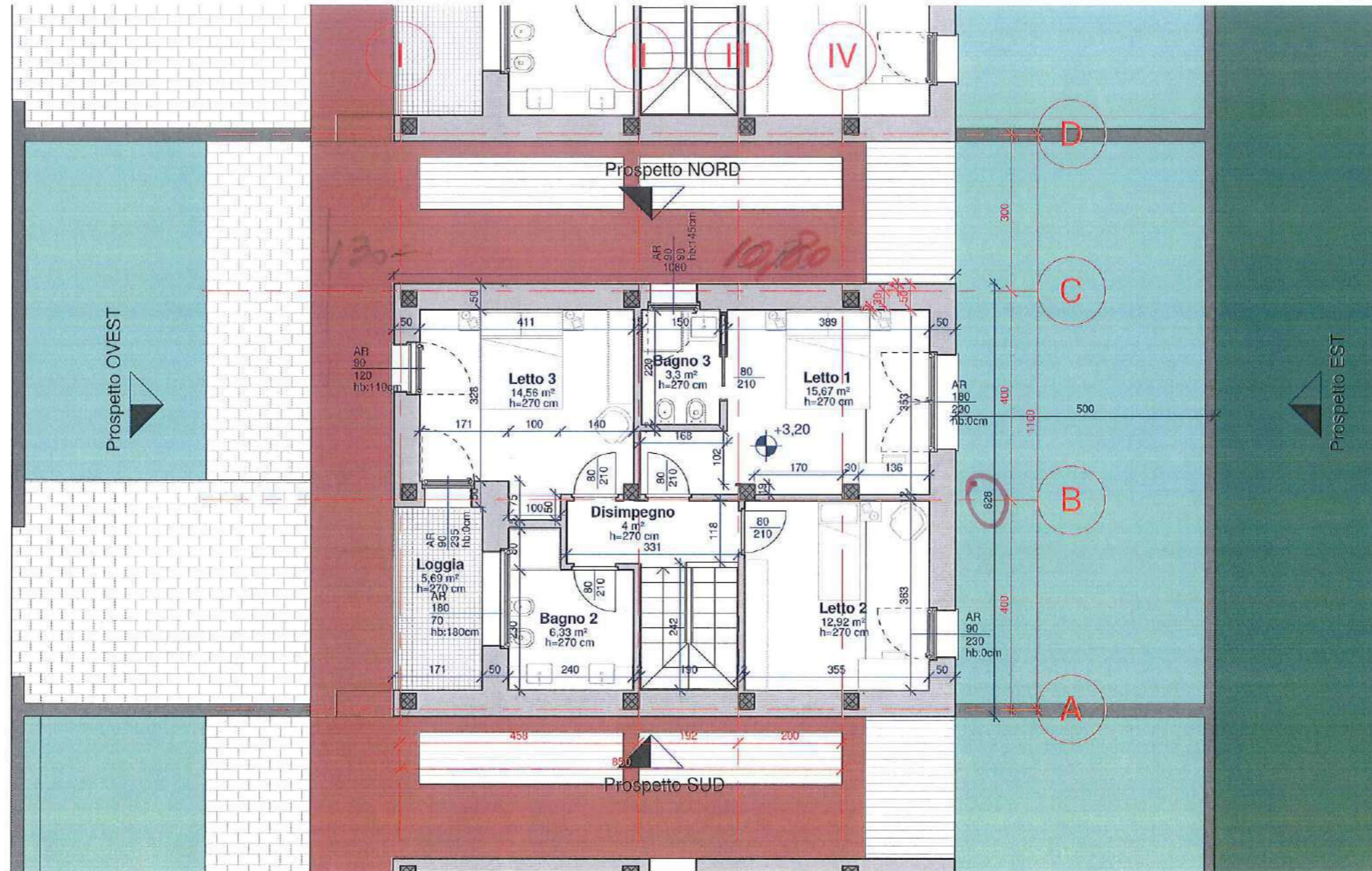
Scala 1 : 100



00.00 - Piano Terra Villa 3

Scala 1 : 100

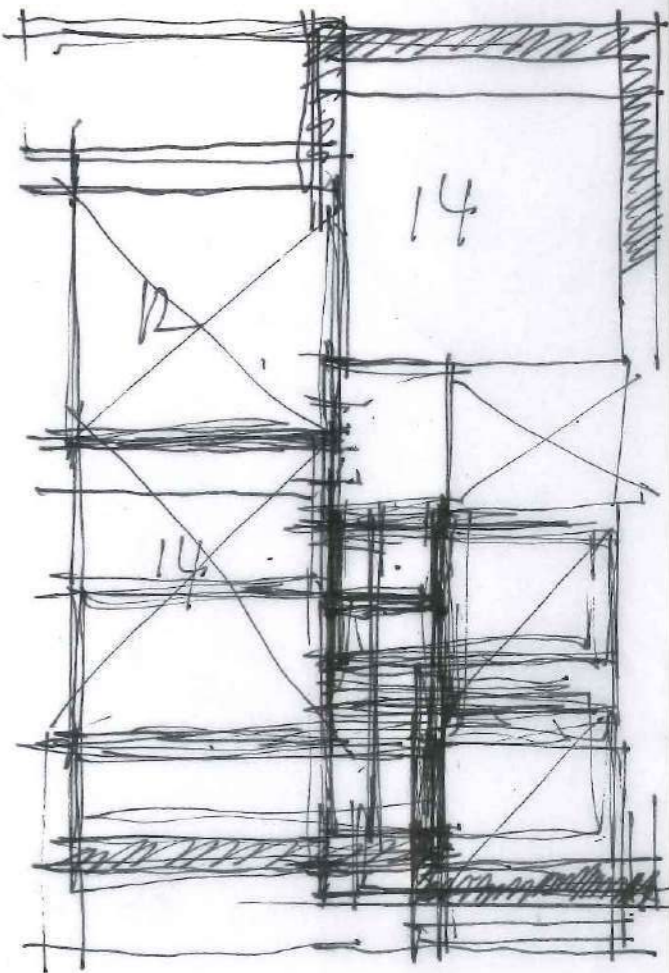
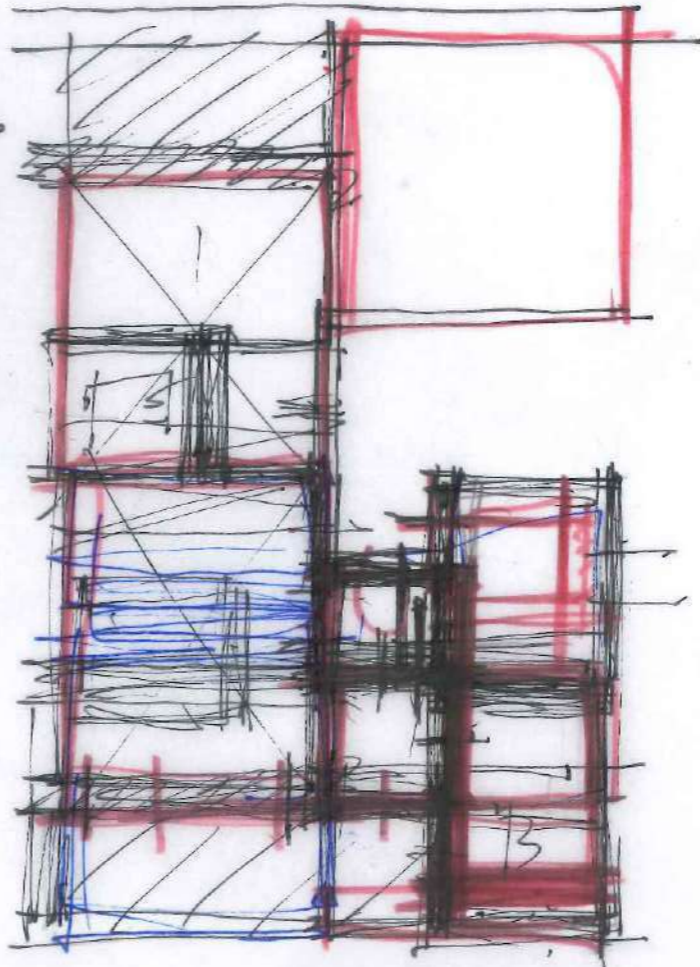
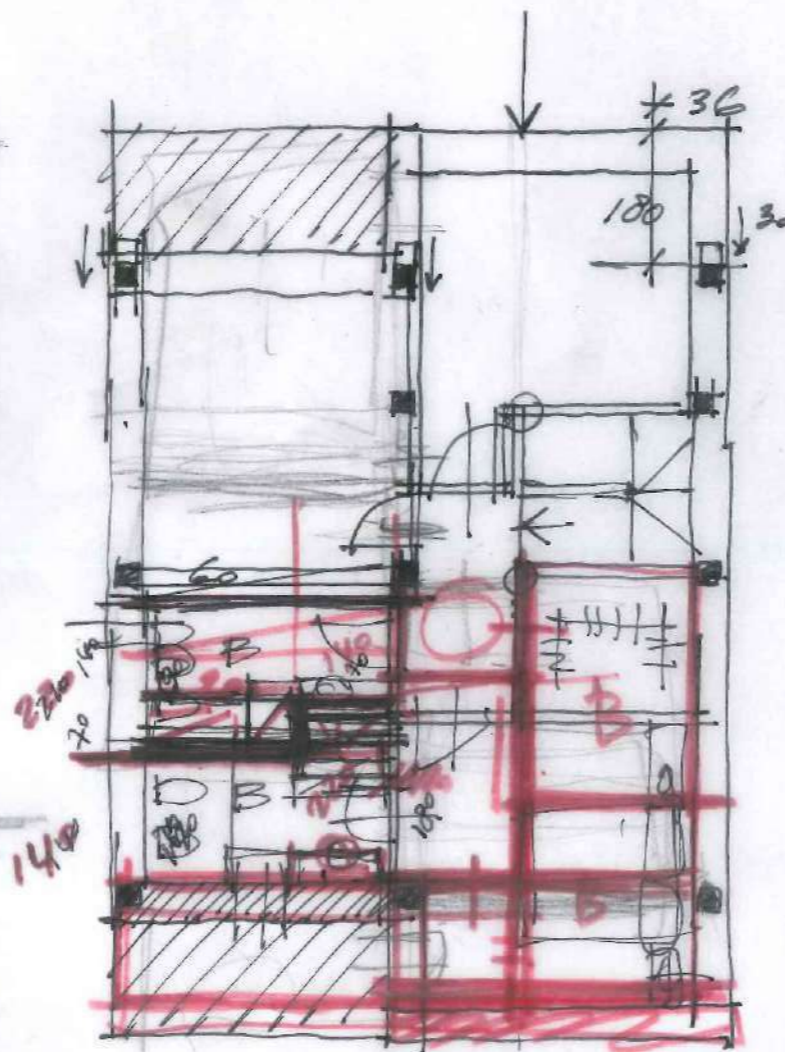
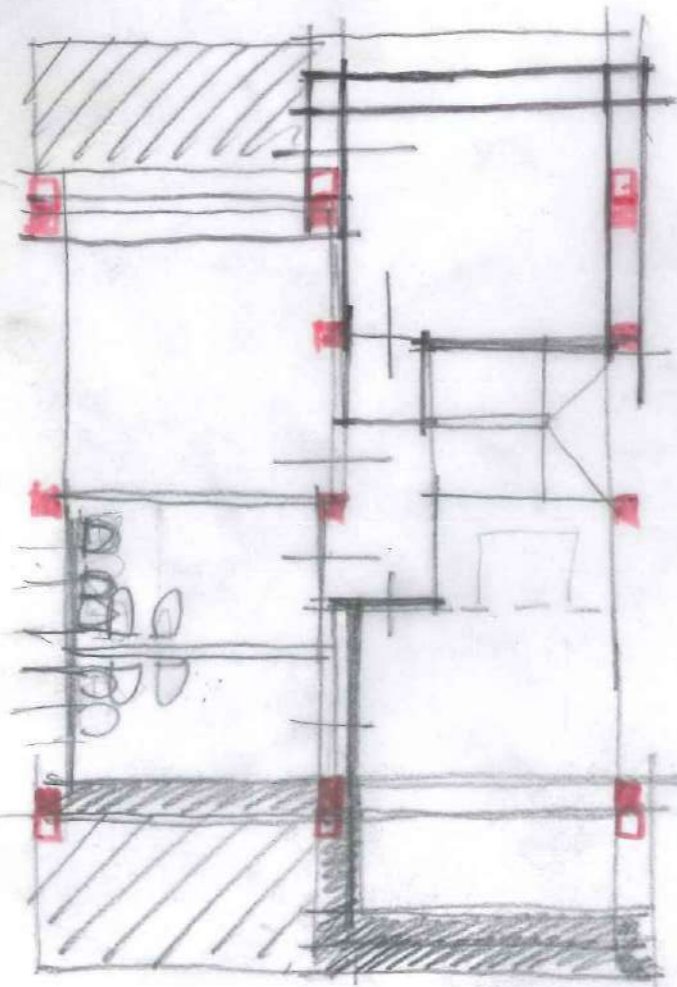
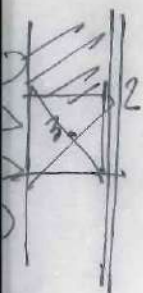
BOZZA 31/10/2022



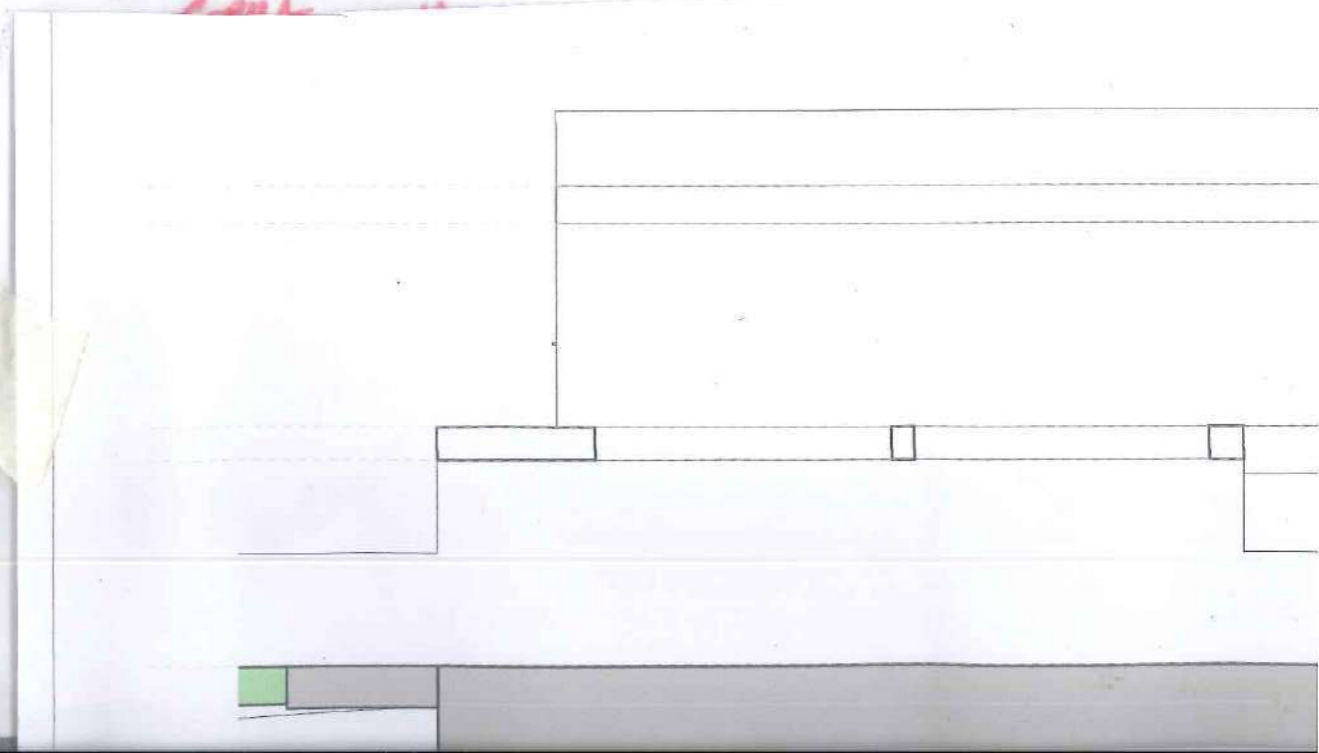
02.00 - Piano Primo
Finito Villa 3

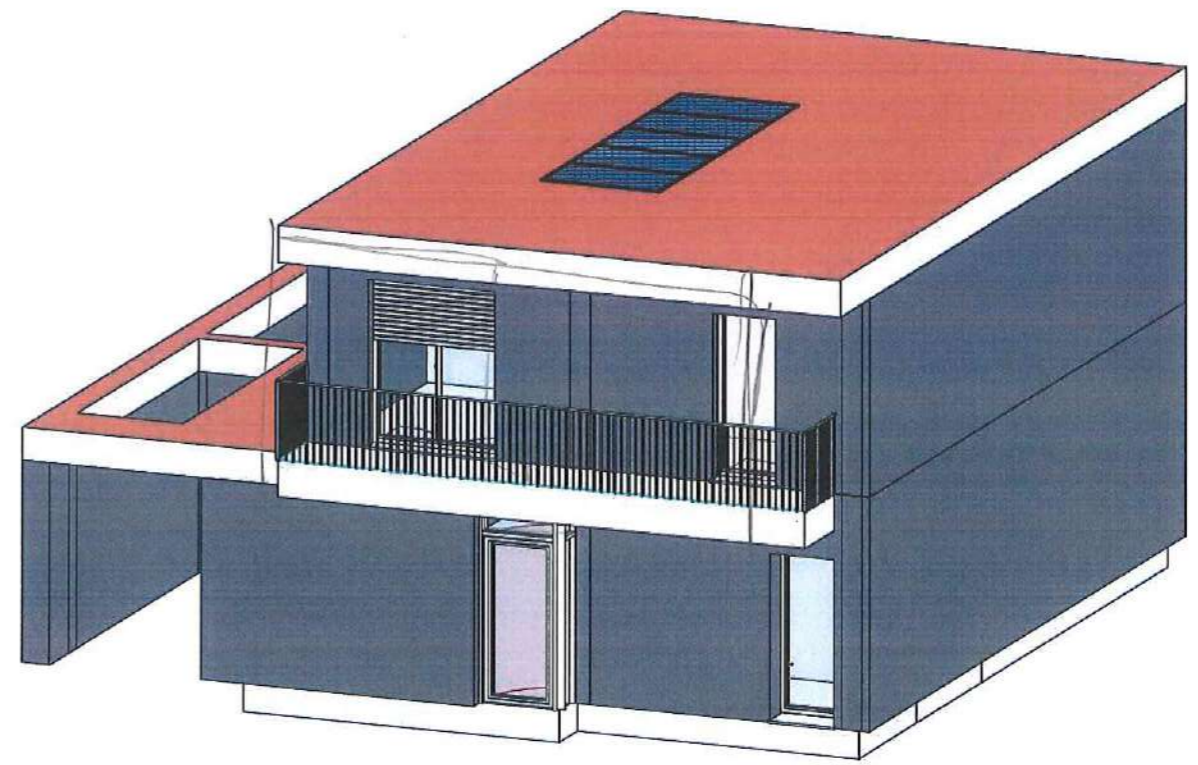
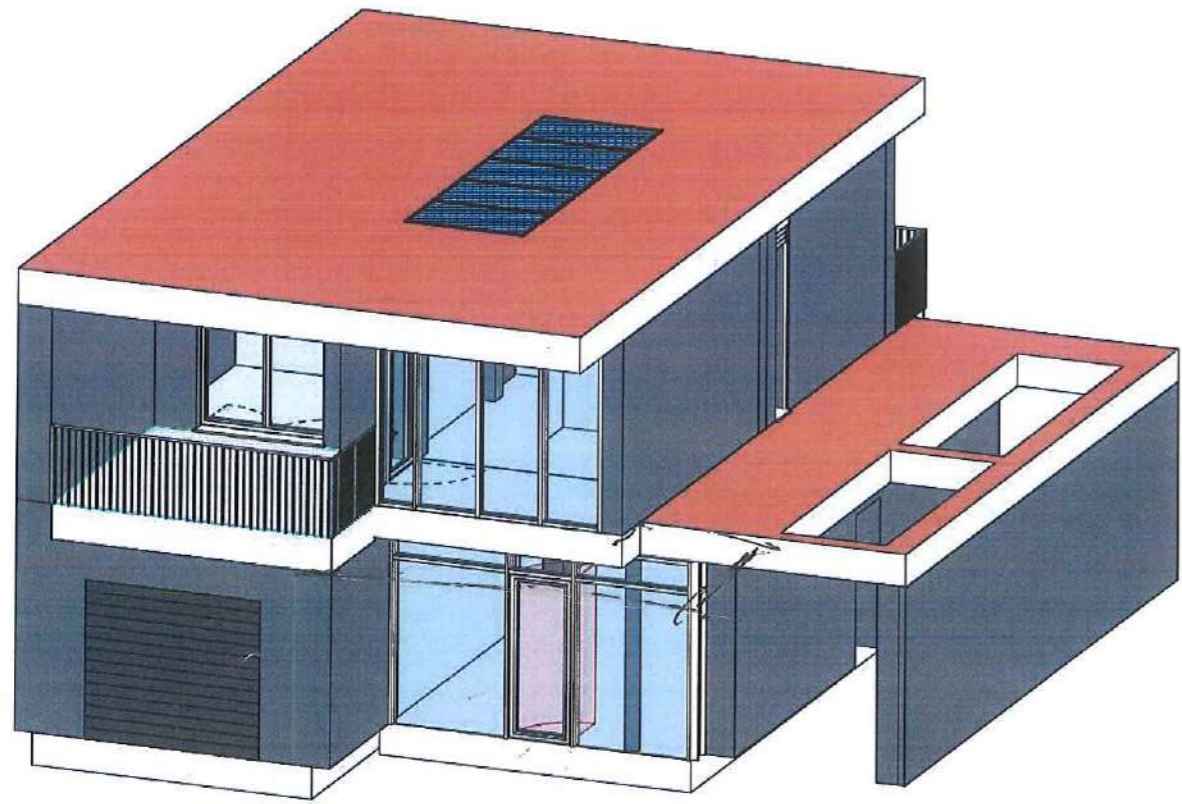
Scala 1 : 100

BOZZA 31/10/2022



2 BACH







Prospetto OVEST 4 ville

Scala 1 : 100

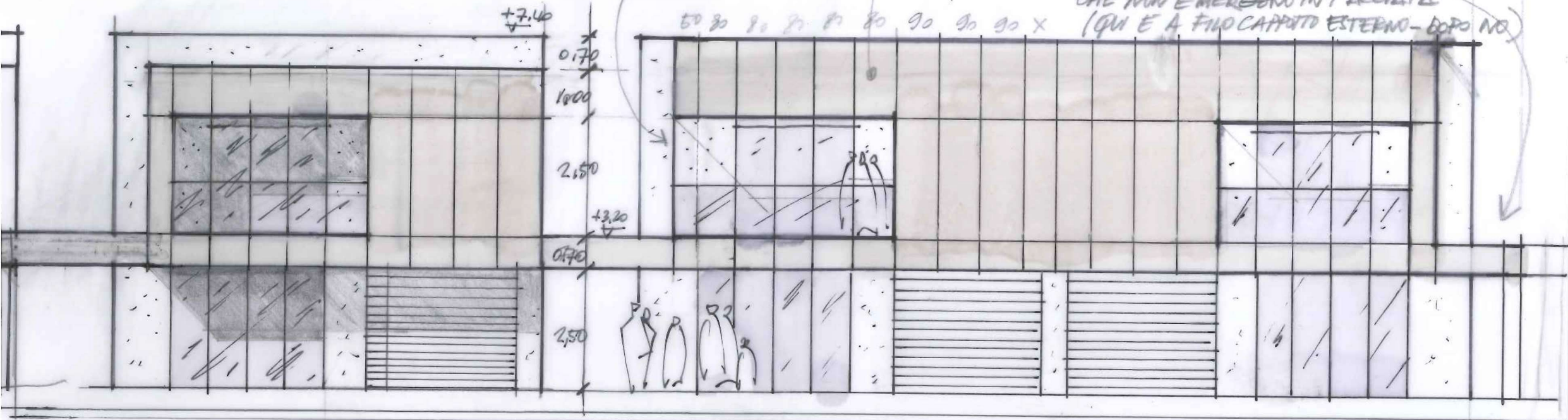
BOZZA 31/10/2022

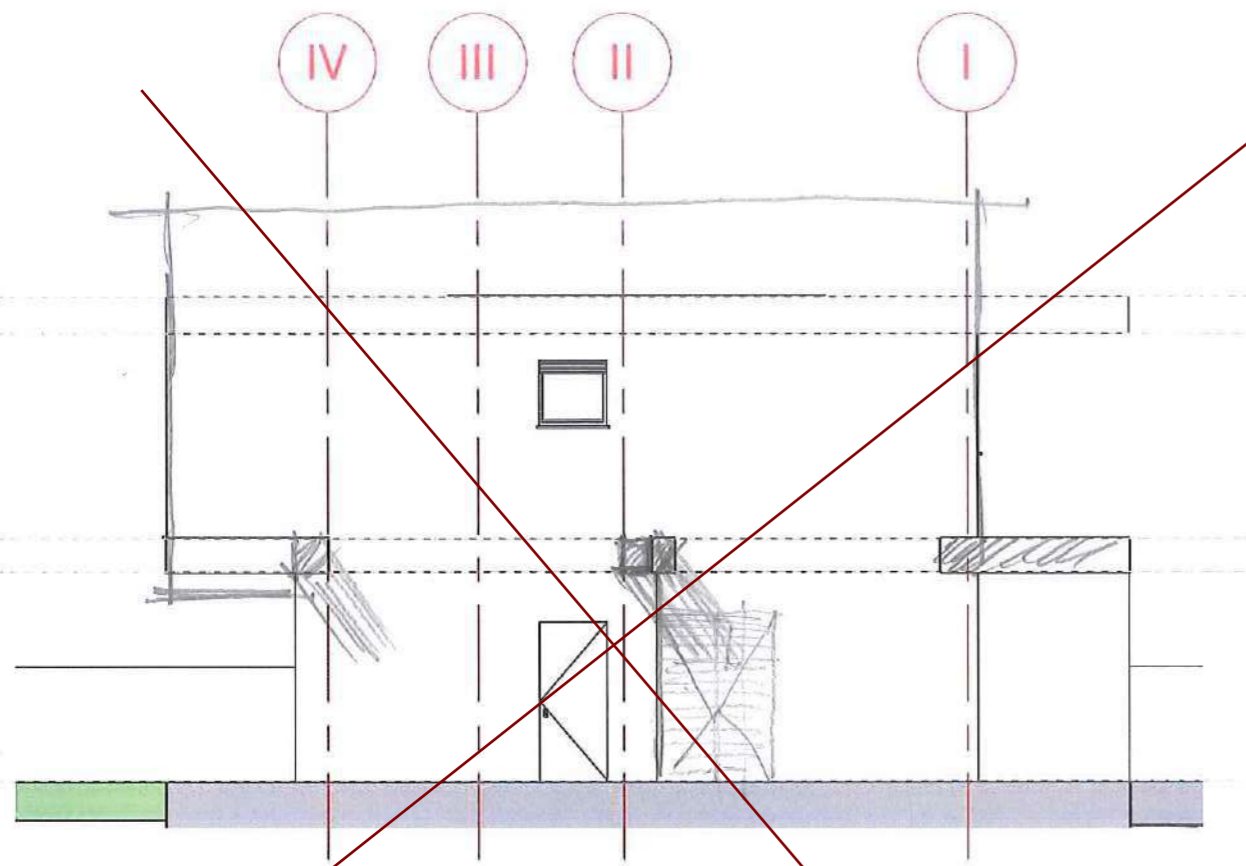
QUESTE SONO FUGHE
EVENTUALI, FACCIAMO
PROVE CON DENZA/ALUNE...

LA FACCIATA "FRONTALE" H. 0,70
C'E' SOLO QUI, DOPO CALANO LE TRAM H. 930
CHE NON EMERSONO IN FACCIATA
(QUI E' A FILO CAPITO ESTERNO - DOPO NO)

APERTA

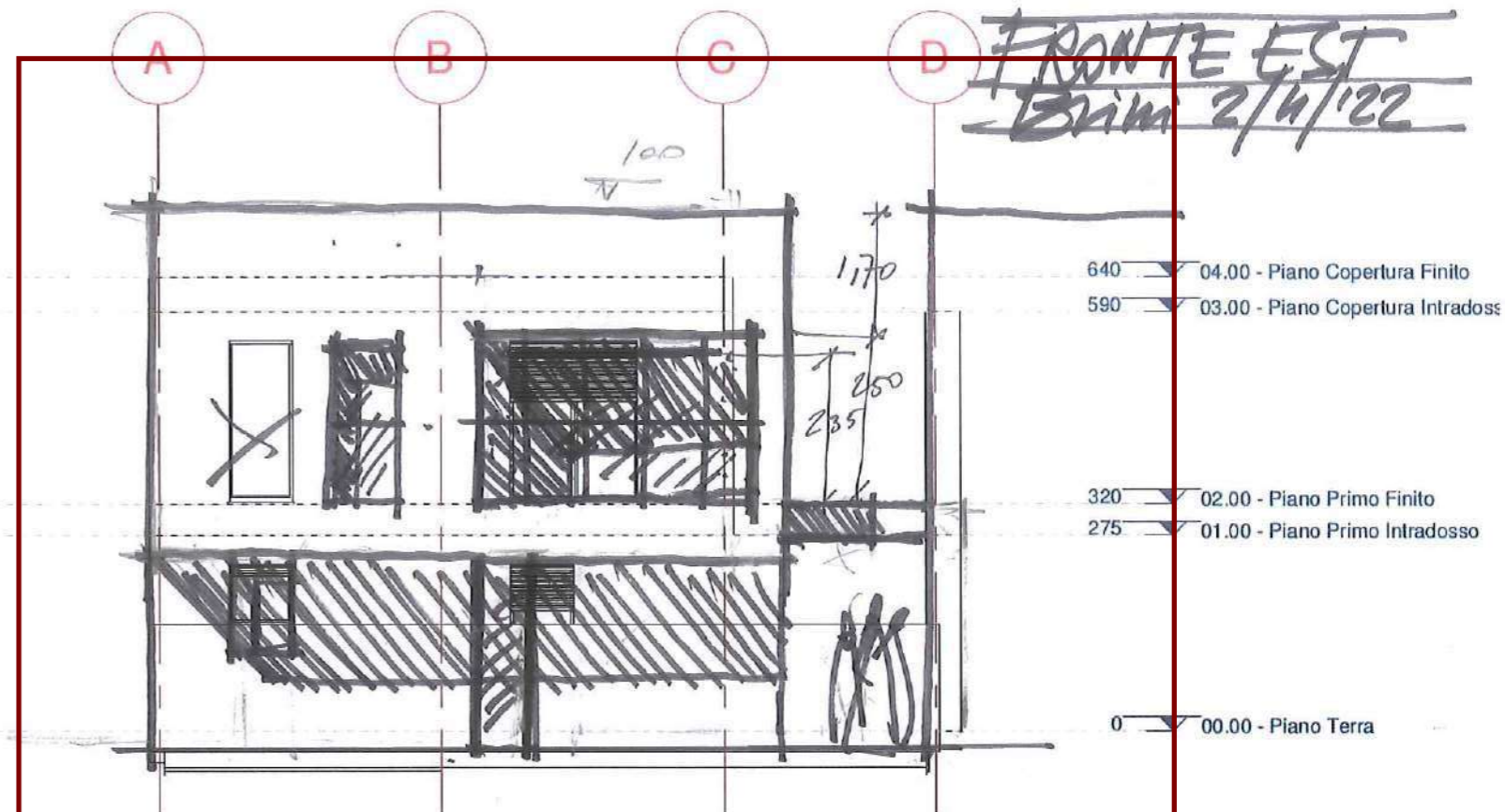
50 30 90 20 20 80 90 90 90 X





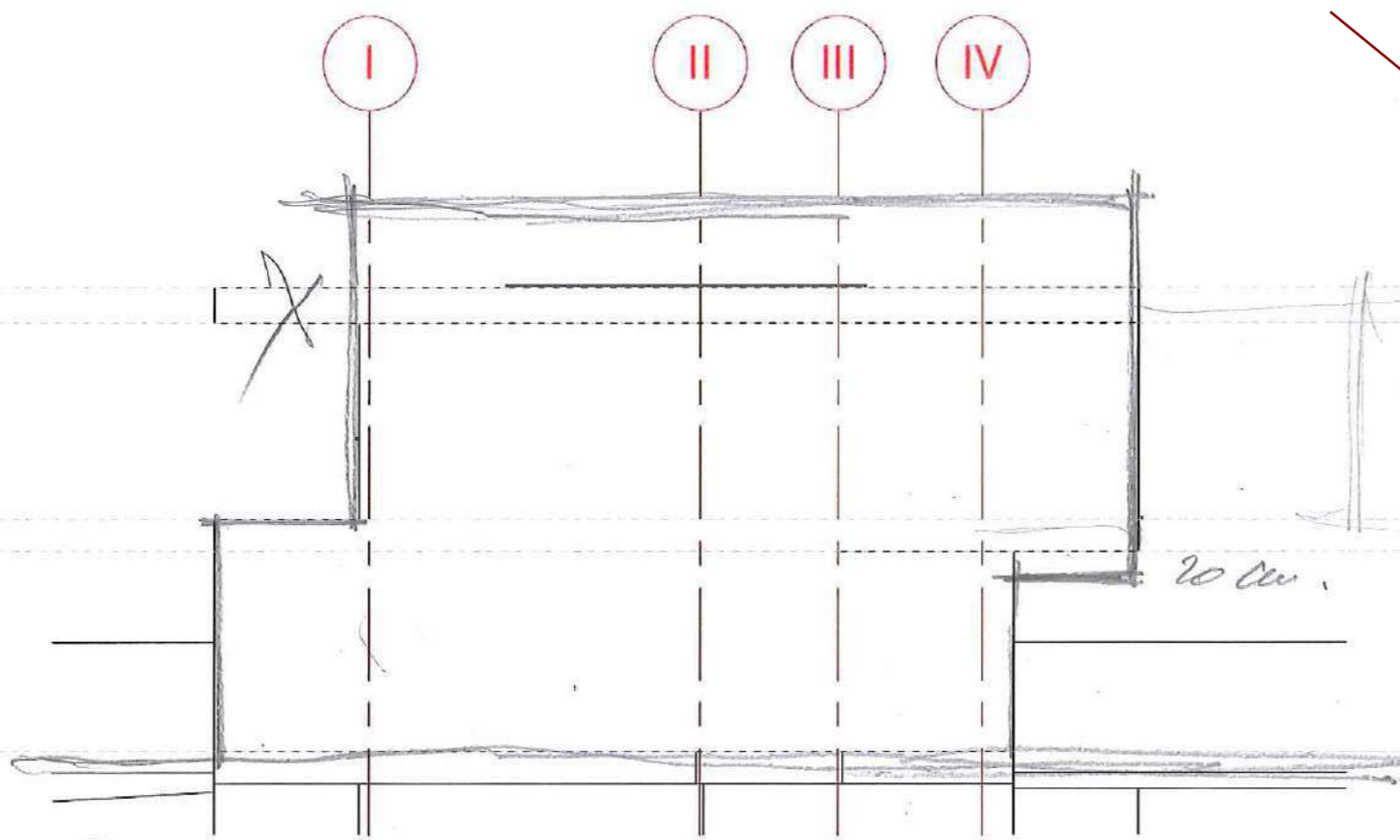
Prospetto NORD

Scala 1 : 100



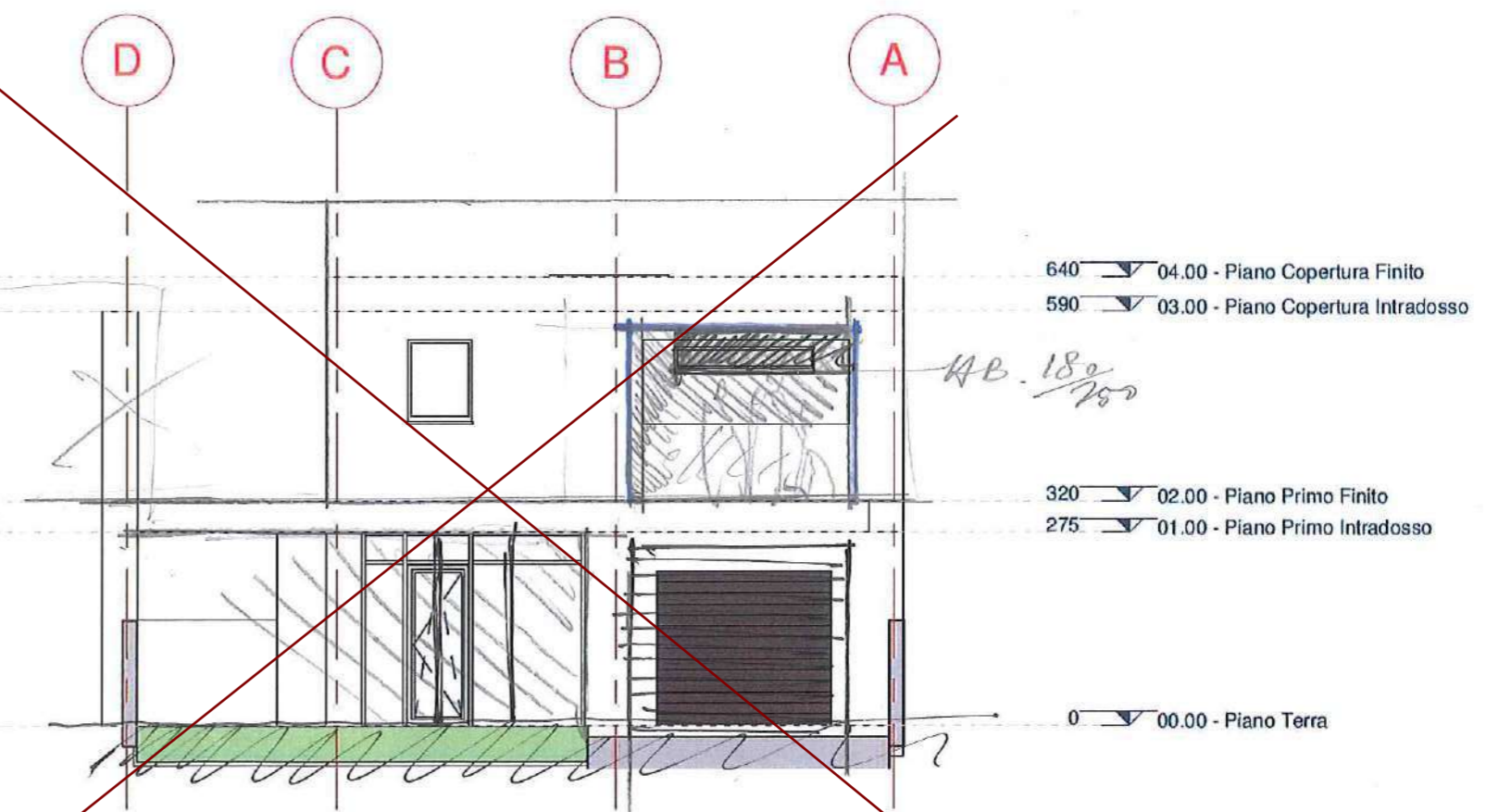
Prospetto EST

Scala 1 : 100



Prospetto SUD

Scala 1 : 100



Prospetto OVEST

Scala 1 : 100

24/10/2022

Handwritten signature

Vite

→ il dettaglio dei mm di ambito sono quelli tipici di Futura

$$\Rightarrow 30 + 16 + \frac{12}{2} = 59 \frac{1}{2}$$

ETERO (con Caputo 2/11/22)

