

**RIQUALIFICAZIONE AREA EX IMPIANTI PRODUTTIVI VISMARA spa**

COMUNE DI CASATENOVO

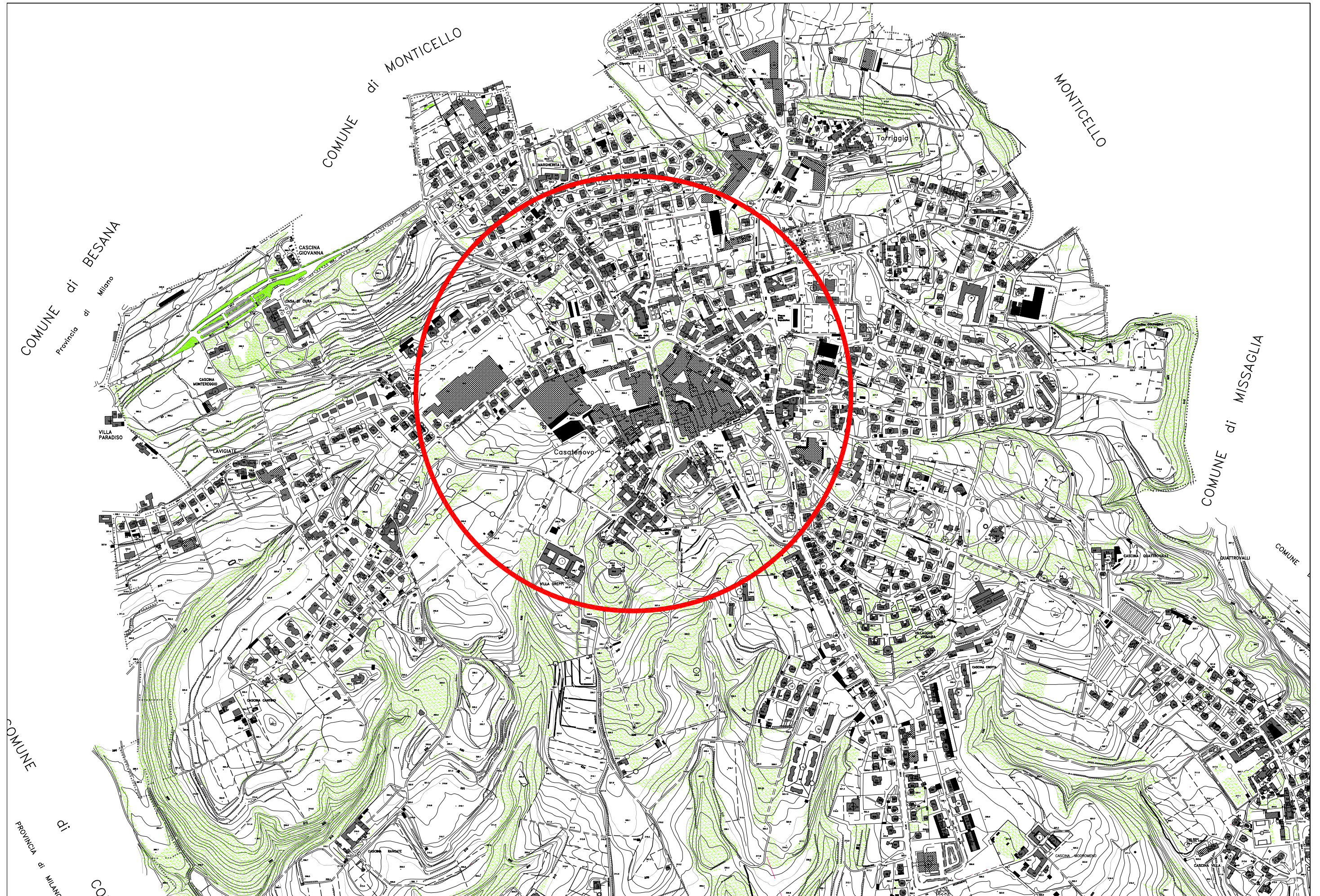
Ufficio Urbanistica, Piazza Repubblica 7, 23880 Casatenovo

MARIO BOTTA Architetto

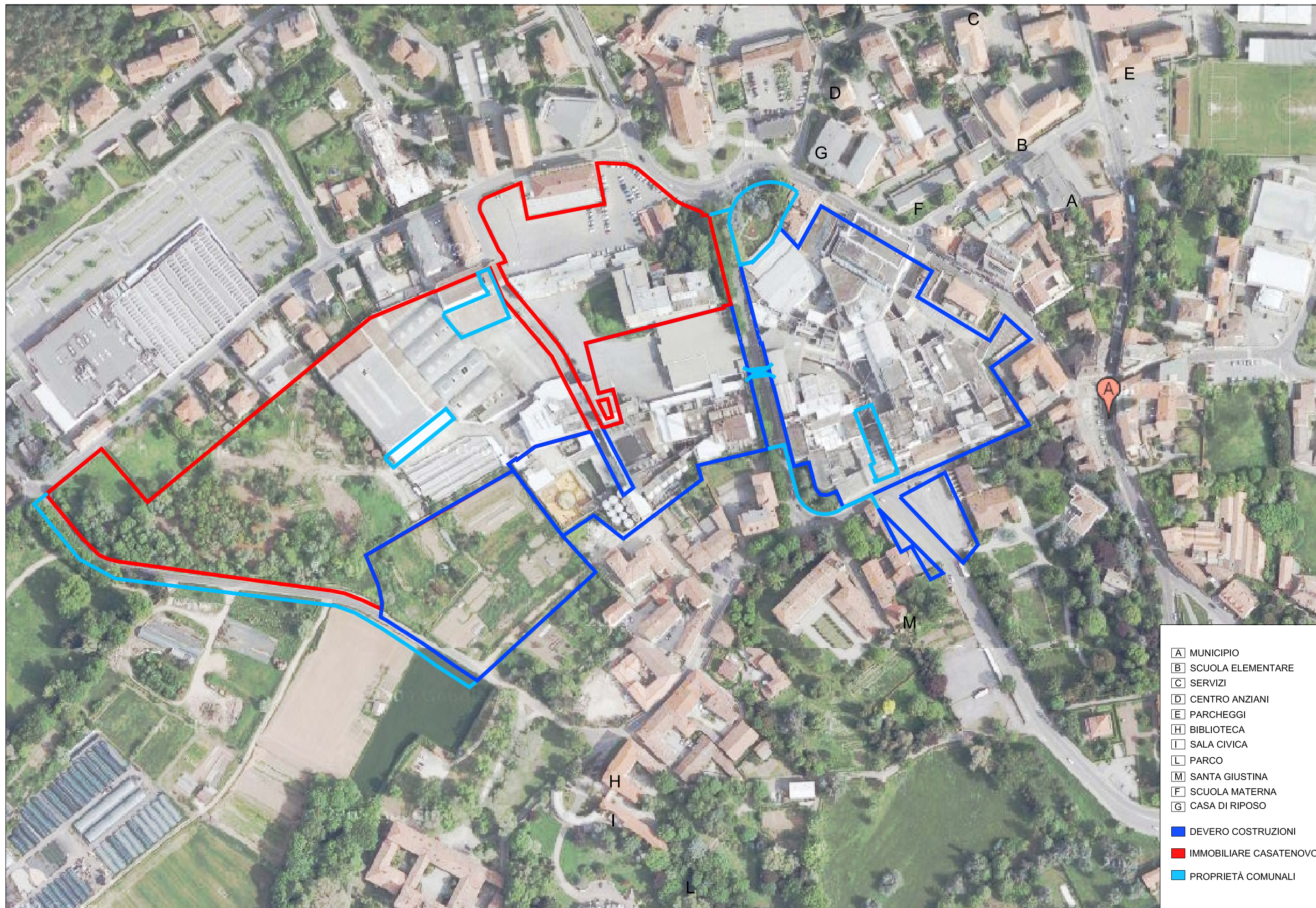
Via Ciani 16, 6900 Lugano

AGOSTO 2010



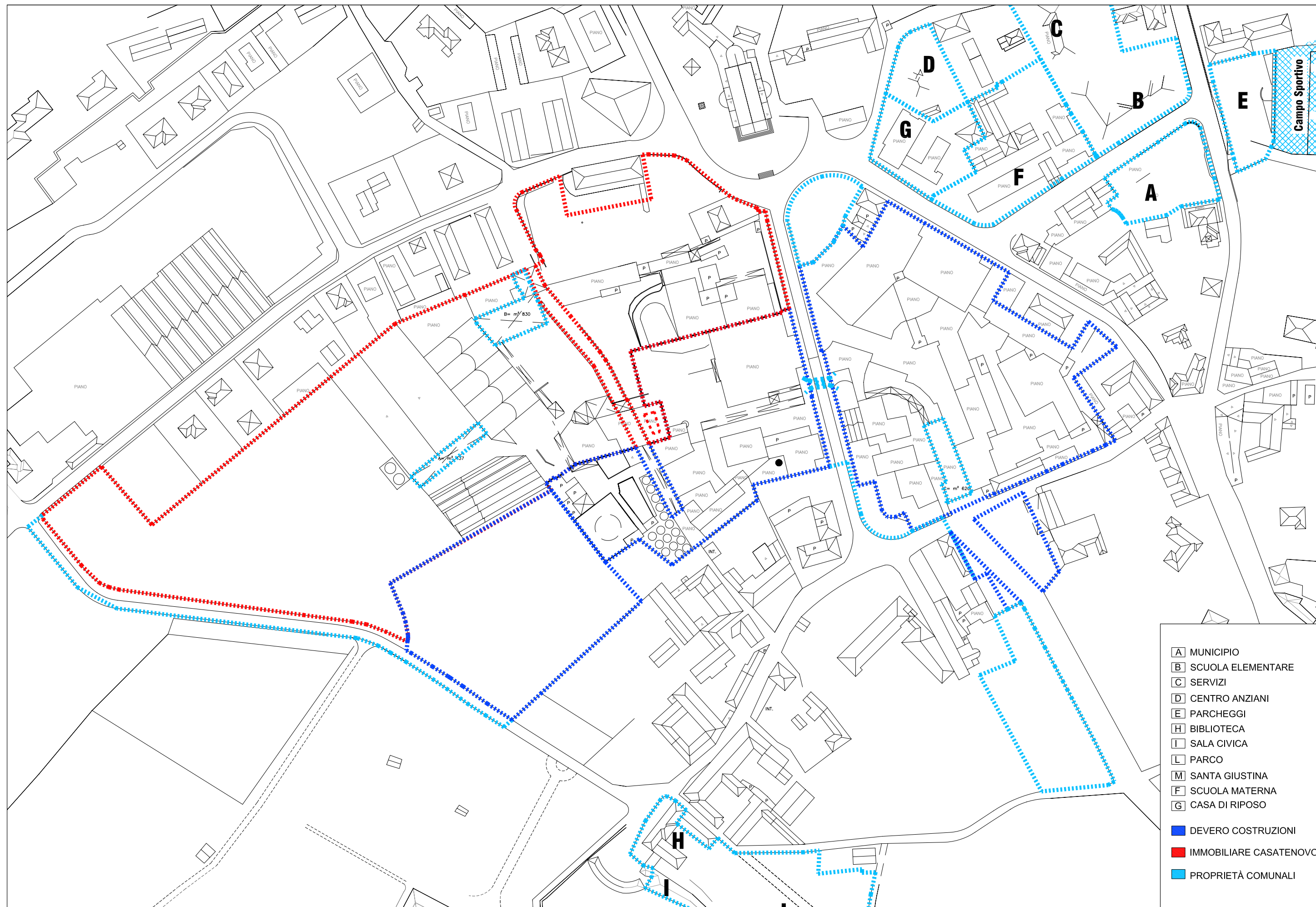




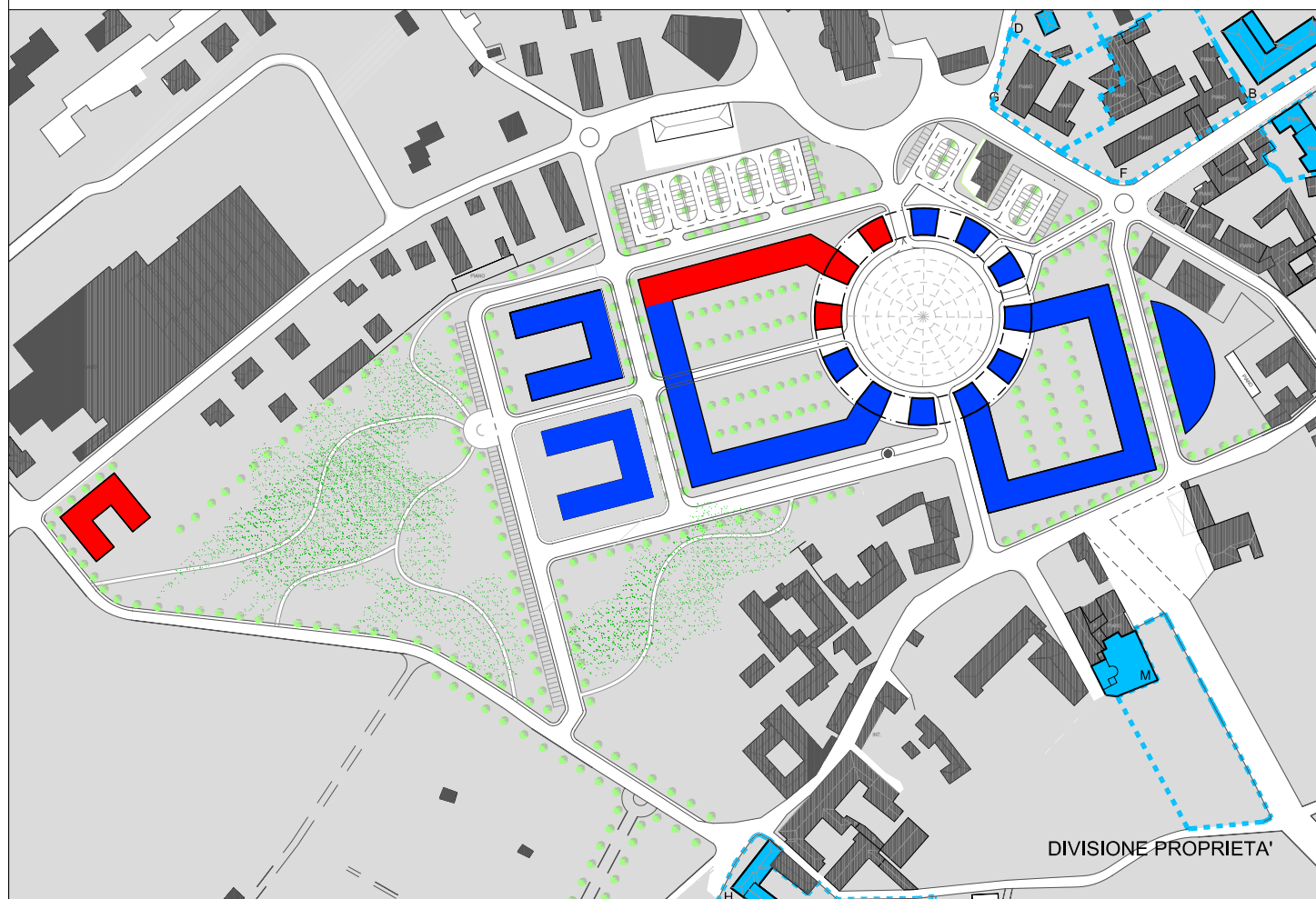
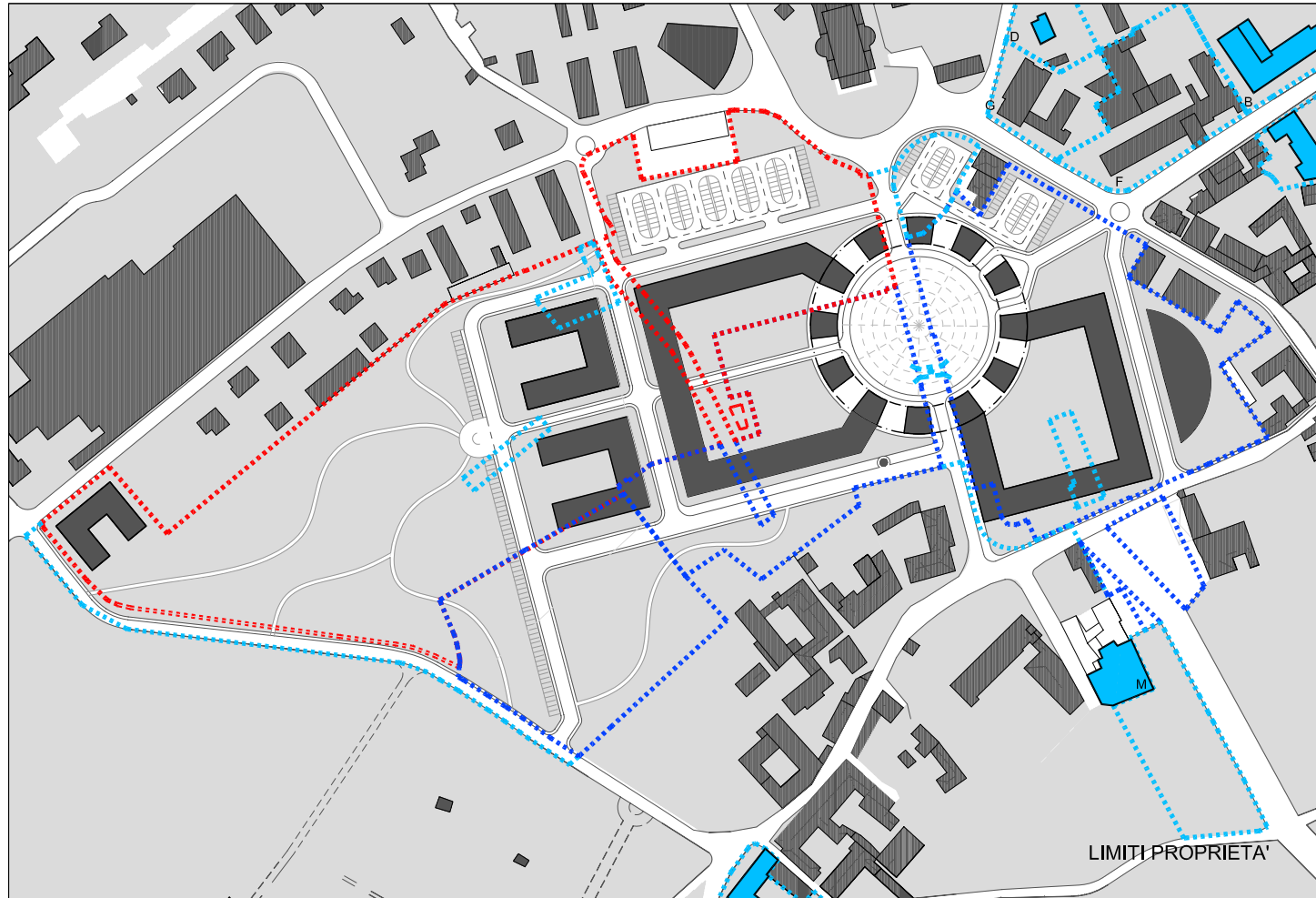


- [A] MUNICIPIO
- [B] SCUOLA ELEMENTARE
- [C] SERVIZI
- [D] CENTRO ANZIANI
- [E] PARCHEGGI
- [H] BIBLIOTECA
- [I] SALA CIVICA
- [L] PARCO
- [M] SANTA GIUSTINA
- [F] SCUOLA MATERNA
- [G] CASA DI RIPOSO
- DEVERO COSTRUZIONI
- IMMOBILIARE CASATENOVO
- PROPRIETÀ COMUNALI









SITO: Riqualificazione dell'area denominata "ex stabilimenti Vismara"  
Comune di Casatenovo (Lc)

FASE PROGETTO: Masterplan, Luglio 2010

PROGRAMMA: Residenze, commercio, ristorazione, attività ricettive, uffici,  
direzionale, pubblici servizi

ARCHITETTO: Mario Botta Architetto, via Ciani 16, 6900 Lugano (Ch)

AREA: Estensione del sito di progetto ~101.000 mq

VOLUMETRIA: Totale volumetria richiesta 176.400 mc

METRATURA: Totale metratura richiesta ~58.000 mq

PARCO: Estensione parco 31.500 mq

PARCHEGGI: Esterni ~200

Coperti ~1200

AREE VERDI: Nuovi spazi verdi 26.500 mq

COPERTURA: Rapporto di copertura Sc/Sf = 17%

DIVISIONE METRATURE:

**DEVERO spa:**

mq richiesti: 47.000

mq progetto: 56.000

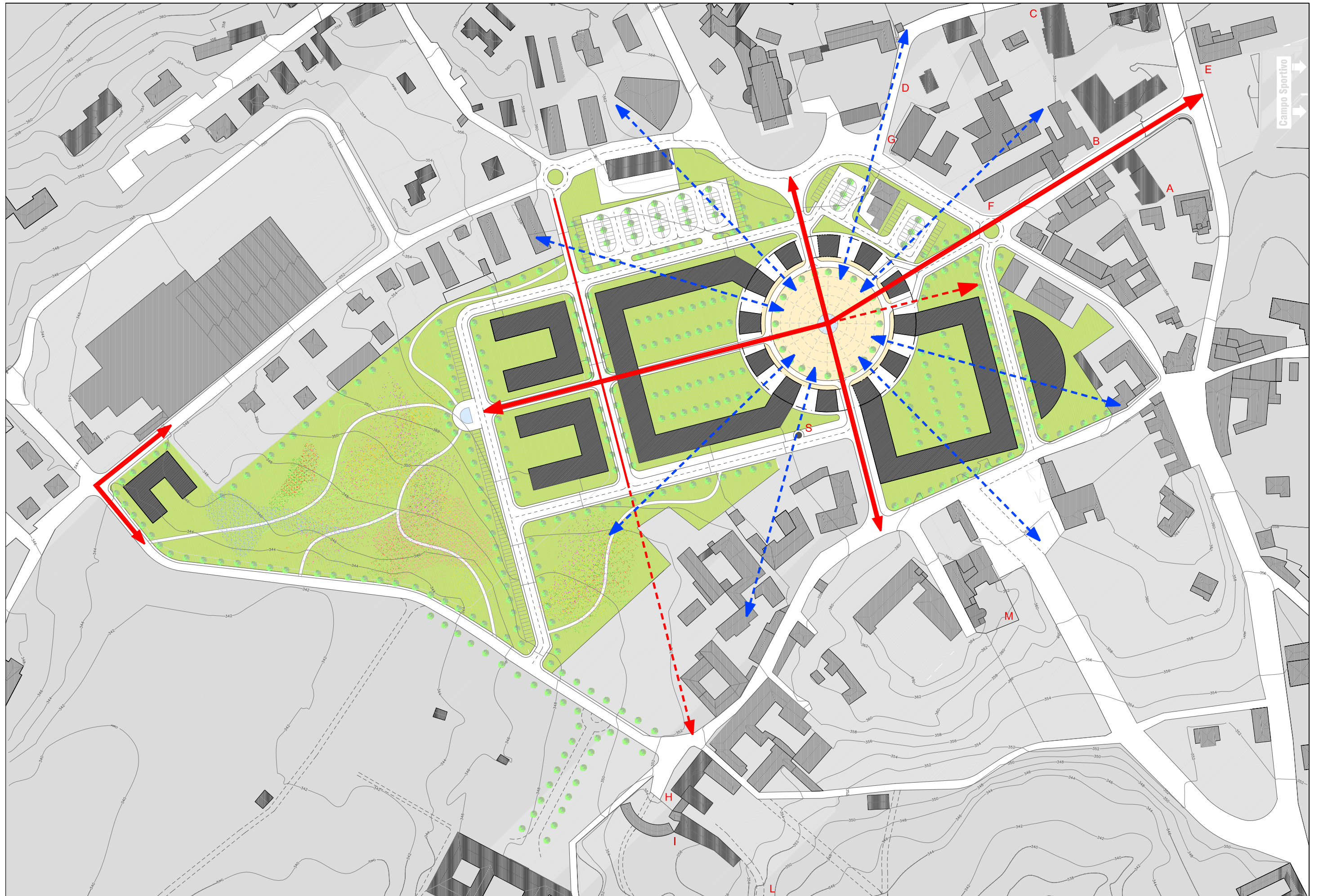
**IMMOBILIARE CASATENOVO srl:**

mq richiesti: 11.000

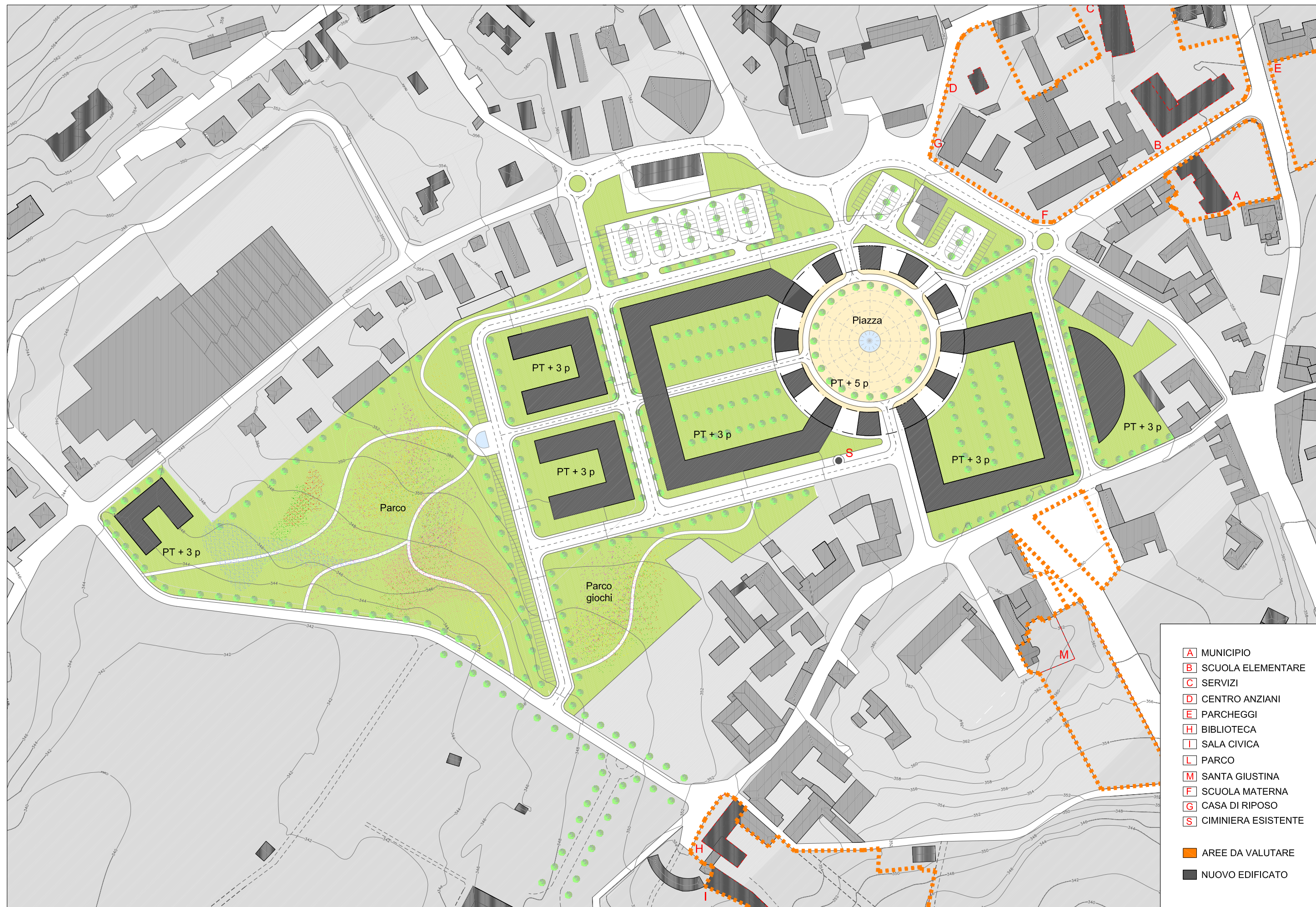
mq progetto: 13.700

**AREE DI PROPRIETÀ COMUNALE**

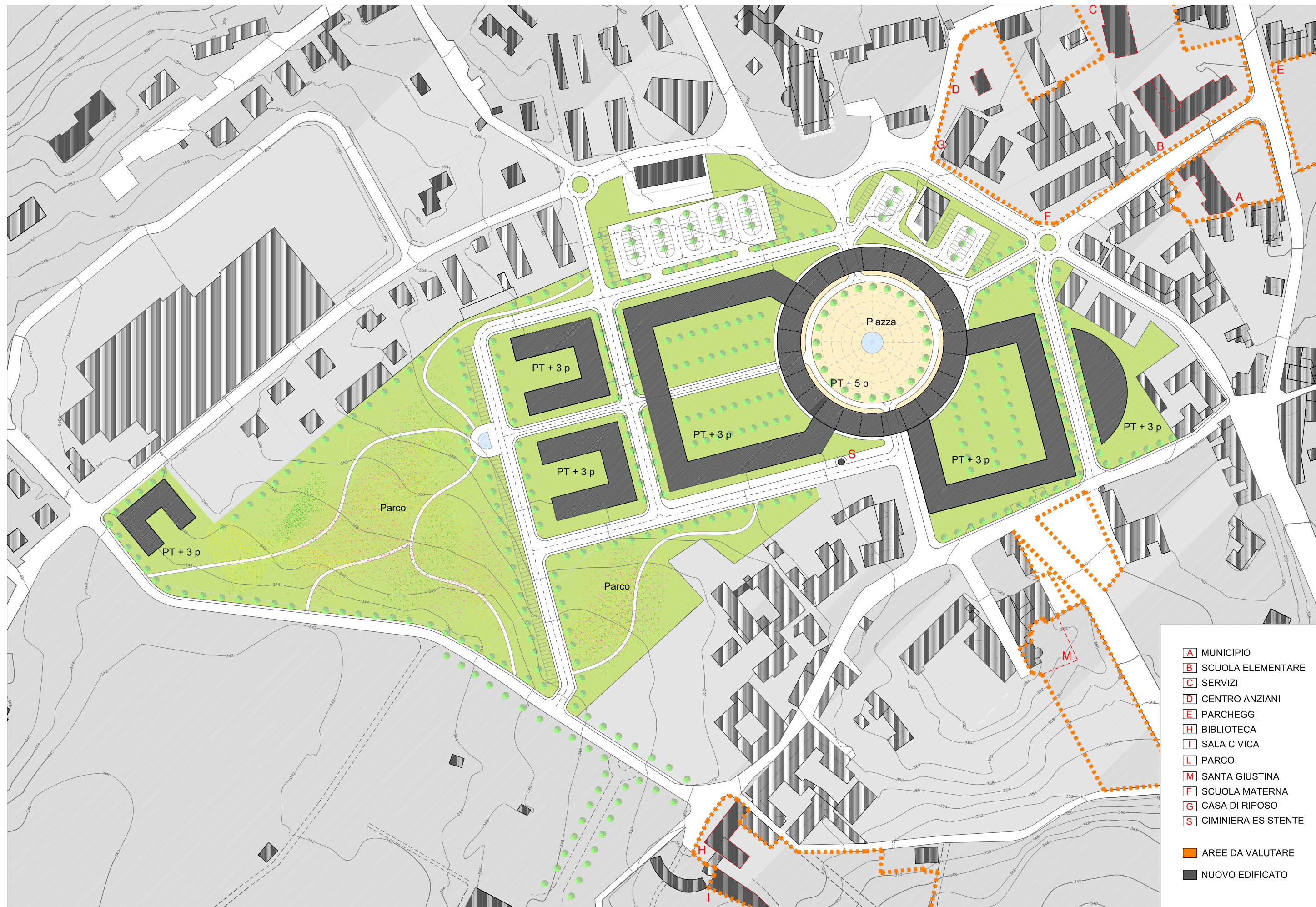




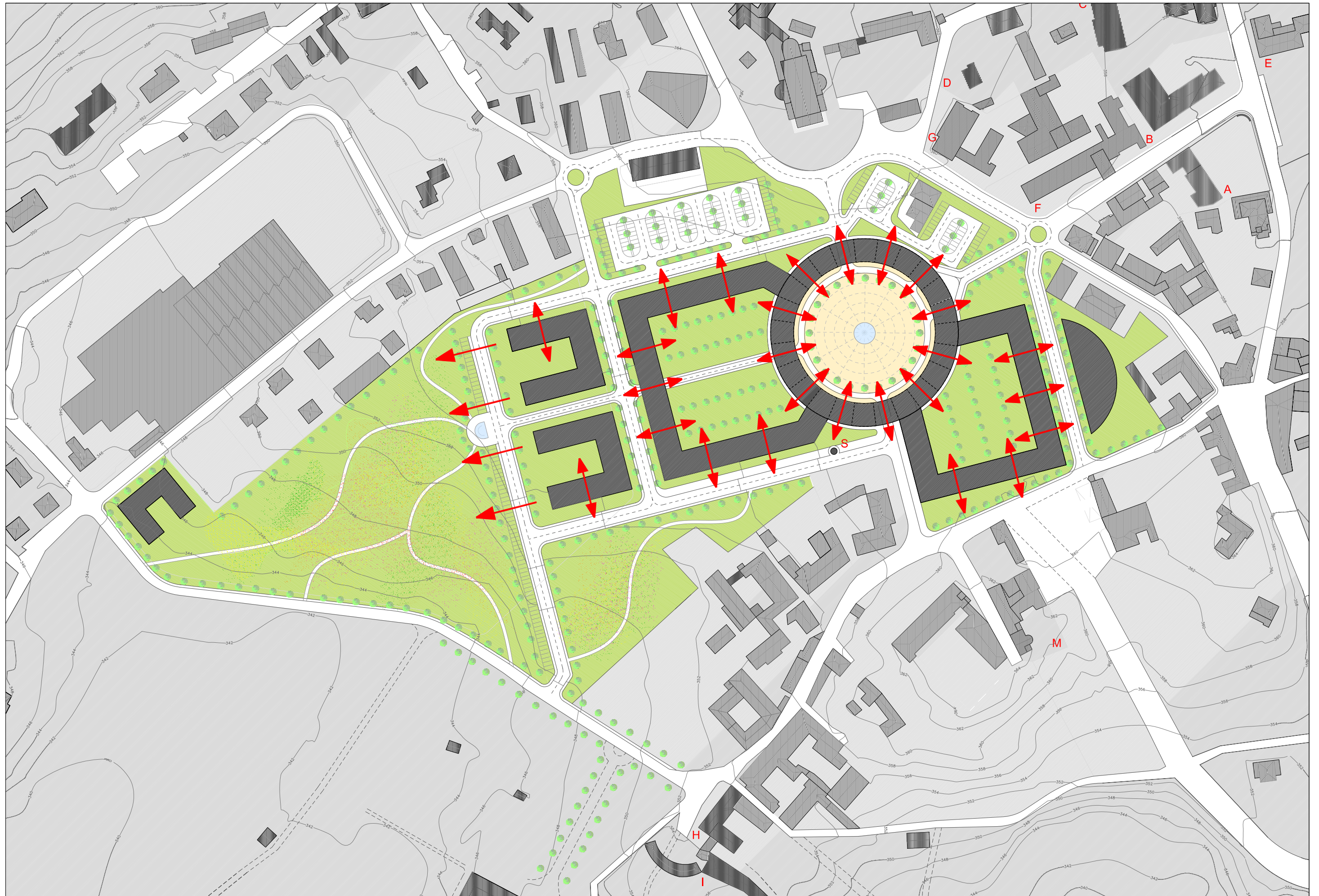




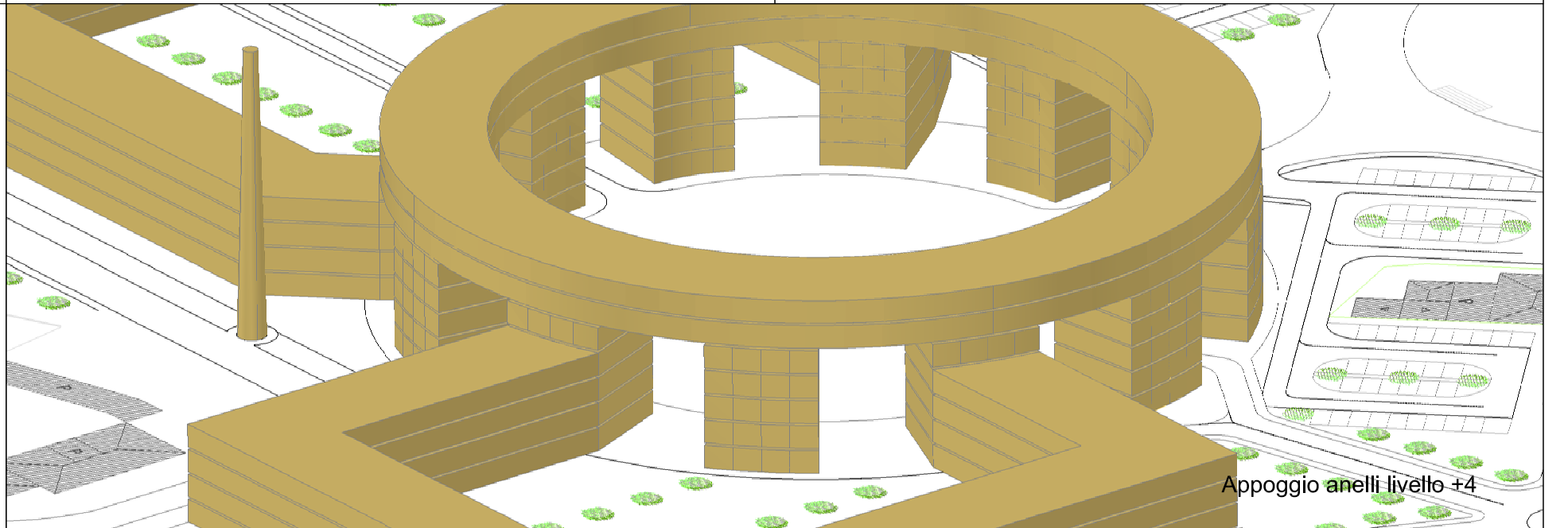
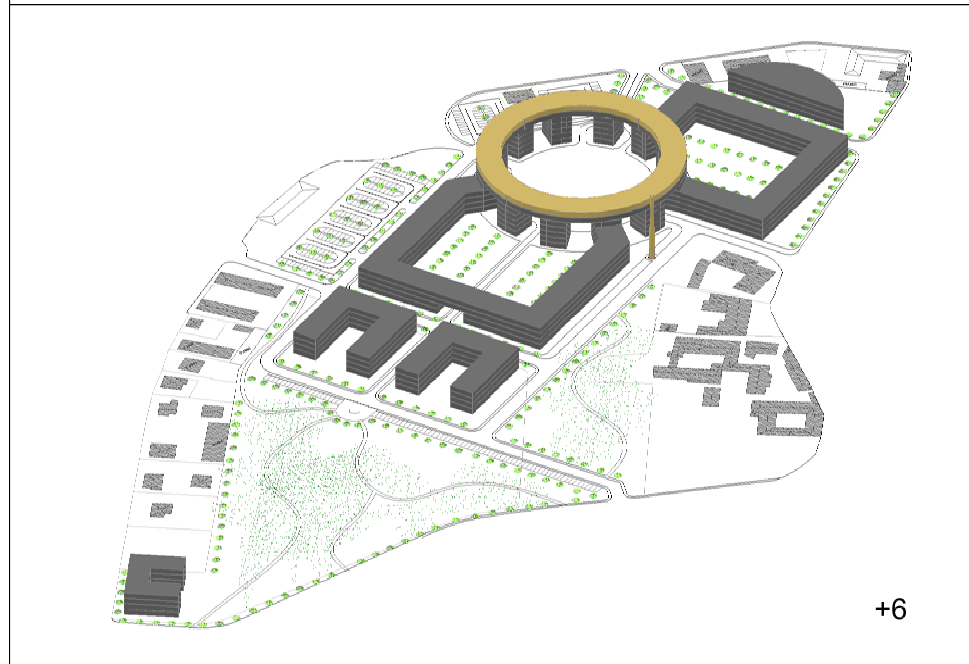
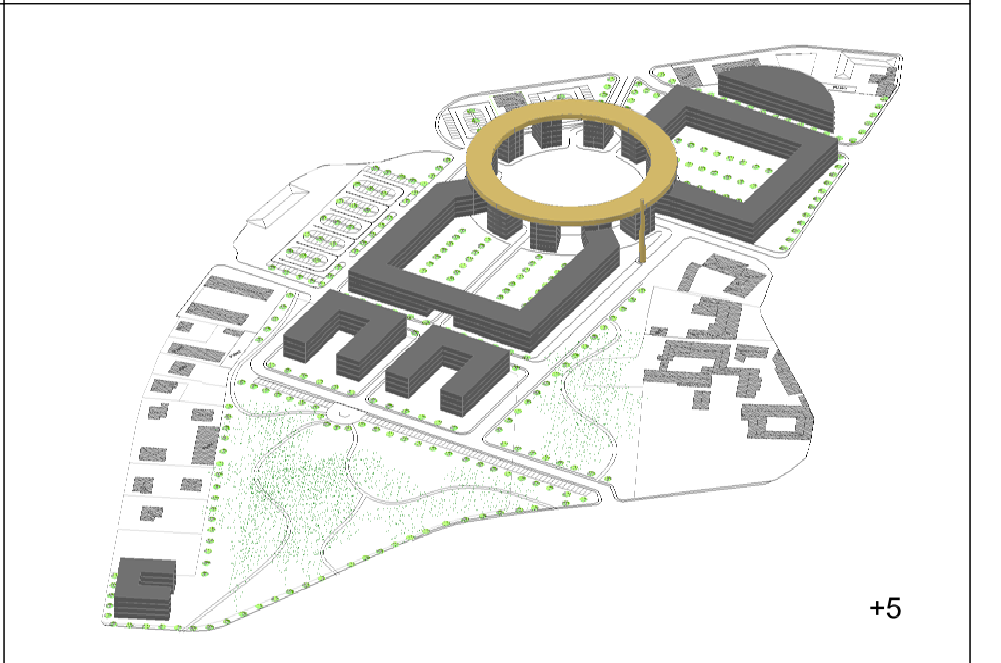
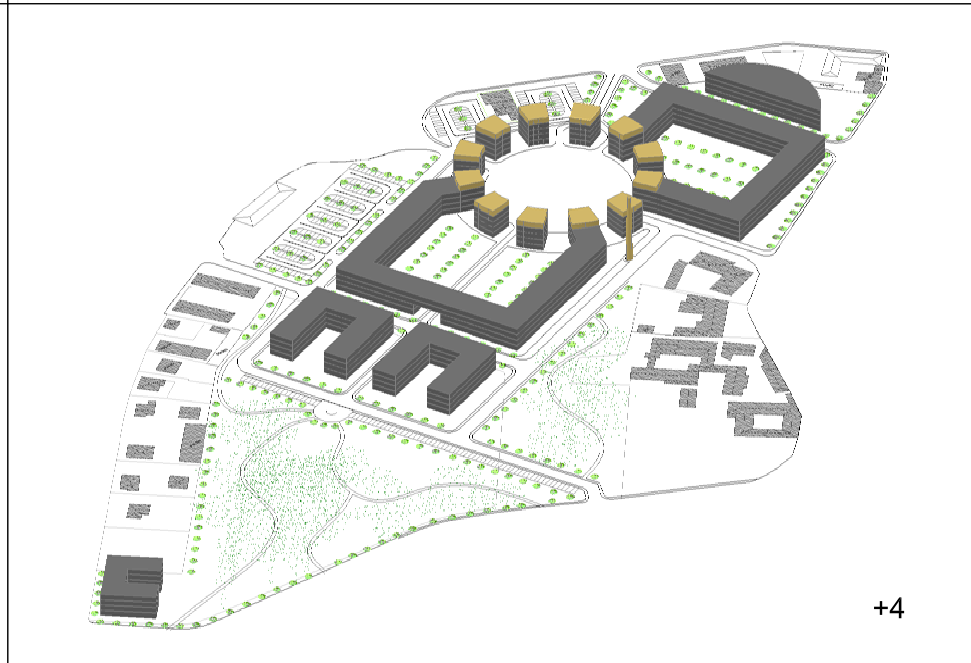
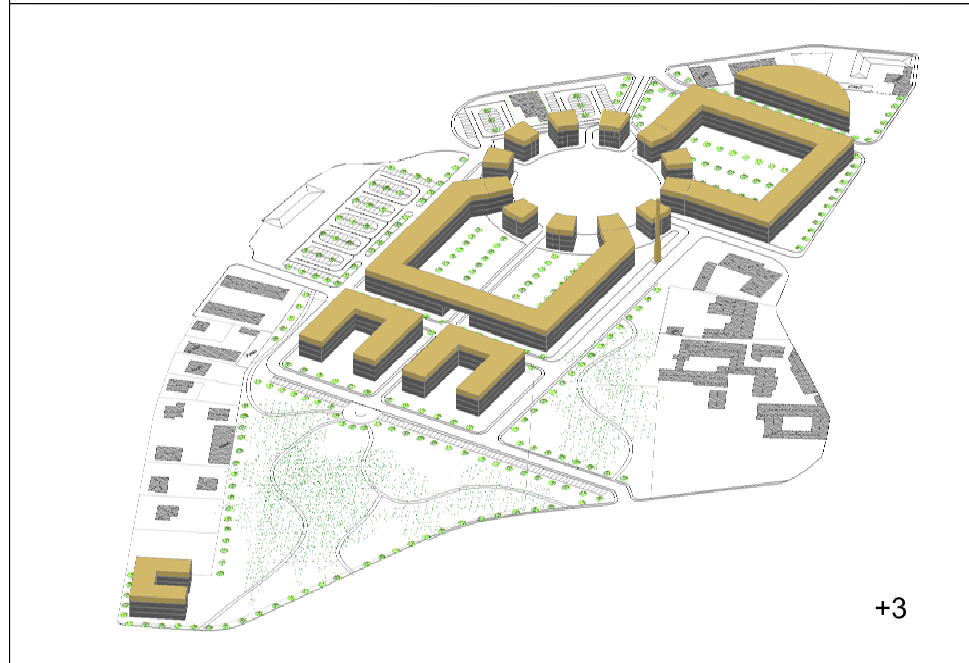
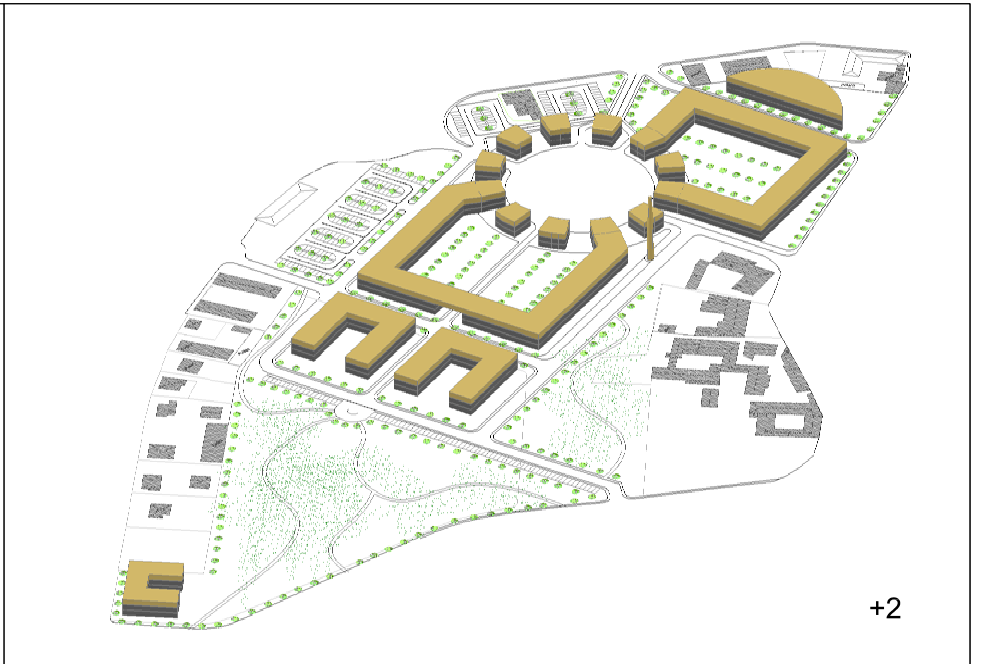
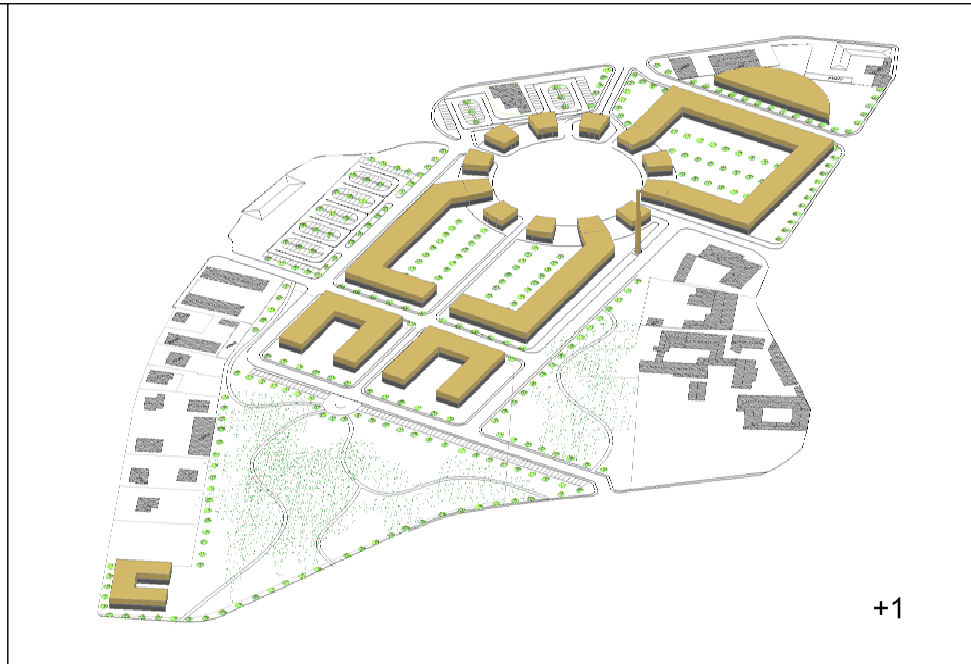
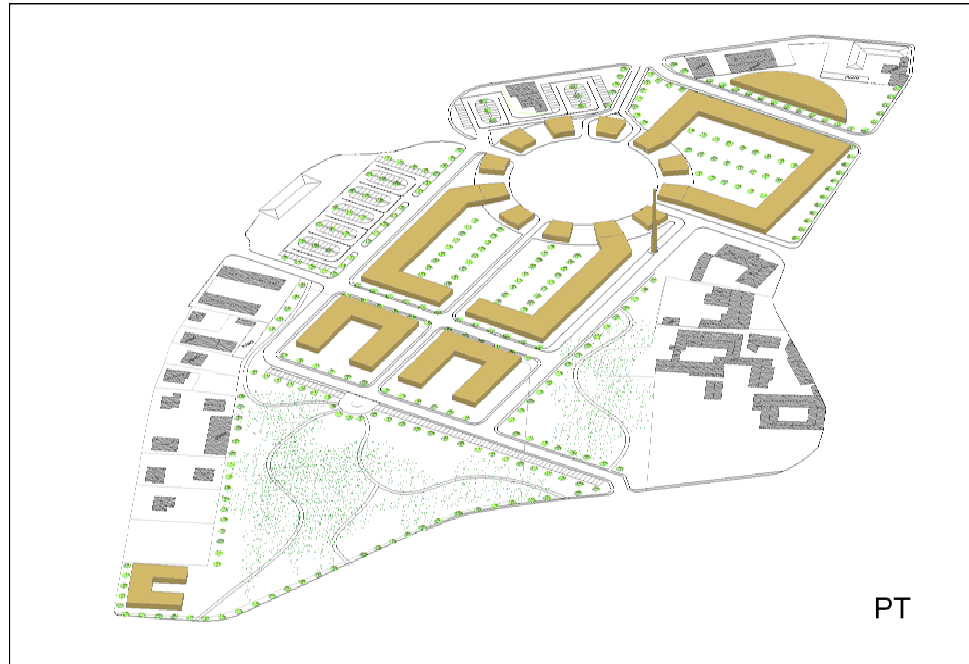




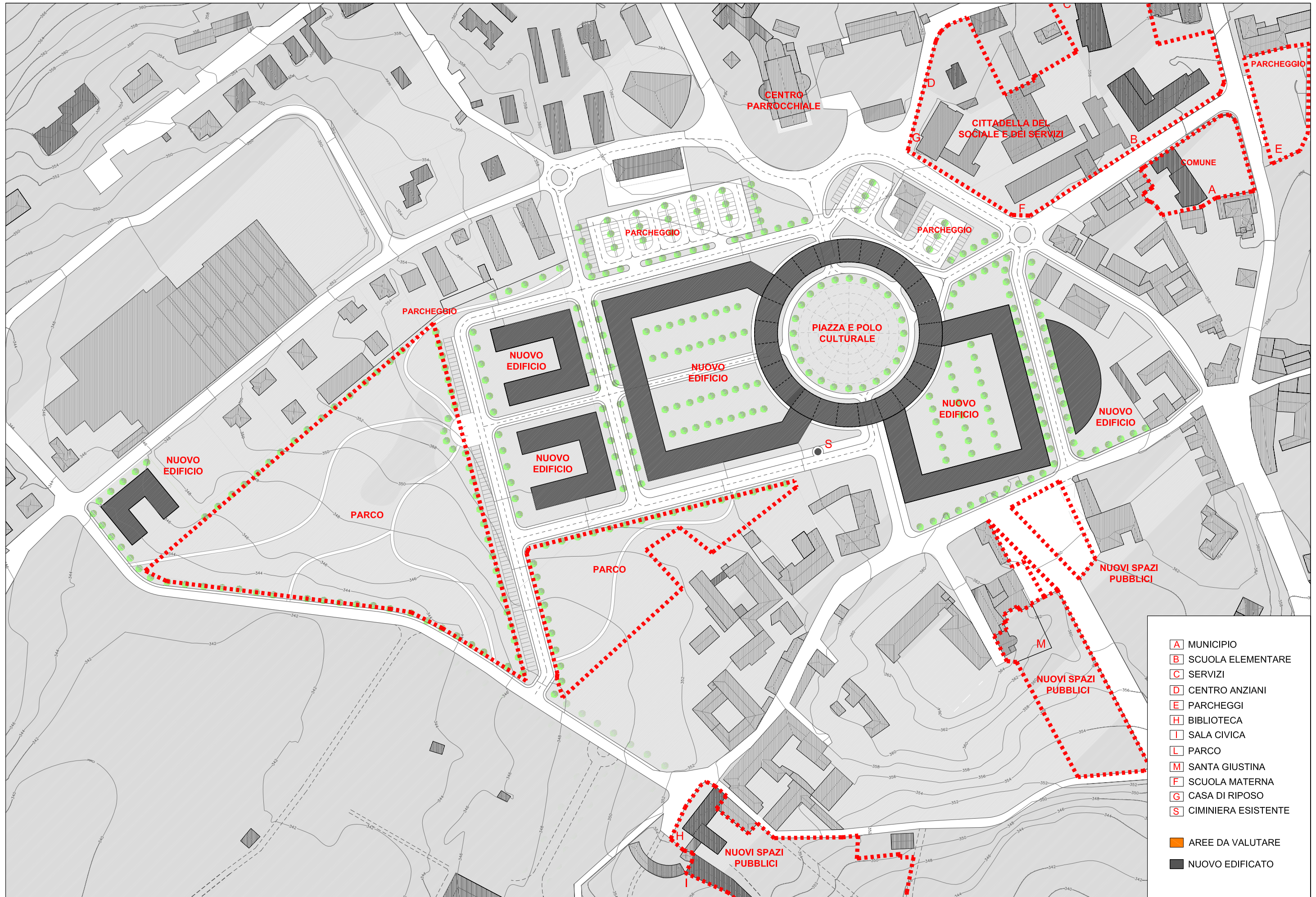






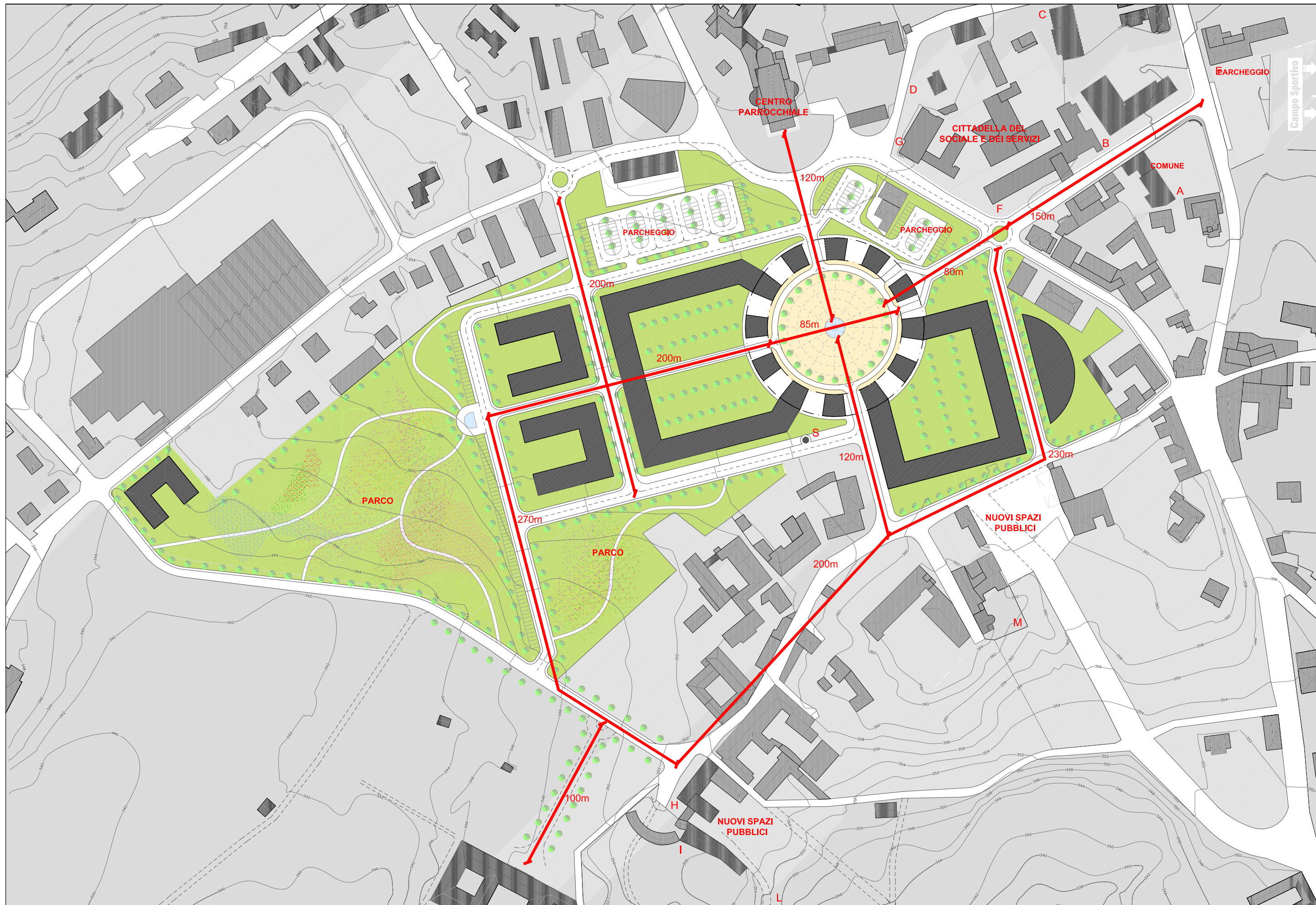




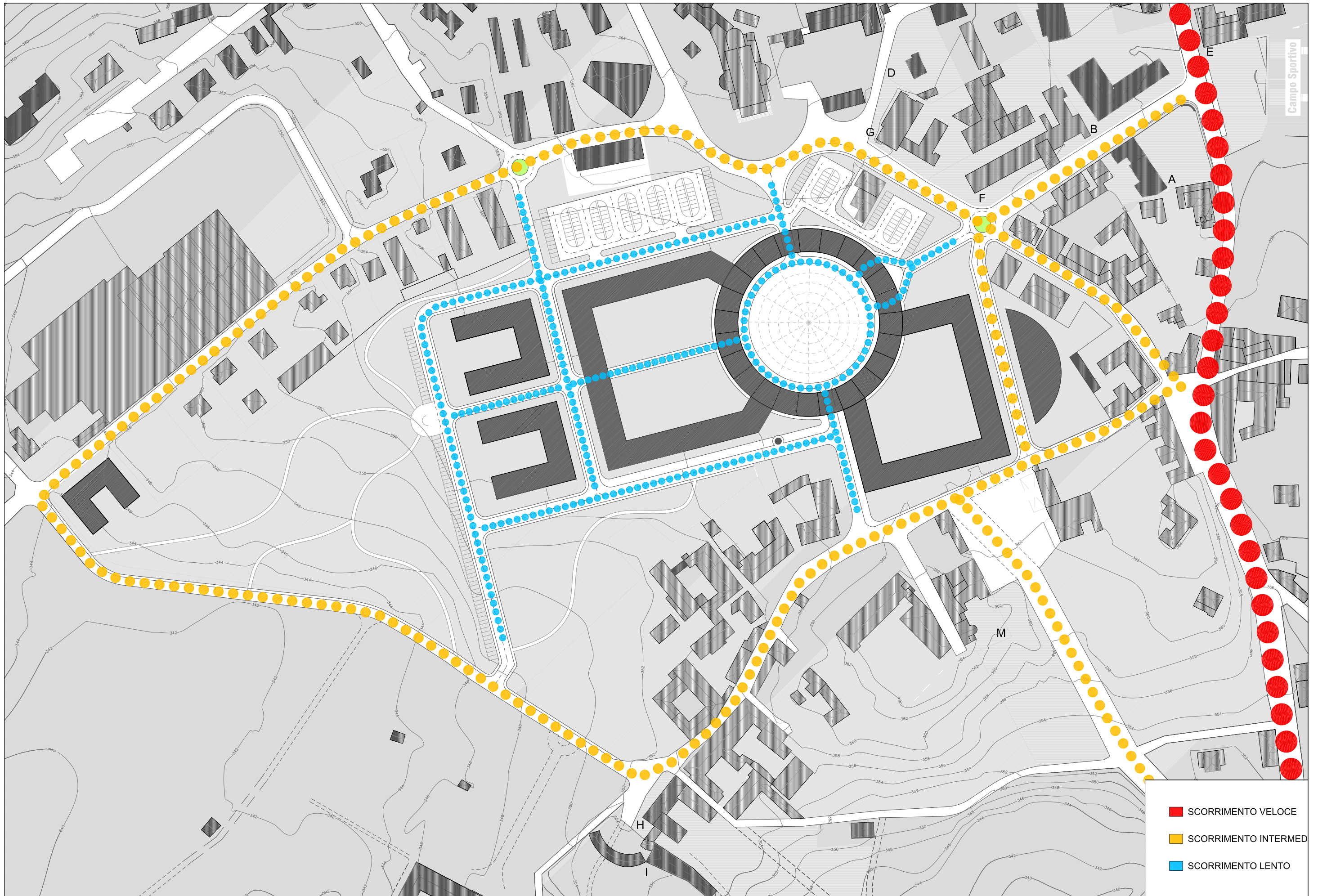




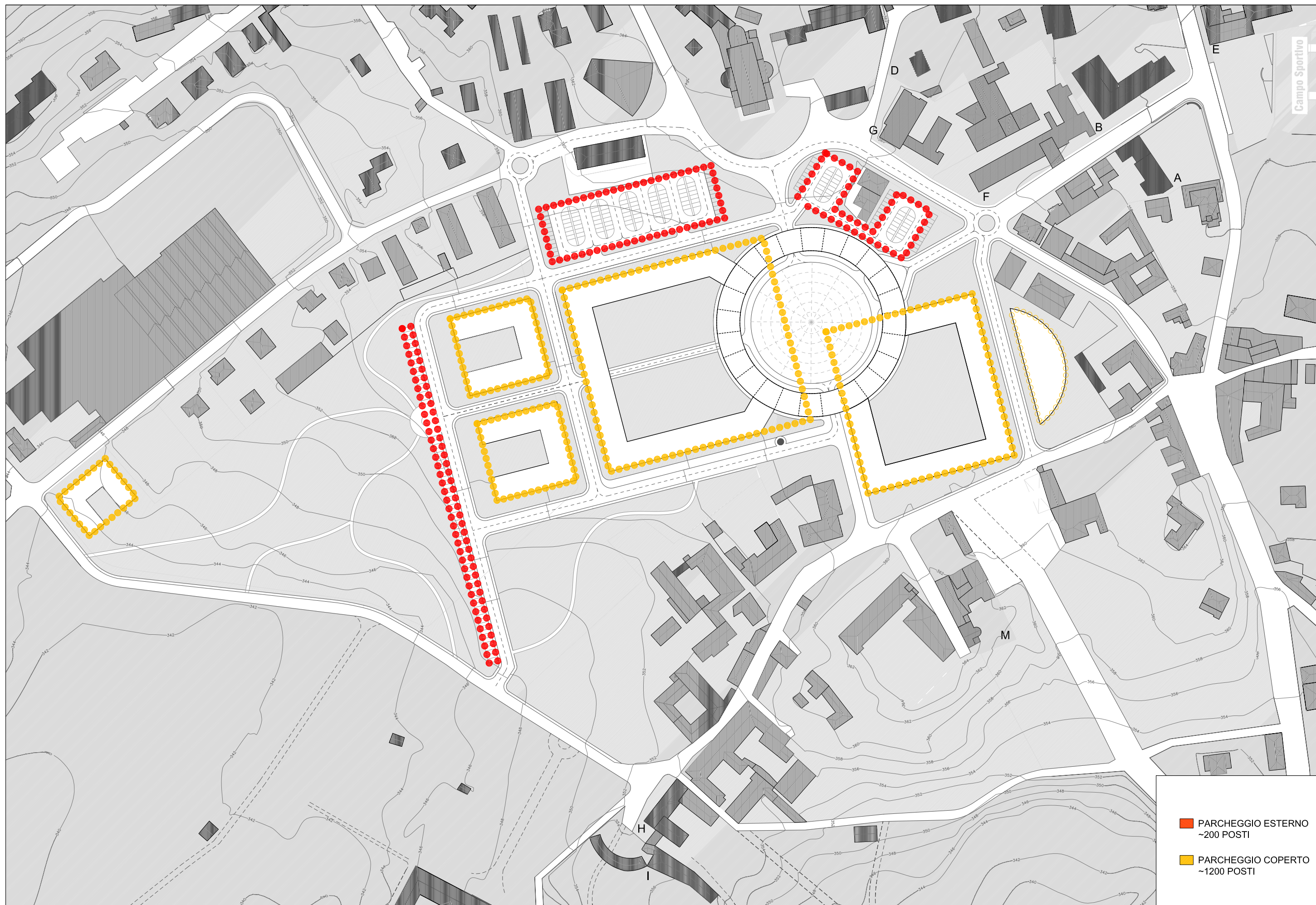
PRINCIPALI DISTANZE TRA FUNZIONI



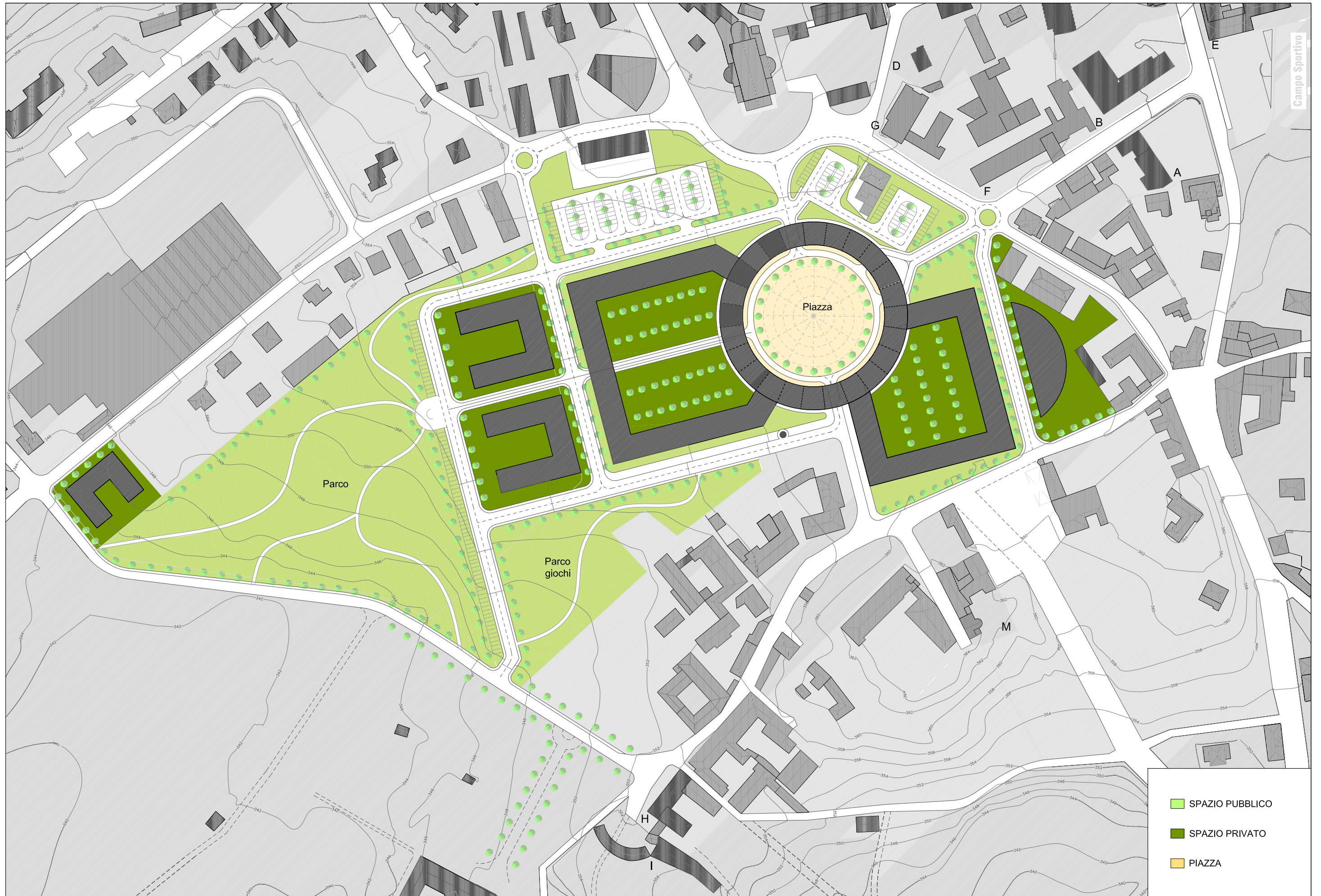




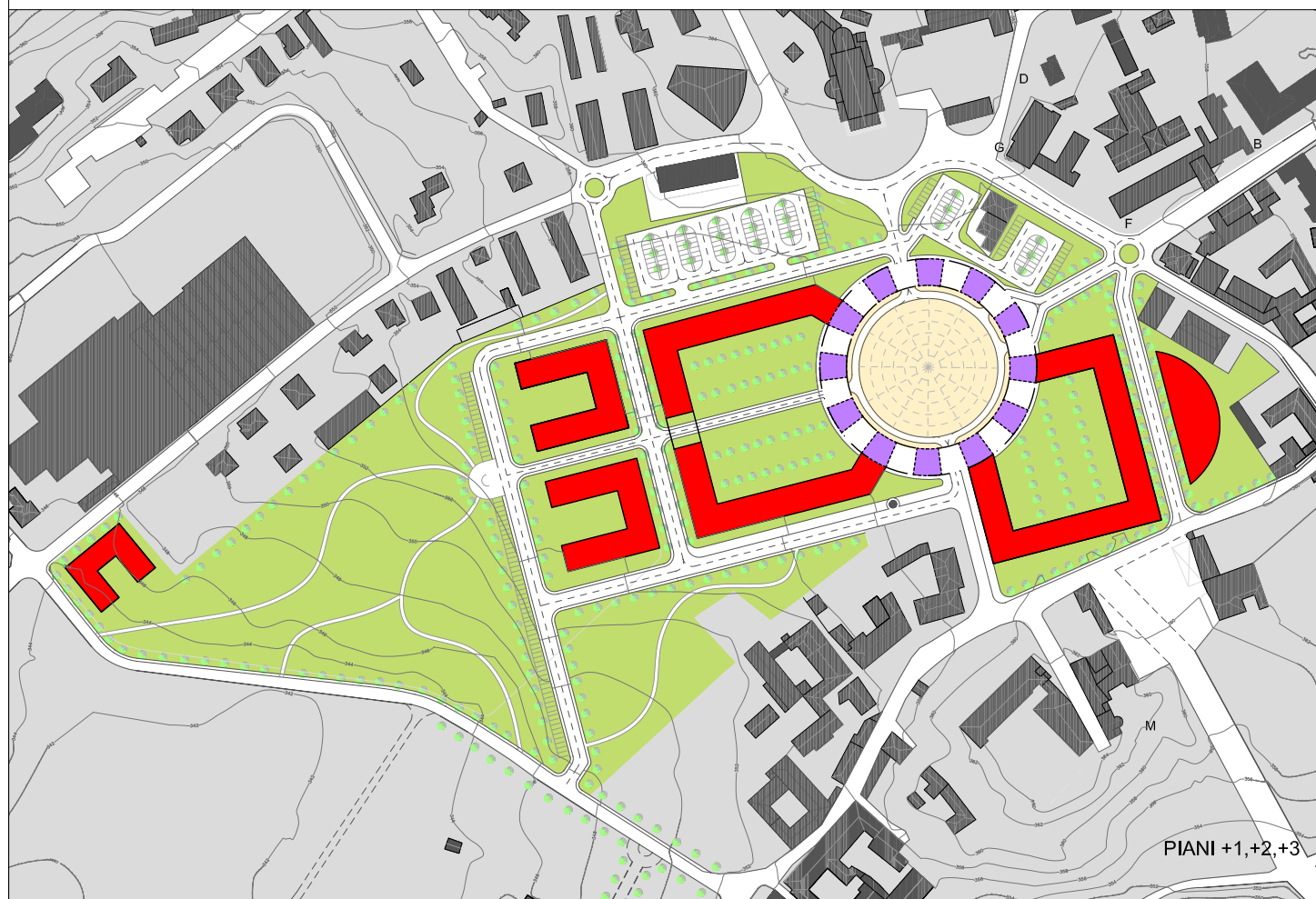
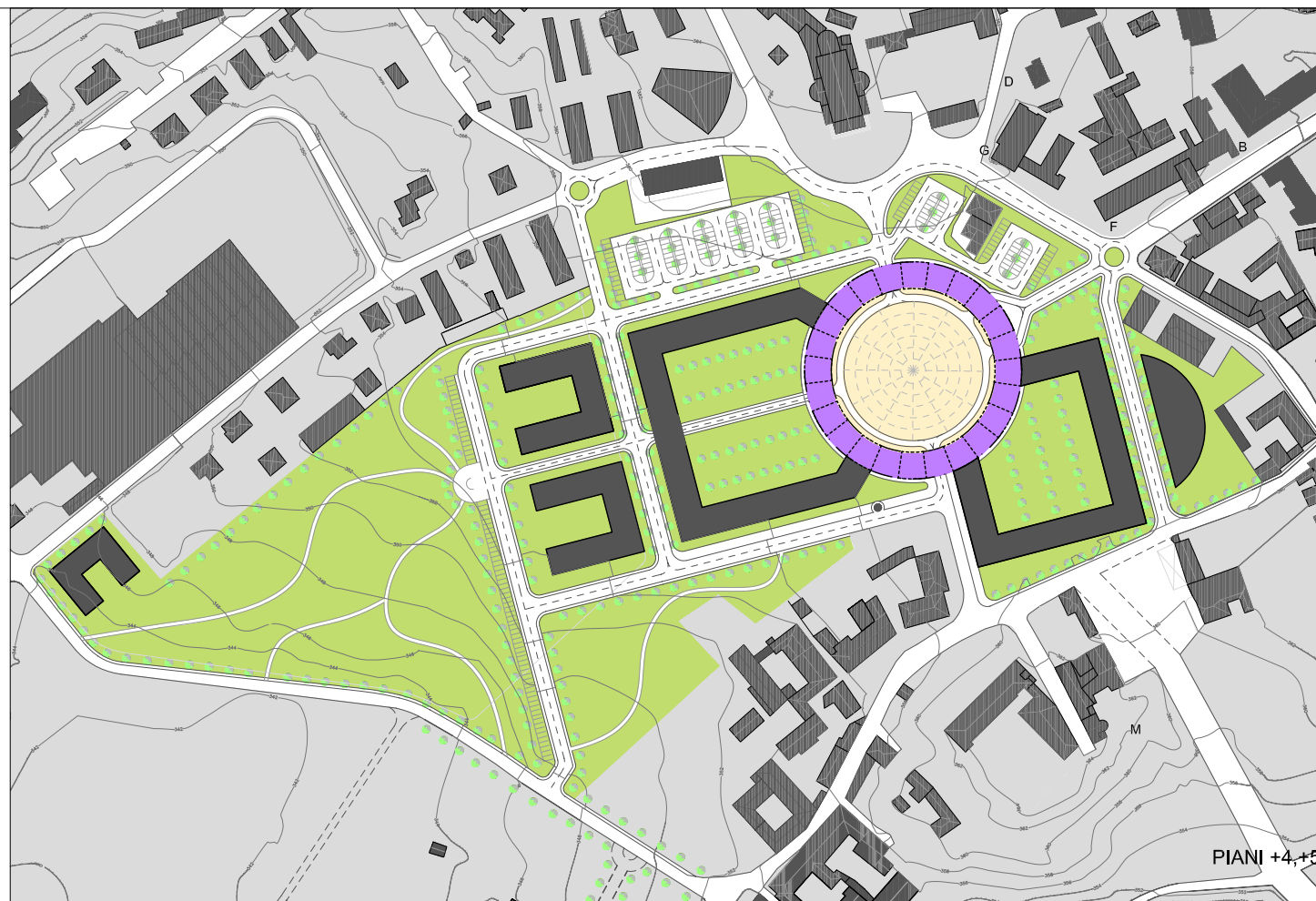
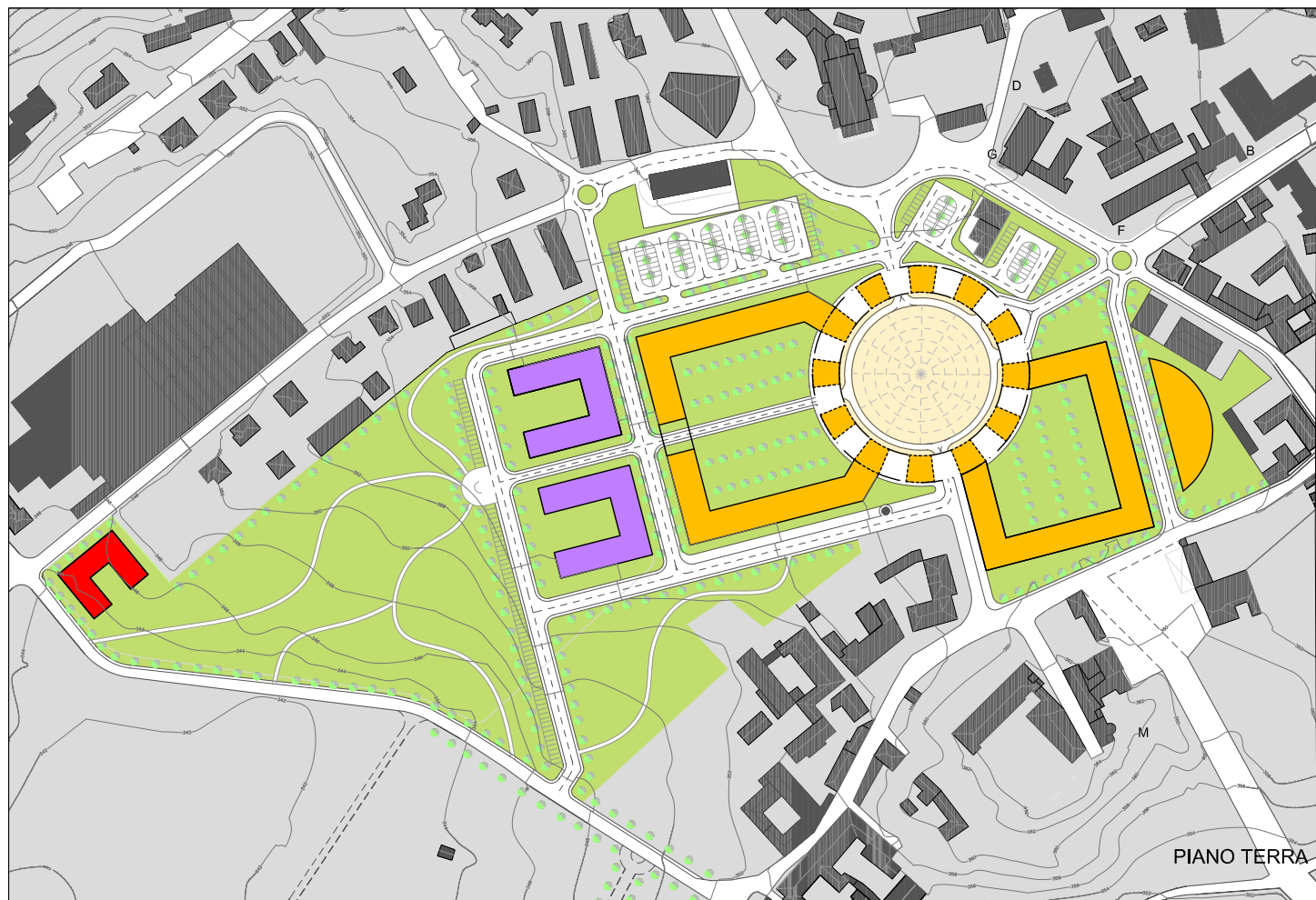










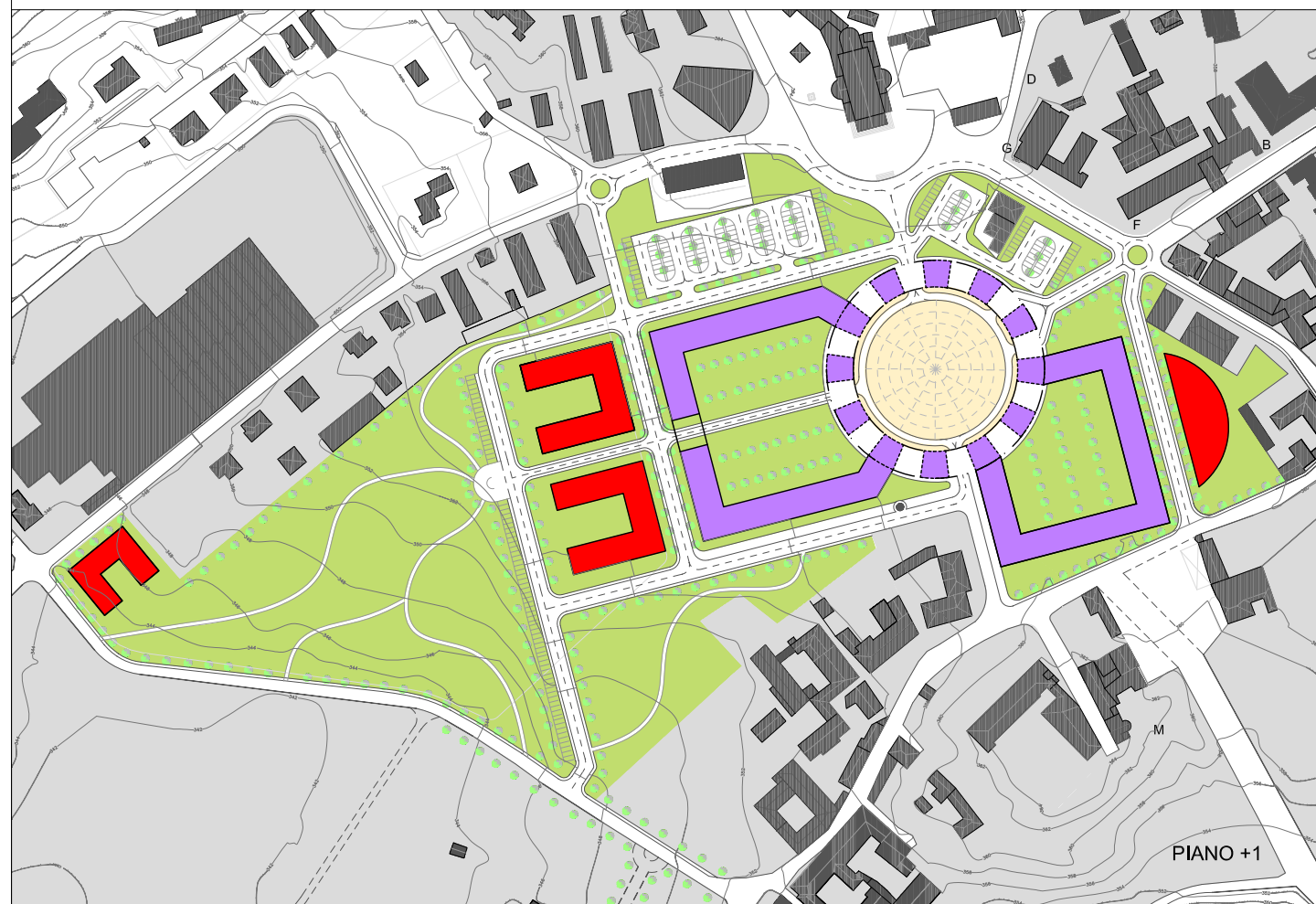
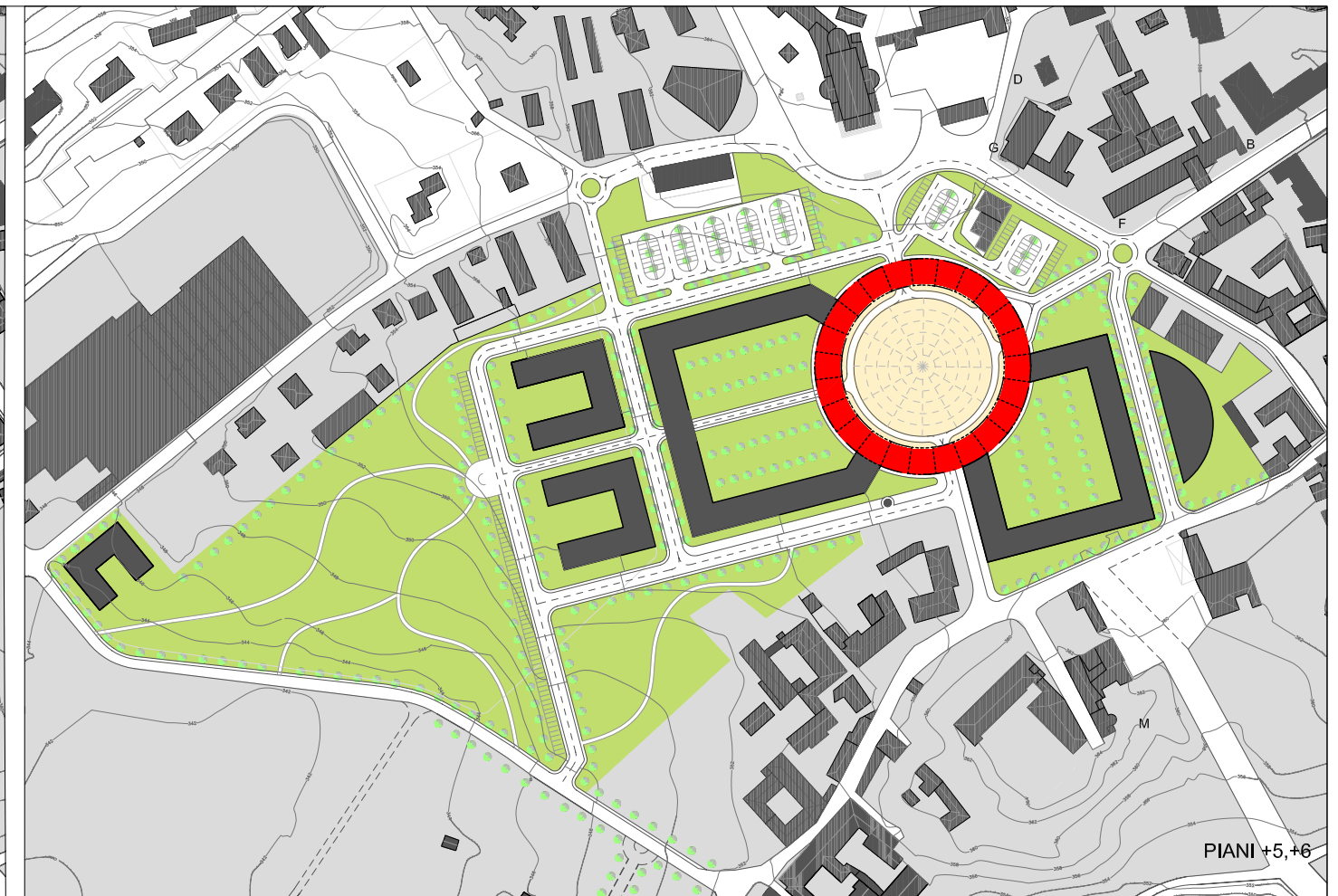
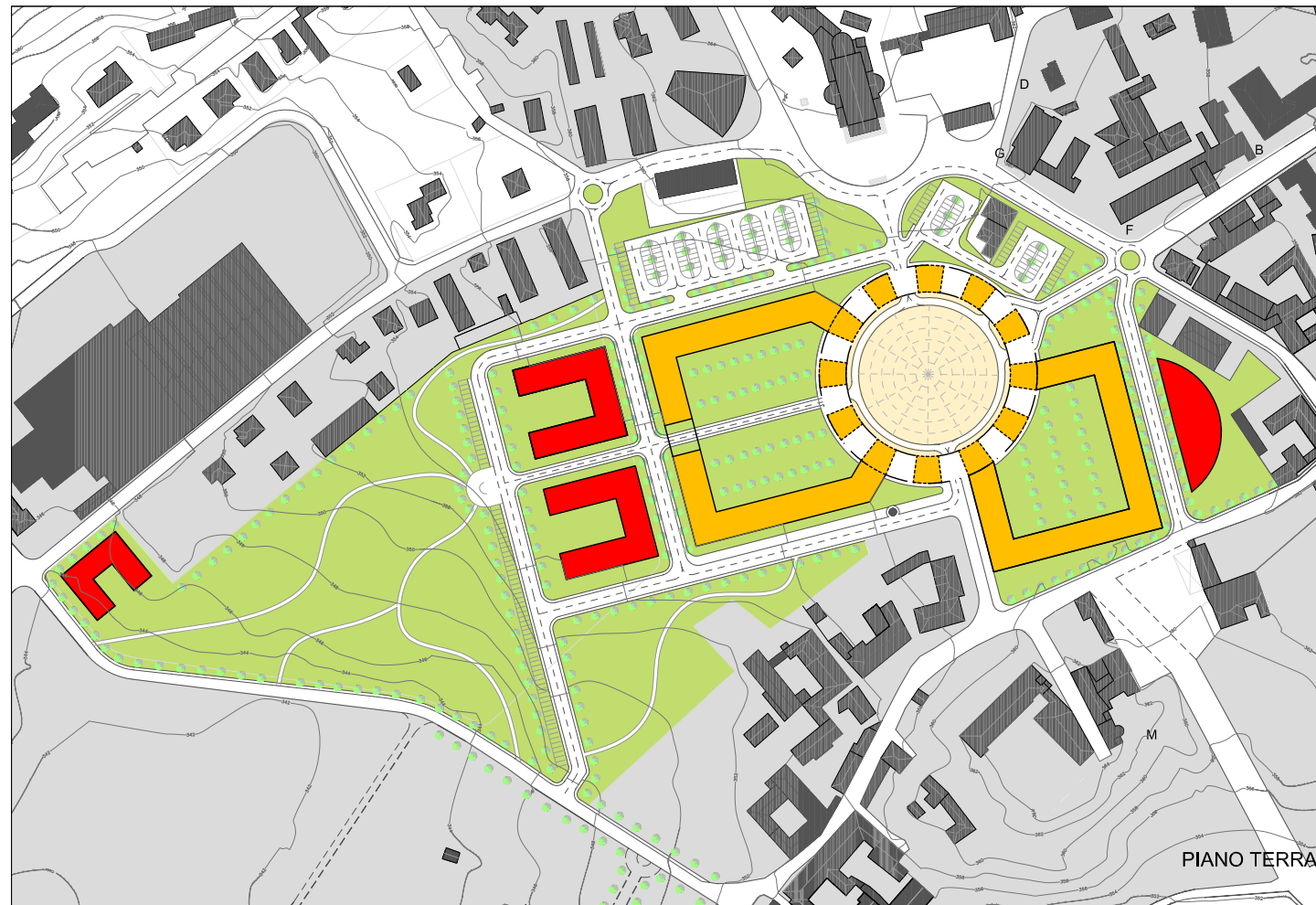


	RESIDENZIALE	COMMERCIALE	TERZIARIO
PT	5300mq	9650mq	
+1	12800mq		2150mq
+2	12800mq		2150mq
+3	12800mq		2150mq
+4			2150mq
+5			4300mq
+6			4300mq
TOTALE	43700mq	9650mq	17200mq

~65% residenziale  
 ~5% pubblico  
 ~30% commerciale + terziario

- ATTIVITÀ COMMERCIALI
- TERZIARIO
- RESIDENZIALE





	RESIDENZIALE	COMMERCIALE	TERZIARIO
PT	5400mq	9700mq	
+1	5400mq		9700mq
+2	12800mq		2150mq
+3	12800mq		2150mq
+4			2150mq
+5	4300mq		
+6	4300mq		
TOTALE	44000mq	9700mq	15150mq

- ATTIVITÀ COMMERCIALI
- TERZIARIO
- RESIDENZIALE







