



0 5 10 15 m



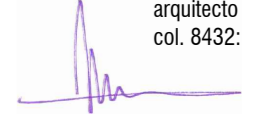
LEMONStudio arquitectura
arquitectura
LEMONStudio arquitectura
camino viejo de altea 47
CC.Monver Albir local 21
El Albir - Alfaz del PI
606 943 114
iraola@doarquitectura.com

PROMOTOR:

VIVENTA REAL ESTATE, S.L.
TRAVESÍA DE CAPRI, 20 - ÁTICO A - 28032 - MADRID

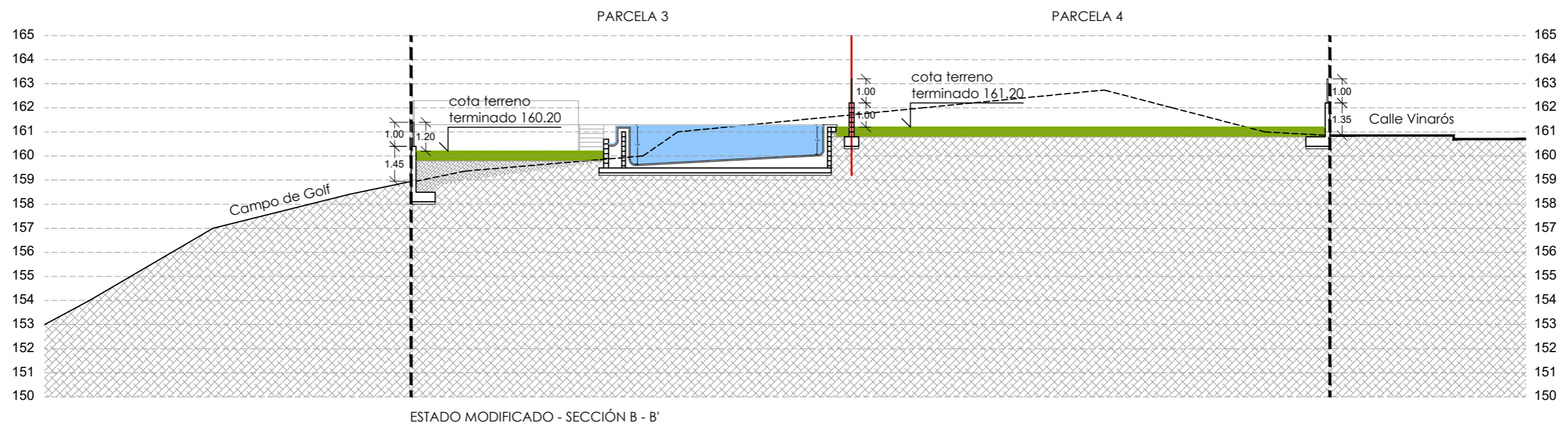
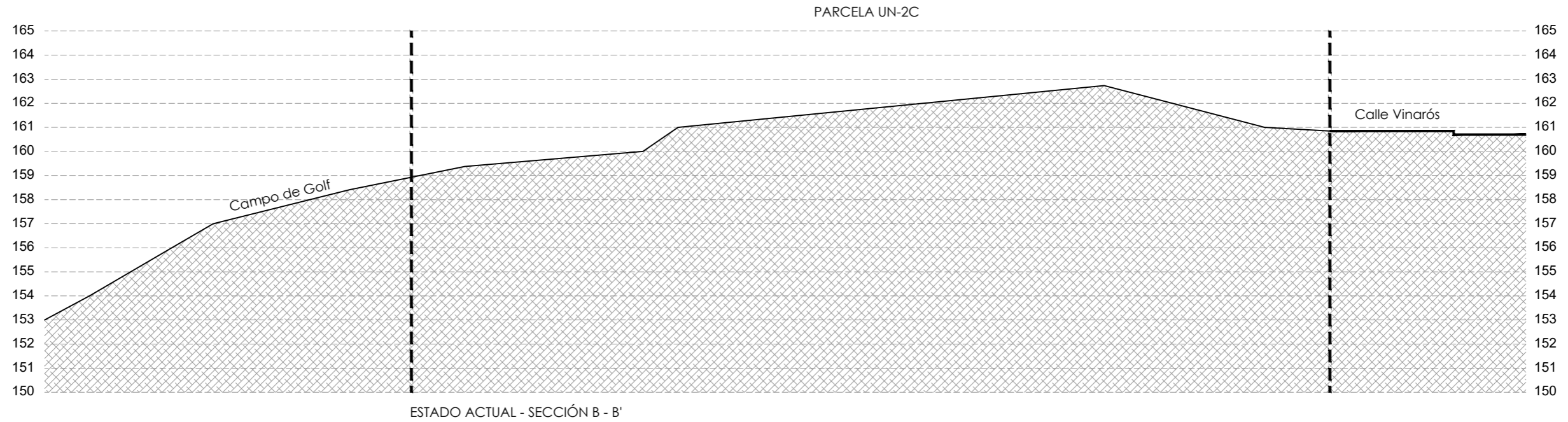
PROYECTO
BÁSICO:
PLANO DE:

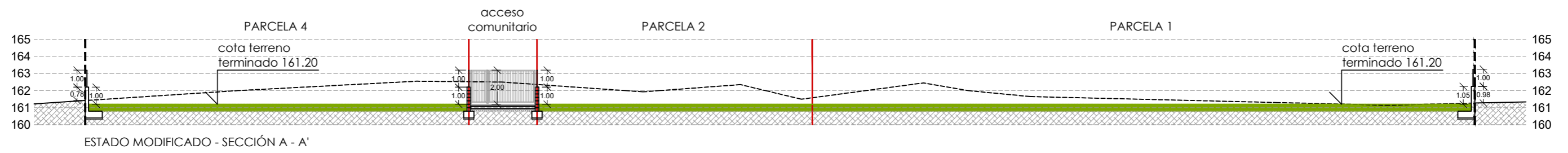
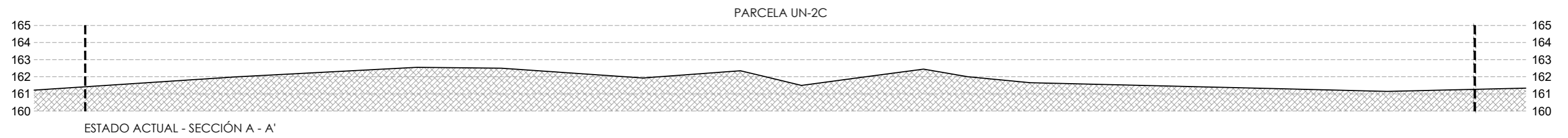
4 VIVIENDAS UNIFAMILIARES AISLADAS
PP. ALFARELLA - UN 2- Calle de Vinarós, 2C - 03509 - FINESTRAT (Alicante)
PARCELA - Topográfico

arquitecto col. 8432:

miguel angel iraola gomez-limon
e 1/300
0.1
NOVIEMBRE 2023



SUBPARCELA 1 =	483,95 m ²
SUBPARCELA 2 =	437,95 m ²
SUBPARCELA 3 =	448,10 m ²
SUBPARCELA 4 =	427,55 m ²
acceso comunitario =	36,45 m ²
TOTAL =	1.834,00 m²





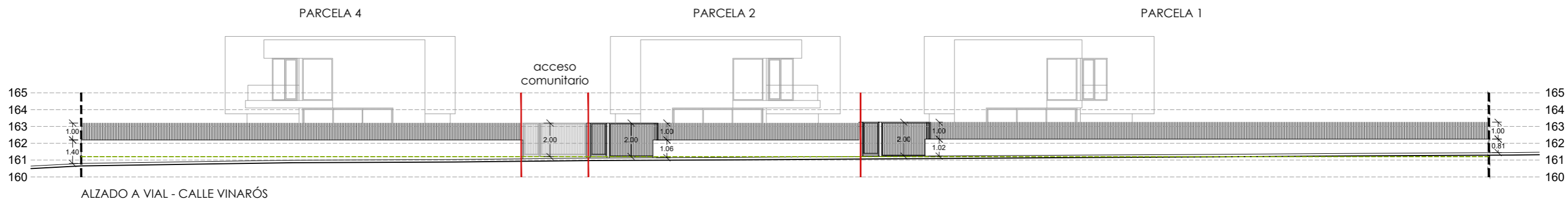


0 5 10 15 m

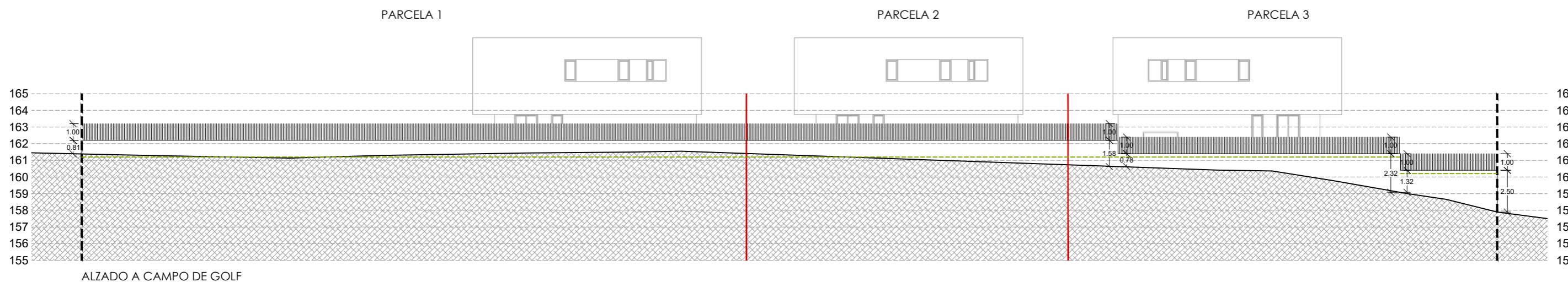


JUSTIFICACIÓN PARÁMETROS URBANÍSTICOS BÁSICOS		
	NORMATIVA	EN PROYECTO
Edificabilidad 0,35 m ² c/m ²	641,90 m ²	> 635,68 m ²
Ocupación 25%	458,50 m ²	> 436,30 m ²
Retranqueos a Vial	5 m	CUMPLE
Retranqueos a Linderos	3 m	CUMPLE
Separación mínima entre edificaciones	5 m	CUMPLE
Altura máxima	PB + 1	CUMPLE
1 vivienda/250m ² = 1.834/250	7 viviendas	4 viviendas

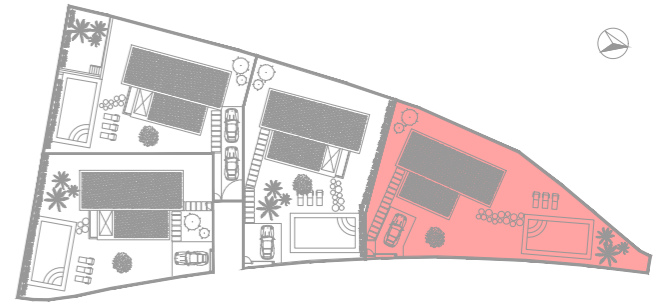
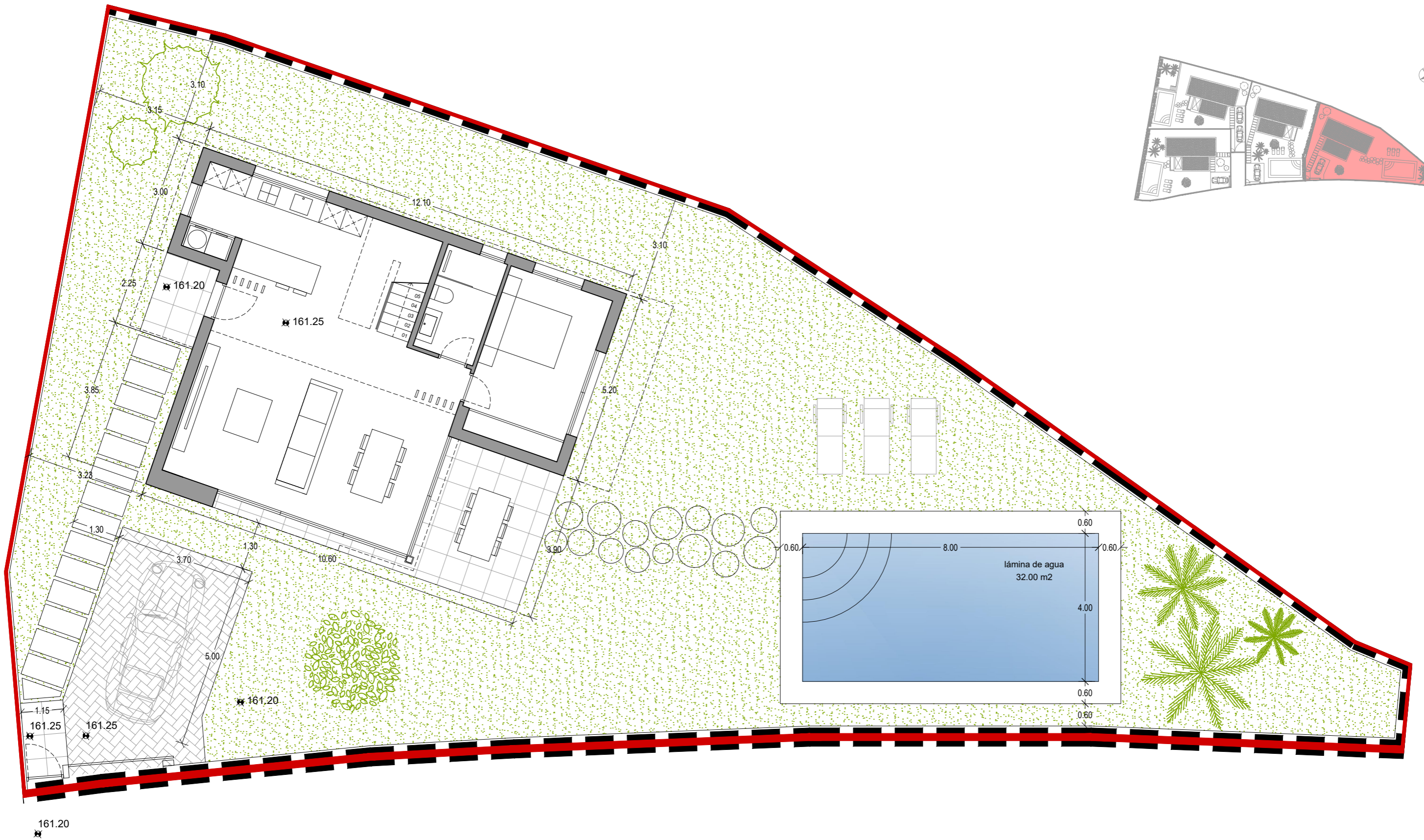


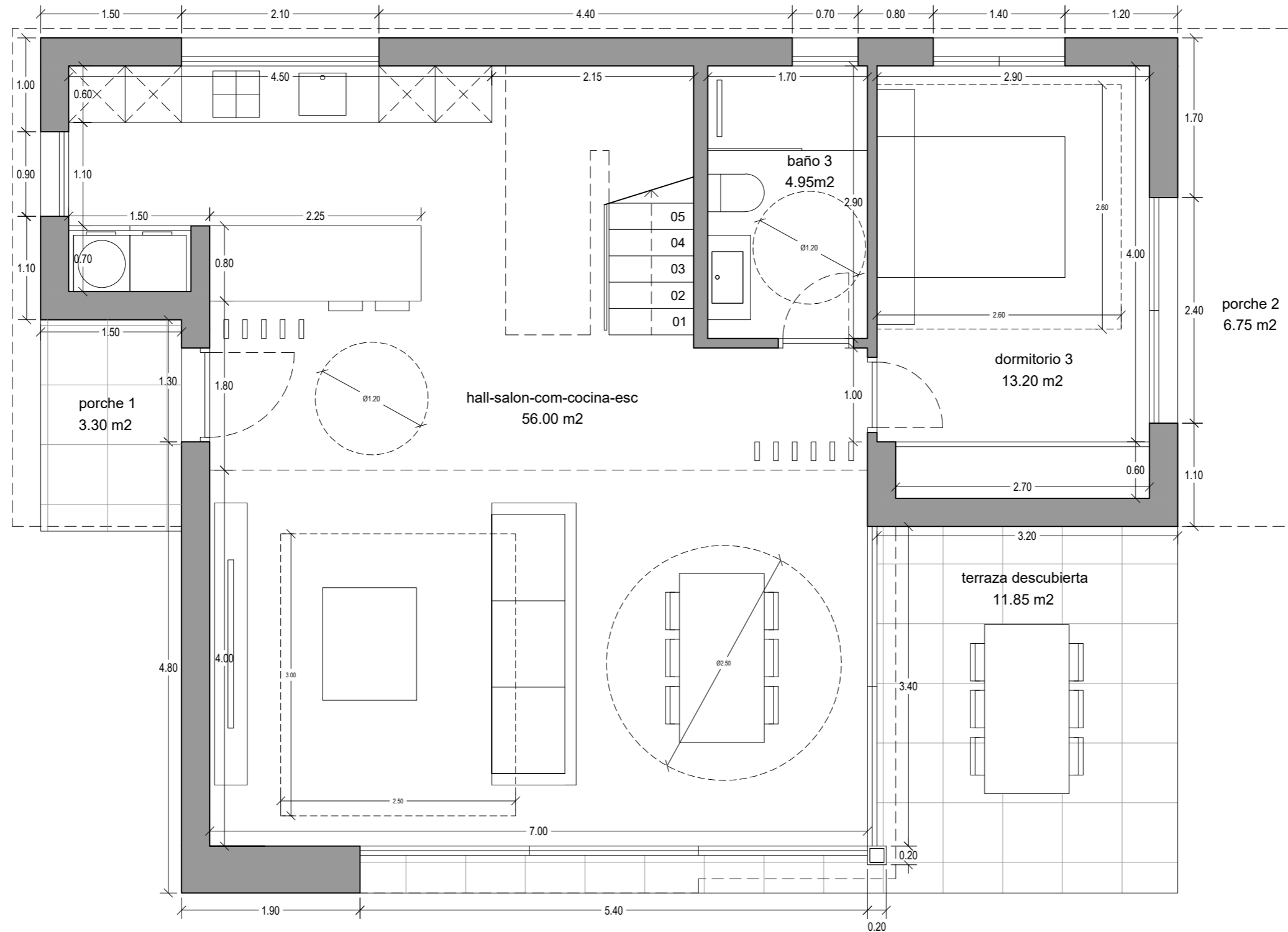


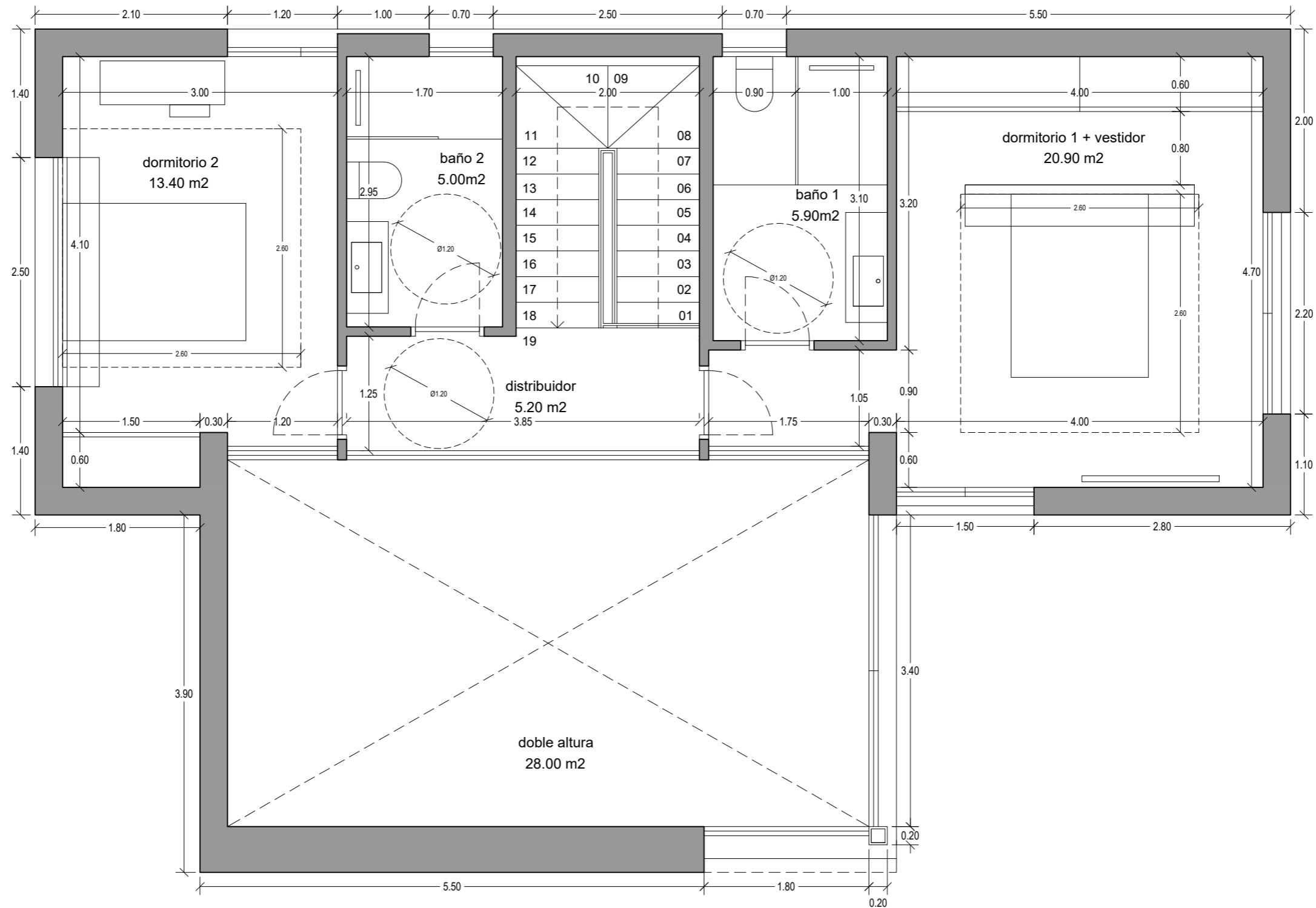
ALZADO A VIAL - CALLE VINARÓS

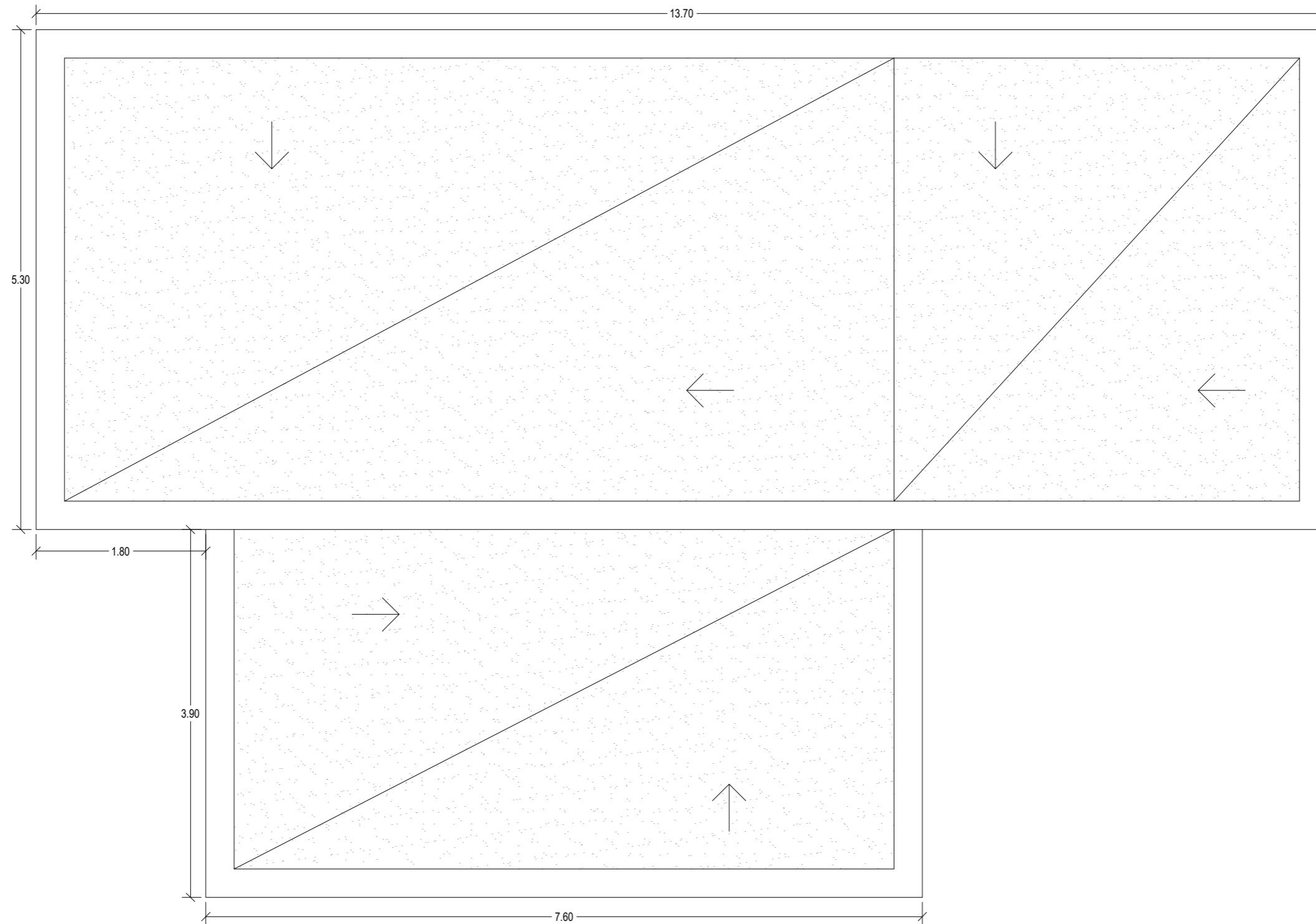


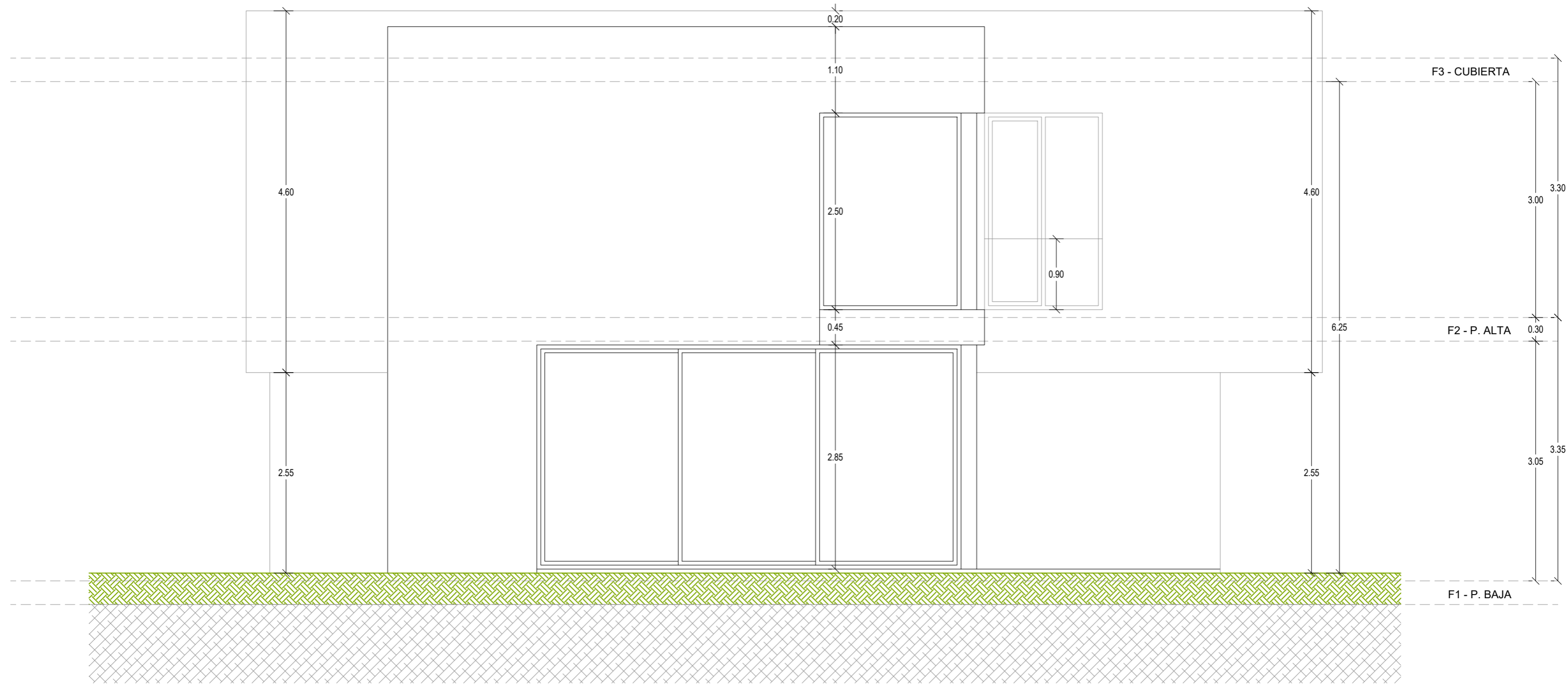
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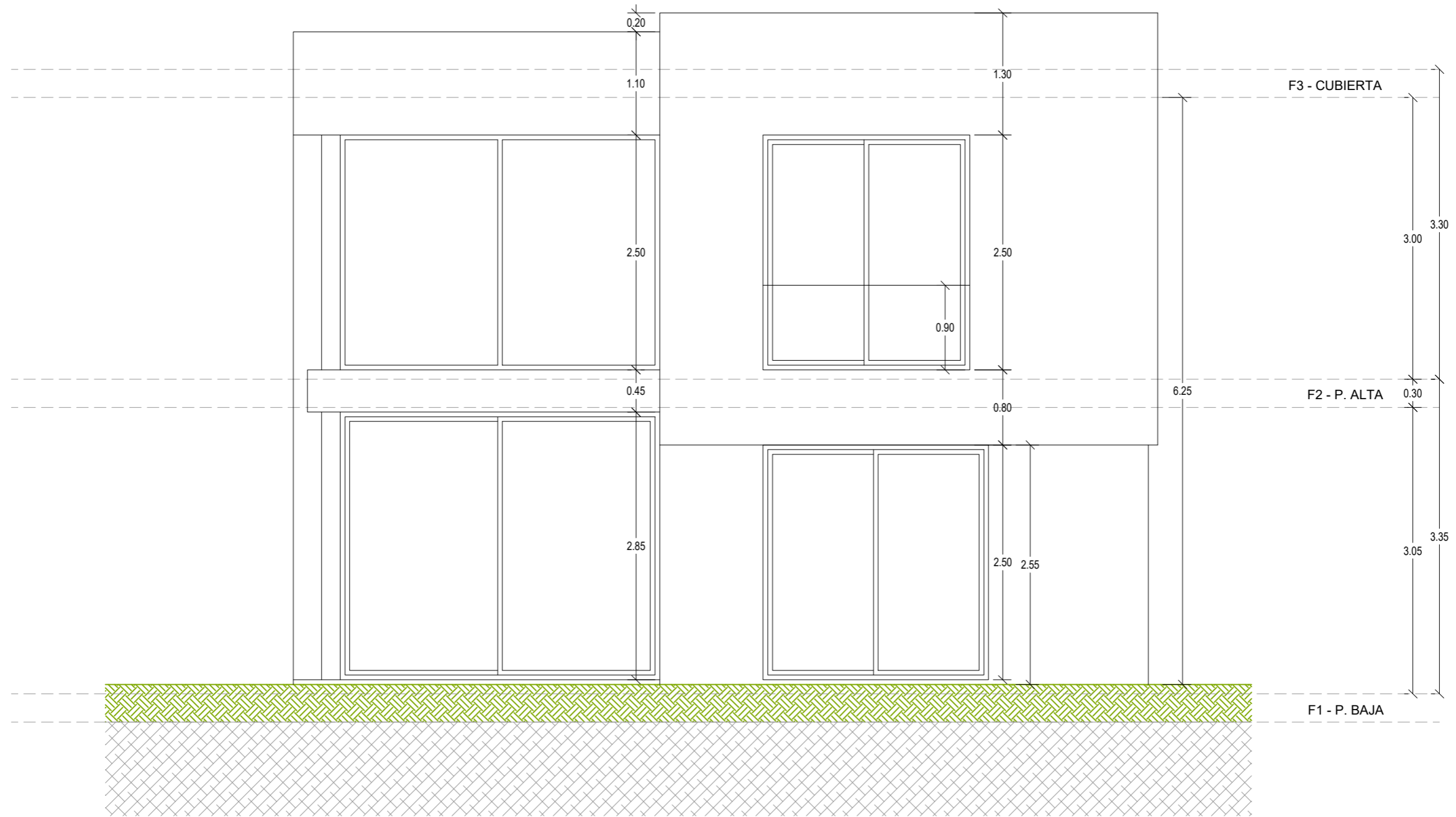




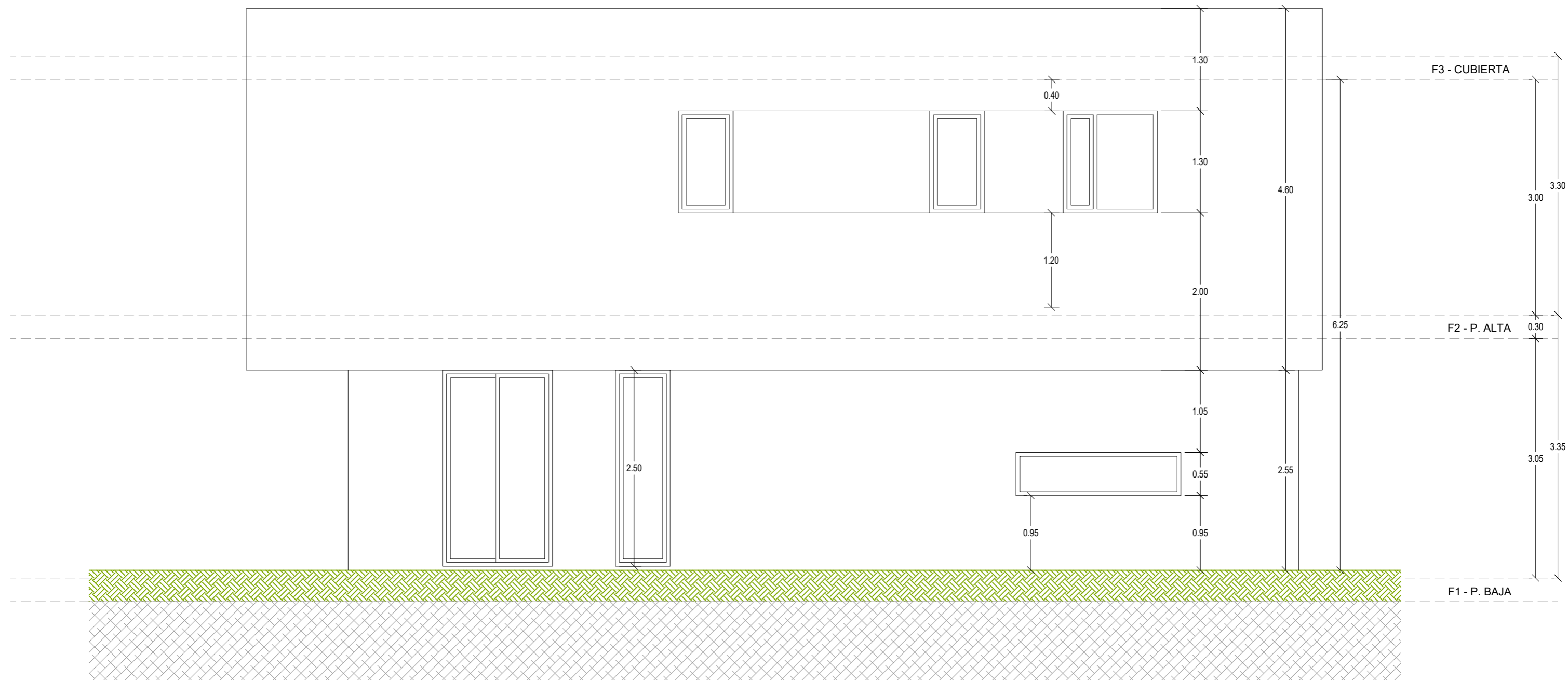




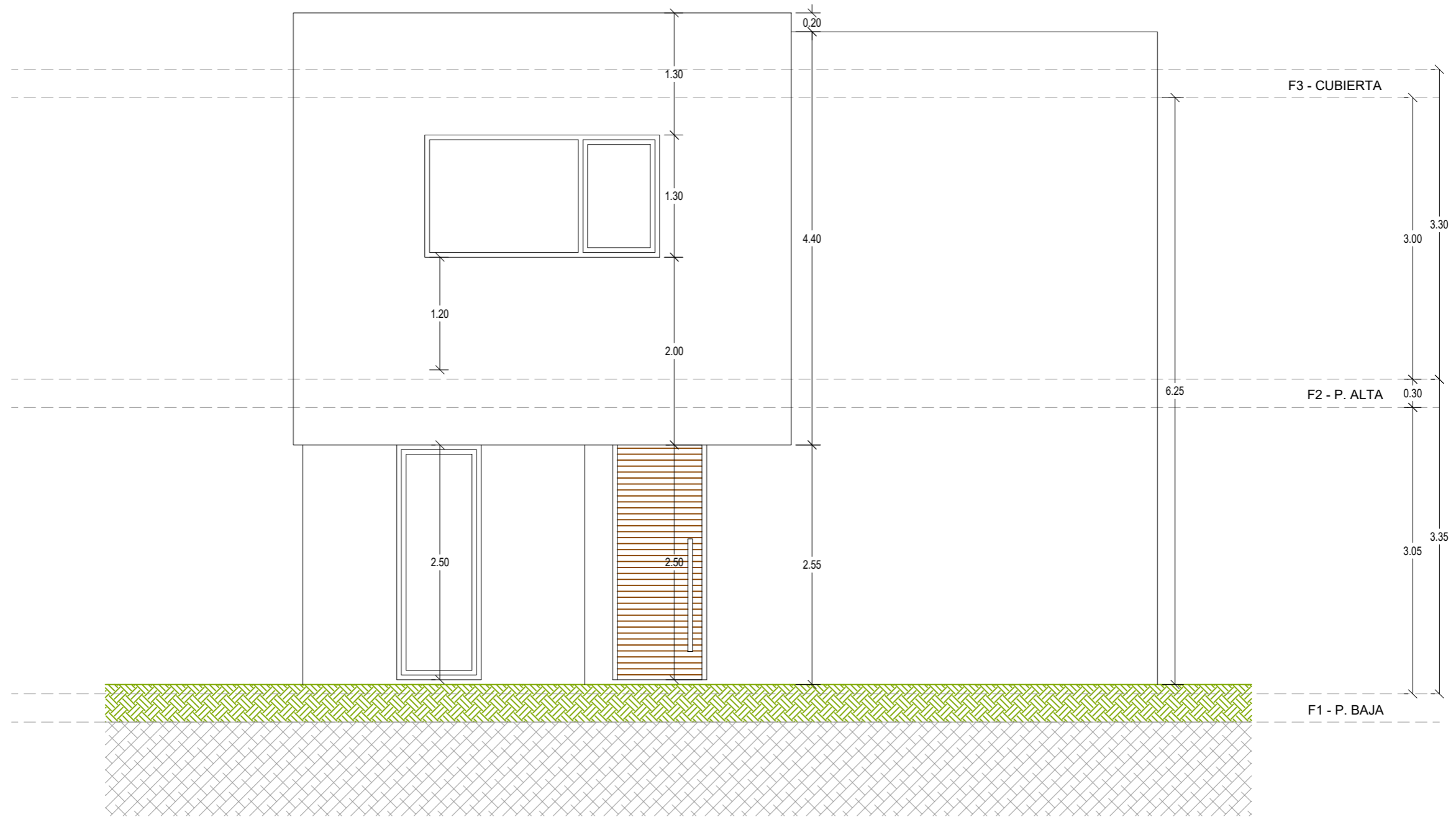
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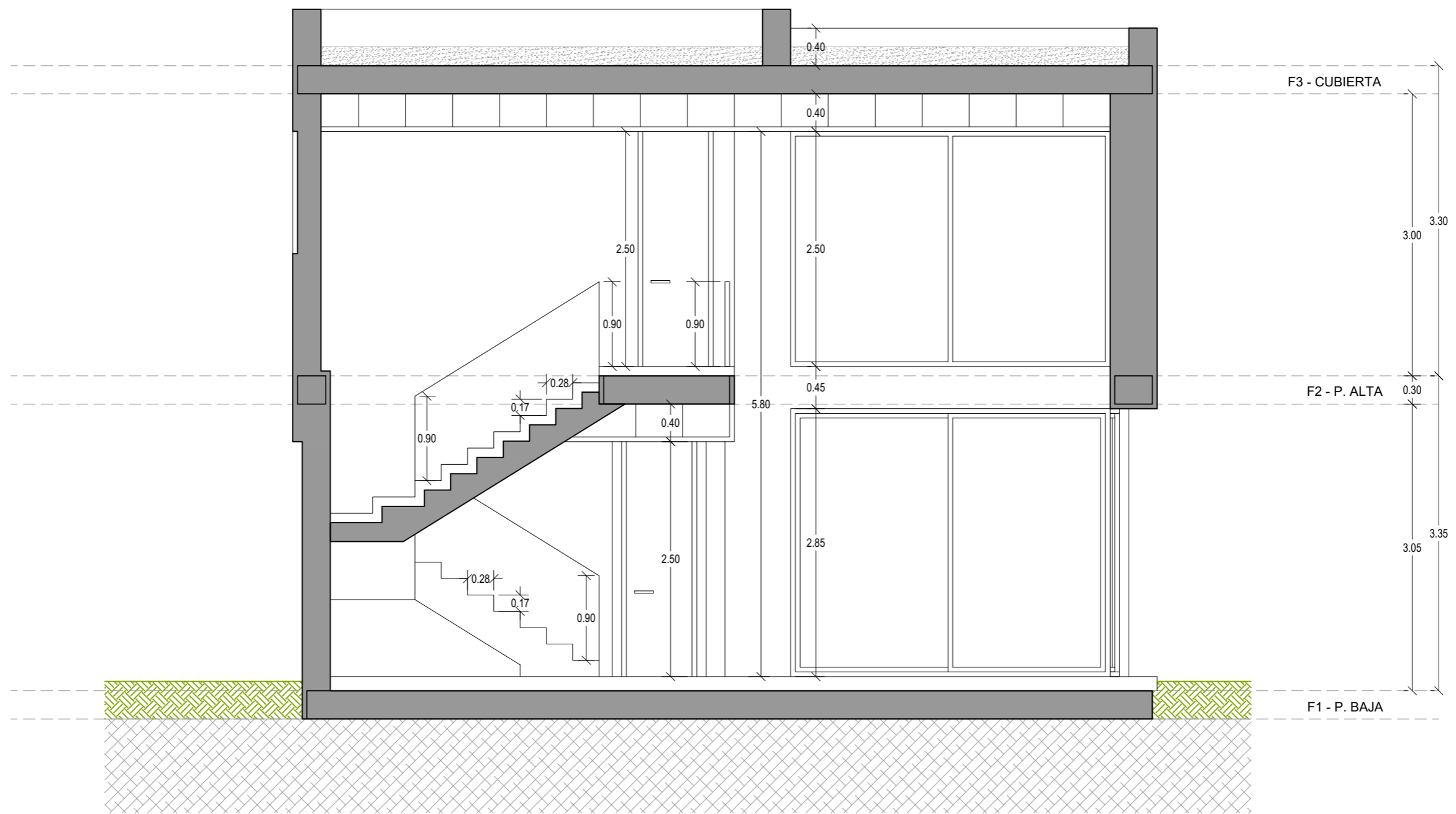
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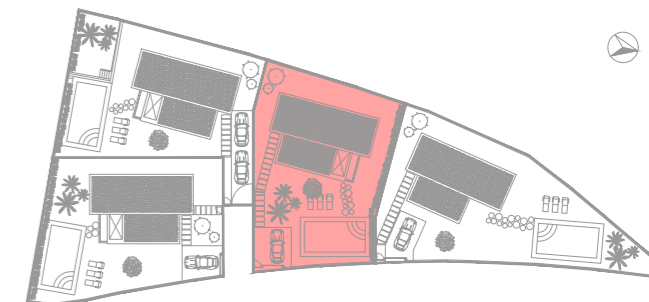
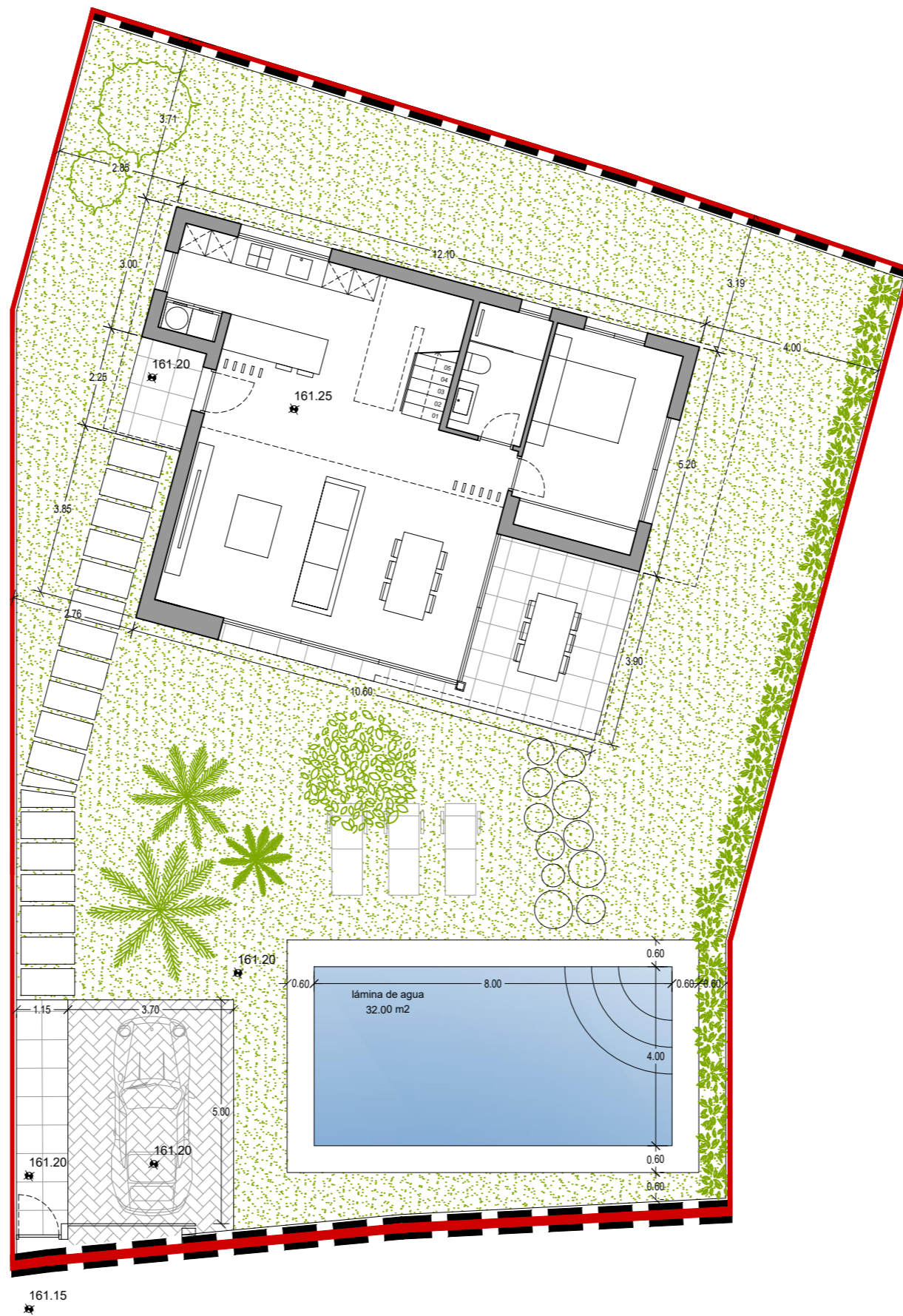
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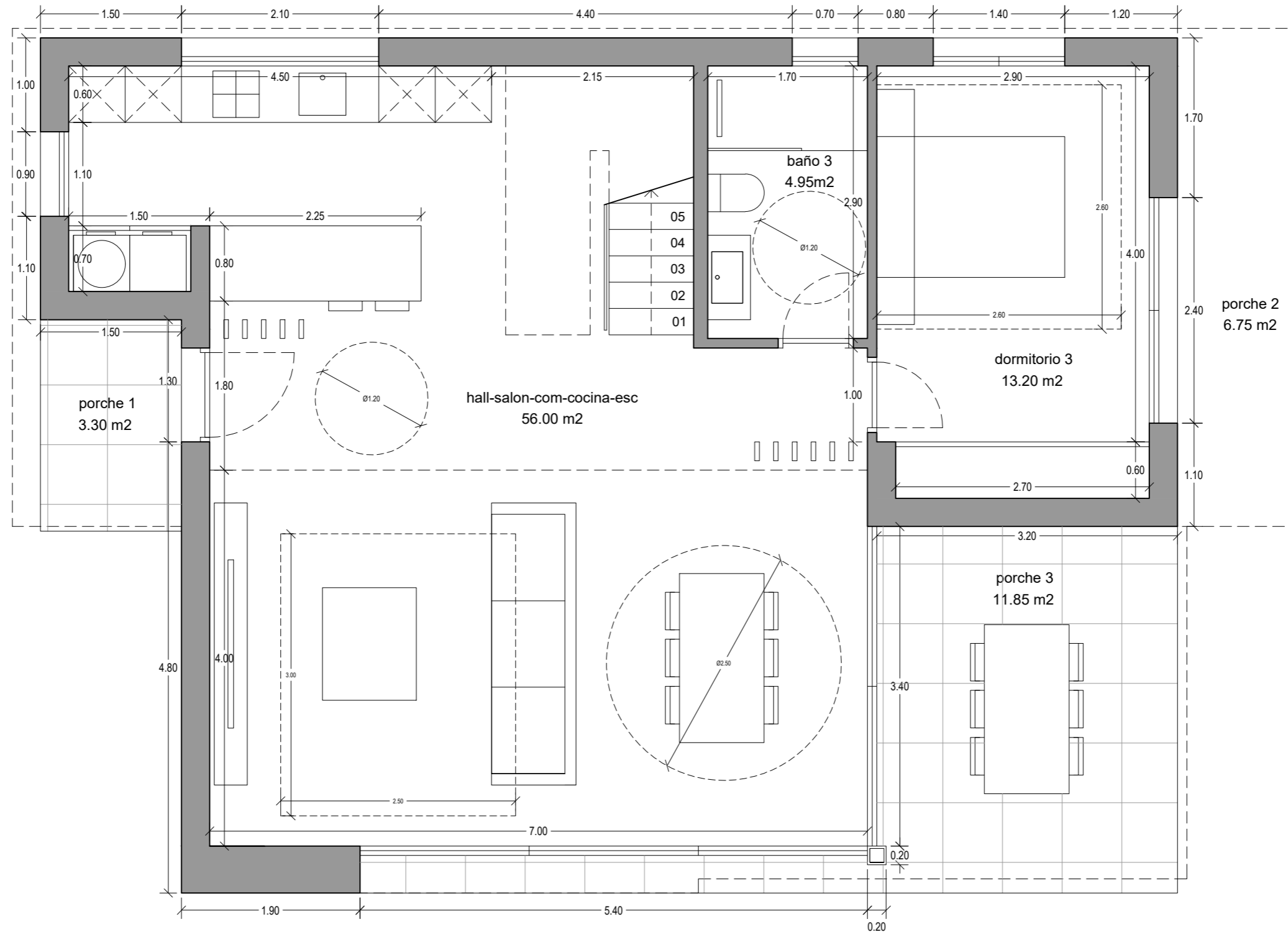


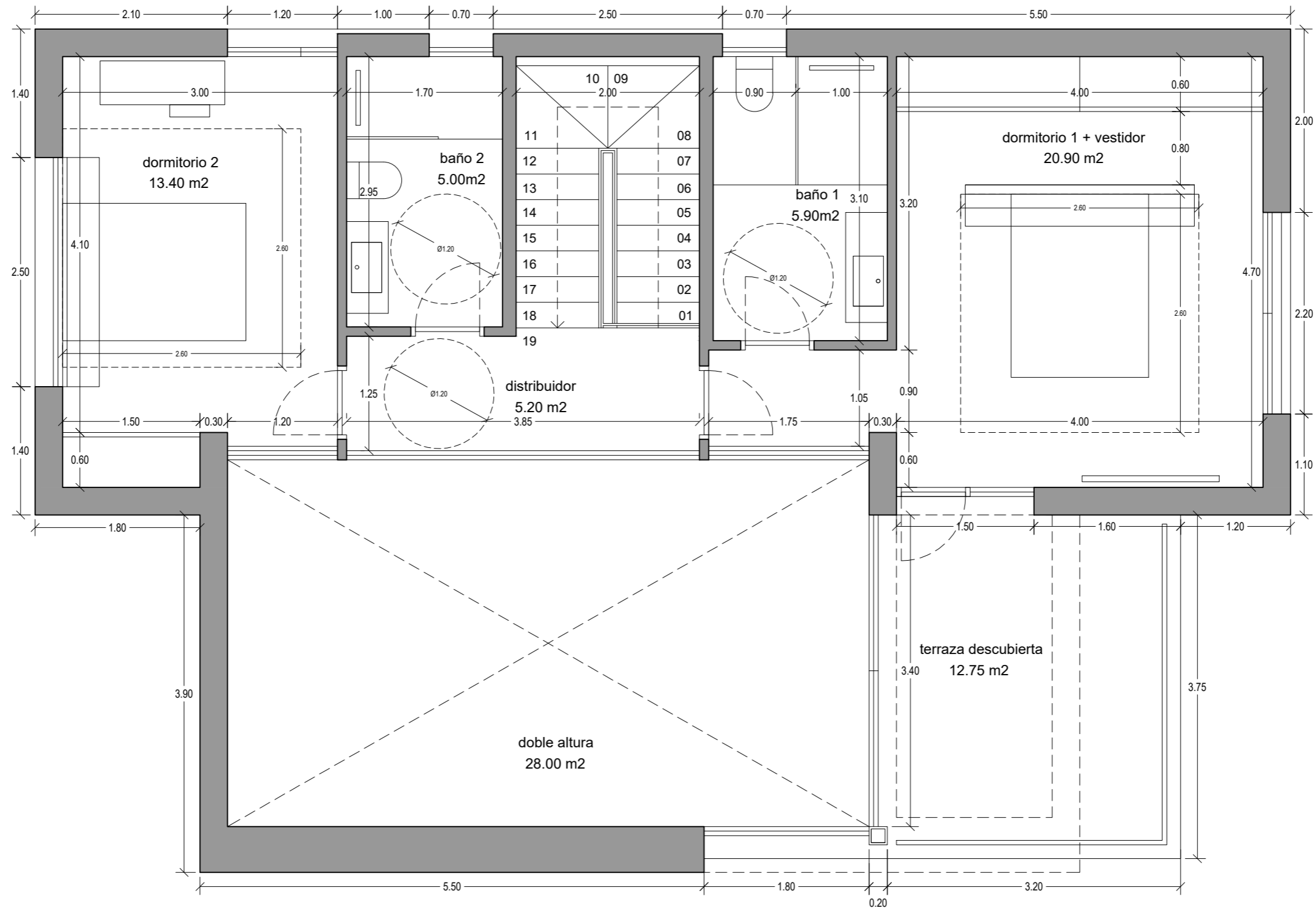
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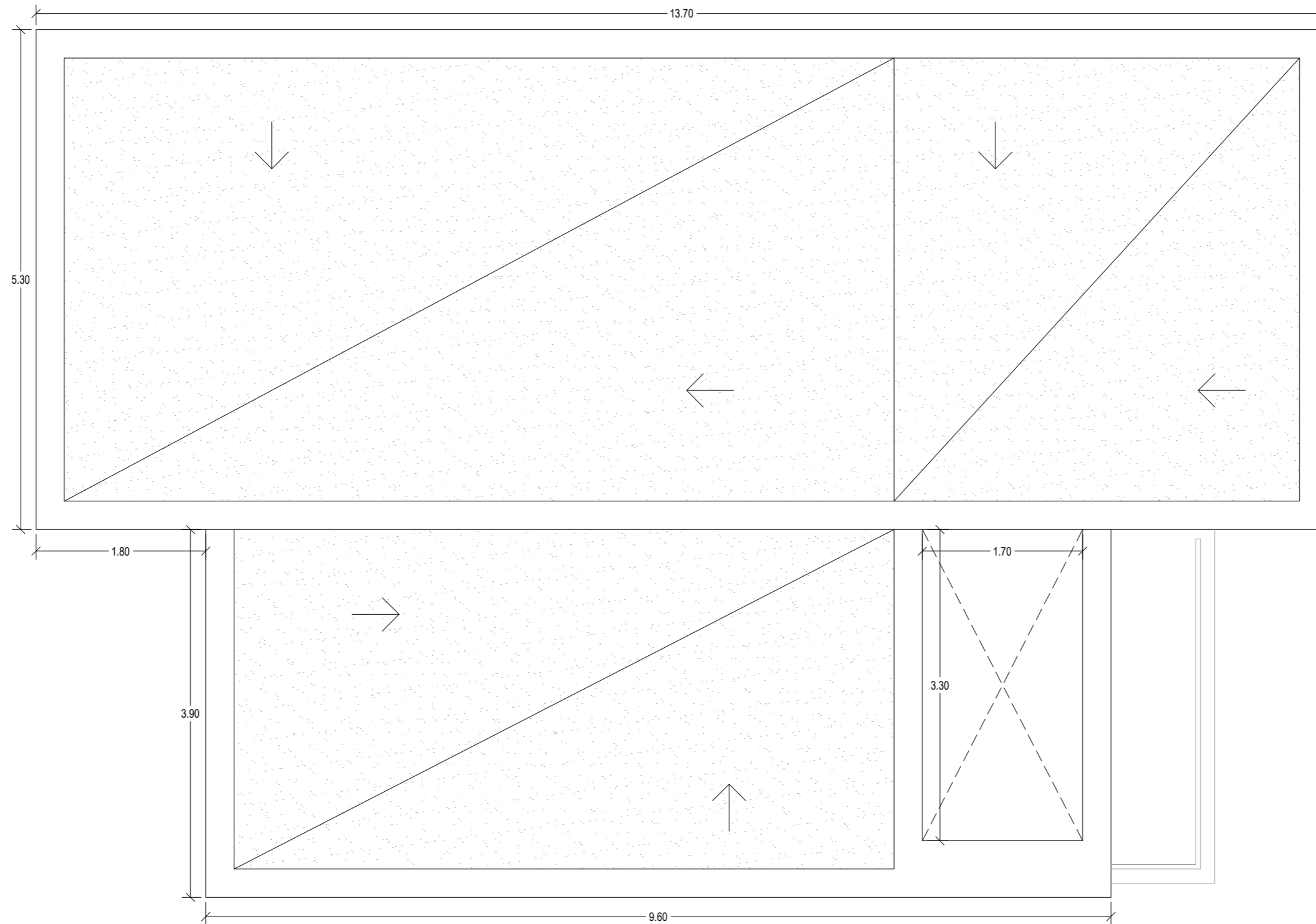


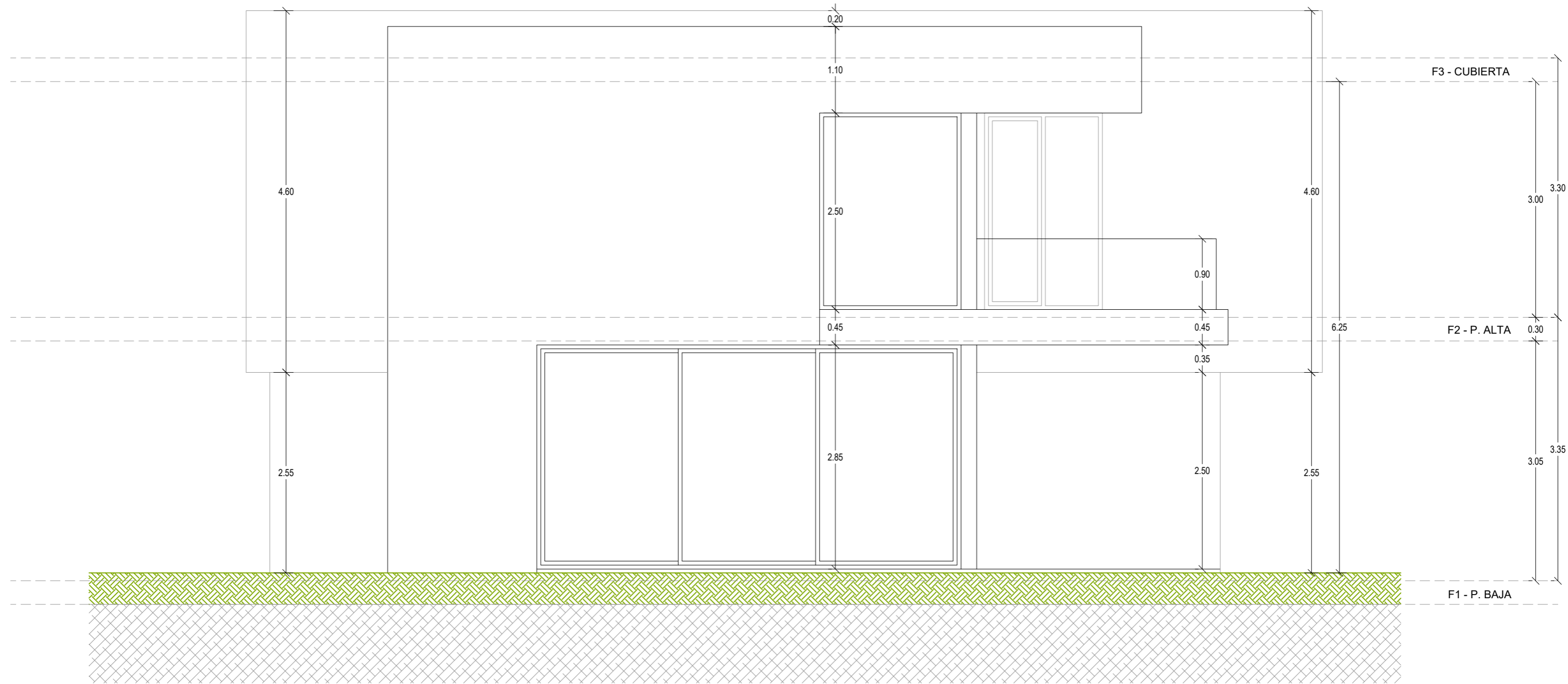
SECCIÓN POR ESCALERA



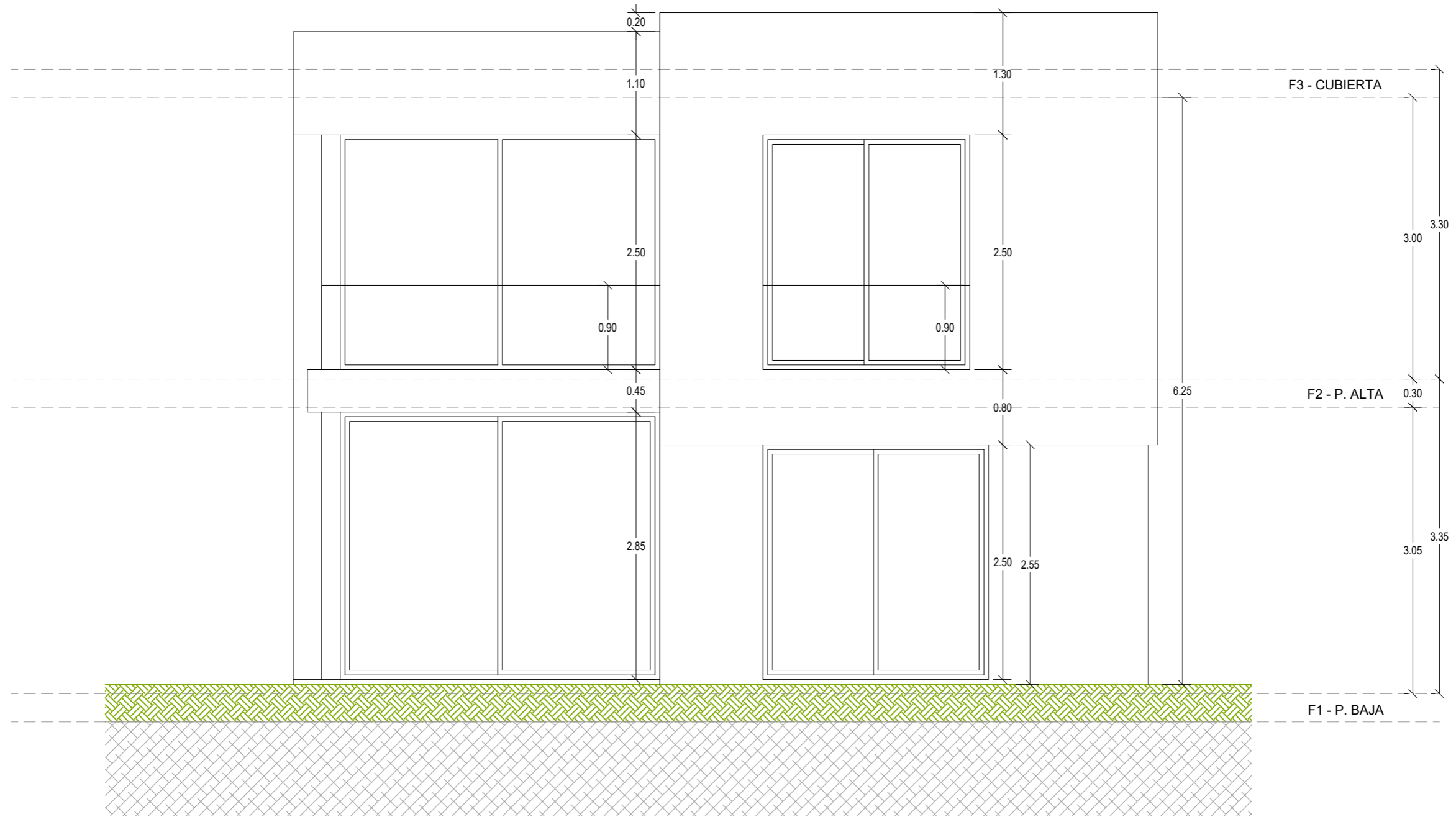




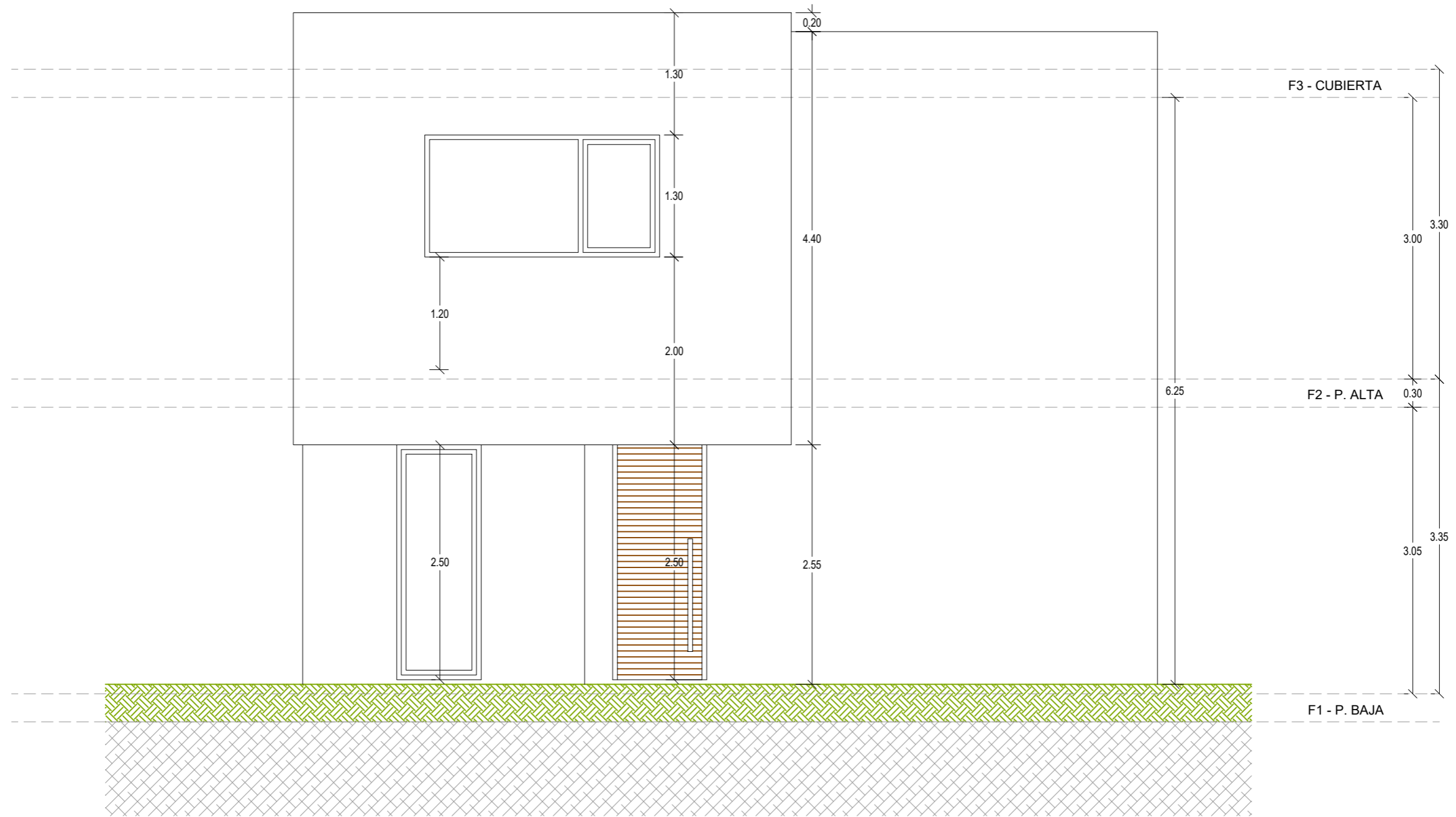




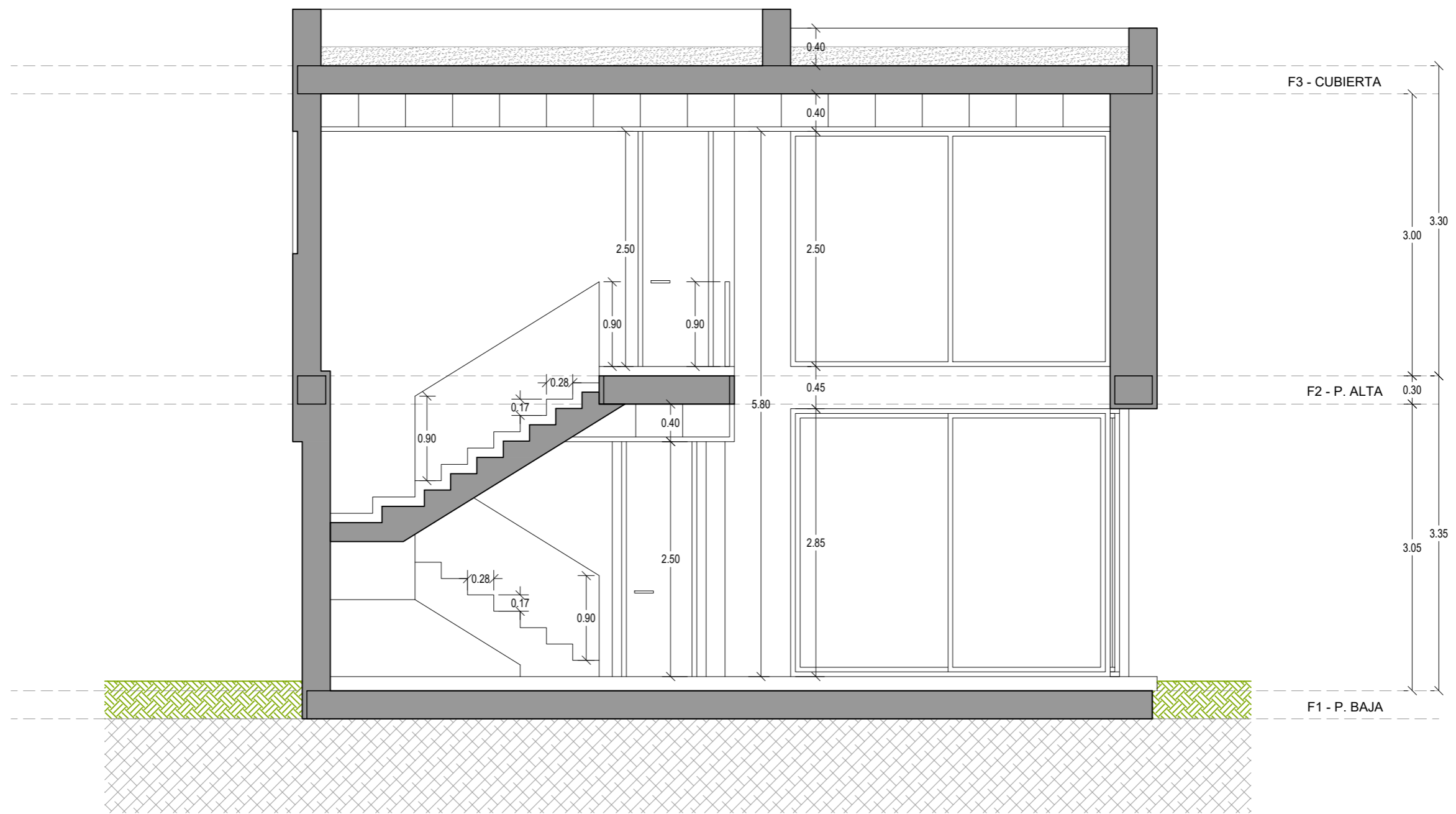
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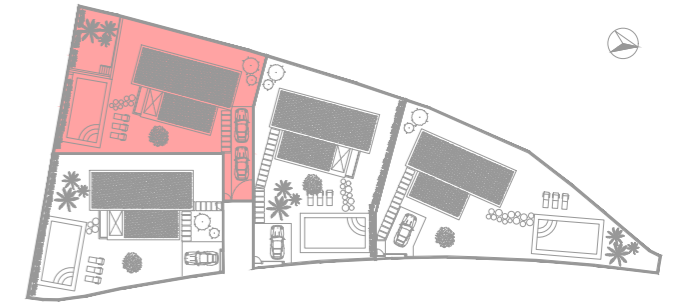
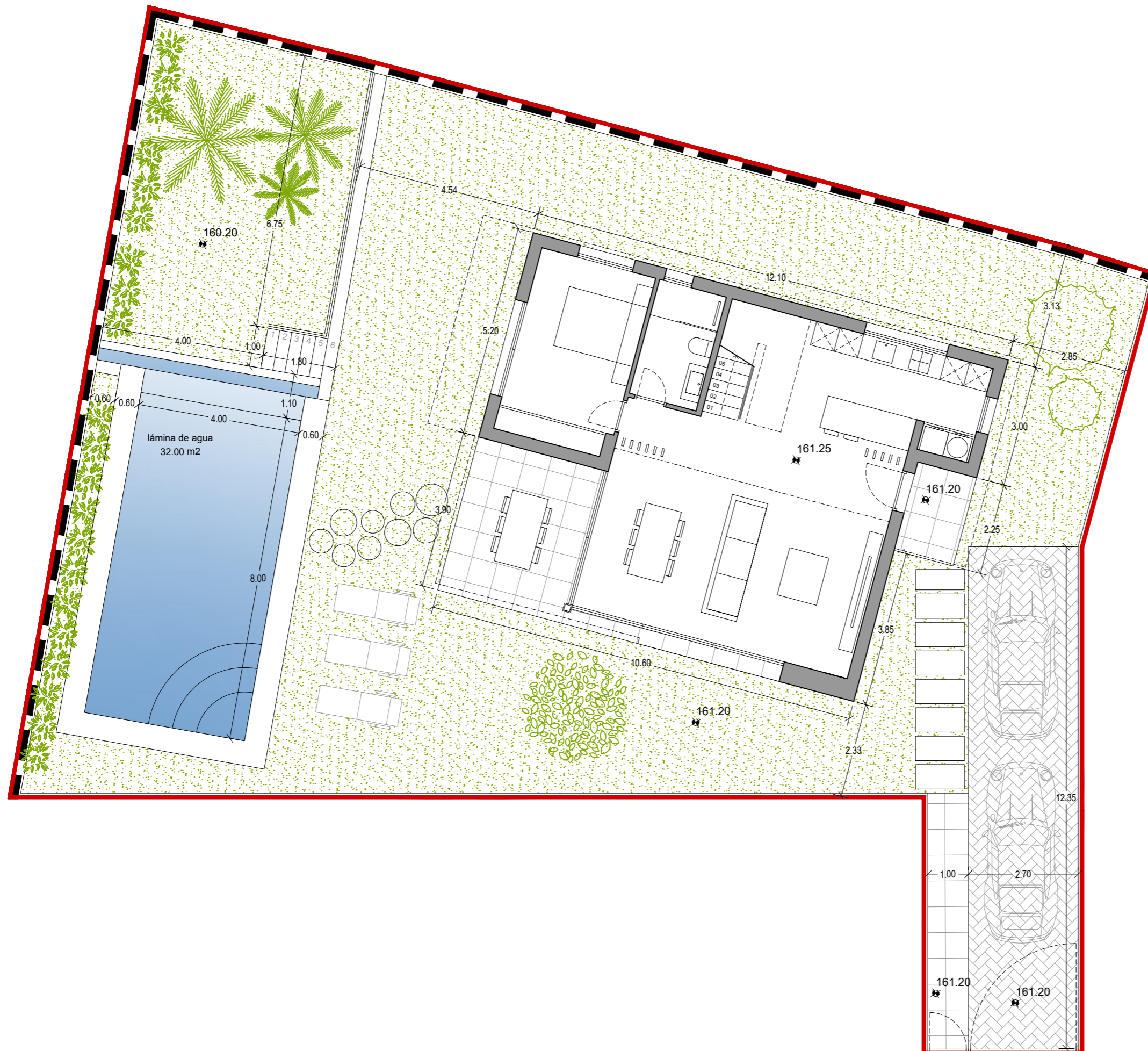
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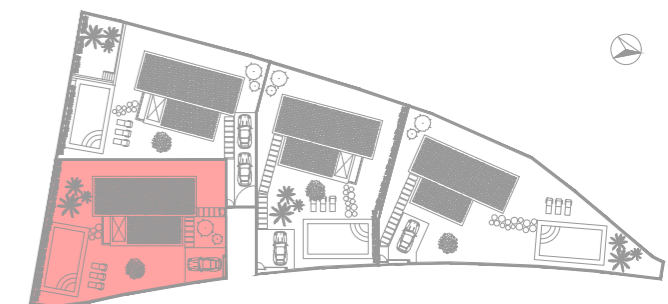
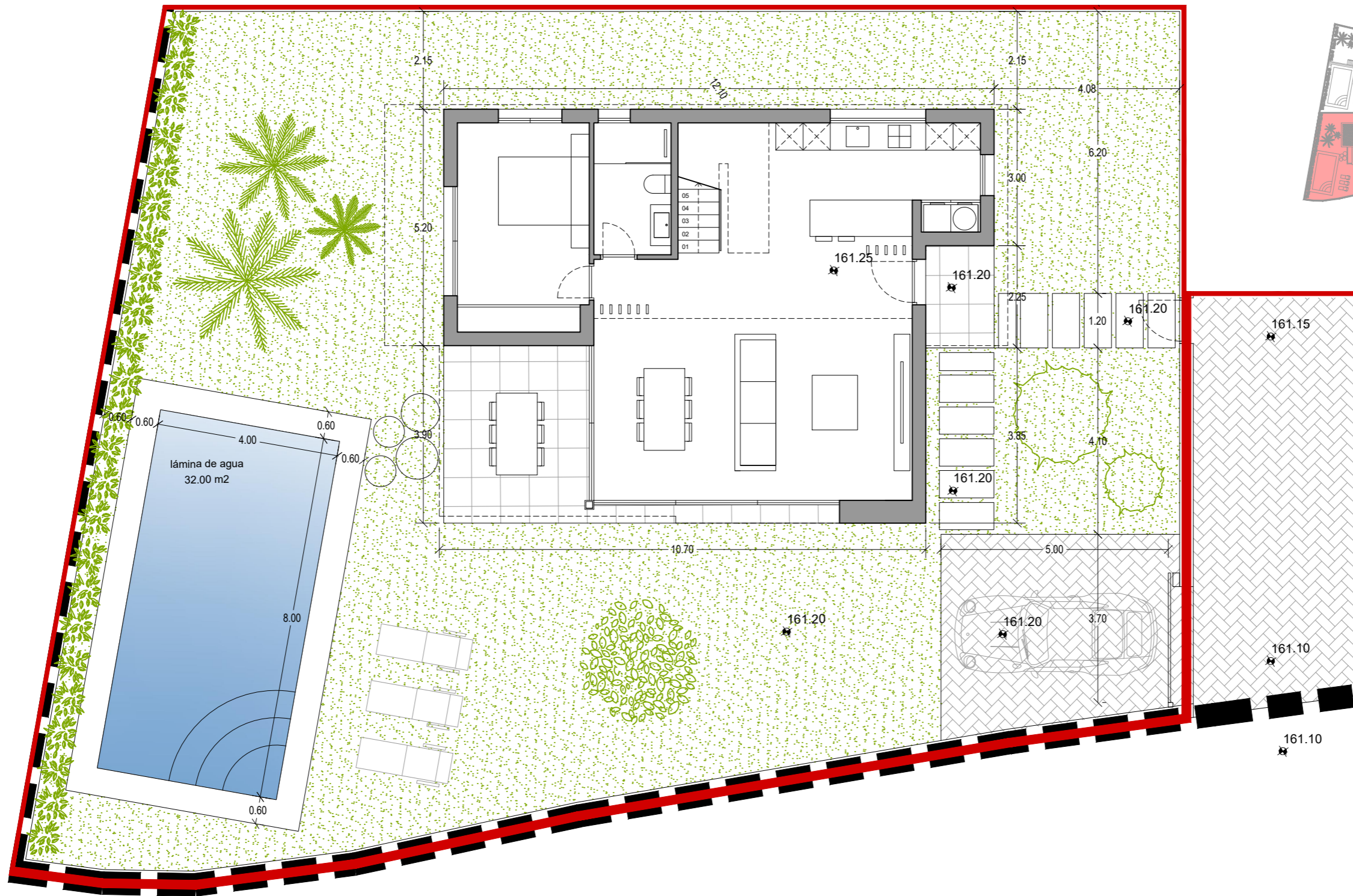


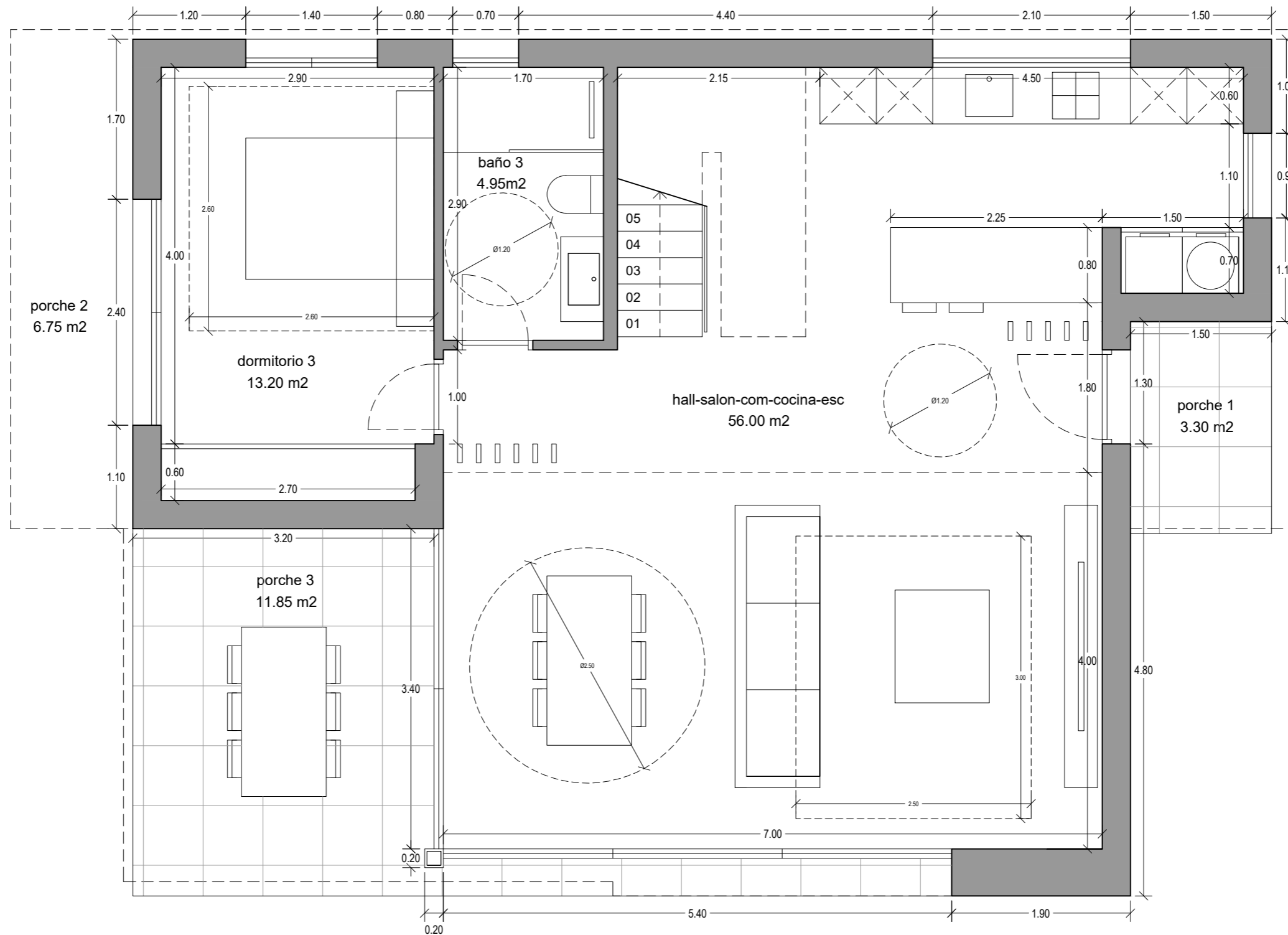
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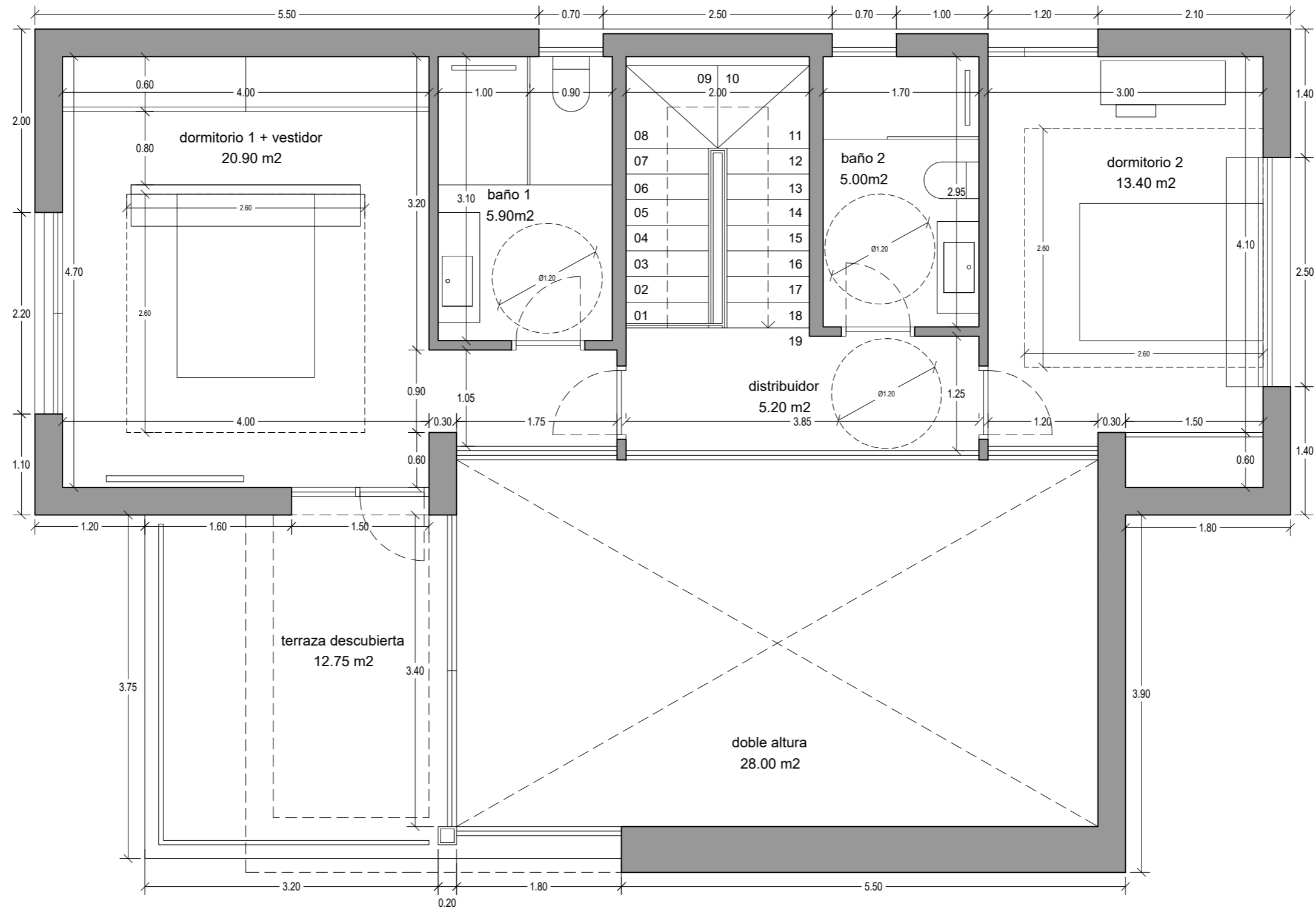


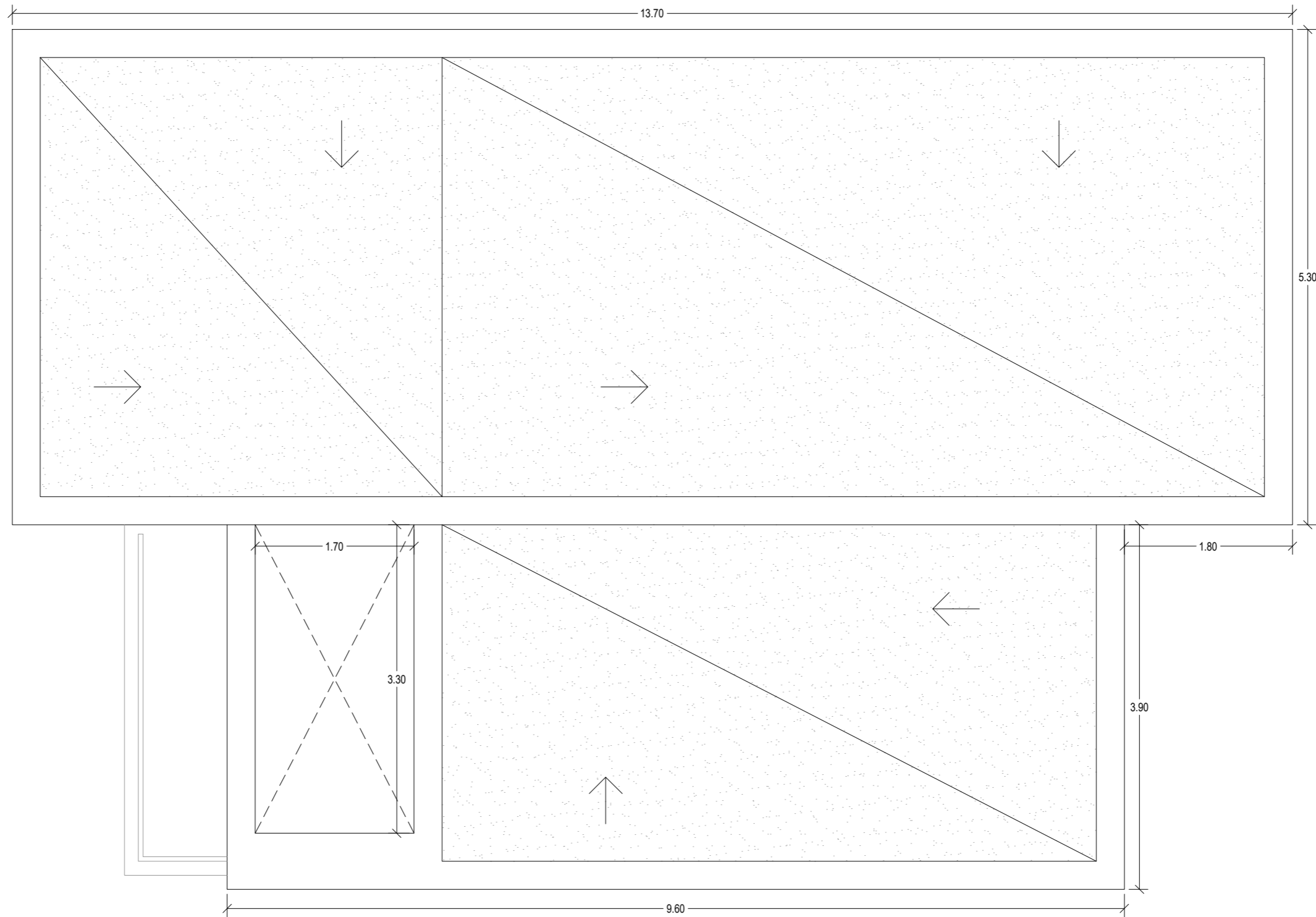
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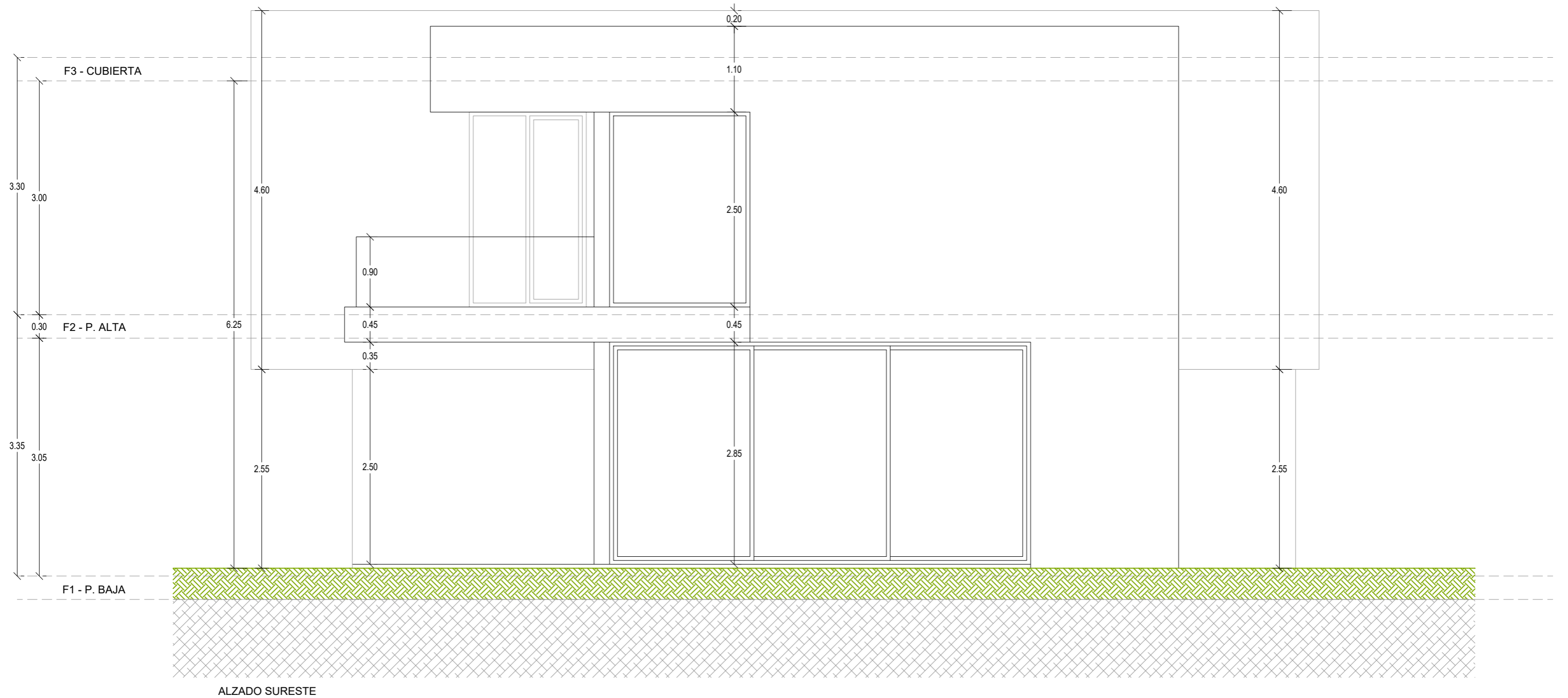




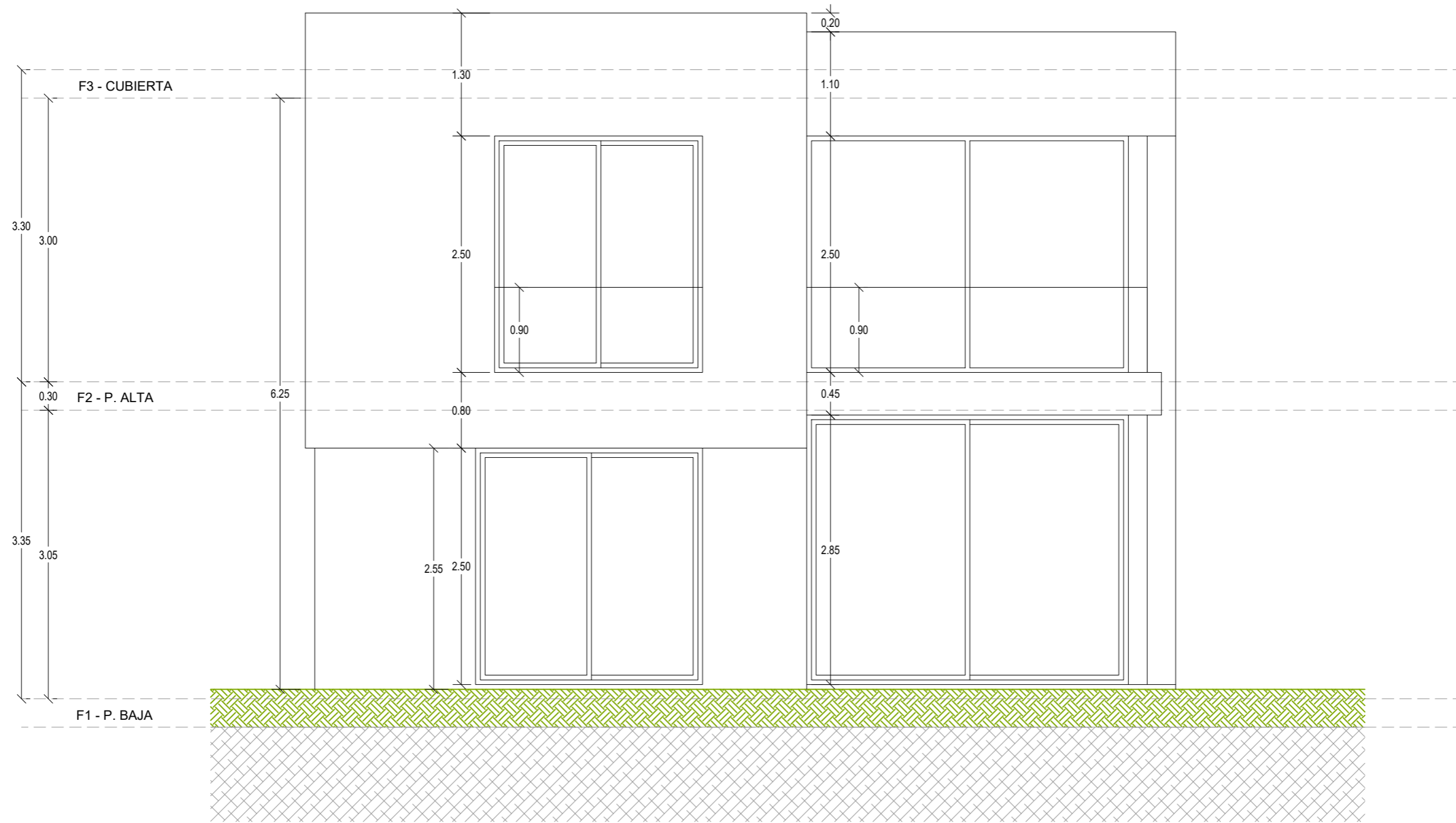




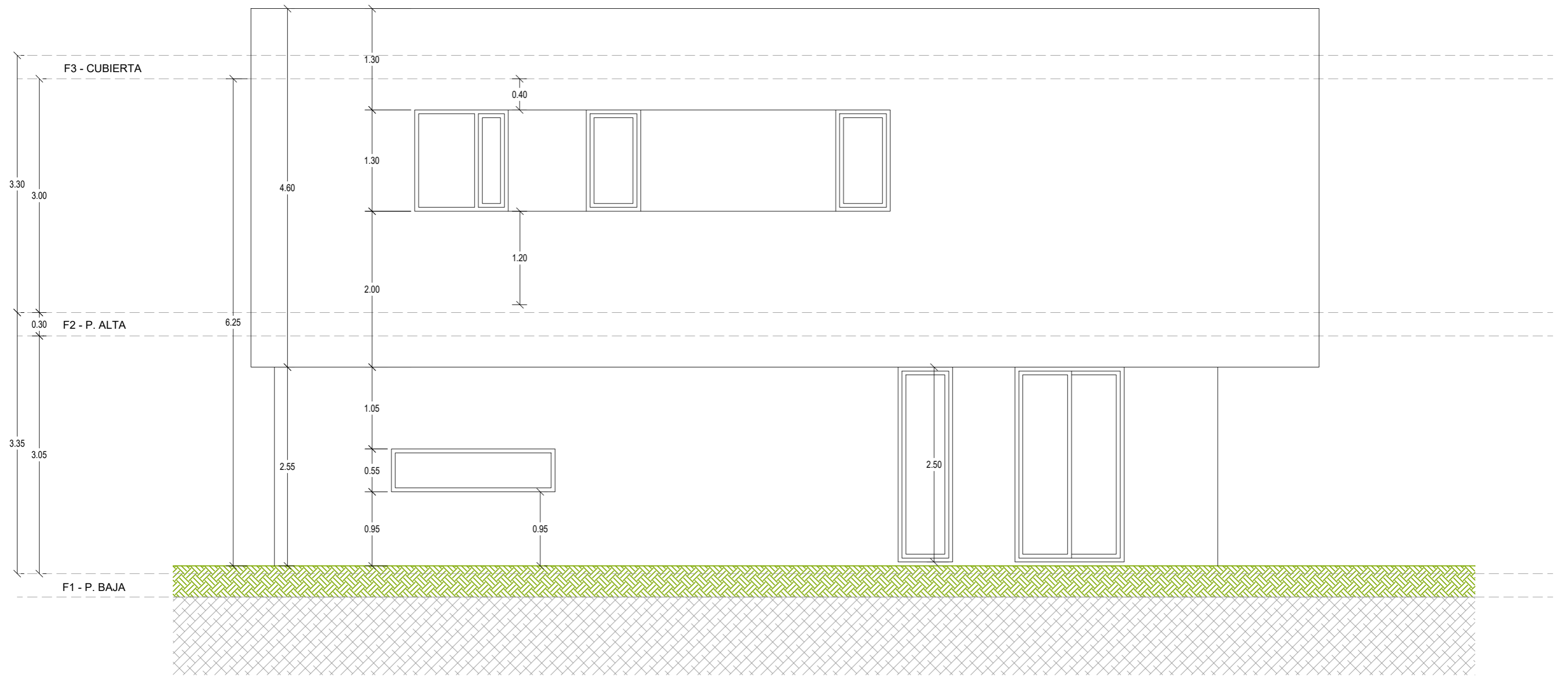




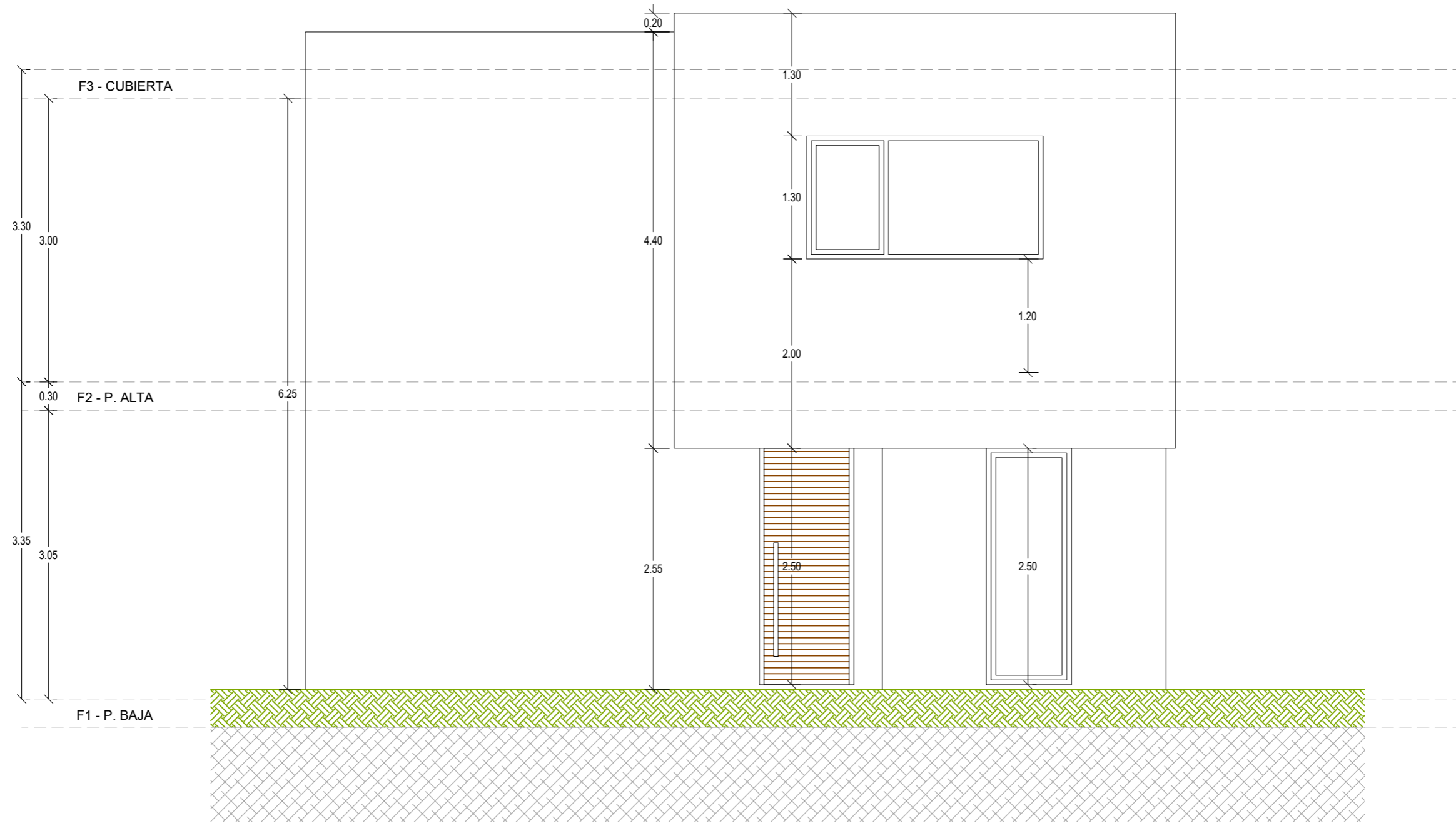
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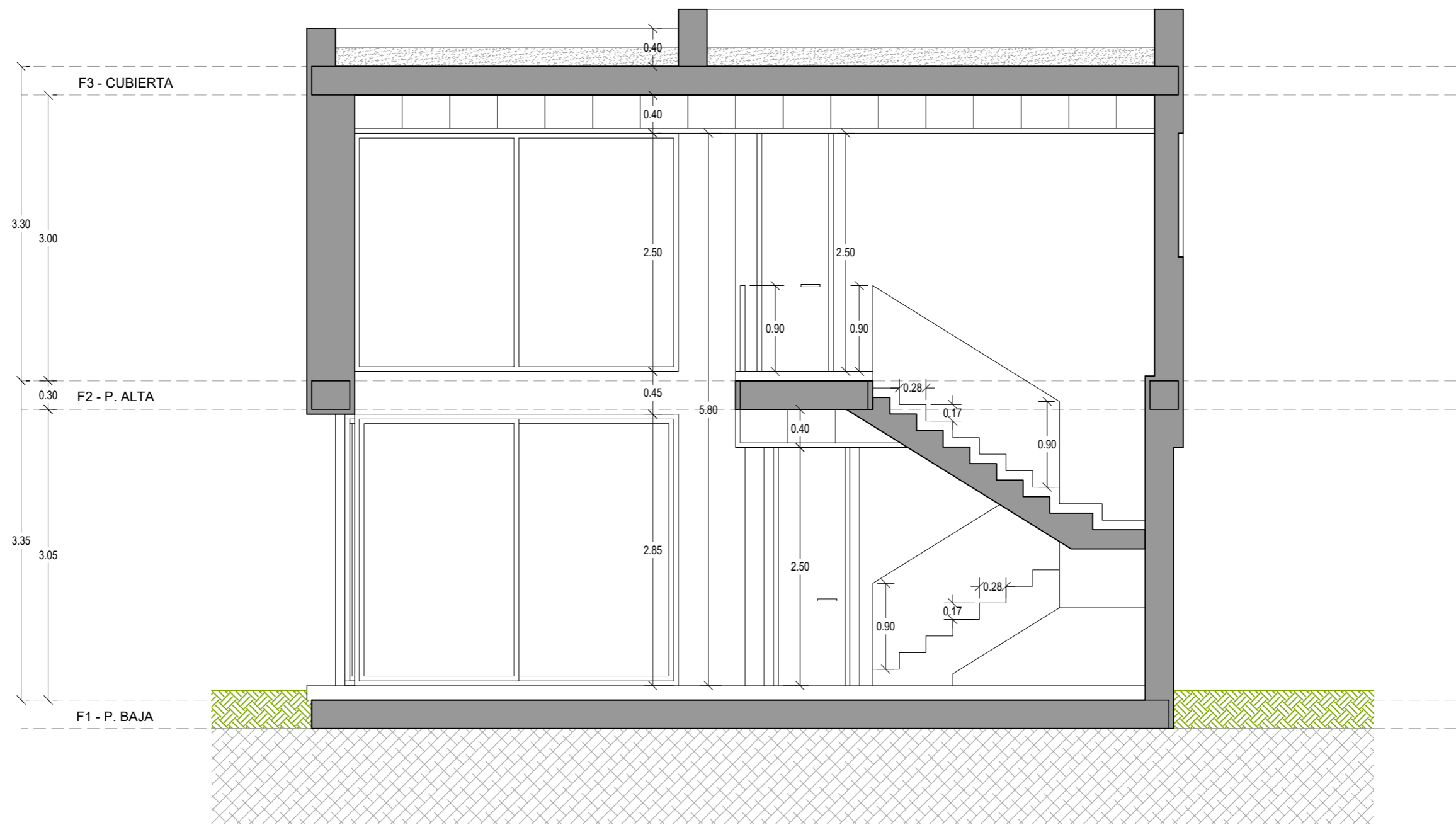
ALZADO SUROESTE



ALZADO NOROESTE



ALZADO NOROESTE



SECCIÓN POR ESCALERA