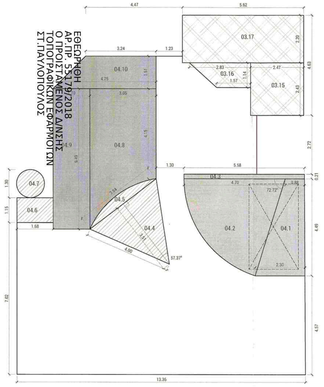
ΕΘΕΩΡΗΘΗ
ΑΡ.ΠΡ. 55170/2018
Ο ΠΡΟΪΣΤΑΜΕΝΟΣ ΔΗΜΕΗ
ΠΟΛΕΟΔΟΜΙΑΣ & ΔΟΜΗΣΗΣ
ΣΤΕΦΑΝΟΣ ΠΑΥΛΟΠΟΥΛΟΣ



ΕΠΙΠΕΔΟ ΔΩΜΑΤΟΣ
Δόμηση
04 = 04.1 + 04.2 + 04.3 + 04.8 + 04.9 + 04.10 = 7.16 + 14.01 + 1.17 + 15.01 + 11.03 + 6.07 = 54.45τμ

Απόληξη Κλιμακοστασίου
04.1 + 04.2 + 04.3 = 7.16 + 14.01 + 1.17 = 22.34τμ

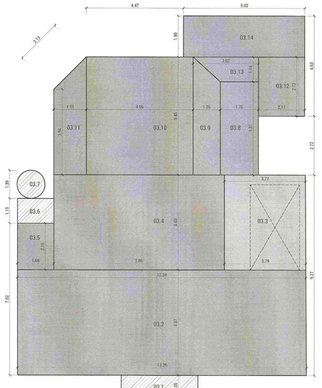
Βοηθητικοί Χώροι
B_{03} = (03.15 + 03.16 + 03.17 = 6.00 + 2.51 + 12.36 = 20.87τμ

Εξώστες
04.6 = 1.93τμ

04.1 = (0.88 + 2.30) x 4.49 / 2 = 3.18 x 2.25 = 7.16τμ
04.2 = 3.14 x 4.70^2 x 72.72 / 360 = 14.01τμ
04.3 = 5.58 x 0.21 = 1.17τμ
04.4 = 3.84 x 3.51 / 2 = 6.74τμ
04.5 = (3.14 x 4.00^2 x 57.37 / 360) - 6.74 = 8.01 - 6.74 = 1.27τμ
04.6 = 1.68 x 1.15 = 1.93τμ
04.7 = 3.14 x 0.65^2 = 1.33τμ

04.8 = [(4.15 + 6.49) x 3.05 / 2] - 1.27 =
= (10.64 x 1.53) - 1.27 = 16.28 - 1.27 = 15.01τμ
04.9 = 1.70 x 6.49 = 11.03τμ
04.10 = (3.24 + 4.75) x 1.51 / 2 = 7.99 x 0.76 = 6.07τμ
03.15 = 2.47 x 2.43 = 6.00τμ
03.16 = (1.57 + 2.83) x 1.14 / 2 = 4.40 x 0.57 = 2.51τμ
03.17 = 5.62 x 2.20 = 12.36τμ

Όγκος
O_{04} = (7.16+14.01+1.17)x2.28 + [(7.16+14.01+1.17)x0.92]/2 + (15.01+11.03+6.07)x3.20 + (20.87x2.81) =
= 50.94 + 10.28 + 102.75 + 58.65 = **222.62κμ**



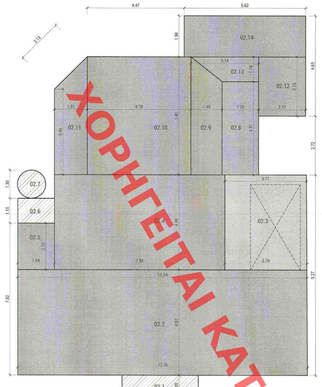
ΕΠΙΠΕΔΟ Β ΟΡΟΦΟΥ
Δόμηση
03 = 03.2+03.3+03.4+03.5+03.8+03.9+03.10+03.11+03.12+03.13+03.14 =
= 65.15+16.63+34.58+3.61+7.33+7.13+26.05+7.14+5.92+2.72+10.68 = 186.75τμ

Εξώστες
03.1+03.6 = 3.70 + 1.93 = 5.63τμ

03.1 = 3.52 x 1.05 = 3.70τμ
03.2 = (13.34 + 13.36) x 4.87 / 2 = 26.70 x 2.44 = 65.15τμ
03.3 = (3.77 + 3.79) x 4.40 / 2 = 7.56 x 2.20 = 16.63τμ
03.4 = 7.86 x 4.40 = 34.58τμ
03.5 = 1.68 x 2.15 = 3.61τμ
03.6 = 1.68 x 1.15 = 1.93τμ
03.7 = 3.14 x 0.65^2 = 1.33τμ

Όγκος
O_{03} = (65.15+16.63+34.58+3.61+7.56+6.15+26.71+7.14)x4.00 + (5.92+2.72+10.68)x2.94 =
= 670.41 + 56.80 = **726.92κμ**

03.8 = 1.76 x 4.31 = 7.56τμ
03.9 = (4.31+5.45) x 1.25 / 2 = 9.76 x 0.63 = 6.15τμ
03.10 = 4.90 x 5.45 = 26.71τμ
03.11 = (3.94 + 5.45) x 1.51 / 2 = 9.39 x 0.76 = 7.14τμ
03.12 = 2.17 x 2.73 = 5.92τμ
03.13 = (1.76 + 3.02) x 1.14 / 2 = 4.78 x 0.57 = 2.72τμ
03.14 = 5.62 x 1.90 = 10.68τμ



ΕΠΙΠΕΔΟ Α ΟΡΟΦΟΥ
Δόμηση
02 = 02.2+02.3+02.4+02.5+02.8+02.9+02.10+02.11+02.12+02.13+02.14 =
= 65.15+16.63+34.58+3.61+7.33+7.13+26.05+7.14+5.92+2.76+10.68 = 186.75τμ

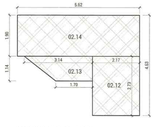
Βοηθητικοί Χώροι
B_{02} = 02.11+02.12+02.13 = 5.92+2.76+10.68 = 19.36τμ

Εξώστες
02.1+02.6 = 3.70 + 1.93 = 5.63τμ

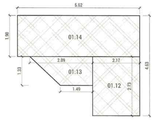
02.1 = 3.52 x 1.05 = 3.70τμ
02.2 = (13.34 + 13.36) x 4.87 / 2 = 26.70 x 2.44 = 65.15τμ
02.3 = (3.77 + 3.79) x 4.40 / 2 = 7.56 x 2.20 = 16.63τμ
02.4 = 7.86 x 4.40 = 34.58τμ
02.5 = 1.68 x 2.15 = 3.61τμ
02.6 = 1.68 x 1.15 = 1.93τμ
02.7 = 3.14 x 0.65^2 = 1.33τμ

Όγκος
O_{02} = (65.15+16.63+34.58+3.61+7.33+7.13+26.05+7.14)x3.87 + (5.92+2.76+10.68)x2.74 + (5.92+2.76+10.68)x2.08 =
= 648.69 + 53.05 + 40.27 = **742.01κμ**

02.8 = 1.70 x 4.31 = 7.33τμ
02.9 = (4.31 + 5.45) x 1.45 / 2 = 9.76 x 0.73 = 7.13τμ
02.10 = 4.78 x 5.45 = 26.05τμ
02.11 = (3.94 + 5.45) x 1.51 / 2 = 9.39 x 0.76 = 7.14τμ
02.12 = 2.17 x 2.73 = 5.92τμ
02.13 = (1.70+3.14) x 1.14 / 2 = 4.84 x 0.57 = 2.76τμ
02.14 = 5.62 x 1.90 = 10.68τμ



ΒΟΗΘΗΤΙΚΟΙ ΧΩΡΟΙ Α ΟΡΟΦΟΥ



ΒΟΗΘΗΤΙΚΟΙ ΧΩΡΟΙ ΥΠΕΡΥΨΩΜΕΝΟΥ ΙΣΟΓΕΙΟΥ

ΕΠΙΠΕΔΟ ΥΠΕΡΥΨΩΜΕΝΟΥ ΙΣΟΓΕΙΟΥ
Δόμηση
01 = 01.1+01.2+01.3+01.4+01.5+01.8+01.9+01.10+01.11+01.12+01.13+01.14 =
= 11.71+53.33+16.63+34.58+3.61+6.14+6.70+27.41+7.14+5.92+2.93+10.65 = 186.75τμ

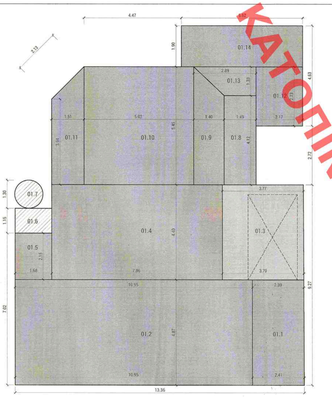
Βοηθητικοί Χώροι
B_{01} = 01.12+01.13+01.14 = 5.92+2.93+10.68 = 19.53τμ

Εξώστες
01.6 = 1.93τμ

01.1 = (2.39 + 2.41) x 4.87 / 2 = 4.80 x 2.44 = 11.71τμ
01.2 = 10.95 x 4.87 = 53.33τμ
01.3 = (3.77 + 3.79) x 4.40 / 2 = 7.56 x 2.20 = 16.63τμ
01.4 = 7.86 x 4.40 = 34.58τμ
01.5 = 1.68 x 2.15 = 3.61τμ
01.6 = 1.68 x 1.15 = 1.93τμ
01.7 = 3.14 x 0.65^2 = 1.33τμ

Όγκος
O_{01} = (11.71x2.22) + (53.33+16.63+34.58+3.61+6.14+6.70+27.41+7.14)x3.87 + (5.92+2.93+10.68)x2.74 + (5.92+2.93+10.68)x2.08 =
= 26.00 + 601.94 + 53.51 + 40.62 = **722.07κμ**

01.8 = 1.49 x 4.12 = 6.14τμ
01.9 = (4.12 + 5.45) x 1.40 / 2 = 9.57 x 0.70 = 6.70τμ
01.10 = 5.03 x 5.45 = 27.41τμ
01.11 = (3.94 + 5.45) x 1.51 / 2 = 9.39 x 0.76 = 7.14τμ
01.12 = 2.17 x 2.73 = 5.92τμ
01.13 = (1.49+2.89) x 1.33 / 2 = 4.38 x 0.67 = 2.93τμ
01.14 = 5.62 x 1.90 = 10.68τμ



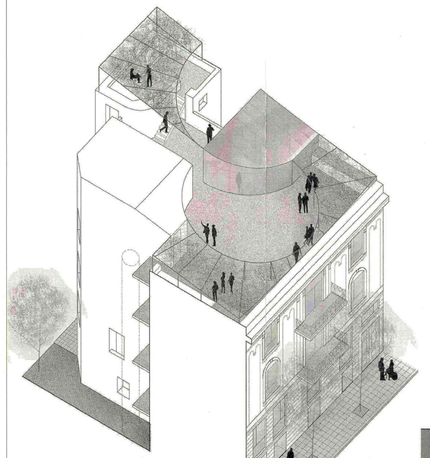
ΕΠΙΠΕΔΟ ΗΜΙΥΠΟΓΕΙΟΥ
Δόμηση
00 = (00.1+00.2+00.3+00.4+00.5+00.6+00.7+00.8+00.9) - Κπ =
= (11.71+53.33+16.63+34.58+3.61+7.95+5.01+27.69+7.14) - 9.09 = 167.65 - 9.09 = 158.56τμ

Βοηθητικοί Χώροι
B_{00} = 00.10+00.11+00.12 = 5.09+2.52+10.68 = 19.12τμ

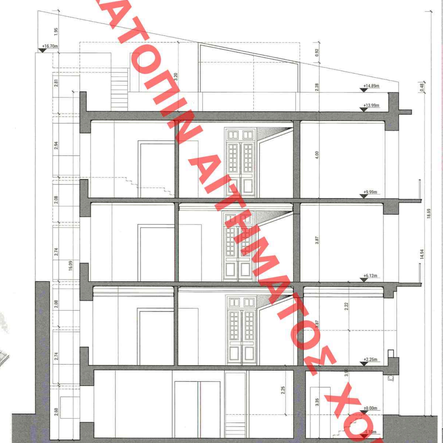
00.1 = (2.39 + 2.41) x 4.87 / 2 = 4.80 x 2.44 = 11.71τμ
00.2 = 10.95 x 4.87 = 53.33τμ
00.3 = (3.77 + 3.79) x 4.40 / 2 = 7.56 x 2.20 = 16.63τμ
00.4 = 7.86 x 4.40 = 34.58τμ
00.5 = 1.68 x 2.15 = 3.61τμ
00.6 = 1.82 x 4.37 = 7.95τμ

Όγκος
O_{00} = (11.71x3.90) + (16.63x2.25) + (53.33+34.58+3.61+7.95+5.01+27.69+7.14)x3.35 + (5.92+2.52+10.68)x2.50 =
= 45.67 + 37.42 + 466.69 + 47.80 = **597.58κμ**

00.7 = (4.37 + 5.45) x 1.02 / 2 = 9.82 x 0.51 = 5.01τμ
00.8 = 5.08 x 5.45 = 27.69τμ
00.9 = (3.94 + 5.45) x 1.51 / 2 = 9.39 x 0.76 = 7.14τμ
00.10 = 2.17 x 2.73 = 5.92τμ
00.11 = (1.82 + 2.84) x 1.08 / 2 = 4.66 x 0.54 = 2.52τμ
00.12 = 5.62 x 1.90 = 10.68τμ
K_{00} = 2.30 x 3.95 = 9.09τμ
K_{00} = 3.14 x 0.65^2 = 1.33τμ

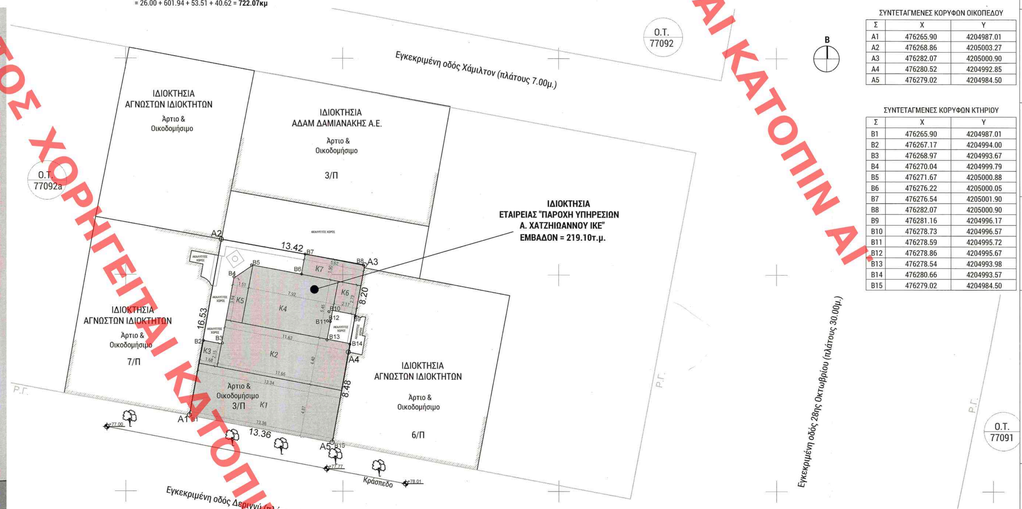


ΑΞΟΝΟΜΕΤΡΙΚΗ ΑΠΕΙΚΟΝΙΣΗ



ΕΓΚΑΡΣΙΑ ΤΟΜΗ

ΟΨΗ



ΔΙΑΓΡΑΜΜΑ ΚΑΛΥΨΗΣ

ΣΥΝΤΕΤΑΓΜΕΝΕΣ ΚΟΡΥΦΩΝ ΟΙΚΟΠΕΔΟΥ

Σ	X	Y
A1	476265.90	4204987.01
A2	476268.86	4205003.27
A3	476282.07	4205000.90
A4	476280.52	4204992.85
A5	476279.02	4204984.50

ΣΥΝΤΕΤΑΓΜΕΝΕΣ ΚΟΡΥΦΩΝ ΚΤΙΡΙΟΥ

Σ	X	Y
B1	476265.90	4204987.01
B2	476267.17	4204994.00
B3	476268.97	4204993.67
B4	476270.04	4204999.79
B5	476271.67	4205000.88
B6	476276.22	4205000.05
B7	476276.54	4205001.90
B8	476282.07	4205000.90
B9	476281.16	4204996.17
B10	476278.73	4204996.57
B11	476278.59	4204995.72
B12	476278.86	4204995.67
B13	476278.54	4204993.98
B14	476280.66	4204993.57
B15	476279.02	4204984.50

ΟΡΟΙ ΔΟΜΗΣΗΣ

Οικοδομικό Τετράγωνο	77092a	
Αρτιότητα	Εμβαδόν : 200τμ προ Ν-6-73 Μετώπου: 112.50τμ	Πρόσωπο : 10μ Πρόσωπο: 6μ
Κάλυψη	70% (ΕΟΣ 70% ΥΠΟ ΟΡΟΥΣ)	
Συντελεστής Δόμησης	4.2	Ισχύουν με ΦΕΚ-3126/78
Ύψος	30μ	ΝΟΚ 2012
Χρήσεις Γης	Τ.Π.Ζ.	
Αγροτολογία	ΟΧΙ	
Ιστορικό Κέντρο	ΟΧΙ	
Γκαζόζ	ΦΕΚ 908Β /04	
Έγκριση ΔΕΦΑ για εκσκαφές	ΝΑΙ	με την επιφύλαξη του Ν.Δ. 5β του άρθ. 1 του ΝΟΚ/2012

ΕΠΙΤΡΕΠΟΜΕΝΑ

ΕΜΒΑΔΟ ΟΙΚΟΠΕΔΟΥ	219.10τμ
Κάλυψη	219.10 x 70% = 153.37τμ
Δόμηση	219.10 x 4.2 = 920.22τμ
Μέγιστο Ύψος	32μ
Εξώστες	920.22 x 20% = 184.04τμ
Όγκος	920.22 x 4.5 = 4140.99κμ

ΠΡΑΓΜΑΤΟΠΟΙΟΥΜΕΝΑ ΥΦΙΣΤΑΜΕΝΟΥ ΚΤΙΡΙΟΥ ΠΡΟ ΤΟΥ '55

Κάλυψη	**186.70τμ**
Δόμηση	**773.26τμ**
Ύψος	**18.60μ**
Εξώστες	**15.12τμ**
Όγκος	**3011.20κμ**

Κάλυψη
$K_1 + K_2 + K_3 + K_4 + K_5 + K_6 + K_7 + K_8 =$
(13.34+13.36)x4.87/2 + (11.63+11.65)x4.40/2 +
+ 1.68x2.15 + 7.92x5.45 + (3.94+5.45)x1.51/2 +
+ 2.17x2.73 + 5.62x1.90 =
= 65.02 + 51.22 + 3.61 + 43.16 + 7.09 + 5.92 + 10.68 =
= 186.70τμ

Εξώστες 1.93 + 5.63 + 5.63 + 1.93 = **15.12τμ**

Δόμηση 00 + 01 + 02 + 03 + 04 =
158.56 + 186.75 + 186.75 + 186.75 + 54.45 = **773.26τμ**

Όγκος $O_{ΥΦ}$ = O_{11} + O_{12} + O_{13} + O_{14} =
= 134.31 + 134.31 + 134.31 + 134.31 = 166.20 =
= 3011.20κμ

ΥΠΟΥΡΓΕΙΟ ΠΕΡΙΒΑΛΛΟΝΤΟΣ ΚΑΙ ΕΝΕΡΓΕΙΑΣ

ΔΙΕΥΘΥΝΣΗ ΑΡΧΙΤΕΚΤΟΝΙΚΗΣ, ΟΙΚΟΔΟΜΙΚΩΝ ΚΑΝΟΝΙΣΜΩΝ ΚΑΙ ΑΔΕΙΟΔΟΤΗΣΕΩΝ

ΤΜΗΜΑ ΔΙΑΤΗΡΗΤΕΩΝ ΚΤΙΡΙΩΝ

ΘΕΣΗ ΔΗΜΟΣ ΑΘΗΝΑΙΩΝ,
ΔΕΡΙΓΝΥ 16 (Ο.Τ.92Α/ΠΕΡΙΟΧΗ 77)

ΘΕΜΑ ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΚΤΙΡΙΟΥ ΩΣ ΔΙΑΤΗΡΗΤΕΟΥ ΚΑΙ ΚΑΘΟΡΙΣΜΟΣ ΣΥΜΠΛΗΡΩΜΑΤΙΚΩΝ ΕΙΔΙΚΩΝ ΟΡΩΝ ΚΑΙ ΠΕΡΙΟΡΙΣΜΩΝ ΔΟΜΗΣΗΣ ΣΕ ΑΥΤΟ

ΚΕΝΤΡΙΚΟ ΣΥΜΒΟΥΛΙΟ ΑΡΧΙΤΕΚΤΟΝΩΝ
Το παρόν σχεδιόγραμμα μελετήθηκε από το ΚΕΣΑ. την 07-02-2018 και εγκρίθηκε σύμφωνα με την υπ' αριθμ. 42 Απόφασή του
ΠΡΟΕΔΡΟΣ
Α. ΜΠΕΣΣΑ
ΕΚΕΠΟΜΠΗ ΤΕΑΣ

ΟΝΟΜΑΣΙΑ ΣΧΕΔΙΟΥ

ΔΙΑΓΡΑΜΜΑ ΔΟΜΗΣΗΣ

ΗΜΕΡΟΜΗΝΙΑ	**02 / 2018**
ΠΙΝΑΚΙΔΑ	**A1-long**
ΚΛΙΜΑΚΑ	**1:100 / 1:200**
ΑΡΙΘΜΟΣ ΣΧΕΔΙΟΥ	**A1.2**

ΧΟΡΗΓΕΙΤΑΙ ΚΑΤΟΠΙΝ ΑΙΤΗΜΑΤΟΣ