

## BUILDING REGULATION PLAN EXTRACT

### 1. DISTANCES AND HEIGHTS

- a. In new buildings the minimum distance between the new building and the neighboring one has to be 5 meters. This measure has to be taken from the façade of the new building or the further out balcony, up to the beginning of neighboring property.
- b. The minimum distance between existing buildings and the new building has to be 10 meters.

### 2. CHARACTERISTICS OF APARTMENTS:

#### a. MINIMUM HEIGHT OF DIFFERENT ROOMS:

- Average height of main rooms cannot be lower than 2,70 meters (8,858 f)
- Average height of accessory areas in the apartment cannot be lower than 2,40 meters (7,974 f)
- Average height of service areas in the apartment cannot be lower than 2,10 meters (6,889 f)

#### b. SURFACES OF APARTMENTS AND OTHER UNITS

- The apartment cannot be smaller than 28 sqm (280 sqf)
- In case the apartment is to be destined to people with disabilities the total apartment surface cannot be smaller than 45 sqm (450 sqf) and the accessibility has to be preserved.
- Units not to be used as residential apartments cannot have a surface smaller than 20 sqm (200 sqf)

#### c. MINIMUM SURFACE WITHIN THE DIFFERENT ROOMS IN APARTMENTS

The minimum surface for each room within the apartment cannot be smaller than the following data:

- Single bedroom: 8,00 sqm (80 sqf)
- Double bedroom 12,00 sqm (120 sqf) – the closed is not considered as bedroom surface
- Living room: 14 sqm (140 sqf)
- Living room with kitchen: 17,00 sqm (170 sqf)
- Kitchen: 5,00 sqm (50 sqf)
- Office room: 7,00 sqm (70 sqf)
- Restrooms: at least one side cannot be shorter than 1,20 m (3.937 ft). In the restroom there must be a washbasin, a shower and a toilet and bidet (these last even combined in one piece of sanitary-ware)

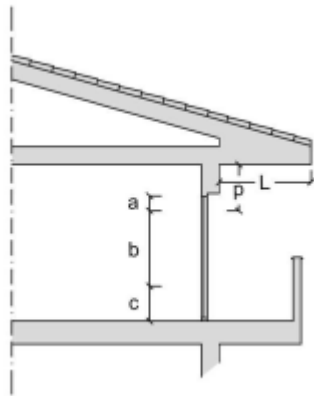
All apartments must have a kitchen area and one or more restrooms.

Units not to be used as residential apartments, and not to be used as restaurants or bars, the minimum surface area cannot be smaller than 2,00 sqm (20 sqf) to be equipped with washbasin, toilet and possible shower.

#### d. NATURAL AIR AND LIGHT

The openings / windows cannot be smaller than 1/10 of the total usable surface of the apartment

#### e. DIRECT NATURAL LIGHT REQUIREMENTS:



**LEGENDA:**

L = higher top prominence

P = prominence projection =  $L/2$  it is calculated only for  $L > 150$  cm (4.92 f)

a = Useful window surface for  $1/3$  or  $1/2$  for the light calculation

b = Useful surface for the light calculation

c = surface not to be considered for light calculation even if made of glass (c = 60 cm / 1.968 f)

the useful window surface needed is equal to:  $b + 1/3$  or  $1/2$  of a