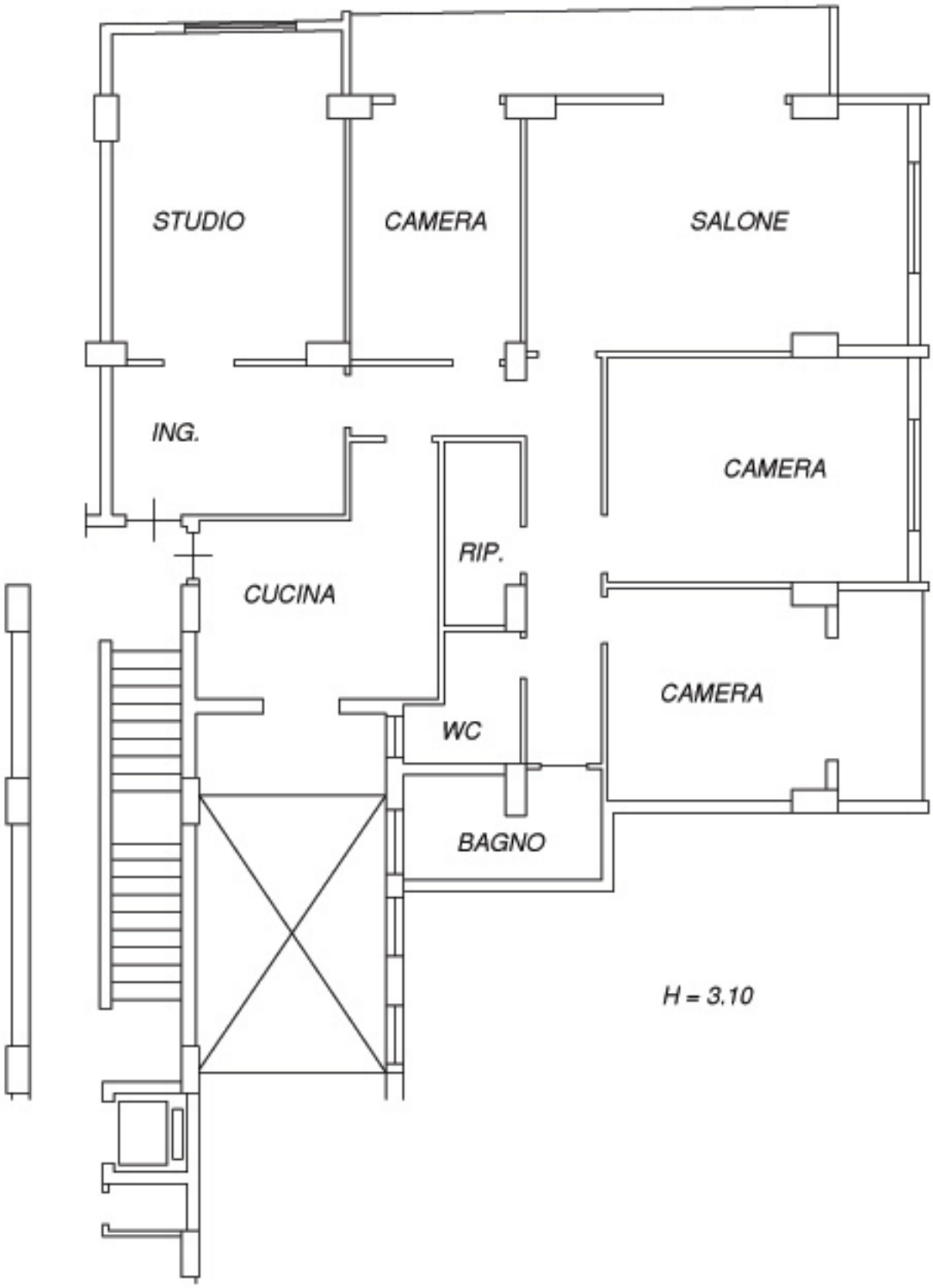pianta stato di fatto