

Comune Macerata

Provincia di Macerata

Intervento: *Piano di recupero Generale - Perimetrazione Z4
Proposta di Piano di recupero di iniziativa privata
integrato con interventi ai sensi della L.R. 22 / 2009 e smi*

Committenti: *Ciccioli - Zippilli - Bianchini
Ferrucci, Gattari, Del Conte*

Ubicazione: *Borgo Santa Croce - Foglio 65
part. 282-283-285-286-288*

Oggetto:
CALCOLO VOLUMI ATTUALI E DI PROGETTO



Data: 30 Dic. 2011

il committente

il progettista

Il Progettista:

PAOLO MARGIONE
i n g e g n e r e

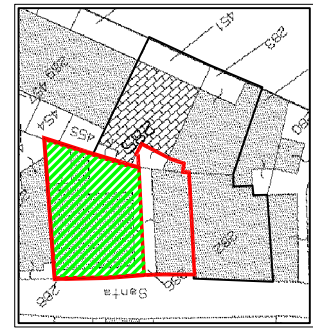
STUDIO EMMEERRE INGEGNERIA
v. S. Pertini n.55-Tolentino-tel:0733.969317-e.mail: mr.ingegneria@libero.it

MR
ingegneria

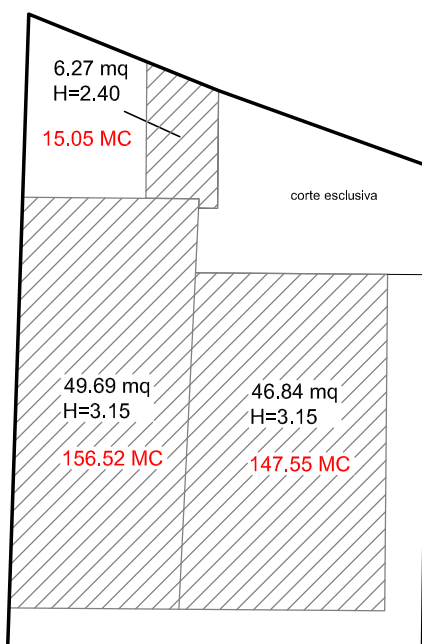
SCHEMA DI CALCOLO VOLUME ATTUALE PROPRIETA' ZIPPILLI

part. 288

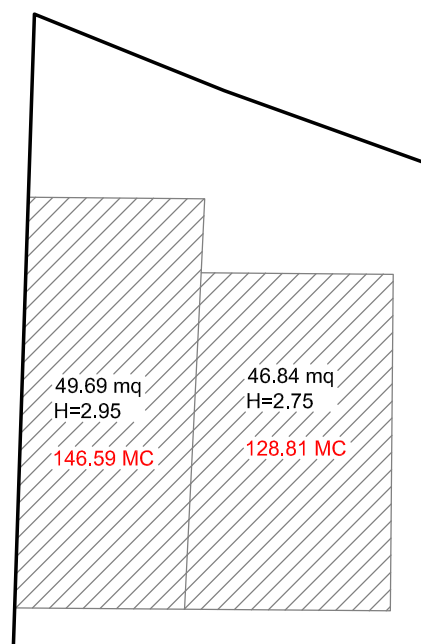
individuazione



— limite zona Piano di recupero



PIANO TERRA



PIANO PRIMO

- superficie lotto di proprietà mq. 150

- VOLUME ATTUALE REALIZZATO = 15.05 + 156.52 + 147.55 + 146.59 + 128.81 = **MC. 549.52**

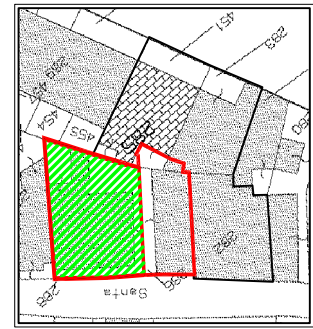


scala 1:200

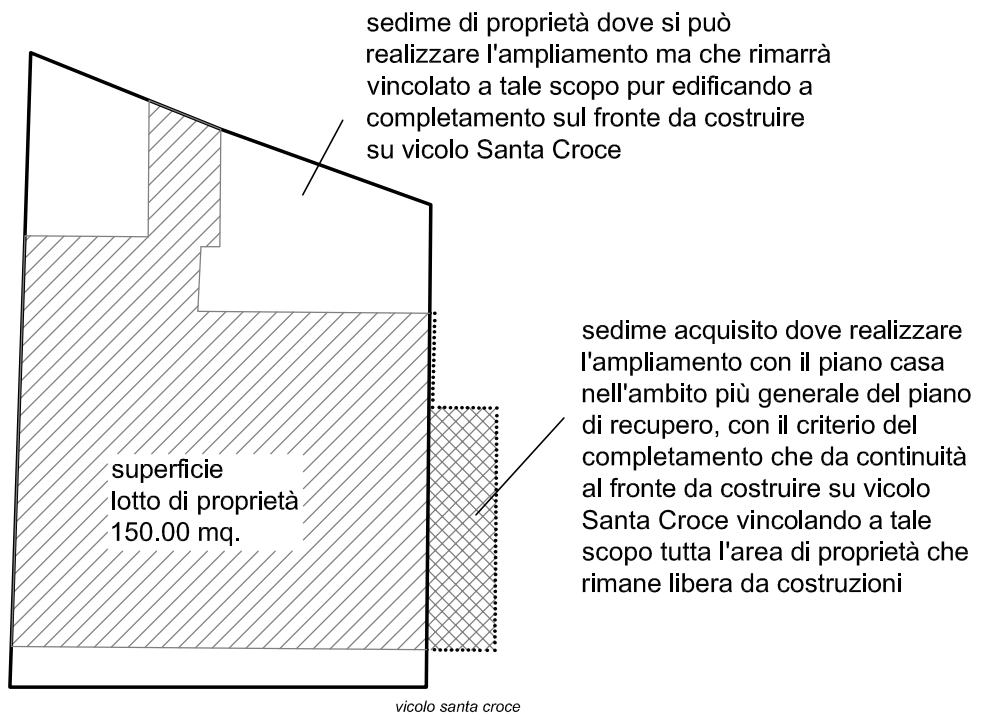
SCHEMA REALIZZAZIONE VOLUMI PROPRIETA' ZIPPILLI

part. 288

individuazione



— limite zona Piano di recupero



$$V1 = \text{Vol. Attuale} \times 1.20 \text{ (piano casa)} = 594.52 \times 1.20 = \underline{713.42 \text{ MC}}$$

$$V2 = 150.00 \text{ mq} \times 5 \text{ mc/mq} = \underline{750.00 \text{ mc cubatura max realizzabile}}$$

$$V3 = 594.52 + 54.78 + 54.78 = \underline{704.08 \text{ MC VOLUME PROGETTO}}$$



scala 1:200

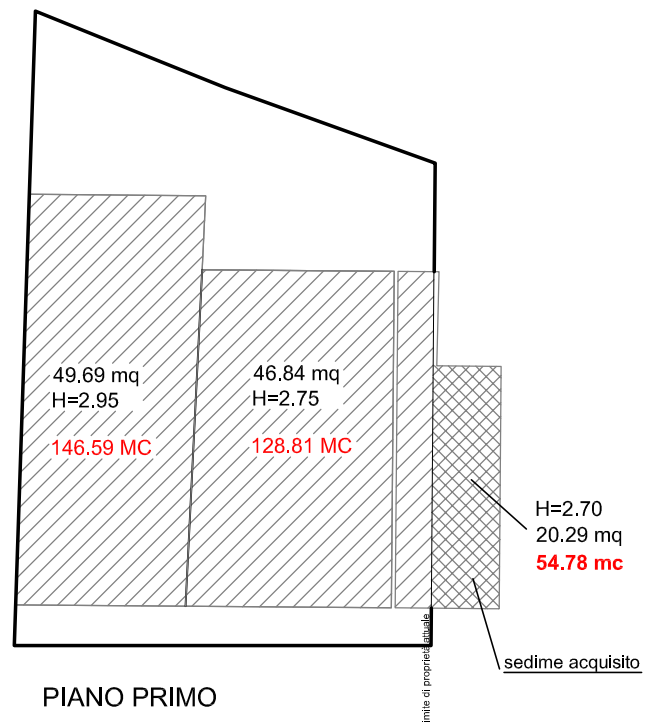
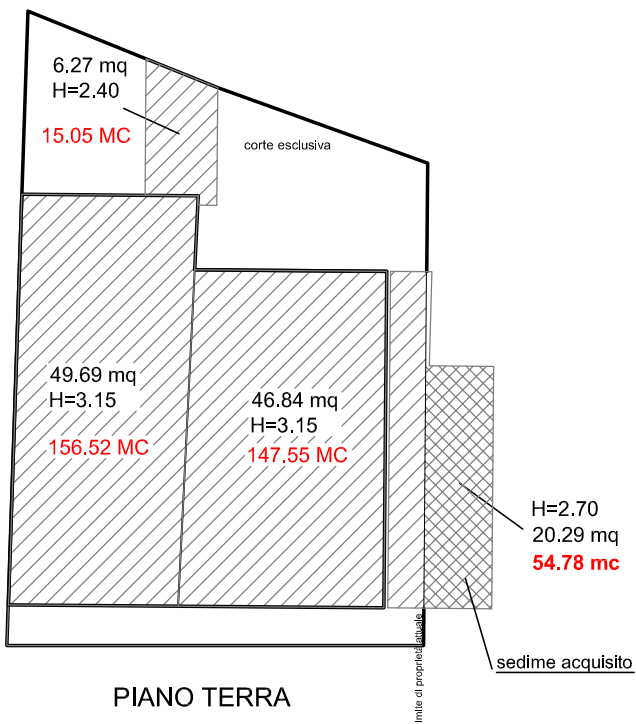
SCHEMA DI CALCOLO VOLUME DI PROGETTO PROPRIETA' ZIPPILLI

part. 288

individuazione



— limite zona Piano di recupero



PROGETTO

VOLUME TOTALE DA PROGETTO =
 $15.05 + 156.52 + 147.55 + 54.78 + 146.59 + 128.81 + 54.78 = \underline{704.08 \text{ MC}}$

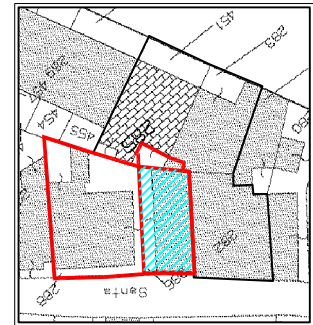
704.08 MC < 713.42 MC



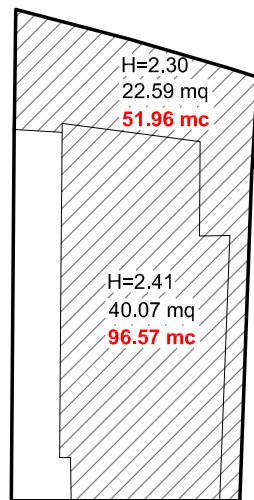
scala 1:200

SCHEMA DI CALCOLO VOLUME ATTUALE
PROPRIETA' CICCIOLOI - MORONI
part. 286

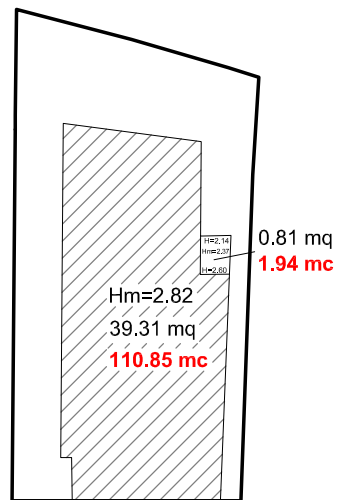
individuazione



— limite zona Piano di recupero



PIANO TERRA



PIANO PRIMO

- Superficie lotto di proprietà = mq. 71.00

- VOLUME ATTUALE REALIZZATO = 51.96 + 96.57 + 110.85 + 1.94 = **MC. 261.32**



SCHEMA VOLUME MAX REALIZZABILE PROPRIETA' CICCIOLI-MORONI part. 286

individuazione



area acquisita prima dei lavori
come da scrittura privata
11.00 mq



— limite zona Piano di recupero

AMPLIAMENTO VOLUME ESISTENTE MEDIANTE PIANO CASA
 $261.32 \times 1.40 = \underline{\underline{365.85 \text{ MC}}}$

CALCOLO VOLUME MASSIMO REALIZZABILE SUL LOTTO
 $71.00 \text{ mq} \times 5.00 \text{ mc/mq (if max di legge)} = \underline{\underline{355.00 \text{ mc} < 365.85 \text{ mc}}}$

ACQUISIZIONE AREA INDICATA IN ROSSO PRIMA DEI LAVORI
sup. attuale + sup. acquisita = $71.00 \text{ mq} + 11.00 \text{ mq} = 82.00 \text{ mq}$

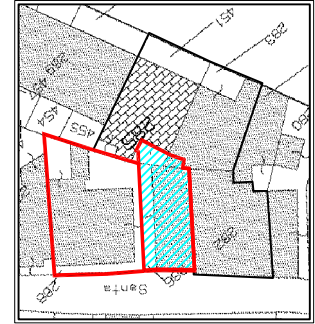
$82.00 \text{ mq} \times 5.00 \text{ mc/mq} = \underline{\underline{410.00 \text{ mc} > 365.85 \text{ mc}}}$



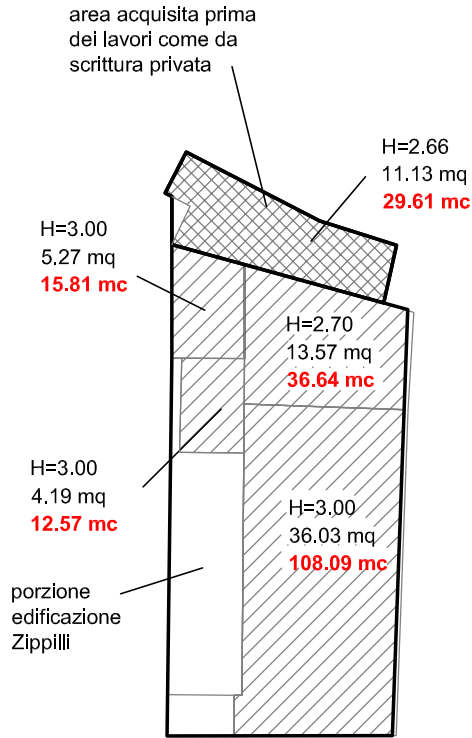
scala 1:200

SCHEMA DI CALCOLO VOLUME DI PROGETTO
PROPRIETA' CICCIOLO- MORONI
 part. 286

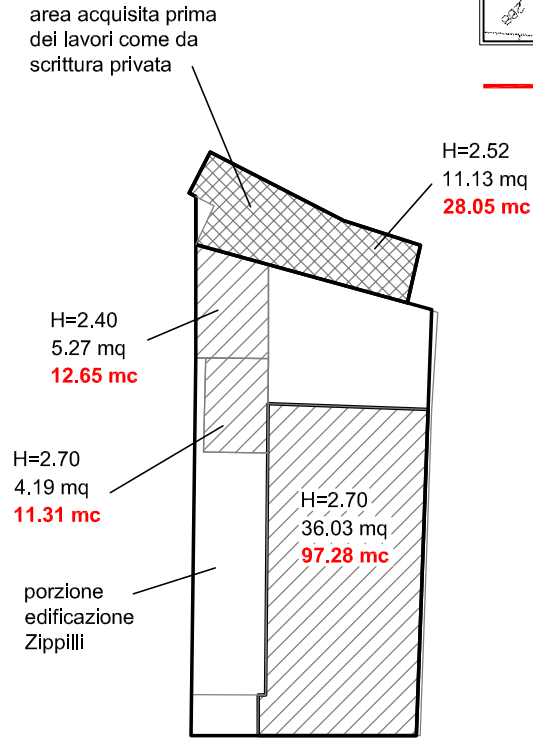
individuazione



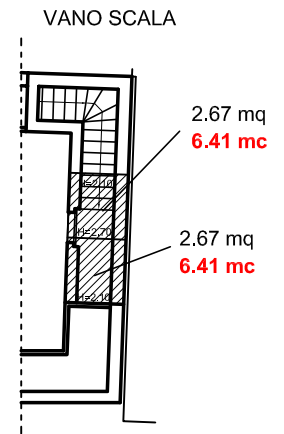
— limite zona Piano di recupero



PIANO TERRA



PIANO PRIMO



PIANO COPERTURA

PROGETTO

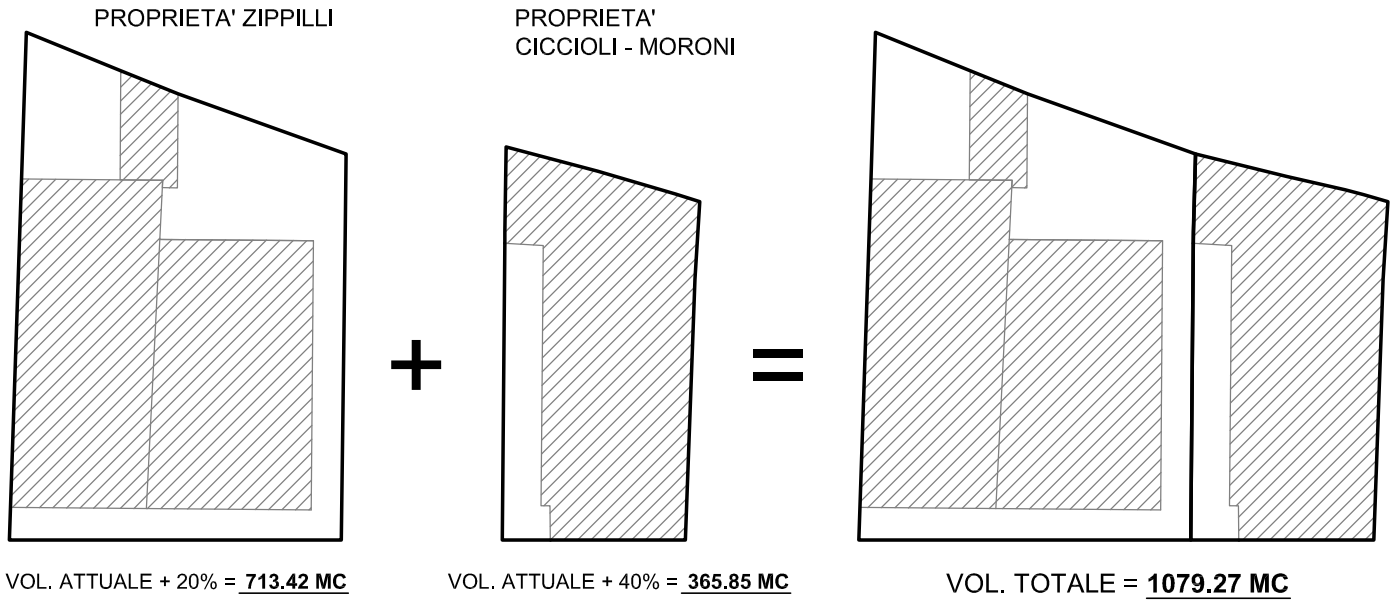
VOLUME TOTALE DA PROGETTO =
 $108.09 + 36.64 + 12.57 + 15.81 + 29.61 +$
 $97.28 + 11.31 + 12.65 + 28.05 + 6.41 + 6.41$
 = **364.83 MC**

364.83 MC < 365.85 MC

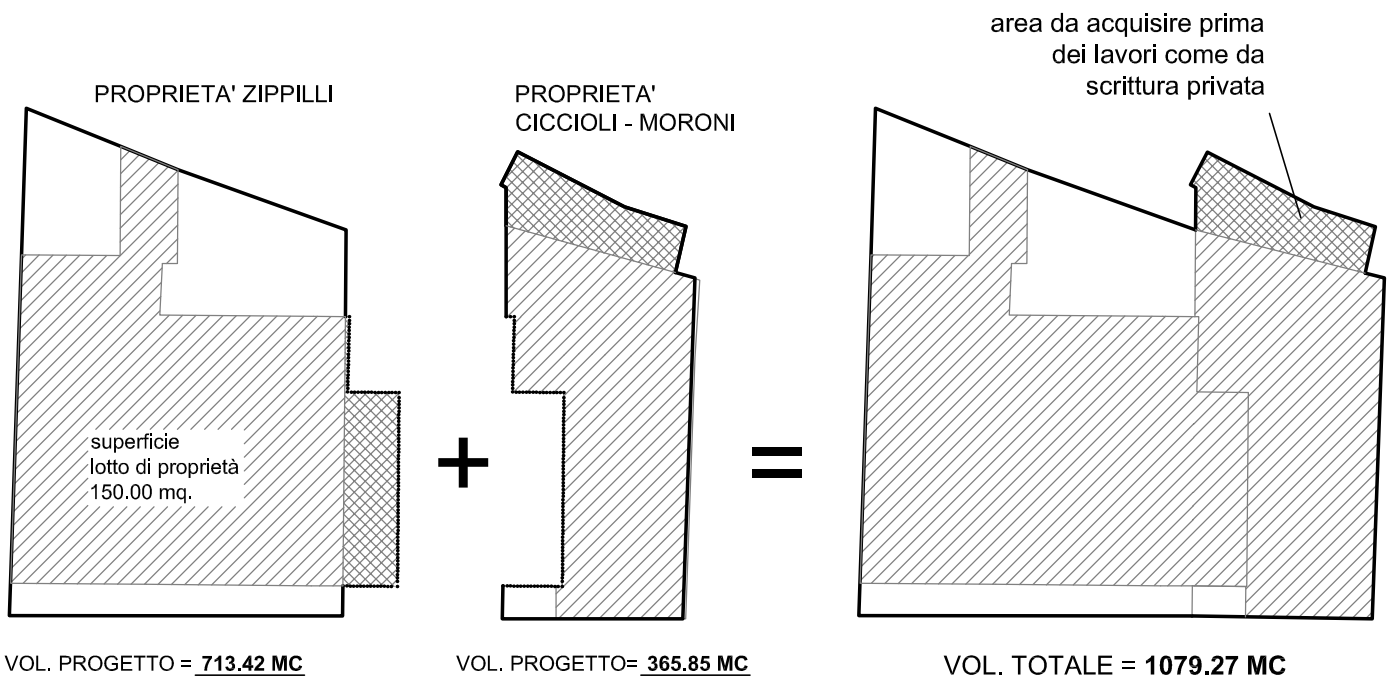


SCHEMA DI RIEPILOGO VOLUMI ATTUALI E DI PROGETTO

STATO ATTUALE



PROGETTO



CALCOLO ANALITICO SUPERFICIE UTILE LORDA e VOLUME

STATO ATTUALE

PROPRIETA' ZIPPILLI PART. 288

CALCOLO SUPERFICIE UTILE LORDA (S.U.L.) :

Piano Terra

3,88 m	x	1,50 m	/	2	=	2,91 mq
3,88 m	x	1,31 m	/	2	=	2,54 mq
3,11 m	x	0,49 m	/	2	=	0,76 mq
0,50 m	x	0,25 m	/	2	=	0,06 mq
						<u>6,27 mq</u>

11,65 m	x	4,35 m	/	2	=	25,34 mq
11,65 m	x	4,18 m	/	2	=	24,35 mq
						<u>49,69 mq</u>

10,25 m	x	4,41 m	/	2	=	22,60 mq
10,25 m	x	4,73 m	/	2	=	24,24 mq
						<u>46,84 mq</u>

Piano Primo

11,65 m	x	4,35 m	/	2	=	25,34 mq
11,65 m	x	4,18 m	/	2	=	24,35 mq
						<u>49,69 mq</u>

10,25 m	x	4,41 m	/	2	=	22,60 mq
10,25 m	x	4,73 m	/	2	=	24,24 mq
						<u>46,84 mq</u>

CALCOLO VOLUME (V) (vedi schema allegato) :

Piano Terra

6,27 m	x	2,40 m	=	15,05 mc
49,69 m	x	3,15 m	=	156,52 mc
46,84 m	x	3,15 m	=	147,55 mc
				<u>319,12 mc</u>

Piano Primo

49,69 m	x	2,95 m	=	146,59 mc
46,84 m	x	2,75 m	=	128,81 mc
				<u>275,40 mc</u>

Totale Volume realizzato 594,52 mc

superficie catastale 150,00 mq

volume max realizzabile =		5 mc/mq	
150,00 mq	x	5	= <u>750,00 mc</u>
ampliamento con piano casa =		20%	
594,52 m	x	20%	= <u>118,90 mc</u>

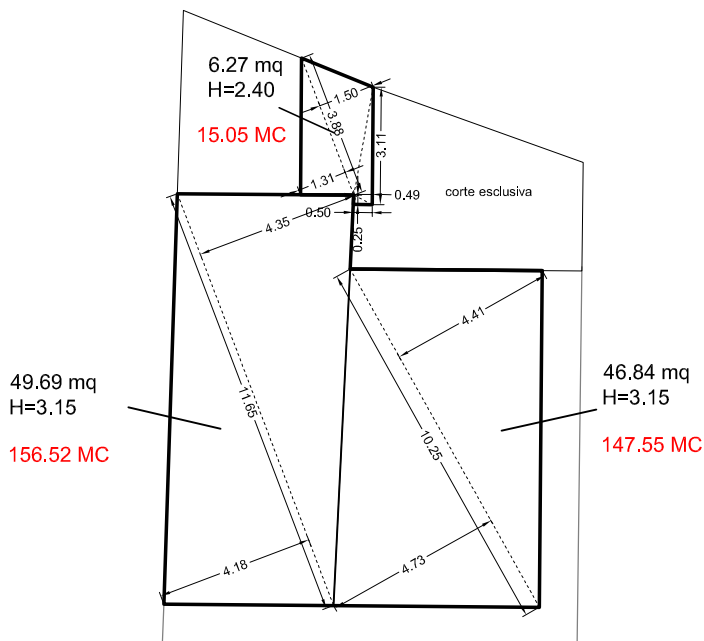
SCHEMA DI CALCOLO VOLUME PROPRIETA' ZIPPILLI

part. 288

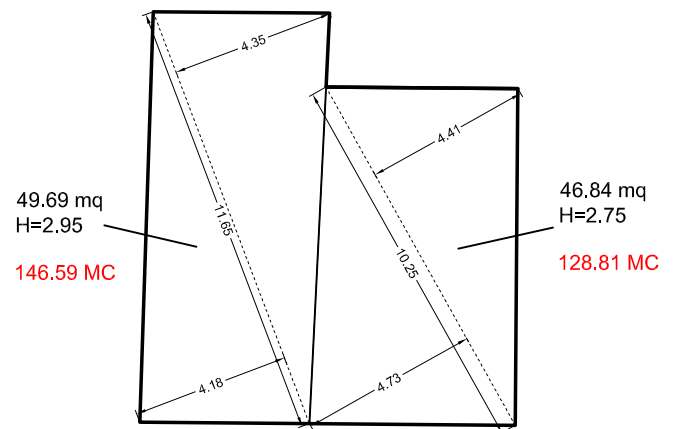
individuazione



— limite zona Piano di recupero



PIANO TERRA



PIANO PRIMO



scala 1:200

CALCOLO SUPERFICIE UTILE LORDA (S.U.L.) :

Piano Terra

1,27 m	x	0,23 m	/	2	=	0,15 mq
3,18 m	x	1,27 m	/	2	=	2,02 mq
6,00 m	x	1,74 m	/	2	=	5,22 mq
6,65 m	x	2,07 m	/	2	=	6,88 mq
2,58 m	x	1,41 m	/	2	=	1,82 mq
2,60 m	x	1,08 m	/	2	=	1,40 mq
2,60 m	x	0,77 m	/	2	=	1,00 mq
8,63 m	x	0,51 m	/	2	=	2,20 mq
7,02 m	x	0,54 m	/	2	=	1,90 mq
						22,59 mq

4,10 m	x	1,09 m	/	2	=	2,23 mq
7,02 m	x	3,84 m	/	2	=	13,48 mq
7,02 m	x	0,81 m	/	2	=	2,84 mq
6,94 m	x	0,24 m	/	2	=	0,83 mq
8,84 m	x	3,65 m	/	2	=	16,13 mq
4,70 m	x	1,94 m	/	2	=	4,56 mq
						40,07 mq

Piano Primo

4,10 m	x	1,09 m	/	2	=	2,23 mq
6,00 m	x	3,82 m	/	2	=	11,46 mq
6,00 m	x	0,77 m	/	2	=	2,31 mq
6,09 m	x	0,23 m	/	2	=	0,70 mq
8,84 m	x	3,66 m	/	2	=	16,18 mq
5,40 m	x	2,38 m	/	2	=	6,43 mq
						39,31 mq

1,32 m	x	0,63 m	/	2	=	0,42 mq
1,32 m	x	0,60 m	/	2	=	0,40 mq
						0,82 mq

CALCOLO VOLUME (V) (vedi schema allegato) :

Piano Terra

22,59 m	x	2,30 m	=	51,96 mc
40,07 m	x	2,41 m	=	96,57 mc
				148,53 mc

Piano Primo

39,31 m	x	2,82 m	=	110,85 mc
0,82 m	x	2,37 m	=	1,94 mc
				112,79 mc

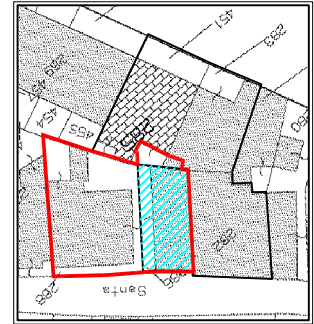
Totale Volume realizzato 261,32 mc

superficie catastale 71,00 mq

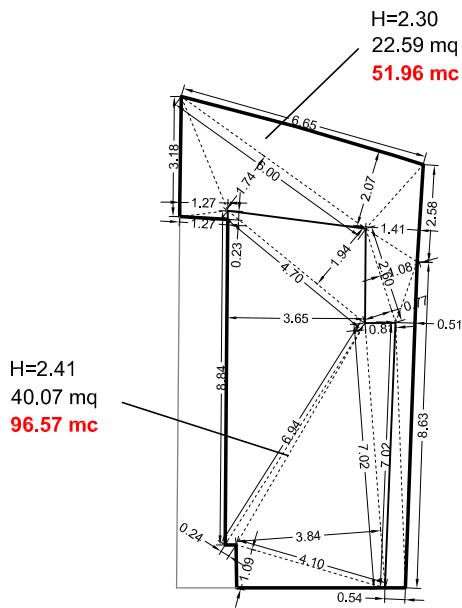
volume max realizzabile =		5 mc/mq	
71,00 mq	x	5	= 355,00 mc
ampliamento con piano casa =		40%	
261,32 m	x	40%	= 104,53 mc

SCHEMA DI CALCOLO VOLUME PROPRIETA' CICCIOLOI-MORONI part. 286

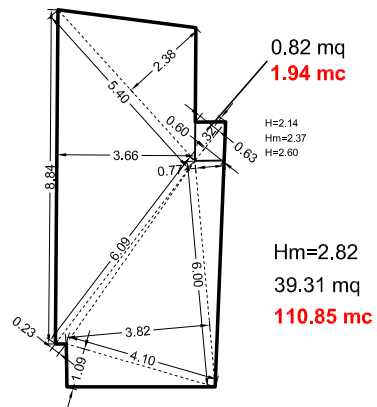
individuazione



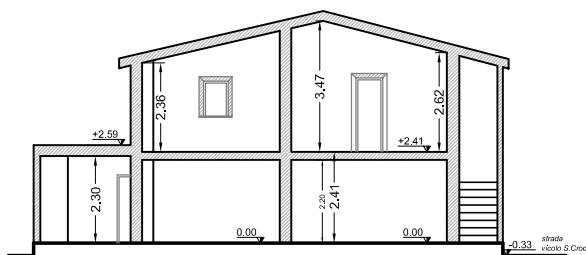
— limite zona Piano di recupero



PIANO TERRA



PIANO PRIMO



SEZIONE



PROGETTO

PROPRIETA' ZIPPILLI PART. 288

CALCOLO SUPERFICIE UTILE LORDA (S.U.L.) :

Piano Terra

6,98 m	x	2,53 m	/	2	=	8,83 mq
6,98 m	x	2,52 m	/	2	=	8,79 mq
2,70 m	x	0,97 m	/	2	=	1,31 mq
2,70 m	x	1,01 m	/	2	=	1,36 mq
						20,29 mq

Piano Primo

6,98 m	x	2,53 m	/	2	=	8,83 mq
6,98 m	x	2,52 m	/	2	=	8,79 mq
2,70 m	x	0,97 m	/	2	=	1,31 mq
2,70 m	x	1,01 m	/	2	=	1,36 mq
						20,29 mq

CALCOLO VOLUME (V) (vedi schema allegato) :

Piano Terra

$$20,29 \text{ m} \times 2,70 \text{ m} = 54,78 \text{ mc}$$

Piano Primo

$$20,29 \text{ m} \times 2,70 \text{ m} = 54,78 \text{ mc}$$

Totale Volume realizzato in ampliamento 109,56 mc

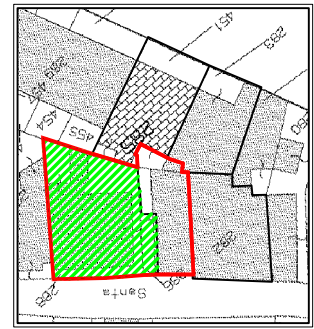
109,56 mc < 118,90 mc

Verifica

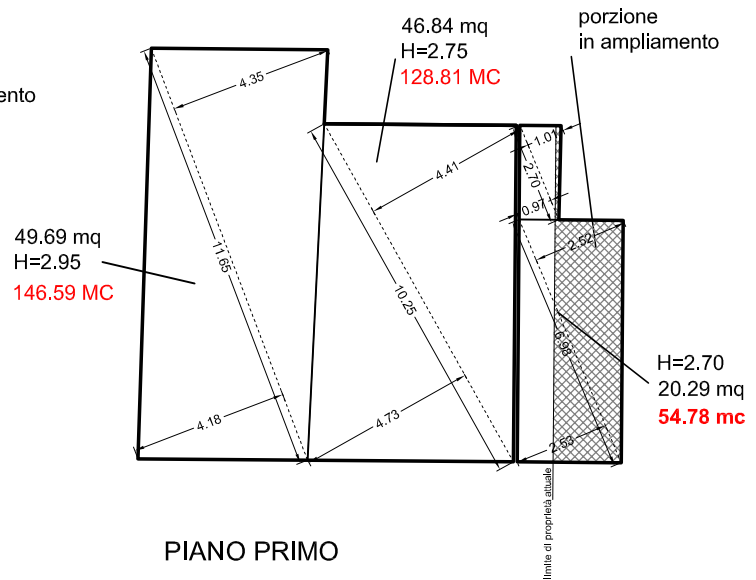
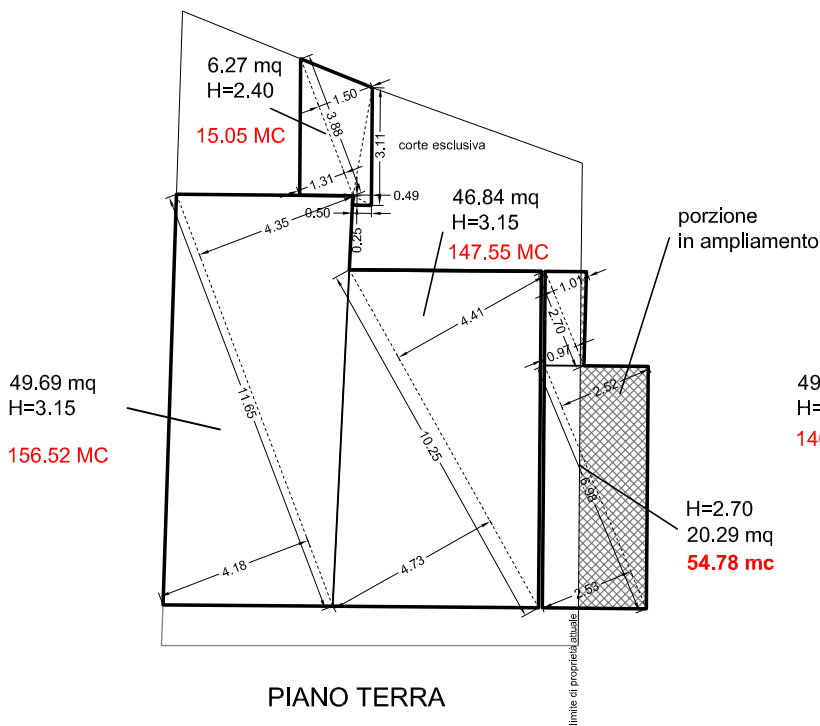
SCHEMA DI CALCOLO VOLUME PROPRIETA' ZIPPILLI

part. 288

individuazione



— limite zona Piano di recupero



scala 1:200

CALCOLO SUPERFICIE UTILE LORDA (S.U.L.) :

Piano Terra

1,09 m	x	0,20 m	/	2	=	0,11 mq
4,18 m	x	1,07 m	/	2	=	2,24 mq
8,69 m	x	3,99 m	/	2	=	17,34 mq
8,69 m	x	3,76 m	/	2	=	<u>16,34 mq</u>
						36,03 mq
4,99 m	x	2,25 m	/	2	=	5,61 mq
4,99 m	x	3,19 m	/	2	=	<u>7,96 mq</u>
						13,57 mq
3,00 m	x	1,41 m	/	2	=	2,12 mq
3,00 m	x	1,38 m	/	2	=	<u>2,07 mq</u>
						4,19 mq
3,13 m	x	1,53 m	/	2	=	2,39 mq
3,13 m	x	1,84 m	/	2	=	<u>2,88 mq</u>
						5,27 mq
2,75 m	x	1,21 m	/	2	=	1,66 mq
5,81 m	x	1,64 m	/	2	=	4,76 mq
3,96 m	x	0,93 m	/	2	=	1,84 mq
3,97 m	x	1,22 m	/	2	=	2,42 mq
1,43 m	x	0,63 m	/	2	=	<u>0,45 mq</u>
						11,13 mq

Piano Primo

4,18 m	x	1,07 m	/	2	=	2,24 mq
1,09 m	x	0,20 m	/	2	=	0,11 mq
8,69 m	x	3,99 m	/	2	=	17,34 mq
8,69 m	x	3,76 m	/	2	=	<u>16,34 mq</u>
						36,03 mq
3,00 m	x	1,41 m	/	2	=	2,12 mq
3,00 m	x	1,38 m	/	2	=	<u>2,07 mq</u>
						4,19 mq
3,13 m	x	1,53 m	/	2	=	2,39 mq
3,13 m	x	1,84 m	/	2	=	<u>2,88 mq</u>
						5,27 mq
2,75 m	x	1,21 m	/	2	=	1,66 mq
5,81 m	x	1,64 m	/	2	=	4,76 mq
3,96 m	x	0,93 m	/	2	=	1,84 mq
3,97 m	x	1,22 m	/	2	=	2,42 mq
1,43 m	x	0,63 m	/	2	=	<u>0,45 mq</u>
						11,13 mq

Piano Copertura

1,72 m	x	1,55 m		=	2,67 mq
1,72 m	x	1,55 m		=	<u>2,67 mq</u>
					5,34 mq

CALCOLO VOLUME (V) (vedi schema allegato):

Piano Terra

36,03 m	x	3,00 m	=	108,09 mc
13,57 m	x	2,70 m	=	36,64 mc
4,19 m	x	3,00 m	=	12,57 mc
5,27 m	x	3,00 m	=	15,81 mc
11,13 m	x	2,66 m	=	29,61 mc
				202,72 mc

Piano Primo

36,03 m	x	2,70 m	=	97,28 mc
4,19 m	x	2,70 m	=	11,31 mc
5,27 m	x	2,40 m	=	12,65 mc
11,13 m	x	2,52 m	=	28,05 mc
				149,29 mc

Piano Copertura

2,67 m x (2,10 m + 2,70 m)	/	2	=	6,41 mc
2,67 m x (2,10 m + 2,70 m)	/	2	=	6,41 mc

Totale Volume realizzato 364,83 mc

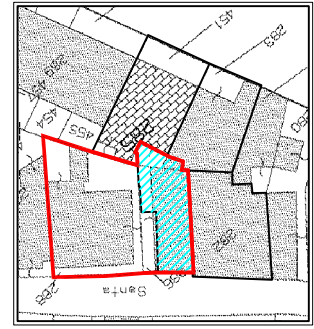
Nuova superficie catastale	71,00 mq + 11,00 mq =	82,00 mq
volume max realizzabile =	5 mc/mq	
82,00 mq	x 5	= <u>410,00 mc</u>
ampliamento con piano casa =	40%	
261,32 m	x 40%	= <u>104,53 mc</u>
261,32 m	+ 104,53 mc	= 365,85 mc

364,83 mc < 365,85 mc

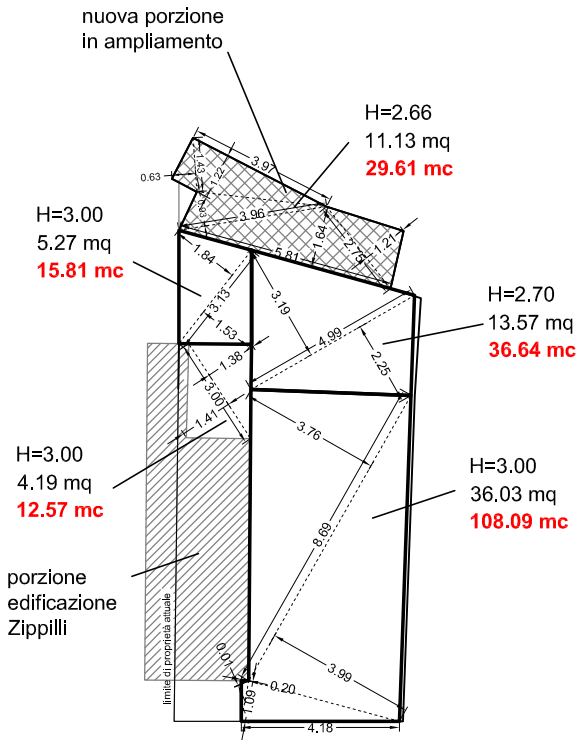
Verifica

SCHEMA DI CALCOLO VOLUME PROPRIETA'
CICCIOLI-MORONI
 part. 286

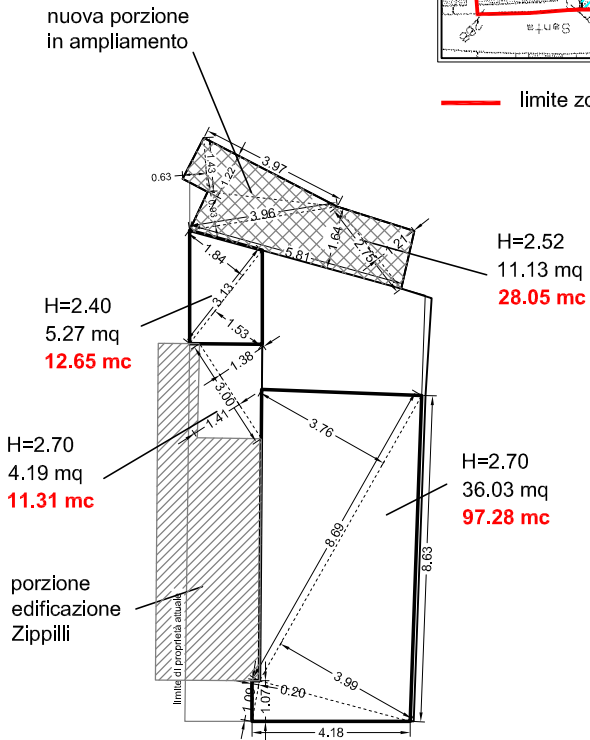
individuazione



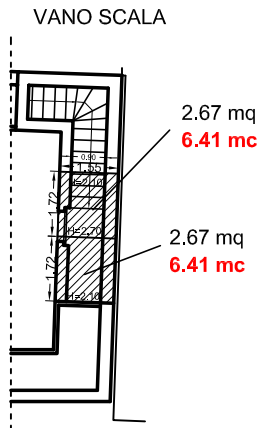
— limite zona Piano di recupero



PIANO TERRA



PIANO PRIMO



PIANO COPERTURA



CALCOLO SUPERFICIE LORDA

Piano Copertura

4,42 m	x	1,04 m	/	2	=	2,30 mq
8,84 m	x	4,22 m	/	2	=	18,65 mq
8,84 m	x	3,69 m	/	2	=	16,31 mq
9,24 m	x	2,36 m	/	2	=	10,90 mq
9,24 m	x	2,33 m	/	2	=	10,76 mq
3,00 m	x	1,10 m	/	2	=	1,65 mq
						<u>60,57 mq</u>

$$60,57 \text{ m} \times 20\% = 12,11 \text{ mq} \quad (\text{superficie max da destinare a loggia aperta})$$

CALCOLO SUPERFICIE LOGGIA

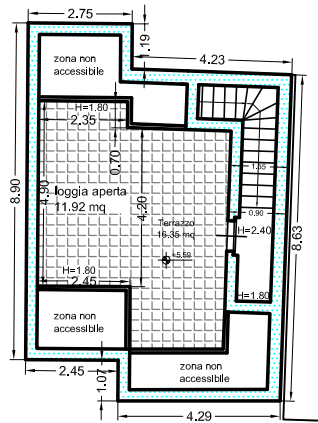
Piano Copertura

2,45 m	x	4,20 m	=	10,29 mq
2,35 m	x	0,70 m	=	1,65 mq
				<u>11,94 mq</u>

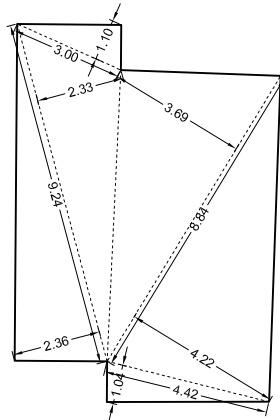
11,94 mc < 12,11 mc

Verifica Loggia

SCHEMA DI CALCOLO LOGGIA PROPRIETA'
CICCIOLI-MORONI
 part. 286



PIANO COPERTURA



PIANO COPERTURA

Superficie utile lorda = 60.57 mq

60.57 mq x 20% = 12.11 mq da destinare a loggia

mq10.31 + 1.60mq = 11.91

11.92 mq < 12.12 mq

