

APPROVATO

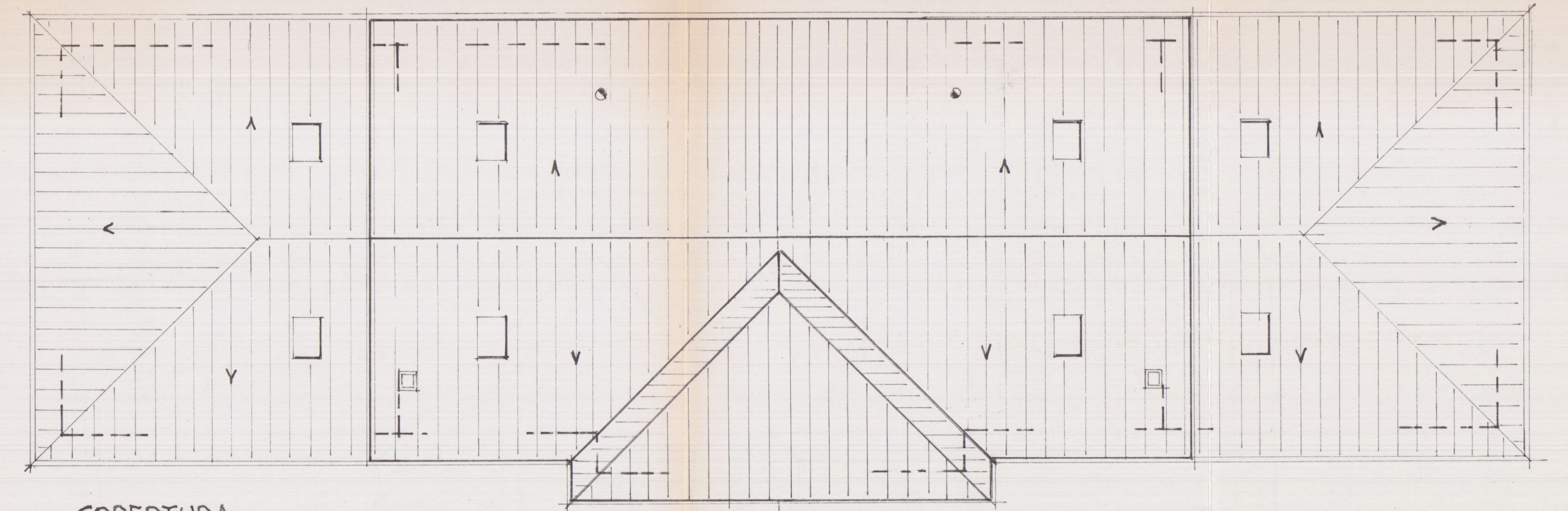
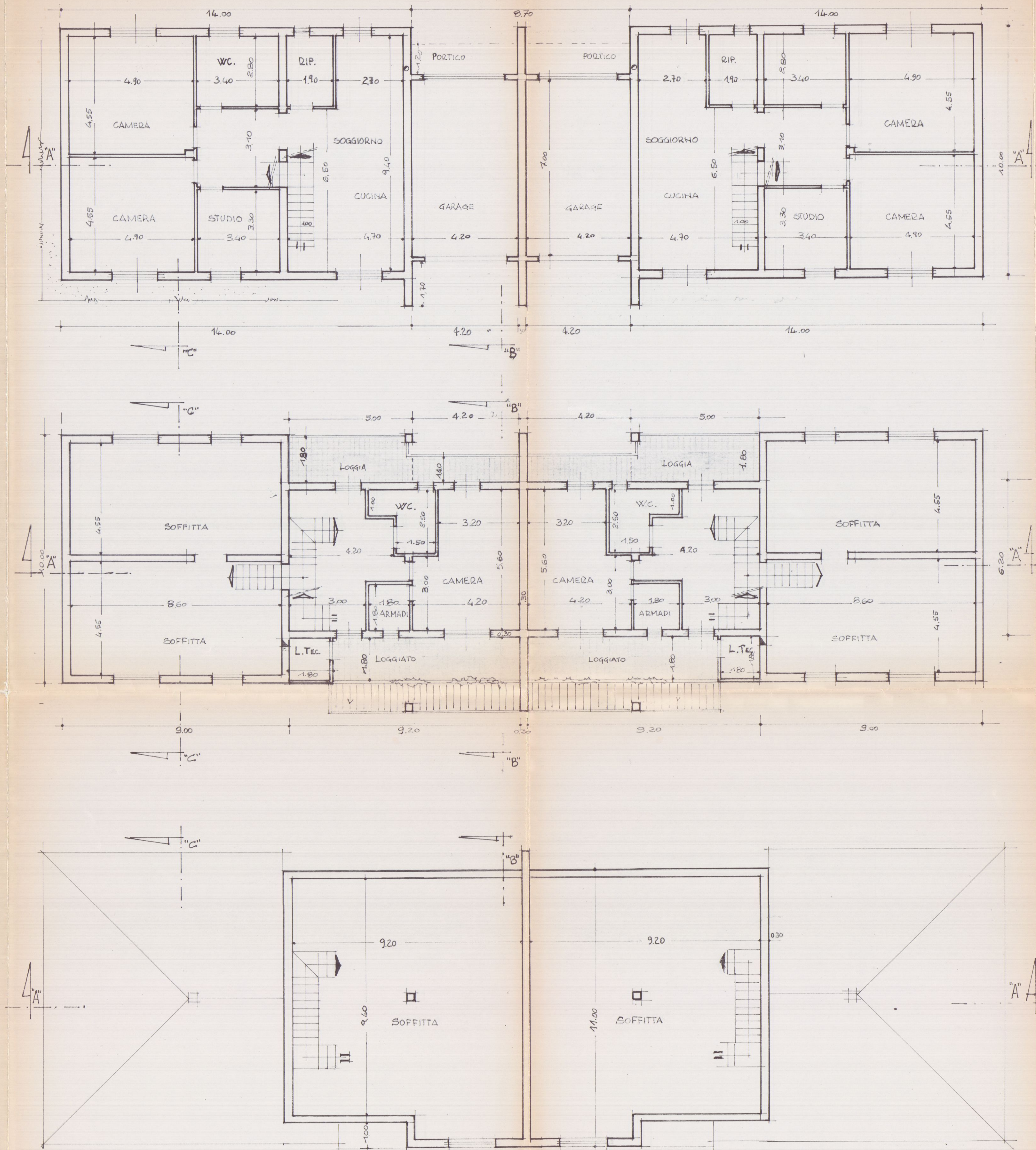
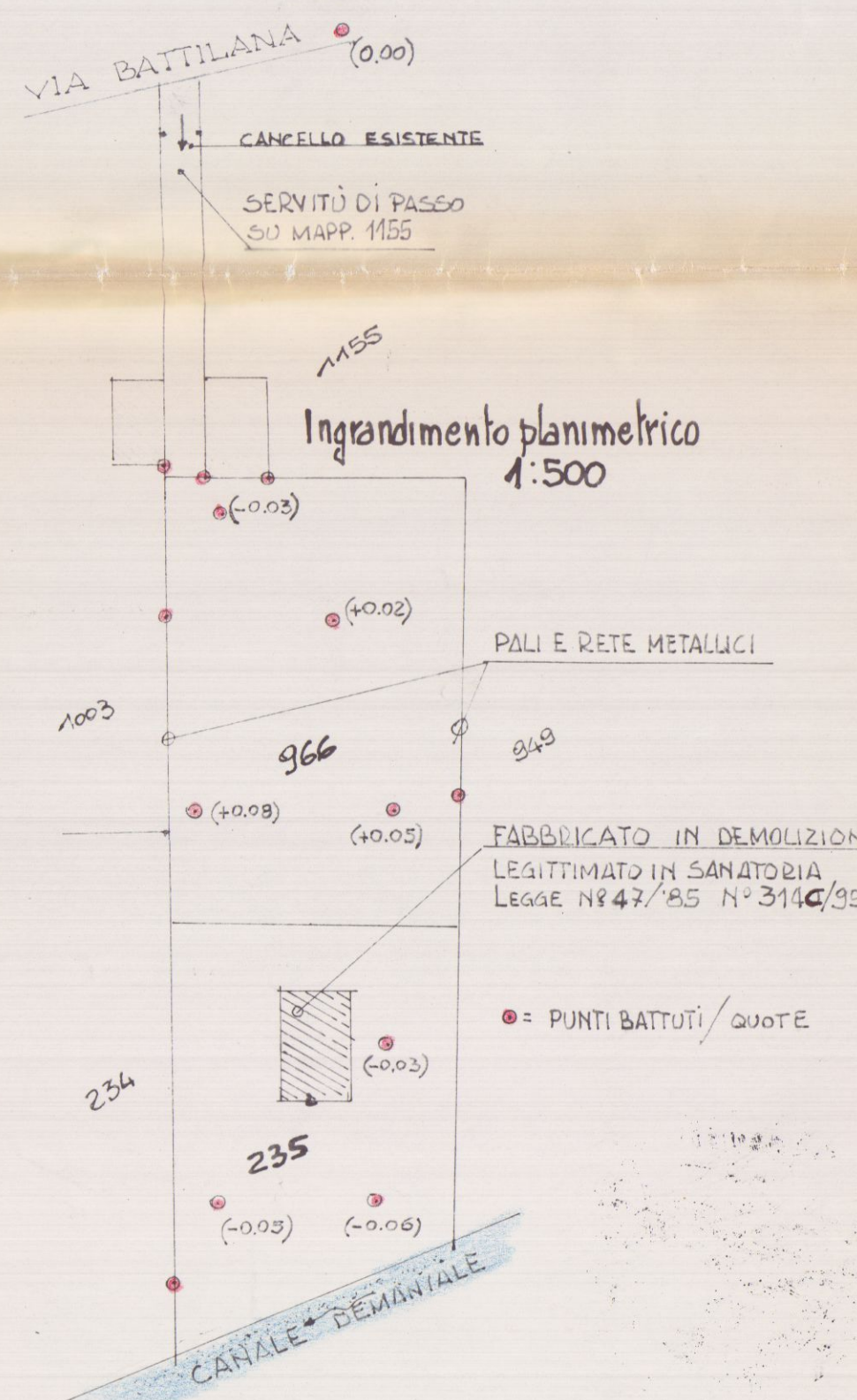
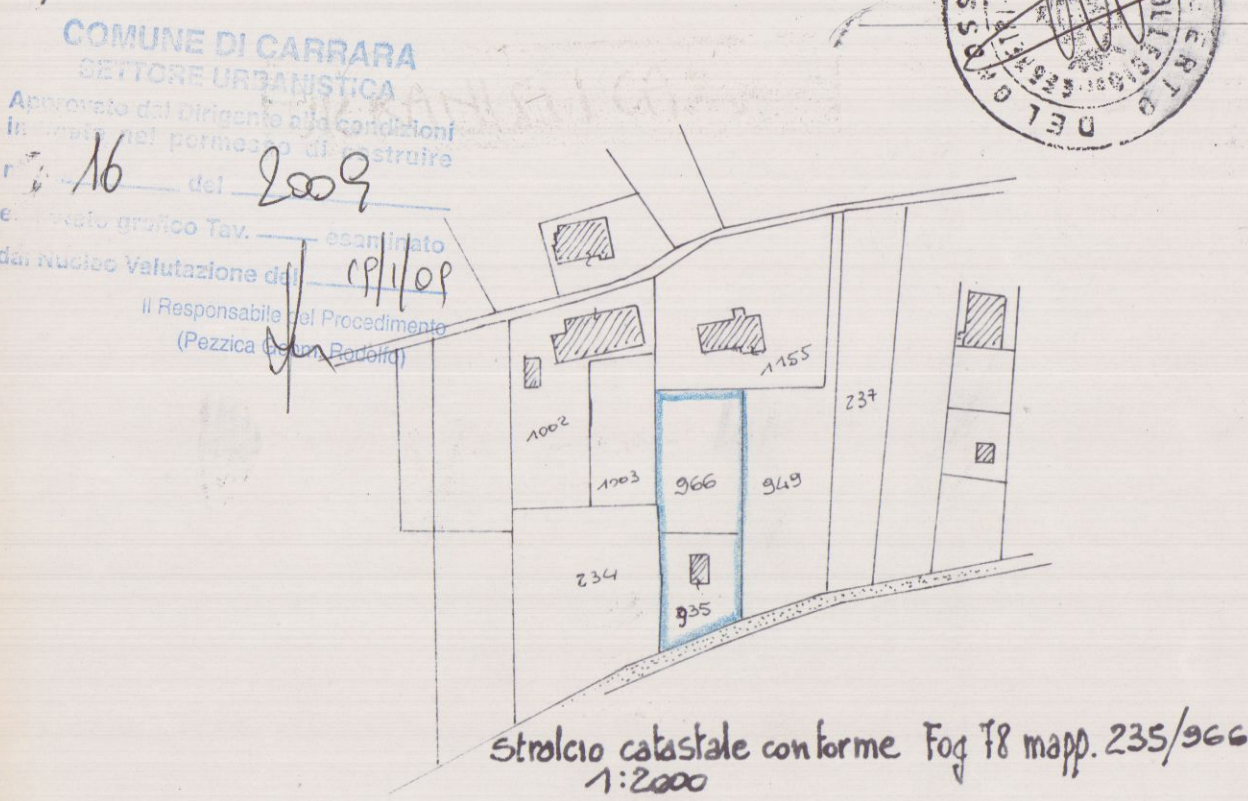
COMUNE DI CARRARA

PROGETTO DI RISTRUTTURAZIONE URBANISTICA - TIPOLOGIA VILLA
Loc. Via Battilana - Fog. 78 MAPPA 235-966

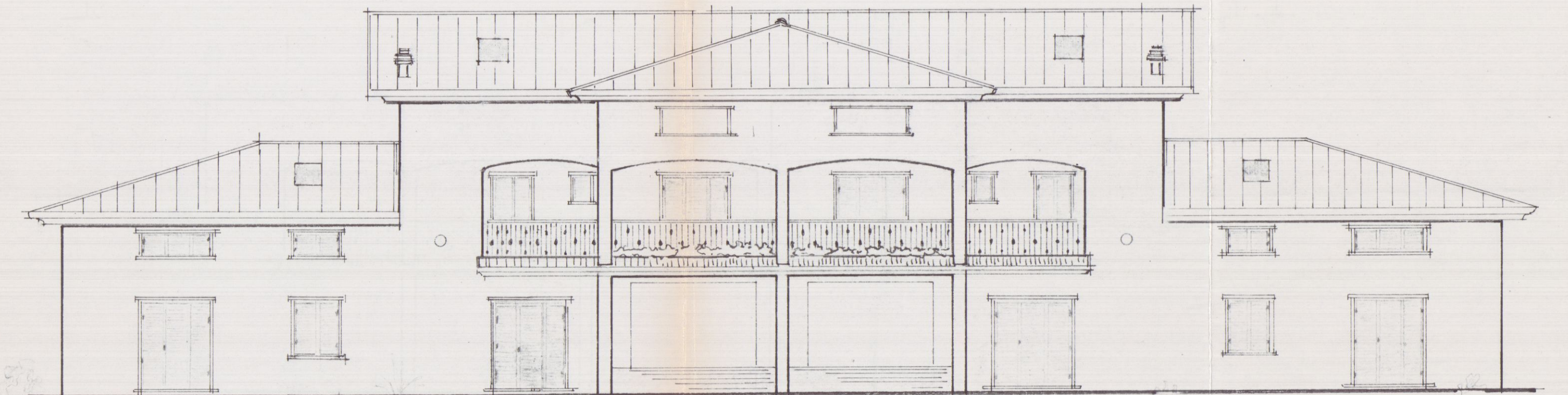
DICHIEDENTE: ELLE COSTRUZIONI S.R.L.

TAV. 1 - PIANTE - PLANIMETRIE - PROSPETTI

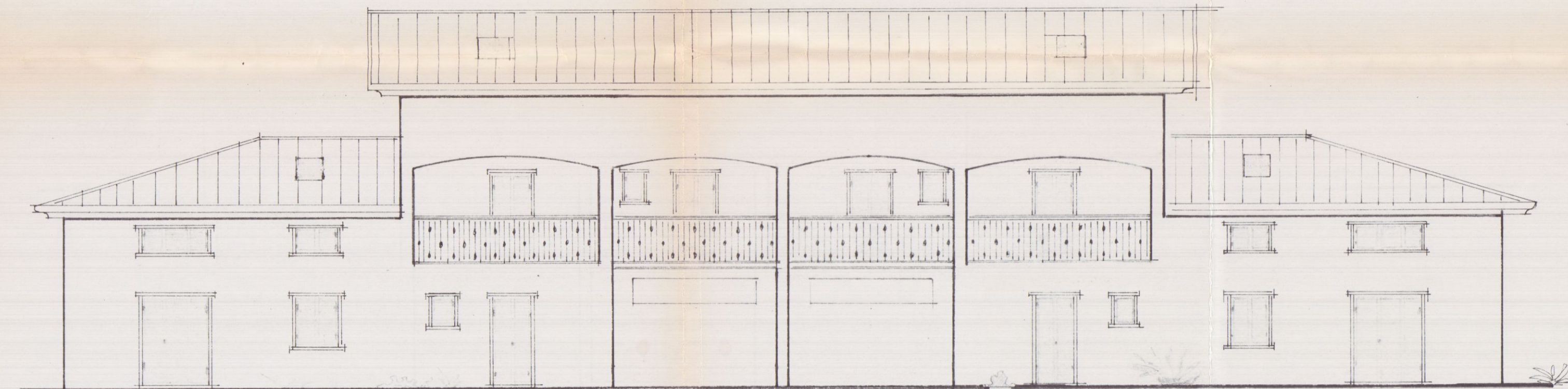
IL TECNICO
GEOM. DEL. ADDESSO ROBERTO



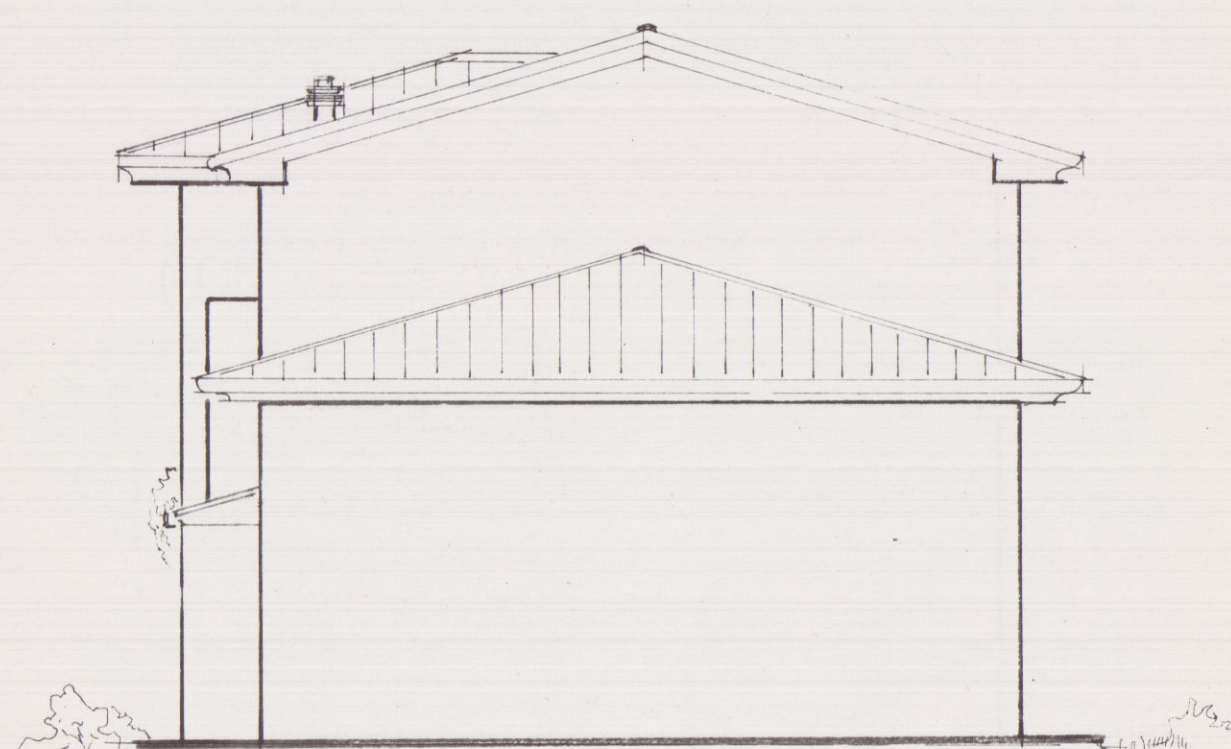
COPERTURA



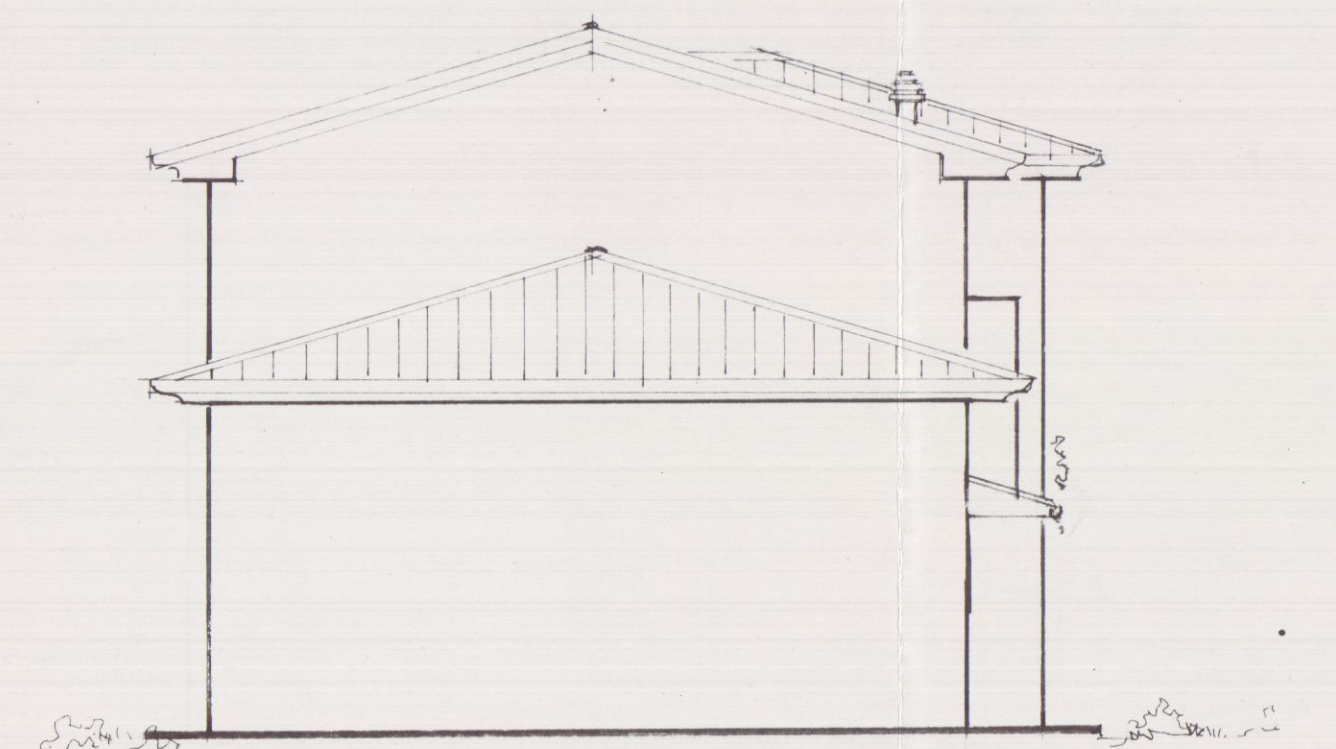
LATO OVEST



LATO EST



LATO SUD



LATO NORD

15. DIC. 08
APPROVATO

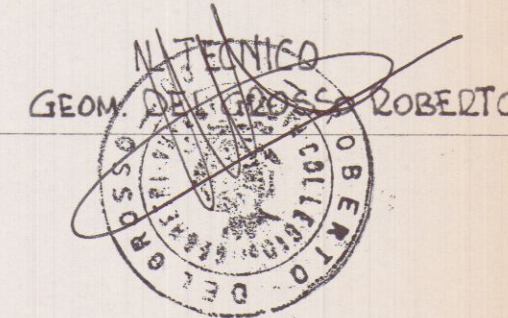
COMUNE DI CARRARA

PROGETTO DI RISTRUTTURAZIONE URBANISTICA TIPOLOGIA "VILLA"

Loc. Via Battilana - Fog. 78 MAPPLI 235-366

RICHIEDENTE: ELLE COSTRUZIONI s.r.l.

TAV. 2 SEZIONI - TABELLE PARAMETRI



COMUNE DI CARRARA
UFFICIO URBANISTICO
Approvato in data 15.12.08 alle condizioni
del progetto permesso di costruire
n. 16 del 2009
elaborato grafico Tav. 2 approvato
dal Nucleo Valutazione del 19/1/09
Il Responsabile del Procedimento
(Pezzioli Rodolfo)

PLANIMETRIA DISTANZE
1:500

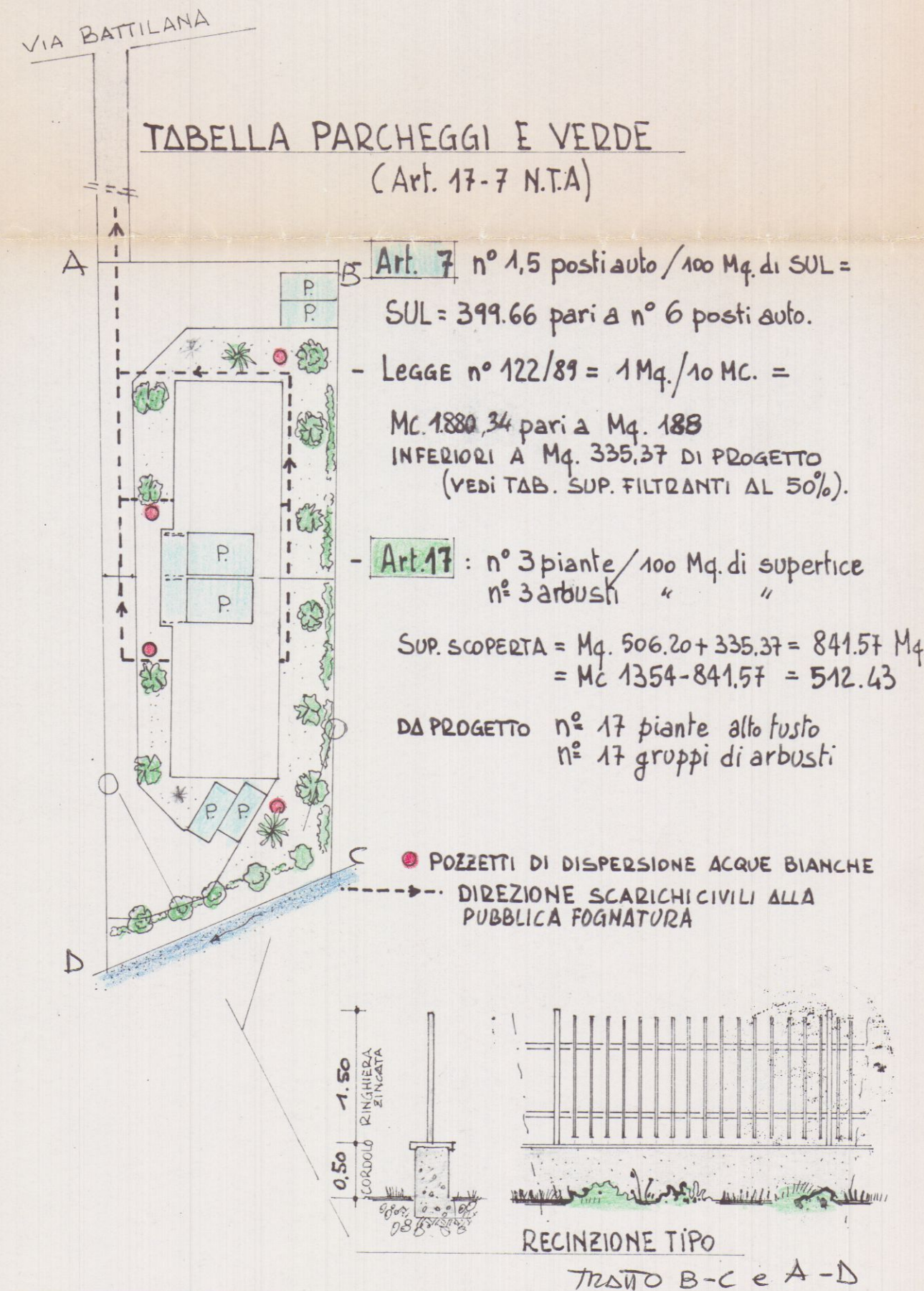
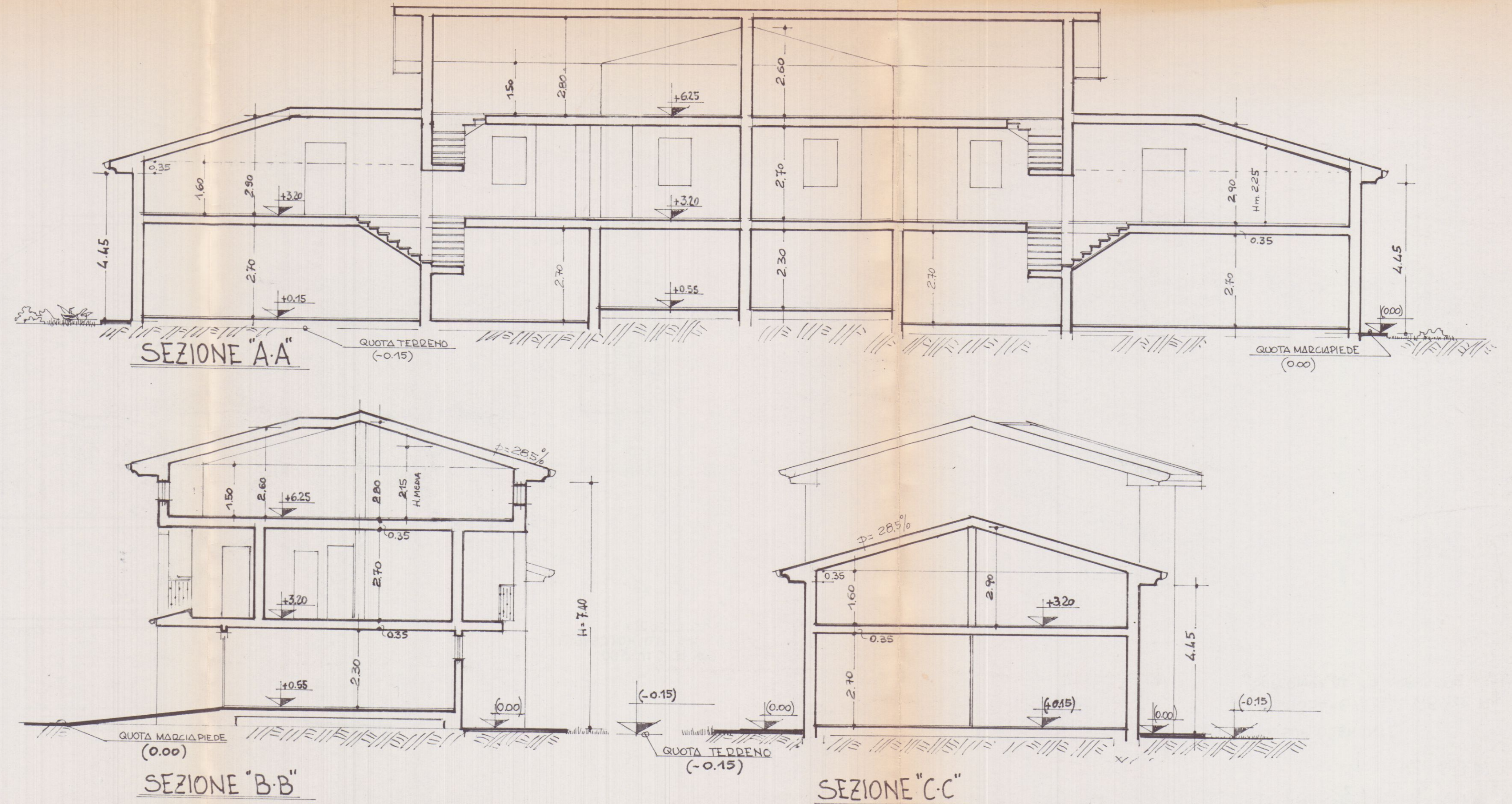
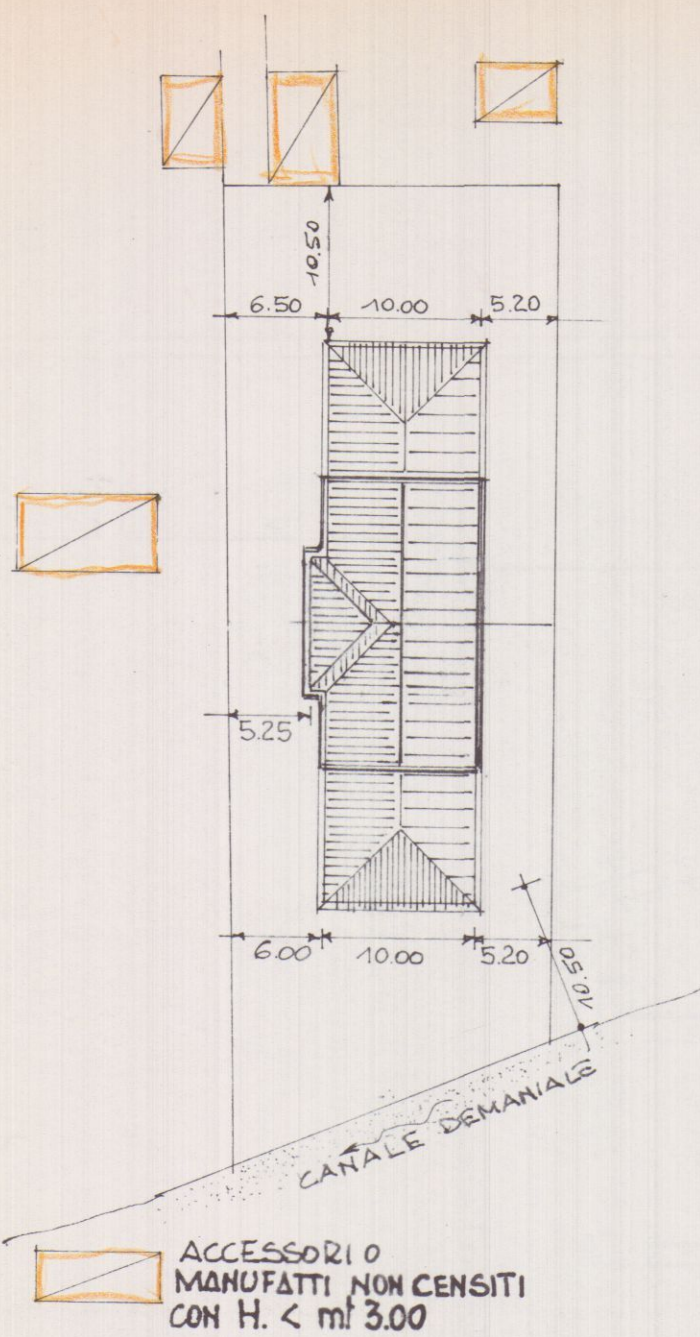
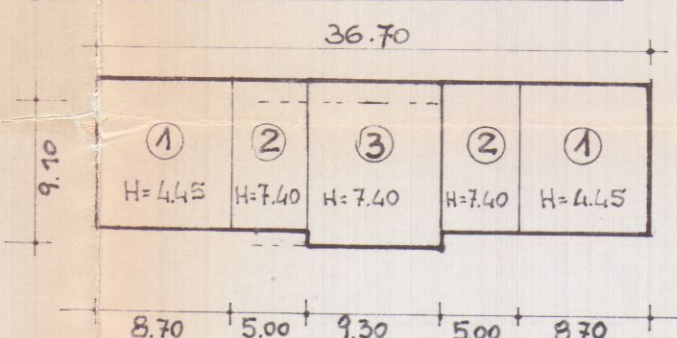


TABELLA DEI VOLUMI 1:500



- ① 10.00 x 8.70 = 87.00 x h. 4.45 = 387.15 x 2 = 774.30
② 5.00 x 10.00 = 50.00 x h. 7.40 = 370.00 x 2 = 740.00
③ 9.30 x 11.00 = 102.30 x h. 7.40 = 757.02

Volume garage 9.10 x 8.70 x h. 2.85 = 225.63 MC-
Volumi tecnici 18.50 MC-
TOT.: 2.027.19 MC.

VOLUME DI REDDITO

Volume lordo - Volumi portici al 30%

- ③ 27.18 x h. 2.70 x 2/3 = 73.39 MC+
④ 18.00 x h. 2.70 x 2/3 = 32.40 MC+
⑦ 10.44 x h. 3.20 x 2/3 = 22.23 MC+
⑧ 10.44 x h. 2.70 x 2/3 = 18.79 MC+
146.85 mq.

Mc. (2.027.19 - 146.85) = TOT.: 1.880.34 MC.

SUPERFICE LOTTO Mq. 1354

CALCOLO S.U.L.: Indici di U.F. 0.30

- ① 14.00 x 10.00 = 140.00
② 14.00 x 10.00 = 140.00
③ 19.30 x 6.20 = 119.66
399.66 Mq. TOTALI
INFERIORI A 0.30 x Mq. 1354 = Mq. 406

CALCOLO SUP. COPERTA MAX.

- ① 14.00 x 10.00 x 2 = 280.00
② 11.00 x 9.30 = 102.30
382.30 Mq. TOTALI

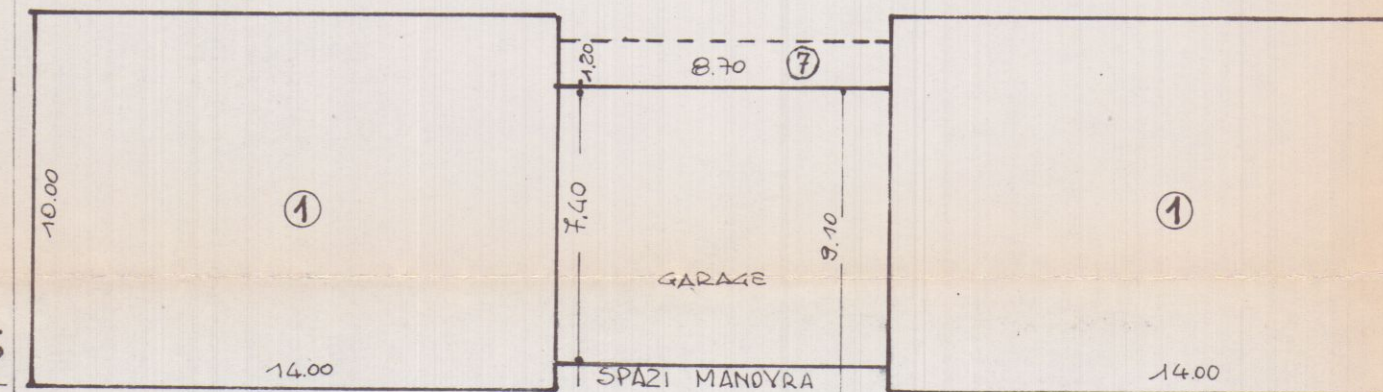
PORTICATI / LOGGIATI

- ③ 8.70 x 1.20 = 10.44
④ (5.00 x 1.80) x 2 = 18.00
③ 15.10 x 1.80 = 27.18
⑧ 8.70 x 1.20 = 10.44
66.06 mq.

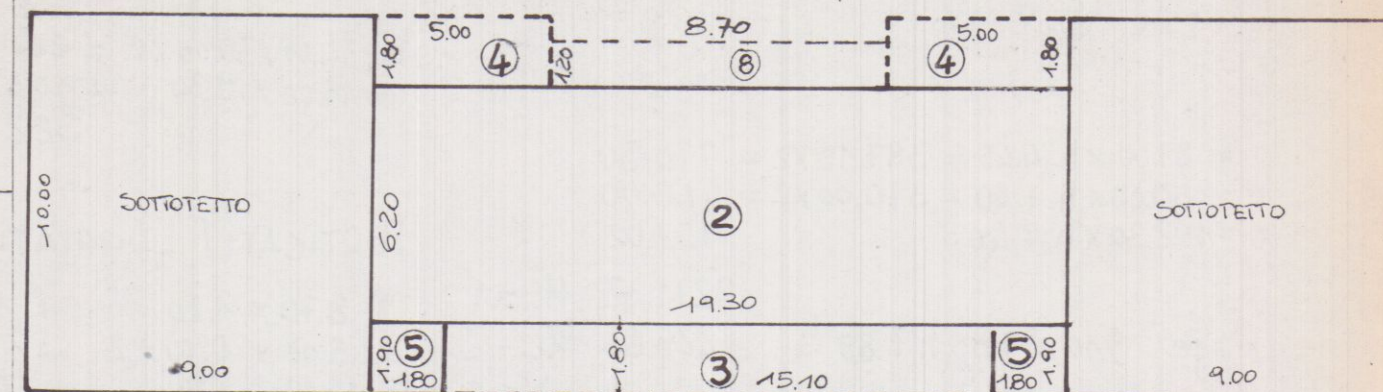
LOCALE TECNICO - max. 30.00 Mc./edificio

- ⑤ (1.90 x 1.80 x h. 2.70) x 2 = Mc. 18.50
(VOLUME LORDO)

PIANO TERRA



PIANO PRIMO



SOTTOTETTO

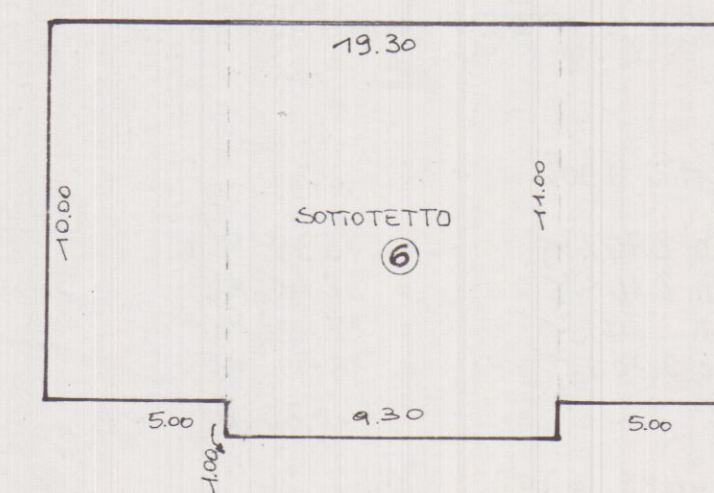
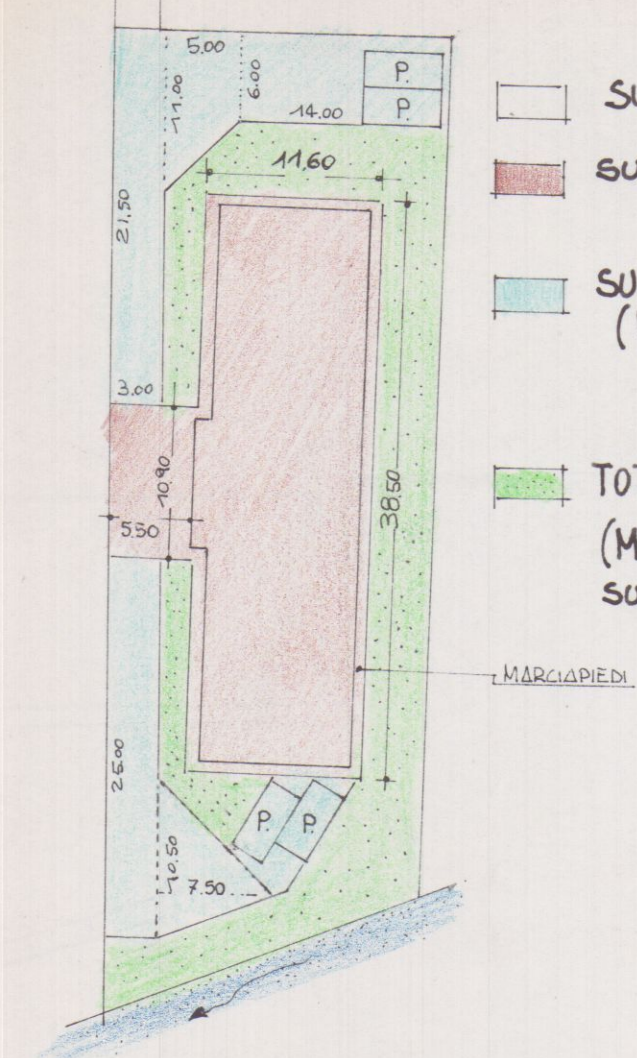


TABELLA SUPERFICI FILTRANTI



- SUPERFICE LOTTO Mq. 1354
SUPERFICE IMPERMEABILE = Mq. 506.20 +
SUP. PERMEABILE AL 50% (Mq. 335.37/2) = Mq. 167.68 =
Mq. 673.08
TOT. SUP. DRENANTE (Mq. 1354 - 673.08) = 680.12 Mq.
SUPERIORE AL 25% DEL LOTTO

COMUNE DI CARRARA
31 OTT. 2006

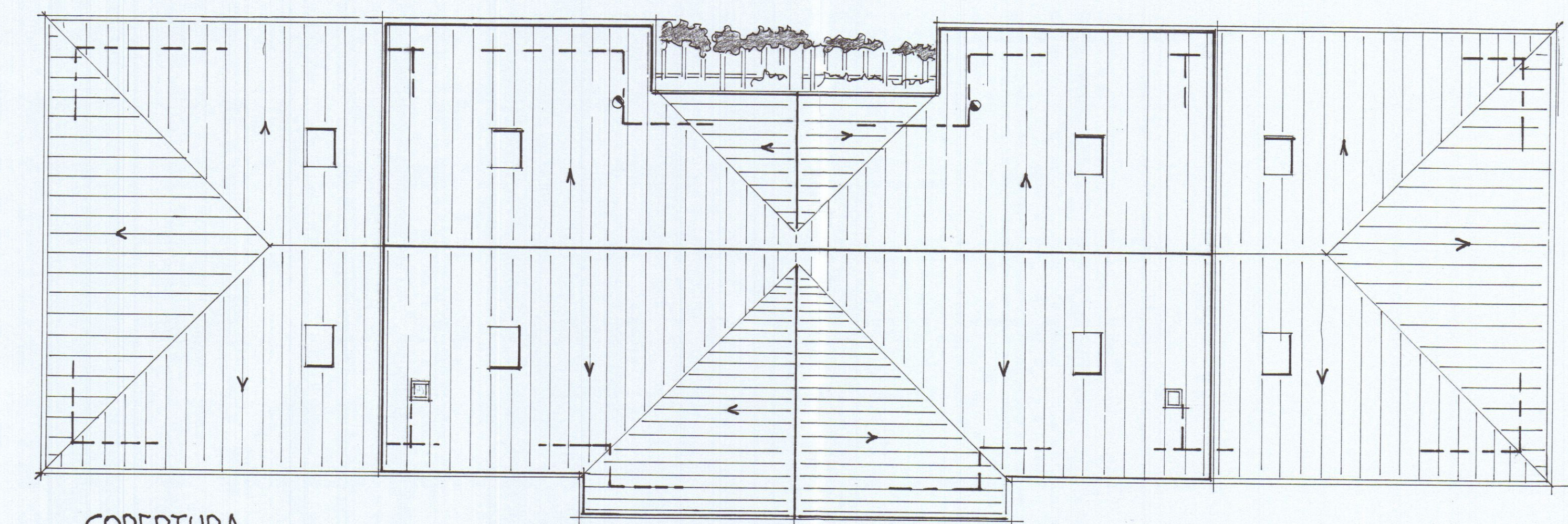
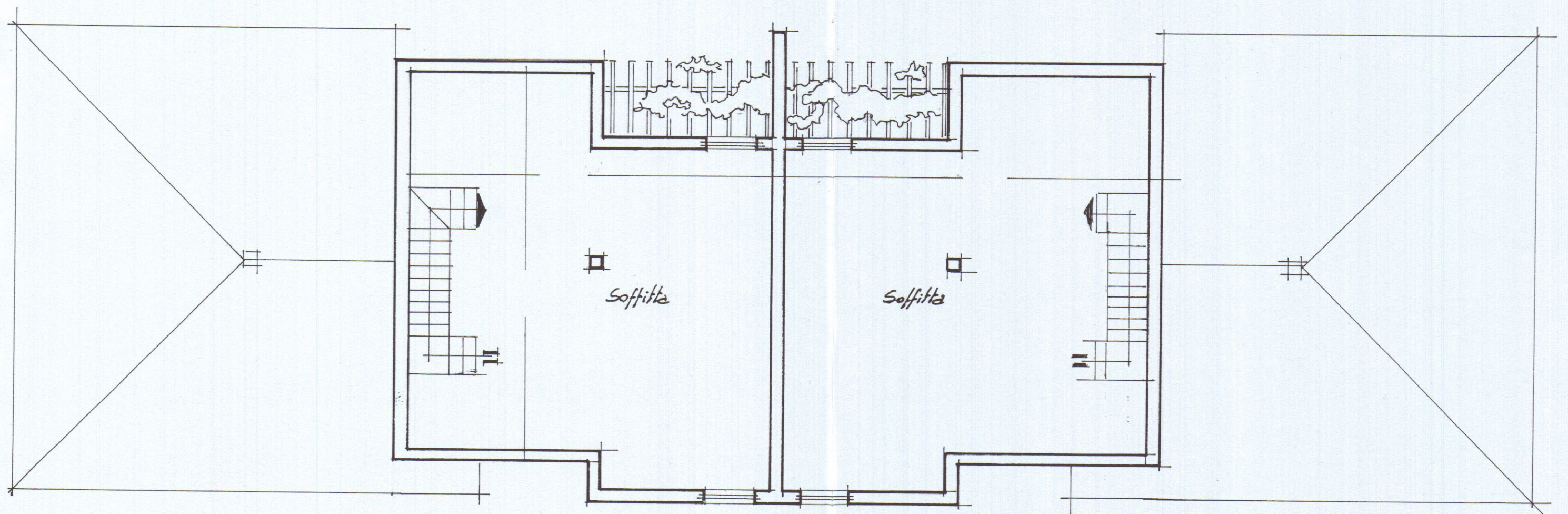
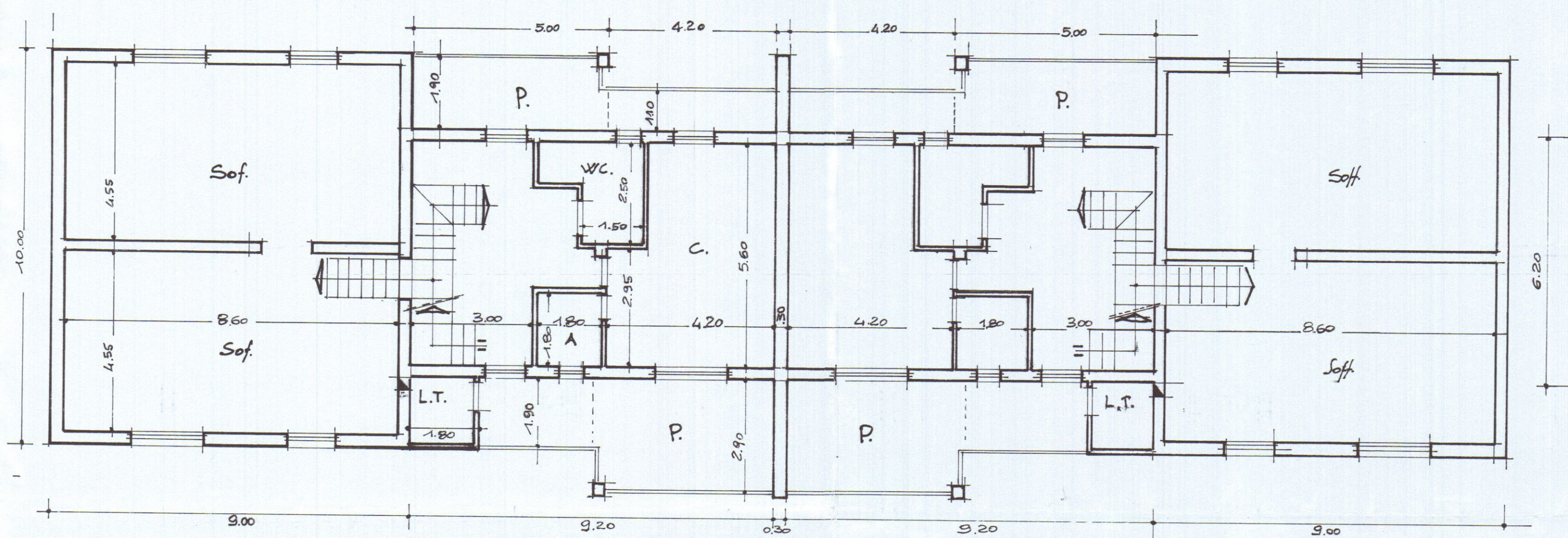
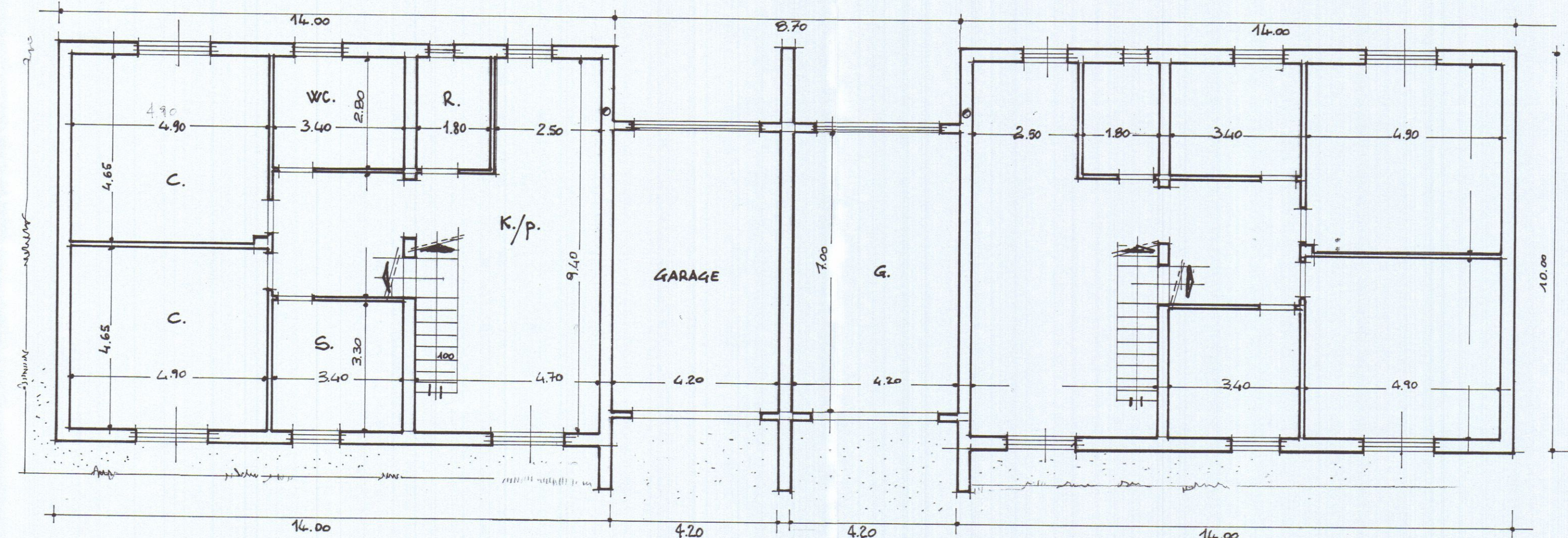
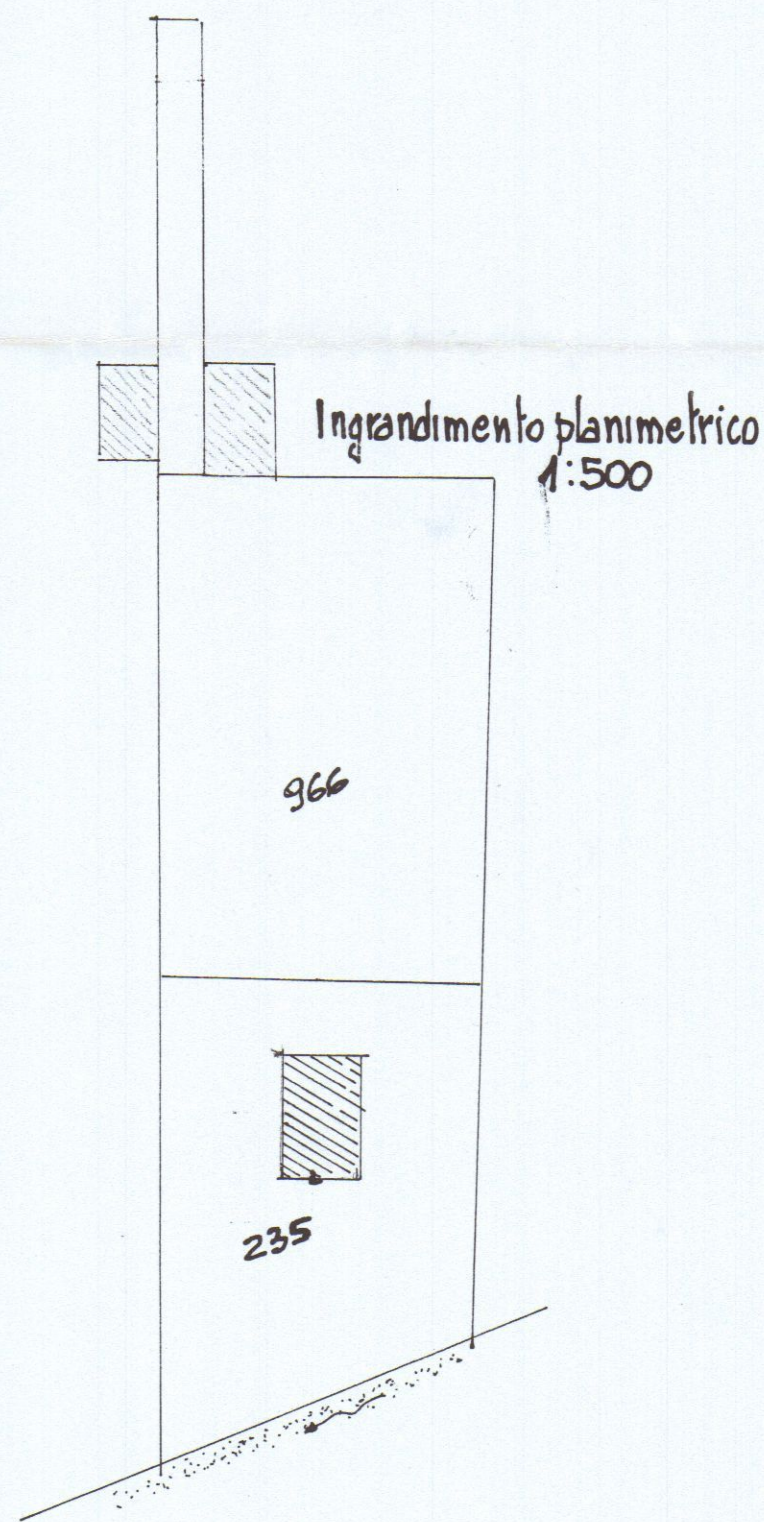
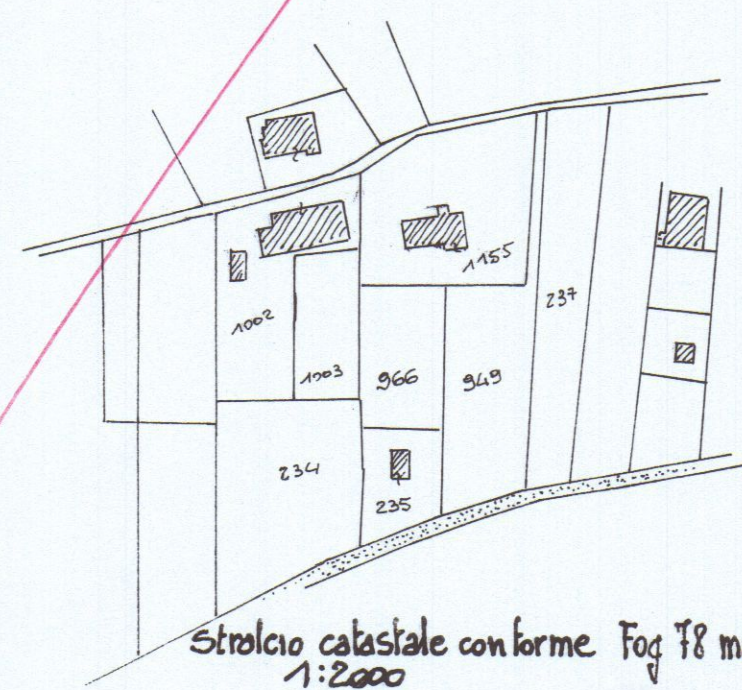
COMUNE DI CARRARA

PROGETTO DI DISTRUZIONE URBANISTICA. TIPOLOGIA VILLA
Loc. Via Battilana - Fog. 78 MAPPA 235-966

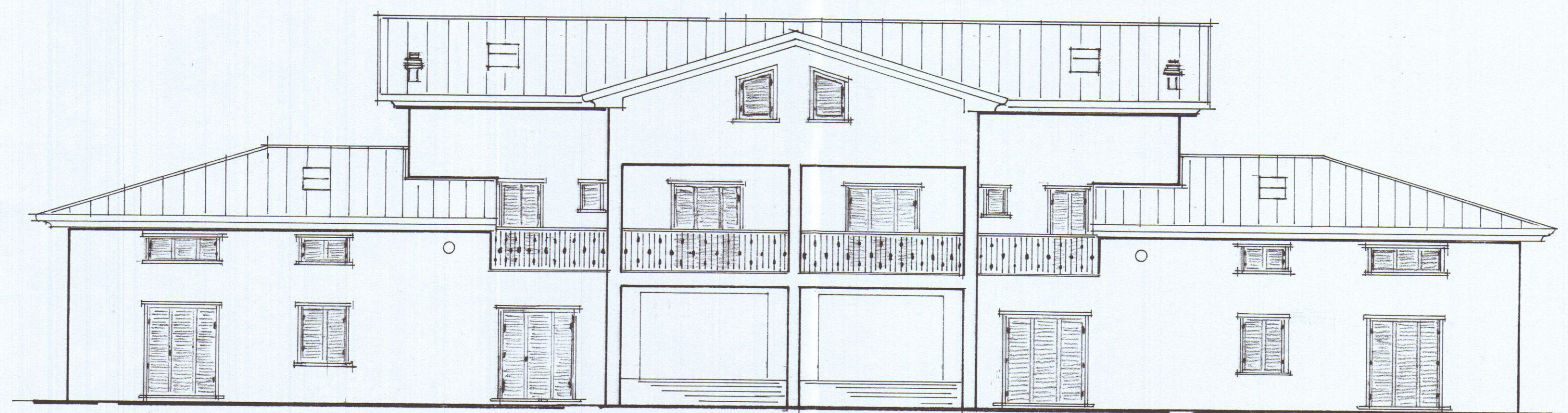
RICHIEDENTE: ELLE COSTRUZIONI s.r.l.
ELLE COSTRUZIONI s.r.l.
Via V. Sestiere, 177
54031 ARZONA - CARRARA (MS)
C.F. 01601170453

TAV. 1 - PIANTE - PLANIMETRIE

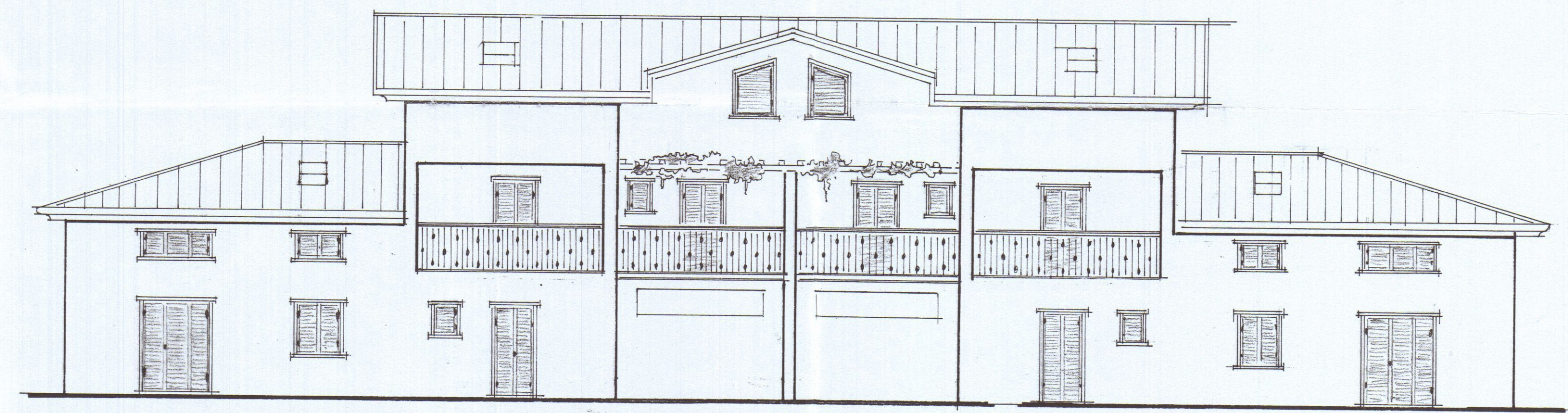
GEOM. DEL GRADO ROBERTO
130



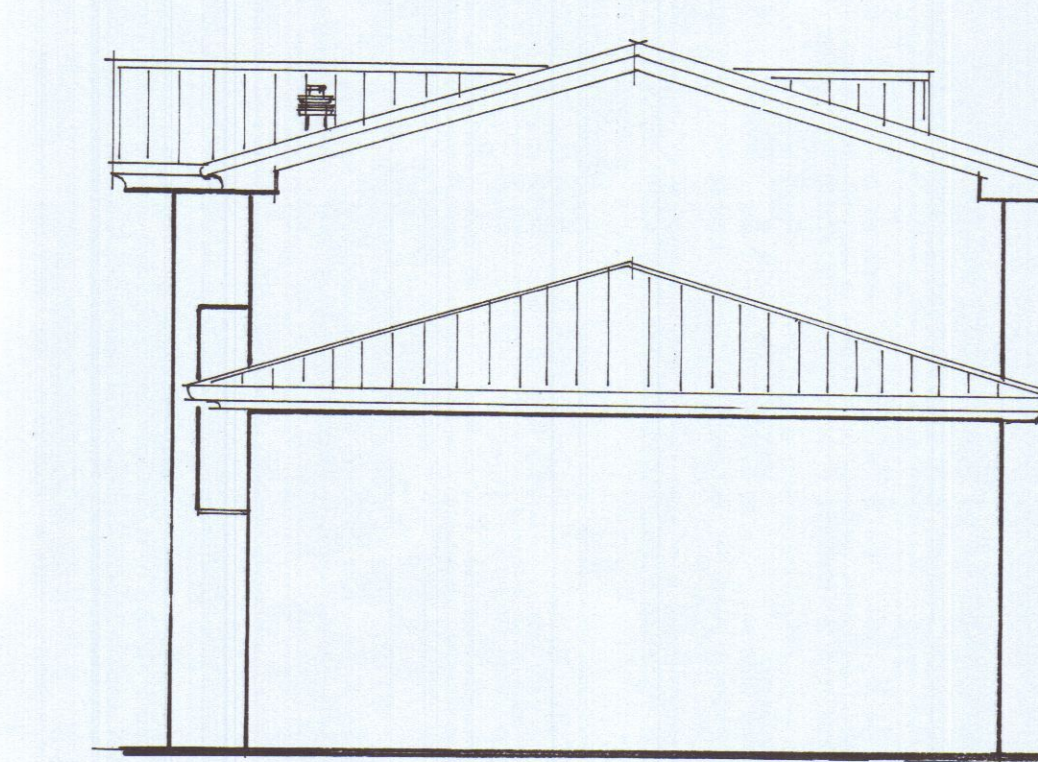
COPERTURA



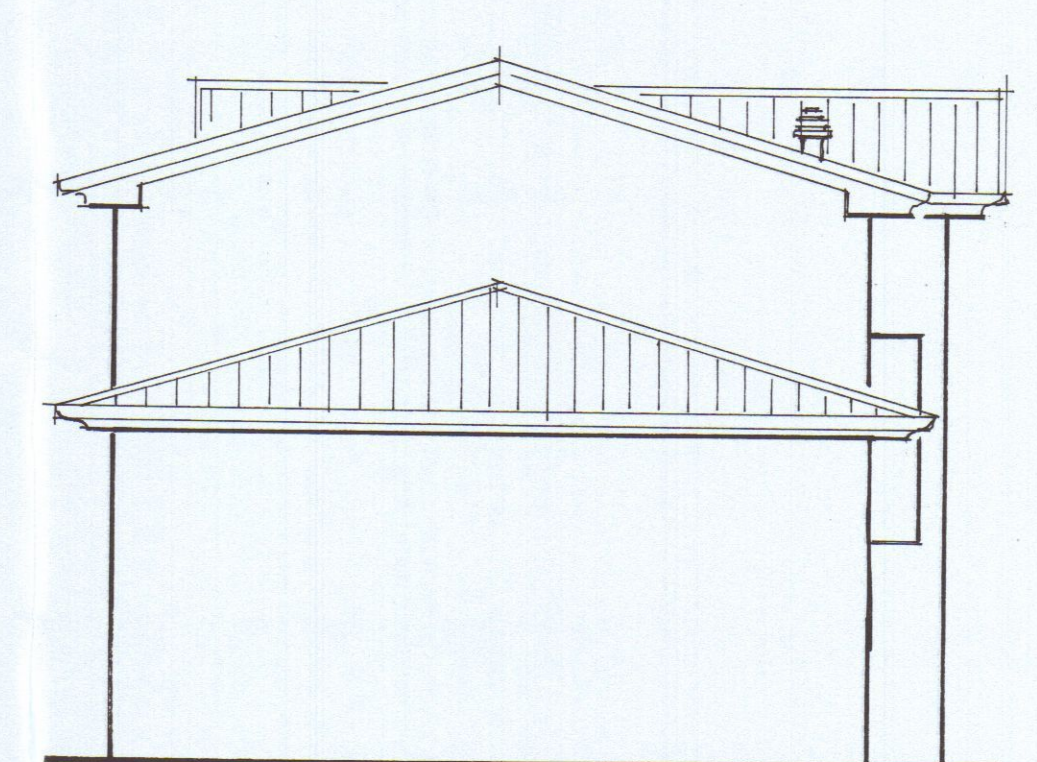
LATO OVEST



LATO EST



LATO SUD



LATO NORD

PROGETTO DI RISTRUTTURAZIONE URBANISTICA TIPOLOGIA "VILLA"
Loc. Via Battilana - FOG. 78 MAPPLI 235-966

RICHIEDENTE: ELLE COSTRUZIONI s.r.l.

ELLE COSTRUZIONI S.R.L.
Viale XX Settembre 177
54035 AVENZA - CARRARA (MS)
TEL. 0586/220453

TAV. 2. SEZIONI - TABELLE PARAMETRI

IL TECNICO
GEOM. DEL GROSSO ROBERTO

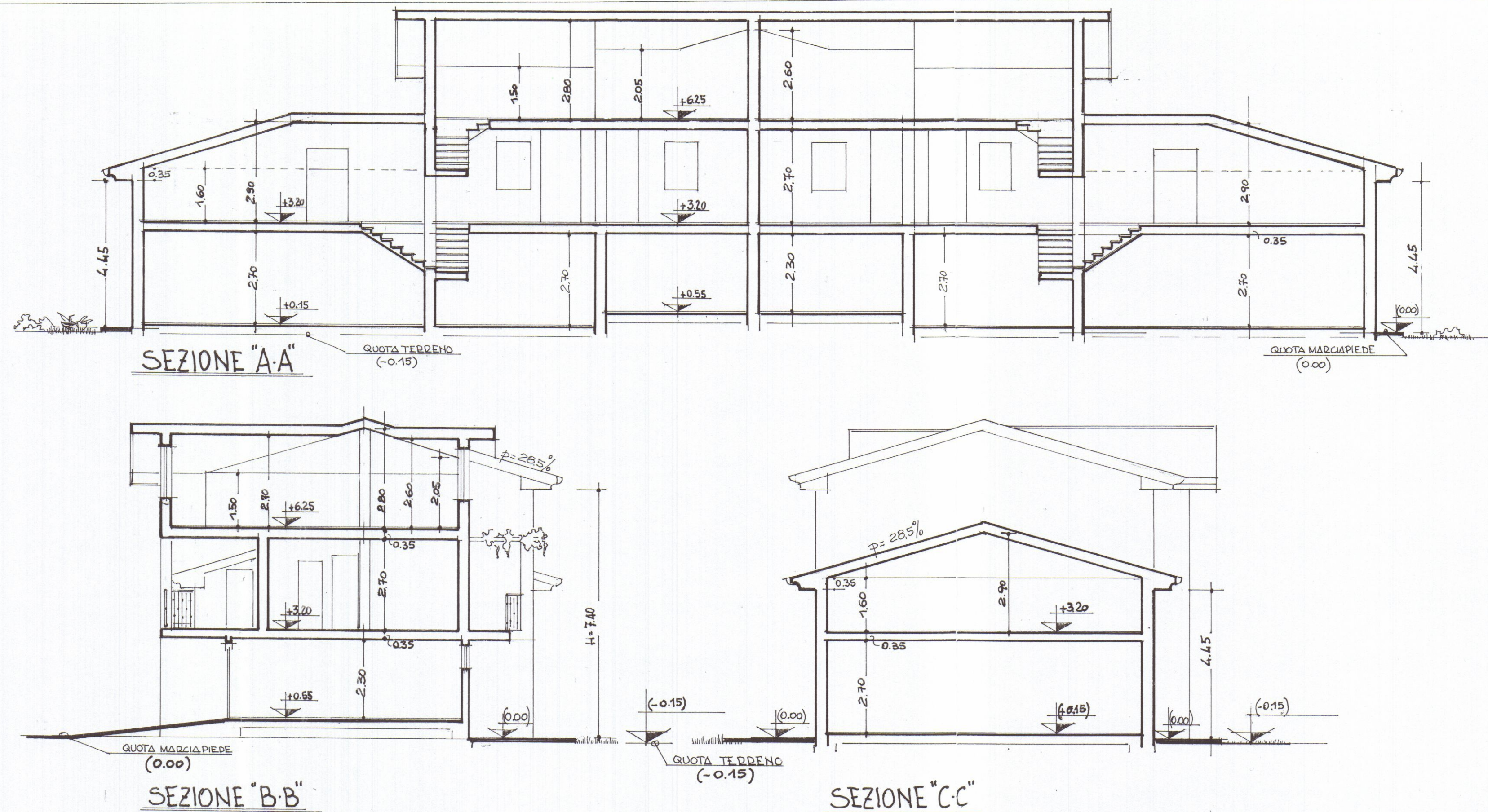
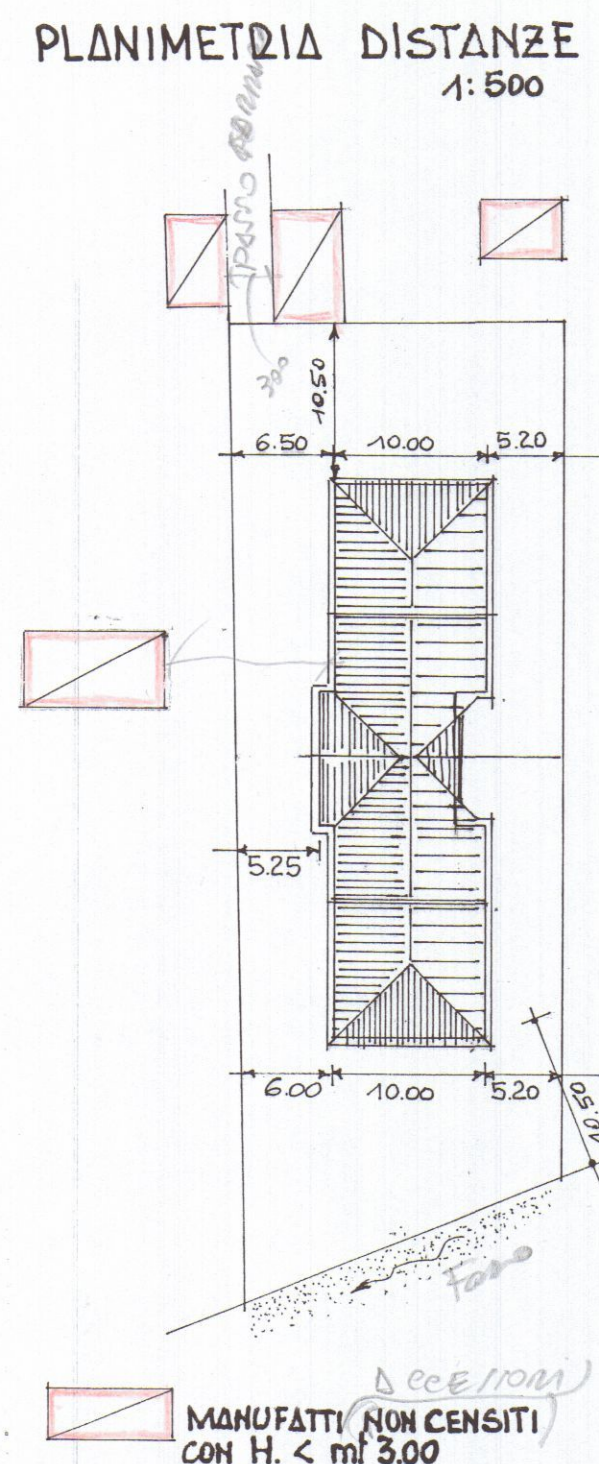


TABELLA PARCHEGGI E VERDE
(Art. 17-7 N.T.A)

- **Art. 7** n° 1,5 posti auto / 100 Mq. di SUL =
SUL = 399.66 pari a n° 6 posti auto.
 - **Legge n° 122/89** = 1 Mq. / 10 Mc. =
Mc. 1.847,34 pari a Mq. 185
INFERIORI A Mq. 335,37 DI PROGETTO
(VEDI TAB. SUP. FILTRANTI AL 50%).
 - **Art. 17** : n° 3 piante / 100 Mq. di superficie
n° 3 arbusti " "
- SUP. SCOPERTA = Mq. 506.20 + 335.37 = 841.57 Mq.
= MC 1354 - 841.57 = 512.43
- DA PROGETTO n° 17 piante alto fusto
n° 17 gruppi di arbusti

● POZZETTI DI DISPERSIONE ACQUE BIANCHE
-->-- DIREZIONE SCARICHI CIVILI ALLA
PUBBLICA FOGNATURA

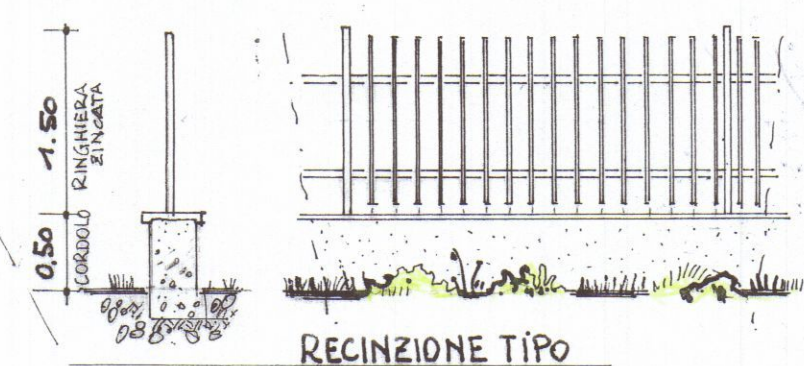
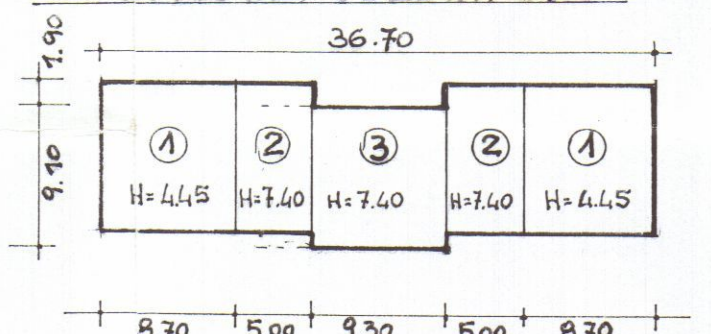


TABELLA DEI VOLUMI 1:500



- ① $10.00 \times 8.70 = 87.00 \times h. 4.45 = 387.15 \times 2 = 774.30$
 ② $5.00 \times 10.00 = 50.00 \times h. 7.40 = 370.00 \times 2 = 740.00$
 ③ $9.30 \times 9.10 = 84.63 \times h. 7.40 = 626.26$
-
- Volume garage $9.10 \times 8.70 \times h. 2.85 = 225.63$ MC.-
 Volumi tecnici 18.50 MC.=
-
- TOT.: $1.896.12$ MC

VOLUME DI REDDITO

Volume lordo - Volumi portici al 30%

$$\begin{array}{r} 35.20 \times h. 2.70 \\ 9.50 \times h. 2.70 \\ 9.50 \times h. 2.70 \\ \hline 95.04 \text{ MC} + \\ 25.65 \text{ MC} + \\ 25.65 \text{ MC} + \\ \hline 146.34 = \text{MC} 48.78 \\ \underline{\quad 3 \quad} \end{array}$$

MC. 1896.12 - 48.78 =

SUPERFICE LOTTO Mg. 1354
CALCOLO S.V.L.: Indice di U.F.: 0.30

- ① $14.00 \times 10.00 = 140.00$
 ① $14.00 \times 10.00 = 140.00$
 ② $19.30 \times 6.20 = 119.66$
399.66 Mq. TOTAL
 INFERIOR A $0.30 \times \text{mq. } 1354 = \text{mq. } 406$

CALCOLO SUP.COPIERTA

- $$\begin{array}{rcl} \textcircled{1} & 14.00 \times 10.00 \times 2 & = 280.00 \\ \textcircled{6} & 9.10 \times 9.30 & = 84.63 \\ & & \hline & & 364.63 \text{ Mq. TOTAL!} \end{array}$$

PORTICATI:

- $$\begin{aligned} \textcircled{3} (9.30 \times 2.60) + (2.90 \times 1.90) \times 2 &= \\ &= 35.20 \text{ Mg.} \\ \textcircled{4} (5.00 \times 1.90) &= 9.50 \text{ Mg.} \\ \textcircled{4} (5.00 \times 1.90) &= 9.50 \text{ Mg.} \end{aligned}$$

INFERIORI A 30% Sup. coperta =
 $0.30 \times 19.30 \times 6.20 =$
 $= \text{mq. } 35.90$

LOCALE TECNICO - max. 30.00 Mc./edificio -

- $$\textcircled{5} (1.90 \times 1.80 \times h. 2.70) \times 2 = M_c. 18.50$$

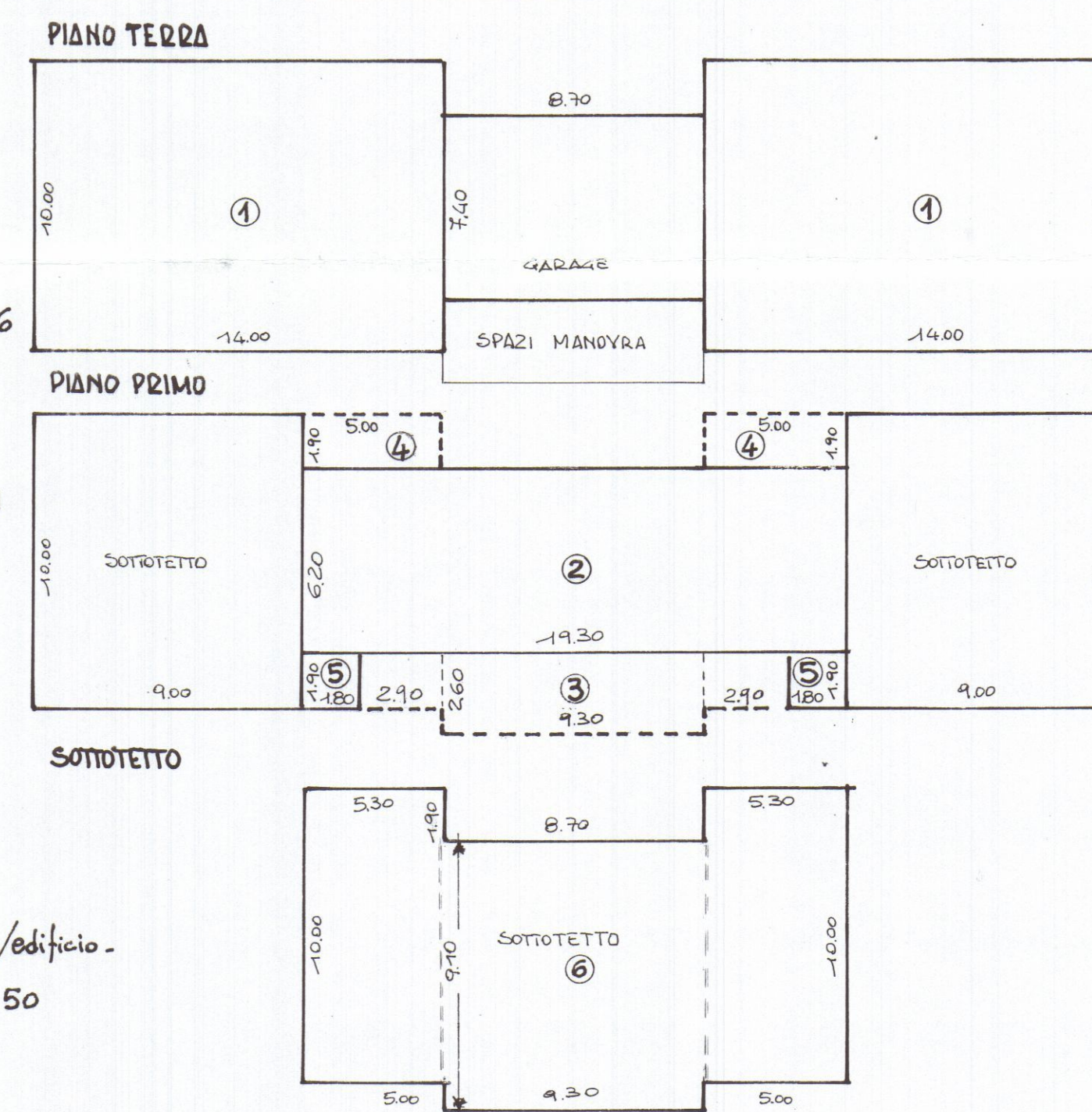
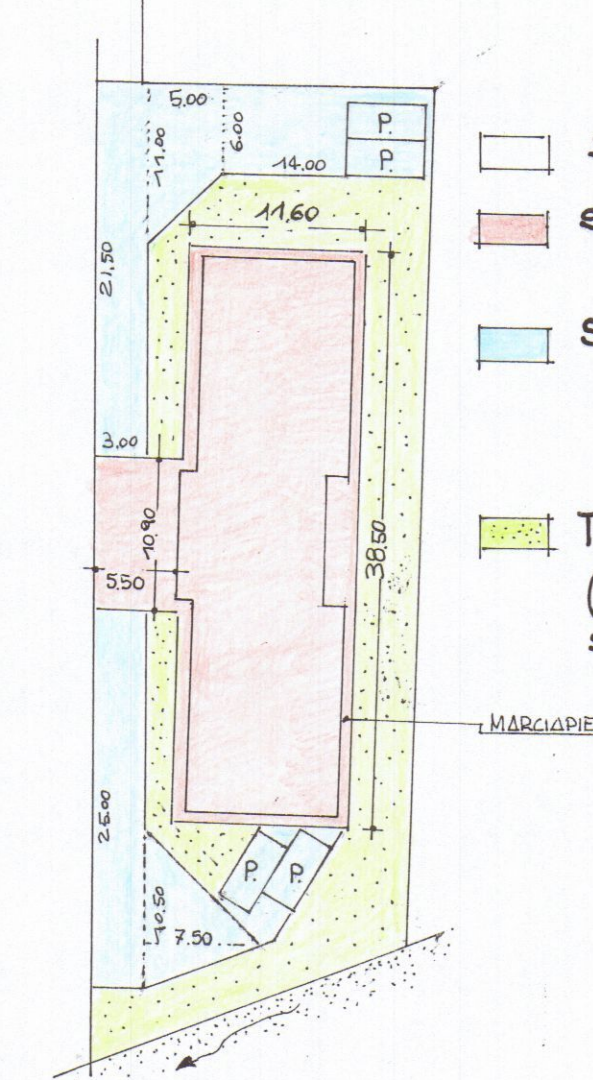


TABELLA SUPERFICI FILTRANTI



-  SUPERFICIE LOTTO Mq. 1354
-  SUPERFICIE IMPERMEABILE
= Mq. 506.20 +
-  SUP. PERMEABILE AL 50%
 $(Mq. \frac{335.37}{2}) = Mq. 167.68 =$
-
-  TOT. SUP. DRENANTE
 $(Mq. 1354 - 673.08) = 680.12$ Mq.
SUPERIORE AL 25% DEL LOTTO