



COMMITTENTE	ESSELUNGA S.p.a.		
PROGETTO	PIANO DI RECUPERO		
PROGETTO	EDIFICIO DIREZIONALE		
PROGETTO	EDIFICIO COMMERCIALE		
CONSULENZA PER MOBILITA'	Arch. Sergio Beccarelli		
OGGETTO	CALCOLO SUPERFICI AREE DI USO PUBBLICO, AREE PERMEABILI, SUPERFICIE COPERTA TOTALE		
TAVOLA N°	11***		

N.B. - ALCUNE SUPERFICI INCALCOLABILI ANALITICAMENTE SONO STATE MISURATE GRAFICAMENTE IN AMBIENTE CAD

DATI DI PROGETTO  
STANDARD DA REPERIRE  
dotazioni di aree a standard richieste R.U. > 8.000 mq  
50% da reperire nell'area - 50% monetizzabile

DM 1444/68 superficie verde e spazi pedonali:  
S.L.P. Commerciale = 14.499,87 mq x 80 / 100 = 11.599,90 mq  
S.L.P. Direzionale = 8.511,44 mq x 80 / 100 = 6.809,15 mq  
Totale = 18.409,05 mq

18.409,05/ 2 = 9.204,53mq da reperire nell'area

- VERIFICA**
- Piazze e spazi pedonali 7.336,78 mq → mq 8.625,15
  - Verde pensile 1.288,37mq → mq 4.101,68
  - Verde 3.237,37mq
  - Parcheggi 864,31mq
  - TOTALE 12.726,83 mq**

Superficie totale aree a standards di progetto 12.726,83 mq > 9.204,53 mq

AREE PUBBLICHE (STANDARD) DA CEDERE

Area verde di Via Ferraris  
(Ex art. 32 NTA comma 4) 8.409,05 mq x 25% = 4.101,68 mq  
verde e parcheggi 4.101,68 mq  
Totale aree a standard 14.609,94 mq

AREE DA MONETIZZARE

18.409,05 mq - 14.609,94 mq = 3.799,11 mq

**VERIFICA AREE PERMEABILI**

DATI DI PROGETTO

area intervento: 32.201,00 mq 25% = 8.050,25 mq

superfici aree permeabili piena terra: 5.142,59mq  
superfici a tetto verde: 2.910,58 mq  
superfici permeabili totali di progetto: 8.053,17 mq

8.053,17 mq > 8.050,25 mq

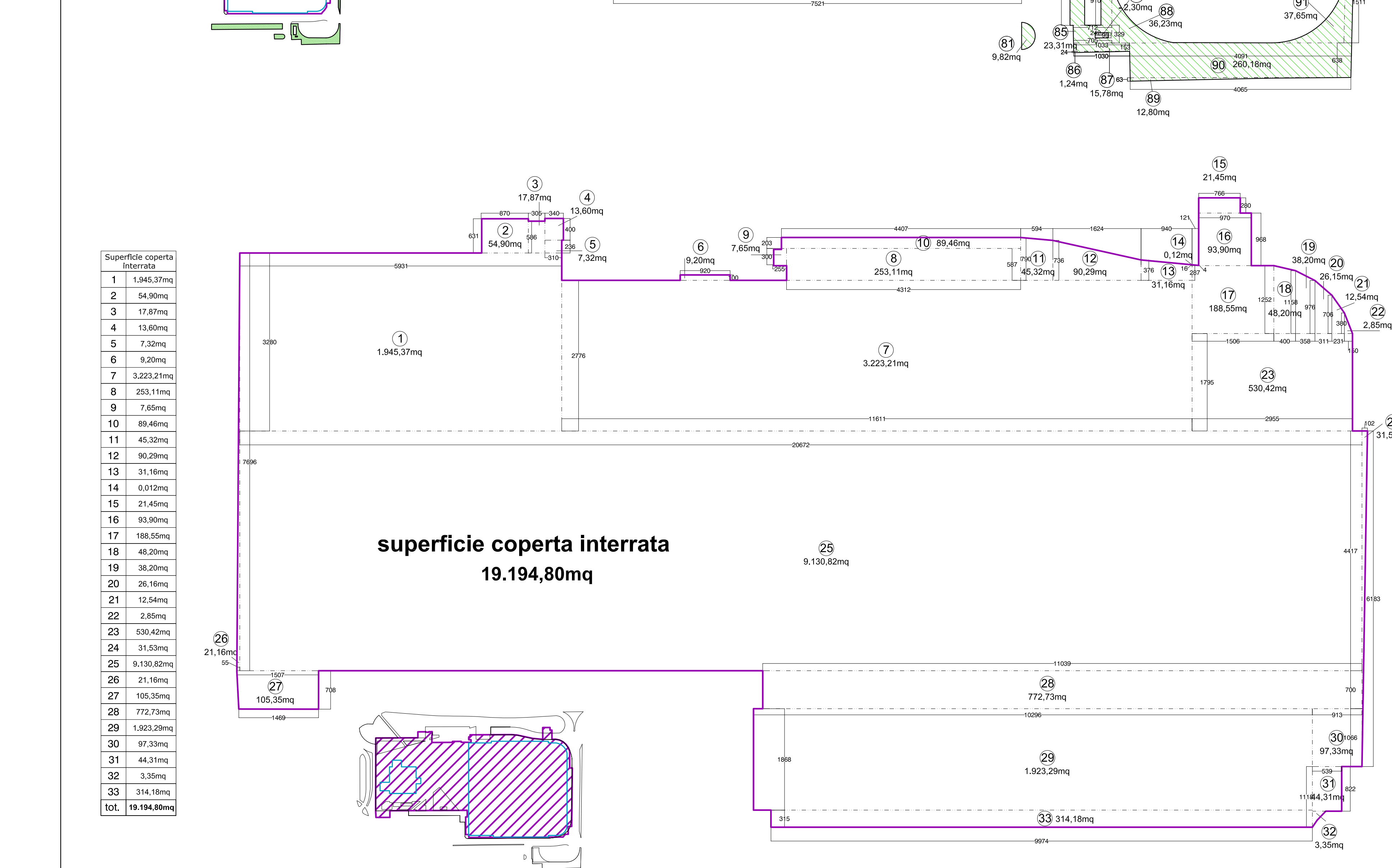
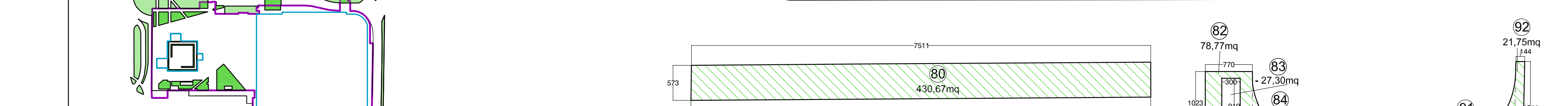
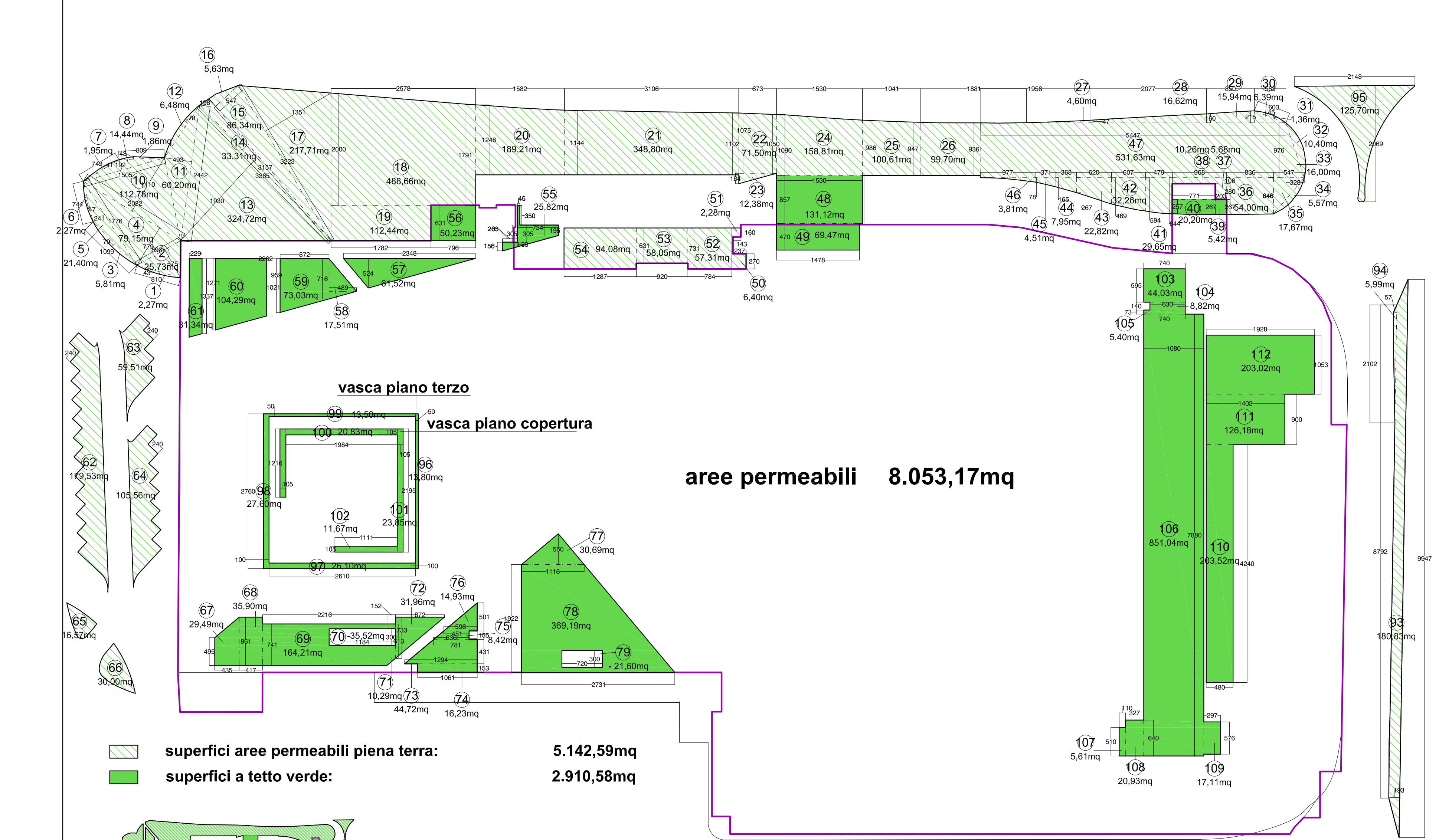
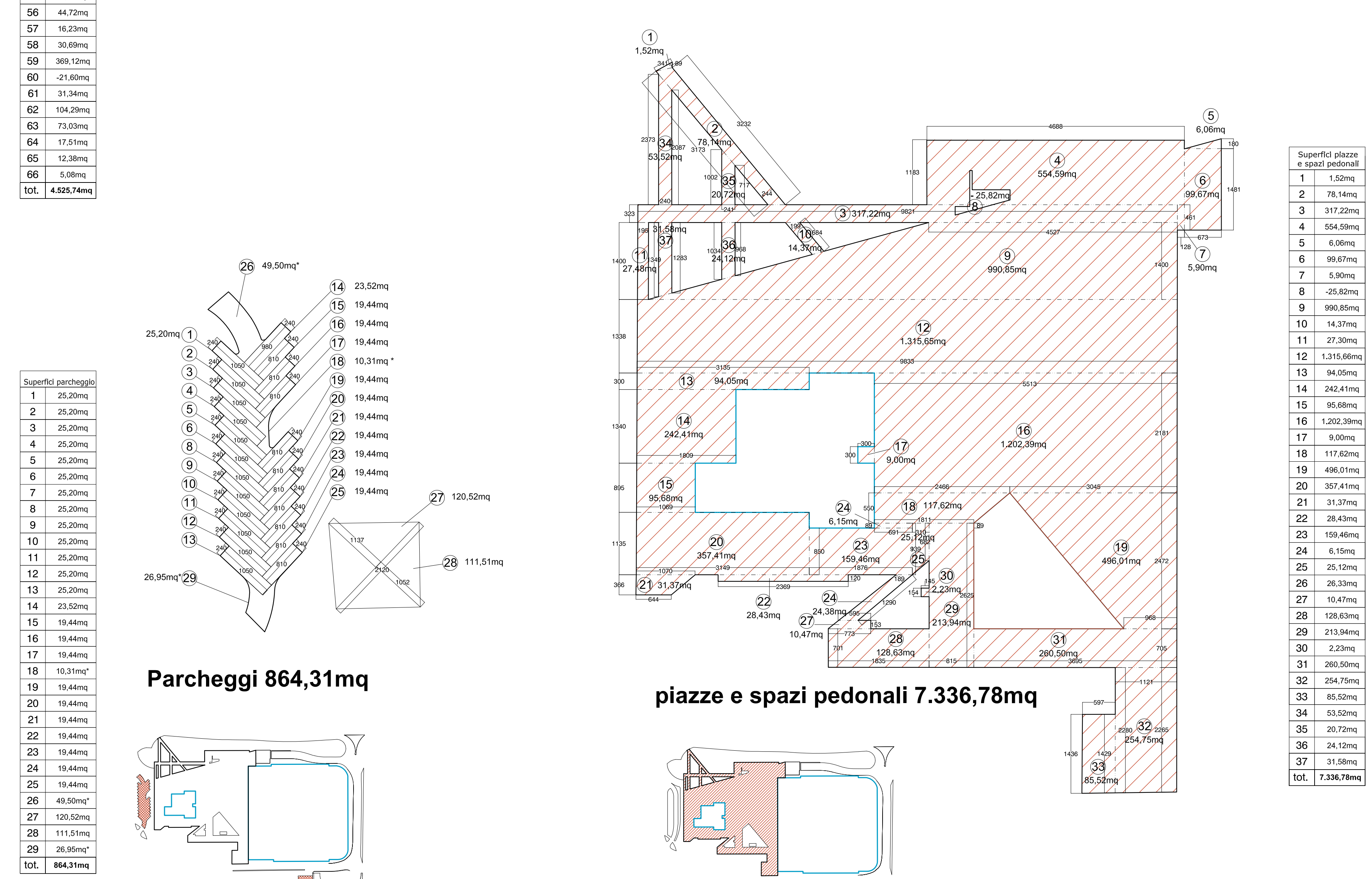
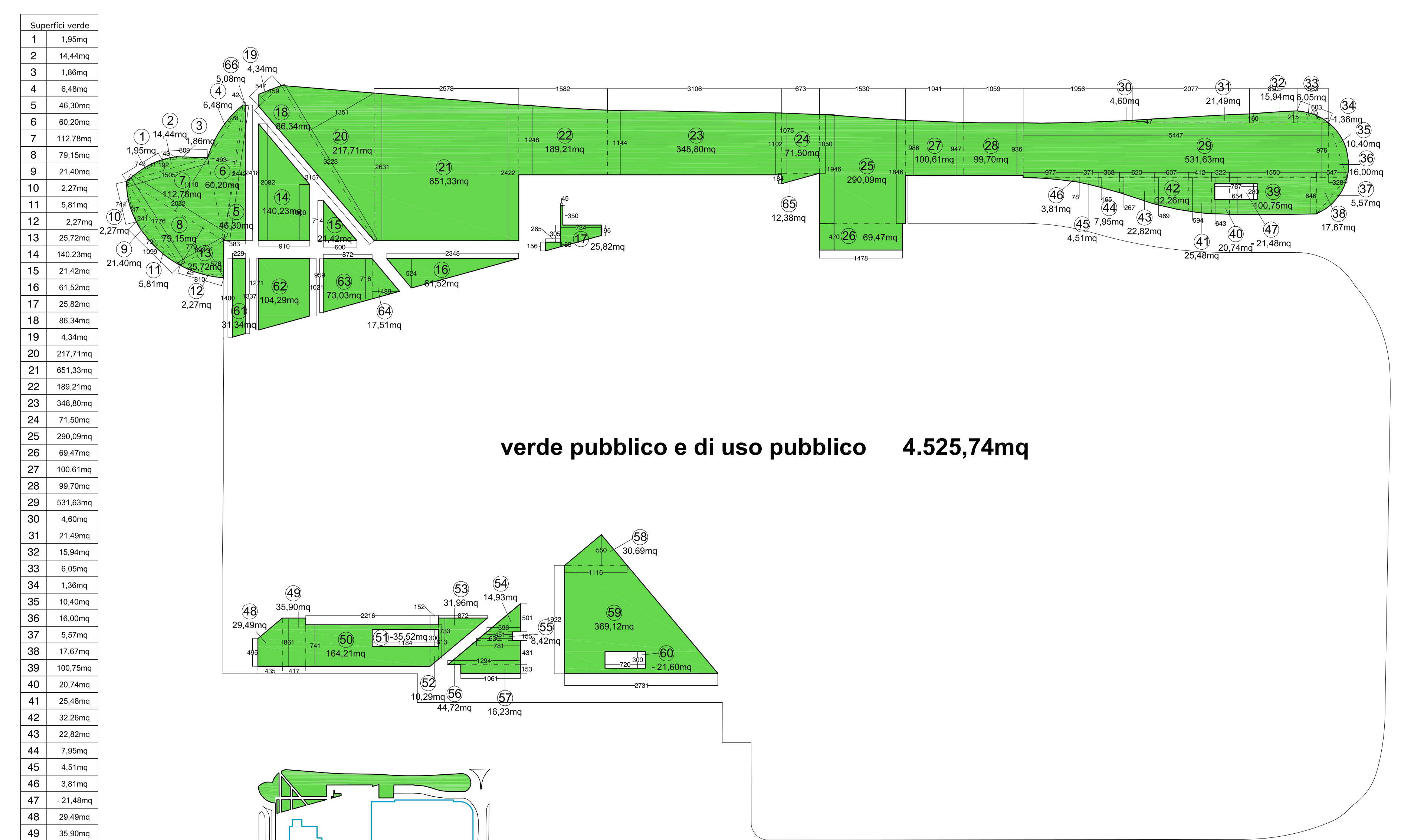
**VERIFICA SUPERFICIE COPERTA INTERRATA**

Superficie UM12 : 32.201,00mq  
Superficie coperta interrata: 19.194,80mq  
Rapporto di copertura : 59,6%

1	1,95mq
2	14,44mq
3	1,86mq
4	6,48mq
5	46,30mq
6	60,20mq
7	112,78mq
8	79,15mq
9	21,40mq
10	2,27mq
11	5,81mq
12	25,72mq
13	140,23mq
14	21,42mq
15	61,52mq
16	25,82mq
17	86,34mq
18	4,34mq
19	217,71mq
20	189,21mq
21	348,80mq
22	71,50mq
23	290,08mq
24	100,61mq
25	99,70mq
26	531,63mq
27	100,75mq
28	16,00mq
29	17,67mq
30	4,60mq
31	21,49mq
32	15,94mq
33	6,05mq
34	1,36mq
35	10,40mq
36	16,00mq
37	5,57mq
38	17,67mq
39	100,75mq
40	20,74mq
41	25,48mq
42	32,26mq
43	22,82mq
44	7,95mq
45	4,51mq
46	3,81mq
47	21,49mq
48	29,49mq
49	164,21mq
50	164,21mq
51	35,52mq
52	10,29mq
53	31,96mq
54	14,93mq
55	8,42mq
56	44,72mq
57	16,23mq
58	30,69mq
59	369,12mq
60	21,60mq
61	31,34mq
62	104,29mq
63	73,03mq
64	17,51mq
65	12,38mq
66	5,09mq
tot.	4.525,74mq

1	25,20mq
2	25,20mq
3	25,20mq
4	25,20mq
5	25,20mq
6	25,20mq
7	25,20mq
8	25,20mq
9	25,20mq
10	25,20mq
11	25,20mq
12	25,20mq
13	25,20mq
14	23,52mq
15	19,44mq
16	19,44mq
17	19,44mq
18	19,44mq
19	19,44mq
20	19,44mq
21	19,44mq
22	19,44mq
23	19,44mq
24	19,44mq
25	19,44mq
26	49,50mq
27	120,52mq
28	111,51mq
29	26,95mq
tot.	864,31mq

1	1,52mq
2	78,14mq
3	317,22mq
4	554,59mq
5	6,06mq
6	99,67mq
7	20,72mq
8	25,82mq
9	990,85mq
10	14,37mq
11	27,30mq
12	1.315,66mq
13	94,05mq
14	242,41mq
15	95,68mq
16	1.202,39mq
17	9,00mq
18	117,63mq
19	496,01mq
20	357,41mq
21	31,37mq
22	29,43mq
23	159,44mq
24	6,15mq
25	25,12mq
26	26,33mq
27	10,47mq
28	128,63mq
29	213,94mq
30	2,23mq
31	260,50mq
32	254,75mq
33	85,52mq
34	53,52mq
35	20,72mq
36	24,12mq
37	31,58mq
tot.	7.336,78mq



1	2,27mq
2	25,73mq
3	5,81mq
4	79,15mq
5	21,40mq
6	2,27mq
7	1,95mq
8	14,44mq
9	1,86mq
10	112,78mq
11	110,20mq
12	6,48mq
13	324,72mq
14	33,31mq
15	86,34mq
16	5,81mq
17	217,71mq
18	110,44mq
19	110,44mq
20	189,21mq
21	348,80mq
22	71,50mq
23	12,38mq
24	158,81mq
25	100,61mq
26	99,70mq
27	4,60mq
28	16,00mq
29	15,94mq
30	6,05mq
31	1,36mq
32	10,40mq
33	16,00mq
34	5,57mq
35	17,67mq
36	54,00mq
37	5,81mq
38	19,26mq
39	5,42mq
40	20,29mq
41	29,65mq
42	32,26mq
43	22,82mq
44	7,95mq
45	4,51mq
46	3,81mq
47	531,63mq
48	131,10mq
49	69,47mq
50	6,40mq
51	2,28mq
52	57,31mq
53	58,05mq
54	94,06mq
55	25,82mq
56	59,23mq
57	61,52mq
58	17,51mq
59	73,03mq
60	194,29mq
61	31,34mq
62	179,53mq
63	59,51mq
64	105,56mq
65	16,57mq
66	30,06mq
67	29,49mq
68	35,90mq
69	164,21mq
70	35,52mq
71	10,29mq
72	31,96mq
73	44,72mq
74	16,23mq
75	4,49mq
76	14,93mq
77	30,69mq
78	369,12mq
79	21,60mq
80	430,67mq
81	9,80mq
82	78,77mq
83	-27,30mq
84	-2,30mq
85	25,51mq
86	1,24mq
87	15,78mq
88	36,63mq
89	12,80mq
90	260,18mq
91	37,65mq
92	21,75mq
93	180,83mq
94	5,99mq
95	125,70mq
96	13,89mq
97	26,10mq
98	27,69mq
99	13,50mq
100	20,83mq
101	23,95mq
102	11,67mq
103	44,03mq
104	8,82mq
105	6,40mq
106	851,04mq
107	5,81mq
108	20,93mq
109	17,11mq
110	203,52mq
111	126,18mq
112	203,02mq
tot.	8.053,17mq