COMUNE DI PRATO

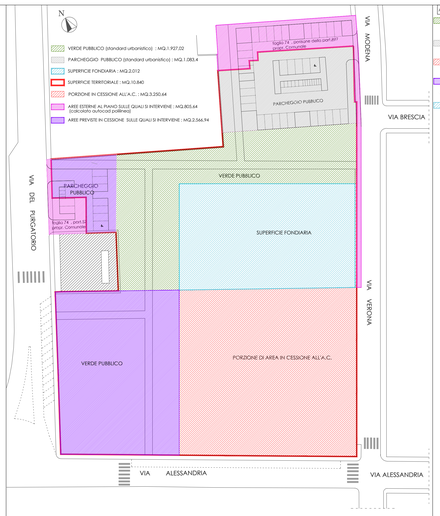
Piano Attuativo per l'Area di Trasformazione
AT4c_01 -Nuova Edificazione "Ex Ambrosiana"

Proponente: Ambrosiana s.r.l.
via Ferrucci 41,59100 -Prato

Progetto: Arch. Alessio Cantini
via Mazzini 31, 59100 -Prato
tel. e fax. 0574/969332
alessio.cantini@cantiniandpartners.com

elaborato	*scala*	*tavola*
Conteggi Urbanistici	1:500	EP04
		02/03/2021

RILEVO STRUMENTALE



AREE DA CEDERE

2.6+127.74+14.36/2+27.74+13.85/2+2.75+25.74+20.62+120.62+1.48/2+0.18/2+1.69/2+
+178.57+8.86/2+146.67+1.37/2+34.46+74.52/2+94.52+44.18/64.64/2=mq.1.927,02

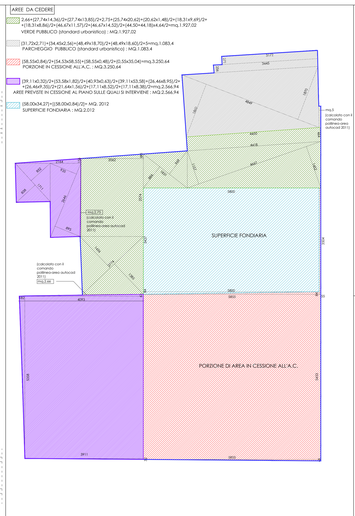
VERDE PUBBLICO (standard urbanistico) : MQ.1.927,02

(51.72x2.71)+(54.45x2.56)+(48.49x18.70)/2+(48.49x18.8)/2=0+mq.1.083,4
PARCHEGGIO PUBBLICO (standard urbanistico) : MQ.1.083,4

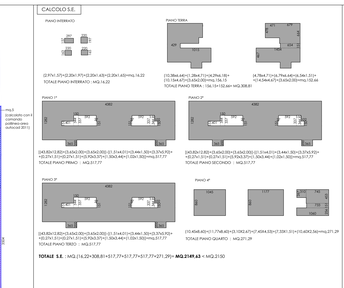
(58.55x5.84)/2+(54.53x58.55)+(58.55x0.48)/2+(55.55x55.04)=mq.3.250,64
PORZIONE IN CESSIONE ALL'A.C. : MQ.3.250,64

(39.11x0.32)/2+(55.58x1.82)/2+(40.93x0.63)/2+(39.11x55.58)+(26.46x8.95)/2+
+(26.46x9.32)/2+(21.64x1.56)/2+(17.11x8.52)/2+(17.11x8.38)/2=mq.2.566,94
AREE PREVISTE IN CESSIONE AL PIANO SULLE QUALI SI INTERVIENE : MQ.2.566,94

(58.09x34.27)+(58.09x0.84)/2= MQ. 2012
SUPERFICIE FONDIARIA : MQ.2.012

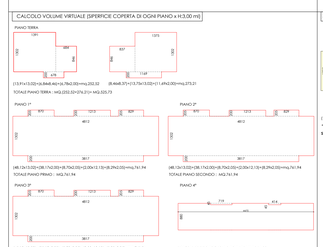


CALCOLO S.E.


PIANO INTERRATO
(2.97x1.57)+(2.35x1.97)+(2.23x1.63)+(2.23x1.63)=mq.16,22
TOTALE PIANO INTERRATO : MQ.16,22
PIANO TERRA
(10.38x6.60)+(11.28x4.71)+(4.29x6.18)+
(10.15x4.47)+(10.60x2.00)=mq.156,15
TOTALE PIANO TERRA : 156,15+152.6m= MQ.308,81
(4.78x4.71)+(16.79x6.60)+(6.34x1.21)+
+(14.06x4.47)+(2.60x2.00)=mq.152,66
PIANO 1°
(45.85x13.82)+(3.65x2.00)+(3.65x2.00)-(1.31x4.21)+(3.44x1.30)+(3.31x2.92)+
+(0.27x1.31)+(0.27x1.31)+(0.90x3.07)+(1.30x0.44)+(1.02x1.30)=mq.617,77
TOTALE PIANO TIPIKO : MQ.617,77
PIANO 2°
(45.85x13.82)+(3.65x2.00)+(3.65x2.00)-(1.31x4.21)+(3.44x1.30)+(3.31x2.92)+
+(0.27x1.31)+(0.27x1.31)+(0.90x3.07)+(1.30x0.44)+(1.02x1.30)=mq.617,77
TOTALE PIANO SECONDO : MQ.617,77
PIANO 3°
(45.85x13.82)+(3.65x2.00)+(3.65x2.00)-(1.31x4.21)+(3.44x1.30)+(3.31x2.92)+
+(0.27x1.31)+(0.27x1.31)+(0.90x3.07)+(1.30x0.44)+(1.02x1.30)=mq.617,77
TOTALE PIANO QUARTO : MQ.271,29
PIANO 4°
(10.45x8.60)+(11.77x8.45)+(3.10x2.47)+(7.45x4.55)+(7.55x1.31)+(10.60x2.56)=mq.271,29
TOTALE PIANO QUARTO : MQ.271,29

TOTALE S.E. : MQ.(16,22+308,81+617,77+617,77+271,29)= **MQ.2141,63** < MQ.2150

CALCOLO VOLUME VIRTUALE (SUPERFICIE COPERTA DI OGNI PIANO x H3,00 m)



(13.91x13.52)+(6.84x8.46)+(6.78x2.05)=mq.250,32
TOTALE PIANO TERRA : mq.(250,32+276,31)= MQ.525,73

(48.12x13.52)+(38.17x2.05)+(8.70x2.05)+(2.00x12.15)+(8.29x2.05)=mq.761,94
TOTALE PIANO PRIMO : mq.761,94

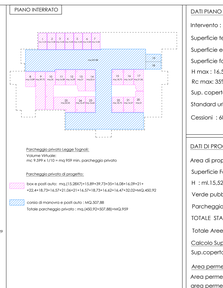
(48.12x13.52)+(38.17x2.05)+(8.70x2.05)+(2.00x12.15)+(8.29x2.05)=mq.761,94
TOTALE PIANO SECONDO : mq.761,94

(48.12x13.52)+(38.17x2.05)+(8.70x2.05)+(2.00x12.15)+(8.29x2.05)=mq.761,94
TOTALE PIANO TERZO : mq.761,94

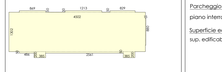
(34.75x8.82)+(25.40x7.70+25.40x4.14)=mq.384,55
TOTALE PIANO QUARTO : MQ.384,27

TOTALE CALCOLO VOLUME VIRTUALE :
MQ.(525,73+761,94+761,94+761,94+384,27)=mq.3.195,82
MQ.3.195,82x 3,00= **MC.9.597,4**

PIANO INTERRATO



SUPERFICIE COPERTA



(13.52x4.02)+(8.69x0.50)+(13.13x0.50)+(8.29x0.50)+(0.50x8.80)+(2.00x3.80)+(25.61x0.50)+
+(2.00x0.80)+(0.50x4.86)= mq.652,65
SUPERFICIE COPERTA : MQ.652,65

DATI PIANO OPERATIVO:

Intervento : Area di trasformazione AT4c_01

Superficie territoriale : MQ.10.740

Superficie edificabile : MQ.2.150

Superficie fondiaria : MQ.2.012

H max : 16,50

Rc max: 35% Superficie fondiaria

Sup. coperta max ammisibile : mq. 2.012 x35% = mq.704,2

Standard urbanistici : mq.2.884

Cessioni : 60% St

DATI DI PROGETTO:

Area di proprietà verificata con rilievo strumentale : MQ.10.840

Superficie Fondiaria : mq. 2.012

H : m.15.52 < m.16.50

Verde pubblico (standard urb.) : mq. 1.927,02

Parcheggio pubblico (standard urb.): mq. 1.083,4

TOTALE STANDARD URBANISTICI MQ. 3.010,42 > MQ.2.884

Totale Aree previste in cessione : (3.250,64+2.566,94)= MQ. 5.817,58

Calcolo Superficie coperta

Sup.coperta = mq.652,65 < MQ 704,2

Area permeabile piantumata

Area permeabile minima : mq. 2.012 x25% = mq. 503

area permeabile mq 571,75 > mq 503

Parcheggio privato Legge Tognoli:

Volume Virtuale mc 9.599,4

mc 9.599,4 x 1/10 = mq 959

Parcheggio privato di progetto:

piano interrato: mq 959

Superficie edificabile :

sup. edificabile: mq 2.149,63 < mq 2.150

Firmato da:

Cantini Alessio Ugo
codice fiscale CNTLSG49P06G999Y
num.serie: 115116483572781300610010938204821772250
emesso da: ArubaPEC S.p.A. NG CA 3
valido dal 24/09/2018 al 24/09/2021