

REGIONE
PIEMONTE
COMUNE DI SETTIMO
TORINESE
Provincia di Torino

T03a

AREA URBANISTICA QT6/1
ISOLATO COMPRESO TRA LE
VIE
GARIBALDI-CAVOUR-MAMELI

SETTIMO TORINESE (TO)

NUOVO CATASTO TERRENI
FOGLIO N.29 MAPPALI N.
204,205,246

GRUPPO DI PROGETTAZIONE

adstudio
www.adstudio.to.it

Arch. Angelo DELLI GATTI
Arch. Maurizio GONTIER

adstudio - via Torino, 47 Settimo Torinese (TO)
tel 011.82 11 318 - segreteria@adstudio.to.it

CAPOGRUPPO

Arch. Angelo DELLI GATTI

COMMITTENTE

SENNA COSTRUZIONI SRL

LIVELLO DI PROGETTAZIONE

PROGETTO DEFINITIVO

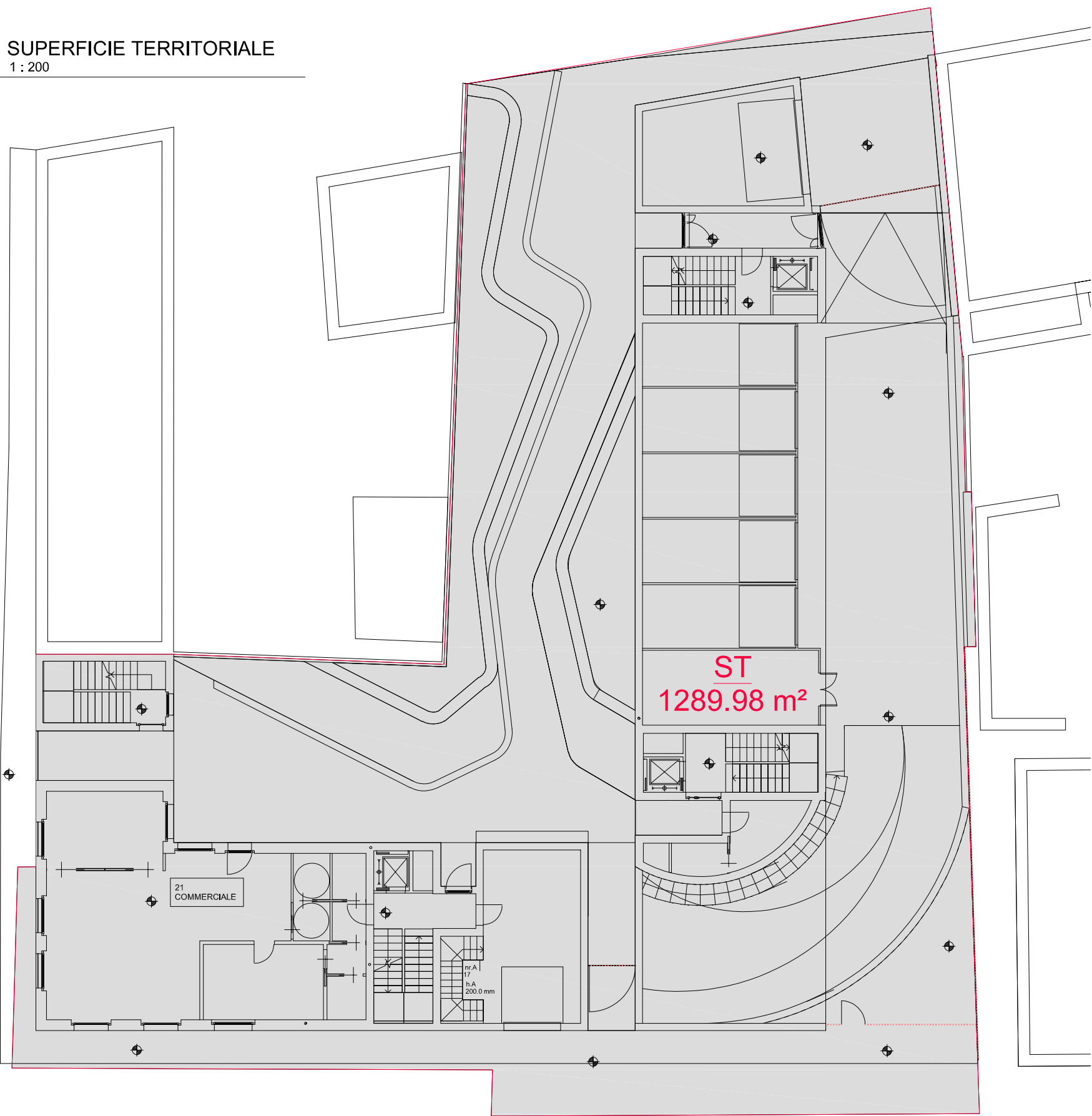
DATA

12/02/2019

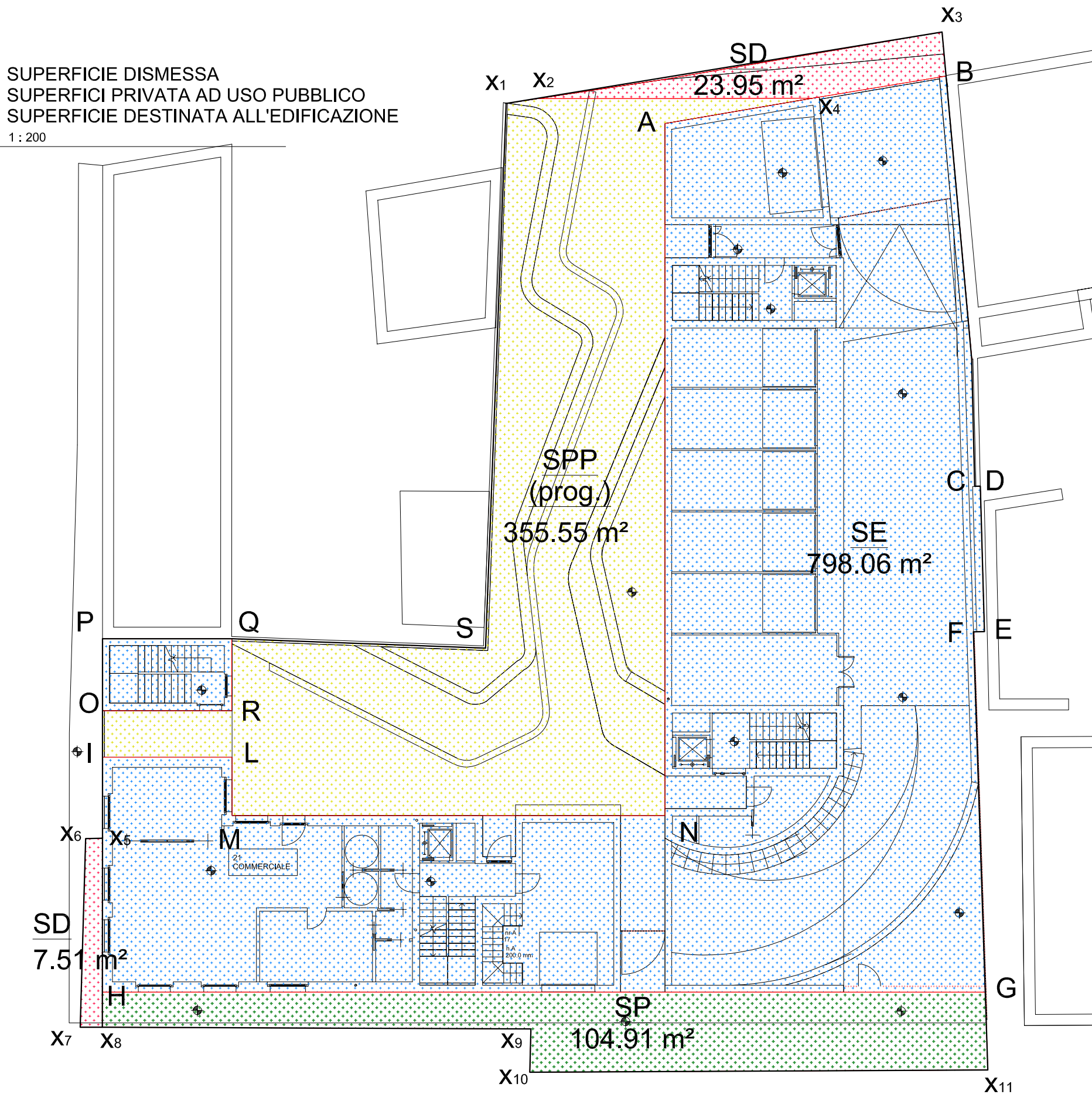
TITOLO TAVOLA

SCHEMI E CALCOLI

SUPERFICIE TERRITORIALE
1 : 200



SUPERFICIE DISMESSA
SUPERFICI PRIVATA AD USO PUBBLICO
SUPERFICIE DESTINATA ALL'EDIFICAZIONE
1 : 200



PARAMETRI ATTUATIVI AREA QT6/1

SUPERFICIE TERRITORIALE DA PRGC	1268 mq
S.U.L. MASSIMA REALIZZABILE DA PRGC	1395 mq
SUPERFICIE COPERTA	esistente mq
NR. PIANI AMMESSI DA PRGC	3,4,5 P.F.T.

PARAMETRI IN PROGETTO

SUPERFICIE TERRITORIALE DA CATASTO TERRENI	F. 20 PART. 204 F. 20 PART. 205 F. 20 PART. 246	550,00 386,00 332,00	1268,00 mq
SUPERFICIE TERRITORIALE DA RILIEVO	(area ST)	1289,98 mq	
SUPERFICIE COPERTA ATTUALE DA RILIEVO	(si veda schema TAVOLA 02)	681,69 mq	
SUPERFICIE COPERTA IN PROGETTO	(area SC)	670,00 < 681,69	
S.U.L. RESIDENZIALE IN PROGETTO	L1-piano primo (area R01) L2-piano secondo (area R02) L3-piano terzo (area R03) L4-piano quarto	437,75 437,75 410,80 0	1286,30 mq
S.U.L. COMMERCIALE IN PROGETTO	L0-piano terra (area N01)	108,46 mq	
TOTALE RESIDENZIALE + COMMERCIALE		1394,76 mq < 1395	
SUPERFICIE DI VENDITA COMMERCIALE		73,11 mq	
INCREMENTO CAPACITA' INSEDIATIVA	(Calcolata ai sensi dell'art. 12 delle N.T.A.)		
Abitanti insediabili		37 ab	
1286,30 mq/35 mq/ab =		36,75 ab	

STANDARD URBANISTICI DOVUTI

(Calcolati ai sensi dell'art. 21 della L.R. 56/77)

Residenziale	37 x 25 mq/ab. =	925 mq
Commerciale	108,74 mq x 0,80 =	86,77 mq
TOTALE STANDARD DOVUTI		1011,77 mq

STANDARD URBANISTICI REPERITI

Superficie da cedere come spazio pubblico OO.UU. 1° (area SD - superficie dismessa) [X2-X3-B-X4-X2] + [X5-X6-X7-X8-X5]	31,46 mq	
Superficie da asservire ad uso pubblico OO.UU. 2° (area SPP prog. - superficie privata ad uso pubblico in progetto) [X1-X2-X4-A-N-M-L-I-O-R-Q-S-X1]	355,55 mq	
Superficie privata (area SP - superficie privata) [X8-X9-X10-X11-G-H-X8]	104,91 mq	
STANDARD DA MONETIZZARE		
	1011,77-355,55=	656,22 mq
di cui relativi alla quota di RESIDENZA (925*656,22)/1011,77=	599,94 mq	
di cui relativi alla quota di COMMERCIO (86,77*656,22)/1011,77=	56,28 mq	

SUPERFICIE DESTINATA ALL'EDIFICAZIONE

(area ST) - (area SD) - (area SPP prog.) - (area SP)= 1289,98 - 31,46 - 355,55 - 104,91=
(area SF - superficie fondiaria) 798,06 mq

FABBISOGNO PARCHEGGI PRIVATI

(Calcolati ai sensi dell'art. 58 delle N.T.A.)

Residenziale	1286,30 mq x 3 m x 0,10 =	385,89 mq
Commerciale	73,11 x 0,5 =	36,56 mq
TOTALE FABBISOGNO PARCHEGGI PRIVATI		422,45 mq

SUPERFICIE A PARCHEGGI PRIVATI IN PROGETTO

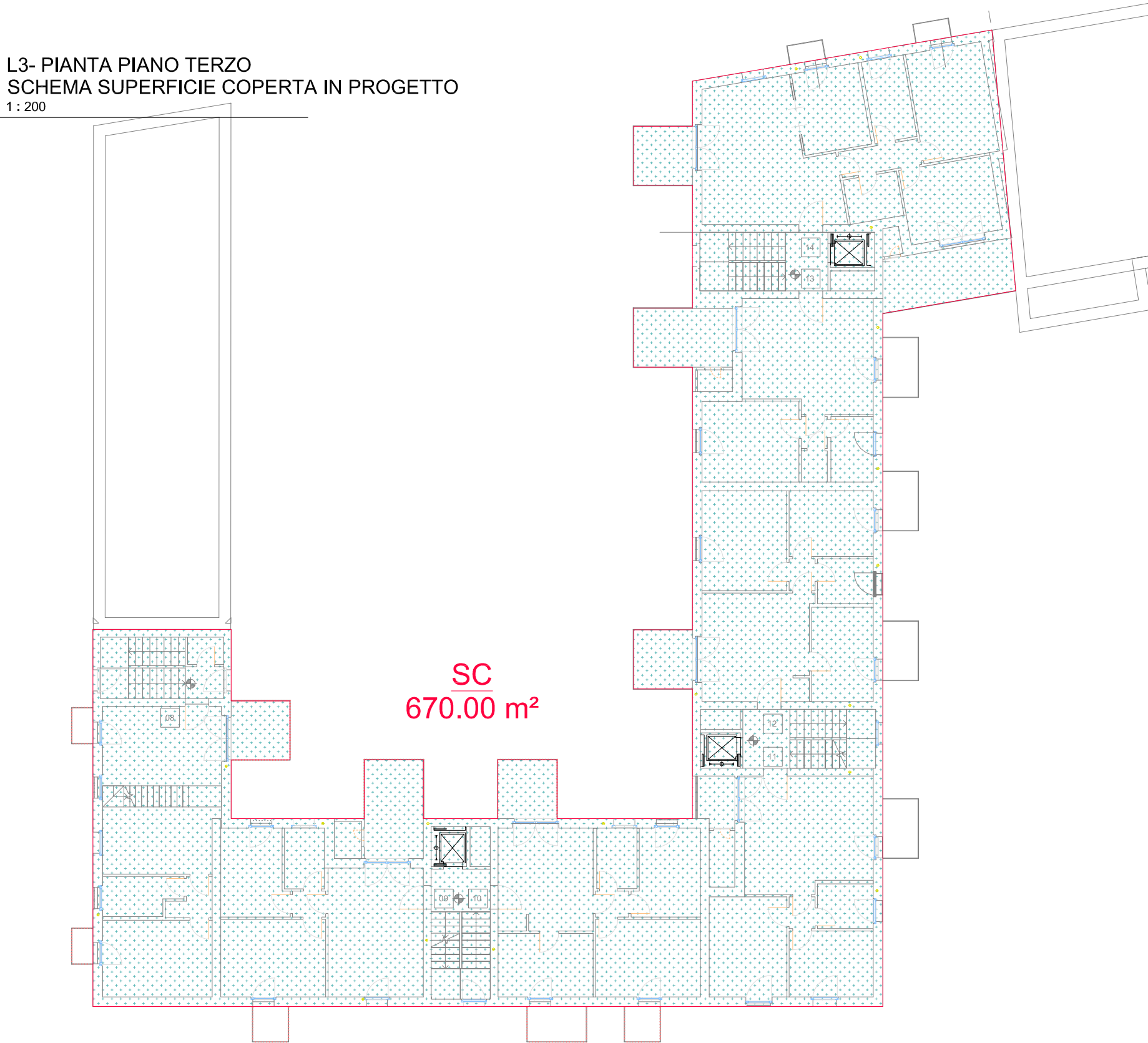
Livello -1 piano interrato (area P01)	683,3 mq
Livello -0 piano terra (area P02)	328,99 mq
TOTALE SUPERFICIE A PARCHEGGIO	1012,29 mq > 422,45 mq

LEGENDA:

- XX identificativo unità
- N01 s.u.l. commerciale
- R01 s.u.l. residenziale
- ST superficie territoriale
- superficie a parcheggio
- SC superficie coperta
- SD superficie dismessa
OO.UU.1° (X2-X3-B-X4-X2 + X5-X6-X7-X8-X5)
superficie privata ad uso pubblico in progetto
OO.UU.2° (X1-X2-X4-A-N-M-L-I-O-R-Q-S-X1)
- SPP superficie privata
(X8-X9-X10-X11-G-H-X8)
- SE superficie destinata all'edificazione
(X4-B-C-D-E-F-G-H-X5-L-M-N-A-X6 + O-P-Q-R-O)
- IE superficie isola ecologica

NOTA:
Tutte le superfici sono state
conteggiate con metodo cad.

L3- PIANTA PIANO TERZO
SCHEMA SUPERFICIE COPERTA IN PROGETTO
1 : 200



AREA URBANISTICA QT6/1
ISOLATO COMPRESO TRA LE
VIE
GARIBALDI-CAVOUR-MAMELI

SETTIMO TORINESE (TO)

NUOVO CATASTO TERRENI
FOGLIO N.29 MAPPALI N.
204,205,246

GRUPPO DI PROGETTAZIONE

adstudio
www.adstudio.to.it

Arch. Angelo **DELLI GATTI**
Arch. Maurizio **GONTIER**

adstudio - via Torino, 47 Settimo Torinese (TO)
tel. 011.82.11.318 - segreteria@adstudio.to.it

CAPOGRUPPO

Arch. Angelo **DELLI GATTI**

COMMITTENTE

SENNA COSTRUZIONI SRL

LIVELLO DI PROGETTAZIONE

PROGETTO DEFINITIVO

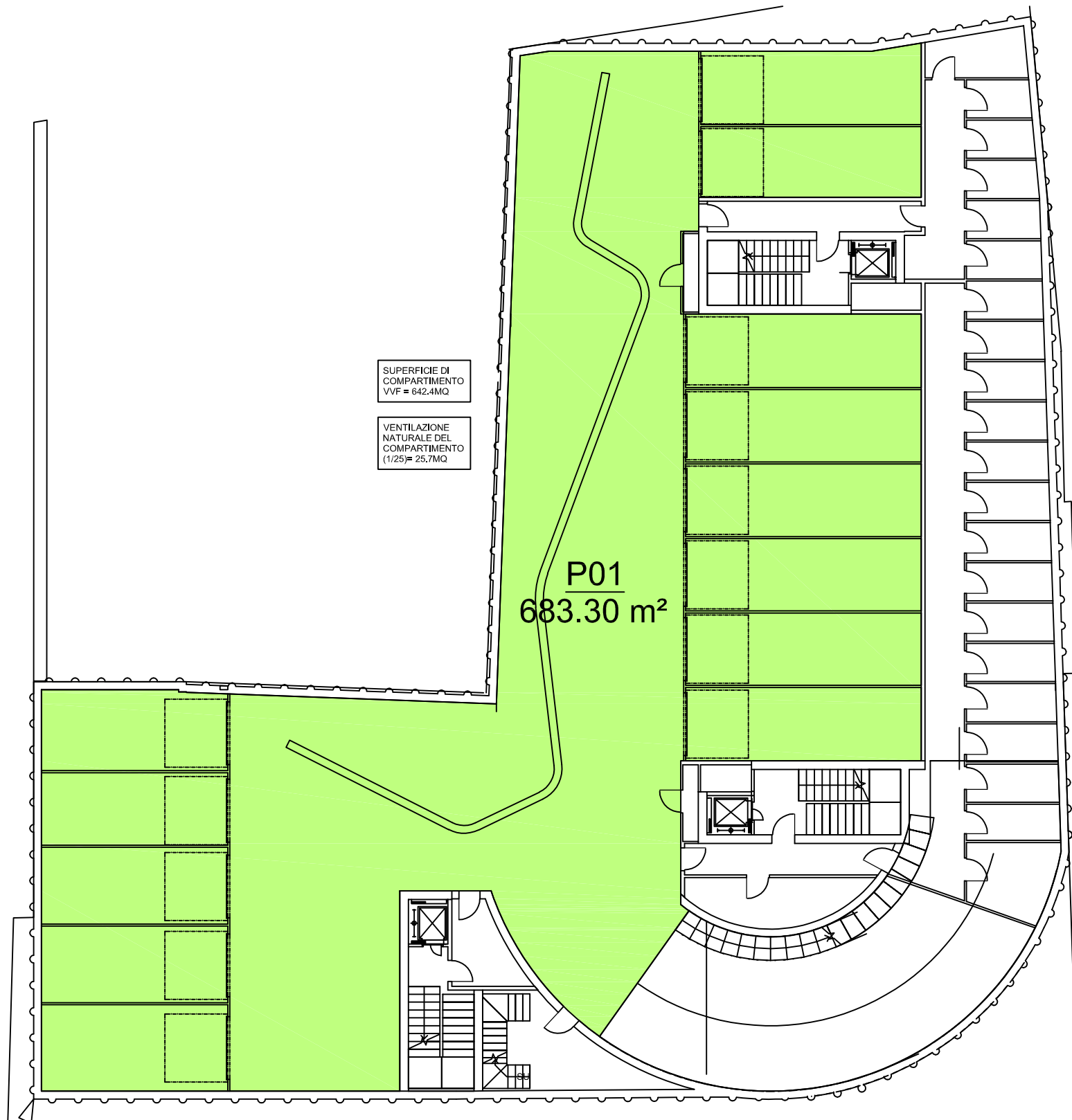
DATA

12/02/2019

TITOLO TAVOLA

SCHEMI E CALCOLI

L-1 - PIANTA PIANO INTERRATO
SCHEMA PARCHEGGI IN PROGETTO
1 : 200



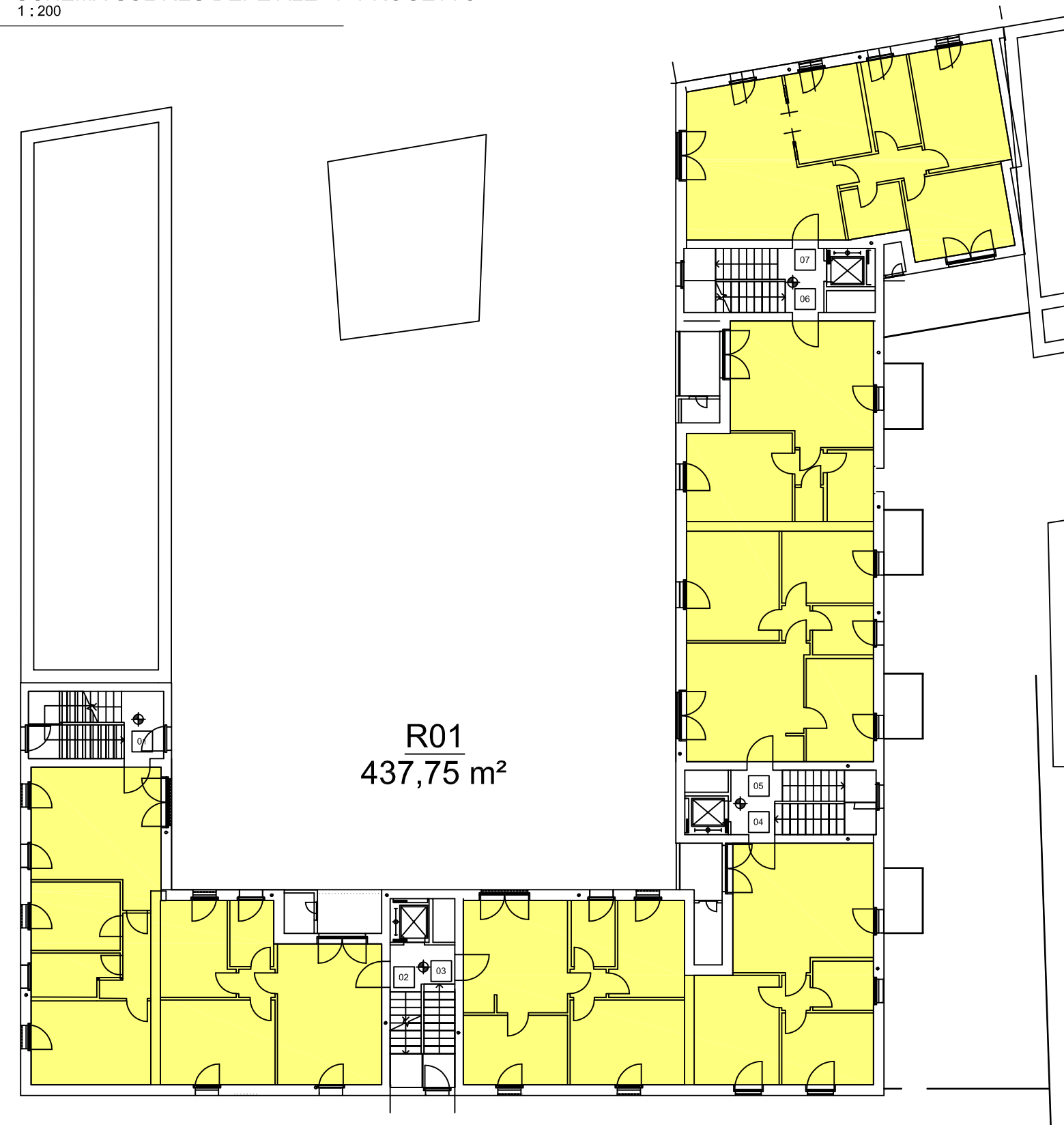
L0- PIANTA PIANO TERRA
SCHEMA PARCHEGGI IN PROGETTO E
SUL COMMERCIALE
1 : 200



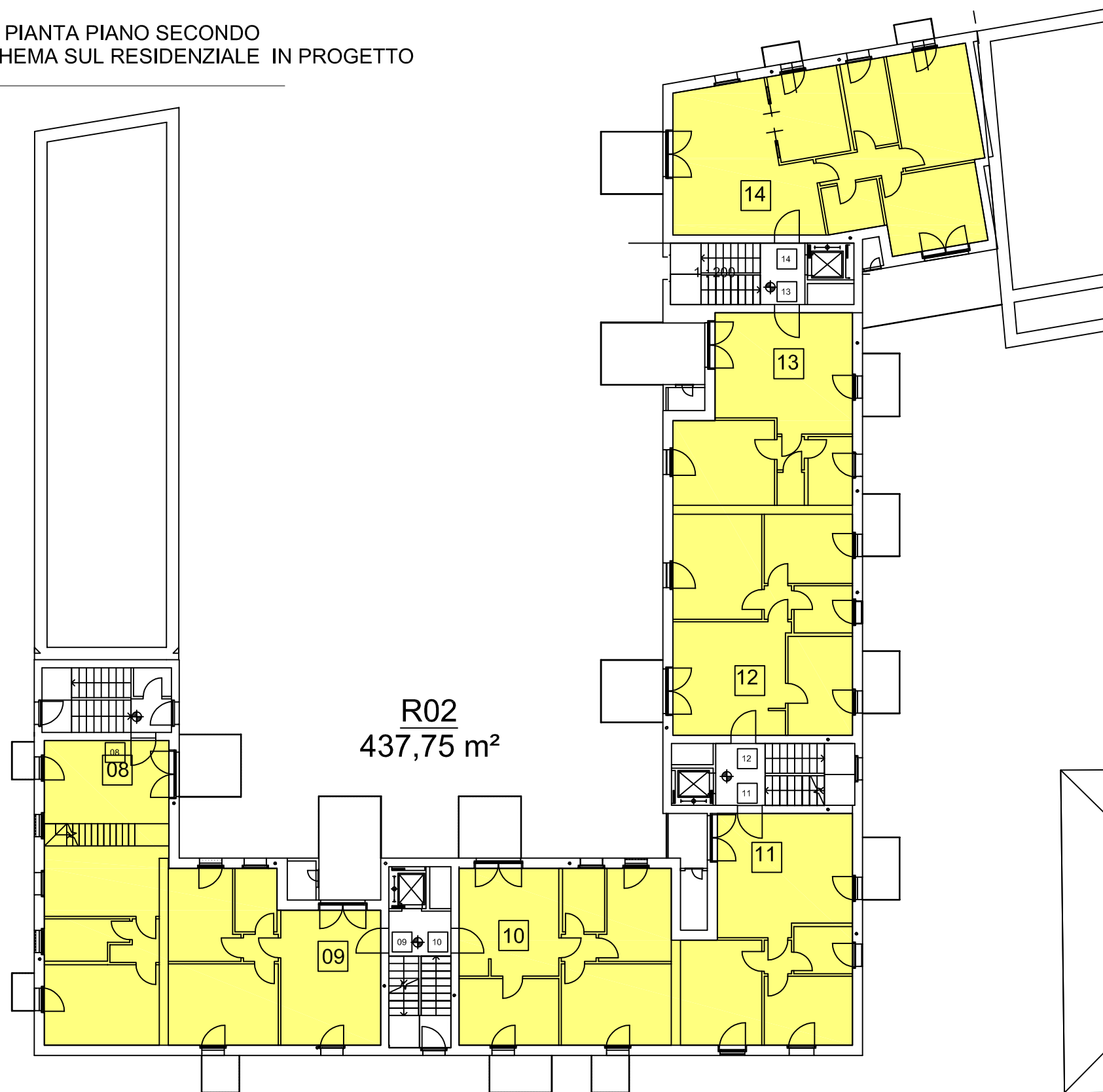
LEGENDA:

- N01 s.u.l. commerciale
- superficie di vendita

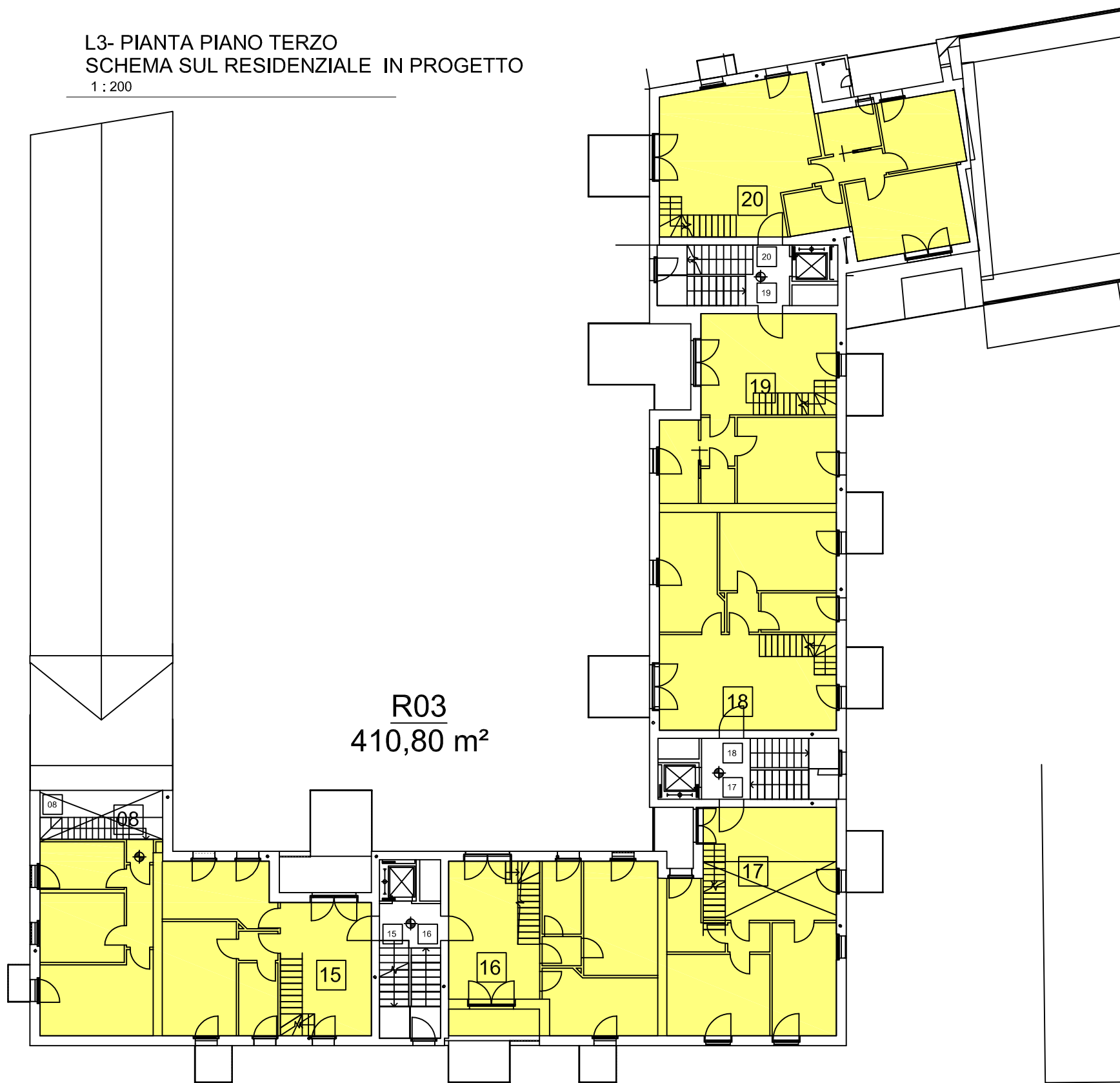
L1- PIANTA PIANO PRIMO
SCHEMA SUL RESIDENZIALE IN PROGETTO
1 : 200



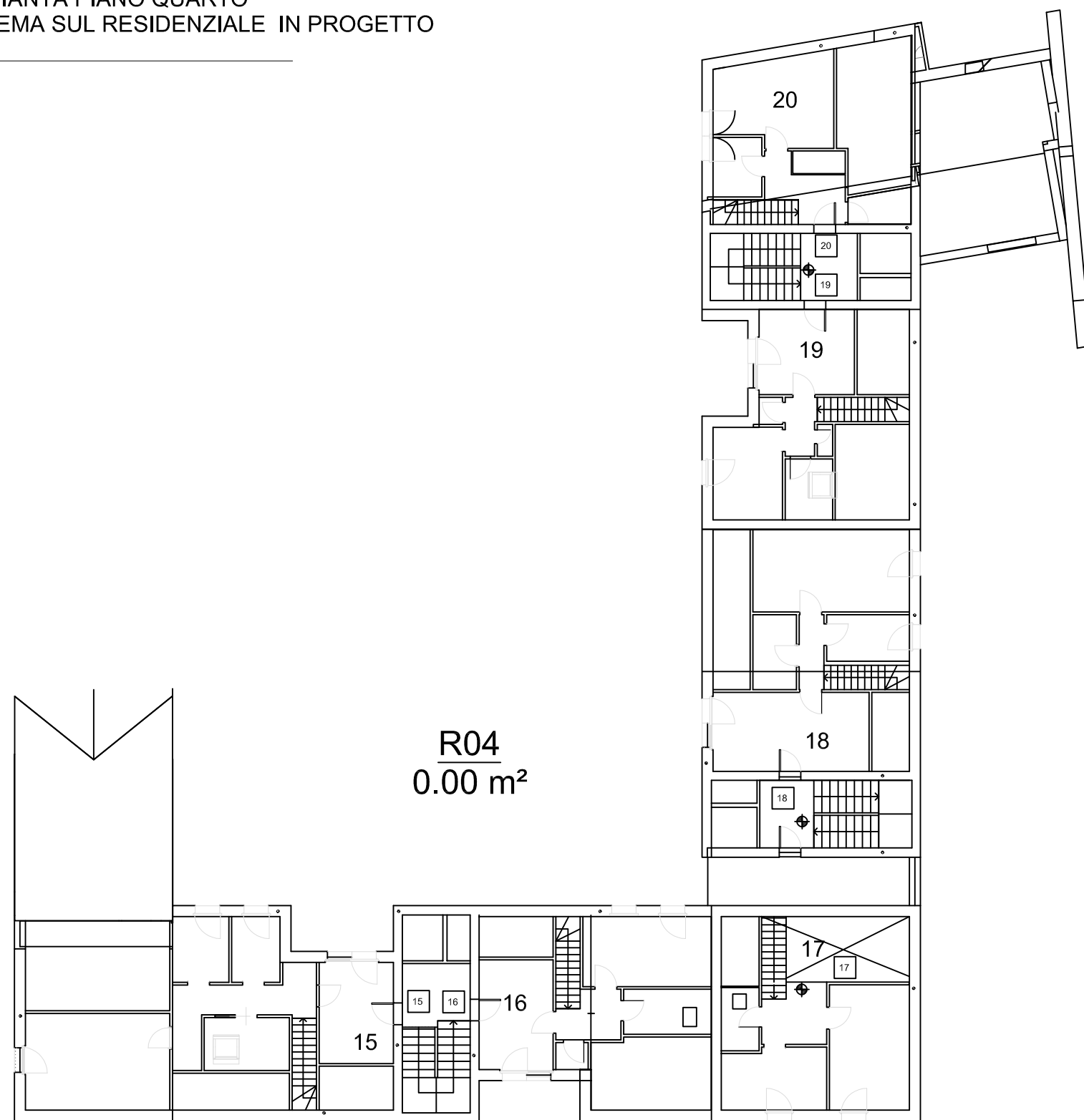
L2- PIANTA PIANO SECONDO
SCHEMA SUL RESIDENZIALE IN PROGETTO



L3- PIANTA PIANO TERZO
SCHEMA SUL RESIDENZIALE IN PROGETTO
1 : 200



L4- PIANTA PIANO QUARTO
SCHEMA SUL RESIDENZIALE IN PROGETTO
1 : 200

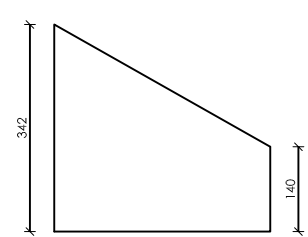
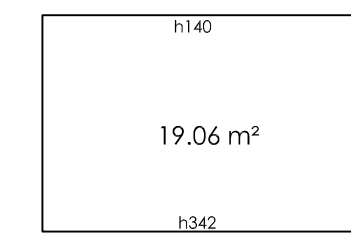
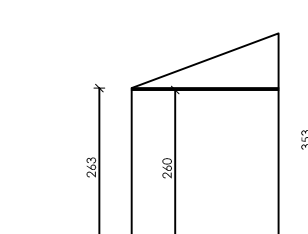
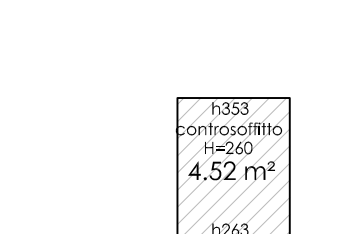
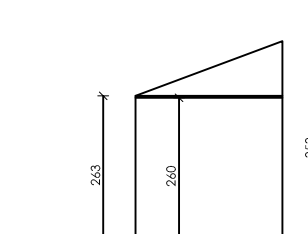
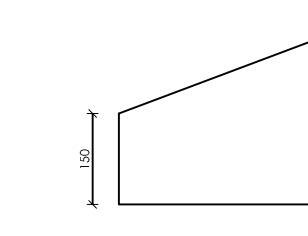
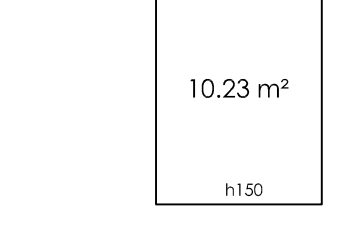


LEGENDA:

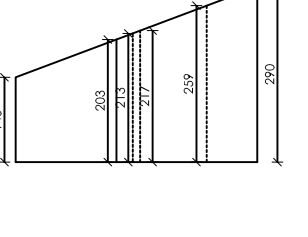
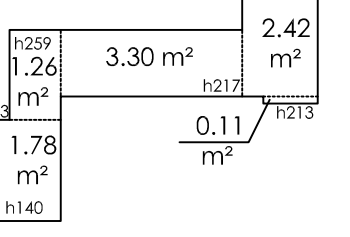
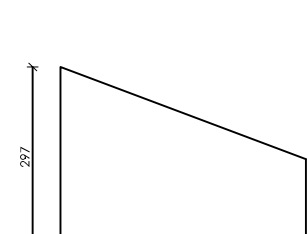
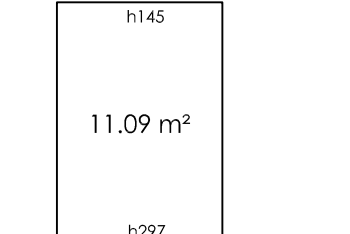
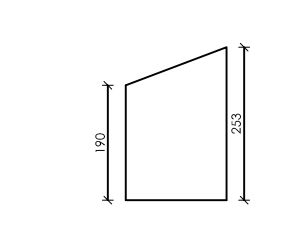
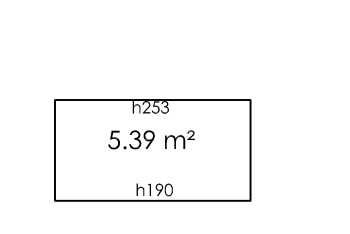
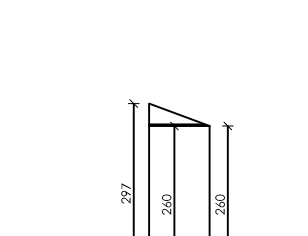
- XX identificativo unità
- N01 s.u.l. commerciale
- R01 s.u.l. residenziale
- SI superficie territoriale
- P01 superficie a parcheggio
- SC superficie coperta
- SD superficie dismessa
- SPP superficie privata ad uso pubblico
- SE superficie fondiaria
- SE superficie isola ecologica
- IE

NOTA:
Tutte le superfici sono state
conteggiate con metodo cad.

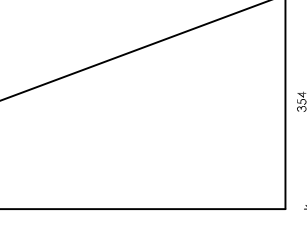
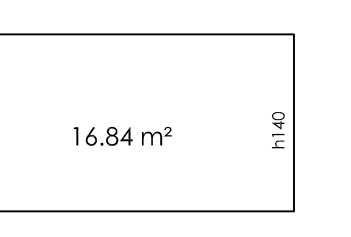
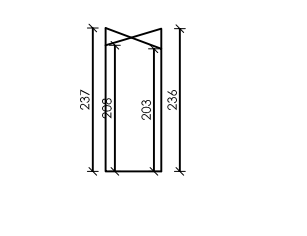
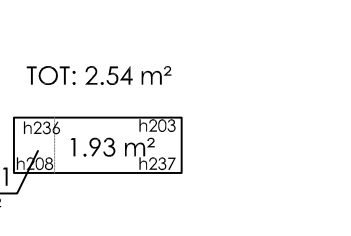
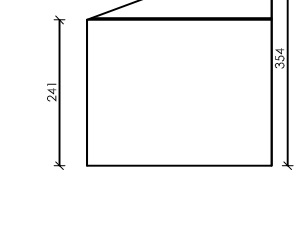
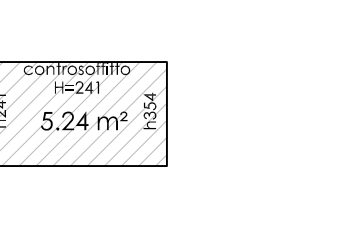
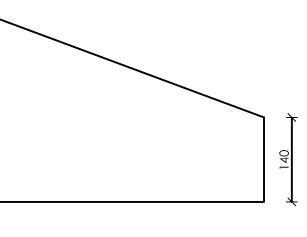
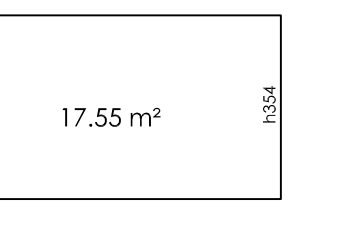
CALCOLI PER USABILITA' DEI SOTTOTETTI
UNITA' 15

 	FITNESS (UNITA' 15) SUP.: 19.06 mq VOL: $19.06 \times (3.42 + 1.40) / 2 =$ 45.93 mc H media: $(45.93 / 19.06) =$ 2.41 m Verifica aeralluminante 1/10 sup. $19.06 \times \frac{1}{10} =$ 1.91 mq sup fin. $(2.00 \times 0.90) =$ 1.80 mq < 1.91 mq
 	BAGNO (UNITA' 15) SUP.: 04.52 mq VOL: $4.52 \times 2.60 =$ 11.75 mc H media: $(11.75 / 04.52) =$ 2.60 m Verifica aeralluminante 1/10 sup. $04.52 \times \frac{1}{10} =$ 0.452 mq sup fin. $(1.00 \times 0.90) =$ 0.45 mq < 0.452 mq
 	RIPOSTIGLIO (UNITA' 15) SUP.: 04.33 mq VOL: $4.33 \times 2.60 =$ 11.26 mc H media: $(11.26 / 04.33) =$ 2.60 m
 	STUDIO (UNITA' 15) SUP.: 10.23 mq VOL: $10.23 \times (2.90 + 1.50) / 2 =$ 22.51 mc H media: $(22.51 / 10.23) =$ 2.20 m Verifica aeralluminante 1/10 sup. $10.23 \times \frac{1}{10} =$ 1.02 mq sup fin. $(1.00 \times 0.90) =$ 0.90 mq < 1.02 mq

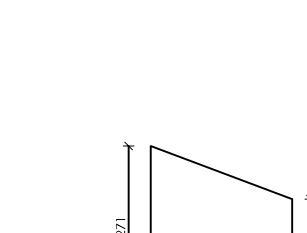
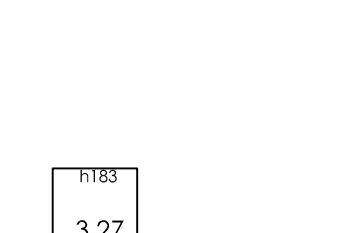
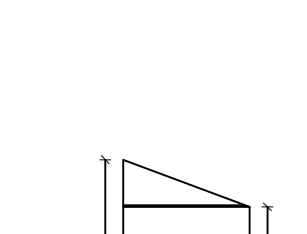
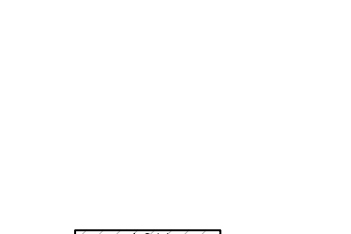
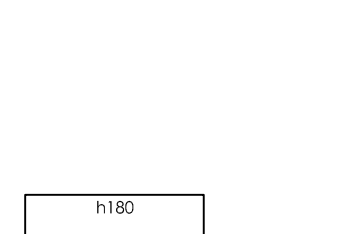
UNITA' 16

 	DISIMPEGNO (UNITA' 15) SUP.: 08.87 mq VOL: $1.26 \times (2.59 + 2.03) / 2 + 1.78 \times (2.03 + 1.40) / 2 + 3.30 \times (2.59 + 2.17) / 2 + 0.42 \times (2.90 + 2.17) / 2 + 0.11 \times (2.17 + 2.13) / 2 =$ 20.19 mc H media: $(20.19 / 8.87) =$ 2.28 m
 	STUDIO (UNITA' 16) SUP.: 11.09 mq VOL: $11.09 \times (2.97 + 1.45) / 2 =$ 24.51 mc H media: $(24.51 / 11.09) =$ 2.21 m Verifica aeralluminante 1/10 sup. $11.09 \times \frac{1}{10} =$ 1.11 mq sup fin. $(1.00 \times 0.90) =$ 0.90 mq < 1.11 mq
 	BAGNO (UNITA' 16) SUP.: 05.39 mq VOL: $5.39 \times (2.53 + 1.90) / 2 =$ 11.94 mc H media: $(11.94 / 5.39) =$ 2.22 m Verifica aeralluminante 1/10 sup. $5.39 \times \frac{1}{10} =$ 0.54 mq sup fin. $(0.70 \times 0.75) =$ 0.53 mq < 0.54 mq
 	RIPOSTIGLIO (UNITA' 16) SUP.: 01.20 mq VOL: $1.20 \times 2.60 =$ 03.12 mc H media: $(3.12 / 1.20) =$ 2.60 m

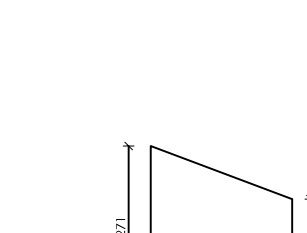
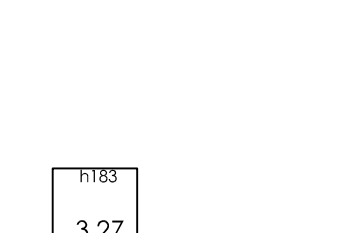
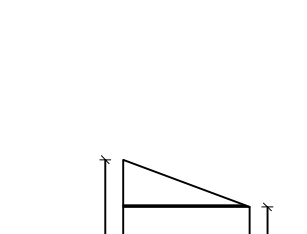
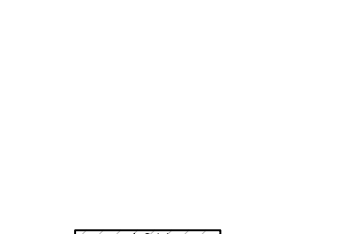
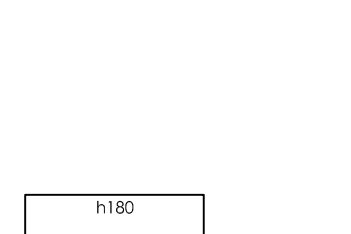
UNITA' 18

 	STUDIO (UNITA' 18) SUP.: 16.84 mq VOL: $16.84 \times (1.40 + 3.54) / 2 =$ 41.59 mc H media: $(41.59 / 16.84) =$ 2.47 m Verifica aeralluminante 1/10 sup. $16.84 \times \frac{1}{10} =$ 1.68 mq sup fin. $(0.90 \times 0.90) + (0.90 \times 0.40) =$ 1.17 mq < 1.68 mq
 	DISIMPEGNO (UNITA' 18) SUP.: 02.54 mq VOL: $0.61 \times (2.36 + 2.08) / 2 + 1.93 \times (2.03 + 2.37) / 2 =$ 05.60 mc H media: $(5.60 / 2.54) =$ 2.20 m
 	BAGNO (UNITA' 18) SUP.: 05.24 mq VOL: $5.24 \times 2.41 =$ 12.63 mc H media: $(12.63 / 5.24) =$ 2.41 m Verifica aeralluminante 1/10 sup. $5.24 \times \frac{1}{10} =$ 0.52 mq sup fin. $(0.90 \times 0.40) =$ 0.36 mq < 0.52 mq
 	FITNESS (UNITA' 18) SUP.: 17.55 mq VOL: $17.55 \times (1.40 + 3.54) / 2 =$ 43.35 mc H media: $(43.35 / 17.55) =$ 2.47 m Verifica aeralluminante 1/10 sup. $17.55 \times \frac{1}{10} =$ 1.76 mq sup fin. $(0.90 \times 1.30) =$ 1.17 mq < 1.76 mq

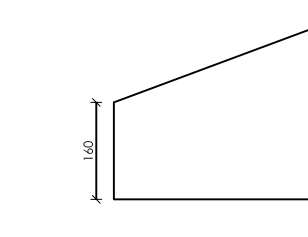
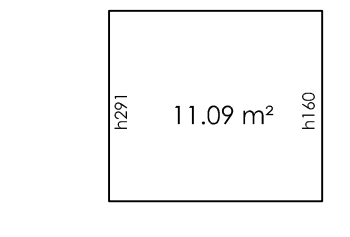
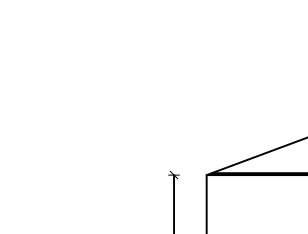
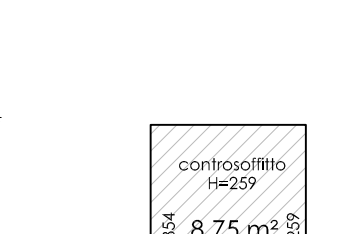
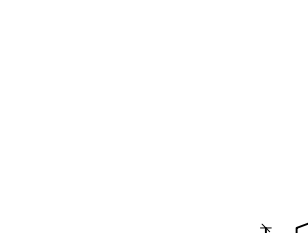
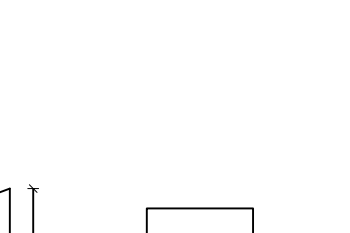
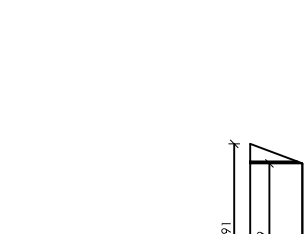
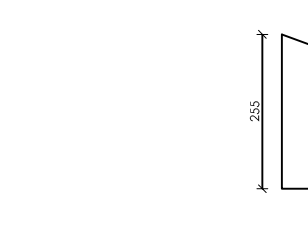
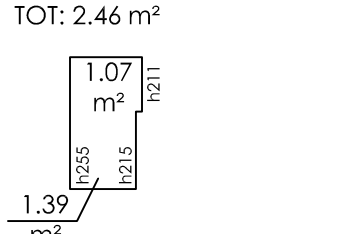
UNITA' 17

 	FITNESS (UNITA' 17) SUP.: 08.72 mq VOL: $8.72 \times 2.66 =$ 23.20 mc H media: $(23.20 / 8.72) =$ 2.66 m Verifica aeralluminante 1/10 sup. $8.72 \times \frac{1}{10} =$ 0.87 mq sup fin. $(0.90 \times 0.90) =$ 0.81 mq < 0.87 mq
 	STUDIO (UNITA' 17) SUP.: 13.68 mq VOL: $13.68 \times (1.80 + 3.53) / 2 =$ 36.46 mc H media: $(36.46 / 13.68) =$ 2.67 m Verifica aeralluminante 1/10 sup. $13.68 \times \frac{1}{10} =$ 1.37 mq sup fin. $(0.90 \times 0.90) =$ 0.81 mq < 1.37 mq
 	DISIMPEGNO (UNITA' 17) SUP.: 04.96 mq VOL: $3.46 \times (1.76 + 2.62) / 2 + 1.50 \times (2.00 + 2.62) / 2 =$ 11.04 mc H media: $(11.04 / 4.96) =$ 2.23 m

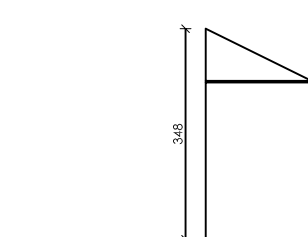
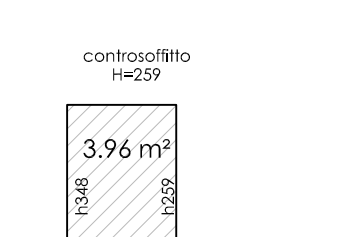
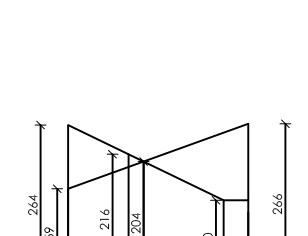
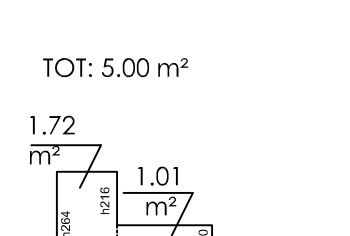
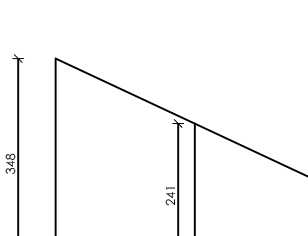
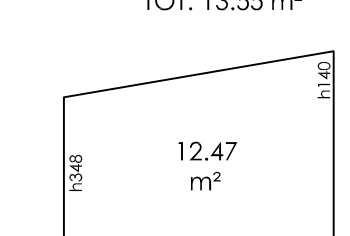
UNITA' 17

 	FITNESS (UNITA' 17) SUP.: 08.72 mq VOL: $8.72 \times 2.66 =$ 23.20 mc H media: $(23.20 / 8.72) =$ 2.66 m Verifica aeralluminante 1/10 sup. $8.72 \times \frac{1}{10} =$ 0.87 mq sup fin. $(0.90 \times 0.90) =$ 0.81 mq < 0.87 mq
 	STUDIO (UNITA' 17) SUP.: 13.68 mq VOL: $13.68 \times (1.80 + 3.53) / 2 =$ 36.46 mc H media: $(36.46 / 13.68) =$ 2.67 m Verifica aeralluminante 1/10 sup. $13.68 \times \frac{1}{10} =$ 1.37 mq sup fin. $(0.90 \times 0.90) =$ 0.81 mq < 1.37 mq
 	DISIMPEGNO (UNITA' 17) SUP.: 04.96 mq VOL: $3.46 \times (1.76 + 2.62) / 2 + 1.50 \times (2.00 + 2.62) / 2 =$ 11.04 mc H media: $(11.04 / 4.96) =$ 2.23 m

UNITA' 19

 	FITNESS (UNITA' 19) SUP.: 08.75 mq VOL: $8.75 \times 2.59 =$ 22.66 mc H media: $(22.66 / 8.75) =$ 2.59 m Verifica aeralluminante 1/10 sup. $8.75 \times \frac{1}{10} =$ 0.88 mq sup fin. $(0.90 \times 0.90) =$ 0.81 mq < 0.88 mq
 	STUDIO (UNITA' 19) SUP.: 11.09 mq VOL: $11.09 \times (2.91 + 1.60) / 2 =$ 25.01 mc H media: $(25.01 / 11.09) =$ 2.26 m Verifica aeralluminante 1/10 sup. $11.09 \times \frac{1}{10} =$ 1.11 mq sup fin. $(0.90 \times 1.00) =$ 0.90 mq < 1.11 mq
 	BAGNO (UNITA' 19) SUP.: 03.94 mq VOL: $3.94 \times (1.90 + 2.55) / 2 =$ 08.77 mc H media: $(8.77 / 3.94) =$ 2.23 m Verifica aeralluminante 1/10 sup. $3.94 \times \frac{1}{10} =$ 0.39 mq sup fin. $(0.70 \times 0.90) =$ 0.35 mq < 0.39 mq
 	RIPOSTIGLIO (UNITA' 19) SUP.: 00.87 mq VOL: $0.87 \times 2.59 =$ 02.25 mc H media: $(2.25 / 0.87) =$ 2.59 m
 	DISIMPEGNO (UNITA' 19) SUP.: 02.46 mq VOL: $1.39 \times (2.55 + 2.15) / 2 + 1.07 \times (2.11 + 2.55) / 2 =$ 05.76 mc H media: $(5.76 / 2.46) =$ 2.34 m

UNITA' 20

 	BAGNO (UNITA' 20) SUP.: 03.96 mq VOL: $3.96 \times 2.59 =$ 10.26 mc H media: $(10.26 / 3.96) =$ 2.58 m Verifica aeralluminante 1/10 sup. $3.96 \times \frac{1}{10} =$ 0.40 mq sup fin. $(0.90 \times 0.40) =$ 0.36 mq < 0.40 mq
 	STUDIO (UNITA' 20) SUP.: 13.55 mq VOL: $12.47 \times (3.48 + 1.40) / 2 + 1.08 \times (2.41 + 1.40) / 2 =$ 32.48 mc H media: $(32.48 / 13.55) =$ 2.40 m Verifica aeralluminante 1/10 sup. $13.55 \times \frac{1}{10} =$ 1.36 mq sup fin. $(0.90 \times 1.30) =$ 1.17 mq < 1.36 mq
 	RIPOSTIGLIO (UNITA' 20) SUP.: 02.75 mq VOL: $2.75 \times 2.69 =$ 07.40 mc H media: $(7.40 / 2.75) =$ 2.69 m

VOLUME USABILE TOTALE 496.46 mc

VOLUME USABILE VIRTUALE TOTALE:
(SUP TOTALE*2.40 m)

$(19.06 + 4.52 + 4.33 + 10.23 + 8.87 + 11.09 + 5.39 + 1.20 + 1.17 + 3.85 + 3.27 + 8.72 + 13.68 + 4.96 + 16.84 + 2.54 + 5.24 + 17.55 + 11.09 + 8.75 + 3.94 + 0.87 + 2.46 + 3.96 + 5.00 + 13.55 + 2.75) \times 2.40 =$ 492.43 mc

* N.B.: Il velux presente nel bagno dell'unita' 17 verrà adeguato alle dimensioni di 0.70x0.75 (superficie non inferiore a 0.50 mq) per garantire l'accesso alla copertura come prescritto nell'elaborato grafico della copertura redatto ai sensi della D.P.G.R. n. 6/R del 23 maggio 2016