

COMUNE DI RIVARA

CITTA' METROPOLITANA DI TORINO

PROGETTO

Piano esecutivo convenzionato (P.E.C.) di iniziativa privata, insistente sulla zona definita CDNI (riferimento alla legge urbanistica regionale n.56/77)

PROGETTO ESECUTIVO OPERE DI URBANIZZAZIONE

PROPRIETA'
BRULLU s.r.l.

PROGETTISTA

Dott. Ing. Gianluca QUARELLI
CONSULENTE URBANISTICO - AMBIENTALE
Arch. Lorenzo PRIZZON

Ingrandimento planimetrico PEC - Dimostrazione superfici pubbliche e private - Dimostrazione superfici permeabili - Calcolo superfici pubbliche e private - Calcolo superfici permeabili

REVISIONI	N.	DATA	DESCRIZIONE MODIFICHE
	1	13/03/2024	Aggiornamento elaborati secondo le indicazioni

PRATICA 283
DATA gennaio 2026
SCALA varie
TAVOLA 1.3

LA PROPRIETA':

IL TECNICO:

TECNO
Via Caporico Don Domenico Cibrario 3, 10089, Cuneigine (CN)
Tel. 0124.650.266 - Fax 0124.697.522
e-mail tecnico@tecnostudio.it
SITC www.tecnostudio.it
Part. IVA 1235570010

LEGENDA:

- Delimitazione area di intervento
- Edificio Lotto 2
- Porzioni di fabbricati ex produttivi in attesa di ristrutturazione (Lotti 3,4,5)
- Porzione di fabbricato già riqualificato (Lotto 1)
- Area a parcheggio privato
- Area a parcheggio ad uso pubblico
- Viabilità pubblica
- Aree permeabili a lavori eseguiti
- Ingresso superfici commerciali

CALCOLI SUPERFICI PERMEABILI

Superficie permeabile minima per insediamenti terziari = Superficie fondiaria x 5%
dove Superficie fondiaria = Superficie territoriale - Dotazioni territoriali

CALCOLO SULL'INTERO MAPPALE

- Foglio 6 n. 328 (9245.00 mq)
- Foglio 6 n. 1153 (3048.00 mq)
- Foglio 6 n. 326 (2918.00 mq)

Superficie territoriale totale: 15211 mq

Superficie coperta totale: (88.50m x 32.40m)+(34.25m x 0.10m)+(32.40m x 9.10m)+(92.00m x 15.30m)+(3.63m x 9.10m)+(4.59m x 9.29m) = 4360.38 mq

Area a parcheggio ad uso pubblico: 2450 mq

Area ingombro rotatoria: 785 mq

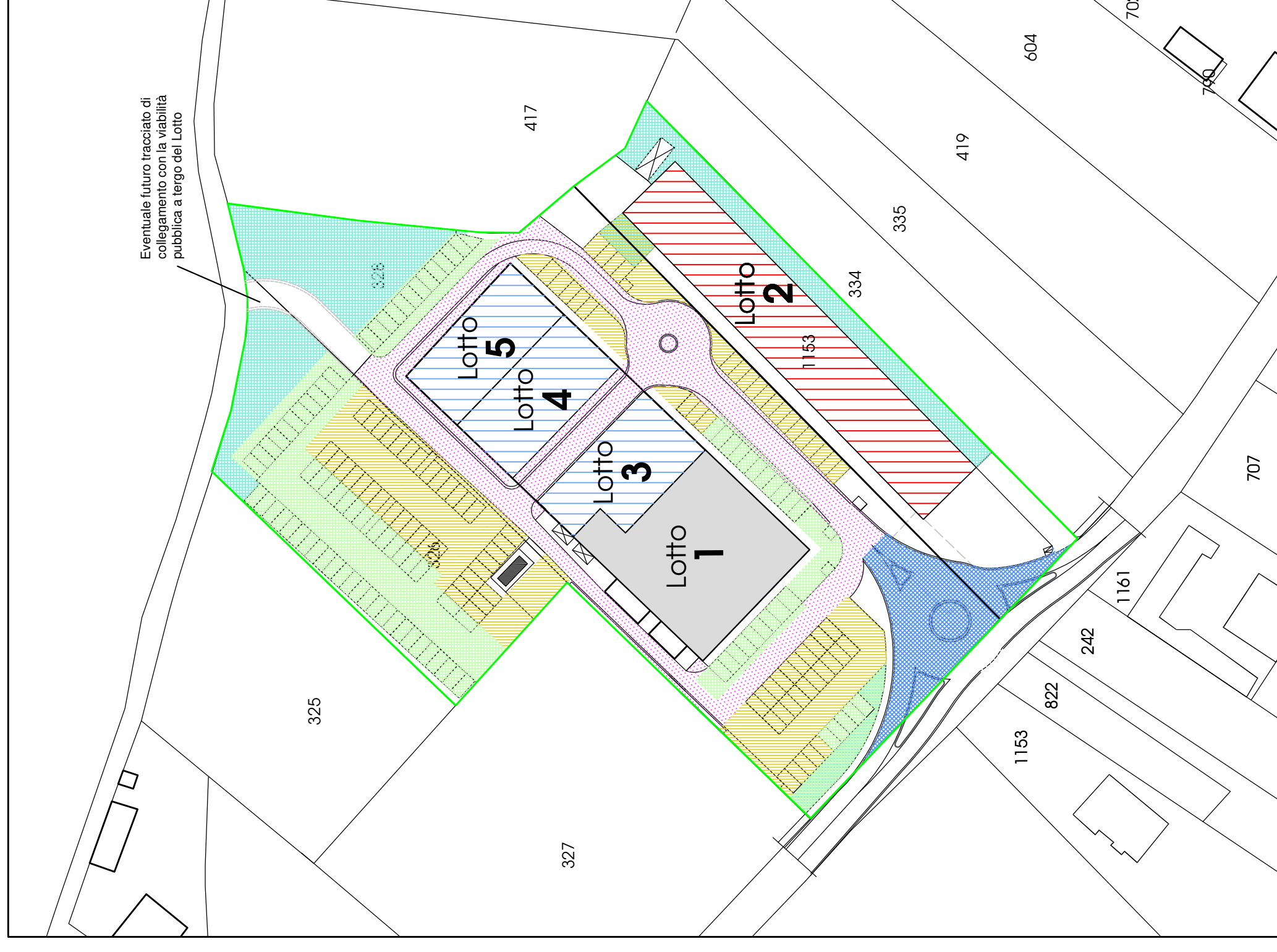
Area viabilità pubblica: 1880 mq

TOTALE SUP. FONDIARIA 5735.62mq X 5% = 286.78 mq

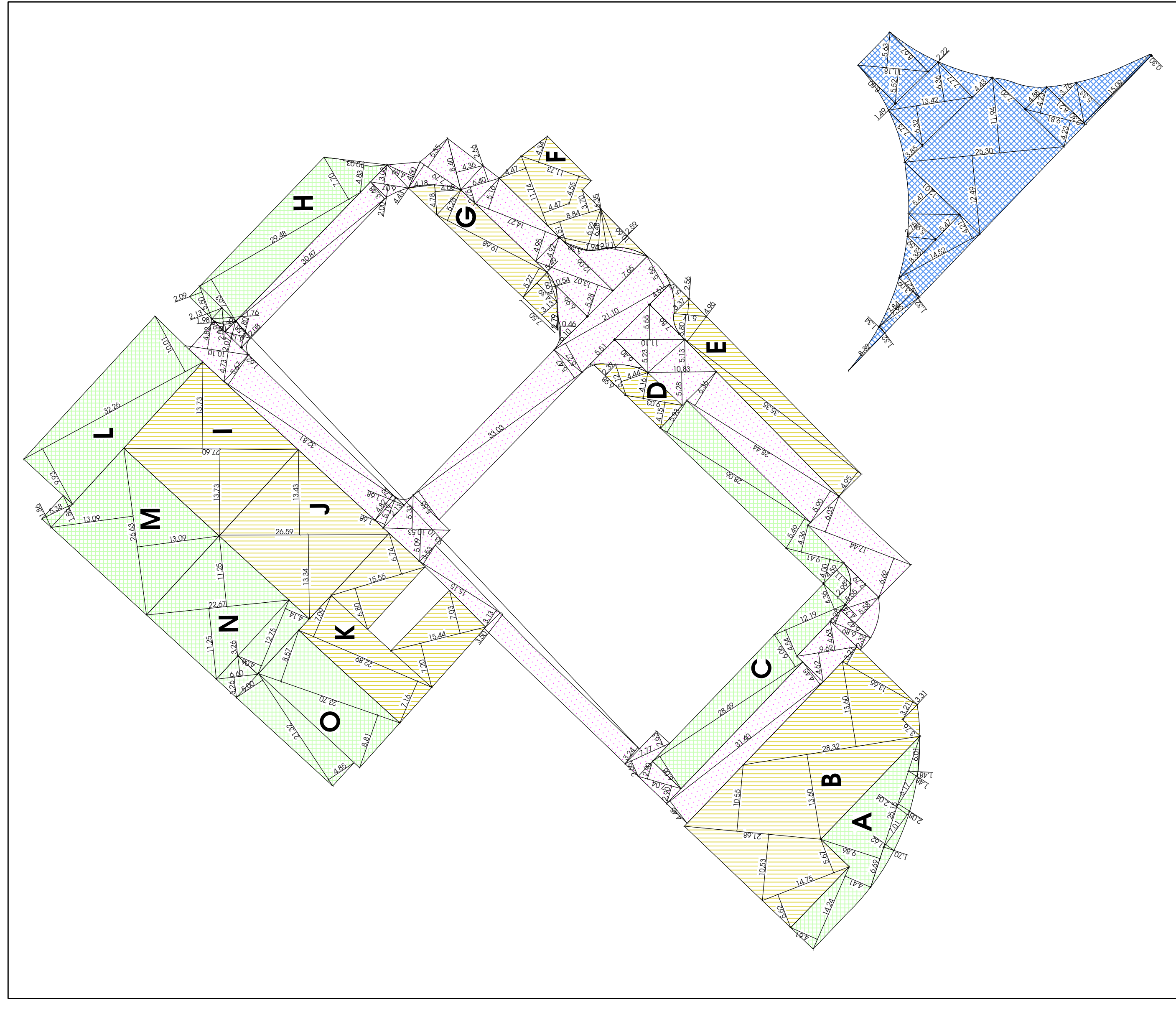
Superficie permeabile a lavori eseguiti:

- (5.53m x 11.50m)/2+(25.00m x 8.54m)/2+(25.00m x 8.50m)/2+(13.66m x 3.27m)/2+(9.99m x 5.57m)/2+(22.46m x 11.18m)/2+(15.14m x 5.19m)/2+(11.03m x 4.45m)/2+(11.03m x 4.60m)/2+(6.14m x 0.79m)/2+(9.29m x 4.18m)/2+(9.29m x 3.71m)/2+(7.22m x 3.71m)/2+(7.45m x 4.20m)/2+(7.45m x 2.80m)/2+(6.73m x 3.11m)/2+(6.73m x 0.90m)/2+(8.80m x 6.03m)/2+(6.41m x 0.99m)/2+(6.41m x 0.94m)/2+(8.88m x 4.13m)/2+(6.94m x 4.13m)/2+(16.90m x 1.10m)/2+(16.90m x 1.03m)/2+(16.87m x 7.70m)/2+(16.85m x 7.47m)/2+(16.85m x 7.47m)/2+(16.85m x 7.47m)/2+(16.85m x 7.47m)/2+(16.85m x 7.47m)/2+(16.85m x 7.47m)/2+(16.85m x 7.47m)/2+(16.87m x 1.54m)/2+(6.27m x 1.31m)/2+(9.22m x 4.58m)/2+(9.22m x 2.92m)/2+(3.45m x 5.18m)/2+(8.184m x 4.85m)/2+(8.184m x 4.85m)/2+(11.46m x 4.51m)/2+(11.46m x 4.51m)/2+(9.30m x 1.08m)/2+(9.30m x 2.18m)/2+(2.54m x 1.06m)/2+(2.54m x 1.13m)/2+(5.59m x 1.13m)/2+(5.59m x 1.13m)/2+(9.28m x 1.65m)/2+(9.28m x 1.72m)/2 = 1773.07 mq > 286.78mq VERIFICATO

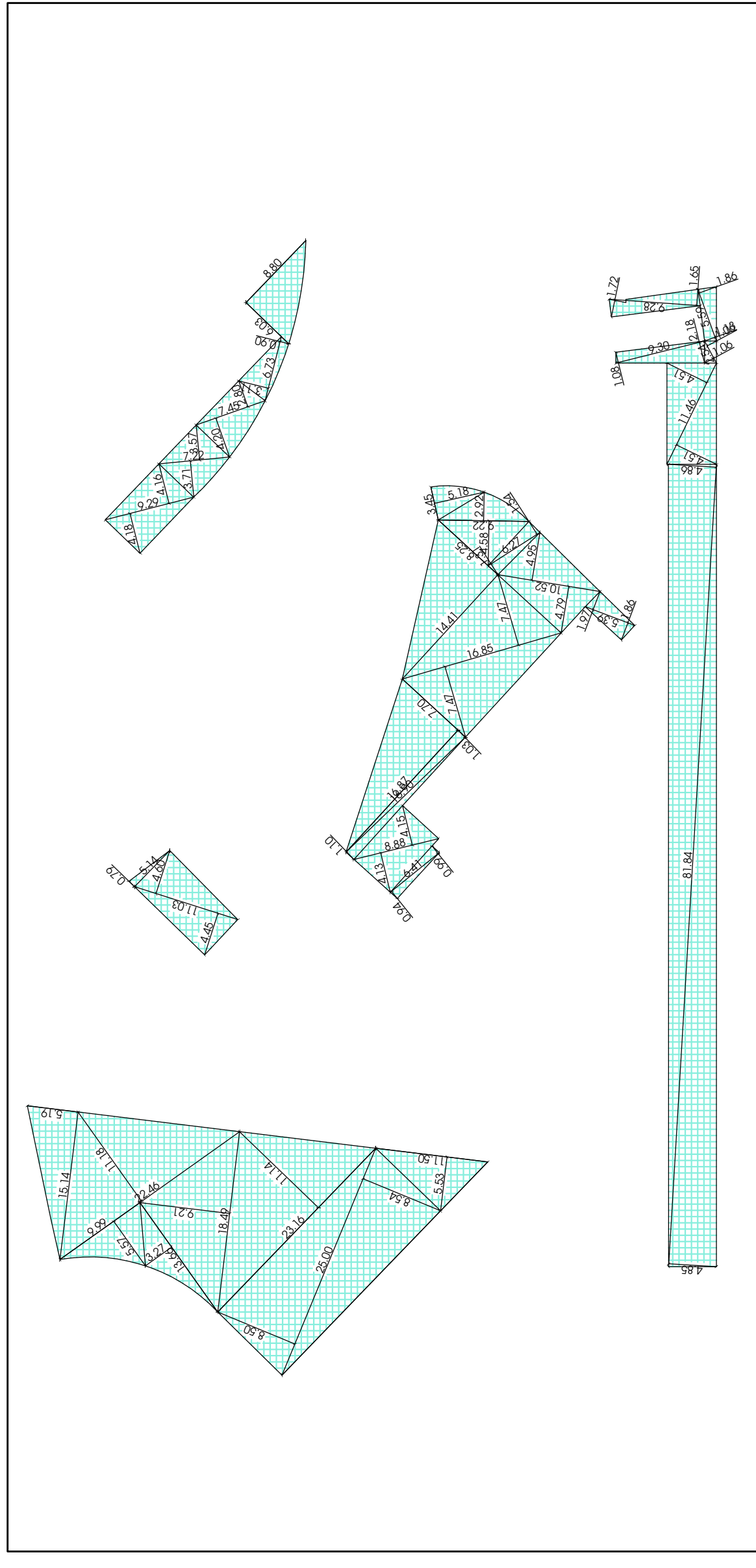
INGRANDIMENTO PLANIMETRICO PEC SCALA 1:1000



DIMOSTRAZIONE SUPERFICI PUBBLICHE E PRIVATE Scala 1:500



DIMOSTRAZIONE SUPERFICI PERMEABILI Scala 1:500



CALCOLO SUPERFICI PUBBLICHE E PRIVATE

Area a parcheggio ad uso pubblico

B: (14.75m x 5.62m)/2+(14.75m x 5.67m)/2+(13.65m x 3.21m)/2+(3.7m x 3.31m)/2 = 746.96 mq
x 13.60m)/2+(13.65m x 3.21m)/2+(13.65m x 3.21m)/2+(3.7m x 3.31m)/2 = 200.65 mq

D: (9.03m x 4.15m)/2+(9.03m x 4.16m)/2+(5.12m x 4.44m)/2+(6.98m x 2.37m)/2 = 57.16 mq

E: (35.35m x 4.95m)/2+(35.35m x 4.96m)/2+(5.17m x 3.80m)/2+(5.17m x 3.80m)/2+(6.37m x 3.37m)/2 = 200.65 mq

F: (10.66m x 2.59m)/2+(2.71m x 6.35m)/2+(6.48m x 1.94m)/2+(6.92m x 3.39m)/2+(8.84m x 3.51m)/2+(8.84m x 3.70m)/2+(11.74m x 4.47m)/2+(11.74m x 4.47m)/2+(11.73m x 4.55m)/2+(11.73m x 4.34m)/2 = 176.91 mq

G: (2.79m x 0.46m)/2+(7.50m x 3.13m)/2+(5.49m x 4.39m)/2+(4.99m x 0.54m)/2+(19.68m x 5.27m)/2+(19.68m x 5.28m)/2+(4.78m x 4.05m)/2+(4.78m x 4.18m)/2 = 150.61 mq

I: (27.61m x 13.73m)/2+(27.61m x 13.73m)/2 = 379.09 mq

J: (26.90m x 13.43m)/2+(26.90m x 13.34m)/2 = 360.06 mq

K: (15.55m x 6.74m)/2+(15.55m x 6.80m)/2+(22.89m x 7.09m)/2+(22.89m x 7.16m)/2+(15.44m x 7.03m)/2+(15.44m x 7.20m)/2 = 378.22 mq

L: (32.26m x 10.01m)/2+(32.26m x 9.93m)/2 = 321.63 mq

M: (26.63m x 13.09m)/2+(26.63m x 13.09m)/2+(5.38m x 1.86m)/2+(5.38m x 1.86m)/2 = 358.59 mq

N: (22.67m x 11.25m)/2+(22.67m x 11.25m)/2+(12.75m x 4.14m)/2+(12.75m x 4.06m)/2 = 307.31 mq

O: (23.70m x 8.57m)/2+(23.70m x 8.81m)/2+(21.32m x 4.85m)/2+(21.32m x 5.00m)/2+(6.60m x 3.25m)/2+(6.60m x 3.26m)/2 = 332.47 mq

SUPERFICIE TOTALE PARCHEGGIO PUBBLICO = 2449.66 mq

Area a parcheggio privato

A: (14.24m x 4.61m)/2+(14.24m x 4.41m)/2+(25.15m x 9.86m)/2+(6.01m x 1.48m)/2+(6.17m x 1.48m)/2+(7.01m x 2.04m)/2+(7.01m x 1.62m)/2+(6.69m x 1.70m)/2 = 222.16 mq

C: (28.49m x 6.08m)/2+(28.49m x 6.06m)/2+(12.19m x 4.54m)/2+(4.74m x 2.99m)/2+(4.59m x 3.11m)/2+(9.41m x 4.00m)/2+(9.41m x 4.36m)/2+(28.06m x 5.49m)/2+(28.06m x 5.93m)/2 = 440.96 mq

H: (10.03m x 4.83m)/2+(9.48m x 7.70m)/2+(9.48m x 7.63m)/2+(5.50m x 2.09m)/2+(5.50m x 2.13m)/2+(2.55m x 1.76m)/2+(2.55m x 1.98m)/2 = 266.56 mq

L: (32.26m x 10.01m)/2+(32.26m x 9.93m)/2 = 321.63 mq

M: (26.63m x 13.09m)/2+(26.63m x 13.09m)/2+(5.38m x 1.86m)/2+(5.38m x 1.86m)/2 = 358.59 mq

N: (22.67m x 11.25m)/2+(22.67m x 11.25m)/2+(12.75m x 4.14m)/2+(12.75m x 4.06m)/2 = 307.31 mq

O: (23.70m x 8.57m)/2+(23.70m x 8.81m)/2+(21.32m x 4.85m)/2+(21.32m x 5.00m)/2+(6.60m x 3.25m)/2+(6.60m x 3.26m)/2 = 332.47 mq

SUPERFICIE TOTALE PARCHEGGIO PRIVATO = 2249.68 mq

Area viabilità pubblica

(7.79m x 5.65m)/2+(6.42m x 5.58m)/2+(6.89m x 2.28m)/2+(6.89m x 2.37m)/2+(9.62m x 4.63m)/2+(9.62m x 4.62m)/2+(3.140m x 4.45m)/2+(3.140m x 4.45m)/2+(7.04m x 2.90m)/2+(7.04m x 2.90m)/2+(7.77m x 2.63m)/2+(7.77m x 2.66m)/2+(3.107m x 3.24m)/2+(3.107m x 3.50m)/2+(15.15m x 3.13m)/2+(15.15m x 3.53m)/2+(10.53m x 5.09m)/2+(10.53m x 5.33m)/2+(33.03m x 5.53m)/2+(33.03m x 5.47m)/2+(5.19m x 1.68m)/2+(5.19m x 1.68m)/2+(2.13m x 1.79m)/2+(32.81m x 4.82m)/2+(32.81m x 5.67m)/2+(9.46m x 4.56m)/2+(9.46m x 4.79m)/2+(1.62m x 2.08m)/2+(2.94m x 2.39m)/2+(4.13m x 1.80m)/2+(4.13m x 2.07m)/2+(30.87m x 3.58m)/2+(30.87m x 3.48m)/2+(6.07m x 3.08m)/2+(6.07m x 2.00m)/2+(4.50m x 4.59m)/2+(7.79m x 4.43m)/2+(7.79m x 5.55m)/2+(6.40m x 4.36m)/2+(6.40m x 2.75m)/2+(6.40m x 2.66m)/2+(14.27m x 5.16m)/2+(14.27m x 4.95m)/2+(13.07m x 4.92m)/2+(13.07m x 4.92m)/2+(6.10m x 2.06m)/2+(6.10m x 5.96m)/2+(21.10m x 5.27m)/2+(21.10m x 5.56m)/2+(5.15m x 6.40m)/2+(11.10m x 5.23m)/2+(11.10m x 5.55m)/2+(7.86m x 4.61m)/2+(10.83m x 5.13m)/2+(10.83m x 5.28m)/2+(28.44m x 6.36m)/2+(28.44m x 5.90m)/2+(17.44m x 6.03m)/2+(17.44m x 6.62m)/2 = 1879.15 mq

SUPERFICIE TOTALE PARCHEGGIO PRIVATO = 2249.68 mq

Area ingresso commerciale

(8.32m x 1.34m)/2+(7.84m x 3.09m)/2+(7.95m x 1.32m)/2+(7.95m x 1.32m)/2+(14.52m x 4.21m)/2+(14.52m x 4.21m)/2+(8.36m x 3.59m)/2+(5.91m x 2.75m)/2+(5.91m x 2.75m)/2+(6.47m x 5.91m)/2+(12.01m x 5.47m)/2+(25.30m x 12.49m)/2+(25.30m x 11.94m)/2+(7.20m x 4.88m)/2+(9.81m x 4.23m)/2+(8.21m x 3.76m)/2+(15.09m x 5.33m)/2+(15.09m x 0.30m)/2+(15.09m x 0.30m)/2+(3.85m x 7.73m)/2+(13.42m x 6.32m)/2+(13.42m x 6.32m)/2+(7.77m x 4.43m)/2+(7.77m x 4.43m)/2+(2.22m x 8.67m)/2+(11.18m x 5.63m)/2+(11.18m x 5.52m)/2+(1.49m x 8.50m)/2 = 785.19 mq