



STUDIO BELLORA

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PROGETTISTA PAOLO BELLORA architetto

COLLABORATORE Claudio Ponte architetto

PROPRIETA'

CINE SRL

Corso Roma, 52 - Alessandria

OGGETTO

PIANO DI RECUPERO

"CINEMA MODERNO"

TITOLO

Calcoli Planovolumetrici

DATA

08 luglio 2016

Elab. 06

STATO ATTUALE

Superficie Coperta TOTALE **604,91** mq
vedi Allegato.01

Volume PIANO TERRA
vedi Allegato.01 2.551,89 mc
vedi Allegato.03 240,41 mc
2.792,30 mc

Volume PIANO PRIMO
vedi Allegato.02 **2.541,27** mc

Volume PIANO INTERRATO
vedi Allegato.04 **309,01** mc

Volume TOTALE **5.642,58** mc

PROGETTO FINALE

Superficie Coperta TOTALE **656,24** mq
vedi Allegato.05

Volume PIANO TERRA
vedi Allegato.05 **2.624,96** mc

Volume PIANO PRIMO
vedi Allegato.06 **2.051,19** mc

Volume PIANO SECONDO
vedi Allegato.07 **475,73** mc

Volume PIANO INTERRATO
vedi Allegato.07 **450,77** mc

Volume TOTALE **5.602,65** mc < 5.642,58 mc Esistenti

STATO ATTUALE

Superficie UTILE PIANO INTERRATO <i>vedi Allegato.10</i>	111,16 mq
Superficie UTILE PIANO TERRA <i>vedi Allegato.08</i>	552,72 mq
Superficie UTILE PIANO PRIMO <i>vedi Allegato.09</i>	408,73 mq
Superficie UTILE PIANO AMMEZZATO <i>vedi Allegato.10</i>	119,88 mq
SUPERFICIE UTILE TOTALE	1.192,49 mq

PROGETTO FINALE

Superficie UTILE PIANO INTERRATO <i>vedi Allegato.13</i>	160,99 mq
Superficie UTILE PIANO TERRA <i>vedi Allegato.11</i>	656,24 mq
Superficie UTILE PIANO PRIMO <i>vedi Allegato.12</i>	586,05 mq
Superficie UTILE PIANO SECONDO <i>vedi Allegato.13</i>	145,95 mq
SUPERFICIE UTILE TOTALE	1.549,23 mq

CALCOLO PARCHEGGI AD USO PUBBLICO

Art. 21 punto 3 L.R. 56/77 e D.C.R. 563-13414 del 29/10/1999

$$1.549,23 \text{ (stato finale)} - 1.192,49 \text{ (stato attuale)} = 356,74 \text{ mq}$$

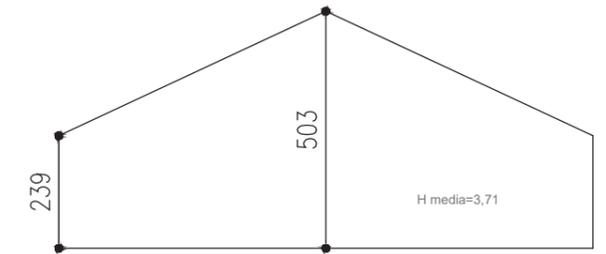
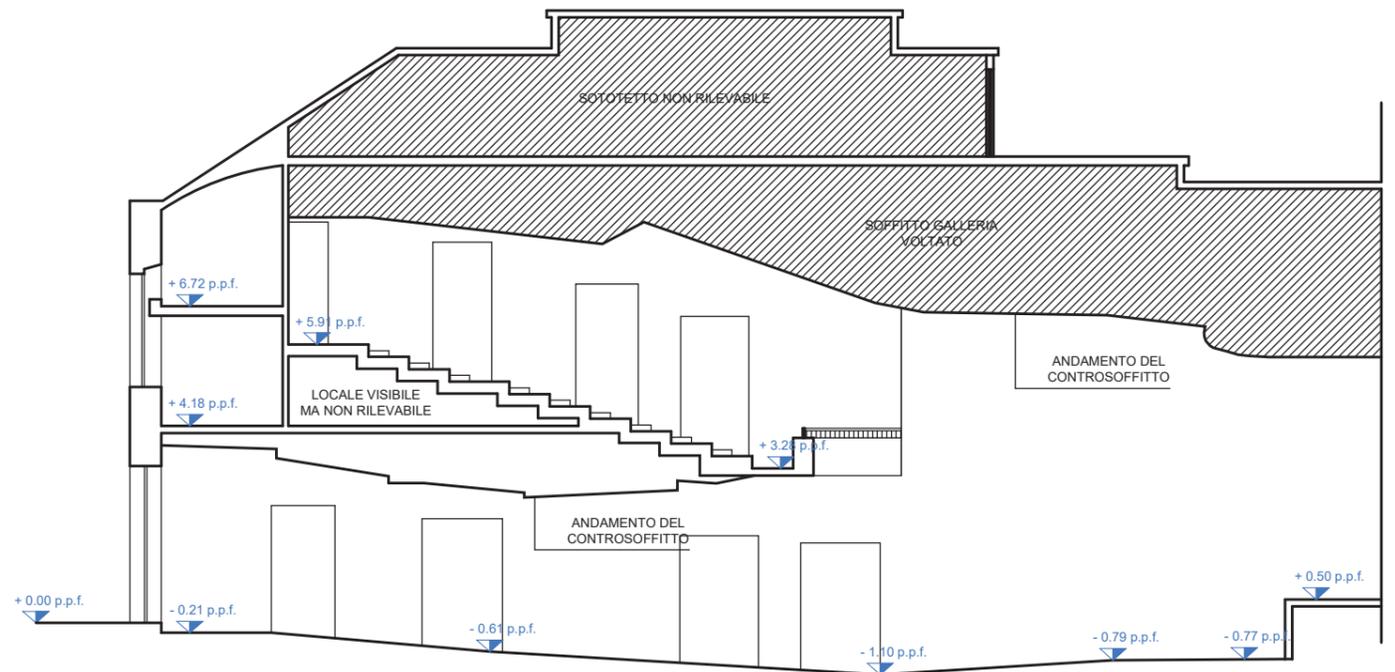
$$356,74 \times 80\% = 285,39 \text{ mq}$$

Quantità di parcheggi già monetizzati nel Piano di Recupero approvato con

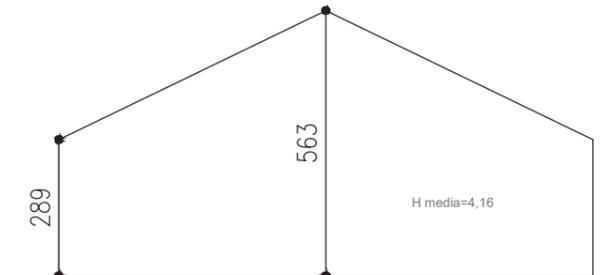
CALCOLO PARCHEGGI AD USO PRIVATO

L. 122/89 "Tognoli"

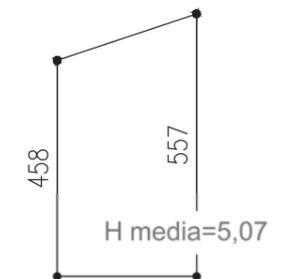
La verifica della dotazione minima di aree per parcheggi privati ai sensi della L.



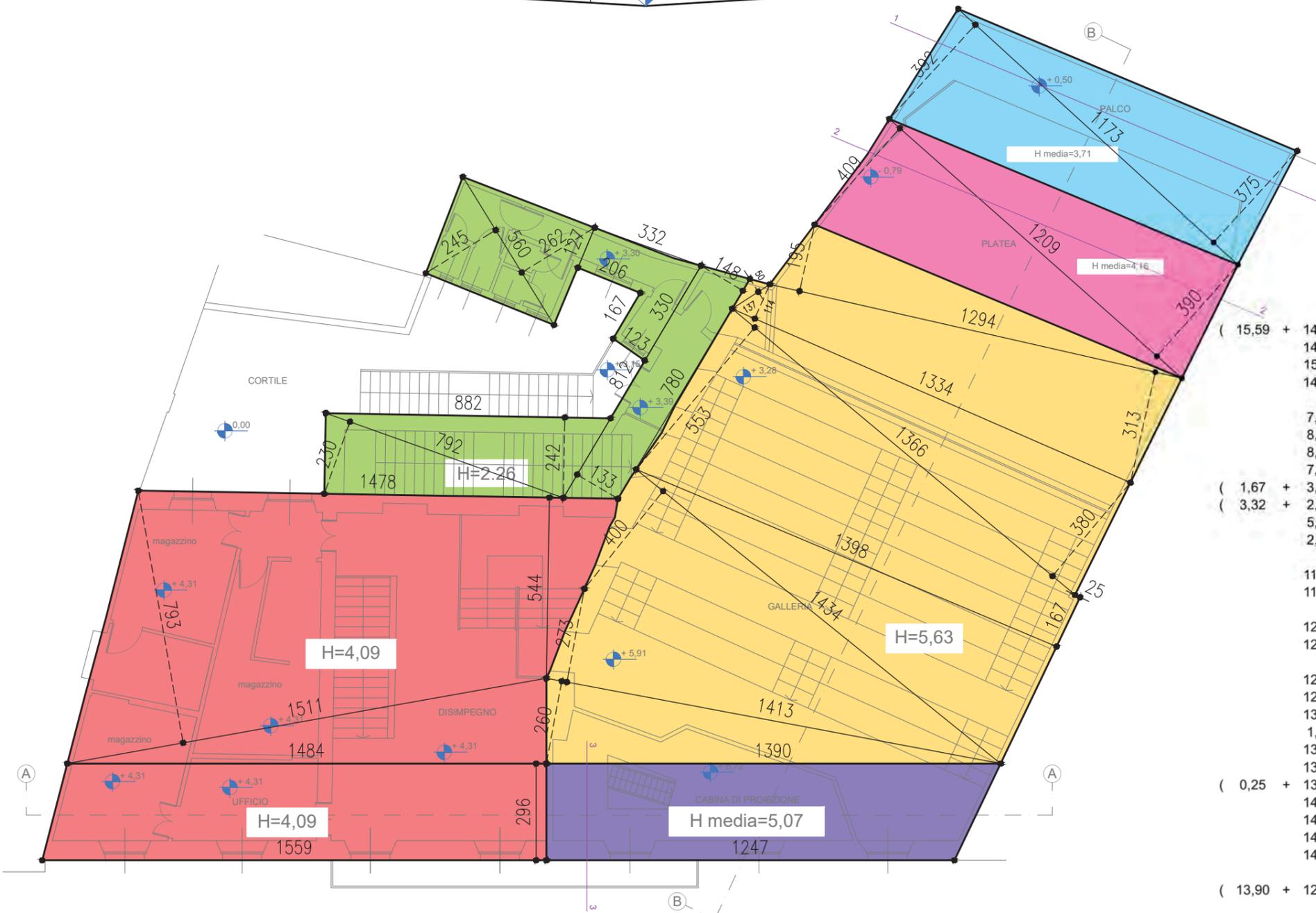
SEZIONE 1-1



SEZIONE 2-2



SEZIONE 3-3

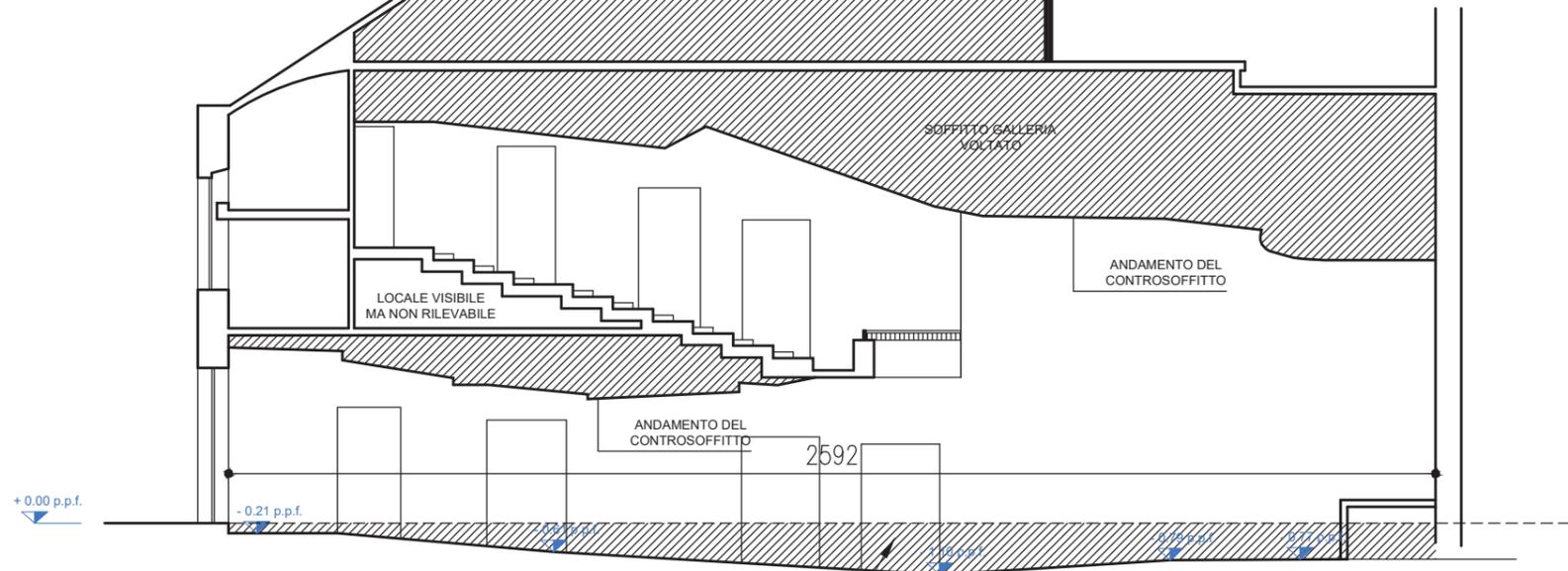


$(15,59 + 14,84) \times 2,96 / 2,00 = 45,04$	$\times 4,09 = 184,20$	
$14,84 \times 2,60 / 2,00 = 19,29$	$\times 4,09 = 78,90$	
$15,11 \times 7,93 / 2,00 = 59,91$	$\times 4,09 = 245,04$	
$14,78 \times 5,44 / 2,00 = 40,20$	$\times 4,09 = 164,42$	→ 672,56 mc
$7,92 \times 2,30 / 2,00 = 9,11$	$\times 2,26 = 20,58$	
$8,82 \times 2,42 / 2,00 = 10,67$	$\times 2,26 = 24,12$	
$8,12 \times 1,33 / 2,00 = 5,40$	$\times 2,26 = 12,20$	
$7,80 \times 1,48 / 2,00 = 5,77$	$\times 2,26 = 13,04$	
$(1,67 + 3,30) \times 1,23 / 2,00 = 3,06$	$\times 2,26 = 6,91$	
$(3,32 + 2,06) \times 1,27 / 2,00 = 3,42$	$\times 2,26 = 7,72$	
$5,60 \times 2,62 / 2,00 = 7,34$	$\times 2,26 = 16,58$	
$2,45 \times 5,60 / 2,00 = 6,86$	$\times 2,26 = 15,50$	→ 116,66 mc
$11,73 \times 3,75 / 2,00 = 21,99$	$3,71 \times 81,60$	
$11,73 \times 3,92 / 2,00 = 22,99$	$3,71 \times 85,30$	→ 166,89 mc
$12,09 \times 3,90 / 2,00 = 23,58$	$4,16 \times 98,07$	
$12,09 \times 4,09 / 2,00 = 24,72$	$4,16 \times 102,85$	→ 200,93 mc
$12,94 \times 1,95 / 2,00 = 12,62$	$5,63 \times 71,03$	
$12,94 \times 3,13 / 2,00 = 20,25$	$5,63 \times 114,01$	
$13,34 \times 1,14 / 2,00 = 7,60$	$5,63 \times 42,81$	
$1,37 \times 0,50 / 2,00 = 0,34$	$5,63 \times 1,93$	
$13,66 \times 3,80 / 2,00 = 25,95$	$5,63 \times 146,12$	
$13,66 \times 5,53 / 2,00 = 37,77$	$5,63 \times 212,64$	
$(0,25 + 13,98) \times 1,67 / 2,00 = 11,88$	$5,63 \times 66,90$	
$14,34 \times 3,90 / 2,00 = 27,96$	$5,63 \times 157,43$	
$14,34 \times 4,00 / 2,00 = 28,68$	$5,63 \times 161,47$	
$14,13 \times 2,73 / 2,00 = 19,29$	$5,63 \times 108,59$	
$14,13 \times 2,60 / 2,00 = 18,37$	$5,63 \times 103,42$	→ 1.186,35 mc
$(13,90 + 12,47) \times 2,96 / 2,00 = 39,03$	$5,07 \times 197,87$	→ 197,87 mc

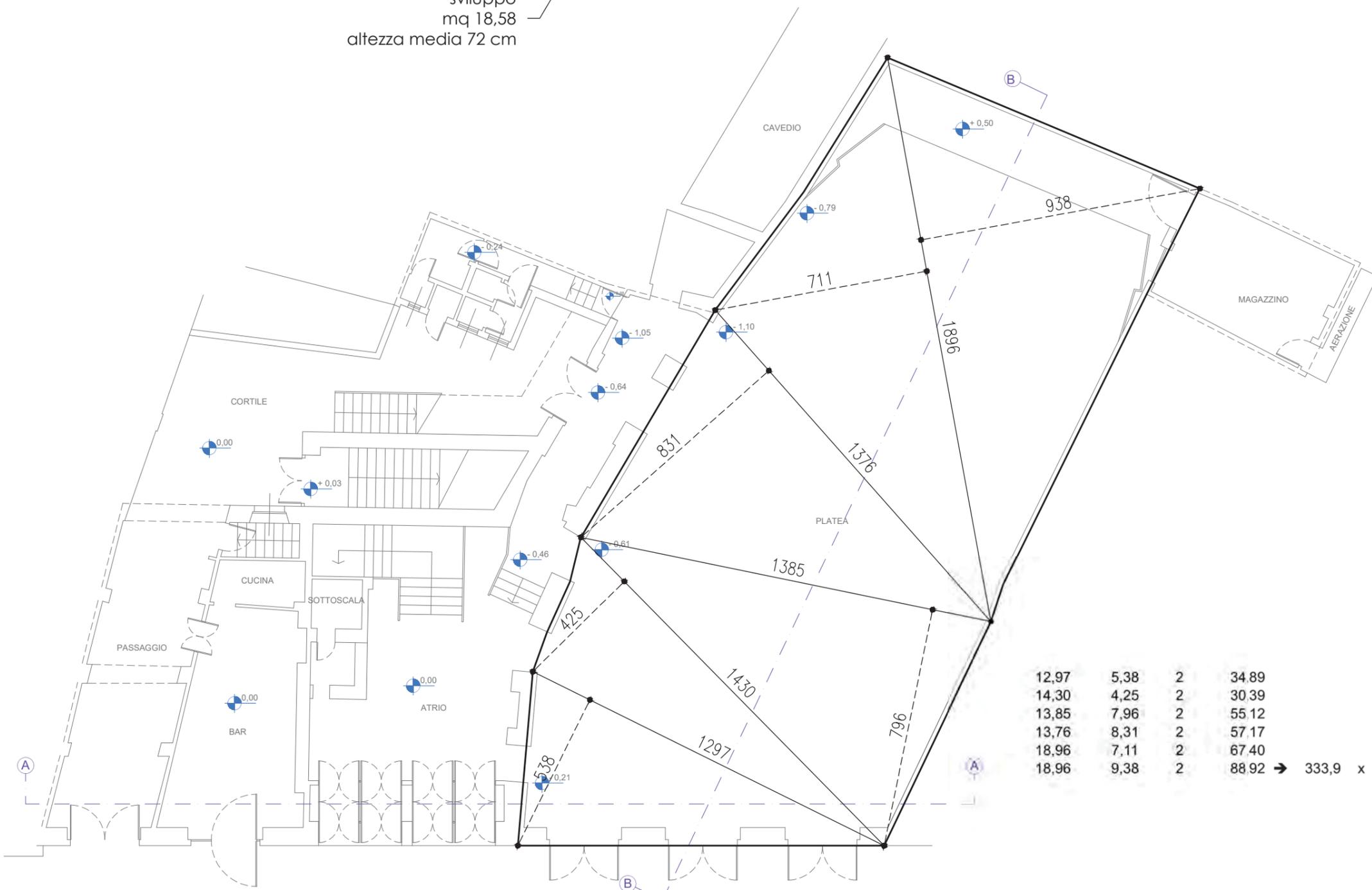
Volume TOTALE Piano Primo 2.541,27 mc

Stato di FATTO
Piano Primo
allegato.02

scala 1:150



sviluppo
mq 18,58
altezza media 72 cm



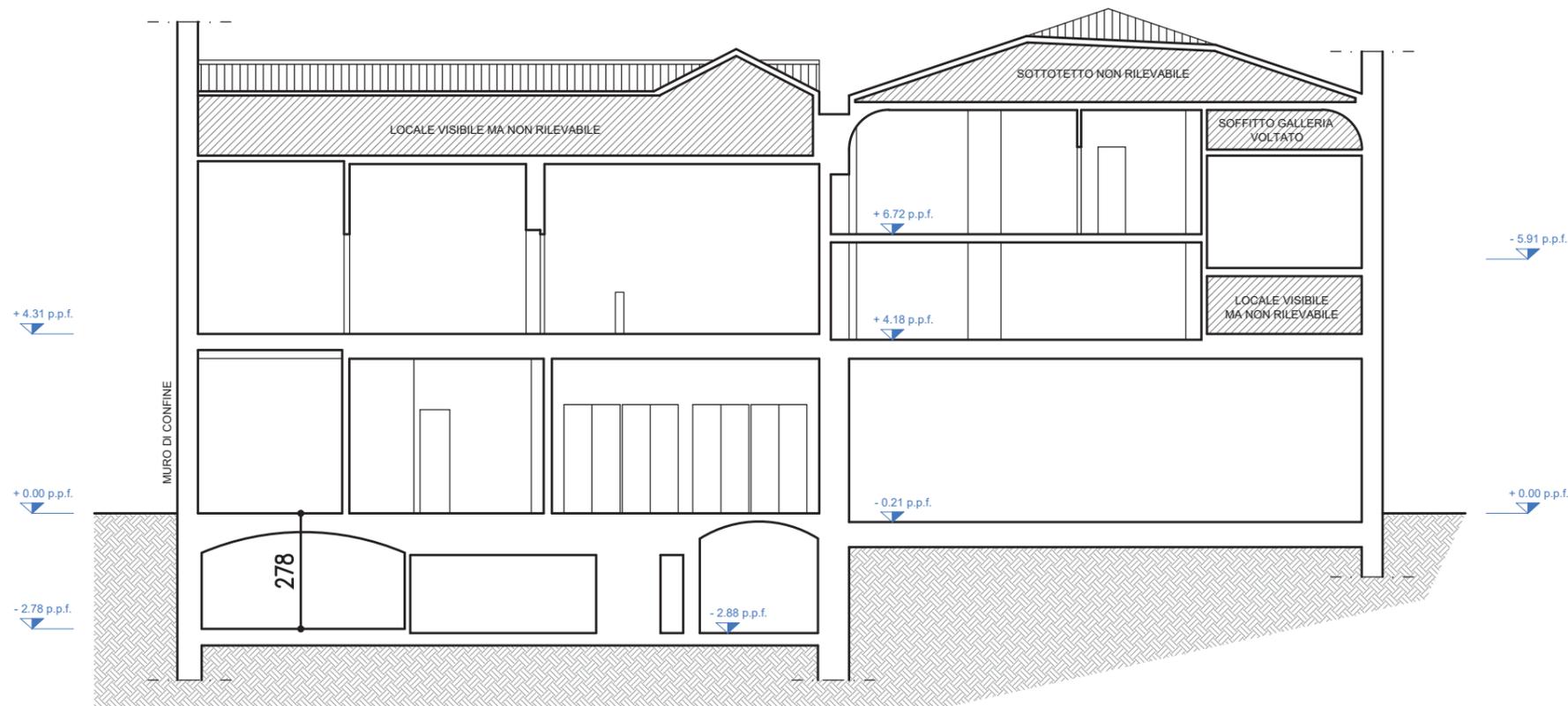
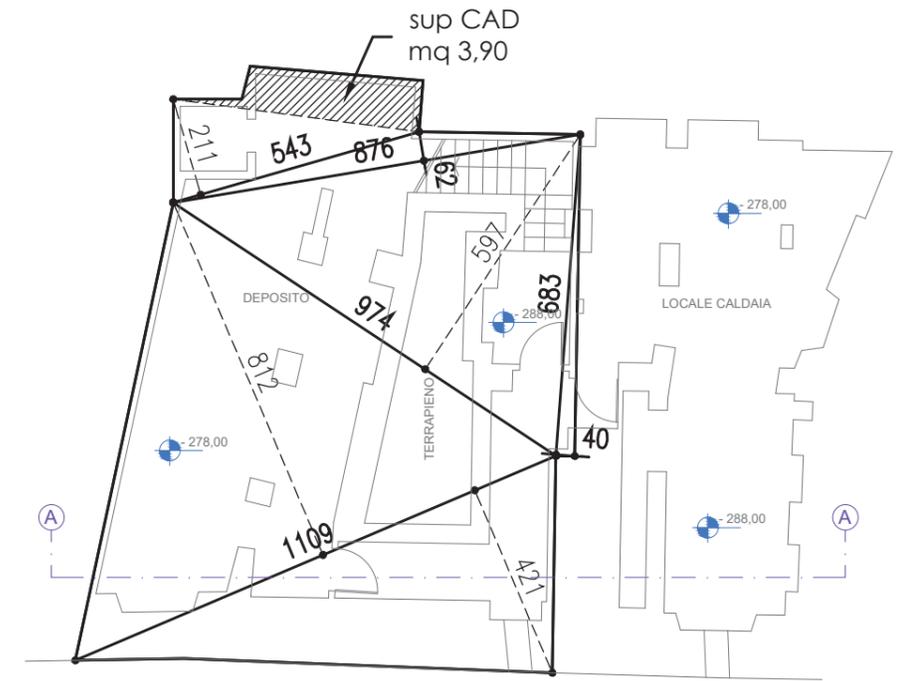
12,97	5,38	2	34,89
14,30	4,25	2	30,39
13,85	7,96	2	55,12
13,76	8,31	2	57,17
18,96	7,11	2	67,40
18,96	9,38	2	88,92

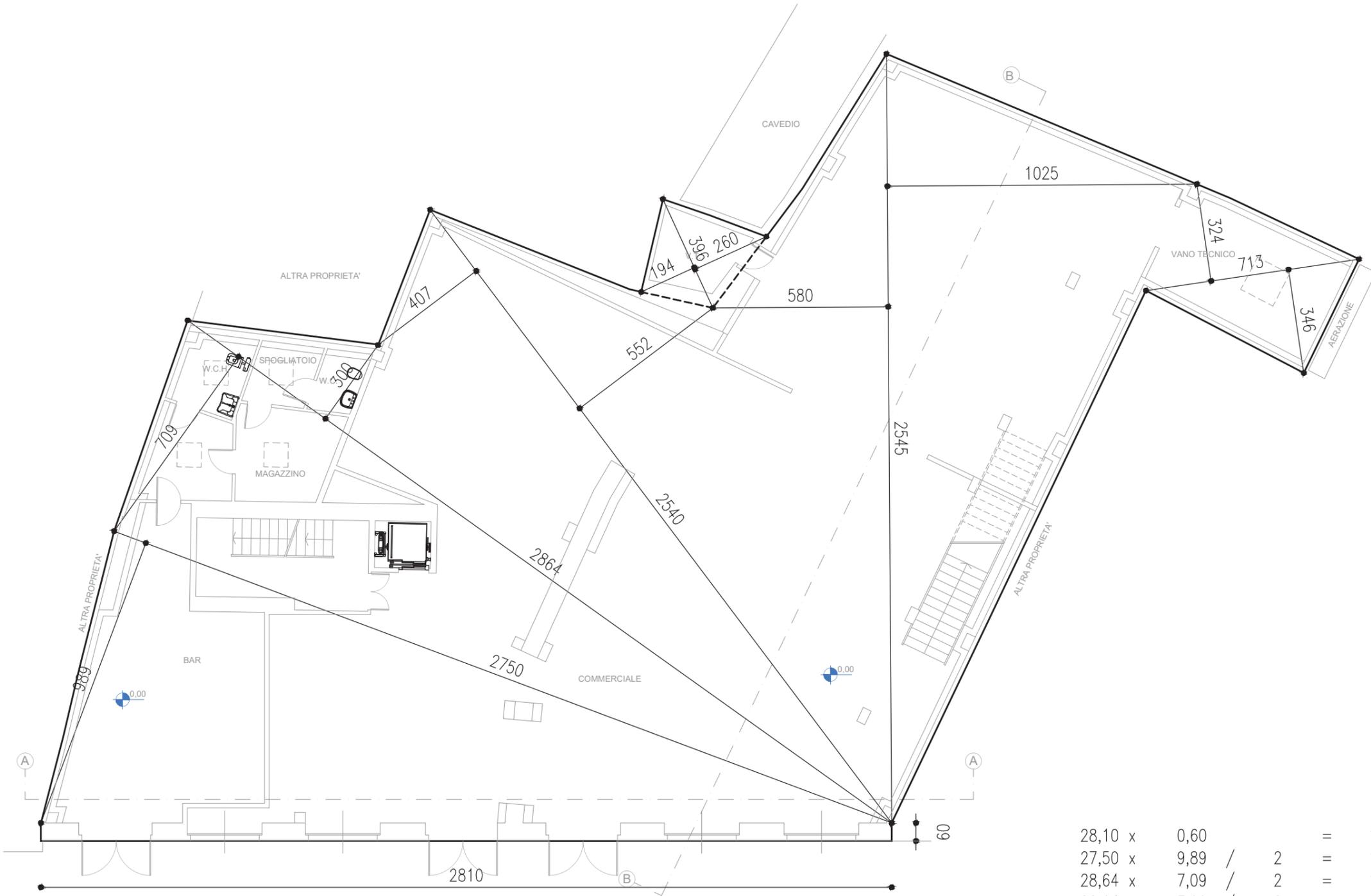
→ 333,9 x 0,72 = 240,41 mc Volume Piano Terra – PLATEA

Stato di FATTO
Piano Terra - Platea
allegato.03
scala 1:150

11,09	x	8,12	/	2	=	45,03	x	2,78	=	125,17
11,09	x	4,21	/	2	=	23,34	x	2,78	=	64,90
9,74	x	5,97	/	2	=	29,07	x	2,78	=	80,83
6,83	x	0,40	/	2	=	1,37	x	2,78	=	3,80
8,76	x	0,62	/	2	=	2,72	x	2,78	=	7,55
5,43	x	2,11	/	2	=	5,73	x	2,78	=	15,93
						Superficie CAD	=	3,90	x	2,78 = 10,84 > 309,01mc

Volume TOTALE Piano Interrato

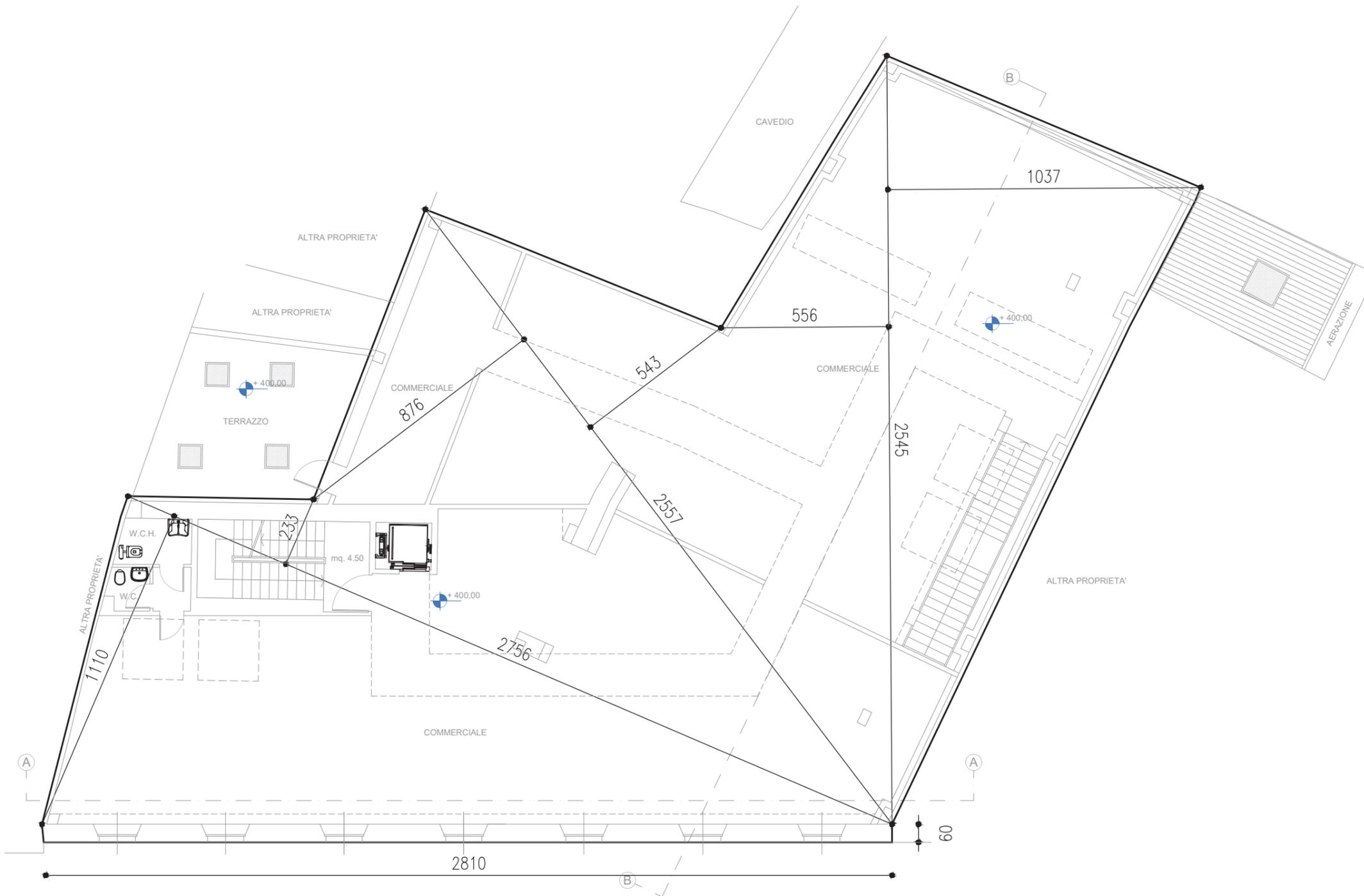




28,10 x	0,60		=	16,86
27,50 x	9,89	/ 2	=	135,99
28,64 x	7,09	/ 2	=	101,53
28,64 x	3,00	/ 2	=	42,96
25,40 x	4,07	/ 2	=	51,69
25,40 x	5,52	/ 2	=	70,10
25,45 x	10,25	/ 2	=	130,43
25,45 x	5,80	/ 2	=	73,81
7,13 x	3,24	/ 2	=	11,55
7,13 x	3,46	/ 2	=	12,33
3,96 x	2,60	/ 2	=	5,15
3,96 x	1,94	/ 2	=	3,84

656,24 x 4,00 = 2.624,96 mc
 Volume TOTALE Piano Terra

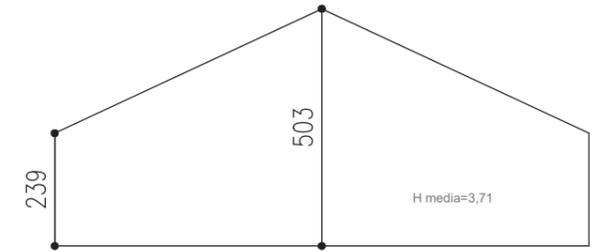
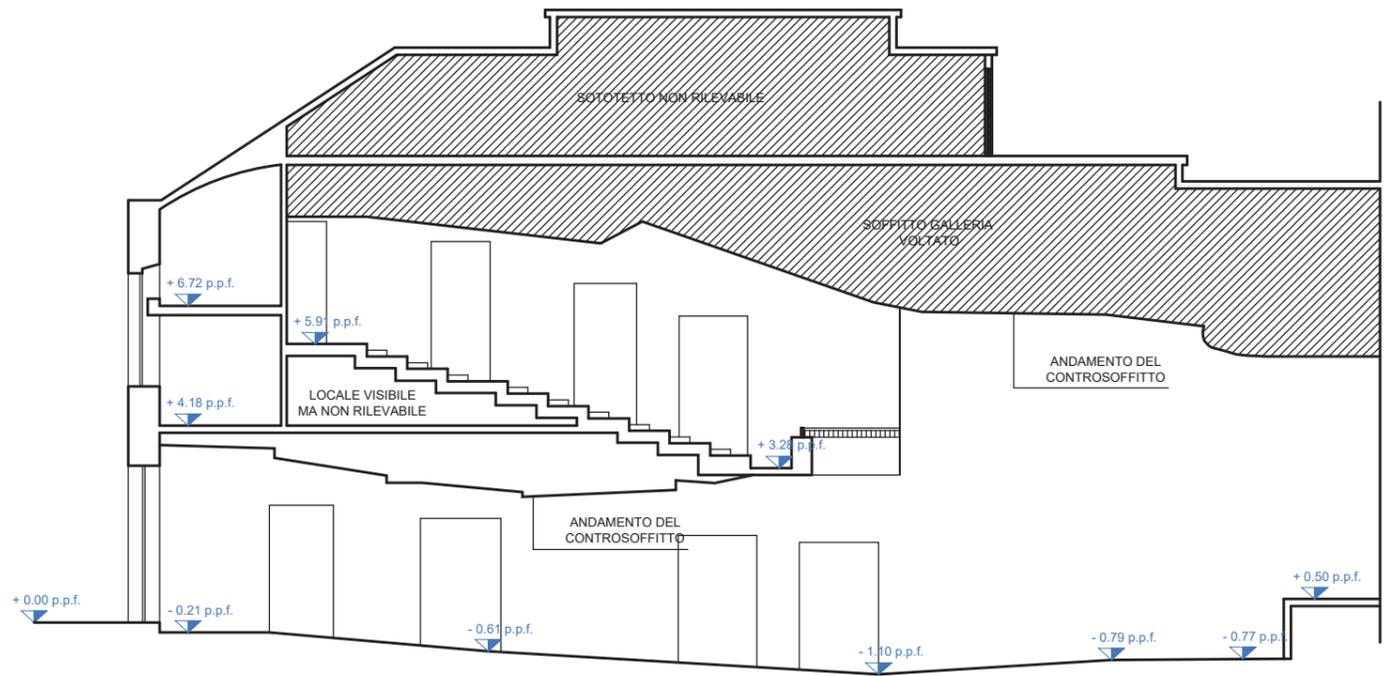
Superficie Cop TOTALE 656,24 mq



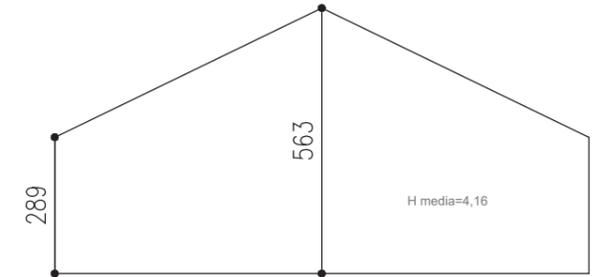
28,10	x	0,60		=	16,86
27,56	x	11,10	/ 2	=	152,96
27,56	x	2,33	/ 2	=	32,11
25,57	x	8,76	/ 2	=	112,00
25,57	x	5,43	/ 2	=	69,42
25,45	x	5,56	/ 2	=	70,75
25,45	x	10,37	/ 2	=	131,96

586,05 x 3,50 = 2.051,19 mc

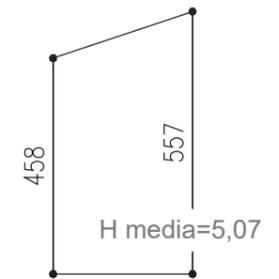
Volume TOTALE Piano PRIMO



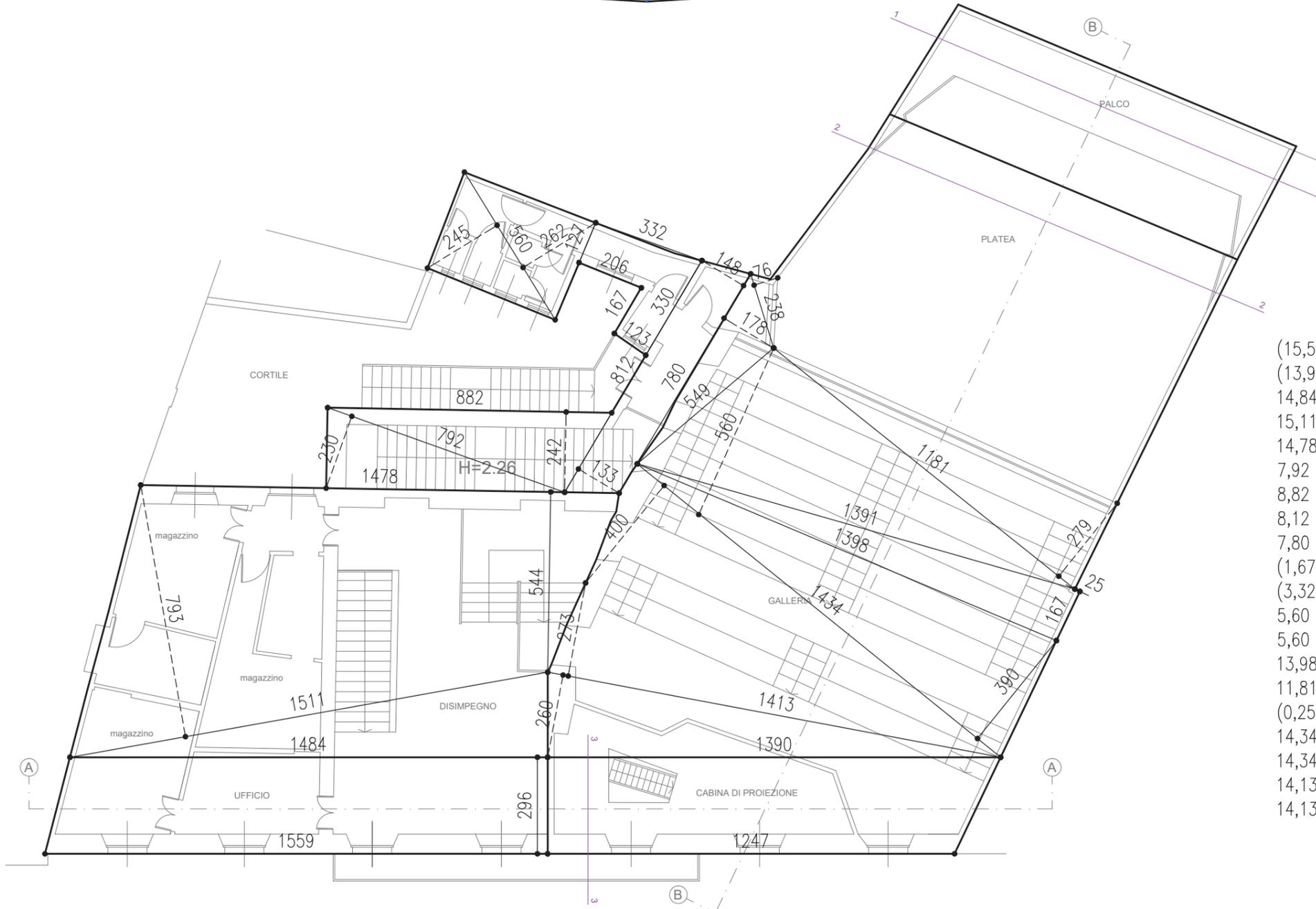
SEZIONE 1-1



SEZIONE 2-2



SEZIONE 3-3



$(15,59 + 14,84) \times 2,96 / 2$	=	45,03
$(13,90 + 12,47) \times 2,96 / 2$	=	39,03
$14,84 \times 2,60 / 2$	=	19,29
$15,11 \times 7,93 / 2$	=	59,91
$14,78 \times 5,44 / 2$	=	40,20
$7,92 \times 2,30 / 2$	=	9,11
$8,82 \times 2,42 / 2$	=	10,67
$8,12 \times 1,33 / 2$	=	5,40
$7,80 \times 1,48 / 2$	=	5,77
$(1,67 + 3,30) \times 1,23 / 2$	=	3,05
$(3,32 + 2,06) \times 1,27 / 2$	=	3,41
$5,60 \times 2,62 / 2$	=	7,33
$5,60 \times 2,45 / 2$	=	6,86
$13,98 \times 4,44 / 2$	=	31,03
$11,81 \times 2,79 / 2$	=	16,47
$(0,25 + 13,98) \times 1,67 / 2$	=	11,88
$14,34 \times 3,90 / 2$	=	27,96
$14,34 \times 4,00 / 2$	=	28,68
$14,13 \times 2,73 / 2$	=	19,28
$14,13 \times 2,60 / 2$	=	18,37

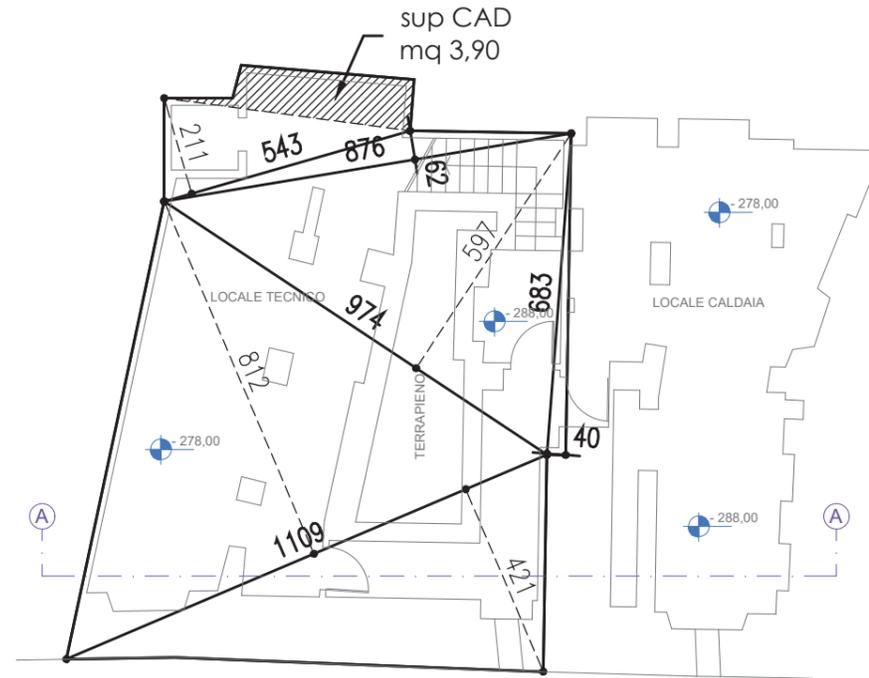
Superficie UTILE TOTALE 408,73 mq

Stato di FATTO
Piano Primo
allegato.09

scala 1:150

11,09	x	8,12	/	2	=	45,03
11,09	x	4,21	/	2	=	23,34
9,74	x	5,97	/	2	=	29,07
6,83	x	0,40	/	2	=	1,37
8,76	x	0,62	/	2	=	2,72
5,43	x	2,11	/	2	=	5,73
Superficie CAD					=	3,90

Superficie Utile TOTALE Piano Interrato = 111,16 mq

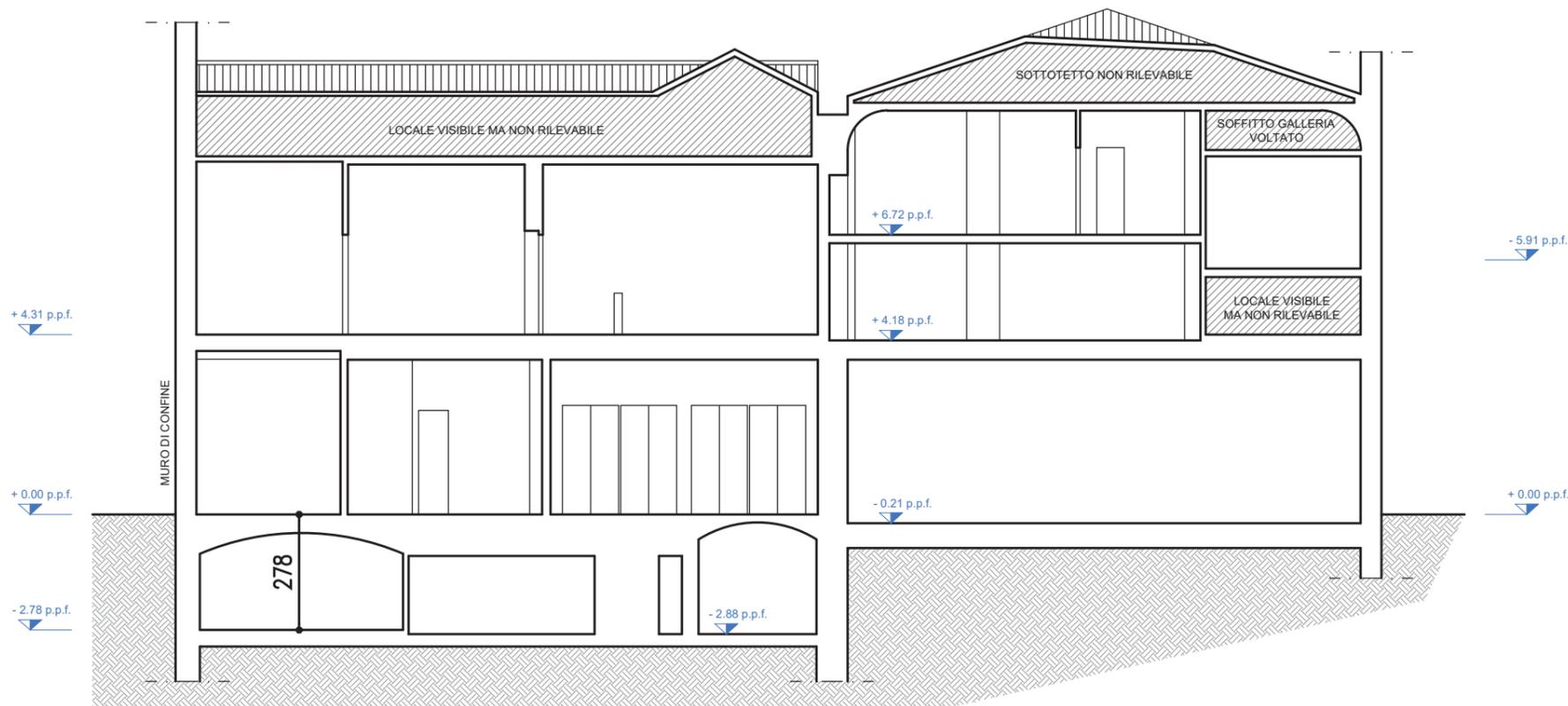
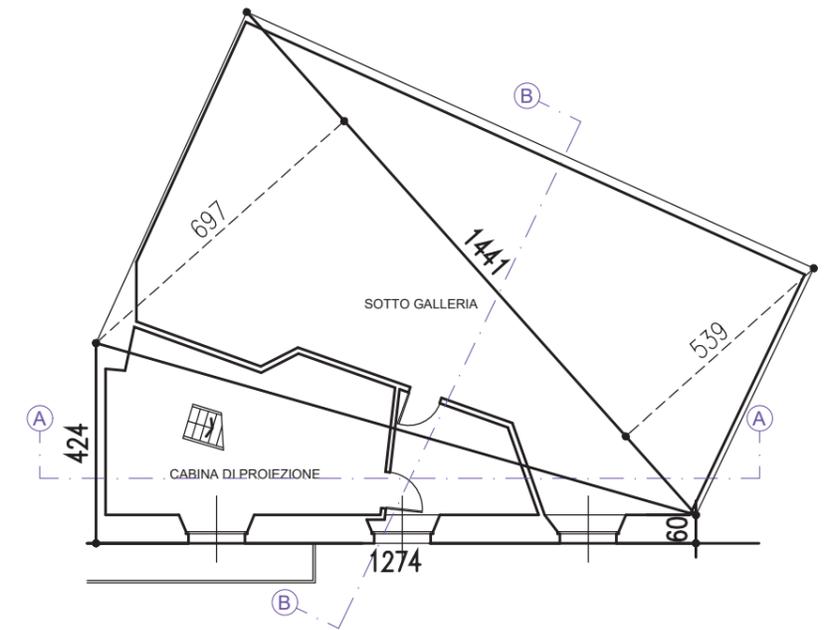


$$(4,24 + 0,60) \times 12,74 / 2 = 30,83$$

$$14,41 \times 5,39 / 2 = 38,83$$

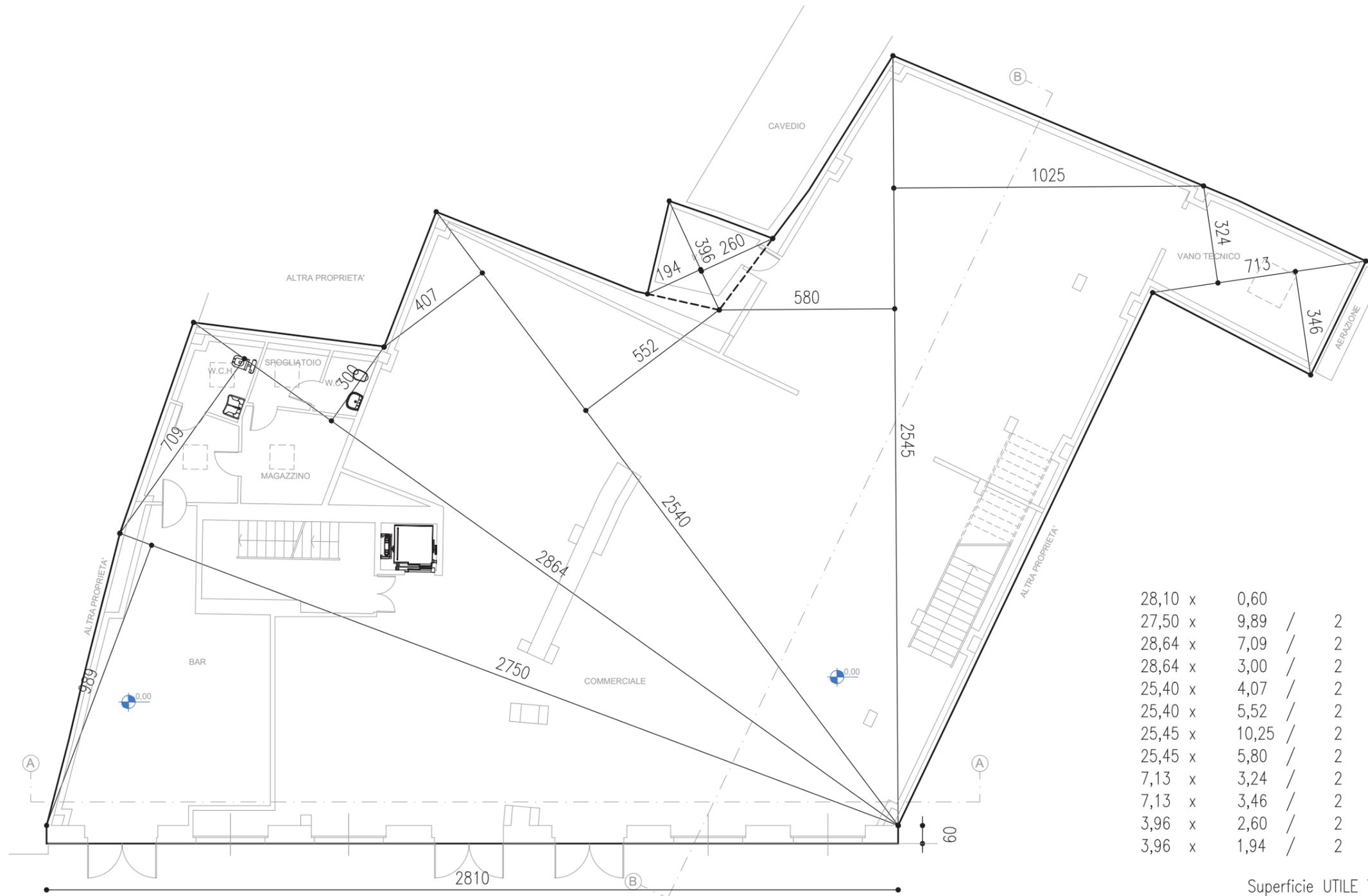
$$14,41 \times 6,97 / 2 = 50,22$$

Superficie UTILE TOTALE 119,88 mq



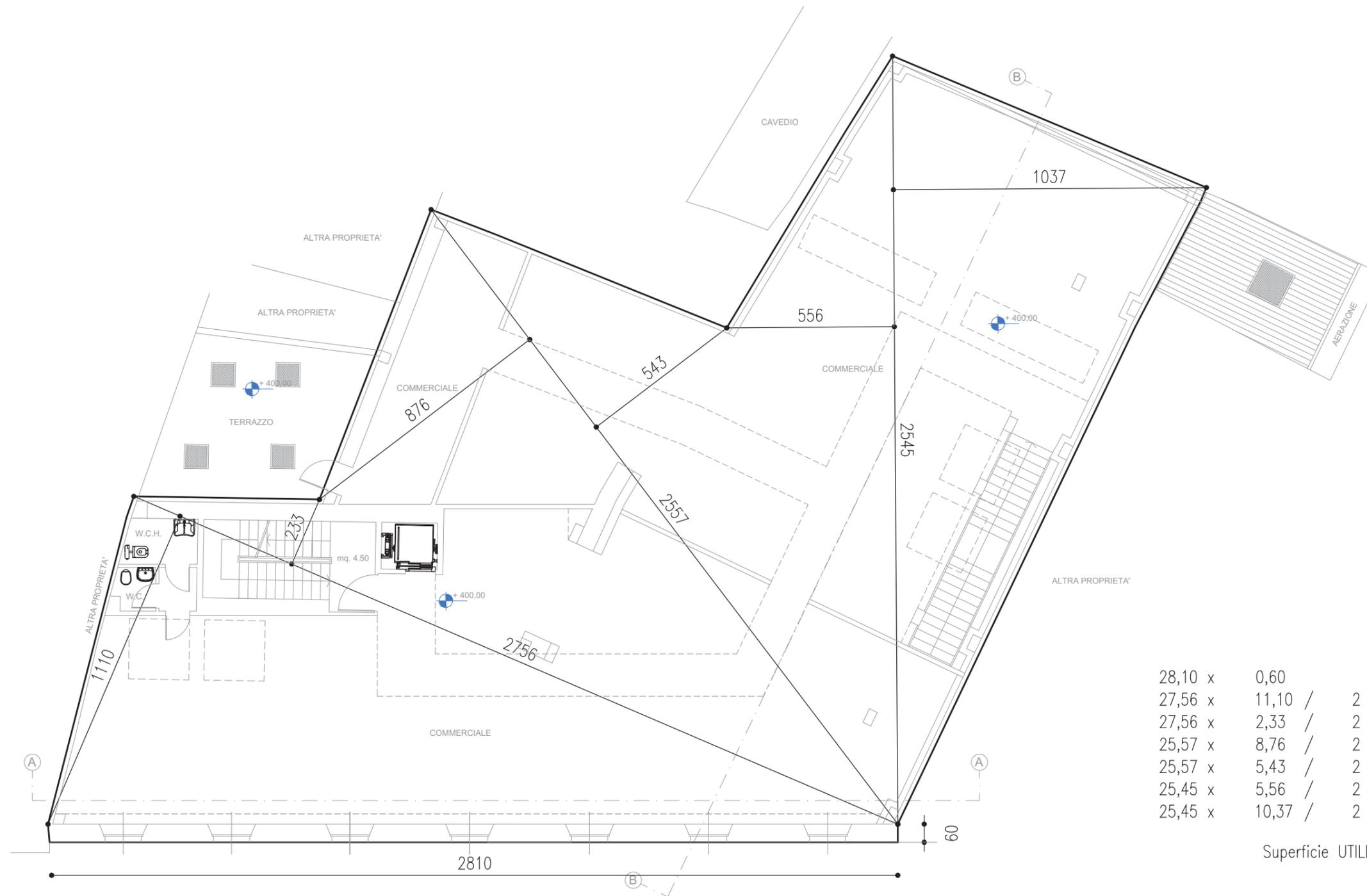
Stato di FATTO
Piano Interrato
Piano Ammezzato
allegato.10

scala 1:150



28,10	x	0,60		=	16,86
27,50	x	9,89	/ 2	=	135,99
28,64	x	7,09	/ 2	=	101,53
28,64	x	3,00	/ 2	=	42,96
25,40	x	4,07	/ 2	=	51,69
25,40	x	5,52	/ 2	=	70,10
25,45	x	10,25	/ 2	=	130,43
25,45	x	5,80	/ 2	=	73,81
7,13	x	3,24	/ 2	=	11,55
7,13	x	3,46	/ 2	=	12,33
3,96	x	2,60	/ 2	=	5,15
3,96	x	1,94	/ 2	=	3,84

Superficie UTILE TOTALE 656,24 mq

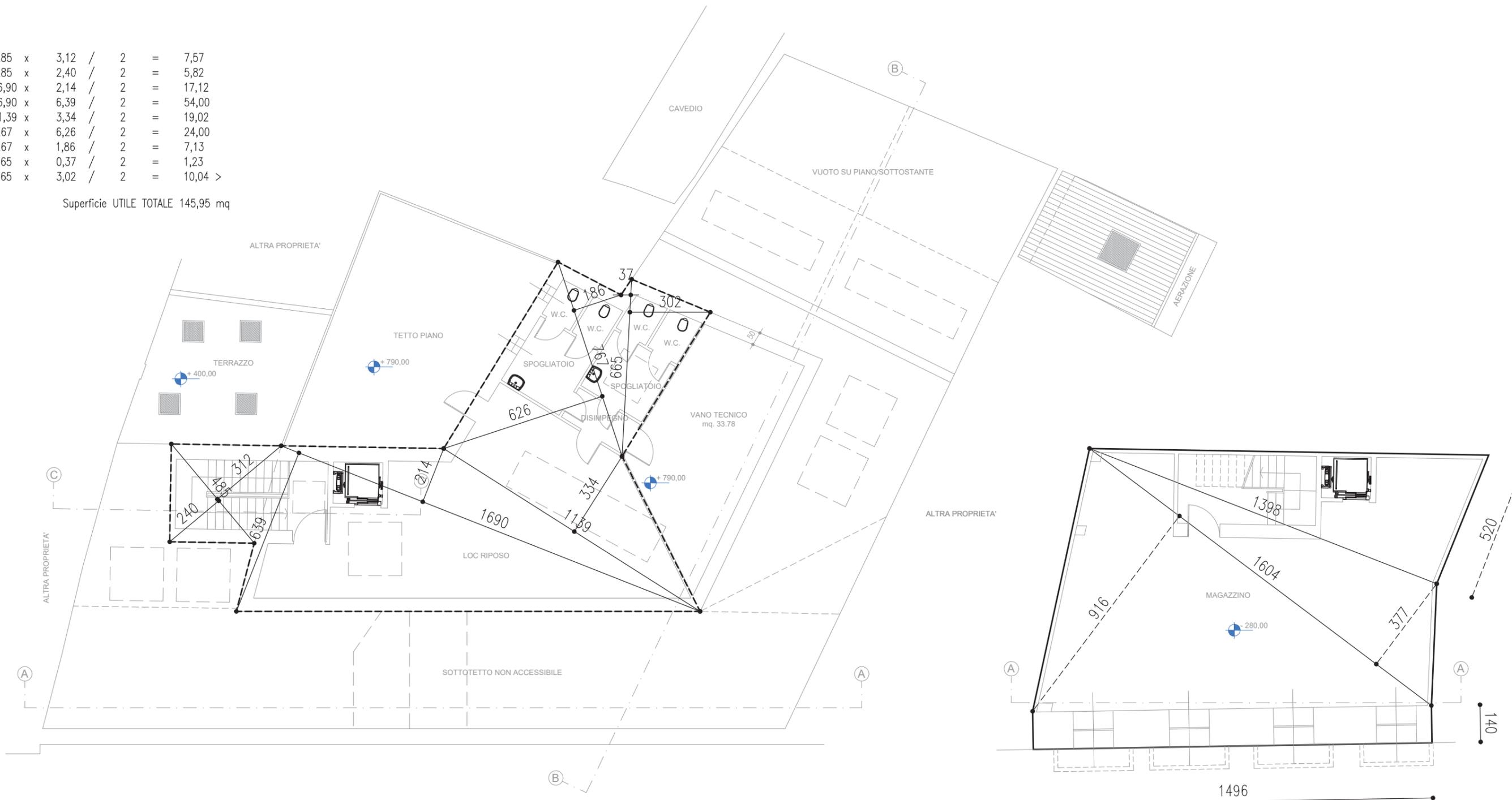


28,10 x	0,60	=	16,86
27,56 x	11,10 / 2	=	152,96
27,56 x	2,33 / 2	=	32,11
25,57 x	8,76 / 2	=	112,00
25,57 x	5,43 / 2	=	69,42
25,45 x	5,56 / 2	=	70,75
25,45 x	10,37 / 2	=	131,96

Superficie UTILE TOTALE 586,05 mq

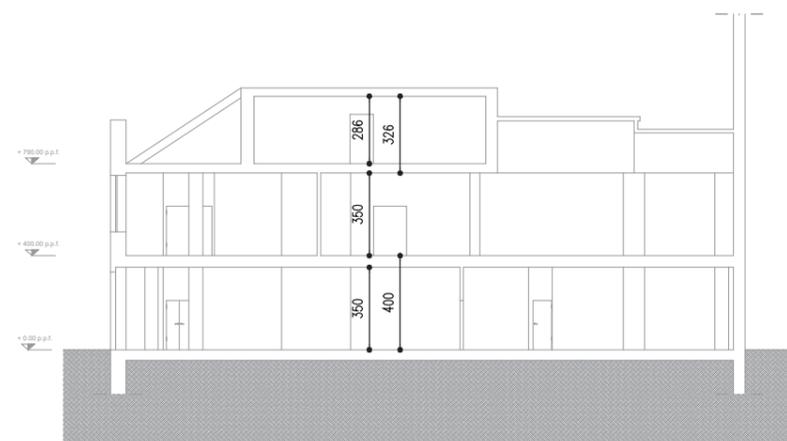
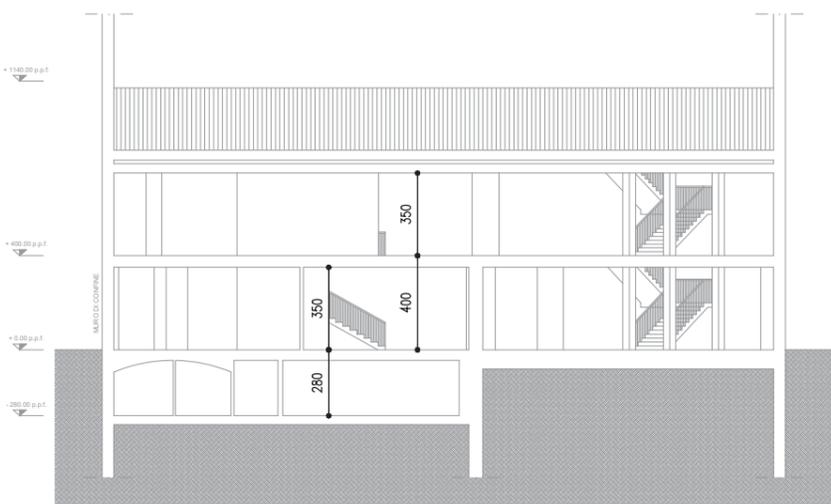
4,85	x	3,12	/	2	=	7,57
4,85	x	2,40	/	2	=	5,82
16,90	x	2,14	/	2	=	17,12
16,90	x	6,39	/	2	=	54,00
11,39	x	3,34	/	2	=	19,02
7,67	x	6,26	/	2	=	24,00
7,67	x	1,86	/	2	=	7,13
6,65	x	0,37	/	2	=	1,23
6,65	x	3,02	/	2	=	10,04 >

Superficie UTILE TOTALE 145,95 mq



14,96	x	1,40		=	20,94	
16,04	x	3,77	/	2	=	30,24
16,04	x	9,16	/	2	=	73,46
13,98	x	5,20	/	2	=	36,35 >

Superficie Utile TOTALE Piano INTERRATO = 160,99 mq



Stato FINALE
Piano Secondo
allegato.13
 scala 1:150