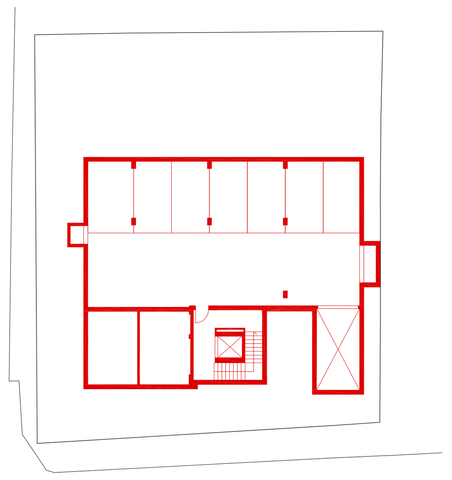
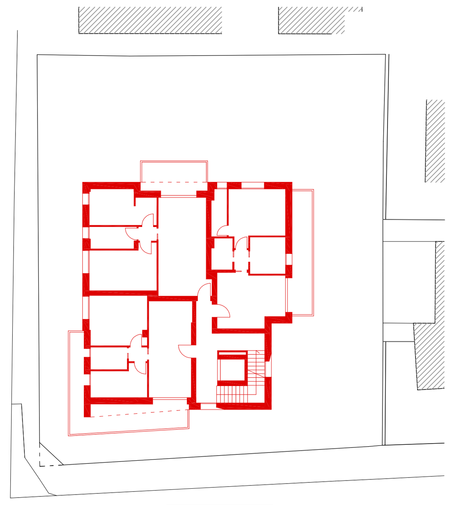


PIANTA PIANO INTERRATO

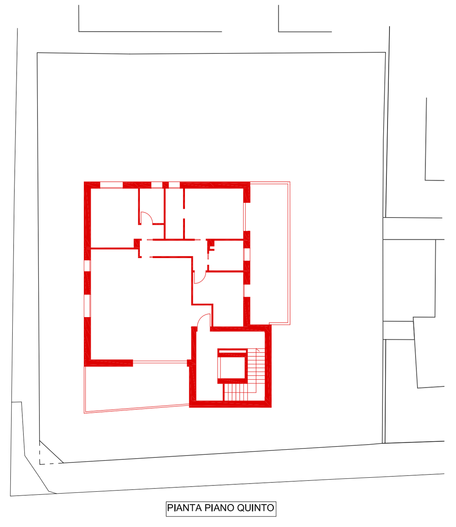


PIANTA PIANO TERZO

PIANTA PIANO TERRA

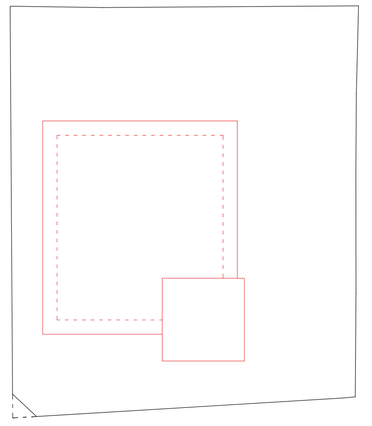
PIANTA PIANO QUARTO

PIANTA PIANO PRIMO



PIANTA PIANO QUINTO

PIANTA PIANO SECONDO



PIANTA COPERTURA

COMUNE: di Cattolica

OGGETTO:
PdC per intervento di Demolizione e Nuova Costruzione con cambio d'uso di fabbricato denominato Hotel Souvenir, sito a Cattolica in via del Prete angolo via Milano, distinto al catasto al Fg.1 Mapp.55. Scheda POC n.85

PROPRIETA':

Cavoli Alberto
Cavoli Antonio
Magnani Giannina

PRECEDENTI AUTORIZZATIVI:
SCIA in sanatoria 2019 / 416 - SCSN
Autorizzazione 396 / 1976
Autorizzazione 78 / 1974
Licenza 195 / 1968
Autorizzazione PGN 10551 / 1960
Licenza 66 / 90 del 19 / 10 / 1956
Licenza 127 / 1951

TECNICO:

Arch. Giovanni Casadei

TAVOLA: SOVRAPPOSIZIONI E CONTEGGI — tav.n. **4**

SCALA : **1/200**

DATA: **DICEMBRE 2019**

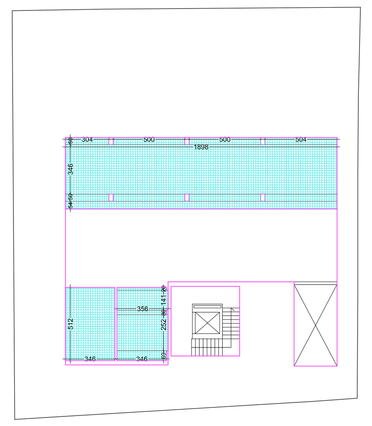
DINAMO ARCHITETTI
via Pomposa 43a, Rimini _ tel e fax: 0541.307275
info@dinamoarchitetti.it

VERIFICHE SUPERFICI STATO DI PROGETTO

S utile (Su)
S accessoria
S balconi/terrazzi

PIANO INTERRATO

S accessoria = (5.12 x 3.46) + (0.20 x 3.46) + (1.41 x 3.56) + (0.30 x 3.46) + (2.52 x 3.56) = (0.69 x 3.46) + (0.30 x 3.56) + (0.30 x 5.09x2) + (0.30 x 5.04x2) + (3.49 x 18.98) = (5.34 x 16.98) = (5.18 x 16.25) + (0.30 x 16.25) + (0.30 x 16.25) + (0.62 x 16.25) + (0.62 x 16.25) = (0.62 x 16.98) = 17.72 + 0.69 + 0.32 + 1.04 + 9.97 + 2.09 + 3.04 + 10.45 + 9.04 + 60.67 + 10.25 = 125.77mq

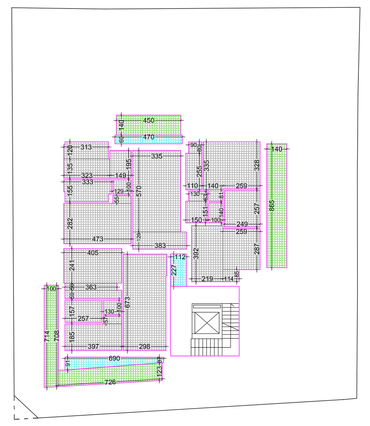


PIANO TERZO

Su = (3.97 x 1.65) + (5.57 x 1.30) + (1.00 x 1.30) + (2.57 x 1.57) + (0.59 x 4.05) + (3.63 x 0.50) + (2.41 x 4.05) + (2.98 x 6.73) + (4.73 x 2.82) + (1.29 x 6.55) + (1.00 x 1.29) + (1.55 x 3.33) + (1.49 x 1.95) + (3.23 x 1.35) + (1.29 x 3.13) + (3.45 x 5.50) + (1.40 x 3.83) + (1.10 x 2.27) + (2.50 x 0.65) + (2.90 x 1.50) + (1.00 x 0.65) + (1.20 x 1.30) + (1.20 x 1.30) + (0.50 x 0.75) + (1.24 x 5.45) + (2.62 x 0.80) + (2.59 x 0.50) + (3.91 x 4.70) + 7.35 + 0.74 + 1.30 + 4.04 + 2.39 + 1.82 + 9.76 + 20.06 + 13.34 + 0.71 + 1.29 + 5.16 + 2.91 + 4.36 + 1.76 + 19.10 + 4.60 + 0.72 + 2.81 + 0.82 + 2.27 + 1.40 + 0.81 + 4.69 + 8.50 + 6.40 + 8.59 + 0.97 + 7.43 = 147.01mq

S accessoria = (0.65 x 4.70) + (0.31 x 0.37) x 6.90 (2) = (2.27 x 1.12) x 2.62 = 4.42 x 2.54 = 9.78mq

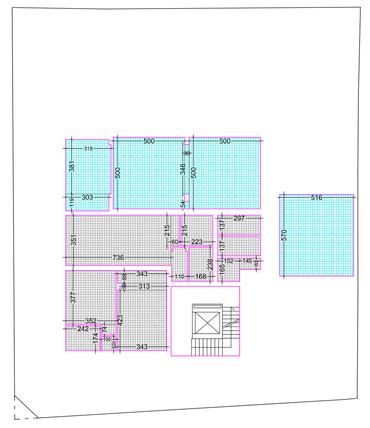
S balconi/terrazzi = (1.40 x 4.50) + (1.40 x 8.65) + (7.14 + 7.08) x 1.00 (2) + (7.26 x 1.23) + 6.30 + 12.11 + 7.11 + 6.93 = 34.40mq



PIANO TERRA

Su = (2.42 x 1.74) + (1.00 x 1.00) + (3.02 x 3.77) + (1.00 x 0.74) + (3.43 x 0.88) + (3.13 x 0.50) + (4.23 x 3.43) + (3.21 x 7.38) + (2.15 x 0.60) + (2.36 x 1.10) + (2.16 x 2.22) + (2.38 x 1.69) + (2.87 x 1.37)x2 + (1.65 x 1.52) + (1.45 x 0.60) + 4.21 + 1.00 + 13.27 + 0.74 + 3.02 + 1.57 + 14.51 + (8.63 + 1.29 + 2.62 + 4.60 + 4.61 + 6.14 + 2.01 + 1.18 = 59.01mq

S accessoria = (3.91 x 3.78) + (1.19 x 3.03) + (5.16 x 5.70) + (5.00 x 5.00x2) + (4.00 x 0.30) + 12.12 + 3.61 + 29.41 + 59 + 5.2 = 96.24mq

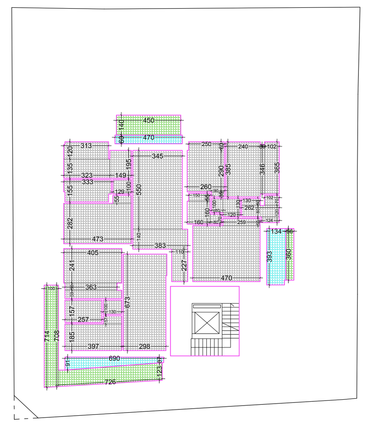


PIANO QUARTO

Su = (3.97 x 1.65) + (5.57 x 1.30) + (1.00 x 1.30) + (2.57 x 1.57) + (0.59 x 4.05) + (3.63 x 0.50) + (2.41 x 4.05) + (2.98 x 6.73) + (4.73 x 2.82) + (1.29 x 6.55) + (1.00 x 1.29) + (1.55 x 3.33) + (1.49 x 1.95) + (3.23 x 1.35) + (1.29 x 3.13) + (3.45 x 5.50) + (1.40 x 3.83) + (1.10 x 2.27) + (2.50 x 0.65) + (2.90 x 1.50) + (1.00 x 0.65) + (1.20 x 1.30) + (1.20 x 1.30) + (0.50 x 0.75) + (1.24 x 5.45) + (2.62 x 0.80) + (2.59 x 0.50) + (3.91 x 4.70) + 7.35 + 0.74 + 1.30 + 4.04 + 2.39 + 1.82 + 9.76 + 20.06 + 13.34 + 0.71 + 1.29 + 5.16 + 2.91 + 4.36 + 3.76 + 19.10 + 4.60 + 0.72 + 2.81 + 0.82 + 2.27 + 1.40 + 0.81 + 4.69 + 8.50 + 6.40 + 8.59 + 0.97 + 7.43 = 147.91mq

S accessoria = (0.65 x 4.70) + (3.34 x 3.85) + (0.91 + 0.37) x 6.90 (2) + 2.62 + 5.07 + 4.42 = 52.51mq

S balconi/terrazzi = (1.40 x 4.50) + (6.56 x 3.85) + (7.14 + 7.08) x 1.00 (2) + (7.26 x 1.23) + 6.30 + 2.02 + 7.11 + 6.93 = 54.36mq

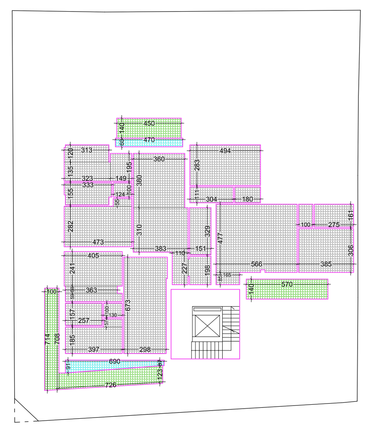


PIANO PRIMO

Su = (3.97 x 1.65) + (5.57 x 1.30) + (1.00 x 1.30) + (2.57 x 1.57) + (0.59 x 4.05) + (3.63 x 0.50) + (2.41 x 4.05) + (2.98 x 6.73) + (4.73 x 2.82) + (1.29 x 6.55) + (1.00 x 1.29) + (1.55 x 3.33) + (1.49 x 1.95) + (3.23 x 1.35) + (1.29 x 3.13) + (3.45 x 5.50) + (1.40 x 3.83) + (1.10 x 2.27) + (2.50 x 0.65) + (2.90 x 1.50) + (1.00 x 0.65) + (1.20 x 1.30) + (1.20 x 1.30) + (0.50 x 0.75) + (1.24 x 5.45) + (2.62 x 0.80) + (2.59 x 0.50) + (3.91 x 4.70) + 7.35 + 0.74 + 1.30 + 4.04 + 2.39 + 1.82 + 9.76 + 20.06 + 13.34 + 0.71 + 1.29 + 5.16 + 2.91 + 4.36 + 3.76 + 19.58 + 5.30 + 2.33 + 1.33 + 7.54 + 0.12 + 9.34 + 1.04 + 3.72 + 0.63 + 2.06 + 0.56 + 0.89 + 1.56 + 0.65 + 0.71 + 0.50 + 2.10 + 1.30 + 18.38 = 159.06mq

S accessoria = (0.65 x 4.70) + (1.34 x 3.85) + (0.91 + 0.37) x 6.90 (2) + 2.62 + 5.07 + 4.42 = 52.51mq

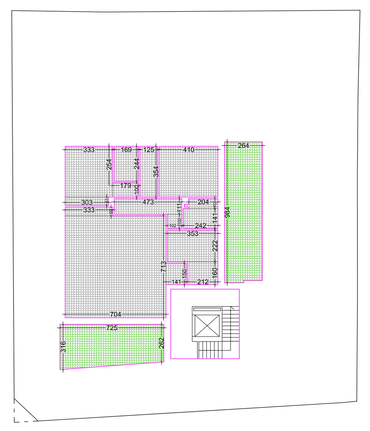
S balconi/terrazzi = (1.40 x 4.50) + (6.56 + 3.85) + (7.14 + 7.08) x 1.00 (2) + (7.26 x 1.23) + 6.30 + 2.02 + 7.11 + 6.93 = 54.36mq



PIANO QUINTO

Su = (0.65 x 3.33) + (7.04 x 7.13) + (1.41x 1.56) + (3.03 x 0.61) + (1.00 x 1.79) + (3.33 x 3.54) + (1.05 x 0.46) + (1.05 x 0.84) + (1.41 x 3.54) + (4.21 x 3.11) + 1.30 x 1.02) + (2.04 x 0.75) + (2.42 x 1.41) + (3.34 x 2.22) + (2.12 x 1.45) + 2.00 + 39.24 + 2.12 + 1.68 + 1.79 + 11.79 + 4.12 + 4.43 + 14.01 + 5.81 + 1.60 + 3.41 + 7.64 + 3.39 = 170.12mq

S balconi/terrazzi = (2.64 x 9.64) + (3.16 + 2.62) x 7.25 (2) + 25.98 = 26.95 = 46.93mq

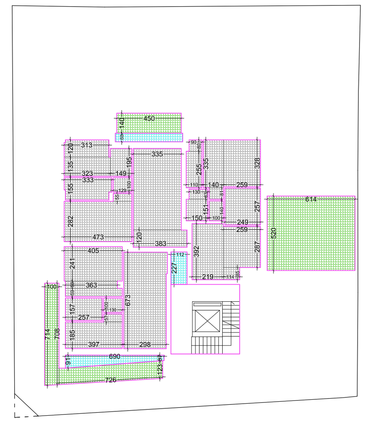


PIANO SECONDO

Su = (3.97 x 1.65) + (5.57 x 1.30) + (1.00 x 1.30) + (2.57 x 1.57) + (0.59 x 4.05) + (3.63 x 0.50) + (2.41 x 4.05) + (2.98 x 6.73) + (4.73 x 2.82) + (1.29 x 6.55) + (1.00 x 1.29) + (1.55 x 3.33) + (1.49 x 1.95) + (3.23 x 1.35) + (1.29 x 3.13) + (3.35 x 5.70) + (1.20 x 1.30) + (1.20 x 1.30) + (0.50 x 0.75) + (1.24 x 5.45) + (2.62 x 0.80) + (2.59 x 0.50) + (3.91 x 4.70) + 7.35 + 0.74 + 1.30 + 4.04 + 2.39 + 1.82 + 9.76 + 20.06 + 13.34 + 0.71 + 1.29 + 5.16 + 2.91 + 4.36 + 3.76 + 19.10 + 4.60 + 0.72 + 2.81 + 0.82 + 2.27 + 1.40 + 0.81 + 4.69 + 8.50 + 6.40 + 8.59 + 0.97 + 7.43 = 147.92mq

S accessoria = (0.65 x 4.70) + (0.31 x 0.37) x 6.90 (2) + (2.27 x 1.12) x 2.70 + 4.42 = 2.54 = 9.66mq

S balconi/terrazzi = (1.40 x 4.50) + (6.14 x 5.20) + (7.14 + 7.08) x 1.00 (2) + (7.26 x 1.23) + 6.30 + 31.55 + 7.11 + 8.93 = 54.27mq



VERIFICA SUPERFICIE COMPLESSIVA (SC)

SC esistente = Su + 0.6 Sacc + 0.3 S balconi = 982.46 mq

SC ammissibile ai sensi degli artt. 20 comma 3.2 lettere g) h) i) j) k) RUE e 20 comma 3.3 in caso di integrale demolizione e ricostruzione = SC esistente + 10% = 982.46 + 98,25 = 1080,71 mq

tot. Su = mq (88,65 + 180.47 + 147.92 + 147.91 + 159,06 + 115,12) = mq 839,13

tot. Sacc. = mq (129.77 + 96.34 + 7.24 + 9.66 + 9.78 + 12.51) = mq 265,30

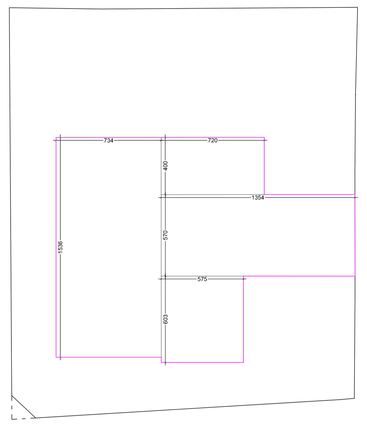
tot. S balconi/terrazzi = mq 30.32 + 54.27 + 34.45 + 24.36 + 46.93 ⇒ mq 190.33

SC = Su + 0.6 Sacc + 0.3 S balconi/terrazzi =
839,13 + 0.6(265.30) + 0.3(190.33) = 839,13 + 159,18 + 57,10 = 1055.41 mq < 1080.71 (Verificata)

VERIFICHE VOLUMI STATO DI PROGETTO

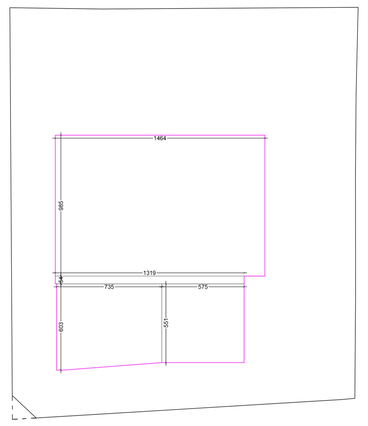
PIANO TERRA

S = (7.20 x 4.00) + (7.34 x 15.36) + (13.54 x 5.70) + (5.75 x 6.03) = 28.80 + 112.74 + 77.18 = 34.67 = 253.39mq



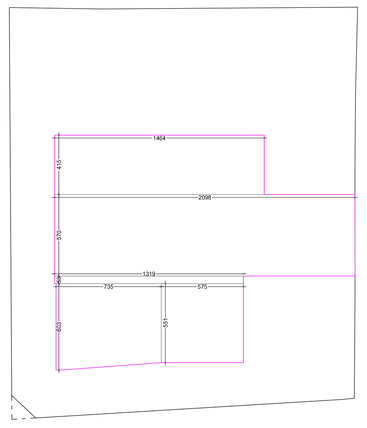
PIANO TERZO

S = (14.64 x 9.85) + (0.54 x 13.19) + (5.75 x 5.51) + (6.03 x 5.51) x 7.35 (2) = 144.20 + 7.12 = 31.68 = 42.41 = 225.41mq



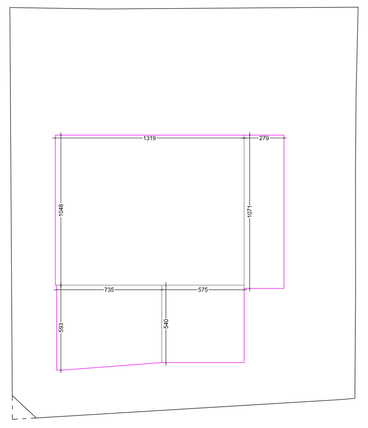
PIANO PRIMO

S = (14.64 x 4.15) + (20.38 x 5.70) + (0.53 x 13.19) + (5.75 x 5.51) + (6.03 + 5.51) x 7.35 (2) = 60.76 + 119.39 = 6.99 = 31.68 = 42.41 = 261.43mq



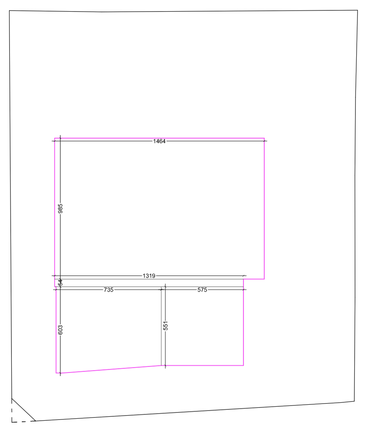
PIANO QUARTO

S = (13.19 x 10.48) + (2.79 x 10.71) + (5.55 x 5.40) + (5.55 x 5.40) x 7.35 (2) = 138.23 + 29.88 = 31.05 = 41.64 = 240.80mq



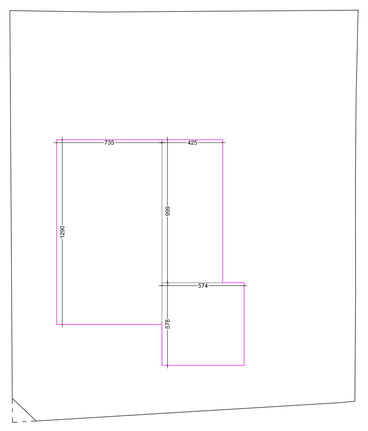
PIANO SECONDO

S = (14.64 x 9.85) + (0.54 x 13.19) + (5.75 x 5.51) + (6.03 + 5.51) x 7.35 (2) = 144.20 + 7.12 = 31.68 = 42.41 = 225.41mq



PIANO QUINTO

S = (7.35 x 12.90) + (4.25 x 9.99) + (5.78 x 5.74) + 94.82 + 42.46 = 33.18 = 170.46mq



VERIFICA VOLUME

tot. volume esistente = 4103.68mc

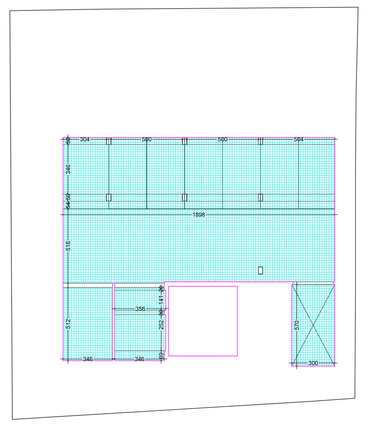
volume esistente + 10% = 4514.05mc

Volume tot. di progetto = (253,39 x 3,23) + (261.43 x 3,23) + (225.41 x 3,23) + (225.41 x 3,23) + (240.80 x 3,23) + (170.46 x 2.70) = 818.45 + 844.42 + 728.07 + 728.07 + 777.78 + 460.24 = 4357.03mc < 4514.05mc (Verificato)

VERIFICHE SUPERFICI A PARCHEGGIO

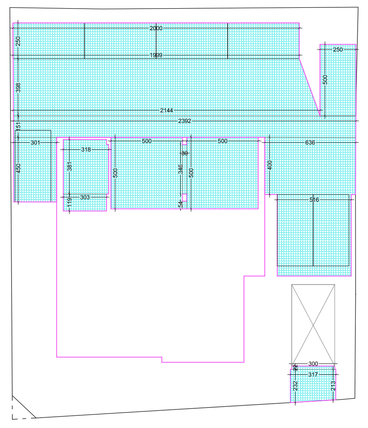
PIANO INTERRATO

S = (5.12 x 3.46) + (0.20 x 3.46) + (1.41 x 3.56) + (0.30 x 3.46) + (2.52 x 3.56) = (0.69 x 3.46) + (0.30 x 3.56)x2 + (0.30 x 5.09x2) + (0.30 x 5.04x2) + (3.49 x 18.98) = (5.34 x 16.98) = (5.18 x 16.25) + (0.30 x 16.25) + (0.30 x 16.25) + (0.62 x 16.25) + (0.62 x 16.98) = 17.72 + 0.69 + 0.32 + 1.04 + 9.97 + 2.09 + 3.04 + 10.00 + 9.04 = 60.87 = 10.25 = 125.77mq



PIANO TERRA

S = (5.01 x 3.16) + (1.19 x 3.03) + (5.16 x 5.70) + (5.00 x 5.00x2) + (4.00 x 0.30) + (4.00 x 6.36) + (4.56 x 3.01) + (1.01 x 23.92) + (2.50 x 5.50) + (21.44 + 19.99) x 3.98 (2) + (2.00 x 20.00) + (0.22 x 3.98) + (0.22 x 20.00) + (0.22 x 3.98) + (1.74 + 1.81 + 26.41 + 59 + 1.2 + 25.44 + 13.55 + 36.12 + 12.00 + 42.46 + 59 + 0.66 + 7.05 + 24.73=mq



VERIFICA PARCHEGGI

Superficie minima parcheggi per L. Tognoli = 435.70mq

Superficie a parcheggio in interrato per verifica L. Tognoli = 245.10mq < 435.70mq (interrato non computato nel volume)

Superficie a parcheggio piano terra per verifica L. Tognoli = 324.11mq

tot. Superficie a parcheggio per verifica L. Tognoli = 245.10mq + 324.11mq = 569.21mq > 435.70mq (Verificata)

numero posti auto da RUE : 1.5 per ogni unità immobiliare = 15 x 1.5 = 22.5
numero posti auto di progetto = 22
si chiede di poter arrotondare a 22 il numero minimo di posti auto avendo verificato la quantità minima di superficie a parcheggio secondo la L. Tognoli