

P.R.P. Castello di Casole
Area Problema 3.3 "Querceto" ed aree correlate
Variante 2018 P.d.R.



Progettisti:
arch. Riccardo Bartoloni
arch. Riccardo Bertini
arch. Maria Dambrosio

Consulenza geologica:
Dott. Mauro Cartocci

Collaboratori:
arch. Tosca Bertini
arch. Maria Distefano
dott. arch. Leda Curzio

d i c e m b r e 2 0 1 8

Aggregato di Querceto - Consistenza attuale

Elaborato C_E4

Scala 1:250



SUL edificata e/o edificabile aggregato di Querceto										
	interrato h>2,40	semi interrato	ecced. logge	piano terra	ecced. logge	piano primo	piano secondo	piano terzo	sottetto H>1,80	Totale
CONSISTENZE EDIFICATE COME DA PdR VIGENTE										
QUERCETO VILLA	322,55			1.216,40	97,25	1.219,30	440,40	306,10	12,70	3.614,70
ANNESI PISCINA	104,30			66,60						170,90
LIMONIAIA				373,20		260,60				633,80
VILLA SCUOLA				434,40		98,05				532,45
CASA DEL PRETE				445,60		275,60				721,20
TINAIA						338,55				338,55
SPA	677,40			332,55						1.009,95
SERVIZI(H utile> 2,40)	392,20									392,20
MENDINI (realizzato)				341,10		341,10		287,40		969,60
S. ANTONIO A		111,60	19,00	120,70		80,85				332,15
S. ANTONIO B				405,20	26,30	288,90				720,40
S. ANTONIO C		105,40	29,70	103,30		67,05				305,45
S. ANTONIO D		10,90		350,75	24,30	246,55				632,50
ULTERIORI EDIFICAZIONI POSSIBILI DA PdR VIGENTE NON ANCORA ESEGUITE										
MENDINI (residuo)										110,40
S. ANTONIO E										327,50
Totale SUL mq.										10.811,75

RIEPILOGO SUL TOTALE DISPONIBILE

Consistenza interventi eseguiti da PdR vigente										mq.	10.373,85
Ulteriore edificazione possibile da PdR vigente										mq.	437,90
Diritti edificatori acquisiti	mq.	2.000,00	correzione per uso ricettivo	0,90	diiritti riutilizzabili:	mq.	1.800,00				
Totale SUL disponibile nel PdR										mq.	12.611,75
di cui per ampliamenti/nuove edificazioni										mq.	2.237,90



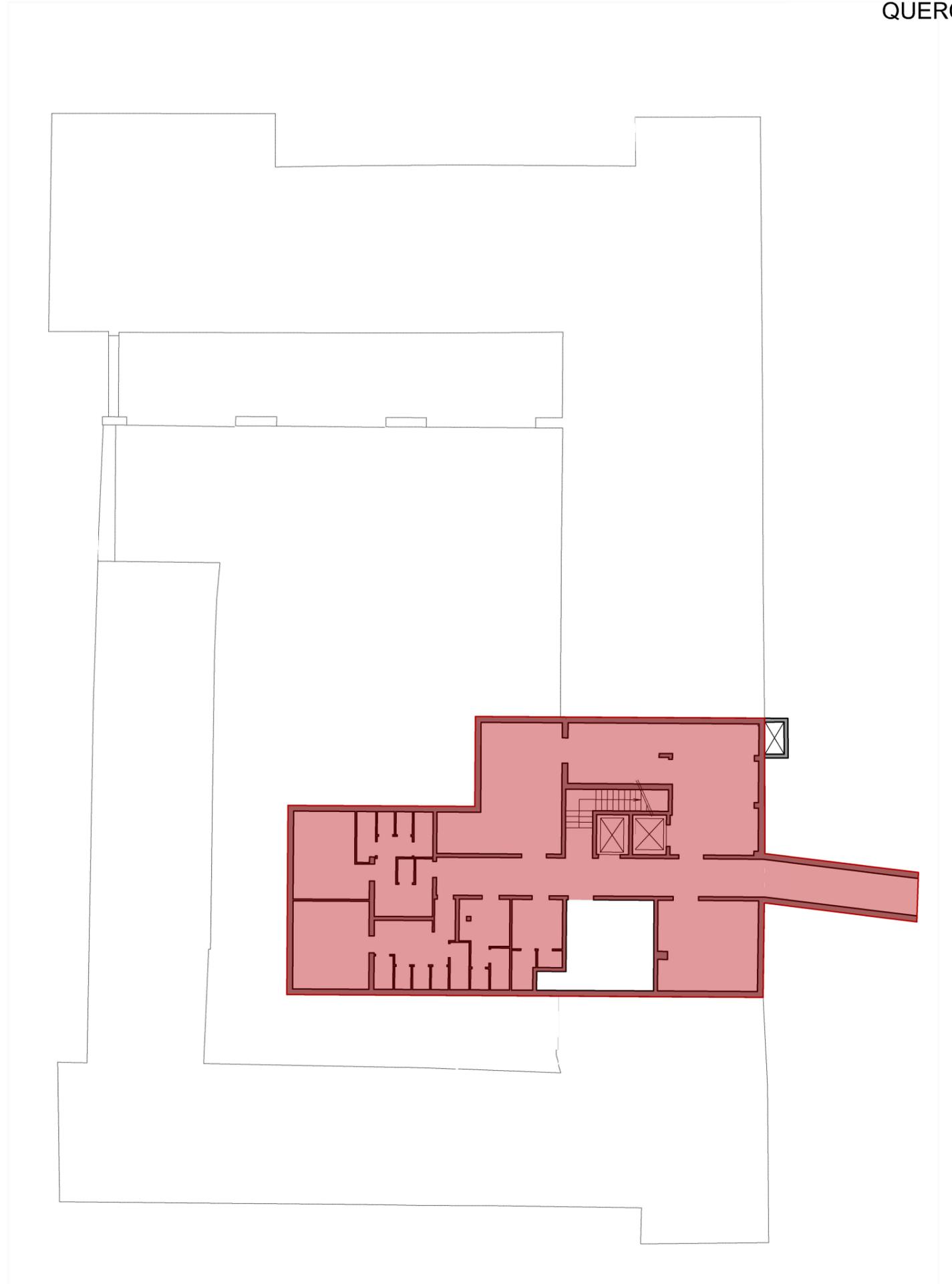
PLANIMETRIA DI RIFERIMENTO

RIEPILOGO SUPERFICIE UTILE LORDA

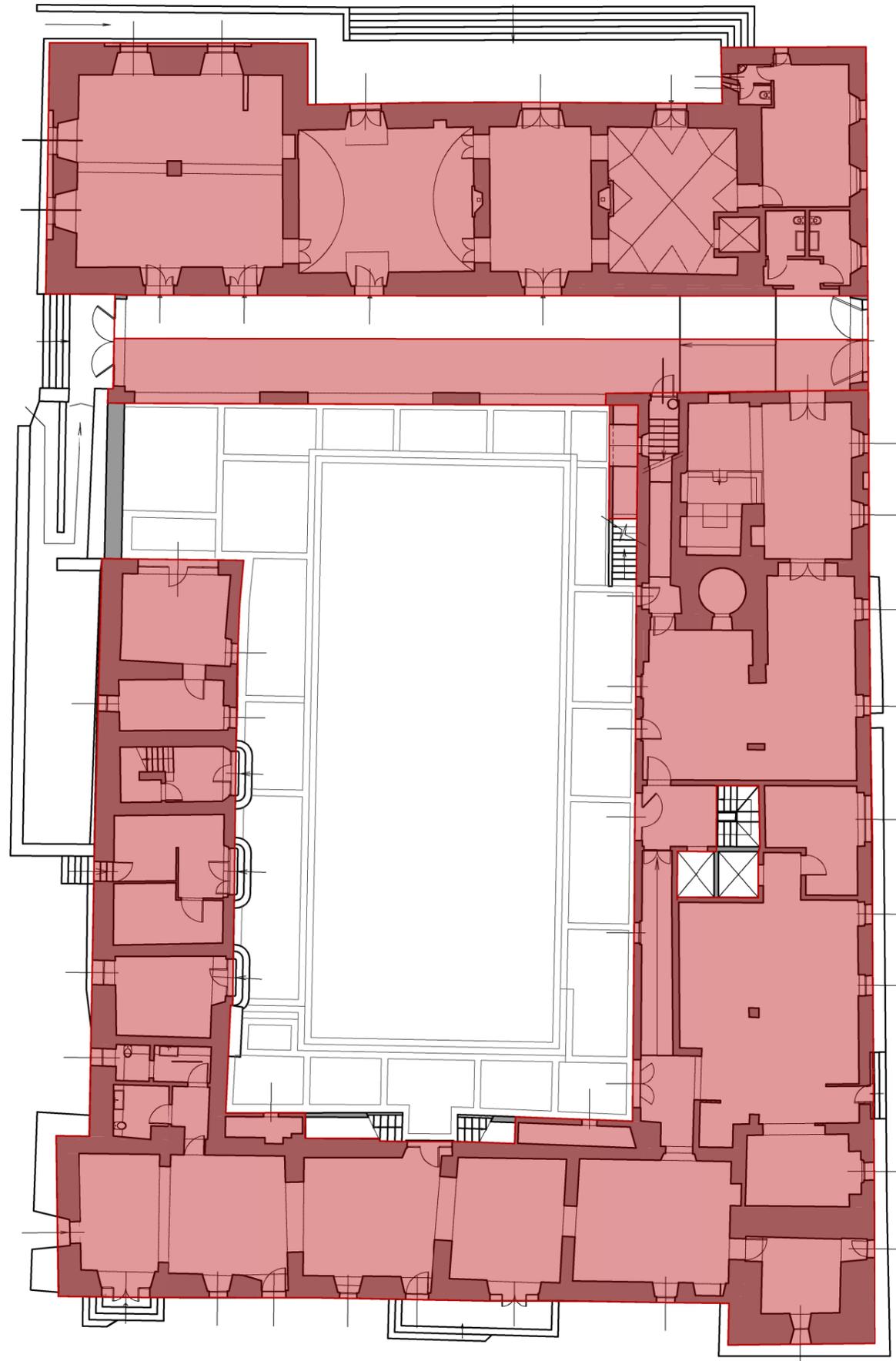
VILLA:

Piano seminterrato:	322,55 mq
Piano terra:	1313,65 mq
Piano primo:	1219,30 mq
Piano secondo:	440,40 mq
Piano terzo:	318,80 mq

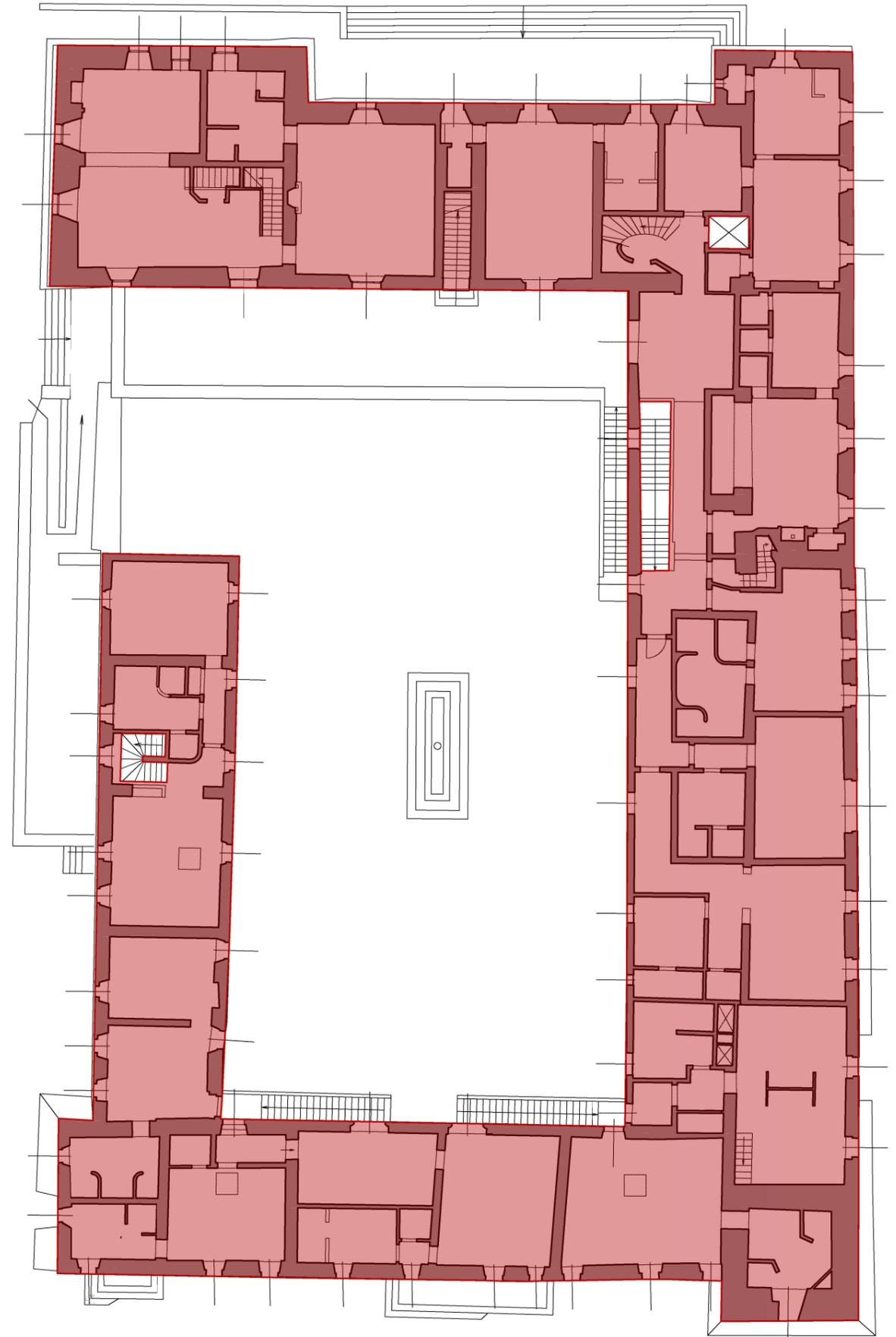
Tot. 3614,70 mq



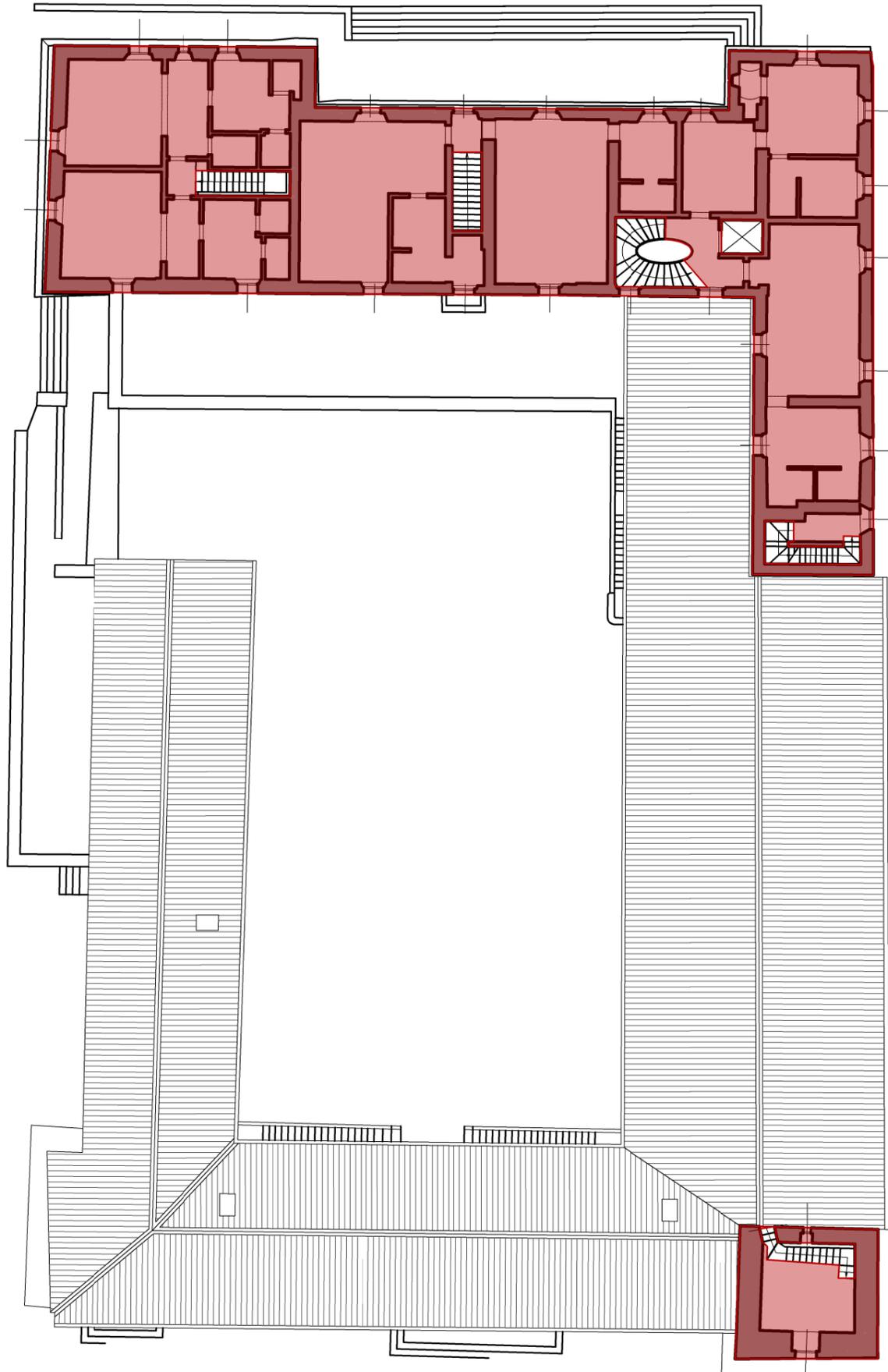
VILLA - PIANTA PIANO SEMINTERRATO_ SUL 322,55 mq



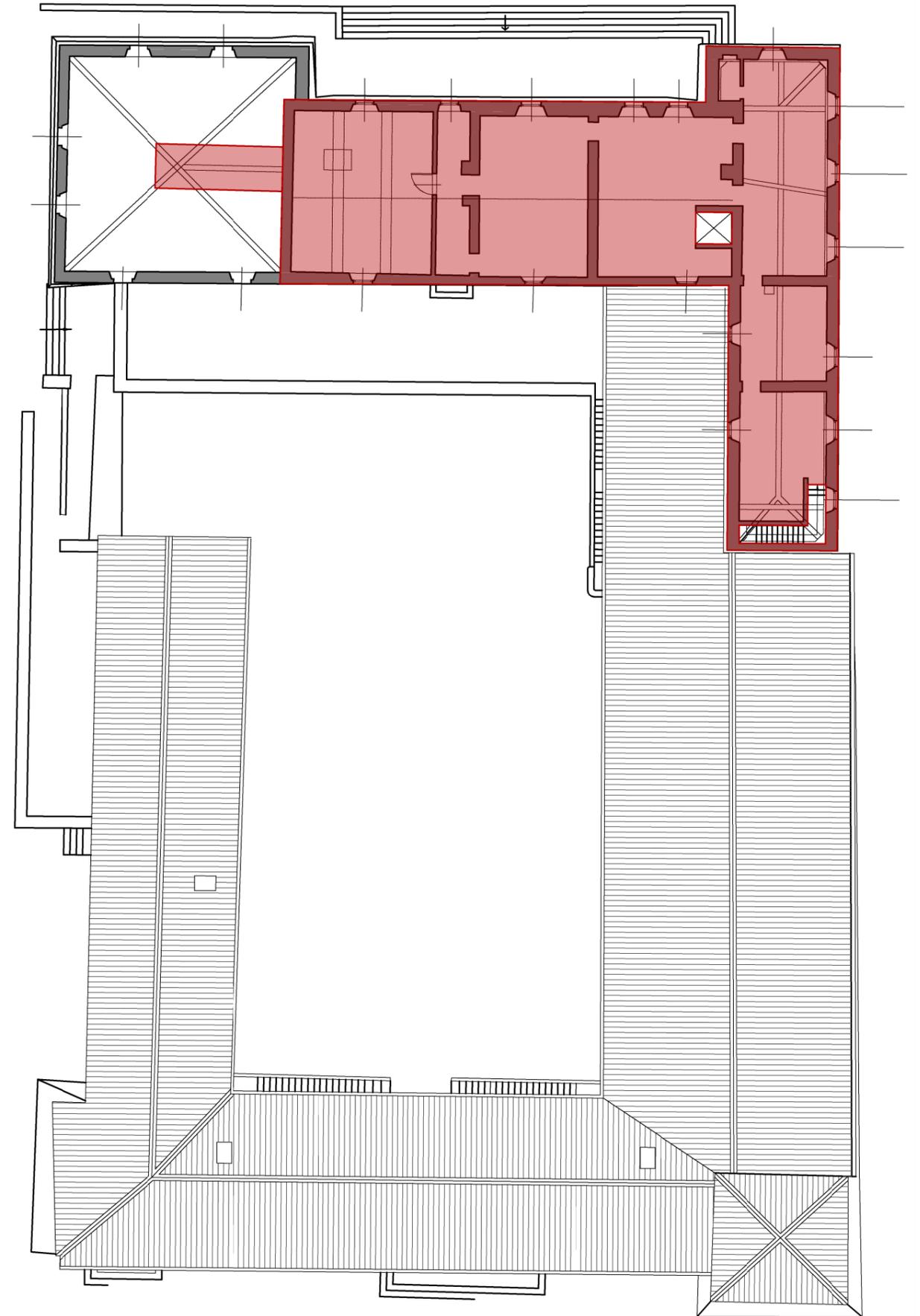
VILLA - PIANTA PIANO TERRA_ SUL 1313,65 mq



VILLA - PIANTA PIANO PRIMO_ SUL 1219,30 mq



VILLA - PIANTA PIANO SECONDO_ SUL 440,40 mq



VILLA - PIANTA PIANO TERZO_ SUL 318,80 mq



PLANIMETRIA DI RIFERIMENTO

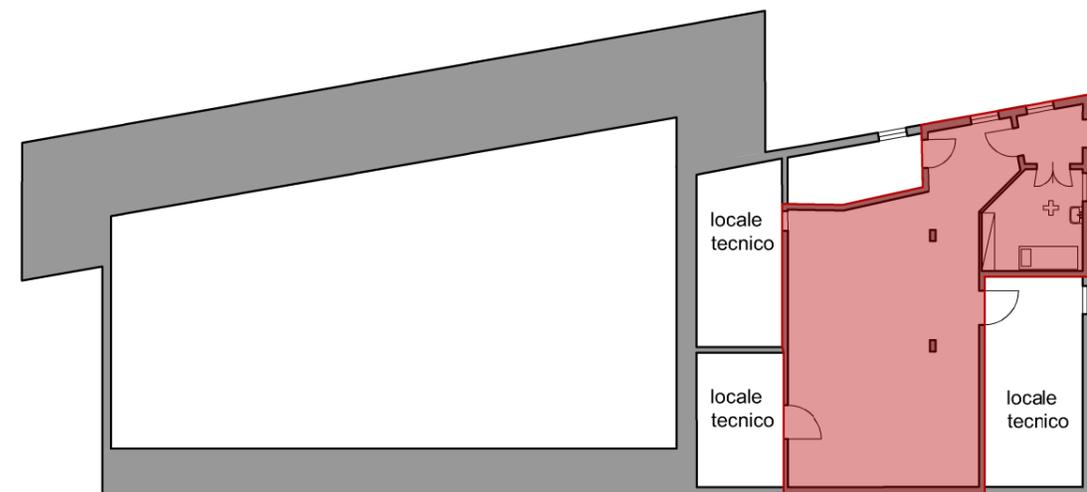
RIEPILOGO SUPERFICIE UTILE LORDA

LIMONAIA:

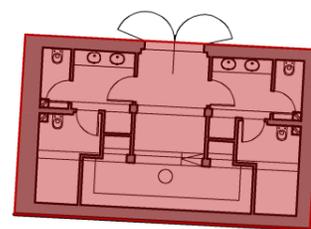
Piano terra:	373,19 mq
Piano primo:	260,60 mq
Tot.	633,79 mq

PISCINA:

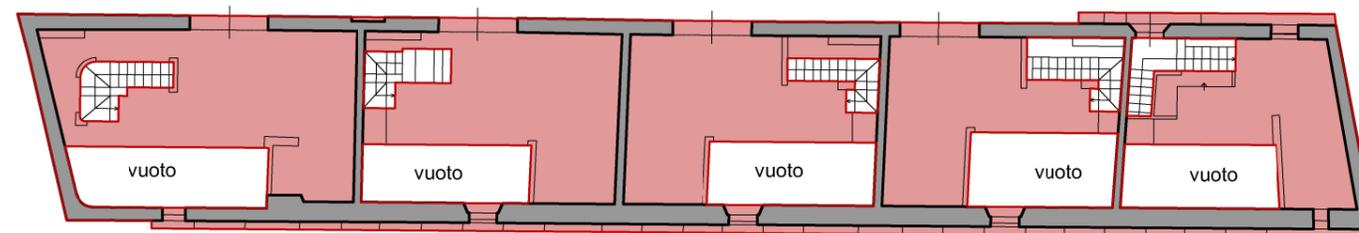
Piano terra:	66,60 mq
Piano interrato:	104,30 mq
Tot.	170,90 mq



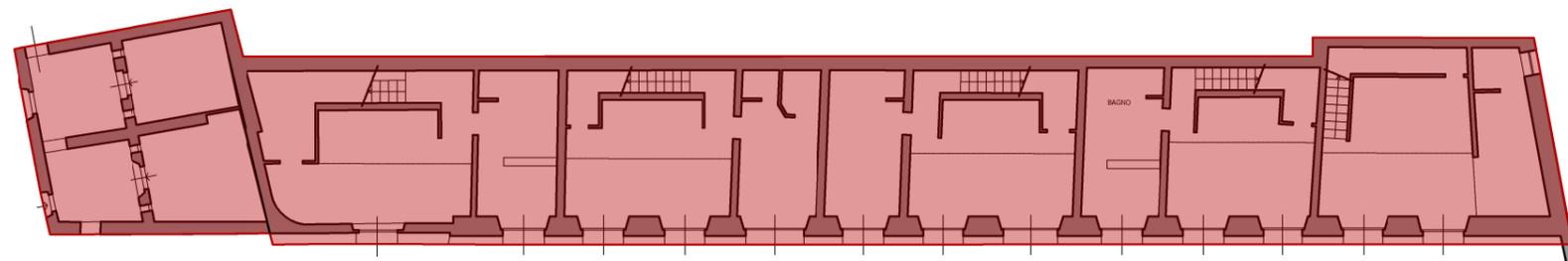
LOCALE DI SERVIZIO ALLA PISCINA -
PIANTA PIANO INTERRATO SUL 104,30 MQ



ANNESSO PISCINA
PIANTA PIANO TERRA
_ SUL 66,60 mq



LIMONAIA PIANTA PIANO PRIMO_ SUL 260,60 mq



LIMONAIA PIANTA PIANO TERRA_ SUL 373,19 mq

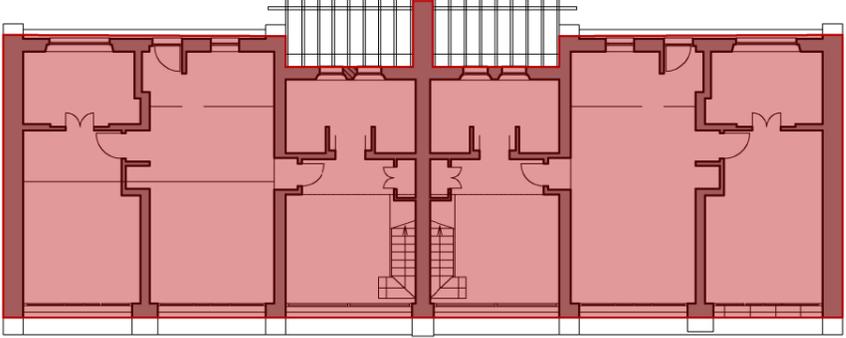
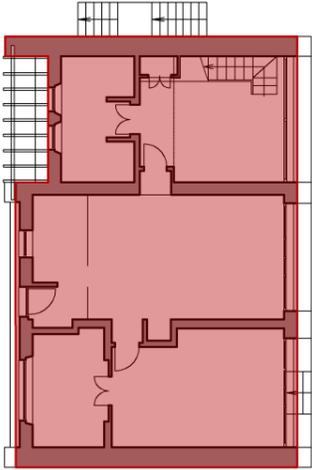


PLANIMETRIA DI RIFERIMENTO

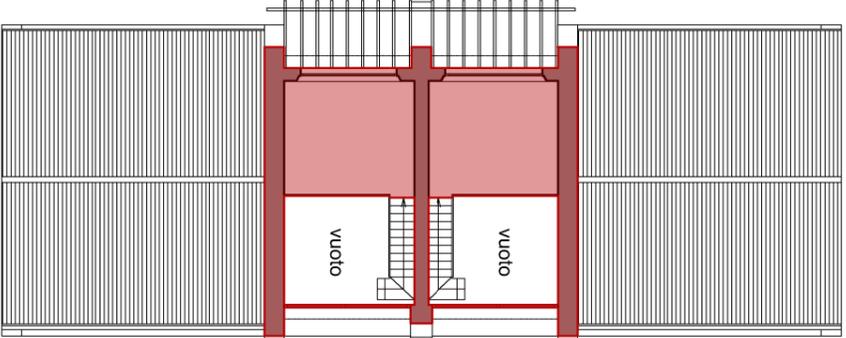
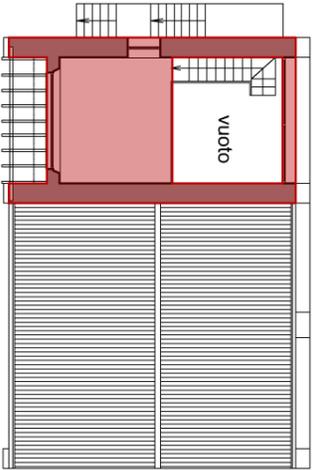
RIEPILOGO SUPERFICIE UTILE LORDA

VILLA SCUOLA

Piano terra:	434,40 mq
Piano primo:	98,05 mq
Tot.	532,45 mq



VILLA SCUOLA - PIANTA PIANO TERRA_SUL 434,40 mq



VILLA SCUOLA - PIANTA PIANO PRIMO_SUL 98,05 mq

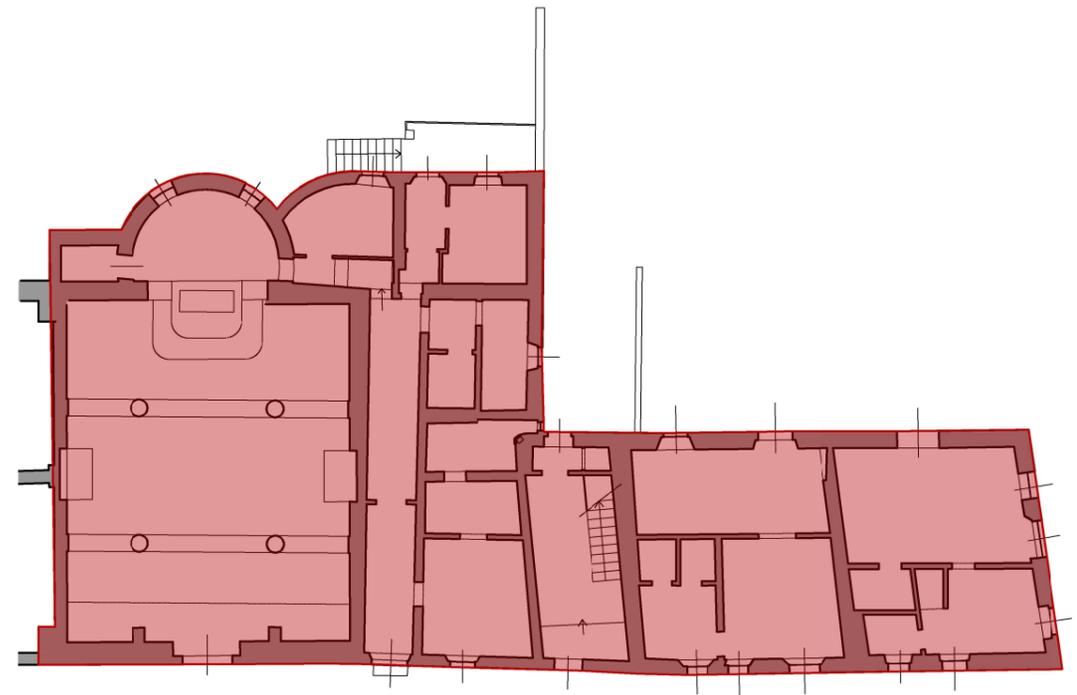


PLANIMETRIA DI RIFERIMENTO

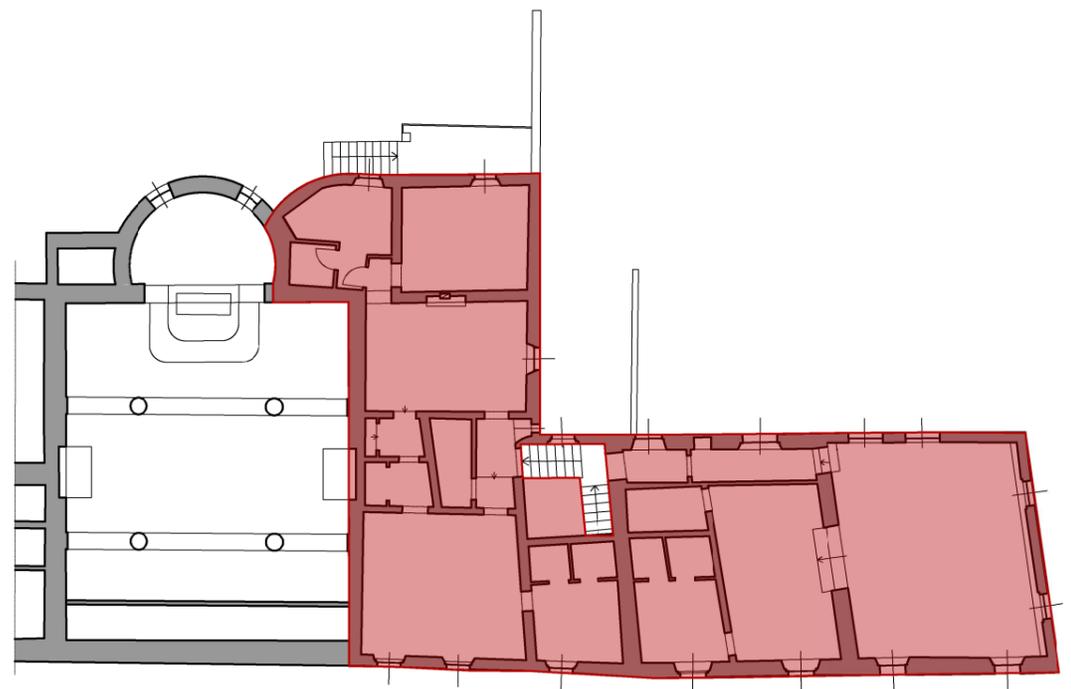
RIEPILOGO SUPERFICIE UTILE LORDA

CASA DEL PRETE:

Piano terra:	445,60 mq
Piano primo:	275,60 mq
Tot.	721,20 mq



CASA DEL PRETE - PIANTA PIANO TERRA_ SUL 445,60 mq



CASA DEL PRETE - PIANTA PIANO PRIMO_ SUL 275,60 mq



PLANIMETRIA DI RIFERIMENTO

RIEPILOGO SUPERFICIE UTILE LORDA

SPA:

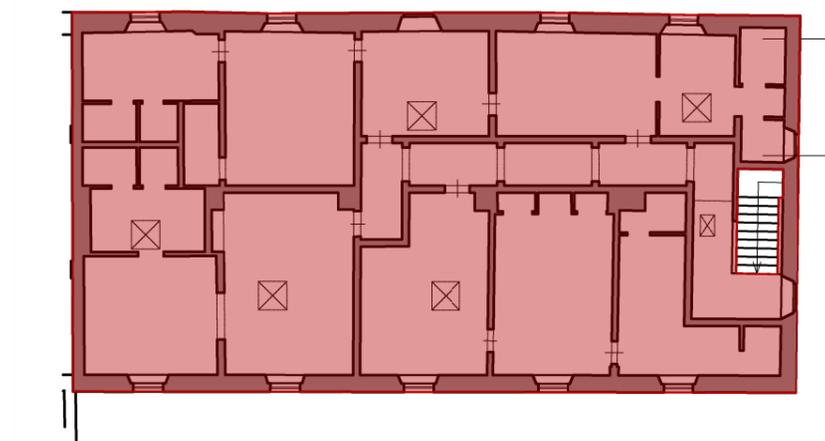
Piano terra 332,55 mq
Piano interrato 677,40 mq

Tot. 1009,95 mq

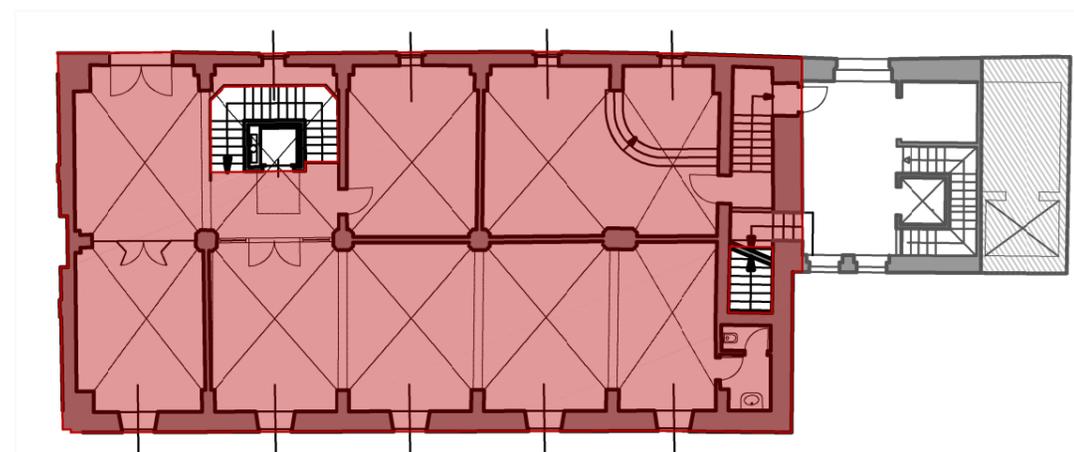
TINAIA

Piano primo 338,55 mq

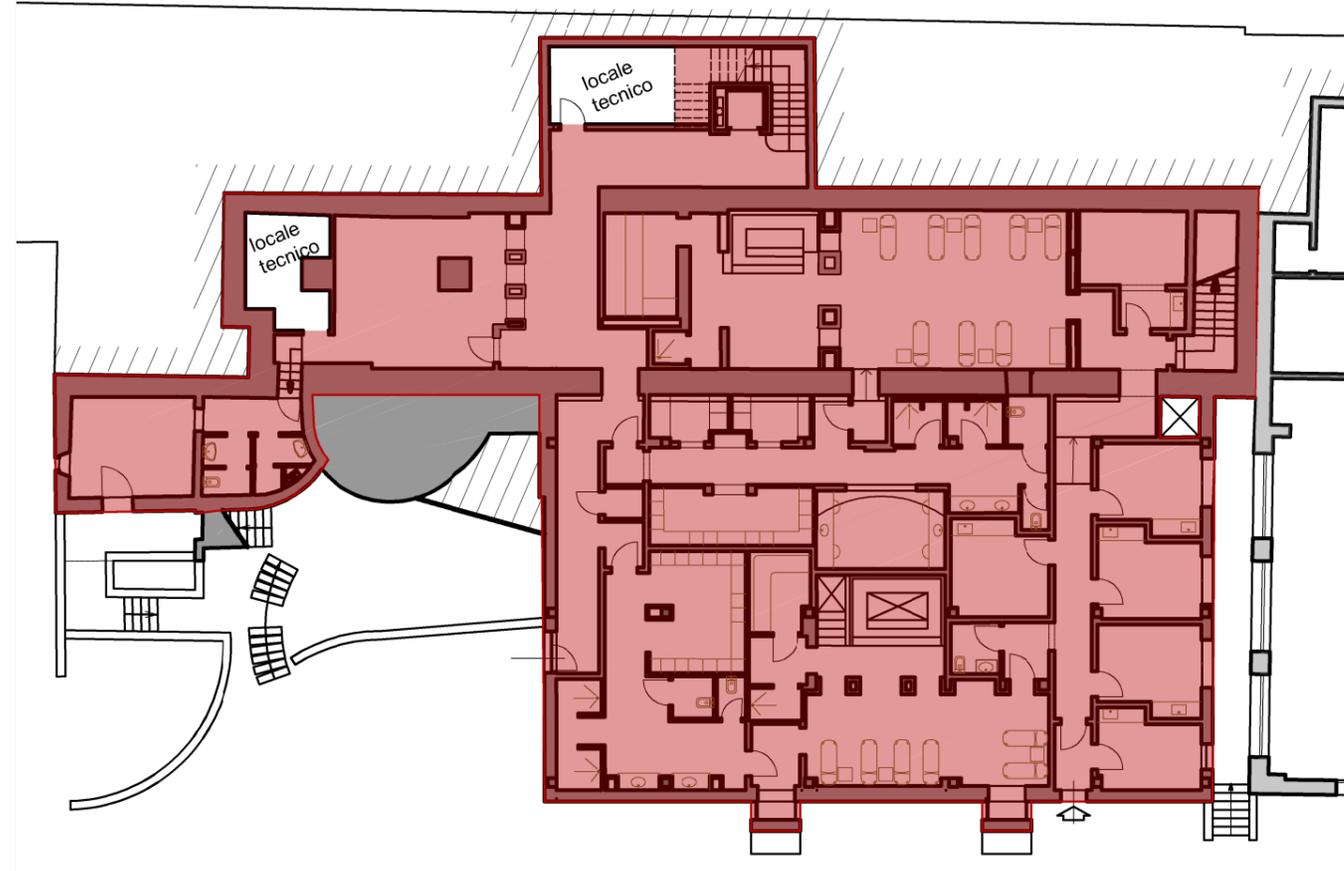
Tot. 338,55 mq



TINAIA -
PIANTA PIANO
PRIMO
SUL_338,55 mq



SPA PIANTA PIANO TERRA_ SUL 332,55 mq



SPA PIANTA PIANO SEMINTERRATO_ SUL 677,40 mq



PLANIMETRIA DI RIFERIMENTO

RIEPILOGO SUPERFICIE UTILE LORDA

SERVIZI:

Piano interrato:	393,20 mq
Tot.	393,20 mq



SERVIZI PIANTA PIANO INTERRATO_SUL 392,20 mq

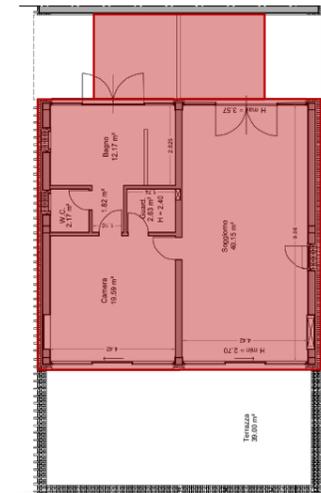


EDIFICIO A



P. TERRA SUL 113,70 mq

EDIFICIO B



P. TERRA SUL 113,70 mq

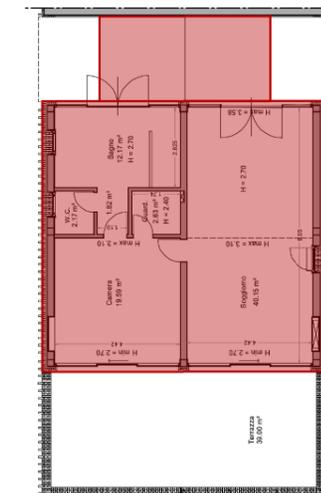
EDIFICIO C



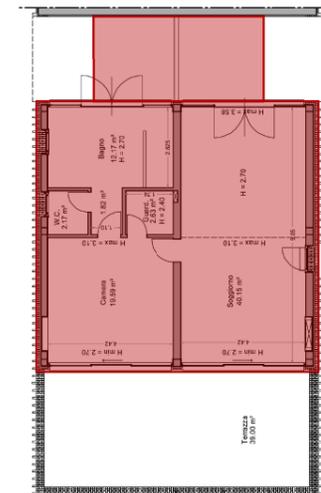
P. TERRA SUL 113,70 mq



P. PRIMO SUL 113,70 mq



P. PRIMO SUL 113,70 mq



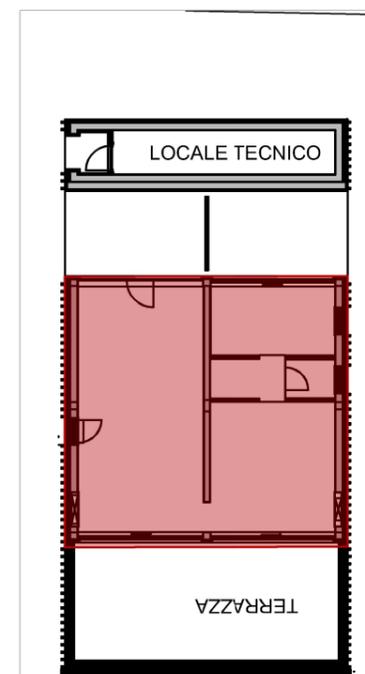
P. PRIMO SUL 113,70 mq

PLANIMETRIA DI RIFERIMENTO

RIEPILOGO SUPERFICIE UTILE LORDA

CASE MENDINI:

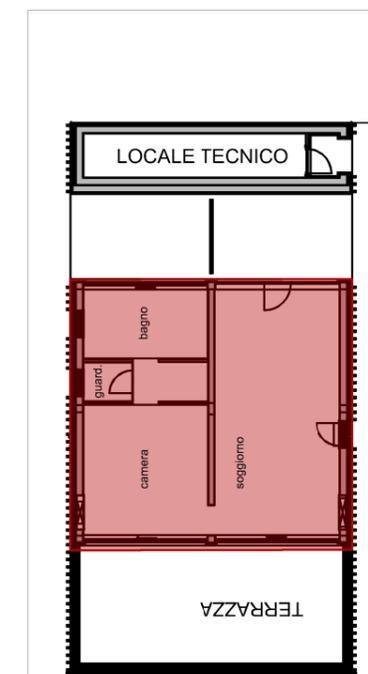
Edificio A:	323,20 mq
Edificio B:	323,20 mq
Edificio C:	323,20 mq
Tot.	969,60 mq



P. SECONDO SUL 95,80 mq



P. SECONDO SUL 95,80 mq



P. SECONDO SUL 95,80 mq

PIANTE CASE MENDINI_ SUL TOTALE 969,60 mq



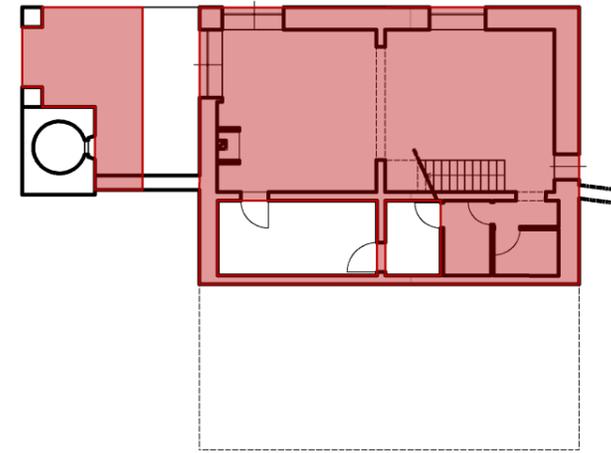
PLANIMETRIA DI RIFERIMENTO

RIEPILOGO SUPERFICIE UTILE LORDA

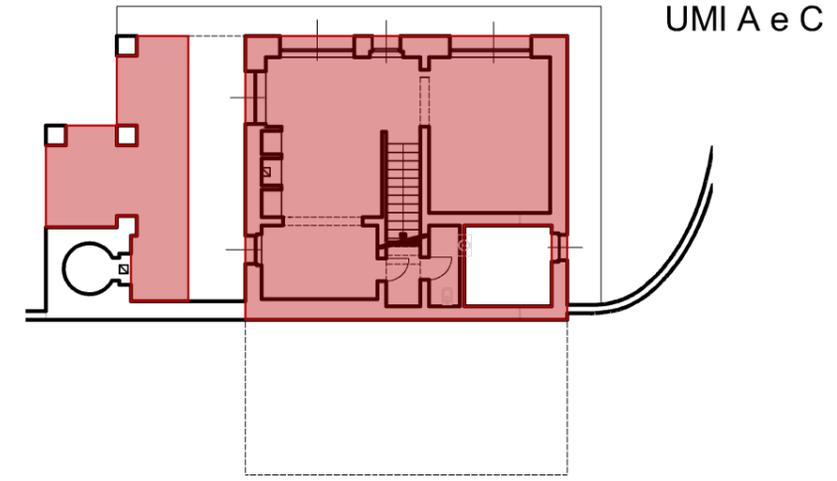
SANT'ANTONIO:

Edificio A:	332,15 mq
Edificio B:	720,40 mq
Edificio C:	305,45 mq
Edificio D:	632,50 mq

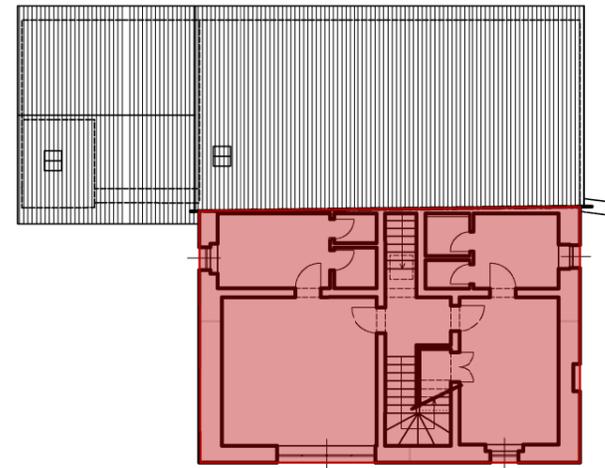
Tot. 1989,84 mq



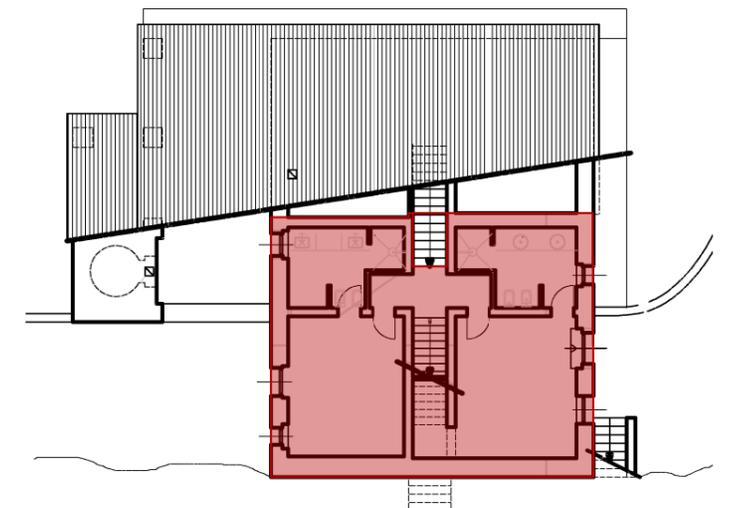
S.ANTONIO ED. A - PIANTA PIANO SEMINTERRATO _SUL 130,60 mq



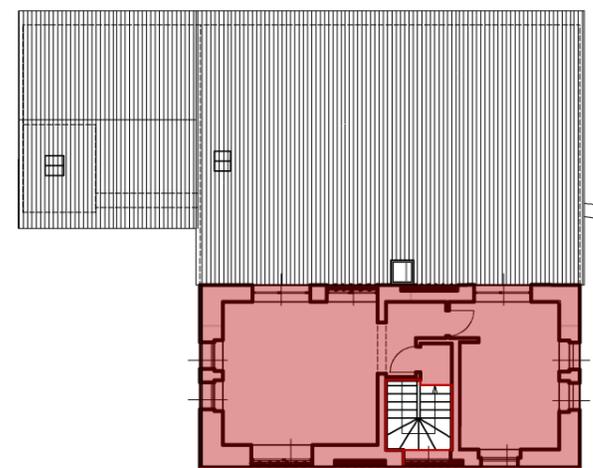
S.ANTONIO ED. C - PIANTA PIANO SEMINTERRATO _SUL 135,10 mq



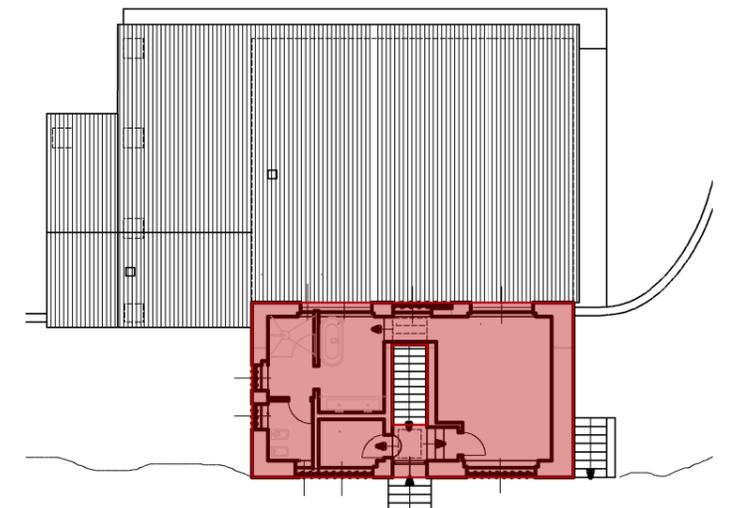
S.ANTONIO ED. A - PIANTA PIANO TERRA _SUL 120,70 mq



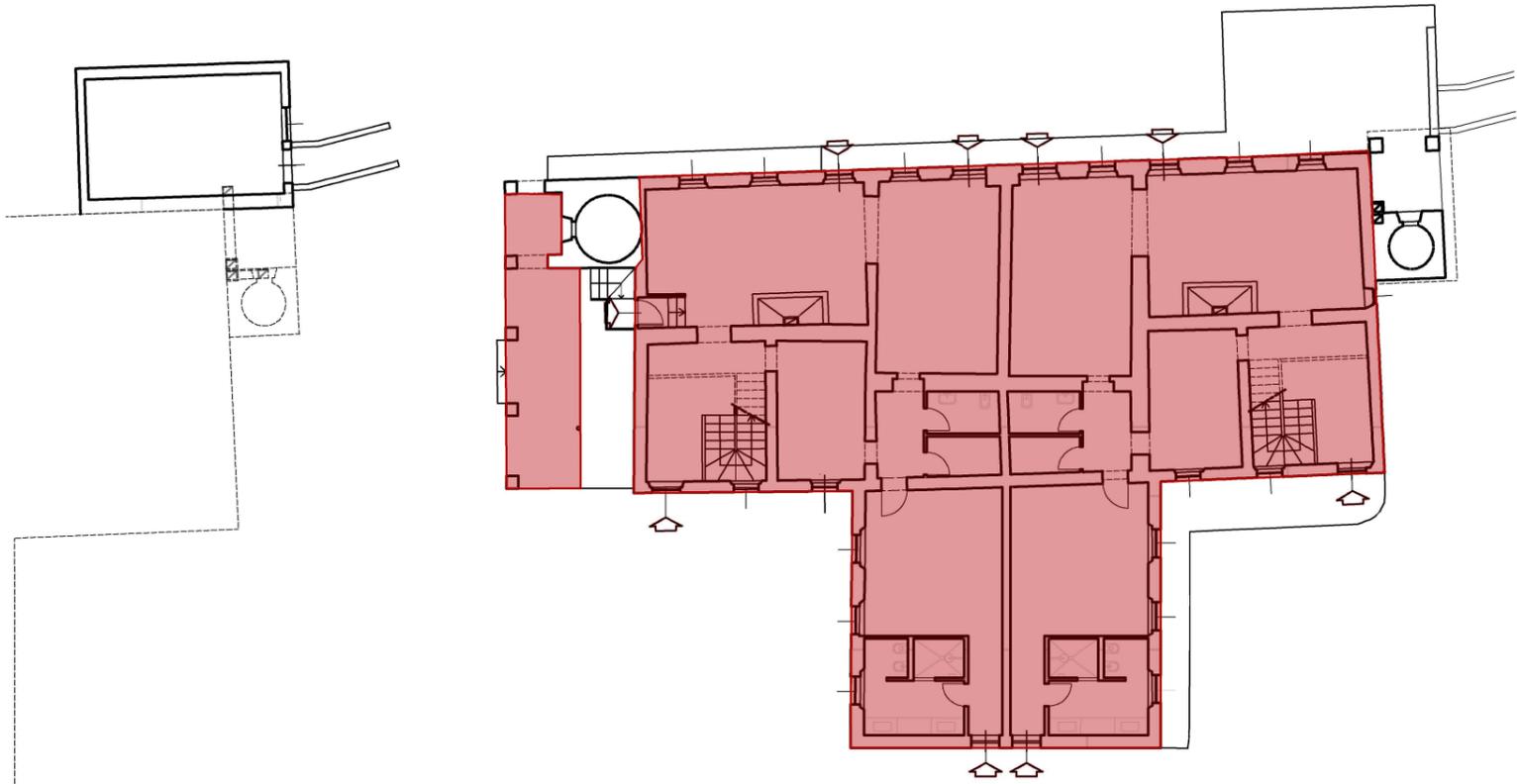
S.ANTONIO ED. C - PIANTA PIANO TERRA _SUL 103,30 mq



S.ANTONIO ED. A - PIANTA PIANO PRIMO _SUL 80,85 mq

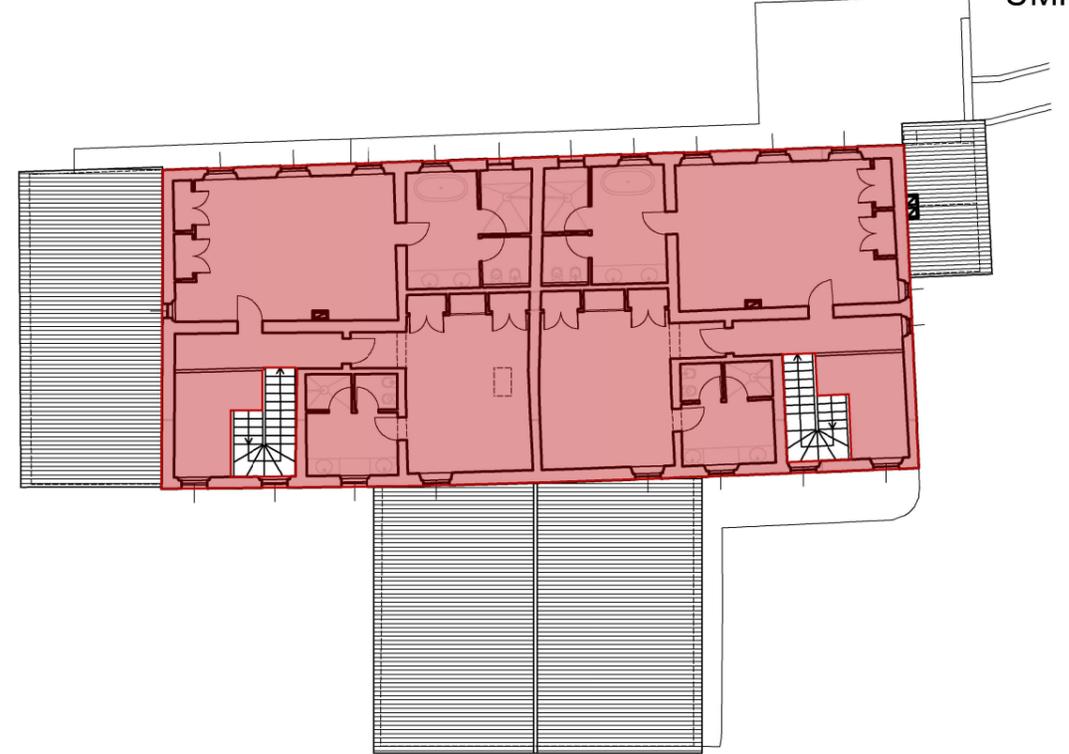


S.ANTONIO ED. C - PIANTA PIANO PRIMO _SUL 67,05 mq

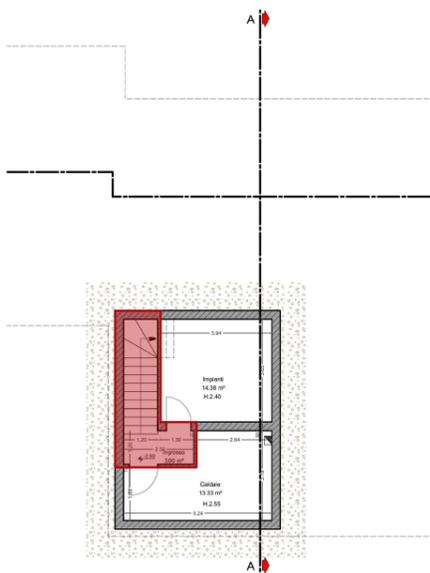


ED. B PIANTA PIANO
INTERRATO_ SUL 0 mq

S.ANTONIO ED. B
PIANTA PIANO TERRA_ SUL 431,50 mq



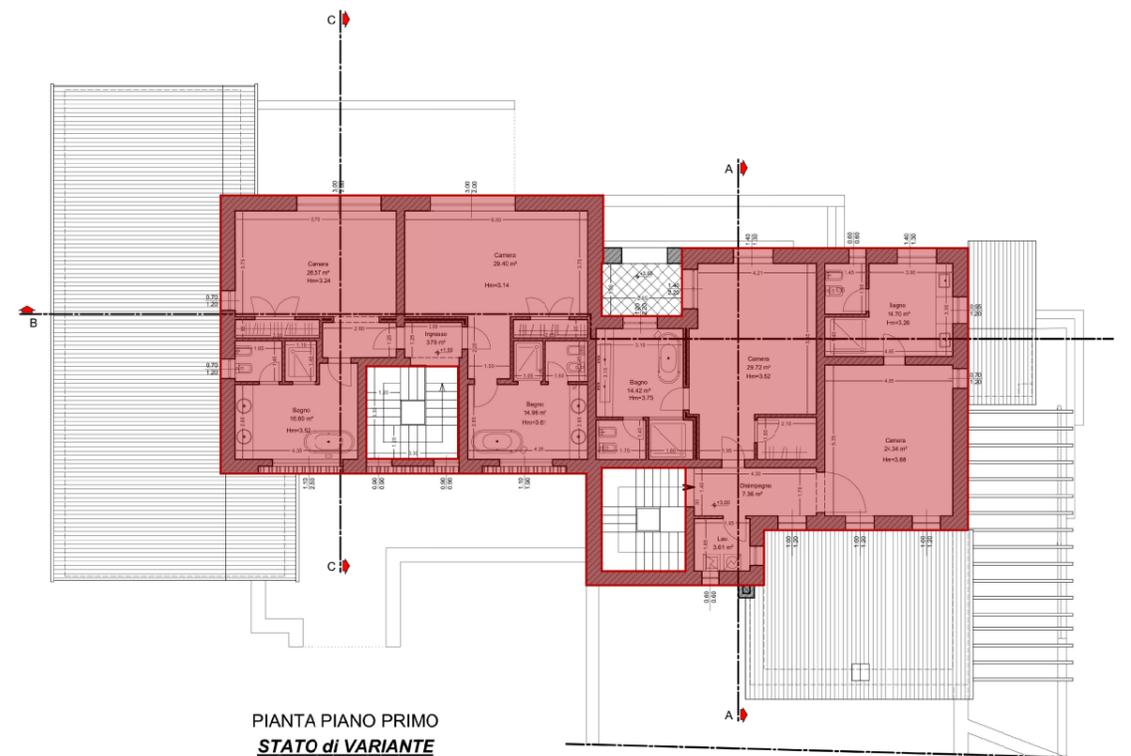
S.ANTONIO ED. B
PIANTA PIANO PRIMO_ SUL 288,90 mq



ED. D PIANTA PIANO
INTERRATO_ SUL 10,90 mq



S.ANTONIO ED. D
PIANTA PIANO TERRA_ SUL 375,05



S.ANTONIO ED. D
PIANTA PIANO PRIMO_ SUL 246,55 mq