Dott. Arch. Barbara Cerbioni

COMUNE DI EMPOLI

PIANO URBANISTICO ATTUATIVO
EX-SEDE FABBRICA FIAMMIFERI "ANGIOLO ROSSELLI & F.LLI s.r.l."

OGGETTO

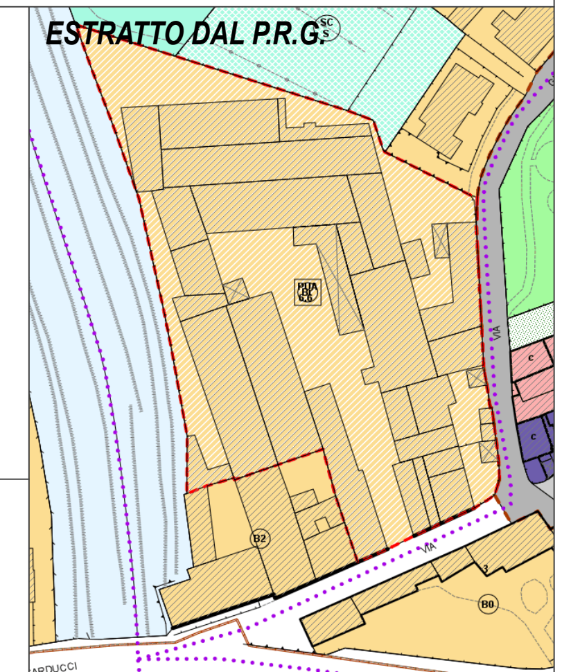
Planimetria
CALCOLO dei PARAMETRI EDILIZI ed URBANISTICI
scala 1 :500

ELABORATO

10

PROPRIETA'
Maria Carla Rosselli
Il Pontormo s.r.l.
San Michele s.r.l.

PROGETTISTA
Arch. Barbara Cerbioni


ESTRATTO DAL P.R.G.

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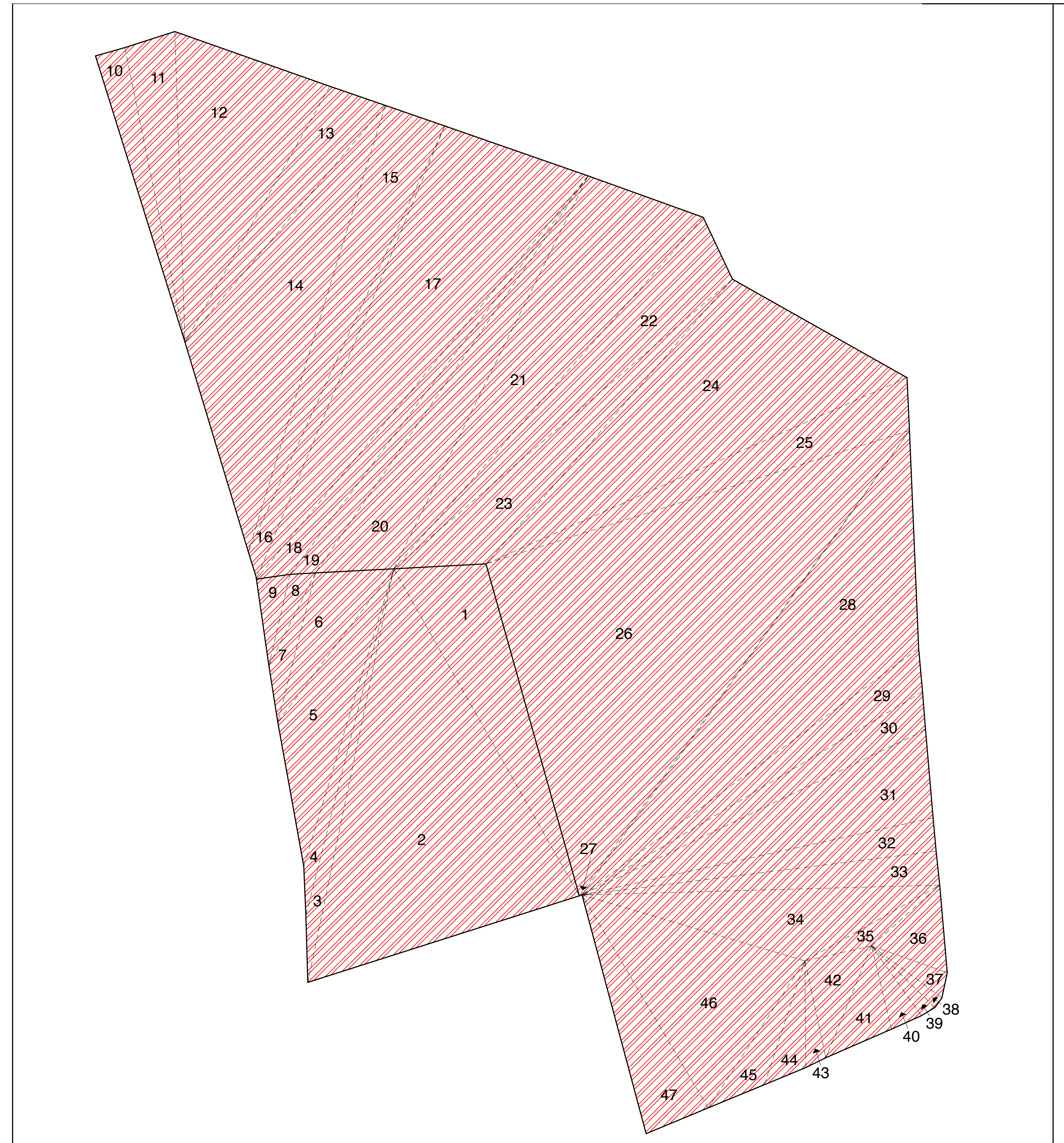


P.U.A. 6.6   10.715,43 mq.

Planimetria scala 1:500

Calcolo della superficie territoriale

p = (47,26 m + 51,53 m + 12,65 m)/2 = 55,72 m.
1 $S = \sqrt{55,72 m x(55,72 m - 47,26 m)x(55,72 m -51,53 m)x(55,72 m - 12,65 m)}$ = 291,67 mq.

p = (57,89 m + 51,53 m + 12,65 m)/2 = 74,235 m.
2 $S = \sqrt{74,235 m x(74,235 m - 57,89 m)x(74,235 m - 51,53 m)x(74,235 m - 12,65 m)}$ = 984,55 mq.

p = (9,19 m + 57,89 m + 49,00 m)/2 = 58,04 m.
3 $S = \sqrt{58,04 m x(58,04 m - 9,19 m)x(58,04 m - 57,89 m)x(58,04 m - 49,00 m)}$ = 62,00 mq.

p = (49,00 m + 6,73 m + 42,60 m)/2 = 49,165 m.
4 $S = \sqrt{49,165 m x(49,165 m - 49,00 m)x(49,165 m - 6,73 m)x(49,165 m - 42,60 m)}$ = 47,54 mq.

p = (42,60 m + 26,34 m + 20,09 m)/2 = 44,515 m.
5 $S = \sqrt{44,515 m x(44,515 m - 42,60 m)x(44,515 m - 26,34 m)x(44,515 m - 20,09 m)}$ = 194,53mq.

p = (10,73 m + 26,34 m + 21,09 m)/2 = 29,08 m.
6 $S = \sqrt{29,08 m x(29,08 m - 10,73 m)x(29,08 m - 26,34 m)x(29,08 m - 21,09 m)}$ = 108,08 mq.

p = (21,09 m + 7,81 m + 14,25 m)/2 = 21,575 m.
7 $S = \sqrt{21,575 m x(21,575 m - 21,09 m)x(21,575 m - 7,81 m)x(21,575 m - 14,25 m)}$ = 32,48 mq.

p = (14,25 m + 12,86 m + 3,51 m)/2 = 15,31 m.
8 $S = \sqrt{15,31 m x(15,31 m - 14,25 m)x(15,31 m - 12,86 m)x(15,31 m - 3,51 m)}$ = 21,66 mq.

p = (12,86 m + 12,00 m + 4,65 m)/2 = 14,755 m.
9 $S = \sqrt{14,755 m x(14,755 m - 12,86 m)x(14,755 m - 12,00 m)x(14,755 m - 4,65 m)}$ = 27,90 mq.

p = (4,18 m + 41,23 m + 41,13 m)/2 = 43,27 m.
10 $S = \sqrt{43,27 m x(43,27 m - 4,18 m)x(43,27 m - 41,23 m)x(43,27 m - 41,13 m)}$ = 78,53 mq.

p = (7,19 m + 42,61 m + 41,23 m)/2 = 45,515 m.
11 $S = \sqrt{45,515 m x(45,515 m - 7,19 m)x(45,515 m - 42,61 m)x(45,515 m - 41,23 m)}$ = 147,36 mq.

p = (40,31 m + 22,55 m + 42,61 m)/2 = 52,735 m.
12 $S = \sqrt{52,735 m x(52,735 m - 40,31 m)x(52,735 m - 22,55 m)x(52,735 m - 42,61 m)}$ = 447,50 mq.

p = (42,52 m + 8,03 m + 40,31 m)/2 = 45,43 m.
13 S = 45,43 m x(45,43 m - 42,52 m)x(45,43 m - 8,03 m)x(45,43 m - 40,31 m) = 159,11 mq.

p = (42,52 m + 30,00 m + 64,01 m)/2 = 68,265 m.
14 $S = \sqrt{68,265 m x(68,265 m - 42,52 m)x(68,265 m - 30,00 m)x(68,265 m - 64,01 m)}$ = 534,93 mq.

p = (64,01 m + 8,62 m + 64,28 m)/2 = 68,455 m.
15 $S = \sqrt{68,455 m x(68,455 m - 64,01 m)x(68,455 m - 8,62 m)x(68,455 m - 64,28 m)}$ = 275,70 mq.

p = (67,26 m + 3,90 m + 64,28 m)/2 = 67,720 m.
16 $S = \sqrt{67,720 m x(67,720 m - 67,26 m)x(67,720 m - 3,90 m)x(67,720 m - 64,28 m)}$ = 82,70 mq.

p = (20,81 m + 71,56 m + 67,26 m)/2 = 79,815 m.
17 $S = \sqrt{79,815 m x(79,815 m - 20,81 m)x(79,815 m - 71,56 m)x(79,815 m - 67,26 m)}$ = 698,64 mq.

p = (68,20 m + 71,56 m + 67,26 m)/2 = 72,205 m.
18 $S = \sqrt{72,205 m x(72,205 m - 68,20 m)x(72,205 m - 71,56 m)x(72,205 m - 67,26 m)}$ = 112,25 mq.

p = (68,20 m + 66,00 m + 3,51 m)/2 = 68,855 m.
19 $S = \sqrt{68,855 m x(68,855 m - 68,20 m)x(68,855 m - 66,00 m)x(68,855 m - 3,51 m)}$ = 91,73 mq.

p = (10,73 m + 60,08 m + 66,00 m)/2 = 68,405 m.
20 $S = \sqrt{68,405 m x(68,405 m - 10,73 m)x(68,405 m - 68,08 m)x(68,405 m - 66,00 m)}$ = 281,05 mq.

p = (16,77 m + 64,18 m + 60,08 m)/2 = 70,515 m.
21 $S = \sqrt{70,715 m x(70,715 m - 16,77 m)x(70,715 m - 64,18 m)x(70,715 m - 60,08 m)}$ = 500,53 mq.

p = (9,38 m + 61,07 m + 60,08 m)/2 = 65,265 m.
22 $S = \sqrt{65,265 m x(65,265 m - 9,38 m)x(65,265 m - 61,07 m)x(65,265 m - 60,08 m)}$ = 281,66 mq.

p = (61,07 m + 51,60 m + 12,65 m)/2 = 62,66 m.
23 $S = \sqrt{62,66 m x(62,66 m - 61,07 m)x(62,66 m - 51,60 m)x(62,66 m - 12,65 m)}$ = 234,75 mq.

p = (51,60 m + 24,47 m + 63,10 m)/2 = 71,085 m.
24 $S = \sqrt{71,085 m x(71,085 m - 51,60 m)x(71,085 m - 24,47 m)x(71,085 m - 63,10 m)}$ = 694,54 mq.

p = (63,10 m + 60,85 m + 7,25 m)/2 = 65,60 m.
25 $S = \sqrt{65,60 m x(65,60 m - 63,10 m)x(65,60 m - 60,85 m)x(65,60 m - 7,25 m)}$ = 213,20 mq.

p = (60,85 m + 47,26 m + 78,20 m)/2 = 93,155 m.
26 $S = \sqrt{93,155 m x(93,155 m - 60,85 m)x(93,155 m - 47,26 m)x(93,155 m - 78,20 m)}$ = 1.437,19 mq.

p = (0,40 m + 78,20 m + 77,88 m)/2 = 78,24 m.
27 $S = \sqrt{78,24 m x(78,24 m - 0,40 m)x(78,24 m - 78,20 m)x(78,24 m - 77,88 m)}$ = 9,36 mq.

p = (57,18 m + 5,95 m + 54,34 m)/2 = 55,905 m.
28 $S = \sqrt{55,905 m x(55,905 m - 57,18 m)x(55,905 m - 5,95 m)x(55,905 m - 54,34 m)}$ = 710,43 mq.

p = (57,18 m + 5,95 m + 54,34 m)/2 = 58,735 m.
29 $S = \sqrt{58,735 m x(58,735 m - 57,18 m)x(58,735 m - 5,95 m)x(58,735 m - 54,34 m)}$ = 145,56 mq.

p = (52,23 m + 5,24 m + 54,34 m)/2 = 55,905 m.
30 $S = \sqrt{55,905 m x(55,905 m - 52,23 m)x(55,905 m - 5,24 m)x(55,905 m - 54,34 m)}$ = 127,63 mq.

p = (12,10 m + 52,23 m + 49,26 m)/2 = 56,795 m.
31 $S = \sqrt{56,795 m x(56,795 m - 12,10 m)x(56,795 m - 52,23 m)x(56,795 m - 49,26 m)}$ = 295,49 mq.

p = (49,26 m + 4,60 m + 48,89 m)/2 = 51,375 m.
32 $S = \sqrt{51,375 m x(51,375 m - 49,26 m)x(51,375 m - 4,60 m)x(51,375 m - 48,89 m)}$ = 112,38 mq.

p = (4,67 m + 48,89 m + 49,03 m)/2 = 51,295 m.
33 $S = \sqrt{51,295 m x(51,295 m - 4,67 m)x(51,295 m - 48,89 m)x(51,295 m - 49,03 m)}$ = 114,14 mq.

p = (21,19 m + 49,03 m + 31,86 m)/2 = 51,04 m.
34 $S = \sqrt{51,04 m x(51,04 m - 21,19 m)x(51,04 m - 49,03 m)x(51,04 m - 31,86 m)}$ = 242,35 mq.

p = (21,19 m + 12,52 m + 9,35 m)/2 = 21,53 m.
35 $S = \sqrt{21,53 m x(21,53 m - 21,19 m)x(21,53 m - 12,52 m)x(21,53 m - 9,35 m)}$ = 28,34 mq.

p = (12,52 m + 12,06 m + 11,01 m)/2 = 17,66 m.
36 $S = \sqrt{17,66m x(17,66 m - 12,52 m)x(17,66 m - 12,06 m)x(17,66 m - 11,01 m)}$ = 59,65 mq.

p = (11,01 m + 11,99 m + 3,52 m)/2 = 13,26 m.
37 $S = \sqrt{13,26 m x(13,26 m - 11,01 m)x(13,26 m - 11,99 m)x(13,26 m - 3,52 m)}$ = 19,21 mq.

p = (11,99 m + 1,63 m + 12,12 m)/2 = 12,87 m.
38 $S = \sqrt{12,87 m x(12,87 m - 11,99 m)x(12,87 m - 1,63 m)x(12,87 m - 12,12 m)}$ = 9,77 mq.

p = (11,76 m + 2,17 m + 12,12 m)/2 = 13,025 m.
39 $S = \sqrt{13,025 m x(13,025 m - 11,76 m)x(13,025 m - 2,17 m)x(13,025 m - 12,12 m)}$ = 12,72 mq.

p = (11,74 m + 4,50 m + 11,76 m)/2 = 14,00 m.
40 $S = \sqrt{14,00 m x(14,00 m - 11,74 m)x(14,00 m - 4,50 m)x(14,00 m - 11,76 m)}$ = 25,95 mq.

p = (11,74 m + 16,55 m + 9,80 m)/2 = 19,045 m.
41 $S = \sqrt{19,045 m x(19,045 m - 11,74 m)x(19,045 m - 16,55 m)x(20,80 m - 9,80 m)}$ = 56,65 mq.

p = (13,57 m + 9,35 m + 16,55 m)/2 = 19,735 m.
42 $S = \sqrt{19,735 m x(19,735 m - 13,57 m)x(19,735 m - 9,35 m)x(9,085 m - 16,55 m)}$ = 63,44 mq.

p = (13,57 m + 3,08 m + 14,62 m)/2 = 15,635 m.
43 $S = \sqrt{15,635 m x(15,635 m - 13,57 m)x(15,635 m - 3,08 m)x(15,635 m - 14,62 m)}$ = 20,28 mq.

p = (17,84 m + 6,11 m + 14,62 m)/2 = 19,285 m.
44 $S = \sqrt{19,285 m x(19,285 m - 17,84 m)x(19,285 m - 6,11 m)x(19,285 m - 14,62 m)}$ = 41,39 mq.

p = (17,84 m + 8,36 m + 24,12 m)/2 = 25,16 m.
45 $S = \sqrt{25,16 m x(25,16 m - 17,84 m)x(25,16 m - 8,36 m)x(25,16 m - 24,12 m)}$ = 56,73 mq.

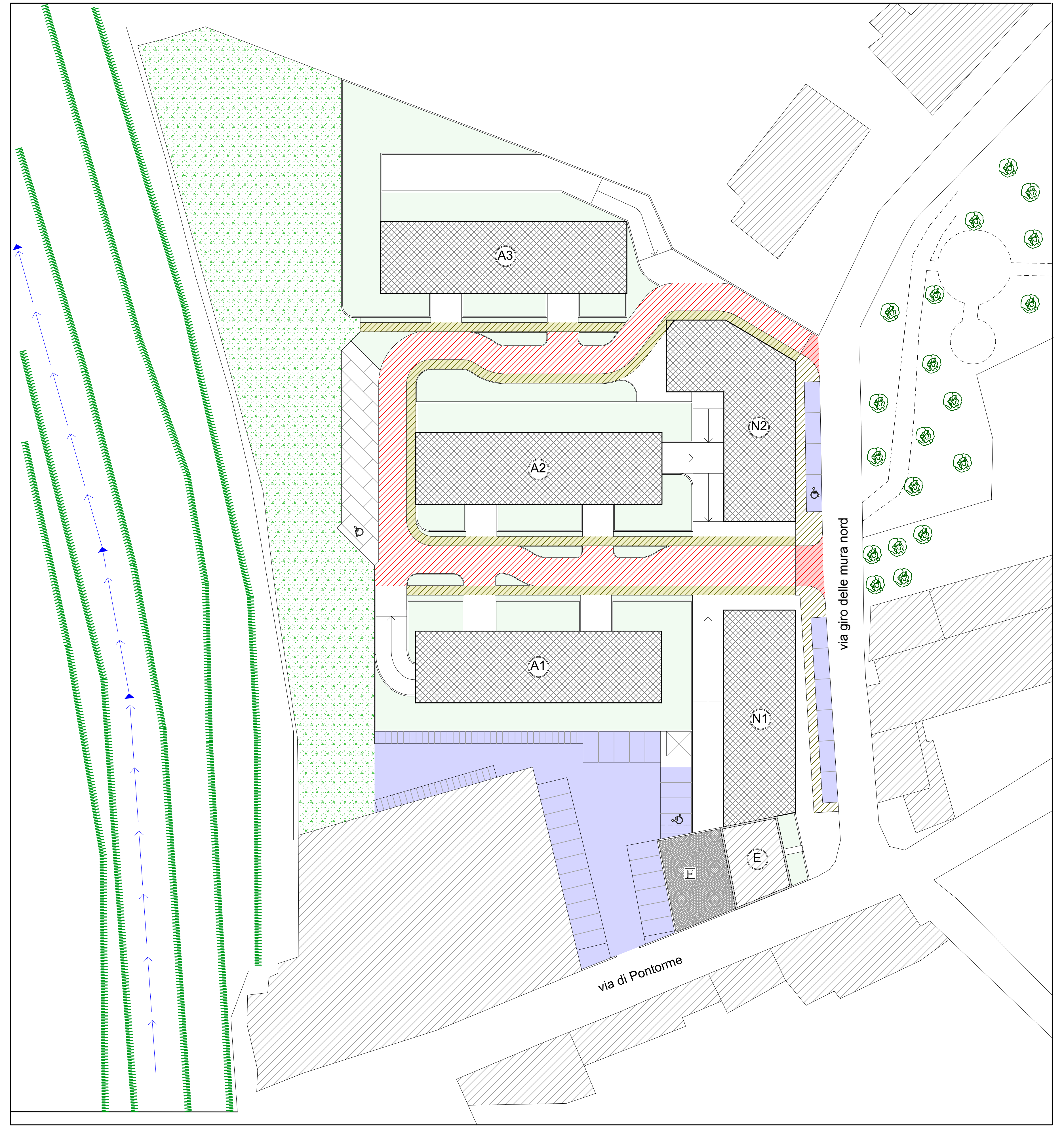
p = (33,92 m + 24,12 m + 31,86 m)/2 = 44,95 m.
46 $S = \sqrt{44,95 m x(44,95 m - 33,92 m)x(44,95 m - 24,12 m)x(44,95 m - 31,86 m)}$ = 367,68 mq.

p = (33,88 m + 9,20 m + 33,92 m)/2 = 38,50 m.
47 $S = \sqrt{38,50 m x(38,50 m - 33,88 m)x(38,50 m - 9,20 m)x(38,50 m - 33,92 m)}$ = 154,50 mq.

Tot 10.715,43 mq.

Legenda

🟥	strada pubblica	▨	marciapiede pubblico
▨	strada	🟦	parcheggi pubblici
🟨	marciapiede	▩	parcheggio privato
🟩	verde pubblico	▦	edifici in progetto
☐	verde privato	▨	edifici esistenti



Planimetria scala 1:500

U.T.O.E. n° 6 " La città nuova progettata"
Calcolo dei Parametri Edilizi ed Urbanistici

Superficie Territoriale

P.U.A. 6.6   10.715,00 mq.

10.715,43 mq.

* quantità ottenuta graficamente, utilizzando la formula matematica di Erone sulla base del rilievo celerimetrico redatto dal tecnico Geom. Lorenzo Sinacori

scheda-norma 6.6.

S.U.L. max 6.197,00 mq.

S.U.L. residenziale max 5.597,00 mq.
S.U.L. direzionale,comm,ecc. max 600,00 mq.

S.U.L. ipotizzata in progetto

S.U.L. (residenziale)   5.540,20 mq.
S.U.L. (direzionale,comm,ecc.)   583,74 mq.

Totale   6.123,94 mq.

Superficie coperta ipotizzata in progetto

2.348,93 mq.

Verde pubblico (min. da realizzare)	6.197,00 mq. x 9 mq. /30mq. =		**1.859,10 mq.**
Parcheggi pubblici (min. da realizzare)	5.597,00 mq. x 3 mq. /30mq. = 600,00 mq. x 80 % =	559,70 mq. 480,00 mq.	**1.039,70 mq.**
Strade in progetto			**1.435,00 mq.**

Totale   4.333,80 mq.

Superficie territoriale   **10.715,43 mq.**

Superficie Fondiaria   => 10.715,43 mq. - 4.333,80 mq. =>   **6.381,63 mq.**

Rapporto di Copertura   =>   6.381,63 mq. x 0,40   =>   **2.552,65 mq.**

2.552,65 mq. > 2.348,93 mq.