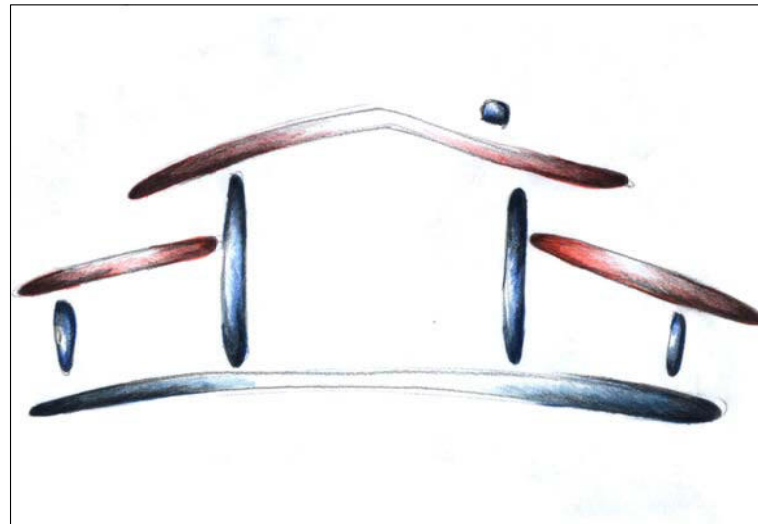




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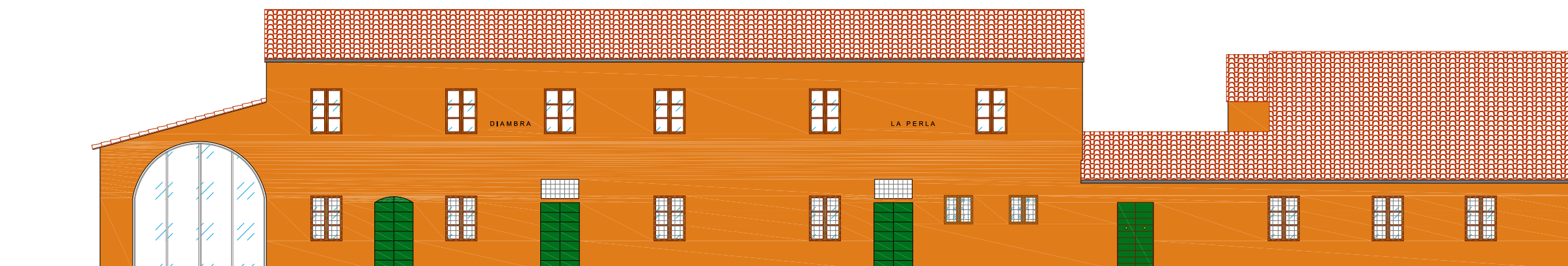
ANALISI DEL DEGRADO

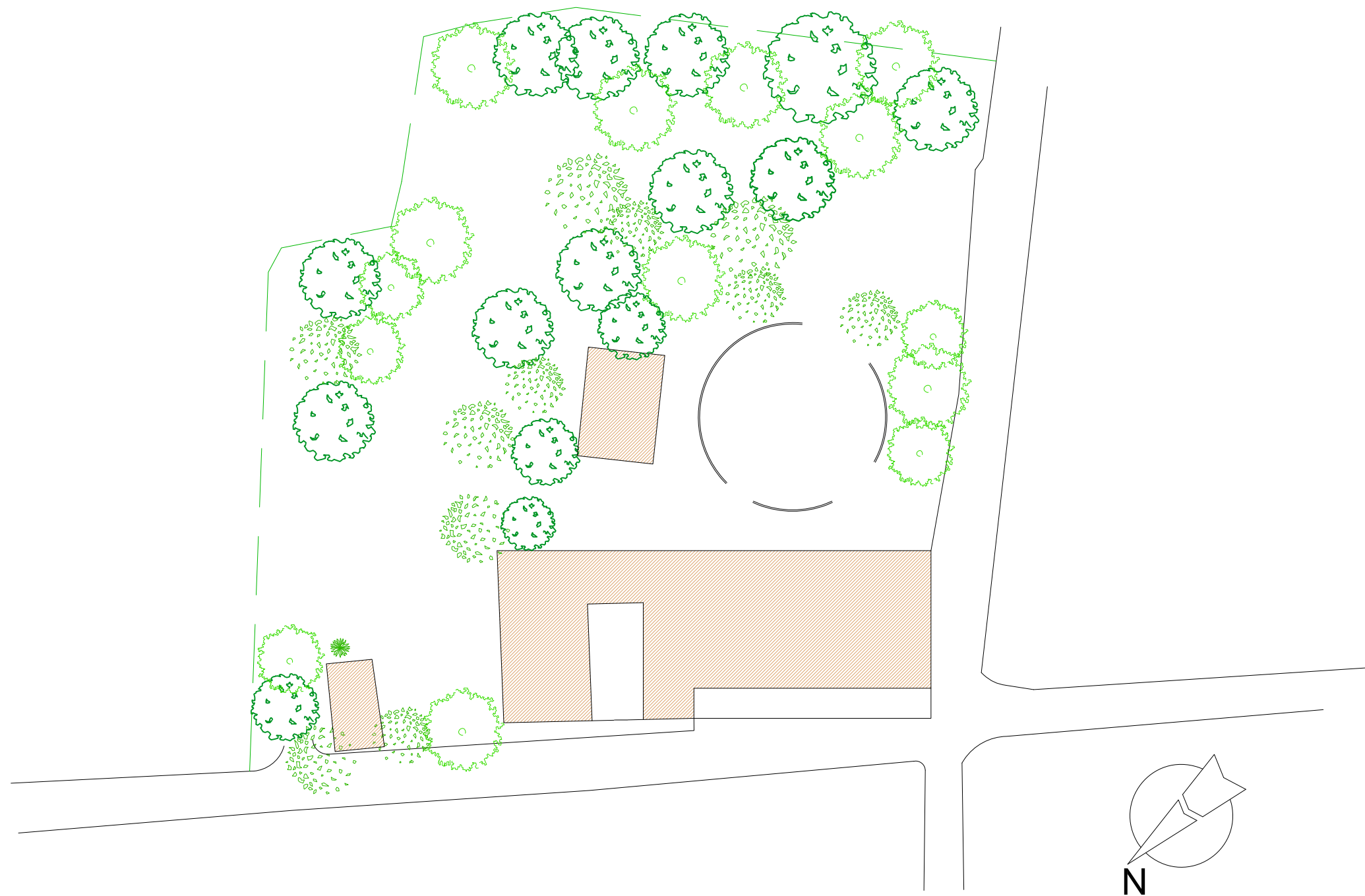
Ing. FRANCESCO BALDINI
ORDINE INGEGNERI della Provincia di PISA
N° 2549 sezione A
INGEGNERE CIVILE E AMBIENTALE
INFORMATICA, DELL'INFORMAZIONE



Comune di San
Giuliano Terme
Provincia di Pisa

P.d R. "Podere La
Buca" Gello

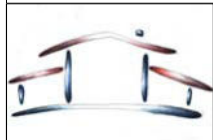
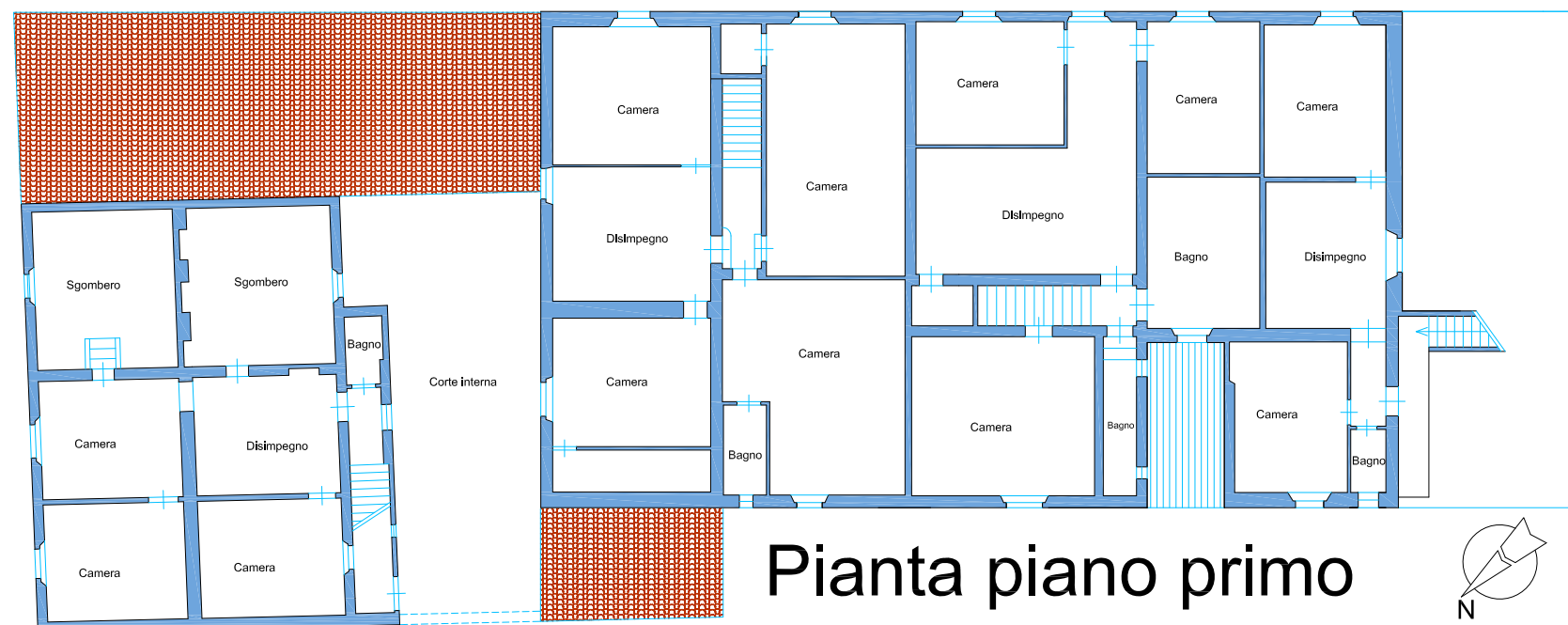
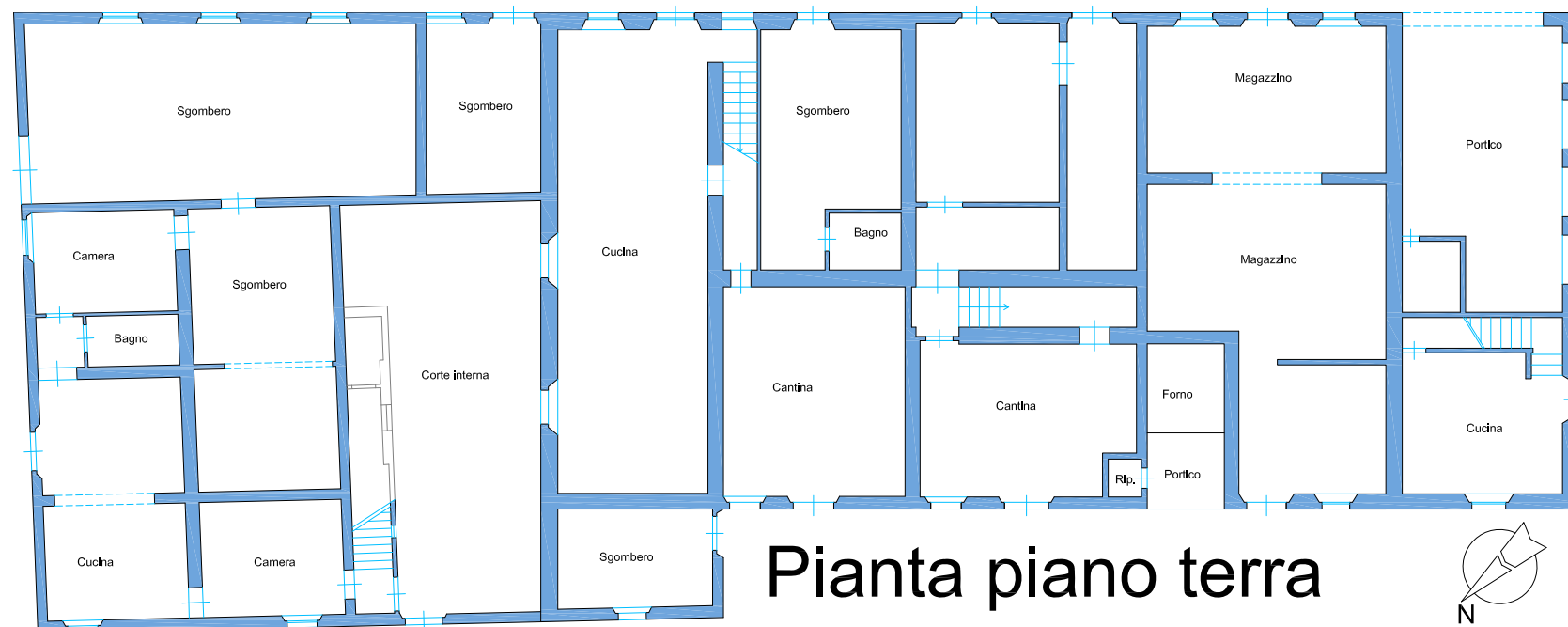




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Stato attuale: Planimetria generale (1:500)



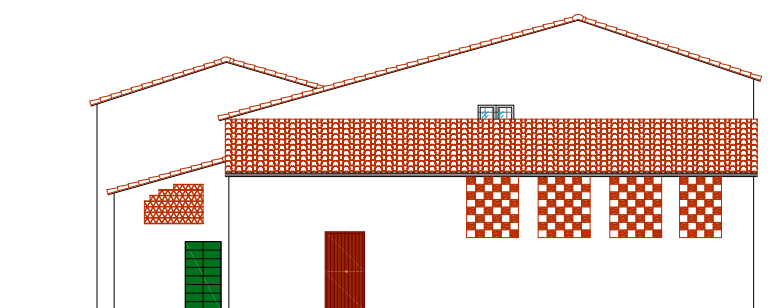
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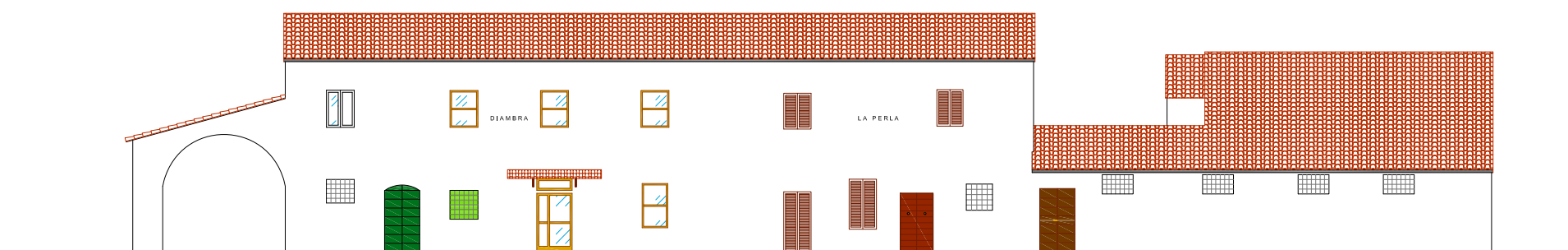
Stato attuale:

Pianta piano terra (1:200)

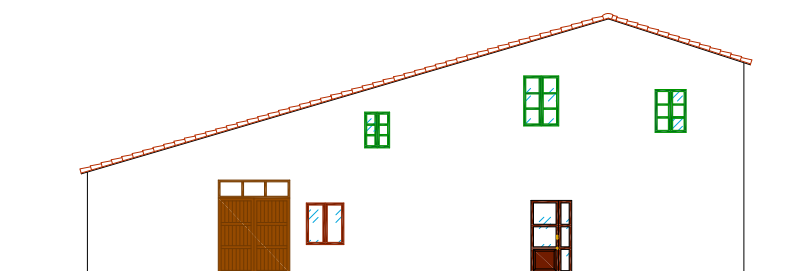
Pianta piano primo (1:200)



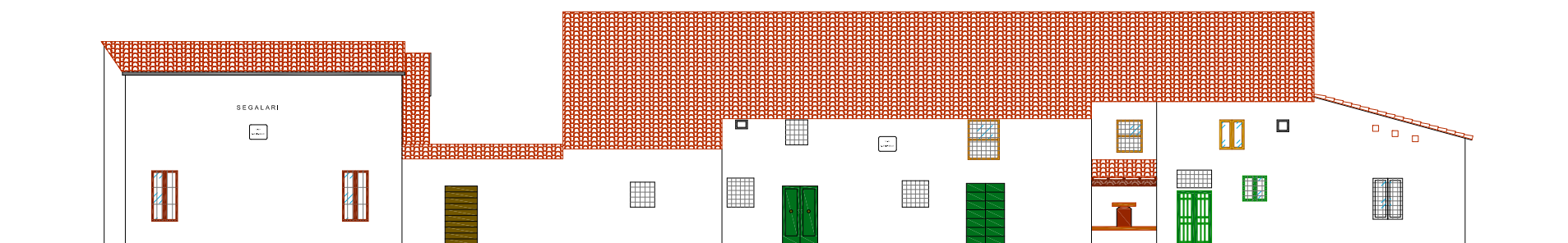
Prospetto S-O



Prospetto S-E

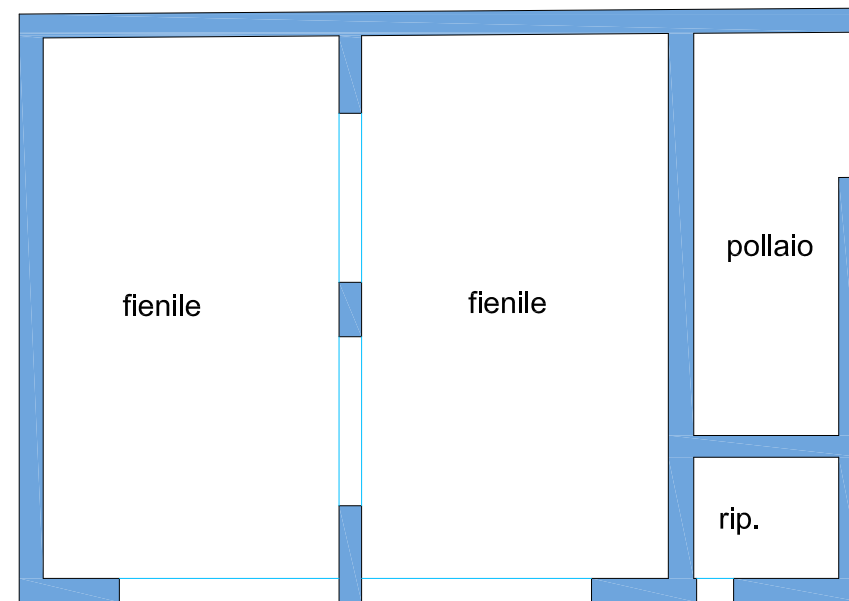


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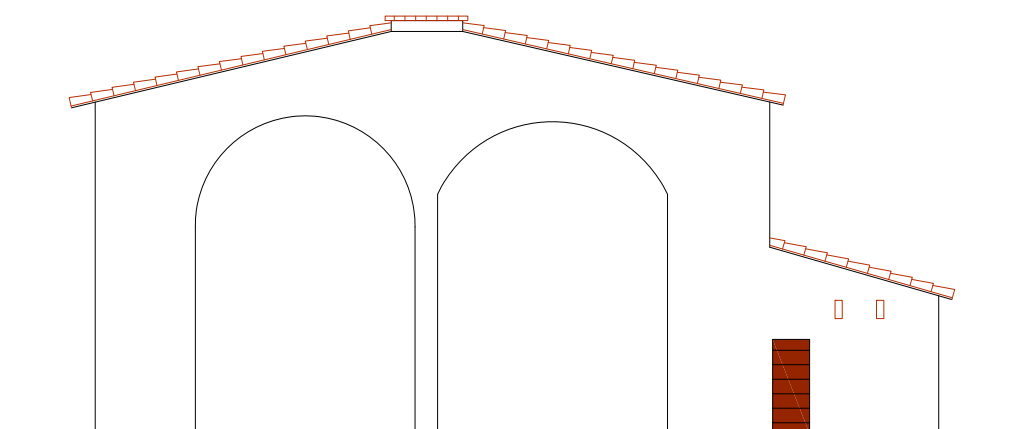
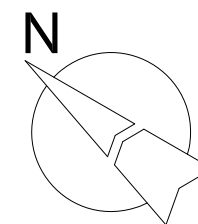


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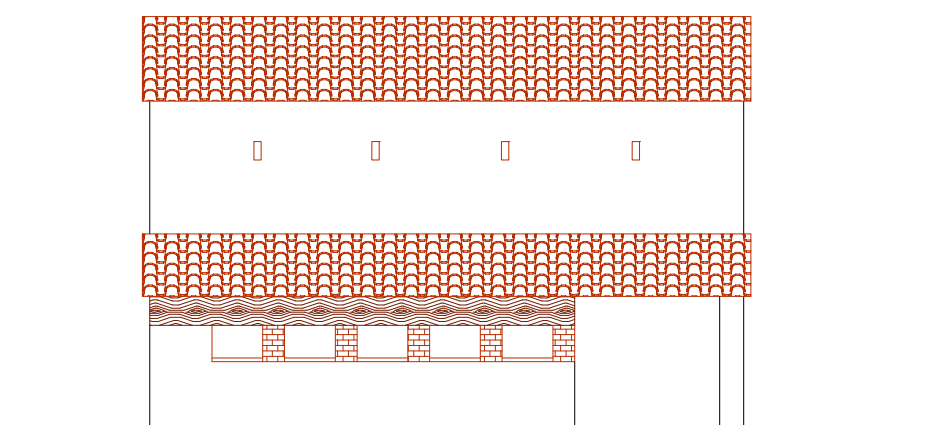




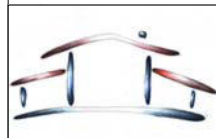
Pianta annesso

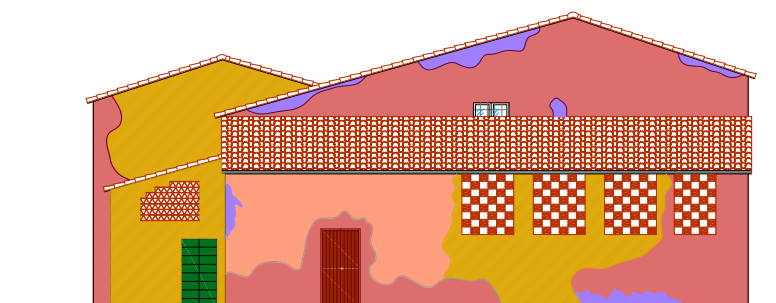


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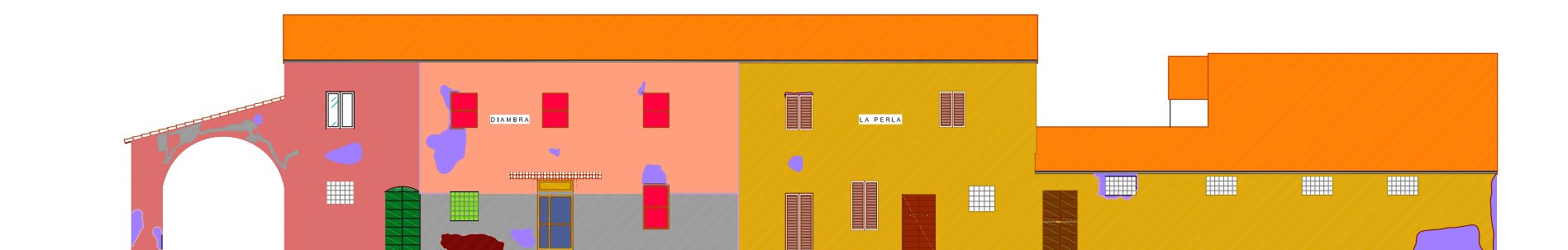


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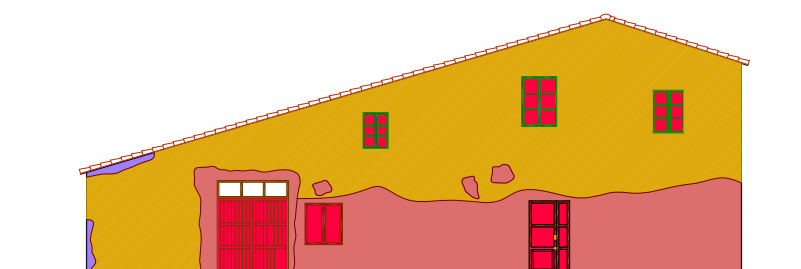




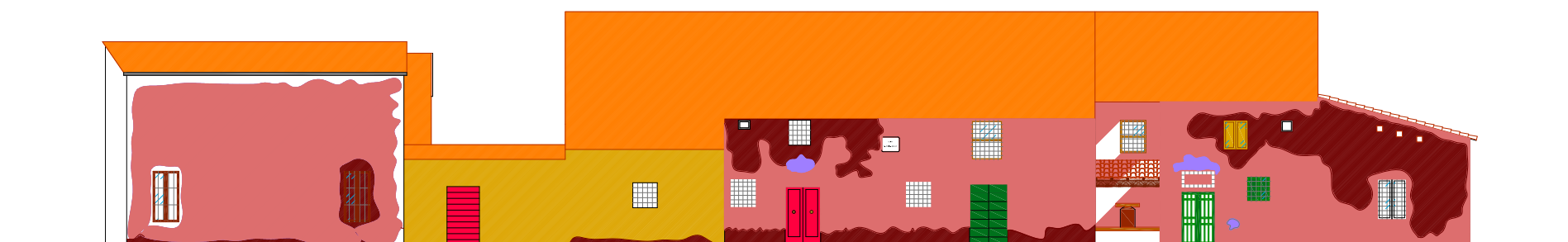
Prospetto S-O



Prospetto S-E

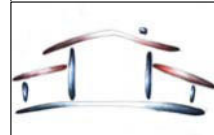


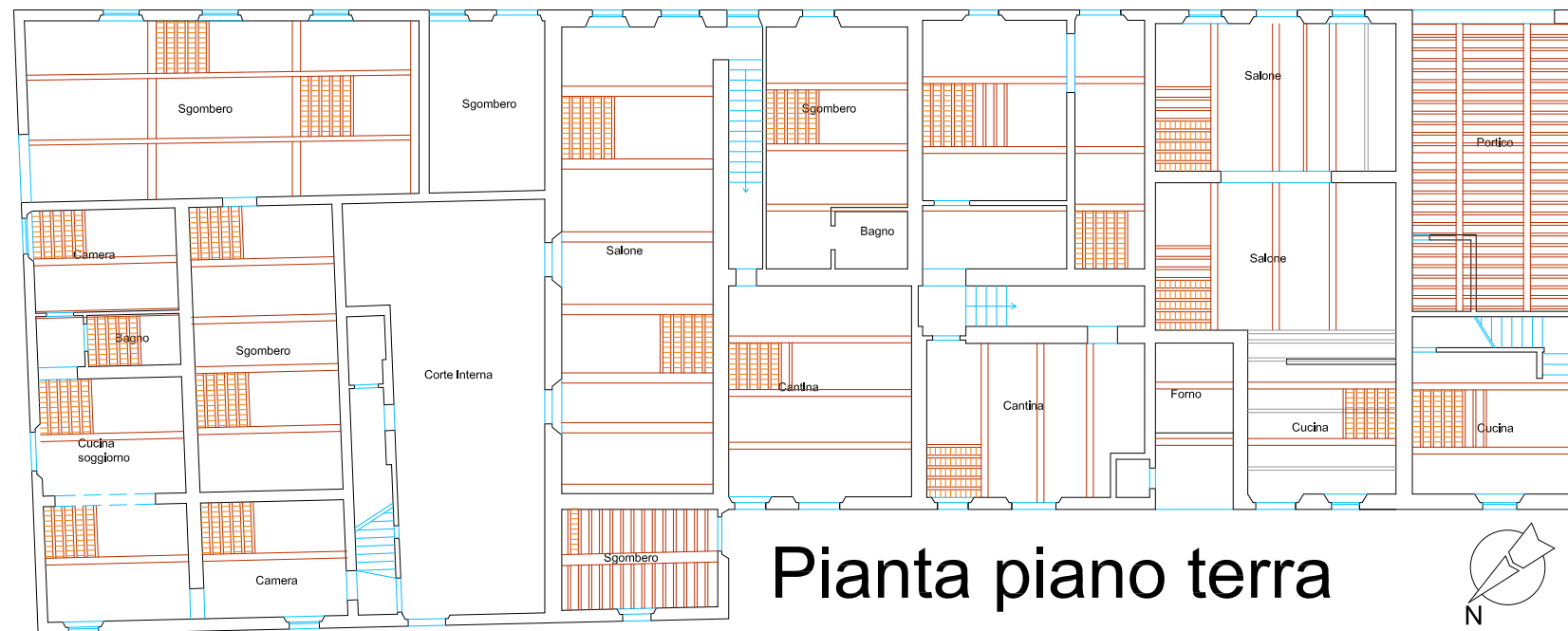
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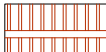
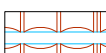


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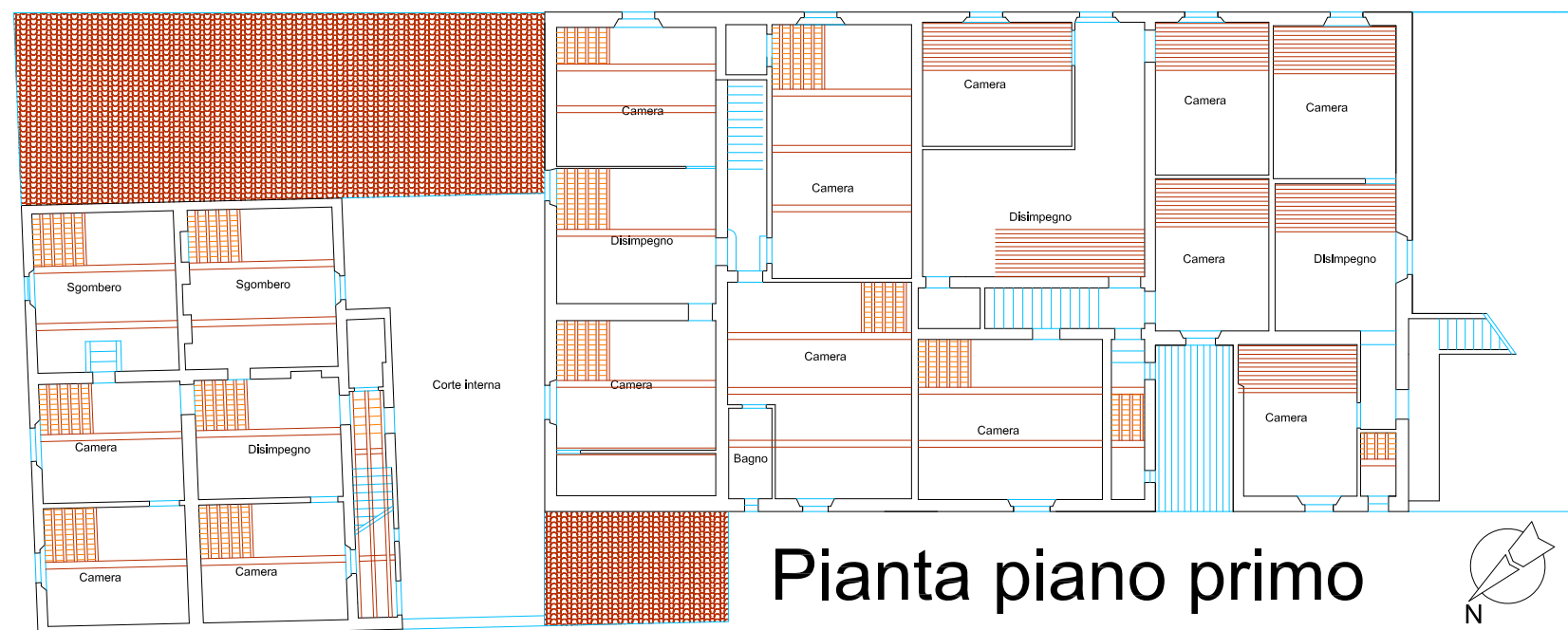
| | | | |
|---|---|---|---|
|  | laterizi con degrado da invecchiamento e mancata manutenzione |  | umidità |
|  | degrado delle gronde in cotto |  | serramenti in metallo con degrado da invecchiamento |
|  | disomogeneità cromatiche |  | copertura in laterizio |
|  | intonaco con lieve degrado |  | cemento |
|  | intonaco con forte degrado |  | pittura degradata |
|  | distacco degli intonaci |  | gradini/soglie in pietra degradata |
|  | serramenti in legno con grave degrado da invecchiamento |  | superfetuazioni da demolire |



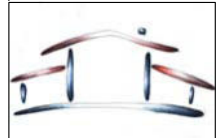


Pianta piano terra

-  Orditura dei solai
-  Solaio in legno (travi e travicelli) scempiato in mezzane
-  Struttura in longarine in ferri e archetti
-  Solaio in legno (travi e travicelli) tavelle
-  Solaio in legno - controsoffittato con perline in legno



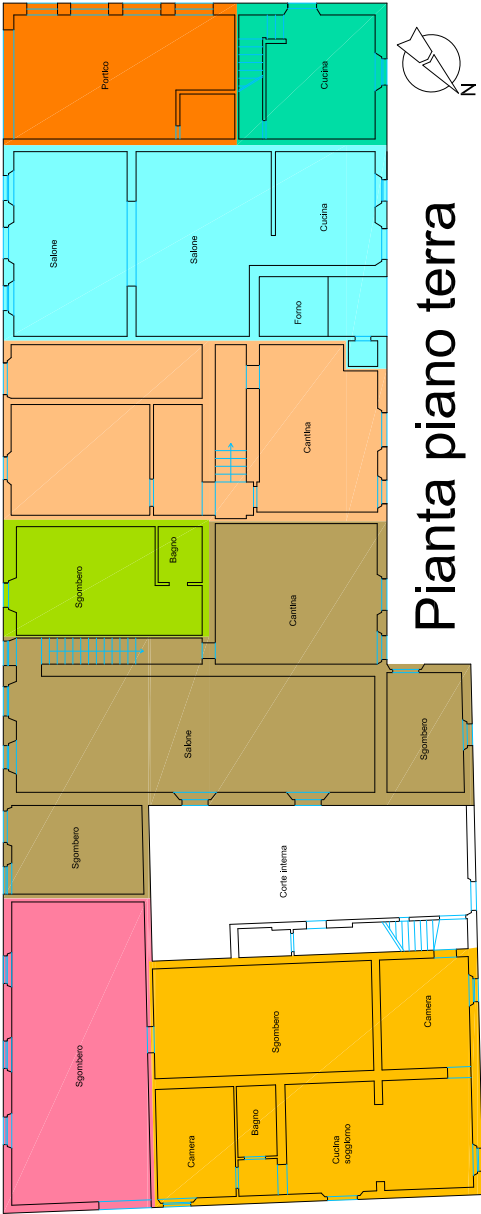
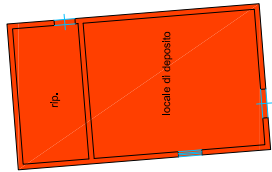
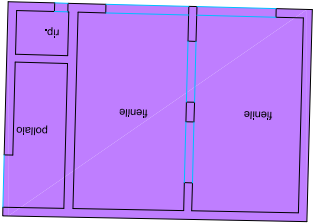
Pianta piano primo



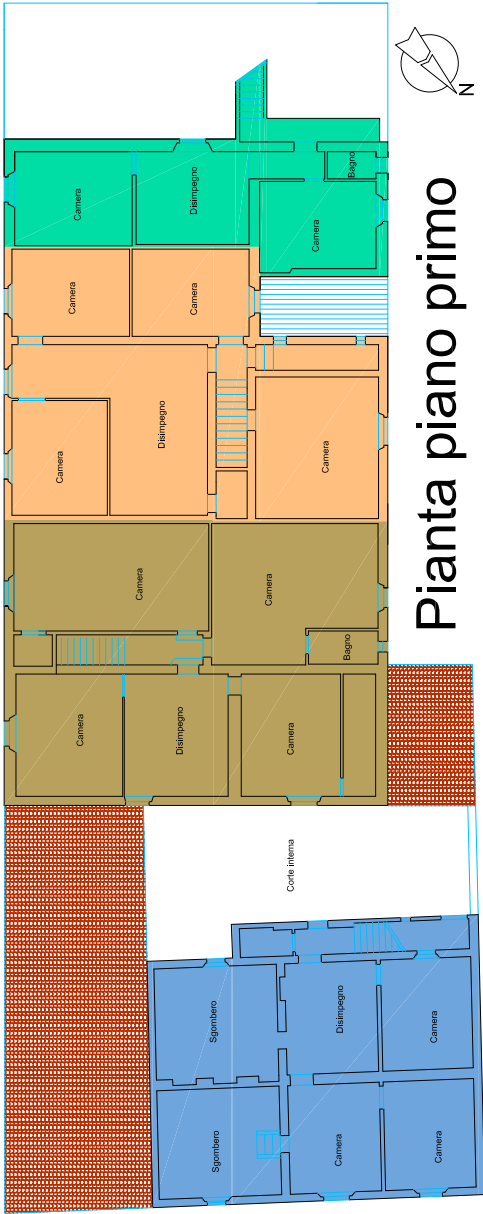
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P.d R. "Podere La Buca" Gello

Stato attuale: Orditure dei solai (1:200)



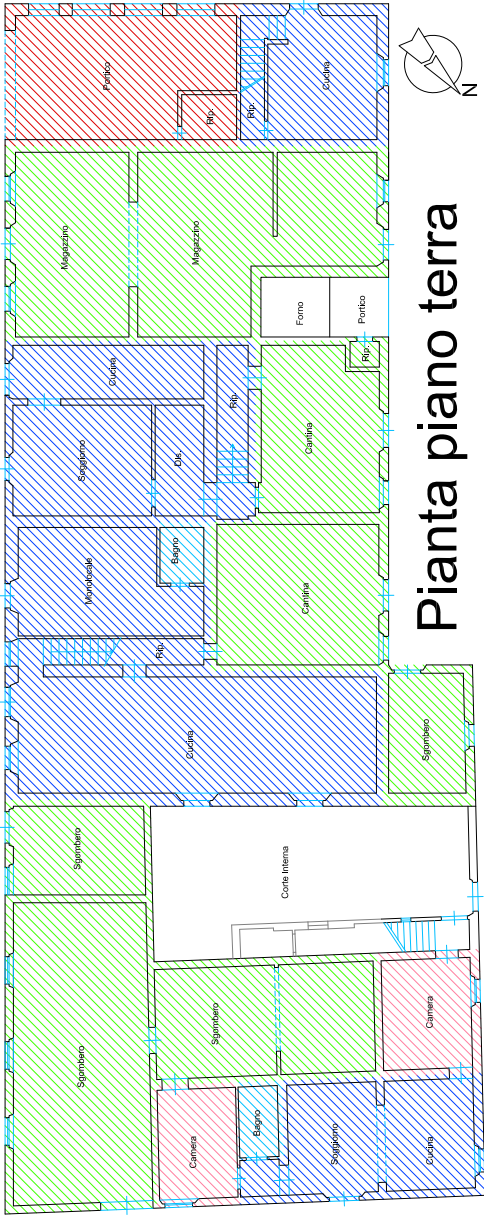
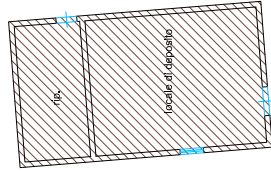
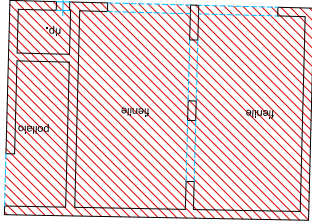
Pianta piano terra



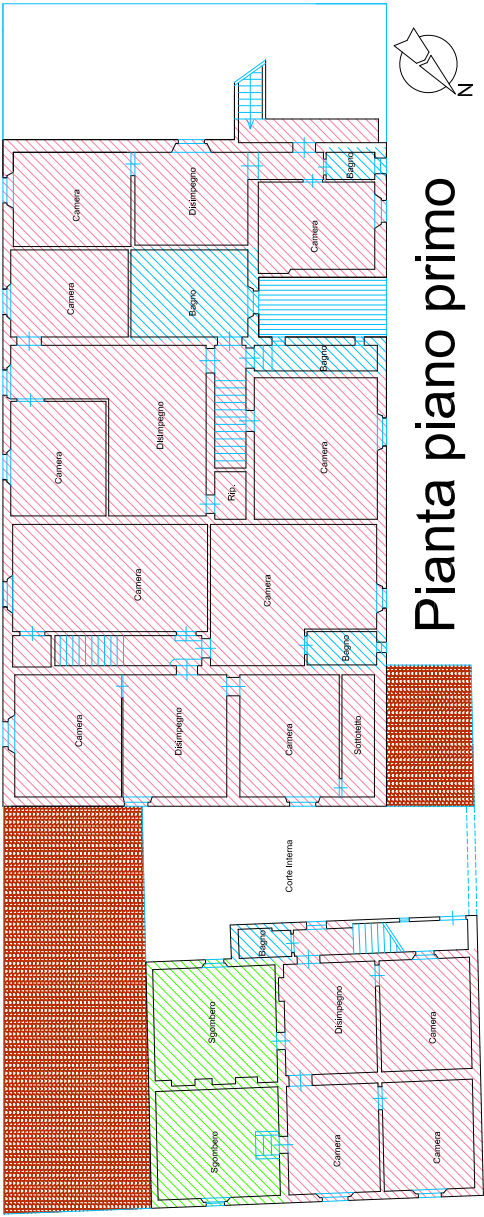
Pianta piano primo

| | |
|--|---|
| | unità immobiliare 1, uso abitazione, foglio 55 mappale 243 sub. 1 |
| | unità immobiliare 2, uso magazzino, foglio 55 mappale 620 sub. 7 |
| | unità immobiliare 3, uso abitazione, foglio 55 mappale 620 sub. 6 |
| | unità immobiliare 4, uso abitazione, foglio 55 mappale 620 sub. 5 |
| | unità immobiliare 5, uso abitazione, foglio 55 mappale 620 sub. 1 |
| | unità immobiliare 6, uso magazzino, foglio 55 mappale 620 sub. 3 |
| | unità immobiliare 7, uso magazzino, foglio 55 mappale 620 sub. 4 |
| | unità immobiliare 8, uso abitazione, foglio 55 mappale 620 sub. 2 |
| | unità immobiliare 9, uso abitazione, foglio 55 mappale 243 sub. 2 |
| | unità immobiliare 10, uso magazzino, foglio 55 mappale 242 |
| | unità immobiliare 11, uso magazzino, foglio 55 mappale 244 |





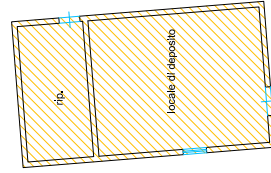
Pianta piano terra



Pianta piano primo

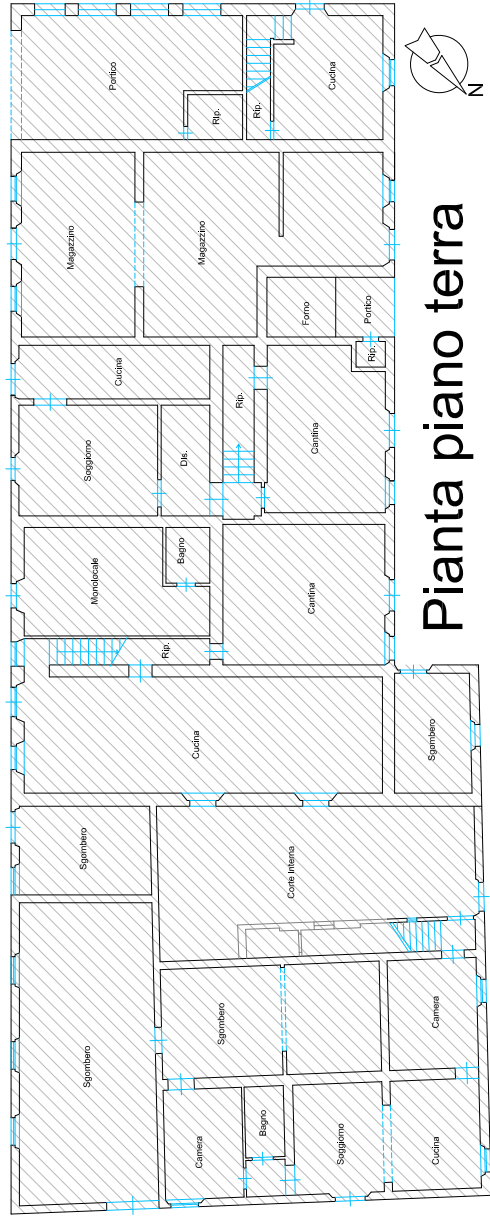
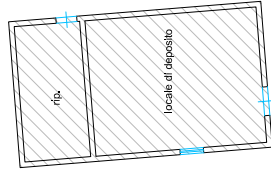
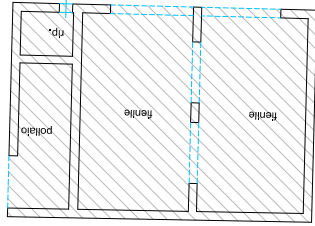
- Civile abitazione
- Magazzino
- Camere
- Spazi uso rurale
- Annessi
- Servizio igienico



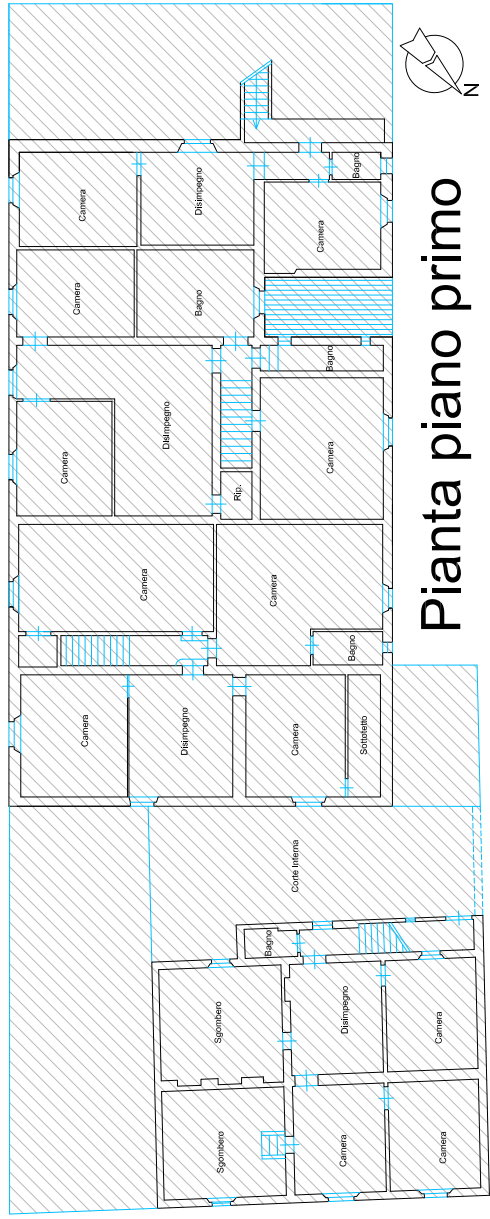


Insufficienza di aereazione-illuminazione e degli impianti igienico-sanitari

Impianti igienico-sanitari esistenti



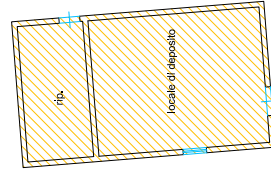
Pianta piano terra



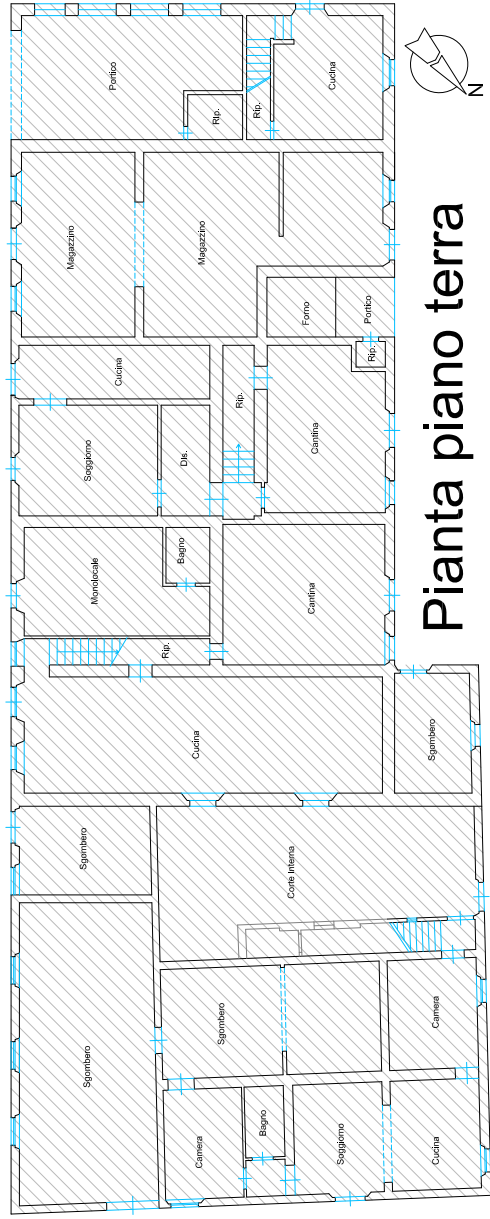
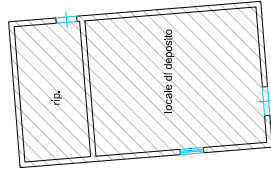
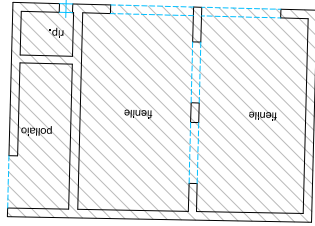
Pianta piano primo

L'intero lotto non presenta fenomeni di dissesto idrogeologico e non richiede interventi di consolidamento strutturale.

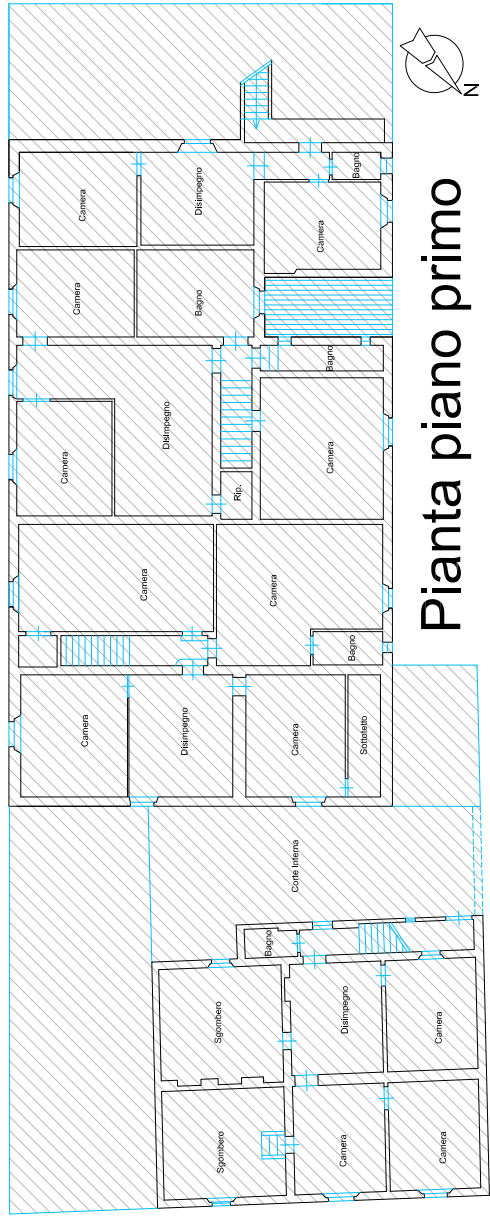




Condizione di sotto utilizzazione



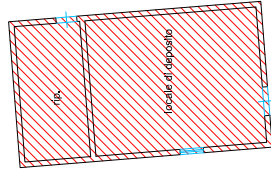
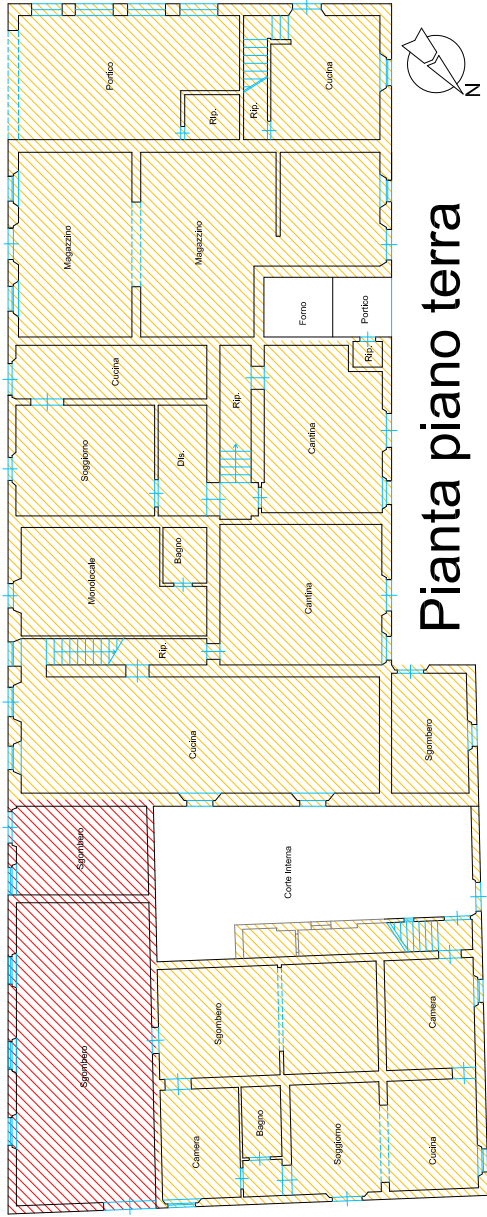
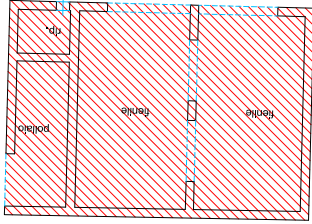
Pianta piano terra



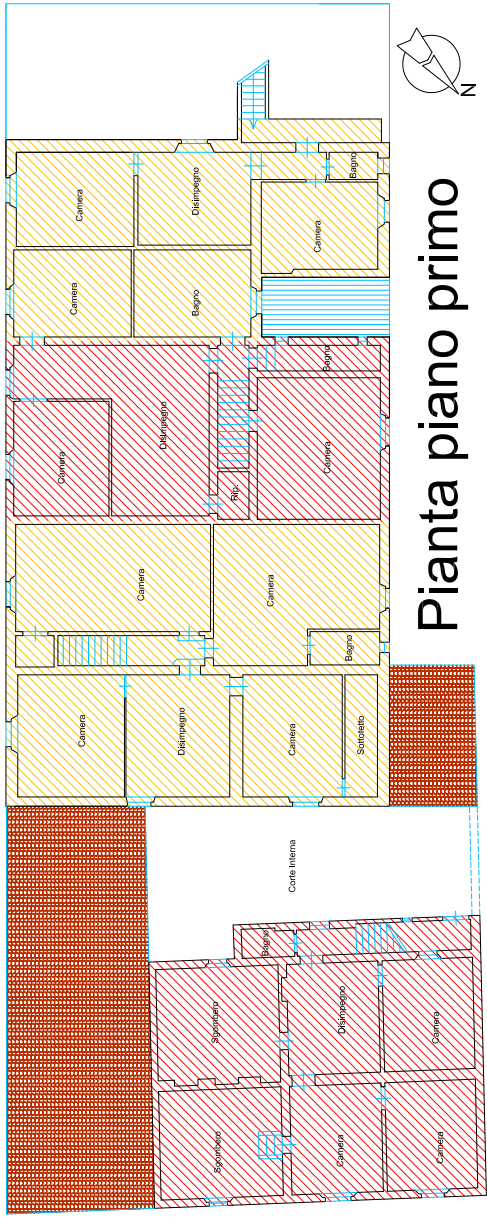
Pianta piano primo

L'intero lotto presenta una carenza della funzionalità nell'impianto urbano e delle opere di urbanizzazione primaria e secondaria.





Pianta piano terra



Pianta piano primo

