

*SECOND ASSIGNMENT*  
*Cagliari, December, 19 2012*

**Due date:** Wednesday, January 30, 2012

**Description:** Implementation planning.

**Development:** This assignment consists in personal elaboration and revisions in classroom with the instructor.

**Input:** Master Plan (PUC) zoning layout (see FIRST ASSIGNMENT). A translation of the Master Plan Implementation Technical Regulations (i.e. NTA): see in the next page.

**Output:** Each student is required to a) study the main issues of implementation planning; b) study and design an implementation plan in a "C" HSZ; c) to elaborate the following documents:

- 1) **General outline layout** - representation of the zone included in the implementation plan (scale: 1:2000, and corresponding photographic documentation (not compulsory);
- 2) **Zoning layout** - representation of the implementation plan distribution of the HSZs (scale: 1:1000);
- 3) **Plano-Volume Sketch** - representation of the volumes (scale: 1:500)
- 4) **Building typology** (not compulsory)- elevation, horizontal projection, section (scale: 1:200);
- 5) **Environmental sections** - representation of the buildings and environment as per the implementation plan (scale: 1:500)
- 6) **3D simulation** (not compulsory)
- 7) **Technical report**

Each student is required to elaborate in a CAD environment A3 format layouts and A4 format reports. A copy of the assignment should be sent by email in pdf format.

Master Plan Implementation Technical Regulations.

Extracted from the PUC of Serrenti.

ART.11. HOMOGENEOUS SPATIAL ZONES (HSZ) C: RESIDENTIAL EXPANSION - GENERAL ISSUES.

The HSZs C include areas devoted to new residential settlements, which shall be implemented through coordinated acts, according to ART. 3 of these regulations (omissis).

The minimum implementation plan must involve an area extending at least for 1 hectare, in order to guarantee an unitary alternative and the settings of the entire HSZ with respect especially to the street network and to primary services. Implementation plans on an area extending less than 1 hectare will be possible, only if a compromised surface can not be incorporated into another adjacent surface.

Each coordinated plan must indicate the areas projected to become residential plots, public green areas, public services and parking, and streets, according to the parameters indicated in ART. 14.

ART.12. - URBAN LAYOUT STANDARDS

For the HSZ C the following parameters must be obeyed:

- maximum spatial building index: 1,00 cm/sqm;
- minimum specific area for public services (HSZ S), i.e. collective activities, public green areas, and parking with the exclusion of spaces for streets: 12 sqm/inhab;
- indicative specific volume: 100 cm/inhab.

ART.13. - BUILDING TYPES FOR HSZ C

In the HSZ C it is possible to adopt free building types, if the urban composition and design are kept unitary and organic with respect to the context of the wider reference zone.

Nevertheless the following restrictions must be observed:

- Maximum height (h): 7.50 m;
- minimum distance between windowed elevations: 5 m;
- minimum ratio between building covered area and total area of the plot: 1/3;
- minimum distance between the street axis and the building: 1/2 h; and in any case 6 m; this distance is intended also for plot boundaries;
- closed yards must be avoided;
- only saddle roofs with tiles must be realized; it is possible to realize a partial pent roof extending maximum to 1/10 of the covered area;
- roofs made by plates, asbestos concrete, and similar materials must be avoided;

- private parking areas must be provided according to the parameter 1 sqm/10 cm; private green areas must be designed and realized in the remaining undeveloped part of the plot.