

# TECHNICAL SPECIFICATION DESCRIPTION (CAPITOLATO MONTESICURO 225)

## 1. STRUCTURE COMPLIANT WITH CURRENT ANTI-SEISMIC REGULATIONS

- Total demolition of the existing building and preparation of the ground level necessary for the construction of the new building.
- Foundation construction with beams and bored piles.
- Horizontal load-bearing structures and roof with a glued laminated timber (glulam) floor/slab in natural blonde color - possibility of having other colors as an option.

## 2. WALLS

- External infill: construction of reinforced load-bearing masonry with a thickness of 40 cm, made with porous clay blocks having all holes saturated with polystyrene mixed with graphite.
- The masonry will comply with the provisions of Law 10/91 (thermal) and regional law no. 28/2001 (acoustic).
- Internal partitions: made of reinforced masonry where necessary and partly with double-layer plasterboard (finished wall thickness 12.5 cm).
- Possibility of creating aesthetic plasterboard features - to be compensated separately.

## 3. INSULATION AND ISOLATION

- Building insulation carried out with porous blocks having all holes saturated with polystyrene mixed with graphite (see also masonry section).
- Insulation of the foundation slab with XPS of adequate thickness.
- Roof insulation with XPS panels of adequate thickness.
- Insulated subframes for windows and French doors.
- Thermal and acoustic insulation in the intermediate slabs of the building.

## 4. ROOFING AND TINWARE

- Roof covering made with tiles suitable for the realized project.
- Tinware for the creation of gutters, flashing, and downpipes made of pre-painted aluminum sheet metal 8/10.

## 5. LIFELINE

- Installation of a lifeline to ensure safe access to the roof.

## 6. PLASTER

- Plaster made with a premixed lime and cement-based mortar.

## 7. INTERIOR AND EXTERIOR PAINTING

- Interior painting: with fixative and two coats of water-repellent paint.
- Exterior painting: with troweled acrylic finish (also called "tonachino") of the siloxane type, in a color harmonious with the project.

## 8. EXTERNAL FIXTURES

- Windows and French doors: Thermal break aluminum, RAL color matching the project - single color inside and out (bicolor or wood-effect colors to be compensated separately) - with a section of 72 mm.
- Brand: DOMAL or similar companies.
- Main sashes supplied as standard with a tilt-and-turn mechanism and a safety device for incorrect operation.
- Equipped with low-emissivity thermal glass with 33.1 warm-edge gas chamber and 33.2 glass with 37 dB acoustic reduction.
- The low-emissivity glass performs a bioclimatic function... (description of bioclimatic function continues).

- Profile prepared for the installation of mosquito nets, to be compensated separately.
- Shutters (Persiane): Colored aluminum shutters harmonious with the project; possibility of having mechanisms for adjustable espagnolette bolts, to be compensated separately.
- Entrance Door: Insulated, anti-burglary security entrance door, brand DIERRE or ALIAS, single leaf cm 90x 210, with an external aluminum panel... suitable for full exposure to atmospheric agents, and an internal panel in the same color as the interior doors.

#### **9. INTERNAL FIXTURES**

- Interior doors: from the Garofoli company, GIDEA series, AVIO Model, colors chosen from the sample catalog.
- The supply and installation of no. 2 sliding door frames is foreseen.

#### **10. THRESHOLDS AND WINDOW SILLS**

- Thresholds and window sills, in pierre grese or pietra forte, installed on an XPS insulation panel to ensure thermal break.
- Possibility of choosing alternative materials for the interior (wood - another preferred type of stone - porcelain stoneware) to be compensated separately.

#### **11. SUBFLOORS**

- Lightweight, self-leveling cellular concrete screed for covering the systems in all internal rooms.
- Subfloor for ceramic and wood flooring made of sand and cement mixture, in thicknesses appropriately sized for residential use and suitable for laying ceramic and wood floors.

#### **12. FLOORING AND WALL COVERINGS**

- Internal flooring: in first-choice porcelain stoneware tiles, all installed with adhesive, including joint grouting (45x45, 60x60, 20x120). Laying of larger formats must be quoted and compensated separately.
- Skirting boards: chosen in ceramic matching the floor or in wood according to the chosen interior doors.
- Internal bathroom wall coverings: up to a maximum height of 2.00 m, in first-choice porcelain stoneware or ceramic...
- Possibility of realizing wall coverings with alternative materials (marble, resin, maxi-format tiles - colored fiberglass, etc.) to be quoted and compensated separately.

#### **13. HEATING SYSTEM**

- Installation of a radiant floor heating system, consisting of a DAIKIN brand heat pump.
- Includes an outdoor unit and an indoor unit equipped with a cylinder (approx. 200 liters) for domestic hot water, located in the technical compartment.
- The system will be realized in zones (living area and sleeping area), and each zone will be equipped with a thermostat for regulation.

#### **14. PLUMBING AND SANITARY SYSTEM**

- Hot water production by the same heat pump.
- Water distribution is via insulated multilayer pipes. Possibility of having a water softener as an option.
- Drains for bathrooms and kitchen will be made of propylene pipe.
- Each bathroom will have the following fittings:
  - Normal or suspended sanitary fixtures (choice).
  - Geberit concealed cistern.
  - Resin shower tray (various sizes).
  - Possibility of having a resin bathtub at no extra charge.
  - 60 cm washbasin.
  - Heavy-duty single-lever taps.
  - Shower head + hand shower.

- Exclusions: Bathroom furniture and shower enclosures are excluded.
- Kitchenette/Garden: Sink, dishwasher, washing machine connections, and 1 water point in the garden.

#### **15. AIR CONDITIONING SYSTEM**

- Provision will be made for the installation of a ducted hydronic machine.
- Optional: single-motor or multi-motor ventilating hydronic machine (with room thermostat regulation).

#### **16. ELECTRICAL SYSTEM**

- General: Control unit with general disconnect switch, surge arrester, RCDs and switches for various zones (light, power, heating, kitchen, etc.), grounding, digital terrestrial TV antenna, etc.
- Fittings: VIMAR PLANA white modules. Smart home intercom system - VIMAR.
- Room Fittings: Detailed list of light points, command points, 16A/10A/Schuko/USB-USDC sockets, TV, and telephone sockets for Entrance, Living Room, Kitchen, Hallway, Bathrooms, and Bedrooms.
- Exclusions: The supply of light fixtures is excluded.
- Optional: fully automated system, data transmission system, alarm, and video surveillance system.

#### **17. PHOTOVOLTAIC SYSTEM**

- Complete photovoltaic system for electricity production through net metering (scambio sul posto), to be built on a CARPORT structure.
- Power 3.0 Kwp.
- Optional possibilities: Storage battery - 5 Kwp, Electric vehicle charging socket, Increased system capacity.

#### **18. EXTERNAL ARRANGEMENTS**

- Reinforced concrete boundary walls (30 cm high) with plastic-coated mesh barrier.
- Galvanized and painted iron gates (pedestrian and vehicle) with provision for automation.
- Sidewalks: reinforced concrete slab with R11 non-slip porcelain stoneware tiles.
- Parking and access driveways: gravel / chippings with suitable sub-base.
- Horizontal sewage system with grease trap and IMOFF communal septic tank.
- Preparation of courtyard areas for green space (planting is excluded).
- Construction of meter boxes and supply of a mailbox.

#### **19. EXCLUSIONS**

- All works and those not previously described are excluded.