COMMERCIAL SPECIFICATIONS

PALAZZO SELLA

VIA QUINTINO SELLA 1

real estate advisor 02 agency

WELLBEING

The choices made in designing the systems to serve the building and the individual properties, were made to guarantee the end user best quality in daily life, environmental comfort and ease of use.

The benchmarks of these system choices are:

< the underfloor radiating panel system to provide heating during the winter period;

< the variable refrigerant volume system to work as an air-conditioning system during the summer period, also usable for heating during the winter period, it being an electrical heat pump system;

< a system for recording consumption, designed for the allocation of heating, hot water and air conditioning costs so that each individual property may be autonomous;

< a home automation system for the management of predefined lighting scenarios, thermoregulation loads, automation in the control of the lighting system , general supervision and also potential applications for managing all remotely.

ENERGY SAVING

The choices made in construction and types of systems that will be adopted, place the building (excluding the ground floor commercial area) at the top end of the energy scale defined by Decree 6480/2015 (**energy class B/A**), allowing considerable savings in terms of energy and money.

The use of **renewable energies**, (electrical heat pumps with recovery of condensed ground water heat) apart from it being an ethical choice, is fundamental from the point of view of reducing dependence on exhaustible energy sources and consequently allowing saving over time.

HEATING SYSTEMS

The winter air-conditioning system and hot water system serving the building are centralised with recording modules for each unit.
The use of these modules, as well as it being a legal requirement, will allow each flat to be independent as the regulating system available in these modules will enable each user to adjust the internal temperature during the winter season and manage the consumption of both heating and domestic water.

The project includes the implementation of a system for the production of hot fluid needed for the working of the heating and hot water systems, consisting of a condensing boiler running on methane gas, supported by a variable refrigerant volume system with technology for the recovery of condensed ground water heat, placed in dedicated technical rooms in the basement.

The system for producing hot water, another benchmark of the proposed system, was designed in line with the restrictive legislation relating to energy reduction. It also includes a water treatment system to protect the distribution network from limescale formation.

The hot water system will be made up of heat transfer substations, connected to inertial storage tanks. This system, by producing hot water instantly, reduces the possibility of bacteria formation. Furthermore, there will be an adjustment system on board the stations which will adjust the energy consumption for the production of hot water in relation to the quantity of water in transit, thus avoiding considerable energy waste.

A system for registering individual consumption of thermal energy and hot and cold domestic water will be used for the recording modules previously mentioned. This registration system will guarantee all users full autonomy in managing the heating and the supply of hot and cold water.

Each flat will have an underfloor heating system, now a well-established synonym for comfort and wellbeing for the human body, providing an even emanation of heat over all the radiant floor and an ideal temperature distribution.

With a similar thermic sensation, the air temperature can be maintained at a slightly lower level than conventional heating in the interiors with under-floor heating and, thanks to the poor air circulation resulting from this, the convective movement of the air, the cause of dust and mite circulation in interiors, is reduced.

These benefits generate a pleasant feeling of physical well-being both in the indoor living and working interiors, as well as guaranteeing a cleaner and more healthy environment compared to interiors with traditional systems, considerable energy saving and complete freedom in furniture choice.

Each flat will be equipped with a thermostat (MASTER), allowing the temperature to be regulated according to one’s own personal requirements.

In the bathrooms an electric steel towel-heater will be installed that can be regulated.

WATER SYSTEMS

The residences will be provided with bathrooms furnished with leading brand bathroom suites in an attractive and essentially modern style.

The bathrooms of the studio and two-roomed flats, will be equipped with:
< shower base with showerhead fixed to the wall, suspended bidet and toilet, semi-pedestal washbasin, single lever chromium-plated mixers
< kitchen connection with connections for dishwasher, washing machine, in accordance with instructions of the Architectural Leg. Dec.

The bathrooms of the three-roomed flats and larger, provided with two bathrooms, will have:
< guest bathroom: shower base with showerhead fixed to the wall, suspended bidet and toilet, semi-pedestal washbasin, single lever chromium-plated mixers, washing machine connection, in accordance with the instructions provided by the Architectural Leg. Dec.
< main bathroom: bath with wall shower, suspended bidet and toilet, washbasin with half-column, single lever chromium-plated mixers, washing machine connection, in accordance with the instructions provided by the Architectural Leg. Dec.
< kitchen with a sink and connection for a dishwasher;

AIR-CONDITIONING SYSTEM

The summer air-conditioning system provided in the flats is centralised with a recording system for electric consumption per internal unit installed.

The use of the recording system, as well as a legal requirement, will enable each unit to be independent, as each user will be able to use the system for adjusting room temperature to manage the desired temperature (within the range allowed) and control consumption.

The project includes the installation of a room air-conditioning system that is able to modulate the absorption of electric current in relation to the internal units that are functioning, thus contributing in improving the efficiency of the system.

The VRV air-conditioning systems will be controlled by a centralized electrical /electronic system in order to control the electric consumption of each unit and set the working range of the internal units to maintain a working linearity in the management of temperatures.

The internal units will be set up so as to provide the summer air-conditioning over two thermic areas. The first corresponds to the so-called day zone and the second one corresponds to the so-called night zone.

The internal units will be built into the false ceiling, connected to entry nozzles and ambient air intake, whilst for the attic unit, the machines will be partly built into the false ceiling and partly built into the walls, still connected by ventilation ducts to entry nozzles and ambient air intake.

For every thermic area there will be wall controls to regulate the room temperature, ventilation and operating times.

ELECTRIC SYSTEM

In the general services of the building there will be a device connected to a special energy meter that will feed the main electricity box.
The electrical systems serving the common areas will be installed “into chase” with built-in piping, connector and outlet boxes.

The technical rooms will be an exception to this where the systems will be “visible” with piping, connector and outlet boxes made of PVC or galvanized sheet iron placed externally on the ceiling/walls.

The common areas will be appropriately illuminated, using industrial type devices for the technical rooms and leading brand devices and high quality aesthetic trimmings for the common areas (stairways, terraces, balconies and garden).
The high quality of the residences will be guaranteed by the home automation system running alongside the electric system.
This system will enable the lights to be switched on using reconfigurable local luminous switches as well as by a general light switch; the management of the electric loads in each residence for greater energy saving; the general management of the thermoregulation system; a general supervision system to manage the devices remotely through portable devices (e.g. smartphone and tablet).
The home automation system can be implemented at the client’s choice.

The delivery point of the energy for every unit, measured for a maximum monophasic power of 6 kW, will be located in the dedicated technical room in the basement.

Following each of the private meters, an electrical exchange will be installed containing the power circuit breaker for the unit and also the differential power circuit breaker for the cellar.

The main switchboard of the unit will be placed near the entrance of each flat and will be equipped with switches needed for the protection and supply of all the electricity for the house.
Each flat will be equipped with:
< A device for the withdrawal of the utility power through the use of 10 and/or 16 A sockets;
< A lighting system with lights on the ceilings and/or walls controlled by automated switches; Digital and satellite TV systems;
< Video-entryphone system placed internally built into the wall;
< provisions for an intrusion detection system with volume detectors and outside magnetic contacts;
< Home automation for managing the lighting, electric loads and thermoregulation;
< Electric system to serve the air-conditioning system;
< telephone-data connection with RJ45 sockets distributed in a star pattern with provisions for a router and network servers.

According to the new classification system for appliances presented in attachment A CEI EN 64-8/3, the equipment supplied for the electro-technical systems is classified as LEVEL 2 extending to LEVEL 3 if the above described automation services are activated.

HOME AUTOMATION SYSTEM

The system proposed is a home **automation system** that covers all the functions and applications relating to comfort, security, energy saving and communication.

All the devices of the home automation system use the same system technology that allows synergies to be created between the various devices according to choices and needs.
The automation system also enables your house to communicate with the outside world so it is possible to reach your house via all means of communication available today: by landline or mobile phone and via Internet using any personal computer.

The automation system is subdivided into functional areas where one's own applications can be identified:

COMFORT :
System for automated lighting scenarios
Automated shutters/curtains/rolling shutters
Sound system
Thermoregulation

SECURITY :
Burglar alarm

SAVING :
Consumption and energy production display
Management of energy loads

COMMUNICATION :
Video-entryphone
Structured wiring

CONTROL :
Interconnection / integration of all automation systems and remote control.

The control devices enable the automation system to use the Web automation system to manage the house at a distance.

COMMON AREA TRIMMINGS

ENTRANCE- INTERNAL COMMON AREAS:

Uniform internal flooring keeping with the building and made of dotted **Cardoso natural stone** for the external parts.

The ceilings will feature wide false ceilings with plaster slabs suitable for placing retractable lights. The contrast between the vertical wall and the ceiling will be emphasized through the creation of backlit perimeter grooves.

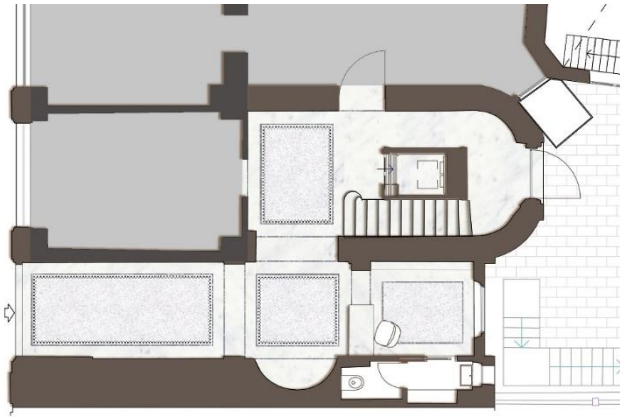
The wall trimmings will be made of **antique marble** (slaked lime)and in the same colour.

SEMINATO CON DISEGNO A DISCREZIONE DELLA D.L. A TINTA UNITA CHIARA CON CORNICI SCURE

SCALE IN MARMO BIANCO DI CARRARA

PORTERS LODGE:

This area will be marked by a new desk, designed and with materials in line with the materials used in the common areas. The same materials and lines will be used to make the postman's counter and the signs for this as on the other floors.



LANDINGS:

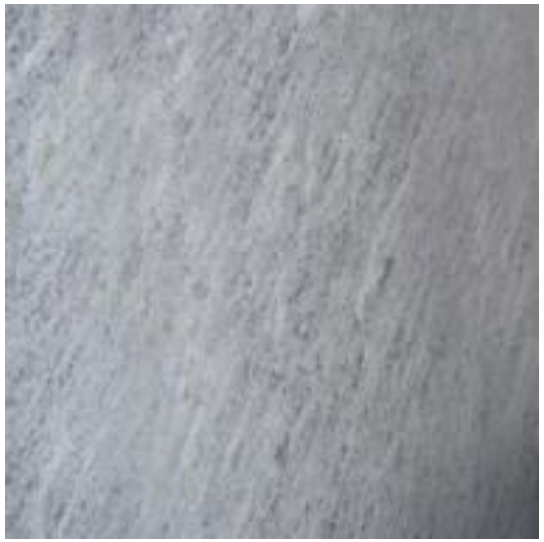
The stair landings and floor lifts will feature trimmings and materials of the same quality as those proposed for the entrance area. The floors will have a dotted pattern and the stairs will be in white Carrara marble with a matching design in the entrance Hall.
The reinforced front doors of the flats will be wood covered.
The ceilings will again feature false ceilings with the same design, materials and trimmings as described for the entrance.

EXTERNAL FACADES :

The original fronts are marked by a wealth of ornaments, forming the most characteristic element of this early 1900s building. There are strict protective restrictions imposed by the Superintendence for Architectural and Landscape Heritage on these buildings and for this reason work will be carried out purely for restoration and conservation purposes.

OPEN AIR COMMON AREAS:

The internal courtyard accessible from the entrance hall from via Quintino Sella will be adapted in line with that planned for the interiors. A lighting system will be created to enhance the composition and make better use of this open space, as well as external flooring made of Beola natural stone and bicycle stands.



LIFT:

A new lift will replace the existing one, to be made completely of glass and have a steal cage.

FLOORS:

Pre-finished durmast flooring (oil, natural or coloured varnish), three layer single gangway thickness 15 mm width 140/200 mm length 1000/2004 mm, male and female, four sides with light chamfering and/or strips pre-finished in traditional solid durmast (oil, natural or coloured varnish), thickness 14/15 mm with laying and formats chosen by the Castiglioni firm.

This is completed with an mdf (medium density fibreboard) skirting board painted in RAL 9010 or 9001, shaped as per illustration, height 140 mm and thickness 20 mm.

TWO-ROOMED BATHROOMS ON FIRST AND SECOND FLOORS:

Coverings and floors made of **Casalgrande Padana** glazed stoneware

MAIN BATHROOMS ON THIRD AND FOURTH FLOORS:

Calacatta Vagli stone slabs made by **Fantini Mosaici** will be used.

GUEST BATHROOMS ON THIRD AND FOURTH FLOORS:

Cardoso stone slabs (uncut, sandblasted, water jet, smooth, brushed or polished) made by **Fantini Mosaici** will be used.

HYDRAULIC SUPPLIES

BAGNO OPZIONE 1

Sono previsti lavabo, vaso e bidet della linea MONTEBIANCO prodotti da **POZZI GINORI**.

Rubinetteria **STELLA** serie ROMA

POZZI-GINORI SERIE MONTEBIANCO

stella 1882 SERIE ROMA

BAGNO OPZIONE 2

Lavabo, vaso e bidet della linea Q3 prodotti da **POZZI GINORI**.

Rubinetteria ed accessori della linea DA-DA prodotta da **Zazzeri,** finitura cromata.

POZZI-GINORI SERIE Q3

ZAZZERI SERIE DADA

HYDRAULIC SUPPLIES

BAGNO OPZIONE 1

Rubinetteria **STELLA** serie ROMA

Sono previsti lavabo, vaso e bidet della linea MONTEBIANCO prodotti da **POZZI GINORI**.

BAGNO OPZIONE 2

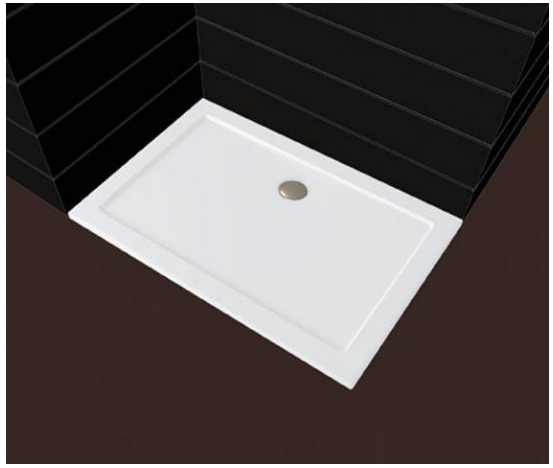
Lavabo, vaso e bidet della linea Q3 prodotti da **POZZI GINORI.**

Rubinetteria ed accessori della linea DA-DA prodotta da **Zazzeri**, finitura cromata.

Sono previsti vasche sotto piano **KALDEWEI** serie OVAL

Piatti doccia GROUND prodotti dalla **POZZIGINORI**.

POZZI-GINORI



KALDEWEI
Europe's No. 1 for baths

WINDOWS

The external doors and windows of the flat interiors will be in line with the original ones, hand-crafted by the company CORBETTA with GARDA handles and OLIVARI satin chrome trimmings and retractable hinges.

corbetta s.n.c

L'orgoglio di essere artigiani.....
per scelta e per vocazione.

PERCHE' ESEGUIAMO SERRAMENTI SU MISURA PER L'ADEGUAMENTO ALLA CONFORMAZIONE DELLA STRUTTURA DELL'AMBIENTE, SU DISEGNO PER TRADURRE IN REALTA' IL PROGETTO.
L'IDEA DI QUALSIASI PROFESSIONISTA, UNA RISPOSTA SERIA, SENZA LIMITAZIONI PER QUANTO RIGUARDA L'ESECUZIONE.

NEI NOSTRI SERRAMENTI NON C'È SOLO IL LEGNO, VERO LEGNO, CHE POI LAVORIAMO, TRATTIAMO E LUCIDIAMO.
NEI NOSTRI SERRAMENTI C'È ANCHE TUTTA LA NOSTRA ESPERIENZA, L'AMORE PER IL DETTAGLIO, L'ATTENZIONE ALLE NUOVE ESIGENZE DI SICUREZZA E DI ISOLAMENTO

OLIVARI
MANIGLIE PER PORTE E FINESTRE

SERIE GARDA

INTERNAL DOORS

The internal doors of the flat interiors will consist of single or double opening hinged doors, sliding doors, plain, blind and hollow core doors with panels lacquered in opaque white with GARDA handles and OLIVARI satin chrome trimmings and retractable hinges.

MODELLO A

MODELLO B

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CONTATTI

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