WEST DIVISION – BUILDING A-B

DESCRIPTIVE WORK SPECIFICATIONS

INTRODUCTION

The purpose of this document is to briefly and schematically illustrate the main construction characteristics of the project by fixing the basic and most significant elements.

In the executive phase the Selling Company and/or the Project Management shall reserve the right to make any changes to this description and the designs that may be necessary for technical, functional or aesthetic reasons or linked to planning-building procedures, provided that they do not involve a reduction of the technical and/or economic value of the real estate units.

The brands of material used, such as those mentioned in this document, are identified because they represent the quality characteristics identified by the Selling Company. The same Company, where it deems necessary and at its discretion, may provide for the choice of alternative brands with the same characteristics.

Any modifications requested by the customer will need to be assessed by the Selling Company which reserves the right to accept them or not, depending on the compatibility with the technical, aesthetic and functional parameters of the complex.

1. GENERAL DESCRIPTION OF THE PROJECT

The project provides for the new construction (including in sections "A+B" referred to in PRPC of the private initiative called "Luna Blu") of a building with 4 floors above ground, with 11 residences, relative underground garages, basements and landscaping.

The building will be comprised of the following:

- A staircase (including a lift and technical compartments) that will be developed from the basement floor to the roof. The premises for installing external units of the heating/cooling system will also be located in this space. Small compartments for housing the hot water tanks are also planned. These compartments may be of associated relevance to several units.
- An underground floor used as a garage (shared by all units within units "A" and "B" of the future building) accessible from Via Dello Stadio by means of a ramp and in which the car spaces/garages as well as the basements for each unit will be built.
- Raised floor: comprised of a maximum of three residential units (possibly joined) including a central two-room apartment and two studio apartments on the outer sides. These units will also benefit from a private garden that extends through the bordering sides.
- First and second floor: comprised of a maximum of three residential units (possibly joined) per floor including a central two-room apartment and two studio apartments on the outer sides. These units are not attached to private gardens, but will have spacious terraces.
- Third floor: includes 2 apartments (possibly joined) bigger than the apartments below. They will have spacious terraces and the exclusive use of part of the solar panel. The size of the panel that can be used is determined according to the areas needed to house the shared facilities (photovoltaic, solar panel, lift, staircase, etc.). Access to the panel will nonetheless be guaranteed in the case that maintenance is needed on the shared parts.
- Communal outdoor areas: these include covered pathways, gardens, flower-beds and all the areas/facilities shared by the condominium and the sections being built. The external areas allow pedestrian access to the building via the staircase area located on the southern façade.

2. DESCRIPTIONS OF THE WORKS

2.1 Construction type

The construction typology has been designed to meet precise structural, engineering, environmental and energy parameters of the building parameters.

1. Structural parameters: compliance with the technical standards on constructions (Ministerial Decree 14 2008-01);
2. Plant engineering parameters: compatibility of the structure with the type of equipment installed;
3. Environmental parameters: compliance with municipal building regulations and regional landscape parameters;
4. Energy parameters: obtaining CLASS A certification.

2.2 Structure

The structure of the building consists of foundations, walls, pillars and floors made of reinforced concrete with ribbed steel bars B450C (UNI EN 10080). The foundation is the "slab" type on which the panels and the pillars to support subsequent floors rest (also in monolithic concrete) and which meet the legal and anti-seismic requirements dictated by the Fire Brigade.

The floors are made with post-tension technology. Making holes on the floors and on concrete floors is absolutely prohibited, as these operations could damage the post-tension cables irreparably compromising the supporting structure of the entire building. The Selling Company waives any liability for any non-compliance with this standard.

2.3 Waterproofing

All of the underground parts of the building (and/or in contact with the ground) will be suitably waterproofed using the system named "Vasca bianca" and guaranteed by a special certified company or with other systems that are also certified and guaranteed.

Terraces and covering paving will be specially waterproofed with sheaths.

2.4 Masonry

The external cladding walls will be made with honeycomb bricks and/or cement blocks coated with a thermal coating and breathable paint.

Internally, walls and wall linings will be made of plasterboard which will house further thermal mineral wool insulation.

2.5 Roofing

The roof will be flat, with a monolithic concrete structure. On the outer side it will be suitably waterproofed and insulated in order to reach the standard pre-set climate. Areas for the exclusive use of the third floor apartments (penthouse) may be built on part of it. On the communal parts of the roof there will be solar panels and photovoltaic systems, as well as any other system that the building requires.

The furnishings in the private areas of the solar panels (floors, wood, any gazebos, etc.) are excluded from these specifications and, if built by the buyers, they will need to meet the standards imposed by municipal building and landscape regulations.

2.6 Insulations

- **Thermal:** On the external insulation is high-density EPS insulation, 10 cm thick with a coating based on synthetic resins for external areas (colour and particle size chosen by the Project Management).
  Mineral wool will be inserted inside the plasterboard wall linings. It all has the minimum characteristics necessary to achieve energy class A and reduce thermal bridges.

- **Acoustic:** Insulation to reduce noise in the walls bordering other units and/or communal parts, on the floors to reduce noise made by footsteps.

2.7 Internal walls and ceilings

The masonry partitions inside the building will vary depending on their location and in particular:

- Basement partitions: prefabricated blocks of exposed concrete with a specific fire resistance class.
- Partitions between units and shared parts: reinforced concrete wall or brick and plasterboard wall lining with adequate thermal insulation and soundproofing inserted.
- Partition between various units: wall made from blocks and plasterboard wall linings with adequate thermal insulation and soundproofing inserted.
- Partitions within the units: double panel plasterboard walls on both sides, with adequate thermal insulation and soundproofing inserted.
- Internal ceilings made from plasterboard panel with suitable heat insulation.

The customer, prior to putting in walls and interior wall linings, should notify the Selling Company of the position of reinforcements for installing any cabinets (e.g. kitchen, bathroom, living room, etc.) excluded from these specifications. The Company waives any liability for any damage to the walls and internal walls following the installation of the wall cabinets without proper reinforcements.

2.8 Painting

- Interior: Painting with two coats of breathable water-based paint on walls and ceilings, plaster or other, with a brush, roller or spray. (Colours chosen by Project Management).

- Exterior: See cladding description (para. 2.6.

2.9 Door and window frames

2.9.1 Exterior

The exterior frames will be made with primary aluminium alloy profiles according to UNI EN 573, Anoxidall brand or similar. The profiles will have thermal cutting characteristics, i.e. there will be a separation between the outside and inside of the profiles themselves, in order to reduce heat loss between the two parts.
They will consist of fixed parts and other parts that can be opened by sliding or by tilting. The colour and type of profiles will be chosen by the Project Management.

TYPE	Windows and French doors	
FRAME SIZE	75 mm	
LEAF SIZE	85 mm	
PERMEABILITY TO AIR	Class 4	
WATERPROOFNESS	Class 9A	
WIND RESISTANCE	Class 4	
dB	42	
Uf	1.9 W/m^{2}K	
Ug	0.8 W/m^{2}K	
Uw	1.3 W/m^{2}K	
GLASS	4+4 Solar-powered energy/15 argon gas/3+3	

TYPE	Sliding
FRAME SIZE	125 mm
LEAF SIZE	51 mm
PERMEABILITY TO AIR	Class 3
WATERPROOFNESS	Class 7A
WIND RESISTANCE	Class 2
dB	32
Uf	3.73 W/m^{2}K
Ug	1.0 W/m^{2}K
Uw	1.8 W/m^{2}K
GLASS	4+4 Solar-powered energy/15 argon gas/4+4

Any installation may provided (excluded from these specifications) blinds and/or screens inside the home with classic curtains with horizontal manual sliding on a ceiling rail (recessed) or, to be arranged separately, roller blinds may be fitted with electrical control from inside the home.

The door and window frames on the northern façade (lagoon side) will be supplied with a relevant mosquito net to slide horizontally, of a Pallagina type, while on the remaining sides (eastern-western-southern) the frames will be equipped with external wire frame screening blinds.

On the outer sides of the terraces on the lagoon side the connections for a possible future installation (excluded from these specifications) of awnings will be arranged containing a technical and aesthetic type that will be standardised as per condominium regulations in order to obtain a uniform aesthetic appearance and to observe the regional landscape permits.

2.9.2 *Armoured door*

The armoured door located at the main entrance of each unit will be the Oikos brand, Tekno model or similar with concealed hinges characterised by top of the range performance. Flush interior installation with a frame with concealed hinges. The finish of the inner panel of the apartment will be white, while the finish of the outer panel (staircase side) will be chosen by Project Management. The inner panel can be customised by placing a specific order and with associated costs (charged to the customer) to be assessed on the basis of the choice of finish.

TYPE	Armoured door	
BRAND AND MODEL	OIKOS PORTE BLINDATE SU MISURA Tekno	
HINGES	Concealed	
SOUNDPROOFING	43 dB	
HEAT INSULATION	U = 1.6	
BURGLAR-PROOF	Class 3	

2.9.3 *Interior doors*

The interior doors will be in white lacquered wood veneer or similar. The type of opening (tilting or sliding) and the handles will be chosen by Project Management. The finish of the panel will be white lacquered, other types of finish will only be possible after acceptance of the estimate and the extra costs to be taken on by the customer.

TYPE	Interior doors	
MATERIAL	Wood veneer	
TYPE	Tilting or sliding	
COLOUR	White Lacquered	
HANDLES	Satin chrome	

2.10 Lift

Lift with 6 stops for transporting persons with a maximum flow rate of 480 kg KONE brand or similar.
Electric drive with traction belts. The machinery will be installed inside a lift shaft. Cabin with self-supporting steel structure and coating chosen by Project Management. Emergency telephone call system, the main maintenance contract required and commissioning will be concluded by the Selling Company.

2.11 Water-heating system

This specification describes the standard water-heating system provided for the units.

2.11.1 Heat pump

The thermal system will be autonomous, equipped with an air-water type electrically powered heat pump, Rotex brand or equivalent. The external unit will provide heating in winter, cooling in summer and the production of domestic hot water.
The heat pumps use inverter technology which allows the external unit to be operated according to current requirements.
The integrated electronic digital control operates the apparatus autonomously.
The pump's operation is very quiet due to perfect performance control.
The digital control system located in the internal unit is easy to use. The water temperature for heating is regulated according to the external temperature eliminating waste and dramatically improving well-being.

The internal unit located in the technical room transfers the heat contained in the heat-transfer fluid (coolant) to the heating and hot water production system.
The external unit draws air from the heat that is then acquired from the heat transfer fluid (coolant) and transferred to the internal unit.

2.11.2 Radiant ceiling system

The heating and cooling system will be moderated by the radiant ceiling "Leonardo - Eurotherm" brand or a similar brand managed with Smartbase - Eurotherm or a similar system.

The radiant ceiling system is comprised of modular plasterboard panels with MidiX piping already inserted and placed with a heating coil inside them with winding performance to maximise the exchange surfaces between the piping and plasterboard.
The plasterboard panel is provided coupled with an insulating plate made of polystyrene

foam with a declared thermal conductivity of 0.030 W/mK.
Because of its specific peculiarities the radiant ceiling system provides the right degree of environmental comfort for both heating and cooling in all seasons. Low inertia and fast speed make the radiant system a very efficient energy-saving heating and cooling system. In fact, compared to a traditional radiator which uses - due to a reduced surface - a high discharge temperature (~70°C), in the radiant system heat exchange takes place over a bigger area thereby decreasing the discharge temperature (~32°C) with significant savings in operating costs.

The radiant ceiling heating and cooling system offers silent and invisible wellness available all year.
The core of every system is the system that regulates operation, and as such, makes a difference. It must be efficient at managing energy consumption and at the same time always ensure the most appropriate comfort conditions for the changing seasons. For this reason an intelligent control system will be installed, optimised for the radiant system. Its strength is operating all aspects of indoor comfort with a single user-interface, from heating to air conditioning to humidity control.
The external temperature sensor will be installed, which is essential for operating the Smartcomfort climate control.
In addition, an ambient sensor, blind of temperature/humidity or just temperature, will be installed to be positioned in each environment treated by the radiant system and connected to the Smartbase via a bus.

In the era of mobile technology, Smartcomfort employs an application that is compatible with the most common operating systems on the market, it is able to fully control environmental comfort. From your smartphone you will then be able to measure and adjust the temperature and humidity values for each individual room, ensuring streamlined management of the radiant system.

Pipes are built into the plasterboard panels that make up the ceiling of the residential units for distributing the hot and/or cold water required to heat and/or cool the premises. All the outlets required for installing light fittings or lamps in general should therefore be arranged with Project Management prior to making the false ceiling. Upon delivery of the property, the "as built" scheme of the system will be provided and will show the route of the pipes.

The selling company will not be responsible for any damage caused by works performed by the customer after delivery of the property.

2.11.3 Plumbing and drainage system

The distribution will start from water meters placed in appropriate areas; in the buried section the piping will be made from high-density polyethylene and inside the building it will be connected to multi-layered PeX-Al-PeX piping. The multi-layered pipe feeds the drainage water inside the building to the general cut-off (in the boiler room), and then continues from the boiler to the tanks in the individual bathrooms and/or kitchens. The distribution from the collectors to the individual equipment will be carried out using multi-layered pipes.
All the multi-layered pipes will be thermally insulated, with the function of anti-condensation for cold water pipes and according to the provisions of Presidential Decree 412/93 and subsequent additions and amendments for hot water piping.
The pipes of the drainage system for wastewater will be made using GEBERIT high-density polyethylene or similar material. Each discharge column will be made with a silent system to ensure adequate soundproofing and will be equipped with primary ventilation with an evacuation tower over the cover.

The installation of the following plumbing/drainage equipment is planned as follows:

- **KITCHEN**

– hot and cold water supply and drain for sink;
– cold water supply and drain siphoned off for dishwashers.

FOR EACH BATHROOM

EQUIPMENT	**BRAND AND MODEL**	**IMAGE**
1 TOILET + 1 BIDET	CATALANO BALL - SUSPENDED	
1 BASIN	BALL - SUSPENDED 65x48	
SHOWER TRAY	teuco ACRYLIC 80X80 cm	

SINK TAPS	**Hansgrohe** FOCUS	
BIDET TAPS	**Hansgrohe** FOCUS	
SHOWER MIXER	**Hansgrohe** FOCUS	
SHOWER SET	**Hansgrohe** CHROME 100 Vario	
MIXER	**Hansgrohe** FOCUS	

Exclusions:

- *Shower cubicle*
- *Bathroom furniture*
- *Heated towel rails*
- *Toilet seat*
- *slowdown system*

2.12 Electrical system

The design of the electrical system, as well as meeting ordinary living needs, is intended to:

- Ensure a healthy environment from the point of view of electromagnetic pollution;
- Ensure excellent energy efficiency;
- Use environmentally-friendly components:

Each residence will be provided with an autonomous electrical system (contractual power of 3 kW) made according to the IEC civil standards with pipes built into the structures.

FINISHING PLATES	bticino Living Light Square Series White	

Each room will be equipped with a built-in protection switch in the wall inside the protection switches for circuit sockets, separate lights. Both switches will be provided with protection against overload short circuits and dispersions.
Both switches will be equipped with a reset to ensure the safety and verification of the system given that it only starts again automatically in safety situations.

At the specific request of the customer (and at a price to be agreed) it will be the possible to install the electrical system with a home automation system.

2.12.1 ELECTRICAL EQUIPMENT TWO-ROOM APARTMENTS

ENTRANCE
1 Light point
1 Interrupted Control
1 10/16 A socket
1 telephone and ADSL socket
1 Video entry phone
1 Doorbell

KITCHEN-LIVING ROOM
4 Light points
4 Interrupted or diverted controls
4 Shuko sockets for household appliances
2 2P+T 10/16 A worktop sockets
1 Electrical connections induction plate
2 TV-SAT sockets
1 Telephone/ADSL socket
4 2P+T 10/16 A service sockets
1 Ambient thermostat or temperature sensor
1 Electric blind arrangement

HALLWAY
1 Light point
1 Inverted or push-button control
1 2P+T 10/16 A socket
1 Emergency light
General electric panel

BATHROOM
1 Light point centre of the room
1 Mirror light point
2 Interrupted controls
1 Bath-shower pull-cord
1 2P+T 10/16 A socket
1 Shuko socket for household appliances
1 Ambient thermostat or temperature sensor

DOUBLE BEDROOM
2 Light points
2 Inverted-diverted controls
5 2P+T 10/16 A sockets
1 TV-SAT socket
1 Telephone/ADSL socket
1 Thermostat or temperature sensor
1 Electric blind arrangement

TERRACES
2 Light points
2 Diverted controls
1 Waterproof Shuko socket
1 Waterproof 2P+T 10/16 A socket
1 TV-SAT socket
1 Electric blind arrangement

2.12.2 ELECTRICAL EQUIPMENT TWO-BEDROOM APARTMENTS

ENTRANCE
1 Light point
1 Interrupted Control
1 10/16 A socket
1 Telephone/ADSL socket
1 Video entry phone
1 Doorbell

KITCHEN-LIVING ROOM
4 Light points
4 Interrupted or diverted controls
4 Shuko sockets for household appliances
2 2P+T 10/16 A worktop sockets
1 Electrical connections induction plate
2 TV-SAT sockets
1 Telephone/ADSL socket
4 2P+T 10/16 A service sockets
1 Ambient thermostat or temperature sensor
1 Electric blind arrangement

HALLWAY
1 Light point
1 Inverted or push-button control
1 2P+T 10/16 A socket
1 Emergency light

General electric panel

BATHROOMS
1 Light point centre of the room
1 Mirror light point
2 Interrupted controls
1 Bath-shower pull-cord
1 2P+T 10/16 A socket
1 Ambient thermostat or temperature sensor

DOUBLE BEDROOM
2 Light points
2 Inverted-diverted controls
5 2P+T 10/16 A sockets
1 TV-SAT socket
1 Telephone/ADSL socket
1 Thermostat or temperature sensor
1 Electric blind arrangement

SINGLE BEDROOM
2 Light points
2 Diverted controls
4 2P+T 10/16 A sockets
1 TV-SAT socket
1 Telephone/ADSL socket
1 Electric blind arrangement

TERRACES
4 Light points
2 Inverted controls
1 Waterproof Shuko socket
1 Waterproof 2P+T 10/16 A socket
1 TV-SAT socket
3 Electric blind fittings

2.12.3 ELECTRICAL EQUIPMENT THREE-BEDROOM PENTHOUSES

ENTRANCE
1 Light point
1 Interrupted Control
1 10/16 A socket
1 Telephone/ADSL socket
1 Video entry phone
1 Doorbell
1 Emergency light

KITCHEN-LIVING ROOM
8 Light points
5 Interrupted or diverted controls
4 Shuko sockets for household appliances
2 2P+T 10/16 A worktop sockets
3 TV-SAT sockets
1 Telephone/ADSL socket
5 2P+T 10/16 A service sockets
1 Ambient thermostat or temperature sensor
2 Electric blind fittings

HALLWAY
2 Light points
1 Inverted or push-button control
1 2P+T 10/16 A socket
1 Emergency light
General electric panel

BATHROOMS
1 Light point centre of the room
1 Mirror light point
2 Interrupted controls
1 Bath-shower pull-cord
1 2P+T 10/16 A socket
1 Ambient thermostat or temperature sensor

DOUBLE BEDROOM
2 Light points
2 Inverted-diverted controls
5 2P+T 10/16 A sockets
1 TV-SAT socket
1 Telephone/ADSL socket
1 Thermostat or temperature sensor
1 Electric blind arrangement

SINGLE BEDROOMS
2 Light points
2 Diverted controls
4 2P+T 10/16 A sockets
1 TV-SAT socket
1 Telephone/ADSL socket
1 Electric blind arrangement

TERRACES
4 Light points
2 Inverted controls
1 Waterproof Shuko socket
1 Waterproof 2P+T 10/16 A socket
1 TV-SAT socket
3 Electric blind fittings

SOLARIUM
4 Light points
2 Diverted controls
2 Shuko sockets
3 2P 10/16 A sockets
1 TV-SAT socket

Exclusions:

- *Light fittings in general, ceiling lights, wall lights, spotlights.*
- *Fittings for embedded spotlights;*
- *Home automation*

2.13 Renewable energy

- Solar panel: the building will be equipped with a condominium solar panel system for the production of hot water able to cover part of the primary energy needs. The water produced by the solar panel system will supplement the heat build-up from the heat pump, thus lowering consumption relating to the production of hot water.

- Photovoltaic: the building will also be equipped with a photovoltaic system; the energy produced will be used by the condominium's electrical system to which the heat pumps will also be connected in order to reduce electricity consumption from the grid. The distribution of electricity consumption of the individual units will be ensured by the presence of an energy meter installed for each system.

2.14 Video entry phone system

The video entry phone system will consist of an external unit installed in the access area at the base of the building. Each residence is provided with the installation of a monitor with a video and audio device. It will be able to, besides opening the entrance door, adjust the brightness and volume.

2.15 Centralised Satellite TV system

The Satellite TV system comprising a dish will be able to receive all digital terrestrial channels inside the residence.

2.16 Shared parts system and garages

All systems in the underground floor will be made of visible thermoplastic material.
The automation will be set up for accessing the garages and each individual garage.
To save energy automatic devices will be installed to gradually switch lights on and off as well as alert systems for emergencies.

2.17 Intruder system

Each residence will be arranged so that a volumetric and perimeter alarm can be installed.

2.18 Video surveillance

A video surveillance system with periodic archiving and deletion and automatic recordings can be installed. The number and position of the video cameras will be assessed by the selling company and Project Management.

2.19 Floor and wall coverings

2.19.1 The living area and bathrooms will be set up for the use of ceramic/porcelain in various formats and in accordance with what is stated in the relevant exhibition at the Selling Company's reference point of sale. The standard installation for these tiles will be straight with adequate joints and any Greek keys, the insertion of profiles of various kinds and the laying of diagonals or pieces of large tiles remain excluded from the specifications. In the bathrooms, lining the walls up to a height of 2.00 metres is planned. Tile thickness: 10 mm. Maximum purchase price €18.00

2.19.2 For the sleeping area the use of prefinished wood (dimensions: length 350/800 mm, width 65/70 mm thickness 10 mm), glued onto a cement subfloor, is provided for. The customer can choose from the different essences prepared by Project Management on the basis of the best compatibility with the structural and plant design characteristics of the building.

2.19.3 Terrace paving: This paving will be made from porcelain tiles 20 mm thick with elevated laying on suitable studs. Finish chosen by Project Management.

In general, the thickness of the flooring is defined by Project Management. Any extra specifications proposed by the customer must first be verified by Project Management with regards to technical/structural and plant design efficiency compatibility.

Excluding the supply and installation of kitchen wall coverings.

2.20 EXTERNAL AREAS

The privately owned outdoor gardens will be delivered with sieved topsoil, excluding grass and/or plant seeds. This will allow for possible planting of greenery as long as they are low stemmed and their maximum height is maintained in the manner specified in the condominium regulations.

Garden paths will be made with appropriate paving for external use, chosen by Project Management.

3. CERTIFICATIONS

Upon the delivery of the real estate units and property deed the following documentation will be provided:

- plant design certifications: declarations of conformity and the system plans;
- energy certification: A.C.E. (Energy Performance Certificate);

4. FINAL NOTES

The seller will prepare a sample of the finishing materials provided in this descriptive specification. Any change or improvement that the buyer requires, both in constructive or material parts - after acceptance by the selling company - will result in a price increase that will be agreed upon each time. This change should be communicated promptly and should be in writing.

Payment for any variants will be made when ordering.