



Building Specification

Borgonovo

Foundation

It will be constituted by beams in reinforced concrete $R'_{ck} = 25$ N/m² class, with dimensions and depth calculated accordingly to the terrain and the structures; the calculations will be made by a registered technician.

Bearing Structure

Bearing structures will be constituted by beams and pillars in reinforced concrete $R'_{ck} = 25/30$ N/m² class, with dimensions calculated by a registered technician; the structure will support the horizontal ceiling, in tiles or concrete, with a 25 cm minimum thickness, apt to hold a 2000 N/m² overload.

External walls

The external walls will be built with a double tiled surface, 12 cm thickness, with an air-gap filled with an insulating material; they will be previously plastered on the external side, so that the total thickness will be equal to 35 cm.

The internal dividing walls will be made of air-bricks 8 cm thick.

Gutters

The gutters and the water pipes, duly dimensioned, will be in pre-painted galvanized sheet-zinc, with supports in the same materials.

External plastering

The building will be covered by a double layer plaster with a grout/concrete basis and mortar, finished off with a coloured plastering with a transpirable concrete, "Bisanzio" type; the colour will be chosen by the technicians.

Sills

The sills of all the external accesses will be obtained by travertine 3 cm thick.

Staircases to solariums

The staircase to the solarium will be realized in iron; both the treads and the banister will be in iron with a simple design with a simple handrail.

Internal plastering

All the rooms will be plastered with mortar pre-mixed with base plastering.

Floor tiles

All the zones of the dining area will be floored with ceramic tiles of 30 x 30 cm, or similar, and they will be laid with grout lines.

The bathroom tiles will also be ceramic, 20 x 20 cm in size, or similar, and they will be laid with grout lines.

The arcade's and the balcony's tiles will be floored with external gres porcelain ceramic, 20 x 20 or 30 x 30 in size, or similar, and they will be laid with grout lines.

The covering solariums, previously proofed with bituminous seals and insulated with expanded clay or polystyrene panels, will be paved with gres glazed tiles, in 30 x 30 size and suitable for outdoor use.

Coverings

In the kitchen, just the furnished wall at a height of 1.20 from the cooker, will be covered with glazing ceramic tiles of 20 x 20 cm or a similar type; the price includes the supply and installation of four decoration tiles. The entire main bathroom perimeter, 1.60 meters high, will be covered with glazed ceramic tiles of size 20 x 20 or 20 x 25 cm.

Skirting boards

In all the internal areas of the unit, a skirting board is laid, which will be 6-7 cm high. The colour or shade will be equal to, or to complement the colour of the flooring, alternatively it is possible to have a ceramic material.

Interior paints

All the interior walls will be painted in two coats of white paint.

Windows and shutters

Windows and shutters will be in pre-painted aluminium, with 4/8/4 air-gap glasses, handle, PVC shutter or similar to be opened by a belt. The windows type and its colour will be chosen by the technicians.

Access gate

The access gates will be fitted for the outside, in pre-painted anodized aluminium, security lock; the colour will be chosen by the technicians.

Internal doors

Internal doors will be made with Tanganyika chestnut cherry-wood painted shutters, with 40 millimetres thickness, structure, and doorknobs.

Electrical system

It will be realized in compliance with the proper regulations.

Equipment inventory

- a) Dining-room: n 1 push-button point in the front entrance of the apartments, n 1 button to open the gate, 1 ring, 1 income, n 1 socket telephone, and n 1 lighting point, n 2 10A sockets, n 1 TV socket.
- b) In the kitchen: n 1 lighting point, n 2 10A sockets, n 1 15A socket.
- c) In the bedrooms: n 1 lighting point, n 2 10A sockets, n 1 telephone socket, n 1 TV socket, to be installed in one of the bedrooms.
- d) For each bathroom: n 1 lighting point, n 1 10A socket; in the bathroom or the kitchen n 1 socket with 15A+T+shuko bipolar switch for a washing machine.
- e) In the arcade: 1 lighting point, lamp not included.
- f) In the path: in the inside of the garden there will be a lighting spot.
- g) TV system: a socket will be placed, to connect to the common traditional and satellite antennas.
- h) The intercom installation: it will be placed near personal access gate, with mailbox, and near the entrance of the apartment there will be a place for the intercom; the trademark of installations will be "Idea" or "Ticino" Light or similar. Lamps are not supplied by the builder.

The electric installation will have an electricity meter, which will be placed in compliance with Enel.

Air-conditioning

The pipes for the air-conditioning will be previously arranged, fitting the pre-installation for two external engines, one to be placed at the buyer's discretion, with connections for the external engine to be placed at the technician's discretion.

Sanitary fixtures

The plumbing will provide hot and cold water, with an electric water heater; white sanitary fixtures will be the best models and quality in the commerce (Pozzi Ginori, Ideal Standard or similar), as indicated:

- a) In the bathrooms: n 1 shower (80 x 80) with drain water mixer/control and pipes; water-closet and ceramic bidet and a set of water controls "Zucchetti" model or similar.
- b) The connections for the water controls will be installed in the kitchen; n 1 cold water connection for the dishwasher.
- c) In the kitchen or in the bathroom the pre-installation for the washing machine will be installed.

The plumbing system will have a water-meter in a suitable place.

Road sidewalks and service alleys

Access, sidewalks and pedestrian paths will be paved with external tiles; their colour will be chosen by the technicians.

The staircases to access the units on the first floor will be built with prefabricated steps, with a fan shape, fixed to a central pillar in reinforced concrete. They will be finished with quartz material in a colour decided by the technicians, or with travertine 4 cm thick.

Enclosures

Enclosures of the private gardens will be realized with a wall and iron banister with a simple design, painted with a double layer and anti-rust. The walls on the balconies and terraces will be realized with a similar iron balustrade 1 metre high.

The enclosures between the units on the ground floor will be realized similar to the external walls as indicated; the partitions between the balconies, the solariums and the arcades will be made of air bricks 8/12 cm thick, plastered and painted.

The garden area will have a meadow.

Gates

The gate in the garden will be in painted iron (two layers plus anti rust) with an electrical lock.

Gardens

They will be cultivated with typical trees and a meadow.

Kitchen

The kitchen will be furnished with granite of 3 cm thick or Carrara marble top (size 60 x 150 cm), 4 cooks, a sink, and an extractor hood.

Notes

All the works listed will be made in compliance with the craftsman skills.

The Builder reserves for himself the possibility to change the materials with similar or better supplies.

The changes requested by the buyers will be possible only for the internal part of the units. Change means the substitution of materials with other ones at the buyer's discretion.

Every single variation will be made after an agreement on the possible extra costs, to be approved by the parties.

The amount of the expenses will be entirely paid at the final deed.

Optional extras

Parking spot covering, mosquito nets, different colours for the internal parts, pergola on the solariums.