CAPITOLATO CLIENTI

Via Colombo, 62 – BOLOGNA

**BOLOGNA, 23/09/2019**

**PREMESSA**

Trattasi del recupero di un fabbricato esistente di un edificio colonico sul quale si effettuerà un intervento di cambio di destinazione d’uso, frazionamento e restauro conservativo del fabbricato esistente che interesserà le strutture portanti, finiture interne, i prospetti esterni, il coperto e tutta l’impiantistica, per la realizzazione di 6 unità immobiliari residenziali disposte su due livelli , terra cielo oltre ad area cortiliva di proprietà e posti auto

**STRUTTURE PORTANTI**

La struttura portante del fabbricato è in muratura di mattoni pieni e blocchi sismici, per le pareti verticali, mista a pilastrature. A livello delle fondazioni, si e' proceduto ad un consolidamento ( con miglioramento sismico ) grazie ad una platea doppiamente armata, collegata ( ammorsata ) ovunque ai muri perimetrali e sulla quale insistono anche i muri interni portanti e non. I solai del piano primo saranno oggetto di nuova realizzazione attualmente in latero-cemento, tranne che per una porzione centrale del piano primo esistente sovrastante le voltine. La parte di solaio piano del primo piano sarà demolita , con ricostruzione della parte in questione con travetti tralicciati tipo bausta e soletta sovrastante collaborante. Il tutto con sistemi di collegamento solaio-muri portanti ( e non solo nella direzione dell' orditura ), sia per i muri esistenti che per quelli nuovi. La parte dei solai in volte non demolita, invece, sara' oggetto di consolidamento anch' essa ( con miglioramento sismico ) a mezzo: ripristino del rinfianco in cls, armatura dell' estradosso con rete fi 8 e cappa in cls strutturale. Solidarizzando il tutto con la struttura in laterizio delle volte mediante utilizzo di connettori metallici. Anche le pilastrate ( colonne in muratura ) esistenti saranno consolidate ( e migliorate sismicamente come da normativa ) con placcaggio con rete alettrosdaldata e connettori passanti, " finiti" con intonaco / betoncino di fatto armato. In definitiva fra platea, murature, solai, pilastrate, blocchi portanti e non, si determinera' un sistema di collegamenti e ammorsature a vario titolo migliorando notevolmente, dal punta di vista strutturale, il comportamento d' insieme dell' edificio. Sara’ infine realizzata una cerchiatura in profilati di acciaio, al piano terra, dovuta ad apertura in muro portante. Le modifiche alle strutture esistenti sono debitamente denunciate con Deposito Sismico progettato ai sensi di Legge, in particolare della Legge Antisismica, da Ingegnere Abilitato.

**TRAMEZZATURE**

Verranno realizzate in laterizio legate da malta di cemento, con idonee ammostature di spessore adeguato. Al piano primo, considerata l’ altezza, le tramezzature saranno realizzate con forati spessore 12 cm.

**MURI DIVISORI TRA GLI ALLOGGI E MURI PERIMETRALI**

Le divisioni tra gli alloggi sono previste con doppia parete con interposto isolante termo acustico tali da garantire la verifica dei requisiti acustici passivi previsti dalla legge. Altresi sara’ realizzata controparete, come sopra, riguardante i muri perimetrali in confine tra le unità e tra le parti comuni.

**COPERTO**

Il coperto sara’ del tipo ventilato, in legno, per quel che riguarda sia la struttura primaria che secondaria, e sarà del tipo travi a vista di colore bianco. All’ estradosso si garantira’ una coibentazione con triplo strato di materiale isolante debitamente protetto da barriera al vapore e da guaina impermeabilizzante. Una doppia listellatura determinera’ invece la ventilazione. Il manto sara’ in coppi color cotto. Verrà realizzata idonea linea vita secondo la normativa vigente.

**ISOLAMENTO TERMICO ED ACUSTICO**

*Normativa di riferimento:*

L'edificio è stato progettato nel rispetto delle normative vigenti in materia di contenimento dei consumi energetici e di caratterizzazione del clima acustico, ed in particolare:

* *Legge 9/1/1991 n.10 - "Norme in materia di uso razionale dell'energia, di risparmio energetico e di sviluppo delle fonti rinnovabili di energia" e relativi decreti attuativi.*
* *D.Lgs. 192/2005 - "Attuazione della Direttiva 2002/91/CE relativa al rendimento energetico nell'edilizia".*
* *D.Lgs. 311/2006 - "Disposizioni integrative e correttive al D.Lgs192/05, recante attuazione della Direttiva 2002/91/CE relativa al rendimento energetico nell'edilizia".*
* *DELIBERAZIONE DELLA GIUNTA REGIONALE 156/08 disciplina in tema di prestazione energetica degli edifici.*
* *DELIBERAZIONE DELLA GIUNTA REGIONALE 26 SETTEMBRE 2011, n.1366: Proposta di modifica della Patte seconda - Allegati - della delibera dell'Assemblea legislativa n.156/2008.*
* *DELIBERAZIONE DELLA GIUNTA REGIONALE 967 del 20/07/2015 Approvazione dell’atto di coordinamento tecnico regionale per la definizione dei requisiti minimi di prestazione energetica degli edifici.*
* *BURERT 329 DELIBERAZIONE DELLA GIUNTA REGIONALE 1715 del 24/10/2016 atto di coordinamento tecnico regionale per la definizione dei requisiti minimi di prestazione energetica degli edifici.*
* *UNI-TS 11300 Prestazioni energetiche degli edifici.*
* *D.P.R. 26/08/1993 n.412.*
* *UNI EN ISO 10077: Trasmittanza termica dei componenti finestrati.*
* *UNI 10349:1994: Dati climatici.*
* *UNI 10355:1994: Murature e solai valori della resistenza termica e metodo di calcolo.*
* *UNI EN ISO 14683:2008: Ponti termici in edilizia - coefficiente di trasmissione lineica.*
* *UNI EN 1264 Sistemi radianti alimentati ad acqua per il riscaldamento e il raffrescamento integrati nelle strutture.*
* *UNI 9182 Impianti di alimentazione e distribuzione d’acqua calda e fredda sanitaria, criteri di progettazione collaudo e gestione.*
* *UNI TS - parte 1 del Maggio 2008: Determinazione del fabbisogno di energia termica dell'edificio per la climatizzazione estiva ed invernale.*
* *UNI TS - parte 2 del Maggio 2008: Determinazione del fabbisogno di energia primaria e dei rendimenti per la climatizzazione invernale a per la produzione di acqua calda sanitaria.*
* *UNI TS - parte 3 del Marzo 2010: Determinazione del fabbisogno di energia primaria e dei rendimenti per la climatizzazione estiva.*
* *UNI-TS - parte 4 del Maggio 2012: Utilizzo di energie rinnovabili e di altri metodi di generazione per la climatizzazione invernale e per la produzione di acqua calda sanitaria.*
* *Legge 26/10/95 n.447 - "Legge quadro sull'inquinamento acustico" e relativi decreti attuativi.*
* *Legge Regionale n. 15/200 - "Disposizioni in materia di inquinamento acustico" e successive modifiche e integrazioni.*
* *D.P.C.M. 05/12/1997 "Determinazione dei requisiti acustici passivi degli edifici (G.U. n°.297 del 22/12/1997)".*

**L'isolamento termico** dell'edificio è ottenuto mediante:

* un rivestimento coibente esterno del tipo "a cappotto" dello spessore di cm 14 al piano terra e al piano primo applicato sulle strutture di facciata, la finitura esterna è costituita da una rasatura associata ad un rivestimento plastico al quarzo;
* la realizzazione di muri divisori fra appartamenti contigui costituiti da doppia parete in laterizio forato con interposto materiale termoisolante e fonoassorbente nella camera d'aria centrale;
* infissi esterni degli appartamenti, finestre e porte finestre, costruiti in profilati in pvc a sistema a battente di primaria azienda fornitrice.
* Profondità di telaio: di 71 mm.
* Isolamento termico: la presenza di 6 camere nel telaio in combinazione con una vetratura speciale.
* Trasmittanza termica Uf =1,2 W/(m2 K).
* Trasmittanza termica vetro Ug 1,1.
* Canalina PsL 0.038 W/(m 2 K) Uw=1,2.
* Resistenza al carico del vento (UNI EN 12210) Classe C2/B3, C4/BA, C1/A2.
* Tenuta alla pioggia battente (UNI EN 12208) Classe E900, 9A, E750.
* Permeabilità all’aria (UNI EN 12207) Classe 4.

Colore interno: **Bianco**

Colore esterno: **Bianco**

Vetro **Trasparente**

Vetro bagni **Satinato**

Maniglia e cardini colore **bianco o alluminio**

Anta **battente anta/ribalta**

I dati sopra indicati potranno variare ma non in maniera significativa.

Le caratteristiche suddette consentono di contenere il fabbisogno annuo di energia primaria per la climatizzazione invernale, in regime continuo, in un valore, calcolato ai sensi dell'indirizzo regionale 156/2008 e successive modifiche/integrazioni, che pone l'edificio fra quelli ad elevata efficienza energetica in **CLASSE A.**

**La protezione acustica** viene realizzata:

* in senso verticale fra le abitazioni, disponendo sull'estradosso dei solai uno strato di materiale fonoassorbente, continuo anche sotto le pareti divisorie e risvoltato perimetralmente al pavimento.
* realizzando condutture di scarico con l'impiego di tubazioni insonorizzate, mentre per le altre componenti impiantistiche si provvederà, ove necessario, al loro rivestimento con prodotti fonoassorbenti od alla interposizione di pannellature che riducano la trasmissione del rumore.

**DESCRIZIONI PARTI COMUNI:**

1. Creazione di un apposito vano posizionato sul confine del lotto e accessibile dall’esterno per l’alloggiamento dei contatori di energia elettrica (n.1 per singola unità e n.1 parti comuni condominiali/centrale termica/fotovoltaico).
2. Realizzazione di impianto di generazione elettrica da fonte solare “Fotovoltaico” al servizio degli impianti condominiali (installato su copertura dei posti auto) connesso alla rete elettrica in regime di scambio sul posto.
3. Realizzazione cancello carrabile e pedonale. Quello carrabile sarà dotato di ante motorizzate su via Colombo per accesso ai posti auto interni
4. Sistemazione area verde: messa a dimora delle piante previste da progetto.
5. Realizzazione di impianto di illuminazione aree private e comuni
6. Realizzazione di impianto citofonico videocitofono o previsto nel progetto impianti elettrici compreso di campanelli area esterna, centralina e cavi di collegamento sino al quadro contatori.

**INTONACI**

Gli intonaci delle pareti interne verranno realizzati con finitura a malta fine base calce e cemento.

**SCALA INTERNA**

Il parapetto ed i corrimani della scala verranno realizzati in ferro o acciaio con disegno a scelta della direzione lavori, mentre le pedate verranno realizzate con i seguenti materiali a scelta della direzione lavori:

* formato 32,5x120 Gradone Gres Porcellanato a Pezzo unico

**BATTISCOPA**

I battiscopa verranno installati in tutti gli ambienti in legno impiallacciato misura 60 x 10 mm di colore laccato bianco.

**BANCALI, SOGLIE, MANUFATTI**

I bancali di tutte le finestre e porte finestre saranno in materiale cementizio con tipologia a scelta della Direzione Lavori.

**LATTONERIE**

I canali di gronda, bandinelle, converse e pluviali sono previsti in lamiera nel colore nelle quantità indicate dalla Direzioni Lavori.

**PORTE BLINDATE**

Fornitura e posa porte blindate interne Marca DIERRE (o di altra azienda con pari caratteristiche) mod.TABLET, 900x2100 ad 1 ANTA, Classe 3 antieffrazione, trasmittanza termica Ud=1,3 W/m2K, 40 db; complete di telaio e controtelaio in acciaio pressopiegato verniciato a forno colore testa di moro, con doppia lamiera in acciaio elettro-zincato con rinforzi verticali interni, con cerniere ad alta resistenza saldate alla struttura, rostri fissi lato cerniere, sistema di chiusura con serratura di sicurezza con cilindro a profilo Europeo, soglia mobile parafreddo, limitatore di apertura, spioncino panoramico, guarnizione perimetrali di battuta su 3 lati.

* *Rivestimento interno BIANCO INTERNO*
* *Rivestimento esterno COLORE GRIGIO CHIARO*
* *TELAIO MONOCOLORE*
* *Ferramenta interna CROMOSATINATO STONDATA*
* *Ferramenta esterna CROMOSATINATO STONDATA*
* *POMOLO ESTERNO CROMOSATINATO STONDATA*
* *Cilindro 30.30 Serie BASIC 1A+5B*
* *DEFENDER CROMOSATINATO STONDATO*

**INFISSI E SERRAMENTI**

L’ingressi principali, le porte finestre e le finestre saranno in PVC ad elevata efficienza termica e acustica di colore bianco; tutte le porte finestre e finestre saranno fornite di scuri in legno.

Le porte interne sono previste in legno colore laccato bianco, gli accessori saranno in alluminio satinato.

Le finestrature verranno eseguite con infissi in PVC, ad elevata efficienza termica e acustica di colore bianco dotate di profilo a doppio vetro.

Sulla copertura dell’edificio verranno installate finestre a tetto della Velux motorizzate e fornite di telecomando e oscuranti di colore grigio scuro, ad elevata efficienza termica e acustica di colore bianco o legno sempre dotate di almeno doppia vetrocamera.

**PAVIMENTI e RIVESTIMENTI**

I pavimenti ed i rivestimenti interni ed esterni sono previsti in gres porcellanato prodotto da Del Conca SPA e Faetano. Per alcune zone esterne, corselli, vialetti ecc. saranno anche del tipo permeabile, in masselli di cemento anticato ( betonella spessore 6cm )

I rivestimenti dei bagni altezza cm. 120 ad esclusione delle pareti delle docce con altezza cm. 200 verranno realizzati in Gres porcellanato o ceramica prodotto da Del Conca SPA e Faetano.

La posa sara’ dritta a correre, compresi bagni e cucina, nelle seguenti essenze e dimensioni a scelta dell’acquirente.

Il cliente verrà indirizzato nello Show-room Del Conca del Meraville di Bologna solo previo appuntamento preso dall’impresa costruttrice per le scelte diverse da quelle di capitolato.

**I PRODOTTI DELLA LINEA HARD DEL CONCA** **X INTERNO ED ESTERNO** si fregiano di essere il punto di arrivo di una ricerca che ha consentito la realizzazione di prodotti in cui si sommano le caratteristiche eccellenti del miglior gres porcellanato (resistenza al gelo, agli agenti chimici, allo scivolamento, alla rottura) ed un livello estetico elevatissimo fino ad ora inusuale in un prodotto tanto tecnico.



**HRC FORMATO 15X15**

**Gres porcellanato a tutta massa** prima scelta antigelivo ed antiscivolo R10 in 4 tonalità di colore che riproducono la roccia con effetto marmo di botticino famoso per l’indiscutibile bellezza, classic ma intramontabile.

**HCP - LES BAUX DE PROVENCE FORMATO 15X15 – 15X30 – 30X30**

**Gres porcellanato a tutta massa** prima scelta antigelivo ed antiscivolo R11 in 3 tonalità di colore unisce la bellezza dell’effetto cotto, pavimento con una connotazione storica perchè in passato era usato sia come materiale povero nell'edificazione di case rurali sia per fregi artistici. In tempi recenti è divenuto un materiale richiesto e pregiato.





**HRN - CARPEGNA** **FORMATO 15x15 - 15X30 – 30X30**

Gres porcellanato a tutta massa prima scelta antigelivo ed antiscivolo R9 in 3 tonalità di colore unisce la bellezza dell’effetto cotto alla praticità e la tecnologia di un pavimento attuale senza rinunciare ad un pavimento per interno o esterno ricco di sapore e tradizione.



**HRI - ROCK ISLAND** **FORMATO 20X20 – 20X40**

Gres porcellanato a tutta massa prima scelta, antigelivo ed antiscivolo R11 per interni ed esterni con effetto pietra anticata per ottenere il risultato di avere dei pavimenti rustici ma allo stesso tempo raffinati. Pavimento dai bordi irregolare con un risultato di pietra naturale.



**HUP - UPGRADE** **FORMATO 30X30 – 30X60 – 60X60**

Gres porcellanato a tutta massa prima scelta antigelivo ed antiscivolo R10 e R11 in 4 tonalità di colore, stile post-industriale per interni ed esterni contemporanei con effetto cemento dei pavimenti delle vecchie fabbriche trasforma lo spazio abitativo più anonimo in un elegante contesto dal gusto metropolitano. Dopo la posa l’aspetto del pavimento è volutamente non uniforme, perché differenti tra loro sono le piastrelle stesse.



**HEV - EVOLUTION FORMATO 45X45 – 30 X 60**

**HEM - ELEMENTI FORMATO 30X60 – 60X60**

**HEX - EXPERIENCE FORMATO 30X60 – 60X60**

Gres porcellanato a tutta massa prima scelta, con diversi effetti per una abitazione moderna con tonalità dal chiaro allo scuro con lo scopo di poter giocare con i colori da abbinare al vostro arredamento nelle diverze zone abitative.



**SA - SALON FORMATO 20X80**

Gres porcellanato a tutta massa prima scelta, per un nuovo concetto di casa, più libero e consapevole senza rinunciare all’eleganza e alle suggestion delle venature del legno oggi percepibili al tatto, anche sulle superfici ceramiche. è I’interpretazione moderna di un effetto legno ricercato e pregiato. Matericità e natura di questo gres porcellanato multiforme personalizzano ogni ambiente, portando una piacevole sensazione di calore.



**FI - FORESTE ITALIANE FORMATO 20X80**

Gres porcellanato a tutta massa prima scelta, per un effetto legno in 3 tonalità chiare e moderne con fedele riproduzione del legno in aggiunta alla sensazione tattile crea una linea ideale che unisce la corposità del legno alla praticità dei pavimenti attuali e se lo vorrai , potrai vedere anche le foglie.



**MN - MONTEVERDE FORMATO 20X80**

Gres porcellanato a tutta massa prima scelta, un effetto legno rustic con la percezione delle originali spaccature del legno e la vision delle vere asse di legno con I loro nodi e le loro fiamme. Il sapore del legno in connubio con la durata e la praticità del gres porcellanatp per una casa accogliente e duratura nel tempo.



**HAV - ANVERSA FORMATO 30X60 – 60X60**

Gres porcellanato a tutta massa prima scelta, prodotta in 4 colori e raggiunge un coefficiente di resistenza allo scivolamento R10. La natura di questo prodotto rimane comunque una pietra, rendendo naturali e materiche le superfici rivestite che si presentano infatti molto gradevoli, grazie all’utilizzo di uno smalto inedito. Per chi cerca un pavimento che ricordi la pietra naturale, le rocce di alta montagna con la loro stoicità e concretezza.

**I PRODOTTI DEL CONCA DELLA LINEA FAETANO** **X INTERNO ED ESTERNO** si fregiano di essere il punto di arrivo di una ricerca che ha consentito la realizzazione di prodotti in cui si sommano le caratteristiche eccellenti del miglior gres porcellanato (resistenza al gelo, agli agenti chimici, allo scivolamento, alla rottura) ed un livello estetico elevatissimo fino ad ora inusuale in un prodotto tanto tecnico.

Immagine che contiene pavimento, interni, parete, finestra

Descrizione generata automaticamente

**TR - CALLIOPE FORMATO 20X20**

**Il rivestimento in ceramica TR Calliope è la linea di Ceramica Faetano realizzata nel formato 20x20.** Corredati di innumerevoli complementi, decori e pezzi speciali, i prodotti della linea Fire sono l'ideale per rivestire cucine o bagni, dal classico al moderno, dal rustico all' elegante, in 3 tonalità di colore.

Immagine che contiene interni, parete, sedendo, finestra

Descrizione generata automaticamente

**MV – MUSIVA FORMATO 20X20 MOSAICO**

Il rivestimento MV Musiva riscopre forme e colori dell'arte bizantina in una creazione Faetano destinata all'arredo della casa. Musiva è un mosaico versatile dalle splendide tinte, adatto per il rivestimento e la decorazione di ambienti raffinati e al contempo essenziali.

7 colori, tinte pastello per far risplendere bagni e cucine, integrati da decori che richiamano antichi splendori. Ad ogni colore del mosaico si abbina una tinta unita. Un unico formato, il 20x20. Arte che si mescola alla vita e vita che si mescola con l’arte.

Immagine che contiene pavimento, interni, parete, giallo

Descrizione generata automaticamente

**PL - PORTLAND FORMATO 20X20**

Con Portland la ceramica diventa un vero e proprio arredo ideale per chi ha voglia di osare mantenendo un gusto tradizionale. Le rappresentazioni retrò di insegne pubblicitarie sono perfette per realizzare pareti in stile patchwork di grande impatto e suggestione

Immagine che contiene interni, parete, stanzadabagno, pavimento

Descrizione generata automaticamente

**AB - ABBAZIE FORMATO 20X20**

Le ceramica Abbazie prima scelta sono in 4 tonalità con inserti pattern decorativi per un aspetto che attrae particolarmente l'attenzione in un **bagno modern**, oppure potete utilizzare un mosaico a tessere rettangolari per creare trame, motivi o dettagli ornamentali.

Immagine che contiene pavimento, interni, parete, stanzadabagno

Descrizione generata automaticamente

**UP - UPGRADE** **FORMATO 20X50**

Allure post-industriale per interni ed esterni contemporanei grazie ad UPGRADE. L’effetto cemento dei pavimenti delle vecchie fabbriche trasforma lo spazio abitativo più anonimo in un elegante contesto dal gusto metropolitano. Dopo la posa l’aspetto del pavimento è volutamente non uniforme, perché differenti tra loro sono le piastrelle stesse. Disponibili in quattro tonalità di colore. Di grande suggestione l’utilizzo del decoro Factory anche a pavimento. UPGRADE è adatta anche per l’esterno grazie alla versione 20 mm che può essere applicata mediante posa a secco su sabbia, ghiaia o erba, ma anche sopraelevata grazie ad appositi supporti.

![Immagine che contiene stanzadabagno, interni, parete, lavello

Descrizione generata automaticamente](data:image/jpeg;base64,/9j/4AAQSkZJRgABAQEAYABgAAD/4T6SRXhpZgAATU0AKgAAAAgABgALAAIAAAAmAAAIYgESAAMAAAABAAEAAAExAAIAAAAmAAAIiAEyAAIAAAAUAAAIrodpAAQAAAABAAAIwuocAAcAAAgMAAAAVgAAEUYc6gAAAAgAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAFdpbmRvd3MgUGhvdG8gRWRpdG9yIDEwLjAuMTAwMTEuMTYzODQAV2luZG93cyBQaG90byBFZGl0b3IgMTAuMC4xMDAxMS4xNjM4NAAyMDE5OjA4OjMwIDE4OjQyOjM2AAAGkAMAAgAAABQAABEckAQAAgAAABQAABEwkpEAAgAAAAMwNQAAkpIAAgAAAAMwNQAAoAEAAwAAAAEAAQAA6hwABwAACAwAAAkQAAAAABzqAAAACAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA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**SO - EVOQUE** **FORMATO 20X50**

Il bosco e il cielo sono protagonisti in questa collezione romantica di ceramiche dai colori tenui, ispirata all’encausto da muro e realizzata in due nuance bianco e celeste. Completano la gamma i decori floreali e i suggestivi mosaici, perfetto anche per far risaltare un lato della doccia.

**SANITARI, PIATTI DOCCIA e RUBINETTERIE**

Ogni bagno sarà dotato di un vaso wc con cassetta ad incasso, un bidet, un piatto doccia, **sono esclusi** i lavandini, I box doccia ed I Sali scendi all’interno della doccia , sarà installata tutta la rubinetteria della ditta Nobili linea ABC, il rubinetto per il lavandino sarà solo fornito con installazione a cura e spese del cliente.

Immagine che contiene parete, interni, pavimento, stanza

Descrizione generata automaticamente

**SANITARI FILO MURO MARCA ARTCERAM LINEA TEN**



[](http://www.artceram.it/it/prodotti/sanitari_10/sanitari-a-terra_512/bidet-terra_342.htm)[](http://www.artceram.it/it/prodotti/sanitari_10/sanitari-a-terra_512/bidet-ten_354.htm)

**WC TEN**  
  
tipologia: **vaso terra filomuro**  
dimensioni (cm): **36x52**  
codice prodotto: **TEV002**



[](http://www.artceram.it/it/prodotti/sanitari_10/sanitari-a-terra_512/wc-ten_351.htm)[](http://www.artceram.it/it/prodotti/sanitari_10/sanitari-a-terra_512/civ002-civ003-wc-terra-scarico-s-p_928.htm)

**BIDET TEN**  
  
tipologia: **bidet terra filomuro**  
dimensioni (cm): **36x52**  
codice prodotto: **TEB001**

**SANITARI SOSPESI MARCA ARTCERAM LINEA TEN**



[](http://www.artceram.it/it/prodotti/sanitari_10/sanitari-sospesi_513/bidet-sospeso_341.htm)[](http://www.artceram.it/it/prodotti/sanitari_10/sanitari-sospesi_513/wc-ten_349.htm)

**BIDET TEN**  
  
tipologia: **bidet sospeso**  
dimensioni (cm): **36x52**  
codice prodotto: **TEB002**



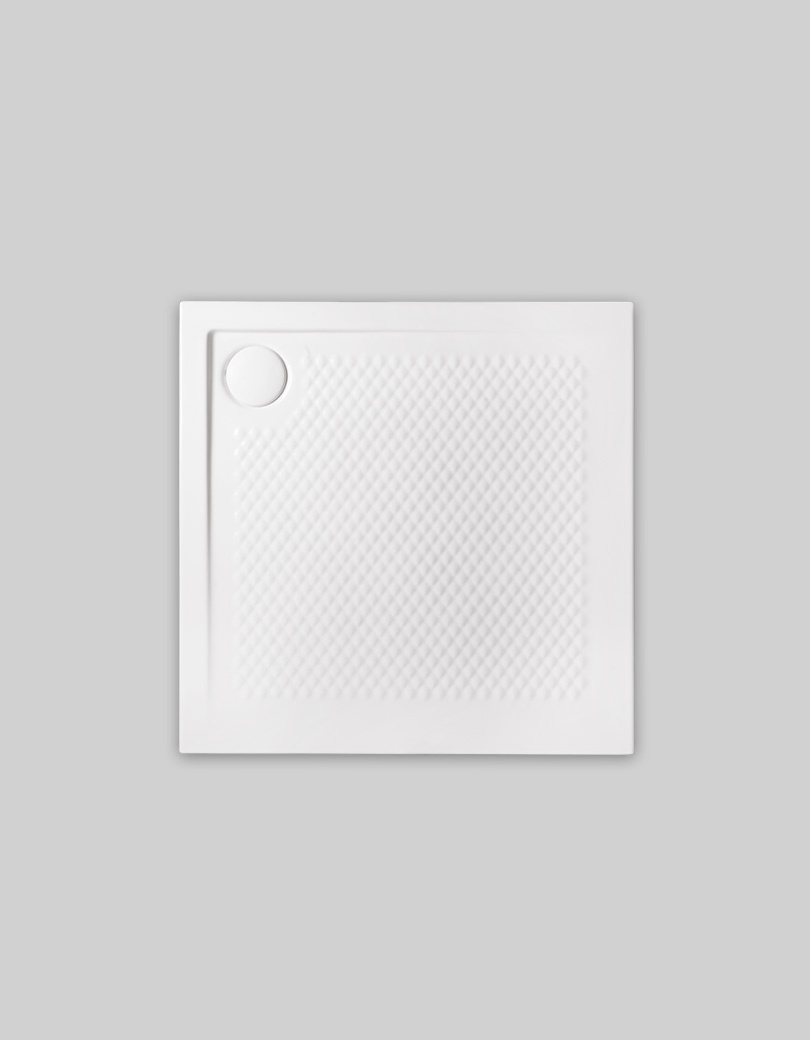
[](http://www.artceram.it/it/prodotti/sanitari_10/sanitari-sospesi_513/bidet-ten_352.htm)

**WC TEN**  
  
tipologia: **vaso sospeso**  
dimensioni (cm): **36x52**  
codice prodotto: **TEV003**



[](http://www.artceram.it/it/prodotti/piatti-doccia-e-vasche_11/texture-h5_895/pdr017-piatto-doccia_974.htm)[](http://www.artceram.it/it/prodotti/piatti-doccia-e-vasche_11/texture-h5_895/pdr019-piatto-doccia_976.htm)

**TEXTURE**  
  
tipologia: **piatto doccia**  
dimensioni (cm): **70x100**  
codice prodotto: **PDR018**



[](http://www.artceram.it/it/prodotti/piatti-doccia-e-vasche_11/texture-h5_895/pdr017-piatto-doccia_974.htm)

**TEXTURE**  
  
tipologia: **piatto doccia**  
dimensioni (cm): **90x90**  
codice prodotto: **PDQ008**

**PIATTI DOCCIA RIBASSATI 5CM MARCA ARTCERAM LINEA TEXTURE**

**OPERE DA IMBIANCHINO**

Su tutte le pareti non rivestite interne agli alloggi e spazi comuni sarà applicata tinteggiatura in colore bianco o comunque chiaro con RAL a scelta Direzione Lavori.

**IMPIANTO DI RISCALDAMENTO E CONDIZIONAMENTO**

Si prevede la realizzazione di un nuovo impianto termico autonomo alimentato da pompe di calore aria/acqua, marca Ariston tipo NIMBUS FLEX S NET ad alta efficienza, idonee per funzionamento con temperature esterne fino a -20°C, per riscaldamento, condizionamento ( sola predisposizione con previsione di 4 0 5 unita’ interne per unita’ immobiliare in base alla tipologia ed alle dimensioni), produzione acqua calda sanitaria; le pompe di calore saranno asservite ed interconnesse all’impianto fotovoltaico. Il riscaldamento delle unità è previsto a pavimento.

Nei bagni verrano installati termo-arredo collegati al sistema di riscaldamento.



**POMPA DI CALORE PER FUNZIONI CALDO, FREDDO E ACQUA CALDA SANITARIA**

**NIMBUS FLEX S NET**

Pompa di calore inverter split aria/acqua per riscaldamento, raffrescamento e produzione di acqua calda sanitaria.

A+++ READY

Grazie alla pompa di calore A+++ ready ErP 2019, le performance sono garantite tutto l’anno sia in riscaldamento che in raffrescamento

MASSIMA SILENZIOSITÀ

Massima silenziosità in tutte le modalità di funzionamento.

ARISTON NET

Con Ariston NET hai il comfort a portata di mano. Controllo a distanza, report dei consumi e supporto tecnico online, tutto in un’App gratuita per smartphone.

**IMPIANTO IDRICO SANITARIO**

Per ogni bagno sono previsti un lavabo, un bidet, un vaso completo di asse della ditta POZZI E GINORI (o di altra azienda con pari caratteristiche) serie FANTASIA 2 sospesa, un piatto doccia in materiale ceramico nelle dimensioni indicate dal progetto architettonico.

La rubinetteria sarà cromata con miscelatori Ideal Standard (o di altra azienda con pari caratteristiche) serie CERAPLAN III, con miscelatore doccia con deviatore completa di doccia a telefono con tre getti regolabili e predisposizione per installazione del doccione h cm 220 circa.

Nelle cucine sono previsti gli attacchi per il lavello e la lavastoviglie. Le cucine non saranno dotate di linea gas ma verranno dotate di apposita presa per l’installazione di piani cottura ad induzione elettrica.

L’attacco per la lavatrice verrà realizzato nella posizione indicata nel progetto architettonico.

La distribuzione idraulica dei corpi bagno sarà realizzata con sistema a collettore ad incasso, comprendente l’intercettazione del singolo apparecchio utilizzatore con valvole dedicate.

**IMPIANTO ELETTRICO**

Eseguito sottotraccia in esecuzione ad incasso a partire dal quadro generale/scatola di derivazione di appartamento, il tutto per dare l'opera perfettamente compiuta, funzionante e realizzata secondo la regola dell'arte secondo le norme CEI.

La dotazione impiantistica sarà secondo quanto previsto dalla norma CEI 64-8 livello I.

Il Livello 1 rappresenta il requisito minimo obbligatorio per realizzare un impianto elettrico che garantisce i requisiti minimi di sicurezza e fruibilità.

Il Livello 1 introduce per ogni tipologia di stanza un numero minimo di dispositivi, a garanzia di una sufficiente dotazione d’impianto idonea al corretto utilizzo delle funzioni residenziali più comuni.

Per tutte le specifiche tecniche si rimanda allo specifico progetto elettrico e relativo capitolato in allegato.

Di seguito vengono descritti tutti gli elementi considerati nella progettazione e realizzazione degli impianti elettrici conformi alle indicazioni contenute nella nuova Norma CEI 64-8 livello I.

Gli appartamenti saranno equipaggiati di un’infrastruttura fisica multiservizio passiva interna all’edificio costituita da adeguati spazi installativi e da impianti di comunicazione ad alta velocità in fibra ottica fino ai punti terminali di rete come previsto dalla Legge 164/2014, dal primo luglio 2015.

Per infrastruttura fisica multiservizio interna all’edificio si intendono tutte le installazioni presenti all’interno degli edifici contenenti reti di accesso cablate in fibra ottica con terminazione fissa o senza fili che permettono di fornire l’accesso ai **servizi a banda ultralarga** e di connettere il punto di accesso dell’edificio con il punto terminale di rete.

In particolare, l’impianto avrà le seguenti caratteristiche minime:

*DIMENSIONAMENTO POTENZA ELETTRICA*

* per abitazioni sino a 75 m2 l’impianto sarà dimensionato per una potenza di almeno 3 kW 230V;
* per abitazioni superiori ai 75 m2, l’impianto sarà dimensionato per una potenza di almeno 6 kW 230V.

*QUADRO ELETTRICO – APPARTAMENTO DI SUPERFICIE ≤ 50 m2*

Nel caso di appartamento la cui superficie è inferiore o uguale a 50 metri quadri l’impianto sarà protetto con un minimo di 2 circuiti. All’interno del quadro elettrico di appartamento sarà previsto uno spazio pari al 15% e comunque non inferiore a 2 moduli per future installazioni. Sarà installato un centralino da incasso non con capacità non inferiore a 12 moduli da incasso.

*QUADRO ELETTRICO – APPARTAMENTO DI SUPERFICIE > 50 m2*

In appartamenti di superficie compresa fra i 50 m2 e i 75 m2 è l’impianto sarà protetto con un minimo di 3 Circuiti. All’interno del quadro elettrico di appartamento sarà previsto uno spazio pari al 15% e comunque non inferiore a 2 moduli per future installazioni. Sarà installato un centralino da incasso non con capacità non inferiore a 12 moduli da incasso.

*ILLUMINAZIONE DI SICUREZZA*

Saranno installati apparecchi di illuminazione di sicurezza da incasso all’interno di scatola 503 estraibili per garantire la mobilità delle persone in caso di mancanza dell’illuminazione ordinaria.

*IMPIANTO ELETTRICO AL SERVIZIO DEGLI IMPIANTI TERMOMECCANICI*

Si prevede l’alimentazione delle apparecchiature al servizio dell’impianto di riscaldamento e predisposizione dell’impianto di aria condizionata in tutti gli ambienti principali di tipo a split, secondo le indicazioni e prescrizioni del progetto termotecnico.

*ANGOLO COTTURA*

Tutti gli alloggi saranno dimensionati in modo tale da garantire il corretto funzionamento del piano cottura ad induzione.

Considerata la vastità di apparecchiature in commercio, per poter procedere al corretto dimensionamento dell’impianto elettrico è stata considerata una potenza di 2800W con collegamento elettrico/tensione nominale: 230-240 V~ - 50 Hz presa a spina 16A e interruttore locale di interruzione della alimentazione (comando bipolare 16A).

Per potenze maggiori richieste in seguito a variante sarà necessario riverificare il corretto dimensionamento dell’impianto previsto. Nel caso di richiesta di potenza contrattuale superiore a 3kW, sarà necessaria la redazione del progetto da tecnico abilitato.

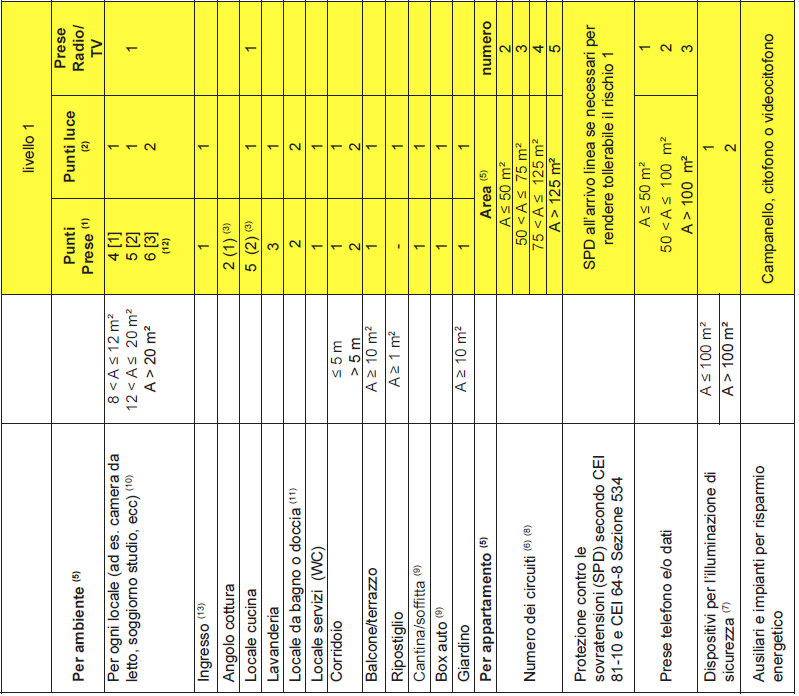
*DOTAZIONI – Livello I Norma CEI 64-8/3:2012 Tabella A*

Le unità immobiliari saranno realizzate in conformità alle norme CEI, in particolare saranno realizzate rispettando il Livello 1

Apparecchiatura Marca VIMAR serie PLANA comandi e prese bianche e placca in tecnopolimero color bianco o Marca Elettrocanali serie MY LIFE con possibilità di scelta tra placche serie in tecnopolimero colore bianco/nero o di similare qualità.

A seguire si riporta la Tabella della Normativa CEI per gli impianti elettrici Livello I.

**TABELLA A – Livello I Norma CEI 64-8/3:2012**



***ANTENNA TERRESTRE E ANTENNA SATELLITARE***

L’impianto di antenna televisiva sarà centralizzato con antenna terrestre digitale e satellitare con parabola. Per ogni alloggio saranno fornite un numero adeguato di prese TV in funzione della tabella A sopra riportata ed una presa SAT all'interno della sala principale idonea alla tecnologia MY-SKY.

**N.B**.

I materiali e le soluzioni tecniche indicate nella presente descrizione sono suscettibili di variazioni in sede di stesura definitiva degli elaborati esecutivi a discrezione della Direzione Lavori per le normali necessità e tolleranze di carattere costruttivo e di relazione, le quote e dati metrici potranno subire lievi variazioni durante la definizione dei particolari costruttivi in corso d’opera.

In particolare ci si riserva di definire in corso di costruzione gli ingombri necessari per il passaggio di canne e scarichi e delle strutture anche se non ancora indicate nei disegni, nelle posizioni che saranno individuate in base a necessità di carattere costruttivo.

La selezione delle ditte fornitrici dei materiali sopra descritti potrà subire variazioni, oltre che per casi di forza maggiore, in caso di modifica delle condizioni di reperibilità degli stessi materiali nel corso di esecuzione del cantiere. In tali casi, comunque sarà garantita la fornitura di materiali equiparabili (a livello tecnico, qualitativo) a quelli sopra descritti.