

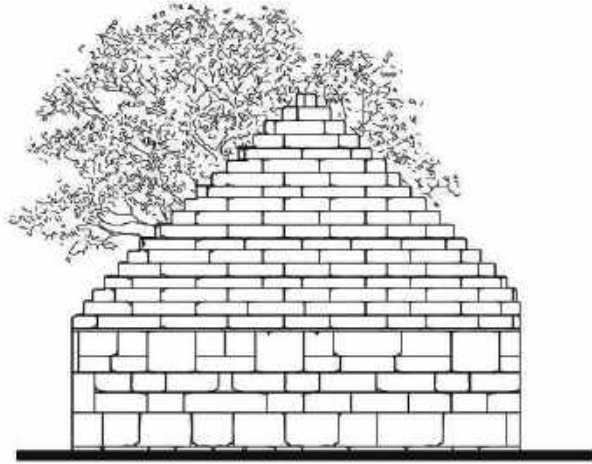
AUTSTUDIO Architettura Urbanistica Territorio

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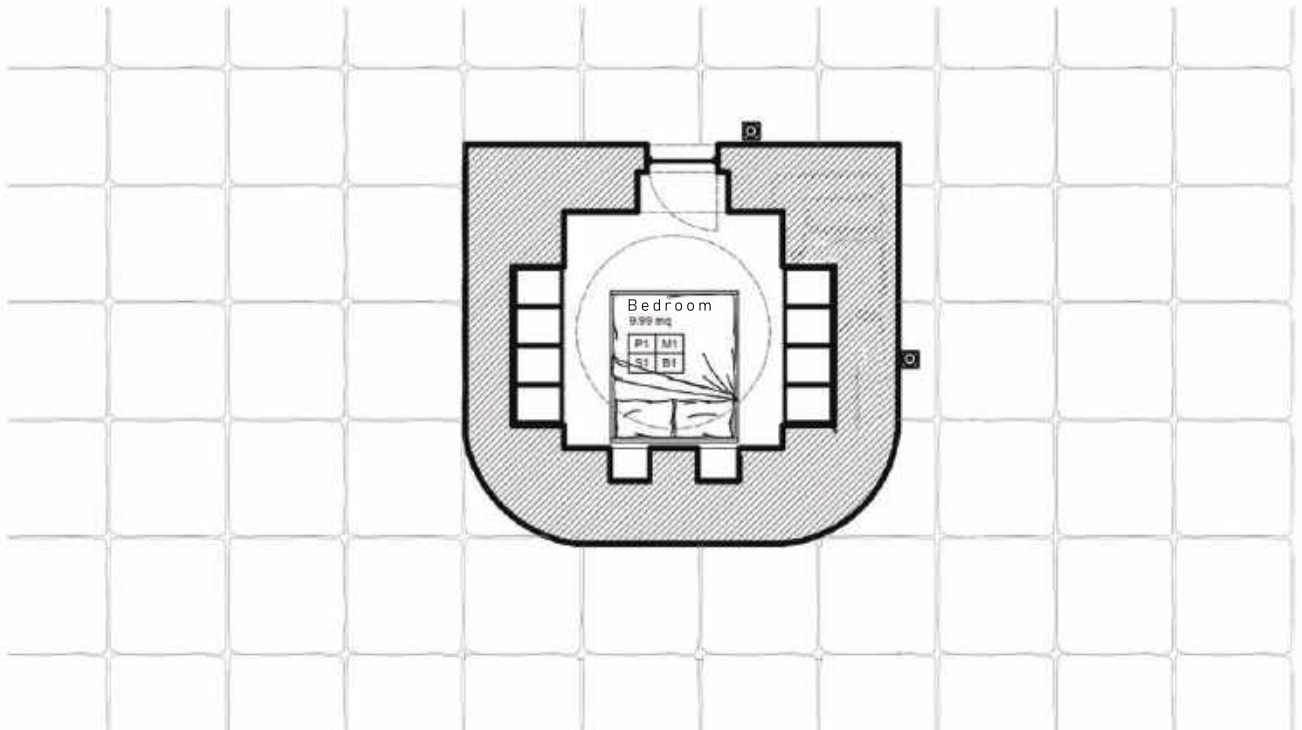








GROUND FLOOR PLAN





VILLA MEASUREMENTS

- Land area 12400 m²
- Residential gross floor area 116.0 m²
- No-residential area 69.25 m²
- Pergola area 42.0 m²
- Minimum parking area 35.0 m²
- Outdoor paved area 140.0 m²
- Swimming pool area: paved area 90 m²
- Swimming pool 40 m²

TECHNOLOGICAL EQUIPEMENT

House in energy class A4-high efficiency and low energy consumption

Electricity from renewable energy source

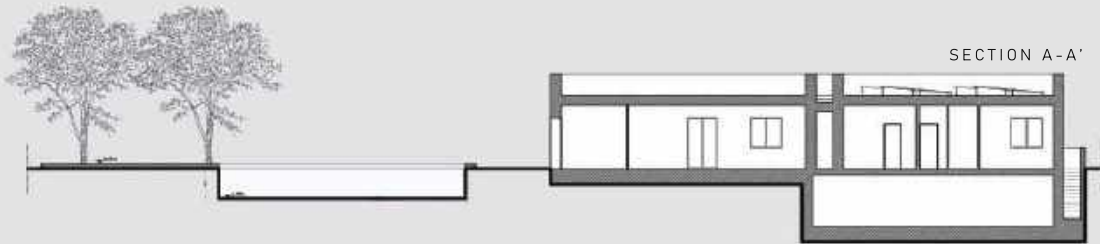
- Fan coil heating with heat pump generator
- Fan coil heat pump cooling
- Controlled mechanical ventilation
- Heat pump for domestic hot water
- User-friendly home automation system for lighting and safety
- Alarm system
- High performance thermal-acoustic fixtures
- Rainwater recovery
- Fine finishing



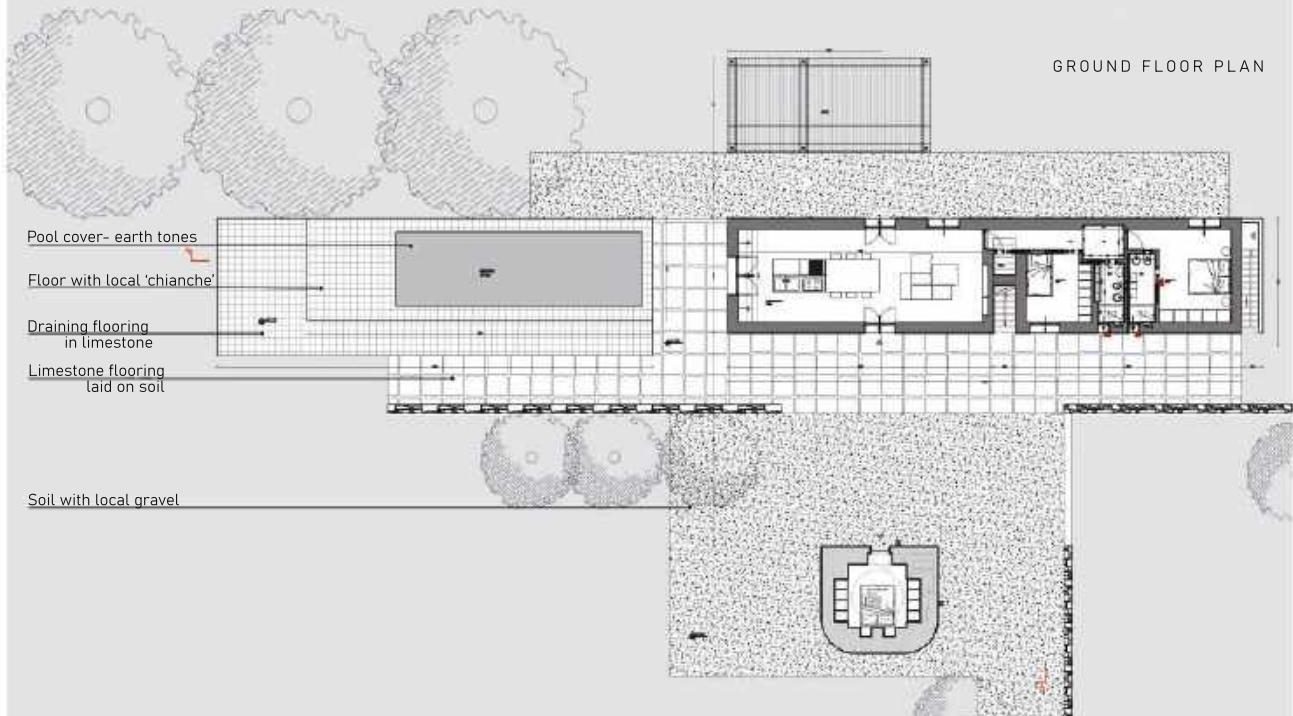
BASEMENT PLAN



SECTION A-A'



GROUND FLOOR PLAN



Pool cover- earth tones

Floor with local 'chianche'

Draining flooring
in limestone

Limestone flooring
laid on soil

Soil with local gravel

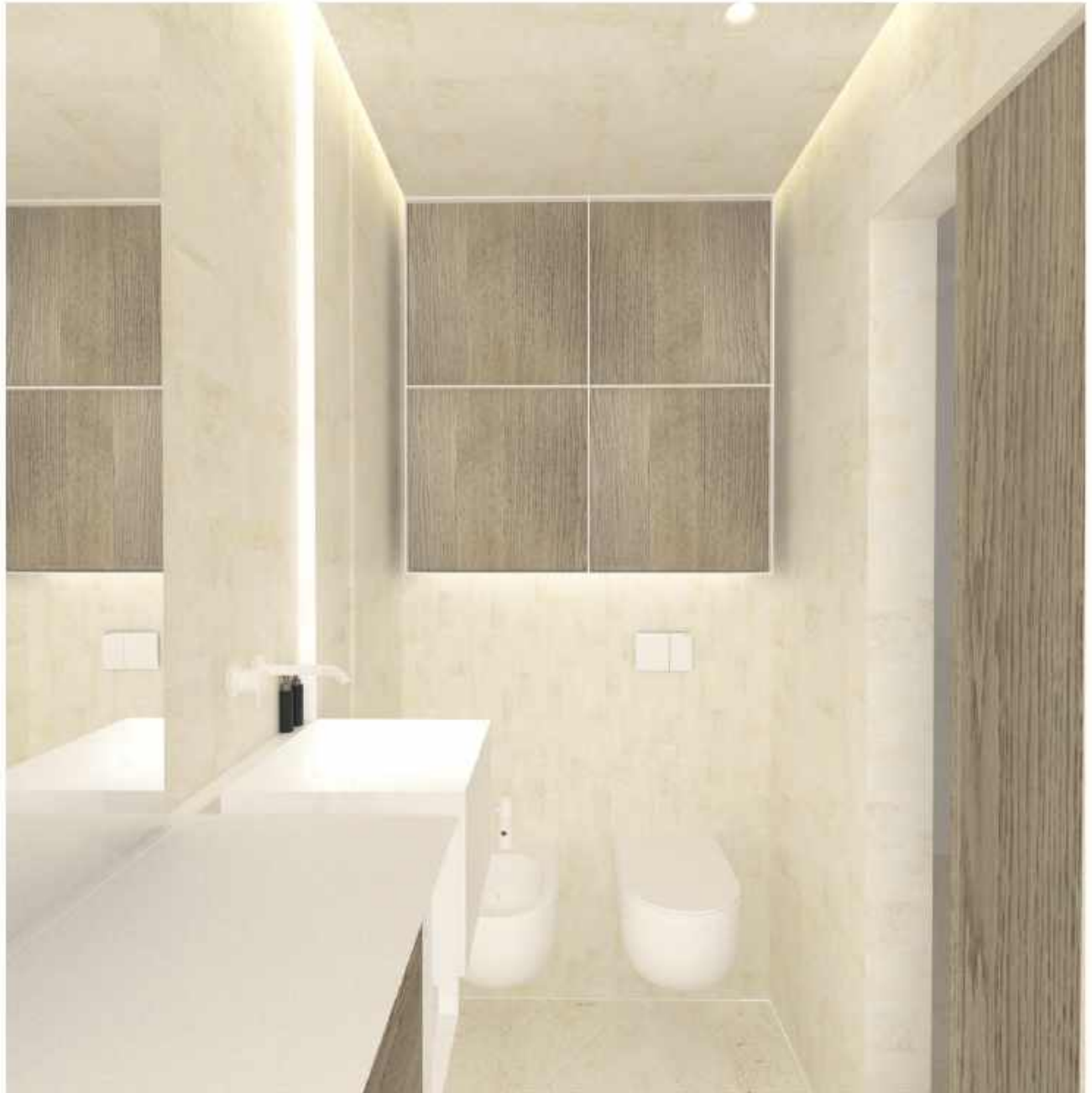








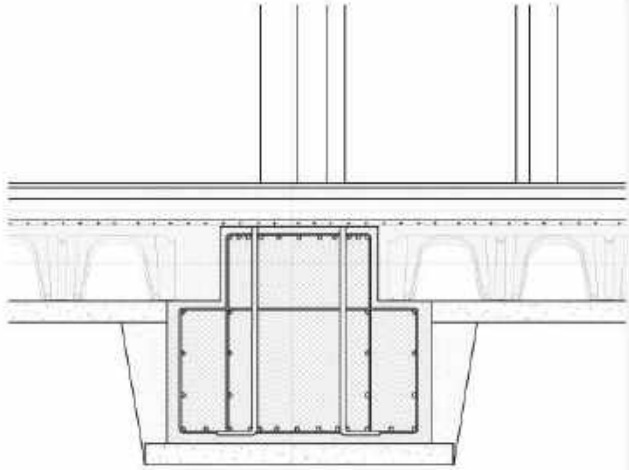








STRUCTURES



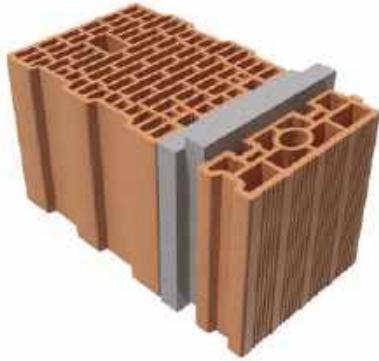
FOUNDATIONS

The reinforced concrete foundations will be of continuous type with inverted beams



LOAD-BEARING STRUCTURES

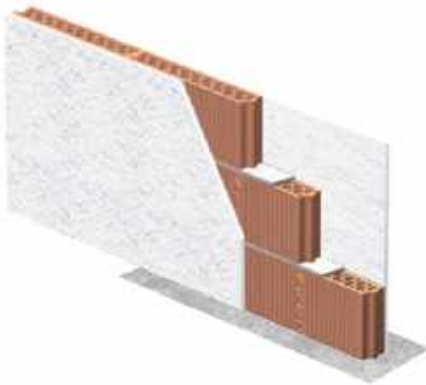
The supporting structure of the entire building is made up of reinforced cast-in-place concrete beams and pillars.



WALLS

PERIMETER WALLS

The perimeter buffering of the entire building will be entrusted to the TRIS® system which guarantees very high thermal resistance, eliminating thermal bridges thanks to the modularity of its parts. Excellent acoustic performance.



INTERNAL WALLS

The internal partitions of the building will be made in concrete with POROTON® system with desolidating mat for reduction of acoustic transmissions.



FLOOR FINISHES

OUTDOOR AND INDOOR

Outdoor and indoor floor finishes will be realised in local 'chianche'
(local stone slab used for paving)



BATHROOMS

The finishing of the interior flooring of the bathrooms will be in MAPEI®
microcement, 'rope color' or grey concrete.

KERAKOLL
The GreenBuilding Company



WALL FINISHES

INDOOR WALLS FINISHES

The internal walls of the living and sleeping area, except for the walls of the bathrooms will be finished with Bio Lime fine plaster KERAKOLL® of white colour.

BATHROOMS FINISHES

The interior walls of the bathrooms will be finished with MAPEI® micro-cement, 'rope color' or grey concrete.





WINDOWS

WINDOWS- DOOR- FRENCH WINDOWS

FINSTRAL® FIN-Project Nova-line fixtures allow you to have a fully glass surface thanks to the retractable frame.

The aluminium frame has a PVC profile welded in the corners, significantly increases the insulating properties, reaching a thermal transmittance of 1.1 W/m² K.





DOORS

INDOOR DOORS

Full-height and flush wall handcrafted doors with only vertical frame.



SYSTEMS

RENEWABLE ENERGIES

The buildings are equipped with photovoltaic system and solar thermal system with boiler storage with Heat Pump.

ELECTRIC SYSTEM

The electrical installation will be designed and built in accordance with current regulations.

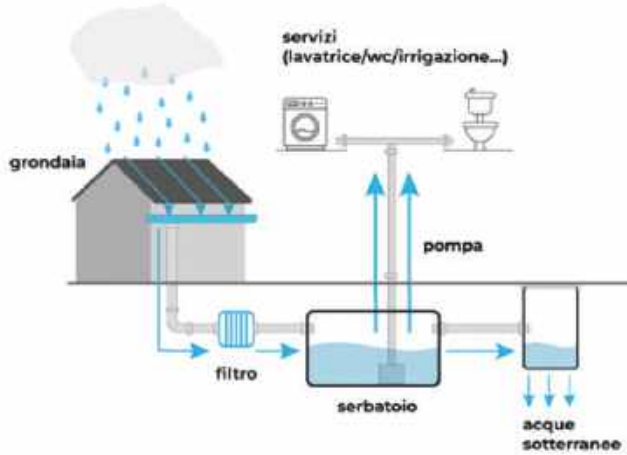
Electrical installations will be essentially:

- F.M. distribution plant for general services;
- Lighting system for services and common parts, both indoor and outdoor.

HOUSE EQUIPEMENT:

- Lighting system for garage, technical rooms;
- Indoor lighting system;
- Electrical appliances supply system;
- Room thermostat system;
- Installation of telephone/fibre optic line;
- Video intercom;
- TV/SATELLITE system
- Ground installation;
- Photovoltaic system.

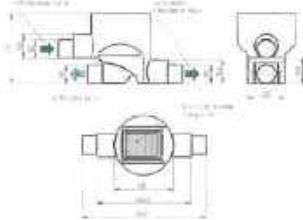
Technical documents BTICINO.



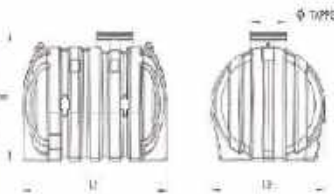
RAINWATER HARVESTING

The BIOBLU system allows rainwater to be recovered for reuse by both individuals and public. It consists of a storage tank and a control unit for the booster pump. The uses which can be served by the rainwater recovered are toilet cases, watering of gardens and washing of vehicles. It is mandatory to keep the public water supply supplied by the public aqueduct, for the purposes of hygiene, body care and cooking.

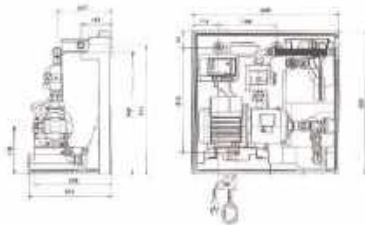
LEAVES STRAINER

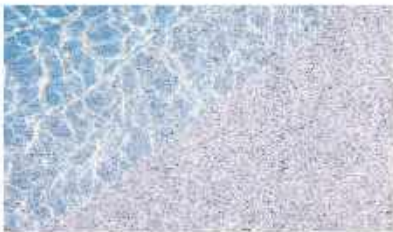


TANK WITH PUMP



CONTROL UNIT





POOL

STRUCTURE

After the excavation, the structure-that will accommodate the 30 m² tank with a maximum depth of 1.40 m will be made of cast-in-place reinforced concrete (CLS), guaranteeing strength and resistance over time.

SKIMMER

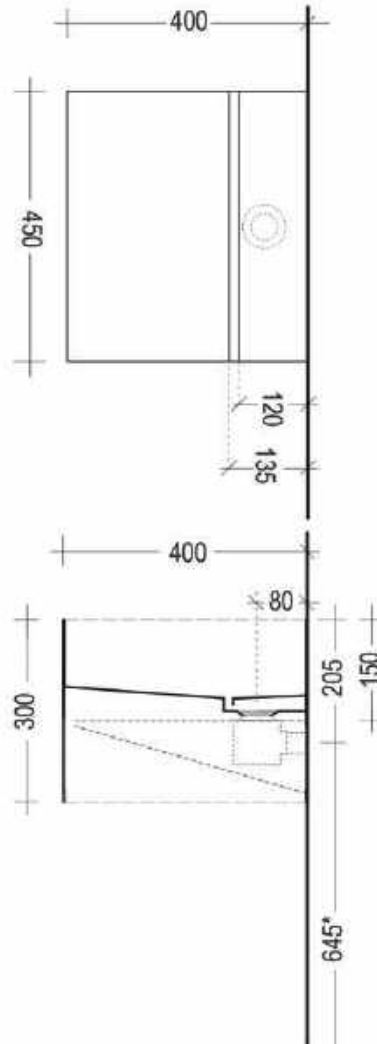
To ensure the normal cleaning of the water, the pool will be equipped with ABS skimmer from POOL'S®.

PVC TARPAULIN

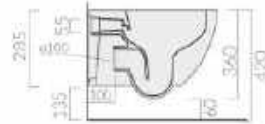
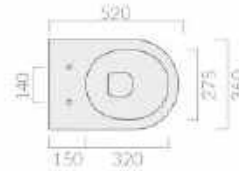
For the swimming pool, it is planned to install **Renolit-Alkorplan® Touch-Origin PVC** tarpaulin in a granite effect. Sheet thickness of 2mm with non-slip graffings class C

FILTRATION AND TREATMENT SYSTEM

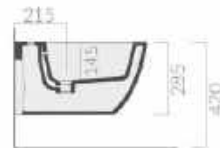
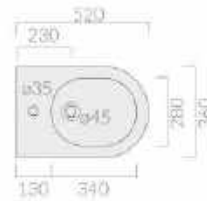
For the water filtration and treatment in a swimming pool of 30 m² of height 1.40 m (42 m³) the required flow rate of a pump for filtering must be at least 5.25 m³/h. The pool will be equipped with a pre-assembled technical underground room in which a RANGER MINI® pump with a flow rate of 10 m³/h will be housed.



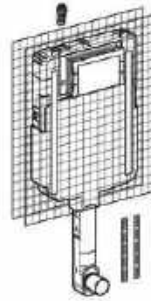
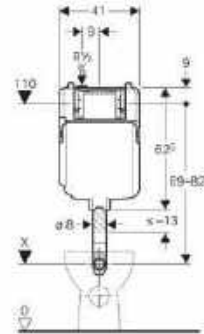
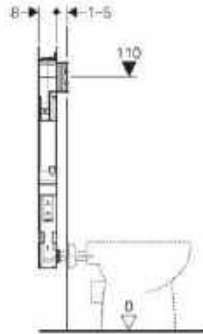
MOAB 80 ZERO 20 L



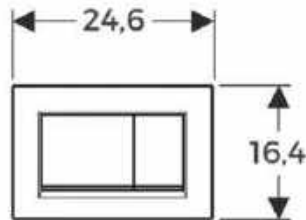
GALASSIA DREAM
WC



GALASSIA DREAM
BIDET



BUILT-IN FLUSH BOX
SIGMA



CONTROL PLATE
SIGMA 30



GALASSIA FOLIA H3

