



EXCLUSIVENESS  
AND QUALITY OF LIFE

Comune di Jesolo - Venezia

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CANTIERE  
SAN GIACOMO



bergamoarchitetti

# "STAR PALACE" RESIDENCE - JESOLO LIDO

## DESCRIPTIVE REPORT OF THE WORKS

### **1. Introductory remark**

The description is intended to highlight the basic features of the building, taking into account that the size shown in the design approved by the municipal administration may be susceptible to changes during the execution phase.

This report mentions the supplier brands and companies since they indicate the characteristics of the materials chosen by the construction company. Building Management, at its sole discretion, will still have the right to make different choices during the execution of the works. During execution and/or if deemed essential, the owner company and the Site Engineer reserve the right, if necessary, to make the changes or modifications to this description and project drawings that they consider necessary for technical, functional, aesthetic or reasons related to urban planning procedures, provided that they do not lead to a reduction in the technical and/or economic value of the real estate units.

Any variation will be made, subject to approval by Building Management and owners, with reference to the laws and building regulations in force.

If the purchaser does not wish to complete the supply and installation of any material inside the premises, the seller will have the right to grant or deny the feasibility. In case of consent, no amount will be due for the service that was not performed; moreover, it is hereby specified that supply and installation of said materials, if carried out by the purchaser, can take place only after the notarial deed of sale.

### **2. Building description**

The residence is composed of a basement used as a garage and technical rooms, and of three buildings rising respectively five floors above ground towards via Bafile and of seven floors towards the side streets; these buildings are joined by a central connecting body called "bioclimatic house" that hosts the entrance, the common staircase, the walkways connecting the apartments and the panoramic elevators. The ground floor, in the common area, contains:

- an overflow type swimming pool that is about 15.75x3.40 m and 1.20 meters deep (a heat pump powered by photovoltaic panels can heat water for the winter), with hydromassage stations and furnishings composed of sun loungers with cushions, armchairs and outdoor tables, toilette area and showers. The surfaces will feature a ceramic mosaic trim in colour chosen by Building Management with fixed equipment in AISI 316 stainless steel. The water will be treated with saline or chlorine solutions with a balancing tank sized for the capacities required to backwash the filters.
- a custom-made Finnish sauna cabin for 3 to 4 people with external trim in Krion and interiors in top quality dark alder and tulipwood wood with an all-glass front panel and professional stove with external anthracite coloured trim.
- a steam cabin for 3 to 4 people, customised for steam bath and temperature programmed by an isothermal generator, with fretwork and customized white Krion trim;
- an emotional shower booth in Krion with integrated antifungal system to be used in three ways: as a normal filiform shower, as a sensory and emotional hot shower enhanced by amber lights and an aromatic orange essence, or as a cold sensory and emotional shower enhanced by green lights and an aromatic mint essence;
- a gym area equipped with "Technogym" machines to create a fitness room function.

### **3. Structures and materials**

#### **Excavations and backfills**

Underground excavation protection structure with appropriately sized temporary works.  
Backfill, where necessary, with partial recovery of the material produced during excavations.

#### **Sub-foundations and foundations**

Sub-foundation in a lean non-reinforced concrete cast without the use of formwork.  
Foundation with continuous concrete slab, according to the dimensions foreseen by the conceptual design, including iron reinforcement as required by calculations and with the characteristics specified in the working drawings of the reinforced concrete works, including the formation of the slide ramp, elevator shafts, technical rooms, quartz treated concrete floors, etc.

#### **Concrete load-bearing structures and internal staircase**

The elevated structures of the basement and of the above-ground floors, both horizontal (beams, slabs, etc.) and vertical (external walls, pillars, internal partitions, etc.) will be made of reinforced concrete and partly of brick, according to the sizing of the conceptual design.

The ramps and landings/balconies and the access stairway to the apartments will be made with a galvanized/painted metal structure and dimensioned as in the conceptual design.

#### **Flooring**

The basement flooring will consist of a solid reinforced concrete slab with thickness as in the structural calculations on visible formwork made of "PREDALLE" precast floor slabs certified to be fire resistant according to regulations.

The flooring of the above-ground storeys will be of the lightweight type with concrete support beams in mixed steel-concrete structure.

#### **External walls**

All walls will be built in compliance with the law and the thermal-acoustic technical reports:

- The perimeter walling of the stores and apartments will be made of semi-solid brick and be 20/25 cm thick, with elements joined together by toothed structure, which includes the trim of the lintels with brick tiles, the felt paper laid at the foot of the walls on a water-repellent cement mortar bed.
- The internal counter-walls will be composed of an insulation panel in "Isover" type mineral wool that is 40 mm thick, a double plasterboard slab 25 mm thick on bent galvanized sheet steel profiles that are 50x40 mm and 75 mm thick;
- The external insulation will be "clad" with graphite-enhanced EPS that is 110 mm thick or as called for by the technical report to limit energy consumption. The finish will be either with fibreglass mesh and shaving with mineral adhesive product having a thickness of 3 mm or, where provided, with a fibre cement slab fixed to a metal structure, a fibreglass mesh and a "Kerlite" porcelain tile fixed in place using glue and mechanical means.

#### **Internal partition walls**

All interior walls and false ceilings of the apartments and stores will be made of plasterboard:

A) Apartment/apartment or store/store walls:

- the walls between the stores are at least 200 mm thick with double slab that is 25 mm thick on both sides, central steel safety plate and insulation with double rigid panel in "Isover" type mineral wool that is 150 mm thick;
- the walls between the apartments are 340 mm thick with double slab that is 25 mm on the outer sides, single plate of 12.5 mm coupled with a safety steel plate and panels in "Isover" type mineral wool, two sides that are 75 mm thick and a central one that is 120 mm thick;

B) Interior walls of apartments and stores:

- the thickness of the walls inside the apartments and stores is 125 mm with double slab that is 25 mm thick on both sides and insulation with "Isover" type mineral wool that is 50 mm thick;
- the interior walls of the bathrooms and toilets will be made with a final slab suitable for moist environments such as "IDROLASTRA H" by Knauf;

C) Apartment and store false ceilings:

- The residential and commercial units as well as the wellness centre have a plasterboard slab false ceiling that is 15 mm thick, fixed on a metal structure, with interposed mineral wool insulation made of "Isover" type panels with a thickness of 35 mm, for a total thickness of 50 mm;
- the false ceilings in the store service areas and in the apartment hallways will be constructed with micro-perforated mineral fibre panels such as "PERLA OPO95" by Armstrong or similar;

On all the ceilings of the terraces and of the common external areas a false ceiling will be made with 15 mm thick fibre cement slabs with insulation in mineral wool panels such as "Isover" in the colour selected by the Building Management.

### **Plasters and painting**

The plasters will be of the "natural" pre-mixed FASSA type for interiors and exteriors.

Painting:

- for the basement, on walls and pillars, with two coats of glossy and/or satin-finished wall enamel paint in a colour chosen by Building Management;
- for the apartments, with semi-washable transpiring paint applied in three coats of white "lime" and/or chosen by Building Management;
- for the stores, common areas and premises in the basement, with washable paint applied in two or three coats in the colour selected by Building Management;
- for the wall fences and external structural work, with one or more layers of wall covering, having a thickness of 1 mm, in white compound or in a colour chosen by the Building Management;
- for metal carpentry, with two coats of water-based acrylic enamel, in colour chosen by the Building Management, after galvanizing and application of primer.

### **Exhausts and vents**

Pipes and fittings for wastewater drainage and ventilation columns will be made of "GEBERIT Silent Pro" polypropylene in compliance with the UNI EN 12056 standard with high noise abatement characteristics.

The air extraction systems for bathrooms and kitchens will be made in RAL 2003 PVC (vinyl polychloride) pipes and fittings and comply with the UNI EN ISO 16032 standard for noise emissions and the UNI EN 13051 standard for the classification of reaction to fire.

### **Thermal insulation and waterproofing works and floor substrates**

The following works will be constructed on the inter-floor slabs:

- insulating screed in lightened concrete, type "ISOCAL", 70 mm thick;
- "ISOLMANT" sound proofing mat, 8 mm thick;
- polystyrene support for floor heating system, 30 mm thick;
- sand and cement screed with plasticizer, 65 mm thick.

The following works will be performed on the roofing:

- vapour barrier with reinforced polyester sheath having a thickness of 2 mm;
- shaped panel for aeration in extruded and expanded polystyrene type "STYRODUR", 100 mm thick and overlying panel, in the same material, but with average thickness of 150 mm shaped for pitched roofs;
- double reinforced polyester sheath of 3 + 4 mm laid in a cross-link fashion;
- final protective layer with gravel having a thickness of 40/50 mm.

The following works will be performed on the external terraces:

- vapour barriers with polyester sheath, 2 mm thick;
- polystyrene insulation panel type "STYRODUR", 50 mm thick;
- "POLITERM" lightweight thermal insulating screed, medium thickness of 70 mm shaped for pitched roofs;
- double reinforced polyester sheath of 3 + 4 mm laid in a cross-link fashion;
- sand and cement screed enhanced with fibre and/or mesh, 50 mm thick for the subsequent laying of the floor;
- "MAPELASTIC" protective membrane, 2 mm thick;

All tinwork (covers, flashings, coatings, etc.) will be in 6/10 thick aluminium, shaped and installed according to the project drawings, including RAL 9010 colour painting.

### **Floors and walls**

Top quality porcelain stoneware floors:

Type LIMESTONE CLAY by COTTO D'ESTE, 14 mm thick for:

- external footpaths;
- pool area, solarium and technical room
- cladding of stairs and walkways



Type LIMESTONE NATURA by COTTO D'ESTE, 14 mm thick for:

- stores, including changing rooms and service facilities;
- entrance area and leisure rooms, including service facilities;
- recreation room service facilities;
- external terraces of the apartments;



Type BLUSTYLE ARBOREA mod. DANAЕ by COTTO D'ESTE having a thickness of 10 mm for:

- raised, leisure and swimming pool areas.



The gym has a reinforced laminated, flexible, PVC floor that is 5 mm thick, ATTRACTION type by GERFLOR.

In all apartments, including bathrooms and toilets, flooring is made of 14 mm thick planks of pre-finished brushed oak wood sized 120x1200 mm.



The walls of the bathrooms and toilets will be covered in CALACATTA porcelain stoneware tiles by COTTO D'ESTE having a thickness of 5.5 mm.



The apartments and the stores will have a skirt in oak and/or painted RAL 9010 opaque white, 80x10 mm cross-section placed on all the walls not covered in stoneware and/or ceramic tiles. Externally, where provided, a skirting in porcelain stoneware with an 80x11 mm cross-section. The thresholds and sills will be in COTTO D'ESTE porcelain stoneware of the same type as the floors and walls.



There are also special coatings for some common areas and facilities:

- KERLITE type on external walls (see drawing)
- SLATE type on terraces and flower garden partition walls;



- in porcelain stoneware for the stairwell steps and connecting walkways;



- in wood for doorways, lower covering of stairwell steps, entrance shelter, walkways, etc.

### **Elevators**

Two Gearless Gen2 Flex type electric elevators by Otis with a capacity of 8 people and low noise running comfort. Panoramic view on two external sides towards the bioclimatic house. Exclusive design with modern lines, satin stainless-steel coverings, porcelain stoneware floor, touch button panels. Safety kit with automatic movement to the nearest floor and automatic door opening.

### **Bioclimatic house**

The building volumes will be "united" by a central connecting body called "bioclimatic house" aimed at energy saving, which will simultaneously host the communal entrance, the common staircase, the walkways connecting the apartments and the panoramic lifts. This element will consist of a main structure in galvanized and Ral 9010 painted steel, a secondary structure in aluminium profiles with integrated self-supporting tempered glass panels that can be either fixed or opened electrically with automatic detection sensors to regulate the climatic conditions with particular reference to temperature, CO2 concentration and air humidity. The structure interiors will be protected against sunlight by motorized roller blinds type ABBA with lateral guides in painted steel and fireproof filtering fibreglass/polyester sheet approved class C1 - M1 - B1 with a class 2 wind resistance in white and/or in the colour selected by the Building Management.

### **Terraces**

Each apartment will have large terraces that double the space defined as "outdoor living" space. The porcelain stoneware flooring will show a non-absorbent stone finish. The parapets come predominantly in double-layer glass with silk-screened film and handrails in AISI 316 stainless steel and part with electrocolored aluminium plate partitions according to the designer's drawings. Between the apartments, the terraces will be separated by a technical room covered in Kerlite where the "outside" heat pump and a space/closet will be housed.

### **Doors, windows and shutters**



All the external and internal doors and windows of the common areas (entrance, wellness area, etc.) and the external doors and windows of the stores on the ground floor will be made of aluminium tubular profiles with thermal break and a satin finish with a cross-section of 75 mm with 5+5/P12/4+4 safety glass, fixed parts and shutter-like openings or swing doors, with fixed or bottom-hinged transom window, with "Olivari" type steel handles chosen by the Building Management.

The main entrance to the residence has a fixed central part and two side parts having a width of 1.20 meters: the first is used as an entrance and exit door with stainless steel and oak wood handle and the second as a safety exit with crash bar and accessories.

The external doors and windows of the apartments are insulated and made of thermal break aluminium with double glazing, argon gas chamber and low-emission extra-clear glass, RAL 9010 colour with "Olivari" type handles to be chosen by Building Management:

- all-glass sliding type with seals and double wind-proof brushes, drag handle with integrated closing system;
- with fixed part and tilt-and-turn opening part on WC of apartment type "C" ;
- tilt-and-turn opening part with box and motorized roller shutter (glass 10+P+10 for the external parapet) on the home office of type "B" apartment;
- 70x70 cm monobloc windows in the bathroom area, WC with acid-etched outer glass at the common stairs.

Stores and apartments will host internal wood-framed doors with sandwich panels having a minimum width of 70/80 cm without transom window, with shutter-like opening and/or sliding pocket doors on an ECLISSE UNICO-type frame, white lacquered, with concealed fittings and OLIVARI type handle.

The entrance to the apartments features a soundproof insulated door, externally clad with a RAL 9010 lacquered milled panel according to the design of Building Management and internally with a smooth panel like the doors and RAL 9010 lacquered, with "Olivari" type handles chosen by the Building Management.

The basement will feature REI 120 fire doors with a single leaf, RAL 9010 colour, when installed in the filter areas and metal doors with double hollow-core sheet panels and painted RAL 9010 for the technical rooms.

A tilting door with metal infill panels will be installed at the base of the garage access ramp next to a pedestrian access door with panic function, colour RAL 9010, and remote opening automation (two remote controls for each apartment).

The apartment terraces will feature ABBA roller blinds with side guides in AISI 316 stainless steel with a class C1 - M1 - B1 fireproof filtering fiberglass/polyester sheet having class 2 wind resistance, motorized and with remote control, white and/or in the colour chosen by the Building Management and with RAL 9010 coloured structure.

### **Electrical system**

The electrical system will be installed in compliance with the current safety regulations with all the installed equipment complying with the regulations.

The building complex will be equipped with:

- smoke trap filter overpressure system for garage;
- automatic power factor correction system;
- 48 KW photovoltaic system with roof-installed panels, connected to common utilities and connected to the network;
- general grounding system with copper braided sink embedded in the garage floor;
- equipotential system for the grounding connection of all piping;

- lightning protection system;
- telephone and data system that provides for the switching of the multiple TELECOM lines from the delivery point to the individual telephone sockets;
- TV system consisting of a separate receiving system for the terrestrial and satellite channels installed on the roof;
- video intercom system consisting of two external stations and one station for each private real estate unit;
- call and signalling system near the service facilities;
- sound system for leisure and recreational rooms;
- set-up for volumetric alarm system for each unit;
- access control system with badge reader for leisure and recreational rooms;
- set-up for video surveillance system in the common areas or in each apartment
- fire prevention system for the garage according to fire regulations with approved fire extinguishers;
- heating and air conditioning control system by means of a heat pump, so that the temperature can even be regulated remotely;
- gate and up-and-over door automation system for the apartment block with accessories;
- manoeuvring lane and garage lighting system;
- common external lighting regulated by timers and/or twilight switches;
- external light fixtures uniformly distributed as planned by the designer and/or by the Building Management;
- control system for opening and closing the bioclimatic house fixtures;
- home automation system for common and relaxation areas.

The following devices are provided for ordinary lighting:

- garage and ramp type PHILIPS or DISANO with bTicino or Theben controls
- corridors, stairs, common areas type Martini light with the various models for different types of use according to the approved design and upon indications of the Building Management;
- user points (sockets) of bTicino - Axolute AIR Matt White type.

"Type" description of apartments in accordance with CEI64-8/3

living room/dining room/kitchen/terraces:

- 1 wall-mounted video intercom point
- 1 apartment switchboard
- 1 room thermostat point
- 1 door bell with name holder
- 1 duplex 12V ringtone point
- 6 Bpasso power take-off point
- 1 outlet point with shunting switches
- 3 central outlet points
- 1 telephone socket
- 1 satellite TV antenna socket
- 1 emergency outlet point with lamp
- 3 external recessed LED points
- 1 light socket controlled by a vacuum switch

double room:

- 1 outlet point connected to 3 outlet points
- 3 Bpasso power take-off points
- 2 x 10A light sockets

- 1 telephone socket
  - 1 satellite TV antenna socket
- second and third bedroom/home office:

- 1 outlet point with shunting switches
- 2 Bpasso power take-off points
- 1 x 10A light socket
- 1 telephone socket
- 1 satellite TV antenna socket

bathroom:

- 1 Bpasso power take-off point
- 1 x 10-16A light socket
- 1 central outlet point
- 1 outlet point for washbasin mirror
- 1 Unel electric socket controlled by a two-pole switch for washing machine
- 1 outlet point for aspirator (including the appliance)
- 2 equipotential points
- 1 pull bell point

W.C.:

- 1 Bpasso power take-off point
- 1 central outlet point
- 1 outlet point for washbasin mirror
- 1 outlet point for aspirator (including the appliance)
- 1 Unel socket controlled by a 2x16A bipolar switch
- 1 pull bell point

hallway:

- 2 outlet points connected to 3 outlet points
- 1 Bpasso power take-off point

garage/parking space:

- 1 Bpasso power take-off point
- 1 central outlet point

## **Mechanical systems**

Heat production and cooling system

Heating and cooling will be produced via renewable energy sources with higher energy efficiency than conventional combustion systems, without CO2 emissions and using renewable energy present in the air. The heat pump has an extremely low environmental footprint as it uses the energy in the air and transforms it into heat and/or cool air. The pump will be of the "Hitachi" type or another primary brand with indoor and outdoor units.

Room heating system

Room heating will be guaranteed by radiant floor panels such as "RDZ Cover 30" that will radiate heat across the entire floor surface, making sure that the temperature difference between the system and the environment is modest and such as not to cause discomfort when walking on the floor and avoiding air currents within the room. Uniform temperature distribution and low air speed will naturally transfer heat to the inhabited environments, thus creating comfortable living areas.

The modern low temperature underfloor heating system uses thermal insulating panels to support water distribution coils and pipes of the highest quality, so as to guarantee constant characteristics over time and prevent fouling and/or corrosion of the pipes. Distribution will be carried out with a

collector system that will be placed in a special wall niche. The heat distribution system consists of a support with smooth high-density radiant panels in expanded polystyrene having a thickness of 25 mm coated with a plastic foil and a tube with oxygen barrier 20 mm in diameter.

#### Cooling system

Room cooling will be ensured by a Sabina inverter-type ducted fan coil unit concealed in the false ceiling of the hallway that allows wall-mounted control of each unit with linear diffusers in living rooms and bedrooms.

#### Stores

Winter heating and summer air conditioning for the stores will be provided by an external unit with Inverter heat pump for cooling or heating and a Hitachi type high-pressure indoor unit and/or a medium static pressure duct unit with air diffusion through multiple nozzles individually adjustable and/or with high induction linear diffusers. Domestic hot water will be produced by a Hitachi type heat pump.

An electric towel rail, painted in Ral colour as chosen by the Building Management, will be installed in the bathrooms.



#### Plumbing and sanitary system

Plumbing will be in compliance with the current legislation and equipped with Dab type autoclave with inverter control, water treatment with water softener, road water connection, central meter and meter box (SIEMENS-type single-jet mechanical meters) for each real estate unit.

The hot and cold water system will be made of "UNIPIPE" system UPONOR multi-layer piping complete with fittings for the construction of the entire distribution system, wall-mounted shut-off valves complete with caps, ventilation pipes and individual connections.

#### Kitchen appliances:

- Sink connection and drain, dishwasher connection;

#### Bathroom - toilet appliances

- Ceramic wall-hung WC and bidet, "Duravit" type, Happy D.2 series, with "Geberit" built-in wall-mounted drain box.



- Rectangular and/or circular "Duravit" washbasin in white on the top of a wall-mounted and/or column-mounted cabinet according to the Building Management
- Satin chrome sanitary taps, mixers and fittings of "Paffoni" type.



- Lowered shower tray made of composite material, white, with large shower head in satin stainless steel and built-in single lever mixer in satin stainless steel.
- Washing machine connection complete with hot and cold water taps and built-in siphon in the bathroom or in the toilet.

#### **Indoor/outdoor works for nursery gardening**

The private and common green areas will be realized with the "PLUS intensive hanging garden DAKU" system with a turf finish and ground cover shrubs. Complete automatic irrigation system with sprinkler system for turf surfaces, drip system for flowerbeds and trees and manual water outlets located along the perimeter of the building for outdoor service activities.

Trees, shrubs and evergreens will be planted for the formation of hedges to mask the boundary walls in accordance with the design. They will be provided with a phytosanitary certificate attesting their origin and guaranteeing immunity from diseases and pests or pathogens.

The green areas will be completed according to the design and upon indications of the Building Management.

### **Completion works**

The building will be delivered complete with connections to the central water, electricity, telephone, and sewerage systems.

Upon indications of relevant authorities, all underground utilities will be realized, such as: electricity, Telecom and water meter boxes, sewage water line with PVC piping, sewage inspection chambers with PVC caps, concrete pit equipped with PVC hydraulic siphon, concrete grease trap, main rainwater line with PVC pipes, concrete rainwater inspection chambers, prefabricated concrete drain well with siphon, "Padova" type, with steel grilled raceways, corrugated pipe and double chamber for electric, telephone and lighting lines, prefabricated concrete road gullies.

### **Notes**

If the promisor/buyer intends to make changes to distribution and finishes, he/she must notify it in time to allow planning of the works and approval by the Building Management.

Modifications may not alter the external appearance of the building or adversely affect its load-bearing structure.

Any changes to this report involve technical and accounting assistance that will be added to the cost of the changes.

### **Price variations:**

Internal doors more expensive than those described in this report.

Floors or walls more expensive than expected.

Different laying, grouting, laying of oversize or undersize materials.

Painting other than that mentioned above (different colour and type).

Any work or change not mentioned in this report (such as flues, vents, etc.) that involves additional costs.

The floors inside the real estate units and the sanitary fittings can be replaced by floors and fittings of equal value before laying them, subject to agreement with the supplier companies and approval by the Building Management.

### **Concluding notes**

The owners and the Building Management reserve the right to make all the changes deemed appropriate and necessary to the building for static, technical and architectural reasons, enforced by relevant authorities or required if manufacturing companies fail to supply their products or terminate their business or in case of better and more effective choice. However, all these changes should be made in such a way that they do not essentially alter the character of the building.

The works not further specified in this description will be carried out at the contractor's discretion according to the Building Management.

The layout of apartments and furniture is approximate and may be subject to changes during construction. It does not constitute any reason for claims by the promissor/buyer as the property is sold and/or bought without any kind of furniture except bathroom fixtures and toilets.

The dimensions of the apartments will be subject to slight changes as they are specified in architectural drawings and not in construction drawings.

The dimensions and the distribution of outdoor spaces may be subject to changes during construction due to settlements and works of collective interest, therefore the uncovered area must be understood as a whole.

The drawings attached to the sales contracts must be understood as general layouts and the purchase must be understood as a whole.

The manufacturer reserves the right to change the type of materials in accordance with market trends and to make slight changes to the size of the rooms and to the positioning of the supporting structures for statical reasons.

**Cantiere San Giacomo Srl**