

CONTACTS

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STRUCTURE

Structure: reinforced concrete, column system, regular grid cm 810.
Facades: aluminum uninterrupted windows with aeration stoning covering.
Roof: flat.

INTERNAL FINISHINGS

Stairs: main stairs covered with gum coating, plastered walls and ceilings. Safety stairs resin coated, plastered walls and ceilings.
Access corridor areas: at ground floor natural stone paving, painted walls, cardboard plaster suspended ceilings.
Offices: plaster walls painted with washable water painting, floating floor, metal beams suspended ceilings, wooden internal lacover painted doors.
Toilets: ceramic tiles paving, plaster suspended ceilings.

FLOOR HEIGHTS

Interfloor height: cm 325.

USABLE HEIGHTS

Height of raised floors: cm 22.
Clear space between ceiling and struct. slab: cm 300.

LIGHTING / ELECTRICAL CAPACITY

Electrical control switch-boards: main control switch-boards located inside the electrical cabin. Four distribution switch-boards located on each floor serving each unit. Predisposition of the connection from the main control switch-board to the switch-boards located on each floor.
Electrical Power Distribution: provision of main underfloor trunking for Tenant's electrical distribution. Recessed fluorescent dark-light lighting fixtures mounted on the false ceilings.
Lighting: lighting nominal values for office areas: 400/500 lux at desk level.
Electrical switch-board: to be requested from the local supplier.
Electrical Power Supply: no restriction.

UPS

UPS: serving the safety circuits with 15 mins autonomy.

SANITARY PLANTS

Water net: galvanized steel water in-ducts. High density polyethylene waste waters discharge ducts.
Hot water: electrical boilers inside toilets.
Toilets: 4 toilet blocks per floor.

HVAC system

System Type: integrated system with 4-pipe fan coil system and primary air supply.

VENTILATION CAPACITY

Offices: 40 m³/h person or 2 vol/h - Air circulation in the offices provided by UTA.
Toilets: forced extraction in the toilets is provided.
Air induction: air treatment units air in-ducts. Forced induction through dedicated fans. Air extraction through dedicated fans inside garages.

HEATING and COOLING CAPACITY

External / Internal Conditions:
 Winter: external -5° C / U.R. ca. 80% - internal 20° C ± 1° C / U.R. ca. 50%.
 Summer: external 32° C / U.R. ca. 55% - internal 26 ± 1° C / U.R. ca. 50%.

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LIFTS

Goods lifts:

2 goods lift, one from level-1 to roof and the other from level -1 to 9t
 - size cm 140 x cm 240
 - height inside cm 230; door cm 210
 - capacity 1.600 kg - 21 people
 - speed 1,6 m/s

Lifts:

4 passenger lifts from -3 floor to 9th floor
 - size cm 140 x cm 148
 - height cm 220 inside; door cm 200
 - capacity 1.000 kg - 12 people
 - speed 1,6 m/s

TECHNICAL ROOMS

Location: technical rooms are foreseen at 1st underground floor.

EXTERNAL FINISHINGS

Finishing: Aluminium.
Glass paneling: selective glass panes.
Window Modules: cm 135.
Curtains: Predisposition foreseen.
String course: integrated in the uninterrupted façade.

FAÇADE DETAILS (thermal & acoustic insulation)

Glass panes: selective glass panes mm 5+5/16/5+5.
Natural Lighting: light transmission 0,54.
Natural Heating factor: sun heat factor 0,29.
Thermal Insulation: thermal insulation (UG) 1,30.
Acoustic insulation: acoustic insulation 42 dB.

BEARING LOADS

Offices: 350 kg/m².
Technical premises: 500 kg/m².
Storages: 600 kg/m².
Car parking areas: 500 kg/m².

BUILDING EFFICIENCY AND MAXIMUM DENSITY

Window module throughout the building and partition placing: cm 135.
Gross lettable area per typical floor (including elevators and stairs): m² 2.652.
Maximum occupancy density: p./floor 230.
Potential occupancy density (mixed use offices/open space): p./floor 120-200 approx.
Potential occupancy density (full cellular offices): p./floor 94 approx. (160 with 2 p./office).

FIRE PREVENTION SYSTEM

Norms and regulations: UNI 9489-9490-10779.
Fire detection system: as per UNI 9795 requirements and regulations. Optical smoke detectors inside offices, suspended ceilings, floating floors and inside air ducts.
Fire prevention water net: hydrants net at floors level and external areas.
Sprinkler: dry-fed sprinklers inside garages.
Fire extinguishers: as per law requirements.
Safe areas: as per law requirements.