

BUILDING SPECIFICATIONS



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EQUIPO DIGITALARQ S. L. Carlos Gilardi Amfor

1. EARTHWORK

1.1. LAND CLEARING AND CLEANING

- Land clearing and cleaning up to a minimum depth of 25 cm, using mechanical methods. This includes all work necessary to remove the following from the areas set aside for building or development: trees, plants, stumps, undergrowth, brush, fallen wood, debris, rubbish or any other material.



1.2. OPEN EXCAVATION

- Excavation of basements over 2 m deep in any kind of soil, using mechanical methods, including removal of the excavated materials and lorry loading.





2. FOUNDATIONS



2.1. SURFACE FOUNDATIONS

- All structural and foundation work will be carried out in accordance with the recommendations of the geotechnical study on the land. Reinforced concrete foundations with continuous footings will be laid when there is a basement (plots 14 and 21). Isolated footings will be used where there is no basement (Plot 13). In both cases, the footings will be braced by reinforced concrete ground beams.

2.2. BASEMENT FOUNDATION SLAB

- Reinforced concrete foundation slab of HA-25/B/20/IIa poured ready-mix concrete and B 500 S steel, with a smooth surface finish produced using a vibrating concrete screed.



2.3. WATERPROOFING AND DRAINAGE

- A perimeter drainage system will be installed in the basements.

- Inverted trafficable and non-trafficable flat roofs with a layer for thermal insulation.

3. FRAMEWORK



3.1. UPRIGHTS

- Reinforced concrete piers of HA-25/B/20/IIa ready-mix concrete, with overhead clearance up to 3 m and an average diameter of 30x30 cm.

- Reinforced concrete basement wall, with HA-25/B/20/IIa poured ready-mix concrete and B 500 S steel.





3.2. FLOOR SLABS AND SLABS

- Reinforced concrete suspended floor 30=25+5 cm deep, HA-25/B/20/IIa poured ready-mix concrete, in a permanent formwork of recycled polypropylene modules (DALIFORMA Soliglú modules).

- Horizontal waffle slab 30=25+5 cm deep in a continuous formwork system; 10 cm in situ beams, 80 cm spacing; 70x23x25 cm concrete block; electro-soldered wire mesh in compression layer.







3.3.STAIRCASES

- In residences P14 and P21, reinforced concrete staircase with inclined slab, concrete steps covered with URBATEK series porcelain stoneware by PORCELANOSA Group in KAOS BLACK, laid with cement mortar. Pieces with special sizes.

- Glass banister 100 cm high made up of: 10+10 sheet glass mounted in a 5-mm stainless steel recessed profile.



3.4. INVERTED BEAMS AND PERGOLAS



Per plans, pergolas and inverted beams will be reinforced concrete with an H-shaped section to hide the false roof and form the ledge.



4. FAÇADES

4.1. BRICK EXTERIOR WALLS

- Exterior walls made up of: 11.5 cm brick outer layer, 24x11.5x11.5 cm unfinished hollow ceramic bricks with three rows of cells, laid with industrial cement mortar, with cement parge coat applied to an interior vertical facing on the blindside of the outer layer of the facade with air chamber. cladding, self-supporting KNAUF made of laminated plasterboard, anchored to the floor slabs by a framework made up of channels and uprights.



4.2. EXTERIOR DOOR AND WINDOW FRAMES AND BLINDS

- Grey anodized aluminium frames for CORTIZO fixed form[A1], made up of a section of profile with a thermal break, and sub-frame.

A 40x15 cm aluminium coated metal profile will run lengthwise at a height of 2.2 m, forming a sort of transom.

There will be large fixed windows and tilt and turn doors for the exterior exits.





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4.3. RESIDENCE ENTRANCE

- 120x280 cm standard reinforced side hung entrance door, finished with ALUCOBOND on the outside and Mukaly Moire on the inside. Highsecurity lock with five front lock points, including side panels.

4.4. PLOT ENTRANCE

- HÖRMANN sectional door made up of a ribbed aluminium panels filled with polyurethane. Grey finish and automatic opener.

- Metal gate made up of two side hung sections for vehicle access (325x200 cm).

- Metal side hung manually operated gate[A2] for foot traffic (100x200 cm).

4.5. SILLS AND RAILINGS

- Sills made of two layers of 11.5 cm brick, unfinished hollow ceramic brick with three rows of cells, laid with industrial cement mortar, gray.







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4.6. EXTERIOR DETAILS

- The flashing will be flush with the façade.





4.7. GLASS

- Standard double glazing, 8/12/6, with continuous shimming and seal. Argon gas.

- Shower screens: 8 mm polished tempered glass set in a frame, with perimeter and side shimming, cold sealed with clear synthetic silicone (not acrylic).

Includes doors with different types of openings, per plans.





5. PARTITIONS



5.1. PARTITION WALLS AND LINING

The interior partition walls will be made of: -One 1/2-foot layer of brick, with sprayed plaster

(1.5 mm) on both sides, or a sheet of laminated plasterboard on both sides.

-One 9-cm layer of hollow ceramic brick with two rows of cells (when it is necessary to reduce the thickness of the partition wall), with sprayed plaster (1.5 mm) on both sides, or a sheet of laminated plasterboard on both sides.

*OPTIONAL: Laminated plasterboard partition wall with PLADUR mounting systems.

5.2. INTERIOR DOOR FRAMES AND WARDROBES

- 203x82.5x3.5 cm single panel interior doors, white pre-lacquered MDF, with horizontal grooves every 50 cm. Continuous floor-to-ceiling interior door frames. Side hung section with a system of concealed hinges up to a height of 2.11 m, fixed section up to the ceiling.

- Prefabricated built-in wardrobe with sliding doors, panelled MDF with white pre-lacquered wood veneer.





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6. PLUMBING

6.1. FIXTURES AND FITTINGS

6.1.1. TOILET

- Hanging toilet with fasteners from the URBAN series by NOKEN, seat with soft-close hinge, installed on a partition wall. Includes mounting kit and connecting pipes.



6.1.2. WASH BASIN

- KRION wash basin by PORCELANOSA GROUP, RAS series, fitted, equipped with URBAN series wash basin single-lever tap by NOKEN.











6.1.3. SHOWER

- Krion shower tray, RAS series by PORCELANOSA GROUP, white.

- Single-lever tap for bath/shower, URBAN series by PORCELANOSA, chrome finish, option of limiting temperature and water flow.



6.1.4. KITCHEN SINK

Silacryl kitchen sink, Bermeo model by ROCA, one basin, Beige Teneré colour, 490x500x190 mm, equipped with sink-mounted, single-level mixer tap for kitchen sink, tall rotating spout, chrome finish, ceramic disc, L20 model by ROCA.







6.2. PLUMBING

- Plumbing will be installed per plans and basic standards for systems.

- The pipes used for the hot and cold water systems will be multi-layer with guaranteed quality, completely smooth and properly calibrated.



6.3. SEWER SYSTEM

- This will be made of PVC pipes with mineral filler and large enough diameters to ensure proper functioning.



7. LIGHTING AND ELECTRICITY

7.1.

- Mechanisms compatible with the KNX home automation system.

7.2. ELECTRICITY

- Per lighting plans. Not included in the plans.



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	8. TELECOMMUNICATIONS AND AUDIOVISUAL				
	8.1.	TERRESTRIAL TELEVISION			
	- Installation for living room and bedrooms (4 jacks).				
	8.2.	SATELLITE TELEVISION			
	 Pre-installation for TELEVÉS individual satellite TV system, made up of 8 jacks. 				
	8.3.	TELEPHONE			
	- Individual telephone living room.	ne system with 1 jack in the			
	8.4.	HOME			
		AUTOMATION SYSTEM			
	- Home automation	system to control the			

residence (electricity, lighting, electronics, etc.). A standard home automation system will be installed.

9. ROOFS

9.1. TRAFFICABLE ROOFS

- Flat inverted trafficable roof, unventilated, fixed paving, made up of the following elements:

FORMING THE PITCH (2): 14-cm middle layer of lightweight concrete finished with a layer of M-5 cement mortar 2 cm thick, trowelled and smooth, with no less than 250 kg/m₂ of cement;

WATERPROOFING (3): first layer of a waterborne acrylic copolymer-based liquid rubber, Copson by COMPOSAN, white, diluted by 50%, applied with a roller or brush, on top of which is laid a fibreglass mesh, followed by two layers of Copson by COMPOSAN, in red and white, undiluted;

UNDER INSULATION SEPARATION LAYER (4): nonwoven geotextil made up of polyester fibres bonded by needle punching;

THERMAL INSULATION (5): rigid panel of extruded polystyrene, with a flat surface and side tooled halved joint;

UNDER PROTECTION SEPARATION LAYER (4): nonwoven geotextil made up of polyester fibres bonded by needle punching;

PROTECTION LAYER (6): 4-cm M-5 cement mortar which will serve as a base for the fixed paving.

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9.2.NON-TRAFFICABLE ROOFS (GRAVEL)

Flat inverted non-trafficable roof, unventilated, gravel, made up of the following elements:

FORMING THE PITCH (2): 10-cm layer of lightweight concrete;

WATERPROOFING (3): first layer of a waterborne acrylic copolymer-based liquid rubber, Copson by COMPOSAN, white, diluted by 50%, applied with a roller or brush, on top of which is laid a fibreglass mesh, Compo MFV-64-B by COMPOSAN, followed by two layers of Copson by COMPOSAN, in red and white, undiluted;

UNDER INSULATION SEPARATION LAYER (4): nonwoven geotextil made up of polyester fibres bonded by needle punching;

THERMAL INSULATION (5): rigid panel of closedcell extruded polystyrene, Compofoam XPS-IV by COMPOSAN, 50 mm thick, with a flat surface and side tooled halved joint;

UNDER PROTECTION SEPARATION LAYER (4): nonwoven geotextil made up of polyester fibres bonded by needle punching;

PROTECTION LAYER (7): layer of pebbles 16-32 mm in diameter, without smaller pieces, spread in a 10-cm average layer.

10. WALL COVERINGS

10.1. EXTERIOR CLADDING

- Cladding for exterior walls will be Morcemdur RF one-coat mortar by Grupo Puma, with fine sand finish, 15 mm thick in white.



10.2. INTERIOR PARGE COAT

In wet areas

- Continuous cement mortar covering, screeded, 15 mm thick.



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10.3. EXTERIOR PAINT

- Two coats of silicate paint, white, smooth texture, VALENTINE manufacturer's guarantee.

10.4.INTERIOR PAINT



- Two coats of white emulsion paint, smooth texture.

10.6. TILE WORK

- In the bathrooms, large panels of porcelain stoneware, STON-KER by BUTECH, PORCELANOSA GROUP, Kenya series, Antracita finish, measuring 30x60x1 cm.

- In the kitchens, large panels of porcelain stoneware, STON-KER by BUTECH, PORCELANOSA GROUP, Ulldecona series, Piedra finish, measuring 30x60x1 cm.



10.5. FALSE CEILINGS

- Continuous false ceiling, with prefabricated laminated plasterboard panels 15 mm thick, waterproofing in plumbed rooms (WA), suspended from a framework of galvanized steel profiles.

A perimeter tray will be designed for the false ceiling to hold strips of LEDs.

There will be pelmets over the windows.



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11 FLOORS AND PAVING

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11.1. INTERIOR AND EXTERIOR FLOORING AND PAVING

- Porcelain stoneware floor tiles, KAOS BLACK NATURE model, URBATEK series by PORCELANOSA, measuring 59.6x59.6 cm.

*Non-slip treatment for exterior paving.

11.2. GARAGE AND SYSTEMS ROOMS FLOORING

- In the residences in plots 14 and 21, continuous smooth flooring 10 mm thick in interior garages made up of: layer of Weber TP primer sealant and adhesive by WEBER CEMARKSA, layer of Weber.niv self-levelling mortar by WEBER CEMARKSA, grey, made up of grey cement, resins, silica sand and organic and inorganic additives, and finished with a layer of Weber PU sealant with highperformance waterproofing resin by WEBER CEMARKSA.





- Micro terrazzo floor tiles for systems rooms.



11.3. EXTERIOR STAIRS

- Covering for straight steps of staircases made up of treads and risers with porcelain stoneware floor tiles, KAOS BLACK NATURE model, URBATEK series by PORCELANOSA, measuring 59.6x59.6 cm. Pieces in special sizes, with a skirting board of the same material laid the M-5 cement mortar.

* Non-slip treatment.



11.4. VEHICLE ENTRANCE PAVING

- Ramp of raked been vibrate			swept	concrete and	which has trowelled.		
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12. SWIMMING POOL

12.1. OVERFLOW SYSTEM

- Grating around the perimeter in the exterior paving, leaving a 2-cm gap in the paving, where a water drainage channel will be located. No skimmers.







12.2. BASIN WATERPROOFING



- Swimming pool waterproofing made up of a smooth concrete surface wall, prefabricated concrete elements or elements rendered with cement-rich mortar, with flexible two-component mortar.

12.3. BASIN COVERING

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White ceramic mosaic tile, 25x25 mm.

12.4. EQUIPMENT

- + 100 saline chlorination system by ASTRALPOOL, producing Sodium hypochlorite through the use of an electrolytic cell.

- Purifying filter, automatic bottom cleaner, automatic cover with underwater collection system, heating system.

13. PLOT PREPARATION

13.1. FILL

- Limestone artificial aggregate fill, compacted in successive layers no more than 30 cm thick using a manual vibrating plate compactor, achieving a compaction level no less than 100% of the maximum obtained in the standard Proctor compaction test.



- Addition of a 30-cm layer of fertilized topsoil, preparation of the earth, breaking up the soil, cleaning, levelling and fertilizing for planting, using manual methods.

13.2. PERIMETER WALKWAY

- There will be a perimeter walkway around the residence in order to prevent cracking, with white pebbles.



13.3. PERGOLA

- On Plot 13, a pergola for shade, made of treated wood distressed in white.





13.4. PLOT ENCLOSURE (RETAINING WALLS)

- Dry-stone retaining wall 20-cm thick.

- Above the stone wall there will be a chain link fence, along which hedges will be planted. This will provide protection against falls from different heights.

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14.SYSTEMS (COOLING AND HEATING)

14.1. HEATING, COOLING AND ACS

- Cooling and ventilation system. Thermos aerothermal system according to quote from Marpafont, S.L. Option B.

* The specifications and finishes described above will be taken into consideration when preparing the corresponding plans. However, they may be subject to change in order to include technical, financial and/or aesthetic improvements which meet minimum quality standards, according to the judgment of the architect/designer.

*During construction, the project manager reserves the right to make any changes to the building specifications as may be deemed appropriate. These may be required by the competent authorities or bodies, or the result of technical or legal reasons or the availability of materials, without this producing any decrease in the overall level of quality.