

SUNSET

BEACH VILLAS · LOS BELONES

BUILDING SPECIFICATIONS



1- FOUNDATION:

Reinforced concrete slab upon a layer of blinding concrete and a polyethylene sheet as means of separation from the ground. Basement walls made of reinforced concrete and waterproofed.

2- STRUCTURE:

Reinforced concrete structure with concrete pillars and waffle slabs upon the system of continuous form work surfaces; ribs developed on-site; concrete voids and Electro welded mesh in the compression reinforcement layer.

The staircases from the basement to the ground floor made of reinforced concrete will be manufactured together with an inclined slab and concrete steps.

The staircase from the ground floor to the first floor will be manufactured from stringer of hot-galvanized steel profiles and the steps will be made of treads of solid varnished wood coated with polyurethane lacquer.

3- FACADES:

The exterior cladding will consist of:

- Single exterior layer of masonry performed with hollow ceramic brick 1/2 foot thick, with cement mortar as a bonding agent.
- Coat of cement rendering applied to an interior vertical wall, on the back of the exterior layer of the facade.
- Insulation with semi-rigid mineral wool boards attached to the previously rendered wall by means of mechanical fixings.
- Self-supporting drywall made up of stud and track structure of galvanized sheet steel profiles, screwing to the outer face two laminated plasterboards, one standard and the other, the exterior one, impact-resistant. (As for the bathrooms and kitchen walls, the exterior boards will be replaced with water-repellent boards).
- For general facade surfaces, the cladding of external walls is realized with mono layer mortar RF and fine scraped finishing in white colour.
- For surfaces highlighted on the elevations, cladding with large-format stoneware tiles for exteriors secured with cramps and cement adhesive, previously rendering the base by means of screeding the water-repellent mortar.

4- EXTERIOR ENCLOSURE.

Concrete block walls clad across its outer face with stoneware tiles of the same model as used for the specially highlighted facade surfaces.

Mono layer rendering similar to the one used for the interior face of the facade. The dividing walls will be concluded with one-layer coating and fine scraped finishing.

The entrance doors will be manufactured with oven-painted steel frames. The door for vehicle access will be automated.

5- ROOFS:

Flat **passable rooftops** over covered exterior elements of the basement and the terraces of the first floor, executed by a technique of floating floor consisting of:

- Shaping of a slight incline with cement mortar,
- Separating layer of geo textile synthetic felt.
- Waterproofing membrane composed of two asphalt sheets.
- Thermal insulation with tongue and groove boards of extruded polystyrene.
- Spreading a coat of mortar.
 - Flooring with compact stoneware landscape tiles.
 - Flat **non-passable roof on the second floor** executed similarly to the previous one replacing the flooring with a layer of white pebble.

6- PARTITION WALLS.

Self-supporting multiple partitions made up of stud and track structure of galvanized sheet steel profiles, screwing to both faces two gypsum plasterboards, one normal and the exterior one impact-resistant, and inside insulation with 40 mm rockwool slabs. (As for the kitchen, laundry room and bathrooms, the exterior board will be replaced with water-repellent board).

7- FLOORING

Basement floor is concluded by means of cement floating in gray color upon a foundation slab with hardening treatment and epoxy paint finishing.

Inner floors on the ground and first floors covered with porcelain stoneware tiles produced by top national brands in landscape format.

Outer floors on the ground and the first floor resembling the inner ones in format and in appearance, adequate for the outdoors with slip-resistant finish.

8- INTERIOR LININGS.

Basement.

The concrete walls will be left exposed, with rough edges carefully smoothed.

The partition walls will be finished with smooth plastic paint white.

Ceilings are executed with plaster and finished with smooth plastic paint.

The first and second floors.

The walls next to the working surfaces in the kitchen and the bathrooms will be clad in white-paste ceramic tiles produced by top national brands.

The rest of the house will be painted with smooth plastic paint, white colour.

The ceilings will be equipped with a system of false ceiling composed of 13 mm thick laminated plasterboard placed upon a hidden galvanized steel structure. The joints will be reinforced with tape and smoothed with paste. The plasterboards located in the kitchens and bathrooms will be coated with water-repellent agent.

9- CARPENTRY

9.1 Entrance door

Consists of one sheet and a reinforced exterior finishing of aluminium composite material, with interior finishing similar to the rest of the woodwork. Features brass-plated steel hinges, anti-leverage bolts, a peephole, a built-in safety lock with three-point locking, a brass cylinder with a key, a "rosetta" kind plate and a knob handle for the exterior side, and a plate with a brass crank handle for the interior side.

9.2 Wooden doors:

Smooth interior hinged doors laminated with PVC, metal parts for hanging and locking made of stainless steel, and a crank handle with long plate.

Interior sliding doors with metal framework, "cassetto" type, blind and veneered with PVC, varnished in the workshop; metal parts for hanging and locking made of stainless steel.

9.3 Fire-resistant door giving access to the staircase from the garage, homologated, EI2 60-C5 finished with white lacquer, composed of 2 galvanized steel sheets, the in-between chamber filled with high density rock wool and plasterboards, in a galvanized steel frame.

9.4 Garage door: residential, sectional, with ventilation slats, constructed of laminated double sheet steel panels, galvanized, embossed and lacquered, with an interior chamber filled with expanded polyurethane, with reinforcement brackets and lifting mechanism on the ceiling, automatic opening by means of an electro mechanic drive with a silent opener chain.

9.5 Built-in wardrobes: modular, prefabricated, with hinged doors, made of 19 mm thick MDF board veneered with PVC, 16 mm thick board framework on the sides, floor and ceiling, a shelf for luggage and the stainless steel hanging bars. The interior of the wardrobes will be finished in melamine boards.

9.6 Aluminum carpentry forming the windows, with a special coat of lacquer, hinged casements, top of the range, with safety lock, profiles provided with thermal bridge breaks, and a casing.

9.7 Balustrades made of two 8 mm panels of safety glass and a butyral interlayer.

10- GLASS

Standard double glazing with an exterior glass 8 mm, the air chamber 12 mm and an interior glass 6 mm, is performed with 3+3 mm safety glass, a butyral film on the bottom part, the packers and a continuous sealing.

Shower enclosure made of templated frosted glass 8 mm thick, fixed on the carpentry.

11- SANITARY EQUIPMENT

The toilet bowls will be white vitrified porcelain with a seat lid and a low cistern.

Shower trays fabricated on site, of diverse measurements depending on the bathroom. There will be shower columns with thermostatic faucet.

The basins will have diverse measurements depending on the bathroom. All come with mixer chrome taps.

The kitchen sink of stainless steel with a single bowl and a drainer will come equipped with a high spout rotating mixer tap with a chrome finish installed upon a worktop.

12- PLUMBING INSTALLATION

The installation of plumbing is executed in accordance with the plans and basic norms (Normas Básicas) for installations.

The hot and cold water pipes used in the installation will be polypropylene (PPR) of guaranteed quality, perfectly smooth and properly calibrated.

The hot water pipeline will go with an insulation.

13- SANITARY INSTALLATION

Will be performed with a P.V.C pipeline with a number of sections necessary for its proper functioning.

14- ELECTRICAL INSTALLATION

A high-level installation will consist of an internal network hidden inside the armoured flexible PVC tubes on the ground and first floors and the exposed PVC tube in the basement, with all the necessary devices, boxes, panels and the general control panel, this latter one including different automatic switches and a differential magneto-thermal switch.

The devices will come with large buttons and white frame.

15- INSTALLATION OF TELECOMMUNICATIONS

TERRESTRIAL TELEVISION. Installation of connection points in the living room, the master bedroom, on the terrace and in the basement.

DATA. Pre-installation of an individual satellite TV system in the living room, the basement and all the bedrooms.

TELEPHONE Individual telephone system with base units in the living room and the upper floor bedroom.

16- INSTALLATION OF AIR CONDITIONING AND SANITARY HOT WATER

The system of air-conditioning and production of sanitary hot water is executed by means of an aéro thermal heating system, with individual fan coils installed in the living room-kitchen and in the bedrooms.

17- KITCHEN FURNITURE

The kitchens will come equipped with wooden furniture, a compact resin worktop, top and bottom cabinets, extractor fan, induction hob, oven, stainless steel sink and supply line for a dishwasher.

The laundry room will be equipped with a laminated board worktop, stainless steel sink, base cabinet, and outlets for a washing machine and a dryer.

18- SWIMMING POOL

The pool will be constructed out of a slab and the concrete walls, and clad in ceramic tiles 25x25 mm.

It will feature the stairs performed out of the same material as the rest of the pool.

19- GARDEN

Installation of a drip irrigation system with electronic programmer.

The garden areas will be supplied with vegetable fertilized soil, a layer 30 cm thick.

Greening of the rest of the zones, not meant for plant cultivation, with plants suitable for Mediterranean climate conditions and artificial turf.

** The qualities and finishes described above will be taken in consideration during the writing of corresponding Project. These can be modified with a view to introduce some technical, economical and/or esthetic improvements consistent with the minimum quality requirement, at all times following the criteria established by the Architect-Author of the Project.*