

BUILDING SPECIFICATIONS



BAY GARDENS



BUILDING STRUCTURAL SYSTEM

Foundations

- Strip and spread footings braced with reinforced concrete.
- RC retaining walls.
- The reinforced concrete is type HA/25/B/20/IIa and the reinforcement used is type B-500 S.

Supports, Beams and Slabs

- RC and S275 steel pillars.
- RC beams.
- RC and S275 steel solid slab steps.
- RC beams with one-way slabs.
- The reinforced concrete is type HA/25/B/20/I and the reinforcement used is type B-500S.

BUILDING ENCLOSURE SYSTEM

External enclosure of the houses

From exterior to interior:

- Exterior finish with white plastic paint.
- Cement mortar rendering, 10 mm thick, on exterior face, finished with a layer of thin-set.
- Large format brick, 120 mm.
- Rock wool thermal insulation, 40 mm thick.
- Air chamber, 30 mm thick.
- Large format brick, 60 mm.
- Rendering on interior face, 10 mm, finished with plasterwork.
- Interior finish with white plastic paint.

Party wall between houses

From exterior to interior:

- Interior finish with white plastic paint.
- Rendering on interior face, 10 mm, finished with plasterwork.
- Large format brick, 120 mm.
- Air chamber, 70 mm thick, injected with white mineral wool acoustic insulation.
- Large format brick, 80 mm.
- Rendering on interior face, 10 mm, finished with plasterwork.
- Interior finish with white plastic paint.

Flooring

GROUND FLOOR:

Floor in contact with an uninhabitable space. Parking in basement.

From interior to exterior:

- Oak laminated wood floating flooring.
- Airborne sound insulation made of high density PDM.
- Gres-tiled support.
- Layer of light mortar, 70 mm thick, finished with grade layer.
- RC beams with one-way concrete block slabs.
- Rendering on interior face, 10 mm, finished with plasterwork.
- Interior finish with white plastic paint.

FIRST FLOOR. Bedrooms and corridor.

Flooring in contact with habitable space. Between ground floor and first floor.

From exterior to interior:

- Oak laminated wood floating flooring.
- Gres-tiled support.
- Layer of light mortar, 70 mm thick, finished with grade layer.
- RC beams with one-way concrete block slabs.
- Rendering on interior face, 10 mm, finished with plasterwork.
- Interior finish with white plastic paint.

FIRST FLOOR. Bathrooms.

Flooring in contact with habitable space (between ground floor and first floor).

From interior to interior:

- Light grey stone coloured gres-tiled floor with a minimum of 2-3 mm between tiles.
- Layer of mortar, finished with grade layer.
- Gres-tiled support.
- Layer of light mortar, 70 mm thick, finished with grade layer.
- RC beams with one-way concrete block slabs.
- Rendering on interior face, 10 mm, finished with plasterwork or false ceiling of waterproof plasterboard panels with suspended support structure made of galvanised steel with installation inspection hatches with hidden framing.
- Interior finish with white plastic paint.

BASEMENT. Access lobby.

From interior to soil:

- Light grey stone coloured gres-tiled floor with a minimum of 2-3 mm between tiles.
- Layer of mortar, finished with grade layer.
- Reinforced concrete flooring, 150 mm thick.
- Polyethylene waterproof sheet.
- Layer of grade mortar.
- 100 mm of decorative gravel.
- Compacted soil or existing surface.

Basement-ground floor staircase. From interior to interior:

- Light grey stone coloured gres-tiled floor with a minimum of 2-3 mm between tiles.
- Layer of mortar, finished with grade layer.
- Reinforced concrete sloping slab, 150 mm thick.
- Rendering on interior face, 10 mm, finished with plasterwork.
- Interior finish with white plastic paint.

Ground floor-first floor staircase. From interior to interior:

- Folded visible metal plate steps, 5 mm thick.
- Finish with white non-slip plastic paint.

Roofing

Flat trafficable roof of the houses (first floor roof) From exterior to interior:

- Light grey stone coloured gres-tiled floor with a minimum of 2-3 mm between tiles.
- Layer of bonding cement mortar, 10 mm thick.
- Sloping concrete, 40 mm thick.
- XPS thermal insulation, 60 mm thick.
- Geotextile sheet.
- Bitumen-based waterproofing membrane.
- Layer of sloping concrete of perlite mortar, with an average thickness of 30 mm.
- RC beams with one-way concrete block slabs.
- Rendering on interior face, 10 mm, finished with plasterwork or false ceiling of waterproof plasterboard panels with suspended support structure made of galvanised steel with installation inspection hatches with hidden framing.
- Interior finish with white plastic paint.

Flat trafficable roof of the houses. Basement roof.

From exterior to interior:

- Rough-finished concrete flooring, clay-coloured with medium granulometry.
- Self-protected bitumen-based waterproofing membrane.
- Layer of sloping concrete of perlite mortar, with an average thickness of 30 mm.
- RC beams with one-way concrete block slabs.
- Rendering on interior face, 10 mm, finished with plasterwork.
- Interior finish with white plastic paint.

Interior walls

Between bedroom and bathroom:

- Interior finish with white plastic paint.
- Double plasterboard panel, 13 mm.
- Interior support with galvanised metal framework, 46 mm, filled with mineral wool.
- Double waterproof plasterboard panel, 13 mm.
- Interior finish with white impermeable paint and/or coat of light grey stone-coloured microcement.

Between bedrooms:

- Interior finish with white plastic paint.
- Double plasterboard panel, 13 mm.
- Interior support with galvanised metal framework, 46 mm, filled with mineral wool.
- Double waterproof plasterboard panel, 13 mm.
- Interior finish with white impermeable paint.

Between house and garage:

- Interior finish with white plastic paint.
- Double plasterboard panel, 13 mm.
- Interior support with galvanised metal framework, 70mm, filled with mineral wool.
- Double waterproof plasterboard panel, 13 mm.
- Interior finish with white impermeable paint.

Interior wood and metalwork:

Interior woodwork for doors and wardrobes:

- White stove-enamelled MDF with solid pine pre-frames and semi-solid leaves.

Exterior wood and metalwork

Exterior wall woodwork:

- Light grey sliding, serviceable aluminium frames with Climalit double glazing.

Exterior awnings

- Motor-operated retractable exterior sun awnings made of micro-perforated polyscreen fabric.



Finishes

Exterior finishes:

Walls:

- Exterior coat of white plastic paint on cement mortar rendering.
- Light grey aluminium frames.

Access and garden walls:

- Exterior coat of white plastic paint on cement mortar rendering and vertical strips of Corten steel frames, L20x40 m, every 40 mm and/or Sedum type planting.

Terraces and roof floor:

- Light grey stone coloured gres-tiled floor with a minimum of 2-3 mm between tiles.

Access courtyard roof flooring:

- Rough-finished concrete flooring, clay-coloured with medium granulometry access roof flooring (common exterior spaces): Rough-finished concrete flooring, clay-coloured with medium granulometry and Sedum type planting.

Poolside sun deck flooring:

- Autoclave-treated wood decking for exteriors.

Interior finishes:

Walls:

- Coat of white plastic paint on rendering or plasterboard panels for interiors.
- Light grey stone-coloured micro-cement in bathrooms.

Floors:

- Oak laminated wood floating flooring.

Bathrooms and stairs in basement:

- Light grey stone coloured gres-tiled floor with a minimum of 2-3 mm between tiles.

Ground floor-first floor staircase:

- Folded visible metal plate steps, 5 mm thick, with coat of white non-slip plastic paint.

Ceilings:

- Coat of white plastic paint directly on rendering for interiors. False ceiling of plasterboard panels with white plastic paint finish.
- False ceiling of waterproof plasterboard panels with white plastic paint finish for wet rooms.

Installations

Thermal installation for domestic hot water and heating Air heater with compact wall heat pump for ACS model Nuos Evo A+ 110 and for heating with multisplit inverter system, model Muex-27-H9.3 for exterior unit and model MUCR-12-H9M for interior unit with pipes built in false ceilings and supply and extract white aluminium grilles on walls and ceilings.

Facilities

Taps:

- Wash basin taps, model Agora Xtreme Washbasin 105 made by Clever.
- Shower taps, model Panam Evo xtreme made by Clever.

Bathroom fittings:

- Wash basin, model Unik made by Roca with built-in white base unit.
- Compact WC, model Emma square made by Gala, white.
- Sliding glass shower door, Easy-clean model with white framework made by Aica.

Electrical fittings:

- Electrical fittings and switches, model E2, matt white made by Gira.

Interior and exterior lighting:

- White down light, 87 mm diameter made by Conalux.



- LED down light for kitchen, round white 12W mod. 5064-0112W4K, 140 mm diameter made by Conalux
- LED Strip light, 3000 K 5W/m on stairs and kitchen worktop.
- White wall lamp, 20 W mod. LINO803-0120W-3K made by Conalux Exterior.
- Recessed white wall lamp, 3W mod. KROK-013W3K, 70x65 mm made by Conalux.

Video door station:

- Video panel with 1 button PVS-295SE. Made by Golmar.

Kitchen:

- Worktop. Made by Laminan, Fokos collection, Sale or Bianco collection.
- Stainless steel sink. Made by Cata, Mod. 02624001 cb 40-40.
- Kitchen sink tap. Made by Cata, Mod. 02502001 CBA.

Domestic appliances:

- Dishwasher integrated in kitchen cabinet, made by Balay.
- Refrigerator integrated in kitchen cabinet, made by Balay.
- Washing machine integrated in kitchen cabinet, made by Balay.
- Oven and microwave made by Balay.
- Glass ceramic hob made by Balay.