

BUILDING SPECIFICATIONS

FOUNDATION AND STRUCTURE

The foundation will be executed by means of perimeter retaining walls, footings, slabs or piles according to the specifications defined in the geotechnical study to be carried out.

Reinforced concrete structure with slabs and / or concrete slabs.

Supervised in its entirety by the Technical Control Agency.

FAÇADE AND ROOFINGS

Exterior walls will be built with perforated brick, plastering with waterproof mortar, thermal insulation using projected polyurethane foam and interior cladding with laminated plasterboard with acoustic-thermal insulation including air chamber according to regulations.

The exterior finishing used will be white mortar and irregular natural stone depending on the area.

The terraces will be executed with slope formation, waterproofing sheet, geotextile, thermal insulation and final finishing. Gravel or green roof finishing will be used in non accessible roofing

INTERIOR PARTITIONS AND SUSPENDED CEILINGS

The interior divisions between the different rooms will be formed by laminated plaster walls and thermal-acoustic insulation inside, executed on galvanized steel profiles.

In all the rooms false ceilings will be installed by means of a load-bearing metal structure and laminated gypsum boards.

The living room will include a design with retro-iluminated LED system.

In water-exposed areas the plasterboard will be waterproof

FLOORING AND CLADDING.

In the interior porcelain stoneware tiles of large format and top quality will be used.

The staircase, from ground floor to roof, will be a light-metallic stair with wooden steps. The access to the basement will be executed in concrete with porcelain stoneware steps.

The terraces will be finished with porcelain floor imitating the interiors but non-slip pavement.

Walls will be paint with ecological white plastic, top quality paint. Smooth finishing. In water-exposed areas will be covered by the same material used in floors.

BUILDING SPECIFICATIONS

EXTERIOR CARPENTRY

Doors and windows executed in aluminum, lacquered finish, with thermal break system. Double safety and low emissivity glazing, depending on façade orientation. Casement or slidding according to project. Motorized blinds in indicated windows.

Reinforced front door with security lock.

Glass and aluminium railing will be used in front terraces. Steeled handrail on exterior staircases.

INTERIOR CARPENTRY

The interior doors will be finished with natural wood or lacquered in white.

Built-in and fully fit wardrobes with sliding doors of the same quality and finish as those of interior doors.

Glass railing or wooden handrail on stairs, according to zone

BATHROOMS

In the Master bathroom, built-in wall-mounted faucets and retro-lit mirror. In the shower area a large format sprinkler with rain effect and cascade will be installed, with thermostatic control.

Suspended sinks in the rest of the bathrooms.

Fixed or folding shower screens will be installed, executed with tempered glass.

KITCHEN

Fully equipped kitchen, porcelain stoneware countertop with built-in sink, high and low paneled furniture lacquered in white or other color to choose by the customer among the available, with high gloss or matt finish.

The following appliances will be delivered: oven, microwave, induction hob, refrigerator, extractor hood, and dishwasher.

ROOF TERRACE

Bar area with storage furniture and sink, electricity and plumbing according to project.

BASEMENT

The basement will be distributed in three rooms: storage room, laundry room and garage.

It will be delivered with porcelain stoneware flooring and laminated plasterboard with galvanized steel profiles cladding.

BUILDING SPECIFICATIONS

Natural lighting through a window on the main façade, according to project.

ELECTRIC INSTALLATION

Interior and exterior electrical installation with 1st quality mechanisms. With general and secondary switchboards complying with the regulations.

The living room will include a design with retro-iluminated LED system.

TELECOMMUNICATIONS

Top-quality electronic video entryphone.

Television, telephone and data points in all rooms.

HEATING AND AIR CONDITIONING

Aerothermia (*) heating and air conditioning system through ducts throughout the house.

(*) *Aerothermia* is a renewable energy system that uses air as the main source of energy. The installation of fossil fuel boilers is avoided by means of a single air conditioning system which, besides being pollutants, presents a risk when operating with flammable energy sources. It is also much more efficient since it consumes 80% of renewable energy and only 20% of electricity, thus emitting less CO₂ into the atmosphere.

PLUMBING INSTALLATIONS

Hot water production by Aerothermia.

COMMON AREAS

Common areas with natural grass, natural stone pavement and planting of tree species of low water demand.

Exterior plot closure with mixed blind wall and metallic fence. Exterior metallic pedestrian and vehicle doors. Automatic opening mechanism with remote control and protection card with automatic stop for vehicle doors.

Two pools equipped with two surfaces at different depths: one shallow for relaxation ideal for sunbeds and another deeper for bathing, with salt base water filtering system. Around pavement in natural stone.

Gym and cafeteria area with panoramic view.

EXTRAS

Jacuzzi in roof terrace.

Architectural and technical specifications to include in DIA: Short information document

COMMON AREAS DESCRIPTION.

Thirty-seven housing units are designed in clusters, following the suggestion of urban regulations. These clusters, which share structural elements, achieve a better use of the free space and a better use of the land.

In general, the clusters are arranged following the public exterior road. The groups are conformed according to the regulations, following these premises: basement walls are aligned to the plot limit, with a maximum height of 4m. The upper floors, where are the living spaces of the house, are set back 3m from the plot limit.

The topography leads to the division of the plot into two almost independent areas with three horizontal platforms.

The lower area, which occupies most of the plot, is constituted by a single platform which is located six meters above the exterior public road. The groups are aligned to the public road solving the difference between the street and the interior lower platform

The lower area presents four housing groups, representing an amount of 21 houses. Three of these groups are oriented to the best views, those of the southwest, while the fourth must be oriented to the southeast.

In the southern area of the plot, two of these groups define a central free space which is visually open to the outside. This space is used as a common recreation area which contains a swimming pool and a semi-buried gym.

The highest area is located in the north of the plot and is where the strongest slopes occur. Two platforms are necessities in order to solve the topography, each one saves a difference of 6m high.

The difference in heights between platforms is intended to hide with the groups themselves, following the same scheme as in the lower platform, replacing the exterior road by the interior, placed on the intermediate platform: the basement façades follow the interior road alignment and allow access to the house's basement; the upper platform corresponds to the living floors of the dwellings.

This interior road will have mixed use, pedestrian and vehicular, in order to service the garages of the 11 houses that are arranged along it. The general entrance is set on the east side of the plot, where the level of the exterior road matches with the intermediate platform level.

The remaining five houses are designed in a similar way to those of the lower platform: its basement is aligned to the exterior road, but in this case the living floors relate to the upper platform. This group is oriented to the southwest.

The plot is organized by two axes for pedestrian and vehicular circulation. The lower one is vertical, oriented South-North; the upper one is horizontal and has an East-West orientation. At the intersection between the two axes are located the elements of vertical connection between the different platforms.

Two swimming pools are designed, one on the lower platform and other in the upper one; both have a perimeter solarium area. The lower swimming pool is related to a semi-underground gym, placed in the southern area of the plot.

A paddle court is placed in the lower level, next to elevators and stairs for reaching the other platforms.

The remaining free space is constituted by paths, resting areas and gardens.

In the northeast plot area, some space is reserved to house a guests' parking.

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HOUSES' DESCRIPTION.

There are two types of houses, both develop their living spaces on two floors, also has a basement for garage and roof terrace with solarium.

The lower level consists in an open space where we can find living and kitchen, as well as a toilet. On the upper floor three bedrooms and two bathrooms are arranged for typology B, and two bedrooms and a bathroom for typology A.

The location and shape of the staircase vary depending on the topographic needs and provide access to a roof terrace with solarium.

Both typologies have a basement floor reserved for auxiliary services of the house (as parking, laundry or storage). The access to the basement is made from the exterior or the interior road depending on the dwellings group. Typology A has capacity for 1 vehicle, while Typology B can accommodate two.

FIRE PROTECTION FACILITIES' DESCRIPTION.

The risk of a fire spreading inside each dwelling is in accordance with the Fire regulations.

The delimiting elements of the dwellings have the necessary fire resistance to prevent the exterior spread of fire

The occupants' evacuation in the dwellings is guaranteed as the exit door is in direct contact with the exterior roads, either public or private, linked in turn with free spaces able to accommodate all the occupants of the complex.

The dwellings will have, in all their plants, the extinguishing provisions required by the Fire regulations.

The intervention of fire brigades is guaranteed by having almost all housing groups contact with the public road. The group that does not have it is served by a private interior road capable of hosting the extinction services.

The buildings' structure will maintain its fire resistance as long as necessary to enable these aspects to be met.