# BUILDING SPECIFICATIONS

***Foundations***

The foundations are made of isolated footing in the central pillars and strip footing along the perimeters formed by the retaining walls, with centring girders and reinforced concrete tie ring beams with dimensions and other characteristics in accordance with the blueprints.

***Drainage network***

The drainage network is comprised of PVC pipes with dimensions and other characteristics in accordance with the blueprints, hung in the lower ground floor for connection to the municipal network.

***Structure***

The structure is formed by reinforced concrete pillars, and the frames are formed by lightweight concrete vaults, small pre-stressed concrete girders and steel-reinforced concrete ring beams in accordance with the EHE instruction and EHS and EHV Technological Building Regulations.

***Masonry work***

*The façade enclosures will be made with an outer leaf based on **bare** solid brick walls with a thickness of 12cm, insulating sheet of fibre glass or expanded polystyrene 40 mm thick and an inner leaf of 7 cm hollow brick partition wall
*The enclosure of the apartments giving onto the community elements (lift, landings, etc.) will be made of perforated brick walls as a coating with a thickness of 12cm.
*The enclosure coming into contact with the party wall will be made of an outer leaf of double hollow brick of 11.50cm. with an air chamber and insulation sheet of 25mm and an inner leaf of 7 cm hollow brick.
*The partition walls inside the apartments will be made of 7 cm double hollow brick coated with 2cm of gypsum plaster at the top part.
*Natural or artificial stone drip plate 25cm wide, polished and with a gutter and frame in the façade openings.
*Stairs formed by sloping reinforced concrete slabs, moulded and de-moulded in accordance with the EHE regulation with steps made from 4cm hollow brick.

***Roofs***

The transitable roof will be made with 14 cm-thick layer of expanded clay concrete on a steam barrier as the primer coat.
After laying the concrete a 2 cm-thick regularisation layer of M-40a (1:6) cement mortar will be laid.
It will then be waterproofed with an asphalt sheet of 4 kg/sq m laid with a blowtorch and overlapping.
A Catalan tile floor will be laid on top, with 20 x 10cm floor tiles, on a 2 cm-thick layer of M-20 (1:8) mortar.
The whole roof will be made in accordance with NBE-QB-90.
In the terraces areas a waterproofed sheet similar to the one described for the roof will be laid underneath the paving.

***Finish***

*The roofs of the outdoor terraces, stairwell and lift shaft, community elements and party walls will be finished in screeded plastering and trowelled wtih cement mortar.

*Gypsum paste finish for the inner partition walls and ceilings, screeded with protective corner pieces. Screeded plastering in inner and outer corners and in bays.

***Paving***

Hall.
*Paving with marble or granite floor tiles with a polished finish.
The coating of the steps and skirting boards will also be in ivory marble.
*The paving inside the apartments will be made of medium-grain terrazzo flagstones, dimensions 40x40cm, on a bed of sand with a minimum thickness of 2cm. The skirting board will be made with 8x30 cm terrazzo sections.
*In kitchens, bathrooms and toilets, first-class quality stone paving with 30 x 30cm floor tiles, laid and polished.
*In outdoor terraces, first-class quality stone paving with 30 x 30cm floor tiles.

***Tiling***

Bathrooms and kitchens tiled up to the ceiling with 20 x 20cm top-quality stone tiles in pastel shades.

***Plumbing***

*Connections to the municipal network by means of a collection box dimensions 40 x 40cm with a cast iron lid, and 32mm polythene pipe and manual gate valve based on the NTE-IFA-1/2 standard.
*General meter 25mm in diameter in a cabinet with a gate valve, check valve, hoses and wall duct.
*Meter module, one for each villa.
*Cold water mains network comprised of 20mm embedded copper pipe, based on blueprints, including special parts and accessories, fully finished.
*Hot water mains network comprised of 20 mm embedded copper pipe, based on blueprints, including special parts and accessories, fully finished.
*PVC sanitary pipe drains.
*Plumbing installation in kitchens based on embedded copper pipe, cold and hot water network, based on blueprints, formed by:

a) Cold and hot water stopcocks.
b) Stainless steel sink with two basins 1.50 x 0.49 cm. and draining board.
c) Chrome-plated mixer tap.
d) Three standardised water connections for washing machine, dishwasher and fridge.
e) Three standardised drains for washing machine, dishwasher and dryer.

*Plumbing installation in bathrooms based on embedded copper pipe, cold and hot water network, based on blueprints, formed by.

a) Hot and cold water stopcocks.
b) Cast iron bathtub dimensions 170 x70cm, with chrome-plated mixer tap for bath and shower, external mixer with inverter, shower head, 1.70 m flexible pipe and automatic drain.

c) Washbasin with pedestal dimensions 63 x 48cm made of glazed porcelain, in white with chrome-plated mixer tap and automatic drain, including cold and hot water regulation valves.
d) Toilet bowl of glazed porcelain, white with seat and rigid lids in the same colour, with regulation valve.
e) Glazed porcelain bidet in white, with chrome-plated mixer tap and airing device, automatic drain, with regulation valves for hot and cold water.

***Electrical installation***

*Connections to the mains in accordance with the supply company regulations and Low Voltage Regulation, including ground clamps based on NTE-IEP fully installed, with meters and general panel installed. General protection box on façade, installed in accordance with the UNESA 1403 standard.
*Meter modules, one for each villa centralised in the hall.
*Electrical installations in apartments.
*Connections for TV and telephones.
*Full collective satellite antenna equipment with double polarity, four simultaneous channels including cabling and connectors with amplification and mixing for installing conventional antennas.
*Video intercom in apartments with external plate, tele-camera module of 18 V (DC), motorised stop, progressive light projector of 50 to 100,000 lux, special armouring, base module with amplifier circuit, embeddable box, micro and loudspeaker, push button and card-holder, door-opener, embeddable TV intercom monitor with 5” screen, on/off switch for door-opener and external light.

***Wood carpentry***

*The entrance doors to the apartments will have one plain leaf and made of oak-veneered agglomerate board and upright, with pine sub-frames and a solid Oregon wood edge, galvanised steel anchoring claws, oak joint covers, brass hinges and brass-plated or chrome-plated knobs.
*The doors inside the apartments will be blind and have one leaf, made of agglomerate board with hidden edges, and fibreboard veneer, finished in oak-coloured melanin and with a pine sub-frame. All the posts and crosspieces in the carpentry work and the perimeters of the doors will be of solid wood.

***External carpentry, locks and glazing***

*All the doors and windows giving onto the exterior will be made of anodised aluminium of the QUALICOAT quality.
*Glazing will be comprised of two leaves with a thick of 6mm each, and an air chamber. On the doors in the hall, the leaves and existing fixed element will be of the securit type.
*The railings outside will be metal with steel profiles.

***Technical ceilings***

Technical ceilings formed by smooth plaster panels, dimensions 100x60cm in bathrooms and kitchens.

***Paint***

*For external walls and roofs, two coats of smooth waterproofed stone coating, and base coat of aqueous emulsion and smooth brush finish.
*For internal walls and ceilings, top-quality plastic paint with a drip-type finish using very fine diluted plastic paint.
*Wood carpentry varnished in two coats.
*Locks and metal carpentry painted in synthetic enamel acrylic resin-based paint.

***Ventilation and smoke extractor installation***

Smoke extractors in kitchens installed by means of a flexible horizontal pipe leading outside and finished on the exterior with a static aspirator with an enamelled steel coating. Ventilation of bathrooms by means of a vertical ceramic shunt to the roof and finished with a static aspirator.

***Special installations***

*Extra-quality embeddable TV-FM mechanisms.
*Ground connections for the entire electrical installation, plumbing and electrical appliances and for the structural system frames.
*High and low kitchen furniture with polyamine doors.
*Embeddable electric oven and stainless steel gas cooking plate with four rings.
*Forming of niches on the ground floor and other elements necessary for connecting the telecommunications network.
*Full installation of 1 lift for 6 people (450Kg) with all-purpose automatic manoeuvring and automatic doors in cabin and on floors. Officially homologated model.
*Pre-installation for hot-cold air conditioning.

**INDIVIDUAL FEATURES:**

**San Juan Bosco street number 41**

**1. Feature of the plot.**

The address of the site is number 41 of San Juan Bosco street, at the intersection with Amanecer de Paterna street (Valencia).

**2. General description of the Building.**

The building has six floors, a lower ground floor, ground floor, three standard floors and an attic floor with the following layout.

*Lower ground floor*

The garage consists of 9 spaces with vehicle entrances and exits lanes by means of a Car Lift. This floor also contains the lumber rooms of the apartments, stairs leading to the hall and the lift.

*Ground floor*

This floor contains the entrance hall to the building, the telecommunications cabinets, water and electricity meters, stairs leading to the upper floors and lower ground floor and the lift and the rest of the floor is occupied by commercial premises.
On the outside, with an entrance from the street, is the general electrical protection box for the use of the Supply Company.

*First to third floors*

There are three apartments on each floor, consisting of a hall, lounge and dining room with a terrace, kitchen, master bedroom, double bedroom and full bathroom.

*Attic floor*

The top floor is set back from the façade, inside an area occupying one one-eighth of a circle and has two apartments consisting of a hall, lounge and dining room with a terrace, kitchen, master bedroom, double bedroom and two full bathrooms.
Its programme and dimensions are similar to the other apartments, except for the areas giving onto the façade which have been modified due to the fact that it is set back from the façade, as required by the city-planning regulations.

*Rooftop floor*

This is comprised of the door leading from the stairs with the machines room for the lift and the general terraces of the building where the respective clothes lines for each apartment will be placed.
On the landing of each floor is a telecommunications cabinet and electricity transoms. The drinking water transoms will run through the courtyard.

**Blas Vila street number 26**

1. **Features of the plot.**

The plot of this Promotion is located at number 26 of Blas Vila street in Paterna (Valencia).

2. **General composition of the Building**

The building has 5 floors, a lower ground floor, ground floor, two standard floors and an attic floor with the following lay-out.

*Lower ground floor*

The garage consists of 14 spaces with vehicle entrances and exits lanes by means of a Car Lift. This floor also contains the lumber rooms of the apartments, stairs leading to the hall and the lift.

*Ground floor*

This floor contains the entrance hall in the centre of the building, the telecommunications cabinets, water and electricity meters, stairs leading to the upper floors and lower ground floor and the lift.
This floor has 3 apartments, consisting of: a hall, lounge and dining room, kitchen and external courtyard of 9 sq m each; Apartment A has a master bedroom, two double bedrooms and one single bedroom, two full bathrooms and a toilet. Apartment B has one master bedroom, one double bedroom and a bathroom; Apartment C has one master bedroom, two double bedrooms and two full bathrooms.
On the outside, with an entrance from the street, is the general electricity protection box for use by the Supply Company.

*First and second floors*

There are 4 apartments per floor, comprised of the following: 2 apartments have a hall, lounge and dining room with a terrace, kitchen, master bedroom, two double bedrooms and two full bathrooms and the other 2 apartments have a hall, lounge and dining room with a terrace, kitchen, master bedroom, one double bedroom and a full bathroom.

*Attic floor*

This floor is set back from the façade occupying one-eighth of a circle, and has 4 apartments, 2 of which have: a hall, lounge and dining room with a terrace, kitchen, master bedroom, two double bedrooms and two full bathrooms and the other 2 apartments have: a hall, lounge and dining room with a terrace, kitchen, master bedroom and a full bathroom.
Its programme and dimensions are very similar to the other apartments except for the areas giving onto the façade which have been modified due to the fact that it is set back from the façade, as required by the city-planning regulations.

*Rooftop floor*

This is comprised of the door leading from the stairs with the machines room for the lift and the general terraces of the building where the respective clothes lines for each apartment will be placed.
On the landing of each floor is a telecommunications cabinet and electrical transoms. The drinking water transoms will run through the courtyard.

**These Features and the attached blueprints correspond to the basic project of the Apartments and are subject to potential modifications by Project Management.**