

# LA FELICIDAD II

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## SPECIFICATIONS





# SPECIFICATIONS - LA FELICIDAD II

## STRUCTURAL SYSTEM

Foundation based on reinforced concrete slab, according to structural calculation and terrain characteristics.

Reinforced concrete sanitary slabs supported on concrete block factory load-bearing walls, plastered with cement mortar externally and covered with drainage sheet that separates it from the ground.

Structure of reinforced concrete gantries in accordance with building regulations.

## FACADES

Double-sheet enclosure: outer sheet of 15 cm aerated concrete block covered on the inside with waterproof cement mortar, air chamber separating the inner sheet; and a self-supporting interior panel with 15-mm plasterboard on 70-mm galvanized profiles and mineral wool-based insulation.

Insulation thicknesses based on energy calculations until the façade is optimized to obtain an A or B energy rating.

Exterior cladding on facades: rendered with water-repellent mortar sprayed and reinforced with plasticized fiberglass mesh in the areas where different materials meet, finished with waterproof paint.

## ROOFS

Non-passable roofs with inverted system with: slope formation based on lightened mortar; waterproofing of modified bitumen sheet armed with polyester fiber, mortar regularization layer; thermal insulation of extruded polystyrene sheets of high thermal performance, geotextile separator layer; finishing layer with washed gravel of 30 mm leveled.

Insulation thicknesses depending on energy calculations to optimize the roof to obtain an A or B energy rating.

On walkable roofs, the gravel finishing layer is replaced by the external paving.

## EXTERIOR CARPENTRY

Carpentry of aluminium with thermal break. Tilt/turn or slide opening system according to plans.

Extruded aluminum roller blinds are in the same color as the carpentry in bedrooms and in the rest of rooms will be installed in those gaps where it is required according to energy demand study.

Double glazing with laminated glass according to regulations and thermal performance according to energy calculations required by the Technical Building Code.

Entrance door with reinforced protection with five locking points, of reinforced galvanized steel interior structure, PVC coated in the same color as the carpentry.

## COMPARTMENTALIZATION SYSTEM

Interior partitions using laminated gypsum board with sound insulation on the inside.

Finishing by smooth plastic paint, with two hands, in color to choose.

## INTERIOR CARPENTRY ELEMENTS

Hinged or sliding interior doors with dimensions according to the plan, made of water-repellent DM chipboard and white lacquered finish.

Built-in kit wardrobes, melamine board interiors with imitation textile finish with shelves and upper compartmentation; hanging fittings and sliding or folding doors according to plan, smooth with white lacquered finish. Progressive closing system.

## FLOORS AND COATINGS

Floors inside: rectified porcelain stoneware flooring GRESPANIA 60 x 60 or equivalent, taken with special high-adherence glue, on a self-leveling mortar base.

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Floors on outdoor terraces: The same model with anti-slip finish will be installed.

In bathrooms, the shower cabins will be covered with a GRESPANIA porcelain plate, format 30 x 90, placed horizontally. The rest of the bathroom will be finished with washable matt enamel paint in white RAL 9010.

In dry areas and the rest of the apartment, finish with two coats of smooth white plastic paint, on the previously prepared support.

False interior smooth plasterboard ceilings, with curtain rods in the façade openings Finished with white matt plastic paint in three hands. Where necessary in bathrooms, a removable false ceiling will be used to control the facilities.

## PLUMBING INSTALLATION

### Cold water installation, which includes:

Indoor cold water network based on uprights and branches from general internal stopcock to consumption and supply points, using Cross-linked Polyethylene (PEX) piping.

### Domestic hot water installation, which includes:

Sanitary hot water generator equipment, using a high energy efficiency arothermal system, with heat pump.

Indoor hot water network, based on uprights and branches from the arotherm to consumption and supply points, by channeling multilayer cross-linked polyethylene pipes with aluminum core (PEX-AL-PEX).

## ENVIRONMENTAL THERMAL CONDITIONING INSTALLATION

Installation of ducted air conditioning and grills with air-liquid refrigerant heat pump, inverter.

## INDOOR AIR QUALITY AND TREATMENT INSTALLATION

Installation of controlled mechanical extraction (VMC) based on mechanical-controlled centralized extraction system, for indoor air extraction ventilation, formed by in-line extractors type Siber or equivalent.

Installation of ventilation in kitchen, with carbon filter hood.

## ELECTRIFICATION INSTALLATION

Indoor electrical installation in Low Voltage, which includes:

- Connection facilities and general power supply line with the street electrical network and general protection box.

- Indoor distribution network, in Low Voltage, with high electrification, indoor and outdoor distribution circuits.
- Decorative control mechanisms and bases type Simon 82 Detail or equivalent in white color.
- Ground-to-ground protection network, based on independent protection network, buried ground network and equipotential protection networks in bathrooms.
- High degree of electrification of the apartment, according to specific indications of the Low Voltage Electrotechnical Regulation.
- Circuits dimensioned for a single-phase power of 9.2 kW.
- Channeling for TV and telephony. RJ45 sockets in all rooms (not including toilet and bathrooms).
- Photovoltaic installation for self-consumption.
- Installation of DTT antenna.
- Electronic intercom.

## BATHROOMS AND TOILET

### Sanitary

Suspended toilets from ROCA with a built-in cistern.

In master bathroom cabinet from VERROCHIO with washbasin integrated in ceramic worktop.

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In secondary bathrooms, wall-mounted washbasin by ROCA.

Shower trays STONE from VERROCHIO.

## Taps and fittings

In bathrooms and toilets the taps are of the HANSGROHE brand, VERNIS BLEND model, chrome finish.

In kitchen mixer tap, model Zesis.

Glass screens in shower space enclosure.

## EQUIPMENT SYSTEM IN KITCHEN

### Furniture and fixed elements

Fitted kitchen with units made of high-pressure laminate and granite worktop.

### Household Appliances

Oven BALAY, 3HB2010X0.

Hob BALAY 3EB715ER - Vitro 3 zones.

Extractor hood BALAY 3BE297RW, 90 cm white.

## NOTES

Once the structure of each floor of the building is completed, no changes can be made to the interior of the apartments.

All finishing materials must be selected by that time, otherwise they will be selected by Construcciones Hispano Germanas, S.A.U. and cannot be changed later.

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The materials, elements, procedures and specifications described in this document are indicative and subject to modification by technical requirements of the Optional Management of the construction works and the regulations in force, guaranteeing in any case the maintenance of the general level of quality of the building and the apartments.

PROMOTES



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