

# **BUILDING SPECIFICATIONS**

**Ref.: 2310801**

## **FOUNDATION:**

The geotechnical study dictates the use of isolated footings for the foundation, braced together with purlins on the first floor to enhance anti-seismic performance.

## **STRUCTURE:**

The dwelling's structural framework will primarily consist of pillars. Slabs will be constructed using a combination of waffle slabs made of lost blocks and solid slabs for porches and terraces. Interior stairs will be composed of reinforced concrete slabs, all in full compliance with current regulations. Furthermore, a grounding network will be incorporated.

## **ROOF:**

The roof design features a flat, walkable surface on the solarium. It will have slopes formed with light aggregate concrete (arlite type), accompanied by thermal and acoustic insulation. Rigid extruded polystyrene panels will be installed, and waterproofing will be achieved using an improved PN-7 bi-layer membrane adhered to the substrate. The roof's final finish will consist of imitation wood tile flooring, received with low-shrinkage cement mortar on a screed suitable for outdoor applications.

## **FACADES:**

The building's facade will be constructed using brick with thermal insulation coated with a single-layer mortar.

## **PARTITION WALLS:**

Interior partitions will be made from double plasterboard. Exterior carpentry will be of premium-quality PVC with standardized profiles, featuring thermal bridge breaks and double glazing with Climalit-type chambers. Motorized blinds will be included.

## **KITCHEN FURNITURE:**

The kitchen will be designed with concealed handles and feature a porcelain worktop. It will include a stainless steel sink placed beneath the worktop with mixer taps.

## **BATHROOMS:**

The bathrooms will be equipped with designer bathroom fixtures in white, mixer taps, a shower column, and large format shower trays. Countertop washbasins and suspended bathroom furniture will also be provided.

## **INTERIOR CARPENTRY:**

Interior carpentry will comprise an armored front door and white lacquered interior doors. Closets will be lined with textile, and the doors will be made of white lacquered wood DM.

## **PAVEMENTS AND COATINGS:**

High-quality wood-colored porcelain stoneware will be used for the flooring throughout the house. Bathroom walls will feature porcelain stoneware, while the house's vertical walls will be finished with smooth white matte plastic paint. False ceilings will be installed throughout the house.

## **EXTERIOR PAVEMENTS:**

Porch and terrace areas will be paved with non-slip stoneware matching the house's color scheme. The community garage interior will be finished with polished concrete.

#### AIR CONDITIONING AND COMFORT:

The house will be pre-installed for air conditioning via ducts. An aérothermal installation will be implemented to produce hot water, and mechanical ventilation will be provided.

#### ELECTRICITY AND TELECOMMUNICATIONS:

Electrical installations will adhere to the REBT regulations. High-end mechanisms will be used inside the house. Exterior lighting will be achieved through LED-type luminaires.

Telecommunications installations will meet current regulations, providing access to Internet and cable TV service operators.

#### SECURITY AND HOME AUTOMATION:

Security features will include a video intercom system and video surveillance via cameras at entrances, garages, and common areas.

#### EXTRAS:

Additional features include underfloor heating installation in bathrooms, a power socket for electric car recharging in the communal garage, air conditioning, an electrical appliances package, a Jacuzzi, home automation, an interior lighting package, lamps, and a furniture pack.