

# ARIA

The word "ARIA" is written in a bold, blue, sans-serif font. A light blue, wavy graphic element, resembling a stylized wave or ribbon, passes behind the letters, starting from the left and ending on the right.

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BY THE BEACH

BUILDING SPECIFICATIONS



## FOUNDATIONS.

The foundations have been designed with braced reinforced concrete footings (with bracing slabs and grade beams and tie beams) installed on a suitable geotechnical unit. In the event that such a level cannot be reached, concrete pits will be used for that purpose.

## SUPPORTING AND HORIZONTAL STRUCTURE

The structural system is composed of rectangular cross-section reinforced concrete pillars supporting reinforced waffle slabs or solid slabs. The possibility of hanging girders has been considered, given the areas to be bridged.

## OUTSIDE WALLS

In general terms, these are formed on the outside face with solid perforated brick for rendering or with face brick, according to the design of the façade, coated on the inside with cement mortar and on the interior face drywall -Pladur system- using 13 mm double plasterboard panel. Heat and sound insulation using rockwool, according to CTE D8-HE "Energy Saving" standard.

### ROOFS

The accessible and non-accessible roofs over living spaces will have a slope of between 1% and 5% and will be formed by a damp-proofing barrier of 5-cm thick, 50 kg/md extruded polyurethane, slopes formed using Arlite-lightened concrete and ridge tiles, valley tiles and joints made with a layer of double hollow brick, trowelled and clean, waterproofed using POLIUREA geotextile and 2-cm-thick protective layer of mortar, trowelled and prepared for tiling.

In the case of open terraces and covered terraces above non-living spaces the following will be used: waterproofing with POLIUREA bonded following priming of the mortar surface, a slope of between 1% and 5% trowel finished and protected with a separating geotextile layer composed of polyester fibres joined with needle punching, with a surface mass of 200 g/m<sup>2</sup> and 2-cm protective mortar layer, trowelled and prepared for tiling. All laid out inclinations formed with Arlite-lightened concrete.

## INTERIOR WALLS.

Separations between different apartments (dividing walls) and between apartments and common areas will be made using one-half brick walls made of solid perforated brickwork and double freestanding plasterboard -Pladur system- using 13 mm double



plasterboard panel, with sound insulation using fibreglass, according to CTE D8-HR "Noise protection" standard.

-Interior separations inside the apartments will be made using a drywall using 13 mm double plasterboard panel and fibreglass. In kitchens and bathrooms the drywall will be water-resistant.

## RENDERING

The exterior rendering will be continuous and composed of traditional waterrepellent mortar reinforced with meshing where materials change (thickness= 2 cm on both vertical and horizontal surfaces).

Certain parts of the building will be tiled according to the architectural design, using tiles of the type MENHIR NONSLIP 45x90 cm or similar.

Rain gutters will be trowelled and waterproofed by applying a first coat of acrylic rubber mastic, upon which a 'Mallaflex' fibre-glass felt frame will be applied which in turn will be coated with a second coat of acrylic rubber mastic. After waterproofing there will be a special sill of polymer concrete or similar.

There will be plasterboard suspended ceilings in certain areas of the house, finished with cornice moulding in living rooms. In the case of a covered terrace, in certain cases a suspended false ceiling is planned with a metal structure with a cement board covered with finishing paste.

## FLOORING AND WALL TILES

The skirting will in all cases be of the same material as the floor tiles. Floors will be sound insulated. ('Damm' Impact-type laminate) The apartment floor tiles will be Bluestone BONE 80x80cm by PORCELANOSA or similar. The non-slip version of Bluestone taupe tiles will be used on open and covered terraces 80x80cm or similar.

### Master bathrooms and Penthouse apartments:

**Option a)** Floor in CARRARA NATURAL 60X60 cm by PORCELANOSA or similar. On walls: CARRARA WHITE MATT XL 45x120 cm by PORCELANOSA or similar. White resin Land Stone shower plate by PORCELANOSA.

**Option b)** General floor tiles Bluestone BONE 80x80 cm. Washbasin and shower tiles with XLIGHT Lush White Nature 120x250 cm, other walls with white plastic paint.



## **Second bathrooms:**

Floor Bluestone BONE 80x80 cm by PORCELANOSA or similar. Main front wall (counter-top and washbasin) XLIGHT 120x250 cm. (Lush White or Savage Dark) Wall covering shower Bluestone BONE 31.6x90 cm (natural ) by PORCELANOSA or similar Other walls with white plastic paint (RAL 9010) Land Stone shower plate by PORCELANOSA

In common areas such as the lift hallway, corridors, etc the tiles will be Bluestone Bone 60X60 by PORCELANOSA or similar. The communal staircases will be in the same material in its non-slip version.

In outdoor common areas, (swimming pool, sun deck, showers, etc) MENHIR NONSLIP 45x90 cm or similar will be used.

Footpaths will be by 'Páramo', 'Románico' model concrete cobble stones combined with 'Antracita' model cobble stones.

On pedestrian ramps, the central square, etc, in deactivated concrete in beige colour and 'pre-fabricated concrete pieces.

The road for vehicle traffic will be asphalted.

On the outside patios of Blocks 1 and 2 a number of finished concrete planters will be installed. The floor will be of RAHOU BRAND, TERRA COLOUR DECKING.

## **PLUMBING**

Consisting of PEX reticulated polyethylene for interior pipes and polyethylene for outdoor networks. All pipes will be insulated using an insulating sleeve (hot and cold water pipes). General cut-off taps in the equipment cabinet inside the apartment.

Individual cut-off pipes for each room.

Water connection on terraces.

There will be water storage tanks, and a watering and fire-fighting system.

Total flow meters / general meters for swimming pool, drinking water, watering, fire-fighting.

Meter banks for apartments.



## **BATHROOM FITTINGS.**

All bathroom fittings will be wall-mounted and will be NOKEN by PORCELANOSA, ARQUITEC SUSPENDIDO MODEL. With a Smart Line NK in-wall tank and a NOKEN flush plate by PORCELANOSA or similar. All toilet seats will have a soft-close system.

KRION SYSTEMPOOL bathroom countertops by PORCELANOSA or similar, with 20 cm front-piece and KRION BC810 washbasin 48x48 cm.

Under-sink cabinet in master bathrooms and penthouses and a shelf in other bathrooms.

Mirrors will be with separating surround and perimeter LED lighting.

## **TAPS**

In master and secondary bathrooms, the model of washbasin taps will be NK LOGIC mixer taps by PORCELANOSA or similar. Shower taps in bathrooms will match those on the washbasin, plus hand-held shower-head of the same model.

### **Master bathrooms and penthouses:**

In master bathrooms, the washbasin taps will be NK LOGIC mixer taps by PORCELANOSA. Shower taps in bathrooms will match those on the washbasin, plus hand-held shower-head of the same model.

### **Second bathrooms;**

In bathrooms, the washbasin taps will be NK LOGIC mixer taps by PORCELANOSA or similar. Shower taps in bathrooms will match those on the washbasin, plus hand-held shower-head of the same model.

## **DRAINAGE**

Pipes will be of soundless PVC, TERRAIN brand or similar. Rainwater drainage network separate from sewage. Collectors with PVC pipe, tile coloured. Inspection manholes with non-return valves at exit from blocks. Siphon traps in bathrooms and toilets. Drains and safety water spouts on terraces of penthouse floors. Water run-off spouts only on remaining floors.



## **ELECTRICITY**

Wall switches will be by SIMON, 100 series, in white, incorporating the iOSimon system in which switches are changed from analogue to digital. The fuse/breaker box will be located behind the apartment entrance door. The maximum admissible power for the apartment will be 9,200 w through single-phase distribution (230v).

All bathrooms will have electric under-floor radiant heating.

## **CLIMATE CONTROL AND AIR-CONDITIONING.**

One unit per apartment air to air system by DAIKIN. Single-phase. 'Climaver Plus' type fibr glass ducts lined inside and out with aluminium. Double-deflection manually controlled grilles both for both supply and return. All bathrooms will have electric under-floor radiant heating.

Aeroterminia system: it is a clean technology that extracts up to 77% of the energy of the air. The aeroterminia machines are heat pumps of last generation designed to provide cooling in summer, heating in winter and, if desired, hot water all year round.

## **TELECOMMUNICATIONS.**

Telecommunications enclosures (RITI/RITS).

Cabinets in basements (RITM).

Telephone points with RJ-45 outlets in lounge, kitchen and bedrooms of the same brand as the sockets in the apartment, with white interior sockets by SIMON serie 10 incorporating the iOSimon system.

Inspection covers on each floor and cabling by TELEFONIA.

Data connection points with RJ-45 sockets situated in the living room and main bedroom, same brand as the sockets in the apartment, with interior sockets by SIMON serie 10 incorporating the iOSimon system.

External distributors and networks in accordance with telecommunications infrastructure regulations.



## TELEVISIÓN

Satellite dish. Terrestrial aerial for TV and FM channels TV. RF.+ RI. Sockets in living rooms, kitchen and bedrooms will be of the same brand as the wall switches in the apartment, with the internal SIMON serie100, in white, incorporating the iOSimon system. Unconnected sockets planned for equipment cabinet, of the same brand as the wall switches in the apartment.

## ANSWERPHONE

By Fermax with external plaque, plaques at each building entrance door and a handset in the apartment entrance hall.

## INTERIOR CARPENTRY

### Main entrance door

Security door. Height 240cm. Two phenolic laminated marine plywood boards with textured wood veneer, by OBERFLEX , OR SIMILAR, AGED OAK MODEL SANDED FINISH. SEE DETAILED DESCRIPTION.

Solid ash door surround. Same finish and colour as the textured oak wood.

### Interior room and bathroom doors

**Option a:** Door composed of two phenolic laminated marine plywood boards with textured wood veneer, by OBERFLEX, or similar, AGED OAK MODEL SANDED FINISH. Height 240cm. MDF door surround. Same finish and colour as the textured wood. Bathroom doors with APL-P aerator by EUNAVENT. SEE DETAILED DESCRIPTION Option

**Option b:** White lacquered wood door.

### WARDROBES

**Option a:** Doors laminated in textured wood by OBERFLEX, or similar, AGED OAK MODEL SANDED FINISH. Interior linen finish.

**Option b:** White lacquered wood door.



## **BUILDING ENTRANCE DOORS**

Doors in solid ash wood same colour and finish as texturized oak wood. With 20cm curved strips with 10mm groove. Frame in solid wood and fixed security glass with curved decorations on the lower part. SEE DETAILED DESCRIPTION

## **WINDOWS AND SLIDING DOORS**

All windows and sliding doors in PVC, by GEALAN S 8000 IG or similar, colour SILVER with thermal bridge break.

## **PAINTWORK**

On interior, acrylic paint on walls and ceilings. Enamel paint on locks and door handles on top of a 'red-lead' primer. Plastic paint on ceilings in wet rooms. BRUGUER ARTITUDE series paint Interior. Colour RAL 0759205 On curved strips of building facade. Colour Light Stone, CODE. 6085322 Outside porch walls. Colour Dark Stone, CODE 6085318.

## **GLAZING**

PLANITHERM 4S 6.6/12/6.6 Glass -Curtain wall-, 5.5/12/4.4, 4.4/12/4.4, 4.4/12/6 ('Climalit' type glass. Thicknesses varying according to the size). Safety railings 8+8 or 10+10 (depending on size) with system for fixing to masonry ('Segurit' laminated and tempered glass) type Q-railing Easy Glass.

## **LIFTS**

Otis GEN-2 Switch model (single-phase) Rear panel with full-size mirror, side panels in washed walnut wood, floor same tiles as corridor. Ceiling and button panels in non-perforated brushed stainless steel, handrails and skirting in brushed chrome

## **POOL TERRACE PENTHOUSE**

Jacuzzi Porcelanosa System Pool or similar is integrated in all terraces of penthouses.



## INTERIOR LIGHTING

WITH SUSPENDED CEILING	CORRIDOR KITHHEN BATHROOM	ARKOS LIGHT SWAP S ARKOS LIGHT BATH
WITHOUT SUSPENDED CEILING	LIVING ROOMS BEDROOMS	ARKOS LICHT SKY 2
COVERED TERRACES	WALL CEILING	ARKOS LIGHT ZOMWALL ROUND D ARKOS LIGHT STRAM SURFACE
COMMON AREAS	WALL CEILING	ARKOS LIGHT ZOMWALL ROUND D ARKOS LIGHT STRAM 3