

## THE BAY COLLECTION

# MATERIAL LIST

## Villas

## **KITCHEN**

The level 1 kitchen is delivered with low furniture, appliances, countertop and all the necessary facilities for its operation.

The Client can choose the division of the cabinets, drawers, location of appliances, etc. The Appliances included are of the brand "BOSCH", or "SIEMENS" such as:

Fridge, microwave, oven, extractor hood, dishwasher, induction hob, washer, and dryer (these will be located in the laundry room).

On level 0, the kitchen is delivered with the furniture, worktop and facilities according to the plan and with refrigerator, induction hob, extractor hood, microwave oven and sink.

\*\* Silestone countertops and doors finish to choose from the exhibition established by our supplier.  
FABRISOL \*\*

### **KITCHEN FURNITURE:**

Doors in DM wood 22mm thick lacquered High Gloss with nail. Wooden doors DM Luxe 19mm Glitter 4 PVC edges with Gola handle.

\*\* Color to Choose at Manufacturer's Exhibition \*\*

### **SILESTONE WORKTOPS:**

- Colors to Choose: Zeus White, Kenscho, Haiku, Tao Black, Maple White. APPLIANCES BRAND SIEMENS or BOSCH
- 3 or 4 induction hobs, Stainless steel oven. Pyrolytic stainless steel microwave.
- Decorative hood 90 cm wide wall. Stainless steel refrigerator bus.
- Integrated dishwasher series. Free standing Washing machine 7kg. capacity Free standing tumble dryer 7kg capacity.
- Franke series sink under countertop in stainless steel. Franke mixer tap removable series.

## **BATHROOMS**

### **DESCRIPTION OF THE BATHROOMS**

The house has five bathrooms and two toilets:

**MAIN BATHROOM (Level 1):** Shower with screen, Double Basin and WC separated from the rest of the bathroom by a glass door.

**TOILET 1 (Level 1):** Washbasin, toilet and bidet.

**BATHROOM 2, 3, 4 and 5 (Level 0):** Shower with screen, sink and toilet.

**TOILET 2 (Level 0):** Washbasin and toilet

**\*\* Dimensions and distribution of toilets will be located according to attached plan \*\***

## **SANITARY**

### **JACOB DELAFONT MODELS AND SERIES:**

STILLNESS, TERRACE, ESCALE, PRESQU'ILE, RÈVE, REPLAU, SPHERIK, RYTHMIK, OVE, ODEON UP, PACIFIC, HORIZON, PARALLEL, MALICE, WAVE,

**\*\* The W.C. can be suspended or on the ground, with a cistern or recessed depending on the model chosen by the client \*\***

Faucet

### **GROHE MODELS AND SERIES:**

EUROPLUS; BLOCK; LINEARE; EUROCUBE; ESSENCE; EURODISCO; CONCETTO; EUROSTYLE; EUROSMART

### **JACOB DELAFONT MODELS AND SERIES:**

APARU, THERMOSTAT, MARGAUX, SYMBOL, STILLNESS, FAIRFAX, PURIST, OBLO, SINGULIER, TOOBI, PANACHE, JULY, EASY.

Countertops (in Wood or Silestone) included.

Shower screens included. Furniture and mirrors not included.

## **INSTALLATIONS**

### **AIR CONDITIONING**

Comprehensive housing air conditioning system with "DAIKIN" or similar equipment. The System is executed through conduits with independent thermostats for rooms.

Installation completely finished, tested and with certificate of commissioning of the technical service of the brand.

### **DOMOTICS SYSTEM**

Home automation system consisting of touch screen, battery and receiver emitter of the functions:

- Smoke detection in kitchen.
- Flood detection in all wet rooms.
- Control of connection / disconnection of air conditioning.
- Detection of power failure and message delivery due to breakdown or alarm.

### **THERMOVELOCIMETRIC DETECTOR**

Carbon monoxide detector approved, with activation LED in the kitchen.

### **FLOOD DETECTOR**

Flood detector with interchangeable base, output for action indicator and activation LED.

### **UNDERFLOOR HEATING**

Installation of hydraulic radiant floor throughout the house.

### **ALARM**

Complete installation of alarm for the interior of the house carried out by a security company Approved by the Management.

MOTION DETECTOR: Passive infrared detector, volumetric type with range 12.00 m., 3 beam fans, 18 doubles, aperture- 85°, fresnel lens.

PIEZOELECTRIC SIREN: 12V piezoelectric siren, power 110 dB at 1.00 m., White polycarbonate box.

PORTABLE BIDIRECTIONAL COMMAND, WITH PANIC AND ARMED SIGNAL. MAGNETIC SENSOR AND INFRARED. MAGNETIC RADIO SENSOR WITH ADDITIONAL ALARM INPUT.

### **VIDEO INTERCOM**

Installation of video intercom in color with relocated camera.

### **SANITATION INSTALLATION**

The materials used in the installation are detailed below:

- Both the residual and mixed downpipes, the small evacuation network of wet premises, the hung and buried collectors, the rainwater gutters and downspouts have been projected in 3.2 mm PVC series polyvinyl chloride.
- The joints of the pipes will be glued type for PVC pipes.
- The interior boxes will be PVC measures according to the needs of the installation.

Sanitary cold water installation:

The cold water pipes will be drawn with Polyethylene pipe for the connection and Polypropylene (PPR) for the particular interior installation. The faucets will be chrome plated and equipped with hydromixer.

Domestic hot water installation:

The hot water production for ACS is in compliance with DB-HE-4 with an AEROTHERMAL SYSTEM as renewable energy.

## **ELECTRICITY INSTALLATION**

From the buried low voltage network that runs through the area, to the general power box on the facade of the housing., will take the buried connection, which will be made of aluminum, insulated with cross-linked polyethylene XLPE. The connection will be made based on the standards of the supplying electricity company.

From the general power box up to the meter there is a GENERAL POWER LINE of insulated copper with cross-linked polyethylene XLPE, under rigid PVC pipe; The line that links the meter to the control and protection panel will be insulated, made of rigid copper and covered with cross-linked polyethylene XLPE in PVC pipes with surface mounting.

The interior installation will be with copper conductors and low PVC insulation had PVC.

The sizing of the network inside the house will be carried out for a degree of ELEVATED electrification. NIESEN Mechanisms color "Broken White" model Touch or similar.

## **COMMUNICATIONS**

Installation of Broadcasting and Television, including pre-installation for digital platforms, with RTV and TLCA (cable TV) sockets in the living room, bedrooms, kitchen and terrace.

Basic telephone network and ISDN with sockets in living / dining room, bedrooms and kitchen.

## **GROUNDING INSTALLATION**

It is connected to ground:

- TV and Cable installations.
- Electrical outlets and metal masses of toilets and bathrooms.
- Plumbing installations, gas, heating, tanks, boilers, elevator guides and all important metallic elements.
- Metal structures, reinforced concrete, and wall reinforcement.

A special line will be provided for this purpose formed by a grounding line of each device that will reach the foundation level to a connection and registration box through which it is connected to the perimeter ring formed by a buried bare copper conductor and connected at 7 points to the lower reinforcement of the perimeter beam of the foundation slab.

To this perimeter ring will be connected vertical copper electrodes of copper coated steel placed under the counter.

## **VENTILATION INSTALLATION**

All rooms of the house have natural ventilation, except the storage room. Regarding the indoor health conditions, the house has a forced ventilation system with heat exchanger complying with the minimum ventilation flow for each of the rooms and the design and dimensioning conditions indicated in DB-HS-3.

## **ENVIRONMENTAL CONDITIONING SYSTEM**

The materials and systems chosen guarantee hygienic, health and environmental protection conditions, in such a way that optimal health and sealing conditions are achieved in the interior environment of the building, so that it does not damage the environment in its immediate environment, guaranteeing proper management of all kinds of waste.

The basic parameters that have been taken into account for the solution of walls, floors, facades and roofs have been, according to their degree of impermeability, those established in DB-HS-1 Protection against moisture.

Regarding waste management, the house has immediate storage spaces, fulfilling the characteristics in terms of design and dimensions of the DB-HS-2 Collection and disposal of waste.

Regarding the indoor health conditions, the house has a mechanical ventilation system, complying with the minimum ventilation flow and the design and dimensioning conditions indicated in DB-HS-3.

## **INTERIOR CARPENTRY**

### **ENTRY DOORS**

Reinforced entrance door, with measures and specifications according to carpentry plan, edged on all four sides, lined internally with the same material as the other interior doors. Exterior wood IROKO or lacquered color even mortise lock 10 and anchor points hinges fixed with screws, peephole, lower brush handle and inner handle, pre-fence, flashings, plumb and level. Everything according to C.T.E.

### **PASSAGE DOORS, CABINETS AND DRESSERS**

Door internal passage in block by MDF board, of molded sheet, measures and s / plane specifications carpentry LACKERED formed pre-fence and frame, leaf to overlap of 0,725x2 10 m., Delivery of the least 5 cm for anchor pavement and canted in the four faces. Even hanging hardware consisting of 4 hinges of 100 mm, with a steel spigot, polished brass handles, slip, flashing, leveling and plumbing, anchors.

Colors and finishes to choose from: Oak, Hickory, Oak them white, and any color of the RAL. Doors and Cabinets must be of the same Finish or Color as the Doors.

The housing consists of a dressing room in master bedroom and five modular cabinets sliding panels distributed in the remaining bedrooms. The customer can choose the distribution of these closets and dressing room.

### **EXTERNAL CARPENTRY**

(Glazed vertical spaces)

The outer carpentry is perfectly resolved the evacuation and collection of condensed water so that it does not cause damage to the interior. The carpentry material is perfectly compatible with the factory in which it is anchored.

The exterior carpentry has as its main function the acoustic, hydrothermal and water-tight insulation, in addition to allowing ventilation and lighting in accordance with what is specified in the CTE.

Doors and windows, folding and sliding PVC GEALAN 8000 IQ series White. 60mm Flashing Assembly. Dimension and shape according to carpentry plan. Glass, formed by 3 + 3 mm / chamber 12 mm / 3 + 3 mm, and in fixed corners if there were at 90°, 6 + 6 mm (To calculate glass thicknesses min.) / Transparent and aerator.

\*\* Option Aluminum Carpentry with thermal bridge break of the TECHNAL brand. \*\*

Garage door with remote control.

### **GARDEN**

It is delivered fully finished including grass (TP), shrubs, trees and the entire hedge plantation along the perimeter of the plot including electro-welded fencing (1 m high) to ensure privacy and enclosure of the plot. Complete installation of automatic irrigation, outdoor lighting and of course the freedom to choose the design of your garden.

### **SWIMMING POOL**

The Pool has an overflowing design on one side, installed with automatic saline chlorinator. It is delivered full and in operation, as well as the Night Lighting by means of Led with color change.

Inside the pool to choose from a catalog of SALONI except for Roberto Verino models and gresites by piece.

## CONSTRUCTION SYSTEM

### SUPPORTING STRUCTURE

The supporting structure of the building consists of concrete pillars, metal pillars and concrete walls in the Basement.

### HORIZONTAL STRUCTURE

The horizontal structure will be resolved by two-way reinforced concrete slabs with concrete vaults inside, as well as necessary edge ribs and ribs in the gaps and enclosure supports. Concrete HA-25 / B / 16 / I with rolled aggregate of maximum diameter 16mm., And soft consistency, CEM I / 32.5N.

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### SURROUNDING SYSTEM

Building envelope: It consists of all the enclosures.

### ENCLOSURES

The function of the enclosures is to ensure acoustic and hydrothermal insulation in accordance with the conditions required in the Technical Design Standards. These enclosures will resist the action of wind, rain and snow. They shall be resolved so that they have an acoustic attenuation greater than 50 dB (A) and ensure the thermal insulation provided in the Standards.

The technical parameters determining when choosing the facade system have been compliance with the DB-HR acoustic regulations and the limitation of the energy demand CTE-DB-HE1.

SISMO S25\_4np\_4np enclosure

Reinforced concrete central band and 4 cm EPS panels on both sides for a total width of 25 cm, finished according to stay

MODULE WEIGHT = 5.437 KG / M<sup>2</sup> TOTAL WIDTH = 25 CM

Concrete thickness = 15 cm Fire resistance ≥ 140 min

Noise protection

Surface mass: 232.65 kg / m<sup>2</sup>

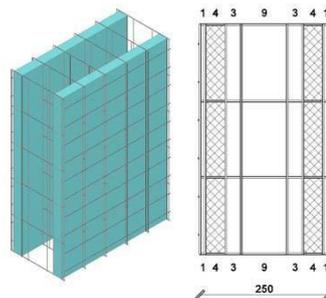
Overall acoustic reduction index, weighted A, RA:

47.9 dBA

Protection against moisture

Degree of impermeability reached: 3

Solution adopted: R1 + B1 + C1



### DECKINGS

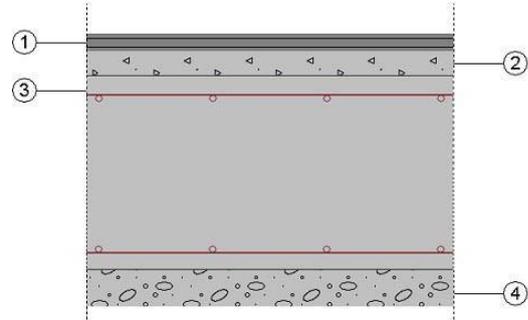
The technical parameters determining when choosing the roof system have been compliance with the acoustic regulations CTE-DB-HR and the limitation of the energy demand CTE-DB-HE-1, as well as obtaining a system that guarantee the collection of rainwater and a correct waterproofing.

## SCREED FLOORING:

Screed flooring areas near the outdoor pool of 20 cm edge with regularization layer and 4 cm thick grip and platelet or ceramic tile finish. Set placed on toned of ground improved to 95% normal proctor, polyethylene film and 5 cm layer of HM-20 cleaning concrete.

List of layers:

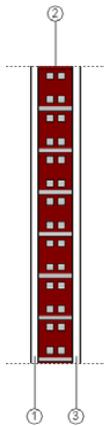
- 1 Platelet or ceramic tile
  - 2 Cement mortar or lime for masonry
  - 4 and for plaster / plaster 1800 <d <2000 cm
  - Reinforced concrete d> 2500 20
  - Cleaning concrete
  - 5 Cement mortar m-4 (dosage 1: 6).
- Limitation of energy demand  $U_s$ : 0.70 Kcal / h m<sup>2</sup> °C



## COMPARTMENTING SYSTEM

Interior partitions:

Brick partition Lh70. Partition of a 7 cm double hollow ceramic brick sheet, with projected plaster coating and 1.5 cm Masterpiece on each side or plated with Porcelain Material according to room.



List of layers:

- 1 Plaster plaster 1000 <d <1300 1.5 cm
  - 2 Double LH partition [60 mm <E <7 cm
  - 3 Plaster plaster 1000 <d <1300, or glazed ceramic tiling 1.5 cm
- Cement mortar m-5 (dosage 1: 6).  
Limitation of demand  $U_m$ : 2.11 W / m<sup>2</sup>K Protection against noise  
Fire resistance: EI 180 Surface mass: 99.60 kg / m<sup>2</sup>  
Overall acoustic reduction index, weighted A, RA: 38.2 dBA

## VERTICAL EXTERNAL COATINGS

Exterior facade cladding by white Monolayer Mortar combined with cladding through ceramic plate of exposed brick or porcelain according to graphic documentation.

## VERTICAL AND HORIZONTAL INTERIOR FINISHES INTERIOR WALLS

Plaster plaster mastered smooth plastic paint:

Trimming and plastering of plaster of construction B1 screed, on vertical facing, previous placement of anti-alkali mesh in changes of material, and finishing of plaster in thin layer C6 and plastic paint with smooth texture, white color or to choose from RAL matte finish on horizontal and vertical interior plaster walls.

## PORCELAIN TILE

Tiled with pieces of vitrified ceramic colors and dimensions to choose by the client, with cement mortar plastering, using cementitious adhesive exclusively for interior use, placed in vertical interior walls of bathrooms and toilets.

TO CHOOSE FROM ALL THE SALONI CATALOG, with the exception of Roberto Verino Models and pieces by pieces.

### **INTERIOR TILING**

Tile flooring:

Taken with m-4 grout mortar (dosage 1: 6) on a 2 cm river sand layer. medium thickness Lowered skirting board of the same material, matching the sores with those of the flooring, received with cement mortar.

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### **LAMINATE AND WOODS**

For Bedrooms and Lounges:

Floating Platforms Multilayer in wood to choose coloration and termination of tone of the wood (according to sample and model exposed in the sales office.)

**OUTDOOR NON-SLIP SOLERY**

NON-SLIP ceramic tile flooring, C2, taken with grout mortar on a layer of medium-sized river sand, on terraces and porches.

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**REMOVABLE OR FIXED FALSE CEILING**

False metal roof of white lacquered aluminum slats, in bathroom interiors where the Indoor Air Conditioning Units are installed. The rest with plasterboard roof.