



STONEWEG  
Living



**Building Specifications**

**“Golden Bay Living”**



## FOUNDATIONS AND FRAME STRUCTURE

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Basement perimeter retaining structure via reinforced concrete screen-walls and surface foundation via reinforced concrete slab.

Frame via reinforced concrete pillars. Reinforced concrete solid slabs on all floors.



## FAÇADE

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- External Thermal Insulation Composite System (StoTherm Classic or similar) with organic coloured rendering—finishing to be defined—and silicone resin on mortar with reinforcement mesh on 10 cm-thick rigid expanded polystyrene foam panel and one-component foam tape for fixing to external 14 cm perforated ceramic brick wall, air chamber and reinforced self-supporting interior system with double laminated chalk sheet (Knauf or similar).

- Specifically, the External Thermal Insulation System is replaced with anthracite-coloured aluminium composite panels with Alucobond thermoplastic resin core on low thermal conductivity, 5 cm-thick rigid expanded polystyrene foam panel, anchored to external 14 cm perforated ceramic brick wall.

- Roof coping via white ceramic slats fixed to metal substructure—model to be defined.



## DIVIDING WALLS AND ROOFING

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27 cm-thick party wall with wavy-profiled asphalt plate, specifically exposed, 14 cm perforated ceramic brick wall, 8 cm polyurethane thermal insulation and reinforced self-supporting laminated plasterboard.

- Ceramic-tiled sloped roof with an average slope of 2-5%, cellular concrete drop, one-coat built-up roofing adhered with elastomer-modified bitumen sheet, thermal insulation via weldable mineral wool rigid panels and 40x19x16 cm curved ceramic tiles with M-2.5 industrial cement mortar.

- Specifically, and in order to facilitate the installation of systems (aerothermal, telecommunications and HVAC units), roofing to be trafficable inverted flat roof, cellular concrete drop, one-coat built-up roofing adhered with elastomer-modified bitumen sheet, thermal insulation via weldable mineral wool rigid panels and fixed flooring. This solution to be also used on rear terraces on third and fourth floor apartments.



## PARTITION WALLS

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Partition system between apartments via 25 cm party wall (14 cm perforated ceramic brick wall and self-supporting partition wall, reinforced on both sides with double laminated plasterboard, and mineral wool membrane on each reinforced side for acoustic insulation.)

Partition system between apartments and common areas via 20 cm party wall (14 cm perforated ceramic brick wall and reinforced self-supporting partition wall on side facing apartments with double laminated plasterboard and mineral wool membrane for acoustic insulation.)

Partition system inside apartments via self-supporting partition wall with laminated plasterboard and mineral wool membrane for acoustic insulation.)



## FLOORING

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Living room-dining room

3.8 x 19.3 x 0.8 cm Kronoswiss AC4 Swiss Noblesse Lucerne oak parquet flooring.

Bedrooms

3.8 x 19.3 x 0.8 cm Kronoswiss AC4 Swiss Noblesse Lucerne oak parquet flooring.

Entrance hall and hallways

3.8 x 19.3 x 0.8 cm Kronoswiss AC4 Swiss Noblesse Lucerne oak parquet flooring.

Kitchen

60x60 cm Argenta NEUTRAL KURSAAL porcelain stoneware flooring.

Bathrooms

60x60 cm Argenta NEUTRAL KURSAAL porcelain stoneware flooring.

Laundry room

60x60 cm Argenta NEUTRAL KURSAAL porcelain stoneware flooring.

Terraces

33x633cm Argenta C3 ZEUS NEUTRAL ANTILLISCANT grey porcelain stoneware flooring.



## WALL FINISHES

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Living room-dining room  
Smooth flat water-based paint.

Bedrooms  
Smooth flat water-based paint.

Kitchen  
Silestone countertop; wall cladding between base and wall units and the rest with synthetic enamel paint, gloss finish, with waterproofing latex.

Laundry room  
Silestone facing combined with plaster and paint.

Bathrooms  
Porcelain ceramic tile cladding (31.6x59.2 cm Porcelanosa RODANO CALIZA.)



## SUSPENDED CEILINGS

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Bathrooms, kitchens and circulation areas  
Continuous suspended ceiling (accessible where necessary via 50x50 cm access hatches) with concealed metal structure suspension system dropped from slab and double laminated plasterboard finish.

Covered terraces  
Accessible suspended ceiling (anthracite-coloured anodised aluminium slats) with concealed metal structure suspension system dropped from slab.

Common areas  
Continuous suspended ceiling (accessible where necessary) with concealed metal structure suspension system dropped from slab and double laminated plasterboard finish.



## JOINERY

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Interior:  
Front door  
EI60 fire resistant, wood lined, reinforced front door with security lock, pull knob and peephole, and interior RAL 9003 lacquered finish. Stainless steel ironwork.

Interior doors  
- Custom-made, RAL 9003 lacquered, solid MDF doors in bedrooms, bathrooms and laundry rooms. Stainless steel ironwork. To feature door latches in bathroom doors.  
- Custom-made, RAL 9003 lacquered, MDF doors (with or without 6 mm laminated glass) in dining rooms and kitchens. Stainless steel ironwork.  
- Custom-built, RAL 9003 lacquered, MDF sliding interior doors (with or without glass panes.)

Built-in wardrobes  
RAL 9003 lacquered, MDF hinged door panels. Stainless steel ironwork. Lacquered MDF skirting board to be flush with wall. Chrome hanging rails and pull knobs.

Exterior:  
Windows  
Thermally broken, anthracite-coloured, anodised aluminium frames (Technal or similar) and low-emissivity glass panes (6/12/6).

Shutters  
Anthracite-coloured anodised extruded aluminium roll-up shutters.

Terrace railings  
Stainless steel railings to feature uprights and handrails with stainless steel plates, and stainless steel vertical and round uprights.



## KITCHEN

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Fully-equipped kitchen with Dica Milano 45 base and wall units, 19 mm melamine lined water-repellent door panels, metal protective tray, anti-tilt shelving brackets and PVC organiser.

2 cm Silestone or Compact Blanco Norte countertops and 1.2 cm countertop panel between base and wall units.

Stainless steel sink under countertop.

Induction hob with 3 cooking areas (Bosch PIM631B18E or equivalent.)

Oven (Bosch HBA10B250E or equivalent.)

Pull-out cooker hood (Bosch DHI625R or equivalent); ventilation via sheet metal duct.



## LAUNDRY ROOM

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Silestone or Compact countertop.



## BATHROOMS

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Master bathroom:

Sanitary ware

Porcelanosa Noken Forma oval-shaped countertop basin (or equivalent.)

Porcelanosa Noken Acro Compact toilet (or equivalent.)

Porcelanosa Systempool Arquitect shower base in various sizes (or equivalent.)

Water taps

Washbasin to include Porcelanosa Noken Hoteles single-handle tap (or equivalent.)

Porcelanosa Noken Smart thermostatic shower column (or equivalent.)

Shower screens

Porcelanosa Noken Attica shower screen, fixed or hinged depending on the bathroom (or equivalent.)

Units

40 mm varnished steamed beech wood blockboard (Gabarro or equivalent.)

Mirror

Secondary bathroom

Sanitary ware

Porcelanosa Noken Forma oval-shaped countertop basin (or equivalent.)

Porcelanosa Noken Acro Compact toilet (or equivalent.)

Porcelanosa Noken Minimal bathtub in various sizes (or equivalent.)

Water taps

Washbasin to include Porcelanosa Noken Hoteles single-handle tap (or equivalent.)

Porcelanosa Noken Minimal bathtub tap (or equivalent.)

Shower screens

90 cm Porcelanosa Noken Attica shower screen, fixed or hinged depending on the bathroom (or equivalent.)

Units

40 mm varnished steamed beech wood blockboard (Gabarro or equivalent.)

Mirror



## SYSTEMS

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Electricity

Electrical system in line with Low Voltage Electrotechnical Regulations with design mechanism; white or black finish (Simon 100 or similar.)

Pre-installed charging points for electric cars in communal garage in line with Low Voltage Electrotechnical Regulations.

Plumbing

Cross-linked polyethylene pipes for cold and hot water, general stopcock and independent stopcocks in each room.

Sanitation system

Soundproof three-layer polyethylene drains and drainpipes (in the apartment.) PVC pipes in the garage and underground section. Sanitation system in line with the Spanish Technical Building Code (CTE DB-HS5).

Domestic hot water

Domestic hot water via aerothermal system

#### Domestic hot water & HVAC

Aerothermal HVAC system (cooling and heating) and fan coil duct distribution to aluminised glass fibre ducts on suspended ceiling. Discharge air grilles in each room. Fan coil units to feature brushless technology that allows to automatically select fan speed (air flow).

Individually regulated via roomstat in each room and flow shutters.

#### Home ventilation

Ventilation/air return via home mechanical ventilation system. Fresh airflow in main rooms (dining room, living room and bedrooms) via micro-openings on exterior joinery; stale air extraction from kitchen, bathroom and laundry room.

#### Telecommunications

In line with common telecommunications infrastructures. Phone, TCA and TV-SAT outlets in bedrooms, living room, dining room and kitchen. CATV and satellite dish.

#### Video intercom system

Video intercom system included.

#### Garage systems

Forced ventilation for fire smoke extraction in line with the Spanish Technical Building Code (CTE DB-SI). Automatic fire detection and alarm system. Automatic CO detection. Storage room ventilation in line with the Spanish Technical Building Code (CTE DB-HS3). Pumping for rainwater lifting.



## COMMON AREAS

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#### Lifts:

##### Passenger lift

Lift suitable for disabled users.

Without machine room, electronically regulated speed via Kone KDL frequency inverter, closed loop vector control via encoder, to ensure maximum comfort both in terms of nominal speed and in acceleration and deceleration curves.

Matt or enamelled stainless steel door panels.

Mirror.

Stainless steel interior finishes and 44.3x44.3 Porcelanosa Rodano Acero porcelain tile flooring as on landings.

Matt stainless steel control panel with Braille numbering.

Stainless steel handrail and skirting.

#### Vehicle lift

Drive to feature double hydraulic power unit for cars; to be operated remotely; cabin to feature side bumpers; ribbed plate flooring, air extractor, double push-button panel, and four-leaf central opening doors with steel plate.

#### Lift lobby and landings:

Inalco Masai Acero porcelain tile flooring on landings (or equivalent), and plaster and paint on walls.

40x40x2 cm Blanco Macael marble flooring on lift lobby (ground floor) (or equivalent), bushhammered (exterior) and polished (interior) finish. Emco Ecoline Pioneer entrance carpet (or equivalent.) Lift lobby to be decorated with a combination of wood panels, plaster and paint; and to feature recessed light fixtures and mirrors according to measurements and detail drawing indications. Stainless steel mailboxes.

#### Garage:

Trowelled concrete paving, signs and numbering of parking spaces. Flat water-based paint on ceilings.