

# **General Building Specifications**

## **Architecture**

**According to the layout elevation & implantation drawings**

### **1. Structure**

1.1. The structure is to be in concrete frame structure consisting of reinforced concrete pillars and beams tied into reinforced concrete foundations, as specified and designed by the engineer and in accordance with the project.

1.2. The ground slab will consist of a thick concrete slab laid with insulation & waterproofing.

### **2. Walls**

2.1. Exterior walls are cavity walls with 11 cm outer & 15 cm inner hollow blocks with 5cm cavity inlaid with thermal insulation membrane ( Wall mate from Dow thickness 5 cm). Thickness 35 cm.

2.2. Walls to be rendered with a projected rendering with waterproof additive of uniform quality to provide a smooth finish.

2.3. Internal walls are 35 cm or 15 cm thickness made up of hollow blocks.

2.4. All openings over windows and doors etc. are to have reinforced concrete lintel.

2.5. All moldings around windows are made out of cement and window sills are made out of moleano stone.

2.6. Plinth around the house and the vertical molding at the base of the house will be made out of cement.

### **3. Roof**

3.1. Roofs to be laid with traditional terra cotta roof tiles of a type finished to appear weathered (type UM Canadu).

3.2.1. Where there are roof voids, the tiles will be laid on a waterproof membrane and insulation. Where there are no roof voids insulation will be laid above the waterproofing.

### **4. External windows and doors**

4.1.1. All aluminium windows and sliding doors will be of high quality Manuel Ferreira serial number C74 double glazed, lacquered aluminium colour white.

4.2. Aluminium fly screens to be placed in all sliding windows.

4.3. All opening windows to be equipped with Aluminum shutters colour white. If not possible because of the size and the bathrooms, then they will be equipped with iron fencing.

4.4. Main entrance door to be a solid wooden door with security lock and painted with neutral tone varnish.

## **5. Electrical**

5.1. The electrical specification in accordance with the electrical project will include ample plugs and lighting points.

5.2. Light switches, plugs and other electrical points to be Le Grand Galea. All principal rooms to be provided with a television and telephone point. Sufficient down lighter to be cast into the slag will be included to all bathrooms, kitchens and hallways.

5.3. All bathrooms to be provided with a socket to be used for both electric shaver and hairdryer.

5.4. An extractor fan is fitted in all internal bathrooms.

5.5. External lighting points included in the house according to the project.

5.6. An alarm system will be installed with moving sensors.

## **6. Plumbing and drainage**

6.1. All drains to be of rigid PVC laid to approved falls with frequent inspection chambers equipped with visible metal covers according to the project.

6.2. Plumbing P.E.X. plastic pipe or approved alternative.

## **7. Heating**

7.1. There will be a fireplaces built in the library with local stone.

7.2. A gas boiler will be installed to provide the house with warm water with a circular line.

7.3. The house is equipped with a water based floor heating system. The warm water for the system will be provided with a gas heater.

7.4. Air-conditioning heating and cooling, multi split inverter type will be installed in all bedrooms, kitchen, living room and library.

7.5. In the kitchen will be installed an electrical boiler (15 liters).

## **8. Bathrooms**

8.1. Bathroom sanitary-ware and taps to be chosen from Roca and the lay-out according to the drawing.

8.2. Bathroom walls and floors to be tiled with ceramic tiles with decorative borders. Walls to be tiled to ceiling height. Tiles to be chosen up to € 50 per m<sup>2</sup>.

8.3. Bathroom vanity tops to be in polished stone up to € 70 m<sup>2</sup> and to have cut-outs for overbuilt ceramic hand washbasins.

8.4. Vanity tops to receive cupboards below.

## **9. Kitchen**

9.1. All floor and wall tiles to be chosen up to € 50 per m<sup>2</sup>. All worktops to be polished granite 20mm thick.

9.2. A kitchen can be chosen up to € 30.000

## **10. Laundry / Utility room**

10.1. Layout according to the project

## **11. Internal finishes**

11.1. All interior walls to be finished with smooth gypsum plaster "stucco" and painted in colour to be chosen by the client. Two coats of water based emulsion will be applied.

11.2. All interior ceilings to be finished with smooth plaster "stucco" and painted in colour to be chosen by client. Coving throughout the property, except basement to be molded Gypsum profiles.

11.3. All internal floors apart from bathroom and kitchen to be laid in a straight pattern with tiles to be chosen by the client up to € 50 m<sup>2</sup>.

11.4. All internal wardrobe doors finished to match internal doors made out of solid wood.

11.5. All internal doors to be 2.1m in height in solid wood.

11.6. Security safe to be installed and wall mounted in the wardrobe of the master bedroom.

11.7. The ceiling in the entrance hall is made out of old brick work.

## **12. External Finishes**

12.1. All exterior walls to be painted with primer and two coats of PVA paint "CINOFLEX".

12.2. All exterior terraces, unless otherwise stated, to be laid with tiles up to € 20 m2.

12.3. All pathways and terraces shown on project to be included in the price.

12.4. The driveway will be laid in big gray calçada with a border of black calçada..

12.5. External timber pergola will be constructed in seasoned pinewood.

## **14. Garage**

14.1. The garage flooring to be laid in concrete / anti-slip ceramic tiles.

14.2. The garage is to have motorized up and over metal door with remote operation.

## **15. Various**

15.1. The house will be connected to a main sewage system.

15.2. A cisterna (water tank) of 15.000 liters including all pumps will be installed according to the project.

15.3. A buried LPG tank of 2000 liters will be installed underground.

15.4. The electricity has to be connected from the main power to the house.

15.5. A filter has to be installed before the water enters the house.

## **16. Swimming pool**

16.1. The pool will be made out of reinforced concrete and completely tiled.

16.2. The pool is to be equipped with an electrical cover

16.3. The pool has to be heated with an electrical heater

16.4. The pool has an automatic filling system

## **17. Entrance gate**

17.1. The entrance gate will be electrical with a remote control & video answering device.

17.2. The gate will be made out of iron.

## **18. Garden**

18.1. The garden will have an automatic irrigation system with a separate pump then the house

18.2. The garden will be designed by Prime Properties Group with a budget of € 30.000.