

BUENOS AIRES 24 PROJECT - QUALITY REPORT

FOUNDATIONS AND STRUCTURE

Masonry and solid brick foundations are in accordance with the details defined in the historical plans and the verifications carried out by means of testing and a geotechnical study. The foundations will comply with the current conditions required by the Technical Building Code (CTE).

Vertical structure of solid brick walls and pillars.

Mixed horizontal structure of metal beams and wooden joist floor slabs with beam fills of brick, structurally reinforced with a reinforced concrete compression layer and improved acoustically and thermally in compliance with the CTE.

COVER

Original roof refurbished with solid wood structure with acoustically and thermally improved brick partitioning, complying with the CTE.

Passable roof with outdoor tiled paving.

Fitting out for use as a terrace and design of a lounge bar. Deck equipped with facilities for the creation of an urban vegetable garden and outdoor shower for pets.

Concealed roof space reserve for housing installation equipment.

FACADE

Historic façade restored with ornamentation of the original building. Façade enclosure made of solid brick masonry covered with lime mortar and paint.

Thermal-acoustic insulation and self-supporting double-plasterboard interior lining.

Balcony and window railings recovered from the original building in dark-coloured treated iron or new railings of identical style to those recovered.

EXTERIOR CARPENTRY

Exterior carpentry in treated pine wood of European profile with classic and hinged mouldings. The ground floor will have interior and exterior wooden shutters according to the architectural project. All exterior carpentry will have perimeter locking and security ironwork.

External wooden roller shutters (known as "persiana alicantina" or "persiana de cuerda") on the upper floors, exposed and without boxes, in shades of green and beige, depending on the design of the façade.

Double glazed with low thermal emissivity and acoustic insulation, with an air chamber.

INTERIOR CARPENTRY

Recovered entrance doors or new doors of identical style to the original ones, made of pine wood, hinged and with a translucent varnished finish. Acoustically conditioned to comply with regulations. Entrance doors will have perimeter locking and security hardware.

Interior doors (sliding, hinged and foldable) in pine wood, painted white with classic mouldings similar to the original doors of the building. Solid wood trim with moulding. Bronze-finish brass door handles.

Modular built-in wardrobes in white lacquered MDF board in bedrooms with circular knobs in bronze or white lacquered.

INTERIOR PARTITIONING

Separation of the dwellings from the communal areas with solid brick partition wall, interior lining with self-supporting plasterboard panel with thermal-acoustic insulation.

Separation between dwellings formed by double brickwork, plastered with water-repellent plaster and thermal-acoustic insulation to comply with CTE.

Interior layout of the house made up of self-supporting partition walls of double laminated plasterboard with thermal-acoustic insulation.

PAVEMENTS

Oak-finish parquet flooring inside the homes (living room, bedrooms, hallway and dining room). Waterproof MDF skirting board lacquered in white.

Flooring in kitchens and bathrooms in hydraulic tile with design according to architectural study.

Outdoor terracotta paving on the terrace for private use on the ground floor.

Non-slip Macael marble paving on private balconies.

INTERIOR COVERINGS

Vertical walls in the interior of the residences with breathable interior paint in white.

In bathrooms and toilets, tiling with designer ceramic tiles in accordance with the architectural studio's insights.

Hydraulic tiles in kitchen fronts according to the design of the architectural studio and the rest of the walls with breathable interior paint in white.

In the interior courtyard, rendering and facing brick painted in white.

KITCHENS

Base and wall units with MDF doors for humid environments, coated with polyurethane lacquer in light tones, with matt finish and circular brass knob in bronze finish. Furniture bodies consisting of water-repellent chipboard core, with matt-finish melamine coating in light colour.

Macael marble worktop or similar. Single-basin ceramic sink with brass mixer tap in bronze finish by RITMONIO or similar brand.

Kitchen equipment with built-in oven, vitro hob and extractor hood of the BALAY brand or similar according to architectural project.

Space reserved in the cupboards for a fridge-freezer, dishwasher, washing machine and/or tumble dryer with socket and/or water and drainage connection according to the technical requirements.

BATHROOMS

Floor-standing or wall-hung ceramic rimless toilet in gloss white NIC DESIGN or similar with white cushioned lid and silent concealed cistern.

White finish double push button plate.

Ceramic washbasin in gloss white with click-clack valve in the same material by NIC DESIGN or similar on treated wood shelf.

Wall-mounted single-lever basin mixer taps, bronze finish, RITMONIO brand or similar.

Mirrors with dimensions according to the architectural project.

White acrylic shower tray according to architectural project. Lateral glass enclosure with brass profiles in bronze finish.

RITMONIO or similar brand bronze finish single lever wall-mounted shower mixer with shower kit with spray head, hose, socket and bracket.

Electric towel rail radiator in white.

ROOFS

Plasterboard false ceilings with perimeter mouldings and rosettes like the original ones in the building's residences. Accessible ceiling in bathrooms or toilets.

In the living room and dining room, ceiling with exposed structure of wooden joists and ceramic beam fills, finished with white lime paint.

HOT WATER

Sanitary hot water by aerothermal system

AIR CONDITIONING AND HEATING

Air conditioning and heating by means of aerothermal system by ducts with grids in living room and bedrooms.

ELECTRICITY AND TELECOMMUNICATIONS

Electrical installation in accordance with low voltage electrotechnical regulations (Reglamento Electrotécnico de Baja Tensión).

Entry phone for access to the homes.

Light points with switches and sockets according to installation project. Top quality electrical mechanisms in white.

Outdoor antennas for reception of radio and television broadcasting signals. User sockets in living room and bedrooms.

Installation of community network for fibre optics to the homes and installation of data sockets in living room and bedrooms.

COMMON AREAS

Access to the entrance hall from street level. Lift with cabin in accordance with accessibility regulations for simple boarding.

Common access area to the residences with trowelled concrete paving and hydraulic tiles recovered from the same building, designed in accordance with the architectural study.

Staircase flooring with terrazzo steps recovered from the same building. Metal handrail with curved ornamental details original to the building enamelled in black with semi-circular pinewood handrail with satin varnish finish.

Walls rendered with mortar and lime paint. Areas with exposed brickwork according to architectural project.

Storage space for bicycles in the basement.

Entrance hall and staircase lighting with ceiling and wall lights with timer switches.

ENERGY RATING*.



The present specifications are provisional and are subject to modifications due to Licensing requirements or to the criteria of the Project Management, without detriment to the quality.

* This energy performance rating is for information purposes only and is provisional and is subject to change without notice.
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