

RESIDENCIAL EGREGORA

Building Specifications

Achieving the highest possible levels of energy efficiency was one of our premises for developing this project. We consider that quality of life and comfort of a dwelling involves this. This endeavor has led us to obtain a B-level rating.

STRUCTURE

Waffle slab, pillars and foundations made of reinforced concrete.
Stair panels made of reinforced concrete with edges not lower than 12mm.

PARTITION WALLS

- **Exterior**

Ceramic bloc, 19-cm acoustic panel, with air chamber and 40-mm mineral wool isolation with 70 kg/m³ density, backer board with 13-mm double panel of laminated plaster, reaching in total a minimum width of 26.2 cm, plus the corresponding exterior coating.

- **Interior**

46-mm structure with 13-mm double panel made of laminated plaster on both sides and 40-mm mineral wool isolation in-between.

- **Separation between the dwelling and the communal areas**

Ceramic bloc, 19-cm acoustic panel, with semi-direct backer board on the exterior side comprised by 13-mm laminated plaster panel resistant to fire C-S2,D0, on a 16-mm galvanized structure, and on the interior side, air chamber and 40-mm mineral wool isolation, with an anti-vandalism metal sheet, finished with self-supporting backer board made of 13-mm double panel of laminated plaster on a 46-mm galvanized structure, reaching an approximate width of 29.3 cm.

ROOF

Non-Passable inverted flat roof waterproofed with polyurethane foam and geotextile of 120 gr/m², subsequently covered by hot sprayed polyurea. Thermal insulation is provided by 80-mm extruded polystyrene panels and finished with limestone tiled floor on passable areas.

EXTERIOR COATING

Insulated coating with STO THERM CLASSIC (10-cm expanded polystyrene and STO ARMAT CLASSIC glass fibre mesh) system and STOLIT rendering, with a smooth finish and grain size and colour to be defined.

FLOORS

The totality of the indoor areas, including the communal areas, will be executed using 60x60 Zarci limestone tiles 20 mm wide, with a bush-hammered and honed finish. The same material will be used in the terraces with a waterproofing treatment.

No skirting board will be placed, but a cove will be created with an aluminium profile in an L shape, topping the lower part of the laminated plaster panel with the floor.

TILING

The claddings in the bathrooms will be also made of limestone tiles with a bush-hammered or aged finish, using special parts in walls and shower floors, worktop areas, the bathtub, sides of the bathtub, etc.

EXTERIOR JOINERY

Made of TECHNAL aluminum, in sliding tilting windows and opening doors.

GRIESSER blinds made of aluminum of the same colour with piled up and adjustable slats and motorized start in all bedrooms.

Corbels, jambs and headers lined in aluminum sheet of the same colour.

GLAZING

Double safety glazing with air chamber (4+4 /air chamber/ 3+3) in doors and sliding windows. In certain windows, the glass will be 4+4/air chamber/5.

STORE CURTAINS

Self-acting store curtains set in day areas.

Manual store curtain set in the main bathroom.

INTERIOR JOINERY

Smooth joinery in wood and oak panel, with rubber joints, without flashing and with iron fittings with hidden hinges and slam lock, lacquered and acid-etched in white, including the built-in closets, all of which will be lined and have drawers, shelves and LED lights.

Reinforced entrance door with a three-point safety lock, with smooth dovetail in old loblolly pine wood with a natural lacquering, with rubber joints, without flashing and with iron fittings with hidden hinges.

All distributors will be panelled in 16-mm oak panel with acid-etched lacquering in white.

WATER SYSTEM, PLUMBING, AIR CONDITIONING AND VENTILATION

- **Plumbing**

Installation according to the current regulations including a curb stop for cold and hot water in every room where water is usually used and a general stopcock in every dwelling. Hot and cold water through retube pipes or similar. Individual meters.

Hot water for domestic use will be provided by a solar collector with an integrated 200-l tank arranged in the roof of the building.

Ventilation by partial heat recovery through a Tecna heat exchanger/extractor or similar.
Soundproofed plumbing and rain installations.

- **Heating**

Under floor heating with temperature thermostat.
Condensing boiler fuelled by gas, by Ariston or similar

AIR CONDITIONING

mitsubishi inverter air conditioning system with a temperature thermostat.

ELECTRICITY AND HOME AUTOMATION

Customizable JUNG mechanisms. Room controller, TV, telephone and data sockets, according to regulations, and USB sockets. Emergency lights.

Full home automation system (water, gas and smoke control, blinds, lights, heating and air conditioning control) also by JUNG, extendable.

Video entryphone by Jung.

A recharge point for an electric vehicle every two parking spaces in the basement.

BATHROOM FITTINGS

Suspended DURAVIT toilets in white. STARCK³ model.

Basins: Durian-type acrylic resin on the suspended piece of furniture tailor-made in some cases; made of stone of the same material under the worktop; and/or made of china on the worktop. All of them include mirrors.

Shower plates made of Zarci stone with screen.

Wall-mounted single-lever mixer HANSGROHE model UNO² (washbasins) and model TALIS S² (showers), HANSGROHE shower bar set model CROMA SELECT S 110 MULTIJET and ceiling shower model RAIN antical 250 Ø

COSMIC bathroom accessories model ARQUITECT (toilet paper holder, toilet brush holder, towel rack and hanger)

KITCHENS

Equipped with furniture lacquered in matt white without knob, full extension self-closing drawers, doors with a self-closing system and aluminum skirting board. White KRION hobs, welded sink without joints.

NEFF electrical appliances: built-in oven, induction hob, extractor hood, fridge, freezer and dishwasher.

LIFT

ORONA lift or similar for 6 people

PAINT

Walls and ceilings will be finished with white smooth plastic paint.

EXTERIOR AREA

Communal swimming pool with dais solarium. Landscaped finishes.