

Construction Specifications

Structure



- a) **Foundations:** Steel ($f'y = 4200 \text{ kg/cm}^2$) reinforced concrete footings, slabs and and contention walls ($f'c = 250 \text{ kg/cm}^2$)
- b) **Columns:** Diverse sections according to structural design with $f'c = 250 \text{ kg/cm}^2$ concrete armed with $f'y = 4200 \text{ kg/cm}^2$ reinforcement steel.
- c) **Slabs and castlings:** Dimensions according to structural design with $f'c = 150 \text{ kg/cm}^2$ concrete and reinforcement steel $f'y = 4200 \text{ kg/cm}^2$.
- d) **Confinement Walls:** $f'c = 250 \text{ kg/cm}^2$ concrete, armed with reinforcement steel ($f'y = 4,200 \text{ kg/cm}^2$), thickness according to structural design. 15 cms. Thick hollow jalcreto block set on a 1:5 mortar-sand proportion mix and 1.5 cms. In between. 10-12cms. thick structural Panel W. Asbestos and cement panel.
- e) **Interior walls:** Drywall.
- f) **Slabs:** Diverse sections according to structural design with $f'c = 250 \text{ kg/cm}^2$ concrete armed with $f'y = 4200 \text{ kg/cm}^2$ reinforcement steel.
- g) **Between floors:** Rib slab, lightened with polystyrene casings, thickness according to structural design, with concrete $f'c = 250 \text{ kg/cm}^2$ and reinforcement steel $f'y = 4200 \text{ kg/cm}^2$.
- h) **Roof Slab:** Rib slab, lightened with polystyrene casings, thickness according to structural design, with concrete $f'c = 250 \text{ kg/cm}^2$ and reinforcement steel $f'y = 4200 \text{ kg/cm}^2$.

Installations



- a) PLUMBING:** Hidden and exposed with polypropilene and rigid copper type M piping were specified, with different diameters (32, 25, 19, 17 mm), connections, pieces, valves and meters.
- b) SANITARY INSTALLATION:** Hidden PVC piping with different diameters (150, 100, 51 mm) ramifications and register connection with the Municipal main line.
- c) ELECTRIC INSTALLATION:** Copper cable, sub-station and load centers, according to Official Regulations, with hidden and exposed ramifications with polyduct and register.
- d) GAS INSTALLATION:** Copper type L connections and valves according to Official Regulations .
- e) PHONE LINES:** Hidden and exposed ramifications with polyduct and registers.
- f) TV OUTLETS:** Hidden and exposed ramifications with polyduct and registers.
- g) AIR CONDITIONING:** Hidden installation to connect LG or similar brand Mini-split type A/C units in bedrooms, kitchen, dining and living room, according to manufacturer's specifications and fans were the project indicates.
- h) ELEVATORS:** Otis or similar brand elevators, with 600 Kg. / 8 passenger capacity.

Wall and false ceiling finishes



a) WALLS:

Polish finishing

Comex or similar vynil paint, various colors as indicated in project.

b) FALSE CEILINGS:

Polish finishing

Comex or similar vynil paint, various colors as indicated in project.

Faucets

Brand

Specifications



MOEN

**Sink single-handled faucet
Code: 4804 or similar
Color: Chrome**



MOEN

**Single-handled shower
Code: LAT2084 or similar
Color: Chrome**



MOEN

**Kitchen sink single-handled faucet
Code: 7040 or similar
Color: Chrome**

Finishes, floors and tiles



- a) **Living, dining room:** 40X40 cm. ceramic tile
- b) **Bedrooms:** 40X40 cm. ceramic tile.
- c) **Kitchen:** 40X40 cm. ceramic tile
- d) **Bathroom:** 10X10 cm. ceramic tile widely spaced to provide a non slip surface.
- e) **Service area:** 40X40 cm. ceramic tile
- f) **Terrace:** Polished oxidized cement with color according to project

Bathroom furniture

Brand

Specifications



**LAMOSA
or similar**

**Code: 3527
Mountable sink for single-handled faucet.
Color: White**



**LAMOSA
or similar**

**Model :Vienna EL
Color: White**

Accessories



Brand

Specifications



MOEN

**Hook
Code: LAT3403 or similar
Chrome**



MOEN

**Paper holder
Code: LAT3408 or similar
Chrome**



MOEN

**Towel rack of hook
Code: LAT3486 or similar
Chrome**

FURNITURE

- a) **Stove:** With six 30” burners
- b) **Hood:** Wall mounted with filter, to extract kitchen odors
- c) **Sink:** single with integral drainboard

CABINETS

Melamine-laminated in white 16mm thick melamine, water-proof , stapled. Hidden bidimensional hinges. Drawers mounted on extension rails on melamine walls. All cabinets have a 16mm thick melamine-laminated shelf. The pantries have two 16mm thick melamine-laminated shelves. Distribution according to architectonic design, with space for dishwasher (not included).

DOORS

Melamine-laminated in natural wood color 16mm thick melamine, water-proof. Only two doors with aluminum outline and frosted glass in the center. Commercial line, stainless steel handles.

COUNTER TOP

65cm post-shaped counter top, with a curved edge and a 7cm backsplash

Lighting



Brand

Specifications



**TECNOLITE
OR SIMILAR**

**Round, adjustable, mountable white spot light
12V 50W**



**TECNOLITE
OR SIMILAR**

**Mountable round white frosted glass spot light
130V 50W**



**PLUZ
OR SIMILAR**

**Mountable white rim spot light with mirror backing
100W**

Lighting



Brand

Specifications



**BTICINO OR SIMILAR MODEL PLATE: LIGHT
COLOR: WHITE LIGHT
WHITE COVER**



**OSRAM OR SIMILAR Set of slim-lines with fluorescent lights
T-8 2 X 32W**



**TECNOLITE
OR SIMILAR**

**Ground-mounted stainless steel light
50W 130V**

Ironworks



- a) **Barandas and Sunshades:** Light structural profiles according to design in primary and demi-matte enamel finish as indicated in project.
- b) **Doors:** Light structural profiles according to design in primary and demi-matte enamel finish as indicated in project.
- c) **Windows:** Light structural profiles according to design in primary and demi-matte enamel finish as indicated in project.



a) Doors:

Dimensions and opening according to design with veneer maple wood, finished in natural tint and demi-matte enamel, with wooden reveal, with lock and galvanized hinges.

b) Shelves in closets:

Interior shelves 19mm thick MDF or water-proof melamine finish with veneer maple wood.

Disposition of elements (location, geometry and amount) according to executive project.

c) Bathroom furniture:

19mm thick MDF or water-proof melamine- finished inner shelves

Disposition of elements (location, geometry and amount) according to executive project.

Patio doors and windows



a) Doors: White aluminum and 6mm acrylic.

b) Windows: White aluminum and clear 6mm glass.

Disposition of elements (location, geometry and amount) according to executive project.

Outdoor areas



POOL.

- a) Structure:** Armed concrete $f'c = 250 \text{ kg/cm}^2$ and reinforcement steel $f_y = 4200 \text{ kg/cm}^2$.
- b) Equipment:** Sand pool filter HAYWARD brand or similar with multi-step valve and silica sand load.
HAYWARD brand or similar pump with lint-trap..
Submersible Tecno Lite brand model H-530/Al or similar lights.
- c) Finish:** Colored Cancun blue Daltile tile or similar.

LANDSCAPING AND ROADS.

- a) Plants:** Croton, African iris, Forno grass, Ixora, Cestrum philodendrum,
- b) Grass :** San Agustín grass in rolls
- c) Palms:** Royal Cuban palm, Phoenix Rubellina, Areca palm
- d) Stones:** Ornamental stones.
- e) Floors:** Various finishes in concrete and stone according to the project.

PERGOLAS

- a) Wood:** According to design, 10 cm. Thick Guayabillo, supported by 15 cm thick wood columns and beam, exclusively as indicated in project.

POOL AREA RESTROOMS.

- a) Walls:** 14 y 18 cm thick jalcreto blocks with mortar-cement 1:5 proportion and 1.5 cm joints.
- b) Finish:** Mortar cement and river sand 1:5 proportion.
- c) Paint:** Comex brand or similar vynil paint, colors according to approved samples, and applied over vynil sealant.

FURNITURE, EQUIPMENT AND ACCESSORIES.

- a) Toilet:** White.
- b) Sink:** White.
- c) Counter-top:** Fiorito national marble, 2 cm thick.
- d) Faucets:** As specified in project.

Outdoor areas



OFFICE

- a) **Wall finishing:** Polish masonry paste.
- b) **Coatings:** Comex vinilic paint or similar, different colors according to the approved sample.
- c) **Floor:** Ceramic floor tile

PARKING LOT

- a) **Structure:** $f'c = 250 \text{ kg/cm}^2$ concrete slab and $f'y = 4200 \text{ kg/cm}^2$ reinforcement steel, dimensions according to structural design.
- a) **Finishings:** Natural appearance-finish concrete
Comex brand or similar acrylic paint, over a coat of vinyl sealant.
- c) **Floor:** Pedestrian and vehicular capacity polish finishing concret floor.

GYM

- a) **Wall finishing:** Polish masonry paste.
- b) **Floor:** Neoprene.

BUSSINES CENTER

- a) **Wall finishing:** Polish masonry paste
- b) **Coatings:** Comex vinilic paint or similar, different colors according to the approved sample.
- c) **c) Floor:** Ceramic floor tile