

# 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:** Schindler or similar brand elevators, with 600 Kg. / 8 passenger capacity.

## Wall and false ceiling finishes



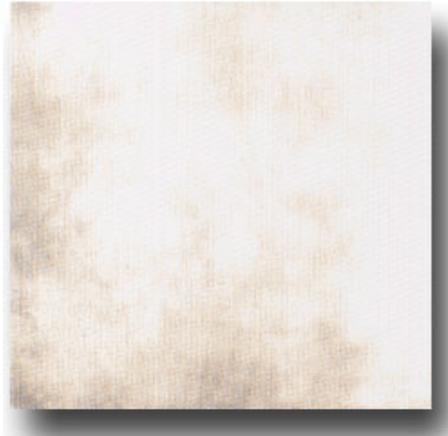
- a) **WALLS:** Finished with texturized, colored paste..  
Comex or similar vynil paint, various colors as indicated in project.
  
- b) **FALSE CEILINGS:** Finished with texturized, colored paste.  
Comex or similar vynil paint, various colors as indicated in project.

# Faucets



	<b>Brand</b>	<b>Specifications</b>
	<b>MOEN</b>	<b>Sink single-handled faucet Code: 4804 or similar Color: Chrome</b>
	<b>MOEN</b>	<b>Single-handled shower Code: LAT2084 or similar Color: Chrome</b>
	<b>MOEN</b>	<b>Kitchen sink single-handled faucet Code: 7040 or similar Color: Chrome</b>

## 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:** Ceramic tiles widely spaced to provide a non slip surface.
- e) **Service area:** 40X40 cm. ceramic tile
- f) **Terrace:** 40X40 cm. ceramic tile.

# 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



	<b>Brand</b>	<b>Specifications</b>
	<b>MOEN</b>	<b>Hook Code: LAT3403 or similar Chrome</b>
	<b>MOEN</b>	<b>Paper holder Code: LAT3408 or similar Chrome</b>
	<b>MOEN</b>	<b>Bar towel holder Code: LAT3424 or similar Chrome</b>
	<b>MOEN</b>	<b>Toothbrush holder Code: LAT3404 or similar Chrome</b>

# Kitchens



## FURNITURE

- a) **Stove:** With six 30" burners
- b) **Hood:** Wall mounted with filter, to extract kitchen odors
- c) **Sink:** Double

## 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 in cedar or similar wood, finished in natural tint and demi-matte enamel, with wooden reveal, with lock and galvanized hinges.

**b) Shelves in closets:**

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

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.
- c) Domes:** Steel structure and 6mm polycarbonate cover

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/AI or similar lights.
- c) Finish:** Colored Venetian tile or similar.

### LANDSCAPING AND ROADS.

- a) Plants:** Croton, African iris, Forno grass, Ixora, Clusia 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.

## Outdoor areas



### 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 vinyl paint, colors according to approved samples, and applied over vinyl 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:** Texturized color paste.
- b) **Coatings:** Texturized color paste.
- 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 vynil sealant.
- c) **Floor:** Pedestrian and vehicular capacity concrete floor..

## GYM

- a) **Wall finishing:** T Texturized color paste.
- b) **Floor:** Quality ceramic floor tile.

## BUSSINES CENTER

- a) **Wall finishing:** Texturized color paste
- b) **Coatings:** Texturized color paste
- c) **Floor:** Ceramic floor tile