DESCRIPTIVE MEMORY OF THE ARCHITECTURAL PROJECT

Construction of multi-family building, swimming pool and fencing walls

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I DESCRIPTION OF THE SOLUTION

The Horizon Ocean Gardens project encompasses the SEA plot which was designed as a condominium that privileges the environment in which it is located, namely the seafront. SEA has three residential buildings, green spaces, leisure areas, a swimming pool and pedestrian accesses.

SEA is composed by a basement that houses the common car park, storage rooms, common use rooms and technical areas. The access to the condominium is through the southern part of the land.

The SEA project consists of three buildings with a total of 67 flats distributed as follows:

	Block 1	Block 2	Block 3
Floor 2	2T1 + 8T2 + 1T4	1Q3 + 1Q4	1T1 + 5T2 + 1T3 + 1T4
Floor 1	2T1 + 10T2 2T1	1Q3 + 1Q4 1Q1 + 1Q2	2T1 + 5T2 + 2T3
Floor 0	+ 10T2		1T1 + 8T2

The central circulation core allows access to the rooftop for maintenance and some flats have a private leisure space delimited and governed by the condominium rules.

Each flat has a covered terrace/balcony with outdoor lighting.

N° of Floors Block 1 : 3 floors + basement Block 2 : 3 floors + basement Block 3: 3 floors + basement Parking and storage in basement

II. CONSTRUCTIVE COMPONENT

The building will be built in reinforced concrete structure. The facades of the building will be made of aluminium and glass frames or of vertically perforated thermoclay brick walls with thermal insulation from the outside covered by a busbar on a structural mesh (ETIC system)

Specific characteristics

1. Construction features:

1.1 Foundations and Structure:

1.1.1 Foundations:

- The foundations will be in accordance with the requirements of the stability engineer. Two types of foundations connected by foundation beams are currently planned: Semi-direct foundations by isolated footings resting on piers made of Cyclopian concrete;
Indirect foundations by piles cast in the ground.

1.1.2 Structure :

The structure of the buildings is in reinforced concrete and/or steel, consisting of a mesh of reinforced concrete pillars and cores, beams and solid fungiform slabs

1.2 External Walls:

- The exterior walls will be made of ceramic thermal brick covered with Cappotto-type ETICS
- Thermally treated wood will be applied in the façade areas determined in the architectural project

1.3 Window Frames and Guardrails:

- Aluminium frame with thermal cut and double glazing. Depending on the case, the frame spans are fixed, sliding, tilting or revolving.
- The interior occlusion system is with blackout curtains
- The external railings of the terraces/balconies will be metallic and in accordance with the architect's plans

1.4 Covers:

- Waterproof and thermally insulated roofs. Mechanical protection with waterproofing/insulation slabs in circulation and technical areas intended for the installation of mechanical equipment such as solar panels for domestic water heating and outdoor air conditioning units

- Waterproof and thermally insulated private terraces (rooftop), paved with porcelain stoneware or similar.

1.5 Interior walls between rooms:

- Wall in plasterboard structure (double board on each side) with acoustic/thermal insulation

1.6 Interior walls between flats and common areas:

- Ceramic brick masonry walls with thermal/acoustic insulation board and double plasterboard inside the flats, or similar, according to the architect's specifications

2. Car park :

- Automatic gate at the access to the car park

3. Lifts :

- Lifts with gearless technology, capacity for 8 persons (630 Kg), with lateral opening with two panels, led light and mirror

4. Security and Telecommunications Equipment:

4.1 Video intercom:

- Video intercom system, connecting the flat to the main entrance of the building

- Digital code to open the access door

4.2 Entrance door to the flats

- Security door, with acoustic reduction, anti-intrusion and fire-resistant system

4.4 Fire Protection System:

- Fire detection network in the common areas of the building, with smoke extraction and extinguishing system, and CO detector in the basement (car park)

5. Renewable energy, air conditioning and energy class:

5.1 Renewable energies:

- Solar thermal system consisting of a set of solar panels and water tanks for heating domestic water in the flats

5.2 Air conditioning:

- Air conditioning system in the living rooms and bedrooms, integrated into the false ceilings with outdoor machines installed on the roof of each building

5.3 Energy Classes:

- Energy Class A in all flats

6. Flats :

6.1 Living rooms, bedrooms and corridors:

- Floating floor in natural oak wood or similar. MDF skirtings lacquered in the colour of the wall
- Plasterboard or plastered or stuccoed masonry walls, painted white
- Plastered or plastered ceilings, painted white with recessed or applied LED lighting, according to the architect's plans

6.2 Kitchens:

- Flooring Ceramic flooring
- Walls:
    - Painted with a white paint on plasterboard
- False ceiling:
    - False ceiling in water-repellent plasterboard painted white with recessed LED lighting

- Kitchen furniture : Lacquered matt doors
- Countertop in Silestone or equivalent
    - Combined refrigerator, multifunction oven, microwave oven (separate or two in one), extractor hood, induction or ceramic hob, dishwasher, washing machine and dryer (separate or two in one)

6.3 Sanitary installations:

- Floor Covering :
- Ceramic floor with large pieces in shades of grey light grey " or similar
- Walls:
- Water-repellent plasterboard or plastered or stuccoed masonry walls plastered or stuccoed masonry painted with a water-based acrylic white acrylic enamel paint and shiny effect porcelain stoneware gloss effect or equivalent in the showers
- False ceiling:
- In waterproofed plasterboard painted with a white acrylic water enamel paint finish white acrylic water-based enamel paint with built-in LED lighting
- Washrooms:
- Cupboards in water-resistant MDF or equivalent with tops and washbasins integrated in material made of high performance acrylic resins and natural performance acrylic resins and natural minerals or equivalent, including doors or drawers for storage and soft closing
    - Mirror
    - Mixer taps
    - Wall-hung toilet and bidet, with soft closing lid
    - Shower tray with ceramic coating and shower rim metal linear siphoned
    - Shower enclosure in transparent tempered glass fixed to the ceiling, wall and floor

6.4 Social sanitary installations:

- Same as above with oak or ceramic wood floor or similar

6.5 Carpentry:

- Cupboards with hinged doors in MDF lacquered in matt white, handles in anodised aluminium profile or similar

7. Installation on the roof

- Private space for some flats with electric points and a wooden or ceramic surface or equivalent

8. Outdoor facilities:

- Large multifamily swimming pool with "PebbleShen" or tessellation type ceramic lining or similar, applied on water-repellent mortar, with underwater lighting
- Outdoor play area dedicated to children
- Relaxation area and solarium on wooden deck or similar

- External landscaping with gardens, plantations and circulation areas
- Exterior lighting of the building and outdoor LED equipment

9. General

The Promoter reserves the right to make any modification envisaged by the architect that maintains equivalent quality.