

# TECHNICAL SPECIFICATIONS - PLATANILOR

## - Phase 7 -

### 1. INFRASTRUCTURE:

The foundations are of the continuous sole type, made of reinforced concrete C 20/25. The foundation depth will be below freezing (1.20 m - 1.65 m below the level of the arranged land).

The horizontal waterproofing above zero, next to the masonry, is made of asphalt cardboard embedded in a layer of mortar. The thermal insulation is made with 2 cm polystyrene, under the floor plate of the ground floor.

### 2. SUPER - STRUCTURE:

- The resistance structure is made up of a dual system containing both frames and concrete-type walls and concrete floors armed. The structure is calculated in order to be earthquake resistant according to the regulations in force P100 / 2013.
- The exterior and interior walls are made of brick masonry with vertical gaps and have a thickness of 30/25 cm on the outside.
- The walls between the apartments are 25 / 30 cm thick.
- The exterior walls are covered with polystyrene - Ceresit / Adeplast system - 10 cm thick.
- The partition walls with a thickness of 11.5 cm are made of hollow brick Porotherm or Brikston, depending on the project.
- The class of concrete in the beams and floors on the ground floor, 1st and 2nd floor is C25 / 30.
- The concrete class in the beams and floors above floor 3, 4 and 5 is C20 / 25.
- The grade of concrete for stairs is C16 / 20.
- The thickness of the tiles on the ground floor is 15 cm.
- The thickness of the tiles of the current floors is between 13 and 15 cm in the field with thickenings at 20 cm near the balconies.
- In the areas with the terrace, the floor above the floor is thermally insulated at the top with polystyrene in a minimum thickness of 12 cm and waterproofing with PVC membrane on non-circulating terraces.



### 3. ROOF:

The roof is of the non-circulating PVC membrane terrace type. The leaks are internal, made of PP110 (polypropylene).

### 4. INTERIOR FINISHES:

#### a. Coatings:

The finished floors are made of: Tiles mounted with the joints still (joint by joint) and at 90 degrees to the wall in: kitchen, bathroom, vestibule, balcony / loggia and bathroom where appropriate. The joints are 3 mm. The plinth with a height of 6-8 cm from the same type of tiles will be mounted on the contour of the rooms (with except for rooms with faience plywood). 8 mm thick laminate flooring, Achensee oak model with related baseboard, mounted in the living room, bedroom / bedrooms and sas / hall. The floors are connected to the door sills with masking sticks.

#### b. Paintings and ceramic plywood:

Paintings, white color, with washable interior paints on the walls and ceilings in the living room, bedroom / bedrooms, bathroom, kitchen, lobby and bathroom where appropriate.

Tile plywood (Kerama Marazzi range Cameo Beige 25x40 cm together with assorted decoration, mounted with joints in continue (face to face) at 90 degrees from the floor. The joints are 3 mm

- in the bathroom (according to stereotomies)
- in the kitchen between the dimensions +0.85 +1.60 compared to the floor, in the area of the work front;

#### c. Sills

The window- sills to the inside of the rooms are made of white PVC.

The window- sills towards the interior of the bathrooms are made of faience.

The exterior window- sills are made of carpentry - anthracite gray RAL7016.

#### d. Joinery:

The access door is secure, safety class 2, exterior finish (on the stairwell) wenge and oak interior.

Balcony windows and doors:

PVC windows and doors Salamander Streamline profile 5 rooms anthracite color with clear double glazing Saint Gobain (4-16-4), with oscillating opening.

The interior doors are Pinum cell range Smart range (without glass) or Benati range Deco Standard, cellular type, mounted on MDF frame.

#### e. Facilities

##### Sanitary items:

Wall-hung toilet bowl and half-standing washbasin IDEAL STANDARD - Tempo, white ceramic.

Built-in toilet tank IDEAL STANDARD.

Aqua Ideal Standard white acrylic bathtub, shower cabin with Sanotechnik bathtub (5 mm glass, double wheels chrome, handles, 100% acrylic shower tray with detachable mask).

The 3-room apartments additionally have a bathroom equipped with a white acrylic shower and a shower. (two bathrooms).

In the type A buildings (3-room apartments) the matrimonial bathrooms are equipped with bathroom furniture with Dalet washbasin with the size of 100x45 cm.

The 4-room apartments have in addition to the 3-room ones and a bathroom (two bathrooms and a bathroom).

##### Sanitary fittings:

The faucets for washbasin and for the bathtub are single lever type, chrome Ideal Standard.

## 5. INTERIOR INSTALATIONS

### a. Electrical

The electrical installation is single-phase (220 V), calculated for an installed power of 12.8 KW, absorbed power 5.8 KW. The electrical panel is of the household type with 18 modules, of which:

- 1 circuit for washing machine and bathroom socket with differential type protection;
- 1 circuit for dishwasher and external socket (ground floor apartments);
- 1 kitchen oven circuit;
- 1 circuit for central heating and gas detector;
- 1 air conditioning circuit (air conditioning unit not included);
- 1 circuit of sockets in the kitchen.

The electrical installation is made of copper conductors in a tube, buried in plaster. A general earthing installation has been provided. The electrical appliances (sockets, switches) are made of white PVC type Legrand. In the living room will be provided: space for a lamp in the ceiling, and will be installed 2 simple sockets with protective contact; In the bedroom / bedrooms there will be a place for a ceiling lamp and two simple sockets will be installed with contact protective.

In the bathroom there will be places for a lamp and a wall lamp.

A lamp seat will be provided in the lobby.

A lamp seat will be provided in the kitchen and 5 simple sockets with protective contact will be installed, one of which for hood located at  $h = 1.90$  m, one for the dishwasher and one for CT, refrigerator, work front.

In the living room and in the bedroom / bedrooms will be mounted one TV socket, two 220V sockets. An internet socket is provided in the living room.

Next to the bathroom, a simple socket with protective contact for the washing machine will be installed.

In the bathroom, a socket with differential protection will be mounted on the mirror.

In the hall there is a circuit for the bell mounted in the panel. Next to the electrical panel is mounted the panel of low currents (TV access, internet).

On the terrace there is a place for a lamp, socket (for the apartment located on the ground floor and provided with terrace / yard) The electricity meter for the apartment is positioned in the FDCP on the ground floor.



**b. Sanitary:**

The hot and cold water pipes (Pex-al) are mounted buried in the screed. (WARNING: no holes will be drilled in the floor!) The internal sewer pipes and columns are made of PP with rubber plug and gaskets.

The check valves are with the ball. Bathrooms are not provided with floor-to-ceiling soda. The connection for the washing machine (cold water and drain) is in the saddle adjacent to the bathroom. The columns are positioned in the niche of installations made of plasterboard. Water metering is done at apartment level. The meter is installed in the hallway of the stairwell. The ground floor apartments are equipped with cold water tap for the garden. The faucet is positioned on the wall kitchen. It will be considered to empty the installation in cold weather.

**c. Heating :**

The thermal installations are made of PE-Xa pipe manufacturer Kermi, with distribution system with distributors - collectors having flow meters for adjustment. The rooms are heated by the floor. The heating is dimensioned on the rooms to ensure the temperature according to the norms in force.

**d. Heating system**

The boiler is of wall type with condensing type VISSMANN VITODENS 050, with calorific value of 24 kW. The boiler is located in the kitchen. A Honeywell or Siemens ambient chrono thermostat is installed in the living room.

**e. Domestic hot water preparation**

The hot water is prepared instantly in the heat exchanger incorporated in the thermal power plant which depending on capacity will have a flow rate between 10-12 liters / min according to the technical specifications of the manufacturer with a coefficient of simultaneous use of mixing batteries between 0.23... 0.27.

**f. Gas:**

There is an internal installation of natural gas in the kitchen for the stove and in the central heating. A meter will be mounted individual gas detector, gas detector positioned in the kitchen.

**g. Ventilation:**

Natural exhaust from the kitchen is provided through a masked vent with the grille on the outside. Bathrooms without natural ventilation provide fans.

**h. Intercom:**

The apartments are equipped with intercom.

**6. COMMON SPACES**

The floors in the common areas are made of granite. The building is equipped with Schindler 3300 elevator for 5/7 people. The power of the drive motor is 3.6 KW / 400V, equipped with an intervention telephone line (breakdown failure)

**7. EXTERIOR DESIGN** for the apartments on the ground floor of the buildings

The apartments on the ground floor of the buildings benefit from a garden owned. The fence is made of a fence with insulated concrete base / foundations and softwood at the top. A 10 cm layer of topsoil is laid in the garden; grass will be planted.

## 8. UTILITIES

The utilities will be provided as follows:

- A. Road and mooring in final solution (the portion of the road that ensures the connection with public roads)
- B. 220 V power supply with 12.8 KW installed power for apartments.
- C. Internal domestic sewerage connected to the sewerage network of the assembly.
- D. Water supply from the assembly network.
- E. Gas supply.

## 9. SPECIAL MENTIONS:

NOTE 1: All dimensions and surfaces in the drawings and plans are in red. The furniture is not part of the contract except sanitary ware.

NOTE 2: The information in this specification is valid at the date of concluding the contract / pre-contract.

NOTE 3:

NOTE 4: For security reasons, the beneficiaries will have access to the site during the execution of the works only accompanied by a responsible person designated by Impact.

NOTE 5: The executor has the right to unilaterally modify the specification in case of legislative changes or technical, applying the relevant contractual provisions.

NOTE 7: To the extent that the utility supply solutions do not exist in the final version at the date of delivery of the construction,

Impact Developer & Contractor S.A. will provide temporary solutions.

NOTE 8: The working system during the warranty period for the handed over buildings is the following:

- The reception of the apartment is made by the beneficiary by drawing up a reception report between Impact Developer & Contractor S.A. and this one.
- During the warranty period in case of a defect or in case of need for repairs, the beneficiary will notify in writing the company Impact Developer & Contractor S.A. - Maintenance or Office service Customer Care, by email [impactcare@impactsa.ro](mailto:impactcare@impactsa.ro), letter with acknowledgment of receipt or fax message specifying what are the requests and possibly the date and time when the team can travel for the finding and intervention.

The Maintenance Service will respond to the request as soon as possible depending on the severity of the defect.

**Attention:** The request must mention the telephone number to which the beneficiary can be called. After moving to the building, Serv. Maintenance will draw up a finding report with a list of repairs and will be agreed with the beneficiary the content of the list and the calendar of the intervention. The intervention schedule will take into account the severity of the defect.

- After completing the repairs, Serv. Maintenance will draw up a reception report which will be signed by beneficiary.
- After performing the intervention, the beneficiary will confirm in writing on the service intervention sheet. Maintenance, performance work.
- Any request, agreement or confirmation related to the warranty period will be made in writing. • The telephone numbers of the Maintenance Service will be communicated when handing over the apartment.