

Specifications - Aramis Residence

OUTLINE SPECIFICATION

- 1.0 STRUCTURE:
Reinforced concrete frame comprising of foundations, columns, beams and slabs designed in accordance with the regulations for seismic design and construction. The pergola at roof garden level is in steel (beams and columns) also designed to the above standards and regulations.
- 2.0 WALLS:
- 2.1 External walls are of 25cm hollow clay bricks with thermal insulation (expanded polystyrene) fixed to the external face of the brickwork.
- 2.2 The internal walls are 10cm hollow clay bricks.
- 2.3 Party walls between apartments and common areas are 25cm hollow clay bricks.
- 3.0 FINISHES:
- 3.1 FloorS
- Internal floors will be in a high quality ceramic tiles &/or high quality laminate wood.
 - Marble floors in living/ dining and kitchen areas (OPTIONAL)
 - All Bathrooms will be in a high quality ceramic tiles.
 - All bedroom floors in high quality wooden finish. (OPTIONAL)
 - Marble floors in all bathrooms (OPTIONAL)
 - All Verandas will be in a high quality ceramic tiles.
 - Marble floors to all verandas (OPTIONAL)
 - The roof garden external floor will be mainly in a high quality ceramic tile and timber decking around the plunge pool.
 - The plunge pool will be clad in glass mosaic tiles.
- 3.2 Walls
- External surfaces will be finished with fine textured render and paint for external use and HPL cladding panels as shown on the Architects elevation drawings. The panels are fixed to a timber frame as per manufacturer's specifications.
 - Marble or equivalent cladding is also used adjacent to and in the entrance lobby at ground floor as per the architect's design.
 - Internal walls rendered, skimmed and finished in 3 coats of high quality imported emulsion paint.
 - The internal walls of the living/ dining and kitchen area will be clad in timber laminate panels.
 - Bathrooms and guest wc walls will be tiled with high quality ceramic tiles. OPTIONAL marble tiling.
 - Kitchen wall between worktop and cupboards (niche) will be granite panel to match the worktop.
- 3.3 Ceilings
- All ceilings are fair face concrete, skimmed and finished in 3 coats of high quality imported emulsion paint.
 - Where required to accommodate the mechanical installation (generally over the kitchen area, in corridors, bathrooms and guest wc) plasterboard ceilings on a proprietary metal frame will be used. The plasterboard will be taped, skimmed and finished in 3 coats of high quality imported emulsion paint.
 - In the bathrooms the ceilings will be painted in an imported acrylic (anti-mildew) paint finish.
- 4.0 INSULATION:
- 4.1 Waterproofing
- All roof and veranda areas will be waterproofed with the use of a highly flexible bituminous membrane.
- 4.2 Thermal Insulation
- Thermal insulation installed to all external elements of the apartments (walls, columns, beams, first floor slab, roof slab) to comply and achieve the appropriate Energy Performance Certificate (Category B).

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5.0 DOORS AND WINDOWS:

- 5.1 Main entrance doors to apartments and common stairs are finished in timber and provide half hour fire resistance as required by the Fire Department. The entrance doors to the apartments will also provide a high security rating.
- 5.2 All internal doors constructed of softwood frame and timber laminate or lacquered doors with high quality stainless steel ironmongery.
- 5.3 All windows and patio doors constructed with aluminum thermal sections that are anodized. The large openings in the living/ dining area are lift and slide. High performance, double glazed, low-E glazing installed throughout.

6.0 BALUSTRADES:

- 6.1 All balustrades externally will be constructed in laminate glass and fixed to a proprietary aluminum section.
- 6.2 Balustrade and handrails to the stairs shall be in metal and painted in Paramatti paint.

7.0 WARDROBES:

All wardrobes will be fabricated with an internal melamine finish with soft closing mechanisms. The doors will be in a timber laminate or lacquered finish.

8.0 KITCHENS:

- 8.1 Kitchens shall have a high quality granite worktop and niche.
- 8.2 The units and cupboards will be fabricated with an internal melamine finish with soft closing mechanisms. The doors will be in a timber laminate or lacquered finish.

9.0 SANITARY WARE:

- 9.1 Imported high quality bathroom fittings and mixers shall be installed with all the necessary accessories. The WC will be wall hung and the cistern will be concealed.
- 9.2 A stainless steel sink will be provided in the kitchen with imported high quality mixers.

10.0 WATER SUPPLY:

- 10.1 A hot and cold water supply with a 1-tonne water tank shall be installed. The cold water supply will be provided by the pressurizing unit located on the roof to all sanitary appliances and to the electric hot storage cylinder.
- 10.2 Additionally a separate line for drinking water will be installed to the kitchen sink.
- 10.3 All cold and hot water pipes will be PPR up to the manifolds.

11.0 LIFT:

The lift will serve all floors including the roof garden. High quality internal car finishes will be installed to Architect's specifications.

12.0 ELECTRICAL INSTALLATION:

- 12.1 The gate and the ground floor entrance door will be controlled with videophone to each apartment.
- 12.2 TV points shall be provided in the living/ dining area and all bedrooms.
- 12.3 Single telephone points shall be provided in the living/ dining room and double telephone points in all the bedrooms.
- 12.4 Switches and safety fuses or bipolar switches and light indicators will be installed for all kitchen appliances in accordance with the Electricity Authority's regulations.
- 12.5 Solar panels and an electric water heater will be provided for each apartment.
- 12.6 USB sockets shall be provided in the bedrooms and living/ dining areas.
- 12.7 Provision for a KNX base automated control system (smart home) will be offered. Installation of a KNX base system will be OPTIONAL.
- 12.8 Provision for the installation of an alarm system will be offered. Installation of alarm system will be OPTIONAL

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13.0 AIR CONDITIONING: VRV - OPTIONAL

13.1 The air conditioning system will consist of VRV outdoor air cooled heat pump units located on the roof. The cooling or heating will be provided by ducted air to the concealed indoor units located in the ceiling void and then to the supply air grilles in each room. Each room will have it's own individual controller for adjusting the supply air volume and room temperature. The system will be of high quality and energy class A+. In the event that this is not opted by the client, normal A/C units will be installed in all bedrooms and living area, as per clients instructions. A/C units and machinery will be provided by client in either case.

13.2 Extract air will be provided via an extract fan and grilles to the guest toilets.

14.0 UNDERFLOOR HEATING: OPTIONAL

A water based underfloor heating system, with separate zones, connected to heat pumps on the roof will be offered as an OPTION. The provision only of the system will be offered to all apts. In case the client opts for an underfloor heating system, then all machinery will be provided by the client.

15.0 LANDSCAPED EXTERNAL AREAS:

The communal garden will be planted incorporating an integral automated watering system.