

CAN AUBARCA | BUILDING SPECIFICATIONS



## **GENERAL DESCRIPTION OF THE DEVELOPMENT AND BUILDINGS**

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POOL

## GENERAL DESCRIPTION OF THE HOUSING DEVELOPMENT AND ITS BUILDINGS

The Can Aubarca housing development is situated in the municipal district of Santa Eulalia del Rio, beside the road connecting Ibiza with Cala Llonga and approx. two kilometres from the town of Jesús.

The total area of the site on which Can Aubarca has been designed is approx. 50,000 m<sup>2</sup>.

The land is situated in a woodland area where there is a clear predominance of pine trees, but where there are also some holm oaks and carob trees, particularly in the areas which were once terraced farmland.

20 plots of between 1,400 and 2,000 m<sup>2</sup> and homes occupying around 300 m<sup>2</sup> are being created. This is a low density housing development which will keep to a minimum the visual impact of the buildings on the existing natural surroundings.

The buildings planned will be one-family, detached homes with one or two storeys, each with a garden and pool. Each of the homes is individually designed to suit the topography and orientation of the plot on which it stands. These buildings will be positioned so that they do not have an adverse effect on neighbouring buildings, both in terms of views and sunlight.

In all cases, the same established aesthetic criteria shall be followed for the elements constructed on the development.

The homes have been designed to meet contemporary demands: areas which are spacious, light and airy, with rational distribution of internal space.

The standard plan for an area of 300 m<sup>2</sup> is a lounge, a dining room, a kitchen (utility room and pantry), three/four double bedrooms, two/three bathrooms, a garage and external porch. The exterior will include a landscaped area and a pool.

From traditional Ibizan architecture, we have taken its ability to adapt to the terrain, its wall colourings and textures, and the layout of areas, especially at the entrance, from the street to the front door of the property, across a patio.



Only the trees situated where the building is to be erected will be removed and all others on the rest of the plot will be kept, not only to provide areas of shade but also to obscure part of the building, thus reducing the environmental impact.

The location of the development, the area in which it is located, the aesthetics of the buildings, the materials used and the combination of landscaped areas and natural vegetation make Can Aubarca a unique opportunity in Ibiza.

### **CONSTRUCTION SYSTEMS**

The use of a construction system which allows for the staggering of the different buildings gives the development a similar appearance to that of traditional Ibizan houses, with buildings which blend in with the land, in harmony with the natural surroundings.

#### **Foundations**

The foundations will consist of continuous rigid footings and bracings as detailed in the corresponding construction plans.

#### **Walls and enclosures**

The load-bearing walls will consist of concrete block.

The exterior enclosure walls, on façades or patios, will consist of several layers to ensure sufficient heat and sound insulation. The finish may be plastered and painted or whitewashed.

#### **Roofing**

The roofs will be flat, paved if they can be walked on and protected with gravel in most cases.

The tops of the perimeter walls will exceed the level of the roofs, so that these remain hidden, collecting rainwater and taking it to drainage points as defined in the plans.

## **FINISHING**

### **Interior coverings**

The interior walls will be plastered.

In the style of traditional Ibizan architecture, part of the furnishing will be built in (shelving, benches, inclines, niches, etc.), so that these features form part of the interior architecture of the property.

### **Exterior coverings**

Most of the façade walls will be plastered and painted on a base of Portland cement mortar and fine sand, to be applied on the walls in line with the style of traditional Ibizan techniques.

Other walls will consist of natural limestone masonry.

### **Interior flooring**

In the interior areas of the property there will be a combination of top-quality terracotta flooring, polished cement, stone flooring and wooden floorboards.

Interior staircases may be of any of the floorings indicated for the house.

### **Exterior flooring**

Terracotta and coloured, polished concrete flooring shall be used. There is also a wide range of options with regard to earths and gravels for these areas, which could be combined with the above and with the areas of vegetation.

### **Carpentry**

All exterior carpentry will be of Iroko wood or similar and the interior of top-quality solid wood.



The front door of the property will be reinforced and fitted with security locks.

The windows and balcony doors, whether side hung or sliding, will be of wood and double glazed with cavity.

### **Bathroom fixtures and taps**

The bathrooms will be fitted with large, Duravit type, or similar, bathtubs or shower trays.

The taps will be chrome, by Hans Grohe, Dorn Bracht or similar.

The bathroom floors will be of coloured cement or stone material, as per the wall finishing.

### **Kitchen**

The areas will be light, comfortable and practical. No furnishing is provided to enable the client to personalise the area.

## **INSTALLATIONS**

### **Electrical, telephone, TV and audio installation**

The properties will have a high-voltage electricity installation.

The properties will have at least 15-19 lines with independent circuits (see appendix). They will be prewired for audio and television with sockets in the lounge, living room, kitchen and all bedrooms.

All areas will have a telephone socket, with an ADSL line which will be connected to the telephone box by cables in embedded ducts, internal boxes and distribution boxes. Each property will be fitted with a cabinet for networking all the installations.

The property will have an entry phone system installed on the wall onto the street and in the kitchen /entrance.

### **Lighting**

The interior of the property will be fitted with soft, warm lighting designed for hanging, standard or table lamps, avoiding the use of recessed spotlights in the ceiling, seeking filtered or indirect lighting to reflect off ceilings and walls. The light sources will therefore be positioned so that the lights can be chosen at a later date without having to change them. These details will be discussed during the development of the plans in order to adapt them to the ideal solutions for each area.

The lighting in the exterior areas will be low level, lighting the paving or plants at ground level, enhancing individual plants, trees, flower-covered walls, etc.

The aim is to illuminate different features of the exterior, porches, gardens, trees, obscuring the view of the light source and thus emphasising the features or areas being illuminated. It is also advisable to place certain light sources in areas away from the garden in order to create a feeling of space.

In order to preserve the intimacy of the community, special care will be taken to ensure that the lighting has the least possible effect on neighbouring plots.

### **Air conditioning**

The properties will have heating and air conditioning in the living room and bedrooms, with split air conditioning and heat pump units, by Toshiba or similar with a thermostat and programmer.

### **Plumbing**

The properties' water supply is owned by the housing development and is a community facility, which is collected in the well and raised by means of a pump unit to a 100m<sup>3</sup> underground tank located in the higher part of the development, from where it is distributed via a ring circuit to the various plots by means of a pump unit to ensure the appropriate pressure at all points.

All of the plumbing, both for hot and cold water, will consist of polyethylene pipes with brass fittings. The hot water pipes will be thermally insulated.



The domestic hot water supply will be provided through the installation of solar panels, together with tanks with electric elements as specified in the installations plan for each property. A unit will be situated in each of the existing bathrooms and kitchen.

A tank will be erected to collect rainwater for watering the garden areas.

### **Drainage**

The development is equipped with a drainage network connecting to each plot and leading to the general network and municipal treatment plant.

### **Security**

All the properties are equipped with warning systems against burglary, robbery, medical emergency and fire detection. Every property will be fitted with a safe built into the wall.

### **EXTERIOR**

#### **Porches and pergolas**

The structure, supported by wooden or brick pillars, will be of top-quality weather-resistant wood coated with a double layer of cane screening to create the adequate shade for comfort and energy saving.

#### **Pools**

The finish will consist of porcelain stoneware or gresite coated with special mortar and painted; the edge of the pool will be terracotta of the same type as used for exterior flooring. Other finishes may be considered depending on the positioning of the pool.



## APPENDIX

Distribution of the minimum connection points:

### Lounge

- 2 light sources with switch.
- 2 10amp switch-activated sockets.
- 6 10amp sockets.
- 1 TV socket, (1 satellite TV socket).
- 2 telephone sockets.
- 1 prewired alarm connection.
- 1 internal AC thermostat connection.
- 1 prewiring for music feed.

### Dining room

- 1 light source on table with switch.
- 3 10amp sockets.
- 1 16amp socket for radiator.

### Master bedroom

- 1 light source with three-way switch.
- 2 10amp sockets. With switch.
- 2 10amp sockets.
- 2 telephone sockets.
- 1 TV socket (1 satellite TV socket).
- 1 prewiring for music feed.

### Bedrooms

- 1 light source with three-way switch.
- 2 switch-activated sockets.
- 2 10amp sockets.
- 1 prewiring for music feed.
- 1 telephone socket.
- 1 TV socket (1 satellite TV socket).

### Bathrooms

- 1 light source with switch.
- 1 10amp socket. With earthing.
- 1 16amp socket. With earthing.
- 1 16amp connection for towel radiator with earthing.

### Kitchen

- 1 connection for water heater.
- 2 light sources with switch.
- 4 10amp sockets with earthing for work connections.
- 4 16 amp sockets with earthing for electrical appliances.
- 2 connections with 25 amp terminal strip with earthing for electrical appliances.
- 1 TV socket.
- 1 telephone socket.
- 1 intercom socket.

### Entrance-staircase

- 2 light sources with three-way switch.
- 2 10amp sockets.
- 1 16amp socket for radiator.

### Open/passage areas

- 1 light source every 5m with three-way switch.
- 1 10amp socket every 5m.
- 1 16amp radiator socket.