

# Quality statements

## CAMINO VIEJO DEL PORTET



1. **PROJECT:** Architect project Vicente Castello Vallés, building licenses of town hall of Jávea, geotechnical report of the plot with SAIN, control structure quality with GRUPO SECOTEC and Insurance of guarantee for 10 years with CASER.



2. **FOUNDATIONS:** The foundations will consist of running trenches filled with reinforced pumped concrete in accordance with the specifications in the Project and Quality Control.

3. **DRAINAGE:** Will consist of P.V.C pipes of the appropriate size necessary to channel the sewage to the main drainage.

4. **VERTICAL STRUCTURE:** Load carrying walls of prefabricated concrete cavity blocks of a depth of 20x20x40 cm. A reinforced band is added as extra support for the flooring of the horizontal structure. All the structural corners and joints will be reinforced with concrete for connection with the above described reinforced bands.

5. **HORIZONTAL STRUCTURE:** The flooring is formed by pre-stressed concrete beams with a depth of 18 cm. Bison type blocks, electro welded wire mesh with a compressed concrete coating to a depth of 4 cm. To form a total flooring thickness of 22 cm. In the under build of the house, there will be left where possible openings for installations. The concrete flooring will be vibrated giving bigger resistance

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**6. PARTITION WALLS:** Cavity ceramic bricks 7 cm. thick forming interior walls as well as the cavity area in the perimeter walls.



**7. INTERIOR AND EXTERIOR PLASTERING:** The interior walls will be plastered by machine to ensure the durability. The exterior walls will be finished with cement mortar.



**8. ROOFING:** Will be placed over the last floor or ceiling, small walls of ceramic blocks will be constructed to form the pitches, this will in turn be waterproofed with

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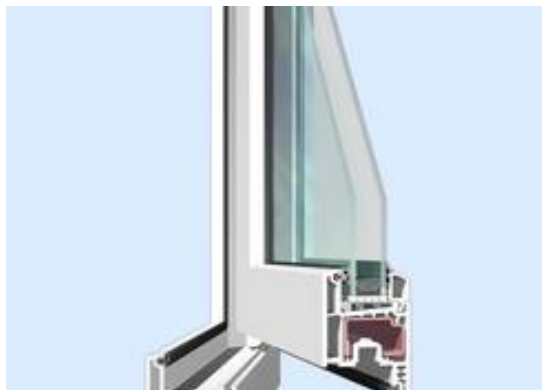
special paint and finally old Arabic style tiling set in place. This roofing method creates air cavities which improve the thermal insulation of the house.



**9. EXTERIOR FINISHING WITH DECORATIVE PREFABRICATED OF ARTIFICIAL STONE:** The lower part of the walls will be faced with natural stones to a height of 60 cm, so as to protect this area from the pavements. Also, will be included decorative arches, surrounding moldings, and cornices. Exterior terraces, which are 50 cm above ground level, will be finished with balusters.



**10. CARPENTRY:** Exterior doors and windows with white P.V.C. white colour, and swing windows, with white aluminum. The interior carpentry for door and wardrobes will be model 270X from “puertas castalla” catalog <http://www.puertascastalla.com/>



16 CASTALLA EXPRESS | Puertas Castalla

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**11. INSULATION AND WATER PROOFING SYSTEM:** The house will be sufficiently insulated to ensure maximum comfort. All exterior walls will have a 3 cm. insulated cavity with insulation of **Poliestireno**. The ground floor will be at least 40 cm higher than the exterior ground level to avoid humidity. The terraces up stairs - solariums will be insulated with extruded polystyrene (XPS) from **TOPOX CUBER** which provides optimum thermal insulation against cold and heat. <http://www.topox.es/eng/productos.php> Waterproof works with **Giscolene®** **waterproofing system** is made up of an EPDM rubber membrane with 400% elasticity and 20 years guarantee material and 10 years application, which comes in large modules. <http://giscosa.com/en/>



**giscosa®**

**12. GLAZING:** All exterior windows will be security double glazed 4-8-6+6 mm. “Climalite” type or similar.

**13. PAINTING:** The whole house inside and outside will be painted in plastic paint color choice of client. <http://www.isaval.es/> <http://www.titanlux.es/> or <http://www.valentine.es>

**14. FLOOR AND WALL TILING:** There will be floor to ceiling ceramic tiling, or a personal composition, in both bathrooms and kitchen with tiles of the client’s choice, always respecting a standard price up to 20 €/m2. Lineal meters of decoration tiles 3.-€ each no more than 150 units maximum 12 ml with a price no higher of 3.- € each

**15. BATHROOM FITTINGS AND TAPS:** Bathroom fittings will be supplied by Roca [www.roca.es](http://www.roca.es), in the bathrooms and toilet mod. “Victoria” o “Meridian”, white color. Taps are equally of superior quality using the mixer system mod. “VICTORIA” in chrome. In the main bathroom the bath will be mod. “PRINCES” and the shower will be build with tiles as per plan. There will be outside garden taps as per plans.



**Meridian**  
Diseñado por uno  
de los mejores  
arquitectos  
españoles, este  
modelo de lavamanos  
se caracteriza por su  
elegancia y funcionalidad.  
Su diseño es  
moderno y  
se adapta a  
cualquier  
estilo de  
decoración.  
Su  
instalación  
es sencilla  
y rápida.  
Su precio  
es muy  
razonable.  
Su calidad  
es excelente.  
Su  
durabilidad  
es  
garantizada.  
Su  
servicio  
al cliente  
es  
excepcional.  
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**16. ELECTRICITY INSTALLATION:** The installation will be done according to the project specifications using high quality materials mod. Simon series 28 <http://www.simon.es/> or similar.

Several telephone, internet and television plugs will be fitted in living-room, kitchen and master bedroom.

Installation of a pedestrian door answer phone mod. kit video portero cityline classic de "Fermax". <http://www.fermax.es>



**17. CENTRAL HEATING:** Installation of central heating underfloor, with electrical Heat pump DAIKIN ERHQ016BV3 U E ALTHERMA", thermostat Siemens digital RDH10, tower radiators in bathrooms.



**19. KITCHEN:** Upper and lower units will be fitted as per plans. Including an stainless steel or similar double sink and electric extractor hood. The kitchen work top will be in Granite o Silestone® <http://www.silestone.co.uk/quartz-colours/all-colours/>. Points for washing machine and dishwasher machine. Client's choice of models with price no higher of 6000 €. Proposed kitchen model "Minos-e" <http://www.santos.es/>



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**20. FIREPLACE:** The material used will be traditional such as composite stone or "Tosca", marble, wood and refractory bricks.

## EXTERIOR WORKS:

**21. SWIMMING POOL:** Will be of rectangular Sharpe 10x5. Conveniently waterproofing with "Tecnadry Elast@" of Satecma". Interior stairs according to plan. Exterior shower with non slippery mosaic floor tiles, drain and tap. Prefabricated peaces swimming pool border. Surfaced with mosaic tiles mod. Blue Niebla 110, <http://vidrepur.com> . Two underwater lights . Pump room wiht drain, with complete filter system equipment ("astral pools"). Pre-installations tubes for heating the water in winter time. <http://www.astralpool.com/>



**22. EXTERIOR TERRACE:** Elevated terrace built with tiles, client's choice with price of 15.-€/m2. With balusters or aluminum railing around the terrace.

**23. ACCESS TO GARAGE AND DRIVE TO BACK DOOR:** drive with natural paving stone, or printed concrete with colours and drawing design to client's choice.



**24. BOUNDARY WALLS AND INTERIOR PLOT WALLS:** In the boundary facing to the road will be build with stone wall, with height according to plans. In the other 3 boundaries the walls will be built with concrete block, reentered an painted. There will be two access doors of iron. One pedestrian door, and another for the vehicles. There will be 3 points for lights in the pillars, complete interphone and points for remote control opening system.

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**25. CONNECTIONS:** Electricity, drain system, gas, phone wiring and water will be connected from the road to the house.



**27. CLEANING:** Once the work is finished the plot will be cleaned of debris. The house will be handed over in a good condition for occupation.