



Quality statements



MODERN VILLA CALLE AZUEBAR N° 2 (JAVEA)

URBANIZATION "MONTE PUCHOL"

1. **PROJECT:** Architect project, building licenses of town hall, geotechnical report of the plot with CASAGRANDE GEOTECNIA, control structure quality with **C2C Servicios técnicos de Inspección,s.l,** and Insurance of guarantee for 10 years with **Gable Insurance.**



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: Reinforced concrete structure.** Load carrying walls of prefabricated concrete cavity blocks of a depth of 20x20x40 cm. or ceramic hollow bricks as per architect specifications.





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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



6. PARTITION WALLS: Cavity ceramic bricks 7 cm. thick forming interior walls in some parts.

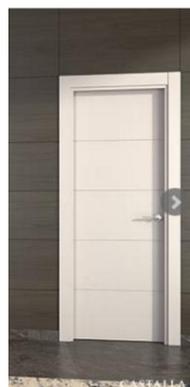
7. INTERIOR AND EXTERIOR PLASTERING: The interior walls will be plastered by machine to ensure the durability and some areas with Pladur ® panels. The exterior walls will be mortar rendering or "monocapa".



8. ROOFING: Will be, as per plans, placed over the last floor or ceiling. It will be flat roof, build with all elements of point n° 10 (below) giving optimal thermal insulation.

9. CARPENTRY: Exterior doors and windows with Aluminum anthracite color serie COR 60 hoja oculta, electric shutters and mosquito nets in bedrooms.

The interior carpentry for door and wardrobes will be white lacquered model "da vinci" from PUERTAS CASTALLA





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10. INSULATION AND WATER PROOFING SYSTEM: The house will be sufficiently insulated to ensure maximum comfort. All exterior walls will have a 4 cm. insulated cavity with insulation of **Polyurethane foam**. 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®** or **Carlisle® waterproofing system** which 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/> On top of EPDM will be placed to protect EPDM rubber membrane a geotextile sheet.



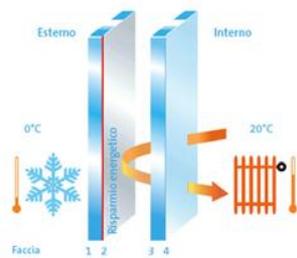
giscosa®

TOPOXCUBER

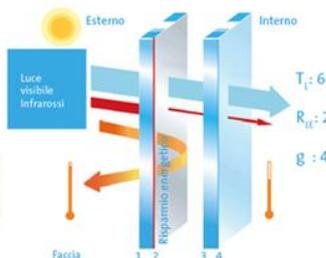


11. GLAZING: All exterior windows will be security double glazed Planitherm® 4S 4-12-4+4 mm. + ARGON. With an optimum centre-pane U-value of up 1.0W/m²K (90% argon-filled), SGG PLANITHERM can comfortably meet current Building Regulations by improving whole window U-values for all frame types.

sgc PLANITHERM 4S, maggiore trattenimento del calore in inverno



sgc PLANITHERM 4S, minore surriscaldamento in estate



PLANITHERM®
Clearly *the most* energy efficient window glass

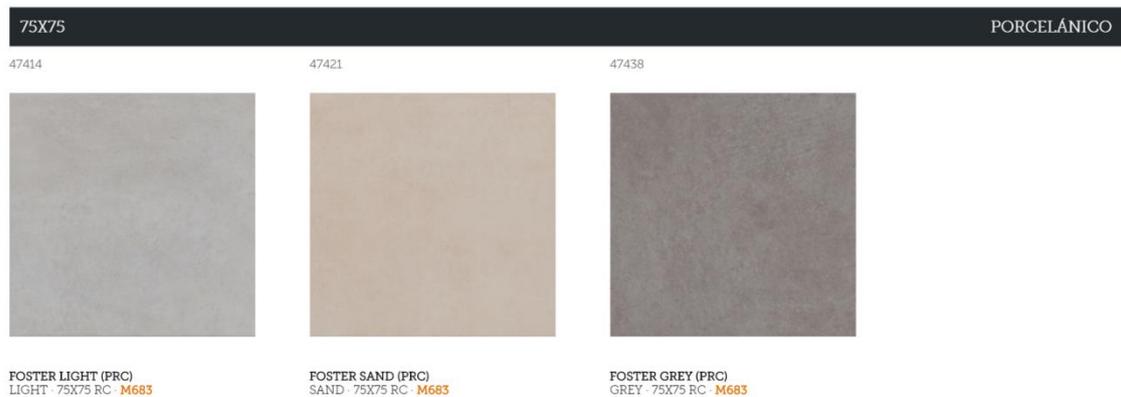


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12. PAINTING: The whole house inside will be painted in plastic paint color choice of client. <http://www.isaval.es/> . The outside "Monocapa" rendering will have the colour itself.

13. 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

PROPOSED FLOOR TILES: **Serie FOSTER PORCELANICO / MEIER**



14. BATHROOM FITTINGS AND TAPS: Bathroom fittings will be supplied by Roca www.roca.es, in the bathrooms and toilet will be installed 3 bathroom furnitures units **model "Prisma"** or similar up to clients choice. Taps mixer system mod. **"L20"** in chrome. In the main bathroom the bath will be mod. **"GENOVA N"** and the shower will be build with tiles as per plan. There will be outside garden taps as per plans.



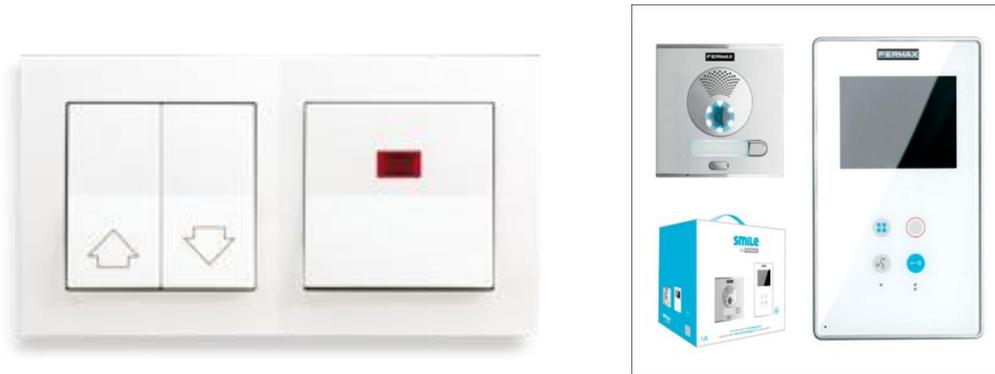
Genova N

*Ctrl+Click on image for further info.



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15. 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. Speakers in the ceiling for piped music. Installation of a pedestrian door answer phone mod. SISTEMA DE VIDEOPORTERO (1 PUERTA / 1 MONITOR) VIDEOPORTERO COLOR MANOS LIBRES FERMAX SMILE de "Fermax". <http://www.fermax.es>



16. CENTRAL HEATING: Installation of central under floor heating with polystyrene pannels 41+29 mm thickness, with heat transfer coefficient $U=0,69$ W/m²K, 2 collectors GIACOMINI or similar, GAS Heat pump JUNKERS or similar, thermostat Siemens digital RDH10, tower radiators in bathrooms.



17. AIR CONDITIONING: Installation of Air conditioning units by conductions with SPLIT CONDUCTIONS MITSUBISHI ELECTRIC model SEZS-KD25VA and GPEZS71VJA INVERTER



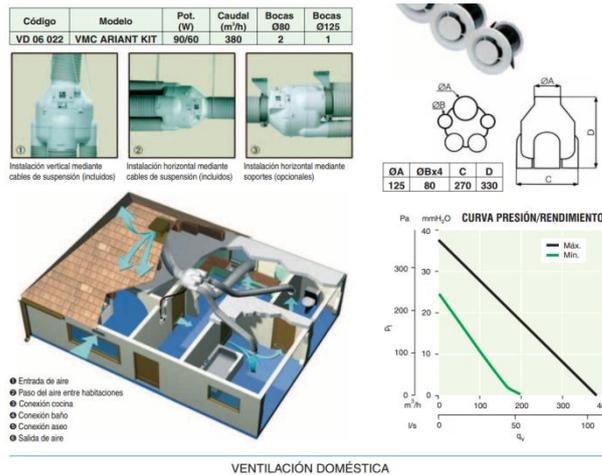


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18.- AIRZONE: Control of Equipments of Air conditioning and under floor heating units regulated by 1 thermostat BLUEFACE, and 5 thermostats TACTO. A webserver module for APP control with internet. for.



19.- VENTILATION AND AIR RENOVATIONS SYSTEM: Ventilation air extraction in bathrooms. Aspiration connected to extractor machine **VMC ARINAT 5** conexions. Conductions with flexible tubes. The VMC system complies with the requirements of normatives and will extract up to five rooms i.e. Kitchens, toilets, bathrooms and utility rooms, while maintaining humidity and hygiene and, protection to the building from the effects of damp.



VENTILACIÓN DOMÉSTICA



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20.- **SOLAR PANNELS:** SILVASOL AVANZADO, with 300 L inter accumulator.



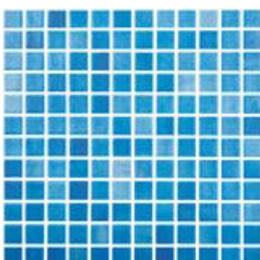
18. **KITCHEN:** Upper and lower units will be fitted as per plans. Including an stain lees steel or similar double sink and electric extractor hood. The kitchen work top will be in Silestone® or similar. <http://www.silestone.co.uk/quartz-colours/all-colours/>. Points for washing machine and dishwasher machine. Client's choice of models with price no higher of 16.000 €. Proposed kitchen model "Minos L" <http://www.santos.es/>



19. **FIREPLACE:** Natural logs fire place

EXTERIOR WORKS:

20. **SWIMMING POOL:** Will be of rectangular Sharpe 10x4,5. Conveniently waterproofing with "Tecmadry 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, Delfin drawing mosaic, <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/>





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21. EXTERIOR TERRACE: terrace around the pool built with tiles floor client's choice up to 20.-€ m²

22. ACCESS TO GARAGE AND DRIVE TO BACK DOOR: 200 m² of drive with natural paving stone, or printed concrete with colours and drawing design to client's choice.



23. BOUNDARY WALLS AND INTERIOR PLOT WALLS: In the boundary facing to the road will be build with monoblock with height according to plans. In the other 3 boundaries the walls will be built with concrete block, reentered an painted. There will be sliding access **gates of iron anti rust lacquered fire**. One pedestrian door of 1,20x1.80 wide and another of 4 x1.8 mts wide for the vehicles. With automatic motor opening by remote control. There will be 3 points for lights in the pillars, complete interphone and points for remote control opening system. <http://www.bftworld.com/es/products>





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



25. BARBACUE: The material used will be traditional such as composite stone or Tosca, tiles, wood and refractory bricks.

26. 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.