

BUILDING SPECIFICATIONS 12 INDEPENDENT CHALETS IN PILAR DE LA HORADADA, ALICANTE

FOUNDATION

- ✚ The foundation is made of reinforced concrete with an insulated suspended ground floor. The compatibility of materials with each other and with the land and the isolation of moisture capillarity is guaranteed and generates a lower air chamber that improves the energy efficiency of the building.

STRUCTURE

- ✚ The structure is a system of reinforced concrete frames with forged semi-resistant joists. Protection of structural materials will be guaranteed and control tests will be performed by an Accredited Laboratory, in accordance with the TBC (Technical Building Code).

BRICKLAYING, FACADE AND ISOLATIONS.

- ✚ The facade of the houses have a total thickness of 25 cm. They are made up of an outer 12 cm partition, an interior chamber with mineral wool insulation which has a layer of polyethylene which acts as barrier to condensation, having a total thickness of 5 cm, sealed on the inside with a 7 cm thick partition.
- ✚ The exterior finish is a natural light stone. The darker elements of the facade are top quality stone also.

TILING AND FLOORING.

- ✚ Tiled bathrooms are tiled using top quality tiles which have been spread with pre-adhesive plastering material right up to the ceiling thus guaranteeing a waterproof finish.
- ✚ The flooring is done with large format ceramic stone and put down with mortar M-40 (1: 6) on a level sand bed. The same material is used for the skirting boards which are 1.5 mm thick and 7 cm high. The same material is used in kitchens and bathrooms, washing areas etc.

EXTERIOR AND INTERIOR WOODWORK

- ✚ The exterior carpentry will be made with anodized aluminum lacquered frames in accordance with TBC (Technical Building Code) standards. The frames are watertight, resistant and will not become deformed and we guarantee more than 10 dB (A) noise reduction. Glazing is 'climalit' with colorless 4mm glass, ensuring wind resistance.
- ✚ The main door to the house has a lock with three locking points, four anti-jimmy hinges with two security points, and reinforced wood frame ready for varnishing. The doors also have a peephole and handle.
- ✚ Interior doors are top quality with a white lacquered finish. Preframes measure 7 x 3, 7 x 4 rebates and 7 cm flashing with molding. The handles have a stainless steel finish.

PAINTINGS

- ✚ The metalwork and locks, having been cleaned and treated previously with an anticorrosive primer are given two coats of oily enamel.
- ✚ The interior walls are painted in smooth plastic paint on ceilings and walls.

ELECTRICITY AND TELECOMMUNICATIONS

- ✚ There will be telephone and TV connection points in the living room, in the three bedrooms.
- ✚ High quality electrics with the possibility of contracting up to 9,200 W. Top quality mechanisms in accordance with current regulations
- ✚ Analogue and digital (TDT) TV installation

PLUMBING AND TAPS.

- ✚ The indoor plumbing will be of cross linked polyethylene piping, resulting in a higher level of equipment and shielding materials and allowing free expansion of pipes.
- ✚ The mixture of hot and cold water in the taps of the bath, washbasin and sink have a hydro mixer so that it may be adjusted by the user. Taps are top quality single handle mixers.
- ✚ The toilet, sink etc., will be white vitrified porcelain of the firm Roca or similar.
- ✚ A steel thermos will save up to 70% of energy consumption in accordance with TBC (Technical Building Code) standards.

GENERAL EQUIPMENT.

- ✚ All homes will have a garage area.
- ✚ All homes will have private pool-garden areas with artificial grass and a paved terrace area.
- ✚ The homes will have pre-installed air conditioning system through ducts in the dining room and bedrooms.
- ✚ All homes will be fitted with built-in floor to ceiling wardrobes with doors that match the doors of the bedrooms etc, decorated on the inside and with interior doors and fitted with drawers and shelves
- ✚ Overall all housing is submitted to the new Coach Building Code, ensuring greater thermal and acoustic insulation, higher quality control and implementation process.