

**PROJECT
PROPERTIES IN LAS HIGUERICAS
HELLIN (ALBACETE)**

May 2005

(Updated September 2007)

BUILDING SPECIFICATION

Model

ALICIA

CRISTINA

LORENA

NATALIA

ROSANA

SOFIA

Arquitectos :

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FOUNDATIONS AND STRUCTURE.

Isolated shoed pillars of re-enforced concrete.

Hiperstatic re-enforced concrete, based upon pillars and beams. Unidirectional roof made up of pot and beam system, beams to be re-enforced concrete.

Staircase, poured re-enforced concrete with steps made on site.

BRICKWORK AND ENCLOSUREMENT.

FASCADE ENCLOSUREMENT ACCORDING TO THE NEW TECHNICAL CODE 314/2006

Exterior shell made up of ceramic 12cm bricks with triple cavity, plastered with mortar.

The cavity wall is 3cm.

Insulation of walls, 4cm polyurethane shield .

Interior walls made up of tabicon double cavity 9cm brick, coated with plaster.

DIVIDING INTERIOR WALLS

Ceramic Bricks, tabicon cavity 9cm thick coated with interior plaster, except wet rooms which are coated with cement prior to tiling.

CARPENTRY.

EXTERIOR CARPENTRY.

Monoblock type p.v.c. tilt and turn windows with double glazed CLIMALIT units.

Carpentry with wood effect finish. Roller shutter blinds of similar finish, double P.V.C. moulded Principal security entrance door with wood effect finish 90cm wide.

INTERIOR CARPENTRY

Solid pine doors 80cm wide Castilian style. Glazed kitchen door.

ENTRANCE GATE.

Main entrance gate made up of cast iron with laminated coating, sprayed black. Automatic electrically remote controlled motor & mechanism.

ROOF ACCORDING TO THE NEW TECHNICAL CODE 314/2006 ACT.

Insulation with 4cm polyurethane shield.

Ceramic roof tiles with aged effect set on treated wooden roof battens.

Chimney pot to be constructed of 9cm hollow bricks lined with mortar and topped with roof tiles of same specification.

FLOOR AND WALL TILING

Rustic type floor tiles inlaid with special trims

Steps and risers with ceramic tile.

Step around bath tub to be in handmade solid brick.

WALL FINISH.

Ceramic rustic tile with inlays and special trims to the height of 2.40cm, in bathrooms and kitchen areas.

PLUMBING.

Taps to be of rustic style. Bath tap to be made up of ceramic amphora with stop taps in place for each.

Hot water system, gas boiler.

Porcelain fittings by Roca Model Dama in white or similar.

IRRIGATION SYSTEM.

A counter clock will be installed on the irrigation feed and P.V.C. pipe will be laid around the outside wall in key places.

PAINT

Exterior : to be finished in silicon based paint.

Interior : plastic finish paint.

CEILING

Finished with traditional beams

ELECTRICAL INSTALLATION

Installation based on circuit system with mechanism by Niessen or similar.

Automatic Entrance Opening System.

Telecommunication : Radio, 2 Telephone points, 2 Cable TV points, 4 PC points,

HEATING.

Water filled radiators fed by central heating boiler fed by Gas

FINCA BOUNDARY.

Front wall and fencing.

Plastic coated chain link fence between plots.

VARIOUS.

Kitchen Units

POST BOXES AND NUMBERS.

Post boxes and numbers fitted on each individual entrance according to house.

ALARM SYSTEMS

Installation of alarm system including intruder control. Gas/water detector with automatic cut off from mains supply.

3 water detectors.

3 gas detectors.

1 fire detector.

3 intruder detectors.

COMPLEMENTARY

Low level courtesy lighting on stairway

NEW BUILDING AND CONSTRUCTION TECHNICAL CODE 314/2006 ACT

- 1. Hot sanitary water supply to be supported by individual solar energy unit**
- 2. The houses will have thermal insulation to a high specification**

The Technical direction has the faculty, if necessary, to make changes in these specifications