

**VIVIENDAS
VALENCIA
HOUSES**



FOUNDATION AND STRUCTURE

Shallow foundations will be used for the construction of this house, using a mix of individual footings and strip footings. All the metal reinforcements of the structure are joined and connected to a electrical safety grounding that derives a possible electrical discharge to ground.

The structure frame is made of concrete, consisting of load-bearing walls and reinforced concrete columns build in situ. Concrete block walls 20 cm thick are used to support the sanitary forging, and 25 cm thick aerated concrete block walls for the housing floors. Horizontal members are made of 30 cm thick beam and block slabs, consisting of reinforced concrete beams, self-supporting prestressed concrete joist and concrete vaults. The floor of the porch area will be made of reinforced concrete poured in situ. The staircase of the house will be constructed with metal structure and wooden steps.

The correct execution of the foundation and the structure will be guaranteed by an independent technical control body.

EXTERNAL FABRIC AND ROOF

The external envelope will be made with YTONG aerated concrete blocks, finished with high performance render applied in several layers, suitable for aerated concrete and meshed on its entire surface with anti-alkali mesh, which contributes improving energy efficiency of the enclosure.

Inner side will be formed with metal studwork with a plasterboard lining to one side, mineral wood thermal acoustic insulation to the voids between the studs will be installed to reduce the facade transmittance.

The roof will be an inverted flat roof system, consisting of thermal-acoustic insulation with XPS extruded polystyrene boards, waterproofed with asphalt membrane and lightweight concrete for the slope, finished with gravel on the non-transitable flat roofs, and non-slippery ceramic tiles on the accessible flat roofs.



INTERNAL WALLS AND CEILINGS

New internal walls will be formed from metal studwork with plasterboard lining to both sides, mineral wool insulation to the voids between the studs and skim finishes.

The suspended ceiling will be executed with a suspended laminated plasterboard system. The external soffits will be covered by a suspended ceiling with an acoustic insulation layer and a vapor barrier.

All finished with a high quality white matte plastic paint.

WINDOWS AND GLAZING

Windows will be tailored according to the technical design work stage, using standard white PVC profiles. Blind boxes will be used for the bedrooms of the house. The glazing will be made with double laminated safety glass including dehydrated air chamber and enhance by low thermal emissivity coating (3+3/10/4+4 mm).

Reinforce entrance door to the house, with a three-point lock made of lacquered steel in the same color as the carpentry.

INTERIOR CARPENTRY

DM doors with smooth finish and matt white lacquers, installed on solid wood frame or sliding door frame, with high quality fittings and handles.

FLOORS

Laminated wooden floor will be used for the principal rooms of the house, AC rated and 8 mm thick, placed on a polyethylene sheet. In the wet areas, a ceramic floor tile will be laid with adhesive mortar. These pavements will be placed on a layer of self-leveling mortar. Over the sanitary forging, a layer of XPS extruded polystyrene insulation will be added.



KITCHEN

The kitchen come equipped with wall and floor cupboards, tower cupboards and island cupboards, with laminated finish to choose from our catalog, and will be designed to suit the client needs.

The countertop will be made of compact quartz, Compac, Silestone brand or similar, with undercounter fiber sink and Roca taps brand or similar.

BATHROOMS/TOILETS

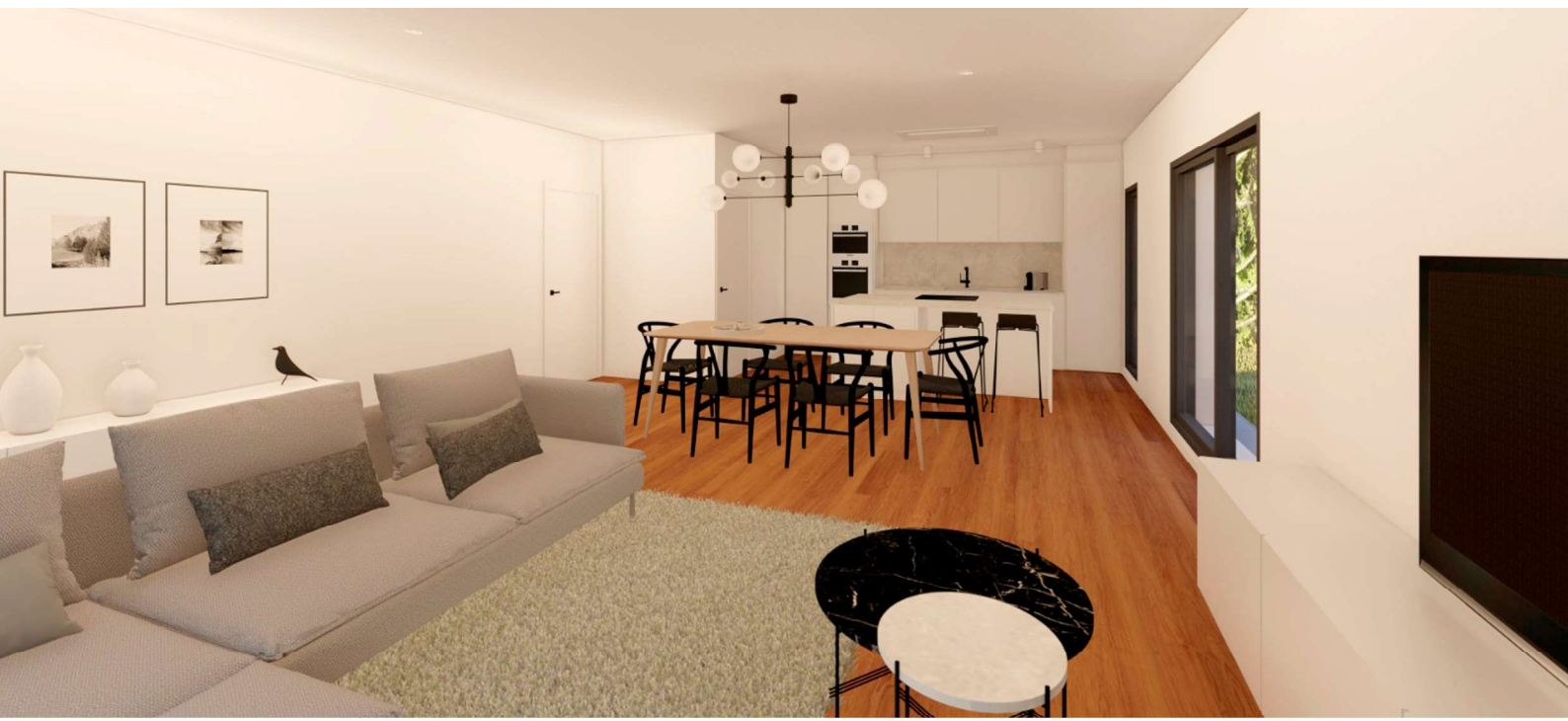
The floor and wall tiles will be made of non-slip ceramic tiles, top quality and contemporary design. The hanging washhand unit will have two drawers and integrated basin, including a mirror and backlite. The taps of the sinks, bidets, showers and bathtubs will have chrome finish, Roca brand or similar. The WC will be of the Roca brand, or similar. The shower trays will be high strength stone resin and slate finish.

DOMESTIC HOT WATER SYSTEM, HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

The production of domestic hot water (DHW) will be carried out by installing a high efficiency arothermal heating system. The house is also provided with a pre-installation of air conditioning ducts. In addition, a ventilation system is installed to improve indoor air quality in the house.

MECHANICAL AND ENGINEERING

Plumbing installation will be carried out for domestic hot and cold water service according to current building regulations, cross-linked polyethylene pipe (PEX) will be used for domestic water piping, with cut-off valves in each wet room. The sewerage system will be carried out in PVC piping.



ELECTRICAL ENGINEERING

The house will have a high degree of electrification, with the necessary circuits according to building regulations. Mechanisms, push buttons and socket outlets of the brand be Simón 27 series or similar in white color. Provisions for Telecommunications, Telephon and T.V. will be provided according to building regulations.

URBANIZATION

The house has an external covered paved terrace at the front with panoramic views of the surrounding landscape. The house will have an overflow pool of 6,00x3,50 m, claded in mosaic ceramic tiles, with interior lighting and filtration system. The enclosure of the plot will consist of a metal fence and a mansory wall in the boundary with the public road, and with a metal mesh in the party walls. In this fence, manual doors for pedestrian and vehicles access will be installed.

SUSTAINABILITY

Due to the construction systems, the materials used, and the shape/ orientation of the house, the energy performance will improve considerable.

The materials used, mainly those of the enclosure, have a high thermal resistance, obtaining buildings that respect the environment and reduce the CO2 emissions.

