

**BUILDING SPECIFICATIONS
“PORTALS”**

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**TECHNICAL
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TECHNICAL MEMORANDUM OF CHARACTERISTICS

FOUNDATIONS: Foundations with insulated continuous slabs.

STRUCTURE: Vertical: Columns of reinforced concrete and concrete walls. Horizontal: pretensioned, semi-resistant reticular base.

ENCLOSURES: Exterior enclosures of H-16 ceramic bricks, insulation with projected polyurethane, air chamber and with self-supporting metal structure, with plasterboard on one side. Separating walls of Arliblock acoustic insulation of 17cms with direct covering on both sides. and with self-supporting metal structures with plasterboard on one side. Interior partition walls by means of self-supporting metallic structure with plasterboard on both sides.

ROOFING: Floored roofing which is flat and accessible. Roofing finished with aggregates on non-accessible flat roofs.

RENDER-SET: Exteriors by means of STOLIT rendering or similar. False ceilings of plasterboard. MDF panelled ceilings which can be dismantled

and which are covered with melamine or fir-tree fibre panels in equipment inspection areas.

- FLOORING:** Ceramic tiles of 60 X 30 in the interior of the home and a similar model on porches. Catalanian tiles on terraces. Steps of imitation clay tiles on general stairways of dwellings.
Outdoor areas have patterned, brushed concrete, rustic tiles stained with sulphates, and prefabricated concrete paving.
- TILING:** Ceramic wall tiles, with decorative border up to the ceiling in bathrooms. Kitchen is not tiled.
The worktop and facade between kitchen furniture is of SILESTONE, with border.
- MASONRY:** Imitation Santanyi stone Flashboard in all windows.
- CARPENTRY:** Security entry door to dwelling, Seguritesa type 2 or similar.
Interior doors will be moulded post-formed, of MDF boards covered with PVC melamine.
Built-in wardrobes of the same characteristics as the interior doors, with shelf and coat-hanger pole. The interior will be lined with melamine. All hanging fittings will be of brass. Levers, locks and handles/knobs will be silver-chrome coloured.
- METALWORK:** Windows and glass doors of European approved, lacquered aluminium.
Roller shutters of lacquered aluminium in bedrooms. Locks and fittings in metal and aluminium.
- ELECTRICAL
INSTALLATION:** In accordance with current legislation, low voltage regulations and supply company guidelines. High electrification category.
Accessible installation by means of boxes and plastic tubes.
Fuse boxes in homes with trip switches, thermal magneto protection and ICP.
Mechanisms type DELTA by Siemens: colour, white or similar.
Halogen spotlights throughout the dwelling.
Individual meter.
- TELEPHONE AND
TV INSTALLATION:** Installation in accordance with Telecommunications legislation.
Telephone sockets in living room and bedrooms.
TV sockets in living room and bedrooms.
Land TV Aerial and twin polarity satellite dish.
- PLUMBING:** Installation of reticulated polyurethane pipes for hot and cold water.
Suspended toilet and bidet by the BELLAVISTA company.
Model: Arcadia.
Structure for suspended fittings with built-in tank by the GROHE company.
Built-in and suspended wash hand basin by the BELLAVISTA company. Models: Ovalo or Circle and Area.
Foundry style bath in on-suite bathroom.

Hand-built shower in the main bathroom of the dwelling.
Chrome-plated taps by the GROHE company. Model: Essence.
Wall mounted bar-type supports in baths and shower. Plus
massage apparatus by the GROHE company. Model:
Freehander.
150L Electric water heater by the Saunier Duval company or similar.
Individual water meters.
Bathrooms will be equipped with electric radiators / towel warmers by
the Rointe company or similar

AIR

CONDITIONING: Air-conditioning with air-air heating pump by use of evaporation
equipment located inside the false ceiling. Brand: Saunier Duval.

GLAZING: Double-glazing, type Climalit 4/6/4 in windows and glass doors.
Tempered glass panel of 8mm in on-suite bath, with fixed panel and
folding panel.
Bevelled edge 6mm mirrors.

PAINTWORK: Exteriors will be treated with smooth finish paint especially for
exteriors when these are not STOLIT.
Inside dwellings, smooth finish plastic paint will be used.
Iron locks will be treated with an anticorrosive primer and finished with
coloured enamel or Oxiron and lacquered aluminium.
The imitation wood effect will be of visible, prefabricated dyed
concrete.

KITCHEN

FURNITURE: Laminated high and low cupboards, single stainless steel sink
with drying board. Also included; integrated fridge-freezer and
dishwasher, vitro-ceramic hob, oven and decorative stainless
steel extractor hood. Dull-effect chrome tap by the WELLMANN
company. Model: ZM4CM, with shower effect nozzle.

OTHERS: Communal swimming pool with shower and lighting.
Security interphone to each home.
Underground parking spaces.
Gardens will be handed over with vegetable soil, simple garden,
watering network and water points in each area.
Plot enclosure by means of rustic stone or concrete block of 15,
with run-off and painted with metal fence at lateral facade and
upper facade.
Exterior lighting (terraces, porches and communal areas) with
aluminium fittings.

*TAYLOR WOODROW DE ESPAÑA, S.A. reserves the right to modify or change the materials
and/or models and layout of the mentioned specifications and plans with the aim of improving
the project following the criteria of the technical designers of the project.*