

**WORKS SPECIFICATION
“COLONIA SANT PERE”**

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**ARQUITECTURAL
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TECHNICAL SPECIFICATIONS MEMORANDUM

FOUNDATIONS: Foundations of single and continuous reinforced concrete footings.

STRUCTURE: Vertical, reinforced concrete columns and masonry walls.
Horizontal, suspended prestressed waffle slab floor.

ENCLOSURES: Exterior enclosures of semi-hollow 15 cm concrete blocks, 8 cm of insulation and Pladur-type wallboards. Party walls of honeycomb ceramic brick and clad in Pladur wallboards. Internal partition walls of Pladur wallboards with 46 mm metal sections and a double layer on both sides.

ROOFING: Barrel roof tile supported on base formed of brick openwork or concrete beams for the roofing and traffic bearing flat roof with 100 mm extruded polystyrene insulation.

**RENDERING AND
PLASTERWORK:** Exteriors of float-finished cement rendering and plasterwork.
Interiors with plaster and Pladur false ceilings.

FLOORING: Ceramic tiles inside dwellings and similar non-slip tiles for terraces and porches.
In external zones, rustic stonewear, printed concrete and asphalt agglomerate.

**FACING AND
TILING:** Ceramic tiles in bathrooms up to the ceiling.

WOODWORK: Armoured entrance doors to property.
White internal doors.
Built-in wardrobes with the same characteristics as the internal doors, with luggage stand, clothes hanging bar; interior lined with melamine.
All mounting hardware will be of stainless steel or matt silver-finish aluminium; the handles, doorknobs and locks will be in the same material.

METALWORK: Windows and glass doors in aluminium with thermal break.
Lacquered aluminium Majorcan-style shutters in bedrooms.

**ELECTRICAL
INSTALLATION:** In accordance with current legislation, low tension regulations and supplying company's regulations. High category electrical installation.
Installation accessible via built-in plastic boxes and tubing. Property control panels with trip switch and thermal magnetic protection.
Individual meter.

TELEPHONE AND TV

INSTALLATION: Installation in accordance with Spanish telecommunications law.
Telephone points in living room and bedrooms
TV-Digital Terrestrial TV-Satellite TV points in living room and bedrooms
Terrestrial TV antenna and EIGHT polarity parabolic antenna.

PLUMBING

INSTALLATION: Hot and cold water installation with plastic pipes. White Ideal Standard brand bathroom fittings, Connect model or similar in main bathroom and Connect Space or similar in shower-room.
Shower trays built into the paving in bathroom and shower-room.
Counter-top and pedestal washbasins.
Chrome-plated taps by Teka or a similar brand with rail support in shower.
Fleck brand or similar 100 litre electric heater for domestic hot water with solar system.

AIR

CONDITIONING: Pre-installation for heat pump air conditioning installation, air-air type, wall-mounted split-system.

GLAZING: Insulating double glazing with safety glass in living room picture windows.

PAINTING: The exterior will be treated with STO COLOR JUMBOSIL type smooth exterior paint, or another similar paint.
Smooth white vinyl paint will to be used inside the dwellings.
Iron metalwork will be treated with anti-corrosive primer and finished in coloured enamel or anodised aluminium.

KITCHEN

FITTINGS: Laminated units, stainless steel one bowl kitchen sink. Including glass-ceramic hob, oven and stainless extractor hood.
Kitchen worktops and splashbacks in Silestone.

MISCELLANEOUS: 2 communal swimming pools with shower and lighting.
External and internal parking.

Gardens will have topsoil and basic landscaping.
Area around swimming pool surrounded with grass.
Site to be enclosed with rustic stone, sandstone, concrete walls with rendered and painted 15 cm concrete blocks or metal chain link fencing.
External lighting (terraces and porches) with ceramic light fittings.
Communal storage room.



APARTMENTS ADAPTED TO THE NEW TECHNICAL BUILDING CODE 2013.

TAYLOR WIMPEY DE ESPAÑA S.A.U. reserves the right to modify or change the materials, models and distribution of these specifications and plans with the purpose of improving the project in compliance with the criteria of the project technicians.