

WORKS SPECIFICATION
“CALA MURADA”

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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, prestressed waffle slab floor with crawl space.

ENCLOSURES: Exterior enclosures of semi-hollow 15 cm concrete blocks, 5 cm mineral wool, 4.6 cm fibreglass and Pladur-type wallboards. Party walls of honeycomb clay brick with high acoustic insulation, additional fibreglass insulation and Pladur wallboards on both faces. Internal partition walls of Pladur wallboards with 46 mm metal sections and double layer on both sides.

ROOFING: Flat roof finished with gravel with 100 mm extruded polystyrene insulation.

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

FLOORING: Ceramic tiles inside dwellings and non-slip for terraces and porches.
In (paved) exterior areas: rustic stonewear and concrete pavements.

FACING AND
TILING: Ceramic tiles in bathrooms and laundry room splashback.

- 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; melamine-type interior.
All mounting hardware to 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 and/or PVC with thermal break.
Aluminium shutters in bedrooms.
- ELECTRICAL
INSTALLATION:** In accordance with current legislation, low tension regulations and supplying company's regulations. Special category electrical installation.
Installation accessible via built-in plastic boxes and tubing. Property control-panels with trip switch and thermal magnetic protection.
Individual meter.
Including spotlights in kitchens and bathrooms.
- 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 4 polarity satellite dish.
- PLUMBING
INSTALLATION:** Hot and cold water installation with plastic pipes. White porcelain bathroom fittings.
Natural stone shower tray in en suite bathroom and plain white in other bathroom.
Counter-top and pedestal washbasins.
Chrome-plated taps by Teka or a similar brand with rail support in shower.
100 litre electric heater for domestic hot water with solar system.
- AIR
CONDITIONING:** Heat pump air conditioning installation, air-air type, split-system hidden in false ceiling.
- GLAZING:** Insulated double glazing in windows and glass doors.
- PAINTWORK:** Exteriors to be treated with smooth exterior 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 wall and base units, stainless steel single bowl kitchen sink. Including glass-ceramic hob, oven and stainless extractor hood.
Kitchen worktops and splashbacks in Silestone.

MISCELLANEOUS: The gardens will be handed over with topsoil, basic gardening and outlet for irrigation system.
Site to be enclosed with rustic stone, sandstone, exposed concrete wall or metal chain-link fencing.
Private gardens separated by hedgerows.
External lighting (terraces and porches).

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.