

“CAMP DE MAR BEACH” WORKS SPECIFICATION

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**ARCHITECTURAL
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TECHNICAL SPECIFICATIONS MEMORANDUM

FOUNDATIONS: Foundations consisting of continuous braced reinforced concrete footings and/or micropile foundations.

STRUCTURE: Vertical: Reinforced concrete columns.
Horizontal: Prestressed waffle slabs and reinforced concrete slabs.

ENCLOSURES: Exterior enclosures in H-16 ceramic brick, sprayed polyurethane insulation, air gap and self-supporting metal-framed plasterboard with gypsum wallboards on one side. Party walls of honeycomb ceramic brick (with high acoustic insulation properties) coated with plaster and directly attached gypsum wallboards on both sides. Internal partition walls with self-supporting metal structure with a double layer of gypsum wallboards.

ROOFING: Tiled roofing in semi stoneware on traffic bearing roofs and finished in gravel in non-traffic bearing areas.
Thermal insulation by light mortar and/or extruded polystyrene.
Double asphalt roofing felt for waterproofing flat roofs.
Tiled sloping roofs with panels under the tiles.

**RENDERING AND
PLASTERWORK:** Exterior of float-finished rendering on elements of the development’s infrastructure and with two coats of coloured cement mortar on façades. Suspended ceilings of gypsum plasterboard and plaster on ceilings. Removable ceilings for air conditioning machinery access.

FLOORING: Porcelain stoneware, option of rustic stoneware, inside the apartment and similar non-slip model in the porches. On the terraces extruded floor tiles for exterior areas. Concrete steps on external staircases of apartment and marble in interior of apartments.
In exterior areas, rustic stoneware, printed concrete, float finished and brushed concrete dyed with sulphates, asphalt agglomerate paving in parking spaces and prefabricated concrete flooring.

FACING

AND TILING:

Glazed ceramic tiles up to the ceiling in 2nd bathroom. Stoneware up to the ceiling similar to flooring in main bathroom or as alternative glazed ceramic tiles. In un-tiled kitchens, work surface and frontage between units in marble, Silestone or Spanish granite.

STONework:

White natural Capri stone windowsill for all windows.

WOOD WORK:

Armoured front door.

Internal doors will be white.

Built-in wardrobes of similar characteristics to the internal doors, with luggage stand, clothes hanging bar; interior lined with melamine.

All mounting hardware will be in stainless steel; levers, locks and handles in silver colour.

METAL WORK:

Windows and glass doors in lacquered aluminium, with thermal break.

Lacquered aluminium slatted Majorcan shutters in bedrooms.

Metal and aluminium door and window fittings.

ELECTRICAL

INSTALLATION:

Complying with current legislation, regulations covering low tension and rules of the supplying company. High-voltage electrical installation. Installation accessible via plastic boxes and tubing. Property control panels with trip switch and thermal magnetic protection.

Fittings in white.

Individual meter.

TV AND TELEPHONE

INSTALLATION:

Installation in accordance with Spanish telecommunications law.

Telephone points in living room and bedrooms.

TV points in living room and bedrooms.

Terrestrial TV antenna and four polarity parabolic antenna.

PLUMBING

INSTALLATION:

Hot and cold water installation with reticulated polyethylene pipes. Roca brand or similar, bathroom fittings white in colour.

Cast iron bath tub depending on the apartment.

Tiled shower floor.

Built-in and countertop washbasins.

Wall hung WC and built-in cistern in main bathroom.

Chrome-plated taps, Teka brand or similar.

Wall rail in showers and bath tubs.

Propane gas boiler for hot water and central heating supported by solar collectors on the roof.

Bank of individual water meters.

Heated towel rail pre-installation will be provided in the bathrooms.

Heating from water heated flooring.

AIR
CONDITIONING: Installation of air conditioning system with air-to-air heat pump with evaporator located in false ceiling.

GLAZING: Climalit type double glazing, in windows and glass doors.

PAINTING: Inside the apartments vinyl paint will be applied with a smooth finish. Iron metalwork will be treated with anticorrosive primer and finished in coloured enamel paint.

KITCHEN
FURNITURE: Laminated high and low units, one bowl stainless-finish kitchen sink. Including glass-ceramic hob, oven and extractor hood, all in stainless finish.

MISCELLANEOUS: Communal swimming pool with showers and lighting.
Automatic entry phone in apartments.
External parking spaces.
Gardens will be handed over with basic gardening and irrigation installation.
The site will be enclosed with rustic stone, prefabricated blocks or concrete wall or metallic chain-link fencing
Apartments separated by chain-link fencing of one metre and hedgerow.
External lighting (terraces, porches and communal areas) with wall lamps and bollard lamps.



APARTMENTS ADAPTED TO THE NEW TECHNICAL BUILDING CODE.

TAYLOR WIMPEY – COPASA C.B. reserves the right to modify or change the materials or models or distribution of the above specifications or plans with the purpose of improving the project in compliance with the criteria of the project technicians.