

CENTRO COMERCIAL MAR DE PULPI

Costa de Almería / Pulpí (Almería)

QUALITY REPORT

GROUNDING WORKS

In keeping with the geotechnical study undertaken, a slab foundation system has been chosen.

STRUCTURE

A waffle slab system, because of its easy adaptation to decisive shopping centre construction factors as we seek to achieve the objectives of structural resistance and overall stability of the building.

ROOFING

Flat and non-transitable finished in gravel where

it is planned to locate the outdoor air conditioning units. The technical parameters conditioning the selection of the roofing system have been compliance with conditions to protect against moisture, noise regulations and limitation of energy demand, as well as obtaining a system that guarantees rainwater collection.

Covering the stairway areas, a curved structure with laminated steel profiles covered with translucent double-layer cellular polycarbonate sheets shall be employed.

FAÇADE

The shopping centre is perfectly integrated into the Site Plan that TM GRUPO INMOBILIARIO is developing in San Juan de los Terreros. We want to foster the harmony of the landscape while maintaining the area's architectural roots; the façade comprises an outer sheet upon which is rendered with cement mortar, which shall in turn be applied with paint suitable for outdoors. Following this integrating criteria, we will close the terraces with the same materials as the housing we are developing, i.e. railings with imitation wood elements.

We plan to place an illuminated sign with the name "CENTRO COMERCIAL MAR DE PULPI", as well as the conduits for the electrical installation of the illuminated signs announcing each premises on their respective façade.

When the user takes possession of their commercial premises, they may insulate or close the inner facing of the façade. Once implemented, they must comply with the conditioning technical parameters to comply with regulations on noise, limitation of energy demand and conditions for protecting against moisture.

BRICKWORK AND INSULATION

Boundary walls between premises will be perforated brick walls with elastic band at the joints with other rigid panel elasticised polystyrene structural elements.

The finishes have been chosen to meet comfort and durability criteria. Flooring in common areas will be high-quality

stoneware tiles.

There will be no facings inside premises as these will be adapted to their intended uses.

The vertical and horizontal facings of the Basement (Planta Sótano) will be plain emulsion paint over rendering, except in wet premises which shall have ceramic tiling.

INTERIOR WALL PAINTWORK

The premises' inner boundary walls will be left with brick finishing.

EXTERIOR FLOOR AND WALL TILING

For the central plaza, circulation areas and terraces we have chosen rustic stoneware for its wide range of finishes, strength and excellent outdoor performance over time.

The access ramp to the Basement, circulation areas and storage areas of the same shall have a reinforced concrete base with trowelled finish and coloured surface.

EXTERIOR CARPENTRY AND GLAZING

The outdoor carpentry of the premises will be imitation-wood aluminium, glazing will be safety type SEGURIT 6+6

In addition to aesthetics and functionality, this carpentry was chosen because it fulfils the technical parameters on the limitation of energy demand and it achieves the necessary noise insulation. The protective elements and dimensions of the spaces meet energy saving requirements; we want our building to be ecological.

PLUMBING

The plumbing network has been designed and dimensioned to provide water with the appropriate pressure and flow to all wet premises in the building. A conduit will be placed in each premise for the water connection.

A WC outlet will be installed in each premises, which shall connect to several of the buildings general downpipes.

A shunt will be provided per premises to ventilate possible toilets.

The internal drain installation will be separated with independent connections to the municipal drainage network.

ELECTRICITY

The building will have a low voltage electricity supply, provided by the supplier company network. It will have a normal installation that will provide the appropriate lighting and safety conditions in the basement and common areas.

Lights will be placed on façades facing the street and in the central plaza, as well as ambient lighting in common areas through built-in spotlights on walls and in plant boxes.

A single light outlet (conduit only) will be provided above each door and the windows of the main and side façades, both on the ground floor and the top floor.

A conduit will run from the meters to the general switchboard of each premises (next to the entrance), as well as the conduits for the previously mentioned door and window lights.

IRONWORKS

Motorised roller shutter safety closure lacquered in brown on doors and accessible windows.

AIR CONDITIONING SYSTEM

The building will have air conditioning and ventilation systems that ensure air renewal and thermal conditioning. TM Grupo Inmobiliario will provide pre-installations as we do not know the intended use of each premise, for this reason we will

provide passages to be able to place the machinery on the building roof.

Cooling and heating systems equipment will be located on the roof.

A forced ventilation system will be provided in the Basement for the parking areas, toilets and changing rooms.

EXTRACTION SYSTEM

Each premises will have individual smoke extraction ducts.

TELECOMMUNICATIONS

The shopping centre will have a pre-installed joint telecommunications infrastructure, with a radio and television signal capturing system and access to the telephone and broad band network.

PARKING

Includes parking spaces, storage rooms, toilets for men and women and dual access from stairs and lifts located in the central plaza.

COMMUNAL AREAS

The centre has a large central plaza of over 800 m², with a central garden area and plant boxes as differentiating elements between the terraces of the premises and the plaza. These boxes will have different species of plants and trees, with drip irrigation to guarantee durability, as well as benches and other street furniture.

The premises on the ground floor and the first floor will have terraces and will face this plaza, thus guaranteeing the optimisation of both common and private areas as aisles are avoided. The centre also has two communication areas with stairs and lifts to guarantee user accessibility throughout the centre.

It has the facilities necessary to comply with the provisions of the Technical Building Code regarding protecting users in case of fire. All evacuation routes are provided for, such as stairs and ramps with the width and characteristics required to ensure user safety. It also has the necessary facilities in case of fire, such as fire hydrants, complying with the conditions of the Fire Protection Facility Regulations.



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