

BUILDING SPECIFICATIONS

NN – BALSARENY Building

(C/. Balsareny, 1-7 esq. C/. Vistabella, 15b, 17 y 17b)

GENERAL CHARACTERISTICS

*This project consists of a building of forty flats in the **upper area of Barcelona, calle Balsareny, 1-7 esquina calle Vistabella, 15b, 17 and 17b**. Its location and the orientation of its main façade to the SOUTH make this place unique. The rear elevation has excellent views of Tibidabo.*

The forty flats form part of a tiered building with aspects to all points of the compass, with communal garden areas, swimming pool and children's play area located in the upper area of the property.

*The building is composed of: **Basement levels C and B** intended for exclusive parking for the flats. **Basement level A** for storerooms-wine cellars. **Ground floor**, consisting of properties with private gardens to the front and rear elevation and direct access to a storeroom-wine cellar via an internal staircase. **The first, second, third, fourth and fifth floors** consist of flats with terraces to the front and rear elevations, set to gardens and enclosed with railings. Because the building is tiered, there are two corner flats with large terraces and private swimming pools, which measure 3m x 5m and have a depth of 1m. All floors, including basements, are connected by communal staircases and lift.*

The functional programme is of two or three bedrooms, living-dining room, kitchen and two bathrooms. Apart from the two bedroom flats, all flats have terraces on the front and rear elevations, edged at the front with drip-irrigated or automatically watered planters.

An area of approximately 1,000 square metres along the Ronda de Dalt has been developed as a communal garden, containing a swimming pool (19m x 3m x 1.5m approximately) and a children's play area. Access to this landscaped area is through the vestibule of Basement A.

BUILDING SPECIFICATIONS

STRUCTURE

The vertical elements of the building are constructed on a base of reinforced concrete pillars.

The horizontal elements of the structure will be based on reticular slabs lightened with concrete coffers. The structure will self-supporting floor by floor, with closures being carried out later.

*Pillars and slabs will be of **H-25** concrete consisting of a minimum content of 250 Kg/m³ Portland cement.*

*The whole structure will be built in compliance with the '**Instrucción de Hormigón Estructural EHE**' (EHE Structural Concrete Code). Similarly, the*

installation, control and trials will be carried out by approved specialist laboratories.

FAÇADES

*The opaque sections of the façades will consist of brick, air chamber, thermal insulation and interior partitions of plasterboard, with an external finish of NATURAL STONE. The terraces of the flats will include a polyester planter to the level of the metal railings **(the intention is to provide the building with community-based garden planting to incorporate automatic or drip-fed watering systems in order to give the façade a unified design).***

The transparent sections of the building will consist of lacquered aluminium carpentry, CLIMALIT glazing and SUPER-GRADHERMETIC aluminium roller blinds on the South façade activated by an electric mechanism; the other façades will be equipped with aluminium roller blinds similarly activated by electric mechanisms.

TERRACES

All terraces on the SOUTH façade will be equipped with electrically-controlled awnings with wind-control.

FLOORING

SUCUPIRA floating parquet wood flooring, with natural satin-finish varnish or similar, will be installed in all areas of the flat, except in wet areas, kitchen and terraces.

In the kitchen, PORCELAIN STONEWARE will be installed to match furniture and worktops.

In bathrooms, the flooring will be the same as vertical surfaces.

The terraces will have ceramic paving.

PANELLING AND TILING

In bathrooms one and two, the work surfaces, bath panel, vertical surfaces and floor will be of DOVE WHITE marble.

Specifications of bathrooms:

- *The unit top and front panel will be joined with a bevel of 45°.*

- Depending on the specifications of the flat, the WC is separated from the rest of the bathroom by a sliding door of opaque laminated glass.
- Depending on the specifications of the flat, one of the bathrooms will have a special characteristic: there will be a 7cm gap between the worktop and the vertical surface containing a linestra style light with indirect light, providing very aesthetic subdued lighting.
- This type of bathroom will have a MAPLE WOOD shelf under the wash basin.

SANITARY WARE

ROCA MERIDIAN white sanitary ware.

In the bathrooms, the WC will be a rectangular ARQUITECT model, or similar.

*The bathrooms will consist of: bath, bidet, WC with low-level cistern and wash basin recessed below the counter top. **(In bathroom one there will be a ROCA SURESTE hydro massage bath, or similar brand.***

TAPS

HANS GROHE METROPOL mixer taps will be installed in toilets, bidets and baths, with detachable shower head and VARIARC mixer tap on the sink.

KITCHEN FURNITURE

The kitchen furniture consists of wall and floor cupboards with 19mm thick doors, drawers and removable trays for kitchen equipment with stainless steel guide rails for total removal, allowing 100% view of contents.

The external finish of the doors and drawers is textured high-strength matte, in colour, forming a harmonious whole with the vertical surface and flooring.

The interior of the furniture is made of synthetic laminate finishes and adjustable shelves of the same material.

The hidden cup hinges are stainless steel, as are the door and drawer handles.

The worktops will be white CORIAN or similar. The vertical surfaces will be: in the working area up to a height of 70cm CORIAN or similar, the same as the worktops, in areas without high-level furniture, the walls will be covered in the same way from the worktop up to 70cm, to provide unity, protect the walls and facilitate cleaning.

HOME APPLIANCES

- Corian sink fitted into the worktop.
- Built-in SIEMENS electric oven with glass door and electrical programmer, or similar.
- Stainless steel extractor hood, SIEMENS or similar.
- Four-ring gas cooker hob, SIEMENS or similar.
- Built-in microwave with glass door, SIEMENS or similar.
- Water supply for refrigerator.
- Water and electricity supply and drainage provision for dishwasher and washing machine.
- Electricity supply for tumble dryer.

N.B.:

- **Supplies for the washing machine and tumble dryer will run to the utility room in flats where one exists.**

INTERNAL CARPENTRY

DOORS

The doors of the flat are laminated with VARNISHED NATURAL MAPLE wood.

All door frames are covered in the same type of wood as the doors.

Locks and hinges are matt steel, with ARCON PBA handles or similar make, of matt steel, the same as the rest of the door furniture.

The main feature of this carpentry is: the doors are flush on their main side, with closure rebate in the door itself to fold back against the fixed frame (this means the door and external frame are on a single plane).

The entrance door is solid wood with safety lock and hinges.

CUPBOARDS

The cupboards are lined with MAPLE MELAMINE plywood, with upper shelf and chrome bar.

The cupboard doors are made of LACQUERED WOOD, ecru with satin finish.

The handles are made of matt steel and the internal cup hinges of chrome.

The internal SKIRTING BOARDS of the flats are of semi-lacquered wood, the same as the vertical surfaces.

DIVIDING WALLS / INTERIOR FINISHES

The walls between flats will be 171mm thick and will be made of a double structure of galvanised steel profiles, between which will be inserted plasterboard and galvanised steel security sheets externally coated with a double sheet of plasterboard on each side and filled with sound-absorbent fibre-glass, providing a high level of acoustic insulation of 60dBA.

Internal walls will be made of plasterboard for subsequent application of smooth plastic paint.

Vertical and horizontal surfaces of the flats will be covered with plasterboard for subsequent application of smooth plastic paint.

False ceilings in the corridors will be of plasterboard and painted with smooth plastic paint.

*The horizontal surfaces of the bathrooms will be made of Staff plasterboard. **(Bathrooms where air conditioning units are housed will have removable ERCO metal slats, or similar).***

ELECTRICAL INSTALLATIONS

*These will comply with '**Reglamento de Baja Tensión y a las Normas Complementarias**' (Spanish regulations for low voltage installations and supplementary regulations).*

*The flats will be equipped with a consumer control and protection unit, with the necessary **ICPs**, fuses and **PIAS** (general and individual circuit breakers) which will lead to the separate circuits.*

Each flat will have the following independent circuits:

- 1. Lighting.*
- 2. Wall sockets.*
- 3. Dishwasher.*
- 4. Washing machine.*
- 5. Tumble dryer.*
- 6. Oven and microwave.*
- 7. Air conditioning.*

SOLAR ENERGY EQUIPMENT

A solar collection system using flat-surface collectors will be installed on the roof and oriented as required.

The energy will pass from the collectors to storage units through heat exchangers located in the utility room or kitchen of each flat, where free distribution will take place to the normal supply of domestic water.

This is a free contribution of energy to domestic hot water heating, which will provide a saving in primary energy sources.

PLUMBING

*Plumbing will comply with the ‘**Normas básicas para instalaciones interiores de suministro de agua**’ (Spanish regulations for water supply installations).*

All internal installations will use copper, polypropylene or polyethylene pipes, as decided by Project Management.

Cold water supply will be individually supplied to sink, water heater, wash basins, baths, WCs and bidets.

Hot water will be supplied from the gas water heater to sink, wash basins, baths and bidets.

The water heater is the link with the production source installations: one from solar capture and the other as back-up when capture decreases via the gas water heater.

All wet rooms will be equipped with a separate stopcock to isolate the area from other areas.

Pipes will go through the false ceilings and will be recessed.

AIR CONDITIONING EQUIPMENT

Each flat will have the following air conditioning system:

Heat: *via a combination boiler located in the utility room or kitchen, with pipes of copper or polyethylene will lead to radiators located in each room.*

Cold: *via a condensing unit on the roof. The evaporator unit will be located in the false ceiling of the bathroom for easy maintenance and access.*

Each unit is powered independently from the electrical consumer unit of the flat.

Each flat will be air-conditioned, except the kitchen, utility room and bathrooms.

The pipes will run through the false ceilings.

GAS EQUIPMENT

Gas equipment will comply with '**Normas básicas para instalaciones interiores de gas**' (Spanish gas regulations).

All equipment will run through capillary welded copper pipes from the gas meters and individual supply pipe to the water heater and hob of each flat.

LIGHTING

Internal lighting in flats with recessed spotlights, in kitchens and bathrooms. Matt aluminium finish.

BTICINO LIGHT mechanisms, light titanium colour, with white switch plates.

PAINTWORK

Walls and ceilings of the flats will be painted in smooth plastic paint after prior surface preparation.

Lock work will be painted with electrolytic red lead paint for protection and finished with an enamel coat, or similar.

AUDIOVISUAL EQUIPMENT

Audiovisual equipment will comply with current '**ICT**' communications regulations.

The flats are equipped with sockets for TV aerials, FM and satellite, located in the living-dining room, kitchen and bedrooms. Similarly, cable for digital TV reception will also be installed.

Telephone: external company telephone sockets will be installed in the living-dining room, kitchen and bedrooms.

Video intercom: installation of video intercom with bell panel and camera located in the entrance of the main vestibule of the building and monitor inside the flat.

HOME AUTOMATION

The flat will be equipped with an automated home security system, providing a safe domestic environment with anti-intrusion station and the convenience of an automated system to make everyday tasks easier.

The system consists of a microprocessor alarm station with wireless keypad, volumetric sensors and a home automation system for wireless control of the water heater, air conditioning, roller blinds and technical alarms for water and gas leaks and fire control.

The system includes a free maintenance service to the central alarm monitoring system for the first nine months; at the end of this period the client has the option of extending the service or continuing without being connected to the central alarm monitoring service.

STORE ROOMS-WINE CELLARS

Three types are planned for Basement A and the Ground Floor:

A) STORE ROOM-WINE CELLAR CONNECTED TO THE FLAT, consisting of: shower room and washing machine area, connected to the flat via a spiral staircase.

B) STORE ROOM-WINE CELLAR, not connected to the flat, accessed via the main staircase and lift. Comprises: shower room.

C) STORE ROOMS, there are relief store rooms in Basement A.

FINISHES OF STORE ROOMS-WINE CELLARS:

Type A) – Same finishes as flat.

Type B) - Ceramic flooring.
Walls painted with plastic paint.
Light fitting in ceiling.
Ventilation and air circulation.
Three electric sockets.

Type C) - Ceramic flooring.
Ceramic tiled walls.
Fluorescent tube in ceiling.
Ventilation and air circulation.
One electric socket.

SHOWER ROOMS

Store rooms with shower rooms will contain: marble top with built-in rectangular wash basin; shower with ceramic walls and treated wood floor; there will also be a wood-finished cupboard.

QUALITY CONTROL

To ensure the quality of the building during the execution of the work, **Specialist Companies** and **Engineering Consultancies** were contracted to control and manage the installations.

These controls were carried out in the following phases:

- Control of the structure (walls, pillars and slabs)
- Control and management of water, electricity, gas and air conditioning installations.
- Control of sealing of façades, aluminium frames and glass.
- Control of the installation and working of lifts.

DELIVERY OF THE FLATS

The flat will be delivered with all components clean, ready for immediate habitation.

Barcelona, March 2006

N.B.: The brands, quality and design set down in this report may be substituted by the Managing Architect for others of equal or similar characteristics. (The layout of sanitary ware in bathrooms and kitchen cabinets may also be varied by the Managing Architect).