



BUILDING SPECIFICATIONS

MATARÓ PIZARRO

RESIDENTIAL BUILDING WITH COMMERCIAL PREMISES
AND PARKING

C. PIZARRO between C. HERNAN CORTÉS and PASSATGE
PIZARRO, 08302 Mataró

September 2016





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The development is located in carrer Pizarro between carrer Hernán Cortés and Passatge de Pizarro in the town of Mataró, capital of the Maresme region.





The development will comprise a residential block with commercial units and parking.

The building is located at carrer Pizarro 82-88 in Mataró (Barcelona) with its main façade to carrer Pizarro facing south-west, the rear façade giving on to the interior courtyard facing north-east, the side façade on to carrer Hernán Cortés to the south and the other side façade on to Passatge Pizarro facing north.

The building is situated in the key growth zone (1c) of street frontages and its intended use is for multifamily flats on three upper floors, multifamily flats and commercial units on the ground floor and parking on 2 basement floors.

The development is a building of multifamily flats on a ground floor and three upper floors with two basement floors.

The layout of the building is as follows:

- **Basement floors (2 floors)**: the basement floors connect with each other through four vertical communication points, two with lifts and the other two with emergency staircases, one of which has an exit directly on to carrer Pizarro and the other on to carrer Hernán Cortés. The two lift points connect the basement floors with the rest of the building.

Basement floors B and A are intended for parking and consist of:

- **Basement B**, 39 parking spaces for cars and 14 storage rooms
- **Basement A**, 37 parking spaces for cars and 13 storage rooms

There are 76 parking spaces for cars and 27 storage rooms in total.

- **Ground floor**: the ground floor houses the two vestibules providing access to the flats (staircases A and B) together with the two vestibules giving access to the parking from outside and vehicular access to the underground parking. Also located here are the transformer station and 5 commercial units, two on staircase A and the 3 others on staircase B. The ground floor flats can be accessed from the vestibules, 4 on staircase A and 2 on staircase B. The total number of flats on the ground floor is 6. The layout of these flats is of one or two bedrooms, living room/kitchen and bathrooms. Additionally, 5 of these 6 flats have terraces which give on to the interior area of the block.

The vertical communication points that lead to the flats consist of a protected staircase and two lifts for each. Each staircase has one of the lifts that connects with the parking levels located on the 2 basement floors.

- **Upper floors (3 floors) intended for flats.** The upper floors include two vertical communication points (A and B) with a protected staircase and two lifts each. Point A serves 6 flats per landing, with a total of 18 flats on the first, second and third floors. Point B serves 8 flats per landing, with a total of 24 flats on the first, second and third floors.

The layout of the flats consists of a living-dining room, one, two or three bedrooms, kitchen and one or two bathrooms

- **Roof area:** the roof area will have an area for communal washing lines for each staircase, gas meter housing, telecoms area, external air conditioning units, solar panels and the building's auxiliary services.

A community swimming pool will also be installed, with direct access from the lift.



Structure

Reinforced concrete pillars. Reticular forged concrete slabs lightened with coffers. Concrete (H-25) with minimum Portland cement content 250kg/m³. Quality control in compliance with Spanish regulations 'Instrucción de Hormigón Estructural EHE' and CTE.

Façades

External brickwork finished with Castile-size bricks. Self-supporting cladding with metal structure with galvanised steel profiles finished with laminated breathable plasterboard + semi-rigid 4cm thick thermal insulation, or equivalent.



Aluminium door and window frames

Thermal-cut lacquered aluminium carpentry. Climalit glass, or similar, with double glazing and intermediate air chamber.

Electrically activated aluminium roller blinds injected with polyurethane for improved thermal insulation.



Roof area

Accessible roof area finished with anti-slip ceramic tiles. Water-proofing with double-thickness asphalt fabric and extruded polystyrene for thermal insulation.





Flooring of entrance hall to flats

Premium quality marble flooring and skirting in entrance halls, stairs and landings to flats.



Walls of entrance hall to flats

China Black, or similar, premium quality marble walls and skirting.
The materials used for vertical surfaces are of high-quality, such as oak.



Facings of staircases to flats

Mocha cream, or similar, premium quality marble flooring and skirting.



Entrance door to vestibule

Lacquered aluminium incorporating video intercom to each flat.



Garage

Painted steel access door activated with remote control and with hand-operated key as an alternative.
Fire-resistant access doors to store rooms and community staircase.
Flooring treated with specialist paints.



Lifts

Orona, or similar, electromagnetic lifts with compact gearless machinery and energy-saving motor to reduce environmental impact.
Automatically opening doors of stainless steel.
Lift cabin decorated with mirrors and handrails.



Swimming pool

Community swimming pool on the roof, one metre deep by approximately 5 x 8 metres. The swimming pool will be equipped with a dosing pump treatment system to regulate PH levels, filters and self-priming pumps. Lighting will be by underwater spotlights.





General flooring

Floating parquet flooring of oak or similar in all rooms except wet areas and terraces.

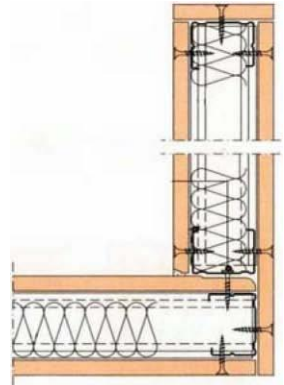
Kitchens incorporated in the living-dining rooms will have parquet flooring.



Interior walls and surfaces

Between flats:

- Plasterboard
- Double structure of galvanised steel profiles
- Interior sound-absorbent insulation and galvanised steel sheeting
- Total thickness of 17 cm
- Acoustic insulation to 60 dBA
- 8 cm thick plasterboard to interior of flats
- Plasterboard ceilings to corridors and bathrooms



Interior carpentry

Wooden entrance door with security locks and hinges.



Internal doors:

- Wood with oak veneer

Cupboards:

- Cupboards in wood with oak veneer, or similar
- Interior of cupboards lined with melamine
- Skirting of wood with oak veneer



Paintwork

Vertical and horizontal surfaces in the flats will be coated with premium quality plastic paint. The lockwork will be painted with electrolytic red lead with a protective top coat of varnish.



Surfaces

Silestone kitchen worktops as per show flat
 Silestone Blanco Norte vertical surfaces, or similar,
 as per show flat. Porcelain tile flooring, or parquet in
 kitchens incorporated into the living-dining room.



Furniture

Kitchen furniture above and below counters with drawers
 and stainless steel guide rails, as per show flat, with furniture
 adapted to each layout. Exterior of doors in matt poly laminate.
 Interior of doors and shelves with synthetic laminate.
 Stainless steel handles and concealed hinges.



Appliances

Siemens built-in electric oven, or similar.
 Siemens stainless steel extractor hood, or similar
 Siemens vitroceramic hob, or similar.
 Siemens built-in glass-fronted microwave, or similar
 Water and electricity feeds and waste pipes for dishwasher
 and washing machine.
 GROHE Minta mixer tap, or similar. Electric power point
 for dishwasher. Water supply feed for refrigerator.



Surfaces

Silestone kitchen surface mounted in area of kitchen hob.
 Other vertical surfaces coated with premium quality plastic paint.



Flooring

Ceramic tile flooring to match furniture, except in kitchens
 incorporated into living-dining rooms, which will be parquet.

Miscellaneous

Kitchens incorporated into the living-dining rooms will be specially designed.
 The flats will be all-electric.





Surfaces

- Silestone Blanco Zeus worktop and front, or similar
- Porcelain tiled walls, or similar
- Porcelain tiled floors, or similar, in bathrooms and kitchens.



Sanitary fittings

- White ROCA Dama Senso sanitary ware, or similar
- ROCA Princess bath
- White Roca Java hand basin, or similar



Taps

- Novamix Cosmos mixer taps, or similar



Miscellaneous

- Wood framed mirror
- Lower shelf in matching wood





Sanitary fittings

White ROCA sanitary ware, or similar

White rectangular ARQUITECT hand basin, or similar

Crema Marfil marble shower base in bathrooms and toilets where a shower is installed.



Flooring

Ceramic flooring to match vertical surfaces

Surfaces

Crema Marfil marble worktop. Bath side and vertical facings with ceramic tiling incorporating mirror.



Taps

GROHE, ROCA mixer taps, or similar



Miscellaneous

Mirror fixed with stainless steel clips

Electricity

In compliance with 'Reglamento Electrotécnico de Baja Tensión' (low voltage electric regulations).

The flats will be equipped with consumer protection control boards, with the corresponding ICP, IGA, differentials and PIAS (general and individual circuit breakers), which the different circuits will run from.

Each flat will have independent circuits for lighting, sockets, dishwasher, washing machine, dryer, oven and microwave, and air conditioning.



Plumbing

In compliance with 'Normas básicas para instalaciones interiores de suministro de agua' (Regulations covering interior water supply).

Polypropylene or polyethylene plastic pipes.

Hot water supply will run from a tank in the utility room to bathroom and kitchen tops, bathtubs and bidets.

Stop cocks in all rooms with a water supply.

The pipes will run through ceilings and will be boxed-in.



Air conditioning

Air conditioning with heat pump and condenser unit located on the roof and evaporator unit in the bathroom ceilings.

Air pipes will run through the ceilings.

Lighting

Recessed lights in kitchens and bathrooms

ABB Zenit light switches, or similar

Audiovisual installations

In compliance with current ICT regulations.

Aerial sockets in living room, kitchen and bedrooms for TV, FM and satellite.

Provision for digital television channels.

Telephone points in living room, kitchen and bedrooms

Video intercom with camera located in building

entrance and monitor close to entrance in each flat.

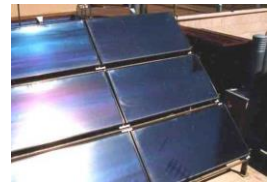


Solar energy

Solar energy system with flat plate collectors

on the communal roof space.

Storage cylinders in the utility room or kitchen for hot water supply.





The project will incorporate the requirements for basic security and habitability as established by LOE (Spanish law on buildings) regulations, as governed by the Building Technical Code (CTE).

Handover of the flats

The flats will be handed over in clean condition

Quality control

- Control of the structure (walls, pillars, slabs)
- Control and management of service installations
- Control of sealing of façades
- Control of lifts
- Quality control of materials

AENOR Certification

Núñez y Navarro Group has AENOR Certification for Integrated Management Systems for Quality, Safety and the Environment and guarantees the continuous improvement of design, construction and sales processes.



Energy certification



	Clase	kWh/m ²	kWh/año	Clase	kWh/m ²	kWh/año
Demanda calefacción	B	7,2	22010,3	D	28,9	87835,5
Demanda refrigeración	C	5,1	15356,8	D	9,4	28418,4
	Clase	kgCO ₂ /m ²	kgCO ₂ /año	Clase	kgCO ₂ /m ²	kgCO ₂ /año
Emisiones CO ₂ calefacción	A	2,0	6076,9	D	11,0	33423,0
Emisiones CO ₂ refrigeración	B	1,5	4557,7	G	5,4	16407,6
Emisiones CO ₂ ACS	G	5,8	17623,0	D	4,1	12387,8
Emisiones CO ₂ totales	B	9,3	28257,6	D	20,5	62218,4
	Clase	kWh/m ²	kWh/año	Clase	kWh/m ²	kWh/año
Consumo energía primaria calefacción	A	6,7	20254,5	D	44,8	136145,1
Consumo energía primaria refrigeración	B	5,0	15061,8	G	18,6	56552,6
Consumo energía primaria ACS	F	19,8	60111,0	D	15,0	45421,8
Consumo energía primaria totales	B	31,4	95427,2	D	78,4	238119,4