

TECHNICAL SPECIFICATIONS

CARRERAS CANDI



RESIDENTIAL PROPERTIES, COMMERCIAL PREMISES, OFFICE
SPACE AND PARKING

C. CARRERAS I CANDI, 62-66

C. SANT FREDERIC, 23-27

C. BACARDÍ, 13 in Barcelona

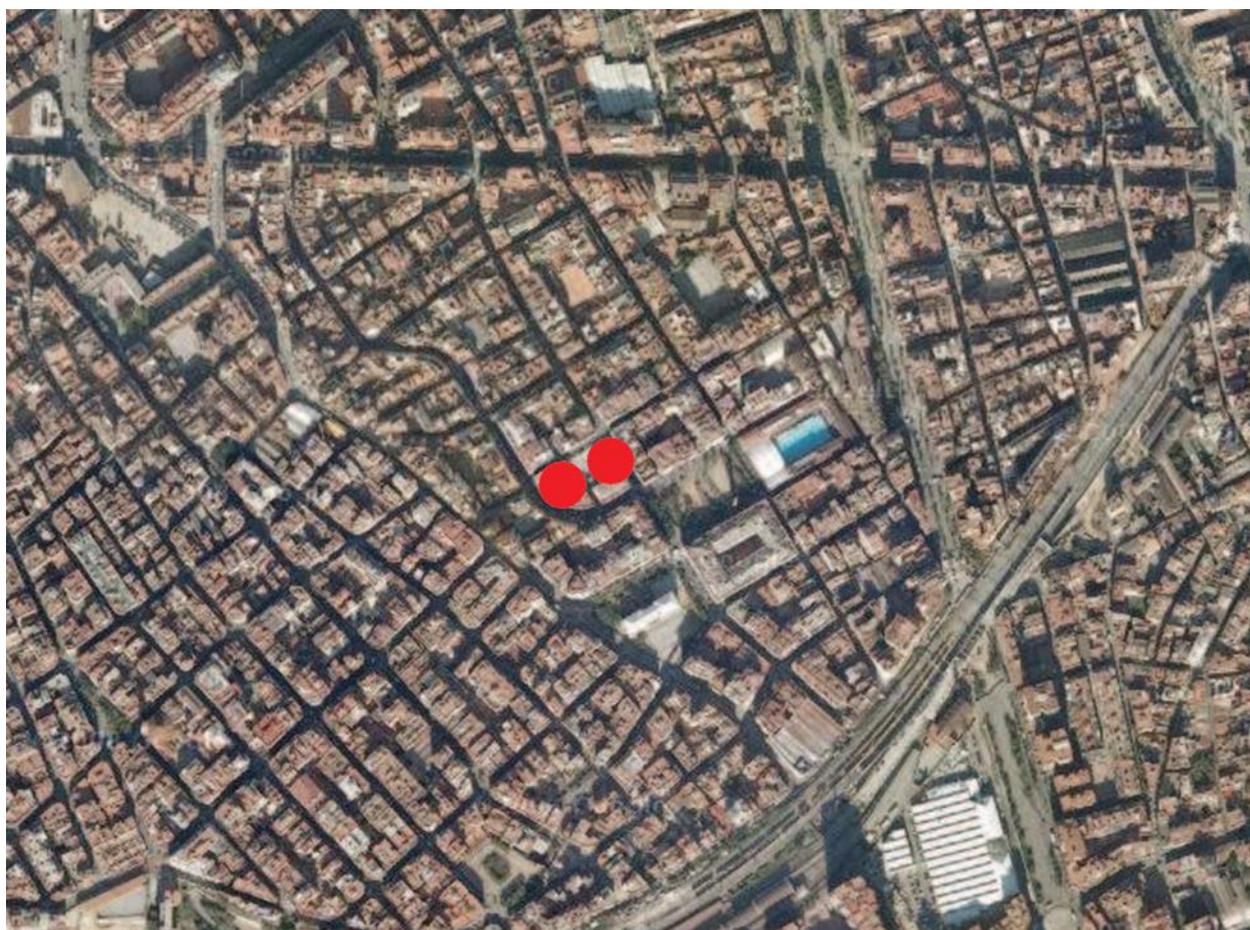
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The project is located in the neighbourhood of Sants between the main thoroughfares of Carrer de Sants, Carrer de Badal, Ronda de la Via and Riera Blanca.



The project includes the construction of two residential buildings, commercial premises, offices and parking.

The block located on the corner of calle Carreras i Candi, 62-66 with calle Sant Frederic, 19-29, has its main façades facing east and north respectively. It has a ground floor for commercial use and 3 upper floors on calle Carreras i Candi and 2 upper floors on calle Sant Frederic.

The other block, located on calle Bacardí has its main façade facing south and has a ground floor and three upper floors.

The functional programme of this building is as follows:

- **Basement floors:** for parking spaces which are linked by two emergency staircases with direct exits to the outside and four lifts. Three of these lifts are connected to the staircases. One of the two remaining lifts is adapted for use by people with reduced parking mobility.
- **Basement floor A,** also to be used as a car park. Space has also been set aside for a transformer station. On this floor there is a lift and an emergency staircase that connects the car park with Calle Bacardí.
- **Ground floor**
 - The block on the corner of calle Carreras i Candi streets and calle Sant Frederic, consists of five commercial premises, a residential lobby for the dwellings on calle Carreras i Candi and two lobbies on calle Sant Frederic, as well as the emergency exits for the basement levels and the corresponding centralised water, electricity and telecommunications units.
 - The block on calle Bacardí, consists of two offices, a residential lobby and the emergency exit leading from the basement as well as the corresponding centralised water, electricity and telecommunications units.
- **First, second and third floors for residential use.**
 - The block on calle Bacardí street has a functional programme of three bedrooms, two bathrooms, kitchen and living-dining room.
 - The block on the corner of C/ Carreras i Candi and C/ Sant Frederic has three different types of dwellings: (A) dwellings with three bedrooms, two bathrooms, kitchen, laundry room and living-dining room; (B) dwellings with two bedrooms, two bathrooms, kitchen and living-dining room; (C) loft-type dwellings, with one bathroom and kitchen open to the living-dining room. All dwellings have a terrace.
- **The roof area has** two communal swimming pools, one for dwellings with access from calle Carreras i Candi and one with access from the dwellings on calle Sant Frederic.

Structure

Lightened concrete waffle slabs using hollow concrete blocks. Concrete (H-25) with a minimum dosage of 250 kg/m³ of Portland cement.

Reinforced concrete columns. Quality control according to "Instrucción de Hormigón Estructural EHE" (Instruction on Structural Concrete EHE).

Façades

Exterior finish with ceramic tiles (exposed brick) painted white with Priolite paint or similar.

Enclosure wall with air chamber and thermal insulation with projected polyurethane.

Interior partition wall with laminated plasterboard on guides. Terraces with steel railings and handrails.



Aluminium carpentry

Lacquered aluminium carpentry with thermal break.

"Climalit" type glass or similar with double glazing and intermediate air chamber. Aluminium roller blinds, except in bay windows.



Roof

Flat roof with non-slip stoneware finish. Waterproofing with double asphalt fabric and expanded polyethylene for thermal insulation.

Surfaces in lobby and residential landings

Flooring and skirting in top quality Chinese black marble or similar.

The materials used on vertical walls are noble, such as oak wood or stainless steel, depending on the details.



Surfaces residential staircases

Top quality marble flooring and skirting board, crema moka type or similar.

Entrance door to lobby

Lacquered aluminium with video intercom for each of the dwellings.

Lifts

ORONA brand electromechanical lifts, in accordance with current accessibility regulations.

Compact machine without gearbox but with a motor that saves energy and reduces environmental impact.

Stainless steel automatic opening doors.

Special cabin decoration with mirrors, handrails and designer ceiling. Marble flooring in the flats.



Parking

Access door made of painted steel operated via remote control or manual override using a key.

Swimming pool

Communal swimming pool on the roof.

The beach area is teak wood flooring and the rest is stoneware.

A maximum depth of 1m.

The swimming pools will be equipped with a purifier with dosing pump, filters and self-priming pumps and will be illuminated by underwater reflectors.



Surfaces, walls and flooring

Floating wooden parquet or similar flooring in all rooms except in wet areas and terraces. The kitchen areas integrated in the living-dining room will be fitted with parquet flooring.

The vertical and horizontal walls of dwellings shall be painted with top quality plastic paint.

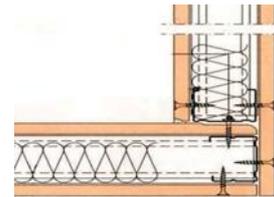
The locks shall be painted with anti-rust primer for protection and then with enamel.



Partitioning and cladding

Between dwellings:

- Plasterboard.
- Double structure of galvanised steel profiles.
- Absorbent foam insulation and galvanised steel sheet inside.
- Total thickness 17 cm.
- 8 cm plasterboard panels in the interior of the house.



False ceilings in hallways and kitchen with plasterboard panels.

In bathrooms with suspended ceilings with Erco type aluminium sheets or similar.

Interior carpentry

Entrance door of solid wood, with lock and security hinges.

Interior doors:

- Veneered and varnished wood

Stainless steel locks and handles.

Semi-lacquered wooden skirting board in the same colour as the vertical surfaces.



Surfaces, walls and flooring

Silestone kitchen bench as in show flat. Vertical walls with Silestone Blanco Norte or similar, as in show flat.
Porcelain stoneware flooring.

Furniture

Kitchen units, top and under worktop with drawer unit and stainless-steel runners.
Doors in matt poly laminate on the outside.
Interior of doors and shelves with synthetic laminate.
Concealed stainless steel hinges and handles.



Equipment

Siemens or similar built-in electric oven.
Siemens stainless steel extractor hood or similar.
Siemens ceramic hob or similar.
Built-in microwave with Siemens glass front or similar.
Provision for water, electricity and plumbing for dishwasher and washing machine.
GROHE mixer tap model Minta or similar.
Electrical socket for dishwasher.
Provision for water intake for refrigerator.

Laundry room

Ceramic tiling on walls and floor, with Indesit condensation washing machine and tumble dryer.

Surfaces, walls and flooring

Worktop and front in Silestone "Blanco Zeus" or similar.

Vertical walls in porcelain stoneware or similar.

Porcelain stoneware flooring or similar.



Sanitary ware

ROCA bathroom fittings, Dama Senso model or similar in white.

ROCA Princess bathtub.

Roca washbasin, Java model or similar, in white.

Taps

Novamix Cosmos model mixer tap or similar.



Various

Mirror framed with wood.

Lower shelf in the same wood.





INSTALLATIONS

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Electricity

The electrical installation will comply with the "*Reglamento Electrotécnico de Baja Tensión*". The dwellings will have a control and protection panel, with the corresponding I.C.P., I.G.A., differentials and P.I.A.S. from where the different circuits will start.

Each dwelling will have separate circuits for lighting, sockets, dishwasher, washing machine, tumble dryer, oven and microwave and air conditioning.

Plumbing

The plumbing installation will comply with the 'Basic standards for indoor water supply installations'.

The installation shall be made of polypropylene or polyethylene plastic.

The hot water installation will run from the storage tank in the laundry room to the bathroom and kitchen countertops, bathtubs and bidets.

Stopcocks in all rooms where there is a supply.

Piping will be ceiling-mounted and embedded.

Air conditioning

Air conditioning with heat pump with condensing unit located on the roof, and evaporating unit in the false ceiling of the bathrooms.

The air ducts will go through the false ceiling.

Lighting

Recessed luminaires in kitchens and bathrooms.

The mechanisms are ABB Zenit model or similar.

Audio visual facilities

The current "I.C.T." regulations shall be complied with.

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

Provision for reception of digital television channels.

Telephone points in dining room, kitchen and bedrooms.

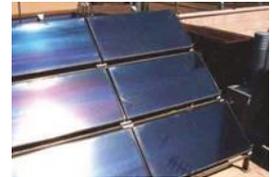
Video intercom with camera located at the entrance of the building and receiver monitor near the entrance of each dwelling.



Solar energy

Solar energy collection system with flat-plate collectors on communal roofs.

Installation of inter-accumulators located in the laundry room or kitchen from where the domestic hot water supply will start.



Home automation

Pre-installation of water and gas leakage control systems in kitchen and bathrooms.



VARIOUS

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Delivery of the properties

The dwellings will be delivered clean.

Quality control

Structural management (walls, pillars and slabs).

Installation management.

Façade sealing management.

Lift management.

Quality control of materials.