DESCRIPTIVE REPORT OF THE QUALITIES AND TECHNICAL CHARACTERISTICS OF THE DWELLINGS LOCATED IN RDA. ARRAHONA DE SABADELL. (CAN GAMBUS 3)

FOUNDATION

Geotechnical study carried out by Central Català Geotecnia, under the direction of geologists Teodoro Gonzalez and Enric Aguilá.

On the basis of this geotechnical study, a foundation of reinforced concrete HA-25 and steel B500 has been designed, as stated in the execution project.

Basement retaining wall with batter screen and its corresponding crowning beam, according to calculation. This system means that the surface of the basement floors destined for parking spaces shows the undulations and irregularities of each batter.

STRUCTURE

Basement car park floor with solid slab formed with SAP or similar pre-slabs, 7 cm thick and 15 cm of concrete, supported with reinforced concrete beams of 30 cm edge, in accordance with the execution project.

Waffle slab 85 x 85 with edge, according to the specifications of the execution project and calculation.

All physical characteristics of the reinforced concrete structures are specified in the execution project.

WATERPROOFING AND ROOFING

Given the impossibility of ensuring total waterproofing of the wall, due to its construction characteristics, an exposed gutter will be installed to channel any possible residual water ingress.

Waterproofing of the roof of the building with a double membrane: one LMB-40 SV with a fibreglass felt reinforcement of 50 kg/m² and a second LBM-40 - FP with polyester reinforcement of 130 kg/m² bonded together with Oxyasphalt.

Waterproofing of terraces on each floor with a polymeric Morterplast sheet which has been adhered with bituminous emulsion, to prevent water from entering the interior of the dwelling.

THERMAL INSULATORS

Thermal insulation in the air chamber of the façades with expanded polyurethane foam "in situ" 30 mm thick and 35 kg/m³ density.

Extruded polyethylene insulation 35 kg/m³ density and 60 mm thick on roof slab.

MASONRY

Exterior façade wall with a thickness of 30 cm of ½ length ceramic brick and waterproofed exterior plaster. This façade wall will be clad externally with a thickness of 3cm thick black granite Chinese labradorite stone, anchored by means of stainless-steel supports with the precise specifications, according to the dimensions and weight of the pieces of the slabs. All with the specifications for stone in ventilated façades.

Walls separating dwellings with sound-absorbent Gero ½ length ceramic bricks.

Plastering of walls separating dwellings with Pladur plasterboard or similar N13 with 40 mm thick mineral fibre, according to standards.
Interior partition walls will be 7cm thick with Pladur plasterboard or similar N13 boards on both sides, with 40mm thick mineral fibre inside. Interior façade enclosure with Pladur or similar N13 plasterboard panels, without mineral fibre.

NOTE: All plasterboard sheets in bathroom and kitchen areas (wet areas) shall comply with the precise technical specifications.

VENTILATION

Galvanised sheet metal ventilation ducts, 125 diameter, in kitchen extractor hood. Ventilation ducts for bathrooms made of galvanised sheet metal, 110 diameter, with extraction connected to the roof of the bathrooms. The same for the laundry room.

Humidity-controlled mechanical ventilation system with the aim of guaranteeing permanent controlled ventilation of the dwelling, ensuring a level of air renewal in accordance with the regulations of the Technical Building Code.

FLOORING

Car park paved with mechanically trowelled concrete with 3kg/m² quartz treatment.

Interior flooring in dwellings, including bathrooms and kitchens with Flint parquet, type 830 V.

Exterior paving on terraces with 25x25 stoneware tiles.

Stair treads and landings of communal stairs and hallways of dwellings with SIERRA ELVIRA type marble. The thickness of the steps will be 3 cm of exposed edge and the landings and risers will be 2 cm thick. Skirting board with cement glue mortar with the same characteristics.

NOTE: Marble is not uniform in colour or veining as it is a natural quarried material.

SURFACES

Bathroom tiling with porcelain tile material as per show flat, applied with special cement glue for wet areas, on Pladur plasterboard walls.

Ceiling with 13 mm thick plasterboard panels under metal structure supporting ceilings, except in those areas where the air-conditioning units are located, which will be fully accessible for future maintenance of the installations with PVC panels and aluminium frame.

PARQUET

Interior flooring inside the house, including bathrooms and kitchen with Flint floating parquet, type 830 V, compact high pressure laminate flooring especially for wet areas and intensive use.

DOORS

Metal fire doors RF-60 in access to car park, in accordance with regulations. Interior staircase railings with metal tubulars. All to be painted.

Automated electrically-operated metal parking access gate with hydraulic equipment on silent-block supports, remote control and security mechanisms.

Exterior garden type terrace railings with metal tubulars, including handrails. All to be painted.

Ground floor entrance hall with champagne-coloured aluminium profiling, both in the uprights as well as in the frame and leaf of the access doors.

WORKTOPS

Silestone bathroom worktops with built-in washbasin, Java model, colour as per show flat.

Kitchen worktops with 2 cm Minerva cream-coloured Silestone as per show flat, covering work areas and fronts.

LIFTS

LIFT CHARACTERISTICS

Standard cab according to disabled accessibility standards.
Speed at 1.00 M/S, with variable frequency.
Cab lighting from the control panel.
In-cab position indicator with liquid crystal display.
Double 180º boarding, depending on lift and location.

24-hour two-way communication system. Load 450kg/ 6 persons.

INTERIOR CARPENTRY

Interior doors as per show flat, with 35 mm block frame with 7 x 1 cm wooden caps. Entrance door to the dwellings of 45 mm. Made of 100% MDF wood fibre to be painted on both sides (except upper and lower edge) and mouldings as per show flat.

Stainless steel hinges. Ref. 209PR and stainless-steel handles ROS-U-36032 model and special mechanisms in sliding doors, all as per show flat.

Sliding doors with compact frame for plasterboard cladding, incorporating the door inside the partition wall.

Built-in wardrobes in bedrooms are not included.

EXTERIOR CARPENTRY

Aluminium carpentry in anodised champagne colour with thermal bridge break. Tecknal aluminium system or similar, with their corresponding tilt and turn, sliding and pivoting models. All openings will be adapted to the standard series, with tilt-and-turn or pivoting windows, as per show flat and sliding or non-sliding balconies according to indications.

On the main façade facing the road, the joinery will be adapted with Climalit double-glazing or similar in thickness and characteristics according to the façades.

Alutermic fully-motorised roller shutters or similar.

KITCHEN FURNITURE

Nevada PVC White model. MDF board covered with a sheet of white polylaminate on the front face. The back side is in white melamine by default. Slightly rounded straight vertical and horizontal edges. The thickness of the door is 19 mm.

Top quality fittings by HETTICH-GERMANY, including drawers which open by means of steel runners for total extraction (allowing 100% of the contents to be seen), silent system and automatic closing "SILENCE-SYSTEM".

DOMESTIC APPLIANCES

Vitroceramic hob, Teka brand, model VSU stainless steel or similar.

Electric oven, Teka brand, model HI-535 ME. Stainless steel or similar.

Teka brand microwave oven, model TMW 20.1BL. Stainless steel or similar.

Dake sink, 511904 Blancoplus model. Stainless steel with Teka MSI chrome tap, pull-out stainless steel MS model.
Decorative or integrated extractor hood according to kitchen, Orpan brand, C-940 90 model in stainless steel or similar.

Supply and installation of Indesit condensation washing machine and dryer, model WIL 85 White and IS70C White, as per show flat.

PLUMBING

The installation of the water supply to the dwellings will start from the meter, located in the ground floor meter room, in accordance with the Basic Standards for interior installations, and will use copper or polypropylene or polyethylene plastic pipe, according to the Project Management.

The plumbing installation shall comply with the "Basic standards for indoor water supply installations" and will start from the meter which is located in the ground floor meter room. All interior installation will use copper, polypropylene or polyethylene plastic pipes, in accordance with Project Management.

With the exception of the WC, washing machine and dishwasher, hot water from the domestic hot water cylinder will be supplied to all appliances.

Installation of stopcocks in each wet room.

Independent plumbing network is included for each appliance, with PVC pipes, which connect with the vertical downpipe. The sinks, dishwasher and shower 40mm. Washbasin, bidet, 40mm diameter. Armoflex insulation included.

ELECTRICITY

The electrical installation in the dwellings, at basic electrification level, with demand forecasted according to needs. The uprights will come out under the tube from the meter room with a rigid protection tube, corresponding uprights with the same section will be diverted to each dwelling up to the individual protection panel. The switchboard will be installed in the entrance hall and will consist of: 1 Maximum power control circuit breaker (MPCCB). 1 General automatic circuit breaker (IGA). 1 Permanent overvoltage protection. 1 Protection against transient overvoltage. 2 Differential circuit breakers from 40 to 30 Ma. 10 Internal subscriber protection (PIA).

The installation of 10 circuits is planned: 1 lighting circuit. 1 circuit for various power sockets. 1 circuit for air conditioning. 1 circuit for tumble dryer. 1 circuit for home automation. 1 Circuit for kitchen-oven. 1 Dishwasher circuit. 1 Washing machine circuit. 1 Hot water accumulator circuit. 1 Bathroom and kitchen sockets circuit.

The entire installation shall be recessed into walls and partitions or in the ceiling, with connections via terminal strips to junction boxes.

Conduits shall be of copper with plastic insulation, semi-rigid or corrugated pipe.

Distribution of points as per show flat, channelling by means of tube and runners for telephone and TV sockets. SIEMENS material to be used.

Installation of earthing network, consisting of a closed ring of copper conductors 35mm² in section, buried at the bottom of the excavation, before the foundations, coinciding with the perimeter of the building. The ground bonding lines will be in accordance with the location and number of grounding points.

SANITARY WARE

Shower tray, dimensions according to bathroom, with platform and Denia shower enclosure, Martí monobloc taps with modern design.

Bidet in white vitrified porcelain, Dama Tenso model. Martí mixer tap set with modern design. Drain with brass stopper and chain.

Vitrified porcelain low tank toilet, with lid, cistern and built-in flushing and feeding mechanisms, white, model Dama Tenso.

Vitrified porcelain countertop washbasin, Foro model in white, set of monobloc taps, Martí model with modern design. Drain with brass stopper and chain.

VIDEO INTERCOM

Installation of electronic video intercom for the stairwells, with a single monitor per dwelling.

TELECOMS

Collective television aerial for the set of stairs. (Dwellings and premises), capable of receiving VHF, UHF and FM signals for all public, private and local channels, including reception equipment, amplification, distribution, channelling, junction and link boxes indicated in the plans. With sockets in the living-dining room and master bedroom.

Centralised telephone installation, with points in living/dining room and bedrooms.

FIRE PROTECTION

Complete fire extinguishing installation, fully finished, with 25m hose, with mechanisms and cabinets according to project.

Installation of polyvalent powder extinguisher 6kg, according to project.

Fire prevention and CO detention network according to project.

AIR CONDITIONING

Each dwelling will be conditioned (cold-heat) by means of a heat pump of the Split 1x1 duct type. The condensing unit will be located on the roof area and the evaporating unit will be fitted in the false ceiling of the bathroom.

Ductwork based on Cliomaver plus plates, including lacquered supply and return grilles and thermostat.

Manually adjustable grilles will be installed in the bedrooms and return grilles with pre-filters.

SOLAR ENERGY

Solar thermal energy installation, consisting of a set of Kaplan 2.0 high performance solar collectors installed on the flat roof and an inter-accumulator in each dwelling, a primary circuit based on copper insulation with armaflex, to connect the collectors with the thermo-accumulator of the dwellings, all according to the project.

Supply and installation of water thermo-accumulator in laundry rooms with a capacity in litres depending on the dwellings and according to the project.

PAINT

Enamelled locksmithing, after a coat of Minium.

Interior painting of the walls and ceilings in smooth plastic paint, neutral colour as per show flat.

Interior carpentry in lacquered type enamel.
Ground floor entrance hall and hallway with lime stucco.

VARIOUS

Exterior corrugated shading devices in façades, with dimensions and location according to floor and façade plans. Each shading device will have a metallic frame of anodised aluminium in stainless steel colour as per show flat and wooden slats Llambi CL35 model, Western Red Cedar essence and finished with Böhme Teak-coloured Lasur treatment.

In the spaces under the Silestone worktop in the bathrooms, a towel rack and mirror will be fitted, as per show flat.

NOTE

The brands, models and technical specifications may be modified due to market obligations or technical criteria, but always with the levels of quality similar to those detailed in the technical specifications.

March 2009