TECHNICAL SPECIFICATIONS
NN SANT VICENÇ DE MOLTALT - EL PEDRÓ

DETACHED SINGLE-FAMILY HOUSES WITH GARDEN AND SWIMMING POOL
"El Pedró" area in SANT VICENÇ DE MONTALT (Barcelona)

JULY 2012

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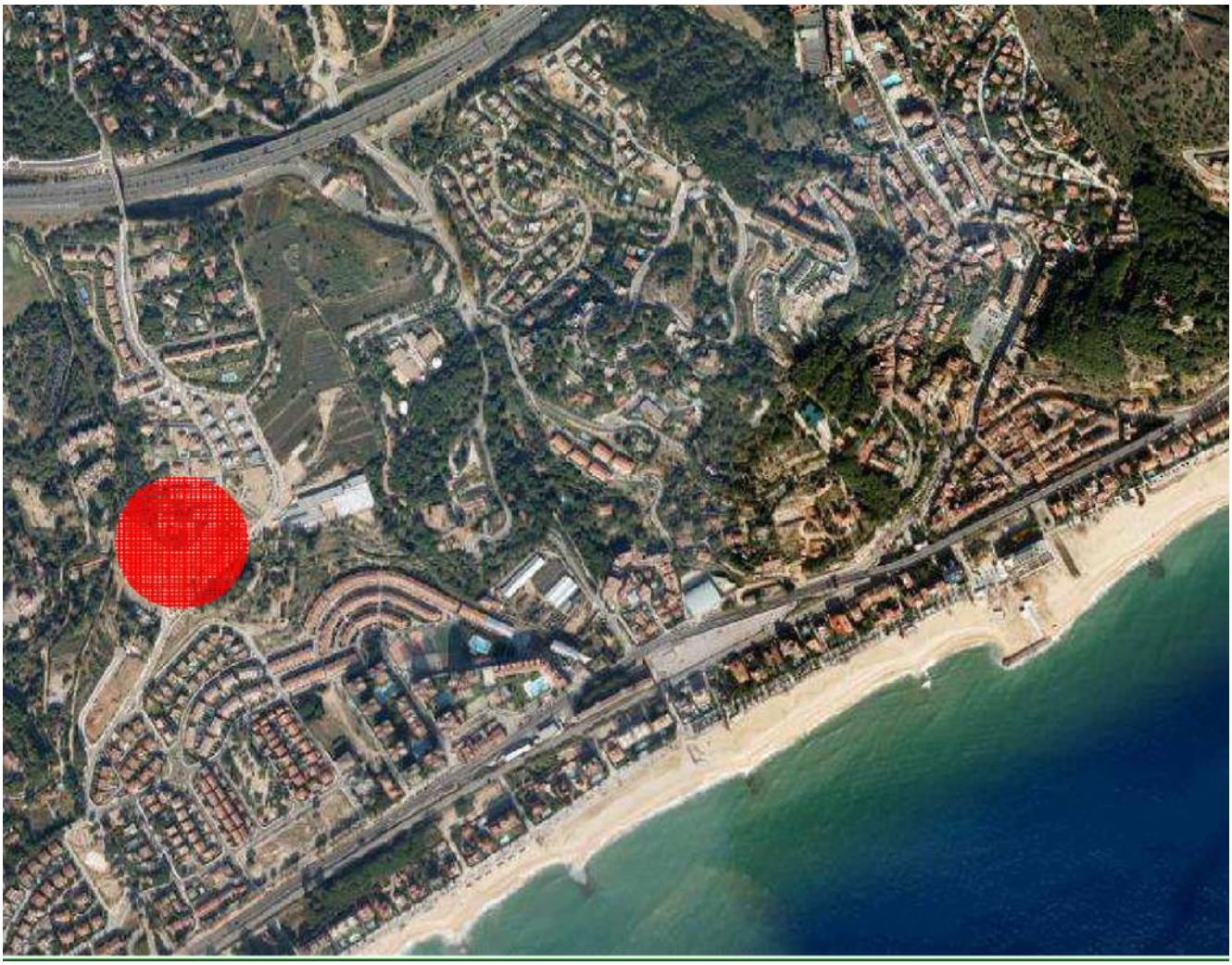


Sant Vicenç de Montalt is located along the Mataró coastline, between Sant Andreu de Llavaneres and Caldes d'Estrac. It is a town which is a place of habitual residence, second homes and summer holidays.

It is a project of 22 single-family houses grouped in 2 independent plots separated by a newly created street called c/Can Calella.

The Camí del Pedró street provides access to the plots. It is the continuation of the main street that crosses the town in a south-west direction, and connects with the accesses to the town and the Mataró motorway.

The upper plot (ED-3) is bounded by Can Calella street to the east, two neighbouring properties to the north and south respectively and the Riera de Tutó to the west.

It is structured around 3 private streets that give access to 5 houses each, four back-to-back semi-detached houses and one detached house. Access to the different garages of the houses is via subways, so that the residents' cars are not on parked on the streets. The fact that the buildings are set back from the streets creates space inside the building plot and enables visitors to park, which makes it easier for the private streets to be free of parked vehicles.

The lower plot (P1) is located between Can Calella street and Camí del Pedró and borders a neighbouring property on the north side.

It is made up of 7 detached houses: the five central ones are the same and those on the end have a slightly different layout, depending on the conditions of the plot.

In this area the garages are individual and have ramp access from Camí del Pedró.

The buildings have a ground floor and a first floor, with a small space on the roof for access, and face north-east. They have very clear parallelepipeds geometry, with emphatic vertical and horizontal lines, a succession of cubes where fullness dominates over emptiness. Only one large setback creates shade in the porch day area. Powerful bursts of horizontal lines are accentuated on the upper floor and on the perimeter line of canopies on the ground floor.

All of the houses have a garden and private swimming pool which face south.

Structure

Mixed structure with metal and reinforced concrete pillars. Concrete waffle slabs lightened with hollow concrete blocks and reinforced slabs on roof. Portland cement concrete (H-30). Quality control in accordance with *"Instrucción de Hormigón Estructural EHE"* (Instruction on Structural Concrete EHE).

Façades

External enclosure walls of exposed brickwork with "Ferrater" bricks, painted in white Pliolite resin with an air chamber. Thermal insulation planned. Interior partition wall made of laminated plasterboard.

Aluminium carpentry.

TECALUM aluminium carpentry in anodised champagne-colour and with thermal break. "Climalit" type glass or similar with double glazing and intermediate air chamber. Aluminium roller blinds filled with injected polyurethane to improve thermal insulation, operated by electric motor and thermal insulation of the blind cover.

Roof

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

Non-trafficable stairwell cover finished in zinc.

Walls

Plot enclosures clad with Llicorella stone, with dry joint and separation between plots with landscaped RIVISA enclosure. Automatic vehicle access gate in galvanised and painted steel, with remote control.

Garden

A lawn garden with ornamental trees and decorative rockery in some houses. Automatic irrigation system installed.

Swimming pool

6 x 3 m swimming pool in the garden lined with blue gresite and stainless steel ladder. The pool will be installed with a purifier, filters and self-priming pump, and will be illuminated with an underwater reflector. Maximum depth of 1.50 m.

Pergola

Made with laminated steel supports and wooden purlins and cross beams. Flooring made of IPE wood decking.

Access

Access to the house with BREINCO concrete paving stones on a bed of sand. Black granite steps and main entrance paved with the same material.

Garage

Galvanised and painted steel door, hinged with horizontal slats, motorised with remote control.
Up-and-over automated access door to private garages.
Concrete paving.

Paint

The vertical and horizontal walls of the dwellings will be painted with top quality satin plastic paint. The locks will be painted with a double coat of epoxy paint for anti-rust protection and then with enamel.

General flooring

Floating parquet flooring of NOGUERA AFRICANA in all rooms except in the wet areas and terraces.
White lacquered wooden skirting boards.
Stoneware flooring in wet areas and concrete in the rest of the garage.

Terrace flooring

Terrace flooring on the ground floor with IPE wood decking on battens. Terrace flooring on first floor and roof terrace with dark grey ceramic tiles.

Partitions

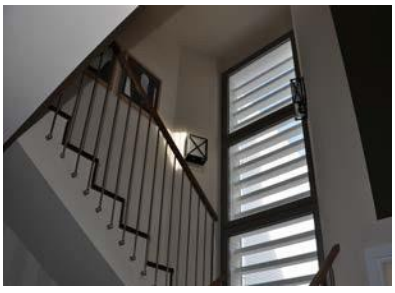
Pladur panels.
False ceiling in corridors and combined shower and toilet room with Pladur panels. False ceiling in bathrooms 1 and 2 with Etimoe wood.

Interior carpentry

Entrance door lacquered on the inside and wood veneered on the outside, with lock and security hinges.
Lacquered interior doors.
Wardrobes in lacquered wood. The interiors are finished with wood and shelves. Stainless steel colour aluminium handles.

Stairs

Main staircase in AFRICAN WALNUT wood with stainless steel handrail and wooden handrail. Spiral staircase with the same characteristics.



Furniture

Nollte Küchen kitchen furniture. 16 mm thickness of doors and shelves are coated with synthetic laminate on all sides and edges. Holes are provided on the sides to adjust shelf height.

Equipment

SIEMENS household appliances.

Built-in electric oven with glass front and electric programmer. Stainless steel extractor hood integrated with furniture. Four-burner gas hob. Built-in microwave with glass front. GROHE mixer tap.

Provision for water and electricity supply and plumbing for dishwasher and washing machine. Electrical socket for ceramic hob. Water connection in fridge.

Electrical socket for tumble dryer in the laundry room.

Surfaces

Silestone Haiku model countertop and front of countertop in the kitchen. Rest of vertical walls in vinyl wainscoting and upper part coated in top quality plastic paint.

Flooring

Ceramic stoneware flooring 30 x 60 cm which combines with the furniture.

Sanitary ware

White ROCA bathroom fittings.

Rectangular ARQUITECT washbasin in white.

Flooring

BLACK granite paving in 30 x 60 cm tiles, which match the vertical walls.

Surfaces

Vertical walls in BLACK granite, 30 x 60 cm tiles. Bathtub top and front in BLACK granite.

Taps

GROHE single-lever mixer tap.

Ceiling

False ceiling made of Etimoe laminated wooden slats.

Various

Mirror framed with Etimoe wood.

Glass screen in the bathtub.

Etimoe wooden undercounter cabinet with drawer unit.

COSMIC accessories Logic model.

Sanitary ware

White ROCA bathroom fittings.

Rectangular ARCHITECT washbasin in white.

Flooring

Flooring in MOKA CREMA marble, forming a joint with the vertical walls.

Surfaces

Bathtub top and front in SILESTONE HAIKU. Vertical cladding with waterproof MOKA CREMA marble tiles measuring 30 x 60 cm, which combine with mirror.

Taps

GROHE single-lever mixer tap.

Various

Mirror framed with Etimoe wood.

Glass screen in the bathtub.
Etimoe wooden undercounter cabinet with drawer unit.
COSMIC accessories Logic model.

Sanitary ware

White ROCA bathroom fittings.

White DURAVIT washbasin.

Ontario shower tray 70 x 70 cm by ROCA.

Flooring

MOKA CREMA marble paving, forming a joint with the vertical walls.

Surfaces

Vertical cladding waterproof MOKA CREMA marble tiles measuring 30 x 60 cm.

Taps

GROHE single-lever mixer tap.

Various

Mirror framed with Etimoe wood.

COSMIC accessories Logic model.

Electricity

The electrical installation will comply with the "*Reglamento Electrotécnico de Baja Tensión y Normas Complementarias*" (Low Voltage Electrotechnical Regulations and Complementary Standards). 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 independent circuits for lighting, sockets, dishwasher, washing machine, oven and microwave, air conditioning, swimming pool purifier and home automation.

Heating

Heating via gas boiler and radiators with thermostatic valves in all rooms except the bathrooms, shower room, corridors and dining room. Programmable room thermostat in the living-dining room.

In the bathrooms, towel rail radiators in all bathrooms with the exception of the shower-toilet room on the ground floor.

Air conditioning

Air conditioning (except in bathrooms) by means of two units, one for the ground floor and the other for the upper floor. Outdoor units will be fitted on the roof . The indoor units will be located in the false ceiling of the hallway access to the kitchen and bathrooms, and in the secondary bathroom of the dwelling. The air ducts will be installed in the false ceiling.

Lighting

Recessed luminaires in the kitchens and bathrooms.

Gas

The gas installation will comply with the "Basic standards for indoor gas installations". The entire installation will be executed using copper pipes which will run from the meter to supply the boiler and kitchen.

Plumbing

The plumbing installation will comply with the "Basic standards for indoor water supply installations". The installation will use polypropylene pipes. The cold water installation will start from the water meter cabinet and will supply the kitchen, boiler, bathrooms, swimming pool and garden. The hot water installation will run from the boiler to the bathroom and kitchen worktops, bathtubs and bidets. Stopcocks in all rooms where there is a supply. Piping will run through the ceiling and will be embedded.

Audiovisual facilities

The antennas on plot P-1 will be individual for each house. Plot ED-3 will have a communal antenna for the 15 houses located on the roof of the stairway exit of the car park at numbers 24-26 Can Calella and 3 parabolic antennas which provide service to 5 houses, located on the same roof of each of the 3 streets.
The current "I.C.T." regulations will be complied with. Aerial sockets for TV, FM and satellite dish in the living room, kitchen and bedrooms. Provision for the reception of digital television channels. Telephone points in the dining room and bedrooms.
Video intercom with camera located at the main entrance of the communal area in the case of ED-3 houses and at the entrance of each house (type P1). Receiver monitors in each house.

Domotics

Telephone line for the home automation system. One year's free connection to an alarm centre. Micro processed switchboard with keypad. Volumetric security detectors. Remote boiler control. Installation of system to control water and gas leaks in kitchen and bathrooms. Centralised locking of all blinds.

Delivery of the houses

The properties will be delivered in a clean condition.

Quality Control

- Structural management (walls, pillars and slabs)
- Management of installations
- Management of the sealing of the façades
- Quality control of materials

AENOR Certification

The Núñez i Navarro Group holds the AENOR certification for its Integrated Quality, Safety and Environmental Management System and guarantees the continuous improvement of its design, construction and sales processes.

AENOR ER Empresa Registrada UNE-EN ISO 9001 ER-0797/2011

AENOR Gestión Ambiental UNE-EN ISO 14001 GA-2011/0371

AENOR ER Seguridad y Salud Laboral OHSAS 18001 SST-0164/2011

CERTIFIED IQNet MANAGEMENT SYSTEM