

Cost estimate  
version 3 for  
**STAHLER BARCELONA**  
**SUITES S.L.**

August 2018

## TEMBO SUITES & APARTMENTS

Sant Adrià del Besós



## CONTENTS

<b>1</b>	<b>OBJECTIVE .....</b>	<b>2</b>
1.1	VALUATION CRITERIA .....	2
1.2	SPECIFICATION.....	3
1.3	ITEMS NOT INCLUDED IN THE COST ESTIMATE .....	10
<b>2</b>	<b>ECONOMIC FEASIBILITY STUDY .....</b>	<b>11</b>
2.1	SURFACE AREAS .....	11
2.2	DIAGRAMMATIC LAYOUTS.....	11
2.3	BUDGET OVERVIEW (€ PER AREA).....	12
2.4	BUDGET OVERVIEW (€/M <sup>2</sup> PER AREA).....	14
<b>3</b>	<b>BUDGET ITEMS WORTH HIGHLIGHTING .....</b>	<b>16</b>
<b>4</b>	<b>OPTIONAL PROPOSALS.....</b>	<b>17</b>
4.1	OPTIONAL PROPOSALS OFFERED BY PORCELANOSA .....	17
4.2	OPTIONAL PROPOSALS SUGGESTED BY THE CONSULTANT TEAM .....	18
<b>5</b>	<b>DESIGN DOCUMENTATION.....</b>	<b>21</b>

## 1 OBJECTIVE

### 1.1 VALUATION CRITERIA

The objective of this report is to present a cost estimate for the construction of a 4\*aparthotel in Sant Adrià del Besós.

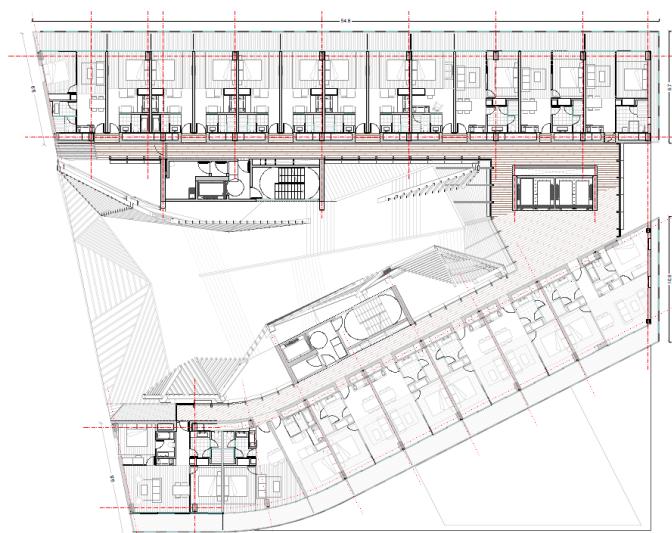
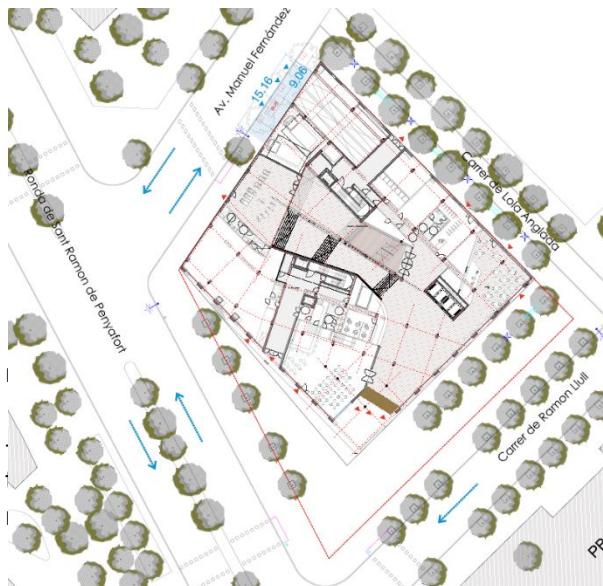
This cost estimate has been based on the design documents provided for the Developed Design Submission (Proyecto Básico), required for the approval of a construction license. Please refer to item 4. *Design Drawings* of this document in which the received documentation has been listed and a copy of the layouts drawings are attached.

The project located in Sant Adrià del Besós, is on a site free of buildings structures with a topography free of any significant slopes. A geotechnical study of the site has not been provided, but due to the proximity of the sea, it is expected that the water table would be located at a shallow depth. Given that the project envisages three basement levels taking the building to a depth of 8.5m below ground, the building works will be affected by the phreatic level.

The project consists of a building plinth occupying the ground and first floor levels covering the entire site on which a V-shaped volume comprising of 17 floors thus forming an atrium in the intermediate space where the common spaces are located, thus generating the main external space of the building.

The building has three floors below ground, one of which is dedicated to engineering and plant facilities and the remaining two, occupied by car parking accessed from Manuel Fernández street.

The main entrance of the aparthotel is at the corner junction of Raimon de Penyafort and Llull streets, clearly identified by the cantilever of the first and second floors.



- Hotel in Ibiza completed in the last quarter of 2017 with a surface area of 2,876 m<sup>2</sup>.

**- Bill of quantities:** The estimated budget has been obtained by measuring all components that make up the building, as defined in the specification, enclosed below.

**- Pricing:** The prices which have been applied, can be adjusted accordingly to the quality requirements of the project. These prices correspond to market value and have been obtained from recent tenders, together with the acquired knowledge of similar construction projects:

- Hotel in Ibiza currently under construction with a surface area of 6,938 m<sup>2</sup>, and
- Hotel in Ibiza completed in the last quarter of 2017 with a surface area of 2,876 m<sup>2</sup>,
- Residential building in La Sagrera, Barcelona, currently under construction, with a surface area of 23,358 m<sup>2</sup>,
- Residential building in Hospitalet de Llobregat, Barcelona, currently under construction, with a surface area of 16,653.18 m<sup>2</sup>.

These prices have been considered as the tender budget for contract agreement (Presupuesto de ejecución para contrato, PEC) prior to VAT:

These parameters provide us with an objective evaluation, in attempt to cover all intended operations across the entire project, together with the quality of the materials requested by the designers.

The valuation needs to be “frozen” in this moment in time, in which the construction sector is experiencing a boom, thus distorting the unit prices.

We have observed that there has been an increase in market prices, ranging between 2 and 5% between tender bids obtained in the last quarter of 2017 and those in the second quarter of 2018. This fluctuation of unit prices indicates the possibility that substantial budget variations should be foreseen across short periods of time.

## 1.2 SPECIFICATION

The parameters that have regulated the economic valuation have been the following:

- The final building use,
- Specifications enclosed with the project documentation,
- Client's indications.

An outline description of each Bill of Quantities Chapter is set out below.

### PRELIMINARIES AND DEMOLITIONS (2.68 €/m<sup>2</sup>)

- An economic allowance has been set aside for the demolition and removal of possible elements and/or remains within the site.
- An economic allowance has been set aside for the implementation of the site compound works which include fencing of the site, set-up of the site office, etc.

### GROUND WORKS (28.89 €/m<sup>2</sup>)

- Site clearance allowing a depth of approximately 20 cm,
- Basement excavations on a site with non-reusable ground,
- Excavations for the formation of foundations (Slurry walls, piling & slab) on a site with non-reusable ground,
- Transport of non-reusable ground (proceeding from the site clearance, basement excavations and excavations for the formation of foundations) to a landfill site, allowing for the waiting time prior to loading with a machine loaded truck. The fees and local authority taxes have been included,
- Depletion of the water table given that the foundation level is nearing that of the sea level.

**FOUNDATIONS (41.21 €/m2)**

- Foundation slab, approximately 80cm thick, allowing for:
  - Lean concrete and levelling,
  - Concrete and steel reinforcement for slab,
  - Foundation slab waterproofing, sealing joints,
  - Geotextiles.
- Piling under the pillars, allowing for:
  - Pile drilling rig and drilling slurries,
  - Piles, approximately 85 cm in diameter and 14 m in depth, allowing for 4 per pillar,
  - Pile caps with an approximate volume of 200 x 200 x 100 cm.
- Formation of lift pits, allowing for:
  - Lean concrete and levelling,
  - Formwork using timber panels,
  - Steel reinforcement bars,
  - Pouring of concrete with pump truck,
  - Waterproofing.
- Connectors joining the slurry walls to the foundation slab, formed with corrugated bars, fixed with epoxy resin to the holes made in the perimeter recess in the shape of a half pipe.

**SLURRY WALLS (2.44 €/m2)**

- Slurry wall formation, allowing for:
  - Slurry wall grab and duty cycle crawler crane,
  - Bentonite sludge machine,
  - Concrete guide walls,
  - Perforations within 60 cm slurry wall with bentonite sludge,
  - Loading and transport of earth to landfill site,
  - Reinforcement with corrugated bars,
  - Concreting,
  - Utilities' companies entry points,
  - Tiebacks to slurry walls and waterproofing,
  - Wall beam to slurry walls, approximate section 60 x 100 cm,
  - Half pipe junction at interface of slurry walls and foundation slab,
  - Waterproofing of slurry walls with waterproof mortar,
  - Rubbing and cleaning of slurry walls.

**STRUCTURE (35.56 €/m2)**

- Main structure:
  - Reinforced concrete slab with a thickness of approximately 35 cm, with a post-tensioning system with a single-cord tendon; Concrete manufactured at concrete plant, poured with concrete skip, UNE-EN 10080 B 500 S steel; assembly and dismantling of the continuous fair-faced formwork. The proportional part of the pillars, beams and level changes are included,
  - Concrete and metal pillars as per the structural engineering drawings,
  - Communication nuclei consisting of 40 cm thick concrete structural walls, as per the structural engineering drawings, which include the assembly and dismantling of the metallic formwork, exposed on both sides for all structural walls with a rectilinear base, reinforcement of the structural wall by means of corrugated steel and concreting of the structural wall, poured by pump, consolidated and compacted by mechanical vibration,

- Sloping slabs for staircases with an approximate thickness of 20 cm including the formation of the treads; Concrete manufactured at a concrete plant, poured with a concrete skip, UNE-EN 10080 B 500 S steel; assembly and dismantling of the formwork,
- Sloping slab for parking ramp with an approximate thickness of 25 cm; Concrete manufactured at concrete plant, poured with concrete skip, steel UNE-EN 10080 B 500 S; assembly and dismantling of the formwork.
- Atrium staircase structure:
  - Cross laminated timber (CLT) slab with an approximate thickness of 120 cm, made up of three layers of timber boarding,
  - Structural lattice, beams and girders by means of structural sections made from alix timber,
  - Anchors by means of bolted steel plates with intumescent fire protection, suitable for marine environments.
- Special Areas structure:
  - Cross laminated timber (CLT) slab with an approximate thickness of 120 cm, made up of three layers of timber boarding,
  - Tubular steel sections with intumescent fire protection suitable for marine environments,
  - Vertical connections employing steel plates, angular fixings and daisy-chain galvanized steel connections with intumescent fire protection suitable for marine environments.

### **ROOF (25.38 €/m<sup>2</sup>)**

- Inverted, flat, accessible roofing for the main roof: vapour barrier, slope formation, waterproofing, separating layer, insulation, protective layer, cement mortar layer, machined finish for subsequent laying of exterior paving,
- Intensive, landscaped, inverted roofing for the roof to the first floor: slope formation, separating layer, waterproofing and anti-root protection, separating layer, insulation, draining and filtering retainer, topsoil substrate and planting of vegetation,
- Inverted, flat, non-accessible roofing to communication nuclei: slope formation, separating layer, waterproofing, insulation, and roof finish consisting of a layer of white gravel,
- Metallic substructure with metallic mesh walkway for maintenance purposes with glazed structure to special areas,
- Skylights formed by laminated gypsum clad in zinc within the space of reflection,
- Powder coated steel roof hoods for service ducting,
- Alix wood lattice on main roof.

### **EXTERNAL WALLS (378.10 €/m<sup>2</sup>)**

- External walls to building plinth:
  - Betonyp wood and cement panel approximately 16 mm thick,
  - Extruded aluminum supporting substructure,
  - Gypsum plaster interior lining to all opaque areas, consisting of 2 layers of 15 mm plasterboard fixed onto a 46 mm metal profile frame,
  - Curtain walling with thermal bridging approximately 50 mm thick together with laminated exterior glazing 6 mm + 6 mm and acoustic butyral, with industrial polished edges,
  - Cladding to slab edges with betonyp wood and cement panel approximately 16 mm thick.
- External walls from 1<sup>st</sup> to 17<sup>th</sup> floors:
  - Aluminium sliding joinery with thermal bridging and low emissivity exterior laminated 4 + 4 glazing, 16mm cavity and interior laminated 4 + 4 glazing,

- Flexible steel wire mesh railing, with an approximate height of 1.10 m,
- 3,391.21 m<sup>2</sup> of protective glass slats consisting of extra-clear laminated 15 + 8-10 mm glazing with polished edges, fixed onto slab edge by means of a pressure fixing system,
- Concrete slab edge painted with anti-carbonation paint,
- Painting of the underside of concrete overhangs with anti-carbonation paint,
- Manually operated screens to the inner side of glazed surfaces,
- Balcony separating screens, approximate height of 1.10 m, consisting of aluminum profiled framing and 5 + 5 laminated glazing with butyral.
  
- External walls to flank elevations:
  - Enclosure formed by perforated corrugated galvanized steel panels, to be painted, fixed onto the slab edge, using 'Z' shaped galvanized steel fixings of 6 mm thickness.
  
- Exterior walls to corridor / atrium:
  - Transparent glass enclosure projected with mechanized or manual stainless-steel fixings, Glastec Louvers 550SG or equivalent.
  
- Exterior walls to Guest Suites / corridor:
  - OSB timber panelling, approximate thickness 19 mm, fixed onto pine wooden battens and screwed onto the wall,
  - Wall enclosure 15 cm thick,
  - Cement rendering on interior cavity wall surfaces,
  - Gypsum plaster interior lining, consisting of 2 layers of 15 mm plasterboard fixed onto a 46 mm metal profile framing with rock wool thermal insulation.
  
- Exterior walls to special areas:
 

Curtain walling with thermal bridging approximately 50 mm thick together with laminated exterior glazing (6 mm + 6 mm, low emissive and acoustic butyral) separated by a 20 mm cavity and laminated interior glazing (5 mm + 5 mm with acoustic butyral), industrial polished edges throughout.

#### **Joinery and ironmongery**

- Main joinery with thermal bridging and low emissivity glazing with 4 + 4 external laminate, 16mm cavity and with 4 + 4 interior laminate, fixed, hinged or sliding assembly depending on each case,
- Glass railing with an approximate height of 1.1 m to outdoor common areas; atrium staircase formed by 10 + 10 mm tempered glass railing, all with polished edges and stainless steel profiled framing,
- Metallic doors to the communication nuclei leading from the street, consisting of 1mm galvanized steel sheeting, doubled up together with an intermediate panel, together with cold-formed steel profiled sections, all exposed sides powder coated in workshop, fitted with lock,
- Joinery assembly leading to parking access and loading / unloading area, consisting of two motorized pivoting doors made of corrugated galvanized steel sheeting,
- Stainless steel handrails to ramps and external staircases.

#### **TRANSPORT: LIFTS (28.84 €/m<sup>2</sup>)**

- High performance electric lifts with high quality interiors.

**INTERIOR FINISHES (448.53 €/m<sup>2</sup>)****Internal wall partitions (46.85 €/m<sup>2</sup>)**

- Clay brickwork partitions below ground floor level,
- Laminated plastered standard gypsum boarding to all dry areas and employing moisture resistant boarding in all wet areas, except for service shafts and communication nuclei where clay brickwork partitions are to be used,
- In public bathrooms and changing room areas, Trespa partition walls, approximately 13 mm thick, will be employed for the formation of bathroom cabins.

**Wall finishes (105.68 €/m<sup>2</sup>)**

- Laminated timber cladding fixed on battens to be used for the headboards in Guest Suite bedrooms and living rooms, as indicated in the design documentation,
- Fair-faced concrete formwork to be used for the slurry walls in the basement,
- High quality tiled porcelain stoneware, of large dimensions to be used in the Guest Suite bathrooms and in the Front of House bathrooms,
- In the remainder of Guest Suite areas, surfaces are to be painted with acrylic paint,
- Mid-range quality tiled porcelain stoneware to be used in Back of House bathrooms and changing rooms,
- Corridors leading to Guest Suites are to be cladded in OSB timber panelling approximately 19 mm thick fixed onto pine wooden battens, screwed onto the wall,
- Stairs and their lobbies are to be plastered and painted,
- The retail unit has been considered to be plastered and painted,
- The gym has been considered to be plastered and painted,
- Restaurant areas will combine painted areas, mirror cladding and laminated wooden veneers,
- Public reception areas and their lobbies have been considered to be clad in Betonyp wood and cement panel approximately 16 mm thick,
- Maintenance areas and plant rooms to be plastered and painted,
- Fair-faced concrete surfaces have been considered to be painted with anti-carbonation paint,
- The Special Areas have been considered to be finished according to the materials indicated in the design documentation: okume wood veneer, acoustic panelling, etc.

**Flooring finishes (101.43 €/m<sup>2</sup>)**

- Floating parquet flooring to all Guest Suites dry areas, with an approximate thickness of 16 mm, on 3 mm timber, over screed together with spray-painted MDF skirtings,
- High quality large-format tiled porcelain stoneware on screed to be used in the Guest Suite bathrooms and wet areas of the retail unit and Front of House areas,
- Mid-range quality tiled porcelain stoneware on screed to be used in Back of House areas,
- Floating alix timber flooring on pine wooden battens ( 20 + 30 mm) to be used in the atrium, terraces, balconies, gymnasium, cafeteria and conference hall,
- Sant Vicenç natural stone to be used as paving in the reception areas, access lobbies and multi-purpose areas,
- Carpet laid over a floating alix timber flooring on pine wooden battens ( 20 + 30 mm) to be used in the corridors leading to Guest Suites,
- Terrazzo paving has been allowed for in all areas of the communication nuclei,
- Coconut coir matting with an aluminum trim, flush with the adjoining flooring, to be used in the Hall main entrance areas,
- Troweled concrete floor with quartz aggregate to be used in all car parking areas; the same flooring finish to be employed in the ramp, topped with a herringbone mechanical etching.

**Ceiling finishes (68.50 €/m2)**

- Suspended laminated wooden false ceilings fixed onto galvanized steel ceiling sections, in Guest Suite bedrooms and living rooms,
- Continuous painted plasterboard false ceiling, approximate thickness 15 mm, fixed onto hidden galvanized steel profile sections in all dry areas,
- Continuous painted moisture resistant plasterboard false ceiling, approximate thickness 15 mm, fixed onto hidden galvanized steel profile sections for all wet areas, allowing ceiling hatches for maintenance purposes,
- Fair-faced concrete ceilings, painted with anti-carbonation paint, to all Back of House areas, maintenance and plant rooms,
- Wood shavings' false ceilings have been contemplated for the corridors leading to the Guest Suites,
- Acoustic timber false ceilings have been contemplated in the Conference Hall, restaurants, cafeterias, and public gathering areas,
- An acoustic, laminated false ceiling has been considered in office areas,
- The ceilings in the Special Areas have been considered to be finished as indicated in the design documentation: okume wood veneer fixed onto galvanized steel profile sections, acoustic panelling, painted MDF, etc.

**Interior Timber Doors & Joinery (45.33 €/m2)**

- All interior timber doors to be spray painted. Sliding door assemblies in bathrooms with wc turn and release sets, and the remainder, with one or two hinged door leaves, depending on each case,
- All Guest Suite entrance doors to be armoured timber doors, spray painted, with lock and cylinder, flush with wall finishes on both sides,
- Trespa panels to be employed as the timber doors and partitions to wc cabins, approximate thickness 13 mm,
- Fire resistant timber doors / panelling designed to conceal riser doors and service cupboards with ventilation grilles if necessary.

**Interior Metal Doors & Joinery, Interior Glass Doors & Joinery, Ironmongery (3,00 €/m2)**

- Metallic fire-resistant doors clad in timber, acting as sectorization doors to communication nuclei, to be defined in the Technical Design.
- Glass balustrading to restaurant stair, approximately 1.10 m high, made of 10 + 10 mm tempered glass, with polished edges and stainless-steel profiles,
- Glass screens to Guest Suite bathrooms, made of 6 + 6 mm tempered glass, which can be either fixed, hinged or sliding, depending on the scenario,
- Tempered glass doors (6 + 6 mm) with aluminium profiles to all common areas leading to the bike rental, offices, etc.
- Balustrades consisting of painted galvanized steel bars to be used in the communication nuclei, to be further defined in the Technical Design,
- Handrails consisting of painted galvanized steel, to be used in the communication nuclei, to be defined in the Technical Design.

**Sanitaryware (30.24 €/m2)**

- High quality toilets, basins, shower trays, bathtubs, sinks, taps, faucets and worktops to Guest Suites and Front of House have been considered,
- Mid-range quality toilets, basins, shower trays, bathtubs, sinks, taps, faucets and countertops to Back of House have been considered,
- The support bars have been taken into account in disabled bathrooms.

**Kitchens (37.37 €/m<sup>2</sup>)**

- Guest Suite kitchens to be furnished with high quality Silestone worktops and splash backs,
- Guest Suite kitchens to be fitted with mid-range quality kitchen units,
- Guest Suite kitchens to be fitted with mid-range quality electrical appliances.

**Fixtures & Fittings (10.14 €/m<sup>2</sup>)**

- Guest Suite bathrooms to be furnished with high quality Silestone worktops,
- Guest Suite bathrooms to be fitted with high quality fixed furniture,
- Hand soap and paper towel dispensers to be supplied in all bathrooms and changing rooms in Front of House areas,
- Mirrors to be fitted in all bathrooms and changing rooms within Guest Suites, Front and Back of House areas,
- An allowance has been made for a front hall reception desk for customer support on the ground floor,
- An allowance has been made for bar counters in the restaurant, café and bar,
- Signage to be provided in stairs, all floors levels and Guest Suites.

**ENGINEERING FACILITIES (307.62 €/m<sup>2</sup>)**

- In order to estimate the cost of the engineering facilities, rates employed in other similar projects have been used, and include the following chapters:
  - Utilities' connection rights and connection to urban services,
  - Low voltage, electricity and lighting,
  - Telecommunications,
  - Structured cabling,
  - Security,
  - Image and sound,
  - Lightning protection system,
  - Fire detection,
  - Fire extinction,
  - Centralized control system,
  - Heating and air conditioning,
  - Extraction and ventilation,
  - Plumbing
  - Sewage,
  - Solar thermal energy,
  - Natural gas,
  - Pool engineering facilities,
  - Passive fire protection,
  - Transformer station,
  - Masonry aids.

### 1.3 ITEMS NOT INCLUDED IN THE COST ESTIMATE

The following items have not been considered in the cost estimate exercise:

- . The necessary investigations and tests needed to prepare the soil characterization report, together with any derived costs in the decontamination and / or special measures, have not been contemplated. Prior to carrying out any groundworks on site, this report must be submitted to the Agència de Residus de Catalunya (ARC) as a mandatory requirement,
- . The necessary investigations and tests needed to prepare the hydrogeological report, have not been contemplated. Prior to pumping water from the water table, this report must be submitted and approved by the Agència Catalana del Agua (ACA). No fees have been considered should they be necessary, nor any special works, should they be required,
- . The processing procedure of the application before the Aviation Safety State Agency (Agencia Estatal de Seguridad Aérea , AESA), satisfying air navigation requirements and any special arrangements regarding the building works or the setting up of cranes on site, have not been included,
- . A transmission of vibrations study and the submittal of such an endorsement to the railway authorities, in case that this should be necessary, have not been considered. Neither the auscultation of the railway lines (in the case of nearby tunnels) nor the constructive solution have been included. The damping systems in response to the vibrations produced by the trains have not been considered,
- . We have considered that the site is free of any existing services and utilities, unless otherwise indicated, and that all existing public utilities are to be found at the site boundary. No extraordinary connection works have been considered nor the payment of the right to final connection of the building. These costs and any possible delays must be contemplated separately,
- . In the case of uncovering archaeological remains, the expenses and the time limits to carry out the correct treatment of these works, need to be considered separately,
- . We have considered that there are no site access hindrances, from neighbouring roads enabling truck traffic to the site and building activity to take place under normal conditions,
- . Furniture, Fixtures & Equipment (FF & E),
- . Operating Supplies & Equipment (OS & E),
- . An assumption has been made that the site is totally free of any built structures.

## 2 ECONOMIC FEASIBILITY STUDY

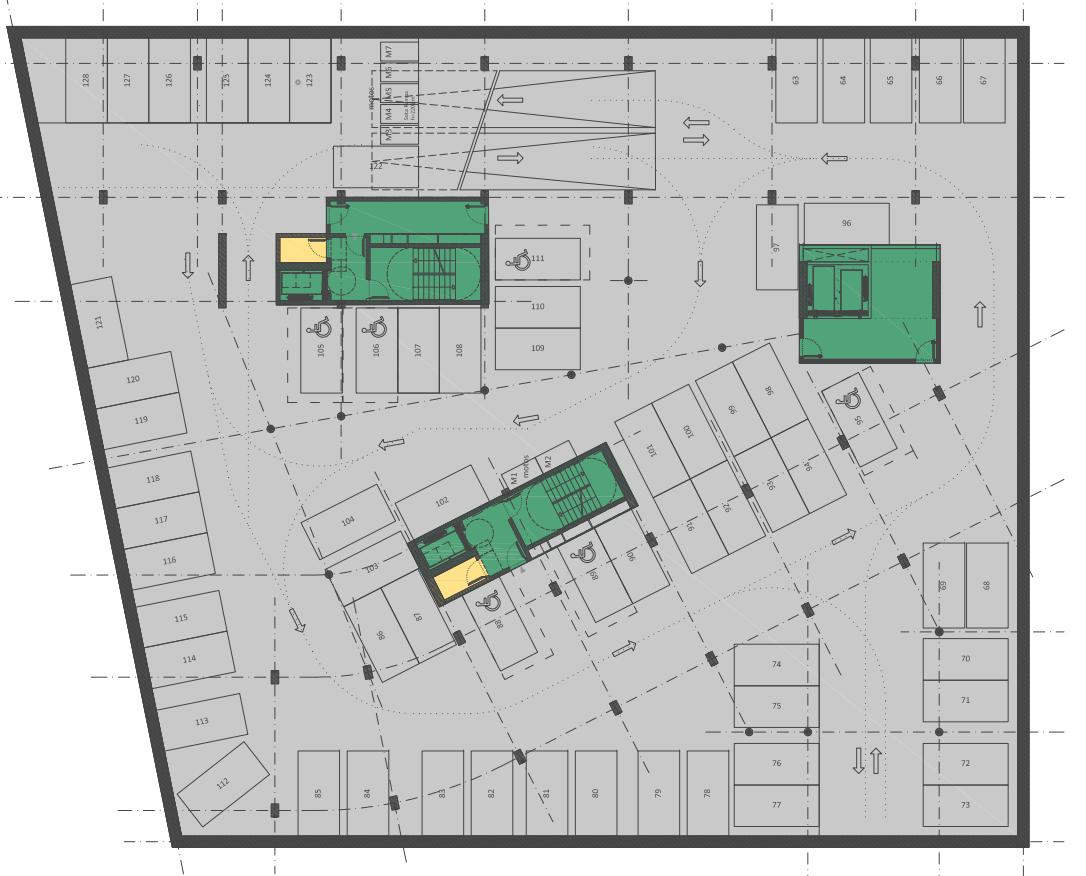
### 2.1 SURFACE AREAS

Built - Up Areas Table								
	Below ground		Above ground				TOTAL	
	Parking	Back of House	Front of House	Back of House	Front of House	Guest Suites	Special Areas	
Roof								0,00
17th F				60,15	433,46	361,34		854,95
16th F				22,03	304,02	816,35		1.142,40
15th F				22,03	281,80	816,35	93,42	1.213,60
14th F				22,03	304,02	816,35		1.142,40
13th F				22,03	304,02	816,35		1.142,40
12th F				22,03	304,02	816,35		1.142,40
11th F				22,03	296,77	816,35	60,25	1.195,40
10th F				22,03	304,02	816,35		1.142,40
9th F				22,03	304,02	816,35		1.142,40
8th F				22,03	304,02	816,35		1.142,40
7th F				22,03	310,02	816,35		1.148,40
6th F				22,03	297,97	816,35	104,55	1.240,90
5th F				22,03	304,02	816,35		1.142,40
4th F				22,03	304,02	816,35		1.142,40
3rd F				22,03	307,37	742,65	61,65	1.133,70
2nd F				22,03	347,02	742,65		1.111,70
1st F				121,35	973,10	262,65		1.357,10
GF				157,35	1.848,00			2.005,35
TF	2.036,65	121,75						2.158,40
B-1	2.008,85	149,55						2.158,40
B-2	2.008,85	149,55						2.158,40
	4.017,70 m2	2.036,65 m2	420,85 m2	669,30 m2	7.831,69 m2	12.721,84 m2	319,87 m2	28.017,90 m2
	6.475,20 m2			21.542,70 m2				

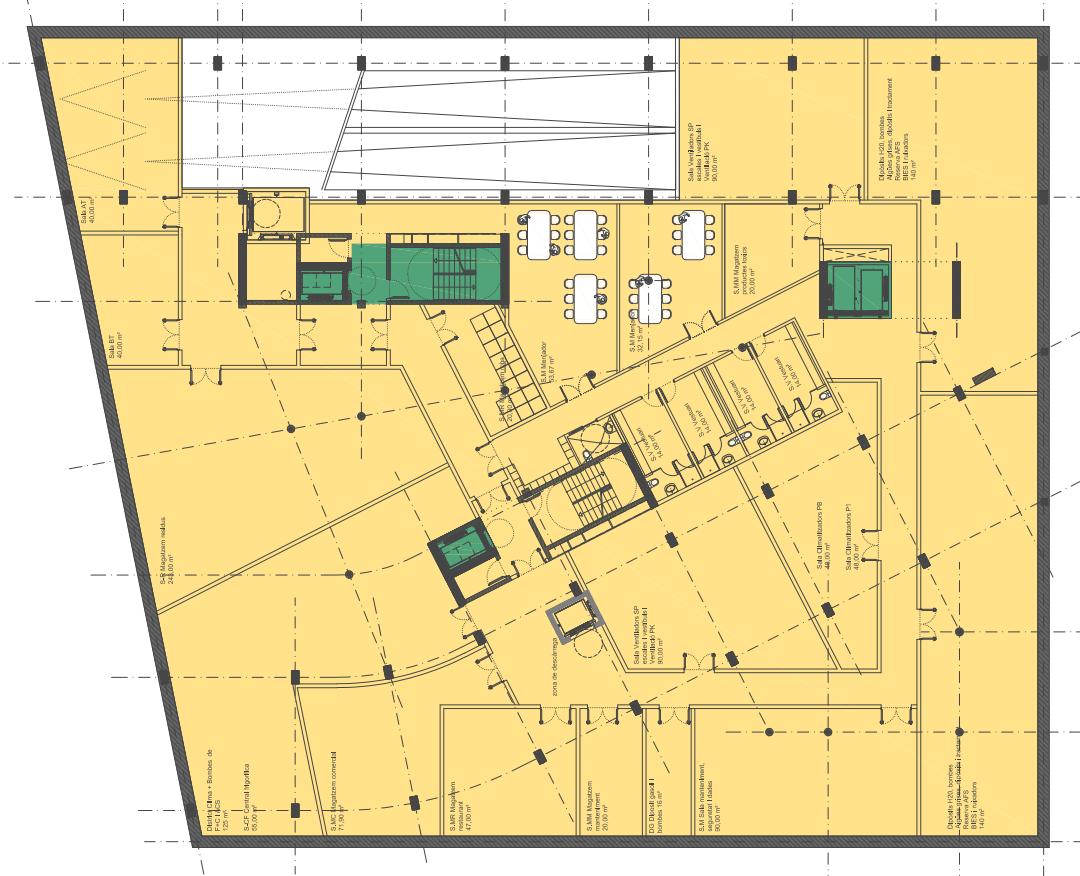
TF: Technical floor level and B: Basement

### 2.2 DIAGRAMMATIC LAYOUTS

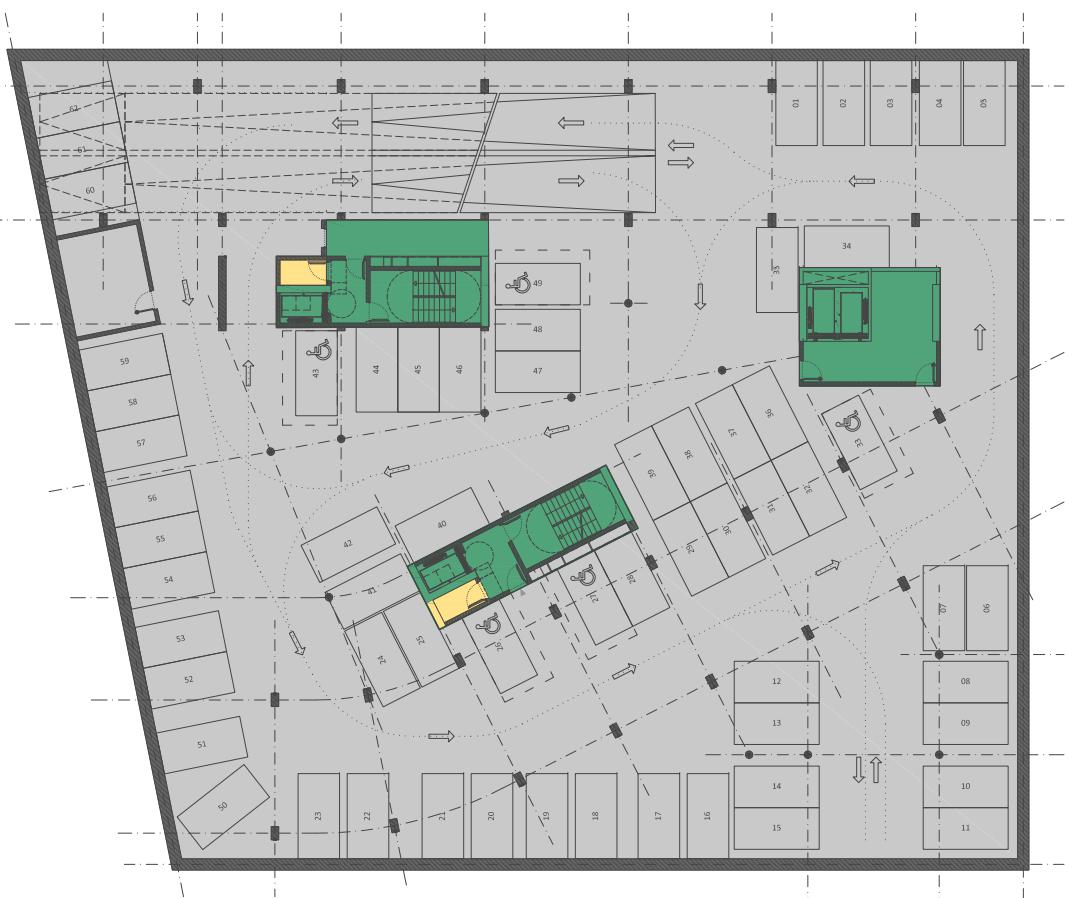
Please find enclosed diagrammatic layout plans indicating the built up surface areas to each zone.



PLANTA SÓTANO 2



PLANTA TÉCNICA



PLANTA SÓTANO 1

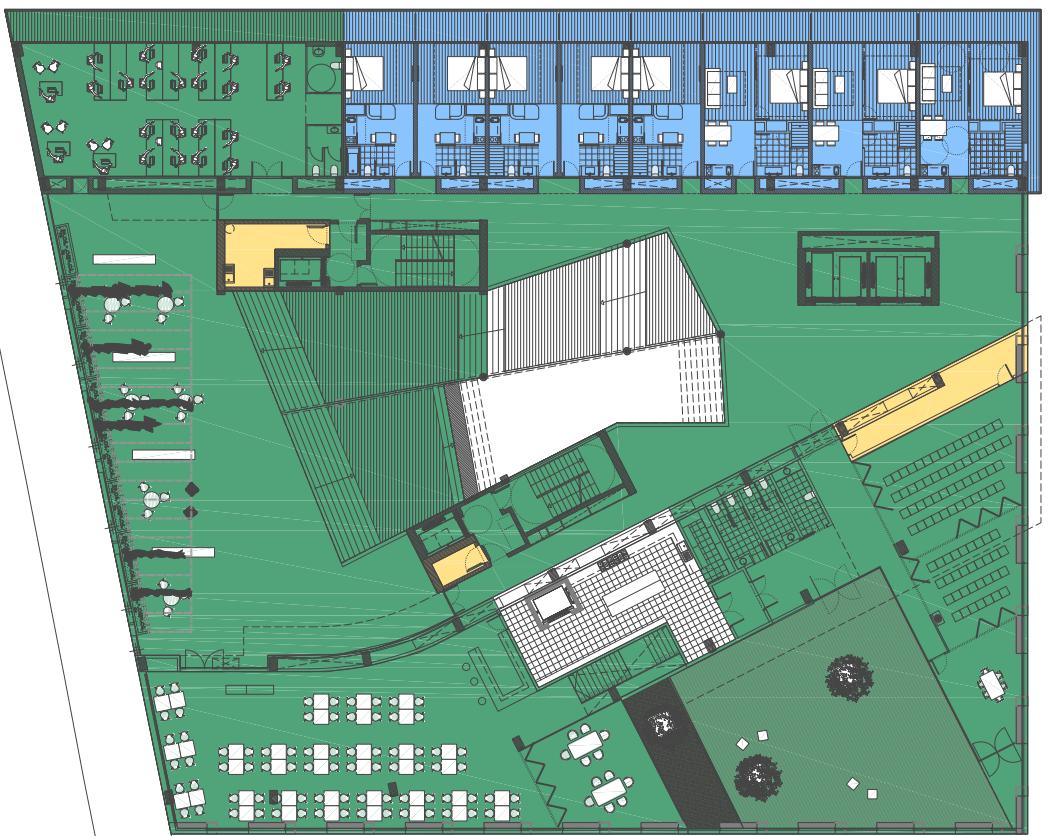
- ESTACIONAMIENTO
- FRONT OF HOUSE
- BACK OF HOUSE
- HABITÁCULOS
- HABITACIONES



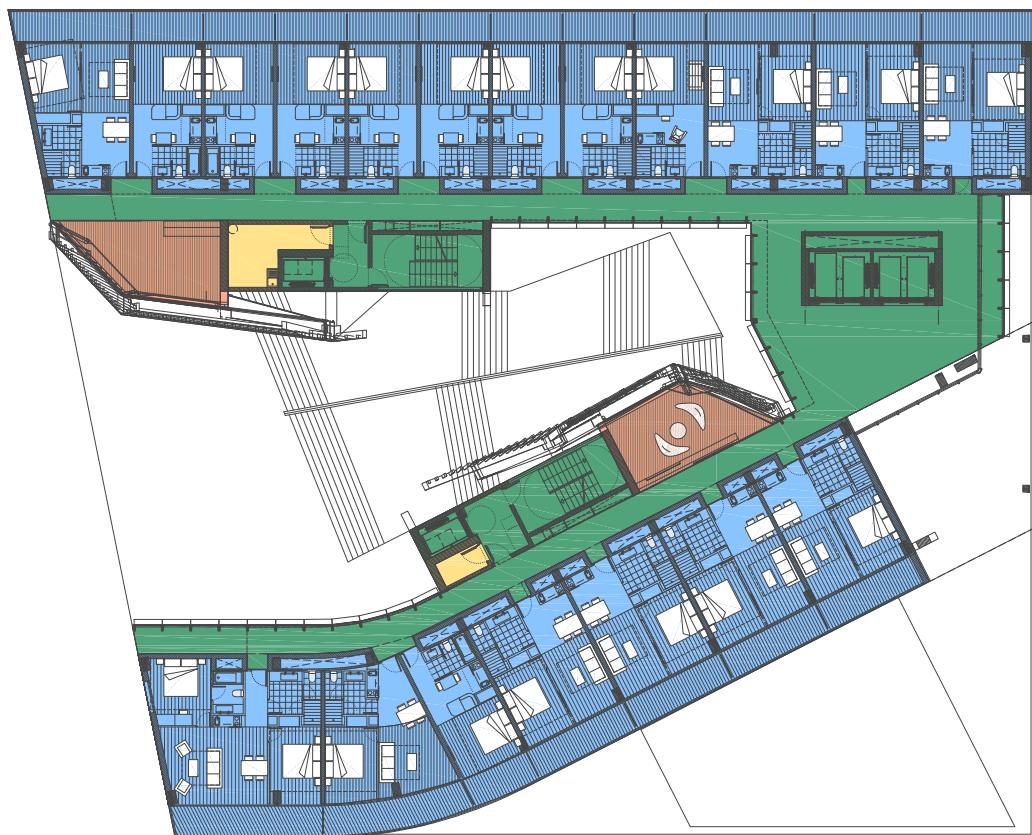
PLANTA BAJA



PLANTA 2

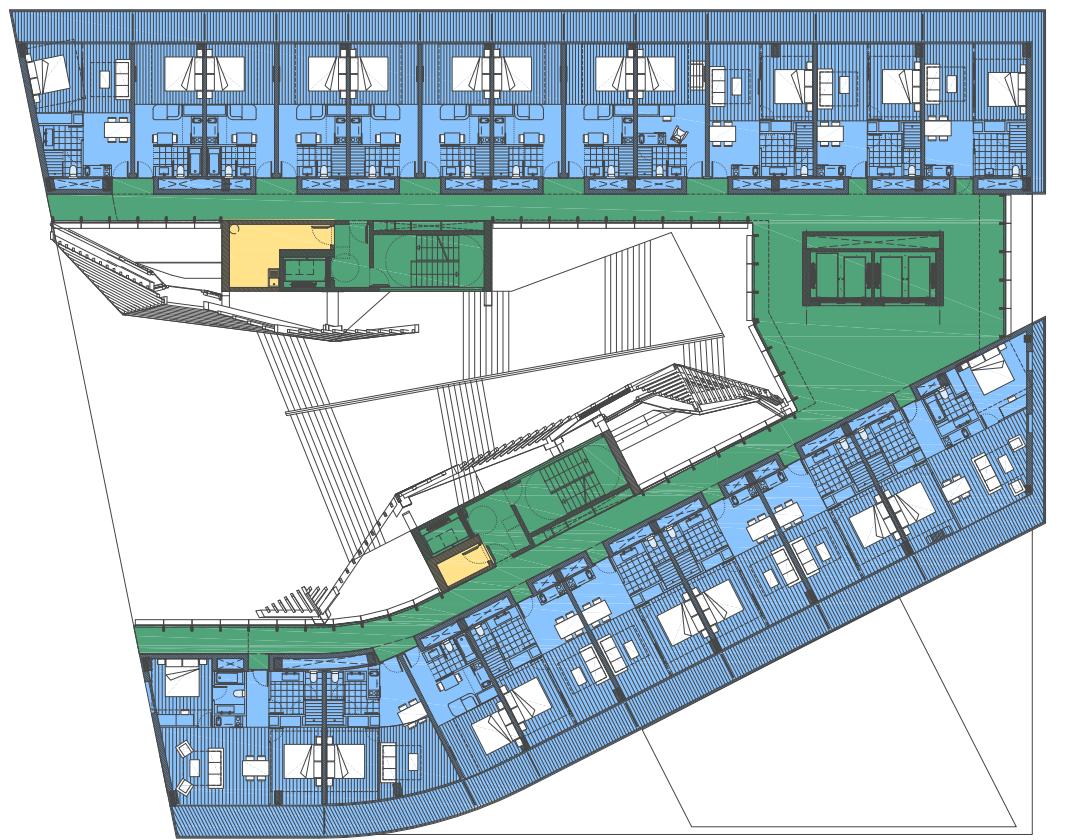


PLANTA 1

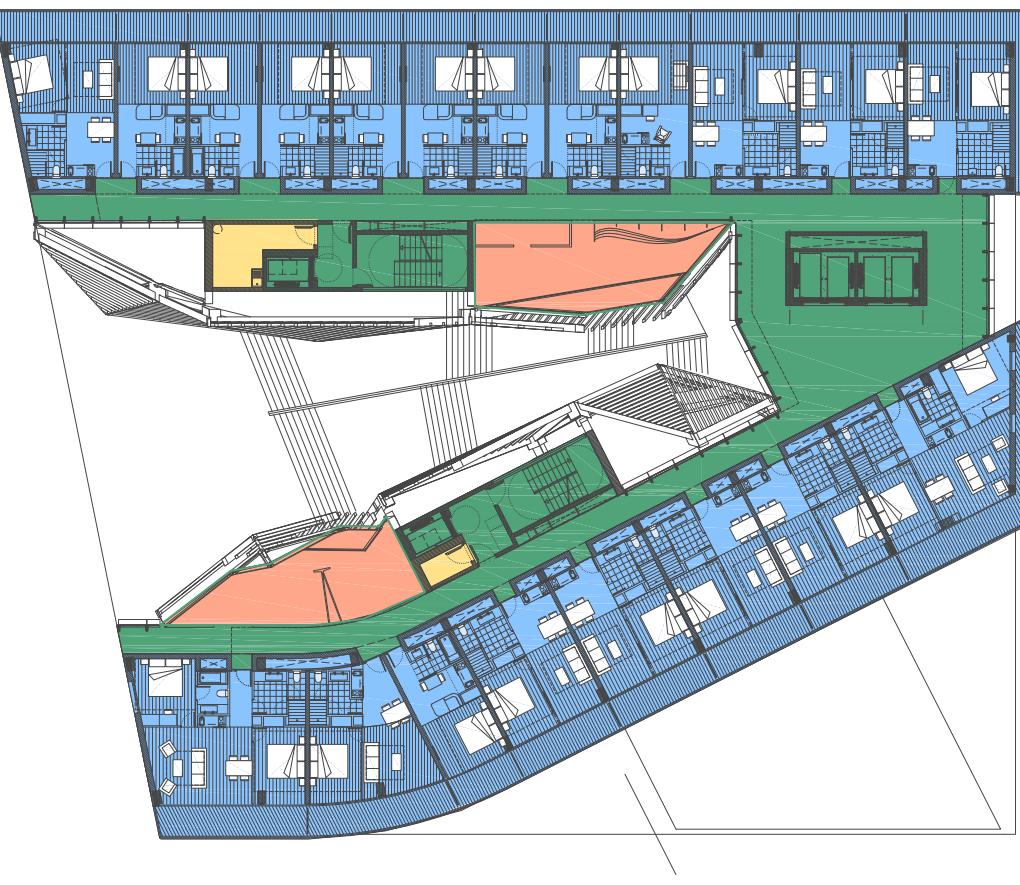


PLANTA 3

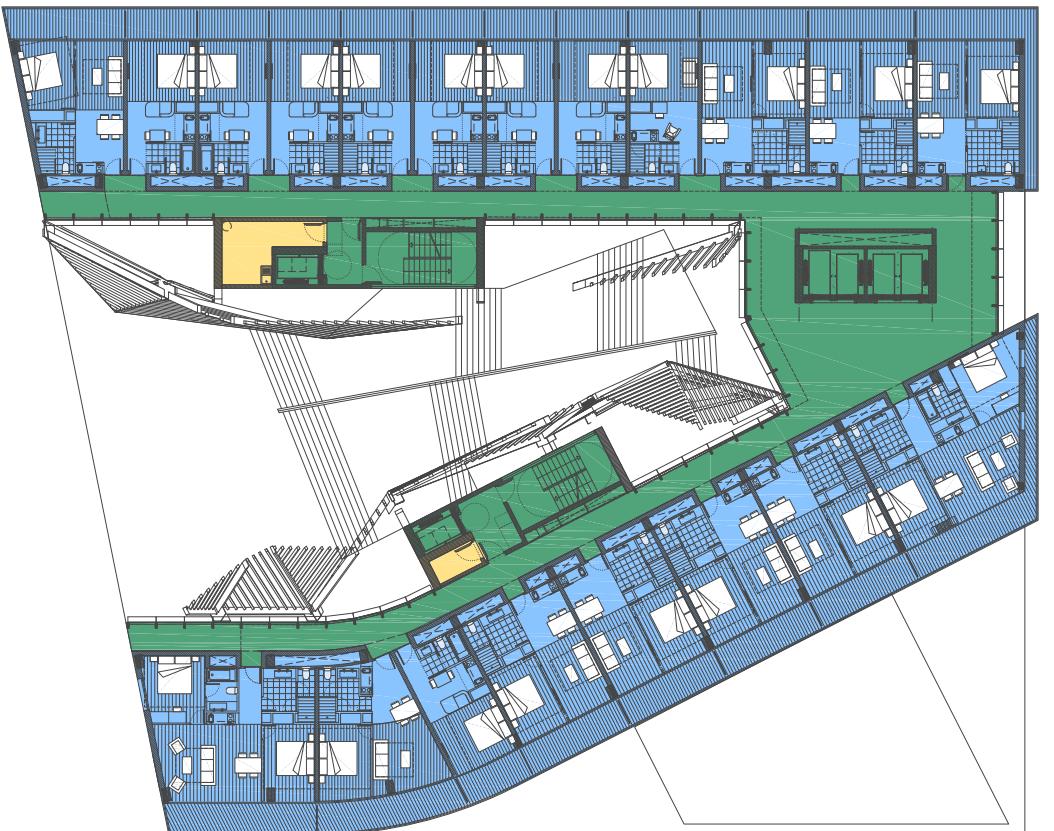
- ESTACIONAMIENTO
- FRONT OF HOUSE
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- HABITÁCULOS
- HABITACIONES



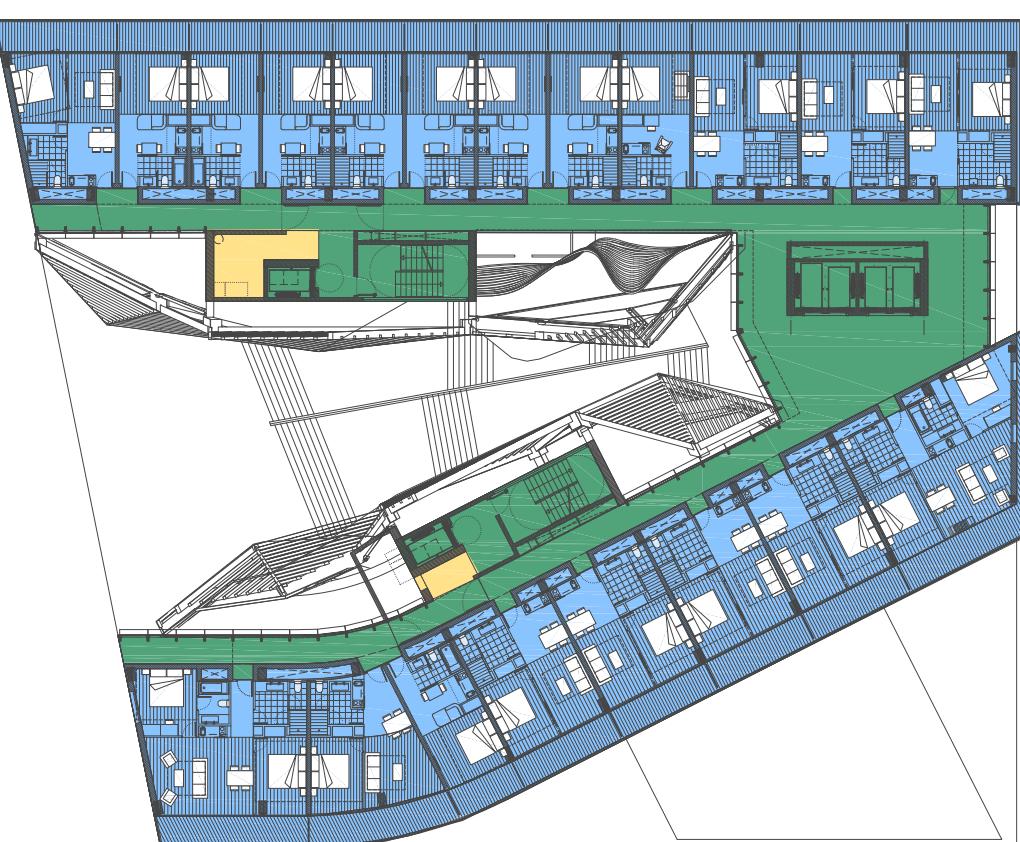
PLANTA 4



PLANTA 6

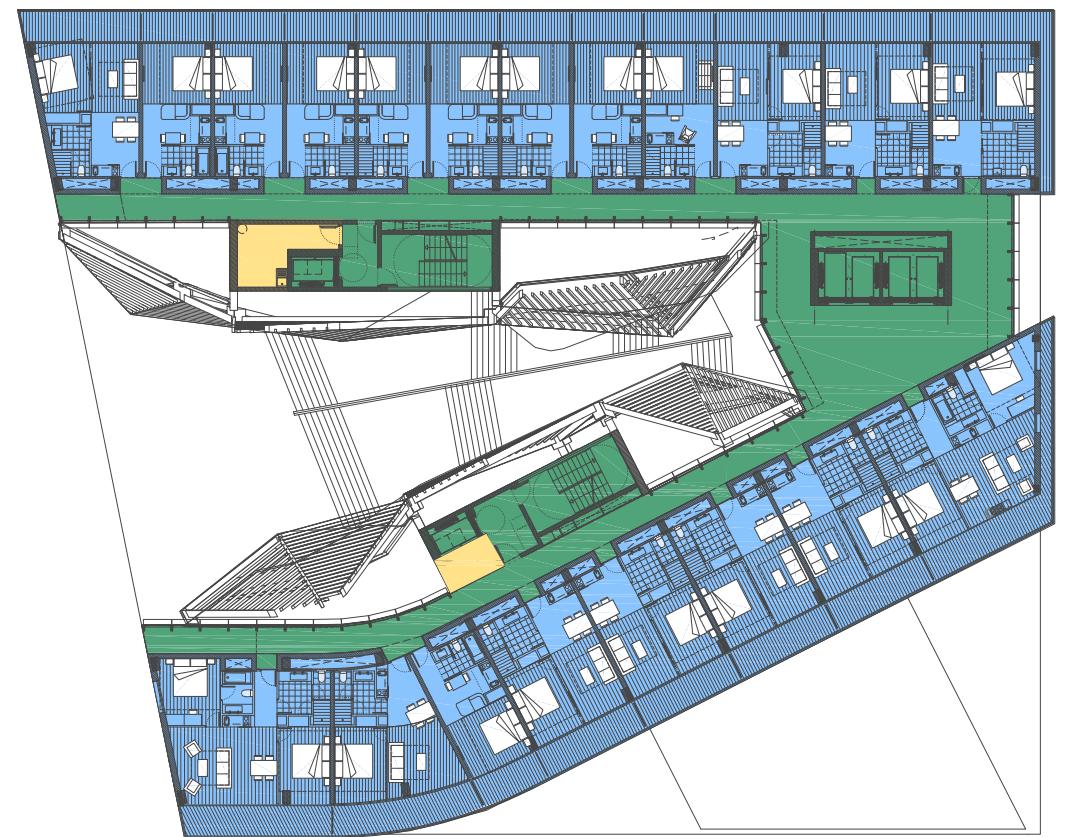


PLANTA 5

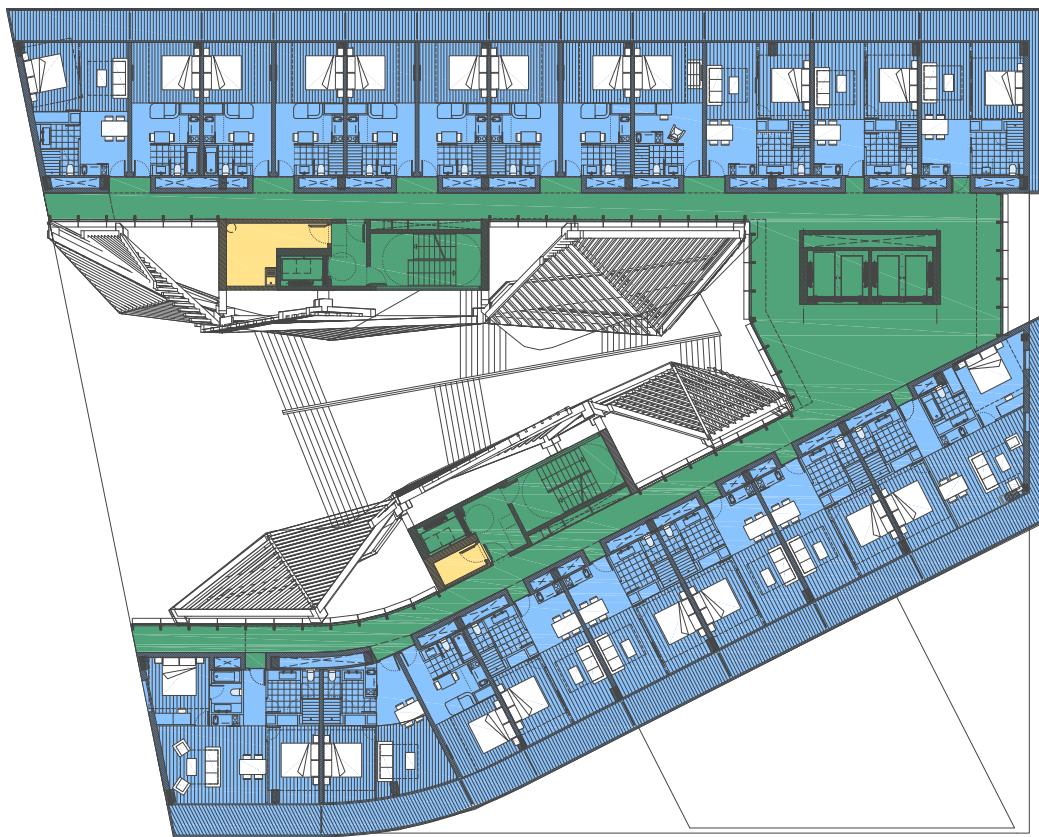


PLANTA 7

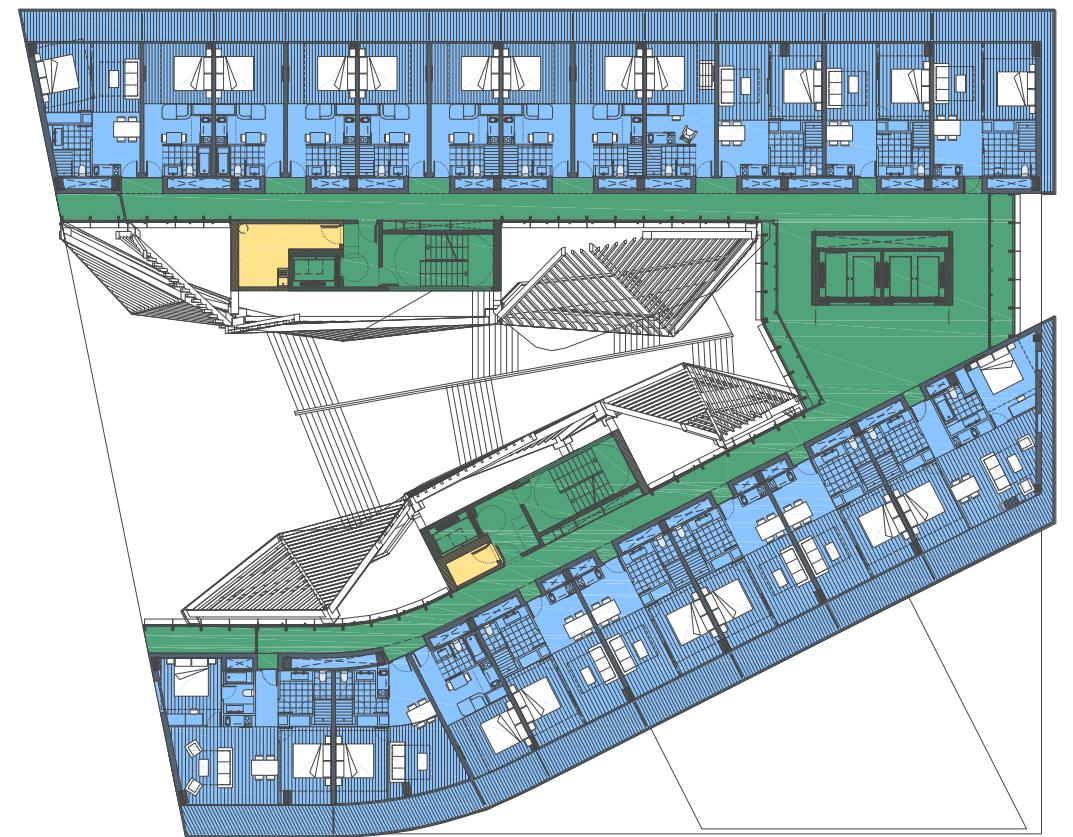
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- FRONT OF HOUSE
- BACK OF HOUSE
- HABITÁCULOS
- HABITACIONES



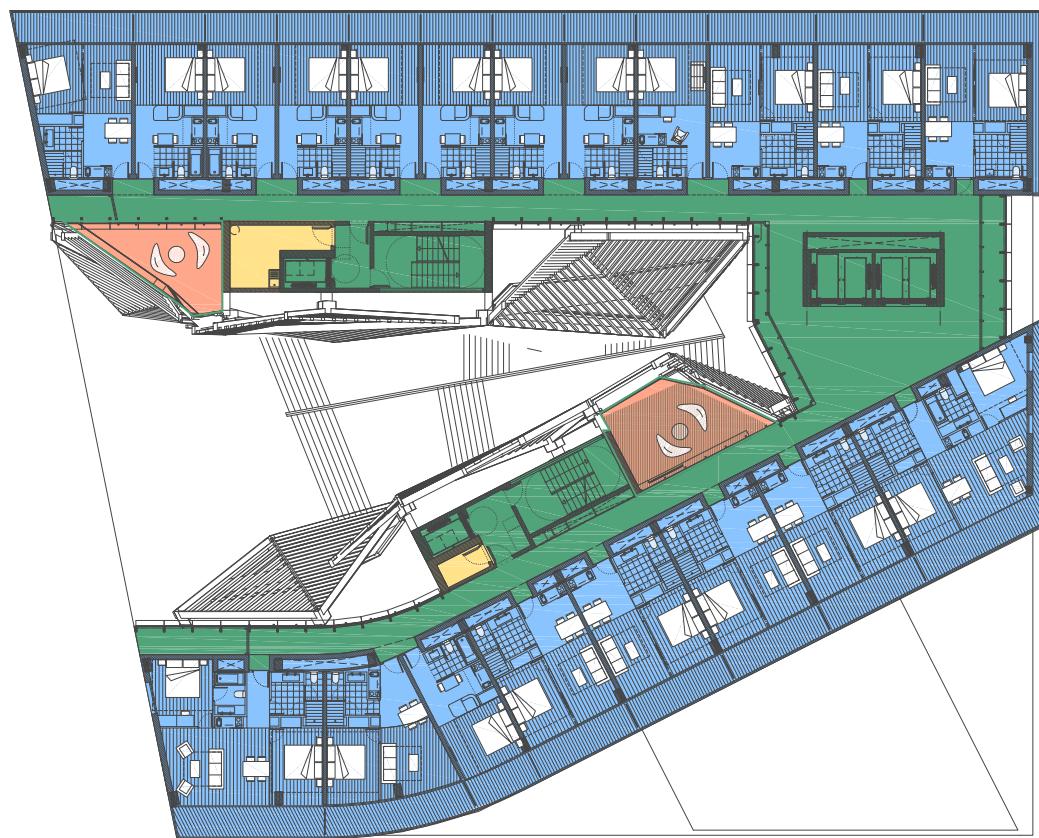
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PLANTA 10

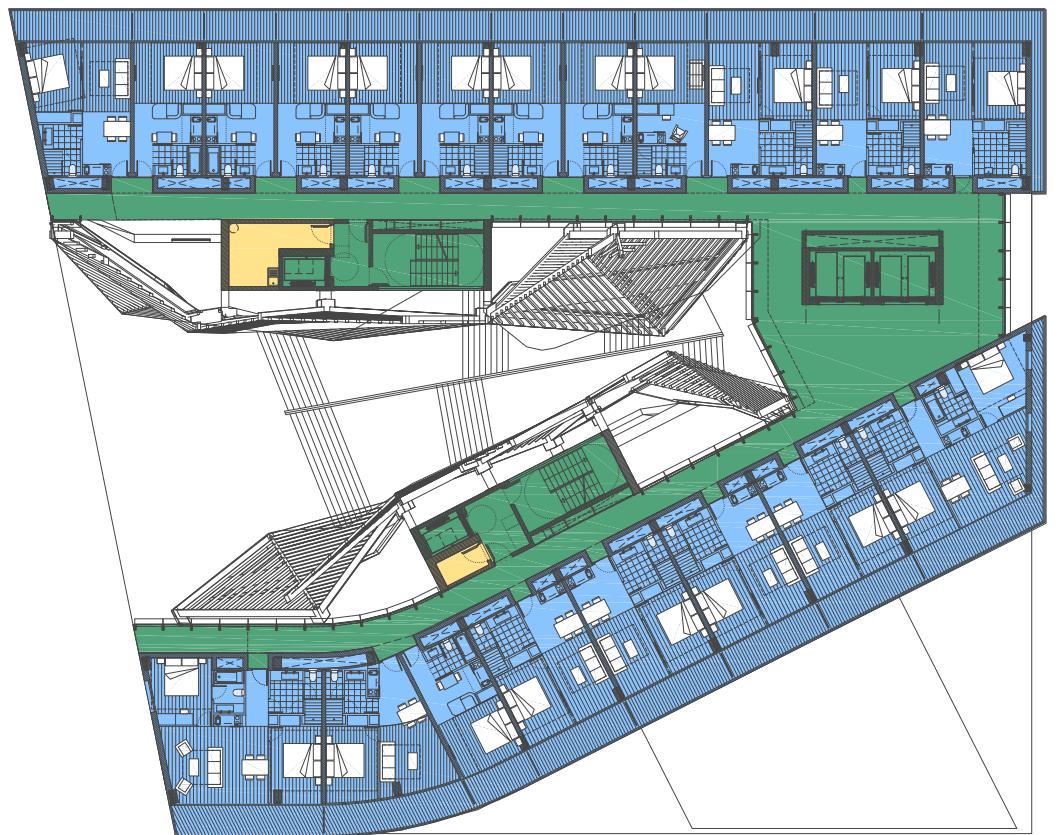


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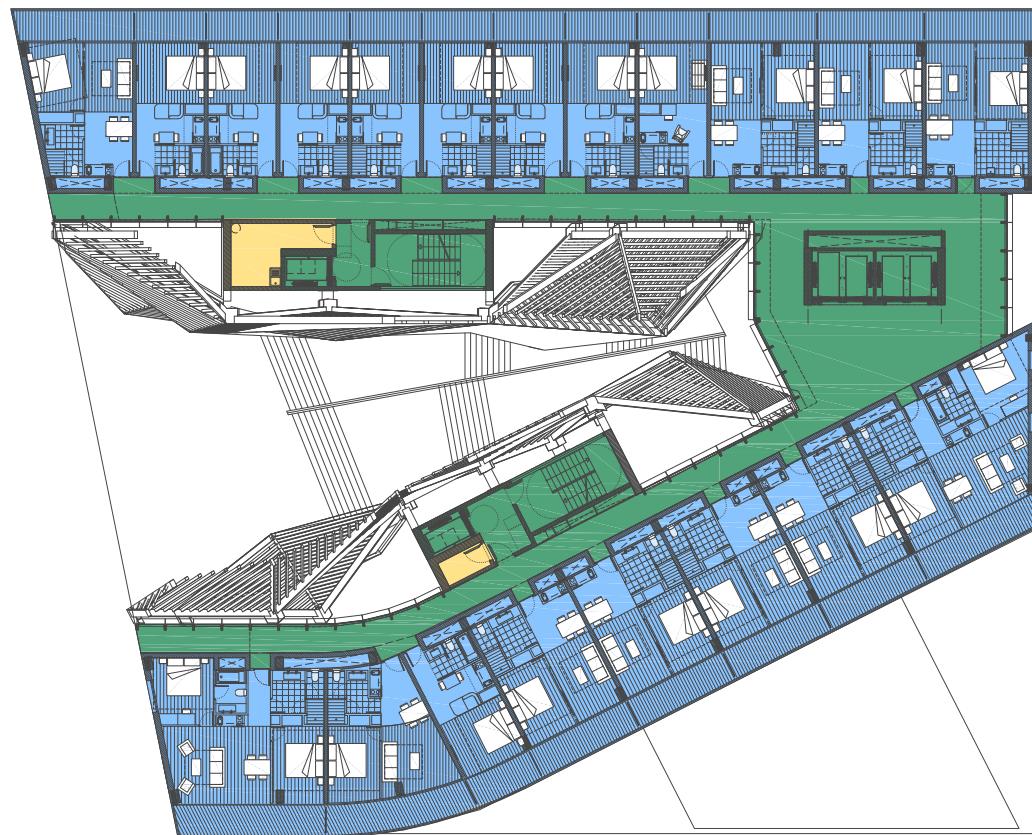


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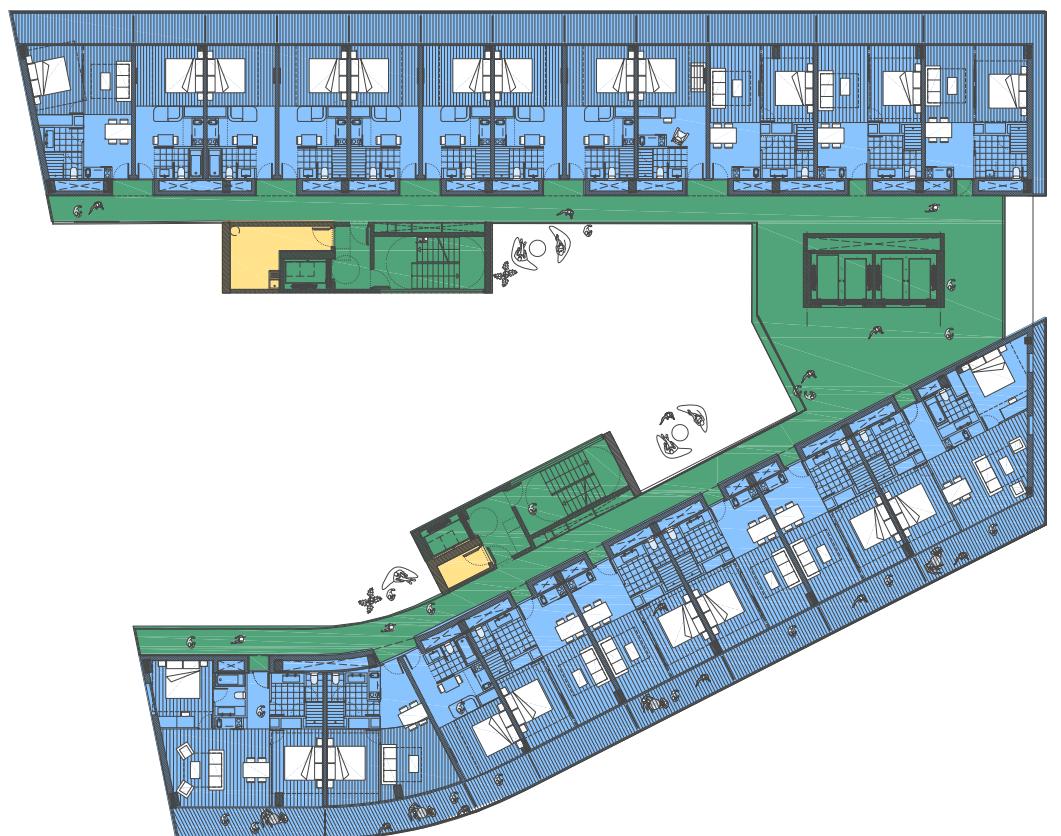
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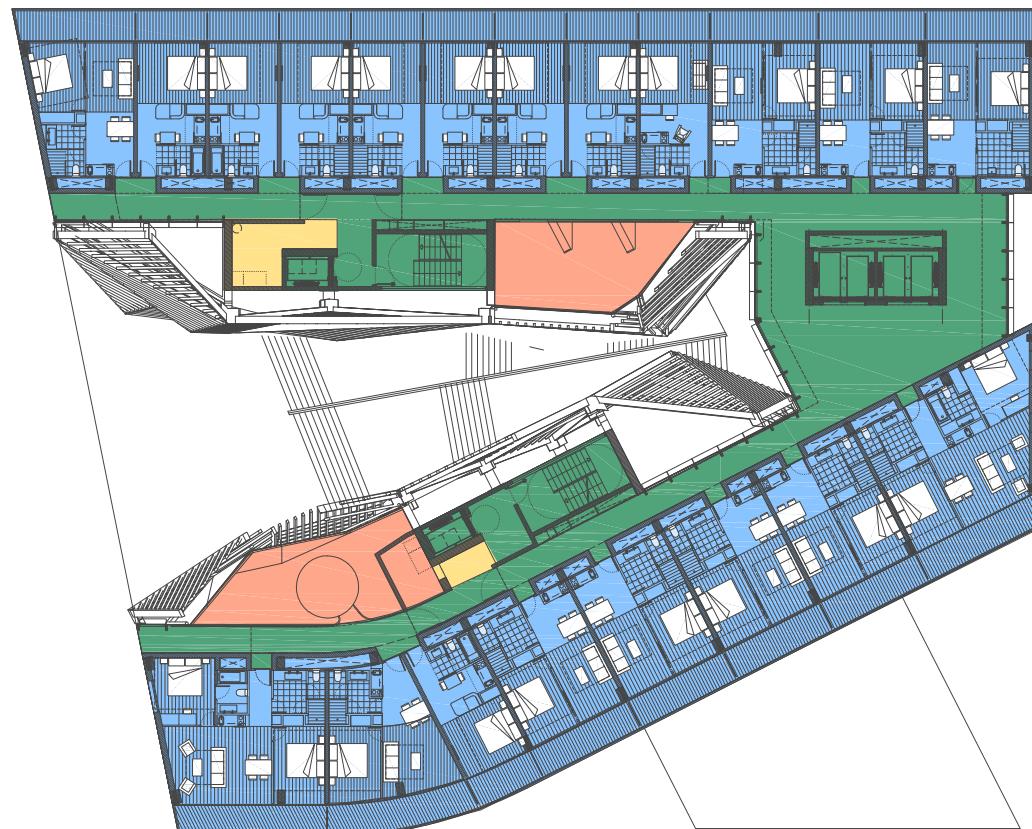
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PLANTA 14

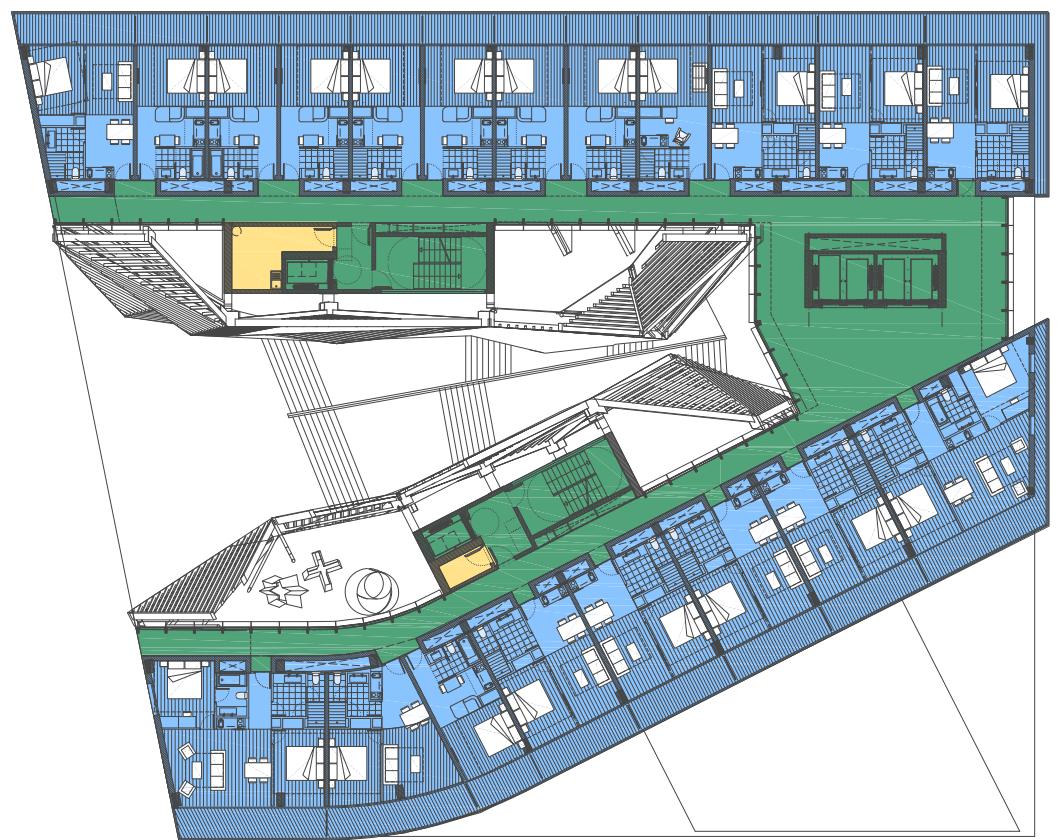


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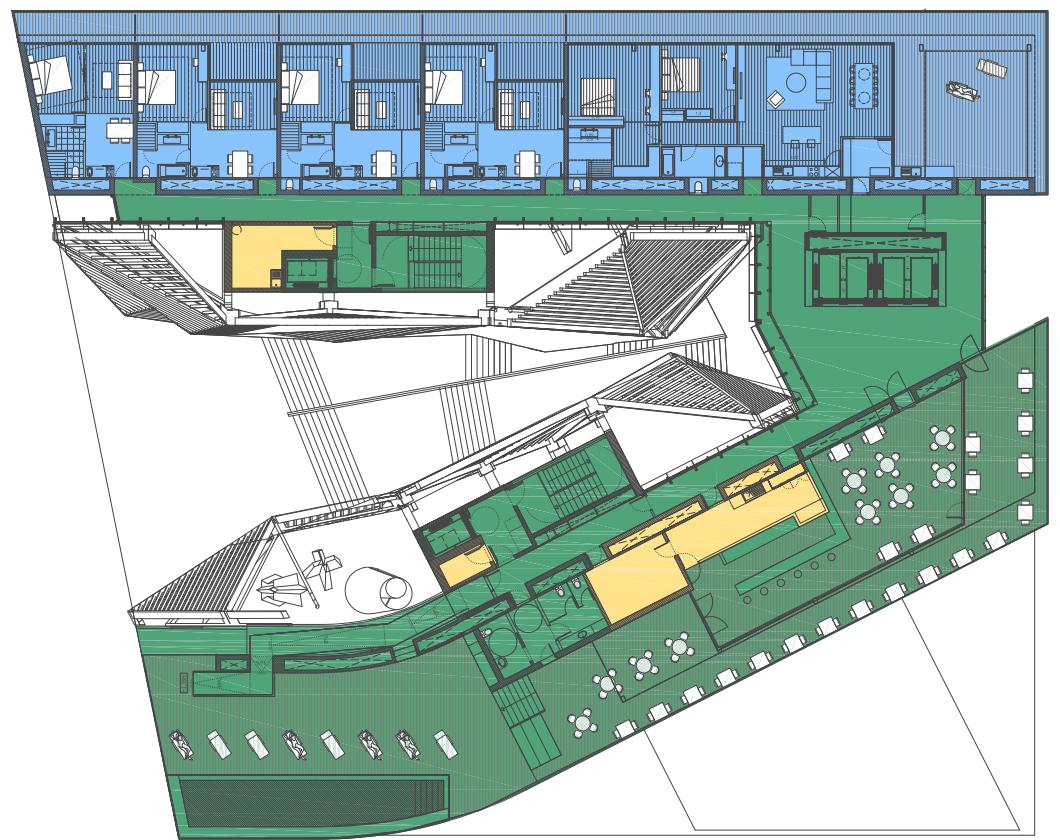


PLANTA 15

- ESTACIONAMIENTO
- FRONT OF HOUSE
- BACK OF HOUSE
- HABITÁCULOS
- HABITACIONES



PLANTA 16



PLANTA 17

- ESTACIONAMIENTO
- FRONT OF HOUSE
- BACK OF HOUSE
- HABITÁCULOS
- HABITACIONES

### **2.3 BUDGET OVERVIEW (€ per area)**

	TOTAL € PER AREA					
	Below grade			Above grade		
	Parking	Back Of House	Front of House	Back Of House	Front of House	Guest Suites
4.024,62 m <sup>2</sup>	2.124,83 m <sup>2</sup>	325,76 m <sup>2</sup>	768,97 m <sup>2</sup>	7.732,02 m <sup>2</sup>	12.721,84 m <sup>2</sup>	319,87 m <sup>2</sup>
6.475,20 m <sup>2</sup>				21.542,70 m <sup>2</sup>		28.017,90 m <sup>2</sup>
<b>GENERAL TECHNICAL</b>						
Preliminaries	10.897,75	5.753,55	882,08	2.082,19	20.936,56	34.447,87
Ground works	161.328,71	85.174,65	13.058,21	20.935,81	210.510,58	346.362,47
Foundations	167.787,51	88.584,63	13.581,00	32.058,56	322.350,40	530.377,54
Retaining walls	619.209,41	326.916,07	50.119,82	0,00	0,00	0,00
Structure	613.271,96	323.781,35	49.639,24	117.175,68	1.178.207,23	1.938.557,05
Roofs	101.901,74	53.799,75	8.248,09	19.470,00	195.771,81	322.112,12
External walls	0,00	0,00	0,00	339.740,60	3.416.108,35	5.620.675,87
Transport: lifts	117.423,58	61.994,63	9.504,46	22.435,70	225.592,10	371.176,78
Total generals	1.791.820,65 €	946.004,62 €	145.032,89 €	553.898,55 €	5.569.477,04 €	9.163.709,69 €
						1.470.490,56 €
						19.640.433,99 €
						48,11%
<b>SPECIFIC TECHNICAL</b>						
Internal wall partitions	0,00	64.466,78	27.114,59	27.776,99	802.207,78	371.893,33
Wall finishes	21.246,64	46.624,45	0,00	28.950,60	968.682,44	1.934.505,59
Flooring	66.818,72	0,00	0,00	118.630,31	1.182.199,94	1.526.142,81
Ceilings	49.354,65	29.243,93	3.789,09	11.626,90	307.934,68	1.491.202,25
Internal timber joinery	0,00	19.837,66	25.129,28	3.948,65	294.125,33	918.863,04
Internal ironmongery	0,00	0,00	5.400,00	0,00	78.528,10	0,00
Sanitary & bathroom fittings	0,00	3.932,21	0,00	5.889,05	20.397,85	817.160,11
Guest Suite's kitchen units	0,00	0,00	0,00	0,00	0,00	1.047.058,61
Fittings	202,35	6.751,00	0,00	0,00	156.716,45	124.398,00
Services	798.296,38	401.917,08	116.676,13	145.452,82	2.769.354,99	4.387.073,46
Total specifics	935.918,74 €	572.773,12 €	178.109,09 €	342.275,32 €	6.580.147,55 €	12.618.297,19 €
						162.387,91 €
						21.185.764,03 €
						51,89%
<b>Total Construction</b>	<b>2.727.739,39 €</b>	<b>1.518.777,74 €</b>	<b>323.141,99 €</b>	<b>896.173,87 €</b>	<b>12.149.624,59 €</b>	<b>21.782.006,88 €</b>
						<b>1.632.878,46 €</b>
						<b>36.460.683,80 €</b>
						<b>40.826.193,02 €</b>
<b>Health &amp; Safety (1,5%)</b>						
						<b>612.392,97 €</b>
<b>Quality Control (1%)</b>						
						<b>408.261,98 €</b>
<b>Waste Management (0,5%)</b>						
						<b>204.130,99 €</b>
<b>Total Construction Cost (PEC)</b>	<b>42.050.983,96 €</b>					

**2.4 BUDGET OVERVIEW (€/m<sup>2</sup> per area)**

GENERAL TECHNICAL

### 3 BUDGET ITEMS WORTH HIGHLIGHTING

- The **main façade**, including all aluminium windows and doors, blinds, balcony balustrading, solar protection glazing, cladding to slab edges, has a total cost of approximately **4.651.581,94 €**
- The **façade of the building plinth** occupying the ground and first floor levels of the building has a total cost of approximately **950.214,77 €**
- The **façades corresponding to the flank elevations** has a total cost of approximately **175.511,00 €**
- The **atrium's louvred façade** has a total cost of approximately **1.298.246,61€**
- The **façade separating the Guest Suites access corridor** has a total cost of approximately **1.141.566,17 €** including the entrance door to Guest Suites,
- The **atrium's timber staircase** has a total cost of approximately **253.959,15 €**
- The **atrium's Special Areas** have a total cost of approximately **1.632.878,46 €**

It should be considered, that in the case of dispensing with any of these outstanding items, it will not be a direct budget saving, and a study should be carried out in order to define and quantify the solutions that complete the building in its entirety.

## 4 OPTIONAL PROPOSALS

### 4.1 OPTIONAL PROPOSALS OFFERED BY PORCELANOSA

#### External walls:

- F1.** The replacement of the façade in the building's plinth with a ventilated ceramic façade (model Xlight from the Ewood or Tanzania line) would imply an approximate saving of **76.650,09 €**

Façade with cement / timber panel	Ceramic ventilated façade
496.022,99 €	419.372,90 €

#### Wall finishes:

- R1.** The substitution of timber cladding in Guest Suite bedrooms and living rooms with porcelain stoneware tiling simulating timber (Tanzania model) would imply an approximate saving of **339.319,98€**

Timber cladding	Porcelain stoneware tiled cladding
966.592,46 €	627.272,48 €

- R2.** The substitution of timber cladding in Guest Suite bedrooms and living rooms with porcelain stoneware tiling simulating large format timber (Ewood model), would represent an approximate saving of **339.319,98 €**

Timber cladding	Porcelain stoneware tiled cladding
966.592,46 €	627.272,48 €

- R3.** The replacement of large-format porcelain tile cladding in bathrooms with a medium-format (Newport model), would imply an approximate saving of **379.218,34 €**

Tiling with large-format porcelain tiles	Tiling with medium-format porcelain tiles
703.472,06 €	324.253,72 €

- R4.** The substitution of OSB timber cladding in communal areas with slate finish large-format porcelain stoneware would save approximately **245.294,18 €**

OSB timber cladding	Tiling with large-format porcelain tiles
655.197,53 €	409.903,35 €

#### Floor finishes:

- P1.** The replacement of the parquet flooring in Guest Suites with porcelain stoneware flooring simulating wood (Tanzania model) would save approximately **238.152,42 €**

Wooden parquet flooring	Porcelain stoneware flooring
618.905,41 €	380.752,99 €

**P2.** The replacement of floating alix timber flooring, both on the inside and outside, with porcelain stoneware flooring simulating wood (Tanzania model for indoors or outdoors) would save approximately **698.306,46 €**

Floating alix timber flooring	Porcelain stoneware flooring
1.372.249,38 €	673.942,92 €

**P3.** The replacement of Sant Vicenç natural stone paving in communal with porcelain stoneware would imply an approximate saving of **2.523,46 €**

Sant Vicenç natural stone paving	Porcelain stoneware paving
4.306,25 €	1.782,79 €

**P4.** The replacement of high-quality porcelain stoneware flooring in the bathrooms with a medium-quality alternative (Newport model), would imply an approximate saving of **109.707,15 €**

High quality porcelain stoneware flooring	Porcelain stoneware flooring
288.377,49 €	178.670,34 €

## 4.2 OPTIONAL PROPOSALS SUGGESTED BY THE CONSULTANT TEAM

### Structure:

**E1.** The replacement of the 30 cm post-tensioned slab with a 35 cm solid slab would save approximately **362.905,41 €**

30 cm post-tensioned slab	35 cm solid slab
3.526.720,80 €	3.163.815,39 €

**E2.** The replacement of the atrium staircase timber structure with a concrete structure would imply an approximate saving **21.557,58 €**

Timber structure	Concrete structure
112.283,29 €	90.725,71 €

### External walls:

**F2.** The replacement of corrugated galvanized steel sheeting, painted on the flank elevations with corrugated anodized aluminium sheeting would suppose an approximate increase of **9.088,96 €**

Flank elevations with corrugated galvanized steel sheeting, painted	Flank elevations with corrugated anodized aluminium sheeting
175.511,00 €	184.599,96 €

**F3.** The replacement of the balustrading made with stainless steel cable railing, tensioned by a railing of galvanized steel plates would save approximately **118.104,02 €**

Balustrading made with stainless steel cabled tensioned mesh	Balustrading made with painted galvanized steel profiles
532.376,25 €	414.272,23 €

- F4.** The substitution of the stainless-steel sheet cladding to the slab edge of the particular spaces with zinc sheet cladding would represent an approximate increase of **21.788,19 €**

Stainless steel sheet cladding to the slab edge	Zinc sheet cladding to the slab edge
75.715,58 €	97.503,77 €

- F5.** The replacement of the glazed slats on the main façade with polycarbonate slats would save approximately **1.841.121,82 €**

Glazed slats on the main façade	Polycarbonate slats on main façade
2.180.242,82 €	339.121,00 €

- F6.** The replacement of the glass slats on the main façade with perforated aluminium corrugated sheeting, would imply an approximate saving of **1.778.384,43 €**

Glass slats on main façade	Perforated aluminium corrugated sheeting
2.180.242,82 €	401.858,39 €

- F7.** The replacement of the louvred atrium façade with flexible steel wire balustrading would save approximately **1.063.914,36 €**

Louvred atrium façade	Flexible steel wire balustrading
1.298.246,61 €	234.332,25 €

#### Wall finishes:

- R5.** The replacement of the OSB timber panelling with Betonyp-type wood / cement panels in communal areas, would save approximately **96.071,1 €**

OSB timber panelling	Betonyp-type wood / cement panels
655.197,53 €	559.126,43€

- R6.** The replacement of the timber panelling with acrylic paint in Guest Suite bedrooms and living rooms would save approximately **925.167,07 €**

Timber panelling	Acrylic paint
966.592,46 €	41.425,39 €

#### Floor finishes:

- P5.** The replacement of floating alix timber flooring with a timber composite pavement, Deck System type in balconies, would save approximately **238.822,61€**

Floating alix timber flooring	Timber composite pavement, Deck System type
888.880,29 €	650.057,68 €

**Ceiling finishes:**

- T1.** The replacement of the timber ceiling in the Guest Suite bedrooms and living room areas with a laminated plaster ceiling, employing standard plasterboard, to be painted, would save approximately **1.041.680,7 €**

Timber ceiling	Laminated plaster ceiling, painted
1.251.844,35 €	210.163,65 €

**Interior Metal Joinery:**

- CI1.** The replacement of the glass balustrading and stainless-steel handrails with painted galvanized steel balustrading and handrails would save approximately **12.365,80€**

Glass balustrading and stainless-steel handrails	Painted galvanized steel balustrading and handrails
28.776,70 €	16.410,90 €

**Sanitaryware:**

- S1.** The replacement of sanitaryware and faucets from Porcelanosa with Roca sanitaryware and taps from Tres would represent an approximate saving of **128.702,30€**

Porcelanosa sanitaryware and faucets	Roca sanitaryware and Tres taps
847.379,22 €	718.676,92 €

**Guest Suite Kitchens:**

- C1.** The replacement of high-quality kitchens in Guest Suites with mid-range kitchens would save approximately **301.118,4 €**

High-quality kitchens	Mid-range kitchens
1.047.058,61 €	745.940,21 €

**Fixtures & Fittings:**

- E1.** The substitution of high-quality equipment with mid-range equipment would mean an approximate saving of **100.754,02 €**

High-quality equipment	Mid-range equipment
284.067,80 €	183.313,78 €

## 5 DESIGN DOCUMENTATION

The Developed Design (Proyecto Básico) documentation, both in PDF and DWG format, was received on the 10/07/2018, enabling the cost estimate study to be carried out.

A copy of the layout drawings and general sections used to carry out this economic estimate are attached with this document.



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**E18-216**

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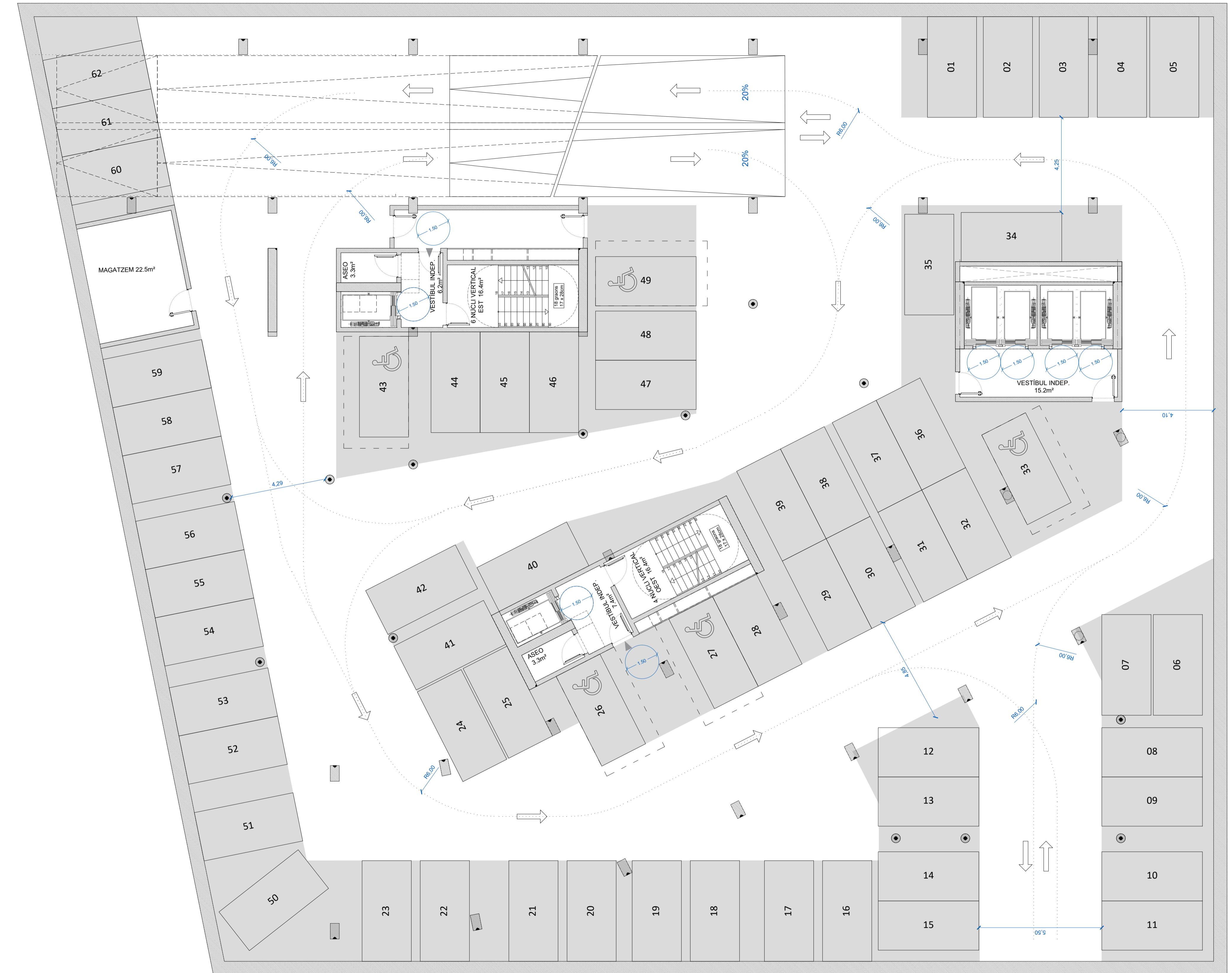
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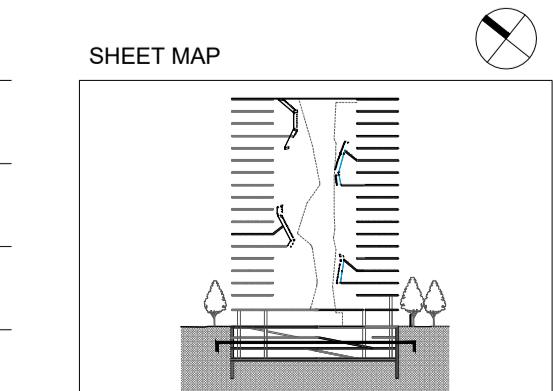
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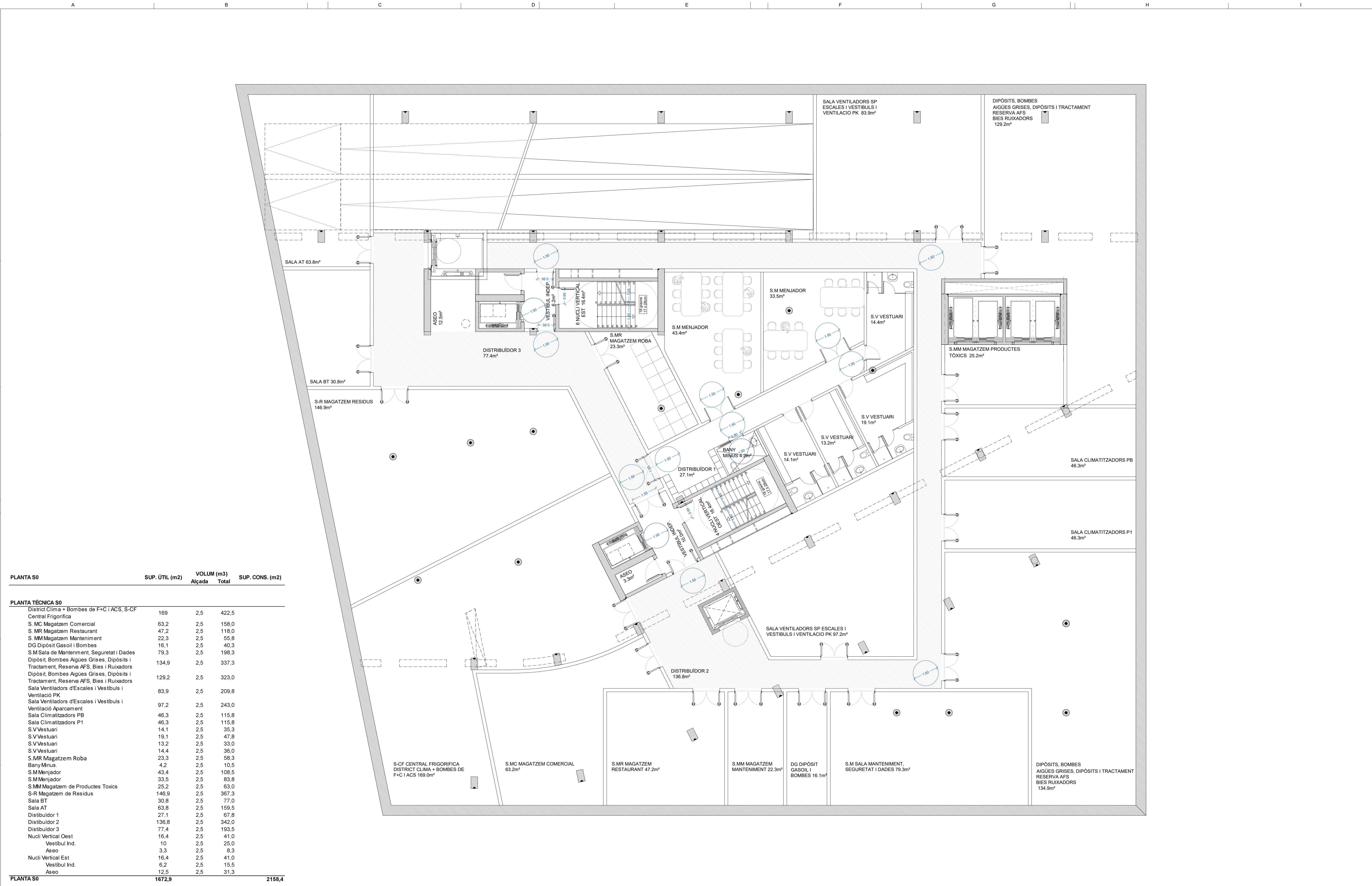
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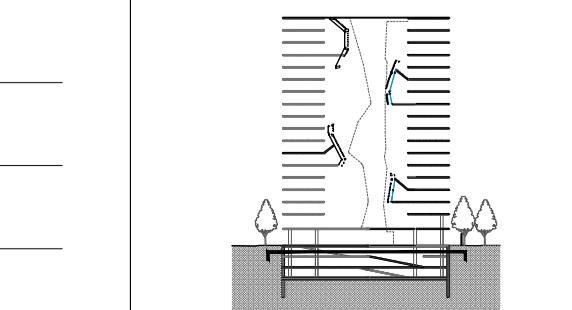
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SHEET MAP



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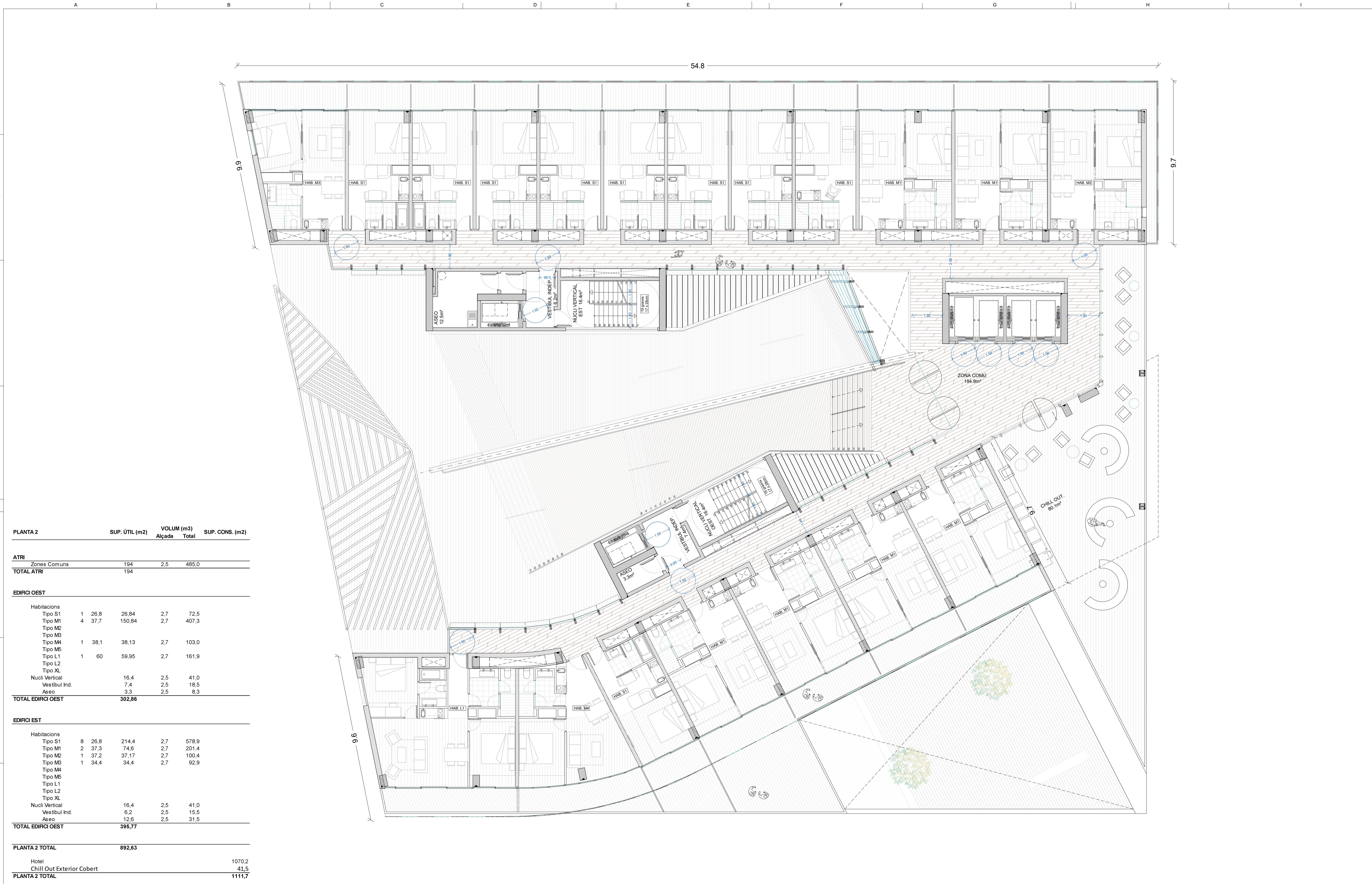
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A3 1:200 0 1 2 3 4 5 m



aZCON+HYBRIDA+D388

D388 ARQUITECTURA  
Av. Diagonal 388, Barcelona  
d388arquitectura.com

TEMBO SUITES AND APARTMENTS

SANT ADRIÀ DE BESÒS, BARCELONA

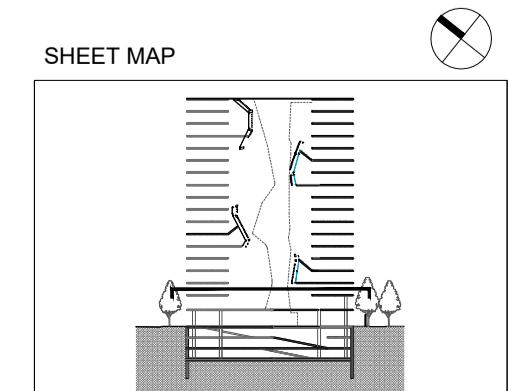
E18-216

STAHLER BARCELONA SUITES, S.L.  
A subsidiary of Stahler Real State  
STAHLER.COM

Project Name: TEMBO SUITES AND APARTMENTS  
SANT ADRIÀ DE BESÒS, BARCELONA  
Project ID: E18-216  
Arquitecte: Antonio Sanmartin Gabas | aZcon  
T-34 93 532 03 10 | Bolivia 204  
08018 Barcelona | Spain  
Arquitecte: Joan Font Basté | Hybrida  
T-34 93 532 03 10 | Bolivia 204  
08018 Barcelona | Spain  
Arquitecte: Jaume Font Basté | D388 Arquitectura  
T-34 697 777 238 | Diagonal 388 B2a  
08037 Barcelona | Spain

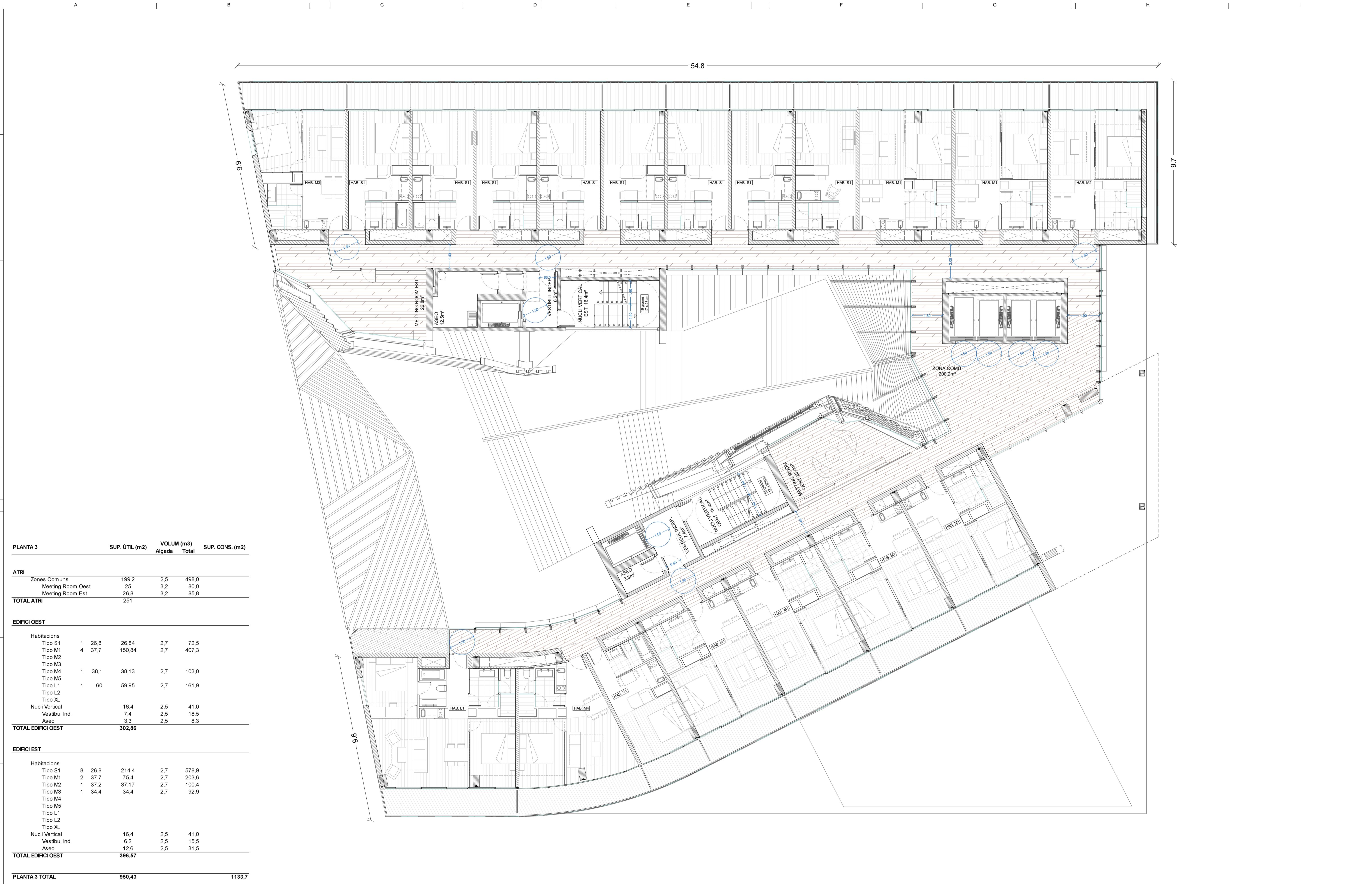
Col-laborador: Glòria Font Basté | D388 Arquitectura  
T-34 93 532 03 10 | Diagonal 388 B2a  
08037 Barcelona | Spain  
Col-laborador: Joan Font Vilalta | D388 Arquitectura  
T-34 93 532 03 10 | Diagonal 388 B2a  
08037 Barcelona | Spain  
Consultoria Instal·lacions: AC Arquitectes  
T-34 646 444 985 | Bajada St Miquel 1, 2<sup>o</sup>A  
08001 Barcelona | Spain  
Consultoria Estructures: BEST Costales-Jaén | Ignacio Costales  
T-34 463 55 05 | Passeig del Born 17, 2n 5<sup>o</sup>  
08003 Barcelona | Spain

ID DATE REVISION  
07 2018 / 04 / 11 Entrega preliminar de projecte bàsic  
08 2018 / 04 / 23 Entrega final de projecte bàsic



Project Name: TEMBO SUITES AND APARTMENTS  
SANT ADRIÀ DE BESÒS, BARCELONA  
Project ID: E18-216  
Submission Name: CD / Current

Sheet name: PLANTA - P2  
Sheet set: AR-200 - JUSTIFICACIÓ I SUPERFÍCIES  
Issue Date: ABRIL 2018  
Sheet ID:  
AR-205  
Scale: A1 1:100 A3 1:200



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TEMBO SUITES AND APARTMENTS

SANT ADRIÀ DE BESÒS, BARCELONA

E18-216

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Project Name: Antonio Sanmartin Gabas | aZcon

T-34 93 532 03 10 | Bolivia 204  
08018 Barcelona | Spain

Arquitecte: Antonio Sanmartin Gabas | aZcon

T-34 93 532 03 10 | Bolivia 204  
08018 Barcelona | Spain

Arquitecte: Joan Font Basté | D388 Arquitectura

T-34 93 532 03 10 | Diagonal 388 B2a  
08037 Barcelona | Spain

Arquitecte: Jaume Font Basté | D388 Arquitectura

T-34 697 772 238 | Diagonal 388 B2a  
08037 Barcelona | Spain

Project Name: Glòria Font Basté | D388 Arquitectura

T-34 93 532 03 10 | Diagonal 388 B2a  
08037 Barcelona | Spain

Col-laborador: Glòria Font Basté | D388 Arquitectura

T-34 93 532 03 10 | Diagonal 388 B2a  
08037 Barcelona | Spain

Col-laborador: Joan Font Vilalta | D388 Arquitectura

T-34 93 532 03 10 | Diagonal 388 B2a  
08037 Barcelona | Spain

Consultoria Instal·lacions: AC Arquitectes

T-34 646 444 985 | Baixada St Miquel 1, 2<sup>o</sup> 2<sup>a</sup>  
08001 Barcelona | Spain

Consultoria Estructures: BEST Costales-Jaén | Ignacio Costales

T-34 463 55 05 | Passeig del Born 17, 2n 5<sup>o</sup>  
08003 Barcelona | Spain

ID DATE REVISION

07 2018 / 04 / 11 Entrega preliminar de projecte bàsic

08 2018 / 04 / 23 Entrega final de projecte bàsic

SHEET MAP

Project Name: TEMBO SUITES AND APARTMENTS

SANT ADRIÀ DE BESÒS, BARCELONA

Project ID: E18-216

Submission Name: CD / Current

Sheet name: PLANTA - P3

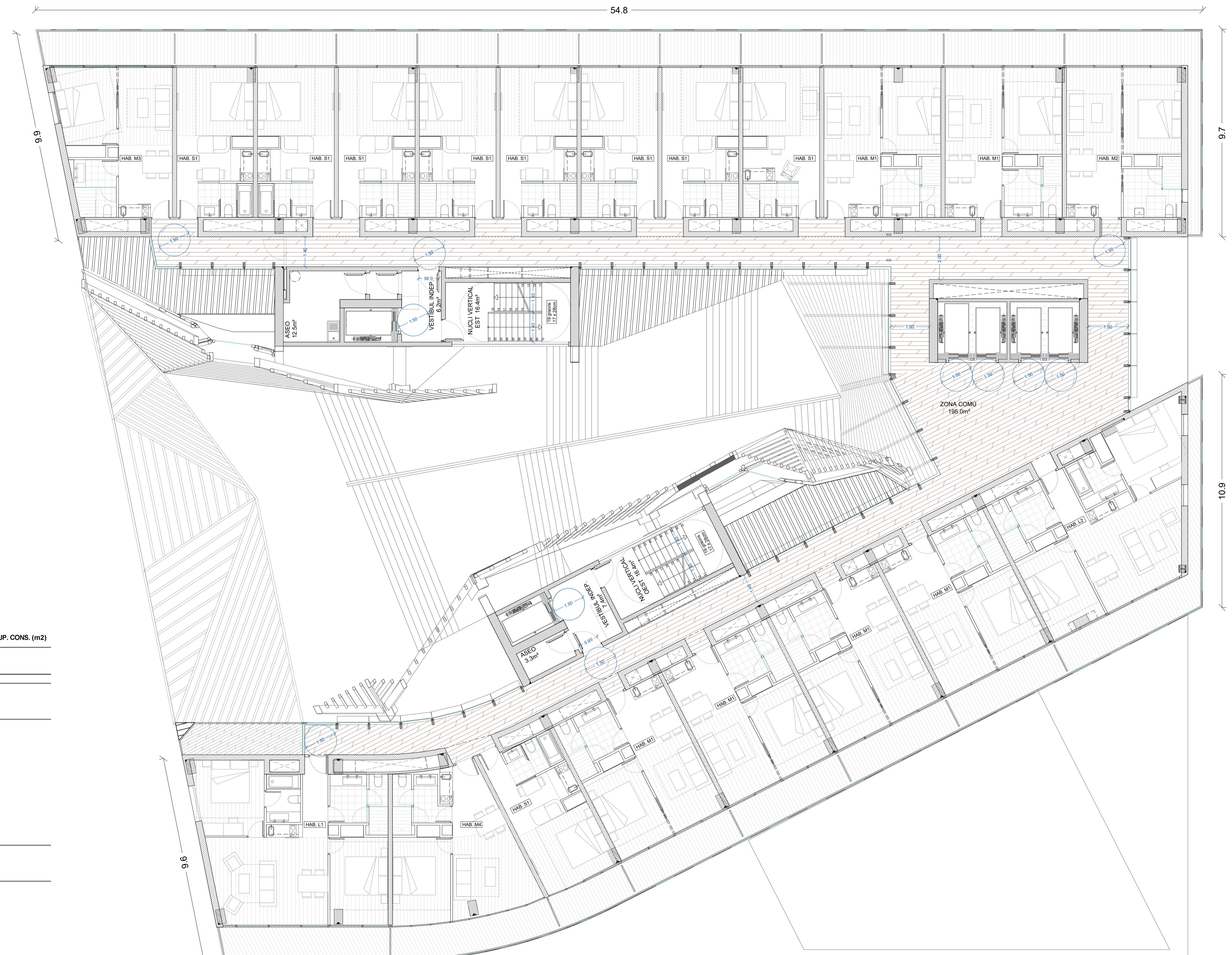
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Issue Date: ABRIL 2018

Sheet ID:

AR-206

Scale: A1 1:100  
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PLANTA TIPUS	SUP. ÚTIL (m <sup>2</sup> )		VOLUM (m <sup>3</sup> )		SUP. CONS. (m <sup>2</sup> )
	Alçada	Total			
<b>ATRI</b>					
Zones Comuns		194	2,5	485,0	
<b>TOTAL ATRI</b>		194			
<b>EDIFICI OEST</b>					
Habitacions					
Tipo S1	1	26,8	26,84	2,7	72,5
Tipo M1	4	37,7	150,84	2,7	407,3
Tipo M2					
Tipo M3					
Tipo M4	1	38,1	38,1	2,7	102,9
Tipo M5					
Tipo L1	1	60	59,95	2,7	161,9
Tipo L2	1	60,8	60,83		
Tipo XL					
Nucli Vertical			16,4	2,5	41,0
Vestíbul Ind.			7,4	2,5	18,5
Aseo			3,3	2,5	8,3
<b>TOTAL EDIFICI OEST</b>			<b>262,66</b>		

EDIFICI EST					
Habitacions					
Tipo S1	8	26,8	214,4	2,7	578,9
Tipo M1	2	37,7	75,4	2,7	203,6
Tipo M2	1	37,2	37,17	2,7	100,4
Tipo M3	1	34,5	34,48	2,7	93,1
Tipo M4					
Tipo M5					
Tipo L1					
Tipo L2					
Tipo XL					
Nucli Vertical			16,4	2,5	41,0
Vestibul Ind.			6,2	2,5	15,5
Aseo			12,6	2,5	31,5
<b>TOTAL EDIFICI OEST</b>			<b>396,65</b>		

**PLANTA TIPUS TOTAL** 954,31

**aZCON+HYBRIDA+I**  
**D388 ARQUITECTURA**  
Av. Diagonal, 388. Barcelona  
1922-2011

Project Name  
**TEMPO SUITES AND APARTMENTS**

---

SANT ADRIÀ DE BESÒS BARCELONA

Project ID  
**F18-216**

---

STAHLER BARCELONA SUITES, S.L.  
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Antonio Sanmartín Gabas | aZcon  
T +34 93 532 03 10 | Bolivia 204  
Arquitecte

Sylvia de Felipe i Jordi Truco | Hy

Jaume Font Basté | D388 A  
T.+34 697 777 238 | Diagonal 388 B

Glòria Font Basté | D388 Arquitectes

Joan Font Vilalta | D388 Arquitectura

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ctura

07 2018 / 04 / 11 Entrega preliminar de p

---

08 2018 / 04 / 23 Entrega final de projecto

G Project Name  
**TEMPO SUITES AND APARTMENTS**

SANT ADRIÀ DE BESÒS, BARCELONA

Project ID  
**E18-216**

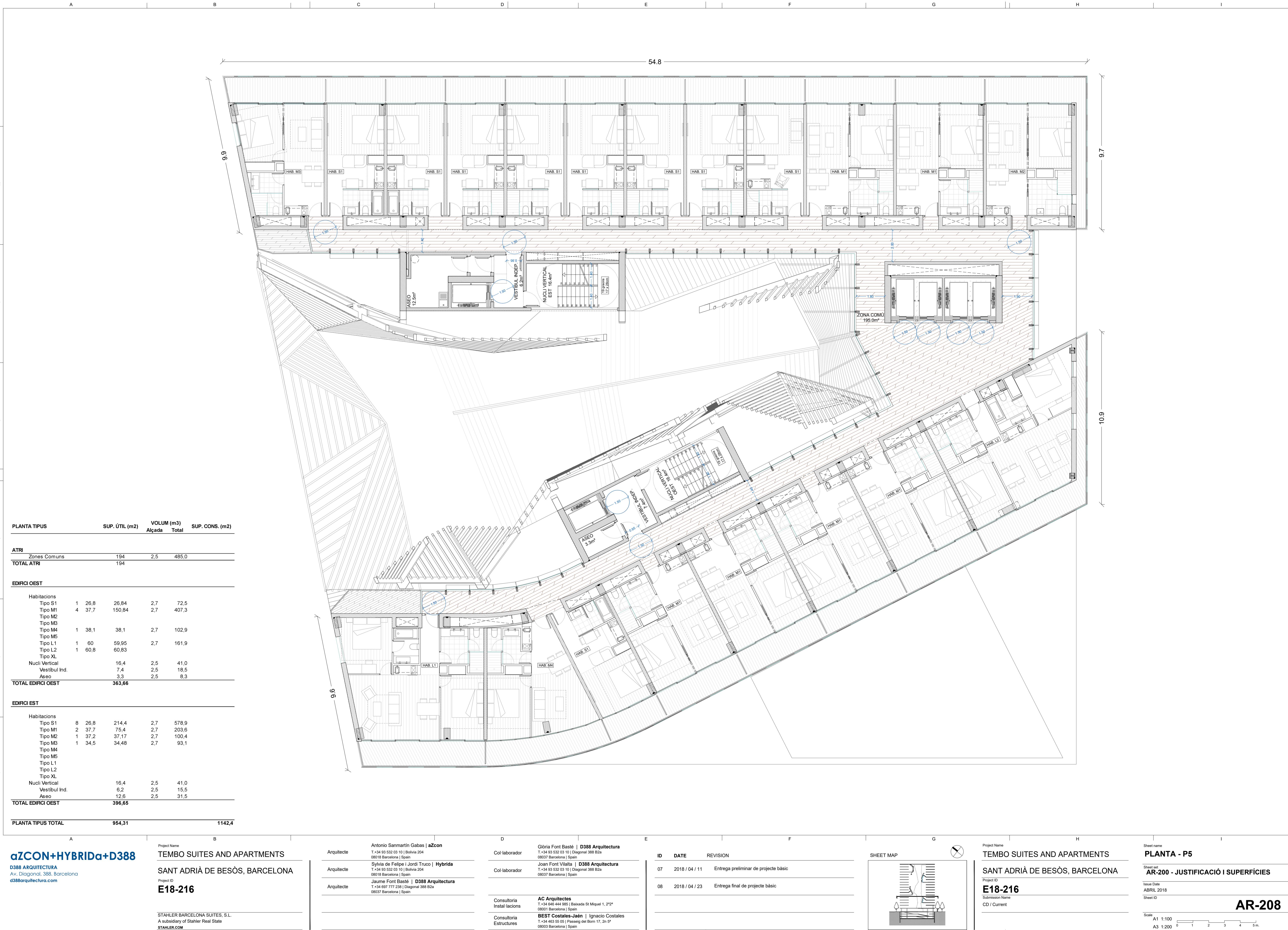
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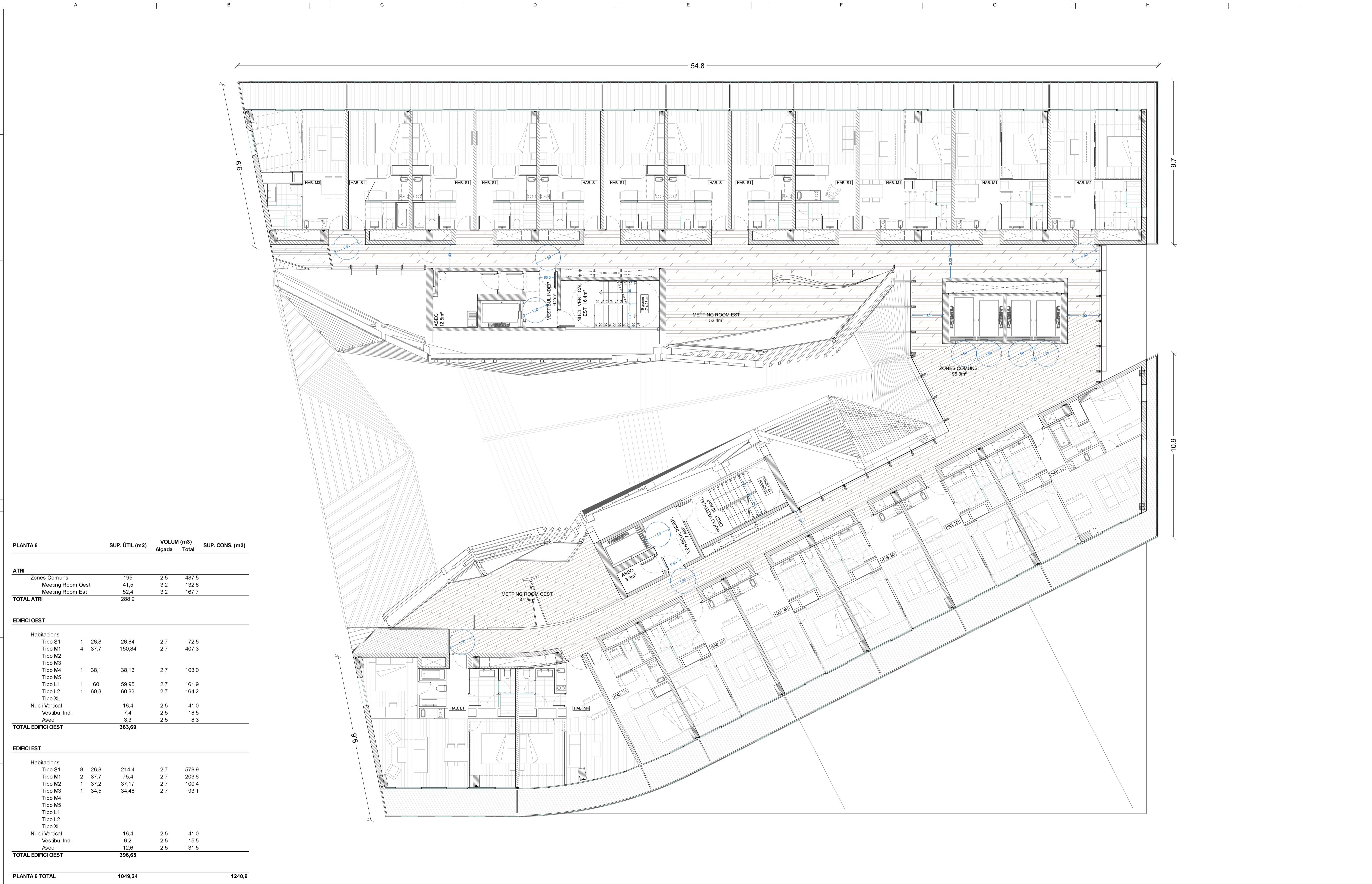
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Sheet set AB-200 JUSTIFICACIÓ I SUPERFÍCIES

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Issue Date  
APRIL 2018





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D388 ARQUITECTURA  
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d388arquitectura.com

TEMBO SUITES AND APARTMENTS

SANT ADRIÀ DE BESÒS, BARCELONA

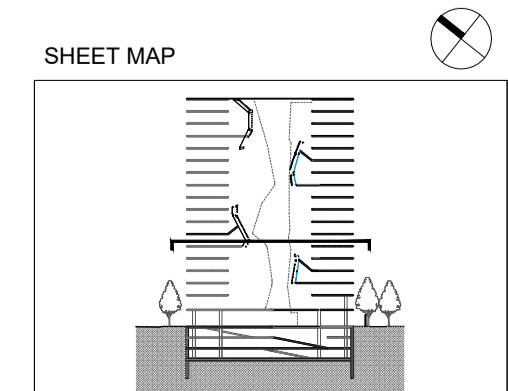
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STAHLER BARCELONA SUITES, S.L.  
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STAHLER.COM

Project Name: TEMBO SUITES AND APARTMENTS  
SANT ADRIÀ DE BESÒS, BARCELONA  
Project ID: E18-216  
Arquitecte: Antonio Sanmartin Gabas | aZcon  
T-34 93 532 03 10 | Bolivia 204  
08018 Barcelona | Spain  
Arquitecte: Joan Font Basté | Hybrida  
T-34 93 532 03 10 | Bolivia 204  
08018 Barcelona | Spain  
Arquitecte: Jaume Font Basté | D388 Arquitectura  
T-34 697 772 238 | Diagonal 388 B2a  
08037 Barcelona | Spain

Col-laborador: Glòria Font Basté | D388 Arquitectura  
T-34 93 532 03 10 | Diagonal 388 B2a  
08037 Barcelona | Spain  
Col-laborador: Joan Font Vila | D388 Arquitectura  
T-34 93 532 03 10 | Diagonal 388 B2a  
08037 Barcelona | Spain  
Consultoria Instal·lacions: AC Arquitectes  
T-34 646 444 985 | Baixada St Miquel 1, 2<sup>o</sup>A  
08001 Barcelona | Spain  
Consultoria Estructures: BEST Costales-Jaén | Ignacio Costales  
T-34 463 55 05 | Passeig del Born 17, 2n 5<sup>o</sup>  
08003 Barcelona | Spain

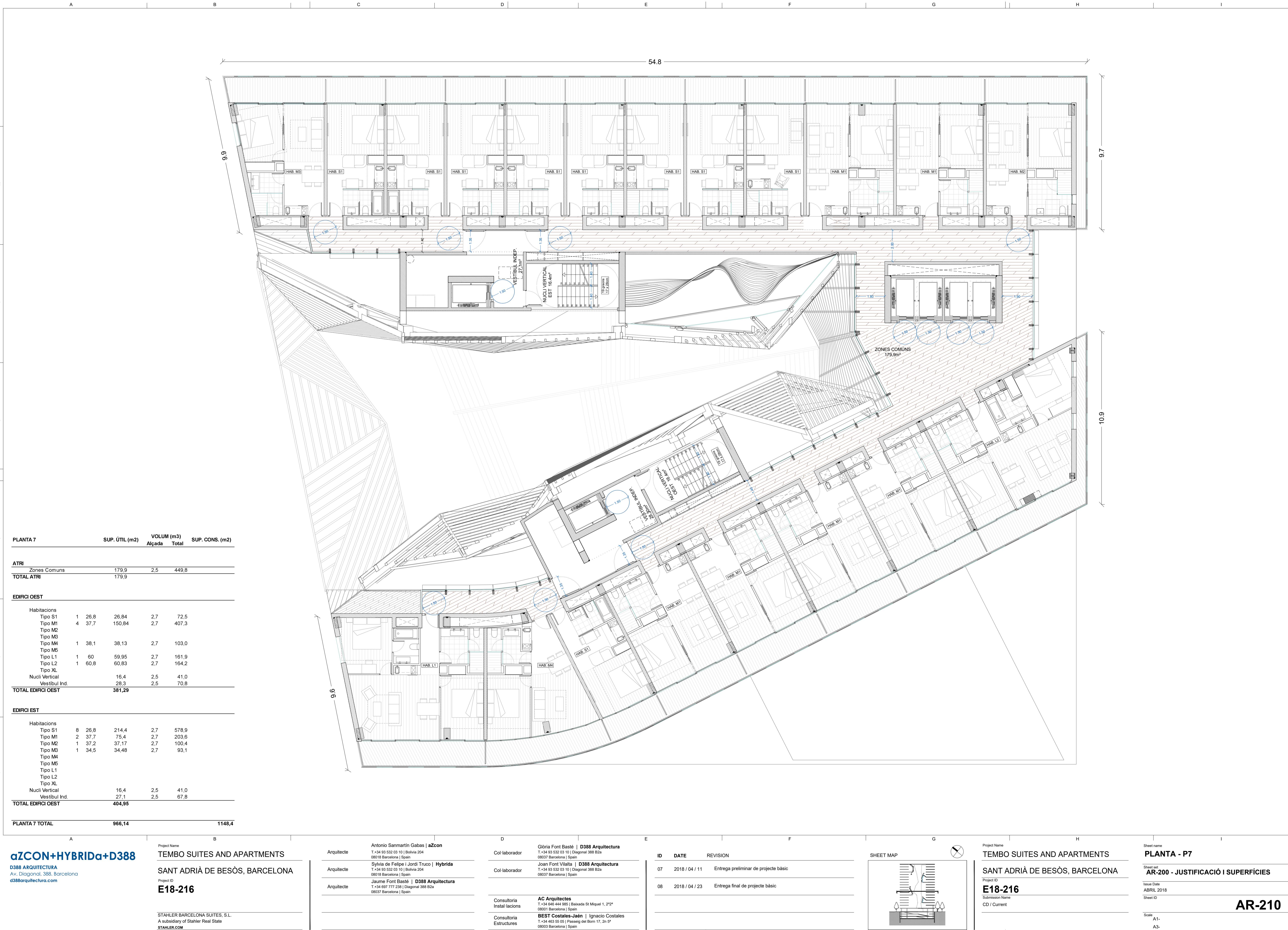
ID DATE REVISION  
07 2018 / 04 / 11 Entrega preliminar de projecte bàsic  
08 2018 / 04 / 23 Entrega final de projecte bàsic

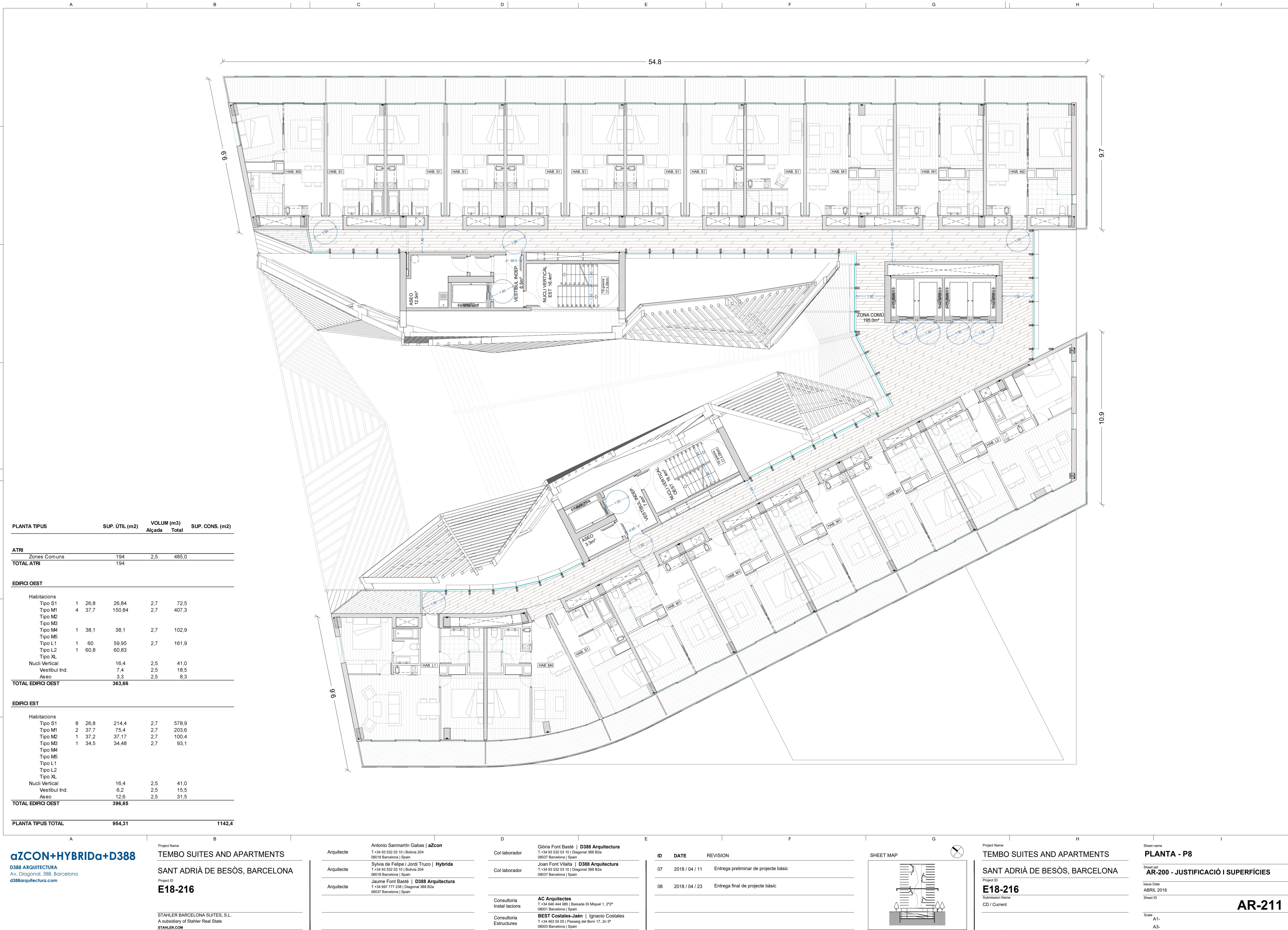


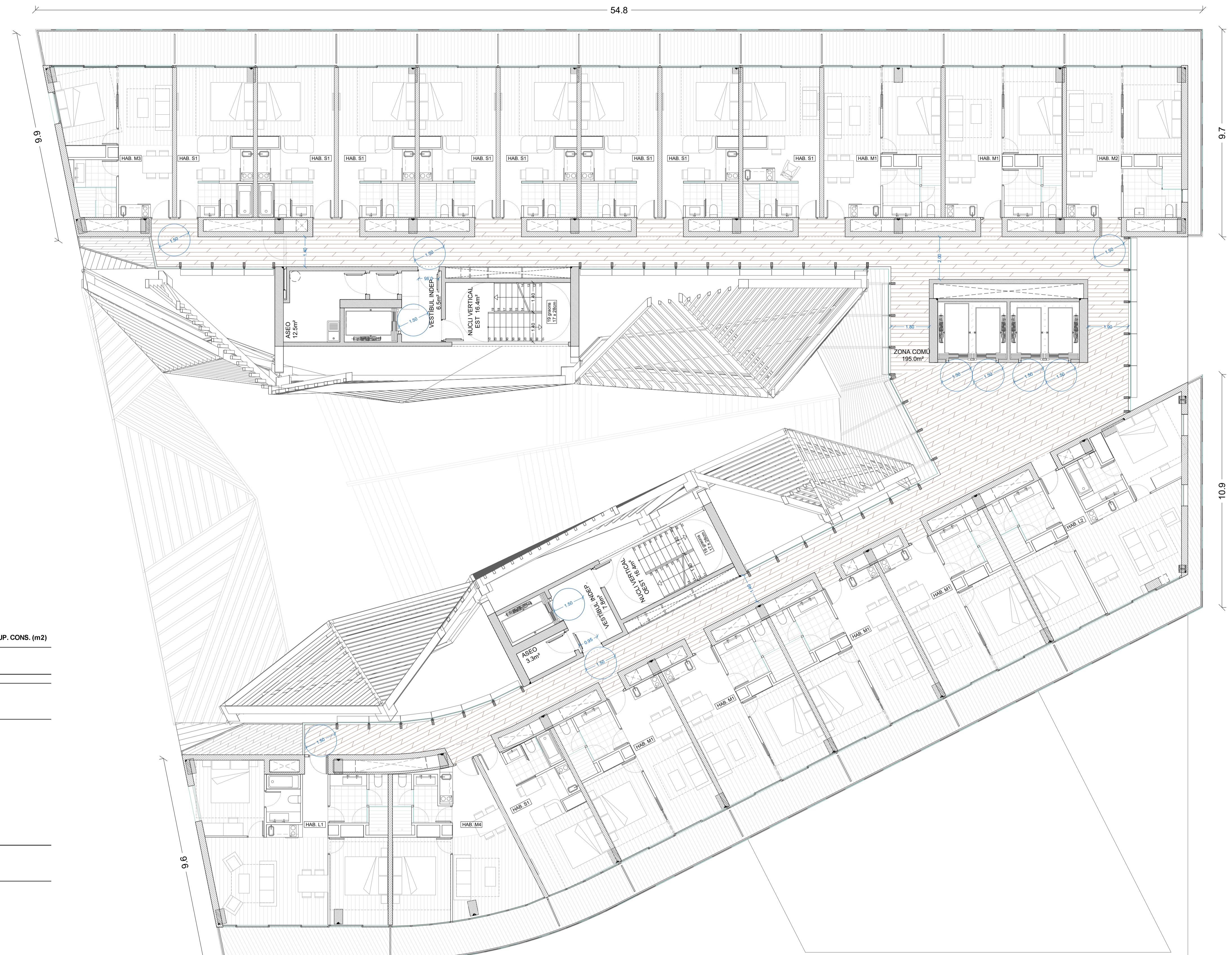
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SANT ADRIÀ DE BESÒS, BARCELONA  
Project ID: E18-216  
Submission Name: CD / Current  
Sheet ID:

Sheet name: PLANTA - P6  
Sheet set: AR-200 - JUSTIFICACIÓ I SUPERFÍCIES  
Issue Date: ABRIL 2018  
Sheet ID:  
Scale: A1-  
A3-

AR-209







PLANTA TIPUS	SUP. ÚTIL (m2)	VOLUM (m3)	SUP. CONS. (m2)
		Alçada	Total
<b>ATRI</b>			
Zones Comuns	194	2,5	485,0
<b>TOTAL ATRI</b>	<b>194</b>		
<b>EDIFICI OEST</b>			
Habitacions			
Tipo S1	1	26,8	26,84
Tipo M1	4	37,7	150,84
Tipo M2			
Tipo M3			
Tipo M4	1	38,1	38,1
Tipo M5			
Tipo L1	1	60	59,95
Tipo L2	1	60,8	60,83
Tipo XL			
Nucli Vertical			
Vestíbul Ind.			
Aseo			
<b>TOTAL EDIFICI OEST</b>	<b>262,66</b>		

EDIFICI EST				
Habitacions				
Tipo S1	8	26,8	214,4	2,7
Tipo M1	2	37,7	75,4	2,7
Tipo M2	1	37,2	37,17	2,7
Tipo M3	1	34,5	34,48	2,7
Tipo M4				
Tipo M5				
Tipo L1				
Tipo L2				
Tipo XL				
Nucli Vertical		16,4	2,5	41,0
Vestibul Ind.		6,2	2,5	15,5
Aseo		12,6	2,5	31,5
<b>TOTAL EDIFICI OEST</b>		<b>396,65</b>		

# aZCON+HYBRIDa+D388

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Av. Diagonal, 388. Barcelona  
[d388arquitectura.com](http://d388arquitectura.com)

# Project Name

SANT ADRIÀ DE BESÒS, BARCELONA

Project ID  
**F18-216**

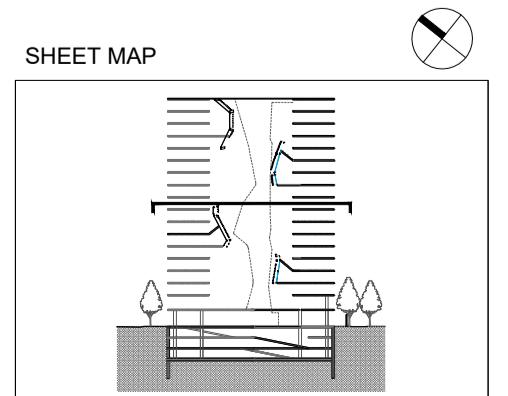
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**STAHLER.COM**

	Antonio Sanmartín Gabas   <b>aZcon</b>
Arquitecte	T.+34 93 532 03 10   Bolivia 204 08018 Barcelona   Spain
Arquitecte	Sylvia de Felipe i Jordi Truco   <b>Hybrida</b> T.+34 93 532 03 10   Bolivia 204 08018 Barcelona   Spain
Arquitecte	Jaume Font Basté   <b>D388 Arquitectura</b> T.+34 697 777 238   Diagonal 388 B2a 08037 Barcelona   Spain

Col·laborador	Glòria Font Basté   <b>D388 Arquitectes</b> T.+34 93 532 03 10   Diagonal 388 B2a 08037 Barcelona   Spain
Col·laborador	Joan Font Vilalta   <b>D388 Arquitectes</b> T.+34 93 532 03 10   Diagonal 388 B2a 08037 Barcelona   Spain
Consultoria Instal·lacions	<b>AC Arquitectes</b> T.+34 646 444 985   Baixada St Miquel 1, 08001 Barcelona   Spain
Consultoria Estructures	<b>BEST Costales-Jaén</b>   Ignacio T.+34 463 55 05   Passeig del Born 17, 2n 08003 Barcelona   Spain

ID	DATE	REVISION
07	2018 / 04 / 11	Entrega preliminar de projecte bàsic
08	2018 / 04 / 23	Entrega final de projecte bàsic



# TEMBO SUITES AND APARTMENTS

## SANT ADRIÀ DE BESÒS, BARCELONA

Project ID  
**E18-216**

PLANTA - P9

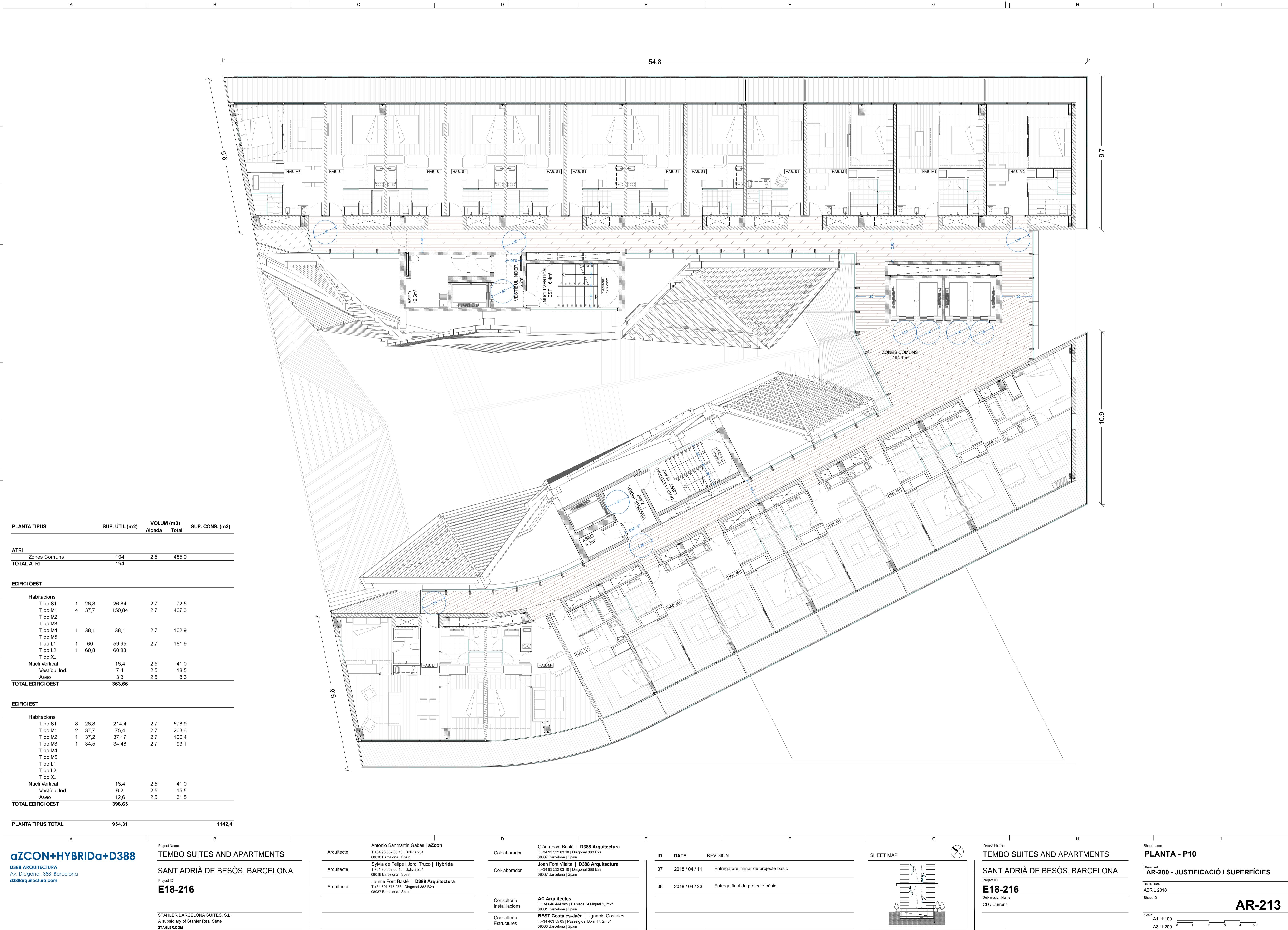
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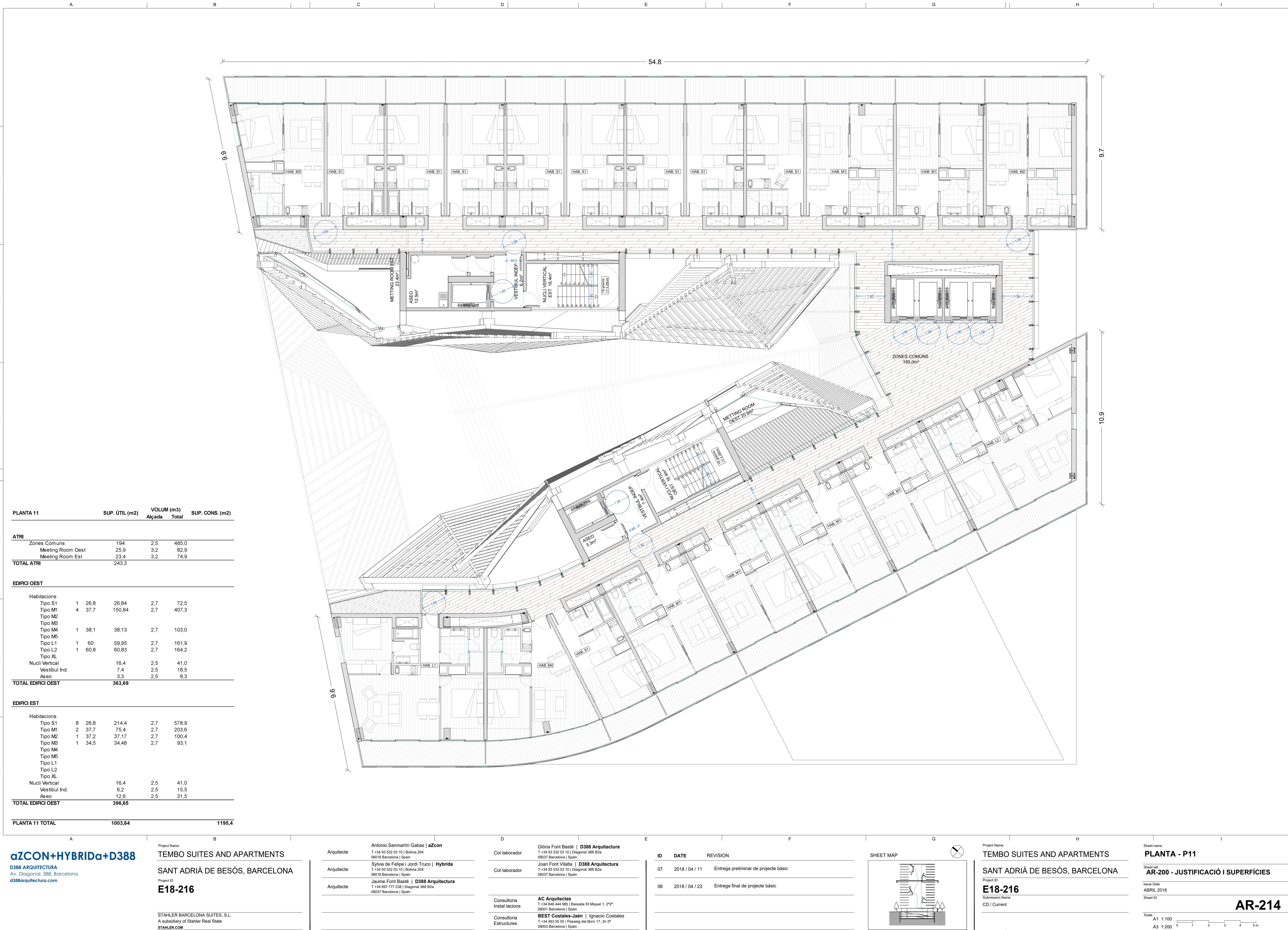
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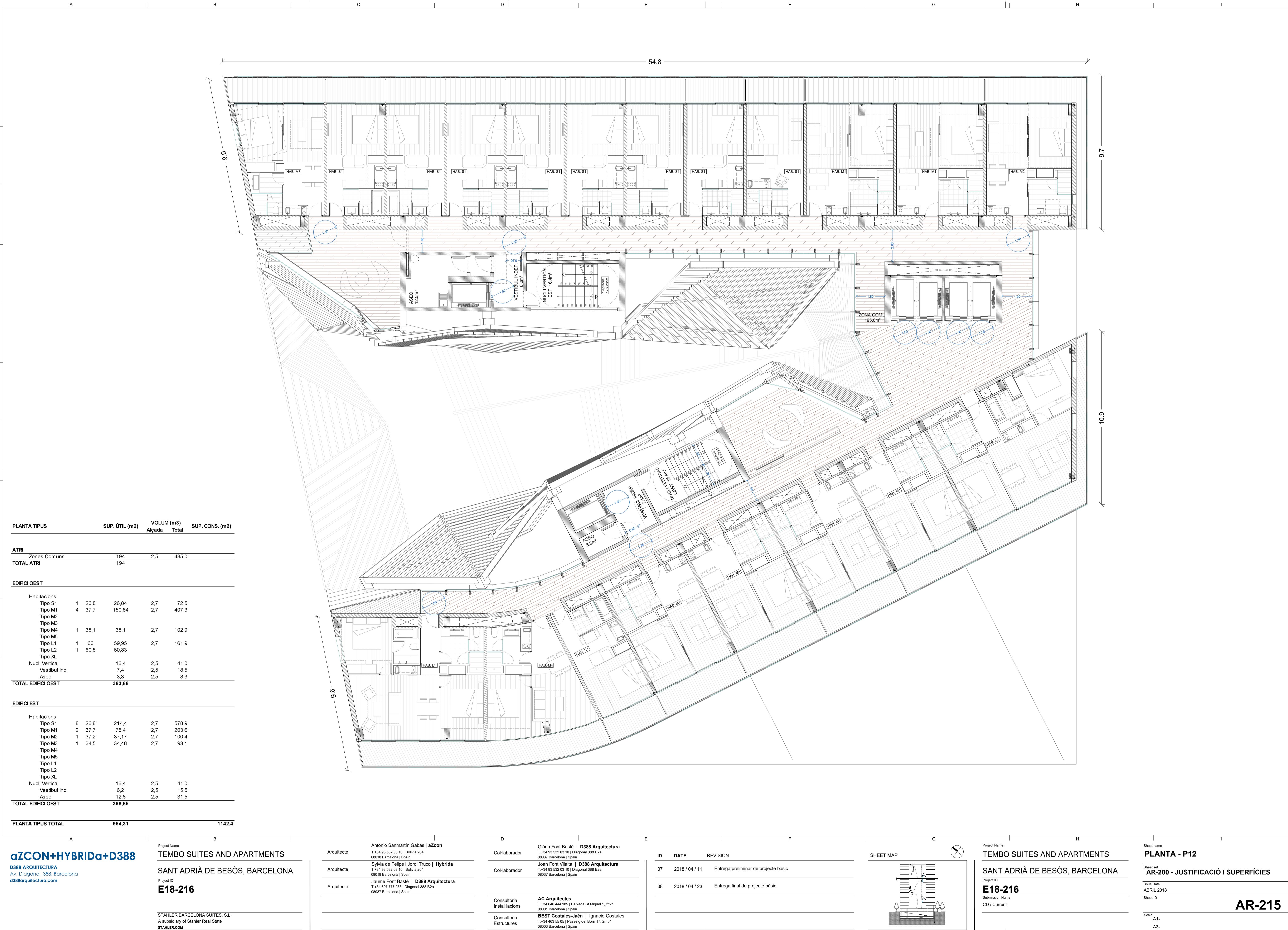
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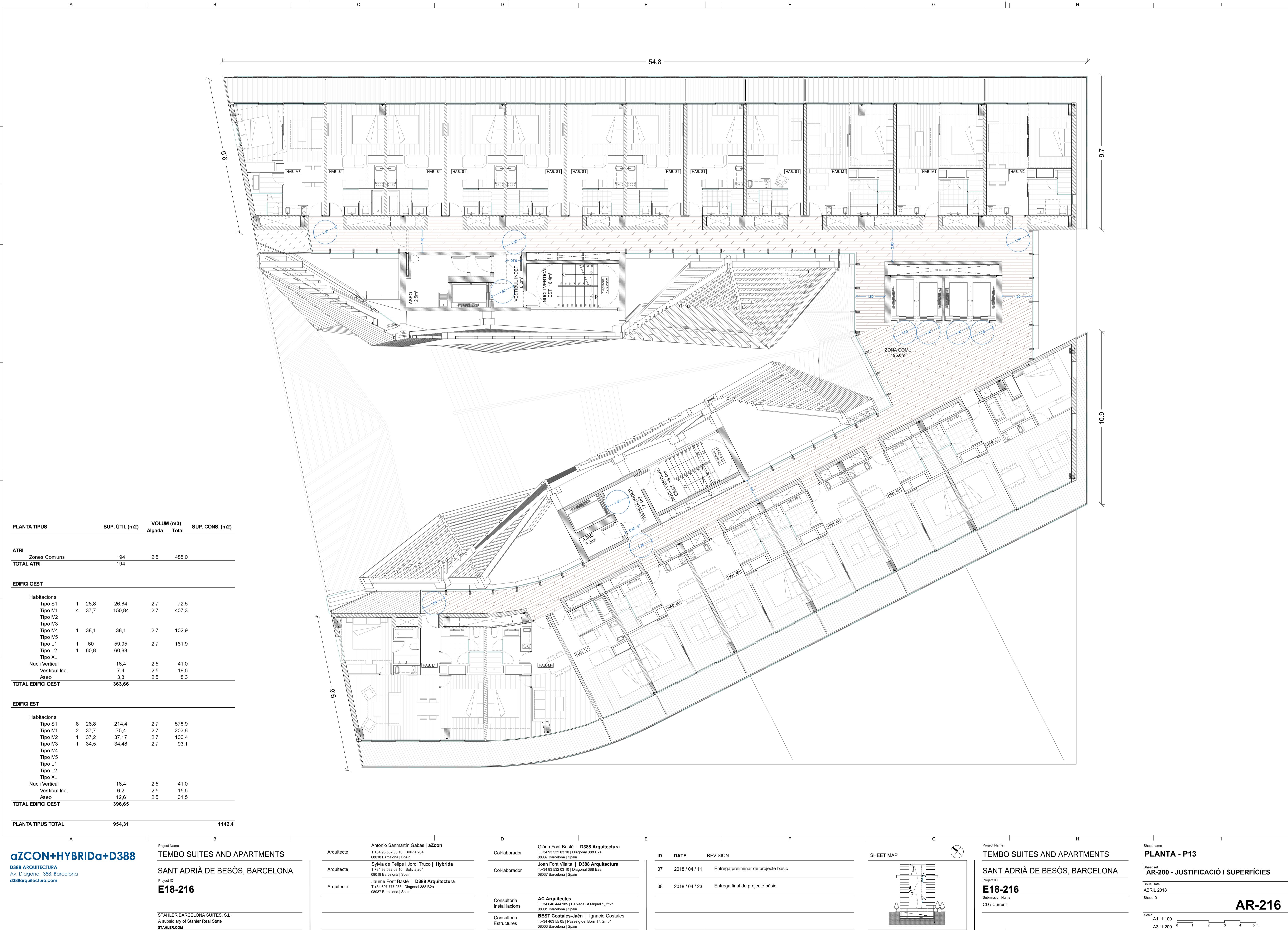
Issue Date  
APRIL 2018

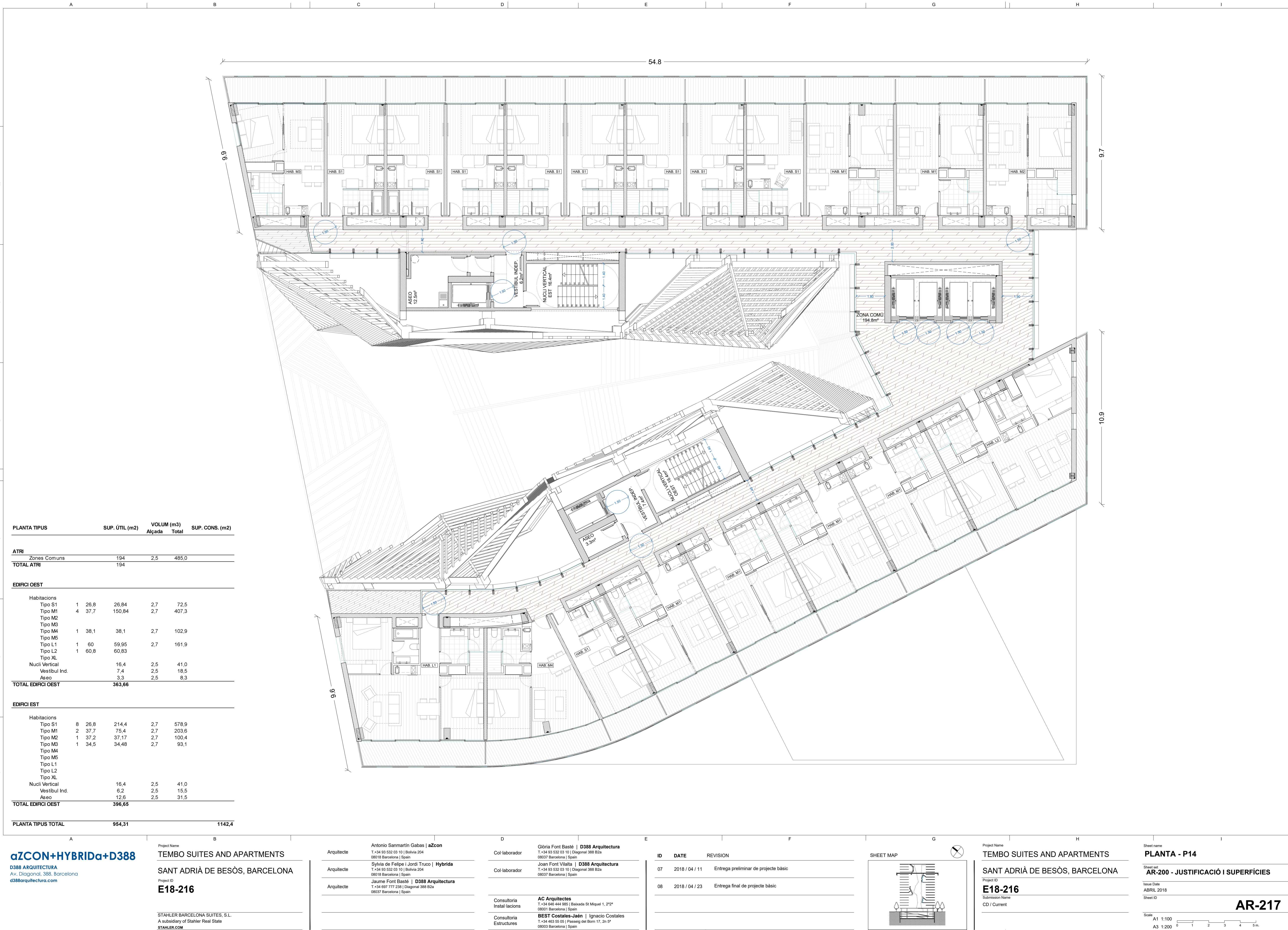
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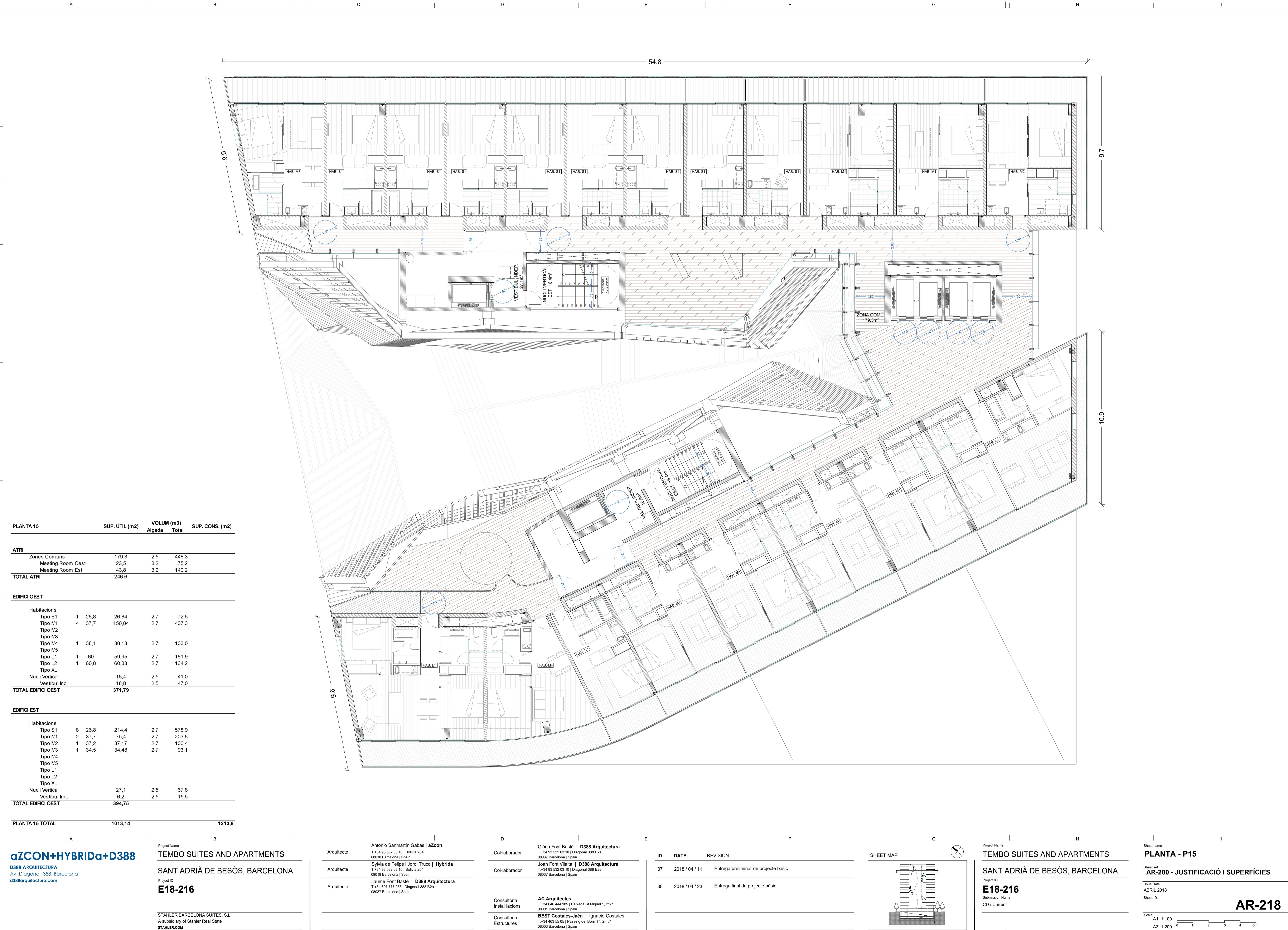


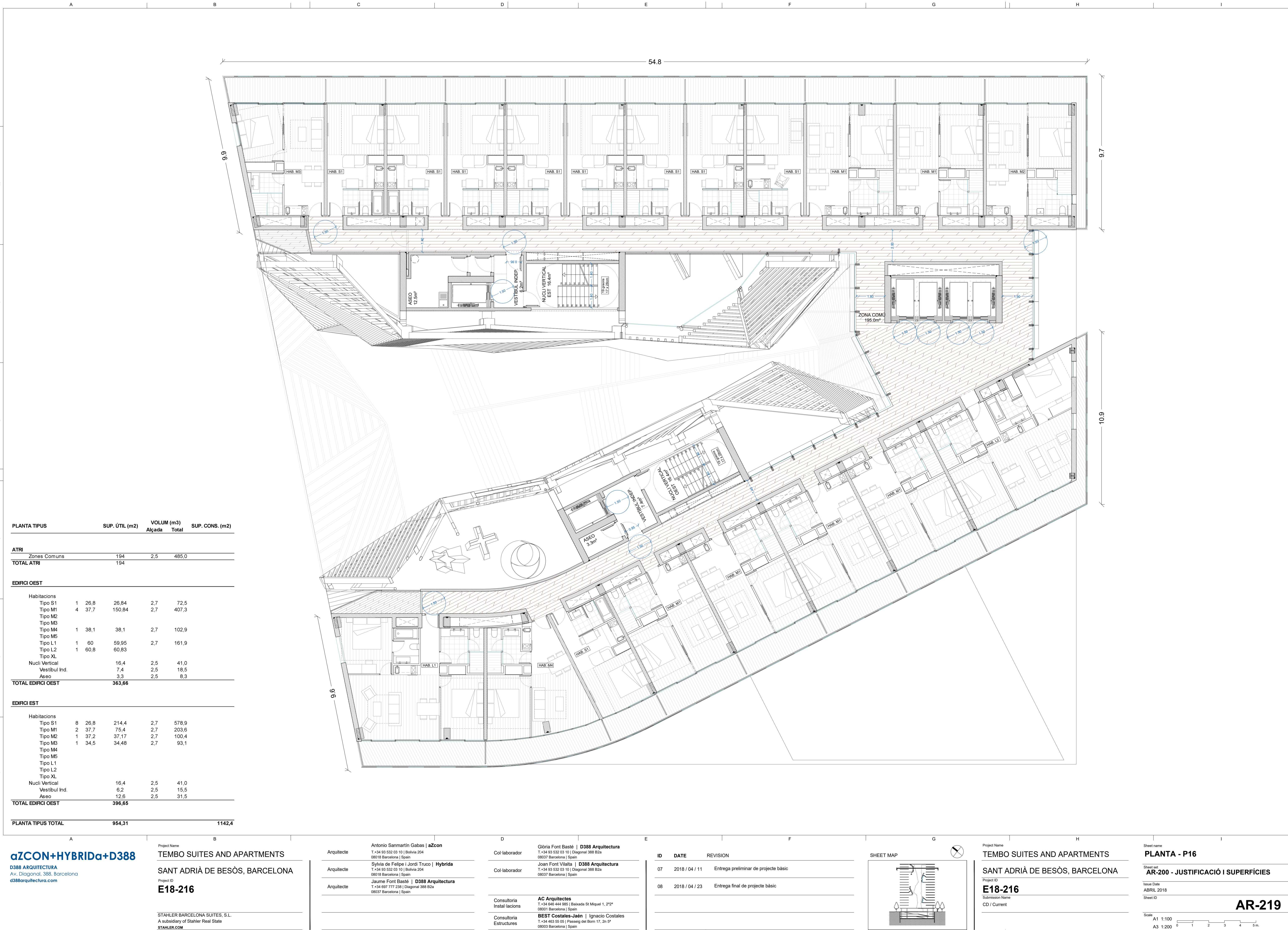


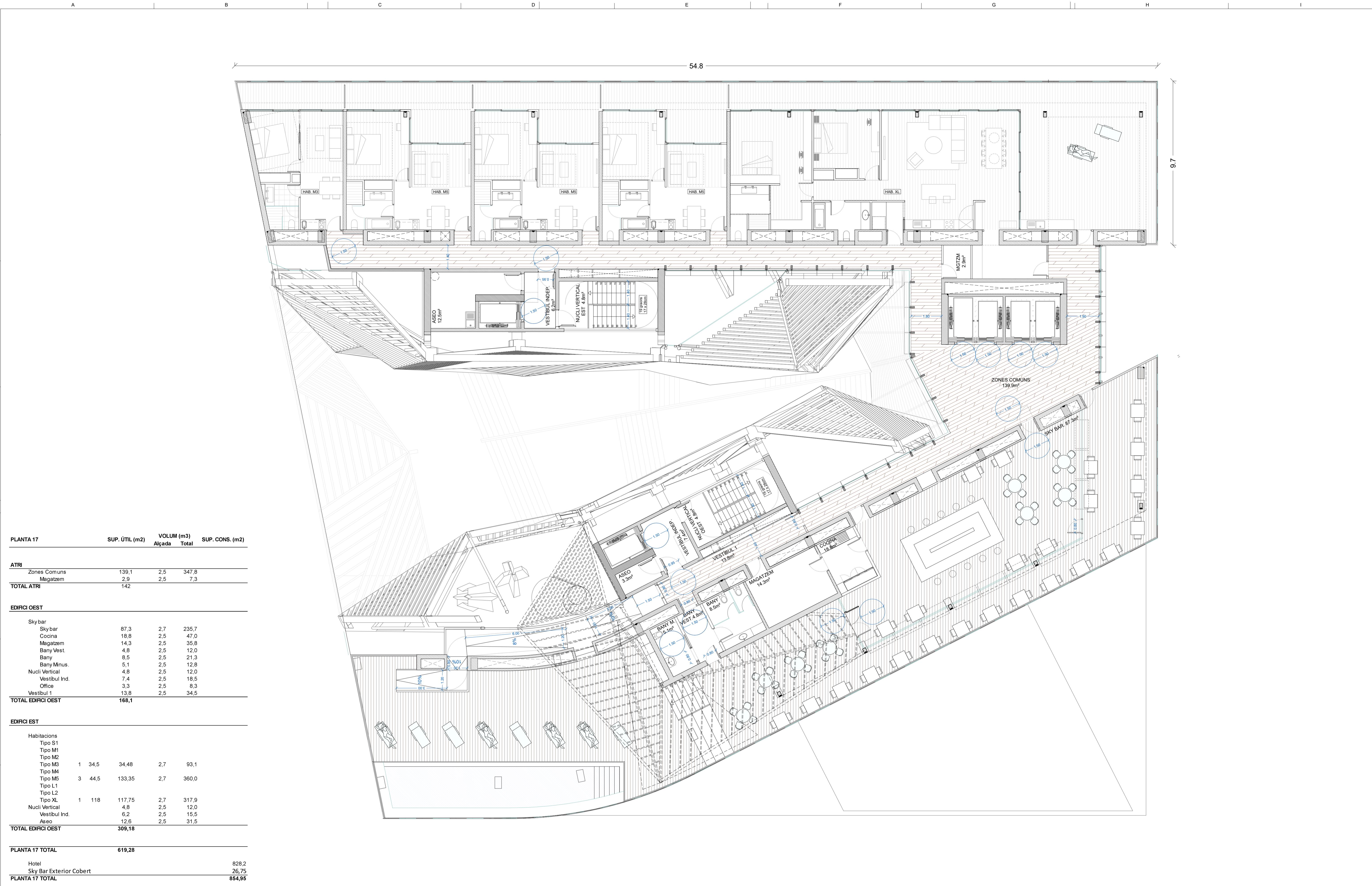












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TEMBO SUITES AND APARTMENTS

SANT ADRIÀ DE BESÒS, BARCELONA

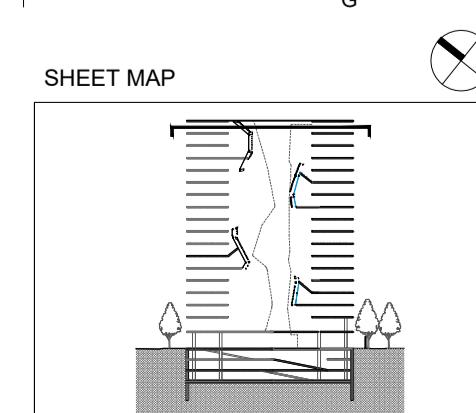
E18-216

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Project Name: TEMBO SUITES AND APARTMENTS  
SANT ADRIÀ DE BESÒS, BARCELONA  
Project ID: E18-216  
Arquitecte: Antonio Sanmartin Gabas | aZcon  
T-34 93 532 03 10 | Balaia 204  
08016 Barcelona | Spain  
Arquitecte: Joan Font Basté | Hybrida  
T-34 93 532 03 10 | Balaia 204  
08016 Barcelona | Spain  
Arquitecte: Jaume Font Basté | D388 Arquitectura  
T-34 697 772 238 | Diagonal 388 B2a  
08037 Barcelona | Spain

Project Name: TEMBO SUITES AND APARTMENTS  
SANT ADRIÀ DE BESÒS, BARCELONA  
Project ID: E18-216  
Arquitecte: Antonio Sanmartin Gabas | aZcon  
T-34 93 532 03 10 | Balaia 204  
08016 Barcelona | Spain  
Colaborador: Glòria Font Basté | D388 Arquitectura  
T-34 93 532 03 10 | Diagonal 388 B2a  
08037 Barcelona | Spain  
Colaborador: Joan Font Vilalta | D388 Arquitectura  
T-34 93 532 03 10 | Diagonal 388 B2a  
08037 Barcelona | Spain  
Consultoria Instal·lacions: AC Arquitectes  
T-34 646 444 985 | Baixada St Miquel 1, 2<sup>2</sup>a  
08001 Barcelona | Spain  
Consultoria Estructures: BEST Costales-Jaén | Ignacio Costales  
T-34 463 55 05 | Passeig del Born 17, 2n 5<sup>o</sup>  
08003 Barcelona | Spain

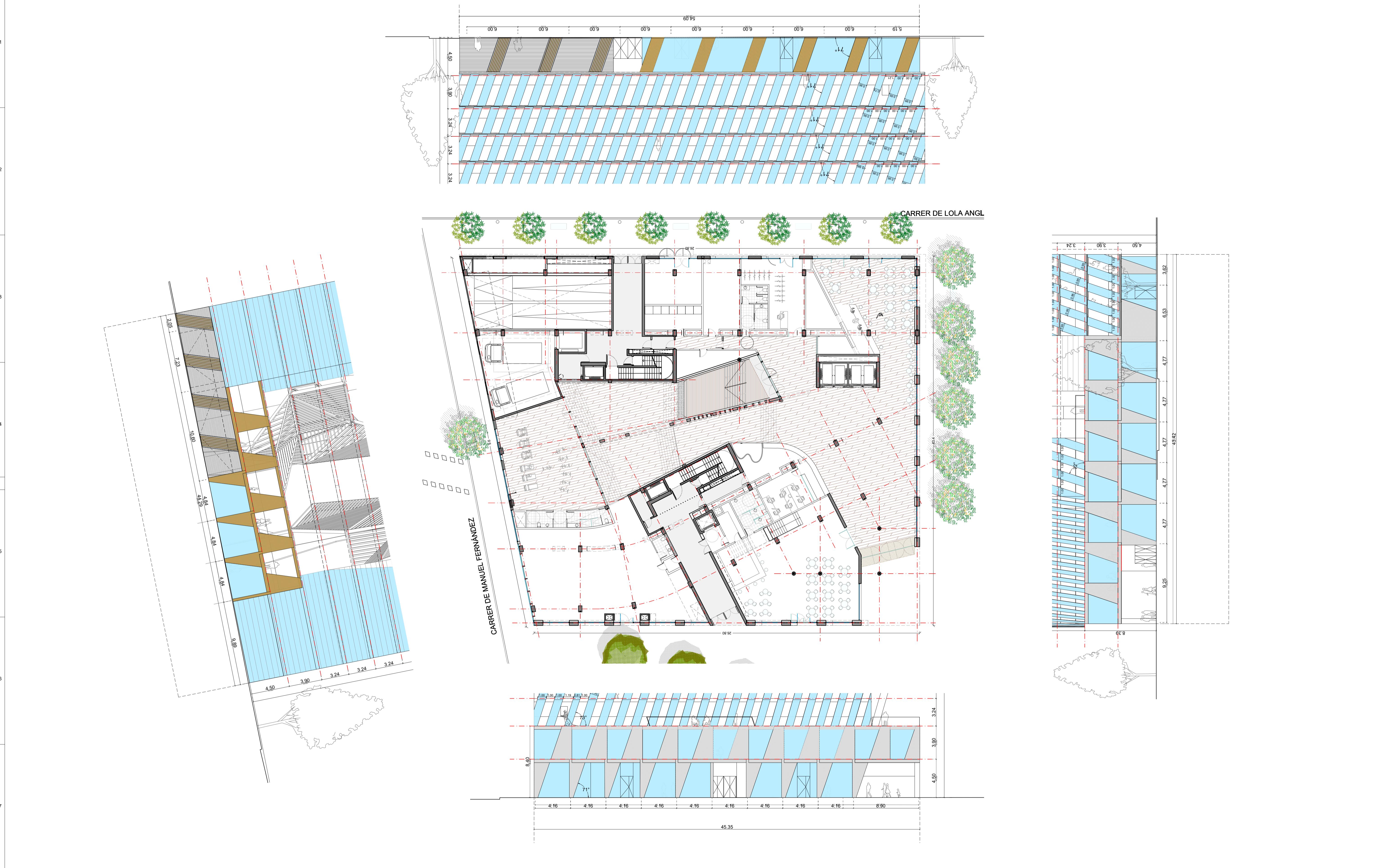
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07 2018 / 04 / 11 Entrega preliminar de projecte bàsic  
08 2018 / 04 / 23 Entrega final de projecte bàsic



Project Name: TEMBO SUITES AND APARTMENTS  
SANT ADRIÀ DE BESÒS, BARCELONA  
Project ID: E18-216  
Submission Name: CD / Current  
Sheet ID: AR-220

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Sheet set: AR-200 - JUSTIFICACIÓ I SUPERFÍCIES  
Issue Date: ABRIL 2018  
Sheet ID: AR-220  
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AR-220



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Av. Diagonal, 388. Barcelona  
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Project Name  
**TEMBO SUITES AND APARTMENTS**

SANT ADRIÀ DE BESÒS, BARCELONA

**E18-216**

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Arquitecte  
**Sylvia de Felipe i Jordi Truco | Hybrida**  
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Arquitecte  
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Col·laborador  
**Gloria Font Basté | D388 Arquitectura**  
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08037 Barcelona | Spain

Col·laborador  
**Jean Font Vilalta | D388 Arquitectura**  
T +34 93 532 03 10 | Diagonal 388 B2a  
08037 Barcelona | Spain

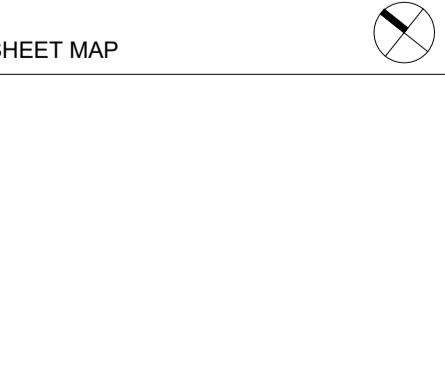
Consultoria  
Instal·lacions  
**AC Arquitectes**  
T +34 646 444 985 | Baixada St Miquel 1, 2<sup>o</sup>z  
08001 Barcelona | Spain

Consultoria  
Estructures  
**BEST Costales-Jaén | Ignacio Costales**  
T +34 463 55 05 | Passeig del Born 17, 2n 5<sup>o</sup>  
08003 Barcelona | Spain

ID DATE REVISION

07 2018 / 04 / 11 Entrega preliminar de projecte bàsic

08 2018 / 04 / 23 Entrega final de projecte bàsic



Project Name  
**TEMBO SUITES AND APARTMENTS**

SANT ADRIÀ DE BESÒS, BARCELONA

**E18-216**

Sheet name  
**REFERENCIES EN PLANTA BAIXA**

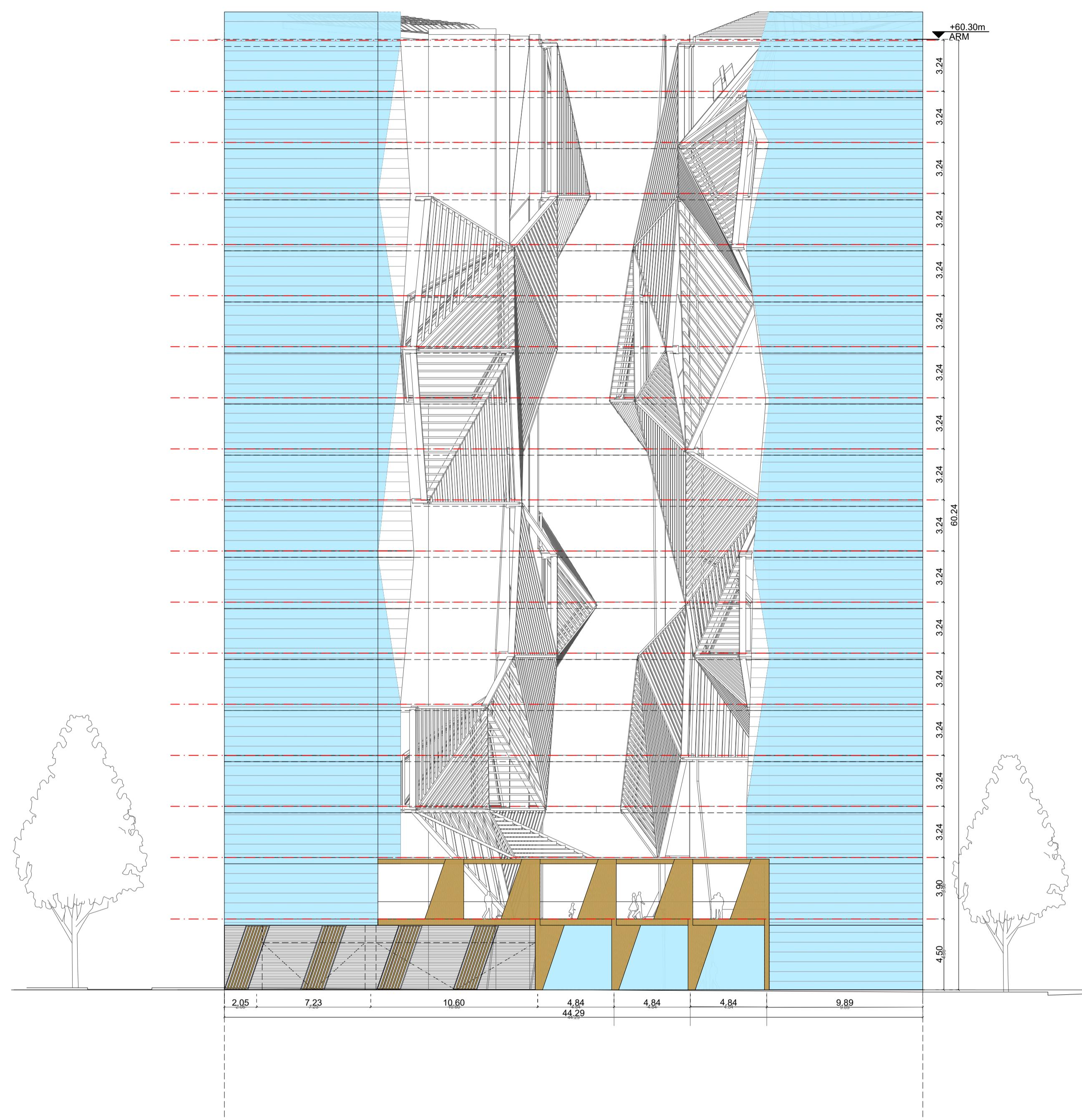
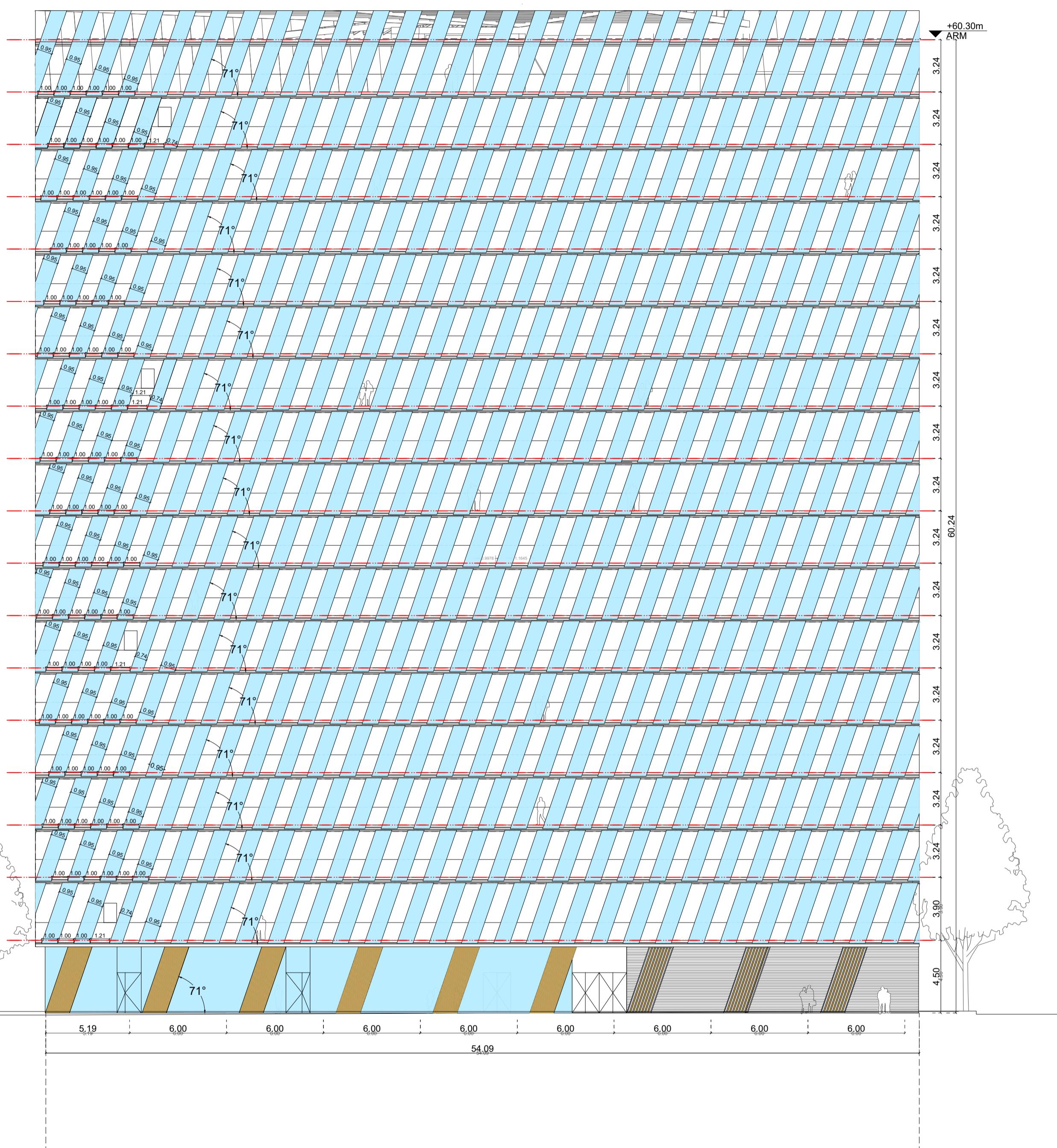
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Issue Date  
ABRIL 2018

Sheet ID

Scale A1-  
A3-

**AR-300**



# aZCON+HYBRIDa+D388

Project Name

# TEMBO SUITES AND APARTMENT

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## SANT ADRIÀ DE BESÒS, BARCELONA

Arquitecte	Antonio Sanmartín Gabas   <b>aZcon</b> T.+34 93 532 03 10   Bolivia 204 08018 Barcelona   Spain
Arquitecte	Sylvia de Felipe i Jordi Truco   <b>Hybridar</b> T.+34 93 532 03 10   Bolivia 204 08018 Barcelona   Spain

Col·laborador	Glòria Font Basté   D388 Arquitectes T.+34 93 532 03 10   Diagonal 388 B2a 08037 Barcelona   Spain
Col·laborador	Joan Font Vilalta   D388 Arquitectes T.+34 93 532 03 10   Diagonal 388 B2a 08037 Barcelona   Spain

ID	DATE	REVISION
07	2018 / 04 / 11	Entrega preliminar de projecte bàsic
08	2018 / 04 / 12	Entrega final de projecte bàsic

SHEET MAP



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Project Name

# TEMBO SUITES AND APARTMENTS

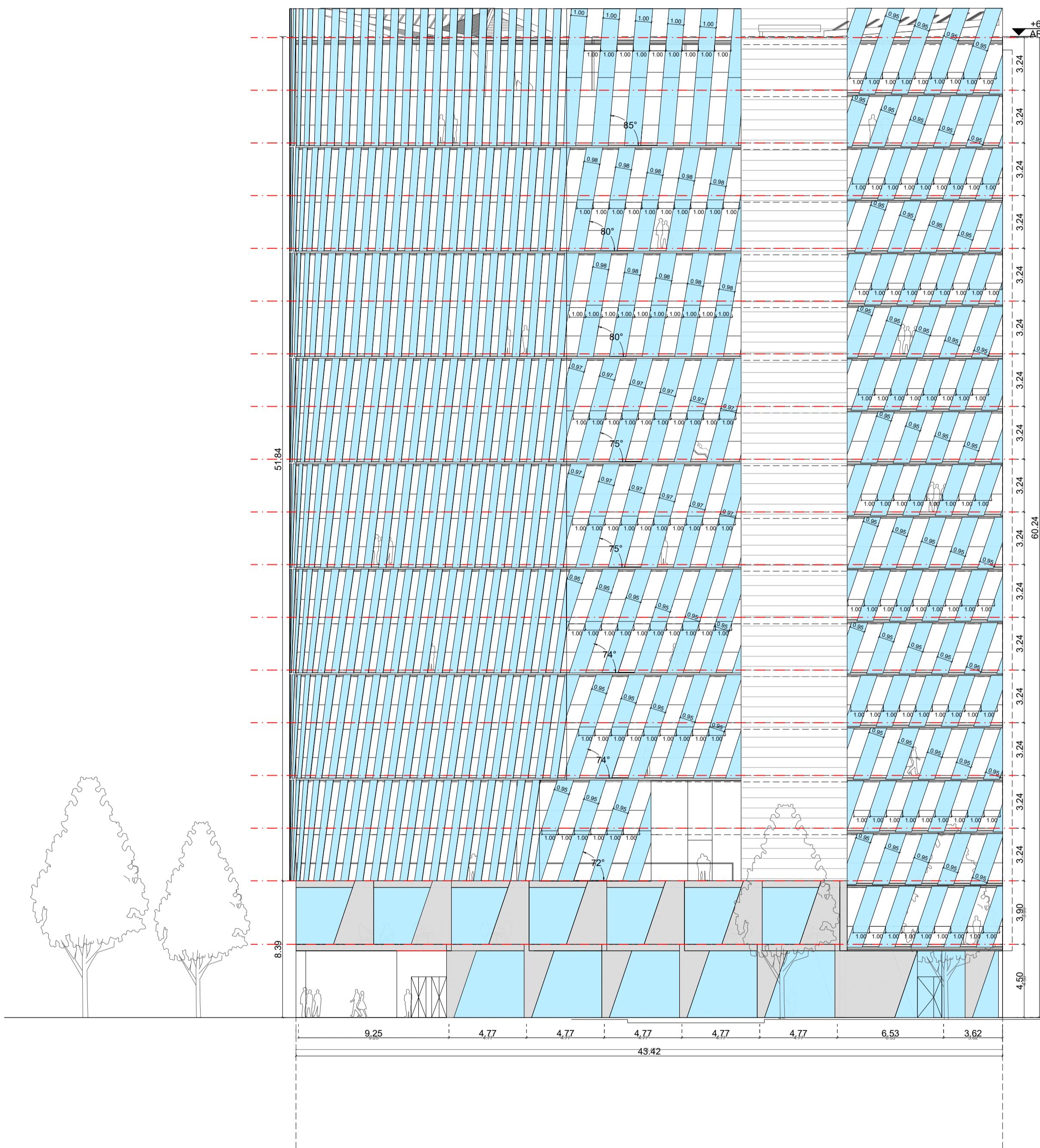
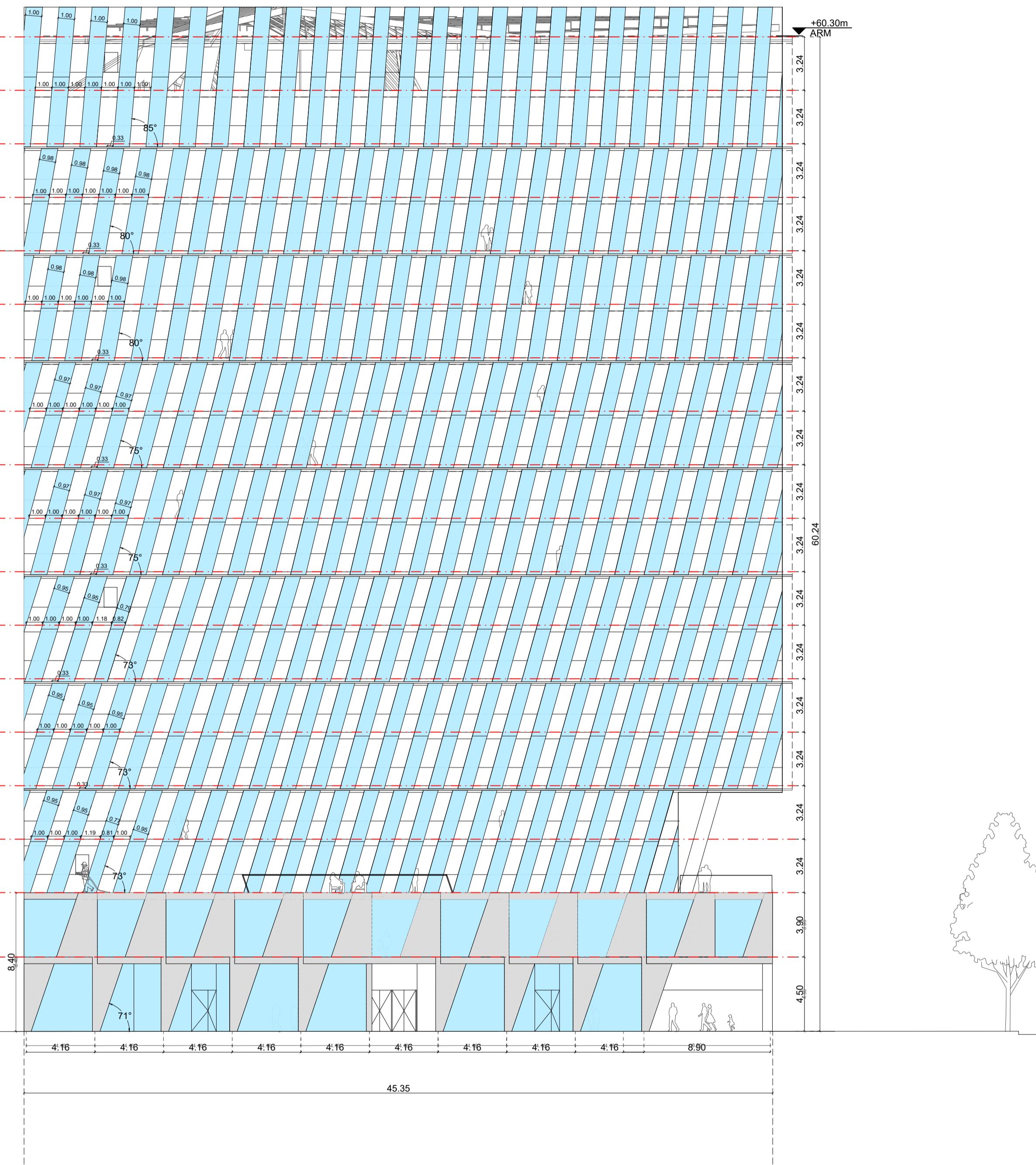
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## SANT ADRIÀ DE BESÒS, BARCELONA

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Project ID

**Sheet name  
ALÇATS LOLA ANGLADA I AV.  
MANUEL FERNANDEZ MARQUEZ  
Sheet set  
AR-300 - FAÇANES  
Issue Date**



**aZCON+HYBRIDA+D388**

D388 ARQUITECTURA  
Av. Diagonal, 388, Barcelona  
d388arquitectura.com

Project Name  
**TEMBO SUITES AND APARTMENTS**

SANT ADRIÀ DE BESÒS, BARCELONA

Project ID  
**E18-216**

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Arquitecte Antonio Sanmartin Gabas | aZcon  
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ID DATE REVISION

07 2018 / 04 / 11 Entrega preliminar de projecte bàsic

08 2018 / 04 / 23 Entrega final de projecte bàsic

SHEET MAP

Project Name  
**TEMBO SUITES AND APARTMENTS**

SANT ADRIÀ DE BESÒS, BARCELONA

Project ID  
**E18-216**

Submission Name  
CD / Current

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Issue Date  
**ABRIL 2018**

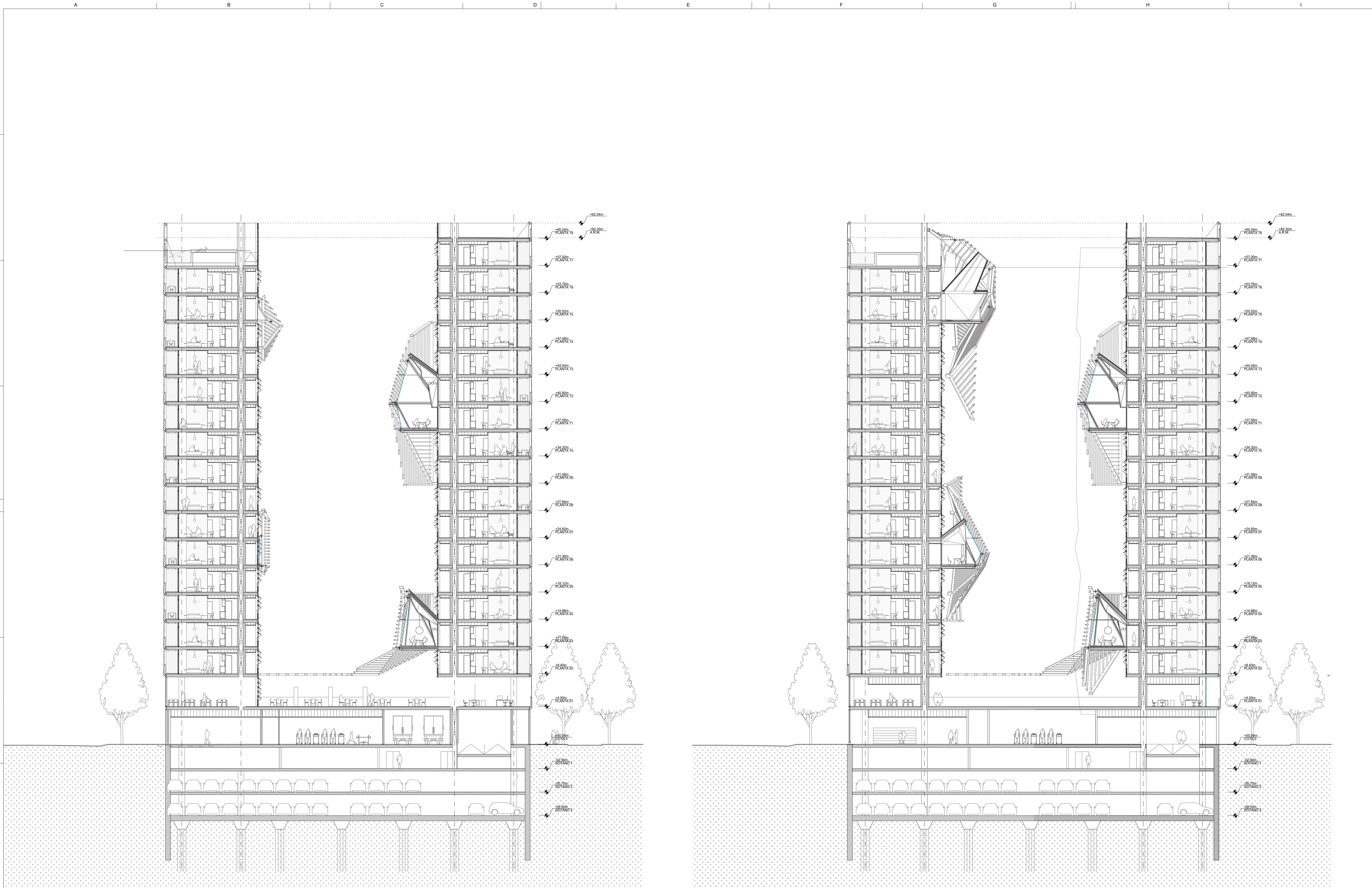
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**E18-216**

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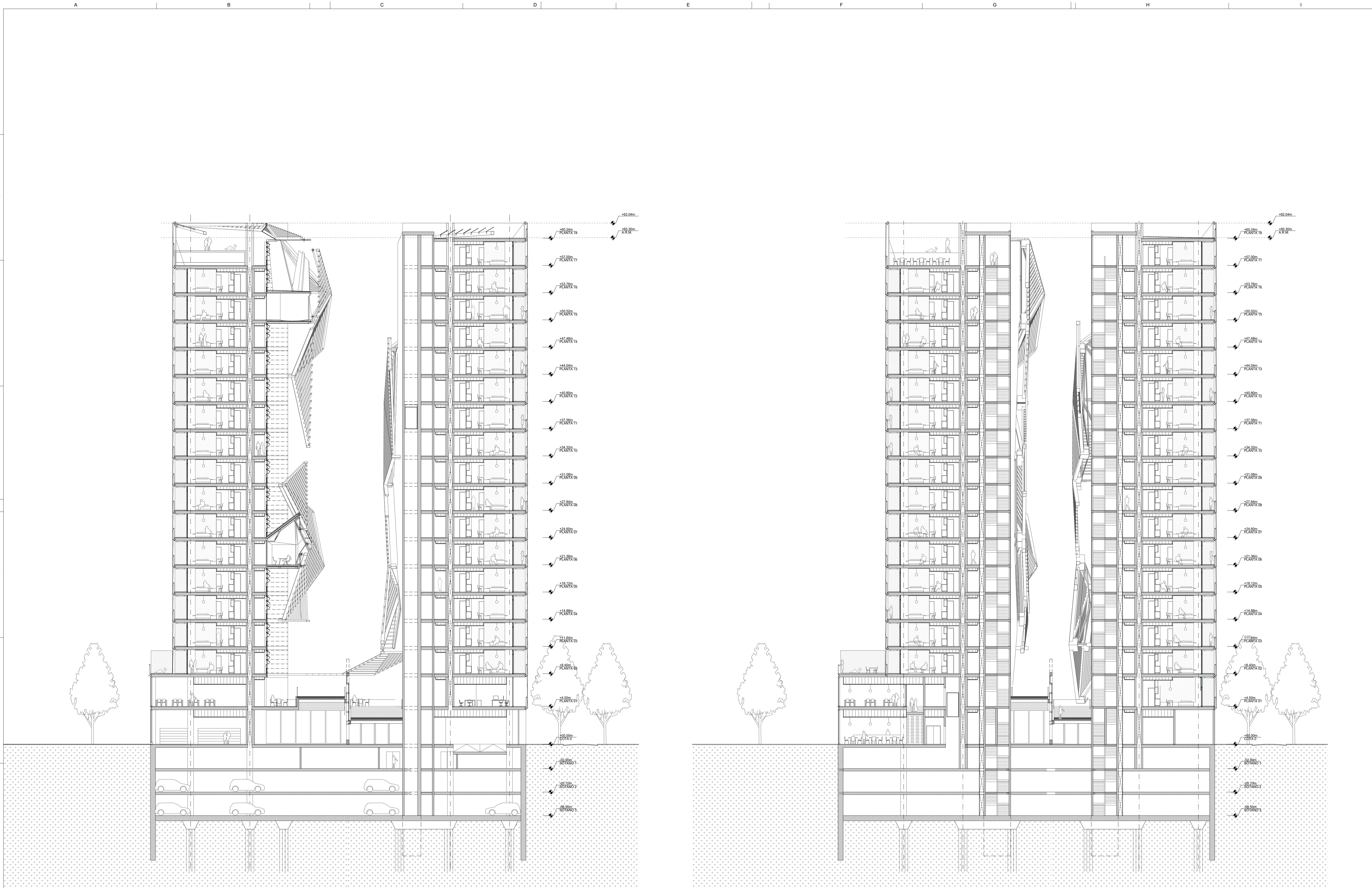
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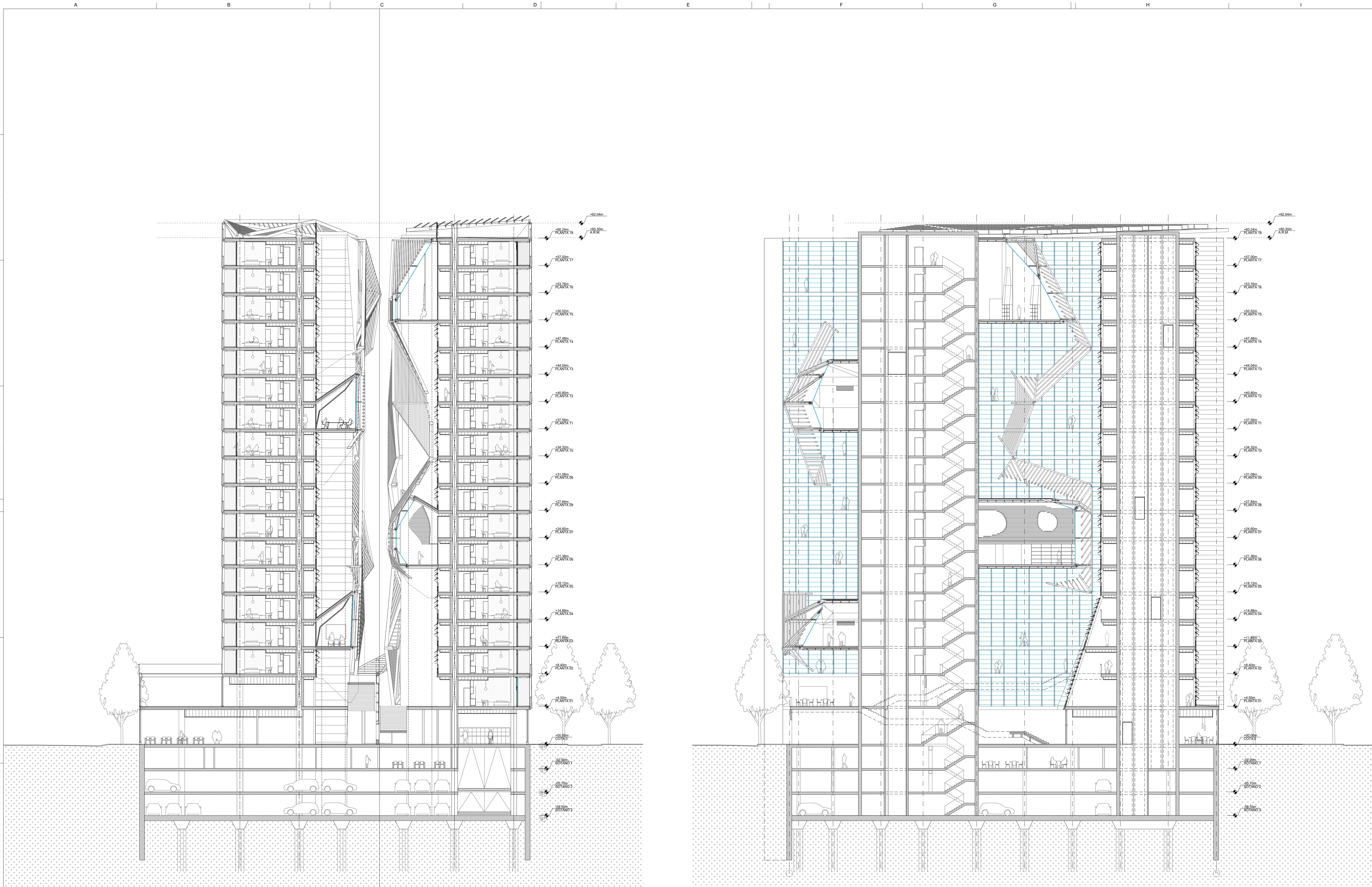
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Issue Date  
ABRIL 2018

Sheet ID

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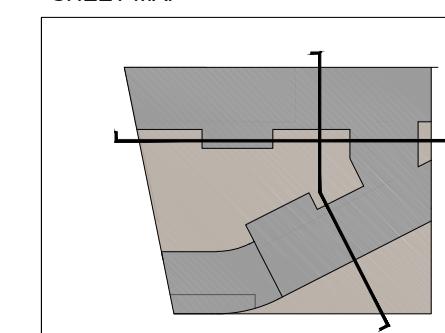
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**SECCIONS Q i D**

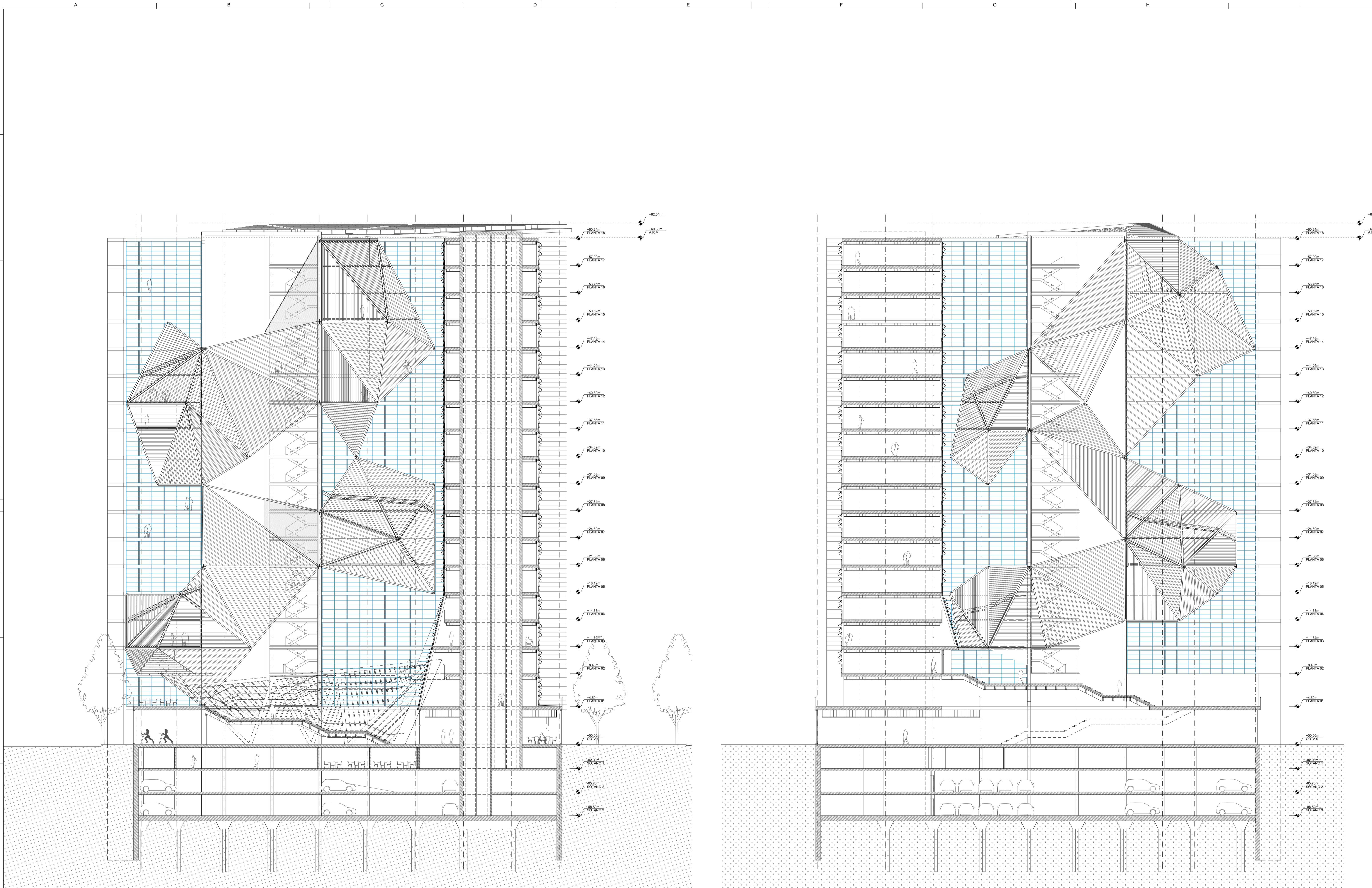
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Issue Date  
ABRIL 2018

Sheet ID

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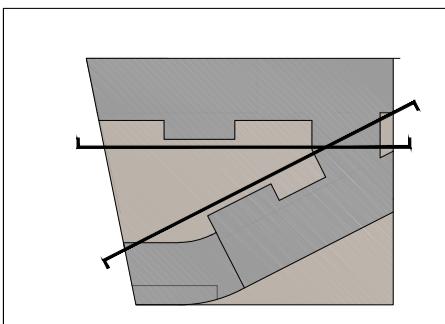
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**AR-353**

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