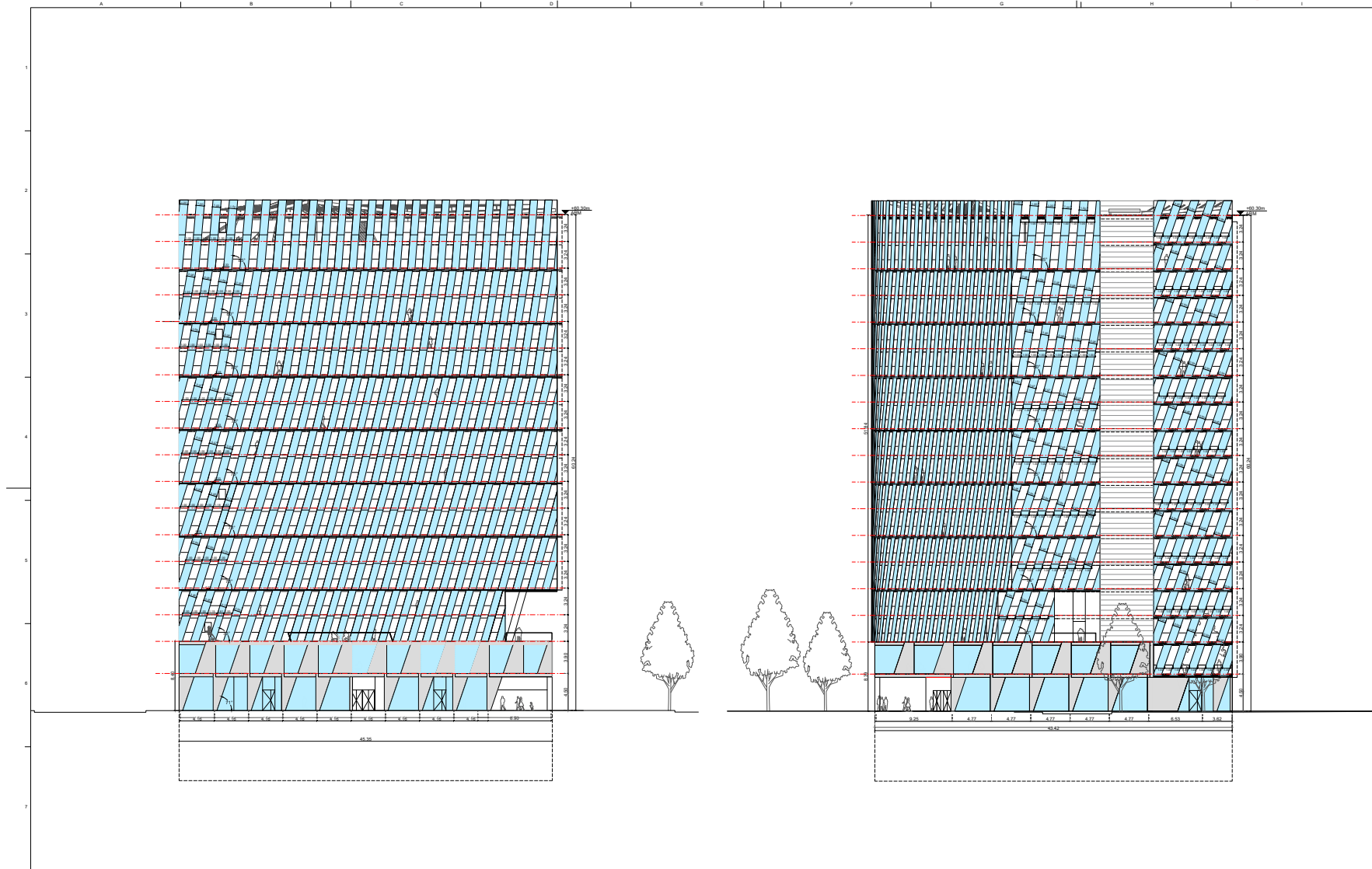


BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



aZCON+HYBRIDa+D388
 aZCON ARQUITECTURA
 Av. Diagonal, 388 Barcelona
 aZCONarquitectura.com

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 E18-216
 Project ID
STAFER BARCELONA SUITES, S.L.
 2, Indústria 47, BarCELONA, Spain
 JAMES.COM

Arquitecte
 Antonio Sammartín Gabas | aZcon
 T: +34 93 550 00 11 | Barcelona, SPAIN
 08015 Barcelona | Spain

Arquitecte
 Sílvia de Felipe, Jordi Trull | Hybrid
 T: +34 93 550 00 11 | Barcelona, SPAIN
 08015 Barcelona | Spain

Arquitecte
 Jaume Fort Basit | D388 Arquitectura
 T: +34 93 777 2000 | Diagonal 388 Barcelona
 08015 Barcelona | Spain

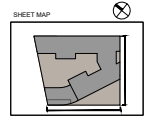
Col·laborador
 Olibia Fort Basit | D388 Arquitectura
 T: +34 93 777 2000 | Diagonal 388 Barcelona
 08015 Barcelona | Spain

Col·laborador
 Jaume Fort Basit | D388 Arquitectura
 T: +34 93 777 2000 | Diagonal 388 Barcelona
 08015 Barcelona | Spain

Consultoria
 AC Arquitectes
 T: +34 93 484 484 001 | Besos de Mar 1, 2ª P
 08163 Sant Adrià de Besòs

Consultoria
 Estructura
 BEST Costas-Juan | Ignacio Costas
 T: +34 93 550 00 11 | Diagonal 388 Barcelona
 08015 Barcelona | Spain

ID	DATE	REVISION
07	2018 / 04 / 11	Entrega preliminar de proyecto básico
08	2018 / 04 / 23	Entrega final de proyecto básico



Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 E18-216
 Project ID
 (2D) Current

Sheet Name
ALÇAT SANT RAMON PENYAFORT I LLUÏ
 AR-300 - FAÇANES
 Project Date
 APRIL 2018
 Sheet ID
AR-302
 Scale
 A1-1:200
 A3-1:400

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



Y:\0602-1140
CI/COM+HYBRID+D388
 DISEÑO ARQUITECTÓNICO
 ANEXO TECNICO DE PROYECTO
TEMBO SUITES AND APARTMENTS
SANT ADRIÀ DE BESÓS, BARCELONA
E18-216
 TRAZADO DE PLANTAS DE TIPO
 JARDINES

ANÁLISIS
 ANÁLISIS DE SITUACIÓN
 ANÁLISIS DE CONDICIONES EXISTENTES
 ANÁLISIS DE CONDICIONES DE USO
 ANÁLISIS DE CONDICIONES DE ACCESO
 ANÁLISIS DE CONDICIONES DE VISUALIZACIÓN

CONCEPTO
 CONCEPTO DE PLANTAS DE TIPO
 CONCEPTO DE PLANTAS DE TIPO
 CONCEPTO DE PLANTAS DE TIPO
 CONCEPTO DE PLANTAS DE TIPO
 CONCEPTO DE PLANTAS DE TIPO

ID. DATE
 ID. DATE
 ID. DATE
 ID. DATE
 ID. DATE

SHEET Nº
 SHEET Nº
 SHEET Nº
 SHEET Nº
 SHEET Nº

TEMBO SUITES AND APARTMENTS
SANT ADRIÀ DE BESÓS, BARCELONA
E18-216
 CI/COM

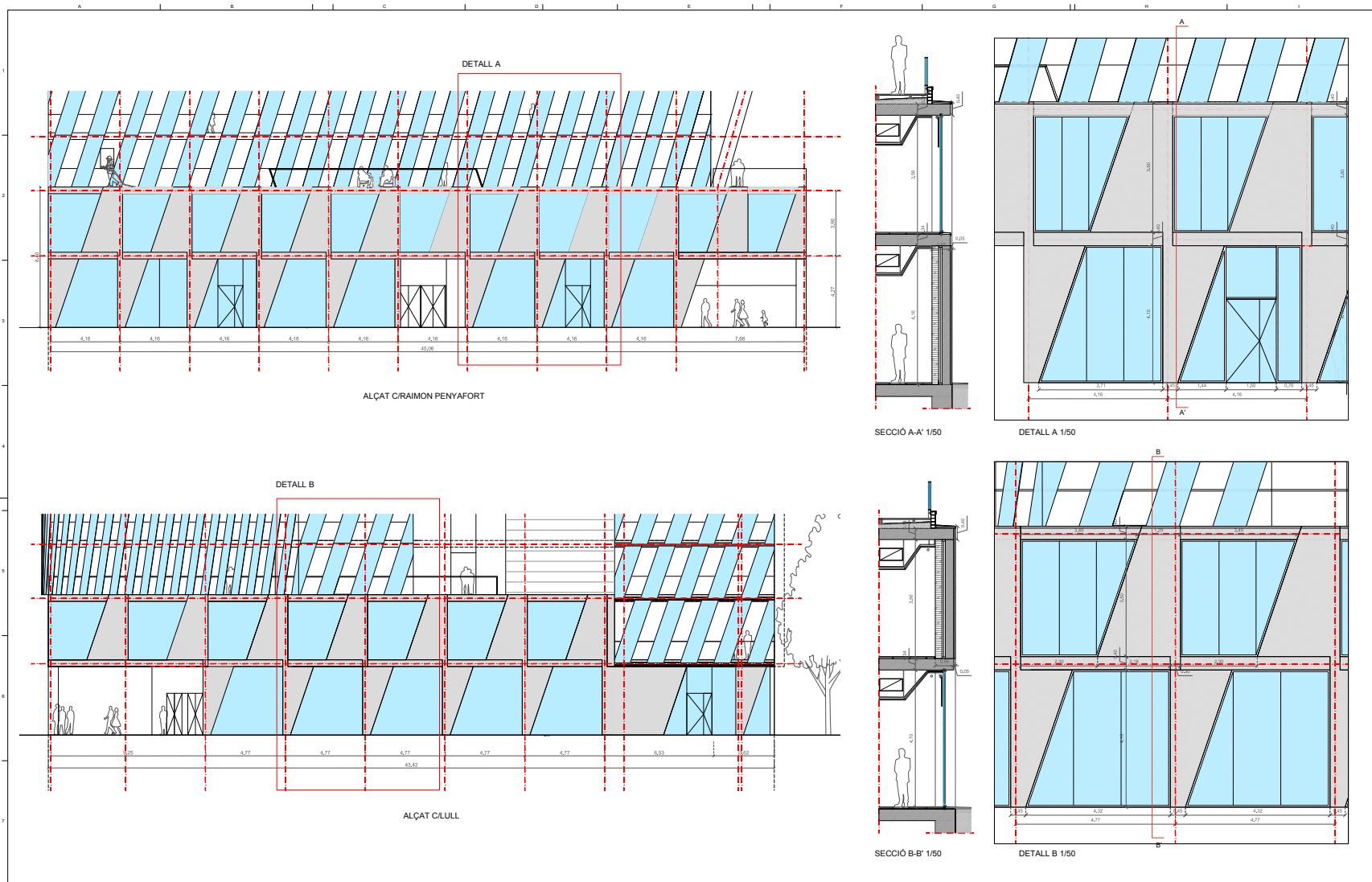
MAPA DE EXTERIOR MIT
JCS301 - JCS302
AR-303
 Nº 25

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



<p>YV04GD_1148</p> <p>OTCOM+HYB BIDA+D388</p> <p>OTCOM+HYB BIDA+D388 01/02/2018 10:00:00 01/02/2018 10:00:00</p>	<p>TEMBO SUITES AND APARTMENTS</p> <p>SANT ADRIÀ DE BESOS, BARCELONA</p> <p>E18-216</p> <p>11/02/2018 10:00:00 11/02/2018 10:00:00</p>	<p>ANEXO</p> <p>ANEXO 01/02/2018 10:00:00</p> <p>ANEXO 01/02/2018 10:00:00</p> <p>ANEXO 01/02/2018 10:00:00</p>	<p>CATEGORIA</p> <p>CATEGORIA 01/02/2018 10:00:00</p> <p>CATEGORIA 01/02/2018 10:00:00</p> <p>CATEGORIA 01/02/2018 10:00:00</p>	<p>DATA</p> <p>DATA 01/02/2018 10:00:00</p> <p>DATA 01/02/2018 10:00:00</p> <p>DATA 01/02/2018 10:00:00</p>	<p>SECCION</p> <p>SECCION 01/02/2018 10:00:00</p> <p>SECCION 01/02/2018 10:00:00</p> <p>SECCION 01/02/2018 10:00:00</p>	<p>TEMBO SUITES AND APARTMENTS</p> <p>SANT ADRIÀ DE BESOS, BARCELONA</p> <p>E18-216</p> <p>11/02/2018 10:00:00 11/02/2018 10:00:00</p>	<p>MATRIEXTERIOR 01A</p> <p>TEMBO SUITES AND APARTMENTS</p> <p>AR-305</p> <p>11/02/2018 10:00:00 11/02/2018 10:00:00</p>
---	---	--	--	--	--	---	---

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 Project ID
E18-216
 STANIER BARCELONA SUITES S.L.
 A l'adreça de l'edifici Penyafort i C/ Lull

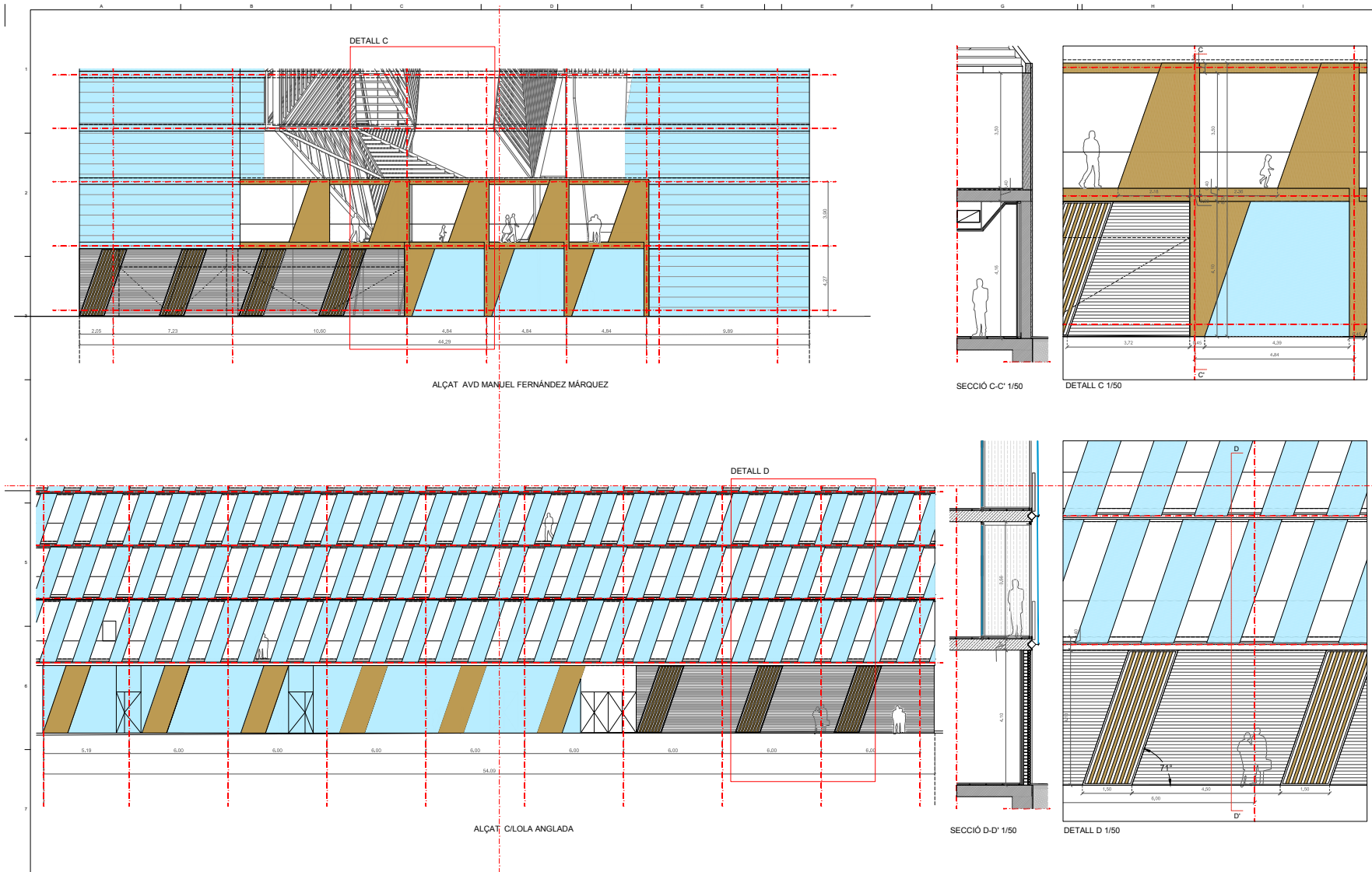
Arquitecte
 Antoni Samartí Galas a3con
 C/ de l'Estrella, 10, 08035 Barcelona, Espanya
 Arquitecte
 Jaume Fort Basit i Jordi Trullà | Hybris
 C/ de l'Estrella, 10, 08035 Barcelona, Espanya
 Arquitecte
 Jaume Fort Basit | D388 Arquitectura
 C/ de l'Estrella, 10, 08035 Barcelona, Espanya

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
 CD / Curator

DETALLS ALÇATS C RAIMON PENYAFORT I C LLULL
AR-300 - FAÇANES
 Date Issued
 APRIL 2018
 Scale
AR-311
 A1-1/200 1/50
 A3-1/200 1/50

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



Project Name: **TEMBO SUITES AND APARTMENTS**
 aZCON+HYBRIDA+D388
 D388 ARQUITECTURA
 Av. Diagonal, 388, Barcelona
 d388@arquitectura.com

Project Name: **SANT ADRIÀ DE BESÒS, BARCELONA**
 Project ID: **E18-216**
 DRAWER: BARCELONA SERIES: S.A.
 A subsidiary of Starline Real Estate
 DRAWING: 04/2018

Arquitecte	Antonio Sammartin Galera aZcon T: +34 93 832 01 19 info@azcon.com 08018 Barcelona, Spain	Col·laborador	Claudia Fort Gilard D388 Arquitectura T: +34 93 832 01 19 info@d388.com 08018 Barcelona, Spain
Arquitecte	Silvia de Falcón Jordi Trull Hybrid T: +34 93 522 11 11 info@hybrid.com 08018 Barcelona, Spain	Col·laborador	Juan Fort Valls D388 Arquitectura T: +34 93 832 01 19 info@d388.com 08018 Barcelona, Spain
Arquitecte	Josune Fort Berter D388 Arquitectura T: +34 93 717 181 info@d388.com 08018 Barcelona, Spain	Consultora	AC Arquitectos T: +34 93 451 991 info@ac-arq.com 22º 08018 Barcelona, Spain
		Consultora	QUEST CONSULTING Ingeniería Civil y Obras Estructuras T: +34 93 343 512 info@quest.com 24 de 2º 08018 Barcelona, Spain

ID	DATE	REVISION
07	2018 / 04 / 11	Entrega preliminar de proyecto básico
08	2018 / 04 / 23	Entrega final de proyecto básico

SHEET MAP

Project Name: **TEMBO SUITES AND APARTMENTS**
 Project ID: **E18-216**
 DRAWER: BARCELONA SERIES: S.A.
 A subsidiary of Starline Real Estate
 DRAWING: 04/2018

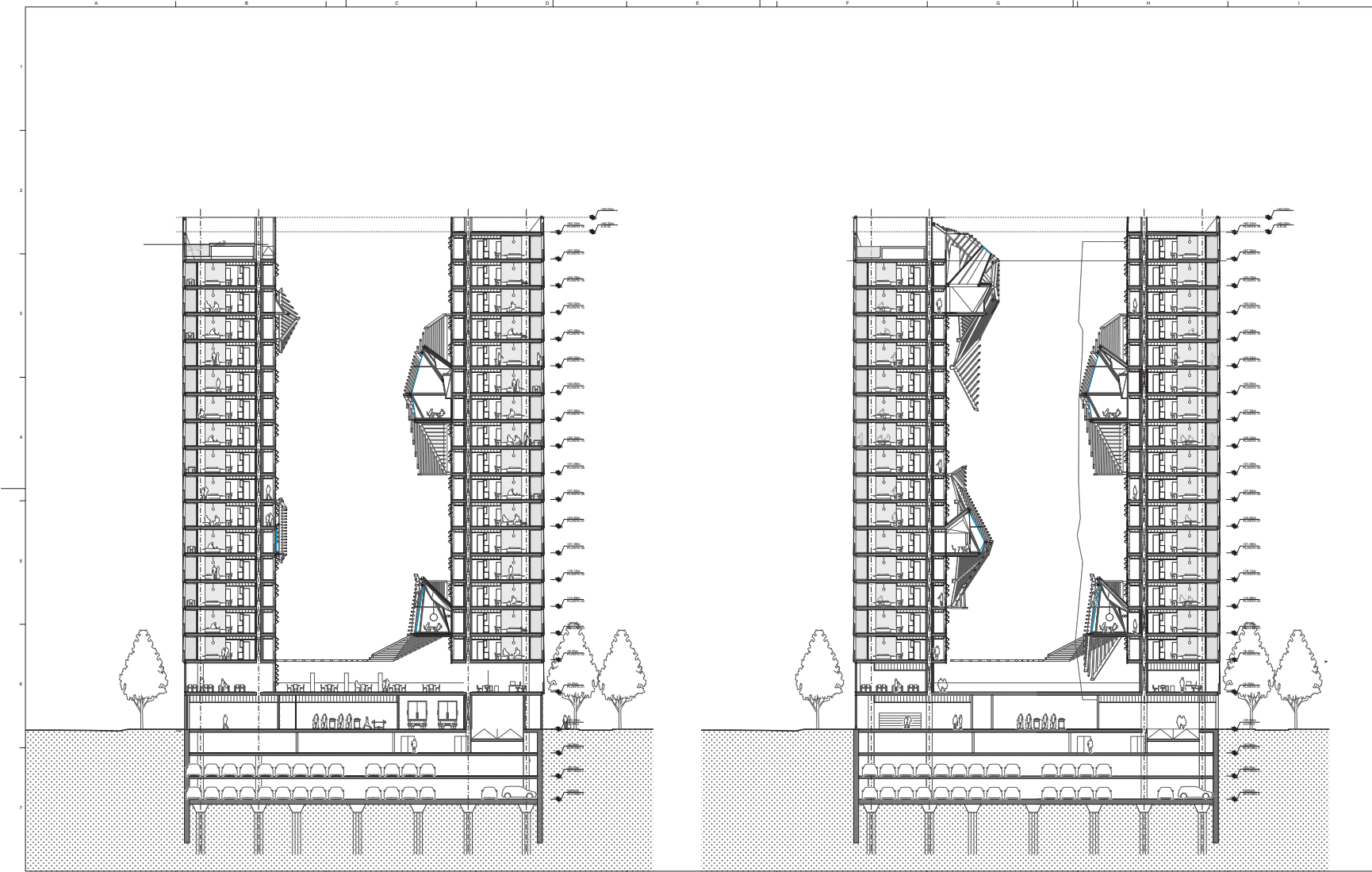
DETALLS ALÇATS C/LOLA ANGLADA I AVD MANUEL FERNÁNDEZ MÁRQUEZ

Project Name: **SANT ADRIÀ DE BESÒS, BARCELONA**
 Project ID: **E18-216**
 DRAWER: BARCELONA SERIES: S.A.
 A subsidiary of Starline Real Estate
 DRAWING: 04/2018

Scale: **AR-312**

Scale: 1:1000 1/20
 A3: 1020 1/100

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



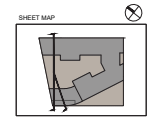
azCON+HYBRIDα+D388
 D388 ARQUITECTURA
 Av. Diagonal, 388, Barcelona
 d388arquitectura.com

Project Name: **TEMBO SUITES AND APARTMENTS**
 Location: **SANT ADRIÀ DE BESÓS, BARCELONA**
 Reference: **E18-216**
 Client: **TEMPORES BARCELONA SUITES S.L.**
 A subsidiary of Starline Real Estate
 www.starline.com

Arquitecte: **Antonio Barrober i Gabas | azCON**
 Col·laborador: **D388 Arquitectura**
 Arquitecte: **Óscar de Felipe Jordà i Trueta | HYBRIDα**
 Col·laborador: **D388 Arquitectura**
 Arquitecte: **Juanjo Fort Basco | D388 Arquitectura**
 Col·laborador: **D388 Arquitectura**

Col·laborador: **Clara Fort Basco | D388 Arquitectura**
 Col·laborador: **D388 Arquitectura**
 Consultoria: **AC Arquitectes**
 Instal·lació: **0601 Barcelona | Spain**
 Estructura: **SEST Consultoria i Ingenieria Civil SL**
 Estructura: **1-34 45 55 01 Pineda del Mar, 17 2-1-17**
 Estructura: **08013 Barcelona | Spain**

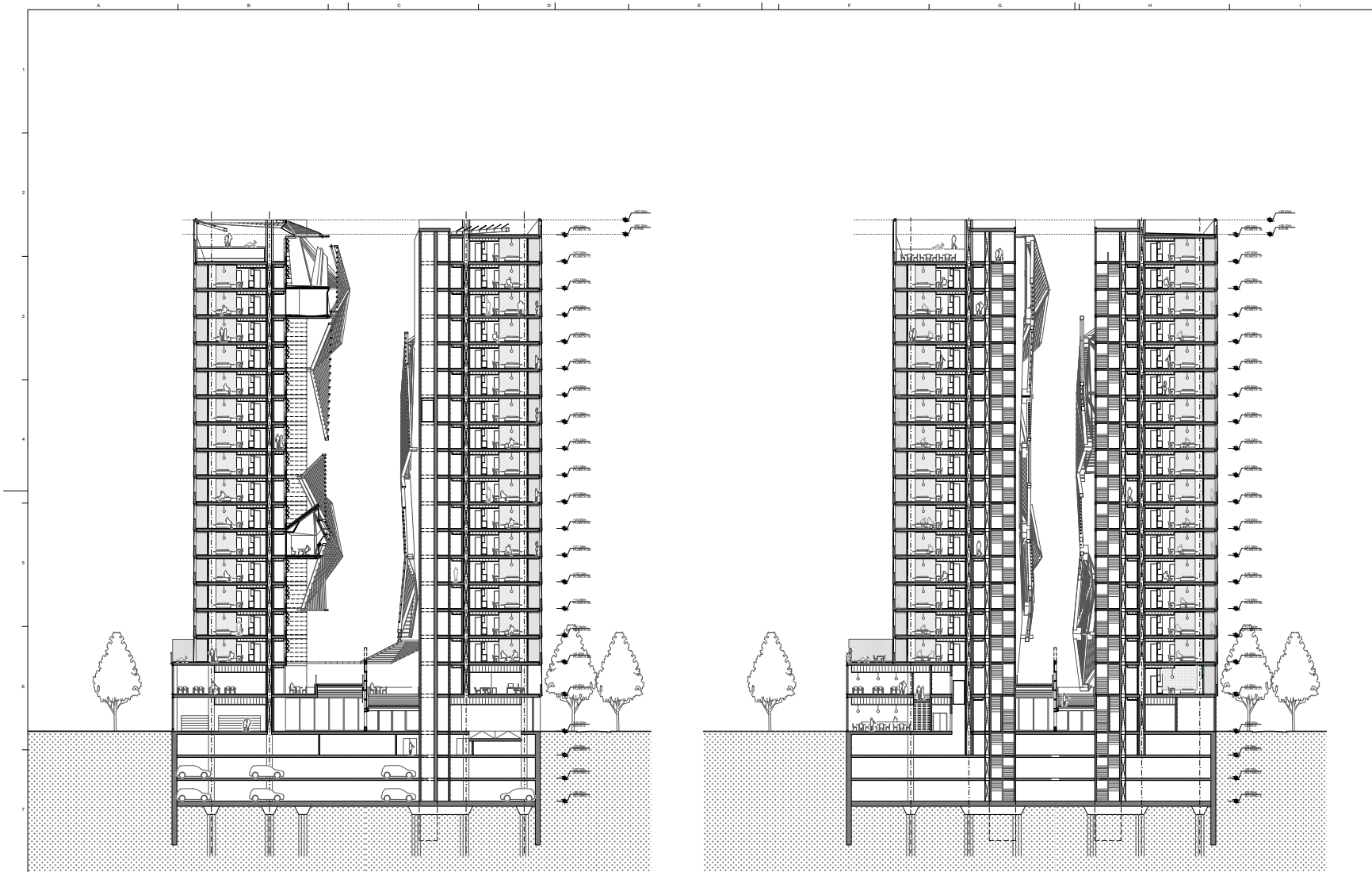
ID	DATE	REVISION
07	2018 / 04 / 11	Entrega preliminar de projecte bàsic
08	2018 / 04 / 23	Entrega final de projecte bàsic



Project Name: **TEMBO SUITES AND APARTMENTS**
 Location: **SANT ADRIÀ DE BESÓS, BARCELONA**
 Reference: **E18-216**
 Revision: **CD / Current**

Scale: **SECCIONS A I P**
AR-350 - SECCIONS
 Date: **APRIL 2018**
 Scale: **1:1000**
AR-350
 Scale: **A3-1400**

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



aZCON+HYBRIDa+D388

D388 ARQUITECTURA
 Av. Diagonal, 308, Barcelona
 d388arquitectura.com

TEMBO SUITES AND APARTMENTS

SANT ADRIÀ DE BESÒS, BARCELONA

E18-216

STADLER BARCELONA SUITES, S.L.
 A subsidiary of Stadler Real Estate
 stadler.com

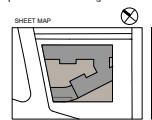
Arquitecte **Antoni Sammartín Gubiel | aZcon**
 T +34 93 230 03 11 | Barcelona, Spain
 08003 Barcelona, Spain

Col·laborador **Gòrgia Fort Basils | D388 Arquitectura**
 T +34 93 232 03 11 | Barcelona, Spain
 08003 Barcelona, Spain

Consultoria **AC Arquitectes**
 T +34 93 444 344 344 | Barcelona, G. Major, 1, 2º P.
 08003 Barcelona, Spain

Consultoria **BEST Construcció-JMB | Spinosa Construcció**
 T +34 93 241 011 | Avenida Joan Miró, 17, 2n P.
 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

E18-216

STADLER BARCELONA SUITES, S.L.
 A subsidiary of Stadler Real Estate
 stadler.com

SECCIONS B I H

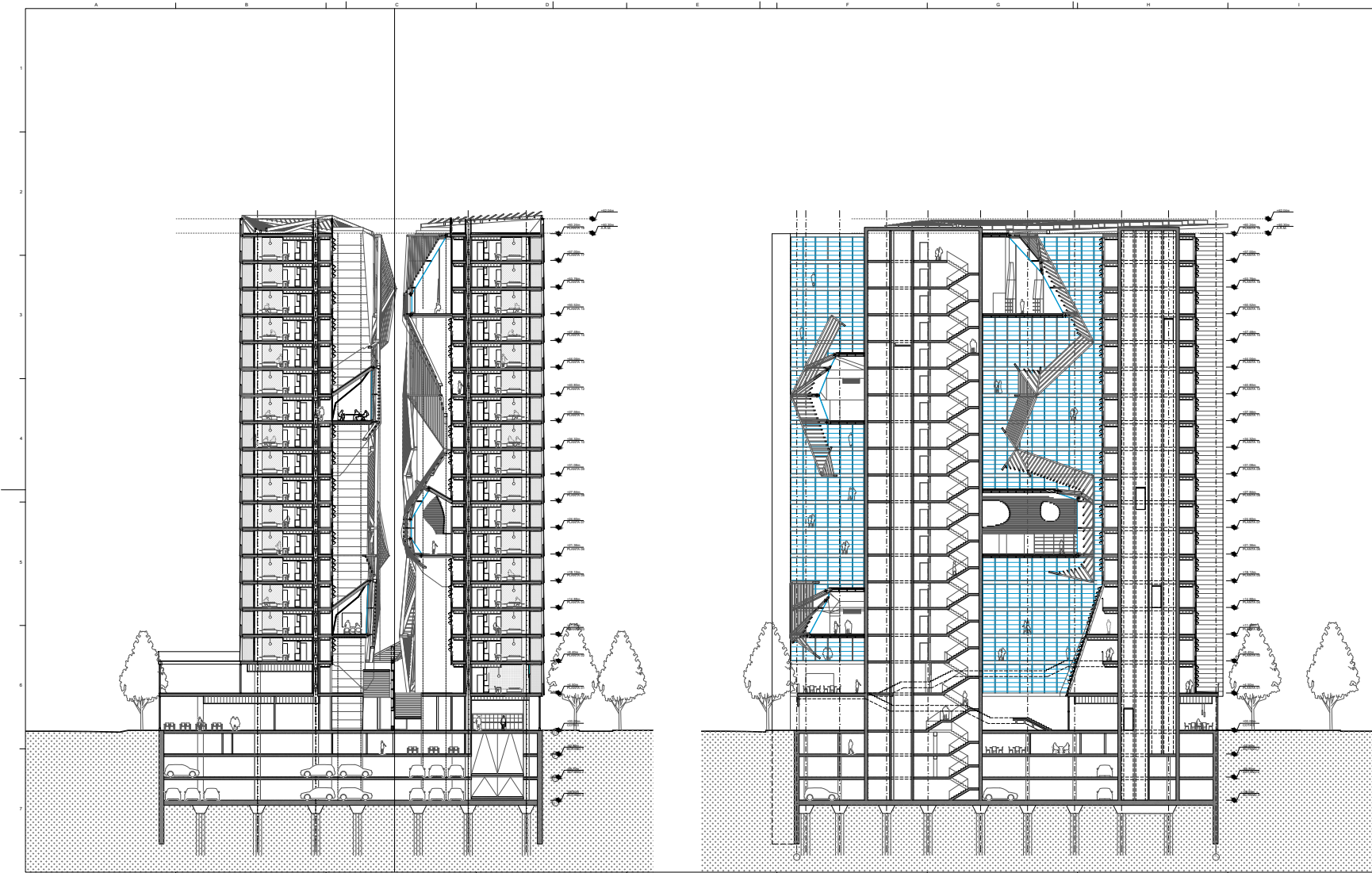
AR-350 - SECCIONS

Projecte de:
ABRIL 2018

Scale:
 A1-1:200
 A2-1:400

AR-351

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



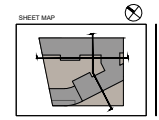
azCON+HYBRID+D388
 D388 ARQUITECTURA
 Av. Diagonal, 388, Barcelona
 d388arquitectura.com

Project Name: **TEMBO SUITES AND APARTMENTS**
 SANT ADRIÀ DE BESÓS, BARCELONA
 Project Code: **E18-216**
 CLIENT: TEMBO BARCELONA SUITES S.L.
 A subsidiary of Starline Real Estate
 www.starline.com

Arquitecte: **Antonio Barrio Martín Gabas | azcon**
 C/Col·laborador: 1-349 43 03 03 (11) Diagonal 388 Barcelona, Spain
 Arquitecte: **Óscar de Felipe Jordà | Truon | Hybrid**
 C/Col·laborador: 1-349 43 03 03 (11) Diagonal 388 Barcelona, Spain
 Arquitecte: **Juanjo Fort Basco | D388 Arquitectura**
 C/Col·laborador: 1-349 43 03 03 (11) Diagonal 388 Barcelona, Spain

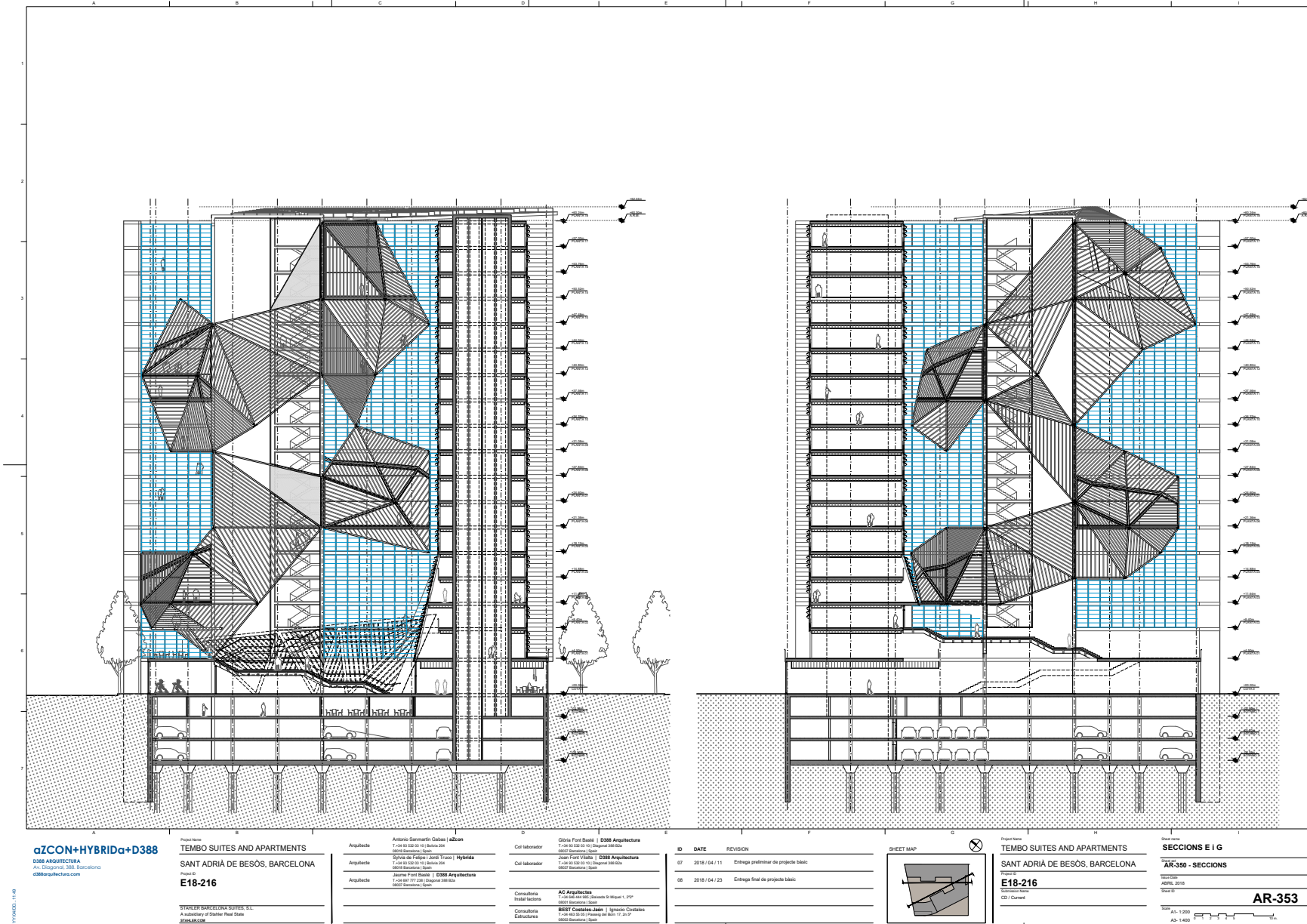
Col·laborador: **Olivia Fort Basco | D388 Arquitectura**
 C/Col·laborador: 1-349 43 03 03 (11) Diagonal 388 Barcelona, Spain
 Col·laborador: **Olivia Fort Basco | D388 Arquitectura**
 C/Col·laborador: 1-349 43 03 03 (11) Diagonal 388 Barcelona, Spain
 Consultoria: **AC Arquitectes**
 Instal·lació: 1-349 43 03 03 (11) Diagonal 388 Barcelona, Spain
 Consultoria: **SEST Consultoria-Idem | Ignasi Castelló**
 Estructura: 1-349 43 03 03 (11) Diagonal 388 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 BESÓS, BARCELONA
 Project Code: **E18-216**
 CLIENT: TEMBO BARCELONA SUITES S.L.
 A subsidiary of Starline Real Estate
 www.starline.com

Scale: **SECCIONS Q I D**
AR-350 - SECCIONS
 Project Code: **AR-352**
 Scale: A1: 1/200
 A3: 1/400



azCON+HYBRIDg+D388
 D388 ARQUITECTURA
 Av. Diagonal, 388, Barcelona
 d388arquitectura.com

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
E18-216

STYLER BARCELONA SUITES S.L.
 A subsidiary of Stalder Fluid State
 stalder.com

Arquitecte
 Antoni Barrio Martín Gabarró | azCON
 T: +34 93 552 00 11 | Barcelona
 08018 Barcelona | Spain

Arquitecte
 Oriol del Pulgar | Oriol Truño | Hybridg
 T: +34 93 552 00 11 | Barcelona
 08018 Barcelona | Spain

Arquitecte
 Jaume Fort Basalló | D388 Arquitectura
 T: +34 93 552 00 11 | Barcelona
 08018 Barcelona | Spain

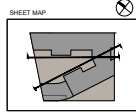
Col·laborador
 Glòria Fort Basalló | D388 Arquitectura
 T: +34 93 552 00 11 | Barcelona
 08018 Barcelona | Spain

Col·laborador
 Jaume Fort Basalló | D388 Arquitectura
 T: +34 93 552 00 11 | Barcelona
 08018 Barcelona | Spain

Consultoria
 Instal·lacions
 AC Arquitectes
 T: +34 93 552 00 11 | Barcelona
 08018 Barcelona | Spain

Consultoria
 Estructura
 BES7 Consultoria Jorda | Ingeniería Consultores
 T: +34 93 552 00 11 | Barcelona
 08018 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

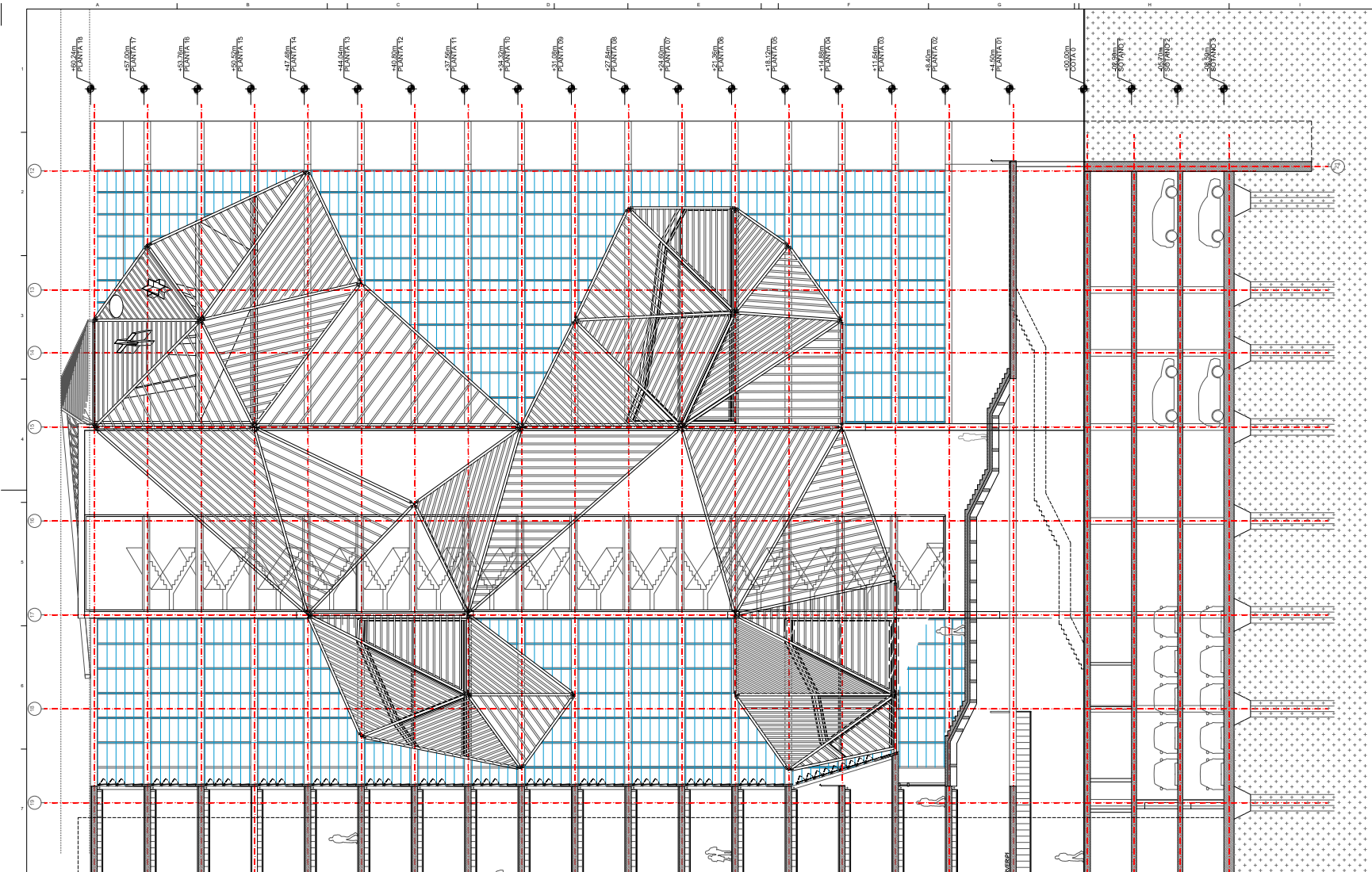
STYLER BARCELONA SUITES S.L.
 A subsidiary of Stalder Fluid State
 stalder.com

Section
SECCIONS E I G

Section
AR-350 - SECCIONS

Scale
 1:4000, 2018
 1:2000

Scale
 A1: 1:2000
 A3: 1:4000



qZCON+HYBRIDg+D388
 D388 ARQUITECTURA
 Av. Diagonal, 385, Barcelona
 @d388arquitectura.com

Project Name:
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 Phase 4:
E18-216
 STARKER BARCELONA SOBRES, S.L.
 A subsidiary of Starke Real Estate
 @STARKER

Arquitecte:
 Antoni Sureda i Galceran | **qZCON**
 T: +34 93 522 02 15 | info@qzcon.com
 08013 Barcelona | Spain

Arquitecte:
 Jaume de Folch i Jordi Trigo | **HYBRIDg**
 T: +34 93 522 02 15 | info@hybridg.com
 08013 Barcelona | Spain

Arquitecte:
 Antoni Fort i Ferrer | **D388 Arquitectura**
 T: +34 93 717 291 | info@arq388.com
 08013 Barcelona | Spain

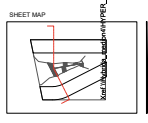
Còd. Director:
 Oriol Fort i Ferrer | **D388 Arquitectors**
 T: +34 93 717 291 | info@arq388.com
 08013 Barcelona | Spain

Còd. Director:
 Joan Fort i Ferrer | **D388 Arquitectors**
 T: +34 93 717 291 | info@arq388.com
 08013 Barcelona | Spain

Coord. Obra:
 AC Arquitectes
 T: +34 93 444 881 | info@ac-arq.com | www.ac-arq.com
 08013 Barcelona | Spain

Coord. Obra:
 BEST Construccions i Ignasi Codina
 T: +34 93 58 58 01 | info@best-arq.com | www.best-arq.com
 08013 Barcelona | Spain

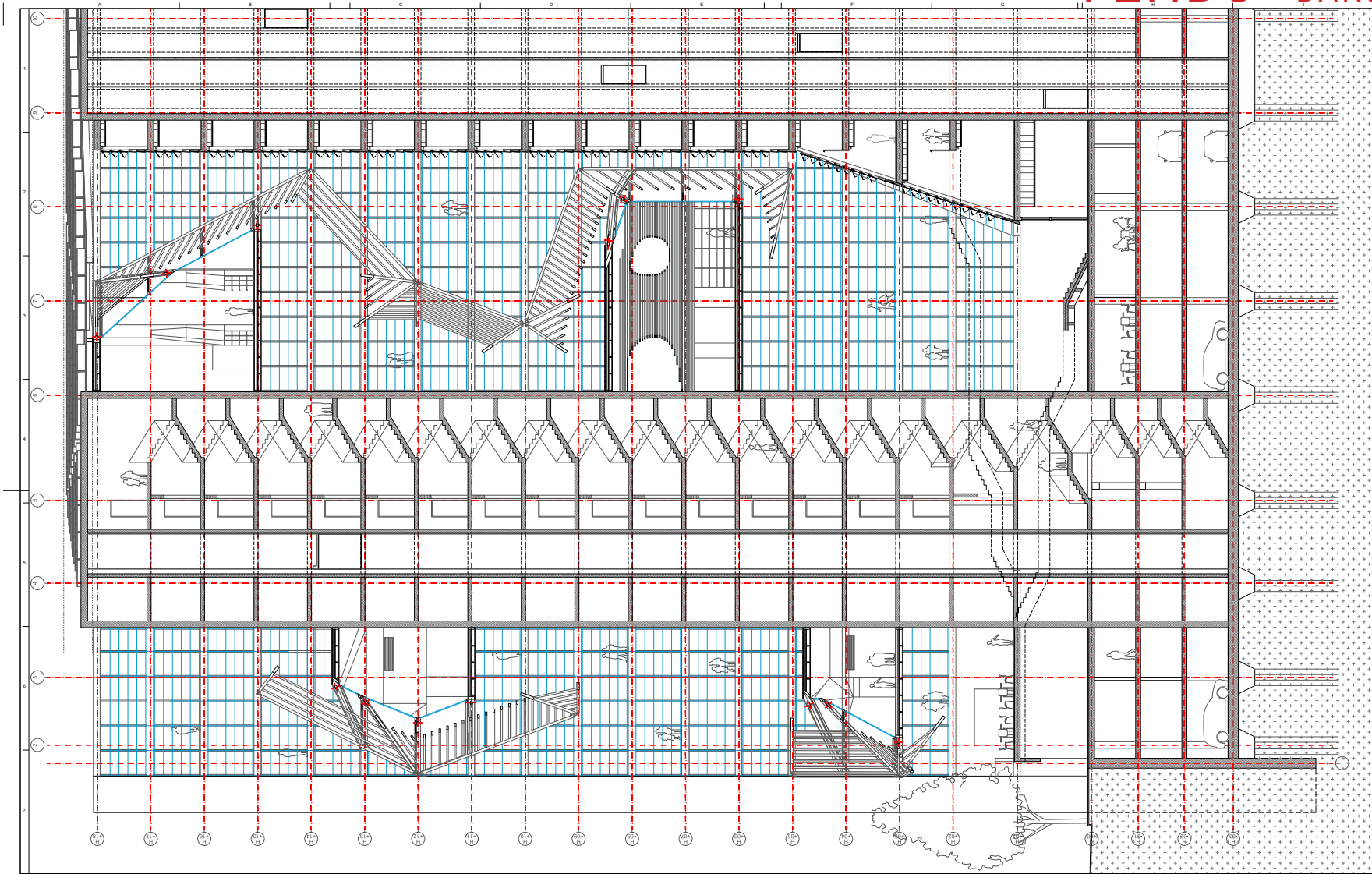
ID	DATE	REVISION
07	2016 / 04 / 11	Entrega preliminar de projecte bàsic
08	2016 / 04 / 23	Entrega final de projecte bàsic



Project Name:
 TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 Phase 4:
E18-216
 CD / Control:

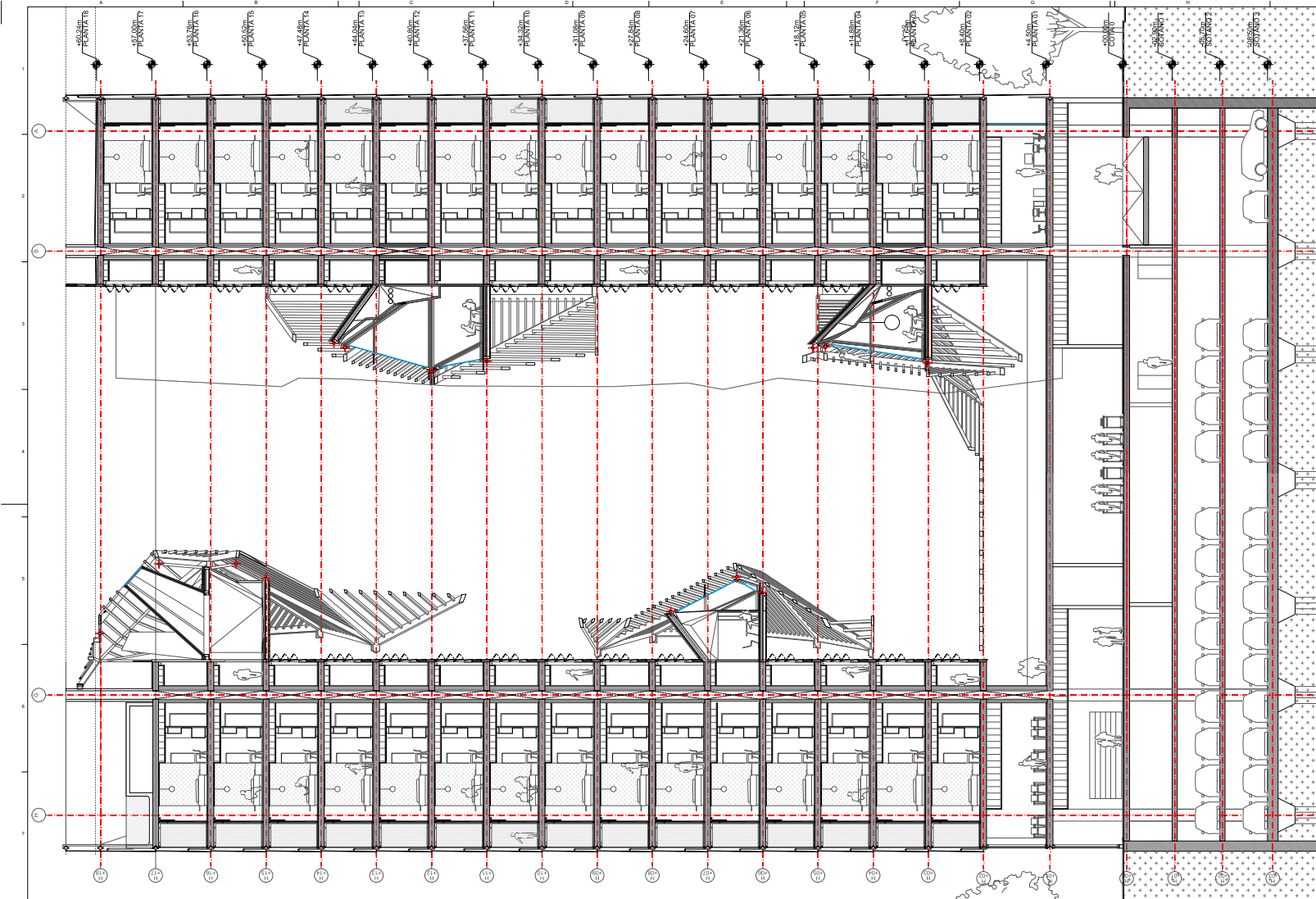
Sheet Name:
SECCIÓ G
 Project:
AR-350 - SECCIONS
 Title:
 APRIL 2016
 Scale:
AR-354
 A3
 A3

TEMBO BARCELONA



<p>azCON+HYBRIDα+D388 D388 ARQUITECTURA Av. Diagonal, 388, Barcelona d388@arquitectura.com</p>	<p>TEMBO SUITES AND APARTMENTS SANT ADRIÀ DE BESOS, BARCELONA E18-216</p> <p>STADER BARCELONA SERIES S.L. A subsidiary of Stader Real Estate sstadeur.com</p>	<p>Arquitecte Antoni Serranín Gabas azcon T: +34 93 230 91 10 Barcelona 08011 Barcelona Spain</p> <p>Arquitecte Oriol de Felip Oriol Felip 1001 Myrada T: +34 93 620 01 11 Barcelona 08011 Barcelona Spain</p> <p>Arquitecte Jaume Fort Basit D388 Arquitectura T: +34 93 717 120 Diagonal 388 S/N 08011 Barcelona Spain</p>	<p>Col·laborador Glòria Fort Basit D388 Arquitectura T: +34 93 717 120 Diagonal 388 S/N 08011 Barcelona Spain</p> <p>Col·laborador Joan Fort Basit D388 Arquitectura T: +34 93 717 120 Diagonal 388 S/N 08011 Barcelona Spain</p> <p>Consultiors AC Arquitectes T: +34 93 644 300 Baixada de Segur 1, 2º P 08011 Barcelona Spain</p> <p>Consultiors BEST Consultors-Juan Ignasiu Costales T: +34 93 616 611 Carrer de Joan 17, 2º P 08011 Barcelona Spain</p>	<table border="1"> <thead> <tr> <th>Id</th> <th>DATE</th> <th>REVISIÓ</th> </tr> </thead> <tbody> <tr> <td>07</td> <td>2018 / 04 / 11</td> <td>Entrega preliminar de projecte bàsic</td> </tr> <tr> <td>08</td> <td>2018 / 04 / 23</td> <td>Entrega final de projecte bàsic</td> </tr> </tbody> </table>	Id	DATE	REVISIÓ	07	2018 / 04 / 11	Entrega preliminar de projecte bàsic	08	2018 / 04 / 23	Entrega final de projecte bàsic	<p>SHEET MAP</p>	<p>TEMBO SUITES AND APARTMENTS SANT ADRIÀ DE BESOS, BARCELONA E18-216</p> <p>CD / Content</p>	<p>SECCIÓ D AR-350 - SECCIONS</p> <p>Sheet Code APRIL 2018</p> <p>Scale 1:100</p> <p>Task A1- AS-</p> <p style="text-align: center;">AR-355</p>
Id	DATE	REVISIÓ														
07	2018 / 04 / 11	Entrega preliminar de projecte bàsic														
08	2018 / 04 / 23	Entrega final de projecte bàsic														

TEMBO BARCELONA



qZCON+HYBRIDa+D388
 D388 ARQUITECTURA
 Av. Diagonal, 388, Barcelona
 d388arquitectura.com

Project Name:
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 Plot #:
E18-216

STARKER BARCELONA SCS, S.L.
 A subsidiary of Starke Real Estate
 2024260208

Arquitecte:
 Antoni Serrano Gual (A38)
 T: +34 93 552 11 18 | Balcón 204
 08013 Barcelona | Spain

Arquitecte:
 Jyika de Falco i Jordi Trico (H) Hybrid
 T: +34 93 552 11 18 | Balcón 204
 08013 Barcelona | Spain

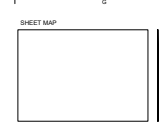
Arquitecte:
 Maria Font Ferrer (D388) Arquitectura
 T: +34 93 717 299 | Diagonal 388 SCS
 08023 Barcelona | Spain

Col·laborador:
 Clara Fort Bauló (D388) Arquitectos
 T: +34 93 552 11 18 | Diagonal 388 SCS
 08023 Barcelona | Spain

Col·laborador:
 Joan Fort i Bala (D388) Arquitectura
 T: +34 93 552 11 18 | Diagonal 388 SCS
 08023 Barcelona | Spain

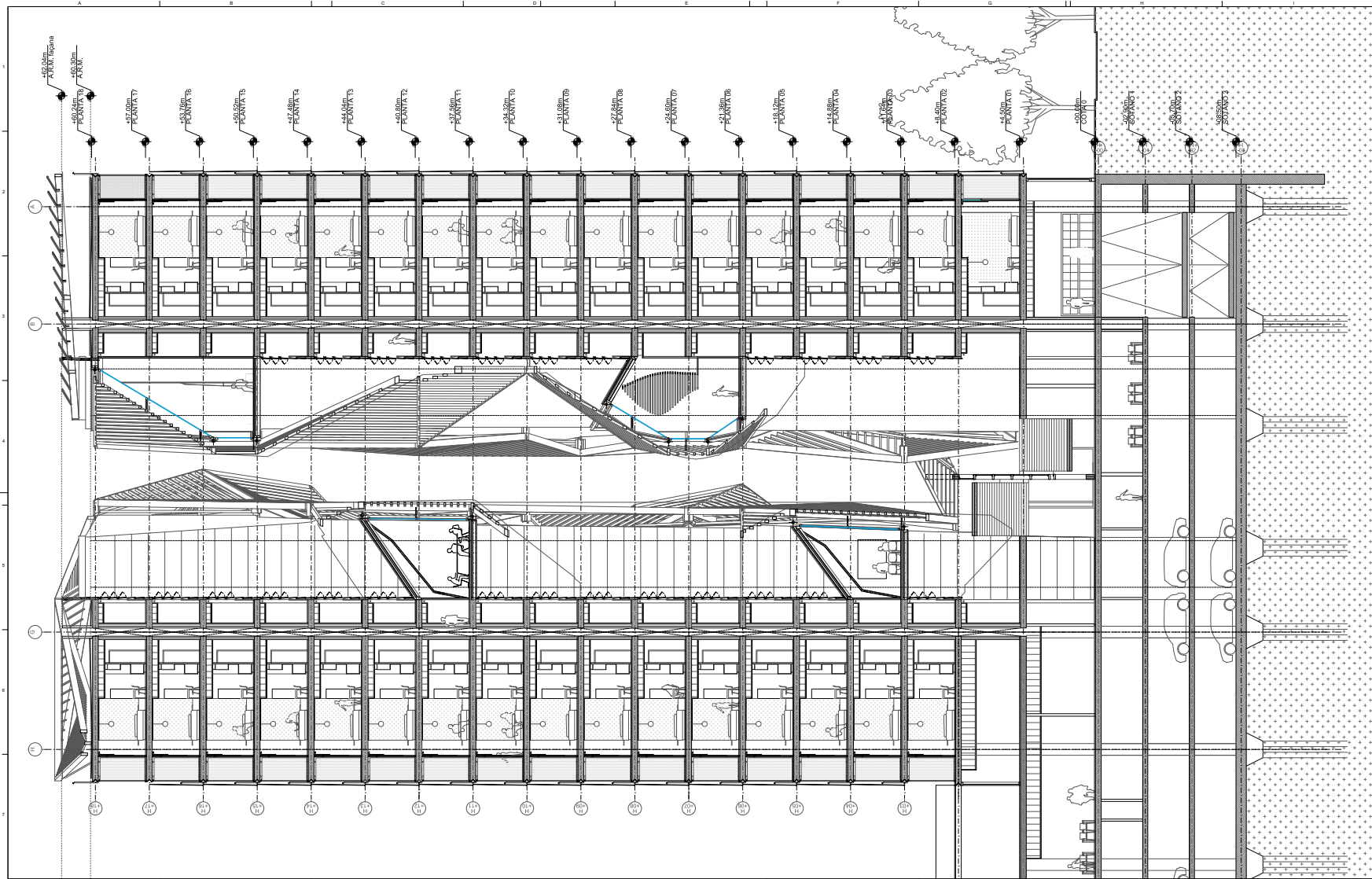
Consultoria
 Instal·lacions:
 AC Arquitectos
 T: +34 93 484 881 | Diagonal 59 Higuera 1, 2º P
 08023 Barcelona | Spain

ID	DATE	REVISION
07	2016 / 04 / 11	Entrega preliminar de projecte bàsic
08	2016 / 04 / 23	Entrega final de projecte bàsic



Project Name:
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 Plot #:
E18-216
 Scale:
 0:01 / General

Sheet Name:
SECCIÓ P
AR-390 - SECCION
 Title:
 APRIL 2016
 Scale:
 1:1
 A3



gZCON+HYBRIDa+D388
 D388 ARQUITECTURA
 Av. Diagonal, 388, Barcelona
 d388arquitectura.com

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
E18-216

STUDIO BARCELONA SUITES, S.L.
 A subsidiary of Studio Real Estate
www.studio.com

Architecte
 Antoni Sarramartín Galabí | gZcon
 C/Av. Diagonal 388, 08014 Barcelona, Spain

Arquitecte
 Oriol Miró Fajó | Jordi Trous | Hybrid
 C/Av. Diagonal 388, 08014 Barcelona, Spain

Arquitecte
 Jaume Fort Basall | D388 Arquitectura
 C/Av. Diagonal 388, 08014 Barcelona, Spain

Col·laborador
 Oriol Fort Basall | D388 Arquitectura
 C/Av. Diagonal 388, 08014 Barcelona, Spain

Col·laborador
 Joan Fort Basall | D388 Arquitectura
 C/Av. Diagonal 388, 08014 Barcelona, Spain

Consultora
 Brest Arquitectura
 C/Av. Diagonal 388, 08014 Barcelona, Spain

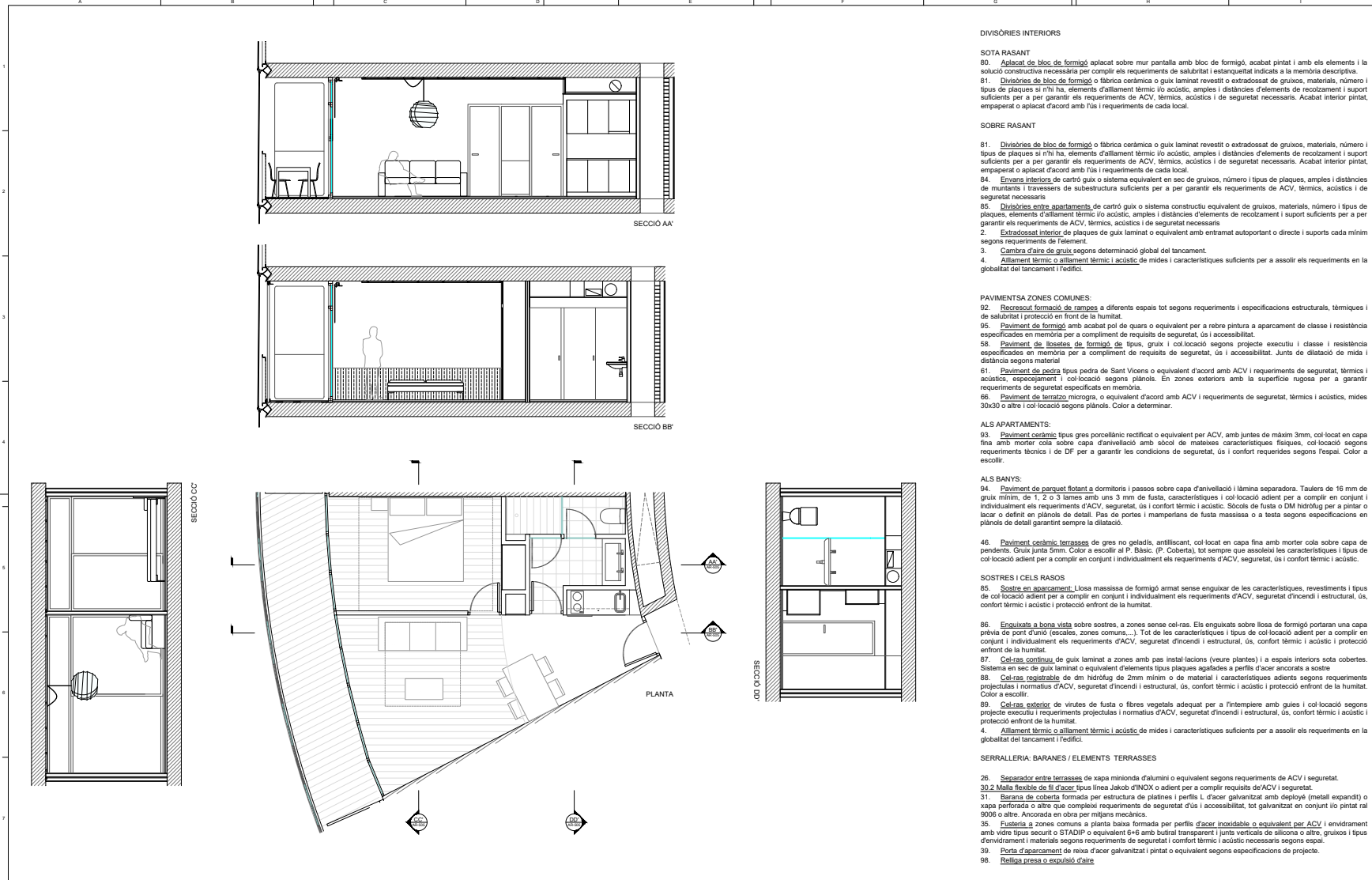
Consultora
 Brest Costes-Joan | Ignasi Castellà
 C/Av. Diagonal 388, 08014 Barcelona, Spain

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
E18-216
 Construction
 CD / Current

Project Name
SECCIÓ Q
AR-350 - SECCIONS
 Issue Date
 April, 2018
 Sheet #
AR-357
 Scale
 A1:
 A0:



DIVISÒRIES INTERIORS

SOTA RASANT

80. Aplacat de bloc de formigó aplacat sobre mur pantalla amb bloc de formigó, acabat pintat i amb els elements i la solució constructiva necessària per complir els requeriments de salubritat i estanqueïtat indicats a la memòria descriptiva.

81. Divisòries de bloc de formigó o fàbrica ceràmica o guix laminat revestit o extradossat de guixos, materials, número i tipus de plaques si n'hi ha, elements d'aïllament tèrmic i/o acústic, amples i distàncies d'elements de recolzament i suport suficients per a per garantir els requeriments de ACV, tèrmics, acústics i de seguretat necessaris. Acabat interior pintat, emperat o aplacat d'acord amb l'ús i requeriments de cada local.

SOBRE RASANT

81. Divisòries de bloc de formigó o fàbrica ceràmica o guix laminat revestit o extradossat de guixos, materials, número i tipus de plaques si n'hi ha, elements d'aïllament tèrmic i/o acústic, amples i distàncies d'elements de recolzament i suport suficients per a per garantir els requeriments de ACV, tèrmics, acústics i de seguretat necessaris. Acabat interior pintat, emperat o aplacat d'acord amb l'ús i requeriments de cada local.

84. Envars interiors de carró guix o sistema equivalent en sec de guixos, número i tipus de plaques, amples i distàncies de muntants i travessers de subestructura suficients per a per garantir els requeriments de ACV, tèrmics, acústics i de seguretat necessaris.

85. Divisòries entre apartaments de carró guix o sistema constructiu equivalent de guixos, materials, número i tipus de plaques, elements d'aïllament tèrmic i/o acústic, amples i distàncies d'elements de recolzament i suport suficients per a per garantir els requeriments de ACV, tèrmics, acústics i de seguretat necessaris.

2. Extradossat interior de plaques de guix laminat o equivalent amb entramat autoportant o directe i suports cada mínim segons requeriments de l'element.

3. Cambra d'aire de guix segons determinació global del tancament.

4. Aïllament tèrmic o aïllament tèrmic i acústic de mides i característiques suficients per a assolir els requeriments en la globalitat del tancament i l'edifici.

PAVIMENTS A ZONES COMUNES:

92. Recreant formació de rampes a diferents espais tot segons requeriments i especificacions estructurals, tèrmiques i de salubritat i protecció en front de la humitat.

95. Paviment de formigó amb acabat pol de quars o equivalent per a rebre pintura a aparcament de classe i resistència especificades en memòria per a compliment de requisits de seguretat, ús i accessibilitat.

98. Paviment de lloses de formigó de tipus, guix i col·locació segons projecte executiu i classe i resistència especificades en memòria per a compliment de requisits de seguretat, ús i accessibilitat. Junts de dilatació de mida i distància segons memòria.

61. Paviment de pedra tipus pedra de Sant Vicenç o equivalent d'acord amb ACV i requeriments de seguretat, tèrmics i acústics, espejament i col·locació segons plànols. En zones exteriors amb la superfície rugosa per a garantir requeriments de seguretat especificats en memòria.

66. Paviment de terrazo microgrà, o equivalent d'acord amb ACV i requeriments de seguretat, tèrmics i acústics, mides 30x30 o altre i col·locació segons plànols. Color a determinar.

ALS APARTAMENTS:

94. Paviment ceràmic tipus gres porcel·lànica rectificat o equivalent per ACV, amb juntes de màxim 3mm, col·locat en capa fina amb morter colla sobre capa d'anivellació amb scod de mateixes característiques físiques, col·locació segons requeriments tècnics i de DF per a garantir les condicions de seguretat, ús i confort requerides segons l'espai. Color a escollir.

ALS BANYS:

94. Paviment de parquet flotant a dormitoris i passos sobre capa d'anivellació i làmina separadora. Taulers de 16 mm de gruix mínim, de 1, 2 o 3 lames amb una 3 mm de llusta, característiques i col·locació adient per a complir en conjunt i individualment els requeriments d'ACV, seguretat, ús i confort tèrmic i acústic. Sòcols de fusta o DM hidròfug per a pintar o lacar o definit en plànols de detall. Pas de portes i mamparans de fusta massissa o a testa segons especificacions en plànols de detall garantint sempre la dilatació.

46. Paviment ceràmic terrasses de gres no geladís, antilliscant, col·locat en capa fina amb morter colla sobre capa de pendents. Guix junta 5mm. Color a escollir al P. Bàsic. (P. Coberta), tot sempre que assoleixi les característiques i tipus de col·locació adient per a complir en conjunt i individualment els requeriments d'ACV, seguretat, ús i confort tèrmic i acústic.

SOSTRES I CELS RASOS

85. Sostre en aparcament: Llosa massissa de formigó armat sense enguixar de les característiques, revestiments i tipus de col·locació adient per a complir en conjunt i individualment els requeriments d'ACV, seguretat d'incendi i estructural, ús, confort tèrmic i acústic i protecció enfront de la humitat.

86. Enguixats a bona vista sobre sostres, a zones sense cel·ras. Els enguixats sobre llosa de formigó portaran una capa prèvia de pont d'unió (escates, zones comuns...). Tot de les característiques i tipus de col·locació adient per a complir en conjunt i individualment els requeriments d'ACV, seguretat d'incendi i estructural, ús, confort tèrmic i acústic i protecció enfront de la humitat.

87. Cel·ras continus de guix laminat a zones amb pas instal·lacions (veure plantes) i a espais interiors sota cobertes. Sistema en sec de guix laminat o equivalent d'elements tipus plaques agafades a perfils d'acer ancorats a sostre.

88. Cel·ras registrable de dm hidròfug de 2mm mínim o de material i característiques adients segons requeriments projectat i normatius d'ACV, seguretat d'incendi i estructural, ús, confort tèrmic i acústic i protecció enfront de la humitat. Color a escollir.

89. Cel·ras exterior de virutes de fusta o fibres vegetals adequat per a l'interpiere amb guies i col·locació segons projecte executiu i requeriments projectat i normatius d'ACV, seguretat d'incendi i estructural, ús, confort tèrmic i acústic i protecció enfront de la humitat.

4. Aïllament tèrmic o aïllament tèrmic i acústic de mides i característiques suficients per a assolir els requeriments en la globalitat del tancament i l'edifici.

SERRALLERIA: BARANES / ELEMENTS TERRASSES

26. Separador entre terrasses de xapa minidona d'alumini o equivalent segons requeriments de ACV i seguretat.

30.2 Malla flexible de ll d'acer, tipus línia Jakob d'INOX o adient per a complir requisits de ACV i seguretat.

31. Barana de coberta formada per estructura de plaques i perfils i d'acer galvanitzat amb despolve (metall expandit) o xapa perforada o altre que compleixi requeriments de seguretat d'ús i accessibilitat, tot galvanitzat en conjunt i/o pintat ral 9006 o altre. Ancorada en obra per mitjans mecànics.

35. Fusteria a zones comunes a planta baixa formada per perfils d'acer inoxidable o equivalent per ACV i envindament amb vidre tipus securit o STADIP o equivalent 6+6 amb butiral transparent i junts verticals de silicona o altre, guixos i tipus d'envindament i materials segons requeriments de seguretat i confort tèrmic i acústic necessaris segons espai.

39. Porta d'aparcament de reixa d'acer galvanitzat i pintat o equivalent segons especificacions de projecte.

98. Retilla presa o expulsió d'aire.

Project Name
aZCON+HYBRIDa+D388
 aZCON ARQUITECTURA
 Av. Diagonal, 388 Barcelona
 a388@arquitectura.com

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 E18-216

Project Name
ALÇATS HABITACIONS TIPUS M4
 AR-500 - ÀREES DE DETALL PLANES
 SECCIONS I ALÇATS

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 E18-216

Project Name
ALÇATS HABITACIONS TIPUS M4
 AR-500 - ÀREES DE DETALL PLANES
 SECCIONS I ALÇATS

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 E18-216

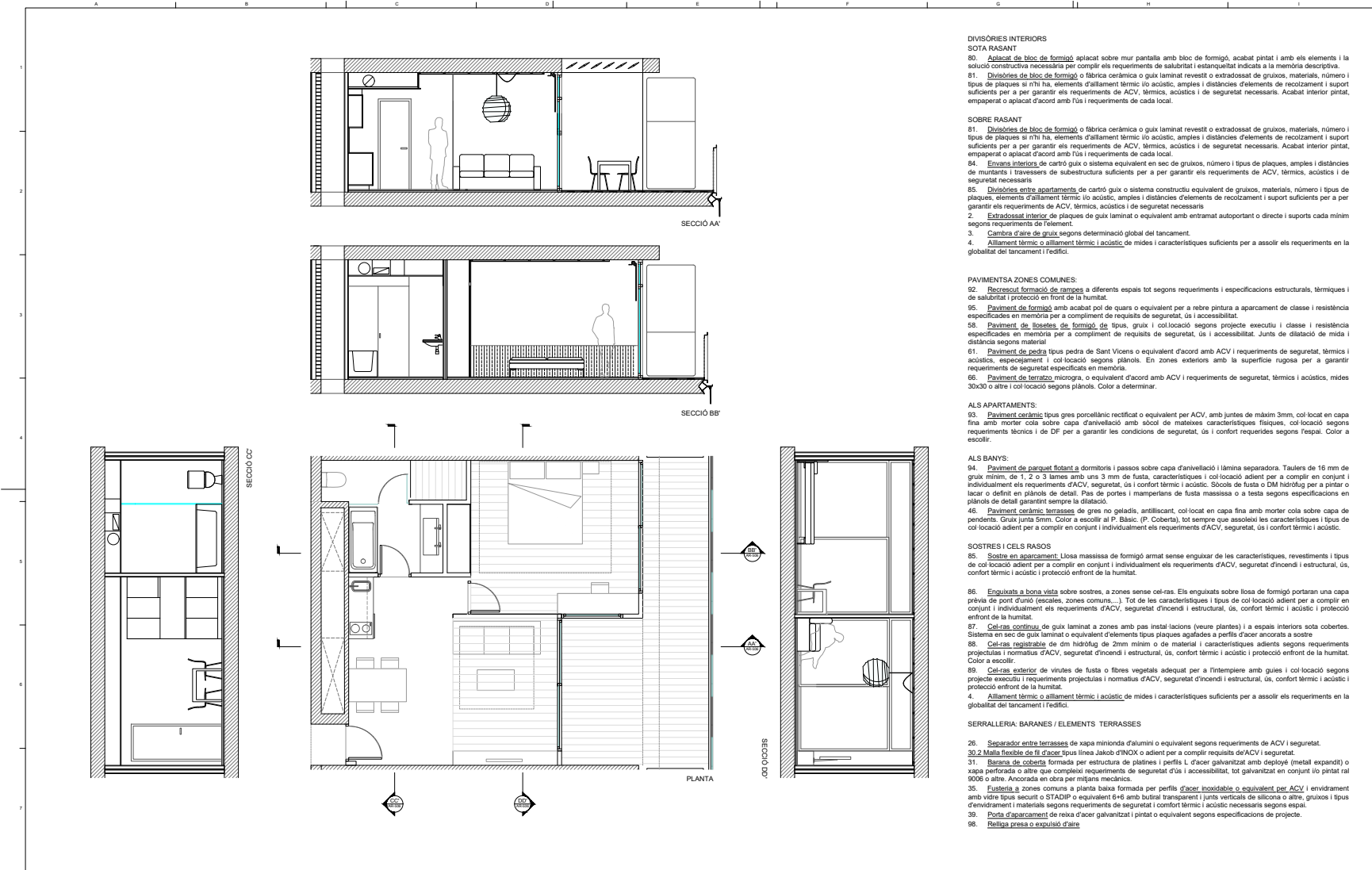
Project Name
ALÇATS HABITACIONS TIPUS M4
 AR-500 - ÀREES DE DETALL PLANES
 SECCIONS I ALÇATS

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

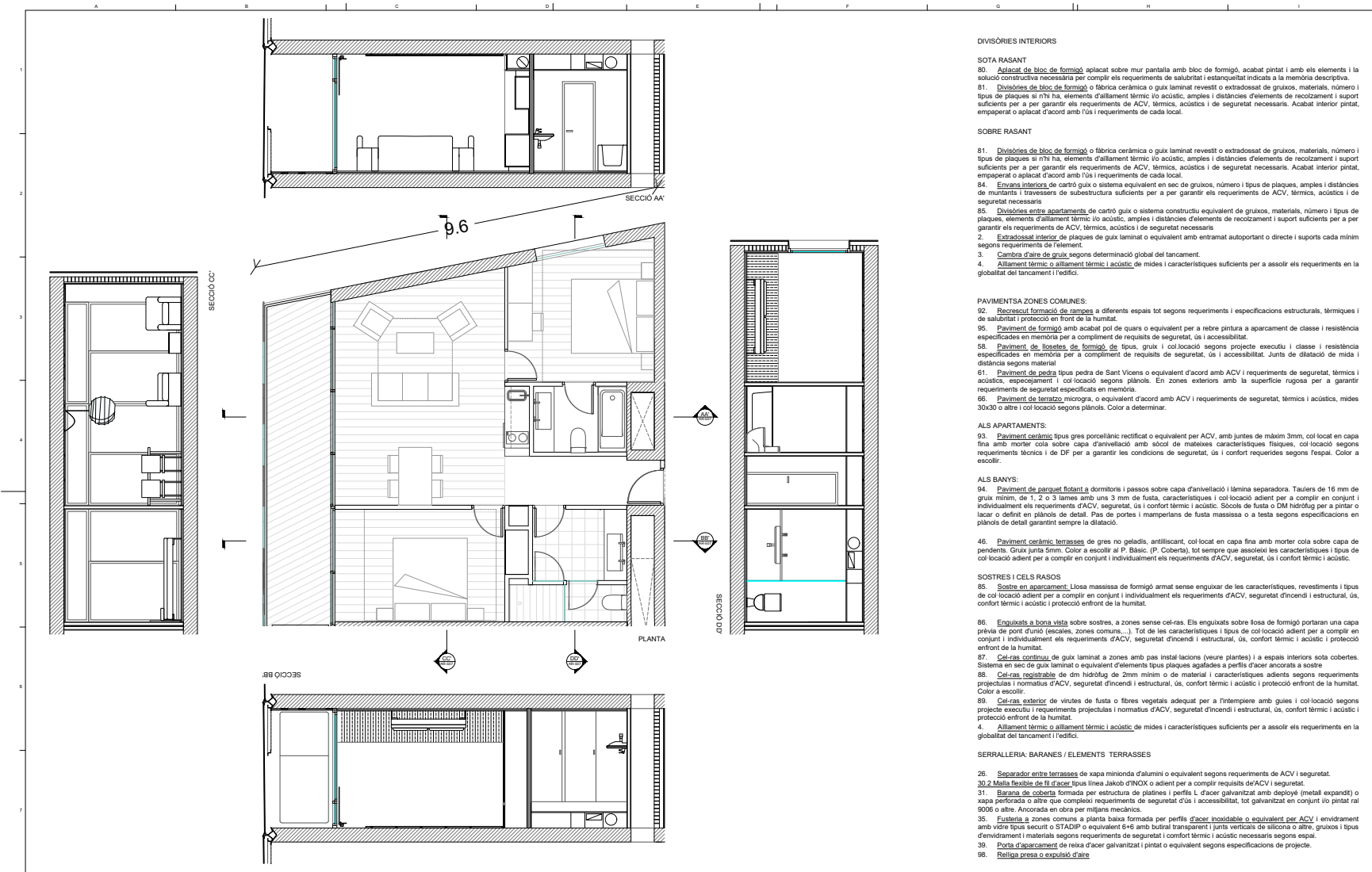
Project Name
ALÇATS HABITACIONS TIPUS M4
 AR-500 - ÀREES DE DETALL PLANES
 SECCIONS I ALÇATS

Project Name
ALÇATS HABITACIONS TIPUS M4
 AR-500 - ÀREES DE DETALL PLANES
 SECCIONS I ALÇATS



- DIVISÓRIES INTERIORS**
- SOTA RASANT**
80. **Aplicat de bloc de formigó**, aplacat sobre mur pantalla amb bloc de formigó, acabat pintat i amb els elements i la solució constructiva necessària per complir els requeriments de salubritat i estanqueïtat indicats a la memòria descriptiva.
81. **Divisories de bloc de formigó** o fabrica ceràmica o guix laminat revestit o extradossat de gruixos, materials, número i tipus de plaques si n'hi ha, elements d'aïllament tèrmic i/o acústic, amples i distàncies d'elements de recolzament i suport suficients per a per garantir els requeriments de ACV, tèrmics, acústics i de seguretat necessaris. Acabat interior pintat, empaquetat o aplicat d'acord amb l'ús i requeriments de cada local.
84. **Empus interiors** de cartró guix o sistema equivalent en sec de gruixos, número i tipus de plaques, amples i distàncies de muntants i travessers de subestructura suficients per a per garantir els requeriments de ACV, tèrmics, acústics i de seguretat necessaris.
85. **Divisories entre apartaments** de cartró guix o sistema constructiu equivalent de gruixos, materials, número i tipus de plaques, elements d'aïllament tèrmic i/o acústic, amples i distàncies d'elements de recolzament i suport suficients per a per garantir els requeriments de ACV, tèrmics, acústics i de seguretat necessaris.
2. **Extradossat interior** de plaques de guix laminat o equivalent amb entramat autoportant o directe i suports cada mínim segons requeriments de l'element.
3. **Cambrà d'aire de guix** segons determinació global del tancament.
4. **Aïllament tèrmic o aïllament tèrmic i acústic** de mides i característiques suficients per a assolir els requeriments en la globalitat del tancament i l'edifici.
- PAVIMENTA ZONES COMUNES:**
92. **Brocats formigó de arrosses** a diferents espais tot segons requeriments i especificacions estructurals, tèrmiques i de salubritat i protecció en front de la humitat.
95. **Paviment de formigó** amb acabat pol de quars o equivalent per a rebre pintura a aparcament de classe i resistència especificades en memòria per a compliment de requisits de seguretat, ús i accessibilitat.
98. **Paviment de losetes de formigó**, de tipus, guix i col·locació segons projecte executiu i classe i resistència especificades en memòria per a compliment de requisits de seguretat, ús i accessibilitat. Junts de dilatació de mida i distància segons material.
61. **Paviment de pedra** tipus pedra de Sant Vicens o equivalent d'acord amb ACV i requeriments de seguretat, tèrmics i acústics, espejament i col·locació segons plànols. En zones exteriors amb la superfície rugosa per a garantir requeriments de seguretat especificats en memòria.
96. **Paviment de terrazo** microgrà, o equivalent d'acord amb ACV i requeriments de seguretat, tèrmics i acústics, mides 30x30 o altre i col·locació segons plànols. Color a determinar.
- ALS APARTAMENTS:**
93. **Paviment ceràmic** tipus gres porcelànic rectificat o equivalent per ACV, amb juntes de màxim 3mm, col·locat en capa fina amb morter cola sobre capa d'anivellació amb sòcol de mateixes característiques físiques, col·locació segons requeriments tècnics i de DP per a garantir les condicions de seguretat, ús i confort requerides segons l'espai. Color a escollir.
- ALS BANYS:**
94. **Paviment de parquet flotant** a dormitoris i passos sobre capa d'anivellació i làmina separadora. Taulers de 16 mm de guix mínim, de 1, 2 o 3 lames amb uns 3 mm de fusta, característiques i col·locació adient per a complir en conjunt i individualment els requeriments d'ACV, seguretat, ús i confort tèrmic i acústic. Sòcols de fusta o DM hidròfug per a pintar o l'acabat definit en plànols de detall. Pas de portes i mamparans de fusta massissa o a testa segons especificacions en plànols de detall garantint sempre la dilatació.
46. **Paviment ceràmic terrasses** de gres no geladís, antilliscant, col·locat en capa fina amb morter cola sobre capa de pendents. Guix junta 5mm. Color a escollir al P. Bàsic. (P. Coberta), tot sempre que associï les característiques i tipus de col·locació adient per a complir en conjunt i individualment els requeriments d'ACV, seguretat, ús i confort tèrmic i acústic.
- SOSTRES I CELS RASOS**
86. **Soste en apartament**. Llosa massissa de formigó armat sense enguixar de les característiques, revestiments i tipus de col·locació adient per a complir en conjunt i individualment els requeriments d'ACV, seguretat d'inici i estructural, ús, confort tèrmic i acústic i protecció enfront de la humitat.
86. **Enguixats a bona vista** sobre sostres, a zones sense cel·las. Els enguixats sobre llosa de formigó portaran una capa prèvia de port d'unió (escates, zones comuns...). Tot de les característiques i tipus de col·locació adient per a complir en conjunt i individualment els requeriments d'ACV, seguretat d'inici i estructural, ús, confort tèrmic i acústic i protecció enfront de la humitat.
87. **Cel·las continuu** de guix laminat a zones amb pas instal·lacions (veure plantes) i a espais interiors sota cobertes. Sistema en sec de guix laminat o equivalent d'elements tipus plaques agafades a perfils d'acer ancorats a sostre.
88. **Cel·las regulars** de 6m hidròfug de 2mm mínim o de material i característiques adients segons requeriments projectuals i normatius d'ACV, seguretat d'inici i estructural, ús, confort tèrmic i acústic i protecció enfront de la humitat. Color a escollir.
89. **Cel·las exterior** de viutles de fusta o fibres vegetals adequat per a l'interior amb guix i col·locació segons projecte executiu i requeriments projectuals i normatius d'ACV, seguretat d'inici i estructural, ús, confort tèrmic i acústic i protecció enfront de la humitat.
4. **Aïllament tèrmic o aïllament tèrmic i acústic** de mides i característiques suficients per a assolir els requeriments en la globalitat del tancament i l'edifici.
- SERRALLERIA: BARANES / ELEMENTS TERRASSES**
26. **Separador entre terrasses** de xapa minlonda d'alumini o equivalent segons requeriments de ACV i seguretat.
- 30.2 **Malla flexible de fil d'acer** tipus línia Jakob d'INOX o adient per a complir requisits de ACV i seguretat.
31. **Barana de coberta** formada per estructura de platines i perfils L d'acer galvanitzat amb deployé (metal expandit) o xapa perforada o altre que compleixi requeriments de seguretat d'ús i accessibilitat, bol galvanitzat en conjunt i/o pintat ral 8005 o altre. Ancoració en obra per mitjàs mecànics.
35. **Fusteria** a zones comuns a planta baixa formada per perfils d'acer inoxidable o equivalent per ACV i envorament amb vidre tipus securit o STADIP o equivalent 6+6 amb butrià transparent i junts verticals de silicona o altre, gruixos i tipus d'enclotament i materials segons requeriments de seguretat i confort tèrmic i acústic necessaris segons espai.
39. **Porta d'aparcament** de reixa d'acer galvanitzat i pintat o equivalent segons especificacions de projecte.
98. **Reixes presa o expulsió d'aire**

<p>azCON+HYBRIDa+D388 DSM ARQUITECTURA Av. Diagonal, 389, Barcelona 0288@arquitectura.com</p>	<p>TEMBO SUITES AND APARTMENTS SANT ADRIÀ DE BESÓS, BARCELONA E18-216</p>	<p>Arquitecte Andreu Barmenth Carrón azcon T: +34 93 530 10 19 Bcnna 204 08018 Barcelona Spain</p> <p>Arquitecte Dinya de Felipe i Jordi Turo Hybrida T: +34 93 530 10 19 Bcnna 204 08018 Barcelona Spain</p> <p>Arquitecte Jaume Fort Bana DSM Arquitectura T: +34 93 777 238 Diagonal 388 Bcn 08020 Barcelona Spain</p>	<p>Col·laborador Oriol Fort Bana DSM Arquitectura T: +34 93 530 10 19 Diagonal 388 Bcn 08018 Barcelona Spain</p> <p>Col·laborador Joan Fort Vidal DSM Arquitectura 08018 Barcelona Spain</p> <p>Consultoria Jordi Santaló AC Arquitectes T: +34 93 484 080 Espanya 58 Hstn 1, 2º P 08010 Barcelona Spain</p> <p>Consultoria EST Ceramics SLM Ignacio Collares Estructures T: +34 93 55 051 Ferreries de Bcn 17, 2n P 08010 Barcelona Spain</p>	<table border="1"> <thead> <tr> <th>ID</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>07</td> <td>2018 / 04 / 11</td> <td>Entrega preliminar de projecte bàsic</td> </tr> <tr> <td>08</td> <td>2018 / 04 / 23</td> <td>Entrega final de projecte bàsic</td> </tr> </tbody> </table>	ID	DATE	REVISION	07	2018 / 04 / 11	Entrega preliminar de projecte bàsic	08	2018 / 04 / 23	Entrega final de projecte bàsic	<p>SHEET MAP</p>	<p>Project Name: TEMBO SUITES AND APARTMENTS</p> <p>Project Location: SANT ADRIÀ DE BESÓS, BARCELONA</p> <p>Project Code: E18-216</p> <p>Project Manager: C3 Carrot</p>	<p>Project Name: ALCATS HABITACIONS TIPUS M5</p> <p>Project Location: SANT ADRIÀ DE BESÓS, BARCELONA</p> <p>Project Code: E18-216</p> <p>Project Manager: C3 Carrot</p> <p>Project Title: AR-506 - ÀREES DE DETALL PLANTES SECCIÓNS I ALCATS</p> <p>Project Date: Abril 2018</p> <p>Project Scale: AR-506</p> <p>Project Author: A1 L&D A3 L&D</p>
ID	DATE	REVISION														
07	2018 / 04 / 11	Entrega preliminar de projecte bàsic														
08	2018 / 04 / 23	Entrega final de projecte bàsic														



DIVISÓRIES INTERIORS

SOTA RASANT

80. **Aplacat de bloc de formigó**, aplacat sobre mur pantalla amb bloc de formigó, acabat pintat i amb els elements i la solució constructiva necessària per complir els requeriments de salubritat i estanqueïtat indicats a la memòria descriptiva.

81. **Divisòries de bloc de formigó** o fàbrica ceràmica o guix laminat revestit o extradossat de gruixos, materials, número i tipus de plaques si n'hi ha, elements d'allament tèrmic i/o acústic, amples i distàncies d'elements de recançament i suport suficients per a per garantir els requeriments de ACV, tèrmics, acústics i de seguretat necessaris. Acabat interior pintat, empaperat o aplacat d'acord amb l'ús i requeriments de cada local.

SOBRE RASANT

81. **Divisòries de bloc de formigó** o fàbrica ceràmica o guix laminat revestit o extradossat de gruixos, materials, número i tipus de plaques si n'hi ha, elements d'allament tèrmic i/o acústic, amples i distàncies d'elements de recançament i suport suficients per a per garantir els requeriments de ACV, tèrmics, acústics i de seguretat necessaris. Acabat interior pintat, empaperat o aplacat d'acord amb l'ús i requeriments de cada local.

84. **Enxans interiors** de cartó guix o sistema equivalent en sec de gruixos, número i tipus de plaques, amples i distàncies de muntants i travessers de subestructura suficients per a per garantir els requeriments de ACV, tèrmics, acústics i de seguretat necessaris.

85. **Divisòries entre apartaments** de cartó guix o sistema constructiu equivalent de gruixos, materials, número i tipus de plaques, elements d'allament tèrmic i/o acústic, amples i distàncies d'elements de recançament i suport suficients per a per garantir els requeriments de ACV, tèrmics, acústics i de seguretat necessaris.

2. **Extradossat interior** de plaques de guix laminat o equivalent amb entramat autoportant o directe i suports cada mínim segons requeriments de l'element.

3. **Canon d'aire de guix** segons determinació global del tancament.

4. **Allament tèrmic o allament tèrmic i acústic** de mides i característiques suficients per a assolir els requeriments en la globalitat del tancament i l'edifici.

PAVIMENTS ZONES COMUNES:

92. **Recercut formació de rampes** a diferents espais tot segons requeriments i especificacions estructurals, tèrmiques i de salubritat i protecció en front de la humitat.

95. **Paviment de formigó** amb acabat poli de quars o equivalent per a rebre pintura a aparcament de classe i resistència especificades en memòria per a compliment de requisits de seguretat, ús i accessibilitat.

98. **Paviment de losetes de formigó** de tipus, gruix i col·locació segons projecte executiu i classe i resistència especificades en memòria per a compliment de requisits de seguretat, ús i accessibilitat. Junts de dilatació de mida i distància segons material.

61. **Paviment de pedra** tipus pedra de Sant Vicens o equivalent d'acord amb ACV i requeriments de seguretat, tèrmica i acústica, especialment i col·locació segons plànols. En zones exteriors amb la superfície rugosa per a garantir requeriments de seguretat especificats en memòria.

66. **Paviment de terratzo microgra**, o equivalent d'acord amb ACV i requeriments de seguretat, tèrmica i acústica, mides 30x30 o altre i col·locació segons plànols. Color a determinar.

ALS APARTAMENTS:

93. **Paviment ceràmic** tipus gres porcel·lànic rectificat o equivalent per ACV, amb juntes de màxim 3mm, col·locat en capa fina amb morter cola sobre capa d'anivellació amb sòcol de mateixes característiques físiques, col·locació segons requeriments tècnics i de DF per a garantir les condicions de seguretat, ús i confort requerides segons espai. Color a escollir.

ALS BANYS:

94. **Paviment de parquet flotant** a dormitoris i passos sobre capa d'anivellació i làmina separadora. Taulers de 16 mm de gruix mínim, de 1, 2 o 3 lames amb uns 3 mm de fusta, característiques i col·locació adient per a complir en conjunt i individualment els requeriments d'ACV, seguretat, ús i confort tèrmic i acústic. Sòcols de fusta o DN hidròlog per a pintar o lacar o definit en plànols de detall. Pas de portes i mampartsens de fusta massissa o a testa segons especificacions en plànols de detall garantint sempre la dilatació.

46. **Paviment ceràmic terrasses** de gres no geladís, anticorrosiu, col·locat en capa fina amb morter cola sobre capa de pendents. Gruix junta 5mm. Color a escollir al P. Bàsic. (P. Coberta), tot sempre que associi les característiques i tipus de col·locació adient per a complir en conjunt i individualment els requeriments d'ACV, seguretat, ús i confort tèrmic i acústic.

SOSTRES I CELS RASOS

85. **Sostre en aparcament**: Llosa massissa de formigó armat sense enxugar de les característiques, revestiments i tipus de col·locació adient per a complir en conjunt i individualment els requeriments d'ACV, seguretat d'incendi i estructural, ús, confort tèrmic i acústic i protecció enfront de la humitat.

86. **Enxugats a bona vista** sobre sostres, a zones sense cel·ras. Els enxugats sobre llosa de formigó portaran una capa prèvia de pont d'unió (escalcs, zones comunes...). Tot de les característiques i tipus de col·locació adient per a complir en conjunt i individualment els requeriments d'ACV, seguretat d'incendi i estructural, ús, confort tèrmic i acústic i protecció enfront de la humitat.

87. **Cel·ras contínues** de guix laminat a zones amb pas instal·lacions (veure plantes) i a espais interiors sota cobertes. Sistema en sec de guix laminat o equivalent d'elements tipus plaques agafades a perfils d'acer ancorats a sostre.

88. **Cel·ras regulables** de dm hidròlog de 2mm mínim o de material i característiques adients segons requeriments projectuals i normatius d'ACV, seguretat d'incendi i estructural, ús, confort tèrmic i acústic i protecció enfront de la humitat. Color a escollir.

89. **Cel·ras exterior** de virutes de fusta o fibres vegetals adequat per a l'interior amb guies i col·locació segons projecte executiu i requeriments projectuals i normatius d'ACV, seguretat d'incendi i estructural, ús, confort tèrmic i acústic i protecció enfront de la humitat.

4. **Allament tèrmic o allament tèrmic i acústic** de mides i característiques suficients per a assolir els requeriments en la globalitat del tancament i l'edifici.

SERRALLERIA: BARANES / ELEMENTS TERRASSES

26. **Separador entre terrasses** de xapa minifonda d'alumini o equivalent segons requeriments de ACV i seguretat.

30. **Malla flexible de cridre** tipus llosa lakso d'INOX o adient per a complir requisits de ACV i seguretat.

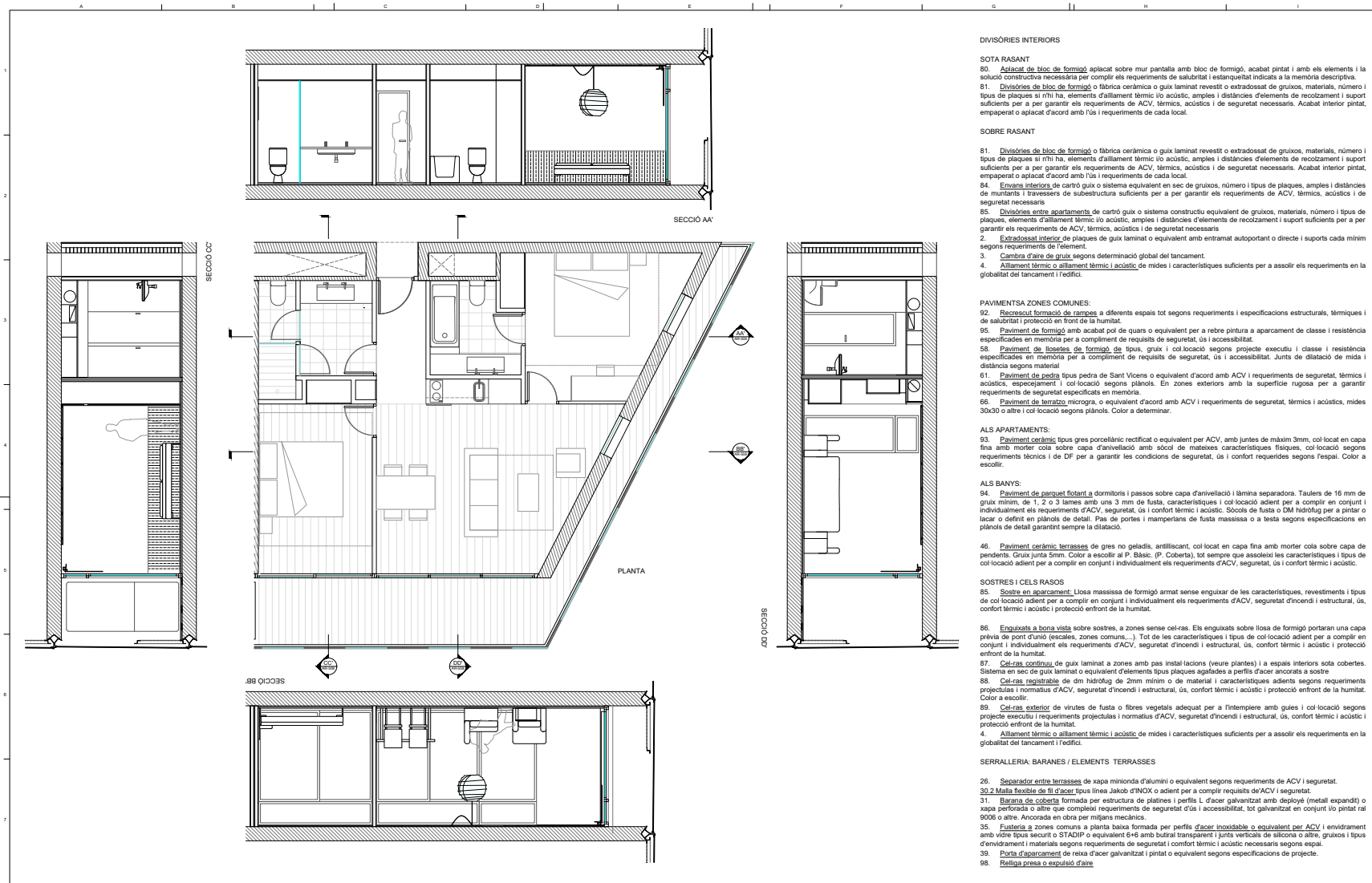
31. **Barana de coberta** formada per estructura de platines i perfils L d'acer galvanitzat amb deployes (metall expandit) o xapa perforada o altre que compleixi requeriments de seguretat d'ús i accessibilitat, tot galvanitzat en conjunt i/o pintat ral 9008 o altre. Ancorades en obra per mitjàs mecànics.

35. **Fusteria a zones comunes** a planta baixa formada per perfils d'acer inoxidable o equivalent per ACV i envidrament amb vidre tipus securit o STADIP o equivalent 6+6 amb butiral transparent i junts verticals de silicona o altre, gruixos i tipus d'envidrament i materials segons requeriments de seguretat i confort tèrmic i acústic necessaris segons espai.

39. **Porta d'aparcament** de reixa d'acer galvanitzat i pintat o equivalent segons especificacions de projecte.

98. **Retlla pressa o expulsió d'aire**

<p>azCON+HYBRIDA+D388</p> <p>DS&B ARQUITECTURA Av. Diagonal, 389, Barcelona @ds&barquitectura.com</p>	<p>Projecte: TEMBO SUITES AND APARTMENTS</p> <p>SANT ADRIÀ DE BESÓS, BARCELONA</p> <p>E18-216</p> <p>STARKER BARCELONA SUITES S.L. A subsidiary of Starke Real Estate @starke.com</p>	<p>Arquitecte: Andrés Barmentis Galán azcon T: +34 93 533 03 10 B: +34 93 533 03 11 S: +34 93 533 03 12 D: +34 93 533 03 13 E: +34 93 533 03 14</p> <p>Arquitecte: Bylba de Felipe i Jordi Tuxó Hybrida T: +34 93 533 03 15 B: +34 93 533 03 16 S: +34 93 533 03 17 D: +34 93 533 03 18 E: +34 93 533 03 19</p> <p>Arquitecte: José Luis Fort Bascó DS&B Arquitectura T: +34 93 737 238 D: +34 93 737 239 E: +34 93 737 240 B: +34 93 737 241</p>	<p>Col·laborador: Clara Fort Bascó DS&B Arquitectura T: +34 93 533 03 20 S: +34 93 533 03 21 D: +34 93 533 03 22 E: +34 93 533 03 23</p> <p>Col·laborador: Juan Fort Bascó DS&B Arquitectura T: +34 93 533 03 24 S: +34 93 533 03 25 D: +34 93 533 03 26 E: +34 93 533 03 27</p> <p>Consultoria: AC Arquitectes T: +34 93 444 880 B: +34 93 444 881 S: +34 93 444 882 D: +34 93 444 883 E: +34 93 444 884</p> <p>Consultoria: ESTER CERVELLÀ-MÉN Espinós Cortada T: +34 93 553 551 F: +34 93 553 552 E: +34 93 553 553 B: +34 93 553 554</p>	<p>ID: E18-216</p> <p>DATE: 2018 / 04 / 11</p> <p>REVISIÓ: Entrega preliminar de projecte bàsic</p> <p>07</p> <p>DATE: 2018 / 04 / 23</p> <p>REVISIÓ: Entrega final de projecte bàsic</p> <p>08</p>	<p>SHEET MAP</p>	<p>Projecte: TEMBO SUITES AND APARTMENTS</p> <p>SANT ADRIÀ DE BESÓS, BARCELONA</p> <p>E18-216</p> <p>CS Concept</p>	<p>Projecte: ALÇATS HABITACIONS TIPUS L1</p> <p>AR-507</p> <p>AR-507 - ÀREES DE DETALL PLANTES SECCIONS I ALÇATS</p> <p>Revista: ARQUITECTURA</p> <p>Any: 2018</p> <p>Num: 6</p> <p>Page: 10</p> <p>Scale: A1 1:40</p> <p>Scale: A3 1:80</p>
--	--	---	--	--	------------------	--	--



azCON+HYBRIDa+D388
 D388 arquitectura
 Av. Diagonal, 388, Barcelona
 d388arquitectura.com

Projecte de:
TEMPO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA

Projecte:
E18-216

TITULERS BARCELONA SUITES S.L.
 A subsidiary of Santal Real Estate
 titulers.com

Arquitecte:
 Antonio Barrientos Gabas | **azCon**
 T: +34 93 522 91 93 | Email: azc
 08018 Barcelona | Spain

Arquitecte:
 Sylvia de Felipe Jordà | **Hybrid**
 T: +34 93 522 91 93 | Email: sja
 08018 Barcelona | Spain

Arquitecte:
 Jaume Fort Basa | **D388 Arquitectura**
 T: +34 93 77 22 00 | Email: jfb@388.com
 08018 Barcelona | Spain

Consultors:
 Instal·lacions:
 Estructura:

Col·laborador:
 Oliva Fort Basa | **D388 Arquitectura**
 T: +34 93 522 91 93 | Email: olivaf@388.com
 08018 Barcelona | Spain

Col·laborador:
 Abel Fort Vidal | **D388 Arquitectura**
 T: +34 93 522 91 93 | Email: abfv@388.com
 08018 Barcelona | Spain

Consultors:
 AC Arquitectes
 T: +34 93 522 91 93 | Email: info@ac-arq.com
 08018 Barcelona | Spain

Consultors:
 Estructura:
 Estructura:
 T: +34 93 55 55 55 | Email: info@est-est.com
 08018 Barcelona | Spain

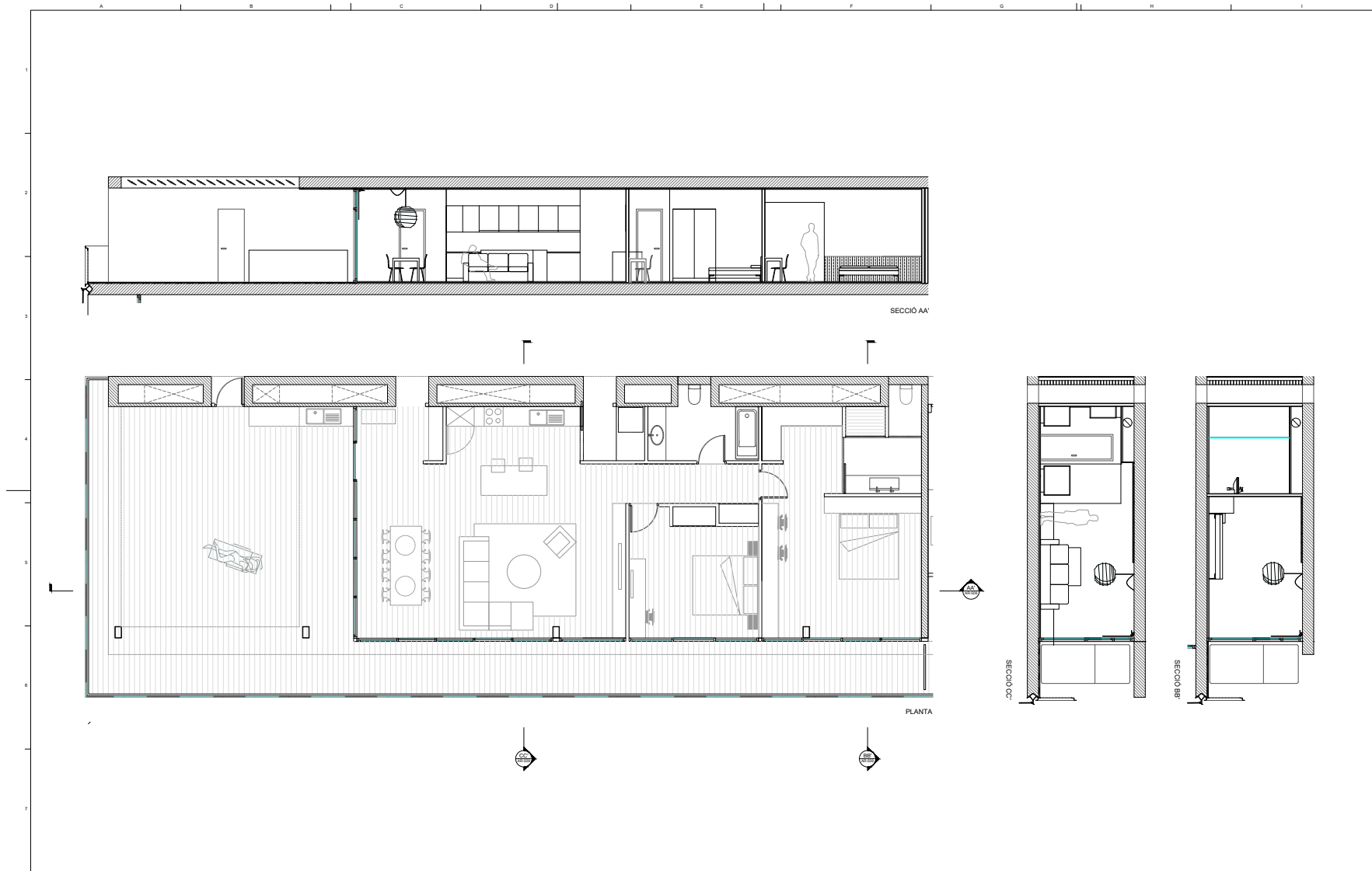
ID	DATE	REVISION
07	2018 / 04 / 11	Entrega preliminar de projecte bàsic
08	2018 / 04 / 23	Entrega final de projecte bàsic

PROFESSOR	PROFESSOR
TEMPO SUITES AND APARTMENTS	ALCATS HABITACIONS TIPUS L2
SANT ADRIÀ DE BESÒS, BARCELONA	AR-508 - ÀREES DE DETALL PLANTES SECCIONS I ALCATS
E18-216	AR-508
CDU / Current	

PROFESSOR	PROFESSOR
TEMPO SUITES AND APARTMENTS	ALCATS HABITACIONS TIPUS L2
SANT ADRIÀ DE BESÒS, BARCELONA	AR-508 - ÀREES DE DETALL PLANTES SECCIONS I ALCATS
E18-216	AR-508
CDU / Current	

PROFESSOR	PROFESSOR
TEMPO SUITES AND APARTMENTS	ALCATS HABITACIONS TIPUS L2
SANT ADRIÀ DE BESÒS, BARCELONA	AR-508 - ÀREES DE DETALL PLANTES SECCIONS I ALCATS
E18-216	AR-508
CDU / Current	

PROFESSOR	PROFESSOR
TEMPO SUITES AND APARTMENTS	ALCATS HABITACIONS TIPUS L2
SANT ADRIÀ DE BESÒS, BARCELONA	AR-508 - ÀREES DE DETALL PLANTES SECCIONS I ALCATS
E18-216	AR-508
CDU / Current	



azCON+HYBRIDa+D388
 D388 ARQUITECTURA
 Av. Diagonal, 368, Barcelona
 d388arquitectura.com

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 Project ID
E18-216

STAFLEER BARCELONA SUITES, S.L.
 A subsidiary of Starnes Real Estate
 starnes.com

Arquitecte
 Antoni Sarramartín Galan | azcon
 T +34 93 520 00 11 | Diagonal 368 Bcn
 08017 Barcelona | Spain

Arquitecte
 Oriol de Felipe | Jordi Trias | Hybrida
 T +34 93 520 00 11 | Diagonal 368 Bcn
 08017 Barcelona | Spain

Arquitecte
 Jaume Fort Basall | D388 Arquitectura
 T +34 93 520 00 11 | Diagonal 368 Bcn
 08017 Barcelona | Spain

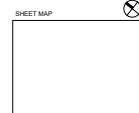
Col·laborador
 Glòria Fort Basall | D388 Arquitectura
 T +34 93 520 00 11 | Diagonal 368 Bcn
 08017 Barcelona | Spain

Col·laborador
 Joan Fort Basall | D388 Arquitectura
 T +34 93 520 00 11 | Diagonal 368 Bcn
 08017 Barcelona | Spain

Consultoria
 Instal·lacions
 AC Arquitectes
 T +34 644 444 444 | Baixada De Miquel 1, 2ºP
 08002 Barcelona | Spain

Consultoria
 Edificacions
 BEST Costes+JAN | Ignacio Costas
 T +34 615 01 01 | Plaça de Sant Joan 17, 2º P
 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

CDU / Current

Project Name
ALÇATS HABITACIONS TIPUS XL
AR-509 - ÀREES DE DETALL PLANTES
SECCIÓ A | ALÇATS
 Sheet Code
AR-509
 Issue Date
 ABRIL 2018
 Scale 1/4
AR-509
 Scale
 A1 1:50
 A3 1:100

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



aZCON+HYBRIDa+D388
 D388 ARQUITECTURA
 Av. Diagonal, 388 Barcelona
 d388arquitectura.com

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 E18-216
 Project ID
E18-216
 STAFER BARCELONA SUITES, S.L.
 A subsidiary of Staber Hotel Brands
 STAFER.COM

Arquitecte
 Antonio Sammartín Gabas | **aZcon**
 T: +34 93 520 10 10 | Barcelona, SPAIN
 08037 Barcelona | Spain

Arquitecte
 Sylvia de Egeles | Jordi Trulló | **Hybrida**
 T: +34 93 520 10 10 | Barcelona, SPAIN
 08037 Barcelona | Spain

Arquitecte
 Jaume Fort Basit | **D388 Arquitectura**
 T: +34 93 777 280 | Diagonal 388 Brix
 08037 Barcelona | Spain

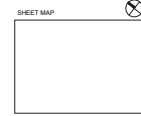
Col·laborador
 Olibia Fort Basit | **D388 Arquitectura**
 T: +34 93 777 280 | Diagonal 388 Brix
 08037 Barcelona | Spain

Col·laborador
 Jaume Fort Basit | **D388 Arquitectura**
 T: +34 93 777 280 | Diagonal 388 Brix
 08037 Barcelona | Spain

Consultoria
 IMATGE HABITACIONS
 T: +34 93 444 000 | Eixample Diagonal 1, 2º P
 08010 Barcelona | Spain

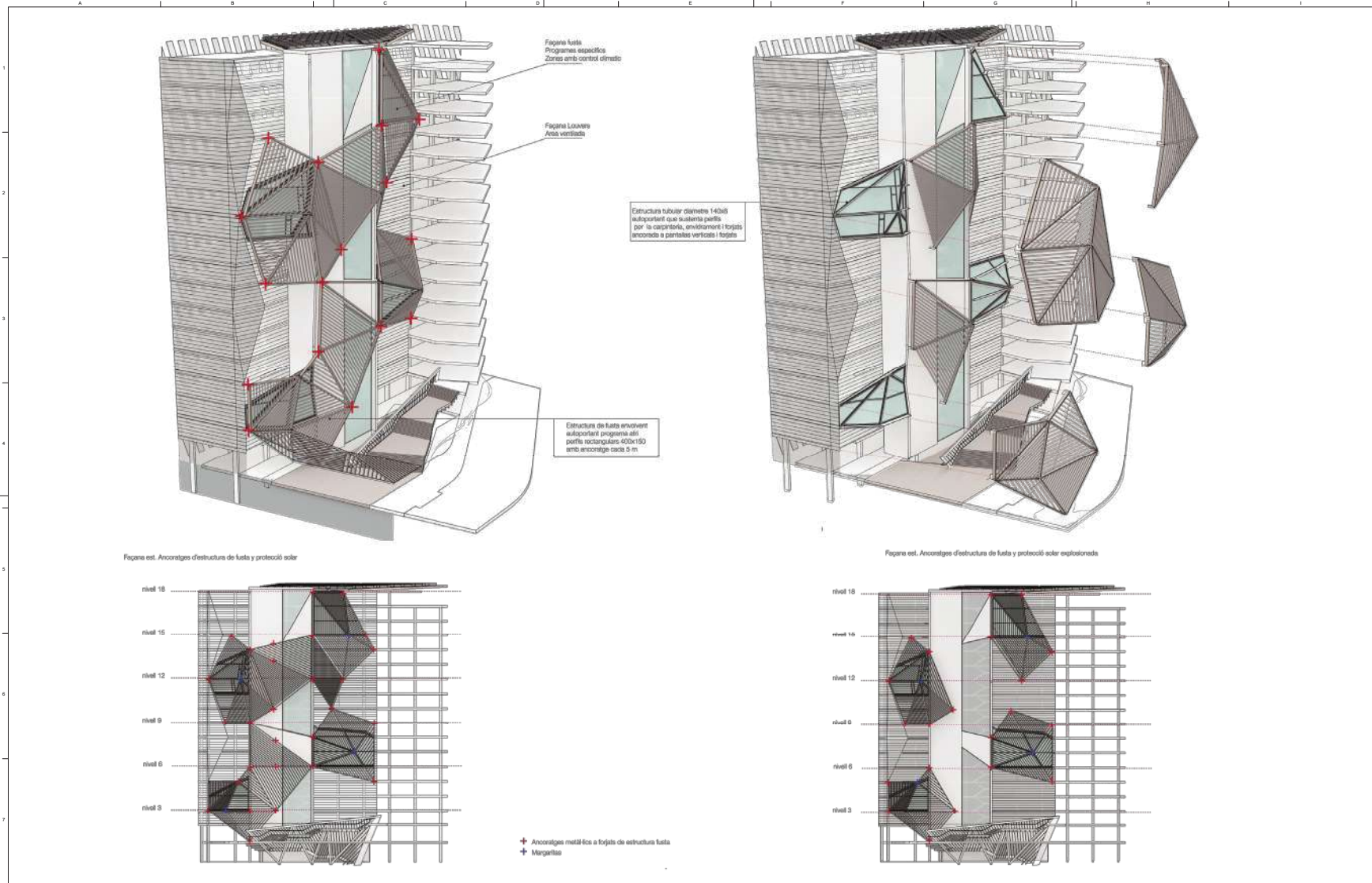
Consultoria
BEST Costas-Jaén | Ignacio Costas
 Estructura
 T: +34 93 444 000 | Eixample Diagonal 1, 2º P
 08010 Barcelona | Spain

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

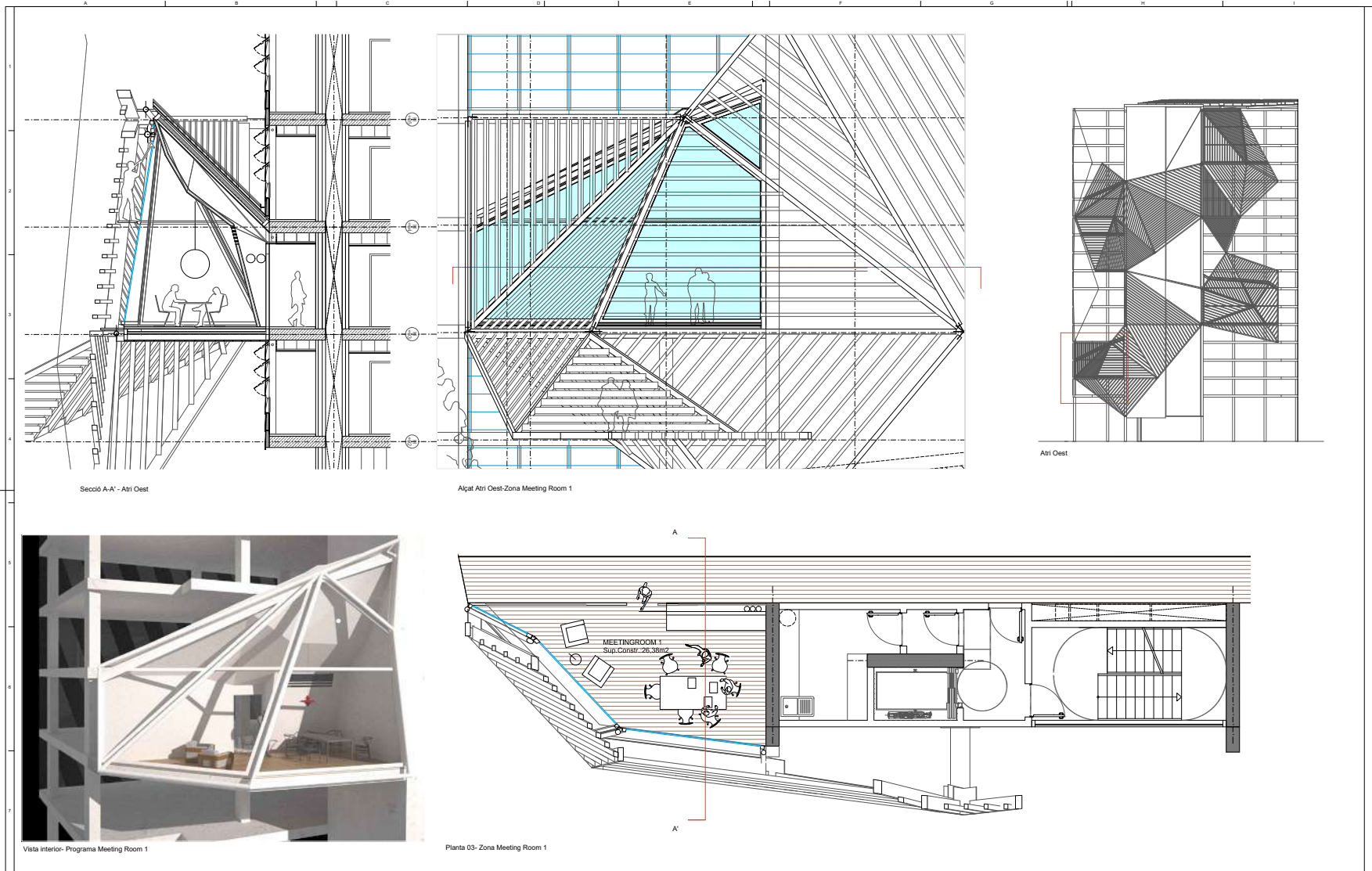


Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 E18-216
 Project ID
E18-216
 EDI | Corner

Sheet Name
IMATGE HABITACIONS
AR-500 - ÀREES DE DETALL PLANYES
SECCIONS I ALÇATS
 Version
 AR01_2018
 Scale
AR-510
 Size
 A1-
 A3-



<p>aZCON+HYBRIDA+D388 D388 ARQUITECTURA Av. Diagonal, 388, Barcelona d388arquitectura.com</p>	<p>Project Name TEMBO SUITES AND APARTMENTS SANT ADRIÀ DE BESÒS, BARCELONA E18-216</p> <p>Project Address TALLER BARCELONA SUITES, S.L. 2, Indústria 17, Sant Adrià de Besòs 08938</p>	<p>Arquitecte Antonio Barro Martin Gabas aZcon T: +34 93 521 11 11 Diagonal 388 Bcn 08015 Barcelona Spain</p> <p>Arquitecte Silvia de Felipe Jorab Truco Hybrida T: +34 93 521 11 11 Diagonal 388 Bcn 08015 Barcelona Spain</p> <p>Arquitecte Jaume Fort Basó D388 Arquitectura T: +34 93 777 280 Diagonal 388 Bcn 08015 Barcelona Spain</p>	<p>Col·laborador Olibia Fort Basó D388 Arquitectura T: +34 93 521 11 11 Diagonal 388 Bcn 08015 Barcelona Spain</p> <p>Col·laborador Jaume Fort Basó D388 Arquitectura T: +34 93 521 11 11 Diagonal 388 Bcn 08015 Barcelona Spain</p> <p>Consultoria Hoval Sàncies AC Arquitectes T: +34 93 444 001 Eusebio Di Miguel 1, 2º P 08015 Barcelona Spain</p> <p>Consultoria BEST Costas-Juan Ignacio Costas T: +34 93 511 200 Princesa del Born 17, 2º P 08015 Barcelona Spain</p>	<table border="1"> <thead> <tr> <th>ID</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>07</td> <td>2018 / 04 / 11</td> <td>Entrega preliminar de proyecto básico</td> </tr> <tr> <td>08</td> <td>2018 / 04 / 23</td> <td>Entrega final de proyecto básico</td> </tr> </tbody> </table>	ID	DATE	REVISION	07	2018 / 04 / 11	Entrega preliminar de proyecto básico	08	2018 / 04 / 23	Entrega final de proyecto básico	<p>SHEET MAP</p>	<p>Project Name TEMBO SUITES AND APARTMENTS SANT ADRIÀ DE BESÒS, BARCELONA E18-216</p> <p>Project Address TALLER BARCELONA SUITES, S.L. 2, Indústria 17, Sant Adrià de Besòs 08938</p>	<p>Sheet Name ESQUEMA SUPORT ZONES COMUNS AR-500 - ÀREES DE DETALL PLANYES SECCIONS I ALCATS</p> <p>Project Address TALLER BARCELONA SUITES, S.L. 2, Indústria 17, Sant Adrià de Besòs 08938</p> <p>Sheet ID AR-512</p>
ID	DATE	REVISION														
07	2018 / 04 / 11	Entrega preliminar de proyecto básico														
08	2018 / 04 / 23	Entrega final de proyecto básico														



gZCON+HYBRIDa+D388
 D388 ARQUITECTURA
 Av. Diagonal, 388, Barcelona
 d388arquitectura.com
 PROJECTE
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 E18-216
 STAKEHOLDER SUITES: 2d-
 A subsidiary of Skanska Real Estate
 skanska.com

Arquitecte	Antonio Sarramartín Galera gZcon C/Avda Diagonal 388, Barcelona 08018 Barcelona, Spain	Col·laborador	Óliver Fort Basall D388 Arquitectura C/Avda Diagonal 388, Barcelona 08018 Barcelona, Spain
Arquitecte	Óliver Fort Basall D388 Arquitectura C/Avda Diagonal 388, Barcelona 08018 Barcelona, Spain	Col·laborador	Jaume Fort Basall D388 Arquitectura C/Avda Diagonal 388, Barcelona 08018 Barcelona, Spain
Arquitecte	Jaume Fort Basall D388 Arquitectura C/Avda Diagonal 388, Barcelona 08018 Barcelona, Spain	Col·laborador	AC Arquitectes Tribunal de les Aigües de Sant Adrià de Besòs, 1, 2ºP 08018 Barcelona, Spain
		Col·laborador	BEST Costes+Jorn grups costes.com C/Avda Diagonal 388, Barcelona 08018 Barcelona, Spain

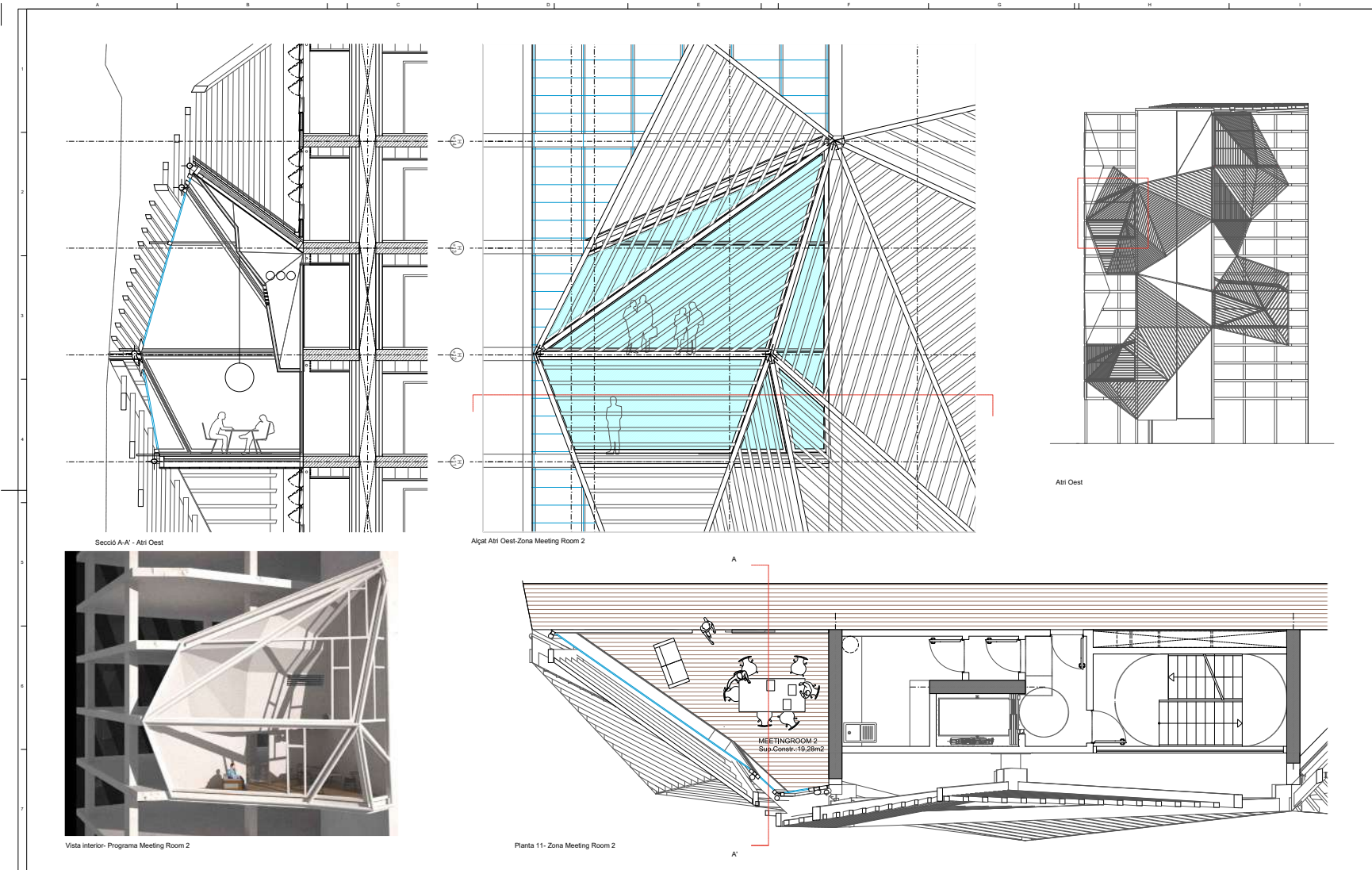
ID	DATE	REVISION
07	2018 / 04 / 11	Entrega preliminar de projecte bàsic
08	2018 / 04 / 23	Entrega final de projecte bàsic

SHEET MAP

PROJECTE
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
E18-216
 CONSULTANT
 CD / Current

PROJECTE
DESCRIPCIÓ MEETING ROOM 1
 ÀREES DE DETALL PLANTES
 SECCIONS I ALCATS
 Emissió: 08/04/2018
 S'ha actualitzat:
AR-513
 Títol: AR-150
 Ad.: 1100

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



qZCON+HYBRIDg+D388
 D388 ARQUITECTURA
 Av. Diagonal, 385, Barcelona
 @d388arquitectura.com

Project Name:
TEMBO SUITES AND APARTMENTS
SANT ADRIÀ DE BESÒS, BARCELONA
 Phase 1:
E18-216

STARTER BARCELONA SCORES, S.L.
 A subsidiary of Starter Real Estate
 @STARTER

Arquitecte:
 Antoni Sureda i Galceran | **qZcon**
 T: +34 93 552 02 10 | Ramon 204
 08013 Barcelona | Spain

Arquitecta:
 Jaume de Pablo i Jordi Tricas | **Hybridg**
 T: +34 93 552 02 10 | Ramon 204
 08013 Barcelona | Spain

Arquitecta:
 Albert Fort Espada | **D388 Arquitectura**
 T: +34 93 777 291 | Diagonal 388 52a
 08013 Barcelona | Spain

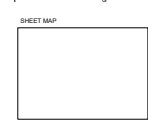
Còd. Director:
 Oriol Fort Espada | **D388 Arquitectura**
 T: +34 93 777 291 | Diagonal 388 52a
 08013 Barcelona | Spain

Còd. Director:
 Joan Fort i Alba | **D388 Arquitectura**
 T: +34 93 777 291 | Diagonal 388 52a
 08013 Barcelona | Spain

Col·laboradors:
 AC Arquitectes
 T: +34 93 485 883 | Diagonal 58 Igual 1, 2ºP
 08013 Barcelona | Spain

Col·laboradors:
 BEST Construccions i Ignasi Codina
 T: +34 93 485 883 | Ramon de Besos 17, 2ºP
 08013 Barcelona | Spain

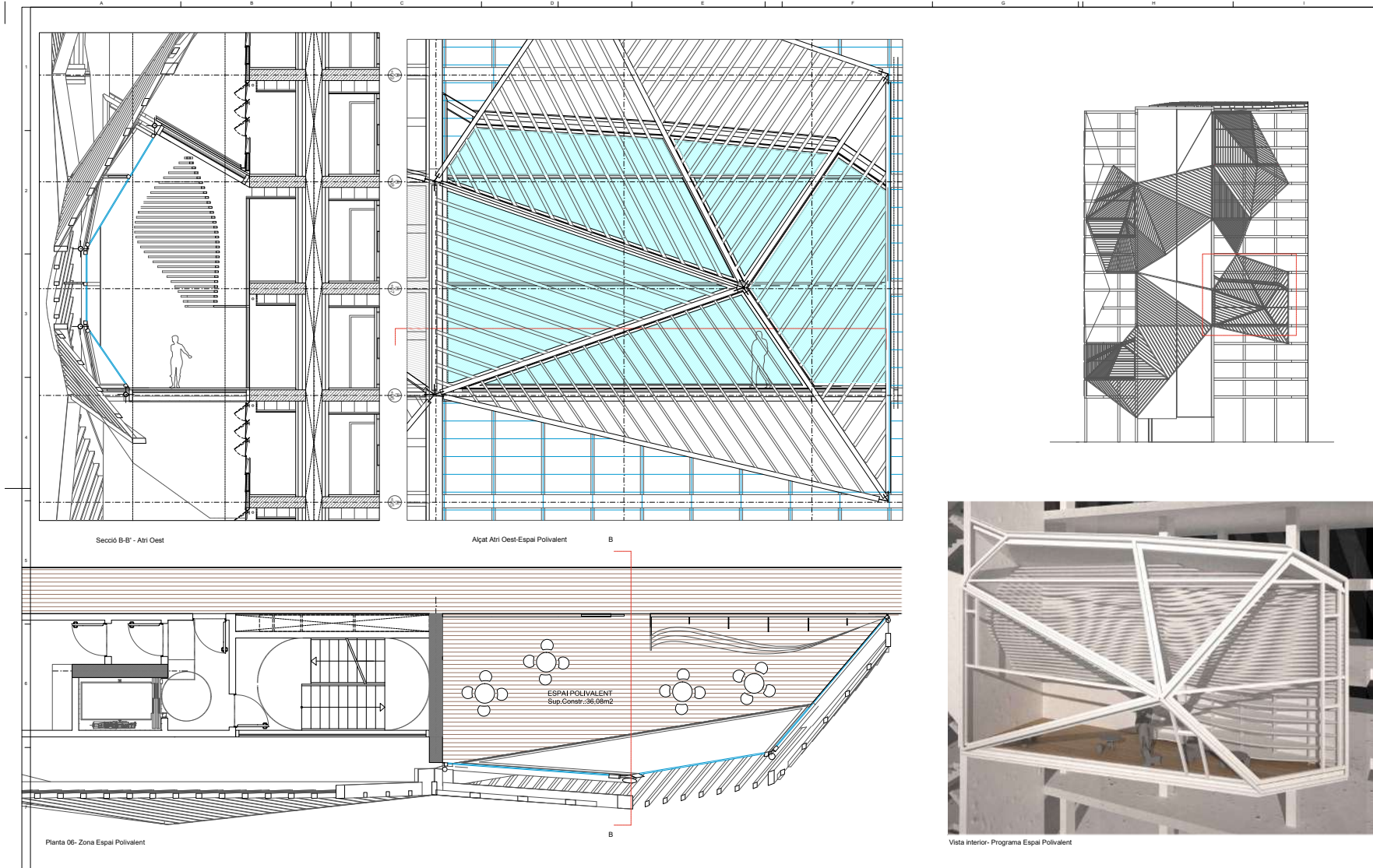
ID	DATE	REVISION
07	2018 / 04 / 11	Entrega preliminar de projecte bàsic
08	2018 / 04 / 23	Entrega final de projecte bàsic



Project Name:
TEMBO SUITES AND APARTMENTS
SANT ADRIÀ DE BESÒS, BARCELONA
 Project Code:
E18-216
 Drawing Title:
CD1 / General

Sheet Name:
ATRI DESCRIPCIÓ MEETINGROOM 2
AR-500 - ÀREES DE DETALL PLANTES
SECCIONS I ALÇATS
 Project Code:
E18-216
 Drawing Title:
CD1 / General
 Scale:
 A3 - 1:50
 A3 - 1:100

AR-514



azCON+HYBRIDa+D388
 D388 ARQUITECTURA
 Av. Diagonal, 588, Barcelona
 d388arquitectura.com

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 Project ID
E18-216

STARKER ENGINEERING S.R.L.
 A subsidiary of Starke Real Estate
 starker.com

Arquitecte
 Antoni Sornarriñ-Gabarró | azCon
 T. +34 93 521 11 93 | info@azcon.com
 08018 Barcelona, Spain

Arquitecte
 Jaume Fort Bastardà | D388 Arquitectura
 T. +34 93 521 11 93 | info@d388.com
 08018 Barcelona, Spain

Col·laborador
 Oriol Fort Bastardà | D388 Arquitectura
 T. +34 93 521 11 93 | info@d388.com
 08018 Barcelona, Spain

Col·laborador
 AC Arquitectes
 T. +34 93 441 801 | info@ac-arq.com
 08018 Barcelona, Spain

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

Consultora
 Instal·lacions
 Consultora
 Estructures

SHEET MAP

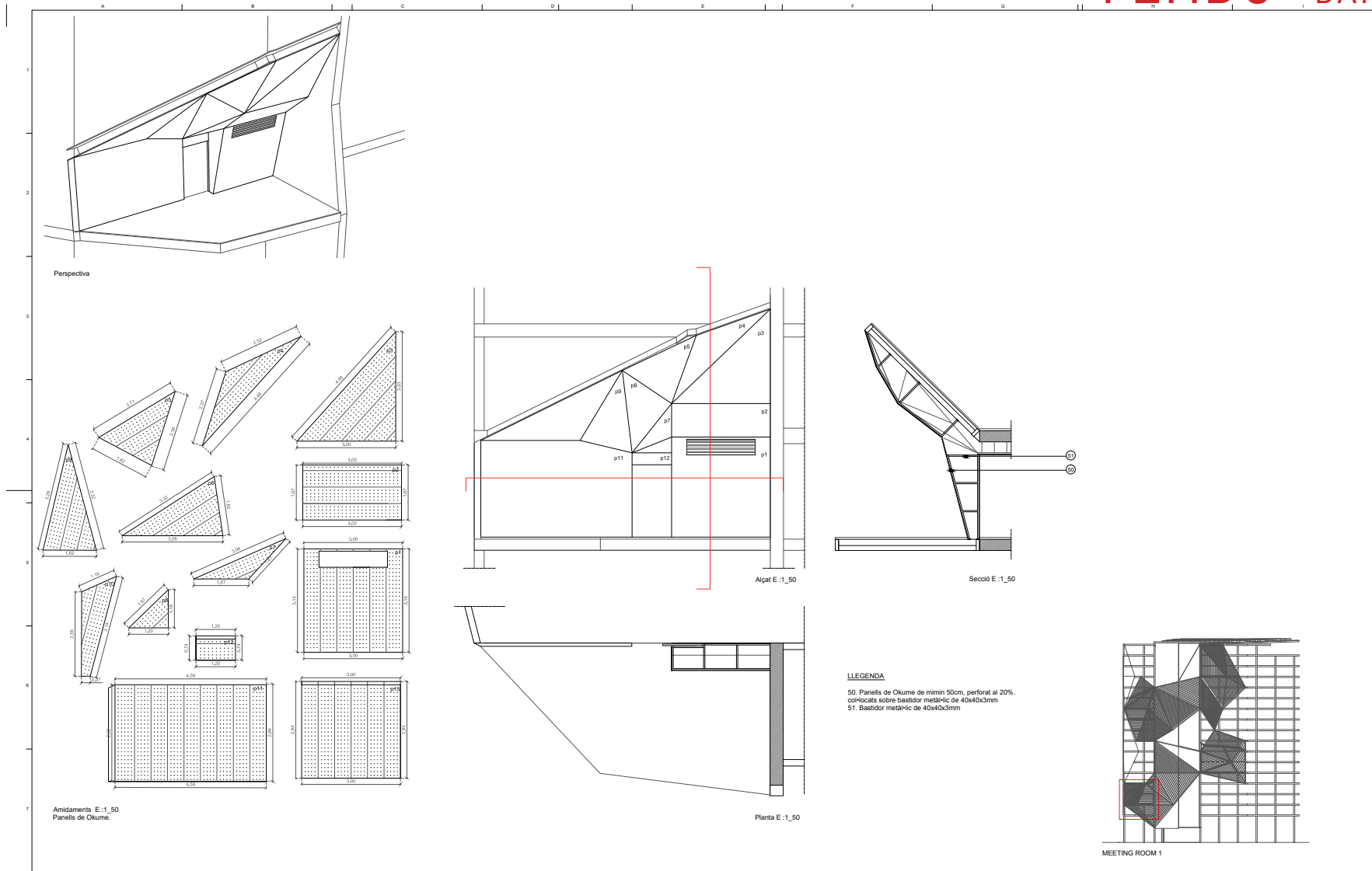
Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 Project ID
E18-216

CD / Current

Sheet name
ATRI DESCRIPCIÓ ESPAI POLIVALENT
AR-500 - ÀREES DE DETALL PLANTES
SECCIONS I ALÇATS

Project ID
AR-515

Scale
 A1-150
 A3-1100



aZCON+HYBRIDA+D388
 D388 ARQUITECTURA
 Av. Diagonal, 388, Barcelona
 08035arquitectura.com

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 Project ID
E18-216
 TEMPLER BARCELONA SUITES, S.L.
 A subsidiary of Sant Adrià Hotel Group
 temple.com

Arquitecte
 Antonio Serranín Gabas | **aZcon**
 C/Gran Via de les Illes, 101
 08018 Barcelona, Spain

Arquitecte
 Jaume Fort Bastard | **D388 Arquitectura**
 C/Gran Via de les Illes, 101
 08018 Barcelona, Spain

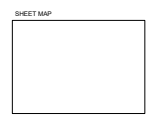
Col·laborador
 Clàudia Fort Bastard | **D388 Arquitectura**
 C/Gran Via de les Illes, 101
 08018 Barcelona, Spain

Col·laborador
 Jaume Fort Bastard | **D388 Arquitectura**
 C/Gran Via de les Illes, 101
 08018 Barcelona, Spain

Consultoria
 Instal·lacions
 AC Arquitectes
 Tàrradellas, 144 081 001 Barcelona Miquel A. 2º
 08017 Barcelona, Spain

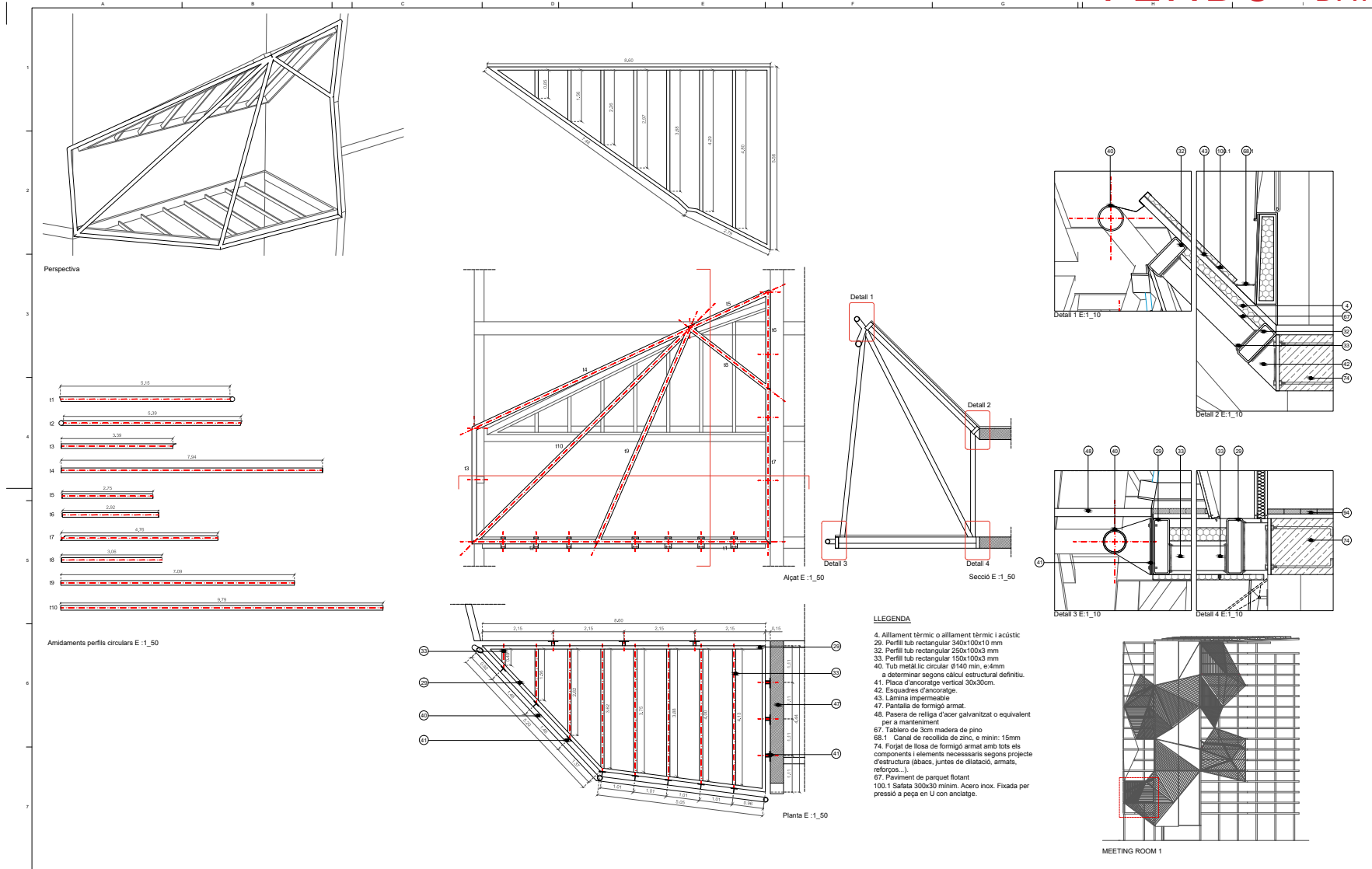
Consultoria
 Estructura
 BEST Castells-Jim | Ignasi Castells
 C/Gran Via de les Illes, 101
 08018 Barcelona, Spain

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



Project Name
SANT ADRIÀ DE BESÒS AND APARTMENTS
 Project ID
E18-216
 Version
 CD / Current

DESCRIPCIÓ MEETING ROOM 1
Paraments
AR-600 - ENVOLVENT DETALLS COBERTA
 Issue Date
 AMB, 2018
 Project
AR-621
 Title
 A1-
 AS-



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

TRAFILER BARCELONA SUITES, S.L.
 A subsidiary of Iberian Real Estate
 ATENEA.COM

Arquitecte
 Antonio Serranich Gastes | aZcon
 C/Carri de Sant Joan, 101 | 08018 Barcelona | Spain

Arquitecte
 Jaume Fort Bastard | D388 Arquitectura
 C/El Prat de Sant Joan, 101 | 08018 Barcelona | Spain

Col·laborador
 Cèlia Fort Bastard | D388 Arquitectura
 C/Carri de Sant Joan, 101 | 08018 Barcelona | Spain

Col·laborador
 Jaume Fort Bastard | D388 Arquitectura
 C/El Prat de Sant Joan, 101 | 08018 Barcelona | Spain

Consultoria
 Instal·lacions
 Consultoria
 Estructures

AC Arquitectes
 T. 93 460 44 800 | Estructura SA Miquel 1, 2º
 08017 Barcelona | Spain

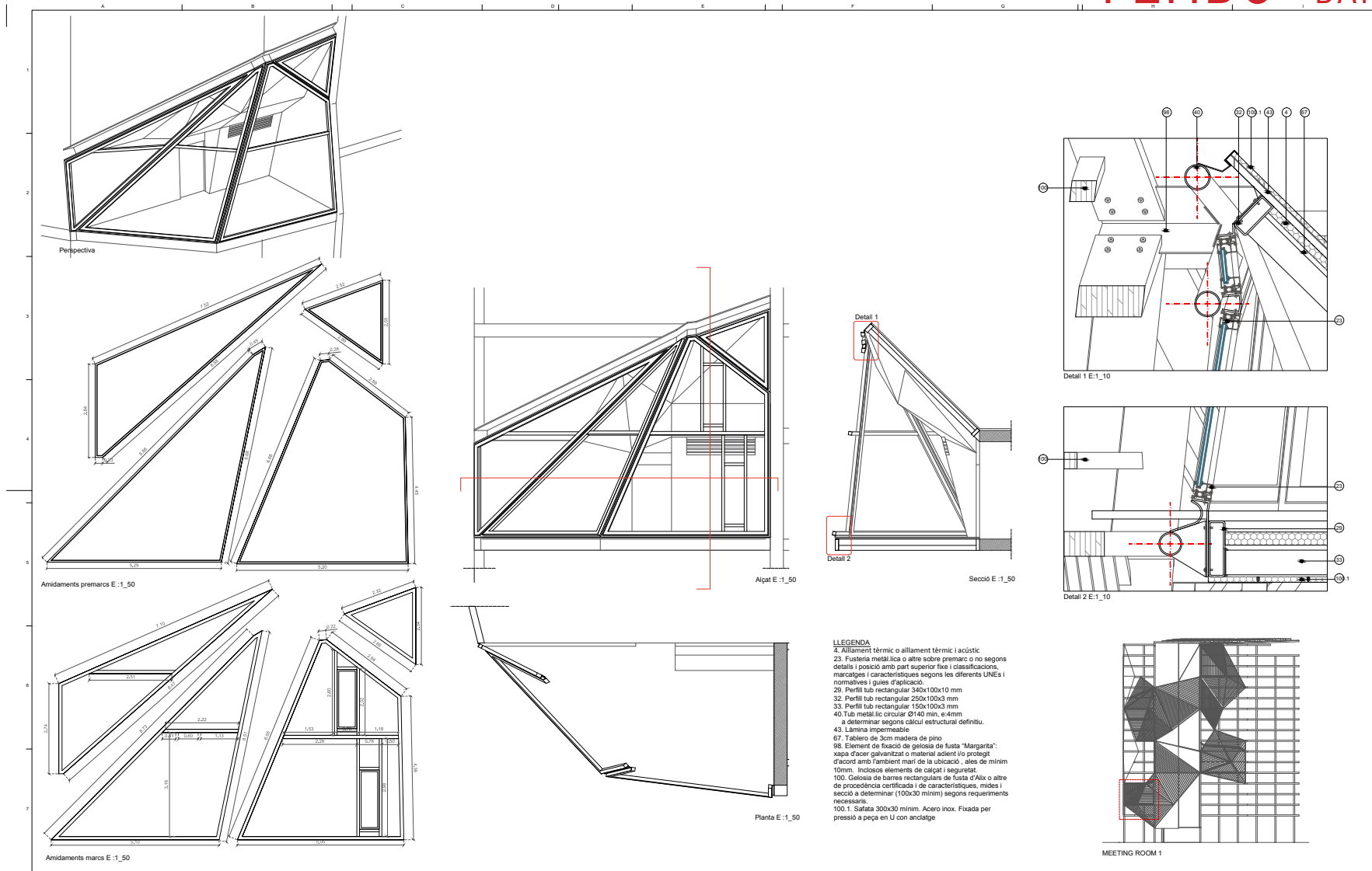
BEST Castells-Juan | Ignasi Castells
 T. 93 461 01 01 | Penedregades 10, 2º PL
 08033 Barcelona | Spain

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
 CD / Current

DESCRIPCIÓ MEETING ROOM 1
 Estructura
 AR-600 - ENVOLVENT DETAILS COBERTA
 Issue Date
 AMB, 2018
 Project ID
AR-622
 Title
 A1
 AS



- LLEGENDA**
- 4. Aïllament tèrmic o aïllament tèrmic i acústic
 - 23. Fusteria metàl·lica o altre sobre premarc o no segons detalls i posició amb part superior fixa i classificacions, marcatges i característiques segons les diferents UNEs normatives i guies d'aplicació.
 - 29. Perfil tub rectangular 340x100x3 mm
 - 32. Perfil tub rectangular 250x100x3 mm
 - 33. Perfil tub rectangular 150x100x3 mm
 - 40. Tub metàl·lic circular Ø140 mm, e=4mm a determinar segons càlcul estructural definitiu.
 - 43. Laminà impermeable
 - 67. Tablero de 3cm madera de pino
 - 98. Element de fixació de gelosia de fusta "Margarita": xapa d'acer galvanitzat o material adient i/o protegit d'acord amb l'ambient marí de la ubicació, ales de mínim 10mm. Incloues elements de calçat i seguretat.
 - 100. Gelosia de barres rectangulars de fusta d'Alfàs o altre de procedència certificada i de característiques, mides i secció a determinar (100x30 mínim) segons requeriments necessaris.
 - 100.1. Sàfata 300x30 mínim. Acero inox. Fixada per pressió a peça en U con anclatge

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
 TWINKLER BARCELONA SUITES, S.L.
 A subsidiary of Twinkl Hotel Group
 twinkler.com

Arquitecte
 Antonio Serraniti Gaba | aZcon
 C/Carri de Sant Joan, 101, 08018 Sant Adrià de Besòs (Barcelona), Spain

Arquitecte
 Jaume Fort Bassat | D388 Arquitectura
 C/El Prat de Sant Joan, 101, 08018 Sant Adrià de Besòs (Barcelona), Spain

Col·laborador
 Clàudia Fort Bassat | D388 Arquitectura
 C/Carri de Sant Joan, 101, 08018 Sant Adrià de Besòs (Barcelona), Spain

Col·laborador
 Jaume Fort Bassat | D388 Arquitectura
 C/El Prat de Sant Joan, 101, 08018 Sant Adrià de Besòs (Barcelona), Spain

Consultoria
 Fusteria i Mobles
 Consultoria
 Estructura
 AC Arquitectes
 T.C. 3480 - Tel. 93 201 10000 - Barcelona Diagonal 1, 2º P.
 08018 Barcelona, Spain

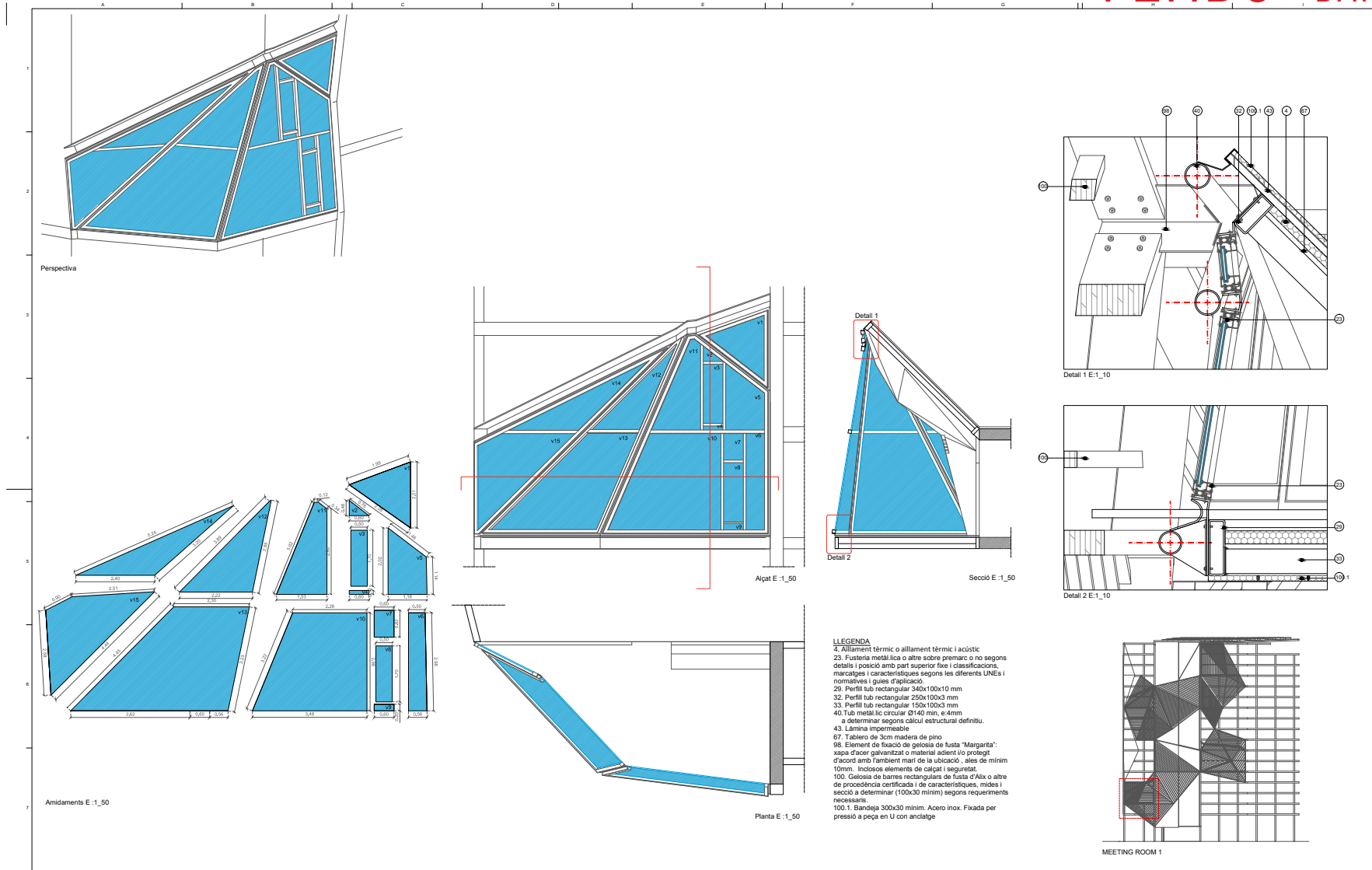
Consultoria
 BEST Costes-Jain | Ignasi Costas
 T.C. 3480 - Tel. 93 201 10000 - Barcelona Diagonal 1, 2º P.
 08018 Barcelona, Spain

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
 CD / Current

DESCRIPCIÓ MEETING ROOM 1
Fusteries
AR-600 - ENVOLVENT DETAILS COBERTA
 Títol Data
 AR-600 2018
 AR-623
 Títol Data
 AR-623 2018



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

TEMPER BARCELONA SUITES, S.L.
 A subsidiary of TEMBO Real Estate
 TEMBO.COM

Architect
 Antonio Serraniti Gabet | aZcon
 C/Gran Via de les Illes, 101
 08018 Barcelona, Spain

Architect
 Jaume Fort Bastard | D388 Arquitectura
 C/Gran Via de les Illes, 101
 08018 Barcelona, Spain

Collaborator
 Clàudia Fort Bastard | D388 Arquitectura
 C/Gran Via de les Illes, 101
 08018 Barcelona, Spain

Collaborator
 Jaume Fort Bastard | D388 Arquitectura
 C/Gran Via de les Illes, 101
 08018 Barcelona, Spain

Consultants
 Fustat-Arcitects
 Consultants
 BEST Costes-Juan | Ignasi Costes
 C/Gran Via de les Illes, 101
 08018 Barcelona, Spain

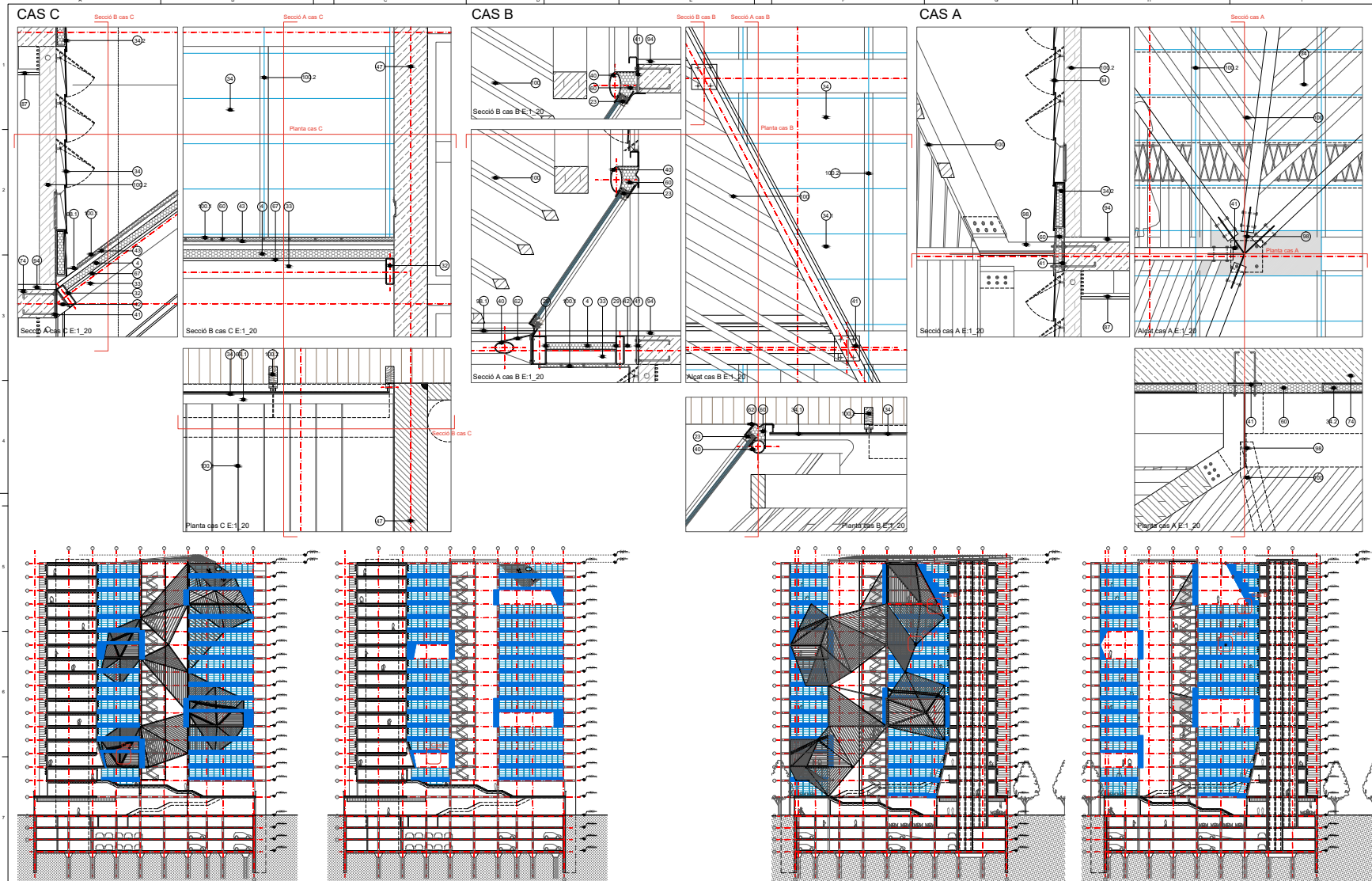
ID	DATE	REVISION
07	2018 / 04 / 11	Entrega preliminar de projecte bàsic
08	2018 / 04 / 23	Entrega final de projecte bàsic

SHEET MAP

--	--	--	--	--	--

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

Sheet name
DESCRIPCIÓ MEETING ROOM 1 Vidres
AR-600 - ENVOLVENT DETALLS COBERTA
 Issue Date
 AMB, 2018
 Scale
AR-624
 Title
 A1-
 A3-



Project Name
aZCON+HYBRIDA+D388
 D388 ARQUITECTURA
 Av. Diagonal, 388, Barcelona
 d388arquitectura.com

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÒS, BARCELONA
 Project #
E18-216

TEMPLE BARCELONA SUITES, S.L.
 A subsidiary of Temple Hotel Group
 temple.com

Arquitecte
 Antonio Serramitja Gastes | aZcon
 C/Gran Via de les Illes, 101
 08010 Barcelona, Spain

Arquitecte
 Jaume Fort Bastard | D388 Arquitectura
 C/Gran Via de les Illes, 101
 08010 Barcelona, Spain

Col·laborador
 Clàudia Fort Bastard | D388 Arquitectura
 C/Gran Via de les Illes, 101
 08010 Barcelona, Spain

Col·laborador
 Jaume Fort Bastard | D388 Arquitectura
 C/Gran Via de les Illes, 101
 08010 Barcelona, Spain

Consultoria
 Enric Ribera
 AC Arquitectes
 Tàrragona, 100
 07003 Castellón, Spain

Consultoria
 Estructura
 BEST Castellón-Jim | Ignacio Costales
 C/Gran Via de les Illes, 101
 08010 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 #
E18-216
 Drawing #
 CD / Current

DESCRIPCIÓ TROBADES
ATRI-LOUVER
 AR-600 - ENVOLVENT DETAILS COBERTA

Scale
 A1-100
 A3-140

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



azCON+HYBRIDα+D388
 D388 ARQUITECTURA
 Av. Diagonal, 588, Barcelona
 d388arquitectura.com

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÓS, BARCELONA
 Project ID
E18-216

STADER BARCELONA SERIES S.A.,
 A subsidiary of Stader Real Estate
 stader.com

Arquitecte
 Antoni Serramitja Gabas | azcon
 C/ del 19 de juliol, 11, Barcelona, 08011 Sant Adrià de Besòs, Spain

Arquitecte
 Daniel de Felipe, Juanjo Torralba | Hybris
 Torre de la Caixa, 101, Barcelona, 08011 Sant Adrià de Besòs, Spain

Arquitecte
 Jaume Fort Basit | D388 Arquitectura
 C/ del 19 de juliol, 11, Barcelona, 08011 Sant Adrià de Besòs, Spain

Col·laborador
 Glòria Fort Basit | D388 Arquitectura
 C/ del 19 de juliol, 11, Barcelona, 08011 Sant Adrià de Besòs, Spain

Col·laborador
 Joan Fort Valls | D388 Arquitectura
 C/ del 19 de juliol, 11, Barcelona, 08011 Sant Adrià de Besòs, Spain

Consultiants
 AC Arquitectes
 C/ del 19 de juliol, 11, Barcelona, 08011 Sant Adrià de Besòs, Spain

Consultiants
 BEST Consultors-Juan | Ignasiu Costas
 C/ del 19 de juliol, 11, Barcelona, 08011 Sant Adrià de Besòs, Spain

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

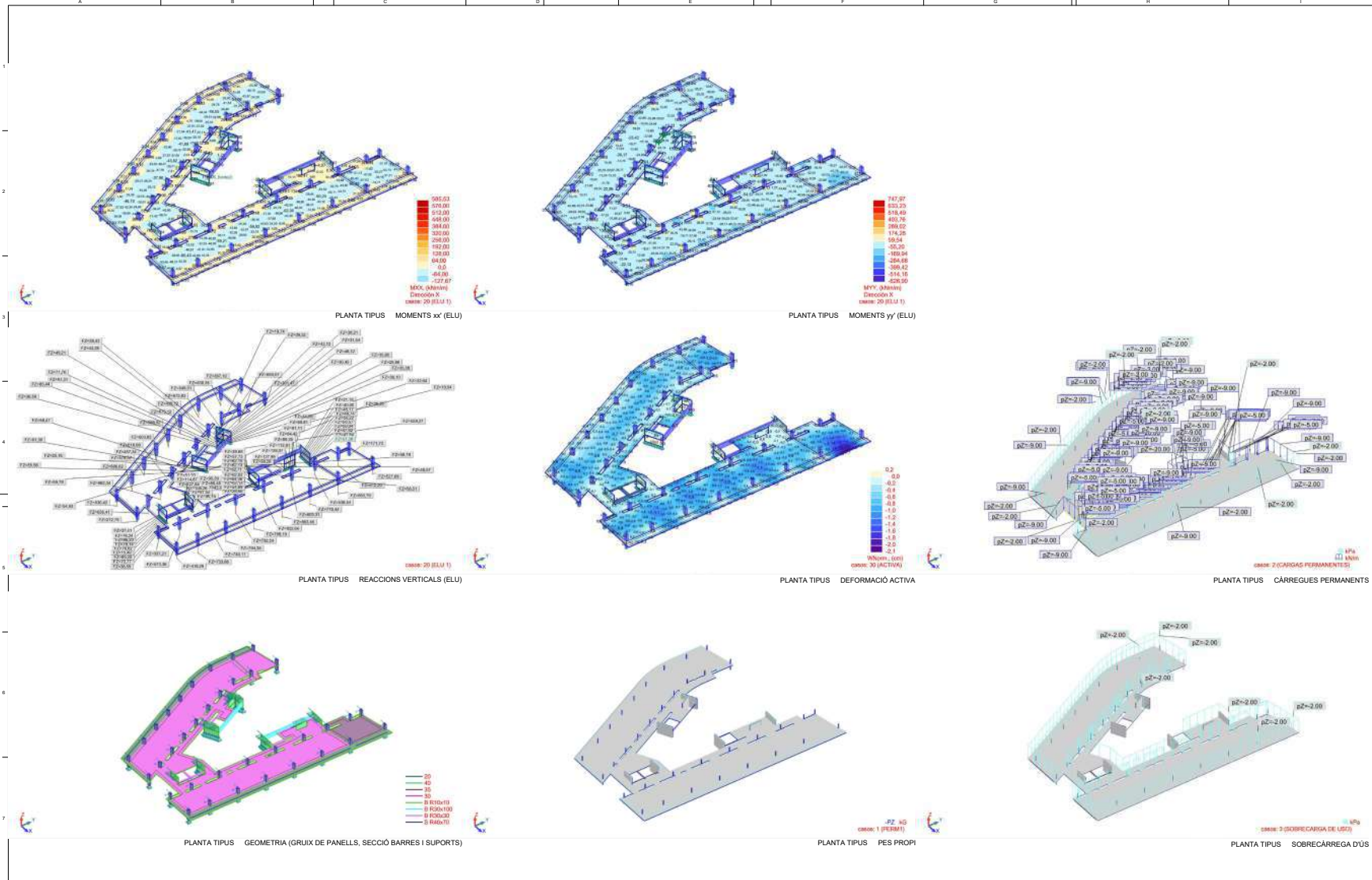
SHEET MAP

Project Name
TEMBO SUITES AND APARTMENTS
 SANT ADRIÀ DE BESÓS, BARCELONA
 Project ID
E18-216
 Project Location
 CD / Country

Sheet Name
VISTA INTERIOR ATRI
 Drawing Code
AR-600 - ENVOLVENT DETAILS COBERTA

Scale
AR-662

Task
 A1-
 AS-



aZCON+HYBRIDA+D388 D388 ARQUITECTURA Av. Diagonal, 388 Barcelona d388arquitectura.com	Project Name SANT SUITES AND APARTMENTS SANT ADRIÀ DE BESÒS, BARCELONA E18-216	Arquitecte Antonio Barrohin Gubia aZcon T +34 93 55 11 11 E antonio.gubia@azcon.es 08018 Barcelona Spain	Col·laborador Ovídia Fort Basó D388 Arquitectura T +34 93 55 11 11 E ovidia.fortbaso@388.com 08018 Barcelona Spain	ID 07	DATE 2018 / 04 / 11	REVISION Entrega preliminar de projecte bàsic	SHEET MAP 	Project Name SANT SUITES AND APARTMENTS SANT ADRIÀ DE BESÒS, BARCELONA E18-216 Project (E) / Client	Descripció ESQUEMES PLANTA TIPUS ST-100 - DISTRIBUCIÓ ESTRUCTURA VERTICAL
	Arquitecte Sílvia de Felipe Jorja Truco Hydrida T +34 93 55 11 11 E silvia@hydrida.com 08018 Barcelona Spain	Col·laborador Jaume Fort Basó D388 Arquitectura T +34 93 55 11 11 E jaume.fortbaso@388.com 08018 Barcelona Spain	ID 08	DATE 2018 / 04 / 23	REVISION Entrega final de projecte bàsic	Descripció ESQUEMES PLANTA TIPUS ST-100 - DISTRIBUCIÓ ESTRUCTURA VERTICAL			

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



De: **Jaume Font Basté** jaume@d388arquitectura.com
Asunto: Barcelona Suites competition
Fecha: 8 de noviembre de 2017, 18:20
Para: **Jaume Font Basté** jaume@d388arquitectura.com
Cco: asz@coac.net

Good afternoon all,
after few deliberations and lots of meeting a decision has been made upon what project is going to be developed till construction.

We're excited to announce that the competition winner is SandClock by AsZ + Hybrida architure team.

By clicking the link you can download the winning boards if interested.

https://drive.google.com/open?id=0B_4S6bgTlyL8Vi1XV2w3aGJmSkU

Some of the participants have asked id the names and proposals of the other competitors can be revelaed. We leave this upon to every competitor. Please if you agree on your name and board being revealed let us know. We will show these names and borads only to the competitors agreeing.

Thanks a lot and thanks for your time and patience.

Jaume Font Basté
Dr Arquitecte I Arquitecte Tècnic

d388 arquitectura
Av diagonal 388 baixos 2
08037 Barcelona
935320310 - 697777238

BCN SUITS Hotel and Apartments
sandCLOCK

The spaces of a hotel are environments prepared for the other paces and speeds of time. Entering a hotel/aparthotel as guests makes the sand-clock turn around and different time paces and speeds become visible and tangible. "SandCLOCK" proposes, builds and houses a possible transcription of this experiences in Barcelona.

Both local and global conditions of Sant Adrian are to complement one to the other. Not only a hotel but a place to live periodically. An architectural economy not ignoring where it is and how things happen at East of Barcelona, near the FORUM 2004 area, overlooking the see.

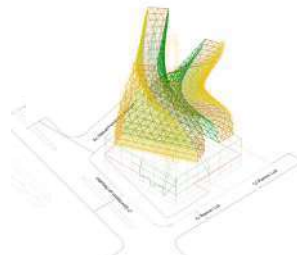
When arriving from C/Llull to the main entry, a soft canopy will signal the entry to the main lobby. All spaces mainly built in timber, wood natural textures. Once inside, the atrio facing the city, also built in timber, organizes the two volumes for all units. All units face and enjoy the see views.

When arriving from C/Raimond de Penyafort, the main commercial space faces the street and the slender volume bents slightly to fully open the views south.

When coming from the MINA neighborhood or when walking through, the Planning requisites are completed with the other slender volume of units facing the East and the Maresme bay with its geography and shore arching inland when looking south east towards el Maresme and completing its continuity along the south west urban beaches of Barcelona

Two spacial and constructive logics make the proposal: one for the "Assigned" spaces, rooms/apartments/units another for the "Unassigned" spaces and program. One built in concrete able for a variation and adaptions in the location, distribution and mechanical systems optimization. The other building operates as a cartilage. It houses all the "Unassigned" program, from the lobby, to restaurants, bars, convention areas, fitness and corridors. It makes the open atrium. It is between flesh and bone. Neither hard and slick nor soft. Is a timber building. Contemporary developments in timber construction guaranty its qualities and feasibility. In other words, as a client one will enter a hotel/apartment building through spaces made in timber and different finishes of wood panels and floors. All with almost cero maintenance, easy to replace and with the highest parameters in sustainability. The corridors, as part of the "Un assigned" spaces are not fully enclosed spaces, they precondition, both in summer, though ventilation and in winter by capturing and keeping the sun radiation. Barcelona enjoys a mild weather throughout the year. The temperature values, the sunny versus rainy days, the winds in summer and winter, the levels of humidity are part of the equation considered for an investment such as this one. These two "constructions" are placed as a "V" scheme in plan.

This "V" scheme in plan, contains the capacity to become, in a future stage of project development, some of the properties of the other three initial schemes drawn and considered:



A Twisting building from the "V" in the lower levels to a "V" in the higher levels facing a different orientation. The structural and technical challenge is obvious. The guaranty of all units always looking a to the Mediterranean is evident.



A Courtyard based scheme with four sides in different heights is also efficient but suffers from a too diverse orientation for the Units and eventually places a good number of them towards de north



A construction made of two halves: One half, the first 8 floors, built following the "V" scheme with the units orientated south east and South west always with views to the Mediterranean and the other floors, from 9 to 16 as a "V" over the lower one but placed along the lot diagonal. The intermediate floor (8th) recover the full size of the lot and solves structural, services, ... transition. The core of stair and elevators remains the same and vertical. Two atriums result. One orientated north east, fresh in the summer and the other orientated towards de city and the evening light and thermal conditions. The Sagrada Familia is part of the Barcelona skyline on sight and completing or embracing the Atrium space.

sandCLOCK proposes other "Unassigned spaces" to make and achieve a co-living experience rich and possible: a **Small library**, a **Kindergarten**, a **Library**, Spaces for **meetings and business** and a **Pluri-Confessional** space grow from the corridors and reconfigure the timber and louvers atrium surfaces. Its final size and specific conditions are to be established in subsequent project fases.

The **apartments/units** are designed and organized as a system of several systems and thresholds, some are technical other are spacial and others are energy based components and devices. The sequence of layers and thresholds is the following:

- a Semi exterior space of the corridors (self conditioned) (1,5m to 5,0m).
- b Timber interior façade to corridors(0,06m).
- c Services, mechanical active system distribution walls (0,65m)
- d Entry, kitchen and bathroom band (2,80m)
- e.Cavinets, closets and air-conditioning interior distribution (80cm).
- e Sleeping areas (3m)
- f_Living space and terrace (3m)

They are all parallel and systematic bands that are then subdivided according to the required widths of the 1, 2, and 3 bedroom units dimensions. They remain open to further adjustments derived from development and management criteria and needs.

The two buildings shelving all the units are thus bracketed by two different membranes. **One, facing the sea landscapes**, is where all terraces are. Made of glass, held by stainless steel framings, sliding doors and a roll-able metal screen also sliding. This builds the terrace space and extends it inside of the unit. A timber pavement makes the surface both outside and inside.

The **other membrane is a timber construction**, holding the corridors and the special Unassigned spaces. Is a semi-exterior space that preconditions the climate parameters of Barcelona, both in summer and in winter by closing or opening the louvers to allow natural ventilation similar to an "UMBRACULO" or capture the solar heat when closed as a winter house.

The wind, solar radiation, **energy** consumption, and sustainable construction models adopted for the architecture of this proposal result in an equilibrated combination between active and passive systems. That includes the energy supplies obtained from the DISTRICTCLIMA net accessible from C/Llull. Geothermal heating and cooling, photovoltaic cells roof, hiperinsulation, naturally preconditioned atrium covered spaces and corridors, hyper thermal inertia on the concrete slabs, double membrane and solar protection on south east and southwest façades, cooling with District CLIMA hot water, photovoltaic cells provide power to all areas, radiant floor heating in both rooms and public areas. The **ecofriendly criteria** derive from wind, solar, radiation, sound, and synergy between passive and active building systems. Both towers operate as independent entities in their production and distribution of all energy systems.

The estimated time of construction for sandClock is between 18 and 24 months. Prefabrication is considered for both, the inside and the outside components of all UNITS and most of timber systems fully prefabricated by local and international timber providers. The cost estimate could be a value between 1.100 and 1.300€/m2.

sandCLOCK responds to the competition goals:

- _Create a new apartment hotel building with 310-340 **** apartments on one site.*
- _The maximum buildable surface of the building is 21600m2 with a ground surface area of 2160m2.*
- _include a surface of 1200-1500 m2 of commercial space to let.*
- _Build the parking spaces underground corresponding by regulations (minimum 1 every 3 rooms).*
- _Use the buildable surface at its maximum.*
- _Occupy 100% of the ground surface on the ground floor.*
- Use the maximum height allowed to offer the best views possible at the terraces.*
- _Build a maximum of Ground floor +17, in order to provide better height on the room floors.*
- _Maximize the compulsory parking spaces in the minimum number of underground floors possible.*
- _Rationalize the construction systems to allow a rapid construction.*

and proposes a solution to *an efficient back office urbanization, quality of room types and distribution, versatility and independence of common spaces and bars, energy and ecofriendly design, affordable construction systems and the enhancement of the co-living experience between the hotel guest**

Barcelona, 22 September 2017

sandCLOCK

credits

Architects: HiBRIDaSZ

Antonio Sanmartín - Elena Canovas (aSZ arquitectes)

Silvia Felipe - Jordi Truco (HyBRIDA)

Collaborators:

_Ferran Iglesias, architect

_ShaShak Shvilinva, architect.

_Carlos Perez, 3D model

_Guayente Garcia Sanmartin, architect

_Frank Dadfar, 3D and Energy Managment

Energy Consultant: Hongxi Yin, PhD

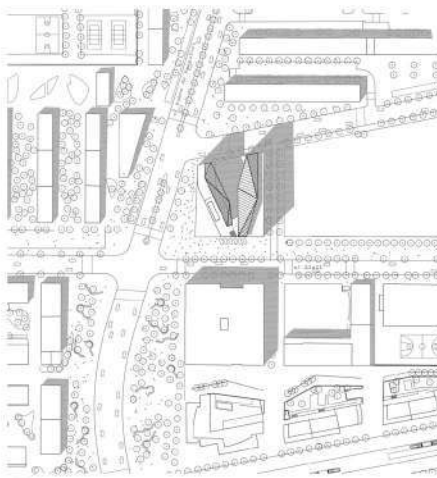
Structures Consultant: Manuel Arguijo

Cost Estimate and Construction Management Consultant: Vicenç Tolosa

Other Consultants: Kocher Minder Arquitecteten, Thun, Bern.



Aerial view



Situation Plan
1:1000



View from Ramon Penyafoert street



View from Lull street



View of the atrium from Lola Anglada passageway



View from Lola Anglada passageway

The spaces of a hotel are environments proposed for the other paces and speeds of time. Entering a hotel/aparthotel as guests makes the sand-clock turn around and different time paces and speeds become visible and tangible. "sandCLOCK" proposes, builds and houses a possible transcription of this experience in Barcelona.

Both local and global conditions of Sant Adrià are to complement one to the other. Not only a hotel but a place to live periodically. An architectural economy not ignoring where it is and how things happen at East of Barcelona, near the Fòrum 2004 area, overlooking the sea.

When arriving from O'Fallon to the main wharf, a soft canopy will signal the entry to the main lobby. All spaces mainly built in timber, wood-natural textures. One inside, the atrio facing the city, also built in timber, organizes the two volumes for all units. All units face and enjoy the sea views.

When arriving from C/Raimond de Penyafort, the main commercial space faces the street and the slender volume bends slightly to fully open the views south.

When coming from the MNM neighborhood or when walking through, the planning possibilities are completed with the other slender volume of units facing the East and the Marone bay with its geography and where arching inland when looking south east towards el Marone and completing its continuity along the south west urban beaches of Barcelona.

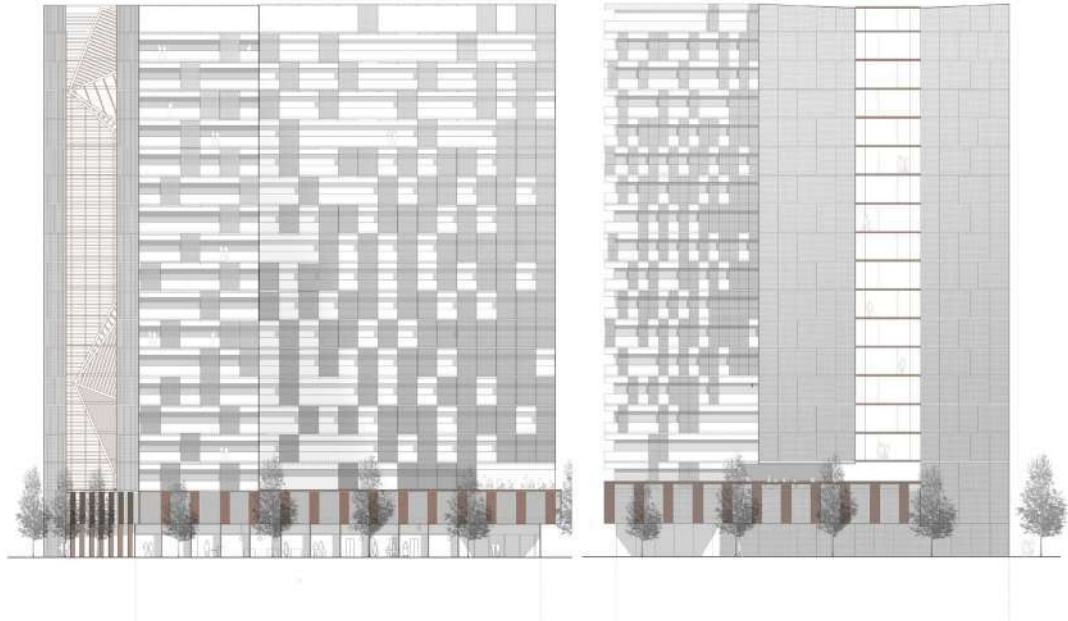
Two spatial and constructive logics make the proposal: one for the "Assigned" spaces, rooms/apartments/units, another for the "Unassigned" spaces and program. One built in concrete able for a variation and adaptations in the location, distribution and mechanical systems optimization. The other building operates as a cantilever. It houses all the "Unassigned" program, from the lobby, to restaurants, bars, convention areas, fitness and corridors. It makes the open atrium.

BCN SUITES_COMPETITION WINNER

TEMBO BARCELONA

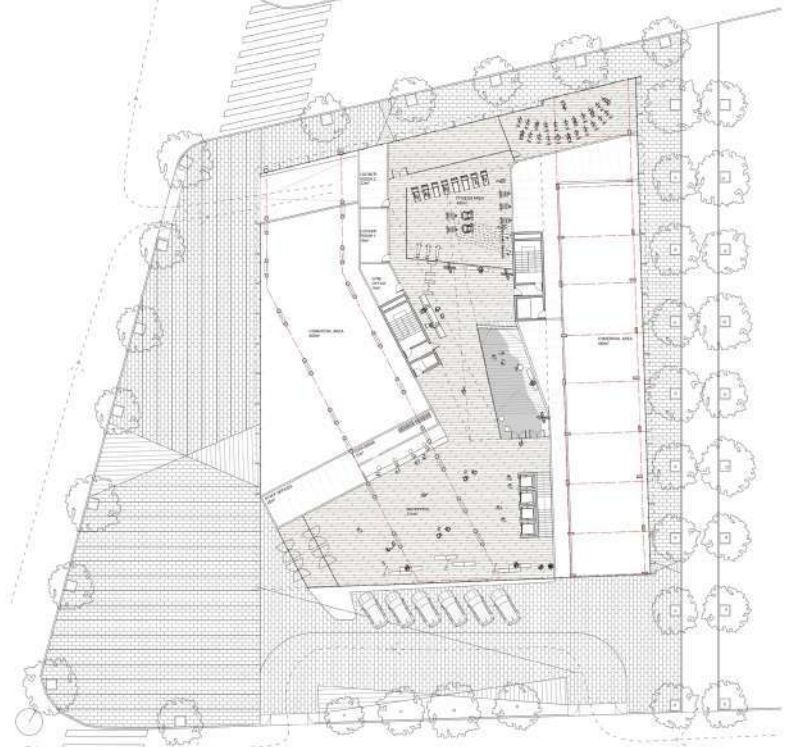
- 00 PHOTOS OF ADRIA GOULA
- 01 COMMERCIAL DOSSIER
- 02 IMAGES AND NOTES OF CONSTRUCTION PROCES
- 03 WEB POSTS PROGRESS OF CONSTRUCTION
- 04 OVERLAPPING OF BASIC PROJECT + EXECUTIVE PROJECT
- 05 EXECUTIVE PROJECT
- 06 BUSINESS PLAN
- 07 MODEL 1:40
- 08 HYPERREALISTIC RENDERERS
- 09 BASIC PROJECT
- 09 PROJECT DESCRIPTION
- 11 FINAL BOARD
- 12 PRE-PROJECT PROCESS
- 13 QUESTIONS AND ANSWERS TRANSMITTED TO THE COMPETITION ORGANIZERS
- 14 COMPETITION PROGRAM

TEMBO BARCELONA

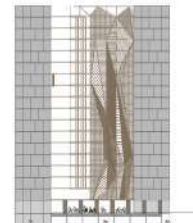


South-West Elevation
C/ Ramon Penyafort
1.200

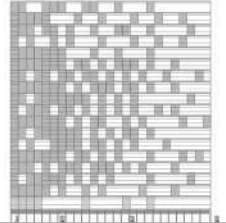
South-East Elevation
C/ Ramon Llull
1.200



Ground Floor
1.200



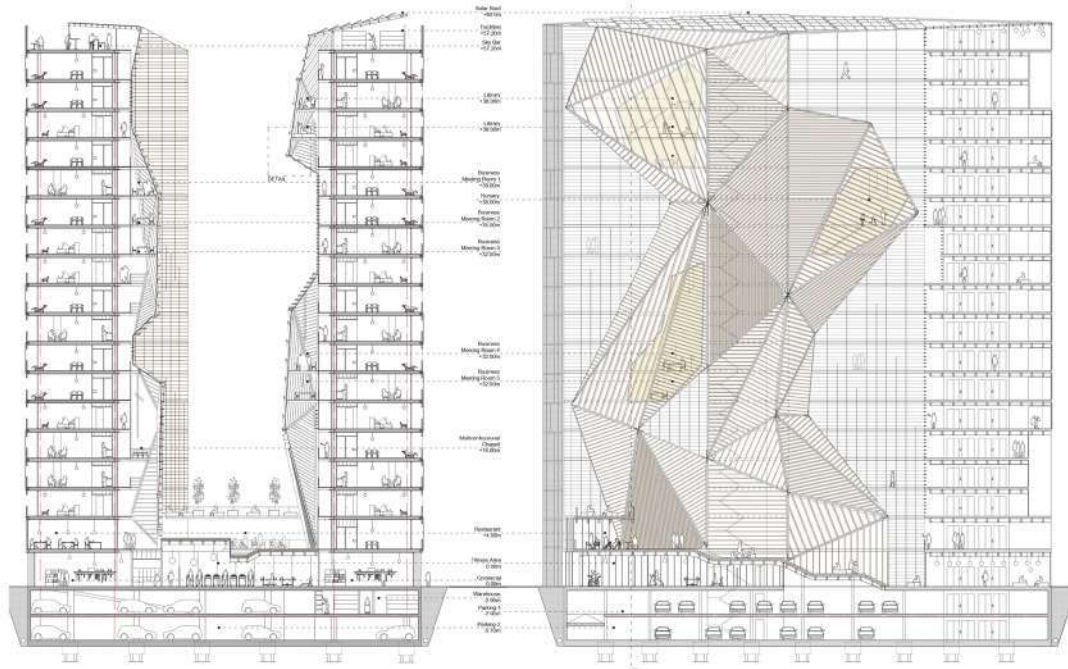
North-West Elevation
1.600



North-East Elevation
1.600

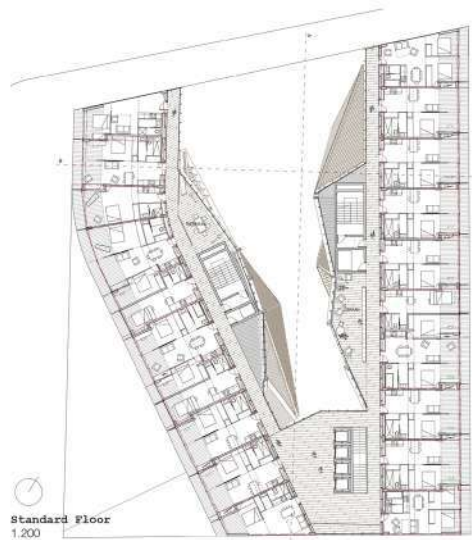
It is between flesh and bone. Neither hard and slick nor soft, is a timber building. Contemporary developments in timber construction guaranty its quality and feasibility. In other words, as a client one will enter a hotel/apartment building through spaces made in timber and different finishes of wood panels and floors. All with almost zero maintenance, easy to replace and with the highest parameters in sustainability. The corridors, as part of the "un assigned" spaces are not fully enclosed spaces, they precondition, both in summer, through ventilation and in winter by capturing and keeping the sun radiation. Barcelona enjoys a mild weather throughout the year. The temperature values, the sunny versus rainy days, the winds in summer and winter, the levels of humidity are part of the equation considered for an investment such as this one. These two "modestructions" are placed as a "V" scheme in plan.

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA

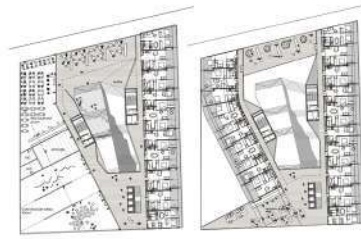


Section B-B'
1:200

Section A-A'
1:200

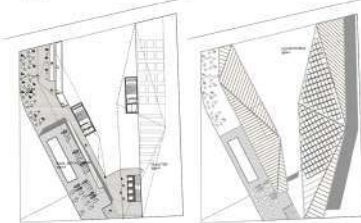


Standard Floor
1:200



First Floor
1:500

Second Floor
1:500



Sky Bar and Pool Floor
1:500

Rooftop Floor
1:500



Rooms typologies
1:100



Basement -1
45 parking lots
1:500



Basement -2
75 parking lots
1:500

sandCLOCK proposes other "Unassigned spaces" to make and achieve a co-living experience rich and possible: a small library, a kindergarten, a library, spaces for meetings and business and a Pluri-Confessional space grow from the corridors and reconfigure the timber and louvers atrium surfaces. Its final size and specific conditions are to be established in subsequent project phases.

- The apartments/units are designed and organized as a system of several systems and thresholds, some are technical other are spatial and others are energy saved components and devices. The sequence of layers and thresholds is the following:
- a. Semi exterior space of the corridors (self-conditioned) (1,5m to 3,0m).
 - b. Timber interior facade to corridors (0,6m).
 - c. Services, mechanical active system distribution walls (0,6m)
 - d. Entry, kitchen and bathroom band (2,6m)
 - e. Cabinets, closets and air-conditioning interior distribution (2,0m)
 - f. Sleeping areas (3m)
 - g. Living space and terrace (3m)

They are all parallel and systematic bands that are then subdivided according to the required widths of the 1, 2, and 3 bedroom units dimensions. They remain open to further adjustments derived from development and management criteria and needs.

The two buildings sheltering all the units are thus bracketed by two different membranes. One, facing the sea landscape, is where all terraces are. Made of glass, held by stainless steel frames, sliding doors and a roll-able metal screen also sliding. This builds the terrace space and extends it inside of the unit. A timber pavement makes the surface both outside and inside. The other membrane is a timber construction, holding the corridors and the special Unassigned spaces. Is a semi-exterior space that preconditions the climate parameters of Barcelona, both in summer and in winter by closing or opening the louvers to allow natural ventilation similar to an "umbrella" or capture the solar heat when closed as a winter house.

WORK PLAN 1:200



CSA on Planning and Regulations.
 1. Is this initiative beyond or out of the BCN Hotel Hold?
 2. Is this initiative considered as "HOTEL APARTMENT" or as "HOTEL"?
 3. Could we get info on previous contacts and meetings with local Administration?
 4. CSA on Hotel Management and cost (Measurement allowed/possible?)

PROFILE EN ZANG SECTION 1/5

ENSANCHAR SECTION HASTA ANCHO TERRAZA CUADRA

LOZA FRENTO CORREOJA

VER DETALLE

CONCRETO MADERA Y PASILLO ESTRUCTURA

VER DETALLE

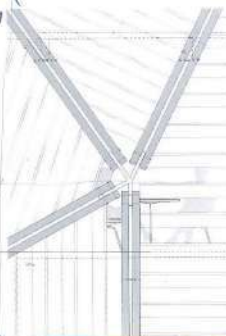
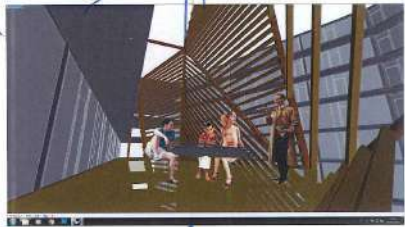
ENSANCHAR HASTA TERRAZA MADERA

ENSANCHAR SECTION HASTA ANCHO TERRAZA

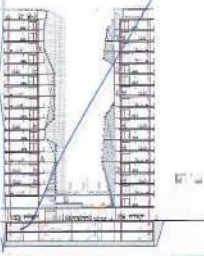
CSA on Planning and Regulations.
 1. Is this initiative beyond or out of the BCN Hotel Hold?
 2. Is this initiative considered as "HOTEL APARTMENT" or as "HOTEL"?
 3. Could we get info on previous contacts and meetings with local Administration?
 4. CSA on Hotel Management and cost (Measurement allowed/possible?)

BARCELONA SUITES COMPETITION SECCION 3D

FASADE SECTIONS 1/5



+GRANDE

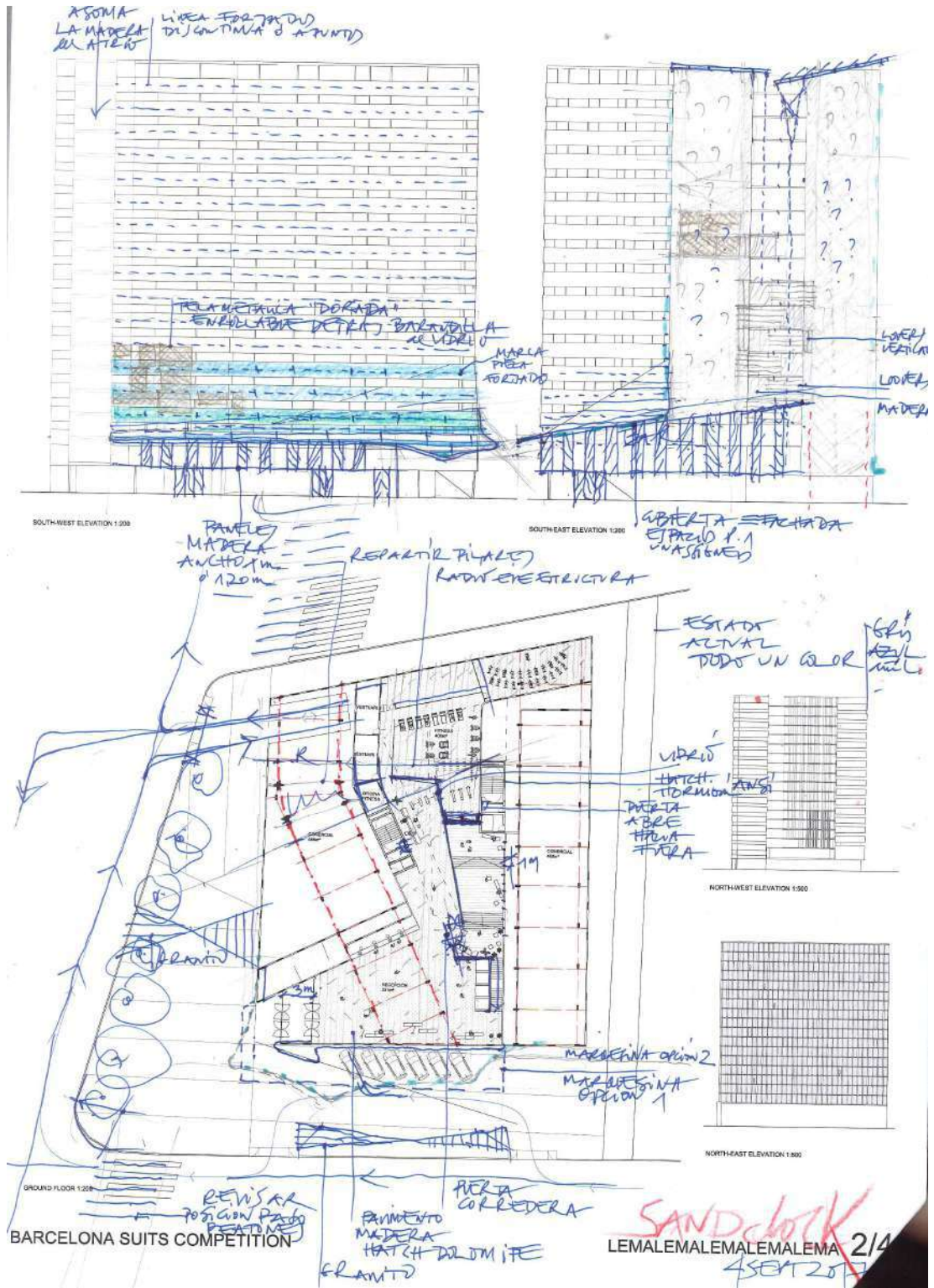


CSA on Planning and Regulations.
 1. Is this initiative beyond or out of the BCN Hotel Hold?
 2. Is this initiative considered as "HOTEL APARTMENT" or as "HOTEL"?
 3. Could we get info on previous contacts and meetings with local Administration?
 4. CSA on Hotel Management and cost (Measurement allowed/possible?)

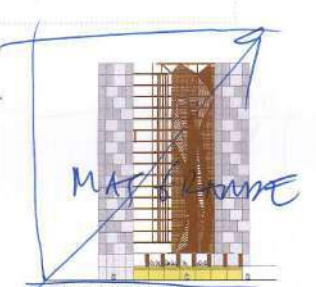
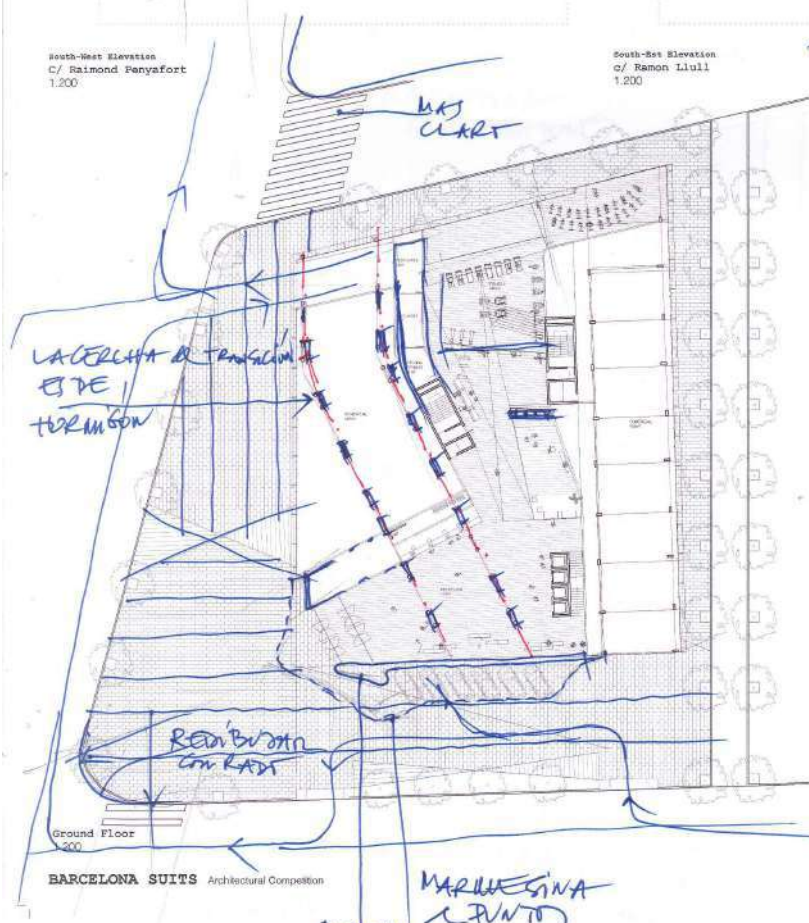
LEMALEMALEMALEMA 4/4

BCN SUITES_COMPETITION WINNER TEMBO BARCELONA

TEMBO BARCELONA

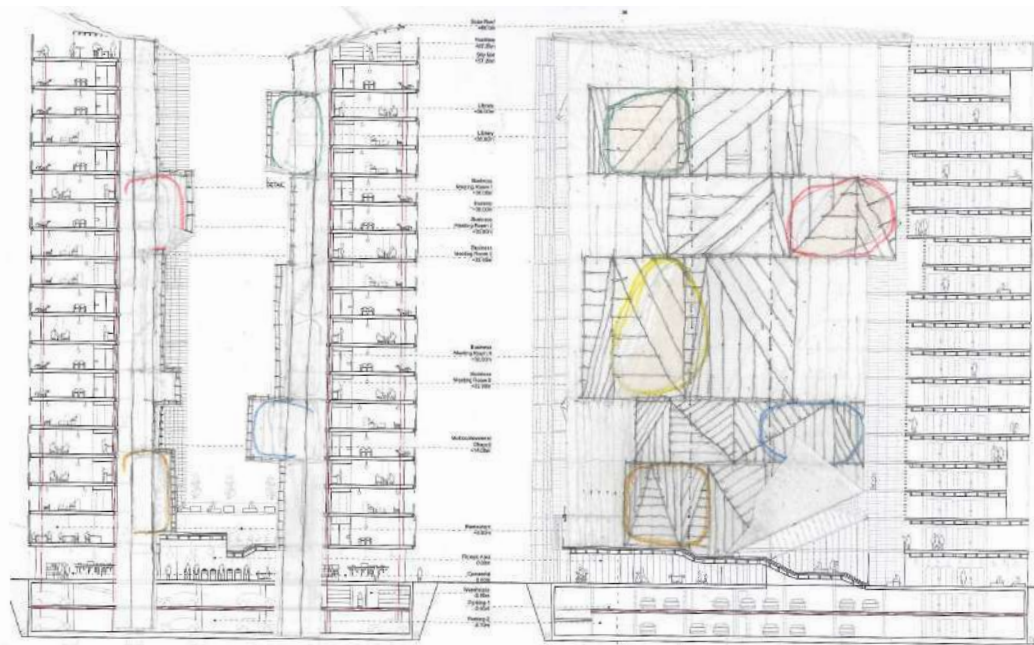


TEMBO BARCELONA



L'horro blanda es velestius aborit et aut voluptandam volorum vent ut miles voluptati voluptate con nim que odi neature sequidit res voluptas reperior voluptet mod eosel dolum et harum et ut minciti volorio voloxero optatur? Tar? Ihil na quiescten cupitio quae nihil te sini beri recoste tem hari ullupide prenda vellam, sint, sus magnis maiorit, ut quibus, effice rimelo ritaectiam, sum fcoceeribus mosamusda venihilit ratatia voluptat. Occum as que nen et qui amcos rehene nullo beri niam ad molorem poresseq uasait eatis a doluptur similliq uatilis equam, quam, odist ariatec aestactio delupti asincipidias vo-

BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



Section B-B'
1:200

Section A-A'
1:200



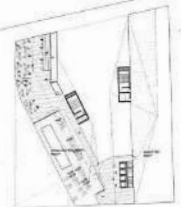
Standard Floor
1:200



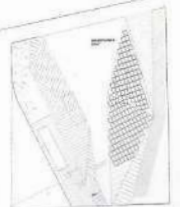
First Floor
1:500



Second Floor
1:500



Sky Bar and Pool Floor
1:500



Rooftop Floor
1:500

sandCLOCK proposes other "Unassigned spaces" to make and achieve a co-living experience such and possible: a Small library, a Kindergarten, a Library, Spaces for meetings and business and a Plant-confessional space grow flow the corridors and reconfigure the timber and louvers atrium surfaces. Its final size and specific conditions are to be established in subsequent project phases.

- The apartments/units are designed and organized as a system of several systems and thresholds, some are technical other are spatial and others are energy based components and devices. The sequence of layers and thresholds is the following:
- a. Semi exterior space of the corridors (well-conditioned) (1.5m to 3.0m)
 - b. Timber structure facade to corridors (0.5m)
 - c. Services, mechanical active system distribution walls (0.5m)
 - d. Entry, kitchen and bathroom band (2.0m)
 - e. Corridors, closets and air-conditioning interior distribution (80cm)
 - f. Sleeping areas (3m)
 - g. Living space and terrace (3m)

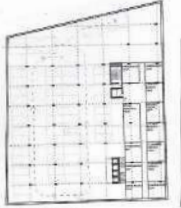
They are all parallel and systematic bands that are then subdivided according to the required widths of the 1, 2, and 3 bedroom units dimensions. They remain open to further adjustments derived from development and management criteria and needs.

The two buildings shelving all the units are thus bracketed by two different membranes. One, facing the sea landscape, is where all terraces are: made of glass, held by stainless steel framing, sliding doors and a roll-able metal screen also sliding. This builds the terrace space and extends it inside of the unit. A timber pavement makes the surface both outside and inside.

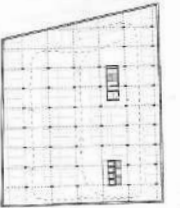
The other membrane is a timber construction, holding the corridors and the special Unassigned spaces. It is a semi-rectangular space that permeabilizes the climate parameters of Barcelona, both in summer and in winter by closing or opening the louvers to allow natural ventilation similar to an "CORRADULO" or capture the solar heat when closed as a solar house.



Rooms typologies
1:100

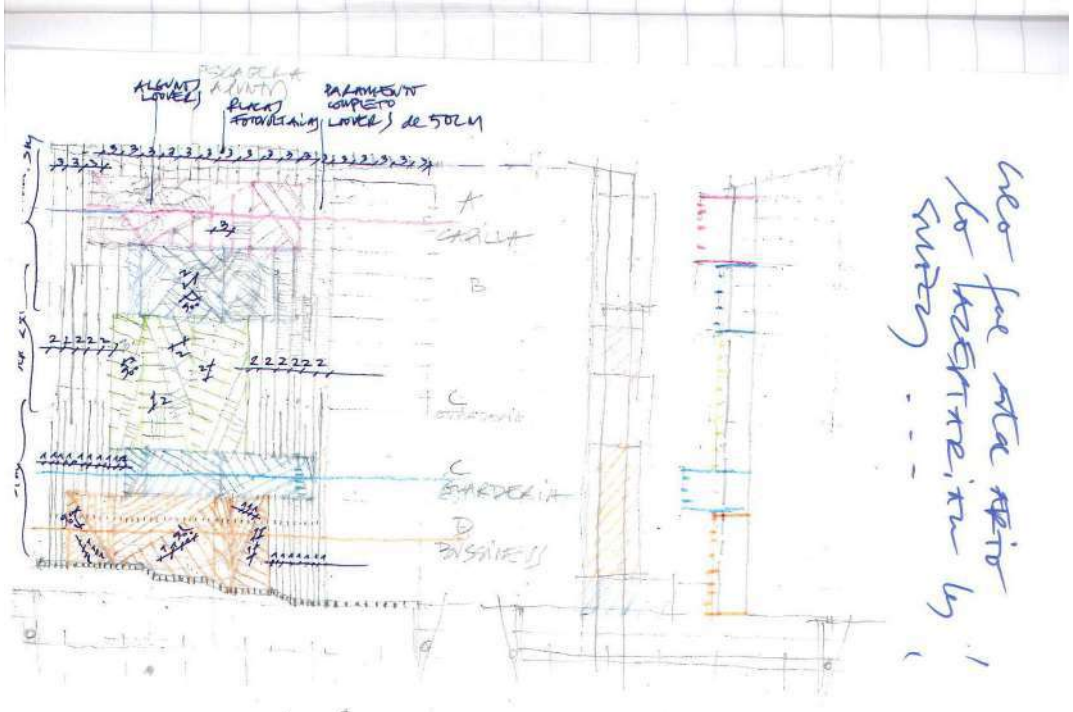
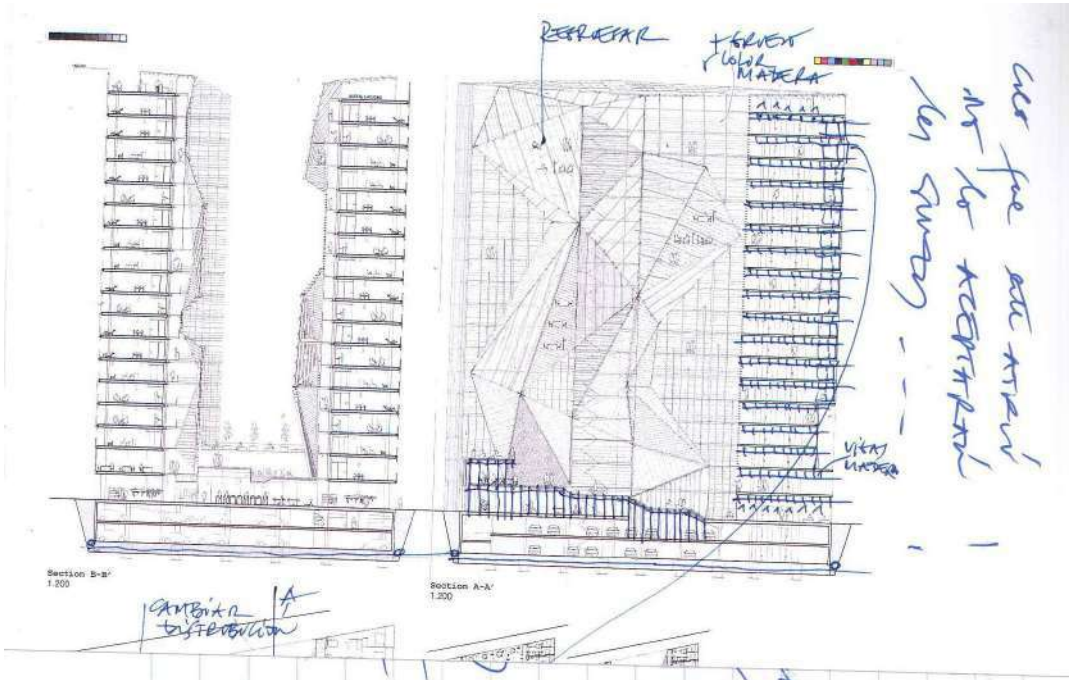


Basement -1
45 parking lots
1:500

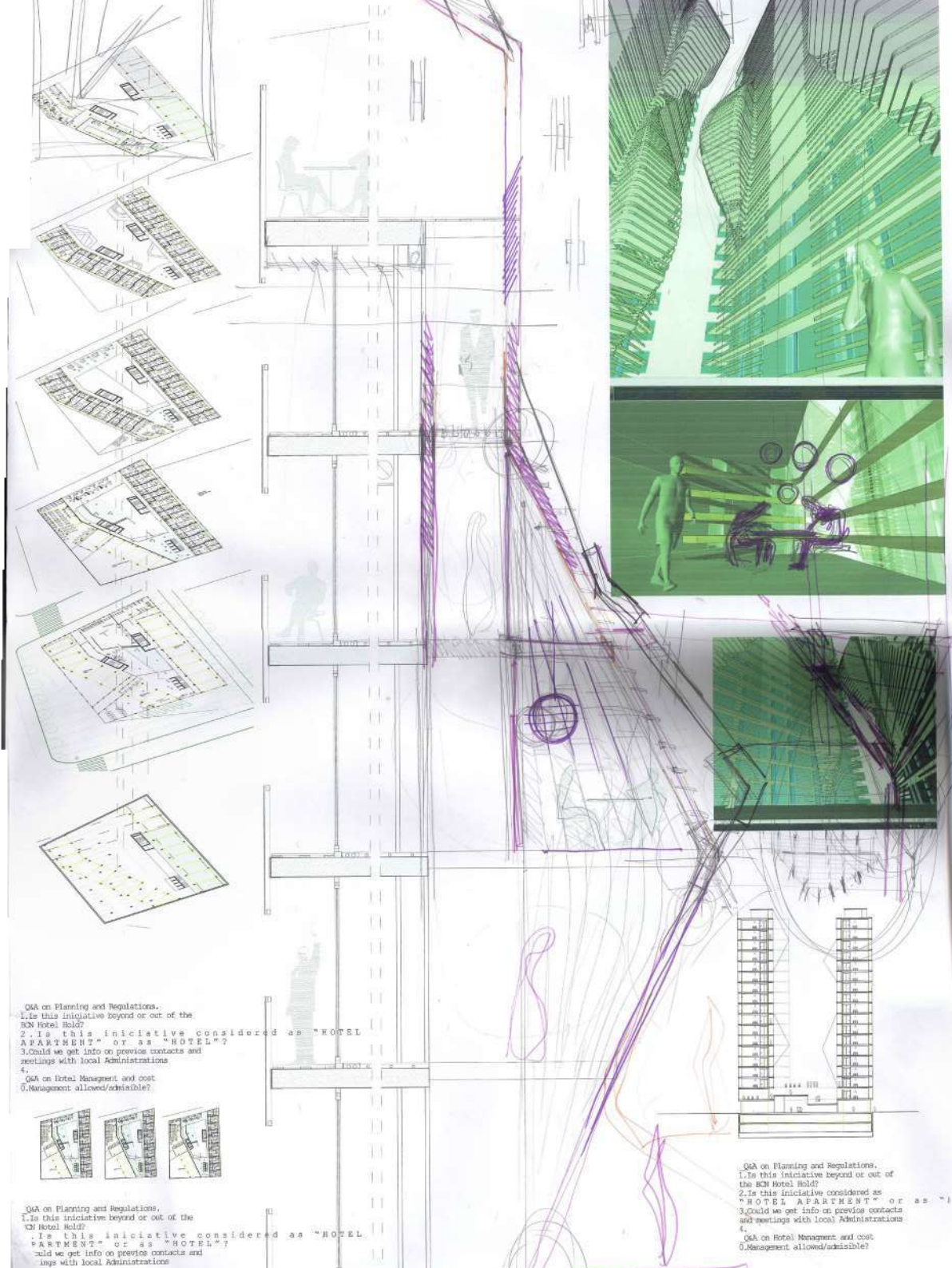


Basement -2
75 parking lots
1:500

TEMBO BARCELONA



BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



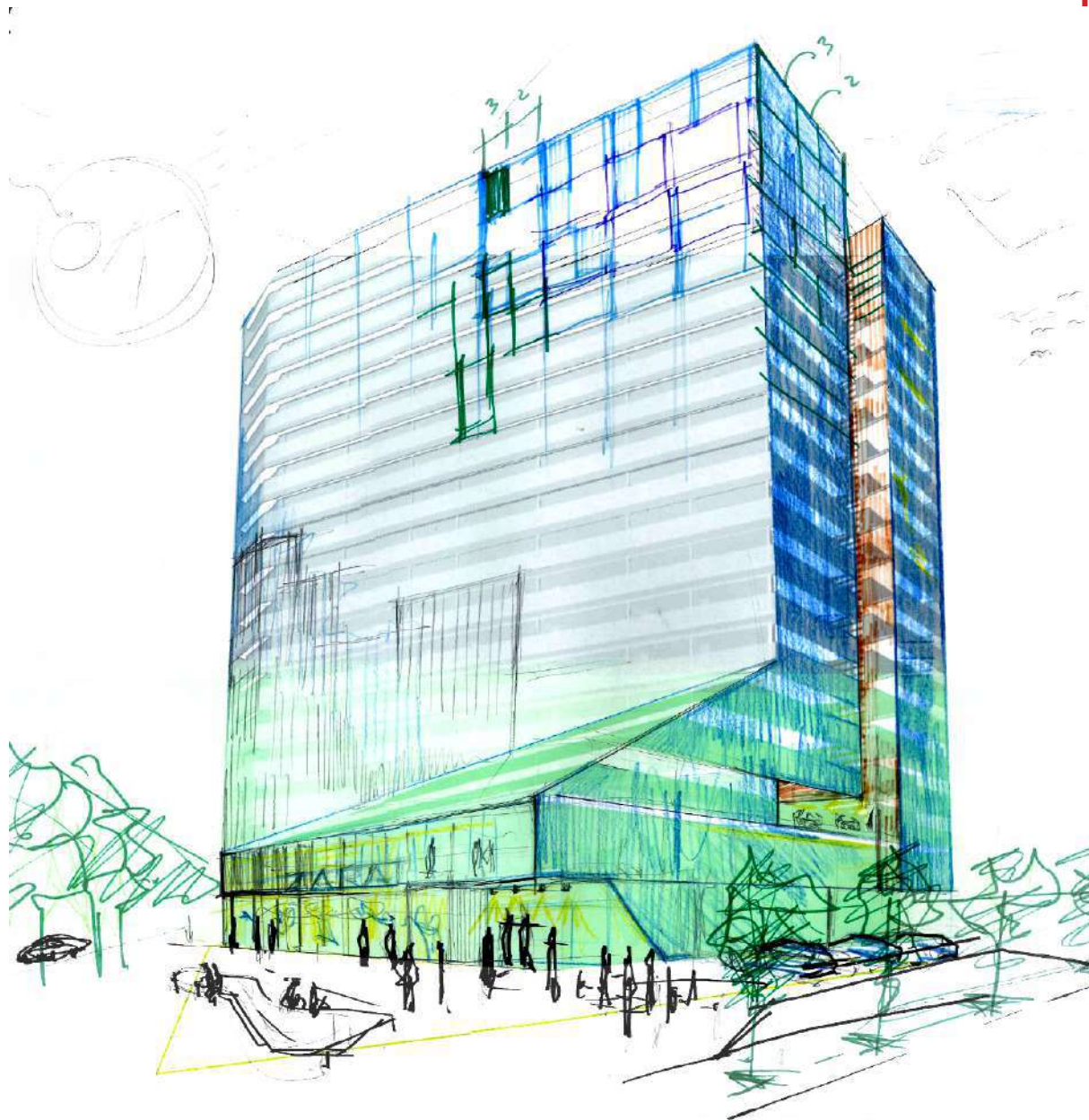
Q&A on Planning and Regulations.
 1. Is this initiative beyond or out of the BCN Hotel Hold?
 2. Is this initiative considered as "HOTEL APARTMENT" or as "HOTEL"?
 3. Could we get info on previous contacts and meetings with local Administrations?
 4.
 Q&A on Hotel Management and cost
 5. Management allowed/admissible?

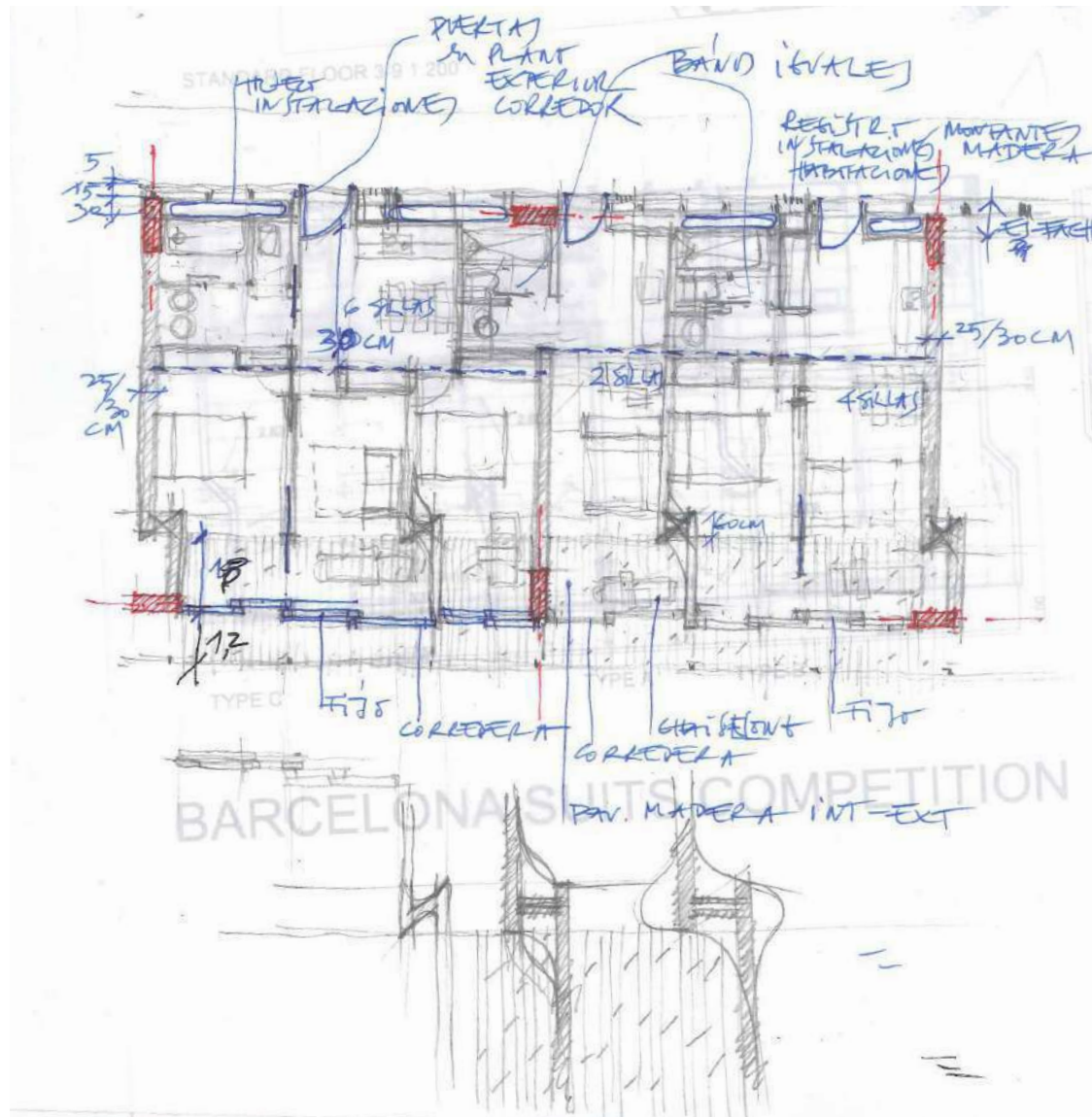


Q&A on Planning and Regulations.
 1. Is this initiative beyond or out of the BCN Hotel Hold?
 2. Is this initiative considered as "HOTEL APARTMENT" or as "HOTEL"?
 3. Could we get info on previous contacts and meetings with local Administrations?
 4.
 Q&A on Hotel Management and cost
 5. Management allowed/admissible?

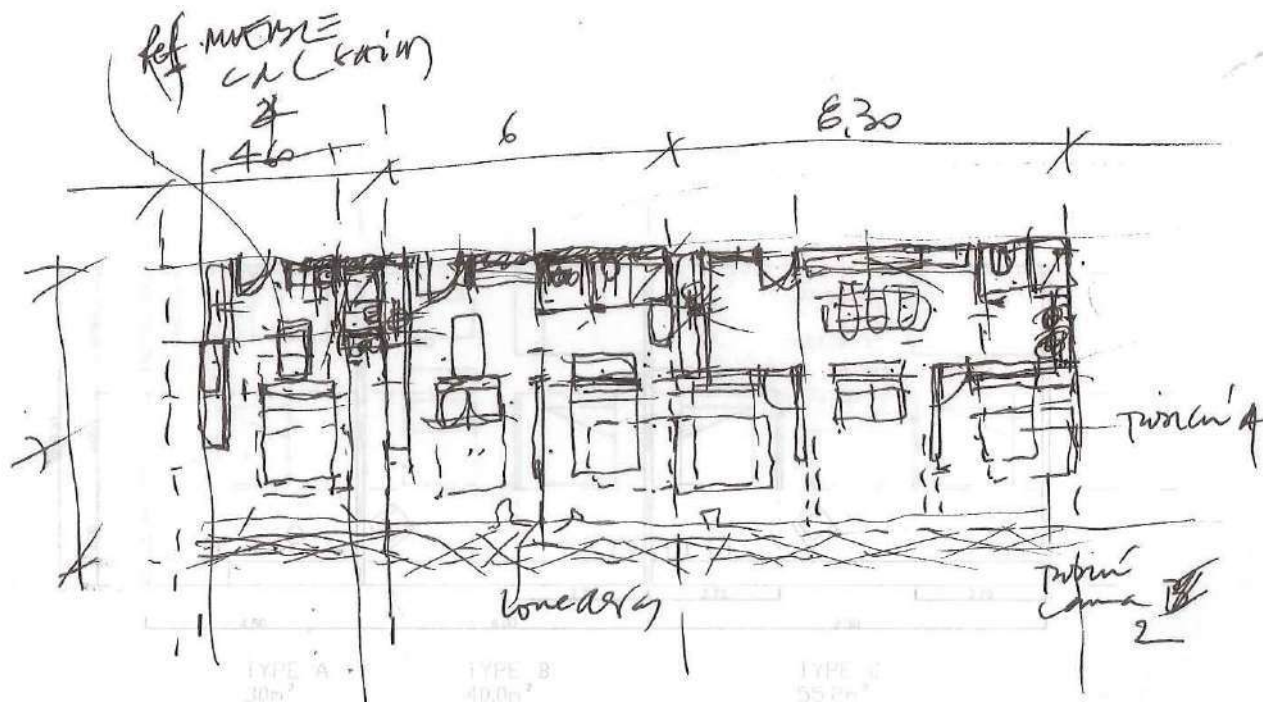
Q&A on Planning and Regulations.
 1. Is this initiative beyond or out of the BCN Hotel Hold?
 2. Is this initiative considered as "HOTEL APARTMENT" or as "HOTEL"?
 3. Could we get info on previous contacts and meetings with local Administrations?
 4.
 Q&A on Hotel Management and cost
 5. Management allowed/admissible?

TEMBO BARCELONA

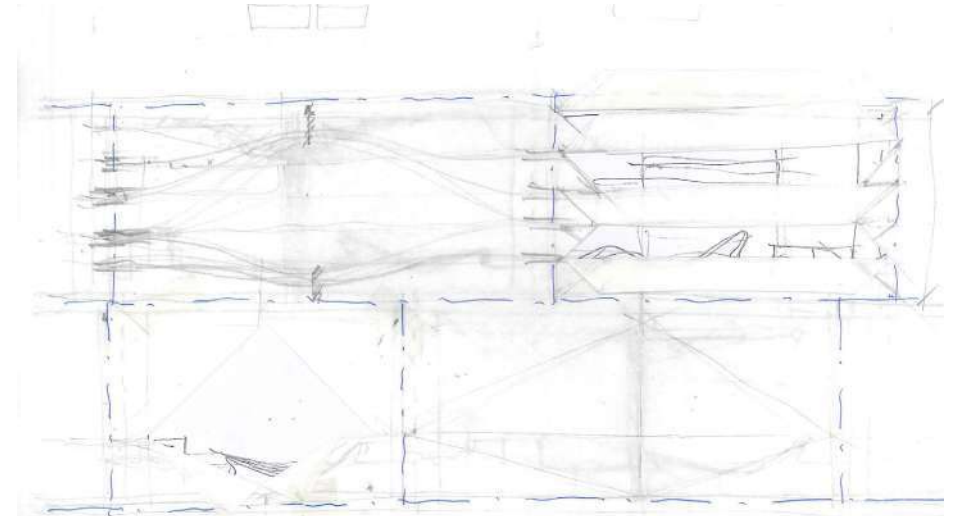
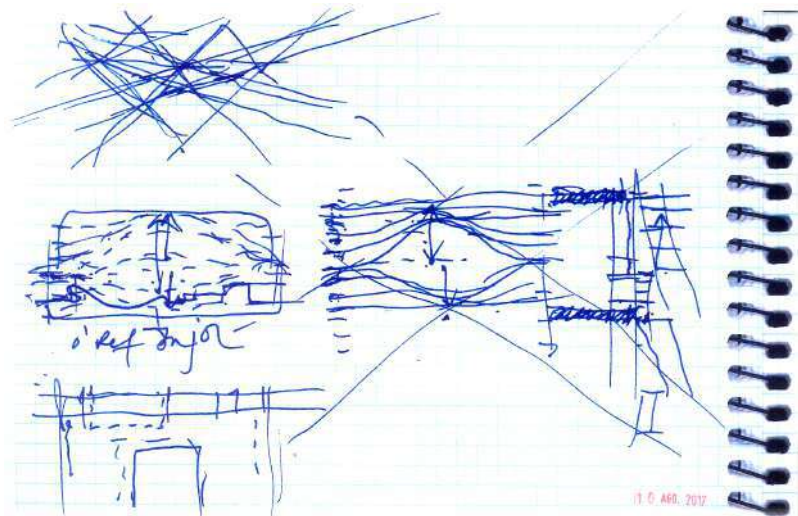
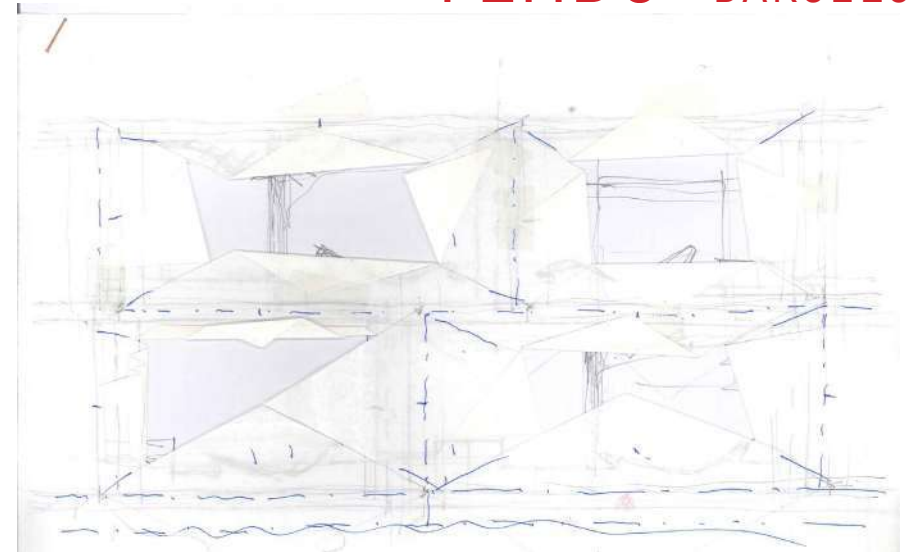
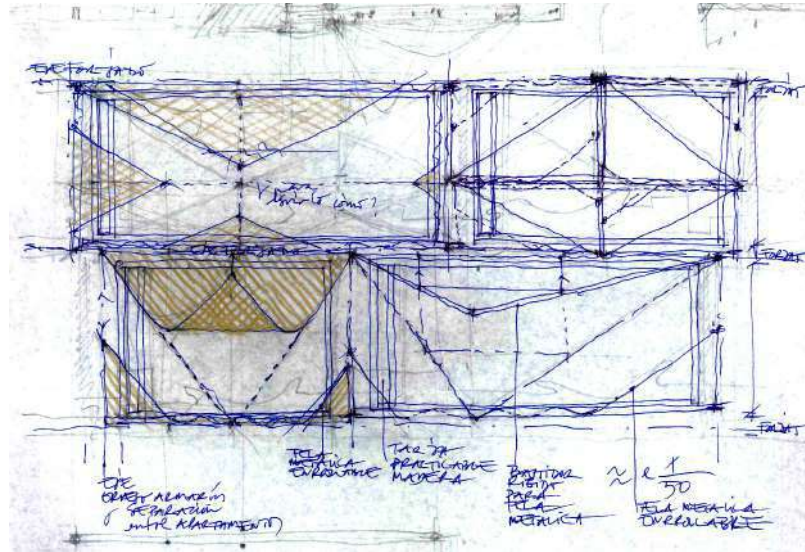




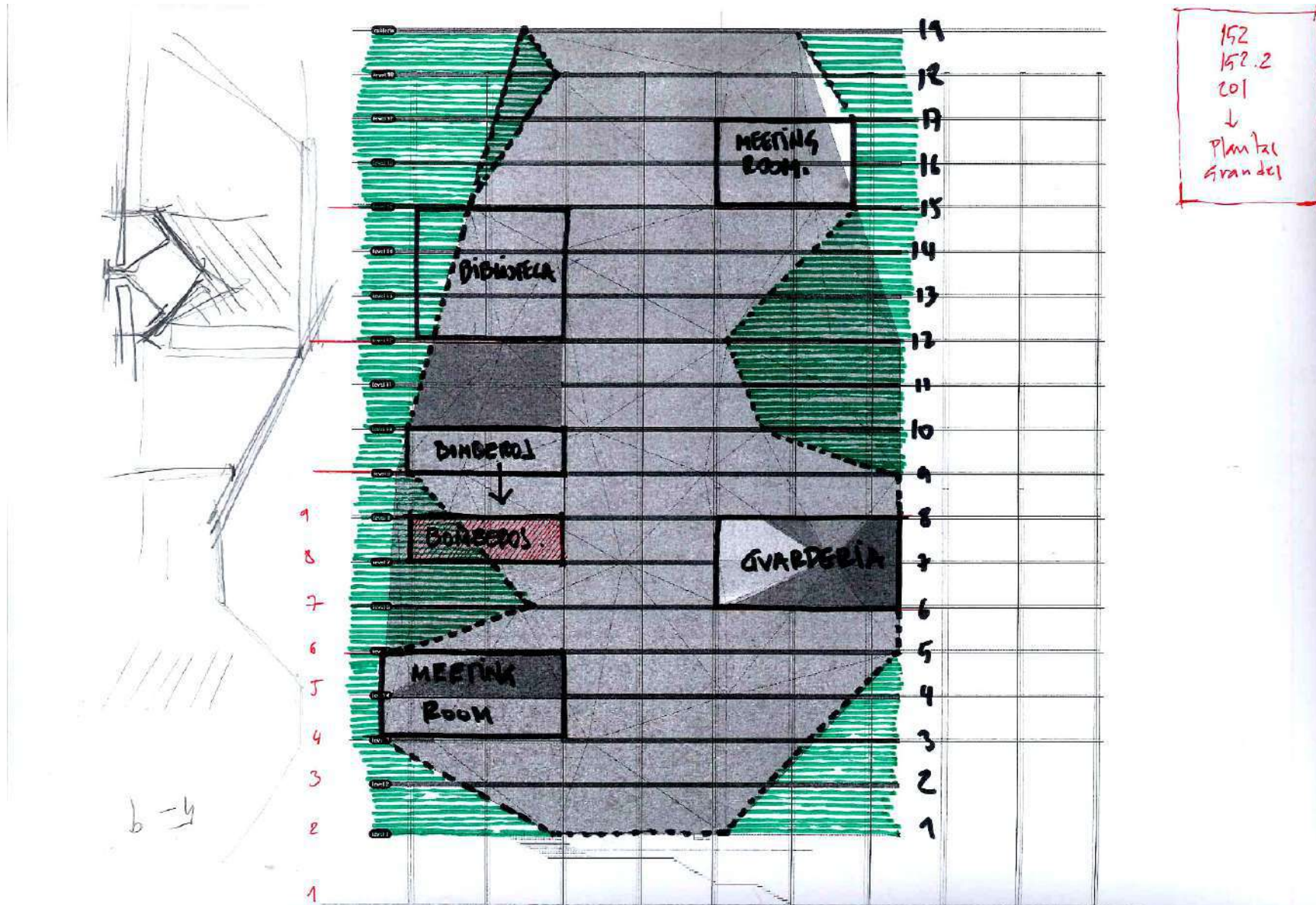
TEMBO BARCELONA



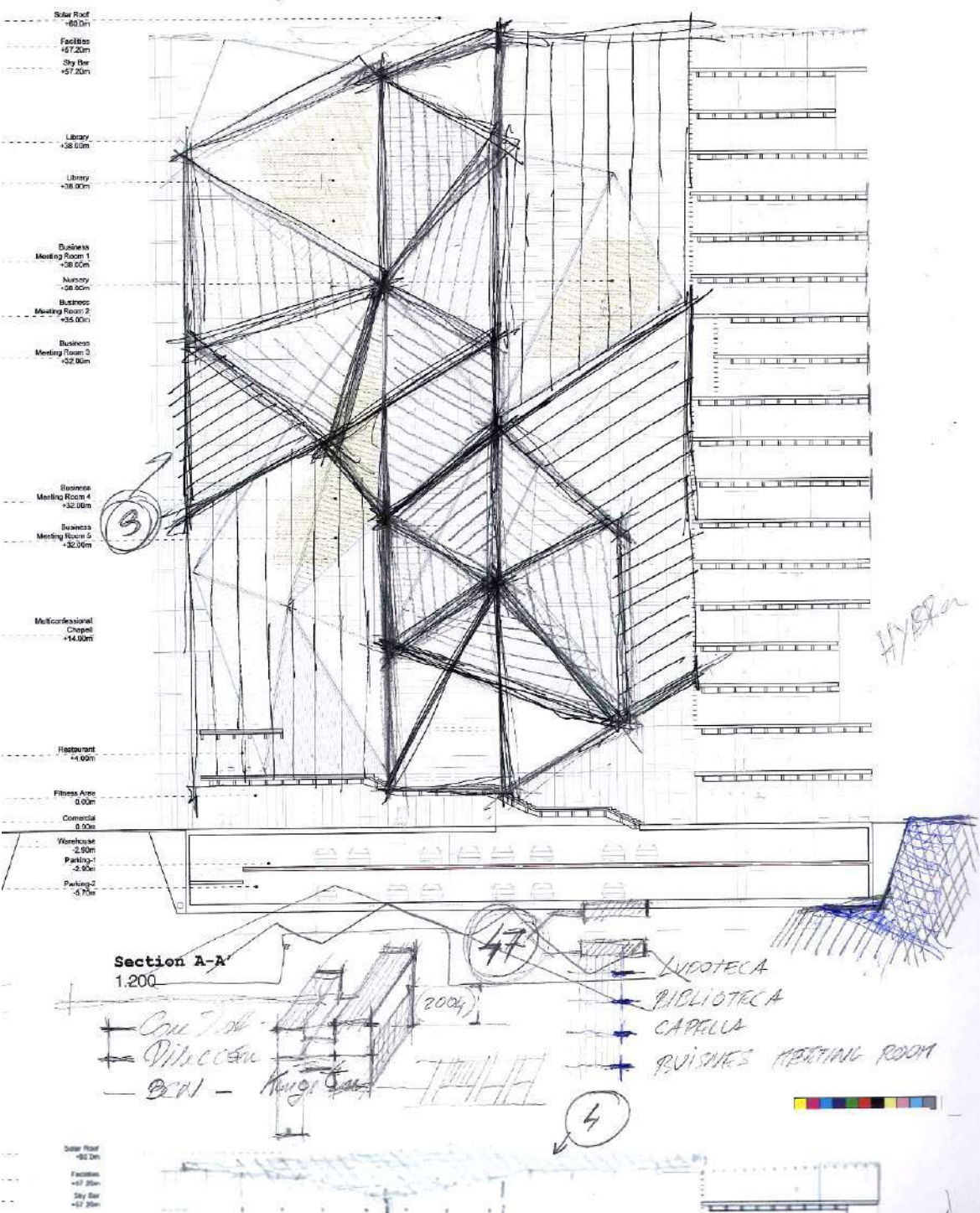
BCN SUITES_COMPETITION WINNER
TEMBO BARCELONA



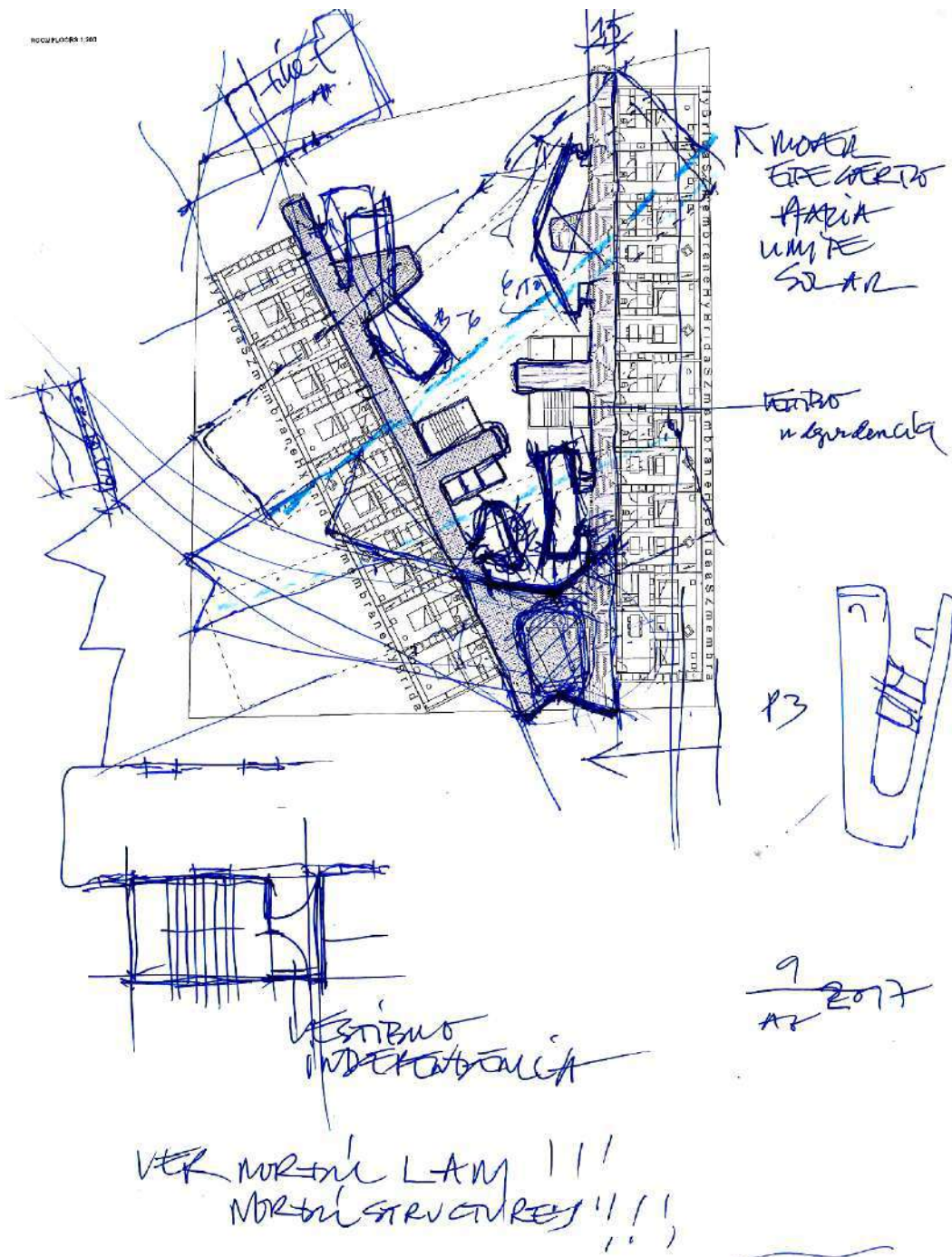
TEMBO BARCELONA



TEMBO BARCELONA

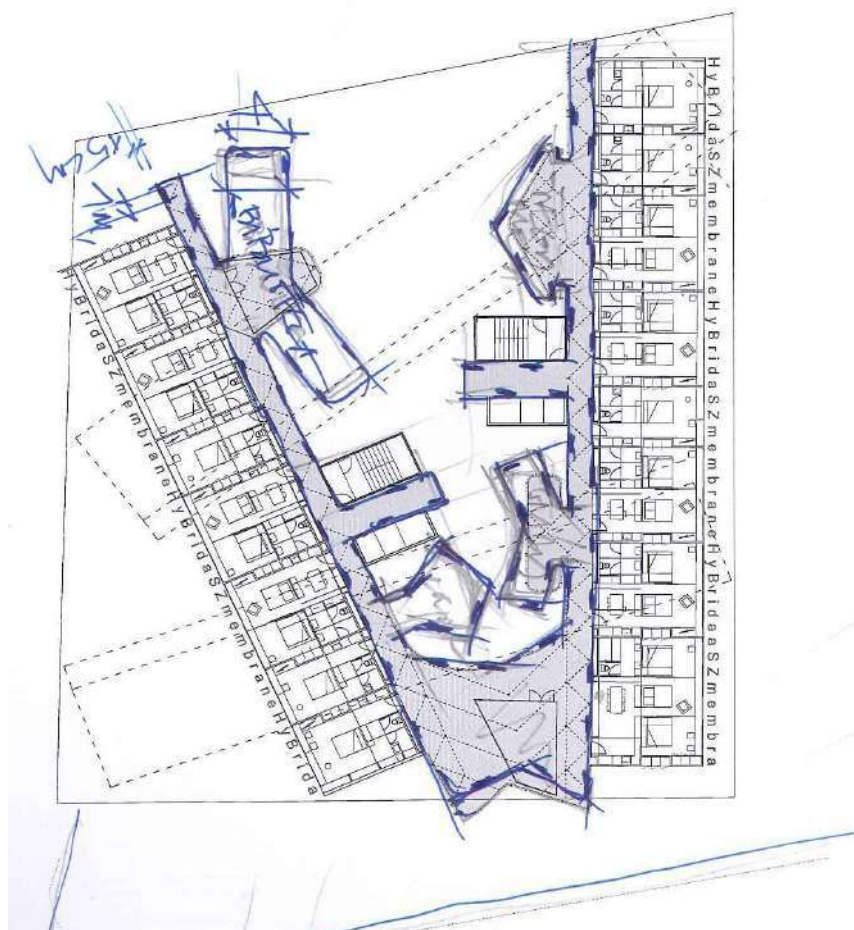


TEMBO BARCELONA



TEMBO BARCELONA

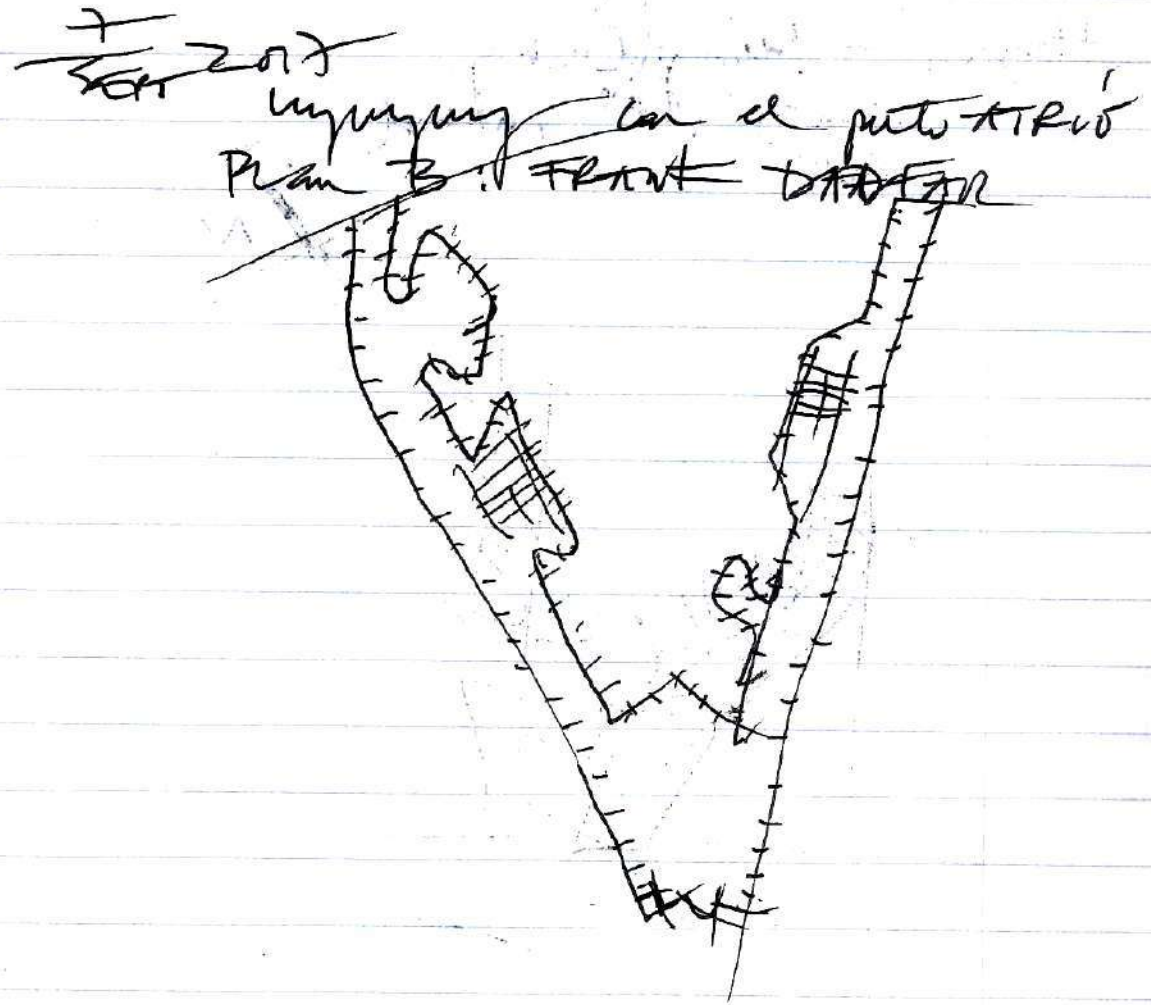
1:1:200



FLOOR 13 1:200

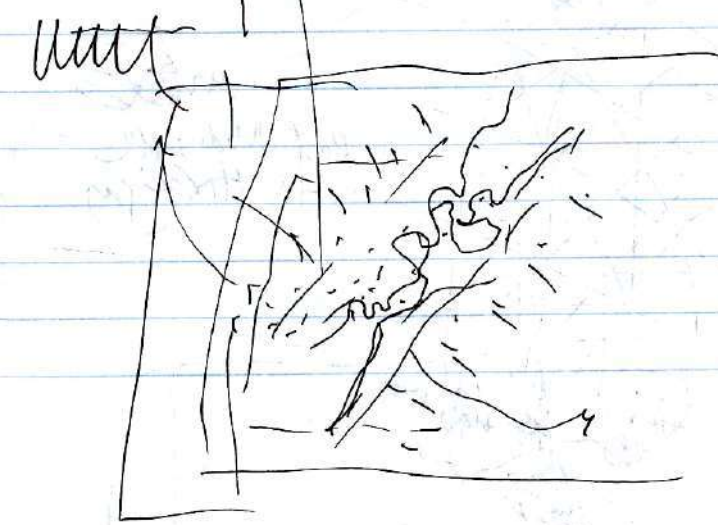
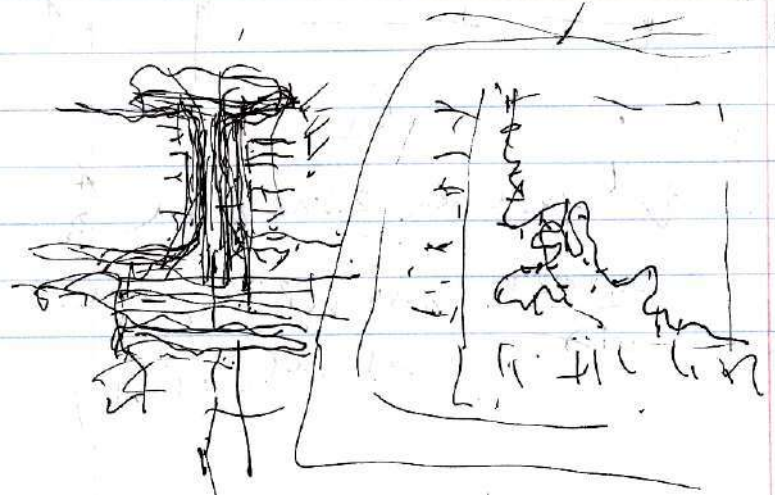
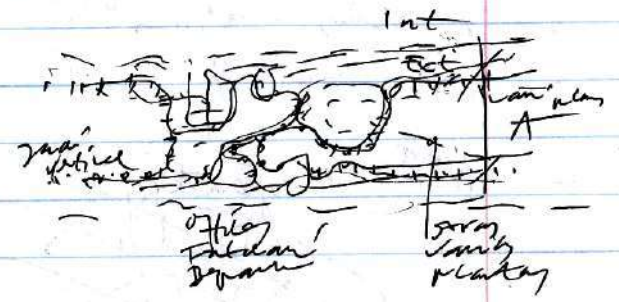
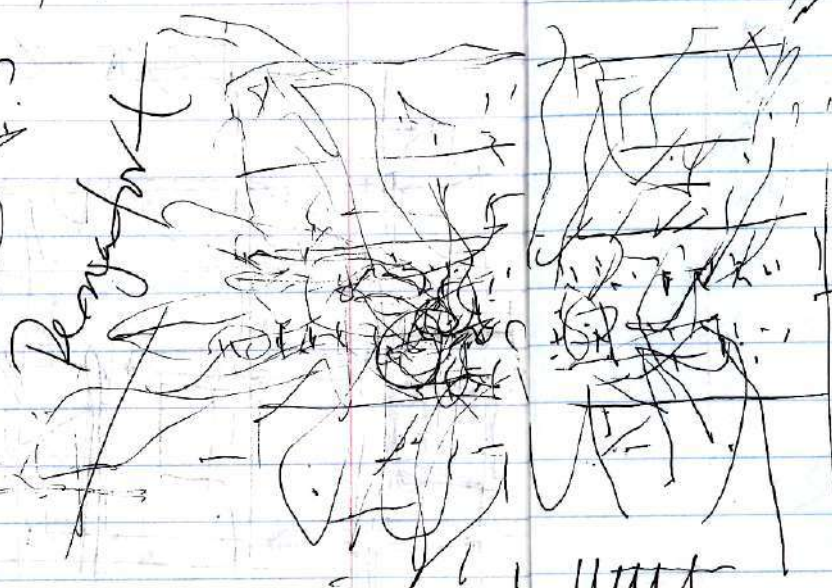
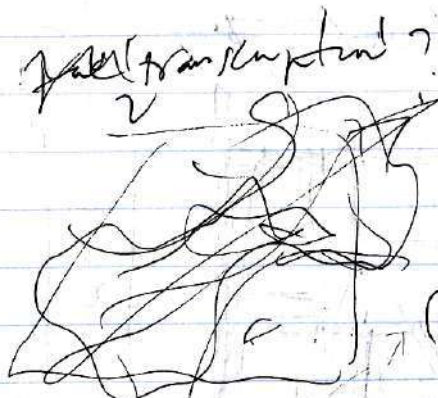
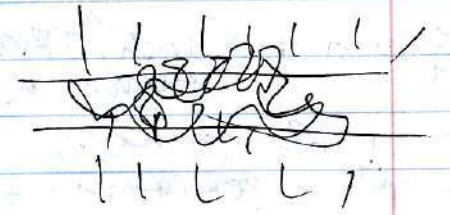


Fast forward indicator
is not to be ...
- Parameters
I have been in the
the most efficient!!
- Have 30 cm aluminum
Wash V-111
raw dog!

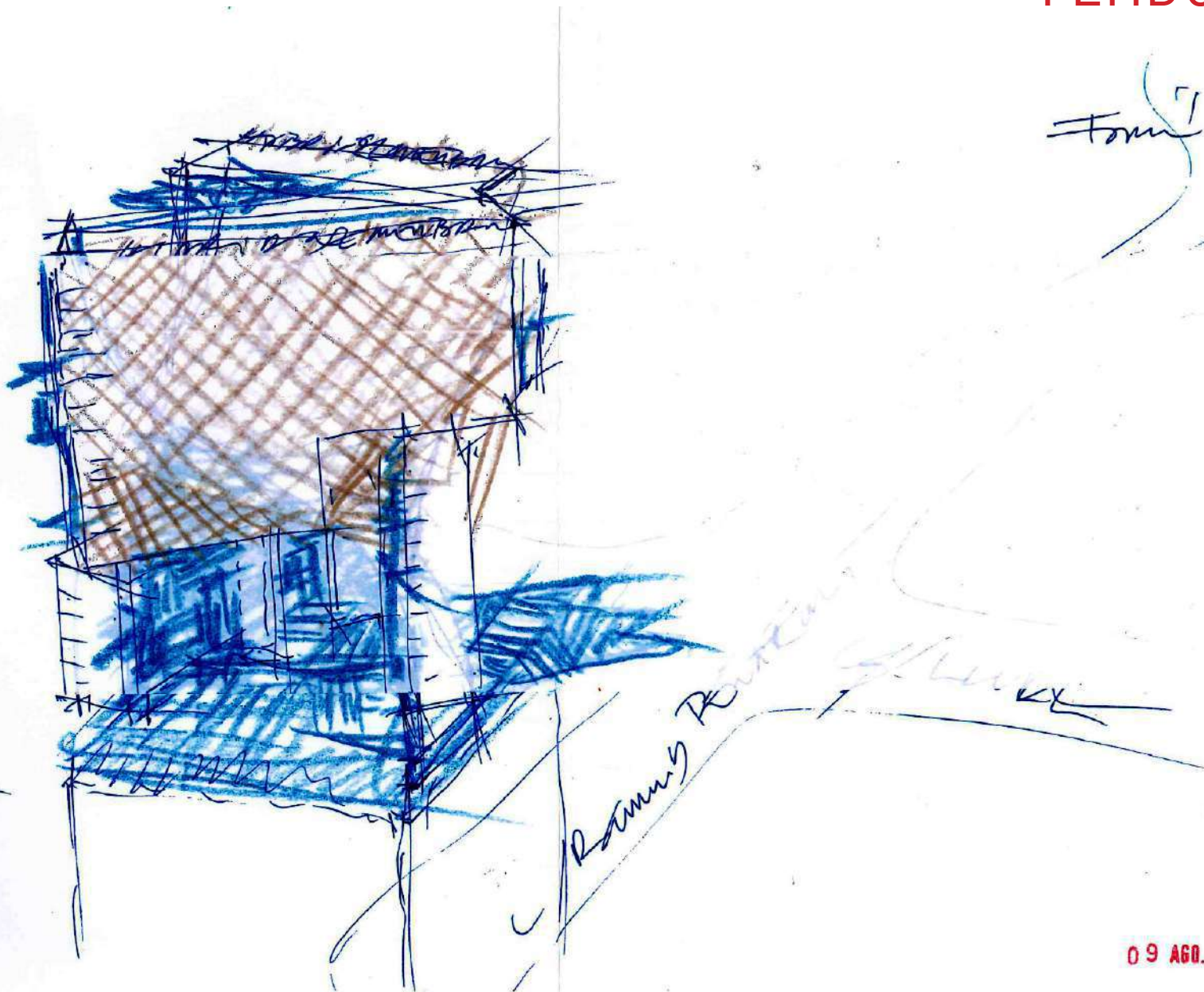


TEMBO BARCELONA

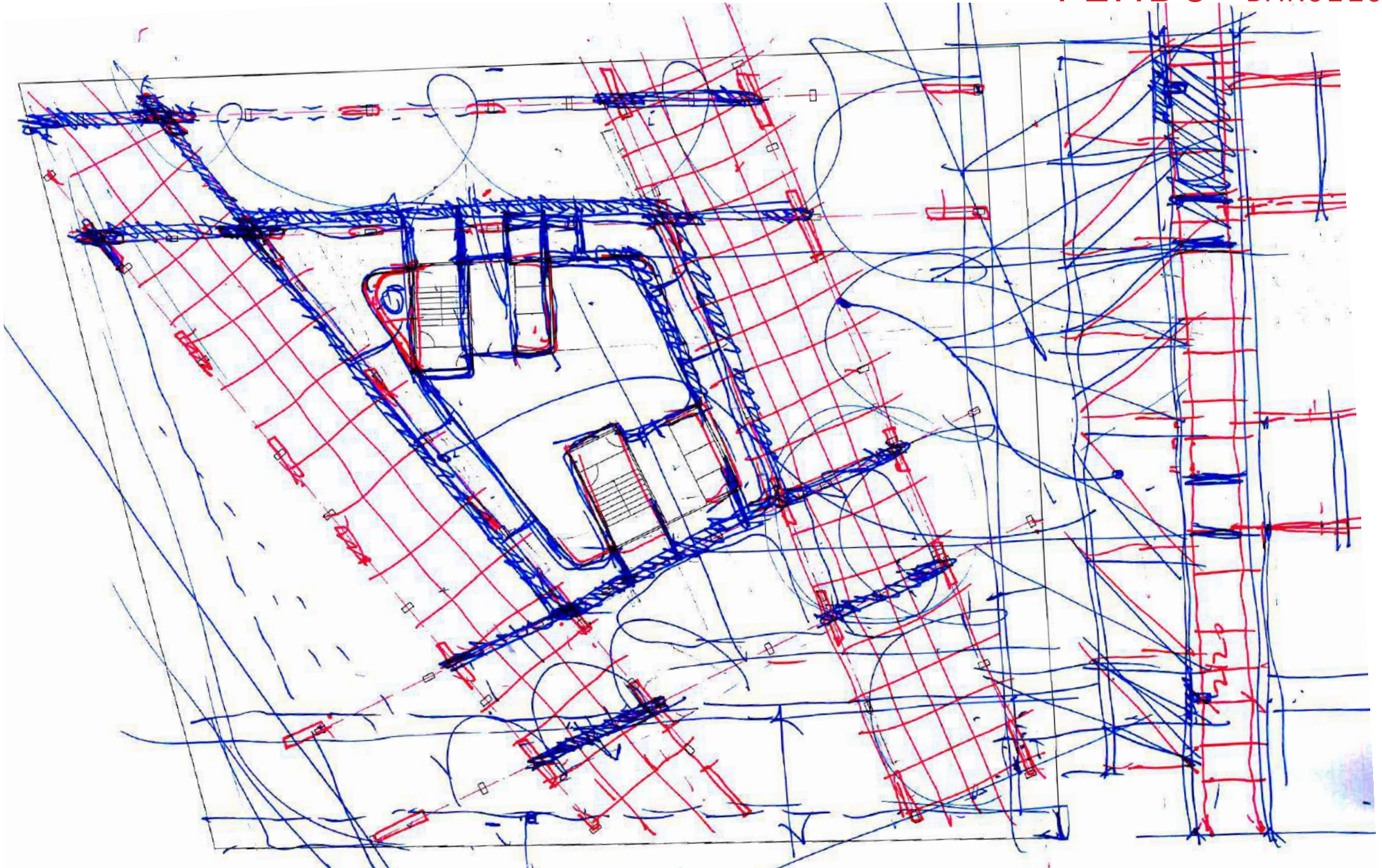
ASSIGNED - UNASSIGNED
13.000 ~ 8,000



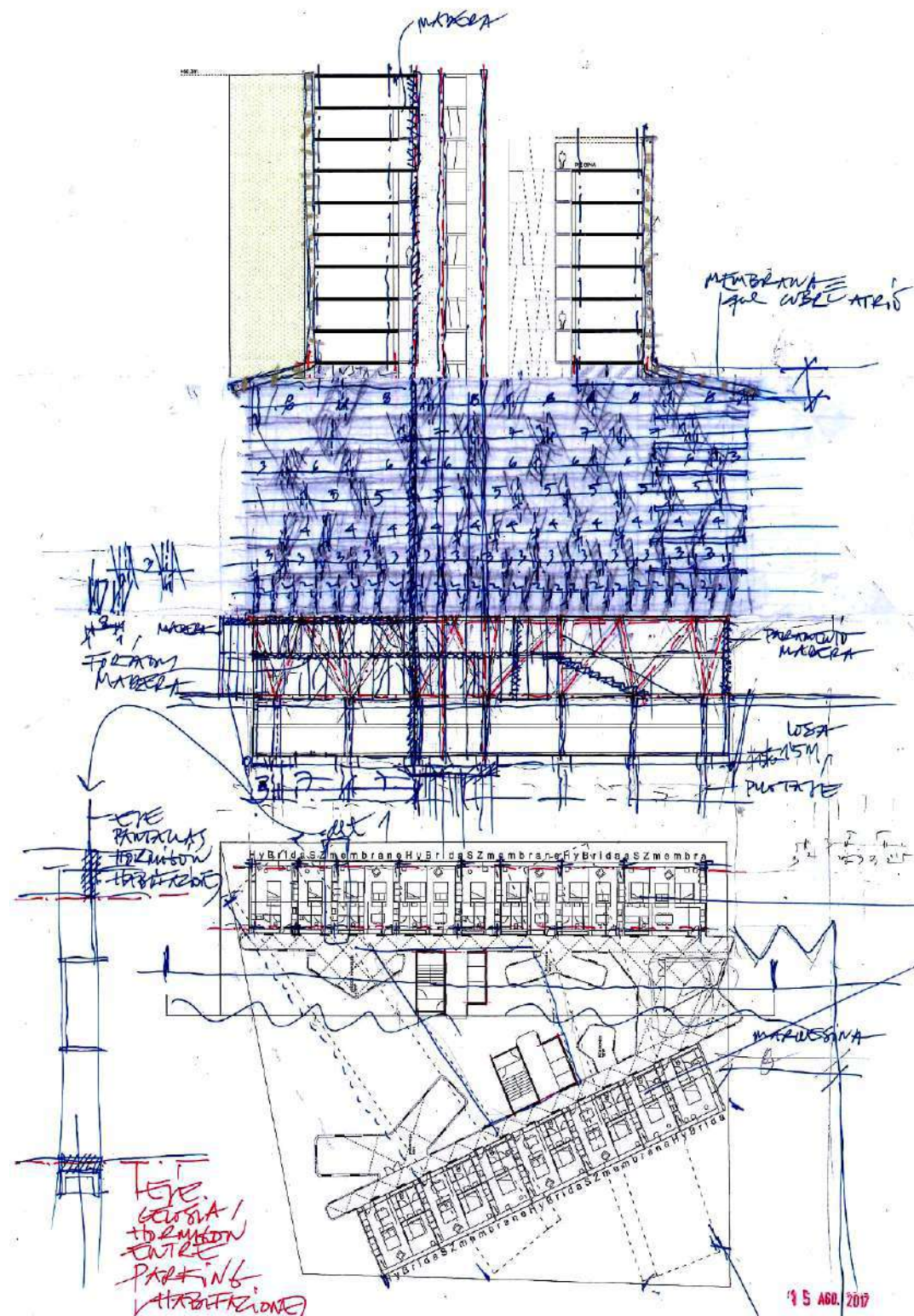
TEMBO BARCELONA



TEMBO BARCELONA



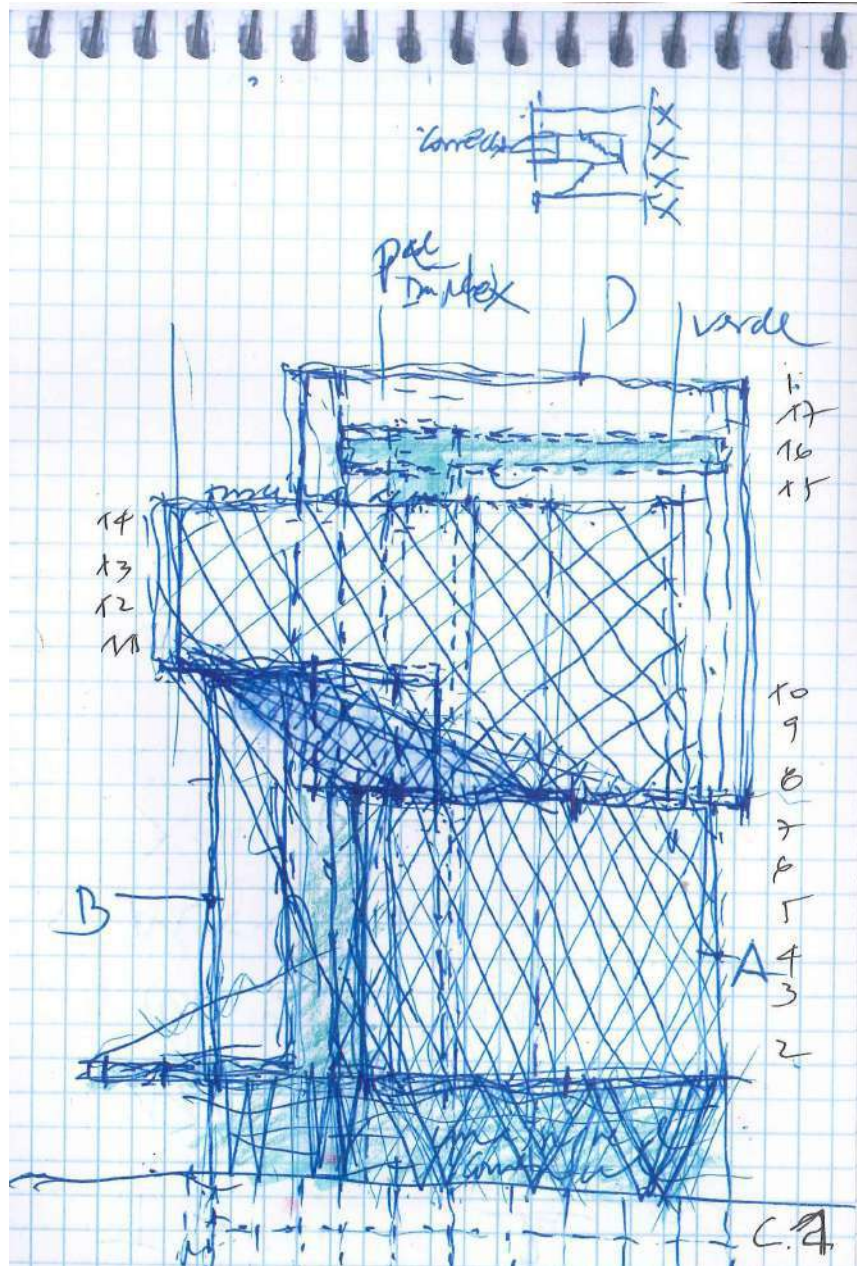
SUITES_COMPETITION WINNER
MBO BARCELONA



TEMBO BARCELONA



TEMBO BARCELONA



TEMBO BARCELONA

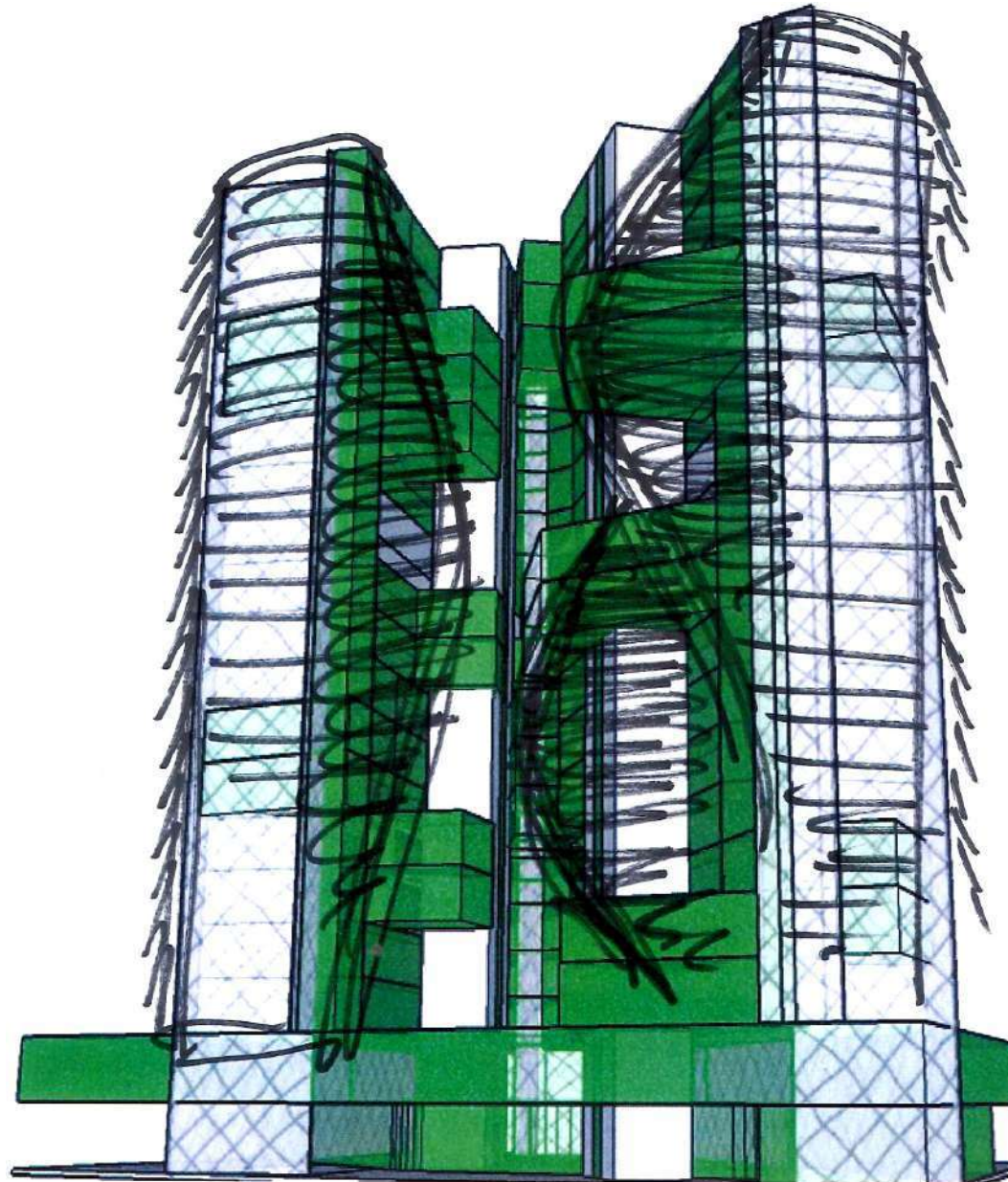


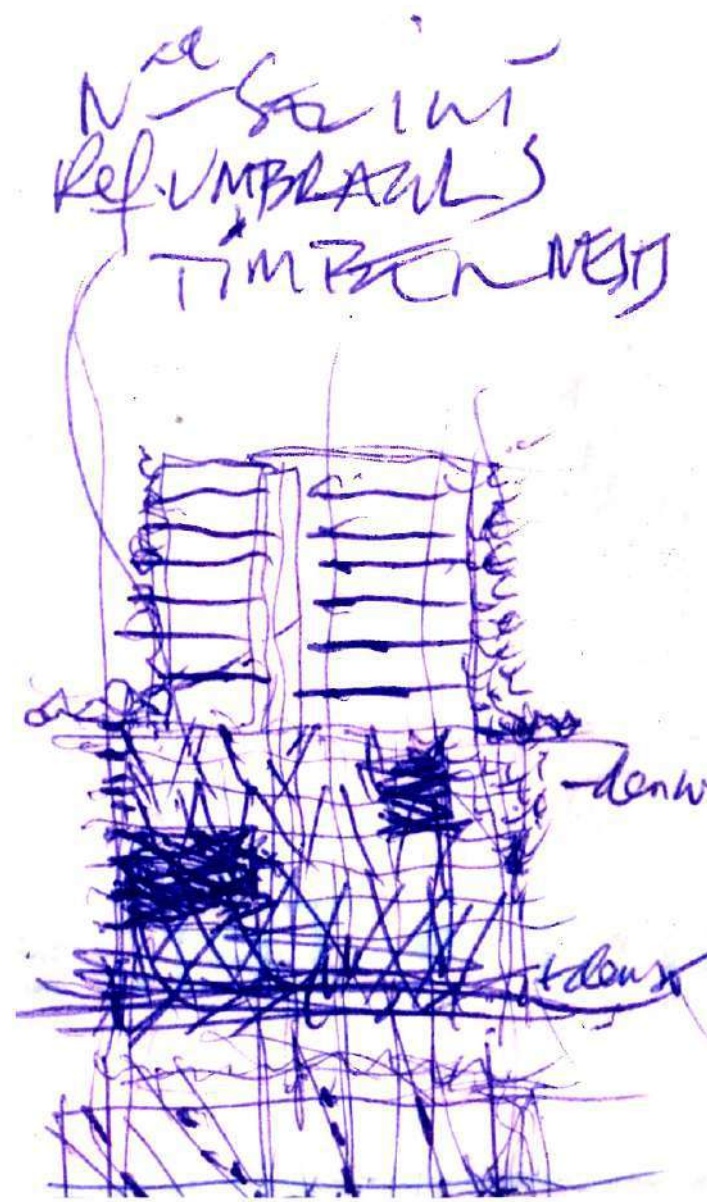
TEMBO BARCELONA



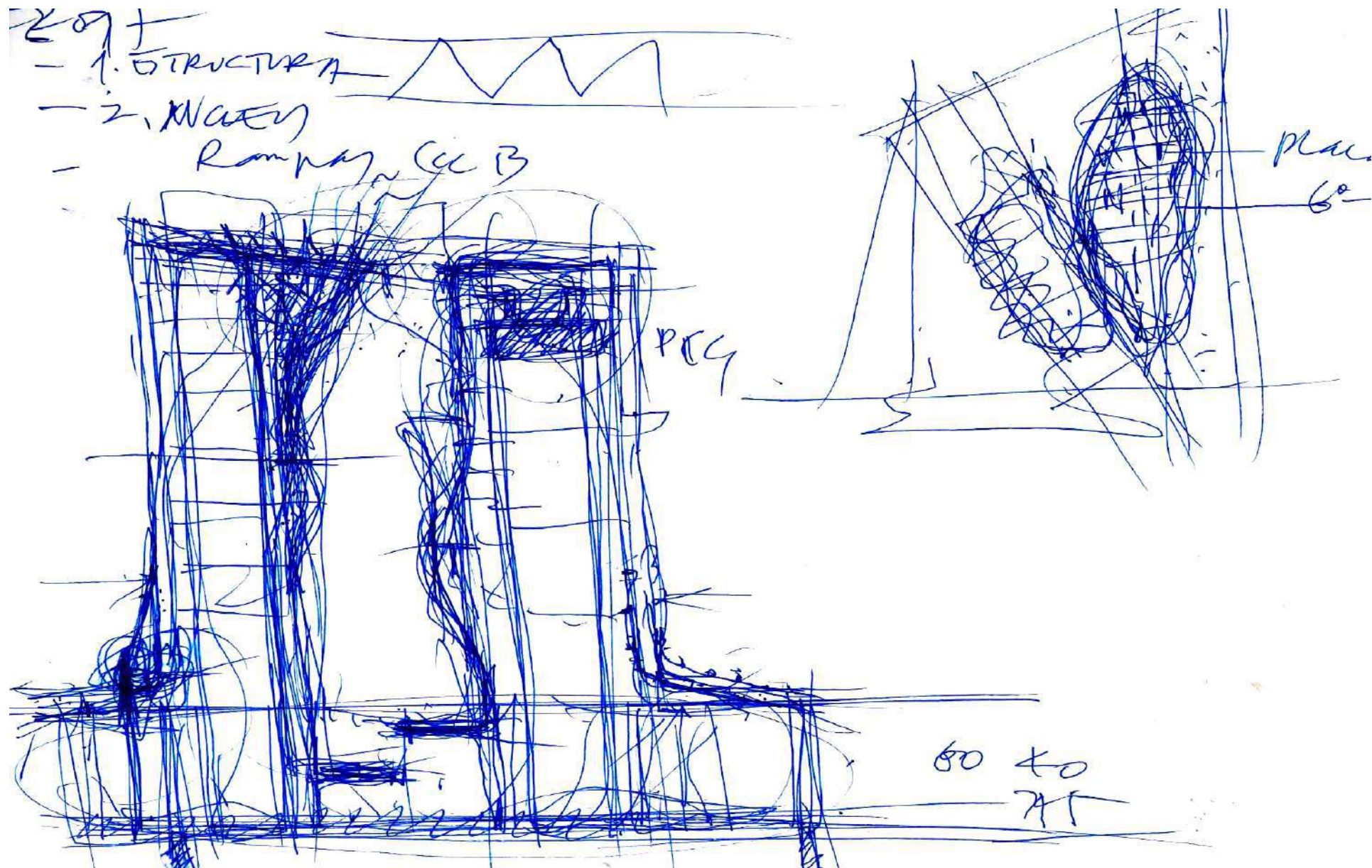
BCN SUITES_COMPETITION WINNER

TEMBO BARCELONA

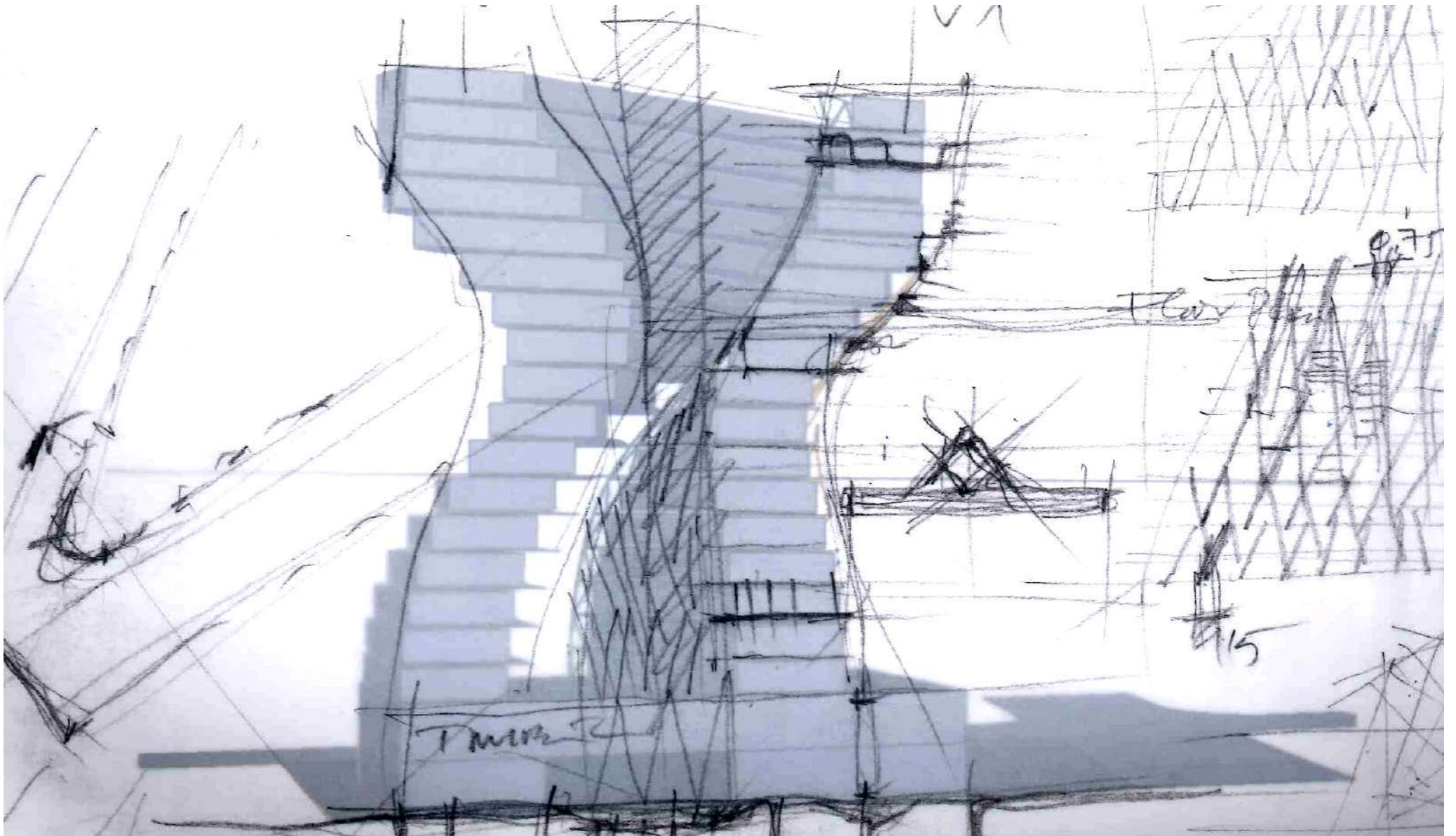




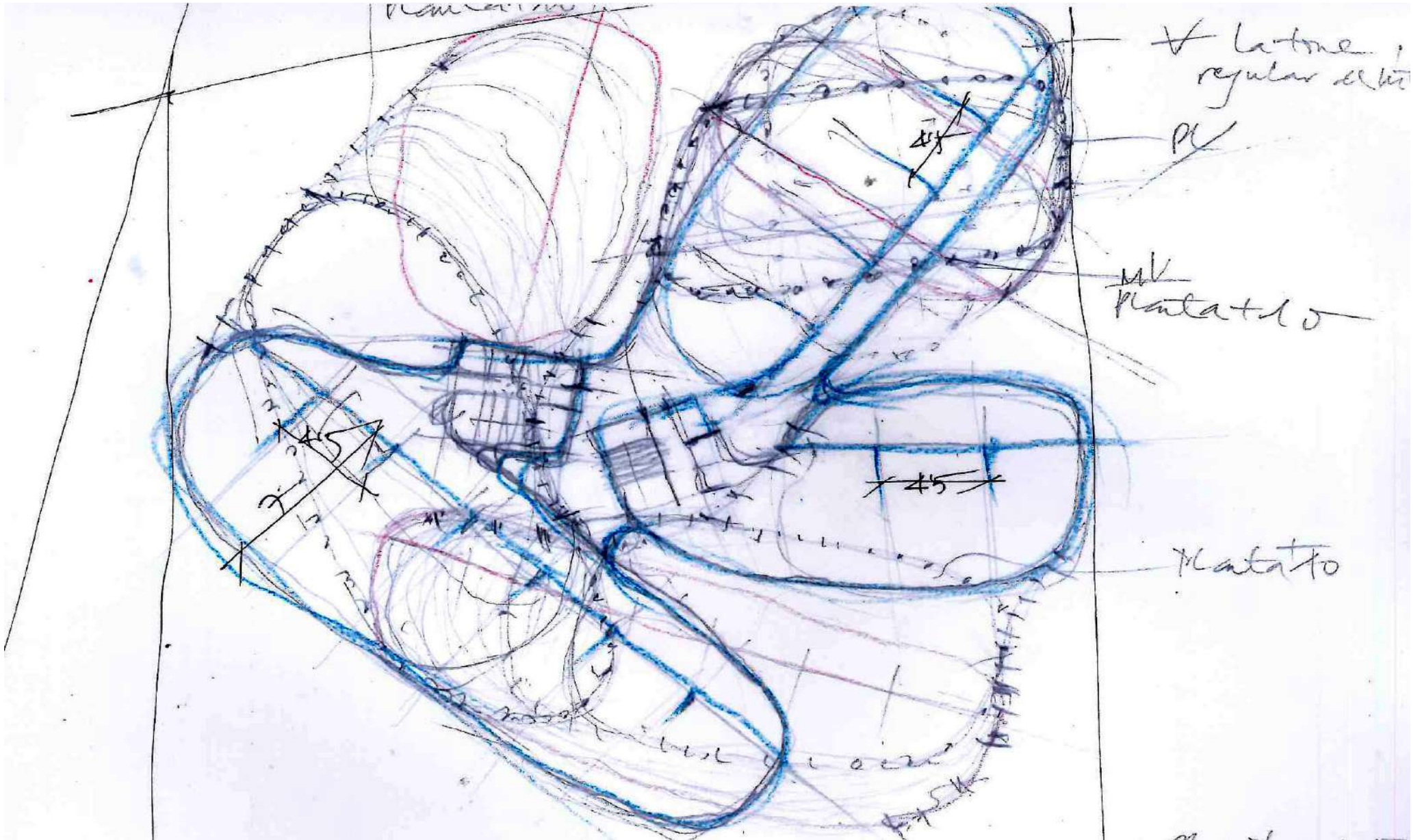
TEMBO BARCELONA



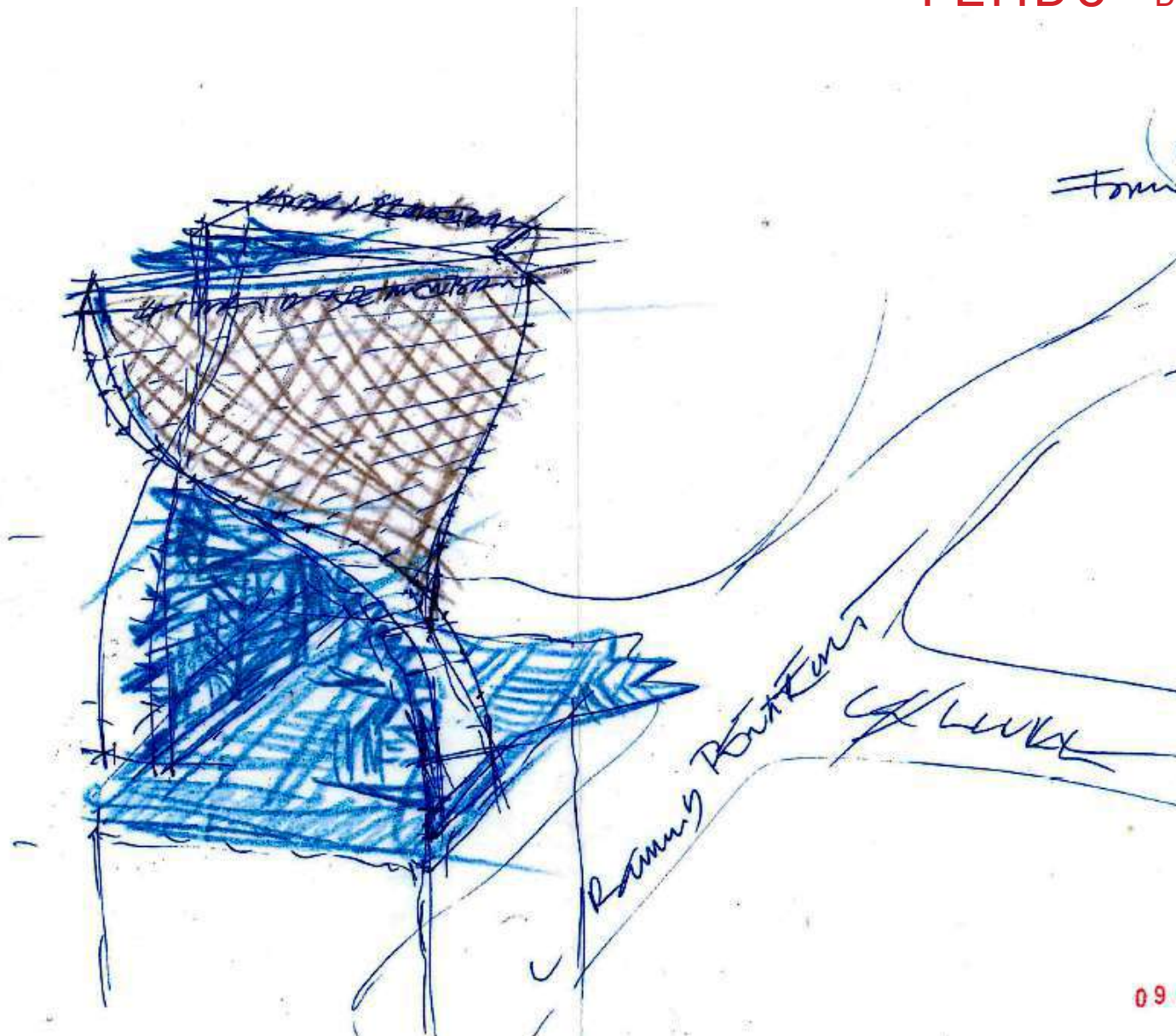
TEMBO BARCELONA



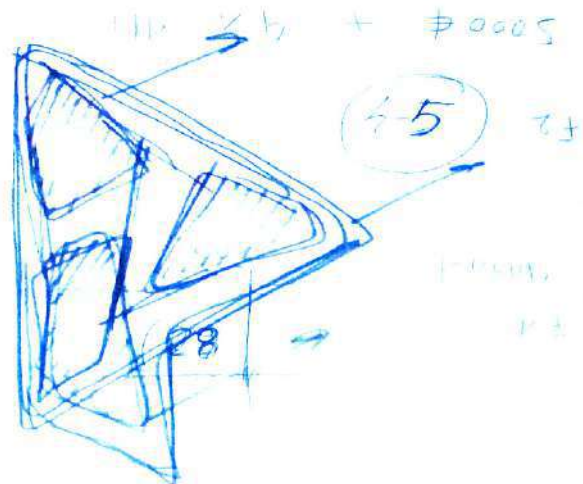
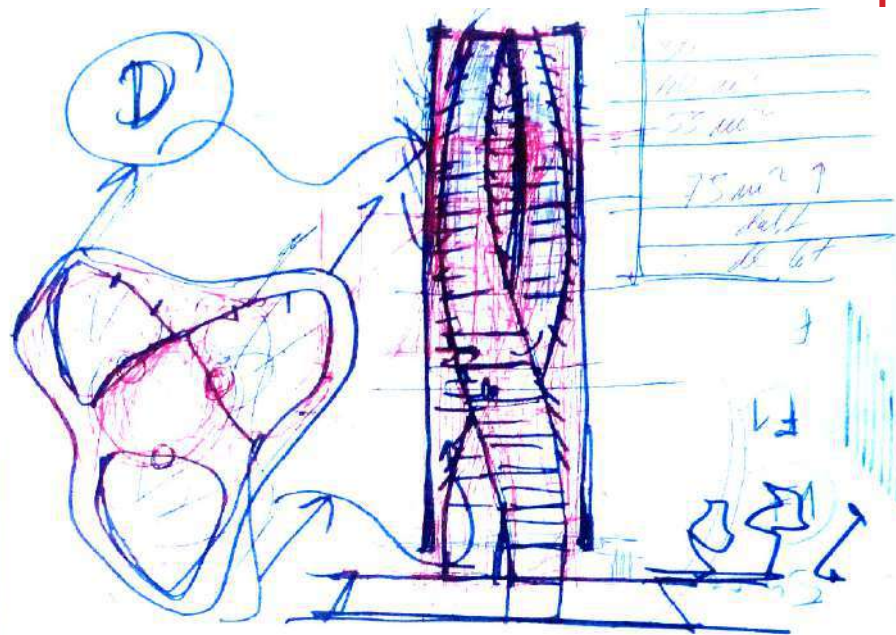
TEMBO BARCELONA



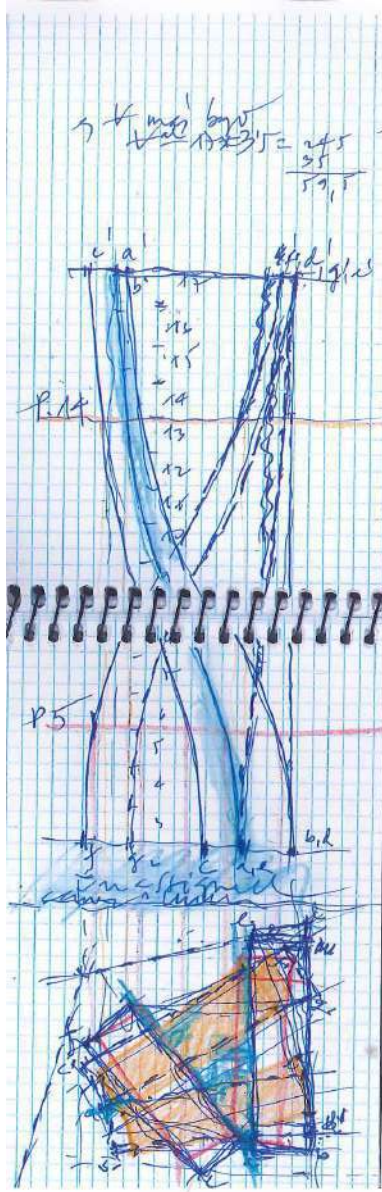
TEMBO BARCELONA



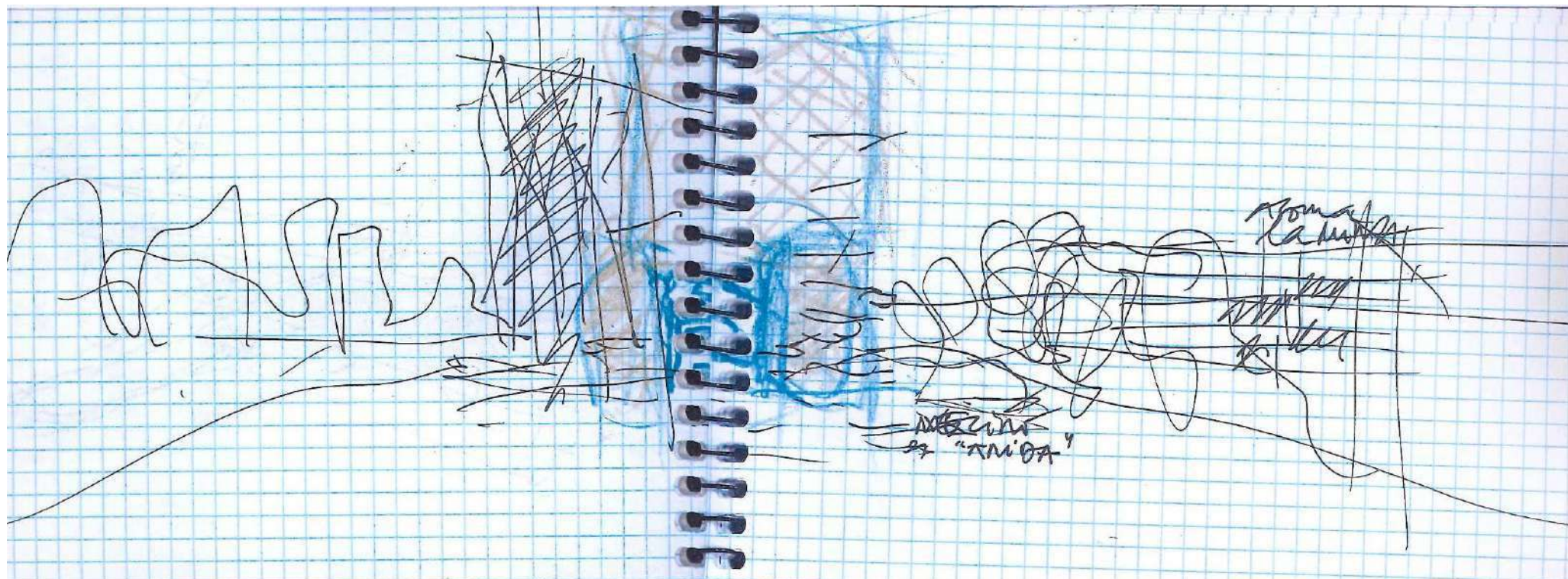
TEMBO BARCELONA



TEMBO BARCELONA



TEMBO BARCELONA



Q&A Barcelona Suites Competition

In this file all questions and answers transmitted to the competition organizers will be published for information purposes, feel free to submit your requests by email to: Jaume@d388arquitectura.com

Q#1.- At the moment, is it posible to know the name of the others architecture offices?

D388 – I'm afraid not, however we can inform that all competitors' offices are of a similar size.

English is used in this competition for any communication as there's not only Spanish Architects but some foreing as well.

Once the competition is finished if all competitors agree, this information can be released.

Q#2.- As you want renderings from different perspectives and the images you provided are too small in resolution, is there a possibility to get better images ?

D388 - Renderings as such are not compulsory, any hand drawing or photocollage is welcome, competitors are free to visit the site to get full resolution pictures. For international competitors, pictures from a specific point of view can be requested (specifying pov on the request) and it' will be taken by us and uploaded on the Photo folder.

Q#3.- What are the payment warranties on the competition fees (8000€)?

D388- By organizing this competition SBS commits to the development of the project, hence the payment of competition fees. However the organizer understands this point of view and a "payment commitment" letter will be signed by SBS and given to competitors when handing in the requested Competition boards.

Q#4.- PROGRAM

1. Is the building a classic hotel with hotelrooms in different sizes or is it a (Boarding-) Hotel with apartments where people live for a short period of time?

The building is an aparthotel, is intended for both short and long term stays (as tourists or 3 month rentals), all rooms must have an apartment scheme as described and include kitchen. The apartment demand for 3-6 nights as well as for 2-6 months in Barcelona is still growing and this is aimed as well for these stays.

2. Which standards should the Hotel achieve (4 Star Standard, etc.)? If so, can you provide any documents, criteria, etc.?

It's a 4*aparthotel, according to regulations the most restrictive is the surfaces of the rooms (supplied in competition regulations)

3. What is the target group for the hotel? Short stay guests (day, to weekly bookings) or long stay Guests (monthly bookings)?

First studies aim for a combined use (50-50% to 70-30%) with same kind of apartments, the program must be flexible to vary demand depending on the time of the year. For example: July and august have low demand of long stay but full occupancy of tourists.

4. What is the advantage or the goal of occupying 100% of the ground floor?

Ground floor must be occupied in order to use the most valuable commercial space which is the Ramon de Penyafort façade. Ground floor allows external income as monthly commercial

space rentals. Occupying doesn't necessarily mean building on it but giving it a use for the building.

Only part of the ground floor is to be designated to hotel use. Entrance patios, open air lobbies and other non-roofed spaces are allowed in ground floor but must be separated (fence or railings) from the sidewalk itself.

5. The briefing roughly lists e.x. room services, laundry, kitchens... Could we receive a detailed program of the service spaces (kitchens, staff rooms, personal, administration offices, etc.)?

There's not such thing at this stage of the project, the competition aims mainly for the definition of the building as a whole with detail on main common spaces (reception area, corridors, lobby,..) and the apartment themselves. During the basic project phase the program will be strictly defined. Competitors must, based on their criteria and experience, designate these spaces by use, but the nature of the competition doesn't require further detail.

6. What are the expectations for the common spaces in the hotel? The brief speaks about restrooms, lobbies, bar, cafeterias... could a more detailed program be handed out of what is expected? Or is it completely up to the participants to invent program?

It's up to the participant but neither binding nor to be defined to detail, such spaces as kitchens or service rooms can be just stated as such without further definition.

7. What kind of commercial program is invisioned for the ground floor? What is already present in the neighborhood?

The neighborhood is mainly residential with some convenience stores and bars. As an area in full development we forecast a need of bigger surface stores such as supermarkets. The competition doesn't request a definition of the commercial spaces but studies show that there's need of 200-500 m2 spaces. Competitors can define whatever use they desire on this ground floor just for graphical purposes.

8. Are the bar, restaurant and commercial area included in "assigned" or "unassigned areas"?

Assigned areas are those that are related to a specific Hotel room use. Rest is considered "unassignd"

9. Is the pool on the top floor and the skybar just for the hotel guests or is it open for the public?

Open for the public

10. How many seats/guests or what surface should the Restaurant and Skybar have?

50-70 seats inside and a terrace with a capacity of 250. .

11. For what purpose should the pool be designed for? What size should it have?

Pool area is not designated fro swimming but to "refresh while enjoying the views" hence a narrow and long pool is the most suitable.

12. What are the intended outdoor activities? Should these be on the ground floor or also on the terraces?

SBS opinion for this specific project is that open air spaces like a terrace or lounge within the hotel are deemed to be within the hotel space or accessed from facilities housed by the hotel, such as a conference room for example. Not accessible or visible from the street.

13. What is expected from the circulation and access spaces? Do the clients go directly to their apartments or should there be a lobby with proper reception?

There should be a lobby with reception.

14. How many employees are expected to work in the building (excl. commercial spaces)?

Do they need a separate entry and a separate circulation? Could the spaces for the employees be located underground on the -1 floor? Should they all have ventilation and natural light?

- 00 PHOTOS OF ADRIA GOULA
- 01 COMMERCIAL DOSSIER
- 02 IMAGES AND NOTES OF CONSTRUCTION PROCES
- 03 WEB POSTS PROGRESS OF CONSTRUCTION
- 04 OVERLAPPING OF BASIC PROJECT + EXECUTIVE PROJECT
- 05 EXECUTIVE PROJECT
- 06 BUSINESS PLAN
- 07 MODEL 1-40
- 08 HYPERREALISTIC RENDERERS
- 09 PROJECT DESCRIPTION
- 10 BASIC PROJECT
- 11 FINAL BOARD
- 12 PRE-PROJECT PROCESS
- 13 QUESTIONS AND ANSWERS TRANSMITTED TO THE COMPETITION ORGANIZERS
- 14 COMPETITION PROGRAM

There must be a service entry an specific circulation scheme. -1 allows for certain uses and natural light is not compulsory on most. Competition might get to this point of definition but not to further detail.

15. How many elevator/staircases are required? Is a special bigger elevator for staff (furniture) needed?

A cargo elevator will be needed. Amount of elevators and staircase size, depends on number of occupants. As a main rule spanish law doesn't allow bigger distances than 35m to a floor exit. Fire department requests an independent room by the staircase for 150 people every 9th floor.

Staircase is estimated to be 1,5m wide and must be fire proof as in all european regulations.

16. What is the minimum amount of parking space? One parking space every 3rd room or is it 1 parking space every 3rd apartment?

Every 3 appartments.

17. Could you give us more information about the required technical spaces?

Technical spaces are the spaces that each competitor considers will be enough to handle certain machinery as air conditioning or elevator machinery.

18. Rooms/ apartments: What does the sign “*” stand for (as in 4*23m2/4*3.5 m2)?

4 star, 23m2 for example, this refers to the minimum surfaces of each part of the appartment according to Aparthotel regulations for a 4 star.

19. “luxury apartments of 2-2 bedroom and minimum surface of 75m2 each”. What does 2-2 bedroom mean? 2 separate bedrooms for 2 persons?

2 appartments of 2 bedrooms.

20. Type C Apartment: Is there also a shower required or recommended?

If there's a bath tub in the specifications then shower is not required.

21. Could there be a variation in design and layout within the same apartment typology, or should all the A rooms for example look the same?

There can be as much type A, type B or type C as the competitor considers best, within the percentages define. Types only define a commercial target.

22. Are you interested in having terraces in the apartments? Or is a public terrace enough?

Terraces in appartments are welcome and up to the competitor's criteria.

23. Could we receive a scheme of the Eco-friendly, energy saving basics for the Spanish climate?

There's no such thing, competition aims to a marketing target or cliché rather than a tech standard in this point. Any feature in the competitor project that can be labeled as Eco is

24. What is the minimum and maximum room height for an apartment?

Not maximum, minimum 2.5m. Bathrooms can be 2.2m

25. Can you provide us with information concerning Districlima (Heating and Cooling Network,..)?

<http://www.districtlima.com>

To competition level it affects as the A/C and heating designated machinery areas would be smaller than usual.

URBAN REGULATIONS

1. Is it supposed that we should follow the urban regulations from “Pla especial de reordenació de la Mina”, CTE (fire and accessibility), and the “Plan general metropolità” for the housing regulation?

No, even all european regulations differ, the standards are similar. Competitors can develop the competition idea using the regulations they're used to.

Regarding to urban regulations the “Pla especial de reordenació de la Mina” is volumetry flexible and all limitaions are defined in the competition regulations.

2. Does the buildable surface refer to gross or net surface?

Gross

3. How do the terraces count into the buildable surface?

Only 50% of the surface of the terrace counts as built surface, unless terrace is surrounded by "walls" on 3 of it's sides, then it's 100% . Terrace or balconies cannot be considered room surface.

4. If we go out with a balcony, does this surface count into the buildable surface?

Same as above

5. What is the maximum height at the ground floor? Is there a precise height we need to respect?

There's no maximum height.

6. How does it work with a potential cantilever of the building? Are we able to go over the ground floor's constructive limits with the rest of the building above the ground floor? Is there a maximum or a minimum for that cantilever?

Building cannot go over the limits of the defined plot. There's no other limitation on cantilevers.

7. Should we respect the parallelism in ground floor just with C/ Ramon Llull and C/Lola Anglada? How much freedom do we have?

All freedom.

SELECTION CRITERIA

1. How can we have an efficient back-office organization without knowing how many people work in the hotel and without having a precise program?

Competition doesn't aim for an organization of the back office itself but for the designation of spaces for it and the circulation between all backoffice spaces and its interaction to the guest areas.

2. Concerning the co-living experience, do you envision common spaces that are not included in the briefing?

The non-assigned surface can serve for whatever use the competitor considers to enhance the co-living experience. Specific uses will be designed and designated on the following phase.

SUBMISSION

1. What size should the submitted Boards be, A1 or A0(841x1189mm)?

A1, sorry

2. Is the competition anonymous? If not who are the other participants? Should there be a codeword on the panels? Or should there be the name of each office on the panels?

Anonymous until delivery date. Codeword should be in the panel. Upon request and after delivery list of names and projects can be published.

3. Could you elaborate: “Candidature file, hardcopy indicating name of the project submitted”? What exactly is needed here?

3 things to be submitted: USB or CD with pdf files of the boards, closed envelope with Codeword outside and competitor name inside, physical plots or boards in paper.

4. Concerning the short amount of time for this competition, the foreing participants have an even stronger disadvantage concerning the Submission Date 22.9.2017, when the requested A1 boards should arrive. Is it possible to set the Date 22.9.2017 as the date, where all participants have to send their material via Post / UPS / etc. so the post stamp is relevant and not the date of arrival?

The post stamp is relevant, not the date of arrival.

5. Do all the A1 boards need to be on rigid boards or can we send the A1 boards rolled up in a tube?

Can be rolled up.

Q#5.-

Competition Procedures

1. Should other media based documents, such as a Video, be included as part of the submission?

In order to provide an equitable judgement of all proposals, only the requested boards will be accepted. As stated the boards shall have the requested info as minimum, and any other additional graphics is welcome within the stated format.

on Planning and Regulations.**1. Is this initiative beyond or out of the BCN Hotel Licences "Hold" or "Moratorium" ?.**

Yes, even being at the Forum area, the plot belongs within the Sant Adrià del Besòs municipality limits and is never been part of the moratorium.

2. Could we get info/abstract/minutes on previos contacts and meetings with local Administrations?

Only previous contacts with S. Adrà de Besòs municipality just confirm their will to go on with the project within the regulation limits, which are already reflected in the Rules.

3. Has the Proposal to follow la Mina Plan Especial on facade open extensions and density parameters?

Not for this plot.

n Hotel Management and cost**1. Any information on the hotel management model and financial parameters and/or restrictions?.**

Not so far, the competition aims for ideas and details at the requested scale. Even SBS has a business plan ready it's been considered to provide the information of the rules only.

2. What is the expected cost per Apartment?

That of the market in Barcelona which can go from 100 to 300€ per night depending on apartment type and time of the year.

3. Approximate total cost of construction and start up cost of hotel operative?

This number won't be provided to not ruin the purpose of the competition. Keep in mind though that Yield is the main goal of the operation, but it's a 4* hotel.

4. Expected number of employees working at the Hotel per season?

Not provided in the competition rules. The necessary number to run the hotel properly.

_Q&A on Hotel Program**1. Should all levels/floors have the three types of apartments?**

No, this is up to the design.

2. May all the three types of apartments be grouped by types at different floors?

Not necessarily, only condition set is:

In order to allow the maximum flexibility within the room distribution or future adaptations, the project should consider a "module" that allows this purpose (for example, transforming 2 Type C, into 3 Type A or viceversa)

This doesn't mean that there has to be mobile walls or similar features, means that in case of need of a future renovation to enhance better revenue plan and improvement of the historical exploitation numbers. Renovation could be made in the sense provided without major labours.

3. Which is the preferred street for parking access and ramps?

As stated in the rules:

The southernmost corner is the most valuable and Ramon de Penyafort the main street.

The street parallel to Ramon de Penyafort is a pedestrian street at the moment. The rest can be accessed by car or truck.

4. All rooms are to face south?. May some of the rooms face north-east or north west?

No, rooms can face wherever the competitor considers best. Rules aim for providing the best views possible to all guests but is inevitable that some rooms will face worse views.

Rules only request to not place services such as storage or staircases on the main façade which is supposed to be that with best views.

_Q&A on Arch Proposal**1. One single compact Building or Several Buildings interconnected?**

Both the regulations and the rules allow for any. As long as the proposal doesn't mean an unproportional building and maintenance cost increase, that can jeopardize the viability of the project any volumetry is welcome.

2. Low Tech appearance or high Tech appearance?

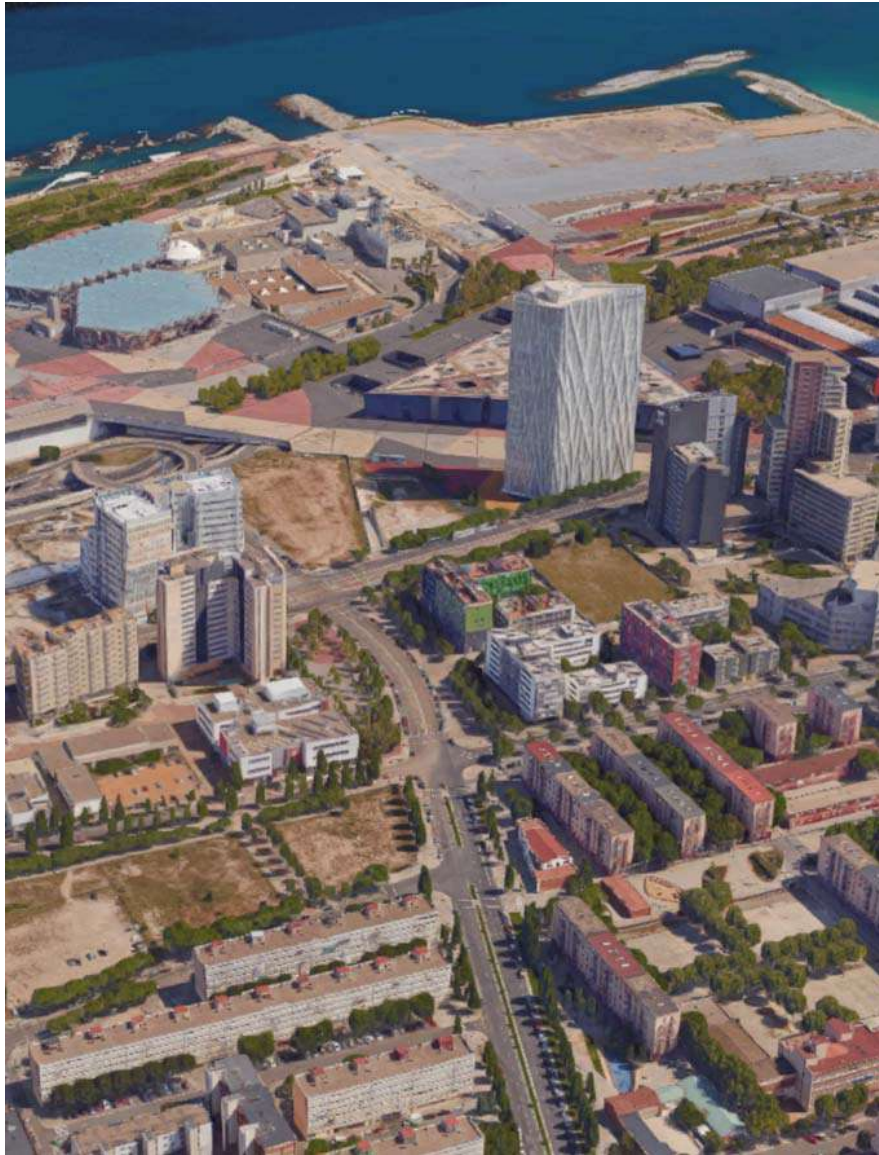
Tech is not a goal but is welcome. Expected maintenance costs in the lifespan of the the building

3. Are performative elements inside of the building allowed/admissible/advisable?

Not advised on the rules, so not a requested element. Allowed and admissible, yes.

4. Are performative elements in roof/façades/groud level of the buidngs allowed/admissible/advisable?

Not advised on the rules, so not a requested element. Allowed and admissible, yes.



BARCELONA SUITES

ARCHITECTURAL COMPETITION PROCEDURE

BCN SUITES_COMPETITION WINNER TEMBO BARCELONA

00 PHOTOS OF ADRIA GOULA
01 COMMERCIAL DOSSIER
02 IMAGES AND NOTES OF CONSTRUCTION PROCES
03 WEB POSTS PROGRESS OF CONSTRUCTION
04 OVERLAPPING OF BASIC PROJECT + EXECUTIVE PROJECT
05 EXECUTIVE PROJECT
06 BUSINESS PLAN
07 MODEL 1:40
08 HYPERREALISTIC RENDERS
09 PROJECT DESCRIPTION
10 BASIC PROJECT
11 FINAL BOARD
12 PRE-PROJECT PROCESS
13 QUESTIONS AND ANSWERS TRANSMITTED TO THE COMPETITION ORGANIZERS
14 COMPETITION PROGRAM

BARCELONA SUITES, A HOME FAR FROM HOME.

SUMMARY

BARCELONA SUITES COMPETITION 5

1. CONFIDENTIALITY 5

2. ADJUDICATOR, CONTRACTING AUTHORITY AND ORGANISER 5

3. AIM OF THE COMPETITION 5

5.2 MAIN GOALS..... 5

5.2.1 THE COMPETITION Area5

The site and its immediate context6

Utilities and services6

Climatic conditions:6

Ground conditions6

5.2.2.-Competition Assignment and Guidelines.....6

The building's functional needs.....6

Preliminary space requirements7

Rooms/apartments7

Service and back-office spaces8

Commercial spaces8

Parking8

4. ONE-STEP PROCEDURE 8

5. LEGAL BASES 8

6. PARTICIPATION CONDITIONS 9

7. RECUSATION 9

8. DOCUMENTS OF THE PROPOSAL REQUIRED 9

9. PARTICIPATION DETAILS 10

10. COMMUNICATIONS 10

11. PRIZES AND INDEMNITIES..... 11

12. COPYRIGHT 11

13. TYPE AND SIZE OF THE CONTRACT THAT WILL BE AWARDED AT THE END OF THE COMPETITION 11

14. SELECTION CRITERIA 11

15. SCALE OF MARKS ¡Error! Marcador no definido.

BARCELONA SUITES, A HOME FAR FROM HOME.

16. SELECTION DECISION 11

17. JURY COMPOSITION 12

18. SCHEDULE 12

19. SITE VISIT AND PRELIMINARY INFORMATION..... 12

20. Q&A 12

21. PROCEDURE IN CASE OF DISPUTE 12

BARCELONA SUITES, A HOME FAR FROM HOME.

BARCELONA SUITES COMPETITION

The adjudicator, Stahler Barcelona Suites S.L. is referred to hereafter and in all documents as: SBS

The architect is referred to hereafter and in all documents as: THE CANDIDATE.

The architecture competition is referred to hereafter and in all documents as: THE COMPETITION.

1. CONFIDENTIALITY

The information contained in this document is provided by SBS to be used in the context of the architecture competition for SBS apartment hotel in Sant Adrià del Besòs, Barcelona. This information belongs to SBS and may not be passed on to third parties, the general public or any media, whether in full or in part, without the prior written authorisation of SBS.

2. ADJUDICATOR, CONTRACTING AUTHORITY AND ORGANISER

Address of the contracting authority (adjudicator):

Stahler Barcelona Suites S.L.
Project Team Office
c/Valencia, 32
08015 Barcelona
Barcelona

Address of the organiser of the procedure:

D388 Arquitectura
Jaume Font Basté
Av. Diagonal, 388 baixos 2º
08037 Barcelona
jaume@d388arquitectura.com

3. AIM OF THE COMPETITION

At the Sant Adrià del Besòs site (plan attached to this document), SBS would like to:

- Create a new apartment hotel building with 310-340 **** apartments on one site. The maximum buildable surface of the building is 21600m2 with a ground surface area of 2160m2.
- Include a surface of 1200-1500 m2 of commercial space to let.
- Build the parking spaces underground corresponding by regulations (minimum 1 every 3 rooms).

5.2 MAIN GOALS

5.2.1 THE COMPETITION Area

BARCELONA SUITES, A HOME FAR FROM HOME.

The urban regulations affecting the plot allow for a maximum height of Ground Floor+18 floor (<60,30m) with free volumetry. SBS sets the following restrictions to this flexibility:

- Use the buildable surface at its maximum.
- Occupy 100% of the ground surface on the ground floor.
- Use the maximum height allowed to offer the best views possible at the terraces.
- Build a maximum of Ground floor +17, in order to provide better height on the room floors.
- Maximize the compulsory parking spaces in the minimum number of underground floors possible.
- Rationalize the construction systems to allow a rapid construction.

The site and its immediate context

The site is located at the edge of Sant Adrià del Besòs, by the Forum Area in Barcelona. Facing South and East to a newly developed area with residential building, office buildings, service buildings and a university campus and North and West to a residential area developed from 1952 till 1970's. A photo report of the area and plot is included in the download folder provided.

Utilities and services

The building would be connected to the Districlima district heating and cooling networks, water mains, and sewer network.

The entire utilities infrastructure to which the building might be connected is available in the immediate vicinity of THE COMPETITION area.

Climatic conditions:

As a maritime location, the site experiences strong winds with demanding environmental conditions. For example, air humidity is higher, and winds stronger, than inland. The maritime salinity and the high temperatures experienced 3 months a year also place special demands on the specification and durability of structures and materials to be used in the project.

Ground conditions

The makeup of the ground within the site is predominantly infill and clay. The infill layer is to a depth of circa -10 meters with the clay layer between -10 and -19 meters. Below this is a layer of sand and moraine with bedrock at around -22 meters.

The infill layers are at least partly contaminated. Reconditioning of the soil would also be required. Due to this contamination, any removal of topsoil must be disposed of in the proper manner and in accordance with Spanish law.

The water table within the site area is almost equal to sea level.

5.2.2.-Competition Assignment and Guidelines

The building's functional needs

In order to assess the hotel's needs, a number of assumptions have been made. These include:

BARCELONA SUITES, A HOME FAR FROM HOME.

- Total annual visitors are estimated to be 200,000 to 300,000.
 - Visitor numbers would peak during the summer months.
 - Staff numbers have been determined based on SBS recommendations.
- The key functional needs for the building are set out below.

Preliminary space requirements

The space requirements listed on the following chart represent a preliminary estimation that meets the project's needs.

The spaces are divided into two categories: assigned areas and unassigned areas.

Assigned areas are those that are related to a specific hotel room use and are expressed in net square meters (m2) per local Spanish standards.

The total assigned project area is approximately 13,400 square meters.

Unassigned areas include lobbies, circulation spaces, restrooms, mechanical spaces, loading docks, stairs, partitions, and structure. These areas are estimated in aggregate as a percentage of the total gross area of the project. In consideration of the desire for generous circulation spaces in the main building, unassigned areas have been calculated at a slightly higher percentage than usual.

Unassigned areas in the main building total approximately 8,200 square meters which is 38 percent of the gross building area. Adding the assigned net areas to the unassigned areas yields the total gross area of the building of approximately 21,600 square meters.

Appropriate space for outdoor activities, socialization and dining should be provided as part of the design.

Rooms/apartments

The preliminary study of apartment demand results in the following apartment types (the surfaces indicated are the minimum usable allowed per regulations):

- Type A: 26-30m2. Studio for 2. Include one full double bed bedroom-living room-kitchen (4*23m2) and a bathroom with shower (4* 3,5m2).
- Type B: 39-42m2. Apartment for 2-4. Include one full double bed bedroom (4*12m2), a bedroom-living room-kitchen (4*23m2) and a bathroom with shower (4* 3,5m2).
- Type B: 48-55m2. Apartment for 4-6. Include two full double/2-single bed bedroom (4*12m2), one convertible double bed bedroom-living room-kitchen (4*23m2) and a bathroom with a full 1,6m bath tub (4* 4,5m2).

The typological distribution of the apartments needed within the functional program is as follows:

Apartment type	Usable Surface (min. – max.)	Repartition in the functional program
Type A	26-30 m2	20%
Type B	37-40 m2	40%
Type C	48-55 m2	40%

BARCELONA SUITES, A HOME FAR FROM HOME.

In order to allow the maximum flexibility within the room distribution or future adaptations, the project should consider a "module" that allows this purpose (for example, transforming 2 Type C, into 3 Type A or viceversa).

Service and back-office spaces

The hotel services will be placed within the building in order to ease the facility operation, room services and other day by day tasks.

As revenue is a priority, none of the services will occupy the following spaces unless strictly necessary:

- Main façade facing south
- Façade on the ground floor
- Main terraces

These spaces include: laundry, kitchens, storage rooms, offices, elevators, staircases, machine rooms, changing and staff rooms,...

Bar and restaurant services

A Skybar with a miimum of 80m2 will be place on the top floor with direct acces to a terrace and pool.

A area for a bar/cafeteria will be designed on the first floor with direct access to a roofed terrace.

Top floor

The top floor will include among others, the following:

- Skybar with pool.
- 2 or 3 luxury appartments of 2-2 bedroom and minimum surface of 75m2 each.

Commercial spaces

Ronda Ramon de Penyafort and the southernmost corner are most valuable façades on the ground floor, so this has to be a priority on the organization of the ground floor. Commercial spaces set on the ground floor are deemed to be let but the outside appearance needs to be uniformized.

Parking

Implantation and sizing of the underground parking space are according to regulations. It's a priority to minimize the depth of the parking due to construction time and costs. A depth of 2 underground floors is estimated to provide space enough to fit the required spaces. Access to the underground parking (residents, staff, visitors, etc.) must be optimized to allow access to the hotel or to an independent exit to the street.

4. ONE-STEP PROCEDURE

A project competition procedure is established as a one-step project competition procedure, in which the selected candidates will be invited to participate. This competition may be held over two stages, depending on the projects submitted and the need to develop them.

5. LEGAL BASES

BARCELONA SUITES, A HOME FAR FROM HOME.

Participation in the procedure implies – for BARCELONA SUITES, the organiser, the jury and THE CANDIDATES – acceptance of the clauses of this document.

For all issues not covered in these Administrative Provisions, SBS will decide on a case-by-case basis.

The execution of the project chosen by SBS will be wholly subject to compliance with the urbanistic and construction rules applicable to the site.

6. PARTICIPATION CONDITIONS

Each candidate must, when submitting a candidature file, possess a qualification granting him/her the right to exercise the profession in Spain, or an equivalent foreign qualification (at Master level).

Where necessary, architects with foreign qualifications or those on a foreign professional register must, at first demand, provide proof that their qualifications are equivalent to Spanish standards.

Each candidate must be able to provide proof, at first demand, that his/her practice is up-to-date with its staff's social security payments and that it respects the professional practices in place for its profession. Thus, by submitting a candidature, THE CANDIDATE agrees to honour absolute respect for the payment of its obligatory social costs and to be registered in the commercial register or a recognised professional register.

If SBS so requires, certification must be submitted to SBS at the start of THE COMPETITION, i.e. within 30 days of the launch of the competition. Failure to do so will result in THE CANDIDATE being excluded.

7. RECUSATION

The jury members, substitutes and expert advisers undertake not to create a conflict of interests between themselves and THE CANDIDATES during this procedure.

Architectural practices and their staff may participate in this procedure only if they have no conflict of interests with a member of the jury or the organiser.

The following may not participate in THE COMPETITION: (1) any person employed by BARCELONA SUITES, a jury member OR THE ORGANISER; (2) any person closely personally related to, in a relationship of dependency with or professionally related to a jury member.

8. DOCUMENTS OF THE PROPOSAL REQUIRED

Two documents must be handed in by no later than Sep 22nd 2017. The information within these documents can be handed in any of these three languages, Catalan, Spanish or English

- Candidature file, hardcopy indicating name of the project submitted.
- Project, hardcopy and electronic form (CD-ROM or USB stick), composed minimum by:
 - o Board #1 – Vertical A1 (841*1189mm)- Overview
General explanation of the proposal (in English).
General views of the project, 3D simulations, drawings, perspectives of the building as a whole, including an aerial view and 4 pedestrian views (one of each corner)
Situation plan scale 1:1000, including it's direct urban integration.

BARCELONA SUITES, A HOME FAR FROM HOME.

- o Board #2 – Vertical A1 – Ground Floor plans and elevations
Ground floor plan. Scale 1:200 including it's direct urban integration.
South-East elevation, Scale 1:200 including it's direct urban integration.
South-West elevation, Scale 1:200 including it's direct urban integration.
North-East elevation, including it's direct urban integration.
North-West elevation, including it's direct urban integration.
- o Board #3 – Vertical A1 –Floor plans and cross sections
Maximum of 2 general cross sections. Scale 1:200
Basement plans. Scale 1:500 or 1:200
Standard Floor plans. Scale 1:200 (variations can be added at 1:500)
Room types definition. Scale 1:100
- o Board #4 – Vertical A1 – Circulation, façades and inside views
Circulation and working scheme of floors. Scale 1:200 or 1:500
Lobby inner views. Hand or 3D drawing.
Main areas inner views. Hand or 3D drawing.
Terrace views. Hand or 3D drawing.
Façade system explanation or cross section.
Eco-friendly, energy saving concerns explanation.

9. PARTICIPATION DETAILS

One copy of the requested must reach the following address in both hard copyform (Rigid A1 boards) and electronic form (CD-ROM or USB stick) by no later than 12 a.m. CET on 22 Sep 2017:

Stahler Barcelona Suites S.L.
Project Team Office
c/Valencia, 32
08015 Barcelona
Barcelona

It is up to THE CANDIDATES to do everything necessary to meet this deadline.

SBS has not fixed any participation or application fees for the whole procedure.

Modifications to a Competition file after its submission will not be authorised, except in the case of demonstrable force majeure.

10. COMMUNICATIONS

The Competition file that contains plans, photos and extra information can be downloaded from the following link, <https://goo.gl/mRVLum> and will be downloadable for a period of time of 2 weeks starting on July 20th 12:00pm 2017.

BARCELONA SUITES, A HOME FAR FROM HOME.

No other registration procedure for candidates is planned.
The organiser will answer any questions from candidates during the Q&A phase.

11. PRIZES AND INDEMNITIES

The contracting authority pays each selected candidate who submits a project in conformity with THE COMPETITION programme the sum of 8.000€, excluding VAT/IVA.

12. COPYRIGHT

The CANDIDATES will retain the copyright to the projects.

The authors of the winning projects will assign their rights to SBS to whatever extent necessary to enable SBS to execute the chosen project, on condition that the author of the project is awarded the contract in accordance with section 13 below.

Authorship of the project will remain as follows:

- Author: Winning candidate + D388 Arquitectura

The documents linked to the winning projects will become the property of BARCELONA SUITES.

13. TYPE AND SIZE OF THE CONTRACT THAT WILL BE AWARDED AT THE END OF THE COMPETITION

SBS intends to award a contract ONLY for the following services, to the author of one of the projects chosen by the jury, with priority given to the author of the winning project:

- 50% of the Architectural basic Project in partnership and under the supervision of D388 Arquitectura requirements. The fee payable for this mission is 300.000€, excluding VAT/IVA.

Executive Project, Construction Direction and other further architectural works (defined by Spanish law) will be commissioned to D388 Arquitectura.

After THE COMPETITION procedure, SBS reserves the choice to continue developing and executing the project.

In the latter case, the winning candidate will not receive any additional indemnity.

Where necessary, the services of specialists will be subject to separate procedures.

14. SELECTION CRITERIA

The selection criteria will be based on the following points:

- Efficient back-office organisation
- Quality of room types
- Room distribution
- Versatility and independence of common spaces and bars.
- Sustainability, energy saving and eco-friendly design
- Possibility of affordable fast construction systems.
- Enhancement of the co-living experience within the inhabitants in the hotel.

15. SELECTION DECISION

The opening of the candidature files and the deliberations of the jury are not public.

BARCELONA SUITES, A HOME FAR FROM HOME.

The selection decision will be notified in writing, with a summary of the reasons for the decision, to the CANDIDATES who have participated in the procedure and whose files are admissible.

16. JURY COMPOSITION

Chairman Joachim STAHLER..... SBS President / SUI

Chairman César..... Barcelona Lettings / ESP

Jaume Font BastéD388 Arquitectura / ESP

All the members have a decision-making vote. If necessary, expert advisers may be called upon, in which case they will act in an advisory capacity.

17. SCHEDULE

Competition:

- Launch of the COMPETITION..... 20 July 2017

- Submission of projects (qualifying deadline) 12 a.m. CET on 22 Sep 2017

- Judging of projects September 2017

THE COMPETITION schedule is indicative, and may be modified.

18. SITE VISIT AND PRELIMINARY INFORMATION

All candidates are free to visit the site.

A topographic plan and a situation floor plan in .dwg format will be downloadable by each candidate.

19. Q&A

A Q&A session is planned for the COMPETITION phase for a period of time of 2 weeks starting on July 20th 12:00pm 2017

All questions will be submitted by email to jaume@d388arquitectura.com and will be replied on a public .pdf document (on the same <https://goo.gl/mRVLum> folder), within the period of 2 days since the reception. All Q&A must be submitted in English.

20. PROCEDURE IN CASE OF DISPUTE

Spanish law is applicable in the event of any dispute. The seat of jurisdiction is Barcelona.

Barcelona, July 20th 2017

BCN SUITES_COMPETITION WINNER

TEMBO BARCELONA

De: **Antonio Sanmartin G. de Azcon** azcon@coac.net
Asunto: **Re: Barcelona Suites Competition**
Fecha: 20 de julio de 2017, 19:53
Para: **Jaume Font Basté** jaume@d388arquitectura.com
Cc: **Antonio Sanmartin G. de Azcon** azcon@coac.net, **aSZ arquitectes** asz@coac.net, **ferran.iglesc** ferran.iglesc@gmail.com

AS

Jaume,
Fantastic, oido cocina.
Fantastic, we are ready.
Nos entregamos al asunto.
We jump on it.
Gracias por considerarnos.
Thanks for including us in the selection
Hemos mirado las carpetas y la información que habéis enviado y nos aparecen vacías...
We just looked at the folders with the information and the link at folder "RULES and Q_A" does not work or seems to be empty... Mind to resend it us?

Sincerelly,
Antonio Sanmartin
aSZ arquitectes
Prof ASS Projectes ETSAB-UPC
Wash U Full Visiting Professor

El 20 jul 2017, a las 19:19, Jaume Font Basté <jaume@d388arquitectura.com> escribió:

Dear all,

This is to inform you that your office candidature for the Barcelona Suites hotel Architectural Competition has been approved.

You can find the instructions and further information for the competition at the following link:

<https://goo.gl/mRVLum>

Following the Q&A period established in the competition rules, all questions must be sent to this e-mail address in English:

jaume@d388arquitectura.com

All answers will be published in the same folder to grant access to all participants.

Deadline is established as 12 a.m. CET on 22 September 2017

Thank you and good luck!

Jaume Font Basté
Dr Arquitecte I Arquitecte Tècnic

d388 arquitectura
Av diagonal 388 baixos 2
08037 Barcelona
935320310 - 697777238

De: **Jaume Font Basté** jaume@d388arquitectura.com
Asunto: **Barcelona Suites Competition**
Fecha: 20 de julio de 2017, 19:19
Para: **Jaume Font Basté** jaume@d388arquitectura.com
Cco: azcon@coac.net

JB

Dear all,

This is to inform you that your office candidature for the Barcelona Suites hotel Architectural Competition has been approved.

You can find the instructions and further information for the competition at the following link:

<https://goo.gl/mRVLum>

Following the Q&A period established in the competition rules, all questions must be sent to this e-mail address in English:

jaume@d388arquitectura.com

All answers will be published in the same folder to grant access to all participants.

Deadline is established as 12 a.m. CET on 22 September 2017

Thank you and good luck!

Jaume Font Basté
Dr Arquitecte I Arquitecte Tècnic

d388 arquitectura
Av diagonal 388 baixos 2
08037 Barcelona
935320310 - 697777238