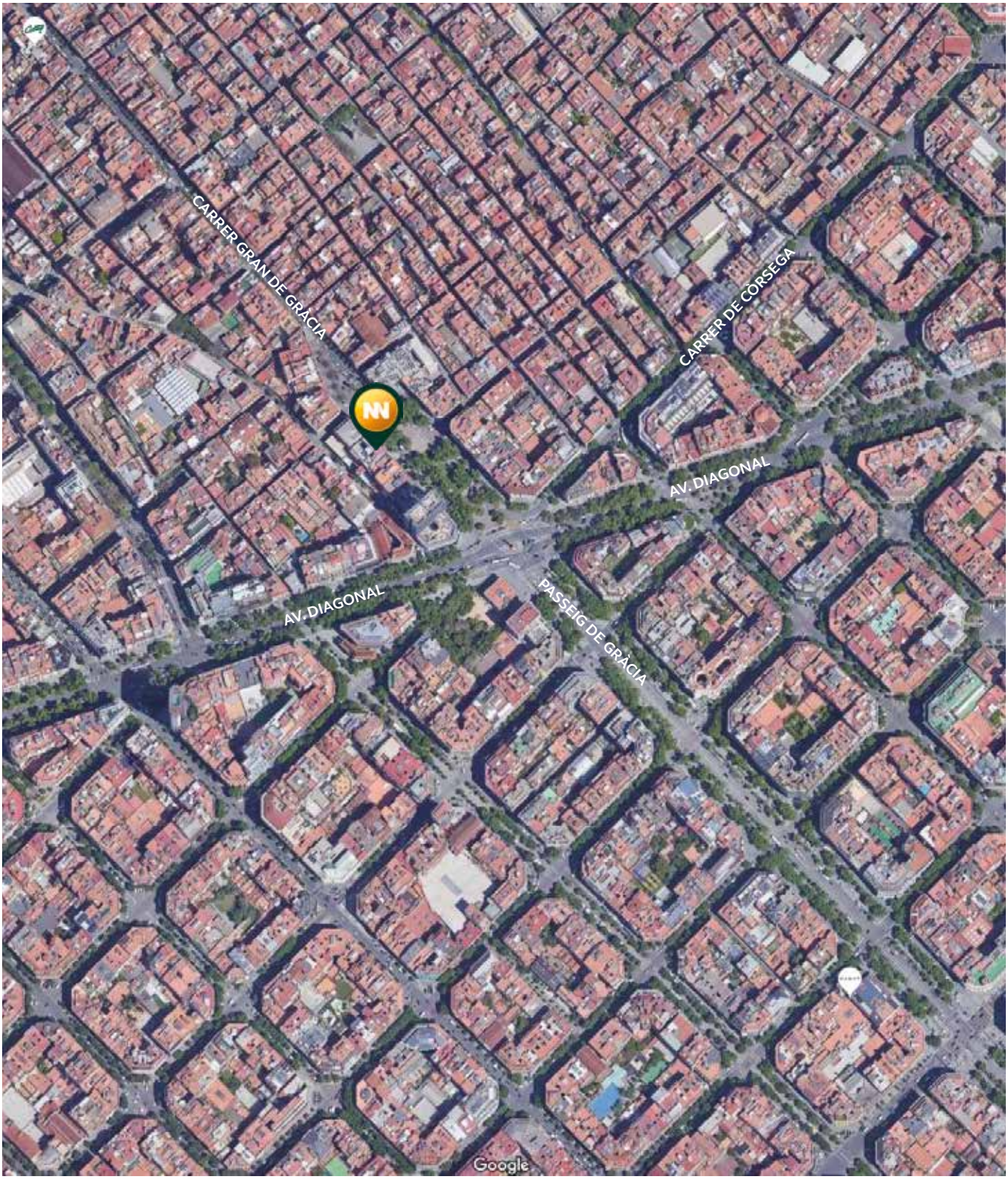
Núñez i Navarro

NN **PASSEIG DE GRÀCIA**

TECHNICAL SPECIFICATIONS

RESIDENTIAL BUILDING,COMMERCIAL PREMISES AND PARKING • PASSEIG DE GRÀCIA 125-127 - BARCELONA • FEBRUARY 2020

Location	3
General description	4
Exterior finishes	7
Common areas	9
Interior finishes	10
Technical features	13
Installations	14
Miscellaneous	16



The area offers unbeatable transport links, by road on Avenida Diagonal as well as train and bus routes to the rest of the city.

The development is located between Paseo de Gracia, calle Séneca, calle de la Riera de San Miquel and Avenida Diagonal in the municipality of Barcelona, postcode area 08012.

This multifamily building development comprises residential properties on the upper floors, commercial premises and parking spaces at Paseo de Gracia 125-127, Barcelona.

The main façade faces northeast and the rear façade faces southeast. The pre-existing façades, which are heritage protected, have undergone an integral rehabilitation in order to maximise recovery to their original state.

The current building is the result of combining two pre-existing adjacent buildings, which originally had two separate staircases and small height differences between the slabs due to their different pasts.

The installation of the stairwell and two lifts on the party wall between the two buildings has solved the slab level differences.

The building consists of a ground floor, first floor and 4 upper floors comprising 20 residential properties, a commercial premises, 20 parking spaces and parking space for a motorbikes and an area of 10.45m^2 which is reserved for bicycles.

Basement floors
vehicle and pedestrian access to the 2 basement floors is on calle de la Riera de San Miguel. Both floors can be accessed via lifts, which service all of the residential floors. The basement comprises 20 car parking spaces, 1 parking space for a motorbike and an area for bicycles. The two basement floors are connected via a vehicle ramp, 1 staircase, 1 adapted lift, which exits onto Paseo de Gracia, connects with the residential lobby. The transformer station is located under the access ramp to the car park on the first basement floor (-1).

Ground floor
Consists of the main lobby for the residential properties and a commercial premise with toilet facilities, which can be accessed from both Paseo de Gracias and Riera de San Miguel.

First floor
The first floor has four residential properties per landing and a communications core formed by a staircase and two lifts. The height difference between the two buildings has been solved by installing adapted ramps. In Residential property 1, there is one bedroom located off the living-dining room, a bathroom, a kitchen located off the living-dining room, a living-dining room and a balcony, which looks out onto Paseo de Gracia. Residential property 2 consists of a functional programme made up of one bedroom located off the living-dining room, a bathroom, a kitchen located off the living-dining room, a living-dining room and a private terrace. Residential property 3 consists of a master bedroom with ensuite bathroom and a walk-in wardrobe, two double bedrooms, a bathroom, a kitchen located off the living-dining room, the living-dining room and a private terrace. Residential property 4 consists of a functional programme made up of a master bedroom with ensuite bathroom and a walk-in wardrobe, two double bedrooms, a bathroom, a kitchen located off the living-dining room, a living-dining room and a balcony, which looks out onto Paseo de Gracia.

Upper floors
The upper floors consist of four residential properties per landing and a communications core formed by a staircase and two lifts. The height difference between the two buildings has been solved with the installation of the staircase and the lifts. In Residential property 1, there is a bedroom located off the living-dining room, a bathroom, a kitchen located off the living-dining room, a living-dining room and a balcony, which looks out onto Paseo de Gracia. Residential property 2 consists of a functional programme made up of one bedroom located off the living-dining room, a bathroom, a kitchen located off the living-dining room, a living-dining room and a private terrace (only on the second floor). Residential property 3 consists of a master bedroom with ensuite bathroom and a walk-in wardrobe, two double bedrooms, a bathroom, a kitchen located off the living-dining room, the living-dining room and a private terrace. Residential property 4 consists of a functional programme made up of a master bedroom with ensuite bathroom and a walk-in wardrobe, two double bedrooms, bathroom, kitchen located off the living-dining room, a living-dining room and a balcony, which looks out onto Paseo de Gracia.

Roof
The roof can be accessed via the lift or staircase. It has a communal pool, clothes drying area and building-related machinery (a telecommunications room, solar panels and external air-conditioning units for the residential properties).

-2

Façade
The original main façades of the buildings on Paseo de Gracia and Riera de San Miguel have been maintained and have undergone an integral rehabilitation. The façade on Paseo de Gracia has been finished with a coat of scratched lime stucco, sunken horizontal joints and maintains the original finish as faithfully as possible. All the cast stone accessories (balcony frames, balcony slabs and mouldings) have been cleaned, repaired and restored using coloured reintegration mortars. Waterproofing has also taken place. The original designs of the sgraffito friezes have been cleaned and restored with lime mortar and will be painted. The cast stone corbels and the crowning of the development have been repaired with non-shrink mortar.

The Riera Sant Miquel façade is less ornate than that of Paseo de Gracia and has been finished with pre-mixed coloured stucco en masse. The ground floor and its cast stone crowning have been cleaned and finished with a siloxane waterproofing sealant.

All of the stucco colours, cast stone elements, sgraffitos, balustrades, aluminium carpentry correspond to the chromatic studies compiled by the Gabinete de color and have been approved by the Heritage Department of the Barcelona City Council.

The façades of the two interior courtyards contain expanded polystyrene insulation containing graphite on the exterior walls and have been finished with flexible stucco.

Carpentry
Technal anodized aluminium carpentry. Unicity hinged windows and balcony doors or Lumeal sliding windows or balcony doors, depending on the room, with windows made of Climalit glass with air chamber, acoustic attenuation and low emissivity. The windows and balcony doors are bicoloured. The exterior colour of the main façade on Paseo de Gracia and the façade on Riera de Sant Miquel is verde granulado and the interior is lead in colour. There is a double layer of folding shutters of fixed tubing which is gris oscuro granulado in colour. The Exlabesa slats are made of aluminium made to look like wood.

On the façades of the 2 interior courtyards the exterior colour of the carpentry is gris oscuro granulado while the interior is lead in colour. The colour of the ribs, balcony door openings and balustrades of one of these interior courtyards is also gris oscuro granulado. The trellis of fixed tubing which partitions this courtyard from the adjacent property is made up of a structure in gris oscuro granulado and the tubing is in light grey.

Beck & Heun motorised blinds powered by Somfy are also in gris oscuro granulado. Blind box contains expanded XPS insulation with HFC hydrocarbon bonded on the inside.

Terraces (First floor)
Millboard Coopered Oak synthetic wood technical flooring, subframe and pedestals.

Lacquered steel plate rod railing in gris oscuro granulado.

The partition fence between the two properties is made of lacquered 40 x 50mm aluminium tubing with a 20mm gap between each tube in gris oscuro granulado colour.

Balconies
The pre-existing balconies on Paseo de Gracia have been finished with resin flooring which provides excellent waterproofing for the stone slabs as well as a finish which reflects the original stone finish of the slabs.

Roof
Walkable flat roof finished with Millboard Coopered Oak synthetic wood technical flooring, subframe and pedestals on the upper part of the roof. On the lower part, the flooring consists of Kronos 60x60cm Cenere 2.0 porcelain stoneware tiles, 20mm on pedestal supports.

In the facilities area, the flooring is Dom 30x60cms Antracita class II porcelain stoneware tiles ref. HAP 105.

Stainless steel and laminate glass railing with transparent butryal around the perimeter of the poolside area.

Chimneys of lacquered Ral 1039 coloured tubes on a brickwork box finished with micro stucco.

Technical rooms and cabinets with doors made of metallic profiles clad with Millboard boards.

Astrapool Elegance. 1.10m deep swimming pool formed of Unicolor 222-A 4x4cm blue tiles. The pool facilities include a waste treatment plant, a dosing pump, filters and self-aspirating pumps. The pool is lit with underwater reflectors. Astrapool Elegance stainless steel access ladder.

1.10m galvanised steel railing coated in graphite grey. Lighting includes Bega 22816 wall lamps in graphite colour, Deltalight Montur SP30 bollard lamps, iGuzzini Light Up floor-recessed luminaires. All lighting is connected to a waterproof electrical sockets and tap.

Elite artificial lawn, trees and shrubs in determined areas.

Lobby, residential landings and staircase
Lobby access through a door with metallic profiling, laminated glass and a Tegui Sfera New video door entry kit. Moleanos limestone flooring with aged finish which is bordered by a varnished oak strip. The skirting and door frames are made of the same material. The walls have been finished with micro cement ref. Trigo NT-38 micro color. Oak coffered false ceiling with drywall perimeter trim finished with micro cement ref. Trigo NT-38 microcolor.

The residential landings have flooring and skirting of 45x90cms Beren Biscuit bushhammered porcelain stoneware tiles. Some of the walls are panelled with 40x25mm stained oak slats which have a 15mm separation between each one. The rest of the walls have been finished with micro cement ref. Trigo NT-38 micro color and crowned with stainless steel plate. The lift openings are framed by stainless steel plates.

The staircase has flooring and skirting of 30x60cm Beren Biscuit bushhammered porcelain stoneware tiles. Plastering on perimeter walls and finished with matt plastic paint VC113 Trovador Valentine and interior walls finished with smooth micro cement GR-018.

Lifts
Otis Gen2 Flex electric lift with compact machinery and stainless steel doors which open automatically. Complies with current accessibility standards.

Cab decorated with mirrors, handrails and bespoke ceiling. Moleanos limestone flooring with aged finish and stained wood false ceiling.

Technical rooms
The tiling in the technical rooms is in white 20x20cm Stylnul and 60x30cm Lea Ceramiche flooring ref. Cliffstone Taupe Moher. Pladur false ceiling painted white.

GARDA sink in white with stainless steel rack.

Car park
Access door of 50x40cm of lacquered aluminium tubular profiles made to look like wood. Door is opened or closed via remote control or manually with a key.

Smooth concrete flooring coated in anti-slip paint. Vertical surfaces have been plastered and painted. Each basement floor has been painted in a different colour. The ceiling has been painted in RAL 9002 colour. The carpentry has been painted with enamel colour RAL 7022.

Car park communication core with 30x60cm Beren Biscuit bushhammered porcelain stoneware tiles. Walls finished with Valentine 10N2 ChromaGuide burlap and ceilings painted with plastic paint of the same colour. Painted steel handrails.

iGuzzini lighting with recessed luminaires.

Flooring in residential properties
STH Parquet Tricapa floating laminate parquet flooring in basic mushroom colour with easy care finish. Joint free tiles glued down in all rooms except the bathrooms, utility rooms and terraces.

Paint
The vertical and horizontal surfaces of the properties have been coated with Valentine grey 07N4 ChromaGuide plastic paint. The carpentry has been protected with an anti-corrosive primer before being painted with enamel.

Partition walls
The partition walls between each property are made of 17cm thick double-layer plasterboard sheets with galvanised steel frames with sound absorbent insulation and galvanised steel plate. Interior partition walls are made of 8cm plasterboard sheets.

Plasterboard false ceilings throughout the property painted in Valentine 17W1 ChromaGuide matt plastic paint.

Interior carpentry
Entrance doors to the residential properties with interior finish of lacquered MDF in Valentine 07N4 ChromaGuide grey enamel paint and exterior finish of varnished oak veneer. Hardware with anti-lever bolts, wide-angle optical sight glass and three-point security lock. Stainless steel knob and handles.

Opaque interior doors with satin lacquer finish in Valentine 07N4 ChromaGuide grey enamel paint and grooved perimeter. System with rubber perimeter seal and hidden ventilation system. Krona system used in sliding doors. JNF IN Stout handles.

Hinged-door wardrobes and satin-lacquered wood architraves in Valentine 07N4 ChromaGuide grey enamel paint. The outer face of the door has a perimeter groove with a recess in the centre. The interior finish is Olm Bovary 98P Gamela melanin. Piet Boon One handles for Formani.

KITCHEN

Flooring
Floortech 7.0 soft finish 20x80cms joint free porcelain stoneware tiles.

Surfaces
SILESTONE Eternal Statutario 2cm countertop and backsplash.

The top doors in the area of the decorative extractor hood are tiled with 20x20cms 0382 TER. Astro vers.F. with dark grey joints.

Furniture
Drawers and stainless-steel guides above and below the countertop. Led SET-2 integrated lighting.

Doors finished in same colour lacquer as the interior of each piece of furniture and shelves with synthetic laminate and hidden stainless-steel hinges, the same as the handles.

Equipment
Siemens glass-fronted, built-in electric oven and microwave.
Siemens stainless-steel decorative extractor hood.
Siemens integrated fridge.
Siemens induction hob.
Blanco Andano 500-U stainless-steel sink.
Blanco Linus mixer taps.
Siemens integrated dishwasher.
Zanussi washer dryer.

BATHROOMS

Flooring
20mm white Dolomite marble.

Surfaces
Walls lined with white Dolomite marble.
White Solid Surface Durian for the washbasin countertop, bath panel and above the bath.

Ceiling
Accessible false ceiling and perimeter cornice in water-resistant MDF veneered in oak-stained finish.

Sanitary ware
Suspended white Duravit ME by Starck sanitary ware with Geberit frame.
White Duravit D Code bath.
White Kyria Elba washbasin.
White Hidrobox Nature & Neo shower.

Taps
Hansgrohe Metris mixer taps on washbasins.
Grohe New Tempesta shower system with diverter and 3 shower sprays.
Euphoria 110.3 in the bath.
Grohe Essence single-lever exposed shower mixer.

Miscellaneous
Unit below the washbasin is a stainless steel structure with an oak-veneer finish.
Anti-fog mirror framed with stainless steel.
Water Evolution Deep accessories with a chrome finish.
Downlights recessed in false ceiling and Nomad Linestra light fittings by Modular Lighting Instruments.
Estel transparent sliding glass screen by Vidrios Berni.
Acero Jung LS990 switches.

Structure

The existing wooden beam structure of the first spans adjacent to the façades has been functionally replaced by Noubau steel beams. In the same way, the load-bearing walls running parallel to the façades have been removed and replaced with metallic structure porticos which have permitted a more diaphanous distribution.

HA-25 concrete has been used in the construction process of the new structure. The vertical structure comprises metal columns. The horizontal structure is made from solid concrete floor slabs in the basement floors and perforated slabs on the floors above ground. The staircase is made of a solid reinforced concrete slab.

The entire structure has been constructed in accordance with "CTE DB SE Structural Safety of Royal Decree 314/2006" and "EHE-08 Structural Concrete Instruction". The construction work management and the corresponding quality control tests have been carried out by approved specialist laboratories.

Electricity
Electrical installation in compliance with RBT-2002.

Plumbing
Water installation within residential properties with multi-layer pipe with ALB aluminium foil-laminated of various diameters depending on its use, in accordance with UNE-ENISO 15875-2.

Main stopcock valve adjacent to water pipe entry in each residential property.

All wet areas (kitchens and bathrooms) have a cut-off valve for both hot and cold water. All sanitary ware except baths and showers have individual cut-off valves for hot and cold water.

Dishwasher and washing machine have hot and cold water valves.

Lighting
Individual or double Dicuadra Pkm Led luminaires recessed into false ceilings in all rooms. In the shower/ bath area, waterproof Downlight Led have been fitted.

Steel or white Jung LS990 switches.

Gas
Gas installation in accordance with "Basic regulations for interior gas installations". All gas piping located in the interior of the building is enclosed in safety sheaths which prevent the accumulation of gas in the event of a gas leak. Copper piping and plastic sheaths.

The heating boiler for each property runs on gas.

Air conditioning
High-efficiency Daikin air conditioning system with Climaver Neto air distribution ducts with interior lining which gives a high acoustic absorption and low noise guaranteed. The air supply grilles contain automatically regulated blades which allow the user to set different temperatures in different rooms using Airzone thermostats.

Heating
Energy-efficient and high performance (A+) heating system which uses Viesmann condensing boilers and Rehau low water temperature radiant floor heating which is ideal in properties with high ceilings as is the case with this building. Different temperatures may also be set in each room. Electric towel rails in the bathrooms can be individually switched on when necessary without having to turn on the central heating.

Audiovisual installations
In compliance with "I.C.T" regulations.
Aerial sockets for TV, FM and satellite in the living room, kitchen and bedrooms. Provision for digital television channels. Telephone points in the dining room, kitchen and bedrooms.
Video intercom with camera located at the entrance to the building and receiver monitor located near the entrance to each property.

Solar power
Solar thermal energy collection system for heating water for sanitary use in the properties. The system consists of a primary loop with solar panels of Viesmann vacuum tube collectors on a structure located on the communal roof, Wilo electro pump group, Sedical heat exchanger, Aquaflex accumulator tank and surplus energy dissipator in technical room on the roof. Second distribution loop using a WILO electro pump group with variable flow and individual interaccumulators in each property, located under the heating boiler.

Automatic watering system
An automatic watering system has been installed on the roof with electro-valves in valve boxes, which are located in the planters and are battery-operated.

Alarm and video surveillance system
Video surveillance system on the ground floor and the roof.

Service guarantee

Quality control.

Structural management (walls, pillars and slabs) by approved company.

Management and management of installations by approved company.

Façade sealing managed by approved company.

Lifts maintained by approved company.

Quality control of materials by approved company.

AENOR Certification

Grupo Núñez y Navarro holds the AENOR Certification for Integrated Management Systems for Quality, Safety and Environment and guarantees the continuous improvement of their design, construction and sales processes..

AENOR ER Empresa Registrada ISO 9001 ER-0797/2011

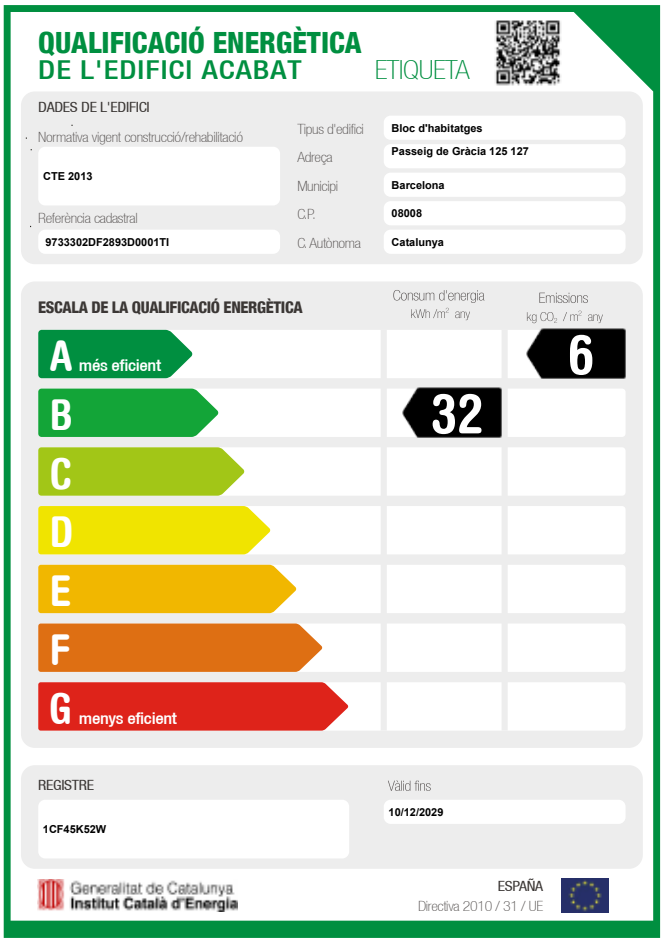
AENOR Gestión Ambiental ISO 14001 GA-2011/0371

AENOR ER Seguridad y Salud en el Trabajo ISO 45001 SST-0164/2011

CERTIFIED IQNet MANAGEMENT SYSTEM

Energy certification

The building holds the Energy Certification for new-build constructions which is defined with the letter A.



Núñez i Navarro

Construimos juntos Barcelona

Comte d'Urgell, 230 · 08036 · Barcelona

93 405 01 01 - www.nyn.es

nyn.es/blog @groupnn