



RAMBLA  
CATALUNYA  
107-109

# SPECIFICATIONS





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## Structure

A thorough refurbishment and thorough structural reinforcement of the entire property has been carried out. The project involves the reconfiguration of the old properties to achieve open, bright and well-ventilated interior spaces, and the construction of two new floors.

This has required the creation of new reinforced concrete floors linked by connectors to the structural walls, on all floors, which means that the entire useful life of the building has been re-established.

As for the load-bearing elements, all the load-bearing walls have been reinforced, especially those that were partially demolished to widen the property. In all these cases, steel frames with laminated profiles and shotcrete reinforced with steel mesh have been made and installed.

The project includes the creation of a new access point at street level in the portal of 109 that was originally elevated and means that the building is now accessible to disabled people.

A new lift has been installed, freeing up the central patio where the old one was. The relocation of the lift and modification to the access have also meant an important structural reinforcement of the basement of the entire complex.

Finally, the rise made with a structure of steel beams and CLT technology give, in addition to a new roof to seal the building, the capping and the structural finish that gives the entire building a refurbishment of its overall, deep structure. External laboratories and approved Control Entities (ECA - Bureau Veritas) monitor the execution of structural works. Upon completion, the work will have certificates that will allow future owners to obtain a ten-year insurance policy to cover the structure of the building.



## Roofs

All the roofs of the building have been made new, sloping, with bituminous sheets.

The roof is made up of the following layers: Aerated concrete for the formation of slopes, asphalt sheet fully adhered to the previous roof without overlapping joints, separating sheet, extruded polystyrene thermal insulation, geotextile anti-punching layer and finished with ceramic paving.

Water-tightness tests have been carried out, supervised by an approved external laboratory, and the estate will have an insurance policy for the water-tightness of all the roofs.

# Building

## Facades

### Main facade

The building consists of a main facade facing the Rambla de Catalunya, which faces east and which is built in three clearly differentiated sections. Firstly, the basement where the accesses and commercial premises are located, secondly, the central development that corresponds to the original residential building and thirdly, the last and new section that tops off the building and which is made up of the facade to the rear which is retracted from the original plan.

An exhaustive refurbishment of the facade will be carried out. This will strictly respect the materials used, the construction procedures, the colours and the original ornamentation that has been documented through specialised studies and that have been agreed with the Department of Heritage of the Barcelona City Council.

On the entire facade of the residential building, all the carpentry has been replaced. New wooden carpentry will be installed with the same geometric definition, to respect the original design, but with high performance that complies with energy efficiency parameters and the acoustic insulation that the building requires.

This is achieved by all of them having double glazing with an air chamber and thermal break.



# Building



## Facades

### Rear facade and gallery

The building consists of a rear facade facing west and made up of a glazed gallery typical of buildings in the Barcelona enlargement. The gallery has been completely renovated, making the necessary structural reinforcements and replacing all the enclosing elements to obtain a thermally efficient enclosure.

The gallery is made up of wooden carpentry with double glazing with an air chamber and thermal break.

### Interior facades of patios

All the courtyards of the building have been fully refurbished. Stripping out the plaster until the ceramic cladding is bare and applying a new one in order to ensure complete sealing and adequate thermal behaviour.



## *Interiors of the property*



### Partitions and insulation

For the vertical interior partitions (walls and partitions), the use of laminated plaster enclosures supported on elastic bands around their entire perimeter has been chosen. These are housed inside rock wool panels to ensure correct acoustic behaviour.

The partitions located in humid areas have been made with waterproof plates.

### Interior carpentry

The access doors to the homes will be new, lined with wood and maintaining the design of the originals, but with updated security features. They will be reinforced with high-resistance hinges and a three-point closure.

The interior doors will be finished in matt white lacquer, the cabinets in the living room will have white lacquered finishes with an interior body in textured melamine.



## *Interiors of the property*



### **Floorings**

The flooring in the living room and in the bedrooms will be natural oak wood parquet. A high-quality parquet from the HARO brand has been chosen.

The flooring in the kitchen and in the preparation areas, will be made of Italian porcelain from Casamood Sensi, Mod Lithos Ivory, with a bush-hammered finish in 40x80 format or similar.

The flooring in the bathroom area will be porcelain, by Casamood Sensi, Mod Lithos White or similar, with a bush-hammered finish in 40x80 or similar format.



### **Cladding and false ceilings**

The false ceilings of the entire property will be laminated plaster and finished with interior paint in matt white.

The coatings in bathrooms will be Quintassenza in beige and format 6x37 or similar.



### **Kitchens and equipment**

The furniture will be from a leading brand that has an extensive presence in the local market and with a professional and consolidated after-sales service.

The kitchen equipment and electrical appliances will be from a recognised brand such as Siemens or similar.





## Instalaciones



### Electricity and telecommunications

Each home will have its own electricity supply and will have an electrical panel (with IGA and ICP header protections) from which it will be protected and subdivided for the different areas and reference services. The cabinet for the electrical protection panels will be a metal Merlin Gerin type with double insulation and capable of withstanding saline environments.

The property will have a UTP network, telephony, and an antenna network.

The installation mechanisms will be from the Jung brand and the LS990 series in alpine white or similar.



### Air conditioning and ACS

The heating and air conditioning will be from a Daikin aerothermal system - Altherma 3 System, which is highly energy efficient.

The outdoor units are located on the upper roof, and the indoor ones in each property.

The system has convectors located in each room and adjoining premises and indoor units housed in the false ceiling as a back-up for the open spaces.



# Facilities

## Plumbing and sanitation

There will be a new water connection and the meters will be centralised for the entire complex. These centralised meters will be located in the basement and, from there, there will be individual distribution to each home. The pipes will be made with polypropylene in common areas and studs and WIRSBO-PEX-type polyethylene inside the property.

The pipes will be insulated throughout their length. Shut-off valves will be placed at the entrance of each home and each wet room.

The entire water collection network, both inside the properties and rainwater on the roof, will be connected to the municipal network through a completely new network made of three-layer PVC pipe, with acoustic insulation.

The taps will be of the WaterEvolution brand or similar.  
The toilets will be of the Laufen brand or similar.



## Common areas



### Lift

The project will have a Thyssen Krupp brand lift in top quality finishes – without a machinery room and with the capacity for 8 people.

### Security

The building will have a video intercom with intercom service with the concierge.

### Lobby and landings

The lobbies of the main entrances, as well as the landings, will be renovated with strict respect for the materials used, the construction procedures, the colours and the original ornamentation that has been documented through specialised studies.

Both the design and the finishes have been determined by the Barcelona City Council Heritage Department, as established in the current Urban Protection Plan for the Barcelona enlargement.



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