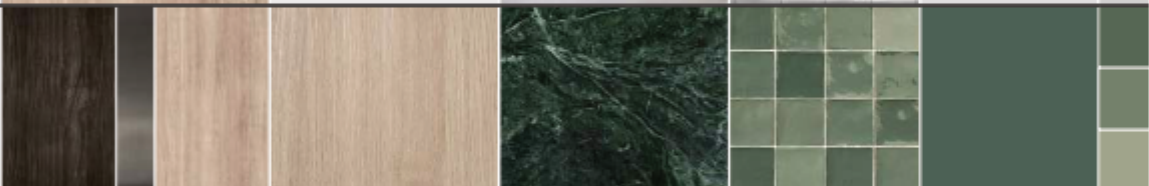
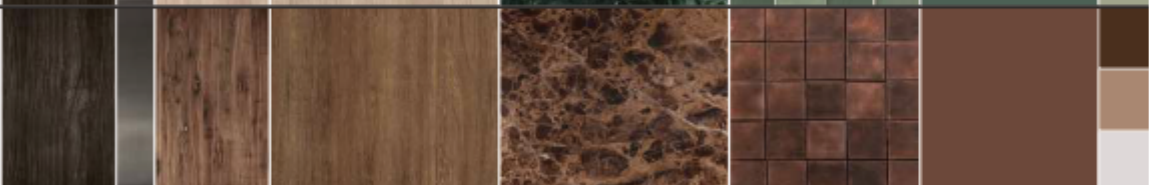
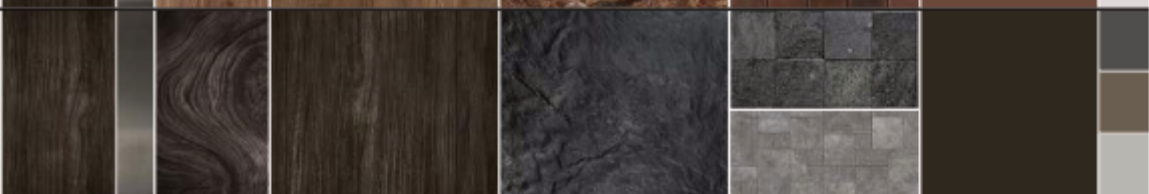


Quality Report

Canopy/Loft Canopy							
Clariana First floor							
Undergrowth Ground floor							
Sol Soterrani							





Structure and cover

Structure

The structure of the complex is solved through a mixed solution that combines reinforced concrete elements executed in situ with industrialized systems, optimizing the use of each system based on its performance, its location and the construction needs of the work.

The structure executed in situ is mainly concentrated on the elements below ground level and in those areas directly linked to the ground, including retaining walls, slabs, basement floors, as well as actions derived from earthworks.

The rest of the load-bearing structure is made up of industrialized elements, composed of prefabricated concrete walls between 15 and 30 cm thick, depending on their position and structural requirements, floors made of cellular concrete slabs between 25 and 30 cm, and a sloping roof made of cross-laminated wood panels. —CLT—.

This combination allows for improved construction precision, reduced execution times and greater coordination between the different agents involved in the construction process.

Cover

The roofs of the houses are solved by means of sloping roofs, executed on a cross-laminated wood structure. On the aforementioned structure is placed a vapor control sheet, thermal insulation of rock wool

breathable, waterproofing system and final finish through natural slate slabs fixed on double wooden battens.

In those rooms where the inner face of the roof is visible, a surface finish of the structural panel of cross-laminated wood is planned, with the aim of improving its aesthetic appearance and ensuring correct integration into the interior space.

Except for the low volume corresponding to houses 7 and 8, the rest of the roofs incorporate a 50 cm perimeter eaves. The lower finish of the eaves is solved with wood treated for outdoor use, while the front finish is executed using metal sheet.

The roofs also have snow-cutting elements, integrated into the roof's construction solution.

Facades

Les façanes es resolten mitjançant una estructura bearing of industrialized concrete, thermal insulation for the exterior using the SATE system with PIR panels, and exterior cladding differentiated by floor, with the same materiality as dismantling.

Basement and ground floor

Revestiment depedranatural col·locat amb morter d'agarre. The placement of the cladding is carried out in the workshop on the industrialized elements, reserving the resolution of encounters, finishes and singular points for its execution on site, with the aim of guaranteeing greater control of the final result.

First floor and loft

Exterior cladding using Parklex Prodema NATURCLAD-B industrialized wood panels for exterior use, arranged in vertical or horizontal slats depending on the composition of each floor.

The transition between the natural stone cladding and the wood cladding is solved using a lacquered metal profile, which allows the meeting between materials to be ordered and guarantees a correct constructive solution.

Gruixos

- Exterior cladding: 12.0 cm
- Thermal insulation: 14.0 cm
- Reinforced concrete: 15.0 cm
- Inner thermal insulation, 4.8 cm
- Laminated gypsum boards: 2.6 cm

Exterior Carpentry

Exterior aluminum with thermal break, Cortizo system or similar.

Anthracite or corten finish, both on the inside and outside.

The windows will be installed on pre-framed wood with a finish similar to that of the carpentry, resolving the transition between the carpentry and the facade cladding.

The windows will be made of double glazing with a camera of air, configured according to the current energy efficiency regulations, with a thermal transmittance of

set of 1.3 W/m²·K

Sunscreens

The homes have motorized roller shutters in all the rooms with rectangular windows.

In the suites and loft-type spaces, with trapezoidal windows, pre-installation and the necessary reinforcements are provided so that the customer can install motorized curtains.

Electrical pre-installation for motorized curtains.

Exterior finishes

Parquet floors

Terrace area

Porcelain stoneware, medium format, non-slip finish (Class 3 / R11), suitable for high mountain climates, resistant to frost, - thermal changes and UV radiation.

Vegetation / Landscaping

The landscape treatment of the complex is conceived with criteria of integration into the mountain environment, using native species, low maintenance and adapted to the climate of the area.

Standard urbanization

The landscaped areas are created using native grass, with land preparation and an appropriate vegetation layer to promote establishment and drainage.

Divisions

Separation between neighbors and towards the street

The lateral boundaries of the plot and the separations with plots

Neighboring buildings are solved by means of reinforced concrete or concrete block walls, depending on location, with an approximate height of 1.00 m and exterior finish using single-layer mortar or stone cladding.

A metal fence with vertical slats is placed above these walls, sized to guarantee privacy and limit direct views between plots.

Separation towards the views

In the areas facing the views, a metal railing is planned.

lacquered, formed by vertical bars and with an approximate height of 1.10 m, maintaining the safety of use and the visual permeability of the set.



Pallette

Interior partitions

Interior partitions between air-conditioned and non-air-conditioned areas

They are solved by means of a 14 cm thick perforated brick wall, with a self-supporting Placo type 8 cm facing, formed by 12.5 mm laminated plasterboards on 48 mm interior profiles, - placed every 40-60 cm depending on the location, and incorporation of rock wool insulation.

Interior partitions in bedrooms The interior divisions of bedrooms are executed using Placo-type partitions 13 cm thick, formed by double laminated plasterboard of 12.5 mm on each side, on 70 mm interior profiles placed every 40-60 cm depending on the location, with 70 mm interior rock wool insulation.

Interior partitions in humid areas In bathrooms, kitchens and laundries, the same solution intended for bedrooms is used, incorporating special moisture-resistant plates on the face exposed to the humid environment.

Special partitions

Thicker partitions are planned in those points where it is necessary to allow the passage of installations, accommodate built-in elements or resolve specific construction requirements.

Interior partitions – generic 1 Placo type partitions 10.5 cm thick, formed by double laminated plasterboard 12.5 mm on each side, on 48 mm interior profiles placed every 40-60 cm depending on the location. 48 mm thick rock wool interior insulation is incorporated.

Interior partitions – generic 2 14 cm thick brick wall, clad on both sides according to the finish planned for each room.

Interior carpentry

Entrance door

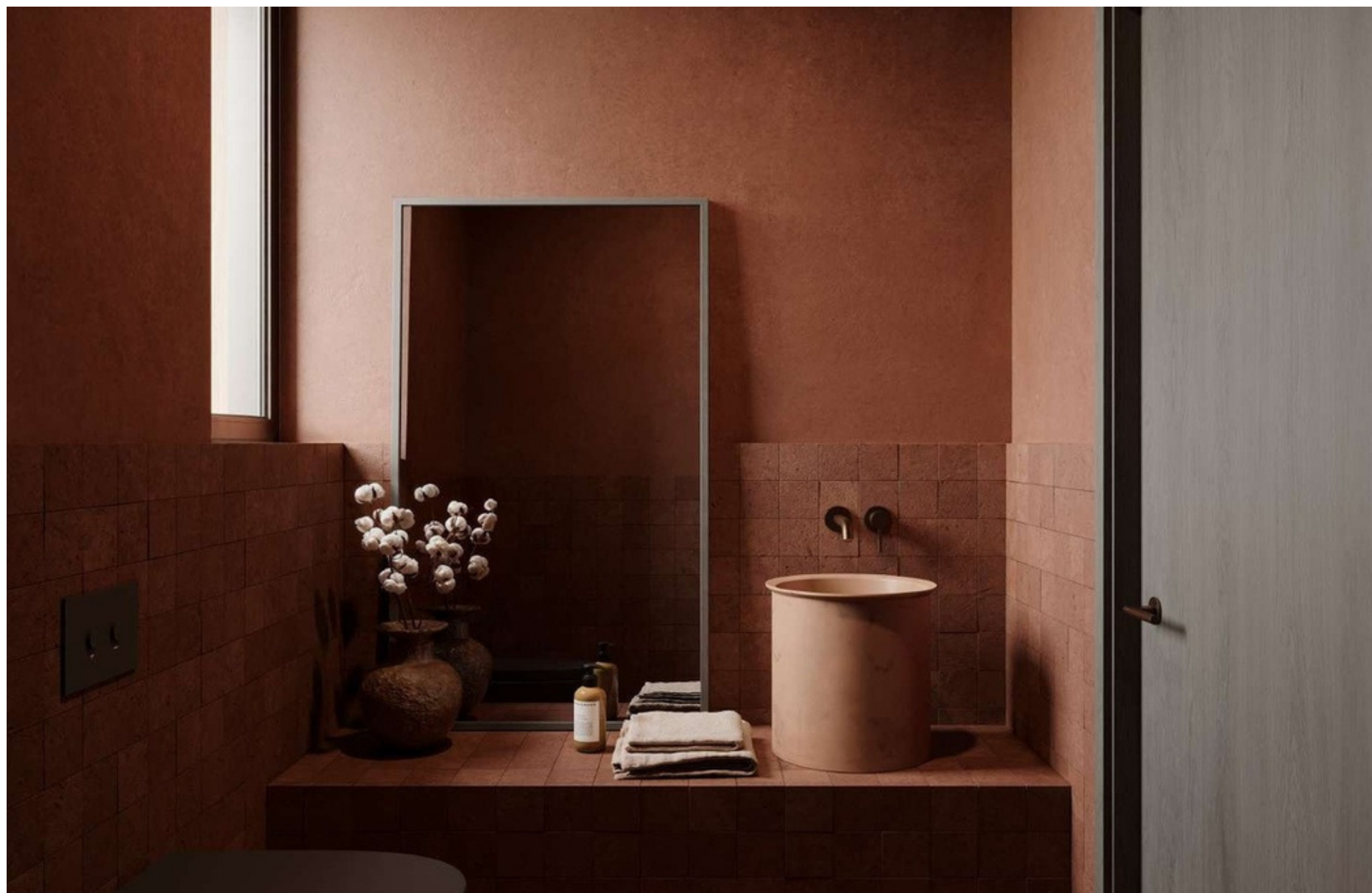
Security door with metal armor on both sides, anti-pry bolts and three-point security lock. It incorporates a JNF Titan Chocolate interior handle or similar, a centered exterior handle, a wide-angle optical peephole, a perimeter rubber seal and a sealing scraper/dust guard embedded in the lower edge.

Portes interiors

Interior doors 40 mm thick, with factory-lacquered leaf and frame, JNF Titan Chocolate lock and handles or similar, according to the project definition. Includes perimeter rubber gasket to improve fit and acoustic comfort between rooms.

Custom furniture Houses 1-6 Fireplace and woodshed integrated into the central core of the staircase.

Houses 7-8 Open niches and niches in the central core on the ground floor in aged brass effect melamine, or similar. Freestanding fireplace and built-in cabinet with integrated woodburner.



Cabins

Master bedroom

Modular wardrobes with dimensions adapted to each home, according to the project definition. The interior body will be made of melamine, incorporating shelves, drawers and hanging bars according to the planned distribution.

The doors will be operable, 19 mm thick, finished with wood veneer.

Secondary bedrooms

Modular wardrobes, interior finish in melamine and exterior in high quality melamine. Incorporates shelves, drawers and hanging bars according to the planned distribution.

Entrance hall Open modular cabinets, wood-effect melamine finish, with interior distributed in adjustable shelves and hanging bars according to the planned distribution.

Central area with lower drawers and not even open.

Interior finishes

Flooring Basement entrance: slate-effect porcelain stoneware or similar. Stairs: wood-effect porcelain stoneware or similar. Living area and bedrooms: high-quality natural wood parquet. Full bathrooms on the first floor and attic: medium-format porcelain stoneware, travertine effect. Full bathrooms on the ground floor: medium-format porcelain stoneware, slate effect. Guest bathroom: small-format manual tile, terracotta effect. Cleaning and technical rooms: medium-format porcelain stoneware, slate effect. Skirting boards: lacquered MDF skirting board in the same color as the wall. Paneling or special finishes

Continuous strip on ground floor: varnished stained pine, or similar, according to project definition

Main bathroom tiles: large-format porcelain stoneware, travertine effect.

Secondary bathrooms: medium-format porcelain stoneware, travertine effect.

Showers: small-format glazed manual tile, color depending on the floor where they are located.

Guest bathroom: small-format manual tile, terracotta effect.

Painting of living area

Living room and bedroom walls: limewash effect paint. Remaining walls: smooth plastic paint. Ceilings: smooth plastic paint. Ceilings in wet areas: water-based enamel paint, smooth finish.

Garage painting Walls and ceilings: smooth water-based enamel paint.

Finishing of multipurpose rooms. Raw room, without any additional space, flooring or false ceiling.



Sanitary ware and faucets

Alpine Green marble sink cabinet similar, cases 1-6, or Macael osimilar, cases 7-8, amb armaris rechapats en fusta natural envernissada.

Suspended toilet with hidden tank shipping, Oli Lake model or similar.

Aixeteria Bruma Leaf in Gunmetal PVD finish or similar.

Inbani Arc 150 bathtub or similar.

Towel radiator.
Mirror houses 1-6 with metal frame anchored to the floor and ceiling and perimeter LED lighting.

Mirror houses 7-8 flush with the cladding.

Secondary bathrooms Vanity unit with drawers, finished according to its location, and porcelain stoneware or solid surface countertop.

Suspended toilet with hidden tank, Oli Lake model or similar.

Aixeteries Bruma Leaf in Gunmetal PVD finish or similar.

Complimentary bathrooms

Base built on site and covered with manual terracotta effect tiles, on which the sink rests on top of an Inbani ED45 or similar countertop tiler.

Suspended toilet with hidden tank, Oli Lake model or similar.

Aixeteries Bruma Leaf in Gunmetal PVD finish or similar.

Catalog mirror fixed to the wall and resting on the tiled base.

Kitchen and laundry

Kitchen equipment

Furniture with exterior wood finish and interior melamine finish.

Table, countertop and kitchen bar in marble Cosentino Sensa Itara or similar.

Ribbed glass door on the island cabinet next to the dining room.

Furniture with retractable doors, with counter and mechanisms, with breakfast bar function.

Stainless steel ironwork model Franke or similar.

Bruma single-lever faucet in Gunmetal PVD finish or similar.

Integrated and ceiling-mounted appliances, Siemens or similar: oven, microwave, dishwasher, refrigerator, freezer, hob with recirculation hood.

Laundry equipment

Porcelain stoneware countertop.

Furniture in anthracite grey melamine or similar.

Franke washing machine or similar model.

Faucet
monocommand Press or similar.



Installations

Electrical installation

Electrical installation according to low voltage regulations.
Interior electrical mechanisms Bticino Living-Now or similar.

Interior lighting with low-consumption LED bulbs.

Plaster downlights integrated into false ceilings.

Technical lighting Kreon or similar.

Decorative lighting not included.

Waterproof outdoor luminaires for balconies and terraces.
Heating system

Radiant floor in the equipped rooms, with heating and cooling. Pre-installation of underfloor heating in multipurpose rooms.
System for producing domestic hot water and air conditioning using aerothermal energy.

Thermostat controllable via Wi-Fi to manage the temperature of the home remotely.

Plumbing installation Installation of cold and hot water in all interior supply points, except in toilets.
Domestic hot water production system using aerothermal energy.
Pre-installation prepared to equip the multipurpose room according to the final design.

Cooking and washing

Kitchen equipment

Furniture with exterior wood finish and interior melamine finish.

Countertop, front and kitchen bar in marble Cosentino Sensa Itara or similar.

Ribbed glass door in the island cabinet next to the dining room.

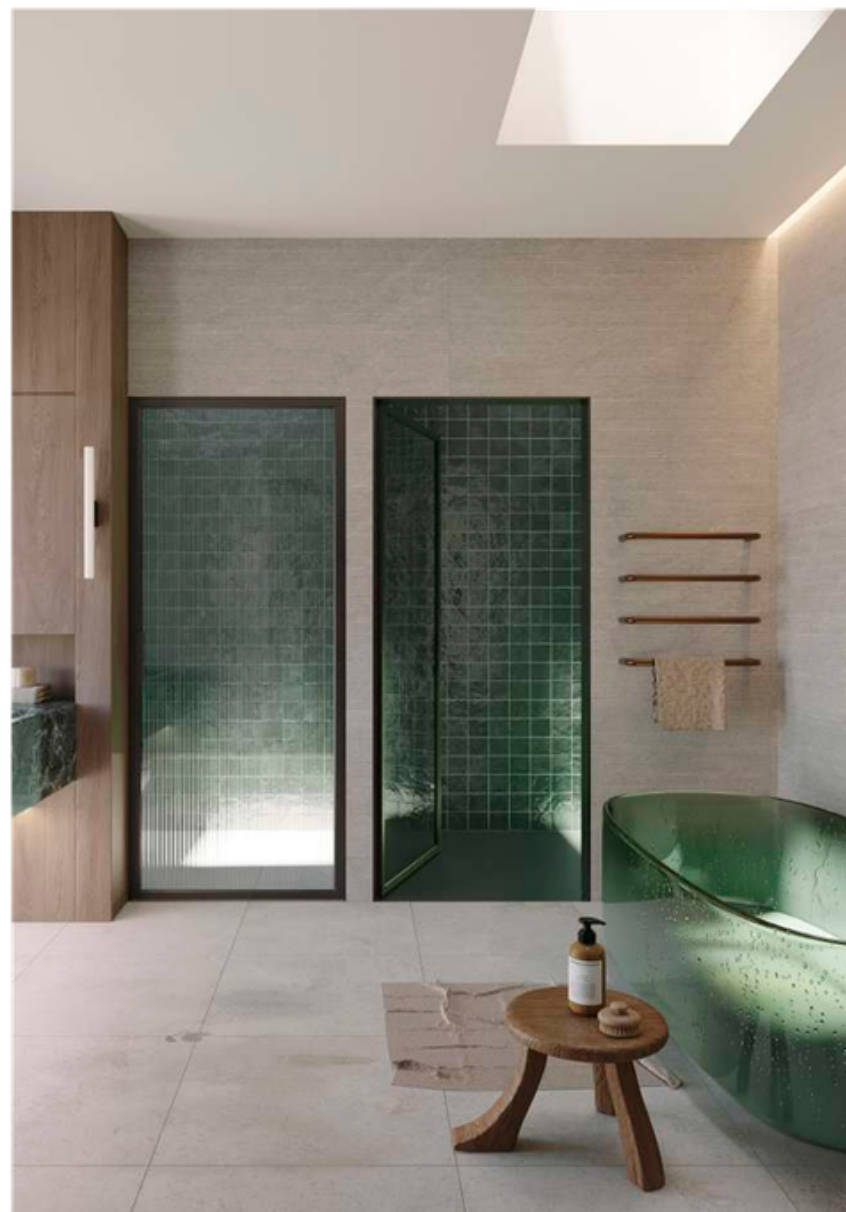
Furniture with retractable doors, with countertop and mechanisms, with a drainer function.

Stainless steel sink, Franke model or similar.
Bruma single-lever tap in Gunmetal PVD finish or similar.

Integrated and paneled appliances, Siemens or similar: oven, microwave, dishwasher, refrigerator, freezer, hob with recirculation hood.

Wash water equipment

Porcelain stoneware countertop.
Furniture in anthracite grey melamine or similar.
Franke model laundry sink or similar.
Teka single-lever tap or similar.



Interior options

Exterior flooring

Technological wood deck.
Permeable pavement zone with gravel bounded by metal contour profile. Stone slabs for the formation of paths between the garden areas.

Sunscreens

Motorized guides built into false ceilings for curtains or blinds. Paneling or special finishes Continuous strip on the ground floor: stained oak wood paneling, with slats of different proportions.

Staircase: wood paneling and wood flooring.

Multipurpose room finishing According to the distribution and use of the room.

Sanitary ware and faucets Zucchetti faucets, brushed chocolate finish
PVD.InodorSmart toilet,Totoosimilar.
Radiador tovalloler Caleido Infinito o similar.

Banyera Antonio Lupi Borghi en Cristalmood o similar.

Kitchen equipment Integrated and paneled appliances, Gag-genau,VZ are similar. Equipment

Laundry Non-integrated washing machine and dryer, Brand to be chosen by the customer.

Custom furniture

Cases 1-2

Wardrobe and desk set in loft bedroom.

Cases 1-6

Headboard and bedside table set in the master bedroom, with indirect LED lighting and built-in mechanisms and bedside table reading lighting.

House 7 Niches and open shelves in aged brass or similar. Open office furniture set located on the first floor. Formation of a bench with storage in the distribution
bedroom on the first floor. Textile headboard and

sleeping pills
main tower located at the
altar.
House

8
Niches and open shelves in aged brass or similar. Set of cabinets from the distributor of the first floor bedrooms. Textile headboard and tables of nital

Master bedroom located in the loft.
Closets
Secondary bedrooms Porteslacades
and
possibility of expanding the number of drawers.
Interior LED lighting, door opening operation.

Mudroom Incorporate slotted wooden doors, with handles, to close the existing modules. Add LED lighting.

Interior equipment Decorative lighting, catalog furniture and decoration. Concealed pit for indirect LED lighting in the ladder.

Exterior options

Hot tub area. Technological wood deck.

Fire pit zone

Permeable paving area using gravel delimited with a metal contour profile.

Paths Pavement of irregular stones placed between the permeable pavement.

Outdoor equipment Ethanol fire pit, Solus Luna model or similar Metal pergola with retractable tarp
Outdoor kitchen with barbecue, Modulnova or similar Hot tub



ELS CORTALS
PROMOTION OF NEW WORK
ENCAMP, ANDORRA



+376 744 200 ■
info@rsthomasp.com ■
www.rsthomasp.com ■
Av. Joan Martí,102 - AD200 Encamp ■