

DETAIL OF QUALITIES



FAMILY RESIDENTIAL COMPLEX ArtKintoa FRENCH PYRENEES, SPANISH BORDER (ANNEX 1)

**MAIN
CONTRACTOR:**



**OWNER'S
REPRESENTATIVE:**



Chapter Summary



- **Structure and cover**
- **Brickwork - Auxiliary Building**
- **Brickwork - Family Building**
- **Interior partitions and ceilings**
- **Windows**
- **Interior doors**
- **Common Coatings**
- **Interior Coverings**
- **Interior floors**
- **Electricity and Home Automation**
- **Interior heating**
- **Bathroom appliances**
- **Kitchen and furniture444**

Structure and cover

The concrete for filling foundation trenches has a dosage of 250kg/m³ of cement, with 4/12mm reinforcement and 6mm stirrups spaced every 20 cm.

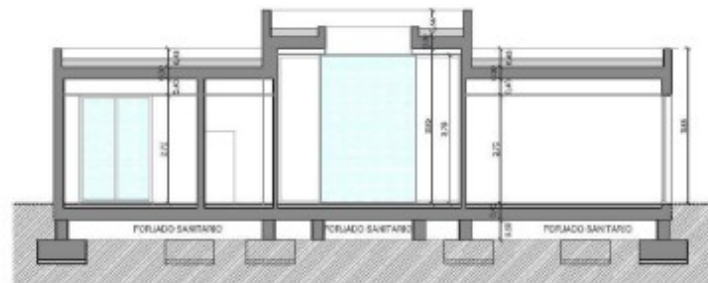
In the tying straps of the slabs and perimeters, the dosage is increased to 300kg/m³ and a solid reinforcement.

The reinforced concrete slabs have been executed with a dosage of 350kg/m³ and reinforcement with grade VI seismic resistance.

The floors are made of reinforced concrete joists and ceramic vaults, for a total load of 650kg/m² and the concrete compression layer with a characteristic resistance of 175kg/cm², and steel mesh of 150x150x3 mm.

All floors are forged, including the ground floor to offer better insulation of the building.

The roof of the building is made with flat red concrete tiles, received with cement mortar and nailed with steel spikes. The skirt is made with an inclined slab to facilitate its use.



Brickwork - Auxiliary Building

All the vertical support of the building has been carried out with load-bearing walls of concrete block laid with cement mortar, with reinforcement and externally plastered.

The enclosing walls are made of concrete blocks, plastered on the inside, a 3cm air chamber with fiberglass insulation on a rigid cardboard support and a simple hollow brick partition.

The interior load-bearing walls are made of concrete block rendered on both sides. The beginning of the building is made with a stone masonry plinth and the corners finished in ashlar.

The exterior openings are surrounded with stone ashlars.

Perimeter to the building and exterior urbanization areas, there is a non-slip tile sidewalk on a concrete slab and stone coating, finished with a concrete curb in 1m long pieces.



Brickwork – Family Building

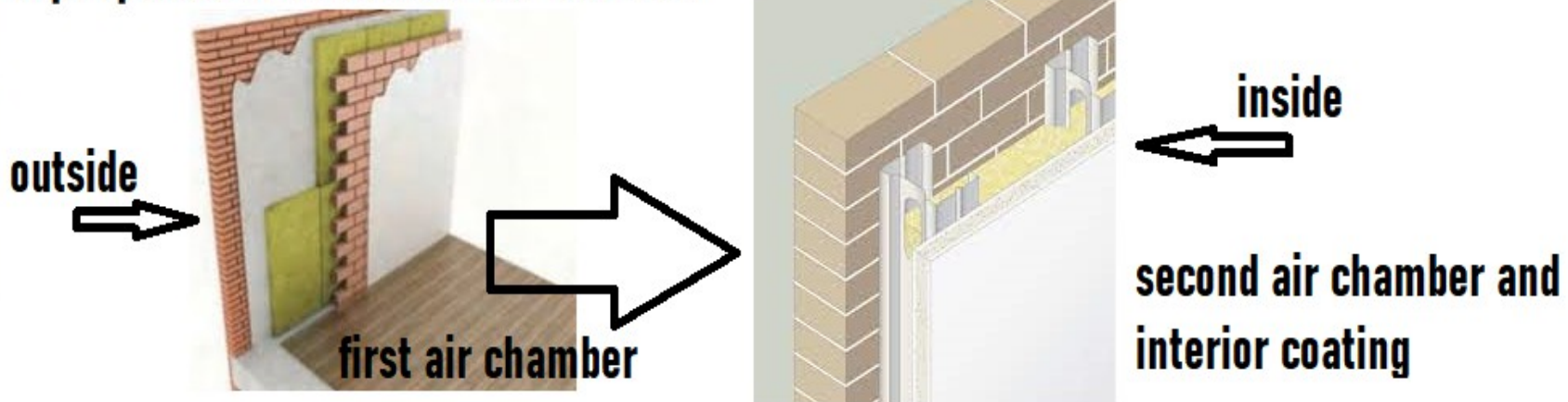
All the vertical support of the building has been carried out with a reinforced concrete structure, beams, pillars and porticos.

The walls of the garage have been made of high-resistance reinforced concrete, the interior divisions of the garage are made of concrete block rendered on both sides.

The enclosing walls consist of an exterior wall of solid brick plastered with cement mortar on the inside, a 5cm air chamber with fiberglass insulation on a rigid cardboard support and a double hollow brick partition plastered with mortar and polished with plaster.

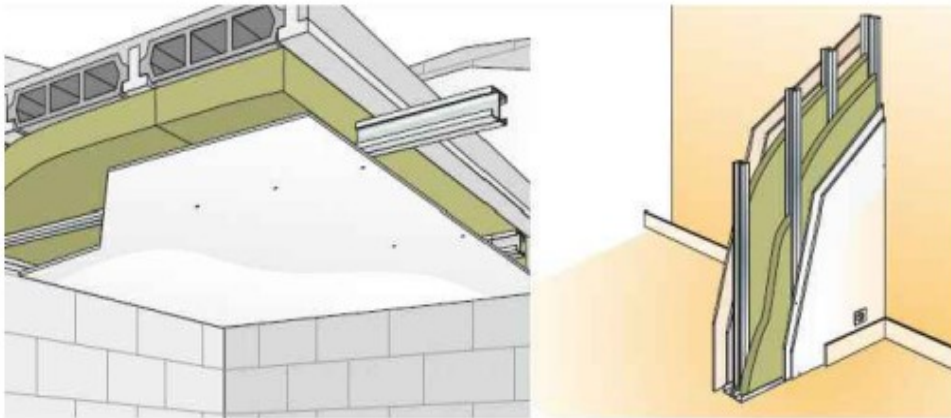
The exterior openings are surrounded with stone ashlar.

Triple partition and double air chamber



Interior partitions and ceilings

Facades made up of a solid brick wall, air chamber, rock wool insulation, double hollow brick factory, air chamber, 40mm URSA mining insulation, high-hardness PLADUR plasterboard plate coating on a galvanized steel structure.



Ceiling, false ceiling formed by high-hardness laminated plasterboard PLADUR with 40 mm URSA mineral blanket insulation.

The new sections in bathrooms and bedrooms are built using double partitions of galvanized steel profiles separated with URSA extruded polystyrene (XPS) insulating panels, 40 mm URSA mineral insulation between structures and high-hardness PLADUR plasterboard plates.

Windows

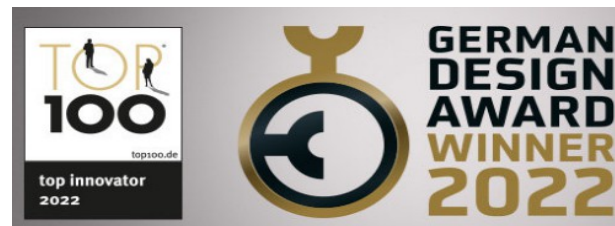
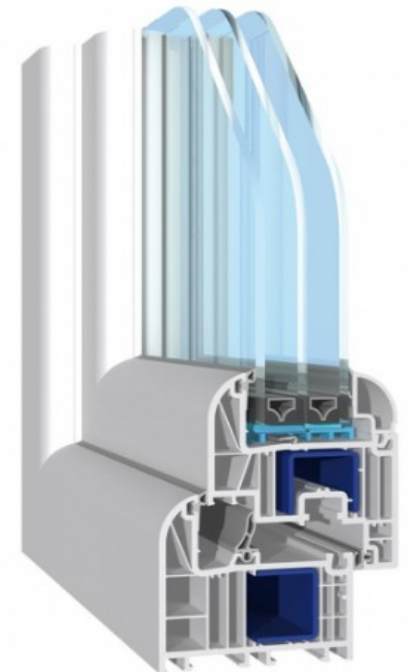
As a representative element of a house, windows are currently much more than a simple opening to the outside: their personalized design contributes greatly to the aesthetic overall of the building. Therefore, the window, as a façade component, not only has to meet the highest demands in terms of quality and safety, but also plays an important role in terms of its functionality and design.

In our complex we have trusted the company Salamander Industrie-Produkte GmbH is a company with majority family capital, with headquarters in Türkheim/Unterallgäu (Germany), and is one of the main European producers of PVC window and door systems.

The carpentry is two-tone, dark walnut exterior and white interior.

- » 73mm Frame Depth PVC Hinged Window System
- » Profiles with 5 interior chambers in frame and leaf
- » Transmittance value $d 0.73 \text{ W/m}^2\text{K}$
- » Acoustic reduction up to 46 dB
- » 4/16/4 low e glazing

SALAMANDER
WINDOW & DOOR SYSTEMS



Interior doors



For the project we have chosen the Dierre armored doors from the Sparta 5 series, the ideal product for residential projects, solid, robust and safe.

For interior doors (solid core) and access to common areas (armored core) we trust Uniarte, in its series of high-quality lacquered doors.

In hardware and handles, the selected manufacturer is KARCHER DESIGN, the quality leader in the German market.

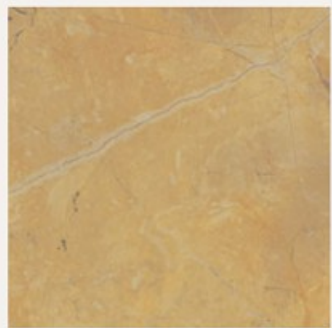


Dierre, founded in 1975, is a world leader in the manufacture of armored security doors. **UNIARTE** is the largest door manufacturer in Spain



Common Coatings

The common areas of the complex will be covered with natural stone and mosaic depending on the specific room. The companies chosen for the finishes are **HISBALIT** (Hispano Italiana de Revestimientos) and **Romanense** de marbles.



Spanish Gold
Envejecido



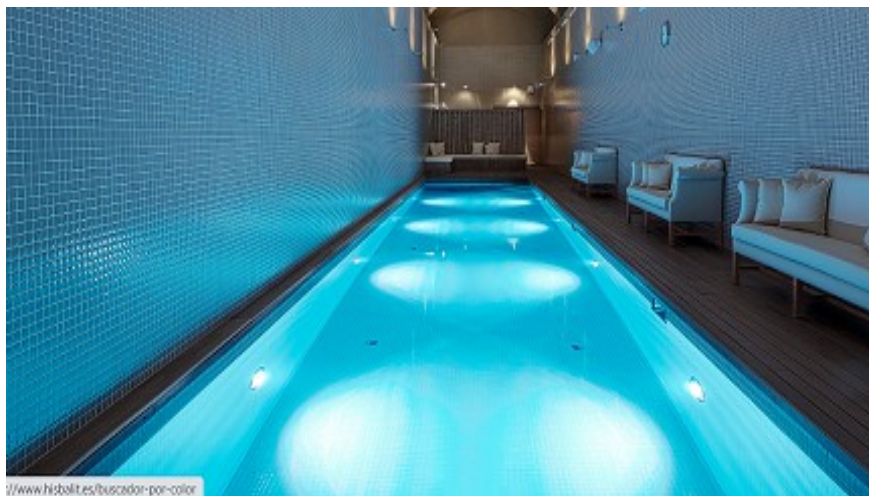
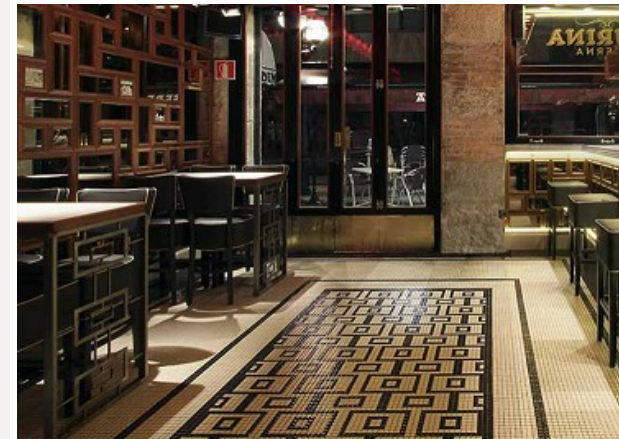
Spanish Gold
Flameado



Rojo Alicante
Envejecido



Rojo Alicante
Flameado



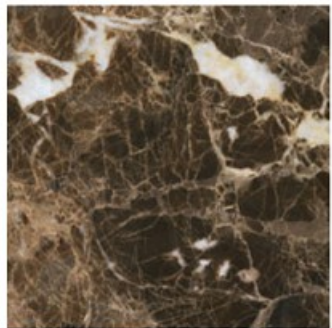
www.hisbalit.es/buscador-por-color

FAMILY RESIDENTIAL COMPLEX ArtKintoa

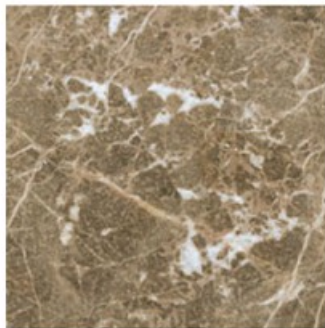


Interior Coverings

The bathrooms will be covered in natural marble, with the client being able to freely choose the color and final finish among 4 types: Imperial Brown, Alicante Beige, Spanish Gold and Alicante Red.



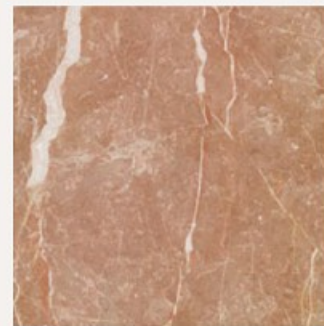
Marrón Imperial
Envejecido



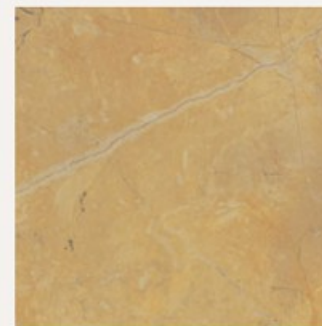
Marrón Imperial
Flameado



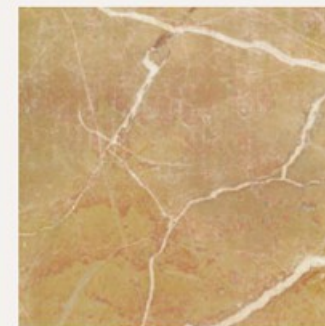
Rojo Alicante
Envejecido



Rojo Alicante
Flameado



Spanish Gold
Envejecido



Spanish Gold
Flameado

For the project we once again entrusted another family business, the Romanenses Marble Quarries.

Natural stone has no comparison to any other type of material, therefore, we once again choose the option with the most guarantee, quality and durability.



Interior floors

The location of the complex and the particular climate of the area, the floor chosen for the interior of the homes is traditional parquet made of natural oak wood with slats (30x6x1cm format) composed of solid wood in small formats forming geometric figures, knifed and varnished. in situ.



The geometric placement method and varnish finish (water, matte, gloss) will be the client's choice.

Electricity and Home Automation

The entire electrical installation of the buildings is carried out with the highest quality products from the most important brands in the sector: General Cable, Hager and Legrand. The main panels and circuits have been oversized and provided with maximum protections.

The interior mechanisms of the home will be from the Siemens brand, giving the client freedom when choosing the color of the mechanisms within the Miro series.

Likewise, the homes will be equipped with home automation systems from Google, Amazon and centralized Siemens with access by App.

The initial proposal includes the Siemens Miro model mechanisms, in sand glass and aluminum, high quality.



Interior heating

The entire interior heating and plumbing installation of the home is made of multilayer pipe and accessories of the highest quality from the ISOLTUBEX brand.

The radiators and towel rails are made of aluminum from the MANAUT brand of the Open series.

The cut-off keys, fittings, valves and retainers are from the ARCO brand.



Bathroom appliances

The bathroom is one of the most important places in a house, that is why IDENOR will supply the furniture and fittings according to the proposed designs.

The rest of the toilets are provided by VIMAER, including the toilet with Nashi shower. Since the 1980s, the Japanese toilet or washlet has been systematically introduced in countries around the world.

Bathtubs and shower trays will be from the Villeroy & Boch brand, except for those with special measurements provided by IDENOR.



IDENOR

Kitchen and furniture

For the kitchens and general furniture we have trusted **IDENOR**, which according to the designed project has its specific quality report and independent budget (ANNEX 2)

IDENOR brings the best of the manufacturer **SANTOS** and the **best Italian manufacturers for the rest of the furniture, rugs and lamps contemplated in the plans and 3D views.**

The appliances chosen are from the German brand **Mielé** and the television and sound equipment are from the **LG** brand.



SANTOS



Miele



IDENOR

We are good at our job, that's why we work with the best of the best!



SANTOS



SIEMENS

