

SMARTLIVING_BASIC TECHNICAL SPECIFICATIONS

The specifications and finishes of the BASIC range are described below:

TPOLOGY

Standard according to Smartliving catalogue.

FOUNDATIONS

Solid concrete footing of in situ reinforced concrete made from a 10 cm-thick concrete base, a 50x50 cm reinforced concrete footing and B500S steel corrugated bars with a steel weight of 50kg/m³.

STRUCTURE

Basic component:: Precast reinforced hollow-core concrete frame formed by slabs of 22cm in height, forming a drop caisson measuring 1.2m in width, 6m in length and 3.04m in height. Finished painted white.

Stair component: Prefabricated reinforced concrete frame with stairwell. Same as the type drop caisson. Finished painted white.

Porch component:: Precast reinforced solid concrete frame formed by slabs of 22cm in height, forming a drop caisson measuring 1.2m in width, 6m in length and 3.04m in height. Finished painted white.

Staircase: Prefabricated staircase made of reinforced concrete supported on main structure. Composed of balanced steps (winders) with surface sanded, filled and polished. Finished painted white with anti-slip Epoxy paint.

Bannister: Metallic tube perimeter frame with stainless steel mesh covering the central fittings.

ROOF

Flat roof: Non-walkable non-sloped roof formed on structural support, composed of: expanded polystyrene (EPS) insulation 12 cm thick; 300g/m² geotextile separating sheet; Flexible Vinyl Polychloride (PVC-P) film 1.2 mm thick, sealed "in situ" by welding in between pieces and with hidden PVC bottom support fixed directly to the structure. Includes corresponding maintenance parts in covers with installations.

Roof edge trim: Perimeter roof trim with folded galvanized steel sheet constituting roof railing around the perimeter of the roof.

TERRACES

Terrace: Non-sloped terrace formed on a structural support composed of: expanded polystyrene (EPS) insulation 12 cm thick; 300g/m² geotextile separating sheet; Flexible Vinyl Polychloride (PVC-P) sheet 1.2 mm thick.

Floor: 300g/m geotextile separating sheet, finished with precast concrete slab >2.5cm thick with open and unfixed joint, on an XPS board.

Perimeter trim: Perimeter trim with folded galvanized steel sheet constituting railing around the perimeter of the terraces.

Railing: Metal railing formed by 50x8mm rectangular handrail frame, uprights measuring 50x8mm at junctures of 100cm, with cylindrical bars of 8mm every 10cm. Finished with one coat of primer and two finishing coats. Fixed to structural support.

EXTERNAL CARPENTRY

Balcony: Aluminum carpentry with standard RAL thermal bridge break.

Glazing: Climalit Double glazing with intermediate chamber with dimensions 6/12/5 mm.

Composition: Specificities/locations of openings for fixed windows and practicable balcony arranged by consultation

Opaque shutters: Opaque aluminum shutters controlled from outside.

INTERIOR CLOSURES

Wall lining: Wall lining formed by substructure of self-supporting galvanized steel finished with a laminated plaster panel (46+15mm). Standard panel (N) for all dry rooms: halls, hallway and bedrooms. Waterproof panel (WA) in wet rooms: bathrooms.

Insulation: Mineral wool insulation 10 cm thick. The thickness can be modified according to the energy consumption calculations of the whole building. Final specifications to be determined at the execution stage of the project.

Internal partition walls: Laminated plasterboard partition with self-supporting galvanized steel structure (15+46+15mm). Laminated plaster panel, standard panel (N) in dry rooms and waterproof (WA) types in wet rooms. With anti-vibration joint in the base and upper part of the partition wall.

Partition wall insulation: Insulation between partition boards with mineral wool according to thickness of the partition.

False ceilings: Continuous plasterboard false ceilings, where dictated by the project, built with 47mm TC galvanized steel structure and N-13 standard type (N) panel in dry rooms and waterproof (WA) types in bathrooms. Insulating mineral wool filling between ceiling rails.

Bath coating: Base layer of 6 mm thick, white, FUNDERMAX branded MAX Compact high pressure laminate (HPL) panels, up to 30% of the surface.

INTERIOR CARPENTRY

Interior swing door hinged with melamine finish, 70-80 cm clear width and 200 cm height. Installed in wooden pre-frame. Includes door mounting bracket.

PAVEMENT (choice between VINYL, CONCRETE or PARQUET)

VINYL: 2mm thick, flexible, homogeneous, antistatic and compacted vinyl flooring. Placed on structural support. With a base of 1mm thick folded white lacat aluminum sheet.

CONCRETE: Concrete pavement consisting of polished concrete paving the same as that used for the building, with matching coloured slabs and matching sealing.

PARQUET: Laminated parquet flooring, BASIC range EGGER brand. Placed on structural support with high quality, non-crosslinked, closed cell, expanded polyethylene sheet.

SYSTEMS

Electricity: Basic electrical installation in accordance with Low Voltage Electrotechnical Regulation (Reglamento Electrotécnico de Baja Tensión - REBT). Concealed installation. High voltage electricity 9200 W. Electricity serviced by the following circuits: C1 (lighting); C2 (sockets); C3 (kitchen/oven); C4.1 (washing machine); C4.2 (dishwasher); C4.3 (electric thermostat); C5 (bathroom and additional kitchen) C14 (internal ventilation); C13 (air conditioning).

Plumbing: Water supply facilitated by crosslinked polyethylene pipe (PE-X). Thermal insulation in hot water pipes and hot water return facilitated by a 25mm thick elastomer insulation jacket.

Sanitary hot water: Sanitary hot water generator system with 100-l electric water heater.

Solar panels: Renewable energy system supporting generation of sanitary hot water with solar water heater system installed in the roof of the building and an accumulator. Recirculating electro-pump, sanitary hot water accumulator and panel supports. Stainless steel pipes with 25mm thick insulation jacket.

Heating: Heating facilitated by wall-mounted white aluminum electric radiators. Power, performance and specificities of heating facilities may vary depending on project calculations.

Ventilation: Ventilation system in accordance with the Technical Building Code composed of mechanical ventilators for bathrooms (1 per bathroom), kitchen extractor and horizontal air intake grilles incorporated in the exterior carpentry.

Sanitation: System separating rainwater and sewage using a PVC system up to the siphon trap.

Telecommunications: Basic telecommunications installation with TV and telephone connection in the living room of the house.

KITCHEN

Laminated wood kitchen furniture, consisting of five 60 cm in width, colour of choice, modules, standard surface handle, drawer guides with Silent Comfort cushioning and doors with integrated cushioning. Grey laminate interiors. Composition of floor and wall units according to the kitchen layout.

Sink: Stainless steel sink. Teka Stylo 1C/IN995 with single basin, includes tap, dispenser and siphon valve.

Worktop: 60 cm in width laminated wood top, wall-mounted in the cooking area up to the bottom of the extractor fan, with a perimeter base which is not mounted.

Appliances: Teka HS 435 model stainless steel oven, vitroceramic Teka TT600 model hob, Teka TL1 62 stainless steel extractor fan.

BATH

Wall-mounted COSMIC BBOX model or ROCA UNIK Victoria model washbasin unit, melamine-finished colour of choice, 100x80 mirror with built-in lighting. ROCA GAP model wall-mounted toilet with dual outlet, ROCA Neo Daiquiri or Easy model acrylic shower tray with non-slip base with measurements according to project proposal. ROCA L20 model washbasin, shower and bath. ROCA Victoria model shower column, with COSMIC Working range of bath accessories included. Transparent screens fixed in showers and bathtub.

LAUNDRY ROOM

Washing machine installation.