

SMARTLIVING_PLUS TECHNICAL SPECIFICATIONS

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

TPOLOGY

According to adhoc design. A design is tailor-made to the needs of the customer as regards volumetric composition and interior distribution.

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 with colour of choice.

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

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 colour of choice with anti-slip Epoxy paint.

Bannister: Steel sheet metal railing 3 mm thick to be painted. Tubular uprights and continuous handrail form a sheet of the steel sheet itself from the rail. Finished with a coat of primer and two finishes to the enamel, with colour of choice.

ROOF

Flat roof: Non-walkable roof without slopes 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 galvanized steel sheet folded forming gaps around the perimeter of the deck, lacquered white finish.

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: 300 g / m geotextile separating sheet, finished with precast concrete slab pavement >2.5 cm thick with open joint and without fixing, on an XPS basis.

Pavement: 300gr/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 galvanized steel sheet folded forming gaps around the perimeter of the terraces, lacquered white finish.

Railing (choice between MESH or GLASS):

MESH: Metal balustrade railing, formed by rectangular frame of 50x8mm handrail, uprights of 50x8mm at junctures of 100cm, with flexible closable rustproof mesh grid. Top rail placed 90-110cm high. Fixed to structural support.

GLASS: Metal balustrade railing formed by rectangular frame of 50x20mm handrail, uprights of 40x20mm at junctures of 100cm, with transparent glass 5 + 5 fixed with two linear "U"s of 20x15mm. Top rail placed 90-110cm high. Fixed to structural support.

EXTERNAL CARPENTRY

Balcony: Aluminum carpentry with standard RAL thermal bridge break.

Glazing: Climait double glazing with intermediate chamber with dimensions 6/12/5 mm of the house double glazed.

Composition: Specificities/locations of openings for fixed windows and practicable balcony per room. With sliding windows in the main living room and master bedroom.

Opaque shutters: Opaque aluminum or composite shutters with inside insulation.

Blinds: Alutermic electric roller blinds in bedrooms.

INSULATION

Wall lining: Choice between plaster or OSB

PLASTER: 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.

OSB: OSB oriented strand board, 15 mm thickness, fixed on a structural support. Extra space for estimated electricity and telecommunications facilities. Dry areas: rooms, corridors and rooms. Finishes of the board fair-faced or painted.

Insulation linings:

PLASTER: Mineral wool insulation 10cm thick. The thickness can be modified according to the energy consumption calculations of the whole building. To be defined at the execution project stage.

OSB: Expanded Polystyrene (EPS) insulation 12cm thick. The thickness can be modified according to the energy consumption calculations of the whole building. To be defined at the execution project stage.

Internal partition walls (choice between PLASTER and OSB):

PLASTER: 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.

OSB: OSB oriented strand board, 15 mm thickness, fixed on a structural support. Extra space for estimated electricity and telecommunications facilities. Dry areas: rooms, corridors and rooms. Finishes of the board fair-faced or painted.

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

Bath coating: Base layer of 6 mm thick, white, FUNDERMAX branded MAX Compact high pressure laminate (HPL) panels, RAL standard colour of choice, up to 50% of the surface.

INTERIOR CARPENTRY

Swing door (depending on the system chosen)

PLASTER: Painted MD inner door, 70-80 cm clear width and >200 cm height. Installed in wooden pre-frame. Includes door mounting bracket.

OSB: Interior wooden swing door made of OSB panels with leaf thickness of 40 mm, 82 cm wide and 260 cm high. Includes fixing frame to place directly between prefabricated partitions.

PAVEMENT (choice between CONCRETE or PARQUET)

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, PLUS 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); C7 (sockets); C12 (bathroom and additional kitchen); C10 (dryer); C14 (internal ventilation); C12(2) (bathroom and additional kitchen); C13 (Heating, Ventilating and Air Conditioning).

Lighting: Two round Downlights embedded in the false ceiling, white Prolux Brand 10W/20W LED, in each bathroom and two more in the kitchen. Plans for placing lighting in other rooms will be carried out in due course during the project.

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 100l electric water heater also using aerothermic heating.

Heating, Ventilating and Air Conditioning (HVAC): Water-air heating system with REVERSIBLE HEAT PUMP and FAIN-COILS for air conditioning, units embedded in CEILING or WALL, one per instance and an electric radiator in each bathroom, or aluminum heat-only radiator system. 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, composed of 6 modules of 60 cm, colour of choice, modules, matte or gloss. Stainless steel handle set vertically or horizontally, drawers with Silent Comfort cushioning, doors with integrated cushioning, skirting board painted white, matte or gloss, 150 mm in height. Grey laminate interiors. Composition of wall and floor units according to kitchen layout.

Accessories: Cutlery organizer in authentic beechwood, aluminum bottom for sink cabinet, antifog protection panel and "Push Tone Open". accessory bag.

Lighting: Aluminium-finished LED lighting integrated in the cabinet with 12V/60W LED converter.

Worktop: Silestone countertop 2cm thick. Placed along the entire countertop, up to point of extractor fan and wall units.

Sink: Tekaway Sink BE 45.40 / IN 995 + JBN stainless steel. Single-basin, includes tap, dispenser and siphon valve.

Appliances: Balay brand, 3HB506XM multifunction oven, 3EB815LR induction hob, 60cm wide, and 3BT769X telescopic cooker hood, measuring 60cm with 490M3/H stainless steel.



BATH

COSMIC brand Teckstone BlockEvo model cabinet with 2 drawers, with finish of choice between lacquered wood or wood veneer, and integrated porcelain sink or Global Container model with 1 drawer, finish of choice between lacquered wood or veneer and porcelain sink measuring 55 cm with incorporated stainless steel towel rail. Mirror with built-in light fixture and lighting. ROCA brand Meridian model wall-mounted toilet with double wall outlet, shower tray/bathtub in white ROCA brand Neo Daiquiri model, ROCA Atlas model washbasin, ROCA Atlas shower/bath-tub tap and ROCA Even-T Round shower column, COSMIC brand Working range accessories included. Fixed screens in showers and bathtub.

LAUNDRY ROOM

ROCA model Henares Washing machine and sink.