

SMARTLIVING_PREMIUM TECHNICAL SPECIFICATIONS

The qualities and finishes of the PREMIUM 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 corrugated steel bars with a steel weight of 50kg/m³.

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 and up to 15% of stone, ceramic, wood or high-pressure laminates from the Smartliving sample.

Stair component: Prefabricated reinforced concrete frame with stairwell. Same as the type drop caisson. Finished painted colour of choice and up to 15% of stone, ceramic, wood or high-pressure laminates from the Smartliving sample.

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 colour of choice and up to 15% of stone, ceramic, wood or high-pressure laminates from the Smartliving sample.

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 or laid with parquet.

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 by: expanded polystyrene (EPS), 12 cm thick insulation; 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 roof deck, lacquered white or colour of choice finish, in-keeping with regulations.

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.

Pavement: 300g/m² geotextile separating sheet, finished with Iroko wood slatted, or similar, varnished flooring. On substructure of wood slats fashioned to the autoclave on an XPS board.

Perimeter trim: Perimeter trim with galvanized steel sheet folded forming gaps around the perimeter of the terraces, lacquered white or colour of choice finish, in-keeping with regulations.

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.

EXTERIOR CARPENTRY

Balcony: Aluminum carpentry with standard RAL thermal bridge break.

Glazing: Double glazing with intermediate chamber with dimensions 6/12/5 mm of the house (Climalit) double glazed.

Composition: Specificities/locations of openings for fixed windows and practicable balcony arranged by consultation. With sliding windows in the main areas.

Opaque shutters: Opaque aluminum shutters controlled from outside.

Blinds: Alutermic electric roller blinds in bedrooms.

Screen: Roll-down material exterior screen for the reduction of UV ray penetration into all rooms.

Awning: Material roll-down awning or roll-down exterior wooden slats for all of porch area.

INTERIOR PARTITION

Wall lining: Choice between PLASTER, OSB or NATURAL WOOD)

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: Wall lining formed by 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.

NATURAL WOOD: Wall lining formed by natural wood board, 15 mm thickness, fixed on a structural support. Extra space for estimated electricity and telecommunications facilities. Dry areas: rooms, corridors and rooms.

Insulation linings:

PLASTER: Mineral wool insulation 10cm thick. The thickness can be modified according to the energy consumption calculations of the whole building. This will be determined over the course of the project.

OSB or NATURAL WOOD: Expanded Polystyrene (EPS) insulation 12cm thick. The thickness can be modified according to the energy consumption calculations of the whole building. This will be determined over the course of the project.

Internal partition walls: (choice between PLASTER or 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, self-supporting interior wood structure in dry rooms. Finish of the board fair-faced or painted.

NATURAL WOOD: natural wood panel board, 15mm thickness, self-supporting interior wood structure in dry rooms Fair-faced board finish .

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

Bath coating: (choice between HPL and MARBLE)

HPL: Base layer of 6 mm thick, white, FUNDERMAX branded MAX Compact high pressure laminate (HPL) panels, RAL standard colour of choice, up to 100% of the panels.

MARBLE: Vertical covering for bathrooms of white marble type MACAEL in standard format of pieces of 1 or 2 cm of thickness.

INTERIOR CARPENTRY

Swing door (depending on the system chosen)

PLASTER: Painted MDF 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.

NATURAL WOOD: Interior wooden swing door made of NATURAL WOOD 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.

MACAEL marble paving in bathrooms.

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).

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 athermic heating.

Heating, Ventilating and Air Conditioning (HVAC): (choice between Athermic heating or Biomass)

Underfloor heating and athermic: Underfloor heating system and water-air heating system with REVERSIBLE HEAT PUMP and FAIN-COILS 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.

Optionally, Biomass heating system is available: Biomass combustion boiler with white aluminum wall-mounted convection radiators, without a cold system. according to project heating demand.

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 7 modules of 60 cm, colour of choice, modules, matte or gloss. Stainless steel handle set horizontally, drawers with Silent Comfort cushioning, doors with integrated cushioning. Composition of wall and floor units according to kitchen layout.

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

Accessories: Cutlery organizer in authentic beechwood, aluminum bottom for sink cabinet, antifog protection panel and "Push Tone Open" accessory bag and 90cm wastebin.

Worktop: Porcelain Neolith countertop. 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: Bosch brand, HBA43S350E stainless steel multifunction oven, 490M3/H galvanised steel telescopic cooker hood, measuring 60cm, and induction hob, 60cm wide with 3 cooking areas.

BATHROOM

COSMIC Modula model wall-mounted washbasin unit made of lacquered wood, incorporating a worktop with integrated Cristalplant washbasin. Includes mirror with side LED lighting. ROCA Inspira model wall-mounted toilet with dual outlet, ROCA Terran STONEX model extra-flat shower tray, measures according to design. ROCA L90 model washbasin and shower/bath mixer and ROCA Deck shower column, COSMIC Extremo range bath accessories included. Transparent screen with fixed, sliding or hinged doors.

LAUNDRY ROOM

ROCA model Henares washing machine and sink.