

# 1.

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## **Standards for the apartment house and common areas**

### STRUCTURAL

#### **foundations**

- reinforced concrete slab on piles

#### **basement**

- reinforced concrete monolithic column and wall framework
- reinforced concrete load-bearing walls

#### **above-ground levels**

- load-bearing walls of reinforced concrete or brick
  - non-load-bearing partitions and linings brickwork

#### **ceiling structure**

- reinforced concrete slabs

### SURFACES

#### **facade**

- contact thermal insulation system, insulation with a combination of EPS/XPS and mineral fibers, thin-layer outdoor plastering

#### **interior plastering and painting**

- thin-layer plastering on reinforced concrete structures
- plastering on brick structures
- abrasion-resistant paint

#### **floors**

- shared hallways and stairways ceramic or stone tiles

### COMMON AREAS

#### **common areas — basement**

- parking
  - shared underground level with resident parking spots with shared entrance monitored by CCTV-R
  - motion-sensing light
  - garage door sectional with remote control
- storage space
  - individual storage units in the basement partitioned or individual basements brick with full fire doors

#### **common areas — above-ground levels**

- front door to apartment house
  - aluminum or steel made of system profiles with thermal breaks, insulating double glazing

**locks**

- building front door has electromechanical lock that can be unlocked from the apartment
- a key will be provided from the central key system for entering the garage and front door to the building

**lighting**

- hallways, stairway and entry hall — light with sensor
- outside area in front of the front door — light with sensor

**mailboxes**

- large enough for A4 envelopes, built-in nametag

**stair railing**

- steel with coating

**elevator**

- two passenger elevators in each apartment house serving all above-ground and shared underground levels

## 2.

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### **Standards for the apartment**

**surface and finish on inside walls**

- brick structure plaster with corner concealed strips
- reinforced concrete structure plaster or plaster-quality screed, white paint, abrasion-resistant
- ceilings plaster or plaster-quality screed, white paint, abrasion-resistant, in hallways and bathrooms for covering pipes locally with plasterboard casing or ceiling

**windows and balcony door**

- wooden, EURO profile, double glazing
- ground-floor windows with safety glass

**windowsills**

- inside laminated with sill nose
- outside plastic-coated sheet

**balcony and terrace railings**

- hot-dip galvanized steel rod or partial fill

**doors**

- apartment front door
  - single-leaf, solid and smooth, fireproof, at the architect's discretion, dimensions building F 1100/2100, dimensions building G 1000/2100, safety class 2
  - security fittings
  - wooden threshold
  - steel security door frame

- apartment inside doors
  - single-leaf or double-leaf, height 2100 mm, laminated smooth or glazed, depending on the architect's design, no threshold
  - wooden door frame
  - transition strip when transitioning between various types of flooring

**floors**

- inside apartment
  - entryway, bathrooms, toilets, closets: ceramic tile with parallel joints, in bathrooms and toilets several options available
  - hallways by the bedrooms, bedrooms, living rooms and kitchen areas in apartments: wooden multilayer floating floor, several options available, edging strip by wall
- balconies and terraces
  - ceramic tile

**tiling**

- bathroom: ceramic tiling, tiles placed horizontally, several options available
- toilets: ceramic tiling, tiles placed horizontally, several options available

**fixtures**

- bathroom
  - sink, white ceramic
  - tap, water-saving lever, chrome, mixer
  - bathtub, plastic white
  - some apartments (depending on layout) have corner shower including screen, shower lever tap, chrome
  - toilets, wall-hung, white, concealed cistern, plastic seat
- toilets
  - washbasin, white ceramic
  - tap, water-saving lever, chrome, mixer
  - toilets, wall-hung, white, concealed cistern, plastic seat
- kitchen
  - hot and cold water supply to kitchen area with end cap
  - waste for kitchen sink with end cap
  - kitchen worktop, ceramic tiling, final water and electricity distribution, and electrical appliances are not included
- washing machine preparations: rooms where a washing machine is included in the diagram will have a cold water supply and wastewater hose for the washing machine

## 3.

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### **Electrical wiring**

#### **sockets and switches**

- switches - plastic single or double, sockets - plastic single or double, placement based on project documentation

#### **light fixtures**

- in entry hall, bathrooms and toilets - lighting outlets with socket and light bulb, in other parts of the apartment outlets for light fixtures

#### **data**

- data cable leading to living room and master bedroom, data outlets placed alongside STA outlets in shared frames

#### **television**

- shared television antenna (STA) on the roof, television outlets in living room and master bedroom

#### **intercom**

- input panel with video camera and buttons for apartment bells; intercom phones in apartments with option to install video phones, electric unlock for downstairs front door

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### **Water and sanitation systems**

- water and sanitation system in apartments plastic pipes
- separate hot and cold water meters for each apartment, meters and caps located in installation shafts of the apartment with flap to open and remote reading

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### **Heating and hot water**

- gas boiler in the basement
- separate heating meter for each apartment, calorimeter located in the installation shaft with remote reading
- radiators, in the bathroom heated rail, heating mat in bathroom

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### **Ventilation**

#### **kitchen**

- forced ventilation system with recuperation (circulation hood - not included)

#### **bathroom and toilets**

- central vacuum ventilation