

1.

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 fibres, thickness min. 180 mm, 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 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 – system partition structures up to a minimum height of 240 cm or separate brick cellars up to a minimum height of 240 cm, with full fire doors
 - cellars on underground floors with wire mesh ceilings

common areas — above-ground levels

- front door to apartment house
 - aluminium 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

- only handrail – painted steel

elevator

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

2.

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
- windows in bathrooms- milk glass
- preparation for shielding - visible or hidden box above the window, electrical wiring for both central and manual control

windowsills

- inside laminated with sill nose
- outside – aluminium or, alternatively, titanium zinc

balcony and terrace railings

- hot-dip galvanised steel rod or partial fill
- mobile shading devices - tin

doors

- apartment front door
 - single-leaf, solid and smooth, fireproof, at the architect's discretion, 900/2100, 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
 - laminated 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 floor, several options available, edging strip by wall
- balconies and terraces
 - concrete paving on support pedestals

tiling

- bathroom: ceramic tiling up to a height of ca. 2.1 m, tiles placed horizontally, several options available
- toilets: ceramic tiling up to a height of ca. 1.2 m, 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
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3.

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 scrolling system of apartment bells; intercom phones in apartments with option to install video phones, electric unlock for downstairs front door

4.

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

5.

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

6.

Ventilation

- mechanical ventilation system with heat recovery
- kitchen – recirculation cooker hood – not included
- bathroom and WC – central vacuum ventilation