

STRUCTURAL SYSTEM OF THE BUILDING	The building has been designed mainly as a monolithic reinforced concrete wall system in combination with reinforced concrete ceiling slabs.
PARTITION STRUCTURES	<p>BETWEEN APARTMENTS: sandwich walls consisting of a bricked core wrapped on both sides with plasterboard layer, including noise insulation.</p> <p>INTERIOR: bricked partition walls 150 – 175 mm thick.</p>
CLEARANCE HEIGHT OF APARTMENT	<p>Habitable rooms (lounge and bedrooms) have above-standard clearance height.</p> <p>In other rooms (such as hall, WC, bathroom, and larder) the clearance height is lowered by a plasterboard soffit with flush-mounted fixtures. In some cases, part of the soffit can be lowered even in habitable rooms due to location of fixtures.</p>
STAIRCASE	A provisional staircase including provisional handrail for the purposes of final building approval.
SURFACE FINISH OF WALLS, CEILINGS AND SOFFITS	<p>WALLS: A plaster smooth casting covered with a white double wear resistant coating is used for bricked walls. The plasterboard walls and other walls are covered with a white double wear resistant coating.</p> <p>CEILINGS: Plaster smooth casting covered with a white double wear resistant coating is used on reinforced concrete ceilings in habitable rooms. A soffit covered with white double wear resistant coating is mounted in rooms such as the hall, WC, bathroom and larder.</p>
FACADE	Aluminium frames with window panels and glazed walls of insulation triple glass in ventilated façade. Entrance to loggia/terrace is proposed through sliding glazed door in accordance with the project.
EXTERIOR SHADING	Exterior shading is an integral part of standard apartment fittings – horizontal aluminium blinds operated by wall-mounted actuators.
HEATING AND PREPARATION OF DOMESTIC HOT WATER	<p>The heat exchange station is a central heat source for the apartment building. Distribution systems lead from the central heat source to individual apartments through the housing heat exchange station (HES). HES provides for autonomous measuring of heat consumption, heating water temperature control according to the temperature set in the reference room and for heating DHW. Usage of heat, hot water and drinking water is measured by meters with radio readers located in the respective apartment. Each apartment is measured separately. Primary control of temperature for the whole apartment is ensured through a room thermostat located in lounge. Additional control of temperature in individual rooms is solved by thermostatic valves with thermal head installed on heating bodies.</p> <p>HEATING BODIES – under-floor heating regulated by wall-mounted controllers has been designed in apartment's day rooms (lounge, kitchen). In other rooms heating has been designed as floor convection heaters and panel radiators in accordance with the project.</p> <p>Towel radiator regulated by a thermostatic head is located in bathrooms.</p>

FIREPLACE

Preliminary work has been done for fireplace as a standard.

VENTILATION

Maisonette apartments have recovery ventilation. Fresh air is supplied to habitable rooms, while discharged air is provided in kitchens, bathrooms, hallways, laundries and separate toilets. Such ventilation system ensures minimal hygienic air exchange.

Kitchens are prepared for the installation of extractor hoods - such hood is not included in the standard fitting.

COOLING

All habitable rooms come with cooling as standard. Cooling water is prepared in the central cooling source. Cooling is supplied to maisonettes through channelling units. Usage of cooling by each apartment is measured by radio reading.

WATER AND SEWERAGE

As standard, bathrooms are handed over as a shell – for owner to complete. Connections are prepared for cold and hot water, and sewerage. One functional WC with small washbasin is installed as standard. Blinded distribution lines of cold and hot water and sewerage are prepared in area of fitted kitchen. An outlet for irrigation terminated with frost-proof valve is prepared on terraces.

FIXTURES AND FITTINGS OF SANITARY FACILITIES

Excluded from standard fittings, except for one WC with small washbasin.

STRONG CURRENT ELECTRICAL INSTALLATION

A strong current switchboard is installed in each apartment. 230 V sockets and switches are located in all habitable rooms and in the bathroom. Washing machine area has couple of sockets (preparation for dryer). Kitchen area is prepared for installation of supply lines 230 V and one supply line 400 V for kitchen appliances, terminated with reserve. All kitchen outlets are terminated. Ceiling light switches are located in each room and terminated. An exterior light fitting and socket are installed on the loggia/terrace - operated from a habitable room. Individual measuring of electricity usage is carried out using an electric meter located outside the apartment.

WEAK CURRENT INSTALLATION

A home weak current switchboard is installed in each apartment. TV socket and socket for the connection of internet and telephone are in each habitable room. Weak current supply lines (TV, internet, telephone) will be provided by individual providers of internet, television and telephone services. Communication between the apartment and building entrance door is provided by video porter.

DOORS

ENTRANCE DOORS: fire doors, safety class 3, installed in steel door casing, height 2,100 mm, panoramic observation hole, including fittings.

INTERIOR DOORS: not standard fittings of the apartment.

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HABITABLE ROOMS: design of individual layers of the floor meeting floor requirements determined by the standard. Thickness of wear layer is considered as 25 mm.
Final floor surface finish is not standard fitting of the apartment.

FLOORING & TILING

BATHROOMS AND WCS: design of individual flooring layers meet standard requirements.
Thickness of wear layer 25 mm.
Final surface finish of floor and wall tiling is not standard apartment fitting.

LOGGIAS, TERRACES: paving laid on supporting structure. Loggias and terraces are drained by slope under pavement to drainpipe. Handrail is clear glass in frame.

FITTED KITCHEN

Delivery and installation of fitted kitchen and accessories is not part of standard fittings.

STORAGE

Masonry partitions of individual lockable storage areas in underground storage area. Walls are coated with white paint. Under storage area ceilings the building's wiring can be run.

GARAGE, PARKING PLACES

Parking places are on the second and third underground floors. Entry to the garage is monitored and the area has barrier access. Entry is via contactless entry cards and monitored 24/7 by CCTV. Each parking has own number on each floor. Garage area has direct access to apartment building and shopping centre. Garage lighting is controlled by movement sensor. Garages have forced ventilation. Building distribution systems can run above parking spaces under the ceiling.

COMMUNAL AREAS

Building is divided into five blocks – each with own entry-card-operated entrance.
Mailboxes and lift lobby are in entry area.

COMMUNAL CORRIDORS ON FLOORS: Sound-insulation carpet or stone paving covers floors in accordance with interior architect's design.
Surface finish of walls is designer wallpaper.

LIFTS

Each block has one lift.

DOMESTIC WASTE

The apartment building's waste management system is in a ventilated room on the first underground floor with waste separation.