

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

BETWEEN APARTMENTS: sandwich walls consisting of reinforced concrete or bricked core wrapped ON both sides with plasterboard wall with noise insulation.

INTERIOR: plasterboard partition wall system. The partition walls include two-layer cladding with boards of the thickness 12.5 mm with noise protection insulation

CLEARANCE HEIGHT OF THE APARTMENT

Standard clearance height in habitable rooms (lounge and bedrooms). In the 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, a part of the soffit can be lowered even in habitable rooms due to location of fixtures.

SURFACE FINISH OF WALLS, CEILINGS AND SOFFITS

WALLS: A plaster smooth casting covered with white double wear resistant coating is used for bricked walls. The plasterboard skin walls and other walls are covered with a white double wear resistant coating.

CEILINGS: A plaster smooth casting covered with white double wear resistant coating is used on reinforced concrete ceilings in habitable rooms.

A plasterboard soffit covered with a white double wear resistant coating is mounted in such rooms such as the hall, WC, bathroom and larder.

FACADE

Aluminium frames with window panels and glazed walls made of insulation triple glass in the ventilated façade in combination of different materials according to individual blocks, or in the facade with the contact heat insulation system.

EXTERIOR SHADING

Exterior shading – fabric shades clamped in guiding strips with increased resistance against the wind; operated by wall-mounted actuators and are integral part of the standard fitting of the apartment. Note: Exterior shading is not included on the northern façade of the building.

HEATING AND PREPARATION OF DOMESTIC HOT WATER

The heat exchange station is a central heat source for the apartment dwelling house. Distribution systems are run 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. Consumption of heat, hot water and drinking water is measured by meters with radio reading 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 the habitable room. Additional control of temperature in individual rooms is solved by thermostatic valves with thermal head installed on heating bodies.

HEATING BODIES – panel radiators completed with floor convection heaters are designed in habitable rooms according to the project. Towel radiator regulated by a thermostatic head is located in bathrooms.

AIR-CONDITIONING

Fresh air is supplied to habitable rooms by vacuum ventilation – fresh air is sucked through the facade. Impaired air is removed centrally. Exhaustion is provided in kitchens, bathrooms, halls, wash-rooms and separate WCs. Minimum hygienic exchange of air is provided by ventilation. In bathrooms and WCs, the capacity of exhaustion will be increased by switching on a light fitting. Kitchens are preliminary prepared for individual installation of exhaust hoods. The exhaust hood is not included in standard fittings.

COOLING

All habitable rooms are equipped with cooling as a standard. Cooling water is prepared in the central cool source. Cool is supplied to apartments in blocks A, B, C and D on the first two storeys. It is terminated with cooling units in each habitable room. On the remaining storeys in blocks A, B, C and D, cool supply has been designed through channel units. In block E, channel units are located on each storey. Consumption of cool by each apartment is measured by meters with radio reading.

WATER AND SEWERAGE

Fixtures for bathrooms and WCs have been completed including connection of individual fixtures and fittings and lever-operated mixing valves. Blinded distribution lines of cold and hot water and sewerage are prepared in area of fitted kitchen. A water outlet intended for irrigation terminated with frost proof valve is prepared for apartments with large terraces.

FIXTURES AND FITTINGS OF SANITARY FACILITIES

A 1,800 mm bathtub or shower bath and washbasin are installed in the bathroom according to the valid project documentation. Suspended WC with built-in flushing module. In the case of separate WC, a small washbasin is added. Lever-operated mixing valves.

STRONG CURRENT ELECTRICAL INSTALLATION

A home strong current switchboard is installed in each apartment. Sockets 230 V and switches are located in all habitable rooms and in bathroom. At the place intended for the washing machine, there are a couple of sockets (preparation for the dryer). The place for the kitchen is prepared for the installation of supply lines 230 V and one supply line 400 V for kitchen appliances. It is terminated with a reserve. All outlets in the kitchen are terminated with terminals. Outlets for lighting on the ceiling are located in each room, and are terminated with terminals. An exterior lighting fitting as well as exterior socket are installed on the loggia. They are operated from a habitable room. Individual measuring of electricity consumption 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 intended for the connection of internet and telephone are located 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 entrance door is provided by the video porter.

DOORS

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

INTERIOR DOORS: wooden, solid, smooth doors fitted in the cased door frame of the height 2,100 mm; fold free, with hidden hinges, including fittings.

HABITABLE ROOMS: wooden floating floor, layered with wooden wear layer, plinths and transition strips. Colour of floors is in accordance with the pattern book.

FLOORING & TILING

BATHROOMS AND WCS: Gres pavement is laid on floors. Walls in the bathroom are tiled up to the height of the door casing. White plaster is above the tiling. WC is tiled up to the height of the wall for installation. Colour of tiling and paving is in accordance with the pattern book.

LOGGIAS/ TERRACES: pavement is laid on the supporting structure. Loggias are drained by slope under the pavement to the drainpipe. Handrail is clear glass in frame.

FITTED KITCHEN

Delivery and installation of the 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.

GARAGES, PARKING PLACES

Parking places are located on the second and third basement storeys. Entry to the garage is monitored. Garage area is closed by a garage gate. Entrance to the garage is operated using contact free entry cards and monitored for 24/7 by a camera system. Each parking place is identified by own number on individual storeys. Direct access to lifts of the apartment dwelling house and direct access with dry shod to the shopping centre is allowed from the garage area. Garage lighting is controlled by a movement sensor. Power ventilation is designed in garages. Building distribution systems can run above parking spaces under the ceiling.

COMMUNAL AREAS

The building is divided into 5 blocks. Each block has a separate entrance operated by entry card reader. Mailboxes and lift lobby are located in the entrance corridor.

COMMUNAL CORRIDORS ON STOREYS A sound insulation carpet is glued or stone pavement is laid on floors according to design of the interior architect. Surface finish of walls is made of design wallpapers.

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.