Rezidence Blízká

II. PHASE

RESIDENCE BLÍZKÁ

1. STANDARDS OF APARTMENT BUILDING AND COMMON AREAS

The construction system

- foundations
  - reinforced concrete slab on piles

- basement
  - reinforced concrete monolithic column and wall frame
  - reinforced concrete bearing walls

- above-ground floors
  - bearing walls made of reinforced concrete or masonry
  - non-bearing partitions and linings – brick or plaster masonry

- ceiling construction
  - reinforced concrete slabs

The shell of the apartment building

- facade
  - contact insulation system, insulation in a combination of mineral fibres with a thickness of min. 180 mm, brick cladding, or cladding made of brick strips, or thin-layer exterior plaster

- windows and balcony doors
  - wooden, EURO-type profile, double-glazed insulating glass
  - windows on the 1st above-ground floor with safety glass
  - shading: installation of blinds according to the project – hidden box above the window, remote control in the apartment

The common areas

- common areas – basement
  - parking
    - common underground floor of resident parking spaces with a common entrance which is monitored by a camera system with the possibility of recording
    - standard parking spaces, according to the project documentation
    - lighting with a motion sensor
    - garage door – sectional with remote control

- cellar cubicles
  - individual cellar cubicles – system of dividing structures up to a height of approximately 203 cm, extended by a vertical wire system by another approximately 20 cm. Entrance to cellar cubicles section through full fire door.
- cellars
  - individual cellars - brick and concrete walls, entrance through full fire doors
  - dividing partitions:
    - bricked up to a height of approximately 240 cm extended by 70 - 80 cm by a vertical wire system
    - or reinforced concrete load-bearing wall up to full height. Full-height brick wall in the facade.
- floors
  - common staircase – ceramic tiles
  - garages – epoxy putty
  - cellars, cellar cubicles – epoxy coating

- plasters and paintings
  - common staircase
    - thin-layer gypsum plaster on reinforced concrete structures
    - thin-layer gypsum plaster on the ceilings
    - plaster on masonry structures
    - abrasion-resistant paintings

- common areas – above-ground floors

  - the entrance door to the apartment building
    - made of aluminium from profile systems with an interrupted thermal bridge, glazing with insulating glass
  - locks
    - the entrance door to the building with an electromechanical lock with the possibility of unlocking from the apartment
    - a key in the master key system or a chip will be supplied for the entrance to the garages and the entrance door to the building
  - lighting
    - corridors, stairs and entrance hall – lighting with sensor
    - outdoor area before the entrance to the house – lighting with sensor
  - letter boxes – size for A4 letter mail, built-in name tag
  - staircase – wooden or metal handrail, metal railing
  - elevator – passenger elevator serving all above-ground and underground floors
  - fencing – gardens – plastic-coated steel mesh with posts, height min. 160 cm
  - floors
    - common corridors and staircases – ceramic tiles

  - plasters and paintings
    - common corridors and staircases

- thin-layer gypsum plaster on reinforced concrete structures
- thin-layer gypsum plaster on the ceilings
- plaster on masonry structures
- abrasion-resistant paintings

2. THE STANDARD OF AN APARTMENT

- surface and treatment of internal walls
  - brick constructions – gypsum plaster with corner skirting board beneath it
  - reinforced concrete constructions – gypsum plaster or putty in the qualitative level of plaster, white painting, abrasion-resistant
  - ceilings – thin-layer gypsum plaster or putty in the qualitative level of plaster, white paint, abrasion-resistant, in corridors and bathrooms to cover pipelines locally plasterboard box or suspended ceiling

- windowsills
  - inner – laminated with a „nose“
  - outer – aluminium or made of titanium zinc

- balcony railings – made of glass
- awnings on the top floor – frame structure without filling

- doors
  - entrance apartment door
    - single-leaf, full smooth, fireproof, according to the architect’s choice, dimensions 900/2100 mm, safety class 3
    - safety fittings and insert
    - wooden threshold
    - safety steel frame
  - interior apartment door
    - single-leaf or double-leaf, height 2100 mm, lacquered surface, fully smooth or glazed according to the architect’s design, without threshold
    - cladding frame, lacquered surface
    - a transition strip when transitioning different types of floor coverings

- floors
  - interior living spaces
    - entrance halls, bathrooms, toilets, storerooms – ceramic tiles with parallel joints, in the bathrooms and toilets the option of choosing from several variants as standard
    - corridors near bedrooms, bedrooms, living rooms and kitchen corners in apartments – wooden floor, option to choose from several variants as standard, end strip by the wall
  - balconies on 1st–3rd above-ground floors – frost-resistant ceramic glued tiles, parallel joints
  - balconies on 4th above-ground floor – ceramic tiles on discs, parallel joints

- terraces – concrete paving on pads, parallel joints (except 1st above-ground floor – gravel base without pads)
- front gardens – sown with grass seed

- use-load
  - balconies a terraces – 300 kg/m^2
  - front gardens – 300 kg/m^2, permanent load with soil thickness of 0.5 m
  - apartments – 150 kg/m^2

- linings
  - bathroom – ceramic tiling up to a height of approx. 210 cm, option to choose from several variants as standard, horizontal and vertical joints
  - toilet – ceramic tiling up to a height of approx. 120 cm, option to choose from several variants as standard, horizontal and vertical joints

- furnishings
  - bathroom
    - white ceramic sink
    - water-saving stand lever tap, chrome, mixer
    - white enamelled bathtub or, in some apartments depending on the layout, shower corner
    - in the shower corner: lever shower tap, chrome, sloped tiles, drainage channel and screen
  - toilet
    - white ceramic sink
    - water-saving stand lever tap, chrome, mixer
    - white wall-hung toilet, hidden flush tank, plastic seat
  - kitchen
    - cold and hot water supply for the kitchen corner ending in a plug
    - kitchen sink waste ending in a plug
    - not included in the delivery: kitchen unit, ceramic tiling in the kitchen corner, final water distribution and electric appliances, etc.
  - preparation for the washing machine - in the rooms where the washing machine is drawn, cold-water supply and waste with a siphon for the washing machine will be implemented

3. ELECTRICAL INSTALLATION

- sockets and switches – single or double plastic switches, single or double plastic sockets, location according to the project documentation
- light fixtures – light sockets with a socket and bulb in the entrance hall, bathrooms and toilets, sockets for light fixtures in other areas of the apartment
- data – distributions led by a data cable to each residential room, the data sockets will be placed with the sockets of the common TV antenna in common frames
- television – common television antenna on the roof, TV sockets in all residential rooms

- intercom – panel with a video camera and buttons for apartment bells at the entrance door to the apartment building; in the apartments, video telephones, electrically controlled opening of the entrance door lock

4. WATER AND SEWAGE DISTRIBUTIONS

- water distribution and sewerage in apartments – plastic pipes
- measurement of hot- and cold-water consumption for individual apartments, remote reading
- frost-free irrigation valve – apartments on the 1st floor and the highest above-ground floor

5. HEATING AND HOT WATER

- hot water heating, heat exchanger station in the basement of the building
- measurement of heat consumption for individual apartments, calorimeters placed in niches with doors in the common corridor of the respective floor, remote reading
- steel plate heating elements with thermostatic head, floor convectors according to project documentation, heating ladder in bathrooms

6. AIR-CONDITIONING SYSTEM

- kitchen – prepared for the connection of a hood, the pipe ends with a plug, the limit of the hood stated by the manufacturer of a maximum output of 300 m^3/h, pipe diameter 125 mm
- bathroom and toilet – vacuum ventilation
- air conditioning – enabled in the last two highest floors of the building as part of the client's change, condensate drainage is solved by a blind branch from the shaft
- ventilation slot in each residential room

7. DEFINITION OF „SHELL and CORE" FURNISHINGS AND FITTINGS (applies for furnishings and fittings of non-residential units No. 1000 and No. 4000)

- The interior of the space of the non-residential unit remains in the state of execution immediately after the completion of the rough construction, i.e. in a monolith (concrete structure).
- For the avoidance of doubt, no final modifications are made to the interior of the designated space for the non-residential unit: internal anhydrite cast floor, hot water piping, radiators, high current and low current cable distribution, cold and hot water supply piping, all sewage piping, all air-conditioning distribution, plasters, paintings, final footing layer (paving, floating floor, carpets, parquet, etc.), tiling, sanitary equipment, interior doors.
- All necessary networks of technical equipment of the house are connected.
- Connection points to hot water pipes, high-current and low-current cables, cold and hot water supply pipes, all sewage pipes, air-conditioning pipes, are ready in the area of the non-residential unit.
- The facades are completely finished, including external windows and external doors according to the project specification.

- The area designated for non-residential units was excluded from the final approval of the entire building.