REZIDENCE ČÁMOVKA

1. STANDARD FEATURES OF RESIDENTIAL BUILDINGS AND COMMON AREAS

Construction

- foundation
  - reinforced concrete slab foundation on pylons

- basement
  - reinforced concrete monolithic wall frame
  - reinforced concrete load-bearing walls
  - substructure insulation ('White Tank' principle)

- aboveground floors
  - load-bearing walls: reinforced concrete
  - non-load-bearing walls and partitions: brick walls

- ceilings
  - reinforced concrete slabs

Surfaces

- facade
  - contact insulation system, mineral wool insulation (thickness 160mm), thin-film coloured external plaster

- interior plaster and paint
  - thin-film plaster on reinforced concrete surfaces
  - plaster on brick surfaces
  - wear-resistant paint

- floors
  - technical premises, cellars and garages - system paint / screed floor cover
  - shared hallways and stairs – ceramic tiles

- roof – bituminous coating (SBS type), two-layer system without pebble gravel loading

Common areas

- common areas - basement
  - parking garage
    - underground residential parking spaces with shared vehicle entry monitored by camera system with recording possibility
    - sensor-controlled lighting
    - garage roll-up doors - remote-controlled, automated closure after passing the gate
    - garage grid doors - separating parking lots for visitors and for residents

- fire doors or shutters in garages – locally activated by smoke sensors
- camera system at the garage entrance and at the entrance from parking garage to houses
- bicycle storage rooms with bicycle holders

- cellars
  - common storage spaces - shared cellar room with fire-resistant door, individual storage spaces separated up to a height of 2m by sheet-metal slats, remaining height by wire mesh
  - individual storage spaces – brick or concrete walls with solid fire-resistant doors, dividers between cellar units: masonry up to a height of 2m, remaining height wire mesh

- common areas – aboveground floors
  - main building doorway
    - aluminium non-thermal-bridge profiles, insulated dual glazing; general (master) key system including chip access
  - inner doors except doors to units
    - smooth, solid full or glazed doors
  - locks
    - entry doors to building – electromechanical lock with possibility of unlocking door from inside the unit
    - a general (master) system key will be provided for entering the garage, common storage spaces, waste bins and entry doors to the building
  - lighting
    - hallways, stairs and lobby – sensor-controlled
    - outdoor areas in front of entryway – sensor-controlled
    - separate wiring for area lighting, separate electricity meter
  - mailboxes – sized for A4 envelopes, built-in nameplates
  - stairwell railing – painted steel, wooden handrail
  - elevator – passenger elevator in each building serving all aboveground and the shared underground floors
  - fencing
    - gardens – plastic-coated chain link fence with columns, including a gate, height 160cm, or bar railing (balustrade) on basement attic

2. STANDARD FEATURES OF UNITS

- interior walls – surface and finish
  - brick walls – gypsum plaster with corner beads
  - reinforced concrete walls – plaster or plaster-quality finish, white wear-resistant paint
  - ceilings – plaster or plaster-quality finish, white wear-resistant paint, pipes in hallways and bathrooms are hidden in drywall framing or false ceiling

- windows and balcony doors
  - wood frame, EURO profile, insulated dual glazing
  - ground-floor windows and windows with a glazed area lower than 90cm of safety glass

- preparation for shading

- windowsills
  - interior – laminated with “nose”; terraces: internal brick step with a laminate tread layer
  - exterior – sheet metal window sill

- balcony and terrace railing – steel with surface finish, with filling made of steel profiles or cement chip filling with paint; the two top floors of the building will have glass railings
    - dividing partitions of balconies, loggias and terraces - steel frame, with cement chip filling

- doors
  - unit main doors
    - single-winged, smooth, solid full , fire-resistant, wood-patterned CPL outside as per architect, white or wood-patterned CPL on the inside, size 900/2100mm, safety class 2
    - security fittings and security cylinders
    - peephole, wooden threshold
    - steel security frame, ready for the installation of safety class 3 doors
  - unit interior doors
    - single- and double-winged, height 2100 mm, CPL with wood pattern or white
    - smooth, solid full or glazed depending on architect design, no threshold
    - door casings, CPL with wood pattern or white
    - transition strips at interstices between two types of flooring
    - bathrooms, toilets and unventilated utility rooms: aluminium grille at the top / bottom or undercut doors

- floors
  - interior of units
    - entry hallways, bathrooms, toilets, utility rooms – ceramic tiles 60x60cm with parallel joints; selection from several standard variants available
    - hallways by bedrooms, bedrooms, living rooms and kitchen areas – floating laminate floor, load class 31, possibility of choosing from several standard variants, molding along the walls
  - balconies and terraces, type 1 – terrazzo, concrete washed or blasted tiles placed flat on pads
  - balconies and loggias, type 2 – ceramic frost-resistant tiles

- wall tiles
  - bathroom – ceramic tiles 30x60cm up to a height of ca. 2.1m, horizontal joints, possibility of choosing from several standard variants
  - WC – ceramic tiles up 30x60cm to a height of ca. 1.2m, horizontal joints, possibility of choosing from several standard variants

- fittings
  - bathroom
    - white ceramic sink
    - faucet: water-saving upright lever mixer, chrome
    - plastic white bathtub

- depending on layout, in some units walk-in showers with screen, single-lever shower faucet, chrome
- white wall-mounted toilet, hidden tank, plastic seat

  - WC
    - small white ceramic sink
    - faucet: water-saving upright lever mixer, chrome
    - white wall-mounted toilet, hidden tank, plastic seat
  - kitchen
    - cold and hot water connections for kitchen corner covered with blind flange
    - drain for kitchen sink and dishwasher
    - kitchen counter, ceramic tiling, final water pipes and appliances not included
    - installation hatch for necessary installations in the kitchen corner placed between upper and lower kitchen cabinets (about 105 – 130cm)
  - washing machine connection – rooms marked with a washing machine will be fitted with cold water and wastewater connections including washer hook-up

3. ELECTRICAL SYSTEMS

- outlets and light switches – single or double plastic light switches, single or double plastic power outlets, placement as per project documentation
- lighting – in entry hallway, bathrooms and WC: wired for lighting fixtures, with socket and light bulb; in other spaces: wired for lighting fixtures
- lighting on the front garden / balcony / loggia / terrace at the lintel above the door
- data – data cables wired into the living room and master bedroom, data outlets will be placed into frames along with shared TV antenna outlets
- television – shared rooftop television antenna, television outlets in living room and master bedroom
- intercom – front-door callbox with doorbells with a camera; audio telephones in units, electrically controlled opening of main building doors
- unit electricity meters - placed in a common room in the basement

4. WATER AND WASTEWATER DISPOSAL

- plastic water and wastewater pipes in the units
- consumption of warm and cold water measured separately for each unit, meters and turnoff valves located in utilities shafts accessible by hatch
- retention tank for irrigation of common green areas
- water outlets with separate metering for irrigation of common green areas
- outdoor faucet with cold water, frost-resistant for front gardens

5. HEATING AND WARM WATER

- hot-water heating system, central heat exchange station in building G

- heat consumption measured for each unit using heat consumption meters on common hallways at each floor
- steel panel radiators with thermostatic shutoff valve or floor convectors according to the layout
- in bathrooms towel radiators

6. VENTILATION

- kitchen – connection for range hood, pipe covered with blind flange
- bathroom and WC – ventilation with delayed shut-off
- suction ventilation of living rooms using wall acoustic ventilation sets in all living spaces and through a permanently running fan in the bathroom or and possibly on the toilet
- preparation for air-conditioning on the two top floors of the building

The investor reserves the right to make changes that will not reduce the quality of the unit.