Technical Building Specification

GENERAL INFORMATION ABOUT THE HOUSE

Description	Material / Type / Finishing	Notes
Vertical load-bearing structures (monolith)	Reinforced concrete walls and pillars	
Vertical load-bearing structures – masonry	Precision Masonry Forms	
Non-load-bearing vertical structures (partitions)	Precision Masonry Forms	
Ceiling construction	Reinforced concrete construction	
Roof of the building	Flat roof on reinforced concrete ceiling structure, waterproofing, duckboards	
Terrace , loggia	Concrete paving	
Balcony	Prefabricated element with floor plates for exterior, steel balconies and footbridges	

FACADE

Description	Material / Type / Finishing	Notes
Facade areas	Outdoor plaster	
Thermal insulator	Mineral wool, facade PIR boards and extruded polystyrene	

EXTERNAL OPENINGS

Description	Material / Type / Finishing	Notes
Windows	Wooden frame, triple glazing	
Sills	Inner sill plates laminated	
Balcony doors	Wooden frame, triple glazing	
Entrance to the house	Aluminum frame, insulating wire	
Window assembly at the staircase	Wooden frame, triple glazing	
Garage door	Remote controlled sectional garage door	

* The seller reserves the right to modify the materials and specifications.

INTERNAL OPENINGS

Description	Material / Type / Finishing	Notes
Entrance doors to cellars, technical rooms	Steel frame with infill	
Cellar cubicles	System e.g. Troax, a combination of solid steel panels and wire	

ELEVATOR

Description	Material / Type / Finishing	Notes
Elevator – personal	Rope lift, sliding automatic door	

STAIRCASES AND CORRIDORS

Description	Material / Type / Finishing	Notes
Main staircase – floor	Prefabricated staircase, paint	
Common areas – floor	Grinded concrete	
Common areas of the wall	Plaster, visual concrete	
Railings	Metal	

GARAGE SPACE

Description	Material / Type / Finishing	Notes
Floor	Concrete surface with paint or trowel	
Walls	Concrete surface with paint or trowel	
Ceiling	Insulation+ trowel or concrete surface	
Ventilation	Forced air	

ENTRANCE AREA

Description	Material / Type / Finishing	Notes
Accessories	Bell board, letterboxes, cleaning mat	
Floor	Grinded concrete	

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HEATING AND SPACE HEATING

Description	Material / Type / Finishing	Notes
Central heating and hot water	Gas boiler room	
Distribution – end elements	Hot water underfloor heating in units	
Regulation	Thermostats in rooms in connection with manifolds in units	

COOLING

Description	Material / Type / Finishing	Notes
System	Preparation for installation of cooling units in the last floor, in the highest part for 7th and 8th floors	For selected units according to PD

SHADOWING

Description	Material / Type / Finishing	Notes
Preparation	Preparation of the boxes for fitting external blinds: **townhouses** – all areas except loggias; **residential house** – 1st floor (except commercial unit), top floor, in the highest part of the 7th and 8th floors, west and south facades everywhere except loggias.	For selected units according to PD

AIR CONDITIONING

Description	Material / Type / Finishing	Notes
Ventilation bathroom / toilet / sanitary facilities	Forced heat recovery	
Recuperation	Indoor local unit	

WATER SUPPLY

Description	Material / Type / Finishing	Notes
Fire water supply	In compliance with fire safety design requirements	
Vertical cold and hot water lines	Plastic piping with thermal insulation	
Horizontal cold and hot water lines	Plastic piping with thermal insulation	

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SEWAGE

Description	Material / Type / Finishing	Notes
Vertical sewer lines	Plastic piping	
Lying sewer lines	Plastic piping	

LOW–CURRENT POWER

Description	Material / Type / Finishing	Notes
STA wiring	STA socket in the living room	
Data connection	Optical cable	Completed for units 3+kk and larger in the cabinet of the unit, 2+kk and 1+kk optical socket in the living room
Home telephone wiring	Doorbell+ doorbell located at the front door of the unit	

HIGH–CURRENT POWER

Description	Material / Type / Finishing	Notes
Power distribution – main house	Cables	
End elements	Switches and sockets according to PD	
Lamps	Luminaires in the units are not included in the standard delivery, only readiness, except for luminaires in SDK ceilings	

ENERGY METERING

Description	Material / Type / Finishing	Notes
Cold water	Water meter in unit with remote reading	
Hot water	Water meter in unit with remote reading	
Electricity	Electricity meter in a common cupboard in the common areas of the house	
Heating	Calorimeter in the bunk manifold	

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Annex to the Technical Description / Standards

Description of selected structures, elements, materials, objects and systems

Unit and Common parts of the building

External openings and glazing

Due to external conditions (temperature changes, maturing of the building, loading, etc.), a slight deflection of the window sash can occur, so-called „sagging", which is manifested by sitting on the frame, leakage or difficulty in opening the sash. In this case, it is a common phenomenon that is not caused by a defect in the product or installation and therefore cannot be claimed. If this phenomenon occurs, the sash must be adjusted without delay. Servicing is a matter of routine maintenance and is carried out by the client at their own expense. In the case of original windows, the functional joint may leak and therefore allow more outside air to enter the interior than normal.

Interior and entrance doors

In the case of „sagging" of the door leaf, the situation and procedure is similar to the case of „Filling of external openings" (see above) – the adjustment of the leaf is at the client's own expense. When installing a new door on the original door frame, the door leaf may not fit properly to the door frame and make it more difficult to close or lock the door.

Facade

The influence of climatic phenomena (rain, temperature changes, etc.) can lead to the formation of micro-cracks and disturbance of the plaster structure, especially in the most loaded places – e.g. plinths of the perimeter masonry.

Connecting structures in the external part of the building

When two or more structures are connected, the joint/joint may become scarred over time, usually manifested by smaller or larger cracks. This phenomenon is caused by differences in the physical properties of the materials and changes in climatic conditions. The formation of joints generally does not affect the technical properties or the safety of use of the building.