

# VITKOVIA CENTRUM – STANDARD OF MULTIFUNCTIONAL BUILDING

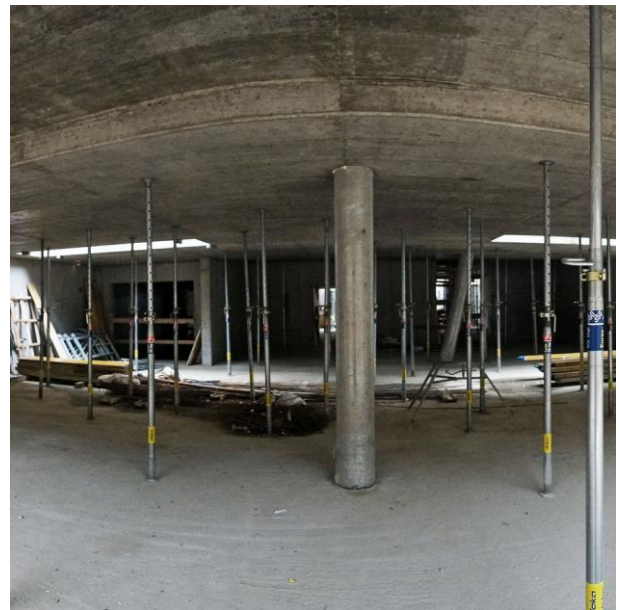


## OBJECT CONSTRUCTION

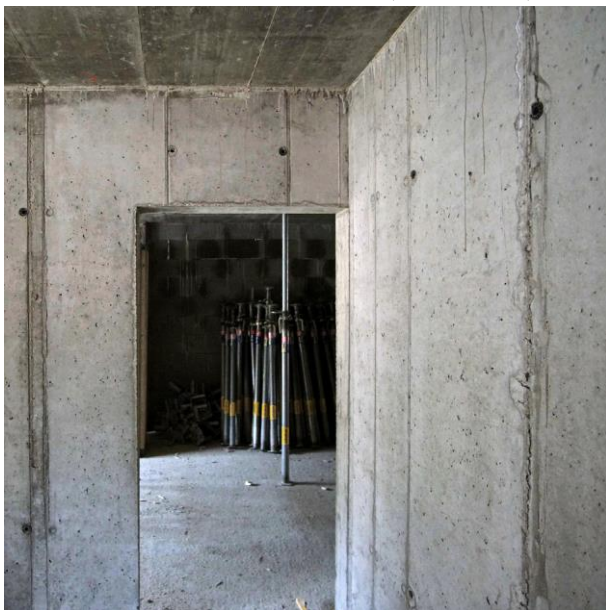
- **Basement** – construction of reinforced concrete
- **ABOVE GROUND FLOOR** – reinforced concrete skeleton, reinforced concrete perimeter and between wall apartment;
- **CEILINGS** – reinforced concrete ceilings;
- **BALCONIES** – reinforced concrete slabs with thermal bridging portal – isokorbs:
- **Partitions** – brick (apartments, studios) or double plasterboard (commercial and office units and attic flats);



White tub concrete structures (in garages)



Load bearing RC design in commercial spaces



Reinforced concrete load-bearing partition walls



Brick dividers

**FACADE AND EXTERNAL ADJUSTMENTS** – ETICS contact thermal insulation system; color white and light gray, smooth and structured in the window lining, thermal insulation of mineral wool;



Gray facade at the back of the street Pod Vítkovem



Lining detail

■ **PARTER** – facade glazed system and glazed entrance door to the building and commercial space, metal and stainless steel details (handles, boxes, bells, building markings);

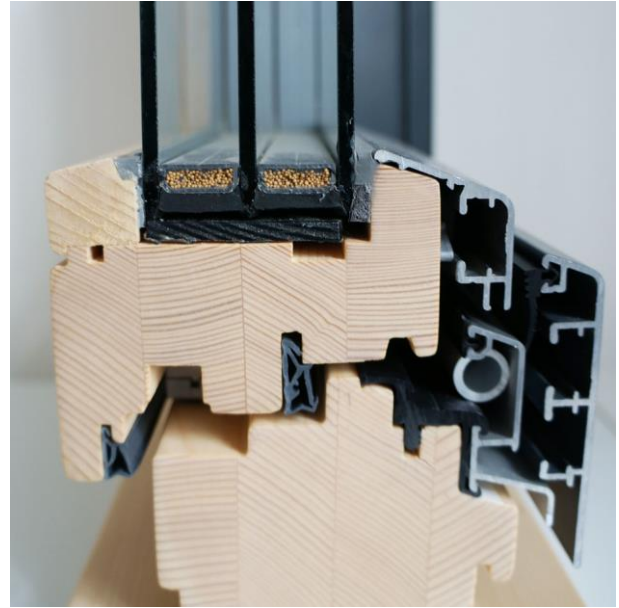


Glazed walls and visible RC elements in **parter**

- **WINDOWS** wooden windows with aluminum cladding, insulating triple glazing, glass railings;



Wood-aluminum window



Detailed cut of a wood-aluminum window

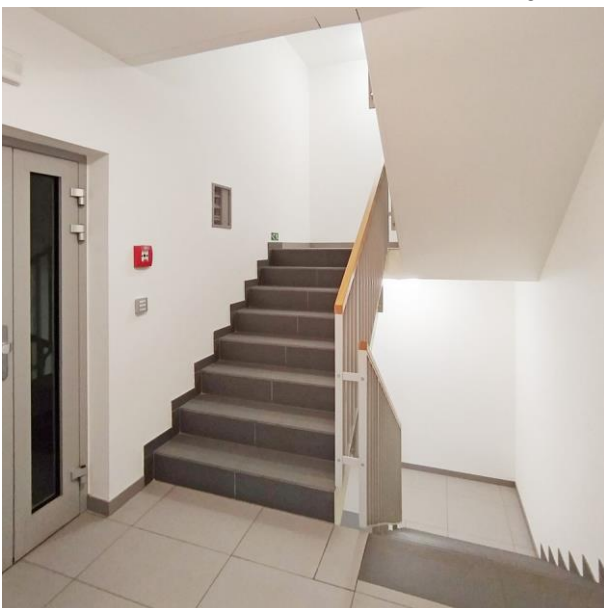
- **ROOF** – the main roof of the building is covered with roofing, the dormers are covered with sheet metal;

### COMMON AREAS

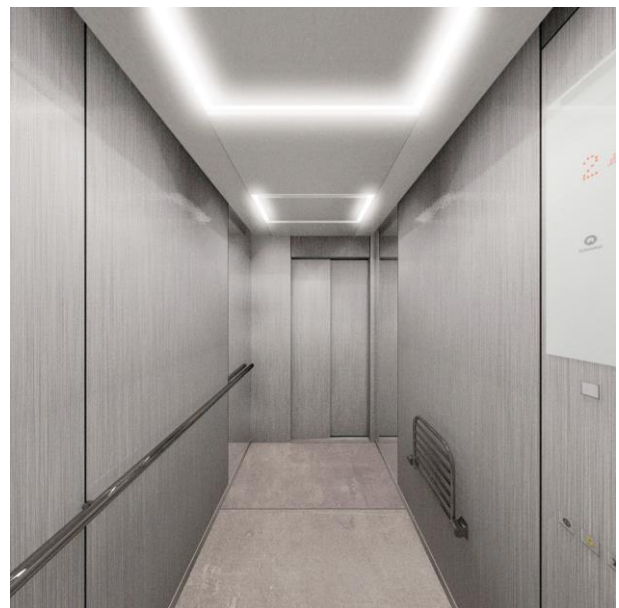
- **ENTRANCE** – the doors are part of the facade glazing system, audio / video intercom; entrance hall equipped with mailboxes; ceramic tiles 30/60x60cm + plinth, gray color; concrete walls fitted with a mineral plaster and white abrasion resistant painting; lighting controlled by motion sensor, wall / ceiling lamps;

- **stairway**, - ceramic tiles 30x30cm + plinth, grey color; first and last stair are contrasting; troweled walls with white abrasion resistant painting; steel railing with vertical bar filling, painted in grey color, wooden handrail; artificial lighting controlled by motion sensor wall / ceiling lights; air ventilation

- **PERSONAL ELEVATOR** – Personal elevator– ref. Schindler 3300, 9 stations; cab size 1990x1230mm, side walls, ceiling and accessories stainless steel, mirror



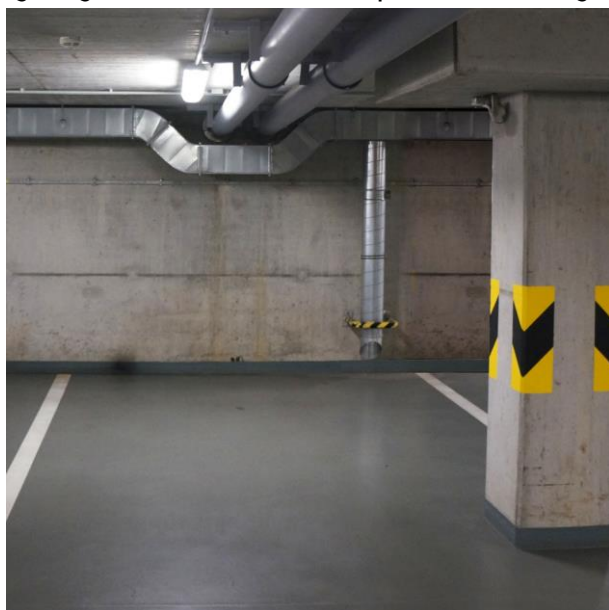
Standard common areas



Passenger elevator - stainless steel -illustration

■ **CELLARS** – cellar for housing units – separate brick cubicles with fire door from the garage or separate steel cubicles from closed profiles, solid sheet filling, perforated filling at the floor and ceiling for ventilation, door with insert lock, ventilation; painted concrete walls;

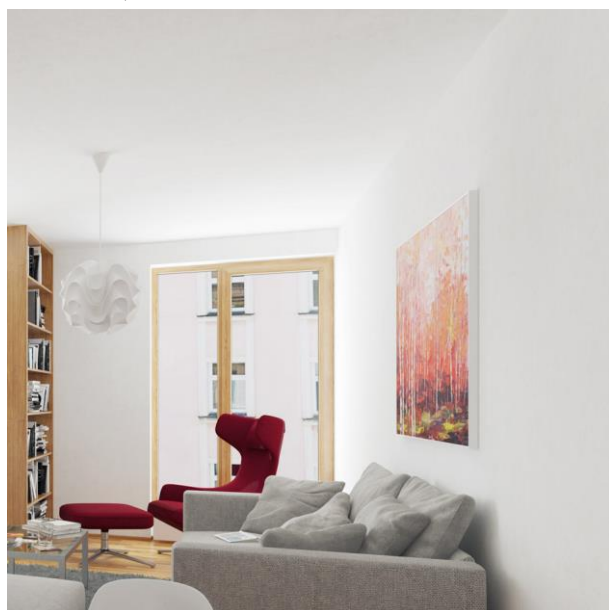
■ **PARKING** – underground garage; car-lift entrance; 36 parking spaces, of which 2 places for people with reduced mobility; walls and ceilings - dust-free concrete, 1.(uf) ceiling insulation of laminated mineral board, floor epoxy plaster, sealing coat, ventilation, sprinklers (2.uf), sensors CO, artificial lighting, motion sensors, escape route markings;



Underground garages

## APARTMENTS / STUDIOS

■ **SURFACES** – walls and ceilings gypsum plaster, abrasion resistant white painting, r corner concealed moldings; bathrooms and toilets – stoneware cladding to the height of the door frame, 60x30cm;

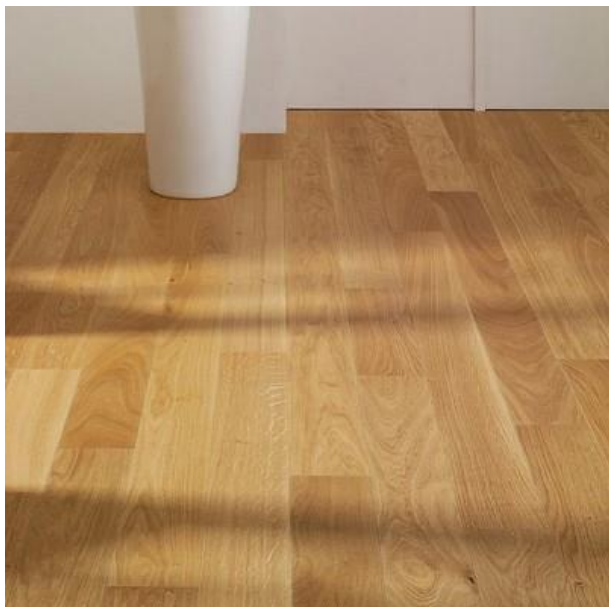


Standard design of walls and ceilings in white

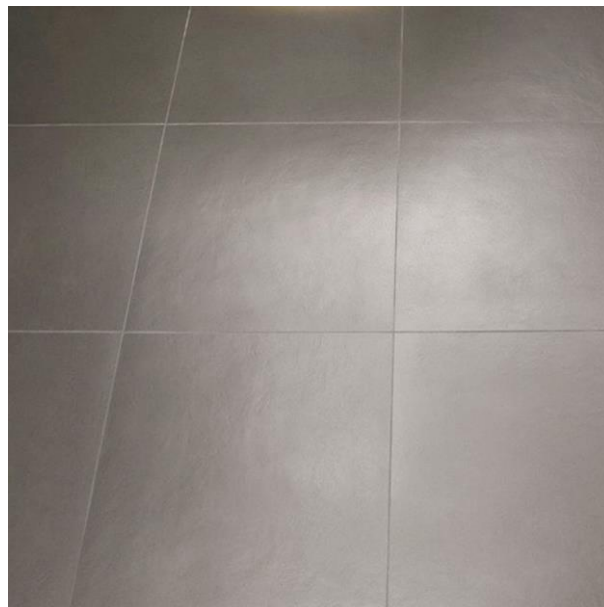


Large area tiling (60x30) in white color

- **FLOORS** – (living) rooms, kitchens and hallways – laminate floor 8mm (3-5.np) a wooden floor 14mm, top layer –oak (6-7.f.);
- bathroom and toilet – ceramic sintered tiles, 60x60cm, color design according to the investor's choice;



Wooden floor - oak

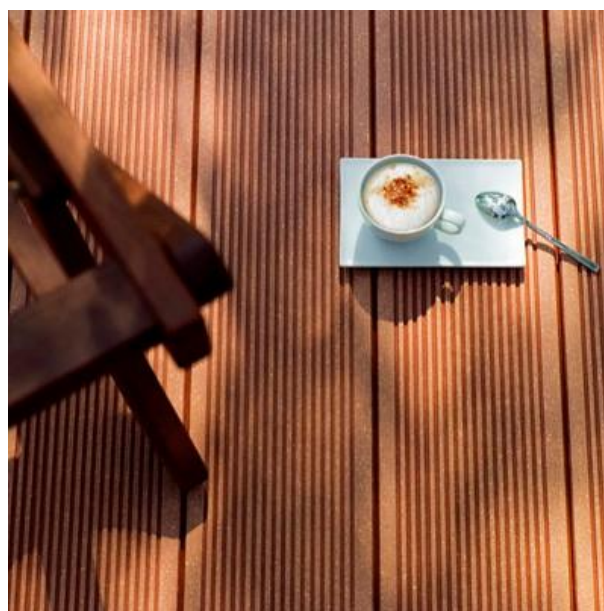


Large-area paving 60x60cm in gray

- **BALCONIES** – wooden terrace boards, steel railings with vertical filling, surface treatment paint;
- **TERRACES 6+7.F-** wooden terrace boards, safety glass railings

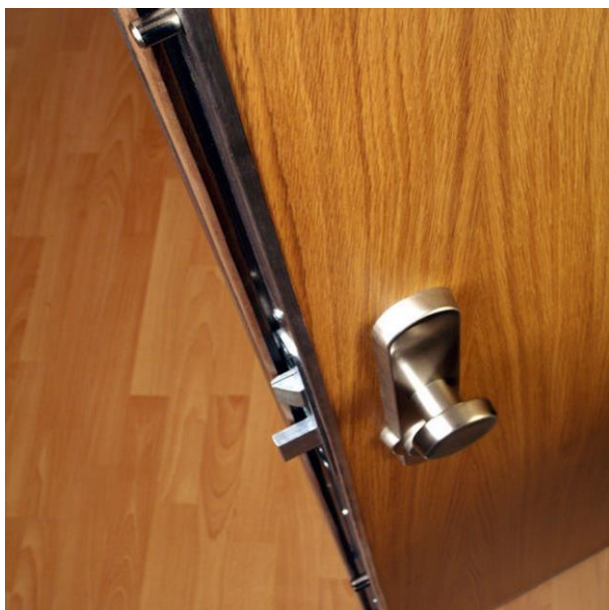


Terraces in the roof apartments with glass railings

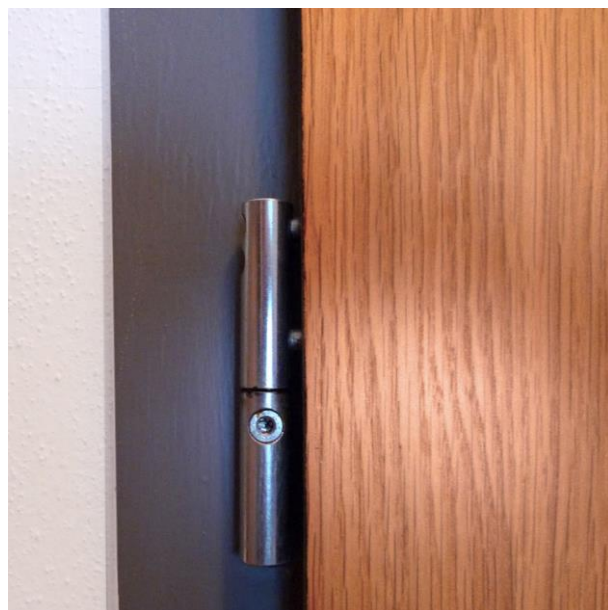


Wooden terrace floor

■ **ENTRANCE DOOR** – security door and door frame, safety fittings, safety insert; fireproof; **MDF**, metal frame light gray; panoramic peephole;

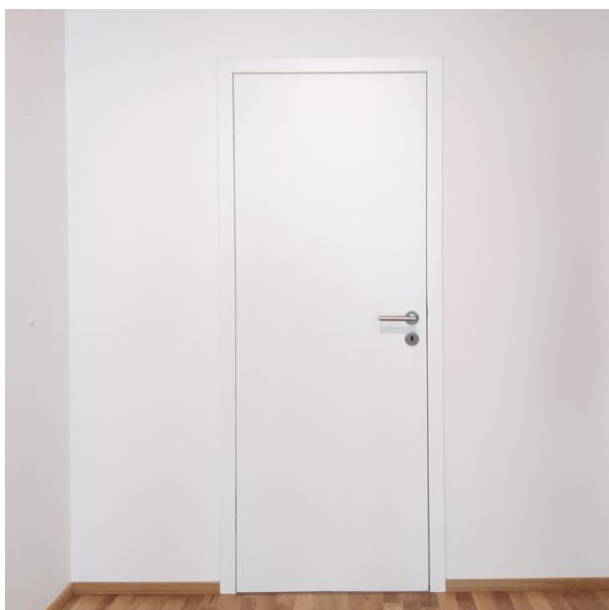


Security doors to apartments



Detail of hinges and steel door frame

■ **INTERIOR DOORS** – full wing, cladding door frame, surface finish **CPL** (3-5.np) and varnished (6-7.np), opening or sliding (in a built-in case), fittings brushed stainless steel;



Interior door full, white



Interior door full, white



Hidden hinges



Door handle

### ■ FURNISHINGS

BATHROOM – white ceramic washbasin, (ref. Laufen Pro) mixer taps (ref. Laufen City pro); acrylic bathtub (ref. Laufen Pro) or acrylic shower tray with screen; preparation for washing machine;

Toilets – white ceramic washbin (ref. Laufen Pro) with tap ; white hanging toilet with seat (ref. Laufen Pro), concealed flushing system

KITCHEN – cold and hot water supply with valves, connection to sewage;



Design washbasin ref. Laufen Pro



Wall-hung toilet ref. Laufen Pro





Sink mixer taps ref. City Pro



Shower screen

#### ■ COOLING A HEATING

- the building has a common utility room with gas boilers for heating water in central heating and hot water;
  - vertical wiring in shafts, horizontal wiring in flats in the floor;
- billing metering electro separately for each apartment in the basement, remote reading of water and heat consumption;
- temperature regulation by thermostatic heads on bodies;
- wall radiators and floor convectors;
  - cooling – In selected housing units, will be preparations for the installation of indoor and outdoor cooling units, instalation for refrigeration piping, condensate drain, cabling preparation;



Wall radiator



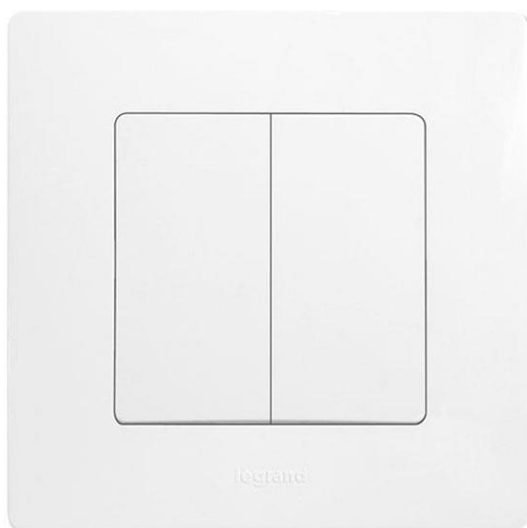
Underfloor heating at the balcony door

## ■ VENTILATION

in the flats and studio is preparation made for ventilation, in the kitchen is preparation made for kitchen fan (the kitchen fan is not part of the delivery of the flat ); ventilation of sanitary facilities - fan controlled by a switch;

## ■ ELECTRICAL INSTALLATION

- flats switchboards high-current and low-current in the entrance hall;
- sockets, data sockets and switches (ref Legrand Niloe); preparation for lights –light socket holder;



Double switch - ref. Legrand Niloe



socket outlet - ref. Legrand Niloe

- telephone and data distribution in living areas
  - structured cabling FTP for data transmission, telephone and video;
- electronic system by controlling the entrance door to the building;
- electrical preparation for kitchen, hob 400 V, pro digestoř 240 V, light above the worktop;
- common areas connected to **EPS**;