

Construction and equipment description

SUPPLY

Power supply

The power supply comes from the public network. The count is made per house or Living unit. The feed into the building takes place via the basement.

Water supply and disposal

The water supply comes from the urban network. The drainage of the dirty water takes place via the prescribed sewage system of the municipality of Vienna with connection to the public sewer system.

The rainwater is brought to infiltration on its own ground.

Heating and hot water supply

Heating and hot water supply are carried out using a split air/water heat pump. Product Viessmann Vitocal 222-S, Type AWT-AC 221.A07 or a equivalent product. The air/water heat pump is placed on the flat roof.

The ground floor, second floor and upper floor are equipped with underfloor heating. The control of the Room temperature takes place via a room thermostat (in the largest room of the living unit: Living room) with weekly switching program. In the remaining rooms, the amount of heat can be regulated via the underfloor heating distributor.

CONSTRUCTION AND EQUIPMENT DESCRIPTION

Foundations

Reinforced concrete foundation plate (C25 / 30, B2).

Masonry

Earth-touching wall (basement):

- Filling
- 15cm reinforced concrete
- 10cm XPS-plates

Outer wall (ground floor, second floor and upper floor):

- Smoothed (polished) thin plaster
- 20cm precast brickite
- 20cm thermal insulation system EPS-F with filler, fabric insert and

Abrasion two-colored

Living unit partition:

- Smoothed (polished) thin plaster
- 15cm precast brickite
- 5 cm mineral wool insulation board as a separating layer between the partitions

Load-bearing partition wall (basement):

- Filling
- 15cm reinforced concrete prefabricated walls
- Filling

Load-bearing partition on the ground floor, second floor:

- Interior plaster smoothed
- 20cm precast brickite
- Interior plaster smoothed

Non-load-bearing partition:

- Plasterboard stud walls 10 cm, simply planked on both sides. In the field of Sanitary and kitchen installations, if necessary in terms of building physics, additional facing shells made of plasterboard.

Floor ceilings and interior stairs

Floor ceilings are designed as full or hollow floor ceilings.

Suspended false ceilings and poteries made of plasterboard become - if technical required - attached. The underside of the ceiling is filled and painted with emulsion paint.

Interior stairs are made from precast reinforced concrete.

The connection to the staircase wall is made using a permanently elastic joint,

The underside and end faces are filled and painted with emulsion paint.

Flat roofs

According to the execution plan, these are used as a film roof with EPDM film with a 10 year Manufacturer's guarantee, slope insulation according to requirements and gravel fill.

Flat sloping pent roofs

These are carried out carpentry with EPDM foil roof.

Plumbing work

All necessary tying work such as covers, parapet closures, Vent pipes etc. are coated in a aluminum sheet. Any gutter and Drain pipe cross sections are made as required.

Screeds

Subject to the building physics calculation, all screeds in the living area are considered Cement screed, laid floating, executed.

Construction of living area:

- concrete ceiling
- Polystyrene lightweight concrete leveling layer
- vapor barrier
- Impact sound insulation
- Heating cement screed
- Flooring: parquet

FLOOR AND WALL COVERINGS

Kitchen (ground floor), Room(second floor), Anteroom (second floor), Studio (upper floor):

Floor: three-layer parquet in natural oak, matt sealed, 3.6 mm wear layer,
Manufacture size approx. 2200x209x14 mm or equivalent product

Walls: painted with dispersion paint, solid white

Ceilings: painted with dispersion paint, solid white

Bathrooms, Toilet rooms, Anteroom (ground floor):

Floor: porcelain stoneware, Cerabella District series, size 30x60 cm, or
equivalent product, laid orthogonally

Bathroom walls: porcelain stoneware, Cerabella District series, size 30x60 cm, up to
Top edge of frame, or equivalent product, laid orthogonally.
Painted with washable dispersion paint, solid white.

Toilet room walls: porcelain stoneware, Cerabella District series, format 30x60 cm, up to
1.2 m, or equivalent product, laid orthogonally.
Painted with washable dispersion paint, solid white.

Anteroom Walls : painted with dispersion paint, solid white

Ceilings: painted with dispersion paint, solid white

Basement:

Bottom: foundation plate, smoothed sash.

Walls: painted with dispersion paint, solid white
Precast walls: joints closed, smooth surface,

Ceilings: painted with dispersion paint, solid white

All connections and transitions to other constructions are made with sanitary silicone. The entire floor of the bathrooms as well as the splashing water area on the walls
Showers and bathtubs are sealed with an epoxy-based moisture insulation.

Terrace EG concrete slabs 50 x 50 x 4 cm

Terrace DG concrete slabs 50 x 50 x 4 cm

General areas:

Stairs:

General: reinforced concrete slab

Stair runs from the ground floor to the top floor:

Steps and risers made of three-layer parquet in natural oak, matt sealed, 3.6 mm wear layer, make Bauwerk,
Format approx. 2200x209x14 mm or equivalent product.

Stair runs from basement to ground floor:

Steps and risers with porcelain stoneware, Stargres Qubus series,
Format 30x30 cm, non-slip, or equivalent product.

Walls and Blankets: painted with washable emulsion paint, solid white

Coverings outside:

Garbage bin: asphalt

Parking spaces: asphalt

Walkways: asphalt

Separation of eaves pavement / lawn with concrete curbs

Eaves gravel backfill with washed gravel, gray approx. 16/32

WINDOWS AND WINDOW DOORS

The requirements of construction-physics and the Vienna Building Regulations apply to all windows - Heat transfer coefficient of the overall construction U value $\leq 0.9 \text{ W / m}^2\text{K}$.

Frame, sash:	plastic windows and window doors made of plastic with triple Thermal insulation glazing according to construction physics, lock / opening limiter, Color inside white and outside gray with foil, according to the system manufacturer.
Glazing:	Generally, the glazing is done in 3-pane insulating glazing, Thermal protection glass according to construction physics requirements. For window doors, safety glass is at least up to the height of the parapet built-in.
Interior windowsill:	interior window sills, white
Outside window sill:	Fenorm aluminum sills coated outer window, adapted to color gray on window color.
Fitting: snap	System fitting according to the manufacturer, window doors with and outside Shell handle
Seals:	All-round rebate seals between frame and sash, in the Corner areas welded or glued

SUN PROTECTION

Roller shutters, put on (visible), color gray adapted to window color, angular with webbing for the vertical windows and balcony doors (Operation by electric drive as a special request for an extra charge).
Make Schlotterer or equivalent, VORO roller shutters, color white

DOORS

Inner doors:

Basement floor:	steel frame, coated white
Stock from the ground floor:	wooden frames, coated white, with all-round Rubber seal, make DANA or Kunex or equivalent

product

Door leaf:	smooth wooden door leaf with chipboard, rebated, white, 80 x 200 cm Brand DANA model Strategy or Kunex or equivalent product
Hardware:	bathroom and toilet receive locks with lockable latch and emergency release, all Other interior doors are given latch locks with bolts and Stainless steel collar wrench Standard manufacturer GLUTZ lever handles in material of Clients choice (R.Form) or equivalent product

Front door

Floor / door leaf:	Pirnar Alu EGT model SK 75 407A, plastic-aluminum, heat-insulated, U-value 1.0W / m²K, with all-round rubber seal between floor and Door leaf, color gray outside and white inside, door leaf with satin triple ESG glass filling or equivalent
Fitting:	3 roller tapes, outside pull handle in material of Clients choice, inside handle in material of the client's choice, with long plate, three-point locking with 2 solid swivel bolts, Cylinder lock.

SANITARY

Sanitary facility Bad (top floor):

Washstand	size approx. 60 x 48 cm, color white Manufacturer: Laufen Pro A or equivalent product
Faucet basin	single-lever basin mixer with chrome waste Manufacturer: VIGOR one or equivalent product
Bathtub	acrylic bathtub, size approx. 170x75 cm, color white Manufacturer: VIGOR one or equivalent product
Bath shower set,	single-lever bath mixer with waste and overflow set,

	Chrome-plated wall bracket, hose and hand shower Manufacturer: VIGOR one or equivalent product
Shower	tiled shower with stainless steel channel grate Manufacturer: Tece Drainline shower channel, straight 800 mm with Tece Tile recess "plate II" 800 / 66mm polished
Shower Set	Single-lever shower mixer with wall bar, hose and Chrome-plated hand shower Manufacturer: VIGOR one or equivalent product
Shower partition	made of TSG clear glass
Bathroom radiators	only as a special request at an additional cost
Toilet bowl, toilet seat	wall-mounted washdown toilet with lid, color white Manufacturer: VIGOR one or equivalent product
Toilet flush plate	2- flushing plates, color white Manufacturer: Geberit actuator plate Sigma01 or equivalent product

Sanitary facility WC (ground floor):

Hand wash basin	size approx. 45 x 34 cm, color white Manufacturer: Laufen Pro A or equivalent product
Faucet hand wash	basin single-lever basin mixer with chrome pop-up waste Manufacturer: VIGOR one or equivalent product
Toilet bowl, toilet	seat wall-mounted washdown toilet with lid, color white Manufacturer: VIGOR one or equivalent product
Toilet flush plate	2- flushing plate, color white Manufacturer: Geberit actuator plate Sigma01 or equivalent product
Roll holder and toilet brush	not included
Washing machine connection:	In every house there is a Washing machine connection in the basement.

VENTILATION

Sanitary facilities

In all rooms with windows (eg. bathrooms, toilet rooms, and the washing machine room in the basement) ventilation via windows is possible.
(mechanical ventilation as a special request at an additional cost).

Kitchens and kitchenettes

Extractor hood operation in the kitchens and kitchenettes is only possible using recirculated air.

The kitchen equipment is not included.

ELECTRICAL INSTALLATIONS

Terrace and entrance lights	Manufacturer at the choice of the AG
Lights inside	not included in scope of performance, only outlet
Switch and socket range	White surface
Intercom apartment	is not running

The number of light outlets, switches, sockets and sockets for telephone and TV within the house unit are listed below:

Basement

- 5 single sockets
- 3 ceiling outlets with switch
- 1 socket with lid for washing machine
- 1 socket with lid for dryer
- 1 heat pump connection

Anteroom cellar

- 1 ceiling outlet with switch

Stairs Basement - ground floor

- 1 wall outlet with 2 change-over switches

Living room (ground floor)

- 3 ceiling outlets with switch or changeover switch

3 single sockets
1 double socket
1 TV / SAT socket
1 CAT socket

Kitchenette on the ground floor

2 ceiling or wall outlets with switch or changeover switch
3 double sockets
1 single socket for fridge
1 single socket for dishwasher
1 single socket for the extractor hood
1 electric stove connection 400 volts

WC ground floor

1 ceiling outlet with switch

Anteroom (ground floor)

1 bell
1 ceiling outlet with 2 change-over switches
1 single socket

Entrance

1 wall outlet
1 bell button
1 wall lamp with motion detector

Terrace on the ground floor

1 wall outlet with switch
1 external socket with lid and switch
1 wall lamp

Stairs ground floor - second floor

1 wall outlet with 2 change-over switches

Anteroom second floor

1 ceiling outlet with change-over switches
1 single socket
1 CAT can

Room approx. 15m² second floor

2 ceiling outlets with change-over switches
1 double socket
3 single socket
1 TV / SAT socket

Room approx. 11m² second floor

- 1 ceiling outlet with switch
- 1 double sockets
- 2 single socket
- 1 TV / SAT socket

Room approx. 10-13m² second floor floor

- 1 ceiling outlet with switch
- 1 double sockets
- 2 single sockets
- 1 TV / SAT socket

Bad (second floor)

- 1 single socket
- 1 wall outlets and 1 ceiling outlet with switch
- 1 connection for towel dryer

Stairs second floor - top floor

- 1 wall outlet with 2 change-over switches

Studio (top floor)

- 1 ceiling outlet with change-over switch
- 1 double socket
- 3 single sockets
- 2 TV / SAT sockets
- 1 CAT socket

Roof terrace DG

- 1 wall outlet with switch
- 1 external socket with lid
- 1 wall lamp

TERRACES, GARDENS

Garden separation:

The boundary between the gardens is made with a wire mesh fence (height approx. 1.0 m)

Water and electricity connections:

The terrace on the ground floor and the roof terraces receive frost-proof, self-draining Water connections with temperature fittings, as well as a socket and a wall lamp.

Planting

The green areas are sown with lawn and, according to official regulations, with trees planted.

Outdoor facilities

General outdoor areas are greened.

The necessary access and connection routes are carried out with asphalt.

LOCKS

Railings terrace (top floor)	rod or flat steel railings, in RAL color coated at the customer's choice
Handrails staircase	in natural oak, lacquered
Locking system	for the entrance door, mailbox and garbage bin door
Mailbox	Individual mailbox in material of your choice

GENERAL

Furnishings

The facility shown in the plans is only to be understood as a facility proposal.

The furnishings such as furniture, washing machine and lighting fixtures in the apartment are not in the Scope of services included.

Garbage place

Will be carried out according to the plan and according to building regulations.

Basically, the execution takes place according to the at the time of submission to Building permit valid ÖNORMEN in compliance with the legal regulations and after the recognized rules of technology.

It is expressly pointed out that in the case of natural materials (parquet, etc.) color and Structural deviations from the patterned materials, some of which only can affect individual elements, can not be excluded. Changes in the developer reserves the right to use materials and equipment insofar as if necessary, other equivalent materials can also be used. Also, due to technical conditions or official regulations changes compared to the plans and the construction and equipment description still possible.

Home buyers will be informed of such significant changes as early as possible. Special requests regarding equipment are gladly taken into account, as far as these are technical are possible to be applied for in good time and not against official regulations

violate.