



# TECHNICAL STANDARD FOR EQUIPPING OF ADMINISTRATIVE SPACES IN APARTMENT BUILDINGS ON 1ST FLOOR

[www.downtownyards.sk](http://www.downtownyards.sk)

<b>CONSTRUCTION SYSTEM OF BUILDING</b>	<p>The building is designed mainly as a monolithic reinforced concrete wall system in combination with reinforced concrete ceiling slabs.</p> <hr/> <p>INTER-OFFICE: reinforced concrete and plasterboard walls</p> <hr/>
<b>DIVIDING CONSTRUCTIONS</b>	<p>INTERIOR: reinforced concrete walls, precast concrete walls, system plasterboard partitions and glass partitions. Plasterboard partitions have 12.5mm thick two-layer sheathing boards with noise insulation.</p> <hr/>
<b>CLEAR HEIGHT OF OFFICE</b>	<p>Offices, corridors and social spaces have 2,700mm headroom.</p> <hr/>
<b>SURFACE TREATMENT OF WALLS, CEILINGS AND SOFFITS</b>	<p>WALLS: Reinforced concrete walls are coated with smooth gypsum plaster with a double abrasion-resistant white coating. Plasterboard facades and walls have double abrasion-resistant white coating.</p> <hr/> <p>CEILINGS: Ceilings in offices combine cassette plasterboard and full plasterboard. Social rooms and common corridors have full plasterboard ceiling with white double coating.</p> <hr/>
<b>FACADE</b>	<p>Ventilated facade system combined with various building materials for specific blocks with window inlays of insulating triple glass in aluminium frames. Windows can be opened and closed, other transparent surfaces are solidly glazed.</p> <hr/>
<b>SHADING</b>	<p>Office's standard equipping includes interior shading - manually-controlled fabric blinds.</p> <hr/>
<b>HEATING</b>	<p>The central heat source is the heat transfer station. From the central heat source, distribution lines lead to non-residential premises, where heat consumption is measured by remote-reading meters. The temperature of supply water for heating is regulated according to external temperature to produce an internal temperature of +20°C. Temperature regulation in offices is via wall thermostats with combined cooling/heating function.</p> <hr/> <p>HEATING: Wall-mounted convectors in offices.</p> <hr/>
<b>VENTILATION</b>	<p>Office ventilation is independent of residential ventilation. Fresh air supply is via recuperative ventilation with a slight positive pressure in offices and negative pressure in social rooms. Supplied fresh air is conditioned, pre-cooled to 26°C in summer, pre-heated to 22°C in winter, and humidified to 30% Rh. Total air exchange in non-residential premises is 50 m<sup>3</sup>/hour/fixed workplace as indicated on non-residential premises layout.</p> <hr/>
<b>COOLING</b>	<p>In the summer, cooling water is prepared in the central cool source. Cooling consumption is measured in every non-residential premises by remote-reading meters. Cooling units are designed to cover thermal load of 200 W/fixed workplace (as indicated on non-residential premises layout) and the thermal load from solar radiation when facades are shaded. Maximum temperature is 26°C at an outside temperature of 32°C, pre-set values are controllable in each office via wall thermostat with combined cooling/heating function.</p>



# TECHNICAL STANDARD FOR EQUIPPING OF ADMINISTRATIVE SPACES IN APARTMENT BUILDINGS ON 1ST FLOOR

[www.downtownyards.sk](http://www.downtownyards.sk)

---

<b>WATER AND SEWERAGE</b>	Cold and hot water connections with separate measurement for non-residential premises by remote-control meters. Installations for WC are completed, including connection of respective fixtures and lever taps. Fitted kitchen space has blinded distributions for cold water, hot water and waste water at one point.
<b>SANITARY FITTINGS</b>	Restrooms have hand basins and WCs with built-in flushing modules installed.
<b>HIGH CURRENT ELECTRICS</b>	Electricity billing metering is installed for each non-residential premises. Electricity meter located in accordance with the T&Cs of Západoslovenská distribučná outside office area. Electric switchboard is installed in non-residential premises. Lighting is switch-controlled, lights are installed in all areas. Fixed workplaces and meeting rooms are lit to 500 lx, other spaces to 200 lx. Fixed workplaces have two 230V sockets (floor or wall mounted). Number and location of fixed workplaces as indicated on the non-residential premises layout.
<b>LOW CURRENT ELECTRICS</b>	Connection of non-residential premises to data network is via selected operators. A low-current switchboard is installed in every such space. Each workplace has two RJ45 Cat 6a double data socket installed (floor or wall mounted). Communication between non-residential premises and the main external entrance is via wall-installed videophone in non-residential premises.
<b>FIRE PROTECTION</b>	Non-residential premises have electric fire alarm system, voice fire alarm system, and emergency lighting as per Fire Protection regulations. Non-residential premises in entrances J, K and L have fixed fire extinguisher.
<b>DOORS</b>	ENTRANCE: fire protection, safety class 3, steel frame including fittings, 900 x 2100mm. INTERIOR: Solid, smooth, rebate-free door in panel frame, height 2,100mm, including concealed fittings. WC bathroom and WC room have toilet locks.
<b>FLOOR/WALL TILES</b>	OFFICES, KITCHEN AND CORRIDORS: Tread layer carpet, vinyl floor in kitchen, with skirting design matching floor. Floor colours as per standard. WC: tread layer is tiles. Wall cladding in hall and WC up to height of plasterboard wall.
<b>GLASS PARTITIONS</b>	Glass partitions replace meeting rooms (selected office types).
<b>FITTED KITCHEN</b>	Delivery and installation of fitted kitchen and components excluded from standard fittings.
<b>STORAGE</b>	Partition division of individual lockable storage areas located in basement (storage area). The building's distribution systems may run above storage areas under the ceiling.



# TECHNICAL STANDARD FOR EQUIPPING OF ADMINISTRATIVE SPACES IN APARTMENT BUILDINGS ON 1ST FLOOR

[www.downtownyards.sk](http://www.downtownyards.sk)

---

<b>GARAGES, PARKING SPACES</b>	Parking spaces are located underground. Entry is contactless and CCTV monitored 24/7. Each parking space has own number per floor. Direct access to the office via lifts. Garage has forced ventilation and lighting is motion sensitive. The building's wiring may run above parking spaces under the ceiling.
<b>COMMON SPACES</b>	<p>The building is divided into blocks. Each block has a separate entrance via card reader. Entrance hall has lift lobby and mailboxes.</p> <hr/> <p>COMMON CORRIDORS: Floors are carpeted or have tiles. Surface finish of walls is via designer wallpaper or abrasion-resistant paint.</p>
<b>LIFTS</b>	Each block has lifts as per technical standards and norms.
<b>HOUSEHOLD WASTE</b>	Waste management of buildings prioritises waste separation as per waste type in exterior areas.

**Note:** The future seller reserves the right to change specific items in this document and to replace with items of comparable quality.