

TECHNICAL DESCRIPTION

BUDAPEST, VI. DISTRICT. Ó STREET 11. LOT NUMBER 29202 RESIDENTIAL BUILDING, DEVELOPMENT OF 19 UNIT COMPLEXES ROOFTOP EXTENSION, LOFT CONVERSION.

Presentation of the building

At the Ó street 11, a 19 unit apartment complex rooftop extension will be realized.

This “turn of the century” residential building is located in a closed row, right between the Hungarian State Opera House and the St. Stephen's Basilica.

The inner courtyard will be given an eclectic style, realized with representative surfacing, green spaces and a fountain. The buildings external renovation plans had received the approval of the national cultural heritage institution.

In the course of the project, the whole building will be renovated (curtain walls, corridors, doorway, inner courtyard, hallway, mechanical and electrical wires), and an elevator will be installed in the former side-staircase of the house.

On the third floor 5, on the fourth floor 9, and in the attic space 5 residential apartments will be developed. We have planned private roof-terraces for the 5 roof apartments.

I. FOUNDATION

20 cm thick Monolit reinforced-concrete will be used for the enhancement of the basement-foundation.

II. WALLING

The vertical load-bearing structures are made of monolithic reinforced-concrete pillars and 30 vtg. Ytong P2-0,5 NF+GT building blocks, while the internal apartment dividing walls are made of sand-lime bricks. The apartment's bulkheads are made of Ytong 10 cm thick bricks. All exterior wall-structures comply with requirements in force for heat engineering.

III. SLABS

The horizontal slab structures are Ytong beam reinforced concrete structures. Floor slabs will be made of Ytong floor beam, except in areas near the elevator, where Monolithic structures will be used. The roof slab: a variation of Ytong-Roof beam and a monolithic construction. In the roof plane a 16cm thick mineral wool will be placed, while under floor slabs an 8 cm thick layer of B20 “esztrich” cement comprised.

IV. SOUNDPROOFING

The apartment dividing walls are made of 25cm Silka HML 250 NF+GT sand-lime bricks. The mechanical standpipes will be covered with soundproof shell casting. Piping networks of hot and cold water are planned with thermal insulation. In order to prevent the spread of knocking sounds, the roof slab structure will be installed with a 5 cm thick step-proof Austrotherm AT-L2 material and 1.5 cm side wall dividing strips.

Regulations for soundproofing: windows: 32 dB, interior doors: 28 dB, dividing walls 47 dB.

V. FENESTRATIONS

The internal facades windows and terrace doors as well as curtain wall fenestrations will feature: wood effect coloring, free of cold bridges, plastic case wing structures with thermal insulation glass, executed with 5-6 airlocks $u= 1,0 \text{ W/m}^2\text{K}$, $R = 43\text{dB}$, LOW-E. All windows and terrace doors in the courtyard premises are externally affixed, with the ability to install shutters.

VELUX type roof windows will be installed with increased thermal insulation glazing and factory-mounting frames.

V.1 Front doors:

The entrance doors are in accordance to the MABISZ standards: security entrance doors with 12 closing points and thermal-acoustic insulation. (HERHOLZ)

V.2 Doors within the flats:

The internal door fenestrations with wood strap-sockets, MDF panel, veneer wing structure and dense or glazed wings are priced at 70,000 HUF/u.

VI. TILING

VI.1 Cold Tiling

Tiling in the corridors, terraces and near the elevator are slippery proof, frost-resistant porcelain stone tiles. On the roof terrace either porcelain stone or wainscoted tiles will be used. In the bathrooms and kitchen, as well as areas located close by these spaces will be porcelain stone tiles, just as in the bathrooms, where cladding porcelain stones go up to 2.10 meters (priced at gross 10,000 HUF/m²). Price includes all excipients and framing racks.

VI.2 Warm- tiling

The floor in the living-room and bedrooms will be strip parquet, with min.7 mm layers of water-based coating and a final scratch-resistant coating - suitable for under-floor heating pipes- at the gross price 10,000 HUF/m². The price includes all excipients and framing racks.

VII. WALL SURFACES

Plastered and dispersion wall surface paint in white or pastel colors.

VIII. ROOF TERRACES

The roof terraces will be installed with current supply, cold water connection and a drop irrigation system.

IX. BUILDING ENGINEERING

IX.1 Water supply:

Copper pipes or REHAU pipe system supports the water-network of the house; the GEBERIT toilets have built-in tanks with the possibility of installing a bidet if desired. The wash basins, sinks, bathtub toilets within the course of the building plans layout belong to the "ALFÖLDI" 1st class quality family in white semi-porcelain color, allowing maximum hygiene. The bathtubs are made of acrylic material and the built in showers are suited with glass doors. The handles are GROHE or TEKA single handle faucets with ceramic discs.

IX.2 Heating and cooling system

The apartments will be installed with VAILLANT system closed combi gas boilers, correspondingly with current standards and regulations, with CO sensor and heating filters.

Cold-tiled areas and the living rooms will be installed with under-floor heating, while in the bedrooms with Vogel-Noot steel panel radiators. The bathrooms will include an additional - e.g. BETATHERM type towel drying radiator.

The basic installation will be implemented with Wavin-Pex multilayer pipes.

The apartments will have air conditioning built in wires together with the electric network.

IX.3 Ventilation

Where possible, toilets and bathrooms will have natural ventilation, while bathrooms with no windows will be installed with HELIOS extract fans. All kitchens will be provided with the opportunity to install a fume exhaust system above the stove.

X. ELECTRICITY

X.1 High-current system:

The copper wires of the electrical network are pulled to wall mounted protective tubes with proper safety grounding. The available measured electricity access of the apartments stand at 1×32 A, that are also suitable 3-phase power measurement. The fixedly connected electrical consumers are equipped with switches of labor protection, and with FI- switch in wet areas.

The copper wires of the electrical network are pulled to wall mounted protective tubes with proper safety grounding.

The apartments will be installed with LEGRAND VALENA (or similar in technical quality) white color socket assemblies.

The terraces will have lighting and socket.

X.2 Low voltage system

Telephone, TV network:

The telephone network and the central TV network will have protective conduits and wiring made with LEGRAND VALENA socket assemblies.

Security alarm system

At the control board of the door opening sensor, basic conduits will be installed, allowing the future installation.

The Investor reserves the right to substitute the described materials with similar or better quality materials!