



## **ALPENROCK - DESIGN DESCRIPTION**

### **Turnkey apartment without fixtures and fittings**

Sp, 13.05.2013

#### **GENERAL INFORMATION**

For the design described below, the developer explicitly reserves the right to make changes that affect neither the function nor the qualitative design.

The same applies to changes that are required for timely completion (necessary substitute performance and the attendant changes to material), provided that no significant change in quality occurs.

Any product names that are mentioned are examples and may be replaced by the developer with other equivalent manufacturers.

Utensils, fixtures and fittings, wooden beams, curtains, plants and the like are not included even if they are entered in the plans.

All measurements stated in the contractual plans are approximate values and may vary slightly.

#### **CONSTRUCTION**

##### **A.) BUILDER WORKS**

The properties will be of a solid construction.

The foundations of houses will in each case be according to structural calculations

Ceiling panels in the residential floors in a ready-to-paint surface.

Exterior walls of a solid construction made out of a concrete shell or solid concrete construction or brick construction

Residential partition walls will be of a concrete shell or solid concrete walls with a sound-insulating facing wall made out of plasterboard or as a residential partition wall made out of plasterboard.

Bearing interior walls made out of concrete shell or solid concrete walls.

Ceilings: Reinforced concrete slabs reinforced according to structural calculations.

Internal walls in dry construction as plasterboard stud walls with ready-to-paint surface.

Interior plaster for solid walls made of gypsum plaster or cement plaster, ceiling plaster finish as a layer of thin plaster.

Floor construction as a floating screed with impact sound insulation in all apartment rooms.

### **UNDERGROUND PARKING**

The construction of the garage walls and ceilings will be of a concrete construction. The ceilings are provided with acoustic insulation. The access to the underground parking is via an automatic gate.

### **STAIRWELLS**

Construction as covered open staircases. The surface of the steps and landings constructed as an exposed concrete surface.

### **OUTDOOR FACILITIES**

The access areas at the location shall be constructed of asphalt; the parking spaces shall be constructed as free-standing with grass pavers; the footpaths shall be constructed of a concrete surface.

## **B.) PROFESSIONAL TRADES**

### **CARPENTRY WORK**

The construction of the facade is as ventilated wooden cladding with rough sawn wooden boards. Terrace floors as planed wood planks.

### **METAL WORKS**

All metal works are carried out in aluminium sheet.

## **SEALS AGAINST MOISTURE**

One-or multi-layer waterproofing of the corresponding horizontal surfaces with bituminous waterproofing membranes or foil seal.

## **METAL WORKER WORKS**

All outdoor steel structures (balcony and terrace railings) in galvanized steel construction.  
All interior steel structures (spindle stairs, handrails) primed and painted.

## **WINDOWS AND GLAZING**

The construction of the windows, the balcony doors and the patio doors is as wooden windows with double glazing insulating glass.

Outside windowsill made of sheet aluminium, interior window sill made of Werzalith or wood.

## **ACCESS AND INTERIOR DOORS**

Apartment doors with corresponding climate class if required in T30, e.g. from the manufacturer 'Dana'.

All interior doors are constructed as steel frames and rubber seal, made of tubular chipboard, e.g. from the manufacturer 'Dana', with a white surface.

## **TILING**

Bathrooms and bathrooms/toilets: Tiling of the walls and floors with large tiles in white

TOILETS: Tiling of the floors and the concealed cisterns with large-format tiles in white.

The walls in the toilets painted with washable paint.

## **FLOORING**

In living rooms and bedrooms (optionally in the hall and cloakroom area), there will be a flooring.

## **SUN PROTECTION**

Sun protection will be in the form of roller blinds on all windows and doors on the south facade and west facade.

## **C.) HEATING - VENTILATION - PLUMBING - ELECTRICAL**

### **HEATING INSTALLATIONS**

All apartments are supplied via a common heating system, which is operated either via the district heating network of Energie Schladming or the locale's own pellet heating. The heating and hot water supply for each apartment is via a home station.

General type of underfloor floor heating with independent underfloor heating circuit in all living rooms and bedrooms with weather-compensated flow temperature control.

## **SANITARY INSTALLATIONS**

### Sanitary rooms:

The drinking water is supplied by the local water supply. In the wet rooms, as standard the white washbasins will be e.g. Laufen Living and white bathtubs, size 180/80 cm (from the manufacturer 'Betteform' or equivalent) or shower trays, size 80/80 cm (from the manufacturer 'Kaldewei' or equivalent) and a connection for the washing machine.

The toilets shall have as standard a white, wall-hung WC (e.g. 'Laufen Pro') with built-in cistern. And a hand wash basin (e.g. 'Laufen Pro'). The venting for all sanitary spaces without windows is via small fans.

### Kitchens:

The kitchens have been provided with all the necessary cold water, warm water and sewage connections. All interior kitchens are equipped with a ceiling exhaust fan.

## **ELECTRICAL INSTALLATIONS**

The power supply is provided by 'Energie Steiermark'. As standard, the apartments will be on a daytime electricity tariff. The piping and wiring in walls and ceilings meet ÖVE regulations.

In the underground parking, the electrical installation is surface mounted. The general lighting for the underground garage, stairwells, corridors, communal rooms and wellness area is provided by means of utilitarian lighting with time switches or motion detectors. Electrical installation for the west-facing balcony is provided by the developer as standard. For the residential lighting, the appropriate outlets are prepared. Switches and sockets are provided in white.

For each apartment, a weak current distribution is provided as the central point for TV, phone (Internet). TV, SAT and telephone connections are installed as standard.

The property is equipped with a lightning protection system.

## **OTHER**

This description of the construction and design supersedes all previous descriptions.

The attached plans are not suitable for the ordering of built-in furniture!