



METRODOM

**TECHNICAL SPECIFICATION
GARAGE**

85 Mester u., 1095 Budapest, City Home Building L

1. TECHNICAL CONTENTS OF THE BUILDING

1.1 Load-bearing structures

Foundation:	monolith reinforced concrete slab and supplementary forepoling
Ascending structures:	monolith reinforced concrete load-bearing pillars
Façade spandrels:	<i>Porotherm 30 Klíma</i> frame walling (30 cm thick)
Slabs:	monolith reinforced concrete flat plate
Stairs structure:	monolith reinforced concrete

1.2 Non load-bearing structures

Apartment partition walls:	<i>Silka HML 300 NF+GT</i> sound blocking brick walling (apartment/corridors 30 cm, apartment/apartment 30 cm)
Separation walls inside the apartments:	<i>Porotherm 10 N+F</i> thick brick walling
Sub flooring:	acoustically insulated layer and concrete sub-floor on reinforced concrete slabs
Facade construction:	thermally insulated 10 cm thick facade insulation system covered with fine plaster, at least „ BB - zero energy consumption ” energy certificate

1.3 Roof structure

Walkable flat roof:	frost proof granite powder floor tiles, colored in material (min 8 mm thick) bonded with flexible adhesive mortar, system compliant flexible grouting materials, ethanoic acidic silicone grouting at negative corners (standard configuration)
Non-walkable flat roof:	5 cm thick, fractioned, \check{R} 16-32 mm grain size rounded gravel cover on the thermal and water insulation layer, 40x40x4 cm frost proof concrete pavers on the maintenance paths
Intensive green roof:	40-70 cm thick lightened soil mixture for roof gardens, greenery according to the landscaping plan

1.4 Staircase, corridors

Floor:	granite powder floor tiles (min 8 mm thick), colored in material
Wall:	2-layer white dispersion paint on plastered brick
Ceiling:	2-layer white dispersion paint on plastered surface or thermal insulation on slabs cooling from beneath
Entrance door to the building:	aluminum-glass portal structure, automatic shutting system, proxy card and key operated opening or via the intercom from the apartments

Interior doors in common spaces: non-flammable, fireproof or smoke isolating metal doors compliant with the building permit

1.5 Dustbin storage

Floor: granite powder floor tiles (min 8 mm thick), colored in material
Wall: wall tiles up to the height of 2 meters, 2-layer white dispersion paint on plastered surface above
Ceiling: 2 layer white dispersion paint on plastered or thermally insulated surface
Door: non-flammable metal doors

1.6 Elevators

Quantity: *Kone Ecospace* one duplex elevator group without machine room in each staircase, with one smaller and one larger counterweight operated elevator cage in each group
Structure: steel fixtures, doors and external covers with lining
Capacity: 8 person, 630 kg capacity (smaller) and 13 person, 1000 kg capacity, suitable for lifting freight (larger)

1.7 Garden (1st floor green roof)

Irrigation: automatic, programmable irrigation system
Walk paths: horizontally laid small tile cover, water drainage directly to the soil through the sand fillings
Pond: 30-150 cm deep, vegetation planted according to landscaping plan, water supply through plumbing, sluicing through the waste water draining system
Greenery: greenery planted in accordance with the landscaping plan
Furnishing: benches and garbage bins

2. PARKING GARAGE

2.1 Non load bearing structures

Floor: reinforced concrete, non-sloping construction with synthetic resin sheathing, dilated, with floor drain sewers
Wall: exposed reinforced concrete
Ceiling: thermal insulation panels according to thermal design, uncolored reinforced concrete slab

2.2 Doors and windows

Garage door:	garage door with ventilation grills, GSM operated opening, control center and light barrier operated automatic closing with premature closing prevention
Garage door height:	available opening height of the garage door is 215 cms, vehicles exceeding this height are not allowed to enter the parking garage
Stairway doors:	non-flammable, non-locking metal doors

2.3 Engineering, lighting

Ventilation:	central extraction vents with pressure sensor control, permanent depression in the branch sewer. Air is extracted above the ceiling plane
Safety system:	CO system for the safe extraction of exhaust gases and an automatic fire alarm system is installed in the common spaces of the basement level parking garage, alert signal to the concierge service
Lighting:	lights on the ceiling with motion sensor switching plus permanent emergency lights
Heating:	the parking garage is not temperature controlled
Engineering pipes:	ducts and pipes (water, sewage, ventilation) are installed under the slab of the parking garage ensuring that parking is undisturbed. Safe parking is guaranteed up to 180 cm of height

2.4 Conditions of use

Vehicle types:	the parking garage has been designed to accommodate motorcycles and cars, car parking spots however are NOT sufficient to accommodate every vehicle certified as a motor-car by the law. Parking of cars exceeding 470 cms in length may not be possible. Reduced size slots are marked on the design plan, the width or length is shorter than average
Gas powered cars:	gas powered cars are not permitted to use the parking garage for fire protection and safety reasons

Buyer has received the present technical description from the Seller and understood its contents and, regarding the property described herein and pursuant to the stipulations of the sales contract concluded between the Parties, accepts its terms.

After reading and interpreting, the Parties have signed the present technical description concurrently with the property sales contract as it is in full accordance with their contractual will.

Budapest, 2021.

Metrodom CH–Leno Kft.
Seller

Buyer

Buyer