



## BdM Reit im Winkl Project Technical Specifications

### 1. Earthwork

- The existing humus is removed and stored on the building's site for later reuse. The excavation pit is at the required depth and, if possible, the excavation material is stored on the ground for later reuse.
- After completion of the basement, the working space is backfilled. The other material will be removed after the outdoor facilities will have been completed.

### 2. Concrete and Masonry Residential Building

- Foundations and/or floor slabs are made of reinforced concrete in accordance with the structural requirements. A foundation earth electrode will also be installed, according to VDE regulations.
- The basement's outer walls and floor slabs are made of waterproof concrete. There, the outer walls are insulated in the area of the washing and drying rooms, technical rooms and stairwells from the lower edge of the floor slab to the upper edge of the basement's ceiling.
- The basement's walls are made of bricks, and, if it is statically necessary, made of concrete. The basement's windows are designed as watertight plastic bottom hung windows with insulating glass.
- The light wells are made of concrete, and they include walk-on gratings.
- The outer walls consist of 36.5 cm heat-insulating perforated built or glued bricks, in accordance with the EnEV.
- All interior walls are made of built or made in plasterboard perforated bricks (11.5 cm, 17,5 cm or 24 cm), depending on the structural requirements. Partition walls and the staircase walls are made of soundproofing bricks or concrete.
- The floor slabs are manufactured as prefabricated slabs with concrete and reinforcing bars, according to the structural requirements or from in-situ concrete.
- The soundproof staircases that connect the floors are made of reinforced concrete or precast steel.
- Balconies are thermally separated from the building as prefabricated elements, or with a cantilever reinforced concrete slab.

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### 3. Underground Parking Lot

- The walls and floor from the underground parking lot are made of reinforced concrete, according to structural requirements. The ventilation takes place in a natural way, according to the valid regulations.
- The drainage takes place through evaporation channels and pump sumps, which are not to any network. Any emptying of the pump sumps must be done manually (e.g. by caretaker).
- The garage door is operated electrically with key switches and remote controls for entries, and pull switches for exits. There are, also, motion detectors for lighting. The deviation of the underground parking ramp down to max. 20% is officially approved! The entrance to the underground parking ramp is covered!

### 4. Locksmithing

- The stair railing is manufactured as a primed and painted steel railing with a top and bottom flange, with vertical metal bars and a metal handrail.
- Balcony railings are made of galvanized steel or aluminium.
- Colour design and execution are done by the developer.

### 5. Plumbing

- All plumbing work, such as: downpipes, gutters, sheet metal etc. are carried out in titanium zinc sheet.

### 6. Roof

- The roof is made in carpentry-like wooden construction, according to static requirements, the roof's pitch is done according to the approved building plan, and the cover made of clay roof tiles – according to the colour concept. The planning permission and the colour selection are done by the developer. There is an intermediate rafter insulation for warmth calculation with a diffusion-open body, an inside vapor barrier and a plasterboard cladding on the substructure.
- For the glazed roof's soffits in the outside area, the colour will be chosen according to the architect's colour concept. It should be noted that the varnish may have colour deviation. These are not defects.

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## 7. Windows and Balcony Doors

- All windows and balcony doors in the living area are designed as plastic windows.
- They are installed as tilt-and-turn elements, in accordance with the EnEV regulation with three-pane insulating glazing with glass insulation value: Ug 0.7 W/m<sup>2</sup>k.
- All fittings are concealed with one-hand operation and all-round rubber lip seal.
- The exterior window sills are made of aluminium.

## 8. House Entrance and Interior Doors

- The house's entrance doors are smooth, approx. 2.11 meters high, with soundproof door leaf, rubber lip seal, frame, security lever set with security lock cylinder and security rosette. The locks are integrated in a whole locking system selected by the developer.
- The interior doors are smooth, approx. 2.11 meters high, with wooden frames. The door leaves include lever handle sets, without light cutouts, and they are in white, beech or maple.
- Fire resistant steel doors are installed in the basement of the stairwell, the house connection rooms, the heating system and the underground parking lot.

## 9. Mailbox and Bell System

- The mailbox system consists of mailboxes arranged according to the number of apartments.
- The bell includes a video intercom.

## 10. Shutters

- The windows and balcony doors from residential floors are electrically operated with low-noise plastic shutters, excepting the places where installation is impractical or impossible for technical reasons (e.g. skylights, sloping gable, windows etc.)

## 11. Electrical Installation

- All electrical installations are carried out in compliance with the VDE guidelines, the regulations of the local power supply company and the guidelines of Deutsche Telekom.

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#### Staircase

- An automatic timed switch is installed for the staircase lighting. A light switch and a doorbell switch are installed at every apartment entrance door.

#### Technical Rooms, Washing and Drying Room, Common Rooms

- All rooms mentioned have 1 switch, 1 socket and 1 lighting fixture.

#### Underground Parking

- The lighting in the underground garage is included.
- Moisture-proof luminaires are in sufficient numbers, and they are switched through the underground garage door and a motion detector.
- The underground parking lot has emergency lightings with the escape route signs on the escape route doors. The emergency lights are equipped with 3 hours lasting batteries.

#### Washing and Drying Room

- According to the distribution plan, there is a socket installed for the washing machine and condensate dryer for each apartment, with its own supply line from the respective apartment meter.

#### Residential Floors

- In the rooms listed below, there will be white surface switches and sockets from the company Gira E 2. They will be either white glossy, either similar to that.

#### Hallway Video Intercom

- The video intercom will be based on a hands-free system (without telephone receiver) with a door opener, 1 light outlet, 2 switches and 2 sockets.

#### WC

- There will be 1 light outlet, 1 switch and 1 socket

#### Kitchen

There will be 2 light outlets, 2 switches, 6 sockets, 1 dishwasher socket, 1 refrigerator socket, 1 extractor socket and 1 electric cooker socket.

#### Living Room

- There will be 2 light outlets, 2 switches, 8 sockets, 1 antenna BK socket and 1 telephone NFN socket with 8-core cable CAT 6. A network socket can be installed for an additional charge.

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#### Bedroom

- There will be 1 light outlet, 3 switches as cross switch, 6 sockets, 1 antenna BK socket and 1 telephone NFN socket with 8-wire CAT 6 cable. A network socket can be installed for an additional charge.

#### Children`s Room/Study Room

- There will be 1 light outlet, 1 switch, 6 sockets, 1 antenna BK socket and 1 telephone NFN socket with 8-core cable. A network socket can be used for an additional charge.

#### Bathroom

- There will be 1 mirror light outlet, 1 series switch and 3 sockets.

#### Bathroom Lighting

- The bathroom includes a flat halogen lighting with 6 white halogen recessed spotlights, which are built into the concrete ceiling.

#### Storage Room

- It will include 1 light outlet, 1 switch and 1 socket.

#### Terrace/Balcony

- They will include 1 light outlet, 1 control switch and 1 socket.

#### Basement Storage Room

- It will include 1 lighting fixture, 1 switch and 1 socket connected to the respective apartment electricity meter.

#### TV/Radio/Telephone

- If possible, the TV, radio and telephone connection are done via cable. All lines are available.

#### Media Distributor

- In addition to the apartment distribution, each apartment receives a media distributor, in which the antenna and telephone network lines are brought together. All media distributors receive supply lines with protective pipes from the basement. Thus, it is possible to use the lines for later exchange of technologies.

## 12.Sanitary Installations

- All hot and cold water pipes in the bathrooms consist of quality-tested composite pipes and stainless steel pipes, as branch and cellar distribution pipes include non-return valves, pressure gauges, pressure reducers, draining pipes, shut-off valves and dirt filters. There is a hot water circulation line installed. The ground and waste water pipes are made of rigid PVC. Sound insulation pipes are used in wall slots.

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- The ground pipes are laid from PP pipes. In the whole building, all waste water pipes are made from soundproof pipes. If there are ground floor apartments with a garden area, or roof terrace apartments, a frost-proof outdoor water tap is installed on the garden's outer wall side. All lines are EnEV thermally insulated. The internal bathrooms and toilets are connected to a ventilation system according to all requirements of DIN 1946-6. There are washing machines connections in all apartments. Otherwise, there is a common washing and drying room in the basement.

#### Bathroom`s Equipment

- The bathrooms will be equipped with acrylic or steel enamel bathtub with a concealed, single lever mixer tap with a hand shower, an overflow and grab rail and a soap holder. The crystal porcelain washbasin has a single lever mixer tap, a towel rail and a soap holder.
- The porcelain wall-hung toilet has a concealed cistern with an economy button, a paper roll holder, a toilet seat and a toilet brush.
- The walk-in showers from the floor level have a concealed single lever mixer, a shower rail, a hand shower and a soap holder.

#### Toilet`s Equipment

- There will be a porcelain wall-hung toilet which includes: a concealed cistern with an economy button, a paper roll holder, a toilet seat, and a toilet brush. The washbasin has a single-lever mixer tap, a towel rail and a soap holder.

#### Kitchen`s Equipment

- There are corner valves for hot and cold water, with a wasted water connection.
- The sanitary facilities are assembled according to the architect`s plans. All furnishings, such as toilets, sinks, bathtubs, shower trays, towel rails, taps, towel racks, paper roll holders and other accessories are branded products and are sampled by the developer for selection.

### 13. Heating and Hot Water Supply

- The heat for all our needs is provided by a local district heating supplier.
- If it is not possible for them to deliver the district`s heating for unpredictable reasons, a separate heating system will be installed.
- The temperature control is weather-dependent, with all necessary safety devices and circulation pumps. The central hot water preparation will be done by temperature control, charge pump, and boiler.
- All living rooms receive underfloor heating with the appropriate thermal insulation. The temperature is controlled by electrical room`s thermostats. Towel radiators will also be installed in the bathrooms, which is either connected to the flow of the underfloor heating or, alternatively, to the power supply.

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- All lines are insulated.
- The billing of cold and hot water, as well as the heat consumption, is done through water and heat meters, which are rented by the owner`s association.

#### 14. Working in Natural Stones

- The interior window sills are made of polished natural stone, which is approx. 3 cm thick.
- The platforms and steps from the basement to the attic are made of natural stone or porcelain stoneware.

#### 15. Plaster Work

- According to the developer, a two-layer plaster is applied on the outside. The interior walls of all rooms are given a single-layer machine plaster based on lime-gypsum. All wet rooms are provided with a lime-cement plaster.
- Only the brick walls are plastered in the basement.

#### 16. Screed Work

- All screeds on the residential floors are designed according to DIN 4108/4109 as a floating cement or anhydrite screed on thermal or impact sound insulation.
- The wet rooms include a cement screed with an appropriate insulation.

#### 17. Tile Work

- Bathroom`s walls are tiled to the height of the doors, while the toilet compartments room up to a height of approx. 1.30 meters, with ceramic tiles. All floors in the kitchens, bathrooms, toilets, hallways and storage rooms are tiled with ceramic tiles.
- *Price category of the tiles*
- EUR 50.00 gross (incl. VAT) per m<sup>2</sup> of tiles, format 30 cm x 60 cm. The laying cost, in a straight or diagonal matter, is borne by the developer. The inlay work, borders, friezes and the calibrated tile edges are calculated as a special request. Large-format tiles are only installed for an additional charge.

#### 18. Flooring

- All common rooms, such as living room, dining room, children`s room and bedrooms are glued with wooden parquet floors. All floors have matching skirting boards.

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- The price class for parquet flooring: EUR 50.00 gross (incl. VAT) per m<sup>2</sup> of floor covering, including skirting boards. The developer bears the costs for straight or diagonal laying.

### 19. Painting

- The walls and ceilings in the living rooms are painted white with silicate paint, or sprayed with woodchip. Wood products are treated to be porous (glaze). The house façade has a weatherproof coating. The house base is painted with base paint, and the colour choice will be taken by the developer.

### 20. Elevator System

- The stairwell has a passenger elevator with the prescribed emergency call facilities. It is barrier-free, and it stops on each floor, from the basement to the uppermost floor.

### 21. Community Areas

- There are a washroom, a technical room, an electrical room, and a ski room in the basement.

### 22. Outdoor Plants

- House entrances and parking spaces are covered with composite pavement or, if required, also partially with lawn joint pavement on frost-proof gravel substructure.
- The outdoor facilities are created according to the approved outdoor facilities plan. Lawns are filled with roughly and finely leveled humus, and provided with lawn seeds.
- For the most parts, a chain link fence will be built on the boundaries of the property. The developer is responsible for its whole execution.
- Terraces from the ground floor apartments are paved, according to the developer's selection. There will be provided a corresponding space for waste bins and a bicycle parking space.
- The exterior lighting is controlled by motion detectors.

### 23. Smoke Detectors

- The apartments will be equipped with battery-operated smoke detectors, in accordance with regulations.

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#### 24.Ventilation

- Appropriate ventilation is installed in every apartment.

#### 25.Basement compartments

- Each residential unit receives a lockable cellar compartment. They are laid out in accordance with the distribution plan, and manufactured using the open construction method.

#### 26.Sound Insulation

- The provided soundproofing is based on the generally accepted rules of technology. The following sound insulation values (airborne sound insulation  $R_w$ , RW for doors and impact sound insulation  $U_{i,w}$ ) are provided for the following components. Apartment partitions and ceilings over the basement, underground garages and hallways 55 db ( $R_w$ ) and 46 db ( $L_{n,w}$ ), apartment partitions 55 db ( $R_w$ ), stairwell walls 55 db ( $R_w$ ) and apartment entrance doors 37 db ( $R_w$ ).
- In lounges, water supply, and sewerage systems from external apartments do not sound for more than 30 db (A). Any individual short-term noise peaks are possible and permissible. The noise of other building services systems must not exceed 30 db (A), if it is not a continuous noise from the ventilation system without conspicuous single tones (here, values that are 5 db higher are permissible).
- For the ventilation system, the value is determined in an adjacent, more vulnerable room (bedroom, children's room, living room), with the door closed and not within the room in which the ventilator's exhaust system is located.
- The above values are decisive, even if a higher level of sound insulation can be achieved with the selected constructions. Within the apartments between the individual living areas, no noise protection measures are taken. The standards and regulations apply at the time the building permit is issued.

#### 27.Door Threshold for House Entrances, Terraces and Balconies

- The door thresholds at the house entrances and at the exits (to the terraces and balconies) are reduced to enable a safe and comfortable use.
- This does not meet the upstand or sealing height of 15 cm required by DIN regulations. The version chosen by us has proven itself practical, by protecting the adjacent components from the ingress of moisture!

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