

## **Building description of the project in Streustraße 43/ Friesickestraße 7, 13086 Berlin-Weißensee**

### **General:**

This new build project is being erected in compliance with the general DIN guidelines and the recognised engineering rules and architecture. The current regulations of the Energy Saving Ordinance (ENEV **2014**) are observed.

The walls between the apartments and the storey ceilings (including the floor structure) between the apartments satisfy the stricter soundproofing requirements of the standard DIN 4109. The inner walls of the apartments do not satisfy these soundproofing requirements. The noise levels of the supply and waste water pipes also satisfy the above-mentioned soundproofing requirements of the standard DIN 4109.

The commissioned architect has discussed the building work with the respective public offices.

All material and product prices stated in this building description are gross prices.

### **Foundation:**

Depending on structural requirements the strip foundations, single foundations and base plates are dimensioned as required for the quality of the foundation soil. The base plate is made of water-impermeable reinforced concrete; it is coated with an artificial resin in the underground car-park.

### **Façades / outside walls:**

The outside walls of the lower storeys are made of water-impermeable reinforced concrete, and are plastered inside and whitewashed in a water vapour permeable material. The walls in the underground carpark are left as bare concrete.

The supporting outer wall jackets of the upper storeys are usually made of sand-lime brick, some parts are made of reinforced concrete, coated with gypsum plaster on the inside and usually painted in a light colour. The outside of the walls are covered in thermal insulation and painted with a suitable material.

The façade is structured with implied divisions of the plaster façade with cornice bands.

Balcony slabs are thermally-isolated prefabricated reinforced concrete parts; the lower side and edges are coated in a light colour. The surface is finished with an artificial resin-based coating.

Railings around balconies, loggias and roof patios are made of painted flat steel constructions.

The architect specifies the design of the façade, the material and the colours at his discretion.

Lights shafts are made of plastic or concrete with hot-dip galvanised gratings.

The fall protection features of the French windows are made of painted flat steel constructions (selected at the architects discretion).

Metal covers as closures at the top of walls, attics, cornices or similar are made of zinc sheeting.

### **Inner walls:**

Supporting and some non-supporting inner walls, supports etc. are made of solid sand-lime brick or of reinforced concrete. The surfaces of these walls in the upper storeys and stairwells are usually made of gypsum plaster and painted in a light colour.

Any other non-supporting inner walls and cladding, shaft cavities, facing formwork etc. are designed as metal stud constructions with double plastered structural panel coverings and mineral inner insulation or alternatively as sand-lime walls at the discretion of the architect. The surfaces are either smoothed or covered in a smooth coating of gypsum plaster with a surface quality of at least Q2, then plastered and painted in a light colour.

If concrete meets sand line brickwork at a wall transition, as shown in the final plans, this joint is created as a shadow joint.

One colour is used in each room (light colour). If more than one colour is requested, the additional costs will be borne by the buyer.

Any acrylic joints between plasterboard stud walls and adjacent solid parts are service joints, and the formation of cracks cannot be ruled out. Therefore, cracks do not represent a fault.

Solid walls in the cellar are only coated in a lime-cement material, if necessary for technical reasons; otherwise all joints are smoothed over and painted white.

Cellar separating walls and doors are designed as galvanised lattice constructions. Any other inner doors on the cellar storeys are painted steel doors that comply with the current fire protection concept.

### **Tiles:**

The surfaces above the tiled areas of the bathrooms and WCs are plastered. If moisture-proof wall sealing is necessary, this is applied as a compound seal below the tiles. Tiles are installed on the walls in the shower and bathtub areas up to the height of the door. The remaining wall surfaces are tiled in the sampled tiles up to a max. height of 1.20 m. If other tiles are used, these are billed at a gross price of 30 €/m<sup>2</sup>. The buyer will bear all additional installation and material costs. A mirror (min. 0.8m<sup>2</sup>) is tiled into every bathroom. Walls without tiles are painted in a light colour.

There is an approx. 60 cm high row of 10 x 10 cm tiles as sampled in the kitchen next to the fitted kitchen units. Alternatively, the surface above the work surface can be coated in a latex paint, white.

### **Stairwells:**

The hand rails of the stairwells are made of finished-coated round profiles as designed by the architect.

The architect designs the wall surfaces of the stairwells incl. selection of the colour.

Flights of stairs and landings in the stairwells are installed as prefabricated reinforced concrete part, with soundproofing. Treads, risers and landings are covered in natural stone or concrete slabs laid in a mortar bed.

In the stairwells, the floors on the ground floor are covered in tiles or a natural stone flooring as selected by the architect. The wall surfaces on the ground floor are also designed by the architect. The skirting area is covered in a material that matches the material of the stair treads.

The remaining wall and ceiling surfaces are painted. Wall-mounted, cross-format letterbox units are integrated into the design.

### **Windows/French windows:**

The delivered windows and French window elements installed in the apartments and the commercial unit are designed as complete pine wood windows with double glazing, if necessary equipped as specified (e.g. roller blinds, sun shades). The architect selects the colour. The handles are made of stainless steel, make Hoppe "Amsterdam" or equivalent.

Also, the windows satisfy the requirement of the relevant energy-saving certificate in compliance with EnEV 2014 and also the soundproofing requirements of DIN 4109.

### **Sun shade (see sun shade concept plan)**

Outdoor sun shades (aluminium blinds) are installed on windows and French windows of balconies and loggias facing south and west.

In some areas, retractable arm awnings are also used on the patios as alternatives. The precise position is clearly stated on the sun shade concept plan!

Windows of rooms facing the road in the ground floor and mezzanine floor (apartments and the commercial unit) have blinds instead, as selected by the architect.

Inside windows sills are made of solid pine, coated in the colour of the windows. The windows sills in bathrooms are tiled as an alternative.

The windows in the cellars are double-glazed plastic elements in white.

### **Doors:**

Entrance doors to the apartments are timber doors set in a timber frame with burglary protection (triple lock) with a spy hole and security fittings. The final paintwork is carried out in compliance with the architect's colour concept.

The residential unit has a security locking system with security cards as shown in the locking plan.

Every buyer receives 5 keys. The keys open the apartment door and the respective building door as well as the cellar door, doors to the utility rooms (waste room, bicycle room) and also the door to the underground carpark.

Doors inside the apartments are tubular chip doors with a raw installation height of 2.135m, smooth, white, fitted into a timber door frame. Alternatively: door leafs in wood cassette design, coated in white.

In the case of windowless rooms with mechanical venting systems, the required air vent openings are achieved by means of undercutting.

The inner door fittings are made of stainless steel, make Hoppe Amsterdam.

The gate to the underground carpark is a low-noise painted sectional gate. It is activated by a manual transmitter (one transmitter per parking space) or alternatively, it can be opened from the outside using the apartment key in the key switch.

### **Ceilings:**

The reinforced concrete ceilings are made of in-situ concrete or semi-prefabricated elements with smooth lower surfaces and homogenous closed joints, painted in a plain colour. Joints are made of in-situ concrete or exposed concrete painted in a plain colour.

In shower rooms and utility rooms, the ceilings are partially suspended and are made of plasterboards suitable for wet rooms; they are smoothed and painted. Installed downlights are fitted (number and arrangement as specified by the architect).

### **Floors:**

The floor structure in the property units is installed on the reinforced concrete ceiling with footfall sound insulation, underfloor heating and floating heated screeds.

The flooring in the apartments is a two-layer finished parquet, dynamic oak, high-grade wooden wearing surface approx. 3.6 mm, silk matt painted or oiled surface, laid in a herring bone or ship plank design, gross material price € 30/m<sup>2</sup>. Any additional costs for other samples will be borne by the buyer (possible maximum thickness of the parquet 14mm).

The skirting boards are smooth or profiled wooden or timber elements coated in white.

Like the apartments, oiled or painted parquet flooring is installed in the commercial unit, or a tiled floor is installed based on the tile samples.

### **Floor tiles:**

If moisture-proof floor sealing is necessary in wet rooms, this is applied as a liquid compound seal. This seal meets all the requirements of the recognised engineering rules, however not those requirements of a DIN standard.

Tiles of the format 30 x 60 cm to max. 60 x 60 cm are installed in the bathrooms based on the tile samples (material price € 30/m<sup>2</sup> gross). Any additional costs for material and installation work will be borne by the buyer.

### **Roofs:**

The flat roof above the top floor is made of reinforced concrete, with thermal insulation, an attic upstand, a bitumen seal and extensive planting.

The insides are finished analogue to the ceilings.

The ceiling above the underground carpark is made of reinforced concrete, with a root-proof seal and planting in some areas.

Smoke/heat extractors in the stairwells and roof exits are designed as twin-shell dome lights.

Rooftop patios or top floor apartments are created with tapered insulation and a bitumen seal; the wear surface is made of wooden decking (Bankirai wood) on a sub-structure. Gutters are covered with galvanised steel grilles.

All flashing and guttering work is made of zinc sheet.

The rainwater on the roofs is directed into the public rainwater system via rainwater drainpipes. If necessary, a rainwater retention system needs to be installed on the grounds; this is taken into account in the outside grounds plan.

### **Lifts:**

There is an internal machine room-free traction lift in a solid shaft installed in the stairwells. The lift stops at every floor from the cellar to the top floor. Cabin size approx. 2.10 x 1.10 m. The inside walls of the cabin are in stainless steel with a mirror and ceiling lights. The flooring is the same as that in the stairwells. The final design is specified by the architect.

### **Other equipment:**

Every apartment has its own storage room in the cellar.

The equipment / building connection room is located in the cellar in compliance with the statutory regulations.

An underground carpark is constructed in compliance with the statutory regulations. The car parking spaces are designed as single parking spaces and also as 'Combilift' parking spaces in

a system with modern lifting and shifting equipment from the company Wöhr or equivalent incl. all technical accessories. The total number of parking spaces is limited to 22.

The required fire protection and safety equipment is installed.

There is an accessible waste room on the ground floor. This is vented via the roof.

There is a lockable storage room for children's prams, bicycles and wheelchairs at the entrance of every stairwell (TH A and B) (apart from the garden building TH C). This room is painted white with a darker colour up to a height of 1.20m. The floor is concrete coated with a dust-binding material.

### **Sanitary facilities:**

All supply and disposal pipes and also the building connections are installed correctly in the cellar in compliance with the statutory requirements, and are equipped with the necessary thermal and condensation insulation.

The risers of the supply and disposal pipes are sufficiently sized and installed in supply shafts.

The required hot and cold water, and also heating consumption meters for each apartment are installed. The venting of the sewer pipes is installed via the roof. Stainless steel or multi-layer composite piping with the necessary approvals are used for cold and hot water pipes. The waste water pipes are made of SML pipes or plastic pipes. The sub-distribution in the apartments is realised with the same materials.

There is an outside water connection for cold water and frost protection installed for each top floor and ground floor apartment.

The kitchens have a water and waste water connection.

One washing machine connection is installed in each apartment.

### **Bathrooms:**

The sanitary objects in the bathrooms and WCs are mounted in compliance with the samples.

The following objects can be selected as required:

**WC:** make Duravit, series Starck 3 rim-free as wall-mounted washdown WC, white, with cistern fitted into the wall of the make Tece with white flush button Tece Loop and WC seat with soft close depending on system.

Price neutral alternative: like above however make Keramag series Renova No. 1 Plan

Additional costs alternative: like above however make Duravit series Vero (261 €, WC seat € 197)

**Washbasin:** make Duravit, series Starck 3 width= 60-100 cm, white without semi-pedestal.

Price neutral alternative: like above however make Keramag series Renova 1 Plan

Additional costs alternative: like above however make Duravit series Vero (€319 for width 60 and € 218 for width 100)

Additional costs for washbasin with semi-pedestal: Stark 3 € 234, Renova Plan: € 295

**Bathtub:** make Kaldewei Conoduo 180x80 cm in enamelled steel, white, incl. tub support frame.

Alternative: like above however make Bette series Free

**Shower tray:** integrated into floor, make Kaldewei Conoflat in enamelled steel incl. support frame

Additional costs: like above however make Bette series Bette Floor: € 396

**Fittings:** single-lever fittings surface-mounted make Friedrich Grohe, series Essence

Price neutral alternative: like above however make Steinberg series 100 or Hans Grohe Talis S

Additional costs alternative: like above however make Dornbracht series Tara Logic € 648 or make Friedrich Grohe series Lineare € 168

**Additional costs alternative:** all bath or shower mixer faucets flush mounted for Friedrich Grohe, Hans Grohe, Steinberg: € 120.-  
For Dornbracht Tara: € 450

**Shower fittings:** Hand shower with metal effect shower hose 1750 mm, wall holder 90 cm, hand shower 4 jet levels make Friedrich Grohe, series Cosmopolitan 130

Additional costs alternative: Shower fittings make Dornbracht series Tara (€348),

Additional costs alternative: Shower system hansgrohe Raindance Air 1jet 240mm with thermostat mixer faucet AP (€ 354) Comment: Only possible in conjunction with flush-mounted bath or shower mixer faucets.

**Shower screen:** Full glass shower screen, 8 mm single pane of safety glass transparent/light, profile in chrome look, square handle

## **Heating**

The heating and hot water is provided by an environmentally-friendly district heating system. A transfer station is installed in compliance with the valid technical regulations.

It is sized based on the heating load calculation. The risers are installed in the supply shafts and hollow walls. The sub-distribution in the apartments and commercial units is realised via the floor structure through subsurface-mounted cabinets.

Underfloor heating is installed with the heating system.

Every apartment has its own heating meter to record heating energy consumption.

The underfloor heating can be controlled for each room separately via a system-specific room temperature control unit as specified by the architect.

The bathrooms are equipped with towel radiators (max. temperature acc. to flow temperature of the underfloor heating), make Vogel& Noot, series Standard or equivalent German brand.

### **Electrical systems, telecommunications:**

In compliance with the guidelines of the company Vattenfall AG, there is a central building connection. The electric meters are centralised. The pipes are visible in the cellar and surface-mounted.

The required cables for telephone and broadband cable connections (TV) are installed.

The riser cable is installed from the central meter system in the cellar to the fuse box in each property unit. This cable is installed in the wall or in installation shafts. Light switches are mounted to the corridors to the courtyard, at the start of the stairs and on the landings (make Jung or equivalent). The lights in the stairwells are controlled via a timer. Lamps are installed on each landing to match the character of the stairwells, as specified by the architect.

Lights with general triggers are mounted above the entrance doors of each building. Motion and twilight switches are installed. The outside grounds are illuminated in compliance with the relevant regulations and as specified by the architect.

All electrical cables (apart from the underground carpark and the cellar) are installed inside the wall or in plasterboard walls.

All apartments have at least 2-3 TV and radio slots connecting them to the broadband cable network. The plans take into account the relevant DIN standards and VDE regulations.

Every apartment is equipped with a combined sub-distribution unit for the light/power socket circuits and communications equipment.

The apartments are equipped as follows (depending on size; and if the apartment has these rooms):

#### Living room/dining room

- 2 ceiling outlets
- 14 sockets
- 2 cable connections
- 1 telephone socket

#### Bedroom

- 1 – 2 ceiling outlets (depending on size)
- 9 sockets
- 1 cable connection
- 1 telephone socket

#### Study/children's room

1 ceiling outlet  
9 sockets  
1 cable connection  
1 telephone socket

#### Kitchen

2 ceiling or wall outlets  
11 sockets for installed appliances or equipment  
1 oven connection

#### Bathroom

1 wall outlet and 1 ceiling outlet  
Low-voltage installed spots approx. 1 unit/m<sup>2</sup> (only in shower rooms with suspended ceilings)  
2 sockets  
1 socket for radiator cartridge in bathrooms with bathtubs

#### Utility room

1 ceiling outlet  
3 sockets, 2 of which are for the washing machine and dryer respectively

#### Hall

At least 2 wall and/or ceiling outlets with multiway switching  
1 socket

#### Storage room

1 wall outlet or ceiling outlet  
1 socket

Triple sockets next to the TV or telephone socket are not deemed as one socket in the above list.

All socket power circuits are equipped with a fault-current circuit breaker (FI).

Switch program: Busch Jaeger, Future linear, studio white or Jung LS990, alpine white according to preference

#### In-house telephone system

The building has a connection from the Deutsche Telekom. A service-neutral network for telephone and DSL is installed in each residential unit; this basically comprises the connection sockets RJ45 Cat. 6, the line network (8-wire data cable Cat. 7) and mini-patch panels in the respective communications sub-distribution unit. The line network to the individual connection sockets is star-shaped. The connection sockets can be used for telephones, DSL or LAN services.

#### Intercom system

The stairwells have a two-way communications system with video. The main control panels are in stainless steel. Every apartment has an intercom next to the entrance. The entrance door is equipped with an electric door opener that is activated from inside the apartments. There are bells for each storey installed at the apartment entrances in the stairwell.

#### BK-network system (radio/TV)

The building is supplied with the radio/TV programs via a broadband connection (BK) from Kabel Deutschland. Every apartment has a supply line leading from the building amplifier in the cellar. The line network has a star-shaped structure in each apartment. The owner of the apartment can also opt to use the telephone and internet services from Kabel Deutschland via this BK-network system.

#### Smoke extraction system RWA

The stairwells are equipped with smoke extraction systems. There are trigger buttons installed for the smoke extraction system on the ground floor and 4<sup>th</sup> floor or 2<sup>nd</sup> floor (garden building). The system is equipped with an emergency generator operated via a battery.

#### **Ventilation systems:**

Bathrooms and auxiliary rooms without windows with designated washing machine slots are equipped with mechanical decentral ventilation systems with motorised fans. The vented air from the area is released via the roof.

If the underground carpark requires a special venting and aeration system to satisfy statutory regulations, ventilation openings are taken into consideration when planning the building and outside grounds and dimensioned accordingly.

#### **Outside grounds:**

The communal inner courtyard areas are landscaped as specified by the architect. All plans take local regulations into account. The communal areas contain hedges, trees, grass and general areas. No tall trees will be planted if they could cause extensive shade on special property units in the long-term. Paths are laid and lighting may be installed. Additional bicycle stands are installed.

The ground floor/mezzanine floor apartments (apartments 3, 20, 23 and 24) have patios in the inner courtyard (special rights of use) with decking (Bankirai wood), alternatively concrete elements with open joints. Rolled turf is planted on those gardens assigned to these apartments with special rights of use.

#### **Other:**

A meeting with an advisor lasting up to 5 hours is arranged with the buyer to adapt the layout of the apartments and the equipment in order to accommodate the buyer's wishes as far as possible. This is included in the purchase price.

The vendor will bill the buyer for any additional work (consulting, re-planning, requesting quotations etc.) on a hourly basis of € 100/h.

In this connection, the buyer is referred to the regulations in the purchase contract.