



AM HOFNERBACH

EXKLUSIV. EINZIGARTIG. INDIVIDUELL.

SUMMARY BUILD SPECIFICATION

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STANDARD OF FINISH / SELECTED MATERIALS

Our first priorities in terms of building standard are quality and sustainability. We therefore only use materials that are not detrimental to health and which are sourced with as much conscientiousness as is applied in installing them. Interiors are similarly finished, using nothing but high-end materials throughout.

The development is constructed to MINERGY*-standards (*eco-efficiency rated) and is CERTIFIED accordingly.

SHELL CONSTRUCTION

Walls

House A:

Basement: Existing compressed concrete walls with new, waterproof screed layer on floor.

Living levels: Outer walls in undressed quarry stone and brick. Interior load-bearing walls in masonry. Non-supporting walls either of lightweight construction or plasterboard.

House B:

Basement: Exterior walls in reinforced concrete. Interior walls in reinforced concrete and lime sandstone. Living levels: Exterior walls of solid construction using reinforced concrete. Interior load-bearing walls in brick, where necessary in reinforced concrete. Non-supporting walls either of lightweight construction or plasterboard.

Ceilings/floor bedplates

Foundation plates and ceiling substructures in reinforced concrete.

Stairs

External stairs: Steps and landings in reinforced concrete or concrete slabs.

Internal stairs: Steps in concrete, railings and banisters in metal.

Balconies

Balconies: Prestressed concrete with on-site casting.

Railings: Rows of newel posts with handrail mounted on the interior, affording privacy. Separation of the exterior spaces by means of steel posts suitable for planting on both sides.

Outside taps: 1 per unit.

Façade

Exterior insulation panels with rendering. Thickness in accordance with Minergy-certification.

Roof

House A: Traditional, saddleback style pitched-roof

construction in wood with heat insulation. Covering in concrete or clay tiles.

House B: Traditional, saddleback style pitched-roof construction in reinforced concrete with heat insulation. Covering in sheet-metal or fibre-cement tiles.

Flashing, drains and pipework in titanium sheet-metal or tin plate.

Windows

Wood and metal construction with insulated triple glazing. At least one tilt-and-turn mechanism per room. Living rooms generally have lift-and-slide doors.

Doors

Front doors: Solid wood with spyhole; fitted with 3-point security locks.

Interior doors: Sandwich construction consisting of plywood with flush outer panels. Wherever suitable and possible, room height.

Sunblinds

Bedroom windows: Electrically-operated venetian blinds in aluminium.

Full-height windows in living areas: Electrically-operated venetian blinds in aluminium.

North façade: Sliding panels in aluminium.

TECHNICAL INSTALLATIONS

Electrical components

Bedrooms: 1 switch for the overhead light, 1 central switch for 1-2 dedicated lamp points in the triple socket

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fittings, 1 multi-media socket.

Living areas: 1-2 switches for the overhead light, 1-2 switches for 2-3 dedicated lamp points in the triple socket fittings, 1-2 multi-media sockets.

Exteriors: Light fitting and switch, external socket.

General: Integral lighting in the bathrooms, WCs, entrance halls and kitchens.

Photovoltaic installation (solar cells)

Photovoltaic panels on the roofs for electricity generation.

Heating

Eco-friendly, emission-free heating powered by a ground-sourced geothermal system with heat pump. Heat distribution via low-temperature underfloor pipework with adjustable thermostats in each room. Separate meters per house.

Ventilation

Comfort ventilation system in each unit, individually operated.

Plumbing and sanitary installations

Top-of-the-range sanitary ware, taps and fittings. Comfortably-sized baths and sunken shower trays, wall-mounted lavatories, basins either countertop or integral. Mirror cabinets have built-in lighting in the bathrooms and WC/shower room. 1 washer-dryer stack

(Miele) per unit. Separate cold and hot water meters per house.

INTERIOR FIXTURES AND FINISHES

Live-in kitchens

Modern fitted kitchens featuring high-end appliances (Miele and Bora) including dishwasher, oven, combined steamer and microwave, ceramic hob with integral extraction (Bora), combined fridge-freezer. Panelled or lacquered flush fronts with grooved grips/handle-free. Countertops in industrial or stainless-steel finishes.

Joinery

Wardrobes and built-in cupboards have standard components. Fronts and visible panels are lacquered.

Floor construction / coverings

Floating underlays with underfloor heating and footfall insulation.

Living/dining areas, kitchens: Tiling with paper joints (invisible grout) or poured floors; no skirting boards.

Bedrooms: Parquet floors (envisaged in oak, no skirting boards).

Wetrooms, utility areas: Flat skimming or tiling with paper joints (invisible grout).

Exteriors: Exposed concrete, sealed where necessary.

Underground garage, access ramp: Hard concrete screed, grooved surface to access ramp.

Drywall finishing

Living/dining areas, bedrooms: Mineral-based multi-layer rendering consisting of base primer and smooth surface skimming finished to Q3 standards, exposed concrete in some areas.

Wetrooms: Ceramic tiling up to the height of the door frames or flat skimming around appliances, structured profiles to finishes in remaining areas. Kitchen splashbacks: glass, tiling, or flat skimming.

Ceilings

Living/dining areas, bedrooms, wetrooms: Mineral-based surface skimming finished to Q3 standards, painted. House A: Eaves finished in gypsum plasterboard with mineral-based surface skimming, painted.

House B: Eaves finished in exposed concrete.

SURROUNDINGS

Garden apartments come with private gardens, level areas are laid to lawn, terrace coverings feature cement tiles. Landscaping for the trees and planting according to the architect's design and concept. Pathways and the inter-connecting extension have an integral lighting concept. Bicycle storage facility in House A, accessible from the underground garage.

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