

1. Building specifications

Construction project:

Naugarder Strasse 9, 10409 Berlin-Prenzlauer Berg

1.0 Preliminary comments

These building specifications and description of construction measures are based on the following:

- S 1:100 plans from the architects Hackel-Kaape, Trimonis & Co.: KG – top floor, cross sections, views
- fire protection reports from ... issued by the expert office...
- noise protection report from ... issued by the expert office...
- wood preservation expert opinion from ... issued by the expert office ...
- calculation of living space and useable floor area from 18 Aug. 2008
- building application submitted by the architect's office Hackel-Kaape, Trimonis & Co.
- building permit from ... issued by the Council of the district of Prenzlauer Berg including Annexes Page 1. The building work shall be executed in accordance with the generally accepted rules of construction technology, as long as the protection of the existing development against changes is maintained. Similarly, the DIN (German Institute for Standardization) directives cannot be fulfilled in their current version, because existing old materials can only be refurbished for continued use; for more details on this, refer to the individual trades in these building specifications. All new building materials used must comply with the legal requirements of the building materials law. The materials that are used must be environmentally friendly with respect to their production, processing and function.

2.0 Building structure

2.1 Containment of the building site and scaffolding

Construction and dismantling of barriers and hoarding, if required. Cleaning up the building site 1 time per week, at final acceptance and before handover. Constructing and dismantling the scaffolding, including the necessary protective equipment and rubble chutes. Construction, provision and dismantling of the electrical and building site water connections, including assumption of connection costs and energy costs during the construction period. Securing the neighboring buildings as well as the supply lines beneath the pathway, the street area as well as any possible fences to the neighboring property.

2.2 Demolition work

Clearance of the part of the building ground which does not have buildings on it. Removing the courtyard paving, opening up walled basement windows and light wells acc. to planning. Clearing out and emptying the flats and the basement rooms. Demolition and removal of heating stoves and

cookers. Dismantling and removal of visible technical installations and equipment. Demolition of roof covering and wooden beams where required. Demolition of existing non-supporting walls and boarding which are no longer needed acc. to planning. Removal of windows and exterior masonry as well as new installation of metal doors in the area of the planned waste room and bicycle storage room. Demolition of non-supporting balcony elements. The floor coverings will be removed to some extent and stored temporarily for reuse. Demolition of walls in line with floor plans.

2.3 Facades

Construct and dismantle tubular steel scaffolding around facades, including transportation from and to the construction site of the entire scaffolding material required for the execution of works carried out by plasterers, painters, plumbers, roofers and of masonry work. The uppermost platform for the execution of roofing works must be designed as safety scaffold in line with regulations, including a protective roof installed on the scaffolding as well as the prescribed protective equipment for pathway areas and entryways to the building and courtyard. New windows and doors must be protected from dirt and damage during the construction period.

2.3.1 Courtyard facades as well as gable facades

Inspect the bearing capacity of existing plaster surfaces. In areas where there are damaged hollow areas, remove the old plaster and produce new smooth plaster surfaces as substrate for the new finishing coat to be applied. Preparation of the facade surfaces, removal and transportation of the window sill sheeting, rain gutters and pipes, including any existing cables, flower boxes, etc. Remove the skirting plaster in preparation for the new skirting plaster down to below the ground level, including removal of existing concrete or soil surface and the necessary excavation work. Apply courtyard facades with textured plaster, STO system or product of equal quality, mineral-based with a 3 mm grain, colour shade acc. to architects' specifications, apply on prepared undercoat plaster in acc. with manufacturer's instructions. Apply skirting plaster as smooth plaster in acc. with manufacturer's instructions. The windows and doors will be framed using borderings as smooth plaster and will have a different colour to surrounding areas. After completion of plaster repairs, paint gable facades in accordance with manufacturers' instructions.

2.3.2 Street facade

The facade facing the street including balconies shall be refurbished and painted with mineral paint after thorough cleaning. The bearing capacity of existing plaster areas will be checked, the old plaster will be removed in areas where there are destroyed hollow surfaces and new plaster shall be applied. Borderings and door jambs will have a different colour to the other surfaces. The skirting plaster, as above, however must be produced as waterproof against splash water permeation in acc. with the factory specifications. Non-supporting parapet masonry on the balconies must be torn down and rebuilt, alternatively as balustrade railings acc. to planning. Non-supporting steel carriers and balcony slabs will be renewed. Application of a balcony coating in line with manufacturer's instructions. New installation of the missing balconies in line with static requirements. Provision of scaffolding as above.

2.4 Plumbing works

Renewal of all existing rain gutters, downpipes, attic coverings, coverings of protruding building elements, external window sills of sheet material, cornice coverings or any other metal sheets. All

works acc. to decisions by construction site management. Rain gutters made of titanium zinc, incl. fixing material. Install new zinc coverings (plastered completely underneath) on to the window parapets. Alternatively, towards the courtyards, extruded aluminum window sills. Coverings of fire walls renewed in titanium zinc.

2.5 Windows

Removal and disposal of all existing windows. Produce, supply and install new windows and French windows in an authentic style, made of plastic with insulation glazing, turn handles and tilt-and-turn handles instead of existing windows which must be removed, incl. all auxiliary works connected with this. Window assembly using sealing tape, polyurethane foam filling for the inner barrier sheet acc. to recommendations from the Rosenheim Institute for Window Technology. New calcium silicate window sills to be installed on all windows in the interior, colour - white.

2.6 Wood and building preservation works

The wooden flooring in the apartment floors will be inspected and repaired where necessary. As part of the modernisation, the joists will be inspected and, following this, refurbished in line with the report submitted by the wood preservation expert. The same applies for floor constructions which are very uneven. All new supporting wooden elements to be installed must be fully impregnated to protect against damage caused by vegetation and/or vermin. Only officially authorised protective agents may be used. All required transportation as well as all auxiliary works necessary to complete any work carried out are always included. Provision of wooden floors in undeveloped attic space or installation of chipboards/screed or asphalt. Note: No sound insulation acc. to DIN 4107 possible = max. dB of the ceilings. Parquet flooring – oak/prefabricated parquet flooring with ca. 4 mm top layer, double layered, single-strip parquet.

2.7 Stairway and throughway

Plaster to be inspected for hollow areas and cracks and, if necessary, remove and replaster. Any new plaster must match the existing plaster structure. Existing coats of lacquer on the walls, ceilings and stairway soffits will be smoothed and, after priming, painted with a covering coat of paint. Artistic design. Make all apartment front doors serviceable, lockable and ready for use by repairing them. Clean door fittings. Replace missing door fittings and repaint after carrying out proper preparation work. In addition, installation of sound and heat insulation, a drill proof cylinder lock and a spy hole. Professional overhaul or replacement of the building entrance doors and the courtyard doors. Installation of electrical door openers for the building entrance doors. All door closers will be renewed. New installation of the doors to the waste room and bicycle storage room. Profiled wooden stair banisters must be completed where necessary, abraded and repaired using crack filler. Glaze the handrail and the posts using colour coating twice, colour acc. to specifications. Removal of old stair coverings and landing coverings. Wooden stairs, landings and skirting boards must be leached, rewashed, insulated and painted with floor lacquer acc. to the instructions of the construction management. Laying the walking surfaces with coconut runners or linoleum covering, to be fastened using brass rods. Repair existing coverings and, if necessary, renew in a workmanlike manner in the passageway. Delivery and installation of new letter boxes. Illuminated doorbell panel with intercom system and a camera at the entrance door in aluminum, vandal-proof. The door units will be applied with a locking system. The connection for the video intercom system is included in plans and the system can be installed in the apartments for a surcharge. Note: Apartment front doors

do not comply with a climate class, the sound insulation and burglary protection is reduced as they are existing doors. Lighting in stairways, exterior facilities, passageways and basement stairway: Enough lighting units will be installed to guarantee that all areas can be entered without risk of accident. The stairway has a time switch to switch off the stairway lighting. The exterior lighting and lighting in passageway areas will be regulated by a twilight switch and a motion detector. Overhaul work and supplementary work to existing lighting facilities. Switches: Also standard or equal quality, colour as specified.

2.8 Basement rooms

Clear out and empty basement rooms, remove any no longer used cellar barricades. Inspect basement windows and light well grates and renew if necessary. Produce the new tenants' basement barriers, up to ceiling, made of galvanized steel grate, including the necessary doors. Execution of all necessary metal construction and metalwork. Deliver and install the fire-resistant doors where necessary incl. minor plastering work. Clean masonry stones and paint them white or leave them open for drying acc. to the decision reached on site by the construction management. Repair the basement stairway leading from the main stairway, incl. the required banisters. Basement floors will be repaired throughout.

2.9 Chimneys

Fireplaces and ventilation connections which are not used will be sealed in a workmanlike manner. Inspection of the chimney heads above the roof and, if necessary, refurbish these. The remaining chimney heads will be regouted. Chimneys that are no longer required will be removed down to the frame of the joists on the 4th floor or to the lower edge of the roof cladding, and the air evacuated from them. The chimney ladders, steel parts, etc. must be derusted, primed and repainted. Missing steel components must be reinstalled in a galvanized design.

2.10 Apartments

Sealing of all installation chases, install any dividing walls that become necessary in the form of metal stud wall systems in acc. with the manufacturer's specifications. Inspection of the dividing walls in the apartments, if necessary, reinforce with vertical trusses and mineral wool inserts and apply double planking to improve the sound insulation. Demolition of the existing tiled stoves. Installation of panel radiators in acc. with the heat requirements calculation, otherwise refer to item 2.12 Heating. Clearing out and/or emptying of flats and basement units.

2.10.1 Bathrooms

Demolition of the small store rooms, incl. raised floors acc. to plan. New erection of metal stud walls in line with planning. Removal of old, low WC and/or sore room doors and installation of new doors. Tiles, fixtures and fittings acc. to samples. Bathrooms with shower basins and/or bathtubs with ventilation (interior bathrooms without windows) in coordination with the district chief chimney sweep. Bathroom with waterproofing (Deitermann system or of equal quality) and dry screed or cement screed. Floor tiles in granite, price class up to 25.00 €/m². Tile walls up to 2 m high, with circumferential coloured border, tiles acc. to samples (material price up to 15.00 €/m²). If new partition walls are necessary, these will be installed as metal stud walls, bathroom with bathtub or shower, consisting of: shower basin and/or bathtub made of enameled steel with bath drainage set and bathtub tap set, ½ inch with concealed S-connections, wall rosettes, shower rod and a shower

set with metal hose, 1.50 m long, as well as soap dish. The shower basins will have a shower partition wall, price class up to 250.00 €. Washstand as porcelain washstand approx. 560 x 435 mm and/or 606x 435 mm with wash stand pillar tap with pull rod drainage set, 2 angle valves and Soudour trap. WC with porcelain washdown toilet, horizontal outflow with plastic watercistern as well as plastic toilet seat with lid. All fixtures in the standard colour white. Sanitary connections with outflow for washing machine, installation of a crystal mirror (e.g. 60 x 40 cm), a hand towel rail, chrome-plated, as rod or ring. Installation of a suspended plasterboard ceiling as well as installation of three halogen recessed luminaires. Ceilings and walls above the tiled surface painted using water-based paint. Plastic bathtub and/or shower from Grohe, Keramag and Bergmann & Franz selected by the vendor.

2.10.2 Kitchens

All installations will be prepared, the necessary tiled backsplash will be produced.

2.10.3 Halls and living rooms

All room doors should be kept in the old style where possible, but overhauled by a joiner and revarnished. If necessary, installation of new doors, Limba, paintable, final coating in white or primed and varnished white in frame and panel look. Door handle set in brass. Floor coverings: Brand-name, readymade parquet flooring (top layer ca. 4 mm), oak, on separating layer insulated against foot fall with matching wooden skirting boards on the existing wooden floors. Creaking old floor planks or beams below will be screwed tighter, they do not count as defective. Walls and ceilings must be inspected for plaster damage; these are to be remedied. All wall and ceiling surfaces must be painted after proper pretreatment 2x with wash-proof water-based paint. Doorhandle set FSB or same quality. New doors will be adapted to match existing doors.

2.10.4 Electrical installations

The electrical system must be newly installed inside the apartment, incl. sub-distributions and all switches and sockets (also standard system or equal quality). Every room will have a ceiling outlet with switch, the bathroom will have an additional wall outlet. Sockets: bathroom 2, rooms 4, hall 1-3, depending on size. The living rooms will have an antenna socket, otherwise see item 2.12.2 (electrical installations). The balconies will each have an exterior socket that can be switched from inside and a wall outlet.

2.11 Loggias and terraces on ground floor

In the ground floor apartments, a terrace door with lockable handle and a loggia or terrace facing the courtyard will be installed, in line with planning. Bangkirai – bare foot polished surface. Balconies hot dip galvanised, with Bangkirai bare foot polished surface.

2.12 Heating, sanitary and electrical installations

2.12.1 Heating/water supply

Installation of a new boiler for the heating system as a closed system in the basement (gas-fired) in coordination with the district chief chimney sweep or – to the extent technically possible – connection to the district heating network of the energy supplier. The supply pipes and standpipes with appropriate insulation. Radiators installed in all apartments as panel radiators with thermostat valves in accordance with heat requirement calculation. The heating as a pump warm water heating.

All supply lines are to be of copper or plastic pipes. A stainless steel chimney pipe, acc. to calculation, is to be installed in coordination with the chief chimney sweep (does not apply in case of district heating). The warm water will be heated centrally with an appropriate storage water heater acc. to calculation. Distribution using copper or composite pipes with corresponding insulation at all tap outlets with circulation pipes up to the water meter. Installation of visible cold and warm water meters, clad with chrome frames installed by a contracting company, in the bathroom and/or kitchen/storage room. Make – Wolff. Every apartment will have electronic measuring units for the consumption. To be installed by the building contractor, the property management provides appropriate rented devices.

2.12.2 Sanitary facilities

The entire fresh water and waste water pipes will be renewed. The downpipes will be installed as sound insulated, flame-resistant plastic pipes. The connection pipes of the property are to be installed as plastic or copper pipes. All fresh water pipes are to be installed in copper or composite pipes.

2.12.3 Electrical systems

Telephone connection cables must be laid from the basement into all apartments. A service provider will provide the connection to a cable TV network. Installation of the doorbell/door opening intercom system in all apartments. The standpipes must be newly installed, incl. centralized meter system. The electrical supply company's regulations shall apply for the execution of this work. The standpipes shall be installed in wall. Three new meter panels shall be installed separately for the common lighting, elevator and heating. Incl. camera system, monitor installation possible for a surcharge.

2.13 Roof construction, roof covering and roof extension

Roof construction

Repair work and completion of the roof truss by carpenter in line with structural requirements, incl. impregnation of new wooden parts to be installed to protect them against damage by vegetation and vermin. Repair of the roof boarding in flat roof sections.

Roof covering

a) Sloped roofs: Sarking membrane nailed down on to the rafters. Counter lathing 4/6 cm along the rafters on the aforementioned sarking membrane. Roof tile covering with the necessary moulded bricks for ridges, apexes and blowers, colour: in acc. with official specifications, on battens 4/6 cm.

b) Flat roof: sealing using polymer bituminous sealing from a German brand name producer, top layer with slates.

c) Cladding on roof structures in titanium zinc, incl. the necessary ventilation openings, with substructure made of wood.

d) Rain gutters, downpipes, etc. – see item 2.4.

e) Snowguards, circumferential, ladder hooks, safety equipment for chimney sweep, step treads, roof beams and protective railings in hot dip galvanized design and in compliance with item 2.9.

f) Roof outlet for chimney sweep acc. to planning.

Attic extension

a) Ceiling: Inspection, refurbishment and reinforcement of the wooden beam ceiling acc. to structural requirements. Fire-protection quality acc. to building permit.

b) Roof terraces: Boarding with screed on sloped areas 1.5 to 2%, moisture barrier, insulation with protective layer, drainage slabs, pavers in gravel bed, each with floor drain and overflow. Terrace doors as balcony doors in line with planning.

c) Roof windows: Velux Thermostar or of equal quality with covering frames.

d) Interior walls in dry construction with C profile construction, openings and wall ends with UA profiles, with plasterboard panels, planking on both sides 2 x 12.5 mm, impregnated in humid spaces.

e) Partition walls in apartments as above, however doublewalled.

f) Cladding of interior roof with thermal insulation fitted between rafters 18 cm, thermal conductivity category WLG 040, vapour barrier and 15 mm plasterboard panels (F30).

g) Interior plaster and paintwork: Masonry with gypsum-lime plaster and priming, dry construction walls, primed. Wallpapering using standard woodchip, painted using water-based paint, white.

h) Floor structure: rough T&G boarding on joists, separating layer, mineralbased insulation against foot fall, dry screed or cement screed where necessary.

i) Floor coverings: living rooms and bedrooms as well as halls: floors made of at least 14mm brand-name, readymade parquet flooring, top layer 4mm, oak, gross material price 30.00 €/m², on separating layer insulated against foot fall or elastic bonding with matching wooden skirting boards. Kitchens: stoneware floor tiles; gross material price 15.00 €/m², with matching skirting boards. Bathrooms: granite floor tiles, laid alternatively light/dark in chessboard pattern, gross material price 33.00 €/m².

j) Bathroom fittings: Washstands and WCs, front-wall installation system, upper covering with granite tiles that match the floor. Washstand 60 cm, make: Keramag Renova 1, white, single lever mixer tap, wall-suspended washdown toilet with front handle, steel enamel built-in bath tub approx. 175 x 70 cm with handles, shower hose 150 cm, shower head – Hans Grohe Selecta Nova, Unica rod 88 cm.

k) Heating: Connection to the new central heating system with panel radiators, as hand towel radiators in bathrooms.

l) Electrical fittings: Also surface switches or similar, pure white, supply lines installed in wall. m) Other fittings in the attic same as in the apartments described.

2.14 Elevator system

Installation of two passenger elevators with 4 stops in line with planning. KONE MonoSpaceTM system or of equal quality. Load-bearing capacity at least 320 kg/4 passengers. Complete emergency alarm system KoneXion or equal quality as automatic emergency alarm system.

2.15 Exterior facilities acc. to plan for open surface areas

The courtyard surface areas must be desealed and landscaped with plants. The existing light wells must be repaired. Waste container room to be extended acc. to planning and official requirements. Bicycle storage room to be produced as above. The pathways will be bordered using border stones 10/20/100 cm and laid with concrete paving acc. to manufacturer's specifications. Necessary steps as above. Landscaping using lawn: The green areas must be sown with grass seeds (Berlin Tiergarten mixture) and landscaped with plants. All plants must have a growth guarantee. When designing the courtyard areas, official requirements may have to be complied with. Outside water taps for watering the lawn must be installed in sufficient numbers.

2.16 Cleaning the building

The entire building and facilities must be properly cleaned before handover and/or before occupancy.