

TECHNICAL SPECIFICATION

The Landmark

BASIC INFORMATION	Building owner	The Landmark Building a.s., Šumavská 519/35, Veveří, 602 00 Brno IČO: 031 50 895	
	Building	The Landmark Brno, Koliště St. – Milady Horákové St.	
	Number of floors	8 above-ground floors, 2 basement levels	
	Parking	68 underground parking spaces beneath the building, • 4 parking spaces for persons with reduced mobility (1st basement level – 3 spaces, 2nd basement level – 1 space) • 1st basement level – 28 spaces • 2nd basement level – 40 spaces, of which 27 spaces in stackers for a maximum vehicle height of 2.0 m and a maximum vehicle weight of 3 tonnes • Stacker type: e.g. Wöhr Combilift 542-2, 6 comfort type, or equivalent • 1st basement level – 6 parking spaces prepared for electric-vehicle charging, Wallbox 22 kW type • CNG and LPG vehicles prohibited • No surface parking spaces	
STRUCTURAL DESIGN	Load-bearing system	monolithic reinforced-concrete frame	
	Grid module	Column spacing from 4.35 m to 8.395 m according to the typical-layout drawing, 1st and 2nd basement levels have capsule-shaped columns; 1st floor–mezzanine have circular columns of 500 mm and 600 mm diameter; along the perimeter walls of the 1st floor–mezzanine the columns are square 400×400 mm Parking-space dimensions from 2.5 m × 5 m to 2.7 m × 5.5 m (centre to centre). The vast majority of spaces are 2.7 m wide.	
	Structural height	2nd basement level – 3.00 m, 1st basement level – 3.8 m 1st floor – 3.9 m 2nd floor – 8th floor – 3.60 m	
	Imposed loads	Offices / consulting rooms / waiting rooms 250 kg/m² Corridors / staircases 250 kg/m² Terraces 250 kg/m² Commercial areas / retail 500 kg/m² Communal garages 250 kg/m² Plant rooms / technology 500 kg/m² Atrium – inner courtyard 250 kg/m² SDK partitions 80 kg/m² Terraces / roof terrace / roof 250 kg/m²	
	Clear height	3.17 m – 3.22 m in the office areas (2nd floor – 8th floor), min. 2.5 m in the corridor and back-of-house areas 3.47 m – commercial 3.82 m – café Other communal areas min. 2.6 m according to the architectural design	
	Staircases	One main staircase, connected to the lift lobby, serves for access and everyday internal circulation between the individual floors and at the same time for evacuation. A second staircase from the 1st to the 7th floor serves for escape and evacuation only. A further spiral staircase from the 1st to the 2nd floor serves for internal circulation between those floors.	
	Lifts	A total of 3 main lifts in 1 central core: 2× standard lift: 2nd basement level – mezzanine Maximum load	
		1 150 kg	

		Capacity 15 persons Speed 2 m/s Lift door dimensions min. w. 0.9 m, h. 2.1 m Car dimensions min. dimensions 1.4 / 1.1 m Number of landings 10 1× evacuation lift: 2nd basement level – mezzanine Maximum load 1 150 kg Capacity 15 persons Speed 2 m/s Lift door dimensions min. w. 0.9 m, h. 2.1 m Car dimensions min. dimensions 1.4 / 1.1 m Number of landings 10 Finish stainless steel, coated sheet metal For security reasons, lift operation will be by card / QR code with authorised access to the individual floors.
	Façade	lightweight curtain wall, structural aluminium façade with suspended glass-fibre-reinforced-concrete shells and decoratively perforated sheet metal, glazed with insulating triple glazing. Windows can be opened, fitted with a restrictor.
	Solar protection	Mechanically operated internal shading (screens) as part of the Developer's Standard.
BUILDING AMENITIES	Facilities for cyclists	Outdoor bike racks are located on M. Horákové St. There are also racks in the inner courtyard, where a bike shelter is monitored by a camera system. On the 2nd–8th floors, 1–2 changing rooms with a shower may be located on each floor.
	Facilities for building management	The entrance lobby contains a reception desk with an adjoining security control room, changing rooms, a WC and a kitchenette for building management. On the 1st basement level there are cleaning facilities. On the 2nd basement level there is a storage room for building management.
	Waste-management facilities	A separate room on the 1st floor accessible from the area next to the lifts or from the passageway next to the Customs Administration building. Fitted with standard containers for municipal and sorted waste.
	Storage for tenants	Only within their leasable unit.
	Catering	A café with light refreshments on the 1st floor, open from 08:00 – 18:00 with a capacity of approx. 51 persons and the option of outdoor seating in the inner courtyard, prepared for a hot kitchen.
	Lobby	Entrance hall / lobby with a spiral staircase and a green wall. Behind the reception desk there is a Balíkovna – a service for tenants providing postal services.
	Sanitary facilities	Fully equipped toilets, including 1–2 changing rooms with a shower on each floor.
BUILDING-PHYSICS PROPERTIES	Sound insulation	façade structure: 1st floor – mezzanine – R'w = min. 35 dB, excluding the revolving door at the entrance between floors: Ceiling above the 1st basement level – R'w = 52 dB Ceiling above the 1st floor – R'w = 52 dB Ceiling above the 2nd floor – 7th floor – R'w = 52 dB Ceiling above the mezzanine between leasable units: R'w = 50 dB excluding doors between a leasable unit and communal areas: R'w = 50 dB excluding doors maximum impact sound L'n,w max. 68 (normal)

BUILDING SYSTEMS	HVAC / cooling / heating	The highest cooling / heating and air-handling comfort on the market thanks to a solution using ducted induction units (assuming Work Class I. loading). Heat is supplied from the CZT distribution network to a heat-exchanger station in the building. For more details, see the OFFICE section.
	Sprinklers	A sprinkler system is installed on all floors.
	Electrical installation	The building is connected to high voltage via a new transformer station on the 1st basement level. The cabling from the main distribution board is shared, in a fire-rated vertical shaft. The main building routes are of busbar construction. Cabling in the offices: - visibly under the ceiling - under a raised floor for floor sockets and data cabling - at the concrete cores, openings are prepared for installations Vertical routing of data / operator cabling; a further independent route runs through an electrical shaft in the communal areas. LV distribution boards: an LV distribution board for the leasable section located in the LV switch room in the building's basement.
	Backup power	A diesel generator on the roof for the building's fire systems. UPS for the tenant's own needs supplied by the tenant.
	Lighting	Lighting requirements: offices500 lx reception300 lx car park75 lx All lighting is of LED construction.
	Electric-vehicle charging	3× 22 kW charging stations (on the 1st basement level, serving 6 vehicles in total), separately sub-metered consumption.
	Server rooms	The building has recommended spaces for tenants' server rooms. They are oriented towards the core, where there are openings for the installation of vertical routing of split units / data cabling / operators. Cooling of the server rooms will be handled by split units (a spatial reserve has been created for routing the refrigerant piping). Cooling of the server rooms is supplied by the tenant.
	Metering	In the building, consumption for cooling / heating / air-handling / electrical installations and water consumption in the communal areas is independently metered; on each floor, sub-metering with remote reading is fitted for the above-mentioned media, prepared for up to 4 tenants per floor.
	Television, radio	No – coverage of services is expected to be provided by the building's data connection.
	GSM signal	Equipment to boost the GSM signal of all 3 mobile operators in the offices, lift shafts and in the basement.
	Internal safety system	For fire alarm – EPS, in accordance with fire standards and regulations. The control panel is located in a room behind the building's back-of-house area and, via a PC extension / EPS visualisation, directly at the reception desk. Evacuation public-address system (ER) to the extent required by the PBR.
	Security system	CCTV Colour cameras with a view of the main entrance, the bike area and the passageway into the inner courtyard, the garage entrance and the lift lobby on each floor. Monitoring (located at reception) is housed in the security control panel and is recorded, stored for approx. 3 days. All cameras are IP (e.g. Samsung). ACS Installed card / QR system – to be specified according to the SLP designer's proposal. Building entrances, garage entries / exits, entrances to the office blocks – access to the building up to entering the offices will be contactless. EZS

		Monitoring of the escape doors in the inner courtyard and the façade facing Koliště. This system is supported by a camera system in the communal areas and in the car park. Monitoring is housed in the security control panel and is recorded / logged. Internal communication in the lifts is directly connected to reception (the security control panel) and further to a service line.
	Security control panel	In operation 24 hours a day, every day of the year; connected to CPPO – 1 person / unmanned at night. Central control • fire alarm signalling • camera system • access control
BUILDING CONNECTIVITY	Electricity suppliers	According to the current commercial offer of energy suppliers.
	Data operators – fibre-optic connection	Faster, Dial Telecom, Cetin
SYSTEM INTEGRATION	Access and reservation system, lift control	e.g. Sharry
RAINWATER MANAGEMENT	Water collection for irrigation / accumulation	a tank for collecting rainwater on the 2nd basement level an accumulation layer within the terrace build-up
COMMUNAL TERRACE, 8TH FLOOR	Walkable surfaces and furniture	according to the architectural design
	Landscaping	according to the architectural design
BUILDING GROUND LEVEL	Walkable surfaces	concrete paving
	Landscaping	Soil mounds, multi-stem low trees
	Furniture	Benches according to the landscape architect's design, a shelter for storing bikes
OFFICE Standard of the areas supplied as part of the tenant's "Fit-Out"	Floor	• raised floor in a 600 × 600 mm grid, 150 mm high. Standard: e.g. Lindner (Ligna – high-density chipboard panel) • heavy-duty carpet – carpet tiles 600 × 600 mm, wear class 33 (heavy commercial use), material 100 % polyamide, loop type. Standard: e.g. Desso
	Ceilings	• suspended grid ceiling on a metal single-level structure with shaped narrow grooved T-profiles (Ultraline 3500) in the corridors, where services run, and in the toilets. Elsewhere without a suspended ceiling. • 600 × 600 mm mineral-wool tiles, E15 semi-rebated edge, acoustic; supply of the complete structure including all accessories and adjustments, execution according to the manufacturer's recommendations. Standard: Rockfon Sonar; installation end fittings are built into the ceiling.
	Walls between office and corridor	Plasterboard partition min. R'w = 50 dB, doors min. Rw = 37 dB, glazed sections R'w = min. 47 dB.
	Shading	The windows are fitted internally with horizontal, manually operated blinds (screens), with the option of adding motorised control divided into sections.
	Imposed load	See the basic-information section / imposed loads.
	Lighting	Lighting requirements: see the building-systems section / lighting. LED standard: e.g. PHILIPS / Zumtobel / Thorn. Lighting control is divided according to the standard space plan into sections as follows: • areas designated for meeting rooms • the area designated for kitchenettes

	• corridor / hallway • the open-space area divided into 4 sections per floor according to the cardinal directions Any special luminaires in areas such as meeting rooms, "phone boxes", reception, focus rooms and kitchenettes (subject to Fit-Out design) are not part of the standard.												
Sockets	Sockets are located in floor boxes, according to the typical space plan as follows: 1 floor box per 15 m². Standard equipment of the floor box: 4× 230 V socket (with surge protection) 2 data sockets Power draw of the socket circuits: 200 W / workstation Floor box – e.g. OBO Bettermann / Legrand, 12 modules.												
Ventilation / air conditioning / heating	<table><tr><td></td><td>Winter</td><td>Summer</td></tr><tr><td>External – air temperature</td><td>–12 °C</td><td>32 °C</td></tr><tr><td>External – relative humidity</td><td>90 %</td><td>33 %</td></tr><tr><td>Internal – air temperature (office)</td><td>23 °C ±2.5 °C</td><td>24.5 °C ±1.5 °C</td></tr></table> Fresh air 37 m³/h/person Required humidity rel. humidity 40–65 % Area per person: 8 m²/person in offices, 2.5 m²/person in meeting rooms – the stated values apply to open space (of the floor area, 85 % office, 15 % meeting rooms); in other areas the number of persons is according to the specified layout. Cooling per person: 8 m²/person in offices, 2.5 m²/person in meeting rooms – the stated values apply to open space (of the floor area, 85 % office, 15 % meeting rooms); in other areas the number of persons is according to the specified layout. Heat-gain loading from IT technology 100 W / workstation. Cooling and air-handling: For adjusting the indoor microclimate: induction units with multi-way valves. The WC will be ventilated under negative pressure. In the designated server areas – provision for independent cooling (openings prepared at the concrete cores). Cooling of the server rooms is supplied by the tenant. Heating: in the office areas by induction units. Heat is supplied from the CZT distribution network to a heat-exchanger station in the building. The horizontal distribution is designed according to the anticipated division among tenants. Preparation of TUV is handled by local electric heaters; for the café, an electrically heated TUV storage tank with a volume of 120 l. Design temperatures for heating in the individual room types: • office areas: 22 °C • leasable unit / shops: 21 °C • changing rooms, WC: 22 °C Cooling / heating control by section according to the typical space plan as follows: • areas for meeting rooms • open space divided into 4 sections according to the cardinal directions		Winter	Summer	External – air temperature	–12 °C	32 °C	External – relative humidity	90 %	33 %	Internal – air temperature (office)	23 °C ±2.5 °C	24.5 °C ±1.5 °C
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Internal – air temperature (office)	23 °C ±2.5 °C	24.5 °C ±1.5 °C											
Individual terraces on the 6th and 7th floors	Timber decking on a batten frame. As an upgrade, it may additionally be equipped with greenery in planters according to the architectural design.												

Clarification regarding sanitary cores and kitchenettes:

The building provides the flexible option of positioning an additional sanitary core (WC, sluice sink, etc.) at the vertical shafts where the foul-sewer riser piping is located. As part of the standard solution, the Landlord provides the option of positioning tea kitchenettes at the cores with sewer riser piping. The kitchenette is not part of the standard. An above-standard (alternative) placement of a tea kitchenette outside the designated positions may be carried out at the tenant's expense, subject to approval of the proposed solution by the Landlord's main coordinator and the Landlord's

main architect, provided that the associated services are handled within the leased area and do not extend beyond the lease boundary. Routing sewer piping under the ceiling of the tenant on the lower floor is not permitted.

Note:

The Landlord reserves the right to modify the standard. The Landlord will inform the Tenant of any modification to the standard of the leased premises; communal areas on the above-ground floors and the basement levels are not considered leased premises. The building standard does not apply to the areas of the café and the commercial units. The information provided here regarding those areas is for information purposes only.