



HIRSCH
ACCOMMODATIONS

Resident's guide

Leidsekade 98-99-100-101-102

Derde Helmersstraat 7



Version: 8
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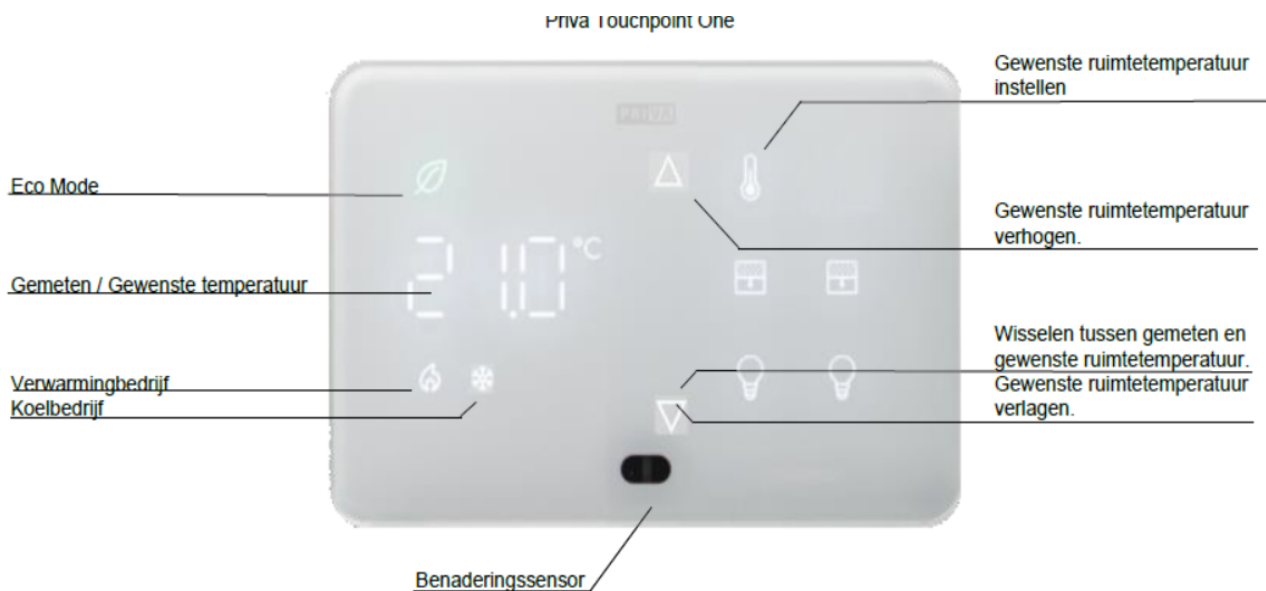
Practical tips for comfortable living

1. Heating

Thermostat

Your home is fitted with a low-temperature heating system and equipped with underfloor heating. Using the wall thermostat, you can set the desired temperature in your living space. For optimal operation of the underfloor heating and your own comfort, it is recommended to keep a constant temperature (preferably at 21 degrees). Underfloor heating is a so-called slow-acting system. When setting large temperature differences, it takes quite a long time to reach the desired temperature.

The wall thermostat can be used as follows:



EXPLANATION ROOM CONTROL

On the left side, the panel displays the measured and desired temperature. Underneath are the symbols for heating or cooling.

By using the temperature icon, it is possible to set the desired temperature and operating the arrows.

It is also an option to alternate between the measured and desired room temperature by using the bottom arrow.

Radiators

Also, your home is equipped with radiators under a few windows, type Jaga Strada wall. This is to reduce the flow of cold air into the living room. The heat can be adjusted by turning the radiator knob.

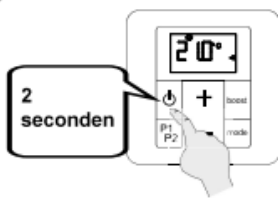
Electric towel radiator

The bathroom is equipped with an electric towel radiator, type Zehnder Toga. This towel radiator is installed with an electric RF control.

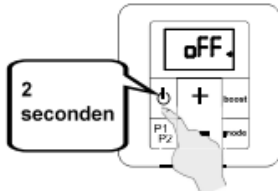


This works as follows:

AAN / UIT



- De afstandsbediening **licht op**: er klinkt een pieptoon.
- De afstandsbediening **gaat uit**: er klinken twee pieptonen. Het scherm OFF verschijnt.



- ⚠ Wanneer de afstandsbediening uitgaat, wordt de radiator of het handdoekrek uitgeschakeld.
- ⚠ De afstandsbediening kan slechts één toestel bedienen.

ON / OFF

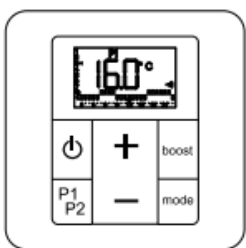
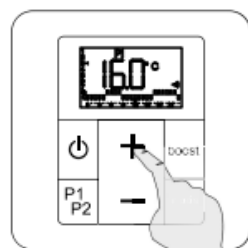
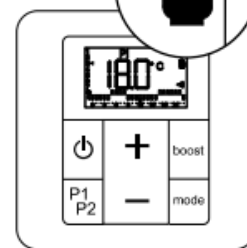
- The remote lights up: a beep rings.
- The remote turns off: two beeps ring. The OFF screen appears.

When the remote turns off, the radiator or towel rack is switched off.

The remote can only operate one device.

AANPASSING VAN DE TEMPERAATUUR

In de geprogrammeerde werkwijzen van uw apparaat (P1 of P2) is kan de werking van uw apparaat tijdelijk worden onderbroken door de ingestelde temperatuur te wijzigen.

De LED van uw ontvangerdoos licht geel op.

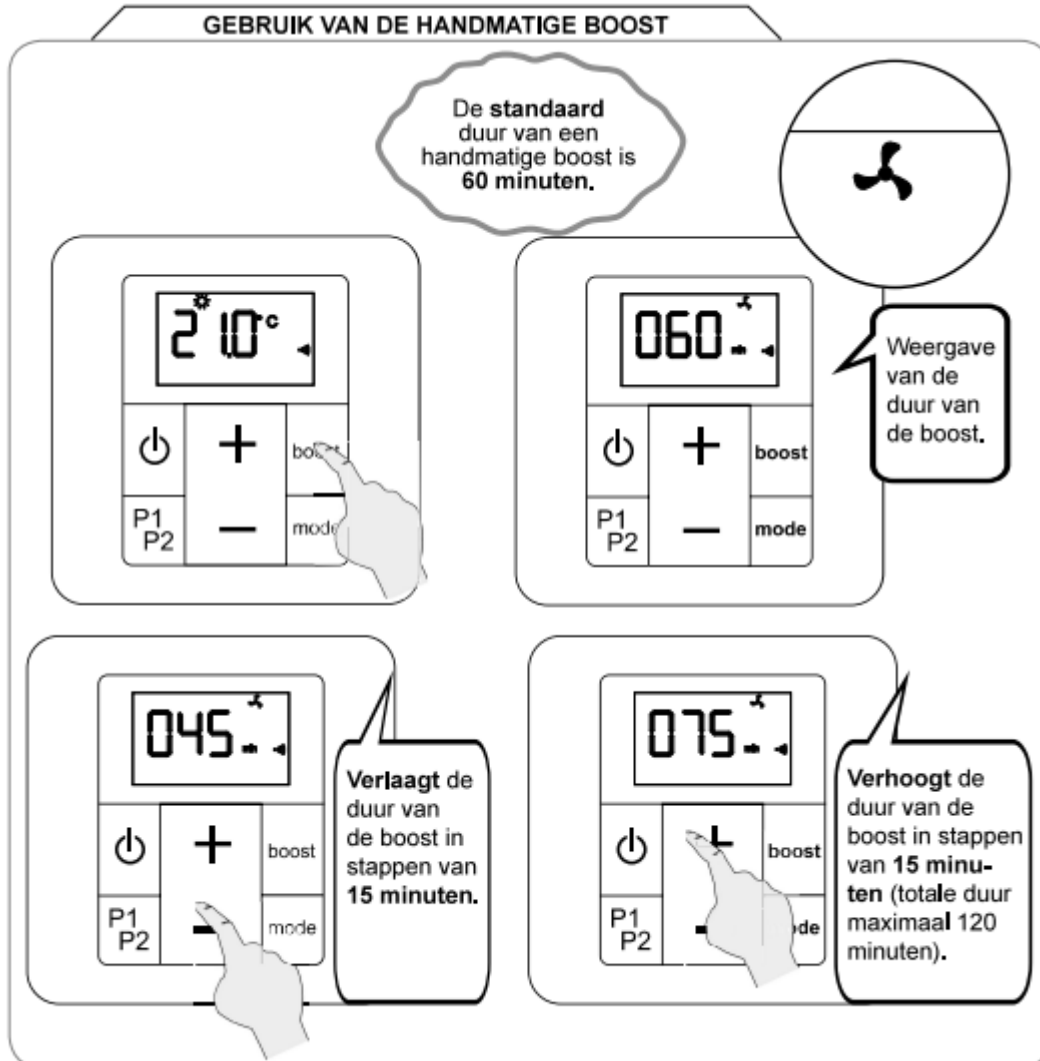
Deze onderbreking wordt opgeheven zodra de programmastatus (Eco / Comfort) wordt gewijzigd of de toets **mode** opnieuw wordt ingedrukt.

TEMPERATURE ADJUSTMENT

In the programmed operating modes of your device (P1 or P2), the operation of your device can be temporarily interrupted by changing the set temperature.

The LED of your receiver box will light up yellow.

This interruption is lifted as soon as the program status (eco / comfort) is changed, or the 'mode' button is pressed.



USING THE MANUAL BOOST

The default duration of a manual boost is 60 minutes.

By clicking the 'boost' button, the display shows the duration of the boost.

When pressing the '-', the duration of the boost can be lowered in steps of 15 minutes. By pressing the '+' button, the duration of the boost can be extended in steps of 15 minutes (with a total duration of the boost for a maximum of 120 minutes).

More specified functions can be found in the RF operator's manual.
You have received this upon entering your new home.

Quooker

In your kitchen, you will find a Quooker. A Quooker is a kitchen tap that can produce boiling water instantly. All Quooker taps are equipped with a double-push-and-turn handle. Due to this control handle, a Quooker tap never produces boiling water accidentally. To access the boiling water function, the handle must be pressed down fully, twice, then rotated to start the flow.

2. Vent

Your home is well insulated and airtight. In addition to saving energy, this ensures a pleasant indoor climate without any draughts. With today's airtight building methods and ideal gaps between doors and windows, you need to ensure proper ventilation of your home yourself. The operation and functioning of the balanced ventilation system is explained in more detail below.

Mechanical ventilation with heat recovery (MVHR)

Air ventilation is controlled independently in each room. For this end, the kitchen, living room, bedrooms and bathroom are equipped with ventilation units. These units ensure that the warm return air preheats the newly supplied fresh air. During ventilation, up to 80% of the heat is retained in the room.

Operation ventilation system

To achieve a good living environment in your home, the various rooms are equipped with CO2 sensors. The CO2 sensor is used for demand-dependent ventilation.

Rear windows

Both on the front facade, and on the rear facade, your flat is fitted with rear windows. These rear windows insulate the entire window, creating a pleasant indoor climate. The rear windows also provide good sound insulation. The rear windows at balconies and 'french' balconies can be opened. The friendly request is not to open the other rear windows, these should only be opened when performing cleaning activities. It is also not necessary to open the rear windows as the entire house is ventilated with mechanical ventilation with heat recovery (MVHR).

This is not an air conditioning system.

3. Electrical installations

Intercom

If a visitor rings your doorbell, the transmitting audio signals immediately (1x) and the video image appears. After 1x, the ringing signal stops, and you have approximately 60 seconds to answer the call by pressing the h button. After these 60 seconds, the call expires, and the system returns to idle.

After taking the call, the audio is activated after about 1 second and you have a guaranteed call time of 1½ minutes. Please note that you must end the call yourself by pressing key h.

If you do *not* wish to admit the visitor; Press key h, the system is at rest.

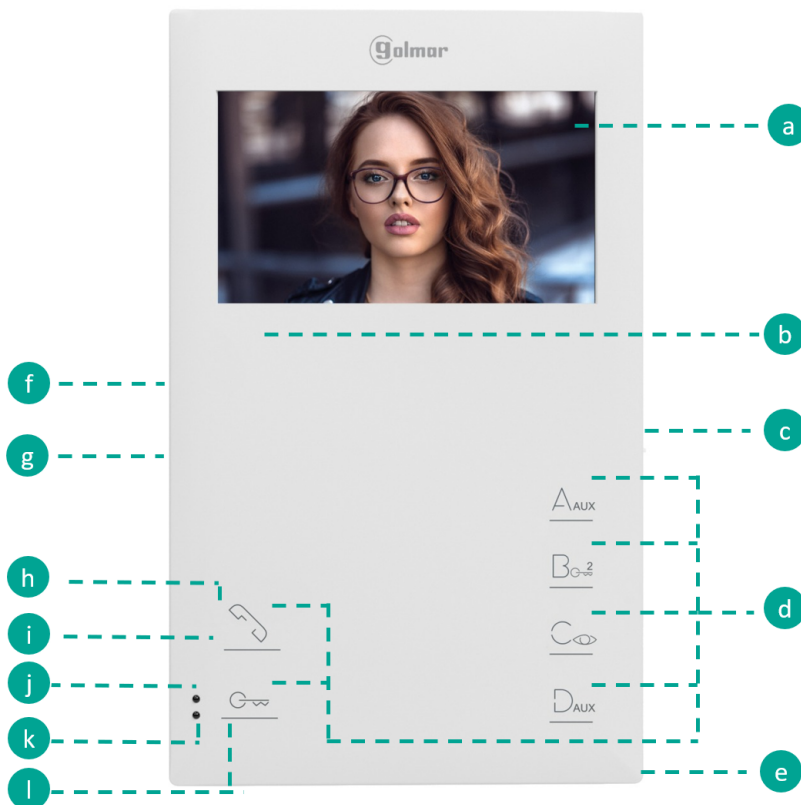
If you *do* wish to admit the visitor; Briefly (approx. 1 second) press the door opener button l, then press button h, the system is back in rest.

When a storey call is connected to the unit; You will hear an electronic signal which sounds different from the call signal from the outside door panel; Someone is at the front door of your flat.

If your front doorbell rings during a call, this signal will be heard in the background through the receiver.

Using slide c, the call volume can be set to maximum, minimum and silent. **Please note:** You cannot be reached in Silent mode!

- a. 4.3" TFT colour display
- b. Communication with T-position hearing aids
- c. Call volume: maximum, minimum and silent
- d. Function keys
- e. Microphone
- f. Brightness slider
- g. Colour/contrast slider
- h. Record/end call button
- i. Monitor status LED:
 - Red = night mode(no sound)
 - Yellow/red flashing = call during night mode
 - Green = call
 - Flashing green = during conversation
- j. Status LED :
 - Flashing yellow = Programming mode
 - Flashing green = Dipper mode
 - Red = Status main door
 - Flashing red = second door status
- k. Status LED:
 - Off = at rest
 - Green = during call
 - Green = during conversation
- l. Door release button



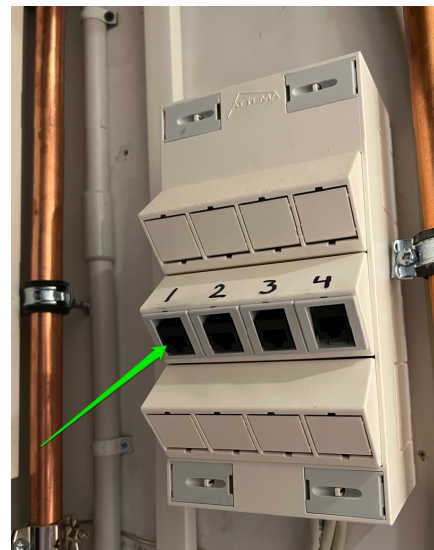
Lighting and dimmers

Your flat is equipped with lighting and dimmers. Lighting can be controlled with on/off switches. Dimmers can be controlled by turning on the light with the switch. You then have to hold the switch down. The light changes from bright to soft light the longer you hold the switch.

The longer you hold down the switch, the softer (less bright) the light will become.

Internet and data connections

Each apartment is equipped with Internet and data connections, these are marked in yellow in the floorplan. Each apartment has wifi. In the meter cupboard there is a paper with the wifi name and password, as well as a QR code to connect directly.



Green arrow indicates that an Ethernet wire / CAT45 cable can be used to connect the router to the patch panel. For convenience, we will now continue to use the term "internet cables" for the Ethernet wire / CAT45 cable to keep it simple.

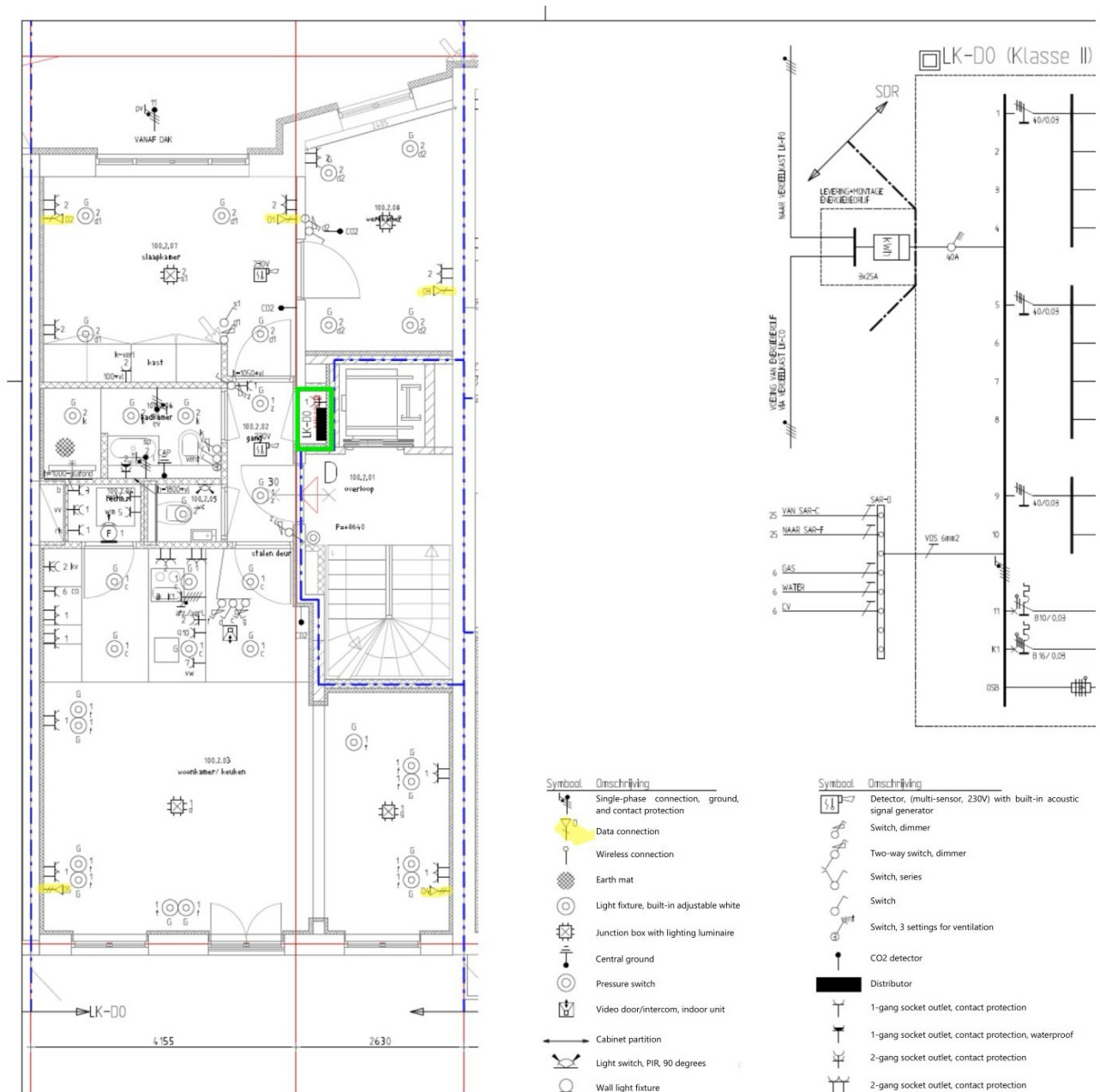
In the rooms, all data connections are numbered. In the example below 3.



Once all ports of the router and switch are wired with internet cables, the following can be connected to the data connections in the rooms:

- Television
- TV receiver
- Playstation 5 or Xbox
- computer
- notebook
- etc.

This has the advantage that the speed/bandwidth over a fixed data line is about 20 times higher.



4. Trash collection

A black residual waste container will be placed on Leidsekade every morning from Monday to Friday, between 07:00 and 10:00. The container is supplied by Milieu Service Nederland. Emptying will also take place every morning from Monday to Friday. We want to prevent waste from continuously lying around the Leidsekade and prevent vermin. A cleaner environment with a more aesthetic appearance is the goal.

Please note! Your household waste may only be placed in the container from Monday to Friday from 07:00 to 10:00. After 10:00 and during the weekend it is not possible to put your waste in the container or on the street. In order to monitor the situation properly, it is important that you keep to this appointment.



5. Cleaning

Regular cleaning

Each apartment has mandatory cleaning every two weeks. Included in this regular cleaning* is:

Kitchen work:

- Wet wiping of the countertop and island;
- Vacuuming and mopping the floor;
- Wet wiping of the outside kitchen cabinets;
- Wet wiping of down the stove;
- Wet wiping of the sink;
- Removing any spider rags;
- Making the low edges and ridges dust and stain-free.

Bedroom/study work:

- Vacuuming the floor;
- Slightly damp mopping of the floor;
- Wet wiping of the window sills and other edges and ridges;
- Changing the bed linen * (if desired and linen is ready);
- Wet wiping of the outside of the cabinets;
- Removing any spider rags.

Toilet work:

- Cleaning the sink;

- Cleaning the toilet bowl;
- Cleaning the splash zone walls;
- Cleaning the floor;
- Wet wiping of the door.

Bathroom work(s):

- Cleaning the floor;
- Wet wiping of the shower (walls) and bath;
- Wet wiping of the outside of the cabinets;
- Wet wiping of the mirror;
- Cleaning the shower drain;
- Wet wiping of the door.

Living room work:

- Vacuuming the floor;
- Slightly damp mopping of the floor;
- Wet wiping of the window sills and other edges and ridges;
- Wet wiping of the outside of the cabinets;
- Removing any spider rags.

* Make sure the apartment is tidy, the kitchen counter is empty and clean bedding is ready.

End cleaning

At the end of the rental period, there will be an end cleaning**.

** End cleaning is not included and the costs ranges from €275-€300 (including VAT) provided the apartment is left in a tidy condition.

The end cleaning consists of a regular cleaning plus:

Kitchen work:

- Wet wiping of the exterior and interior (kitchen) cabinets;
- Thoroughly cleaning the oven (inside) and refrigerator (inside);
- Wet wiping of the stove and polish glass;
- Cleaning the washing machine (residue tray and door edge).
- Degrease extractor

Overall work:

- Window cleaning on the inside
- Cleaning skirting boards
- Dust corners in rooms
- Deep cleaning bathroom and toilet (descale)
- Clean doors and handles
- Deep clean rugs (if necessary)
- Deep clean mattress (if necessary)
- Deep clean couch/chairs (if necessary)

Cleaning Schedule

Monday (even weeks)

7 A morning
7 B morning
7 C afternoon
98 A afternoon

Tuesday (even weeks)

100 A morning
100 B morning
100 D morning
100 C afternoon
100 E afternoon
100 F afternoon

Wednesday (even weeks)

101 F morning
101 E morning
101 D morning
101 C afternoon
101 B afternoon
101 A afternoon

Thursday (even weeks)

102 A morning
102 B morning
102 D afternoon
102 C afternoon

Friday (even weeks)

98 B morning
98 C morning
98 D morning
99 A afternoon
99 B afternoon

Window cleaning

Every 3 months the windows are cleaned inside and outside.

This will happen on the first full week of the months

- January
- April
- July
- October

6. Contractors and suppliers

Property Manager:

Urban Homies B.V.
beheer@urbanhomies.com
020-2617463
www.urbanhomies.com/beheer

Cleaning company:

Te Paske
Heemraadschapslaan 102C
1181 VC Amstelveen
020 - 337 67 68
info@tepaske-bv.nl

Building contractor:

Salverda Bouw B.V.
Industrial road 13
8084 GS 't Harde
0525 - 65 16 66
<https://salverda.nl/>

Installations Heat Pump, Air Treatment, Heating and Plumbing:

Breman Utiliteit Zwolle BV
Jurjan Veenstra
A Pascalweg 2, 8013 RC Zwolle
T Direct 088 - 886 04 68 | T General 088 - 886 04 00
E j.veenstra@breman.nl | I www.breman.nl

Electrical installations, Lighting, door intercom:

SDR Elektrotechniek b.v.
Sander Uiterwijk
Propeller Street 1-5
1059 CB Amsterdam
+31 (20) 5110882
sander.uitewijk@sdr.nl
<https://www.sdr.nl/>

Kitchen:

Keller kitchens / BMN

Architect:

Studio C Architects B.V.
Christian Bouma
Sarphatistraat 370
1018 GW Amsterdam
T: +31 (20) 205 01 21