

“PALEJAS” RESIDENTIAL BUILDING COMPLEX

Residential building constructions

Foundations: cast in-situ reinforced concrete strip foundations in combination with prefabricated reinforced concrete foundation blocks, columns with reinforced concrete column foundations. The outer perimeter of the foundations is insulated with 100 mm thick extruded polystyrene foam.

Load-bearing external walls: aerated concrete block wall 300 mm with mineral wool thermal insulation 150 mm. Exterior walls: painted pine/spruce finishing boards of grey colour. Window areas are finished with sheet of dark grey colour.

Slabs: prefabricated reinforced concrete floor panels 220 mm thick covered with sound insulation layer.

Partitions: between apartments and common areas – aerated concrete block wall with plaster. Between apartments – additional sound absorbing cladding with intermediate layer filled with mineral wool.

Apartment partitions: double cladding plasterboard partitions with mineral wool filling 100 mm.

Roof: roof structures of double-sloped prefabricated wooden panels with metal valcprofile covering.

Balconies: prefabricated glued wooden structures with a wooden corner column. Handrail filling: timber board elements/metal railing.

Interior stairs: prefabricated reinforced concrete staircase with metal railings.

Windows: PVC 3-pane windows in apartments, frame tone in the exterior – anthracite grey, in the interior – white. In the staircase – aluminium facade system coloured in grey on both sides.

Exterior doors: insulated aluminium doors. Locked from the outside with a key and opened from the inside with a handle, intercom without camera.

Environmental accessibility requirements for entering the building: the ground floor apartments have wheelchair access.

Apartment arrangement, finishing

Flooring in the hallway, living room, kitchen area and bedroom: laminate, including sound absorbing interlayer.

Flooring in the bathroom and anteroom: ceramic tiles, waterproofing.

Balcony flooring: composite material membrane, wooden terrace board or mosaic decking.

Ceilings in living areas: to improve the acoustics between apartments – suspended light-profile frame with plasterboard cladding (1 layer), puttied and painted with water emulsion paint.

Height of finished ceiling: 2.50–2.55 m.

Wall finish in the hallway, kitchen, living room and bedroom: plasterboard, painted with water emulsion paint, lightweight concrete wall with plaster, puttied and painted with water emulsion paint.

Wall finish in the bathroom, WC rooms: waterproofing, stone tiles, puttied and painted with water emulsion paint.

Plumbing: sanitary units are equipped with stone bathtub or shower area with water draining collector in tile floor, bathtub and shower faucet Oras or analogue, Villeroy & Boch or analogue

built-in ceramic toilet bowls. Sanitary units have built-in water and sewerage connection points for a washing machine and sinks, the area above the sink has a power outlet for mirror cabinet lighting. Sanitary units are NOT equipped with sinks, cabinets, shower trays or shower glasses.

Kitchen: the project provides water, sewerage, electricity connection points for kitchen appliances. Kitchen appliances are not included.

Electricity: distribution cabinet, electrical sockets, light switches, lighting fixtures are not included.

Internet, TV: possibility to connect internet and TV to the communications built in apartments.

Ventilation: each apartment has an individual ventilation system with recuperator, which provides fresh air intake and exhaust.

Apartment front door: wood/metal-laminated, with handle and lock.

Apartment interior doors: wood-laminated, with handles. Doors in sanitary units have lock on one side.

Engineering networks

Heating: the building has power-consuming heating system with an individual Toshiba heat pump in each apartment. Premises with heated floors.

Water supply: centralized water supply and sewerage with connection to Mārupe city water supply system. Each apartment has water consumption meters for cold water with remote reading function.

Electricity: each apartment has its own power consumption meter in the common electricity meter cabinet located on the ground floor.

Ventilation: each apartment has an individual ventilation system with recuperator, which provides fresh air intake and exhaust. Each kitchen has an 160 mm opening in the wall for connecting individual cooker hoods (when designing the kitchen, provide a non-return valve between the opening and the hood). The exhaust in sanitary unit is connected to the general recuperation ventilation system of the apartment.

Telephone, internet, TV: the building and apartments have connections to TeT Ltd data cable.

Security measures: the building is equipped with a local automatic fire alarm and smoke protection system in accordance with regulatory requirements.

Furnishing

Stroller/bicycle storage: on the ground floor of the building there is a storage room for strollers, sleds and bicycle in the entrance niche or under the stairs, while in the territory, there is an open bicycle storage for 4 bicycles. The building does NOT have a separate storage for personal belongings.

Fence: the territory along the red lines of the plot is delimited by a metal 3D panel fence, pedestrian gate with a code, car sliding gate with dialling system or remote control (each apartment receives one remote control).

Parking spaces: 1 parking space is included for each apartment. Approximately 5-6 additional parking spaces are available for each house for additional fee.

Pedestrian walkways, parking lots: paving.

Greenery: trees and shrubs are planned in the territory.

Children's playground: soft rubber children's playground with swing and sandpit is built in the territory.

Benches: there are 2 benches in the front yard of the building next to the pedestrian path and one – next to the children's playground.