

18A Baznicas street, Riga
PROJECT TECHNICAL DESCRIPTION

Building

7-floor dwelling building with a cellar;
The 1st floor features a lobby, resident club premises, and a small area for lease (area for a shop or services);
20 apartments are located on floors 2 to 7;
Apartment sizes: from 53.9 to 156.3 m²;
Height of the dwelling premises in the apartments – 3.0 m;
The cellar provides individual stock rooms for the residents of the building;
The building is equipped with a comfortable elevator

Bearing and limiting constructions

Bearing structure of monolithic reinforced concrete insulated from the outside;
With triple-pane energy-efficient windows that can be opened (Ust 0,6 W/m²K, window Rw at least 40 Db) in sustainable aluminium frames;
Aluminium façade system with openable sections and triple-pane glass (Ust 0,6 W/m²K, system Rw at least 40 Db);
Balconies with forged or composite material railing and larch cover

Functionality of planning

A part of the 1st floor and cellar of the building is dedicated to commercial premises for lease, which will not be related to public catering.
The second part of the 1st floor is dedicated to a large lobby of the dwelling part of the building.
Adjacent to the lobby are a club with a library and a small bar for the residents of the building, which can be used for business meetings by day and for residents' communication and leisure by night.
The common areas of the dwelling part of the building will be fully finished and equipped with necessary devices and furniture. The lobby and the club premises will also be fully furnished.
There will be a workplace of the building administrator (conciierge) in the lobby.
Apart from technical premises, the cellar of the building will allocate small stock rooms of the residents for storing large sport equipment and similar items.
The staircase is located behind the lobby and it includes an express KONE elevator with designer finish for 6 persons. The elevator is equipped with a belt drive, which makes operation of the elevator very quiet. The staircase was built according to an individual design.
There are 4 apartments per floor on floors 2 to 5, and 2 apartments per floor – on floors 6 and 7.

Finish

Common areas : Natural stone, rare wood species, designer objects and décor elements.

Apartments

All apartments in the building are built with full internal finish:
Floors: valuable oak (a light shade) or walnut (a dark shade) parquet boards, high skirting;
Tiles: designer tile collections (Italy, Spain);
Walls: painted walls in the dwelling rooms, designer wallpaper in the bedroom, decorative wood panel walls in the hall;
Doors: wooden doors (H = 2,40m) with high-end fittings and hidden hinges;
Bathroom fitments: Villeroy&Boch, Grohe, ROCA, Huppe, Laufen;
Heaters: Jaga, with regulation options;
Built-in ceiling lamps;
Ceilings are decorated with moulding, lamp rosette.
Kitchen, furniture, and hanging lamps are not installed.



Energy-efficiency and comfort

Building management system

The building management system will ensure digital recording, storing, and summarising of the core parameters in a unified apartment maintenance bill, which will include energy resources consumed, security, and maintenance costs. This will allow transferring all relations and settlements with service providers from apartment owners to the building manager.

Heating

The building is connected to the centralised city engineering systems, including the heating network of AS „Rīgas siltums” (heat carrier – water), commercial recording of which is registered at the connection point to the building. Both centralised and local temperature regulation options are available. Increased heating capacity convectors Jaga are used to deliver heat.

Lighting

Energy-efficient two-level lighting system is installed in the common premises of the building: the minimal work mode is activated by a twilight sensor and full work is activated by movement sensors in corridors and staircases. Energy-efficient installed background light with LED bulbs will be installed in the apartments.

Electricity

Three-phase power supply with even distribution of power by phases is installed. Each apartment is equipped with digital power meters that operate within the unified power metering system of the building and allow remote access for reading the meter figures.

Ventilation

To save energy and ensure maximum comfort, each apartment features an autonomous ventilation system with a possibility to programme recuperation and different work modes, use of which will allow renewing up to 90% of the energy used for ventilation and, therefore, substantially saving heating energy.

Water supply

Hot water supply system is created based on the circulation system principle and the hot water consumed is recorded nearby the actual consumption location, which allows substantially decrease water consumption and pay only for the hot water consumed.

Cooling

Despite the high energy-efficiency level of the building, all apartments on floors from 2 to 5 will be prepared for installation of an autonomous fancoil cooling system in addition to the autonomous ventilation system. The installation will include building the cold conductors, condensate withdrawal system conductors, and power supply and management cables for the external blocks. Owners of these apartments will be able, at their discretion and without conducting construction works, to establish an autonomous SPLIT system in their apartments, Apartments on floors 6 and 7 will be equipped with the SPLIT cooling system during the construction works.

Low power networks

Each apartment will be supplied with internet connection (up to 10 GB/s) and there will be connection points for data transfer, telephone, and IPTV. The optical cable will be installed in each apartment and will ensure high-speed internet (including Wi-Fi) and digital TV in HD quality, digital telephone line.

Security

Access control

Access control in the building is ensured by a entry phone system the street module of which is equipped with a chip reader, a keyboard supporting the code key function, and colour camcorder allowing to call a certain apartment or the building supervisor. High-resolution touch-screen entry phone panels are installed in the apartments and ensure not only letting visitors in but also a possibility to contact the building supervisor.

Fire protection

The building is equipped with a centralised fire alarm both in the common premises and in the apartments. Smoke detectors installed in the apartments are also connected to this system. In case of alarm, the signal is transmitted to the building supervisor and simultaneously to the rescue service, as well as it can be also transmitted to the security company or to the owner via SMS.

Surveillance

A surveillance system will be used for controlling the building perimeter and entry zone.

Sound system

A local sound system will be installed in the common premises of the building, which will ensure background music and voice notifications, if necessary.

Security

A centralised security alarm system is installed in the building with an individual management block in each apartment and sending of the signal to the supervisor, selected security company and optional sending of the signal to the apartment owner via SMS.