LOFTS & ROSEGOLD

STRELNIEKU 8
RIGA

Technical Description of the project

BUILDING STRUCTURES

The civil works know-how used for the new building:
Drilling of piles to the dolomite base and installation of the reinforced concrete structure.
Reinforced concrete frame, floor decks of monolithic concrete; outer walls of composite reinforced concrete and stack of gas-concrete blocks. Flat articulated roof of reinforced concrete covered with ceramic panels and tin roofing materials.

DECORATION OF THE FACADE

New building: ventilated facade surfaced with high-quality ceramic panels that are fastened on aluminium section, facade systems of bay window glazing, spacious balconies with glass fencing are covered with decking.

Historical building: renovated brick facade with restored period details and elements decorated with responds as well as semi-circular arched windows and doors. Gable roof covered with classic tin with folded profile.

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ENGINEERING AND TECHNICAL COMMUNICATIONS

HEATING SYSTEM: central heating system connected to the Rigas Siltums mains, heat convectors recessed into the floor of the apartments. A possibility of both centralized and local temperature adjustment is foreseen. The Heat Metering is individual for each apartment, the readings collection is performed via the Central Building Management System.

WATER SUPPLY AND SANITATION: central - city water supply, the hot and cold water counters are installed in each flat. The Water Metering is individual for each apartment, the readings collection is performed via the Central Building Management System. The Sewage System – sewage water draining is connected to the city main.

VENTILATING SYSTEM: the toilets, bathrooms and kitchens are equipped with the mechanical ventilation; the fresh air influx to the accommodations is performed via the vent pipes built into the exterior wall panels.

ELECTRICAL POWER SUPPLY: connected to the municipality power grid; each apartment is equipped with the power consumption meter, which is installed in the metering room located in the basement floor and the possibility of the readings collecting through the Building Management System.

DATA COMMUNICATION NETWORK: optical data communication net Lattelecom and separate CATV network.
The doorkeeper room and meeting-places equipped with designer furniture will be placed in the common lobby with the ceiling height 3.8 m on the first storey of the new building.

THE FLAT DOORS ARE SPECIALLY MANUFACTURED: fire-resistant doors (Ei30) with the height 2.4 m and veneered panels Bohman Riga Hardwoods with perfect noise prevention, hidden door hinges and aluminium fittings covered with copper (made in Germany).
The floor coating in halls and ladder finishing are manufactured of quality epoxy coating in a LOFT style.
The spacious noiseless elevator with custom design that was developed specially for this project (ceiling height in elevator cabin 2.40 m) will take the tenants to their flats.

LIGHTING: lighting fixtures and recessed LED-tape along the ceiling in the niches equipped with the motion sensors.

The tenants are guaranteed full security by means of the surveillance system video cameras, entry chip cards, custom built access gates opening using a remote control. Closed underground and overground parking equipped with technical ventilation, smoke exhaust system and fire alarm system.

BALCONIES: banisters with a filling of laminated glass and aluminum railings, which greatly improves the safety of the structure. Decking flooring. The lighting is provided at the balcony.

WINDOW SYSTEMS

We approach the choice of the window systems with special care. It is important for us to ensure the best sound insulation, thermal insulation and usage characteristics, while retaining the classic look of the facade of the Historical Building.

THERE ARE THREE TYPES OF THE WINDOWS FORESEEN BY THE PROJECT: The windows made without sacrificing historical forms in wood frames with triple-pane glass are provided at the facade of the historic building. General heat conductivity of window 1,1Mт2K.
2D glass units with the thermal conductivity coefficient of the facade system of less than 1,0 W/M2K (less than 0,6 W/M2K for the windows) is used for the structural façade glazing of the New Building. Wooden framed triple-pane glazing unit windows are used for the windows and balcony doors.

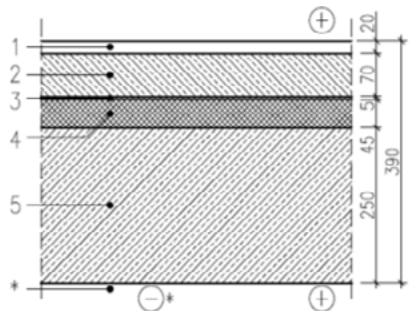
Thus, an effective system providing for a comfortable living environment and reducing the utility costs is developed for the Lofts&Rosegold Project.The windows are not only cost-saving and meeting the highest quality standards, but also complying with the Energy Efficiency Class A+. Only environmentally friendly timber and paints are used in manufacturing providing for the tenants´ and environmental safety.No Formaldehydes, Lead Carbonates or any other poisonous substances are used for impregnating the timber.

SECTIONS AND SPECIFICATIONS

Reinforced concrete floor decking, separation and interior walls provide for excellent sound insulation.

THE FLOORING SLAB PIE MAKE-UP:

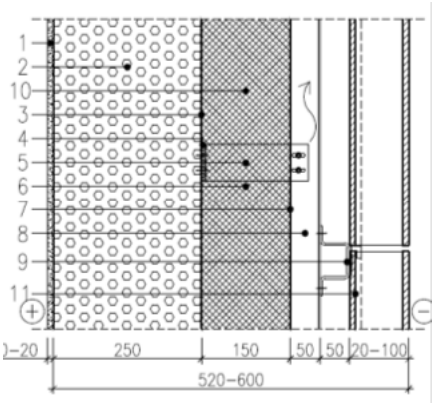
Fig. 1.



1. Parquet or tile
2. Dispersed reinforcement concrete – 60 mm
3. Polyethylene film
4. Thermo White Insulation – 60 mm
5. Metal deck slab - 200 mm

THE NEW BUILDING WALL PIE MAKE-UP:

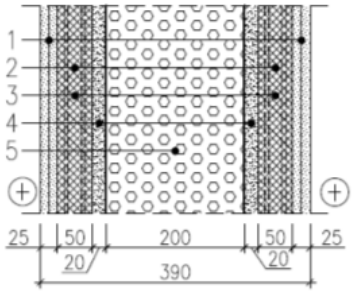
Fig. 2.



1. Decorative trim (plaster) - 10-20 mm
2. Gas concrete blocks AEROC ACUSTICS 250 mm
3. Facade glue mixture - 5 mm
4. Heat insulation layer
5. Zinc steel bracing
6. Thermal Insulation: PAROC EXTRA 150 mm
8. Air layer, elements of the insulated façade system fastening
11. Decorative ceramic plating of the façade finish – 30 mm

APARTMENT SEPARATING WALLS PIE MAKE-UP:

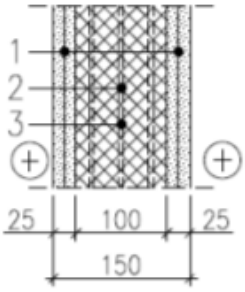
Fig. 3.



1. Bearing frame
2. Gypsum-cardboard sheet 2X12,5 mm
3. Sound Insulation: PAROC extra - 50 mm
4. Sound Insulation: plaster with reinforced grid - 20 mm
5. Claydit block work - 200 mm

INTERNAL WALLS PIE MAKE-UP:

Fig. 4.



1. Knauf GKB plasterboard plates 2 x 12.5 mm
2. Bearing frame
3. Sound Insulation: PAROC extra or equivalent – 100 mm

The materials are put into flats for mounting in accordance with the flat layout. The convectors installed into the flat of the floor make possible to control the temperature. Convectors produced by ISAN (Czech Republic). We also offer Microclimate Monitoring and Control System for use in the apartments. The Buildings are connected to the Rīgas Siltums and Rīgas Ūdens municipal system mains.

** Optional Features For the Apartment Owners' Choice (Extra Charged):*