STRUCTURES AND GENERAL INFORMATION

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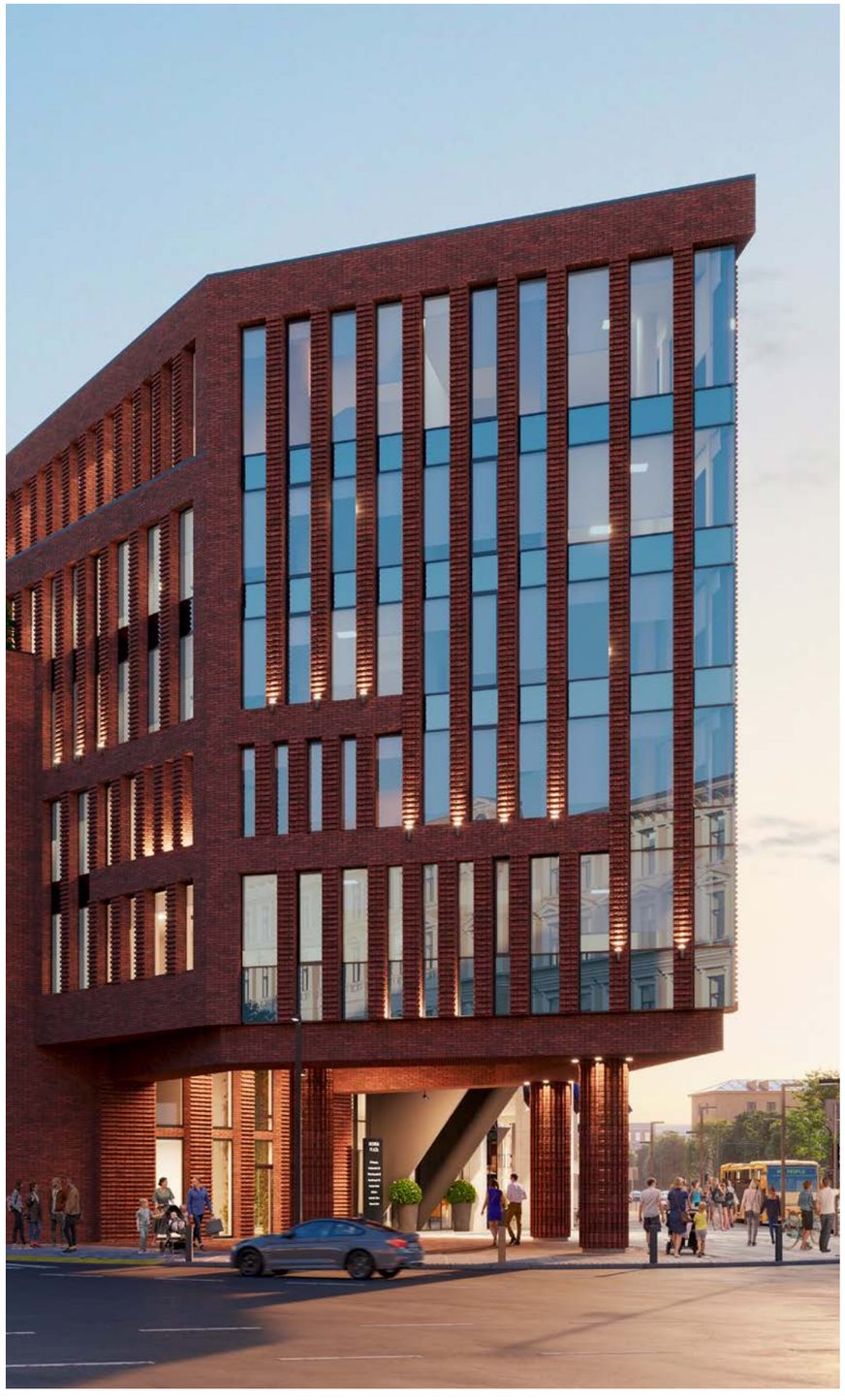

Building structure

The building comprises the following structures: pile foundation, a solid reinforced concrete foundation mat, solid reinforced concrete walls, solid reinforced concrete columns, solid reinforced concrete beams, solid reinforced concrete slabs, post-tensioned concrete slabs, precast reinforced concrete stairs.

Façade design solutions

The building is designed in line with the historic building heritage of the city centre. The façade combines three differently coloured materials: red, white, and grey formed by dark red bricks, decorative stone and ceramic tiles, and a combination of tinted and clear glass.

At night, the façade will be illuminated by decorative lighting to highlight the building's various details.

Building facilities

The space around the building is intended as an open-plan public space with flower beds, lighting, and small-scale architectural structures.

There will be terraces adorned with potted flowers and lamps in various spots on different floors. The floor of the terraces is designed as an extensive roof and will be complemented with concrete slabs and pebbles.

Office partition walls

Office partition walls are made of a 75 mm metal framework filled with stone wool (22 kg/m3) covered with double plaster-board on both sides. Walls in kitchens and bathrooms are covered with double moisture-proof plasterboard. In addition, there are glass walls made of 10 mm clear, hardened, laminated glass

Underground parking

The building comprises underground parking on two levels. The parking area offers 180 parking spaces for cars, including 12 parking spaces for people with mobility impairments, 9 spaces for energy-efficient vehicles, and 19 spaces for electric vehicles. Additionally, there will be a parking space for 122 bicycles.

The roof

The building has a flat roof with polystyrene foam thermal insulation. The roof will be covered with light-grey rolled self-adhesive material.

Thermal insulation and thermal conductivity of the building

A non-organic façade of mineral wool boards is used for the thermal insulation of the building.

Estimated thermal conductivity coefficients:

- walls – U=0.232 W/m2K,
- roof – U=0.130 W/m2K,
- windows – U=1.020 W/m2K.

Energy efficiency

The building has class A energy efficiency.

Soundproofing

Plasterboard walls between offices ensure 52 dB soundproofing.

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Ceiling

Ceiling height in the building at 2A Marijas iela:
1. floor 3.30 m
2. floor 3.08 m
3. floor 3.08 m
4. floor 3.08 m
5. floor 3.08 m
6. floor 3.08 m
7. floor 3.08 m

Ceiling height in spaces with suspended ceiling – 2.4 m.
Ceiling height in lobby areas – 6.4 m.

Ceiling height in the building at 2 Marijas iela:
1. floor 3.30 m, entrance area – 3.90 m
2. floor 3.08 m
3. floor 3.08 m
4. floor 3.08 m
5. floor 3.08 m
6. floor 4.80 m

Windows

The building features aluminium profile windows with triple glazing.

Doors

The building uses glazed aluminium profile exterior doors in entryways and shopping spaces.

Both veneered and glazed aluminium glazed doors are offered for offices.

Heating

A centralised heating system will be installed in the building. Convection heaters are used in lobbies, office units, office spaces, and conference rooms, whereas spaces with a glass façade will be heated by four-pipe chilled beams. A heated floor will be installed on the first floor. Four-pipe fan coils are used in commercial spaces on the first floor. Air curtains will be installed in commercial spaces located near the main entrances and in lobbies.

Ventilation

Office and shopping spaces will be served by numerous forced-air mechanical ventilation systems, separate mechanical exhaust systems, and mechanical inlet systems. The ventilation system is designed to the standard of an A class open-plan office. The office ventilation system is connected to the building's BMS.

Climate control

A comfortable interior temperature will be maintained in the summer by a centralised cooling system for the office and shopping spaces. The office climate control system is connected to the building's BMS.

Power supply

Power consumption in offices and shopping spaces will be monitored by means of meters that can send the data to the building's BMS. A power distribution box with a meter will be installed in each office. Interior lighting is located based on the space plan and lighting estimates. Power sockets in offices are located in accordance with the interior plan.

Lifts

Office spaces are connected with the underground parking with 10 lifts located in three different places throughout the building.

Security alarm, access control, and surveillance

Alarm and access control systems will be installed in public, shopping, and office spaces. A local alarm system will be installed in each office.

A CCTV system will be used for surveillance in entrance areas, public corridors, lobbies, in front of the building, in parking, and other areas.

Telecommunication network

A public telecommunication network (voice and data) and an optical backbone network with connection points in the tenants' spaces will be available in the building. The design of the optical telecommunication network enables each office to choose and connect internet services from a number of providers.

Fire protection measures

An automatic fire detection and alarm system and a central notification system will be installed in the building. The systems detect the signs of a fire and provide alarm notifications, and provide relevant information and notification for the staff and visitors in the building.

An automatic sprinkler system will be installed in the basement on Levels -1 and -2, in the parking area, in specific utility spaces, lift lobbies, and in the two main entrance lobbies on the 1st floor.