

Description of partial finishing of apartments and commercial premises (in B, C and E buildings, on 1st floors)

Baltupio g. 61A, Vilnius

Load-bearing structures of a building	<p>In the underground part – monolithic and/or prefabricated reinforced concrete walls and columns; prefabricated overlay panels covering with monolithic sections. The parking lot shall be provided with beams at passageways or driveways, minimum height from the floor at least 2.1 m (in separate areas the height may be lower; such areas shall be marked additionally. The load-bearing structures of the blocks of flats are prefabricated reinforced concrete walls and overlay, the outer walls – of three layers, insulated with Neopor according to the energy performance class A+ requirements.</p>
Roof	<p>Flat superposed, covered with a minimum of two layers of melted bitumen covering, insulated, and corresponds to the energy performance class A+. The rainwater run-off collection and guiding system is internal, connected to urban networks.</p>
Facade finishing	<p>Painted reinforced concrete, formation of decorative seams and other architectural elements.</p>
Windows	<p>Apartments and commercial premises are equipped with plastic-profile windows with two-chamber glass packages (3 glasses). Outdoor windowsills made of tin plate with protective coating. Indoor windowsills shall be installed by the buyer. Thermal resistance of windows meets the energy performance class A+ requirements.</p>
Doors	<p>Front entrance doors to staircase are metal frame, insulated, with glazed part. Doors to the apartment and commercial premises of the “Armoured” type with two locks, with an eyehole and number, the threshold is made of stainless steel. Entrance door from outside to commercial premises – a plastic profile system with glazed part. Inner doors and cases of the apartment and commercial premises shall not be installed.</p>
Staircase	<p>Reinforced concrete structures with handrails / armrest according to design solutions.</p>
Floors	<p>The entire apartment area, with the exception of sanitary units, has cement flooring levelling base with under-laying. The floor covering shall not be installed.</p>
Walls, partitions, ceilings	<p>Walls between apartments and commercial premises – assembled reinforced concrete – 20 cm thick. Reinforced concrete wall surfaces are made of natural concrete, non-plastered, unlevelled. Inner partitions between rooms (in commercial premises – between premises) – metal frame with 75 mm sound insulation filling and one plaster board on both sides. Partitioning not puttied, seams and connections not filled. Sanitary unit partitioning mounted of 50 mm metal frame, pre-filled stone wool, coated on both sides with two layers of gypsum cardboard. Height of the apartment premises from the levelling floor layer to the overlay is 2.75 m ± 10 cm. Gypsum cardboard ceiling is not installed. Overlays are not plastered.</p>
Balconies, terraces	<p>On balconies, the flooring cover made of concrete, with formed gradients in terraces of the 1st floor. Handrails – according to design solutions. Only of the 1st floor have terraces. Terraces are without fencing.</p>
Finishing of shared premises	<p>Shared premises shall be fully equipped with: Walls – decorative plaster / puttied and painted Ceiling – acoustic, suspended segment Flooring in halls / corridors covered with stone tiles, in staircase – concrete Handrails – made of steel, according to design solutions LED lights operated on motion sensors Installed mailboxes</p>
Lifts	<p>In each building – passenger lifts up to 630 kg of lifting capacity, and speed up to 1 m/s.</p>
Underground car parks	<p>Underground car park walls are made of monolith / prefabricated reinforced concrete. Flooring – concrete covering with marked parking places fitted with wheel-stops.</p>

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Territory	<p>The territory is fenced and access to it and to buildings is controlled. Parcel planted, with block paths and sidewalks, fire-fighting car access and yard lighting, according to the parcel plan part solutions.</p>
Energy and acoustic efficiency	<p>Buildings have energy class A + and acoustic class C.</p>
Heating	<p>Internal engineering networks</p> <p>Heat is supplied from district heating networks in Vilnius. Heat is produced in the boiler-room of the building – in the basement. Radiator heating, thermostat control is installed. In the bathroom, pipes are installed for connecting the combined heating coil pipe. The bathroom is provided with additional power connection for electric floor heating mat</p>
Ventilation	<p>Apartments are provided with for ventilation with a central ventilation system. Ventilation equipment is installed on the roof. Air from the apartment is discharged through air-ducts leading to the roof. A separate ventilation stand / air duct for exhaust hood is installed to which apartments are connected by reversing valves.</p> <p>Apartments and commercial premises are not equipped with distribution ventilation air ducts. A separate ventilation system with a recuperator is designed in commercial premises, and ventilation system in commercial premises is not installed. Only openings for air collection and discharge are installed.</p>
Electricity	<p>A separate system for measuring electricity is provided in shared premises, apartments, bicycle storage, auxiliary maintenance facilities and commercial premises. Apartments and commercial premises are supplied with power of 7 kW. An electricity switchboard is installed in apartments and commercial premises with automatic switches, relays and other electrical equipment.</p> <p>The apartment is equipped with electric installation according to the design, electric installation boxes are mounted (lights, switches, relays, sockets are tot installed), electrical cables are installed up to the installation site. No electrical installation is provided in commercial premises. Sanitary units of apartments and commercial premises have a mounting box for an electric towel dryer socket and electric floor heating mat.</p>
Water supply, wastewater	<p>Water supply is connected to the main urban water supply networks. Hot water is prepared in a heating unit.</p> <p>Cold and hot water meters for apartments and commercial premises are mounted in the staircase hall in collector cabinets. Pipelines are installed to the kitchen and the sanitary unit's room according to the design solutions. Sanitary equipment is not installed.</p> <p>Domestic wastewater pipes are installed up to future equipment of sanitary units according to the sanitary equipment layout.</p> <p>In order to ensure the design gradient of pipelines, sewage pipelines may be slightly above the levelling layer in less visible sections.</p>
Weak current	<p>There is a connection for irrigation of the territory.</p> <p>The staircase hall on each floor is equipped with a communication network distribution box, apartment and commercial premises – with an inlet box of communication networks, in apartments computer cables of category 5 are laid up to each room according to the design. Installation of communications in commercial premises is not provided.</p> <p>Autonomous fire alarm sensors are installed in apartments and commercial premises and the phone lock.</p> <p>The building is provided with an inlet for optic fibre internet for the supply of internet and TV services.</p>