

TECHNICAL DESCRIPTION

Engineering networks

WATER SUPPLY	Centralized city water supply. Each apartment has an individual meter for hot and cold water consumption with a remote reading function.
ELECTRICAL SUPPLY	Connection to the city electricity supply system. Each apartment has an independent electricity meter with a remote reading function and a 3-phase connection capacity. The apartments have built-in sockets, light switches, connection points for lighting, kitchen appliances and bathroom mirror lighting, and built-in basic lighting.
HEATING	Centralized city heating. The apartments, above-ground common areas, technical rooms and individual storage areas have underfloor heating system without visible radiators or floor convectors. There is electric underfloor heating in the bathrooms and saunas of the apartments, in the rooms - water circulation underfloor heating. The thermostats installed in the apartments provide the possibility of setting the desired temperature in the rooms. Each apartment has an individual heat energy meter with a remote reading function. The meters are located in the common hallway shafts of each floor.
VENTILATION	The apartments are equipped with a centralized mechanical supply-exhaust ventilation system with recuperation, which will ensure constant air circulation. The ventilation system will heat the supply air during the winter, and cool the supply air during the summer. Separate air ducts, not connected to the centralized ventilation system, have been installed in the kitchen areas for the connection of hoods. A mechanical smoke extraction system and a permanent exhaust system are provided in the underground parking lots
SAFETY	Video surveillance is installed in the property territory, in the courtyard and on the -1st floor near the entrance to the underground garage. All common doors are designed to be lockable. Entrances to the stairwells are equipped with a remote opening function, video intercom in each apartment and access control. The entrance doors of the apartments are equipped with a magnetic contact, security alarms are located in the common hallways. The apartments have a prospective connection point for the active security alarm equipment. In addition to all the opening parts of the windows, the apartments on the 1st floor have magnetic contacts, as well as motion detectors are installed in the apartments on the 1st floor. Each apartment has a local, autonomous, smoke signal detector with a battery
TELECOMMUNICATIONS	The apartments have data network sockets and a prospective optical network connection point for active equipment. It is possible to apply for the services of SIA "Tet".
FOUNDATIONS AND 2ND FLOOR CONSTRUCTION	Monolithic reinforced concrete foundation slab with waterproofing
EXTERNAL WALLS OF THE UNDERGROUND FLOORS AND PLINTH FINISHING	Monolithic reinforced concrete exterior wall, waterproofing membrane, extruded polystyrene foam thermal insulation layer, decorative plaster for the visible part of the plinth.
EXTERNAL WALLS OF THE GROUND FLOORS AND FACADES FINISHING	Three-layer prefabricated reinforced concrete panels with a load-bearing reinforced concrete layer, thermal insulation layer and decorative concrete layer on the facade

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Constructions

FOUNDATIONS AND 2ND FLOOR CONSTRUCTION	Monolithic reinforced concrete foundation slab with waterproofing
EXTERNAL WALLS OF THE UNDERGROUND FLOORS AND PLINTH FINISHING	Monolithic reinforced concrete exterior wall, waterproofing membrane, extruded polystyrene foam thermal insulation layer, decorative plaster for the visible part of the plinth
EXTERNAL WALLS OF THE GROUND FLOORS AND FACADES FINISHING	Three-layer prefabricated reinforced concrete panels with a load-bearing reinforced concrete layer, thermal insulation layer and decorative concrete layer on the facade
STAIRS, STAIRCASE FINISHING, RAILINGS	Precast reinforced concrete stair treads and landings. Top of stair landings with tile covering. Painted metal railings with wooden stringers
BALCONY	Exposed precast reinforced concrete slabs, built on a slope.
BALCONY AND 7TH FLOOR TERRACE RAILINGS AND PARTITION WALLS	Fiberglass composite profile frame with glass panels
1ST FLOOR TERRACE CONSTRUCTION AND FLOOR COVERING	Concrete paving with frost-resistant layer. Terraces above the underground parking are made of monolithic reinforced concrete. There is a lawn area and greenery in front of the terraces. The terraces between the apartments are separated by greenery. There is an exit from the terraces to the landscaped common area
7TH FLOOR TERRACE CONSTRUCTION AND FLOOR COVERING	Monolithic reinforced concrete sections, hollow precast reinforced concrete panels and precast reinforced concrete slabs. Composite decking boards with substructure
ROOF	Roof above the 7th floor: hollow precast reinforced concrete panels with local monolithic reinforced concrete sections, vapor barrier, expanded polystyrene (EPS) thermal insulation and slope forming layer, polymer-bitumen roofing. Internal rainwater drainage system with heated funnels
WALLS BETWEEN APARTMENTS	<p>Reinforced concrete block masonry wall, air gap on both sides and metal frame, sheathed with plasterboard in two layers and filled with rock wool insulation. There is the tile finish on the wall side in the sanitary units instead of the second layer of plasterboard, the first layer is moisture-resistant plasterboard. There are OSB boards or monolithic reinforced concrete walls on the wall side in the kitchen area instead of the first layer of plasterboard, on one side an air gap and a metal frame, sheathed with plasterboard in two layers and filled with rock wool insulation. There is the tile finish on the wall side in the sanitary units, instead of the second layer of plasterboard, the first layer is moisture-resistant plasterboard.</p> <p>Or</p> <p>prefabricated reinforced concrete panels, on one side an air gap and a metal frame, sheathed with plasterboard in two layers and filled with rock wool insulation. There is the tile finish on the wall side in the sanitary units, instead of the second layer of plasterboard, the first layer is moisture-resistant plasterboard. There are OSB boards on the wall side in the kitchen area, instead of the first layer of plasterboard</p>



APARTMENT INTERIOR PARTITION WALLS (BETWEEN ROOMS)	Metal profile frame, sheathed with plasterboard in two layers on both sides and filled with rock wool insulation. There is the tile finish on the wall side in the sanitary units, instead of the second layer of plasterboard, the first layer is moisture-resistant plasterboard. There are OSB boards or monolithic reinforced concrete walls or precast reinforced concrete panels on the wall side in the kitchen appliance area, instead of the first layer of plasterboard.
WINDOWS	Triple-glazed wooden-aluminium windows
OUTDOOR	Video intercom entry
UNDERGROUND ENTRANCE OF THE PARKING	The entrance is enclosed with galvanized, painted metal railings. LED lighting has been installed to illuminate the driveway. A gutter and heated gutter are provided for the collection and drainage of rainwater. Heating cables have been installed in the driveway area before the gate of the underground parking
INNER COURTYARD	Greenery in decorative pots. Benches, trash cans and a bicycle rack are installed for the convenience of residents and visitors. LED lighting
ADJACENT TERRITORIES PLANTS AND IMPROVEMENT	Landscaped surroundings with lawns, rose gardens, Japanese cherry trees and other greenery. Existing trees have been preserved. Benches and trash cans have been placed along the sidewalks. LED lighting
CHILDREN'S PLAYGROUNDS	Two children's playgrounds located on both sides of the building. The children's playgrounds are designed for games for different age groups of children. The playgrounds have a special rubber surface