



Business Garden Rīga  
premise fit-out standard



# Open-space premises

Completely fitted-out Knauf AMF Topiq Prime 600x600 acoustic mineral board ceiling with Bandrastrer profile. Ceiling height: 2.75 m.

Synchronized control of cooling and heating system via Siemens thermostats. Temperature control in the premises within the range of 4 degrees. One thermostat per each 64 m<sup>2</sup> has been installed in the open-space areas.

Heating: Lyngson Lisa Integra convectors installed along the external walls of the building.

Power and data network sockets installed in Schneider OptiLine 45 ISM51624 floor boxes. Placement of floor boxes according to lessees office layout.

Carpet tile flooring. Wide range of Interface collections available to choose from (Employ Loop & Lines, New Horizons II, Heuga 727, Yuton 104/Yuton 105).



**1** Raised floor system Lindner type NORTEC L 36 x M with fibre-reinforced sulphate boards. Allowed floor load – 4kN/m<sup>2</sup> or 407kg/m<sup>2</sup>.

**2** Lighting – Fagerhult Multilume Slim Delta LED luminaires installed providing 500 lux per workplace. Dimming function provided if required.

**3** Power and CAT 6 data cables installed under the raised floor for arrangement of power and data sockets for workstations in accordance to the individual tenant requirements.

**4** Detectors of automatic fire detection systems installed in the ceiling, in the space above the ceiling and under the raised floor.

# Cabinets – separate rooms

In order to prevent sound movement in the space above the ceiling, Rockfon Soundstop 30 dB sound insulating panels are installed above the partition walls.

Maars Horizon system partition walls – sound insulation of up to 39 dB. Maars Panorama system double layer glazed walls (with sound insulation up to 41 dB) installed in the meeting rooms or rooms with higher sound insulation requirements.

2N videophone system installed for entrance door opening- wall mounted panel inside the tenant premises.

Ventilation start button ensures possibility to switch on ventilation system in the office outside business hours of the office campus.

Partition walls – KNAUF GKB 12.5 mm gypsum board system with two layers from each side. According to the Knauf manual, sound insulation – 50 dB. Painted in the colour at lessee's choice.

Synchronized control of cooling and heating system via Siemens thermostats. Temperature control in the premises within the range of 4 degrees.



**1** Supply/exhaust ventilation system – fresh air supply: 1.8 l/s per m<sup>2</sup>. Ventilation air ducts installed above the ceiling. Large diameters of incoming air ducts ensure silent operation of the system.

**2** Raised floor system Lindner type NORTEC L 36 x M with fibre-reinforced sulphate boards. Allowed floor load – 4kN/m<sup>2</sup> or 407kg/m<sup>2</sup>.

**3** Power and CAT 6 data cables installed under the raised floor for arrangement of power and data sockets for workstations in accordance to the individual tenant requirements.

**4** Detectors of automatic fire detection systems installed in the ceiling, in the space above the ceiling and under the raised floor.

**5** Regular, ~14 m<sup>2</sup> modules for an efficient and flexible office planning. Each module contains two windows and a fully fitted-out ceiling (including lighting, ventilation, cooling, heating and fire detection systems).

# Kitchen premises



Swegon COLIBRI diffusers built in the ceiling for even air distribution.

Dense rhythm of triple-glazed aluminum frame windows providing rich amount of daylight in the premises. Every other window is openable. Niches above the window aisles for the blind installation.

Water and sewerage connections to the kitchen provided via installations under the raised floor.

Power cabling for the arrangement of power sockets at the required places under the raised floor.

LVT or vinyl tile flooring. Wide range of Interface and Tarkett collections available for the lessees choice.

**1** Cooling system – RHOSS YARDY EV3 IXP 55 fancoils installed above the ceiling. Grilles built in the ceiling for cooled air circulation. Grilles are adjustable in two ways for desired air flow adjustments and comfortable climate.

**4** Lighting – Fagerhult Multilume Slim Delta LED luminaires installed providing 500 lux per workplace. Dimming function provided if required.

**2** Supply/exhaust ventilation system – fresh air supply: 1.8 l/s per m<sup>2</sup>. Ventilation air ducts installed above the ceiling. Large diameters of incoming air ducts ensure silent operation of the system.

**5** Public announcement system speakers installed in the ceiling.

**3** Raised floor system Lindner type NORTEC L 36 x M with fibre-reinforced sulphate boards. Allowed floor load – 4kN/m<sup>2</sup> or 407kg/m<sup>2</sup>.



# Internal engineering systems

## Ventilation

Mechanical supply and exhaust ventilation system powered by two air handling units (AHU) in each building, equipped with heat recovery elements (heat exchangers) and cooling sections.

## Heating

Heat supply is provided from an autonomous gas boiler house built in each of the buildings.

## Cooling

Cooling of the premises is ensured via fan coils and cooling sections of air handling units. Cooling source – water cooled chillers (A\* – 2 pcs., B\*\* – 1 pc), and dry cooler units (A\* – 3 pcs, B\*\* – 2 pcs). Implemented “freecooling” system, which provides cooling of buildings in the summertime by using the low- temperature air available in the night.

Option to install SPLIT units for server room cooling foreseen.

**Capacity of the installed mechanical systems (ventilation and cooling ) ensures possibility to plan up to 1 workplace per each 6 m<sup>2</sup>.**

**Installed heating, ventilation and cooling system ensures 21-22 °C inside the office premises in winter, and 23-25 °C in the summer.**

## Power supply

Two independent 0.4 kV inputs. Reactive power compensation units have been installed on the main distribution boards.

## Backup power supply

CBS (central battery system) and generator, which provides uninterrupted power supply for emergency lighting and exit luminaires for at least 60 minutes. UPS installation inside Lessee`s premises possible. Infrastructure for perspective Lessee`s diesel generator installation is provided.

## Access control system

Main entrance doors of the buildings and doors to the Lessee premises are equipped with an access control system. According to the Lessee`s request access control can be installed for particular areas inside the Lessee`s office.

## Entrance door to the lessee's premises

Glazed aluminum frame doors equipped with a contactless door opening mechanism.

## Video surveillance

Video surveillance cameras have been installed in the common-use areas and in the territory around the buildings for monitoring and provision of public order. Monitoring of cameras is ensured by 24/7 on-site security post.

## Fire safety systems

Automatic fire detection and alarm system as well as public announcement system installed in the buildings. Each floor of the building has been built as a separate fire-proof compartment.

For the purposes of evacuation, fire protected staircases with smoke discharge systems built.

## Fire extinguishing systems

Fixed internal firefighting hose system installed in the building incl. underground parking. Water supply for fire extinguishing system is ensured from two independent connections to municipality water network.

## Water supply and sewerage

Water supply ensured from municipality network via two newly built connections. Household sewerage of the buildings connected to the city household sewerage network. Water heating is provided from the gas boiler house (in A\* building) or electric boilers installed inside the tenant premises (in B\*\* building).

## Telecommunications

Fiber-optic internet connection from largest communication providers (at the moment – TET, RETN Baltic and BALTCOM). Option for lessee to choose service provider.

## Lifts

Inside A\* building – 4 lifts, inside B\*\* building – 3 lifts. Maximum capacity – 13 persons, maximum lifting capacity – 1,000 kg. Equipped with access control system.

\* Building at 2 Maldugunu Street  
\*\* Building at 4 Maldugunu Street

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