

INVESTMENT TERRITORY – Krišjāņa Valdemāra Street 13 – 009, Cēsis

Owner: Private

Cadastral No.: 4201 005 2407

Obstacles: fixed lease rights of the land with an area of 800 m² until the 1st January 2018. The leaseholder is SIA „SINHRO-C”, taxpayer code 44103007963. Grounds: Lease contract dated on 21st February 2008 No. 01-3/10-08.

Location: 0,2 km from the centre of Cēsis, in the East district of the city, 100m from the railway with industrial and commercial constructions. Next to the street with intensive traffic and pedestrian flow, former LSB Cēsis MRU production of metal caps. Territory, where the building is situated, is covered in tarmac and all city utilities are available there. Next to the object blocks of flats, supermarket, bus station, railway station and other social institutions are located.



Main use: construction of industrial and commercial structures.

Permitted use: construction of industrial production companies, warehouses, shops and public-utility establishments, auto service structures, separate structures of state institutions, buildings for local engineering and technical supply, wholesale warehouses, load stations, railway slip roads, garages, waste sorting sites, petrol or gas filling stations, parking spaces.

Construction density: to 40% of total area of the land.

Construction intensity: to 120% of total area of the land. (*Expressed in new edition*)

Maximum number of floors: three full floors, if the height of the construction is not defined by technological processes of production.

Property consists of:

- Land: 10 482 m²
- Two-storey non-residential building-industrial building (lit. 009) with total area of 1848.8 m²

Land has an indefinite shape, relief is flat, tarmac surface.

Utilities:



Connection to the city central electricity supply, gas, water and sewerage and other systems. Heating –local central. Available electricity supply– 20 kV.

Description of the construction: industrial building was built in 1979 as a LSB Cēsu MRU production. There are toilet facilities. Technical condition: satisfactory.

The best and the most effective use: construction of industrial and commercial structures.

According to the coordinated construction plan for dismantling works No. 14 dated on 29.01.2008., the dismantling works are being carried out in the building now. The building is connected to the block No. 003. It has reinforced concrete columns, brick construction with covering of reinforced concrete panels and façade of hanging panels.

In 2008 a reconstruction plan was developed, planning to build a car service and retail trade salon. Reconstruction project was developed according to the planning and architectural assignment No. 27 issued by the Construction Board of Cesis city and the drafts, coordinated with the client.



The property was inspected and evaluated on 14th January 2009. The conclusion of the technical investigation showed that the load carrying capacity of the construction of the building is sufficient for the planned project – car service construction.

Basics of the structure – general parameters

- Land -10 482 m²
- Area of the rented territory /including parking spaces/ - 800 m²
- Area of the building for reconstruction – 2 149.4 m²
- Volume of the building for reconstruction - 9 835.3 m³
- Number of floors in the building for reconstruction – 2 full floors
- Level of fire security of the building for reconstruction – 2
- Construction area – 1 015.1 m²
- Roof area and the territory where rain water was collected – 984.6 + 800 m²

According to the statement of technical investigation (done by civil engineer A. Fridrihsons in 2008):

Constructive solutions for the building:

The structure is a two storey production block with a connected roof and was built in the second half of the 20th century. The building was built from

prefabricated reinforced concrete elements. Two storey columns of reinforced concrete , reinforced concrete beams, ribbed reinforced concrete covering panels. Hanged reinforced



concrete façade panels. The spatial stability lengthwise is provided by steel diagonal links, transversally – by the end walls of the building and built in brick staircases. Wood-metal constructions of a partition wall are built in the building, as well as stone partition walls. In-between floors are built in the building for storing materials. Floor of the ground floor – concrete floor on the ground, where technological channels and shafts are. Plank floor of the 1st floor and 6 cm thick concrete prefabricated layers.

Roof – insulated, connected, decked on reinforced concrete panels of the covering with glued roll material. Roof was recently decked and its technical condition is good.

At the time of the inspection the technical condition of the constructions of the building was good – without cracks, super normative bends and other constructively important defects, accept local places, where reinforcement of reinforced concrete elements were uncovered as a result of previously carried out construction works.

The border wall of the territory along Raiņa Street is tipped to the side of the object. Counterfort for reinforcement of the wall has been already made, but its load carrying capacity is insufficient, because decompression of the counterfort can be seen.

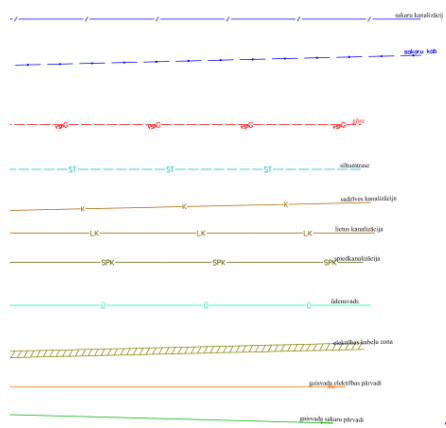
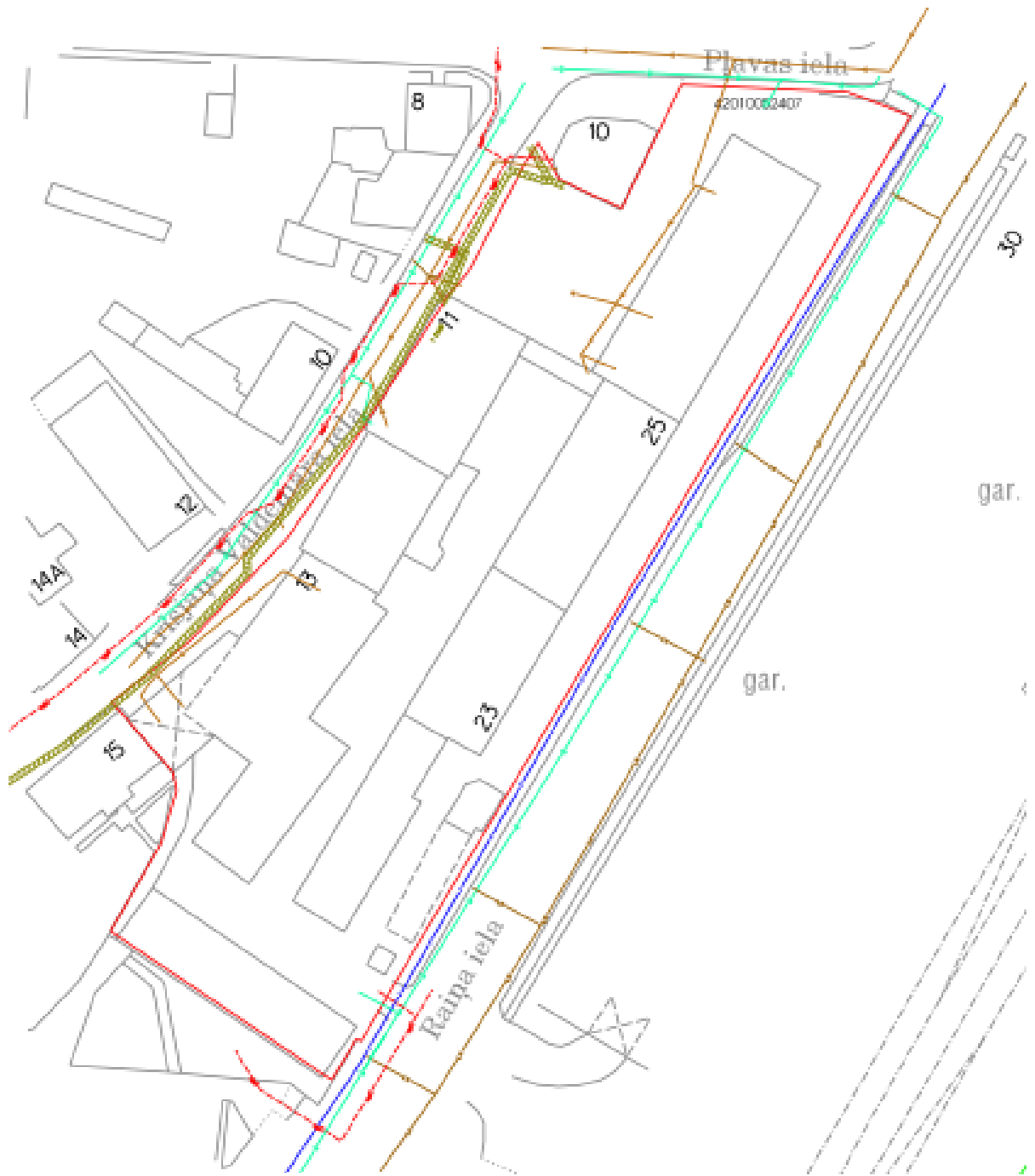
Recommendations:

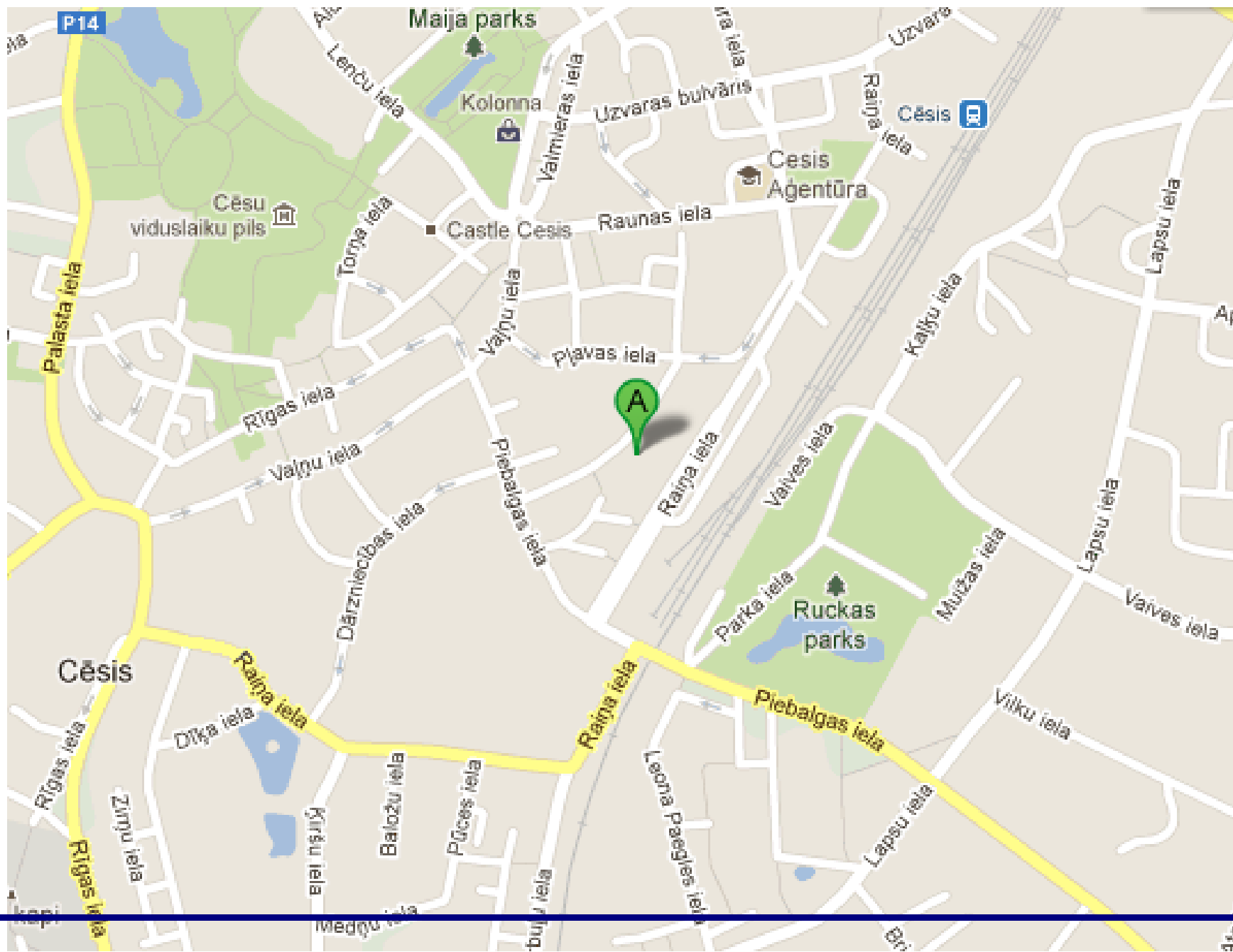
- Preventive measures should be made for all uncovered reinforcements of the constructions made of reinforced concrete, namely, damaged places, where the uncovered reinforcements should be handled with a suitable mortar.
- Concrete above the covering of the ground floor should be renewed.
- Build in-between floors using lighter constructions. When putting voltage levelling frame over the existing floor it is possible to avoid construction of new foundation for the construction of in-between floors.
- To build technical premises above the roof in steel constructions, panelling it with sandwich panels. Size of the premises should be the same as the step of columns.
- To put car lift and stairs on different foundations. To create construction so the vertical load of the outbuilding wouldn't put on the constructions of the existing building.
- It is recommended to build a new supporting wall along Raiņa Street. To plan it so overground counterforts wouldn't be needed.

According to the statement of geo-technical investigation and inspection of the foundation (done by SIA „GB Invest” in April 2008):

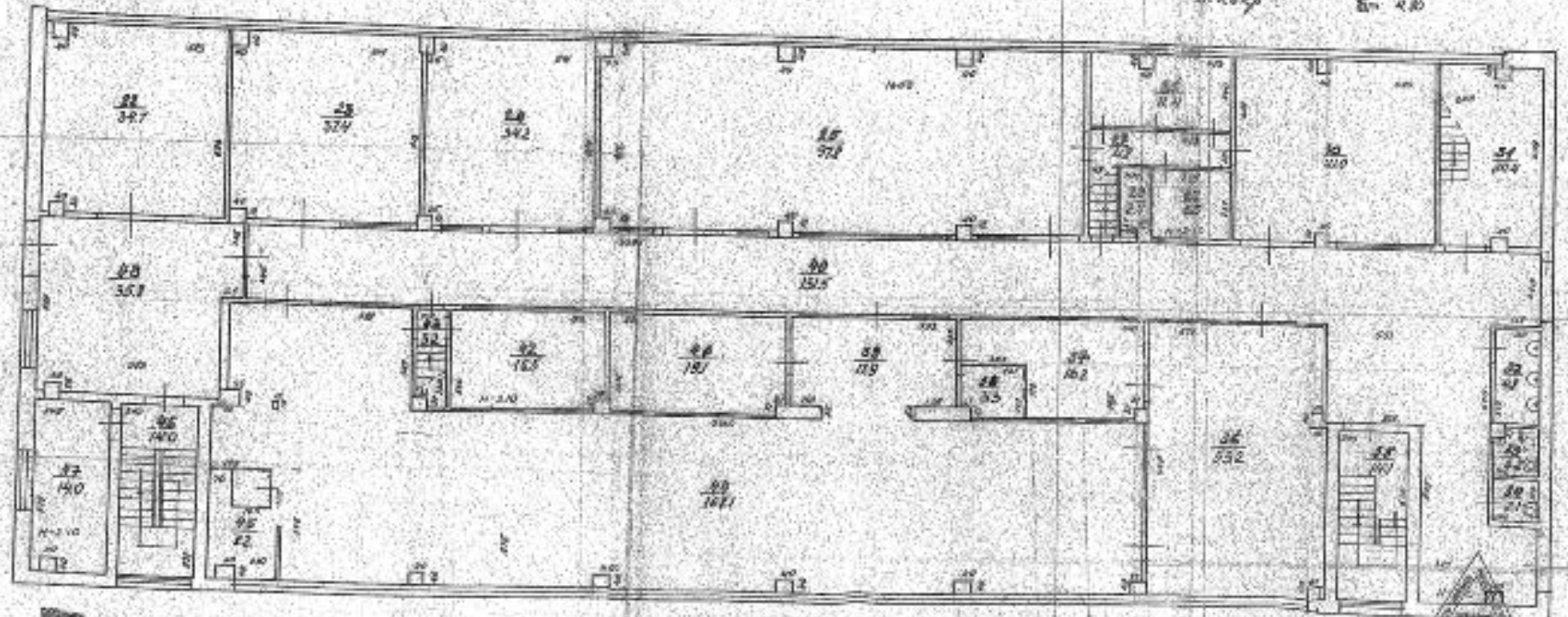
- Works were carried out to determine geo-technical parameters of the foundation for designing and constructing an outbuilding.
- The biggest part of the investigated area is thick asphalt with macadam foundation, below the asphalt and macadam layer there is a layer of ground – sand with pebbles and building refuse of medium density, and dug anew ground – loam, sludgy at some places with loose building refuse. Maximal ground layer – to 2,08 m. Loam was found in all investigation drillholes below the ground layer – sludgy, runny, plastic. Below the layer of loam the cut consists of sand of different granulometry, from dusty to medium rough sand in medium dense condition.
- The level of ground-water during the geo-technical investigation was 1,2-1,7 m deep from the surface of the ground, the biggest possible fluctuations of ground-water are +/- 0,5 m.

From geo-technical point of view the conditions for construction of outbuilding are comparatively good. Recommended type of foundation for the outbuilding – band shaped, which is based on natural ground. During the construction works the natural structure of the ground should be preserved.





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Číslo projektu 2260
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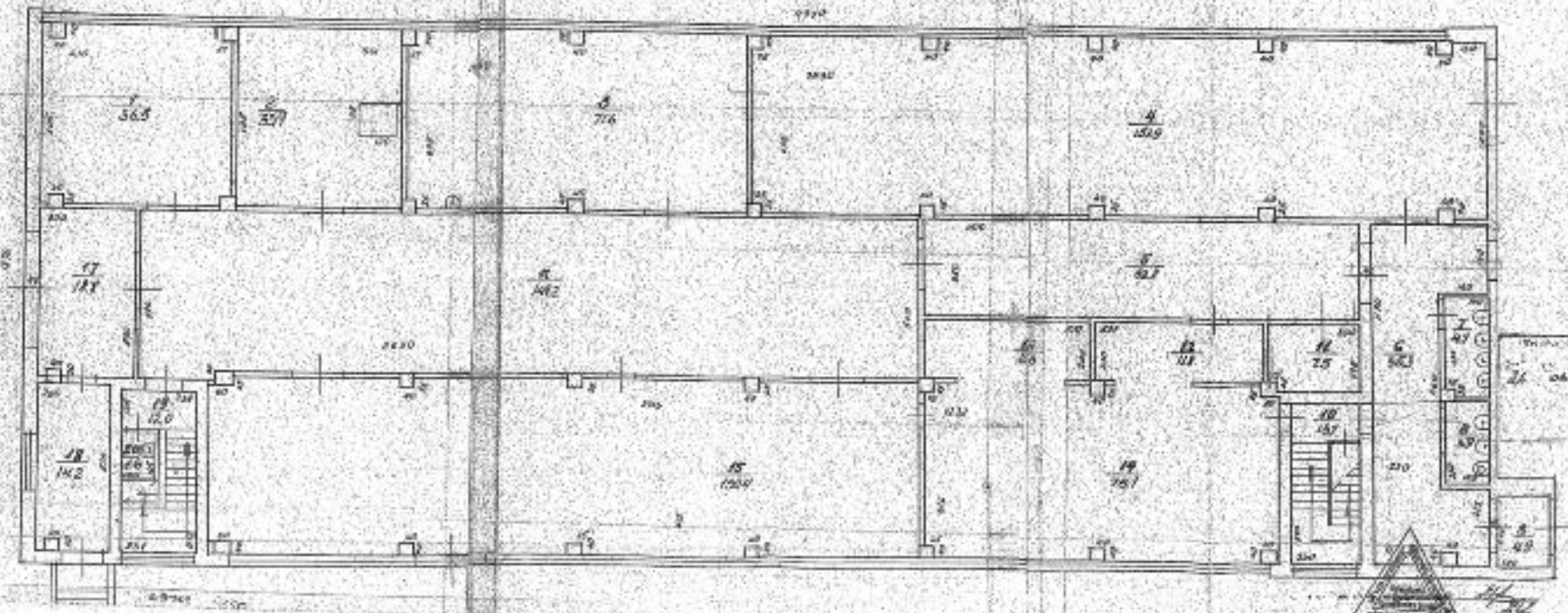
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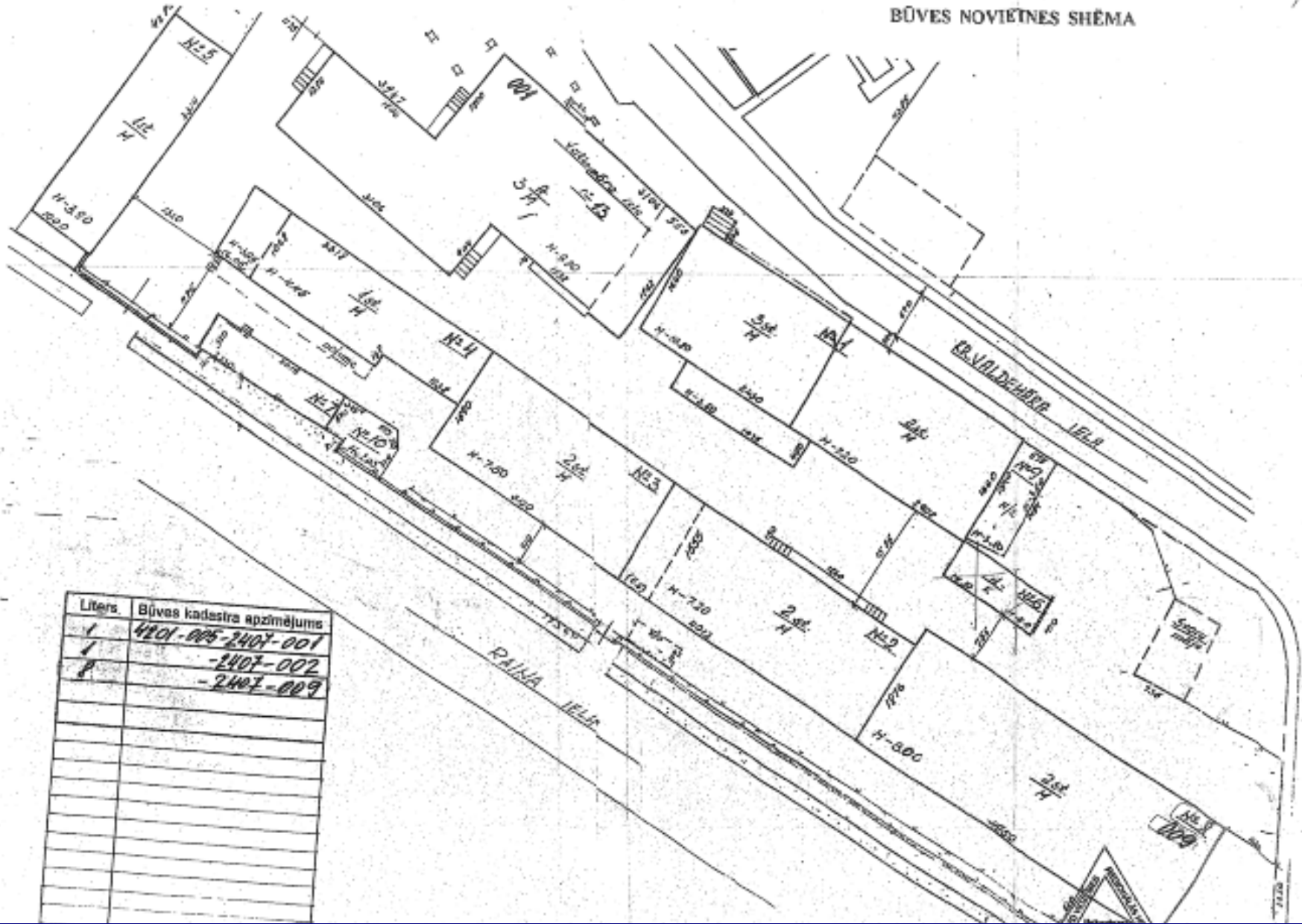
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BŪVES NOVĪETNES SHĒMA



Liters	Būves kadastra apzīmējums
1	4201.005-2407-001
1	-2407-002
1	-2407-009

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