

INVECTMENT TERRITORY – Lenču Street 40, Cēsis

Owner: Cesis municipality

Cadastre No.: 4201 002 0109, area 1 889 m²

Building: **Residential building** (4201 002 0109 001). Year 1959. Outside walls of the building – brick wall. Slate roof. Construction area 355,6 m², construction volume 2747 m³, total area 704,4 m², 2 floors and a basement. Number of premises– 24, number of flats – 22 (with a total area of 450,1 m²).



In January 2009 a general inspection of the building was done, after which it was concluded that the roofing needs to be changed. Power audit was done-to increase the energy efficiency the attic covering needs to be insulated. Whole insulation of the façade would be desirable. Staircase needs redecoration. Ablution of heating system is needed. Old wiring needs to be changed, individual record keeping needs to be established. In the attic damaged ventilation shafts need to be renewed. Driveways need tarmac surfacing.

The results of the general inspection of the building state that:

Roofing is worn-out, it should be changed. One chimney needs to be rebuilt, because bricks have split off. Ventilation output above the roof is worn-out (rusty). Plastering on the façade of the house is chapped, in some places crumbled. Roofs above the entrances need a new levelling layer and new roofing. Porches and steps have chapped because of humidity and frost. The border of the building is sunk and awry, creating an incline to the side of the building. Plinth is damp near drains. Almost all doors of the staircases have cracks in the bulkheads. Rooms need redecoration. Entrance door needs to be changed.

Utilities: central gas heating. Cold and hot water supply. Sewerage. Electricity supply. Toilet. Bathroom (shower room).

Notes: the land is intersected by electro transmission cables; there is an electrical junction box, hot water main (143 m²), communications cables and communications junction box on the land.

Main uses: construction of three to four storey residential building.

Permitted use:

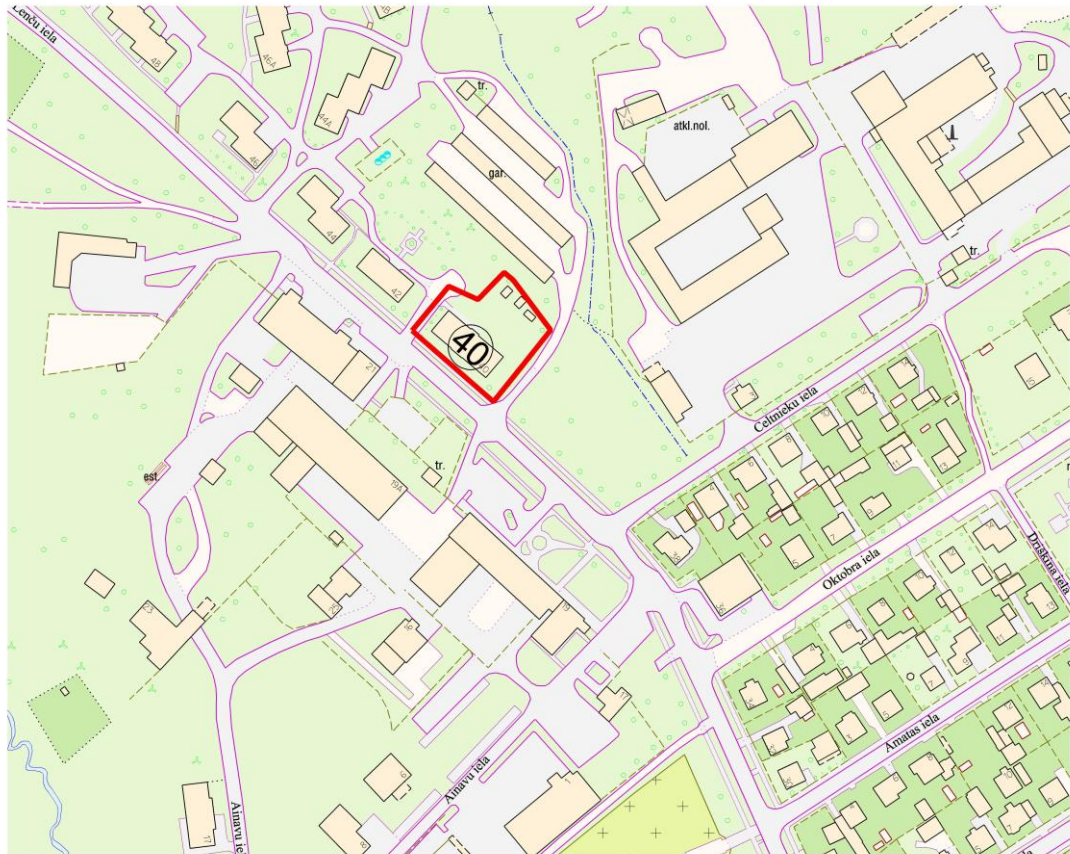
- Construction of blocks of flats;
- Construction of residential buildings for temporary housing;

- Construction of local boiler-house;
- Maintenance of the existing single-family and double-family houses;
- Territories for parks, squares, forest parks and other recreational structures;
- Local parking spaces and garages;
- Construction of structures for local engineering and technical supply.

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

Construction intensity: to 120 % of total area of the land.

Maximum number of floors: four full floors with a permissible roof construction.







----- sakurs kanalizācijai

----- sakuru kab

----- 1500 1500 1500 1500 2000

----- ST ST ST silurāzse

----- K K K sadzīves kanalizācija

----- LK LK LK lietus kanalizācija

----- SPK SPK SPK gaisotkanalizācija

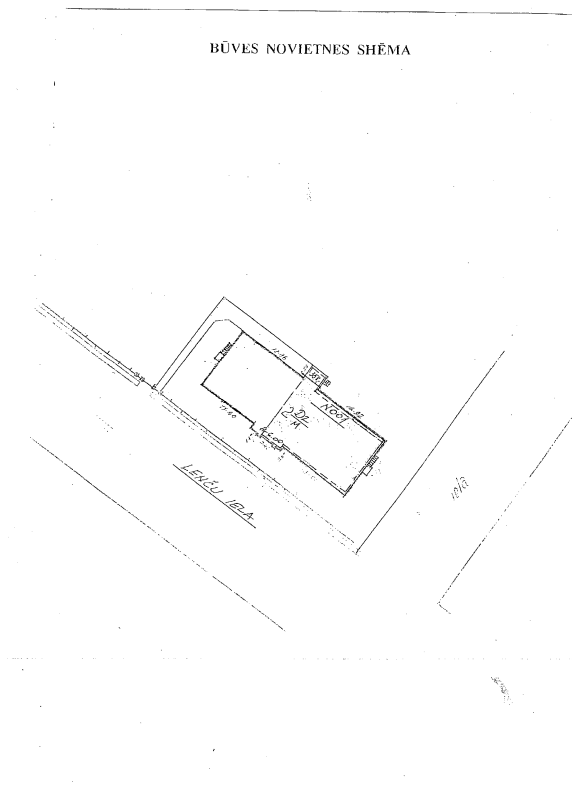
----- 0 0 0 ūdensvads

----- gaisotības kabuļu zona

----- gaisvadu elektrības pīrvadi

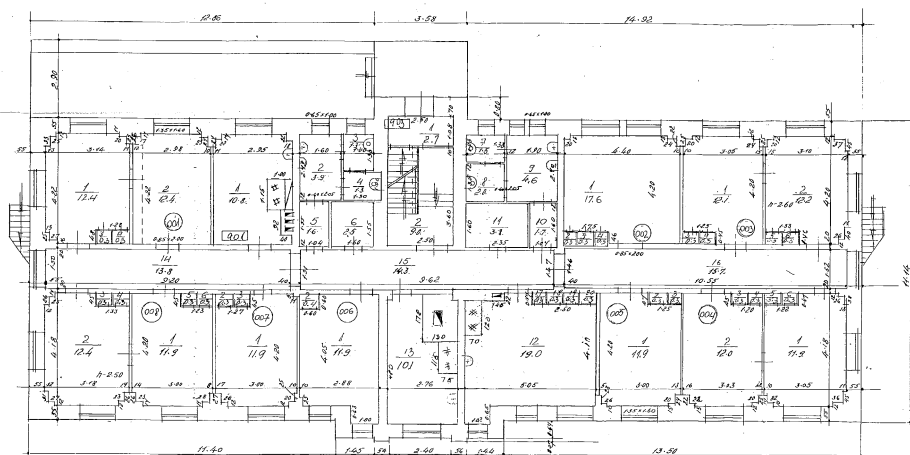
----- gaisvadu sakaņu pīrvadi

Diagram of the location of the building



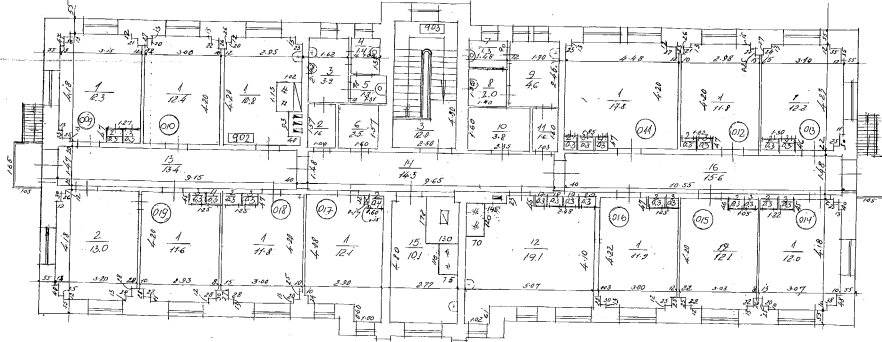
Building (ground floor)

BŪVES 1. STĀVA PLĀNA SHĒMA



Building (1st floor)

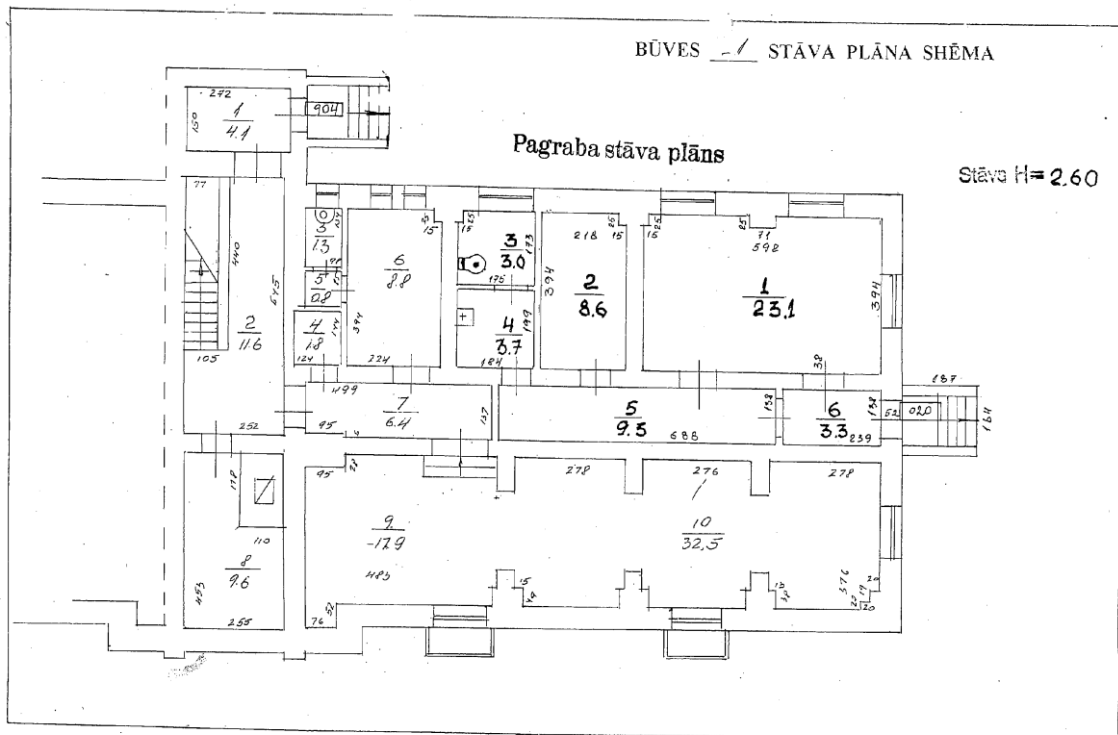
BŪVES 2. STĀVA PLĀNA SHĒMA



Būves kadastra apzīmējums: 44d1,001 | 0109,001

Building (basement)

BŪVES -1 STĀVA PLĀNA SHĒMA



Būves kadastra apzīmējums: 44d1,001 | 0109,001

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