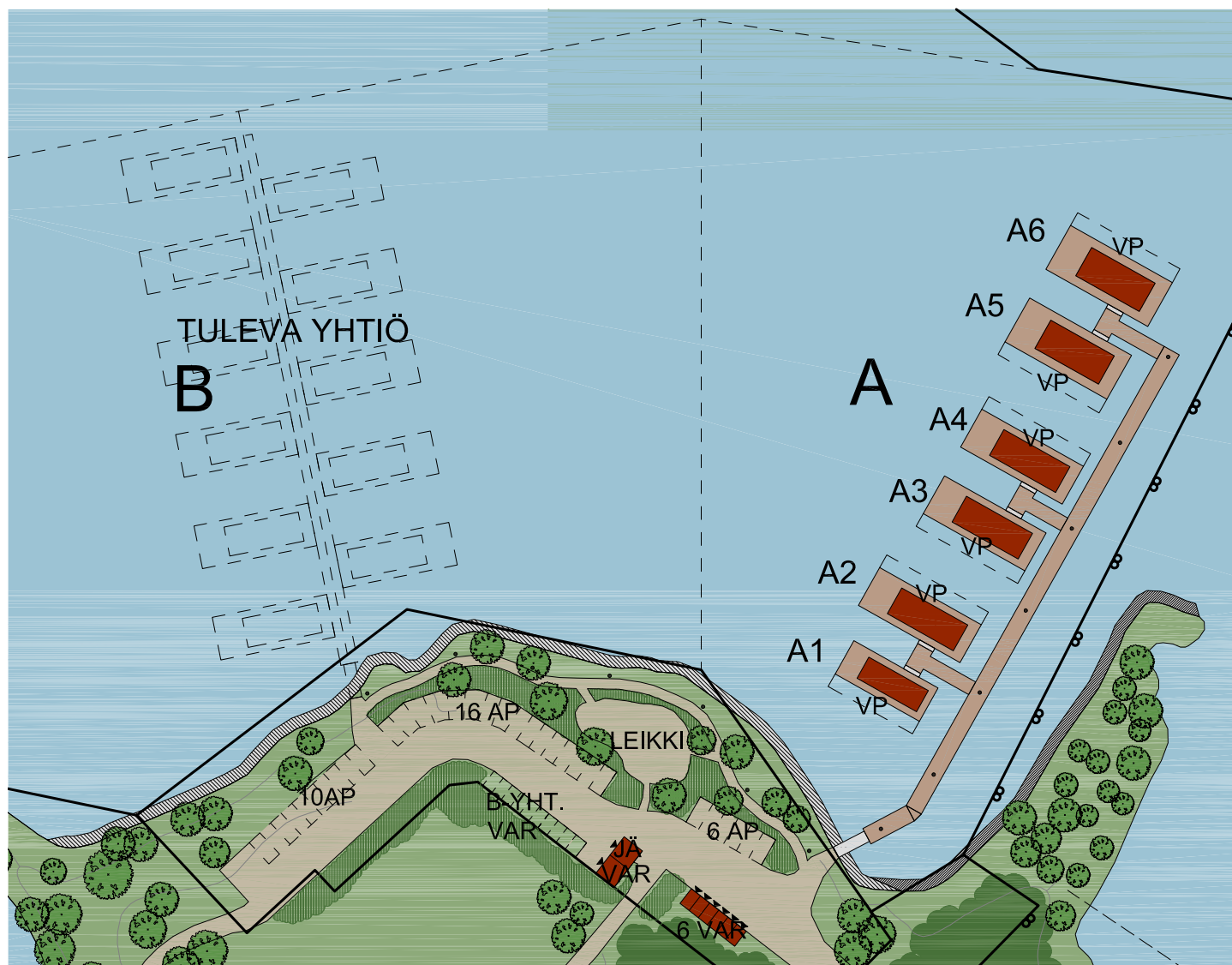


Housing co. Reposaaren Marina Village A

Konttorinkatu 2, 28900 Pori, Finland

Building permit code: 812-08

10.12.2008



- A1 FISHERMANS' S VILLA 52**
- A2 PILOT VILLA 80**
- A3 PILOT VILLA 80**
- A4 PILOT VILLA 80**
- A5 CAPTAIN VILLA 93**
- A6 CAPTAIN VILLA 93**

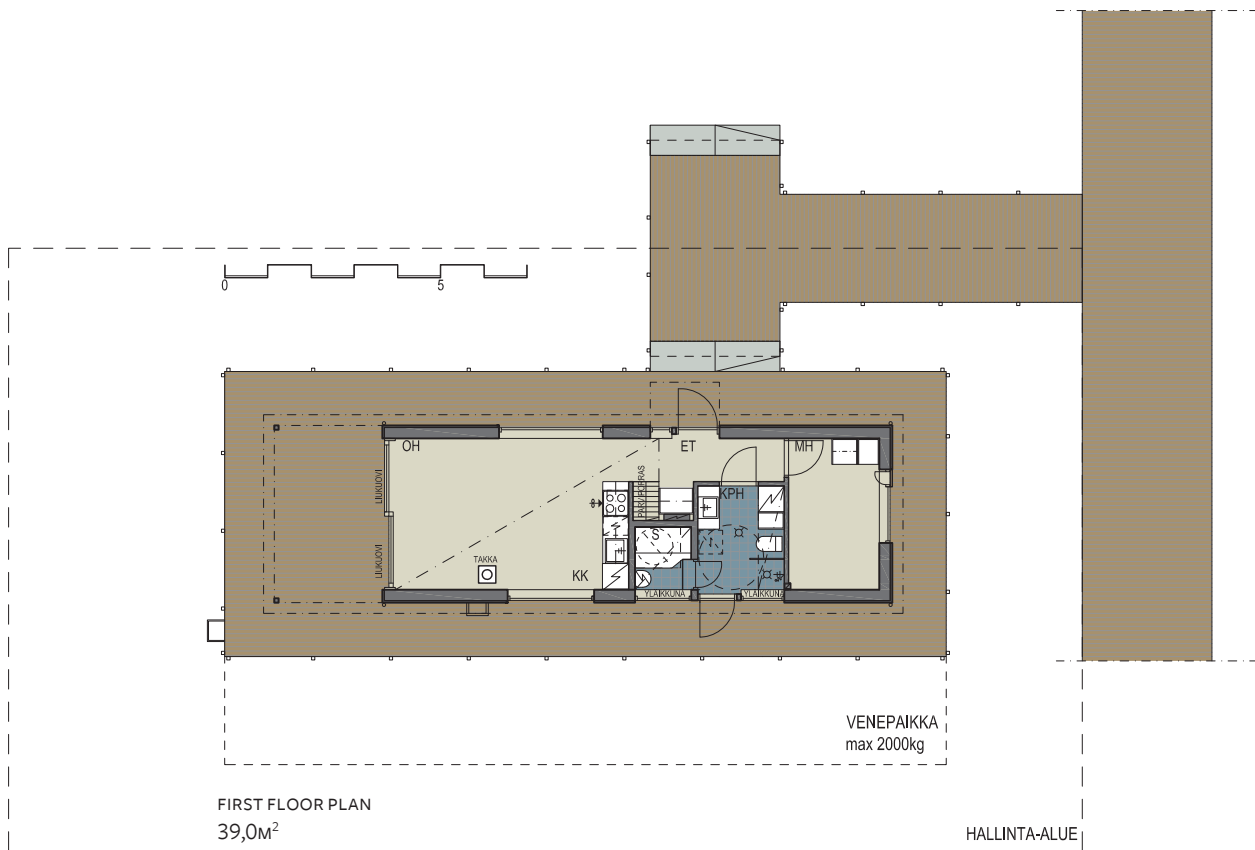
EACH HOUSE HAS A 5 SQM STORAGE AND TWO PARKING SPACES ON LAND, ONE WITH ELECTRICAL OUTLET. THE YARD AND THE YARD BUILDINGS ARE IN SHARED CONTROL OF THE A AND B HOUSING COMPANIES. B COMPANY WILL BE BUILT LATER.
THE DRAWINGS ARE BASED ON PRELIMINARY DESIGN. CHANGES ARE POSSIBLE.

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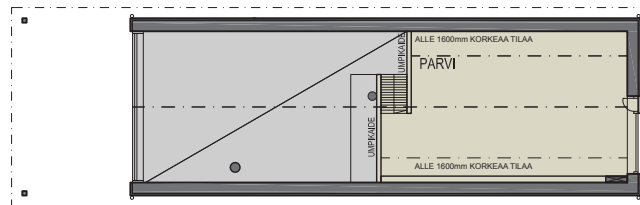
Building permit code: 812-o8

10.12.2008



FIRST FLOOR PLAN
39,0m²

HALLINTA-ALUE



LOFT PLAN
13,0m²

Fisherman's Villa 52

1BR+LIVING+KITCHEN+SAUNA+LOFT 52,0m²+TERRACE 62,0m²

OPTIONS:

FIREPLACE

TERRACE GLAZING

RAILINGS WITH SAFETY NET ON THE TERRACE

ALL FISHERMAN'S VILLAS HAVE LARGE SEASIDE TERRACES. THE VILLAS HAVE A BOAT MOORING PLACE RIGHT NEXT TO THEIR TERRACE AND A PARKING SPACE WITH ELECTRICAL OUTLET AND A 5SQM STORAGE ON LAND.

FISHERMAN'S VILLAS HAVE ELECTRIC HEATING. RADIATORS IN THE LIVING AREAS AND FLOOR HEATING IN THE WET AREAS. FOR ADDITIONAL HEATING AND COOLING THE VILLAS ARE EQUIPPED WITH AN AIR HEAT PUMP. THE VILLAS HAVE MECHANICAL VENTILATION WITH HEAT RECOVERY.

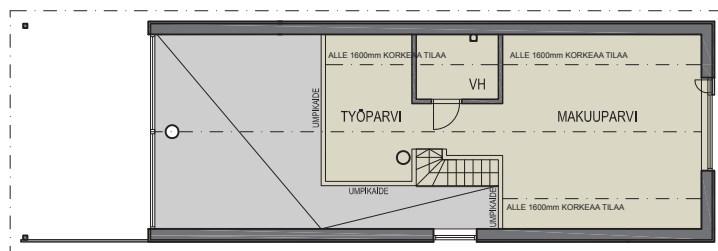
THE DRAWINGS ARE BASED ON PRELIMINARY DESIGN. RIGHTS TO CHANGES RESERVED.

Housing co. Reposaaren Marina Village A

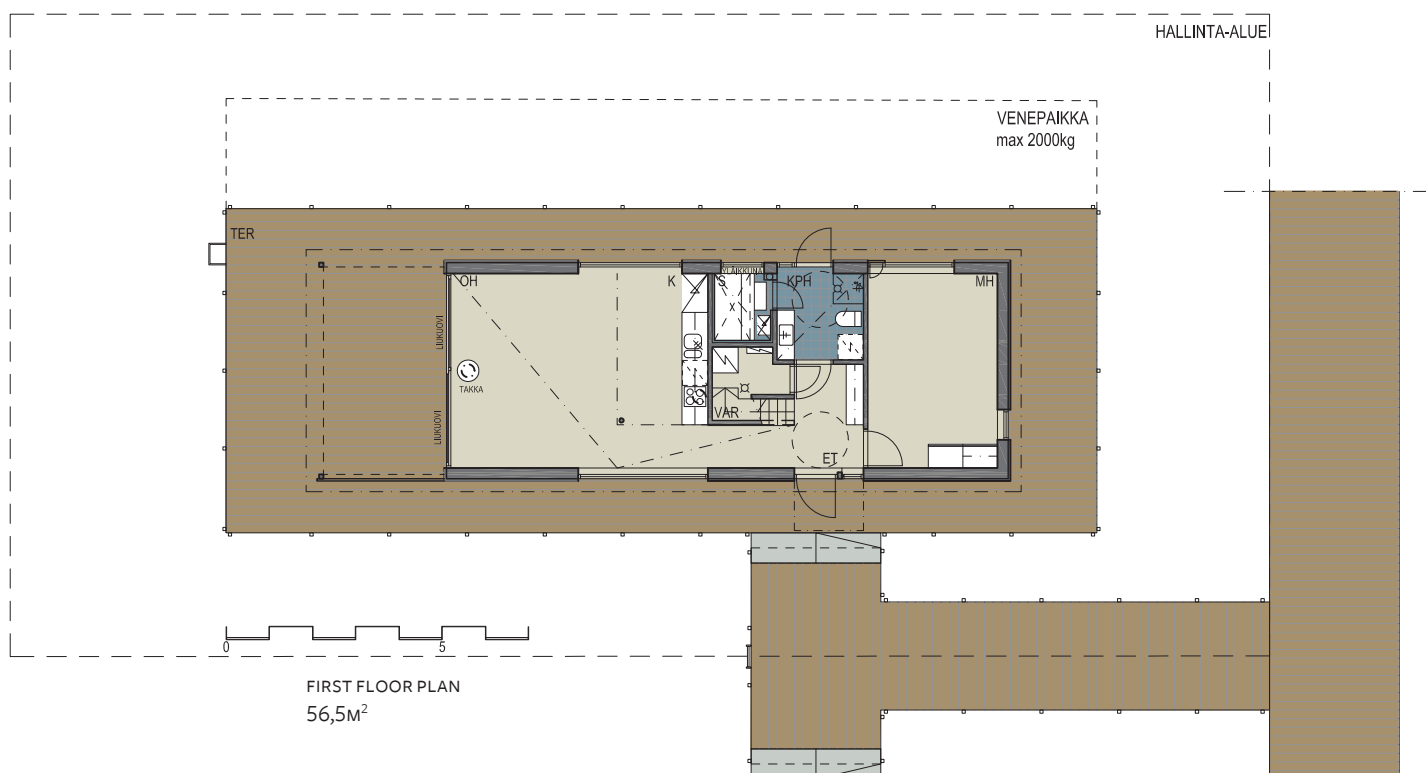
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LOFT PLAN
24,5m²



Pilot Villa 80

1BR+LIVING+KITCHEN+SAUNA+LOFT 81,0m²+TERRACE 84,5m²

OPTIONS:

FIREPLACE

TERRACE GLAZING

RAILINGS WITH SAFETY NET ON THE TERRACE

ALL PILOT VILLAS HAVE LARGE SEASIDE TERRACES. THE VILLAS HAVE A BOAT MOORING PLACE RIGHT NEXT TO THEIR TERRACE AND A PARKING SPACE WITH ELECTRICAL OUTLET AND A 5SQM STORAGE ON LAND.

PILOT VILLAS HAVE ELECTRIC HEATING. RADIATORS IN THE LIVING AREAS AND FLOOR HEATING IN THE WET AREAS. FOR ADDITIONAL HEATING AND COOLING THE VILLAS ARE EQUIPPED WITH AN AIR HEAT PUMP. THE VILLAS HAVE MECHANICAL VENTILATION WITH HEAT RECOVERY.

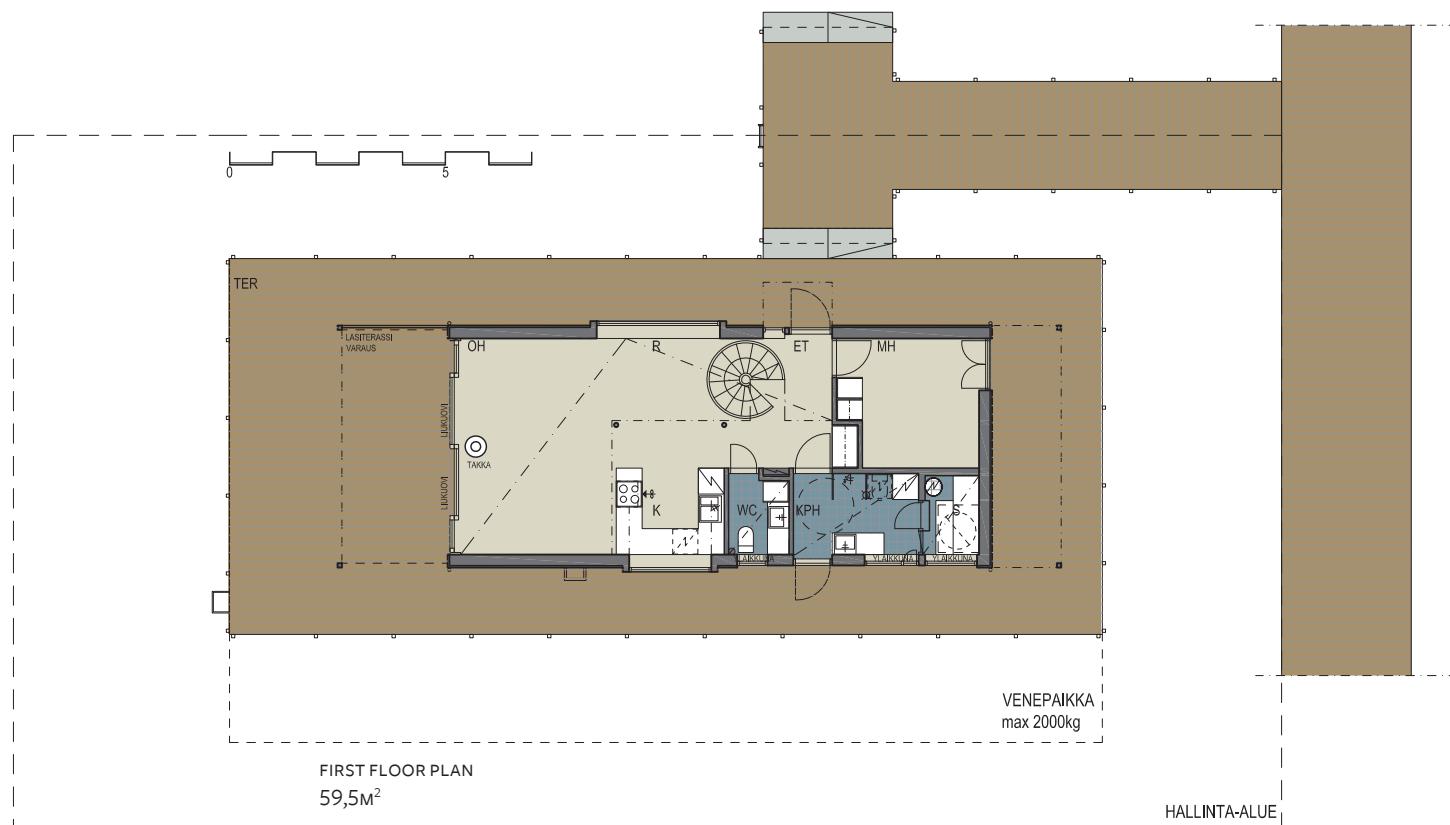
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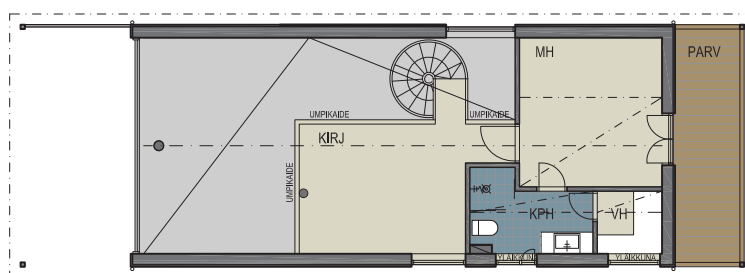
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FIRST FLOOR PLAN
59,5m²



SECOND FLOOR PLAN
33,5m²

Captain Villa 93

2BR+LIVING+KITCHEN+SAUNA 93,0m²+TERRACE 105,0m²+BALCONY 8,0m²

OPTIONS:

FIREPLACE

TERRACE GLAZING

RAILINGS WITH SAFETY NET ON THE TERRACE

ALL CAPTAIN VILLAS HAVE LARGE SEASIDE TERRACES. THE VILLAS HAVE A BOAT MOORING PLACE RIGHT NEXT TO THEIR TERRACE AND A PARKING SPACE WITH ELECTRICAL OUTLET AND A 5SQM STORAGE ON LAND.

CAPTAIN VILLAS HAVE ELECTRIC HEATING. RADIATORS IN THE LIVING AREAS AND FLOOR HEATING IN THE WET AREAS. FOR ADDITIONAL HEATING AND COOLING THE VILLAS ARE EQUIPPED WITH AN AIR HEAT PUMP. THE VILLAS HAVE MECHANICAL VENTILATION WITH HEAT RECOVERY.

THE DRAWINGS ARE BASED ON PRELIMINARY DESIGN. RIGHTS TO CHANGES RESERVED.

Performance Specification

GENERAL DESCRIPTION

Porin Reposaaren Marina Village A, a floating block of detached houses, total of 6 houses. The two Captain Villas, three Pilot Villas and a Fisherman's Villa are freetime houses, habitable all year round. Each home has two parking places. Each home will have a boat parking directly adjacent to its terrace. All homes will also have a storage space on the shore. The whole Village consists of two separate housing companies, A and B. The companies have a shared shelter for waste management and maintenance storage and children's play area on the shore.

MODE OF BUILDING

The houses will be constructed of house modules, manufactured in controlled and heated factory conditions, and of concrete pontoons. The pre-fabricated house modules will be assembled directly on the floating pontoons straight off the lorry and finished in the same location. The completed houses will then be floated to their final location and anchored permanently. Finally, the HPAC connections, located in jetty structure, will be hooked up to municipal network.

FOUNDATIONS

The houses will float on water on type-approved EPS-filled concrete house pontoons. The pontoons will be anchored using rubber cable anchors or chain anchors so that the foundations can move up and down as the surface of the water rises and falls. The house pontoons will have conduits for HPAC piping and couplers for joining the houses together.

BEARING STRUCTURE OF HOUSES

Bearing structure of houses will be made according all approved methods of either wood or steel. Floating environment will be covered in structures.

HOUSE FACADES

The horizontal battens will be about 45 x 45 mm, stained with coloured wood varnish. Windproofing will be black-faced board.

ROOF AND RAINWATER FITTINGS

The roof will be of coated, machine-seamed sheet metal or coated metal roofing that resembles machine seamed roof and the roof panes of plywood, the eaves without joists. Eaves gutters and downpipes of coated metal.

INTERIOR WALLS

The interior walls will be metal- or wood-frame gypsum board walls 95 mm thick.

CEILING COVERINGS

Living areas: Knot-free panel with white wood wax finish. Wet areas: Untreated alder panel.

FLOOR COVERINGS

Living areas have parquet flooring. Wood skirting boards to match the colour of the floor. Tiling and certified waterproofing under floor covering in the wet areas.

STAIRS AND RAILINGS

The winding stairs, railings and upstairs landings will be factory-made metal elements painted white. The steps will be of massive oiled wood. The upstairs railings will be painted and finished solid woodboard railings 800 mm high, topped by a 200 mm high hand rail of metal painted white. Steep stairs to loft are white wooden structure, the steps will be of massive oiled wood.

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WALL COVERINGS

The interior walls will be covered with gypsum board painted white. There will be a brushed stainless-steel plate in the appliance space in the kitchen. The walls of the wet areas will have tiling. The sauna walls will be faced with alder panelling. The shower areas will be waterproofed like the floor.

WINDOWS, VENTILATION

HATCHES AND DOORS

The windows will be triple-glazed sealed window elements; the exterior surface will be of aluminium and the outermost pane of selective glass. Emergency exit window at loft and ventilation windows are with hinges. The exterior doors will be painted, heat-insulated wood doors with glass panel. The interior doors will be white, fac-tory-painted flush-panel doors. The sliding doors to the terraces will be double-glazed, heat-insulated and painted high-quality aluminium doors with glass panels, the outermost pane of selective glass. The sauna door will be glass, with a wood frame.

FIXTURES

The fixtures will be high-quality, factory-made fittings. Their structure will be of white, melamine-faced chip-board. The kitchen cabinet doors and side panels will have a high-gloss paint. Cabinet doors in the wet areas will have

a high-gloss paint. The worktops in the kitchen and wet areas will be of wood-looking high-pressure laminate. In the kitchen the sink will be of stainless steel and sunk into the worktop.

Bathroom washbasins will be ceramic and partially sunk into the work top. The front hall will have wood veneer open cloak. Other closets have wood veneer doors.

FITTINGS, FIREPLACE, MIXER TAPS

The door and ventilation hatch handles will be of stainless steel. The fireplace (option) will be a factory-produced metal fireplace with glass doors. The chimney (option) will be a factory-produced metal chimney. The mixer taps will be of chrome steel. The WC and shower room fittings will be chrome steel. Shower wallets are glass.

APPLIANCES AND EQUIPMENT

Stainless-steel appliances in the kitchen: cooker with 4-ring ceramic top and separate oven, integrated dishwasher. Stainless-steel fridge-freezer unit. Stainless-steel hood over the cooker. Space for washing machine and dryer in the bathroom. Black steel-covered electric sauna stove in the sauna.

HEATING, SEWERS, VENTILATION AND ELECTRICITY

The villas will be heated with electric radiators in the living areas and electric floor heating in the tiled areas. Additional heating and cooling will be provided with an air heat pump. All wastewater and sewage will be conducted into house-specific enclosed collector tanks, from which a shredder pump will pump them into the municipal sewage system.

Halogen spots will be provided as lighting fixtures, and fibre-optic lighting in the ceiling of the sauna. The house will have battery-operated smoke detectors, a roof aerial, and a sufficient number of electrical outlets, landphone outlets and antenna outlets.

EXTERNAL FITTINGS

Roof ladder of galvanized steel. Rainwater system of galvanized steel sheet metal. Awnings over entrance doors of tempered glass with painted steel frame, fixed to the wall using draw bars. Option for glazing the terrace.

TERRACES, BALCONIES

Terrace floors and side panels will be of pressure-impregnated terrace planks. Acid-resistant cleats for fastening boats. Maximum weight of the boat is 2000kg in the standard solution. Balcony floors will be of pressure-impregnated thick terrace planks.

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Balcony railings will be horizontal wood battens about 45x45 mm, stained with coloured wood varnish, like façade battens.

Wire railings on the terraces. The frame of the railings is of pressure impregnated wood and the wires are of acid-resistant steel.

WALKING JETTIES

The houses are reached by floating walking jetties. The jetties will float on water; they will be type-approved EPS-filled concrete pontoons. No service driving is allowed. They will be anchored with chain anchors so that they can move up and down as the surface of the water rises and falls. The floors and side panels of the will be of pressure-impregnated terrace planks. The jetty bridge leading to the shore will be of galvanized steel.

Wire railings on the jetties. The frame of the railings is of pressure impregnated wood and the wires are of acid-resistant steel.

Lighting bollards.

YARD AREAS

Access paths and the playground will be covered with cinder, and the shrubbery areas with white gravel.

Trees will be planted. The waterfront slopes will be of round natural stones.

Lighting bollards.

6 parking spaces with electrical outlets, 12 parking places altogether.

The playground with equipment is shared with the two housing companies.

According to the yard plan.

YARD STRUCTURES

The 2 companies have a shared shelter for waste management and maintenance storage. Houses have unheated 5,0sqm size storage on land. All these are wood structures, with roofs of machine-seamed sheet metal or metal roofing that resembles machine seamed metal roof, roof panes of plywood, eaves without joists. The windproofing will be of black-faced plywood. Horizontal wood battens about 45x45 mm with a 10 mm open joint, stained with coloured wood varnish.

Architectural design

Timo Urala, M. Arch.

This performance specification is preliminary. Right to changes reserved.

Marina Housing