



TORN  
KRISTINE

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# BUILDING DESCRIPTION







# Building description

## Building Structure and Design

### Foundation

The building has a monolithic reinforced concrete slab foundation.

### Load-bearing Elements

The load-bearing elements in the basement and parking garage are from monolithic reinforced concrete. The above-ground structures of the building are mostly of precast concrete – exterior walls of three layered painted reinforced concrete panels; inserted ceilings of hollow core slabs.

### Roof

The building has a flat roof and roof terraces.

### Internal Walls

The walls between apartments and commercial premises are made of stone and the internal walls of the apartments are plasterboard walls with steel profiles.

### Storage Rooms

The outer walls of the storage rooms are made of fibrous blocks, the partitions are made of waterproof plywood and the doors are metal doors.

### Staircase

The fireproof staircase is in the centre of the building next to the lift shaft; additionally, the building also has a smoke-free evacuation staircase. The perimeter of the staircase is reinforced concrete wall.

### Doors

The exterior doors of the apartments are veneered wooden doors, internal doors are painted profiled doors.

### Windows

Argon filled triple-glazed wooden windows.

### Parking Area

All of the parking is in the building. The parking spaces are located on two basement and five above-ground levels in the parking section of the building. The car park is unheated. The walls and ceilings of the parking area have no finishes.





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## Internal Finishes of the Apartments

The apartments are finished according to the chosen interior finishes package. Parquet floors are installed in the rooms and the floors of the sanitary facilities are tiled. The walls and ceilings of the rooms are painted, and the walls of the sanitary facilities are tiled. The ceiling of the apartment is a painted reinforced concrete panel and partially a painted suspended ceiling.

## Interior Decoration of Communal Areas

The walls and ceilings of corridors and staircases are painted in bright colours; the wall surfaces of the parking lot have a dust barrier. The floors of the lobby are tiled; stairs, utility rooms and the underground parking garage flooring is clean concrete surface.

## Building's Utility Systems

### Water Supply and Sewerage

The building is connected to the water supply and sewerage network of AS Tallinna Vesi; a central hot and cold domestic water system is built in the building. Each apartment has separate water meter. Sanitary equipment is installed in accordance with the interior finishes packages.

## Heating

The heat supply of the building is based on district heating. Apartments and business premises have zoned hydronic floor heating that allows the heating of individual rooms to be regulated.

## Ventilation

Apartments, commercial premises and common areas have a heat recovery ventilation system. Apartments have ventilation equipment that they can control.

## Electricity

The whole electrical installation of the apartment is constructed, and switches and sockets are installed in accordance with the interior finishes packages. Data connectivity, automatic fire alarm system and door intercom system are built. Electricity metering is carried out using electricity meters installed in the main electricity box. Recessed lighting is installed in the sanitary facilities.

## Elevator

The building is equipped with two elevators.

## Building's Energy Class (MTM55)

Class C.



ENDOVER