

Structures and general information

The foundation

The building is based on a post-slab foundation. Walls, posts and interlayers are of monolithic reinforced concrete. Stairs - made of stairway elements.

Interior walls

Fibo 150 mm, air gap on both sides, 66 mm frame, wool, 2x gypsum board.

Facades of the buildings

Each of the four buildings has a different facade. Combined facade bricks, natural stone tiles, enamelled glass panels, wood and terrazzo plasters.

The building has a flat roof

Roof insulation of PUR / PIR boards, roof cover made out of roll material.

Building insulation and thermal transmittance

Insulation of mineral wool in thermoprofile walls, insulation of PUR / PIR plates in assembled walls. Exterior walls $U = 0,14 \text{ W / m}^2\text{K}$, roofs $U = 0,2 \text{ W / m}^2\text{K}$.

Energy class

Apartments energy class - B. Building energy class - C.

Soundproofing

Walls between apartments $R_w \geq 55\text{db}$.

Security alarm

There is video surveillance system in the public areas, in the courtyard and around the house. The apartments are equipped with security alarm cabling, it can be connected to the smart home solution.

Balconies and terraces

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The terraces have metal frames (bright glass). The borders of the balconies are predominantly metal rivets. Some balconies can be covered with a frameless glazing system.

Balconies / terraces flooring

The material used as a floor covering is a wooden plate-made composite terrace board.

Separation of terraces

Terraces are separated for privacy by ribbon wall and/or flower boxes.

Electricity and lighting on the balcony

Plug intended for a balcony, $h = 300 \text{ mm}$.
Lights on the lounges.

Ceilings

Ceiling heights

1st floor: Pärnu mnt 29 – 3,77 m; Pärnu mnt 31 – 3,57 m * Pärnu mnt 33 – 3,47 m * Süda 4 – 3,77 m

2nd floor: 2,75m

3rd floor: 2,75m

4th floor: 2,75m

5th floor: 2,75m

6th floor: 2,75m

7th floor: Pärnu mnt 29 – 2,95; Pärnu mnt 33 – 3,7 m

8th floor: Pärnu mnt 29 – 3,7 m

* The height of the suspended ceilings is lower

Windows

Apartments with triple glazed wooden-aluminum windows. Glass-aluminum facades, U = 0.9, g-number 0.37.

Doors

Exterior doors of general areas and commercial premises

Glass doors with aluminum profiles.

Exterior and interior doors of apartments

Veneered wooden doors.

Heating

The buildings have a district heating system. Apartments have underfloor water heating, the sanitary rooms have underfloor electric heating. Room temperature is regulated by room thermostats.

Ventilation

Ventilation

The building has mechanical ventilation with heat recovery. The ventilation for one-room apartments is solved with a common ventilation unit. The apartments of two and more rooms have their own individual ventilation unit. Commercial spaces have their own individual machine as well.

Cooling system

To maintain the internal temperature during the summer, the apartments on the sunny side are equipped with a cooling system. Cooling is provided on the 7th-8th floor. The 6th floor has a feasibility to install an own cooling system.

Electrical installation

The distribution boards in the apartments are embedded in the wall, the boards in the auxiliary rooms are on the walls. The lighting is installed in the apartments in sanitary rooms and in the hallway. In other places, the cable is left.

The apartments are equipped with cat6 telephone network and TV cabling. In addition, an optical data cable is included in the apartments.

Smart home solution

Suitable options for a smart home solution can be done in co-operation with the system administrator (for example, the front door of the apartment with code, lighting control, curtain control, sound solutions, etc.). The standard package includes control of heating, ventilation, cooling (according to the apartment), consumption meter and a video phone via a tablet.

Elevator

Each building has its own elevator(s) connecting underground car parks to above-ground floors.

Parking and storage

Parking and storage facilities are located on underground floors -1 and -2.

Parking: closed, warm garage.

Bicycle storage facility: accessible with a card, with an apartment key. Capacity for 80 places.

Storage facilities: Welded block walls, top grilles. Door metal doors, the lock can be mastered to the key of the apartment.

**The developer has the right to make changes in the materials and solutions.*