

# **BASIC PROJECT OF THE SMART CRUISE TERMINAL BUILDING IN THE OLD CITY HARBOUR PORT OF TALLINN**

EXPLANATORY REPORT  
OF PRELIMINARY BUILDING DESIGN DOCUMENTATION

INTERIOR ARCHITECTURE



# **BUILDING DESIGN DOCUMENTATION OF CRUISE TERMINAL OF THE OLD CITY HARBOUR OF PORT OF TALLINN**

## **EXPLANATORY REPORT OF PRELIMINARY BUILDING DESIGN DOCUMENTATION**

### **INTERIOR ARCHITECTURE**

Work no.: **171600019**  
Work designation: Building design documentation of Cruise Terminal  
of the Old City Harbour of AS Tallinna Sadam  
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MTR reg. no. EEP000103, 26.07.2004  
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Stage: Preliminary building design  
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## CONTENTS

1	GENERAL INFORMATION.....	4
1.1	Scope of the design work .....	4
1.2	Designers .....	4
1.2.1	Head designer .....	4
1.2.2	Interior architecture solution .....	4
2	INTERIOR architecture CONCEPT .....	5
2.1	Functional links between rooms.....	5
2.2	Lighting concept.....	6
2.3	Finishing materials .....	7
2.3.1	Floors .....	7
2.3.2	Walls .....	7
2.3.3	Ceilings .....	8
2.3.4	Internal doors, mobile walls, glass partitions.....	8
2.3.5	Barriers.....	8
2.4	Sanitary ware.....	8
2.5	Window coverings.....	9
3	ROOM SURFACES .....	10
3.1	Floors.....	10
3.1.1	Floor substructures.....	10
3.1.2	Floor coverings .....	11
3.1.3	Tiled floors.....	11
3.2	Ceilings.....	11
3.2.1	Ceiling structures .....	11
3.2.2	Ceiling surfaces.....	11
3.3	Walls.....	12
3.3.1	Wall surface structures.....	12

Work no.:	171600019	Compiled by:	Salto AB OÜ
Work designation:	Building design documentation of Cruise Terminal of the Old City Harbour of AS Tallinna Sadam	MTR reg. no.:	EEP000103
Address:	Logi 4/2, Tallinn	Specialist in charge:	Ralf Lööke
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	Reg. no. 11304200, MTR reg. no. EEP001085	Version date:	12.07.2018
		Document ID:	SA-3-02

3.3.2	Painted walls .....	12
3.3.3	Tiled walls.....	13
3.4	Damp and wet rooms.....	13
4	NORMATIVE DOCUMENTS .....	13

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Work no.:	171600019	Compiled by:	Salto AB OÜ
Work designation:	Building design documentation of Cruise Terminal of the Old City Harbour of AS Tallinna Sadam	MTR reg. no.:	EEP000103
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	Reg. no. 11304200, MTR reg. no. EEP001085	Version date:	12.07.2018
		Document ID:	SA-3-02

# 1 GENERAL INFORMATION

## 1.1 Scope of the design work

This part of the design documentation concerns the interior area solutions of the building design documentation of the Cruise Terminal of the Old City Harbour of the Port of Tallinn (AS Tallinna Sadam).

In case of inconsistencies in the building design documentation, it is necessary to immediately inform the designer thereof.

## 1.2 Designers

### 1.2.1 Head designer

AS Sweco Projekt

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Design Project Manager: Jaanus Natka, tel. 522 6562, e-mail jaanus.natka@sweco.ee

### 1.2.2 Interior architecture solution

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Interior architect: Marja Viltrop

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	Reg. no. 11304200, MTR reg. no. EEP001085	Version date:	12.07.2018
		Document ID:	SA-3-02

## 2 INTERIOR ARCHITECTURE CONCEPT

Interior architecture of the building follows the architecture and function of the building.

The premises of the cruise terminal as the sea gate of Tallinn must be spacious and representative and endure traffic of large crowds. Chosen materials are timeless and durable, environmentally sustainable, safe for the health of visitors and employees.

In terms of interior, the greatest significance is attributed to sea views. Large terminal rooms with high ceilings promote these views. The restaurant on the third floor aims at creating a more cosy and festive atmosphere, lighting must be functional (less is more) and have efficient solution of room acoustics.

Interior vegetation plays an important role – both the terminal area on the first floor and the restaurant on the third floor have many large plants, lushness of which is ensured by special plant luminaires.

More detailed design and final material selection takes place in the next design phase.

### 2.1 Functional links between rooms

Main entrances to the building are situated on the first floor, at the level of parking lots and berths, and on the third floor at the level of pedestrian promenade. Cruise tourists use mainly the entrances on the first floor. In addition to the entrances on the main floor, city-side entrance on the third floor provides access for guests during off-season events. At the entrance are festive stairs leading to the main floor, with wardrobe area with toilets on the second floor level.

During the cruise season, the main floor of the terminal building is used as one large room, zoned only by the row of passport control pavilions.

Off-season, it is possible to divide the room into two by using a soundproof mobile wall, resulting in two separately functioning rooms that can be rented for organising various events.

The side of the building facing the parking lot on the first floor has the premises supporting the operation of the terminal: border guard workrooms, businesses, large toilets. It also accommodates *catering* room used for special events, which is connected to the kitchen on the second floor by large service elevator. Additionally, this side of the building also has storage areas and technical rooms required for the functioning of the building.

In addition to previously mentioned guest wardrobes, the second floor also accommodates crew premises, which serves as performers' room during events, kitchen servicing the restaurant on the third floor and technical rooms. Restaurant kitchen and crew room is

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accessed from a separate stairwell at the parking lot section of the building. Kitchen section also features goods elevator which connects the kitchen with the first and the third floor.

On the third floor is a restaurant that seats 115 people and is accessed through main entrance from the pedestrian promenade. Persons with reduced mobility can access the restaurant by using the visitor's elevator that provides connection with the first floor. Connection with the kitchen is ensured by two food elevators, freight elevator and staircase leading directly to the kitchen. Restaurant visitors can also use the toilets that are situated a few steps below the restaurant level.

Atriums opening through several floors of the terminal are bordered with balconies and stairs that allow movement between the floors and create places for visitors to stop and enjoy the view while waiting for their trip and add extra room with good visibility during special events such as concerts.

## 2.2 Lighting concept

Lighting design of the main floor of the terminal building must be flexible and allow alterations when necessary. Terminal operation requires lots of light, especially in the passport check zone. Several different lighting solutions must be created for organising off-season events – exhibitions and fairs also need lots of light, while concerts, banquettes and conferences need much different approach. Lighting fittings have automatic controls.

In order to create all those different moods, terminal main rooms use several lighting fittings with different character, some of them concealed between the wooden slats of the ceiling, others suspended or fixed under the slats (e.g. Viabizzuno Amp).

Flexibility is also important for lighting of business premises. Adjustment of light intensity and placement of lighting fittings must be easy, therefore mostly bus-mounted adjustable spotlights (e.g. Arkoslight Io), but also recessed spotlights (e.g. Arkoslight Pop Up) are used.

Pleasant and suitable light environment is created also in sanitary rooms. Both indirect light reflecting from surfaces (e.g. Viabizzuno 094 system by the walls) and spotlights (e.g. Arkoslight Shot Light) are used.

In the restaurant on the third floor, slightly stronger emphasis is placed on suspended lighting fittings, but general lighting is also provided by spotlights hidden between the ceiling slats (e.g. Arkoslight Io). Toilets of the restaurant use both indirect light reflecting from surfaces (e.g. Viabizzuno 094 system by the walls) and spotlights (e.g. Arkoslight Shot Light, Arkoslight Io).

The lighting of the crew and performers' room on the second floor will be both functional and representative. Various luminaires allow creating different moods according to the needs of the people using the room. Both indirect light (e.g. Viabizzuno 094 system by the walls) and spotlights (e.g. Arkoslight Shot Light, Arkoslight Io) are used.

In stairwells, lighting is solved by surface-mounted luminaires (e.g. Arkoslight Puck).

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In order to ensure good functionality of light solutions, a separate service must be ordered from the lighting specialist (e.g. supplier of lighting fittings) consisting in adjustment of installed luminaires after the installation of furniture, before opening the building to the public.

## 2.3 Finishing materials

### 2.3.1 Floors

The floors of the main floor of the terminal are cast concrete treated with surface hardener.

Floors of the sanitary rooms are covered with ceramic tiles (e.g. Mosa Terra Tones, Vivarec). In damp rooms that need trap, the floor must have a slope towards tiled gutter trap by the wall (e.g. Tece Drainline Plate) or regular tiled trap (e.g. Tece Drainpoint S grate frame stainless steel, 150 mm, Plate).

The floor of the crew and performers' room on the second floor is also cast concrete and covered with surface hardener, part of the floor is covered with carpeting to add comfort and for acoustics purposes (e.g. Interface Human Nature). Floors of the sanitary rooms are covered with ceramic tiles (e.g. Mosa Terra Tones, Vivarec), in rooms that need trap, the floor must have a slope towards tiled gutter trap.

Due to heavy traffic and direct access from outdoors, the floor of the café on the third floor is covered with ceramic tiles (e.g. Mosa Terra Tones, Vivarec).

Storm porches and other exterior doors used all-year-round have sunken mud grate systems (e.g. Geggus Aluprofilemats).

Floor materials in the joints of different floor materials must be at the same height – doors are generally without doorsills and joint of materials is executed without cover slats.

Skirting – aluminium skirting SAPA Profil 900-0009-00 (40x4 mm) – to be specified in the next design stage.

### 2.3.2 Walls

Terminal wall facing the parking lot is covered with dark painted wooden acoustic panels. Exact drawing of the panel will be specified in the next design stage.

Walls of sanitary rooms are fully covered with ceramic tiles, tiles on the walls belong to the same product family as the tiles on the floors.

Walls of the rooms services on the first and the second floor are painted dark – the same colour used on acoustic panels.

Walls of the kitchen on the second floor are fully tiled (e.g. Mosa Global Collection / Globalgrip, Vivarec).

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### 2.3.3 Ceilings

All sloped ceilings of the building are covered with wooden slats. Ventilation and other technical equipment behind the slats will be painted black, acoustic plates (e.g. Ecophon Sombra) to be glued to the structural ceiling.

Ceilings beneath bridges, ceilings in stairwells and foyers of sanitary rooms will be covered with acoustic plaster (BASW Aphon or equivalent). Ceilings of sanitary rooms will be covered with white painted plasterboard, damp rooms with moisture resistant plasterboard.

Plasterboard ceilings and rendered ceilings have plasterboard doors with concealed edge that serve as service doors.

The ceilings of the business premises and border guard premises on the first floor and the crew premises and kitchen recreational room on the second floor are module suspended ceiling with concealed runners (Ecophon Master Ds or similar).

### 2.3.4 Internal doors, mobile walls, glass partitions

All full-panel doors (without glass) in the walls covered with acoustic panel will be concealed doors – covered with the same panels, concealed frames and hinges, without cover boards and doorsills. Minimum door height 2400 mm, up to the ceiling where possible.

All fireproof glass doors have as fine profile as possible – such as Forster Fuego Light by Saku Metall. Door height up to the ceiling or at least 2400 mm.

Toilet doors are veneered or covered with nano-laminate (to be specified in the next design stage), without doorsill (ventilation underneath the door), without cover boards, up to the ceiling.

Mobile glass walls in business premises are Dorma HSW or similar.

Mobile walls on the main floor of the terminal building – fully automatic transition wall Dorma Moveo, Dorma Variflex or other equivalent wall with soundproofing 55dB. Upon relevant consent of the contracting authority, manually moved transition wall system may be used.

### 2.3.5 Barriers

Toughened and laminated full glass, height and thickness according to norms. Barriers are fixed to the floor, fixing points are covered with plasterboard to the extent of entire floor. Glass panes are joined without profile. Wooden railing on top of the barrier.

## 2.4 Sanitary ware

The selection of sanitary ware is based on the terms of reference provided by the contracting authority (toilets without flush tank and dry urinals), representative nature of the building and reliability suitable for frequent use of the building.

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		Document ID:	SA-3-02

Toilet bowls and urinals are from Duraviti Me by Starck series. Urinals have waterless design, bowls are wall-mounted – longer model in the toilets for disabled and larger toilets, more compact model in smaller toilets. Wall frames of toilets use Delabie Tempofix 3 prescribed by the contracting authority.

Toilets for disabled are equipped with special washbasin from Duraviti Architec series (runoff from the washbasin goes directly to the wall, without visible siphon under the washbasin). Small toilets are equipped with small washbasins from Architec series, and large toilets have larger washbasins. Long washbasins in the foyers of toilets are custom ordered, made of composite stone (e.g. Eumar), separate washbasins are e.g. Inbani Tambo basins.

Smaller toilets with washbasins are equipped with mixers with sensor (e.g. Presto SO'O 56234) and paper towel holders for hand-drying (e.g. Wagner Ewar P-Line series).

Large foyers with washbasins are equipped with Dyson Airblade Tap mixers with sensor and hand-drying function (wall-mounted or washbasin mounted – to be specified in the next design stages)

Toilets for the disabled use stainless steel accessories for disabled (e.g. Wagner Ewar or Normbau Inox Care) and stainless steel changing tables (e.g. Mediclinics CP0016HCS).

In the main room of the terminal, visitors can use drinking water fountains (e.g. Elkay EZH2O)

Specific selection of sanitary ware is included in the main building design documentation.

## 2.5 Window coverings

Main room of the terminal building requires an opportunity to dim the room for special events. That is achieved by using electrically controlled blinds attached to the horizontal sections of the upper part of glass façade in the atrium, and in a ceiling recess in the section under the bridge. Every blind needs power supply.

Material of the blinds is fireproof screen (semi-transparent) or blackout (dimming) material. Textile has no connective seams. Blind attachment must be precisely horizontal.

Café on the third floor has recessed buses for curtains to the extent of entire glass façade. The curtains aim at providing sunshade while not blocking the view. A thin net textile is used for that purpose. Textile is immovable in the sloped ceiling section and manufactured directly to shape.

All textiles are non-combustible materials suitable for the purpose of the building (Trevira CS).

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### 3 ROOM SURFACES

Construction works must be performed pursuant to good building practice (ET-1 0207-0068).

All construction works regarding new structures must correspond to class II requirements of RYL2010. Construction works quality must correspond to the requirements of Interior works RYL 2013 Construction quality and Painting RYL 2012. Painted surface coatings must correspond to the purpose of the room. Painting performance classes are calculated by RT 29-11049-et.

Building contractor must follow all requirements regarding the use of products established by the suppliers and manufacturers of materials. In order to ensure work quality and durability of structures, the contractor must provide all necessary accessories and materials.

In rooms where it is required by norms, requirements must be followed with regard to the slipperiness, smoothness, and cleaning instructions of the coverings. All used finishing materials must be approved by the Ministry of the Environment of the Republic of Estonia (Health Protection Office) and have relevant certificate issued by the Health Protection Board of the Republic of Estonia and the Fire Fighting and Rescue Board of the Republic of Estonia. Materials used indoors must ensure minimum emission of harmful compounds and chemicals to the ambient air. Materials must have long service life and durable finish.

Rooms intended to be covered with ceramic tiles or other tiles will be tiled according to the requirements of Finishing RYL 2010. Selection of tiles must be based on the recommendations of the manufacturer, recommended sealing compounds and fixing mortar. When ordering, take into account possibly different factory measurement calibre.

All materials used indoors and their finishing (incl. cover slats, mastic, seals, etc., as well as electricity, heating, water, sewerage and ventilation units and their details) must be tested by the Health Protection Inspectorate and/or approved by the Health Protection Inspectorate for use in construction in Estonia based on international certificate or declaration.

#### 3.1 Floors

##### 3.1.1 Floor substructures

Floors will be built in accordance with the drawings of the structural part. Performed works and materials used must comply with the instructions for installation of the product provided by the manufacturer of the product and the requirements of Interior works RYL 2013 and Structure RYL 2010 Construction Quality.

- Floor must be clean, dry and level. It must not have cracks.
- Floor must be free of loose dust and any stains that may affect adhesion.
- If the existing concrete surface is bumpy, it has to be levelled to avoid uneven wear of the covering. Levelling is executed by means of special mixtures according to manufacturer's instructions.

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	Reg. no. 11304200, MTR reg. no. EEP001085	Version date:	12.07.2018
		Document ID:	SA-3-02

- If the covering is placed on concrete floor without special moisture insulation, it is required to check the moisture content of the floor. relative moisture content of concrete surface must not exceed 80%.
- Sealing of all fittings and penetrations must be checked before installing surface coatings.

### 3.1.2 Floor coverings

Performed works and materials used must comply with the instructions provided in Interior works RYL 2013 and Finishing RYL 2010. Performed works and materials used must comply with the instructions for installation of the product provided by the manufacturer of the product.

Changes in the floor covering occurs at the doorsills. In case the door has no doorsill, the connection point of materials must be executed without connection slat, with elastic joint.

### 3.1.3 Tiled floors

Permitted tolerances within delivery batch of glazed and clinker tiles are presented in guideline RT 34-10340.

Floors with floor heating can be tiled with clinker tiles that comply with standards SFS-EN 121, SFS-EN 176, SFS-EN 177, SFS-EN 178, SFS-EN 186, SFS-EN 187.

Adhesives and mortar used for tiling must suit the base and tiles.

Tiles must be placed on the surface so that cut tiles are in the corners of the room and floor edges. In order to achieve good result, working conditions, humidity and weather conditions must be carefully observed during the tiling. Tile cover is divided into sections by expansion joints.

Permitted levelling deviance of floors 55T:16

## 3.2 Ceilings

### 3.2.1 Ceiling structures

Performed works and materials used must comply with the instructions for installation of the product provided by the manufacturer of the product and requirements of Interior works RYL 2013 Construction quality and Painting RYL 2012. All fastening structures of suspended ceilings must comply with the requirements of the manufacturer of suspended ceiling.

### 3.2.2 Ceiling surfaces

Performed works and materials used must comply with requirements of Interior works RYL 2013 Construction quality and Painting RYL 2012. Performed works and materials used must comply with the instructions for installation of the product provided by the manufacturer of the product.

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		Document ID:	SA-3-02

Fastening of recessed or surface mounted ceiling installations (light fittings, loudspeakers, sensors, etc.) must comply with the typical assemblies of the manufacturer, unless described otherwise.

### 3.3 Walls

#### 3.3.1 Wall surface structures

Performed works and materials used must comply with the instructions for installation of the product provided by the manufacturer of the product. Performance of works is based on instructions provided by Interior works RYL 2013, Construction quality and Painting RYL 2012.

#### 3.3.2 Painted walls

Smoothness and painting quality of levelled walls must correspond to class 2 of Interior works RYL 2013. Painting performance classes are calculated by RT 29-11049-et.

All painted stone and concrete walls are levelled with machine plaster, covered with fine rendering and painted. Prior to commencing works, it must be checked that the materials used correspond to both subsurface, work methods and working conditions (weather, drying time, etc.). Only ready plaster mixtures can be used, preferably machine plaster mixes (KNAUF, MIRA, SAKRET). Work is performed in view of circumstances affecting the work – weather, temperature, humidity, completion level of preceding work, harmful deformations of the plastered base.

The materials constituting the finishing systems (rendering, primer, paint) are recommended to be chosen from one and the same manufacture or according to the instructions of use of the paint. All products used for painting works must have top quality. They must be used and preserved in accordance with manufacturer's instructions. It is forbidden to add to the products any other substances besides the additives permitted by the manufacturer. Prior to commencing works, the contractor must submit the materials used to the contracting authority for approval. Painting products must be brought to the site in unopened original packaging.

Prior to commencing painting works, all surfaces must be free of dust, dirt and roughness. Larger rough spots are rendered with coarse rendering, then finished with fine rendering. Dried rendered surface is sanded.

Conditions suitable for painting works include temperature +15...+20 degrees, relative humidity less than 50%. Walls are primed and painted with two coats. Painting works are generally performed by using either spray gun or roller.

Paint tests must be carried out before performing painting works, on a 1x1m area with each colour.

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### 3.3.3 Tiled walls

Prior to tiling, the walls in damp and moist rooms are covered with two coatings of moisture insulation. Then wet zones are covered with two coatings of elastic water insulation mastic. Corners of tiled walls and floors are treated with elastic mould-proof silicon, tiles of the outer corners of tiled walls are cut at 45-degree angle.

Tiling is performed by using quality mortars in accordance with tile type and base.

### 3.4 Damp and wet rooms

Slopes in wet rooms are executed in the cast concrete floor layer, slope size 1/100. Water insulation of the floor extends to walls to minimum height of 100 mm, and near showers, so-called wet zone, to minimum height of 2.1m, and to the tiled splashback height behind the washbasins.

Walls and floor joints are filled only with mould resistant elastic silicone.

In wet and damp rooms, water insulation must be installed under the finishing layer of walls. Such rooms are divided into the following zones:

1. Wet zones (around shower fittings at room height and extending 500 mm over the edges as measured in plan) – use water insulation mastic according to the product instructions (e.g. primer + 2 coats of the product).
2. Damp zones (all other parts of the room, except for wet zones) – use moisture insulation according to the product instructions. Water insulation products: MIRA, KIILTO, IZOLEX or similar.

## 4 NORMATIVE DOCUMENTS

Design documentation has been prepared in view of the following normative documents and guidelines:

- Building Code – adopted 11.02.2015; entry into force 01.07.2015;
- Public Health Act – adopted 14.06.1995; RT I 1995, 57, 978; entry into force 21.07.1995;
- Requirements for ensuring mobility of persons with reduced mobility, visual and hearing impairment in public buildings (Regulation no. 14 of the Minister of Economic Affairs and Infrastructure 28.11.02);
- Requirements for building design documentation – Regulation no. 97 of the Minister of Economic Affairs and Infrastructure; adopted 17.07.2015; entry into force 21.07.2015;

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	Reg. no. 11304200, MTR reg. no. EEP001085	Version date:	12.07.2018
		Document ID:	SA-3-02

- Regulation no. 17 of the Minister of the Internal Affairs of 30.03.2017 “Fire safety requirements for construction works and requirements for fire water supply”;
- Requirements for construction products and materials and the procedure for attestation of their conformity – Regulation no. 49 of the Minister of Economic Affairs and Infrastructure; adopted 26.07.2013; entry into force 02.08.2013;
- Occupational Health and Safety Requirements at Construction Sites – adopted 08.12.1999 no. 377; RT I 1999, 94, 838; entry into force 01.01.2000.

#### Standards:

- EVS 932:2017 „Construction design documents”;
- EVS 865-1:2013 Description of building design. Part 1: Design note of preliminary design;
- EVS 812-7:2008//AC:2011 “Fire safety of constructions - Part 7: The fulfilment of essential requirement – Safety of construction works in case of fire in the course of design and building process”;
- EVS-EN 12354-1:2005 Building acoustics. Parts 1, 2, 3, 4, 6;
- EVS 871:2017 Fire resisting and emergency exit doors and door hardware – Use;
- EVS-EN 15251:2007//AC:2012 “Indoor environmental input parameters for design and assessment of energy performance of buildings addressing indoor air quality, thermal environment, lighting and acoustics”;
- EVS-EN 12464-1:2011 Light and lighting – Lighting of work places. Part 1: Indoor work places;
- EVS-EN 12665:2011 Light and lighting – Basic terms and criteria for specifying lighting requirements;
- EVS 891:2008 Measurement and evaluation of electrical lighting in working places;
- EVS-EN 1838:2013 Lighting application – Emergency lighting;
- EVS-EN 12519:2006 Widows and pedestrian doors – Terminology;
- EVS-EN 12209:2006 Building hardware – Locks and latches – Mechanically operated locks, latches and locking plates – Requirements and test methods;
- EVS-EN 1906:2003 Building hardware – lever handles and knob furniture – Requirements and test methods;
- EVS-EN 12209:2016 Building hardware – Mechanically operated locks and locking plates – Requirements and test methods;

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- Structures RYL 2000 General quality requirements for construction works. Loadbearing structures and building shells;
- RT 91-10971 Janitor rooms;
- RT 91-10788 Entrances, public buildings;
- RT 96-10656 Presentation and conference rooms;
- RT 88-10777 Stairs and ramps;
- RT 88-10778 Railings and handrails.

Quality requirements:

- Structure RYL 2010;
- Painting RYL 2012;
- Interior works RYL 2013;
- RT 29-11049-et Painting works of a building. Performance classes;
- RT 29-11050-et Painting works of a building. Finish appearance classes;
- RT 33-11043-et Levelling of internal walls and ceilings.

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