

EST. 1904

# KLAUSSONI KOMMIVABRIK

KALAMAJA

Construction  
details



ENDOVER

# From an old factory to modern homes full of character



The street-side building dating from 1904 is being reconstructed with an eye for detail, while a new-build inspired by industrial architecture is being erected in the courtyard. The different buildings nevertheless have one or two things in common – their loft-type apartments are marked out by their high ceilings and chequered windows, for a start, while many of the apartments come with their own private terrace.

The building was designed by  
Arhitektuuribüroo Luhse & Tuhal.



### **FACADE**

Traditional, distinguished, long-lasting exterior finishing materials characteristic of the architecturally and historically valuable part of Kalamaja will be used on the building facades.

### **BUILDING STRUCTURES**

Limestone, concrete-block and timber framework walls will be used for the load-bearing walls of the buildings. The floors and suspended ceilings will mostly be made from reinforced concrete.

### **INTERNAL WALLS**

The walls between the apartments will be stone walls. The internal walls of the apartments have been designed as gypsum boards on metal frames.

### **BALCONIES & TERRACES**

Apartments on the ground floor will have timber terraces separated by partition walls. The balconies and 2nd-floor terraces in the building being reconstructed will not be covered. The balcony railings will be made from metal. The terraces will be supplied with electricity.



#### **ROOF**

The flat roofs will be covered with dual-layer SBS roll covering material. The gable roofs will be covered with light-gauge metal.

#### **WINDOWS**

Inward-opening windows and balcony doors will be made from timber. All windows will be triple-glazed.

#### **DOORS**

The external doors of the apartments will be insulated and fireproof. The internal doors will be in accordance with the interior finish package selected.

#### **HEATING**

Underfloor water heating and/or radiators adjustable in each room are planned for the apartments, based on the district heating system. The underfloor heating and radiators will be installed in the apartments in accordance with the heating system plans. Bathrooms will have electrical floor heating.

#### **LOW CURRENT**

Cabling for TV and Internet will be provided and an intercom system installed in each apartment, including for the main gate.



### INTERIOR FINISHING OF APARTMENTS

There will be a choice of four interior finish packages. Natural parquet flooring will be installed in the living areas, while the floors in sanitary rooms will be tiled. The walls and ceilings of the living areas will be painted in light tones. The walls of sanitary rooms will be tiled in accordance with the interior finish package selected. The apartments will have both painted reinforced concrete panel ceilings and plaster suspended ceilings. Pressure-cleaned limestone walls will be partially exposed in the Aalto and Jacobsen buildings.

### VENTILATION

Apartment-based heat-recovery ventilation is planned for the apartments.

### WATER & SEWERAGE

The building will be connected to Tallinn's water supply and drainage system. Sanitary equipment will be installed in accordance with the interior finish package selected. The apartments will have remotely read water meters.

### ELECTRICITY

Sockets and switches will be installed in the apartments in accordance with the interior finish package selected. Use of electricity will be calculated via remotely read electricity meters in the building's main feeder pillar.



#### **PARKING**

Access to the property will be from Jahu Street. Parking spaces will be situated on the property and in the underground car park.

#### **GATES**

Gates have been planned for access to the property – an automatic swing gate for vehicles and a locking pedestrian gate equipped with an intercom.

#### **STORAGE SPACES**

The walls of the storage spaces will be made from stone. Storage spaces will be heated.

#### **INTERIOR FINISHING OF PUBLIC AREAS**

The walls and ceilings of the corridors and stairwells will be painted in light tones. The floors in the foyer and corridors will be tiled. The stairwells, technical rooms and floor of the car park will have a 100% concrete surface. The building will have smart letterboxes.

#### **STAIRWELLS**

There will be four stairwells in the building being reconstructed. The new building will have one stairwell and a lift.