# UUS-VOLTA 7

## CONSTRUCTION INFORMATION

VOLTA

GALERII LOFTID

ANNO 1912

ENDOVER

## FAÇADE

The historic limestone walls will be retained. The newly constructed extension features a façade finished in black-painted concrete and copper-toned aluminium composite panels.

## BUILDING STRUCTURE

The structural system comprises prefabricated concrete elements and, in part, steel structures. Intermediate floors are made of hollow-core slabs.

## ROOF

The building has a flat roof constructed from reinforced-concrete hollow-core slabs, finished with a PVC roll membrane.

## BALCONIES AND TERRACES

Some 3rd-floor apartments have the option to create a rooftop terrace accessed via an internal staircase. Selected apartments have balconies with concrete floors and glass balustrades. Certain apartments and commercial units include terraces with wood–plastic composite decking and glass balustrades. Terraces and balconies are provided with an electrical connection suitable for lighting load.

## DOORS

Entrance doors to ground-floor commercial units are located within the building's external façade, set into arched openings. Internal and external doors to 2nd-floor commercial units are 2.2 m in height; internal and external doors to 3rd-floor apartments are 2.4 m in height. Entrance doors are fire-rated.

## WINDOWS

Timber-framed windows are used in the retained arched openings of the existing limestone walls. Newly constructed façades use timber–aluminium windows, while fire-rated windows have aluminium frames. Window frames are black on both the interior and exterior.

## CEILING HEIGHT

Ceiling heights are determined by the heights of the openings in the retained limestone walls.

- Ground-floor commercial units: up to 5.2 m
- Second-floor commercial units: up to 2.9 m
- Third-floor apartments: up to 3.1 m

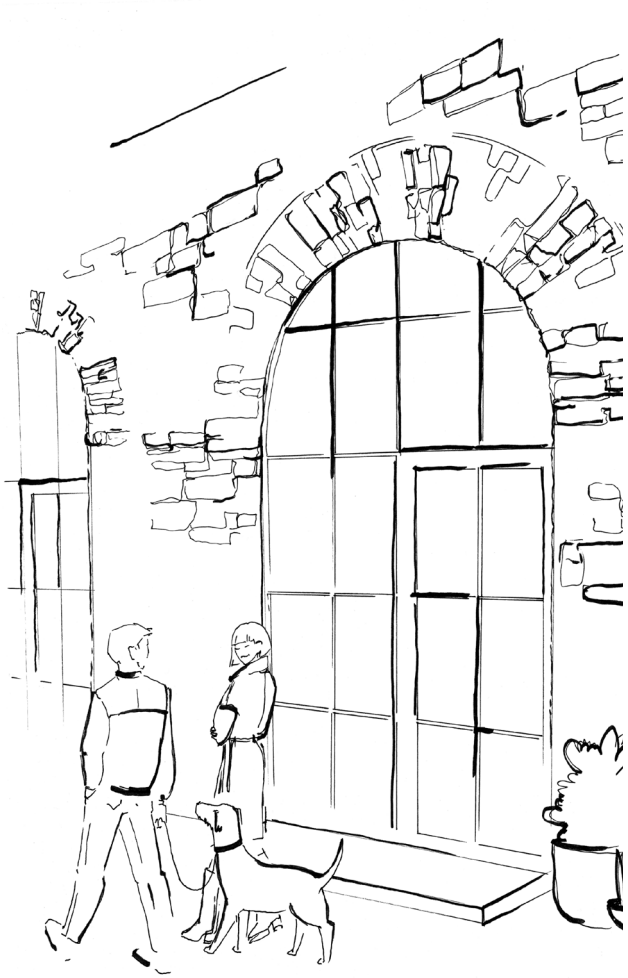
In some areas, soffits/lowered ceilings may occur due to building services routed within the apartment.

## PARTITION WALLS

Walls between apartments and commercial units are constructed from reinforced-concrete elements or concrete block masonry. Internal partitions within apartments and commercial units are gypsum-board walls on a metal stud frame. In certain ground- and second-floor commercial units, limestone walls are left exposed.

## HEATING

Ground-floor commercial units are designed with radiator heating supplied via district heating. Second-floor commercial units have water-based underfloor heating, partly combined with radiator heating. Third-floor apartments have water-based underfloor heating. Wet rooms have electric underfloor heating. Room-by-room temperature control is provided via the smart home system.





ENDOVER

## ENERGY PERFORMANCE CERTIFICATE

As the historic limestone walls are retained, this is a reconstructed (refurbished) building. The building's energy class is C, and it complies with energy-efficiency requirements applicable to reconstructed buildings.

## VENTILATION AND COOLING

Ground-floor food & beverage operators get separate ventilation units with an intermediate heat exchanger, and purchasers may add a kitchen hood system. Second-floor commercial units and third-floor apartments have mechanical ventilation with heat recovery; 2nd-floor commercial purchasers must supply/install charcoal-filter worktop air cleaners. In 3rd-floor apartments with an island cooktop, charcoal-filter worktop air cleaners are specified and must be supplied/installed by the purchaser. Apartments have cooling in the living room and largest bedroom; retail units have cooling; the hostel has cooling in areas 8, 9, 17, 18, 20, 22, 24, 26, 28, 30, 32, and 34. Ground-floor cooling units are visible ceiling cassette units; 2nd-/3rd-floor apartment and commercial units are wall-mounted.

## WATER SUPPLY AND SEWERAGE

The building will be connected to Tallinn's municipal water and sewer networks. Sanitary ware is installed according to the selected interior-finish packages. Commercial units and apartments have remotely readable water meters.

## ELECTRICAL AND LOW-VOLTAGE SYSTEMS

Commercial units are fitted with sockets and switches in accordance with the interior-finish package specified in the agreement. Electricity consumption is measured via remotely readable electricity meters installed in the floor electrical cabinets. Apartments and commercial units are pre-wired for TV and internet connectivity and include a smart home system for indoor-climate control and video intercom.

## INTERIOR FINISH

Apartments and commercial units are completed in accordance with the interior-finish package specified in the agreement. Apartment ceilings are finished as exposed reinforced concrete with visible joints and, in part, suspended gypsum-board ceilings. Bathroom/WC floors are tiled. In washrooms, up to three walls are tiled according to the layout; remaining walls are painted in accordance with the finish package. Floors in the entrance hall, utility room, and storage room are tiled.

## INTERIOR FINISHES OF COMMON AREAS

Walls in corridors and stairwells are painted; ceilings are finished with painted gypsum-board ceilings. Floors are tiled. Floors in staircases and technical rooms are finished as exposed concrete.

## STAIRWELLS AND SHARED FACILITIES

The building has two stairwells with separate entrances. Technical rooms are located on the first and second floors.

Bicycle and pram/stroller storage rooms are located on the ground floor. The building has an elevator. Waste containers are separated by a fenced enclosure and are located behind the building.

## PARKING SPACES AND STORAGE UNITS

Storage units are located on the second floor; one storage unit is located at Uus-Volta Street 10, level -1. Parking spaces are located partly on the property behind the building and partly in the underground car park of the Uus-Volta 10 property.
Parking space widths range from 2.4 m to 3.0 m, and the construction of the parking spaces does not comply with the EVS 843:2016 standard. Parking space widths may also be affected by installed wheel stops/impact barriers. In addition, entry/exit turning radii and clearance height may not meet the standard. Structural elements and building services (pipes, cables, ladders, etc.) may be located above individual parking spaces.
An Enefit Volt central unit (electrical distribution cabinet) has been installed in the Uus-Volta Street 10 parking facility, and provisions have been made for the installation of electric vehicle charging infrastructure. Charger installation is carried out via Enefit Volt; to use the charging service, the purchaser must purchase or rent a charger from Enefit Volt and connect it to the central unit.