



VOLTA
HUB

MOOTORI 2

CONSTRUCTION INFORMATION

ANNO 1899

ENDOVER



FAÇADE

Existing historic limestone walls will be partially retained and integrated with contemporary architecture. The façade finish of the newly added building volume is copper-toned sheet-metal cladding.

BUILDING STRUCTURE

The structural system consists of prefabricated reinforced concrete elements and, in part, steel structures. Intermediate floors are formed from hollow-core slabs.

ROOF

The building has a flat roof constructed of reinforced concrete hollow-core slabs. The roof covering comprises PVC roll membrane or SBS bituminous roll membrane, and parts of the building have a sheet-metal roof.

INTERNAL WALLS

Walls between the guest apartments are reinforced concrete or blockwork walls. Internal partitions within the guest apartments are gypsum plasterboard walls on a metal stud frame. External and internal partition walls between the commercial units on floors 3–4 are gypsum plasterboard walls on a metal stud frame. Acoustic insulation shall comply with the requirements applicable to apartments.

TERRACES AND BALCONIES

Terraces are finished with wood–plastic composite decking. Ground-floor terraces are finished with stone paving. The terraces on the Mootori Street side of the 3rd floor have glass balustrades. Balconies on floors 3–4 have concrete floors and metal balustrades.

DOORS

External doors to the commercial units are fire-rated timber doors. External and internal door heights are up to 2.2 m. Some commercial units have direct access from the street; in such cases, the external door is a glazed door with an arched fanlight.

WINDOWS

Timber windows are used in the arched openings of the existing retained limestone walls. PVC windows are used in the newly built façade sections. Window frames are black on both the inside and outside. The Tööstuse Street-facing windows of the 2nd-floor guest apartments are tilt-and-turn. The Mootori Street and Krulli Street-facing windows are openable for ventilation. Tööstuse Street-facing windows have a sill height of approximately 700 mm above finished floor level. Mootori and Krulli Street-facing windows are approximately 2.6 m high. The Tööstuse Street-facing window of Apartment 7 is 2.9 m high. The internal atrium has aluminium windows.





HEATING

All units are designed with water-based underfloor heating supplied by district heating. Room-by-room temperature control is provided via a smart home system.

VENTILATION AND COOLING

First-floor food and beverage premises will have a separate ventilation system with a canopy (hood) system equipped with an ozonator. Guest apartments and the commercial units on floors 3–4 have unit-based ventilation units. Commercial units have unit-based ventilation equipment. Kitchen extract hoods are to be installed by the purchaser without a fan (motor).

In guest apartments and in commercial units on floors 3–4 where the layout shows a hob on the kitchen island, recirculating downdraft extractors with charcoal filters are to be installed; these are supplied and installed by the purchaser.

Cooling is provided in the largest bedroom and the living room in the guest apartments. On floors 3–4 commercial units, cooling is provided at a minimum in the largest room. All commercial units on floors 1–2 have cooling.

WATER SUPPLY AND SEWERAGE

The building will be connected to Tallinn's water supply and sewerage network. Sanitaryware will be installed in accordance with the interior finish packages. Commercial units have remotely readable water meters.

ELECTRICAL AND LOW-VOLTAGE SYSTEMS

Sockets and switches are installed in the commercial units in accordance with the selected finish package. Electricity consumption is metered via remotely readable electricity meters installed in the distribution boards on each floor. Internet cabling and a smart home system will be provided for all units, enabling control of the internal climate and the video entry system.

ENERGY PERFORMANCE CERTIFICATE

Due to the retention of the historic limestone walls, the project is classified as a reconstruction and complies with energy class C. The building meets the energy efficiency requirements for reconstructed buildings.

STAIRCASES AND COMMON AREAS

The building has four stairwells with separate entrances, in addition to an escape staircase. The main stairwell has a lift, and the MyFitness premises also have a lift. Plant rooms are located on the first and second floors. Refuse containers are located in a dedicated room on the first floor.

CEILING HEIGHTS

Ceiling heights are determined by the heights of openings in the existing retained limestone walls. The ceiling height in the first-floor commercial units is up to 4.6 m; in the commercial units on floors 2–4, up to 3.0 m. Some rooms may have lowered ceilings due to building services installed within the space.

INTERNAL FINISHES – COMMERCIAL UNITS

Commercial units are delivered unfinished. The commercial unit ceiling is partially a painted hollow-core slab and partially a suspended plasterboard ceiling. Guest apartments and commercial units on floors 3–4 are sold with an interior finish package fixed in the contract. Walls and ceilings are painted in light tones in accordance with the interior finish package. Floors in sanitary rooms are tiled. In bathrooms, three walls are tiled and the remaining walls are painted in accordance with the interior finish package. Entrance halls are tiled.

INTERNAL FINISHES – COMMON AREAS

Corridors and stairwells have painted walls and slatted ceilings. Floors are tiled. Floors in staircases and plant rooms are left as fair-faced concrete.

PARKING SPACES

Parking spaces are located in the parking building at Krulli 10, Tallinn. Temporary parking is arranged in car parks on adjacent plots. Parking bay widths range from 2.4 m to 3.0 m, and the design of the parking bays does not follow the EVS 843:2016 standard. The effective width of bays may also be affected by installed wheel stops or impact barriers.