

DESCRIPTION OF THE CONSTRUCTION

PUBLIC SPACE

The aim of the Kalaranna District's architectural concept is to bring a high-quality city space to the central area of Tallinn seaside.

Upon planning the buildings, we used as little building area as possible to realise the on the ground volume of construction as prescribed in the detail plan since our aim was to maximize the space between the buildings in order to provide good views from the flats and create a spacious urban-like milieu with squares of different sizes on the street level. The spacious patios are facing the midday and evening sun as much as possible. The big windows opening to

the sea provide a marvellous view. One 4-storey construction has been placed in the NW corner of the quarter. Thanks to that, the central Kalaranna Square can enjoy the valuable summer night sun.

ARCHITECTURE

Kalaranna St 8 real estate shall house a residential area consisting of 12 blocks of flats with commercial areas. There shall be a common parking area with technical rooms under the buildings. As a result, there will be flats by the beach, flats opening to the square and flats enjoying natural light and city views by Kalaranna Street.



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The layout of the apartment building and the flats have been planned according to the surrounding views and light. Living rooms were brought to the corners as much as possible, and thanks to that there are views in two directions. Some rooms open to the spacious terraces divided with plants. The terraces mostly face the midday and evening sun.

The ground level has been divided into commercial spaces of various sizes. The square north of Kalaranna Square is surrounded by two-storey townhouse type flats with their terraces and entrances opening to the street. This brings some fresh air and cosiness onto the Kalaranna Square surrounded by different types of businesses.

The buildings all have up to 5 floors. On the ground level, there are mostly commercial spaces, but also some living areas. Floors 1-4 mostly accommodate flats. On the ground floor, there are also storage rooms for the residents' bicycles and strollers. In addition to parking spaces, the underground parking area also has some utility and storage rooms.

ELECTRICAL INSTALLATION AND WEAK CURRENT SYSTEMS

The electrical switchboard and the weak current box are in the wardrobe wall located in the hallway of each flat. There is an optic telecommunications cable brought to the weak current box that also houses the burglar alarm cables and the in-flat Cat 6 communications

network. There is a technical readiness to subscribe to any telecommunications or security service provider. The main entrances to the building have an entry system equipped with a touch key reader and all flats have phone sets with a doorbell function.

HEATING AND COOLING

The blocks of flats have been connected to Tallinn's central heating system. The flats have an independent water-based underfloor heating system for each room. Depending on the package, the flats either have a cooling system or there is a cooling system readiness. All buildings have the energy label B.

VENTILATION

The air exchange of the flats is carried out via the flat's heat recovery ventilation device. The flat owner can control the intensity of the ventilation. The fresh air intake is in the living rooms and bedrooms, and the extraction is conducted via the sanitary rooms, hallway and kitchen area. The kitchen has a separate ventilation extraction where the flat owner may install a kitchen hood.