



Pos nr	Plot address	Size of the new plot being formed (m ²)	Max. permitted area occupied by the buildings		Max. number of floors permitted	Height above mean sea level (m)	Max. number of buildings permitted on the plot	The percentage of intended use of the plot (according to detailed plan classification)		Max. permitted gross area (m ²)			Fire resistance grade	Number of permitted apartments	Number of parking spaces by standard	Green zone %	Rooftop green zone %	Planned restrictions on immovable property
			on the ground	underground				A ≤ 30%	A ja/või Uh ≥ 70%	on the ground	underground	altogether						
1	Kalaranna tn 28 // (Vesilennuki tn 9)	23755	11800	-	4	19,10	4	EK ≤ 30%, A ja/või Uh ≥ 70%	E ≤ 30%, A ja/või Uh ≥ 70%	7300 22530 (total 29830 incl. covered courtyard) 4960	TP1	90	315	16	17%	1%	Baltic Sea building exclusion zone up to 31 m, water protection zone up to 20 m Baltic Sea 200 m limited management zone Servitude for the benefit of the utility network owner for communication facility Servitude for the benefit of the utility network owner for district heating supply Servitude for the benefit of the utility network owner for water and sewerage supply Servitude for the benefit of the utility network owner for power supply Servitude for the benefit of the utility network owner for substation Servitude for the benefit of the utility network owner for gas supply Intended use of the plot will be determined in the building design documentation Easement for the benefit of Tallinn City 30 m ² to access the monument Area for public use ca 2075 m ² (to be determined in the building design documentation) Crowned bore well protection zone 1 m	
2	Vesilennuki tn 2	6427	5300	-	4 (up to 50% from above ground building area)	16,00	4	A ≤ 50% ja EK ≤ 50%	A ≤ 50% ja EK ≤ 50%	10000	TP1	52	69	360	6%	14%	Baltic Sea 200 m limited management zone Area for public use ca 280 m ² (to be determined in the building design documentation) Parking servitude for the benefit of plot 1 Parking servitude for the benefit of plot 4 Servitude for the benefit of the utility network owner for communication facility Servitude for the benefit of the utility network owner for substation inside the building ca 50 m ² Servitude for the benefit of the utility network owner for power supply Servitude for the benefit of the utility network owner for district heating supply Servitude for the benefit of the utility network owner for gas supply	
3	Kalaranna tn 30	3487	1200	-	2	16,10	2	A ja/või Uh	A ja/või Uh	1600	TP1	15	12	34%	19%	Easement for the benefit of Tallinn City 23 m ² to access the monument Baltic Sea 200 m limited management zone Intended use of the plot will be determined in the building design documentation Servitude for the benefit of the utility network owner for communication facility Servitude for the benefit of the utility network owner for substation Servitude for the benefit of the utility network owner for gas supply Intended use of the plot will be determined in the building design documentation Easement for the benefit of Tallinn City 30 m ² to access the monument Area for public use ca 2075 m ² (to be determined in the building design documentation) Crowned bore well protection zone 1 m		
4	Kalaranna tn 20	2870	1500	-	4	19,10	2	A ja/või Uh	A ja/või Uh	4300	TP1	24	-	31%	-	Servitude for the benefit of the utility network owner for district heating supply Intended use of the plot will be determined in the building design documentation Area for public use ca 65 m ² (to be determined in the building design documentation) Baltic Sea building exclusion zone up to 16 m, water protection zone up to 30 m Baltic Sea 200 m limited management zone		
Total		36539					12			45600		142	450	368				

LEGEND

- Boundary of the local area development plan
- Boundary of registered immovable property
- Boundary of formed plot
- Preserved buildings
- Traffic area for vehicles
- Traffic area for pedestrians and bicycles
- Mixed use traffic area (for vehicles and pedestrians)
- Sea
- Green zone
- Rooftop green zone (must be usable by pedestrians)
- Permitted area for buildings from neighbouring development plan (K-Projekt AS project nr 0858 'Patarei' ja Lennusadamu piirkonna detailplaneering)
- Permitted area for buildings (on the ground and pos 2 underground floors)
- Building exclusion zone of shore on the Baltic sea up to 31 m
- Existing building line
- Buildings to be renovated
- Access to site for vehicles
- Possible location of the main entrance to the building
- Lowered curbstone
- Barriers to the passage of vehicles
- P-0
- Possible location for the bicycle parking
- Preserved wall
- Fence for the prison museum, will be determined in the building design documentation
- Preserved fence
- Possible location of waste bins
- Pre-planned bank protection (K-Projekt AS project nr 0858 'Patarei' ja Lennusadamu piirkonna detailplaneering)
- Possible passageway for pedestrians
- Promenade (K-Projekt AS project nr 0858 'Patarei' ja Lennusadamu piirkonna detailplaneering)
- Fence (K-Projekt AS project nr 0858 'Patarei' ja Lennusadamu piirkonna detailplaneering)
- Fire barrier
- Preserved trees
- Preserved trees
- Preserved trees
- New bushes
- New trees
- Objects to be eliminate
- Trees to be eliminate
- Cultural monument
- Korvõi-73 memorial
- Cultural memorial protection zone
- Views from Kalaranna street to Patarei prison
- Bore hole well to be tamponated with protection area r = 1 m
- Sea boundary
- Limited management zone of shore on the Baltic Sea 200 m (Nature Conservation Act § 37 section 1)
- Water protection zone on the Baltic Sea 20 m (Water Act § 29 section 2)
- The width of the shore path of a navigable water body from upper edge of the shore bank 10 m (General Part of the Environmental Code Act § 38)
- Easement for the benefit of Tallinn City
- Area for public use
- Easement for access to the site
- Easement for pipelines and cables
- Substation in the building
- Position number of formed plot
- Building rights of formed plot
- Commercial area
- Residential area
- Public buildings area
- Transport area

INFO ABOUT PLANNED AREA

1. SIZE OF THE PLANNED AREA	3,71 ha
incl. the area to be divided into plots	36539 m ²
2. NUMBER OF PLANNED PLOTS	4
3. PLANNED HOUSING DENSITY	1,24
4. GREEN ZONE %	16%
5. NUMBER OF PARKING SPACES	BY STANDARD 450 PLANNED 388

GENERAL ARCHITECTURAL REQUIREMENTS

- Architectural competition must be held in every specific case while planning new buildings.
- Heritage protection conditions from special requirements must be taken into consideration while designing new buildings, while remodeling or reconstructing existing buildings and while adapting with a new purpose of use.
- Construction method will be selected according to the results of the architectural competition and architectural-historical special requirements.
- Public space design, including access to the Sea Fort from the promenade has to be solved with the building design documentation.
- The street level floors of the new buildings must be planned for business or public usage.
- Fencing must not be established with the exception of the fences conserved by the requirements of the heritage protection.

- Notes:**
- If necessary, it is allowed to cover the triangular shaped courtyard between the protection barrack communication building and the lunettes and the courtyard between the gorzi building and communication building with a glass ceiling or other type of solutions that enables a transparent roofing.
 - Pos 3 can be left unformed, in this case the land will be a part of Pos 1.
 - The plot boundary of Pos 1 and Pos 4 runs along the bearing wall. The location of the bearing wall will be specified while forming the plot, according to this, the size of the formed plot may also be specified. In case the prison museum will not be built in this location then there will be no need to form a separate plot and part of the building will stay on one plot along with the rest of the Patarei complex and will stay with the same intended use as the rest of the plot.
 - Architectural competition(s) must be held for designing new buildings.

Changes:	Date	Description of changes
Geodesy:	Author: K-Projekt Aktiaselts	Project nr: 13161 Date: 10.2013

		K-Projekt Aktiaselts Arsti tn 65 Tallinn 10151 Eesti tel: +372 628 4100 info@kprojekt.ee		Project name: Kalaranna tn 28 ja Vesilennuki tn 4 kinnistu detailplaneering	
CEO	M. Rannu	Location:	Tallinn, Põhja-Tallinn		
Consultant	U. Kadak	Drawing name:	Main drawing		
Architect	I. Orav	Project nr:	13161	Drawing nr:	DP-2
Planner	M. Mustikivi	Stage:	DP	Scale:	1:500
File name:	13161_DP-2_Pohjoonis.dwg		Project nr:	13161	Drawing nr:
Saved / printed:	22.09.2017 / 12.11.2018		Project nr:	13161	Drawing nr:

2

A ≥ 50 ja EK ≤ 50
 16,00 m² 5300 4
 4/2* 5300 360
 6427 m²

* 4th floor up to 50% from on the ground building areas

1

EK ≤ 30, A ja/või UH ≥ 70
 19,10 m 11800 4
 4 - 16
 23755 m²

4

A ja/või UH
 19,10 m 1500 2
 4 - 12
 2870 m²

* Note nr 3

3

A ja/või UH
 16,10 m 1200 2
 2 - 12
 3487 m²