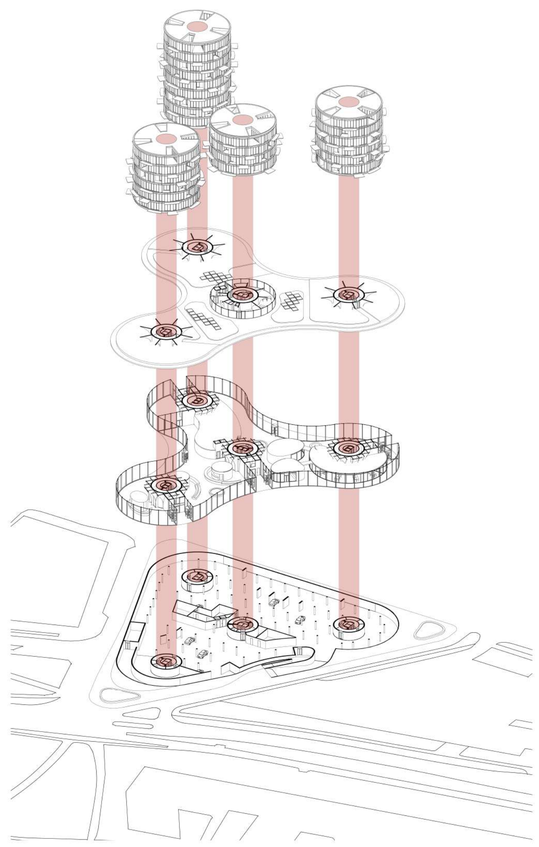
BEYOND GENERIC

SET IN THE HEART OF TALLINN, THIS PROJECT ADDRESSES THE PRESSING CHALLENGES OF SPATIAL UNIFORMITY AND THE DISCONNECTION BETWEEN PUBLIC AND PRIVATE REALMS AT THE URBAN SCALE. IT PROPOSES A NEW FRAMEWORK FOR MIXED-USE DEVELOPMENT - ONE THAT REIMAGINES HOUSING AS A DYNAMIC, LAYERED SYSTEM THAT MOVES BEYOND THE GENERIC.

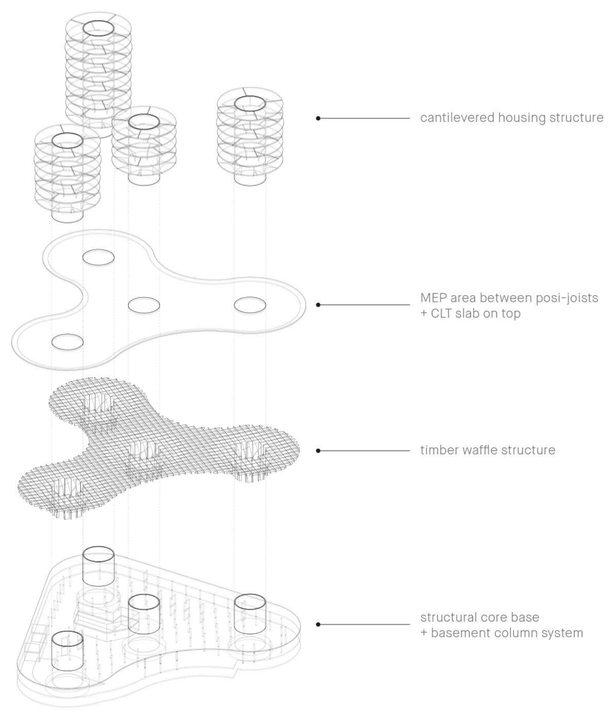
AT THE BASE OF THE PROJECT LIES A TRANSPARENT URBAN HALL: A COLUMN-FREE SPACE FORMED BY A WAFFLE STRUCTURE. THIS AREA ACTS AS A PUBLIC LIVING ROOM FOR THE CITY, OFFERING OPENNESS AND A SENSE OF COLLECTIVE OWNERSHIP. IT ACCOMMODATES COMMUNITY FUNCTIONS, SMALL-SCALE COMMERCE, AND FLEXIBLE PROGRAMS THAT INVITE CONSTANT REACTIVATION BY THE SURROUNDING NEIGHBORHOOD. ABOVE, A GREEN LANDSCAPE - THE "PETRI DISH" - SERVES NOT ONLY AS A SHARED SPACE FOR RECREATION AND REFLECTION BUT ALSO AS A SPATIAL AND SOCIAL MEDIATOR.

RISING FROM THIS PLATFORM ARE TREE-LIKE STRUCTURAL CORES THAT SUPPORT CANTILEVERED HOUSING UNITS WHILE PRESERVING THE GROUND LEVEL FOR SHARED USE. THE VARIED MASSING AND FRAGMENTED VOLUMES PREVENT THE FORMATION OF MONOLITHIC BLOCKS, ALLOWING LIGHT, AIR, AND PEOPLE TO FLOW BETWEEN SPACES.

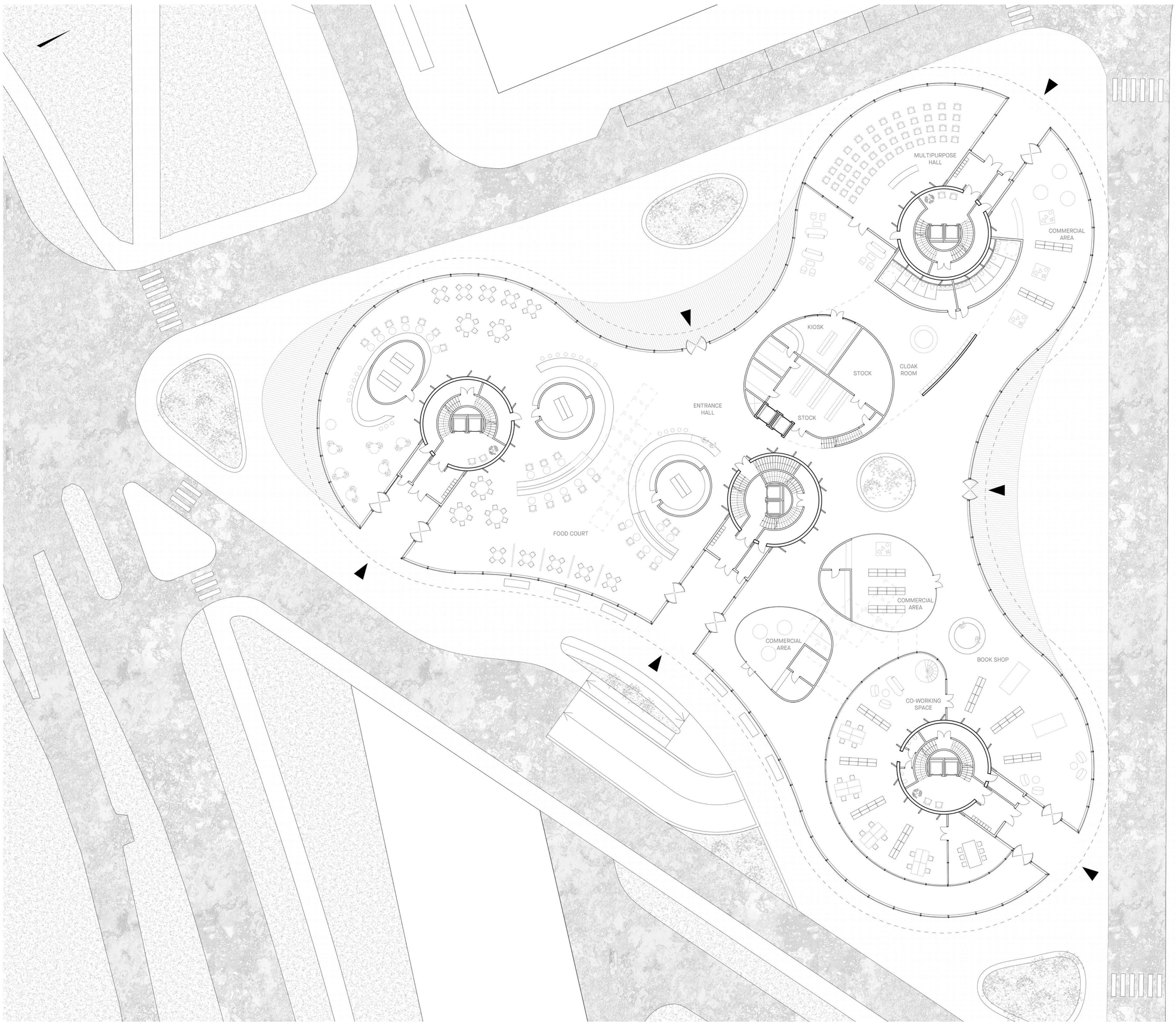
URBAN HALL DEVELOPMENT | 1:1000



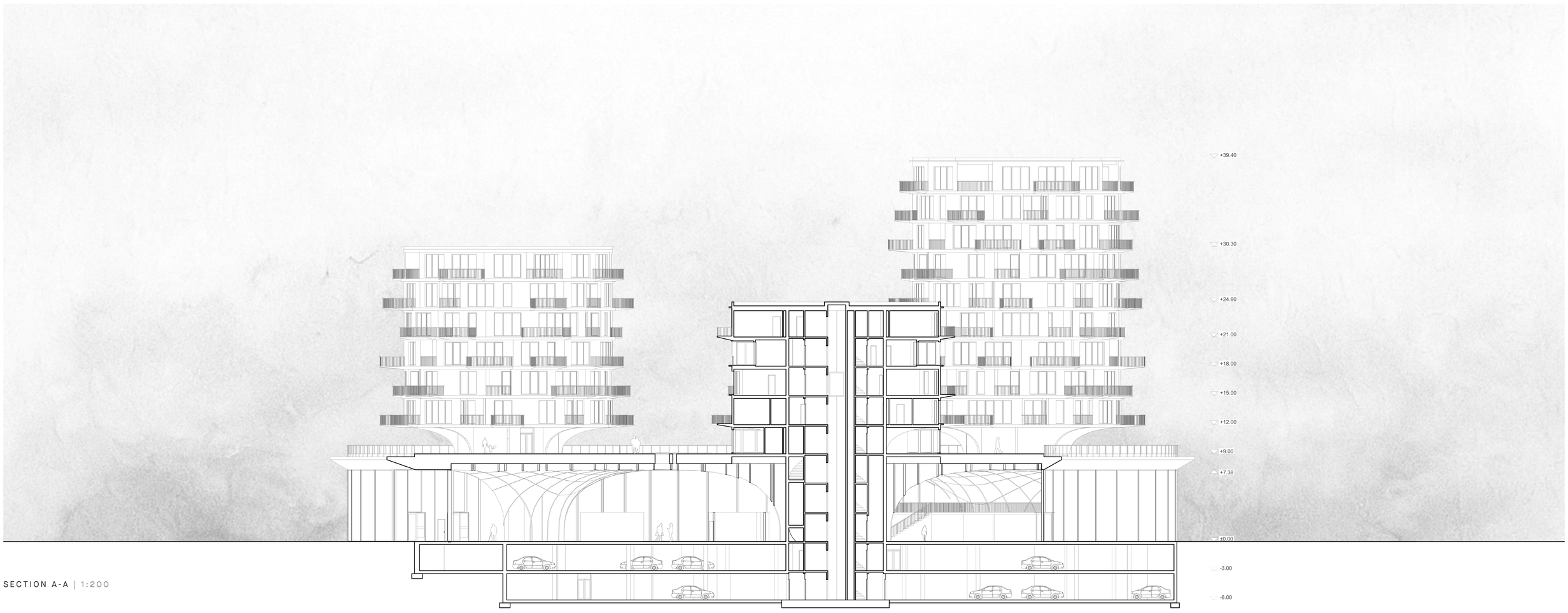
PROGRAM DIAGRAM | 1:1000



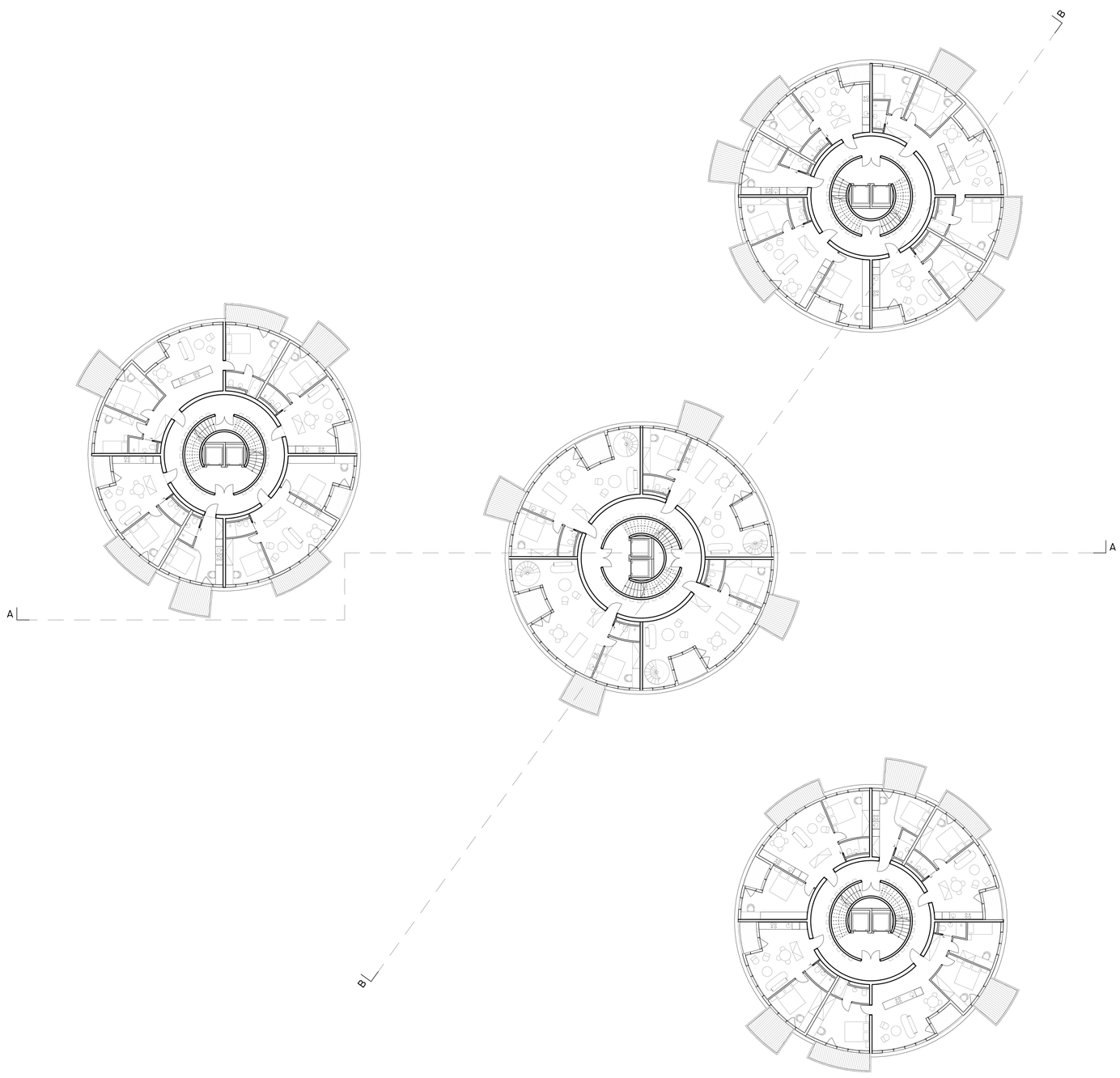
STRUCTURE DIAGRAM | 1:1000



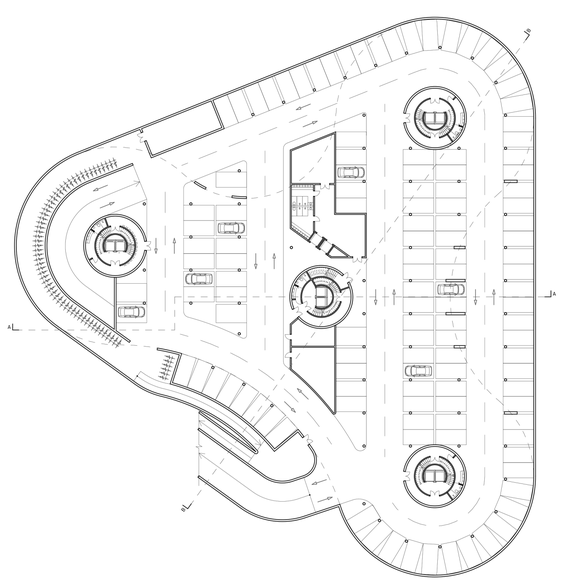
GROUND FLOOR PLAN | 1:200



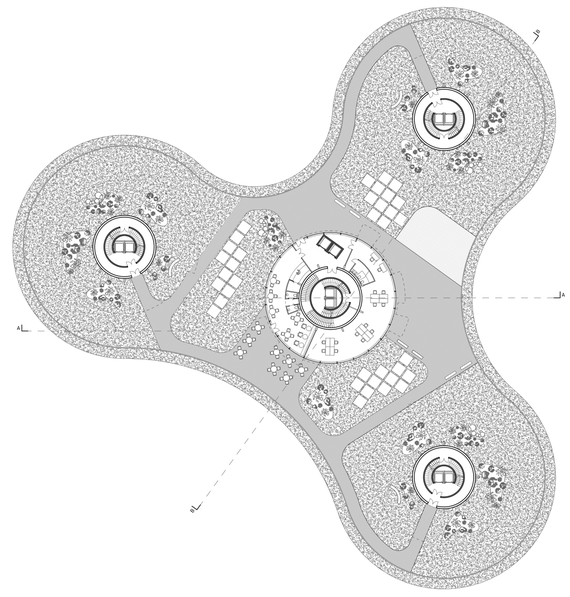
SECTION A-A | 1:200



3RD FLOOR PLAN | 1:200



BASEMENT PLAN | 1:500

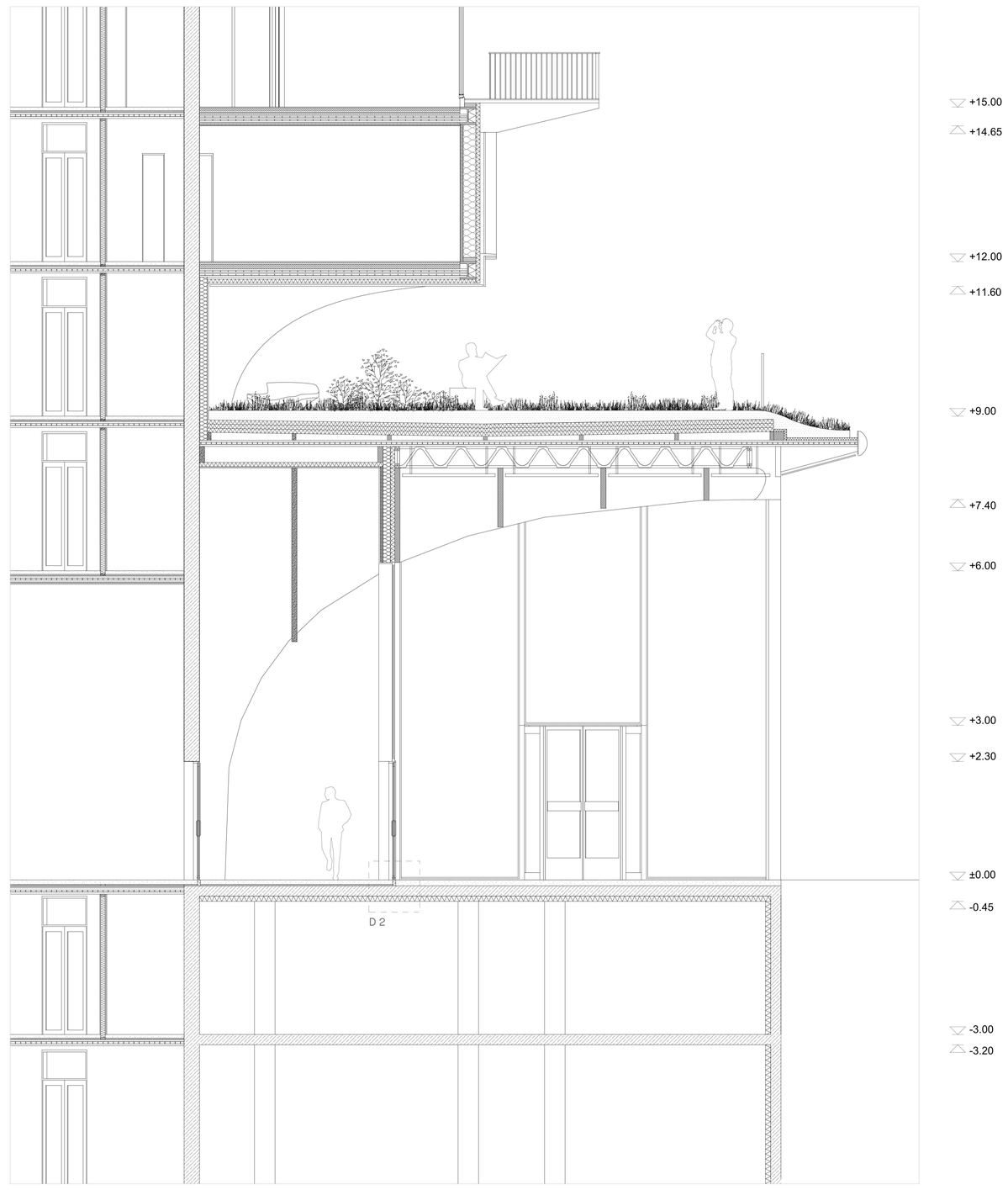


GARDEN PLAN | 1:500

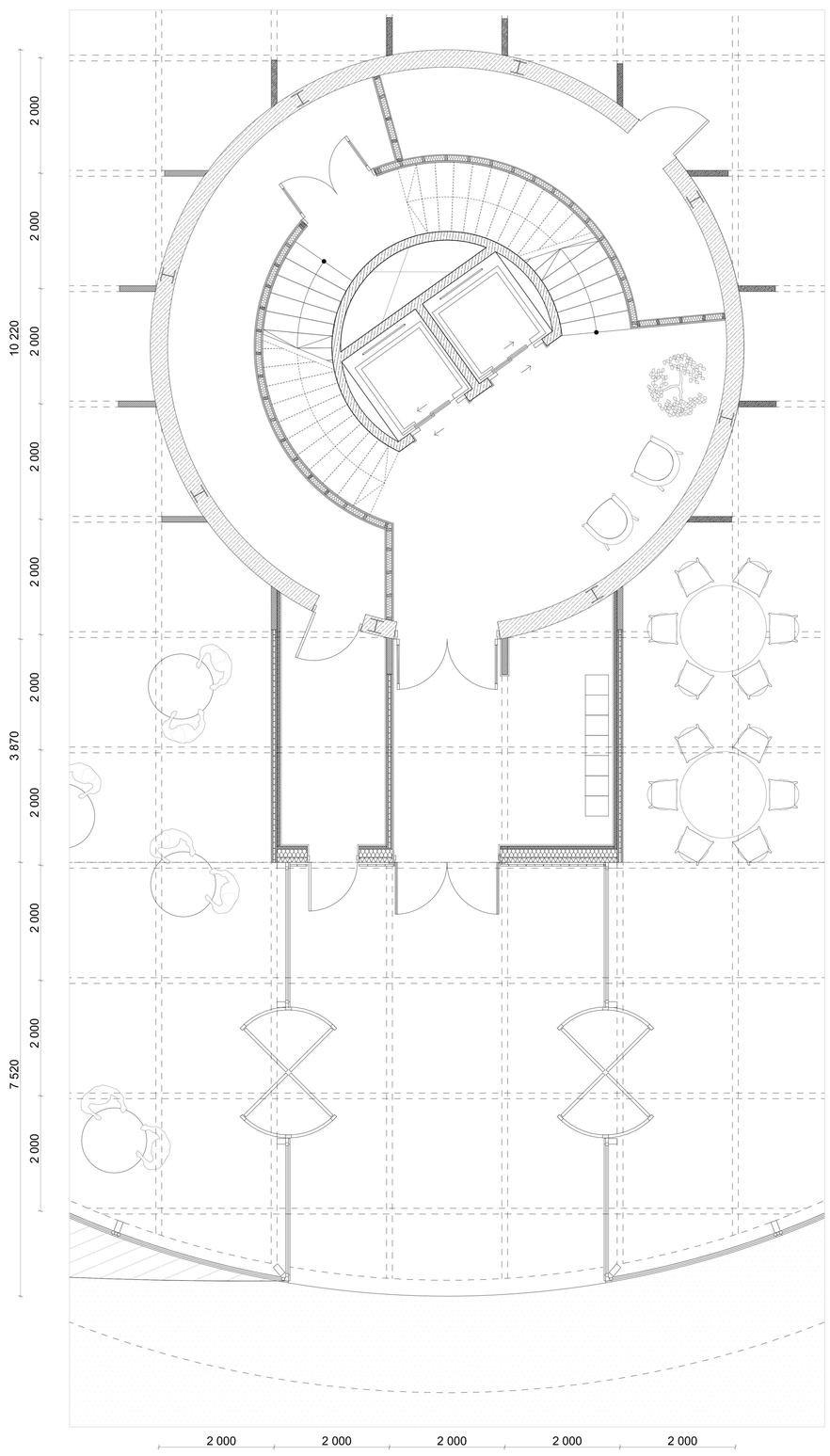
SECTION B-B | 1:500

NORTH FACADE | 1:500

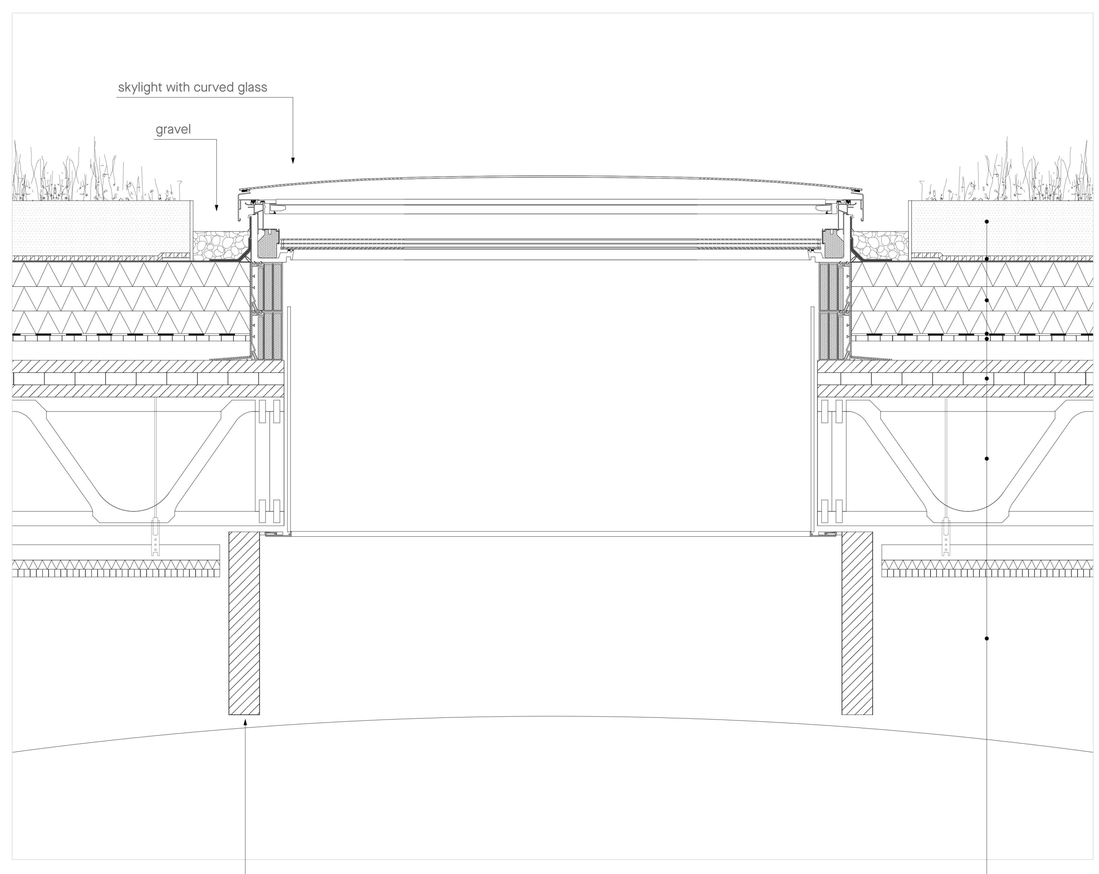
FACADE FRAGMENT | 1:50



SECTION FRAGMENT | 1:50



PLAN FRAGMENT | 1:50

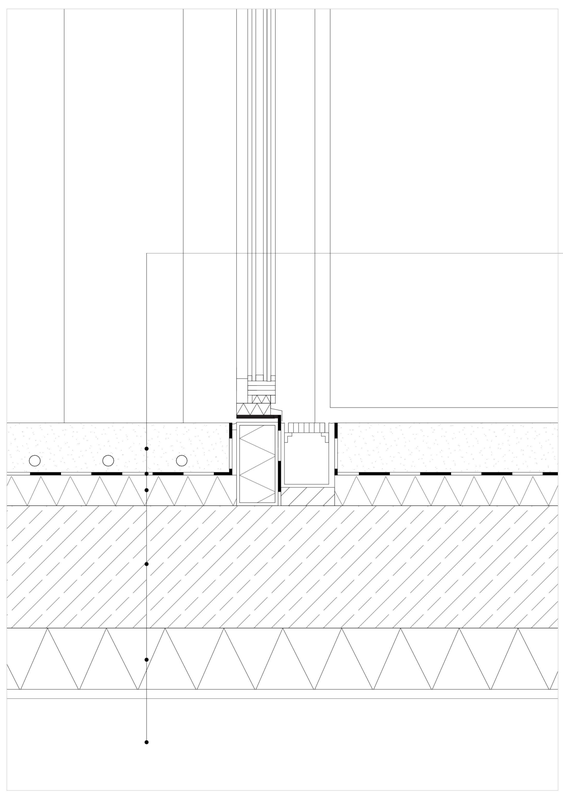


DETAIL 1 | 1:10

exposed 100 mm glulam waffle ribs, fire-protected via clear intumescent coating with engineered charring resistance

INTENSIVE ROOF PLANTING

150-300 mm light substrate
20 mm drainage mat with integrated filter fleece
root protection membrane
260 mm XPS thermal insulation
5.5 mm three-ply seal undercoat
18 mm OSB panel timber wedge for falls
120 mm cross-laminated timber
420 mm service void formed with posi-joists for MEP distribution
waffle structure



INTENSIVE ROOF PLANTING

150-300 mm light substrate
20 mm drainage mat with integrated filter fleece
root protection membrane
260 mm XPS thermal insulation
5.5 mm three-ply seal undercoat
18 mm OSB panel timber wedge for falls
120 mm cross-laminated timber
420 mm service void formed with posi-joists for MEP distribution
waffle structure

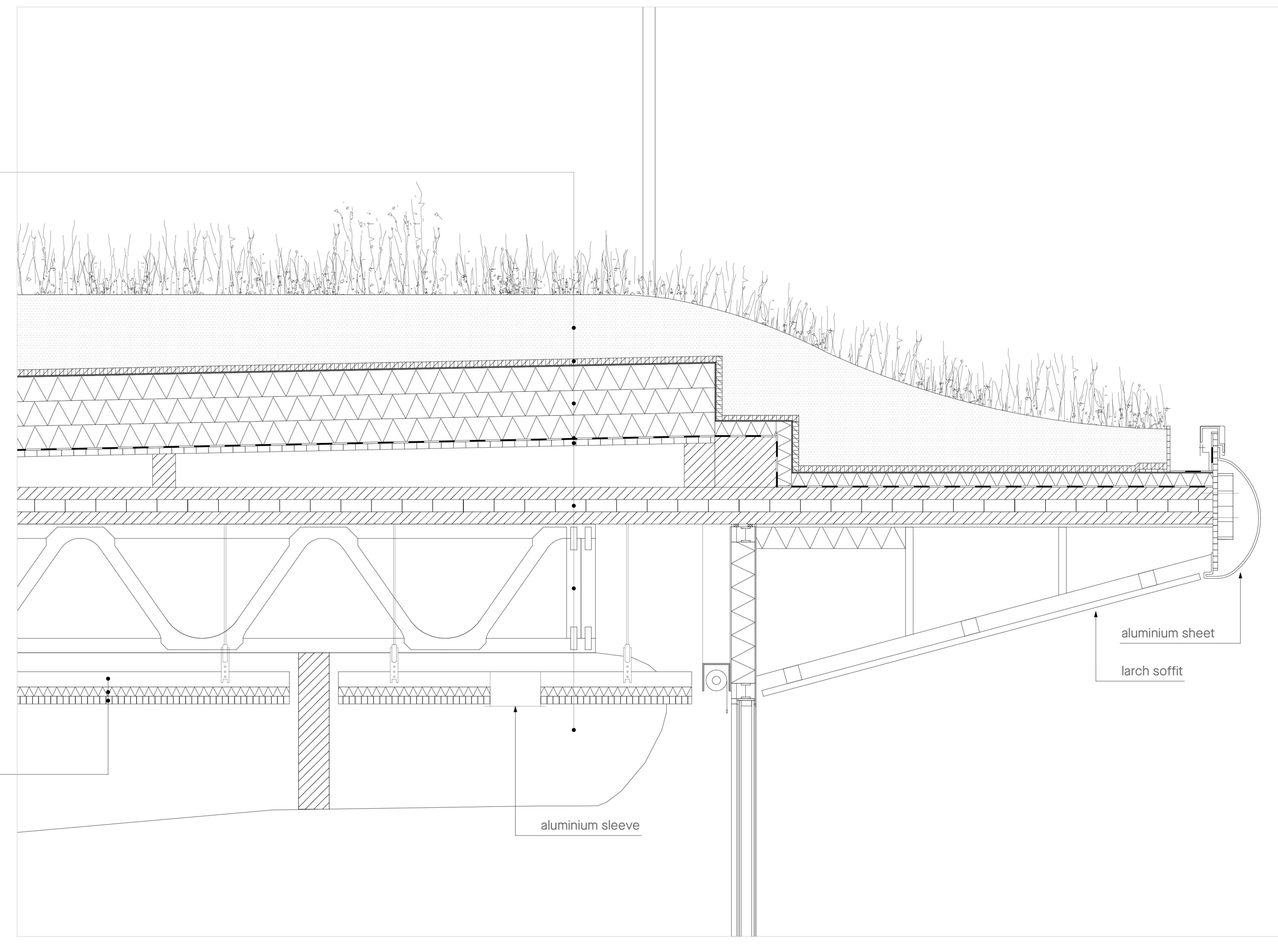
GROUND FLOOR

85 mm heating screed with cementious epoxy finish
separating layer
50 mm XPS insulation
200 mm reinforced concrete slab
100 mm PIR insulation
15 mm fire-protection board
MEP systems

ACOUSTIC CEILING

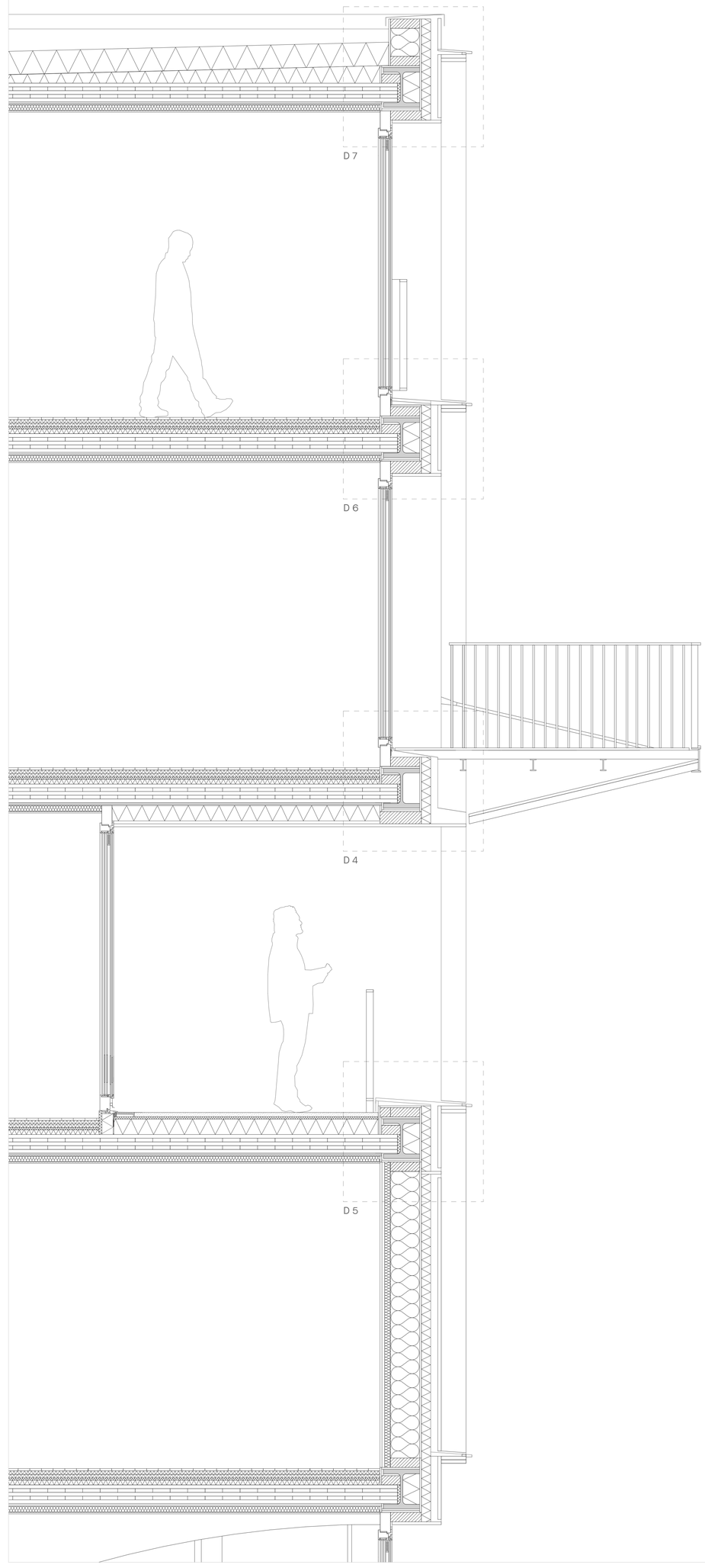
30 mm perforated plywood panels
50 mm wood fiber insulation
50/100 mm wood beam

DETAIL 2 | 1:5

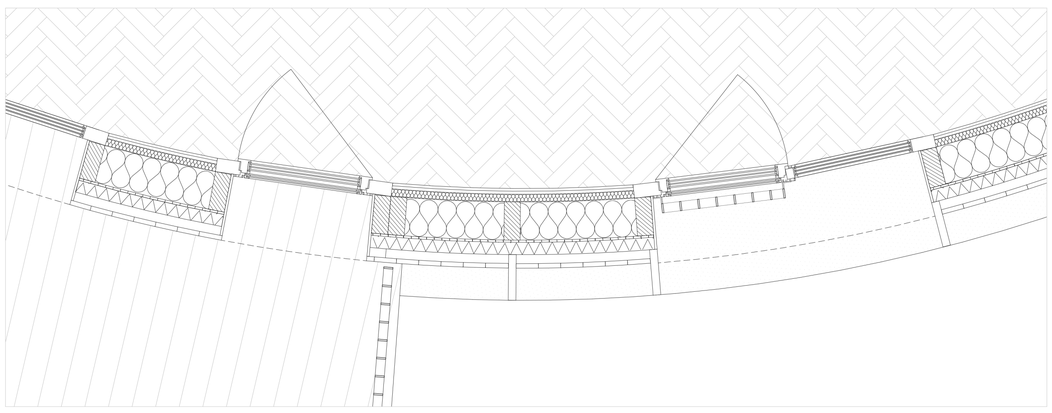


DETAIL 3 | 1:10

FACADE FRAGMENT | 1:20



SECTION FRAGMENT | 1:20



PLAN FRAGMENT | 1:20

FLOOR 1

20 mm timber floor
30 mm dry UFH panel heating
30 mm honeycomb filling
20 mm impact-sound insulation
40 mm wood-fibre insulation
160 mm 5-ply CLT
2x15 mm fire-rated gypsum board
50 mm service zone, timber battens
12.5 mm plasterboard

WALL

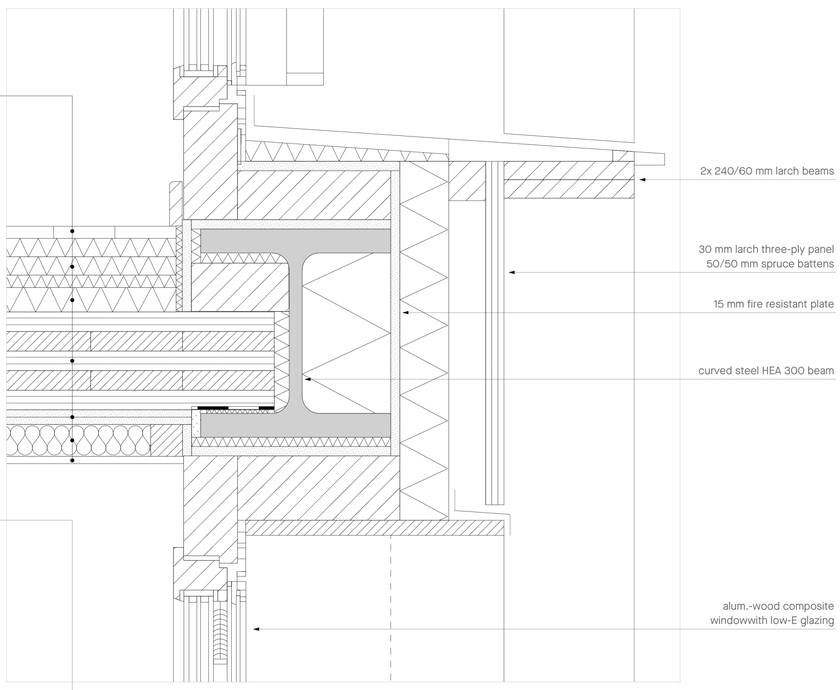
30 mm larch three-ply panel
60/60 mm spruce battens
80 mm wood fiber
9 mm wind barrier
80/250 mm timber timber studding with
250 mm rock-wool thermal insulation between
vapor retarder
60 mm interior service cavity
2x12.5 fire-rated gypsum panels

FLOOR 2

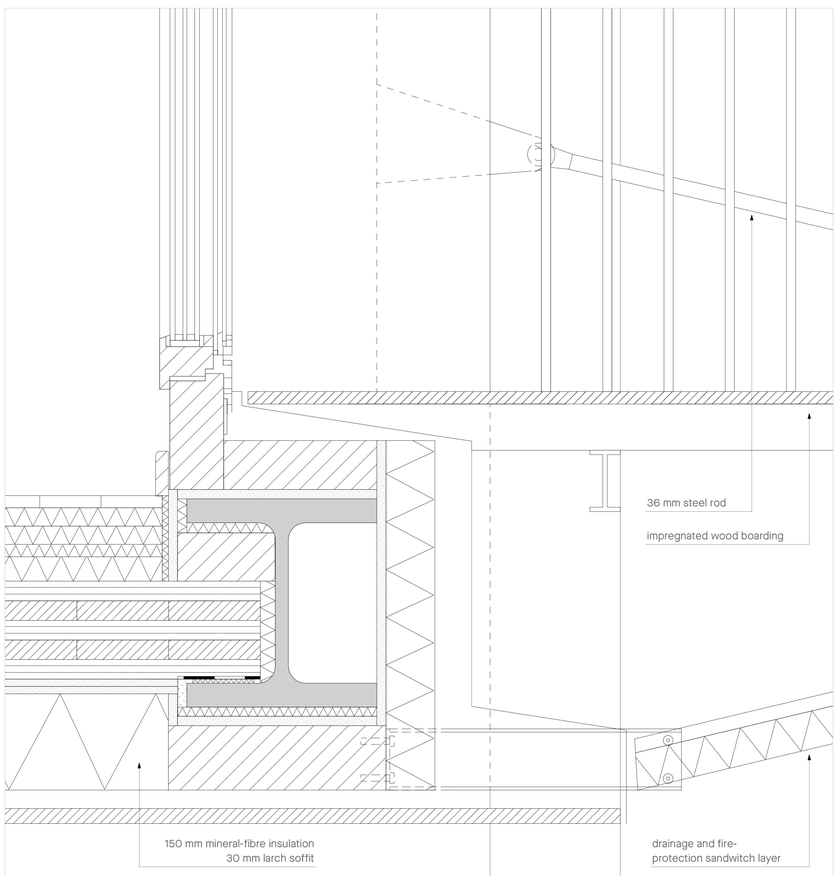
40 mm concrete slabs on thin mortar
drainage layer
two-layer bituminous seal
120 mm polyurethane insulation to falls
5 mm back-up seal
160 mm 5-ply CLT
2x15 mm fire-rated gypsum board
50 mm service zone, timber battens
12.5 mm plasterboard

ROOF

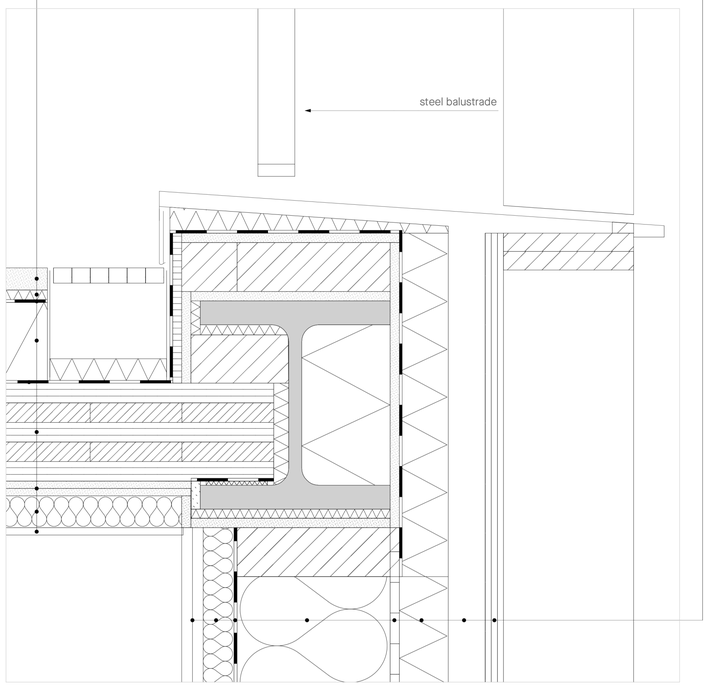
50 mm gravel
elastomer bitumen sheet seal
300 mm PIR insulation to falls
vapour barrier
elastomer bitumen sheet
160 mm 5-ply CLT
2x15 mm fire-rated gypsum board
50 mm service zone, timber battens
12.5 mm plasterboard



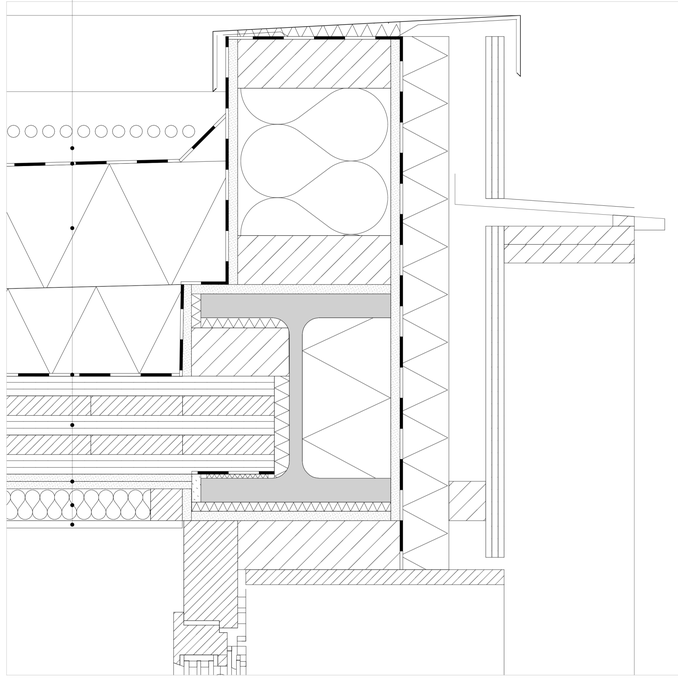
DETAIL 6 | 1:5



DETAIL 4 | 1:5



DETAIL 5 | 1:5



DETAIL 7 | 1:5