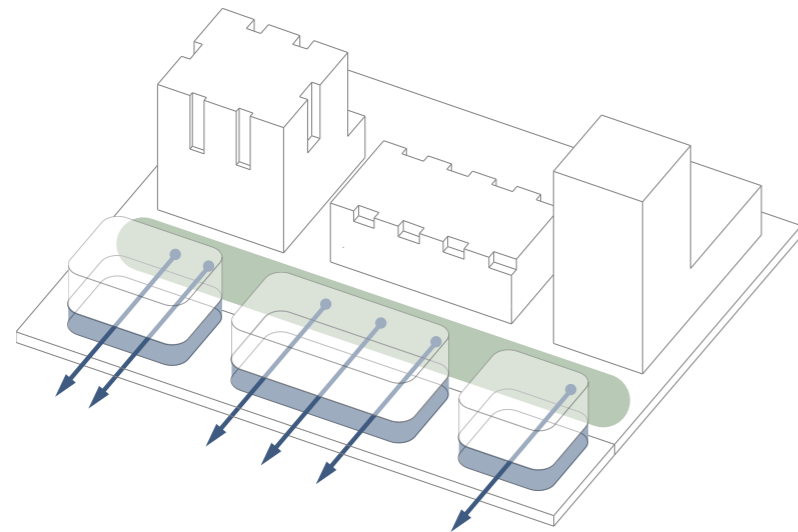
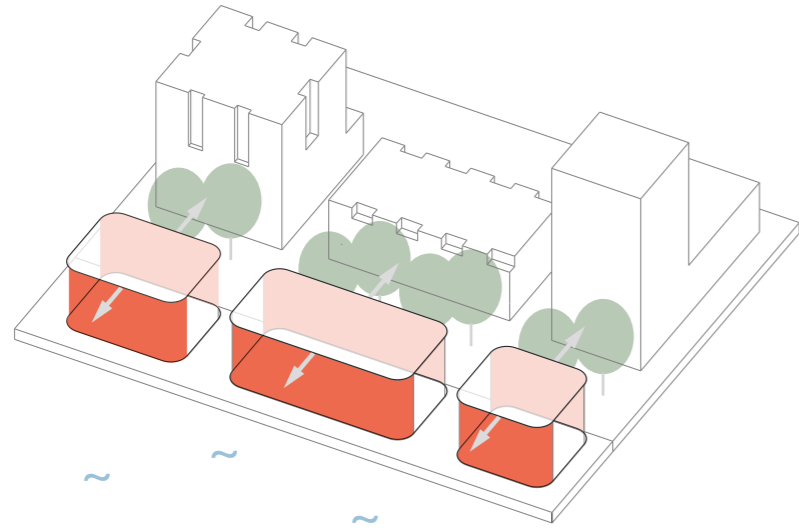


STREETS WITH DIRECT  
VIEW ON WATERSIDE

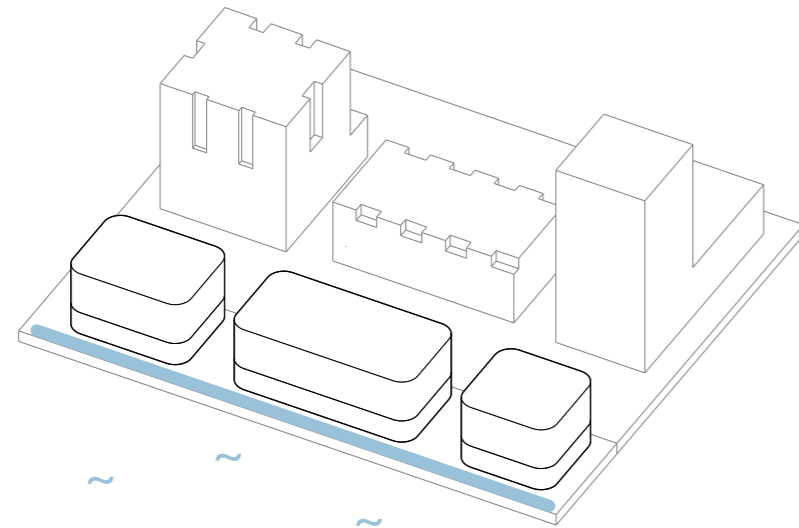


PUBLIC FUNCTIONS IN PLITH PROVIDING  
ACCESSIBILITY AND TRANSPARENCY





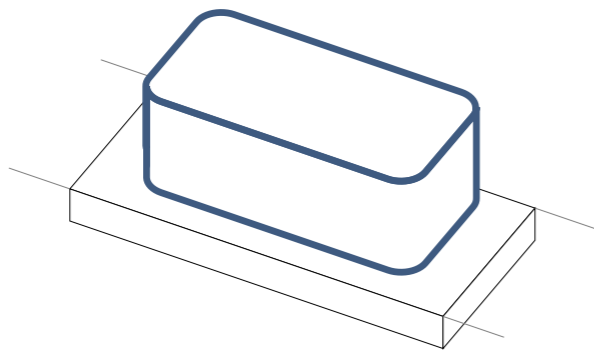
FRONT ON BOTH WATER-  
AND PARKSIDE



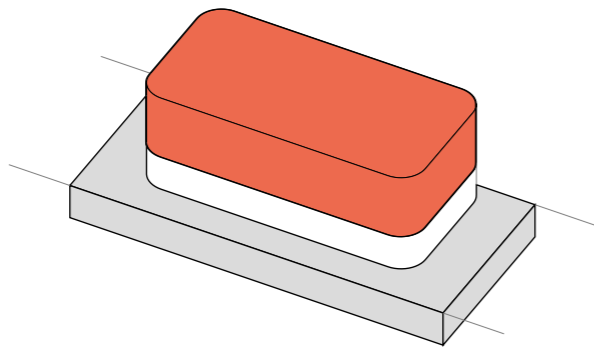
PROMENADE CONNECTING THE  
VARIOUS VOLUMES



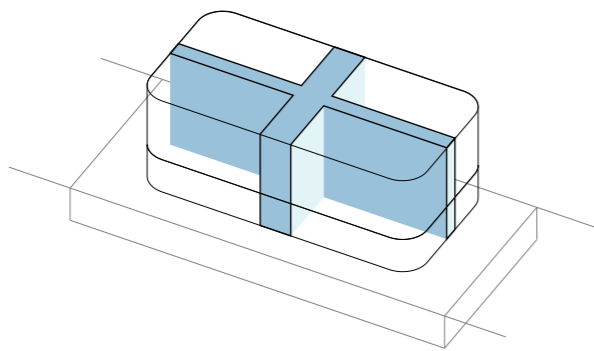
Impressions



EVEN WEIGHT DISTRIBUTION TO  
MAINTAIN STABILITY



UTILITIES INSIDE FLOATING FOUNDATION  
FLEXIBLE HOUSING INFILL ON TOP

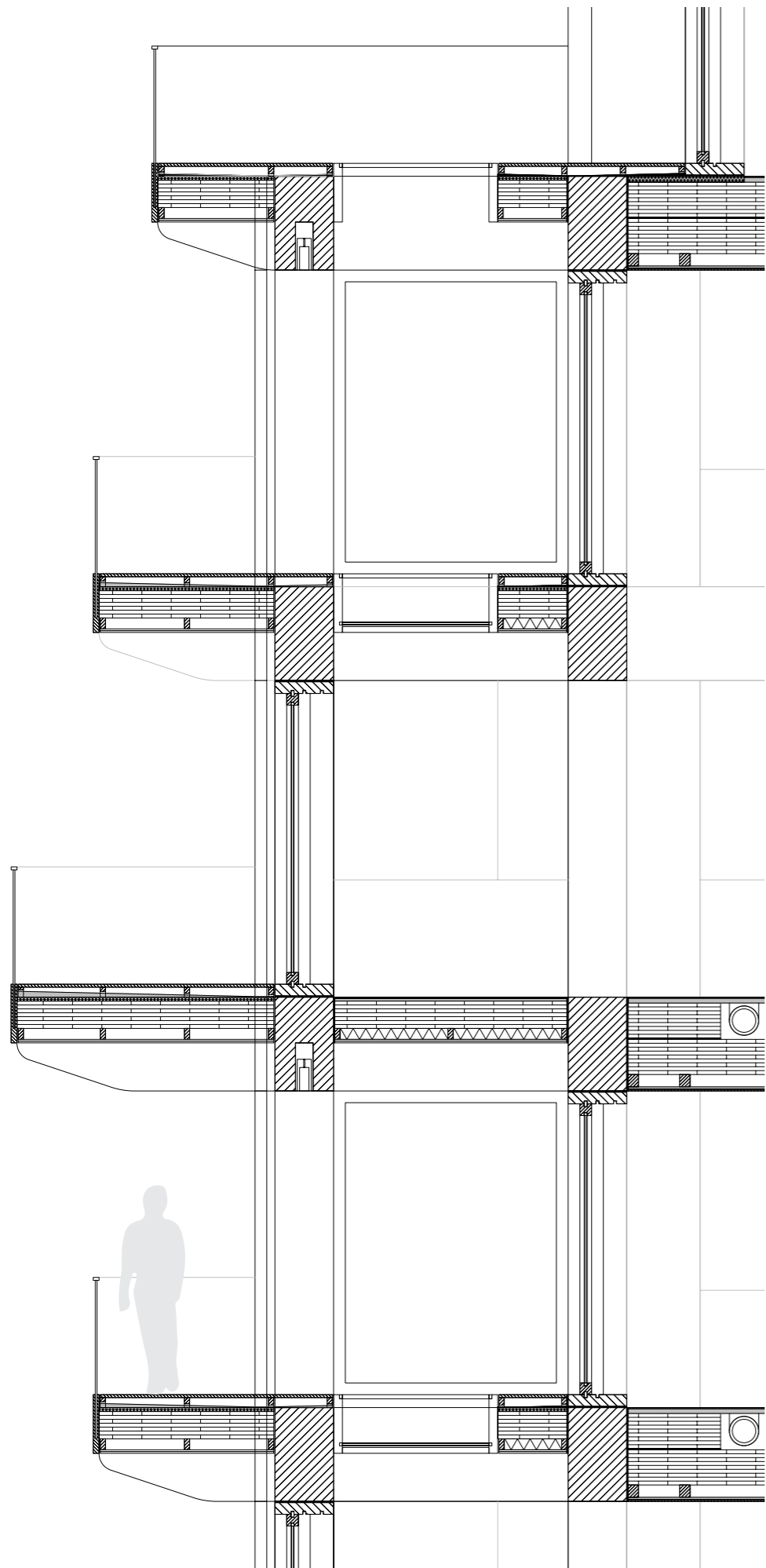


CENTRAL HALLWAY PROVIDING  
STABILITY, LOGISTICS AND DAYLIGHT



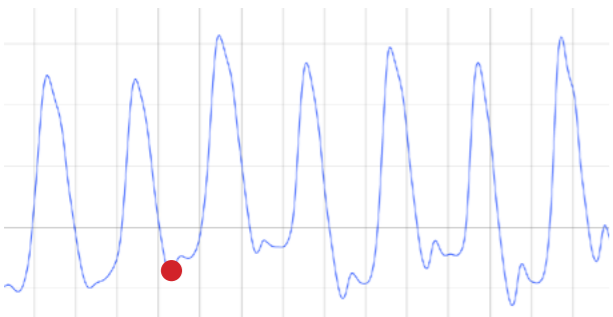






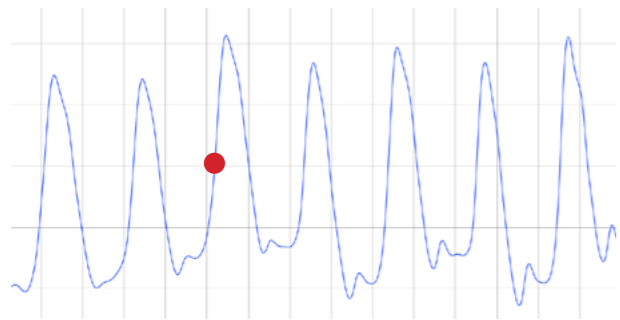






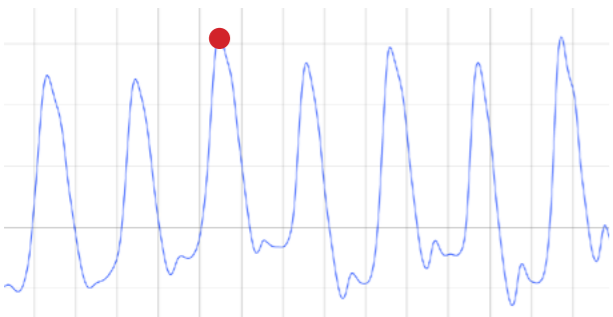
low tide | NAP -0.4m

4:00 PM



mid tide | NAP +0.5m

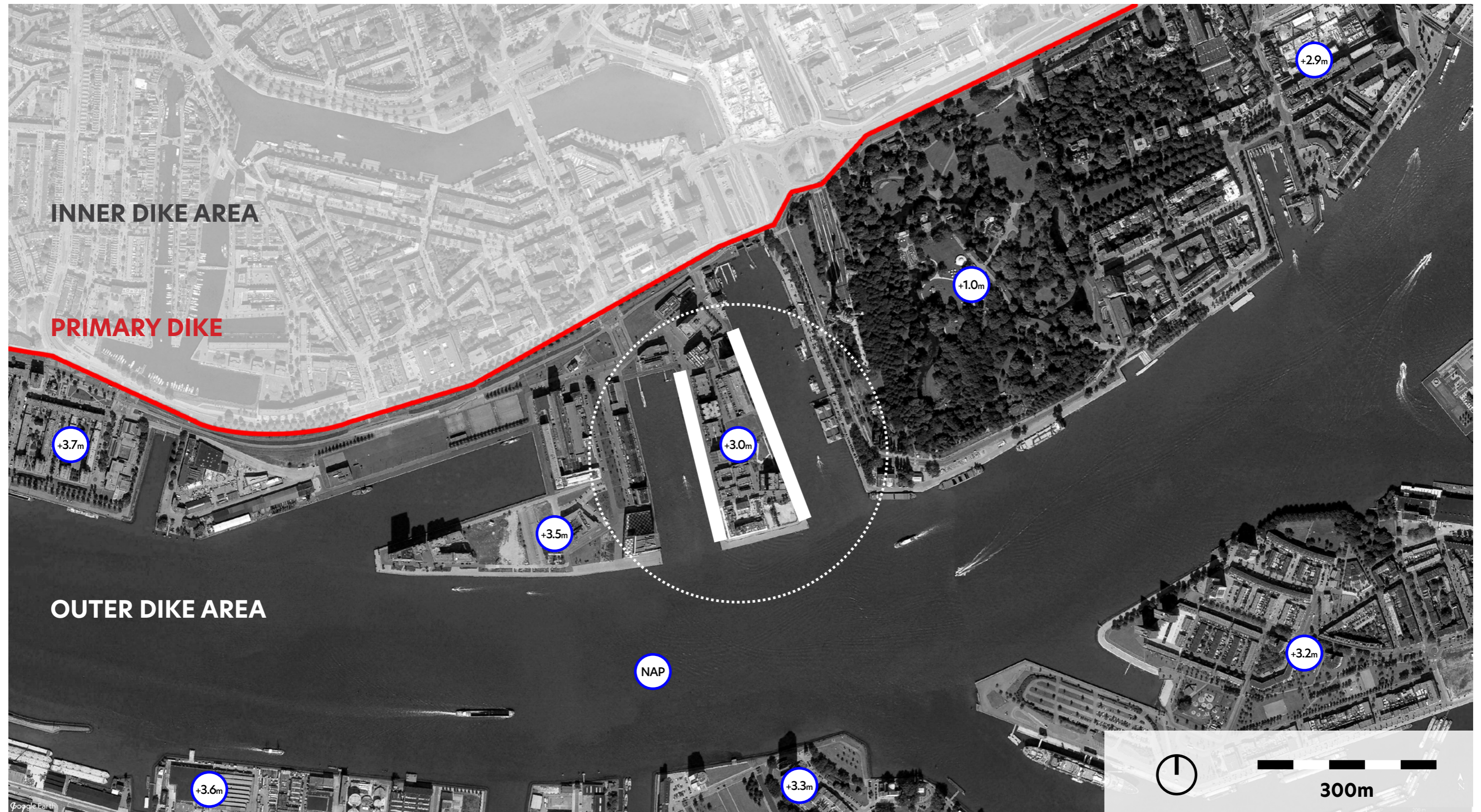
7:00 PM



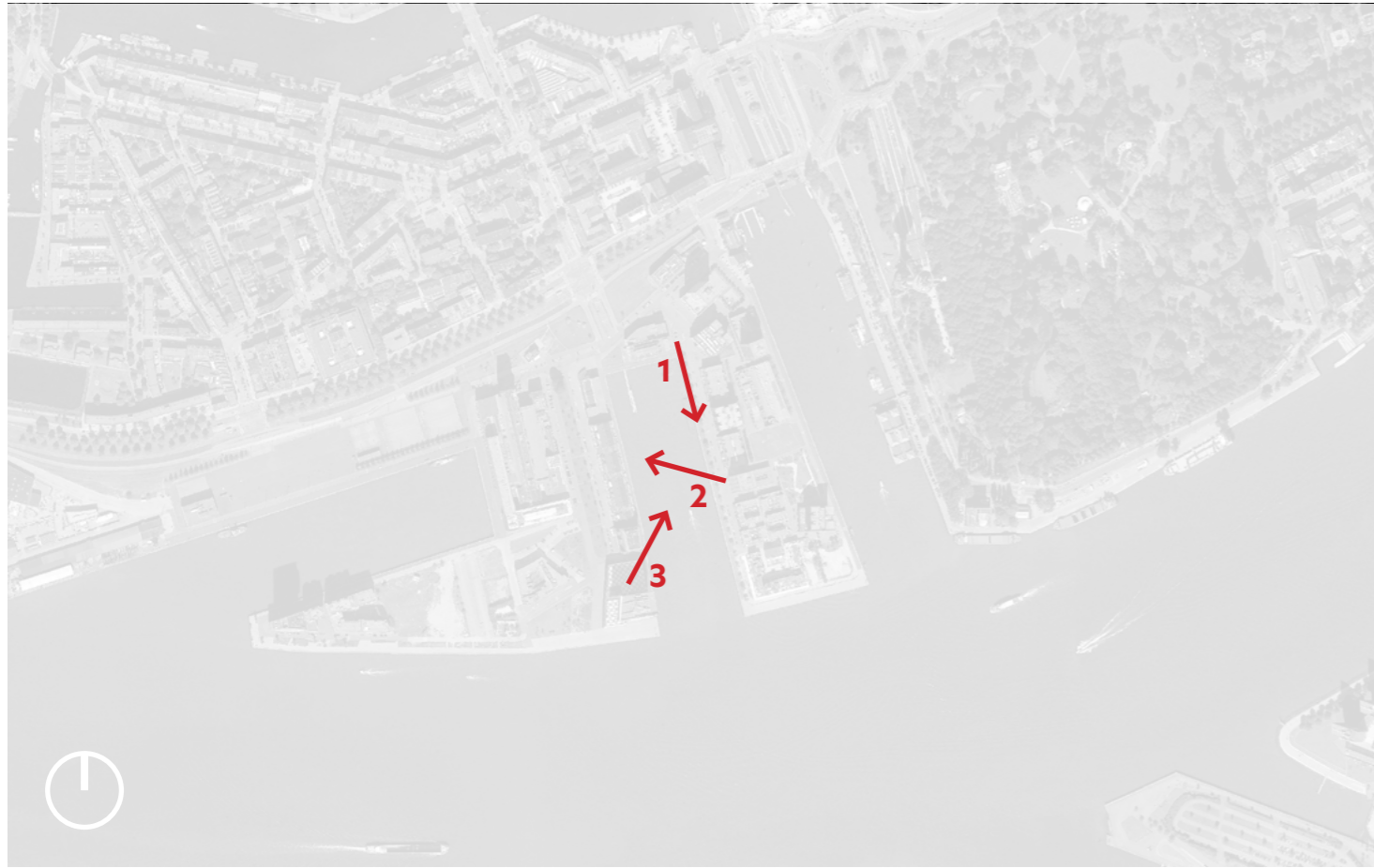
high tide | NAP +1.5m

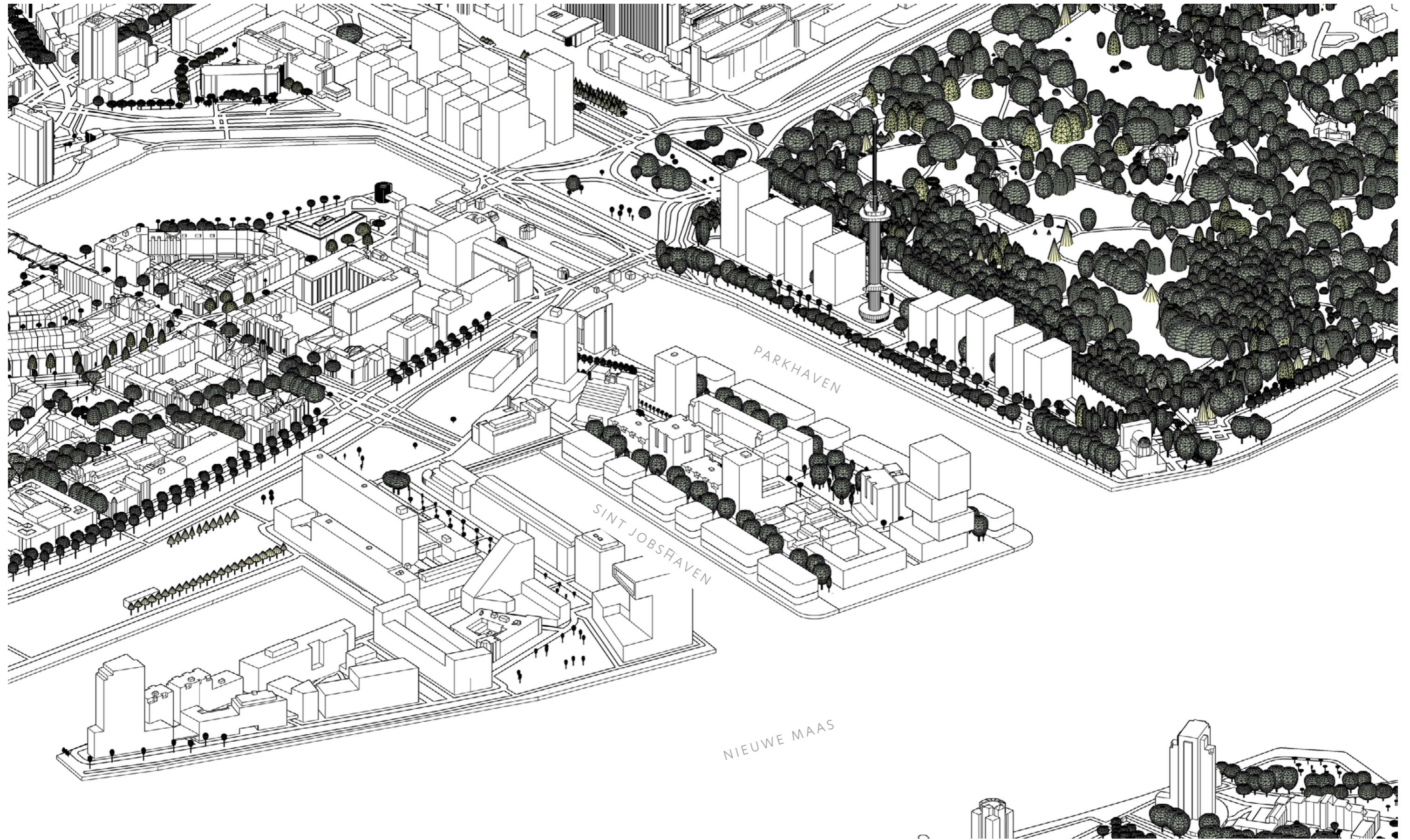
10:00 PM





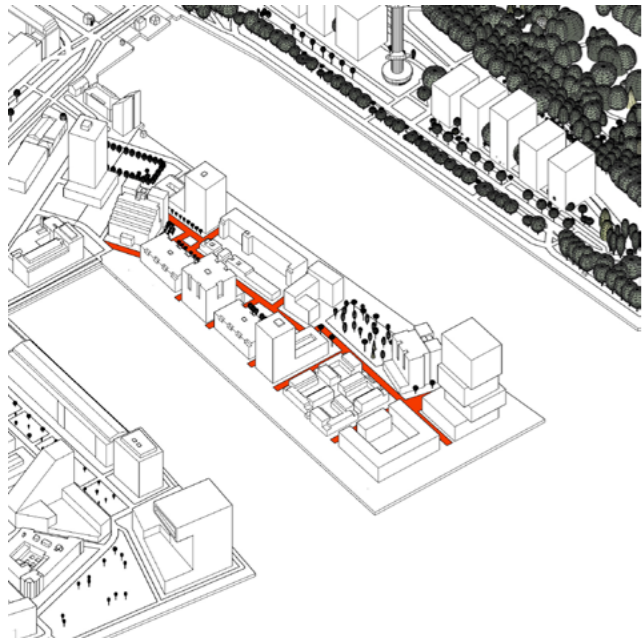
Project Site



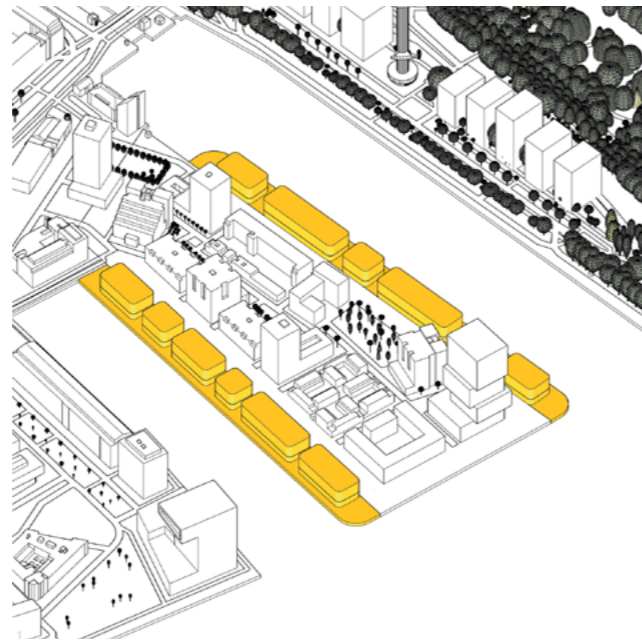


# Urban Plan

## Infrastructure



## Building Volumes



## Public Park





## MAESLANTKERING

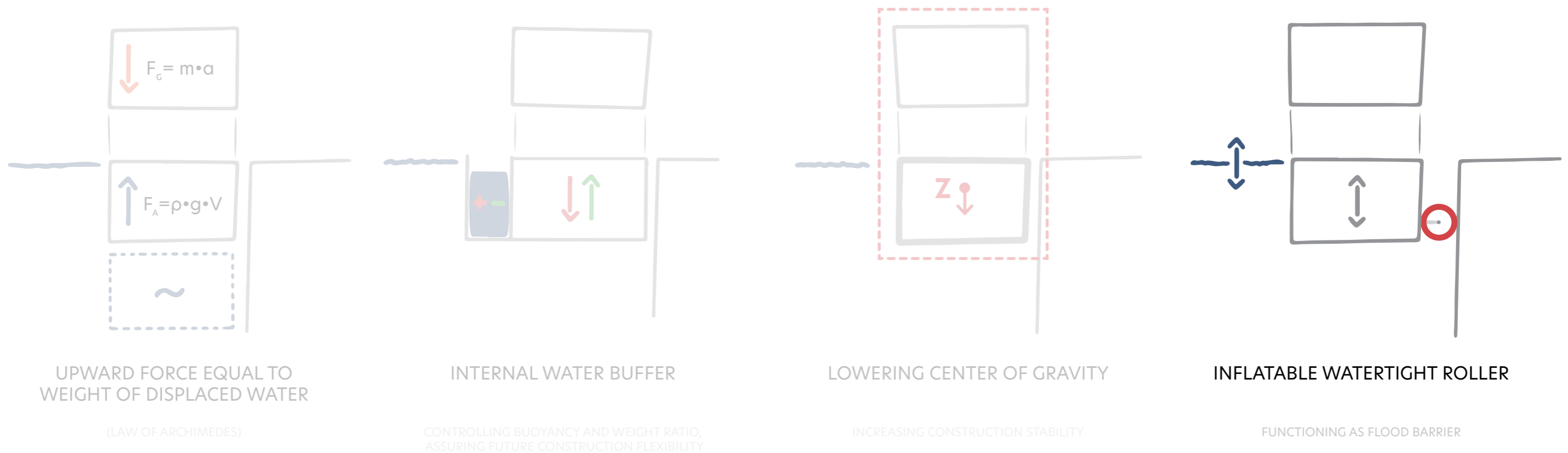


## STORMVLOEDKERING RAMSPOL

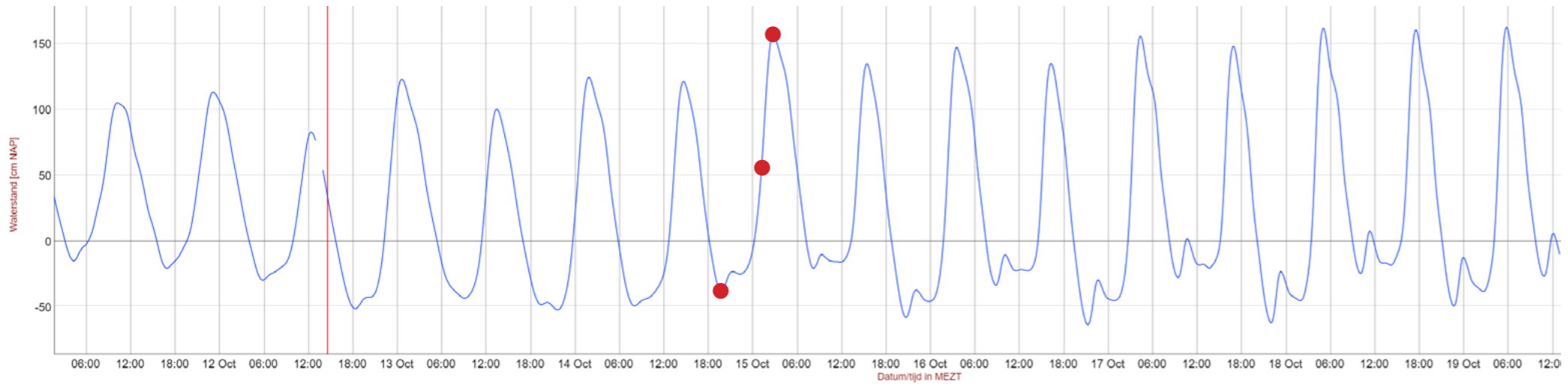


24. Hydraulic engineering references, Maeslantkering and Stormvloedkering Ramspol (Rijkswaterstaat, 2014)

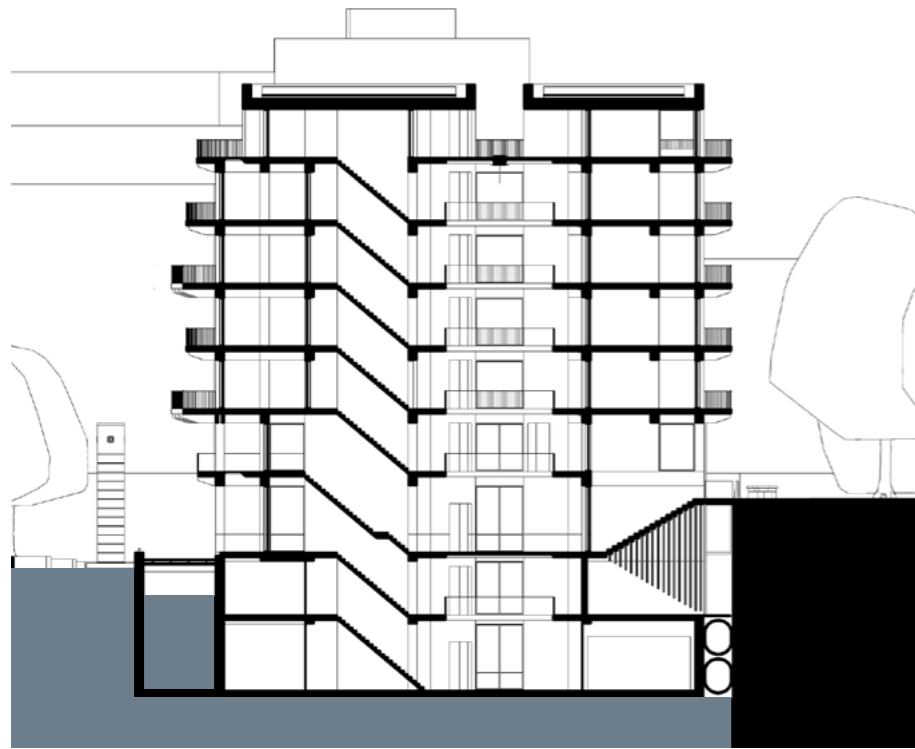
## FLOATING FOUNDATION PRINCIPLES



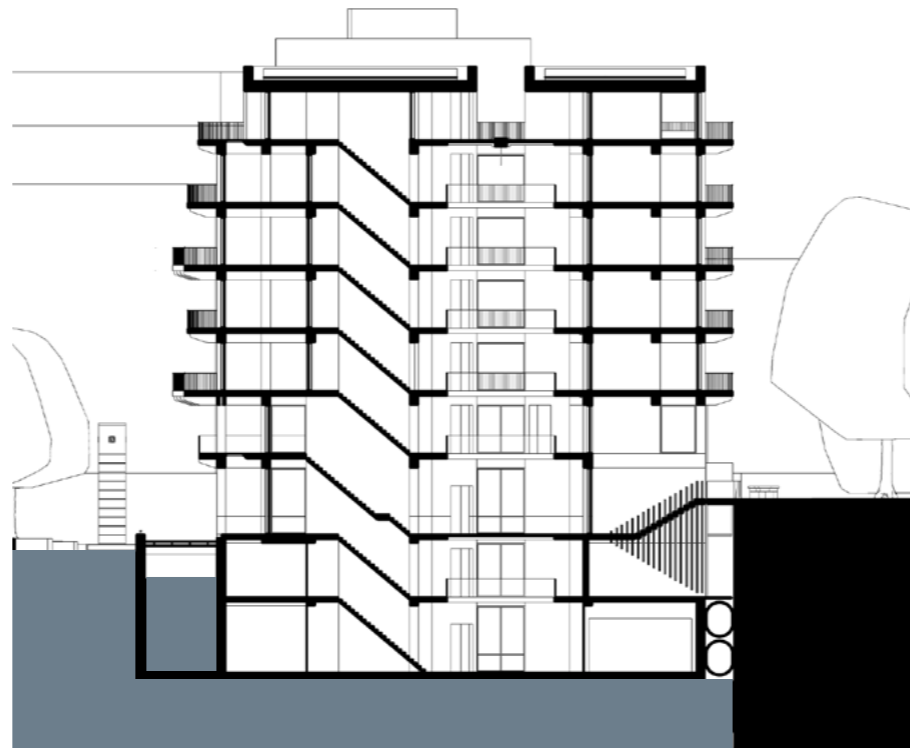
Section A | Concept



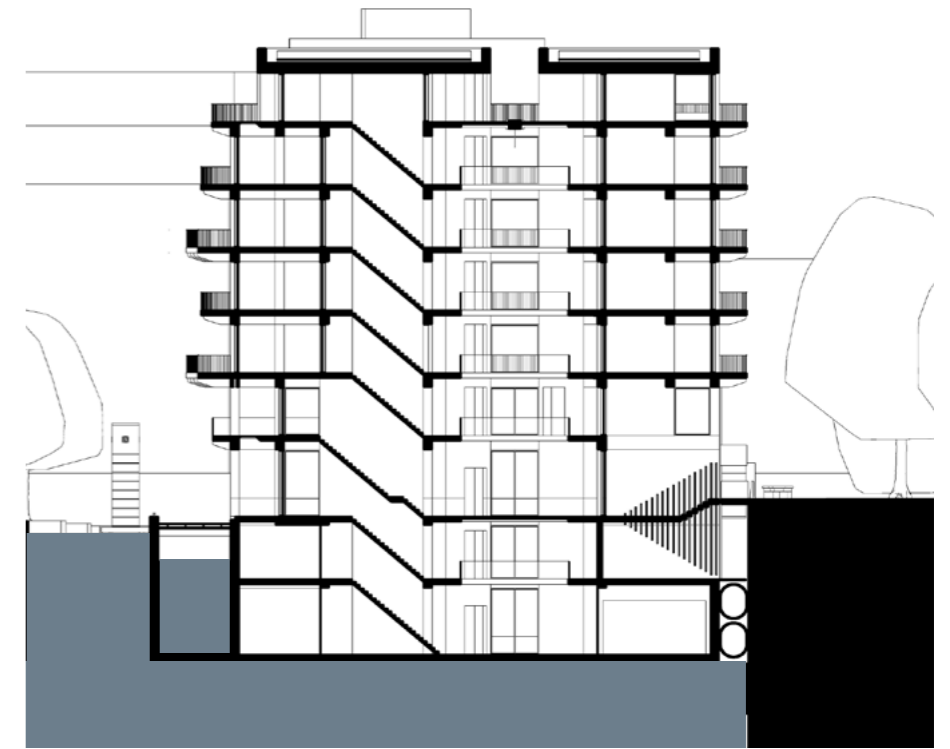
Tidal forecast, Nieuwe Maas (Port of Rotterdam, 2020)



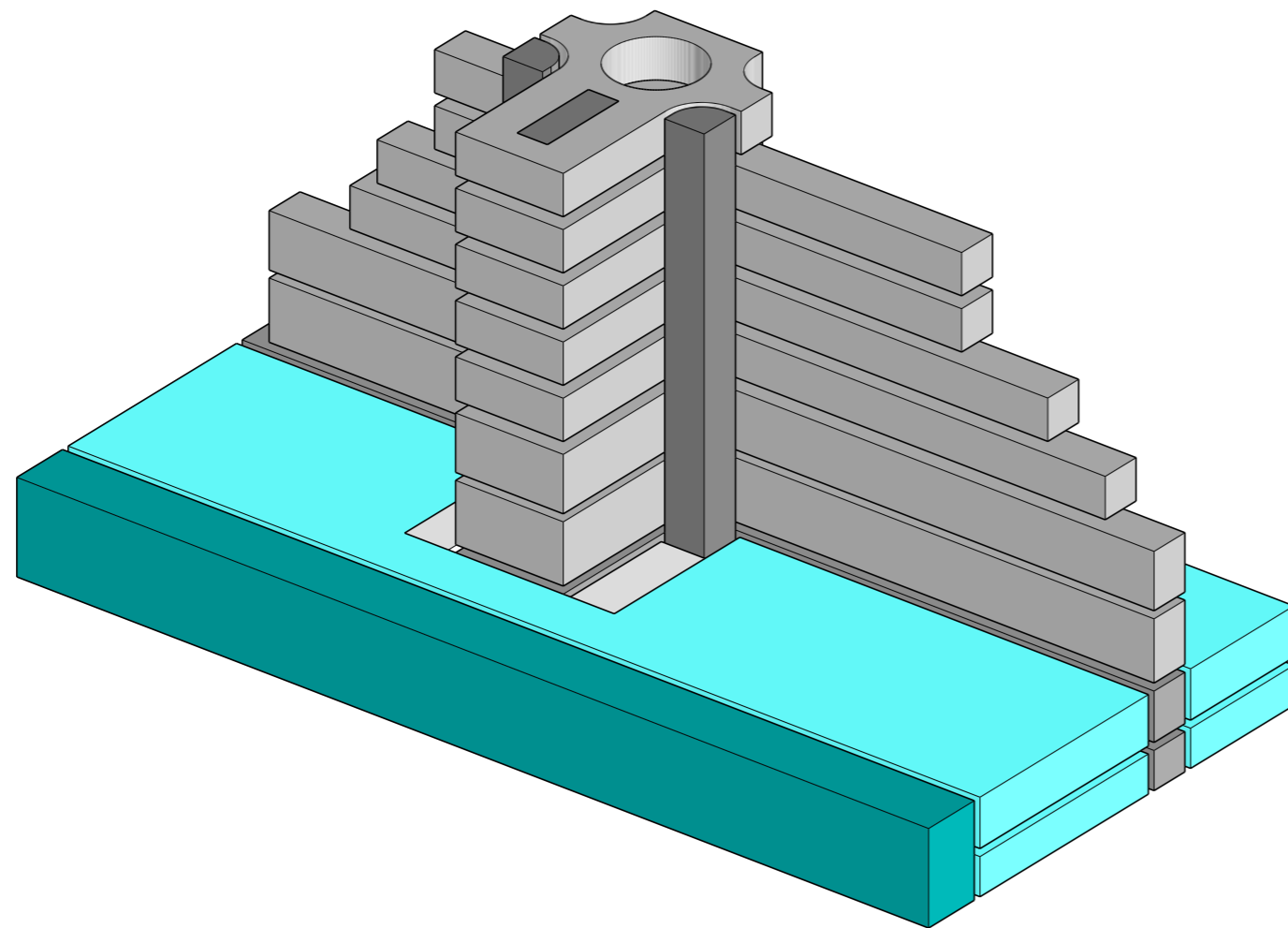
low tide | -0.4m



mid tide | +0.5m



high tide | +1.5m

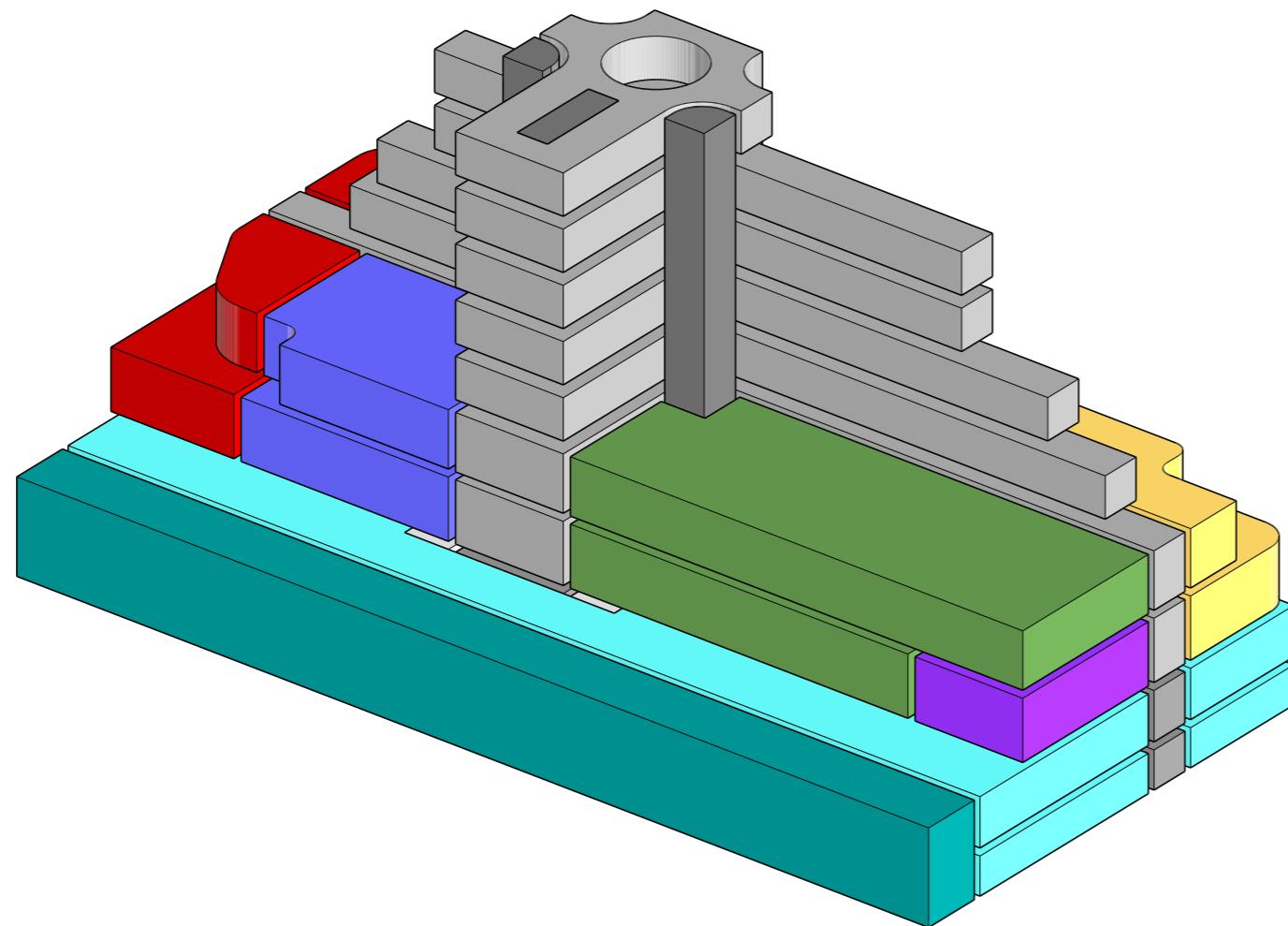


**Logistics** **1185 m<sup>2</sup>** **12 %**

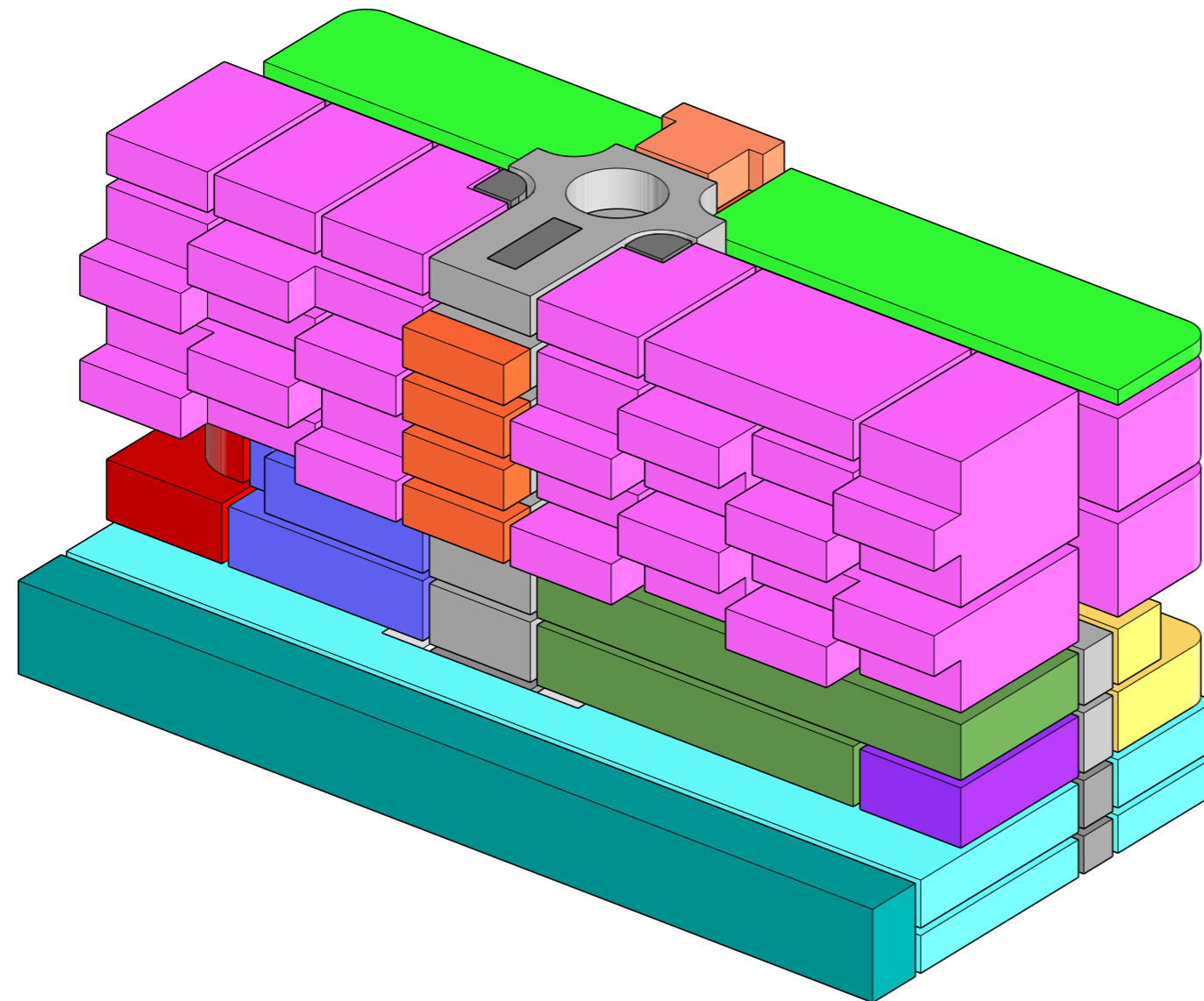
	hallway		950
	staircase	1	170
	elevator	2	65

**Utilitarian** **3070 m<sup>2</sup>**

	parking	76 spots	2.060
	hallway		510
	installations	4	100
	storage (housing)	26	150
	water buffer	1650 m <sup>3</sup>	250



<b>Public</b>			<b>2180 m<sup>2</sup></b>	<b>24%</b>
■	library		630	
■	flexwork area		585	
■	cafe   restaurant		124	
■	meeting space		270	
■	gym		305	
■	local shops	2	265	
<b>Logistics</b>			<b>1185 m<sup>2</sup></b>	<b>12 %</b>
■	hallway		950	
■	staircase	1	170	
■	elevator	2	65	
<b>Utilitarian</b>			<b>3070 m<sup>2</sup></b>	
■	parking	76 spots	2.060	
■	hallway		510	
■	installations	4	100	
■	storage (housing)	26	150	
■	water buffer	1650 m <sup>3</sup>	250	



**Shared 810 m<sup>2</sup> 9 %**

<span style="color: green;">■</span>	roof garden   terrace		530
<span style="color: orange;">■</span>	workshop		40
<span style="color: red;">■</span>	home offices	8	240

**Private 4880 m<sup>2</sup> 55 %**

<span style="color: pink;">■</span>	housing units	38	4880
	< 80 m <sup>2</sup>	21	
	80/160 m <sup>2</sup>	12	
	> 160 m <sup>2</sup>	5	

**Public 2180 m<sup>2</sup> 24 %**

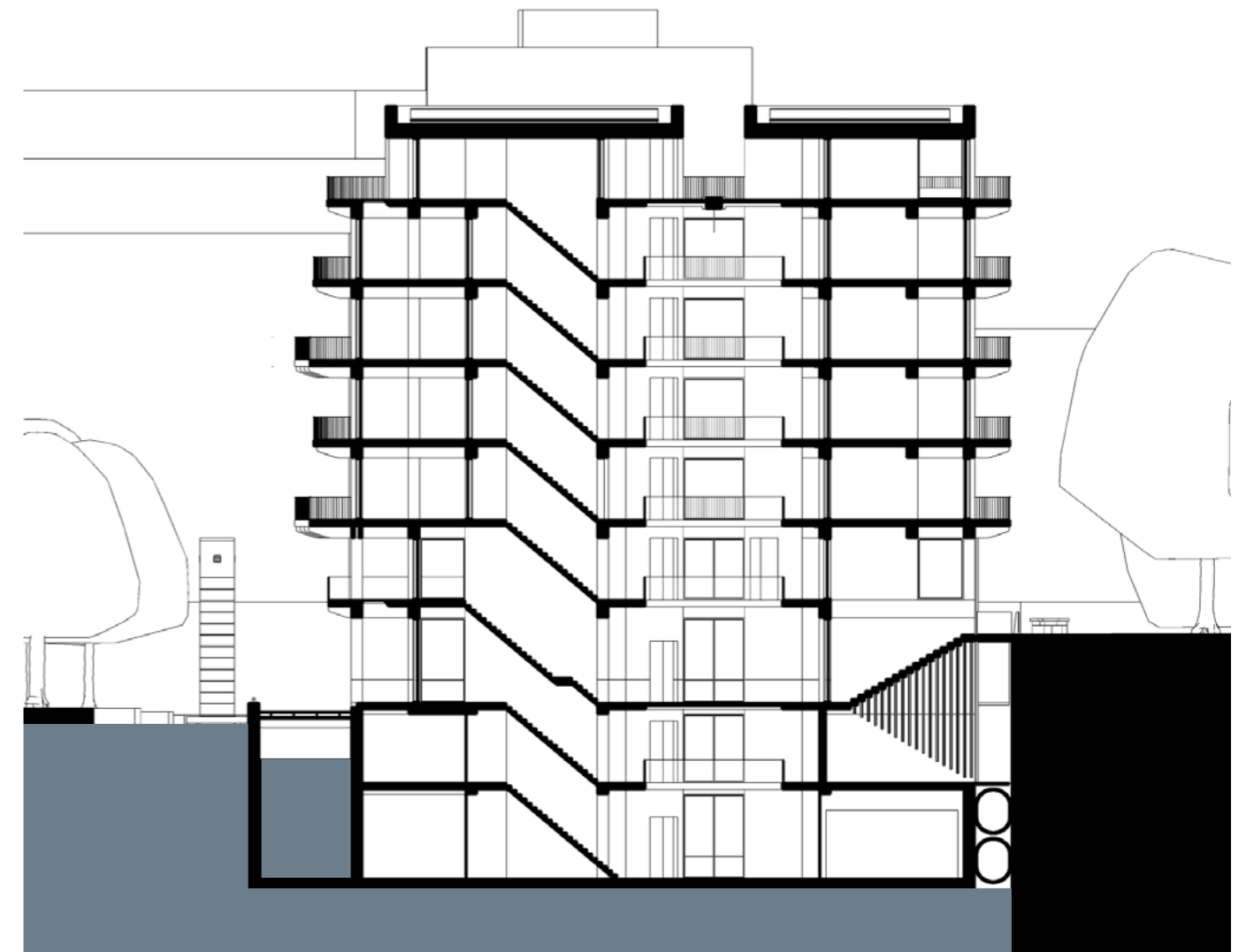
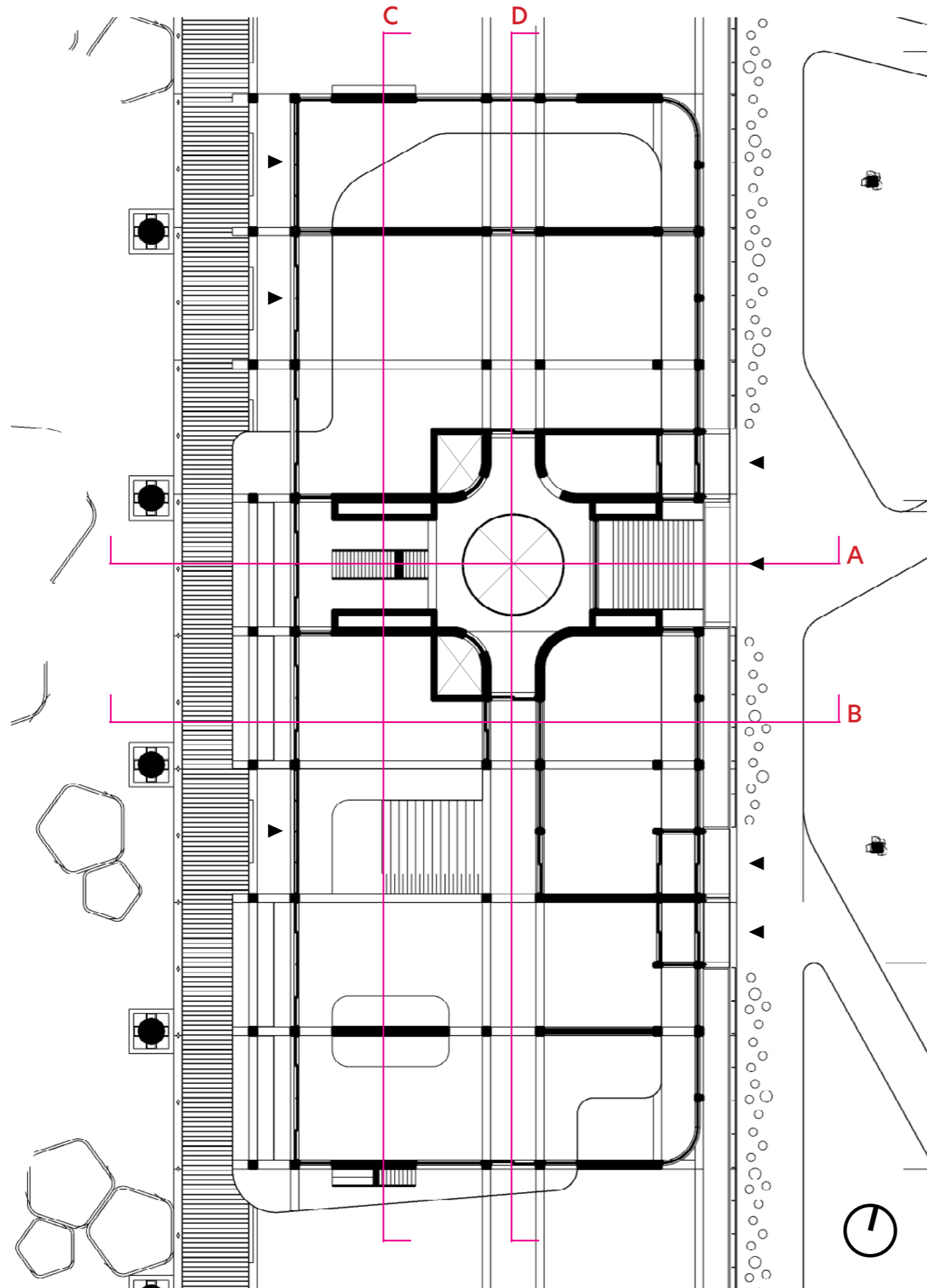
<span style="color: green;">■</span>	library		630
<span style="color: blue;">■</span>	flexwork area		585
<span style="color: purple;">■</span>	cafe   restaurant		124
<span style="color: yellow;">■</span>	meeting space		270
<span style="color: red;">■</span>	gym		305
<span style="color: orange;">■</span>	local shops	2	265

**Logistics 1185 m<sup>2</sup> 12 %**

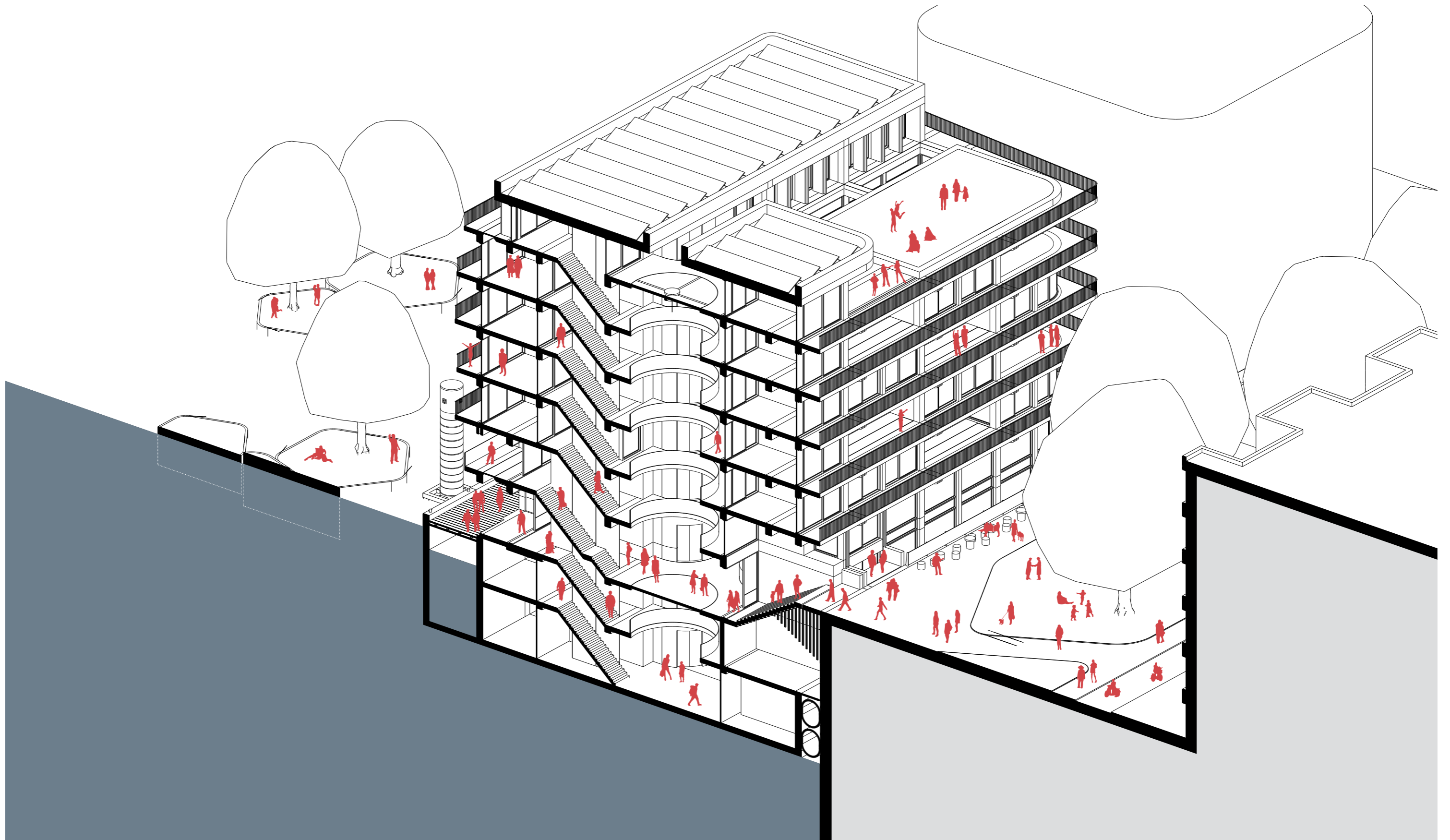
<span style="color: grey;">■</span>	hallway		950
<span style="color: darkgrey;">■</span>	staircase	1	170
<span style="color: black;">■</span>	elevator	2	65

**Utilitarian 3070 m<sup>2</sup>**

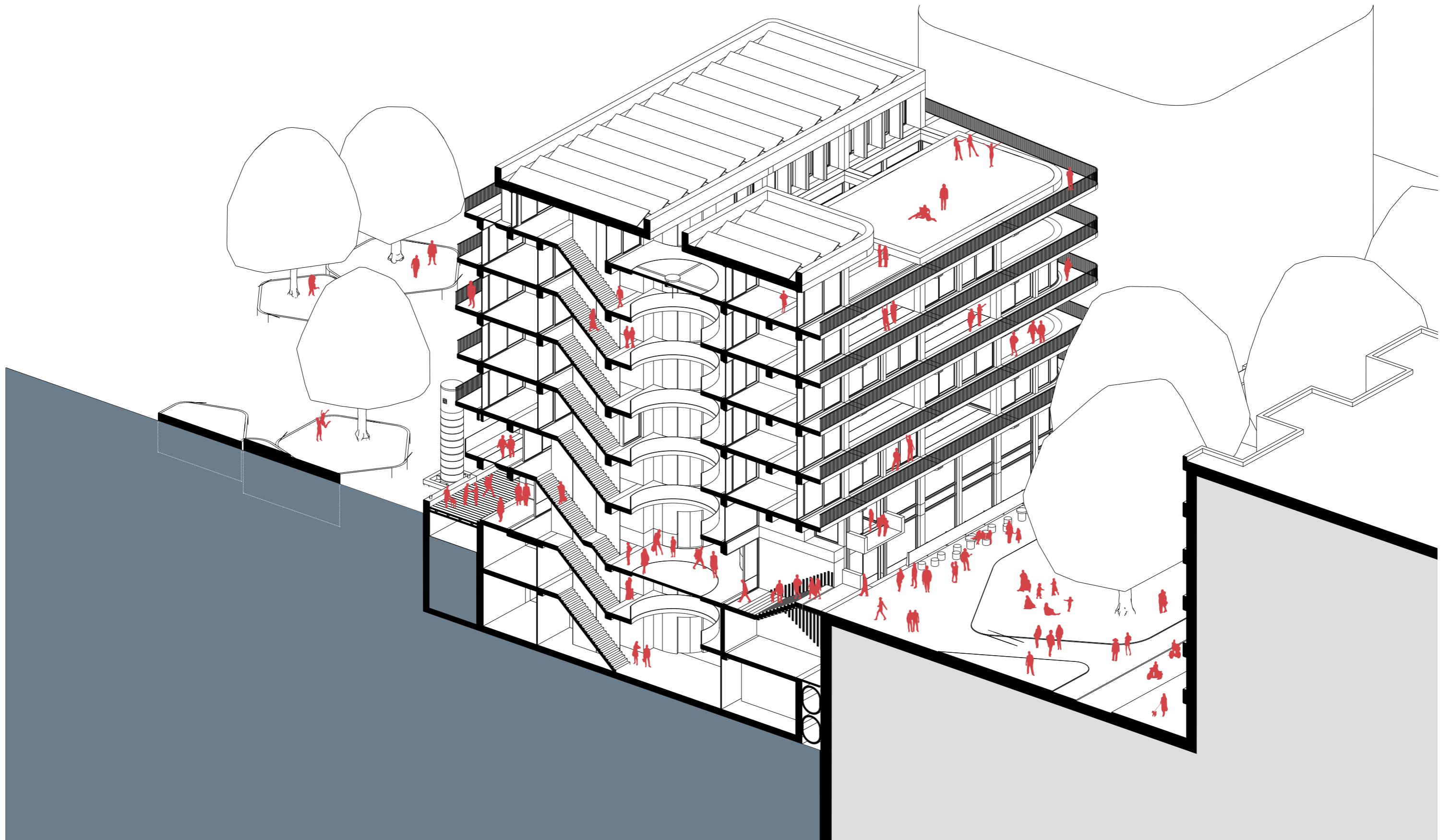
<span style="color: lightblue;">■</span>	parking	76 spots	2.060
<span style="color: grey;">■</span>	hallway		510
<span style="color: lightgrey;">■</span>	installations	4	100
<span style="color: grey;">■</span>	storage (housing)	26	150
<span style="color: teal;">■</span>	water buffer	1650 m <sup>3</sup>	250



Section A

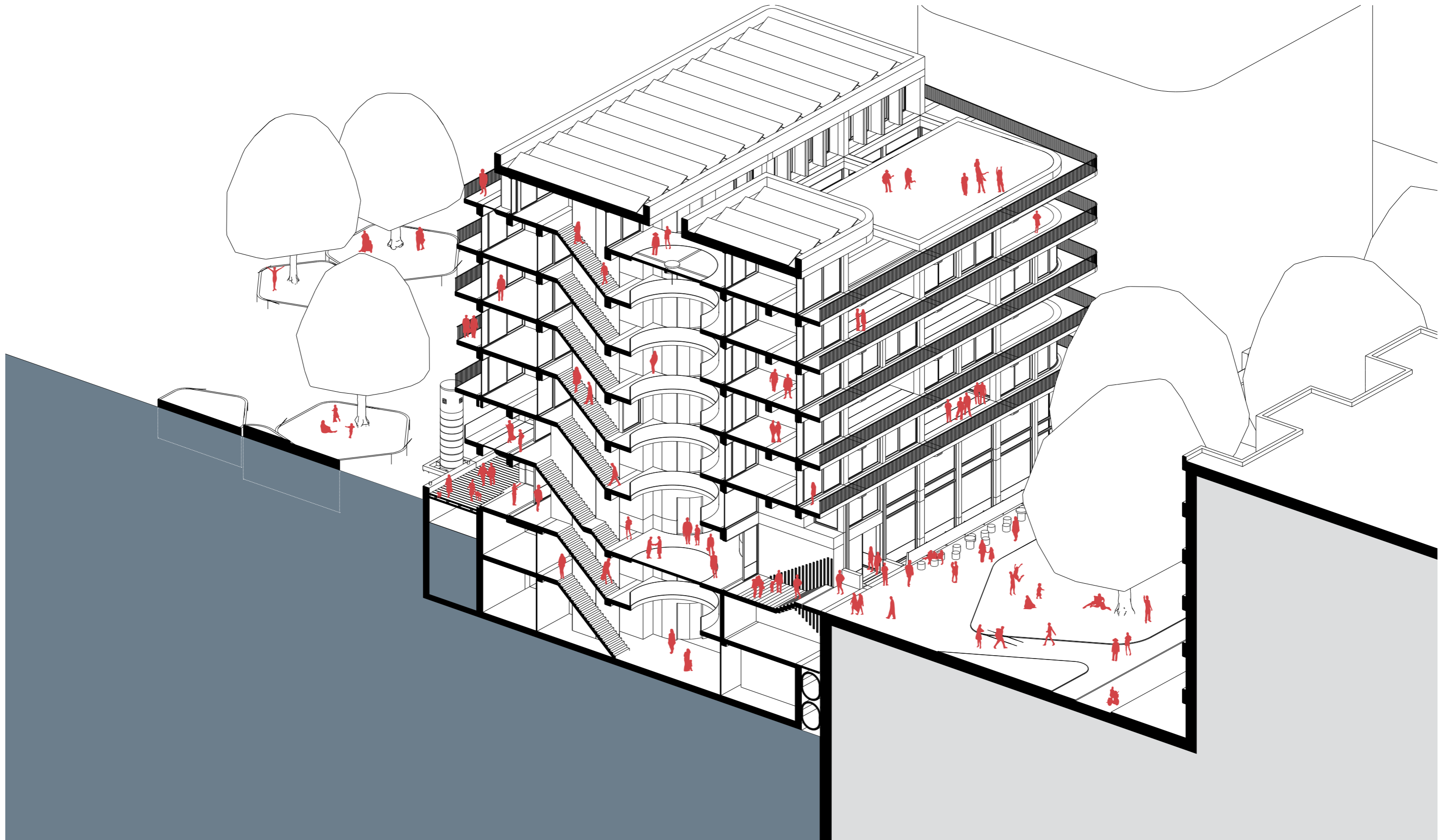


low tide | NAP -0.4m

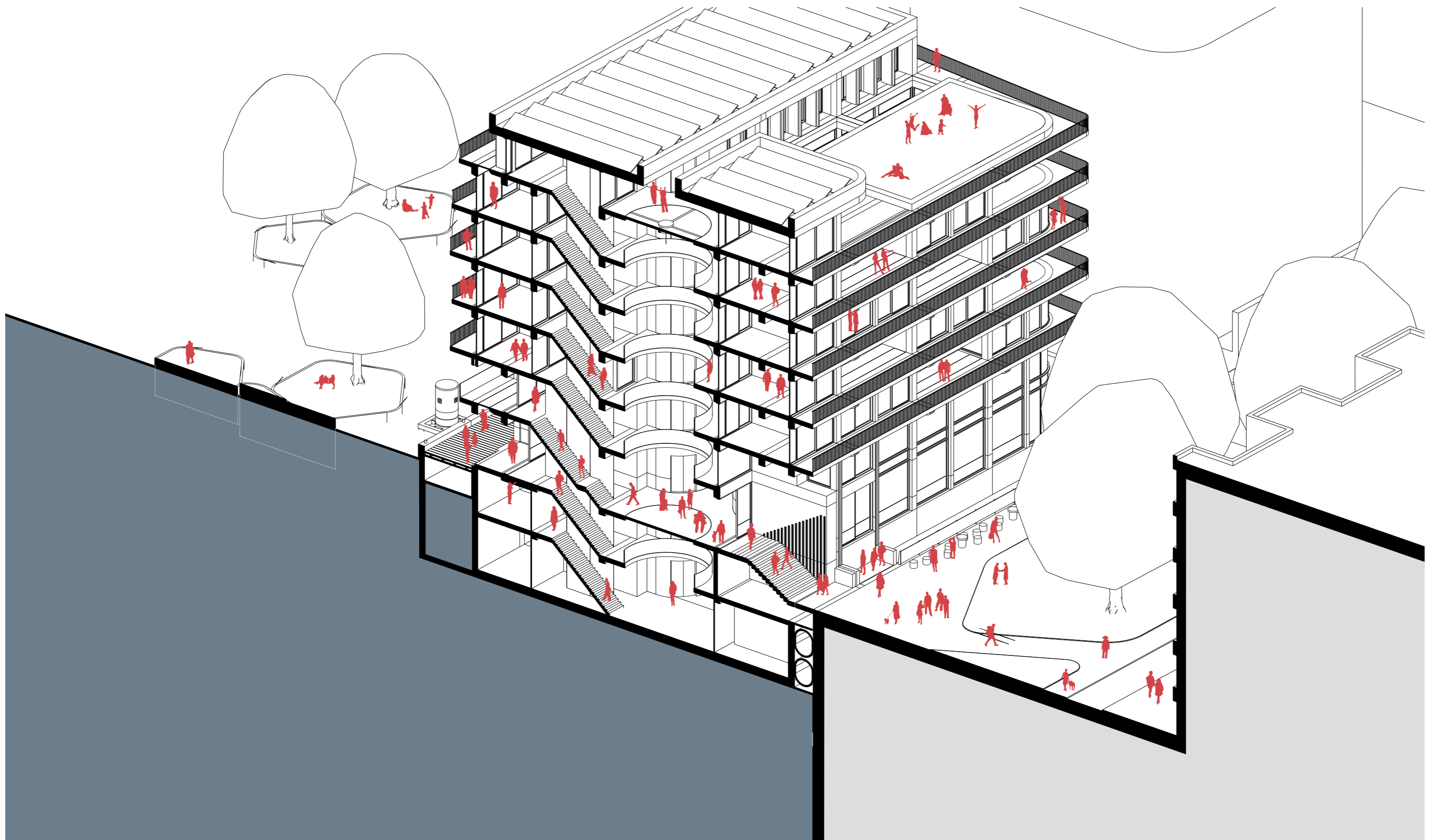


mid tide | NAP +0.5m

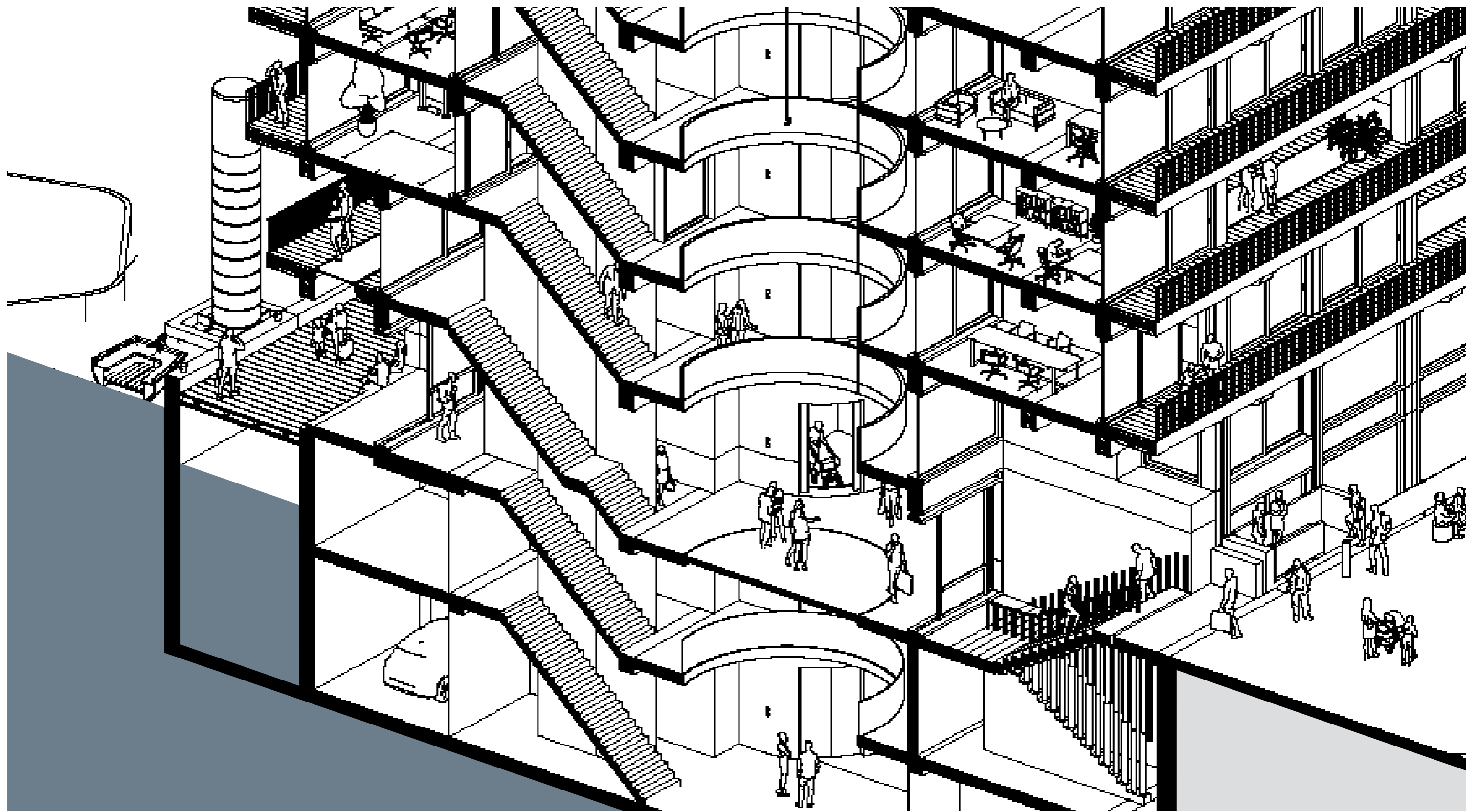




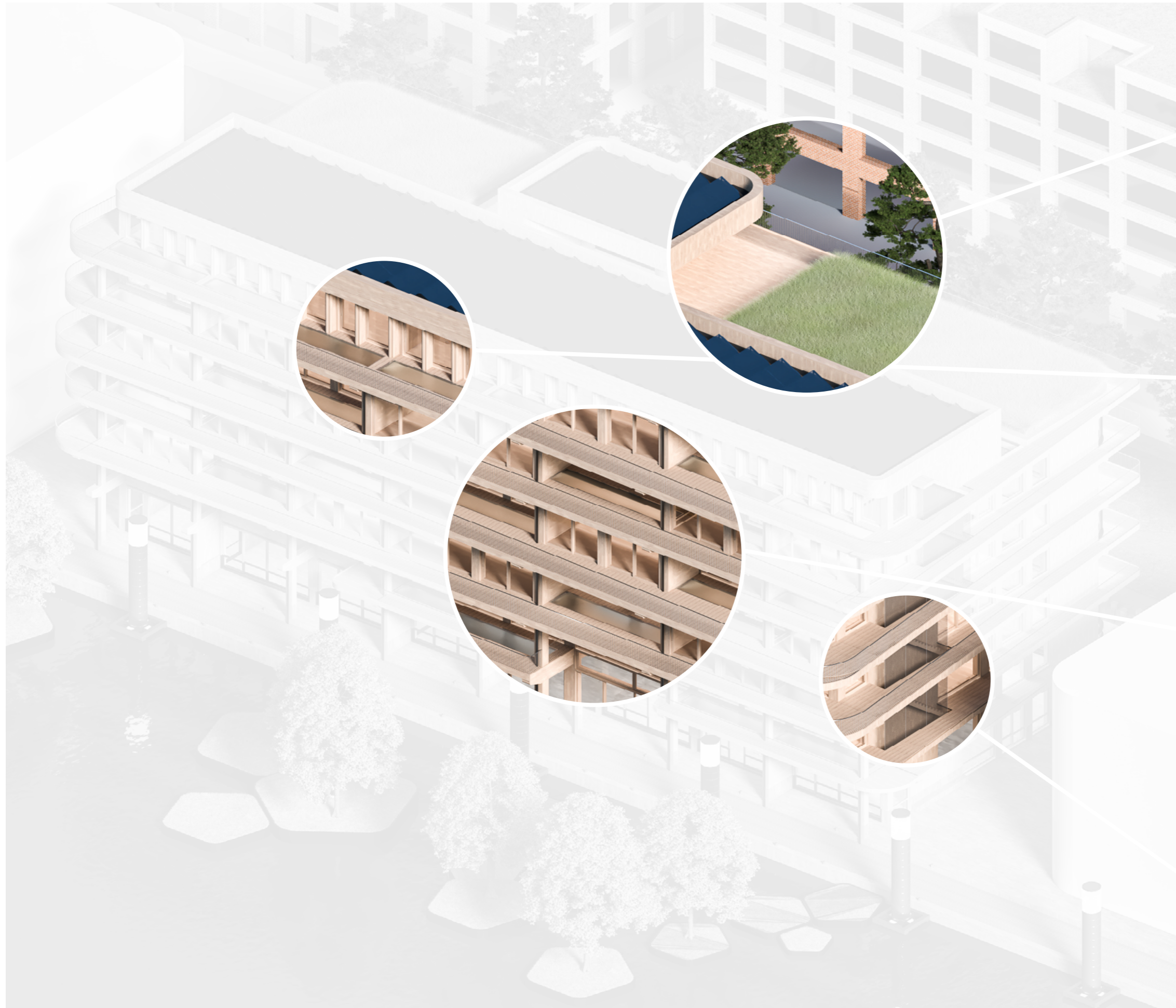
high tide | NAP +1.5m



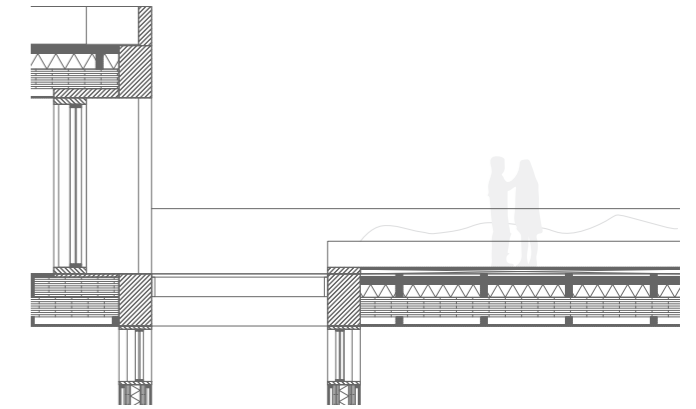
flood | NAP + >3.0m



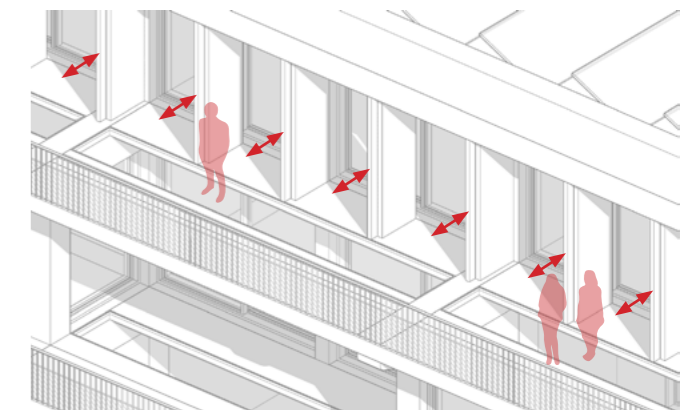
mid tide | NAP +0.5m



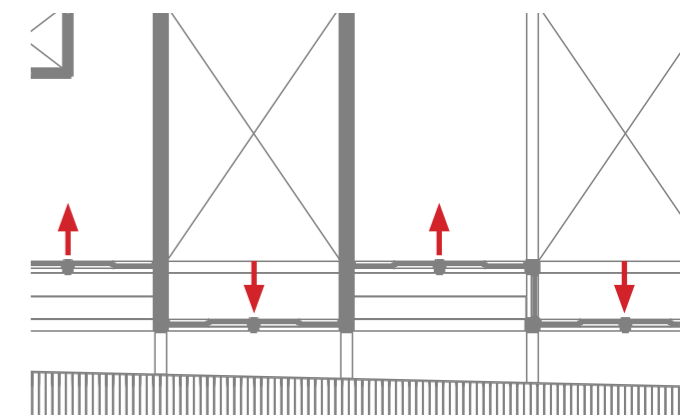
shared rooftop garden/terrace



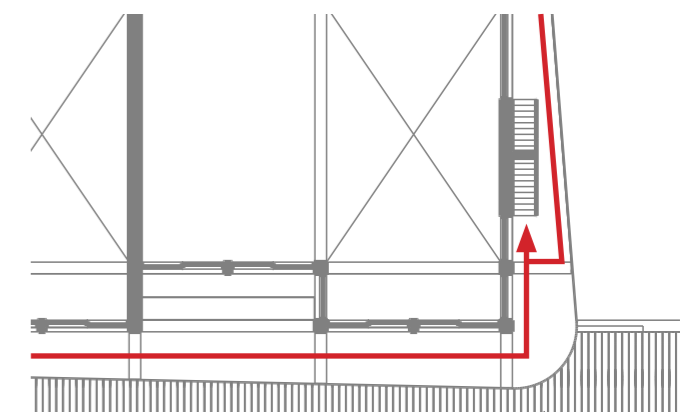
slidable shading/privacy louvres



semi private balconies

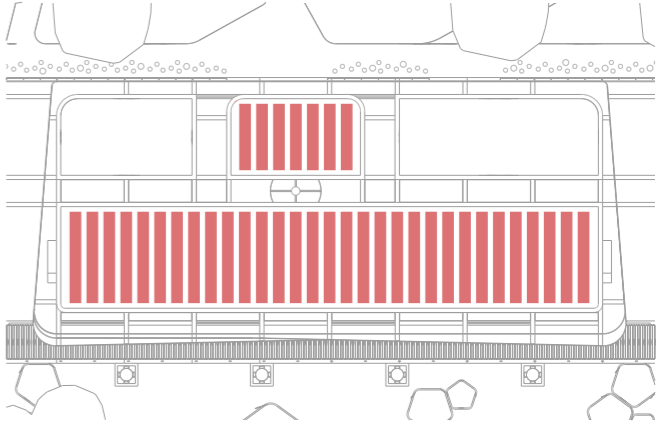


fire staircase/exit through balconies

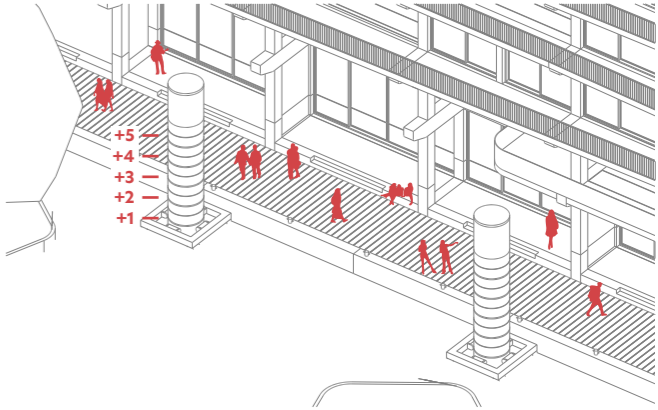




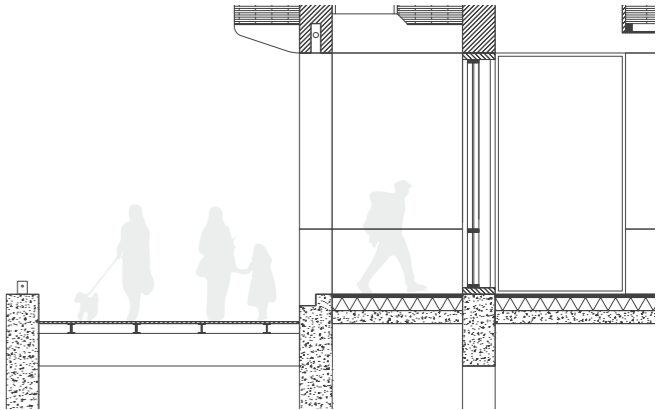
solar panels | 580 m<sup>2</sup> | 15m<sup>2</sup>/household



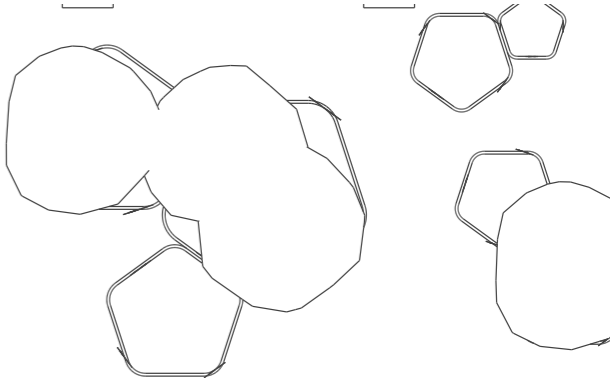
functional mooring poles/lighting



promenade above water buffer



floating park elements

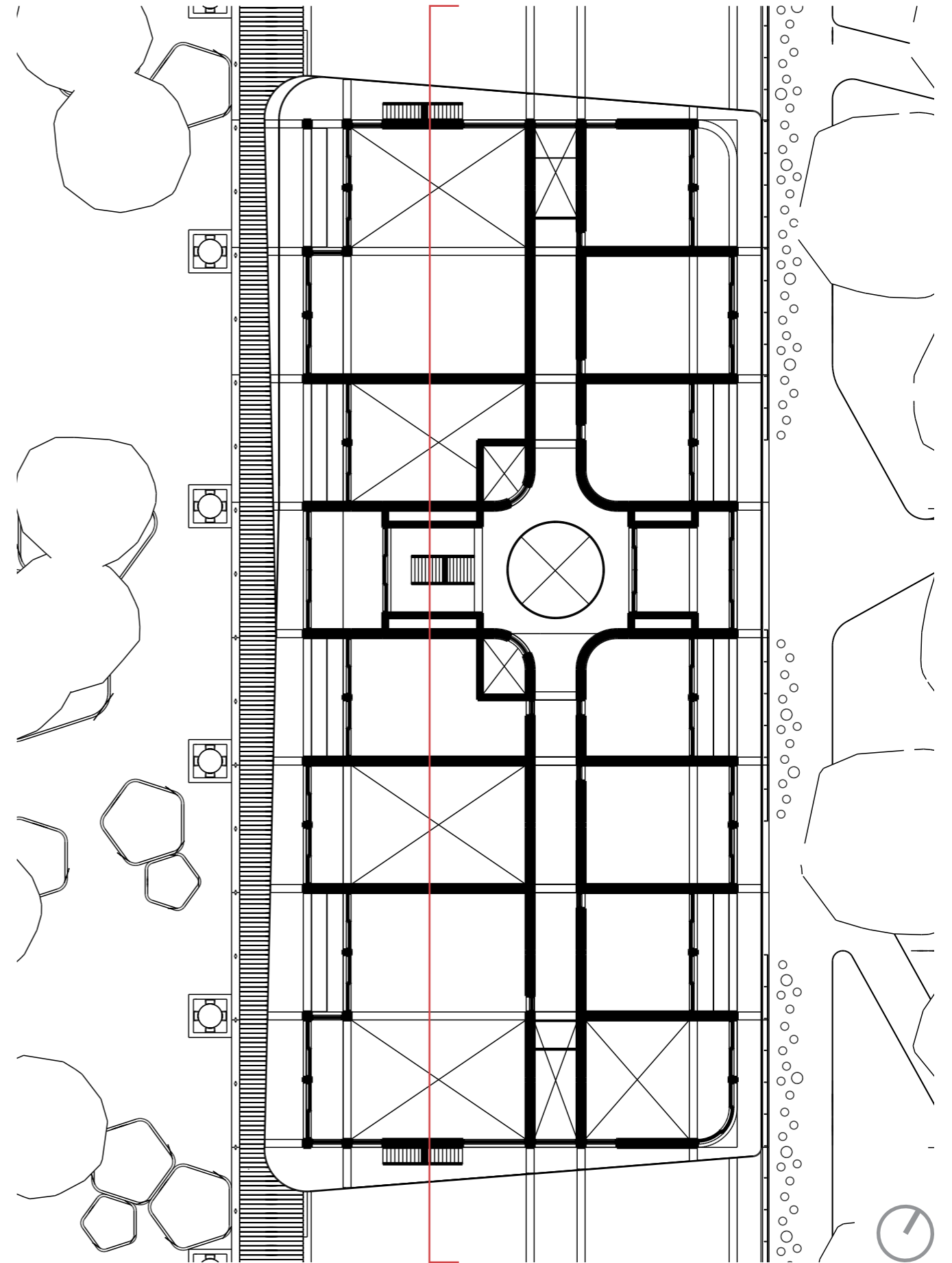
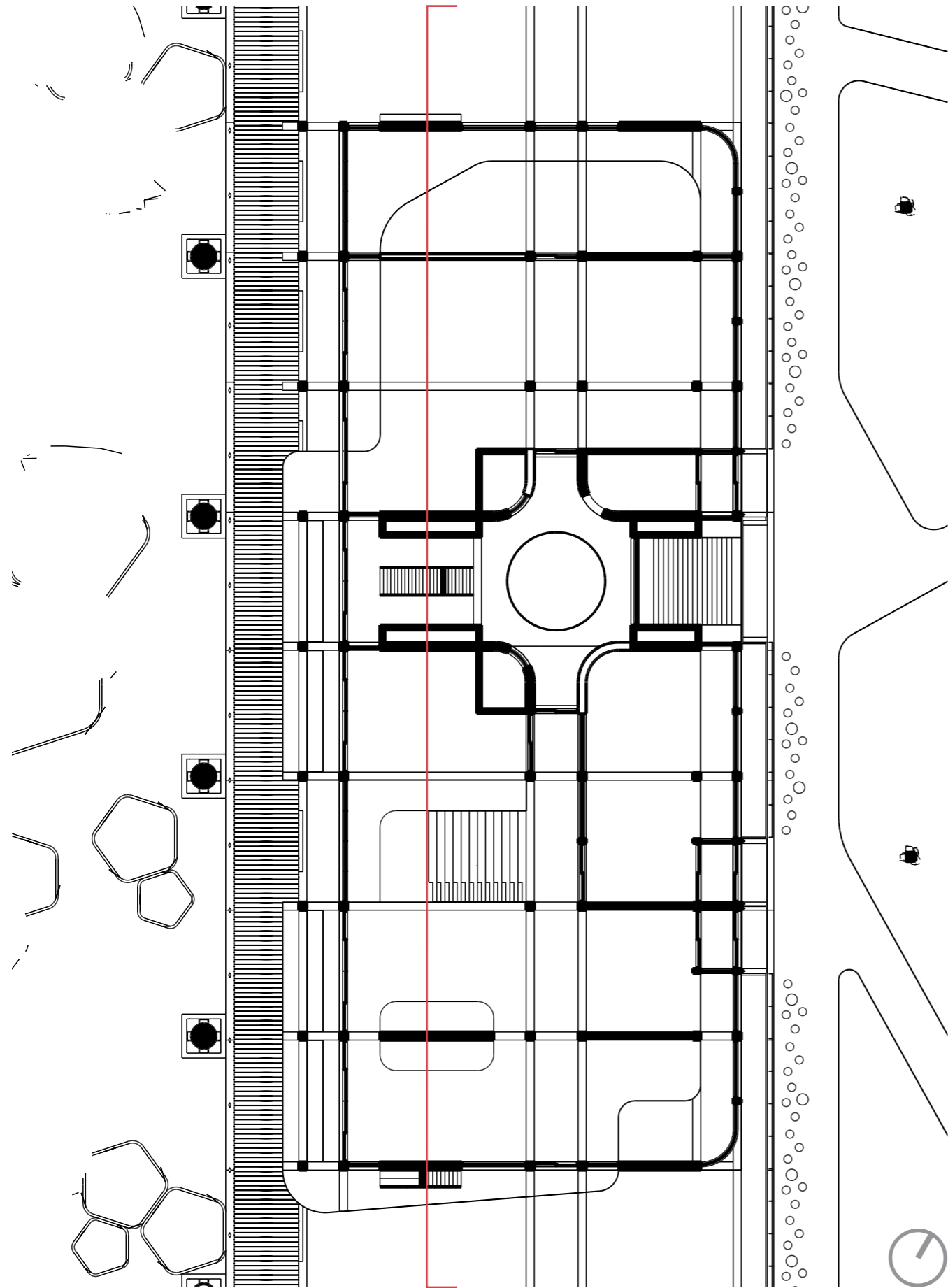


# PUBLIC FUNCTIONS

first floor

# HOUSING

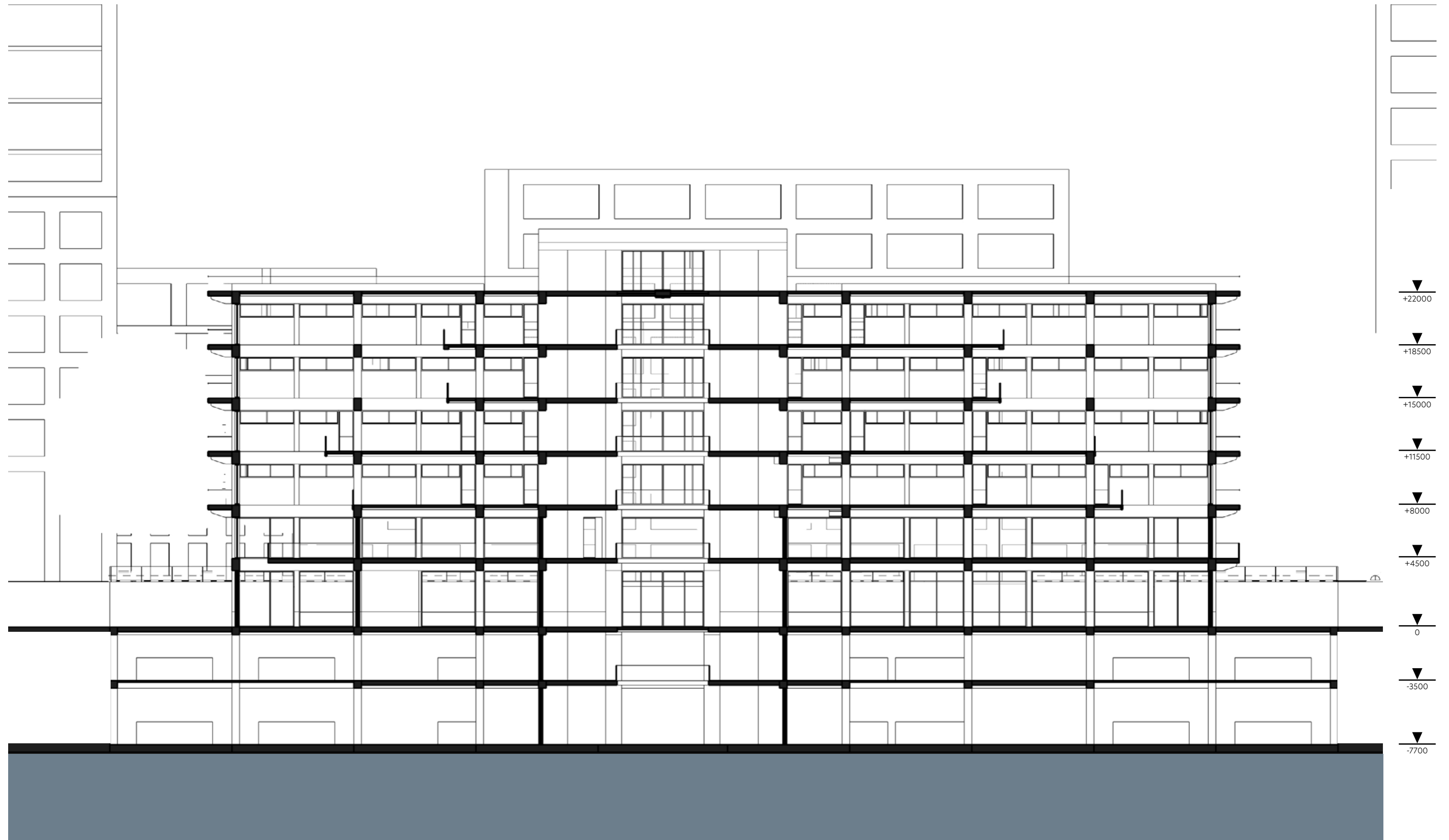
third floor



Section C

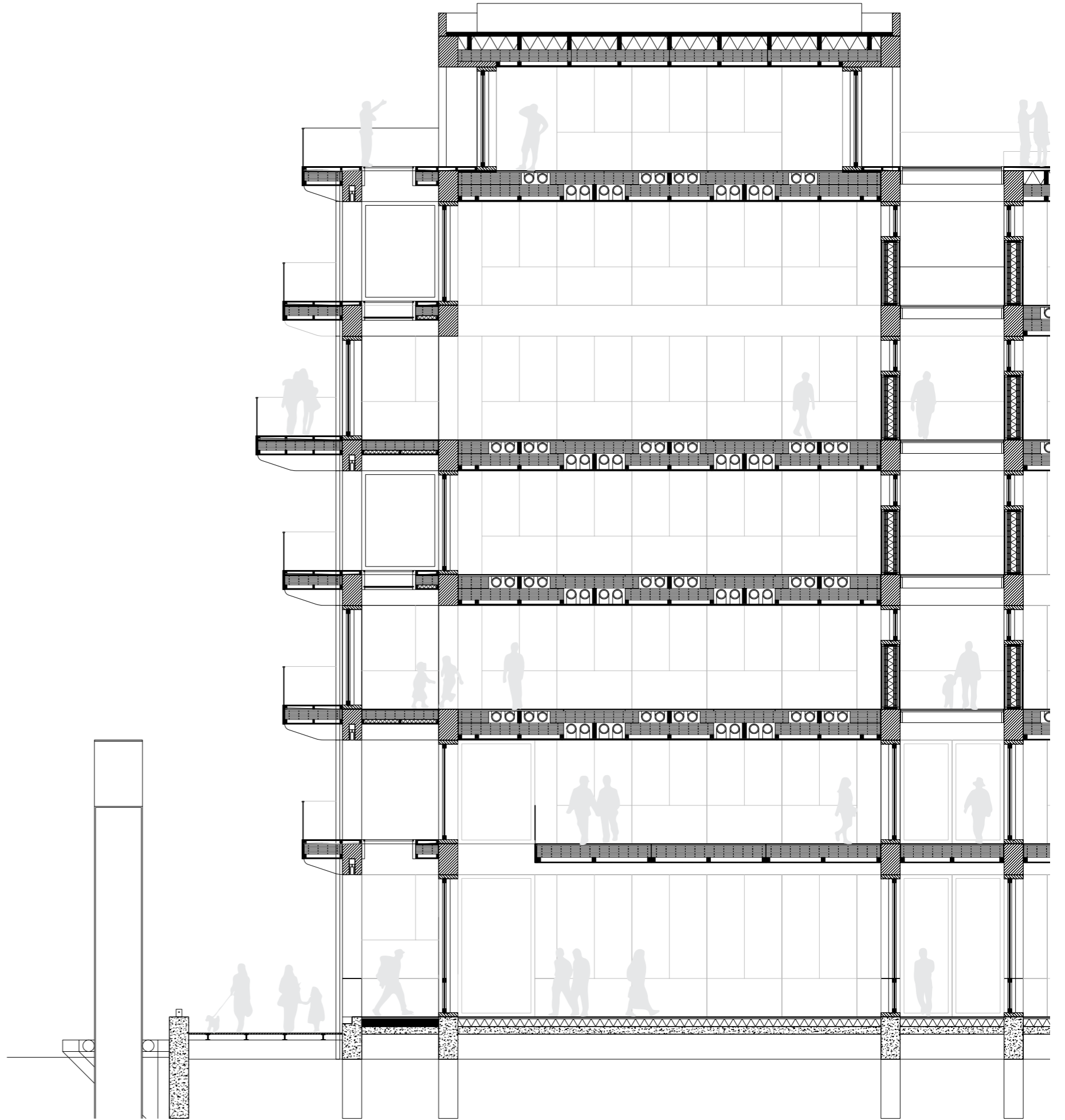
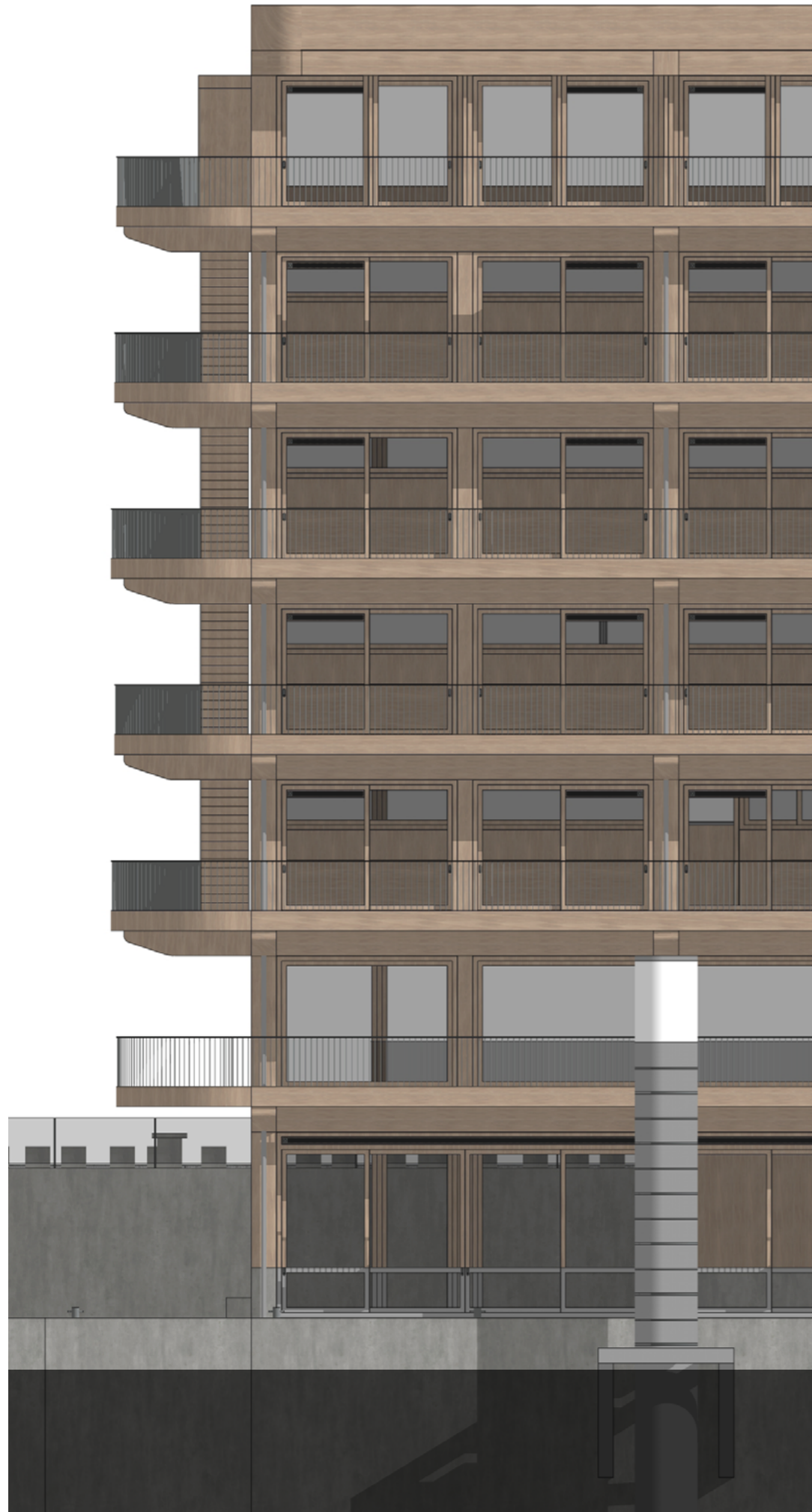


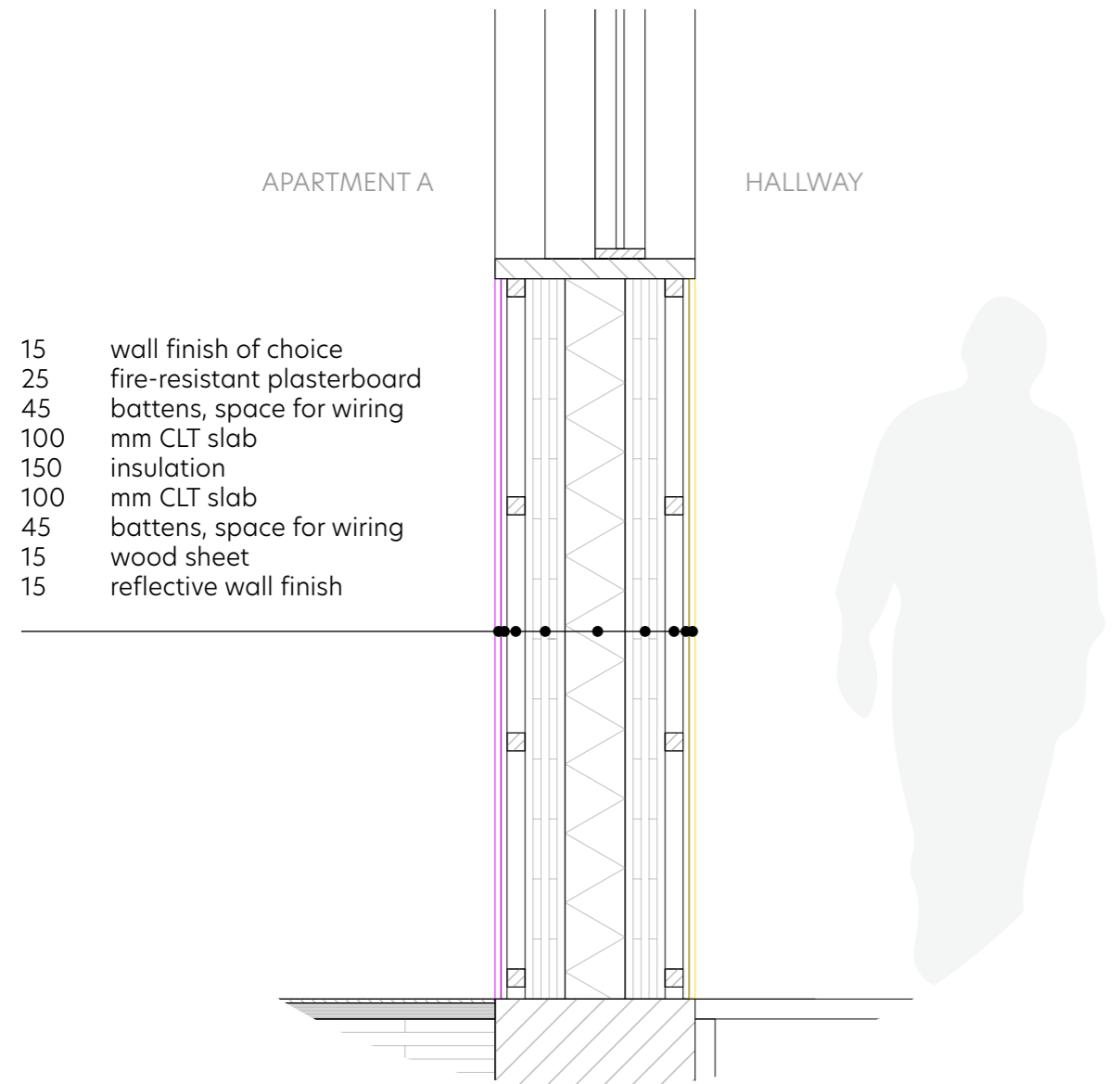
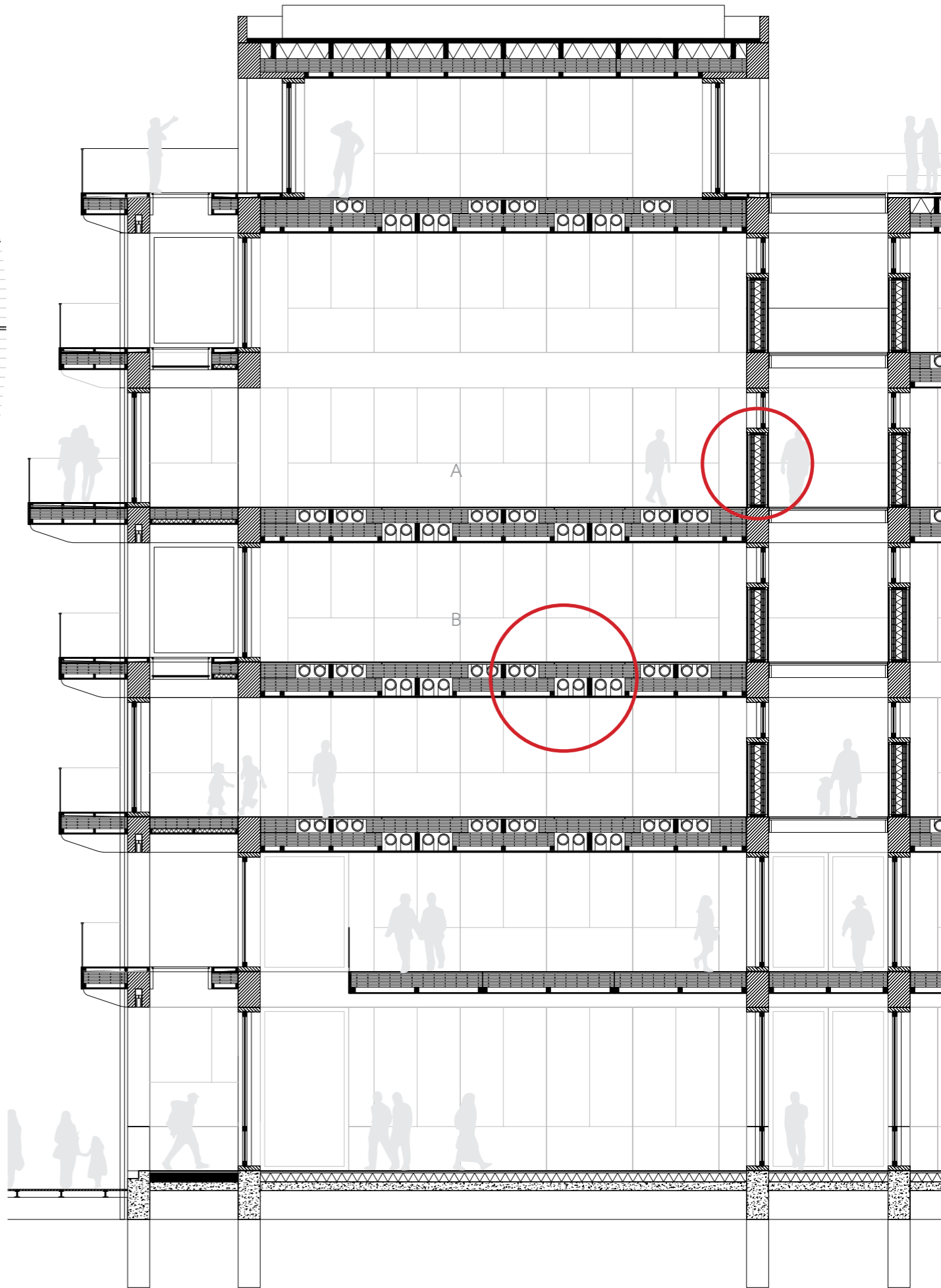
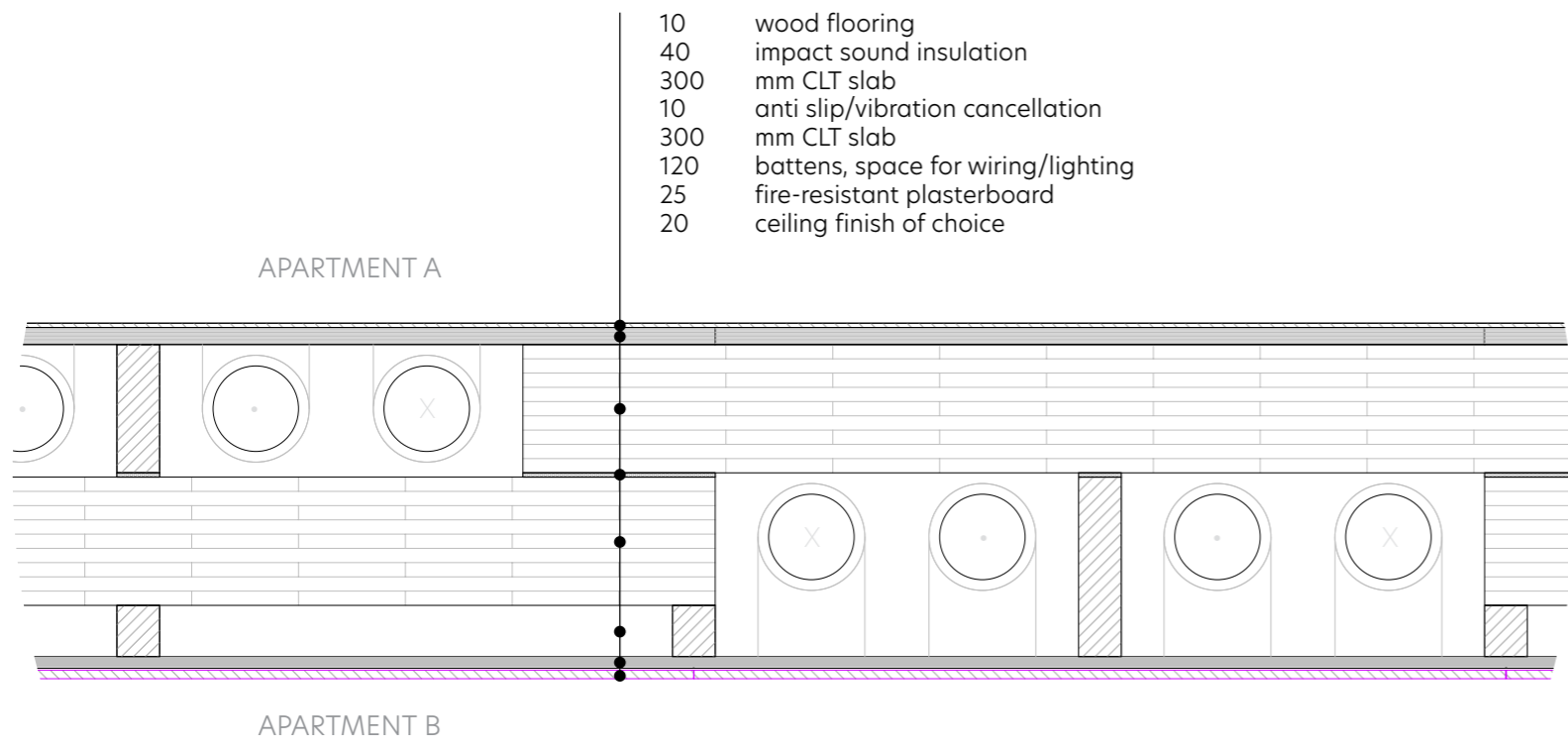
Section D

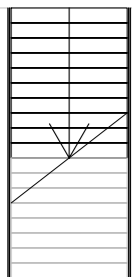
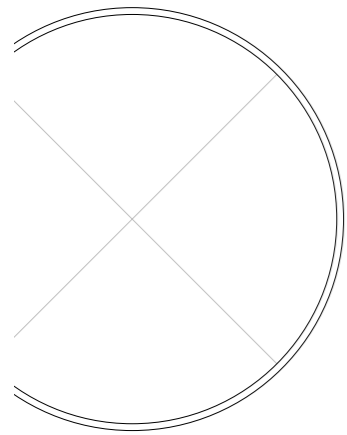
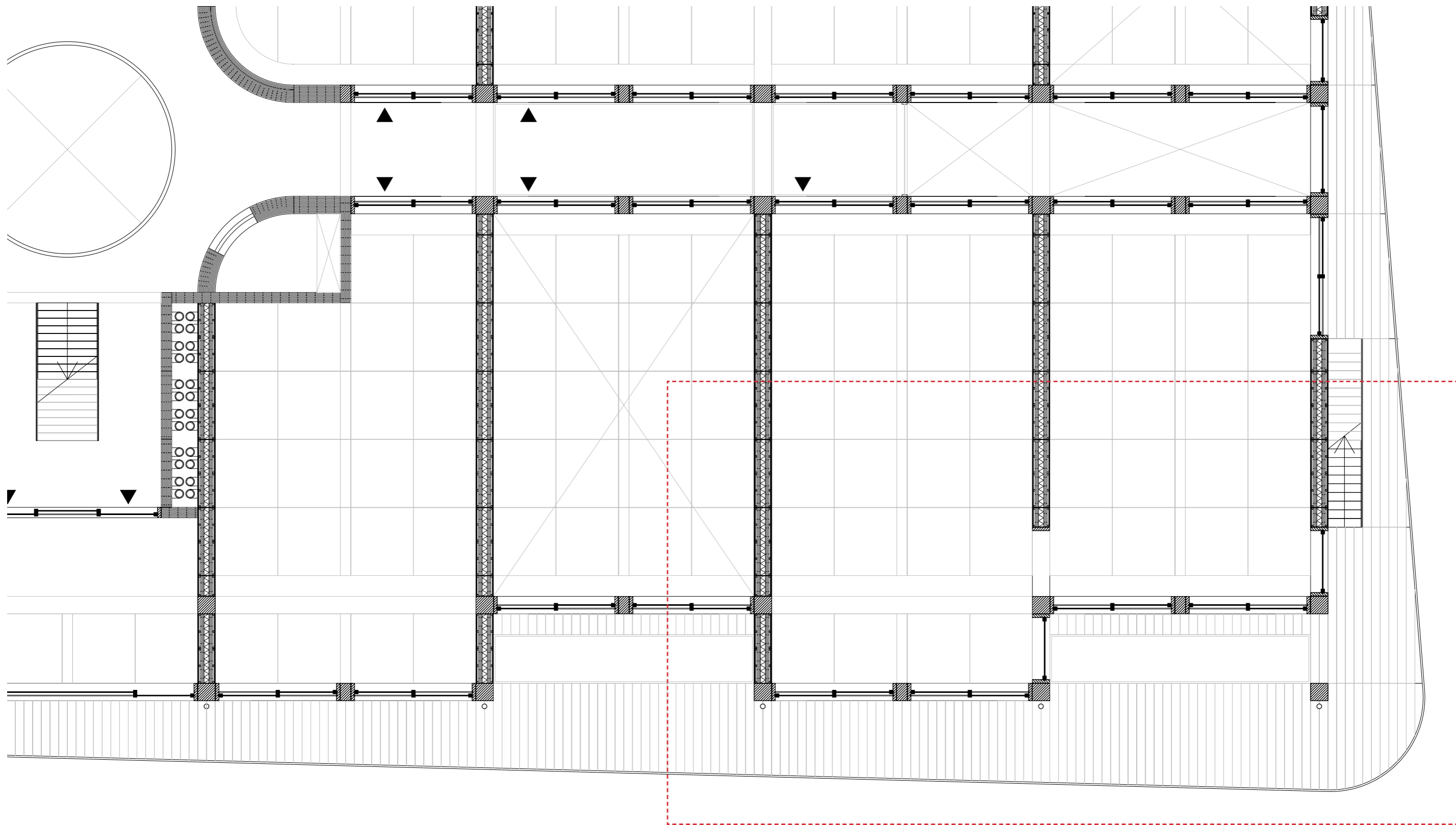




Facade Fragment



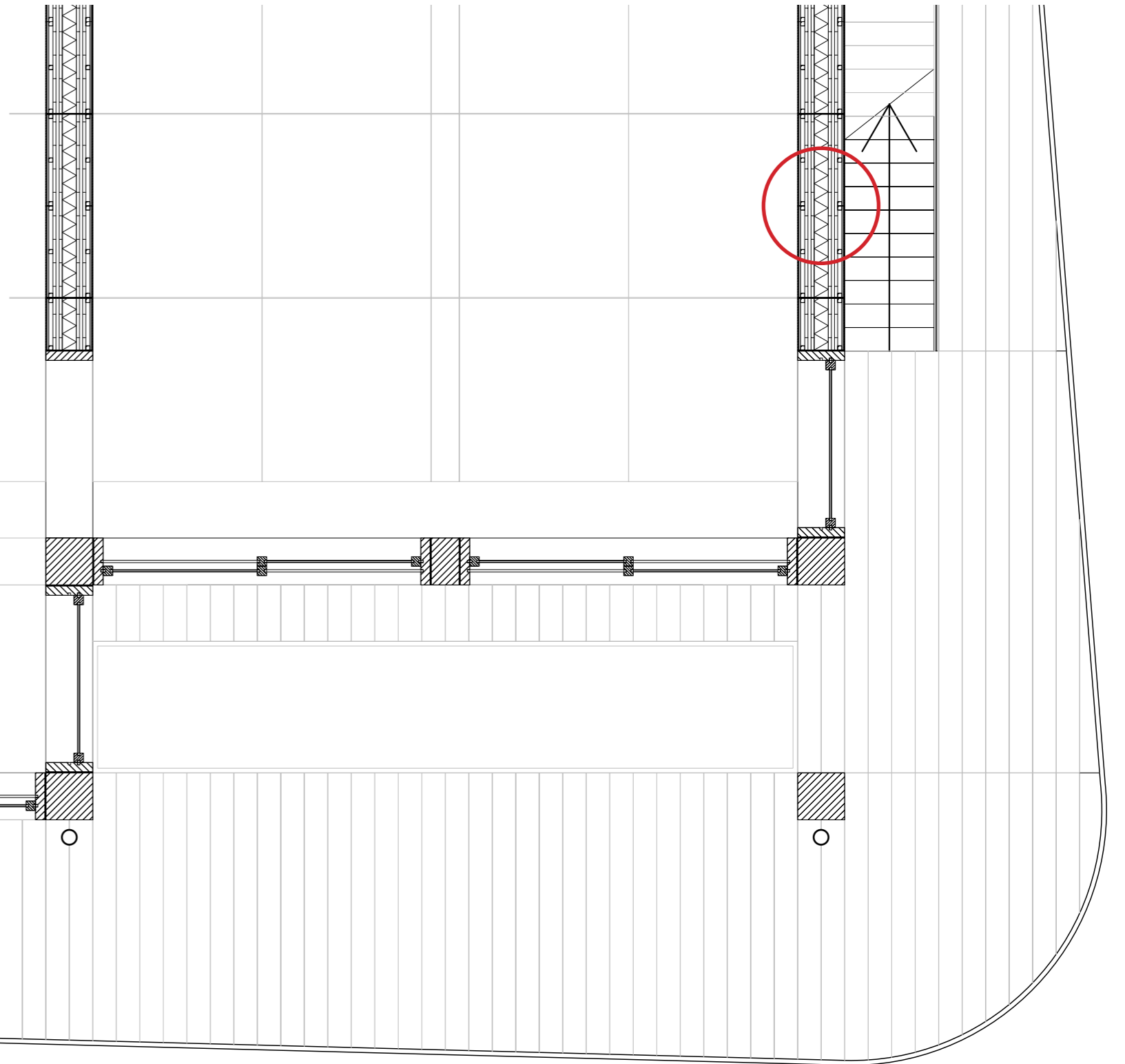
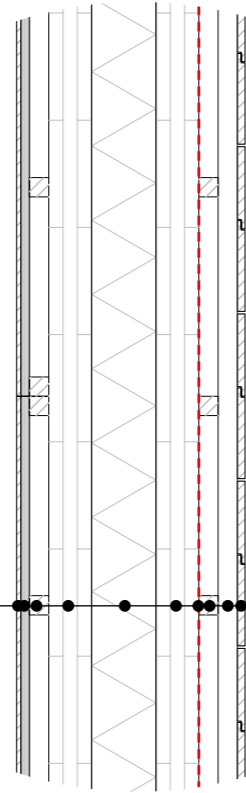


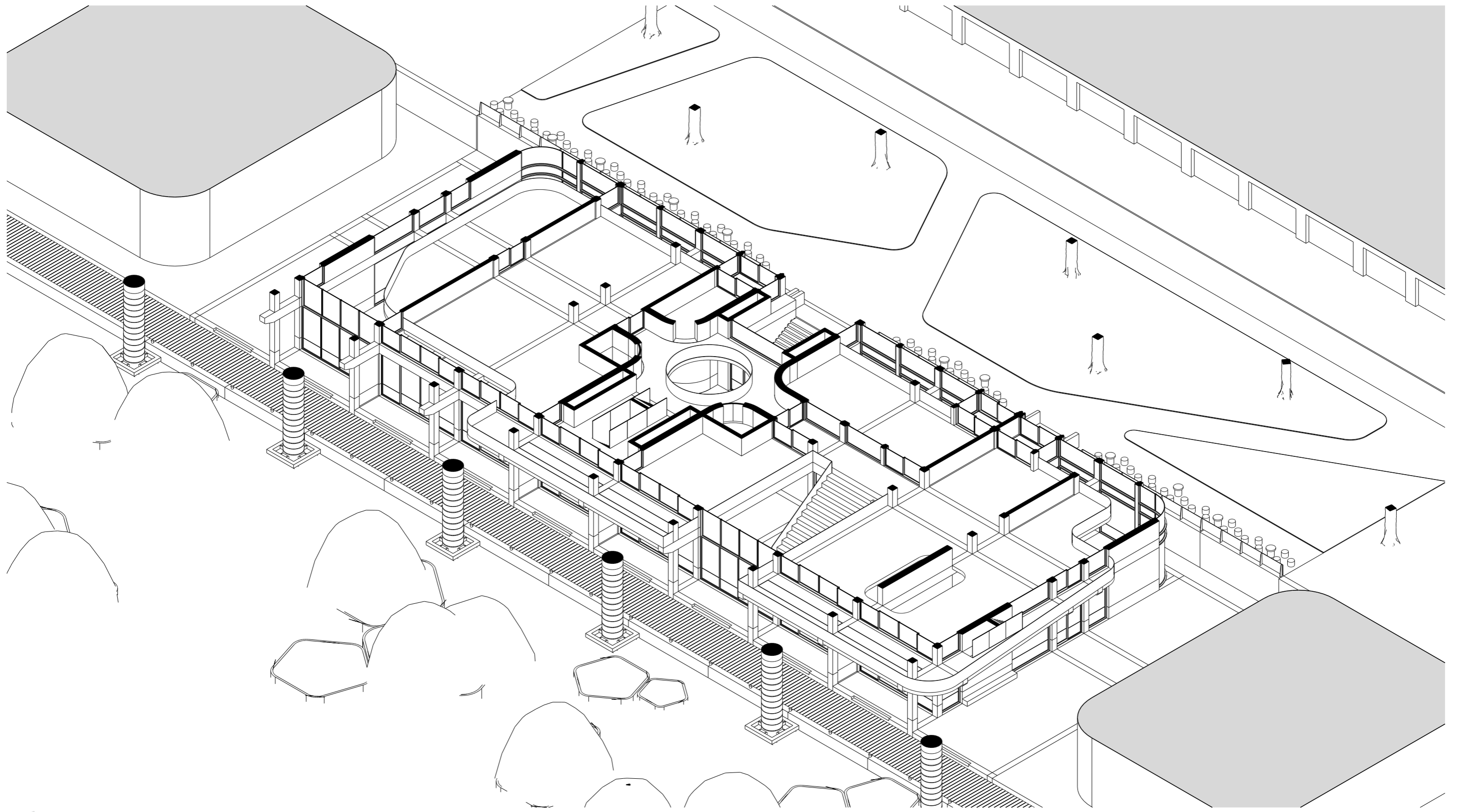


INTERIOR

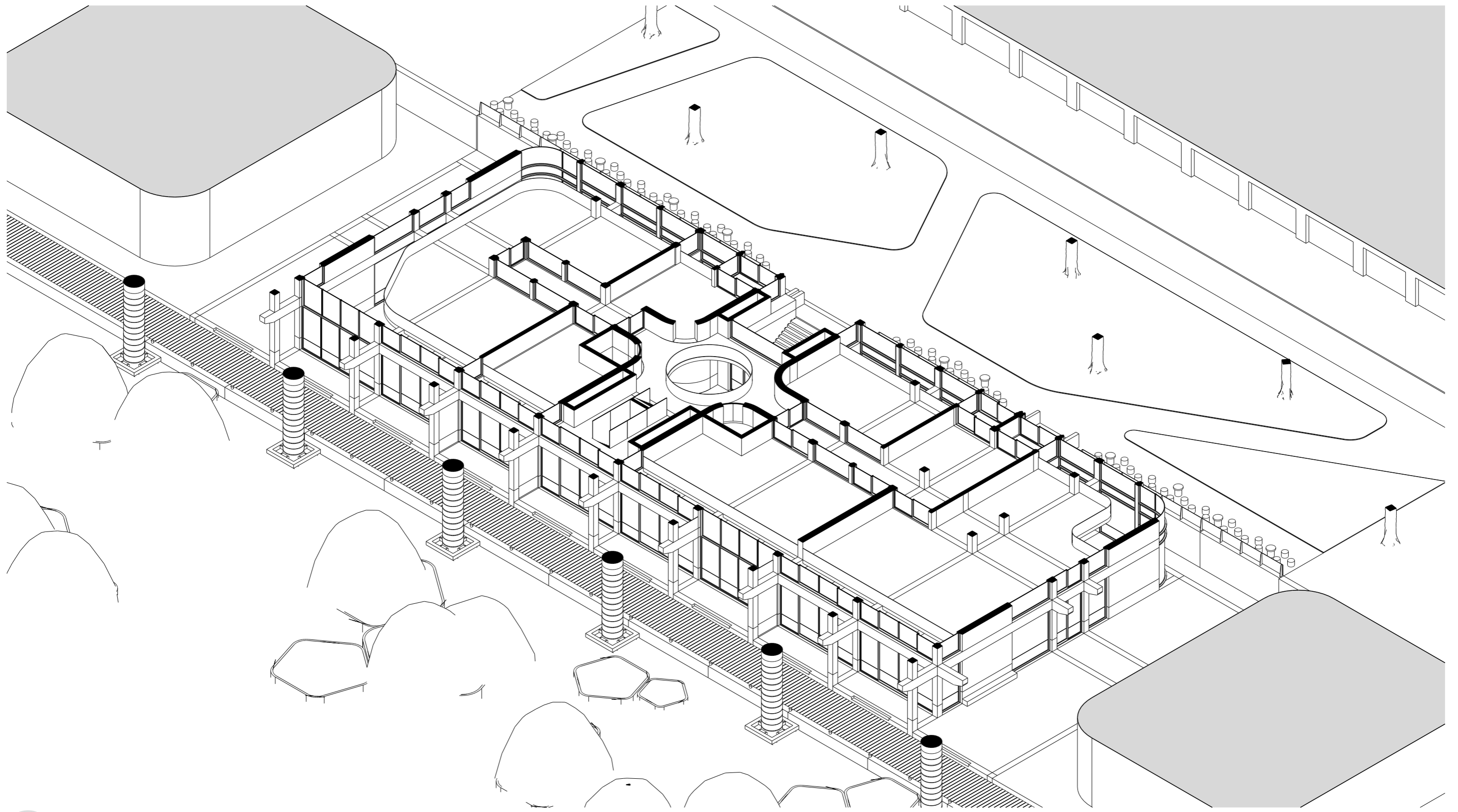
EXTERIOR

- 15 wall finish of choice
- 25 fire-resistant plasterboard
- 45 v battens, space for wiring
- 100 mm CLT slab
- 150 insulation
- 100 mm CLT slab
- waterproof foil
- 45 v battens, ventilation
- 15 h battens
- 18 external wood cladding

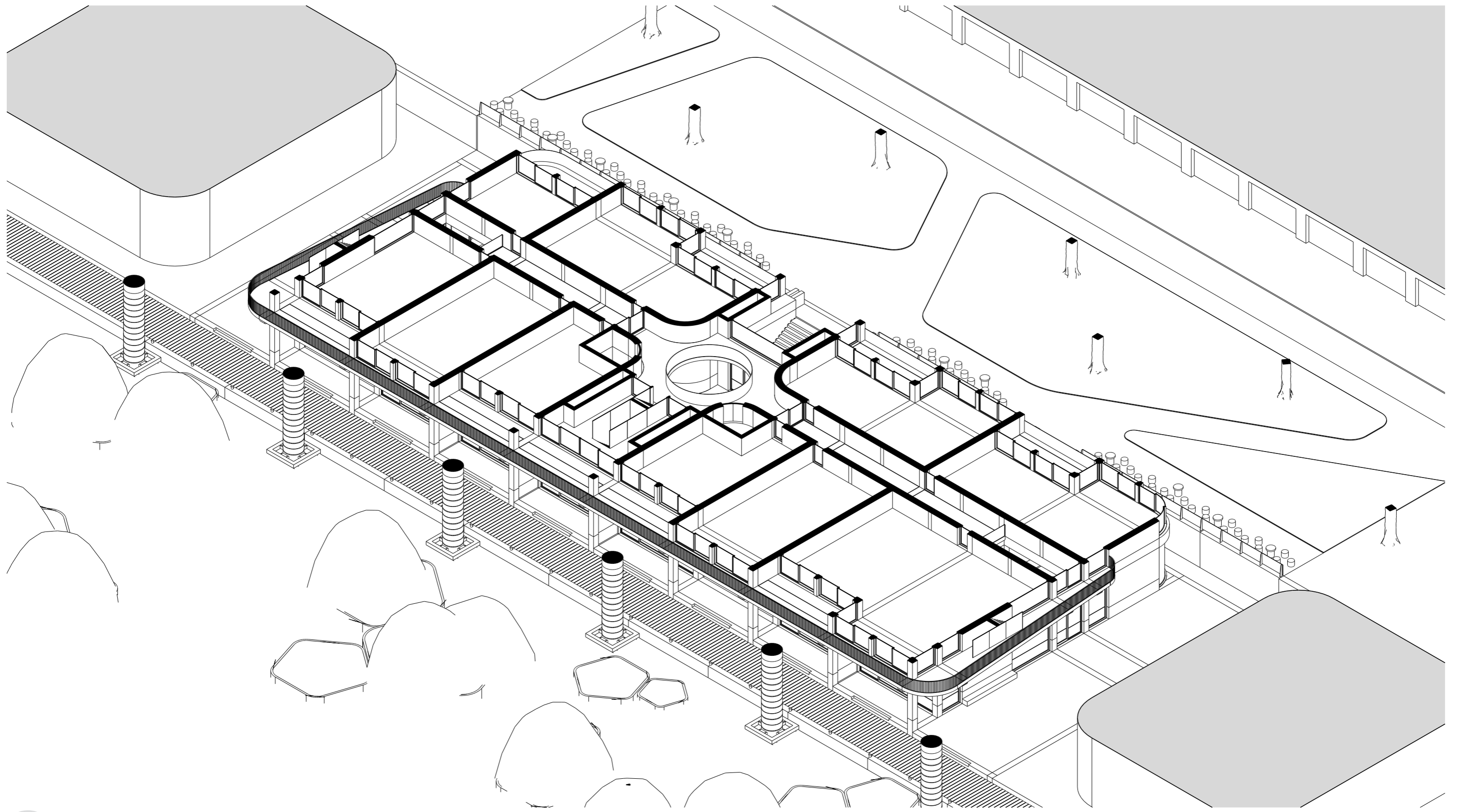




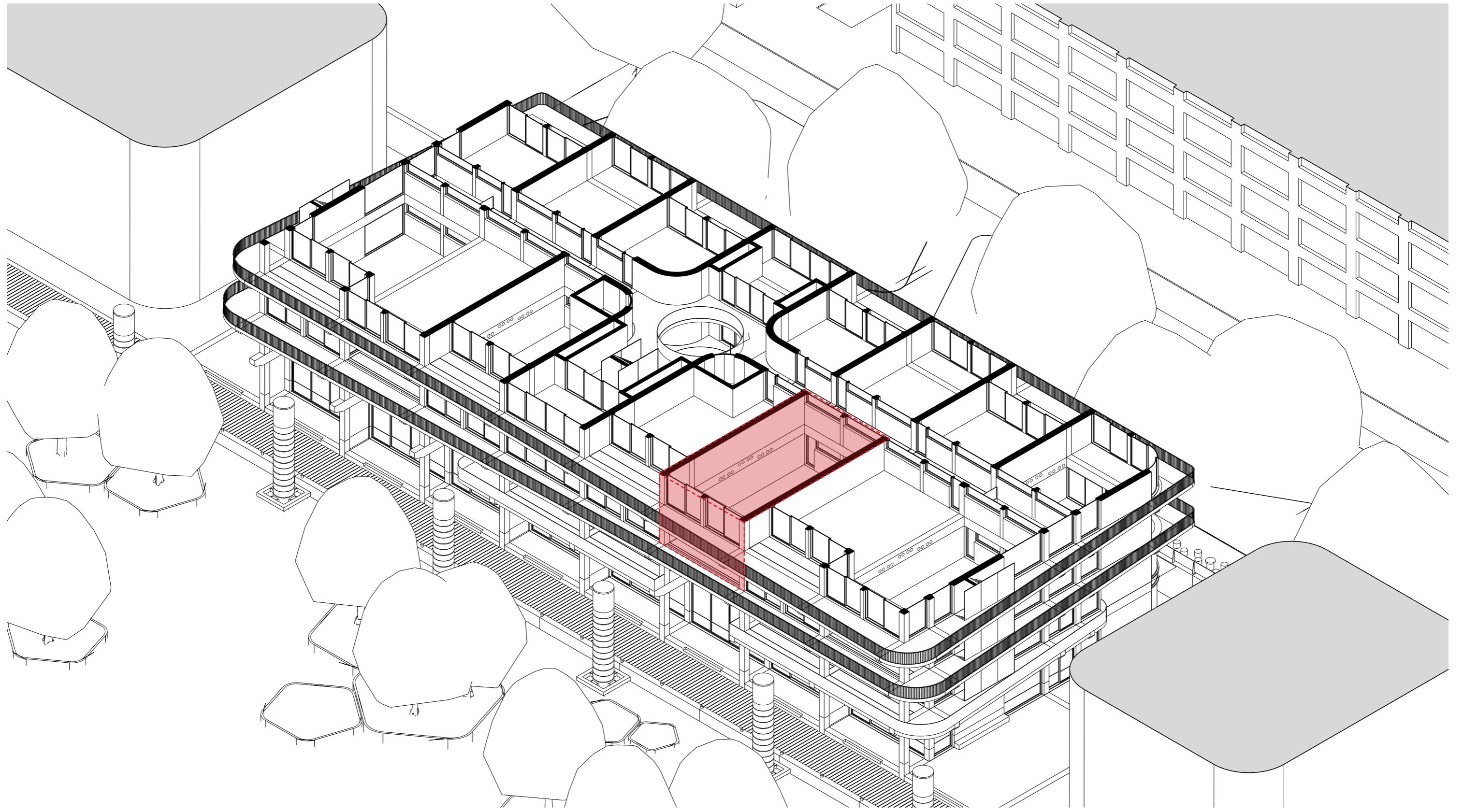
1 library | flexwork spaces | gym | cafe



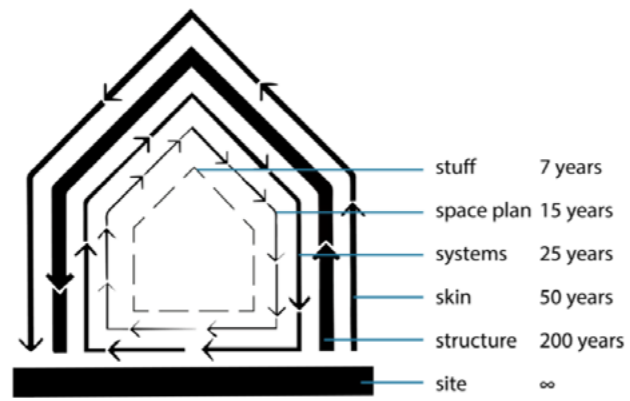
2 event space | small businesses | flex office | restaurant



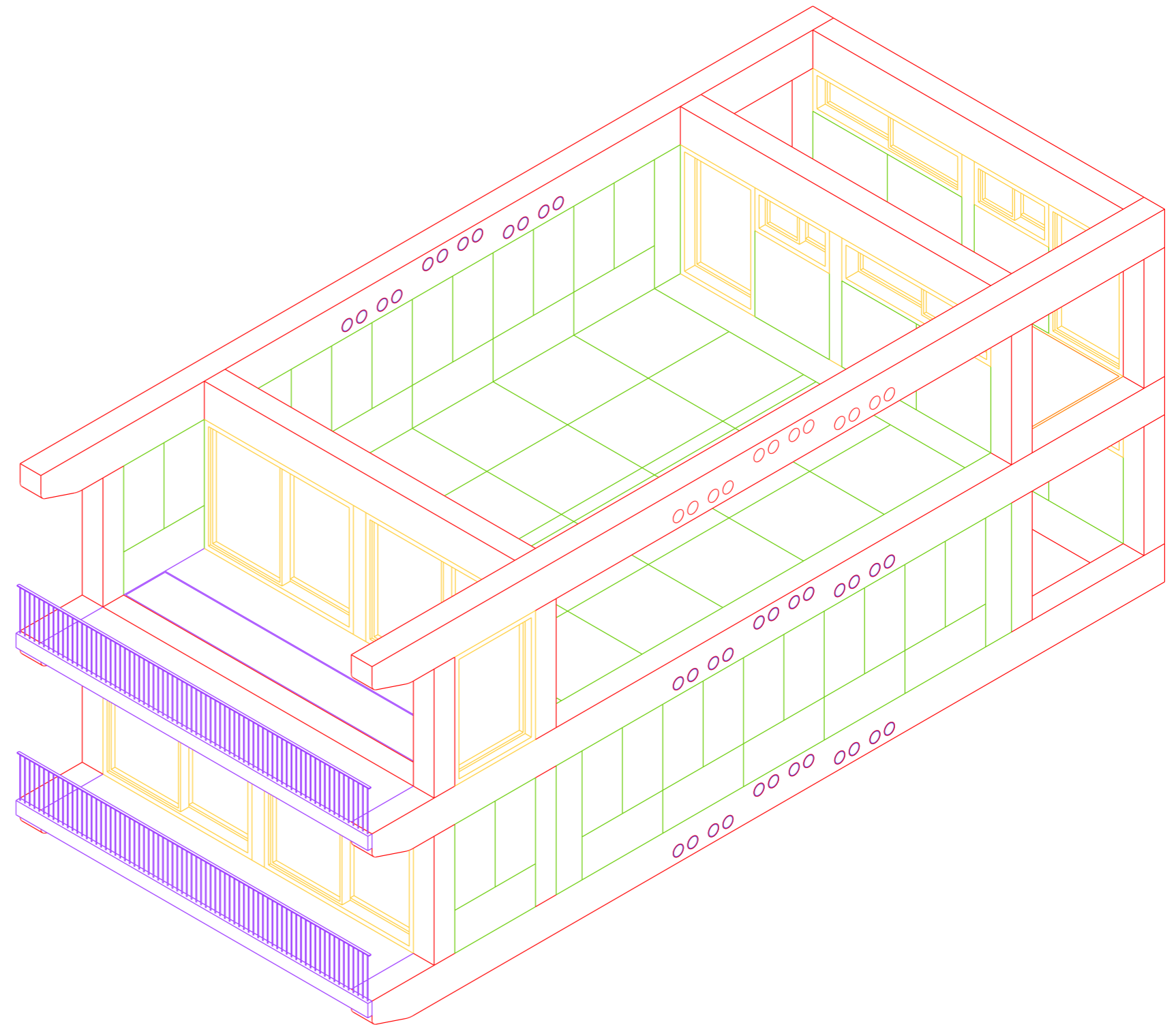
**3** public functions transform into housing







25. Open building principle, Shearing layers of change (Brand, 1994)

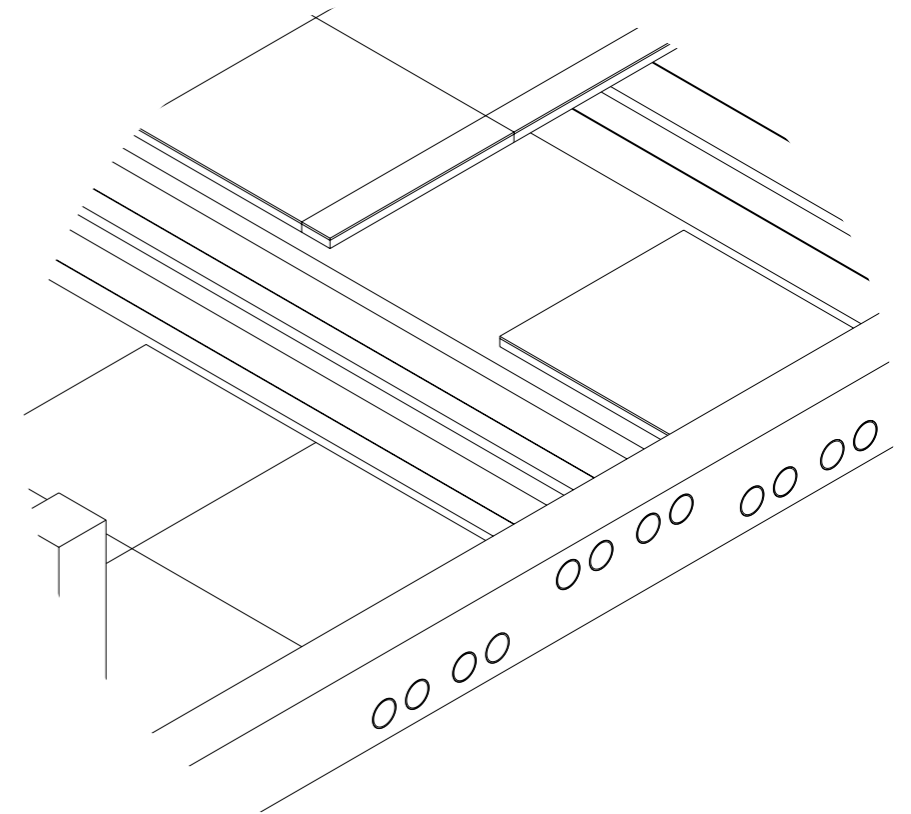
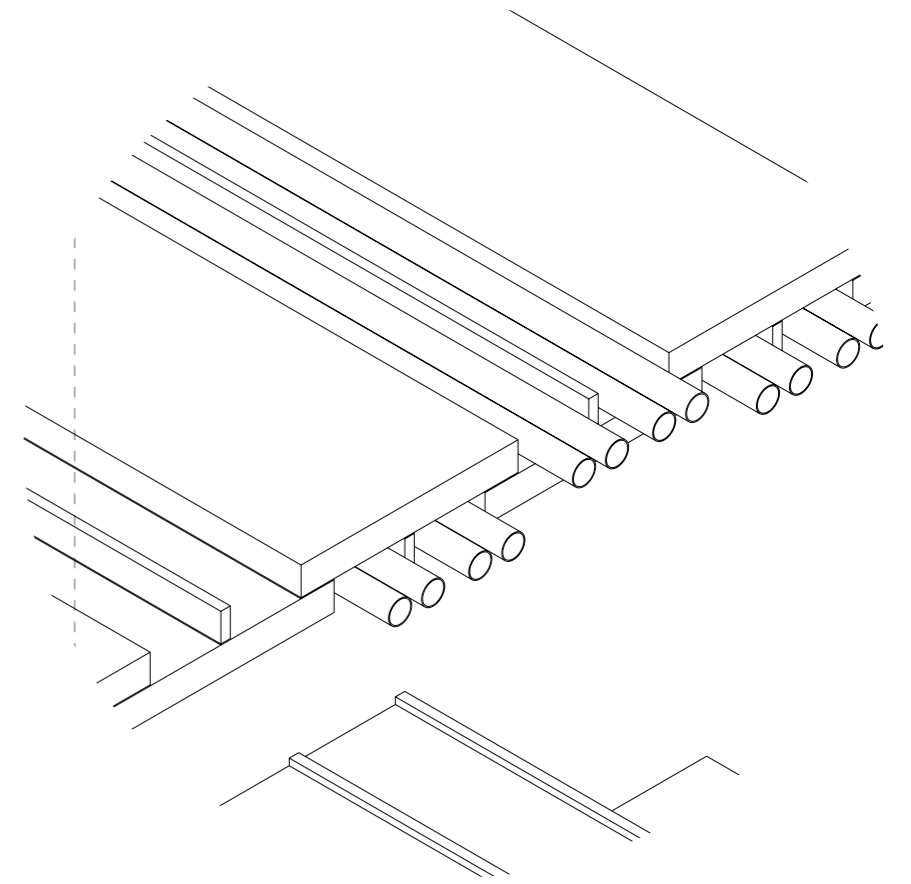
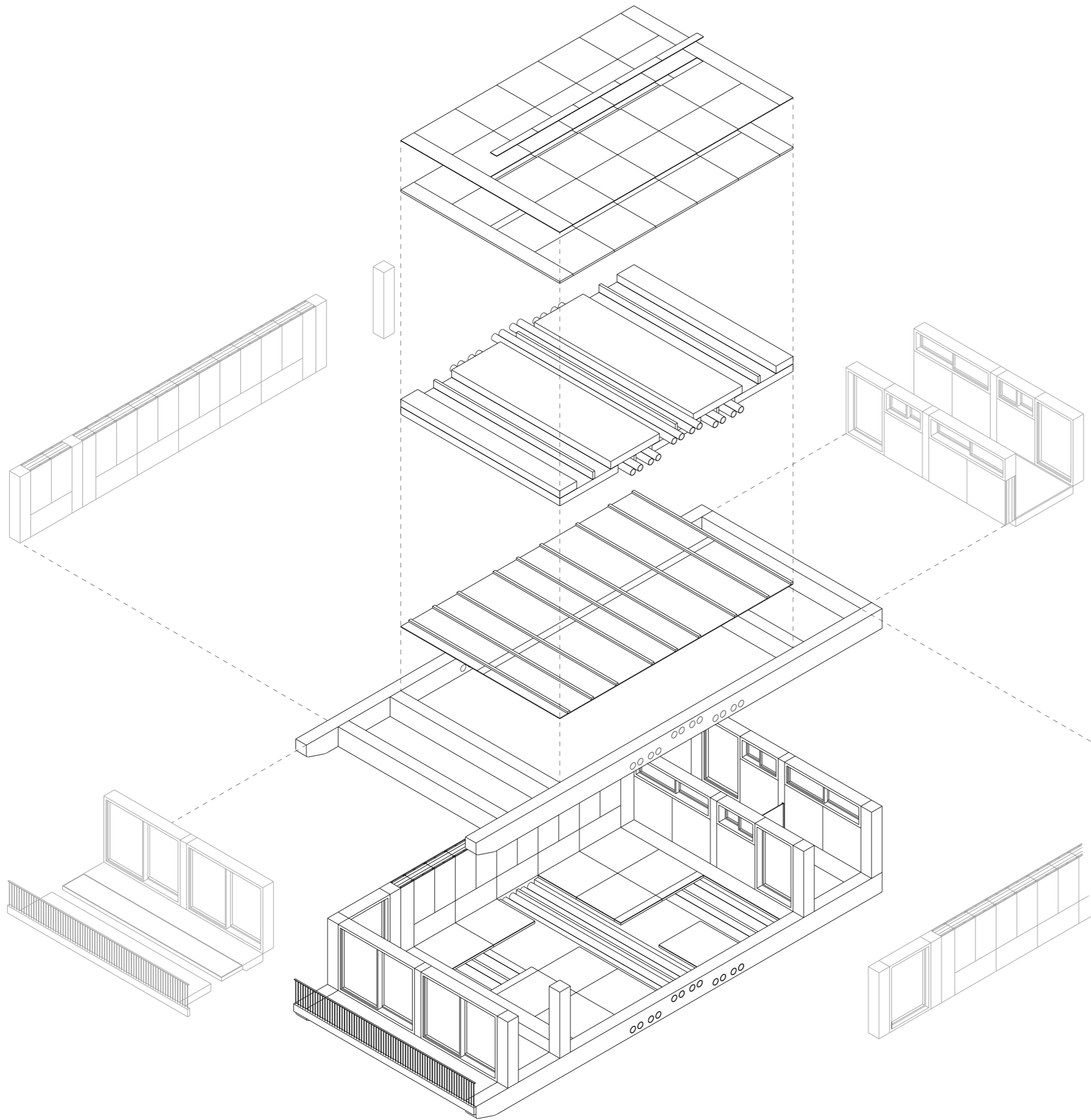


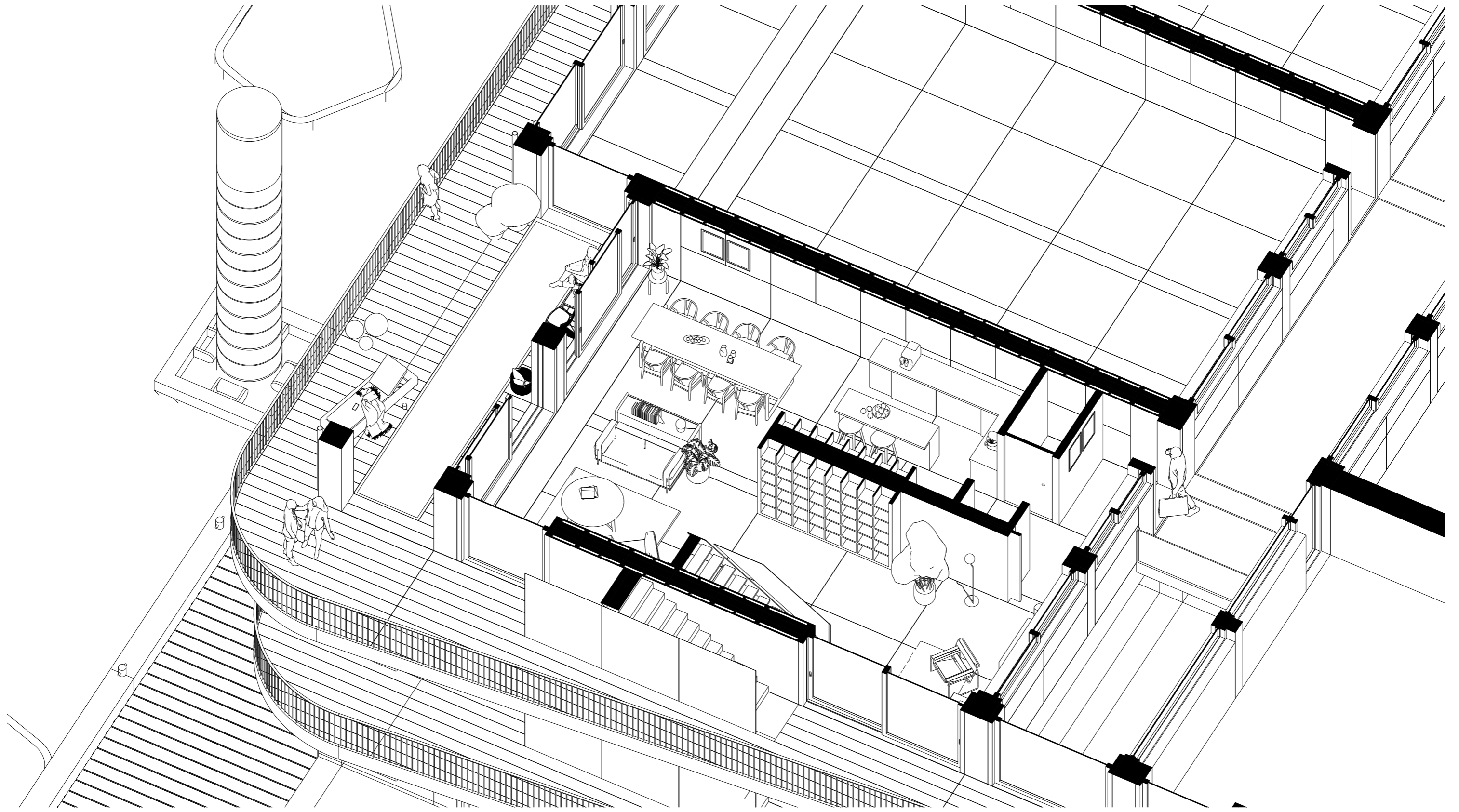
LAYERS																			
SUPPORT	<table border="1"> <tr> <td>■</td> <td>STRUCTURE</td> <td>200 years</td> </tr> </table>	■	STRUCTURE	200 years															
■	STRUCTURE	200 years																	
INFILL	<table border="1"> <tr> <td>■</td> <td>SKIN</td> <td>50 years</td> </tr> <tr> <td>■</td> <td>OUTDOOR SPACE</td> <td>50 years</td> </tr> <tr> <td>■</td> <td>ACCESS</td> <td>50 years</td> </tr> <tr> <td>■</td> <td>SYSTEMS</td> <td>25 years</td> </tr> <tr> <td>■</td> <td>SPACE PLAN</td> <td>15 years</td> </tr> <tr> <td>■</td> <td>INTERIOR INFILL</td> <td>10 years</td> </tr> </table>	■	SKIN	50 years	■	OUTDOOR SPACE	50 years	■	ACCESS	50 years	■	SYSTEMS	25 years	■	SPACE PLAN	15 years	■	INTERIOR INFILL	10 years
	■	SKIN	50 years																
	■	OUTDOOR SPACE	50 years																
	■	ACCESS	50 years																
	■	SYSTEMS	25 years																
	■	SPACE PLAN	15 years																
■	INTERIOR INFILL	10 years																	

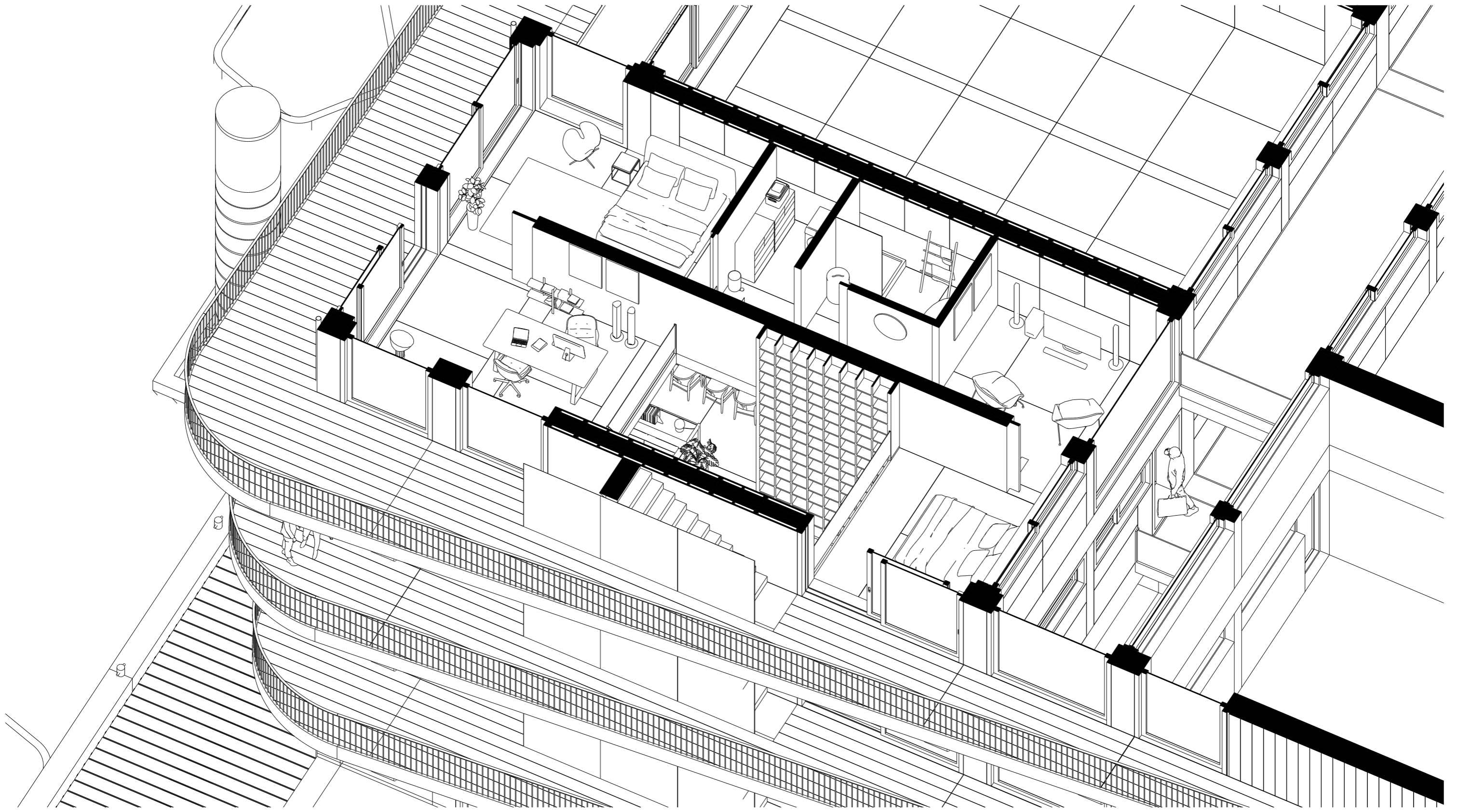
REQUIREMENTS

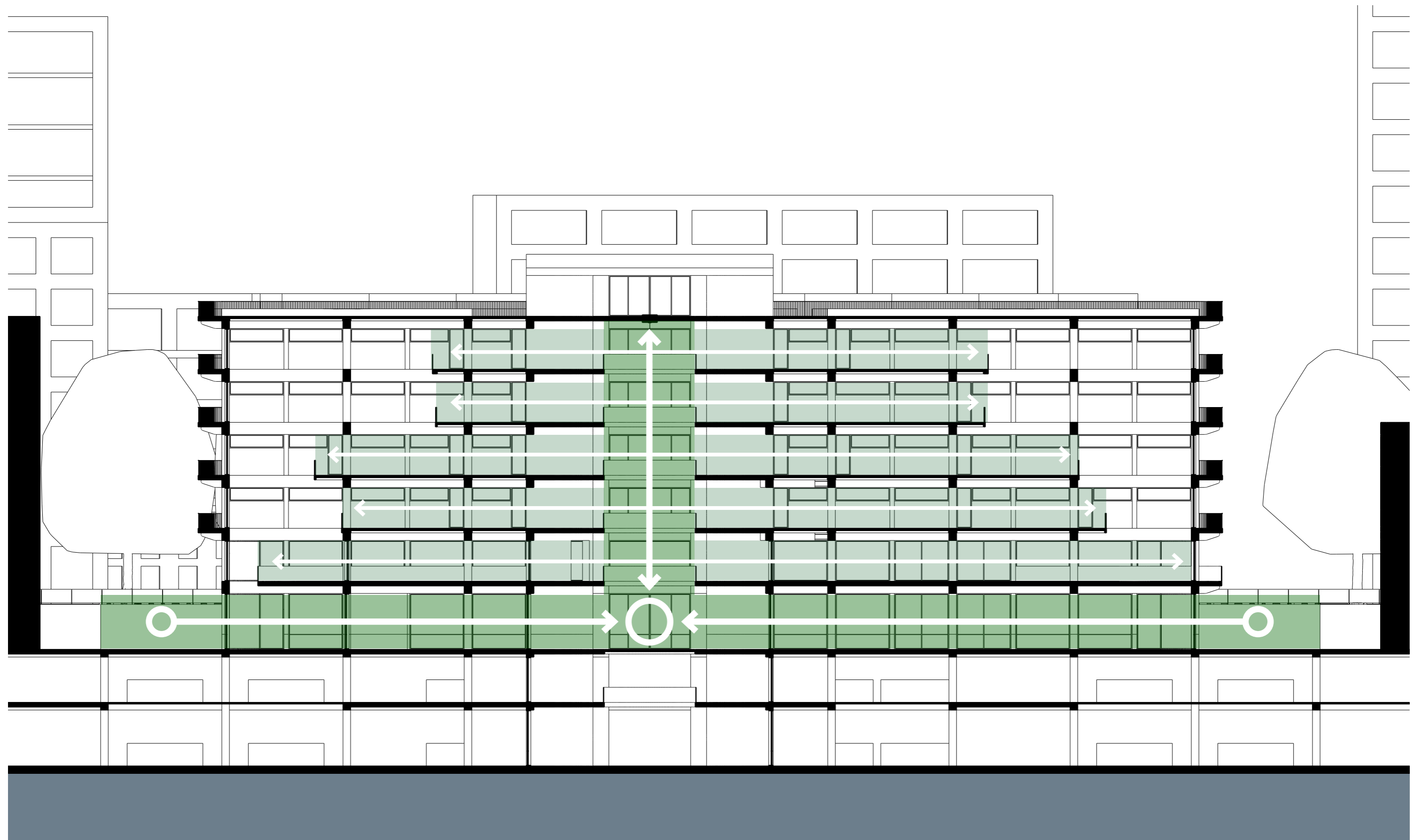
DRY CONNECTIONS BETWEEN:

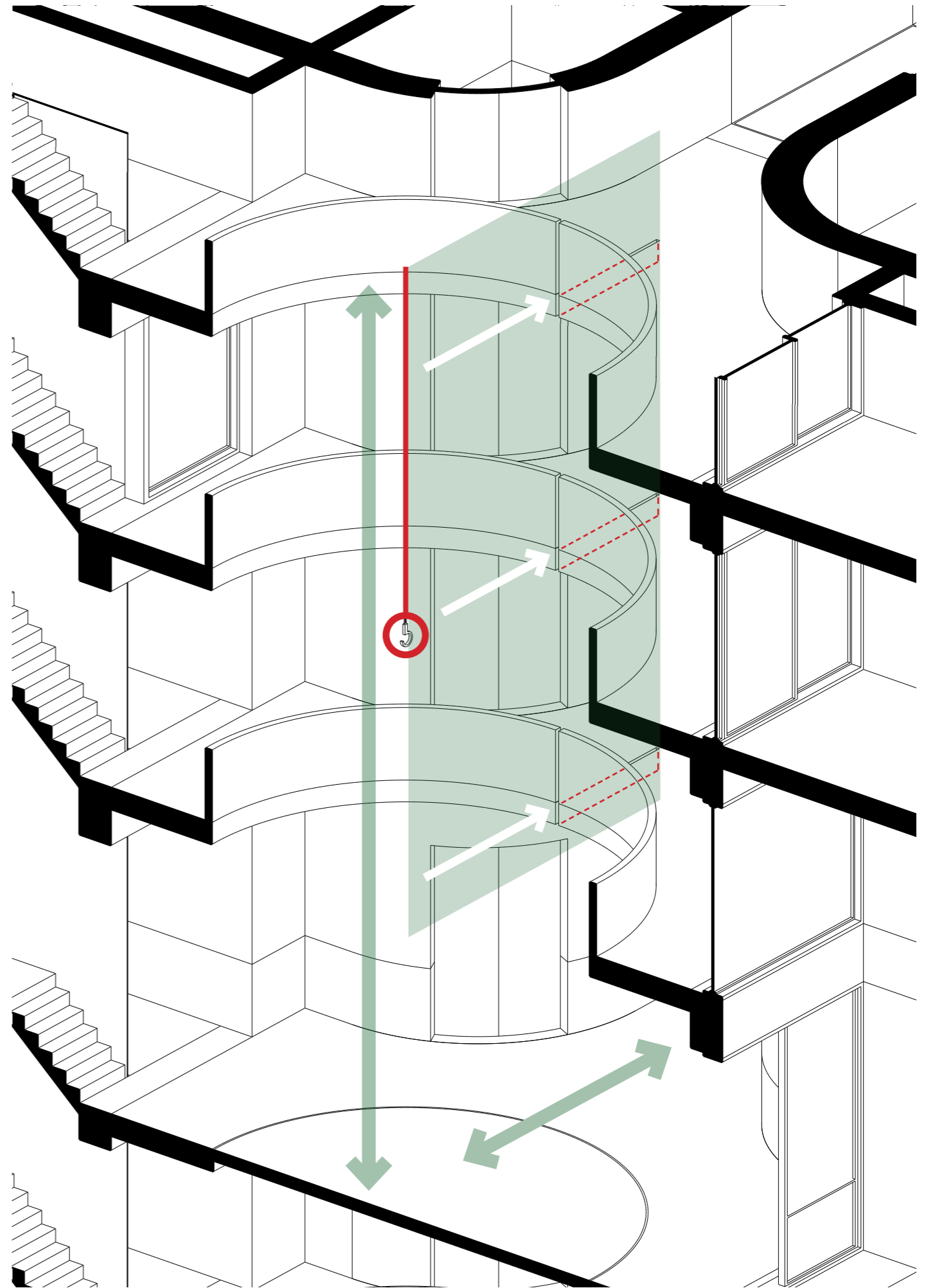
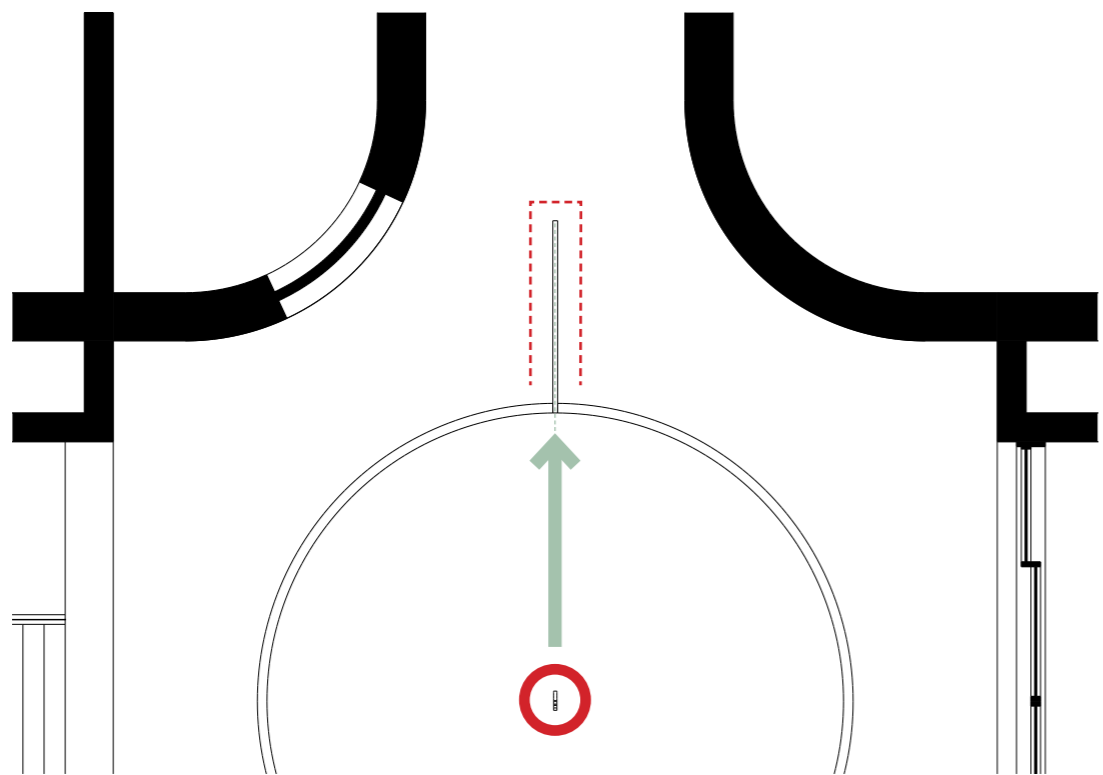
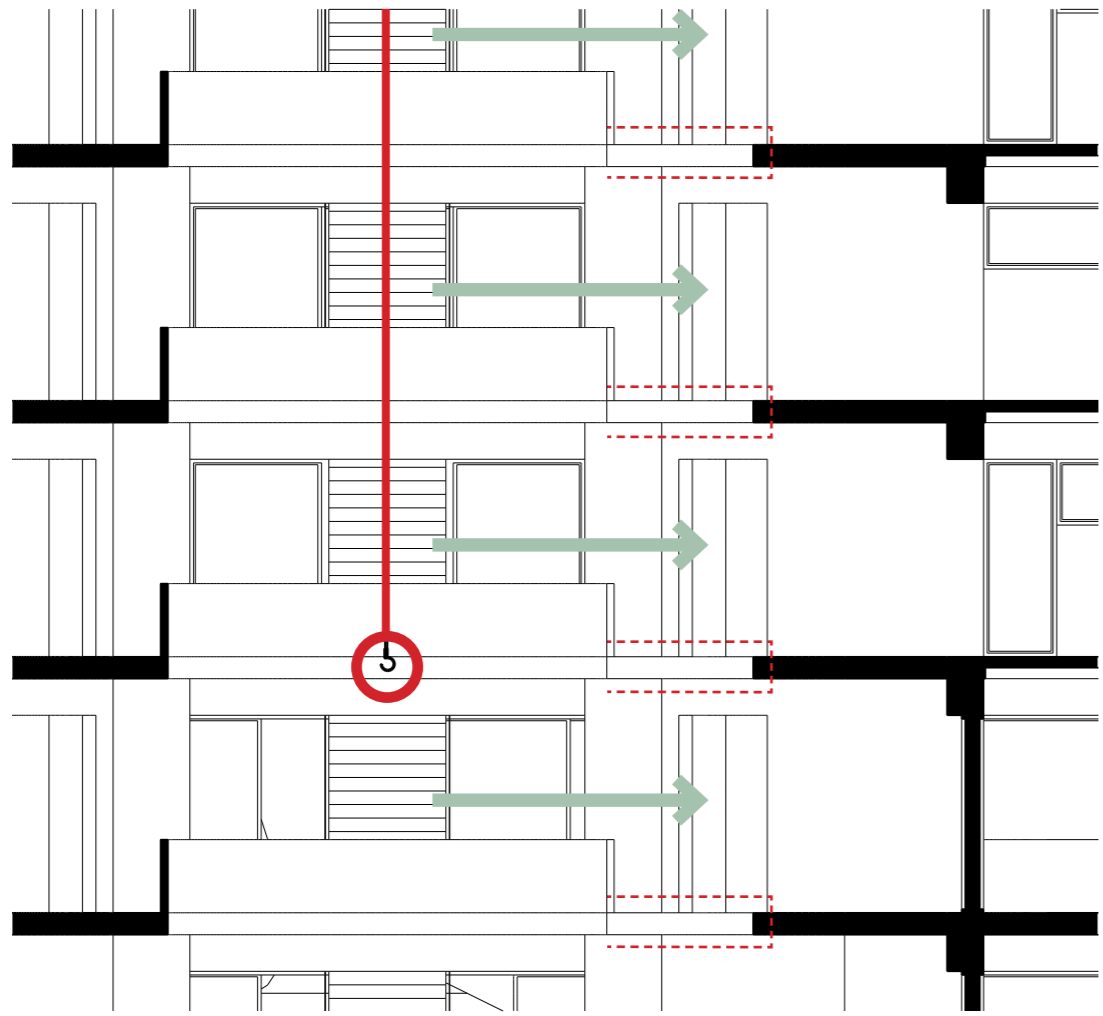
- SUPPORT AND INFILL LAYER
- SEPARATE INFILL LAYERS
- COMPONENTS INSIDE INFILL LAYER

















Elevation | South



Elevation | North

