

# BEYOND IVORY TOWERS

the **cornerstone** to a community-driven economy

Jorn Steenbergen | 4345495 | Hotel New York

J. van Zalingen | S. Holst | H. Smidhen | A. Wandl



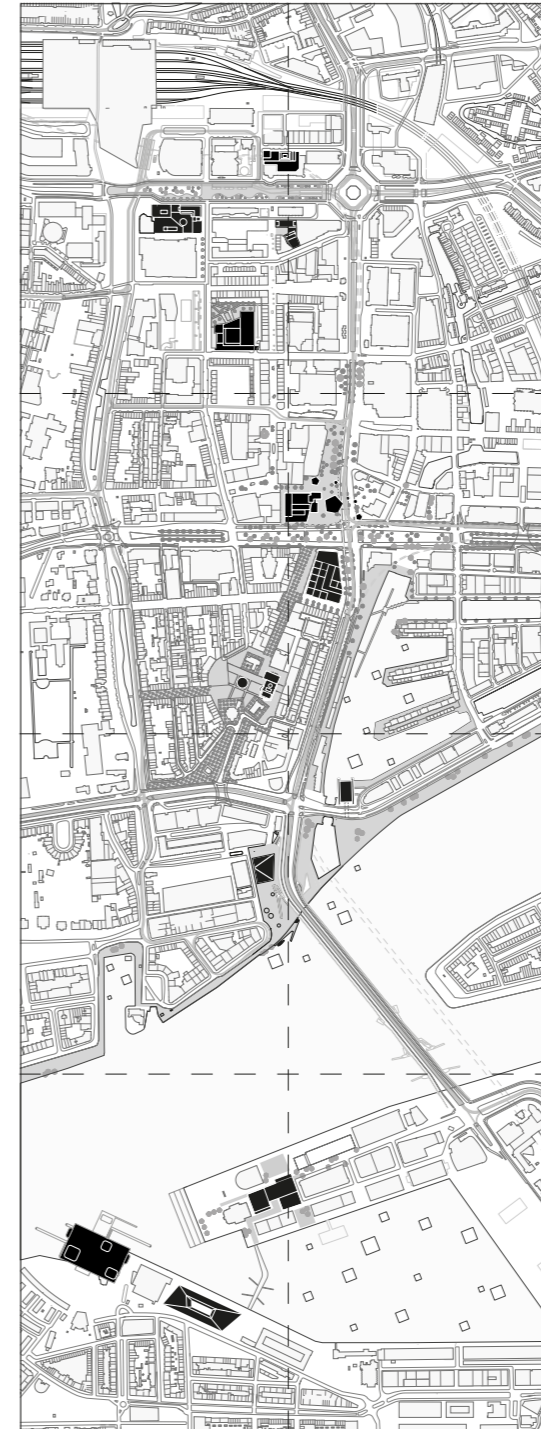
complex projects

drawing set

Context  
**ROTTERDAM INNER-CITY**



**PROJECT LOCATION** | ROTTERDAM, THE NETHERLANDS



**URBAN STRATEGY** | THE UNFINISHED CITY  
 DETAIL LEVEL 1:10.000



central district

- 1 **BEYOND IVORY TOWERS**  
by Jorn Steenberg
- 2 **E-EXPERIENCE CENTER**  
by Michalina Wawro
- 3 **PRODUCTIVE HOME**  
by Federica Longoni
- 4 **VERTICAL HIGH-TECH CAMPUS**  
by Jeroen van den Heuvel

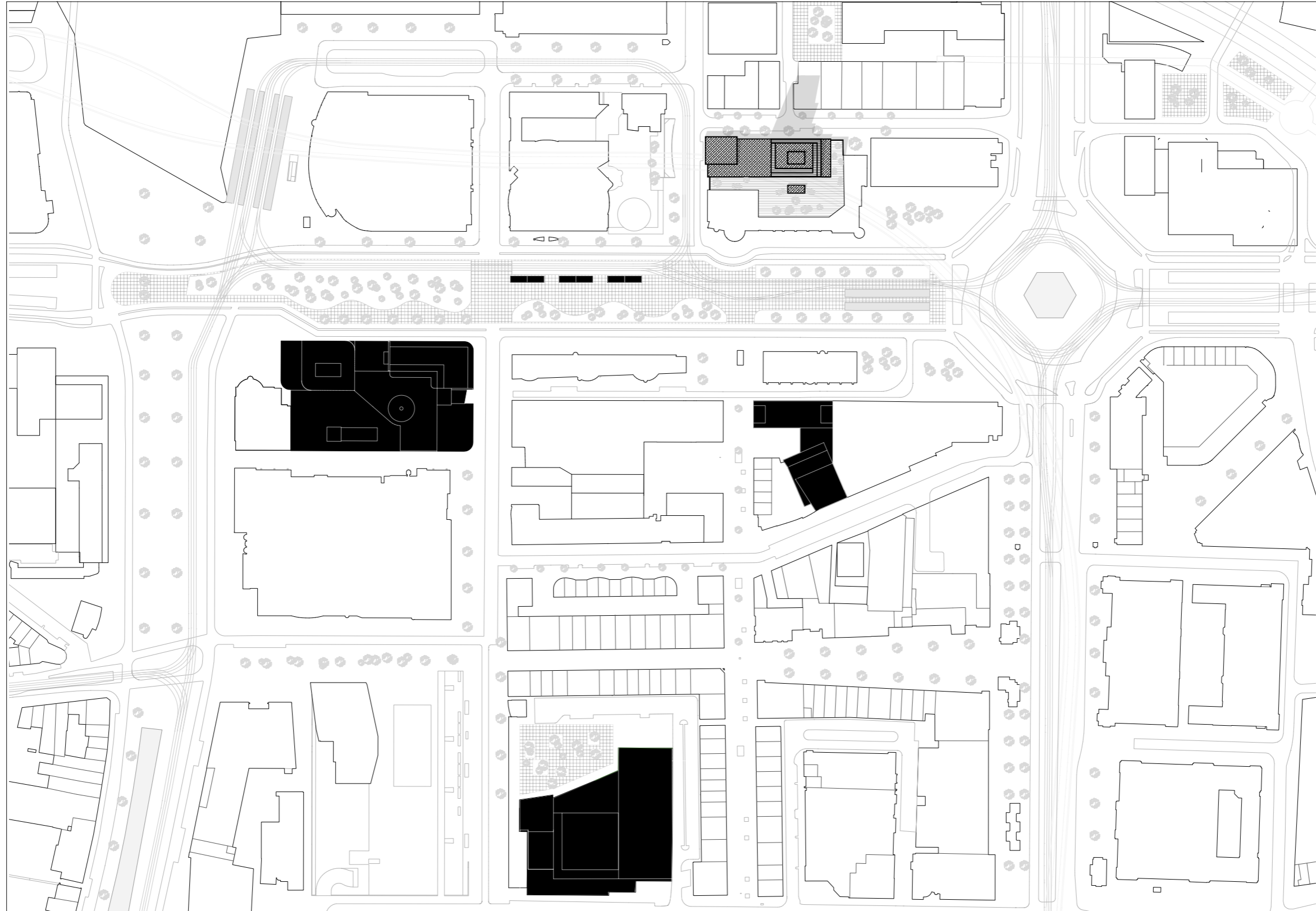
beurs

- 5 **SECONDARY NODES**  
by Lotte Souren
- 6 **URBAN SCHOOL**  
by Ivo de Bruin
- 7 **OPEN & CLOSED**  
by Gabriele Piazza
- 8 **ROTTERDAM ATHLETIC CLUB**  
by Casper Bovy
- 9 **BANK OF MAAS**  
by Danica Mijonic

the south

- 10 **THE NODE**  
by Carlijn Linssen
- 11 **NEW URBAN FRONT**  
by Okan Türkcan
- 12 **FENIX 3.0**  
by Mikołaj Strzeczuk

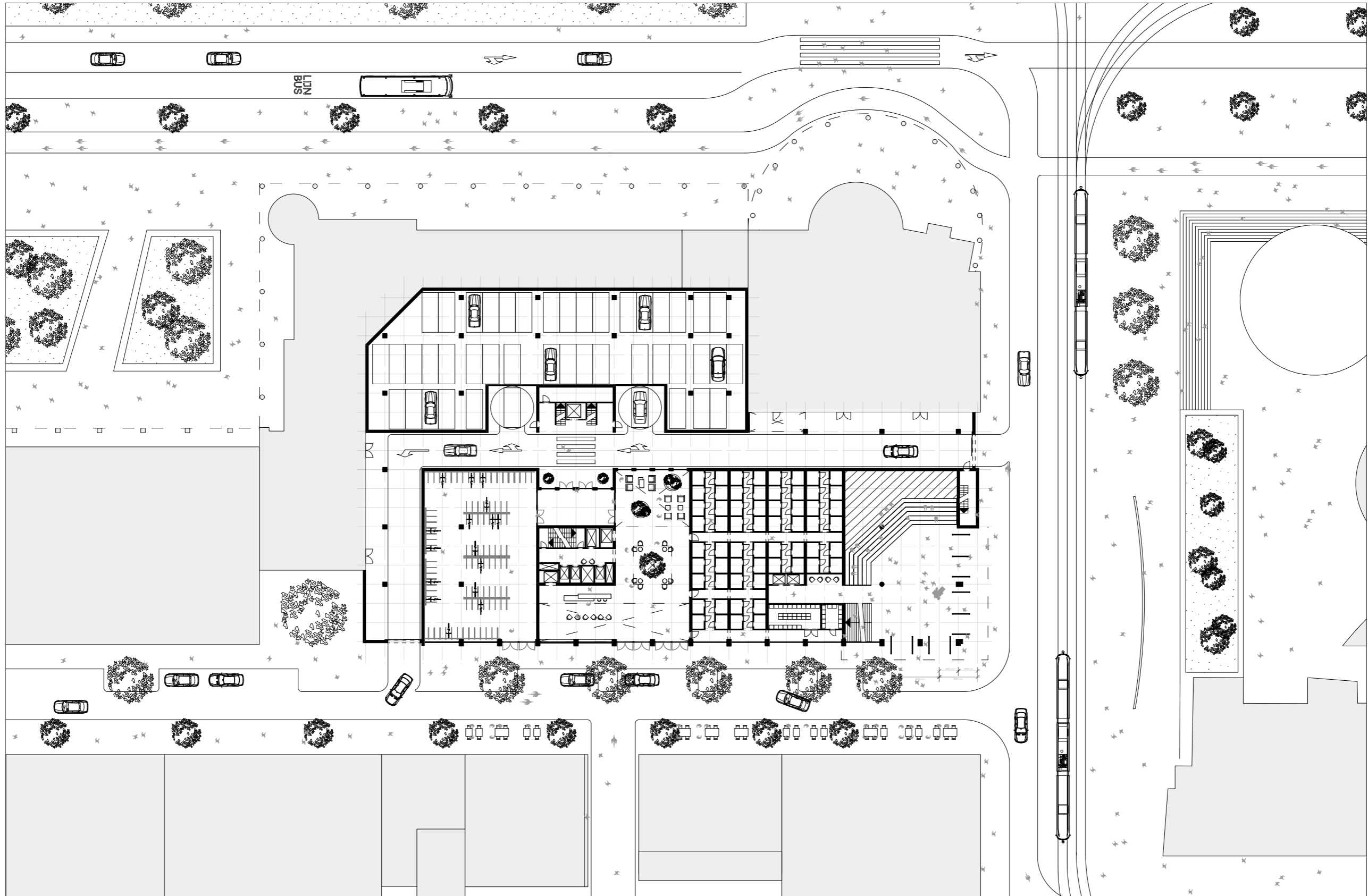
Context  
**THE CENTRAL DISTRICT**



**SITE PLAN**  
DETAIL LEVEL 1:1,000



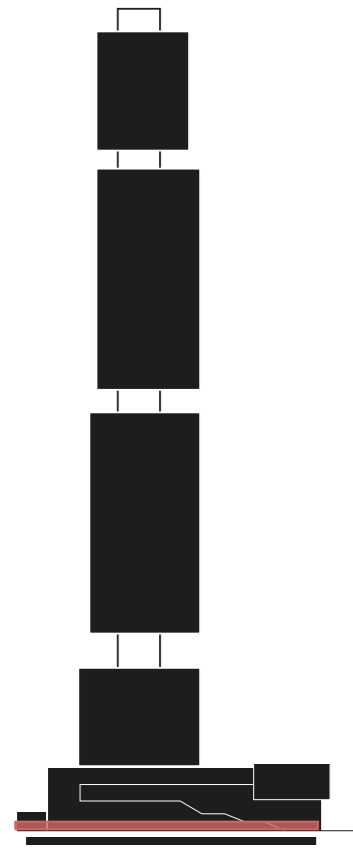
Context  
**THE CORNER IS KEY**



**URBAN IMPLEMENTATION**  
DETAIL LEVEL 1:500



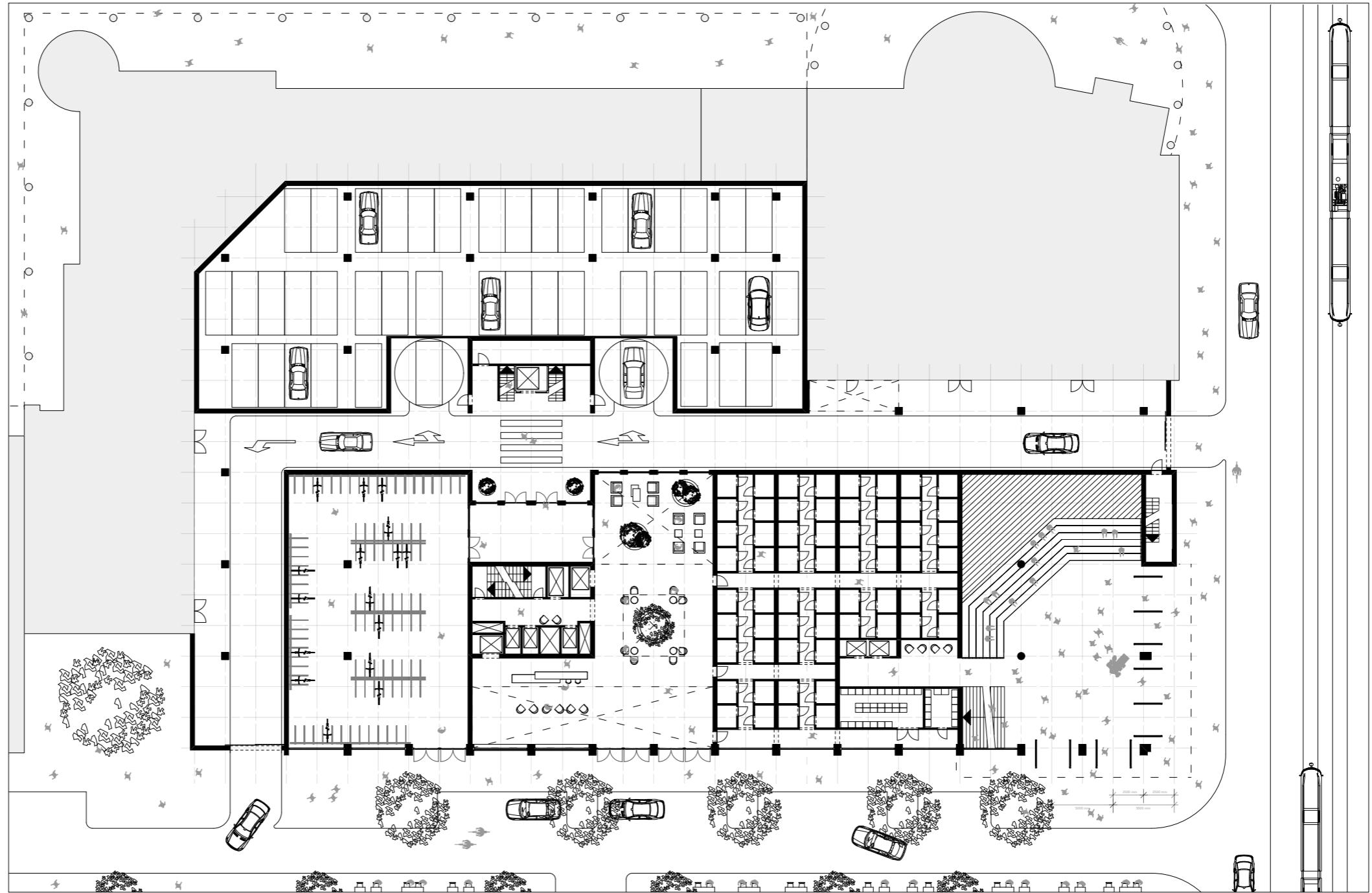
Floor Plans  
**ENTRANCE PLAZA**



longitudinal section diagram

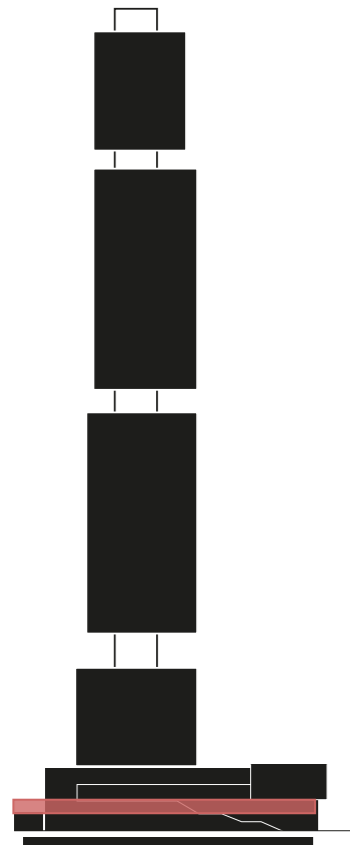


top view diagram



**GROUND FLOOR**  
DETAIL LEVEL 1:200

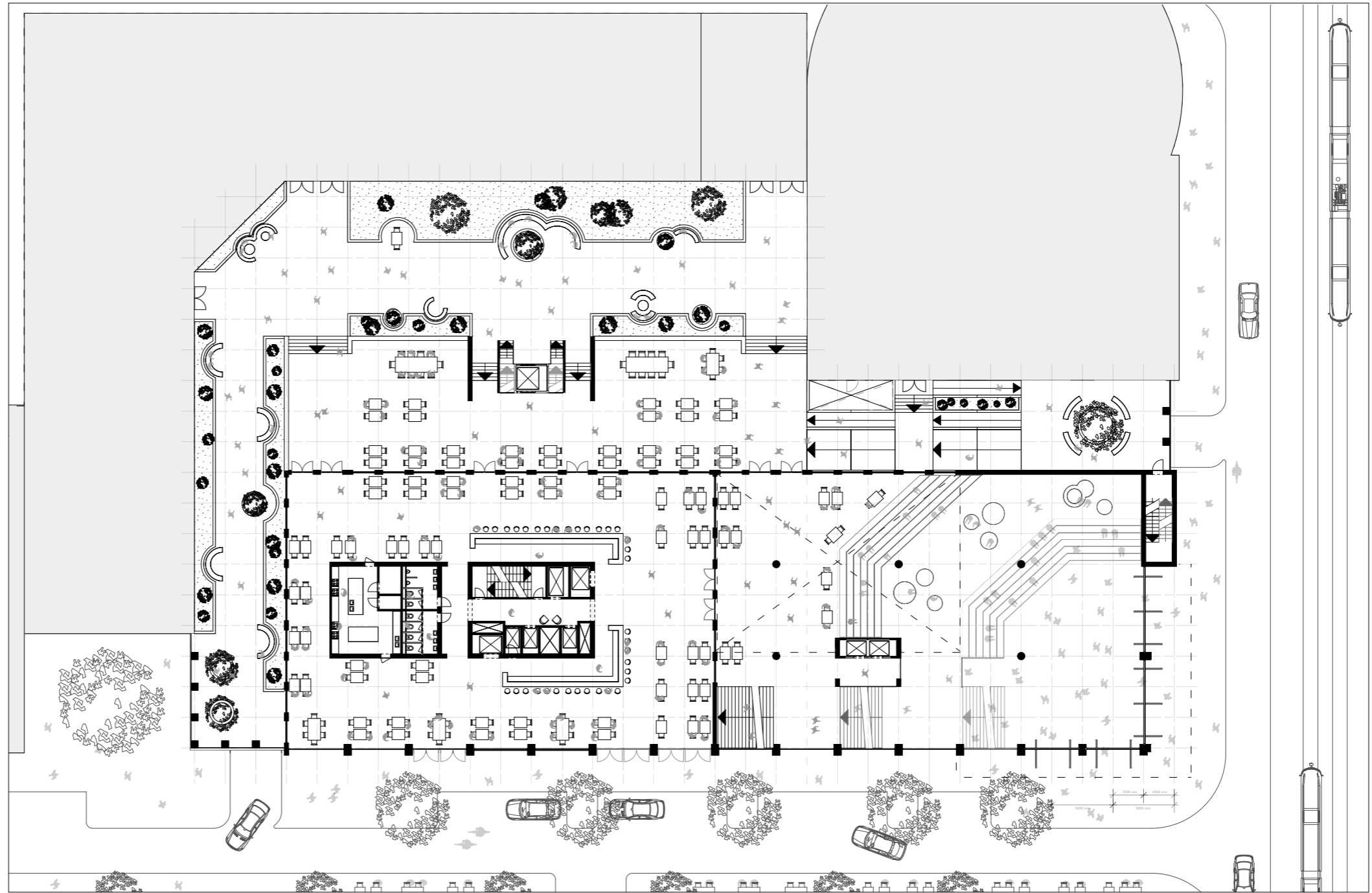
Floor Plans  
**LITTLE GRAMARCY BISTRO**



longitudinal section diagram

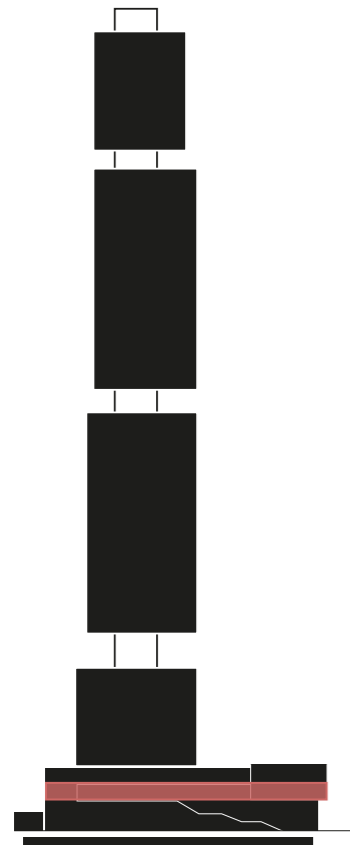


top view diagram



**FIRST FLOOR**  
DETAIL LEVEL 1:200

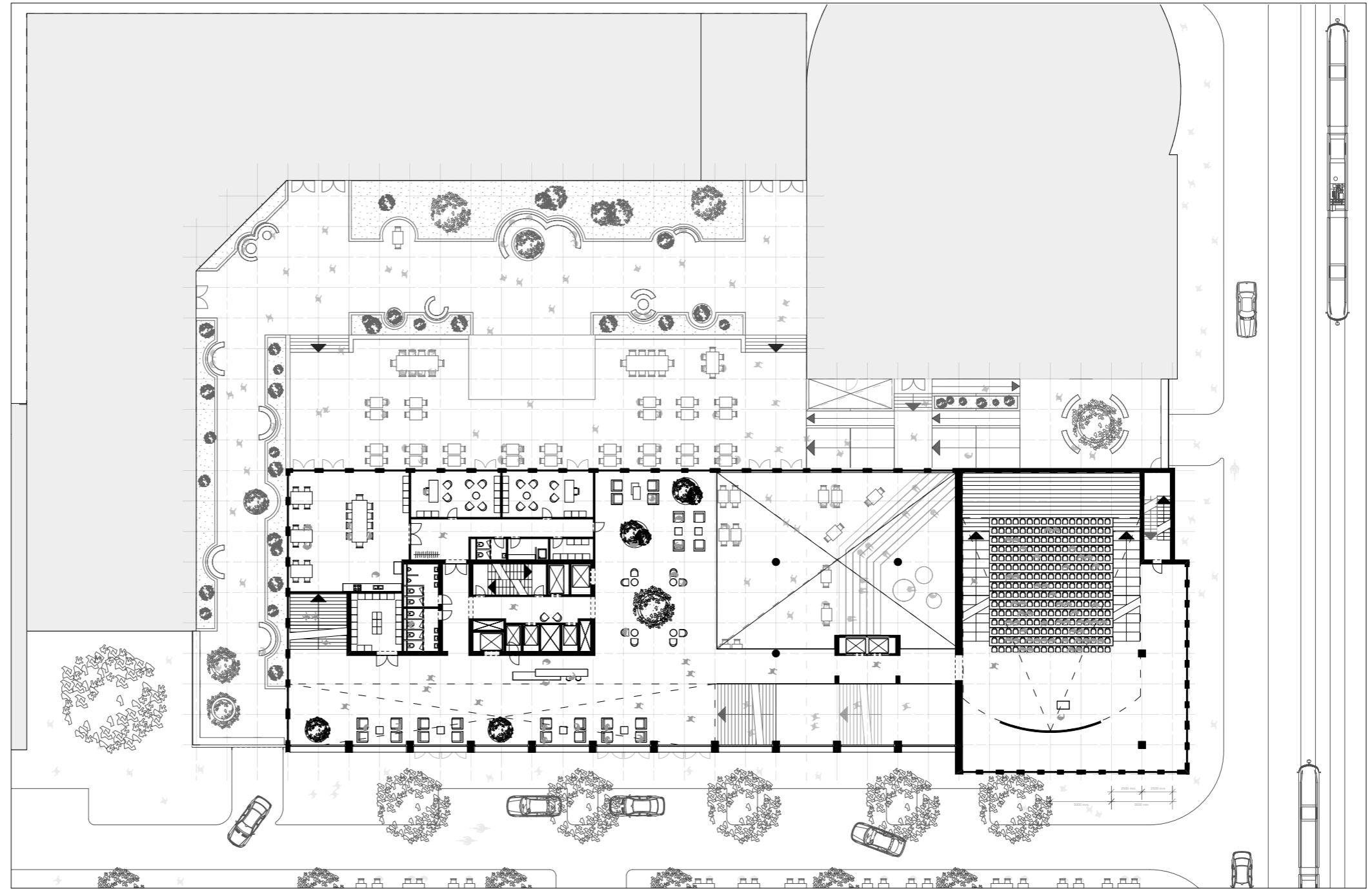
Floor Plans  
**RECEPTION HUB**



longitudinal section diagram

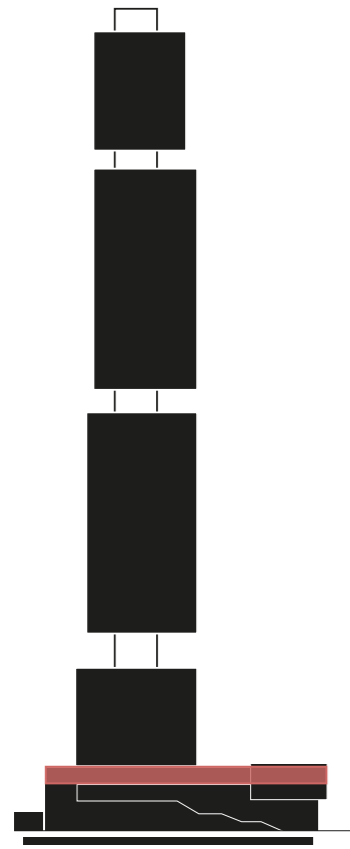


top view diagram



**SECOND FLOOR**  
DETAIL LEVEL 1:200

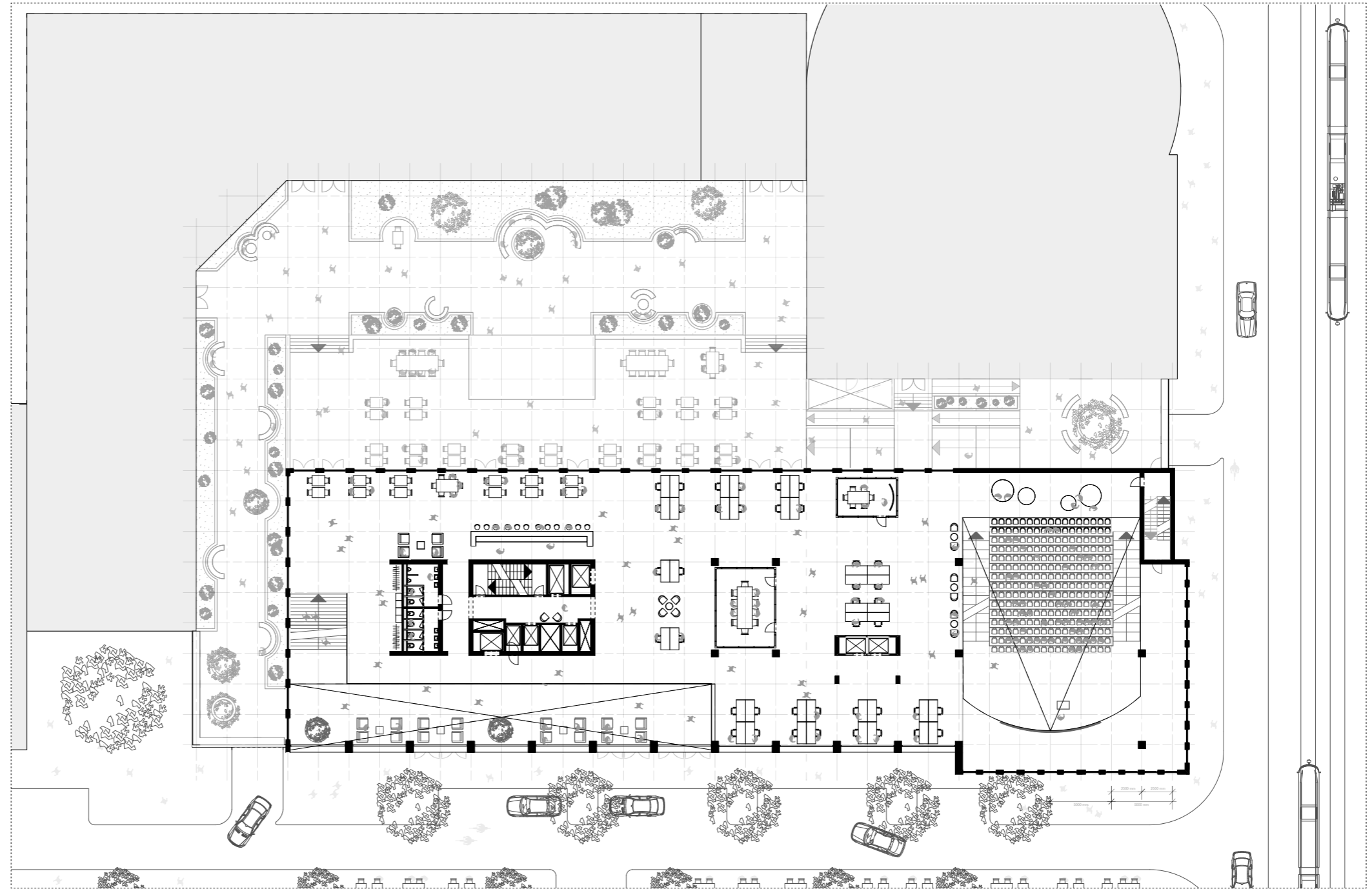
Floor Plans  
**CO-WORKING**



longitudinal section diagram



top view diagram

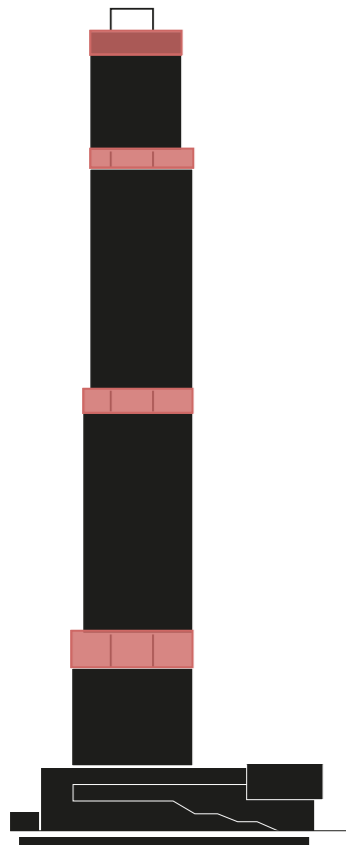


**THIRD FLOOR**  
DETAIL LEVEL 1:200





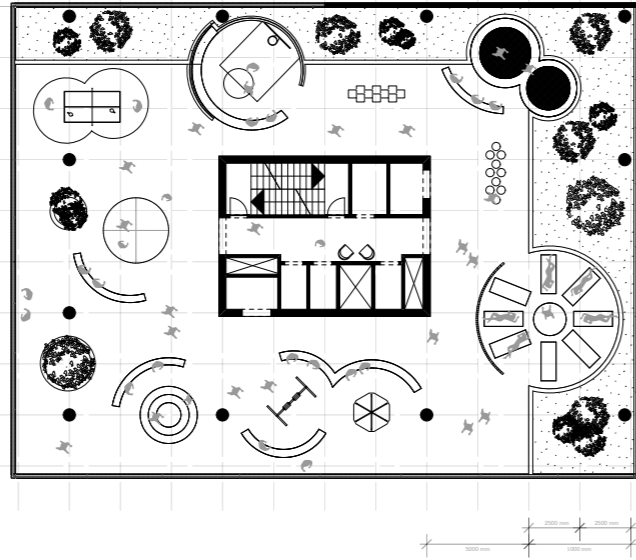
Floor Plans  
**TOWER PLAZAS**



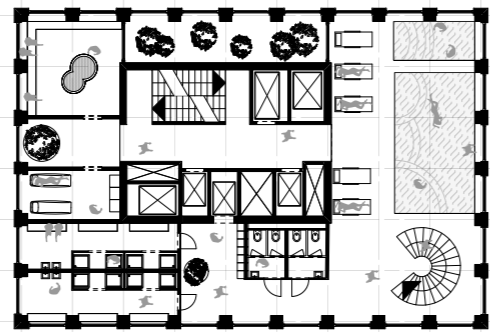
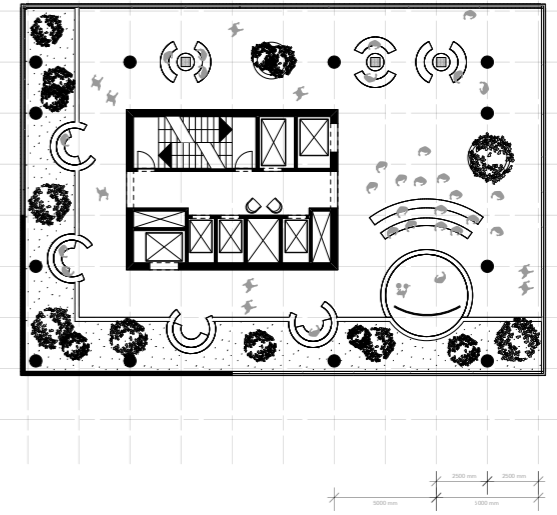
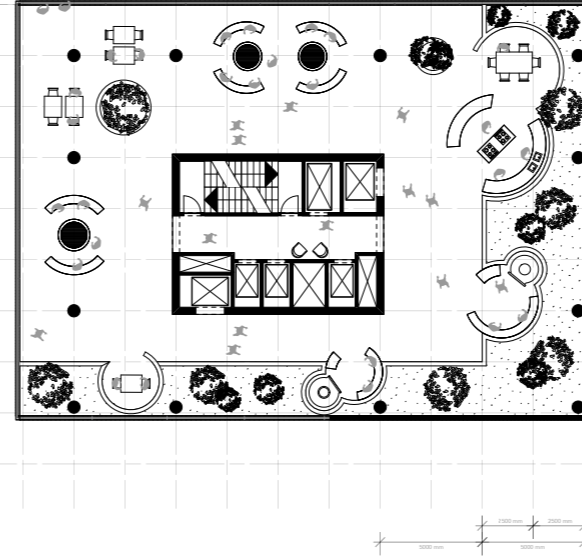
longitudinal section diagram



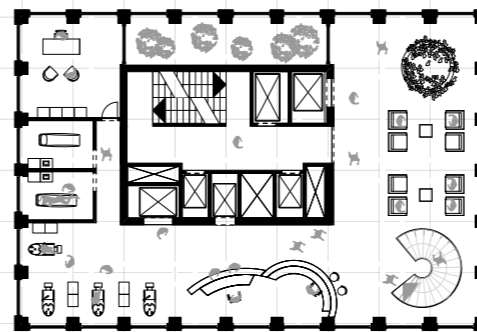
top view diagram



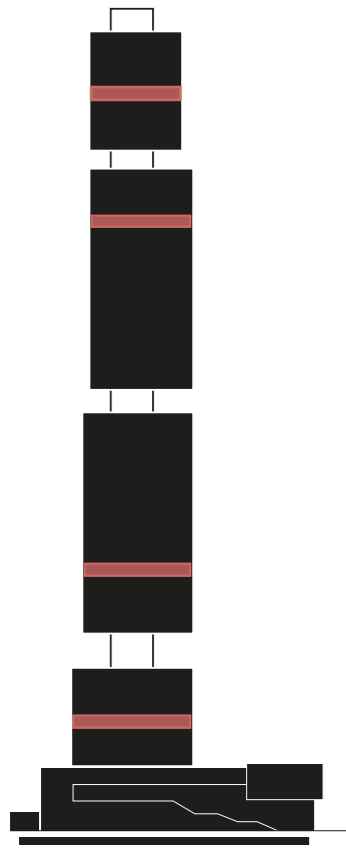
**NEIGHBOURHOOD PLAZAS**  
 DETAIL LEVEL 1:200



**SKY PLAZA**  
 DETAIL LEVEL 1:200



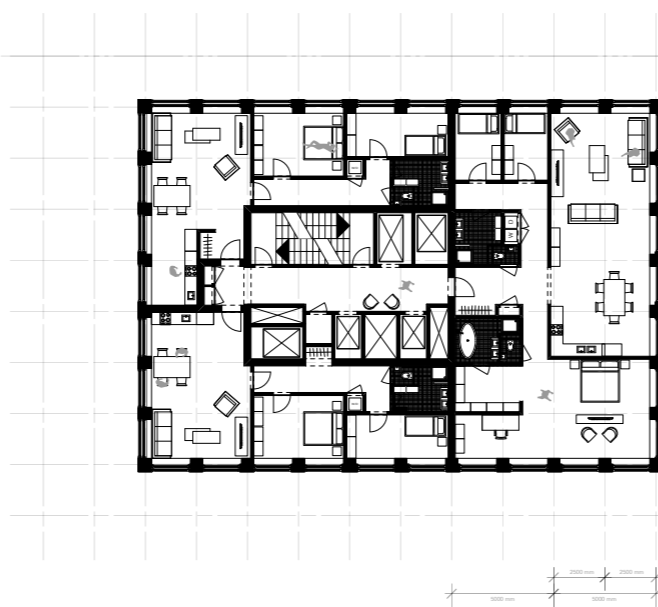
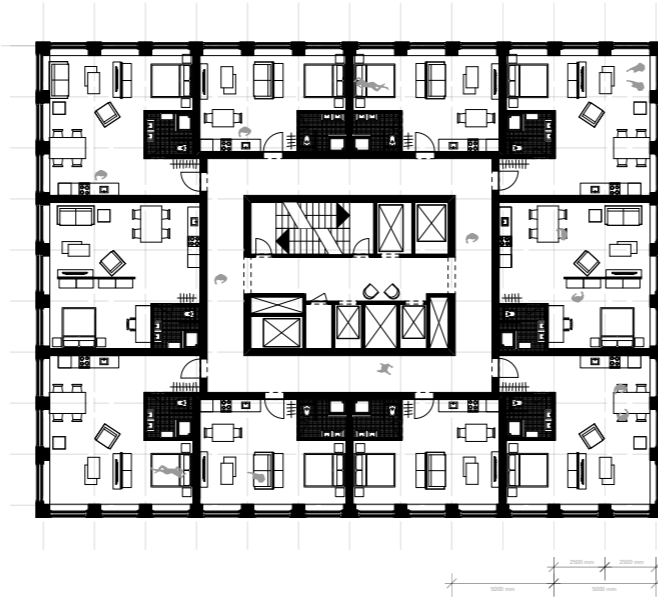
Floor Plans  
**APARTMENTS**



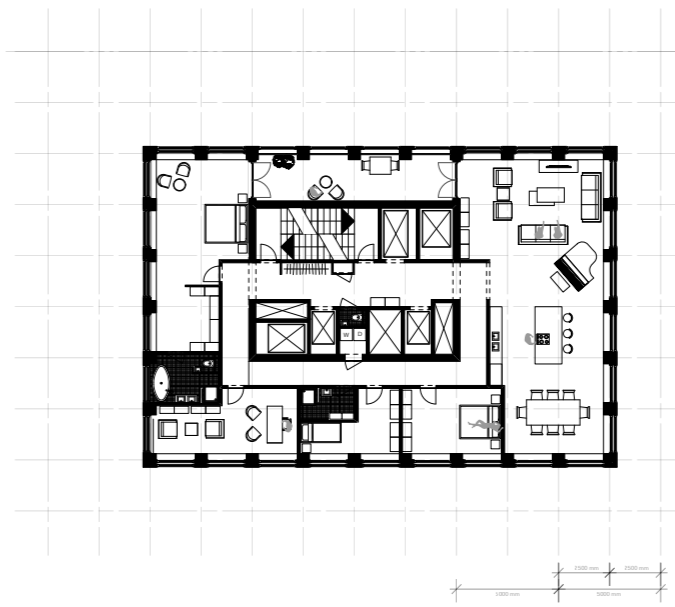
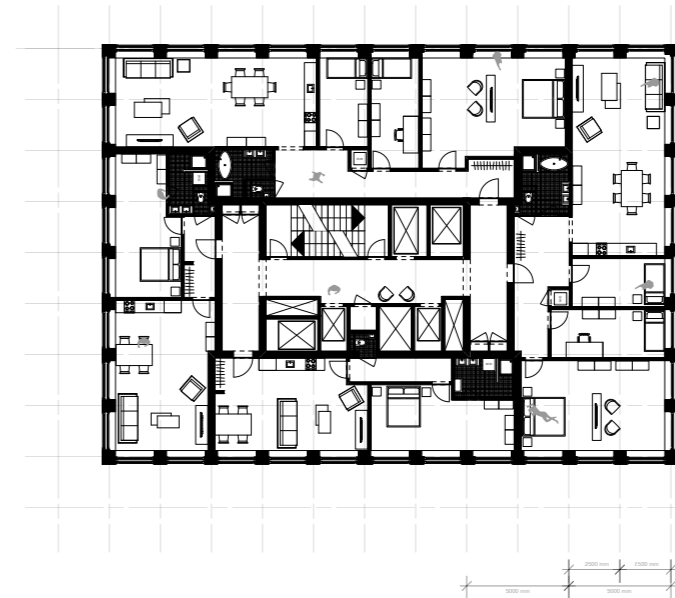
longitudinal section diagram



top view diagram

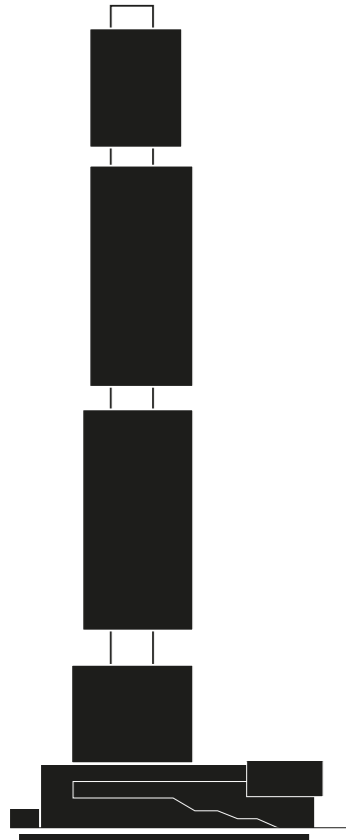


**RESIDENTIAL PLANS**  
DETAIL LEVEL 1:200



Sections and Elevations

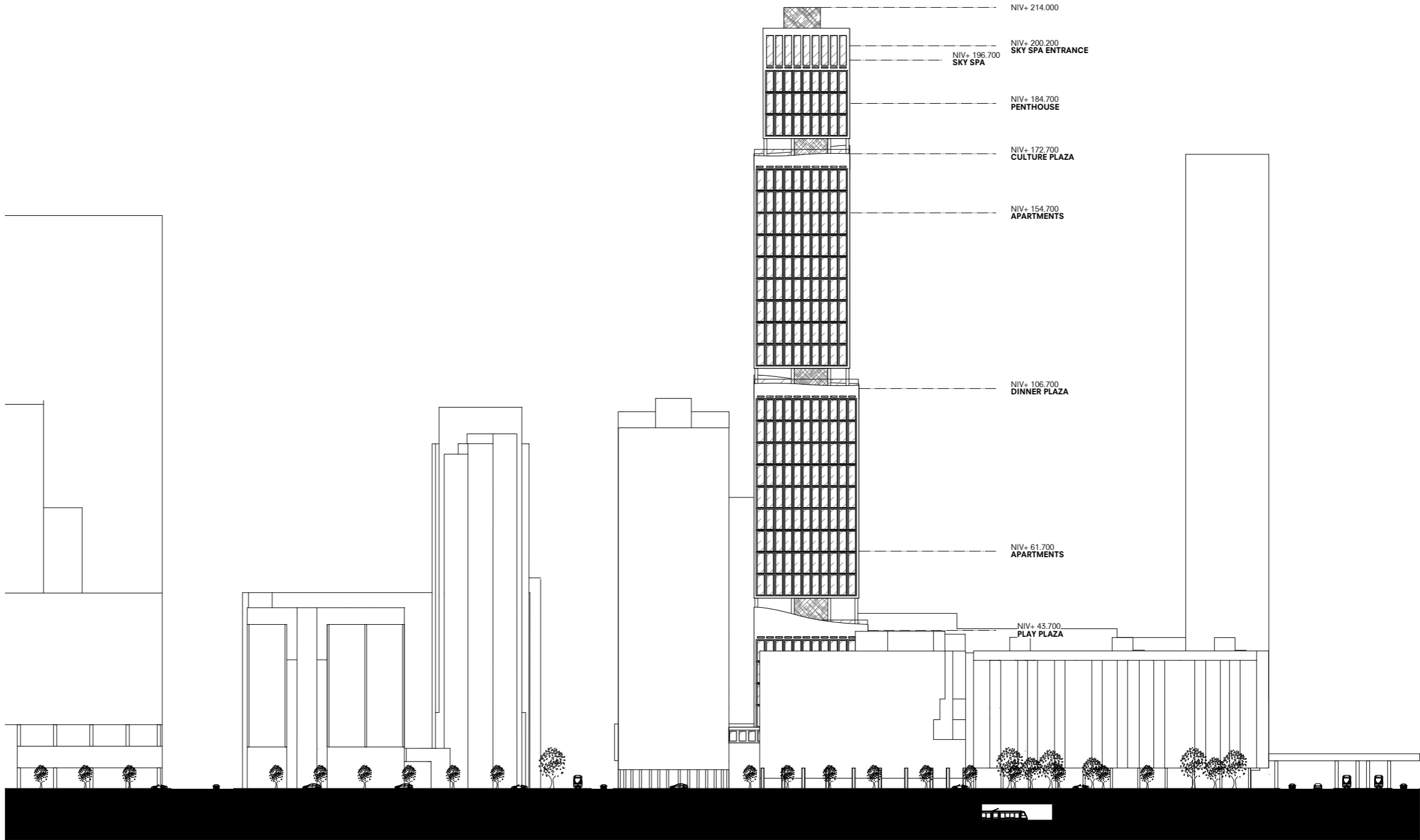
**WEENA**



longitudinal section diagram

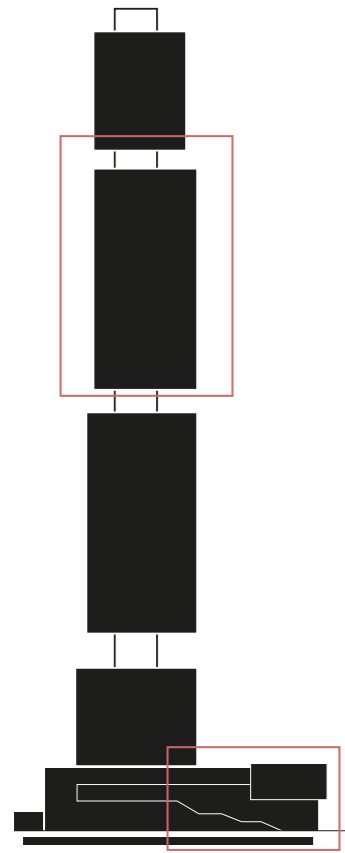


top view diagram

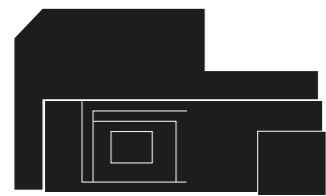


**SOUTH-WEST ELEVATION**  
DETAIL LEVEL 1:500

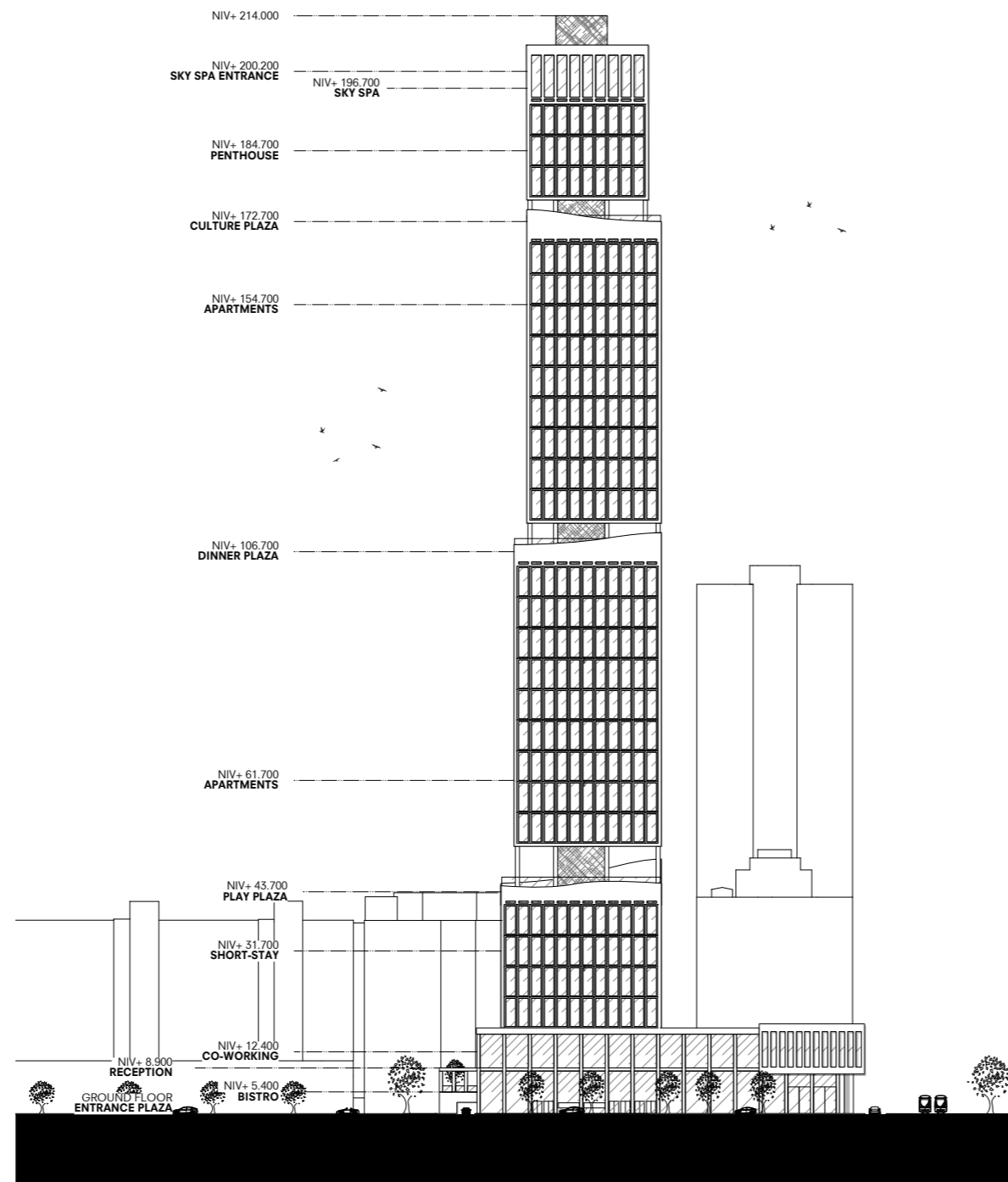
Sections and Elevations  
**DELFTSESTRAAT**



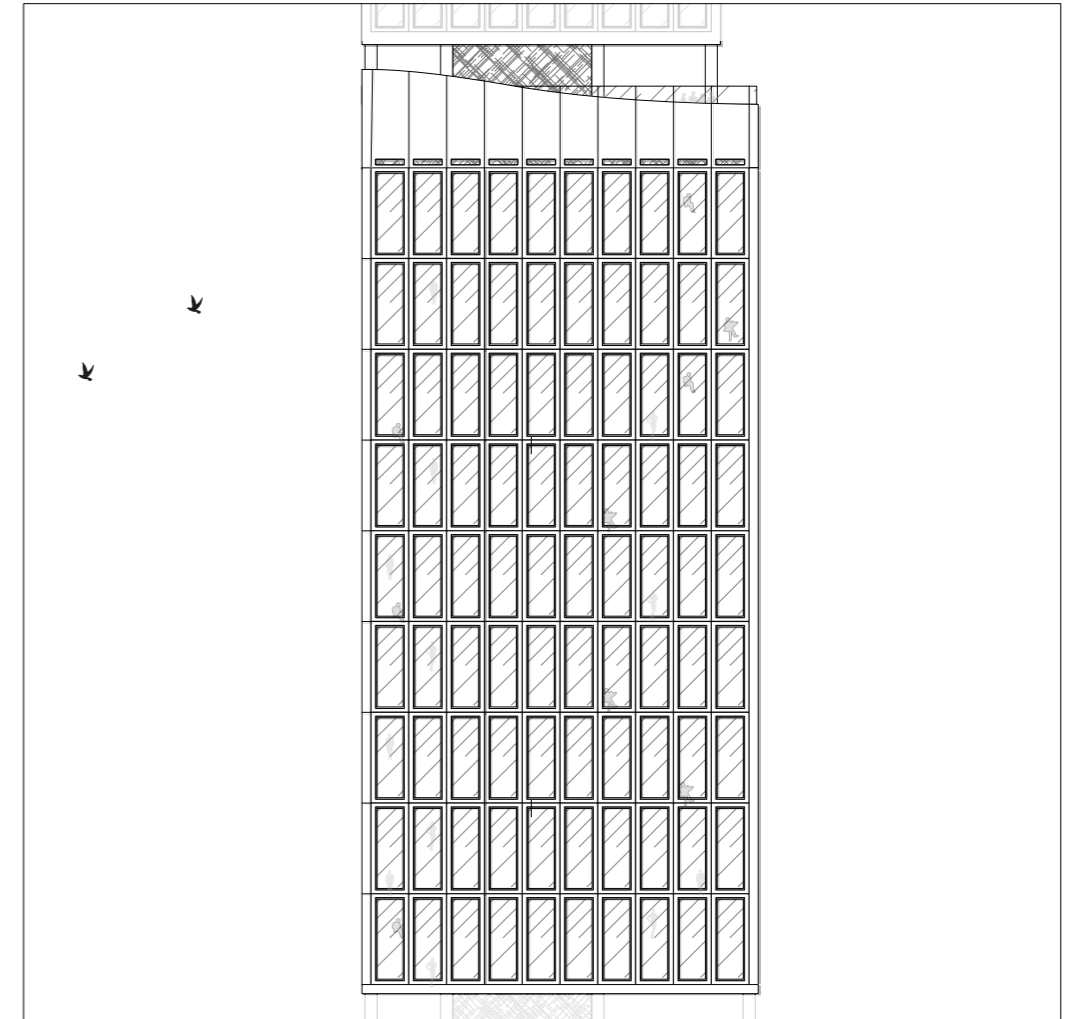
longitudinal section diagram



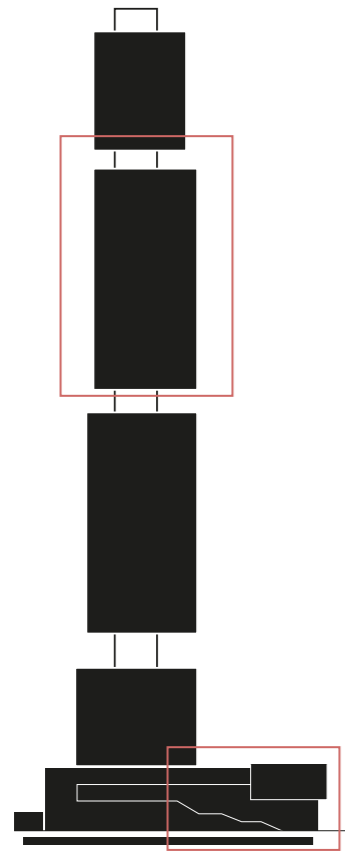
top view diagram



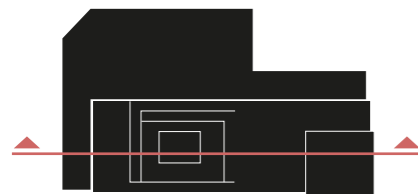
**SOUTH-WEST ELEVATION**  
 DETAIL LEVEL 1:500 / 1:200



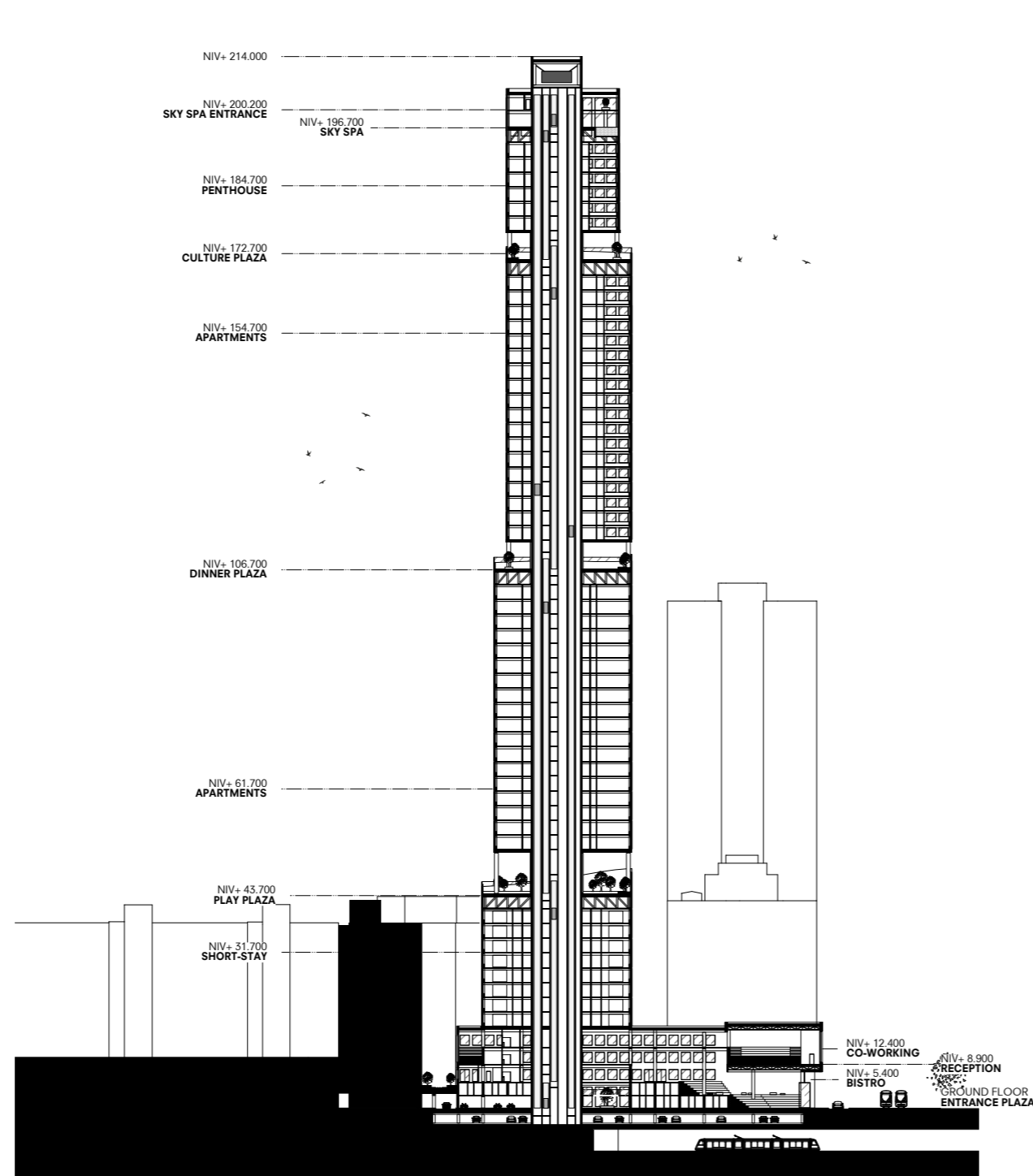
Sections and Elevations  
**DELFTSESTRAAT**



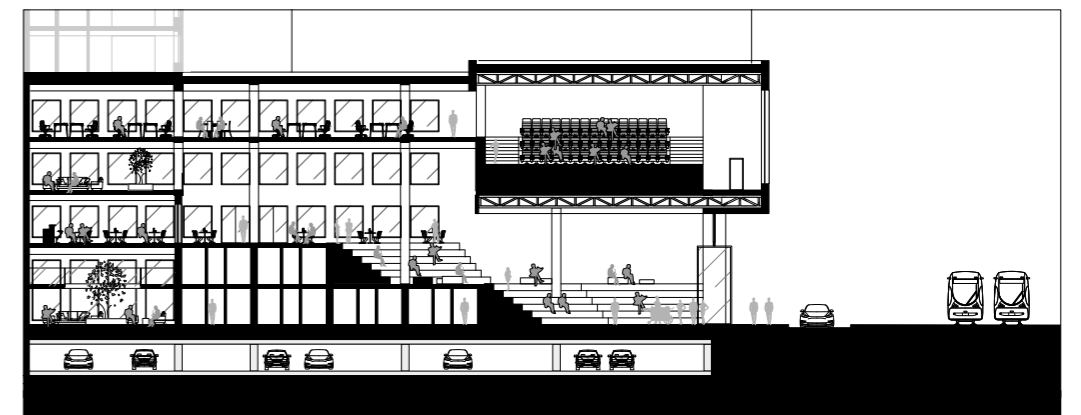
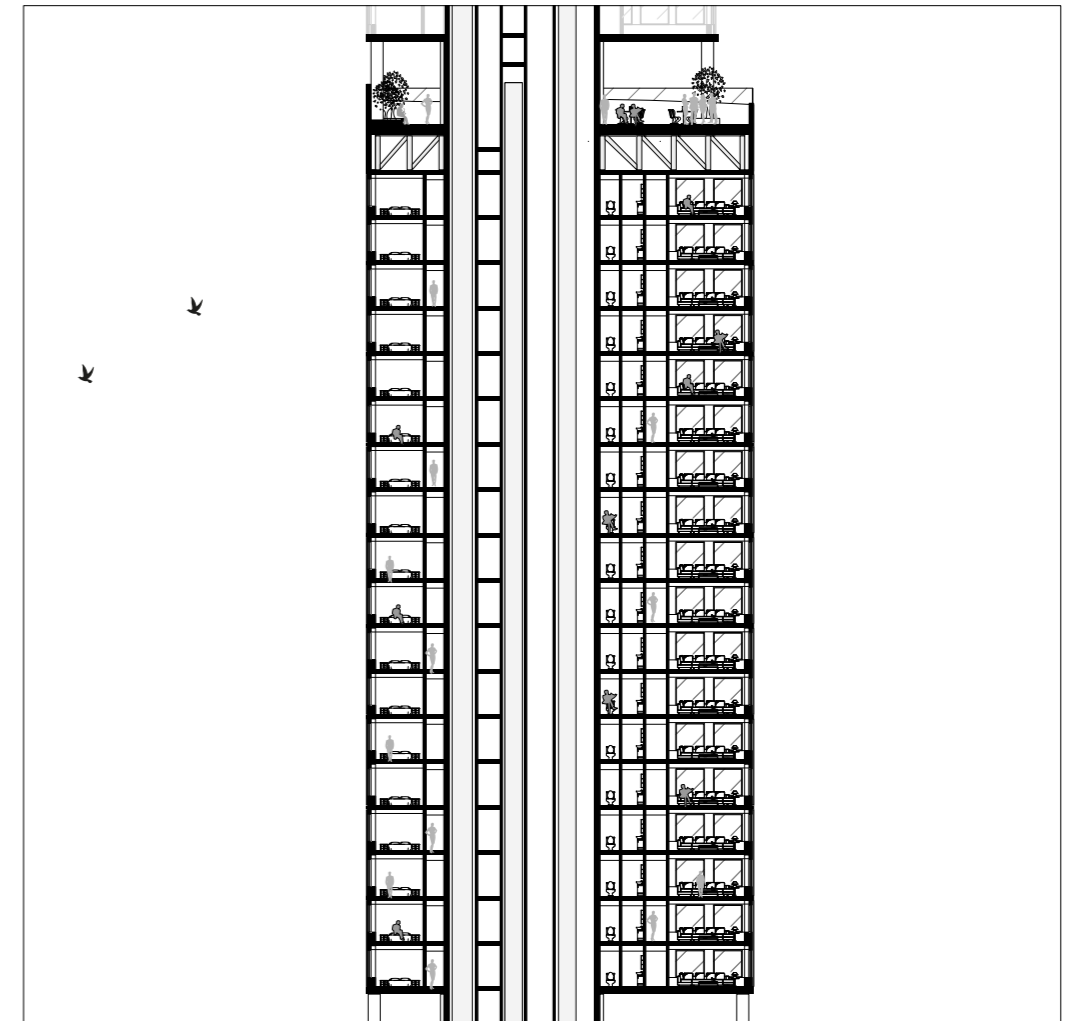
longitudinal section diagram



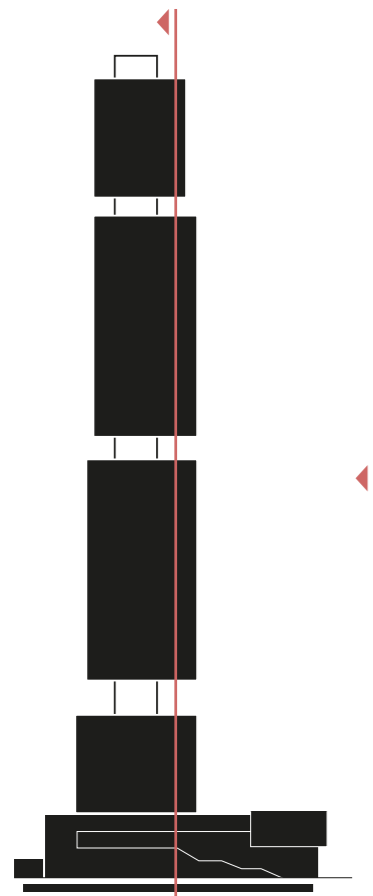
top view diagram



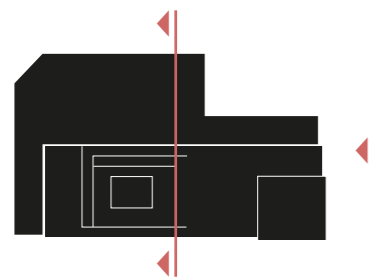
**LONGITUDINAL SECTION**  
 DETAIL LEVEL 1:500 / 1:200



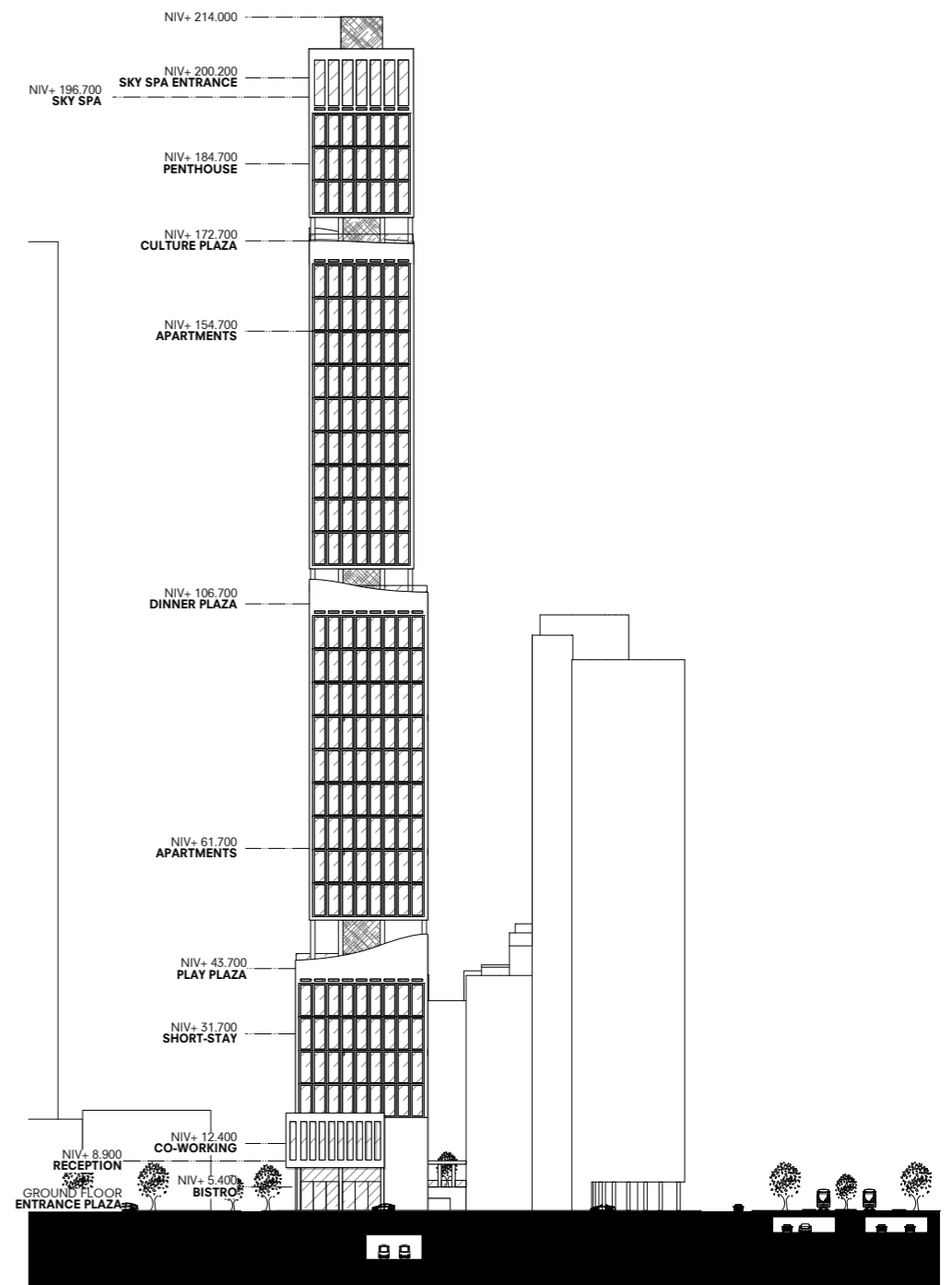
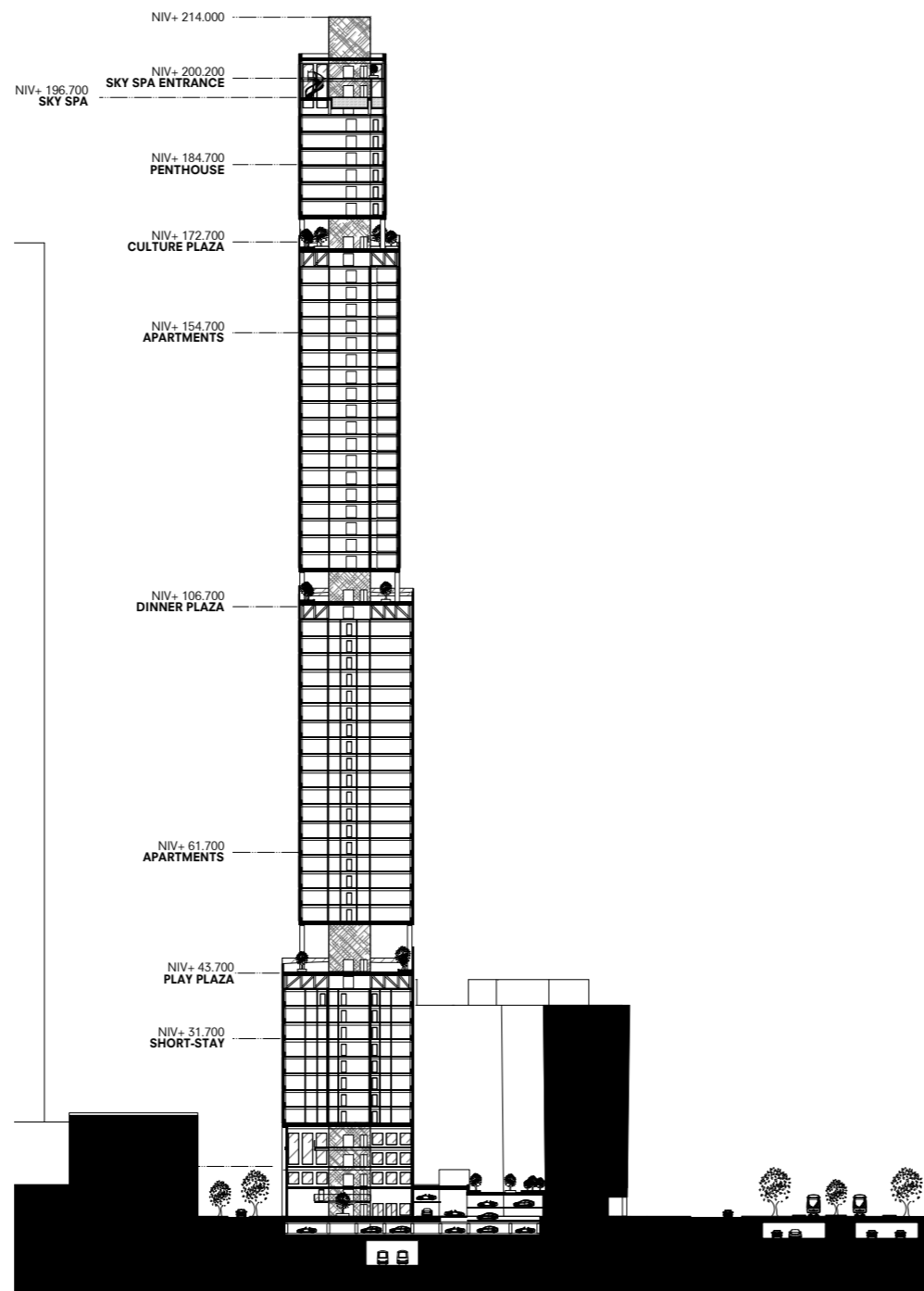
# POORTSTRAAT



longitudinal section diagram



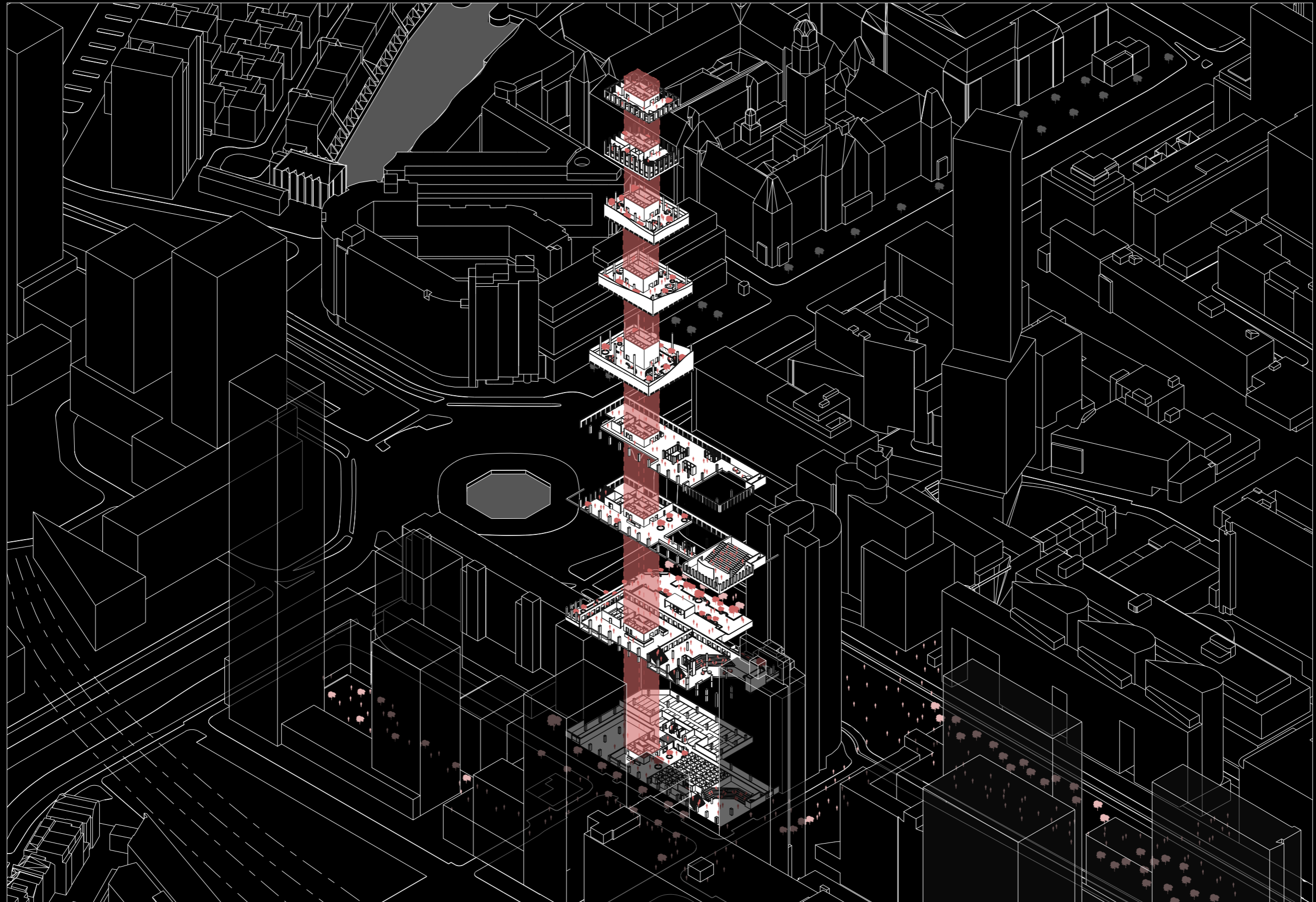
top view diagram



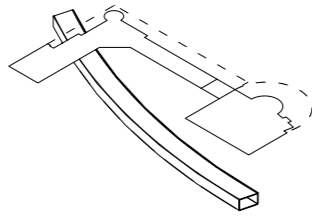
**CROSS SECTION AND SOUTH-EAST ELEVATION**  
DETAIL LEVEL 1:500

Axonometric

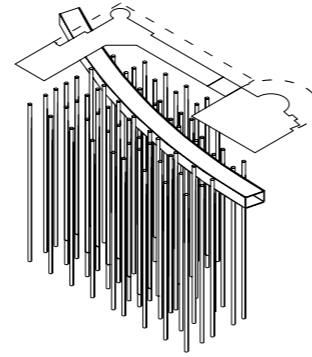
# THE CORNERSTONE



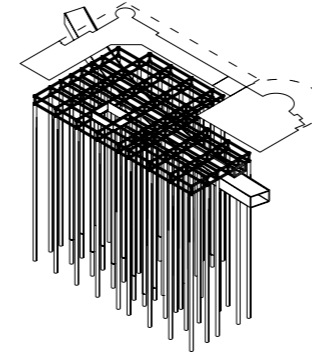
Axonometric  
**CONSTRUCTION**



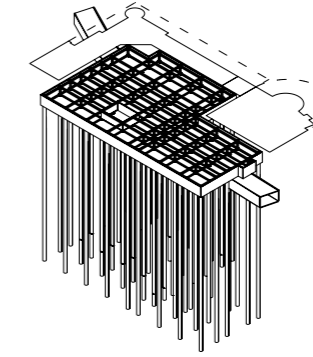
**EXISTING SITUATION**  
underground metro structure



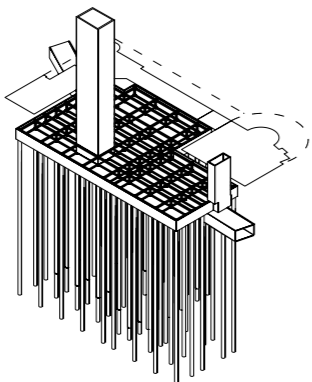
**FOUNDATION**  
66 m (2x 33 m) screw pile foundation columns



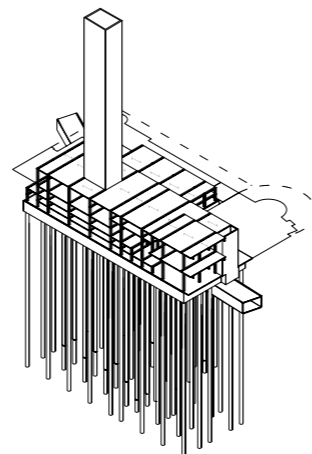
**TRANSFER TRUSS**  
2,8 m high vierendeel-structure  
with integrated parking level



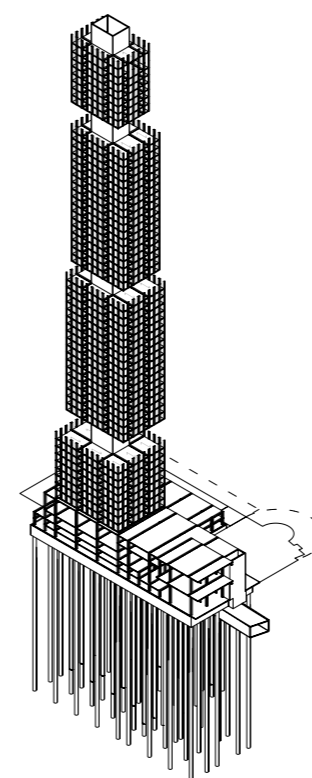
**BASEMENT ENCASING**  
watertight in-situ concrete encasing



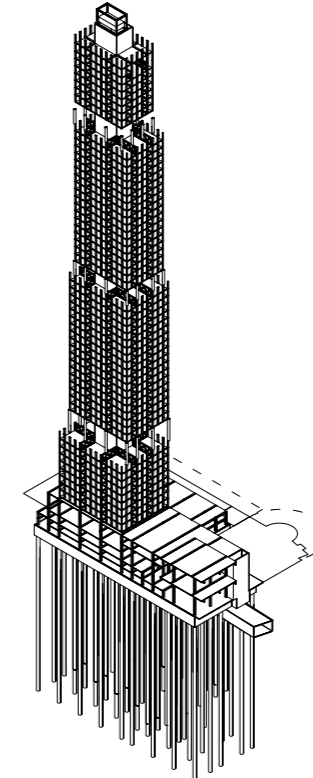
**STABILIZING CORES**  
prefab concrete shear walls



**BASE CONSTRUCTION**  
600 mm concrete columns  
265 mm steel THQ-beams  
255 mm hollow-core slabs



**TOWER CONSTRUCTION**  
300 mm by 600 mm concrete facade columns  
320 mm load-carrying concrete sandwich panels

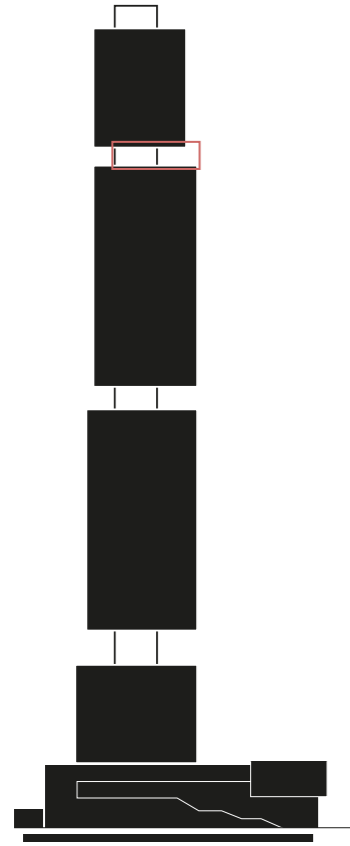
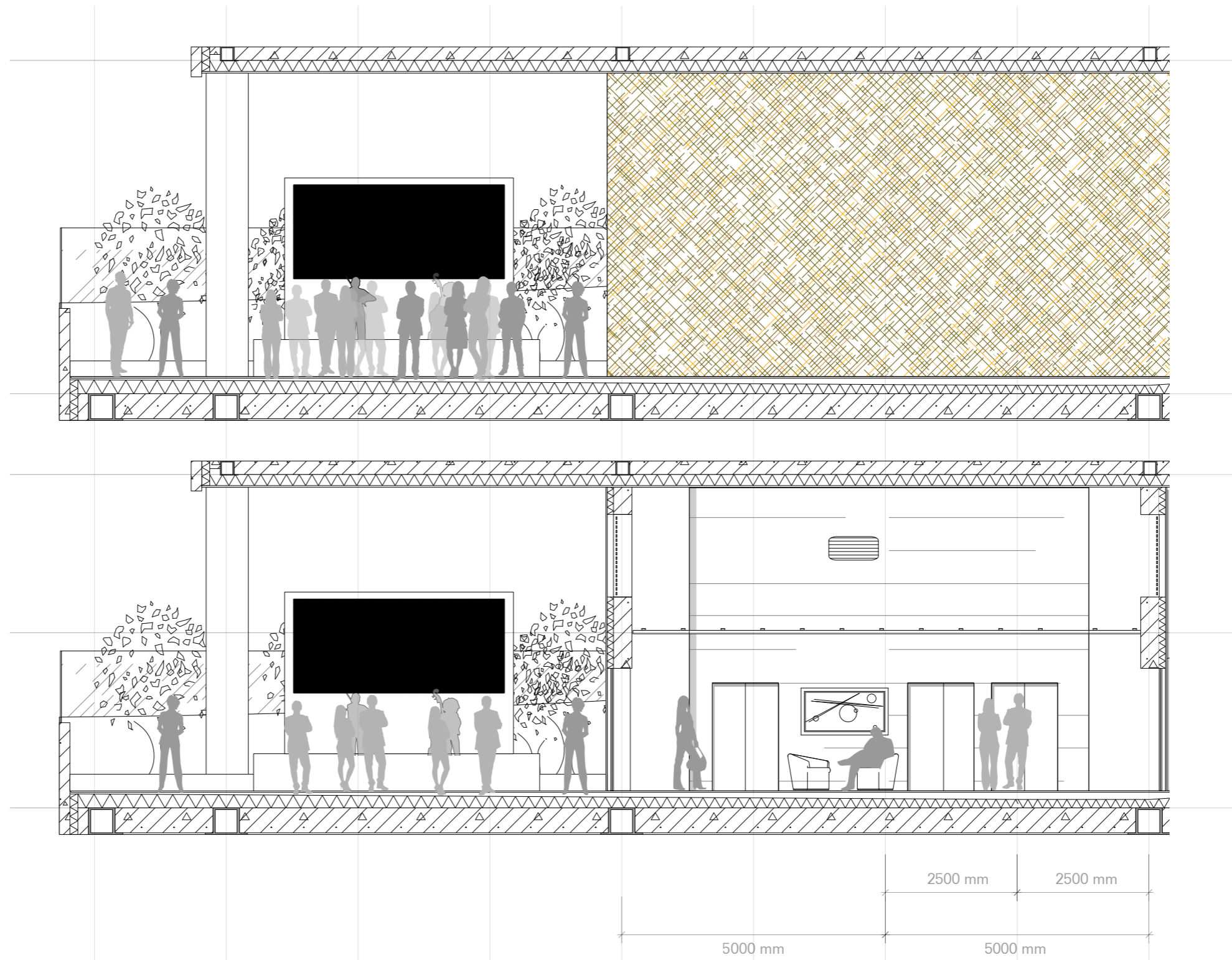


**PLAZA CONSTRUCTION**  
3 m high transferring outrigger trusses  
800 mm concrete connecting columns  
tuned mass damper

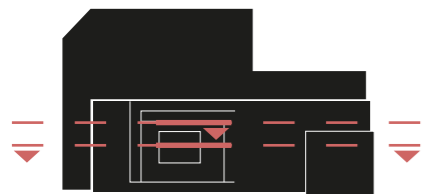
**CONSTRUCTION BUILD-UP**



Building Fragments  
**CULTURE PLAZA**



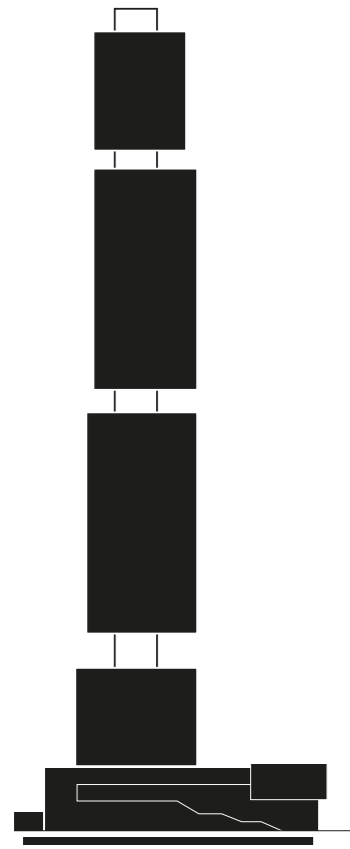
longitudinal section diagram



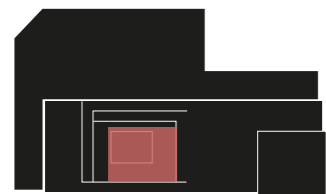
top view diagram

**INTERIOR FRAGMENT**  
DETAIL LEVEL 1:50

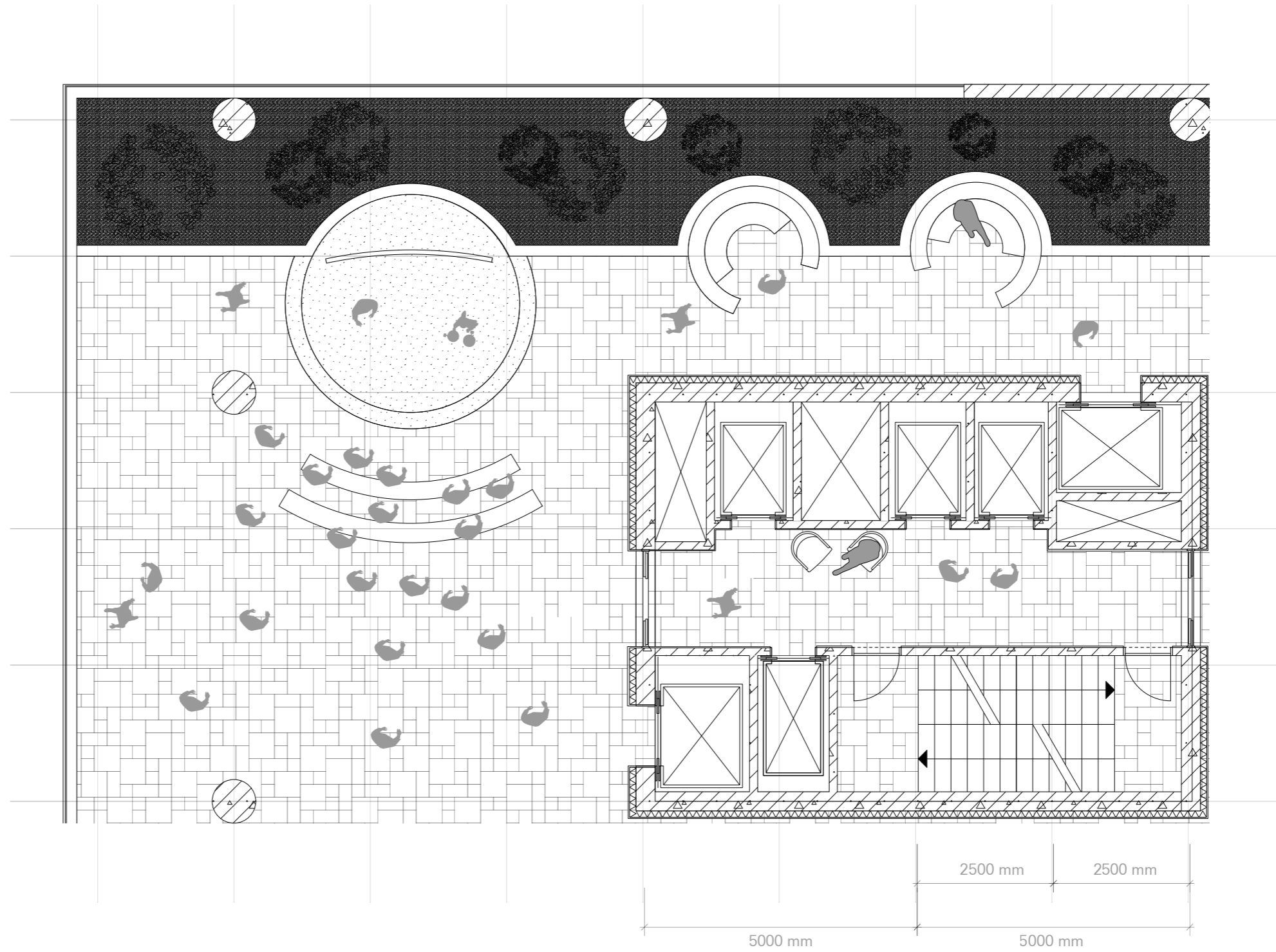
Building Fragments  
**CULTURE PLAZA**



longitudinal section diagram



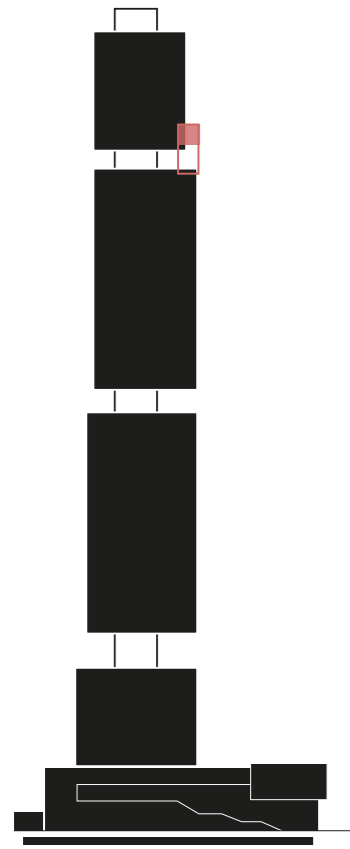
top view diagram



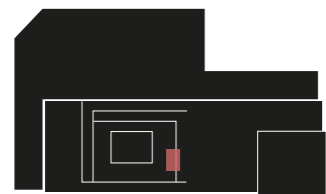
**INTERIOR FRAGMENT**  
DETAIL LEVEL 1:50



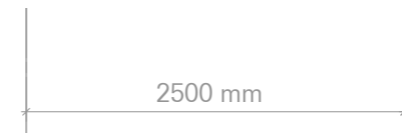
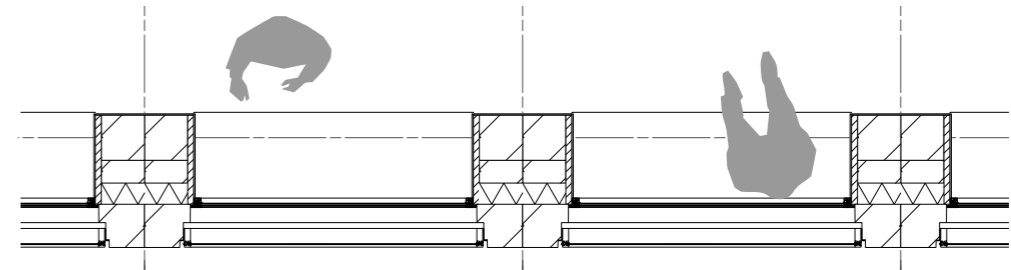
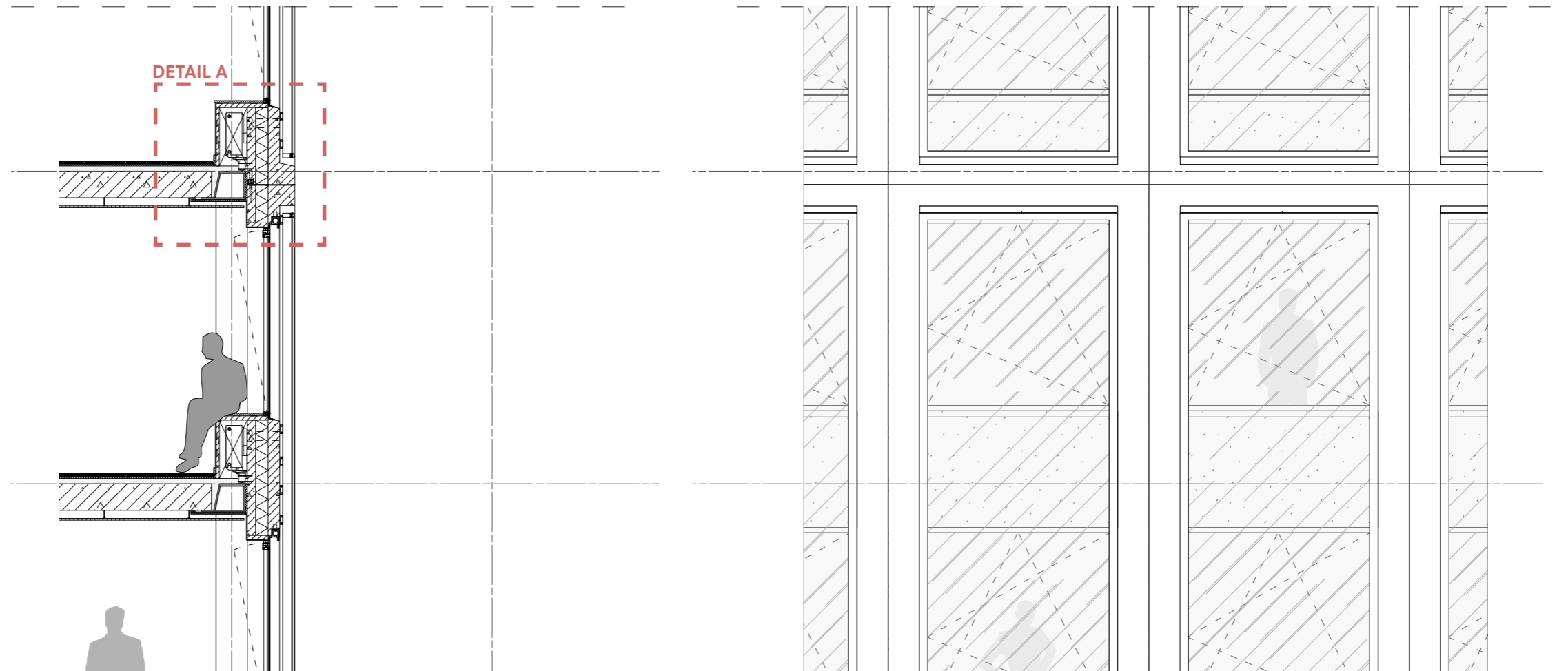
Building Fragments  
**TOWER FACADE**



longitudinal section diagram

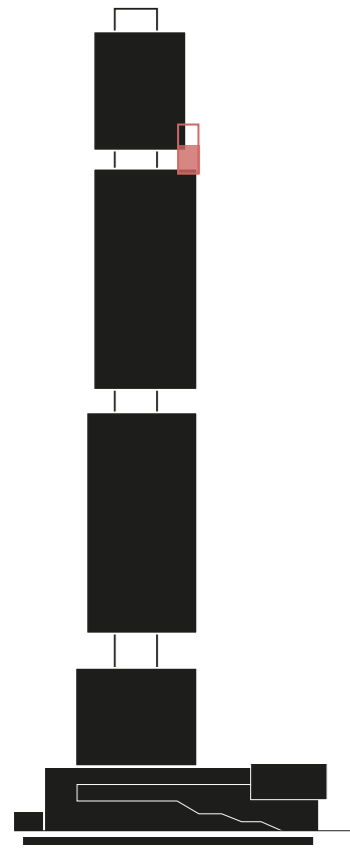


top view diagram

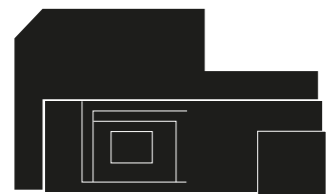


**FACADE FRAGMENT**  
DETAIL LEVEL 1:20

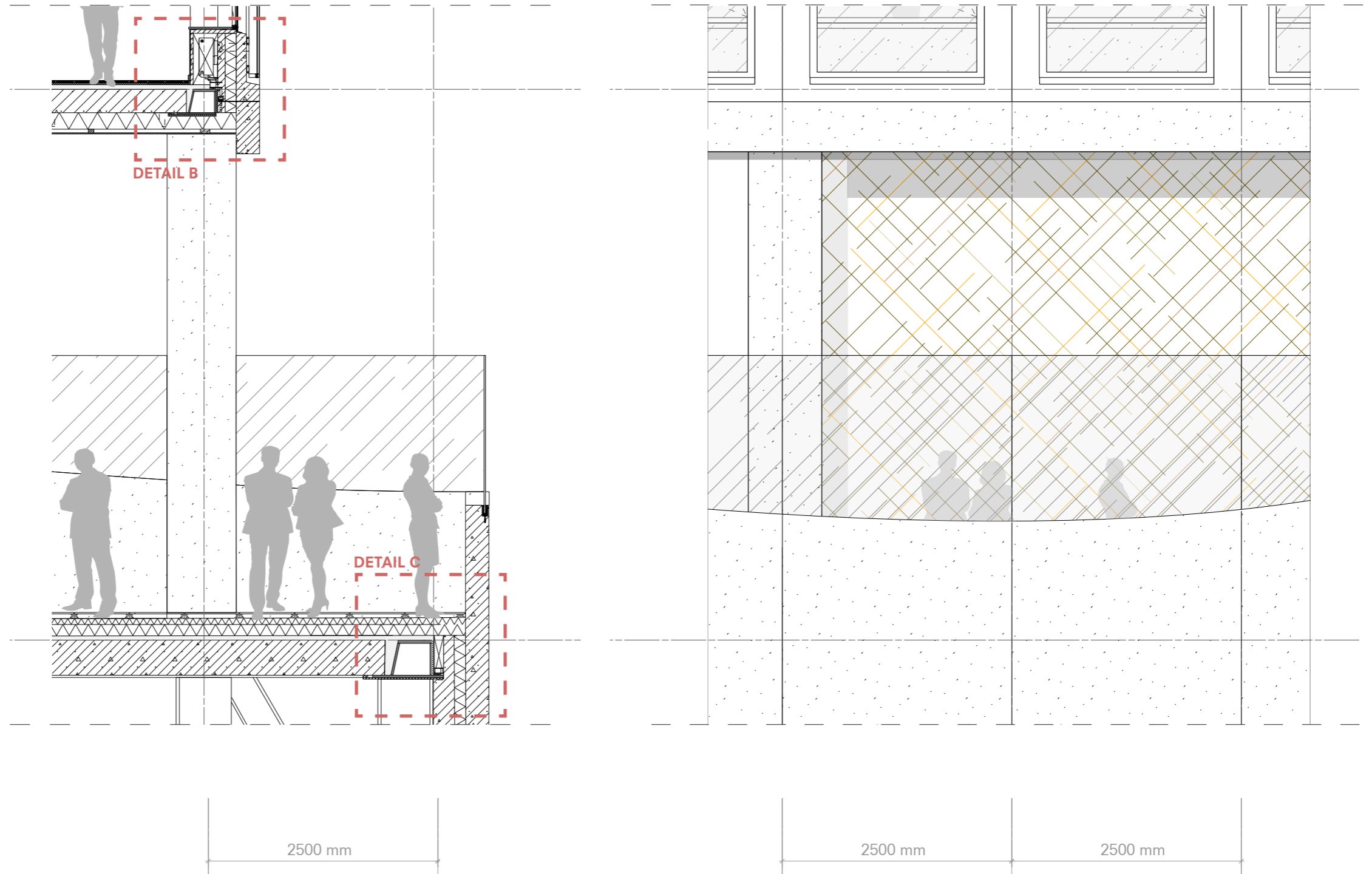
Building Fragments  
**PLAZA CONSTRUCTION**



longitudinal section diagram

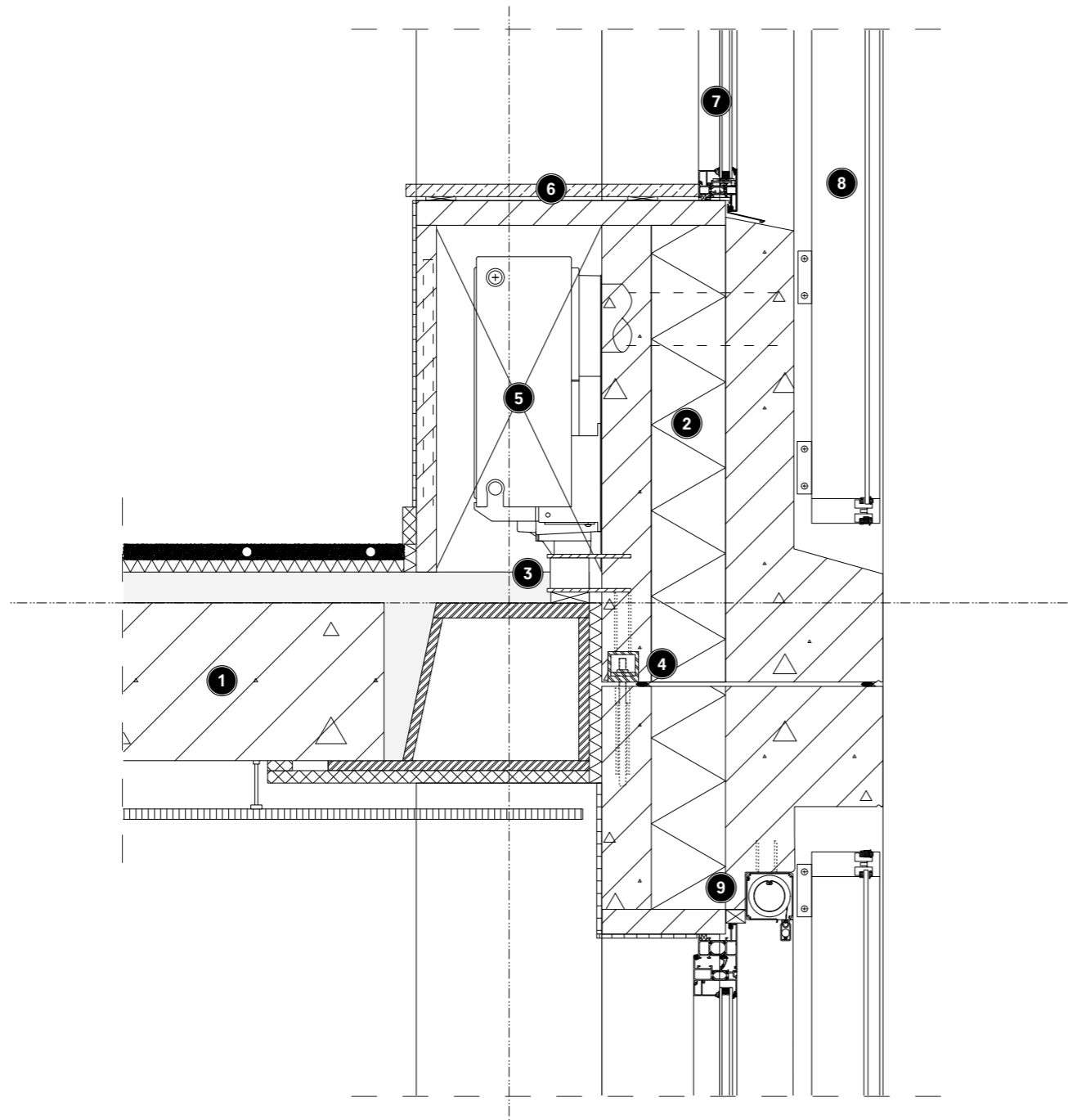


top view diagram



**FACADE FRAGMENT**  
DETAIL LEVEL 1:20

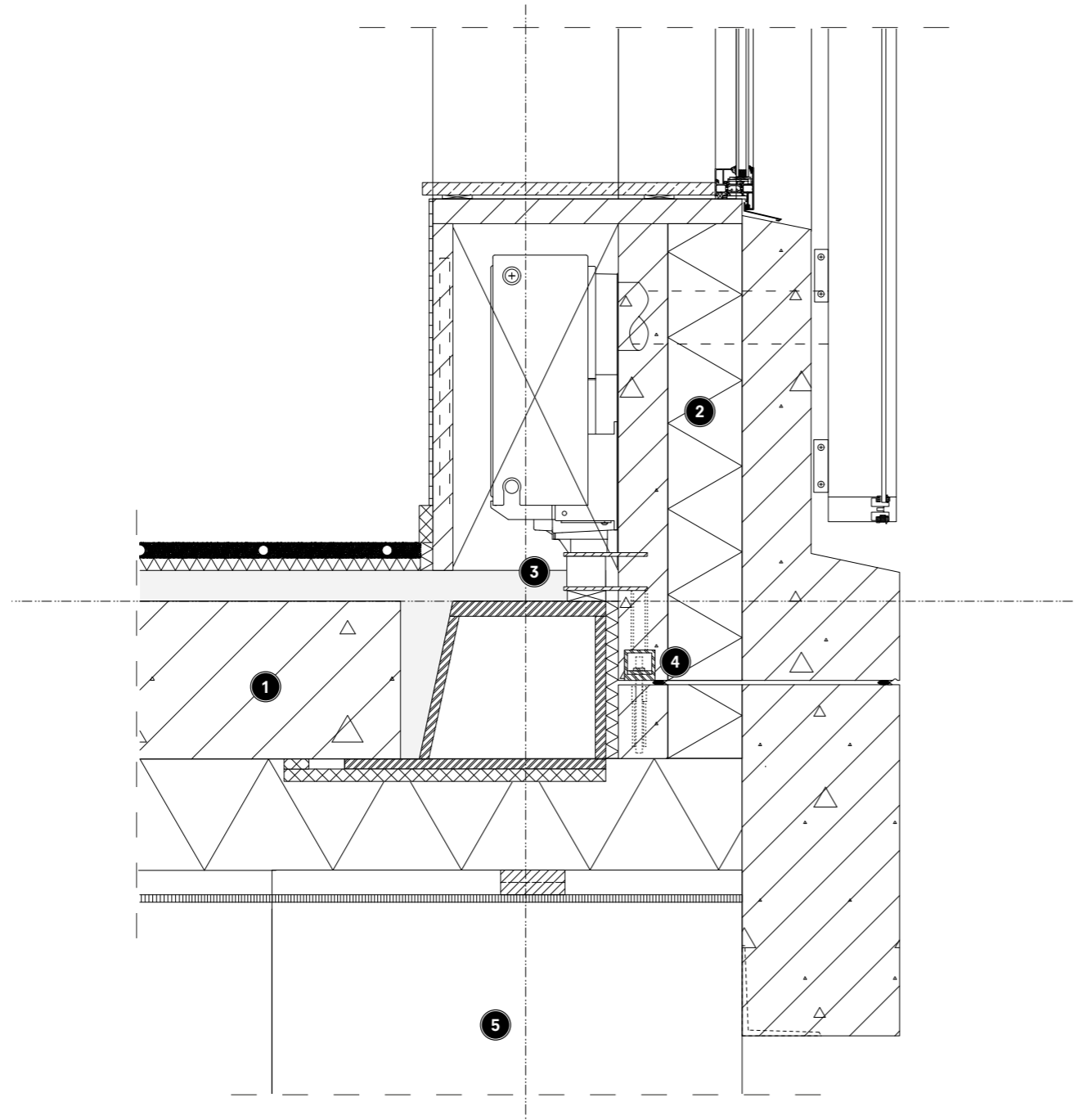
## FACADE CONSTRUCTION



- ① floor structure
  - floating screed flooring
  - concrete topping
  - 255 mm concrete hollow-core slabs
  - 265 mm steel THQ-beams
  - suspended gypsum ceiling
- ② facade structure
  - pre-fabricated concrete sandwich panels
  - sequentially cast terrazzo finish
- ③ adjustable tie back panel to beam connector
- ④ dowel pin sandwich panel connector
- ⑤ integrated fan coil unit
- ⑥ high-end marble windowsill
- ⑦ aluminium tilt & turn windowframe with HR++ glazing
- ⑧ aluminium single glazed facade panel
- ⑨ integrated automated solar shading

**DETAIL A**  
DETAIL LEVEL 1:5

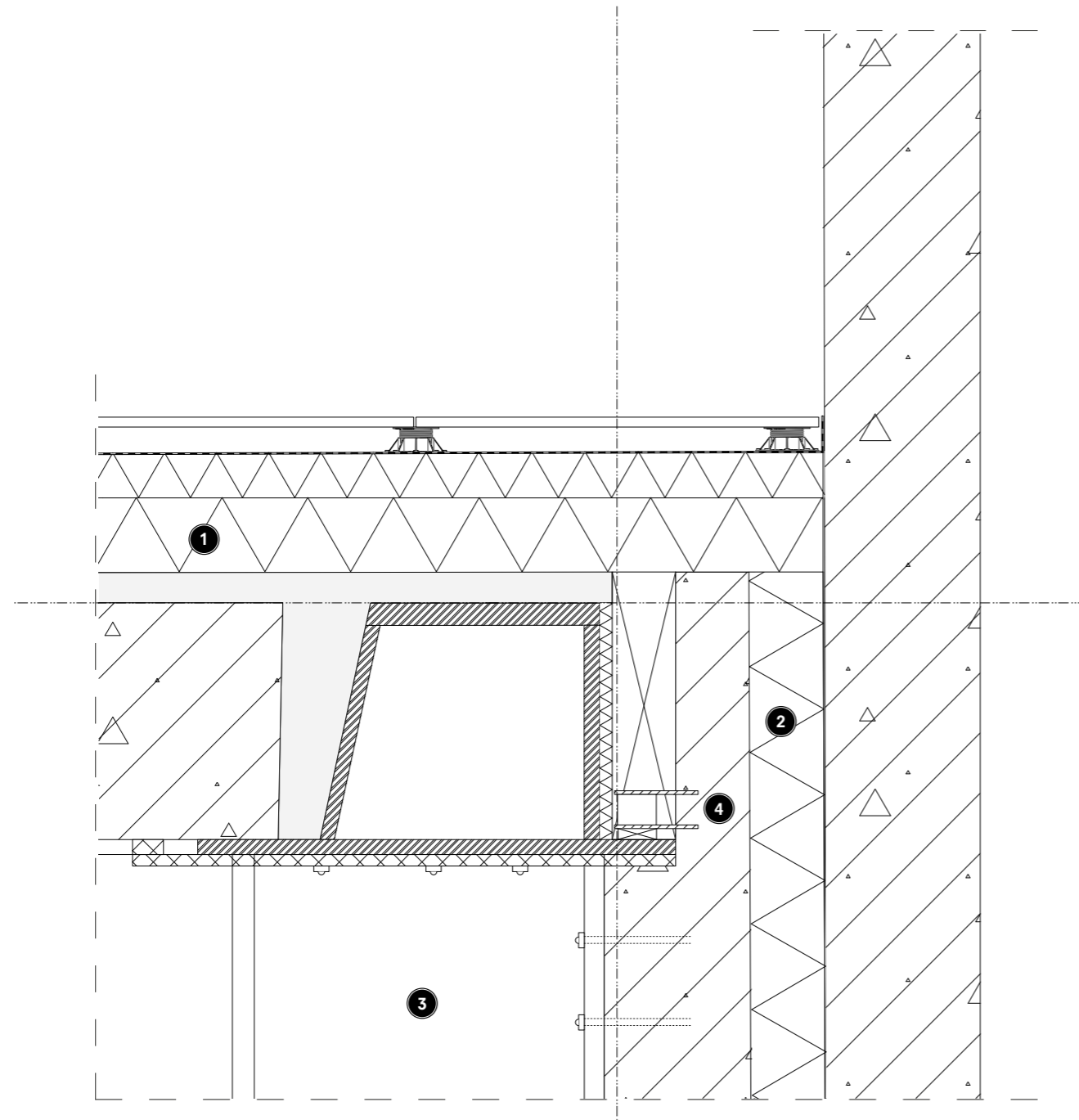
# PLAZA CONSTRUCTION (TOP)



- ① floor structure
  - floating screed flooring
  - concrete topping
  - 255 mm concrete hollow-core slabs
  - 265 mm steel THQ-beams
  - foam insulation layer
  - finishing outer plate
- ② facade structure
  - pre-fabricated concrete sandwich panels
  - sequentially cast terrazzo finish
- ③ adjustable tie back panel to beam connector
- ④ dowel pin sandwich panel connector
- ⑤ 800 mm concrete exterior column

**DETAIL B**  
DETAIL LEVEL 1:5

### PLAZA CONSTRUCTION (BOTTOM)



- ① floor structure
  - concrete tiles
  - terrace pedestals
  - sloped insulation sheets
  - rigid foam insulation sheets
  - concrete topping
  - 400 mm concrete hollow-core slabs
  - 420 mm intergrated THQ-beams
- ② facade structure
  - pre-fabricated concrete sandwich panels
  - sequentially cast terrazzo finish
- ③ floor high steel transfer truss
- ④ adjustable tie back panel to beam connector

**DETAIL C**  
DETAIL LEVEL 1:5