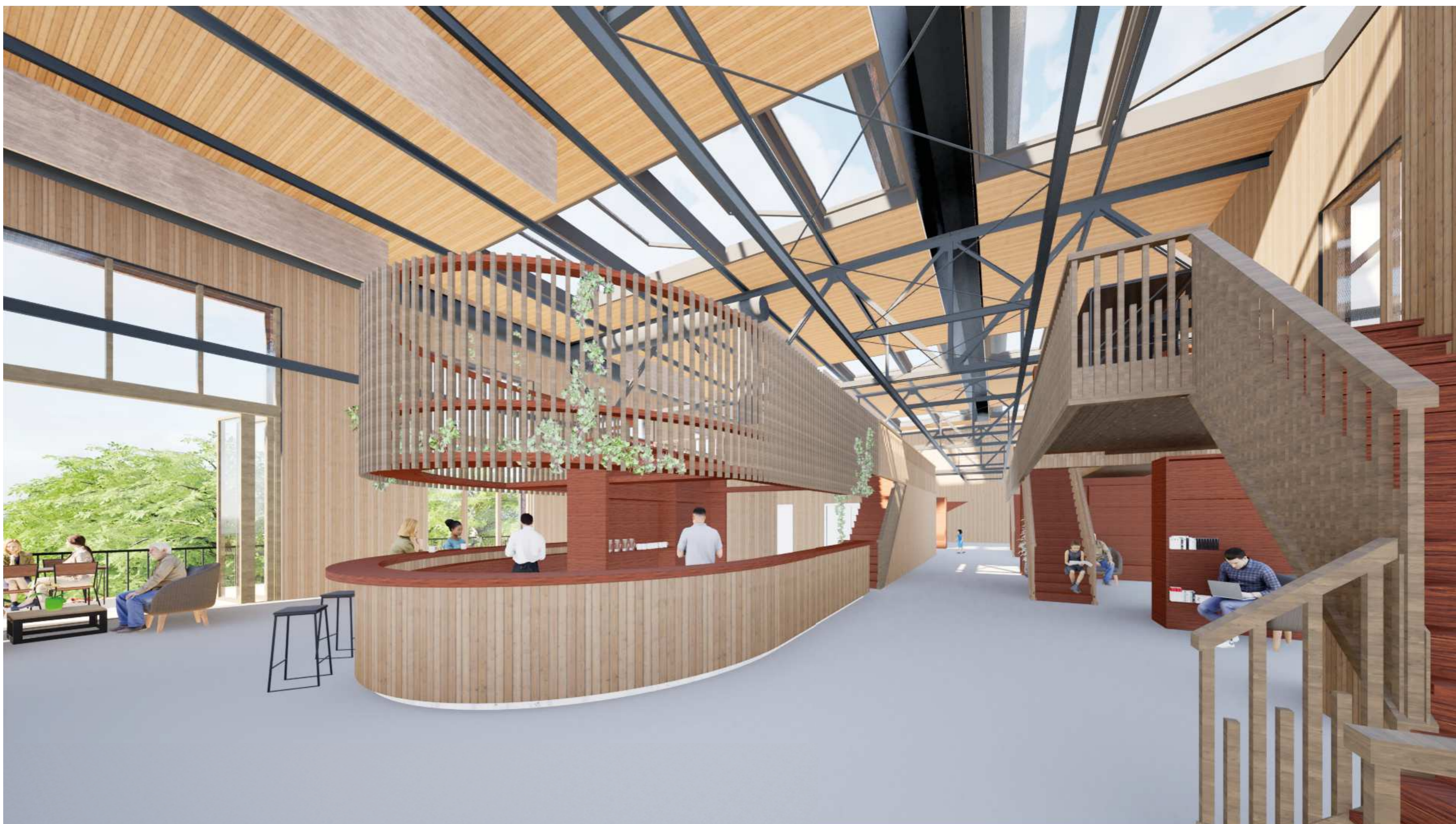
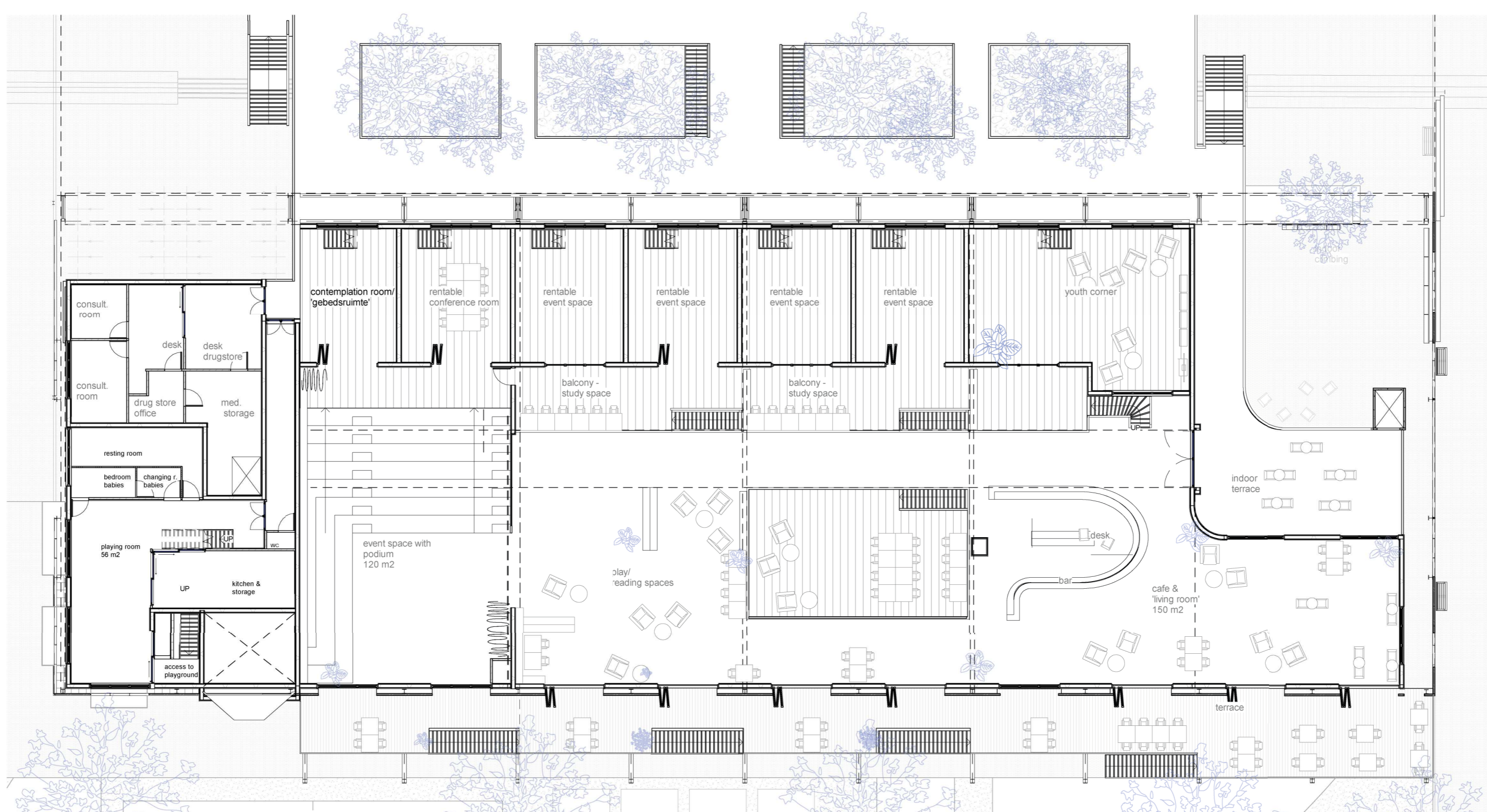


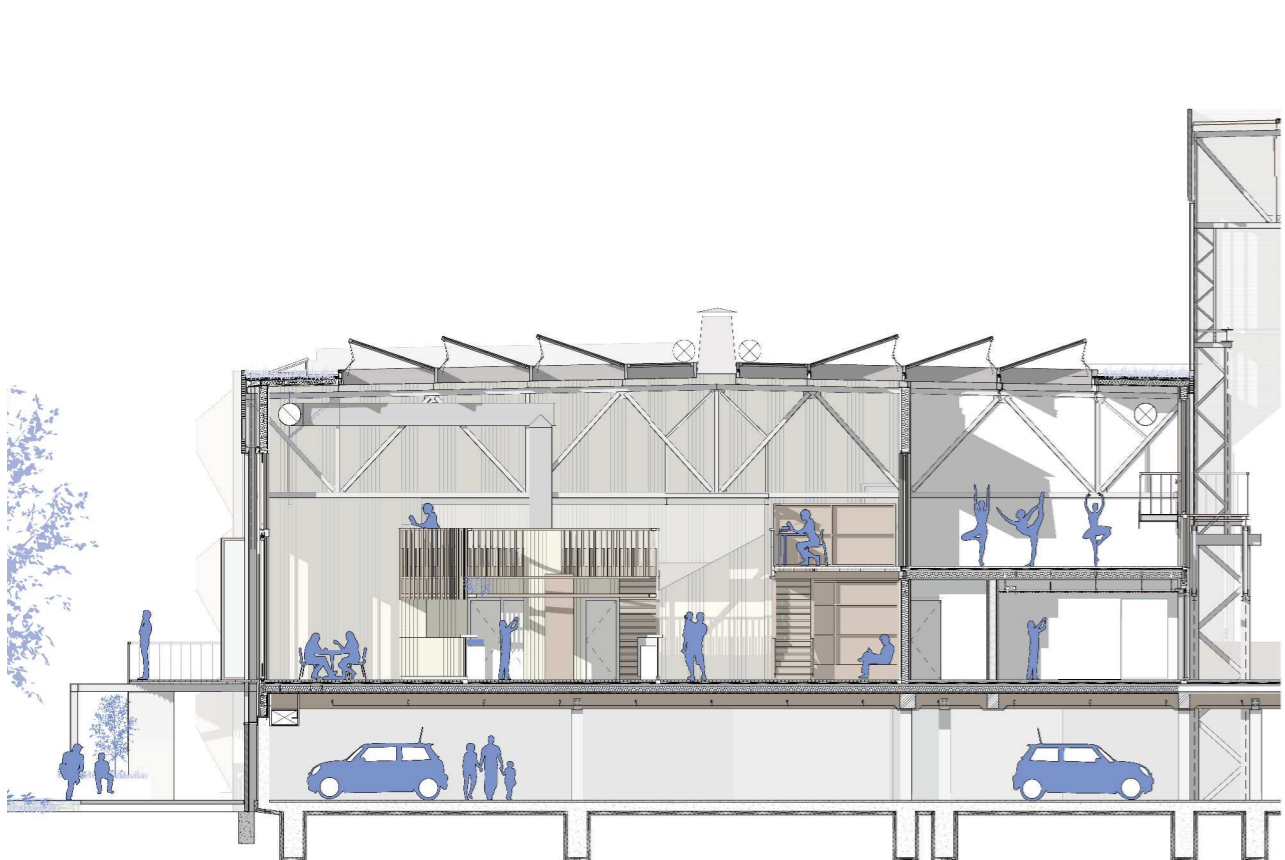
# COMMUNITY CENTER



3D IMPRESSION, BAR



FLOORPLAN N1 1:200



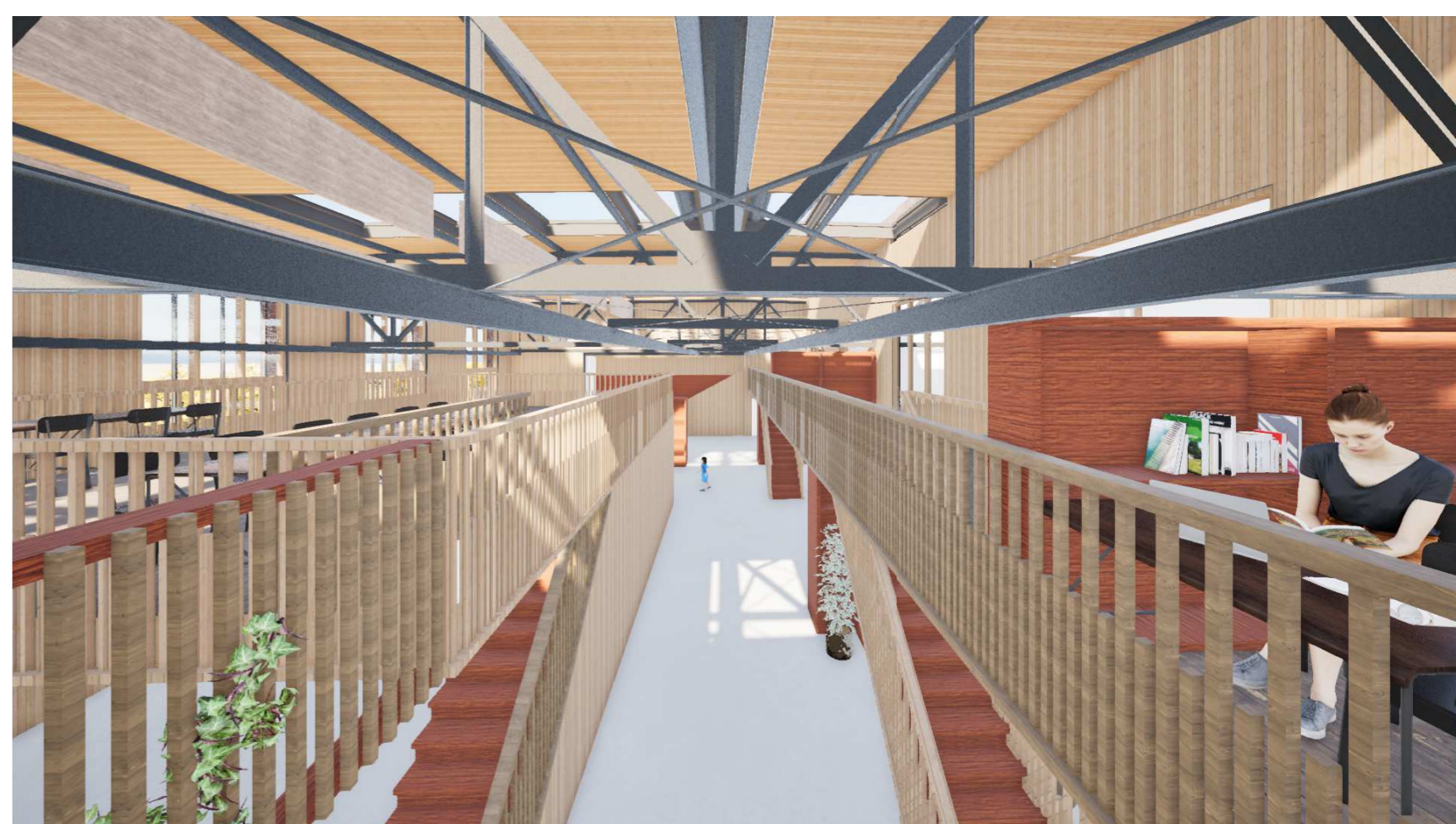
SECTION 1 1:200



SECTION 2 1:200



3D IMPRESSION, BALCONY



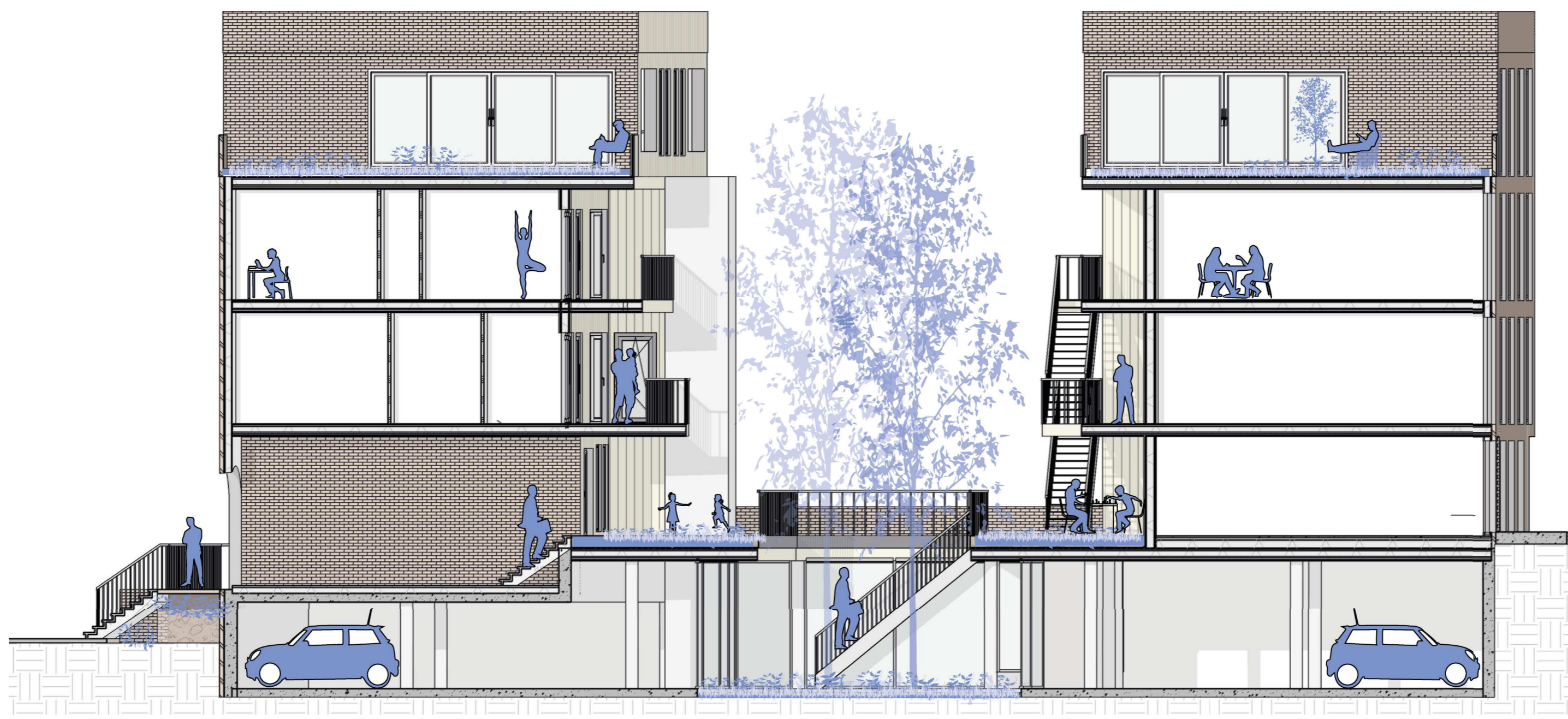
3D IMPRESSION, HALLWAY



3D IMPRESSION - BOULEVARD



SECTION - 1:500



BUILDING BLOCK SECTION 1:100



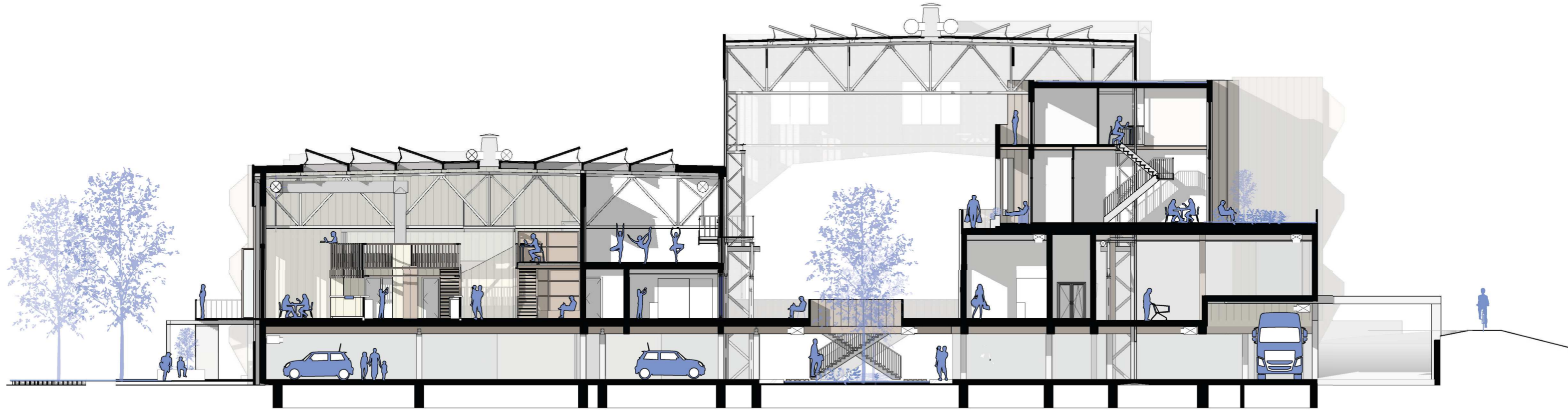
IMPRESSION - BUILDING BLOCK COURTYARD



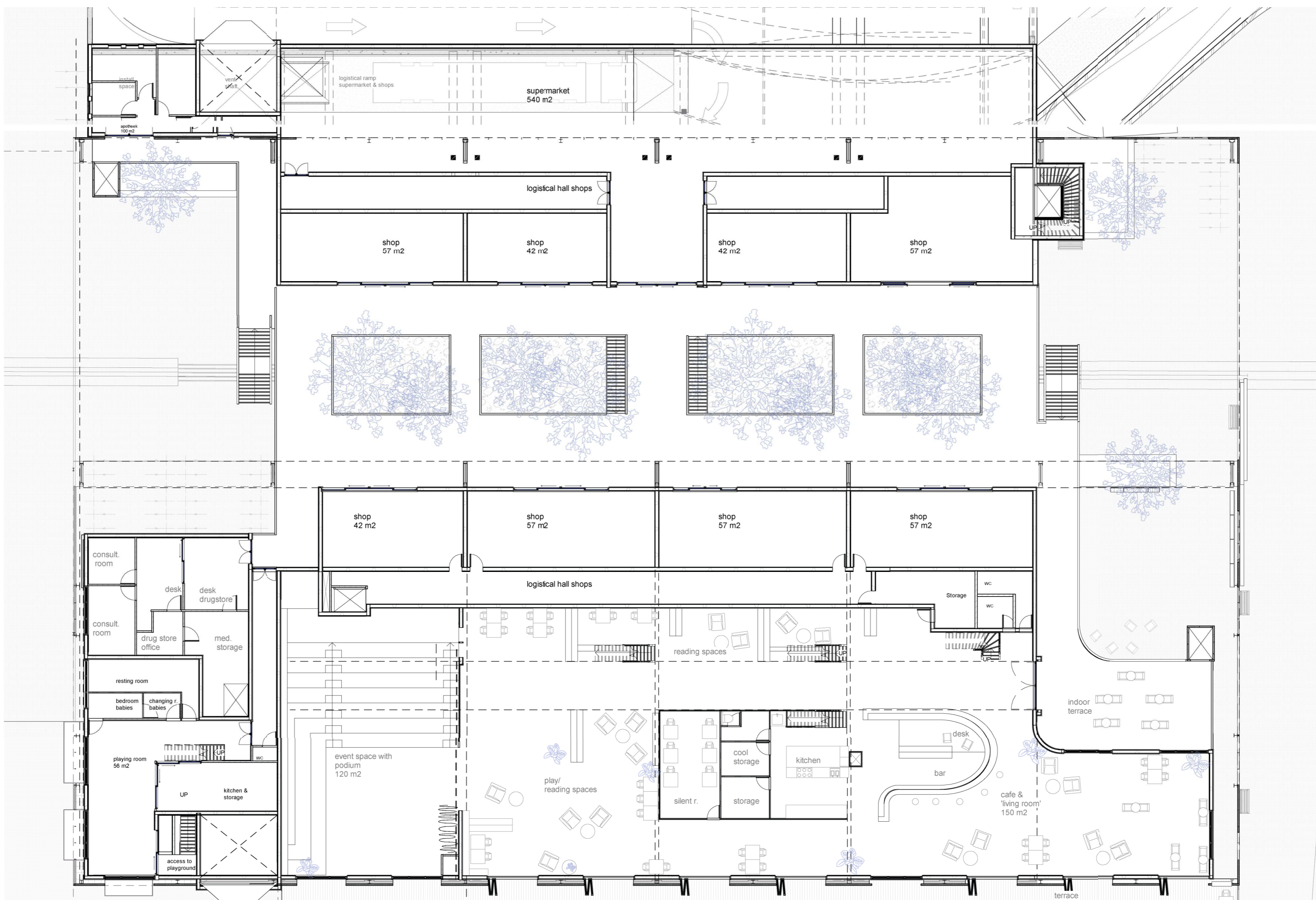
3D IMPRESSION - HALL ENTRANCE



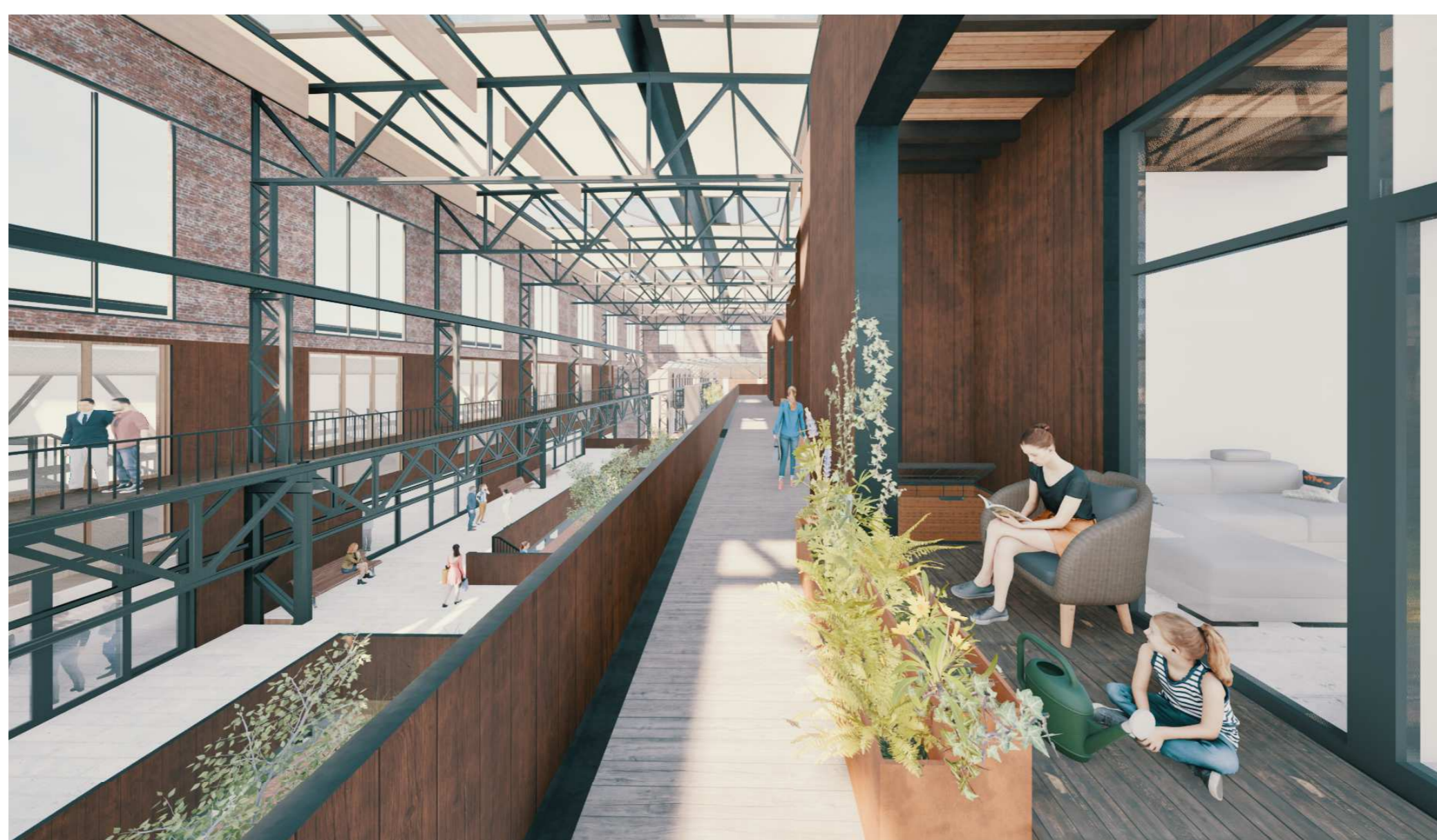
3D IMPRESSION - ELEVATED STREET



SECTION 1 - 1:200



FLOORPLAN N1 - 1:200



3D IMPRESSION - N2 GALLERY

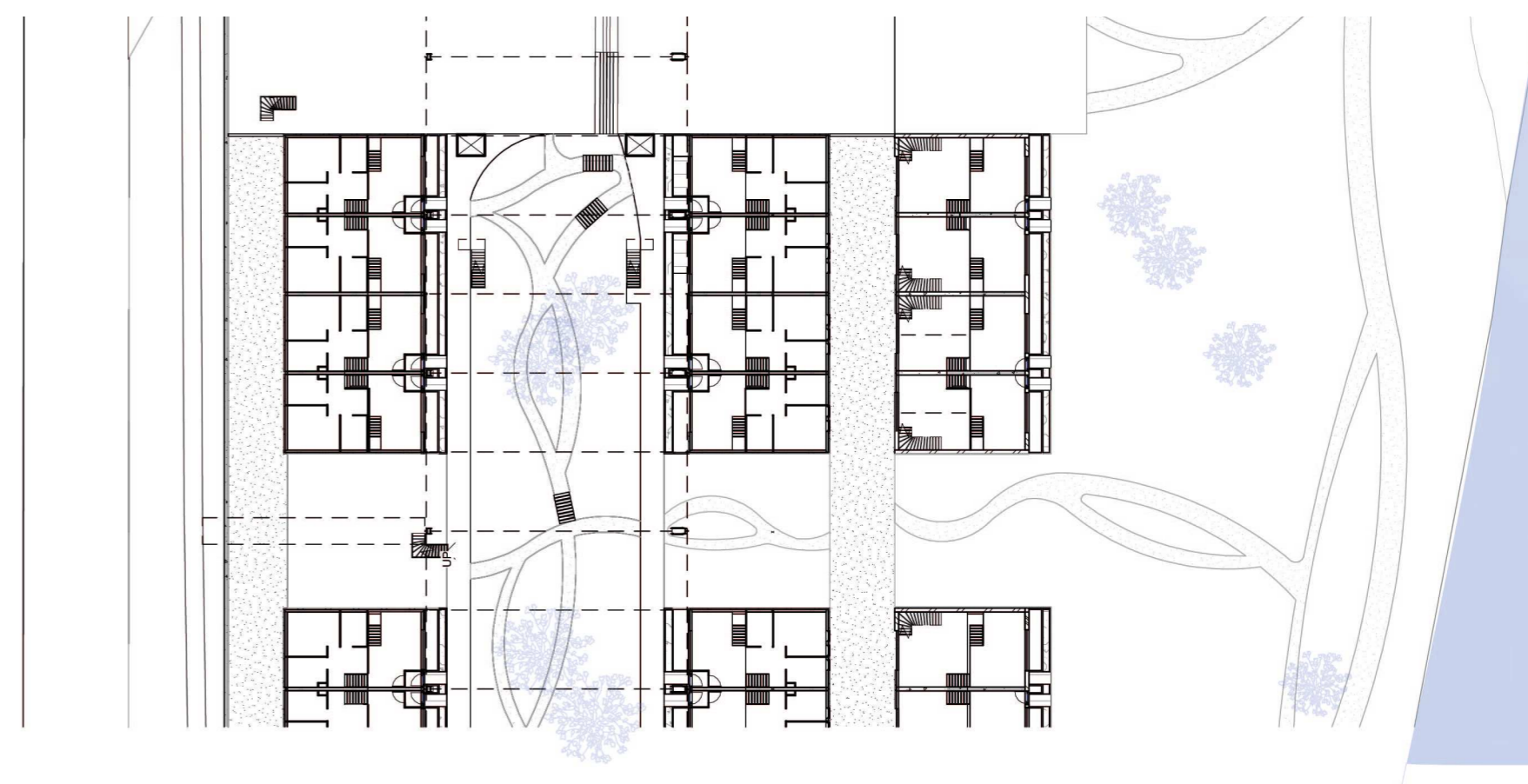
# MONTAGEHAL



3D IMPRESSION



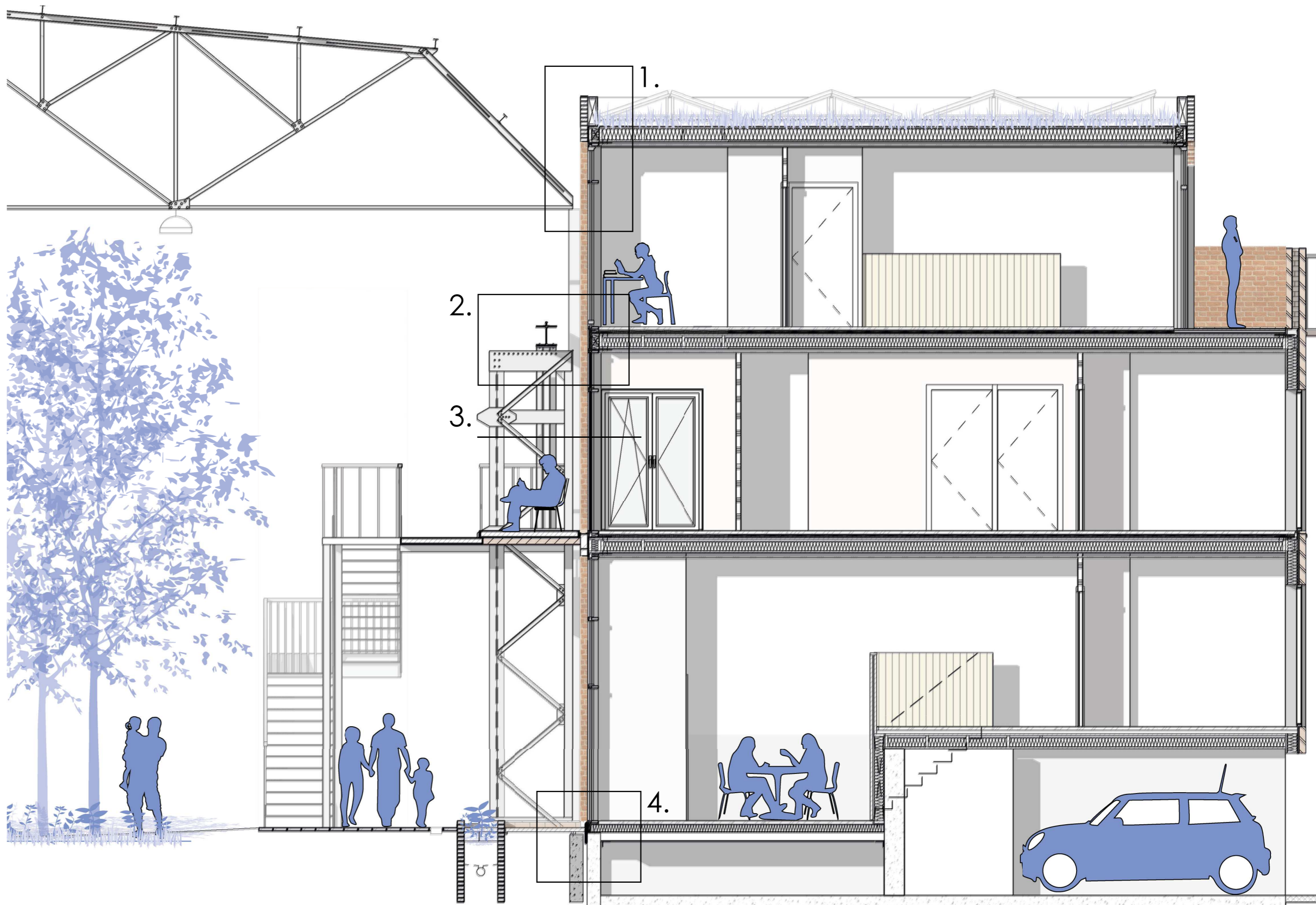
SECTION - 1:500



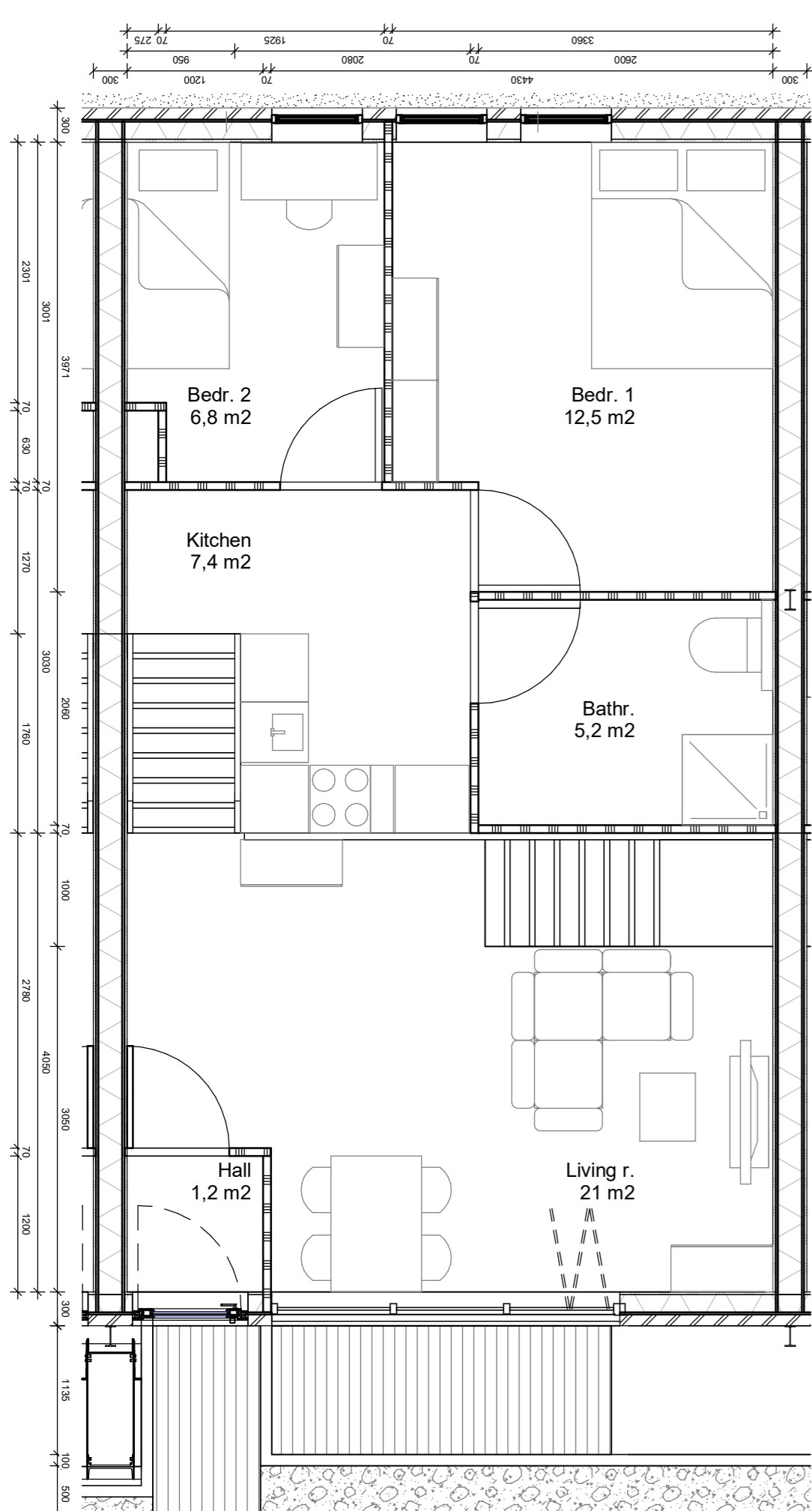
FLOORPLAN N0 - 1:500



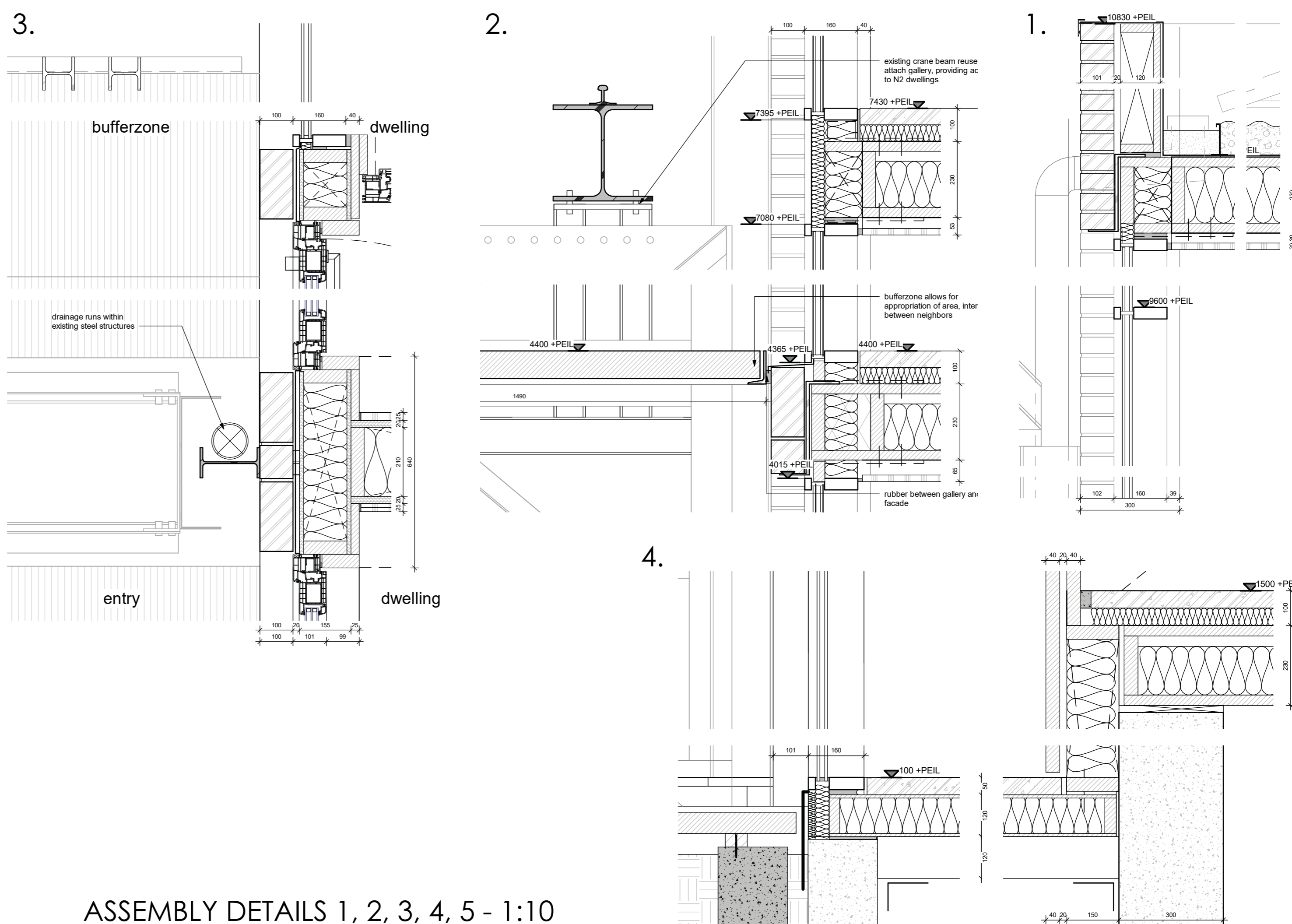
ELEVATION NORTH - 1:50



SECTION - 1:50



FLOORPLAN N0 - 1:50



ASSEMBLY DETAILS 1, 2, 3, 4, 5 - 1:10

# **KLOOS INSPIRED**

*Past themes inspire future solutions*

## **Project Booklet**

# Content

Masterplan

Programme

Economic Estimation

Community Center

Hoge Hal Dwellings

Montagehal Dwellings

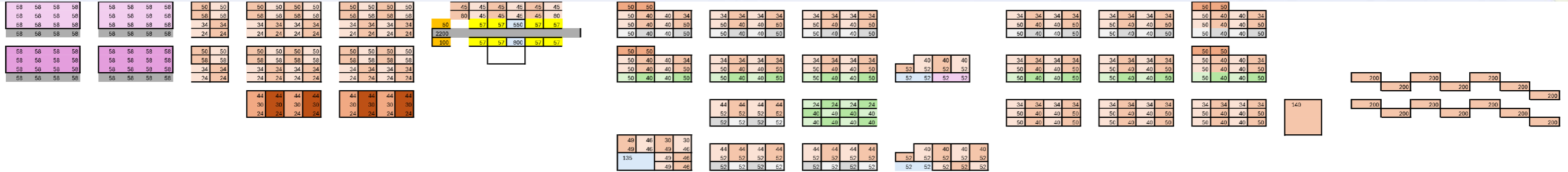
New Boulevard Dwellings

# Masterplan



- Dwelling
- Leisure
- Carecenter, Daycare
- Shops
- Supermarket
- Offices, small industry
- education, ROC

# Economic Estimation



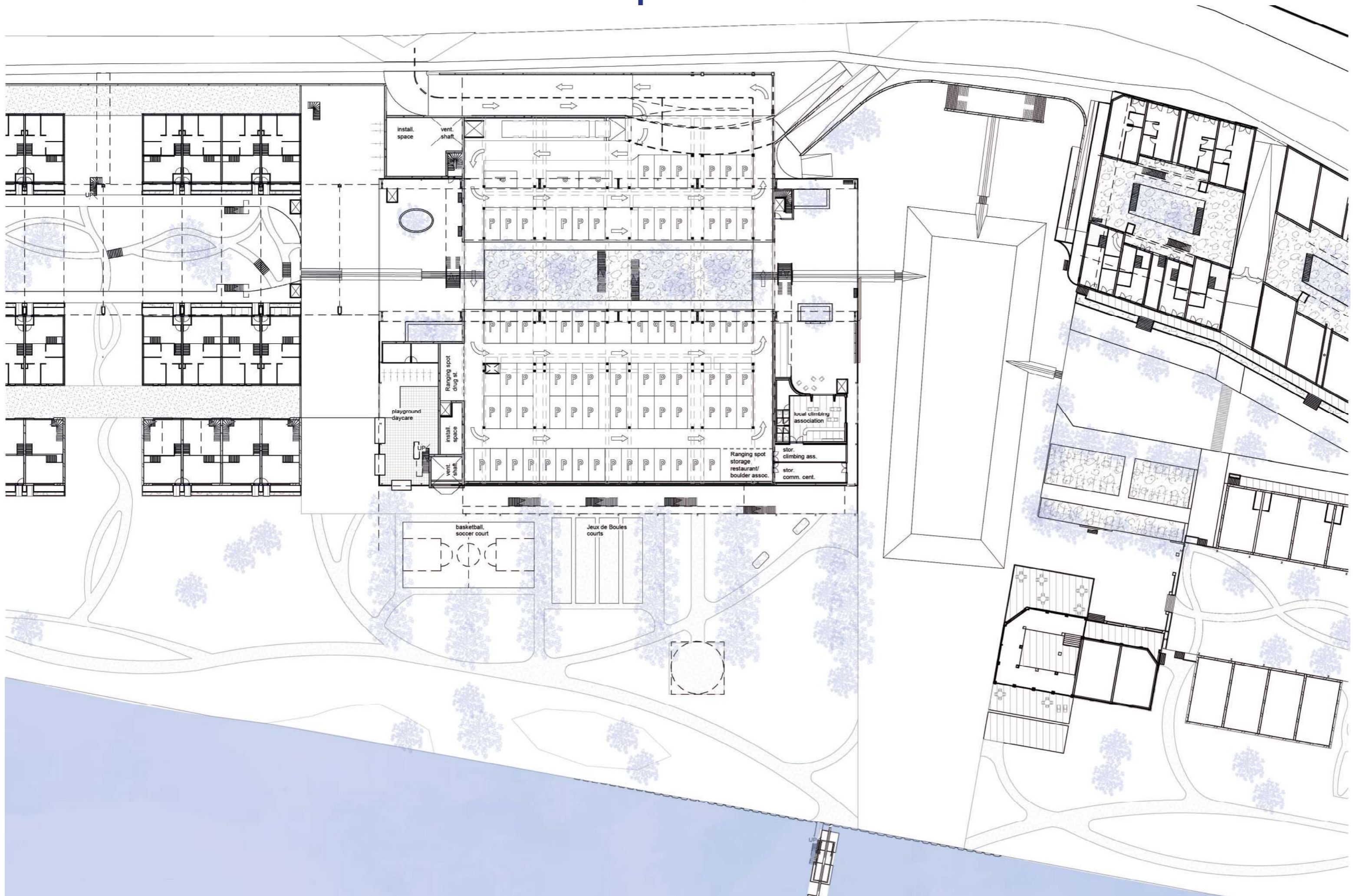
	number	surface area m2
totaal woningen	256	19607
totaal horeca	4	1039
totaal winkel	9	1006
totaal educatie	1	1392
totaal kantoor	14	1444

costs and income estimate			
profits dwelling /m2	€	5.000,00	
profits office space/m2/year	€	500,00	
profits shops/m2/year	€	500,00	
profits education (ROC)/m2/year	€	500,00	
profits horeca/m2	€	2.500,00	
profits care facilities/m2/jaar	€	500,00	
costs construction/m2	€	2.000,00	

profits dwelling (80%)	€	78.428.000,00	
opbrengsten kantoorruimte/jaar	€	722.000,00	
opbrengsten winkelruimte/jaar	€	503.000,00	
opbrengsten educatie/jaar	€	696.000,00	
opbrengsten horeca/m2	€	2.597.500,00	
opbrengsten zorg/jaar	€	75.000,00	
opbrengsten totaal	€	83.021.500,00	
afrekken BTW	€	17.434.515,00	
	€	65.586.985,00	
afrekken bouwkosten	€	48.976.000,00	
	€	16.610.985,00	
afrekken legkosten (2%)	€	979.520,00	
	€	15.631.465,00	
afrekken grondkosten	€	13.000.000,00	
opbrengsten Jaar 1	€	<b>2.631.465,00</b>	
huuroopbrengsten per jaar (minus prijsstijging)	€	1.996.000,00	



# Masterplan - 1:500

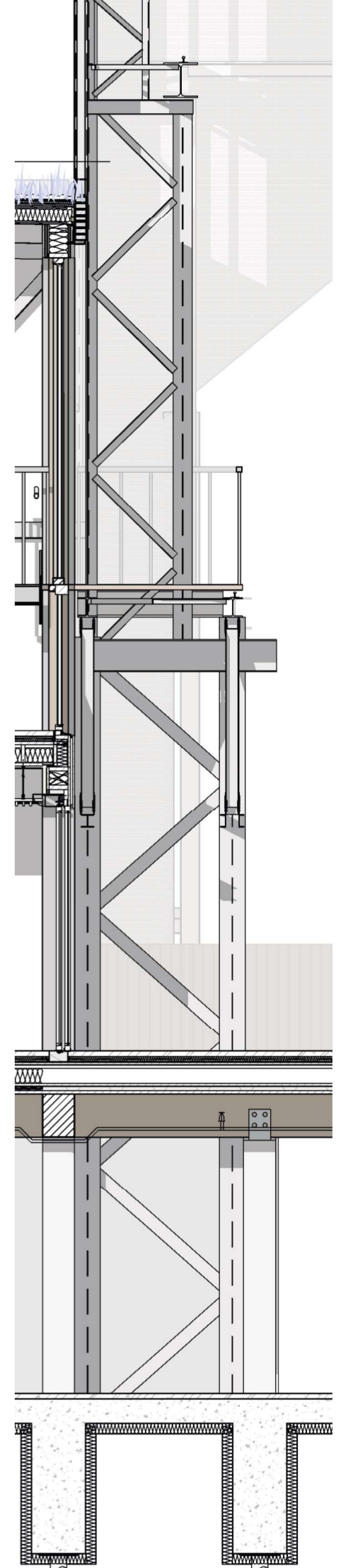
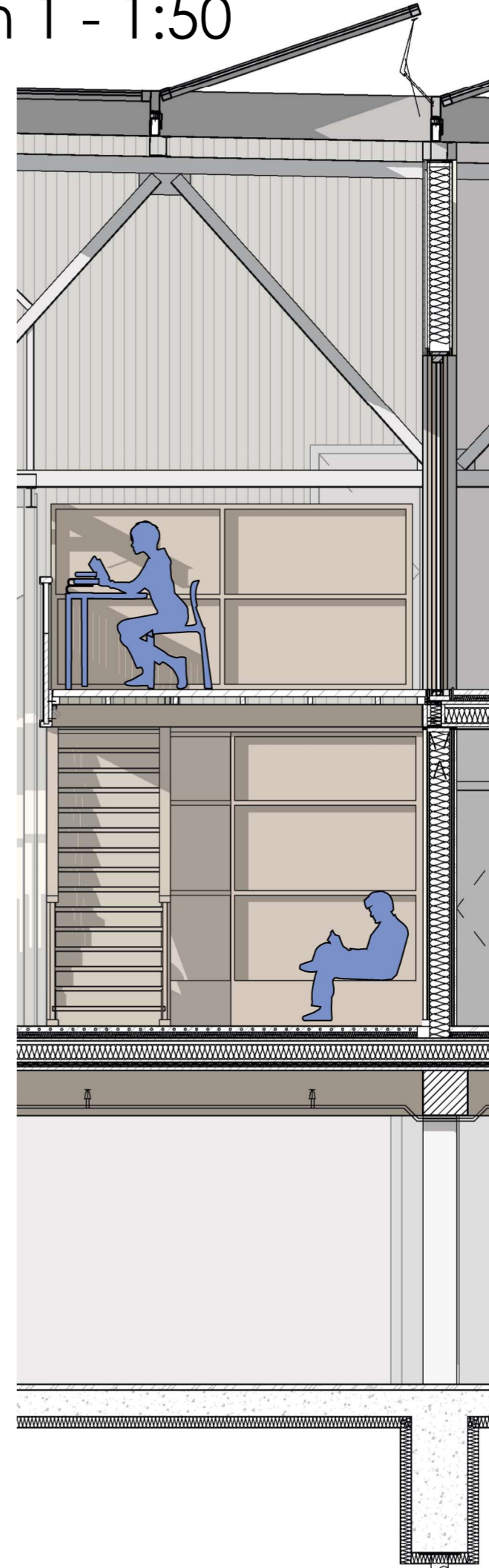
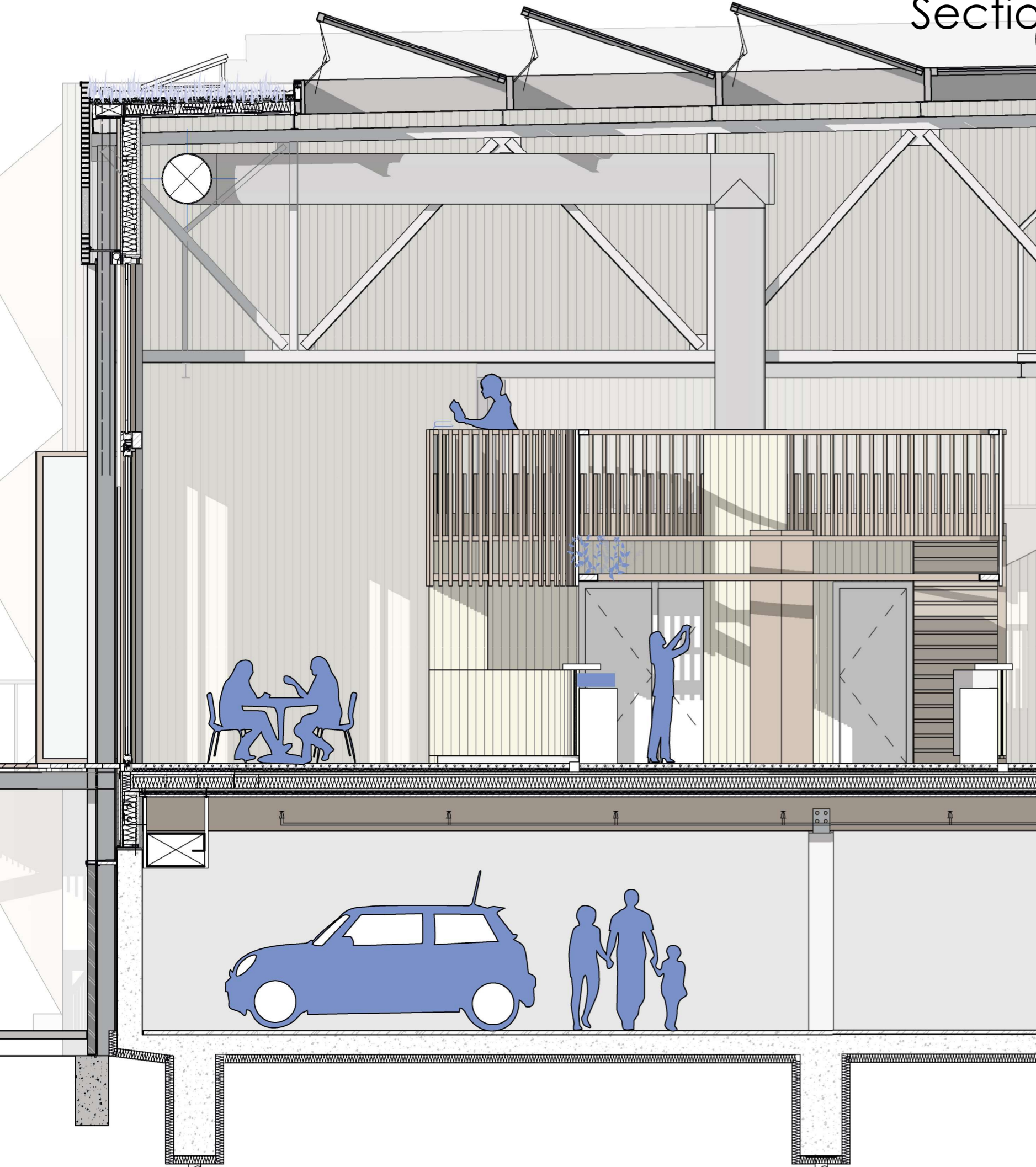


# Hoge Hal Community Center



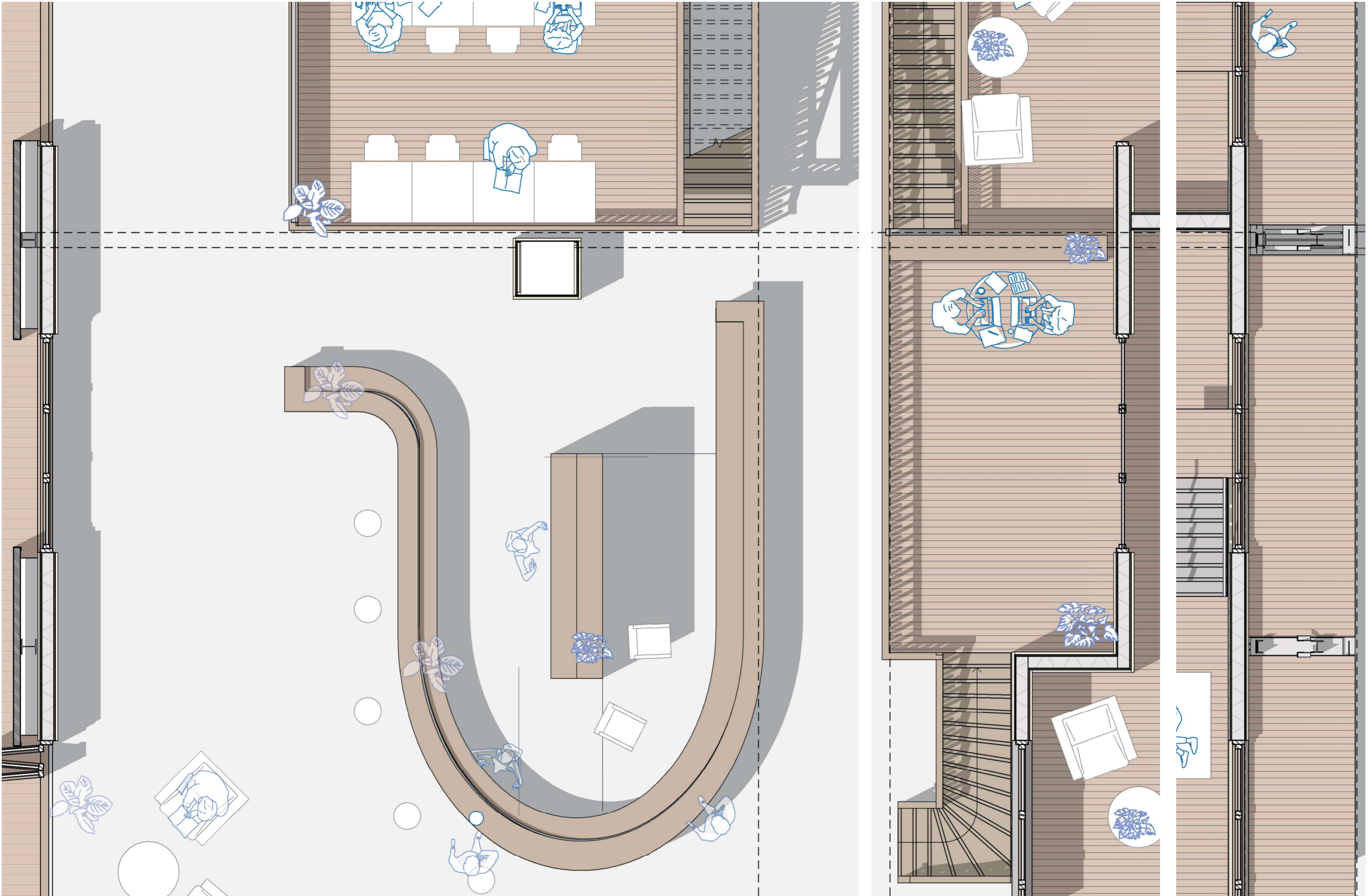
# Hoge Hal Community Center

## Section 1 - 1:50



# Hoge Hal Community Center

First Floor - 1:50



# Hoge Hal Community Center

Elevation South - 1:50



# Hoge Hal Community Center

Elevation North - 1:50



# Hoge Hal Dwellings



# Hoge Hal Dwellings

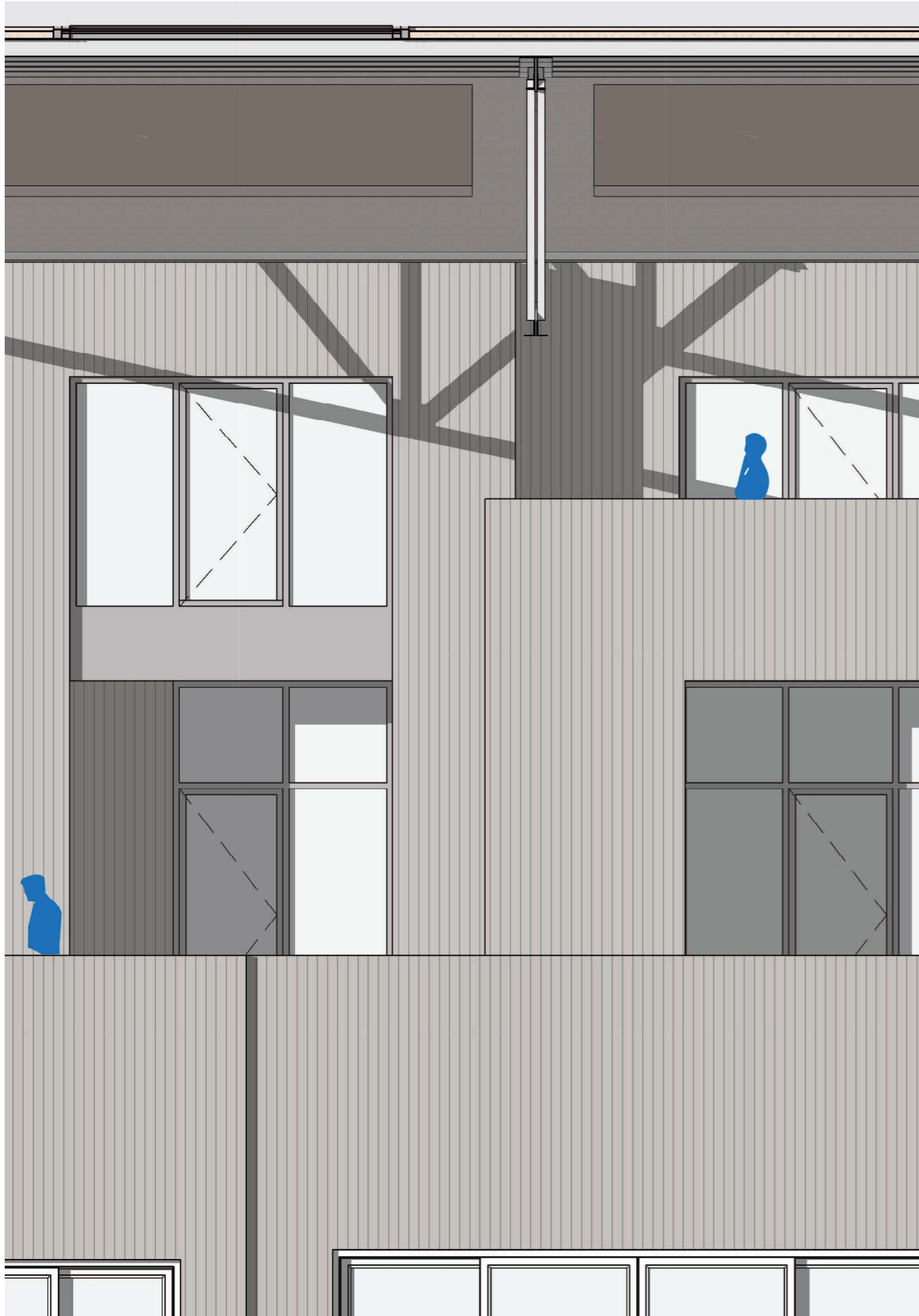
Section 1 - 1:50





# Hoge Hal Dwellings

Elevation South - 1:50

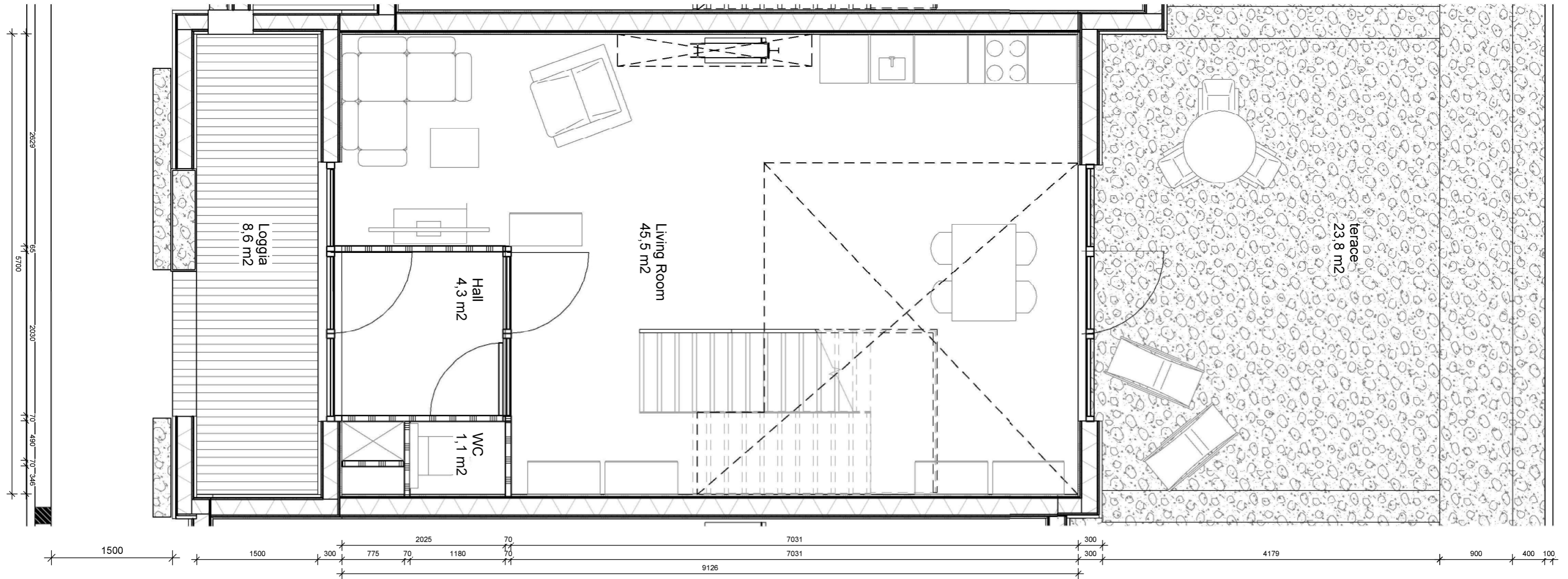


Elevation North - 1:50



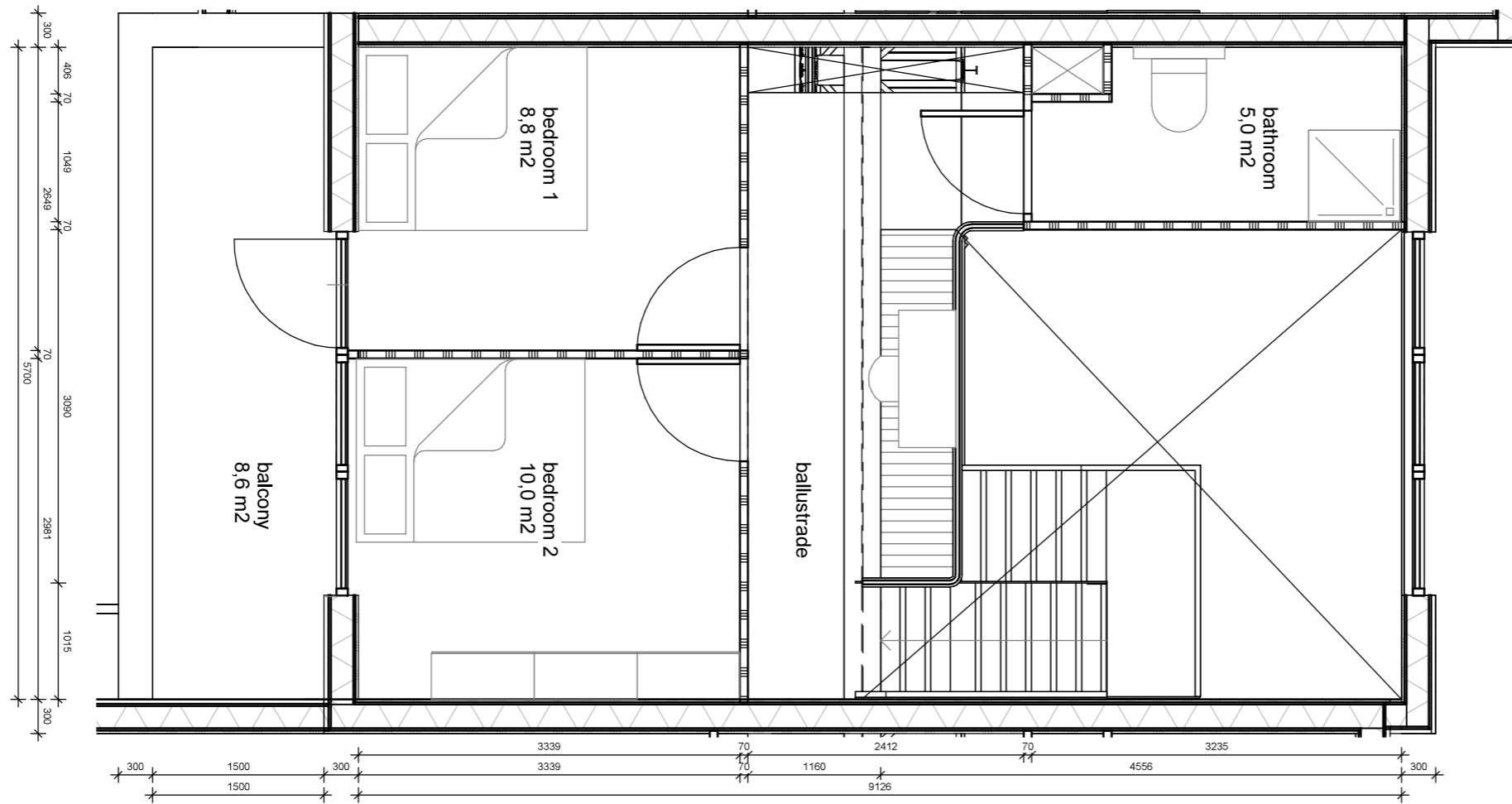
# Hoge Hal Dwellings

## Floorplan N3 - 1:50



# Hoge Hal Dwellings

## Floorplan N4 - 1:50



# Montagehal Dwellings



# Montagehal Dwellings

Elevation 1 - 1:50



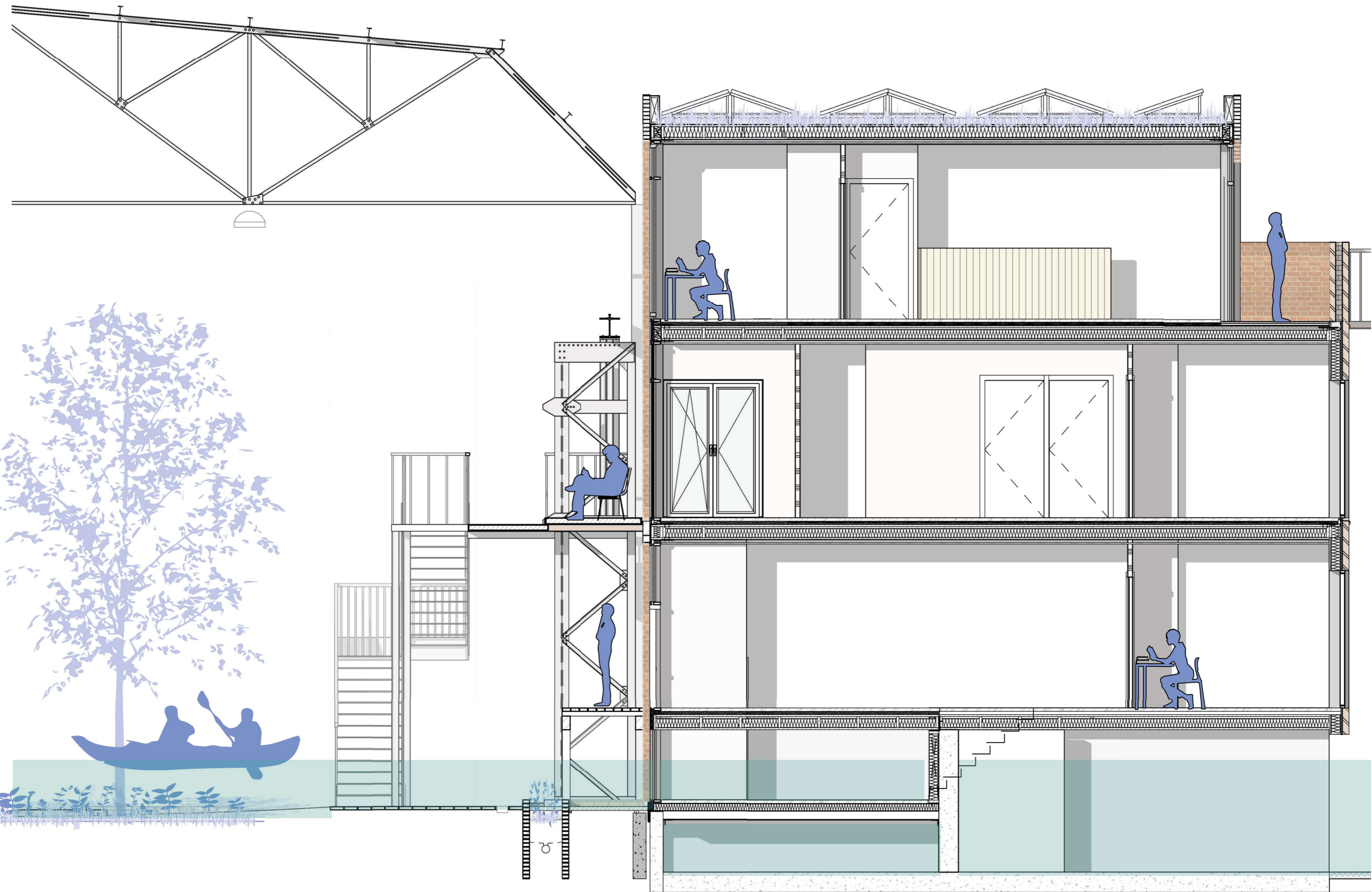
# Montagehal Dwellings

## Section 1 - 1:50



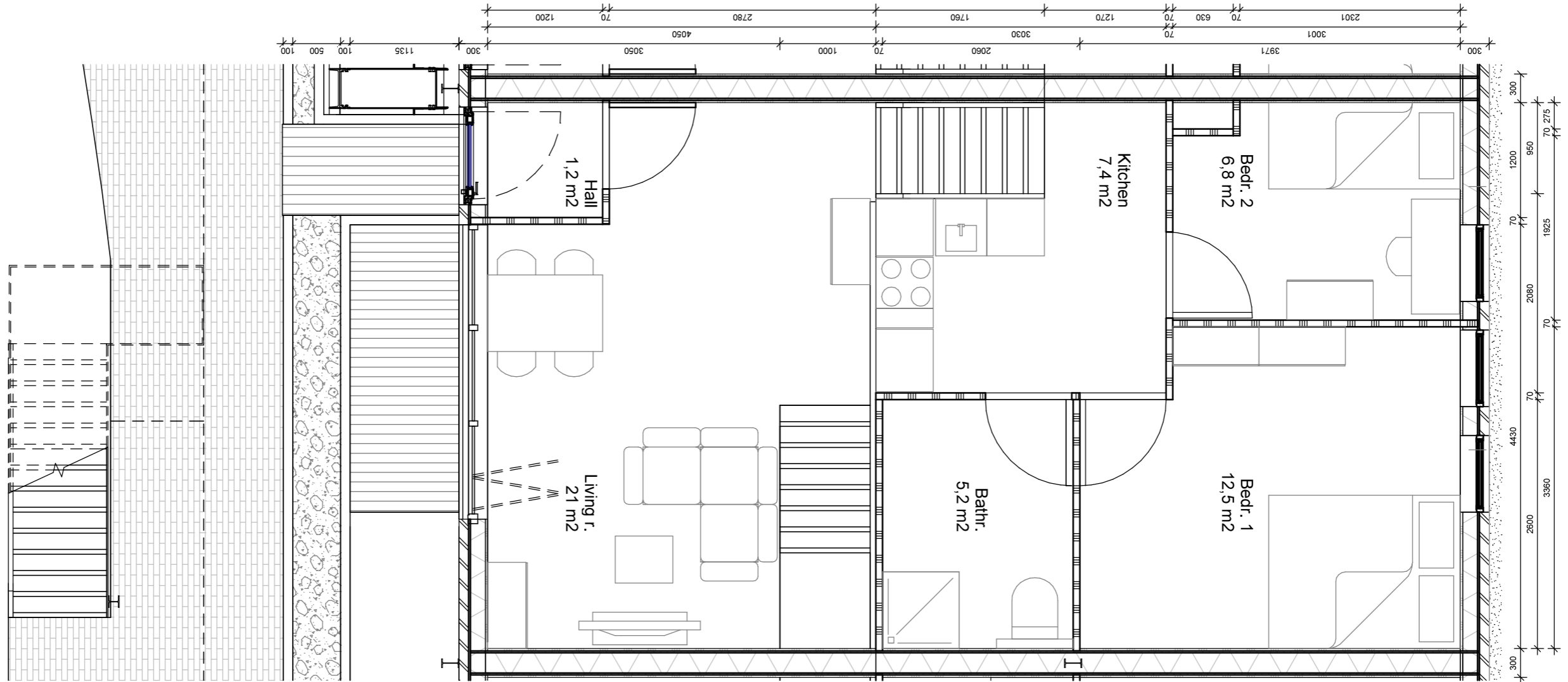
# Montagehal Dwellings

## Section 1 Flooded - 1:50



# Montagehal Dwellings

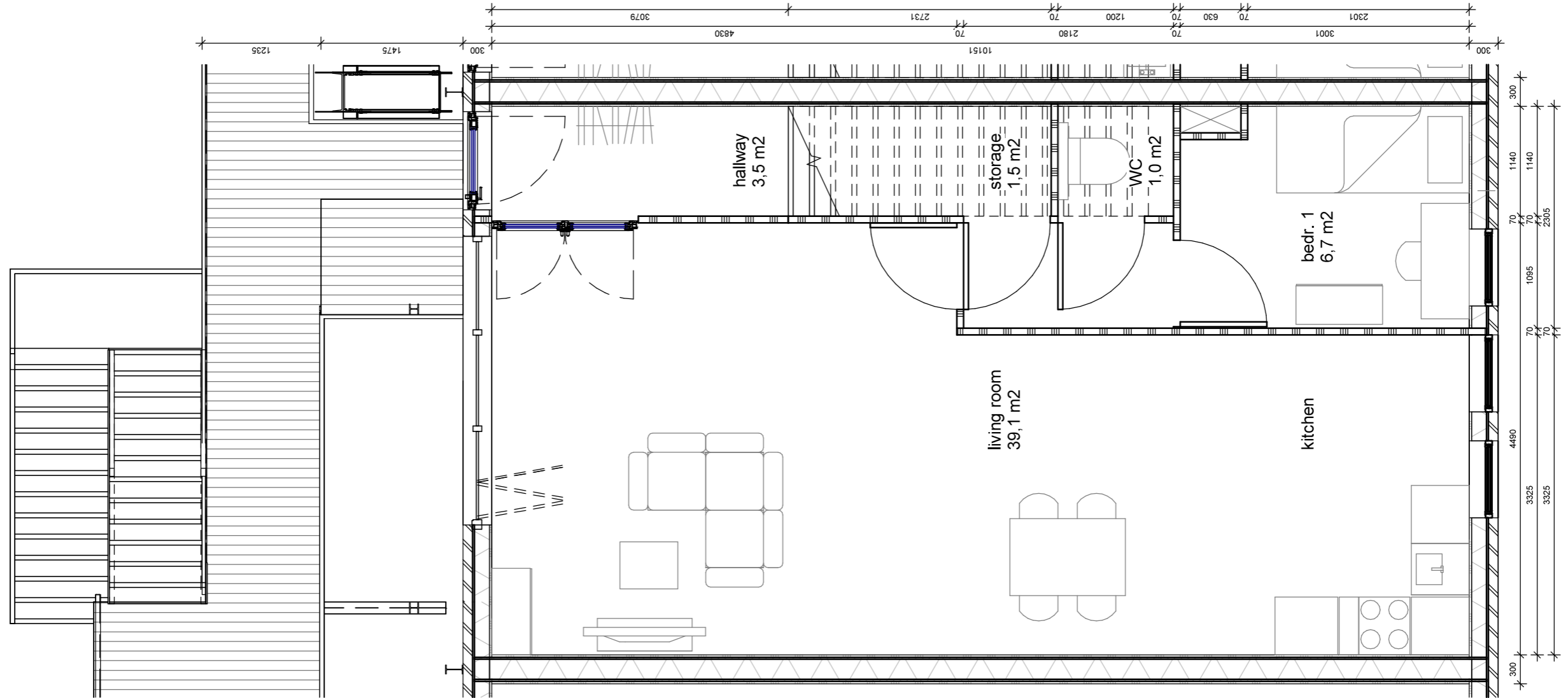
## Floorplan N0 - 1:50





# Montagehal Dwellings

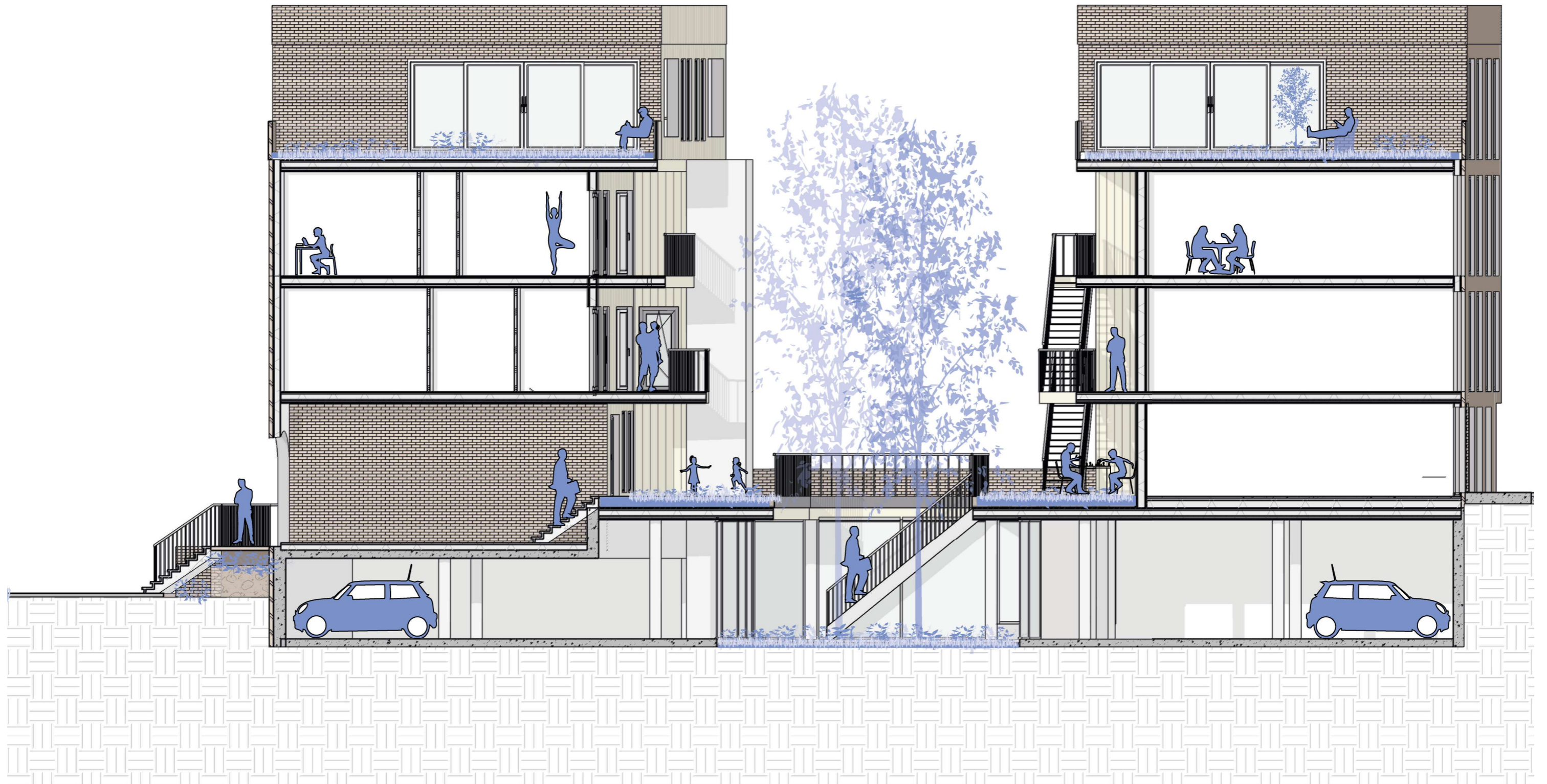
## Floorplan N1 - 1:50



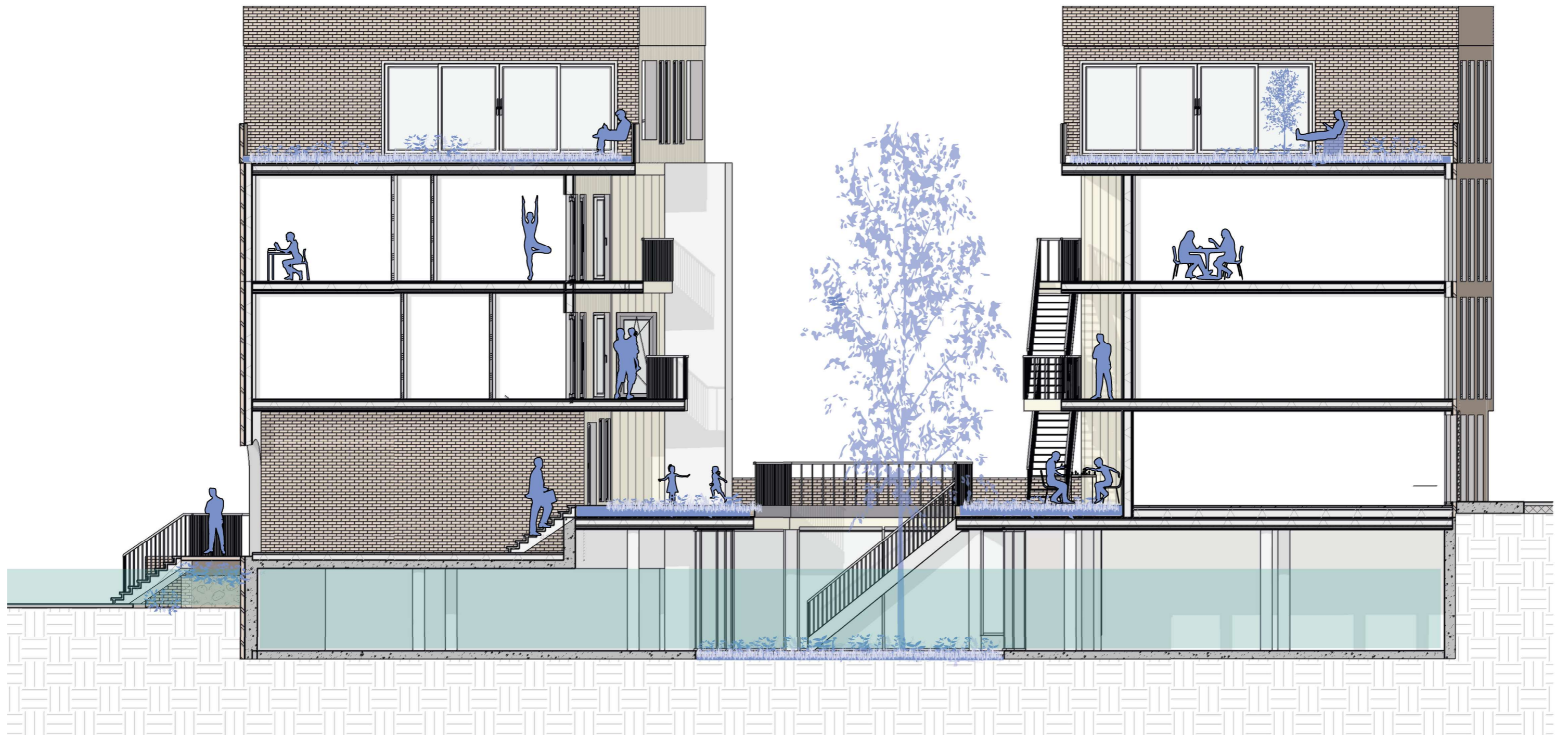
# New Boulevard Dwellings



# New Boulevard Dwellings



# New Boulevard Dwellings - Flooded

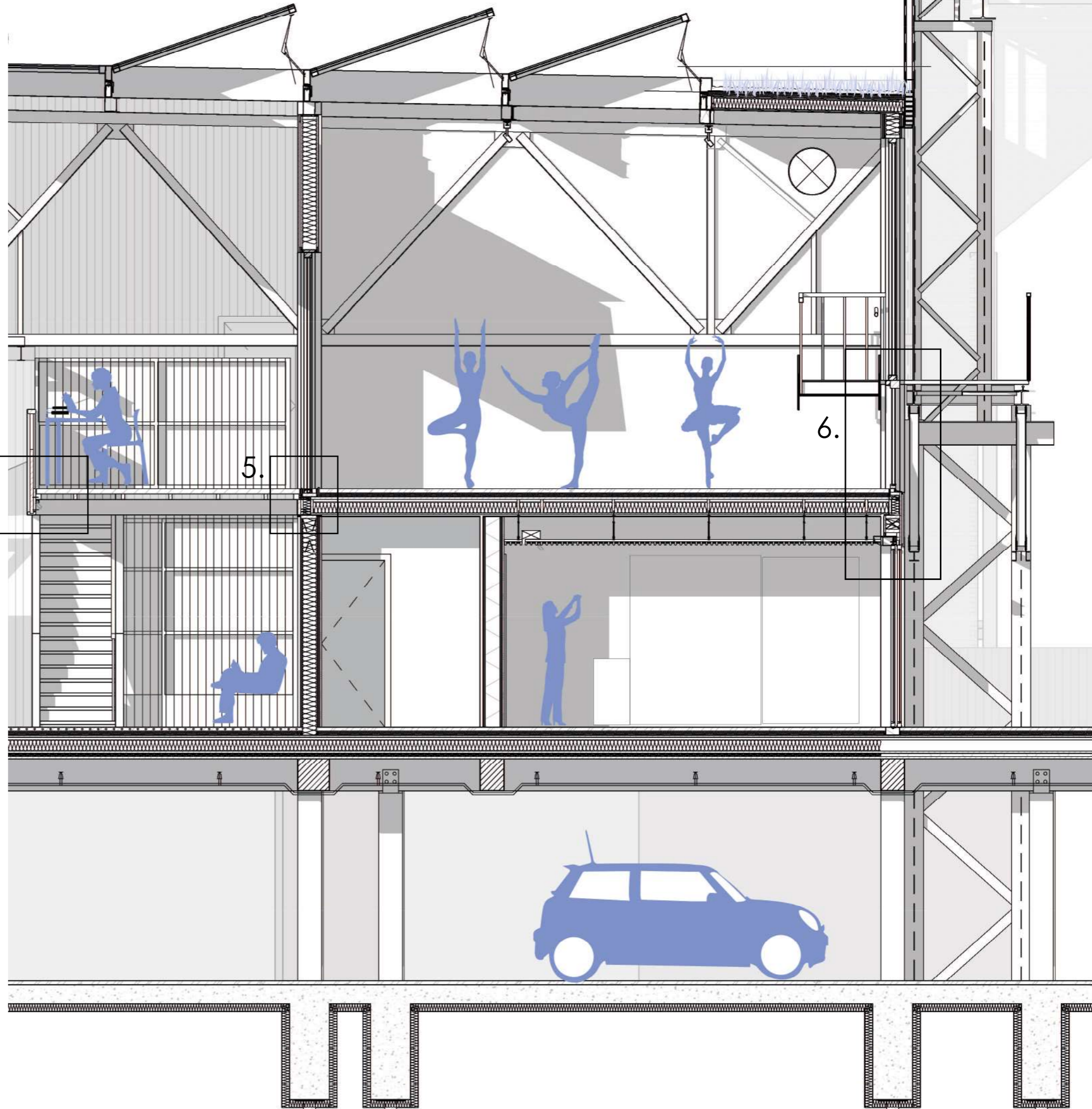
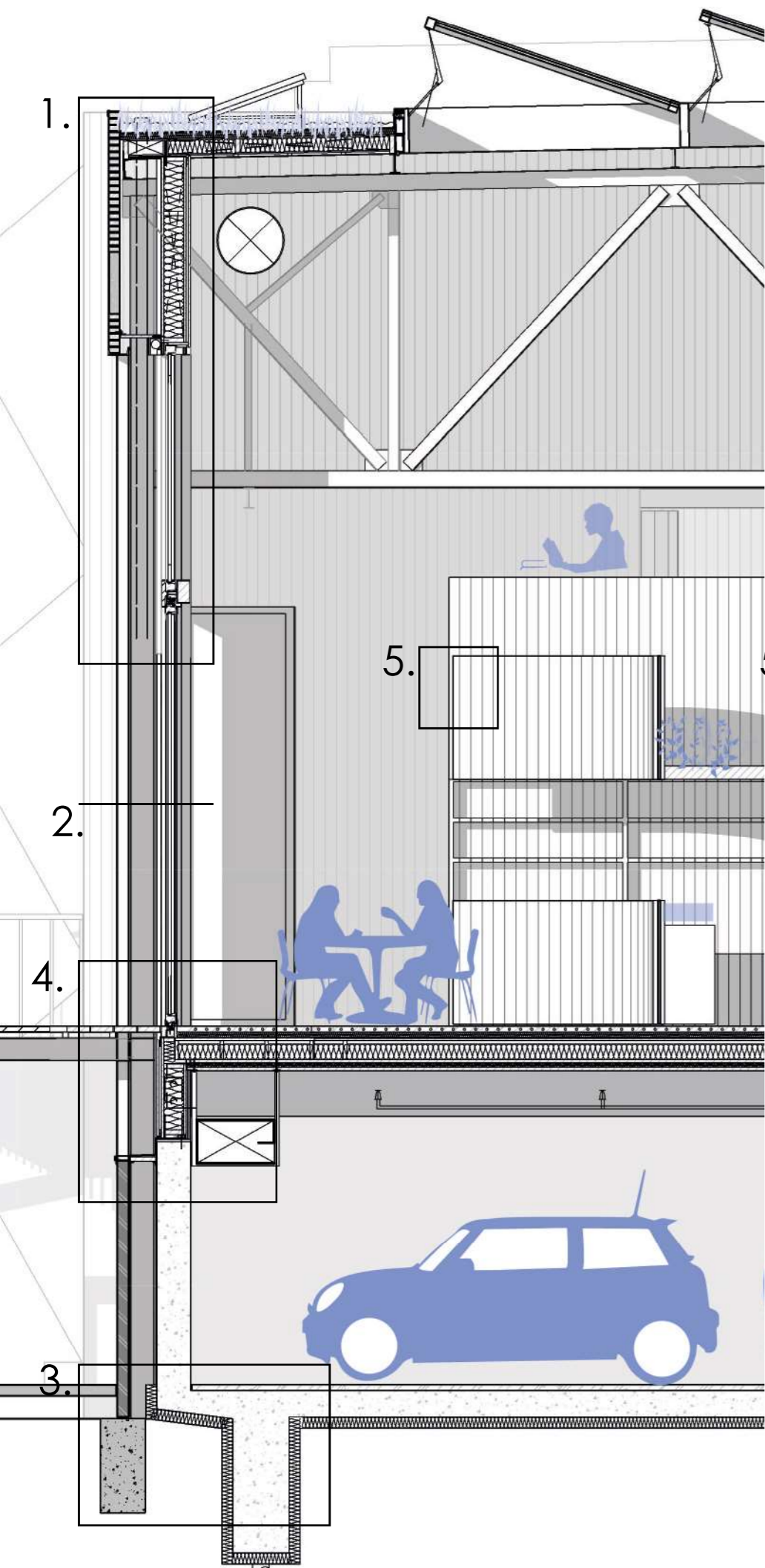


# KLOOS INSPIRED

*Past themes inspire future solutions*

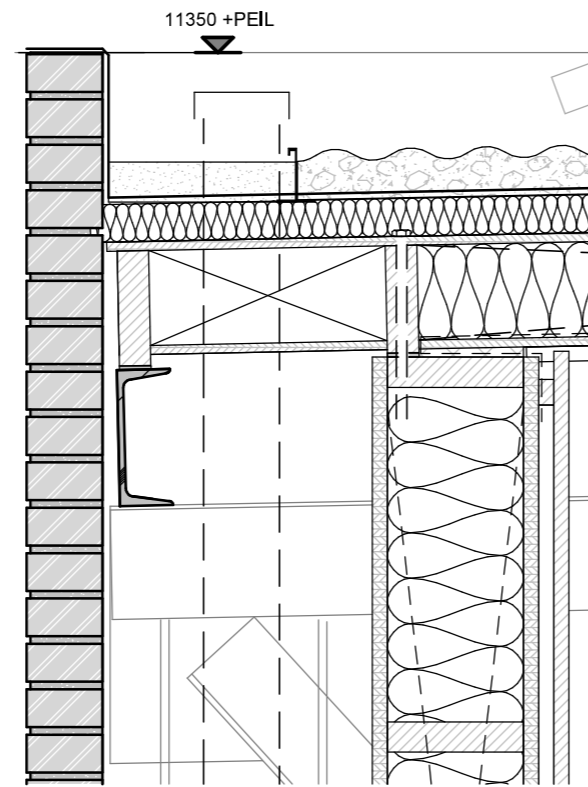
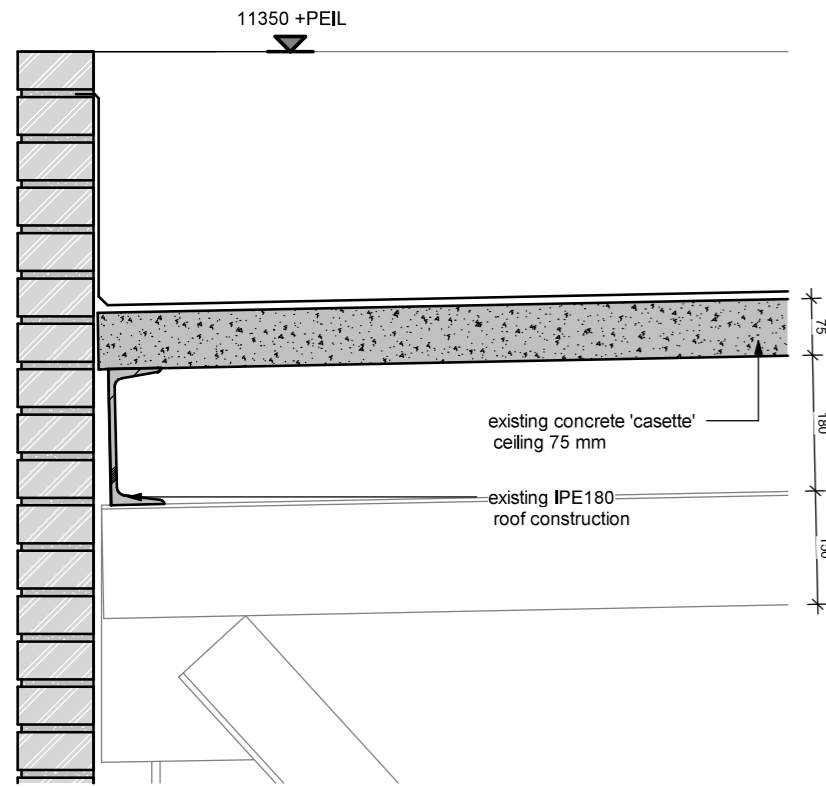
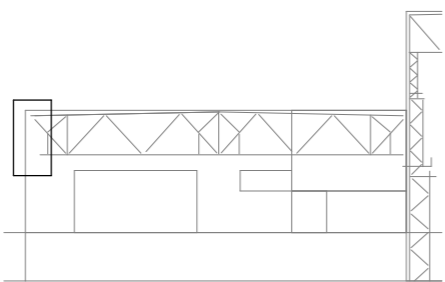
**Assembly Details**

FRAGMENT 1; 1/50



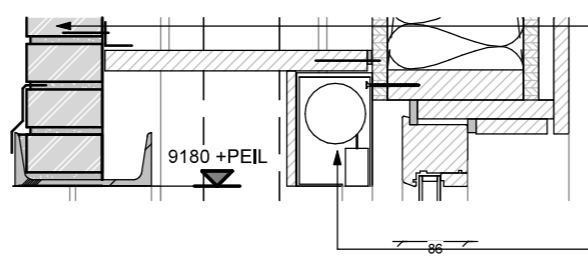
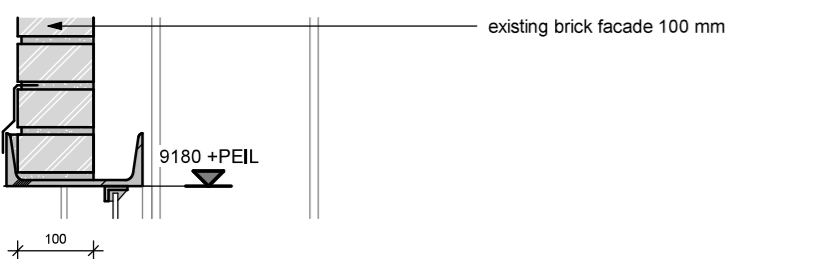
# FRAGMENT 1 | COMMUNITY CENTER

DETAIL 1; 1/10  
ROOF

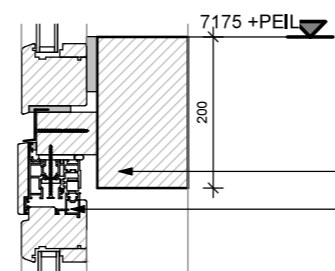
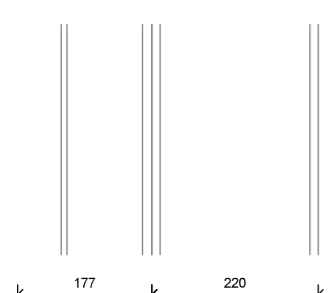


**roof weight calculation:**  
 - existing concrete 'cassette' ceiling 75 mm = 180 kg/m<sup>2</sup>  
 - new roof:  
 - soil 200 mm = 70/80 kg/m<sup>2</sup>  
 - PV - panels = 30 kg/m<sup>2</sup>  
 - insulated wood structure = 20 kg/m<sup>2</sup>  
 - total = +/- 130 kg/m<sup>2</sup> ->  
 - In conclusion; PV panels can be placed

**roof structure: ext - int:**  
 - PV-panels  
 - soil  
 - water resistant foil  
 - multiplex 20 mm  
 - hard insulation 50 mm  
 - timber frame roof 150 mm  
 - vapor barrier  
 - wooden 'cassette' ceiling 40 mm  
 - Rc-insulation > 4,7 m<sup>2</sup>K/W  
 - exposed output ventilation tube, attached to existing steel structure



**facade structure: ext - int:**  
 - existing brick facade 100 mm  
 - insulated timber frame  
 - wooden slats, 20 mm  
 - wooden cladding, 80x20 mm, h.o.h. 100 mm  
 - Rc > 4,0 m<sup>2</sup>K/W



Community Center

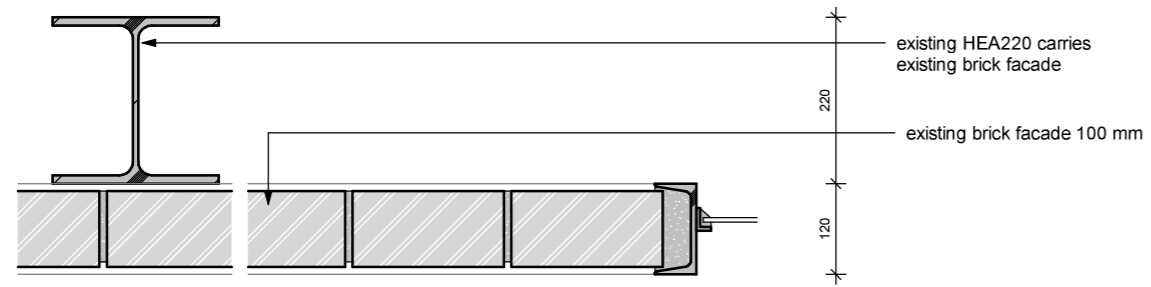
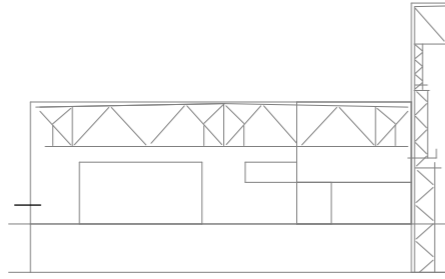
Wooden beam 120x200 mm  
 Solarlux wooden sliding walls

Existing;

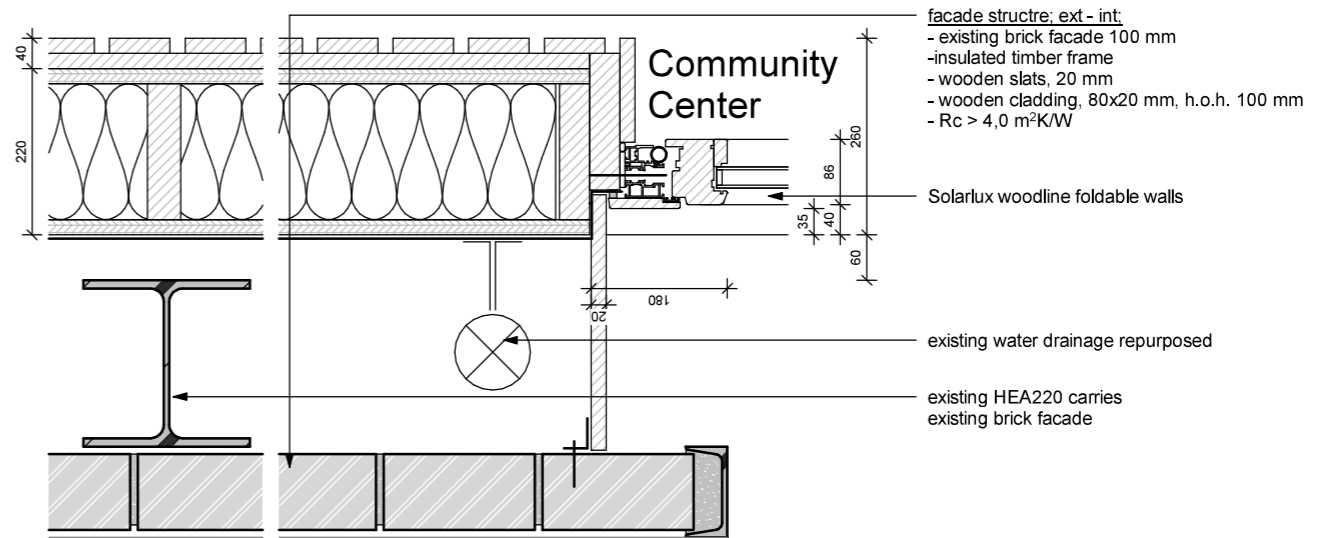
New;

# FRAGMENT 1 | COMMUNITY CENTER

DETAIL 2; 1/10  
FACADE,  
HORIZONTAL



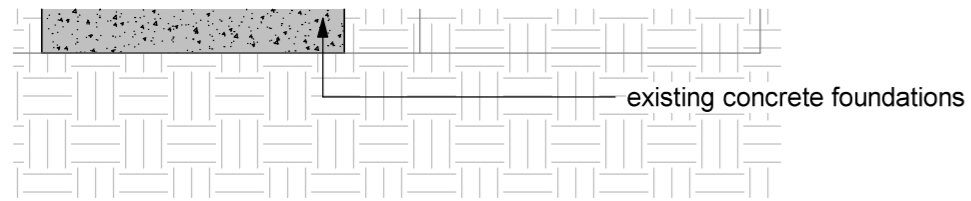
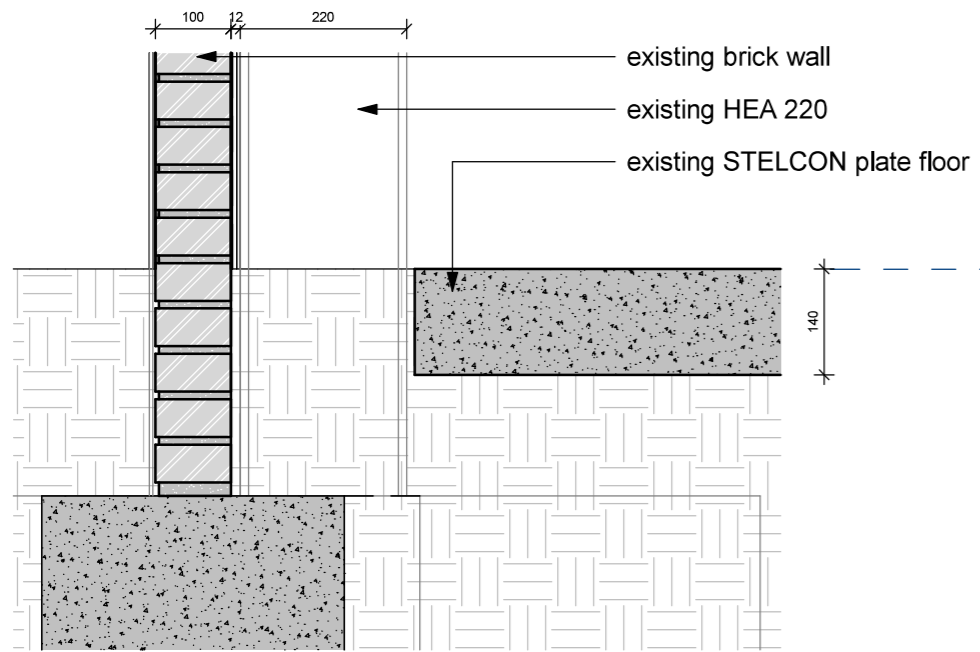
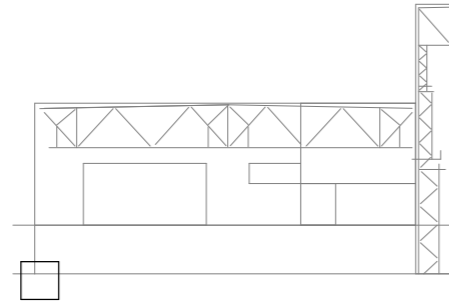
Existing;



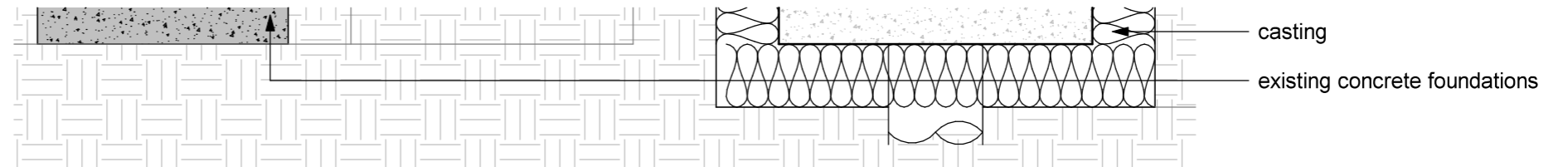
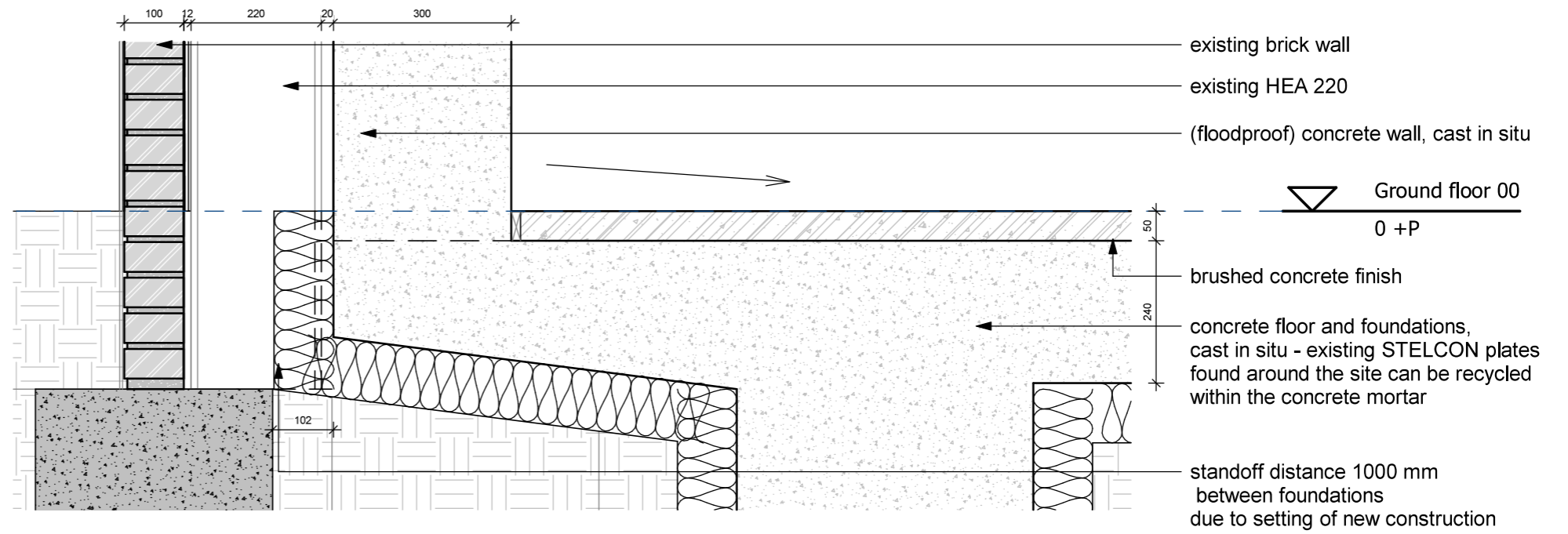
New;



# DETAIL 3; 1/10 FOUNDATIONS

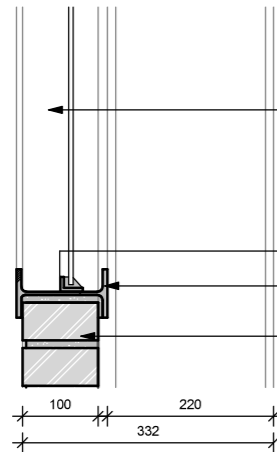
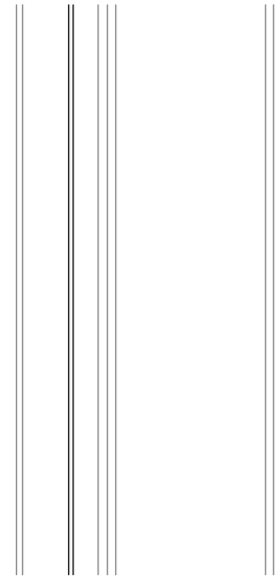
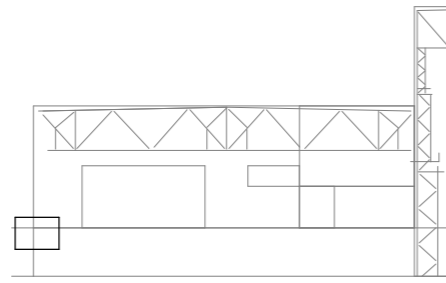


Existing;

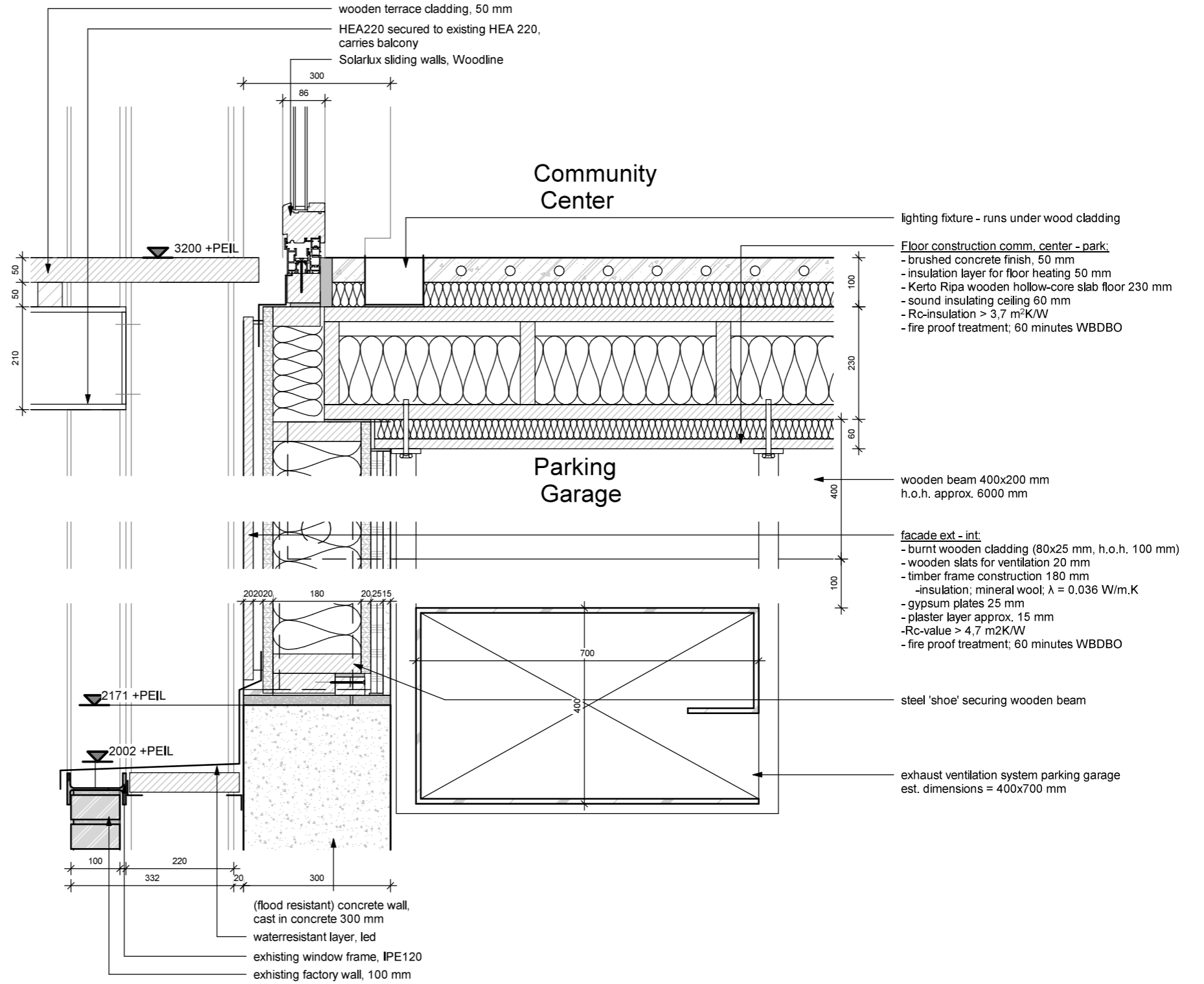


New;

# DETAIL 4; 1/10 FLOOR

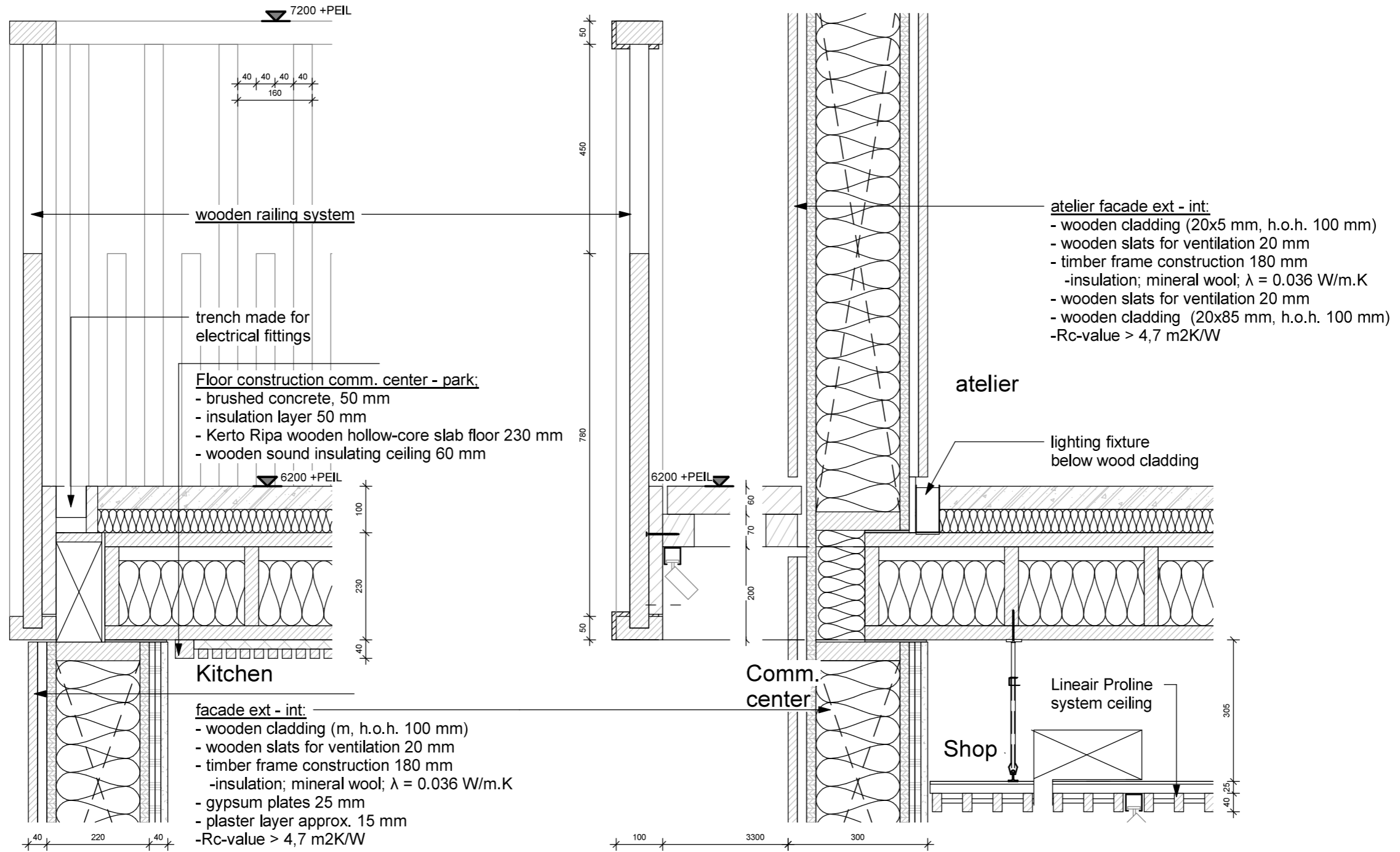
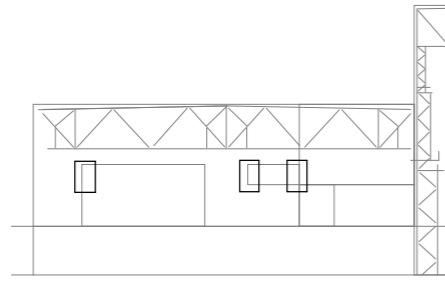


Existing;



New;

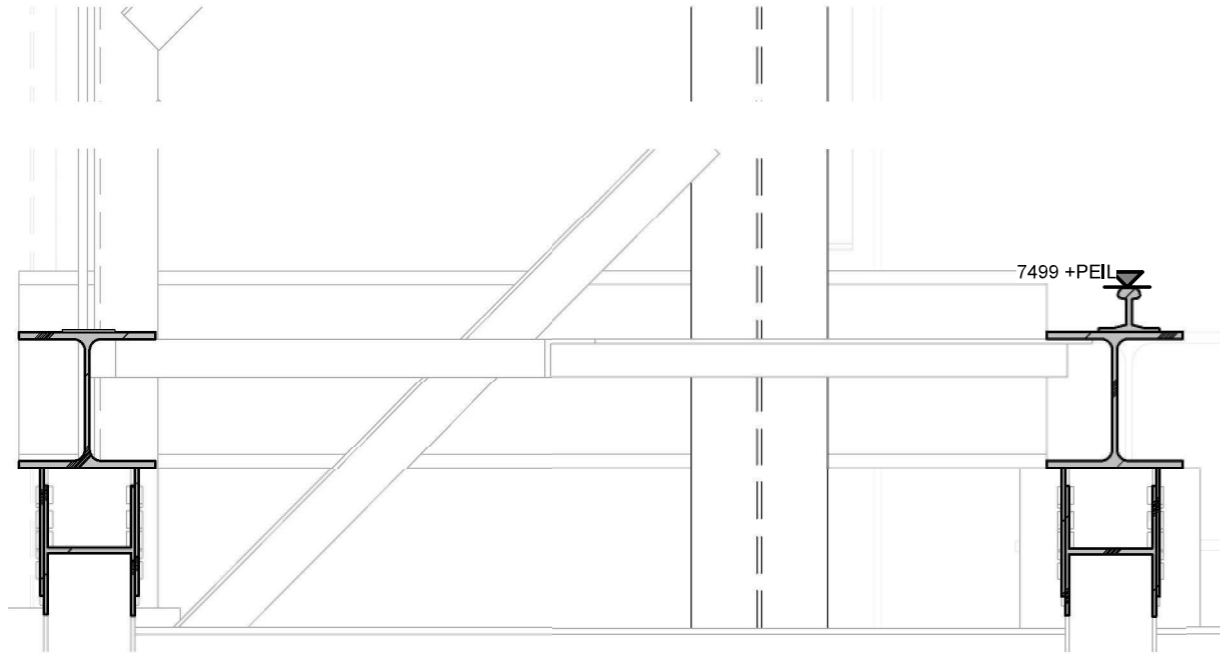
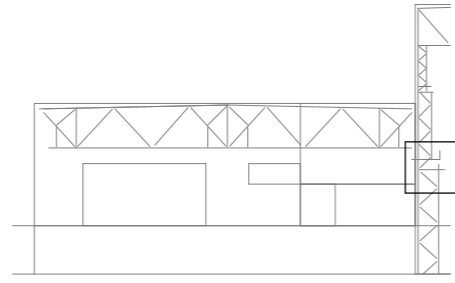
DETAIL 5; 1/10  
INTERIOR



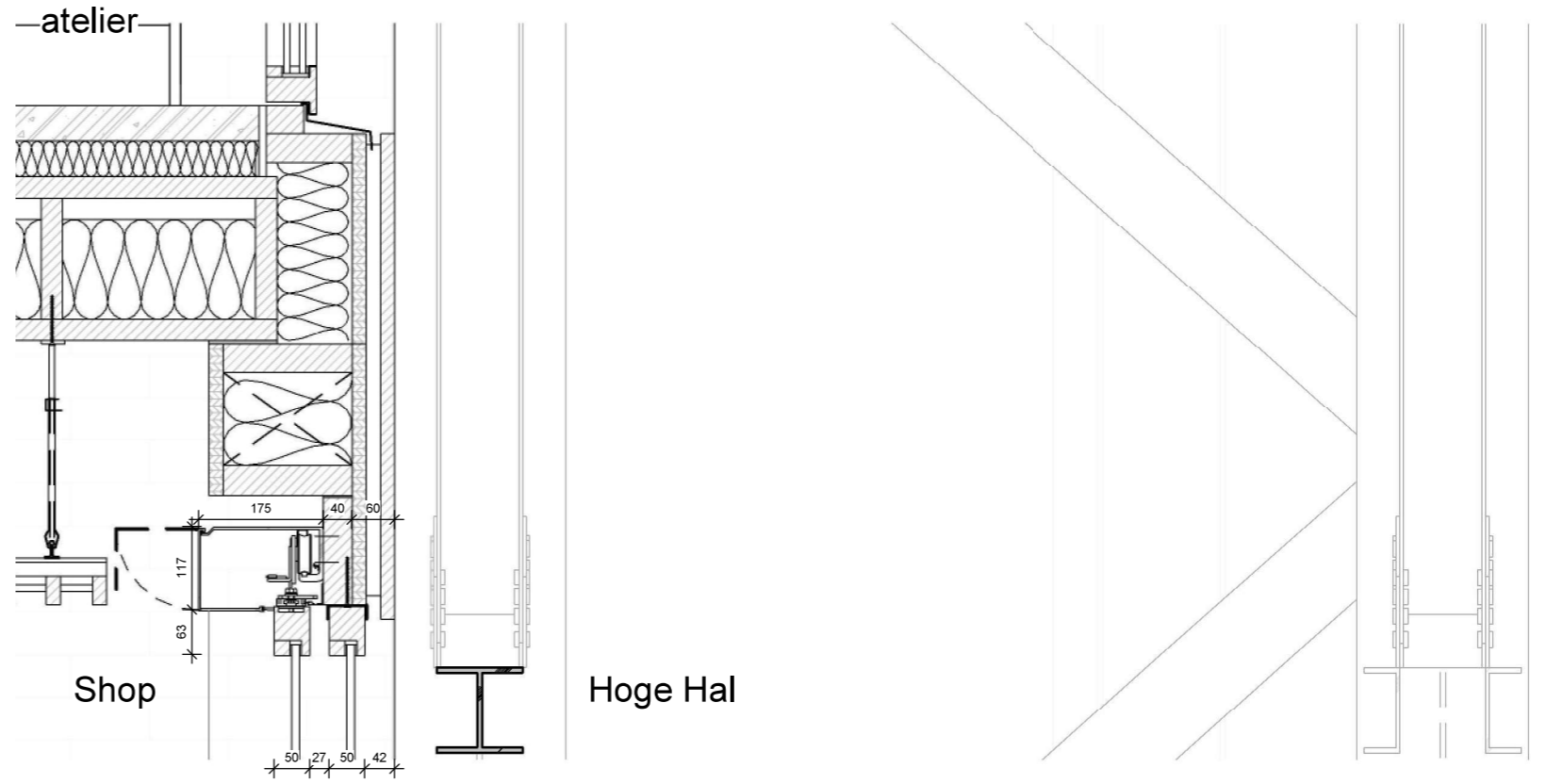
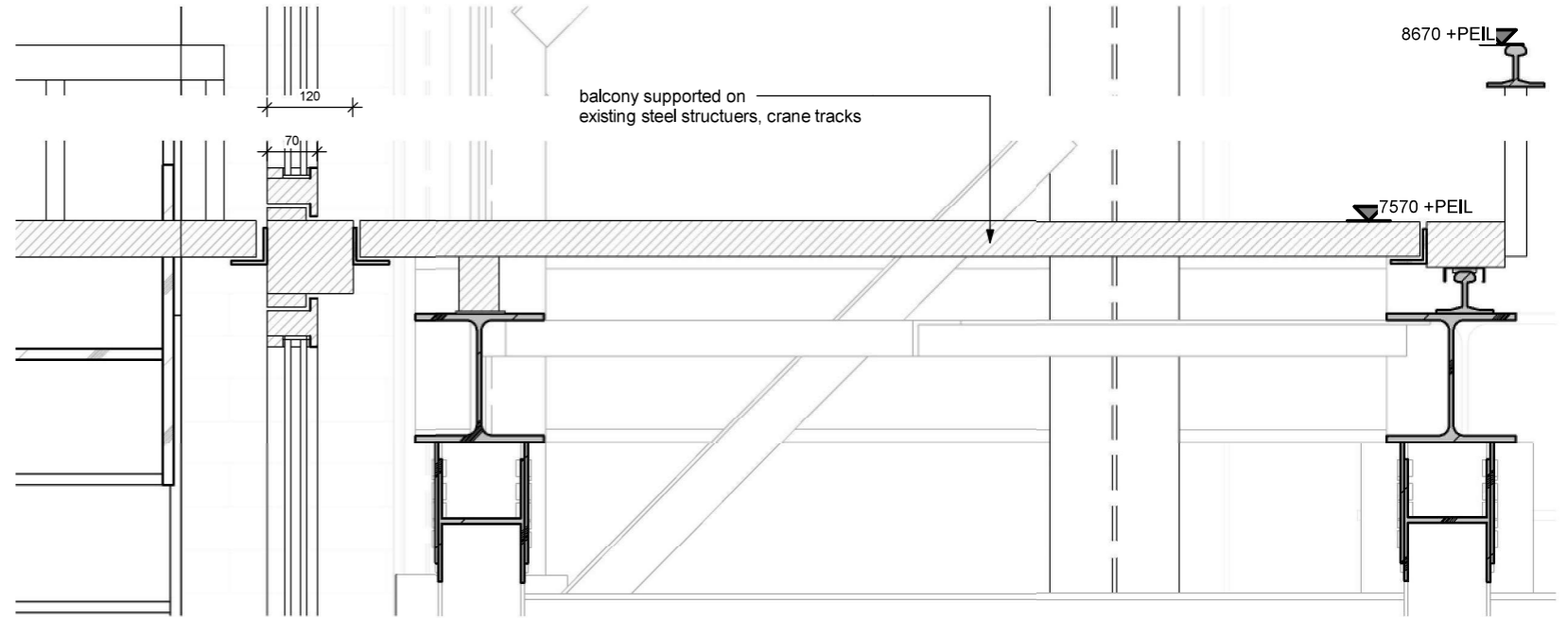
New;

New;

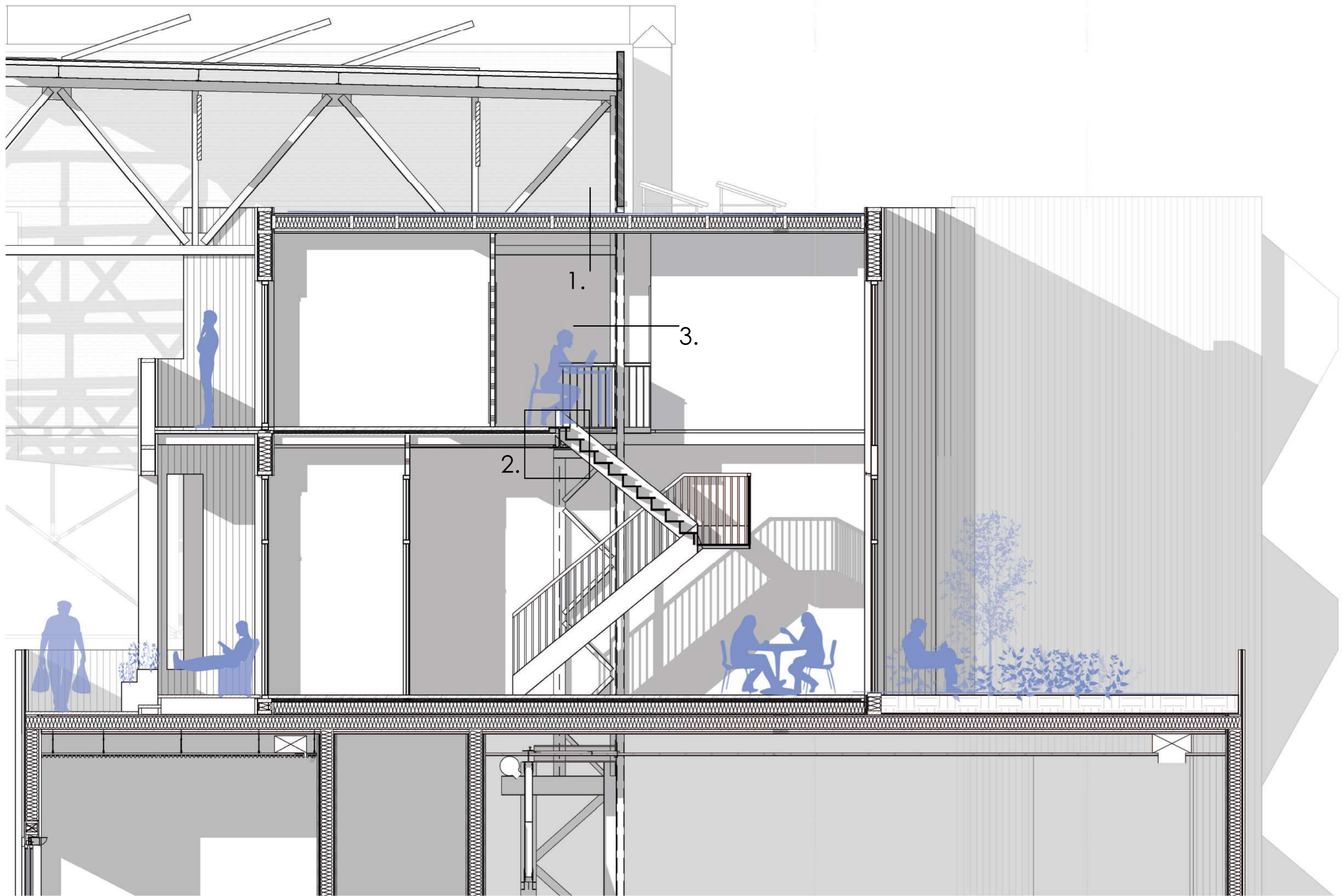
DETAIL 6; 1/10  
EVENT SPACE  
BALCONY



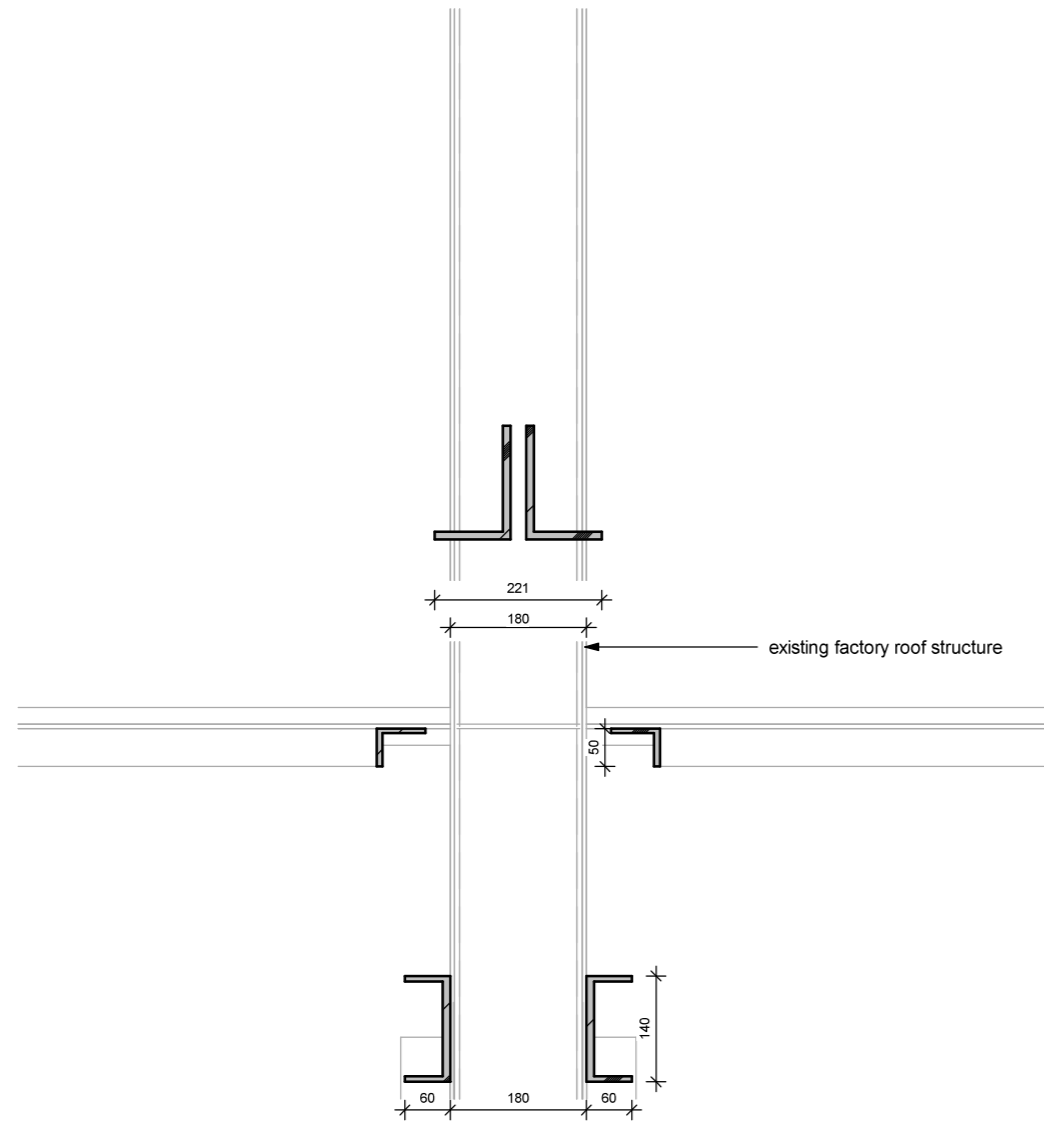
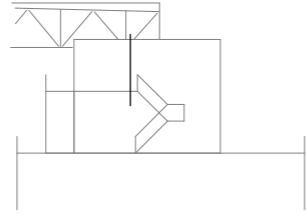
Existing;



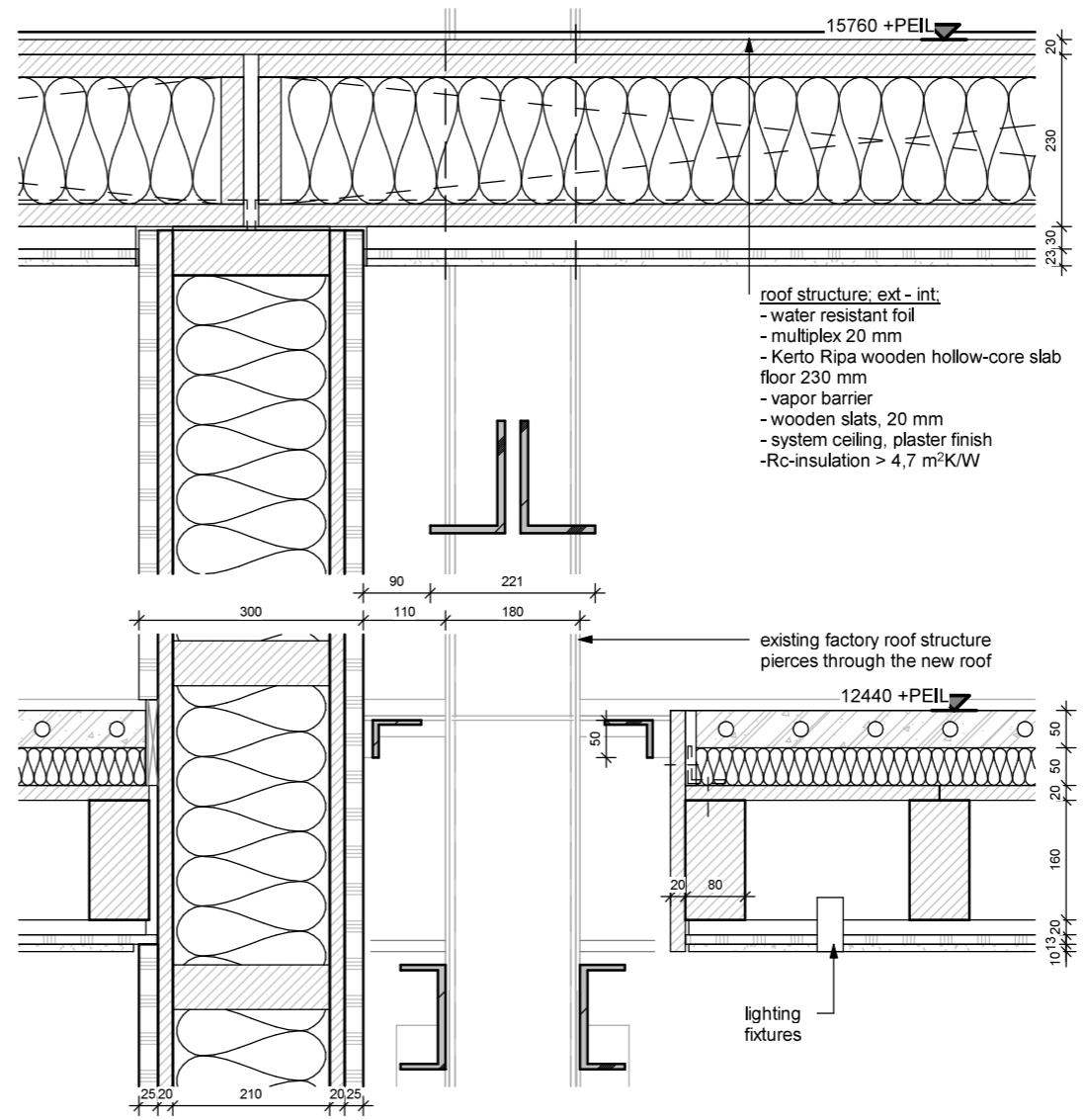
New;



DETAIL 1: 1/10  
 ROOF  
 CONSTRUCTION

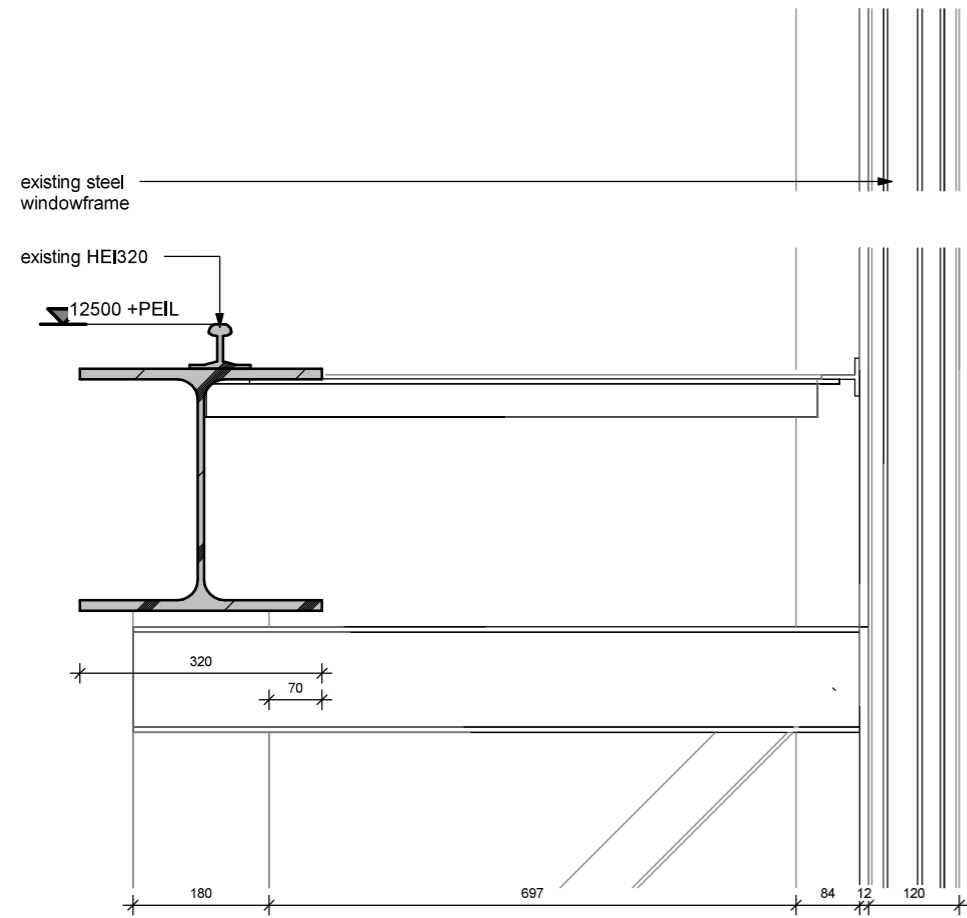
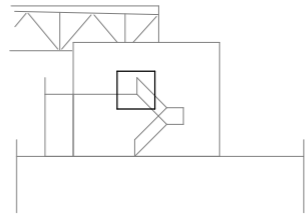


Existing;

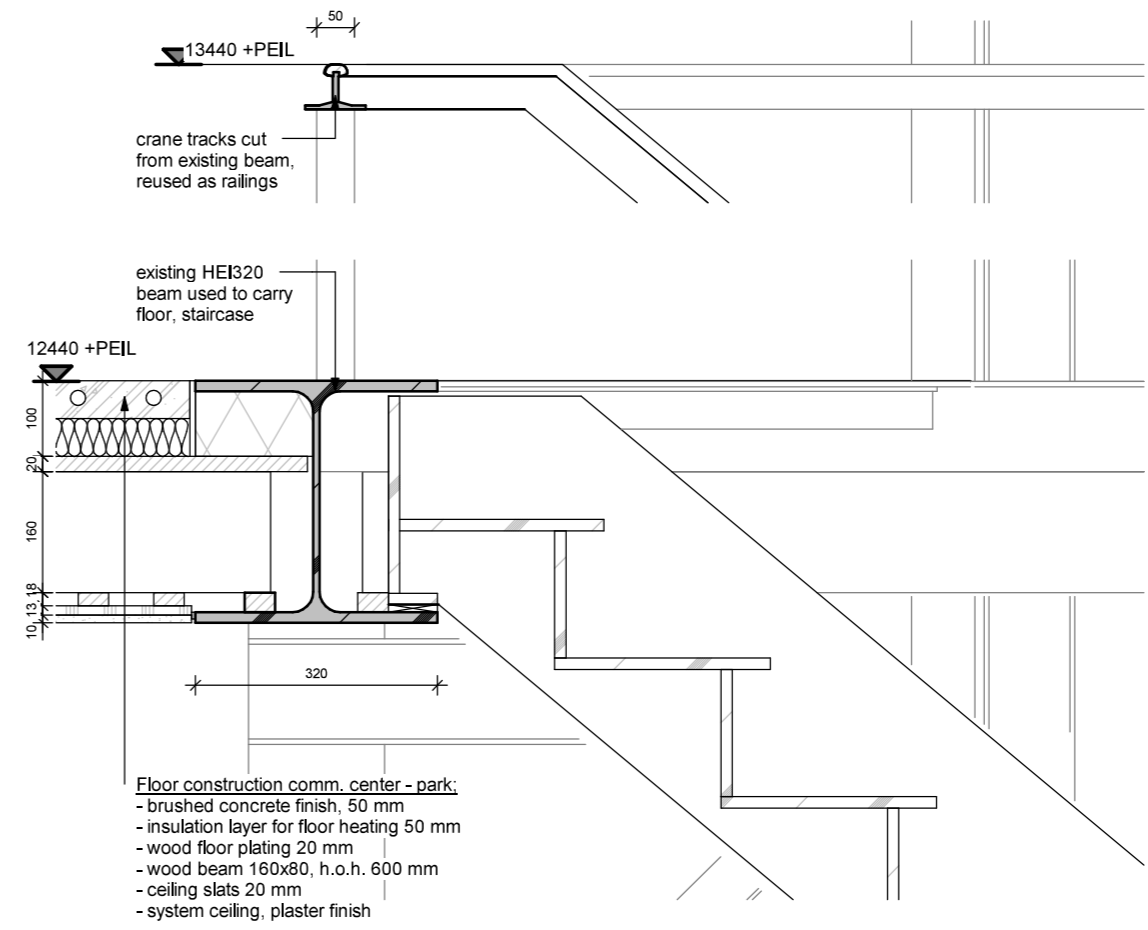


New;

# DETAIL 2 1/10 STAIRS ASSEMBLY

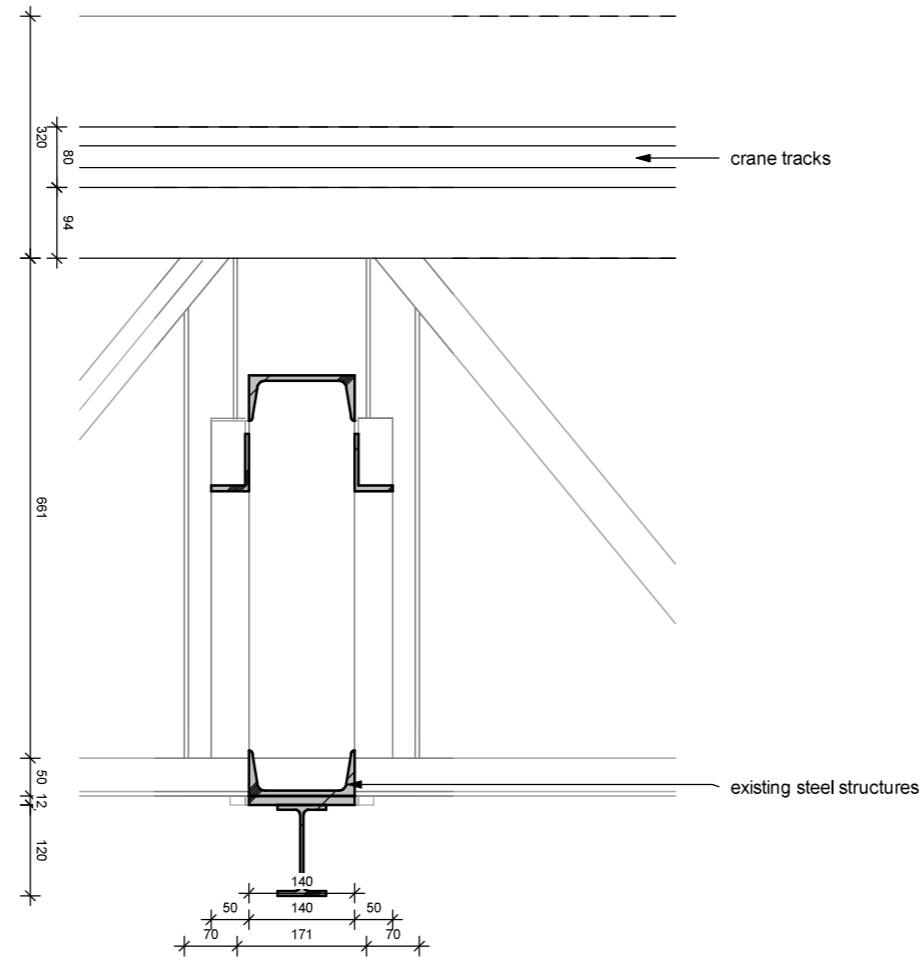
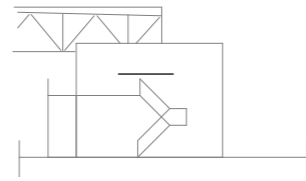


Existing;

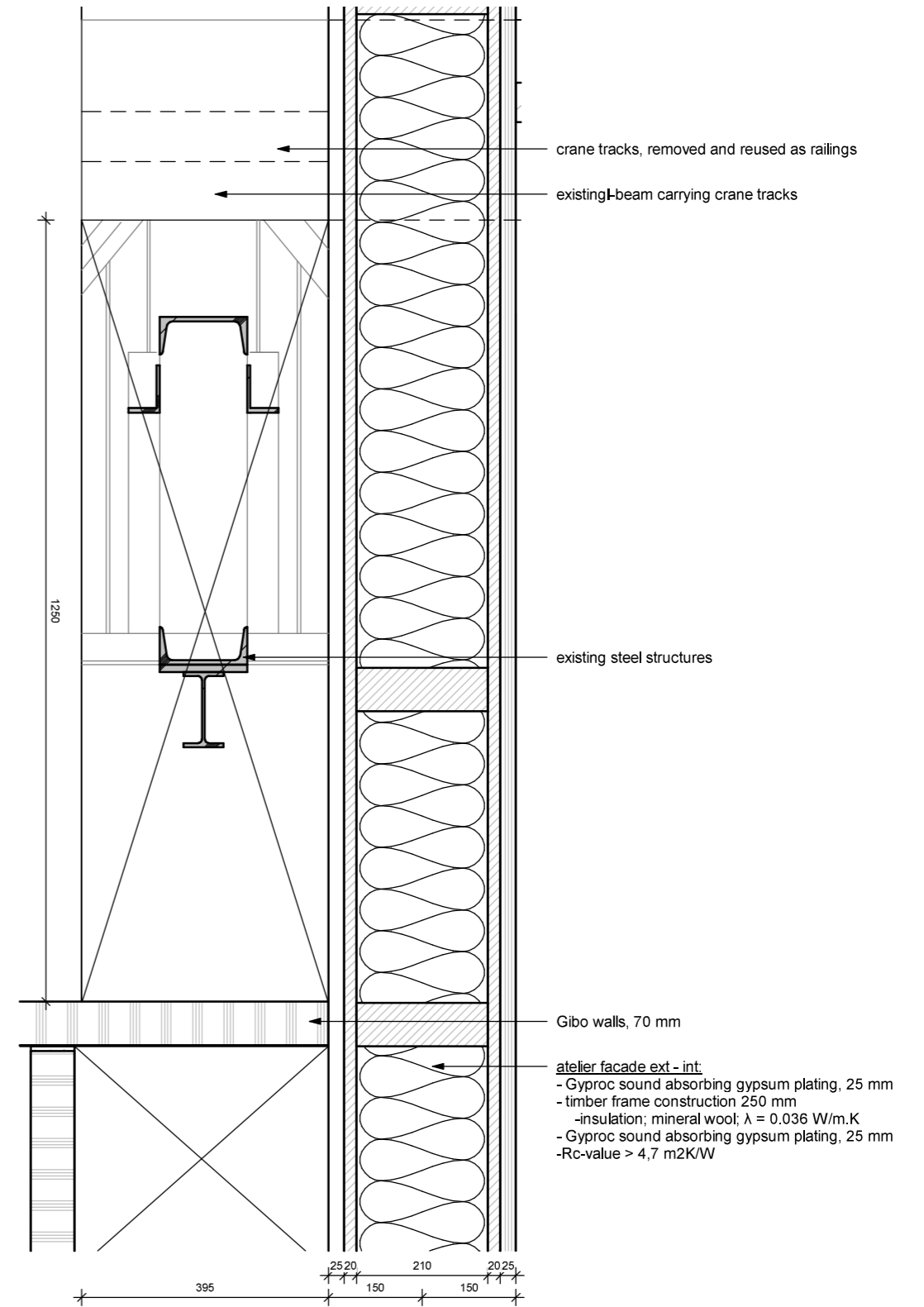


New;

# DETAIL 3: 1/10 WALL ASSEMBLY

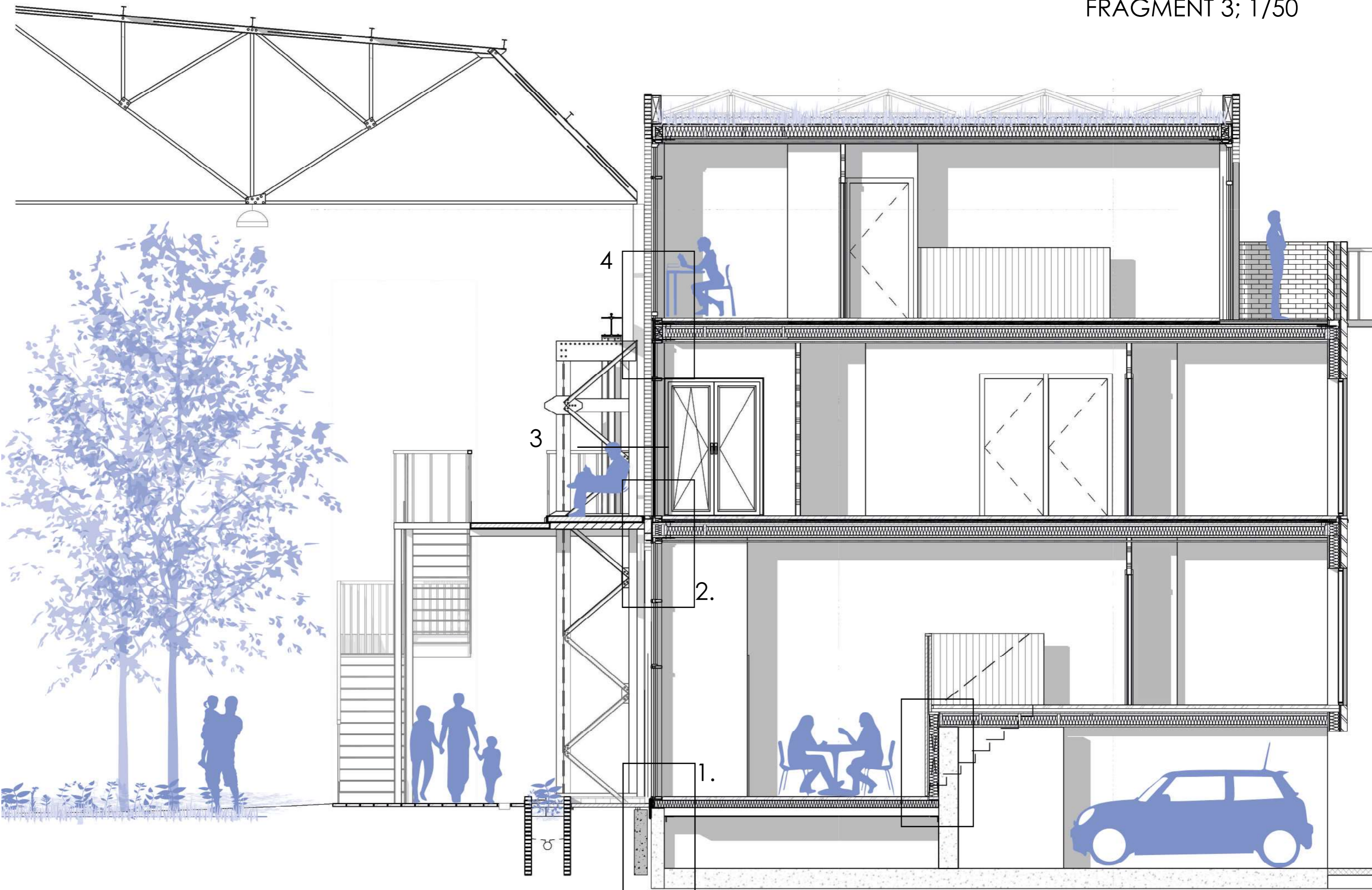


Existing;

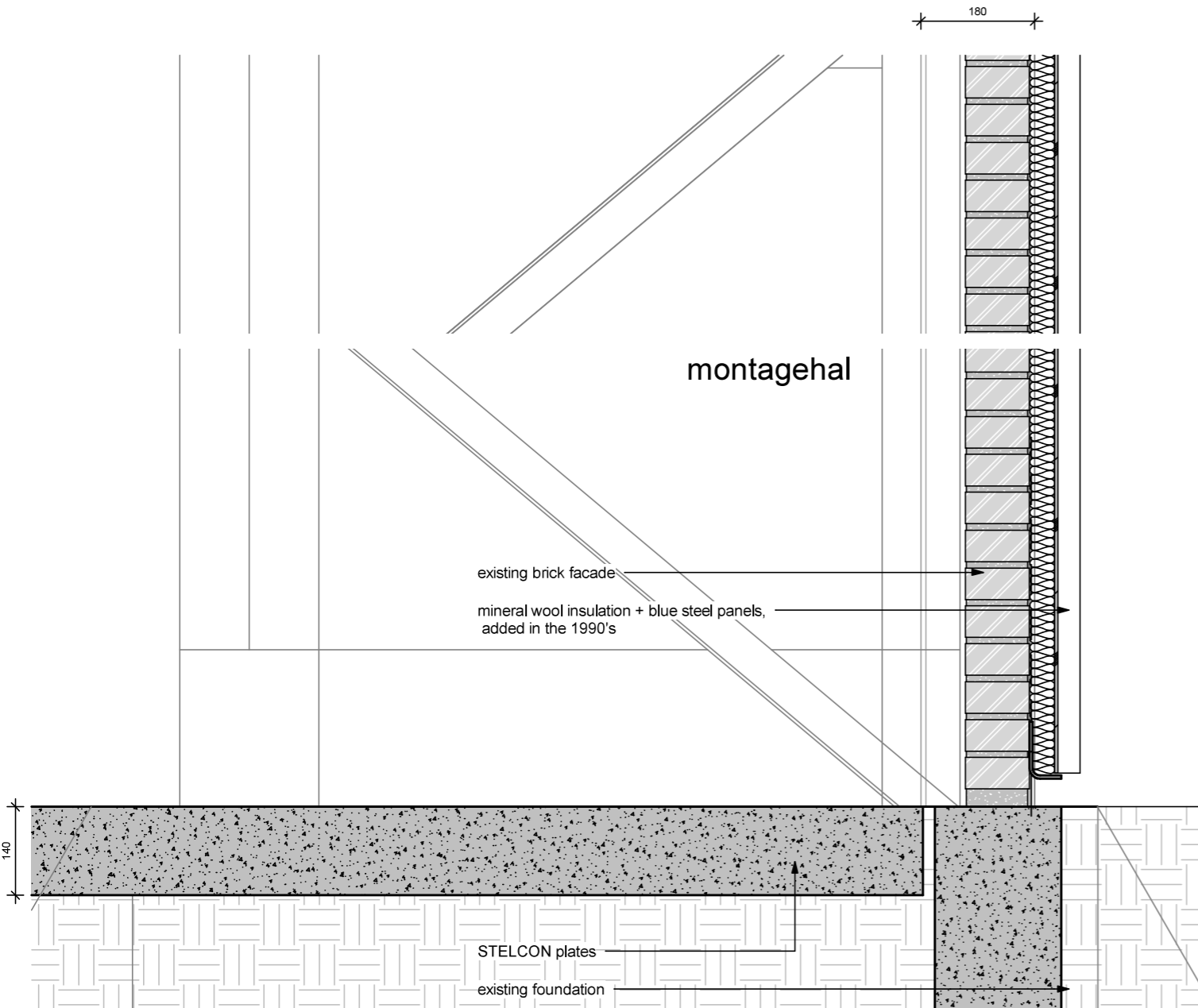
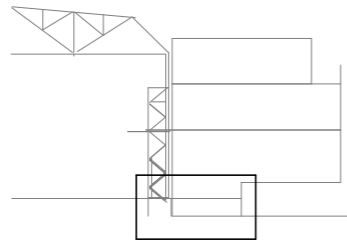


New;

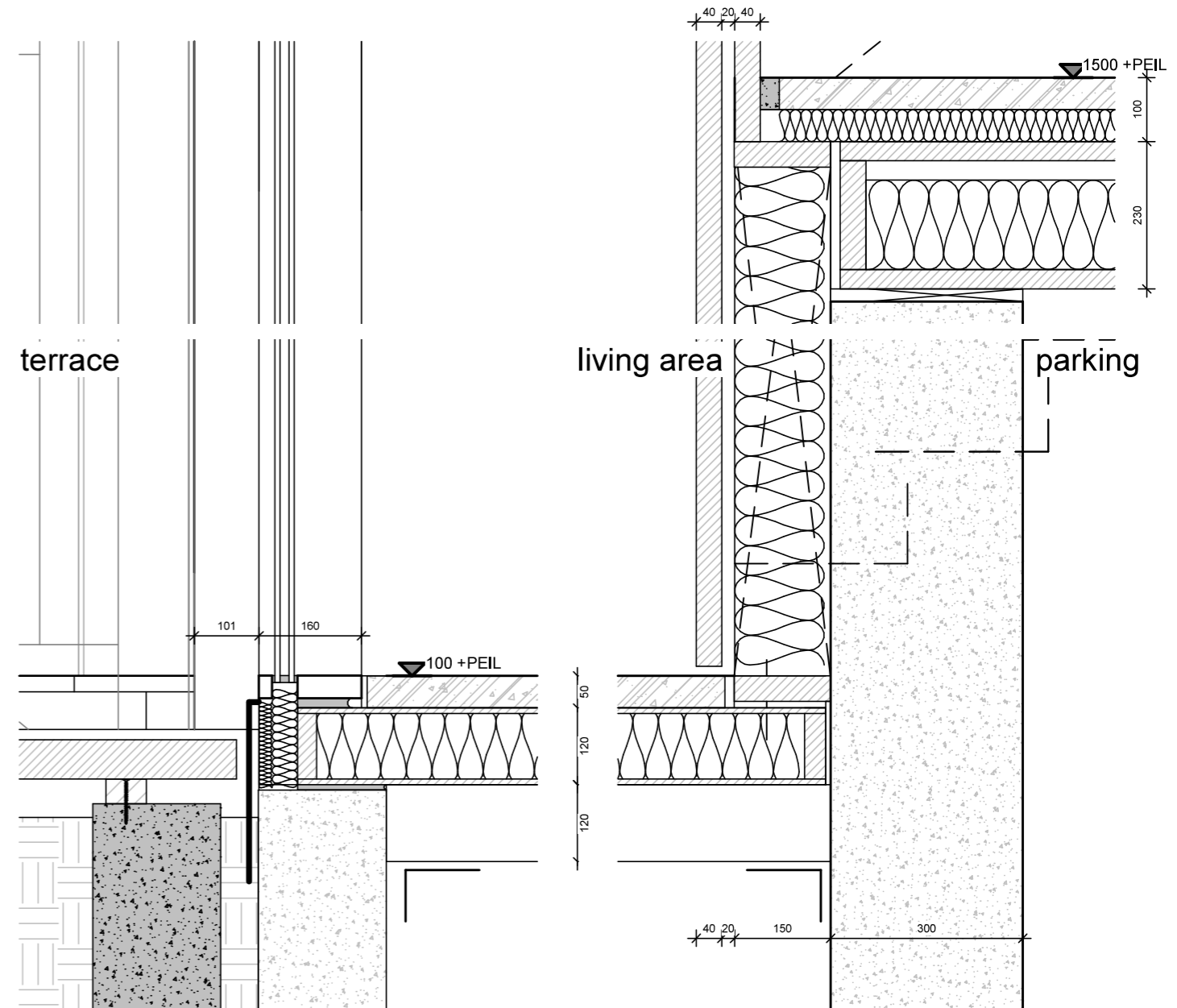




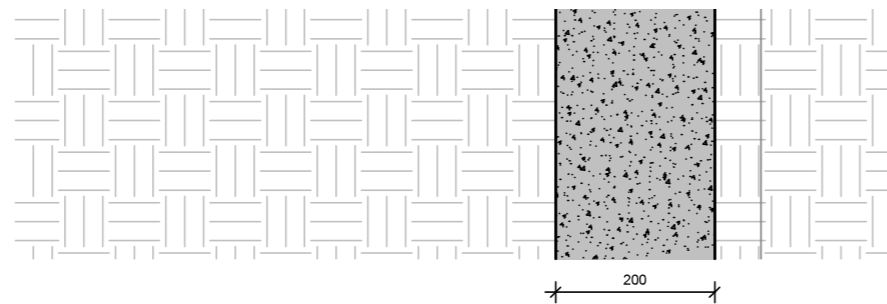
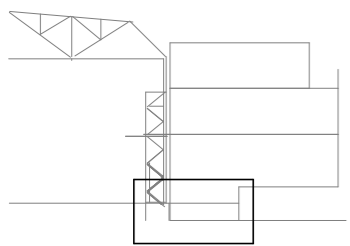
# DETAIL 1; 1/10 FLOOR & WINDOW



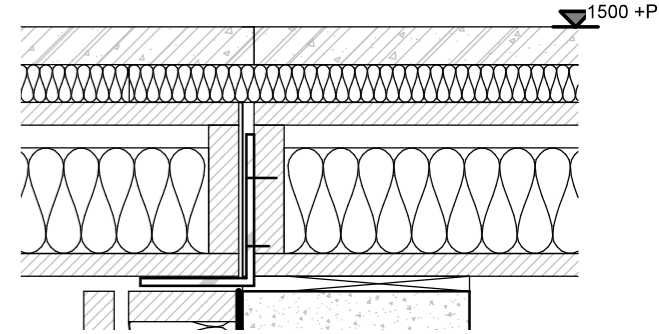
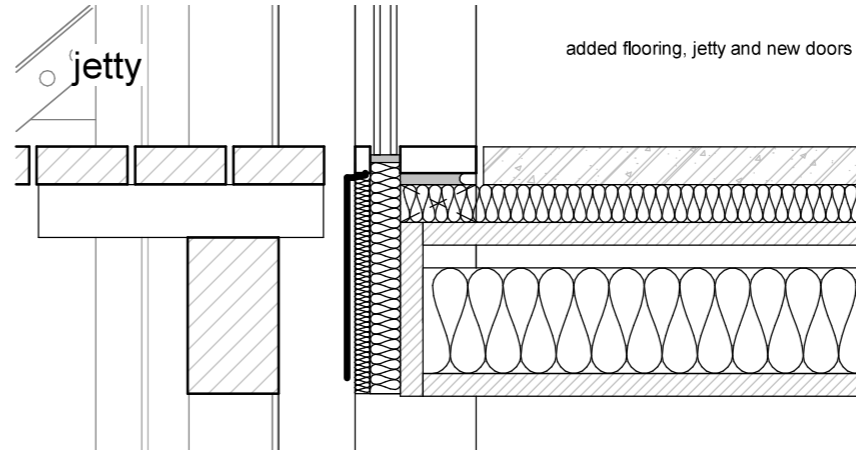
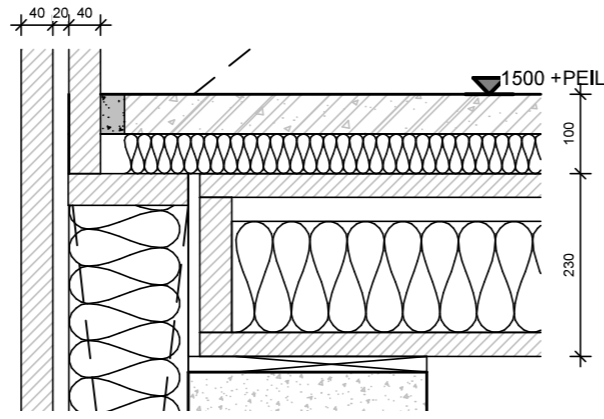
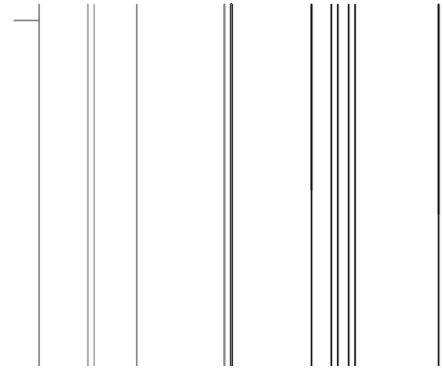
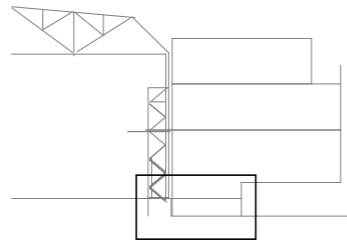
Existing;



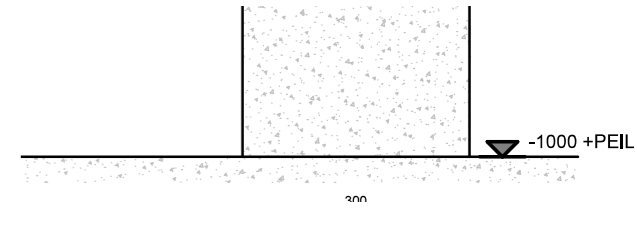
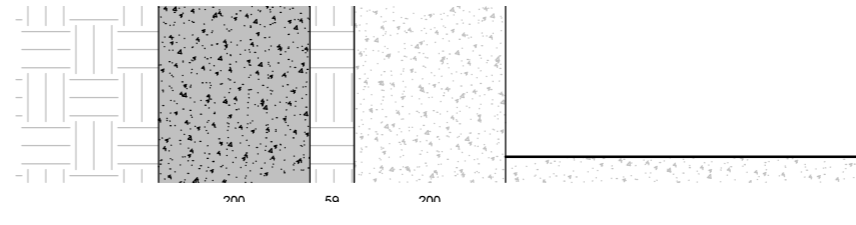
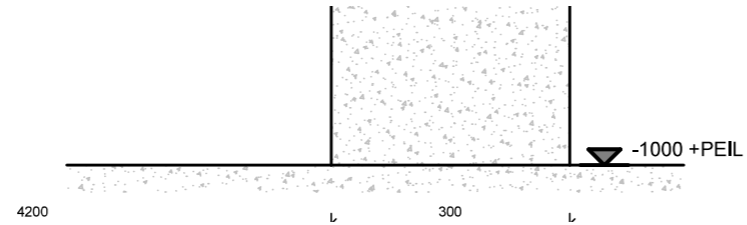
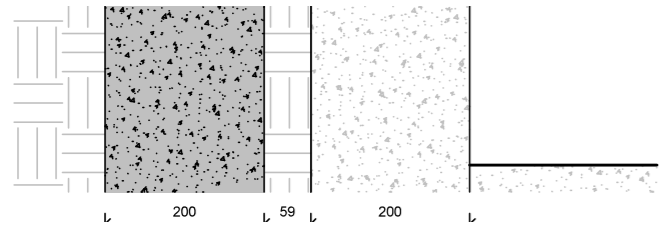
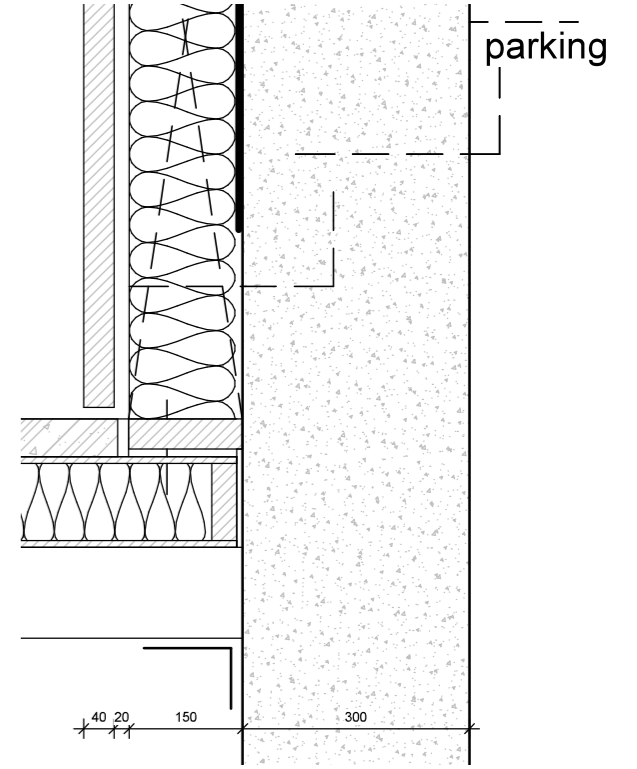
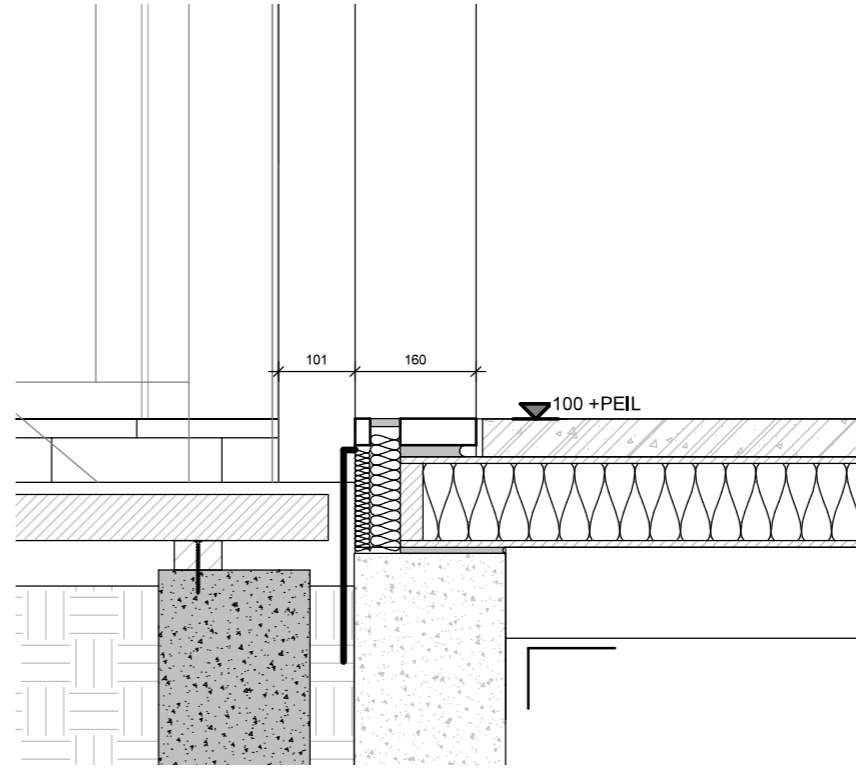
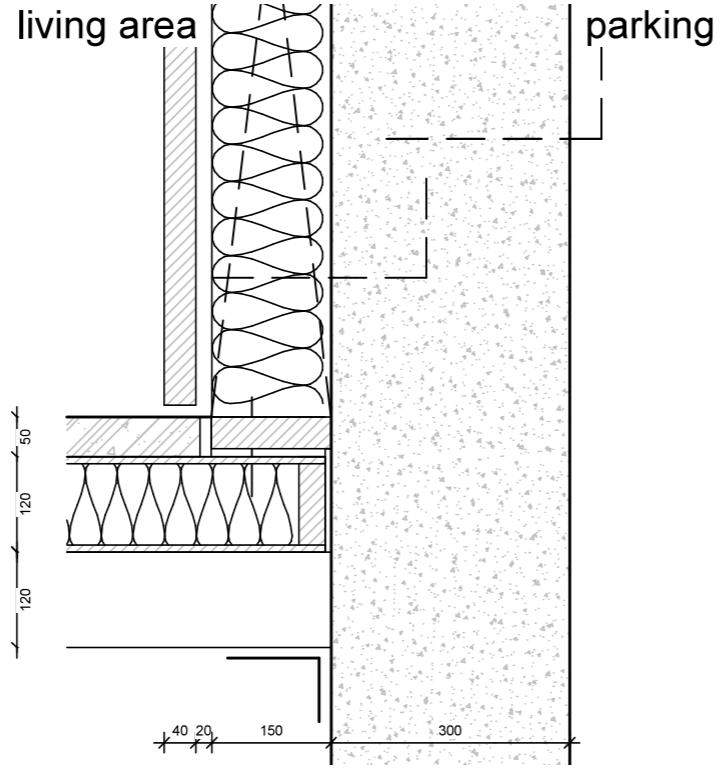
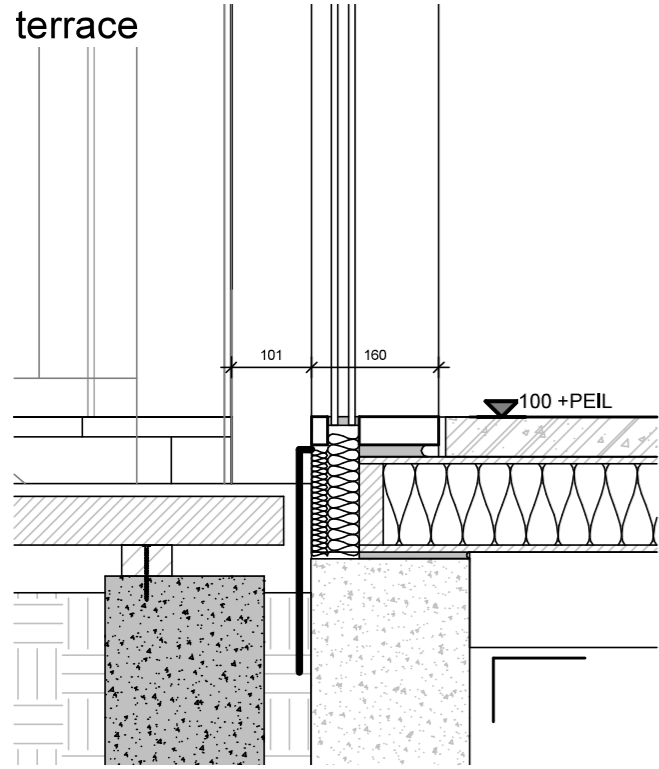
New;



DETAIL 1; 1/10  
FLOOR & WINDOW  
FLOODING ADAPTED



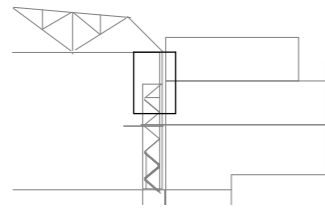
terrace



Existing;

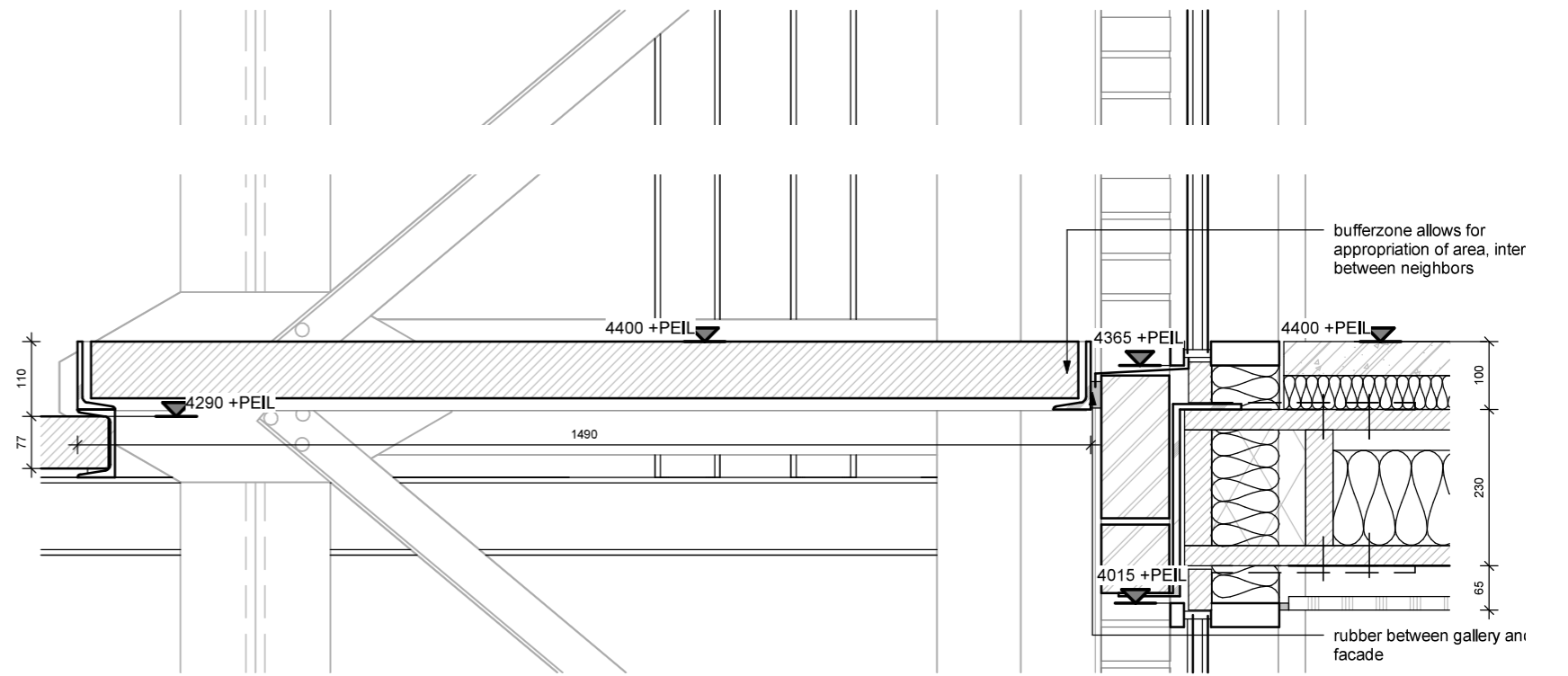
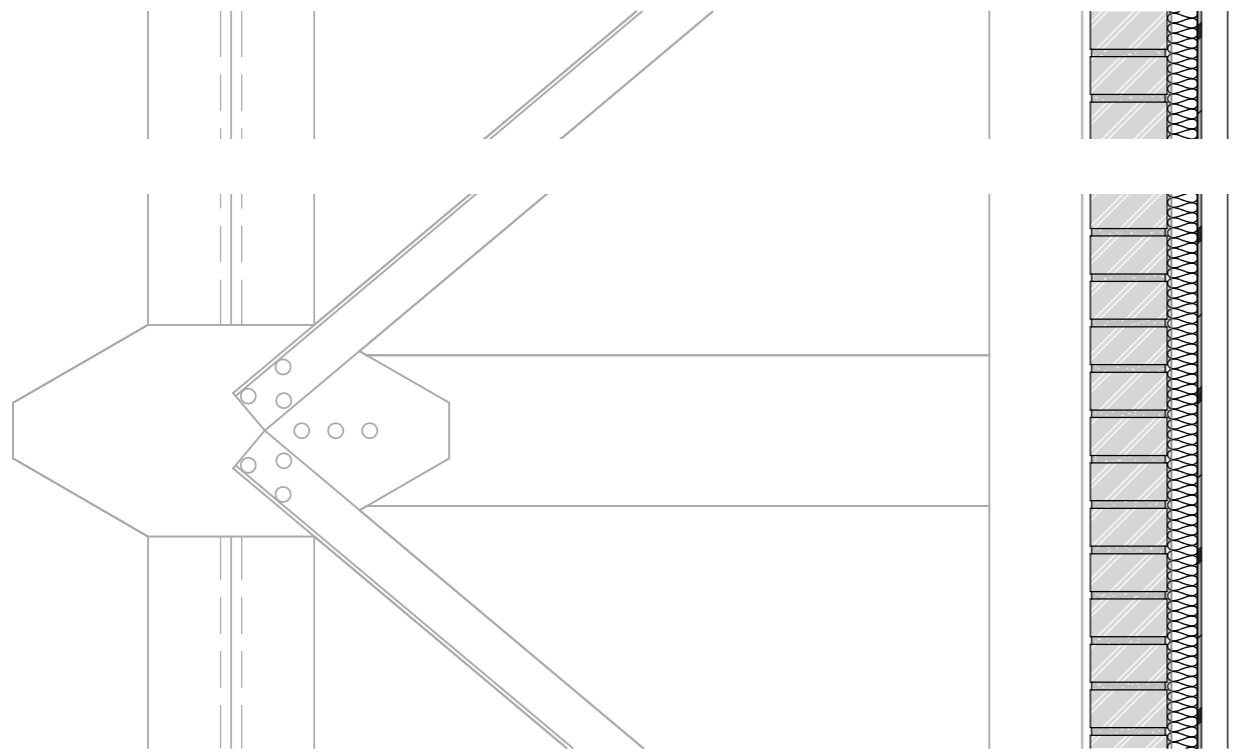
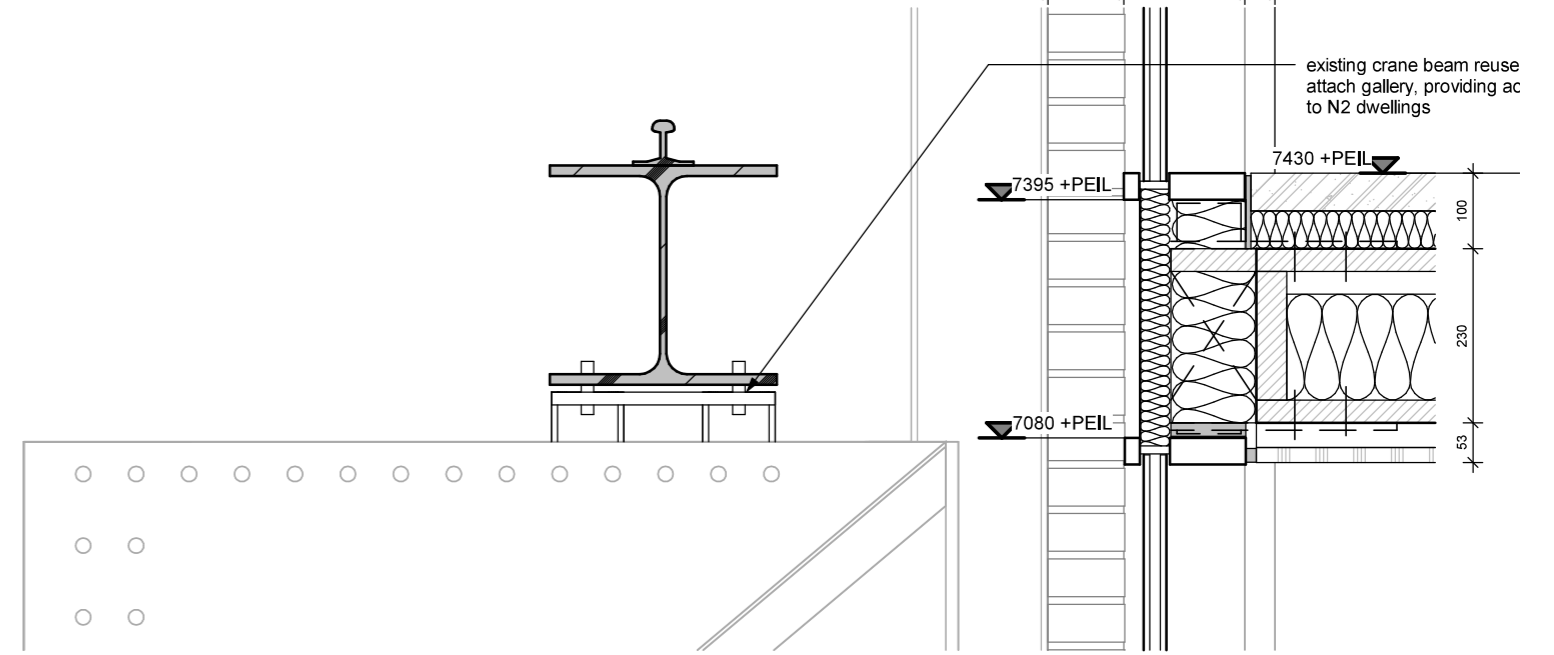
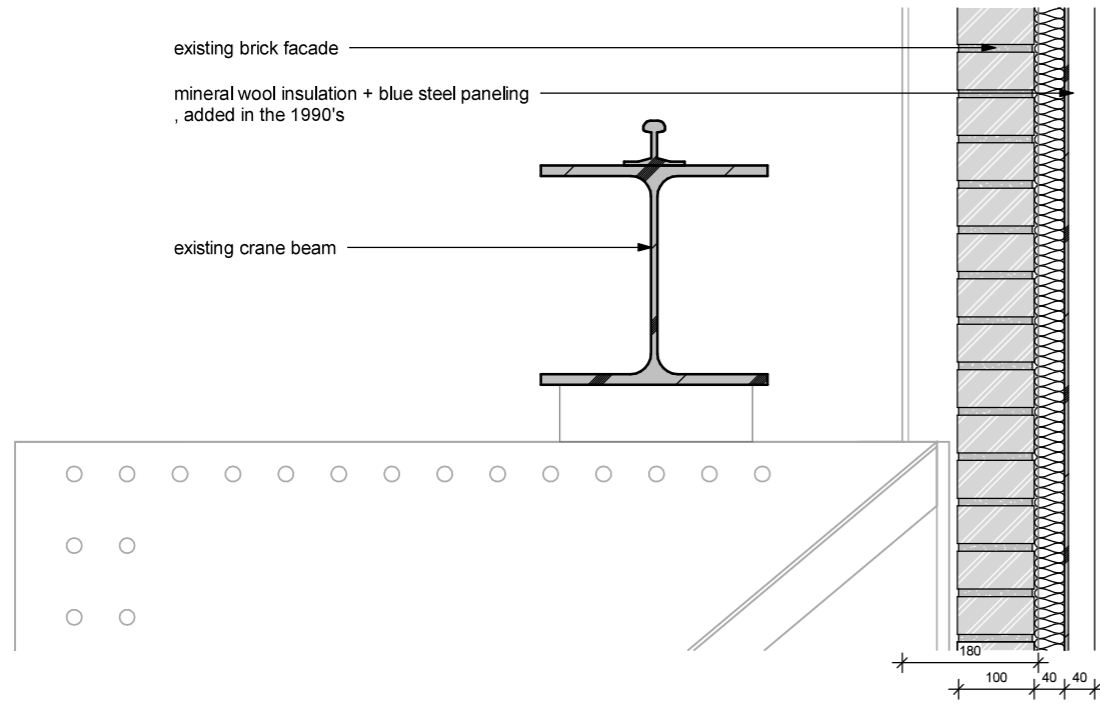
New;

# DETAIL 2; 1/10 FACADE & GALLERY



existing brick facade  
mineral wool insulation + blue steel paneling  
, added in the 1990's

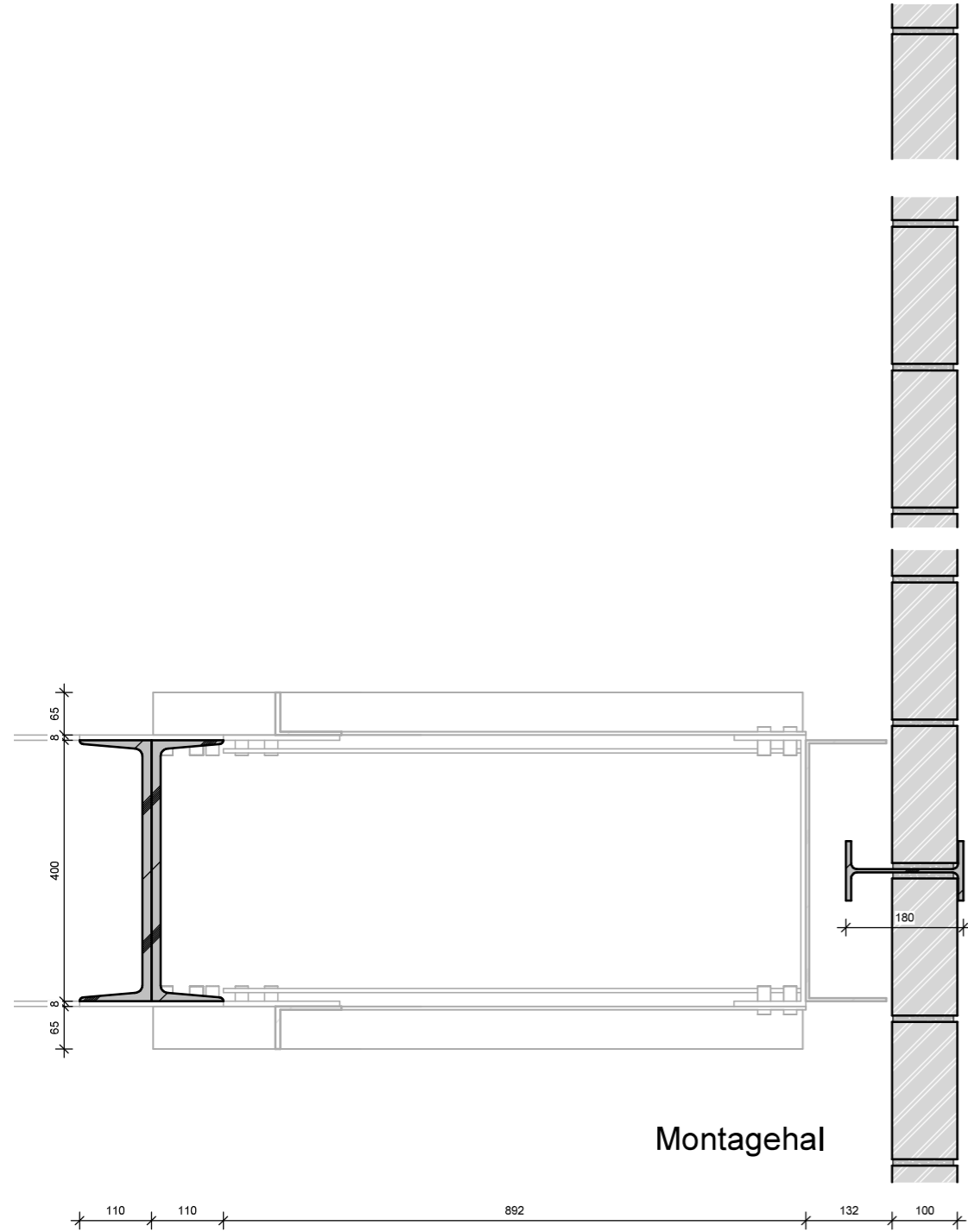
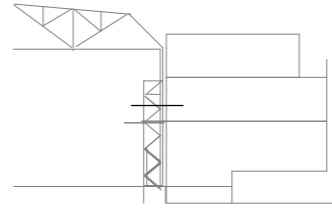
existing crane beam



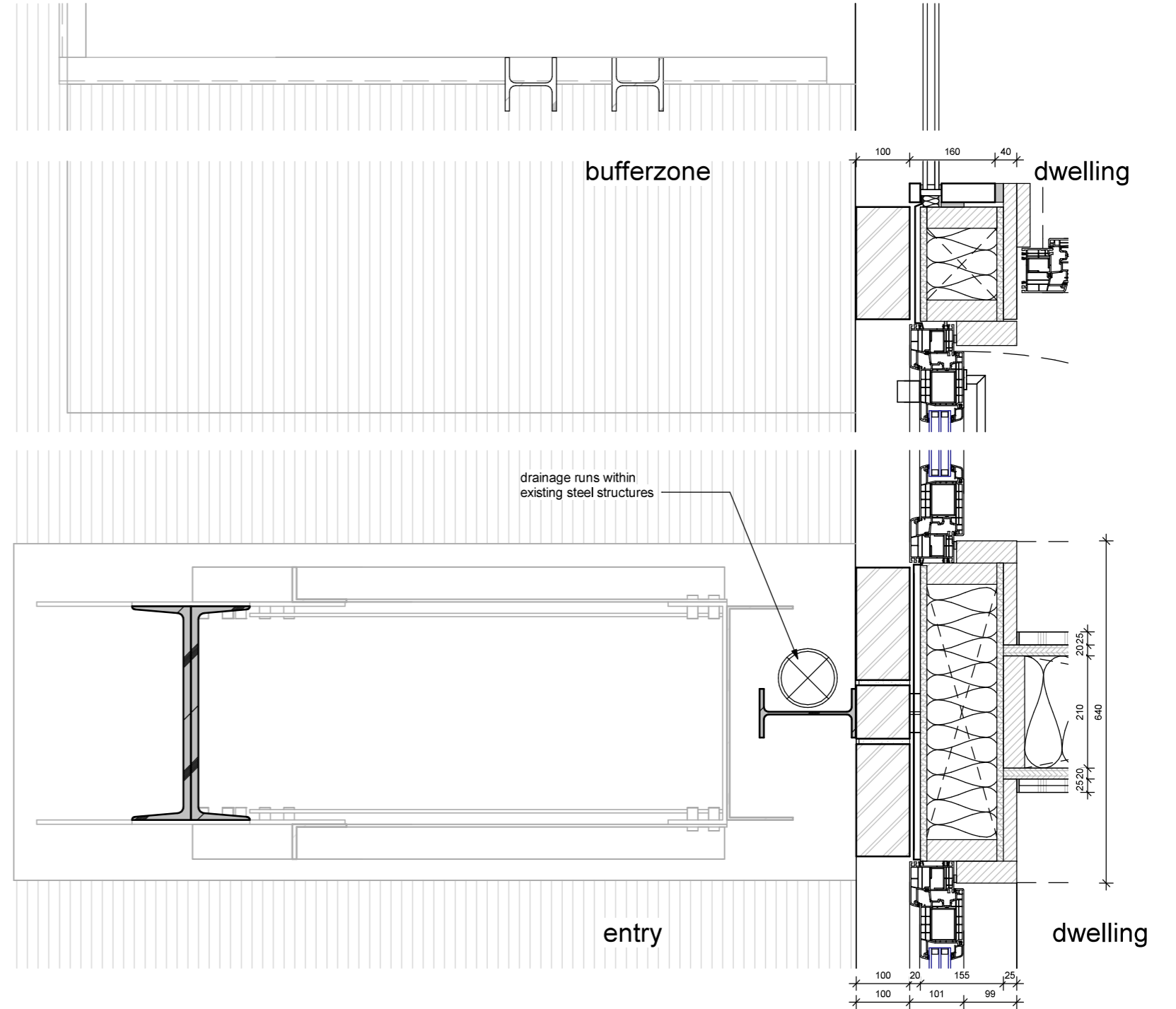
Existing;

New;

DETAIL 3; 1/10  
 FACADE &  
 DRAINAGE,  
 HORIZONTAL

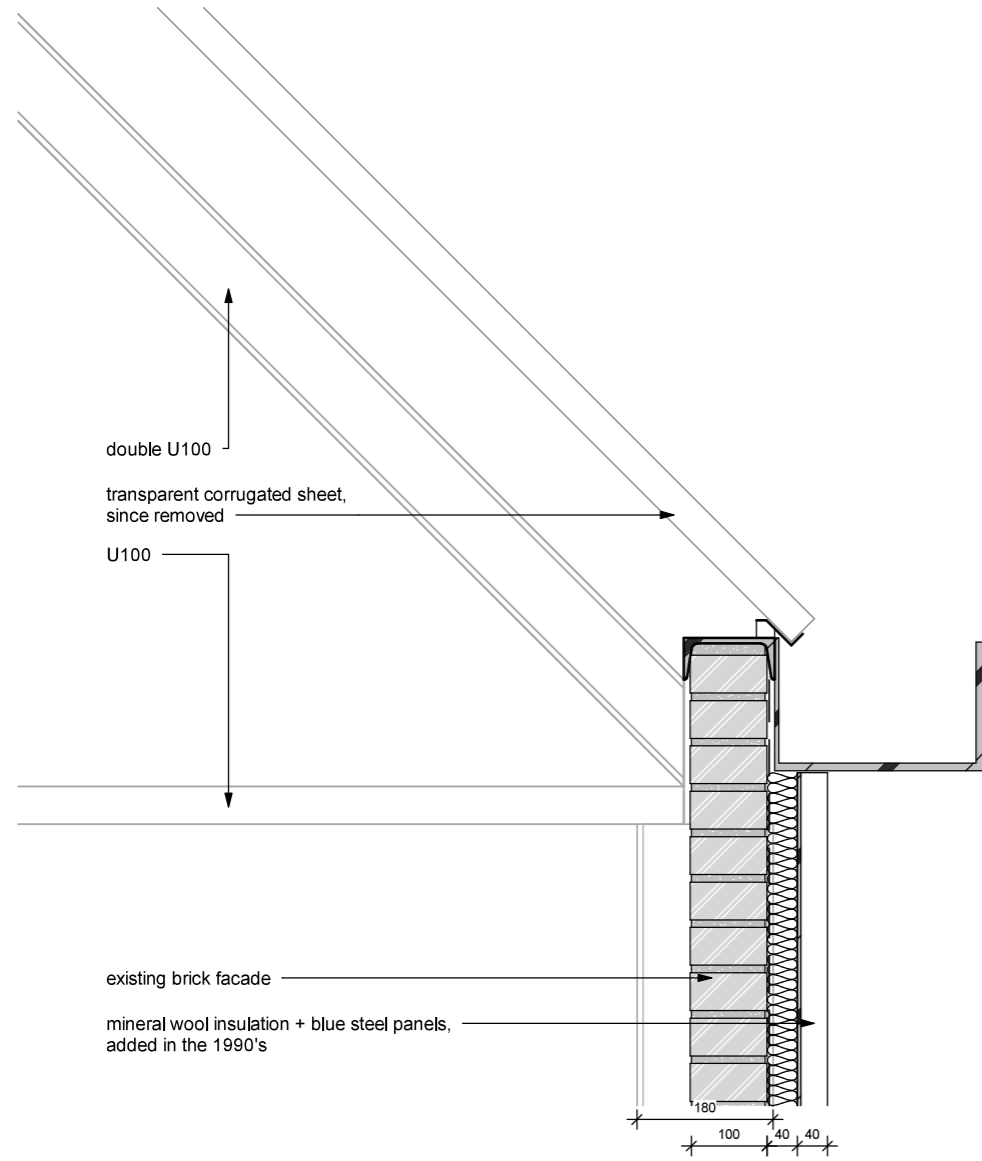
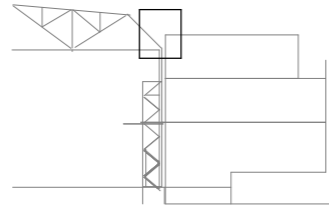


Existing;

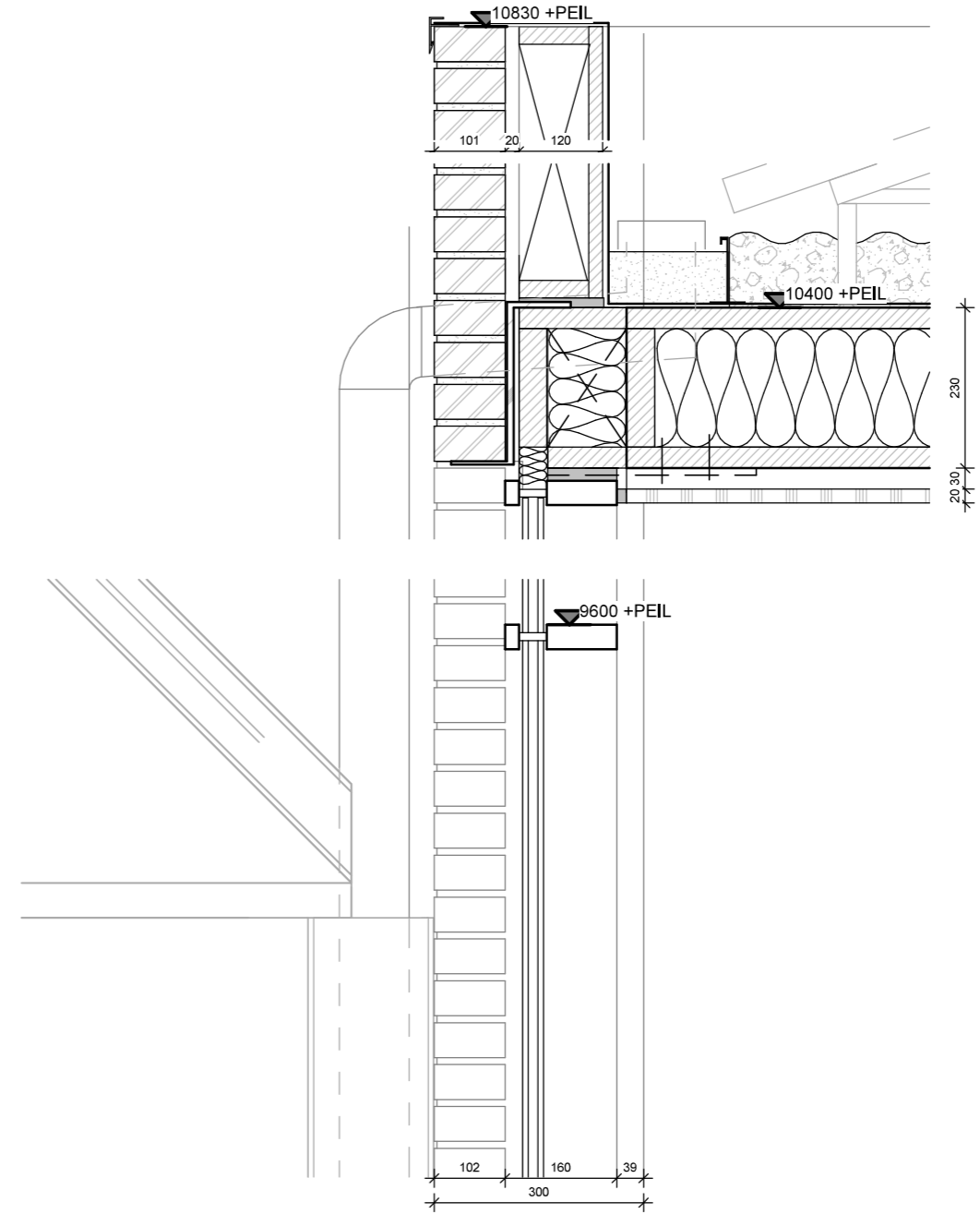


New;

DETAIL 4; 1/10  
 FACADE &  
 DRAINAGE,  
 ROOF



Existing;



New;