51N4E

Lezing voor ‘Circular Facades Reynaers’

Het updaten van een gebouw: lessons learned

Victoria-project, Brussel

27.05.2021





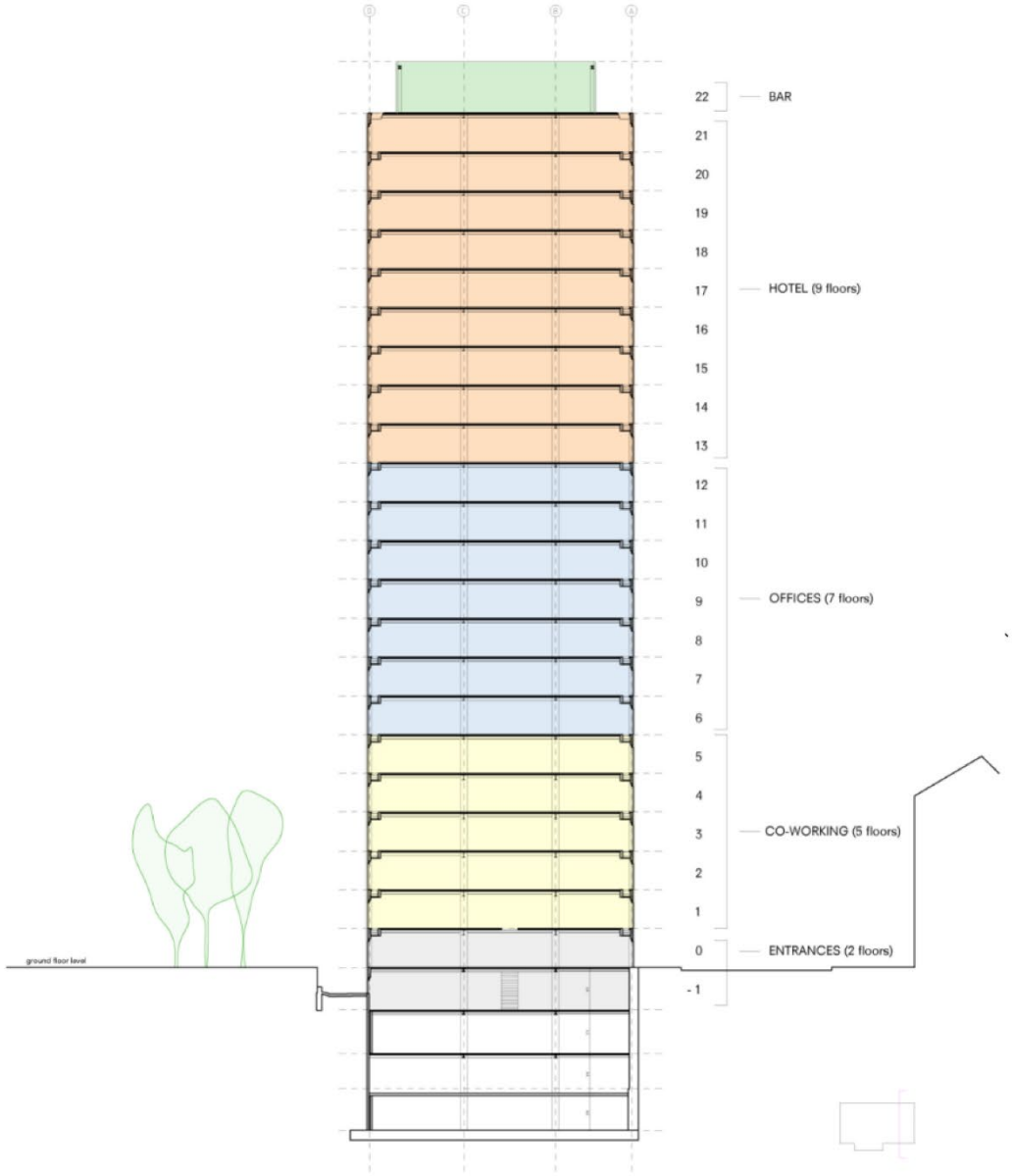
1. NORTH DISTRICT
2. BRUSSELS CITY CENTER
3. RESIDENTIAL AREA

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EMBEDDED ICON



ADAPTIVE REUSE









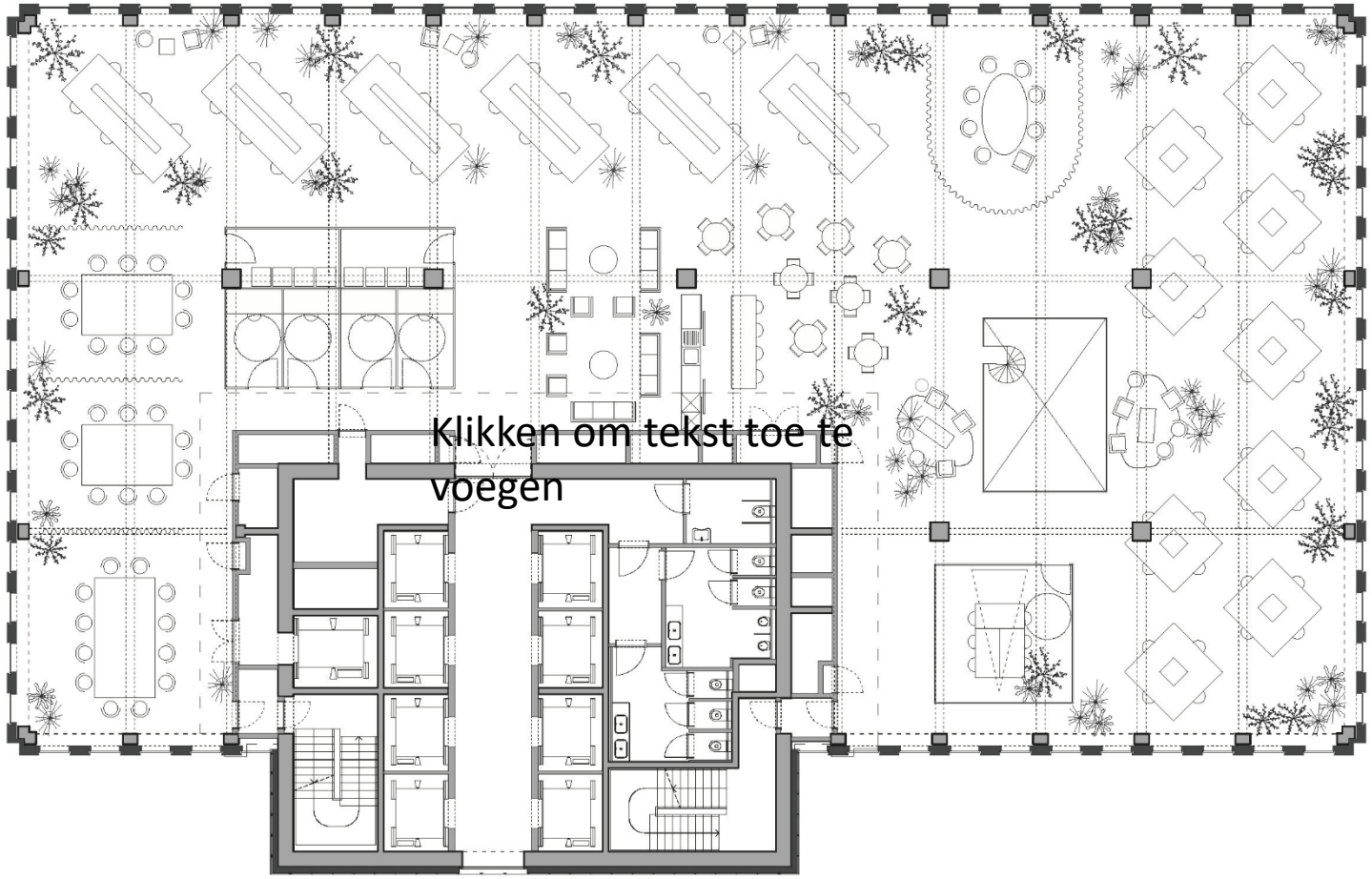
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CO-WORKING ATMOSPHERE (CASCO FINISHING)



OPTIONAL CO-WORKING PLAN (POSSIBLE FLOOR PLAN)

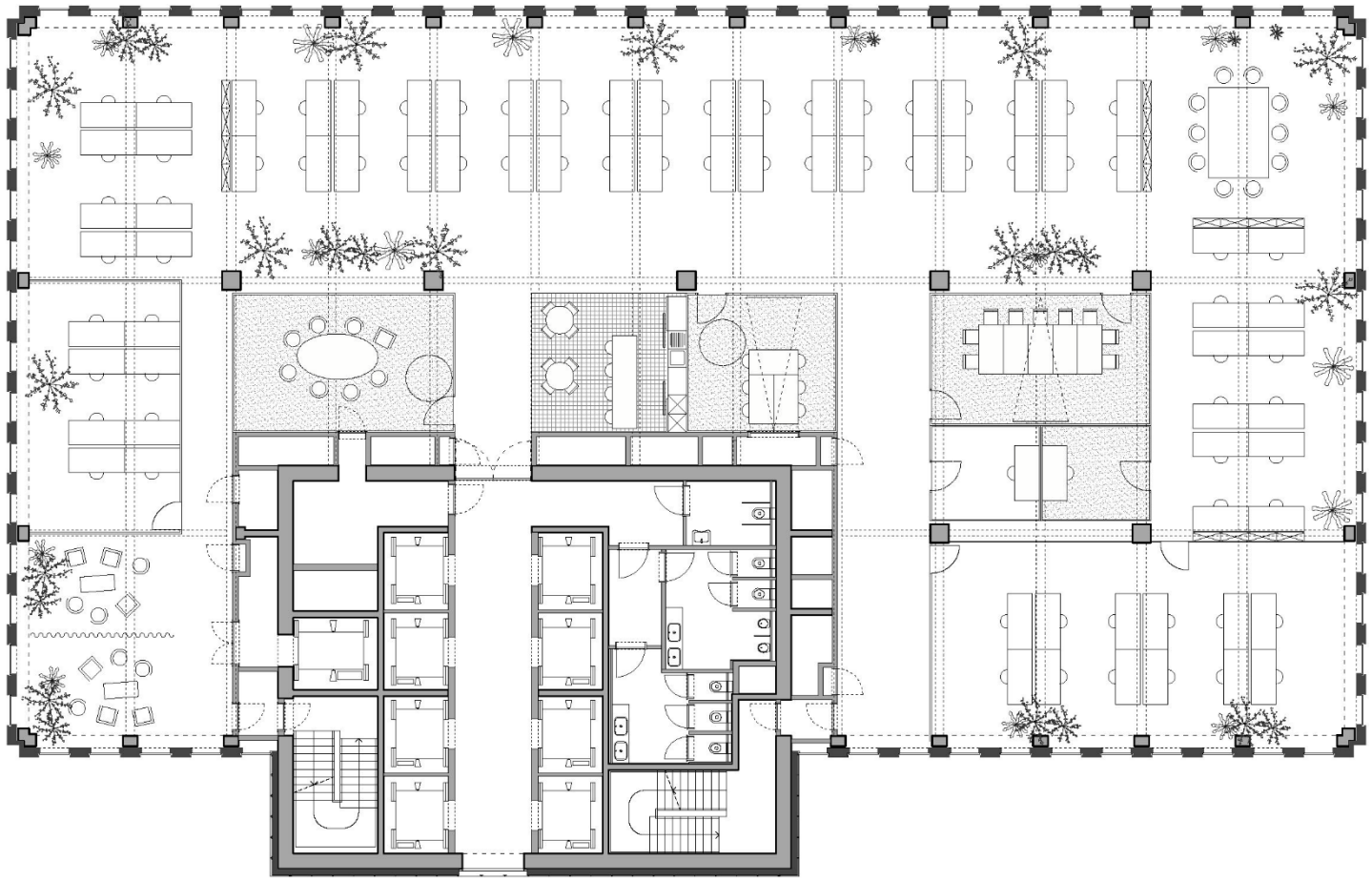
LEVEL +1 to +4



Possible layout of a co-working office plan

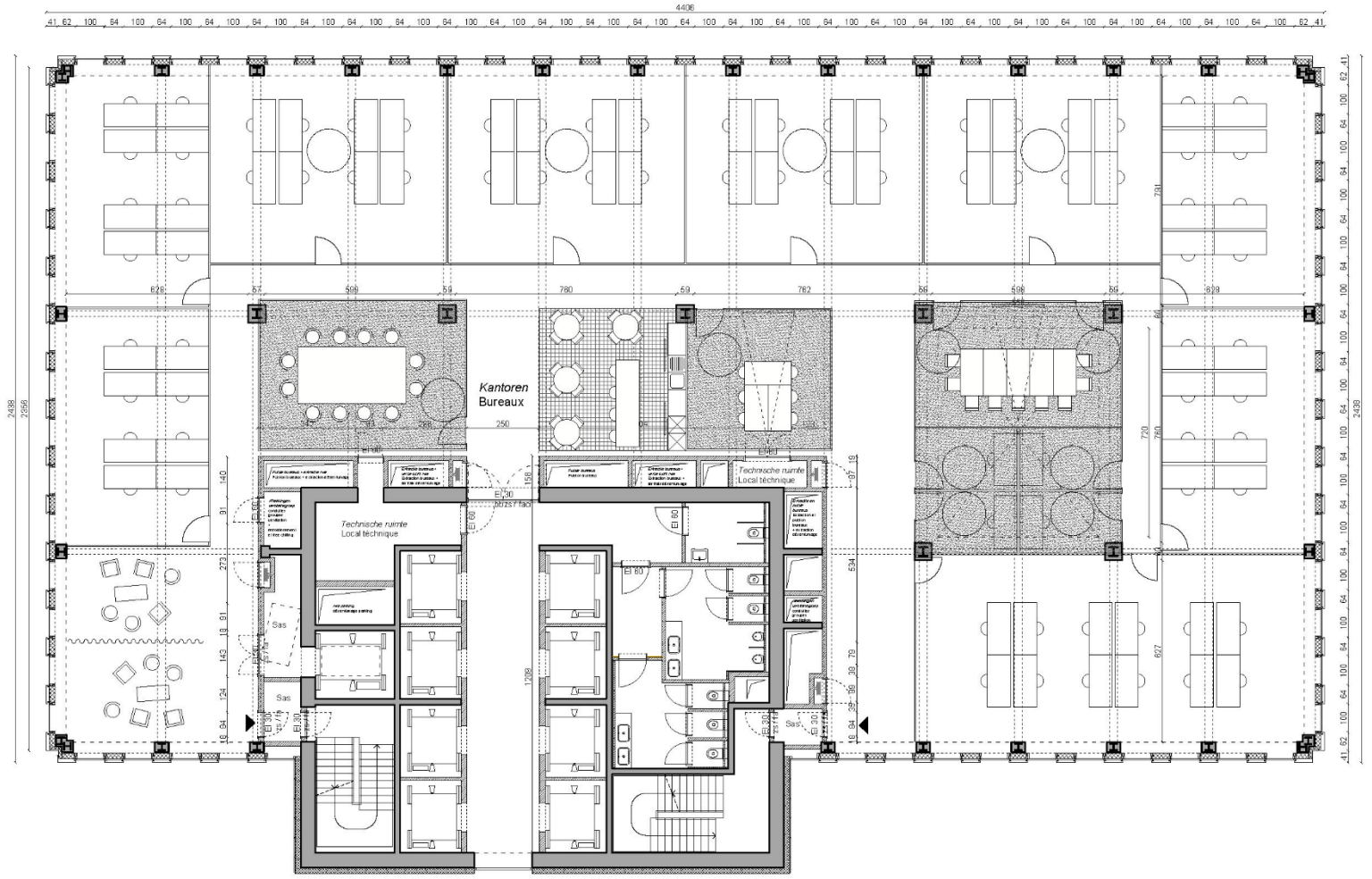


OFFICE PLAN - LANDSCAPE



Possible layout of a landscape office plan
Maximum load: 400kg/m2 = 50 kg/m2 speration walls + 50 kg/m2 finish + 300 kg/m2 exploitation

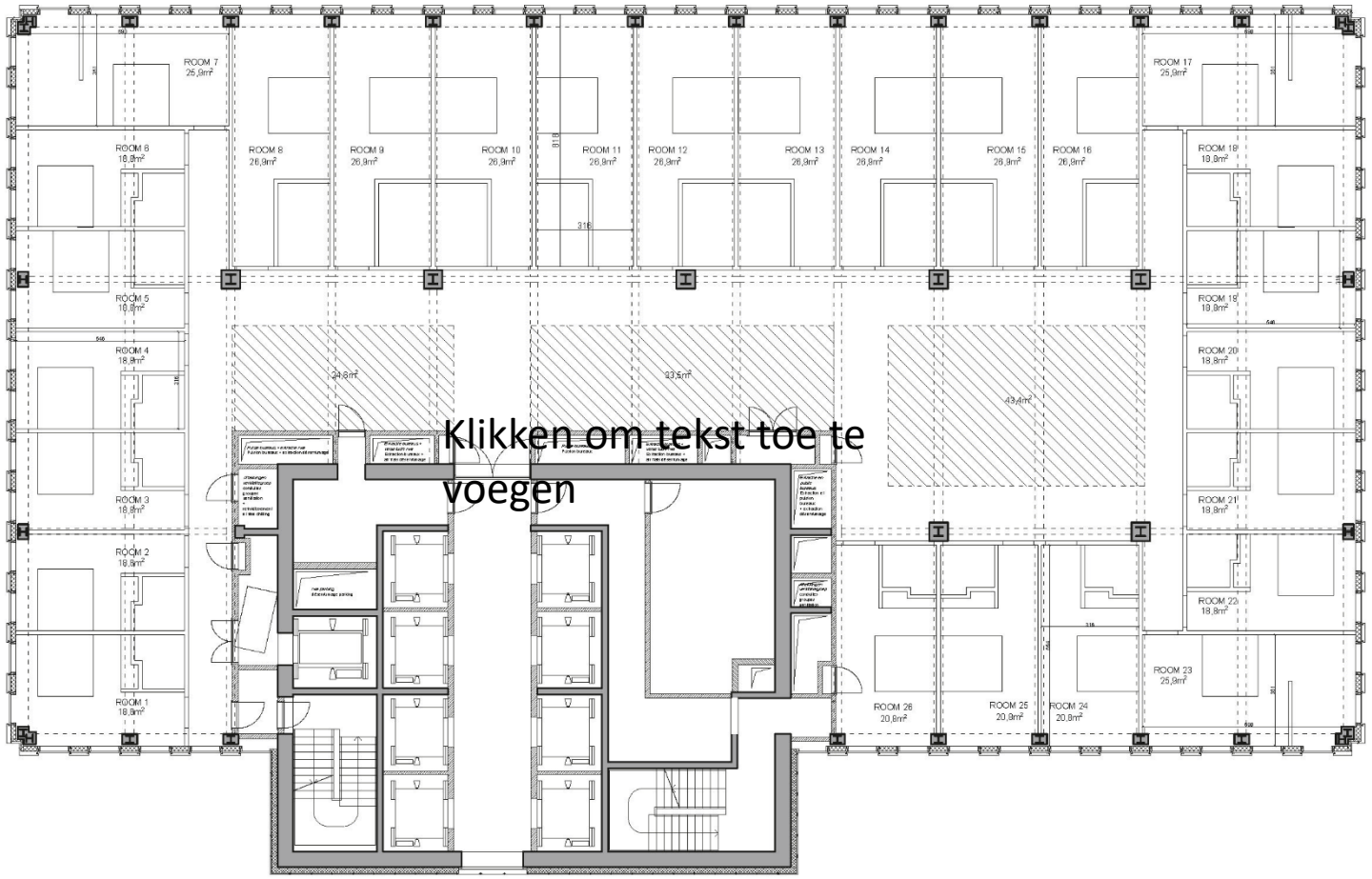
OFFICE PLAN - SEPARATE ROOMS



Possible layout of an office plan with cubicles
Maximum load: 400kg/m2 = 50 kg/m2 speration walls + 50 kg/m2 finish + 300 kg/m2 exploitation


Klikken om tekst toe te voegen

OPTIONAL HOTEL TYPE FLOOR

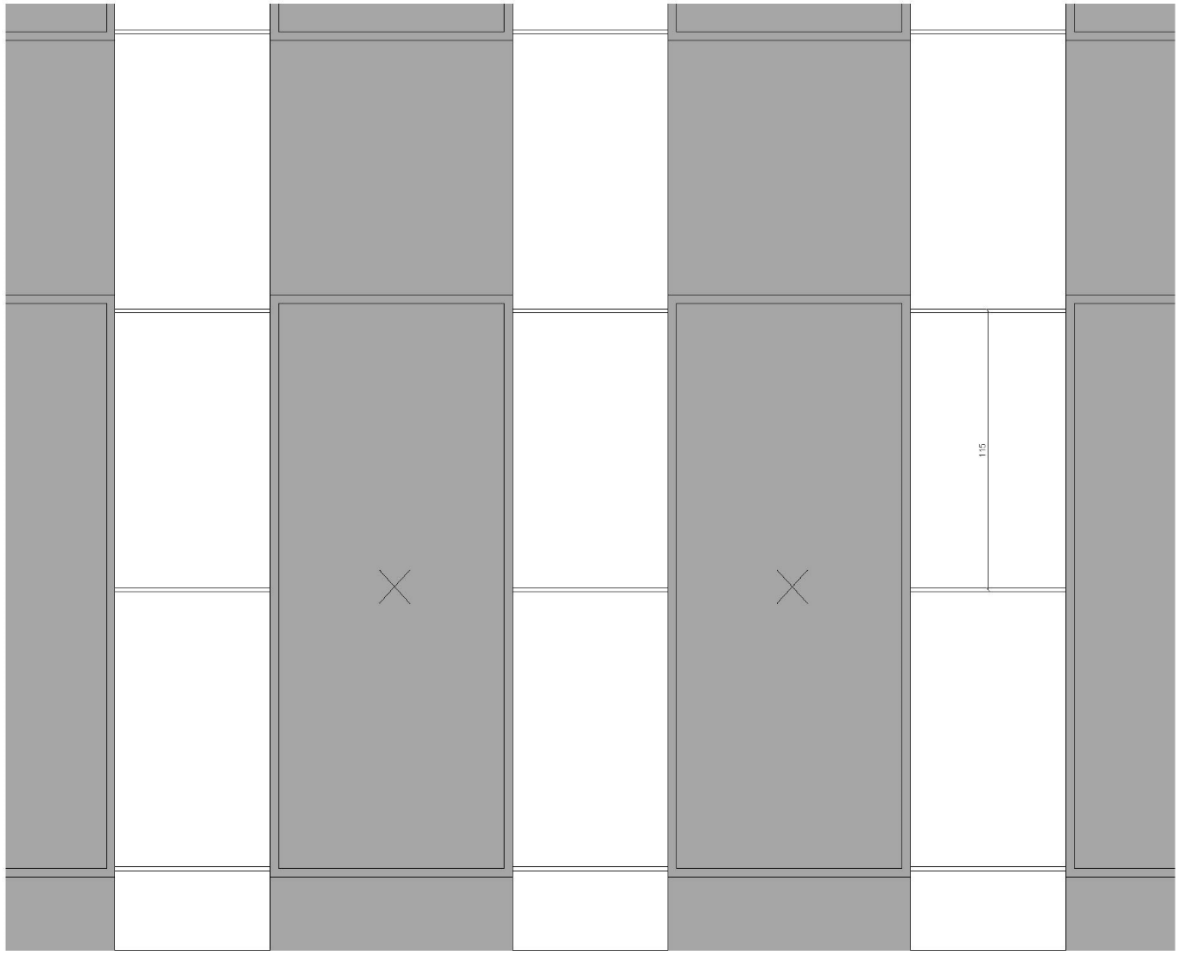


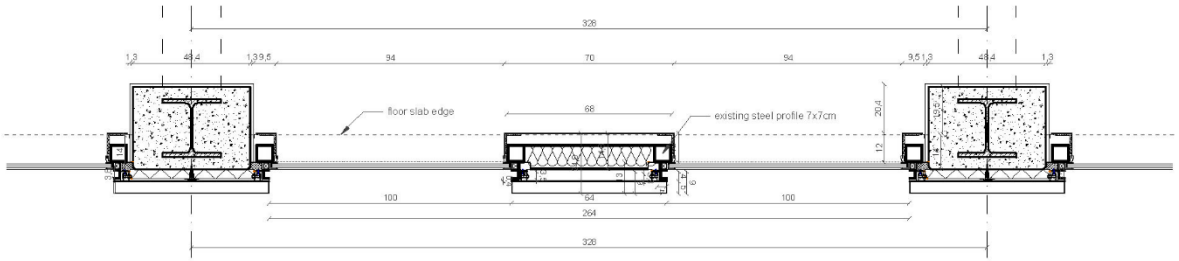
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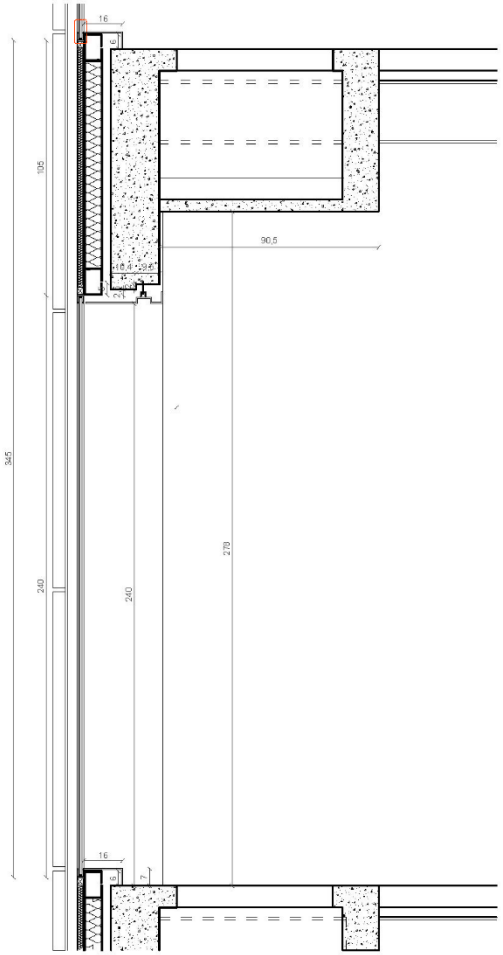
Possible layout of a hotel type floor plan (26 rooms)
Maximum number - surfaces see next page
The acoustical and technical conditions are not integrated in the design.

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CONSTRUCTION DOCUMENTS

10/10/2019
A3
1/20

Façade design dossier

Existing element - exterior view

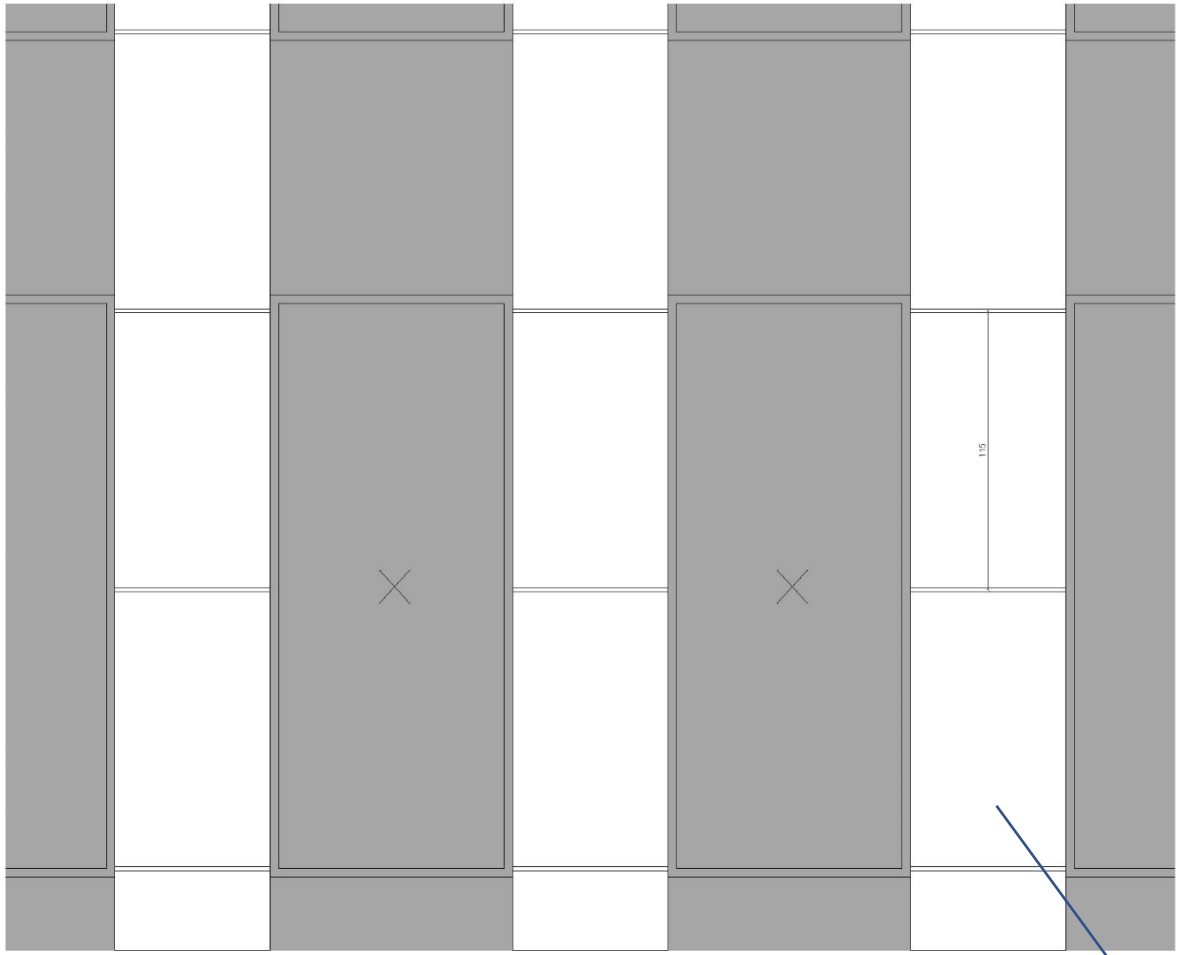
Bouwheer / Maître de l'ouvrage
VICTORIA REGINA SA
P. Van Puteabeghelaan 10 - 9051 Gent
tel +32 2 42 626 42 info@vicreinv.be

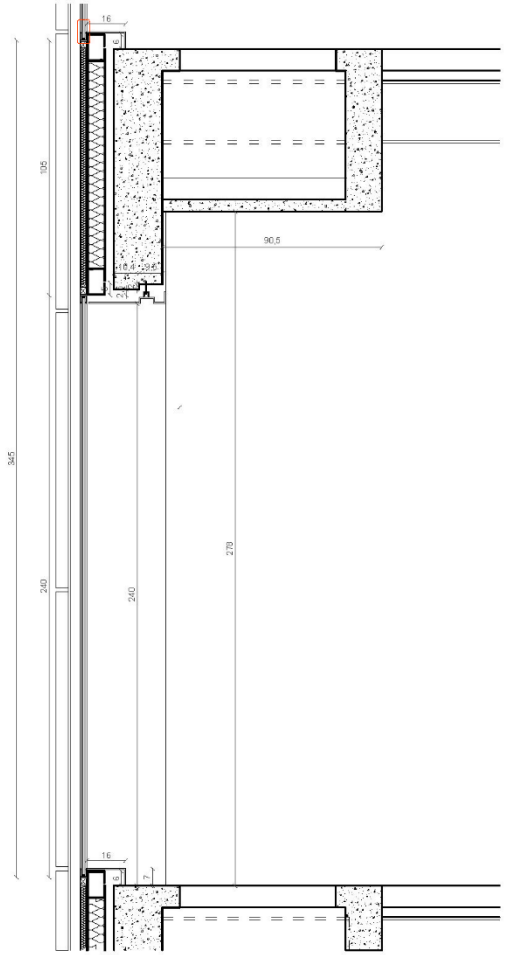
Architect / Architecte
51N4E
Arthur Diderichetraat 3 A - 1060 Brussel
tel +32 2 503 50 89 victoria@51N4E.com

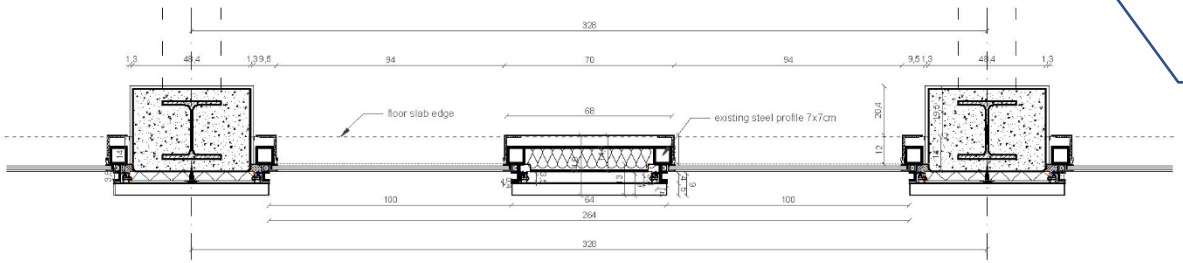
Project / Projet
TOUR VICTORIA REGINA
Victoria Regina, 1 - 1210 Bruxelles

THE DRAWINGS ARE THEORETICAL, FINAL DIMENSIONS NEED TO BE DETERMINED BY THE CONTRACTOR AFTER THE SURVEY, INCLUDING LEGAL TOLERANCES OF THE PRODUCTION AND PLACEMENT

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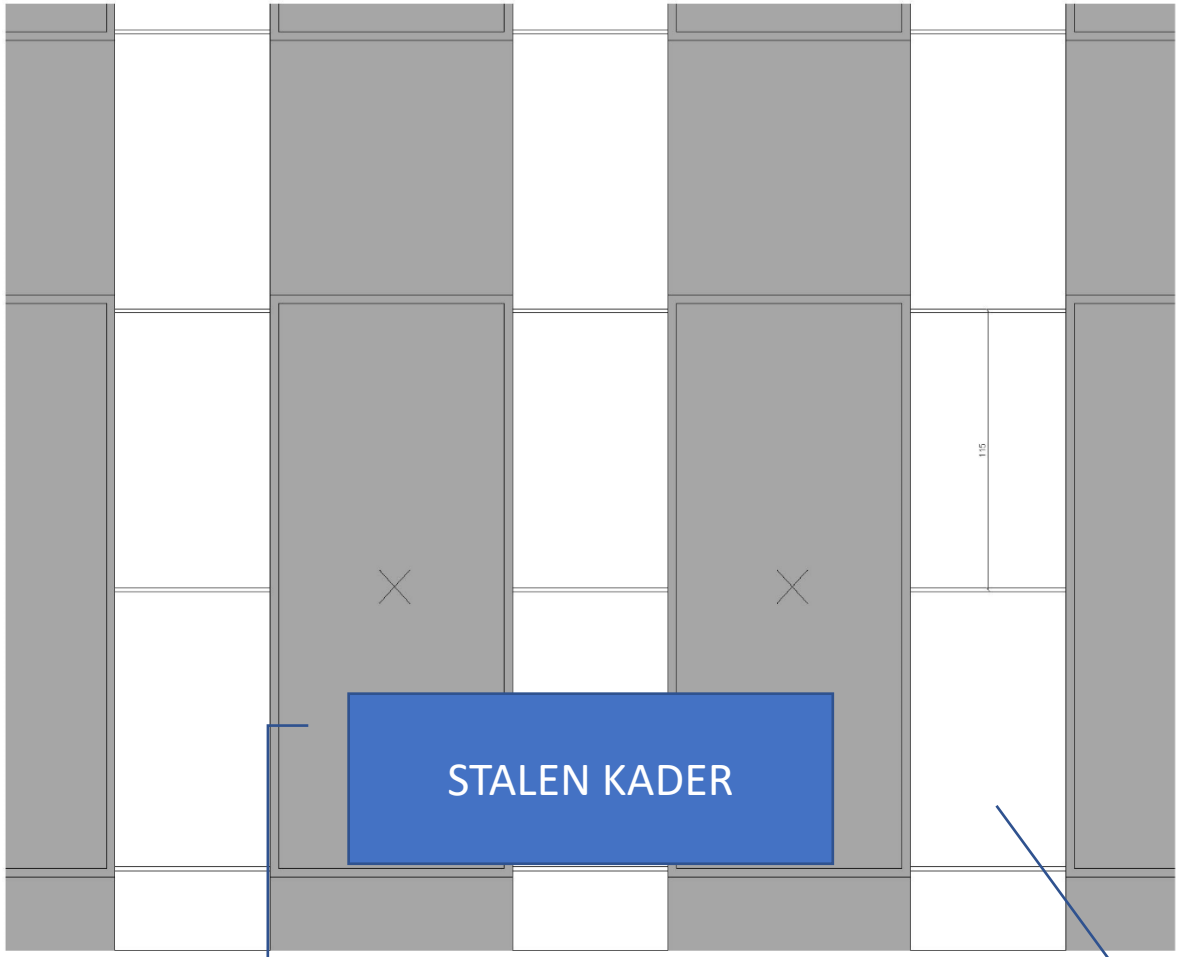


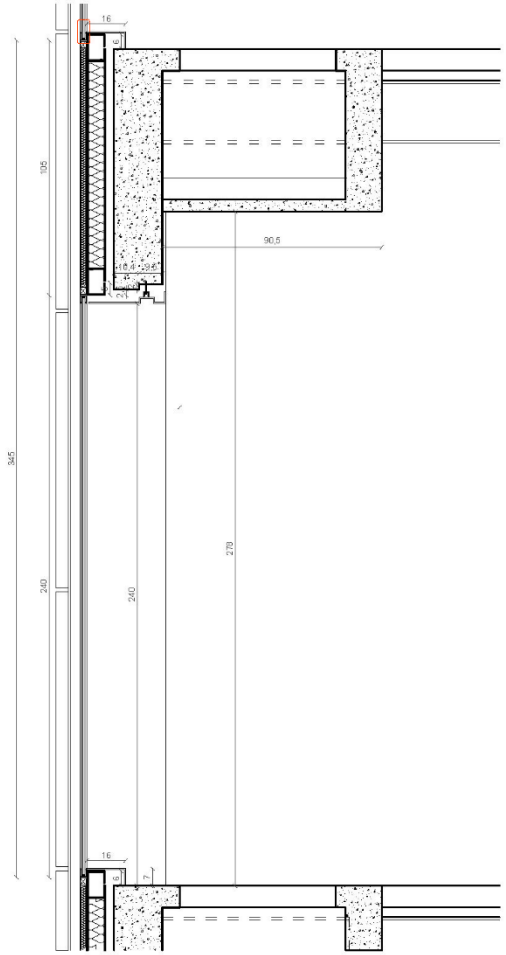




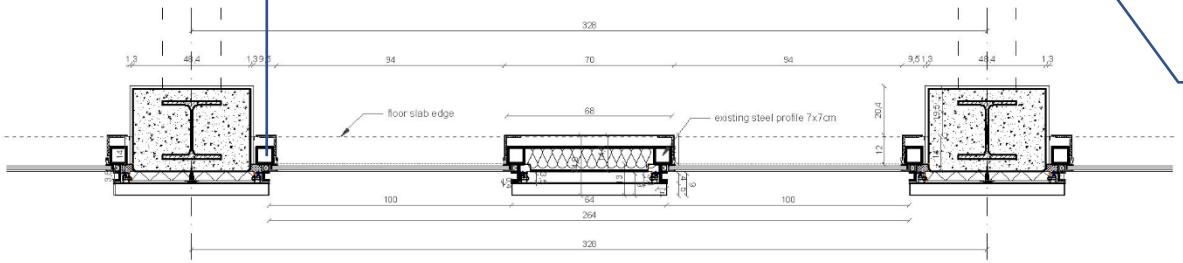
ALUMINIUM CASSETTES

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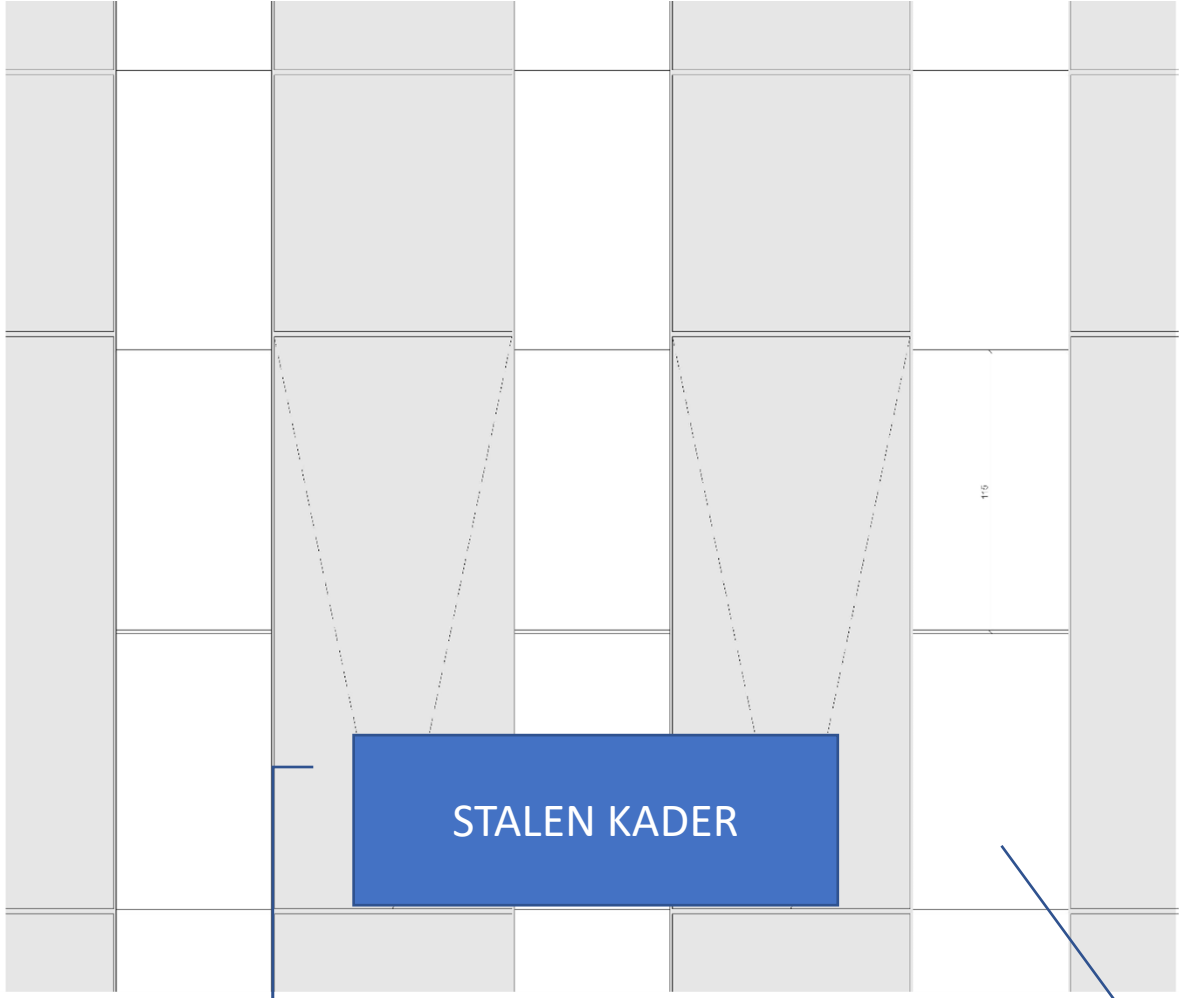


STALEN KADER

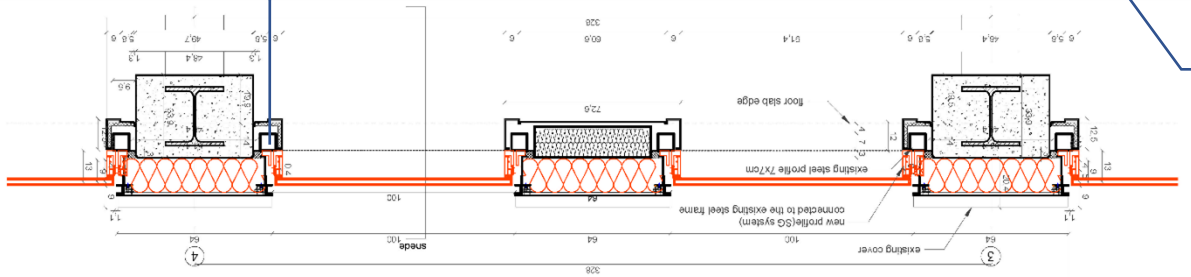


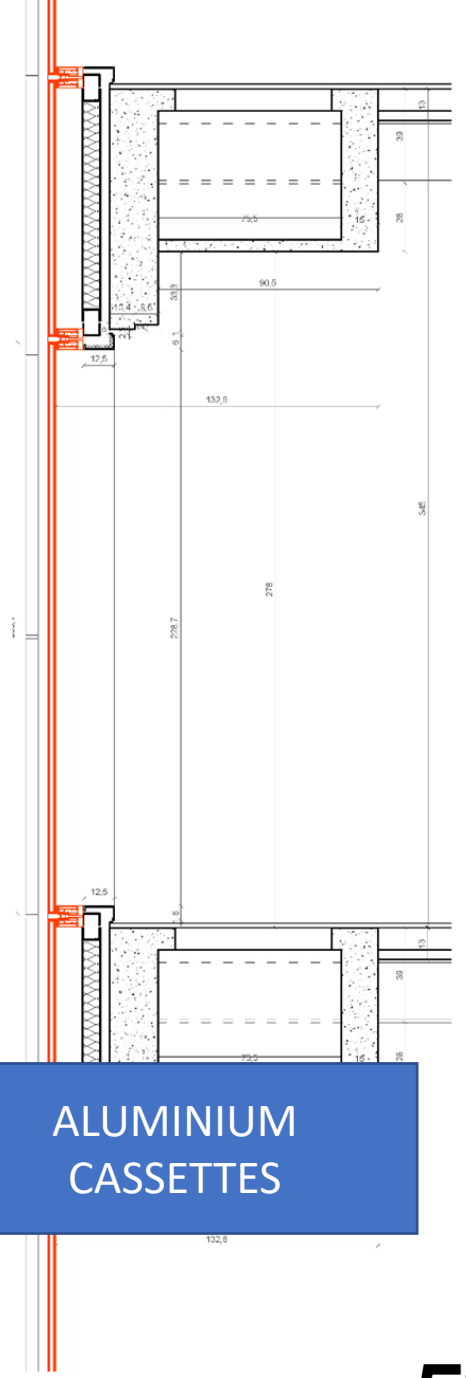
ALUMINIUM CASSETTES

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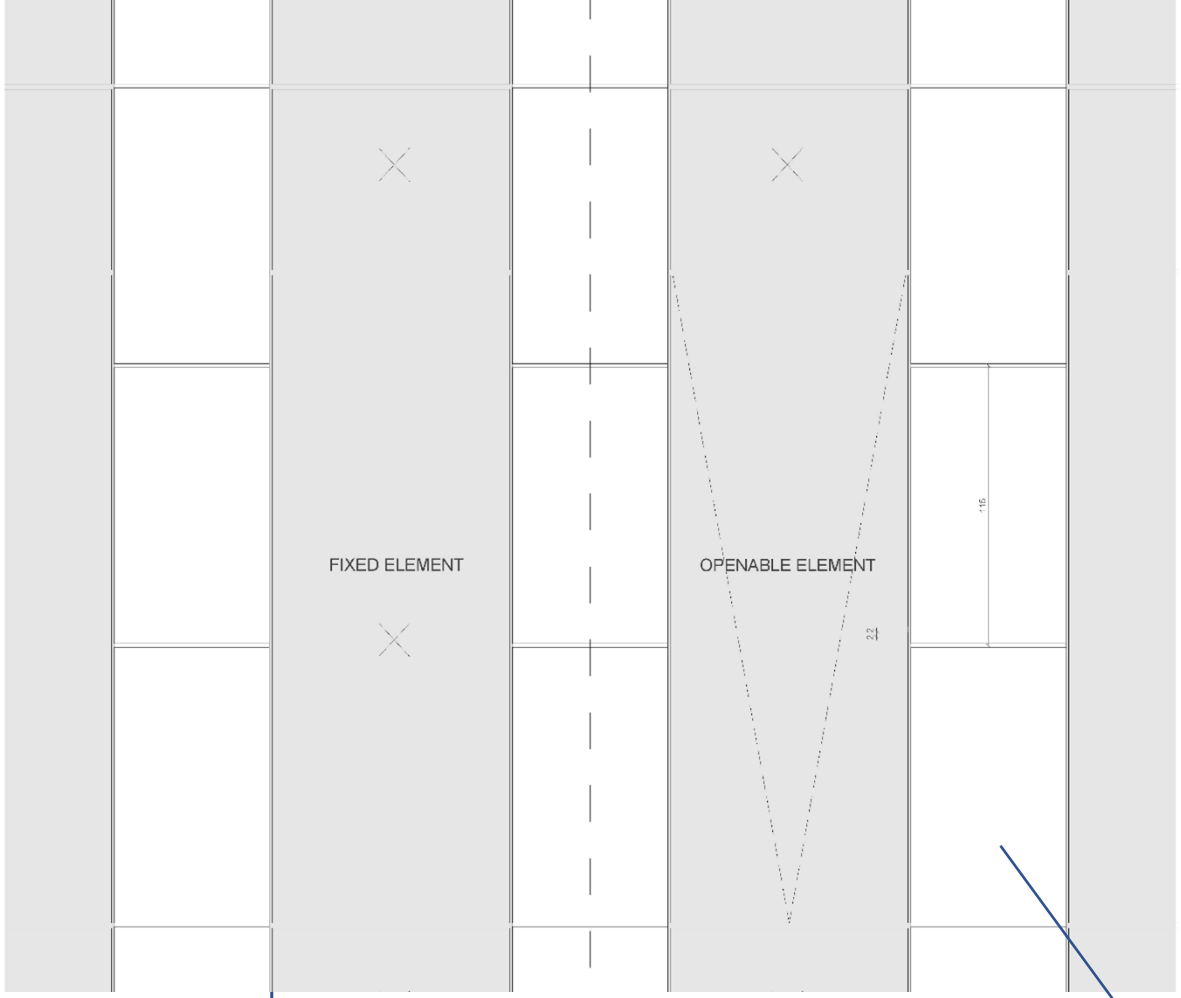
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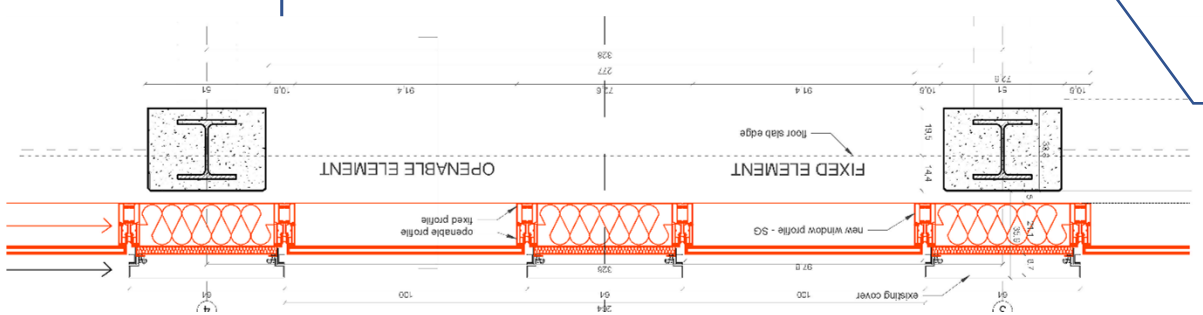


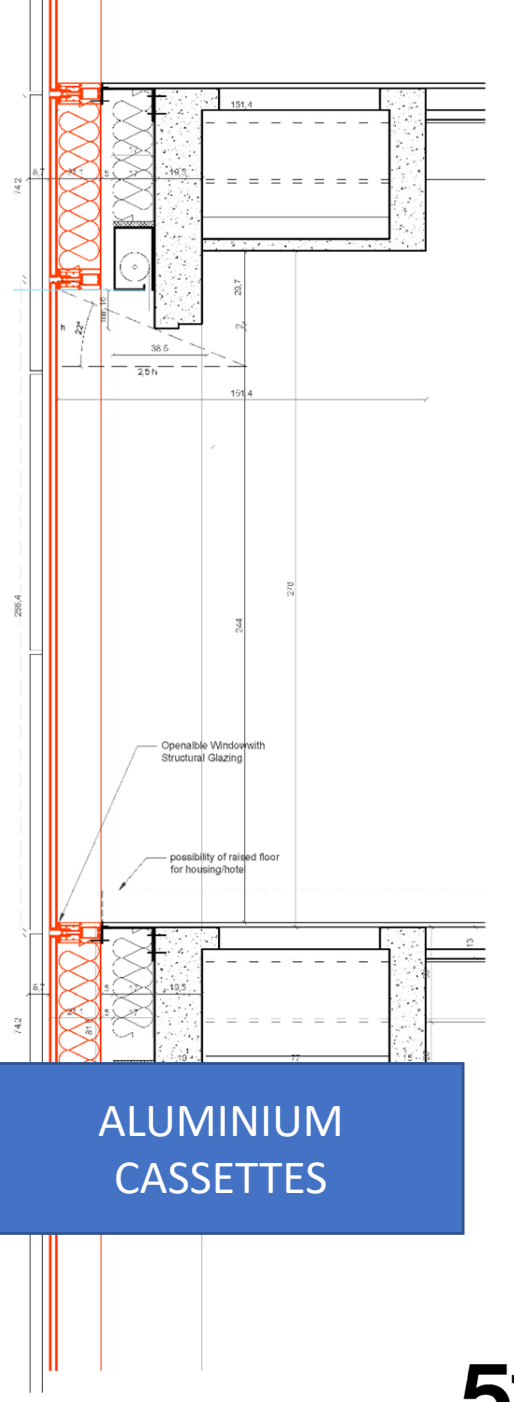


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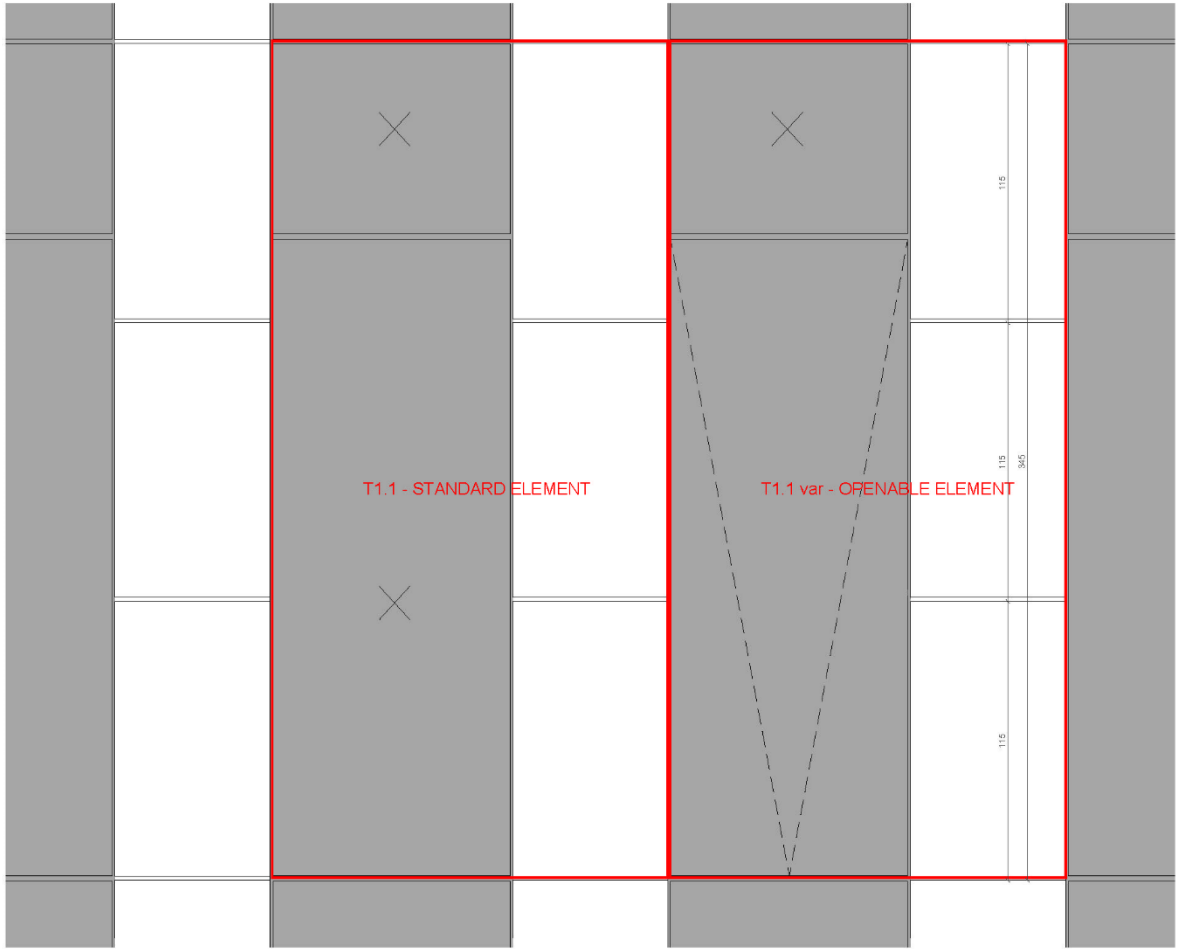




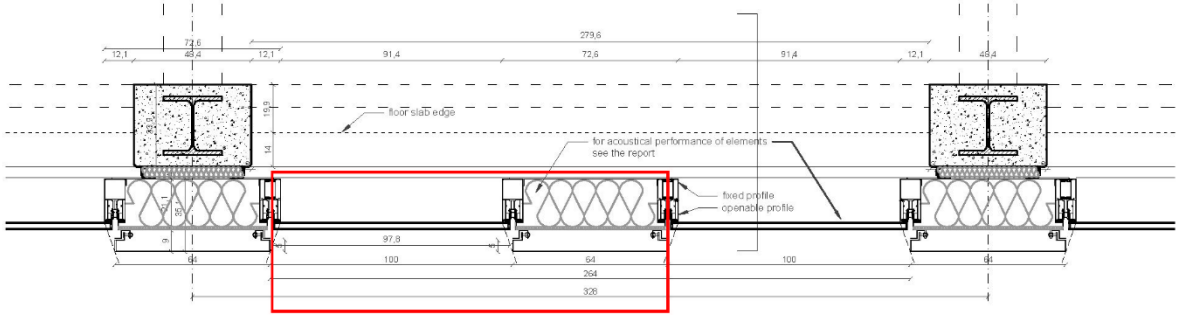


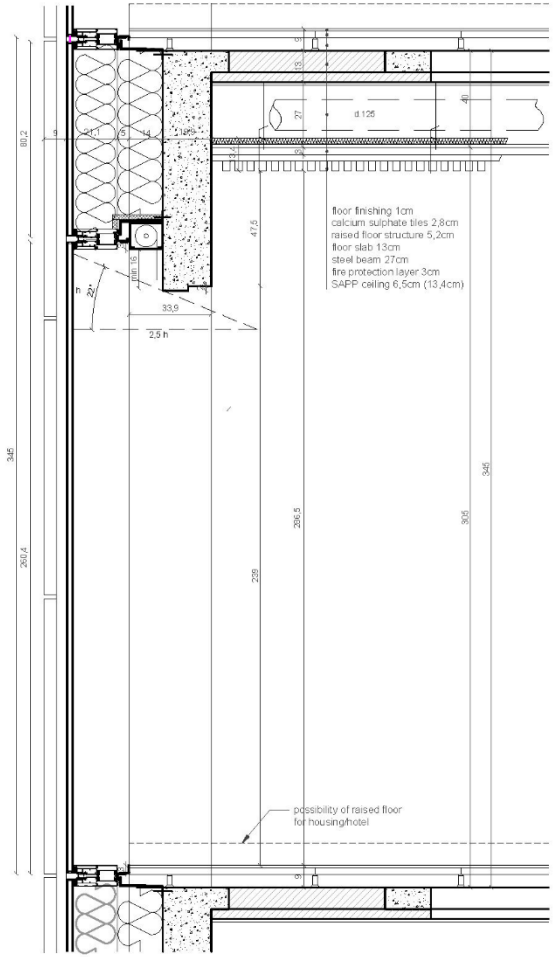
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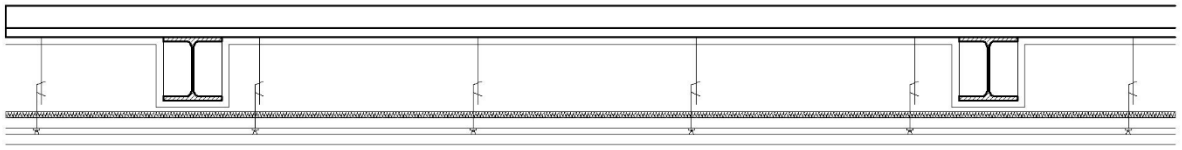


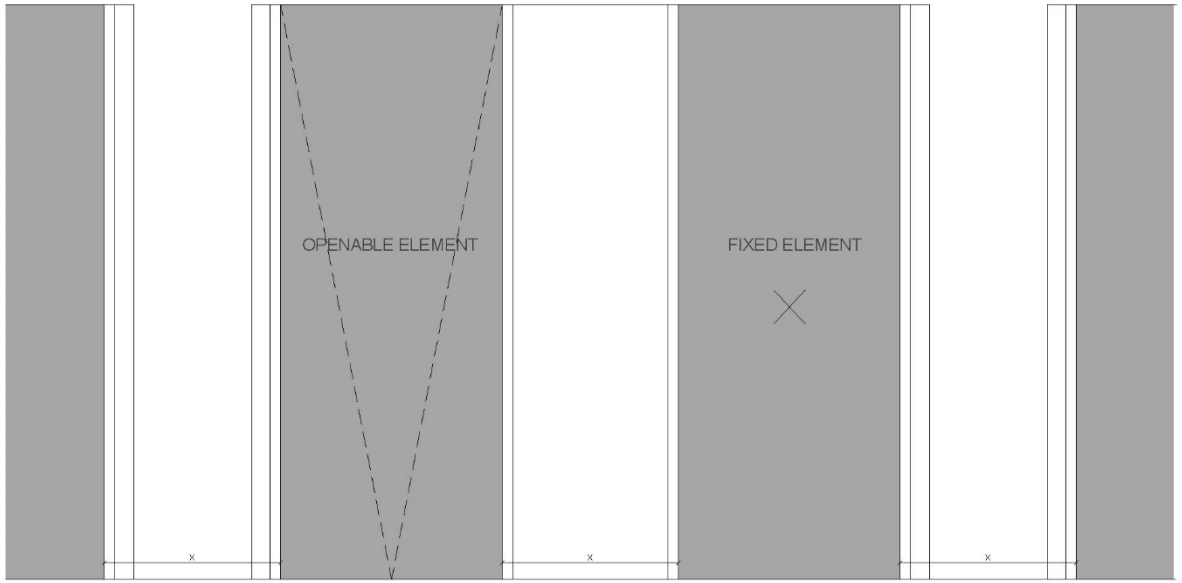
EXTERIOR ELEVATION



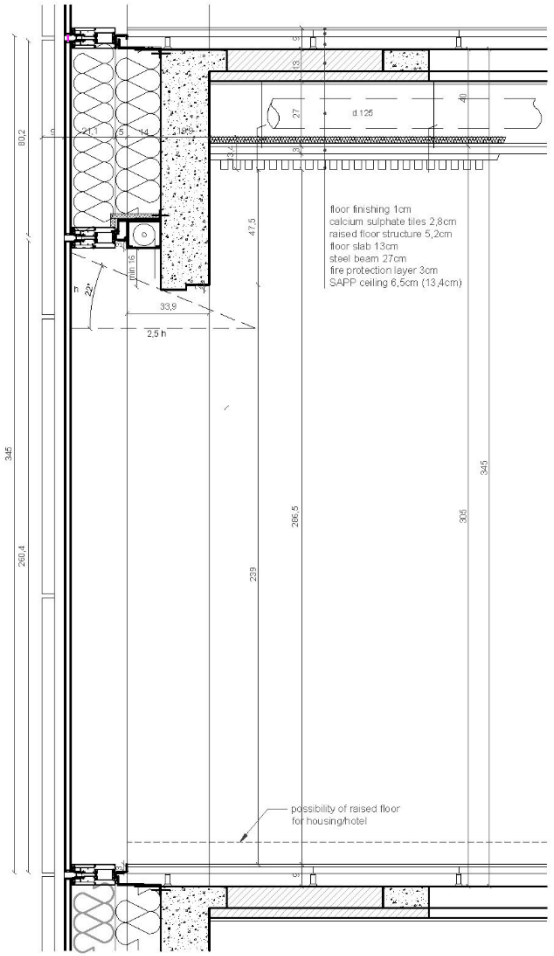


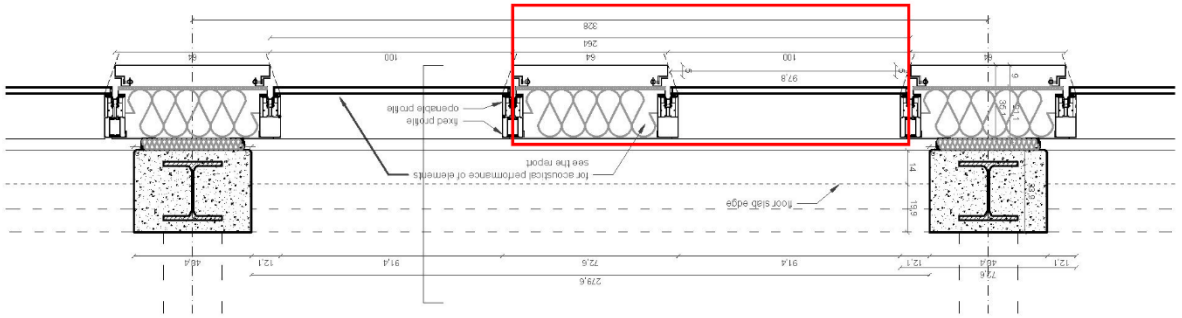
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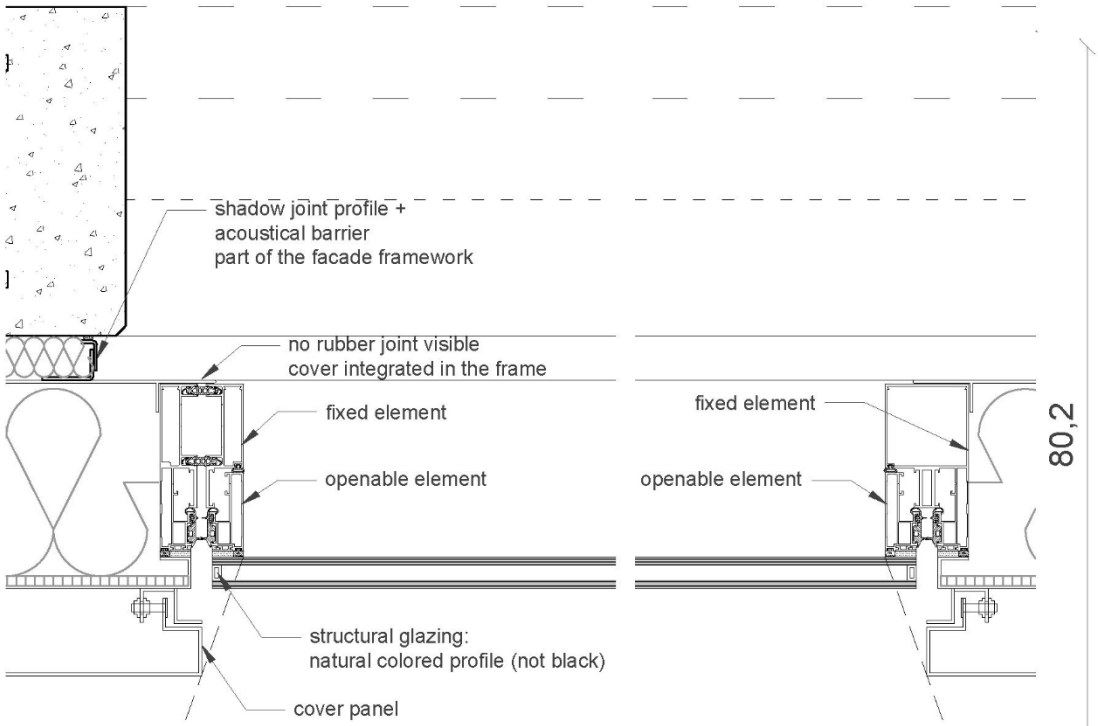


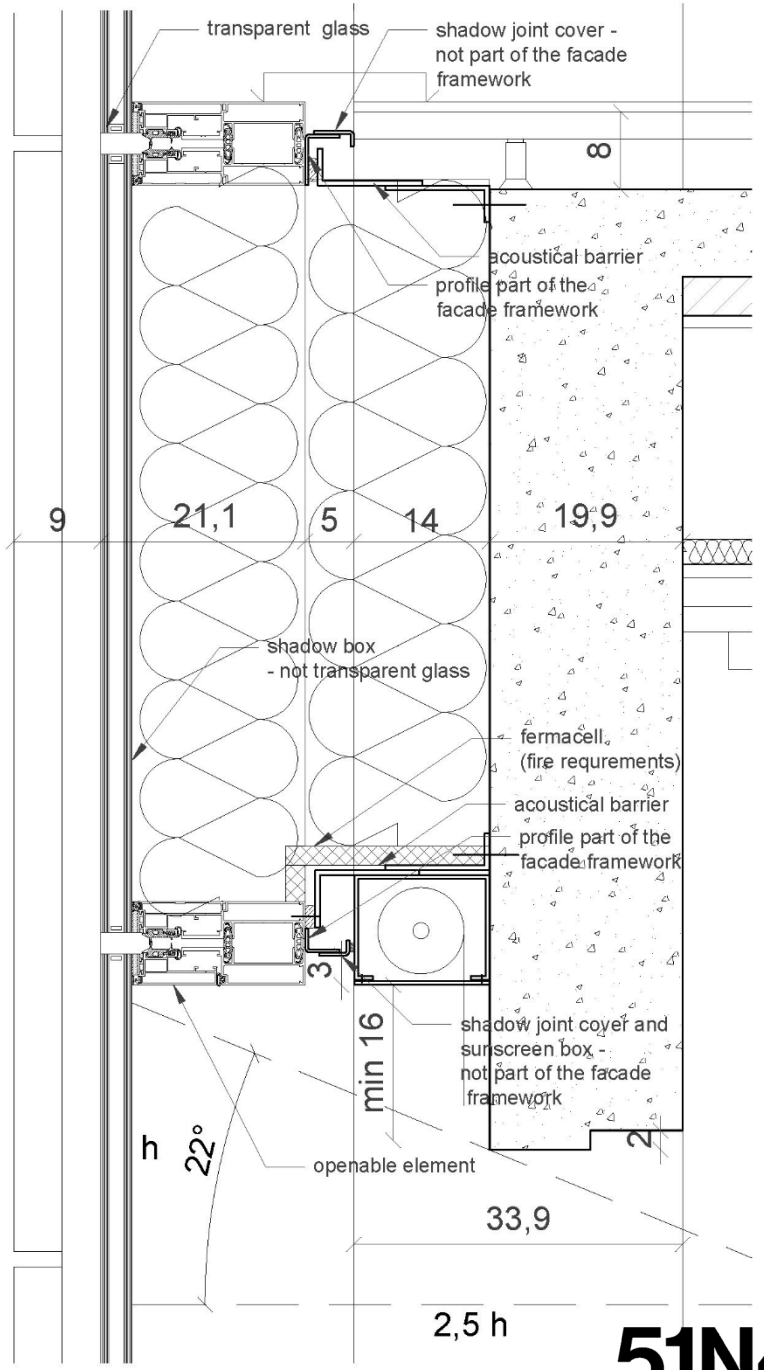
INTERIOR ELEVATION





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shadow joint profile +
acoustical barrier
part of the facade framework
no rubber joint visible
cover integrated in the frame
fixed element
openable element
structural glazing:
natural colored profile (not black)
cover panel
fixed element
openable element
80,2


transparent glass
shadow joint cover -
not part of the facade
framework
8
acoustical barrier
profile part of the
facade framework
9
21,1
5
14
19,9
shadow box
- not transparent glass
fermacell
(fire requirements)
acoustical barrier
profile part of the
facade framework
3
min 16
shadow joint cover and
sunscreen box -
not part of the facade
framework
2
h
22°
openable element
33,9
2,5 h

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