Bauen im Bestand

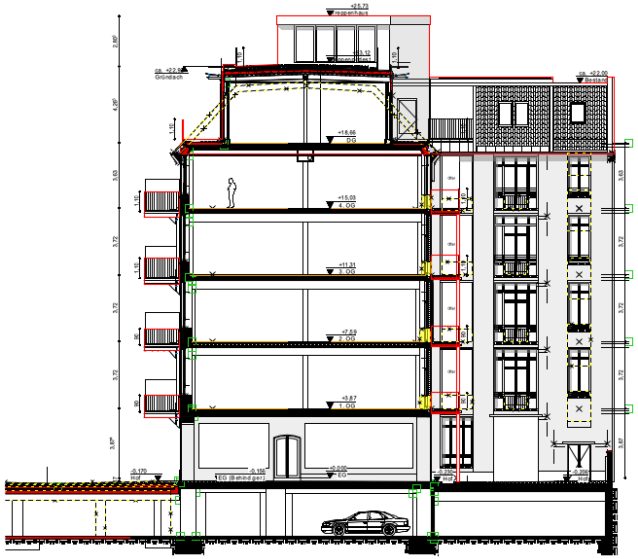
BOX117



Boxhagener Str. 117: convert factory into 43 lofts, add 1 floor on top, turn underground level into parking

2006-2012, LP2-8
For Hans Düttmann
Client Box117

Technically my most difficult project:
Died 2007 and had to be re-planned a number of times to fit a weak and volatile market. Encountered the strongest resistance during permits: The change of function was actively discouraged. The underground level to be turned into parking level needed access from another building: This caused countless agreements and legal acts. Was then sold flat by flat to mostly lawyers, so, in order to prevent later troubles, it was decided to check plans and details beforehand through sworn appraisers: The troubles came just the same. We had shell and core and there were around 30 other architects for the interiors. It didn't simplify taking decisions.

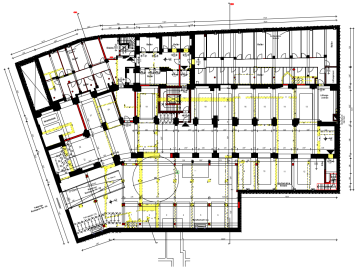




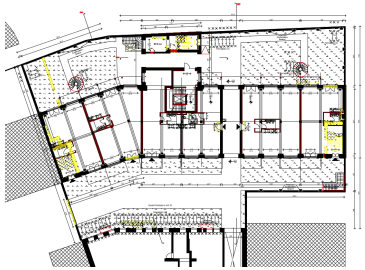
Hof

BOX117

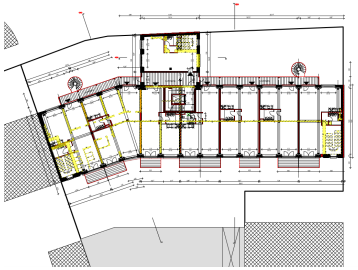
BGF	8.440
BRI	28.520



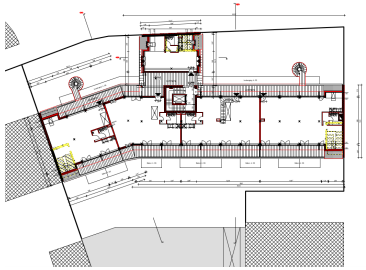
UG



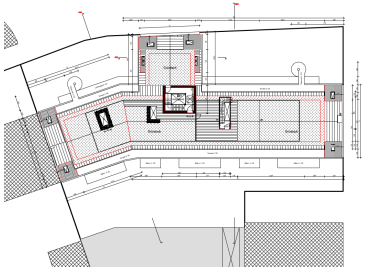
EG



OG

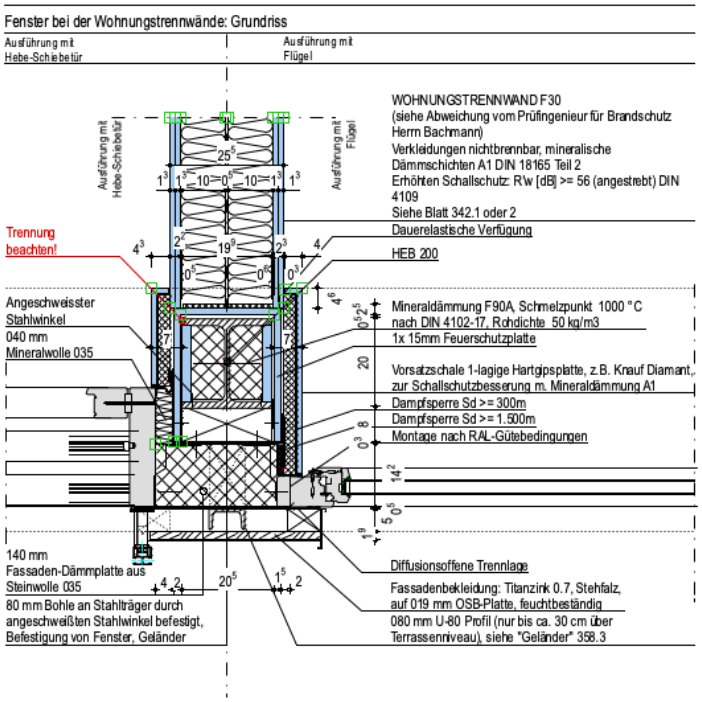


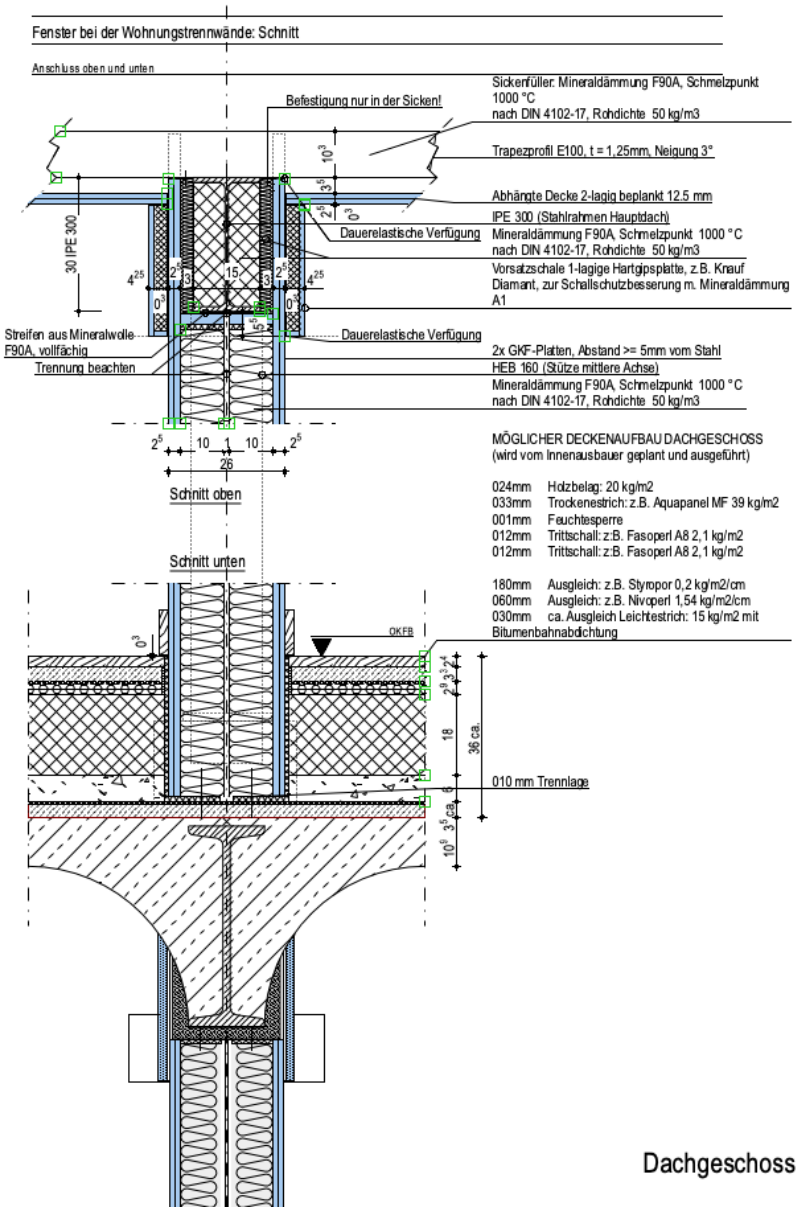
DG



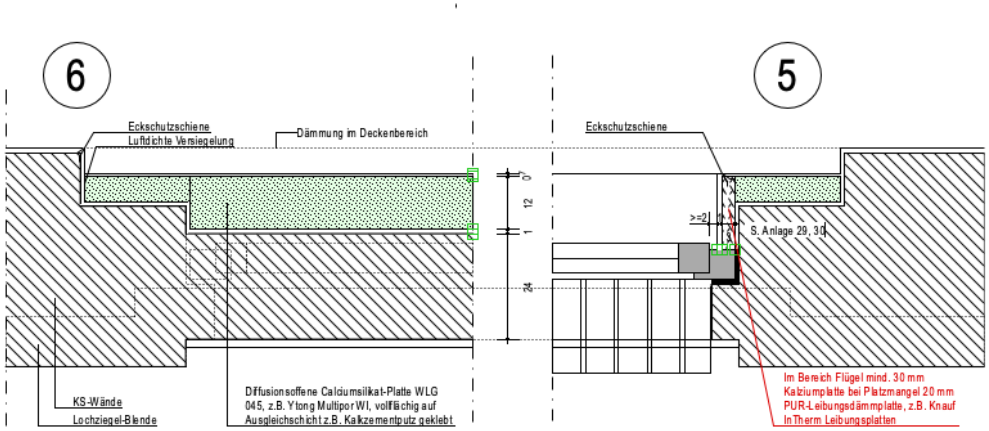
DA

Detail planung in sworn appraiser environment: Wrapping metal parts in gypsum for acoustic and fire requirements

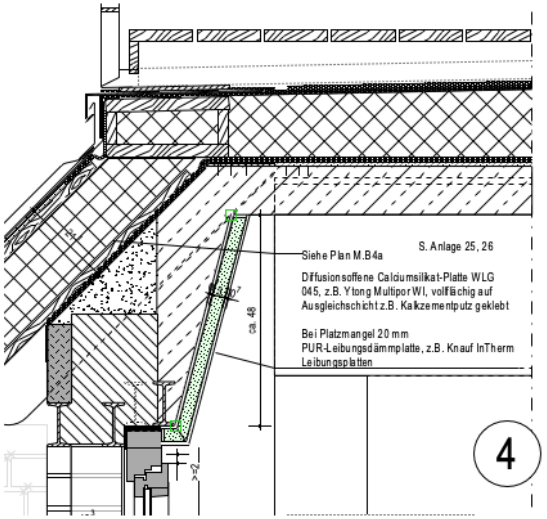




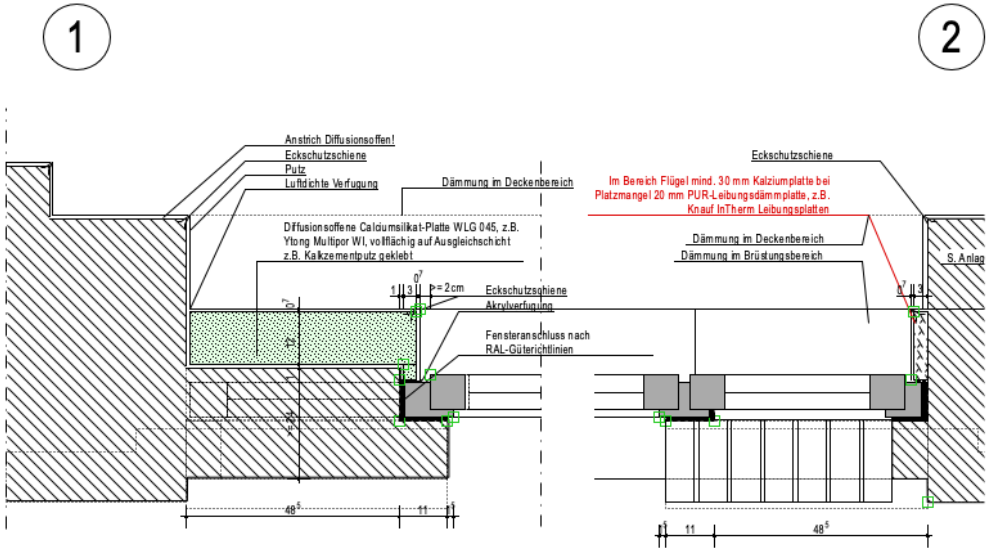
Detail planung in sworn proofer environment: Internal Insulation



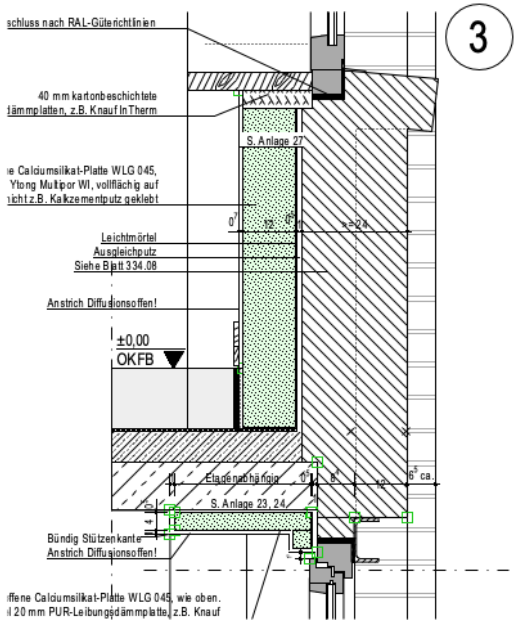
Schnitt im Fensterbereich bei geringe Mauerwerksstärke



4.OG Vertikalschnitt



Schnitt im Balkonbereich



OG: Vertikalschnitt

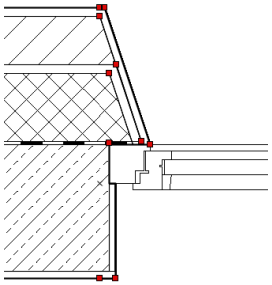
Advanced customisation (Pascal)

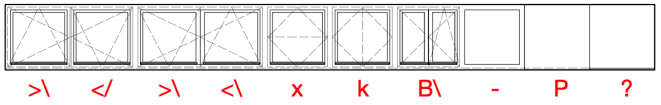
CBM-**Window**:

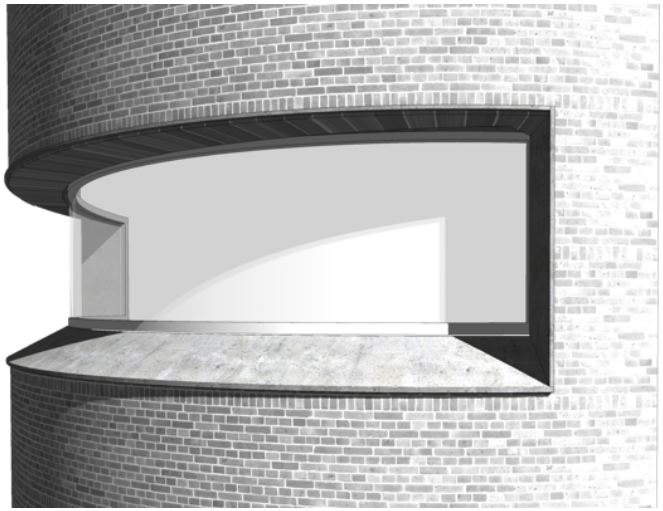
Developed around the needs of existing buildings, offers high 2D detail level, such as control point-driven component wrapping, and full IFC support.

Draws: window, window-door and opening objects. Straight and round, with optional reveals, sills, sun shading. Supports corner windows, custom part textures, plug-in styles, catalogs on demand, automaps its own IFC export.
Outputs: 2D, 3D, IfcWindow, IfcDoor, IfcOpening, DIN 276 Classification.

More under:
http://www.cad-bim-manager.com/tools_win.htm







CBM-**Wall Hole**:

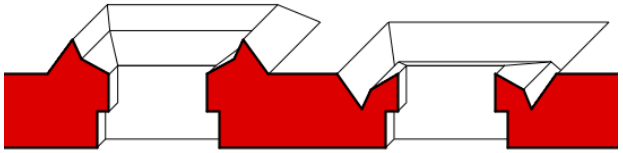
The main difficulty in existing buildings are wall holes, this plug-in implements special parametric holes, simplifying considerably other wall-inserted objects.

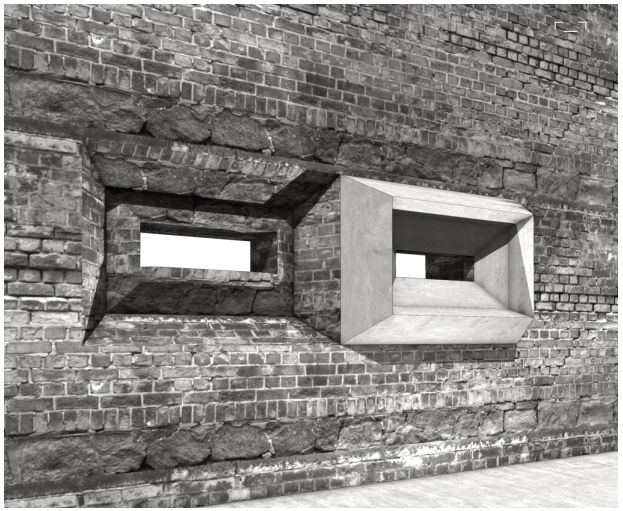
For insertion in straight walls, including frame, side elements such as pilasters or columns, center columns, sills with any shape. Supports custom profiles, part textures, plug-in styles, catalogs on demand, automaps its own IFC export.

More under:
http://www.cad-bim-manager.com/tools_wall_hole.htm









CBM-**Vault**

In old buildings in Berlin it is frequent to find vaulted cap ceilings. This plug-in allows to draw them simply by reference line. Automaps its own IFC export.

More under:
http://www.cad-bim-manager.com/tools_vault.htm

