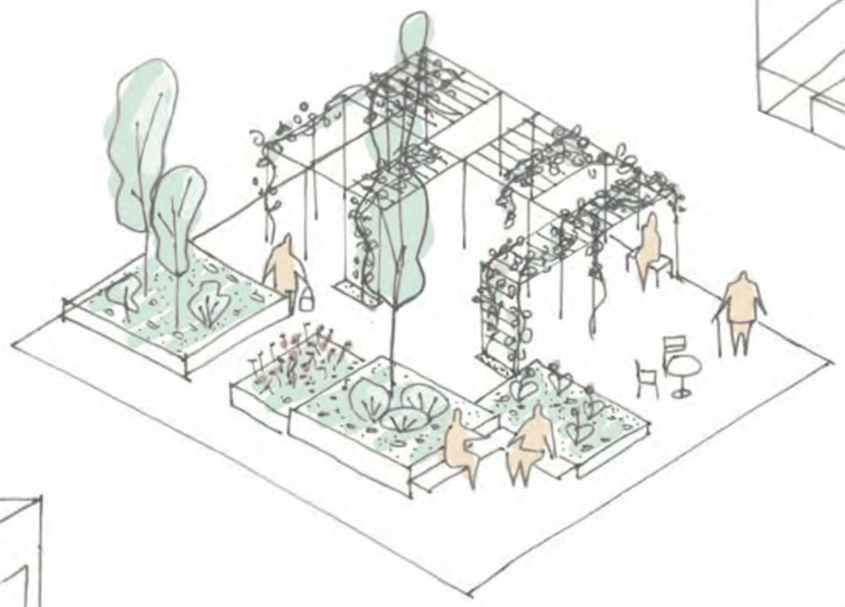
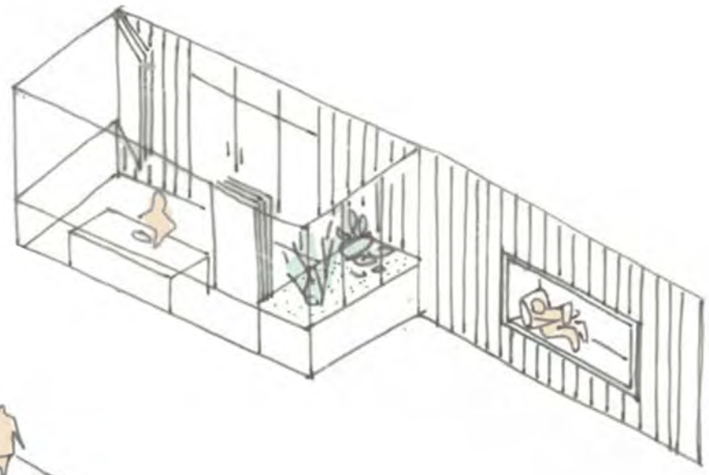
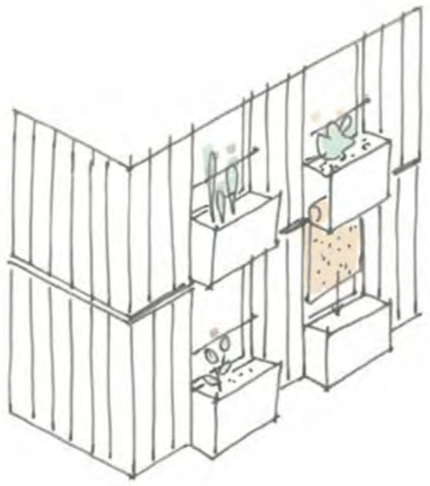
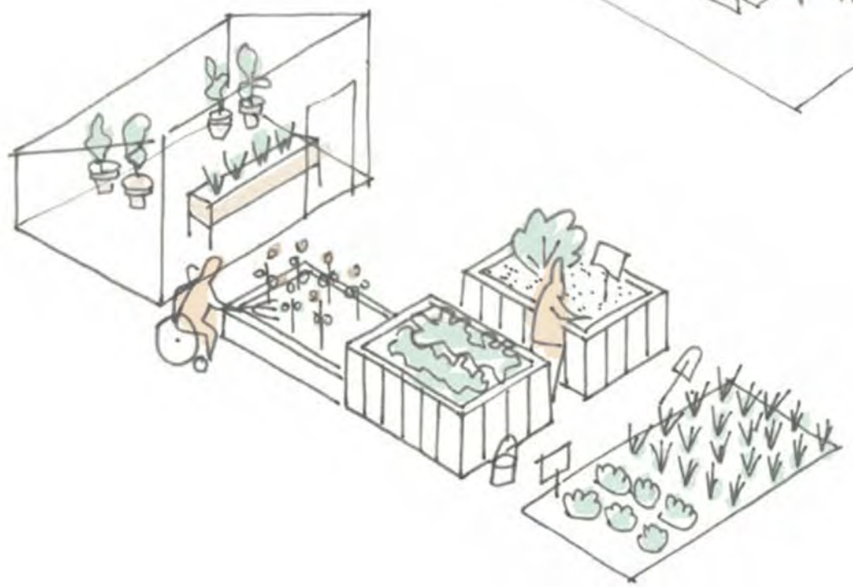








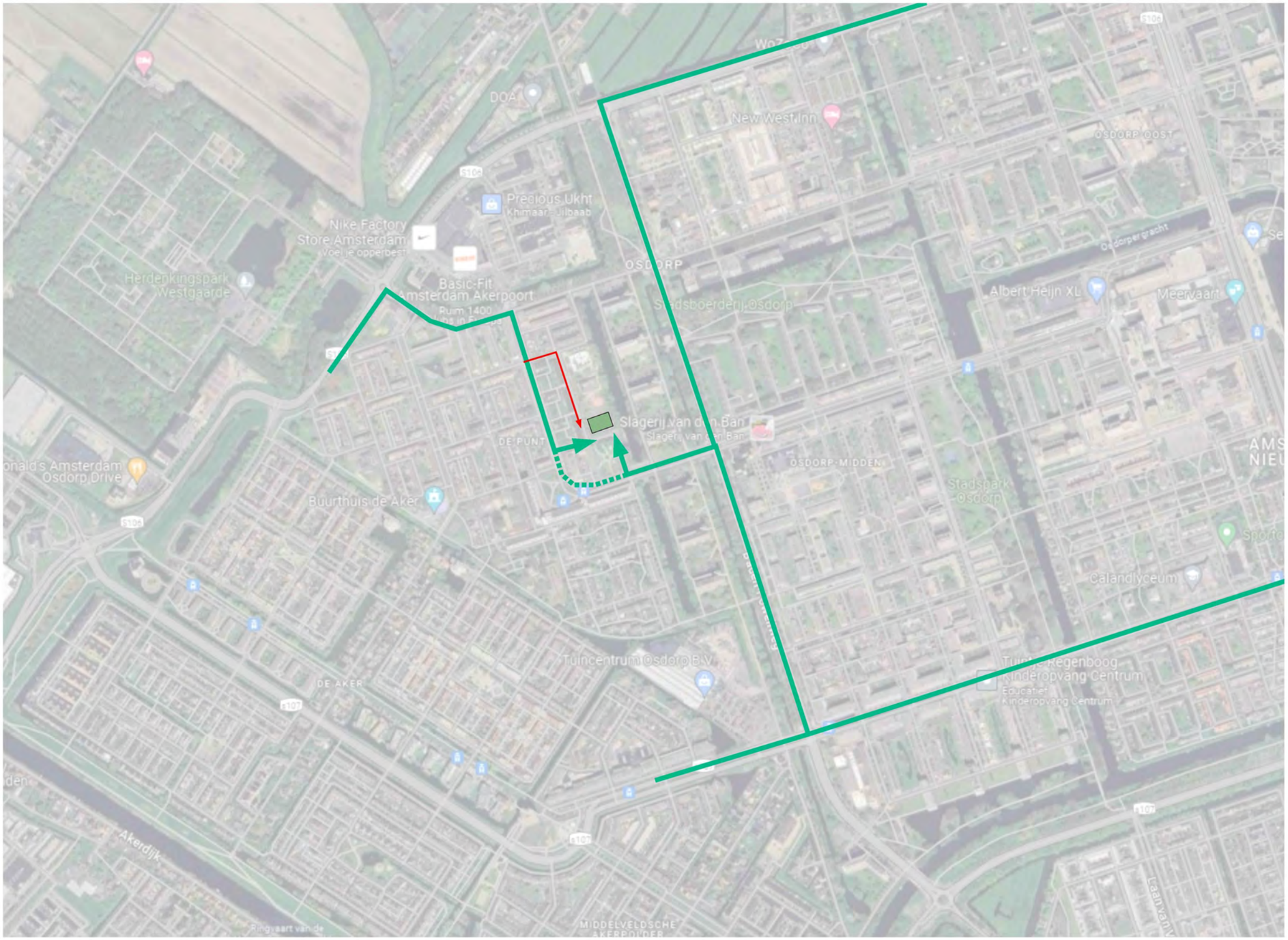


Schuitenhuisstraat

Structuur Ontwerp • 08 juli 2024 • SO boek

Locatie

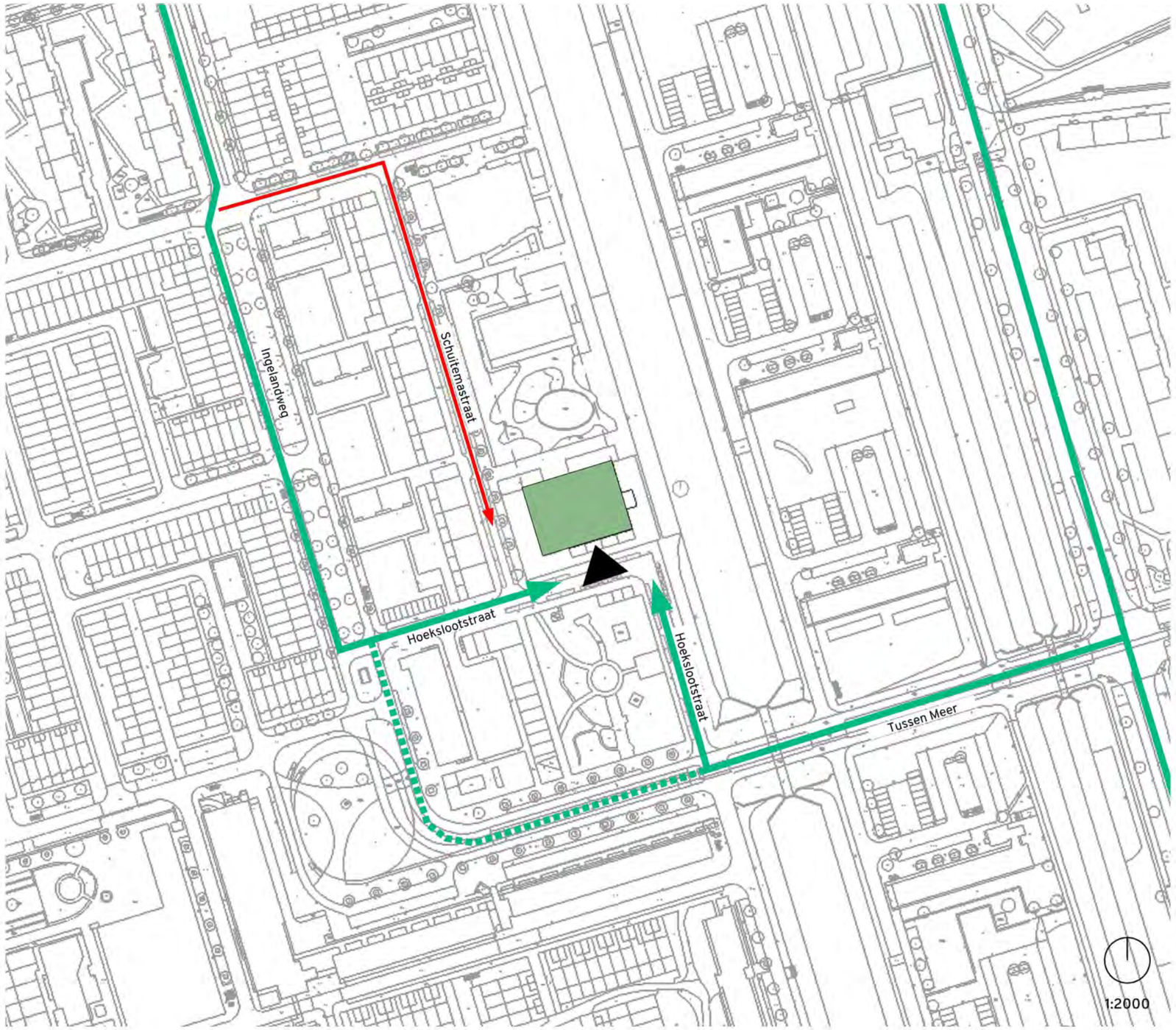
Locatie


DOA
New West Inn
Precious Ukht
Nike Factory Store Amsterdam
Herdenkingspark Westgaarde
Basic-Fit Amsterdam Akerpoort
OSDORP
Stadsboerderij Osdorp
Albert Heijn XL
Meervaart
Slagerij van den Ban
DE PUNT
OSDORP-MIDDEN
Buurthuis de Aker
Stadspark Osdorp
Calandlyceum
Tuincentrum Osdorp B.V.
DE AKER
Akerdijk
MIDDELVELDSCHE AKERPOLDER

Locatie


Basic-Fit Amsterdam Akerpoort
Ruim 1400 clubs in Europa
Dilek Chicken
Haci Bayram
Stichting Moskee Arrabitha Al Islamia
Basisschool Atlantis
Elif Haarmode
Waterschapstraat
Langswater
Baden Powellweg
Botteskeiksingel
Botteskeikspark
Stadsboerderij Osdorp
Brisseikstraat
Moskee El Mouahidine
Beymen Amsterdam - Cafe & Restaurant
Slagerij van den Ban
Wierdestraat
Opdijkstraat
Dades techniek
Vomar Voordeelmarkt
Buurthuis de Aker
Meentstraat
Parket Schuren Amsterdam
Kraamzorg Maternitycare-Nour
HVO-Querido De Aak
De Aak
Hart van Osdorp

Bereikbaarheid



Kavelgrenzen

bouwvlak uit het bestemmingsplan
ca 4650m2
max 60% bebouwd
=ca 2790m2

grens uit de erfpachtuitgifte

grens uit het gebouwkadaster

totaal 2033+300= 2333m2

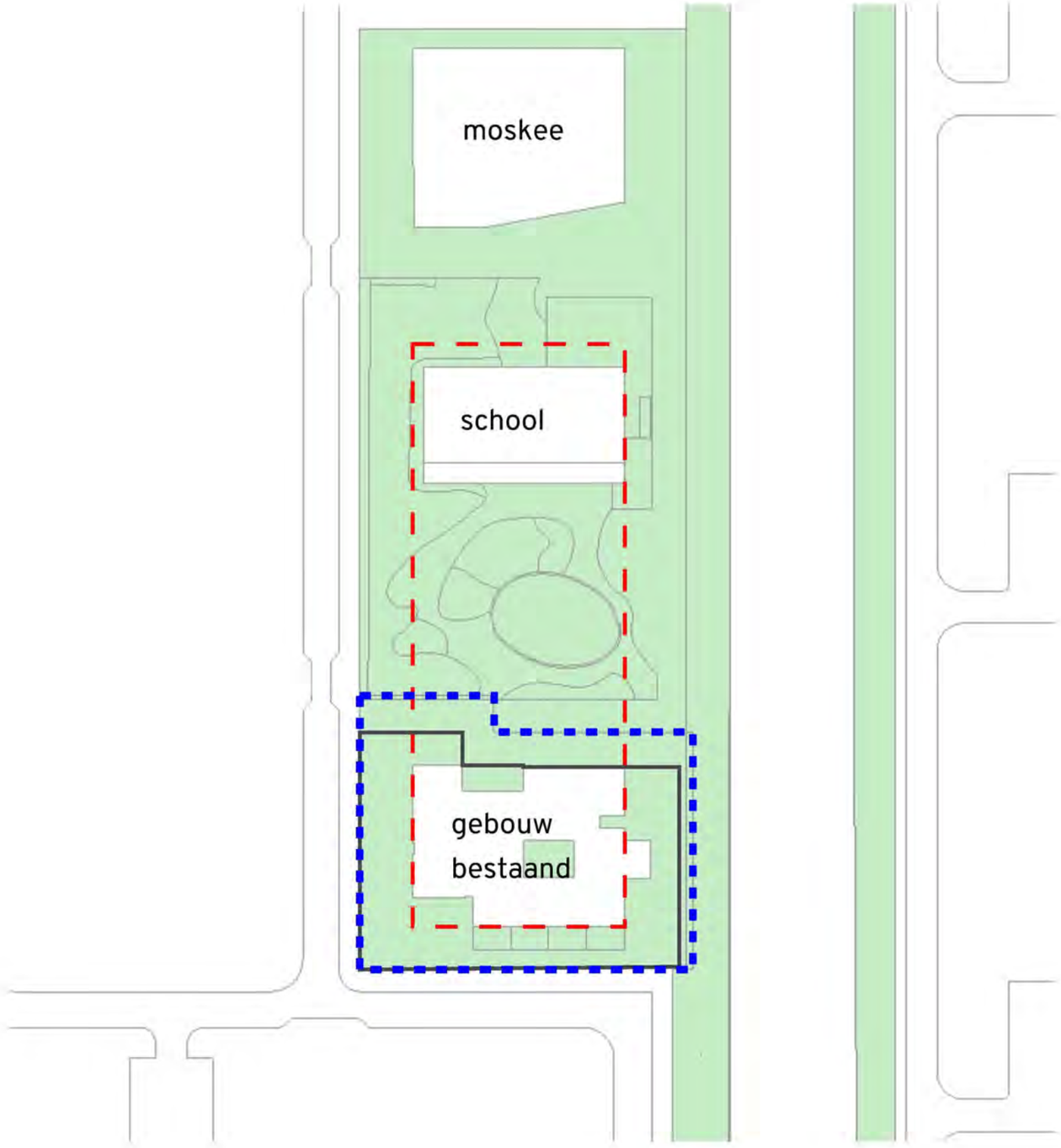


Kavelgrenzen

kadaster

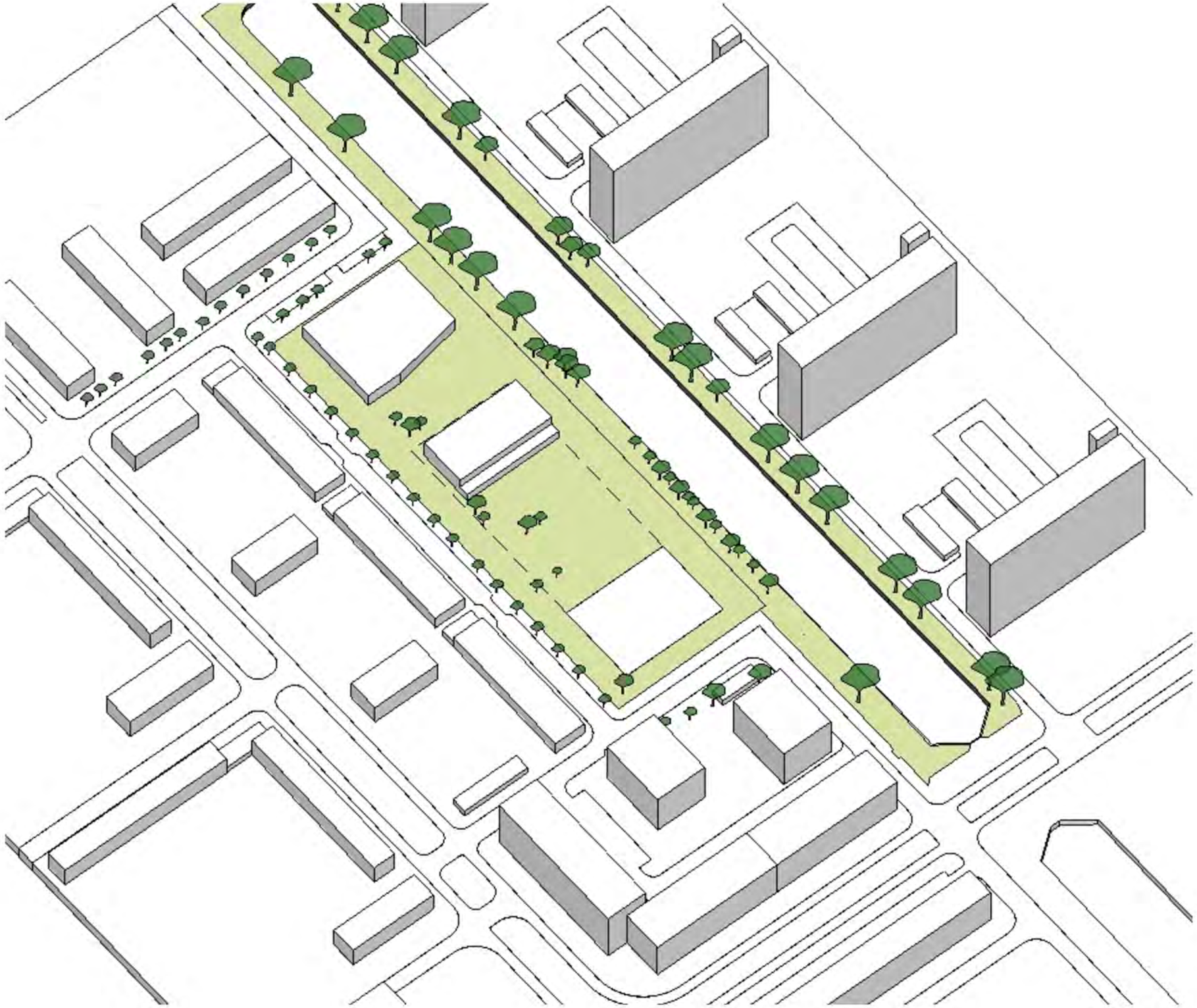
erfpachtgrens

bestemmingplan bouwvlak
max 60% bebouwd



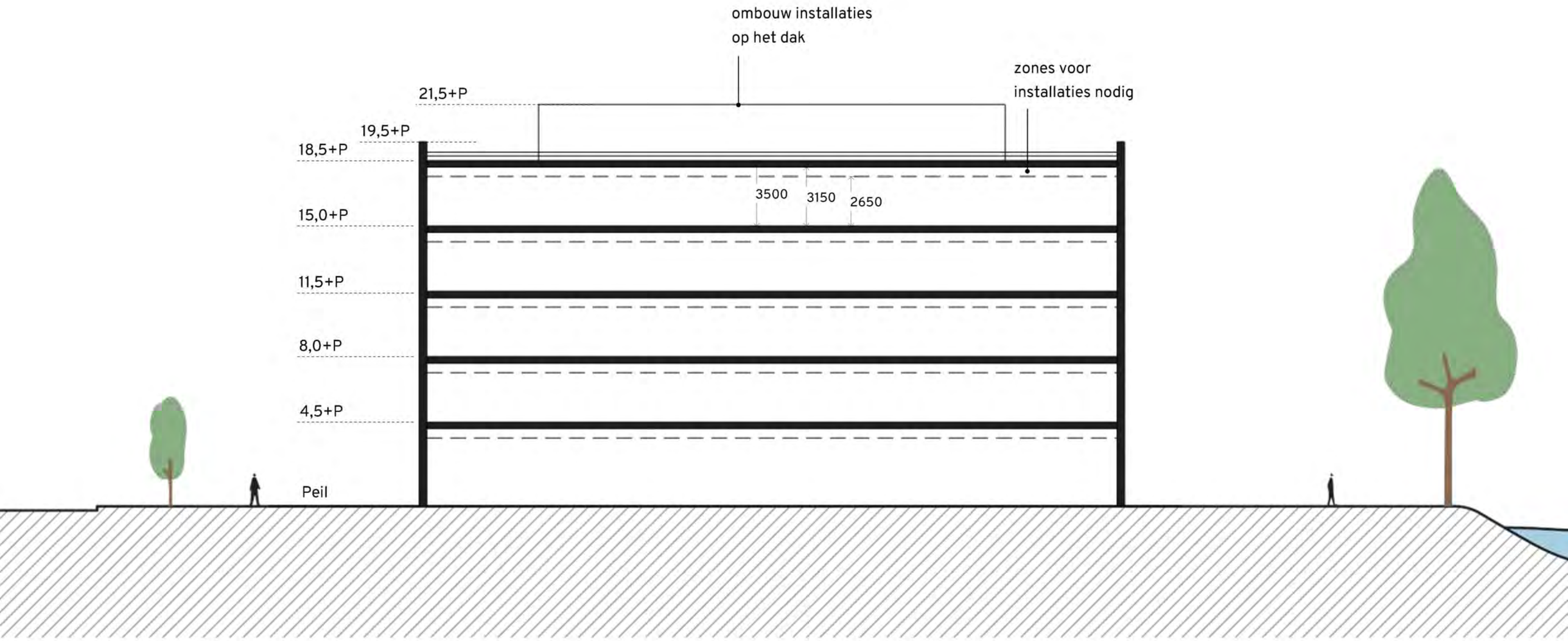
1:1000

Drie gebouwen in het groen



Context

Principe Oost-West

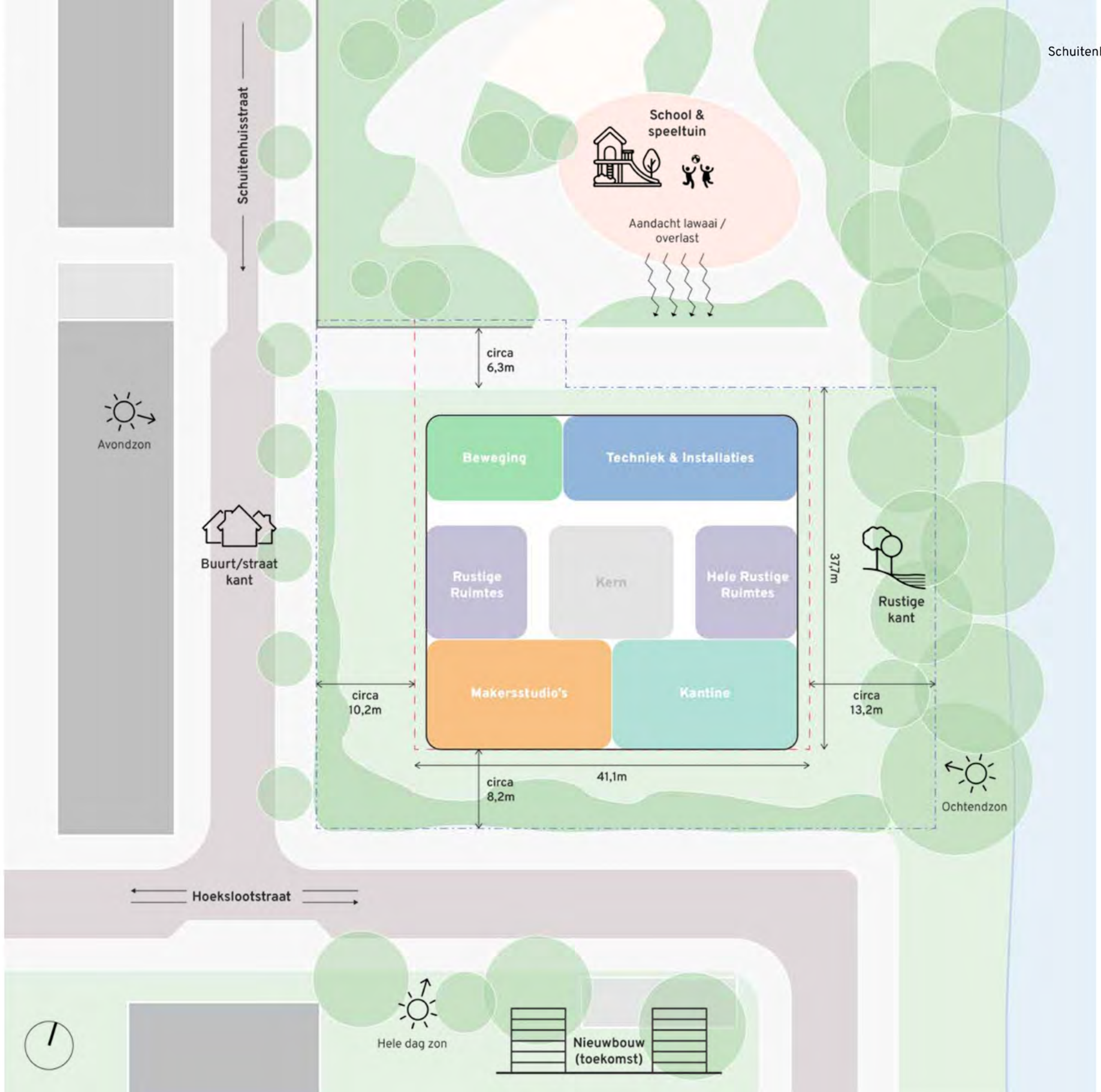


Schaal 1:200 op A3

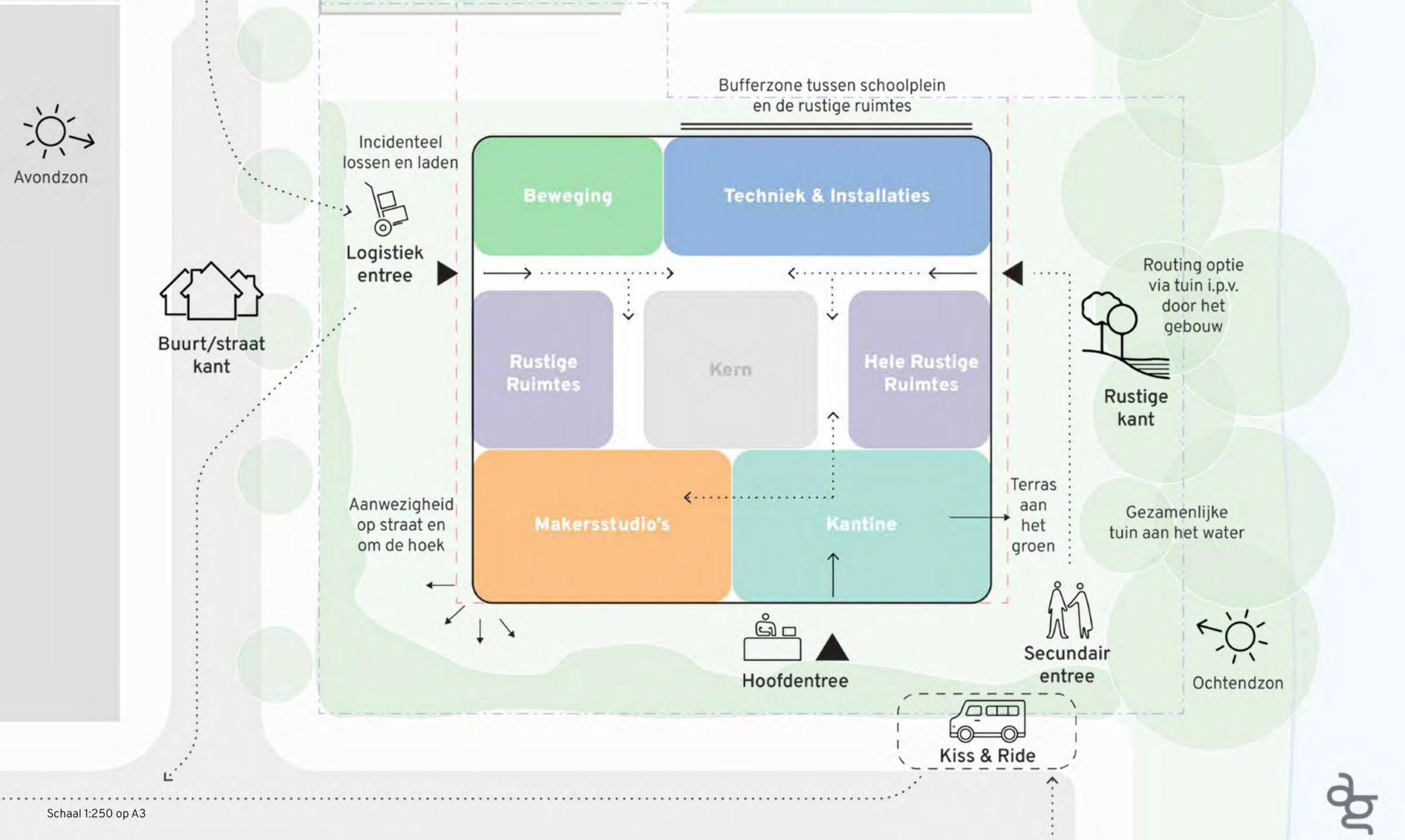
Context

Bestemmingsplan
Bouwvlak

Erfpacht

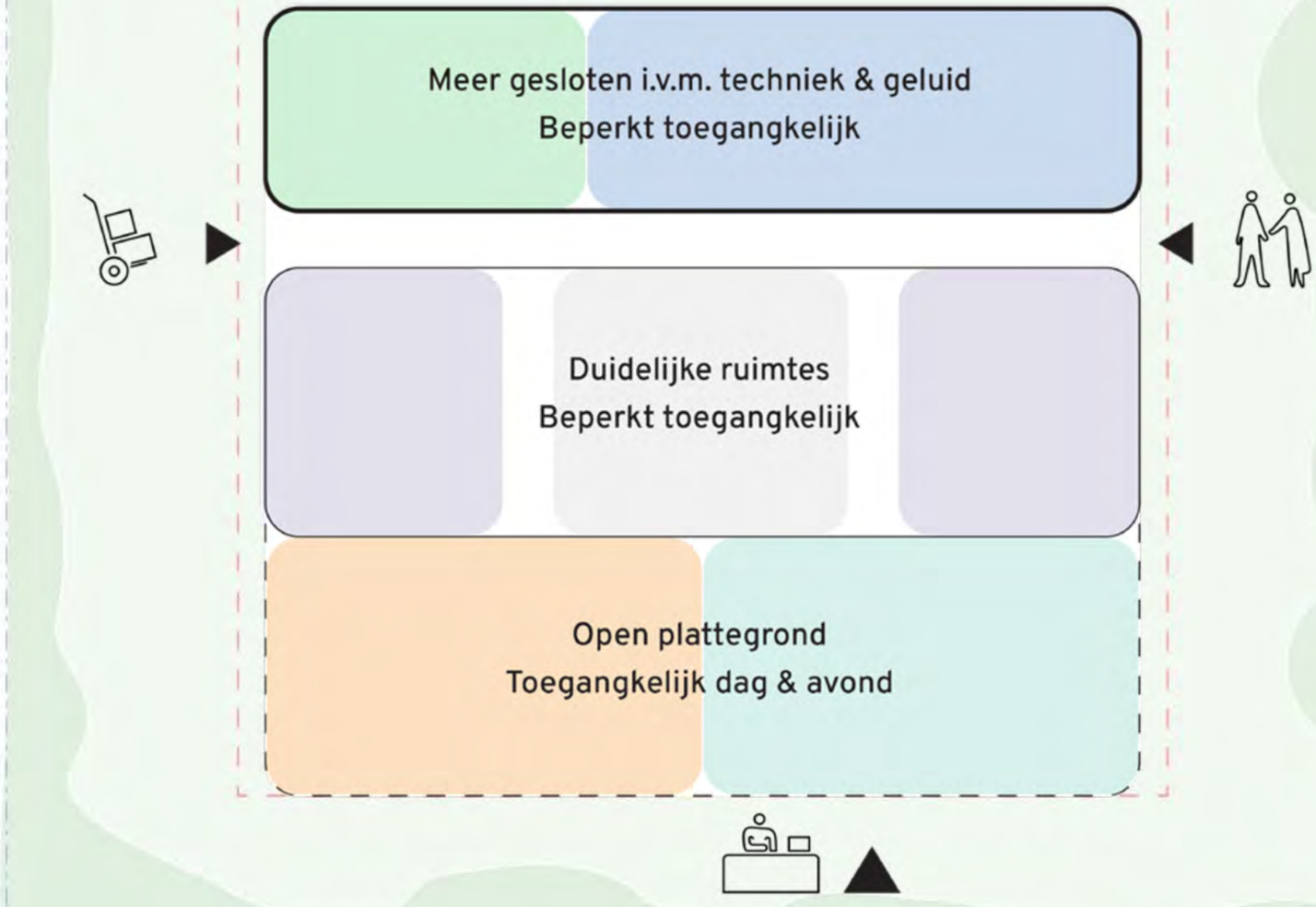


Begane Grond



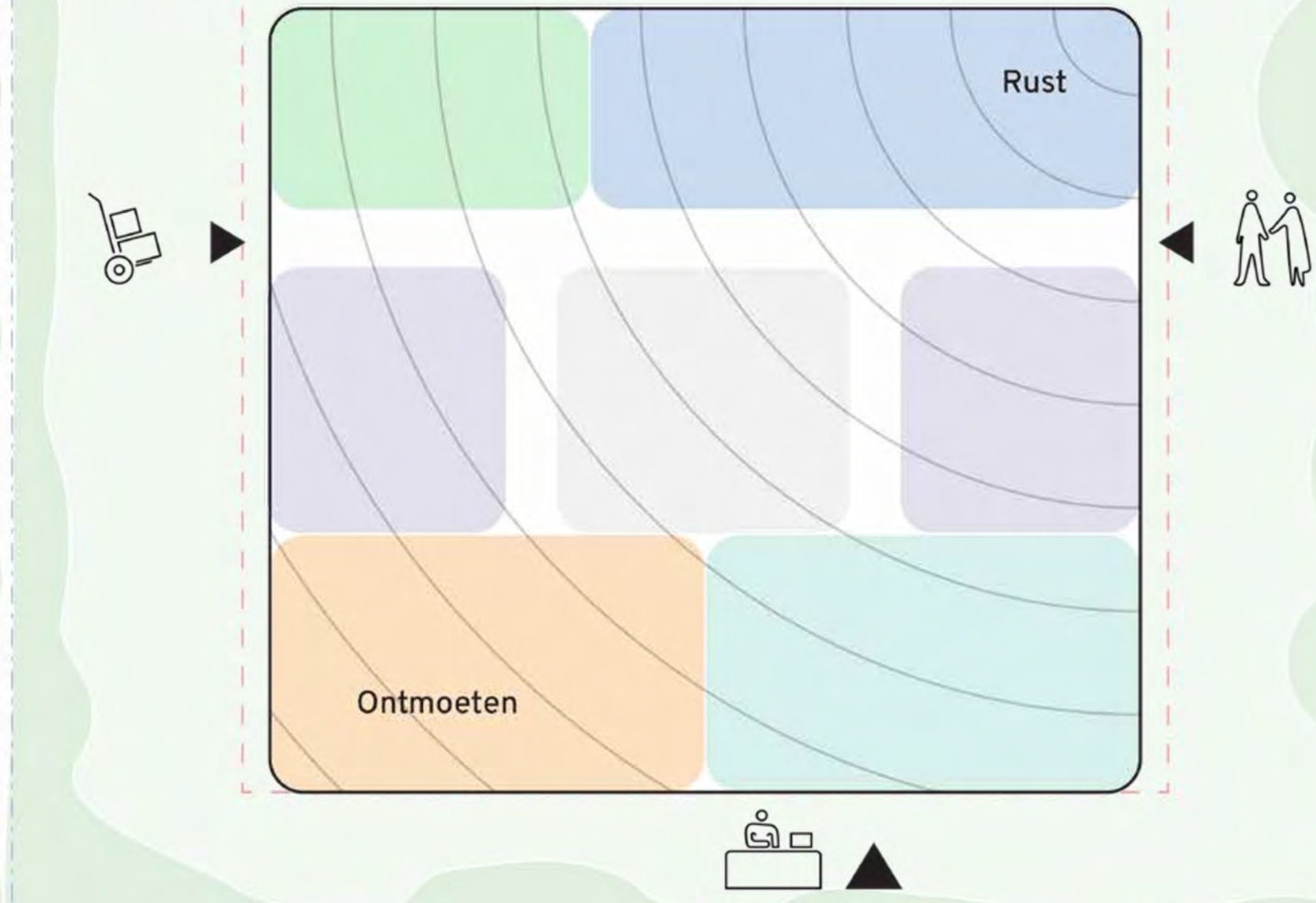
Schaal 1:250 op A3

Begane Grond



Schaal 1:250 op A3

Begane Grond



Schaal 1:250 op A3

Plattegronden

Begane Grond

- Kantine
- Kantine ondersteunend
- Activiteiten ruimtes
- Activiteiten ruimtes ondersteunend
- Rustige ruimtes
- Rustige ruimtes ondersteunend
- Kantoor ruimtes
- Kantoor ruimtes ondersteunend
- Buitenruimtes
- Buitenruimtes ondersteunend
- Kamers (logeren)
- Kamers (wonen)
- Woonkamers
- algemeen
- WC/badkamer
- ICT
- installaties



Schaal 1:250 op A3

1e verdieping

- Kantine
- Kantine ondersteunend
- Activiteiten ruimtes
- Activiteiten ruimtes ondersteunend
- Rustige ruimtes
- Rustige ruimtes ondersteunend
- Kantoor ruimtes
- Kantoor ruimtes ondersteunend
- Buitenruimtes
- Buitenruimtes ondersteunend
- Kamers (logeren)
- Kamers (wonen)
- Woonkamers
- algemeen
- WC/badkamer
- ICT
- installaties

ve - verdeler elektra
vk - verdeler elektra keuken
vvv - verdeler vloerverwarming
kz - kast zorg-brand-beveiliging
kc - kast centrale bediening
k - kast



Schaal 1:250 op A3

2e verdieping

- Kantine
- Kantine ondersteunend
- Activiteiten ruimtes
- Activiteiten ruimtes ondersteunend
- Rustige ruimtes
- Rustige ruimtes ondersteunend
- Kantoor ruimtes
- Kantoor ruimtes ondersteunend
- Buitenruimtes
- Buitenruimtes ondersteunend
- Kamers (logeren)
- Kamers (wonen)
- Woonkamers
- algemeen
- WC/badkamer
- ICT
- installaties

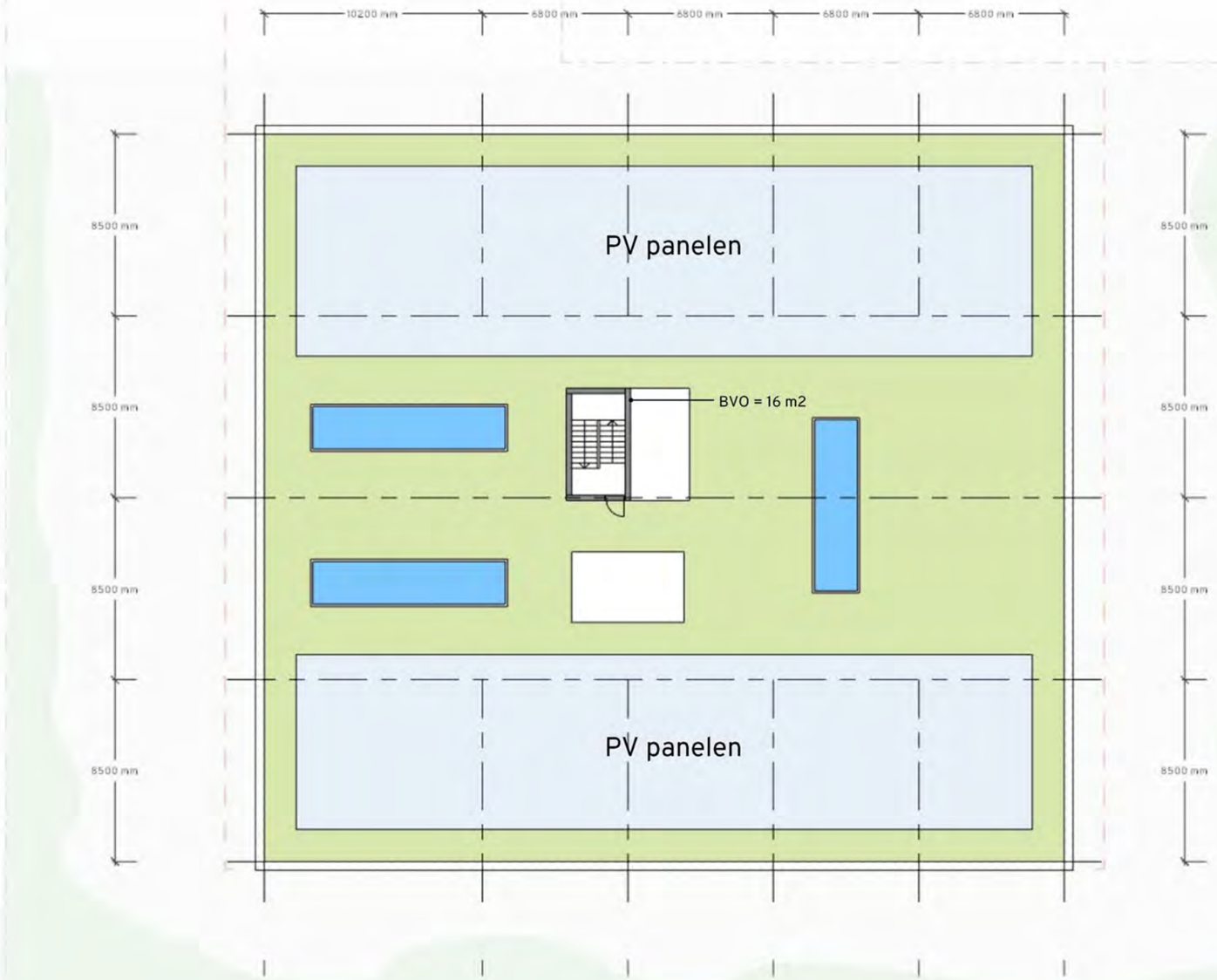
ve - verdeler elektra
vk - verdeler elektra keuken
vvv - verdeler vloerverwarming
kz - kast zorg-brand-beveiliging
kc - kast centrale bediening
k - kast



Schaal 1:250 op A3

Dak

- Kantine
- Kantine ondersteunend
- Activiteiten ruimtes
- Activiteiten ruimtes ondersteunend
- Rustige ruimtes
- Rustige ruimtes ondersteunend
- Kantoor ruimtes
- Kantoor ruimtes ondersteunend
- Buitenruimtes
- Buitenruimtes ondersteunend
- Kamers (logeren)
- Kamers (wonen)
- Woonkamers
- algemeen
- WC/badkamer
- ICT
- installaties



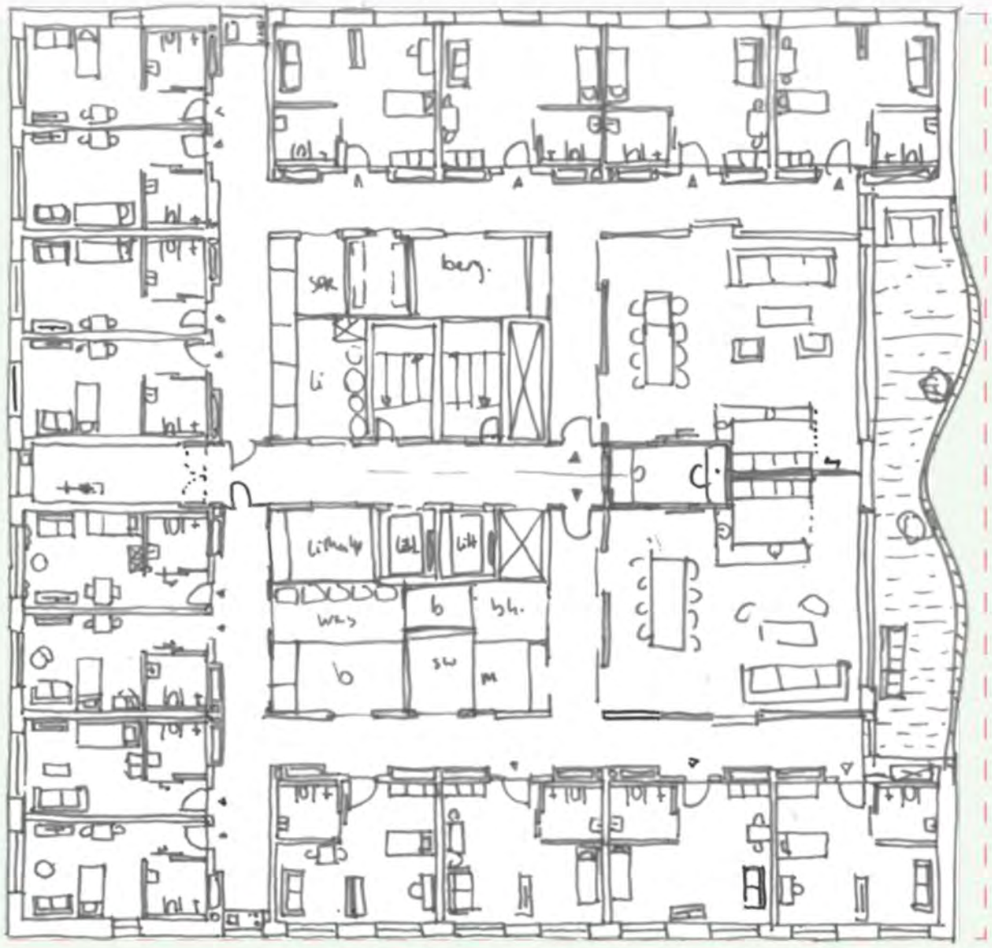
Schaal 1:250 op A3

Sfeer Dagbesteding



Schaal 1:250 op A3

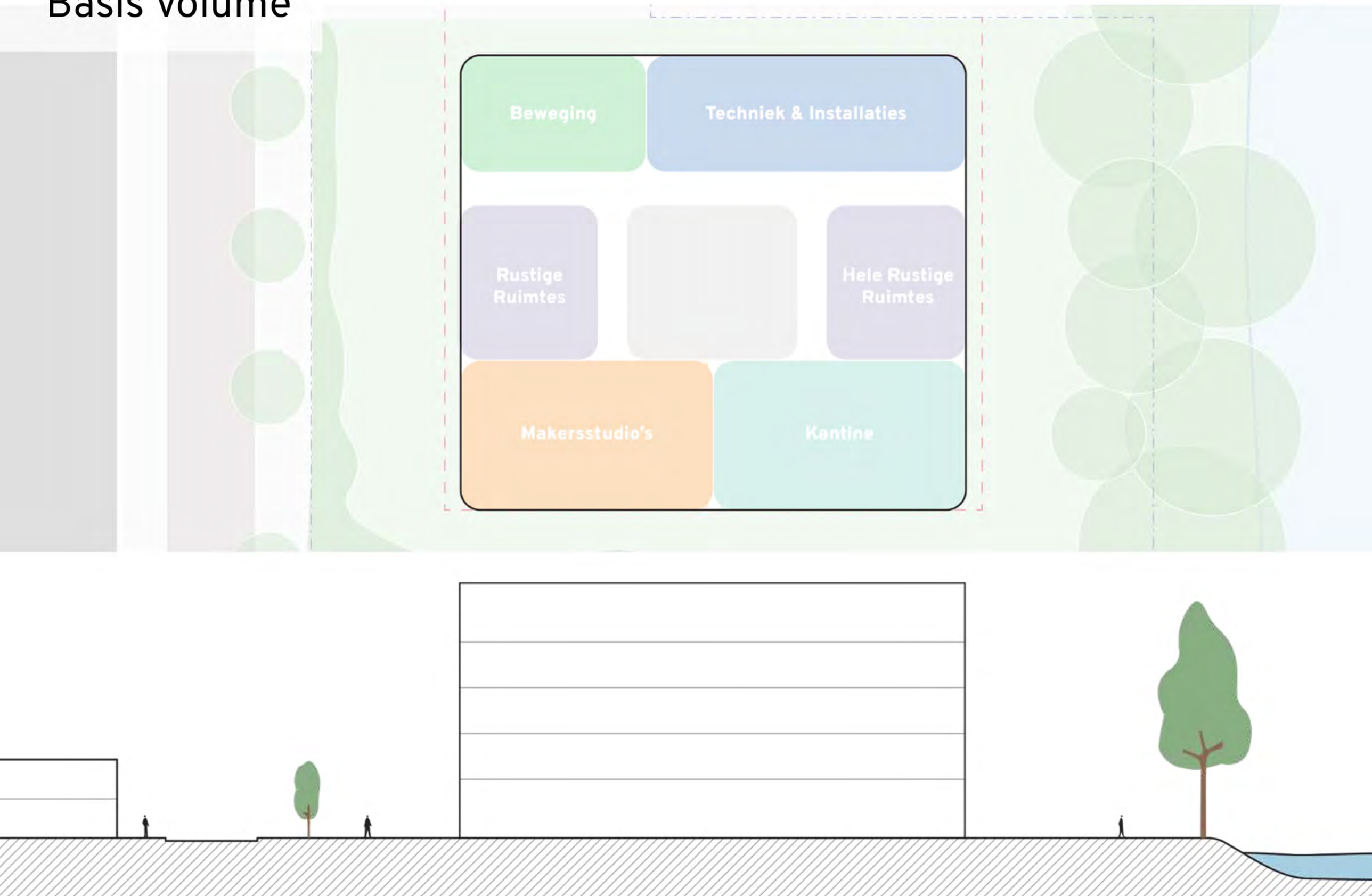
Sfeer Wonen



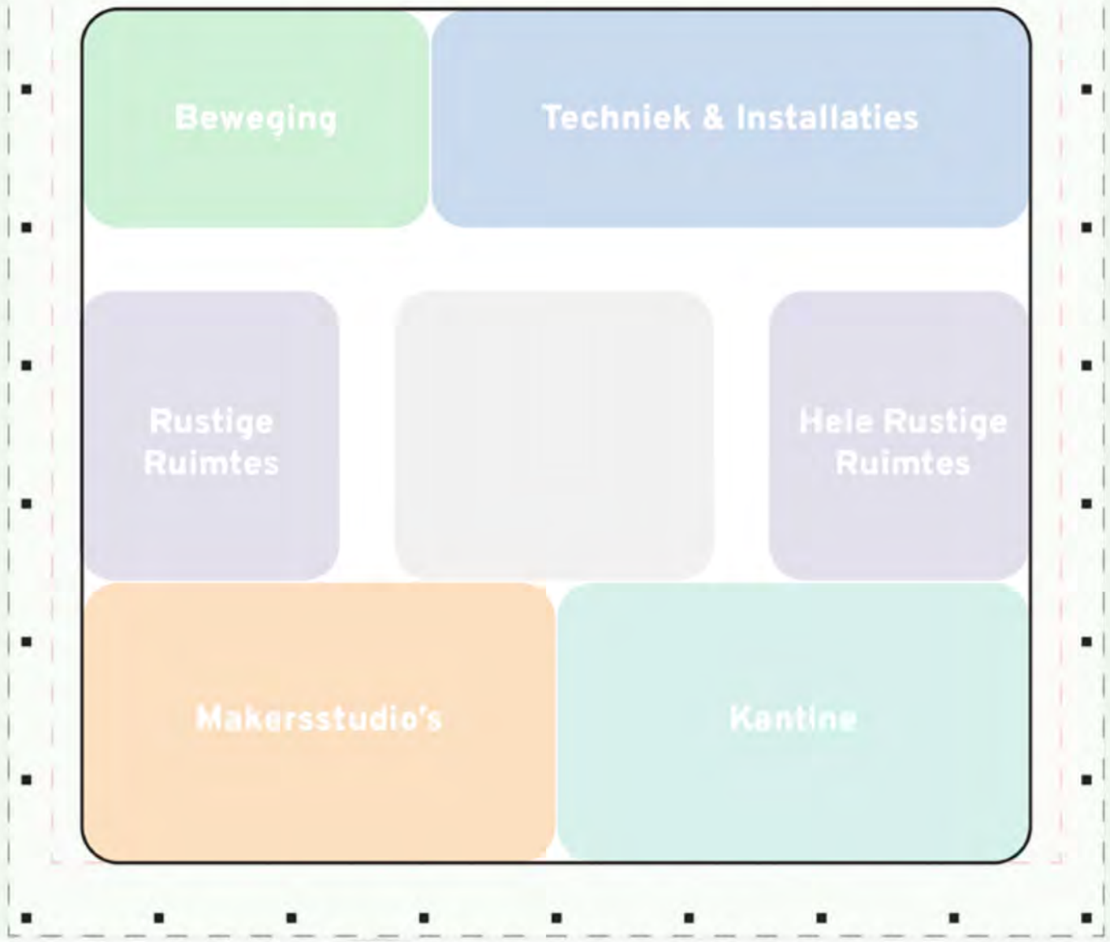
Schaal 1:250 op A3

Colonnade

Basis Volume



Colonnade


Beweging
Techniek & Installaties
Rustige Ruimtes
Hele Rustige Ruimtes
Makersstudio's
Kantine

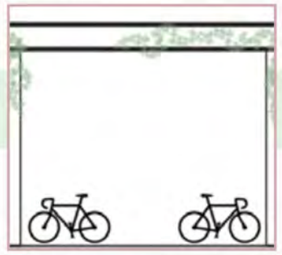


Colonnade

buitenruimte activiteiten



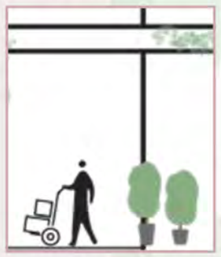
fietsenstalling



overdekte trampoline



droog lossen en laden





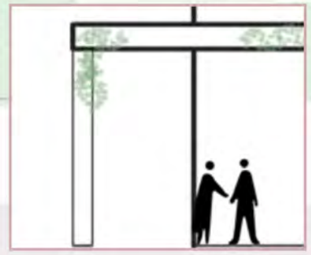
rustige momenten (te veel prikkels)



overdekte nestschommels



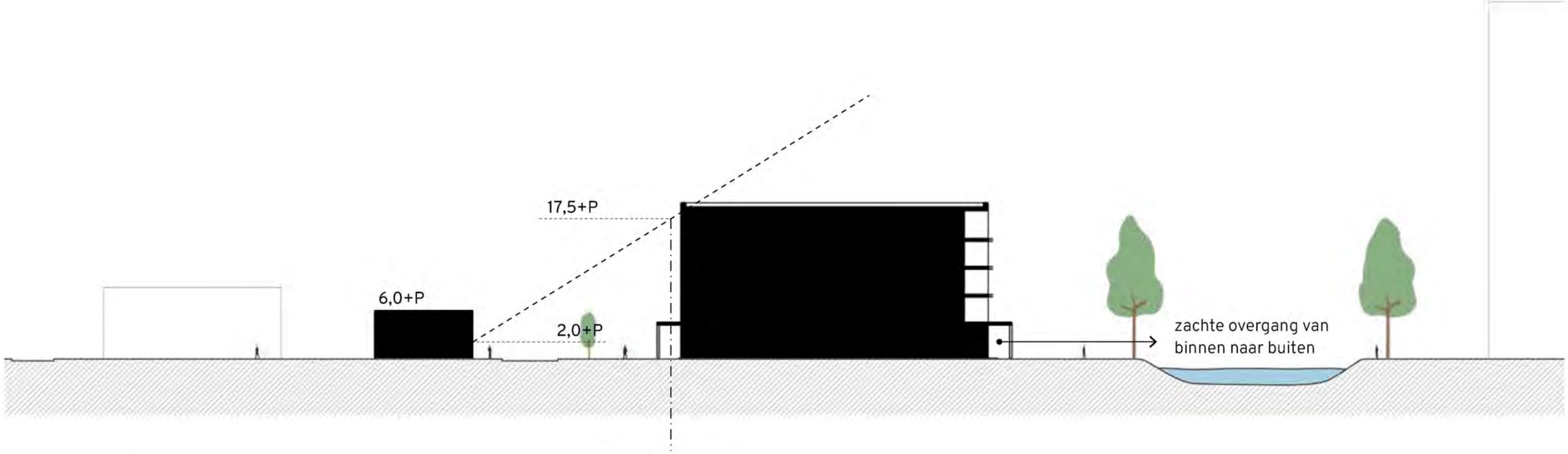
droog binnenkomen



overdekt en beschaduwd terras



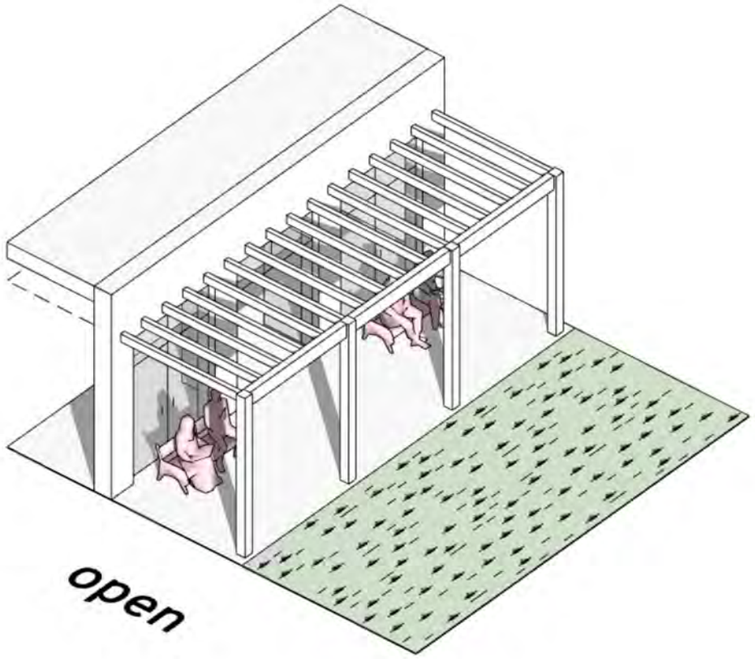
Colonnade



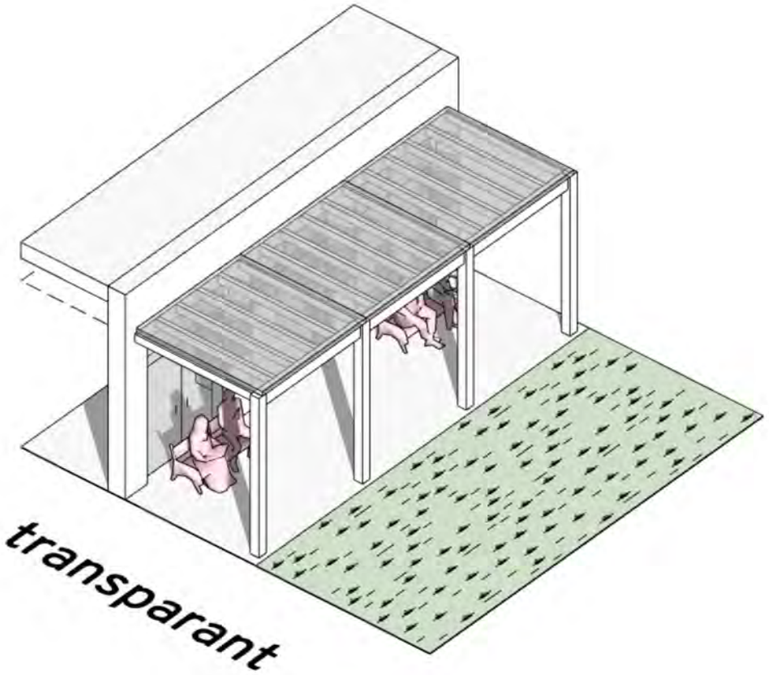
Doorsnede Oost-West

Schaal 1:500 op A3

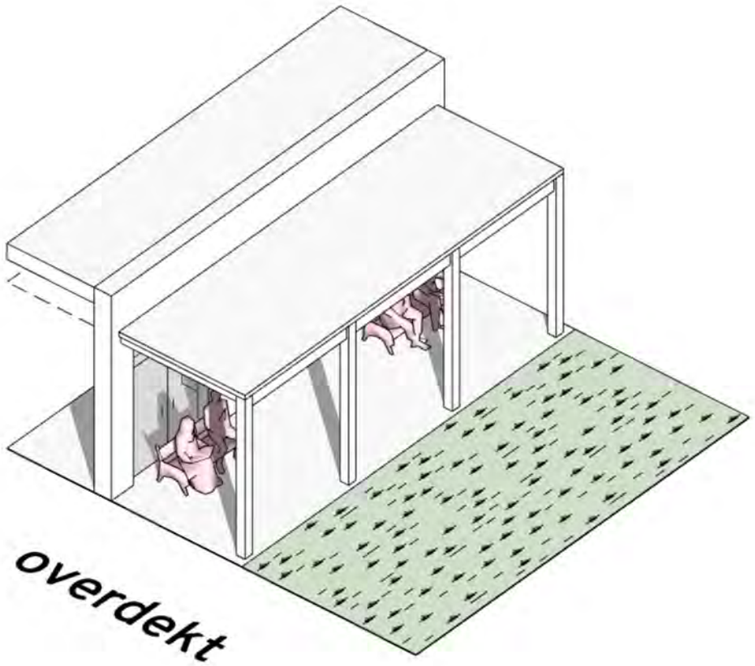
Eenvoudig en aanpasbaar



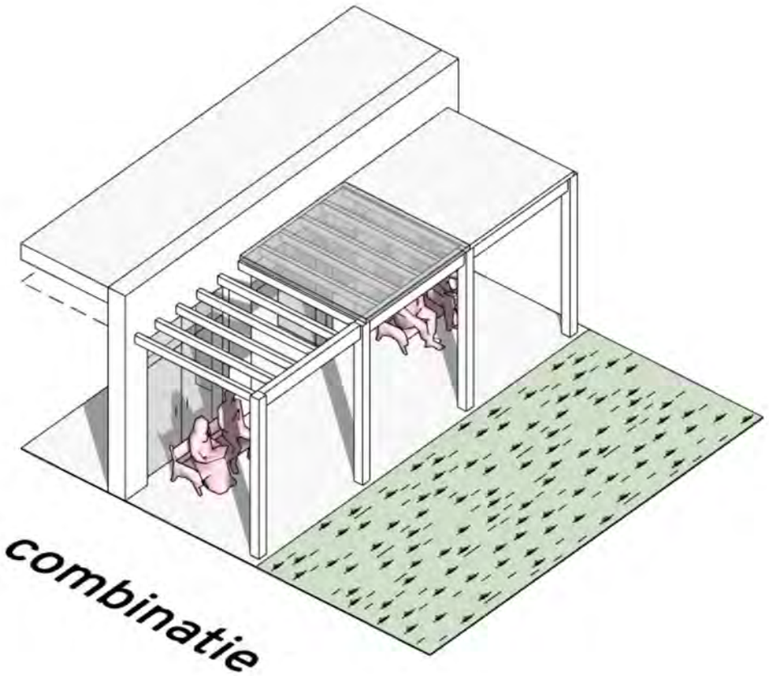
open



transparant

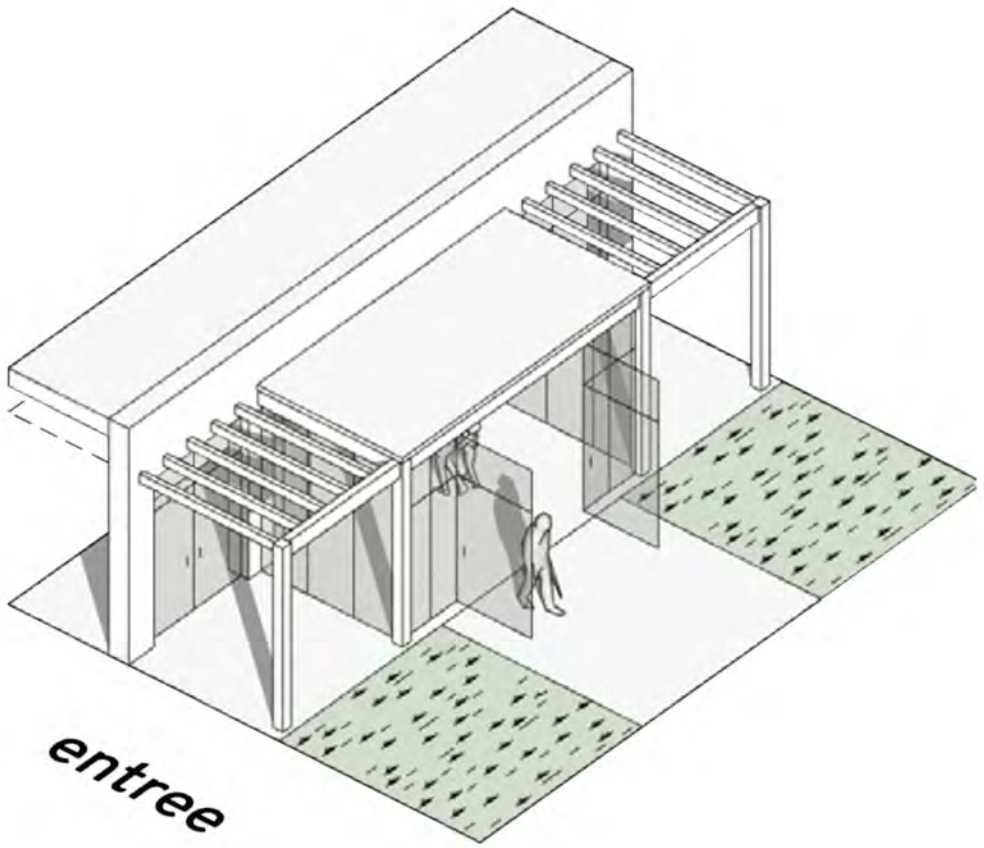


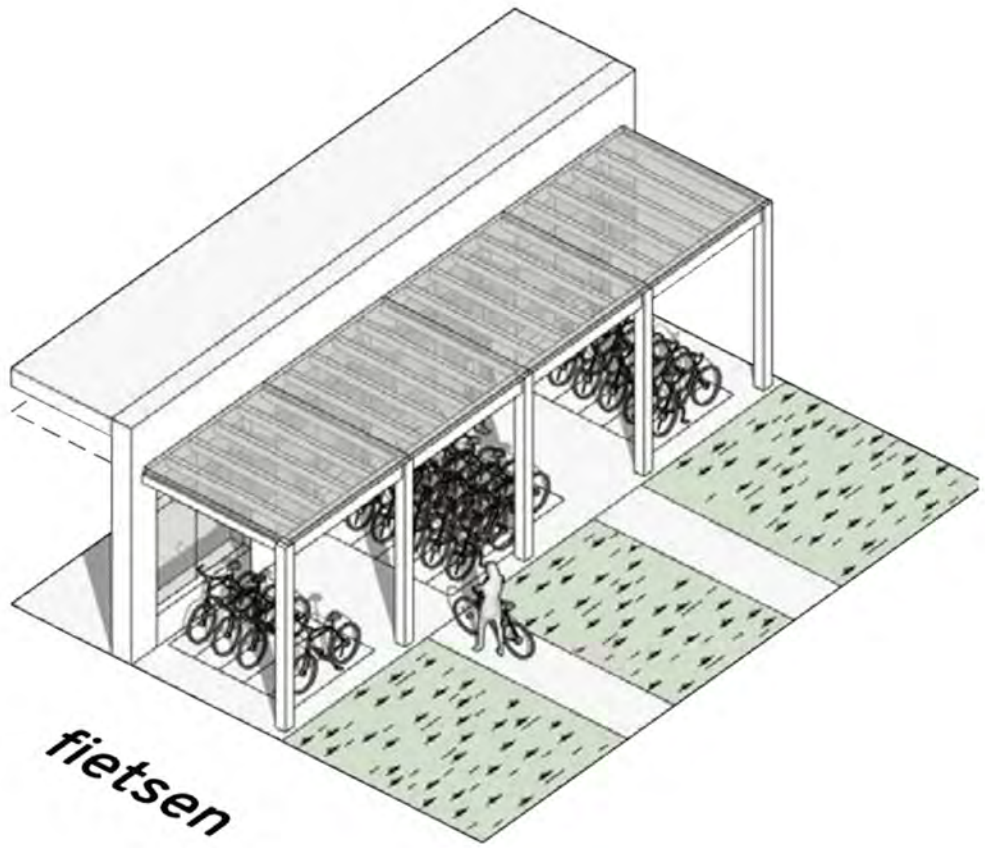
overdekt



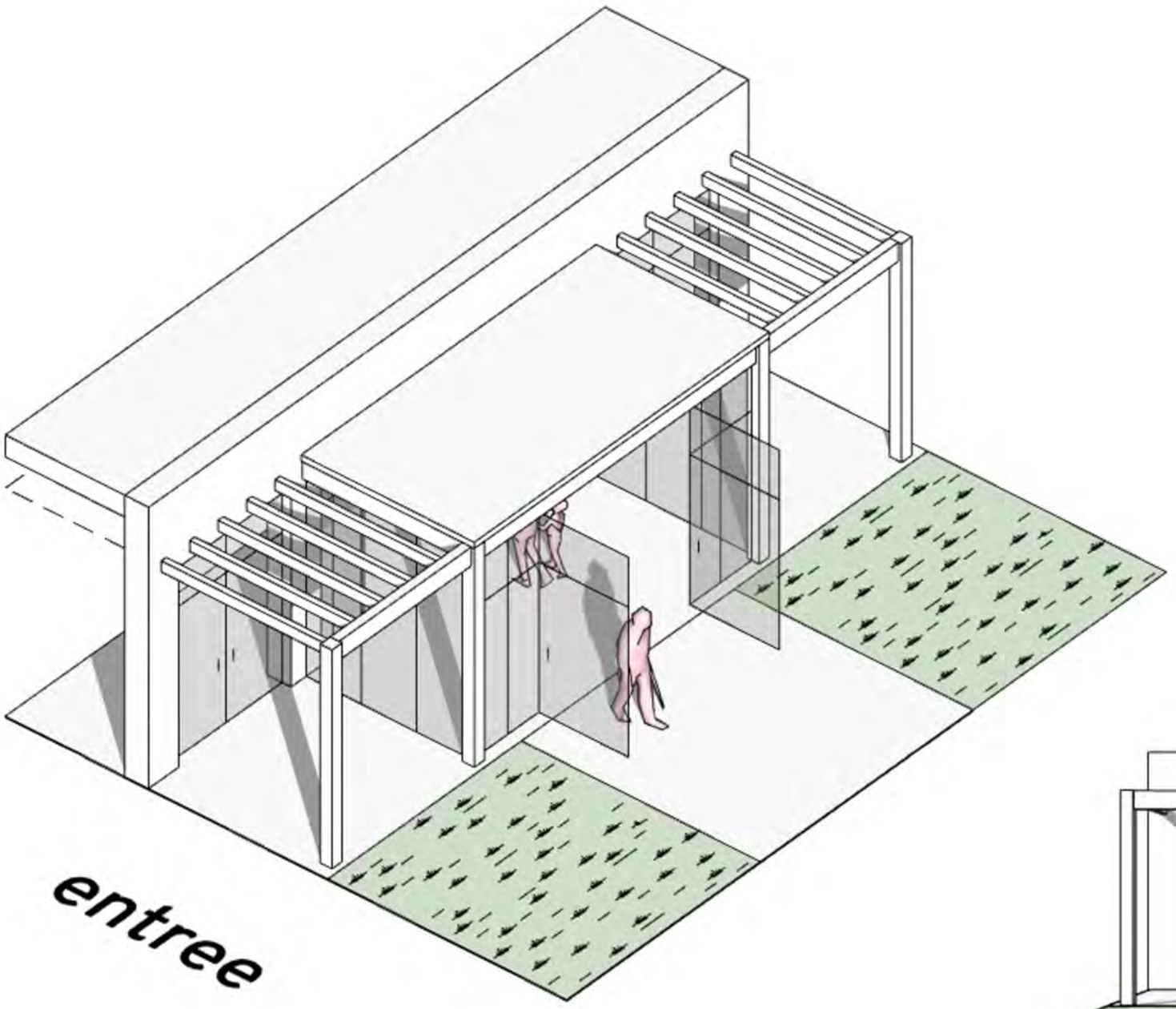
combinatie

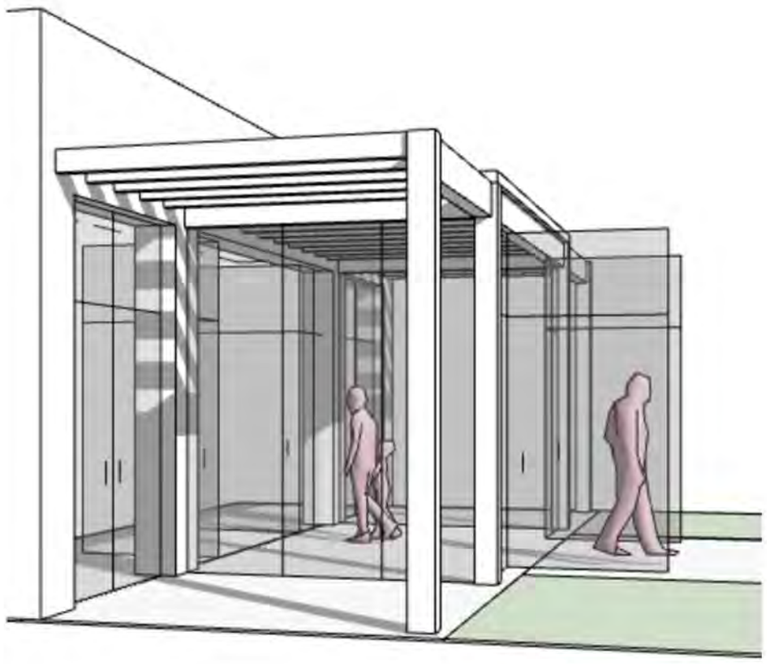
Praktische toevoegingen

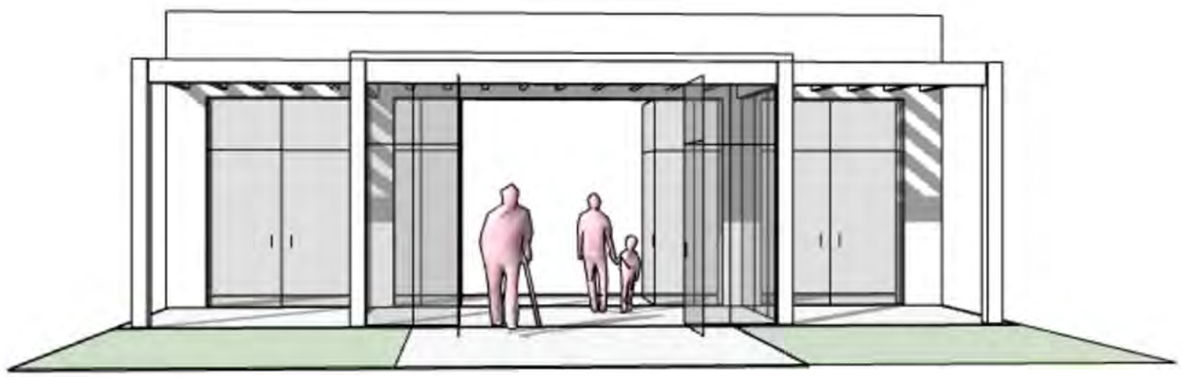




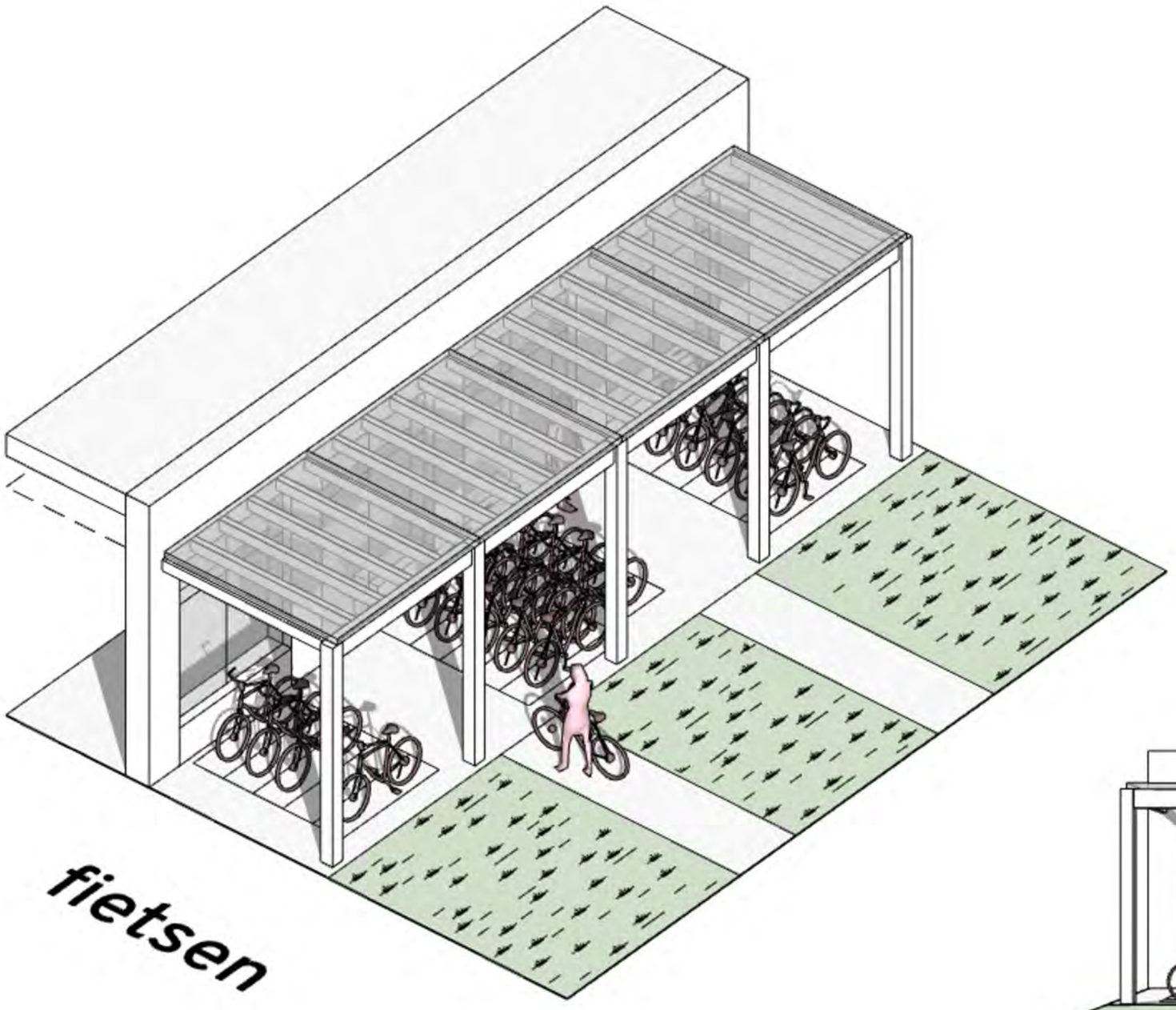
Praktische toevoegingen

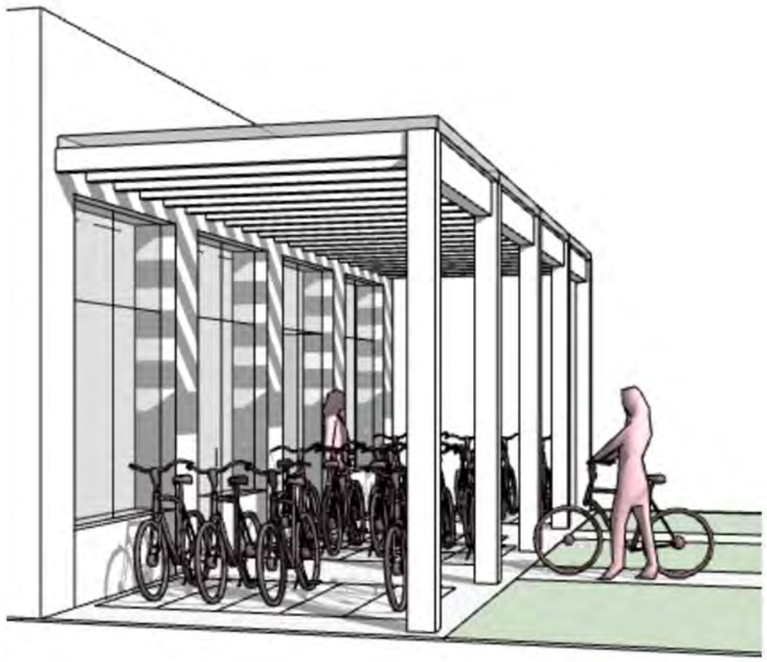






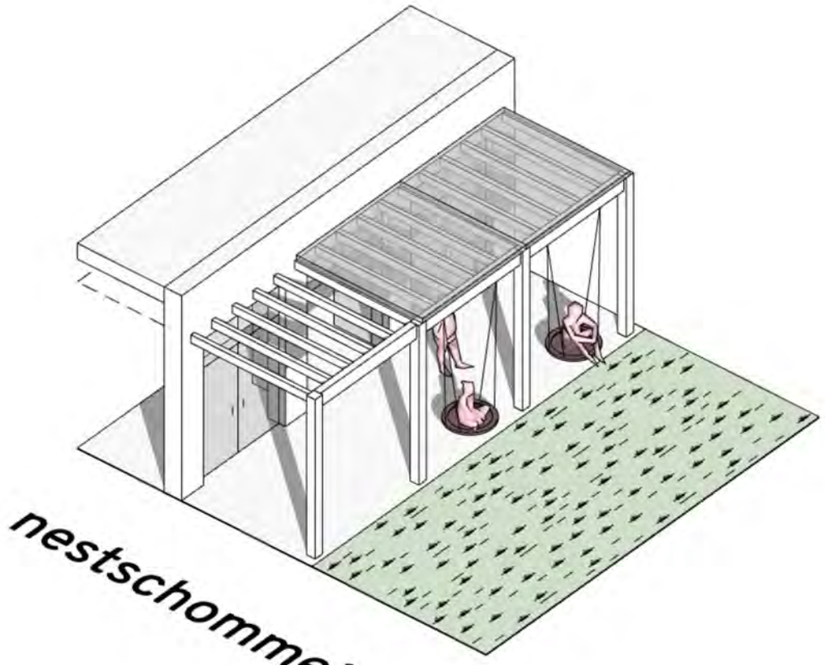
Praktische toevoegingen



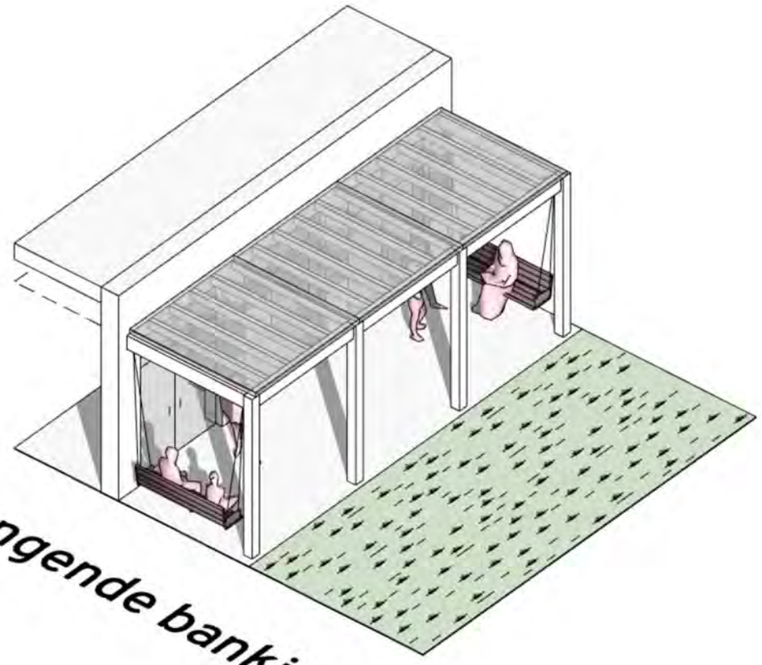




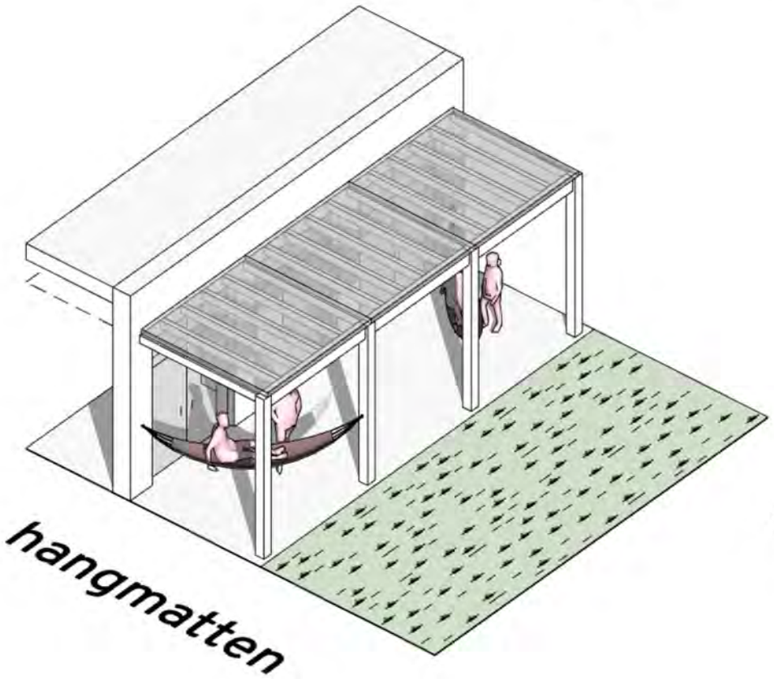
Verschillende soorten rust



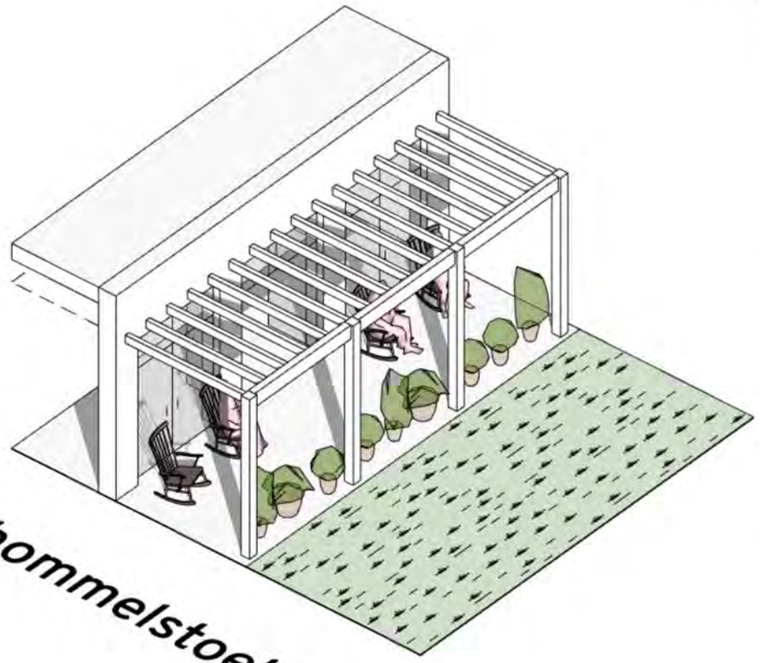
nestschommels



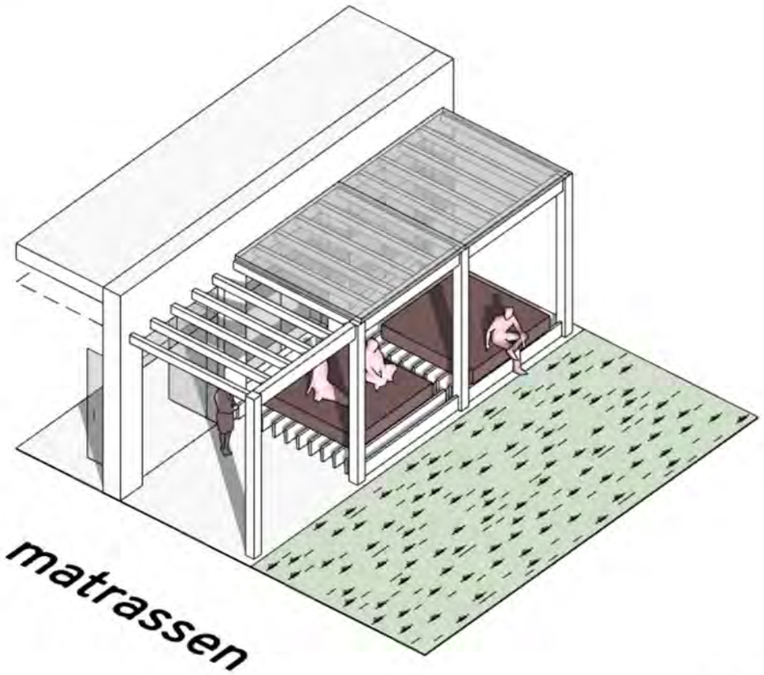
hangende bankjes



hangmatten

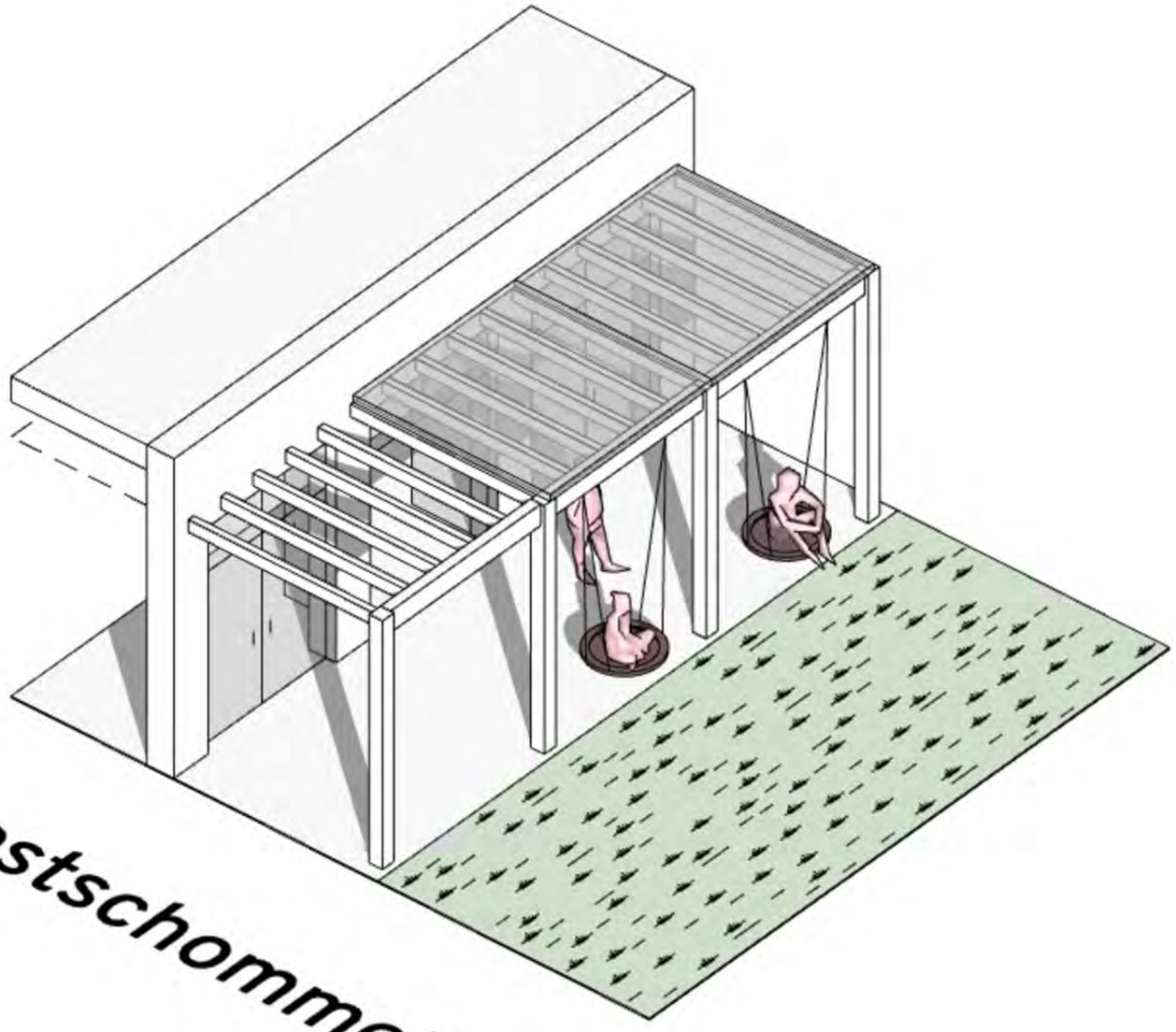


schommelstoelen

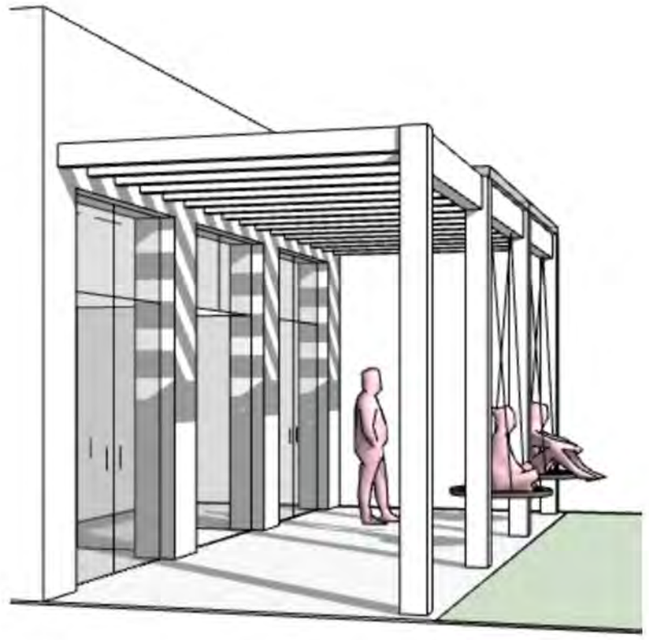


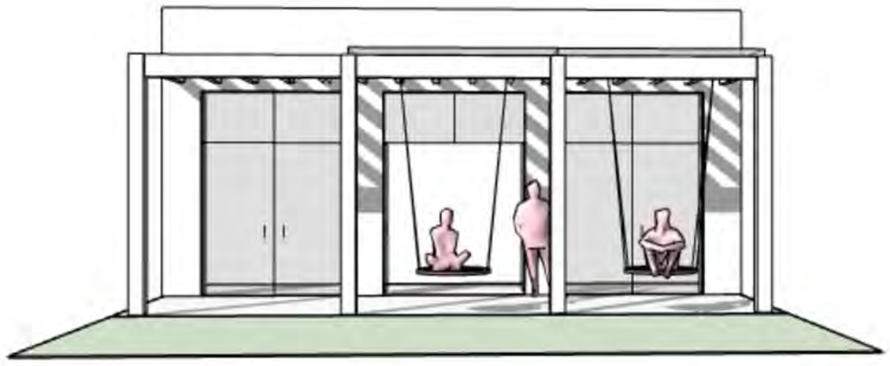
matrassen

Verschillende soorten rust

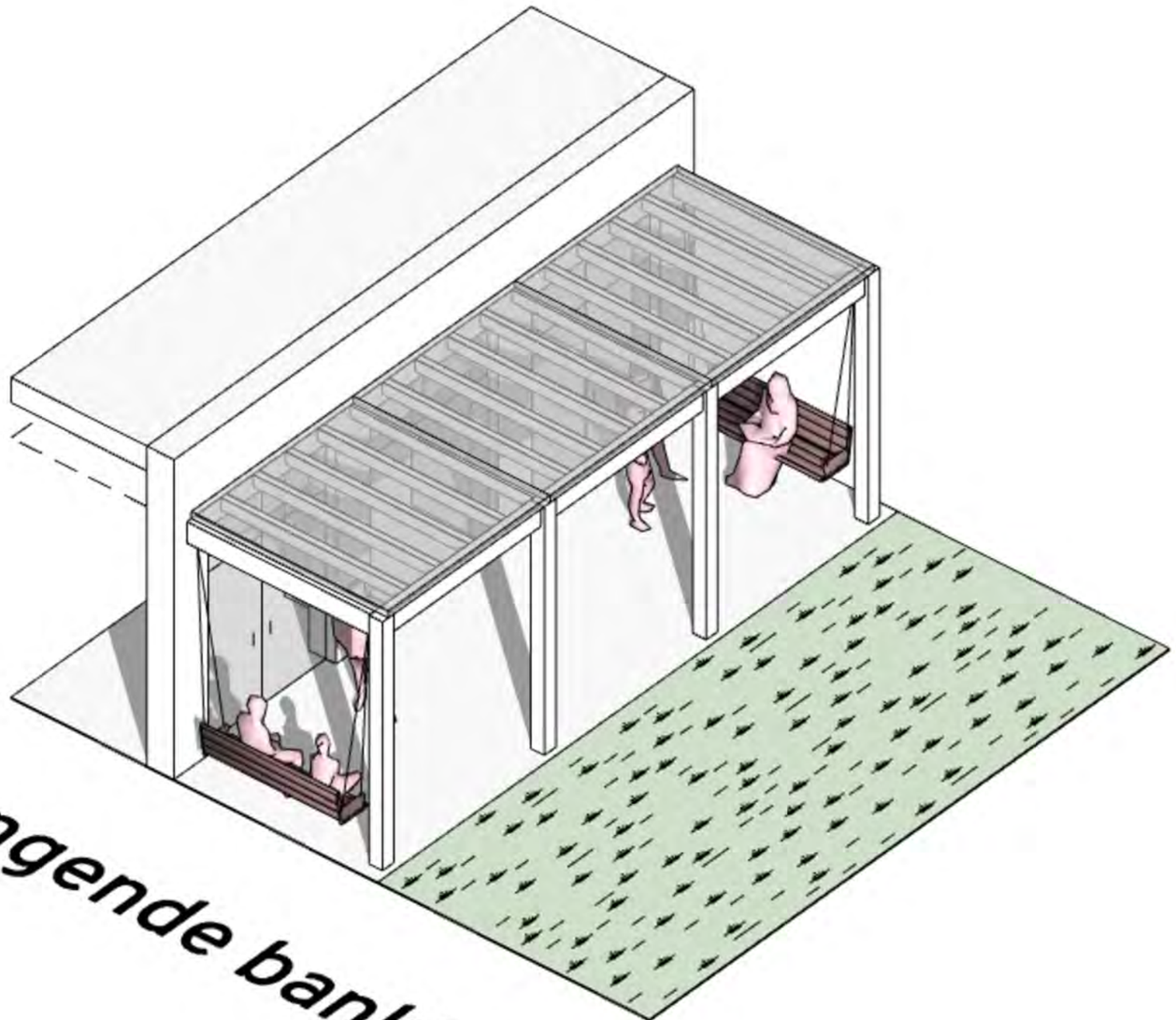


nestschommels

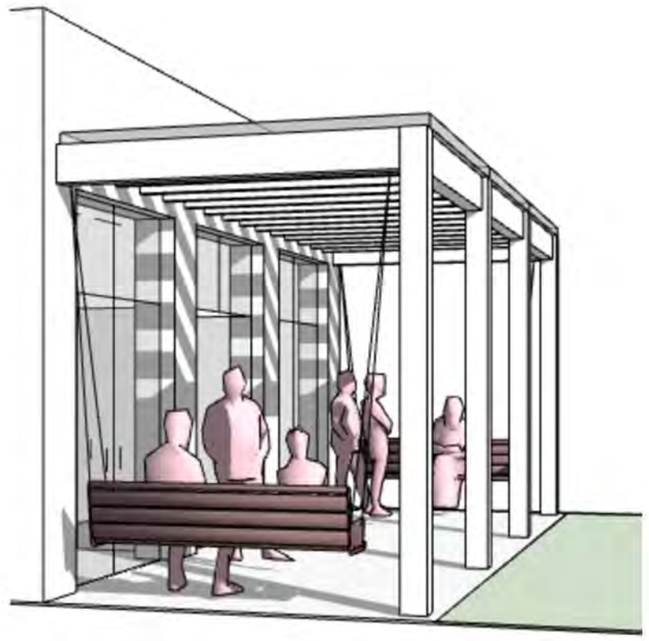


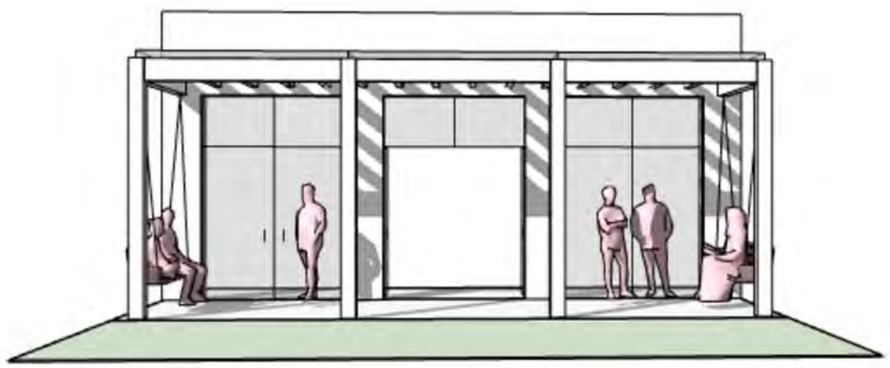


Verschillende soorten rust

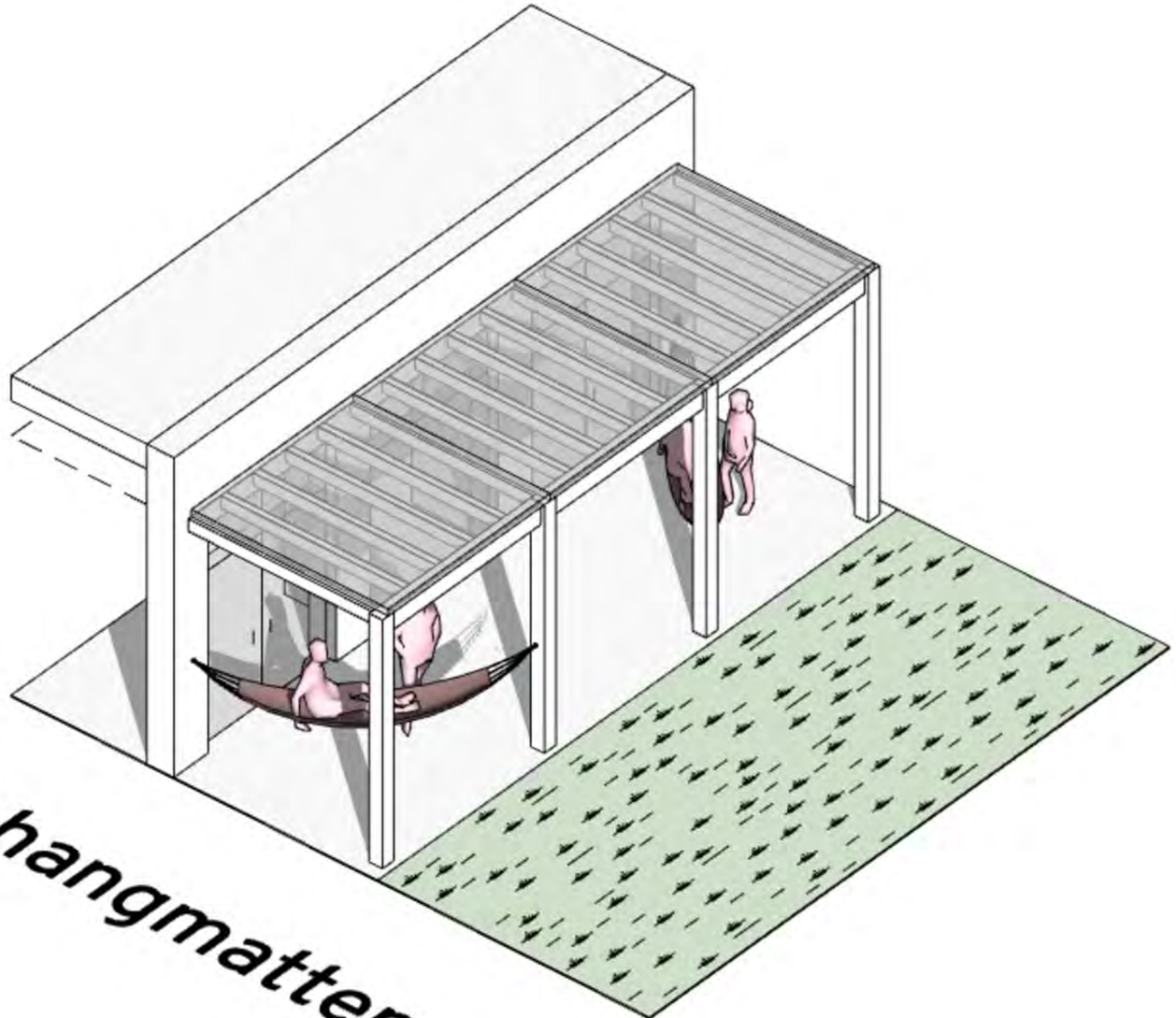


hangende bankjes

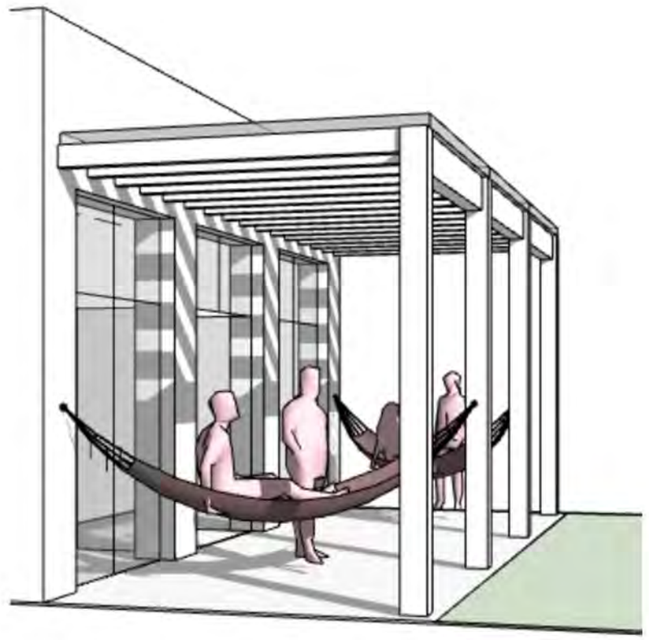


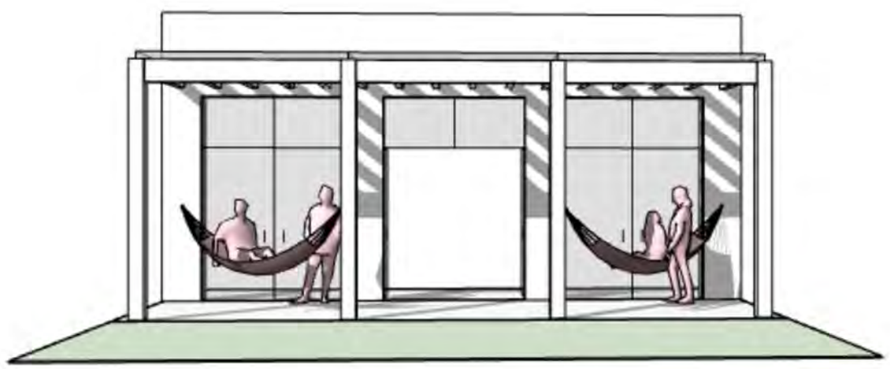


Verschillende soorten rust

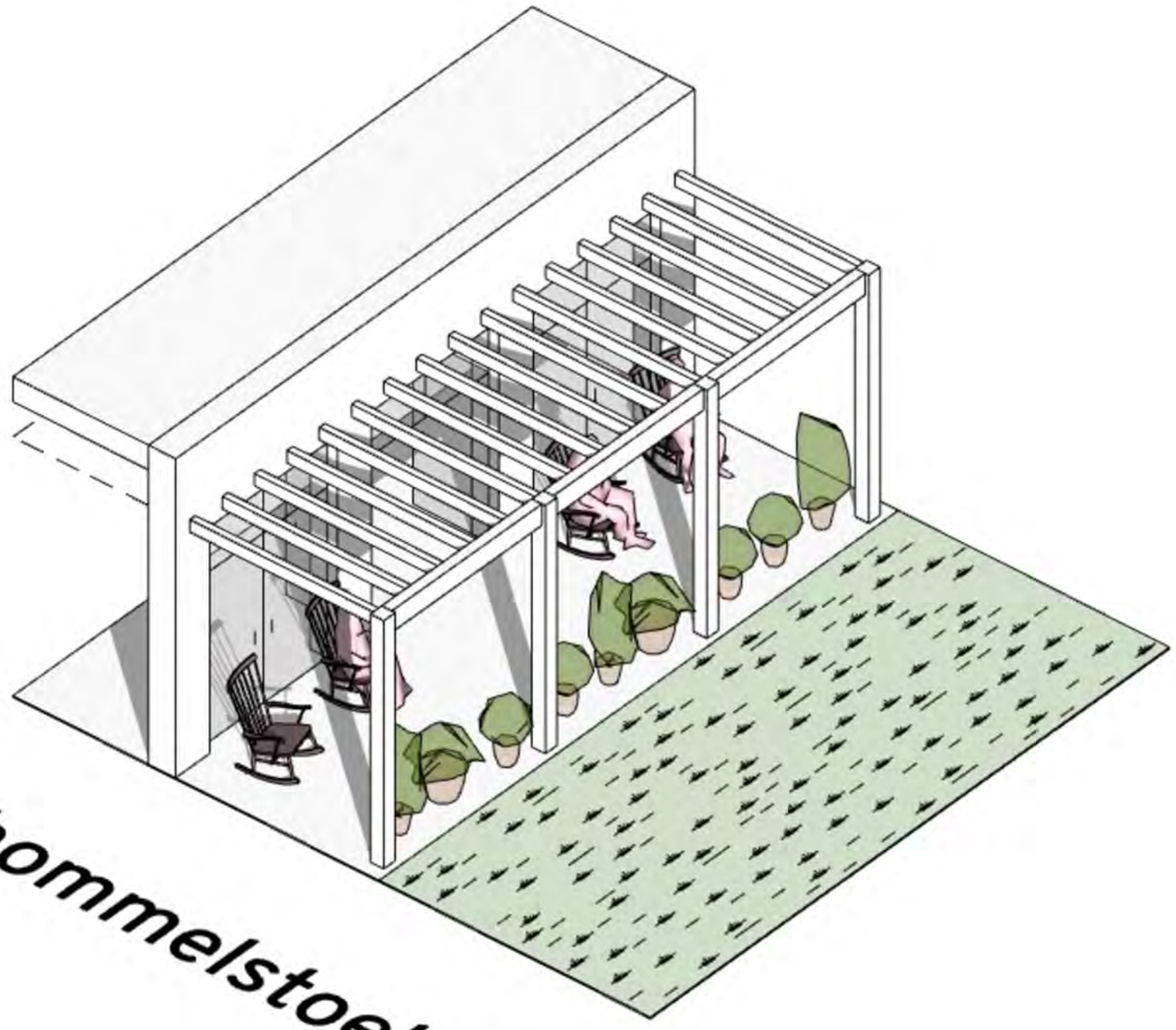


hangmatten

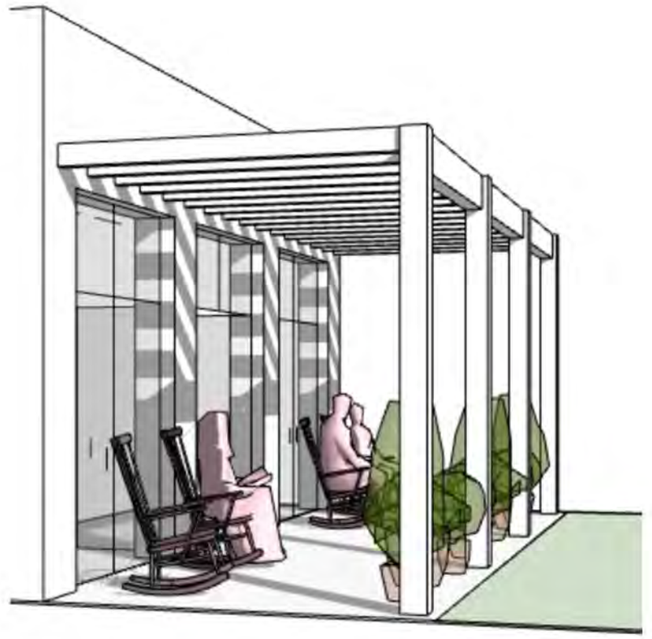


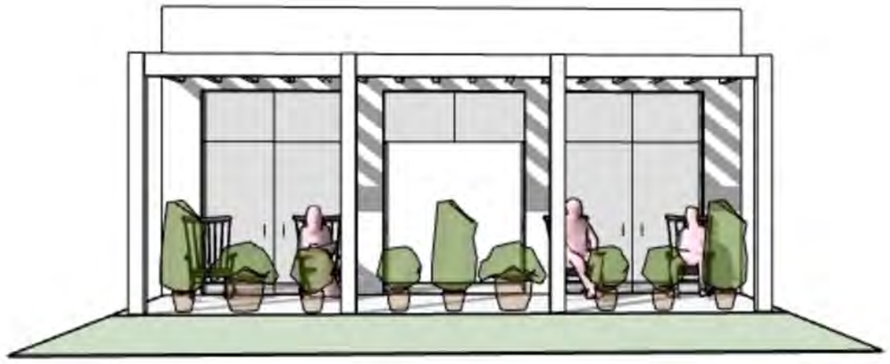


Verschillende soorten rust

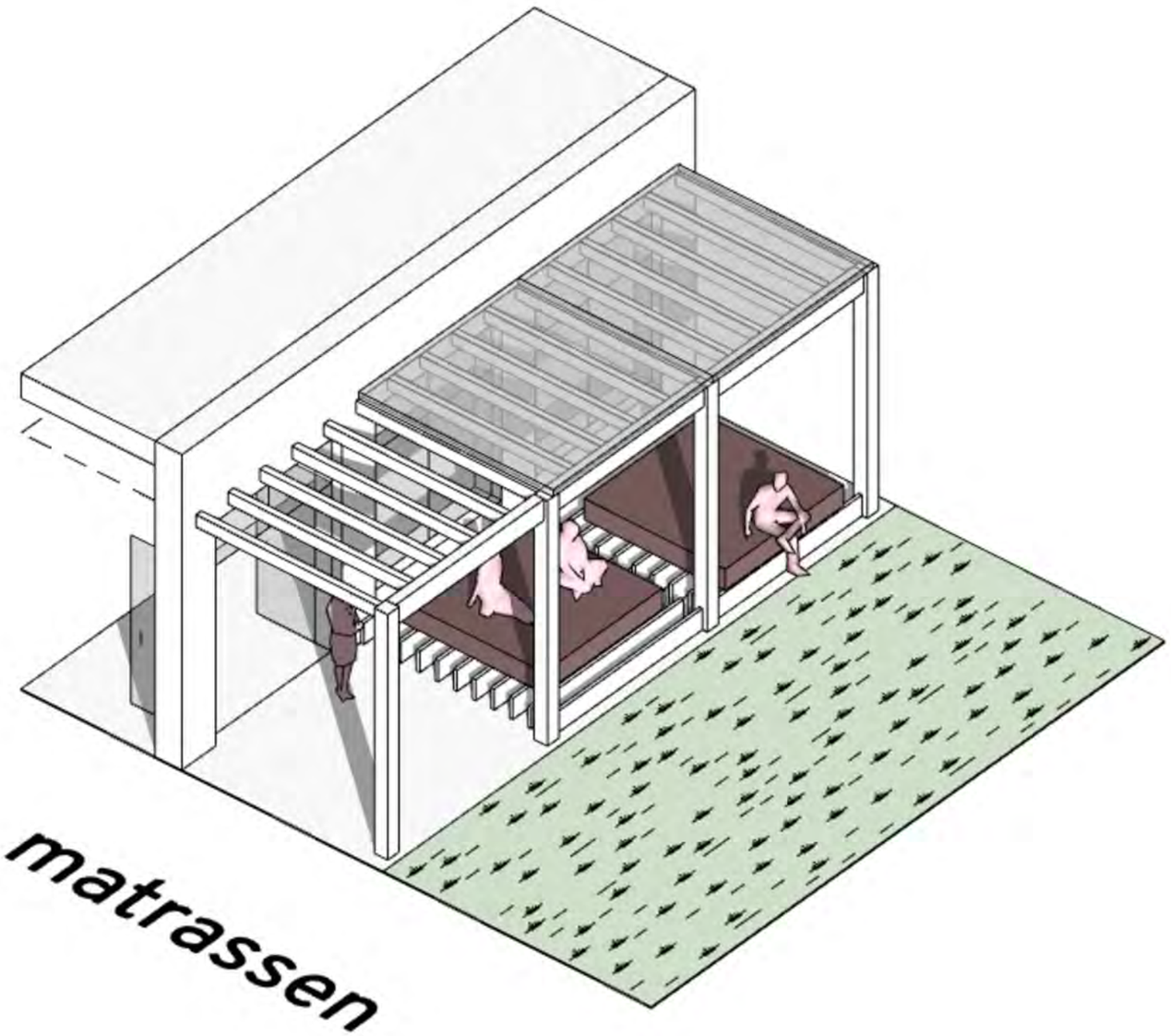


schommelstoelen

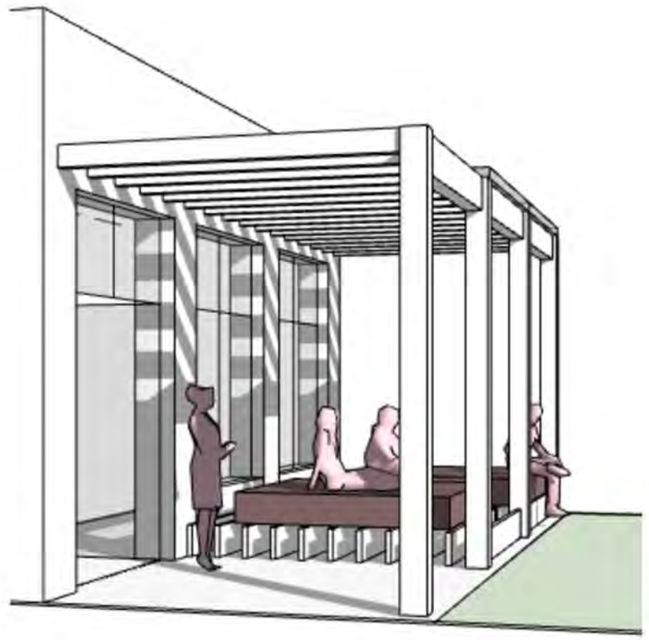


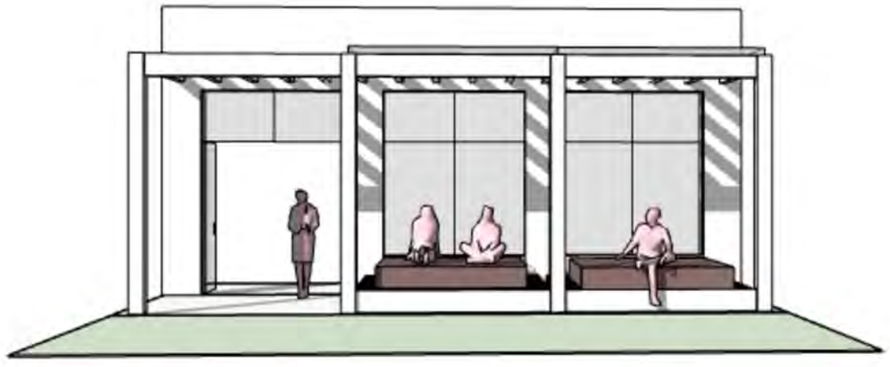


Verschillende soorten rust

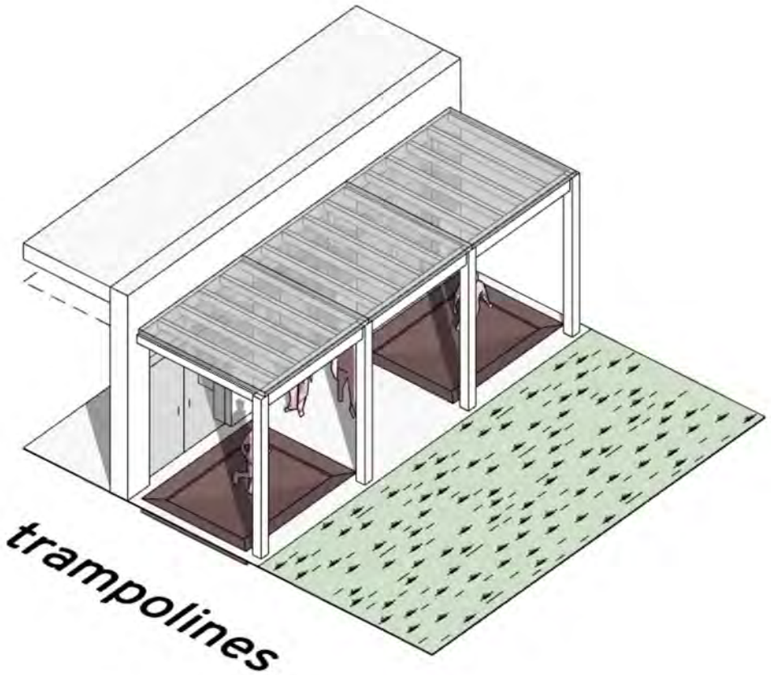


matrassen

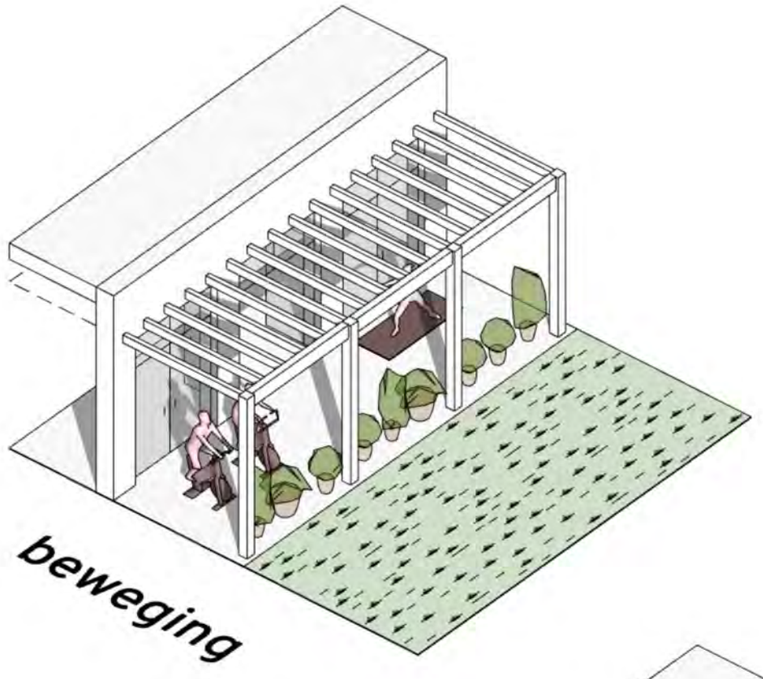




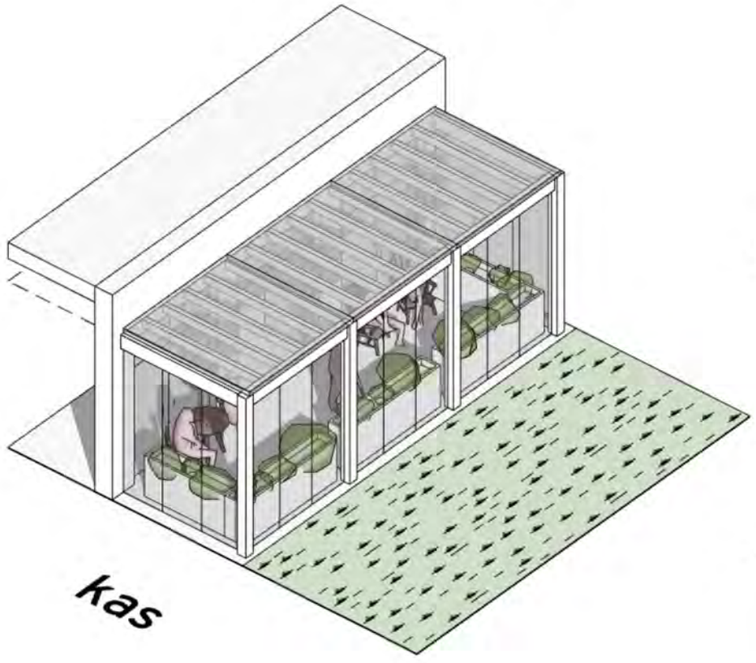
Activiteiten stimuleren



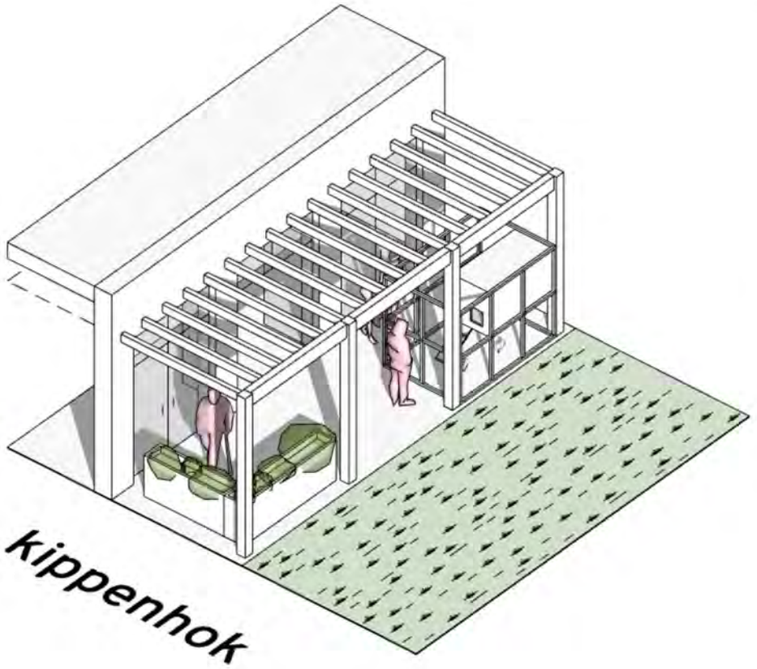
trampolines



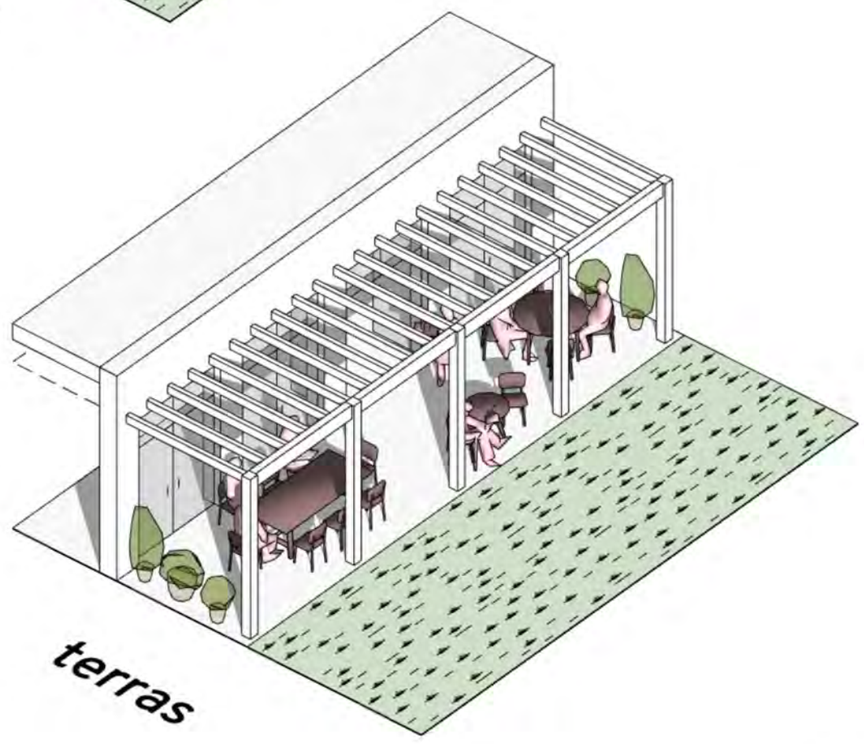
beweging



kas

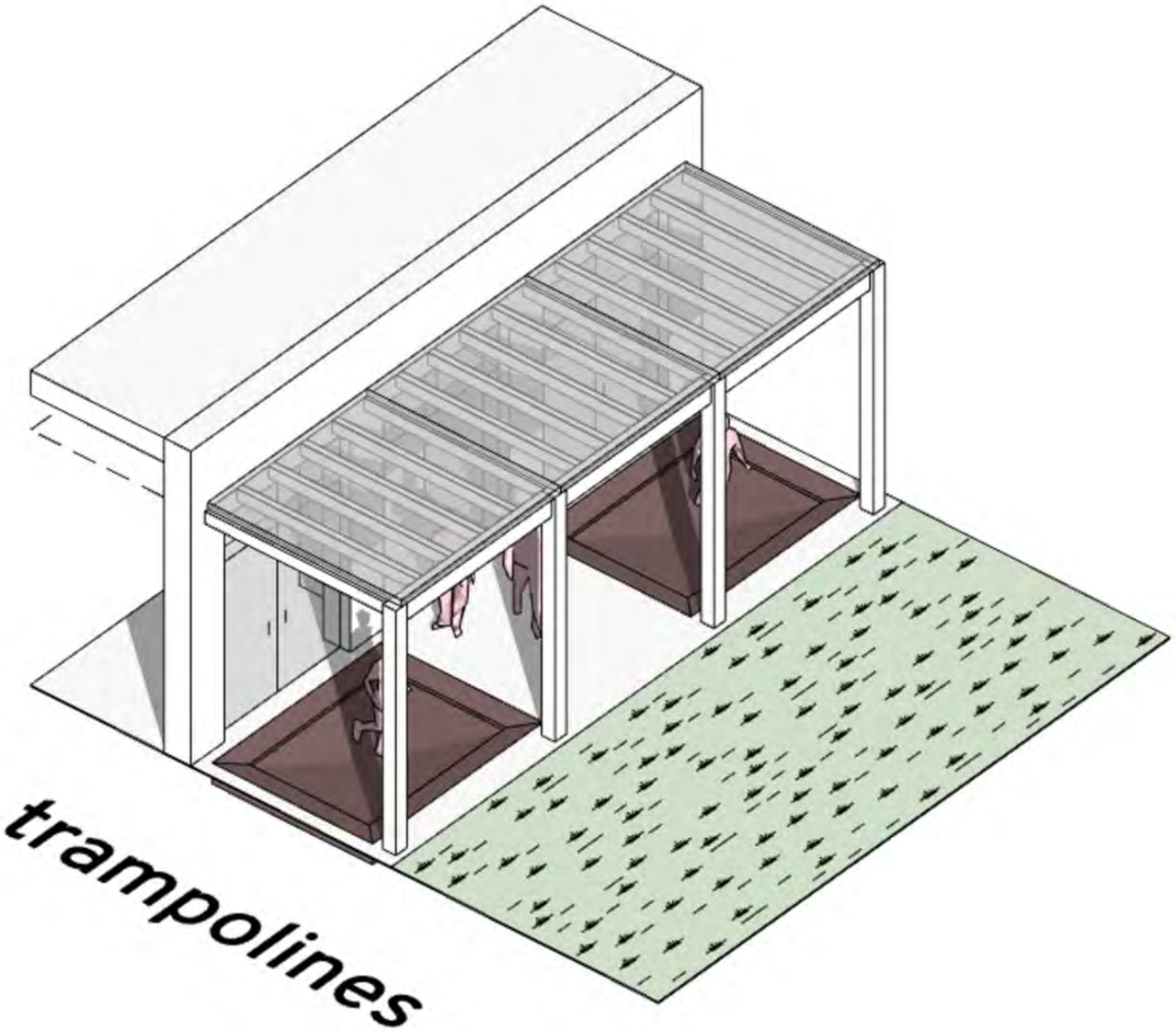


kippenhok

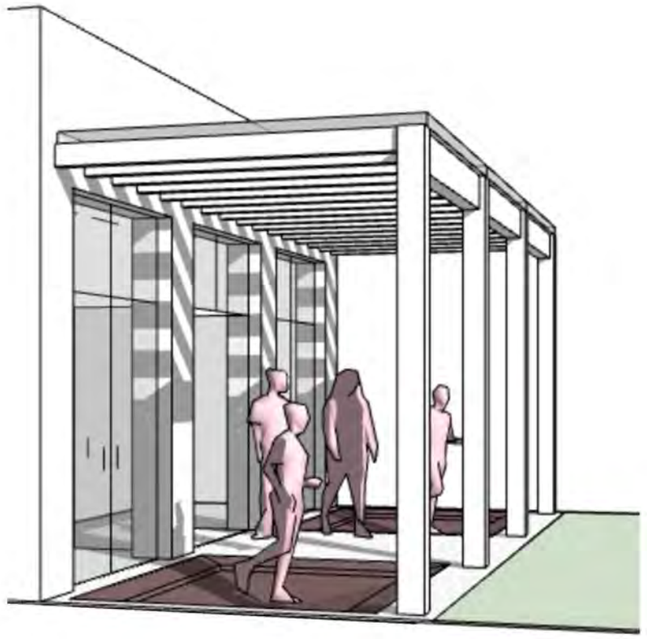


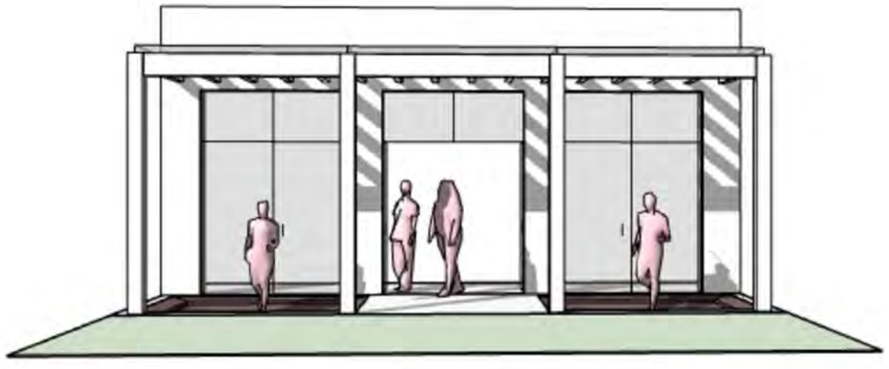
terras

Activiteiten stimuleren

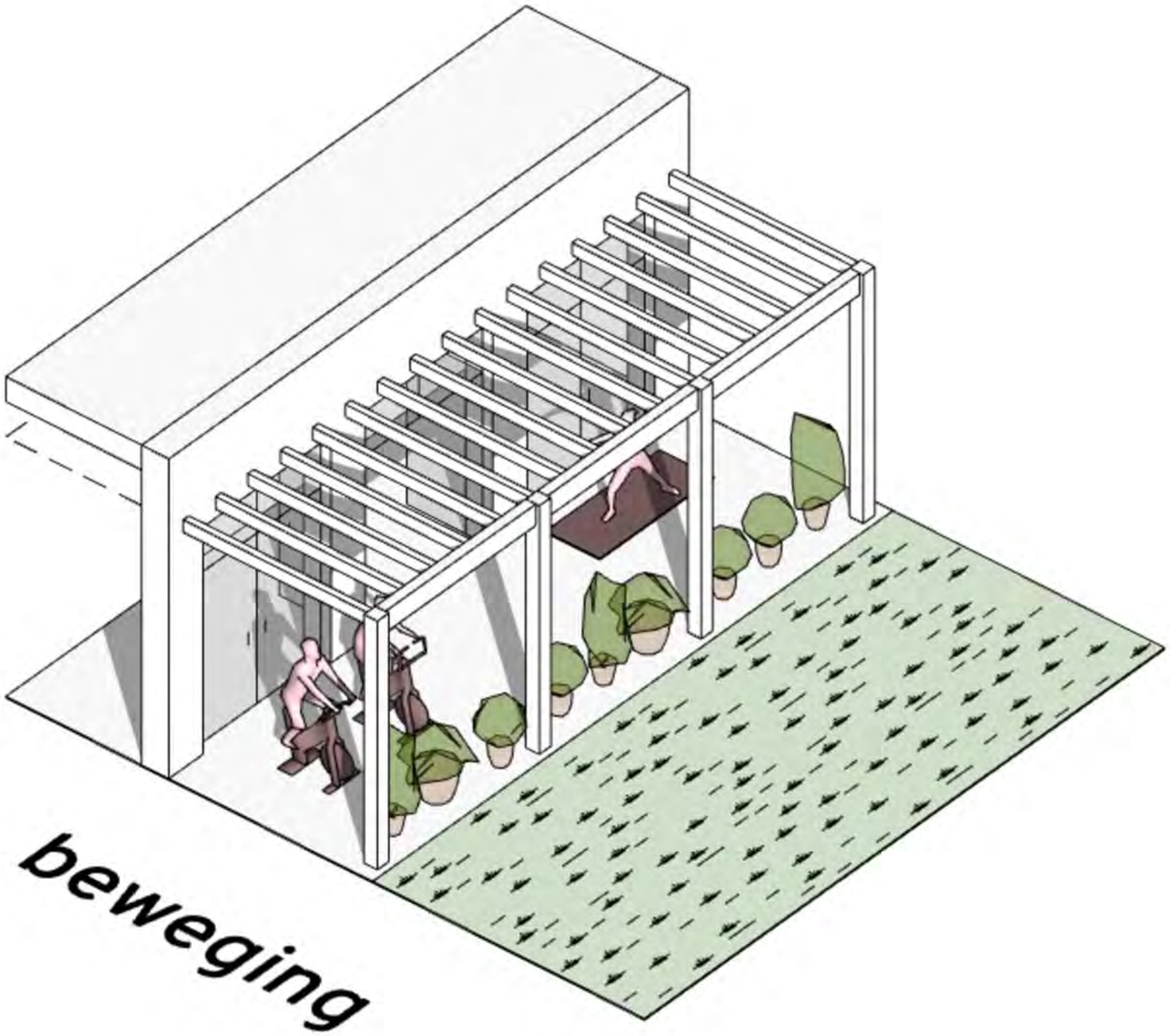


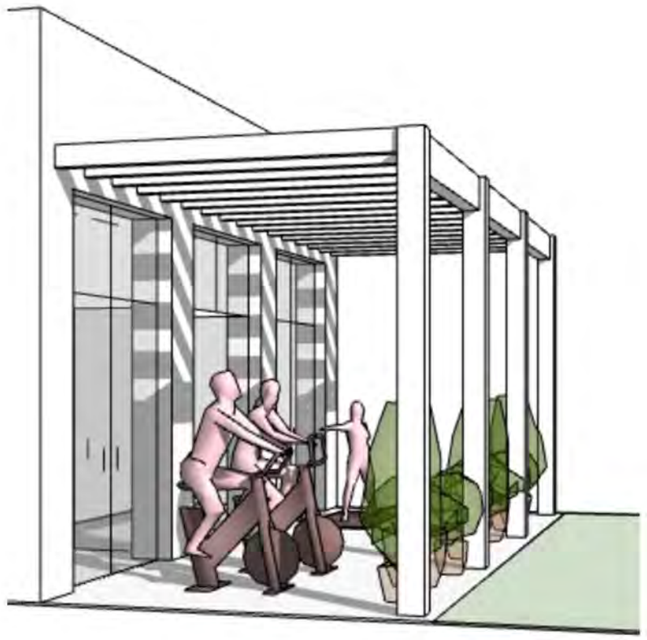
trampolines

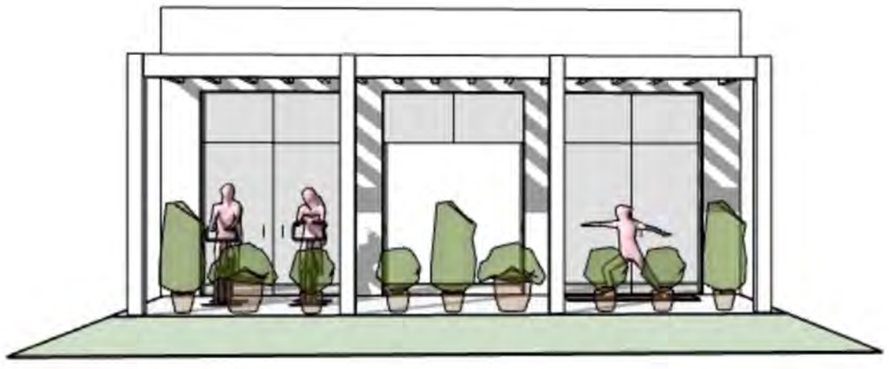




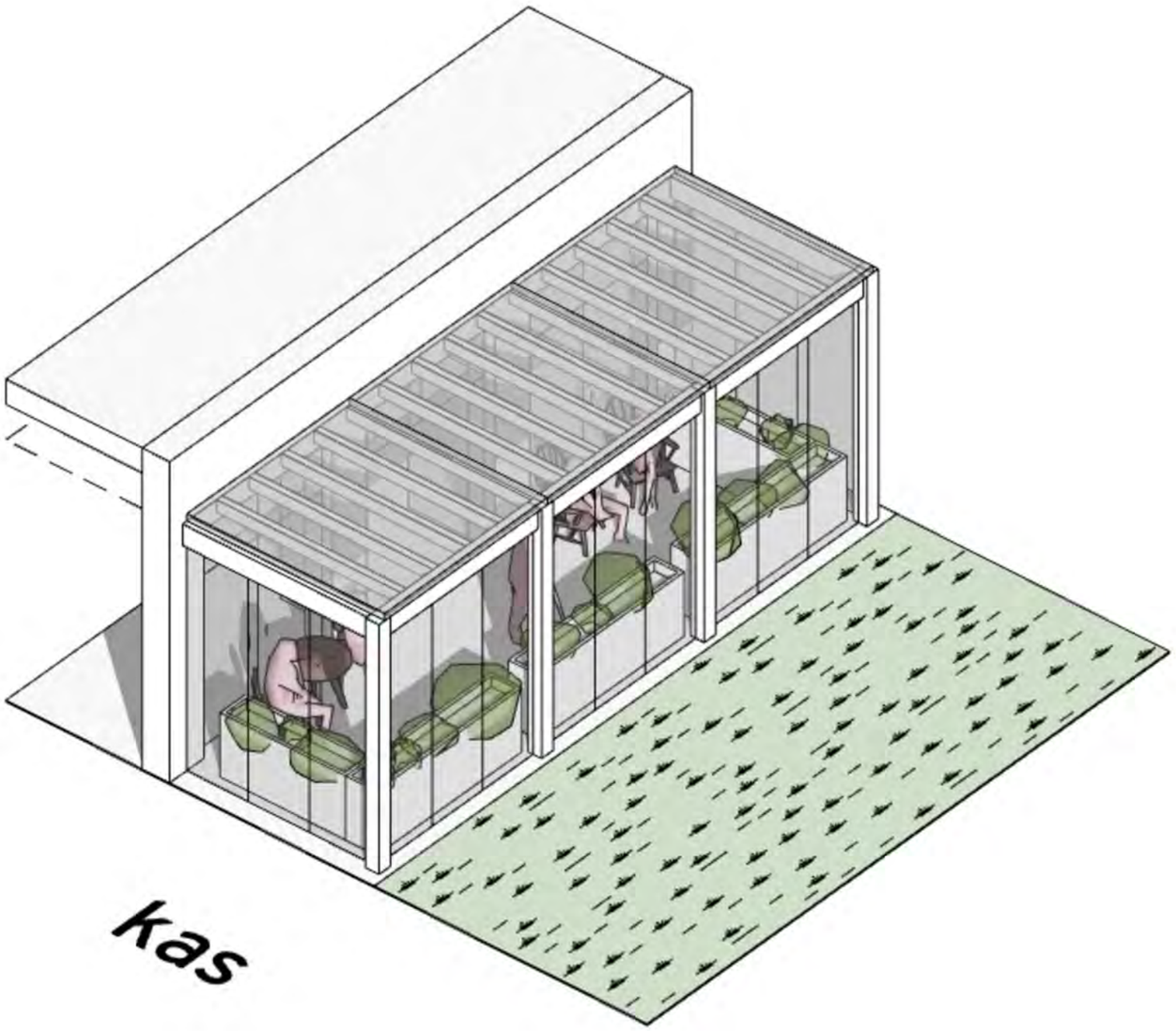
Activiteiten stimuleren

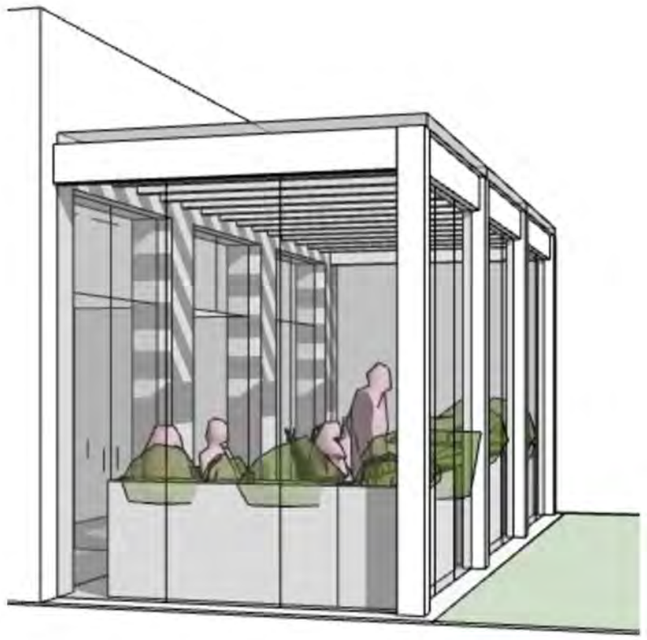


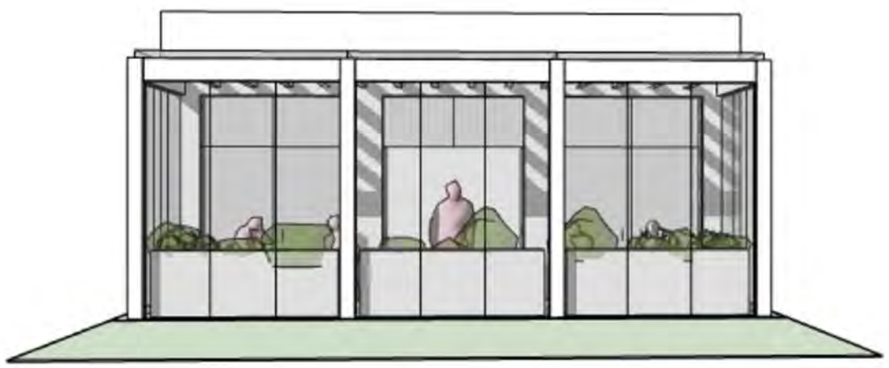




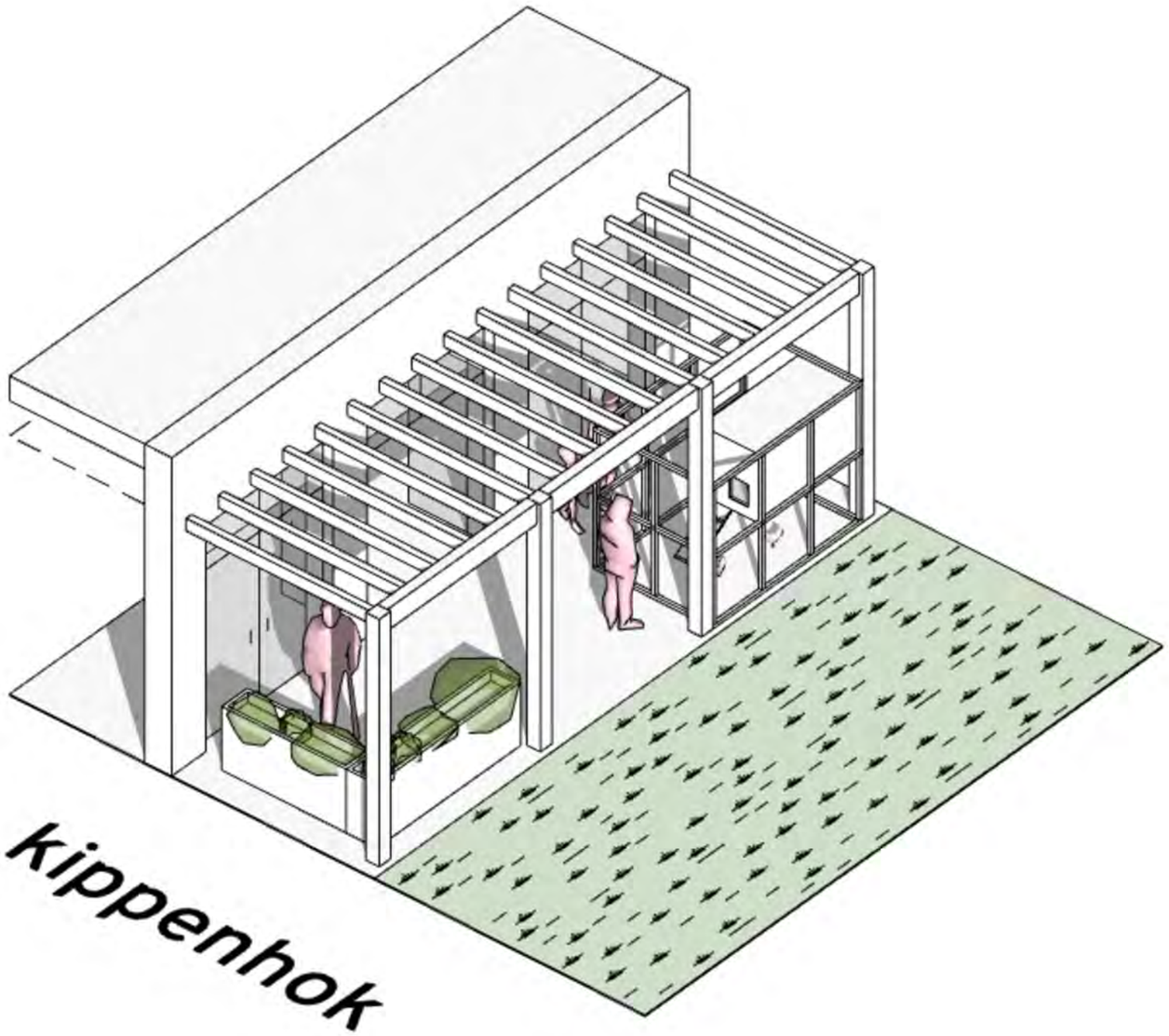
Activiteiten stimuleren



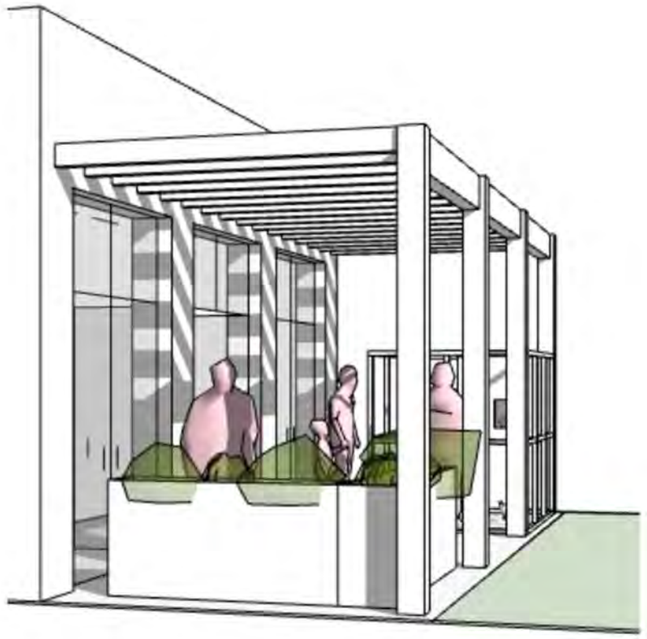


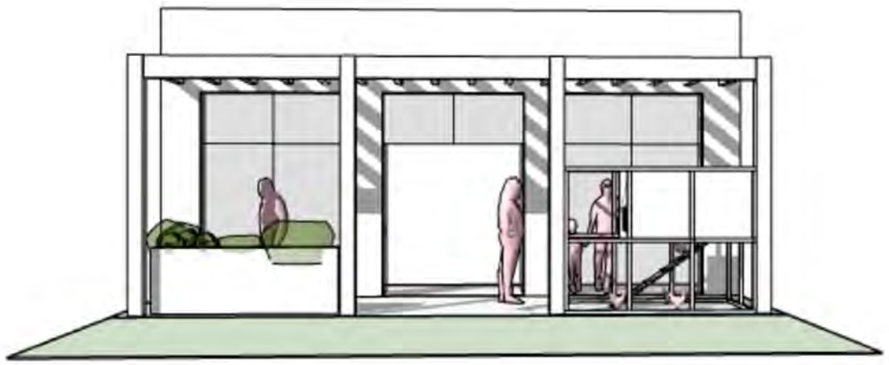


Activiteiten stimuleren

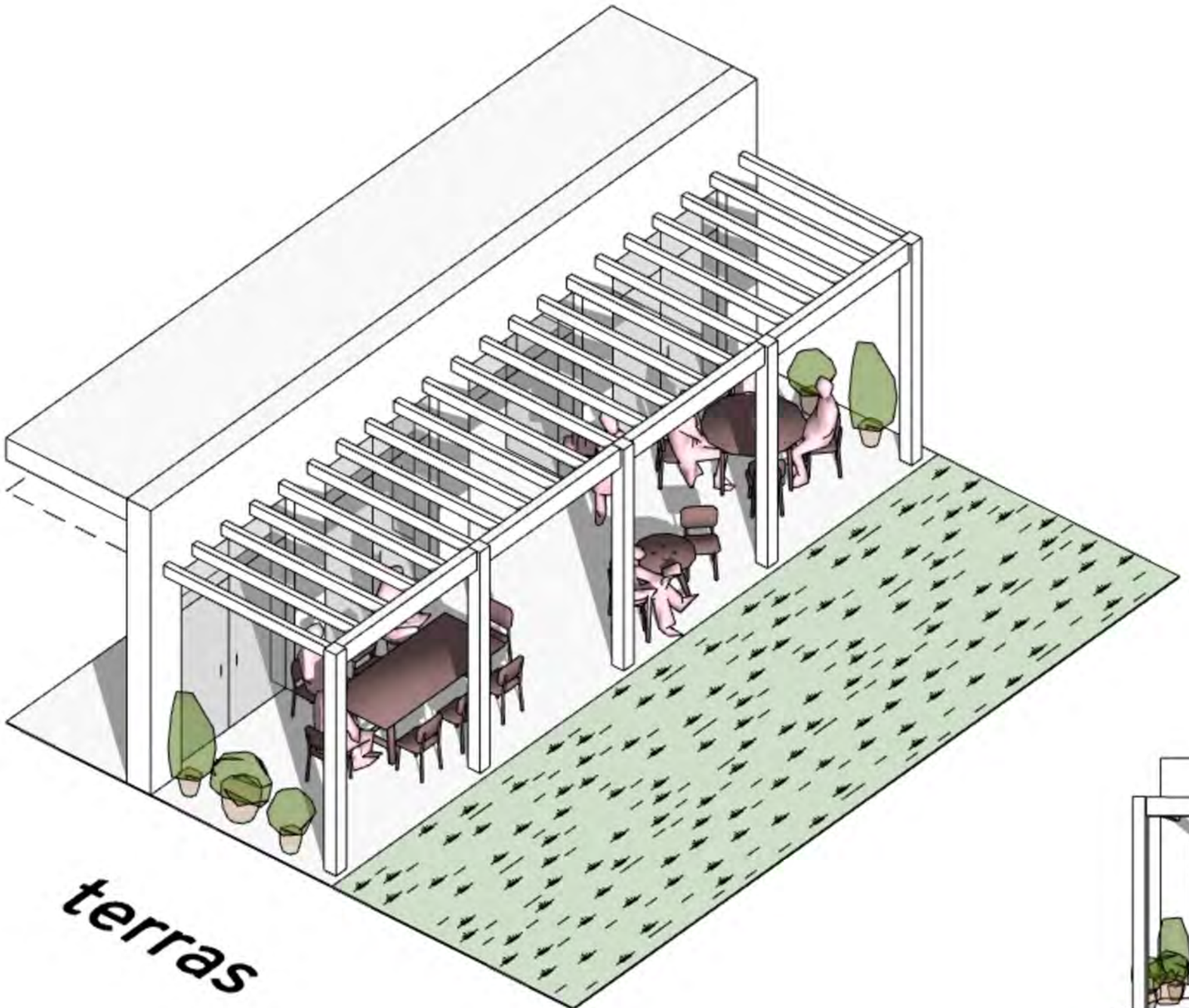


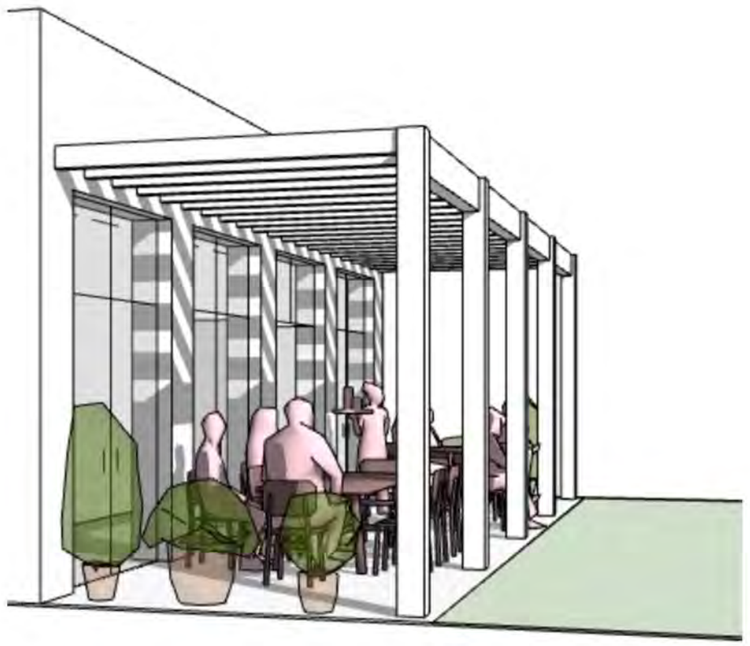
kippenhok

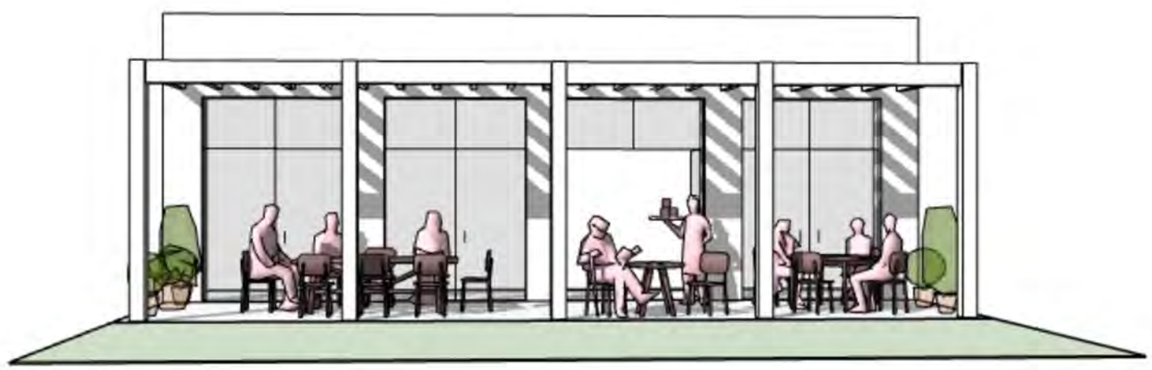




Activiteiten stimuleren

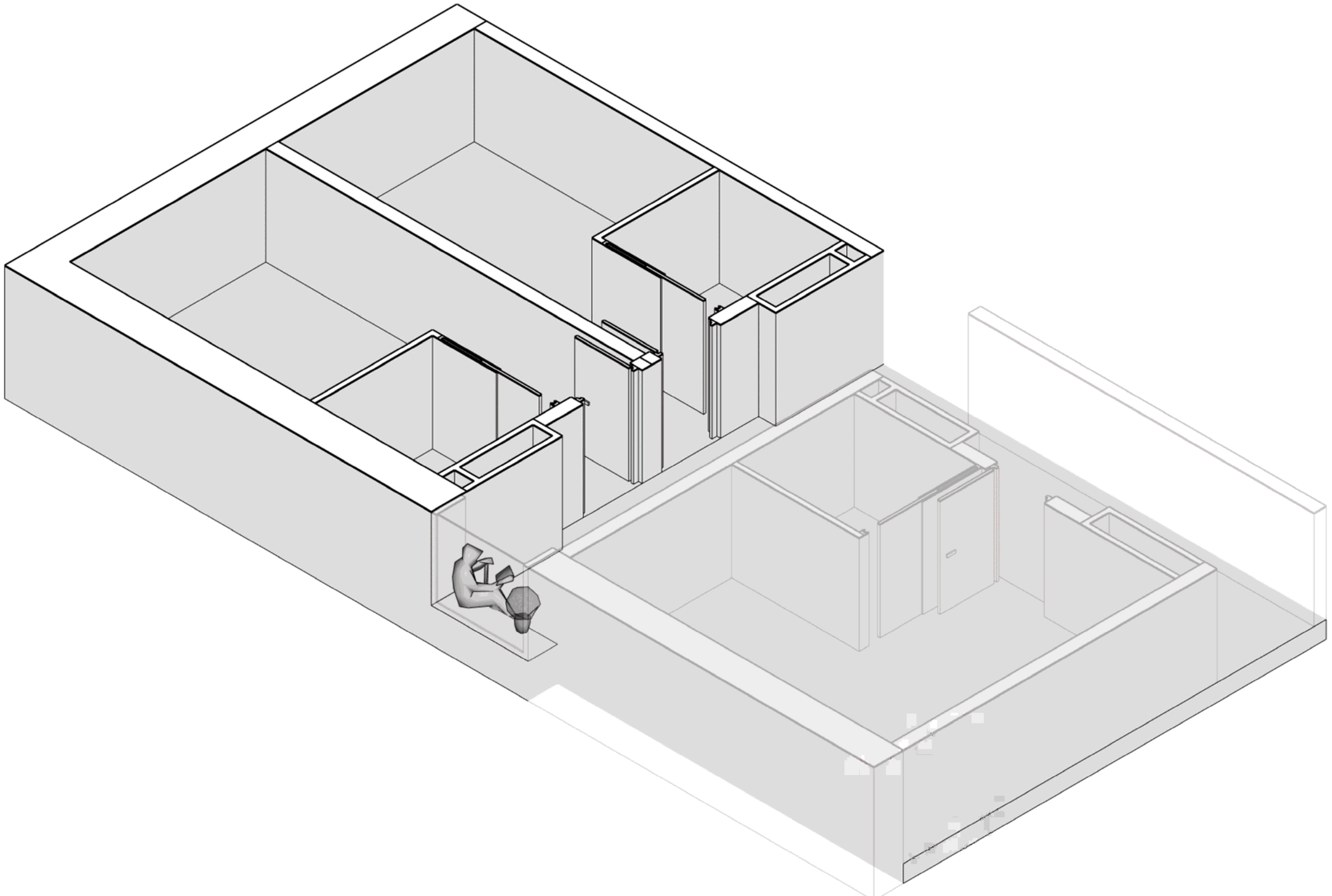




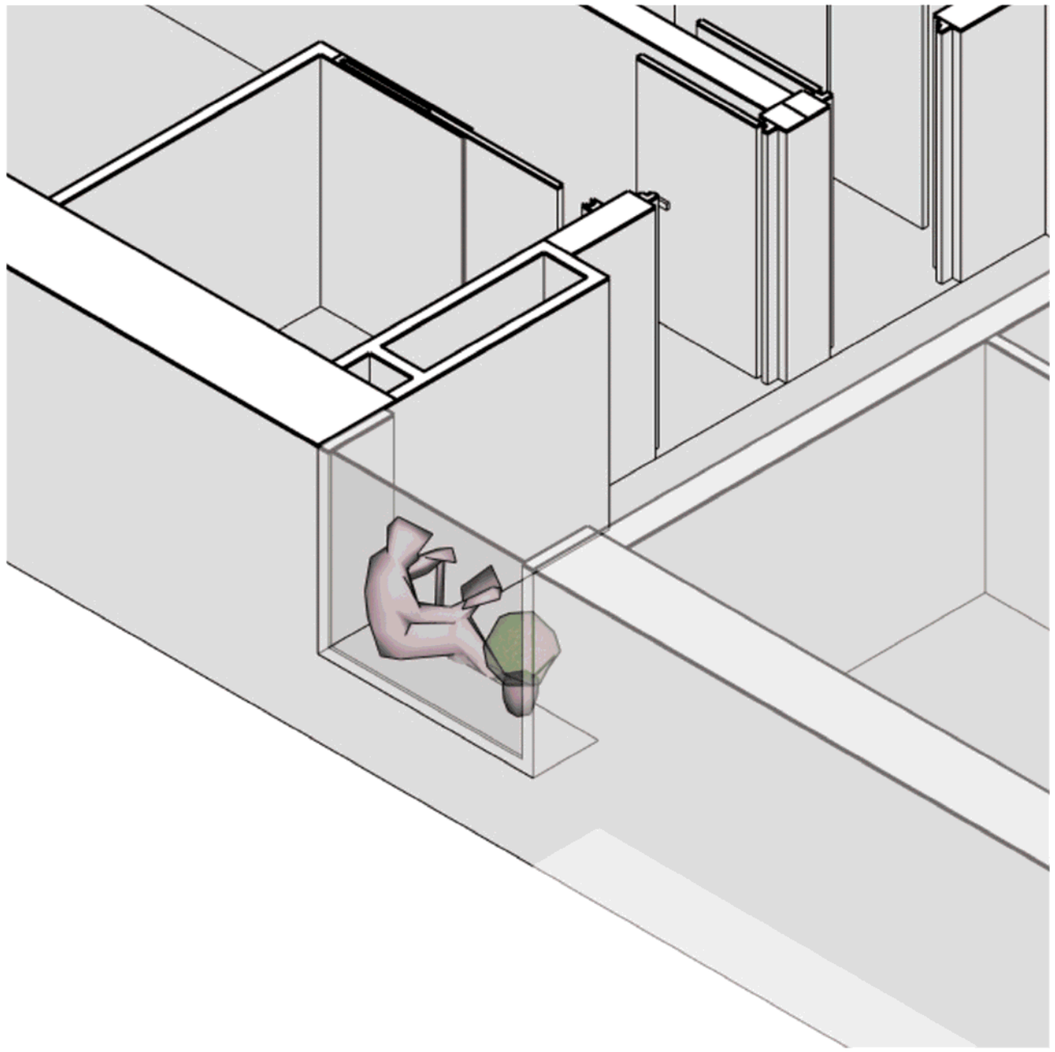


Nissen

Leeshoek

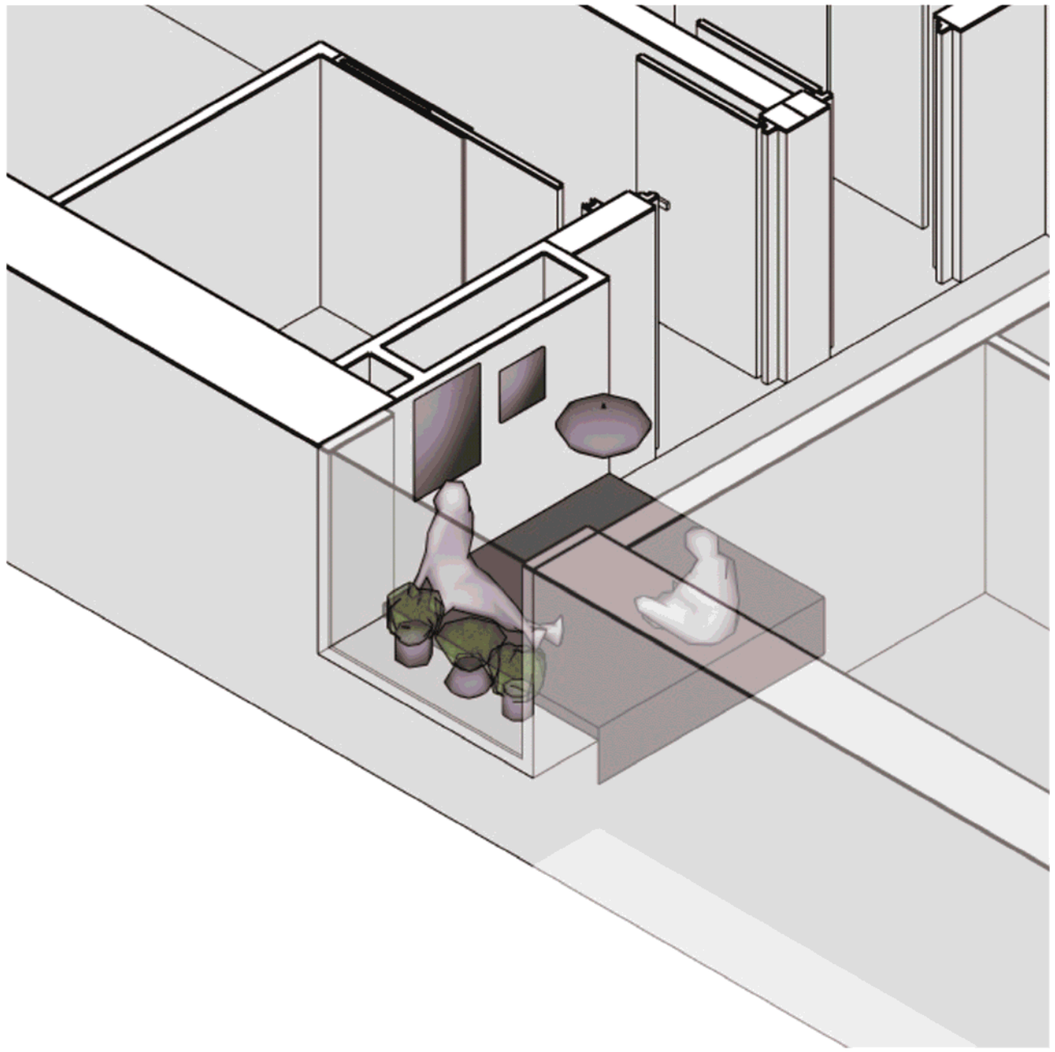


Leeshoek



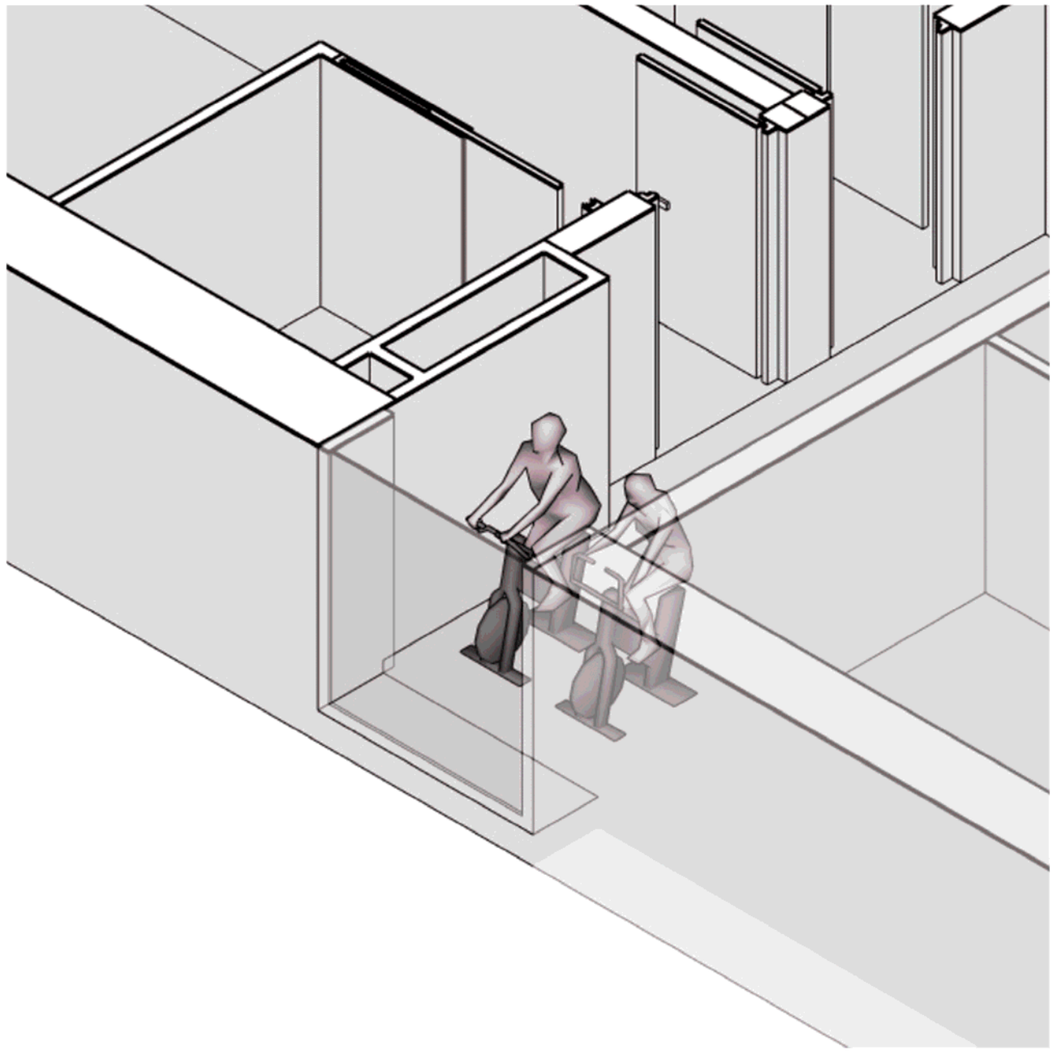


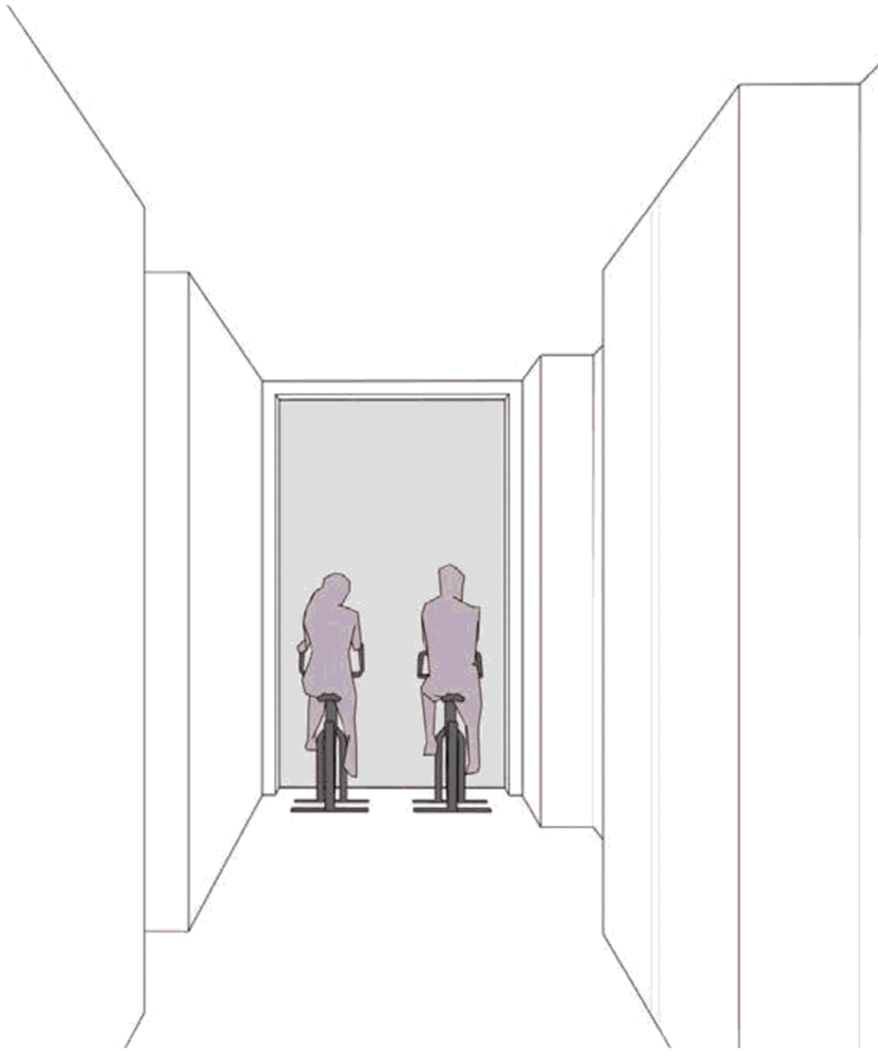
Matras



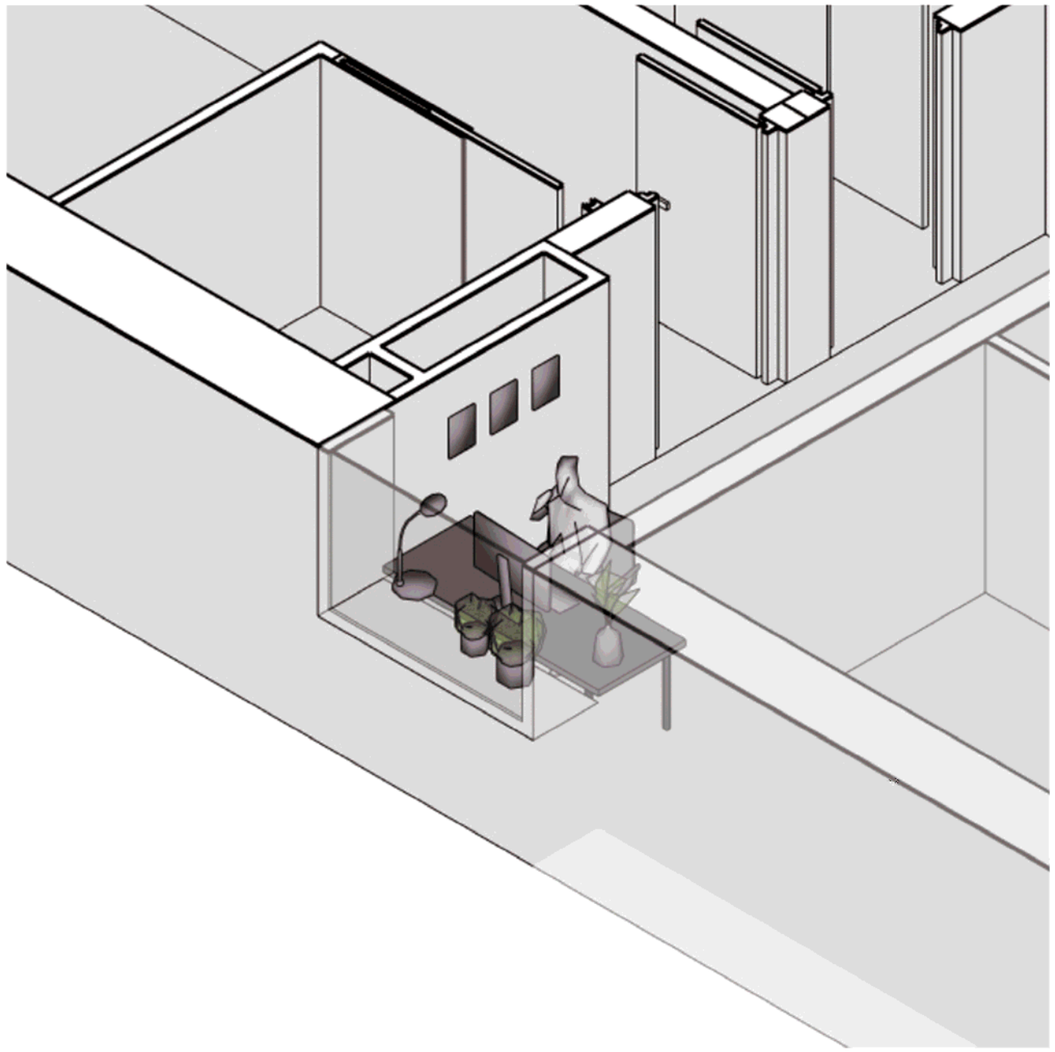


Beweging



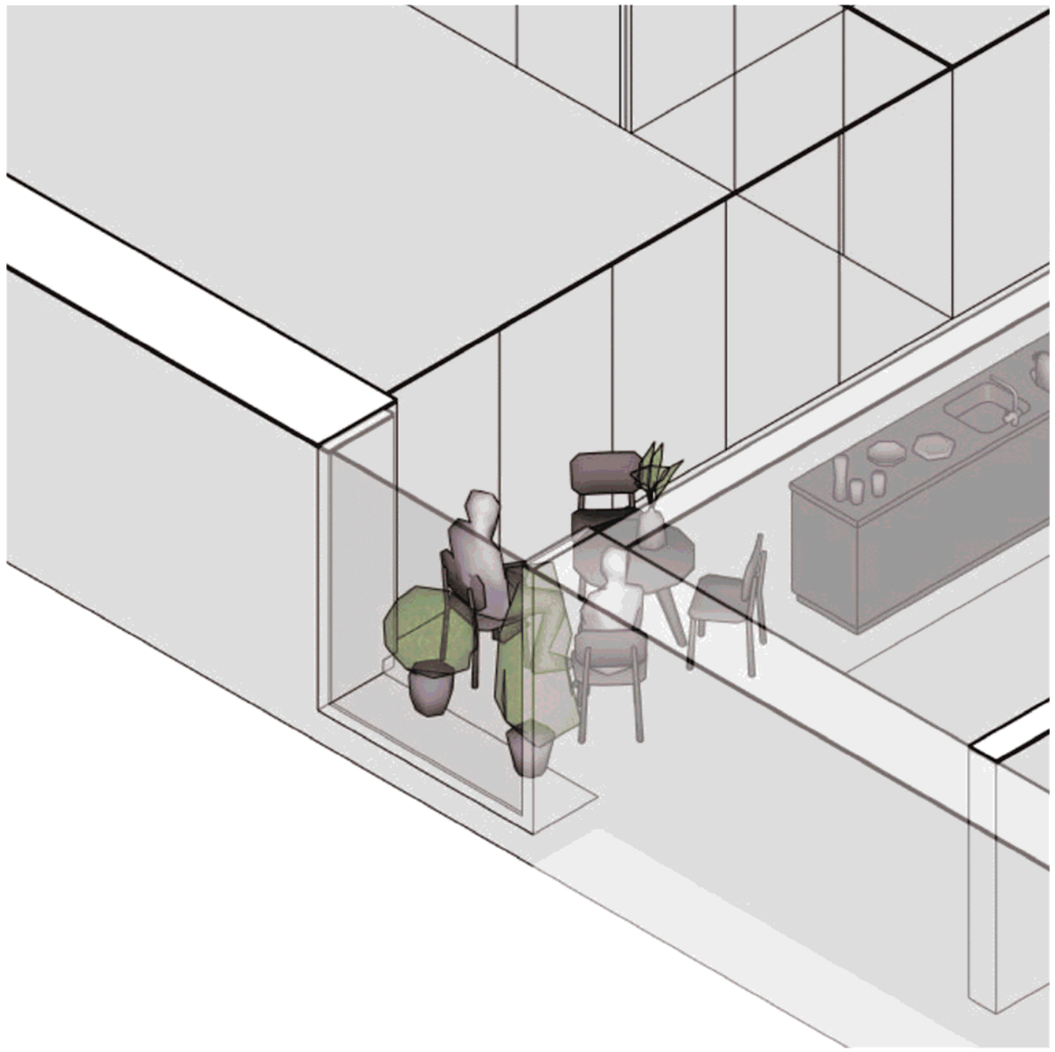


Werkplek





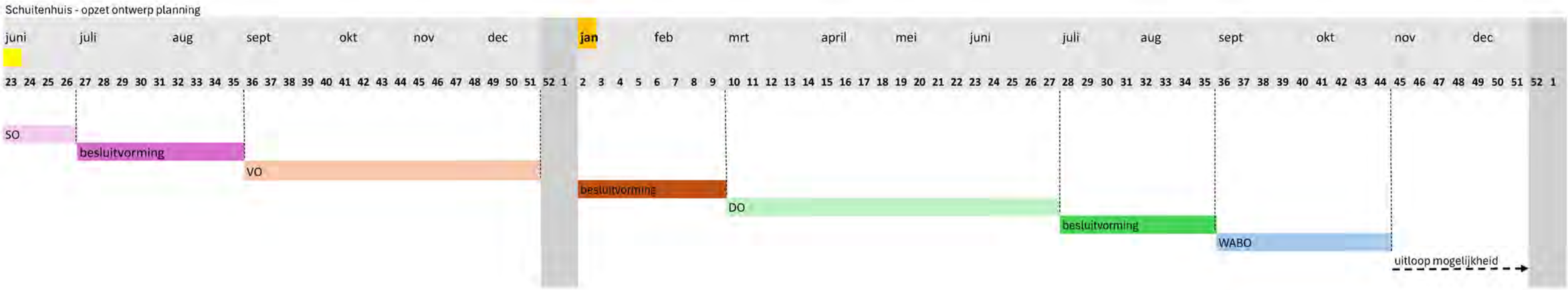
Pantry





Planning

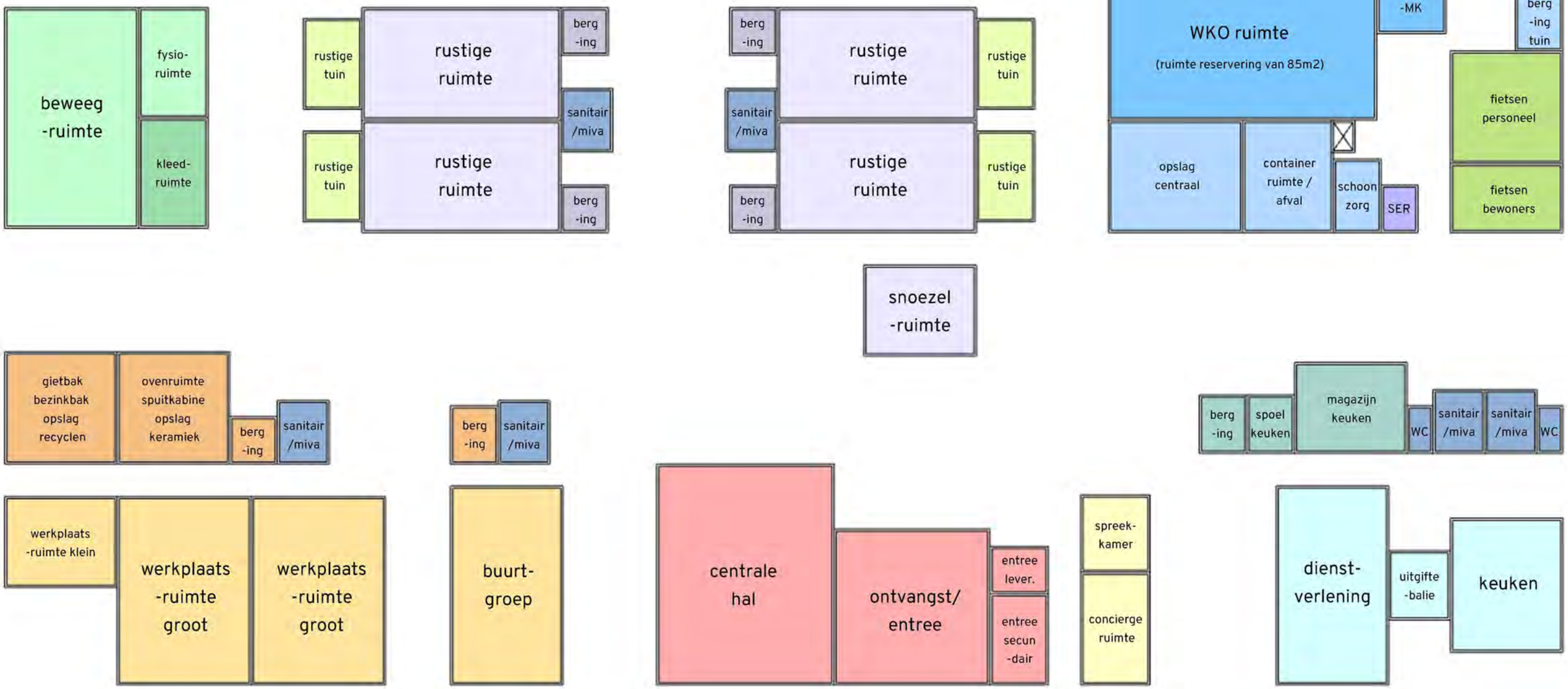
Planning ontwerptraject



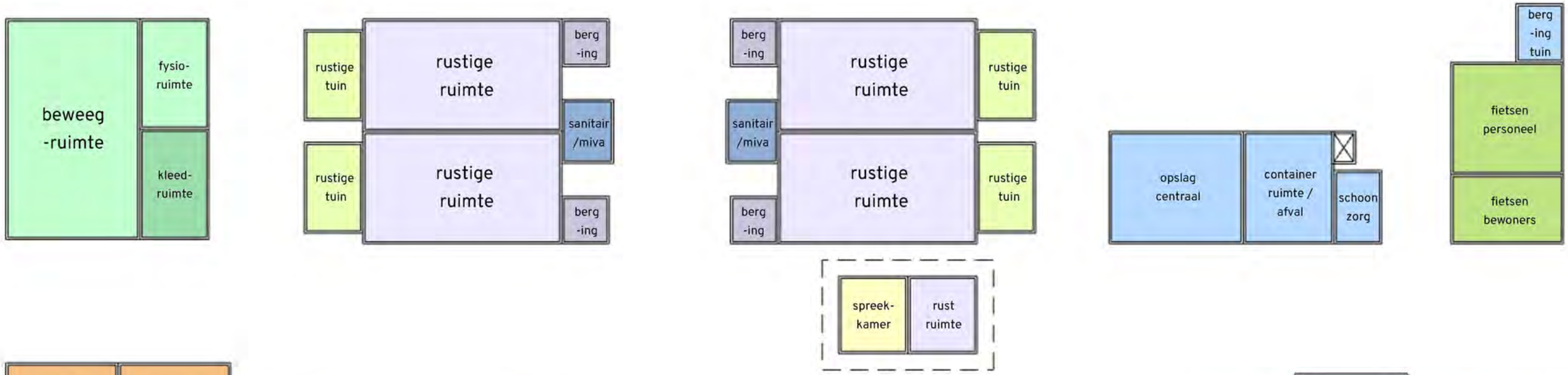
Appendix I

Programma van Eisen

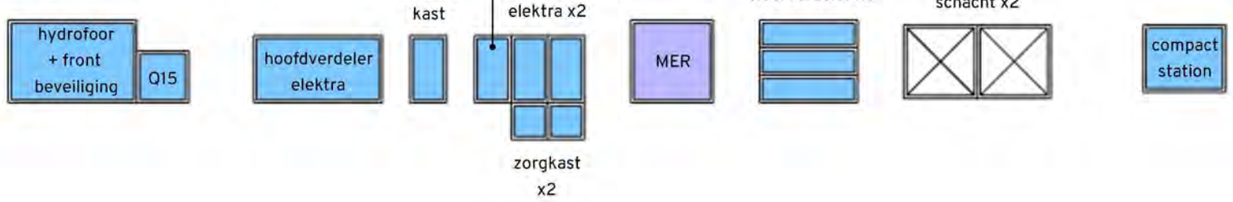
Begane Grond



Begane Grond - update



Uitgangspunten Nieman



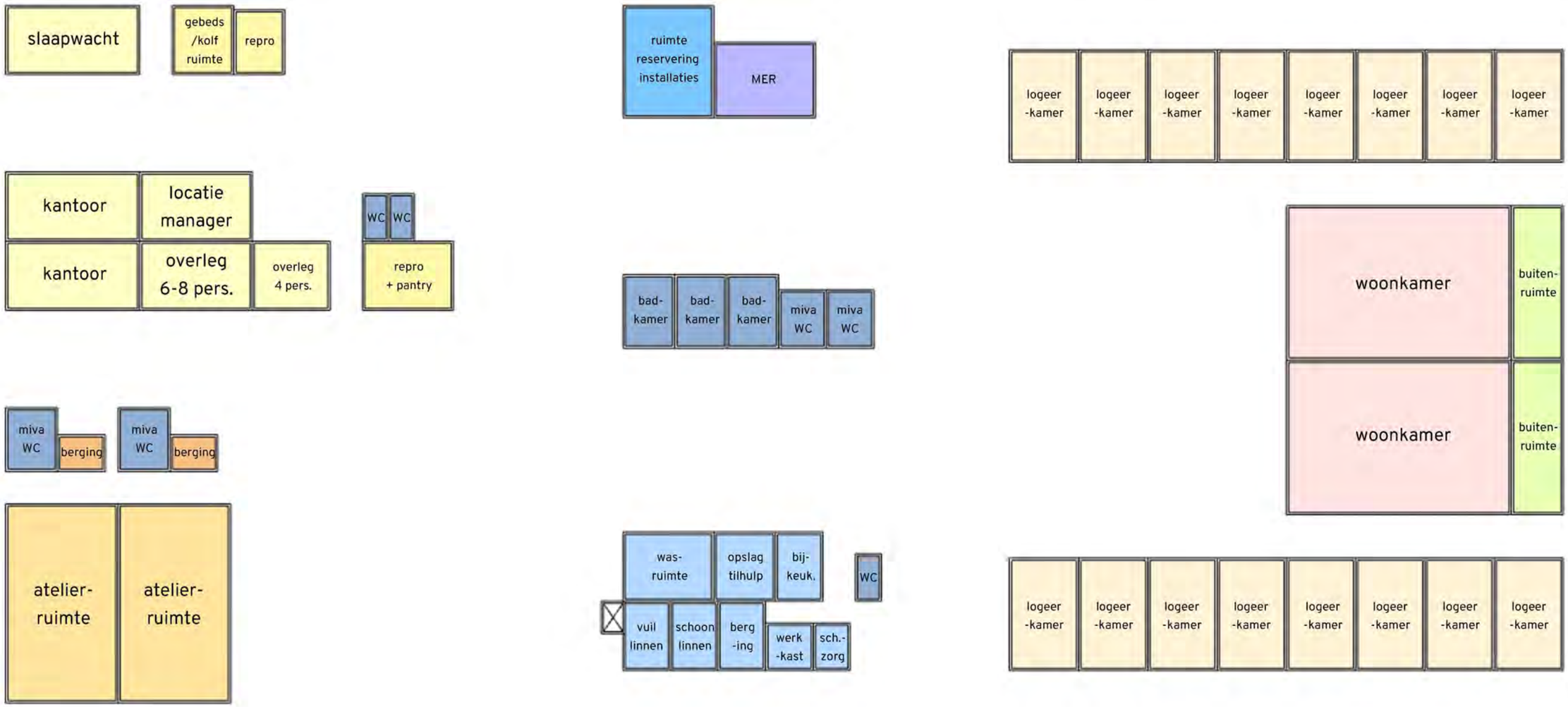
afhankelijk van concept keuze



mogelijk buiten

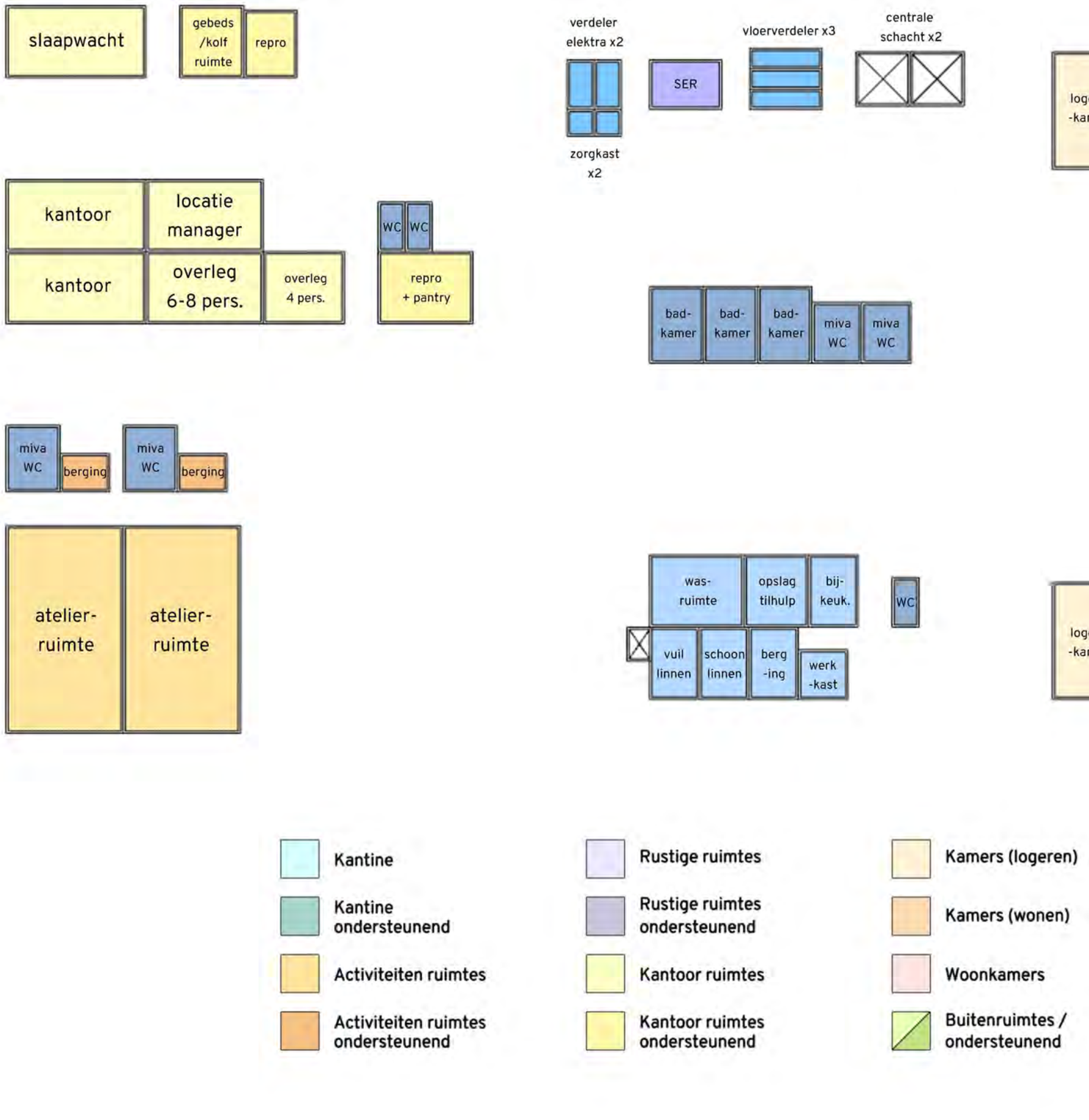


1e verdieping

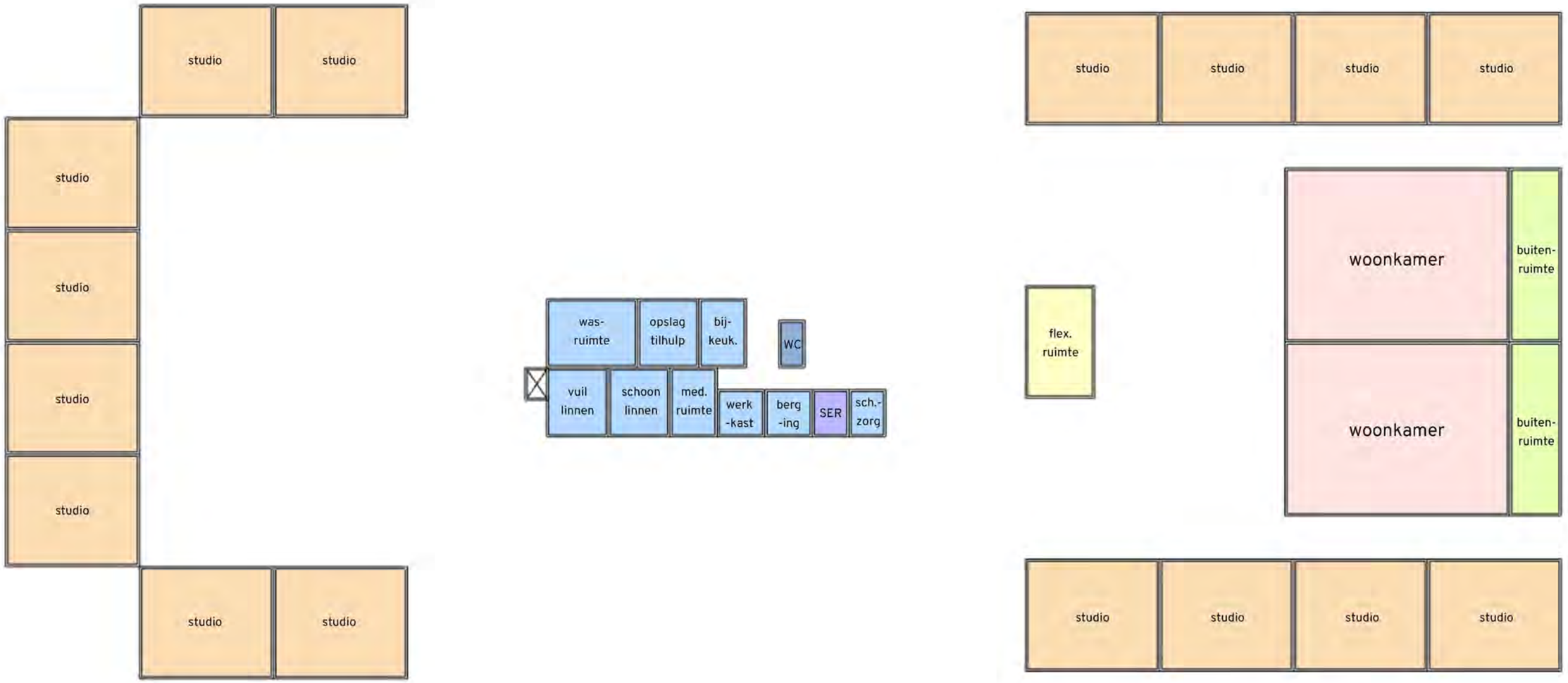


- Kantine
- Kantine ondersteunend
- Activiteiten ruimtes
- Activiteiten ruimtes ondersteunend
- Rustige ruimtes
- Rustige ruimtes ondersteunend
- Kantoor ruimtes
- Kantoor ruimtes ondersteunend
- Kamers (logeren)
- Kamers (wonen)
- Woonkamers
- Buitenruimtes / ondersteunend
- Ondersteunend algemeen
- Ondersteunend WC/badkamer
- Ondersteunend ICT
- Ondersteunend installaties

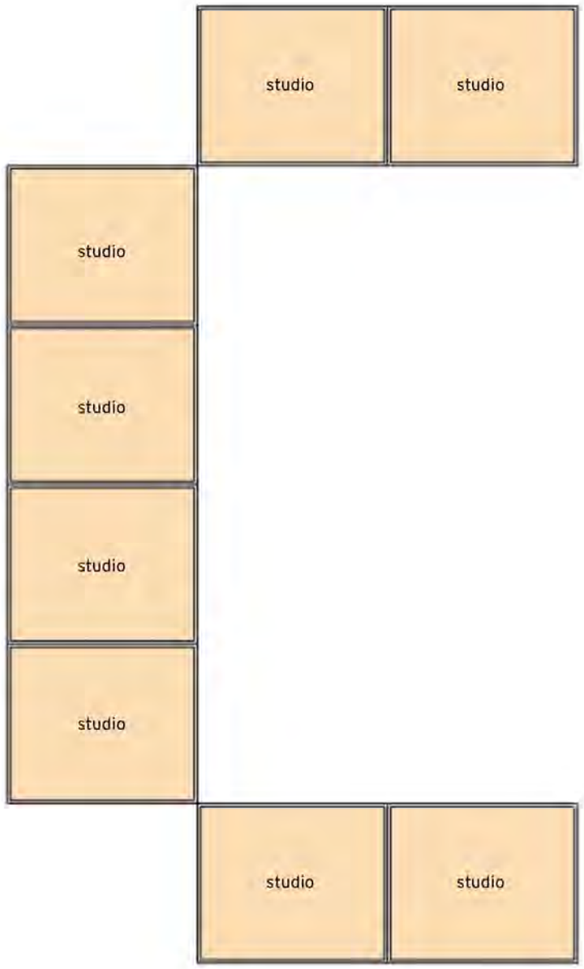
1e verdieping - update



2e verdieping



2e verdieping - update



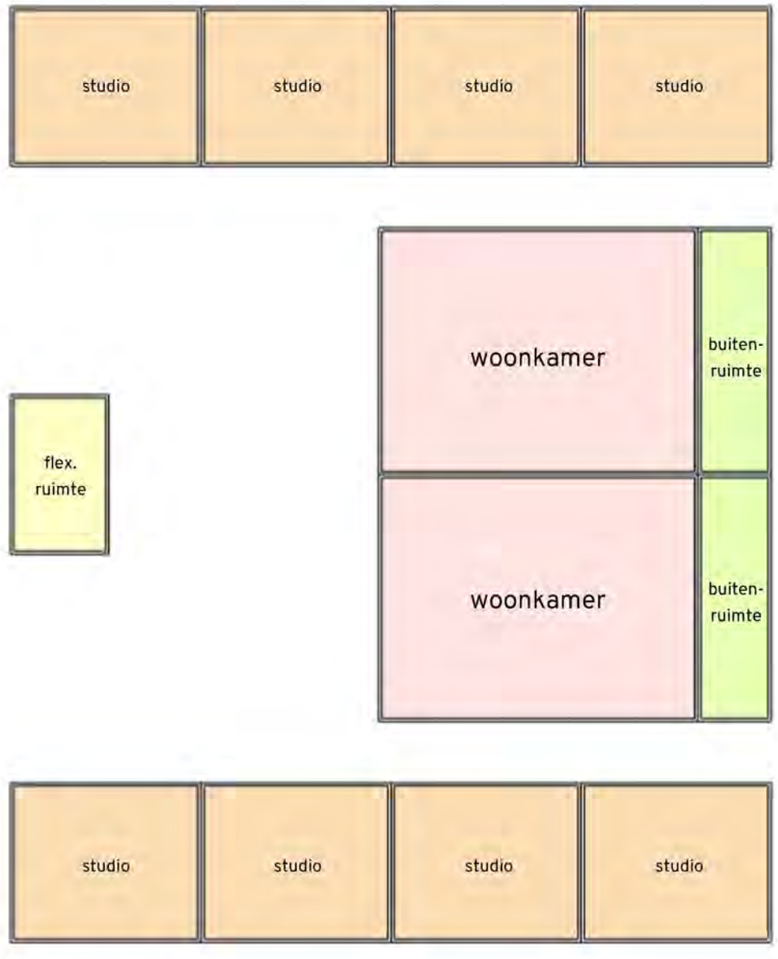
Uitgangspunten Nieman





op de middenste woonverdieping





- Kantine
- Kantine ondersteunend
- Activiteiten ruimtes
- Activiteiten ruimtes ondersteunend
- Rustige ruimtes
- Rustige ruimtes ondersteunend
- Kantoor ruimtes
- Kantoor ruimtes ondersteunend
- Kamers (logeren)
- Kamers (wonen)
- Woonkamers
- Buitenruimtes / ondersteunend
- Ondersteunend algemeen
- Ondersteunend WC/badkamer
- Ondersteunend ICT
- Ondersteunend installaties

Samenvatting Installaties

Ruimte	aantal	etage	m2/ p. functie	tuin/ maaiv. [m2]	totaal/ functie excl. tuin [m2]	BG [m2]	1e [m2]	2e [m2]	3e [m2]	4e [m2]				toelichting
Oorspronkelijk Excel Cordaan														
Ruimte t.b.v. installaties (CV, LBK etc.)	1		20,0		20,0		20,0							o.a. op dak?
MER/ SER	1		15,0		15,0		12,0		3,0					
MK, Hoofdmeterkast	1		9,0		9,0	9,0								m2 meterkasten (warm en koud) op etage in bvo
						9,0	**32,0**	-	**3,0**	-		**44,0**		
Nieuwe Installaties														
WKO ruimte i.v.m. installaties (max m2 bij optie drie LWP techniekruimte)	1		85,0		85,0	85,0								
Hoofdverdeler elektra	1		8,0		8,0	8,0								i.p.v. "MK, Hoofdmeterkast" bij oorspronkelijke lijst?
Verdeler elektra	2		2,0		4,0	4,0	4,0	4,0	4,0	4,0				
Verdeler elektra keuken	1		2,0		2,0	2,0								
Kast zorg-brand-beveiliging	2		1,0		2,0	2,0	2,0	2,0	2,0	2,0				
Kast centrale bediening	1		2,0		2,0	2,0								
MER (BG)	1		6,2		6,2	6,2								
SER (Boven)	1		6,0		6,0		6,0	6,0	6,0	6,0				
Verdeler vloerverwarming	3		2,1		6,3	6,3	6,3	6,3	6,3	6,3				
Compact station (buiten)	1		5,0		5,0	5,0								afmetingen?
						120,5	**18,3**	**18,3**	**18,3**	**18,3**		**193,7**		
Grote schachten														
Centrale schachten	2		4,8		9,6	9,6	9,6	9,6	9,6	9,6				
						9,6	**9,6**	**9,6**	**9,6**	**9,6**		**48,0**		

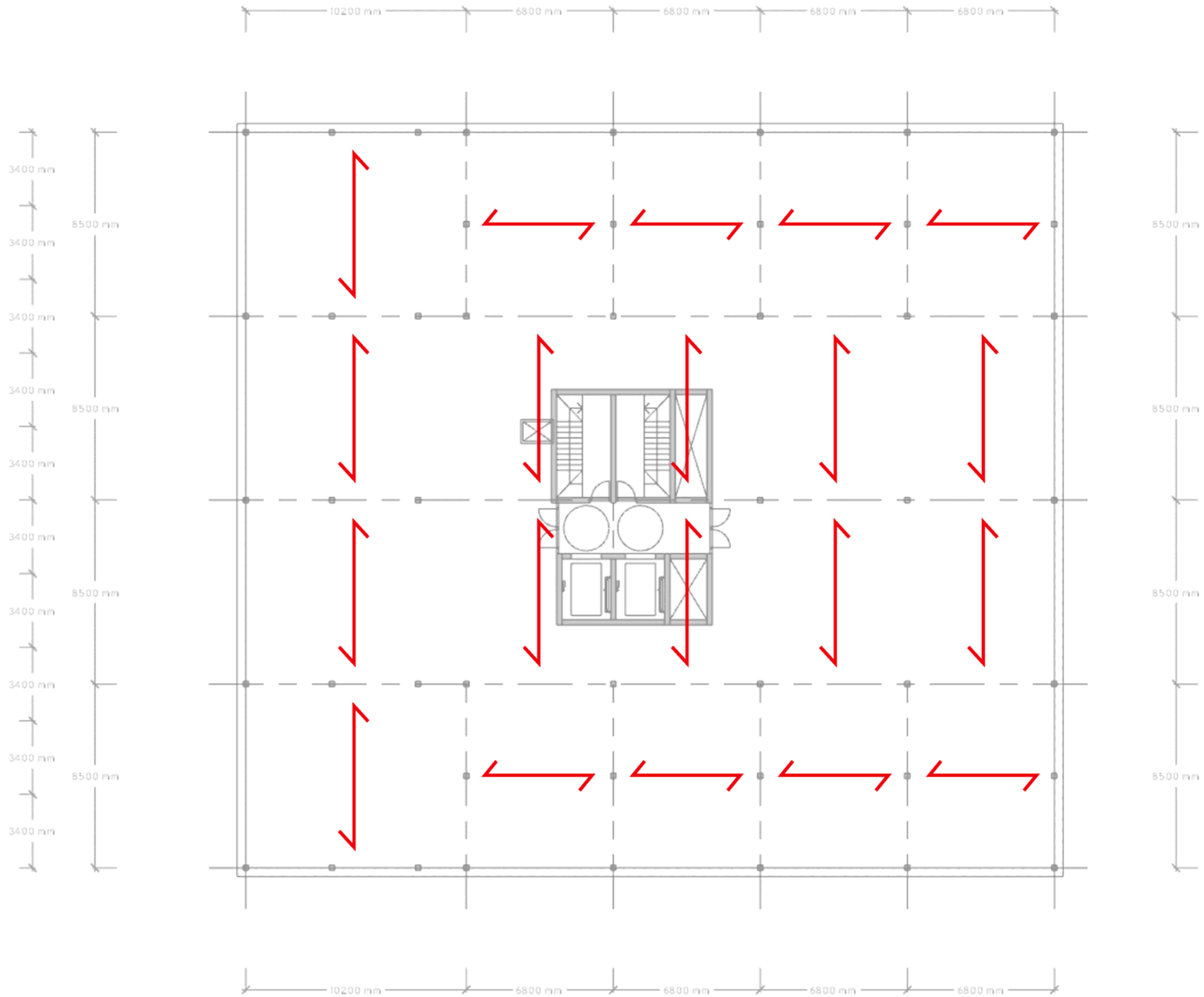
	GO	BVO	
Extra GO: nieuwe installaties - oorspronkelijk Excel	**149,7**	209,6	
Extra BVO: (nieuwe installaties + grote schachten) - oorspronkelijk Excel	197,7	**276,8**	GO x 1,4 = BVO

Sowieso in WKO ruimte ?														
Watermeterput Q15						2,2								
Hydrofoor met front beveiliging						10,0								
						12,2	-	-	-	-		**12,2**		
Mogelijk in WKO ruimte ? (afhankelijk van keuze principe)														
EOI (energie opwekkingsinstallatie)						84,0								
WOS (warmteonderverdeel station)						15,0								
Trafo						10,5								
Inkoopstation						6,4								
						115,9	-	-	-	-		**115,9**		
Ondergrond														
Warmte bron (buiten)						4,0								afhankelijk van keuze principe?
						4,0	-	-	-	-		**4,0**		

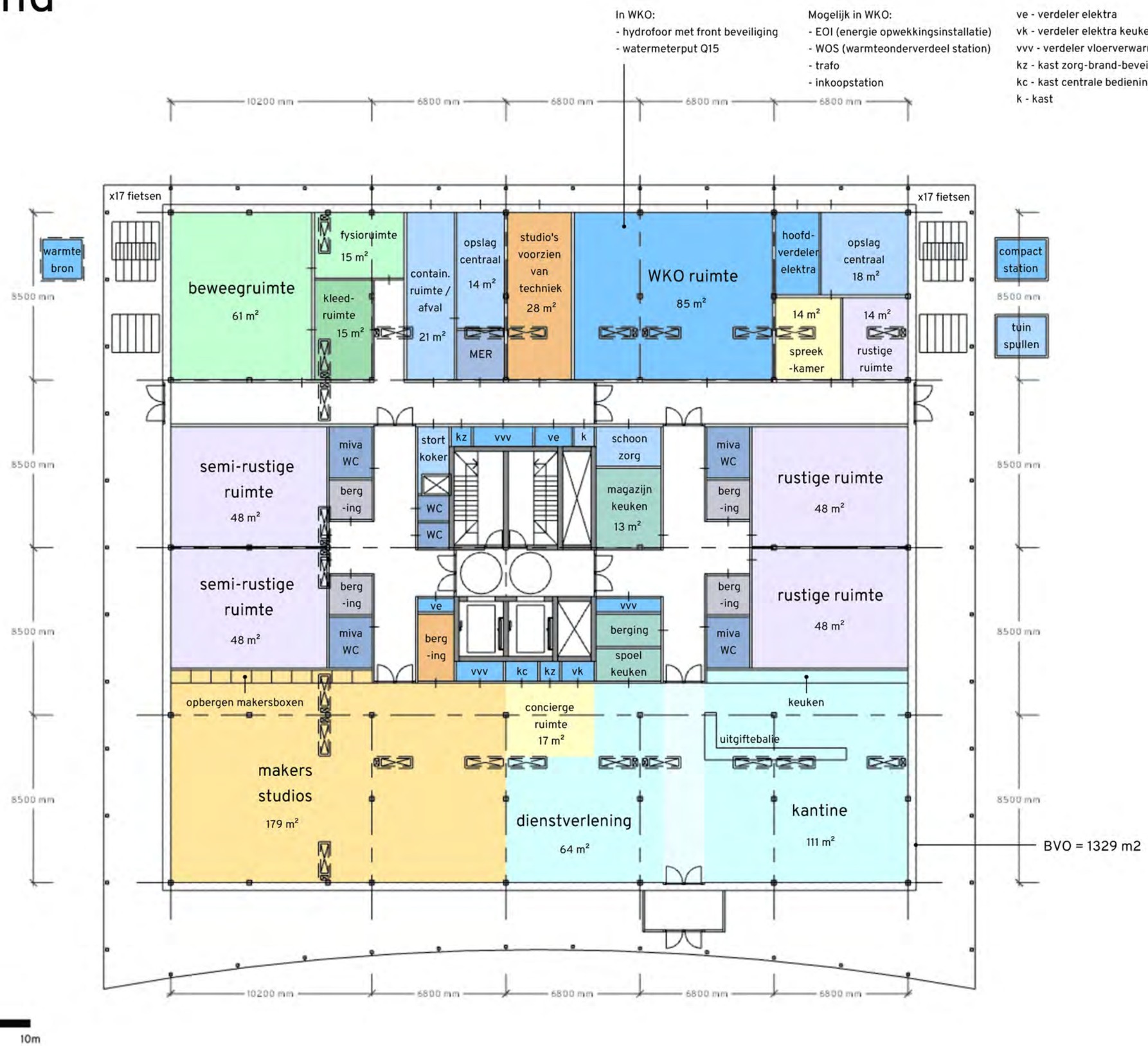
Appendix II

Plattegronden 1:200

Constructie



Begane Grond



1e verdieping

ve - verdeler elektra
vk - verdeler elektra keuken
vvv - verdeler vloerverwarming
kz - kast zorg-brand-beveiliging
kc - kast centrale bediening
k - kast



schaal 1:200 op A3

0m 5m 10m

2e verdieping

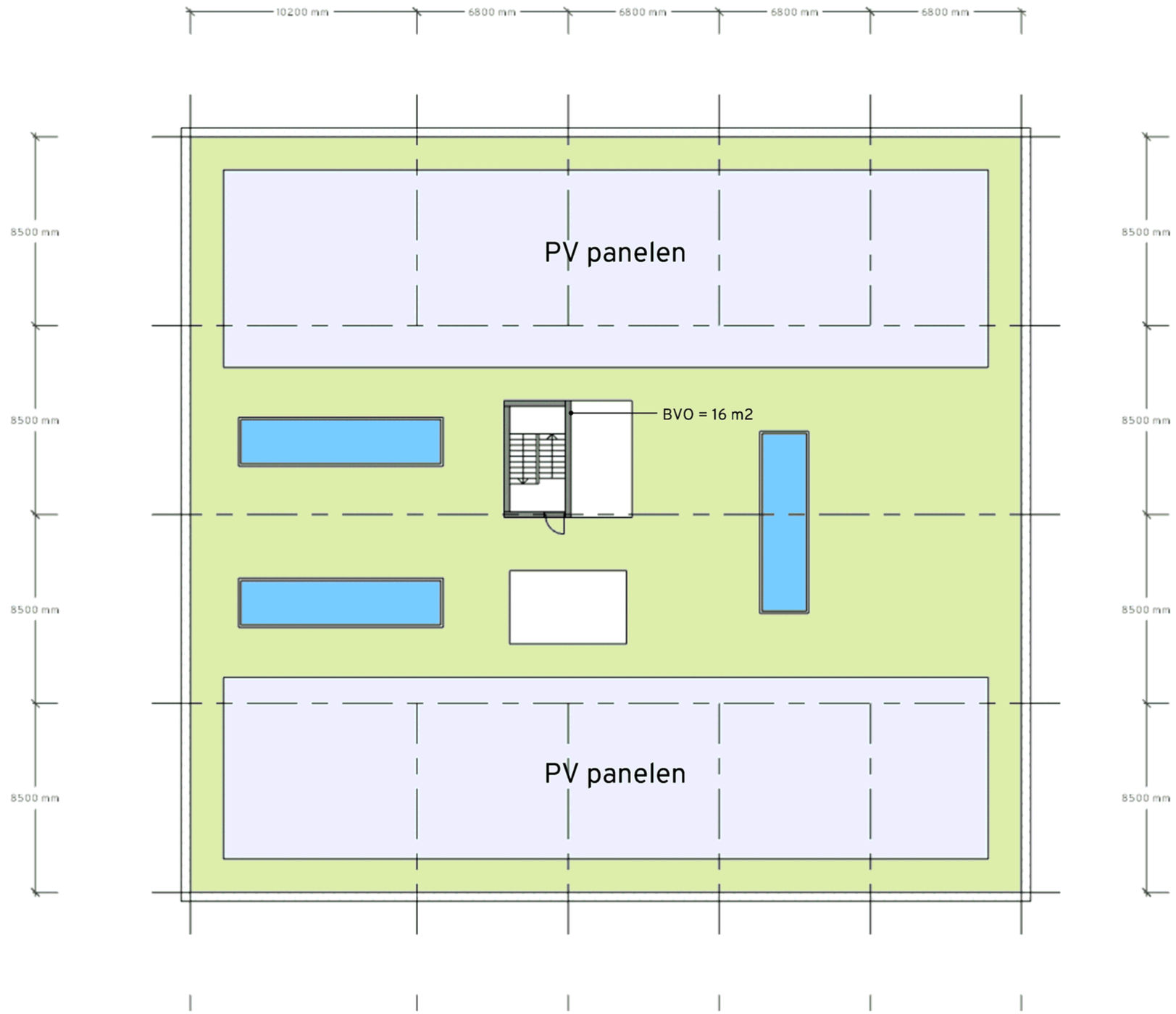
ve - verdeler elektra
vk - verdeler elektra keuken
vvv - verdeler vloerverwarming
kz - kast zorg-brand-beveiliging
kc - kast centrale bediening
k - kast



schaal 1:200 op A3

0m 5m 10m

Dak



schaal 1:200 op A3

0m 5m 10m

Samenvatting

BVO			
Verdieping	Oorspronkelijk Excel Cordaan	14 juni 2024 (kleiner)	Verschil
05e (dak)	-	16	16
04e (wonen)	1.044	1.257	213
03e (wonen)	1.048	1.257	209
02e (wonen)	1.044	1.257	213
01e (logeren)	1.061	1.257	197
BG (dagbesteding)	1.285	1.329	44
Totaal	**5.481**	**6.373**	892

Efficiencie (GO/BVO)			
Verdieping	Oorspronkelijk Excel Cordaan	14 juni 2024 (kleiner)	Verschil
05e (dak)	-	-	-
04e (wonen)	71%	63%	-8%
03e (wonen)	71%	63%	-8%
02e (wonen)	71%	63%	-8%
01e (logeren)	71%	65%	-7%
BG (dagbesteding)	71%	74%	3%
Gemiddeld	**71%**	**66%**	-6%

	m^2	verwerkt verschil
extra BVO nodig i.v.m. installaties	277	615
1m extra diepte kamers noord + zuid	234	381
extra GO woonkamers logeren	20	361
extra GO woonkamers wonen	-	361
als % extra t.o.v. oorspronkelijk getal		7%