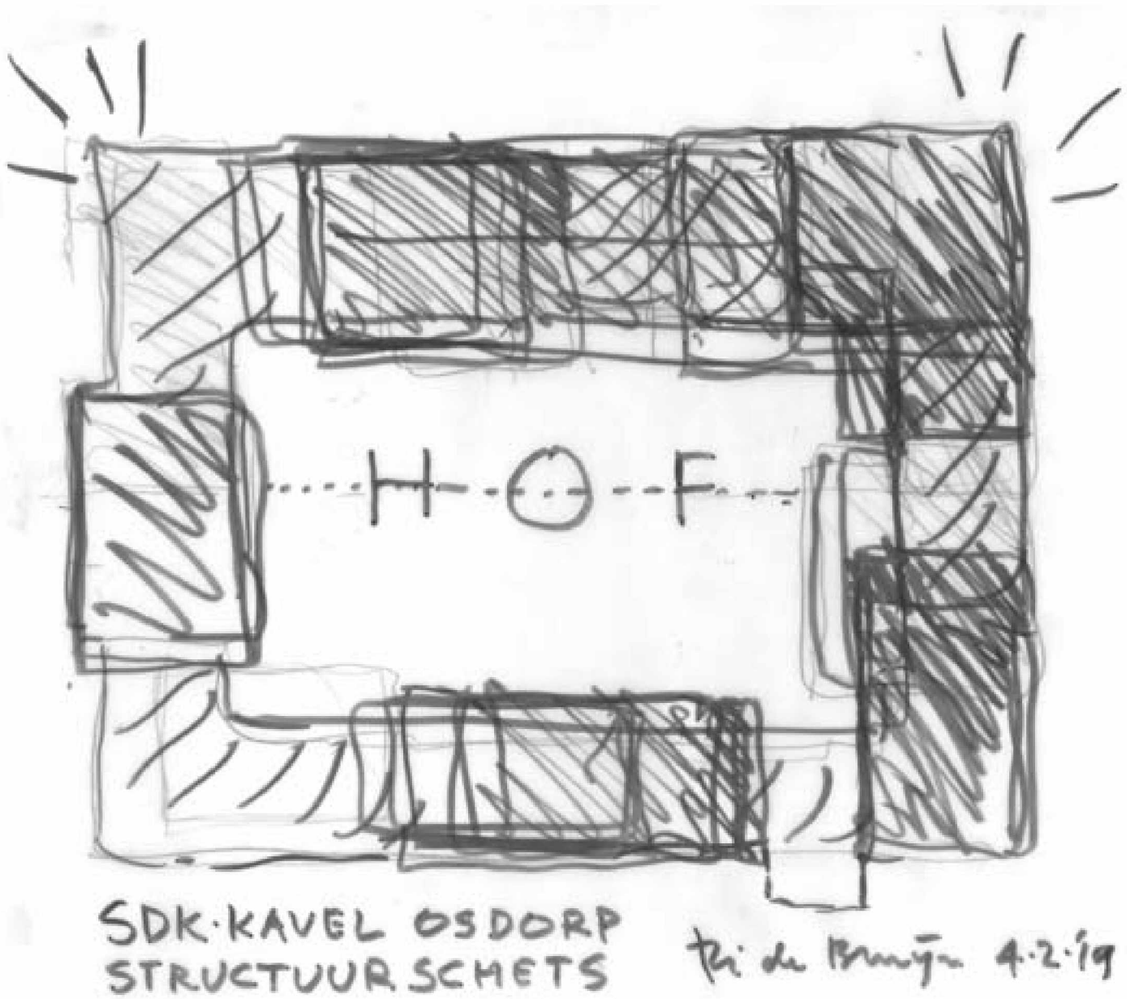
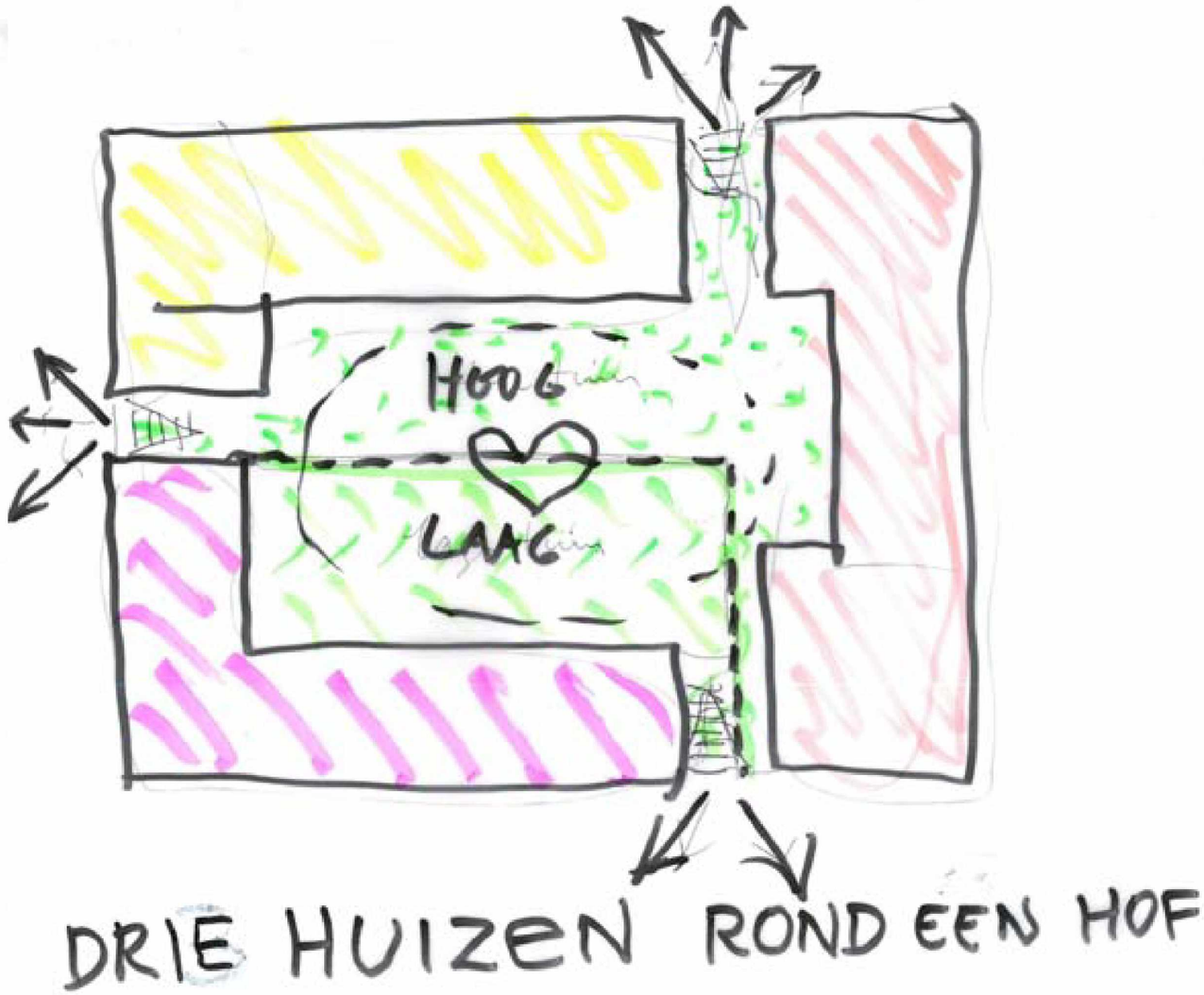
SDK-KAVEL

SUPERVISOR OVERLEG

2 · mei · 2019

Cie.


H-O-F
SDK·KAVEL OSDORP
STRUCTUUR SCHETS
4·2·19

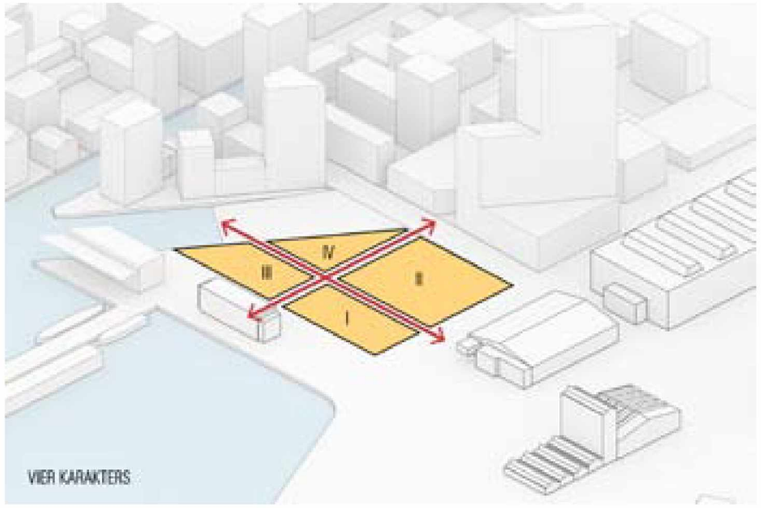

HOOG
LAAG
DRIE HUIZEN ROND EEN HOF



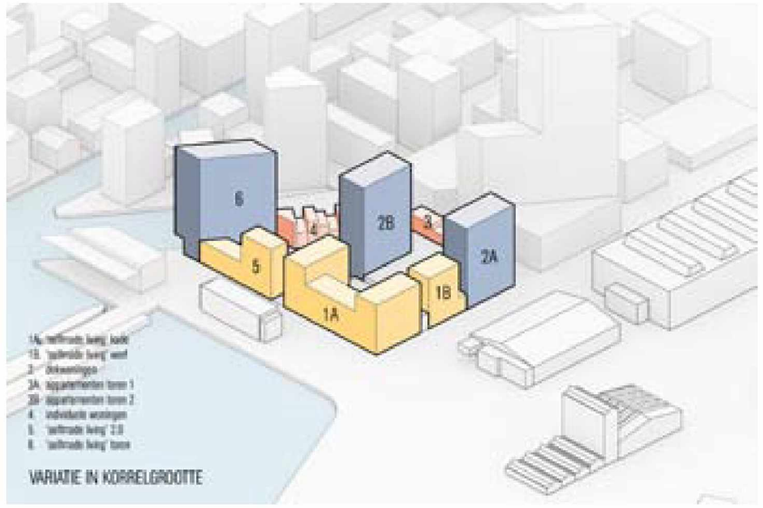
Pontkade NDSM
bouwblok met verschillende karakters
rondom een gezamenlijke binnentuin



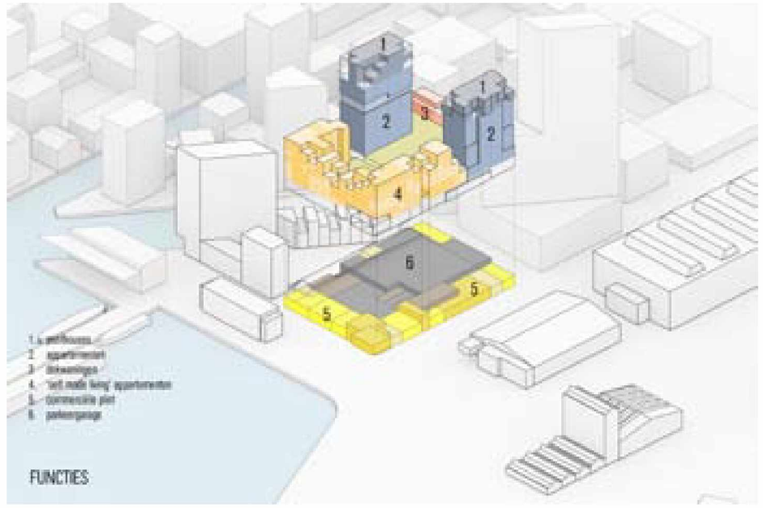




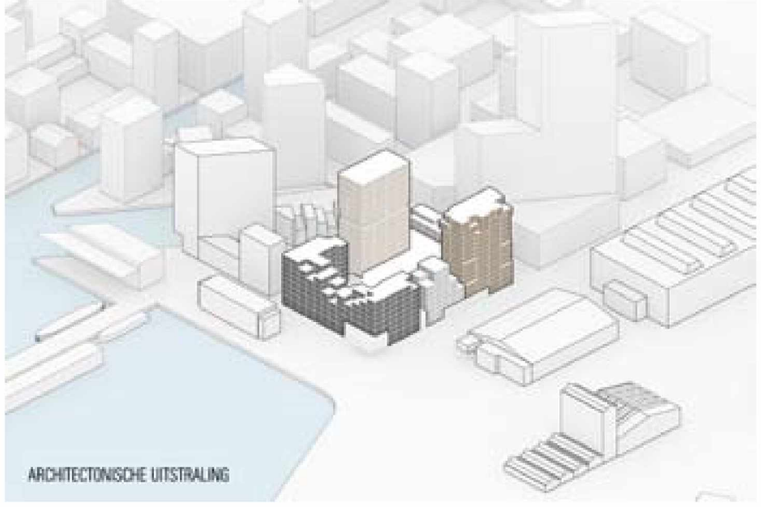
opdeling van het bouwblok



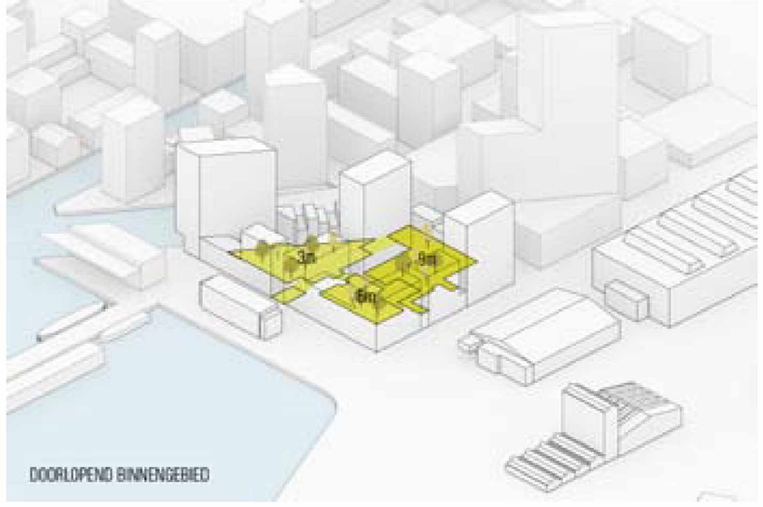
variatie in korrelgrootte



functies en typologieën



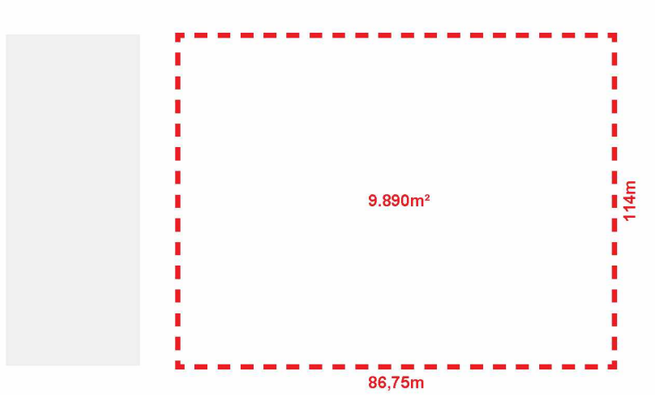
architectonische uitstraling



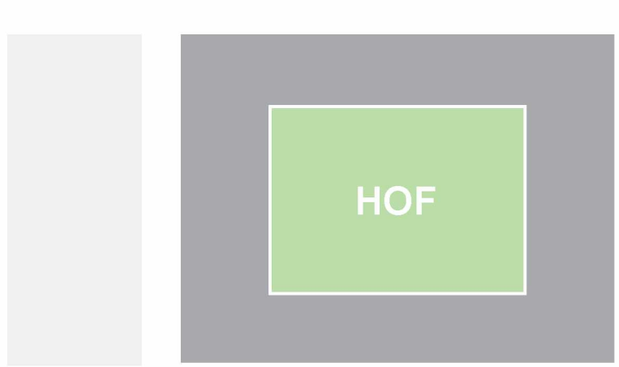
doorlopend binnengebied



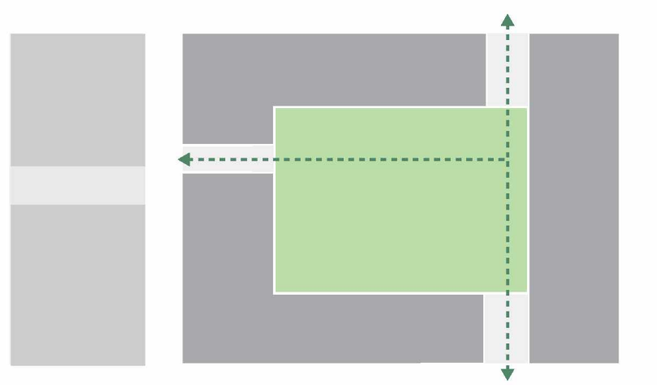
buitenruimtes



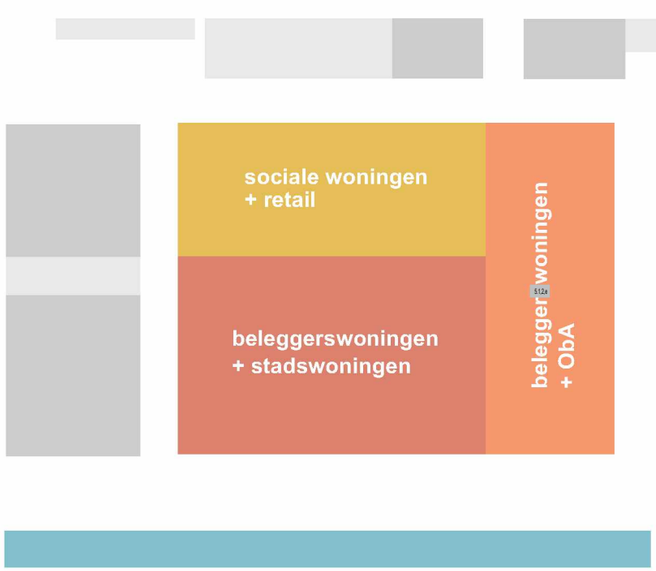
kavel



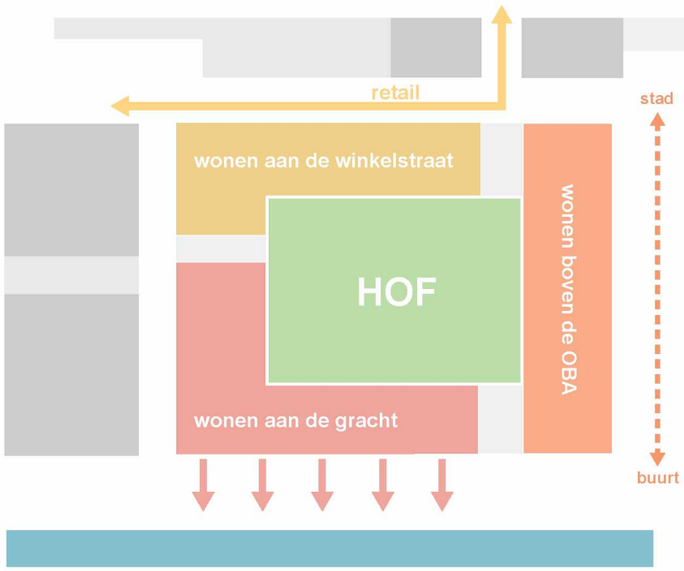
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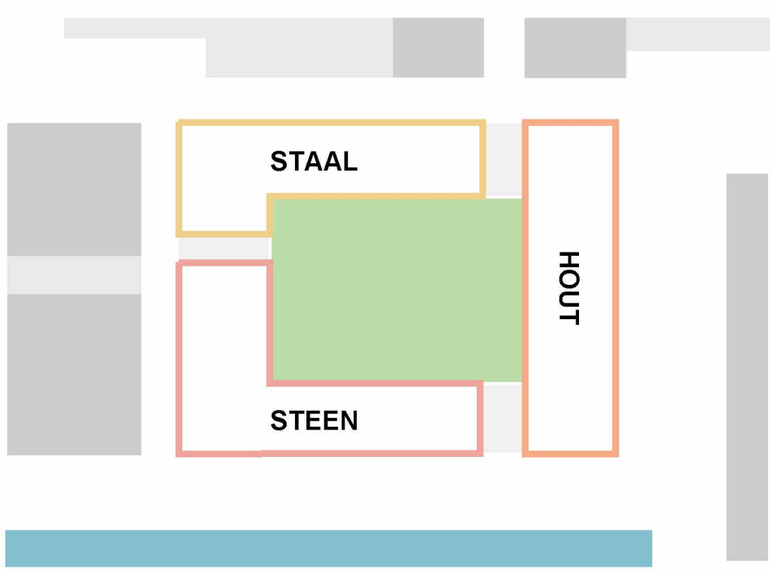
blok verdeling



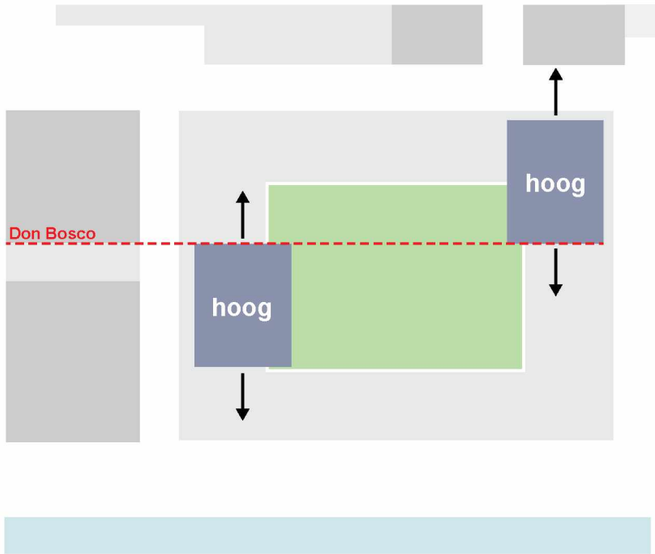
programmatische verdeling



drie huizen rond een hof

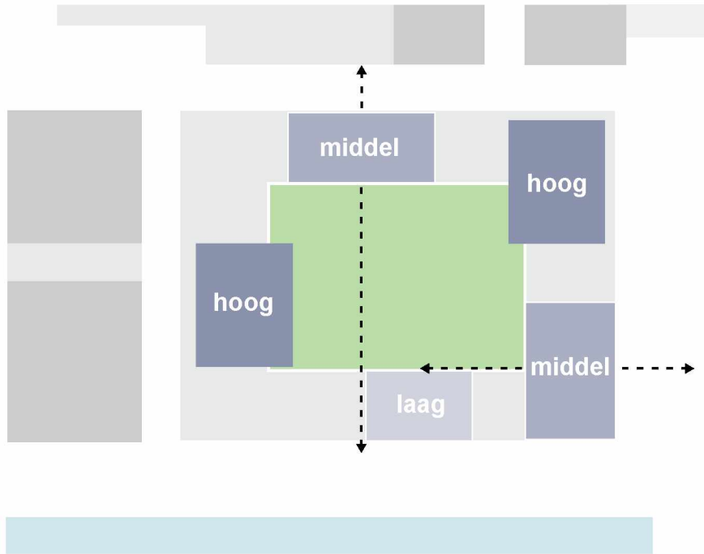


drie verschillende karakters+materialen



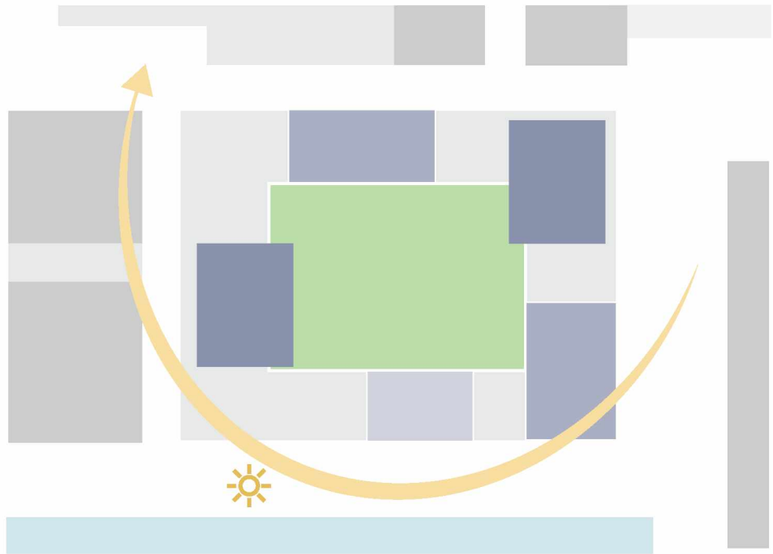
orientatie torens noord-zuid

voorkomen van noord-georiënteerd woningen

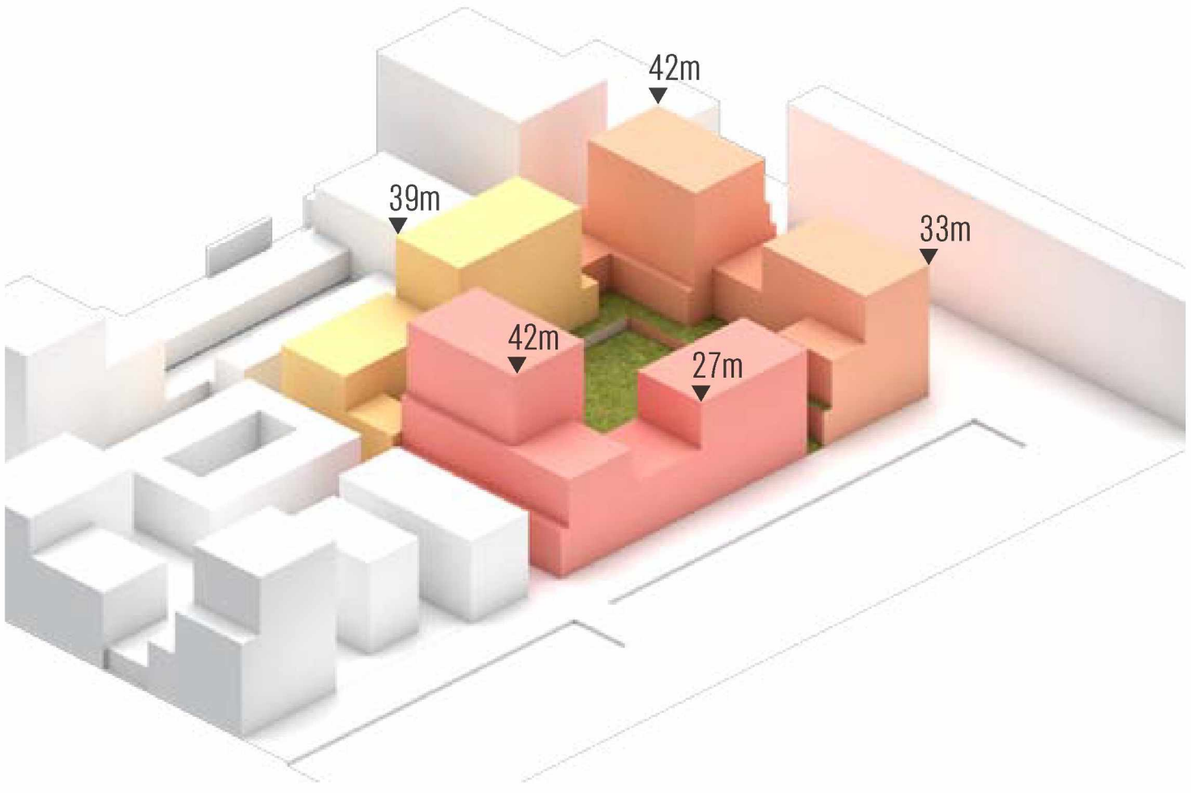


schaakbord patroon

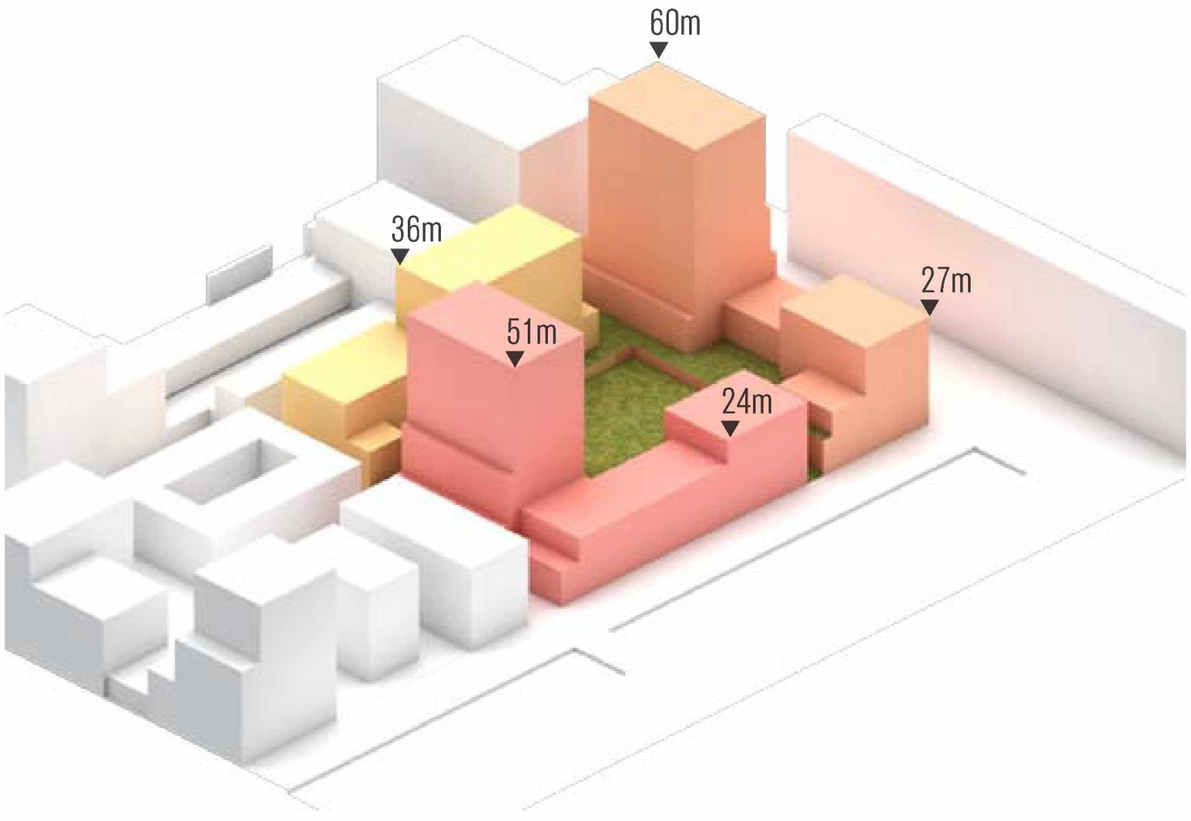
voor vrij uitzicht



daglicht

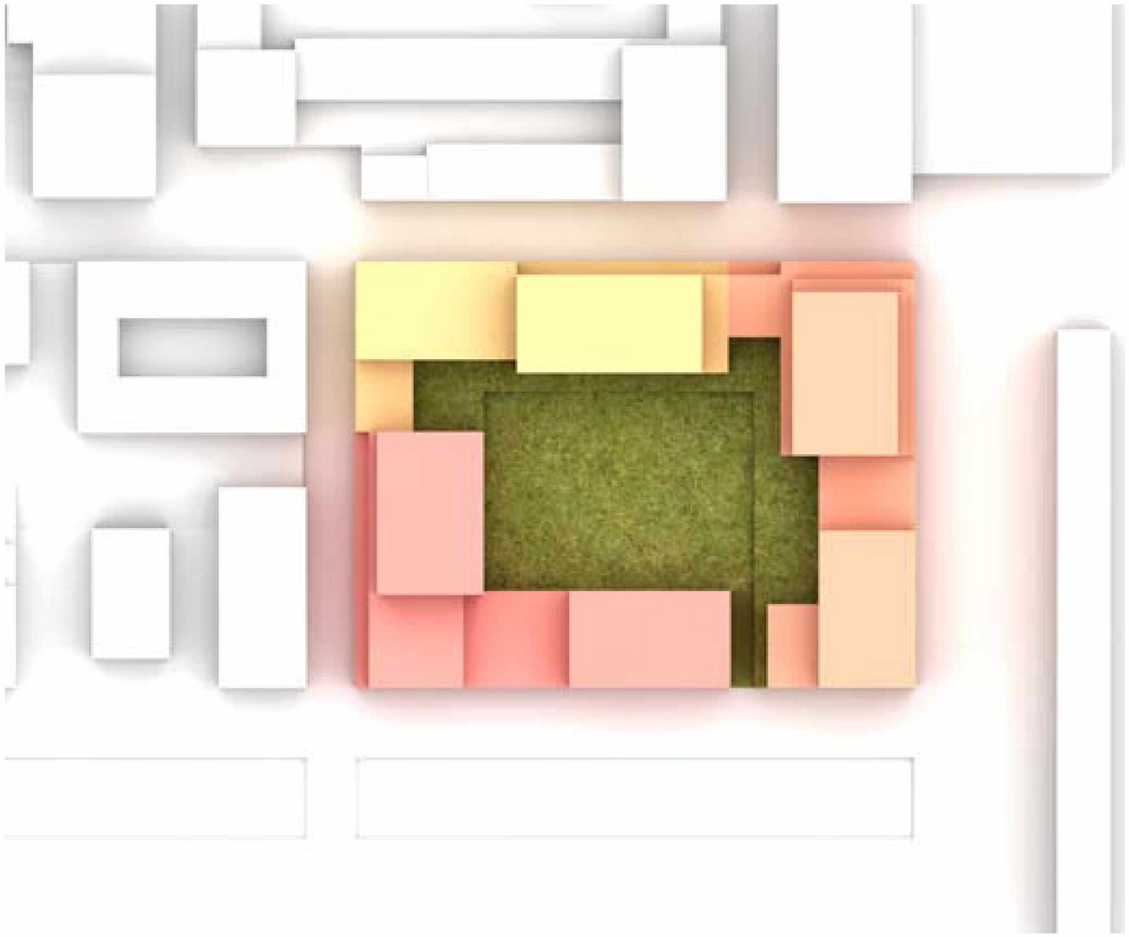


optie 1 **torens van 40 m**

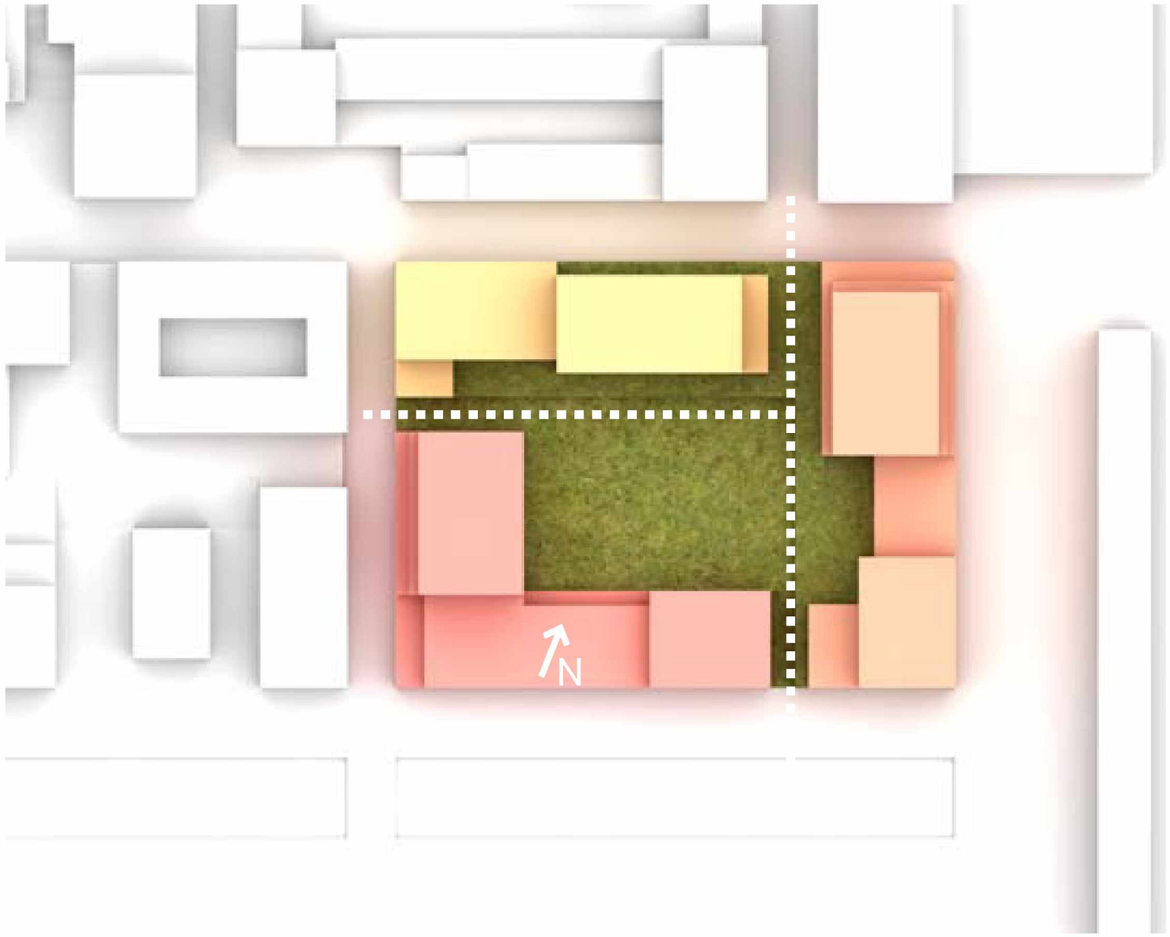


optie 2 **torens van 50-60 m**

twee modellen

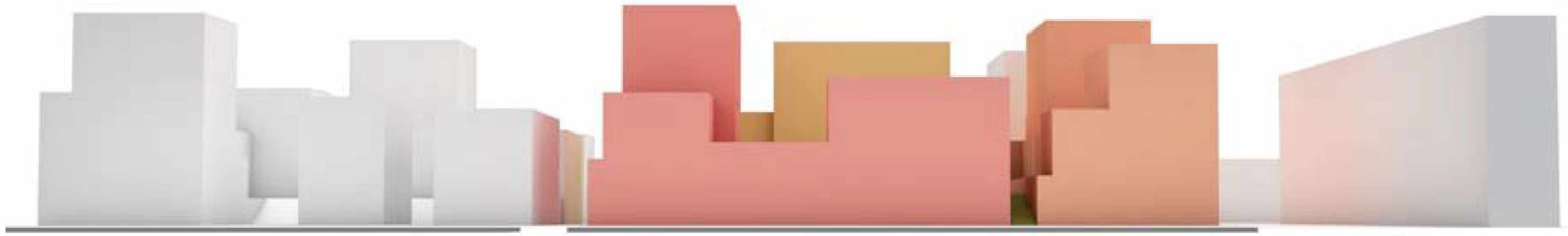


optie 1 **torens van 40 m**



optie 2 **torens van 50-60 m**

opbouw identitiek

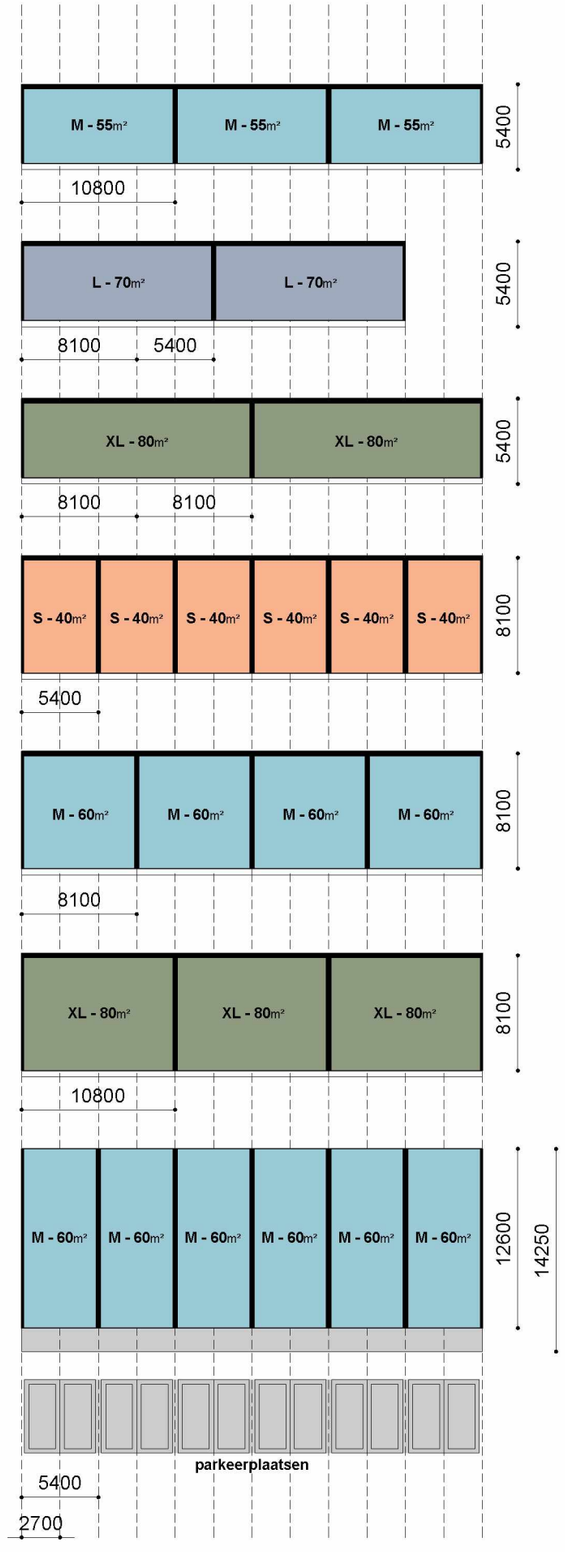


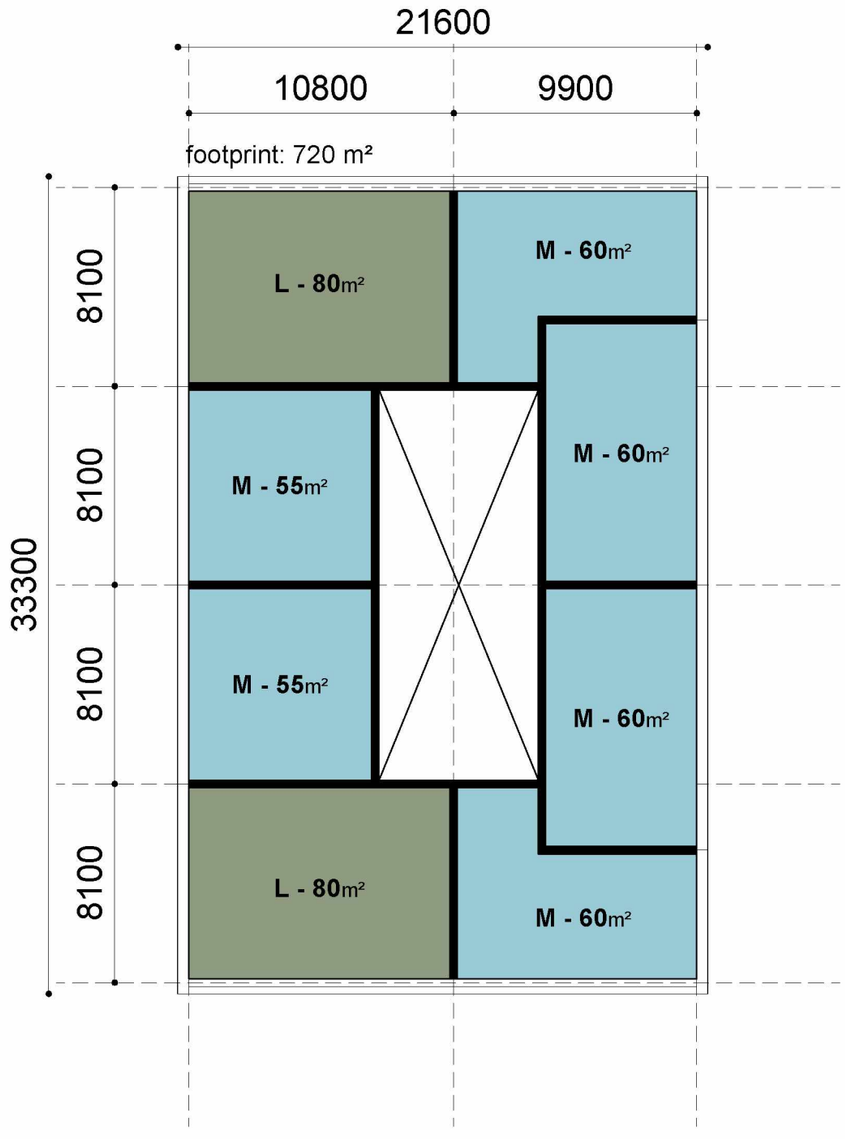
optie 1 **torens van 40 m**



optie 2 **torens van 50-60 m**

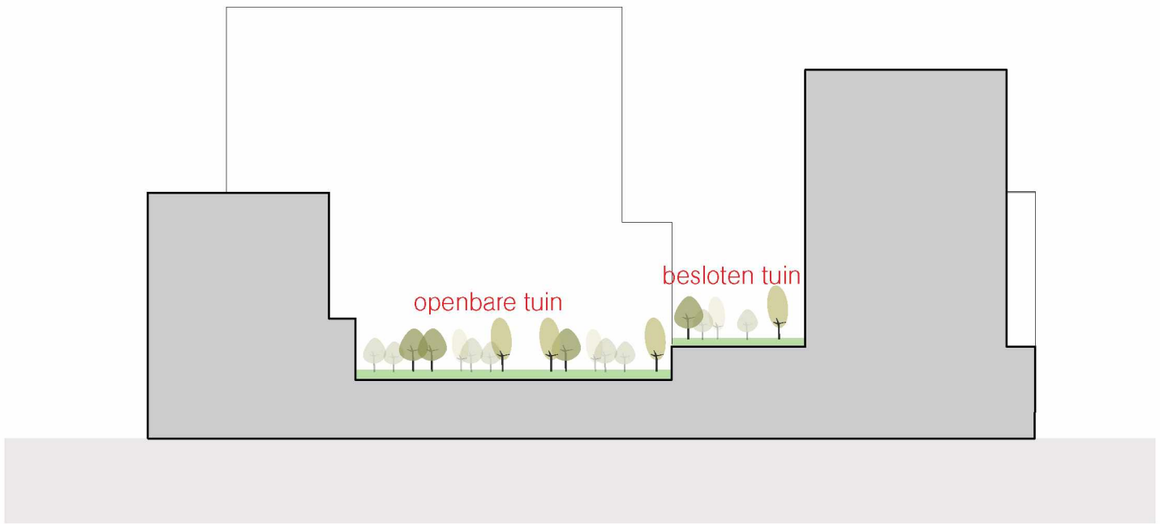
mini-skyline

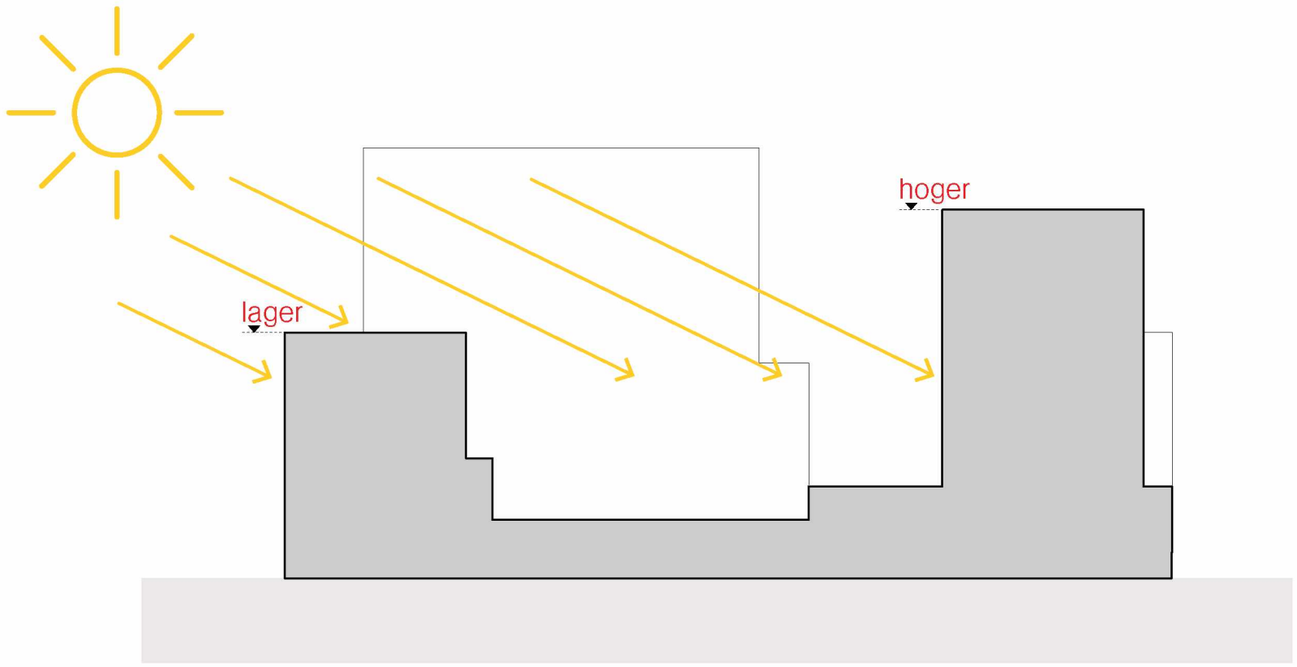


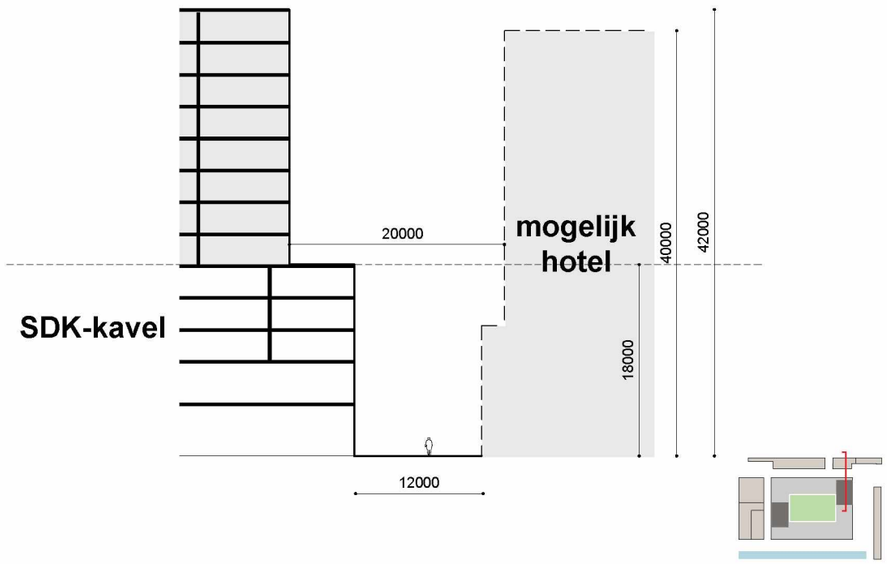


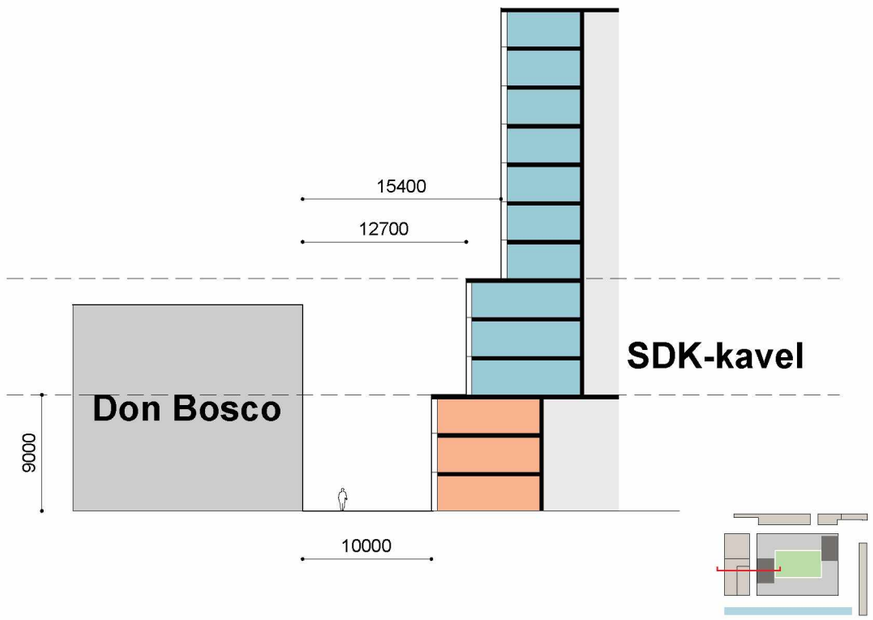
typische toren-plattegrond

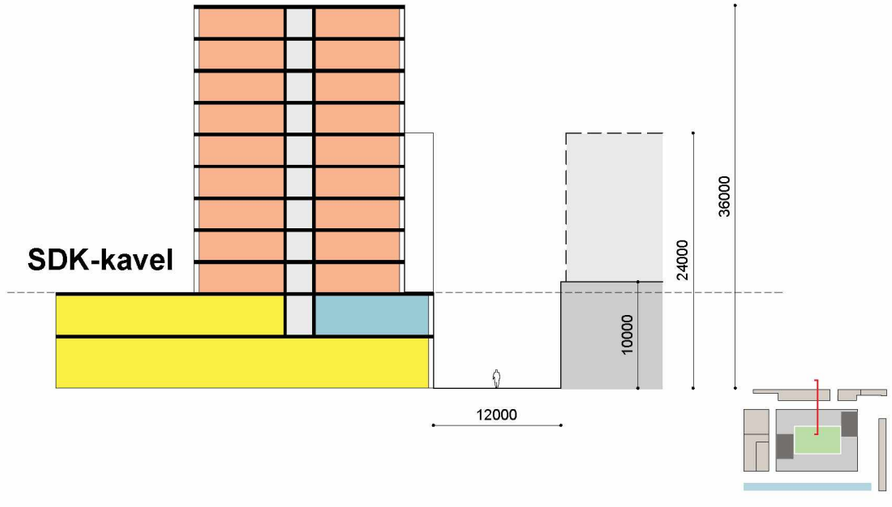
korrelgrootte woningen

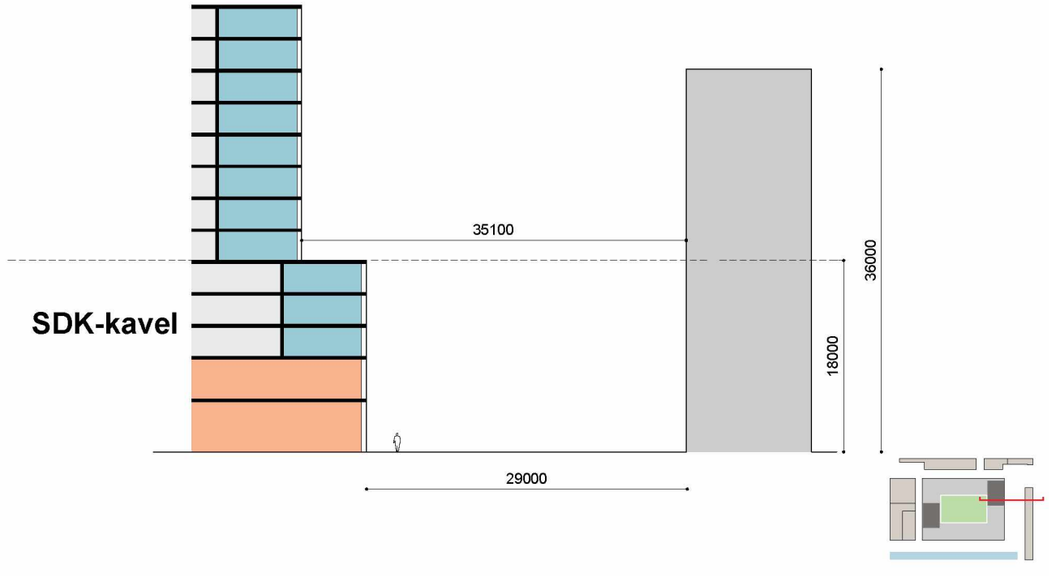

openbare tuin
besloten tuin


lager
hoger


SDK-kavel
mogelijk hotel
20000
40000
42000
18000
12000

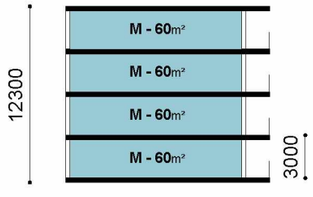

15400
12700
Don Bosco
SDK-kavel
9000
10000


SDK-kavel
36000
24000
10000
12000


35100
SDK-kavel
36000
18000
29000

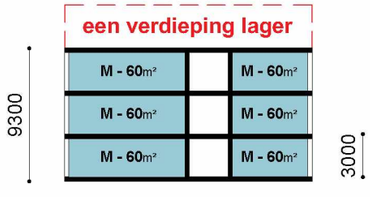
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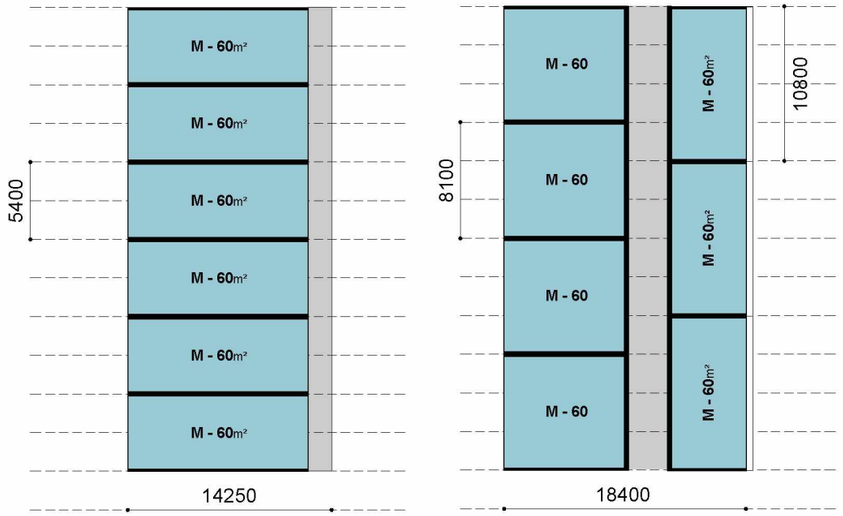
24 woningen



enkel georiënteerd

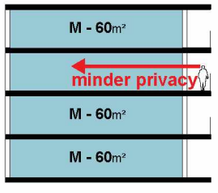
24 woningen



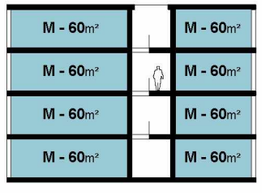


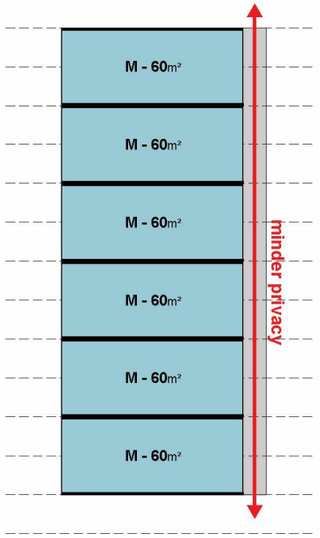
hoogte

dubbel georiënteerd

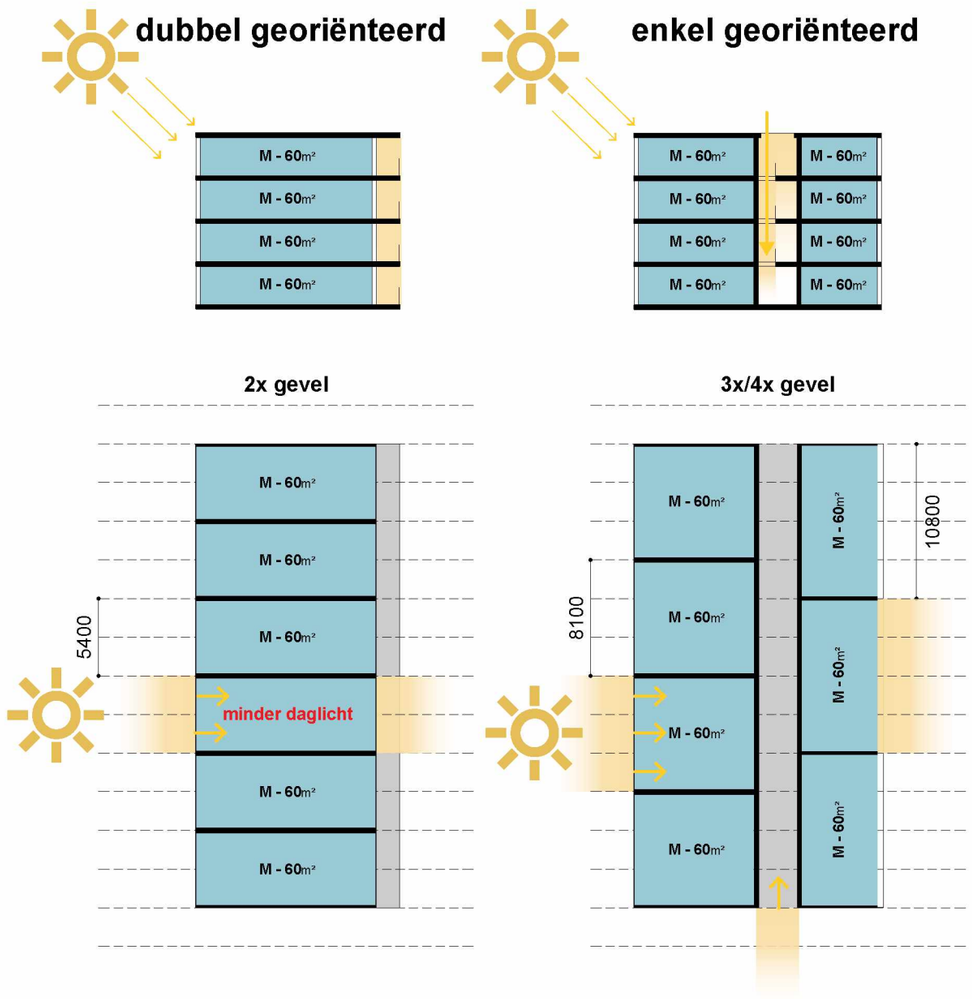


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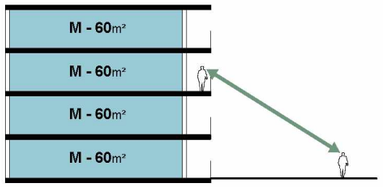


privacy

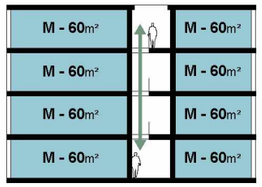

dubbel georiënteerd
enkel georiënteerd
M - 60m²
2x gevel
3x/4x gevel
5400
8100
10800
minder daglicht
daglicht

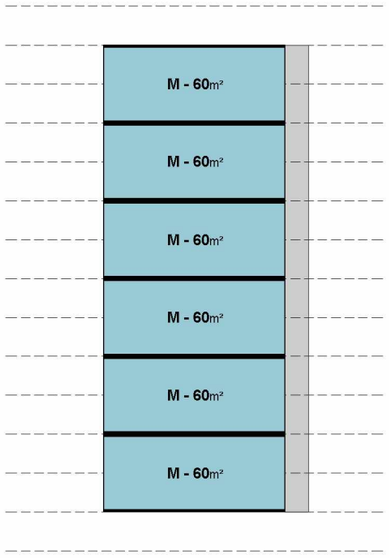


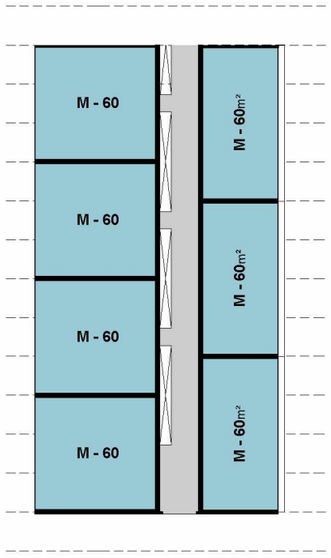
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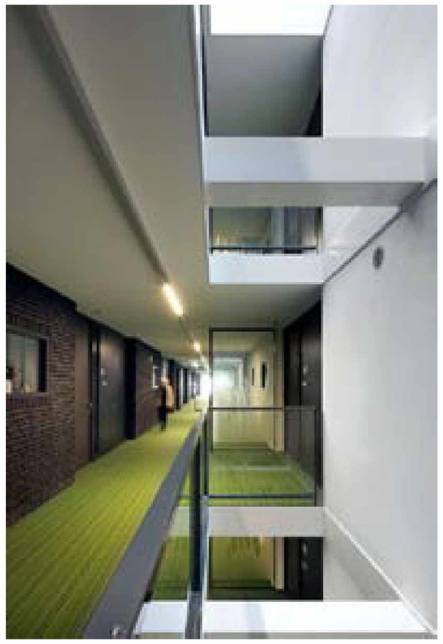
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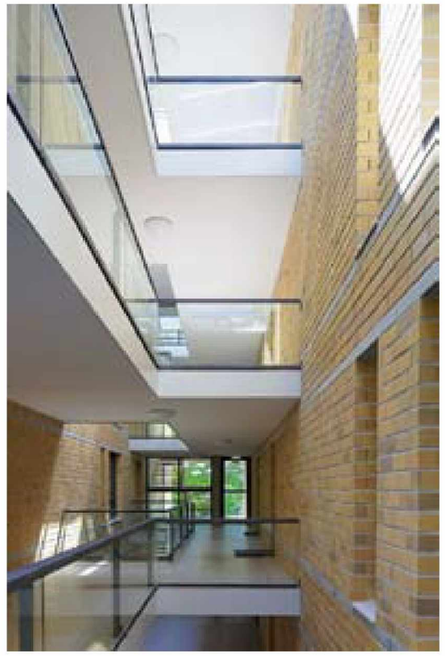


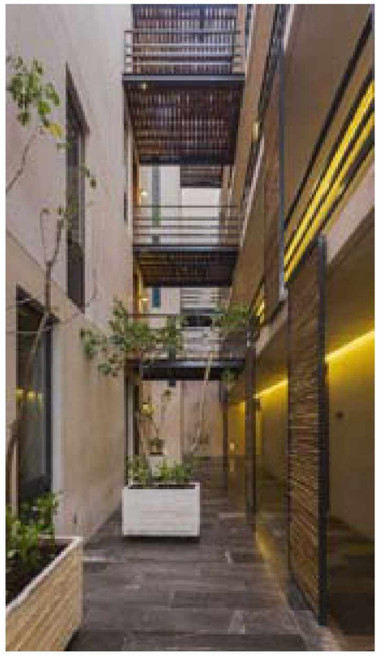


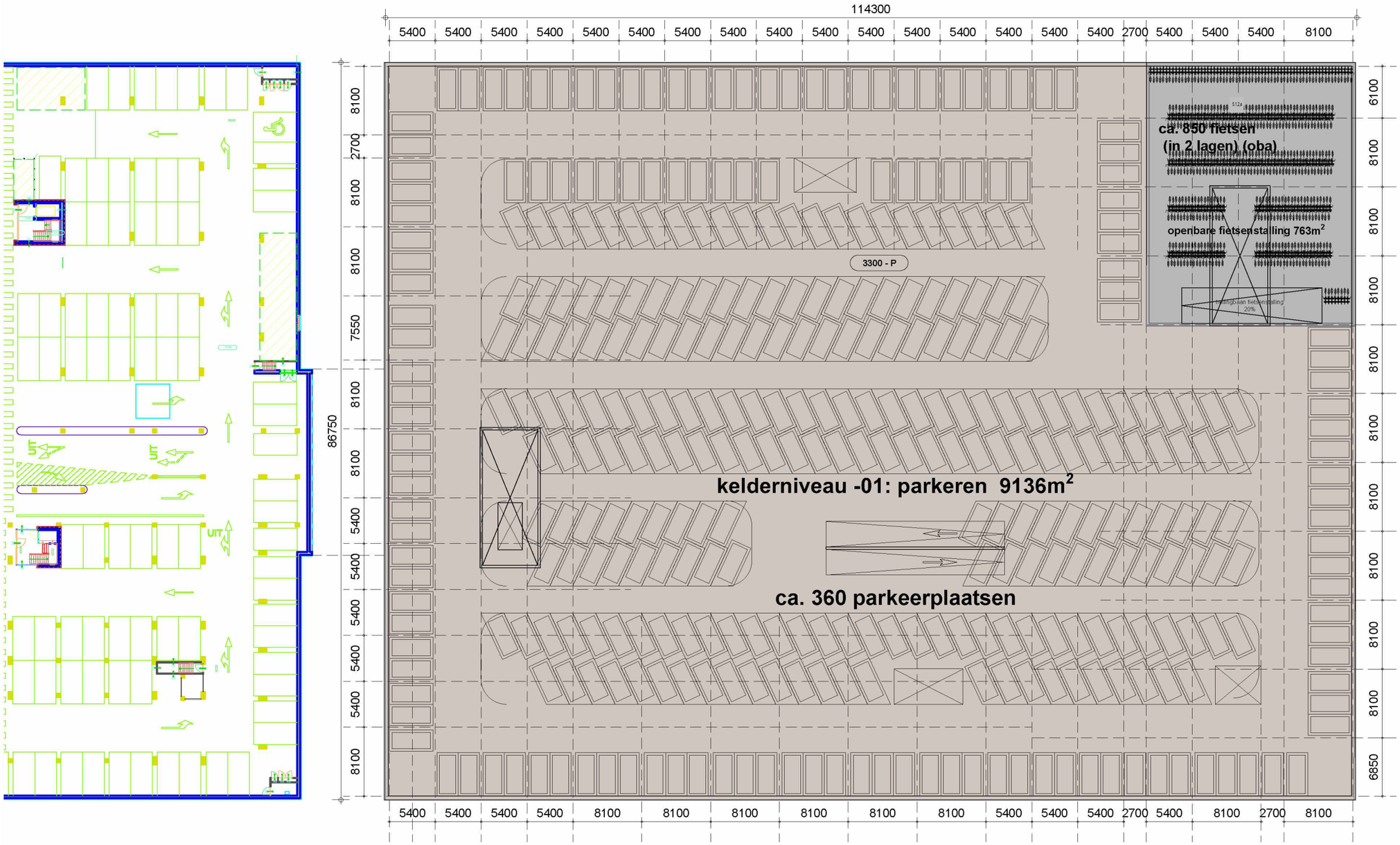
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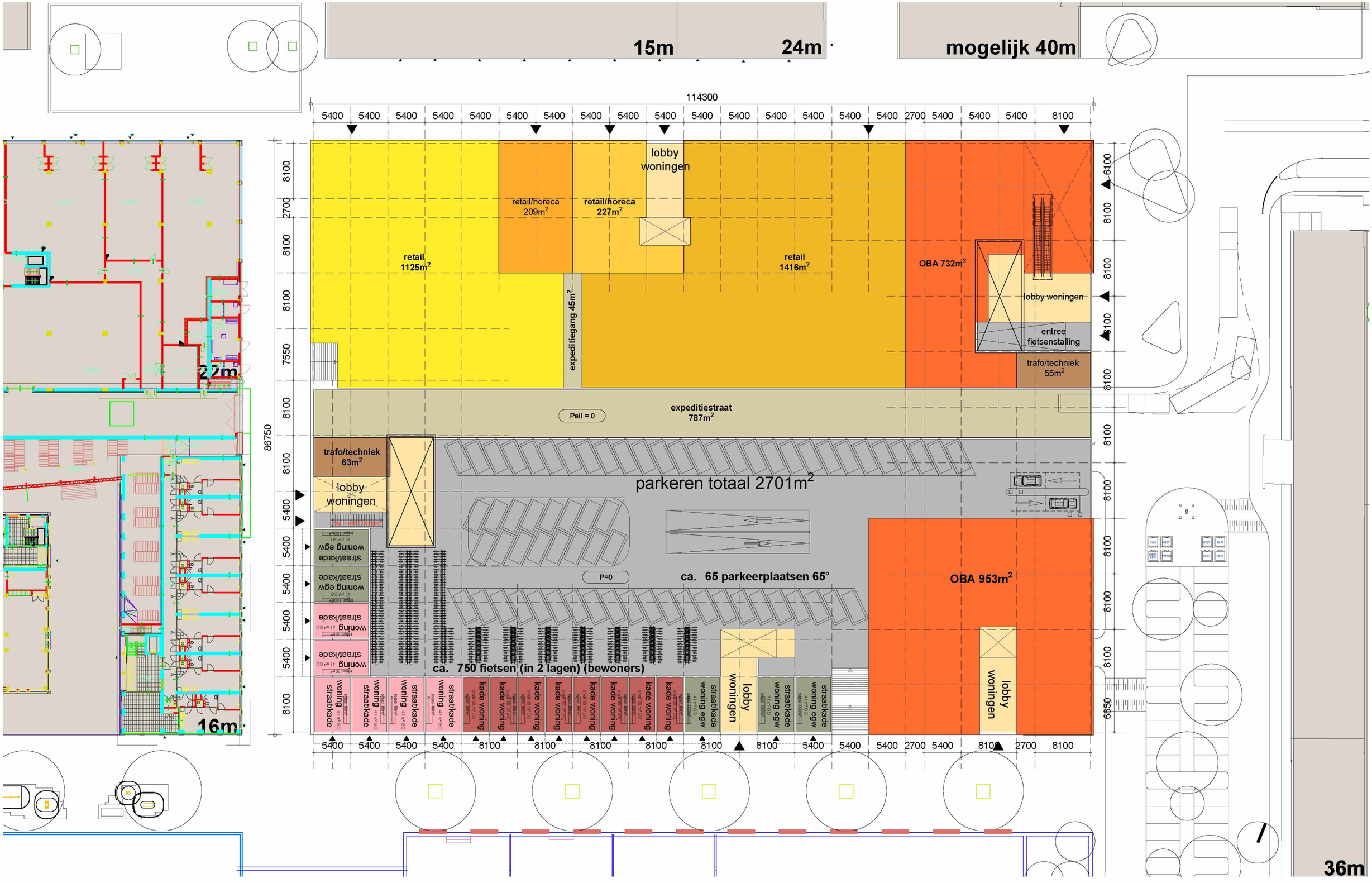









114300
5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 2700 5400 5400 5400 8100
86750
8100 2700 8100 8100 7550 8100 8100 5400 5400 5400 5400 8100
6100 8100 8100 8100 8100 8100 8100 8100 8100 6850
ca. 850 fietsen
(in 2 lagen) (oba)
openbare fietsenstalling 763m²
3300 - P
kelderniveau -01: parkeren 9136m²
ca. 360 parkeerplaatsen
5400 5400 5400 5400 8100 8100 8100 8100 8100 8100 5400 5400 5400 2700 5400 8100 2700 8100

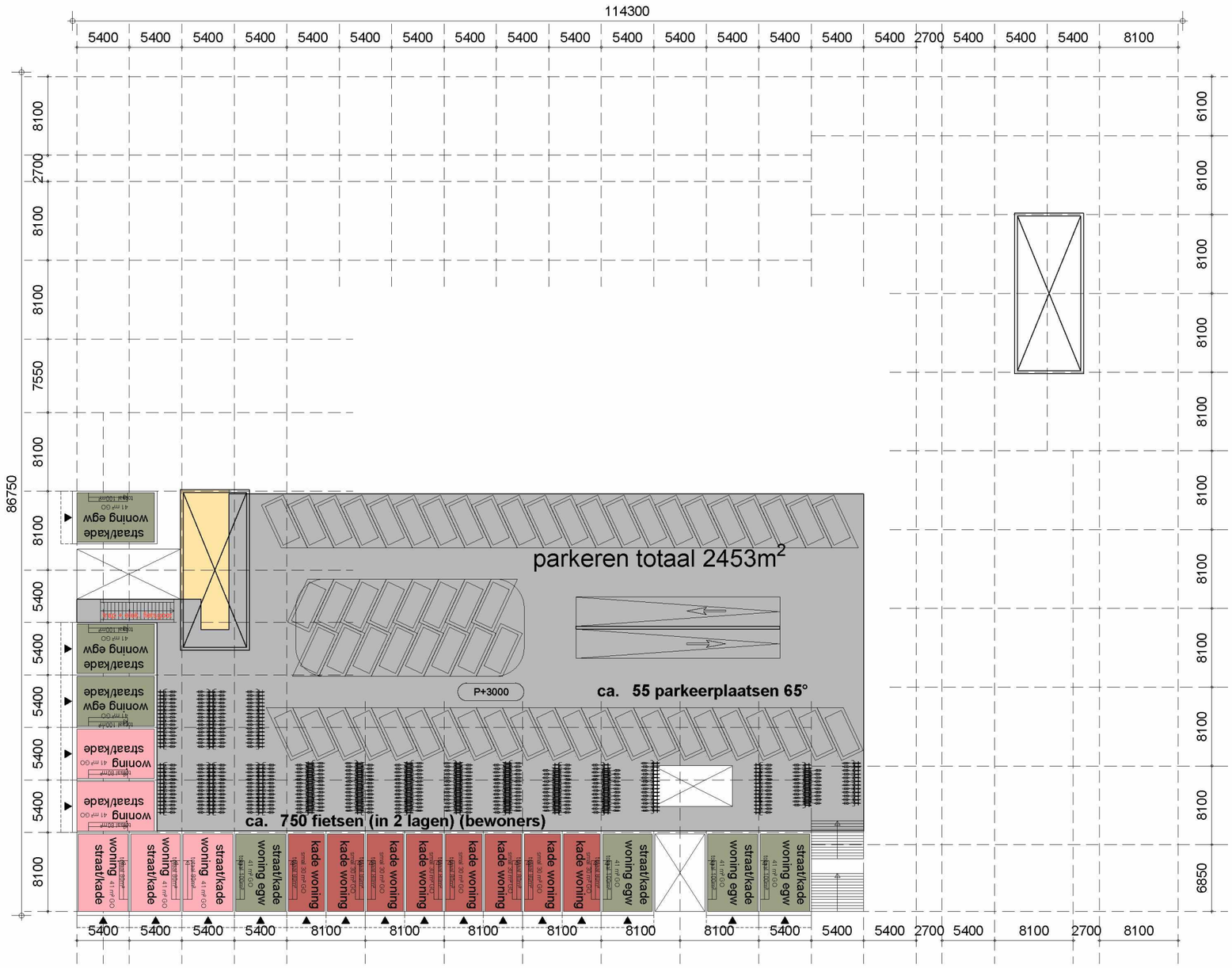

15m
24m
mogelijk 40m
114300
5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 2700 5400 5400 5400 8100
86750
8100 2700 8100 8100 7550 8100 8100 5400 5400 5400 5400 5400 5400 5400 5400 8100
6100 8100 8100 8100 8100 8100 8100 8100 8100 8100 8100 6850
lobby woningen
retail/horeca 209m²
retail/horeca 227m²
retail 1125m²
expeditiegang 45m²
retail 1416m²
OBA 732m²
lobby woningen
entree fietsenstalling
trafo/techniek 55m²
Peil = 0
expeditiestraat 787m²
trafo/techniek 63m²
lobby woningen
parkeren totaal 2701m²
P=0
ca. 65 parkeerplaatsen 65°
OBA 953m²
straat/kade woning egw
straat/kade woning
kade woning
lobby woningen
ca. 750 fietsen (in 2 lagen) (bewoners)
5400 5400 5400 5400 8100 8100 8100 8100 8100 8100 5400 5400 5400 2700 5400 8100 2700 8100
22m
16m
36m

15m

24m

mogelijk 40m

22m



16m

36m

15m

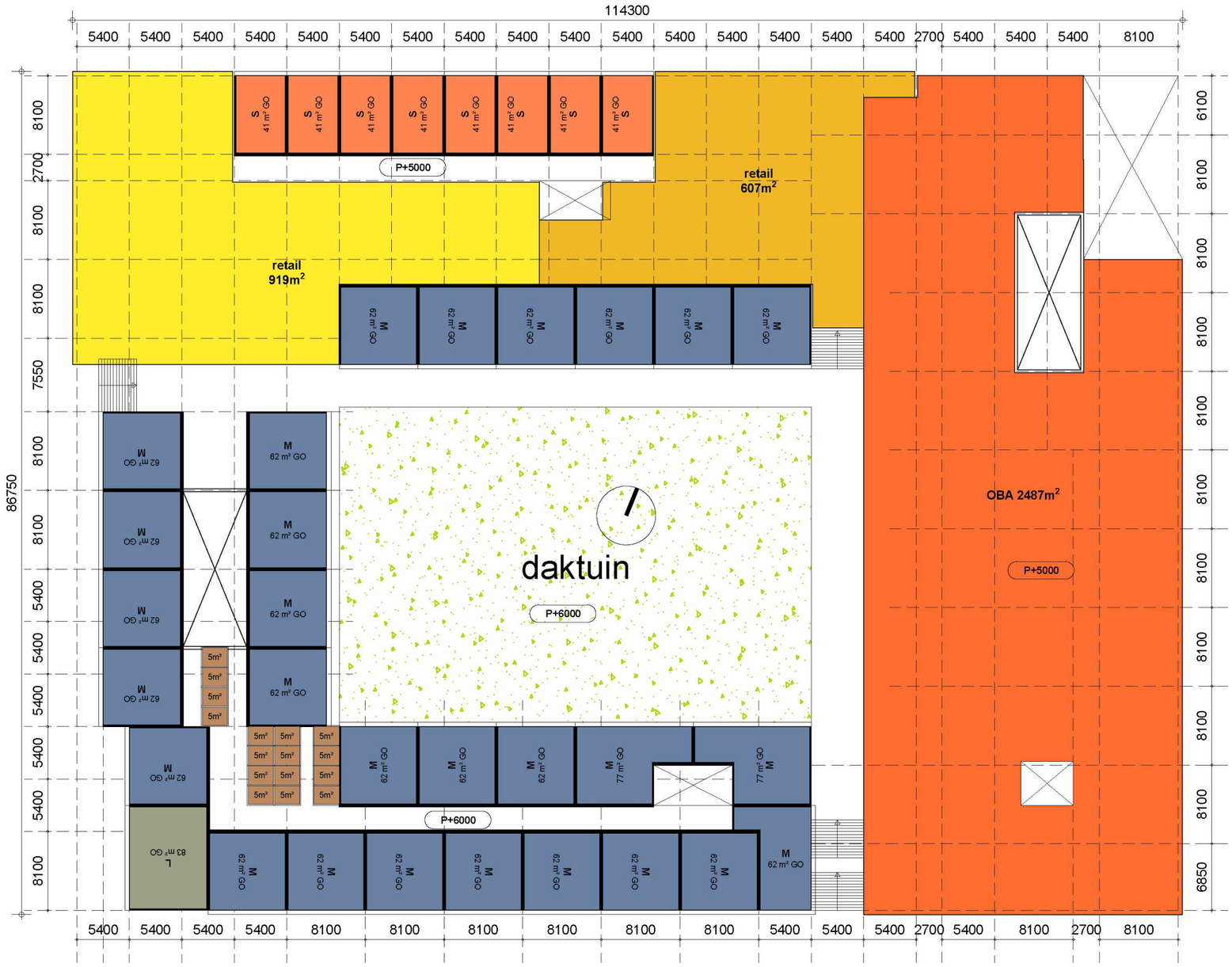
24m

mogelijk 40m

22m

16m

36m



15m

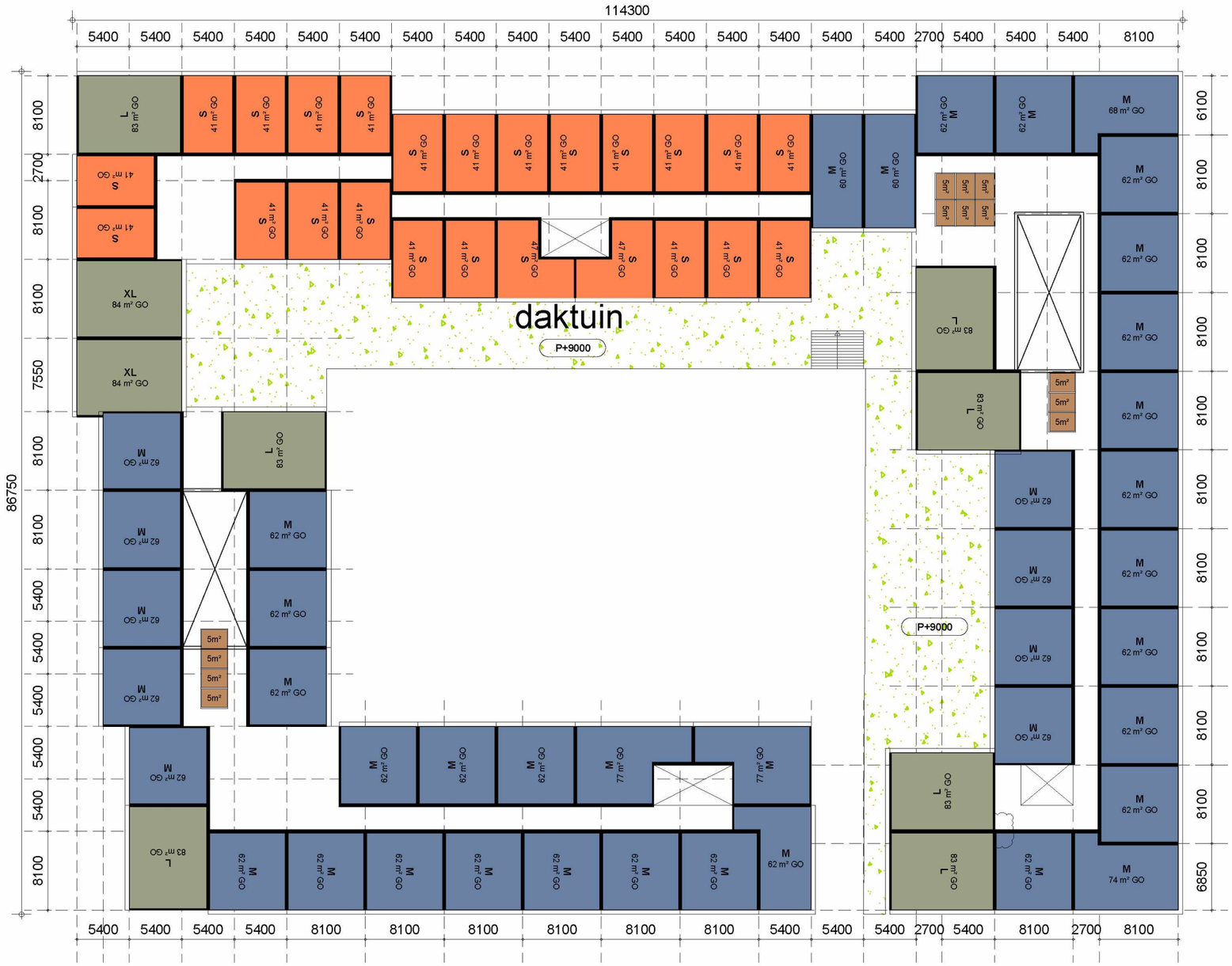
24m

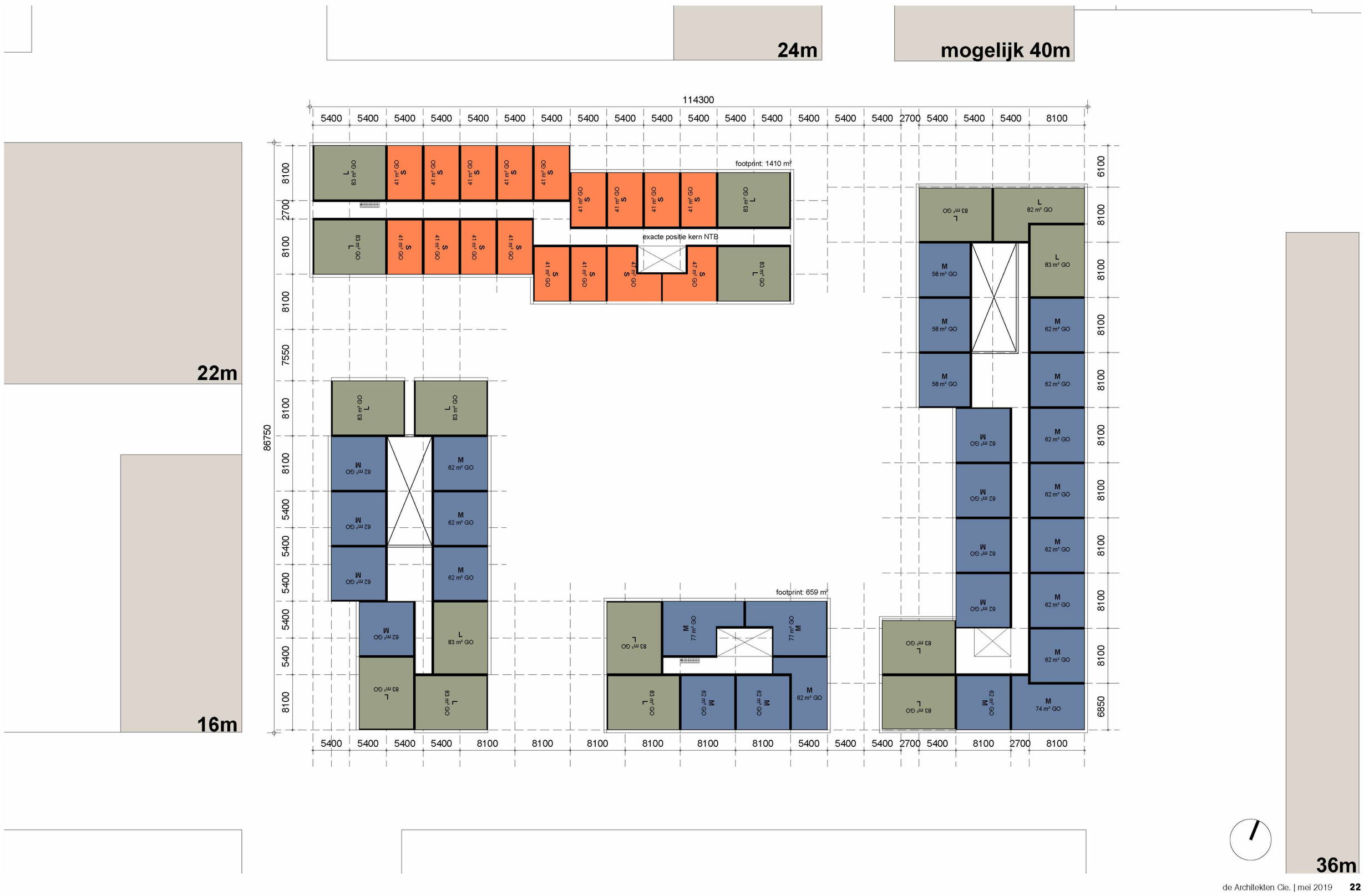
mogelijk 40m

22m

16m

36m




24m
mogelijk 40m
22m
16m
36m
114300
5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 2700 5400 5400 5400 8100
8100 2700 8100 8100 7550 8100 5400 5400 5400 5400 8100
86750
6100 8100 8100 8100 8100 8100 8100 8100 8100 8100 6850
footprint: 1410 m²
exacte positie kern NTB
footprint: 659 m²
L 83 m² GO
S 41 m² GO
M 58 m² GO
M 62 m² GO
L 82 m² GO
L 83 m² GO
M 74 m² GO
S 47 m² GO
M 77 m² GO

24m

mogelijk 40m

22m

16m

36m

114300

5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 2700 5400 5400 5400 8100

86750

8100 2700 8100 8100 7550 8100 5400 5400 5400 5400 8100

6100 8100 8100 8100 8100 8100 8100 8100 6850

footprint: 766 m²

L 83 m² GO | S 41 m² GO | S 41 m² GO | S 41 m² GO | L 83 m² GO

exacte positie kern NTB

L 83 m² GO | S 47 m² GO | S 47 m² GO | L 83 m² GO

footprint: 719 m²

59 m² GO M | 83 m² GO L | M 65 m² GO | M 58 m² GO | M 58 m² GO | M 65 m² GO | L 83 m² GO | M 59 m² GO

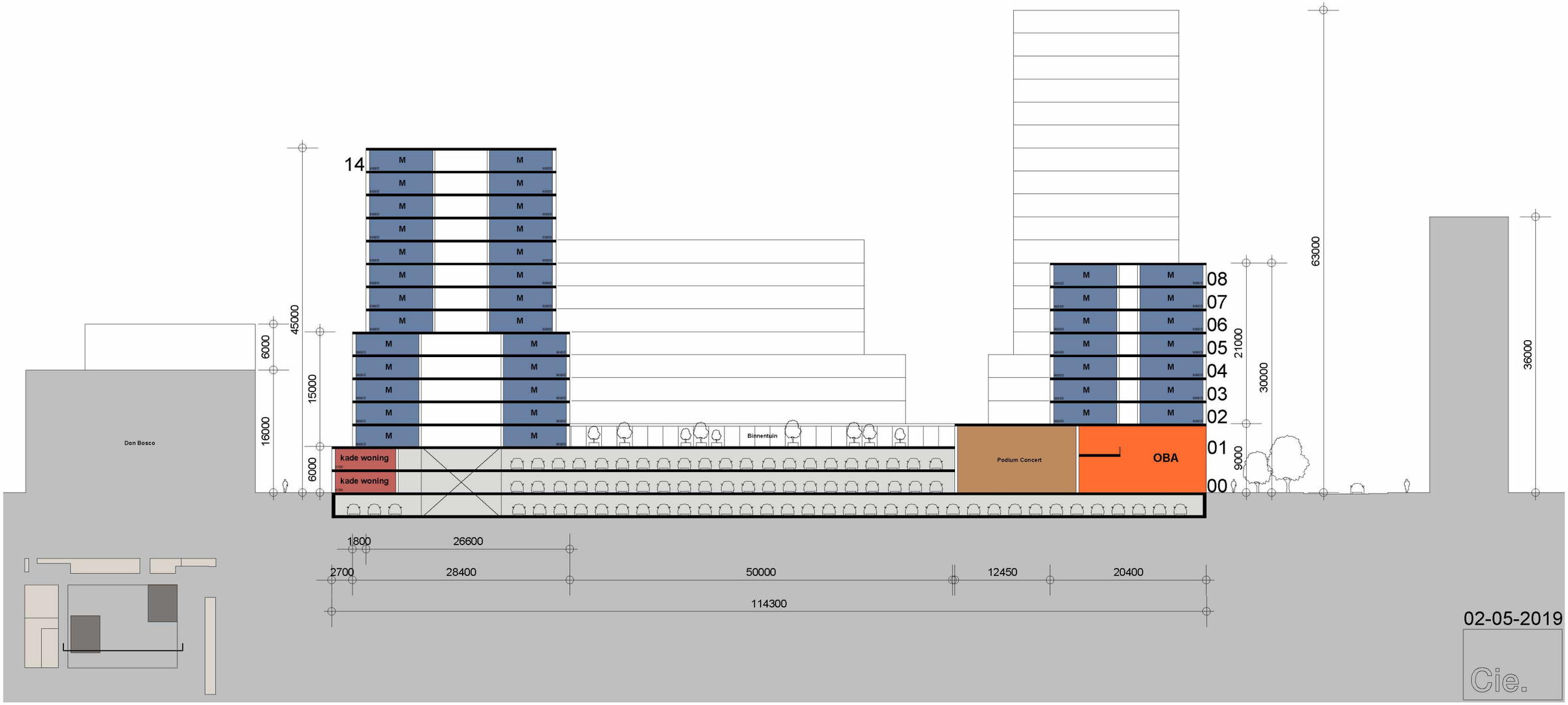
footprint: 719 m²

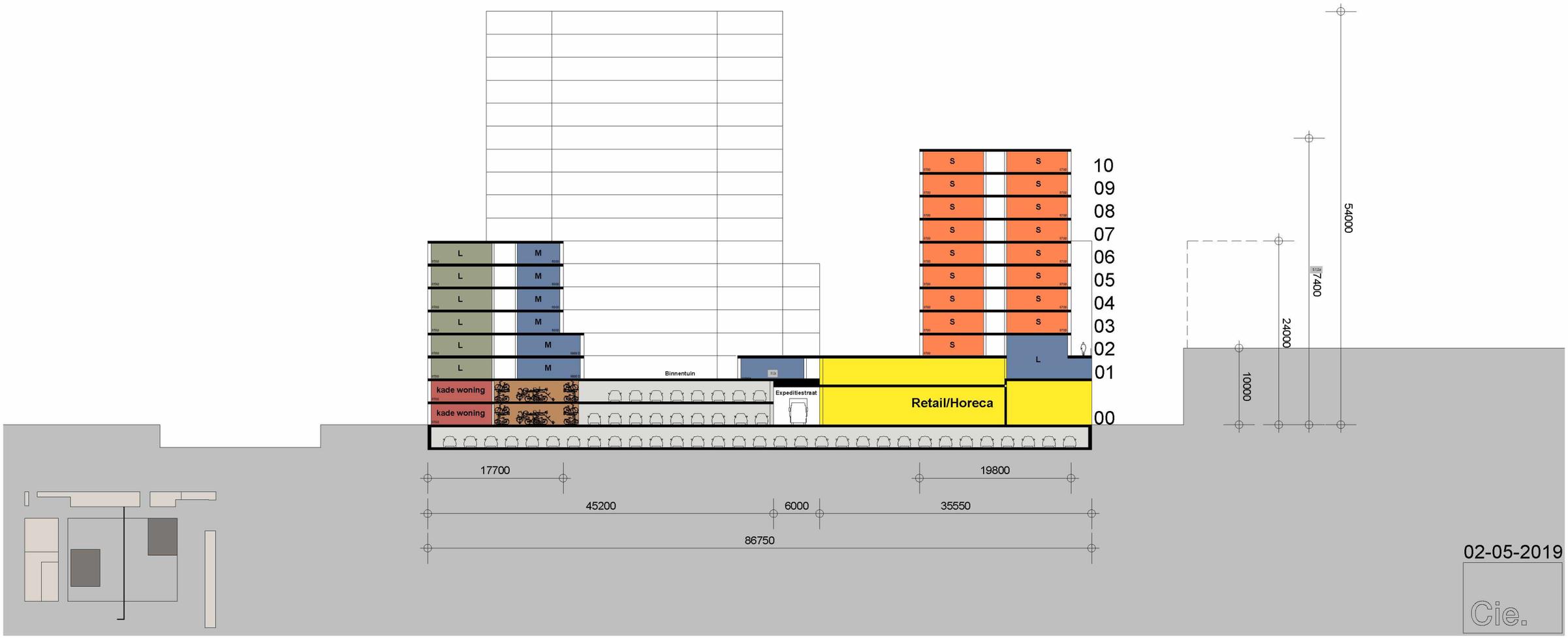
L 83 m² GO | M 59 m² GO | M 65 m² GO | M 58 m² GO | M 58 m² GO | M 65 m² GO | M 59 m² GO | L 83 m² GO

footprint: 606 m²

L 79 m² GO | 83 m² GO L | M 62 m² GO | M 62 m² GO | L 79 m² GO | 83 m² GO L

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02-05-2019
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Binnentuin
Expeditiestraat
Retail/Horeca
17700
19800
45200
6000
35550
86750
54000
7400
24000
10000
02-05-2019
Cie.

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