

SDK LOCATIE OSDORP

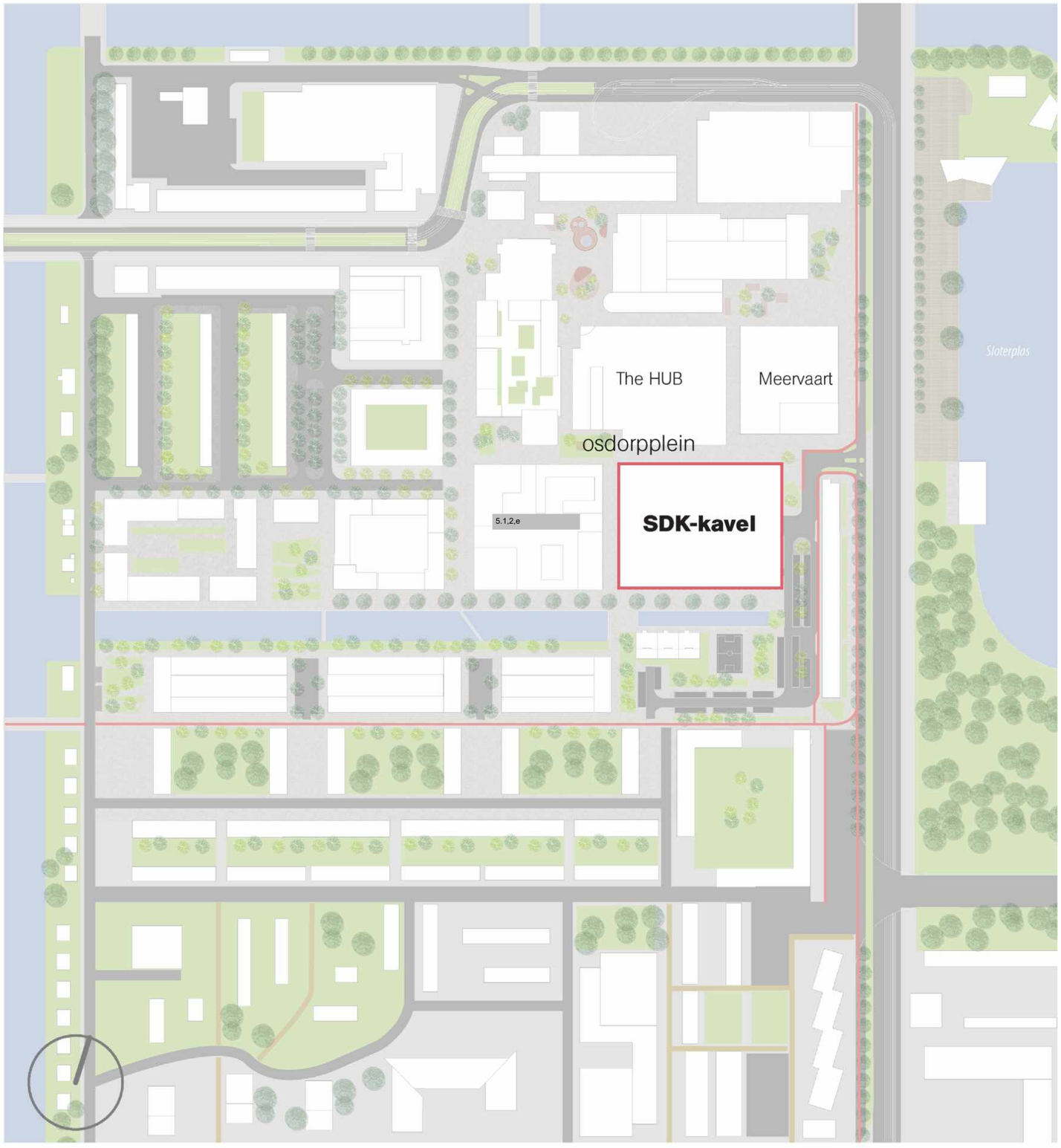
SCHETSONTWERP MODULAIRE WONINGEN

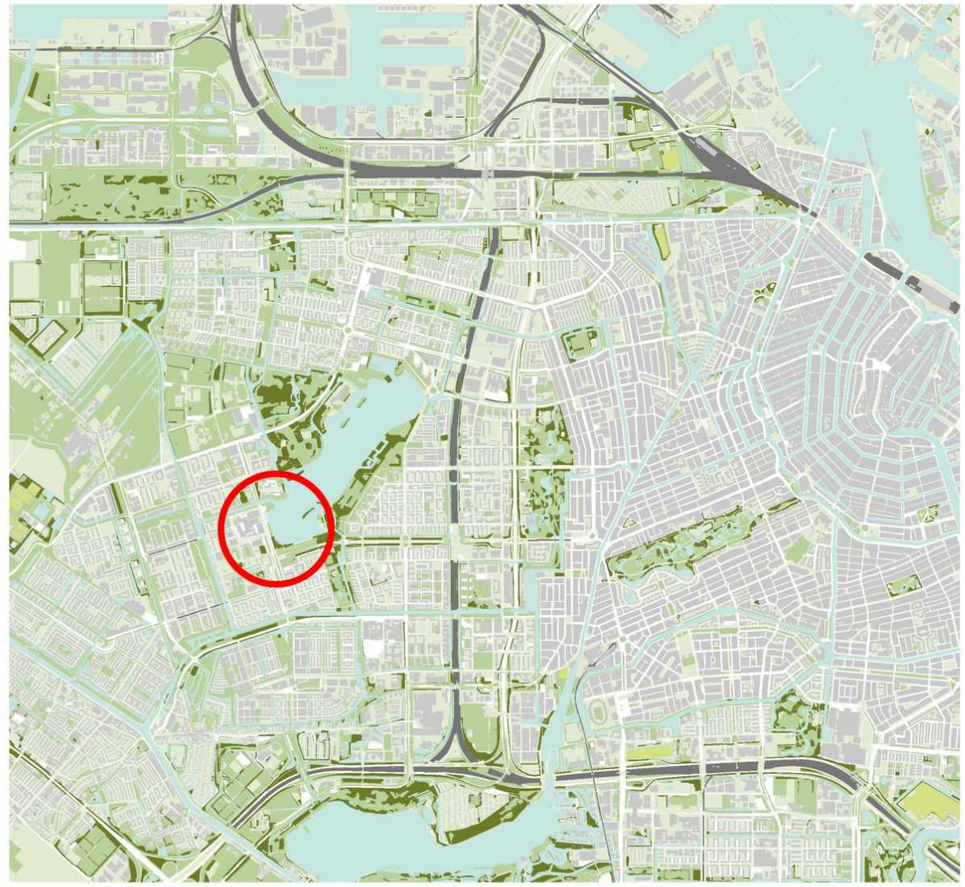
13 februari 2020

Cie.

locatie

osdorp centrum, Amsterdam





Osdorpplein

Op de locatie van het oude stadsdeelkantoor in het centrum van Osdorp (Amsterdam) aan het Osdorpplein is een schetsontwerp gemaakt voor een multi-functioneel bouwblok. In het complex bevinden zich 528 woningen boven op een commerciele plint. Een ondergrondse parkeergarage met twee bovengrondse lagen biedt ruimte aan circa 500 auto's. De bovengrondse parkeergarage ligt onder een gemeenschappelijke binnentuin en is omringd door woningen welke een directe entree aan de binnentuin hebben.

stedenbouwkundige opzet

projectbeschrijving

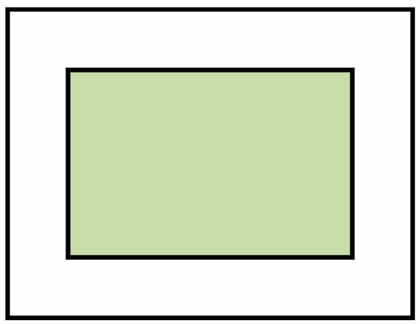


vogelvluchtperspectief

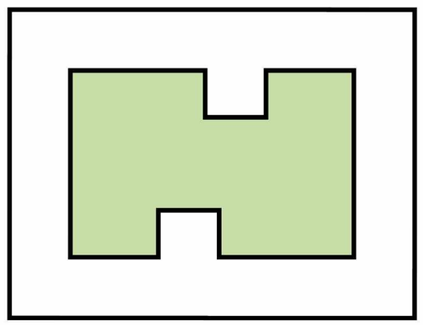
1 centraal hof

De stedenbouwkundige massa bestaat uit zes torens boven op een grotendeels omsloten bouwblok rondom een binnnentuin. De helft van deze torens staan op een hoek van het complex en voor de andere helft staan de torens op een doorgaande ring/massa.

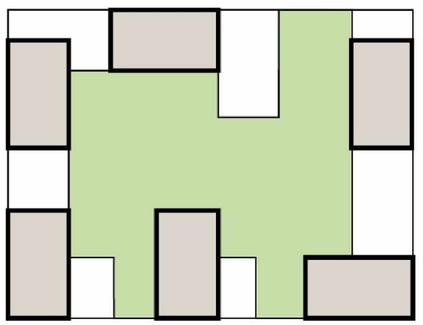
Het complex bestaat uit meerdere gebouwen met ieder hun eigen architectonische uitstraling welke op de grond staan. Er wordt uitgegaan van minimaal 6 gevelarchitecturen met verschillende indelingen, materialisering en afwerkingen. Het beeldkwaliteitsplan schrijft (bak)steenachtige materialen voor.



1 centraal hof



opgedeeld hof

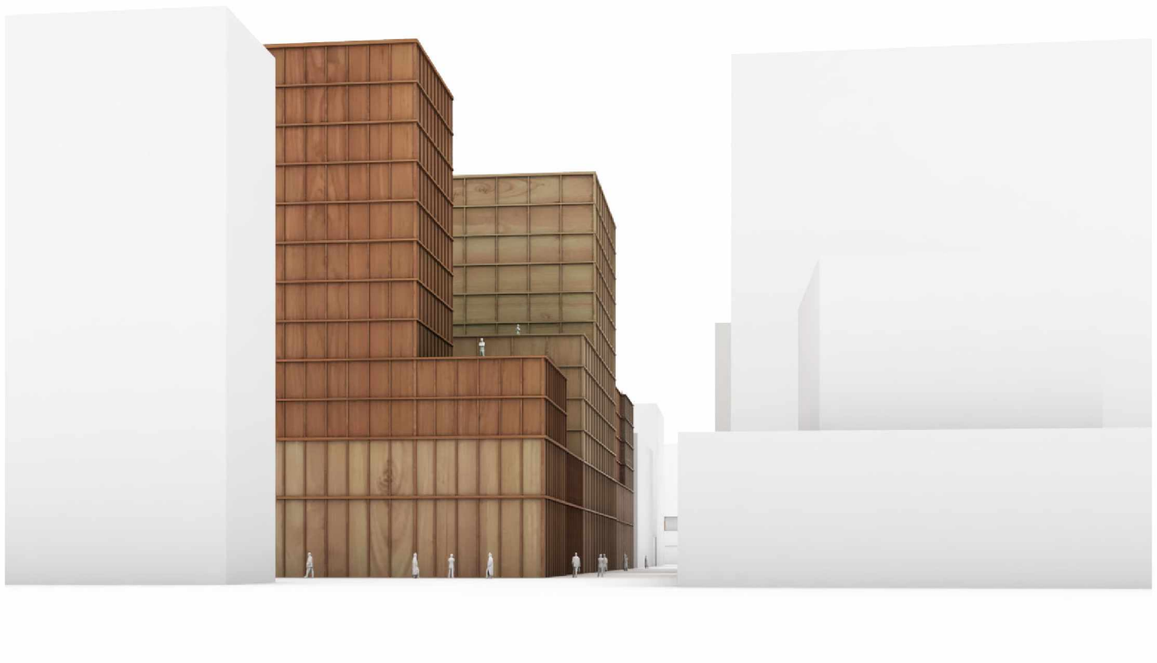


opdeling door het maken van zes torens

structuur stedenbouw

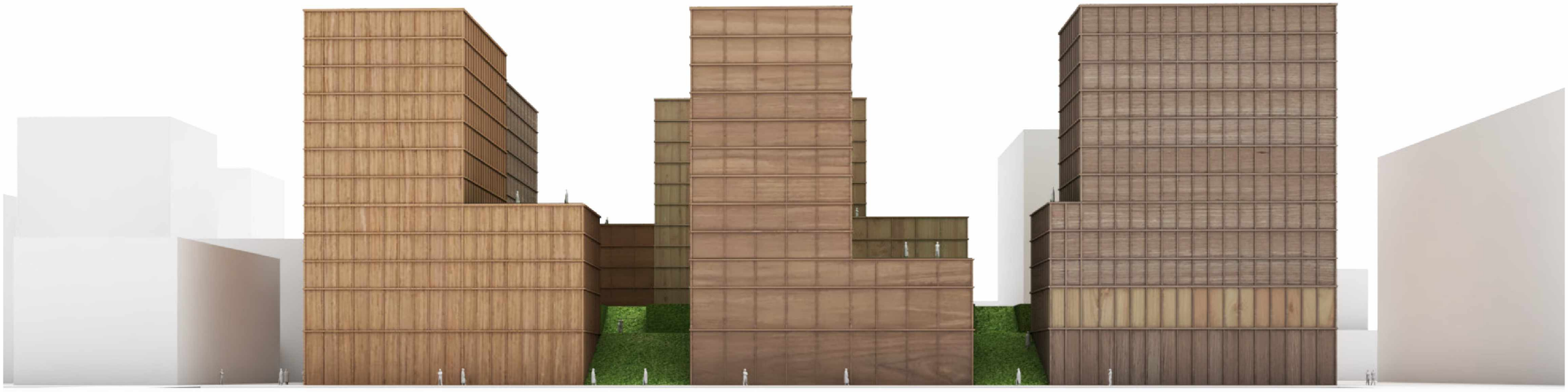
impressies
ooghoogteperspectieven

aanzicht van sloterplas



aanzicht comercieel straat

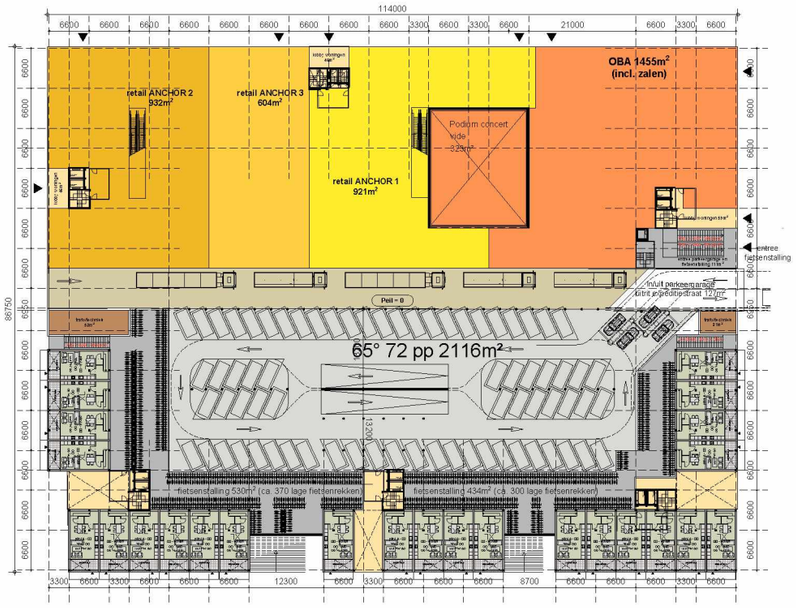




aanzicht vanuit het zuiden

overzicht plint

globale indicatie vierkante meters niet-wonen



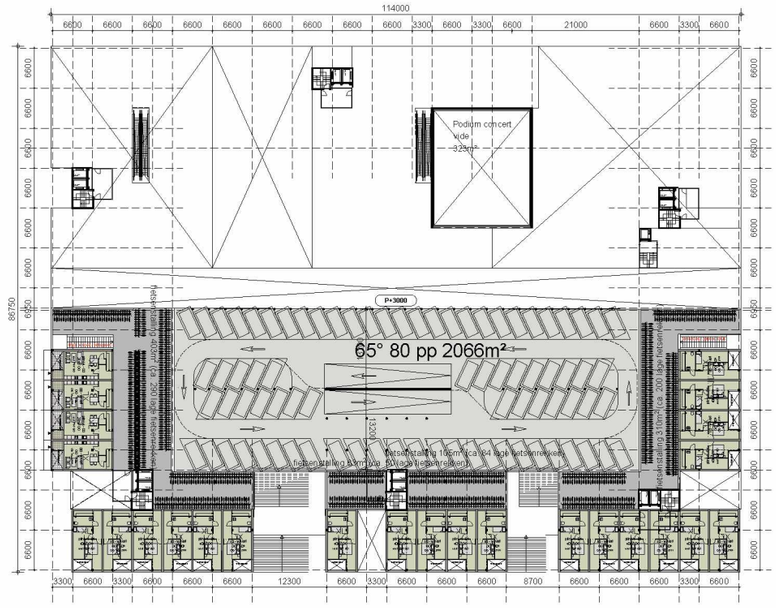
maaiveld

retail 2457 m² BVO
OBA 1455 m² BVO

expeditiestraat (excl. uitrit)
640 m² BVO

fietsparkeren 964 m² BVO
1340 plekken
670 laag, 670 hoog

techniek 100 m² BVO



verdieping 1

fietsparkeren 964 m² BVO
1248 plekken
624 laag, 624 hoog



verdieping 2

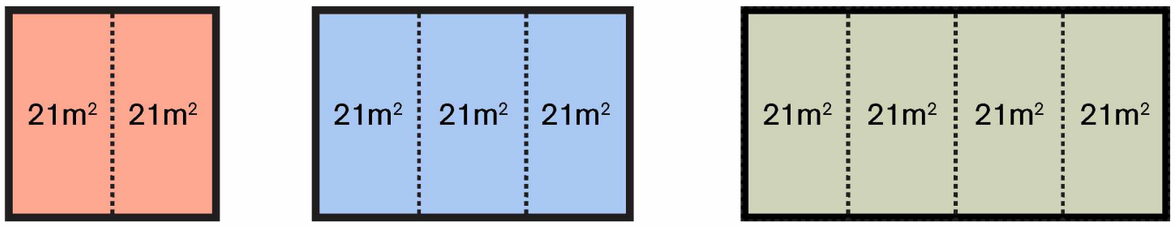
retail 1987 m² BVO
OBA 2377 m² BVO

totaal plint

retail	4444 m² BVO
OBA	3773 m² BVO
expeditiestraat (excl. uitrit)	640 m² BVO
fietsparkeren 2588 plekken 1294 laag, 1294 hoog	1782 m² BVO
techniek	100 m² BVO
totaal	**10739 m² BVO*** exclusief auto parkeren, tram trafo
correctie surplus OBA	-773 m² BVO
totaal	**ca. 10000 m² BVO**
resterend voor woningbouw	**ca. 54000 m² - 10000 m² = 44000 m² BVO**

programma woningbouw
uitgangspunten

	type S max 40 m² GO	**type M** min 62 m² GO	**type L** min 72 m² GO	**type XL** min 85 m² GO	**type XXL** min 100 m² GO
sociaal	132			30 (max 80 m² GO)	
middenduur	16				
vrij		222	46	70	12
totaal (528) 100%	**148** 28%	**222** 42%	**46** 9%	**100** 19%	**12** 2%



42 m²
28%
van de totale vraag

63 m²
42%
van de totale vraag

84 m²
19%
van de totale vraag



modules van circa 20 m²

Het woonprogramma is opgebouwd uit een eenheden van minimaal 20 vierkante meter. Dit is zowel een minimale als een maximale grootte. Woningen zijn idealiter niet (veel) groter dan 40m² GO, terwijl woning van 60m² GO niet kleiner mogen zijn dan 60m² GO.
Het ontwerp is in twee varianten uitgewerkt: de 3200-variant heeft modules van 3,2m bij 7,2m en de 3300-variant heeft modules van 3,3m bij 6,6m. Bij beide ontwerpvarianten is getracht de woningdistributie zo optimaal uit te werken.

Cie.

3200 x 7200

verdieping 3

plattegrond 1:500

3200
variant

Cie.



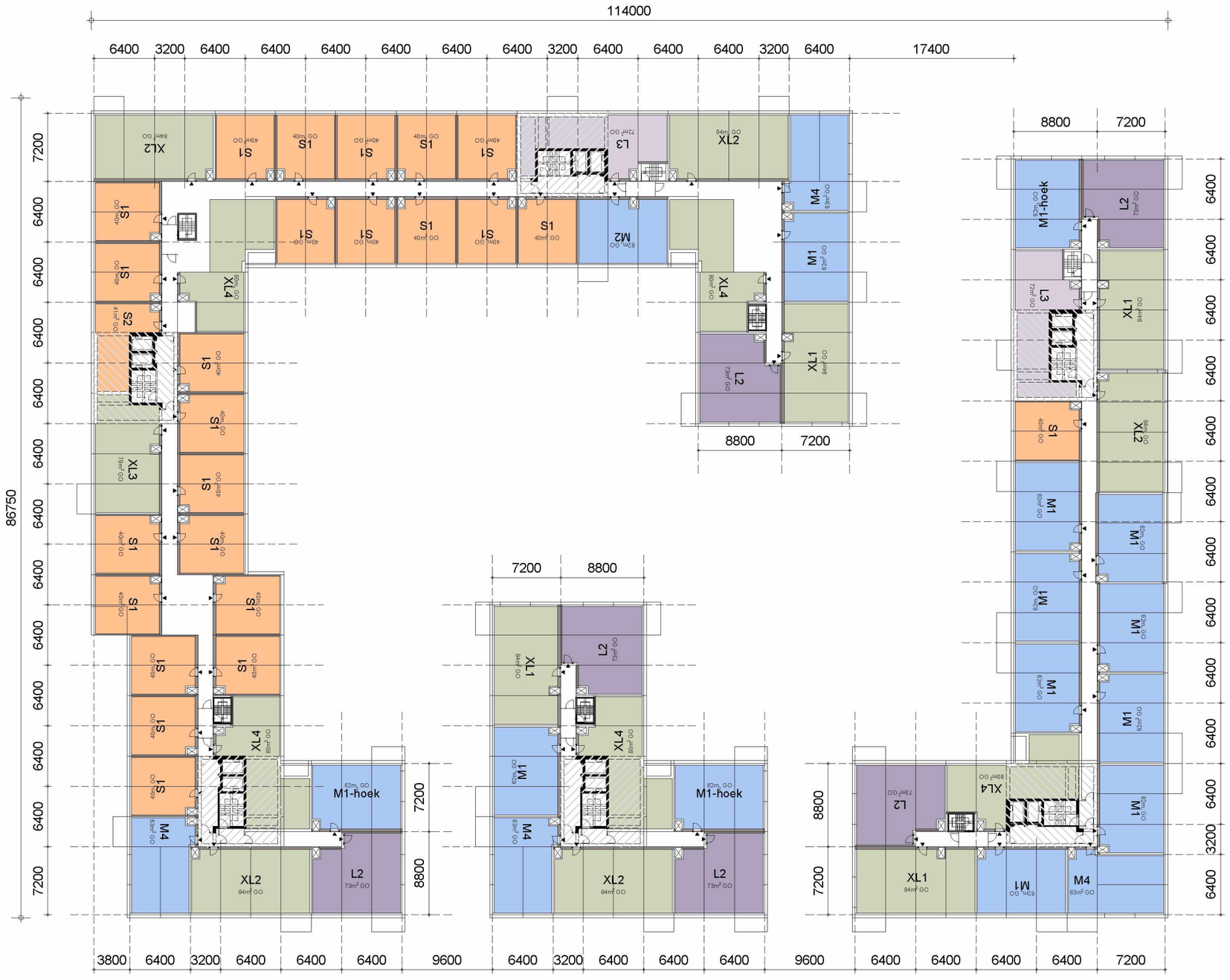
1:500

verdieping 4

plattegrond 1:500

3200
variant

Cie.



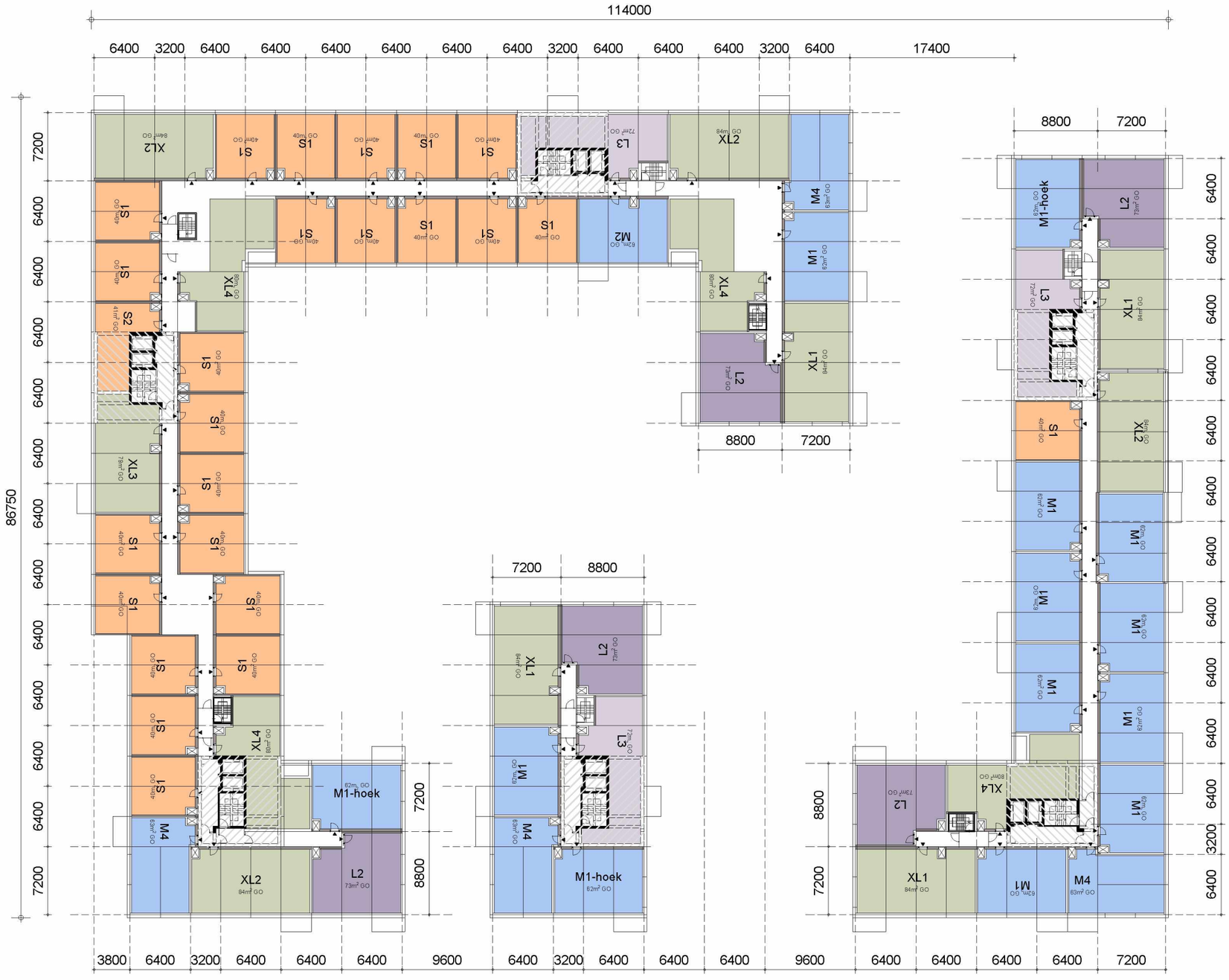
1:500

verdieping 5 t/m 6

plattegrond 1:500

3200
variant

Cie.



1:500

verdieping 7 t/m 11

plattegrond 1:500

3200
variant

Cie.



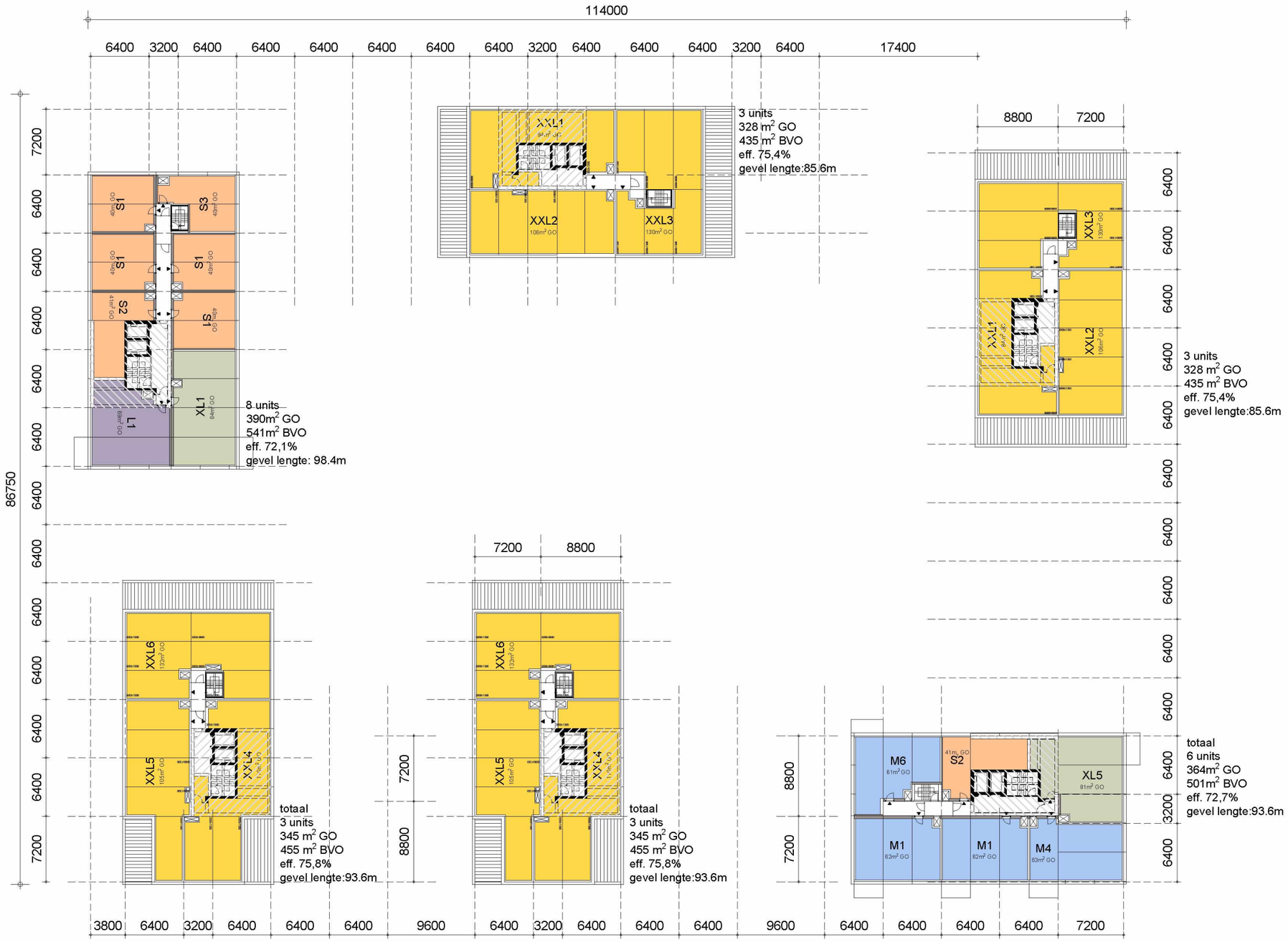
1:500

verdieping 12 - penthouses

plattegrond 1:500

3200
variant

Cie.

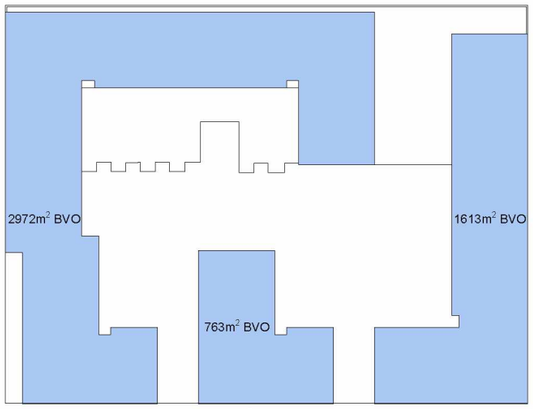


1:500

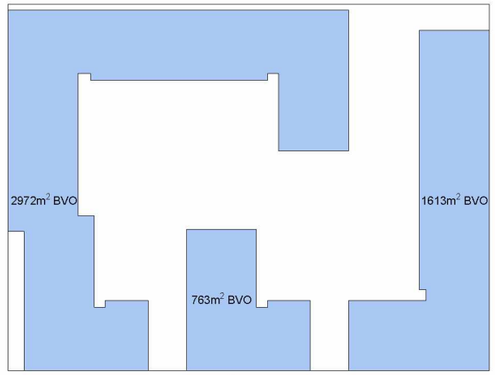
overzicht plattegronden

vierkante meters BVO

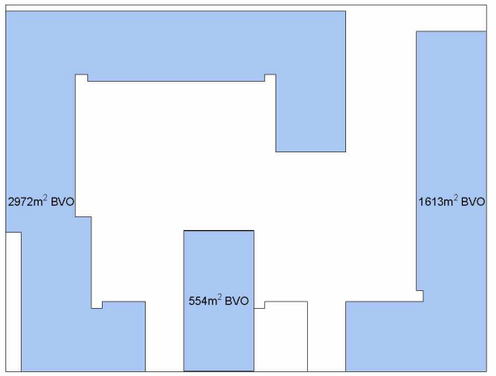
3200
variant
Cie.



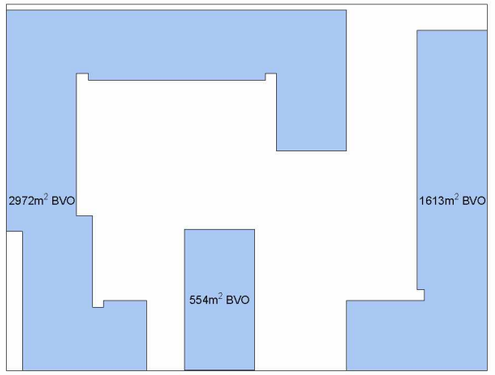
verdieping 03: 5347m² BVO



verdieping 04: 5347m² BVO



verdieping 05: 5138m² BVO



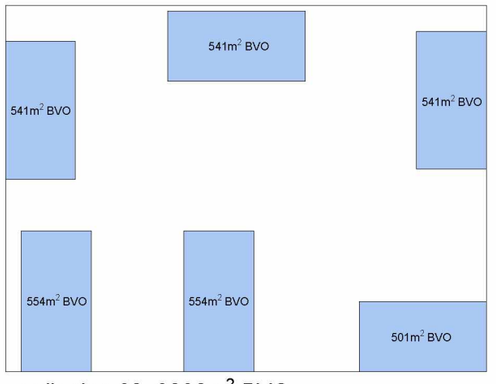
verdieping 06: 5138m² BVO



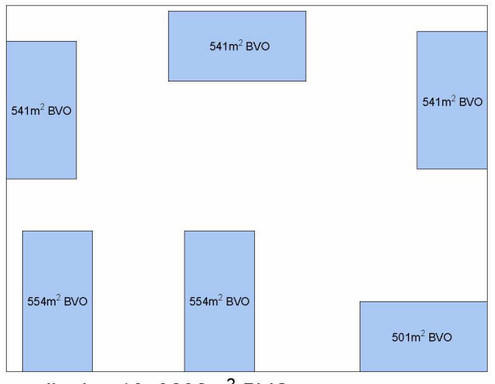
verdieping 07: 3232m² BVO



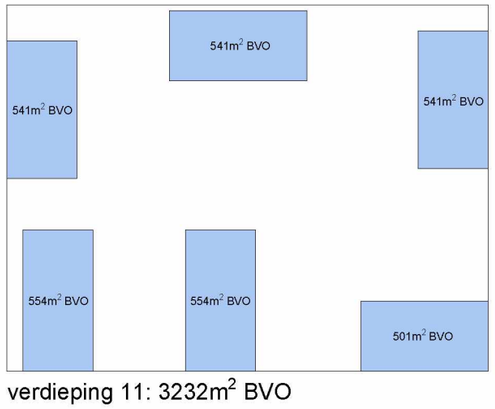
verdieping 08: 3232m² BVO



verdieping 09: 3232m² BVO



verdieping 10: 3232m² BVO



verdieping 11: 3232m² BVO



verdieping 12: 2822m² BVO

overzicht wonen

3200
variant

Cie.

(NB: grootte GO is indicatief en zal in de tekeningen per woningtype enigszins kunnen verschillen)

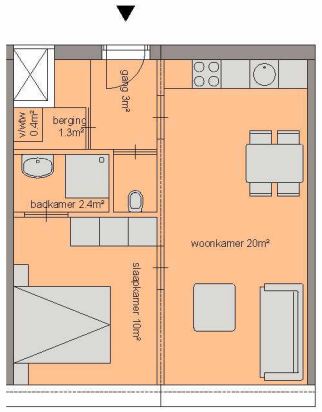
verd. hoogte — **optie 1 3200x7200**

| | | BVO | S1 40 2 | | | S2 40 2 | | | S3 40 2 | | | M1 62 3 | | | M1-hoek 62 3 | | | M2 62 3 | | | M3 61 3 | | | M4 63 3 | | | M5 65 2 | | | M6 61 3 | | | L1 69 2 | | | L2 73 3 | | | L3 72 2 | | | L3 77 | | L4 70 | | XL1 84 4 | | | XL2 84 4 | | | XL3 79 3 | | | XL4 80 3 | | | XL5 81 3 | | | XXL1 94 2 | | | XXL2 106 5 | | | XXL3 130 6 | | | XXL4 110 3 | | | XXL5 105 5 | | | XXL6 132 6 | | | # | GO | |
|---|---|---

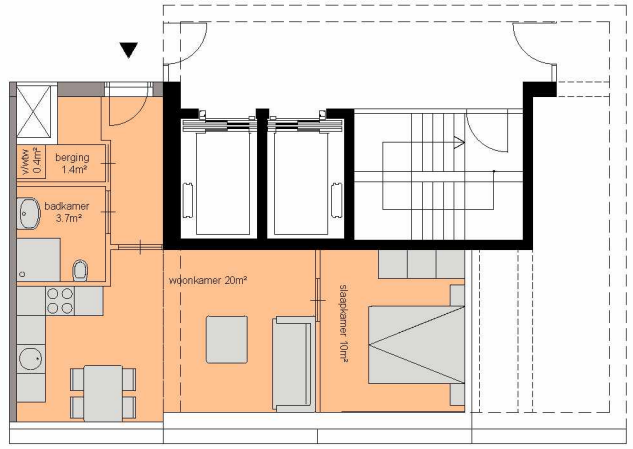
overzicht appartementen

3200
variant

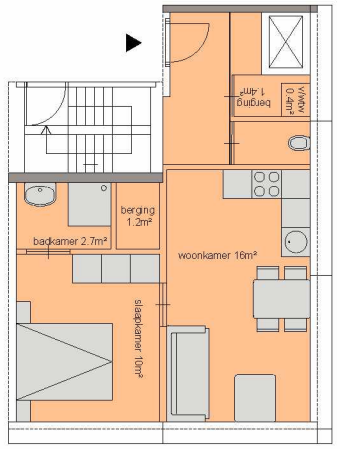
Cie.



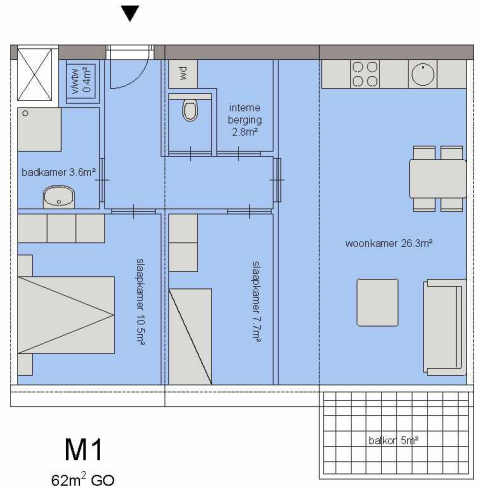
S1
40m² GO



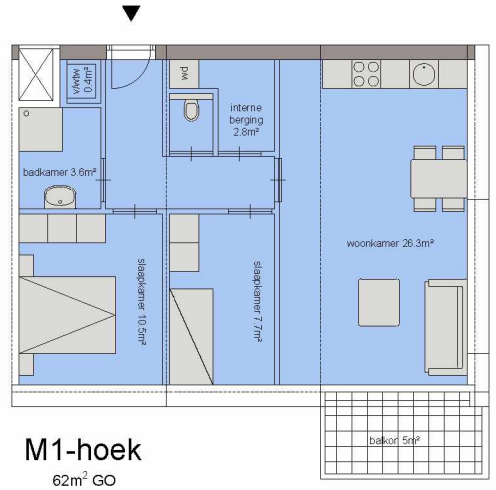
S2
41m² GO



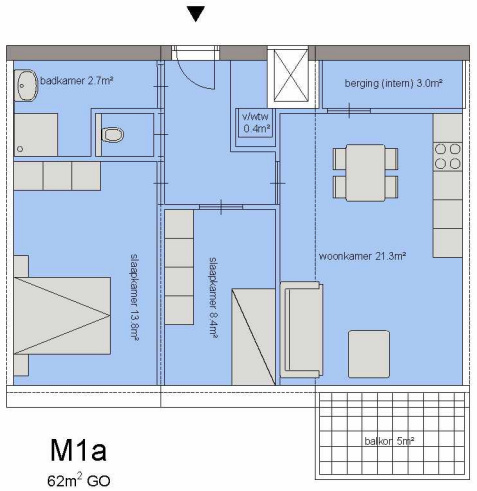
S3
40m² GO



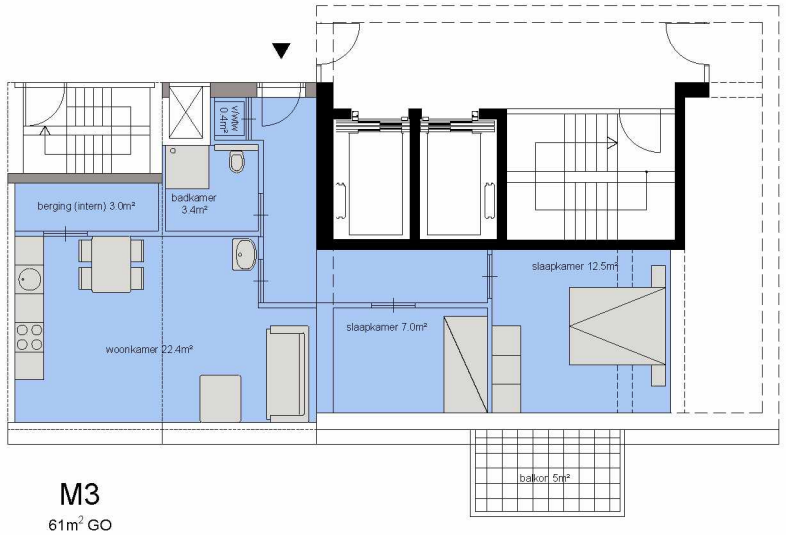
M1
62m² GO



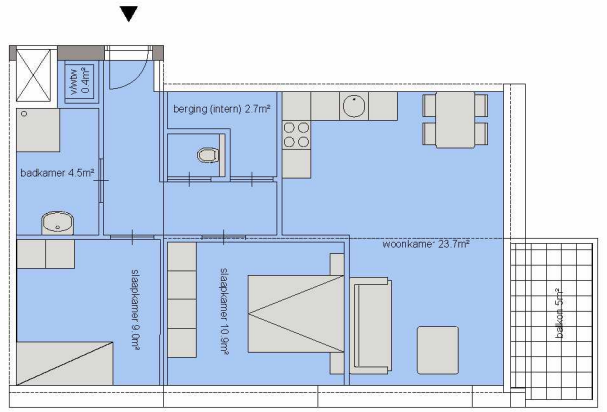
M1-hoek
62m² GO



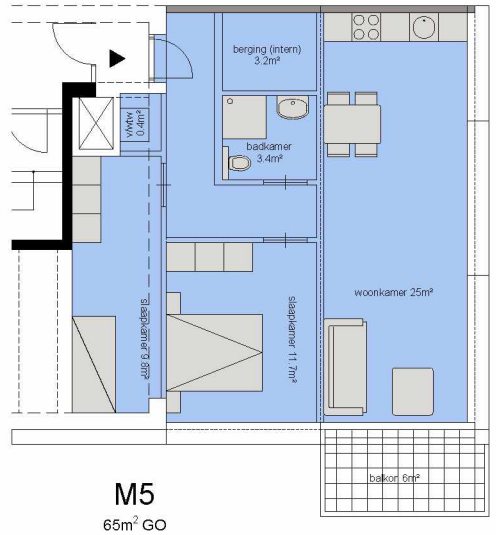
M1a
62m² GO



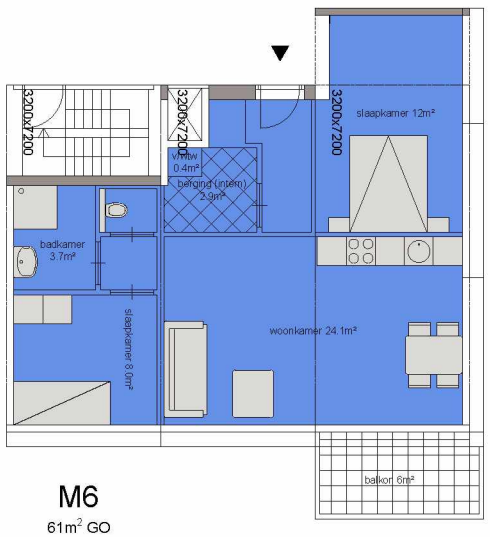
M3
61m² GO



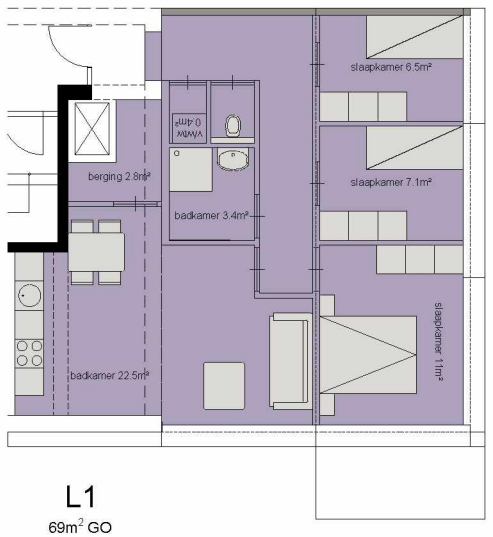
M4
63m² GO



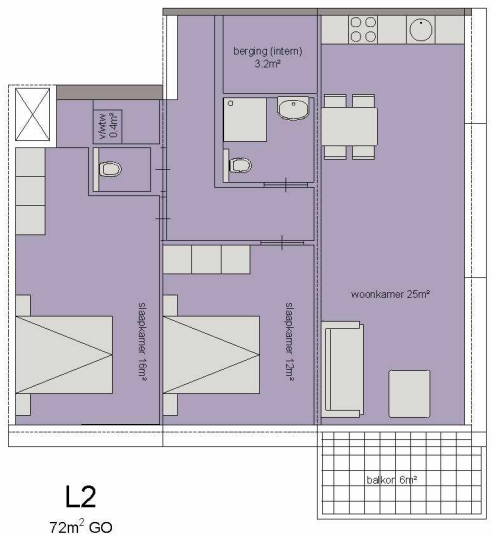
M5
65m² GO



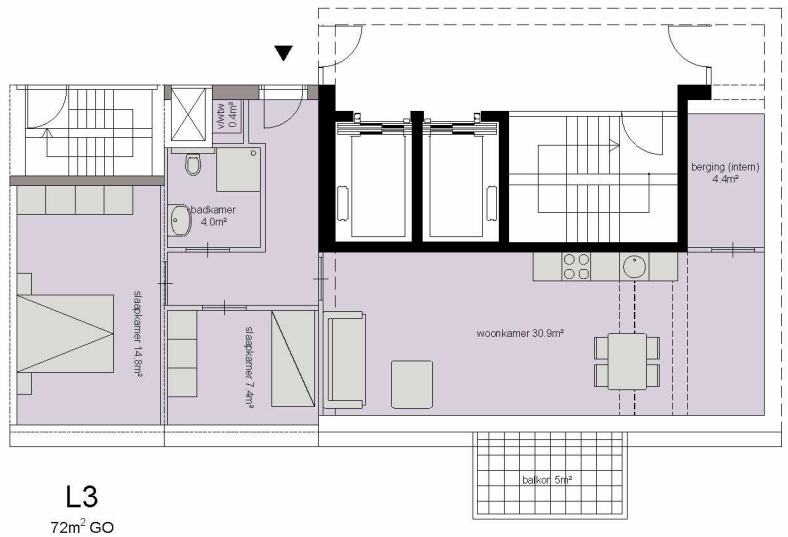
M6
61m² GO



L1
69m² GO

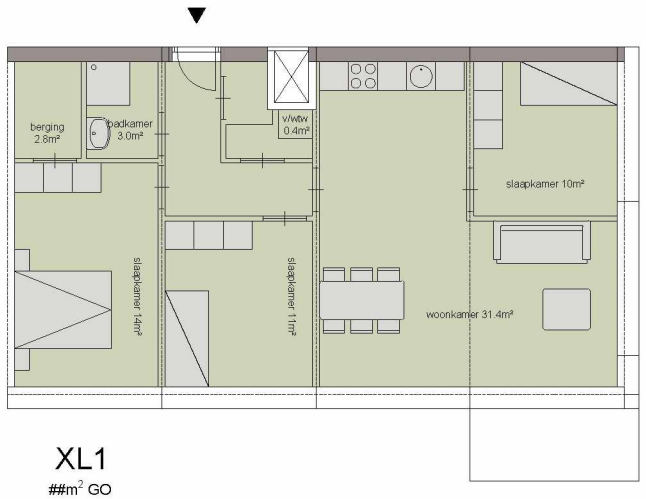


L2
72m² GO

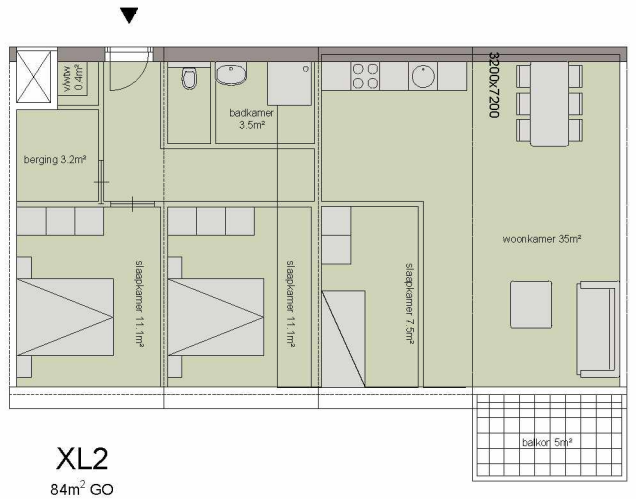


L3
72m² GO

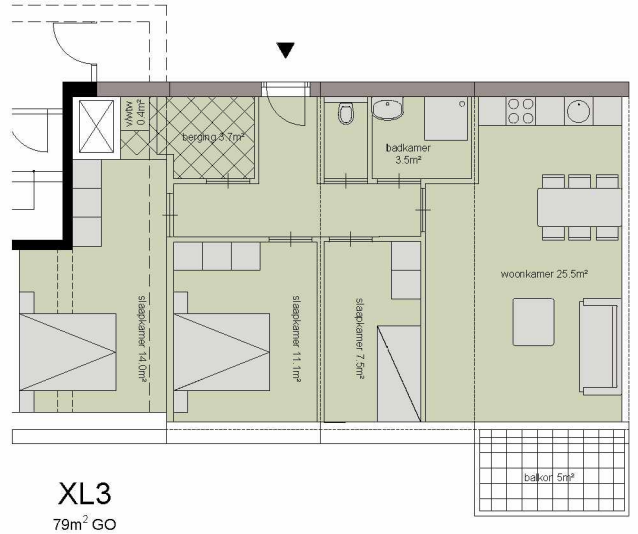
overzicht appartementen



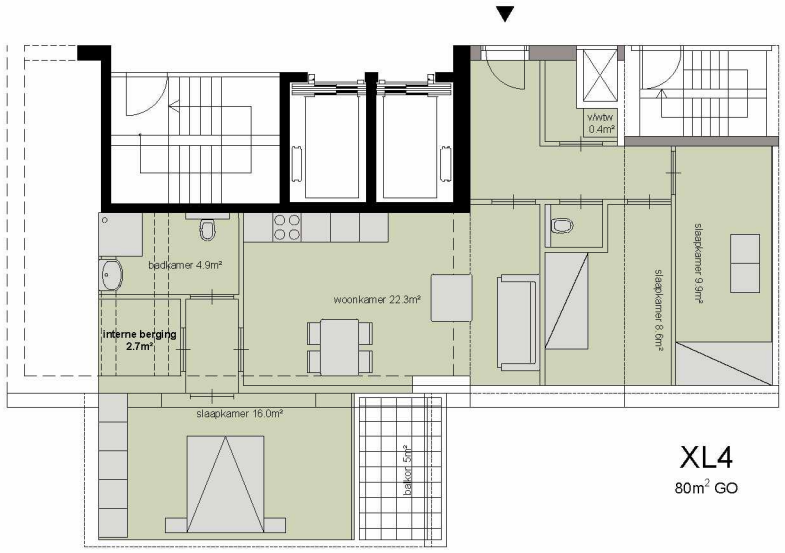
XL1
##m² GO



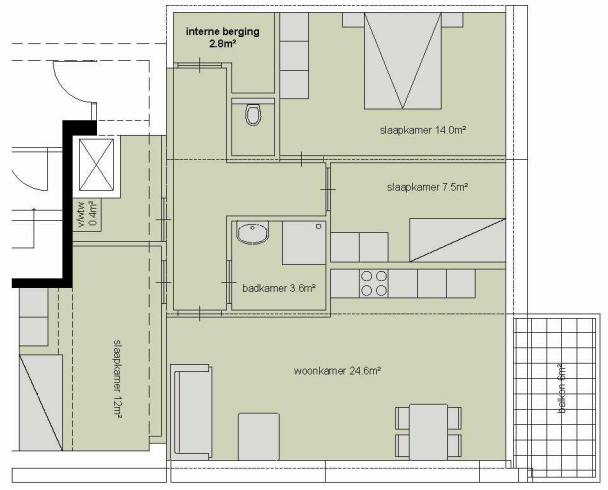
XL2
84m² GO



XL3
79m² GO



XL4
80m² GO



XL5
81m² GO

Cie.

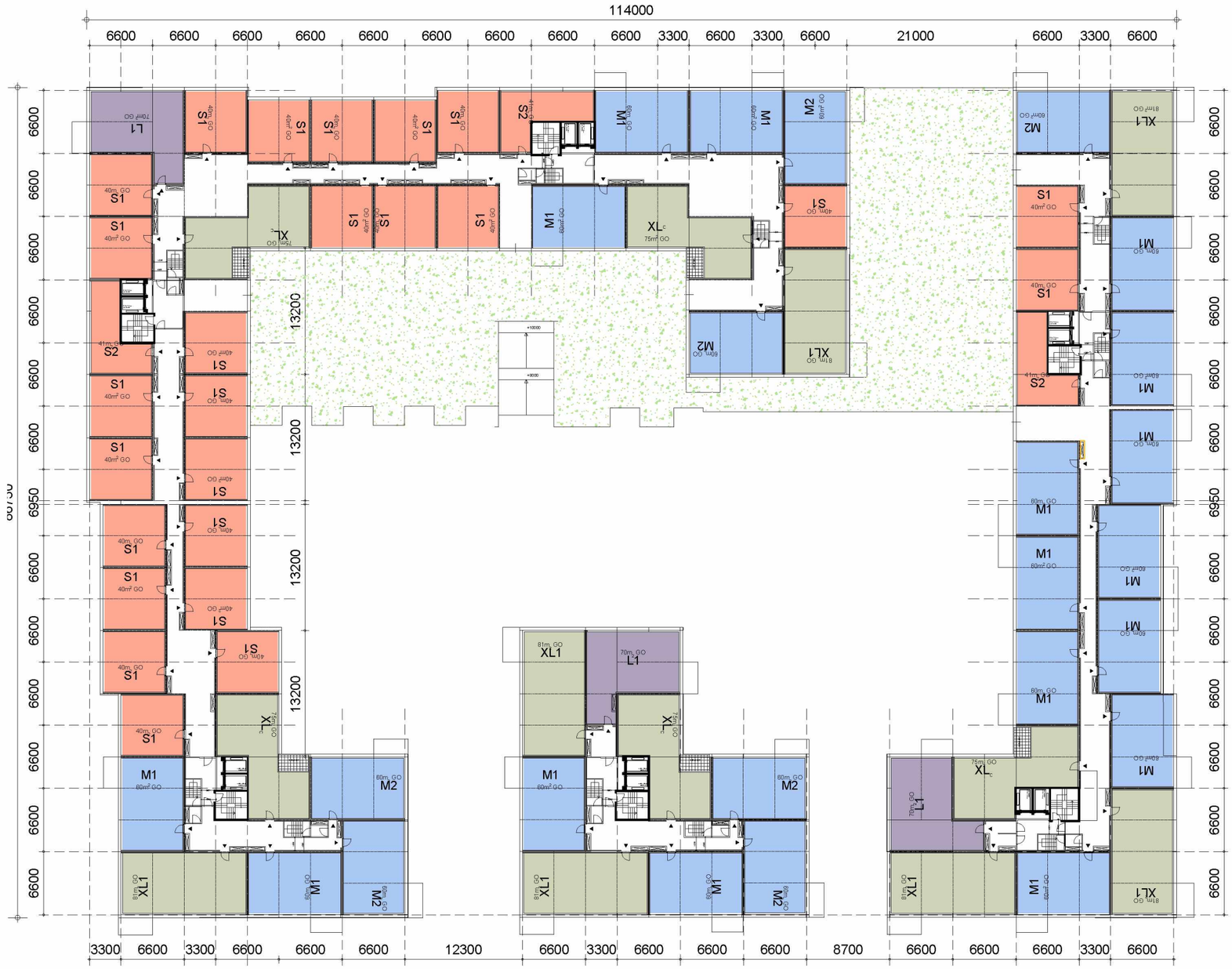
3300 x 6600

verdieping 3

plattegrond 1:500

3300
variant

Cie.



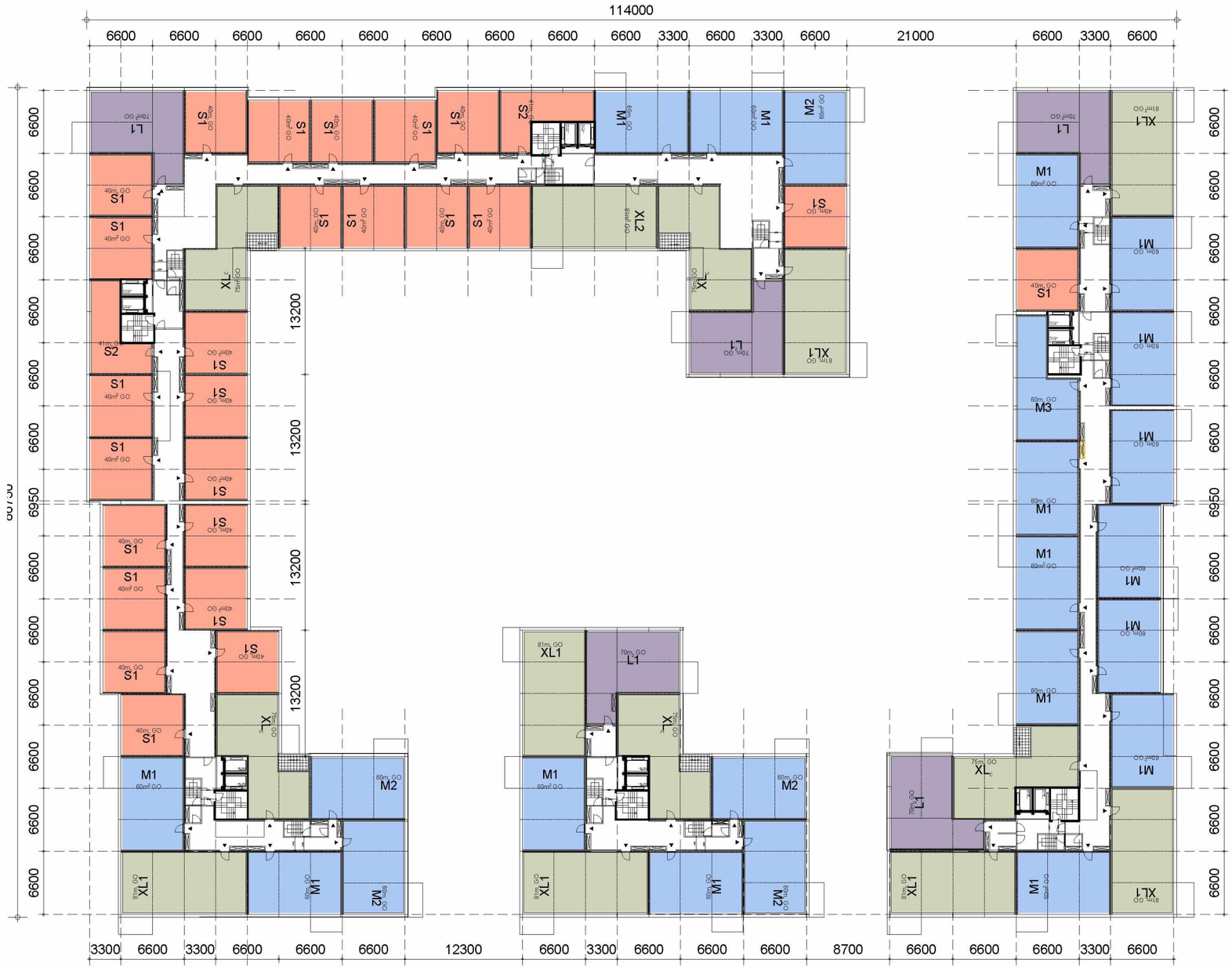
1:500

verdieping 4

plattegrond 1:500

3300
variant

Cie.



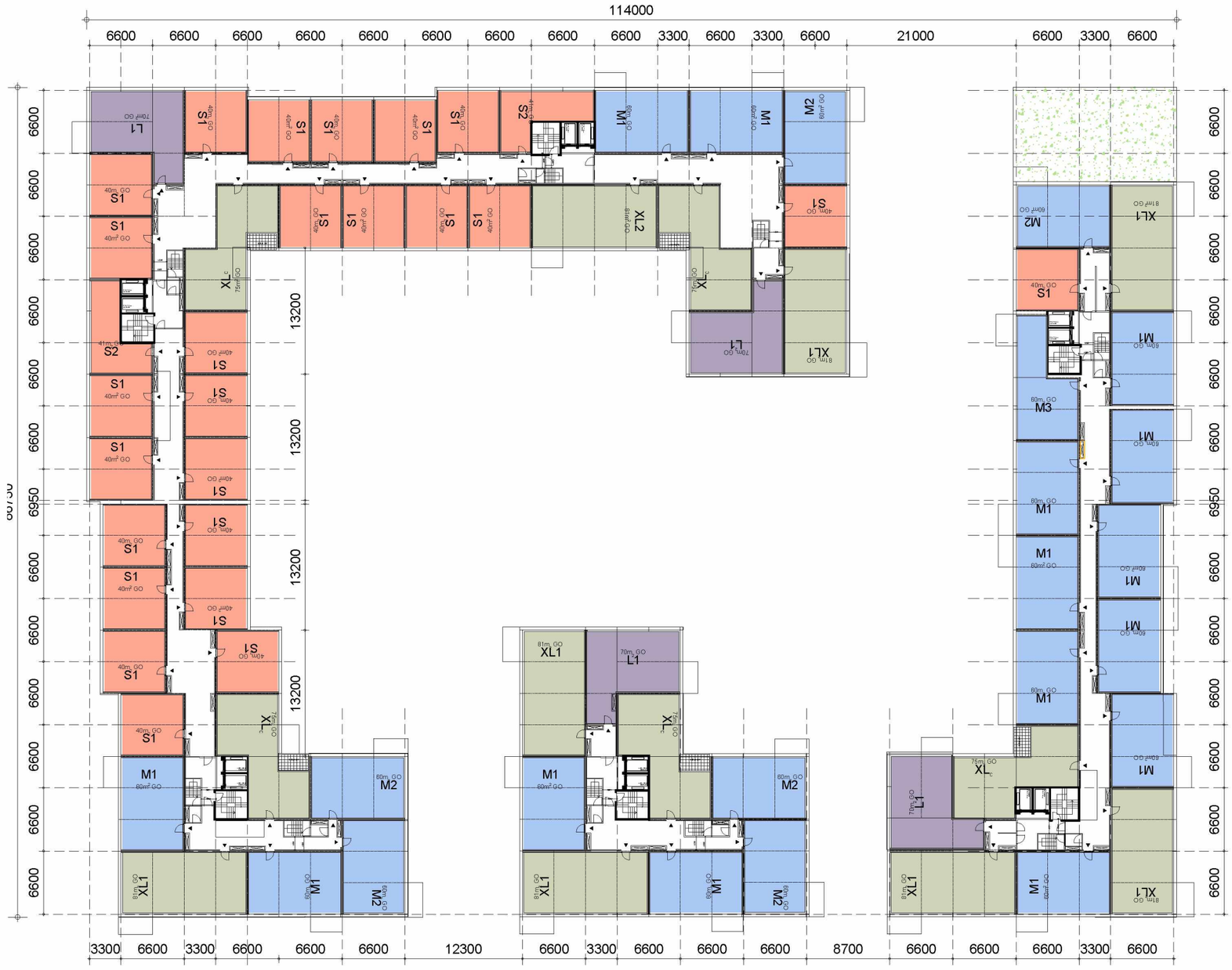
1:500

verdieping 5

plattegrond 1:500

3300
variant

Cie.



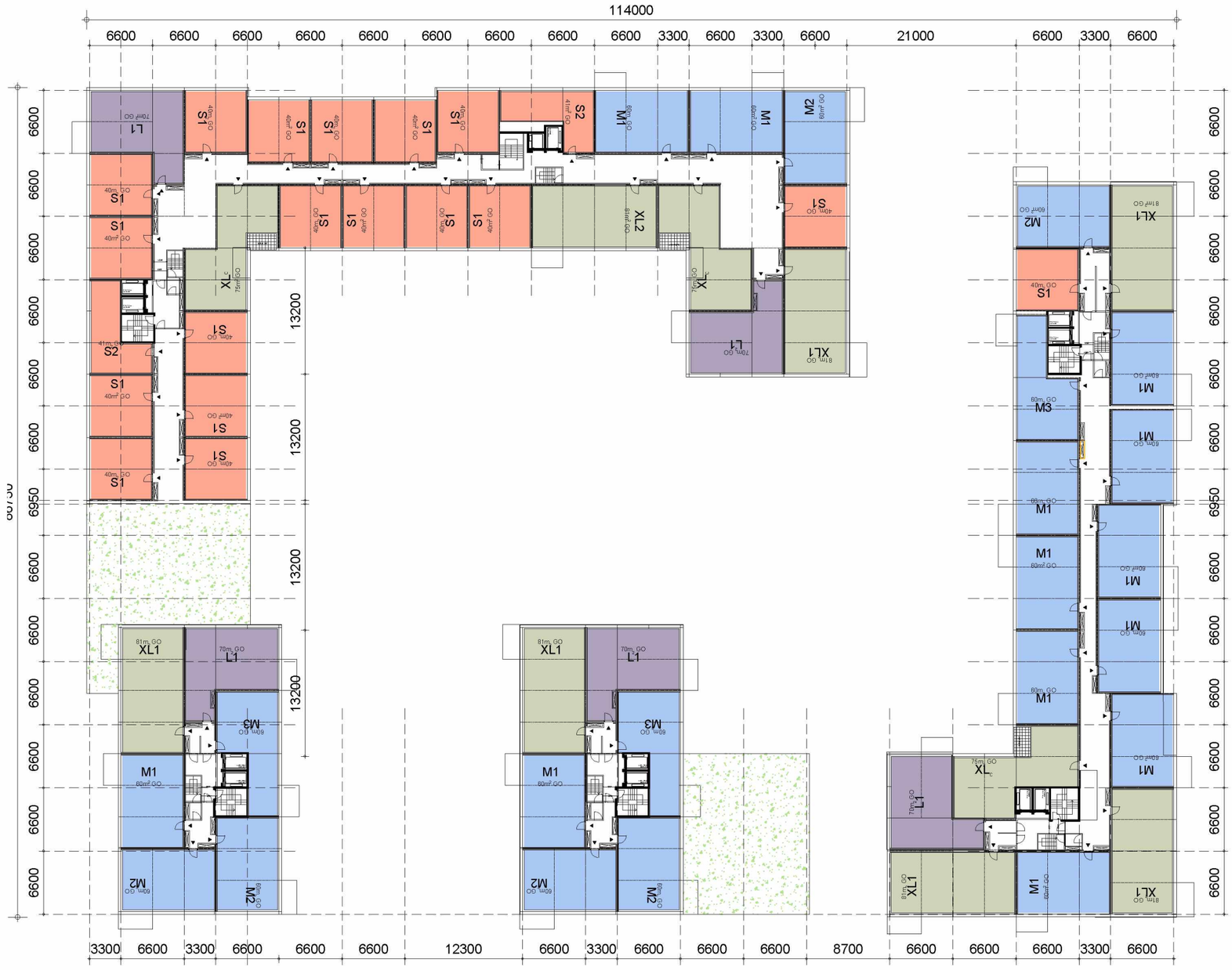
1:500

verdieping 6

plattegrond 1:500

3300
variant

Cie.



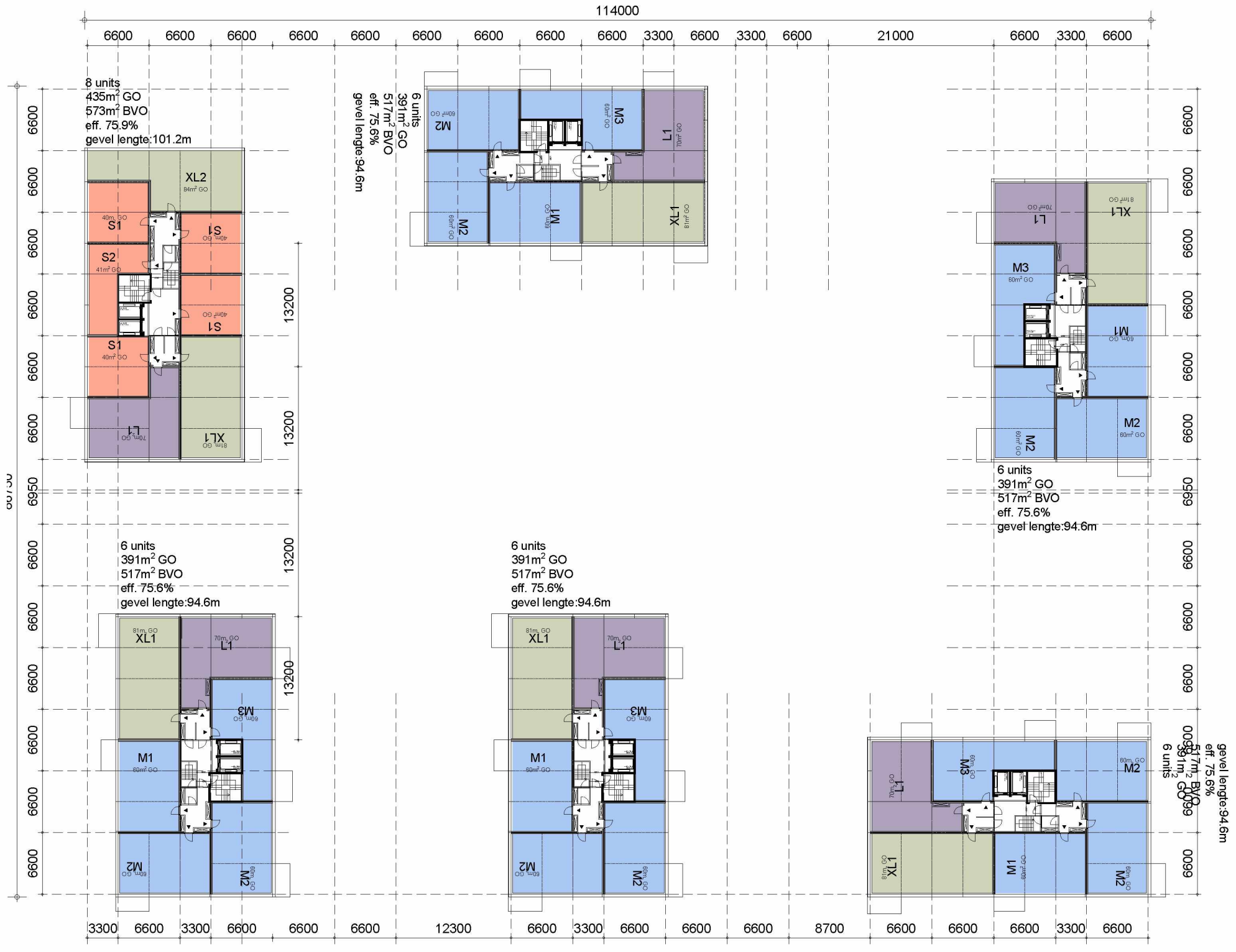
1:500

verdieping 7 t/m 11

plattegrond 1:500

3300
variant

Cie.



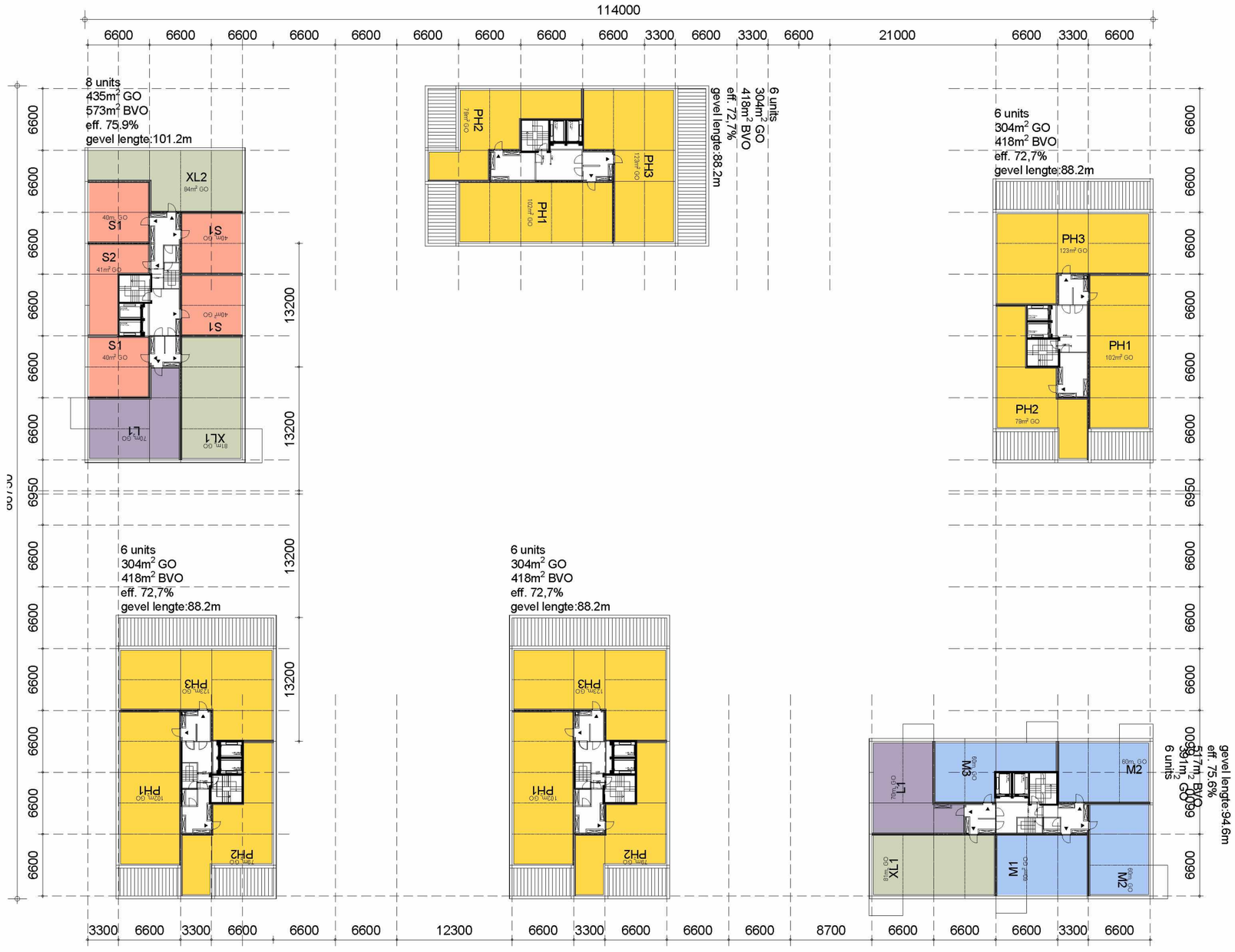
1:500

verdieping 12 - penthouses

plattegrond 1:500

3300
variant

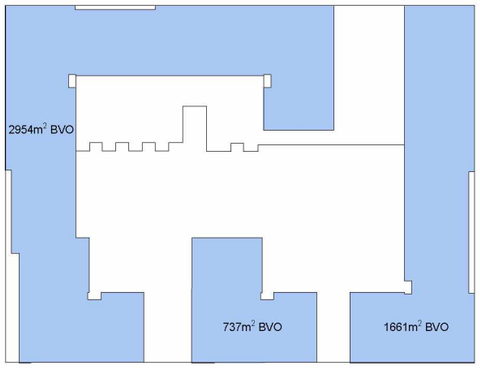
Cie.



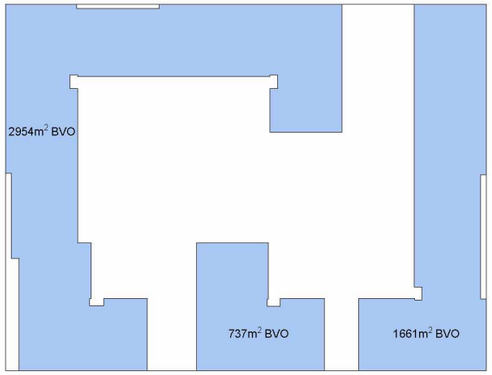
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overzicht plattegronden

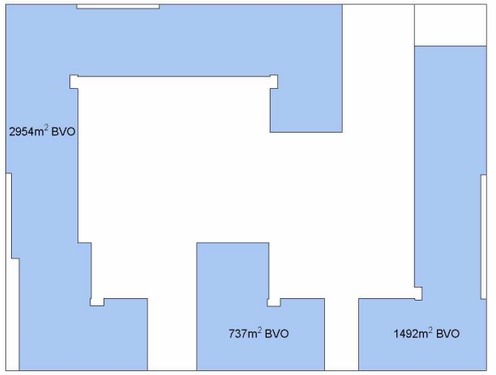
vierkante meters BVO



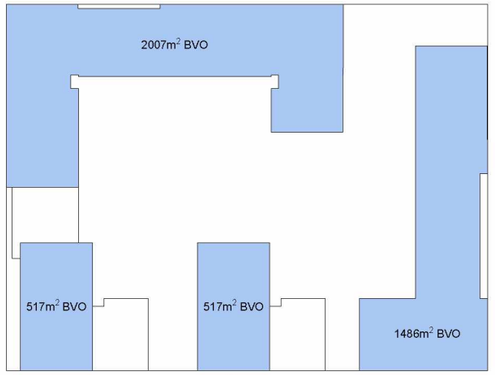
verdieping 03: 5352m² BVO



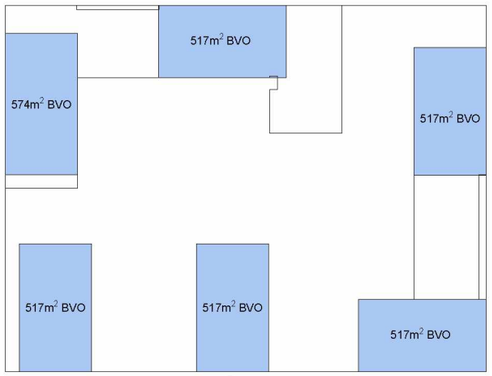
verdieping 04: 5352m² BVO



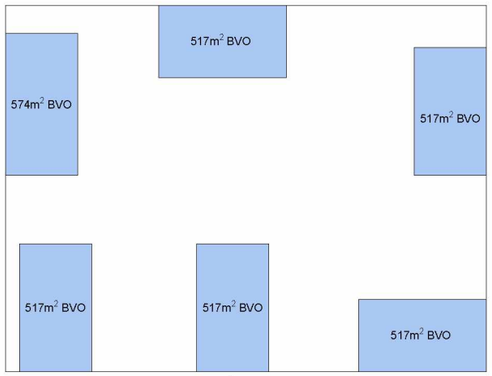
verdieping 05: 5183m² BVO



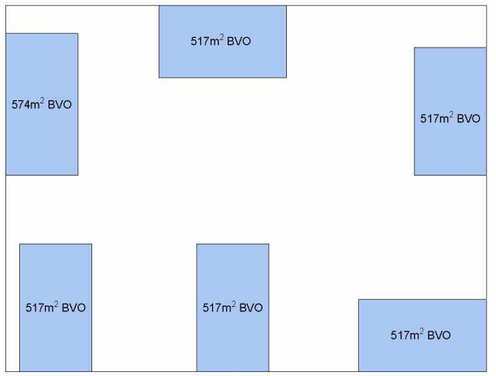
verdieping 06: 4527m² BVO



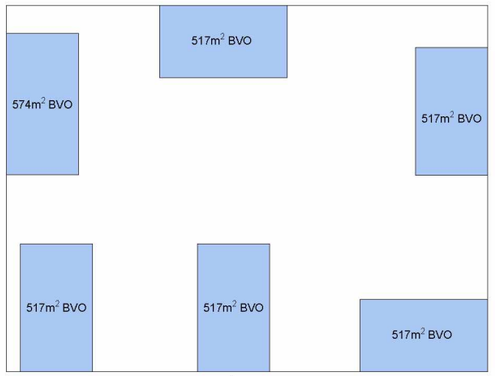
verdieping 07: 3159m² BVO



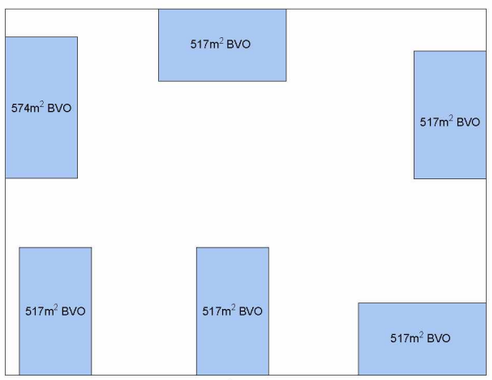
verdieping 08: 3159m² BVO



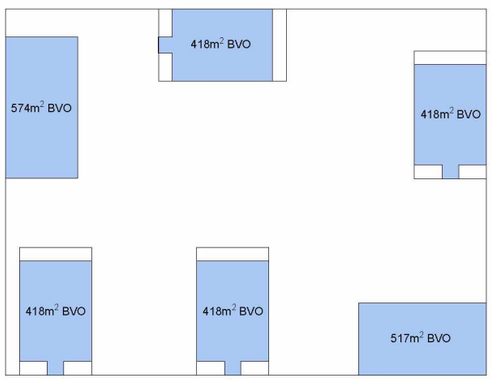
verdieping 09: 3159m² BVO



verdieping 10: 3159m² BVO



verdieping 11: 3159m² BVO



verdieping 12: 2763m² BVO

overzicht wonen

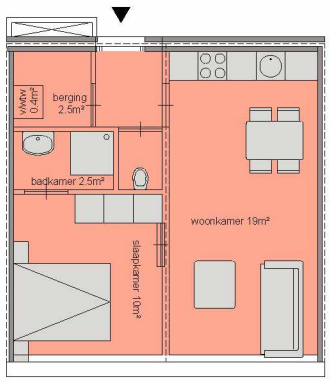
3300-variant (NB: grootte GO is indicatief en zal in de tekeningen per woningtype enigszins kunnen verschillen)

3300 variant

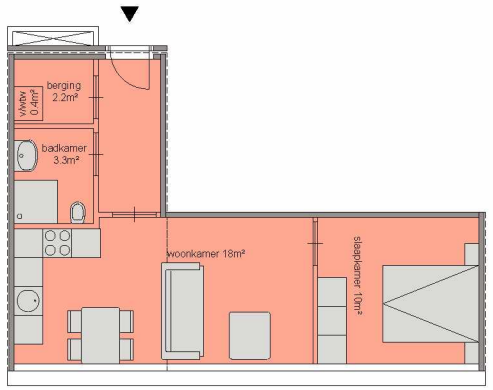
Cie.

| verd. | hoogte | optie 2 -3300 | | |

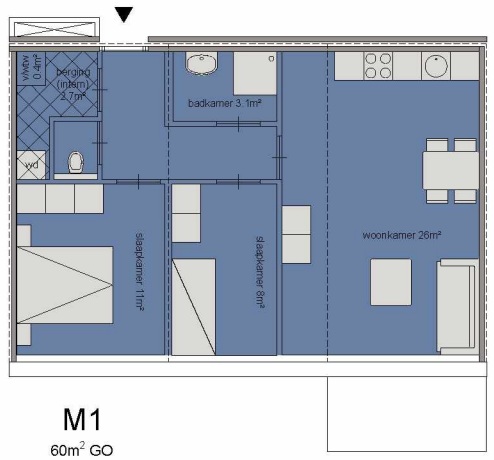
overzicht appartementen



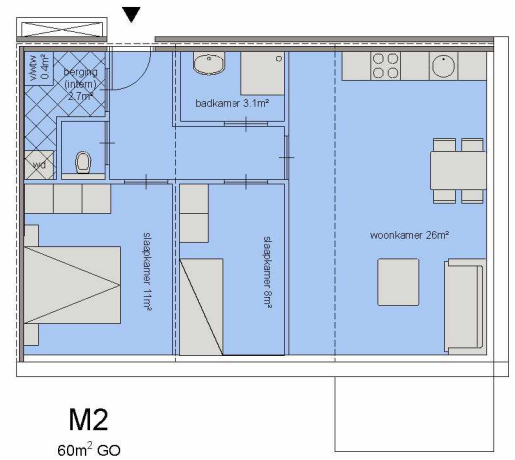
S1
40m² GO



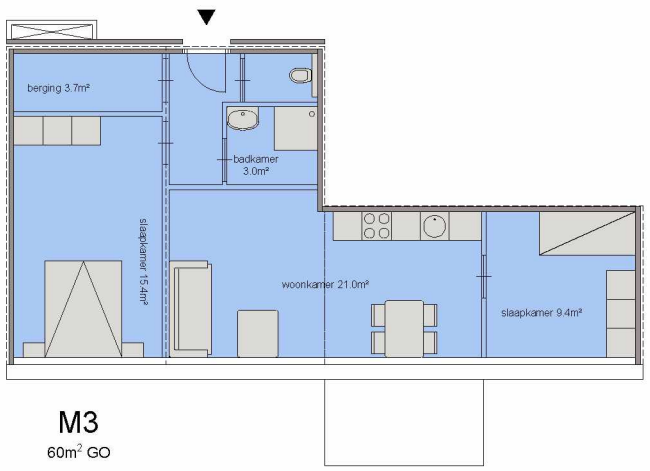
S2
40m² GO



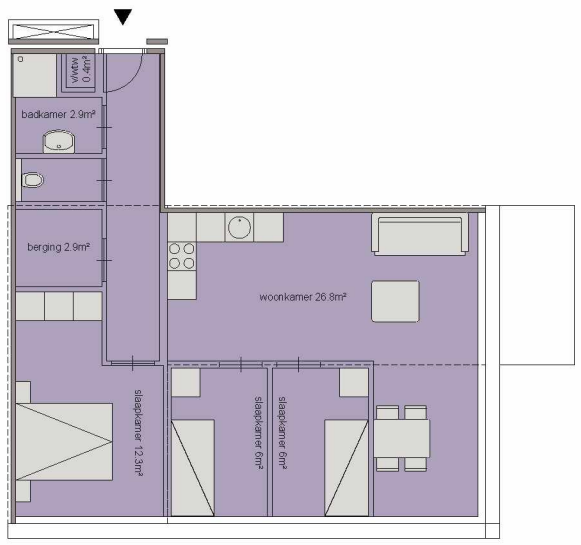
M1
60m² GO



M2
60m² GO



M3
60m² GO



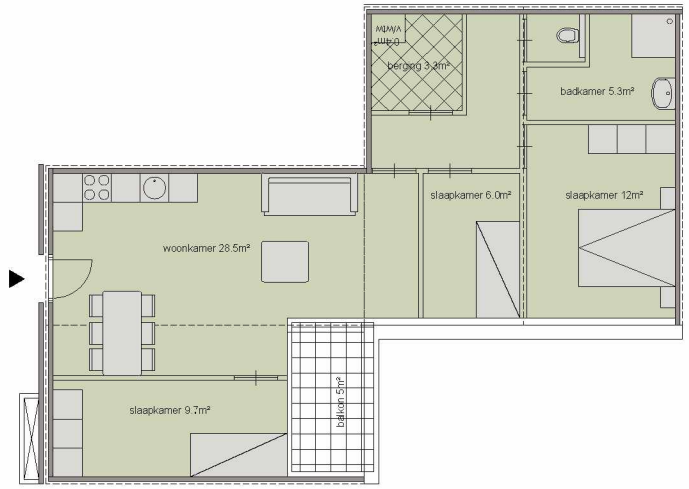
L1
70m² GO



XL1
81m² GO



XL2
81m² GO



XL3
75m² GO