



KLOOS
ALBLASSERDAM

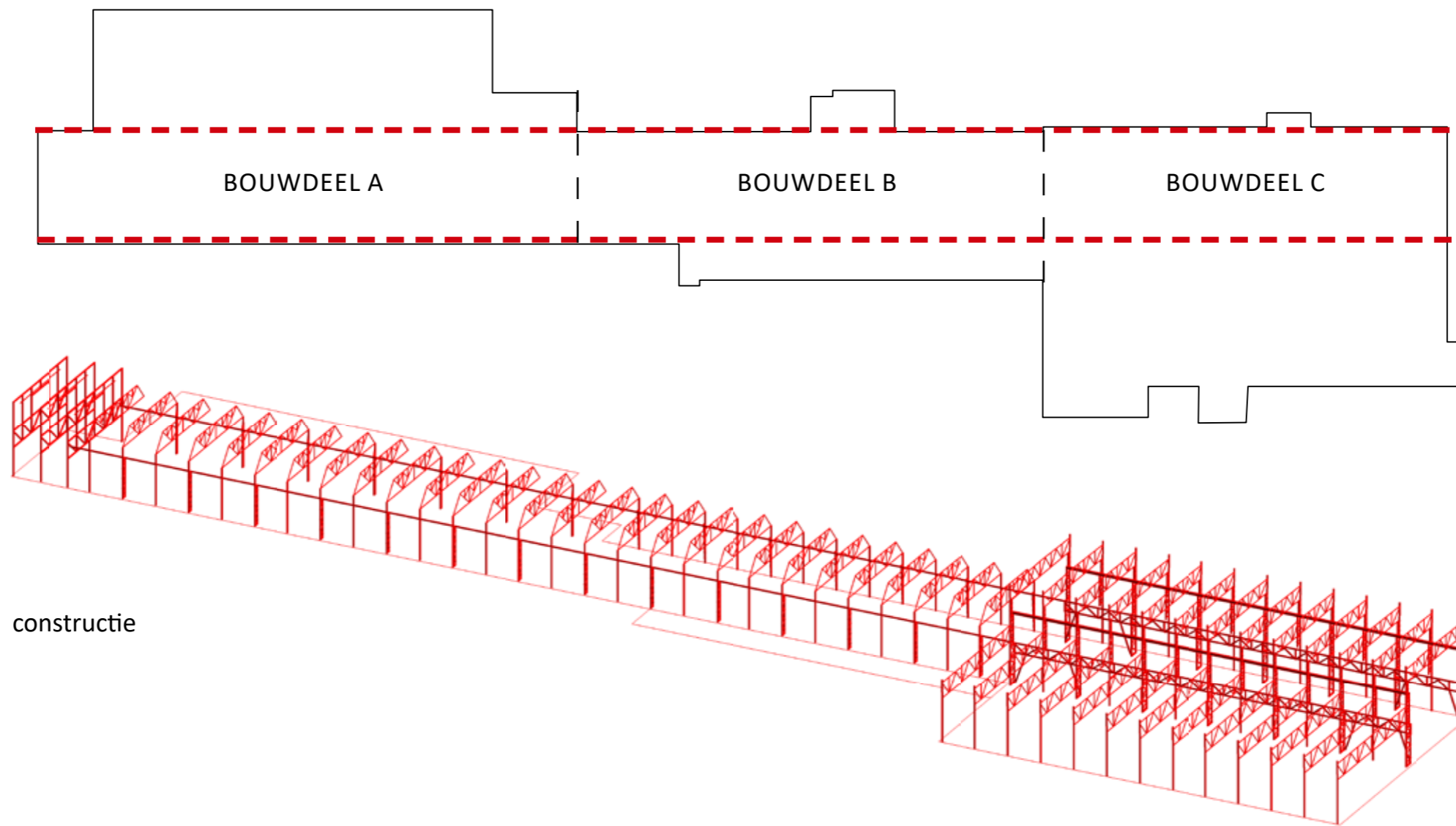
VOORLOPIG ONTWERP

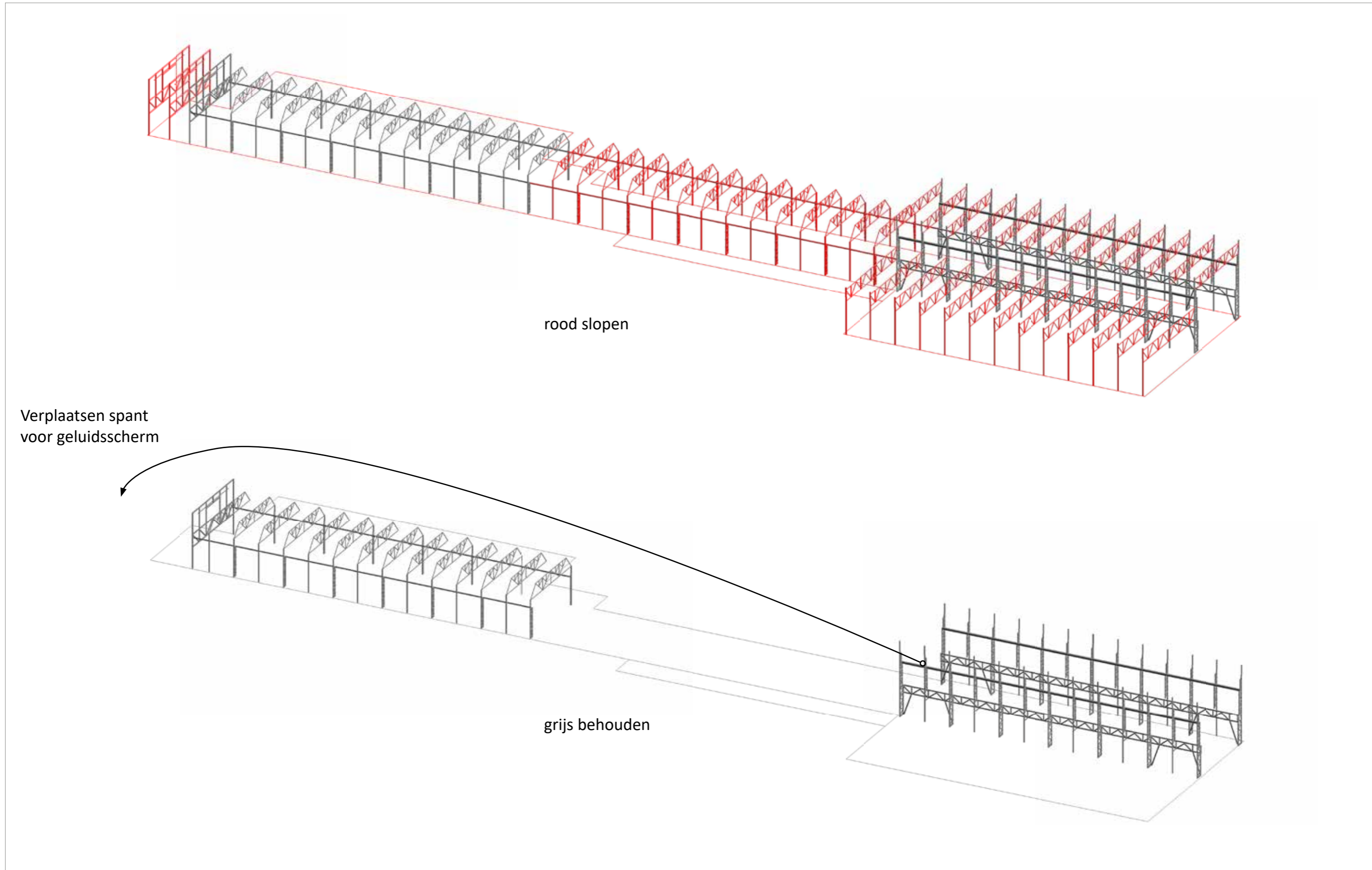


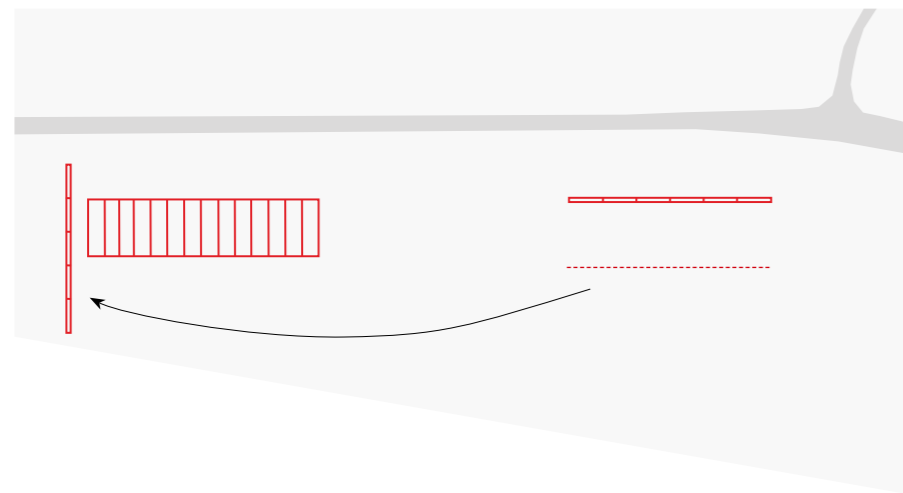
The image shows the interior of a large, multi-story industrial building during a renovation project. The structure is dominated by a complex steel truss system that supports the roof. Several large skylights are visible, allowing natural light to illuminate the space. The floor is a mix of concrete and debris, with some areas appearing to be in the process of being cleared or prepared. In the lower-left foreground, two people are standing and looking towards the center of the building. The overall atmosphere is one of industrial scale and structural complexity.

**HERGEBRUIK BESTAANDE SPANTEN
&
CONCEPT**

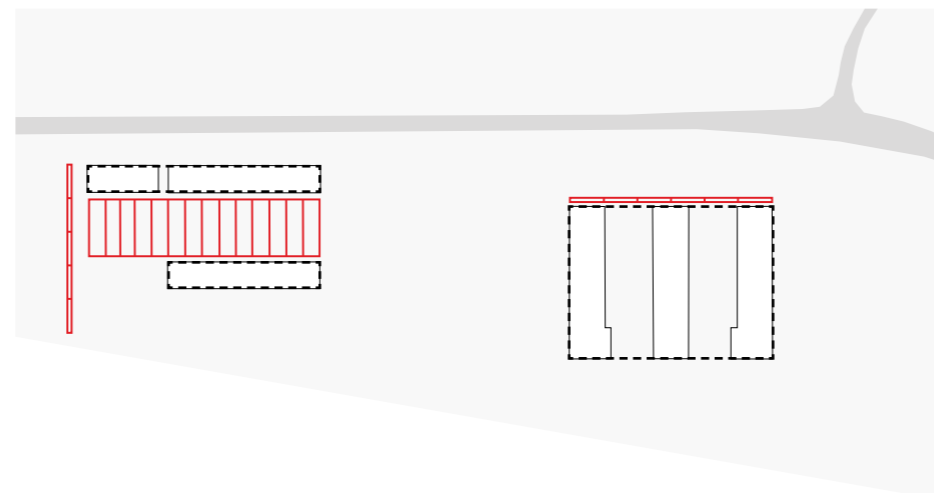




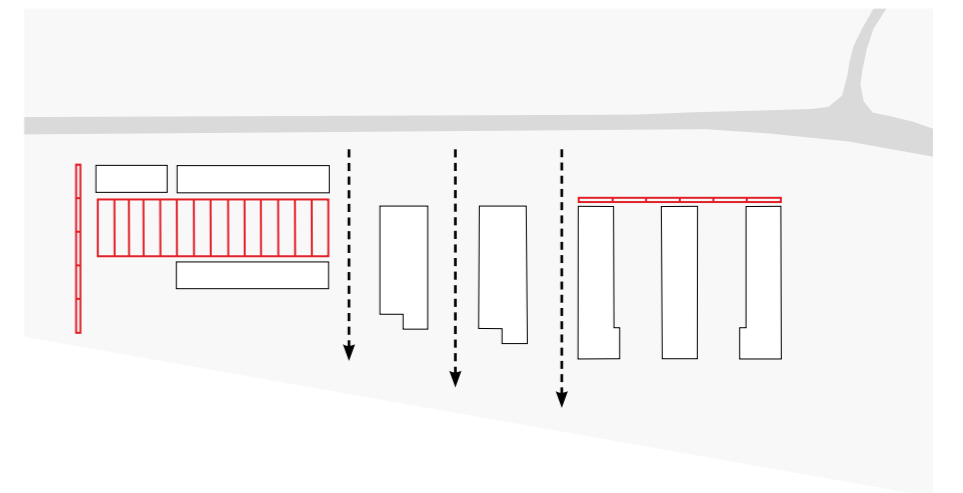




constructie



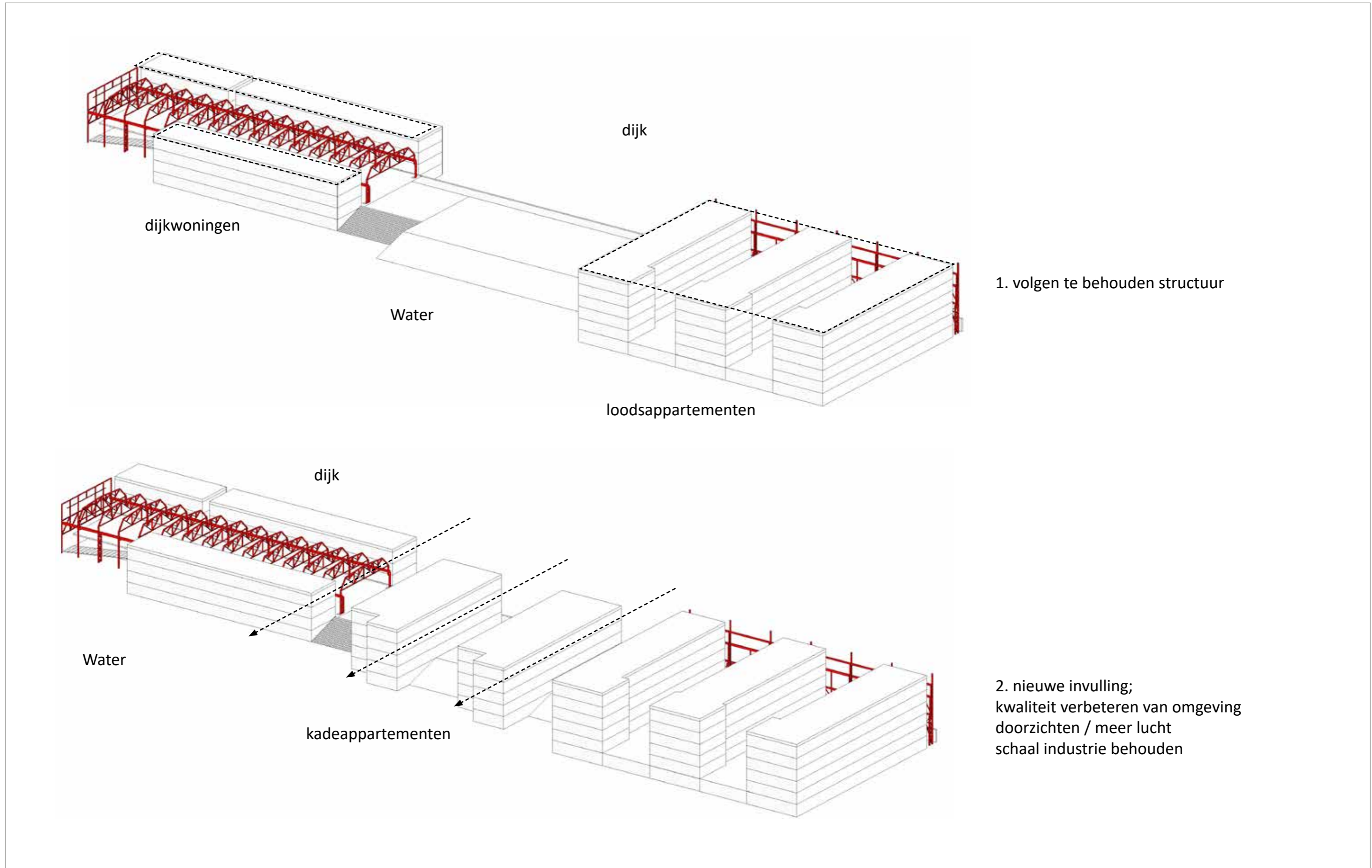
bebouwing bij constructie
links dijkwoningen
rechts loodsappartementen

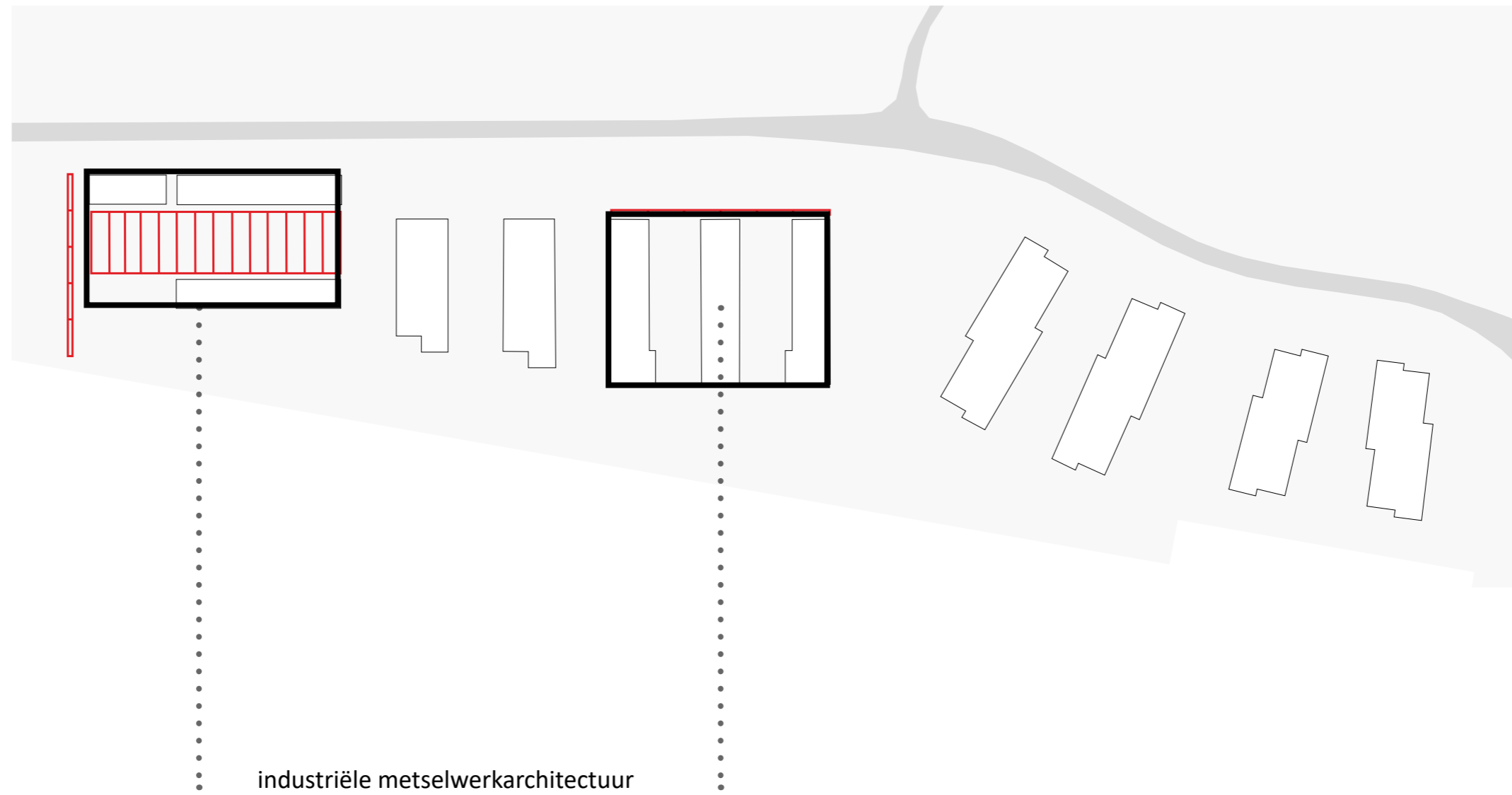


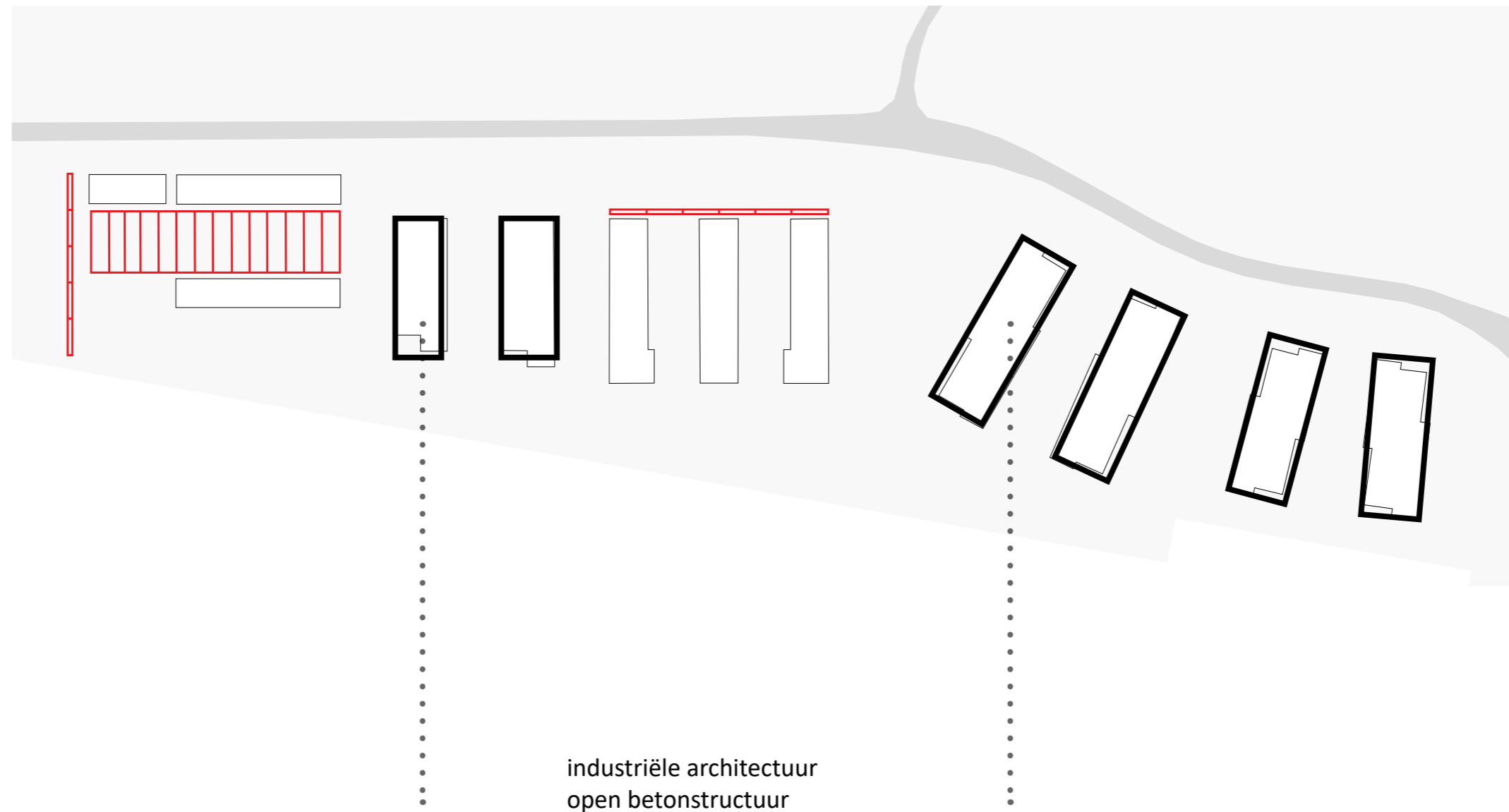
nieuwe invulling
kadeappartementen



toevoeging van rivierappartementen

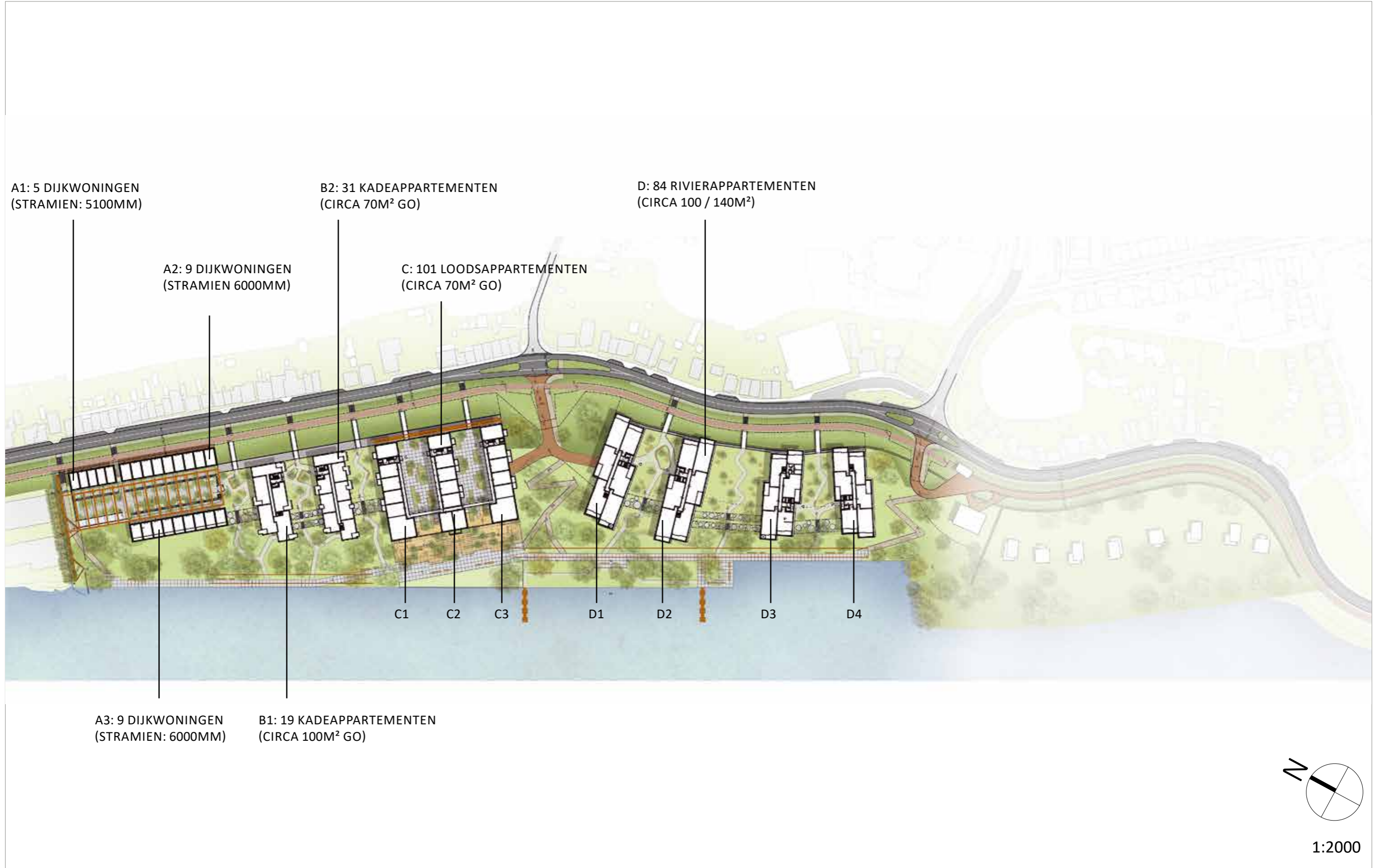


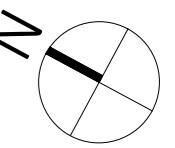




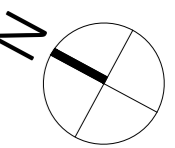


PLANOVERZICHT

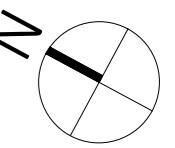




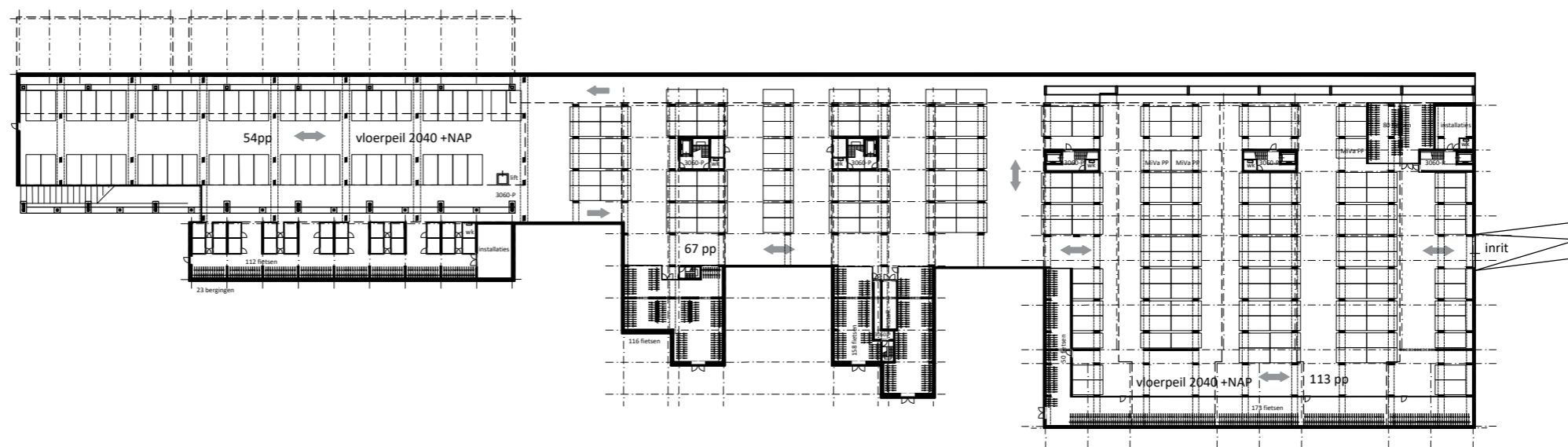
1:2000



1:1000

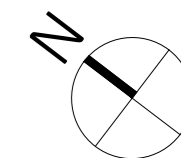


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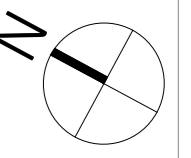


Niet-openbare garage deel ABC

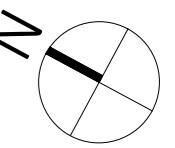
- 234 pp aanwezig
- 227 pp nodig op basis van deelauto's en gelijktijdigheid
- 692 fietsparkeerplaatsen aanwezig op basis van enkellaagse stalling
- (benodigde hoogte dubbellaagse stalling: 2750mm)
- 522 fietsparkeerplaatsen nodig excl. bezoekers
- uitgangspunt 3 fietsen per woning/appartement in stalling
- 2 fietsen in berging dijkwoningen
- stalling bakfietsen/electrische fietsen n.t.b.



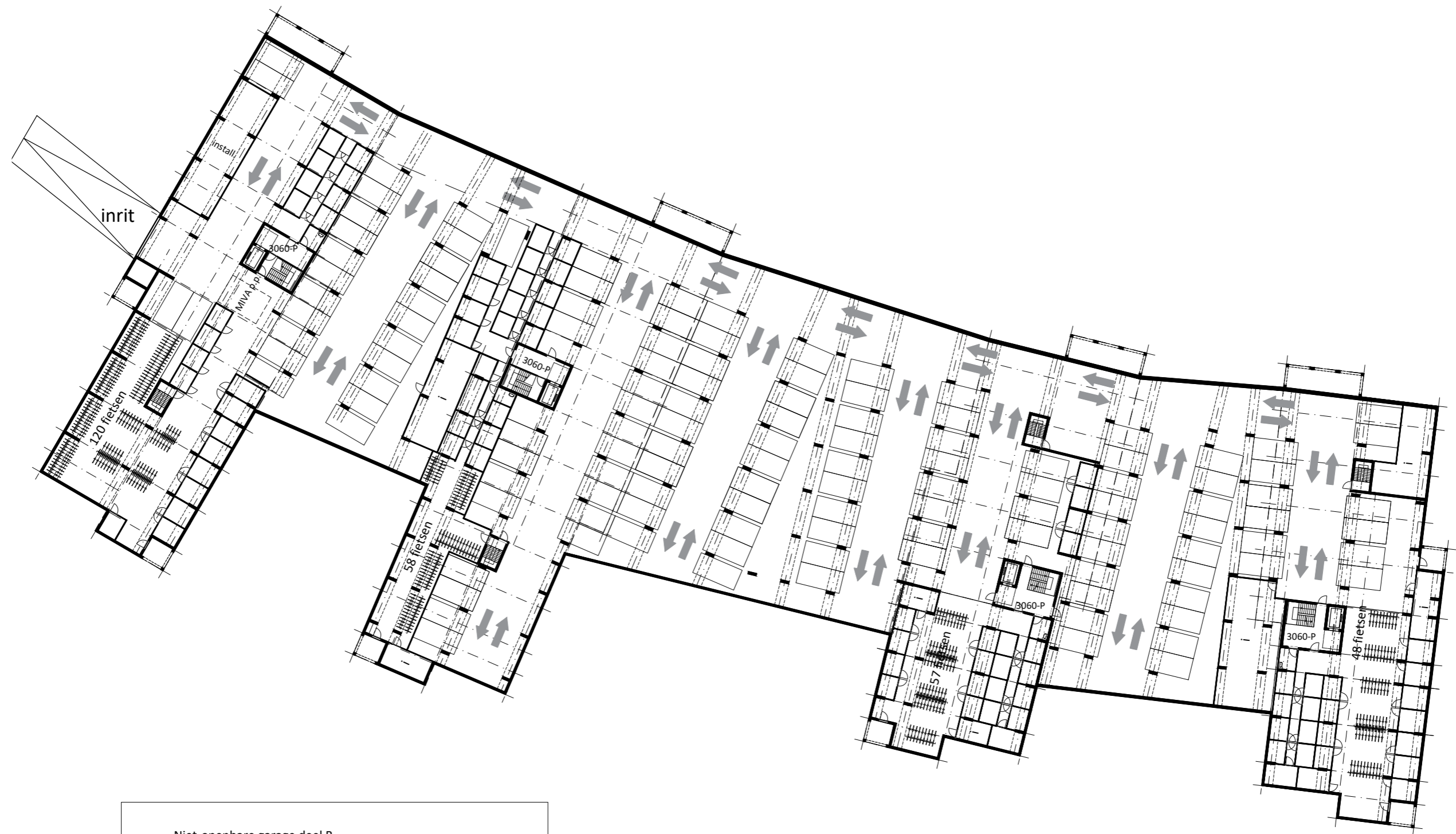
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1:1000

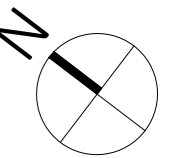


1:1000



- Niet-openbare garage deel B
- 126 pp aanwezig
 - +1 MIVA pp aanwezig
 - 116 pp nodig op basis van deelauto's en gelijktijdigheid

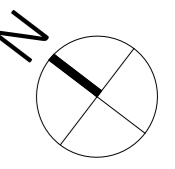
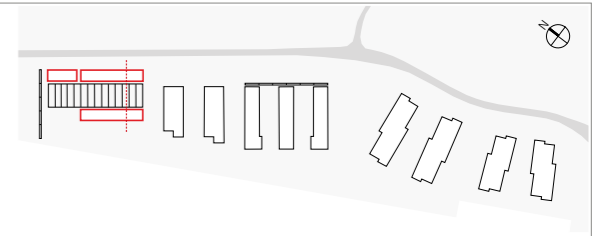
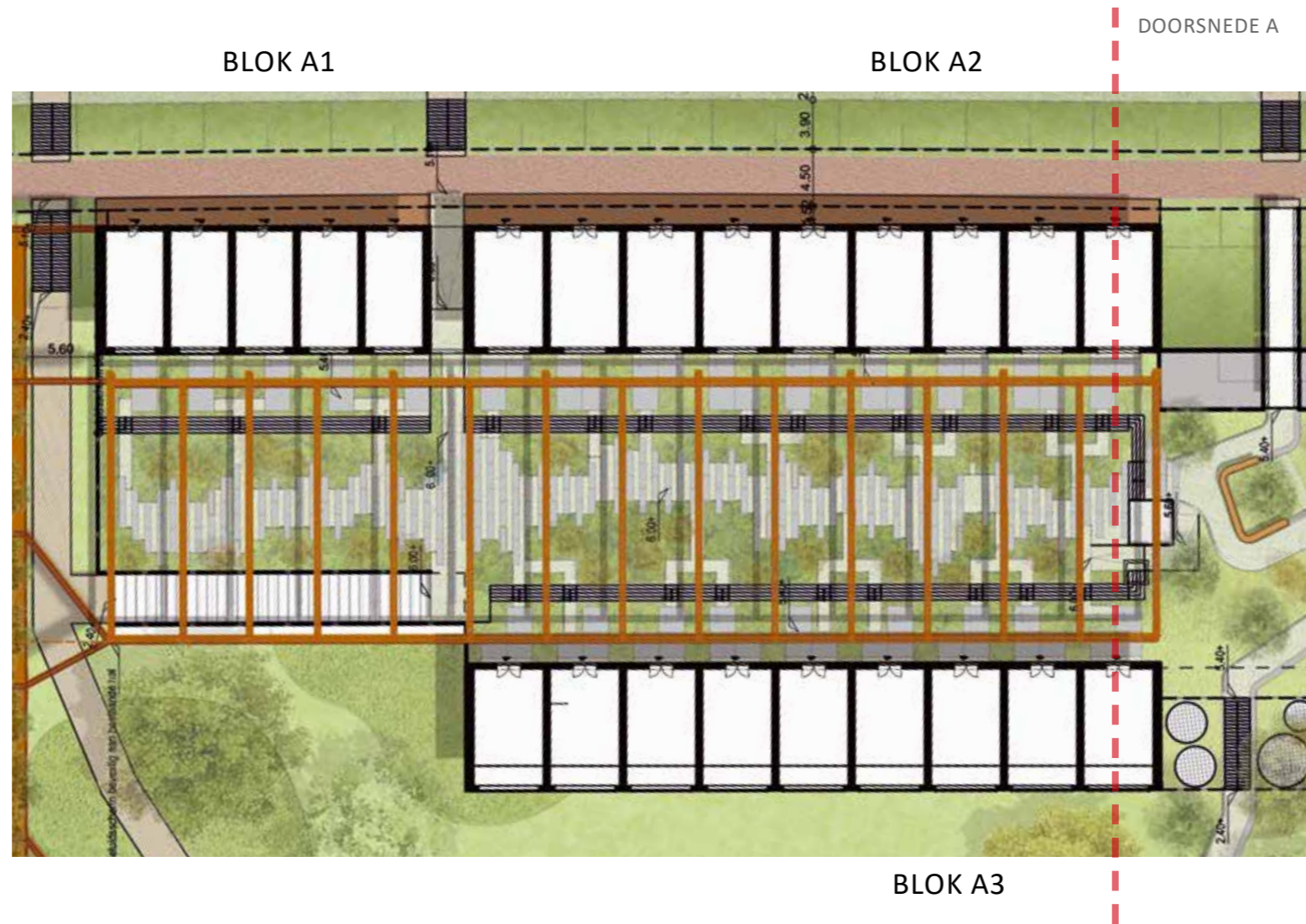
 - min. 42 fiets-pp per bouwblok
 - D1: 120 fiets-pp
 - D2: 58 fiets-pp
 - D3: 57 fiets-pp
 - D4: 48 fiets-pp
 - stalling bakfietsen/electrische fietsen n.t.b.



1:1000

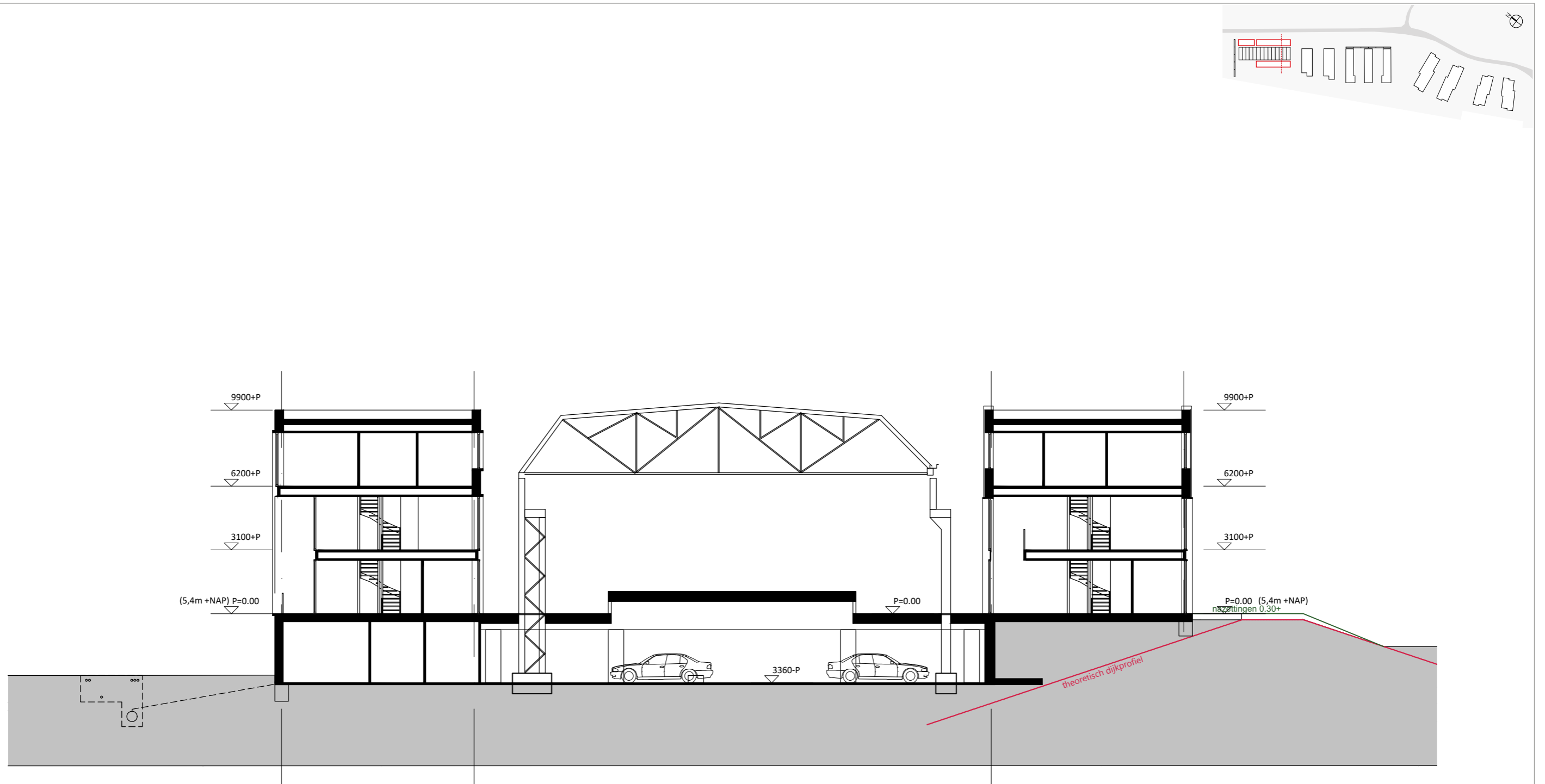
An architectural rendering of a residential development. In the foreground, a canal with a concrete retaining wall and a rocky edge. A group of people is sitting on the wall, and others are playing in a grassy area behind it. In the background, a large brick building with many windows and a modern structure with a metal frame. The scene is set during sunset or sunrise, with a warm, hazy atmosphere.

**DIJKWONINGEN
DEEL A**



SITUATIE DEEL A

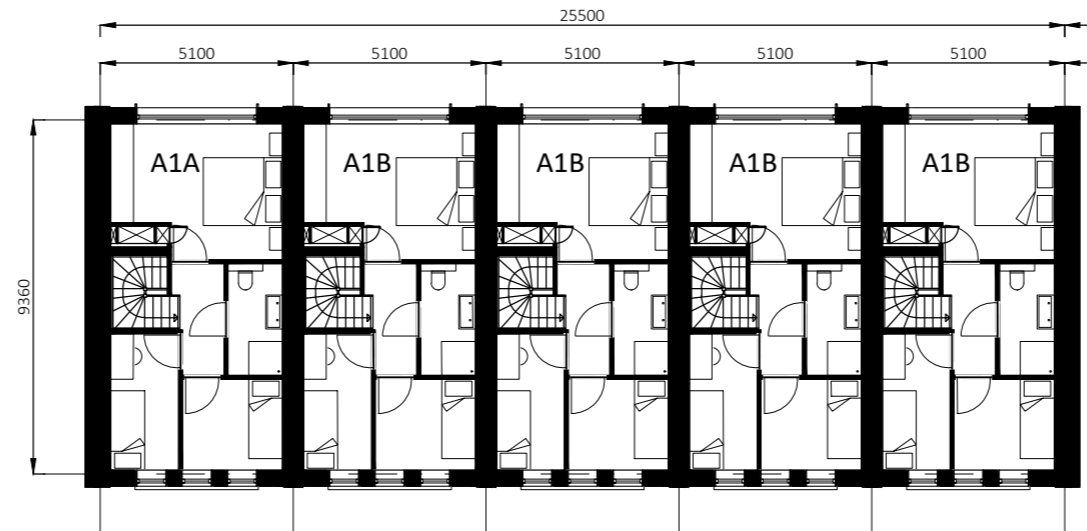
1:500



DOORSNEDE A

1:200

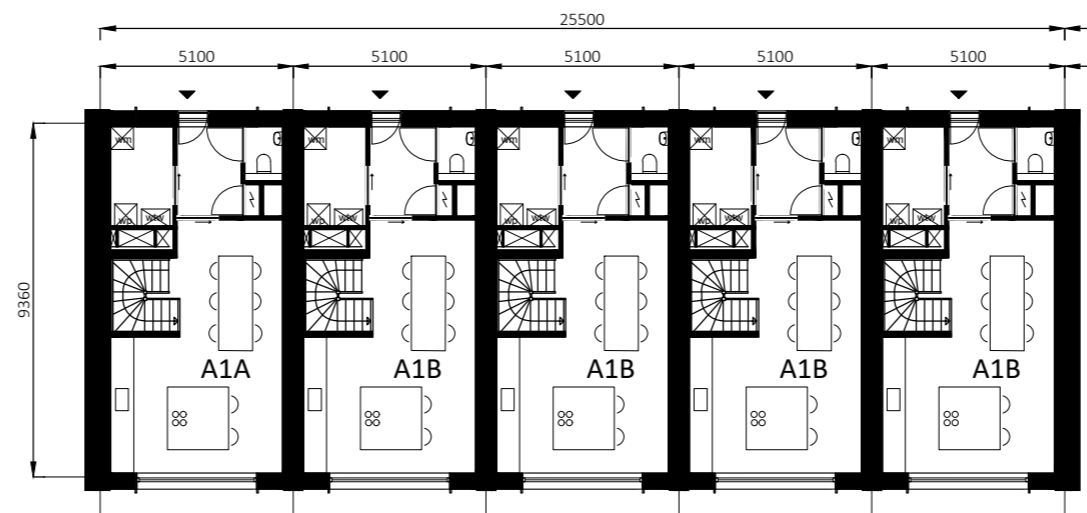
BLOK A1



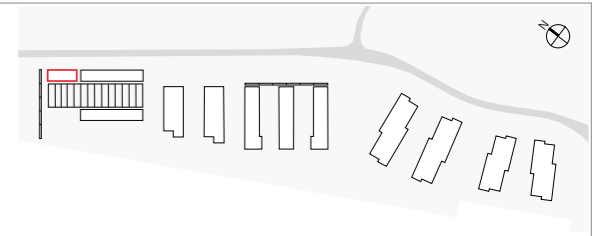
NIVO 3 - PEIL=6200 (11700 + NAP)



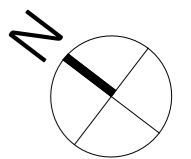
NIVO 2 - PEIL=3100 (8600 + NAP)



NIVO 1 - PEIL=0.00 (5400 +NAP)

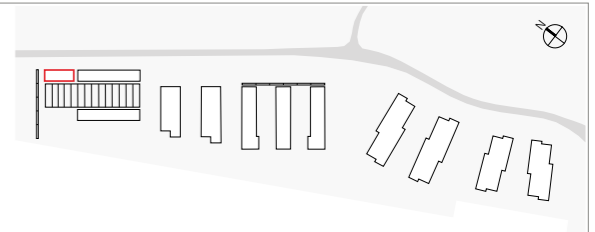


PLATTEGRONDEN



1:200

BLOK A1



DIJKWONINGEN A1 DIJKZIJDE (OOSTZIJDE)

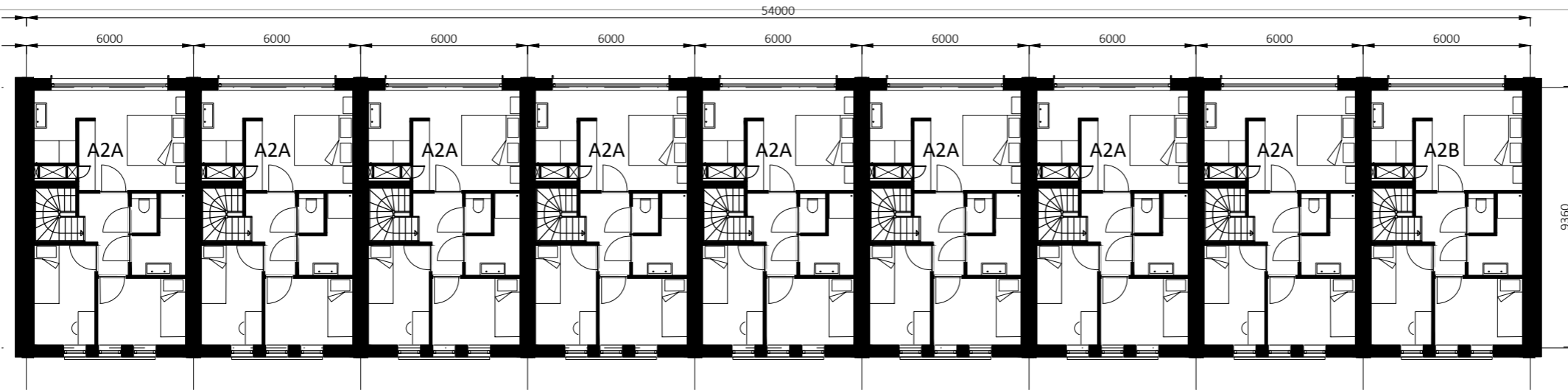


DIJKWONINGEN A1 DEKZIJDE - (WESTZIJDE)

GEVELS

1:200

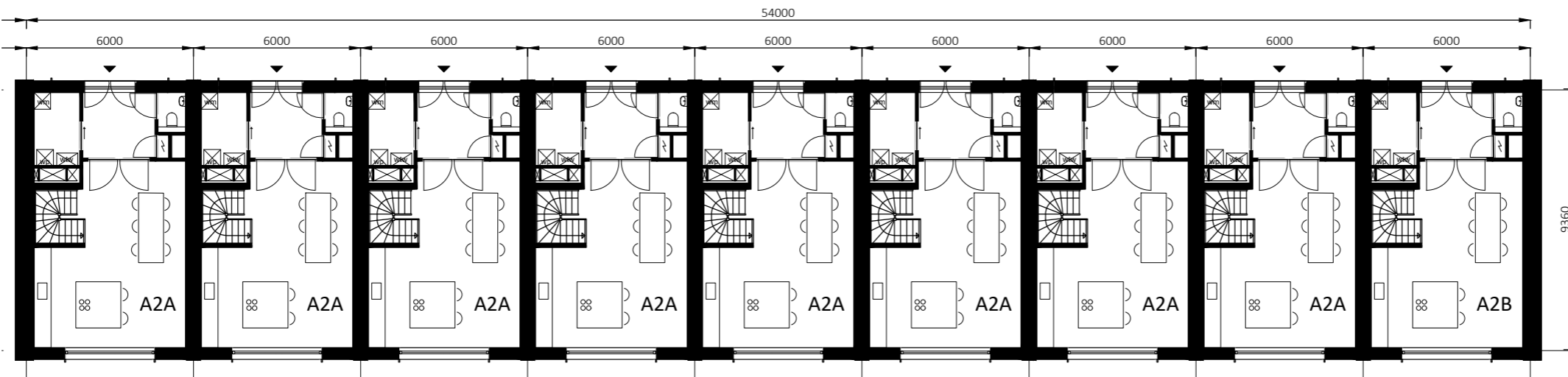
BLOK A2



NIVO 3 - PEIL=6200 (11700 + NAP)

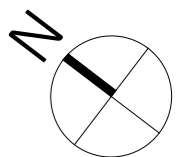
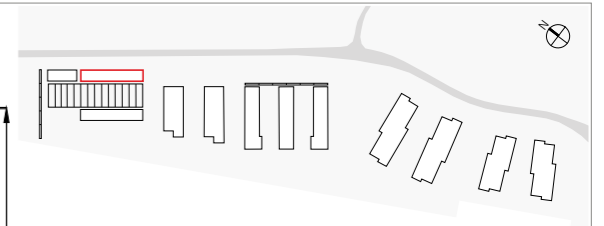


NIVO 2 - PEIL=3100 (8600 + NAP)



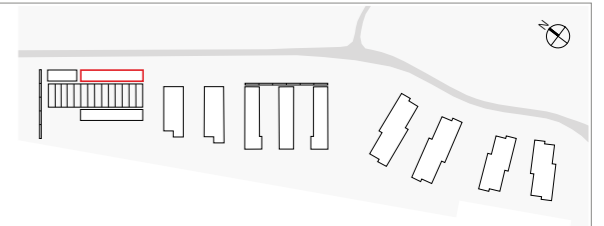
PLATTEGRONDEN

NIVO 1 - PEIL=0.00 (5400 + NAP)



1:200

BLOK A2



DIJKWONINGEN A2 DEKZIJDDE (WESTZIJDDE)

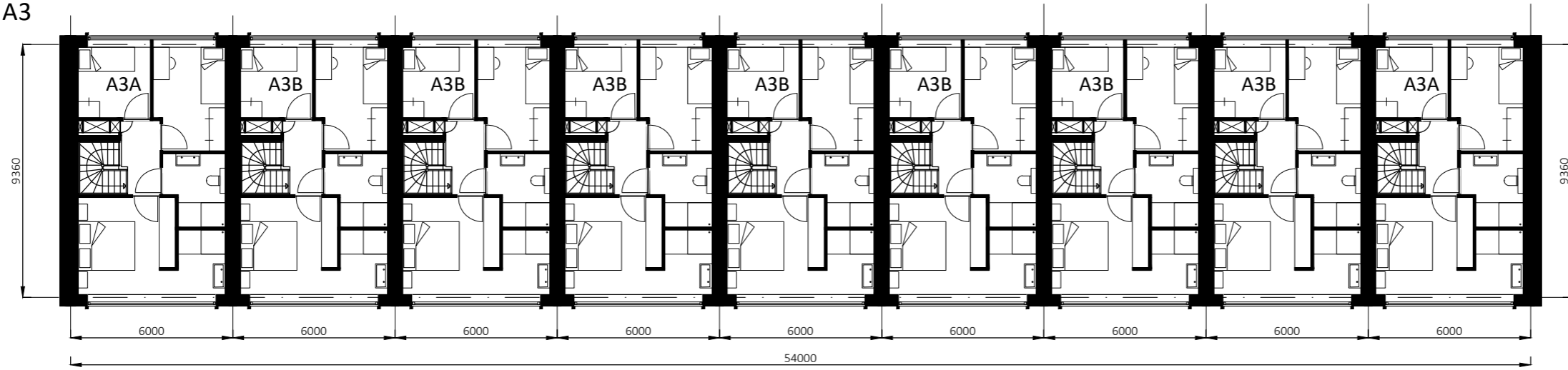


DIJKWONINGEN A2 DIJKZIJDDE (OOSTZIJDDE)

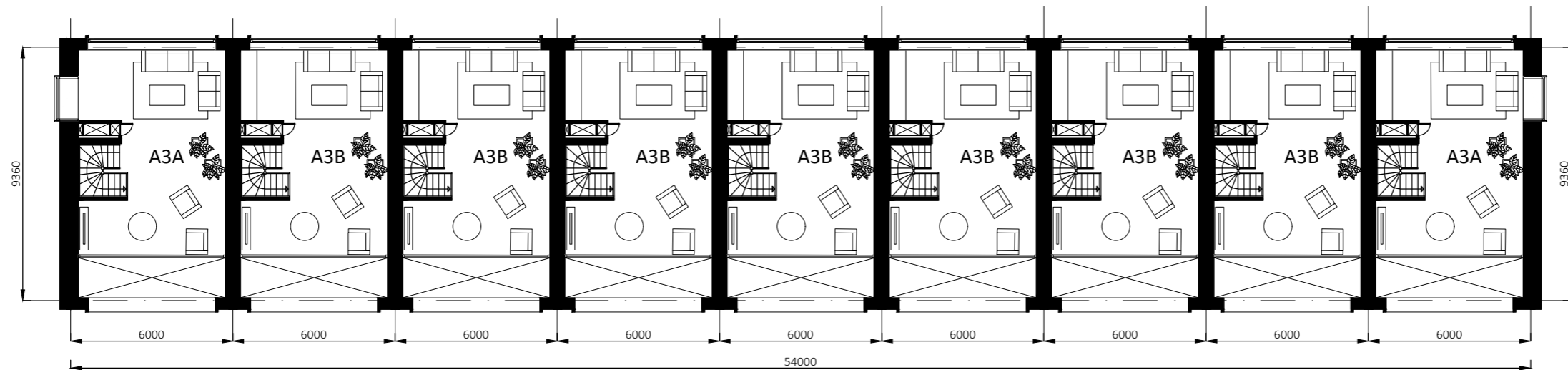
GEVELS

1:200

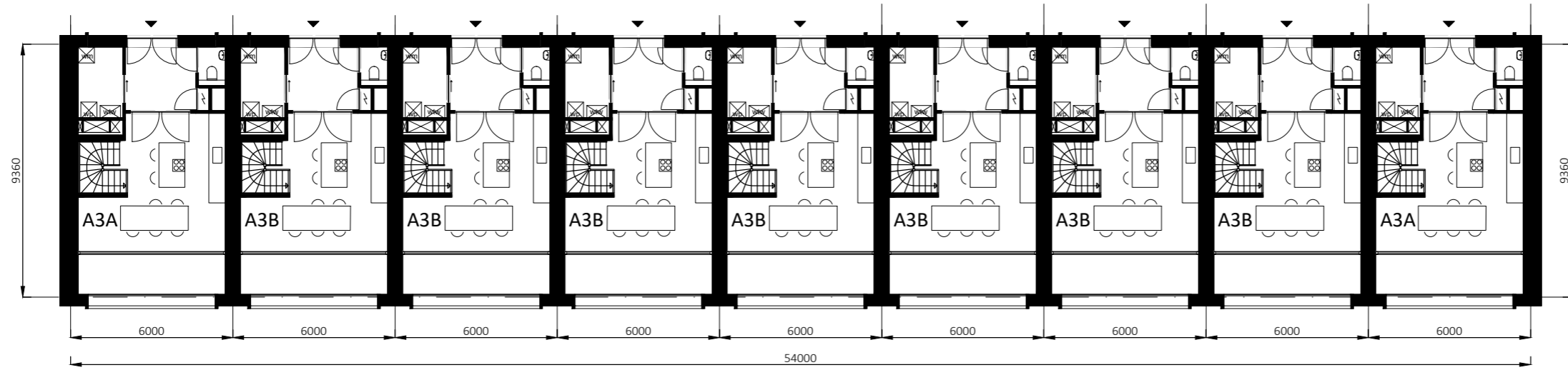
BLOK A3



NIVO 3 - PEIL=6200 (11700 + NAP)

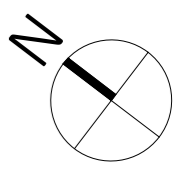
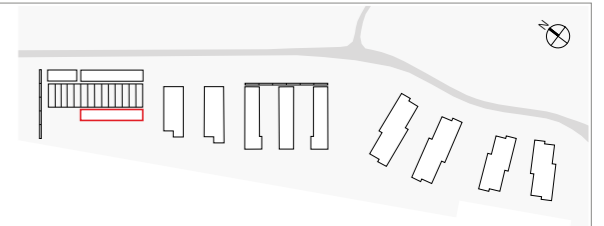


NIVO 2 - PEIL=3100 (8600 + NAP)



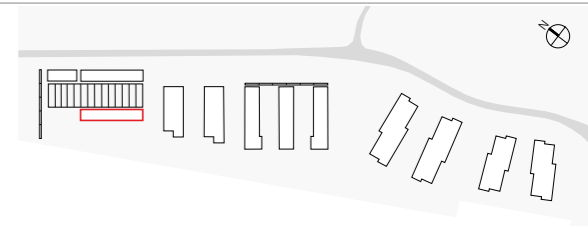
PLATTEGRONDEN

NIVO 1 - PEIL=0.00 (5400 +NAP)



1:200

BLOK A3



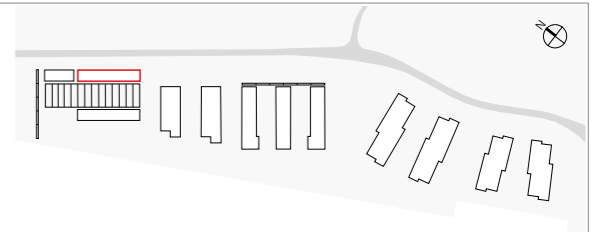
DIJKWONINGEN A3 DEKZIJDE (OOSTZIJDE)



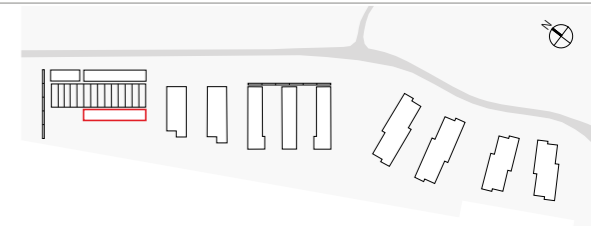
GEVELS

DIJKWONINGEN A3 RIVIERZIJDE (WESTZIJDE)

1:200



ENTREE DIJKZIJDE BLOK A1 - A2



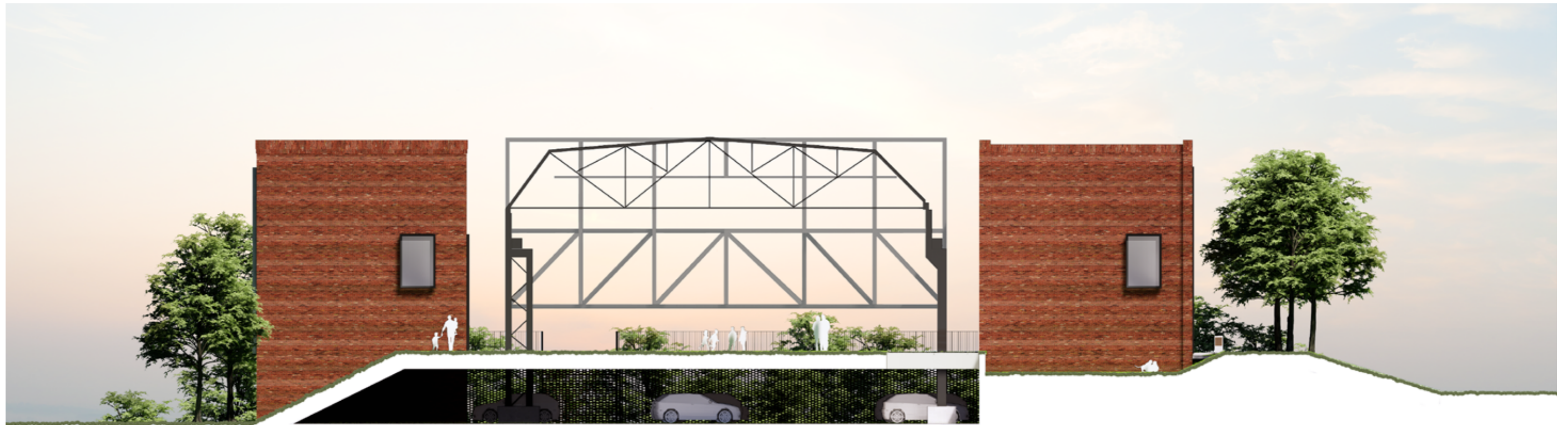
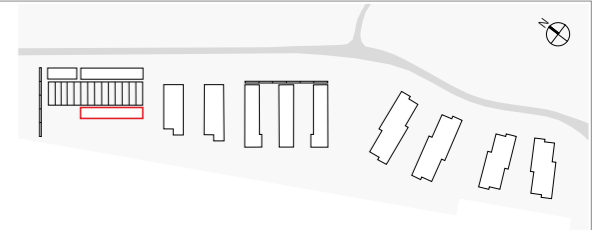
GEVELS

DIJKWONINGEN A1

NOORDZIJDE

DIJKWONINGEN A3

1:200



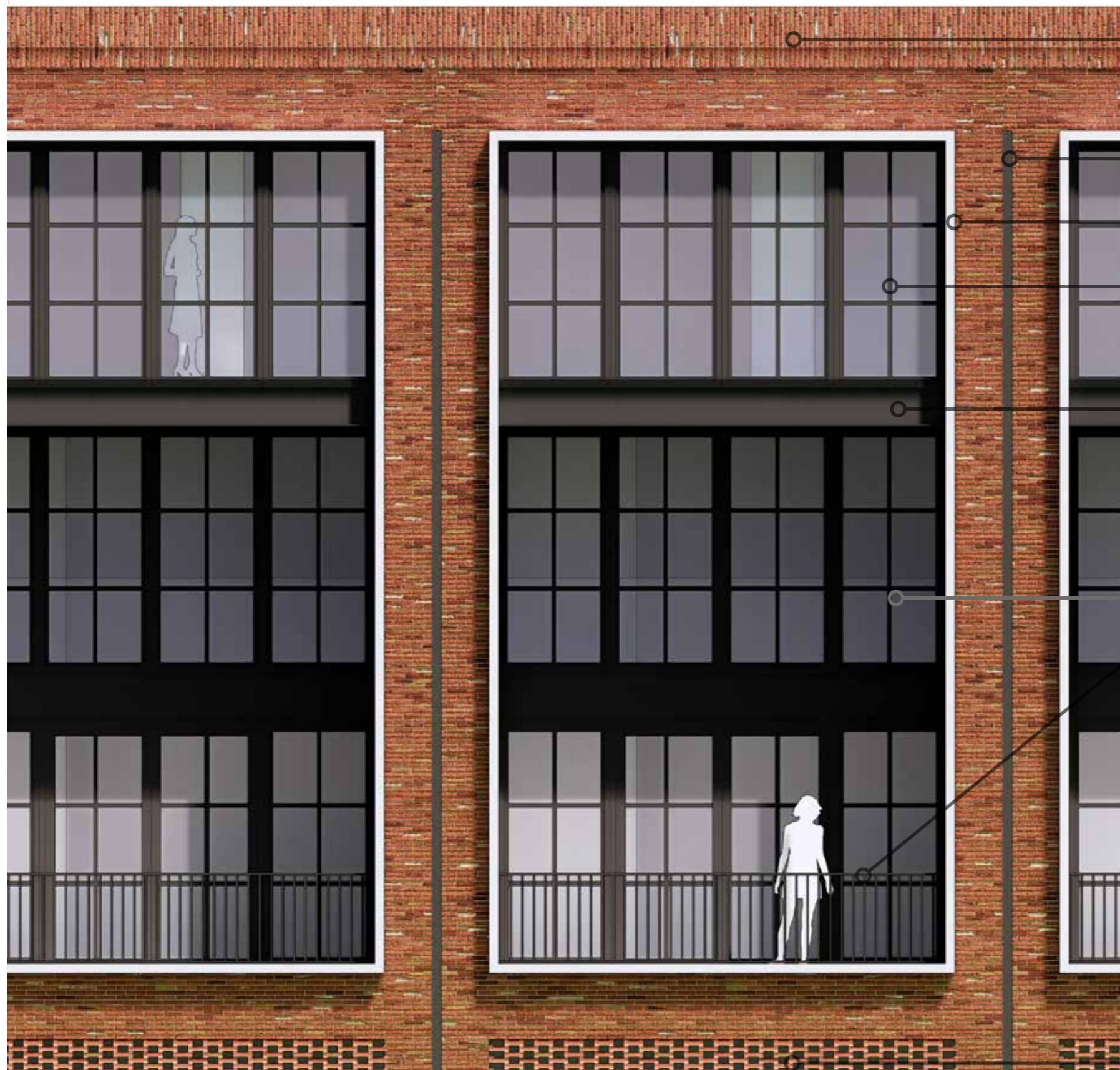
DIJKWONINGEN A3

ZUIDZIJDE

DIJKWONINGEN A2

GEVELS

1:200



reliëf en rollagen in metselwerk
verspringing 2x 30 mm

h.w.a. kokerprofiel op kleur, vlak in de gevel
... mm uitstekend

betonnen kader, toevoeging 3% titaandioxide
betonkader in loggia naar binnen toe doorzetten

aluminium kozijnen renovatieprofilering
Reynaers slim line 38 Ferro - te openen delen kiepraam met beveiliging

zetwerk profilering als UNP-profiel

zetwerk profilering als UNP-profiel

stripstalen hekwerk

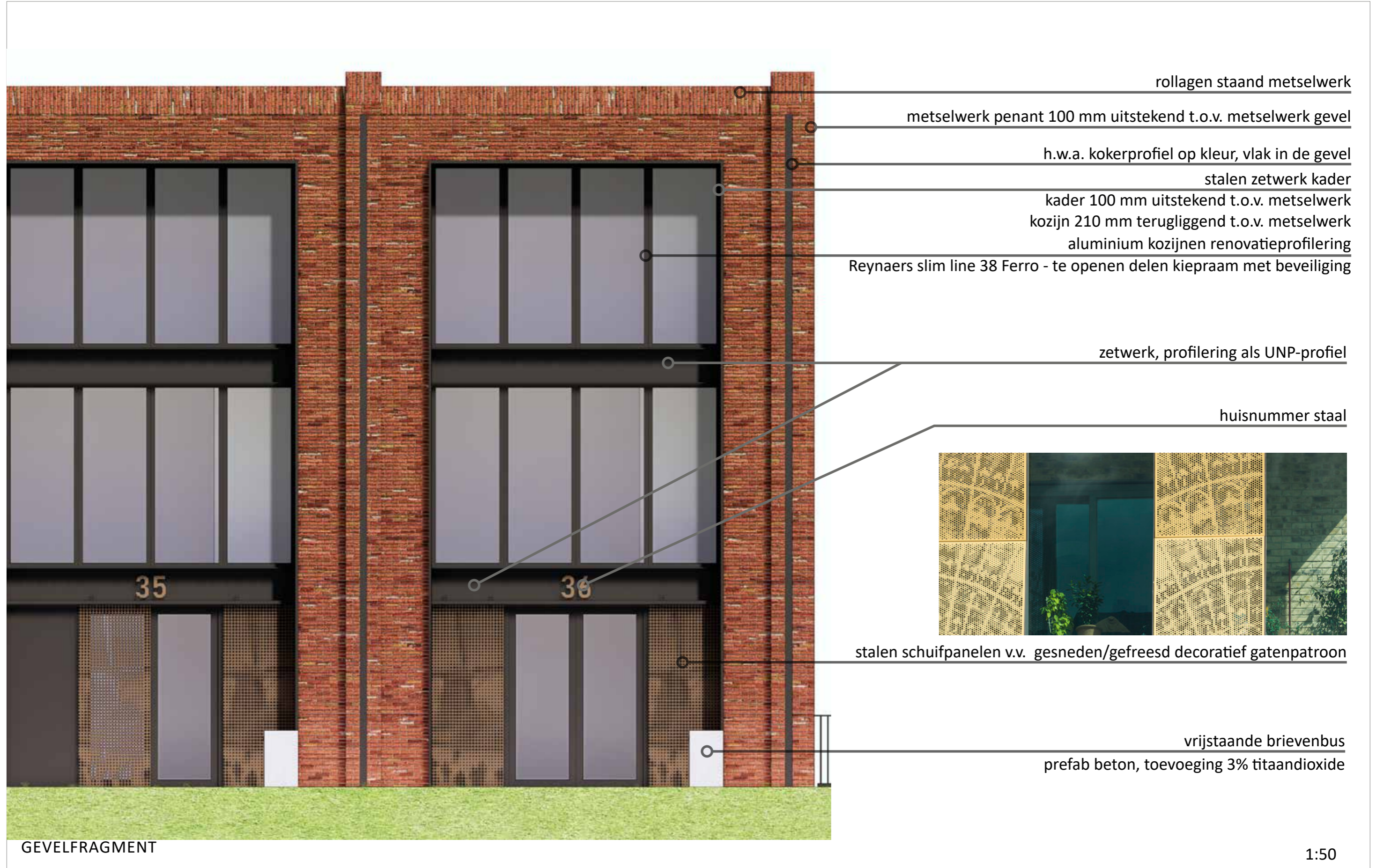


opengewerkt metselwerk, baksteen
t.b.v. ventilatie parkeergarage

1:50

GEVELFRAGMENT







aluminium kozijnen renovatieprofilering
Reynaers slim line 38 Ferro
negge 210 mm

stalen zetwerk kader
100 mm uitstekend tov metselwerk
kozijnen 210mm terugliggend tov metselwerk
Reynaers slim line 38 Ferro

zetwerk, profilering als UNP-profiel

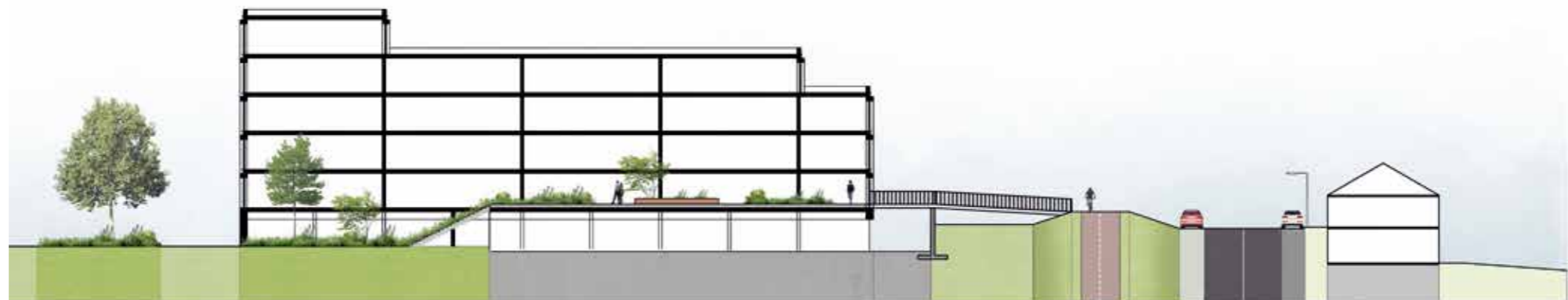
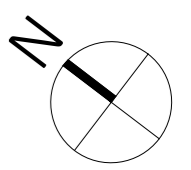
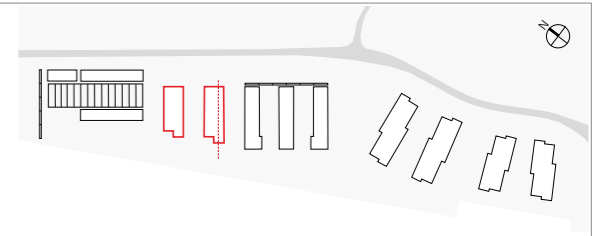
GEVELFRAGMENT

1:50



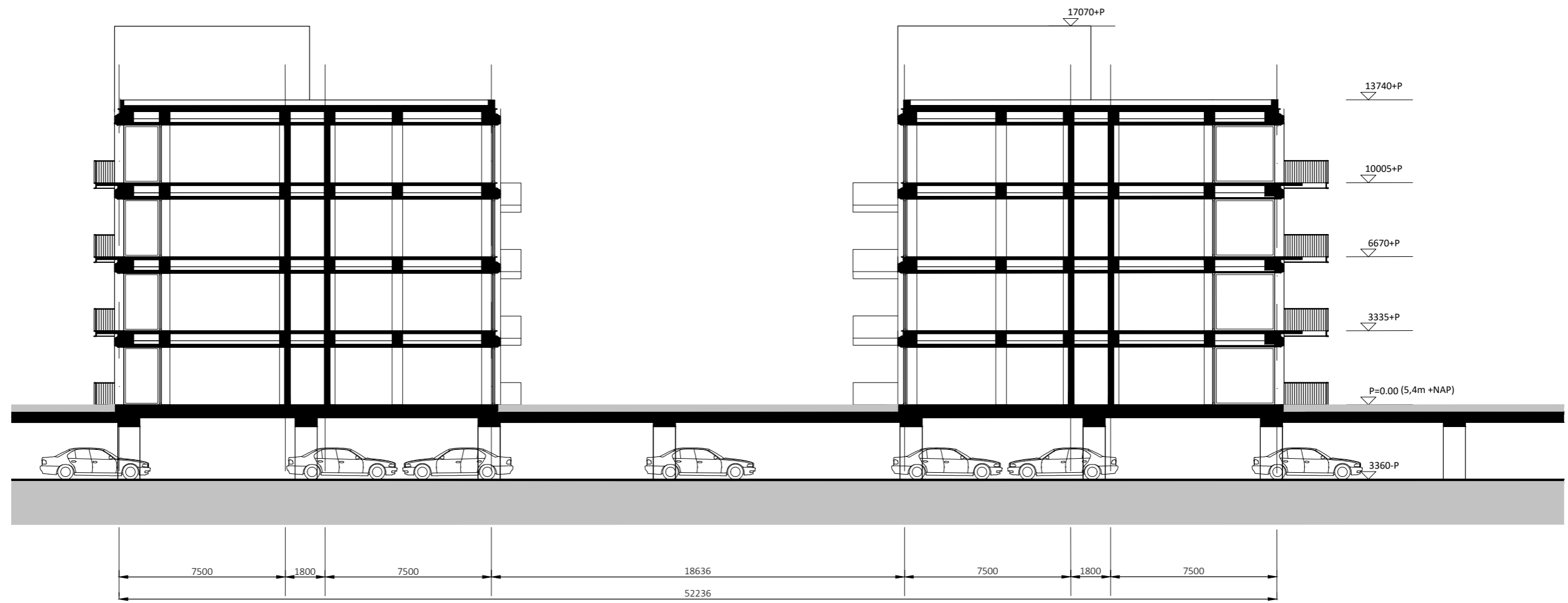
An architectural rendering of a modern apartment complex, 'Kadeappartementen Deel B', set in a winter scene. The buildings are multi-story with a grid-like facade of windows and balconies. The ground is covered in snow, and several people are walking on a path. In the foreground, there is a body of water reflecting the scene. The overall atmosphere is bright and clean, with a soft, hazy sky.

**KADEAPPARTEMENTEN
DEEL B**



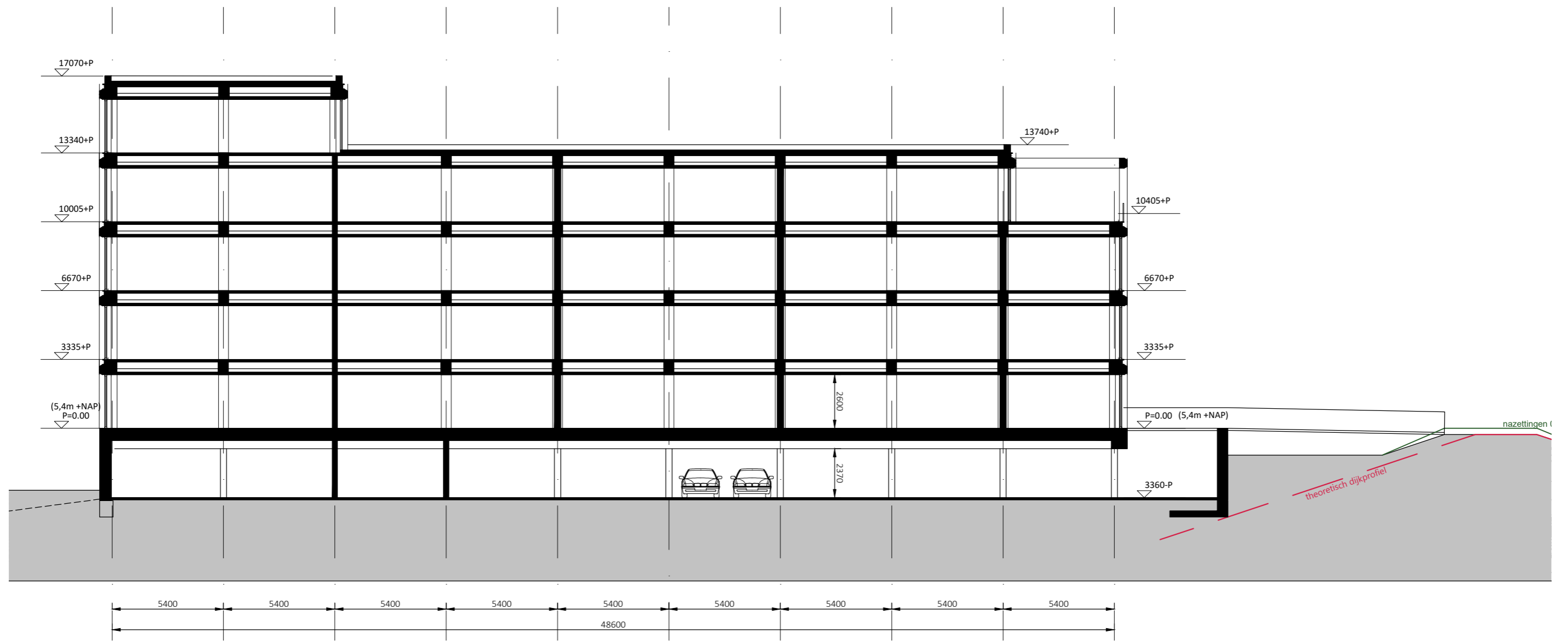
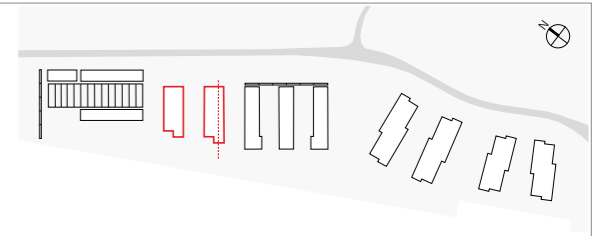
SITUATIE DEEL B

1:500



DOORSNEDE B1

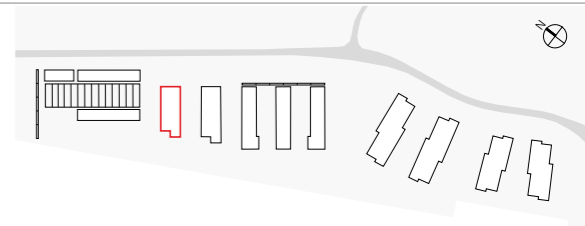
1:200



DOORSNEDE B2

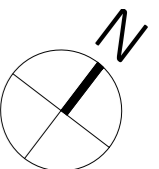
1:200

BLOK B1



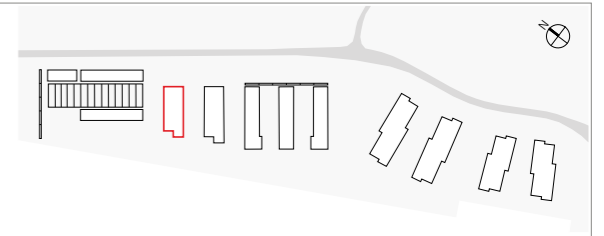
NIVO 1
PEIL=0.00 (5400 +NAP)

PLATTEGRONDEN



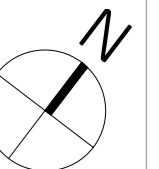
1:200

BLOK B1



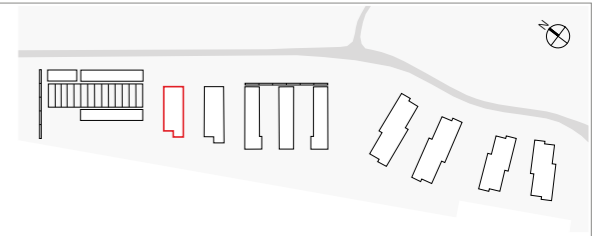
NIVO 2
PEIL= +3335 (8735 +NAP)

PLATTEGRONDEN



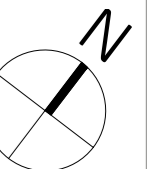
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BLOK B1



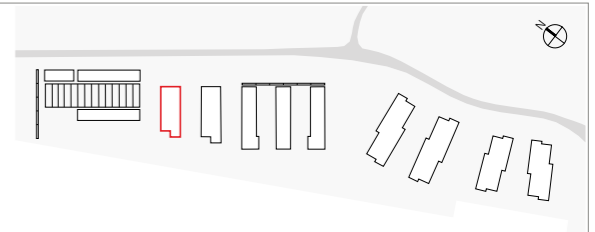
NIVO 3
PEIL= +6670 (12070 +NAP)

PLATTEGRONDEN



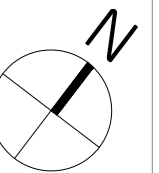
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BLOK B1



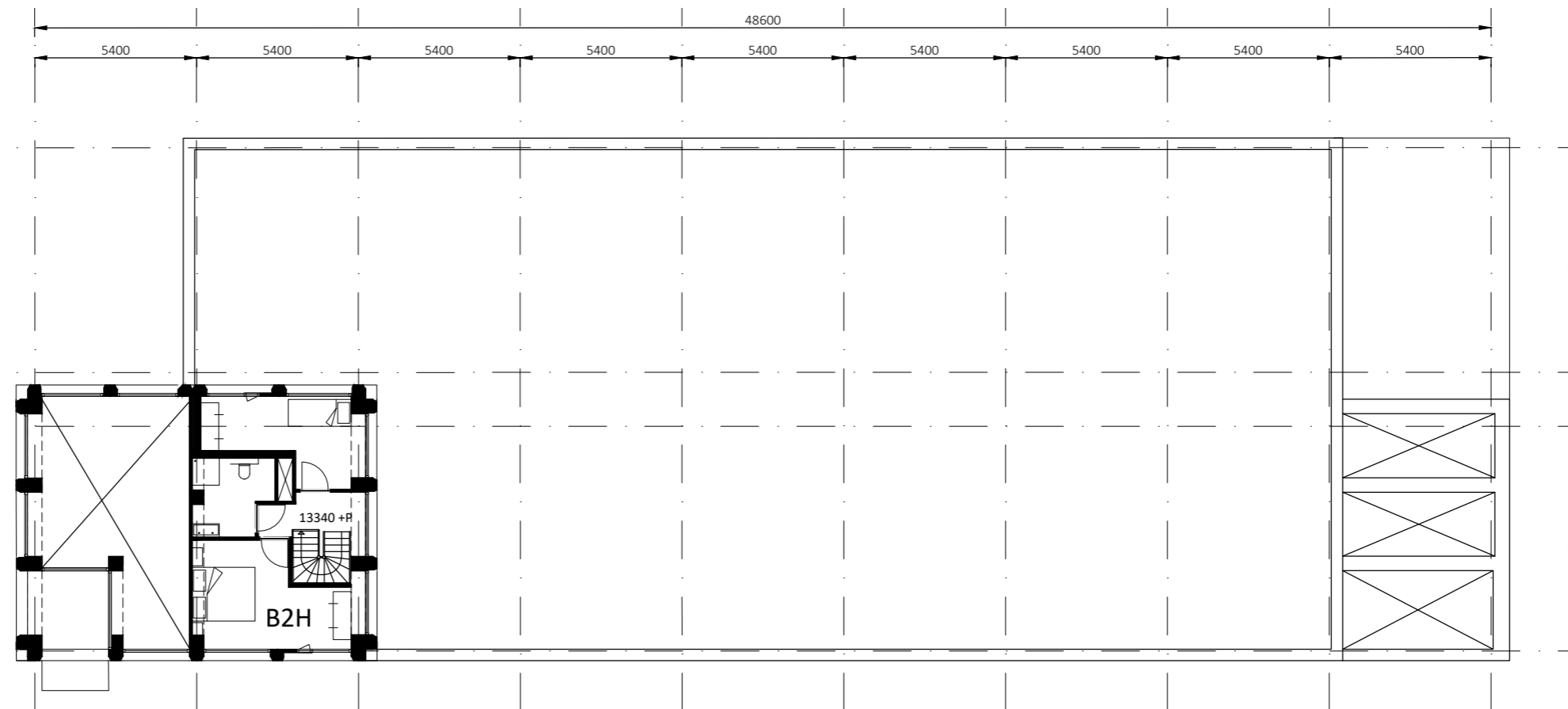
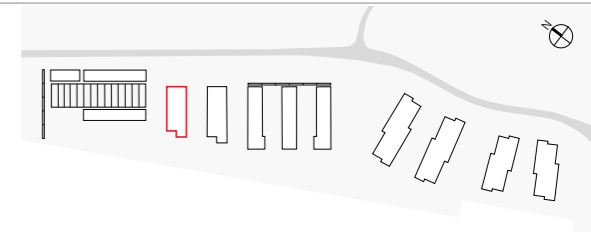
NIVO 4
PEIL= +10005 (15405 +NAP)

PLATTEGRONDEN



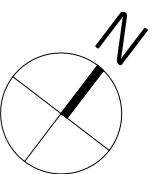
1:200

BLOK B1



NIVO 5
PEIL= +13340 (18830 +NAP)

PLATTEGRONDEN

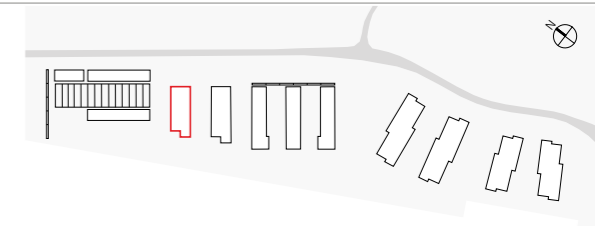


1:200

BLOK B1



NOORD-WEST GEVEL



NOORD-OOST GEVEL

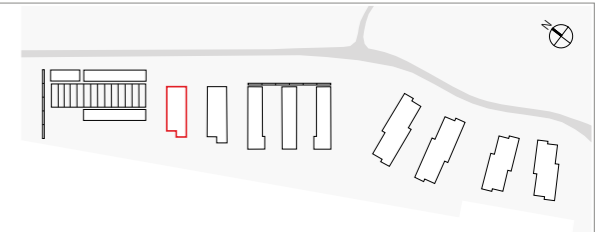
GEVELS

1:200

BLOK B1



ZUID-OOST GEVEL

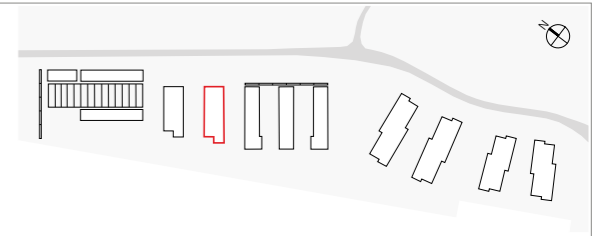


ZUID-WEST GEVEL

GEVELS

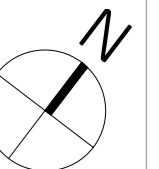
1:200

BLOK B2



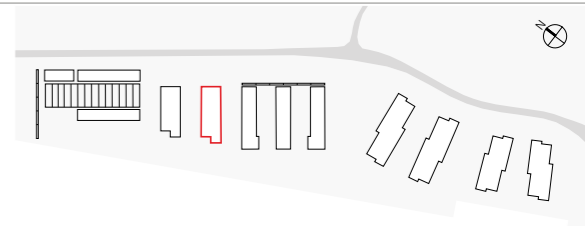
NIVO 1
PEIL=0.00 (5400 +NAP)

PLATTEGRONDEN



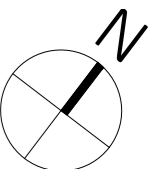
1:200

BLOK B2



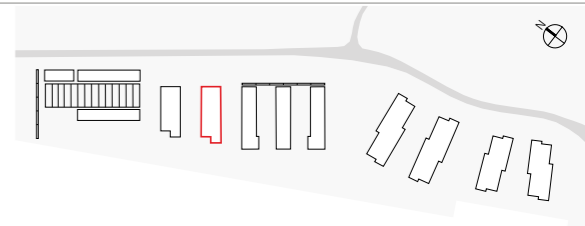
NIVO 2
PEIL= +3335 (8735 +NAP)

PLATTEGRONDEN



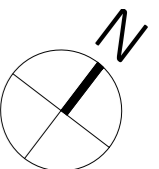
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BLOK B2



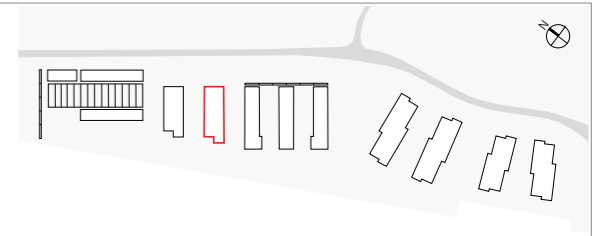
NIVO 3
PEIL= +6670 (12070 +NAP)

PLATTEGRONDEN



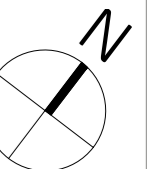
1:200

BLOK B2



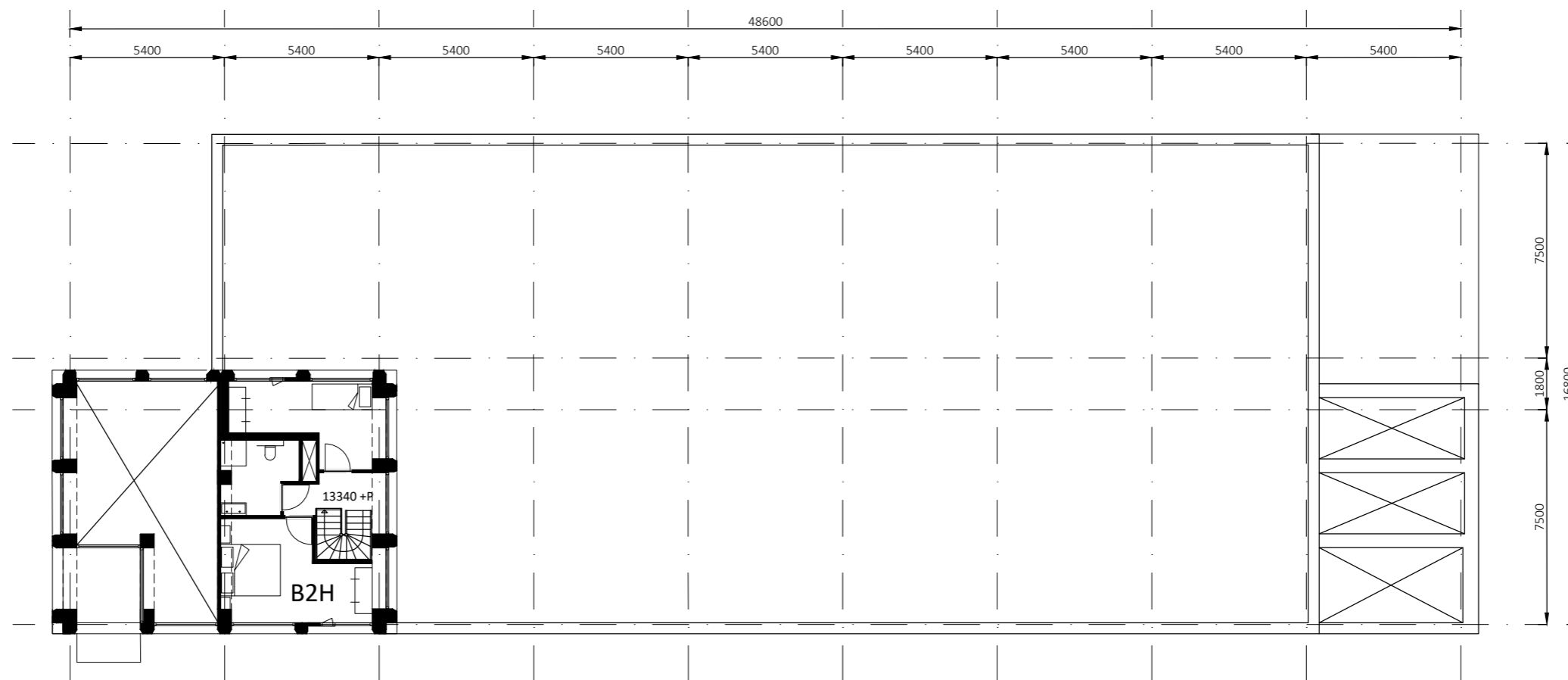
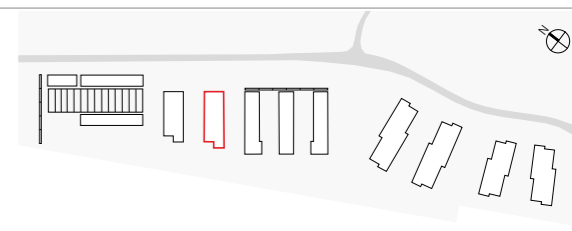
NIVO 4
PEIL= +10005 (15405 +NAP)

PLATTEGRONDEN



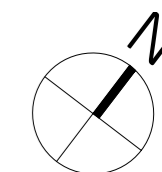
1:200

BLOK B2



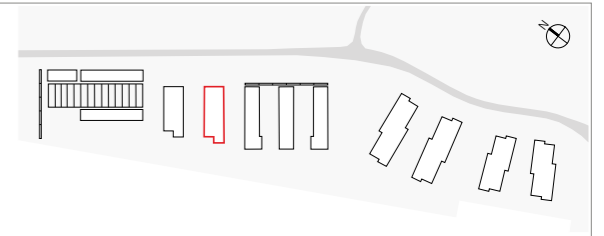
NIVO 5
PEIL= +13340 (18830 +NAP)

PLATTEGRONDEN



1:200

BLOK B2



NOORD-WEST GEVEL



GEVELS

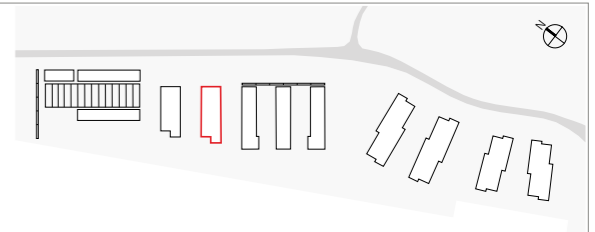
NOORD-OOST GEVEL

1:200

BLOK B2



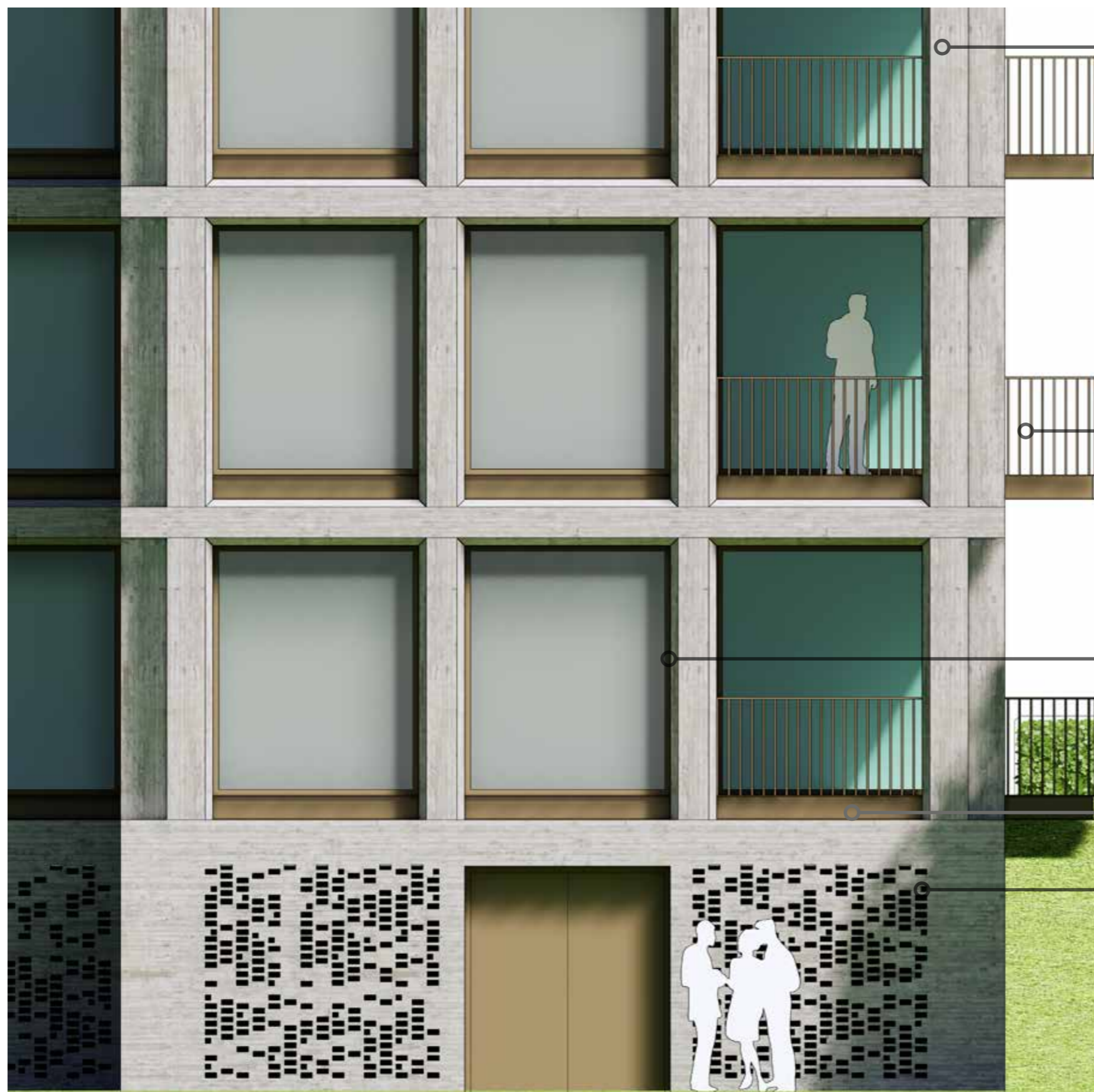
ZUID-OOST GEVEL



GEVELS

ZUID-WEST GEVEL

1:200



beton toevoeging 3% titaandioxide
structuur van houten bekisting



stripstalen hekwerk
bronskleur metallic

aluminium kozijnen renovatieprofilering
Reynaers slim line 38 Ferro
bronskleur metallic

staal, profilering als UNP-profiel
bronskleur metallic

beton, toevoeging 3% titaandioxide



GEVELFRAGMENT

1:50



dakrand staal, profilering als UNP-profiel
bronskleur metallic

stalen paneel geperforeerd
bronskleur metallic



staal, profilering als UNP-profiel
bronskleur metallic

beton, toevoeging 3% titaandioxide
terugliggend gevelvlak

aluminium vliesgevel
CW50-SL slim line
bronskleurig metallic

GEVELFRAGMENT

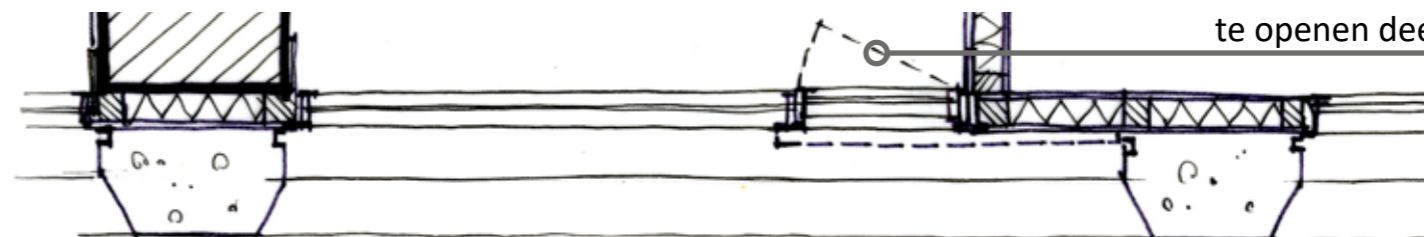
1:50



zonwering verdekt gedetailleerd

wand- en vloeropbouw volgens opgave constructeur

GEVELFRAGMENT EN SCHETSDOORSNEDES



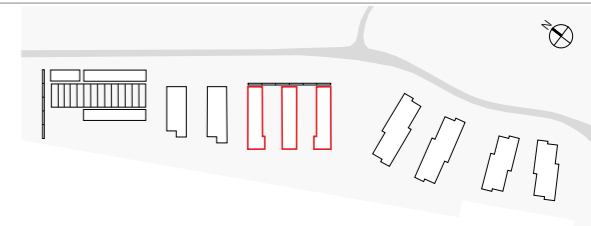
te openen deel achter paneel

1:20



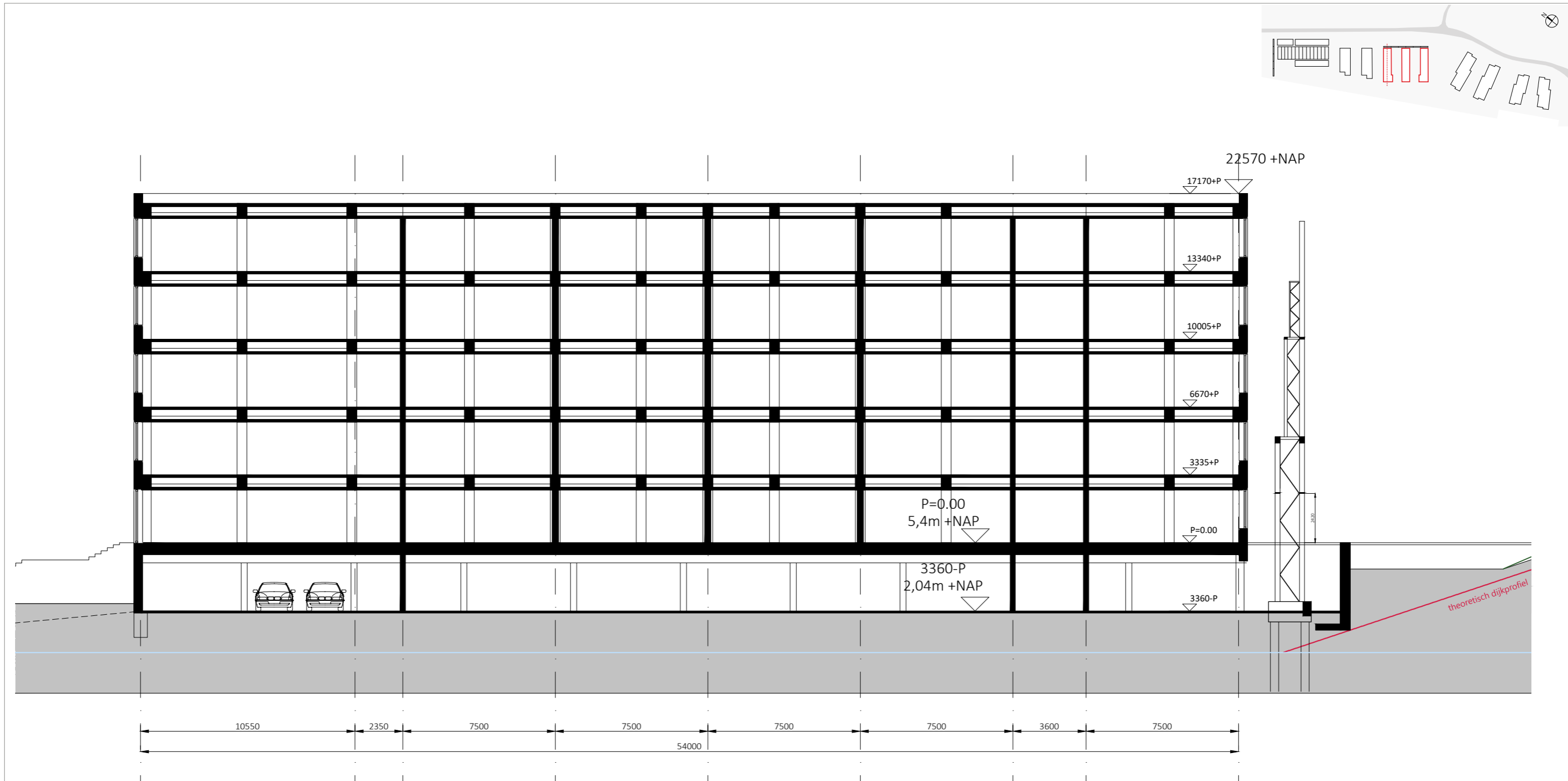
An architectural rendering of a modern, multi-story brick building. The building features a prominent glass walkway or bridge structure that spans across the front facade. The walkway is supported by a dark metal frame. The building has several windows and a brick exterior. In the foreground, there is a paved area with a few people walking, some holding umbrellas, suggesting a rainy day. A silver car is parked on the left side. The overall scene is set in an urban environment with some greenery and trees in the background.

**LOODSAPPARTEMENTEN
DEEL C**



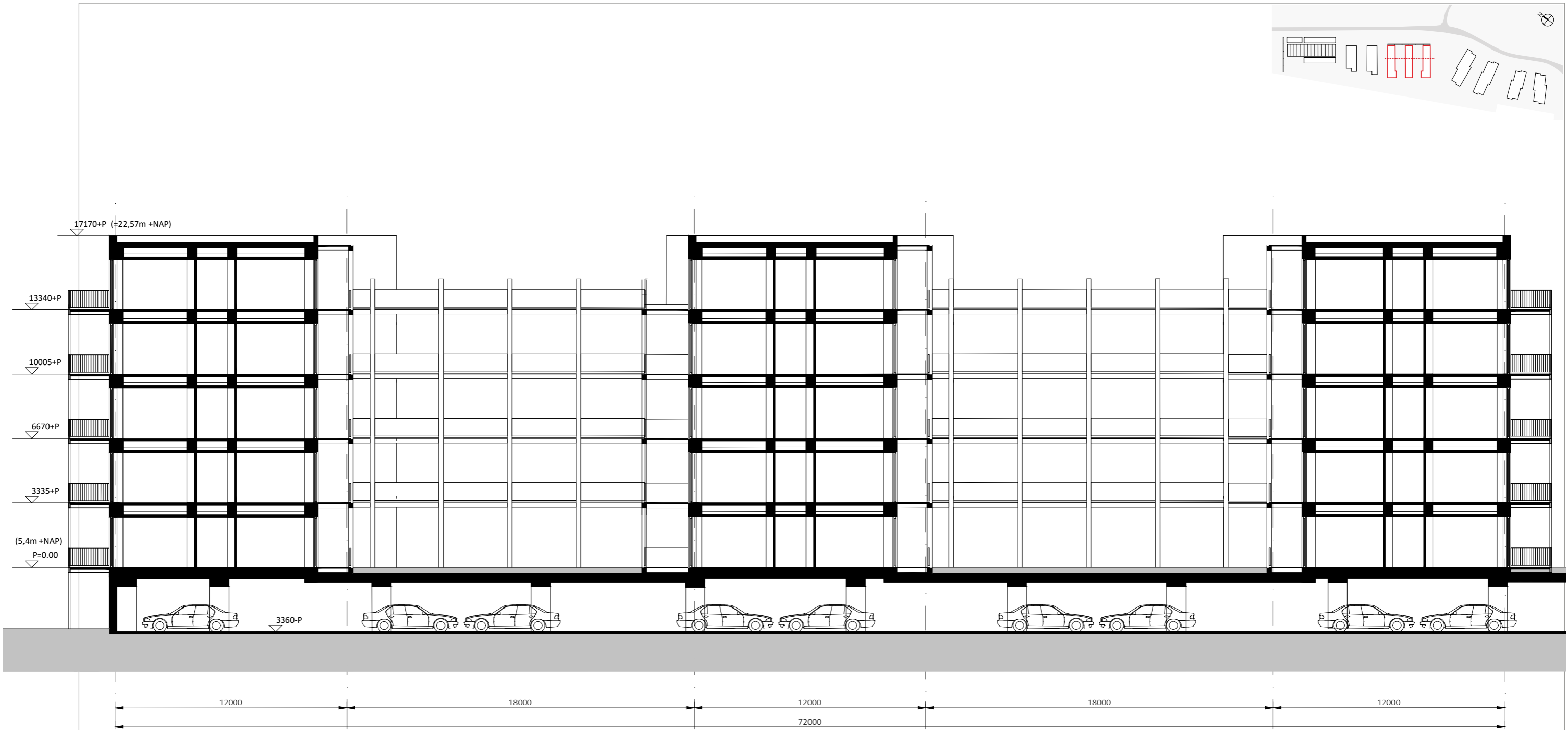
SITUATIE DEEL C

1:500



DOORSNEDE C1

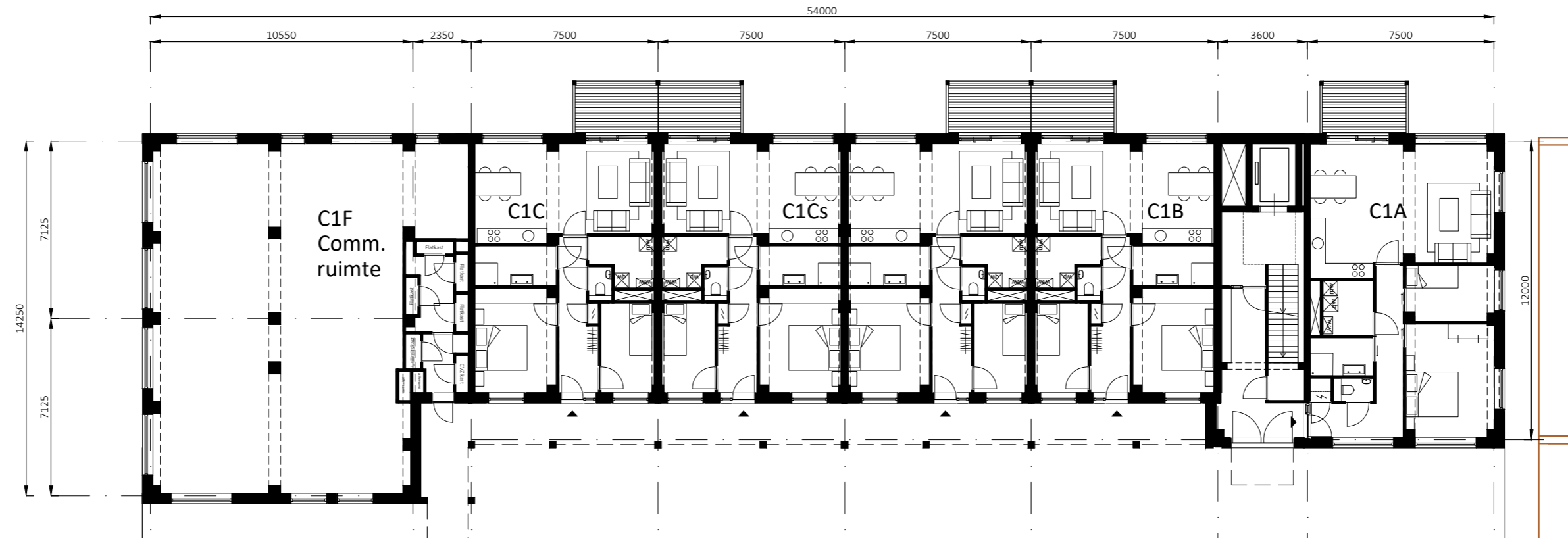
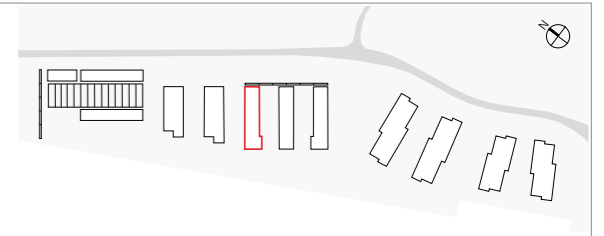
1:200



DOORSNEDE C2

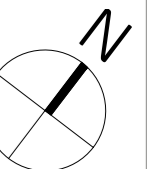
1:200

BLOK C1



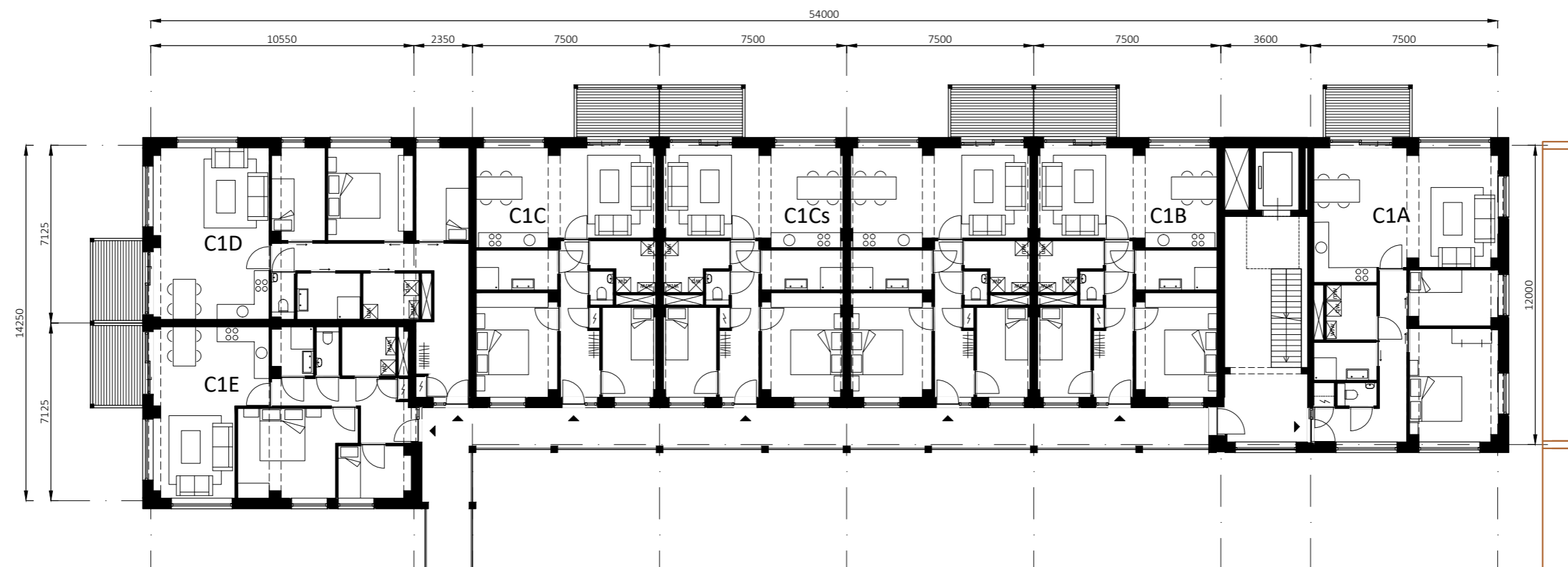
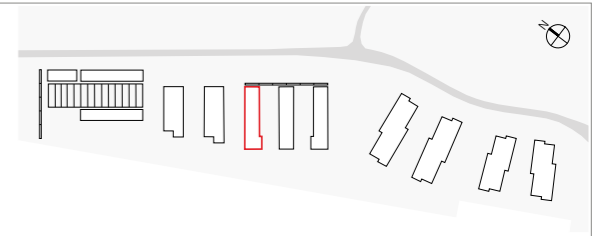
NIVO 1
PEIL=0.00 (5400 +NAP)

PLATTEGRONDEN



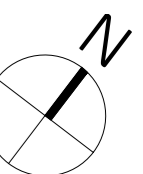
1:200

BLOK C1



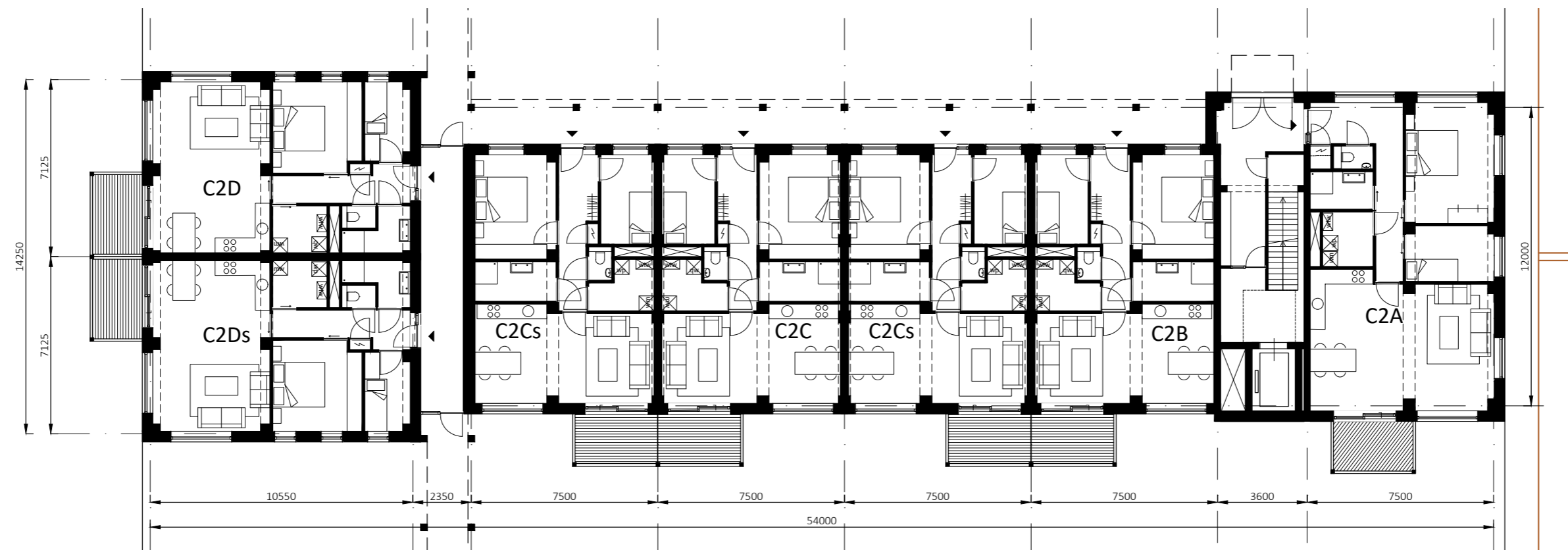
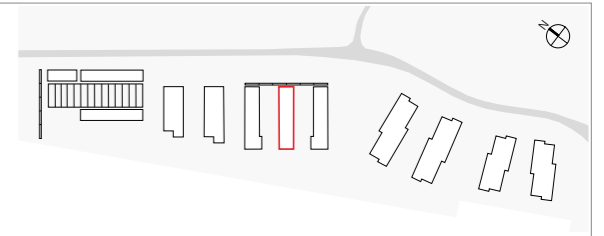
NIVO 2-4

PLATTEGRONDEN



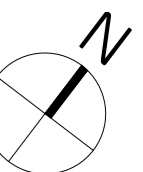
1:200

BLOK C2



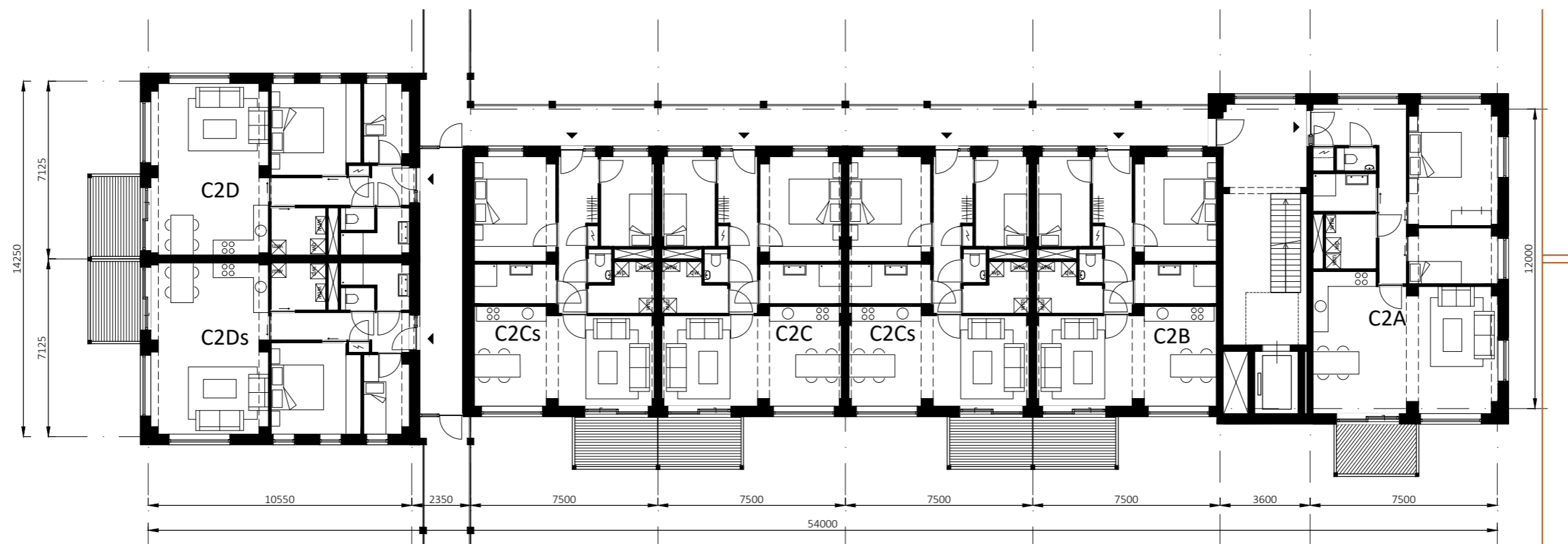
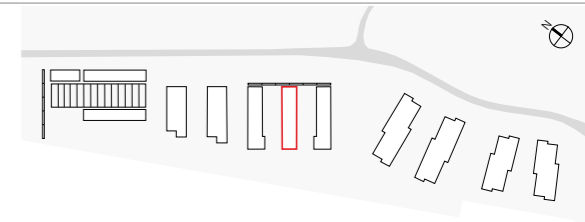
NIVO 1
PEIL=0.00 (5400 +NAP)

PLATTEGRONDEN



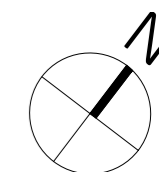
1:200

BLOK C2



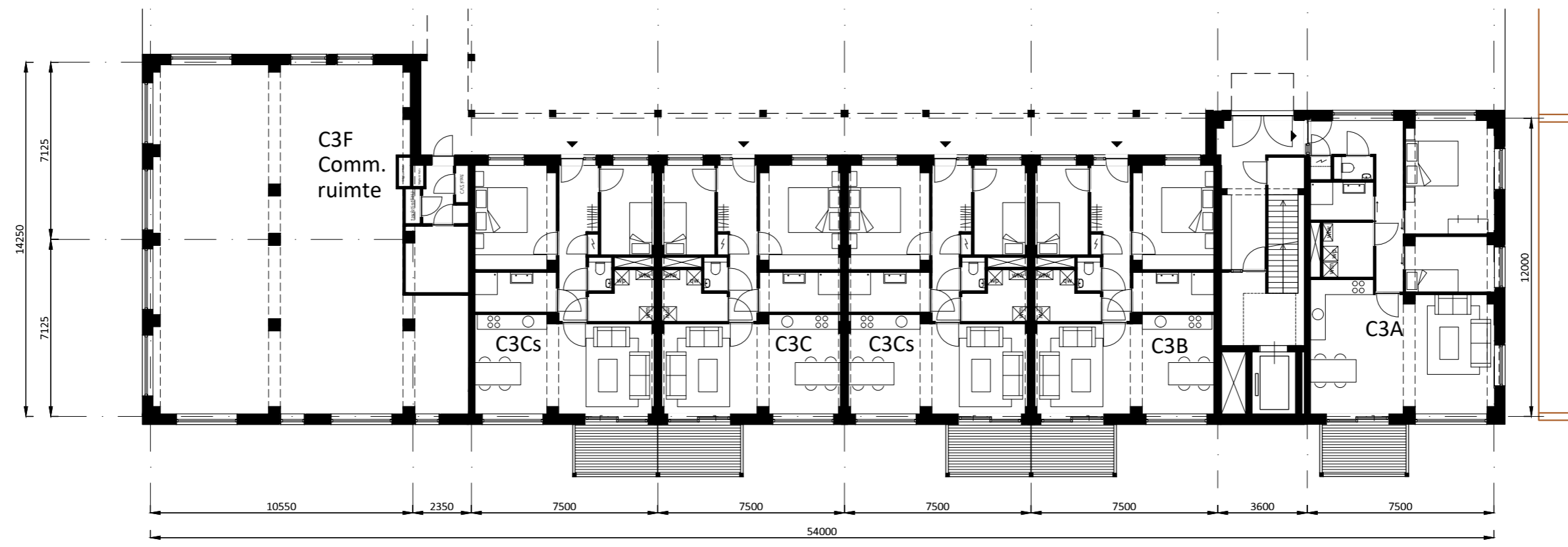
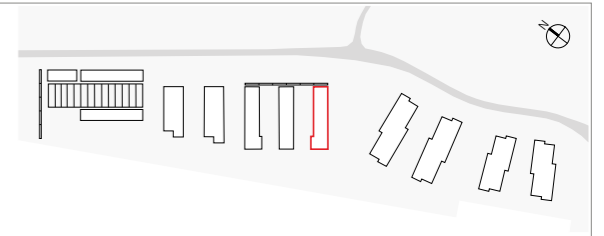
NIVO 2-4

PLATTEGRONDEN



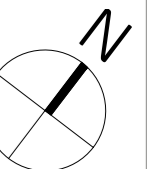
1:200

BLOK C3



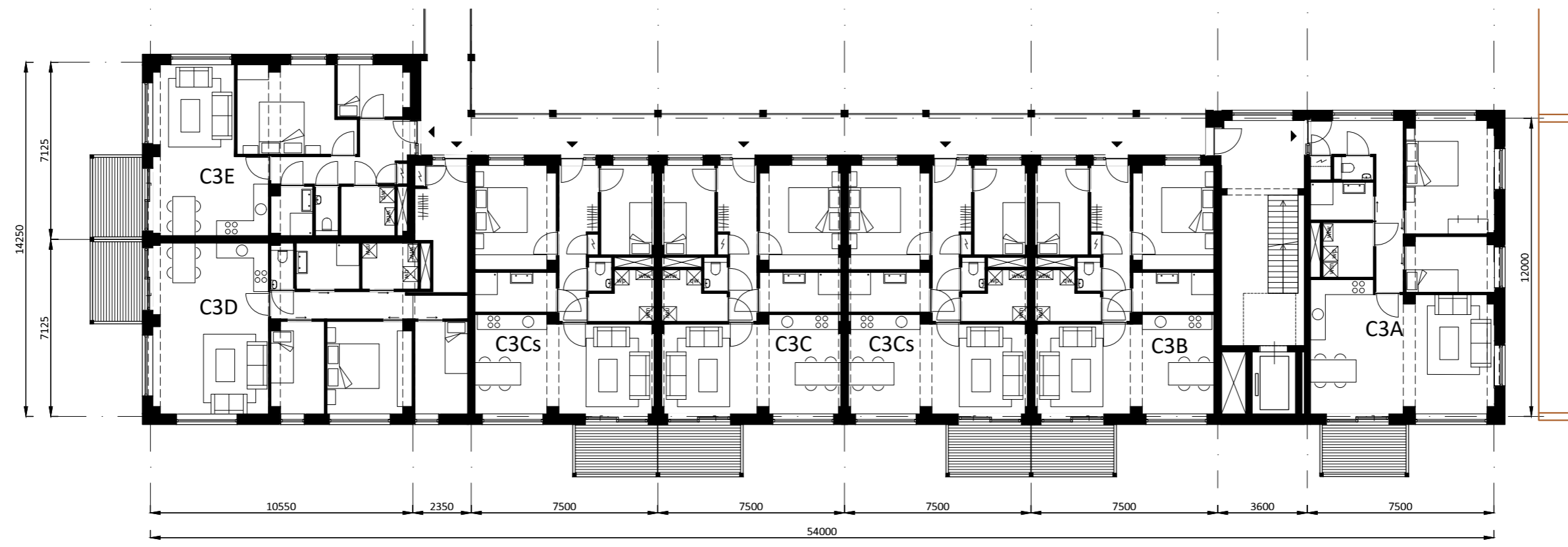
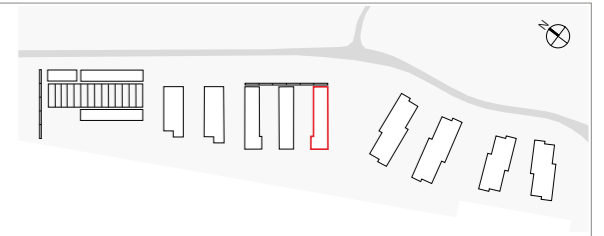
NIVO 1
PEIL=0.00 (5400 +NAP)

PLATTEGRONDEN



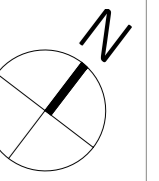
1:200

BLOK C3



NIVO 2-4

PLATTEGRONDEN



1:200



NOORD-OOST GEVEL



GEVELS

ZUID-WEST GEVEL

1:200



NOORD-WEST GEVEL



ZUID-OOST GEVEL

GEVELS

1:200



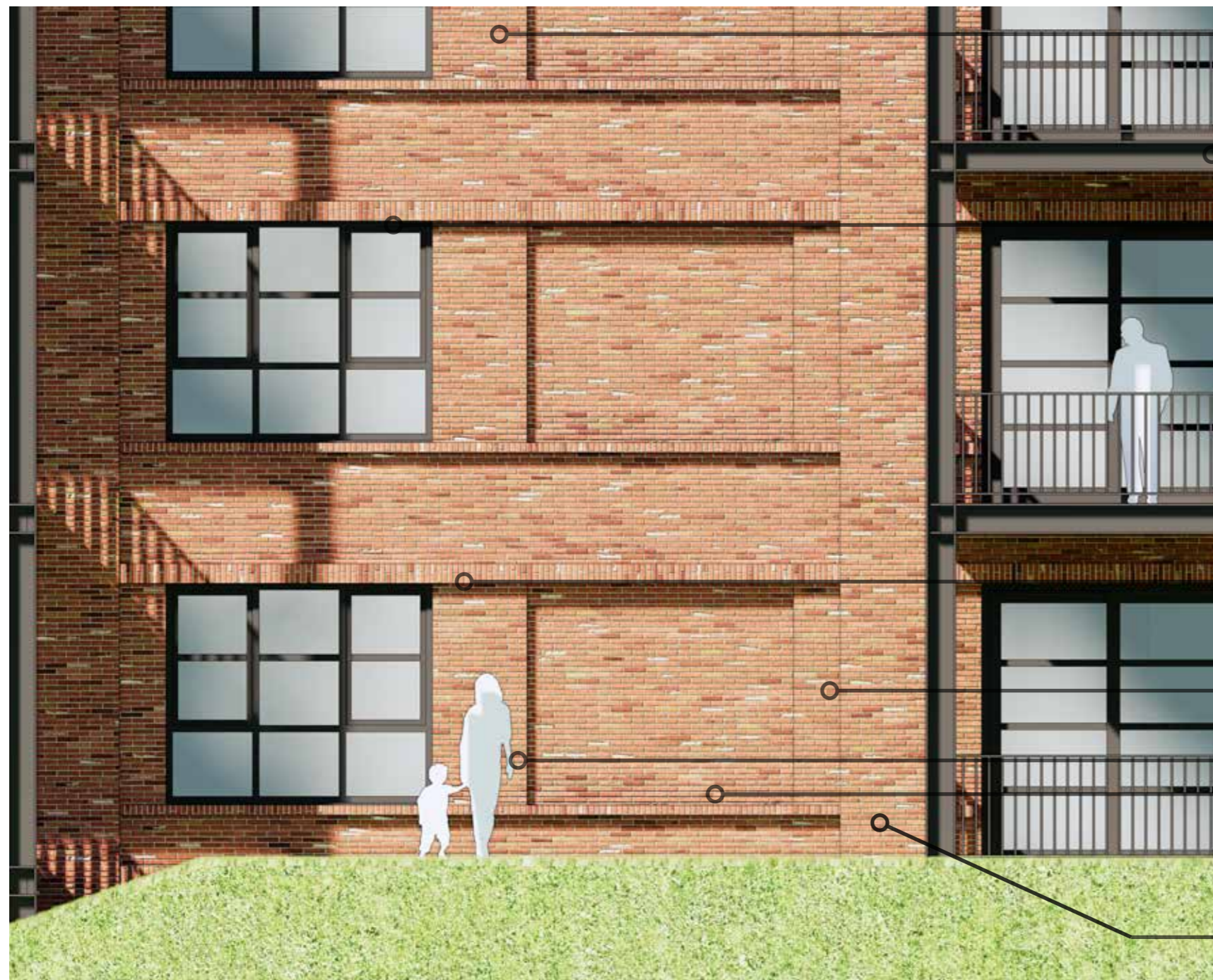
BINNENGEVEL GALERIJ



GEVELS

BINNENGEVEL BALKONS

1:200



metselwerk/ steenstrips

balkons bestaande uit staalprofielen met houten vloerdelen, stripstalen hekwerk

aluminium kozijnen renovatieprofilering
Reynaers slim line 38 Ferro



rollaag staand metselwerk (1strek 210mm hoog)
30mm naar voren

metselwerk/ steenstrips

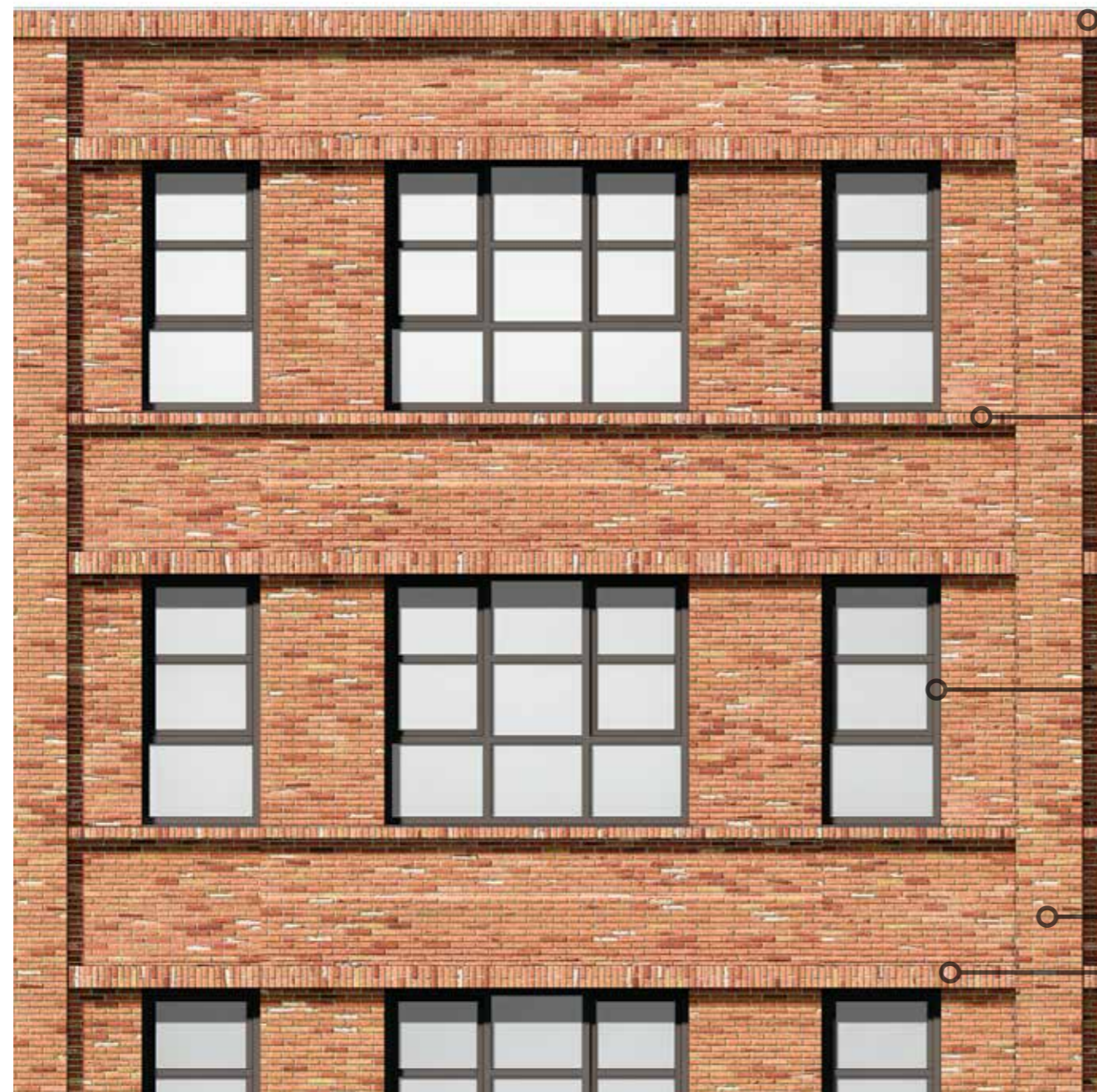
metselwerk/ steenstrips

metselwerk 70mm terugliggend

metselwerk penant 70mm uitstekend

GEVELFRAGMENT

1:50



dakrand rollaag staand metselwerk (1strek 210mm hoog)
100mm naar voren
afgedekt met zinken kraal

rollaag staand metselwerk (1strek 210mm hoog)
30mm naar voren
zonwering verdekt gedetailleerd

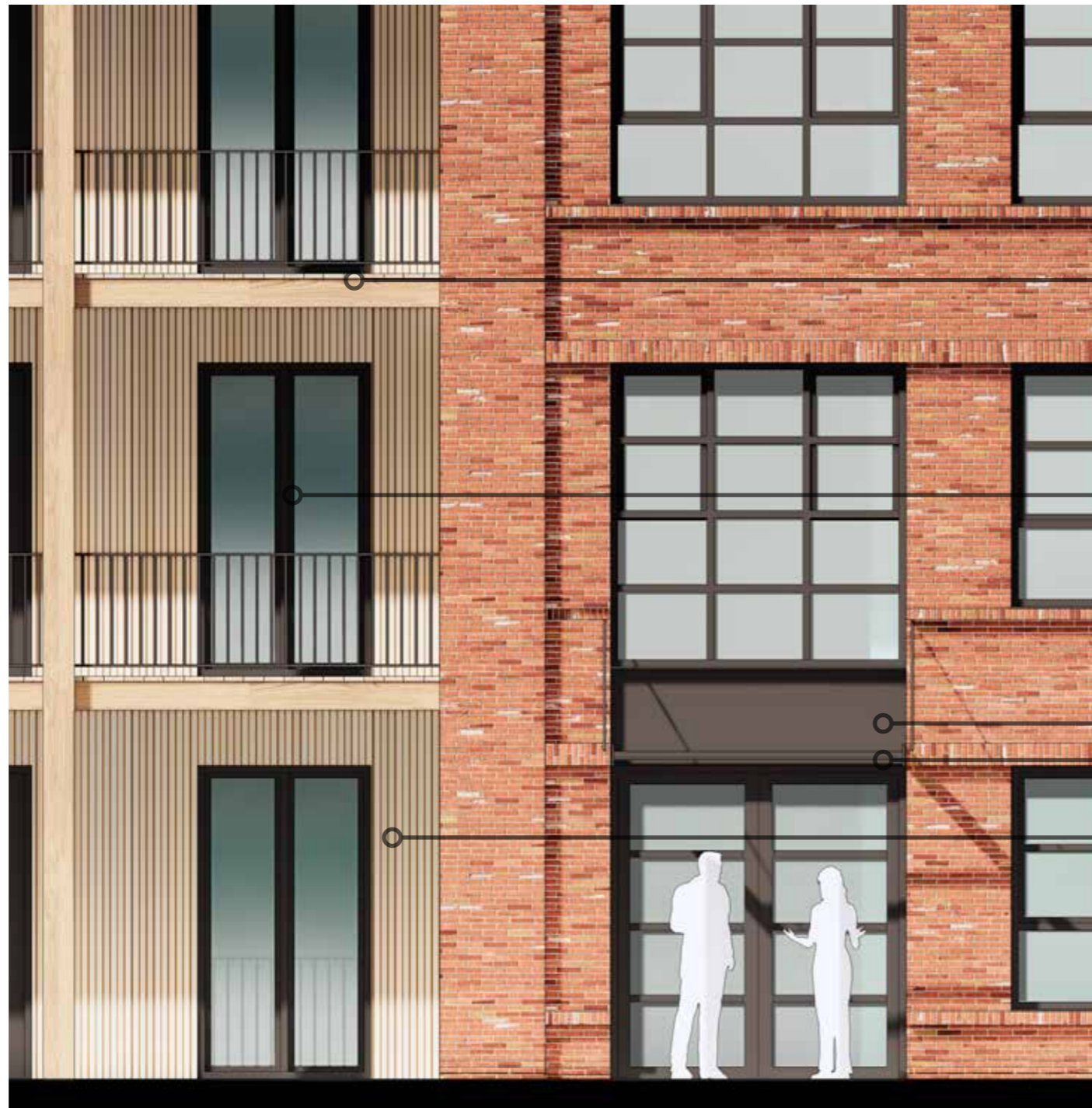
aluminium kozijnen renovatieprofilering
Reynaers slim line 38 Ferro
aluminium waterslag

metselwerk penant 70mm uitstekend

rollaag staand metselwerk (1strek 210mm hoog)
30mm naar voren
zonweering verdekt gedetailleerd

GEVELFRAGMENT

1:50



houten galerij
stripstalen hekwerk

aluminium kozijnen renovatieprofilering
Reynaers slim line 38 Ferro

aluminium zetwerk
stalen luifel

houten gevel, latten 60mm breed
platowood fraké

GEVELFRAGMENT

1:50





An architectural rendering of a modern, multi-story apartment building. The building features a prominent glass facade with vertical wooden slats and balconies. The balconies are partially enclosed with glass and have greenery growing on them. The building is set on a grassy slope with some trees and a paved path in the foreground. The overall style is clean and contemporary.

**RIVIERAPPARTEMENTEN
DEEL D**



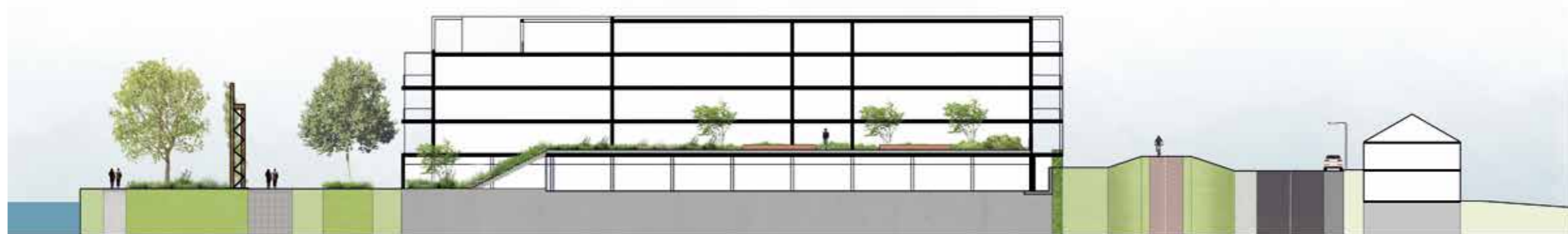
DOORSNEDE D

BLOK D1

BLOK D2

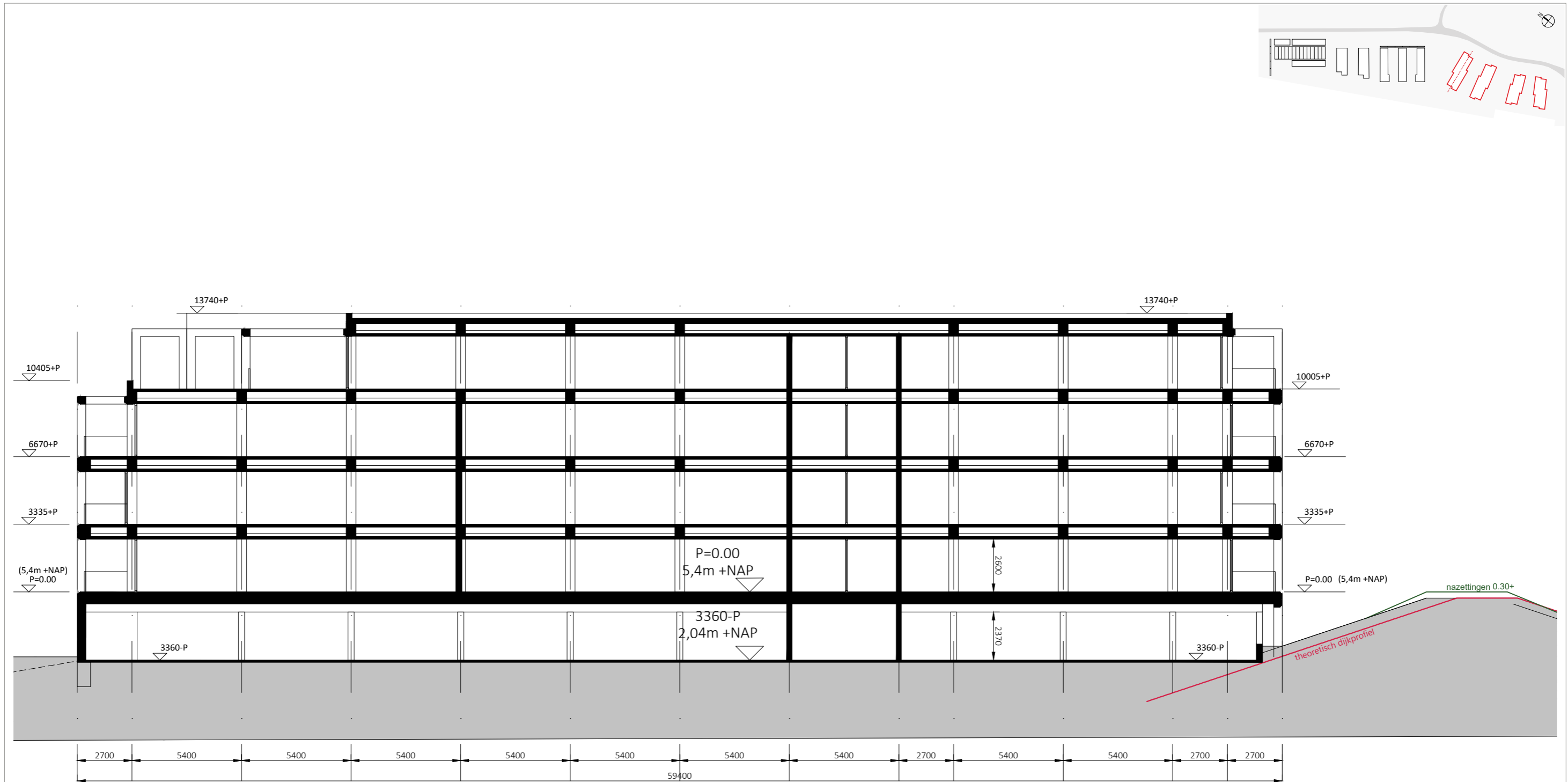
BLOK D3

BLOK D4



SITUATIE DEEL D

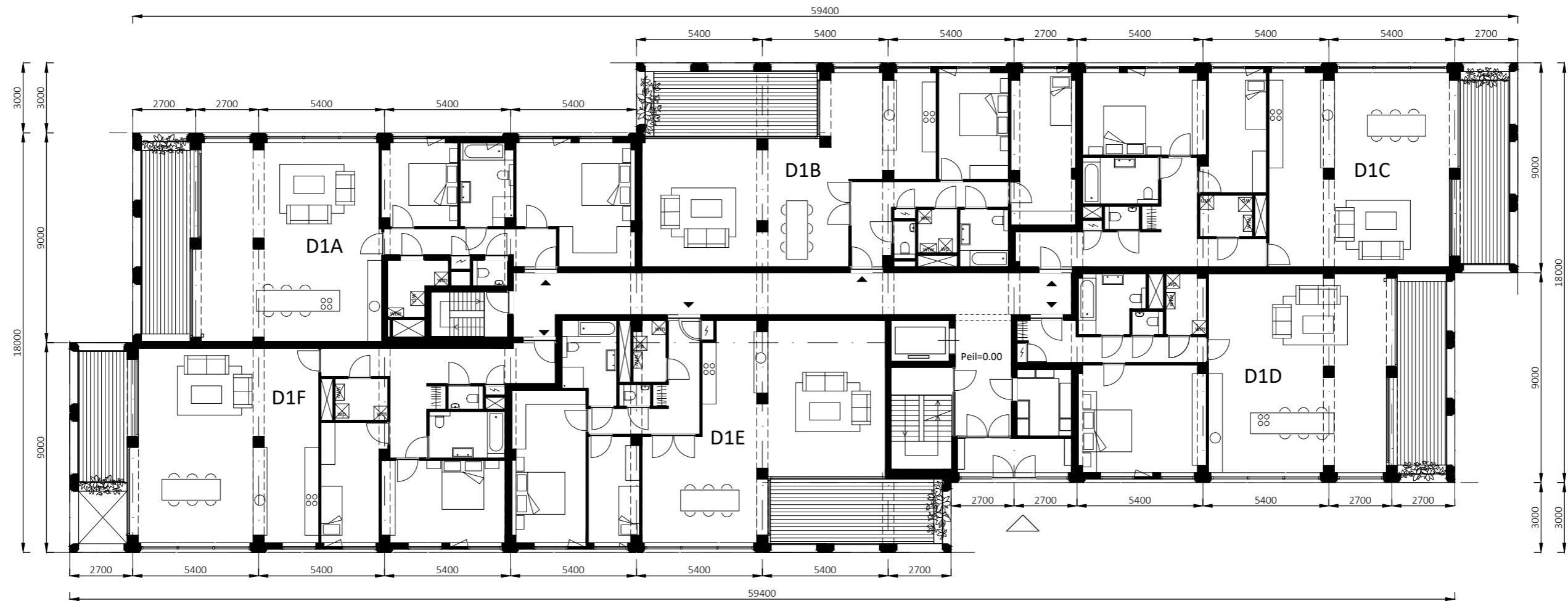
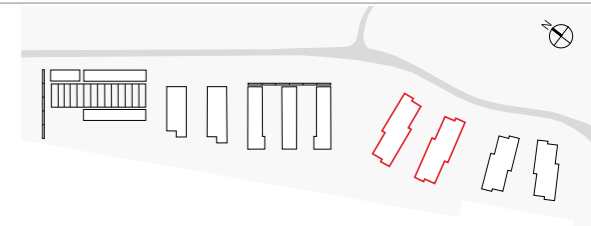
1:500



DOORSNEDE D

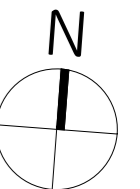
1:200

BLOK D1
BLOK D2 IS GESPIEGELD



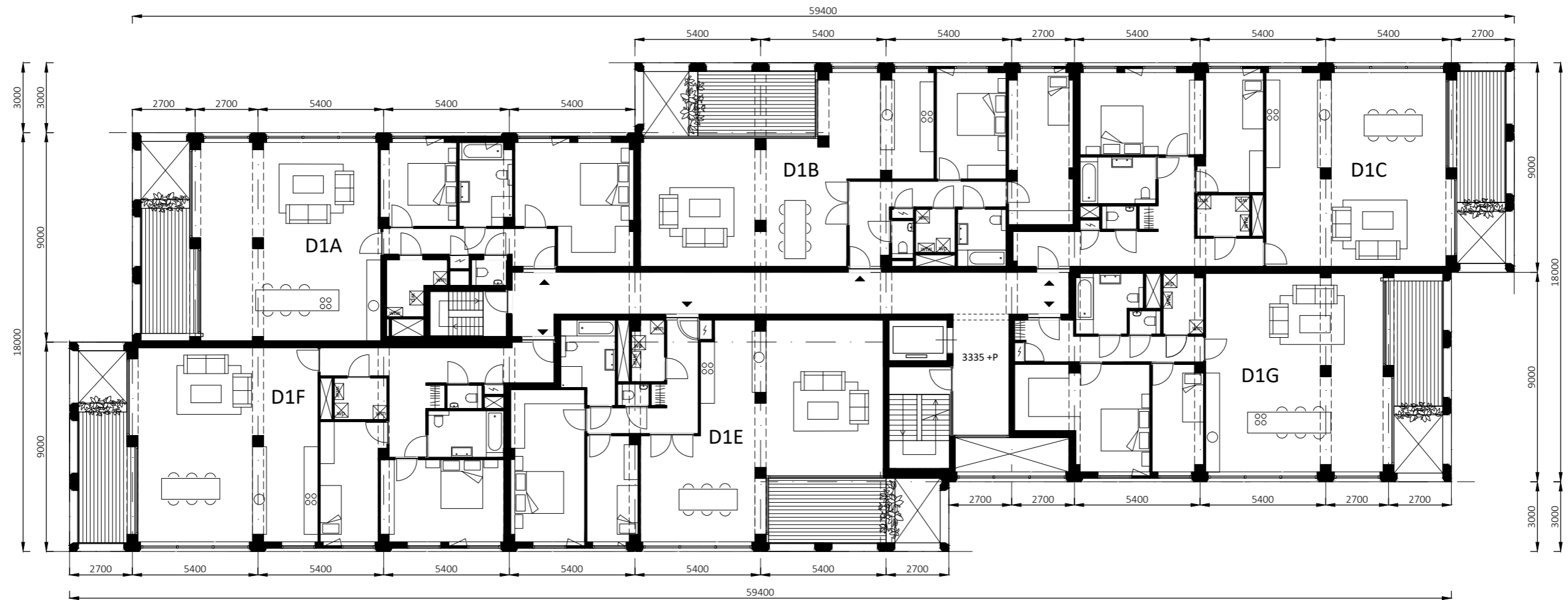
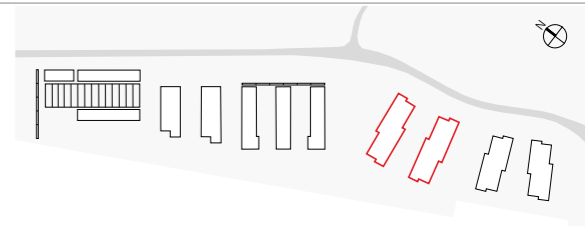
NIVO 1
PEIL=0.00 (5400 +NAP)

PLATTEGRONDEN



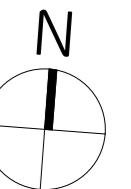
1:200

BLOK D1
BLOK D2 IS GESPIEGELD



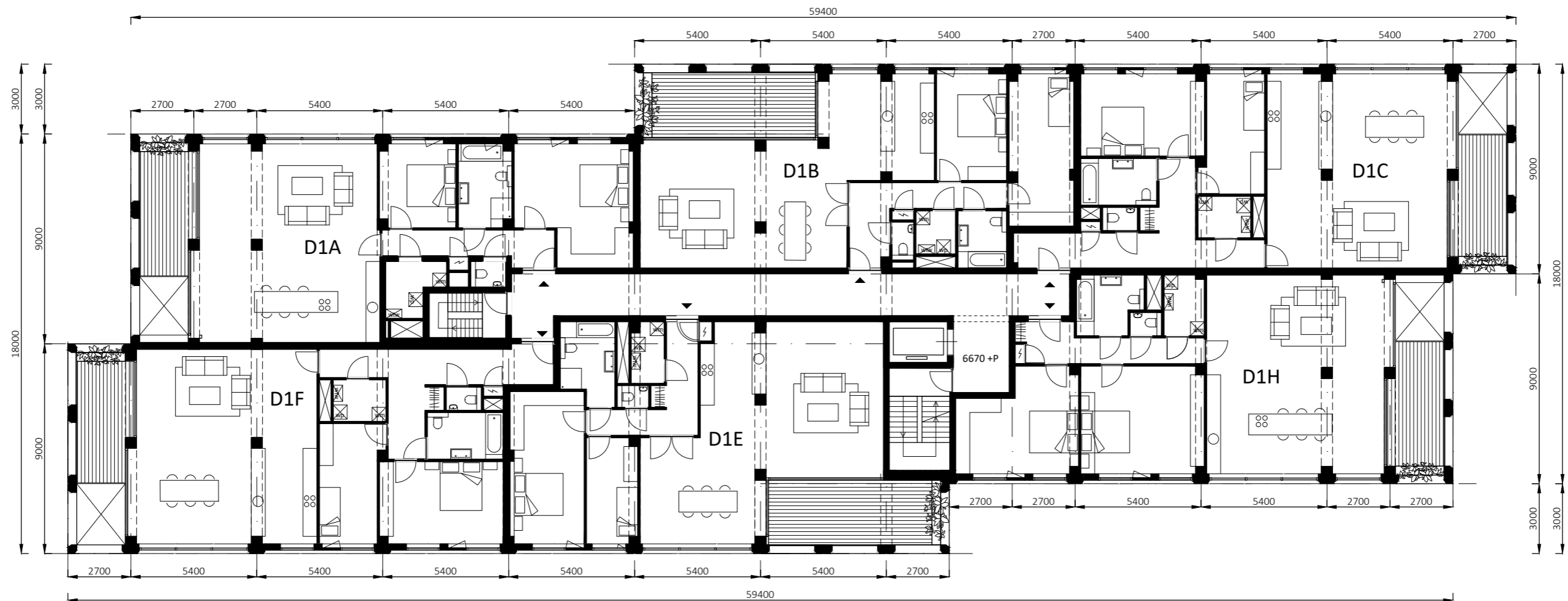
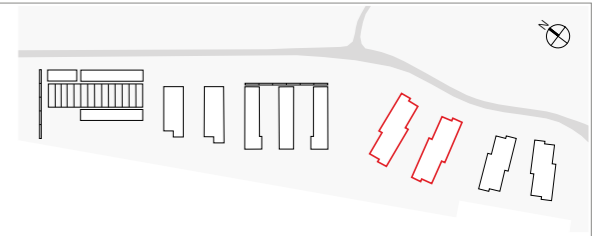
NIVO 2
PEIL= +3335 (8735 +NAP)

PLATTEGRONDEN



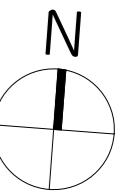
1:200

BLOK D1
BLOK D2 IS GESPIEGELD



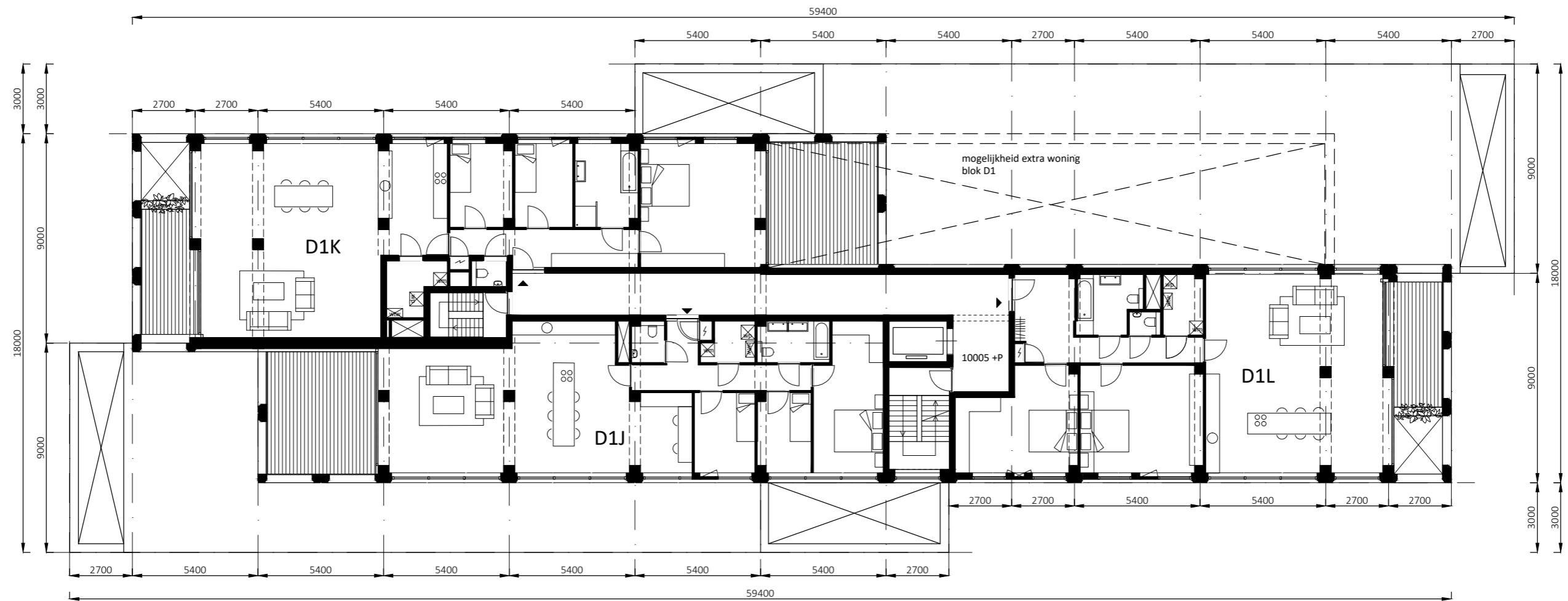
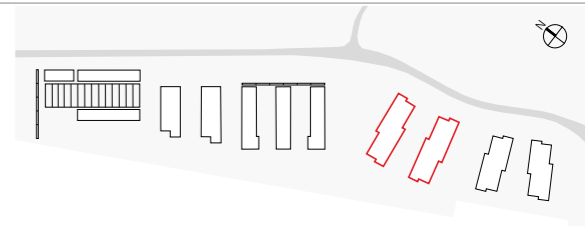
NIVO 3
PEIL= +6670 (12070 +NAP)

PLATTEGRONDEN



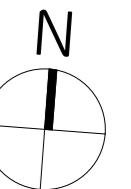
1:200

BLOK D1
BLOK D2 IS GESPIEGELD



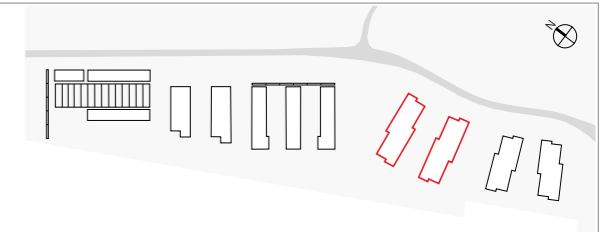
NIVO 4
PEIL= +10005 (15405 +NAP)

PLATTEGRONDEN



1:200

BLOK D1
BLOK D2 IS GESPIEGELD



DIJK GEVEL



GEVELS

ENTREE GEVEL

1:200

BLOK D1
BLOK D2 IS GESPIEGELD



WATER GEVEL



PARKEER ENTREE GEVEL

GEVELS

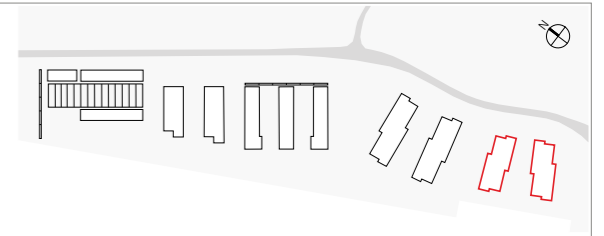
1:200

BLOK D1
BLOK D2 IS GESPIEGELD



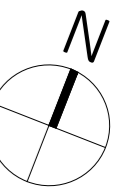
IMPRESSIES

BLOK D3
BLOK D4 IS GESPIEGELD



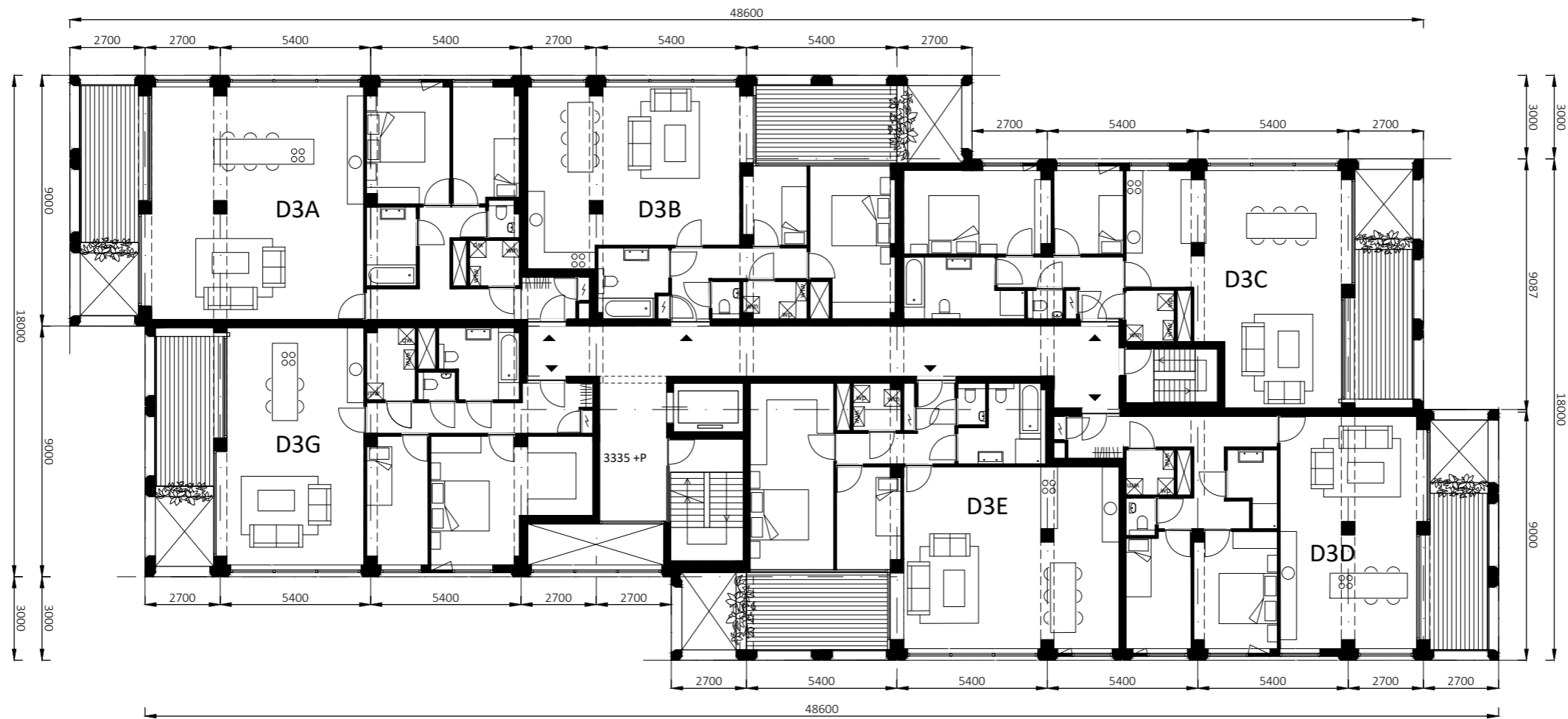
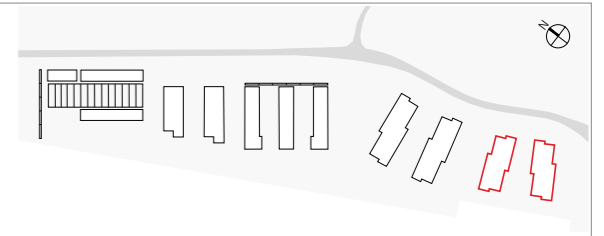
NIVO 1
PEIL=0.00 (5400 +NAP)

PLATTEGRONDEN



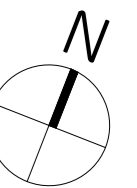
1:200

BLOK D3
BLOK D4 IS GESPIEGELD



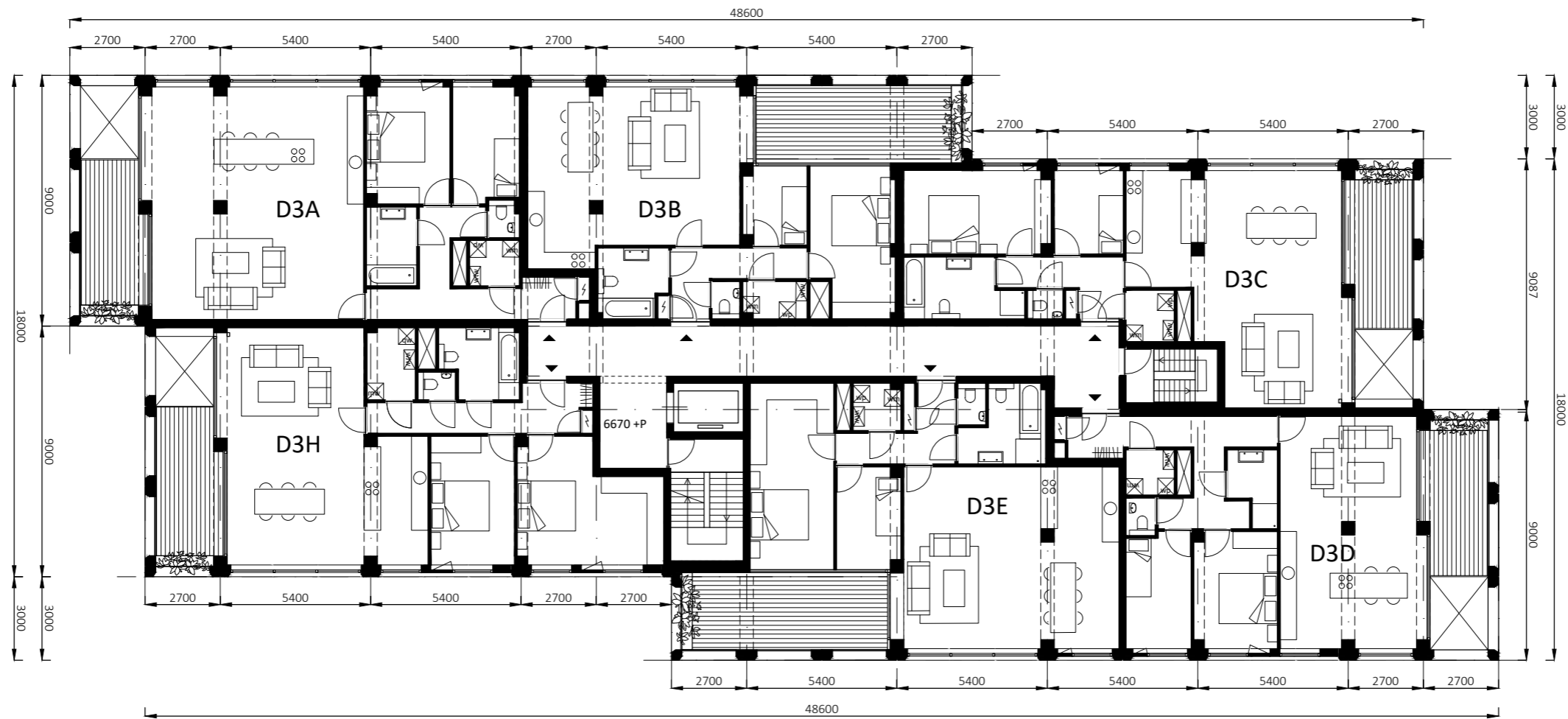
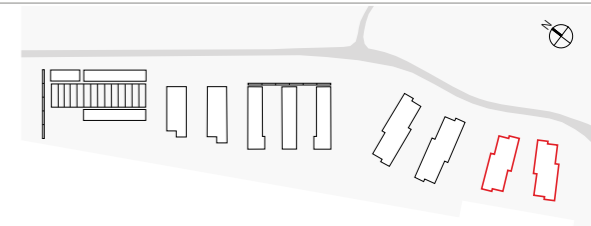
NIVO 2
PEIL= +3335 (8735 +NAP)

PLATTEGRONDEN



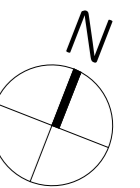
1:200

BLOK D3
BLOK D4 IS GESPIEGELD



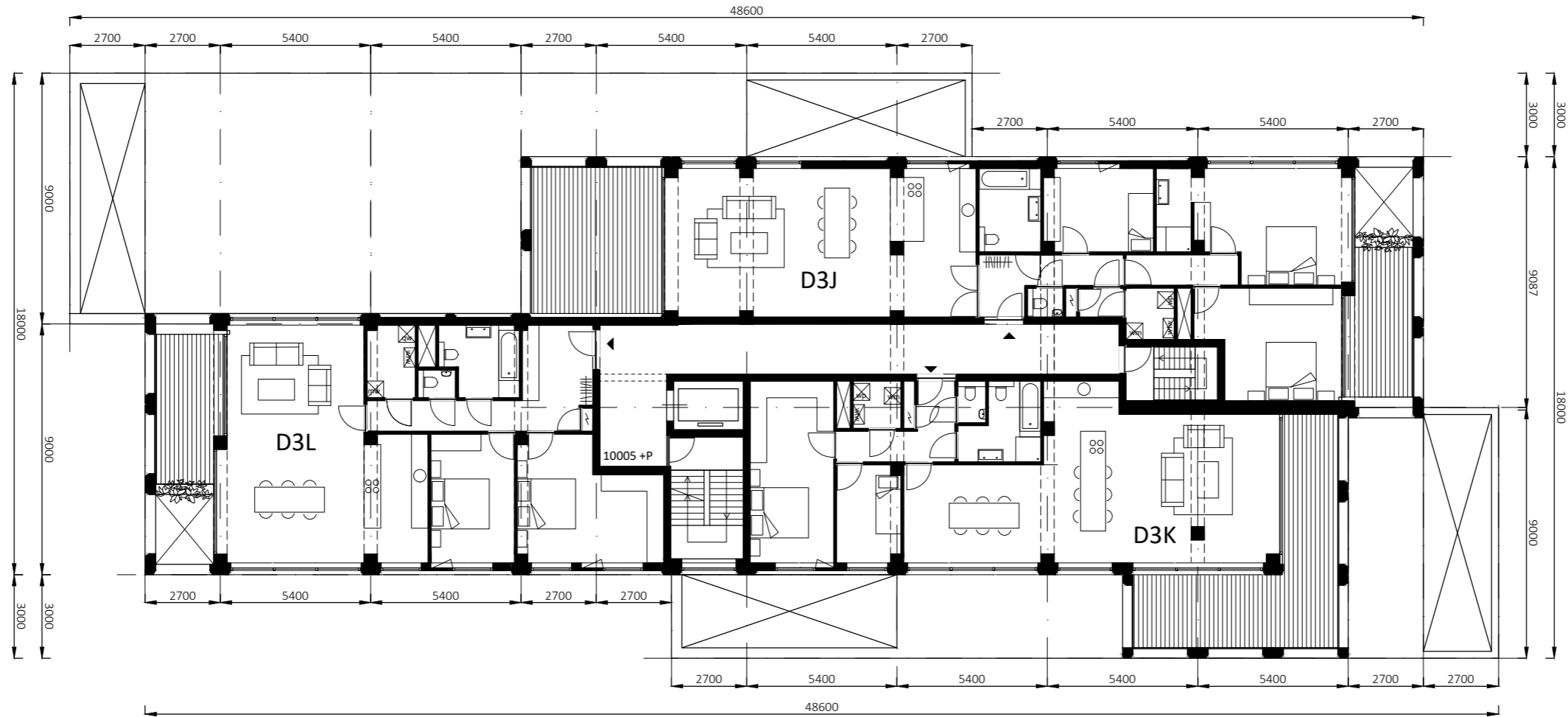
NIVO 3
PEIL= +6670 (12070 +NAP)

PLATTEGRONDEN



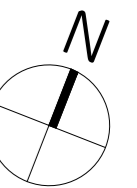
1:200

BLOK D3
BLOK D4 IS GESPIEGELD



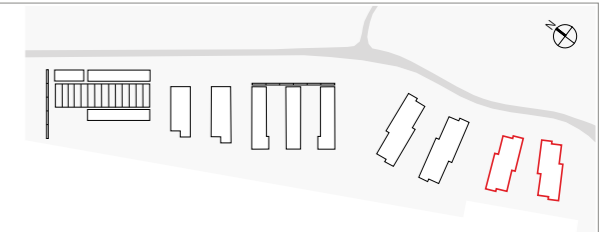
NIVO 4
PEIL= +10005 (15405 +NAP)

PLATTEGRONDEN



1:200

BLOK D3
BLOK D4 IS GESPIEGELD



DIJK GEVEL

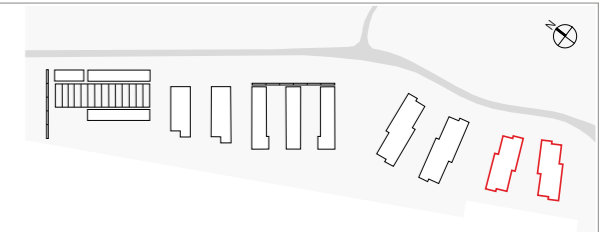


ENTREE GEVEL

GEVELS

1:200

BLOK D3
BLOK D4 IS GESPIEGELD



WATER GEVEL

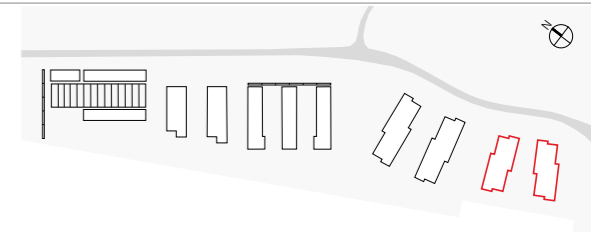


TUSSEN GEVEL

GEVELS

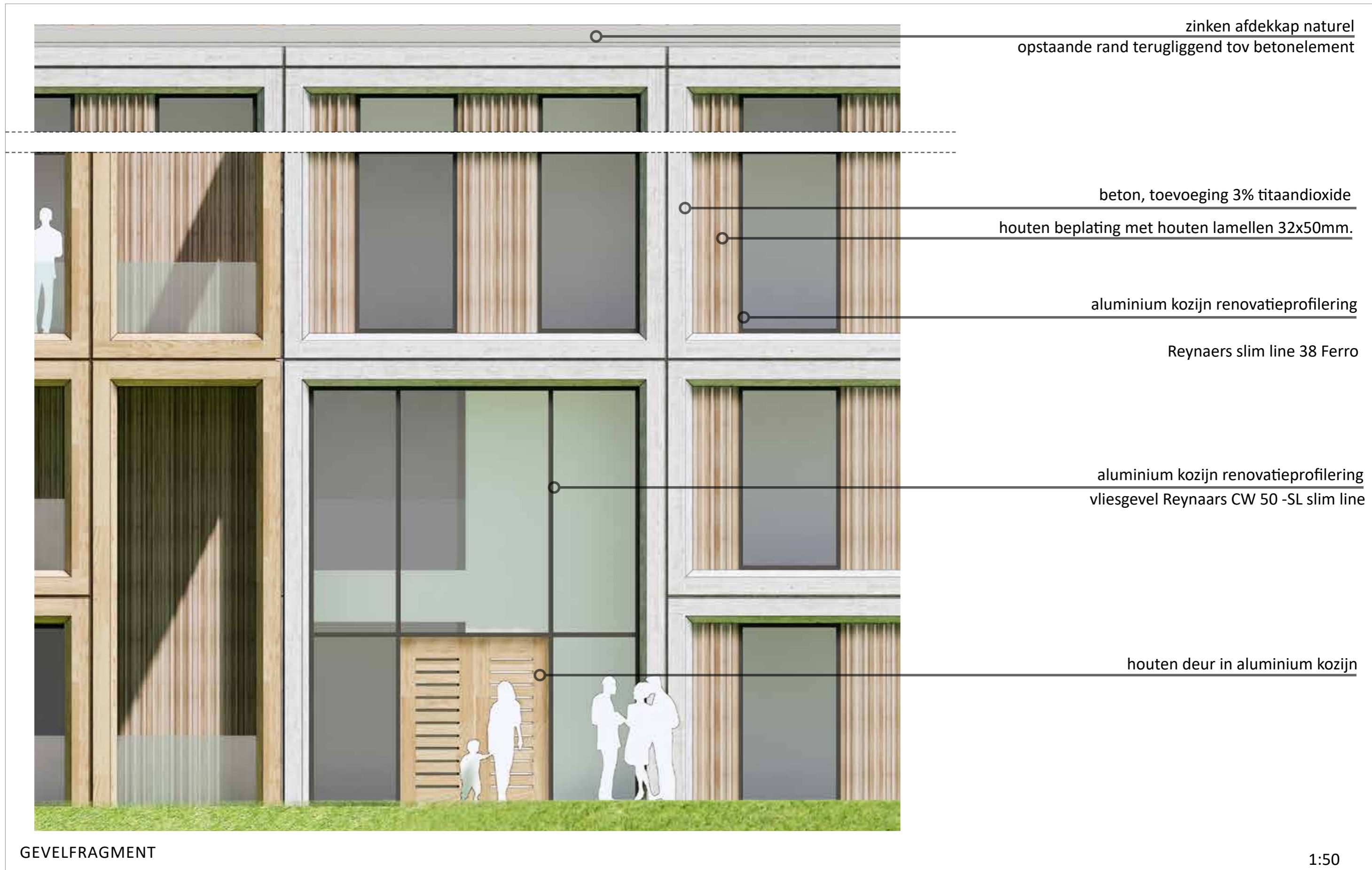
1:200
1:200

BLOK D3
BLOK D4 IS GESPIEGELD



IMPRESSIES







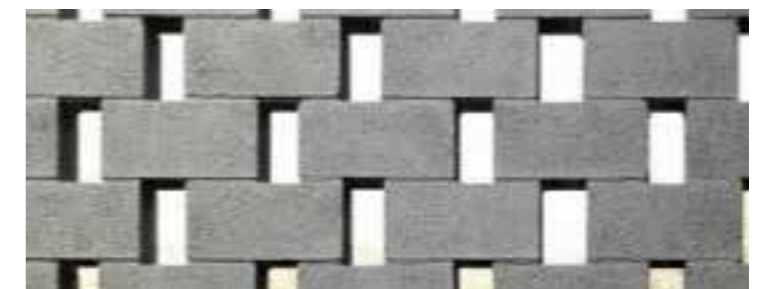
houten beplating met houten lamellen 32x50mm.
platowood fraké



houten elementen

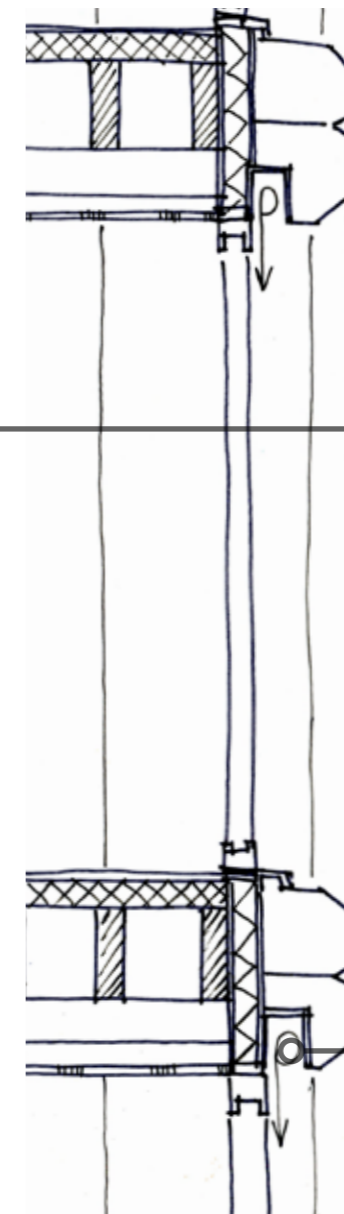
glazen hekwerk ingeklemd in u-proefiel

gestapelde betonelementen toevoeging 3% titaandioxide



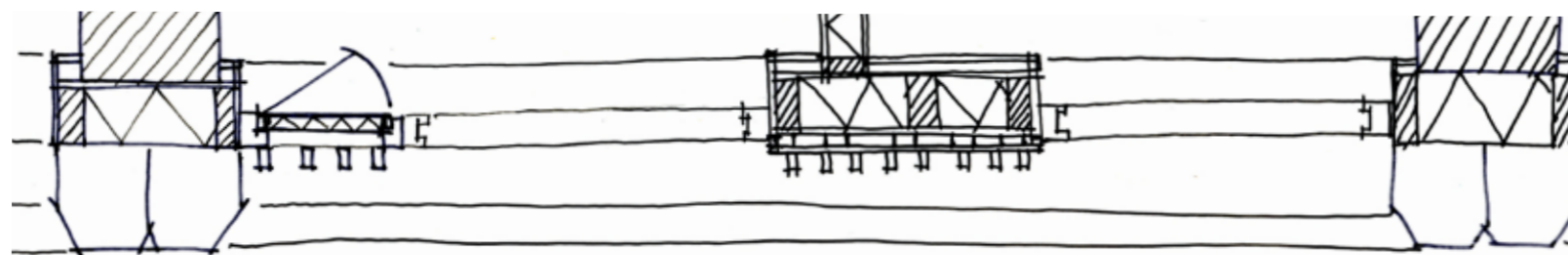
GEVELFRAGMENT

1:50



ventilatieluik
draai-/ kiepdeel achter
lamellen

zonwering verdekt gedetailleerd



GEVELFRAGMENT

1:30

BIJLAGE

Project: 1967 - Noorderlicht Alblasterdam
Fase: VO
Datum: 18 december 2020 versie: Voorlopig ontwerp definitief

VAN AKEN
 CONCEPTS | ARCHITECTURE | ENGINEERING

overzicht VO telmodel 01 - 18 december 2020

cat.	uitgangspunt			cijfers telmodel			verschillen
	aantal	%	GO*	aantal	%	GO*	aantallen
commercieel	-	-	m ²	0	-	306 m ²	306 m ² meer
a 60-80 m ²	160	60	11200 m ²	105	41	7429 m ²	-55 st. minder
b 80-100 m ²			0 m ²	44	17	3907 m ²	44 st. méér
c 100-140 m ²	82	31	11480 m ²	100	39	12294 m ²	18 st. méér
d >140 m ²	25	9	3875 m ²	9	3	1349 m ²	-16 st. minder
totalen	267	100	26555 m²	258	100	25285 m²	-1270 m² GO minder

GBO/BVO 79%

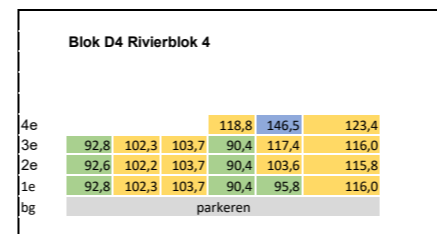
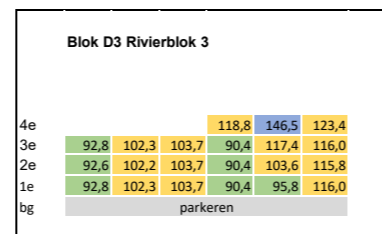
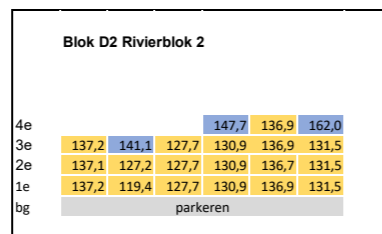
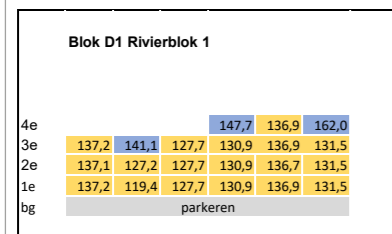
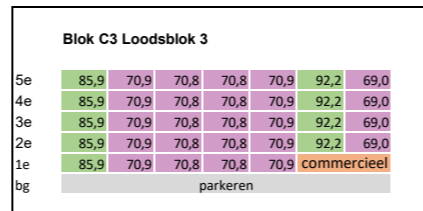
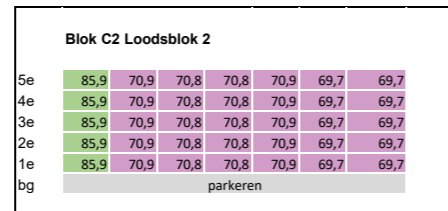
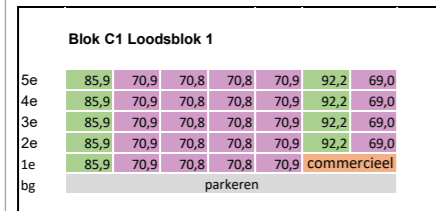
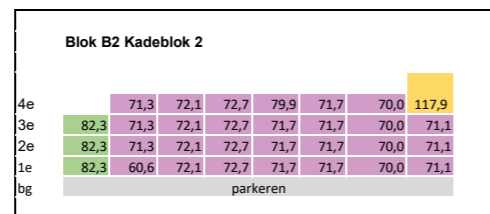
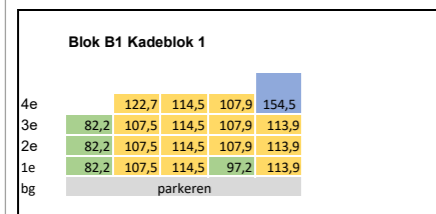
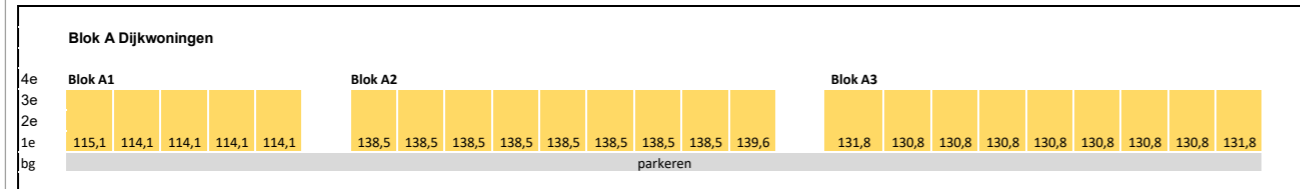
bij GO/BVO = 75%

BVO 34935 m²

32193 m²

-2742 m² BVO minder * BVO is berekend inclusief verkeersruimten binnen

	aantal	GO				totaal	m ²
		Blok 1	blok 2	blok 3	blok 4		
Dijkwoningen	23	571,5	1247,6	1179,2		2998,3	m ²
Kadeappartementen	50	2066,9	2293,6			4360,5	m ²
Loodsappartementen	101	2491,3	2543,5	2491,3		7526,1	m ²
Rivierappartementen	84	2826,6	2826,6	2220,6	2220,6	10094,4	m ²
Totaal woningen	258					24979,3	m²
Commercieel						306	m ²
				Totaal		25285,1	m²



Berekening aantal benodigde autoparkeerplaatsen

Project: 1967 - Noorderlicht Alblasserdam
 Datum: 18 december 2020
 versie: 1

VAN AKEN
 CONCEPTS | ARCHITECTURE | ENGINEERING

Parkeergarage 1									
	aantal	Parkeernorm gemeente	PP bewoners	bezoekersratio	PP Bezoekers	Totaal			
Dijkwoningen	23	1,7	39,1	0,3	7	46			
Kadeappartementen	50	1,7	85	0,3	15	100			
Loodsappartementen	101	1,5	151,5	0,3	30	182			
TOTAAL	174		276,0		53	329			
TOTALEN ZONDER AUTODELEN EN DUBBELGEBRUIK									
Parkeren bewoners	276								
Parkeren bezoekers	53								
Parkeren totaal	329								
SALDEREN PARKEERPLAATSEN									
	0								
Vervangen van 25 % van de bewonersparkings door deelwagens à rato van 1 per 7 parkeerplaatsen									
25%	69								
Compensatie met deelauto's	10								
Nieuw totaal bewonersplaatsen	217								
Traditionele parkeernorm gemiddeld	1,6								
Parkeernorm bewoners met autodelen en salderen beschikbare parkeerplaatsen	1,246								
TOTALEN MET AUTODELEN EN DUBBELGEBRUIK									
Parkeren bewoners	217								
Parkeren bezoekers	53								
Parkeren totaal	270								
Dubbel gebruik parkeerplaatsen									
		Werkdag ochtend	Werkdag middag	Werkdag avond	Koop-avond	Werkdag nacht	Zaterdag middag	Zaterdag avond	Zondag middag
Woningen bewoners (bezettingsgraad)		50%	50%	90%	80%	100%	60%	80%	70%
Woningen bezoekers (bezettingsgraad)		10%	20%	5%	5%	0%	60%	100%	70%
Behoefte # PP o.b.v. gelijktijdigheid									
		Werkdag ochtend	Werkdag middag	Werkdag avond	Koop-avond	Werkdag nacht	Zaterdag middag	Zaterdag avond	Zondag middag
Parkeren bewoners	217	109	109	196	174	217	131	174	152
Parkeren bezoekers	53	6	11	3	3	0	32	53	38
Totale behoefte		115	120	199	177	217	163	227	190
Max. behoefte	227								

Parkeergarage 2									
	aantal	Parkeernorm gemeente	PP bewoners	bezoekersratio	PP Bezoekers	Totaal			
Rivierappartementen	84	1,7	142,8	0,3	25	168			
TOTAAL	84		143,0		26	169			
TOTALEN ZONDER AUTODELEN EN DUBBELGEBRUIK									
Parkeren bewoners	143								
Parkeren bezoekers	26								
Parkeren totaal	169								
SALDEREN PARKEERPLAATSEN									
	0								
Vervangen van 25 % van de bewonersparkings door deelwagens à rato van 1 per 7 parkeerplaatsen									
25%	36								
Compensatie met deelauto's	5								
Nieuw totaal bewonersplaatsen	112								
Traditionele parkeernorm gemiddeld	1,7								
Parkeernorm bewoners met autodelen en salderen beschikbare parkeerplaatsen	1,338								
TOTALEN MET AUTODELEN EN DUBBELGEBRUIK									
Parkeren bewoners	112								
Parkeren bezoekers	26								
Parkeren totaal	138								
Dubbel gebruik parkeerplaatsen									
		Werkdag	Werkdag	Werkdag	Koop-	Werkdag	Zaterdag	Zaterdag	Zondag
		ochtend	middag	avond	avond	nacht	middag	avond	middag
Woningen bewoners (bezettingsgraad)		50%	50%	90%	80%	100%	60%	80%	70%
Woningen bezoekers (bezettingsgraad)		10%	20%	5%	5%	0%	60%	100%	70%
Behoefte # PP o.b.v. gelijktijdigheid									
		Werkdag	Werkdag	Werkdag	Koop-	Werkdag	Zaterdag	Zaterdag	Zondag
		ochtend	middag	avond	avond	nacht	middag	avond	middag
Parkeren bewoners	112	57	57	102	90	113	68	90	79
Parkeren bezoekers	26	3	6	2	2	0	16	26	19
Totale behoefte		60	63	104	92	113	84	116	98
Max. behoefte	116								

Berekening aantal benodigde fietsparkeerplaatsen

Project: 1967 - Noorderlicht Alblasserdam
 Datum: 18 december 2020
 versie: 1

VAN AKEN
 CONCEPTS | ARCHITECTURE | ENGINEERING

Parkeergarage 1							
	aantal	norm CROW	in eigen berging	in stalling A	in stalling B	Bezoekers	Totaal
Rijwoningen		5	2	3		0,3	
Dijkwoningen	23	115	46	69		7	76
Appartementen		3	0	3	3	0,3	
Kadeappartementen	50	150	0	150		15	165
Loodsappartementen	101	303	0	303		31	334
Rivierappartementen	84	252	0		252	26	278
TOTAAL	258			522	252	79	853

	UITGANGSPUNTEN					Akkoord FSD
	aantal	totaal blok	code	max bouwhoogte	max hoogte tov NAP	
Dijkwoningen stramien 5,1 m	5		A1	10.500	15.900	
Dijkwoningen stramien 6,0 m (dijkzijde)	9		A2	10.500	15.900	
Dijkwoningen stramien 6,0 m (rivierzijde)	9	23	A3	10.500	15.900	
Kade appartementen (GO: ca. 100 m ²)	19		B1	13.850 - 17.170	19.250 - 22.570	
Kade appartementen (GO: ca. 70 m ²)	31	50	B2	13.850 - 17.170	19.250 - 22.570	
Loods appartementen (GO: ca. 70 m ²)	33		C1	17.170	22.570	
Loods appartementen (GO: ca. 70 m ²)	35		C2	17.170	22.570	
Loods appartementen (GO: ca. 70 m ²)	33	101	C3	17.170	22.570	
Rivier appartementen (GO: ca. 100-140 m ²)	21		D1	13.850	19.250	
Rivier appartementen (GO: ca. 100-140 m ²)	21		D2	13.850	19.250	
Rivier appartementen (GO: ca. 100-140 m ²)	21		D3	13.850	19.250	
Rivier appartementen (GO: ca. 100-140 m ²)	21	84	D4	13.850	19.250	
TOTAAL AANTAL	258	258				
VERDIEPINGSHOOGTE BRUTO APPARTEMENTEN					niveau tov NAP	
b.k. dakrand loods					22.570+ NAP	
Verdiepingsvloerpakket b.k. 4e verdiepingvloer	735				18.740+ NAP	
Verdiepingsvloerpakket b.k. 3e verdiepingvloer	735				15.405+ NAP	
Verdiepingsvloerpakket b.k. 2e verdiepingvloer	735				12.070+ NAP	
Verdiepingsvloerpakket b.k. 1e verdiepingvloer	735				8.735+ NAP	
zandcement afwerklaag	90					
eps isolatie	20					
OSB plaat	18					
houten balklaag	320					
verlaagd plafond	287					
vrije hoogte woonlaag	2600					
totale bruto hoogte	3335					
Beganegrond vloerpakket b.k. beganegrond	690				5.400+ NAP	
afwerkvloer	70					
isolatie	20					
betonvloer	500					
isolatie	100					
betonligger	400					
installatieruimte	70					
vrije hoogte kelder	2200					
totale bruto hoogte	3360					
b.k. bestrating parkeerkelder					2.040+ NAP	
maaiveld kade					2.500+ NAP	
Woningscheidende wand dikte:	300					

VERDIEPINGSHOOGTE BRUTO DIJKWONINGEN						
b.k. dakrand dijkwoningen	3700					15.300+ NAP (max 15.900+ NAP)
Verdiepingsvloerpakket b.k. 2e verdiepingvloer	3100					11.600+ NAP
Verdiepingsvloerpakket b.k. 1e verdiepingvloer	3100					8.500+ NAP
zandcement afwerklaag	70					
eps isolatie	20					
underlaymentplaat	18					
houten balklaag	320					
verlaagd plafond	72					
vrije hoogte woonlaag	2600					
totale bruto hoogte	3100					
b.k. beganegrondvloer						5.400+ NAP
Woningscheidende wand dikte:	550					
VERKEERSRUIMTEN ALGEMEEN						
breedte gang naar hoofdentree						
breedte gang						
rangeervlak						
vrije doorgangsbreedte						
afschot						
niveaunderskil						
vrije doorgangsbreedte deur						
vrije doorgangshoogte deur						
HOOFDTRAP			NIVO 0			
trapbreedte	1200		1200			
vrije hoogte	2300		2300			
hoogte trapleuning						
aantal optreden	18		18			
optrede	185,28		186,67			
aantrede	220		220			

VLUCHTTRAP						
trapbreedte	800	800				
vrije hoogte	2100	2100				
hoogte trapleuning						
aantal optreden	16	16				
optrede	208,44	210				
aantrede	185	185				
TRAP WONING BLOK A						
trapbreedte	900					
vrije hoogte	2300					
hoogte trapleuning						
aantal optreden	17					
optrede	182,35					
aantrede	220					
VLOERAFSCHEIDING						
Balustrade vloer tot 12m hoog						
Balustrade vloer vanaf 12m						
CONSTRUCTIE						
dragende wanden						
trap						
garage dakvloer						
LIFT						
liftschacht						
liftkooi						
vrije ruimte voor lift						
INRIT PARKEERGARAGE						
helling						
vlak voor helling						
VENTILATIE						
DAGLICHT						

WONINGPLATTEGRONDEN						
TECHNIEKRUITEN						
MATERIALEN						
ZONWERING						
CONTAINERRUITEN						
DUURZAAMHEID						
groen dak						
zonnepanelen						
Fietsen						
aantal						
fietsen bewoners						
fietsen bezoekers						
POSTKASTEN						

Aandachtspuntpuntenlijst voor DO

- Brandpreventie voorzieningen HSB wanden
- Bouwfysische voorzieningen HSB wanden (o.a. geluid)
- Ventilatievoorzieningen parkeerstalling nader uit te werken
- Vluchtwegen parkeerstalling nader uit te werken
- Positie schachten/leidingverloop tpv balken parkeerstalling



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