

Groep III architecten

PRESENTATIE:

Hein Verbeke
Jos De Wolf



00 Inhoud

01 DE SITE

02 CONCEPT

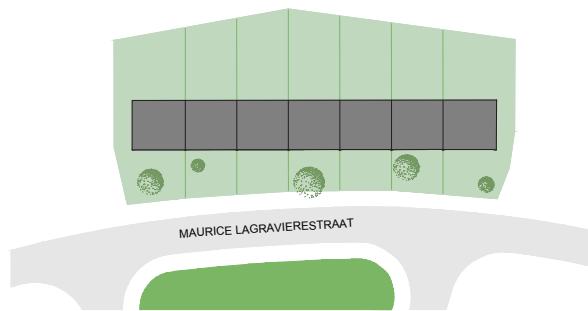
03 PLANNEN

04 DUURZAAMHEID

05 KOSTPRIJS

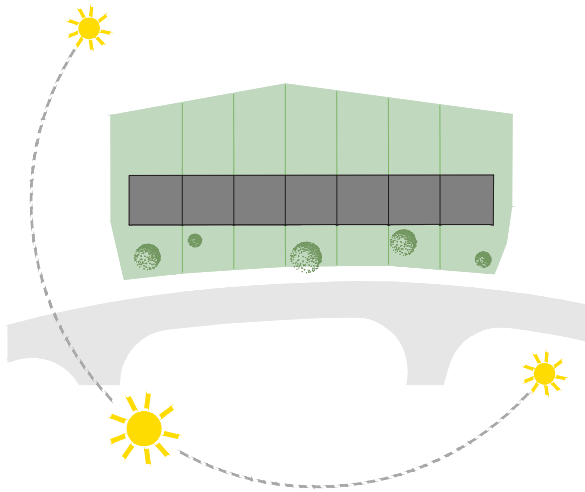


01 de site



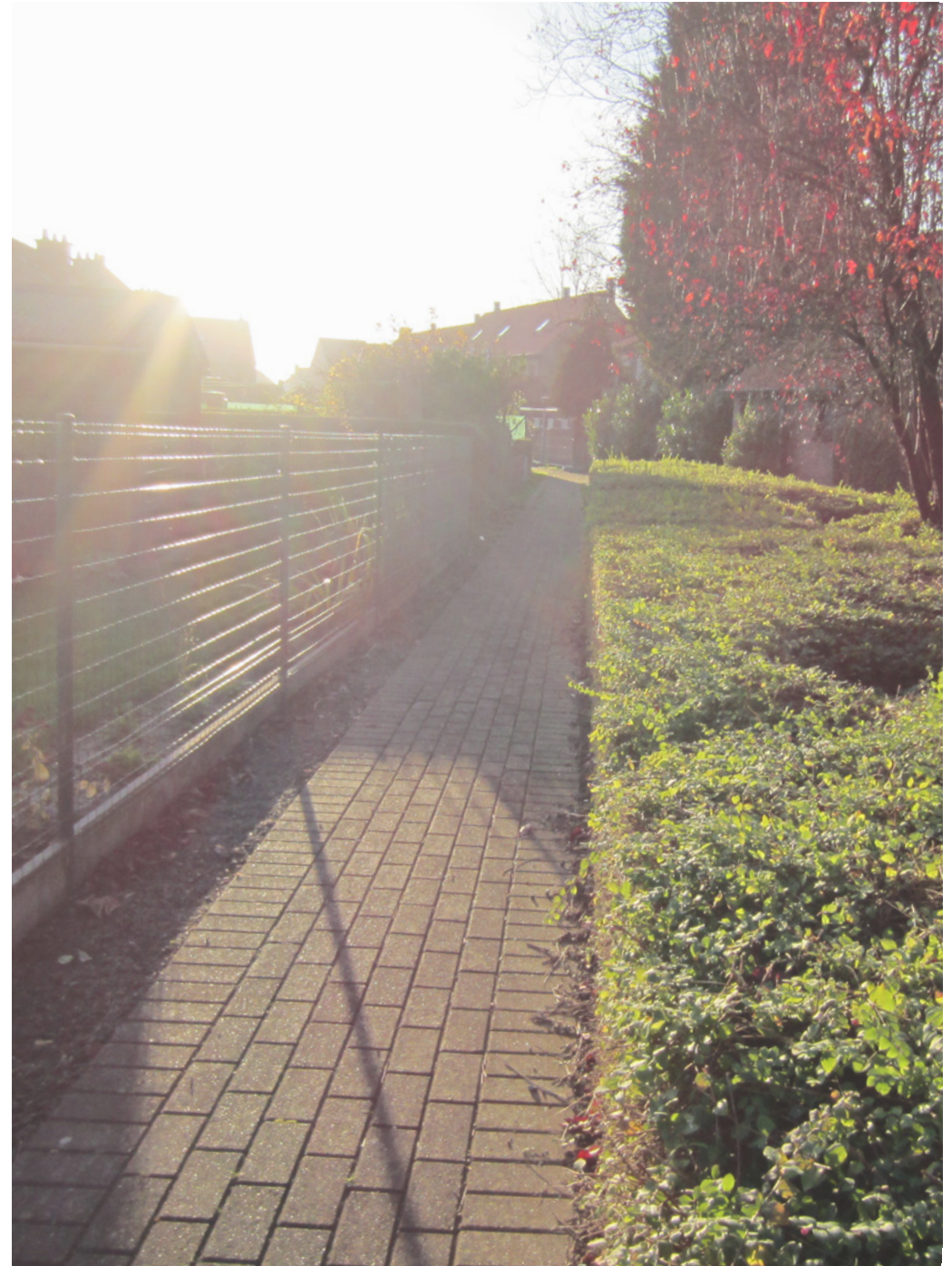
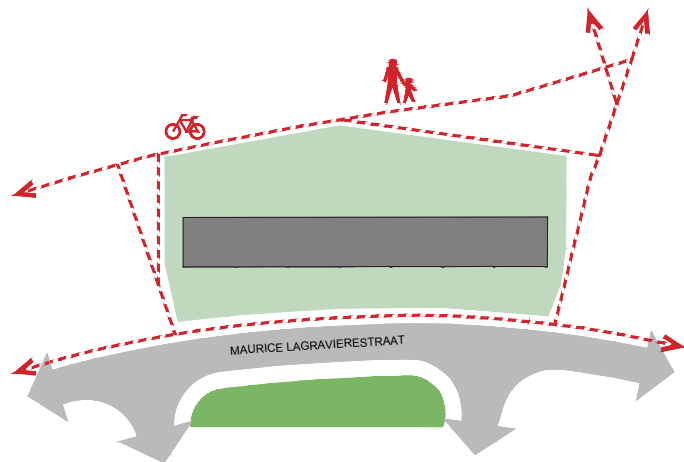
01 de site

oriëntatie



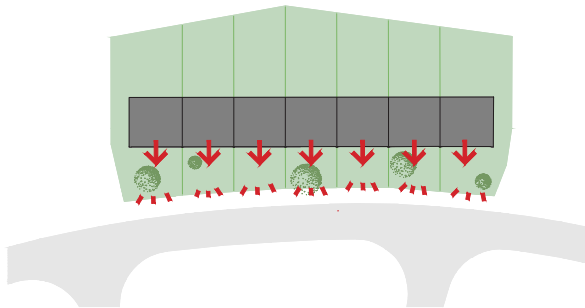
datum: september 2009

01 de site netwerk

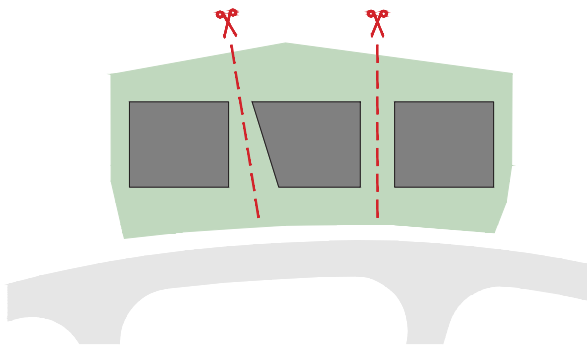


01 de site

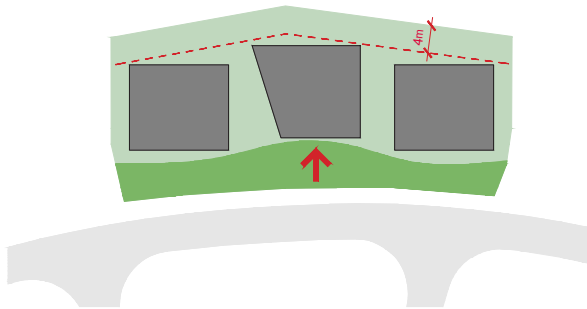
voortuinstrook



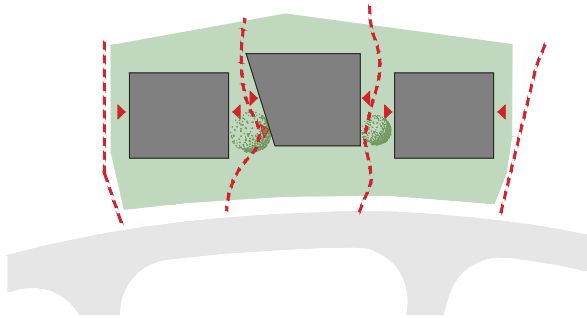
02 concept inplanting



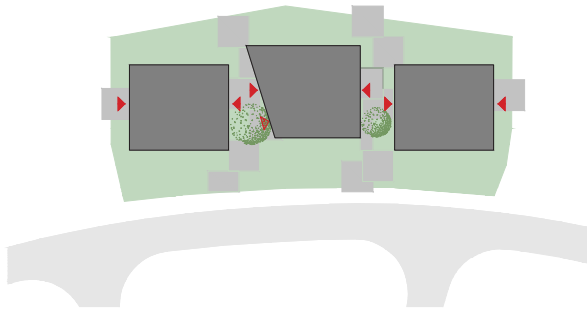
02 concept inplanting



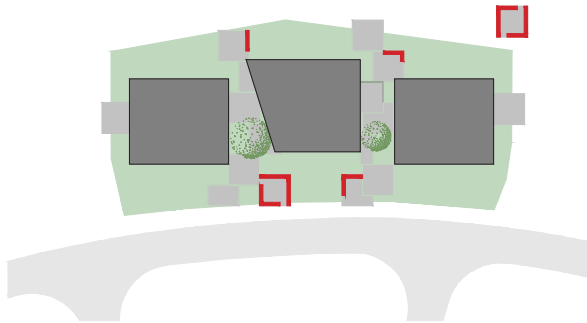
02 concept inplanting



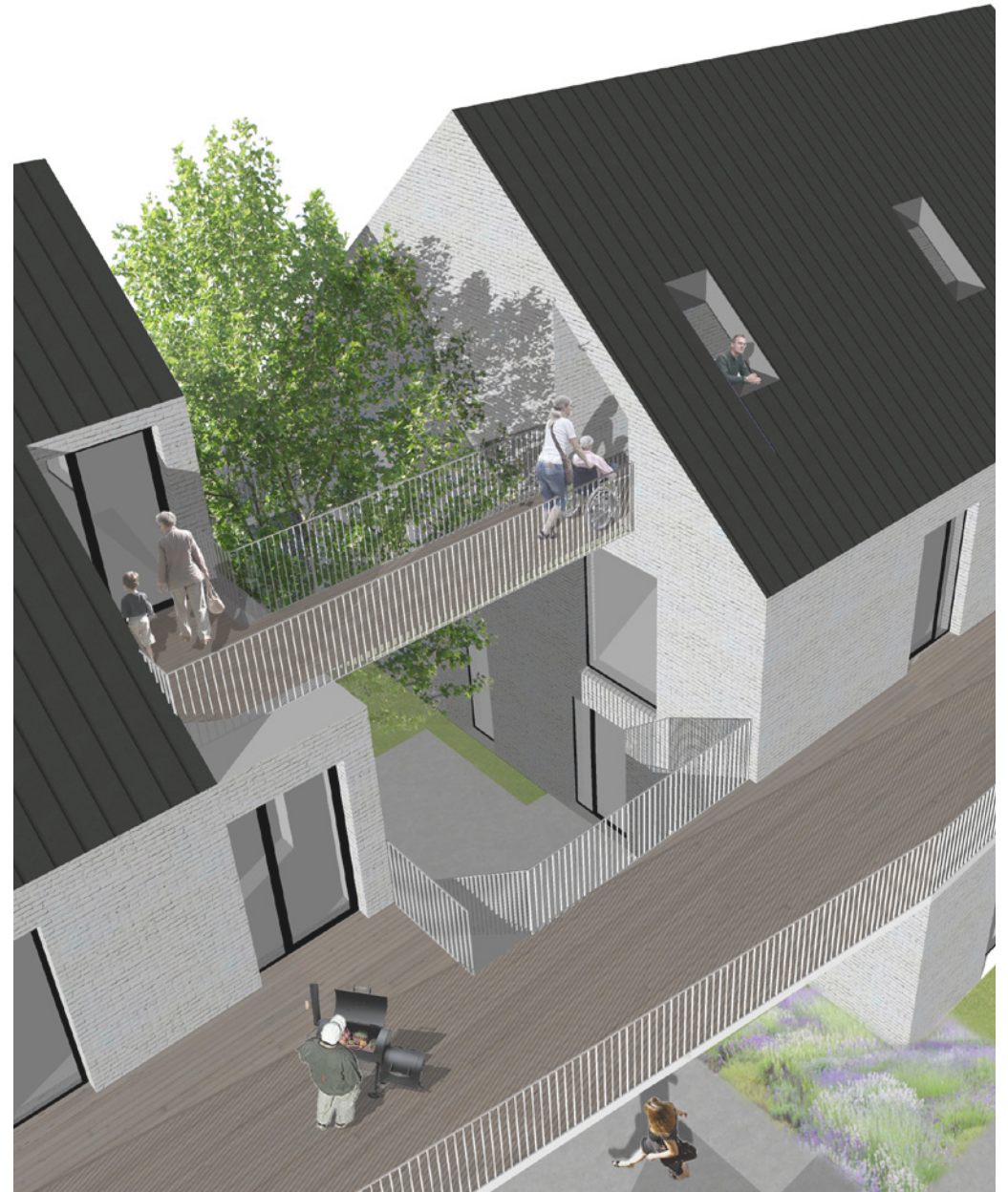
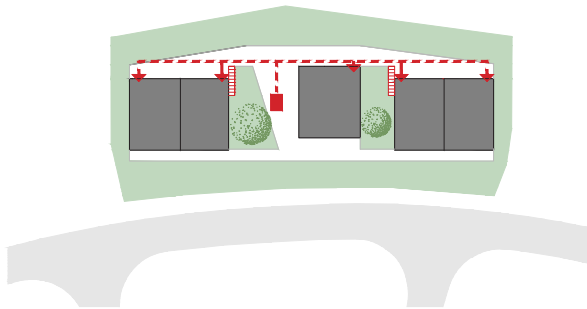
02 concept inplanting



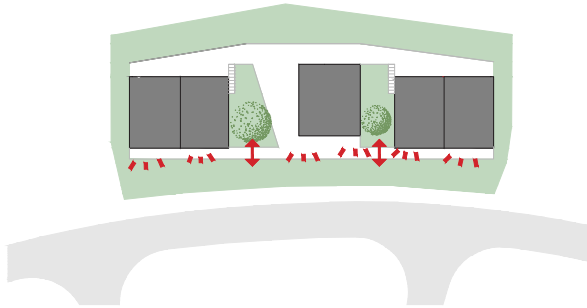
02 concept inplanting



02 concept inplanting



02 concept inplanting



03 plannen

inplanting niv. 0



03 plannen

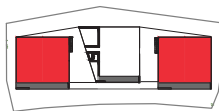
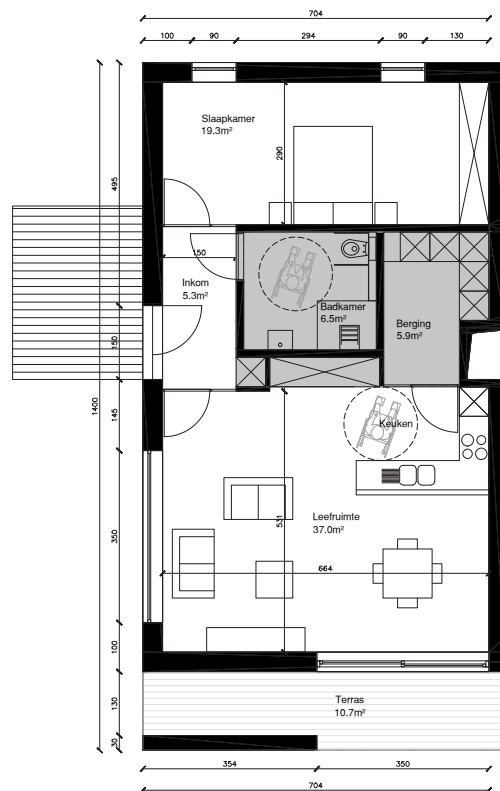
inplanting niv. 1



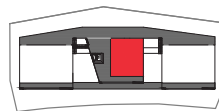
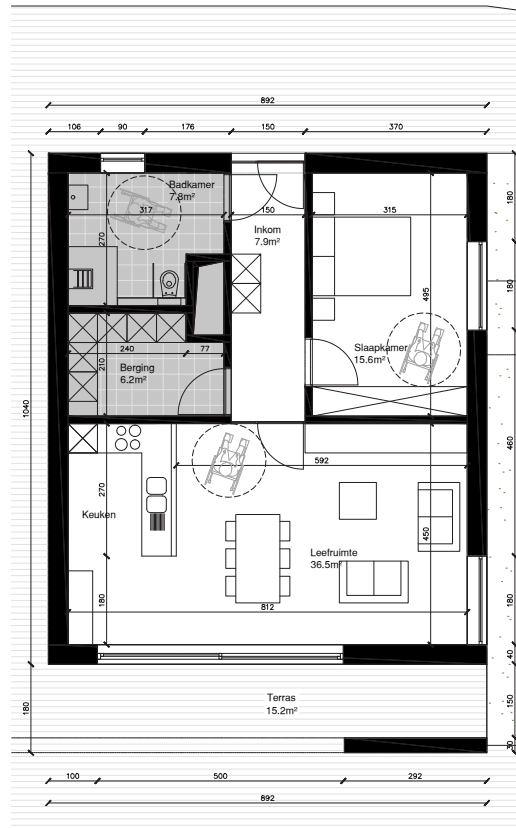
03 plannen
inplanting niv. 2



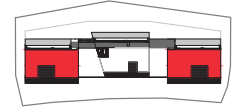
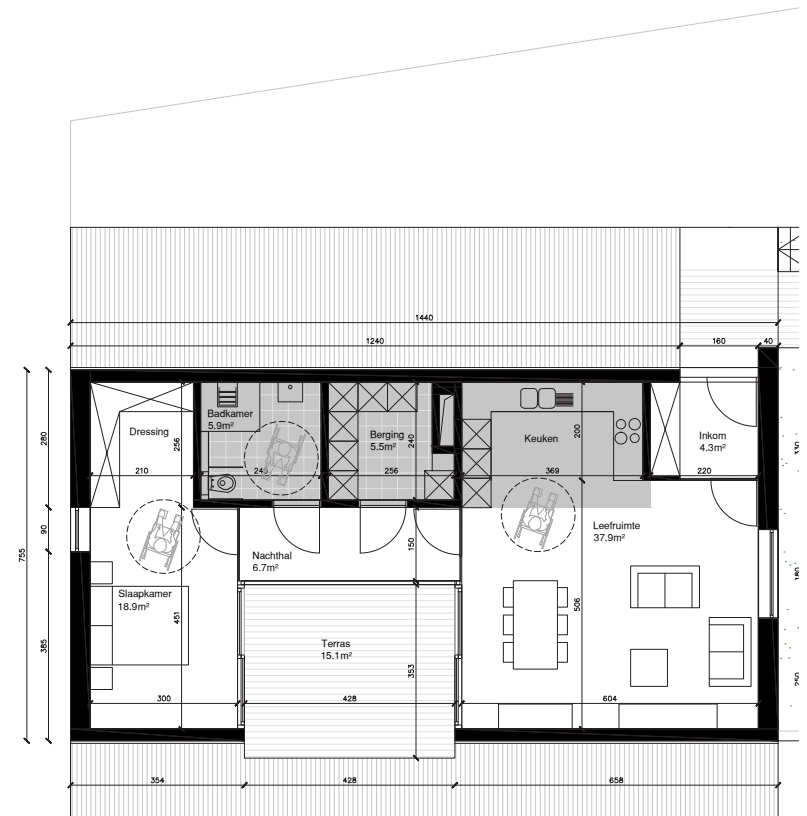
03 plannen typeplannen



niv. 0



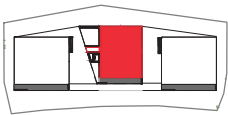
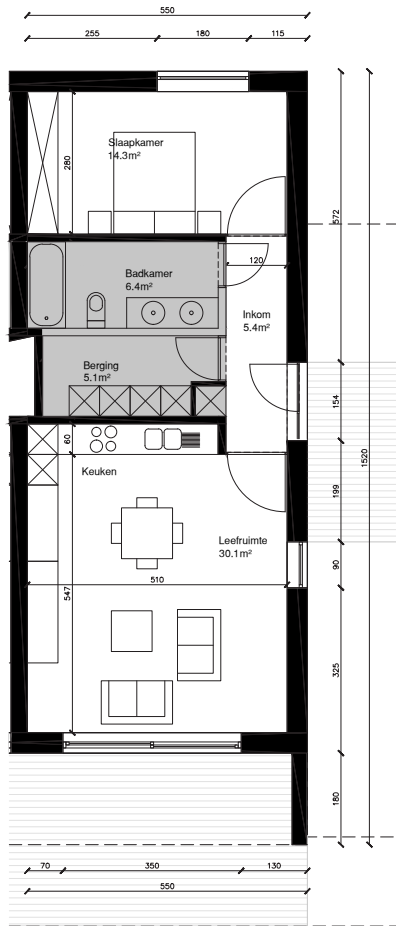
niv. 1



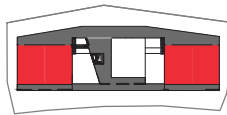
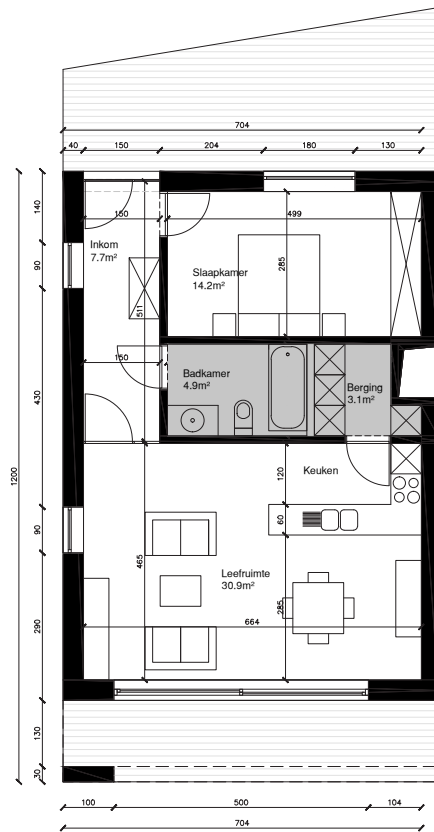
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03 plannen

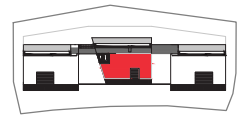
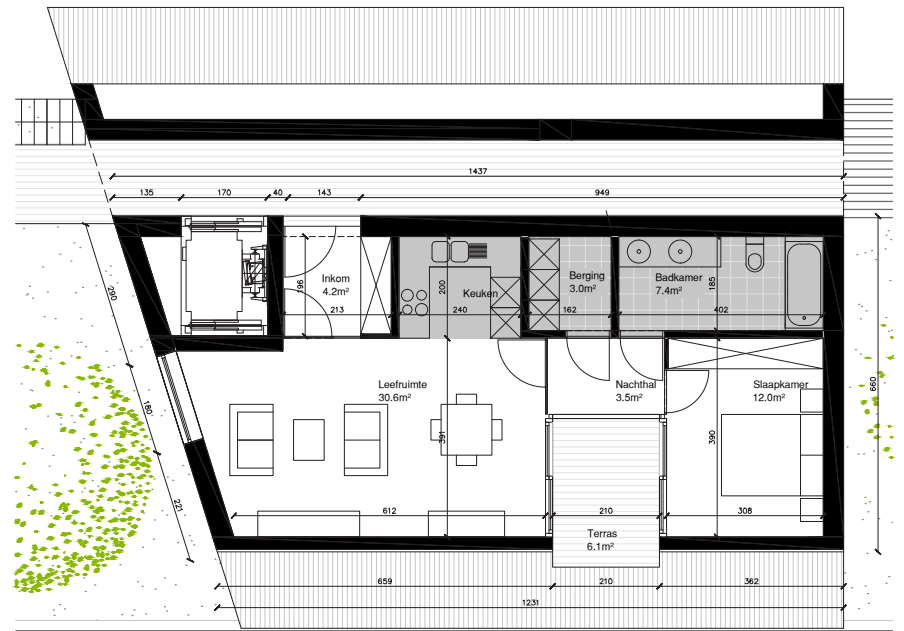
typeplannen



niv. 0



niv. 1



niv. 2

03 plannen

snedes - gevels



Snede A - A'



Zijgevel links



Snede B - B'



Zijgevel rechts

03 plannen gevels



Vorgevel



Achtergevel

04 duurzaamheid

BOUWTECHNISCH ASPECT

- trias energetica
- onderhoudsvriendelijkheid
- kwaliteit en duurzaamheid materialen

SOCIAAL ASPECT

- integrale toegankelijkheid
- leefbaarheid
- veiligheid

ARCHITECTURAAL ASPECT

- inpassing in de wijk
- groene, open leefomgeving



05 kostprijs

VMSW - Afdeling Projecten					MAXIMUM KOSTPRIJS- & OPPERVLAKTESIMULATIE VMSW																				Versie 2.7	
OMSCHRIJVING	TYPE (A / B / D / E)	# SLPK	# PERS	# STUK	m² surplus	m² berging	WO METING	% t.o.v.	WO MAX (m²)	WO MIN (m²)	WO PLAFOND	REF. PRIJS / m²	CATEGORIE (E / A / I)	KOOP / HUUR (K / H)	Garage / Carport (G / C)	prijscorr. / m²	POSTEN + / - (commentaar)	Garage / Carport	OPP-Coëfficiënt	Prijs-Coëfficiënt	Index-Coëfficiënt	MAXIMUMPRIJS / TYPE	PRIJS X AANTAL	% t.o.v. TOTAAL		
Woningen																										
type 1/2 levenslang (gelijkvloers)	I	1	2	4		5,93	76,21	96%	79,20	69,52	76,21	825,00	I	H	-	50,00		0	1,20	1,00	1,56	98.082,27	392.329,08	27,24%		
type 1/2 levenslang (1e verdieping)	I	1	2	1		6,20	77,95	98%	79,20	69,84	77,95	820,00	I	H	-	50,00		0	1,20	1,00	1,56	99.713,64	99.713,64	6,92%		
type 1/2 levenslang (2e verdieping)	I	1	2	2		4,53	82,27	104%	79,20	67,84	79,20	810,00	I	H	-	50,00		0	1,20	1,00	1,56	100.077,12	200.154,24	13,90%		
type 1/2 (gelijkvloers L)	I	1	2	1		5,40	67,73	103%	66,00	57,40	66,00	875,00	I	H	-	50,00		0	1,00	1,00	1,56	90.090,00	90.090,00	6,25%		
type 1/2 (gelijkvloers R)	I	1	2	1		5,40	63,71	97%	66,00	57,40	63,71	890,00	I	H	-	50,00		0	1,00	1,00	1,56	88.454,96	88.454,96	6,14%		
type 1/2 (1e verdieping)	I	1	2	4		3,06	62,93	97%	65,06	55,06	62,93	895,00	I	H	-	50,00		0	1,00	1,00	1,56	87.862,87	351.451,46	24,40%		
type 1/2 (2e verdieping)	I	1	2	1		3,77	62,64	95%	65,77	55,77	62,64	895,00	I	H	-	50,00		0	1,00	1,00	1,56	87.457,97	87.457,97	6,07%		
Diversen																										
Afbraakwerken		1															volgens raming			1,00	1,00	48.799,15	48.799,15	3,39%		
Regenwaterputten		6																		1,00	1,56	1.250,00	11.700,00	0,81%		
Afz. Garages		0																		1,00	1,56	7.500,00	0,00	0,00%		
Kelder- en vuilnisberging, tellerlokalen		0						0,00						400				1,00	1,56	0,00	0,00	0,00%				
Fietsenberging		1						18,74						400				1,00	1,56	7.496,00	11.693,76	0,81%				
Tuinberging		0						0,00						400				1,00	1,56	0,00	0,00	0,00%				
Zonneboilers		0																		1,00	1,56	2.500,00	0,00	0,00%		
																	Supplement kleine woninggroepen		1,56	58.500,00					4,06%	
TOTALEN		14					993	98%	1.012						49.263,00			Maximumprijs VMSW		Index 1,56	1.440.344,27		100,00%			
SHM - BOUWHEER :		3320				"DE OOSTENDSE HAARD" - Oostende														Netto Ramingsprijs		VO	1.438.483,60		EUR	
PROJECTNAAM :		Nukkerwijk, Maurice Lagravièrestraat														Conformiteits-%		99,87%								
DOSSIERNUMMER :																Prijs per woning		102.748,83								
ONTWERPER :																Gemiddelde prijs/m²		786,68								

