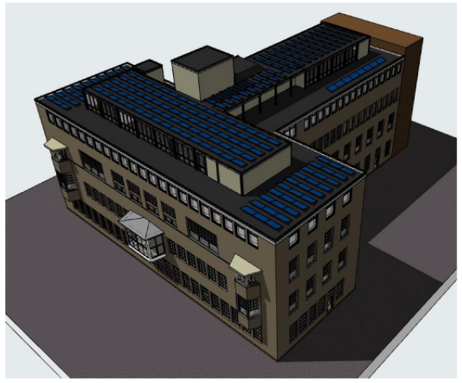
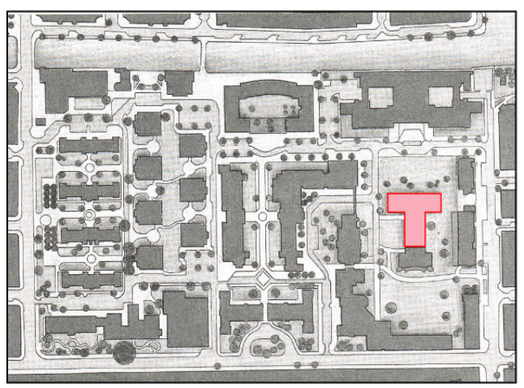
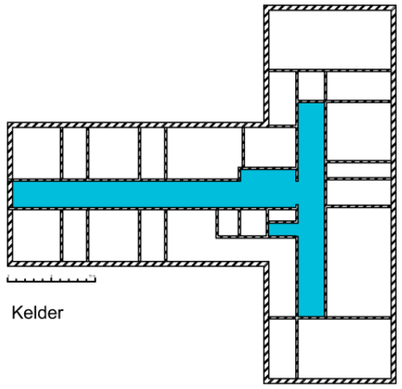
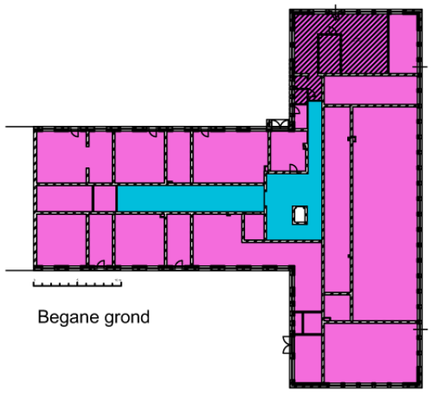




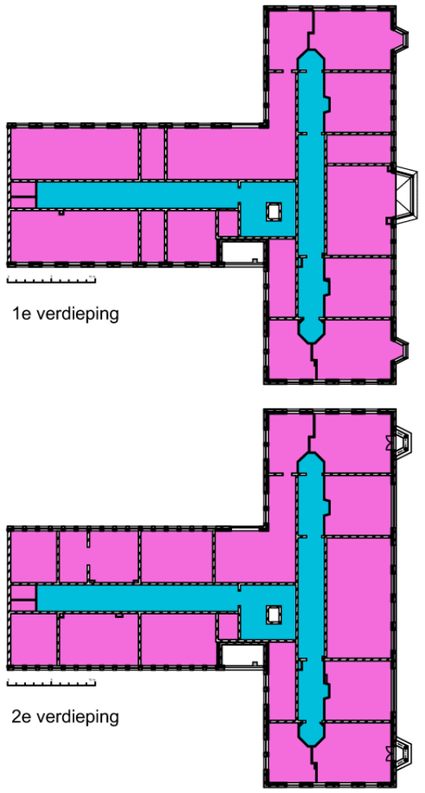
Situatie 1:5.000



Kelder

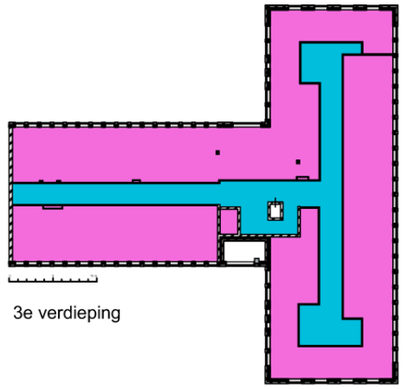


Begane grond

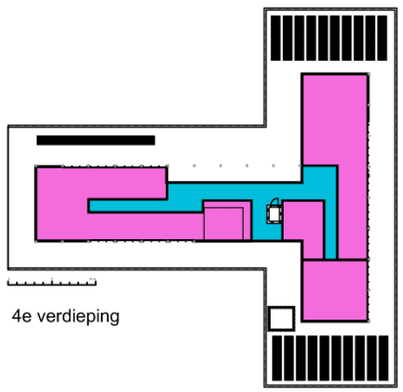


1e verdieping

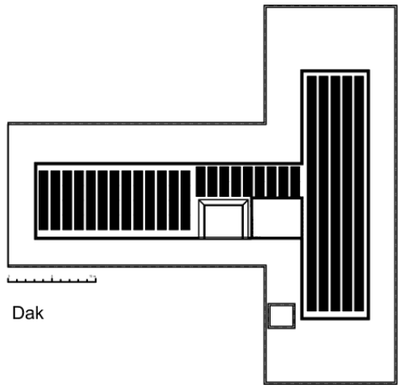
2e verdieping



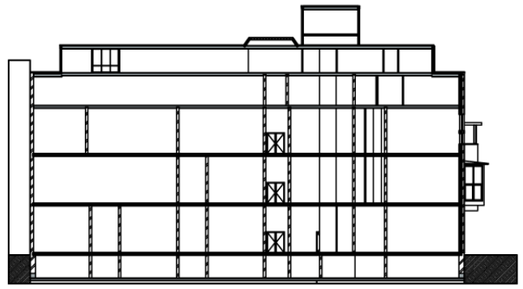
3e verdieping



4e verdieping



Dak



Doorsnede

Verkeersruimte

Bedrijfsruimte

Voorbeeld-eenheid
WG-Plein 3

Totale oppervlakten gebouw

B.V.O gebouw	= 1.130 m2
Opp. buitengevels (ex. openingen)	= 2410 m2
Opp. buitenkozijnen	= 990 m2
Opp. daken	= 1.130 m2
Opp. B.G.-vloer	= 1.045 m2
G.O. Atelier-eenheden	= 3.527 m2
Opp Gem. v.k.r. onverwarmd	= 1.027 m2
Opp Gem. v.k.r. verwarmd	= --- m2

218 pv-panelen

66 bedrijfseenheden.

architecten KWA BUREAU
Architectenbureau Kwa 1e Helmersstraat 17-C 020 6839618 E-mail ab@kwajh.nl www.kwajh.nl

werk: Ketelhuis
Blok 25M
Amsterdam

fase

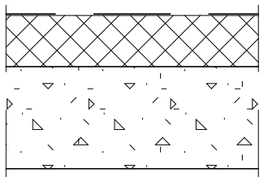
omschrijving

tek.nr. 01

gewijzigd datum 15-07-2020

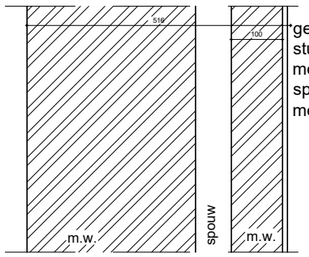
schaal

Bestaand



platdak Rc=2,9
APP
100mm Roofmate
beton

plat dak

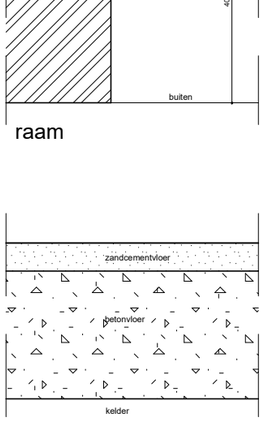


gevel Rc=0,5
stucwerk
metselwerk
spouw
metselwerk.

gevel

Enkelglas U=5,8
stalen kozijnen

raam

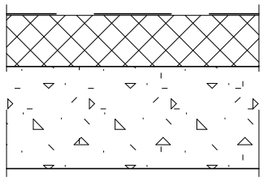


Beganegrond-vloer Rc = 1,2
afwerkvloer
beton
kelder met
lekke betonvloer

vloer

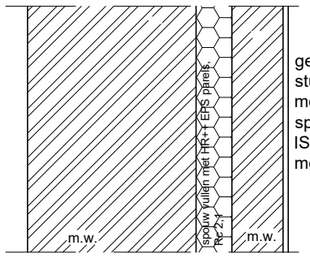
Installatie:
Verwarming met collectieve installatie,
centrale ketel in de kelder
Ventilatie via te openen ramen

minimale isolatie



platdak Rc=2,9
APP
100mm Roofmate
beton

plat dak

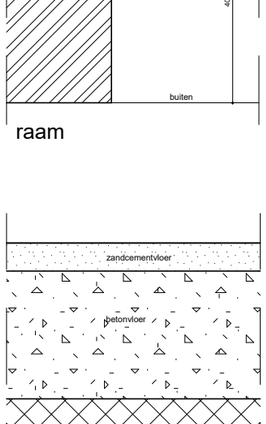


gevel Rc=2,1
stucwerk
metselwerk
spouw met HR++
ISOparels
metselwerk

gevel

Glas U=2,6
stalen kozijnen
met monumentenglas

raam

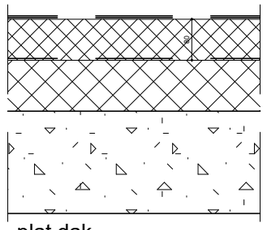


Beganegrond-vloer Rc = 4,0
afwerkvloer
beton
140mm minerale wol
met plakpennen
kelder
250 mm Isochips
Lekke betonnen keldervloer

vloer

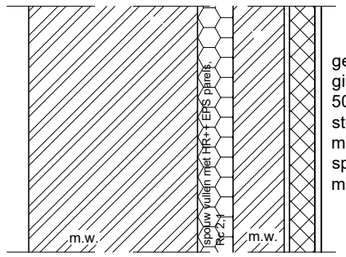
Installatie:
70 graden stadsverwarming
Ventilatie via te openen ramen

maximale isolatie



platdak Rc=6,5
2xAPP
80mm Therma TR26
APP
100mm Roofmate
beton

plat dak



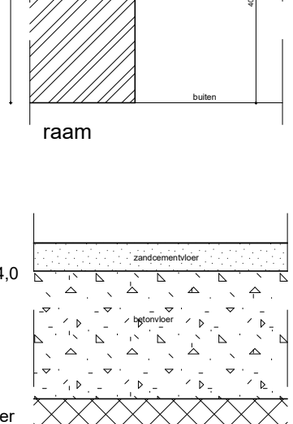
gevel Rc=≥5,0
gipsplaat
50mm Kingspan K17
stucwerk
metselwerk
spouw met HR++ ISOparels
metselwerk

gevel

Alu kozijn met thermische onderbreking
met triple glas, U=0,7
spouw ventileren via buitenraam

Glas U=2,6
stalen kozijnen
met monumentenglas

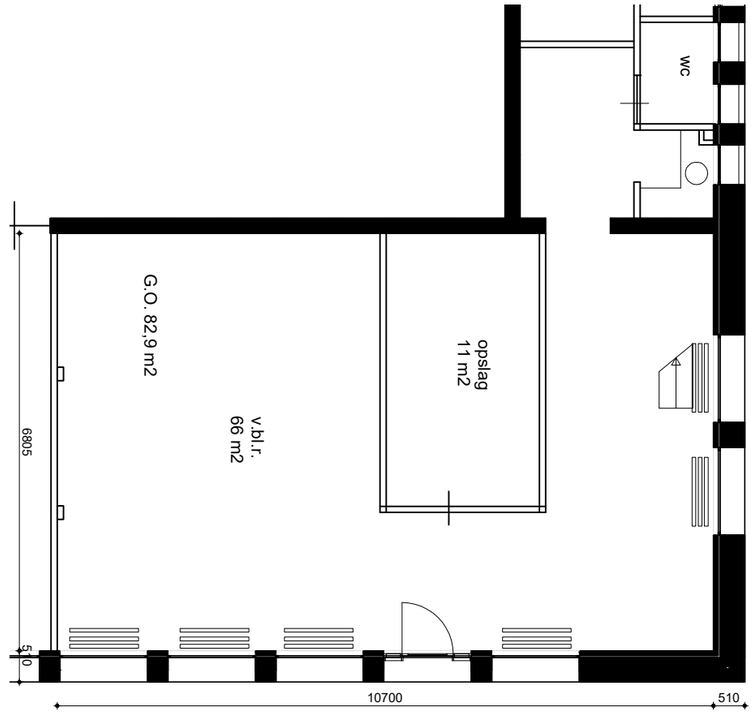
raam



Beganegrond-vloer Rc = 4,0
afwerkvloer
beton
140mm minerale wol
met plakpennen
kelder
250 mm Isochips
Lekke betonnen keldervloer

vloer

Installatie:
40 graden stadsverwarming
WTW- gebalaceerde ventilatie
via de centrale gangen



Voorbeeld-eenheid
WG-Plein 3

G.O. 82,9 m2
V.O. 66 m2
Volume 402 m3

Blok 25

	m2 / won	70° €/m2	kosten	projectkosten	40° €/m2	kosten	projectkosten
daken (pannen)	0	0	€ 0	€ 0,00	0	€ 0	€ 0,00
daken (app)	1130	0	€ 0	€ 0,00	50	€ 56.500	€ 84.750,00
buitengevels	2410	16	€ 38.560	€ 57.840,00	100	€ 241.000	€ 361.500,00
buitenkozijnen	990	175	€ 173.250	€ 259.875,00	500	€ 495.000	€ 742.500,00
B.G.-vloer	1045	50	€ 52.250	€ 78.375,00	0	€ 0	€ 0,00
installaties	66	0	€ 0	€ 0,00	1500	€ 99.000	€ 148.500,00
kosten per atelier-eenheid gemiddeld			€ 4.001	€ 6.001,36		€ 13.508	€ 20.261,36

Warmteverlies Watt per m2, bestaand, basis en bij max iso

Blok 25

	opp m2	Watt	W/m2	% t/o bestaand
Bestaand	79	17045	**216**	100%
Basis	79	8894	**113**	52%
Max	79	7729	**98**	45%

architecten KWA BUREAU
Architectenbureau Kwa 1e Helmersstraat 17 C-1 1054 CX Amsterdam T: 020 6839618 E: ab@kwajh.nl www.kwajh.nl

Werk: Ketelhuis
Blok 25M
Amsterdam

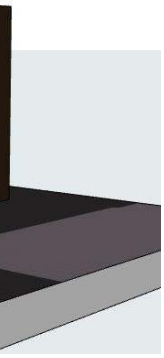
gewijzigd
Datum 15-07-2020

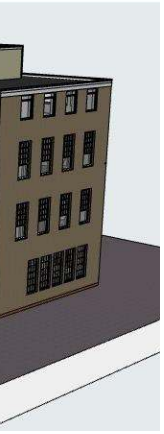
fase

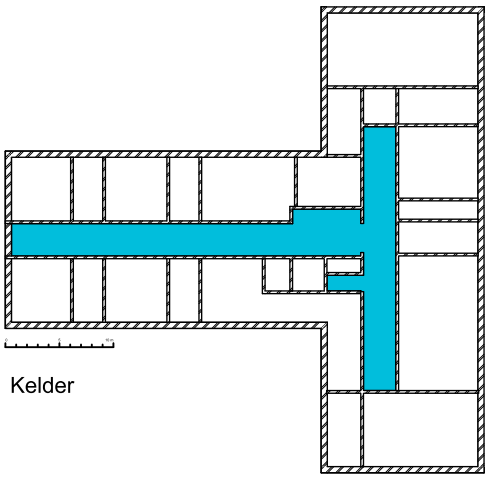
Schaal

Omschrijving

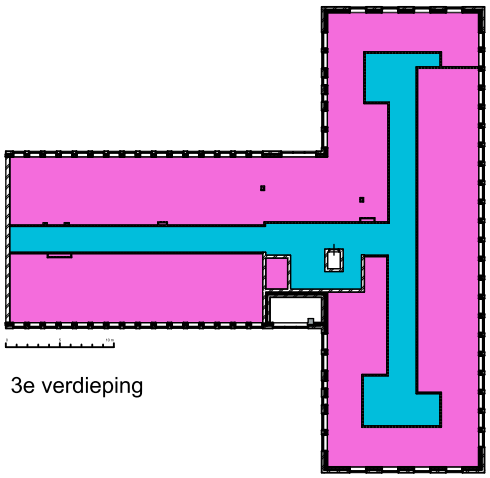
tek.nr. 02



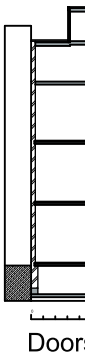




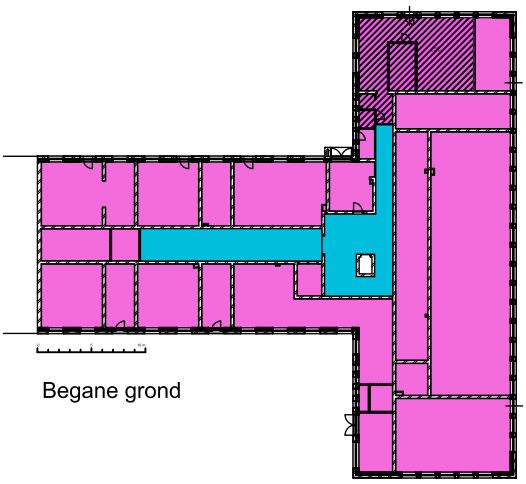
Kelder



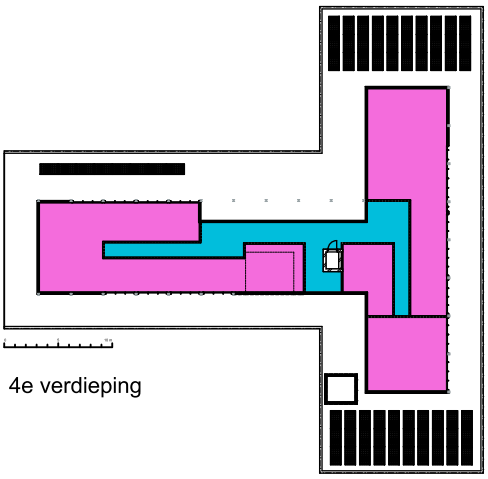
3e verdieping



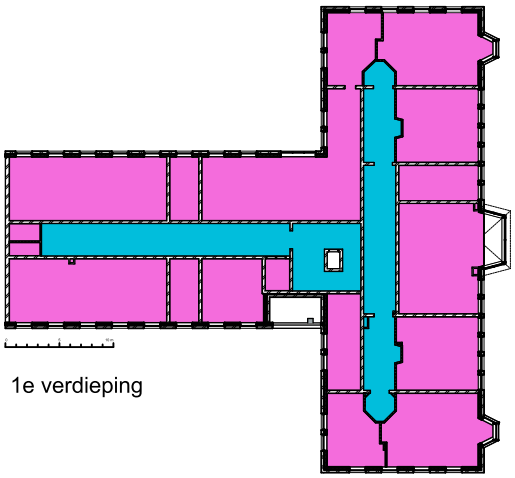
Door



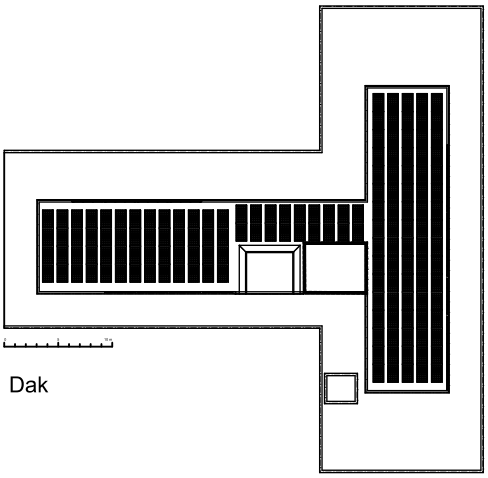
Begane grond



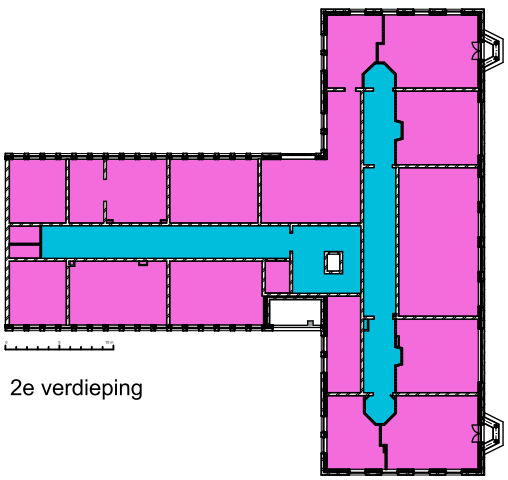
4e verdieping



1e verdieping



Dak



2e verdieping

Tot
B.V
Opp
Opp
Opp
Opp
G.O
Opp
Opp
218

66

architecten KWA BUREAU

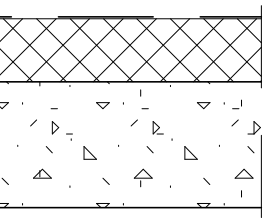
Architectenbureau K

fa

sc

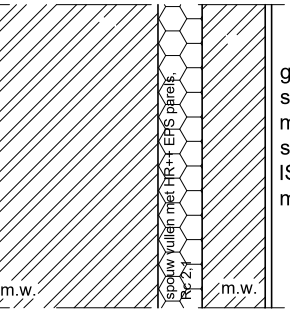
gewijzigd datum 15-07-2020

minimale isolatie



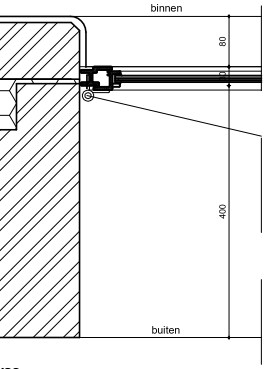
platdak Rc=2,9
APP
100mm Roofmate
beton

t dak



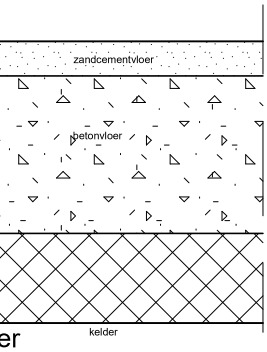
gevel Rc=2,1
stucwerk
metselwerk
spouw met HR++
ISOparels
metselwerk

vel



Glas U=2,6
stalen kozijnen
met monumentenglas

m

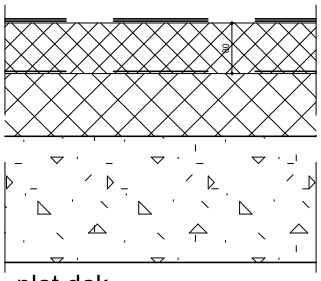


Beganegrond-vloer Rc = 4,0
afwerkvloer
beton
140mm minerale wol
met plakpennen
kelder
250 mm Isochips
Lekke betonnen keldervloer

er

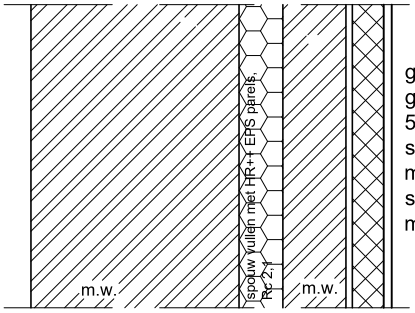
latie:
aden stadsverwarming
latie via te openen ramen

maximale isolatie



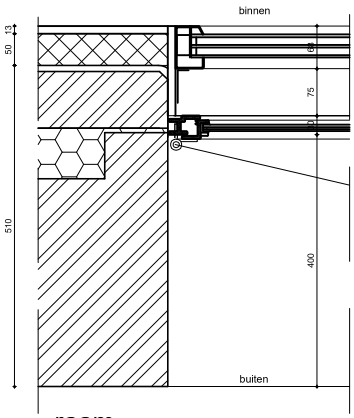
platdak Rc=6,5
2xAPP
80mm Therma TR26
APP
100mm Roofmate
beton

plat dak



gevel Rc=≥5,0
gipsplaat
50mm Kingspan K17
stucwerk
metselwerk
spouw met HR++ ISOparels
metselwerk

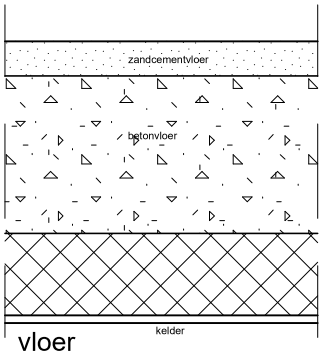
gevel



Alu kozijn met thermische onderbreking
met triple glas, U=0,7
spouw ventileren via buitenraam

Glas U=2,6
stalen kozijnen
met monumentenglas

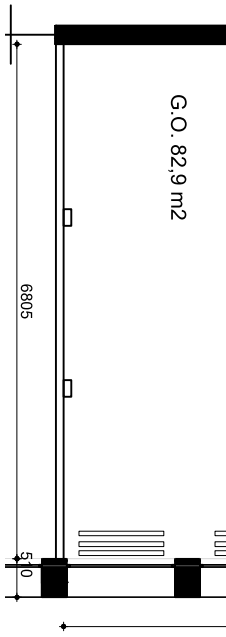
raam



Beganegrond-vloer Rc = 4,0
afwerkvloer
beton
140mm minerale wol
met plakpennen
kelder
250 mm Isochips
Lekke betonnen keldervloer

vloer

Installatie:
40 graden stadsverwarming
WTW- gebalaceerde ventilatie
via de centrale gangen



Voorbeel
WG-Plein

G.O. 82,9 m2
V.O. 66 m2
Volume 402 m

Blok 25

	m2 / won
daken (pannen)	0
daken (app)	1130
buitengevels	2410
buitenkozijnen	990
B.G.-vloer	1045
installaties	66

kosten per atelier-eenheid
gemiddeld

Warmteverlies Watt per m

Blok 25

	opp m2
Bestaand	79
Basis	79
Max	79

architecten KWA BUREAU
Architectenbureau Kwa 1e Helmersstraat 17 C-1 1054

gewijzigd
Datum 15-07-2020

fase

Schaal