

Revisie	Datum	Omschrijving	Getekend
A	28-07-2025	Diversen	FE
B	29-08-2025	Diversen	FE
C	22-10-2025	Diversen	FE

Opdracht : Estate Invest Middelharnis B.V.

Project : 22 seniorappartementen
Sperwer 2
3245 DK Sommelsdijk

Fase : VOORONTWERP

Onderwerp : Ontwerpboek

Project nr. : Datum : 16-07-2025

24.14150

Schaal : 1:200
Getekend : RA/FE
Formaat : A3



Ziggurat
Coolwijkseweg 1a
3218 VC Heenvliet

0181-66 94 66

info@ziggurat.nl
www.ziggurat.nl

Tekening:

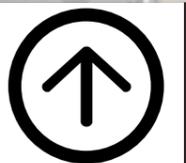
VO-01

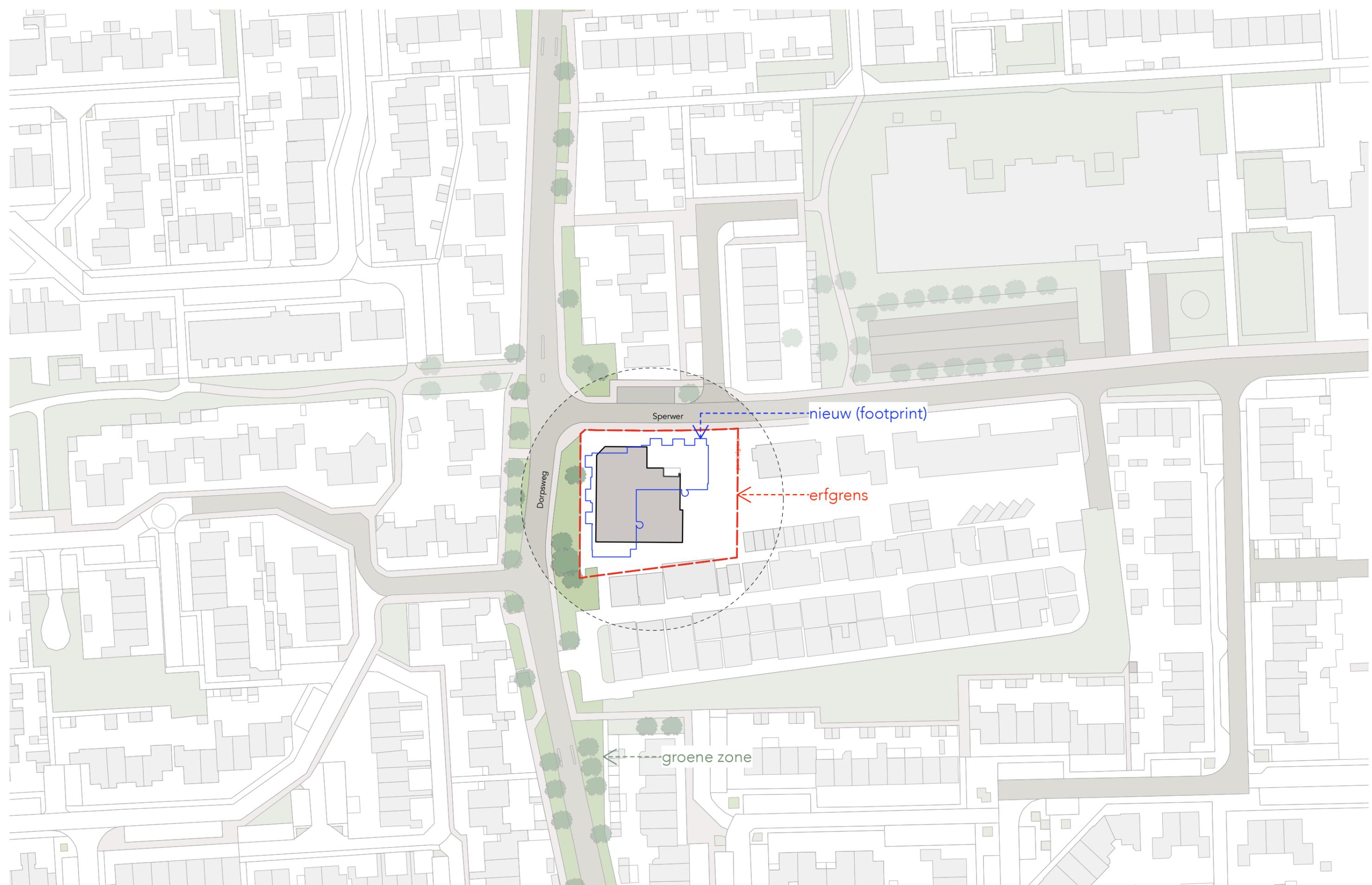


Kaart huidige situatie

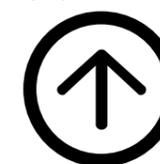
24.14150 | VO-01 | 22 seniorappartementen Sperwer Sommelsdijk | 22-10-2025 REV (C) | schaal 1:200

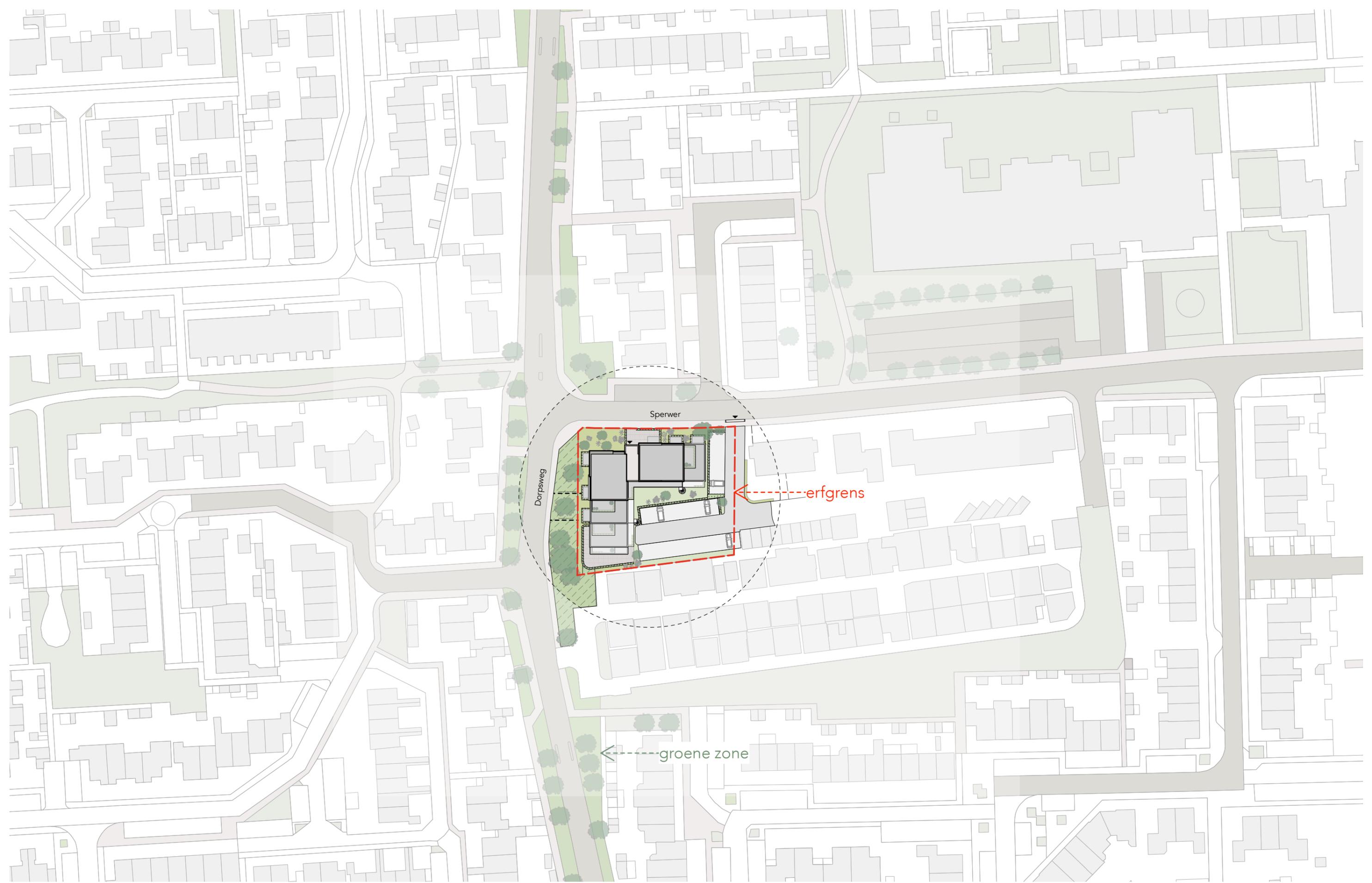
blad. 01





Huidige situatie + nieuw (footprint)



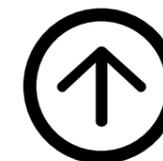


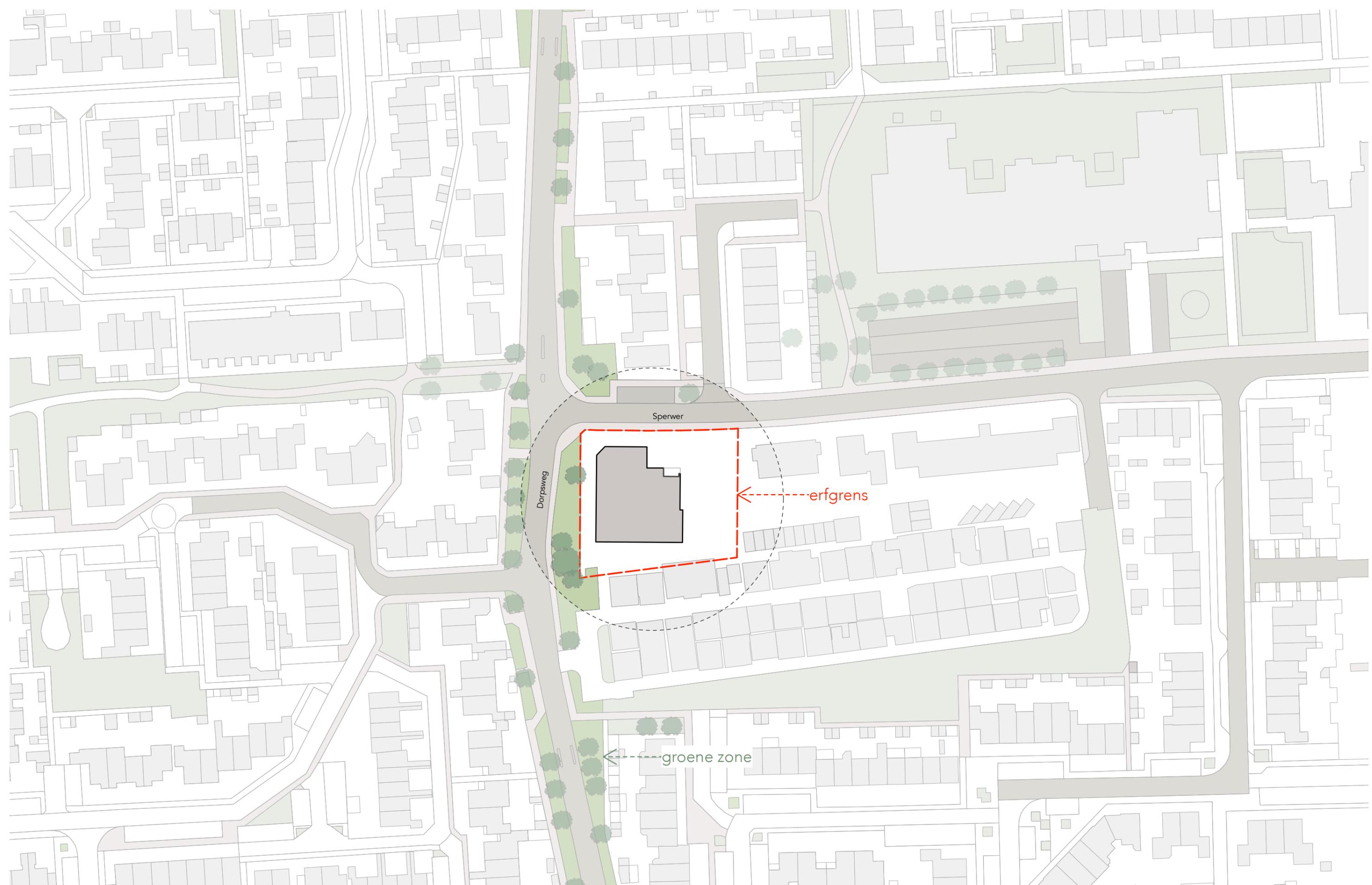
Nieuwe situatie





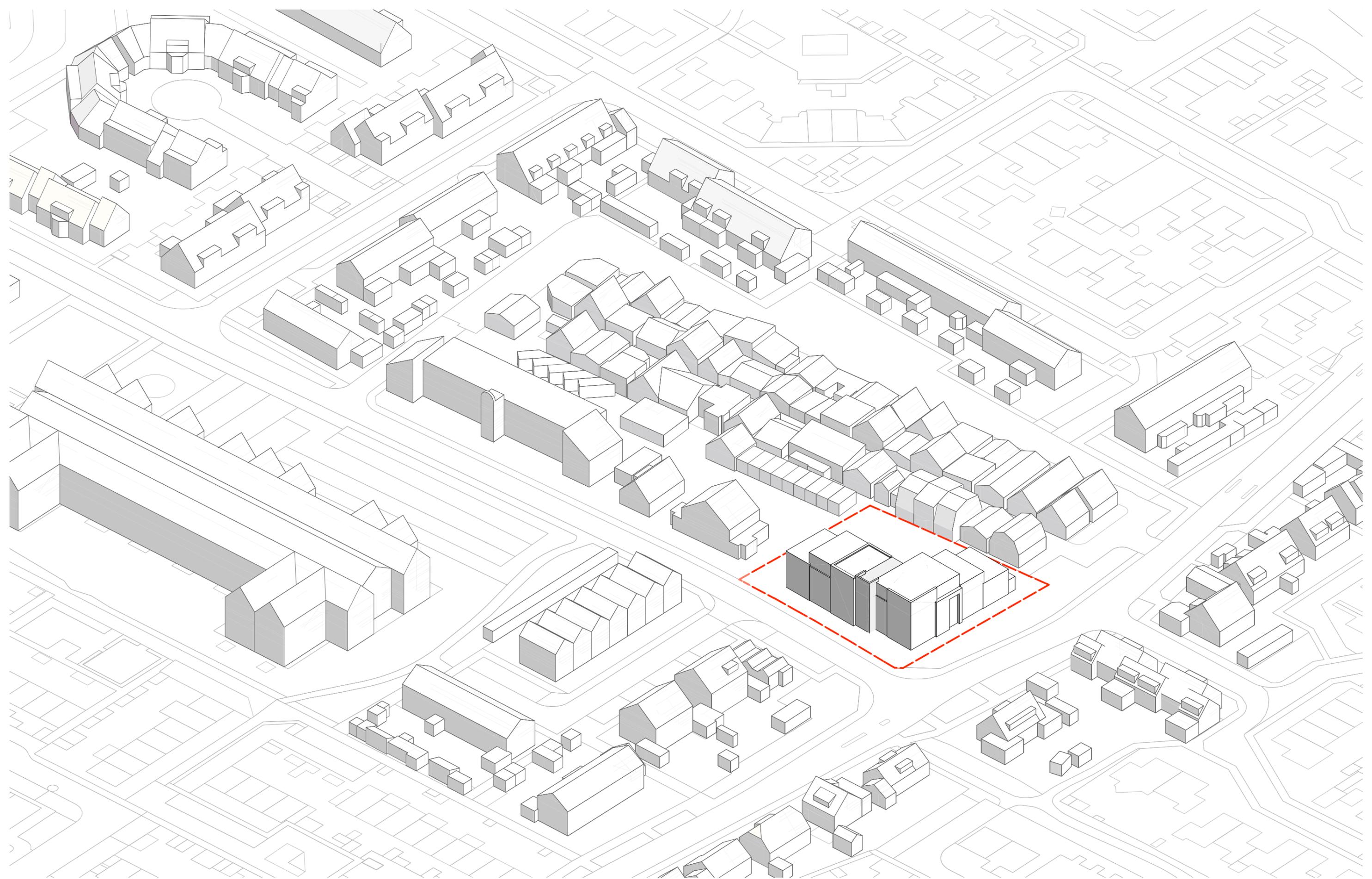
Nieuwe verkaveling met bouwvlak





Huidige situatie





Volume isometrisch (concept)

24.14150 | VO-01 | 22 seniorappartementen Sperwer Sommelsdijk | 22-10-2025 REV (C) |





in- en uitrit

tabel PP

PP	vereist	op het terrein
AP x 22	22 x 1,4 (1,0min ~ 1,8max) = 31	31

tabel BVO

TOTAAL BVO: 2559m ²	binnenruimten <u>2186,1m²</u>	648,2m ²	623,8m ²	niet overdekte buitenruimten 372,6m ²	539,4m ²	374,7m ²	-	138m ²	130m ²	104,6m ²	NIV 00	NIV +01	NIV +02	NIV +03

tabel GO

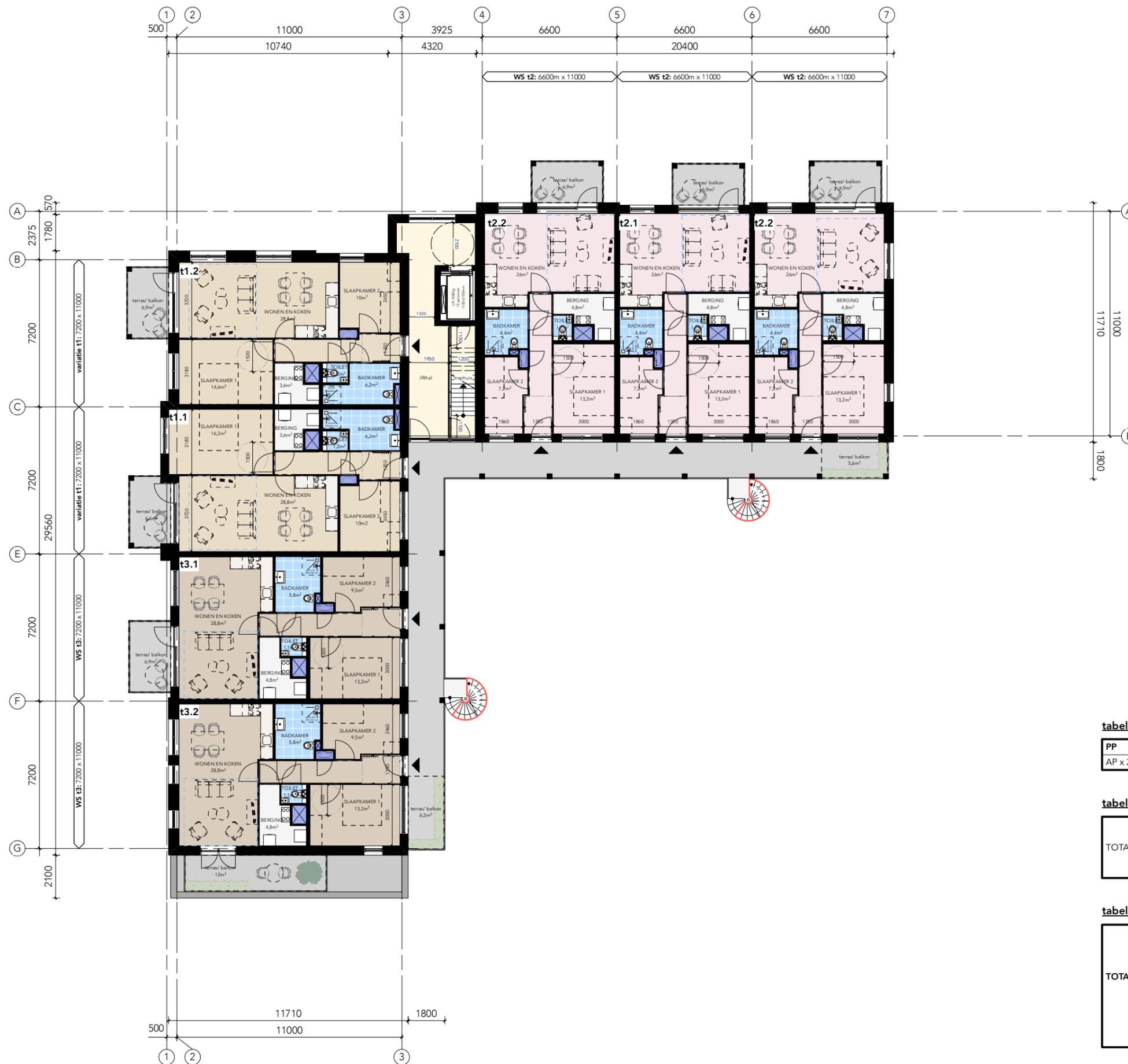
TOTAAL GO: 1805,6m ²	appartementen	AP t1 (x8)	593,4m ²	1556,9m ²
		AP t2 (x10)	669,4m ²	
AP t3 (x4)	294m ²			
	bergingen	162m ²		
	gemeenschap. ruimten	86,8m ²		

Beganegrond

24.14150 | VO-01 | 22 seniorappartementen Sperwer Sommelsdijk | 22-10-2025 REV (C) | schaal 1:200

blad. 07





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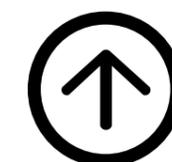
tabel BVO

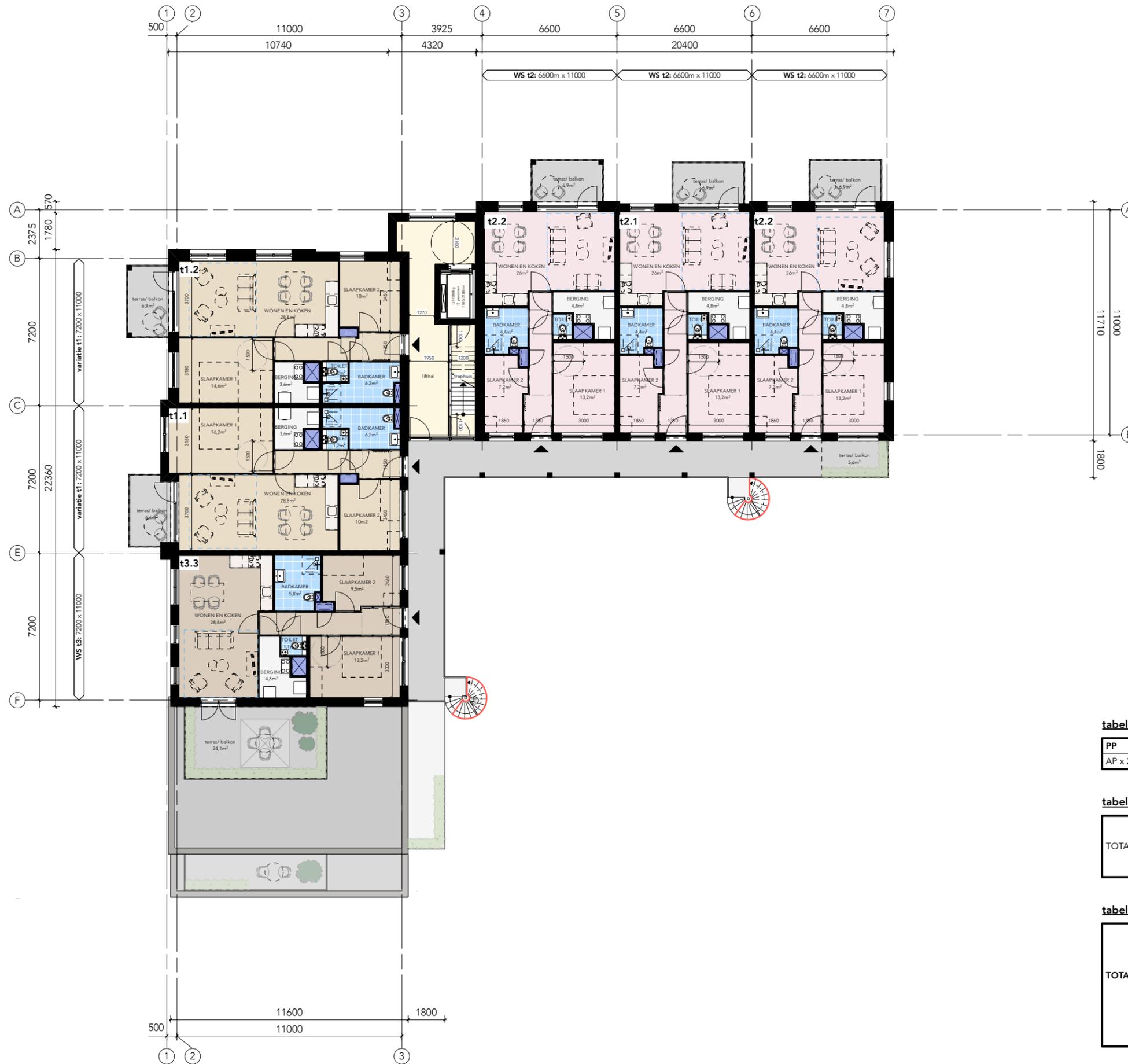
TOTAAL BVO: 2559m ²	binnenruimten 2186,1m²	niet overdekte buitenruimten		-	
		648,2m ²	372,6m ²	138m ²	NIV +01
	539,4m ²			130m ²	NIV +02
	374,7m ²			104,6m ²	NIV +03

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Eerste verdieping





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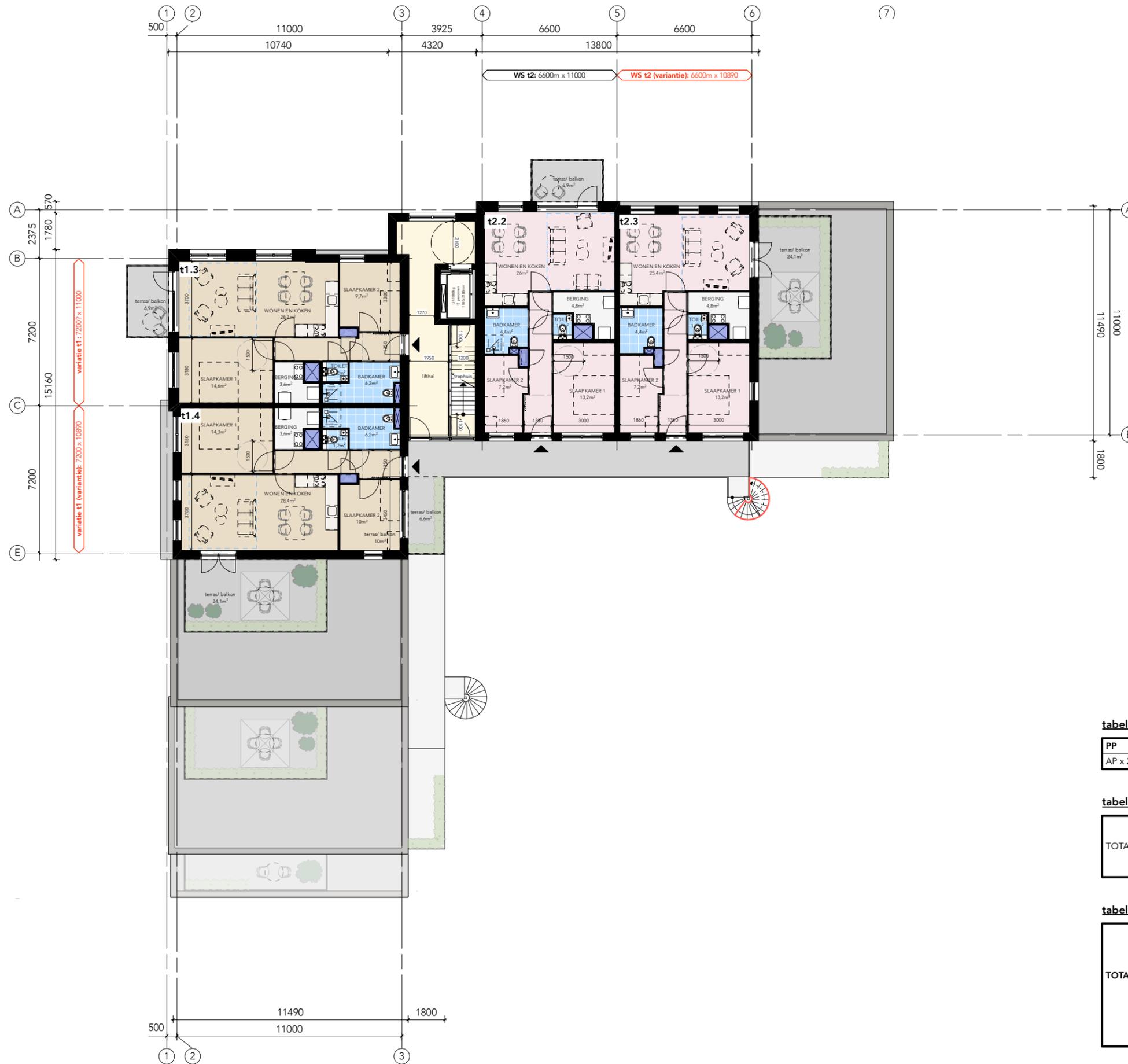
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		374,7m ²		104,6m ²	NIV +03

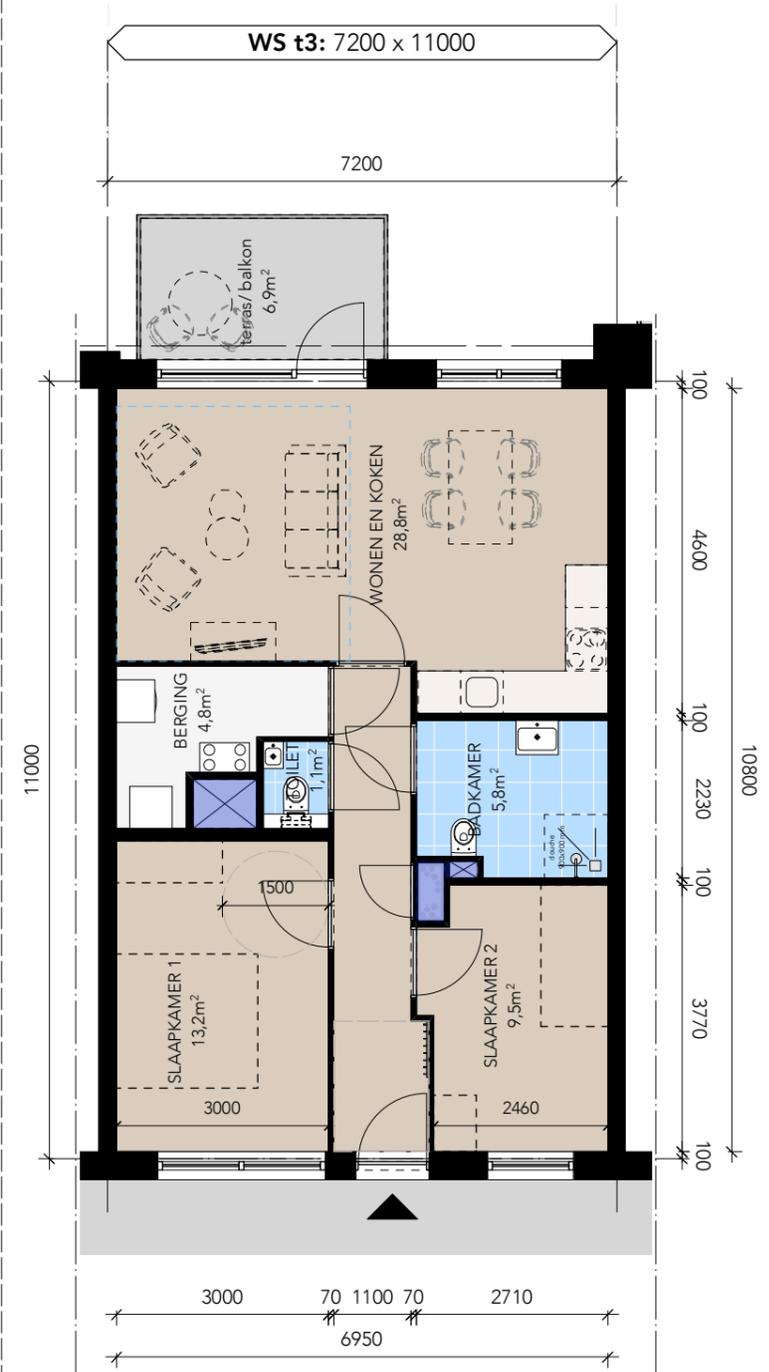
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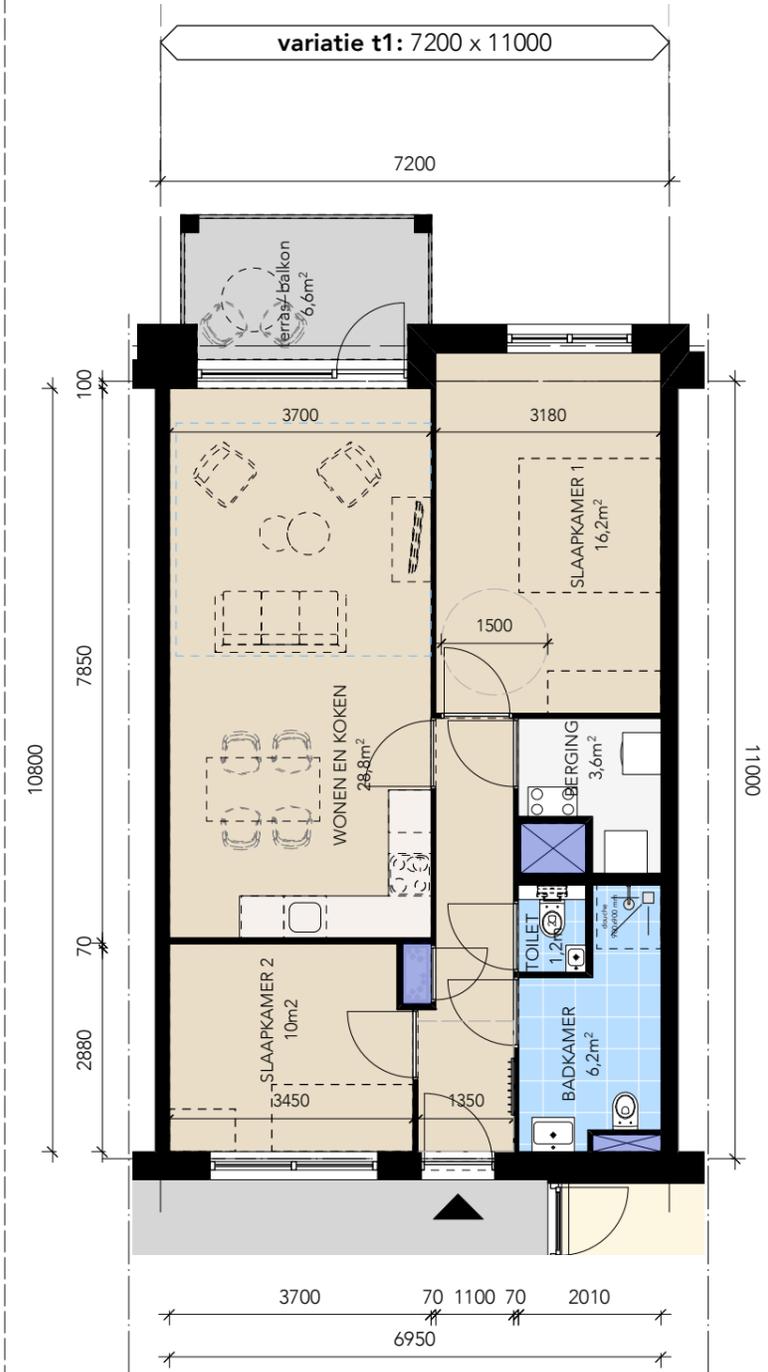
Woonslim 3 kamer appartement

beukmaat: 7200 x 11000
 BVO: 83m² / GO: 74m²
 PMC7 / PMC6LLB
 Woonkeur



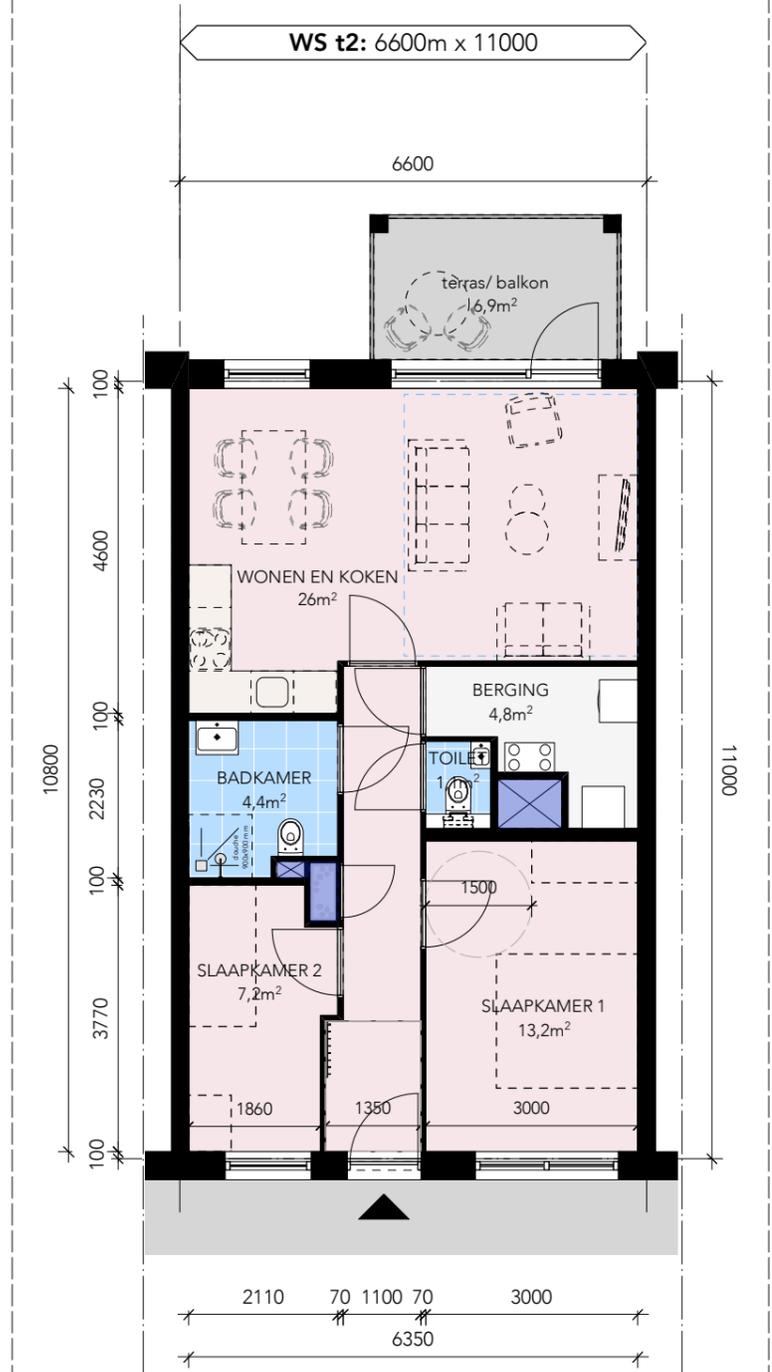
Variante 3 kamer appartement

beukmaat: 7200 x 11000
 BVO: 84m² / GO: 75m²



Woonslim 3 kamer appartement

beukmaat: 6600 x 11000
 BVO: 76m² / GO: 67m²
 PMC7 / PMC6LLB





Noordgevel (Sperwer)

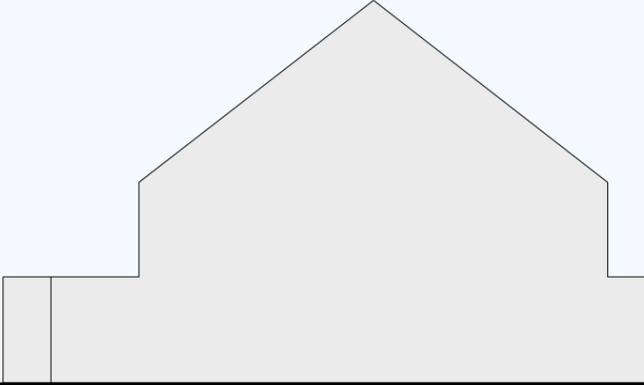


Westgevel (Dorpsweg)

Gevelaanzichten



+12,50m~+13m



Zuidgevel

+12,50m~+13m

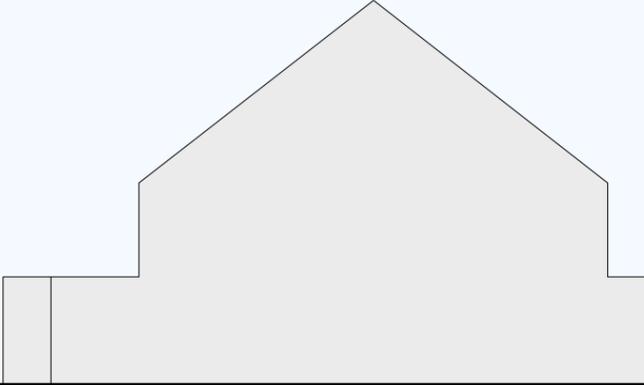


Oostgevel

Gevelaanzichten



+12,50m~+13m



Zuidgevel

+12,50m~+13m



Oostgevel

Gevelaanzichten





Noordgevel (Sperwer)

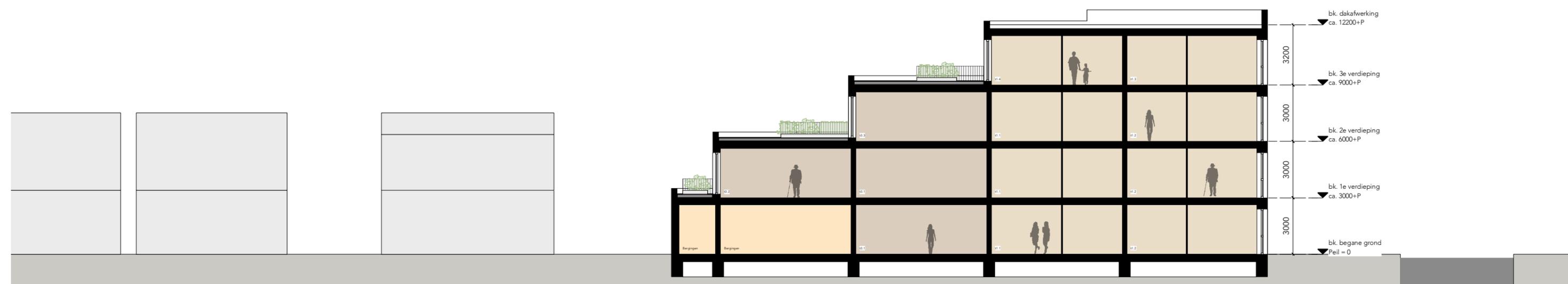
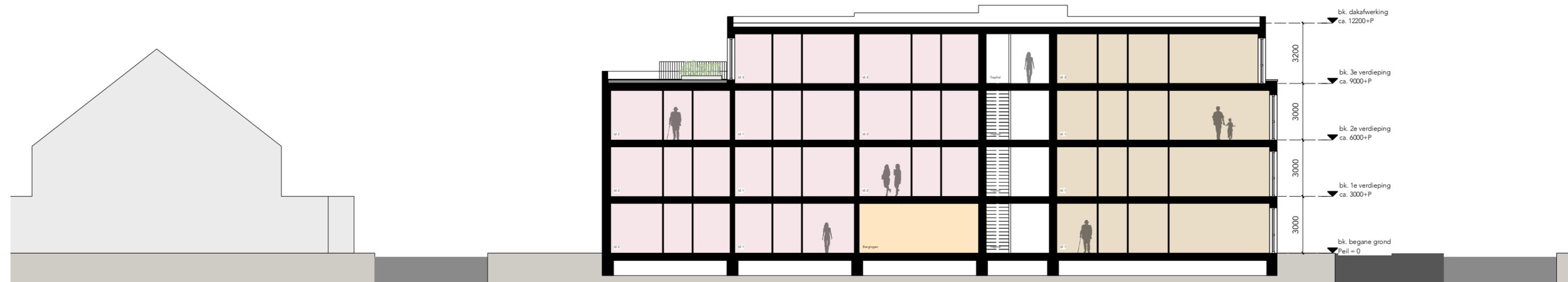


Westgevel (Dorpsweg)

extra optie zonder kolommen

Gevelaanzichten (optie zonder kolommen)



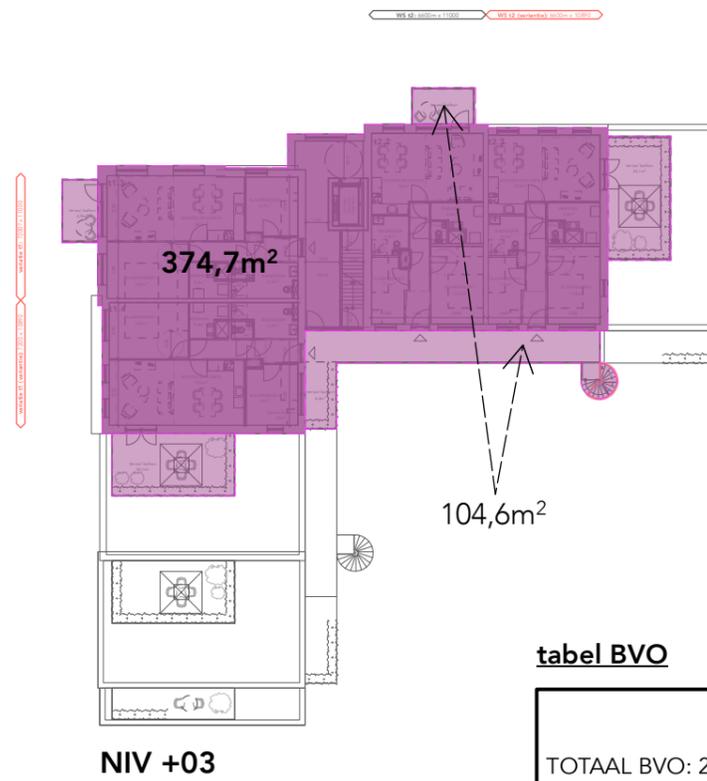
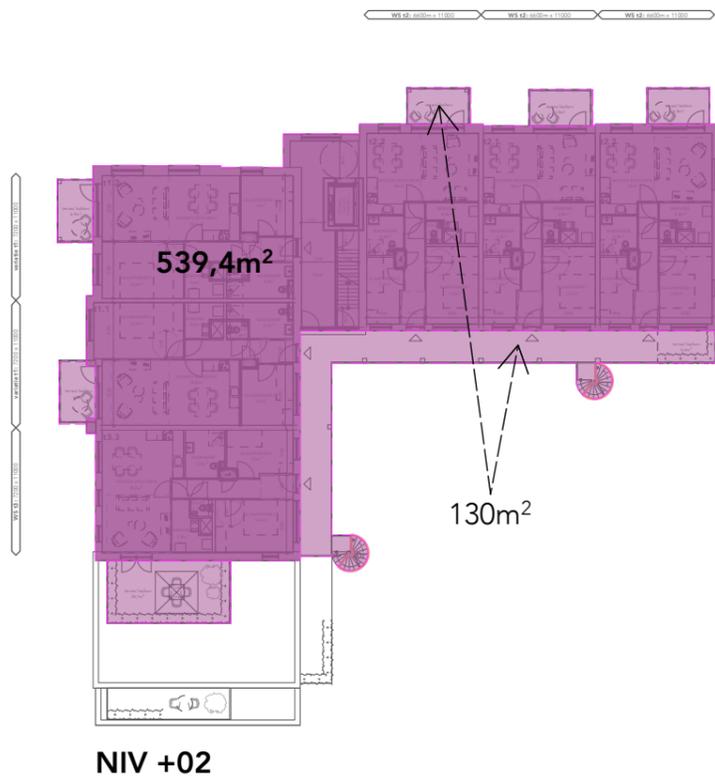
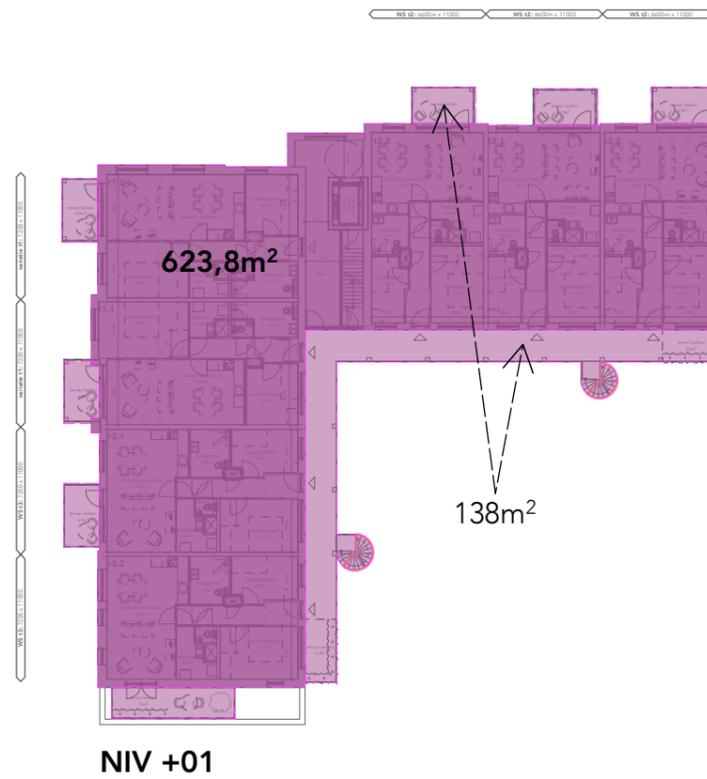
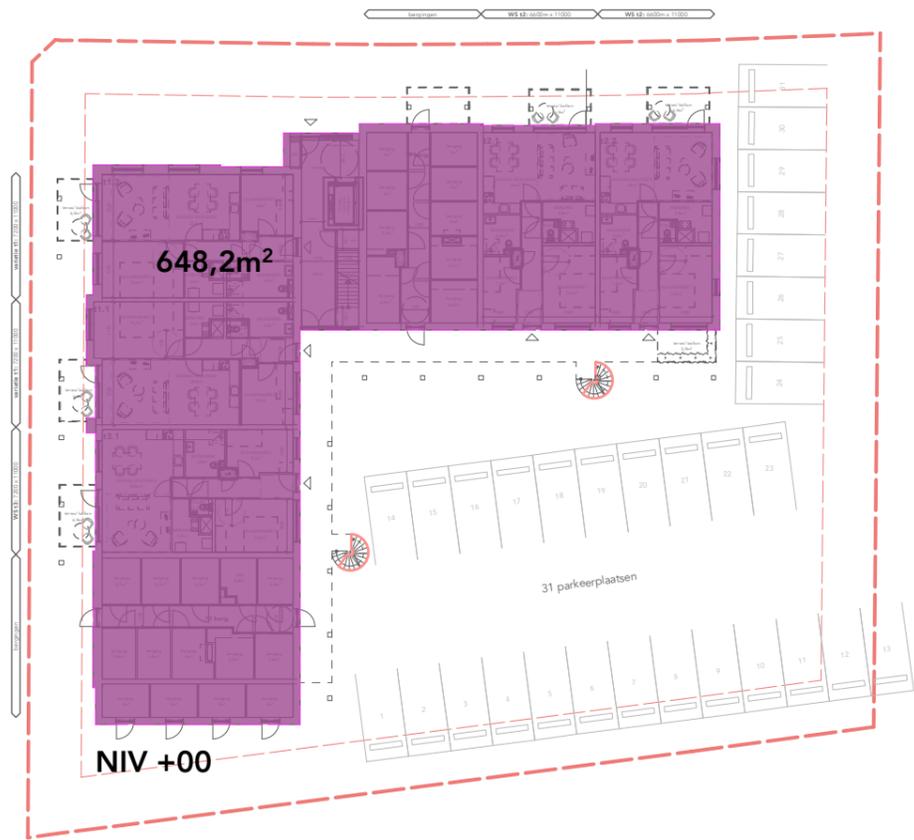


Doorsnedes



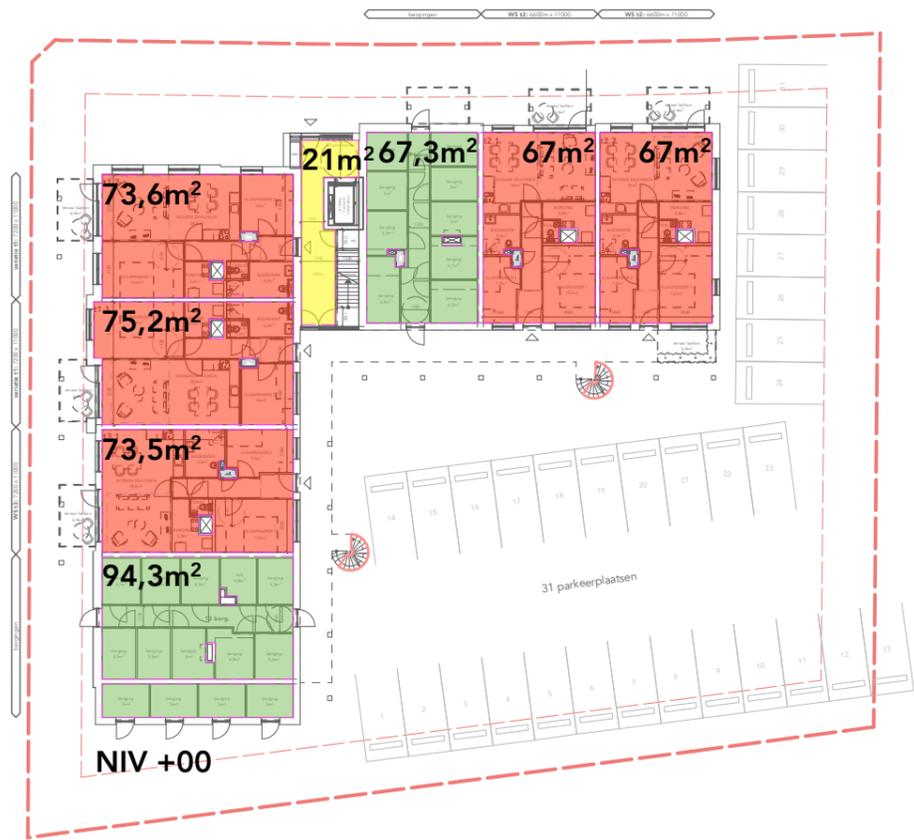


Gevelaanzicht Sperwer



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	binnenruimten 2186,1m²	623,8m ²	niet overdekte buitenruimten 372,6m ²	138m ²	NIV +01
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