



Oranjewijk fase 3



Nieuwbouw 5 woningen aan de Emmastraat

plan Oranjewijk fase III te Urk



PLANLOKATIE

De woningen zijn gesitueerd in fase III van het nieuwe uitbreidingsplan van Urk "de Oranjewijk". De Oranjewijk is een uitbreidingsgebied van de gemeente Urk waar in totaal circa 600 woningen (gefaseerd) worden gerealiseerd.

De Oranjewijk fase III wordt begrensd door de Oranjewijk fase I+II aan de noordzijde, de Polderwijk aan de westzijde, de Urkerweg aan de Zuidzijde en agrarisch gebied aan de oostzijde.



PLANLOKATIE
ORANJEWIJK FASE II

WONINGTYPOLOGIE

Het bouwplan bestaat uit:

5 geschakelde rij-woningen.

Naast de beide hoekwoningen bevindt zich de ontsluiting van het gemeenschappelijk achterpad.

De rij woningen bestaan uit hoekwoningen , TYPE B en B' en tussenwoningen TYPE A, A2' en C2'

De indelingen van alle 5 rij woningen zijn identiek:

Begane grond: woonkamer i.c.m. 'open' keuken

1e Verdieping: 3 slaapkamers + badkamer

2e Verdieping/ zolder: berling

KOPERSINFORMATIE:

Deze losse bijlage bevat een technische omschrijving/ kopersinformatie, een staat van afwerkingen per ruimte alsmede een prijslijst van de woningen en de diverse opties.

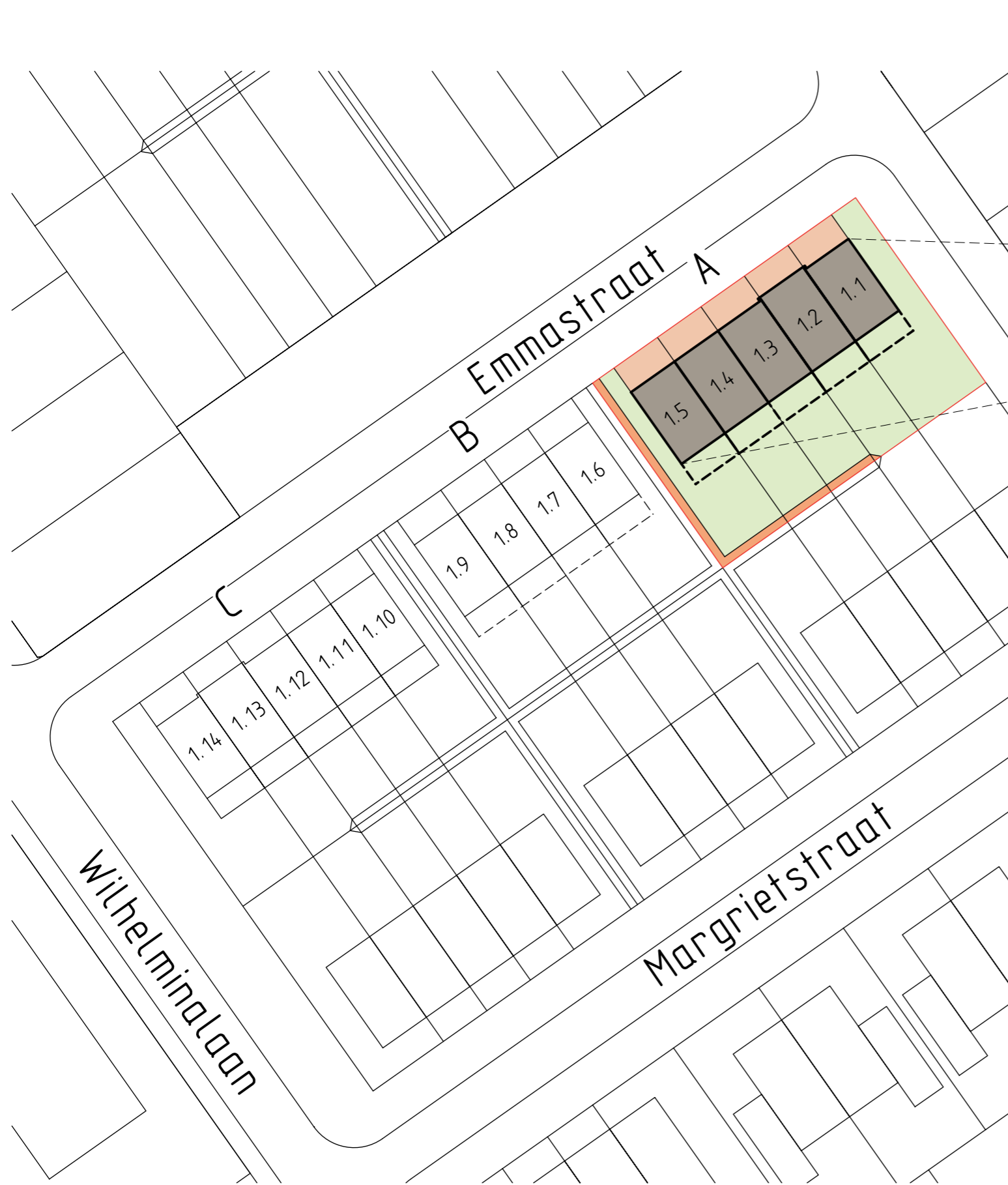
Verkoop woningen:

Schol Assurantiën
en Vastgoed

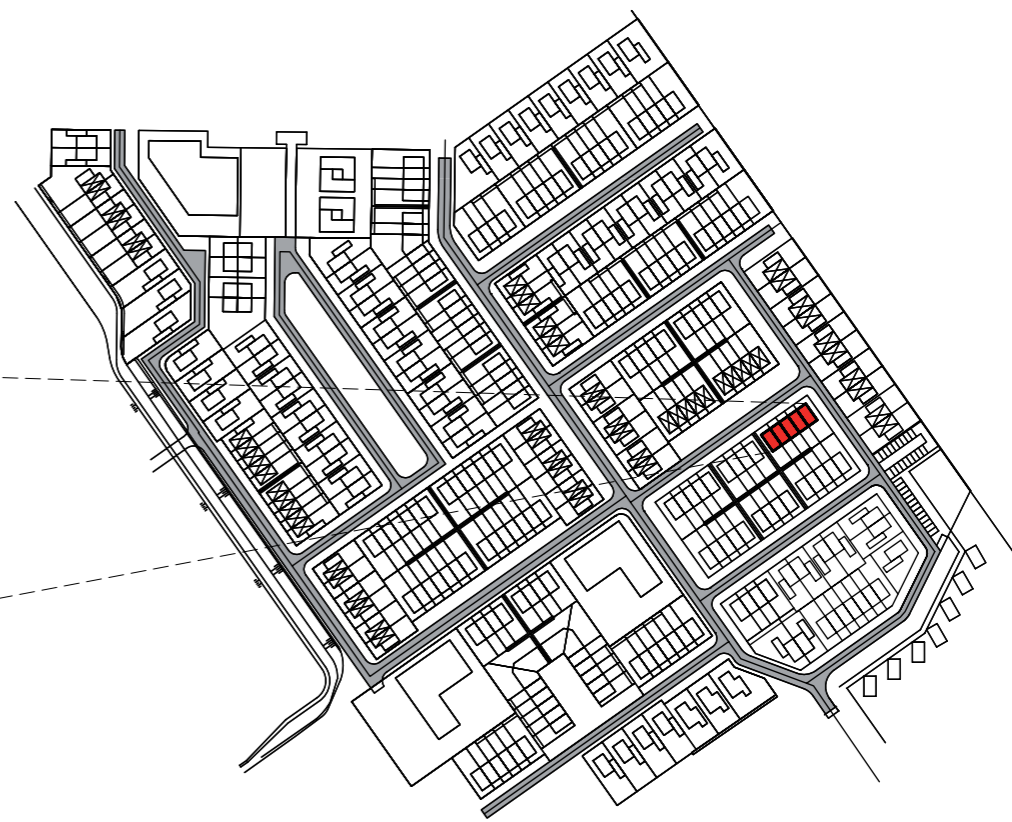
De Akkers 34-a
8321 BT Urk
e-mail: info@scholopurk.nl
tel.: (0527) - 687 377

In opdracht van
Excellent Bouwwerken

Keteldiep 23
8321 MH Urk
e-mail: info@excellentbouwwerken.nl
tel.: 06-123 151 07



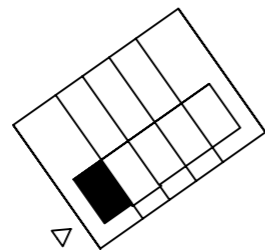
deze kaart is noordgericht





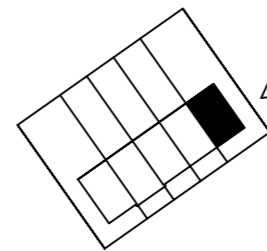
TYPE B

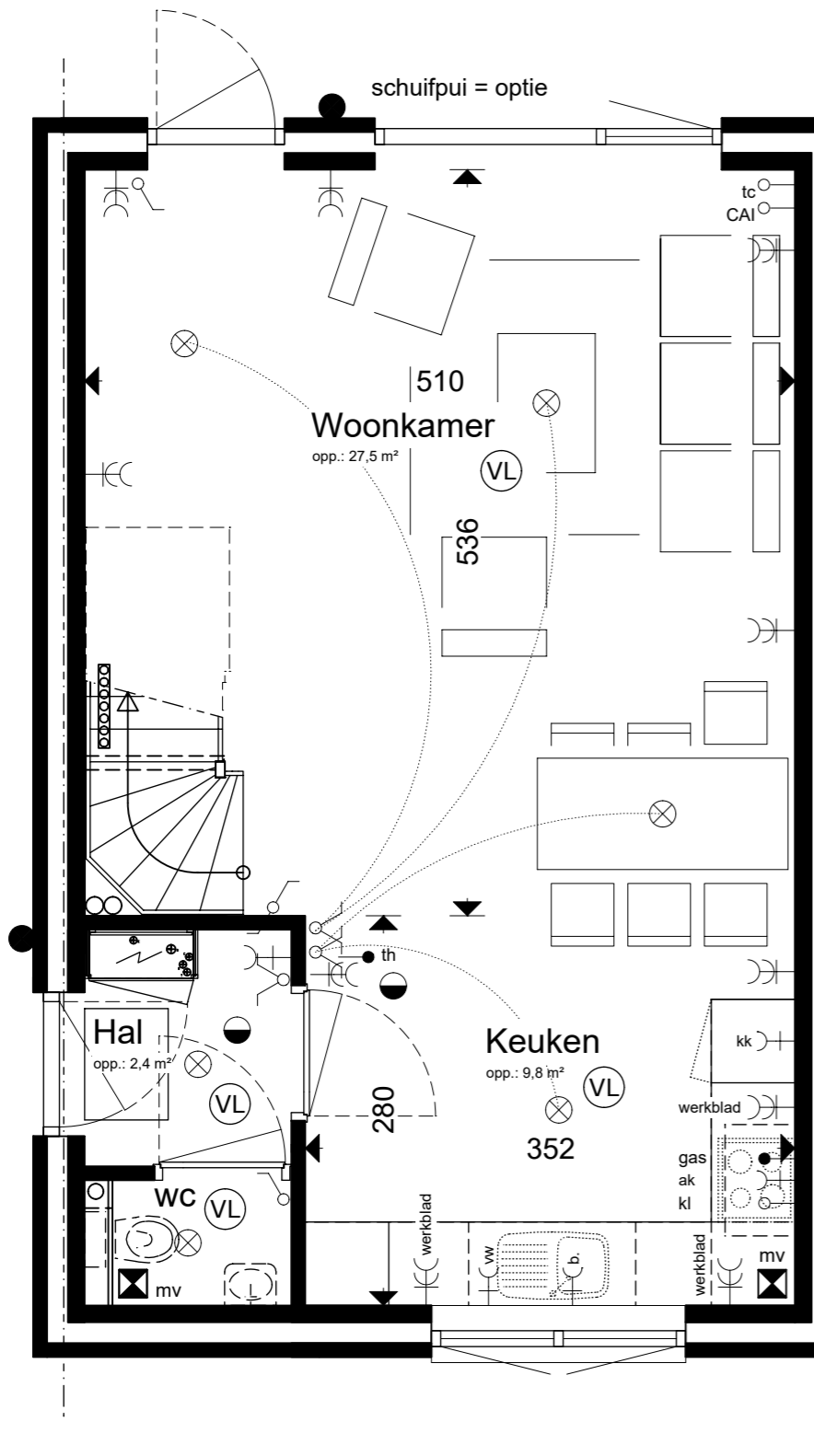
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TYPE B'

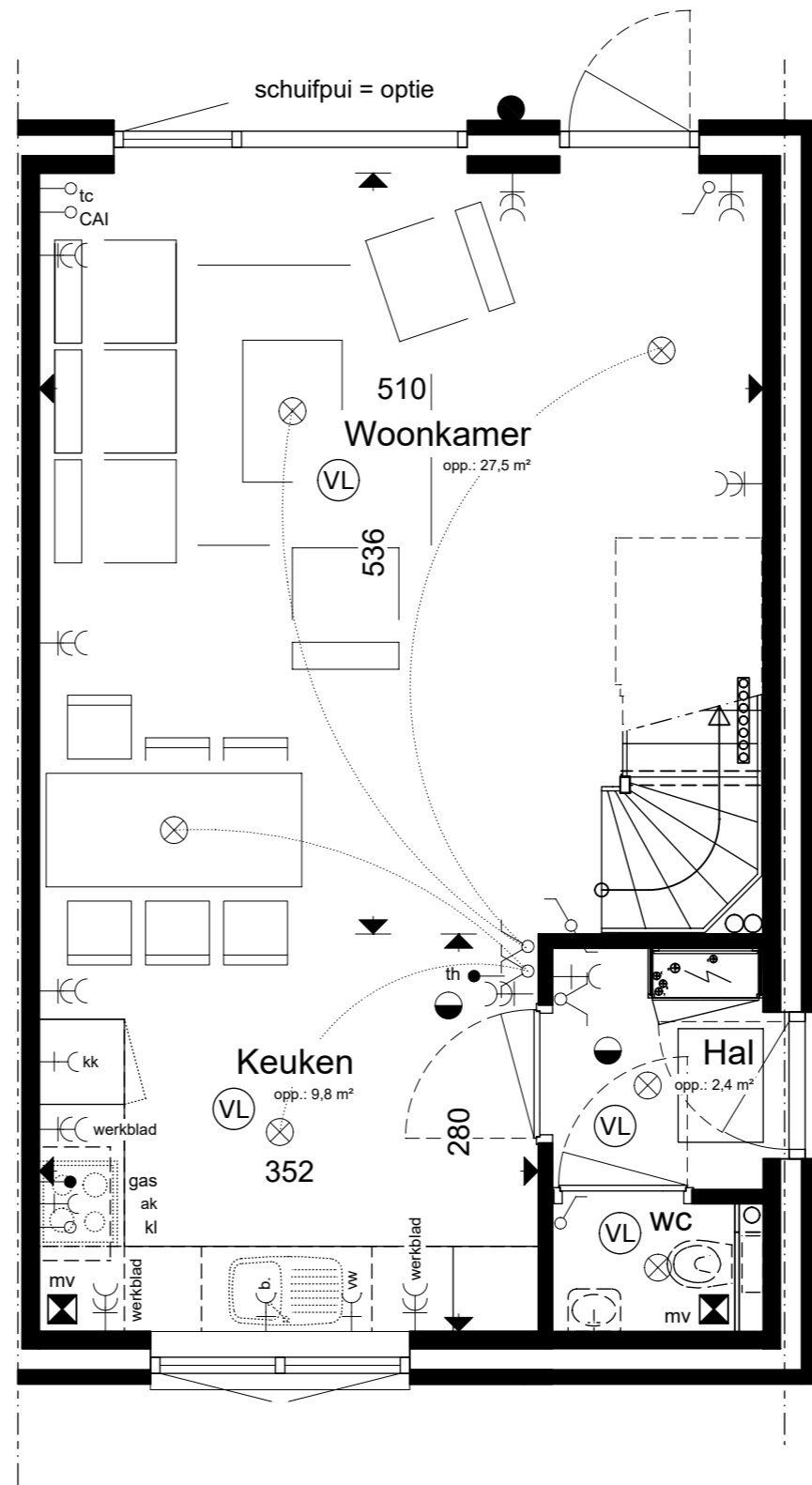
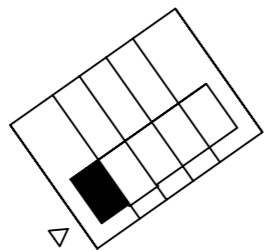
Bouwnummer: 1.5





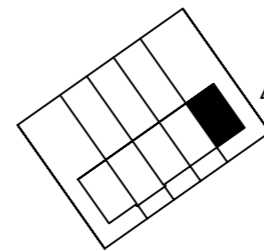
TYPE B

Bouwnummer: 1.1



































TYPE B'

Bouwnummer: 1.5



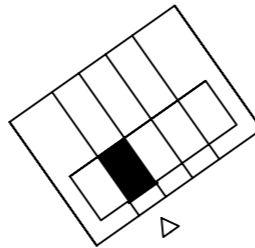
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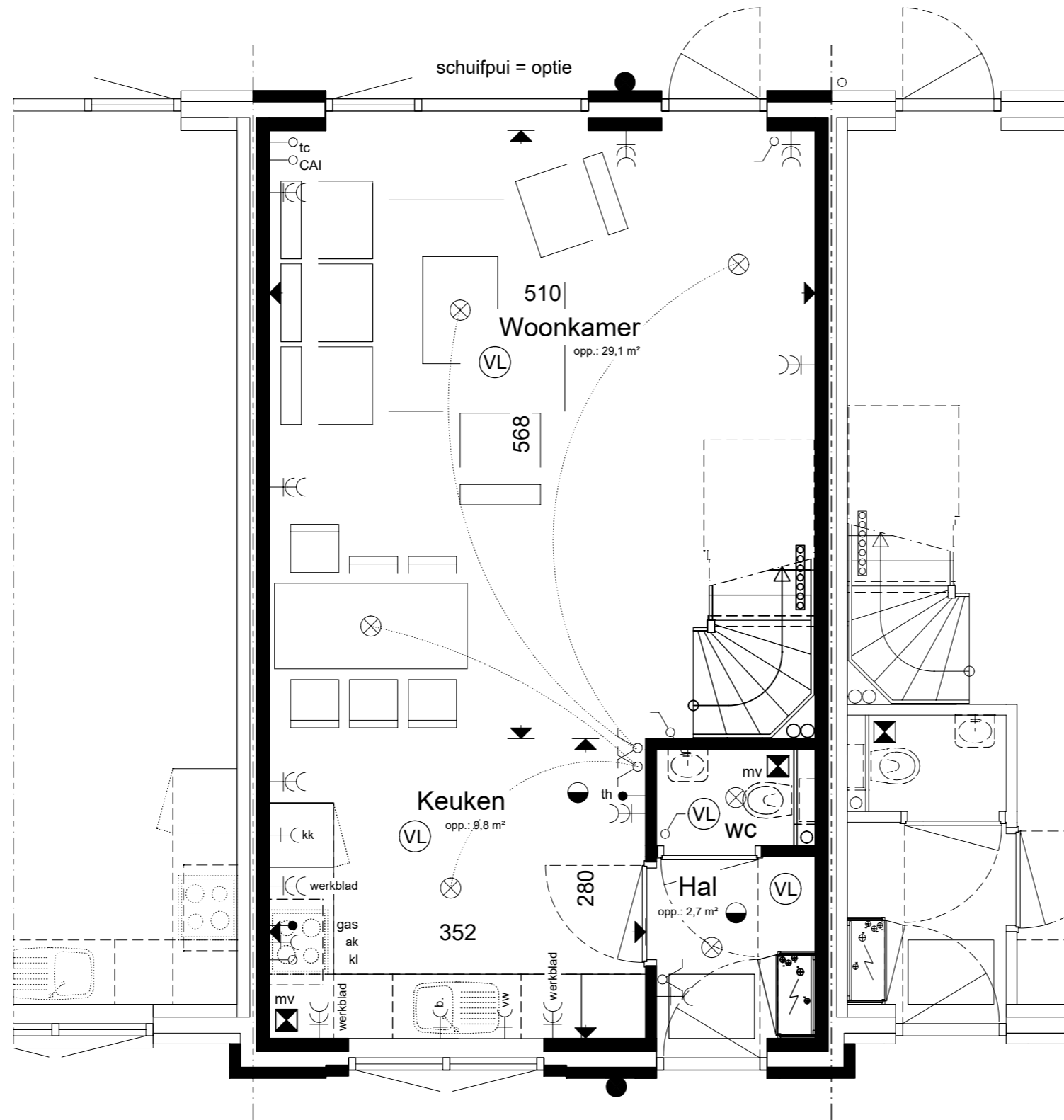
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-  wisselchakelaar (hotel)
-  trekwisselchakelaar
-  1-polige schakelaar
-  dubbele wandcontactdoos geaard
-  enkele wandcontactdoos geaard
-  plafond lichtpunt
-  wandlichtpunt
-  aansluitpunt buitenverlichting
-  rookmelder op plafond
-  th
-  gas
-  afgedopt gas
-  bk
-  boiler (=loze leiding)
-  mv-3
-  3 standenschakelaar
-  mechanische ventilatie
-  mv-p
-  mv-unit op perilex wandcontactdoos
-  tc
-  CAI
-  CAI
-  st
-  wa
-  w.c.d. wasmachine
-  m/o
-  magnetron/oven (=optie)
-  cv
-  cv-combiketel
-  vw
-  vaatwasser (=optie)
- kk
- koelkast
- km
- keukenmeubel
- ak
- afzuigkap
- bel
- bel
- deurbel
- meterkast
- VL
- vloerverwarming = hoofdverwarming





TYPE C2'
Bouwnummer: 1.2



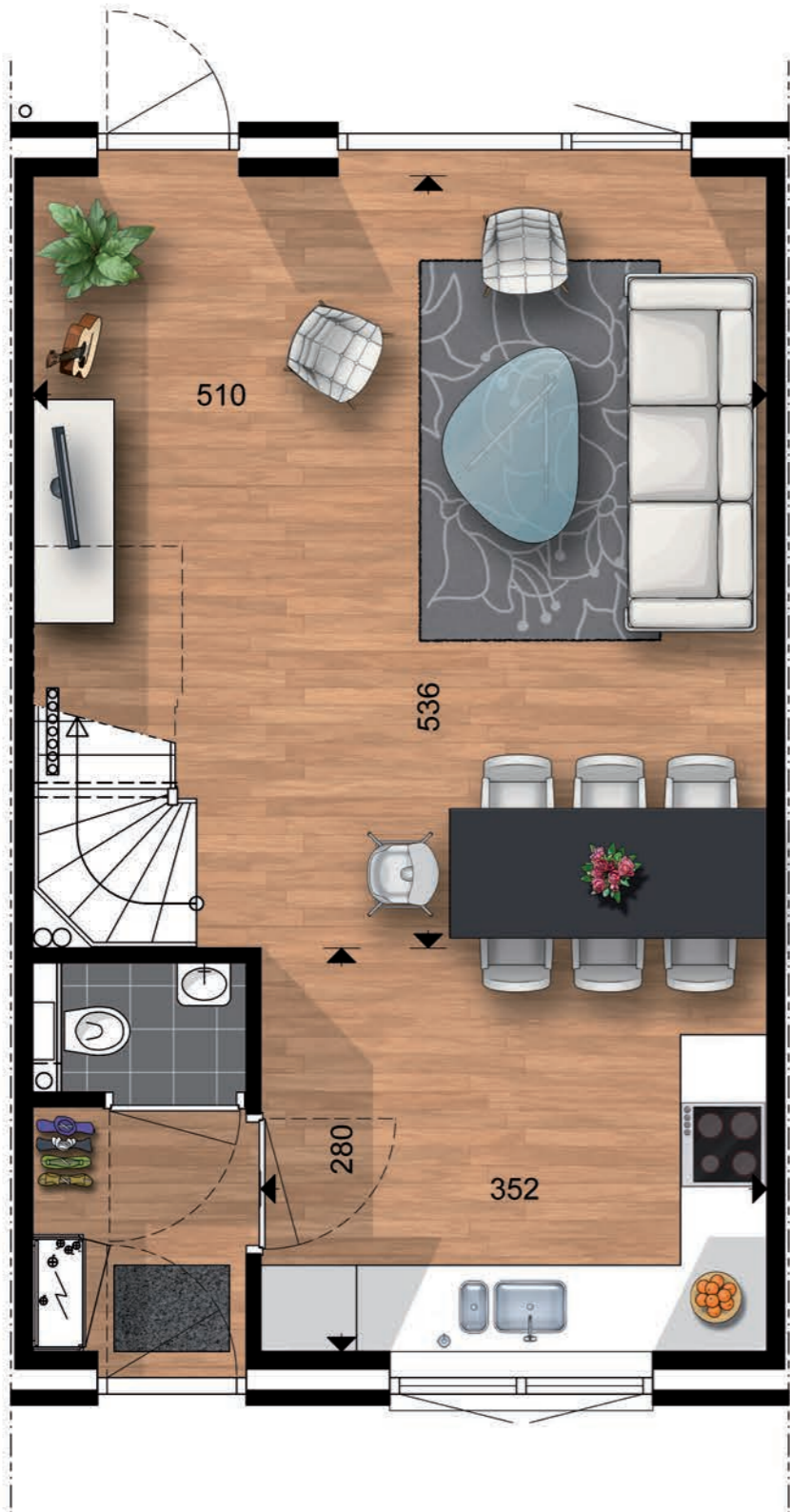


TYPE C2'
Bouwnummer: 1.2

RENVOOI

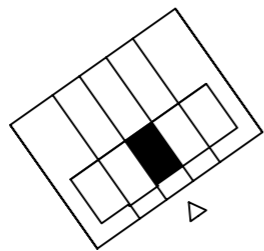
- serieschakelaar
- wisselschakelaar (hotel)
- trekwisselschakelaar
- 1-polige schakelaar
- dubbele wandcontactdoos geaard
- enkele wandcontactdoos geaard
- plafond lichtpunt
- wandlichtpunt
- aansluitpunt buitenverlichting
- rookmelder op plafond
- thermostaat
- kookleiding (= loze leiding)
- afgedopt gas
- badkamer kachel
- boiler (=loze leiding)
- 3 standenschakelaar mechanische ventilatie
- mv-unit op perilex wandcontactdoos
- loos telecom
- loos CAI
- scheertrafo (=optie)
- w.c.d. wasmachine
- magnetron/oven (=optie)
- cv-combiketel
- vaatwasser (=optie)
- koelkast
- keukenmeubel
- afzuigkap
- bel
- deurbel
- meterkast
- vloerverwarming = hoofdverwarming





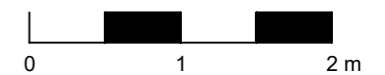
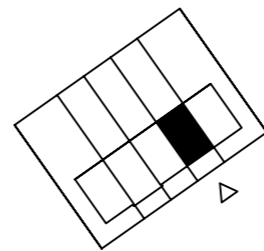
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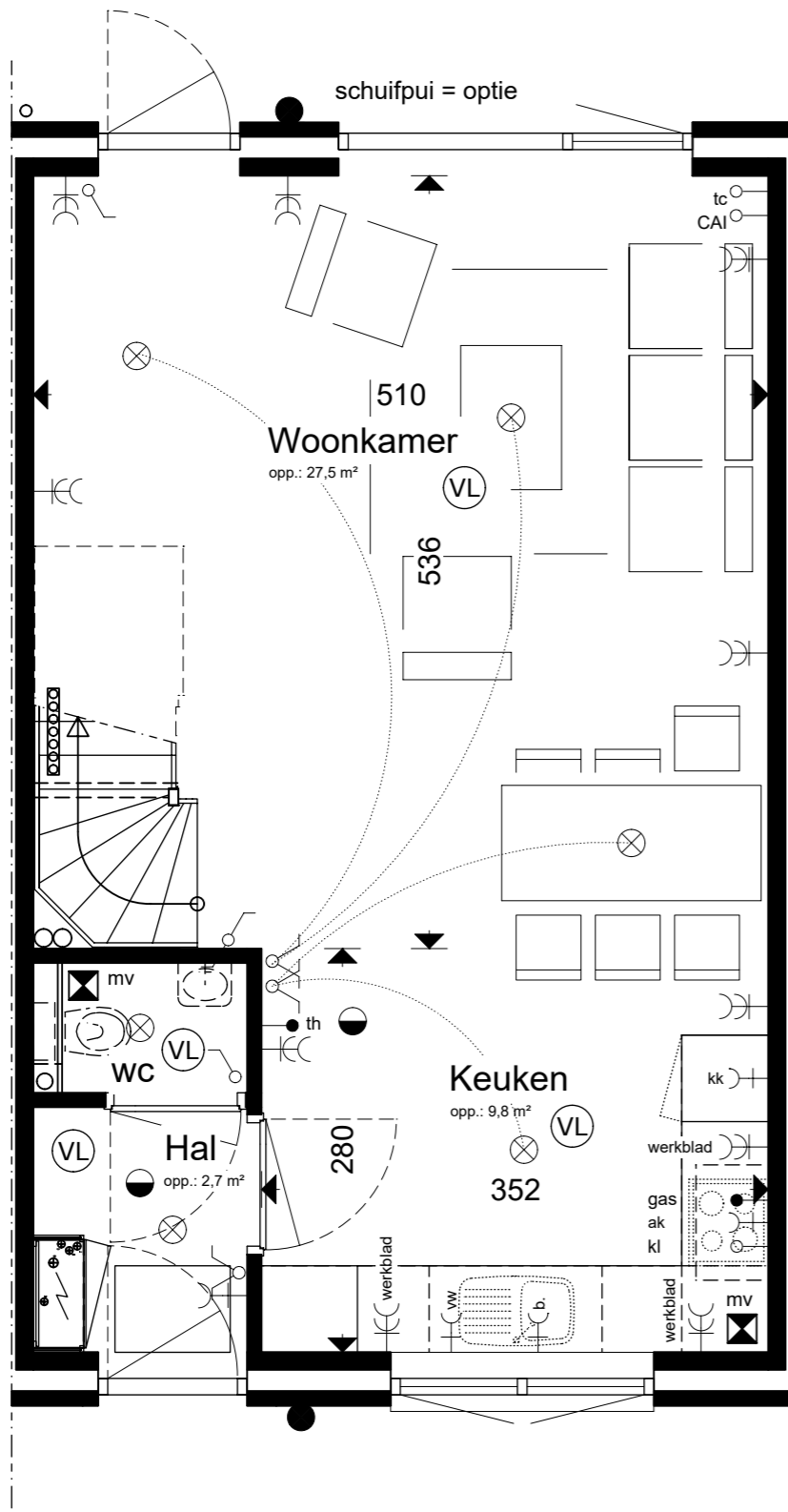
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TYPE A2'

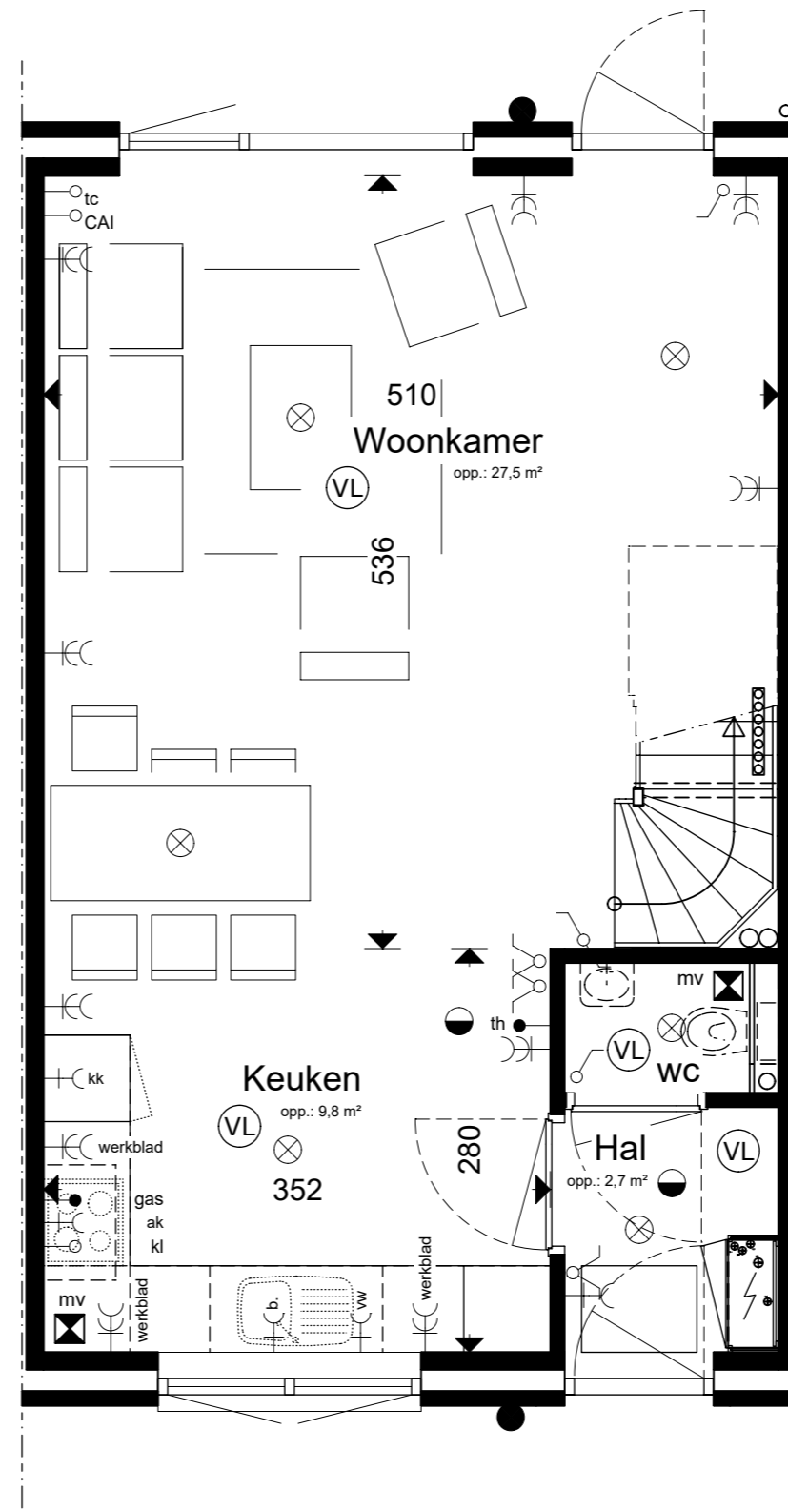
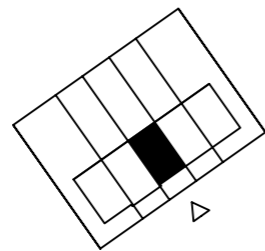
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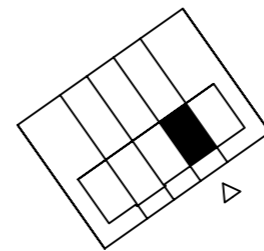
TYPE A

Bouwnummer: 1.3



TYPE A2'

Bouwnummer: 1.4



RENOVOOI

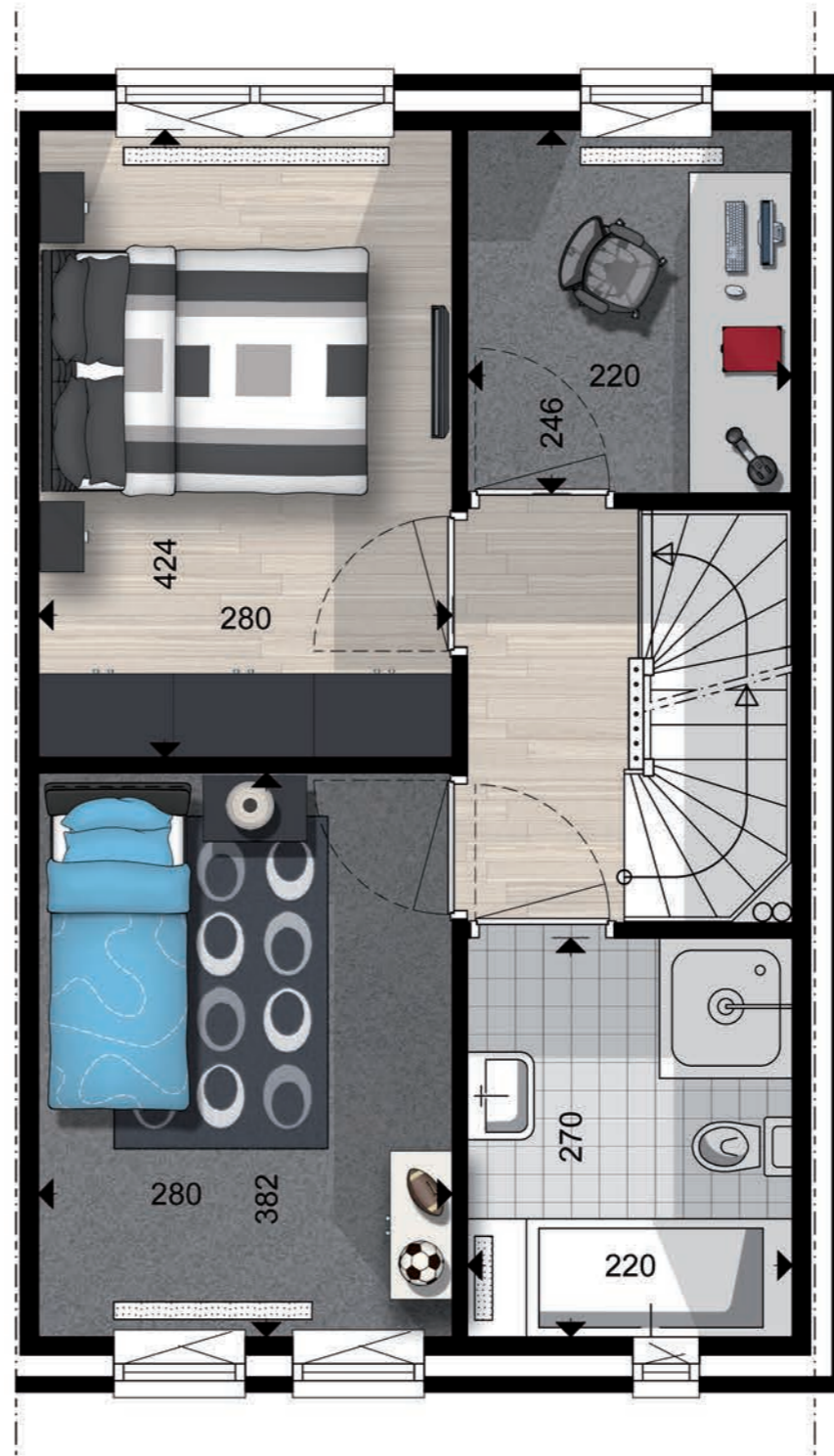
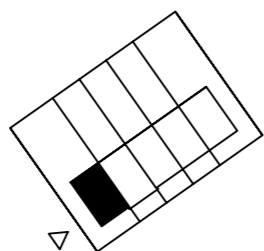
- serieschakelaar
- wisselschakelaar (hotel)
- trekwisselschakelaar
- 1-polige schakelaar
- dubbele wandcontactdoos geaard
- enkele wandcontactdoos geaard
- plafond lichtpunt
- wandlichtpunt
- aansluitpunt buitenverlichting
- rookmelder op plafond
- thermostaat
- kookleiding (= loze leiding)
- afgedopt gas
- badkamer kachel
- boiler (=loze leiding)
- 3 standenschakelaar mechanische ventilatie
- mv-p mv-unit op perilex wandcontactdoos
- loos telecom
- loos CAI
- scheertrafo (=optie)
- w.c.d. wasmachine
- magnetron/oven (=optie)
- cv-combiketel
- vaatwasser (=optie)
- koelkast
- keukenmeubel
- afzuigkap
- bel
- deurbel
- meterkast
- vloerverwarming = hoofdverwarming





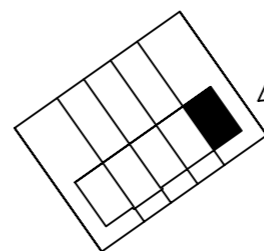
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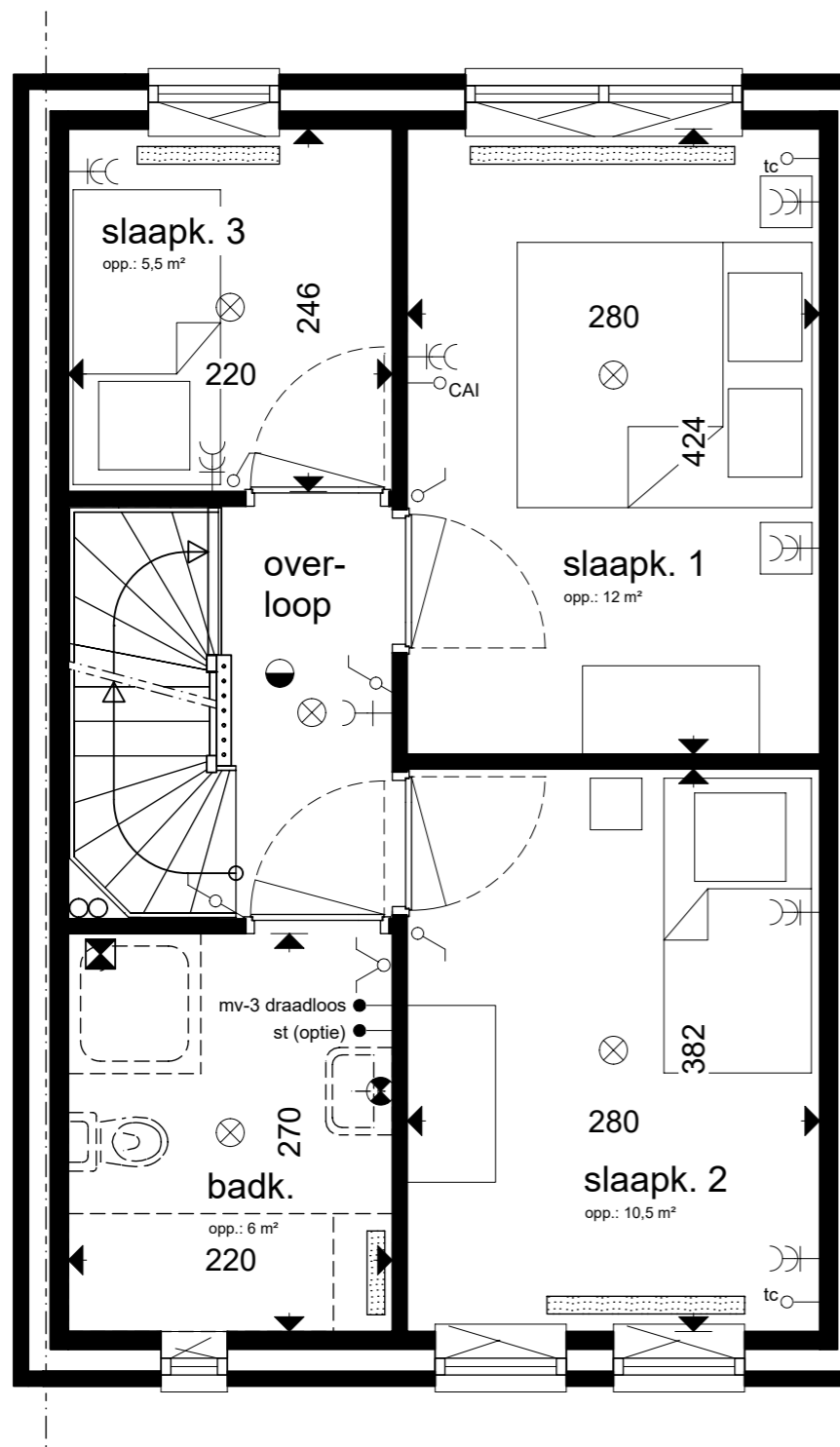
Bouwnummer: 1.1



TYPE B'

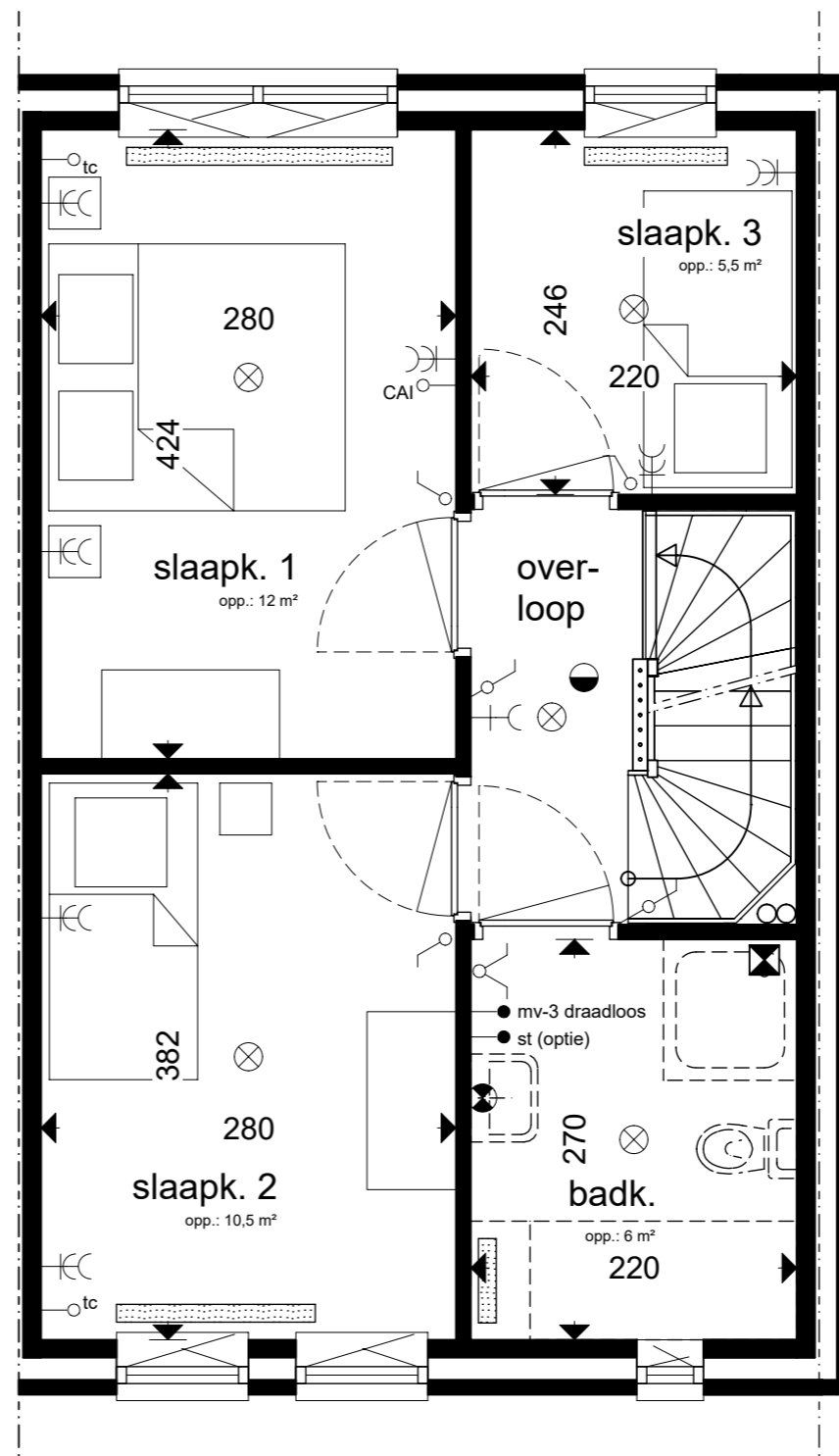
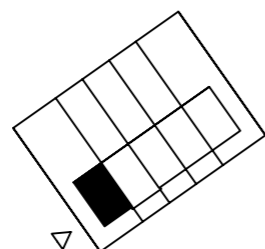
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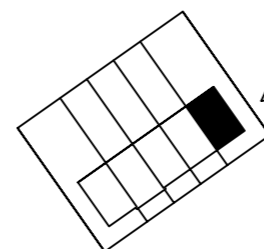
TYPE B

Bouwnummer: 1.1



TYPE B'

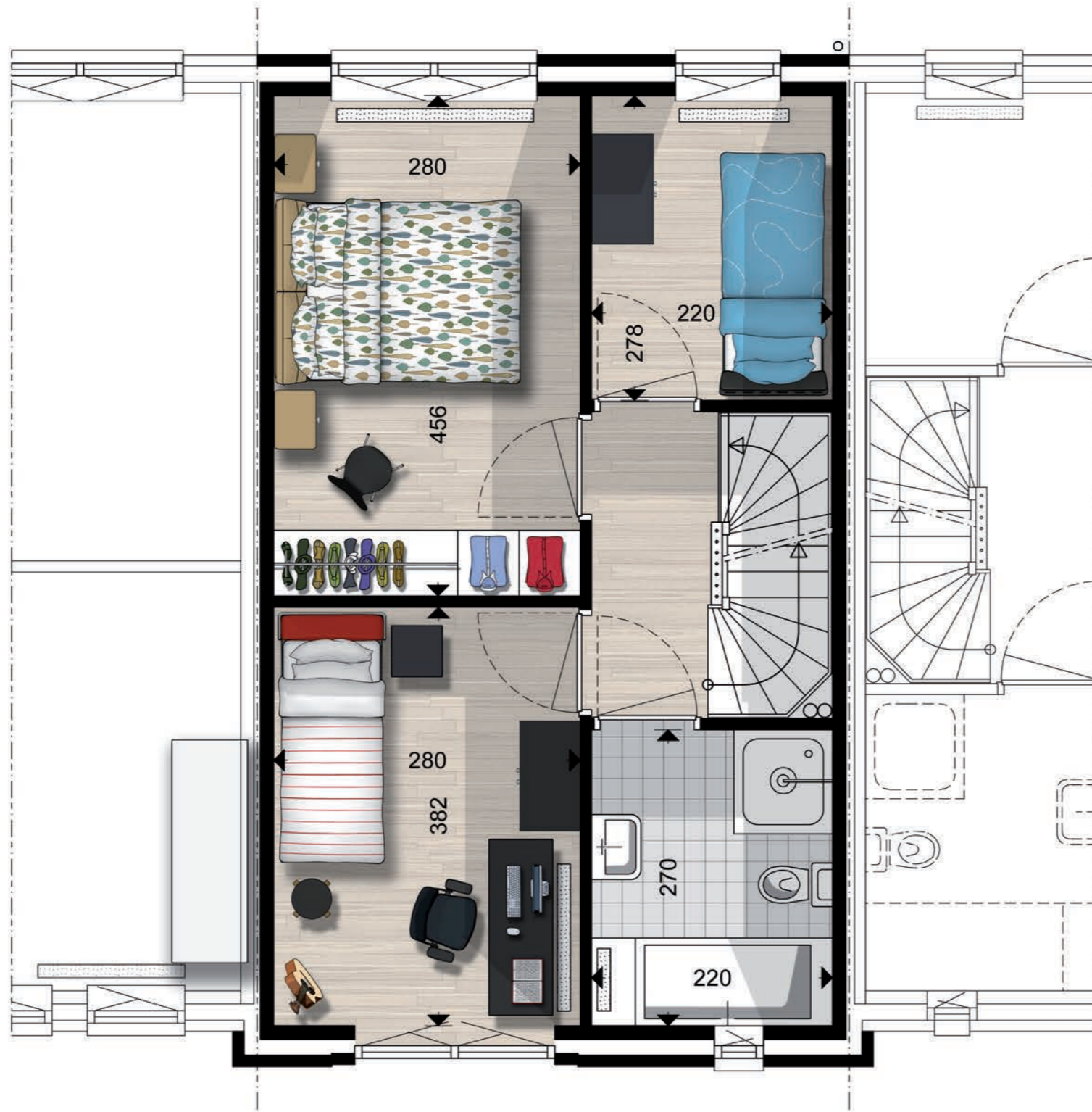
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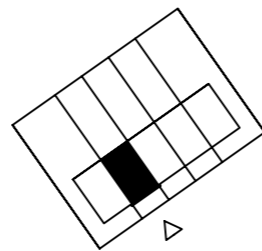
- serieschakelaar
- wisselschakelaar (hotel)
- trekwisselschakelaar
- 1-polige schakelaar
- dubbele wandcontactdoos geaard
- enkele wandcontactdoos geaard
- plafond lichtpunt
- wandlichtpunt
- aansluitpunt buitenverlichting
- rookmelder op plafond
- thermostaat
- kookleiding (= loze leiding)
- afgedopt gas
- boiler (=loze leiding)
- 3 standenschakelaar mechanische ventilatie
- mv-unit op perilex wandcontactdoos
- loos telecom
- loos CAI
- scheertrafo (=optie)
- w.c.d. wasmachine
- magnetron/oven (=optie)
- cv-combiketel
- vaatwasser (=optie)
- koelkast
- keukenmeubel
- afzuigkap
- bel
- deurbel
- meterkast
- vloerverwarming = hoofverwarming

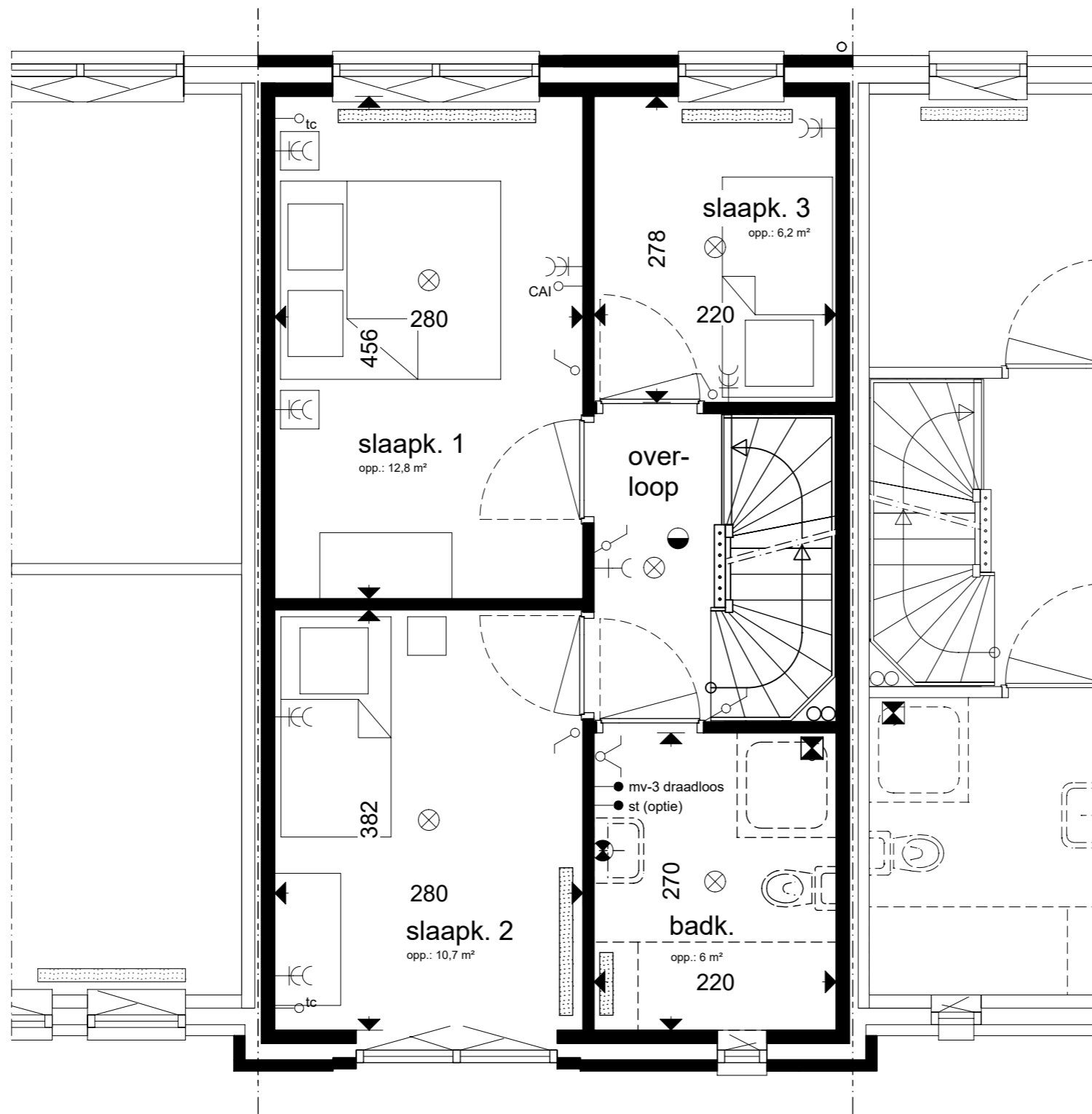




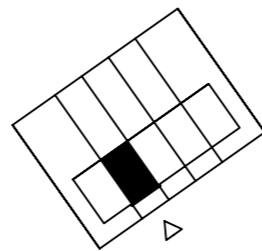
TYPE C2'

Bouwnummer: 1.2

































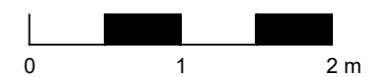


TYPE C2'
Bouwnummer: 1.2



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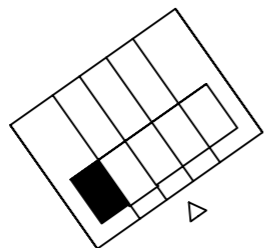
-  serieschakelaar
-  wisselschakelaar (hotel)
-  trekwisselschakelaar
-  1-polige schakelaar
-  dubbele wandcontactdoos geaard
-  enkele wandcontactdoos geaard
-  plafond lichtpunt
-  wandlichtpunt
-  aansluitpunt buitenverlichting
-  rookmelder op plafond
-  thermostaat
-  kookleiding (= loze leiding)
-  afgedopt gas
-  boiler (=loze leiding)
-  mv-3 3 standenschakelaar mechanische ventilatie
-  mv-p mv-unit op perilex wandcontactdoos
-  tc loos telecom
-  CAI loos CAI
-  st scheertrafo (=optie)
-  wa w.c.d. wasmachine
-  m/o magnetron/oven (=optie)
-  cv cv-combiketel
-  vw vaatwasser (=optie)
-  kk koelkast
-  km keukenmeubel
-  ak afzuigkap
-  bel
-  deurbel
-  meterkast
-  VL vloerverwarming = hoofverwarming





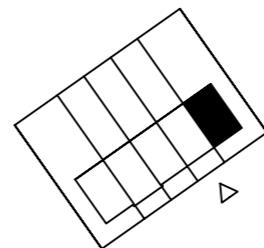
TYPE A

Bouwnummer: 1.3



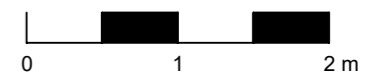
TYPE A2'

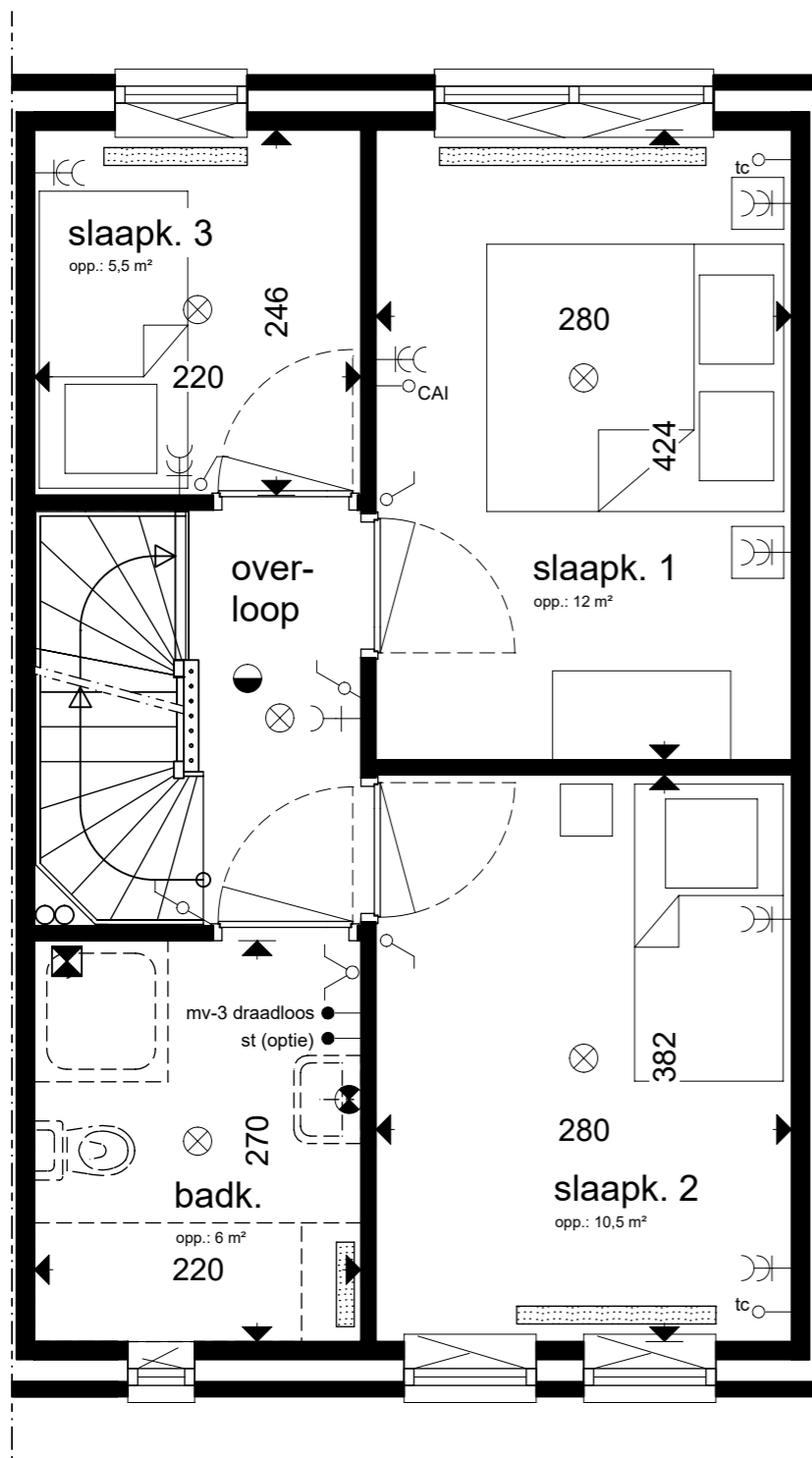
Bouwnummer: 1.4



RENVOOI

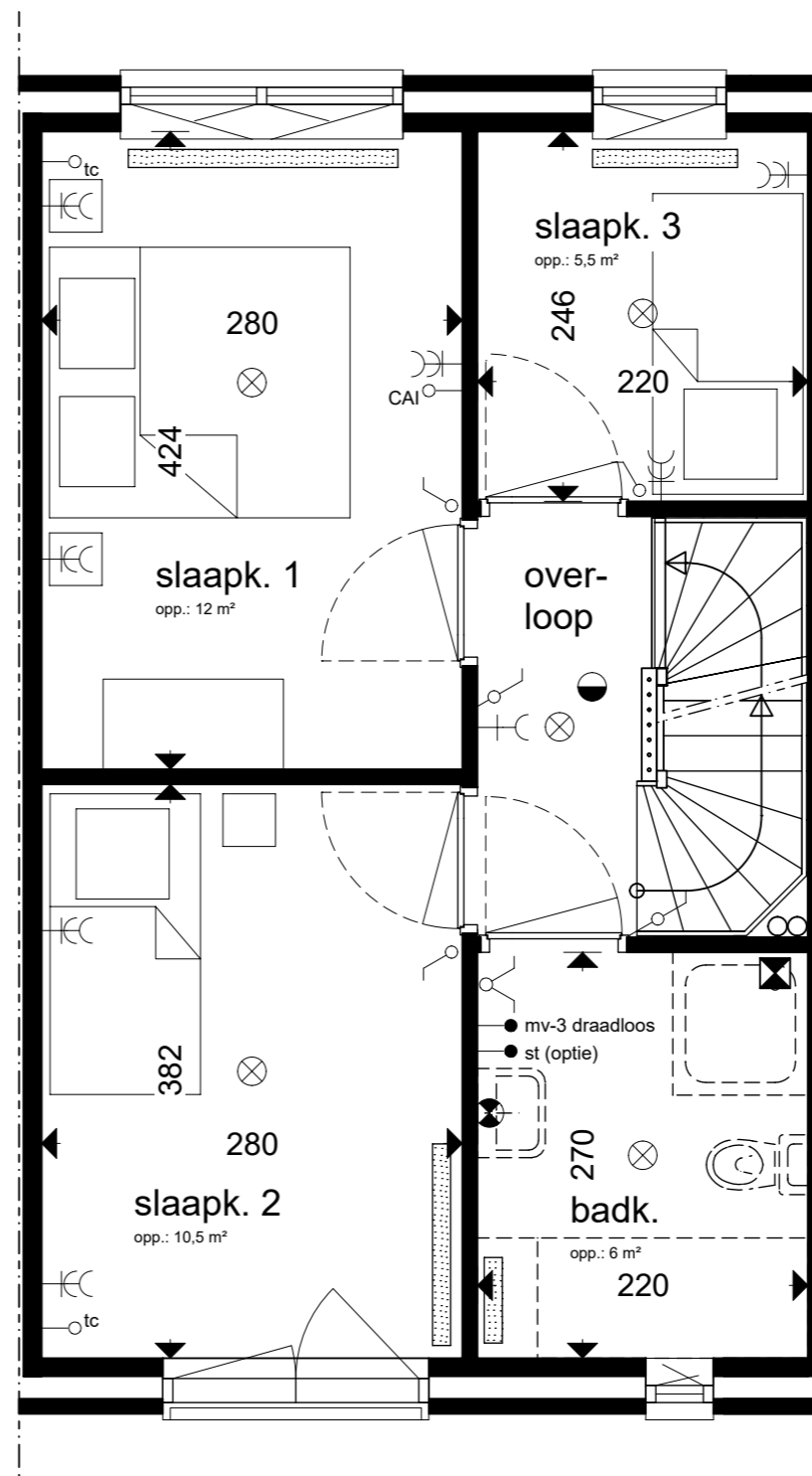
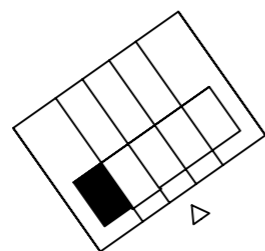
- serieschakelaar
- wisselschakelaar (hotel)
- trekwisselschakelaar
- 1-polige schakelaar
- dubbele wandcontactdoos gearad
- enkele wandcontactdoos gearad
- plafond lichtpunt
- wandlichtpunt
- aansluitpunt buitenverlichting
- rookmelder op plafond
- thermostaat
- kookleiding (= loze leiding)
- afgedopt gas
- boiler (=loze leiding)
- 3 standenschakelaar mechanische ventilatie
- mv-unit op perilex wandcontactdoos
- loos telecom
- loos CAI
- scheertrafo (=optie)
- w.c.d. wasmachine
- magnetron/oven (=optie)
- cv-combiketel
- vaatwasser (=optie)
- koelkast
- keukenmeubel
- afzuigkap
- bel
- deurbel
- meterkast
- vloerverwarming = hoofverwarming





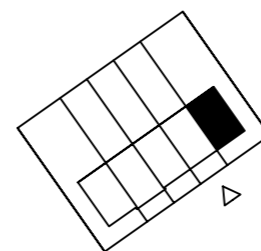
TYPE A

Bouwnummer: 1.3

































TYPE A2'

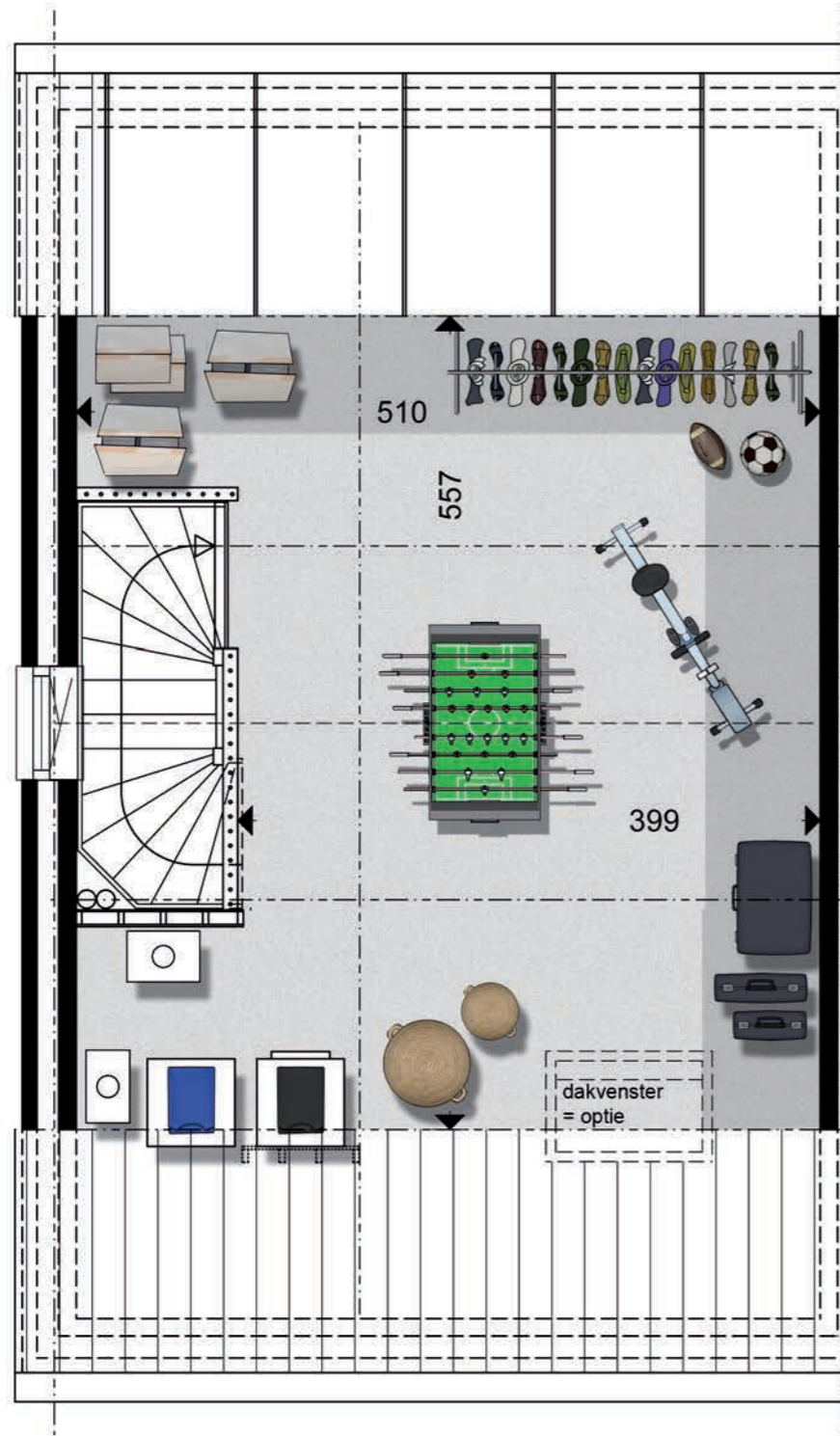
Bouwnummer: 1.4



RENVOOI

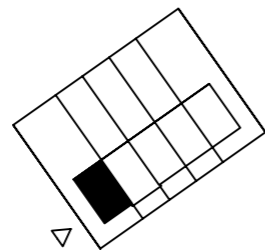
-  serieschakelaar
-  wisselchakelaar (hotel)
-  trekwisselchakelaar
-  1-polige schakelaar
-  dubbele wandcontactdoos geaard
-  enkele wandcontactdoos geaard
-  plafond lichtpunt
-  wandlichtpunt
-  aansluitpunt buitenverlichting
-  rookmelder op plafond
-  th thermostaat
-  kl kookleiding (= loze leiding)
-  gas afgedopt gas
-  b boiler (=loze leiding)
-  mv-3 3 standenschakelaar mechanische ventilatie
-  mv-p mv-unit op perilex wandcontactdoos
-  tc loos telecom
-  CAI loos CAI
-  st scheertrafo (=optie)
-  wa w.c.d. wasmachine
-  m/o magnetron/oven (=optie)
-  cv cv-combiketel
-  vw vaatwasser (=optie)
-  kk koelkast
-  km keukenmeubel
-  ak afzuigkap
-  bel
-  deurbel
-  meterkast
-  VL vloerverwarming = hoofverwarming





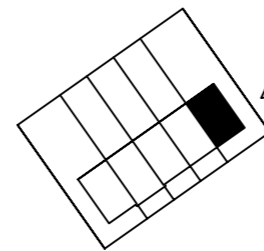
TYPE B

Bouwnummer: 1.1



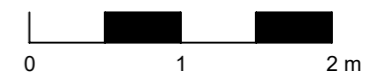
TYPE B'

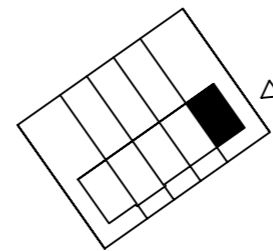
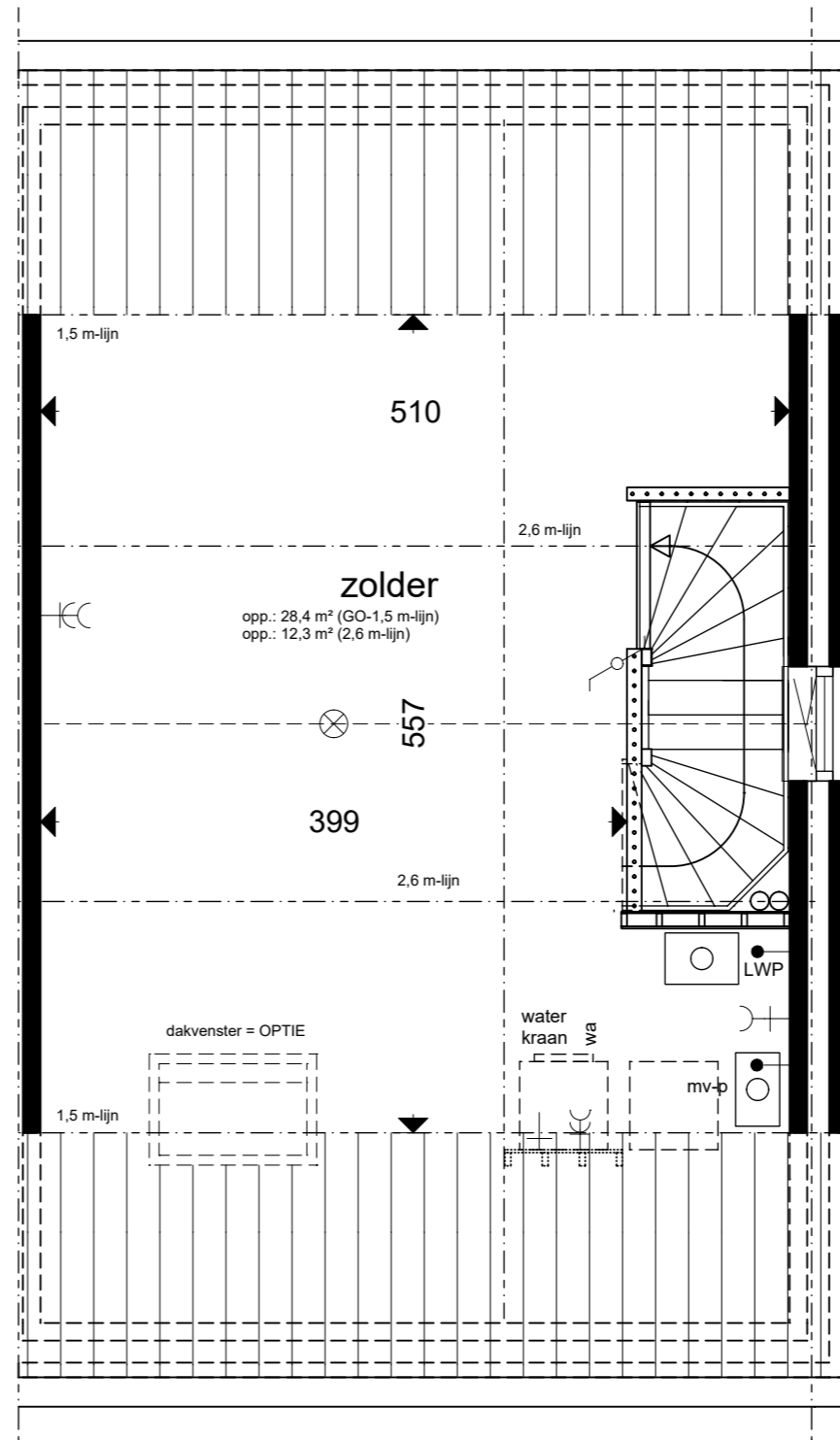
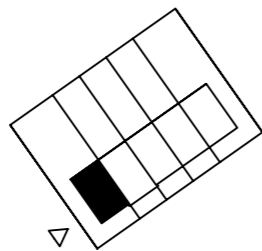
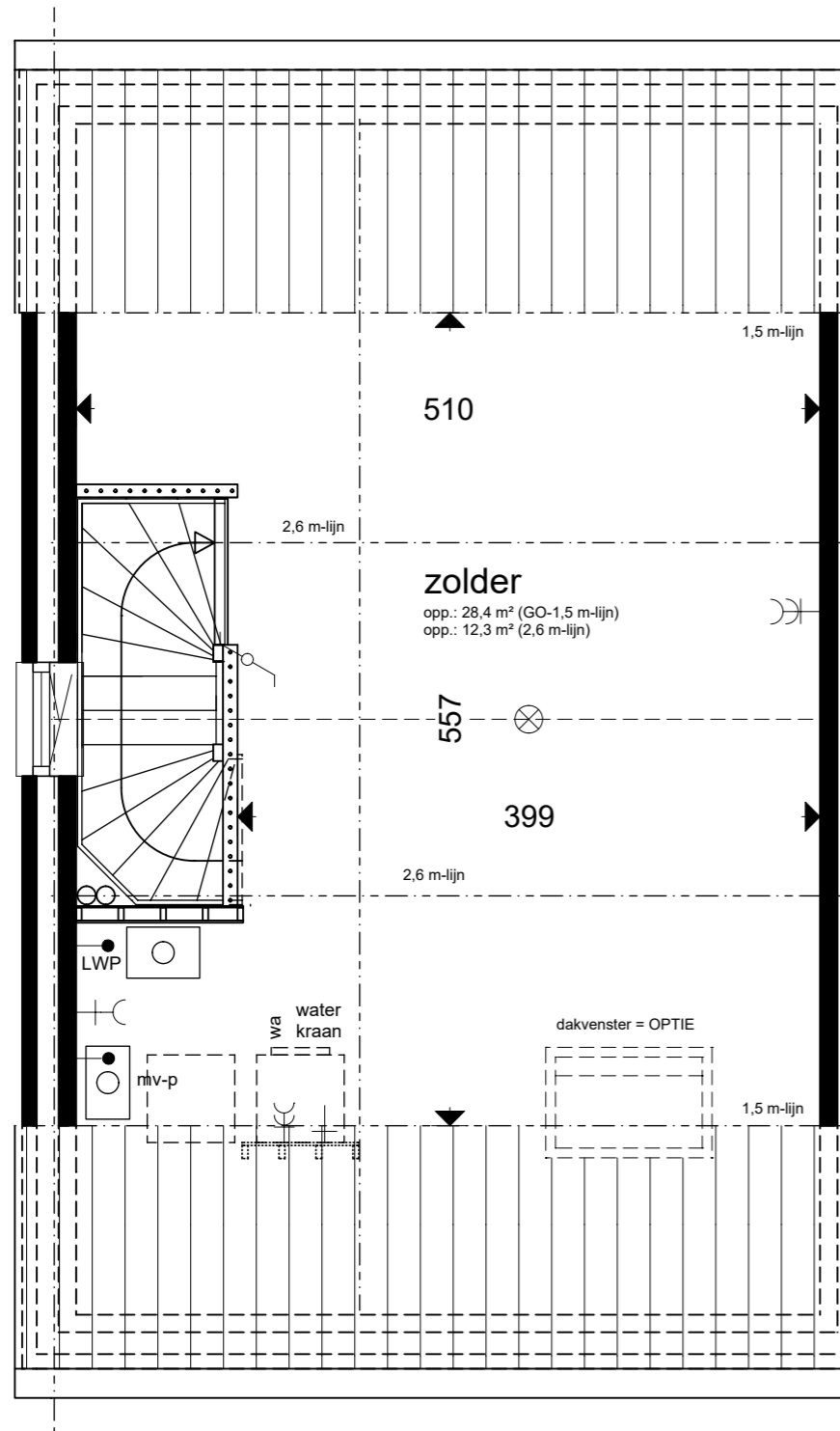
Bouwnummer: 1.5



RENVOOI

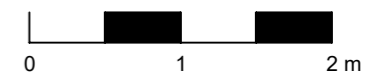
- serieschakelaar
- wisselschakelaar (hotel)
- trekwisselschakelaar
- 1-polige schakelaar
- dubbele wandcontactdoos geaard
- enkele wandcontactdoos geaard
- plafond lichtpunt
- wandlichtpunt
- aansluitpunt buitenverlichting
- rookmelder op plafond
- thermostaat
- kookleiding (= loze leiding)
- aansluiting lucht-water warmtepomp
- badkamer kachel
- boiler (=loze leiding)
- 3 standenschakelaar mechanische ventilatie
- mv-p mv-unit op perilex wandcontactdoos
- loos telecom
- loos CAI
- scheertrafo (=optie)
- w.c.d. wasmachine
- magnetron/oven (=optie)
- cv-combiketel
- vaatwasser (=optie)
- koelkast
- keukenmeubel
- afzuigkap
- bel
- deurbel
- meterkast
- VL vloerverwarming = hoofdverwarming

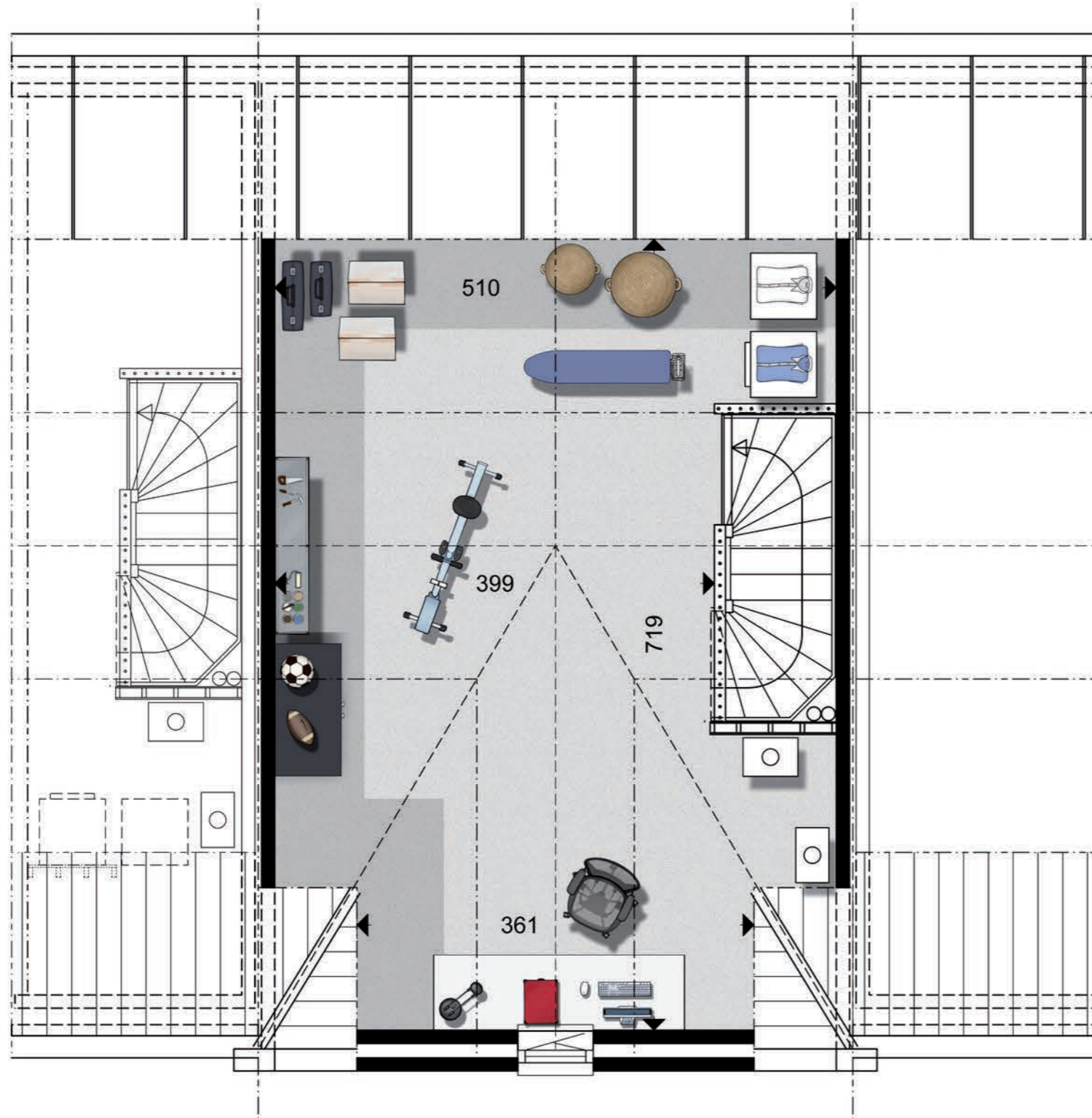




RENOVOOI

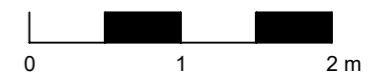
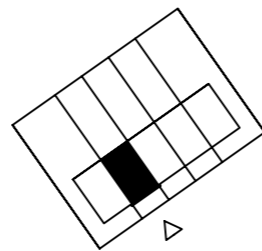
- serieschakelaar
- wisselchakelaar (hotel)
- trekwisselchakelaar
- 1-polige schakelaar
- dubbele wandcontactdoos geaard
- enkele wandcontactdoos geaard
- plafond lichtpunt
- wandlichtpunt
- aansluitpunt buitenverlichting
- rookmelder op plafond
- th thermostaat
- kl kookleiding (= loze leiding)
- LWP aansluiting lucht-water warmtepomp
- bk badkamer kachel
- b boiler (=loze leiding)
- mv-3 3 standenschakelaar mechanische ventilatie
- mv-p mv-unit op perilex wandcontactdoos
- tc loos telecom
- CAI loos CAI
- st scheertrafo (=optie)
- wa w.c.d. wasmachine
- m/o magnetron/oven (=optie)
- cv cv-combiketel
- vw vaatwasser (=optie)
- kk koelkast
- km keukenmeubel
- ak afzuigkap
- bel bel
- deurbel
- meterkast
- VL vloerverwarming = hoofdverwarming

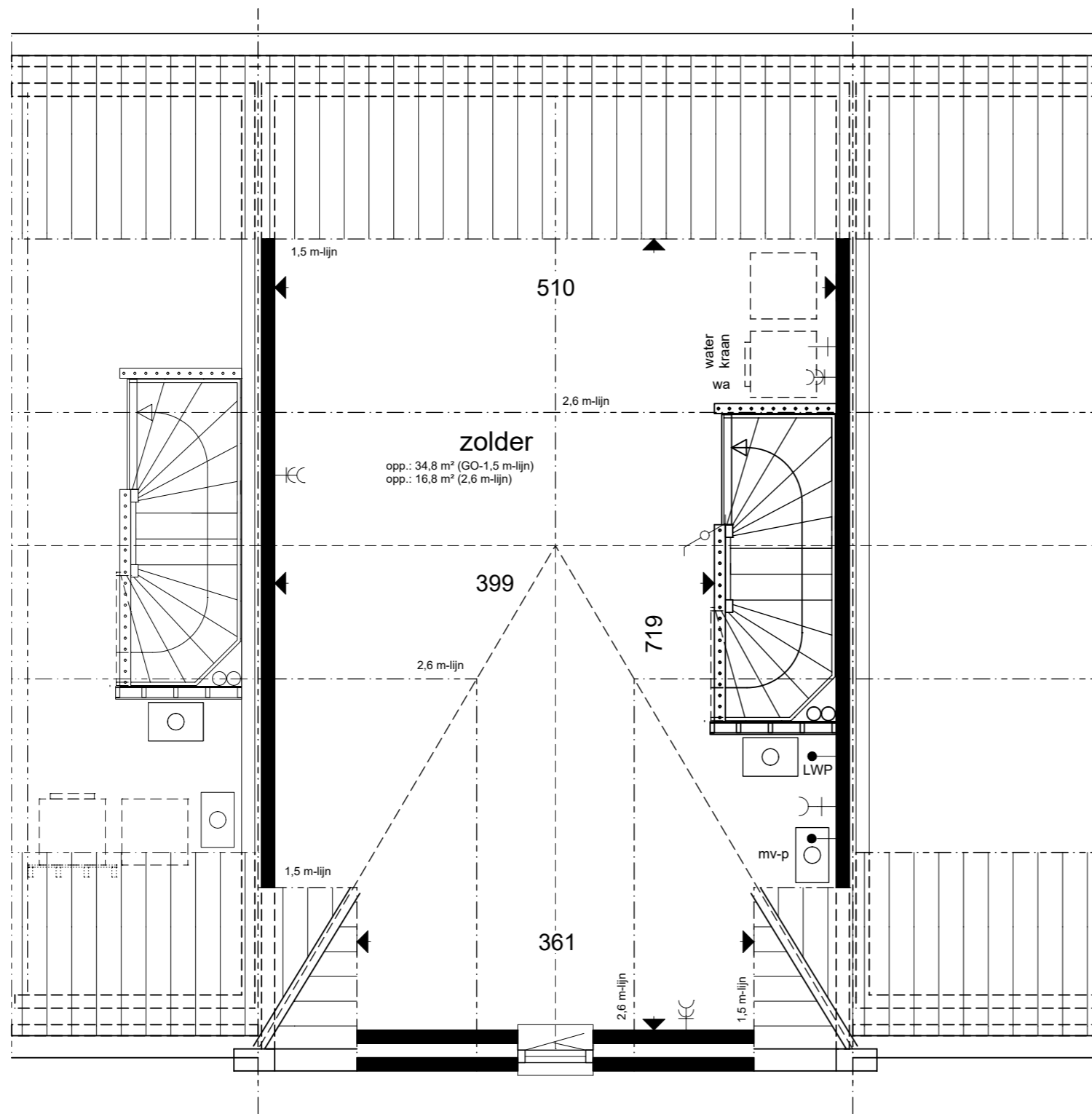




TYPE C2'

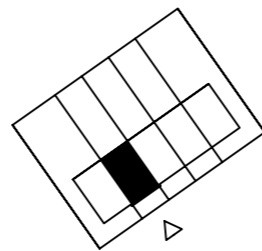
Bouwnummer: 1.2





































TYPE C2'

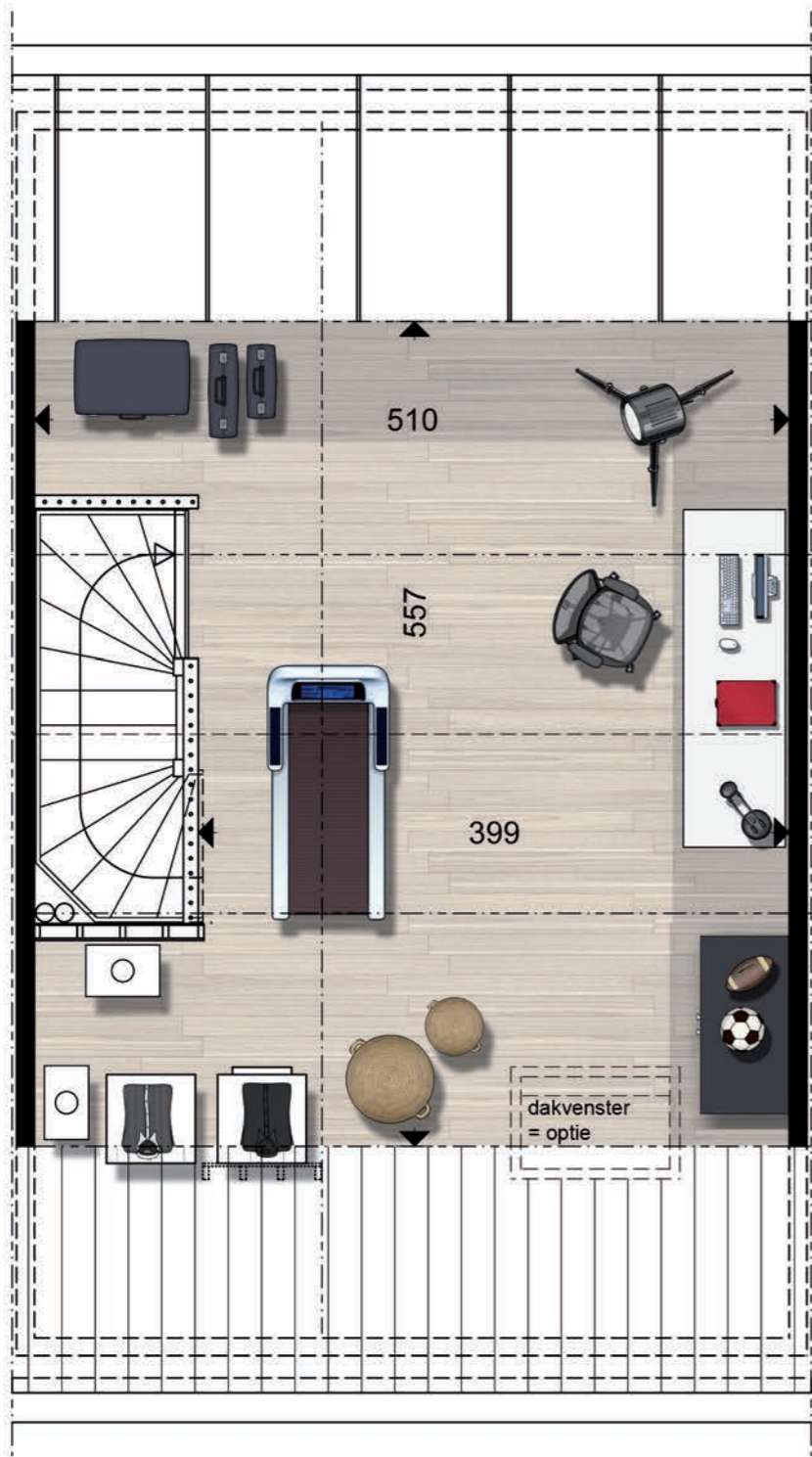
Bouwnummer: 1.2



RENVOOI

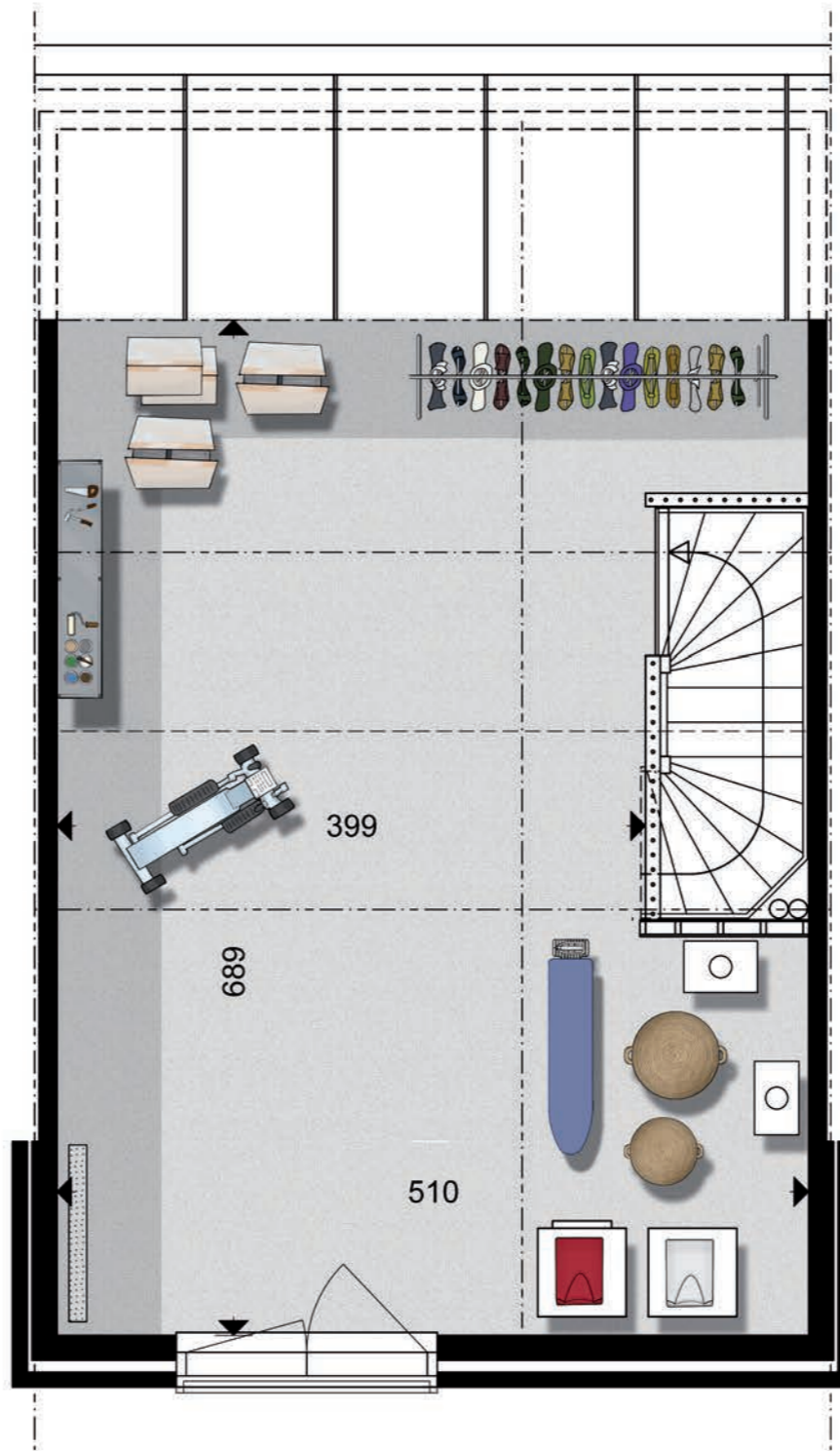
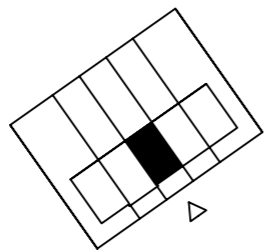
-  serieschakelaar
-  wisselchakelaar (hotel)
-  trekwisselchakelaar
-  1-polige schakelaar
-  dubbele wandcontactdoos geaard
-  enkele wandcontactdoos geaard
-  plafond lichtpunt
-  wandlichtpunt
-  aansluitpunt buitenverlichting
-  rookmelder op plafond
-  th thermostaat
-  kl kookleiding (= loze leiding)
-  LWP aansluiting lucht-water warmtepomp
-  bk badkamer kachel
-  b boiler (=loze leiding)
-  mv-3 3 standenschakelaar
-  mv-3 mechanische ventilatie
-  mv-p mv-unit op perilex wandcontactdoos
-  tc loos telecom
-  CAI loos CAI
-  st scheertrafo (=optie)
-  wa w.c.d. wasmachine
-  m/o magnetron/oven (=optie)
-  cv cv-combiketel
-  vw vaatwasser (=optie)
-  kk koelkast
-  km keukenmeubel
-  ak afzuigkap
-  bel
-  deurbel
-  meterkast
-  VL vloerverwarming = hoofdverwarming





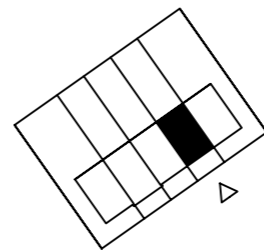
TYPE A

Bouwnummer: 1.3


































TYPE A2'

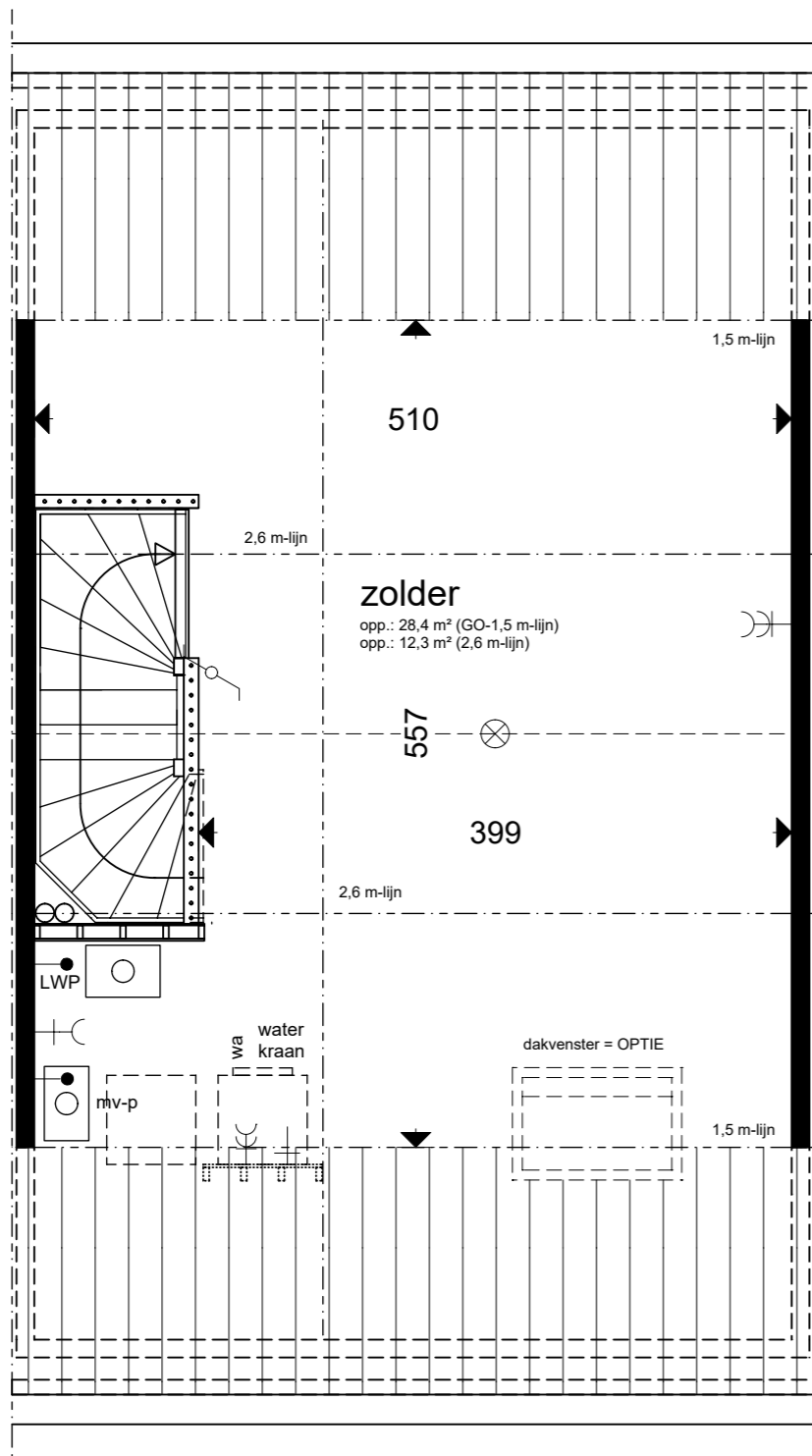
Bouwnummer: 1.4



RENOVOOI

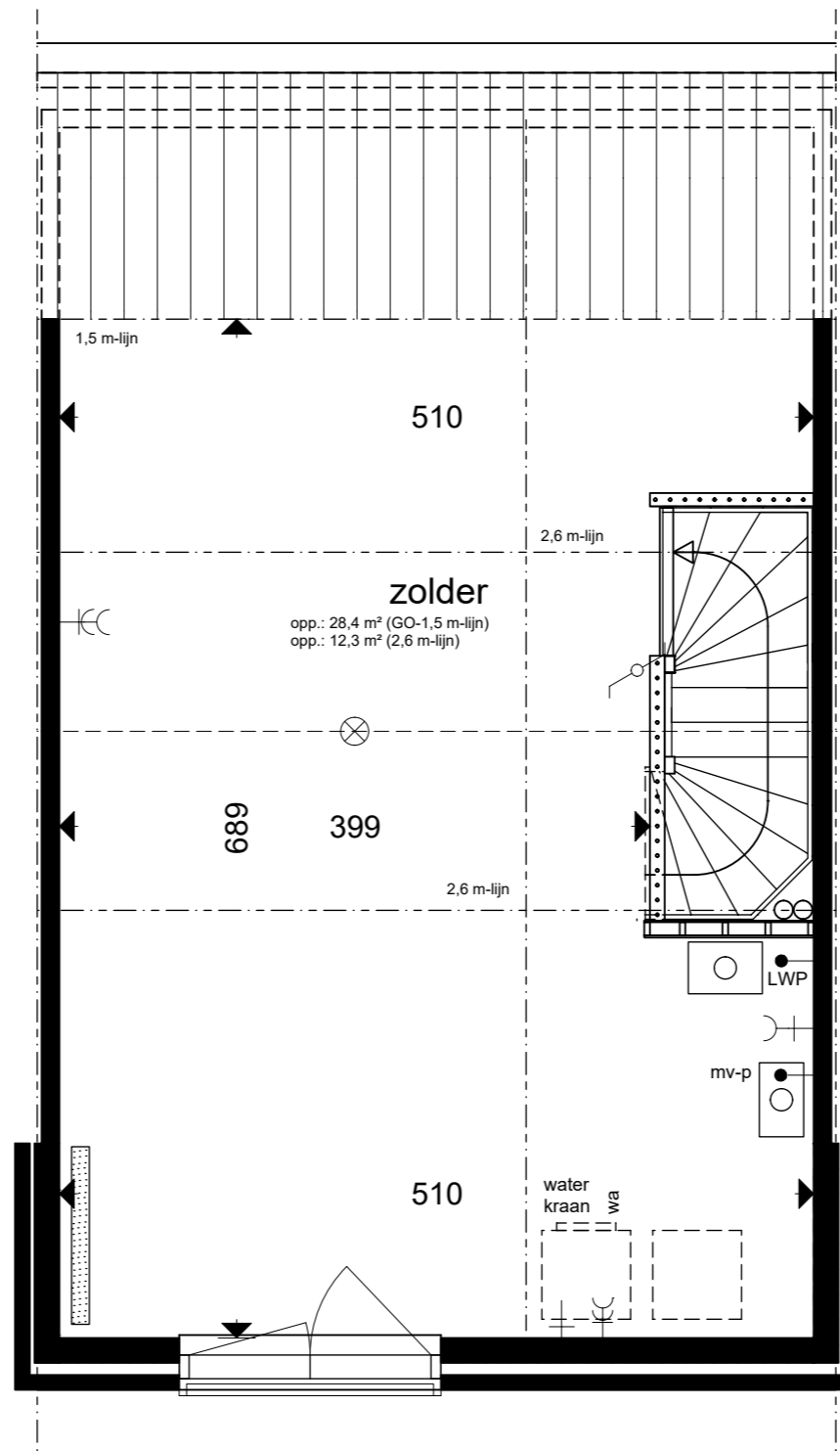
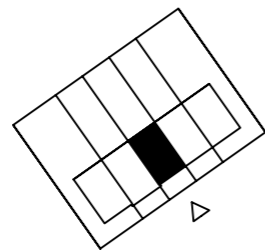
-  serieschakelaar
-  wisselchakelaar (hotel)
-  trekwisselchakelaar
-  1-polige schakelaar
-  dubbele wandcontactdoos gearad
-  enkele wandcontactdoos gearad
-  plafond lichtpunt
-  wandlichtpunt
-  aansluitpunt buitenverlichting
-  rookmelder op plafond
-  th thermostaat
-  kl kookleiding (= loze leiding)
-  LWP aansluiting lucht-water warmtepomp
-  bk badkamer kachel
-  b boiler (=loze leiding)
-  mv-3 3 standenschakelaar mechanische ventilatie
-  mv-p mv-unit op perilex wandcontactdoos
-  tc loos telecom
-  CAI loos CAI
-  st scheertrafo (=optie)
-  wa w.c.d. wasmachine
-  m/o magnetron/oven (=optie)
-  cv cv-combiketel
-  vw vaatwasser (=optie)
-  kk koelkast
-  km keukenmeubel
-  ak afzuigkap
-  bel
-  deurbel
-  meterkast
-  VL vloerverwarming = hoofdverwarming





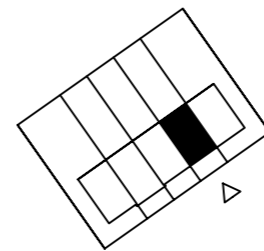
TYPE A

Bouwnummer: 1.3


































TYPE A2'

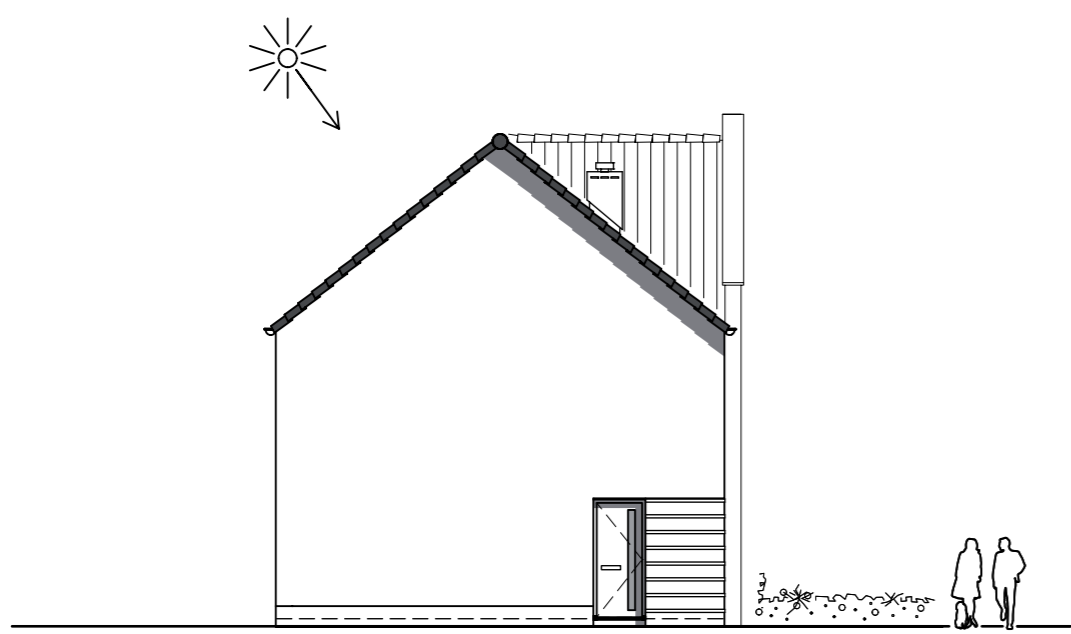
Bouwnummer: 1.4



RENOVOOI

-  serieschakelaar
-  wisselchakelaar (hotel)
-  trekwisselchakelaar
-  1-polige schakelaar
-  dubbele wandcontactdoos geaard
-  enkele wandcontactdoos geaard
-  plafond lichtpunt
-  wandlichtpunt
-  aansluitpunt buitenverlichting
-  rookmelder op plafond
-  th thermostaat
-  kl kookleiding (= loze leiding)
-  LWP aansluiting lucht-water warmtepomp
-  bk badkamer kachel
-  b boiler (=loze leiding)
-  mv-3 3 standenschakelaar mechanische ventilatie
-  mv-p mv-unit op perilex wandcontactdoos
-  tc loos telecom
-  CAI loos CAI
-  st scheertraf (=optie)
-  wa w.c.d. wasmachine
-  m/o magnetron/oven (=optie)
-  cv cv-combiketel
-  vw vaatwasser (=optie)
-  kk koelkast
-  km keukenmeubel
-  ak afzuigkap
-  bel
-  deurbel
-  meterkast
-  VL vloerverwarming = hoofdverwarming





1.1

L. ZIJGEVEL



1.1

1.5

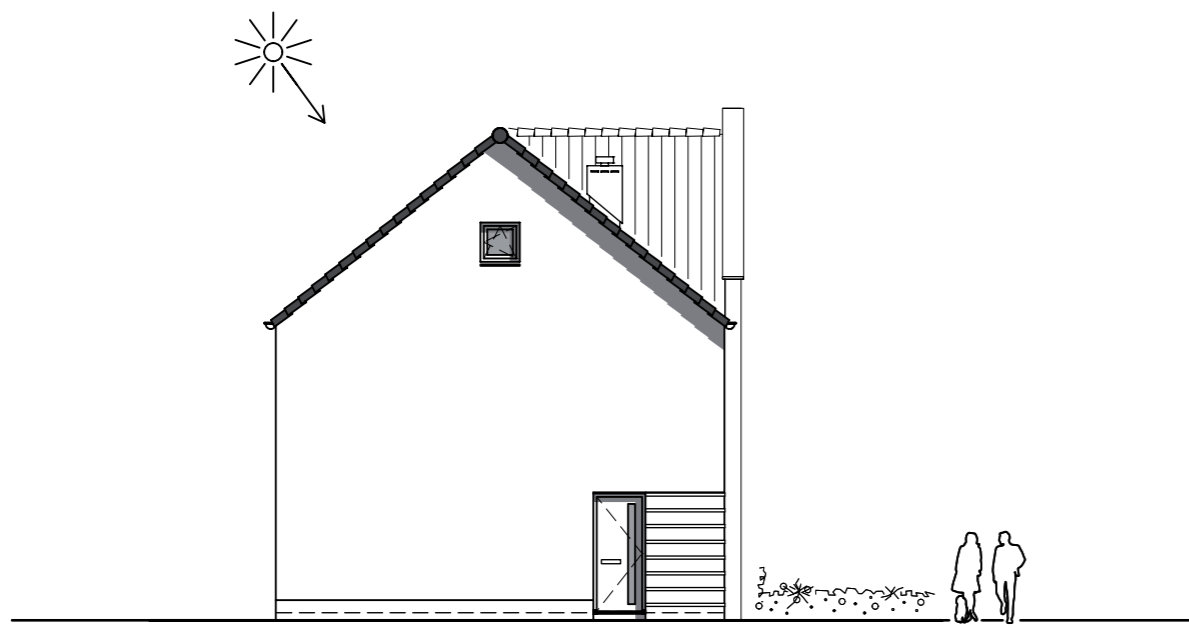
1.2

1.3

1.4

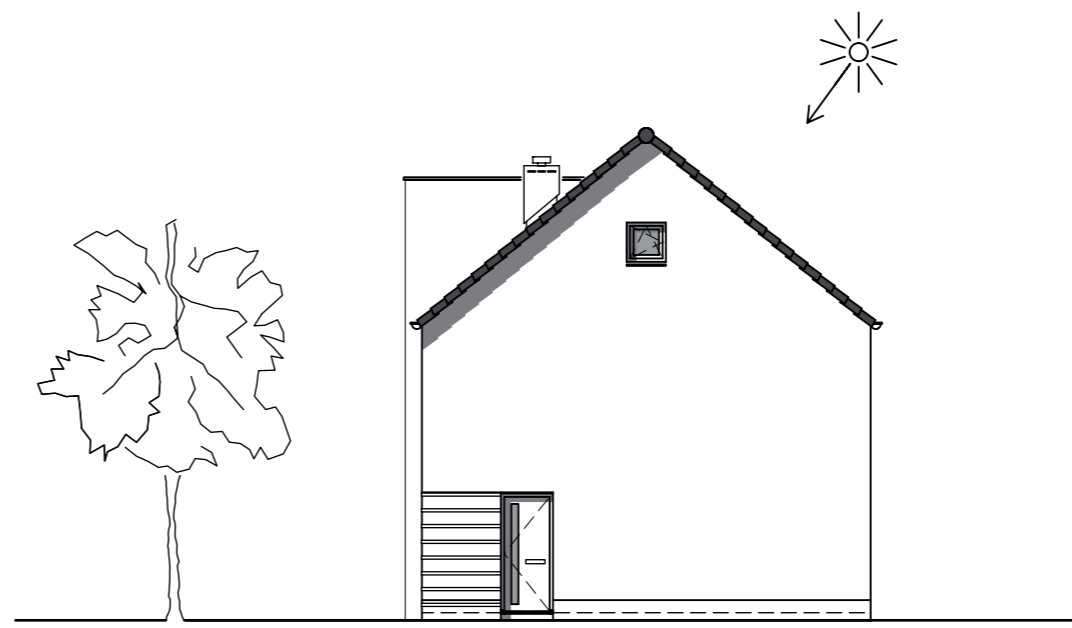
VOORGEVEL

VOORGEVEL + L. ZIJGEVEL



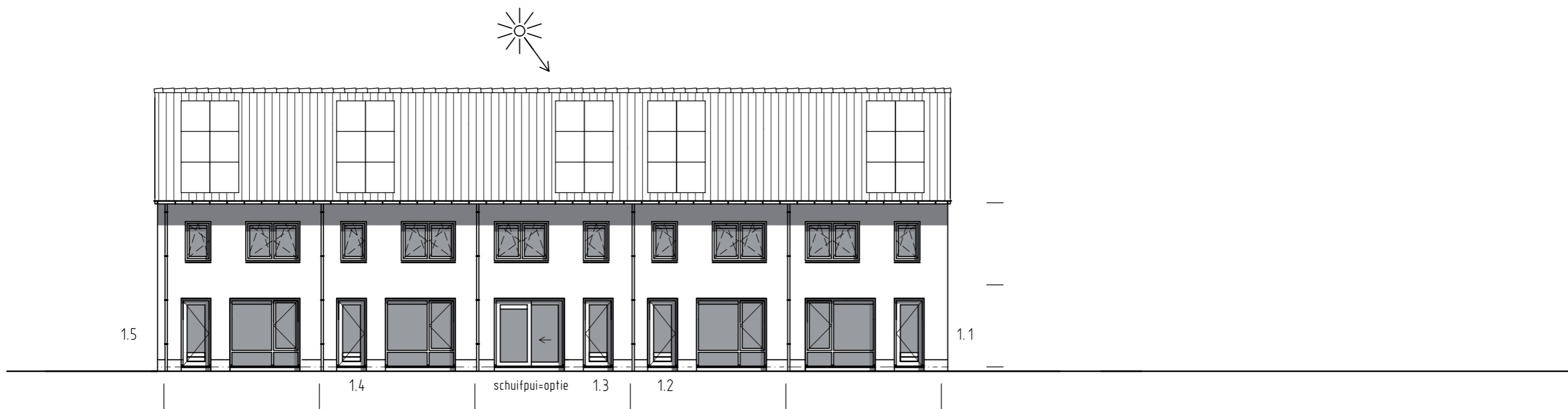
1.1

L. ZIJGEVEL



1.5

R. ZIJGEVEL



1.5

1.4

schuifpui-optie

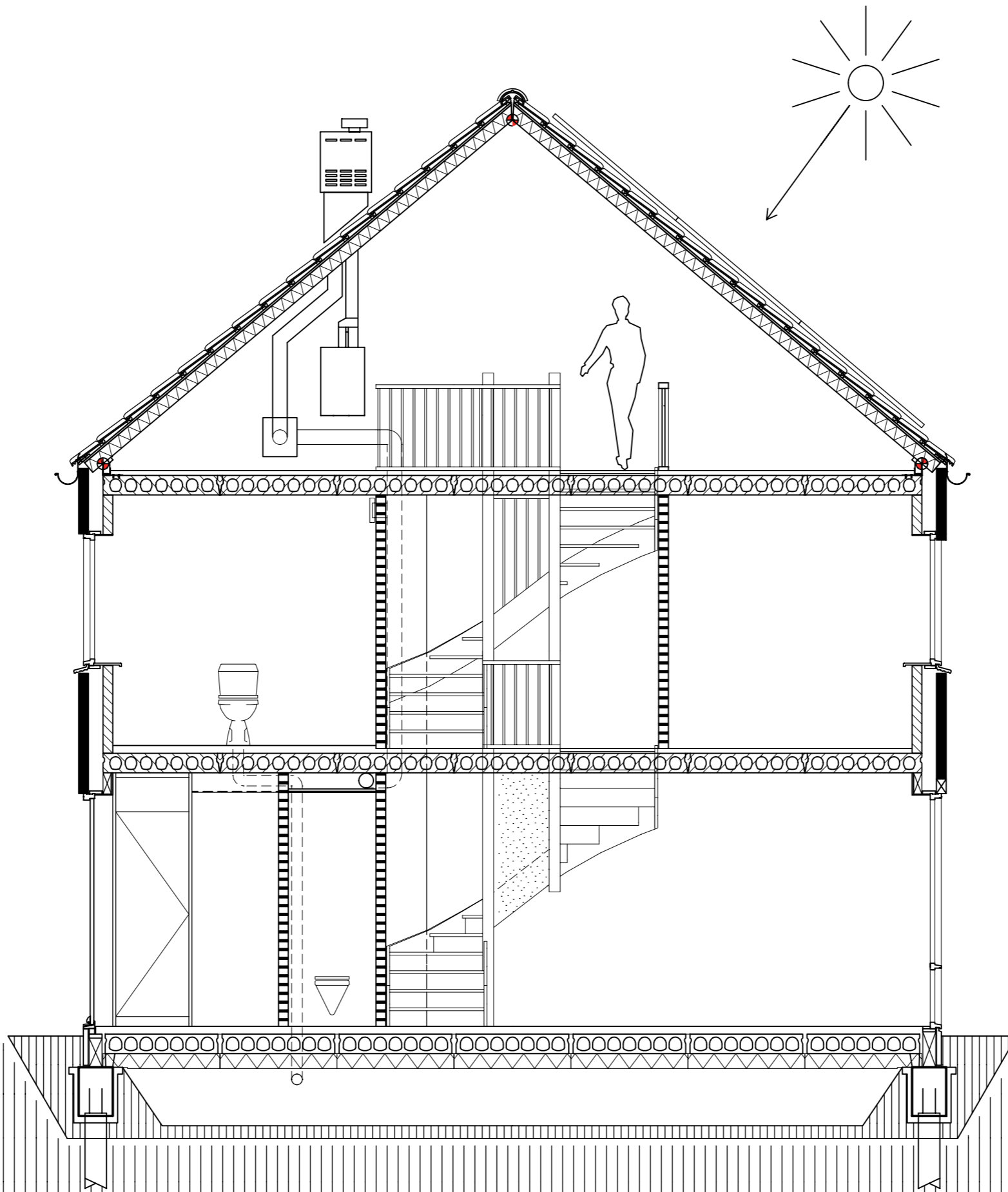
1.3

1.2

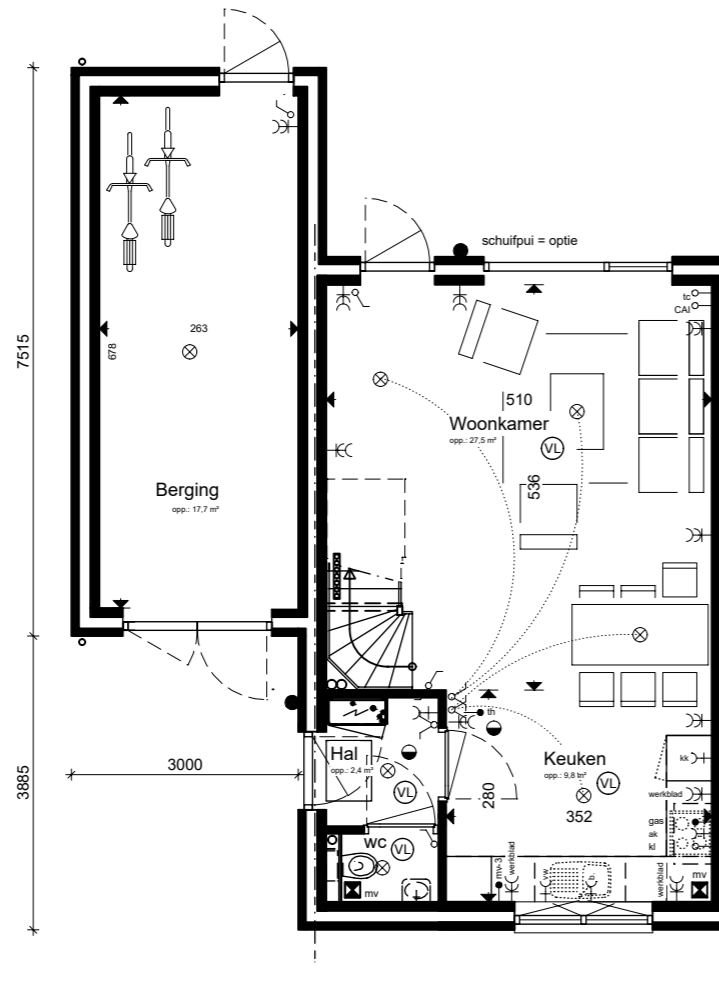
1.1

ACHTERGEVEL

ACHTERGEVEL + R. ZIJGEVEL



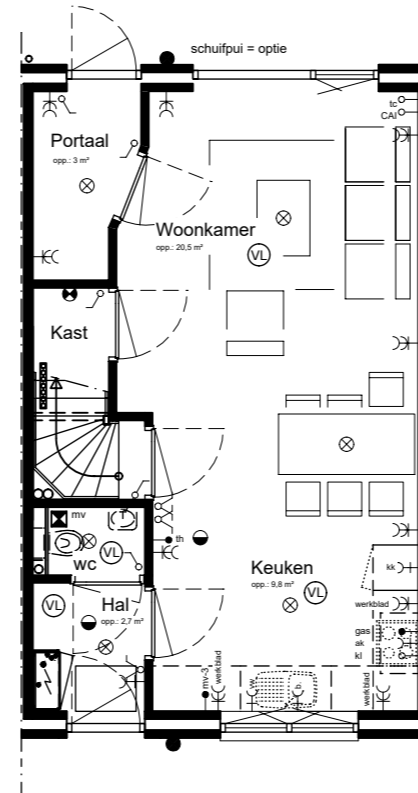
PRINCIPE DOORSNEDE



TYPE B + OPTIE 1

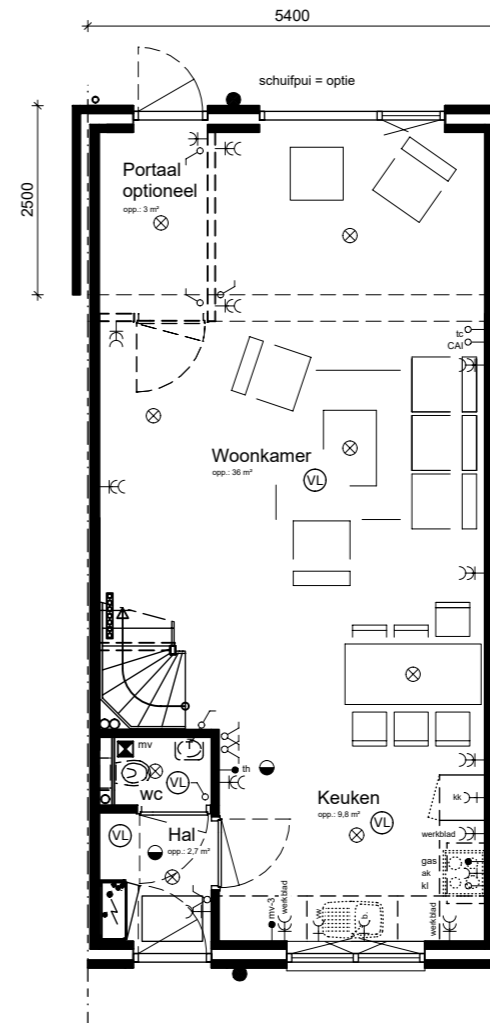
= type B (hoekwoning) 1.1 Bouwnummer:

- uitbreiding hoekwoning met berging binnen zijgevel



BEGANE GROND + OPTIE 2

- tochtportaal binnen woning (t) portaal t.p.v. achtergevel
- kast onder trap + deurkozijn voor trap naar 1e verdieping



1.23 Bouwen op erfgrans

Wanneer de aangrenzende woning tijdens de bouw wordt voorzien van een aanbouw binnen de achtergevel dan dient u er rekening mee te houden dat de buitengevel van de uitbouw van de aangrenzende woning voor de helft, te weten ca. 150 mm, op het perceel van uw woning komt te staan. Dit betreft de buitengevel haaks op de achtergevel en kan bij een tussenwoning aan weerszijden van de woning plaatsvinden. Hierdoor is er geen sprake van een verspringing binnen de woning scheidende wand bij de uitbreiding van beide woningen. De fundering en buitengevel van de uitbreiding op de erfgrans is een zogenaamde mandelige muur. Als er sprake is van een toekomstige uitbreiding is de bestaande buitenmuur op de erfgrans te gebruiken als binnenmuur. Een muur is mandeling wanneer de grens tussen twee percelen van verschillende eigenaren er in de lengterichting onderdoor loopt. De rechten en plichten bij een mandelige muur staan vermeld in Het burgerlijk wetboek artikel 5:62 BW.