

Vedlegg 4
DYRBORG
Forslag til detaljregulering

ILLUSTRASJONSMATERIALE

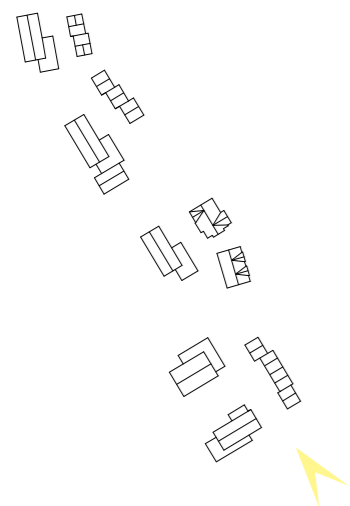
REGULERINGSPLAN NR: r20160037

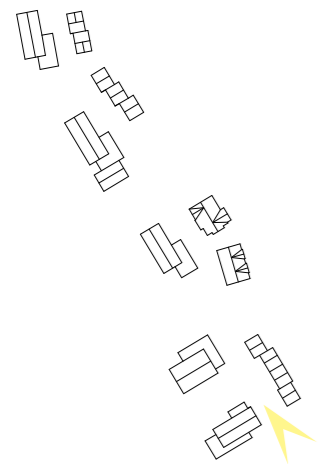
SAKSNR: 2023/8465

YME ARKITEKTER AS / DATO: 24.11.23

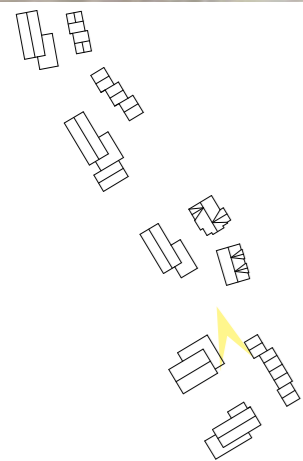
YME







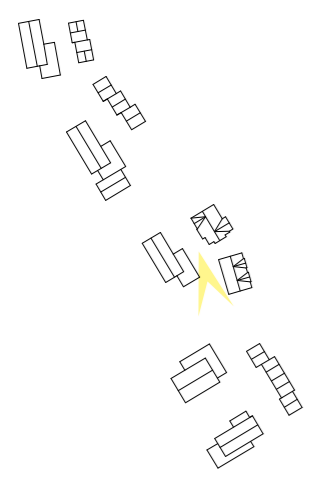
REKKEHUS PÅ NEDSIDEN, LEILIGHETER PÅ OVERSIDEN,
FELLESROM UTEROM I MELLOM

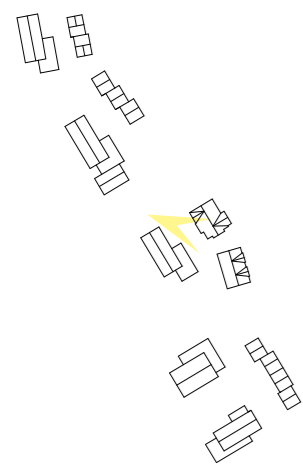


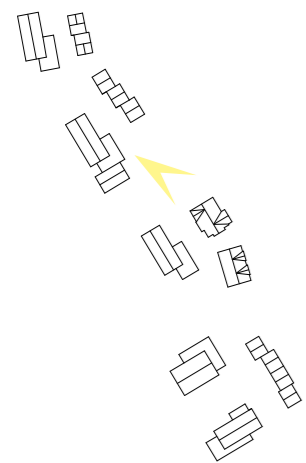


Sverre Hassels vei 14

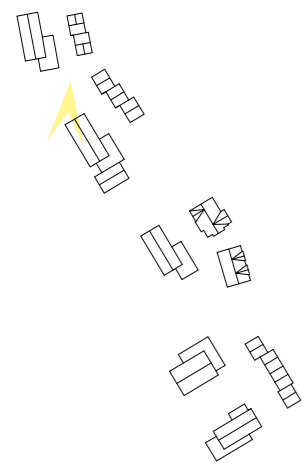
Byåsveien 38

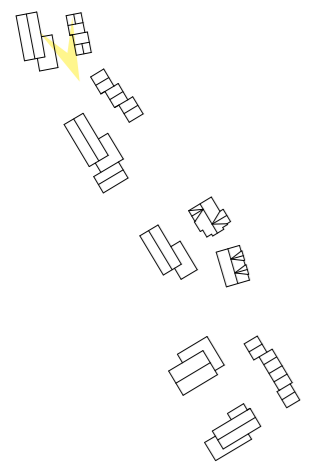




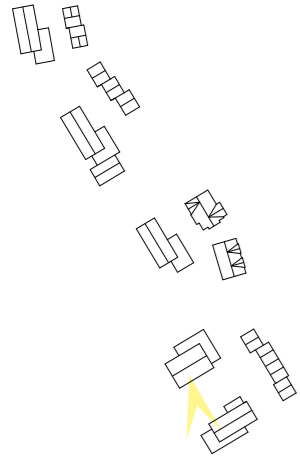


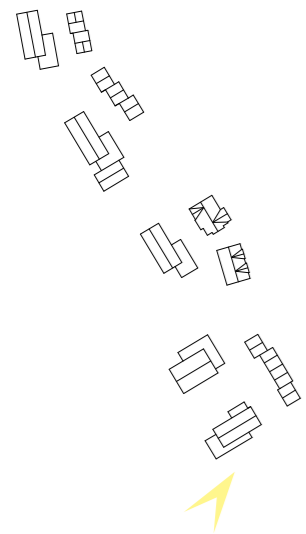
SOLRIK LEKEPLASS MELLOM R3-E1





FELLES UTEPLASS MELLOM B1 OG B2, TILGJENGELIG MED HEIS OG UTVENDIG TRAPP





LEK & UTEOPPHOLDSAREAL

Varierte uteoppholdsareal med ulik karakter og bruk.

Korsvika - sandlek, grille, slappe av

Torget - dyrking, lunsj i sola, møtested

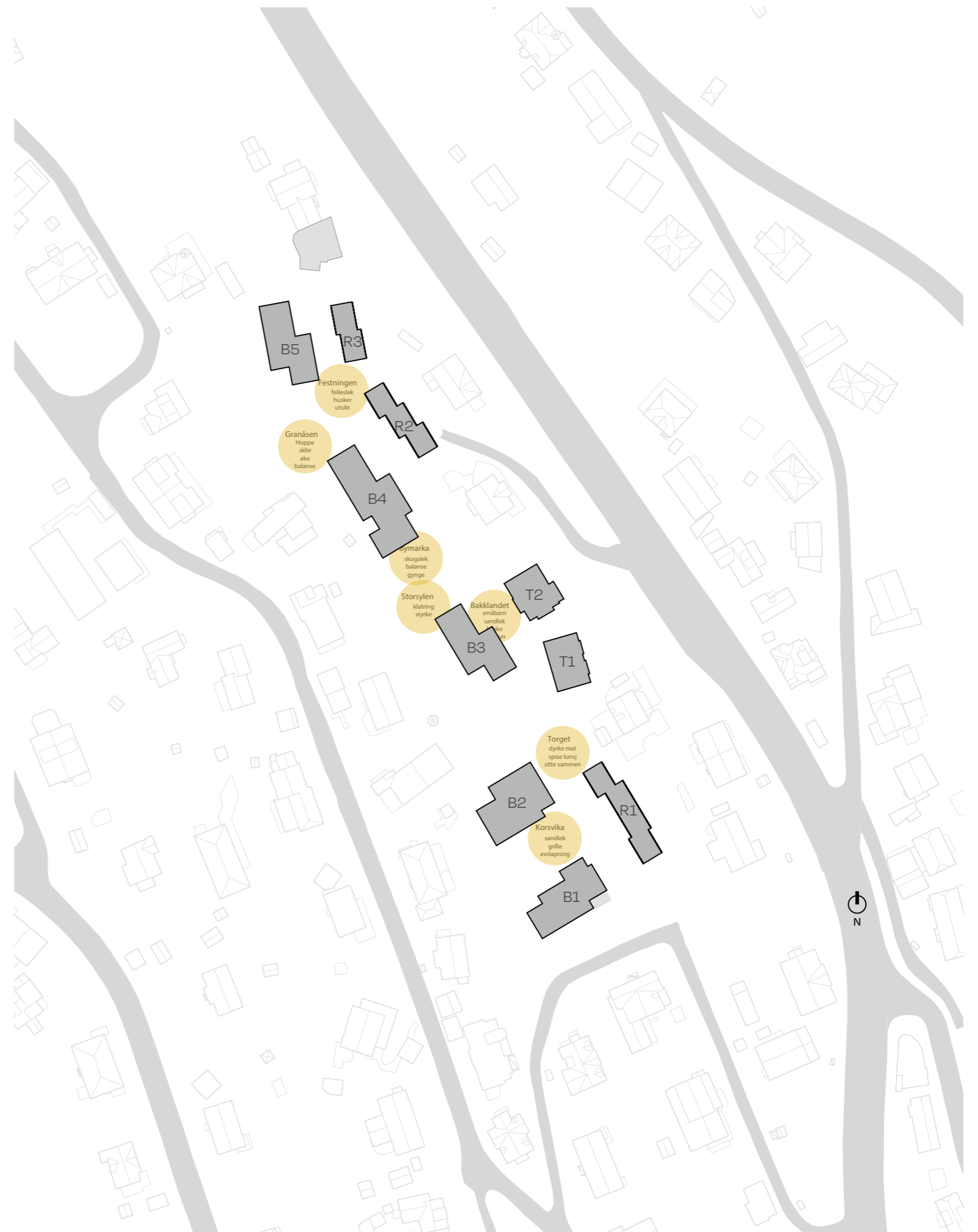
Baklandet - gatetun, husking, småbarnslek, sandkasse

Storsylen - klatring, styrketrening

Bymarka - skogslek, balanse, gyng

Granåsen - hopping, sklie, aka, balanse

Festningen - utsikt, felleslek, benker, husker



B1	Balkong	69,8 m ²	7
B1	Takterrasse	81,1 m ²	3

150,9 m²

B2	Balkong	56,1 m ²	6
B2	Takterrasse	90,2 m ²	2

146,3 m²

B3	Balkong	77,5 m ²	9
B3	Takterrasse	91,0 m ²	1

168,5 m²

B4	Balkong	90,6 m ²	10
B4	Takterrasse	80,7 m ²	1

171,3 m²

B5	Balkong	77,1 m ²	8
B5	Takterrasse	91,0 m ²	1

168,1 m²

R1	Balkong	93,9 m ²	8
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93,9 m²

R2	Balkong	93,2 m ²	11
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93,2 m²

R3	Balkong	5,0 m ²	2
R3	Takterrasse	20,3 m ²	2

25,3 m²

T2	Balkong	3,9 m ²	1
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3,9 m²

1 021,4 m²

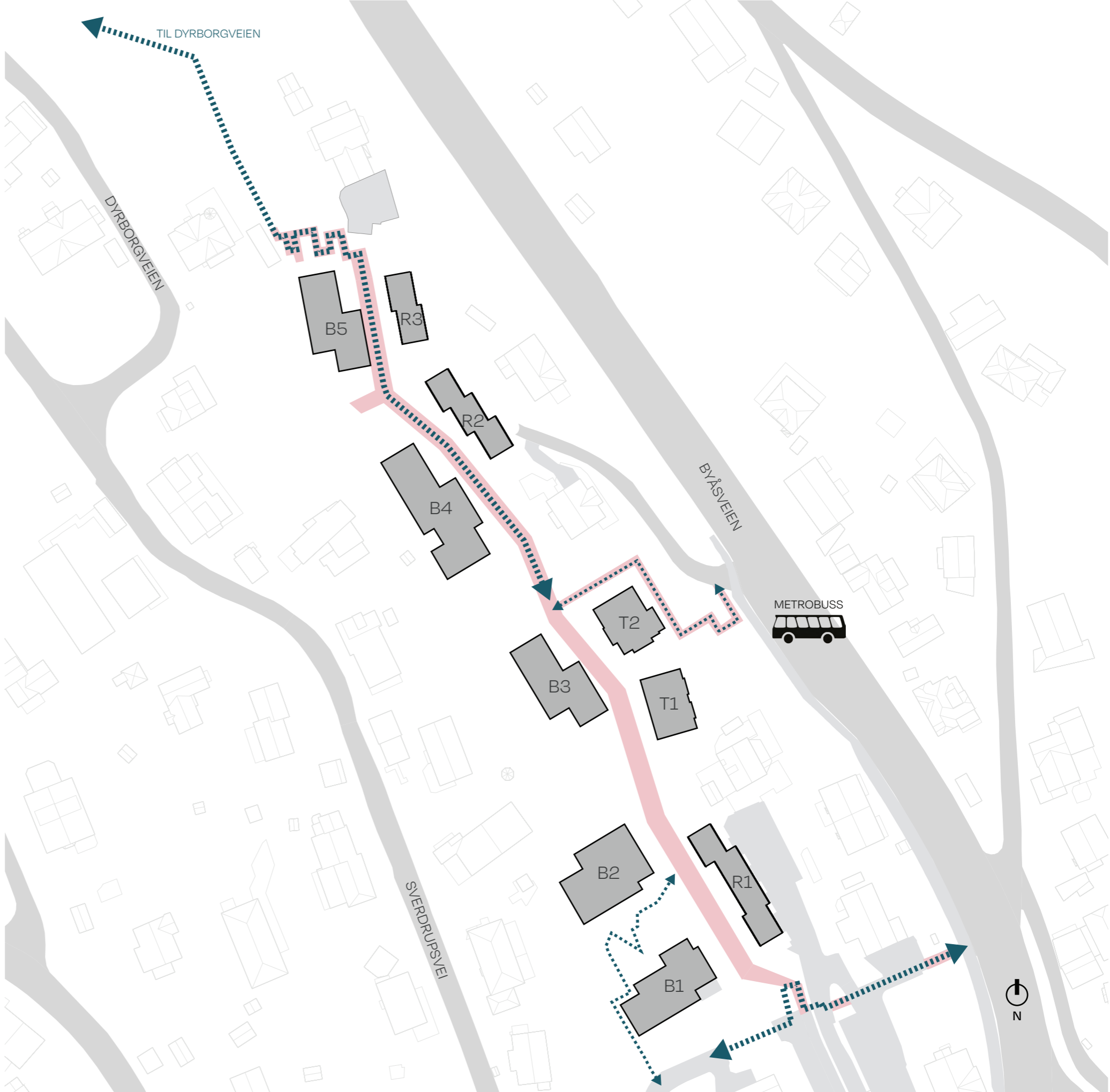


Felles uteopphold:
2503 m² på terreng
(herav 785 m² kjørbær gangveg)

Privat uteopphold på terreng:
489 m²

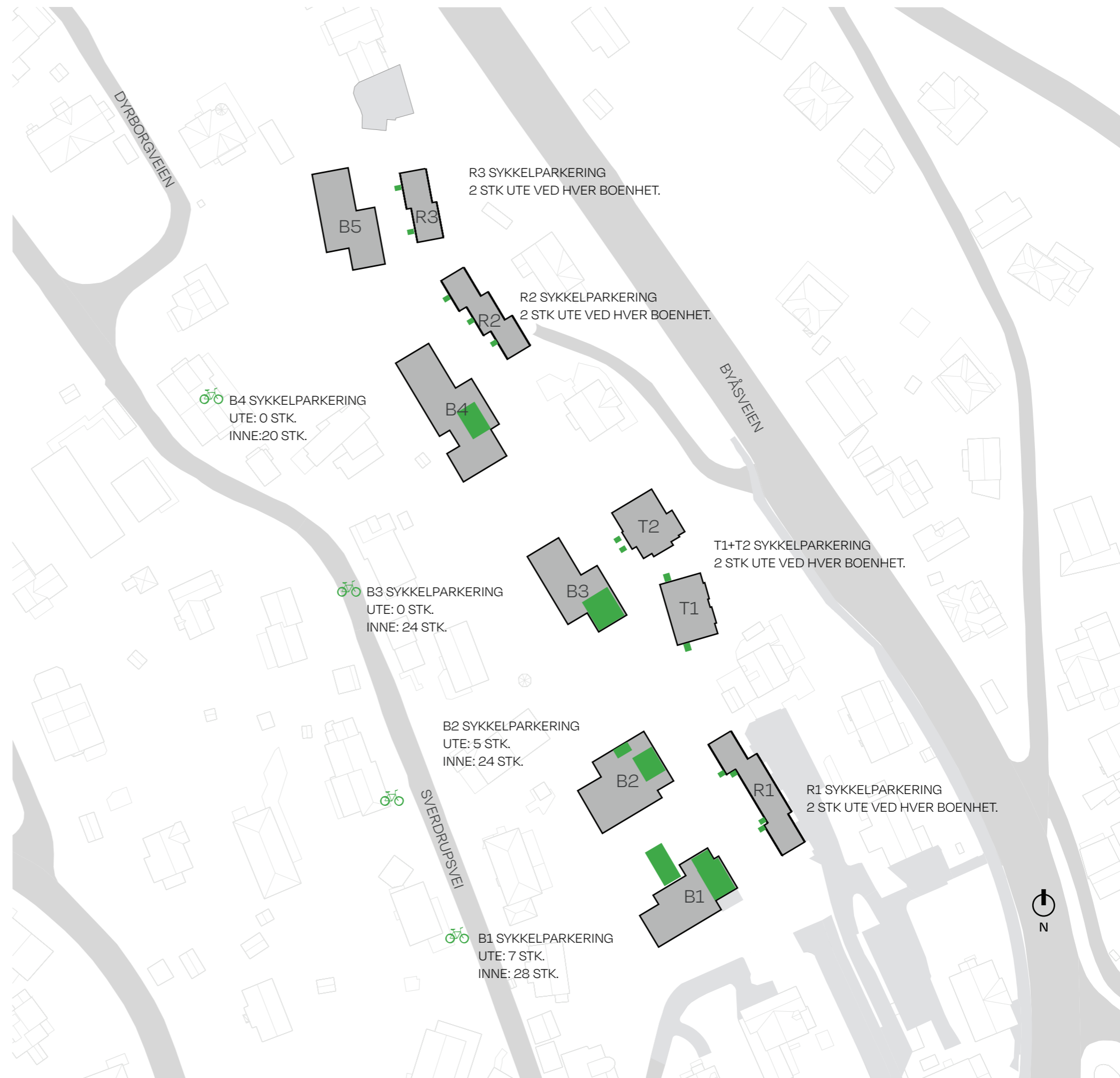
Mulig støyutsatt privat uteopphold
på terreng:
253 m²

GANGADKOMST OG SNARVEI FRA
METROBUSS TIL DYRBORGVEIEN



SYKKELPARKERING

Samtlige sykkelparkeringsplasser er plassert på bakkeplan ved inngangsparti.



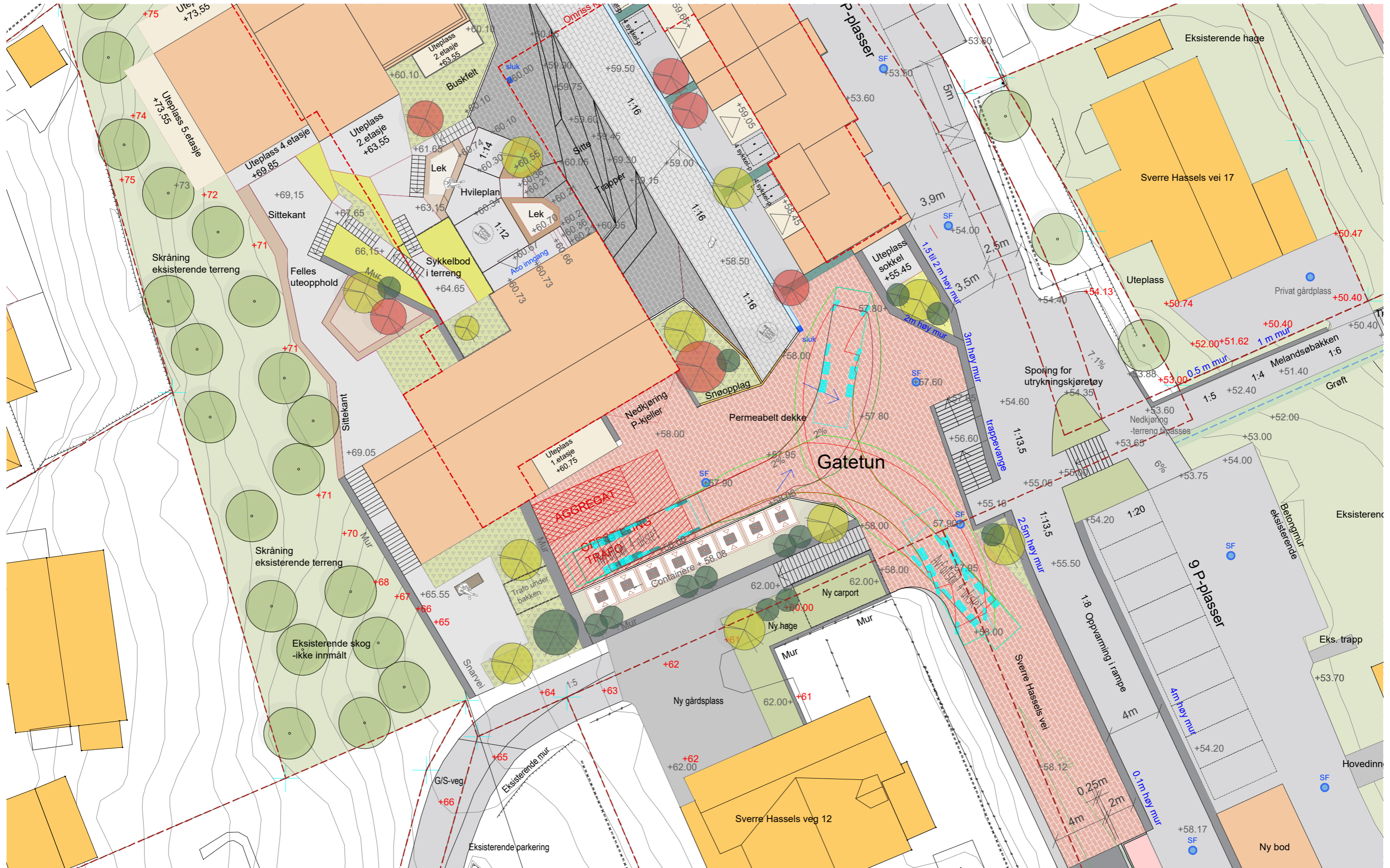
KJØREADKOMST

GANGVEG KJØRBAR FOR SYKEBIL/BRANNBIL SAMT

BEBOERE AV BYÅSVEGEN 26



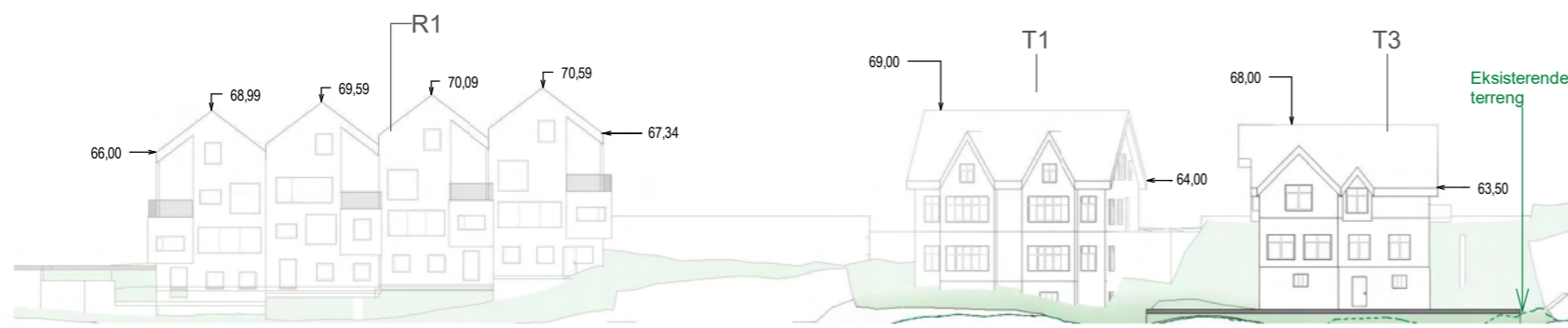
RENOVASJON, INNKJØRING - 1:250



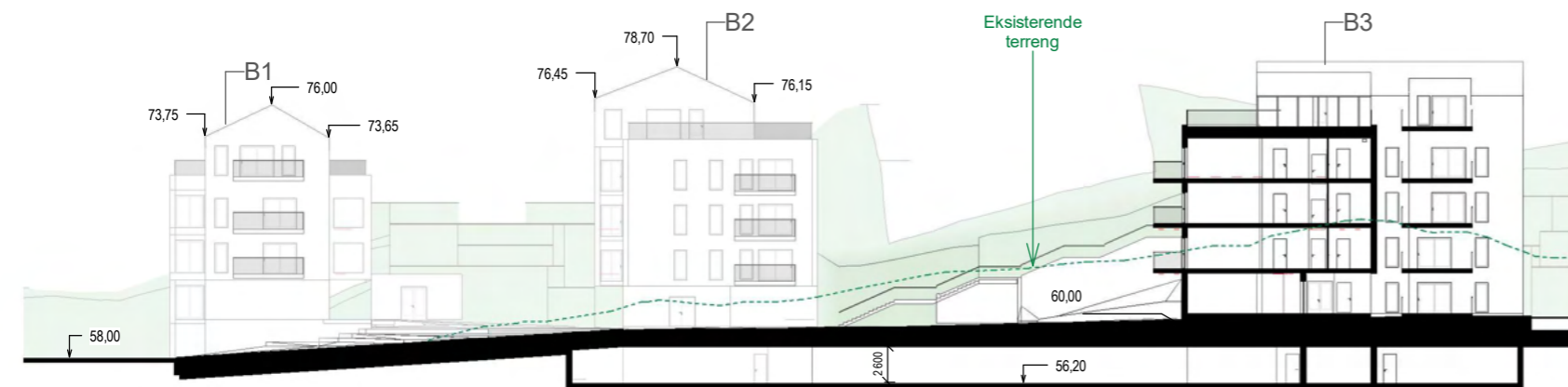
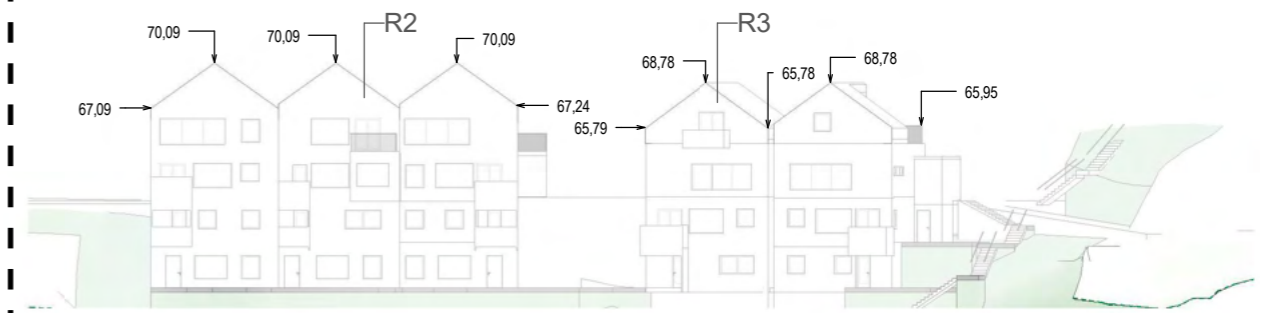
LENGDESNITT 1/500



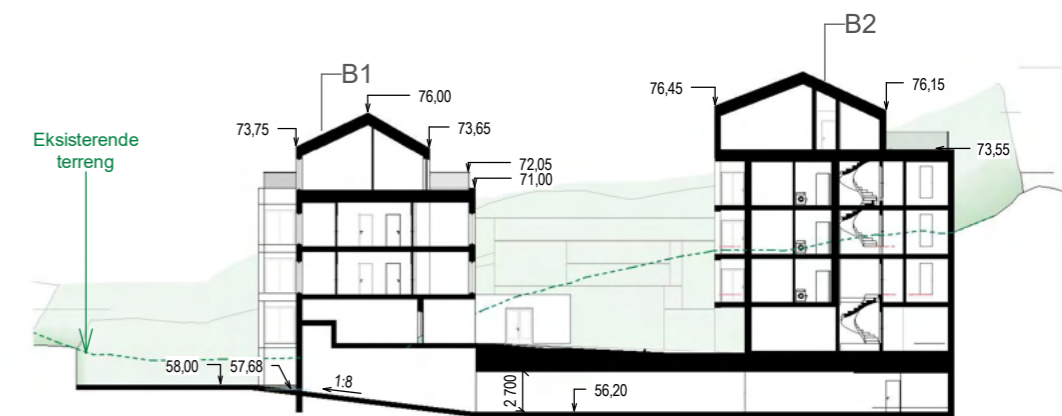
LENGDESNITT 1/500



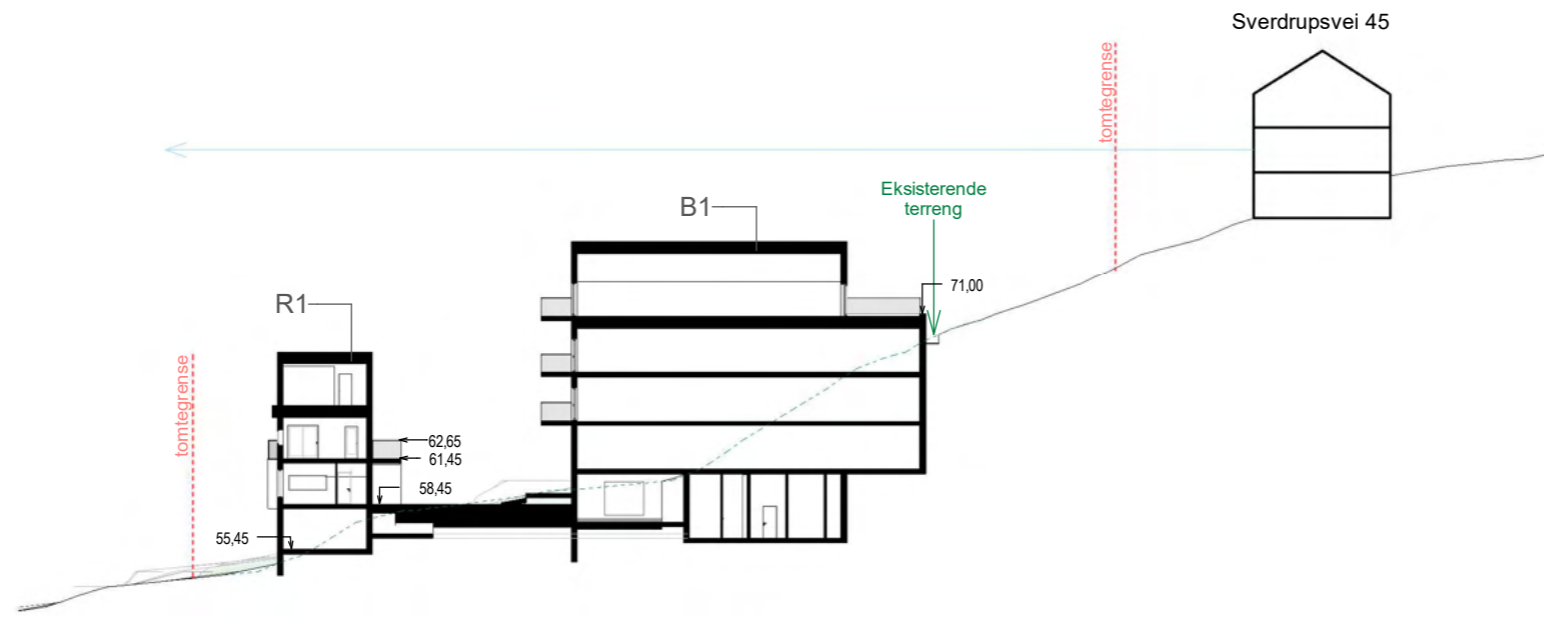
Lengdesnitt 4



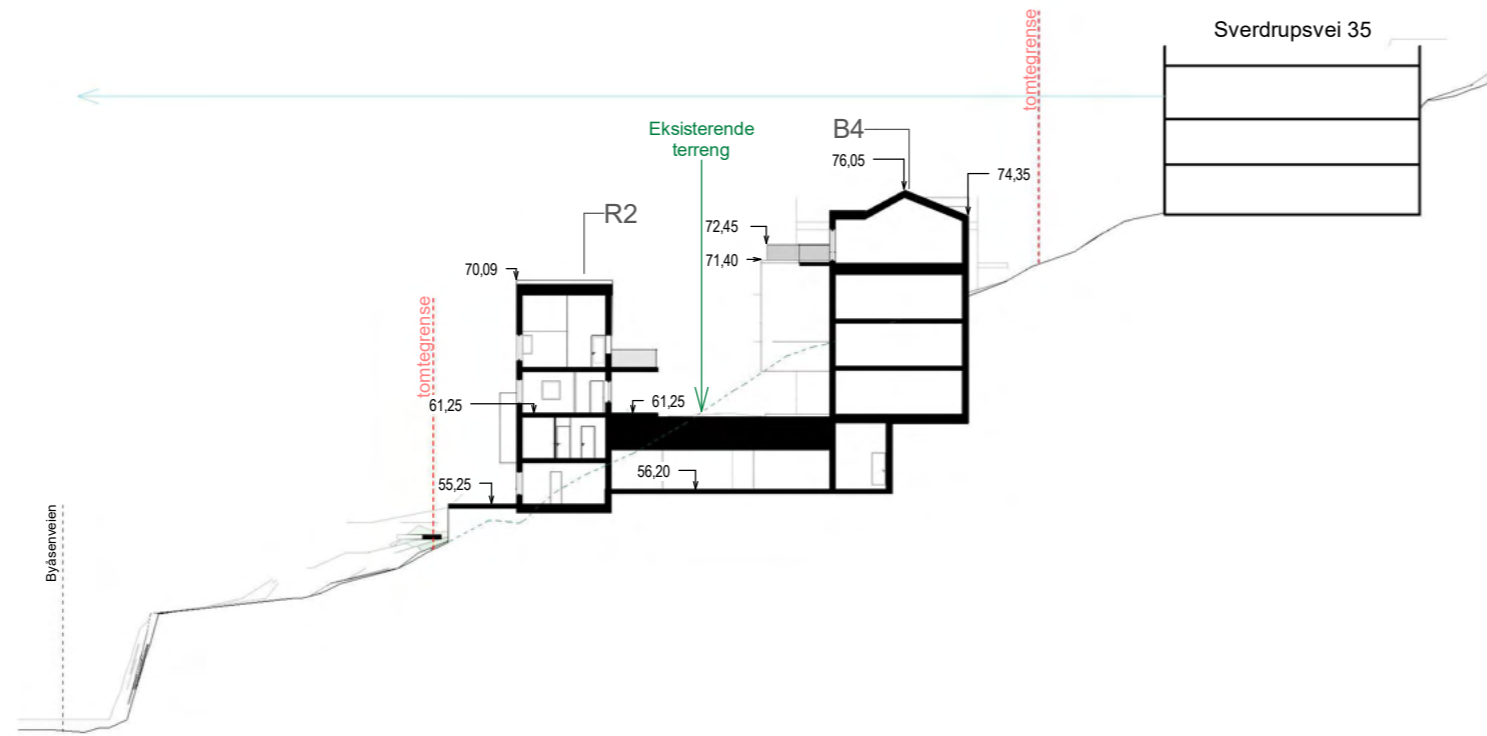
Lengdesnitt 1



Lengdesnitt 3

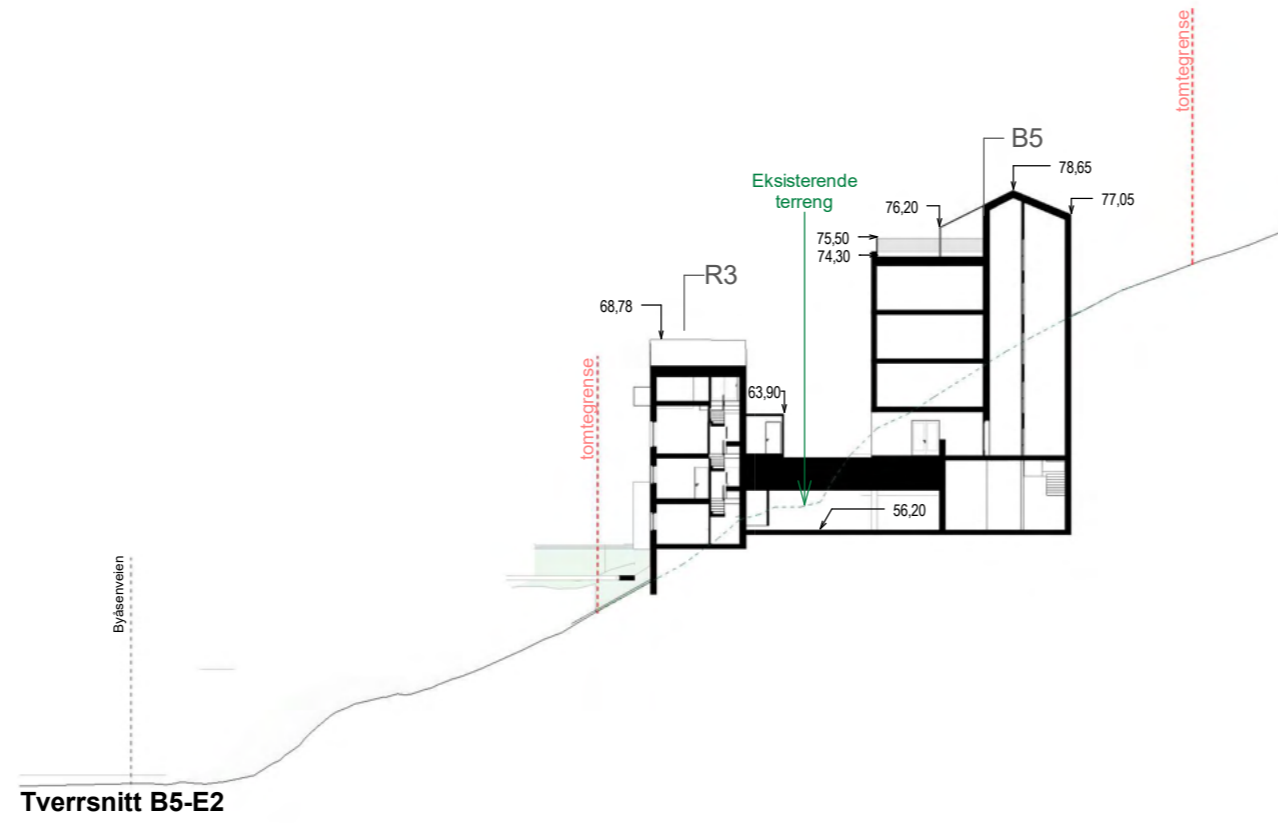


Tverrsnitt B1-R1

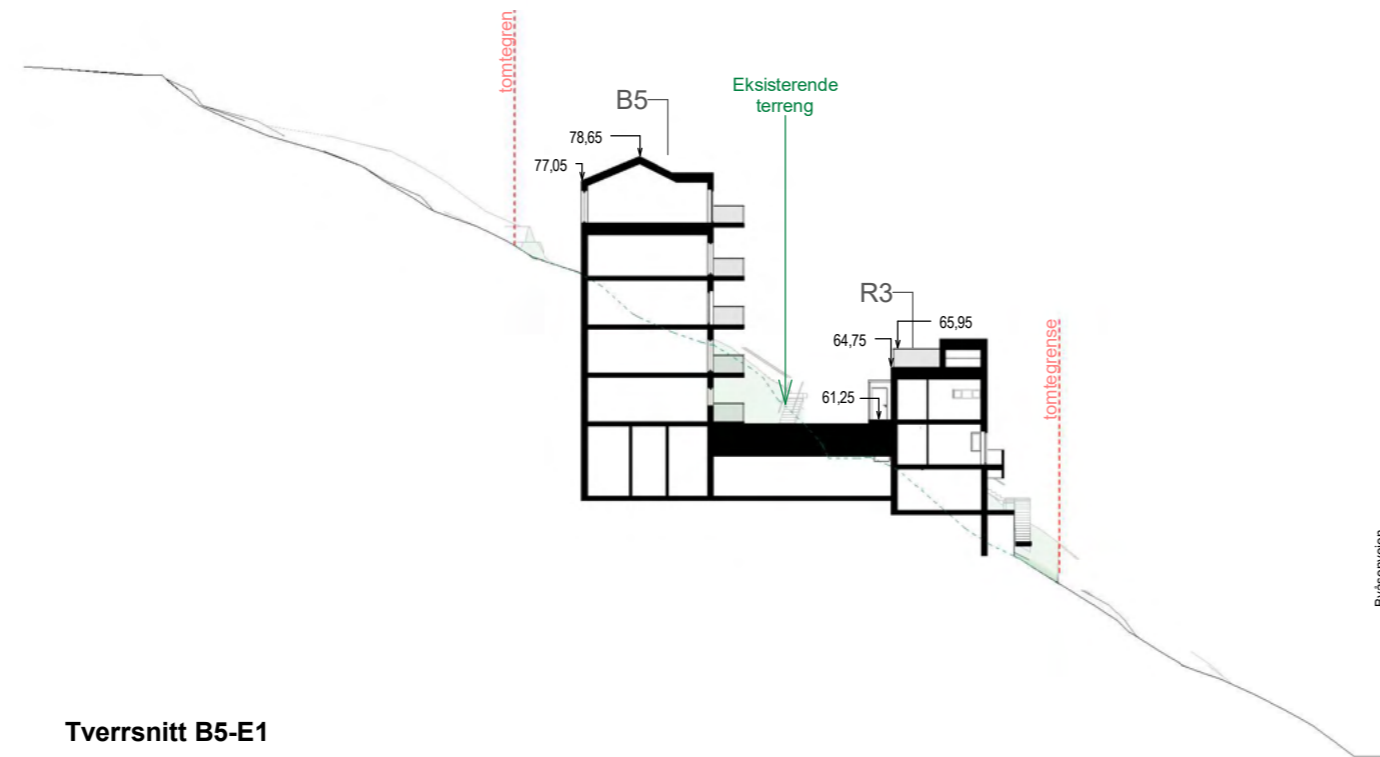


Tverrsnitt B4-R3





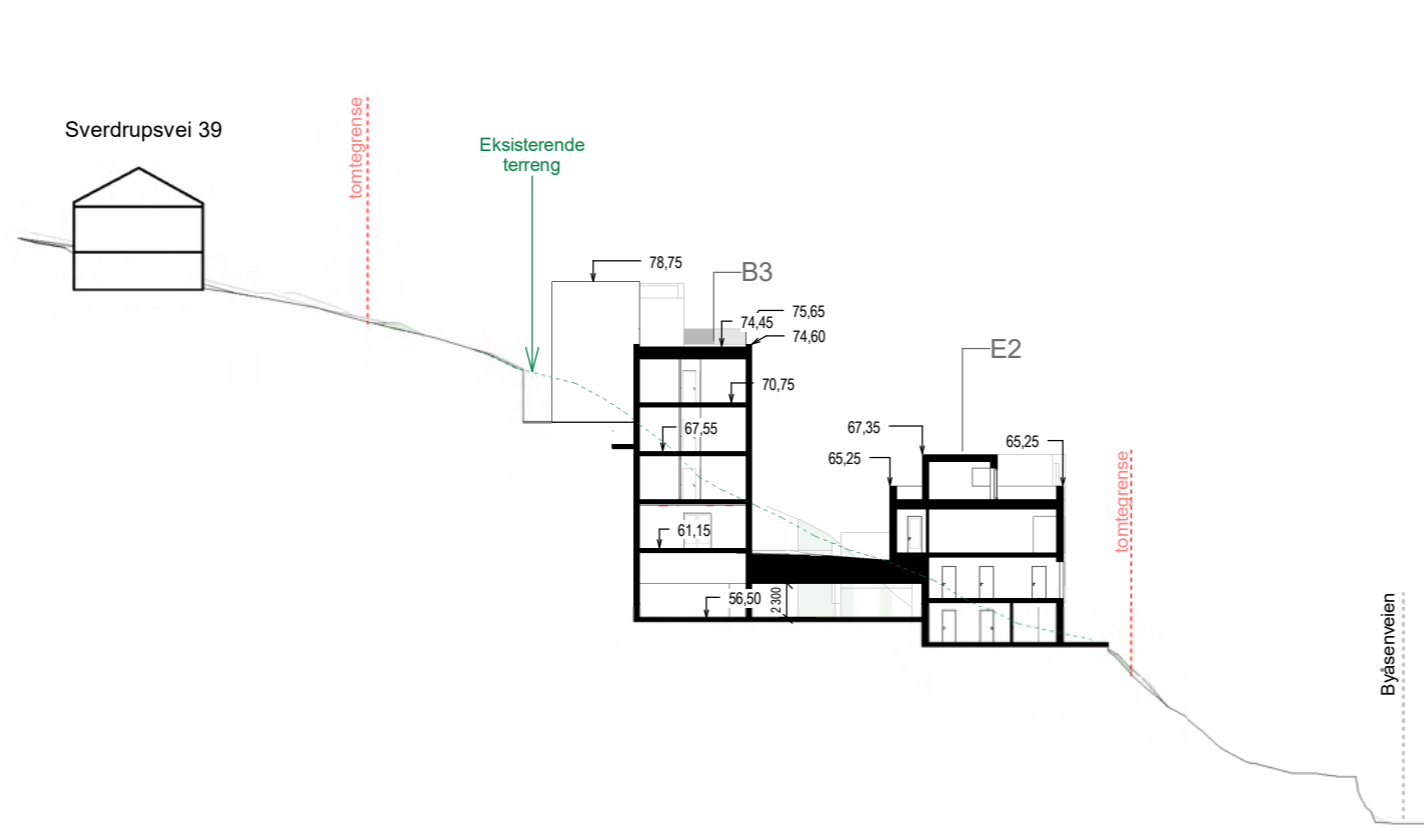
Tverrsnitt B5-E2



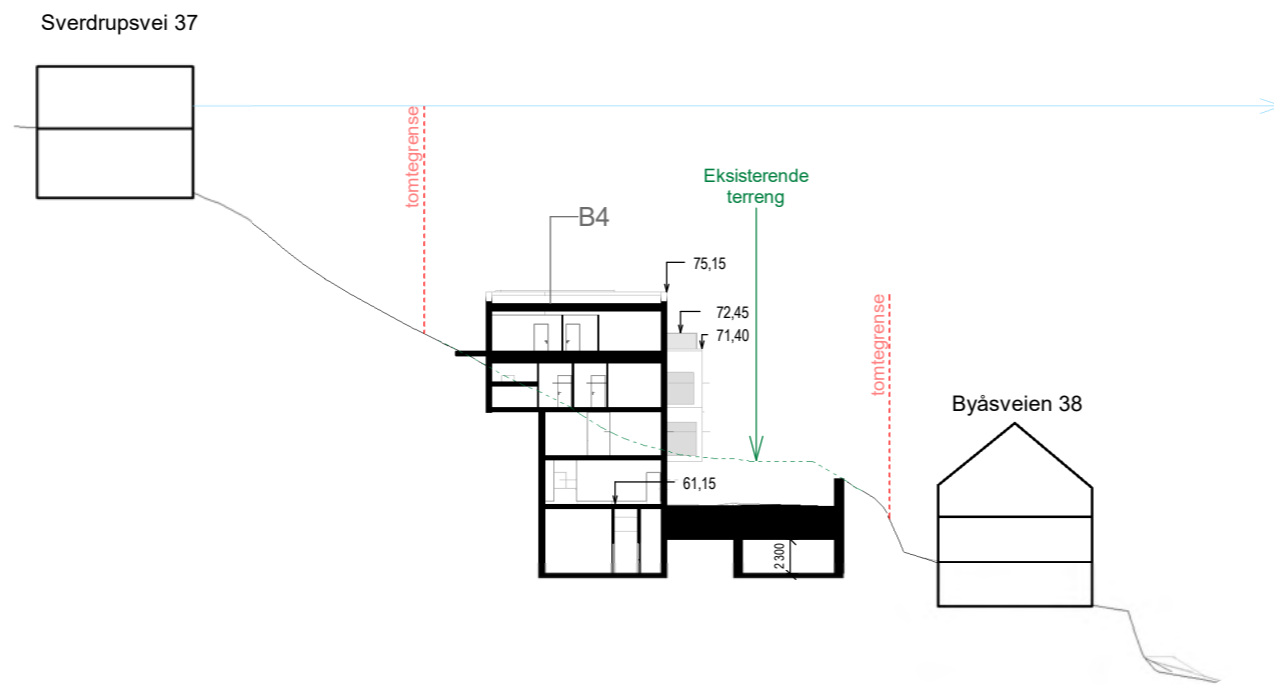
Tverrsnitt B5-E1



TVERRSNITT 1/500

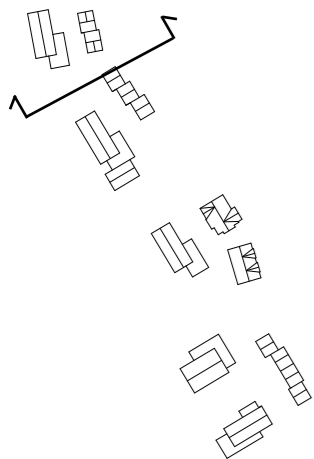


Tverrsnitt B3-R2

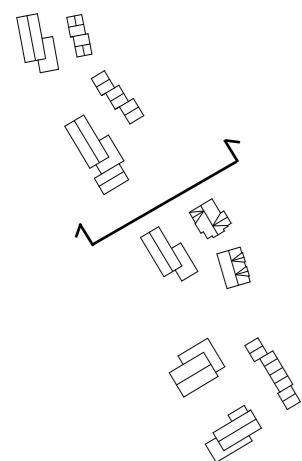


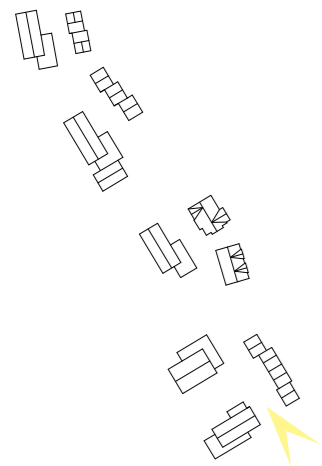
Tverrsnitt B4

ILLUSTRASJONSSNITT



ILLUSTRASJONSSNITT



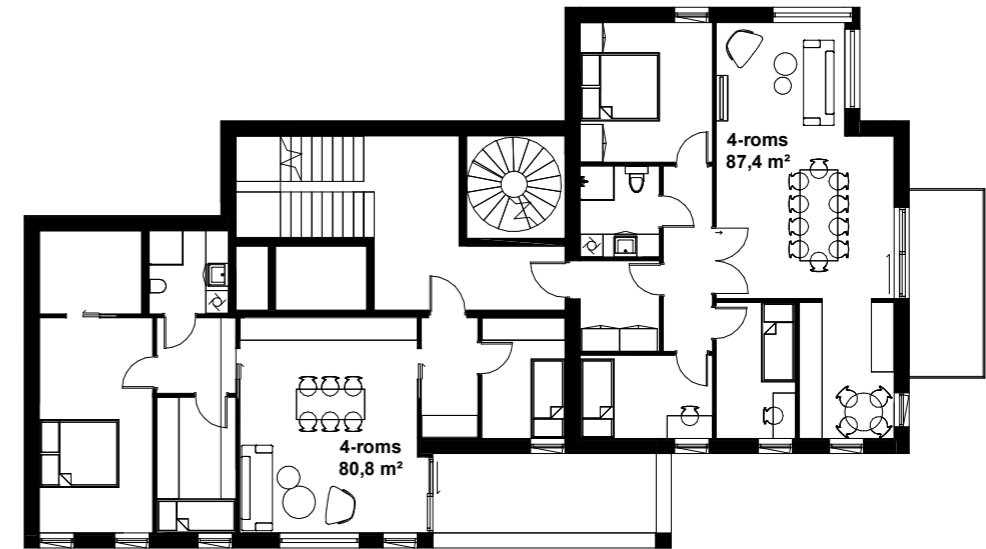


B1, LEILIGHETSHUS, 7 LEILIGHETER

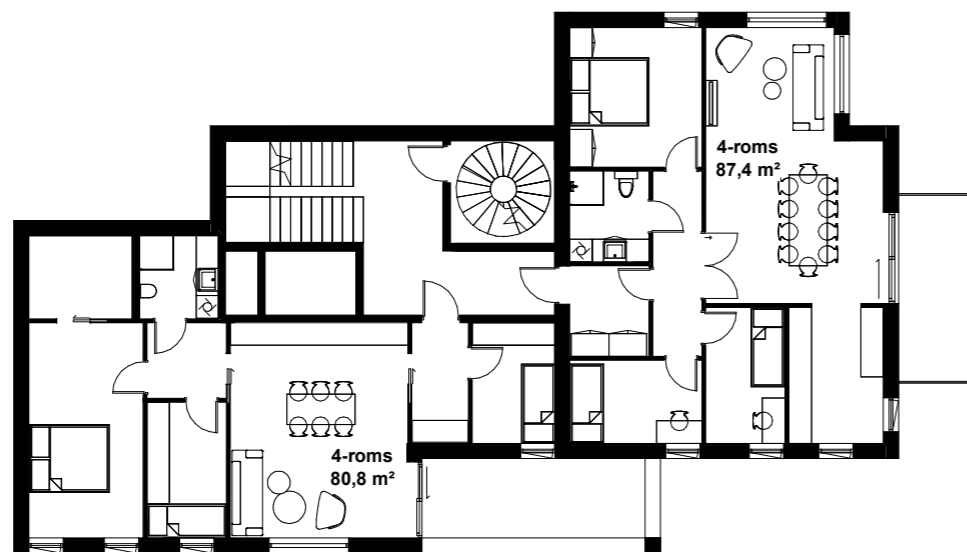
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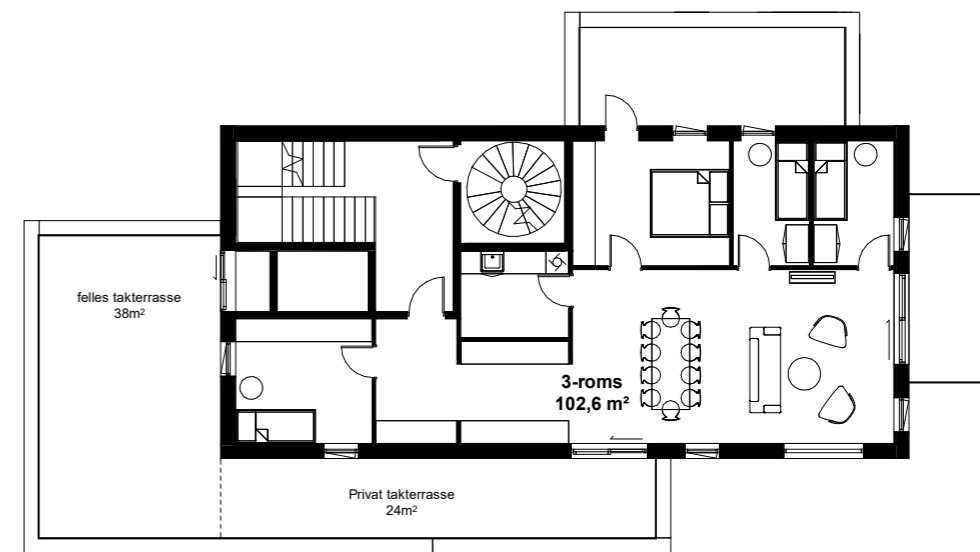
PLAN 01



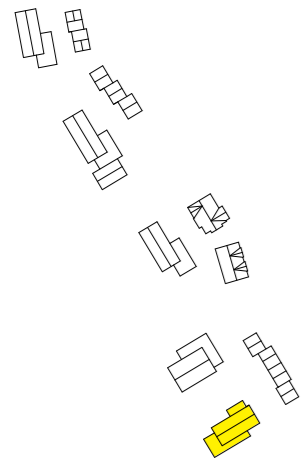
PLAN 02



PLAN 03

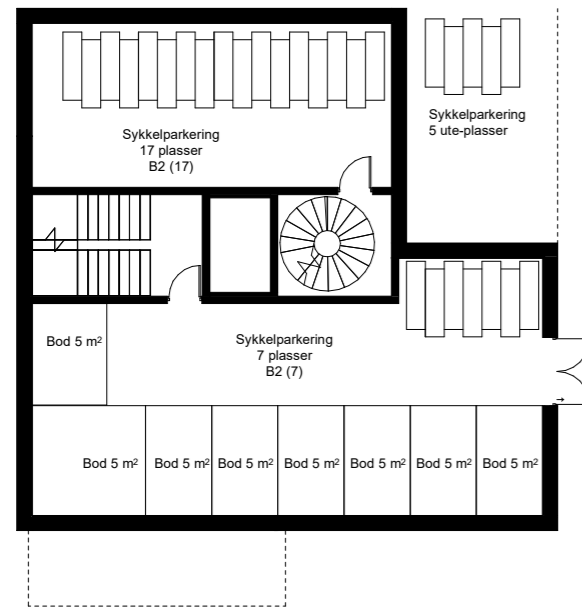


PLAN 04

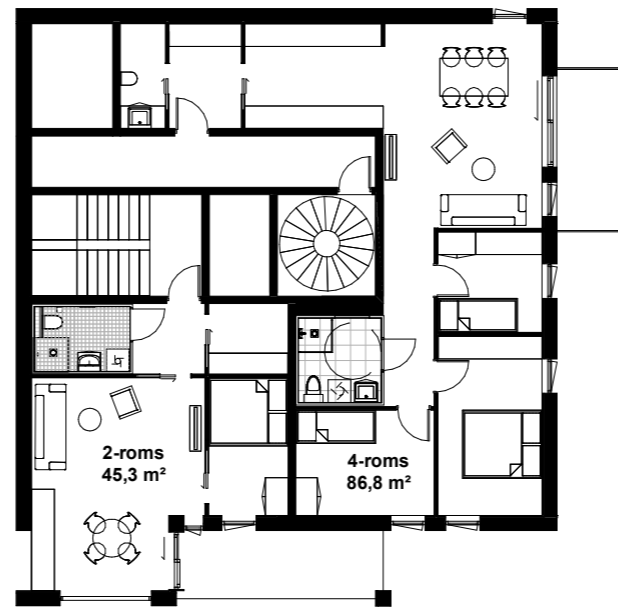


B2, LEILIGHETSHUS, 8 LEILIGHETER

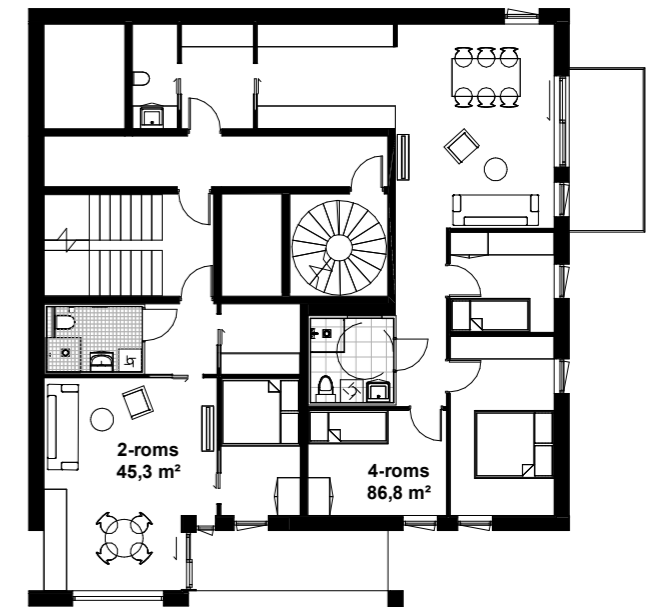
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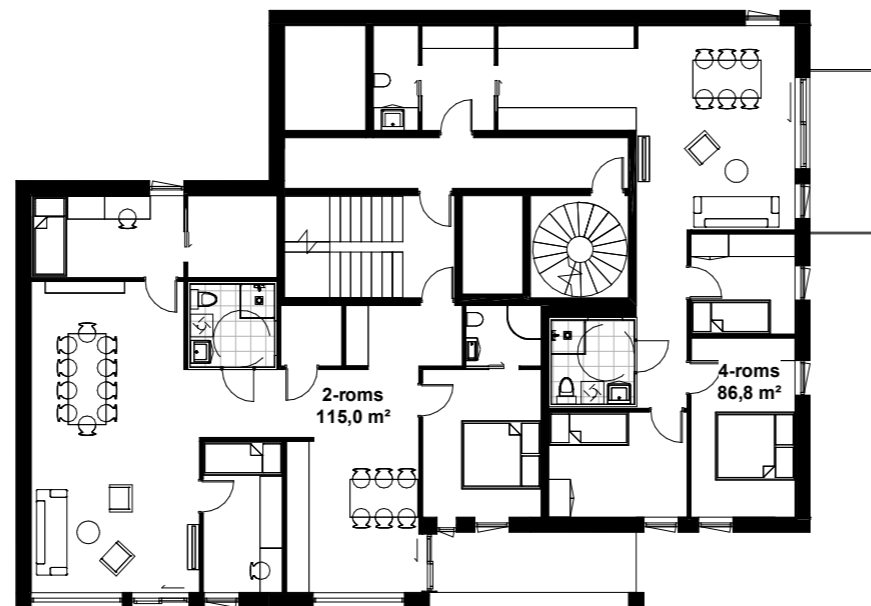
PLAN 01



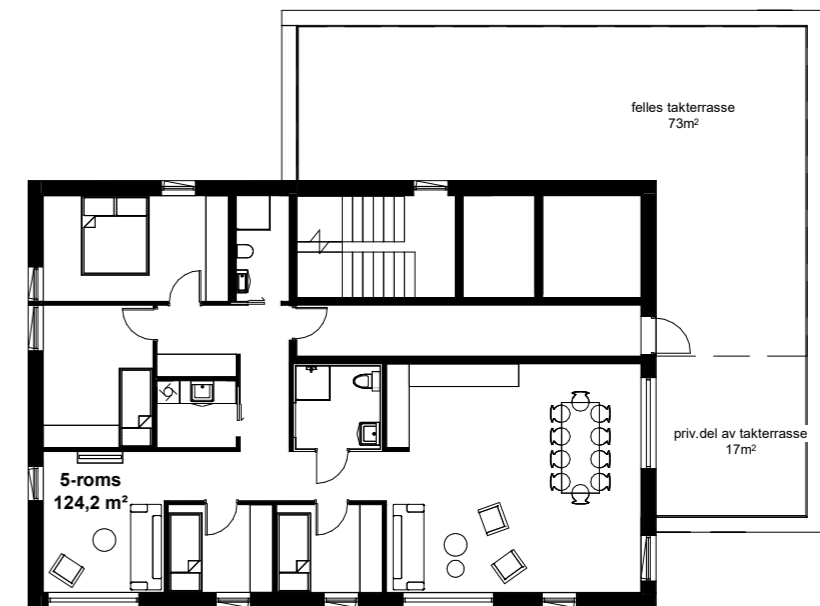
PLAN 02



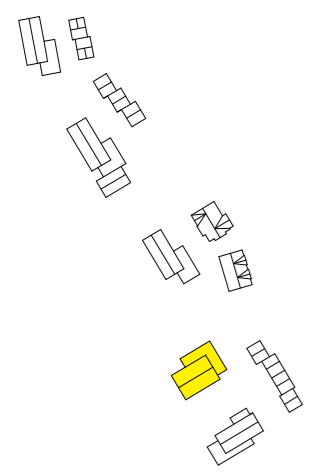
PLAN 03



PLAN 04

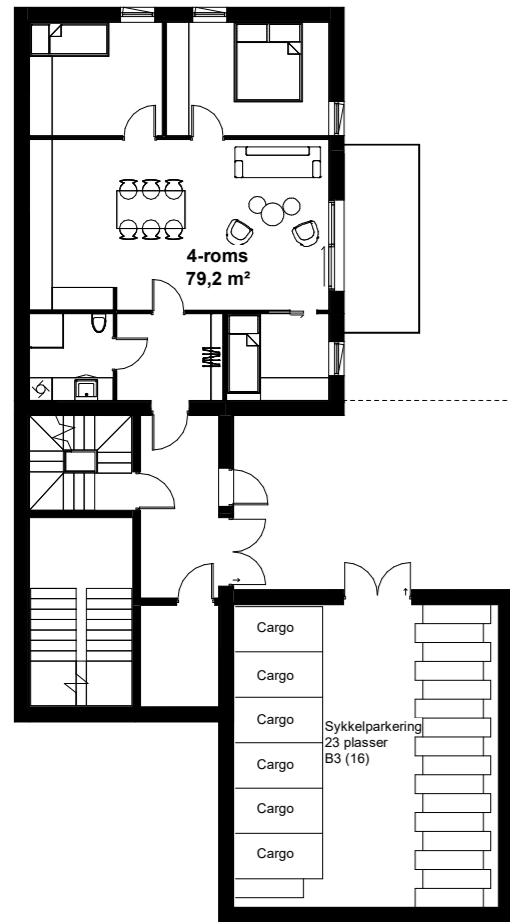


PLAN 05

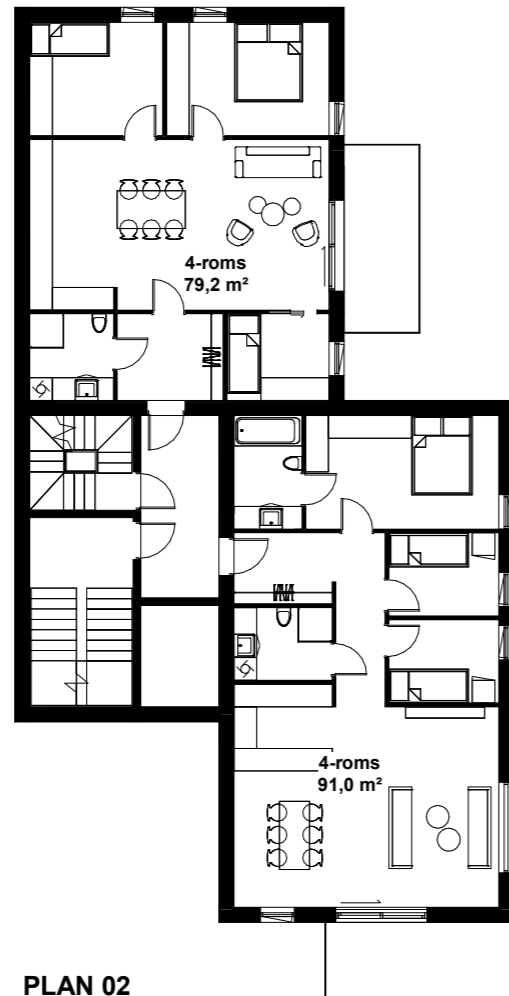


B3, LEILIGHETSHUS, 8 LEILIGHETER

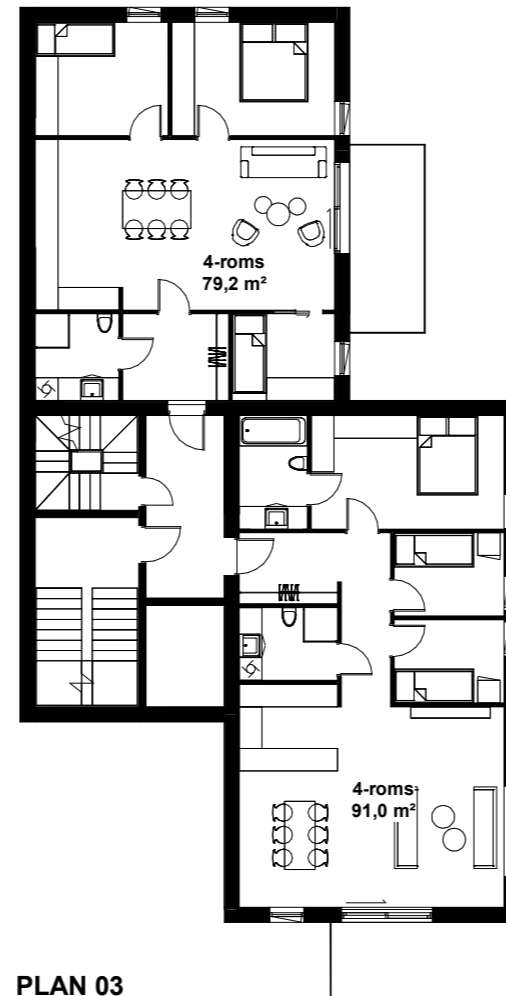
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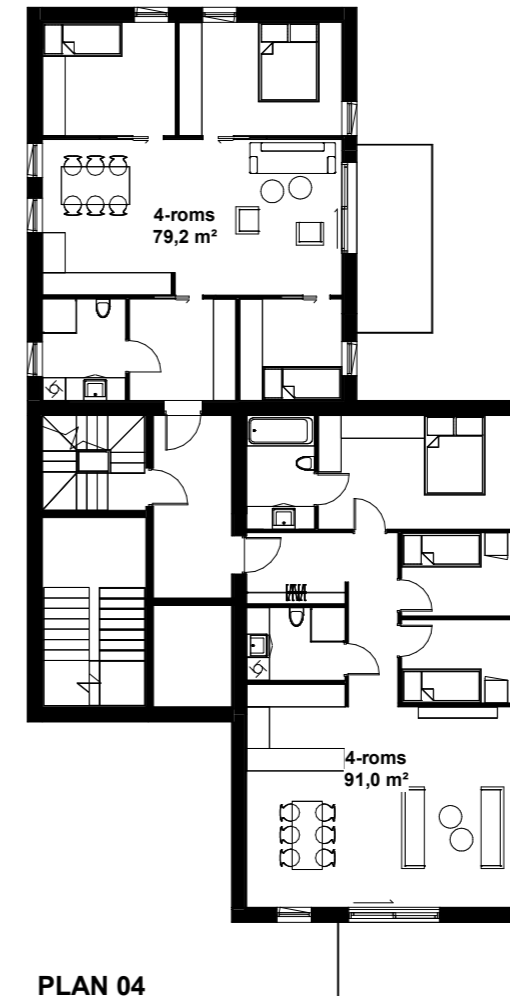
PLAN 01



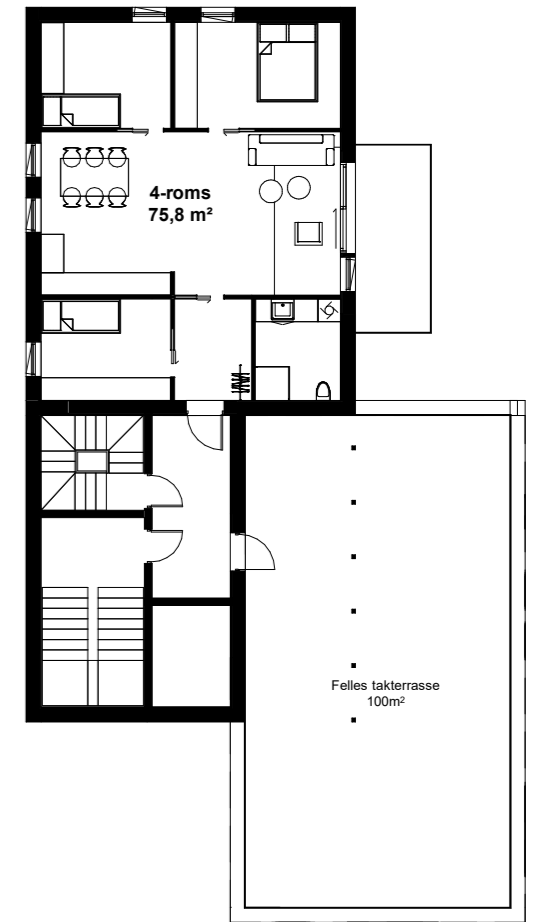
PLAN 02



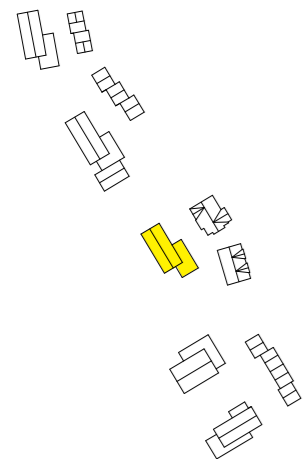
PLAN 03



PLAN 04

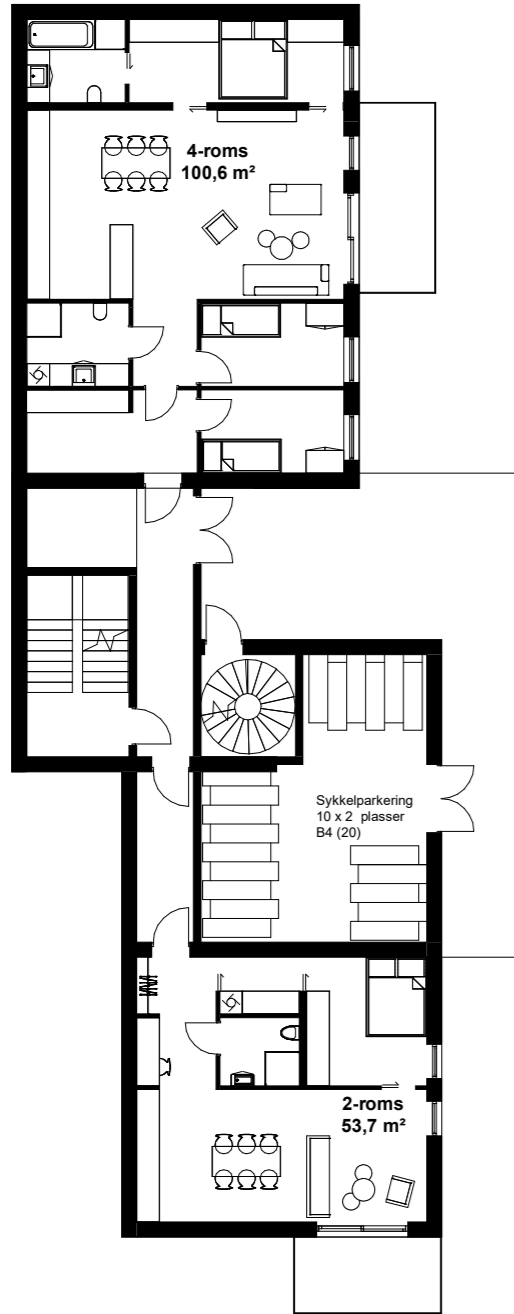


PLAN 05

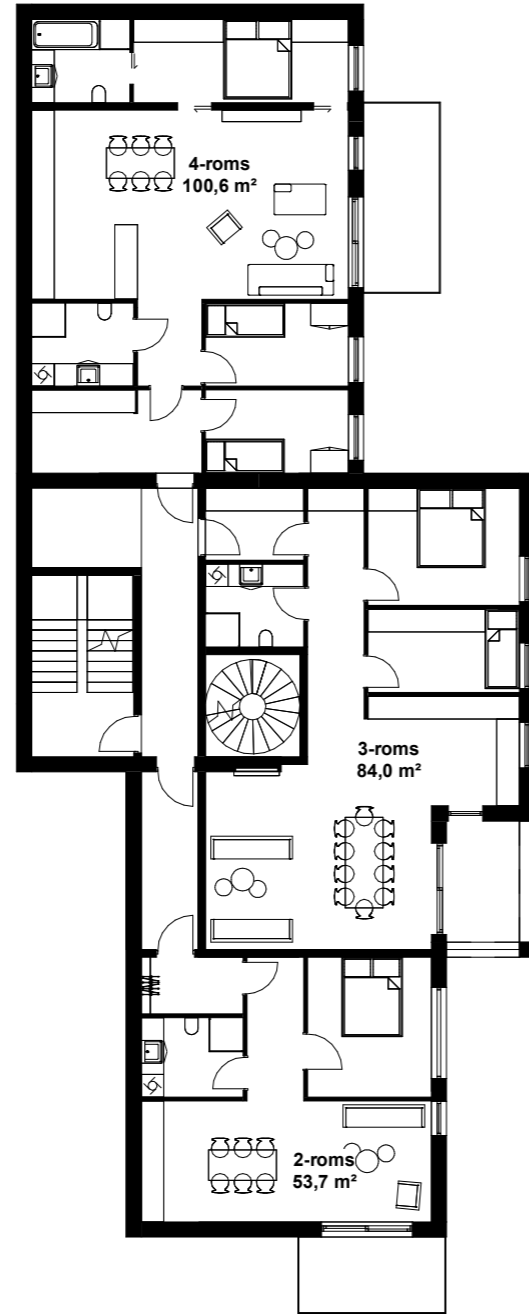


B4, LEILIGHETSHUS, 10 LEILIGHETER

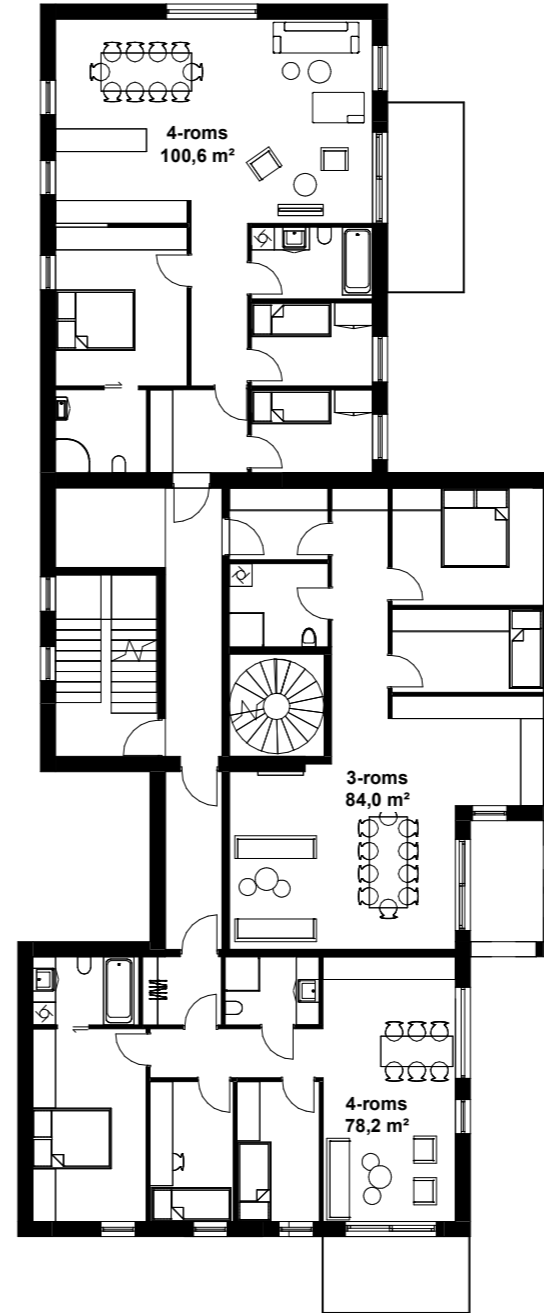
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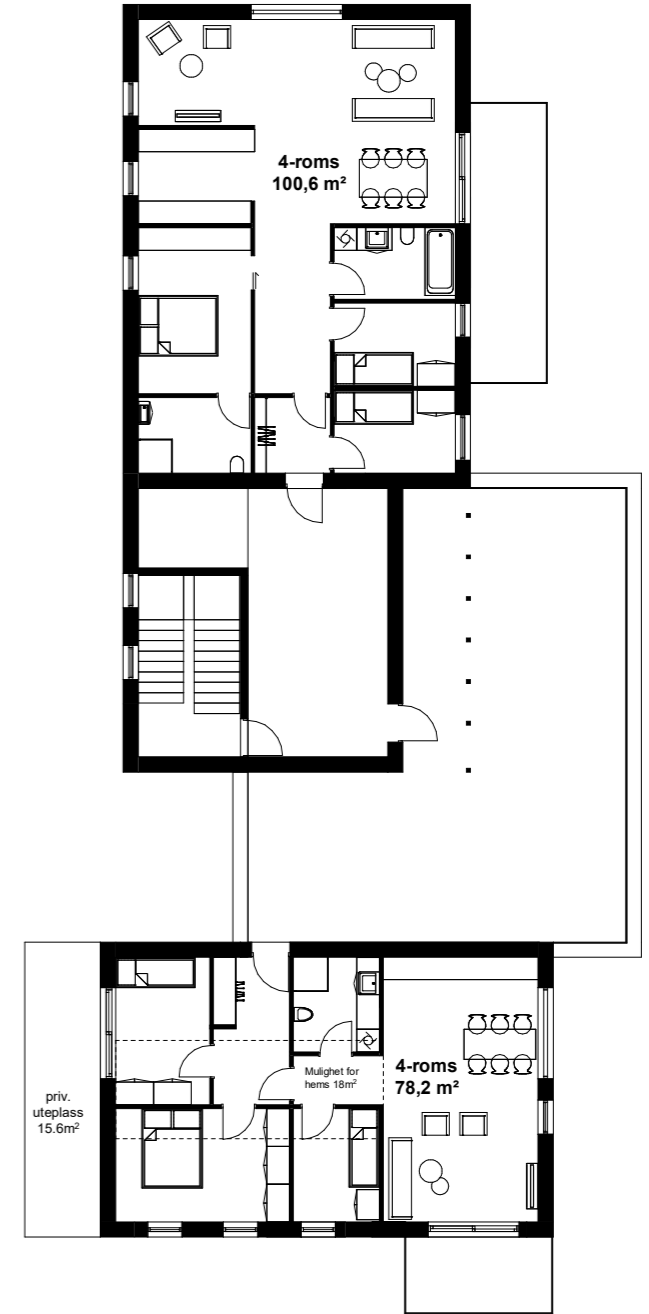
PLAN 01



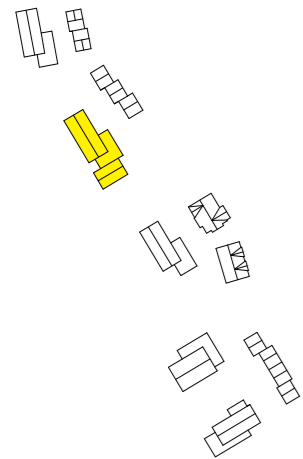
PLAN 02



PLAN 03

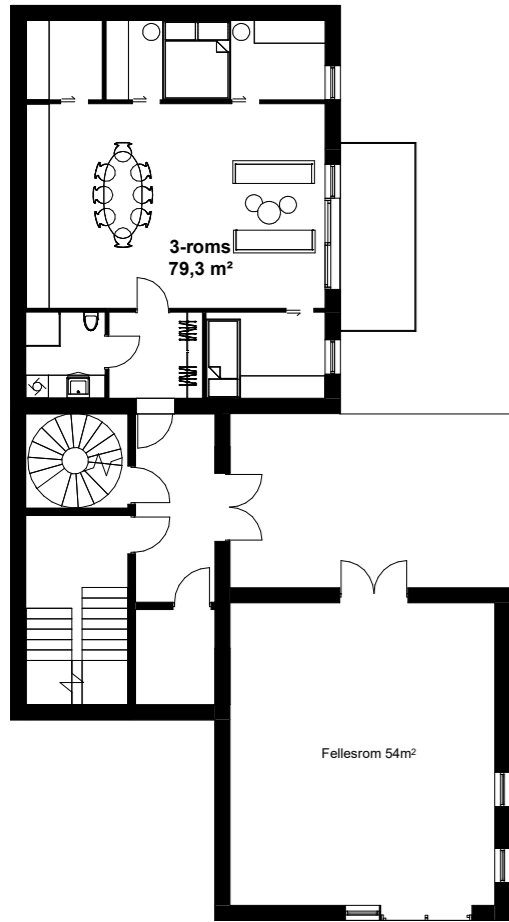


PLAN 04

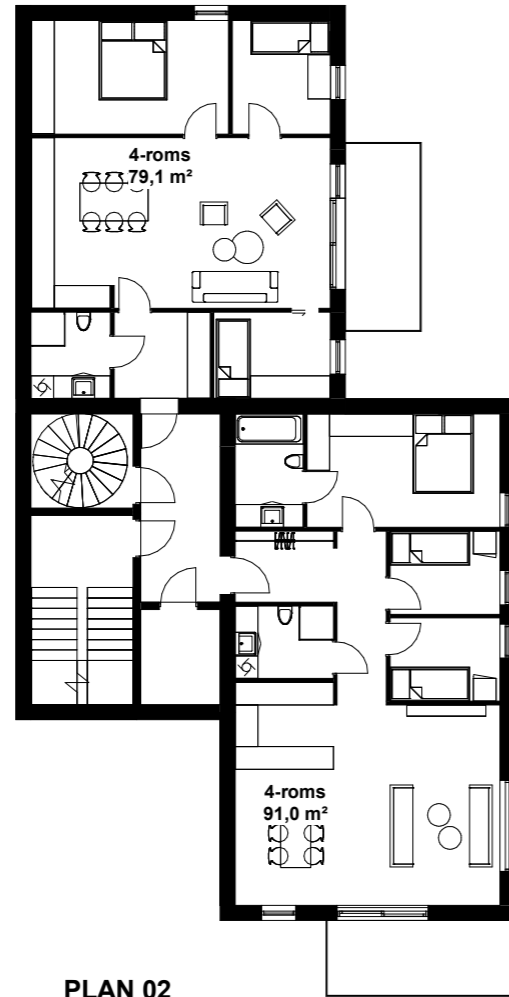


B5, LEILIGHETSHUS, 8 LEILIGHETER

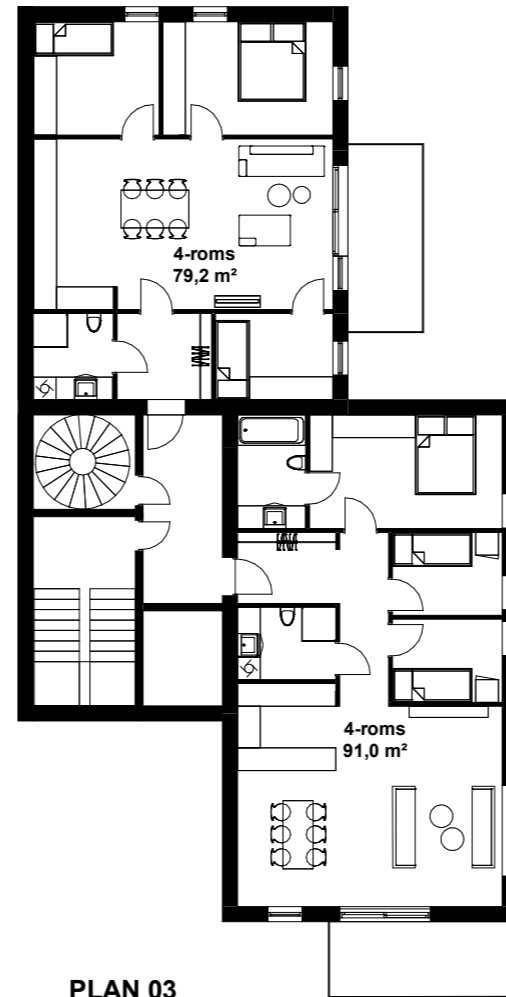
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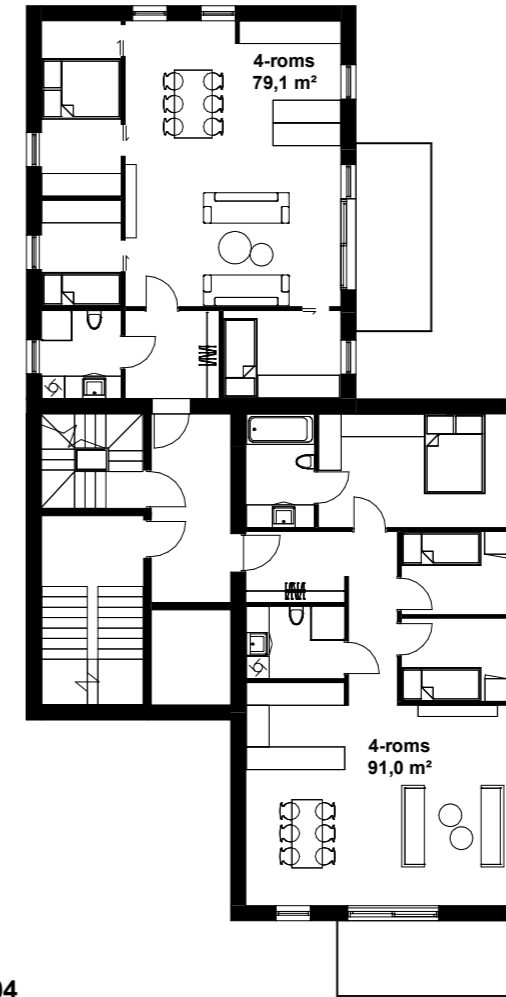
PLAN 01



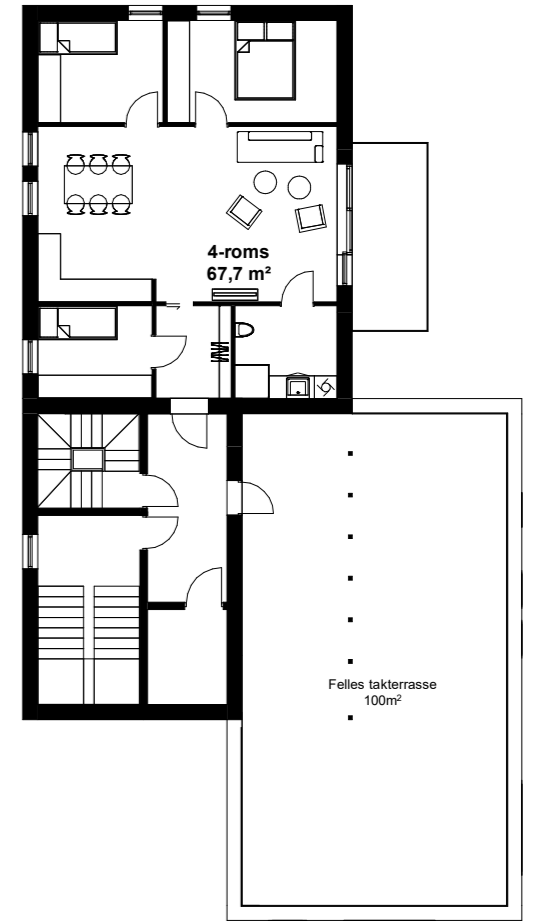
PLAN 02



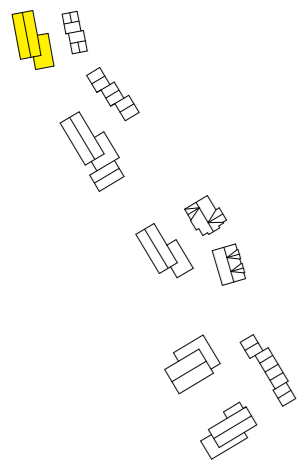
PLAN 03



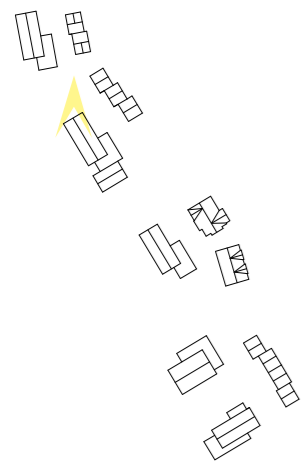
PLAN 04



PLAN 05

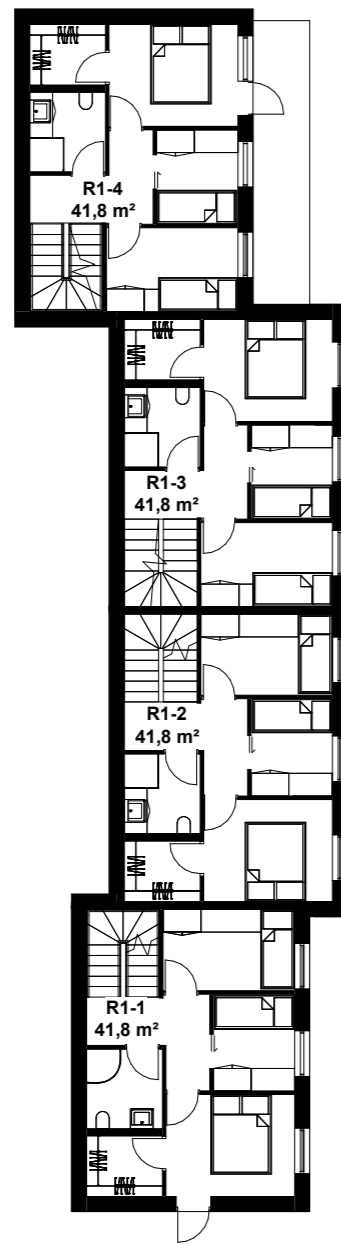


9 REKKEHUS

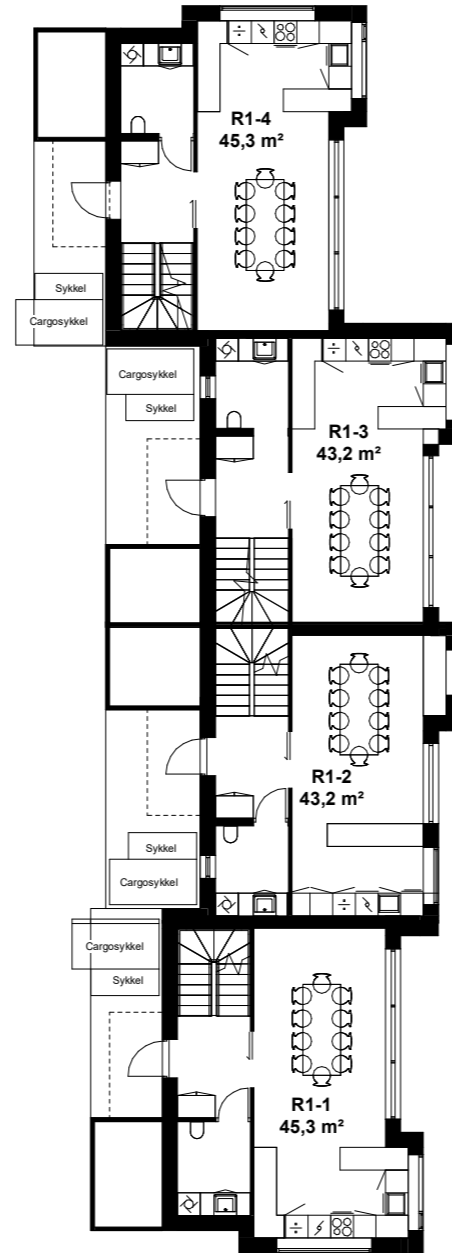


R1, 4 REKKEHUS

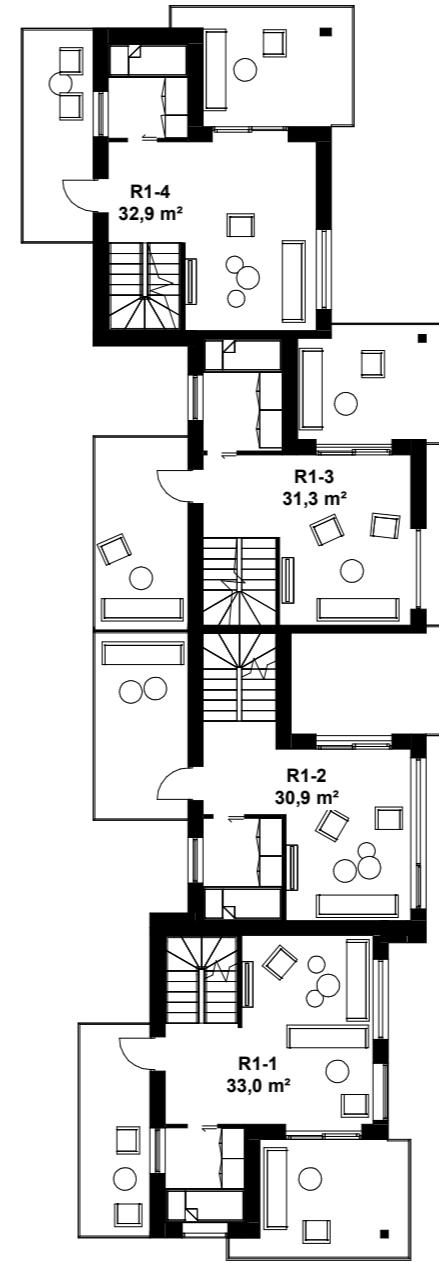
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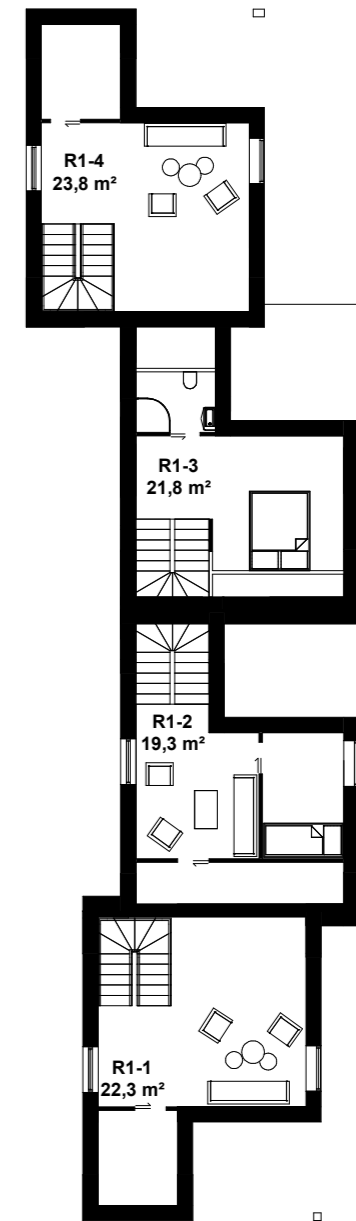
PLAN U1



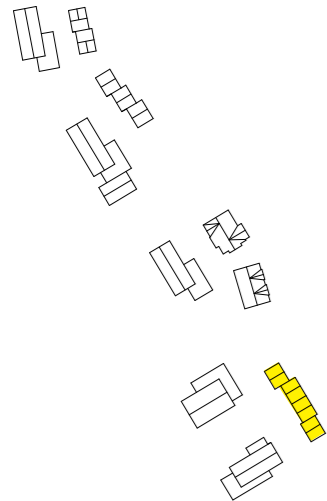
PLAN O1



PLAN O2

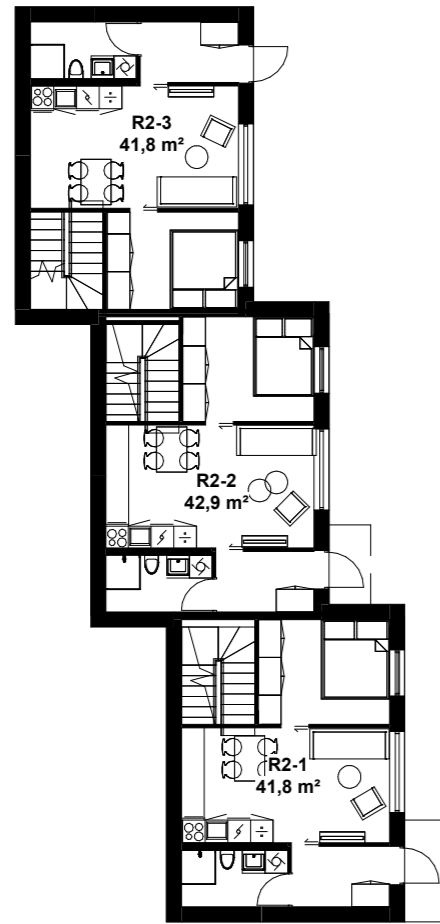


PLAN O3

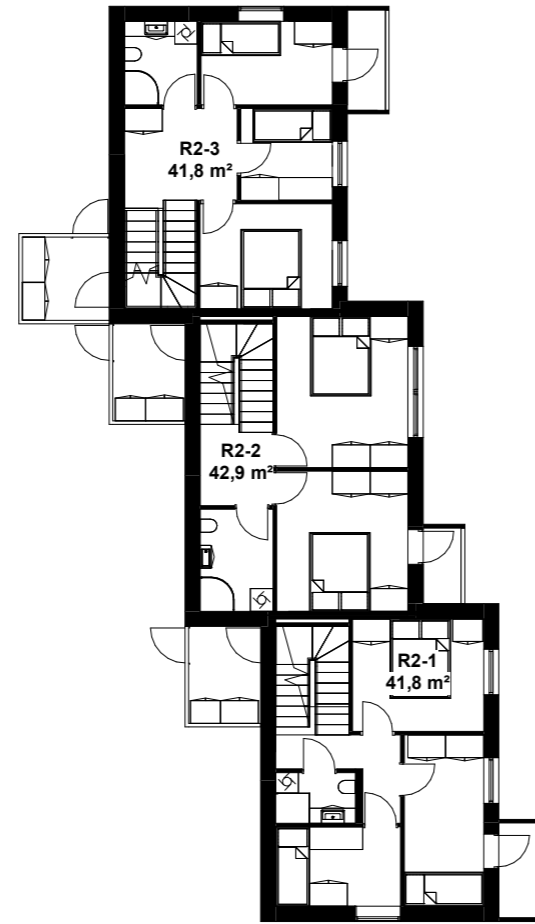


R2, 3 REKKEHUS

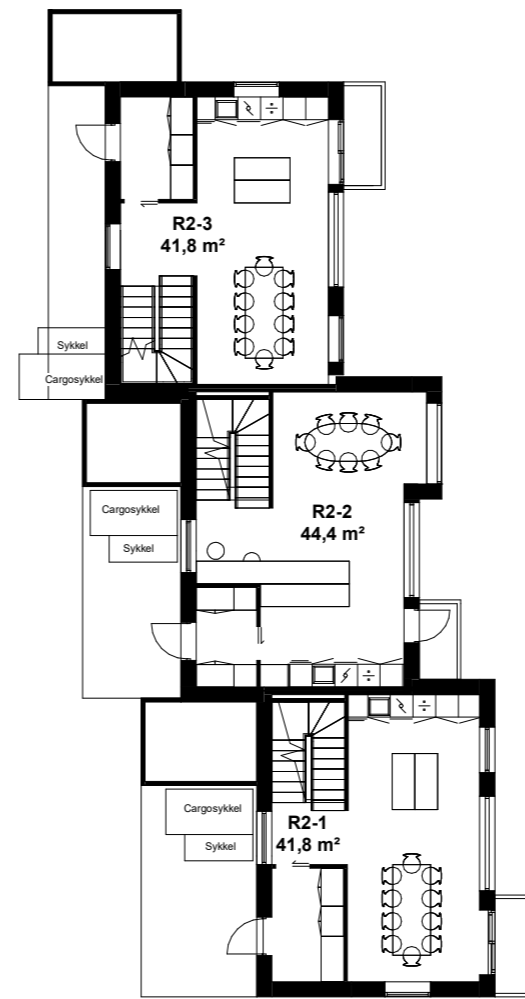
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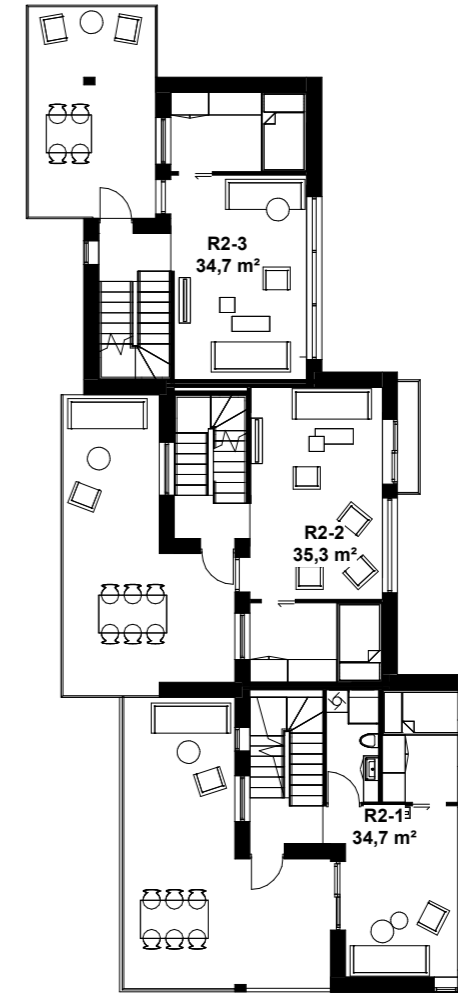
PLAN U2



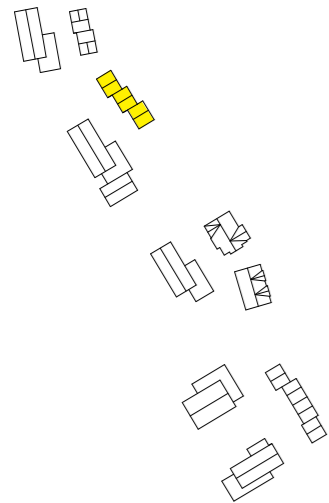
PLAN U1



PLAN 01

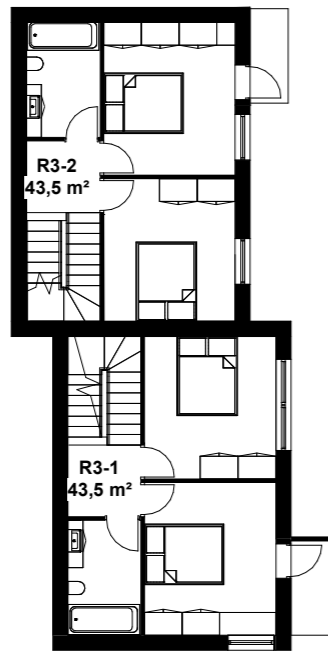


PLAN 02

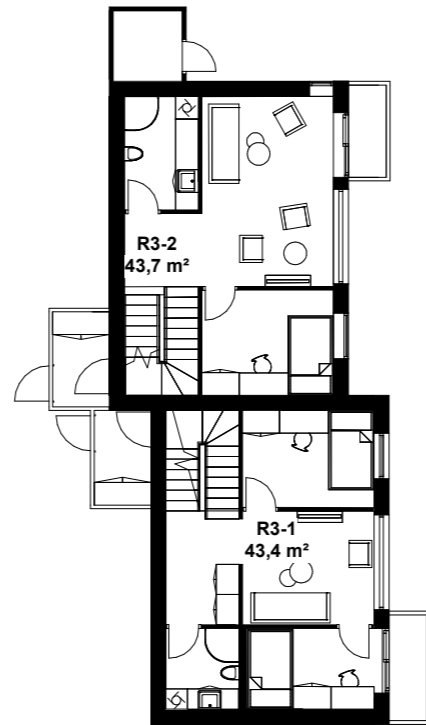


R3, 2 REKKEHUS

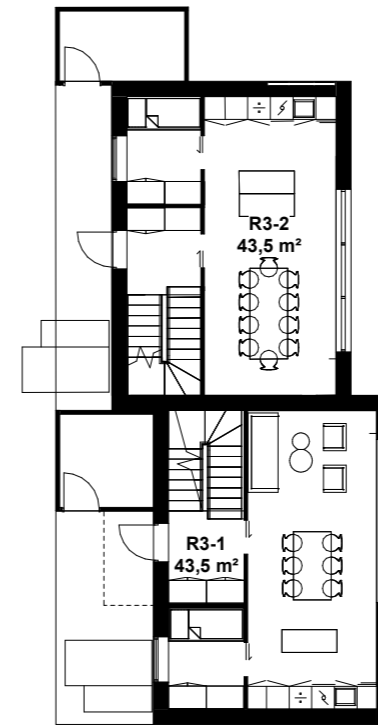
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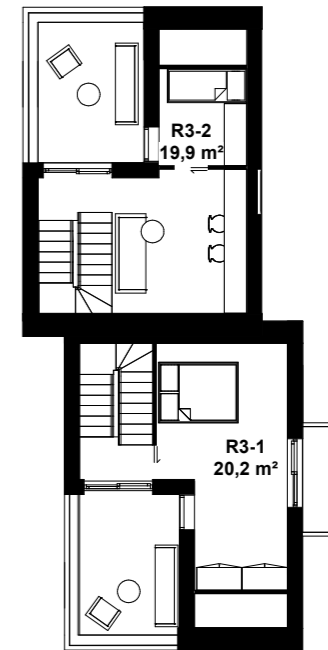
PLAN U2



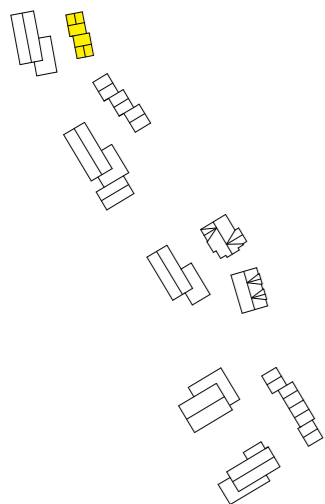
PLAN U1



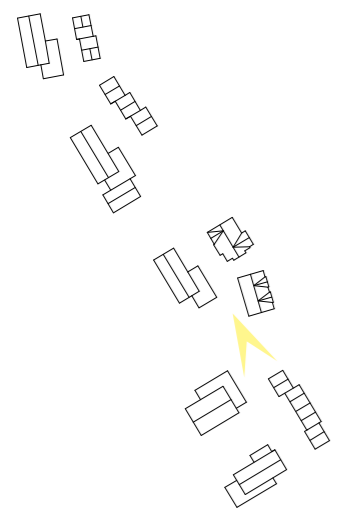
PLAN 01



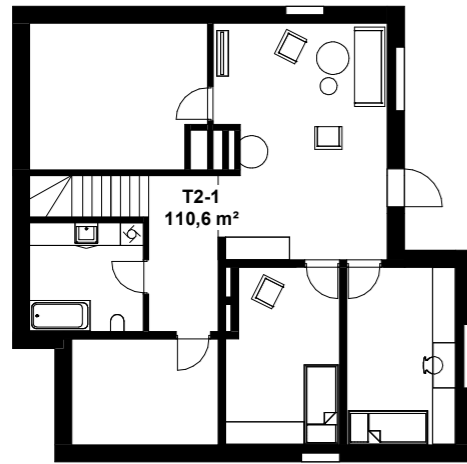
PLAN 02



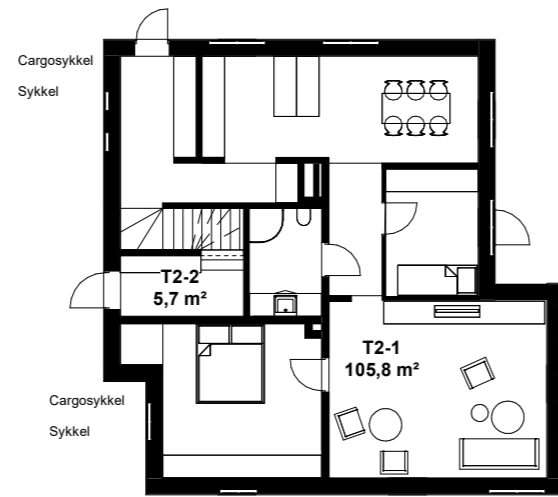
2 TOMANNSBOLIGER



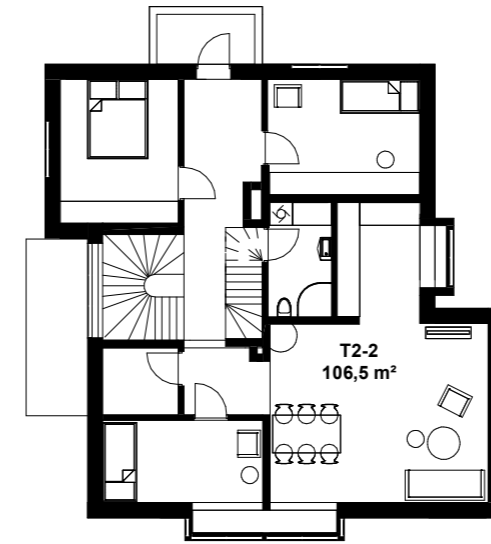
T1-T4, 2 TOMANNSBOLIGER



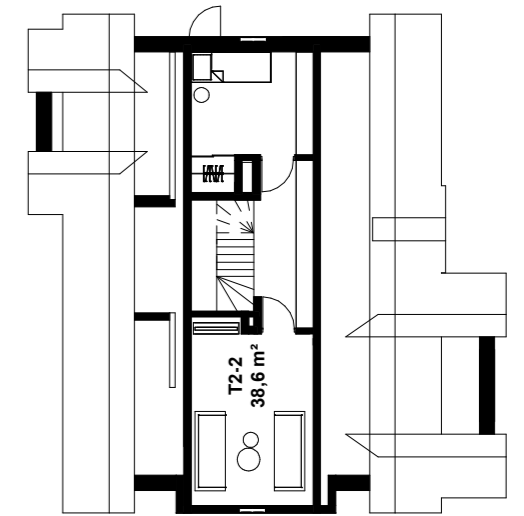
SOKKEL SVERRE HASSELS VEI 14



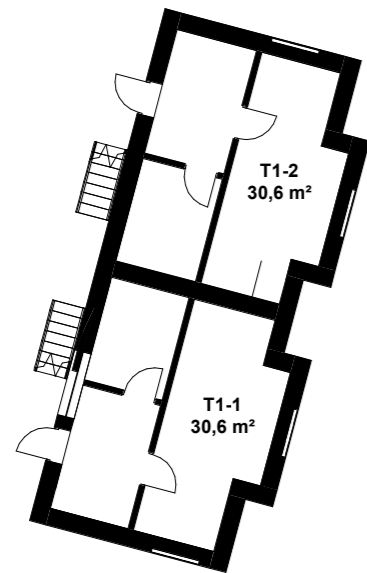
PLAN 01 SVERRE HASSELS VEI 14



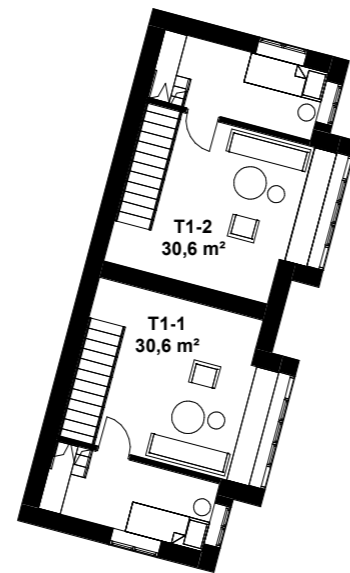
PLAN 02 SVERRE HASSELS VEI 14



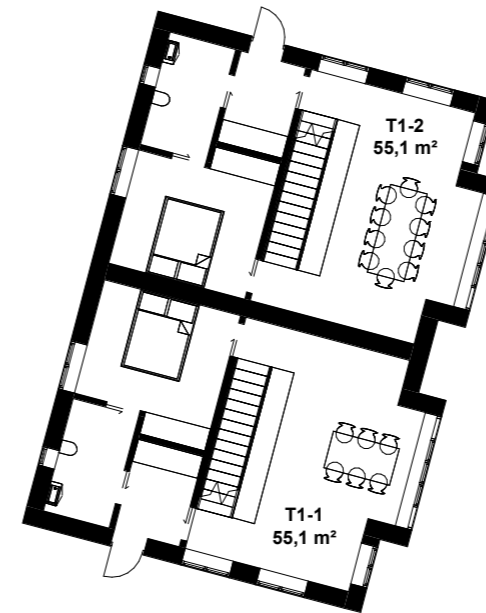
LOFT SVERRE HASSELS VEI 14



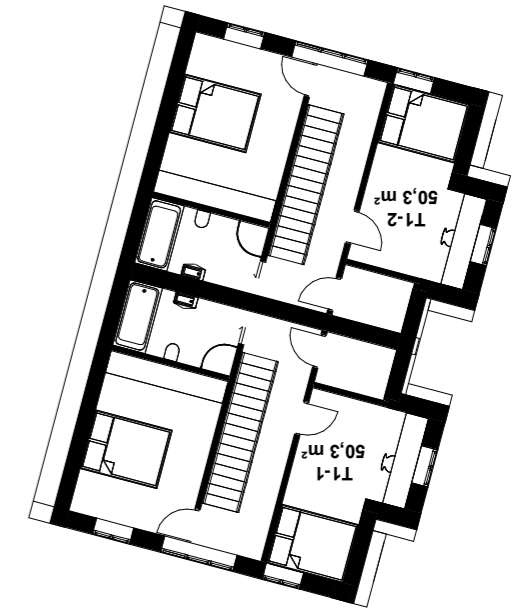
MULIG KJELLER



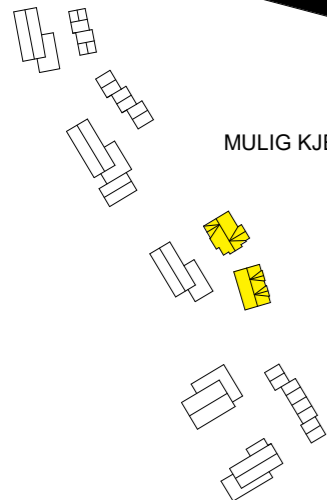
PLAN 01



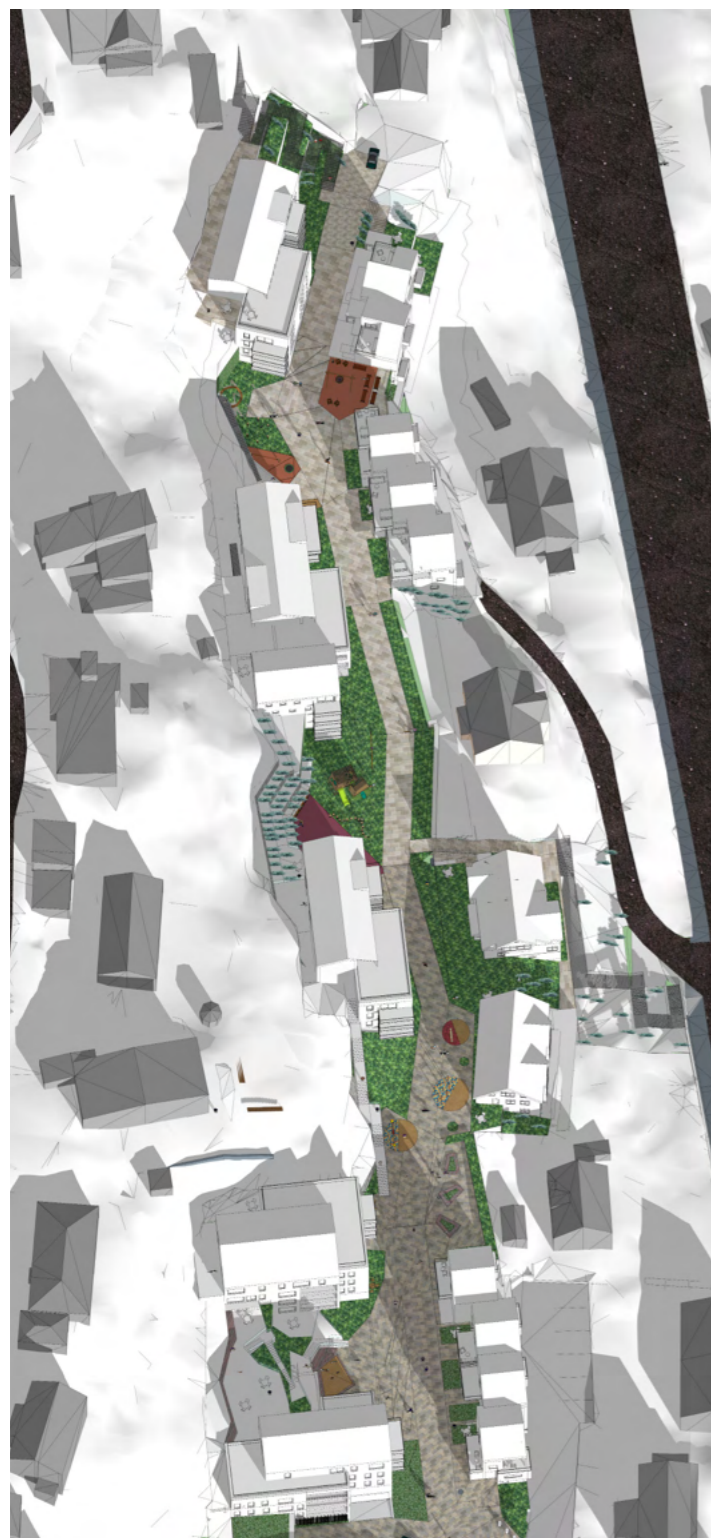
PLAN 02



PLAN 03



SOL - OG SKYGGE, 21.MARS



kl.09.00

kl.12.00

kl.15.00

kl.18.00

SOL - OG SKYGGE, 21 MARS. DAGENSSITUASJON



kl.09.00



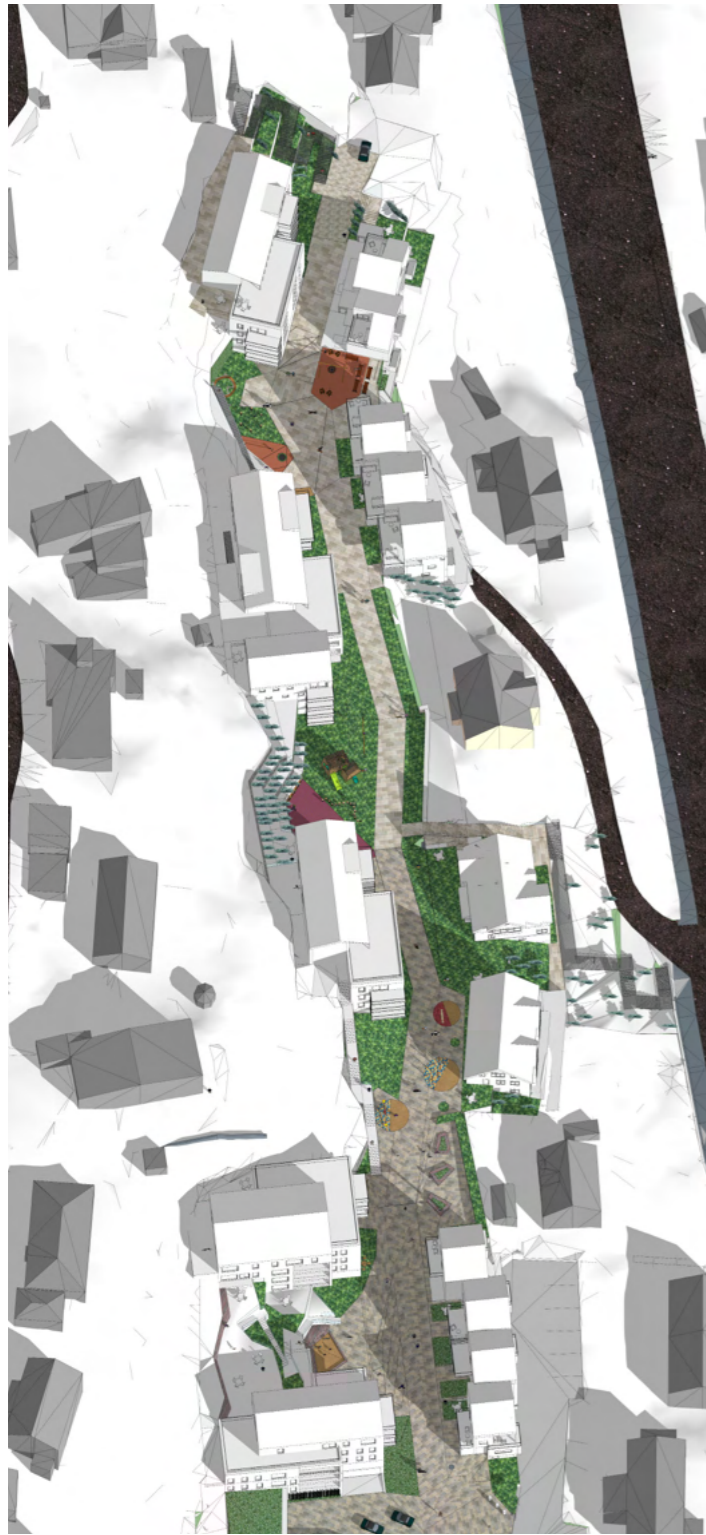
kl.12.00



kl.15.00



kl.18.00



kl.09.00

kl.12.00

kl.15.00

kl.18.00

SOL - OG SKYGGE, 23 APRIL. DAGENSSITUASJON



kl.09.00



kl.12.00



kl.15.00



kl.18.00



kl.09.00



kl.12.00



kl.15.00



kl.18.00

SOL - OG SKYGGE, 23.JUNI

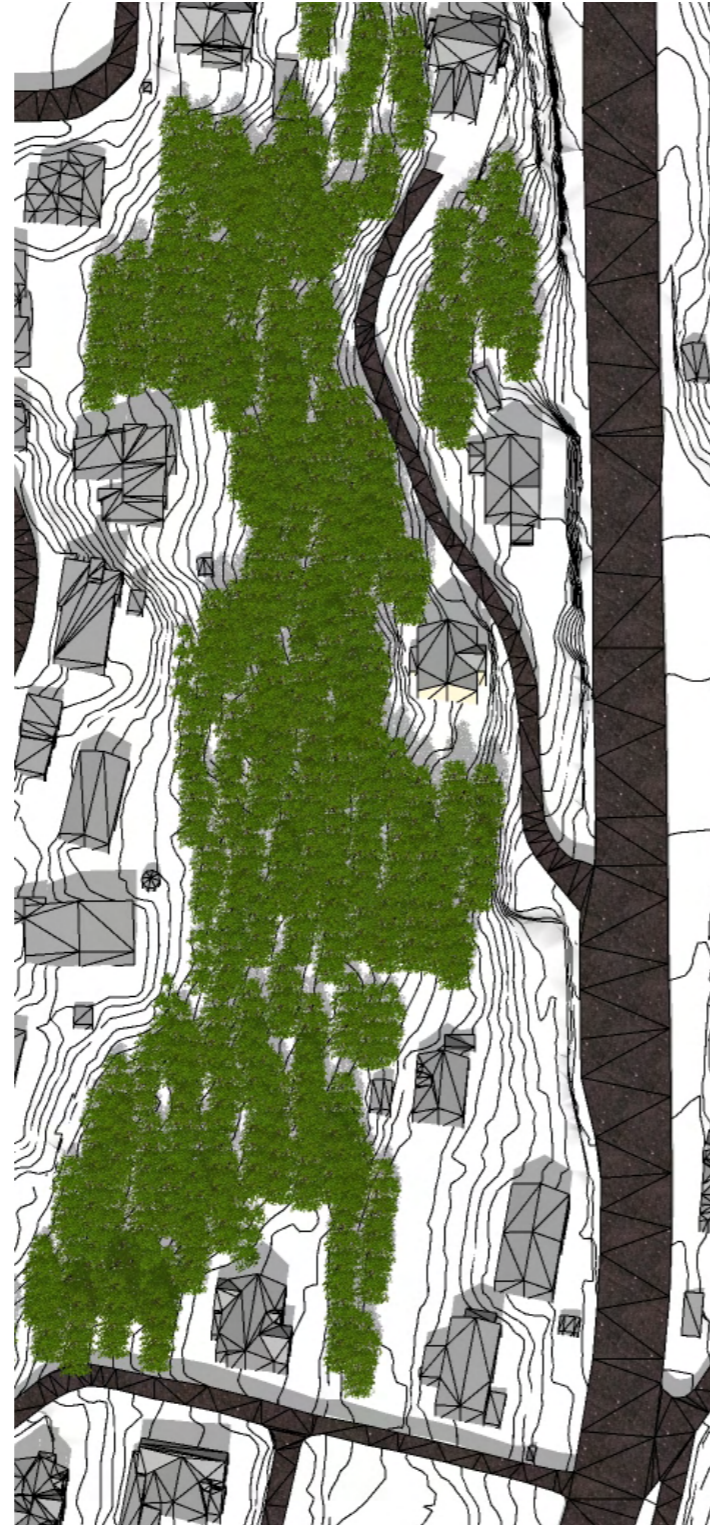


kl.20.00

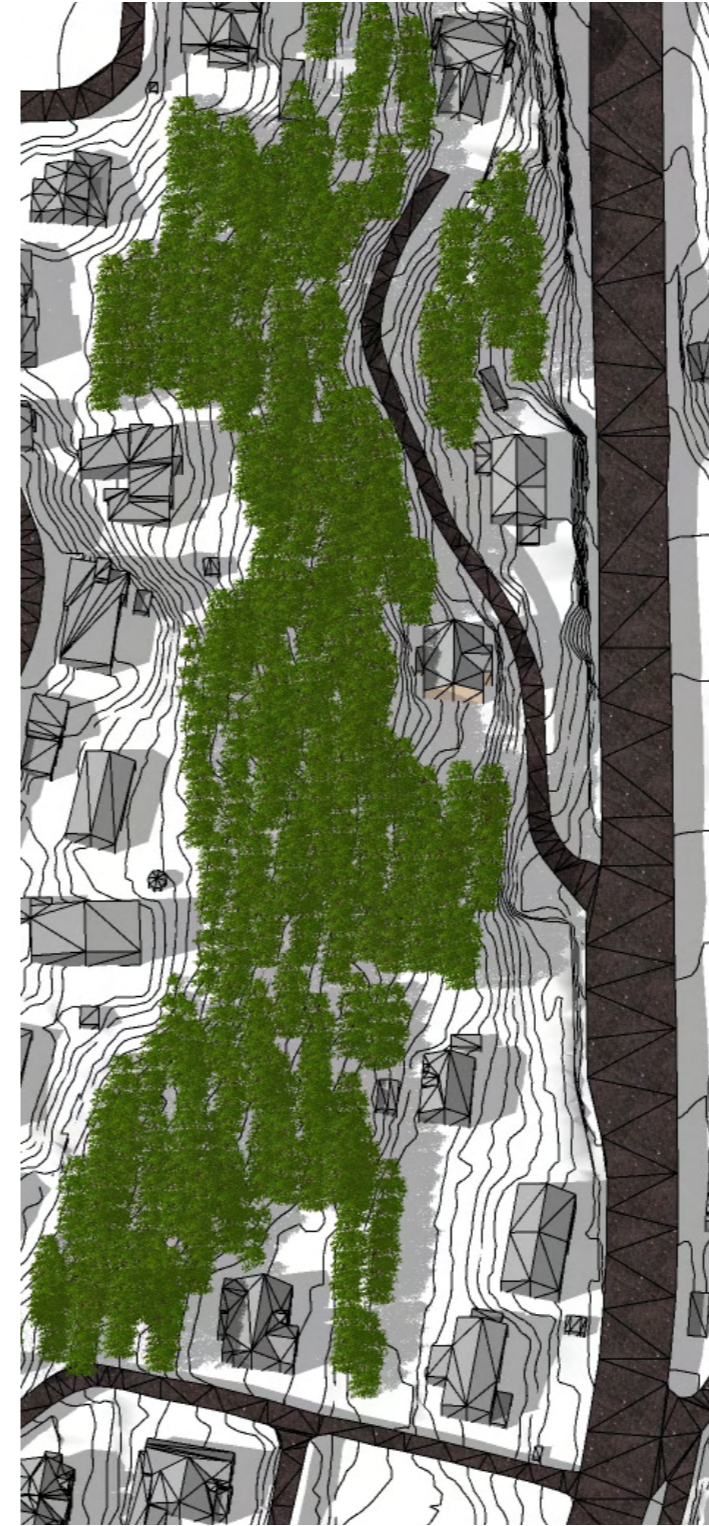
SOL - OG SKYGGE, 23.JUNI. DAGENSSITUASJON



kl.09.00



kl.12.00

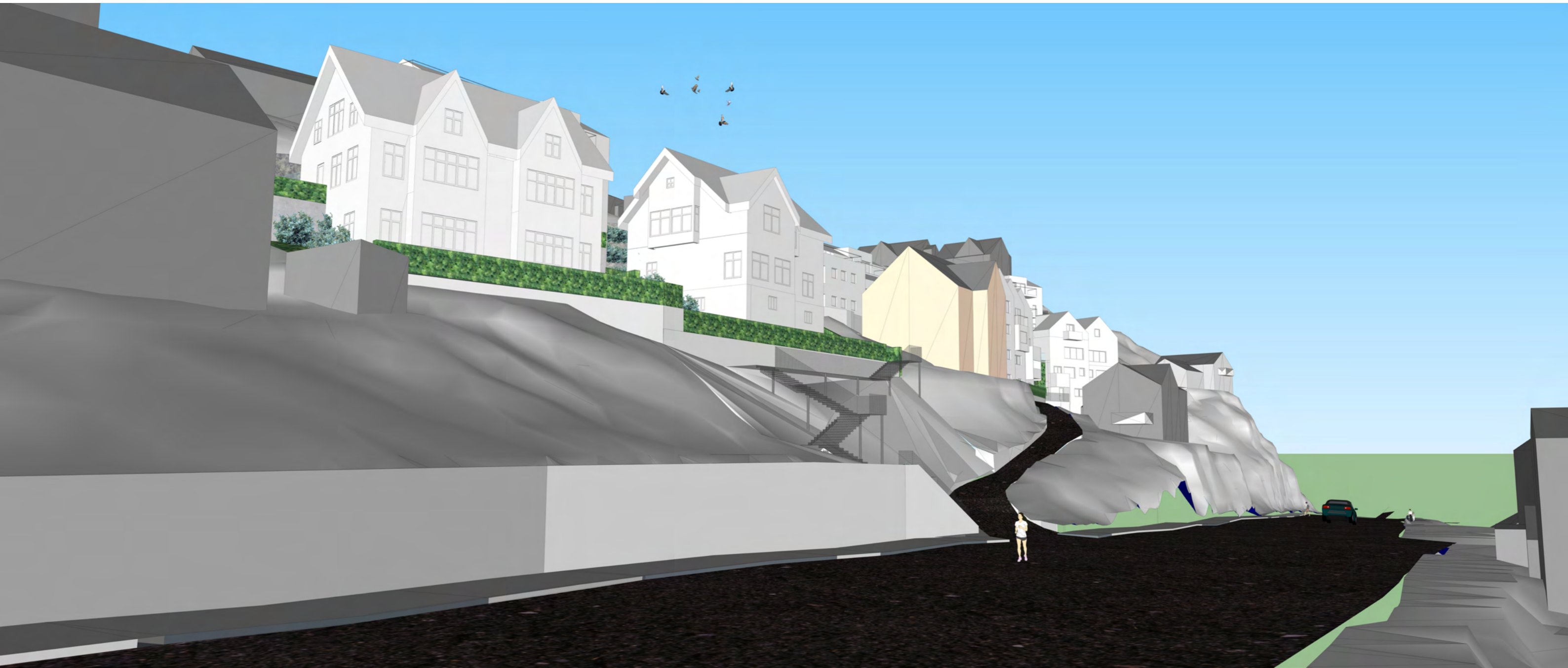


kl.15.00



kl.18.00





FJERNVIRKNING

Sett fra Elvegata - Dagens situasjon



FJERNVIRKNING

Sett fra Elvegata



FJERNVIRKNING

Sett fra Elvegata - uten vegetasjon



NÆRVIRKNING

Sett fra Sverre Hassels veg - Dagens situasjon



NÆRVIRKNING

Sett fra Sverre Hassels veg



NÆRVIRKNING

Sett fra Byåsveien - Dagens situasjon



NÆRVIRKNING

Sett fra Byåsveien



NÆRVIRKNING

Sett fra Melandøbakken



NÆRVIRKNING

Sett fra Melandøbakken



NÆRVIRKNING

Sett fra Sverdrupsvei - Dagens situasjon



NÆRVIRKNING

Sett fra Sverdrupsvei



NÆRVIRKNING

Sett fra Utsikten, ved Fridtjolf Nansenens vei - Dagens situasjon



NÆRVIRKNING

Sett fra Utsikten, ved Fridtjolf Nansenens vei



NÆRVIRKNING

Sett fra Utsikten, ved Fridtjolf Nansenens vei (med eksisterende bygg i 3D modell)

