

Aarkitektar

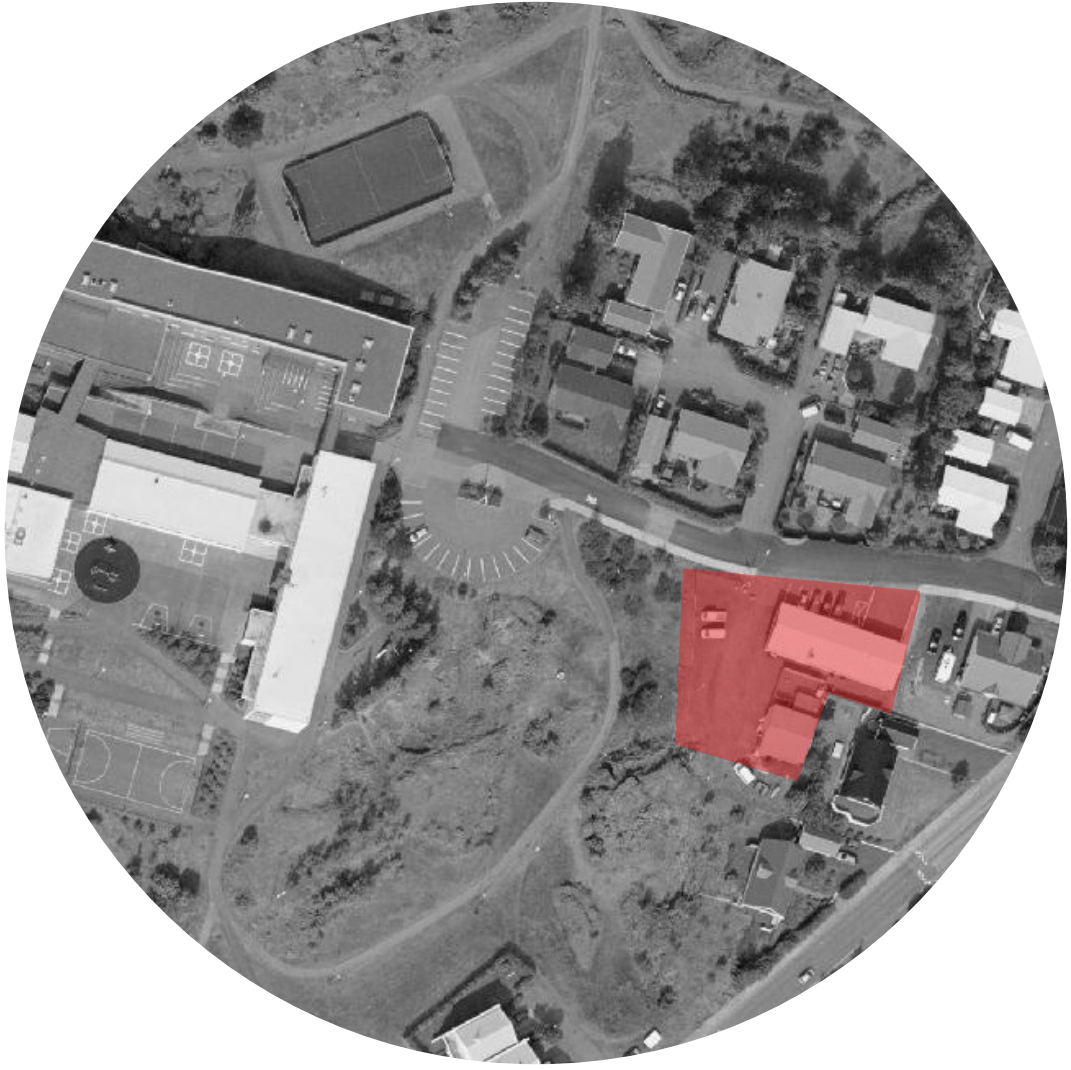
Hrauntunga

Hafnarfjörður

01.02.2018









# Stígakerfi



# Viðastaðatún

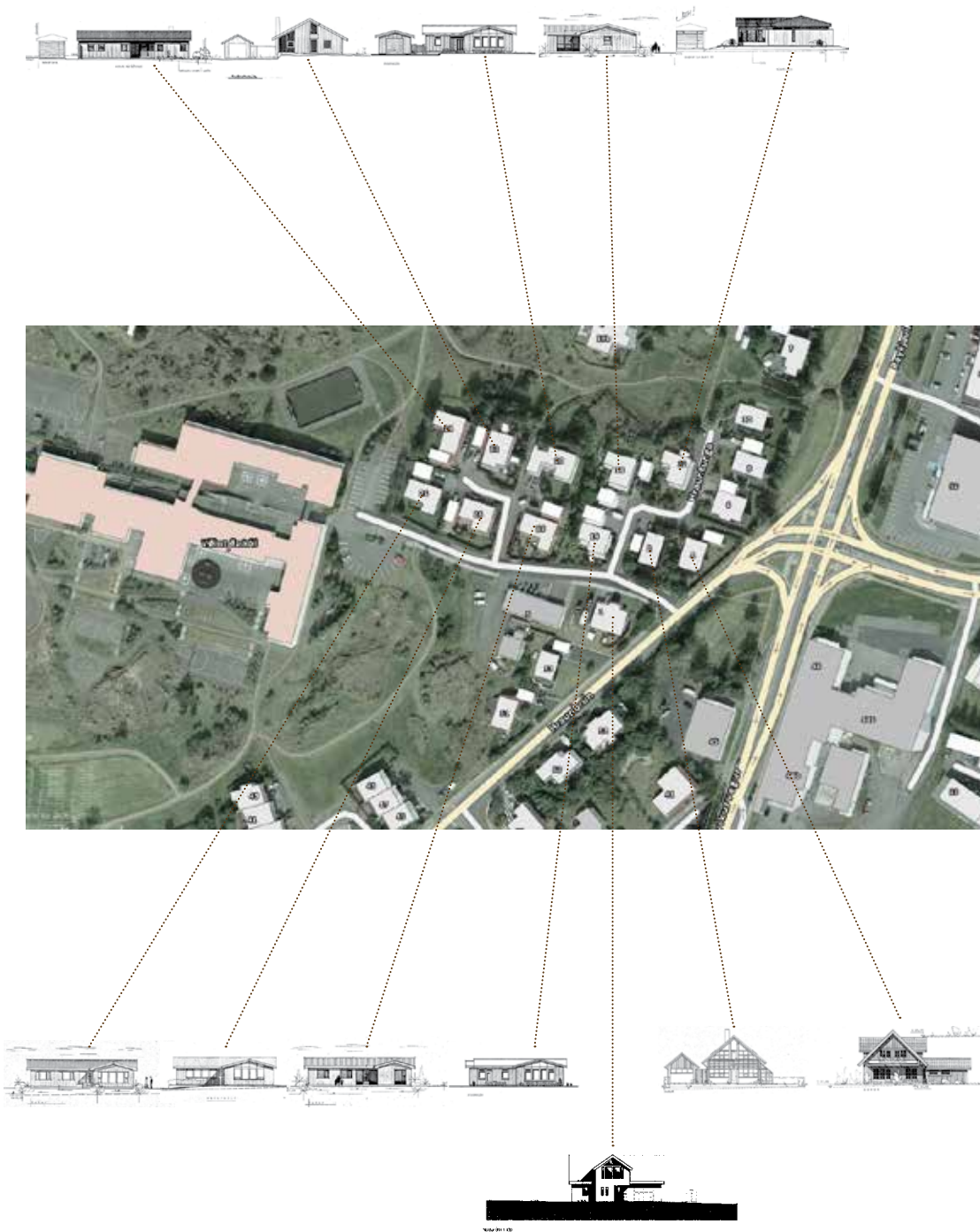


# Viđistađaskóli





# Húsagerðir





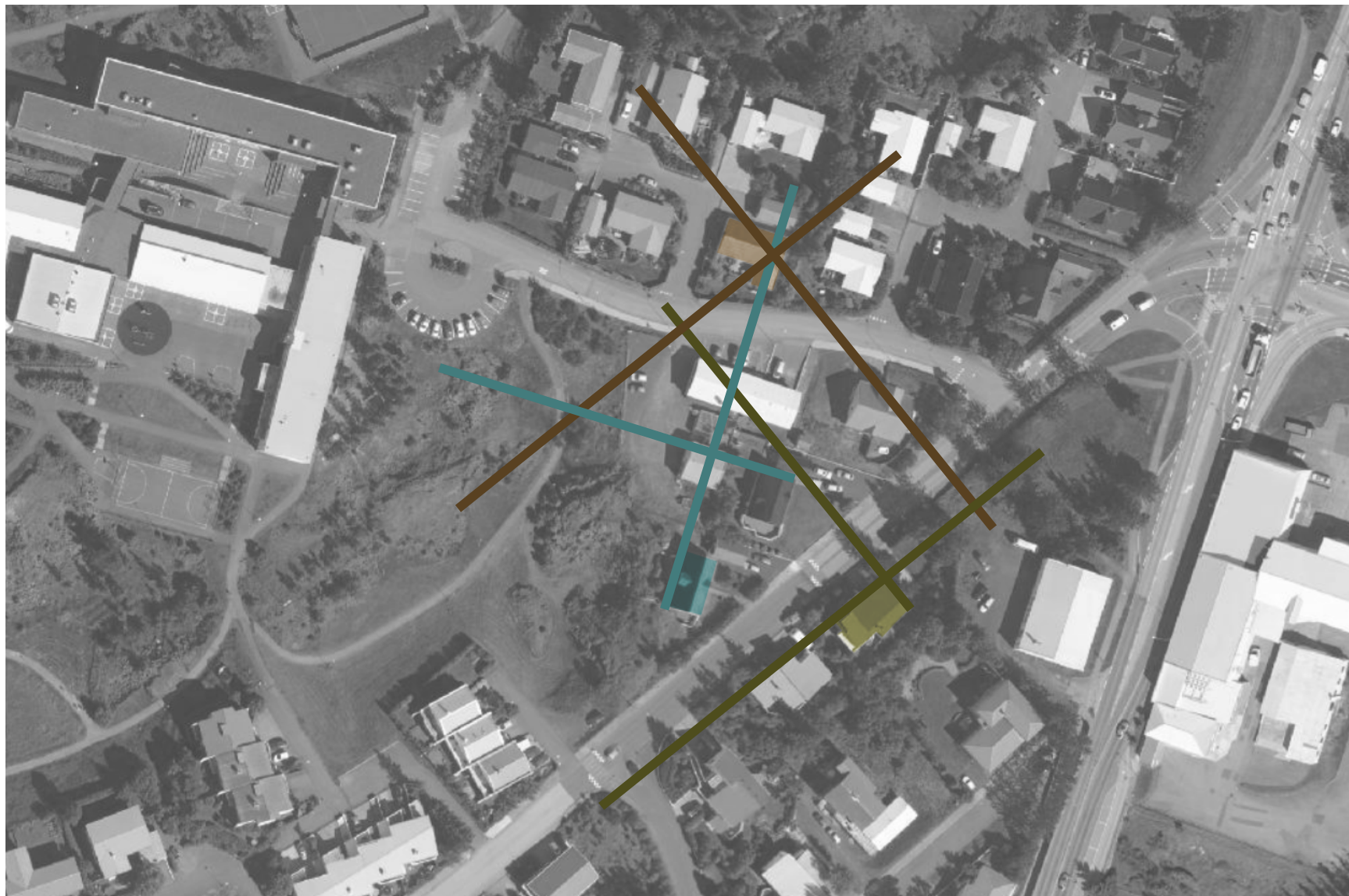
Efni nágreinnis



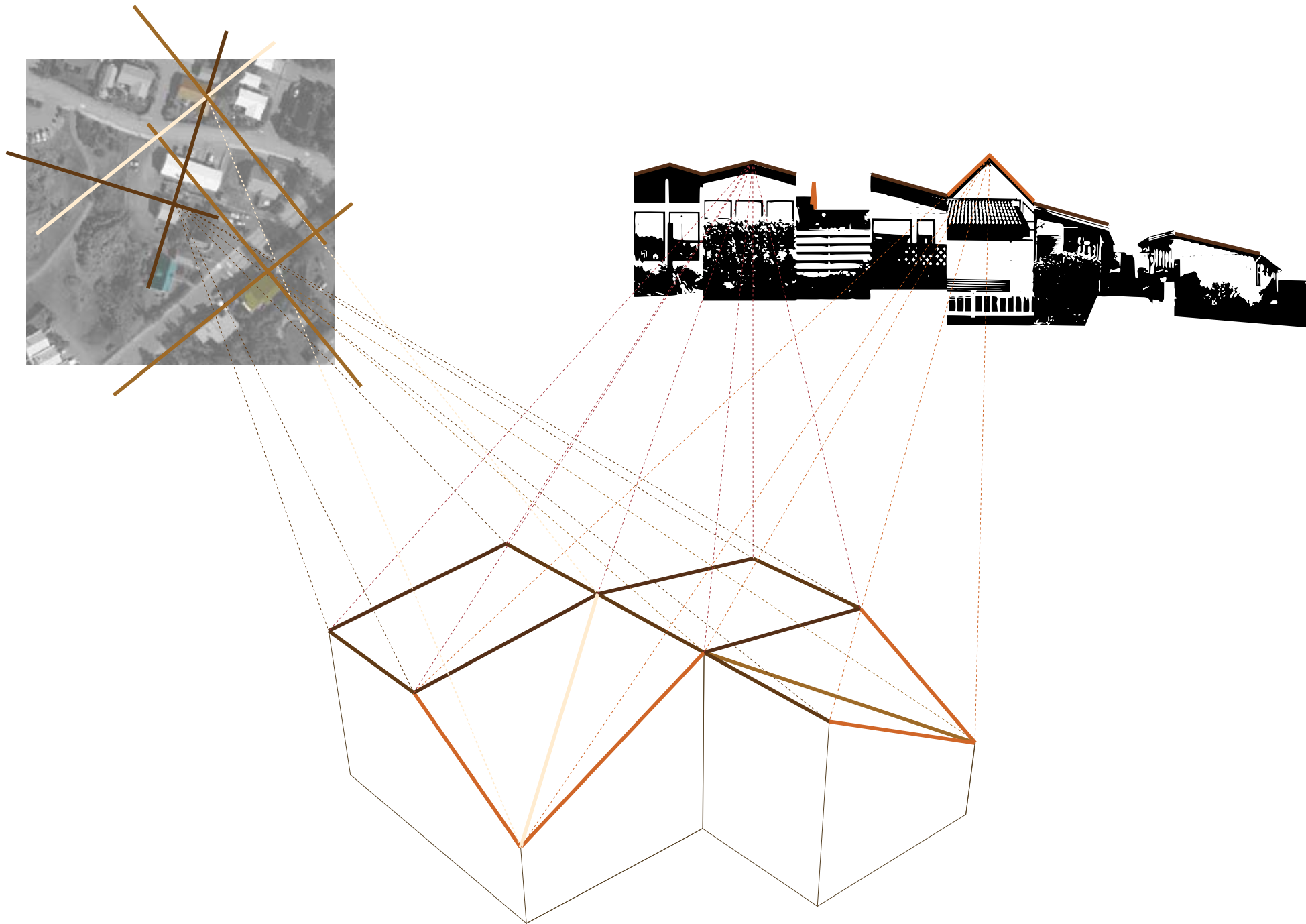
Pakform



# Línur byggðarinnar

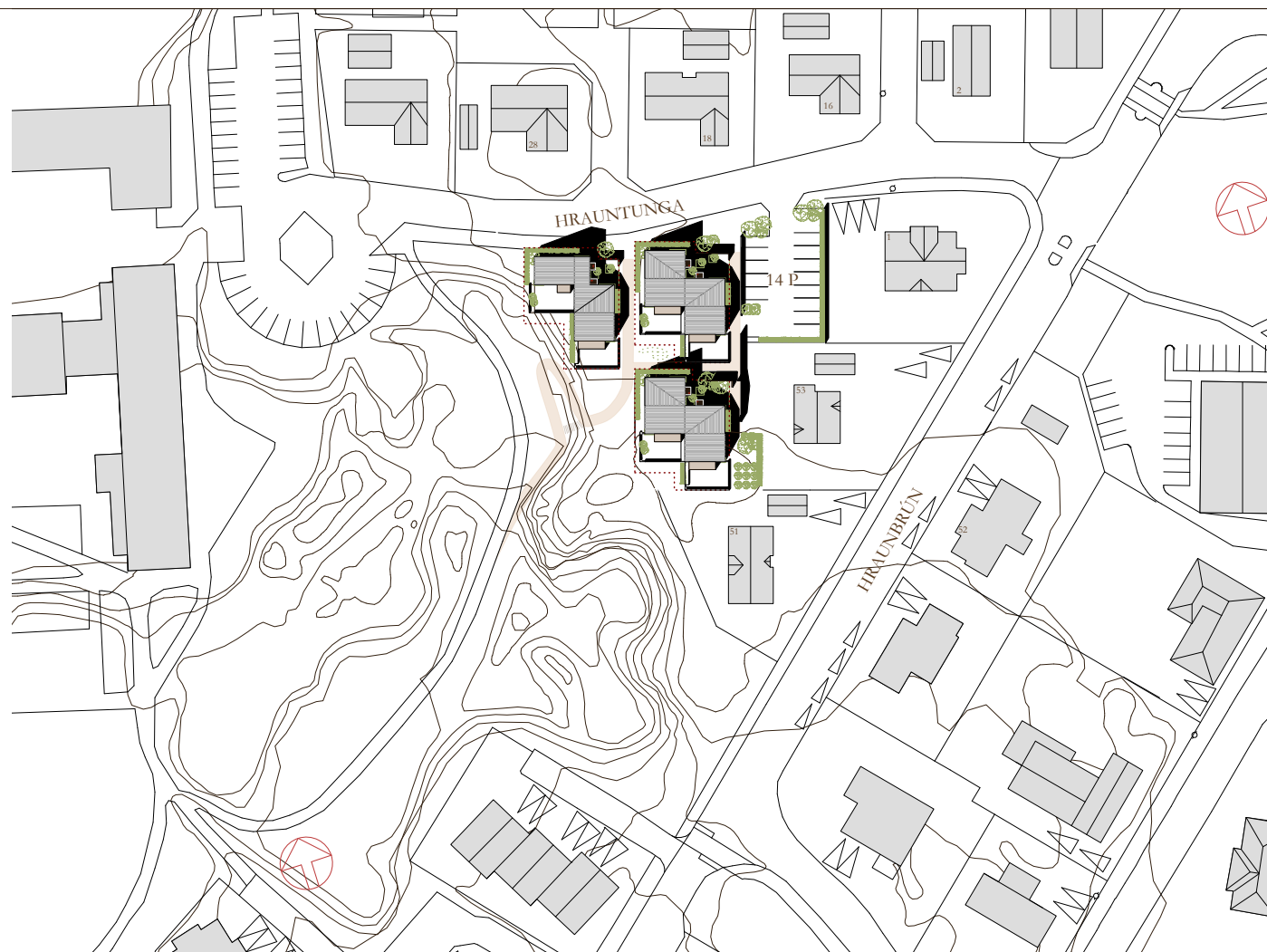


Byggðin mótar massa





Afstöðumynd - 1:1000





Fyrir/ horft niður Hrauntungu





Eftir/ horft niður Hrauntungu





Afstöðumynd



Reist mynd úr austri



Reist mynd úr vestri



Reist mynd úr norðri





Reist mynd úr austri



Horft í austur frá göngustíg



Horft í suður inn göngustíg frá Hrauntungu

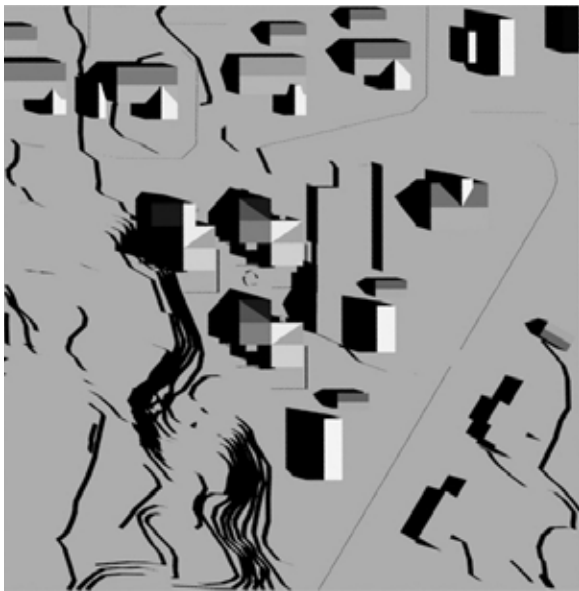




Horft í norðu frá göngustíg

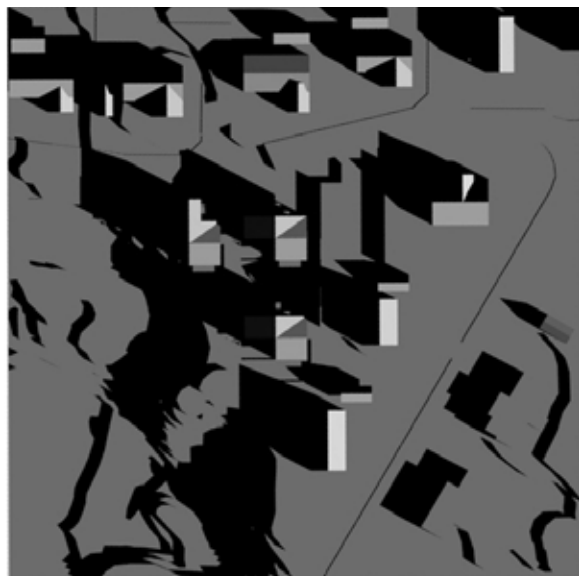


Skuggavarp/sumarsólstöður



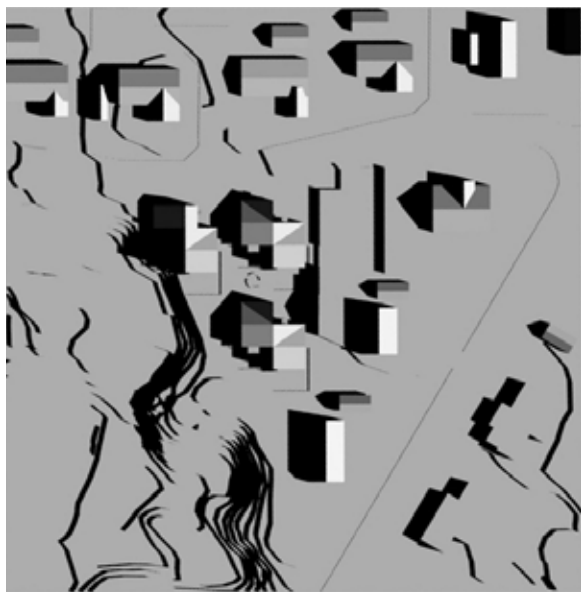
21. júní kl 10

Skuggavarp/jafndægur

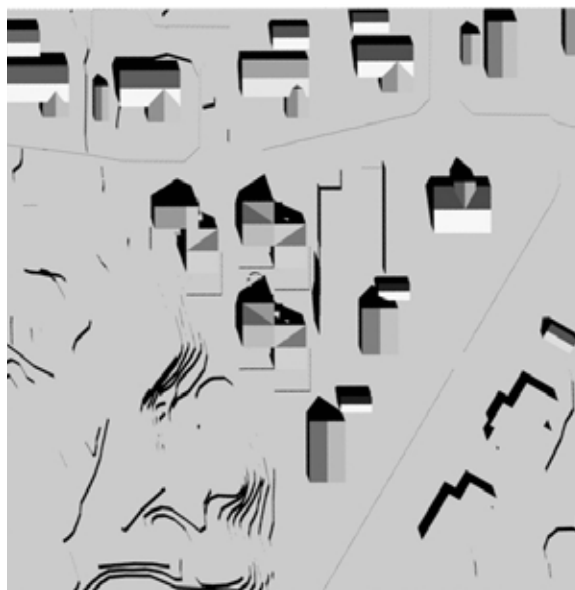


21. sept kl 10

Skuggavarp/sumarsólstöður



21. júní kl 10

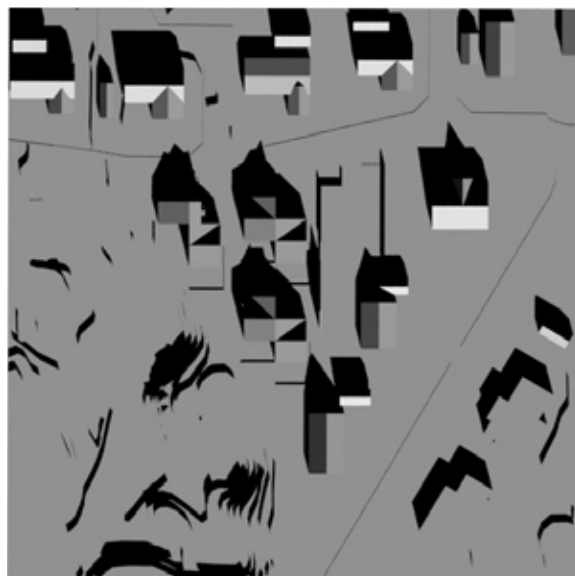


21. júní kl 13

Skuggavarp/jafndægur



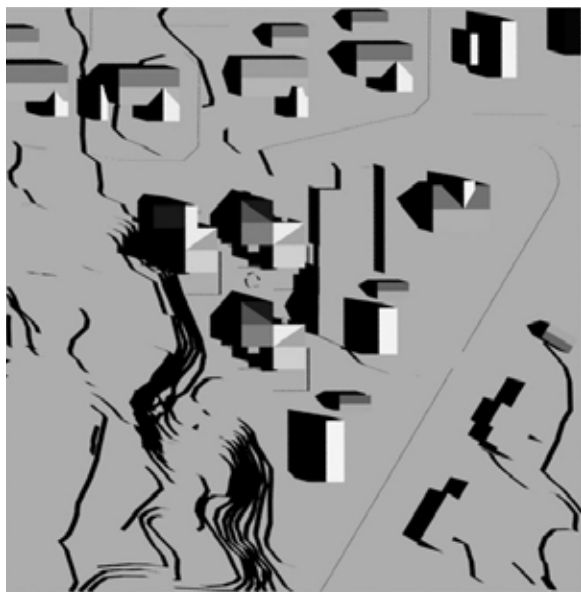
21. sept kl 10



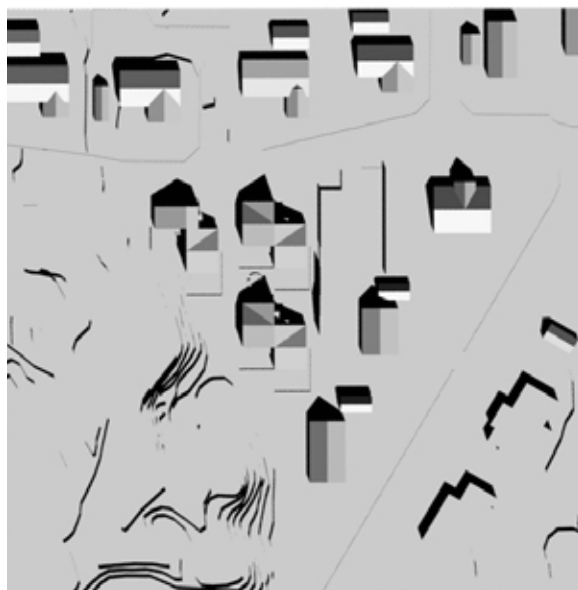
21. sept kl 13



Skuggavarp/sumarsólstöður



21. júní kl 10



21. júní kl 13

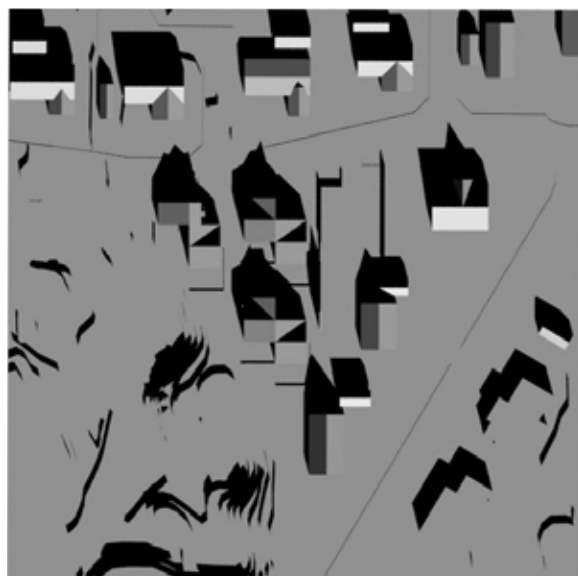


21. júní kl 16

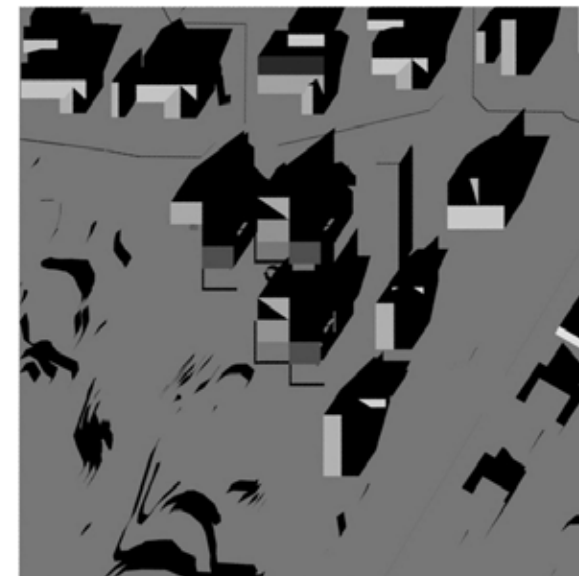
Skuggavarp/jafndægur



21. sept kl 10



21. sept kl 13



21. sept kl 16





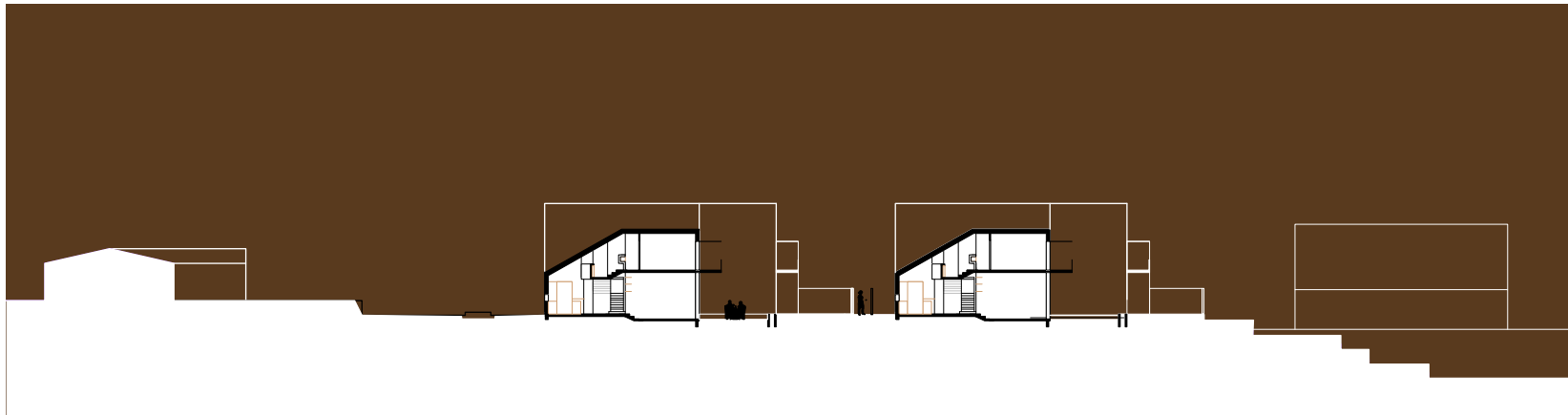




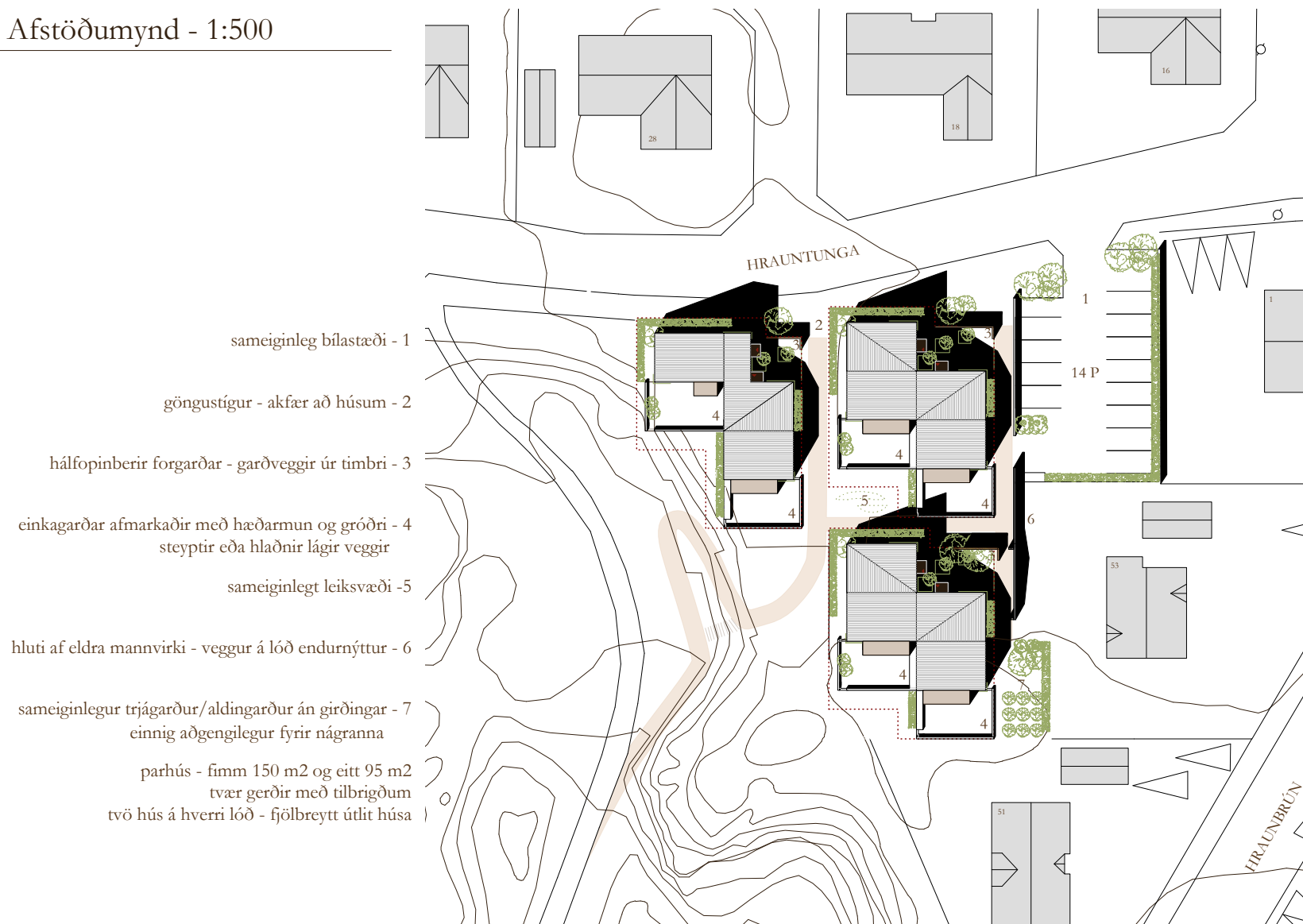
Sneiðing aa



Sneiðing bb

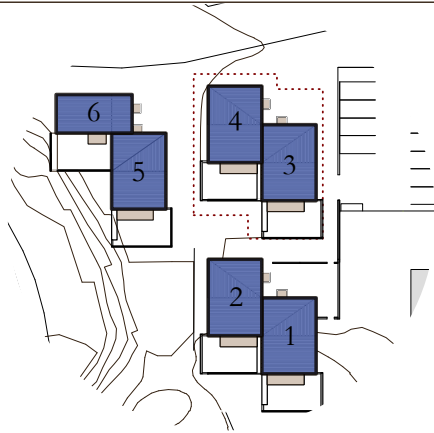


# Afstöðumynd - 1:500

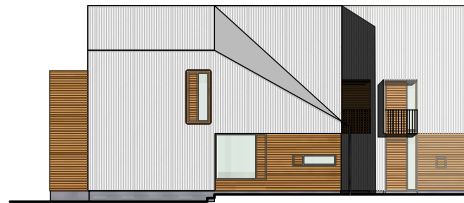




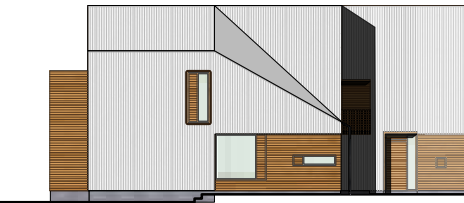
# Útlit húsa



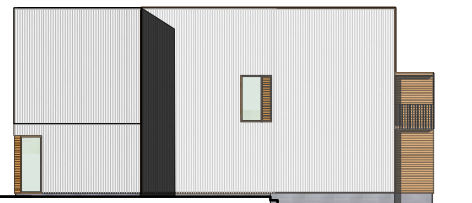
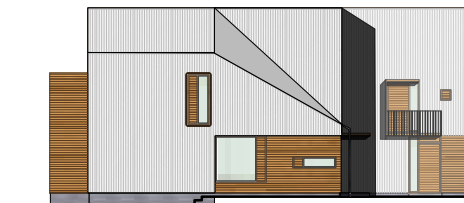
hús 1&2



hús 3&4



hús 5&6



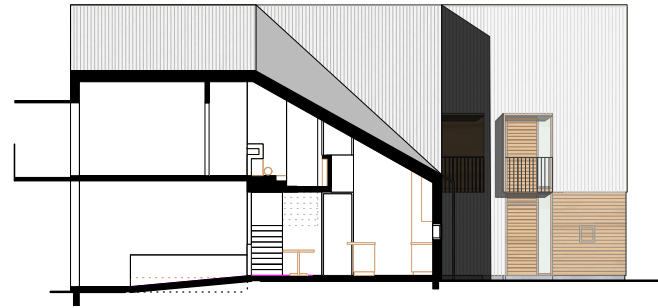
suðurhliðar

austurhliðar

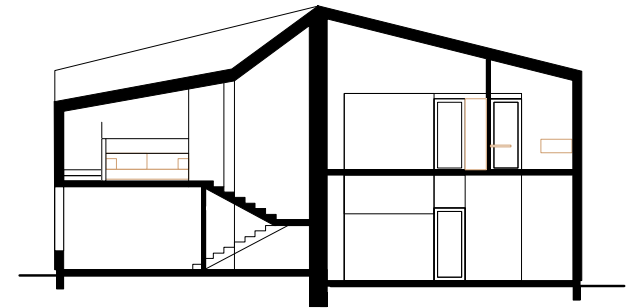
norðurhliðar

vesturhliðar

# Grunnmyndir & sneiðingar



aa



bb

anddyri - 1

bað/þvottur - 2

geymsla - 3

eldhús - 4

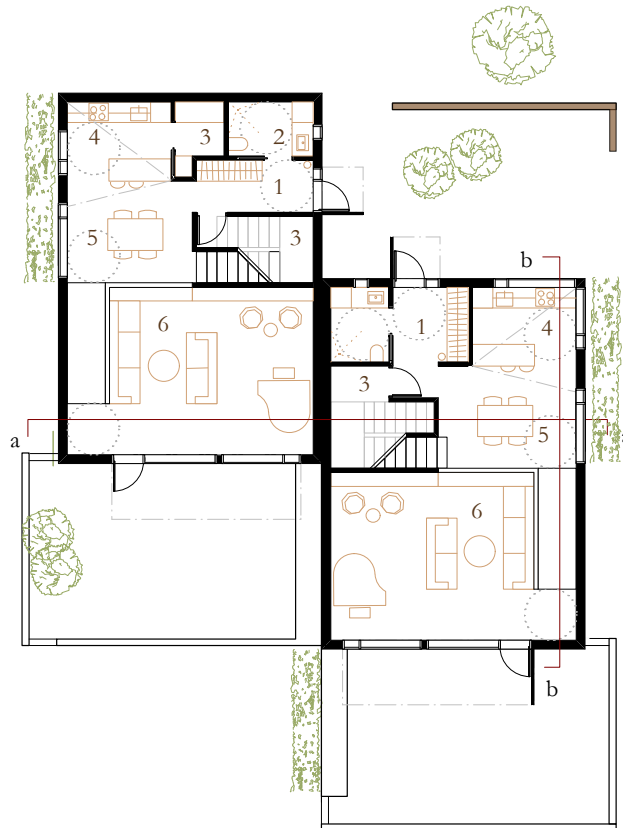
borðstofa - 5

stofa (hægt að skipta í tvö rými) - 6

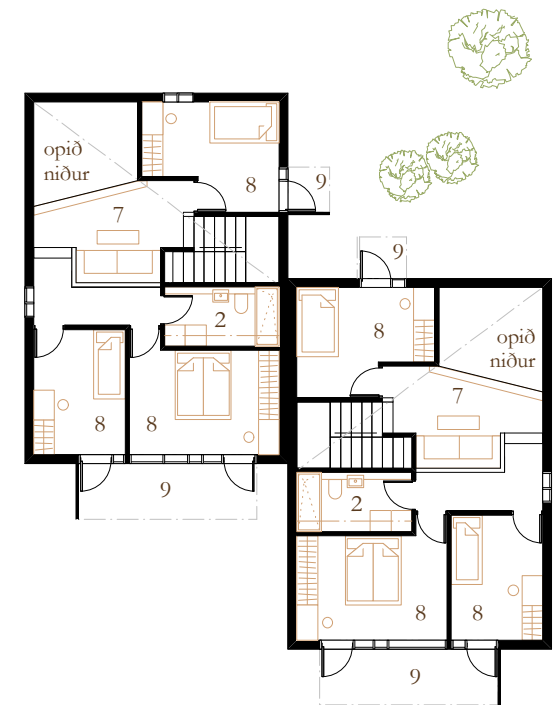
sjónvarpshol - 7

svefnherbergi - 8

svalir - 9

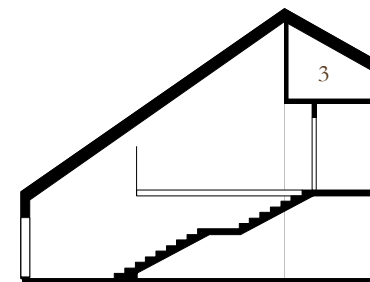


1. hæð



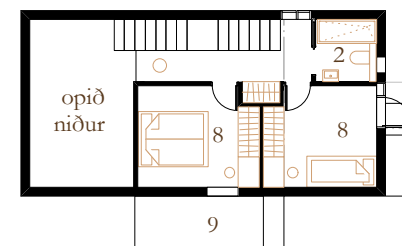
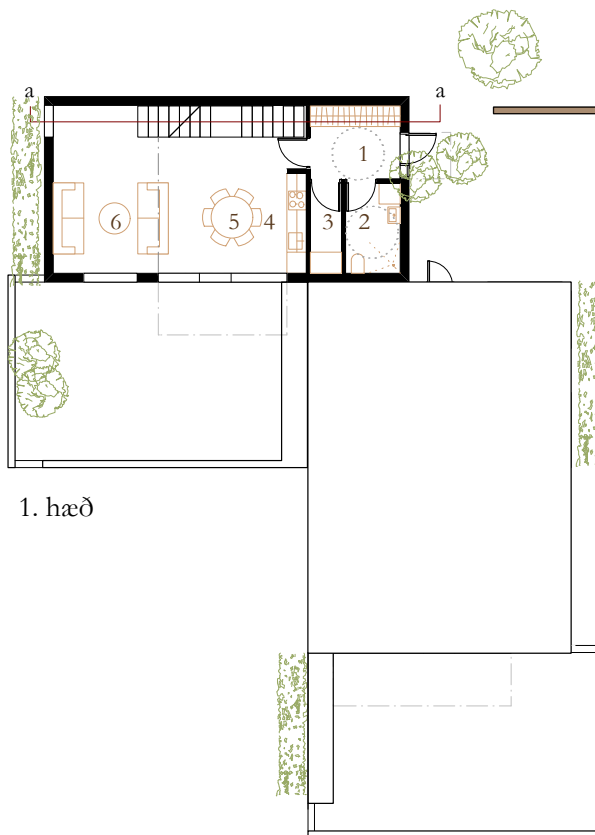
2. hæð

# Grunnmyndir & sneiðingar



aa

- anddyri - 1
- bað/þvottur - 2
- geymsla - 3
- eldhús - 4
- borðstofa - 5
- sofa - 6
- svfnherbergi - 8
- svalir - 9



Nýtingarlutfall

Heild svæðis: 2312m<sup>2</sup>  
Heild bygginga: 840m<sup>2</sup>  
Nýtingarlutfall: 0.36



Hraunbrún 53

Hrauntunga 1

Hrauntunga 18

**Hrauntunga 5**

Hraunbrún 45-49

Hraunbrún 39-43

Heild svæðis: 910m<sup>2</sup>

Heild svæðis: 981,3m<sup>2</sup>

Heild svæðis: 690,9m<sup>2</sup>

**Heild svæðis: 2312m<sup>2</sup>**

Heild svæðis: 1028m<sup>2</sup>

Heild svæðis: 1087m<sup>2</sup>

Heild bygginga: 196,2m<sup>2</sup>

Heild bygginga: 248,1m<sup>2</sup>

Heild bygginga: 204m<sup>2</sup>

**Heild bygginga: 840m<sup>2</sup>**

Heild bygginga: 565,7m<sup>2</sup>

Heild bygginga: 717,8m<sup>2</sup>

Nýtingarhlutfall: 0.21

Nýtingarhlutfall: 0.25

Nýtingarhlutfall: 0.29

**Nýtingarhlutfall: 0.36**

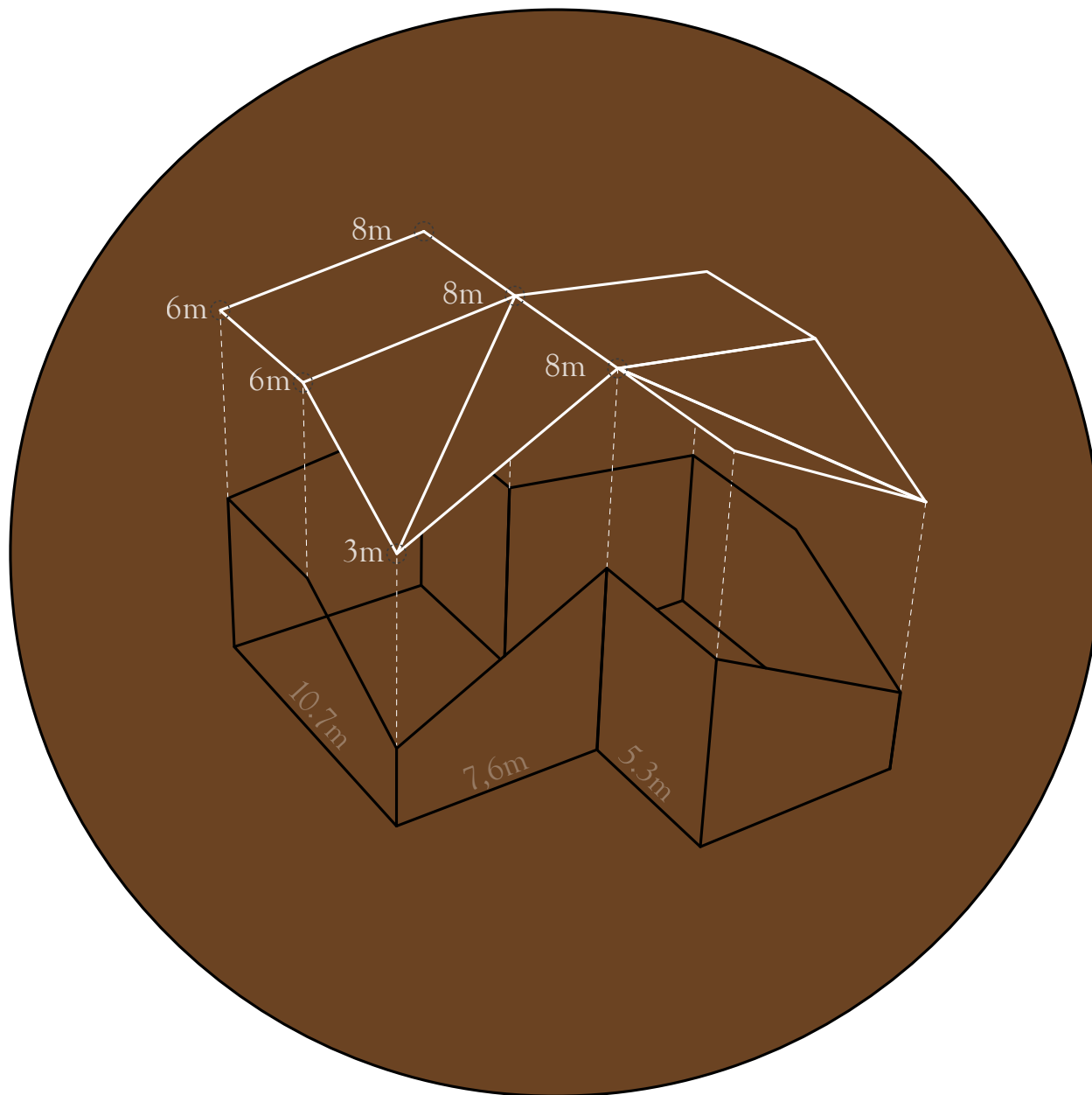
Nýtingarhlutfall: 0.55

Nýtingarhlutfall: 0.66

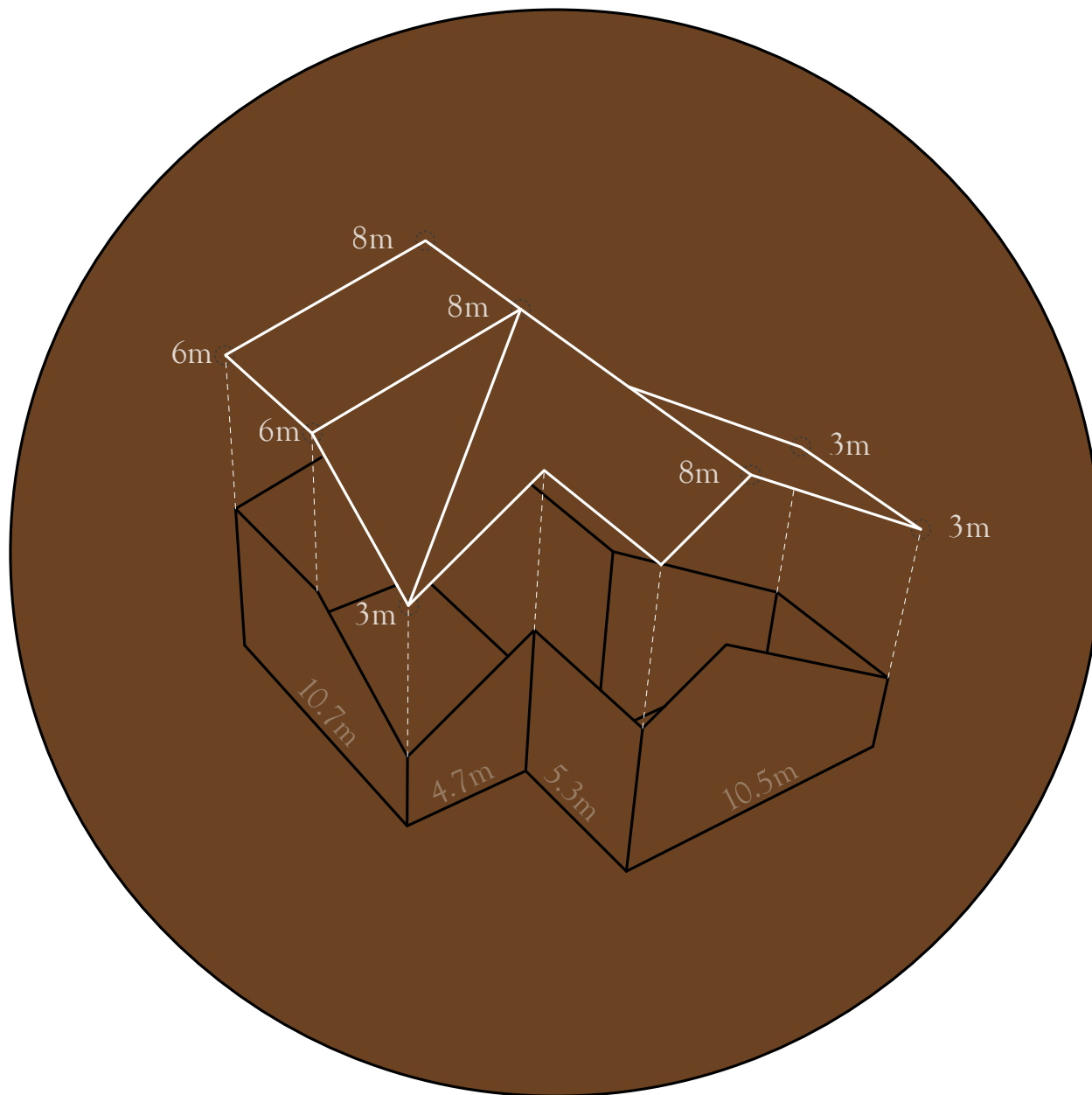




Þrívíður byggingarreitur a



Þrívíður byggingarreitur b







HLUTI AF GILDANDI DEILISKIPULAGI - M. 1.500 - SAMÞYKKT Í BÉJARSTJÓRN 9. 8. 2012



TILLAGA AÐ BREYTINGU Á DEILISKIPULAGI ÁSAMT BREYTINGU Á AFMÖRKUN SKIPULAGSSVÆDIS - M. 1.500



SKÝRINGAUPPDÁTTUR - M. 1.500



ADALSKIPULAG HAFNARFJARÐAR 2005 - 2025

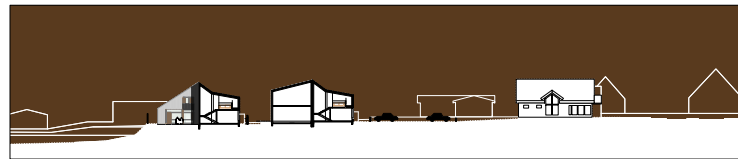


REITUR 2.0 GILDANDI DEILISKIPULAG (ekki í kvörð)

### SKÝRINGAMYNDIR:



SNEIDING A - M. 1.500



SNEIDING B - M. 1.500

### BREYTING Á DEILISKIPULAGI:

#### GREINARGERÐ:

Texti....

Að öðru leyti gildir á reitnum áður samþykkt deiliskipulag.

### SKILMÁLAR:

Texti....

- Þækkhallar
- Þækkbrúna og mænishæðir
- Svalir og skyggni
- Garðveggir
- Gönguleiðir

#### SAMÞYKKT DEILISKIPULAG

Staðgr. Heiti lóð m<sup>2</sup> byggingarmagn: N: Athugasemdir

#### TILLAGA AÐ BREYTTU DEILISKIPULAGI

Staðgr. Heiti lóð m<sup>2</sup> byggingarmagn: N: Athugasemdir

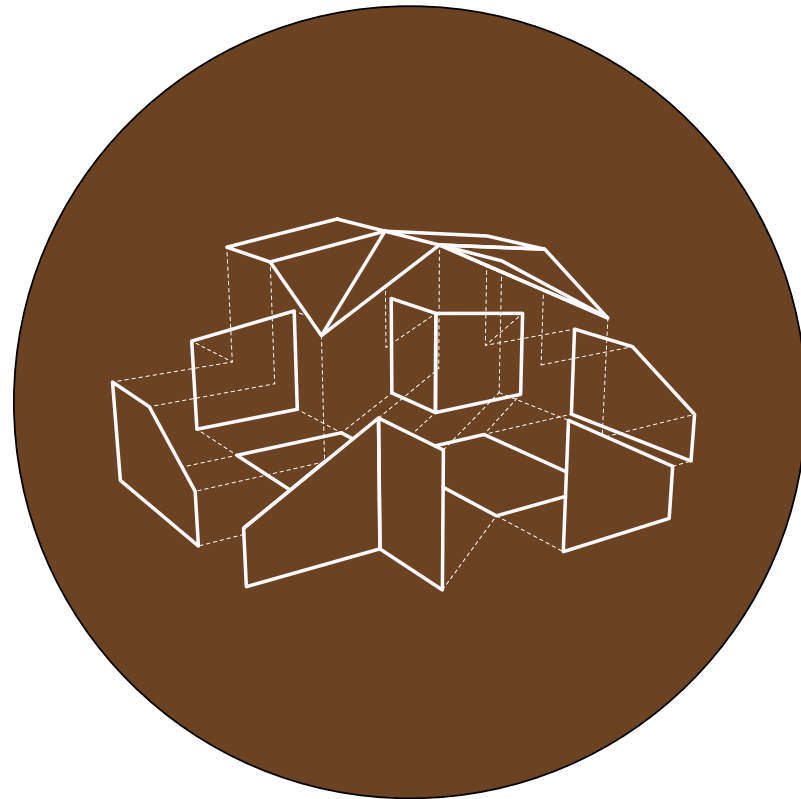


#### SKÝRINGAR MED TILLOGU AÐ BREYTTU DEILISKIPULAGI:

- MÖRK DEILISKIPULAGSBREYTINGAR
- NÚVERANDI MANNVIRKI Á LÖÐ
- Nýb BYGGINGARREITUR HÁMARK
- MEGIN MENNISSTEFNA
- LÖBARMÖRK
- 1KR HÆDIR / KJALLARI / NYTANLEGT RIS
- KVOÐ UM GÖNGUTENGSL
- KVOÐ UM UMFERÐ
- GARÐVEGGIR
- TRJÁGRÖÐUR - RUNNAR
- TRJÁGRÖÐUR - TRÉ
- MATJURTJAGARÐAR
- BEKKIR OG SORPTUNNUR
- P BÍLASTÆÐI

SAMÞYKKTIR:  
 DEILISKIPULAGSBREYTING ÞESSI SEM FENGID HEFUR  
 MEÐFERÐ ÍSAMRÆMI VIÐ KAUFERÐ 2. MKR. 43. GR.  
 SKIPULAGSLAGA NR. 123/2010 VAR SAMÞYKKT Í  
 \_\_\_\_\_ ÞANN 20\_\_\_\_.  
 TILLAGAN VAR GREINDARKYNT  
 FRÁ \_\_\_\_\_ 20\_\_\_\_ TIL \_\_\_\_\_ 20\_\_\_\_ MED  
 ATHUGASEMDFRESTI TIL \_\_\_\_\_ 20\_\_\_\_.  
 AUGLÝSING UM GILDISTOKU BREYTINGARINNAR VAR BIRT Í  
 B-DEILD STJÓRNARTÍÐINDA ÞANN 20\_\_\_\_.

**A arkitektar**  
 HÖLMEYER & CO. TONNANGATA 111 101 REYKJAVÍK - Sími 591 8005 - arkitektar@arkitektar.is  
 HÖLMEYER ÓSMANN JÓNSSÓTTIR hf.  
 HÖLMEYER & CO. HÖLMEYER ÓSMANN JÓNSSÓTTIR hf.  
 HÖLMEYER & CO. HÖLMEYER ÓSMANN JÓNSSÓTTIR hf.  
 MELKVARDI: 1.500 - DAGS: 12.12.2017 - BREYTT:



Aarkitektar  
Hrauntunga  
Hafnarfjörður  
01.02.2018













































