

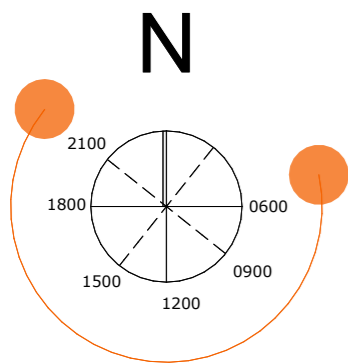


14.05.2020

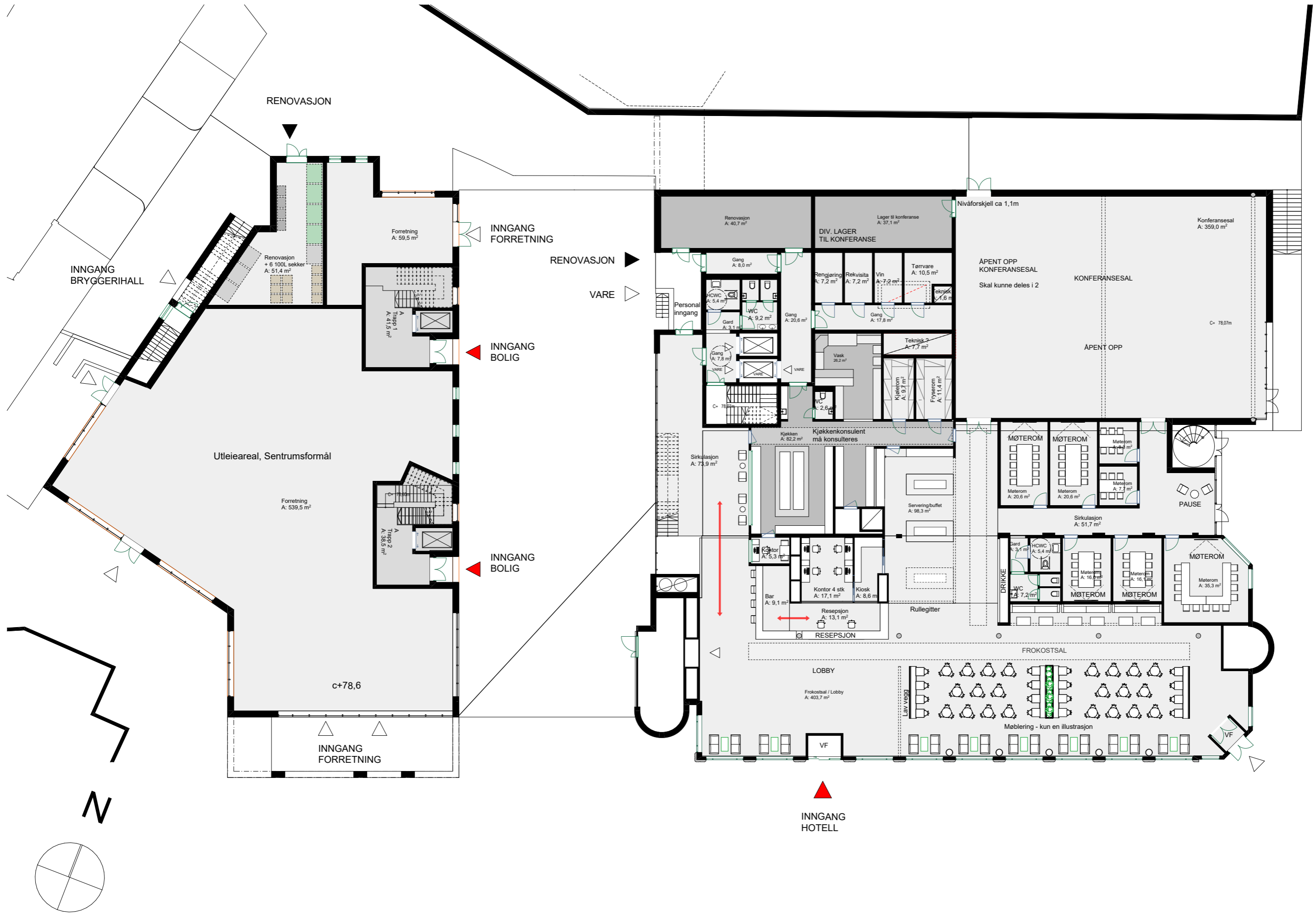
Scandic City gården - Illustrasjoner til regulering

Skråfoto av området

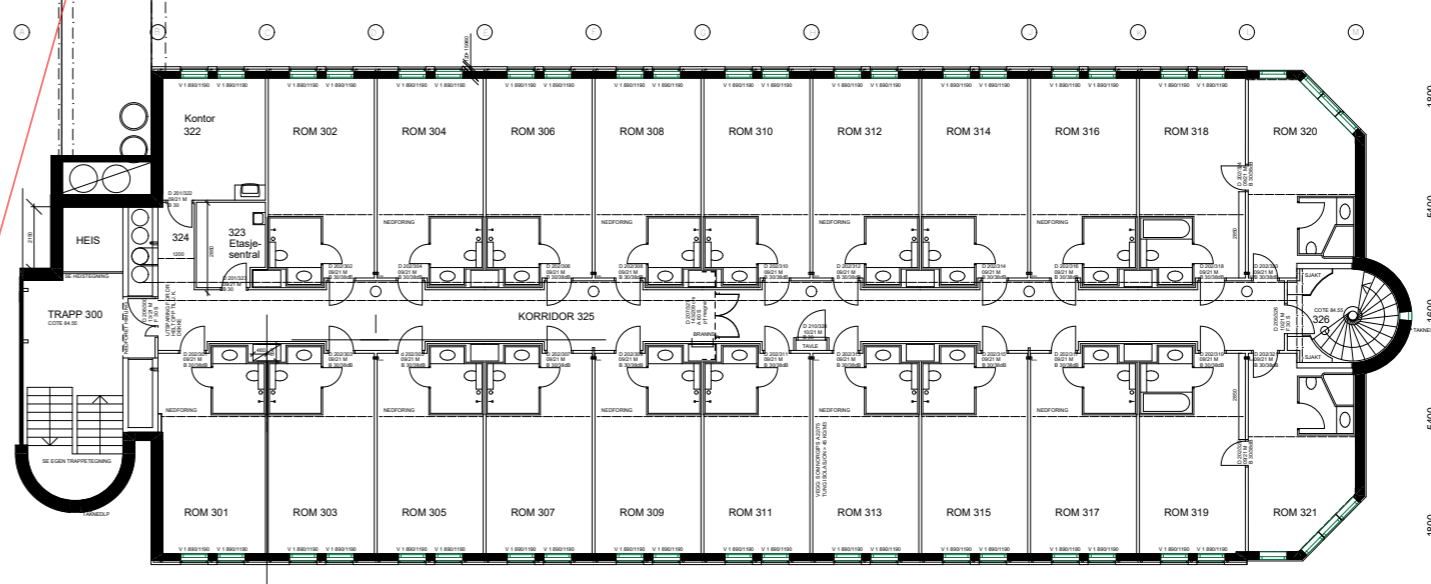
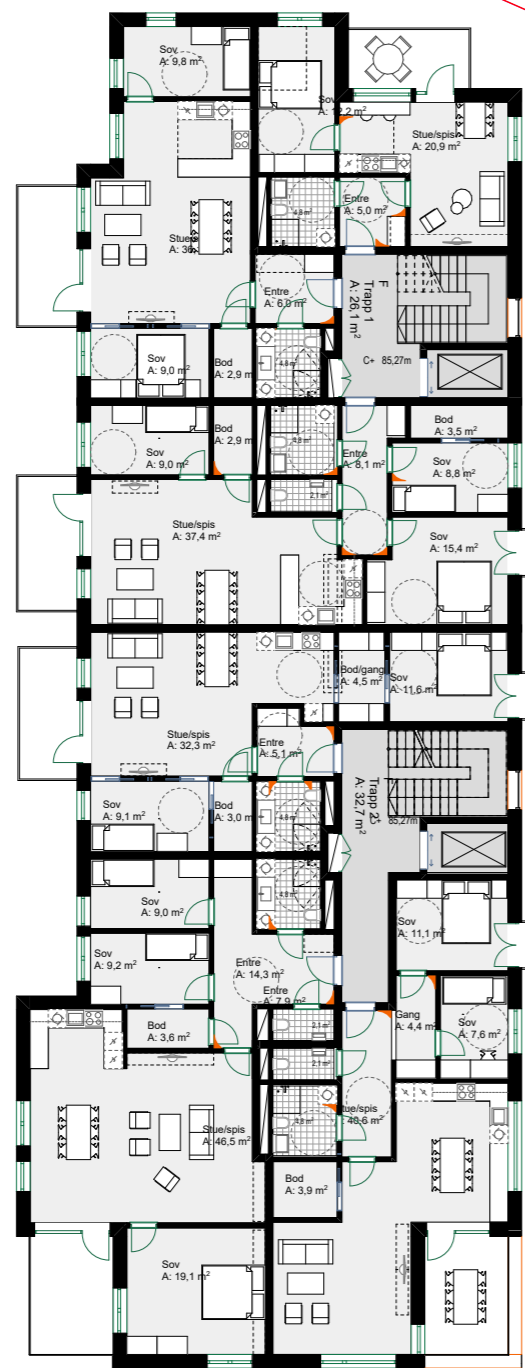
LINK ARKITEKTUR

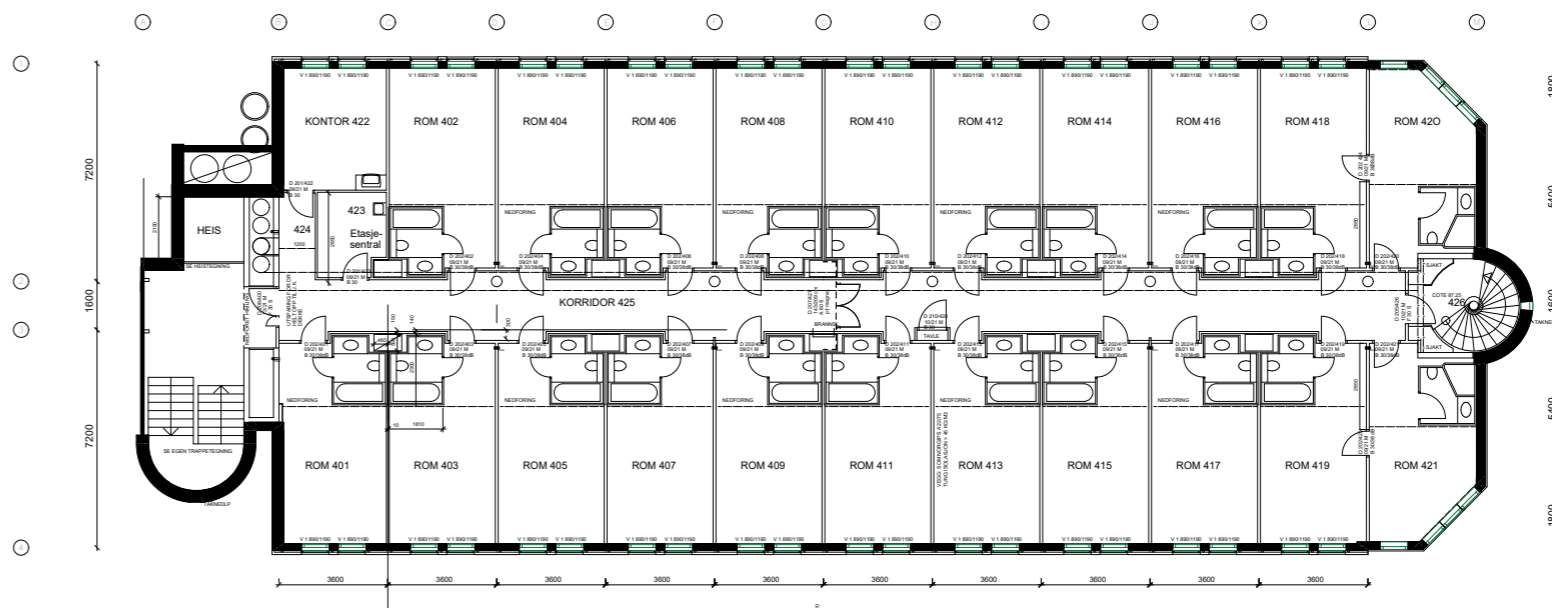
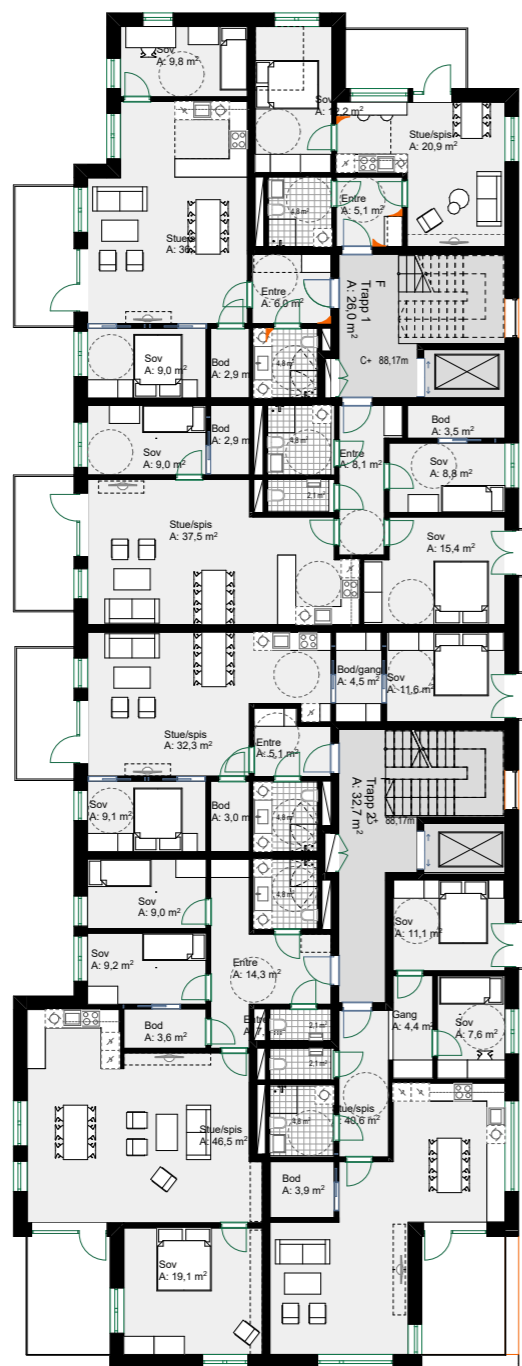
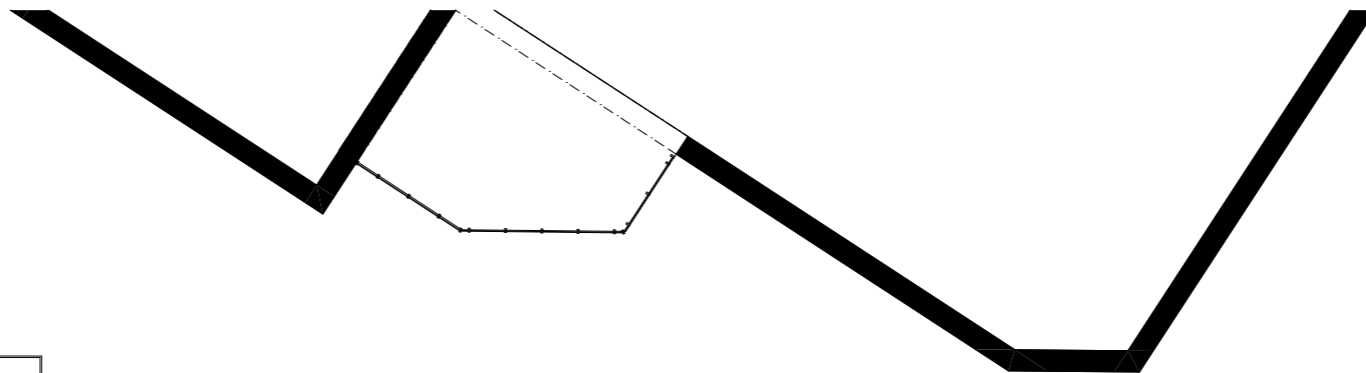




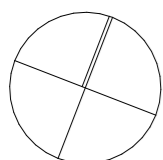


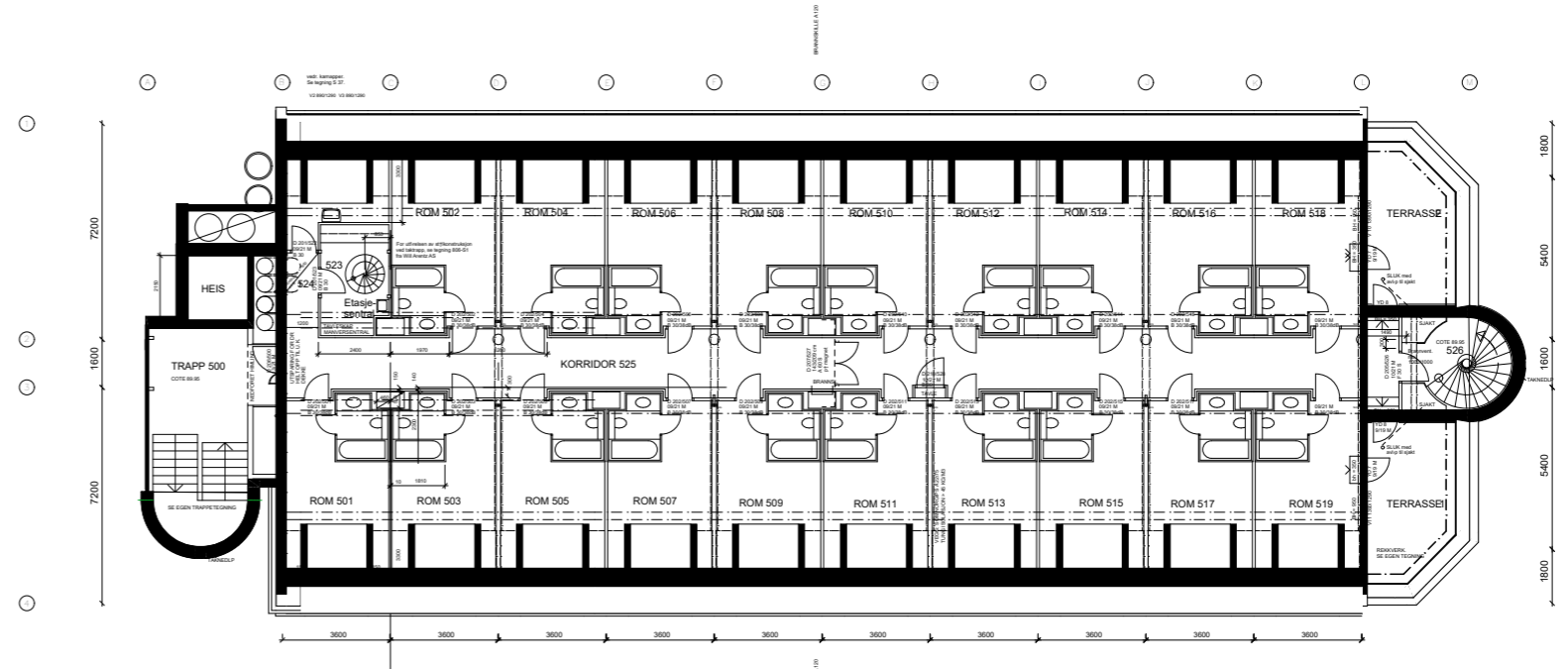
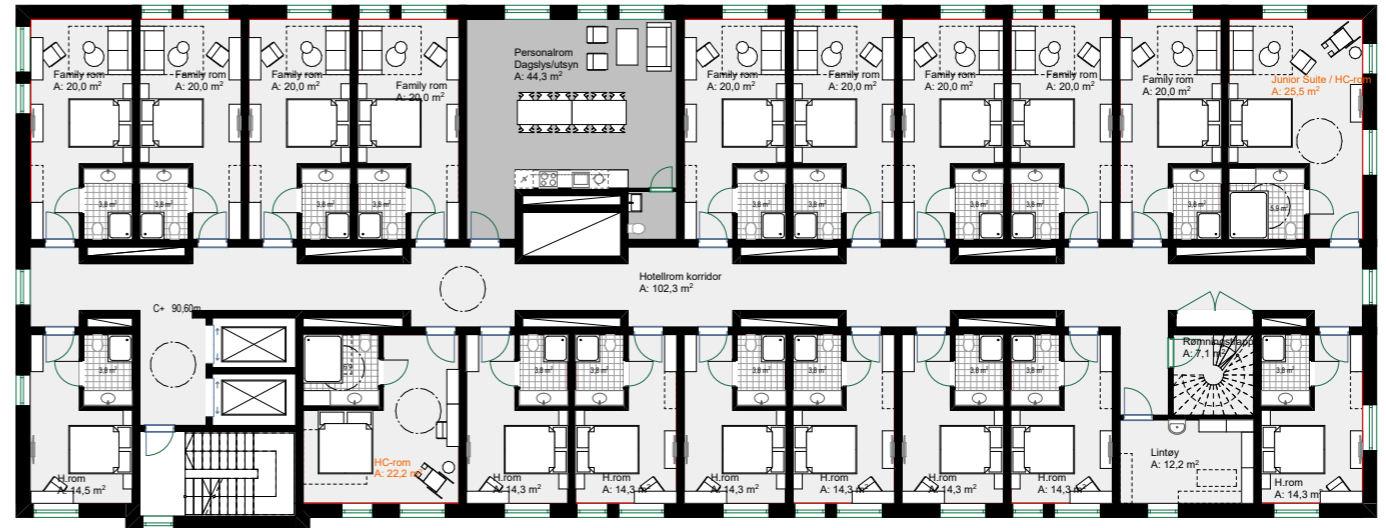
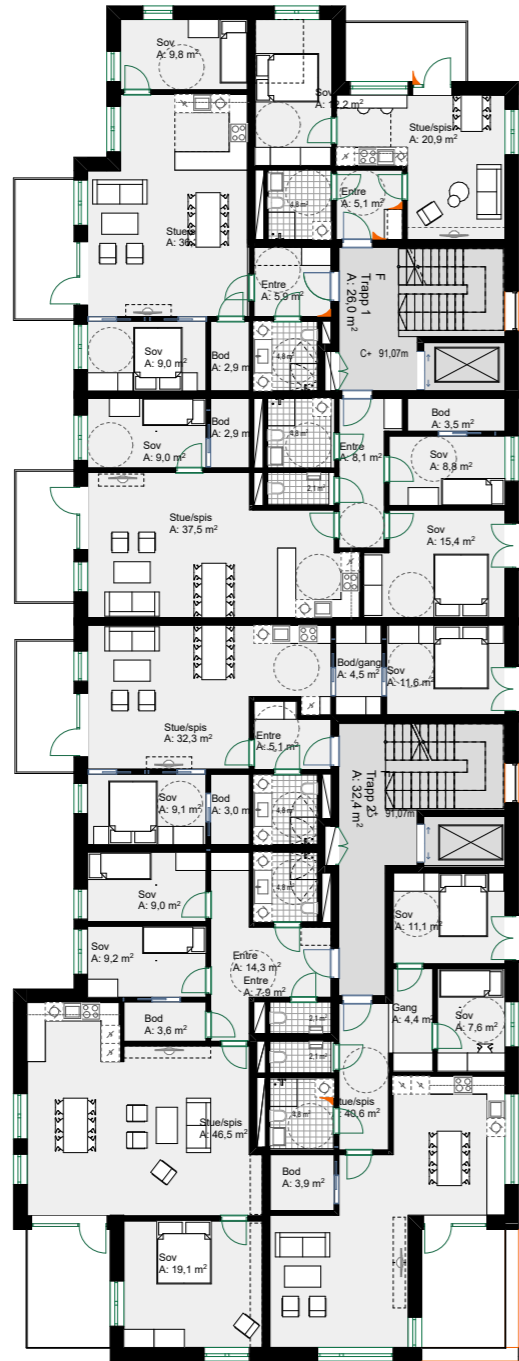




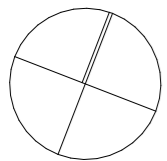


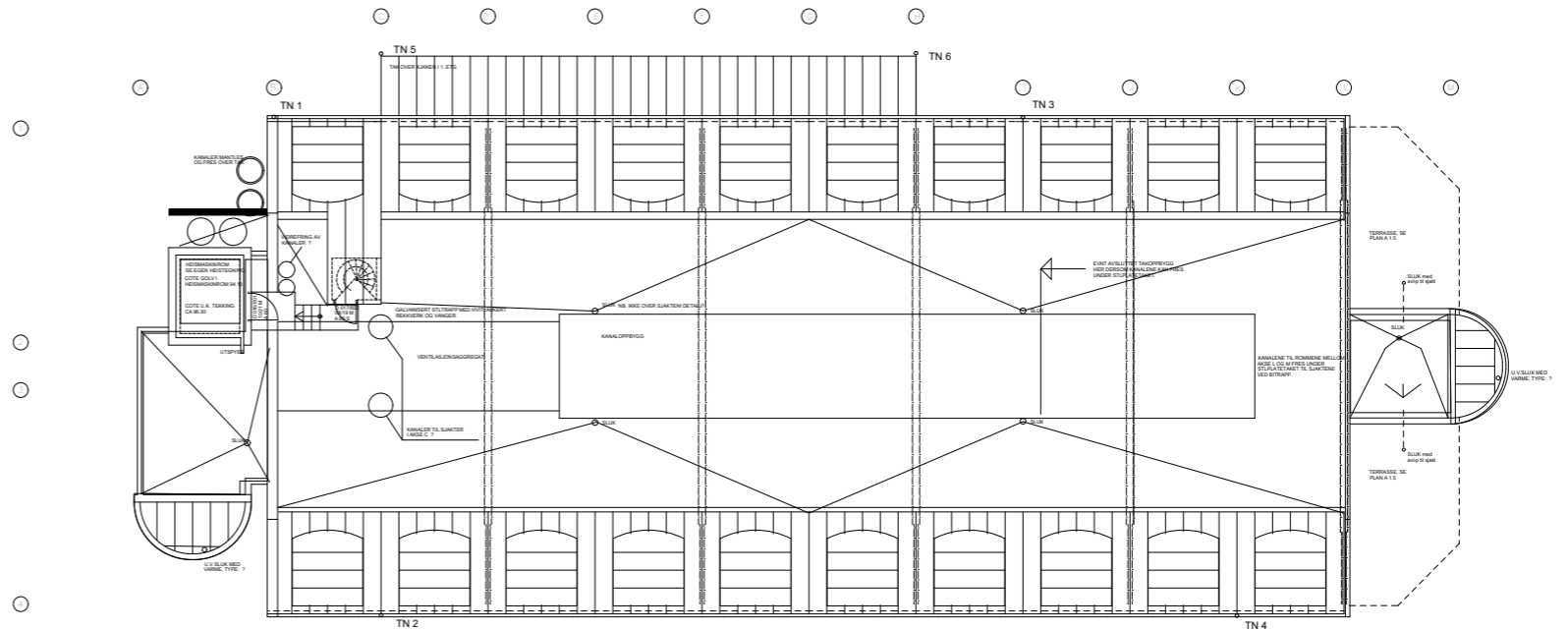
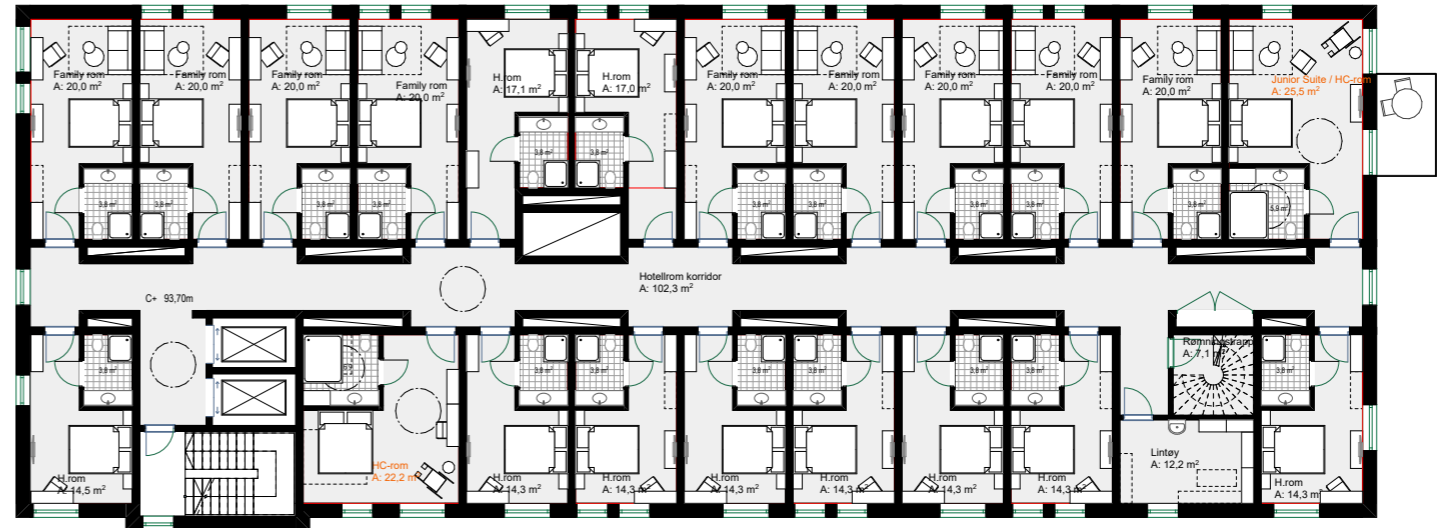
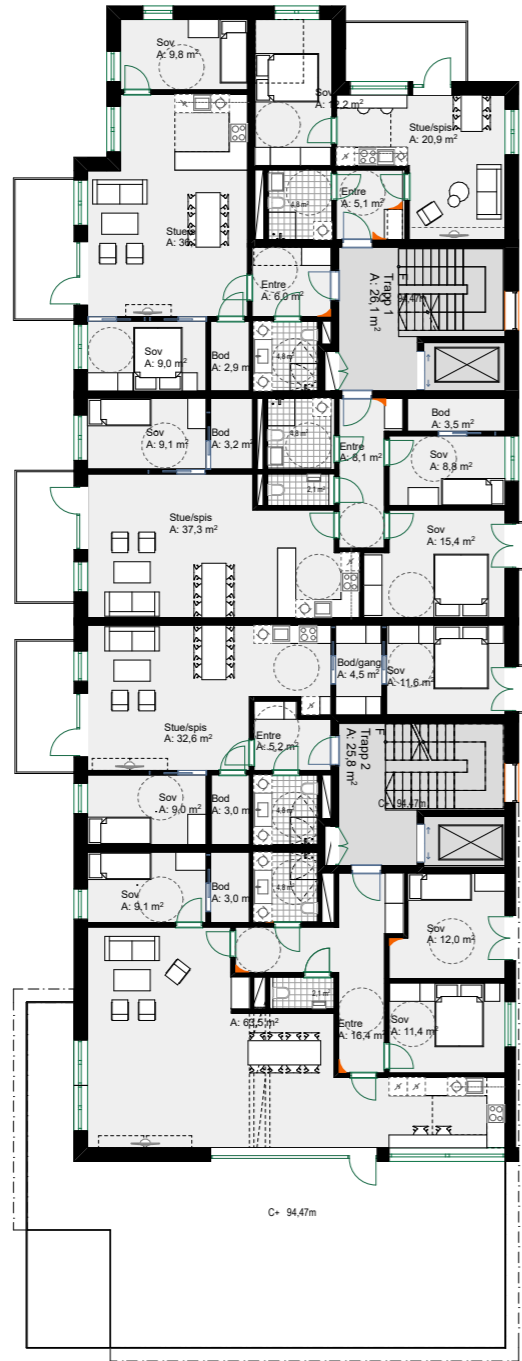
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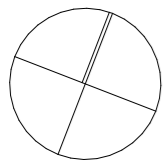


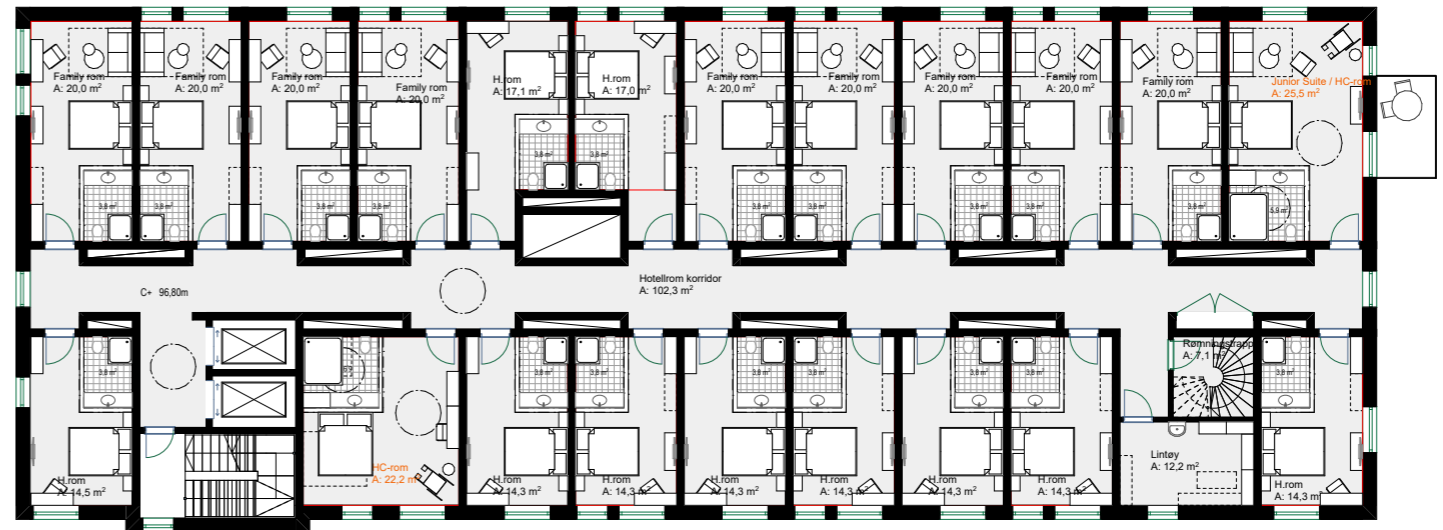
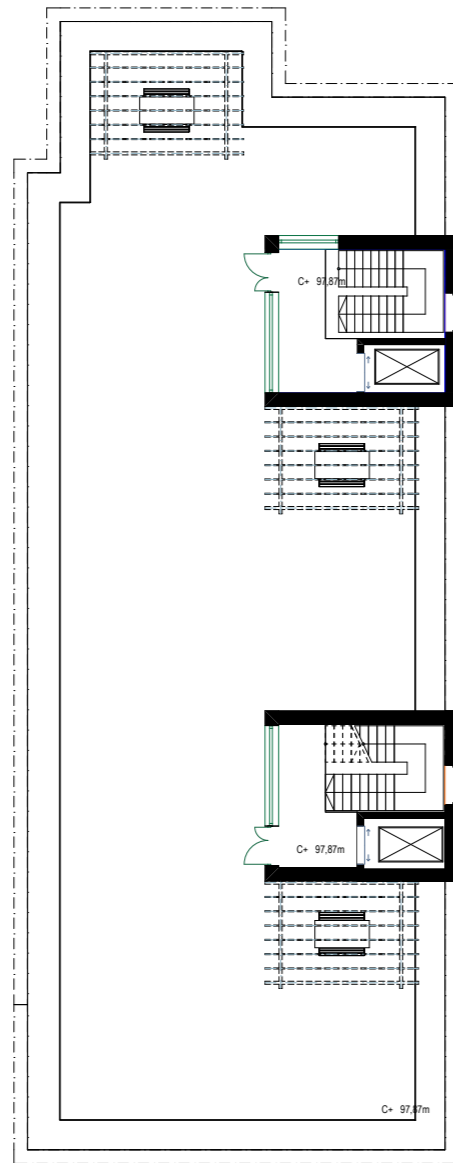
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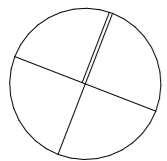


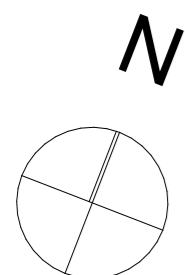
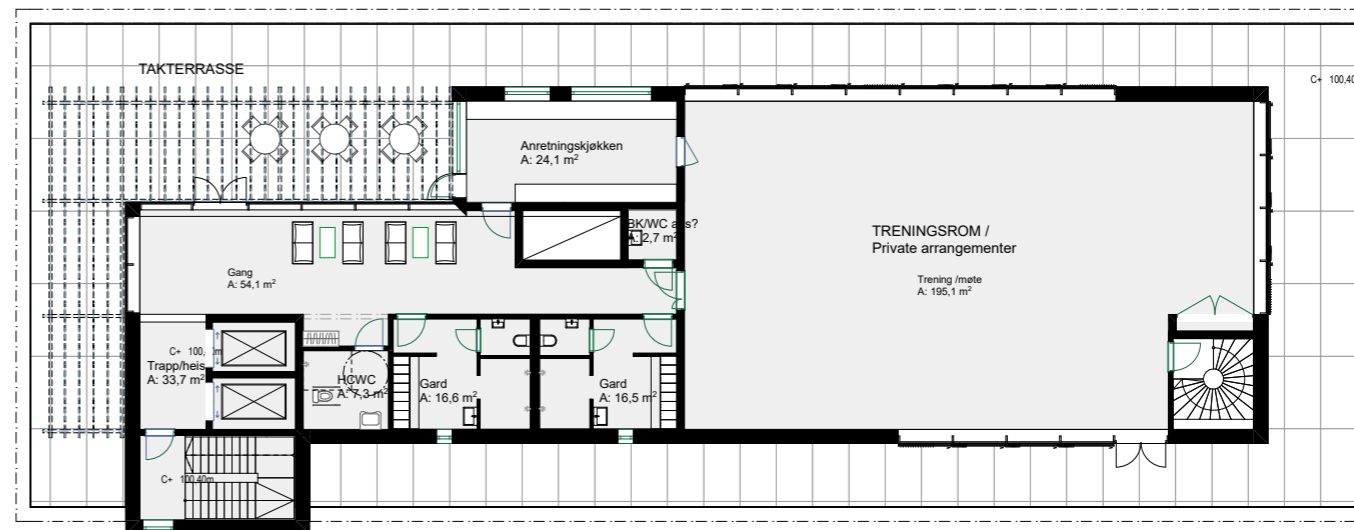
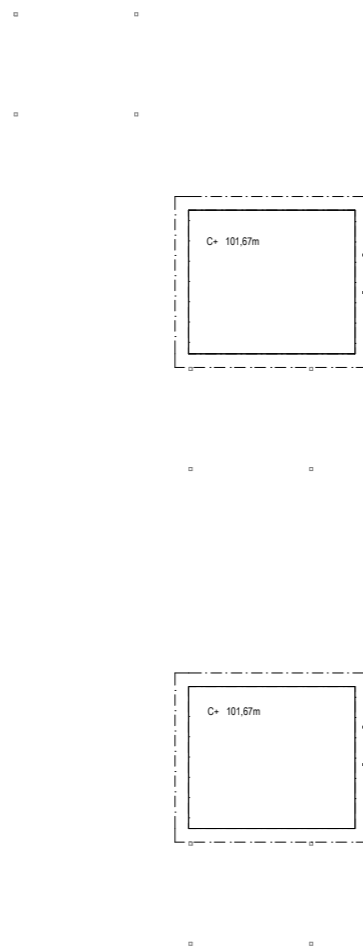
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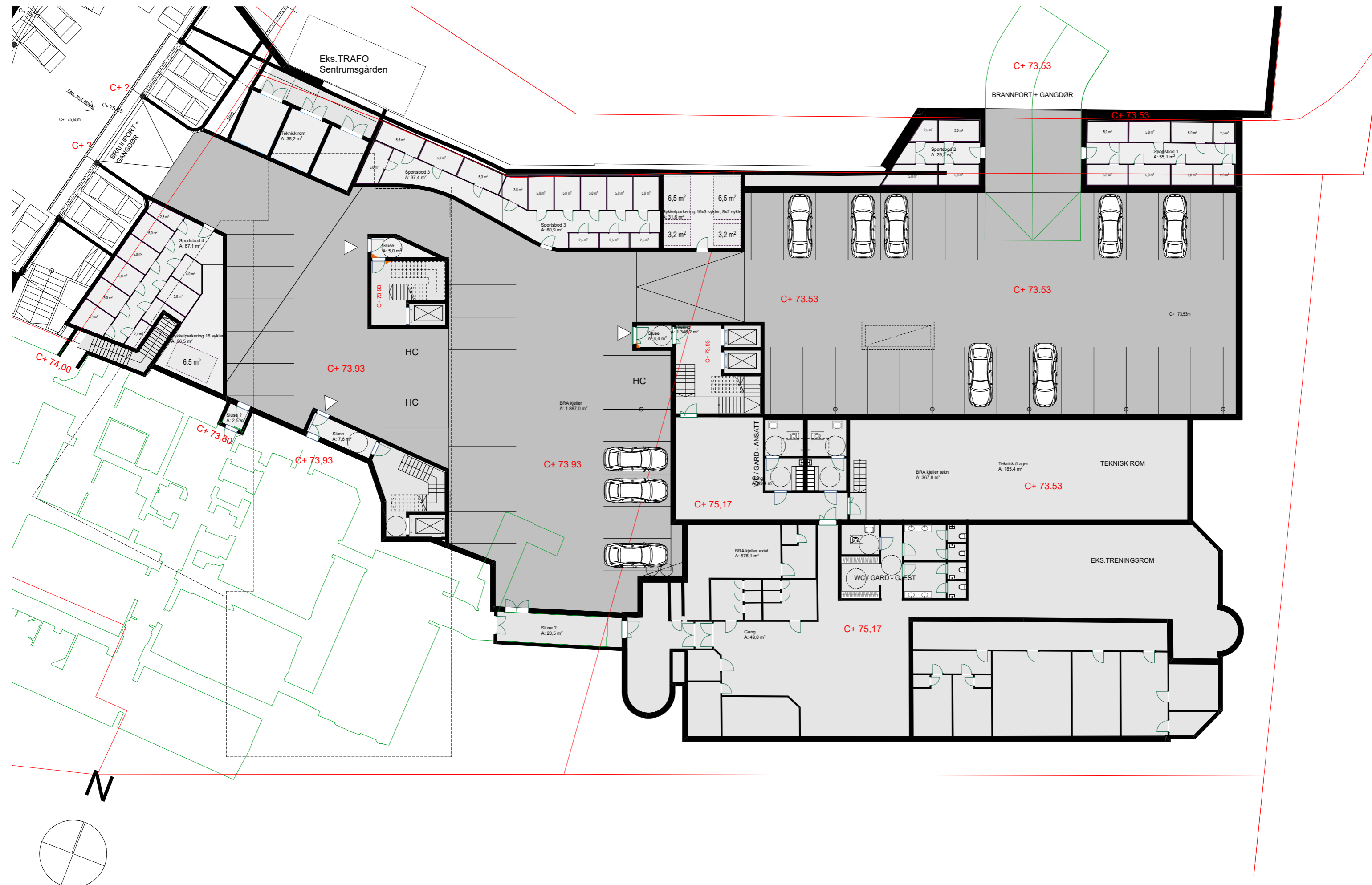




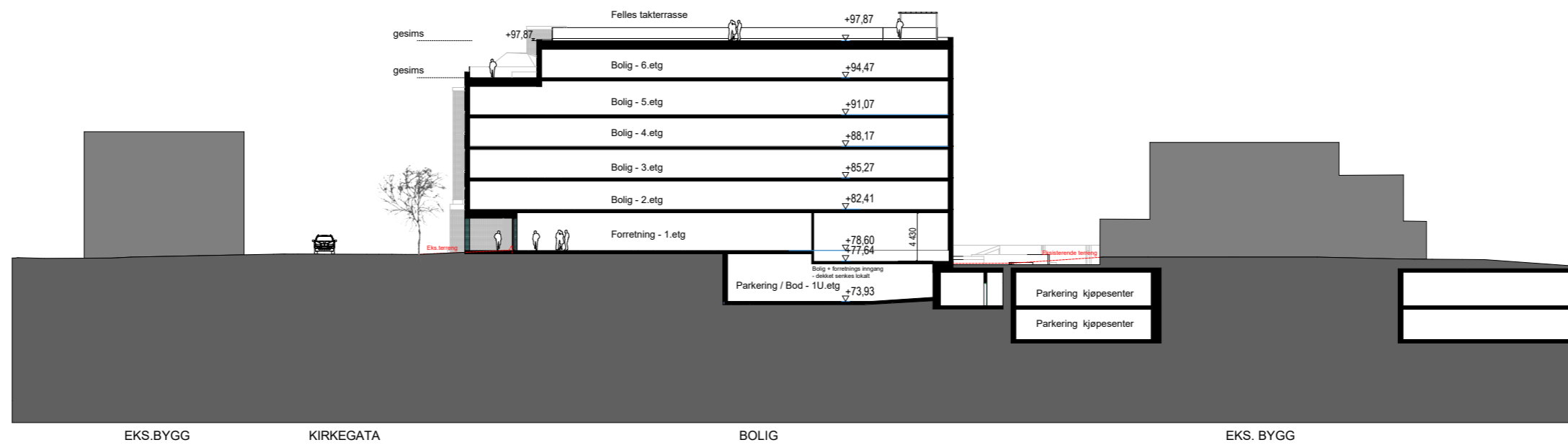
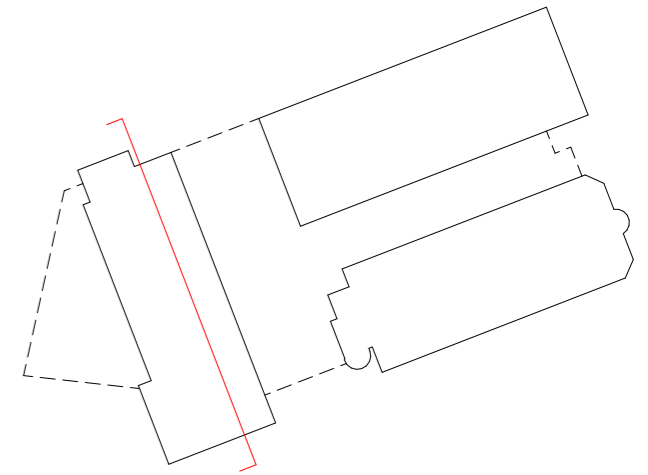
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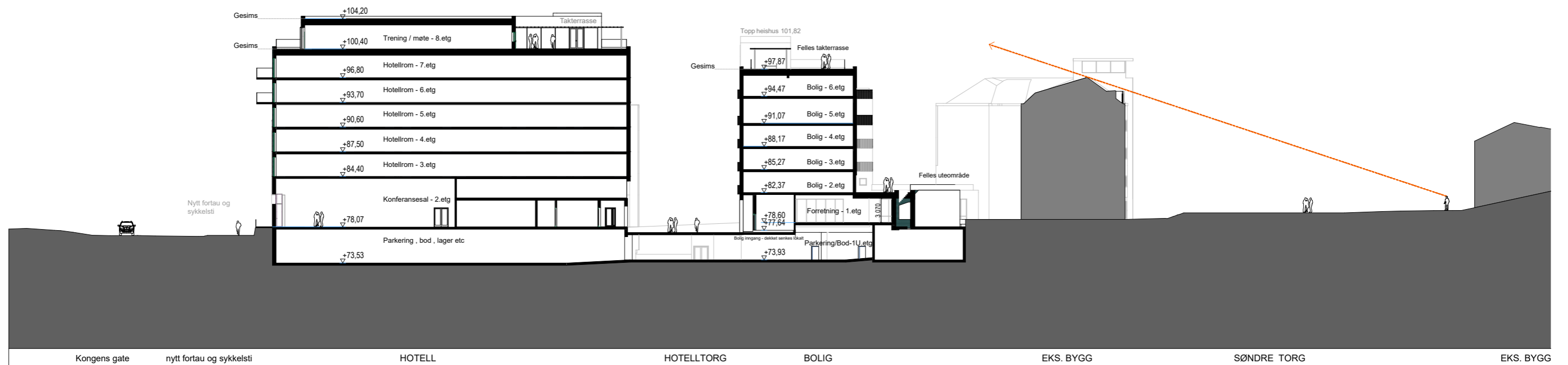
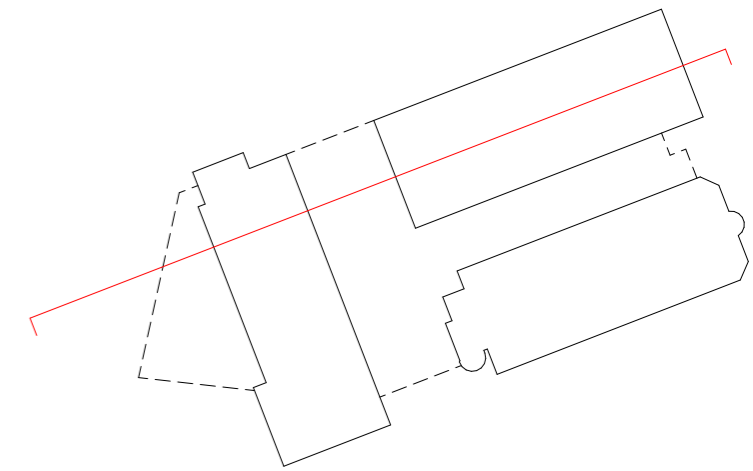






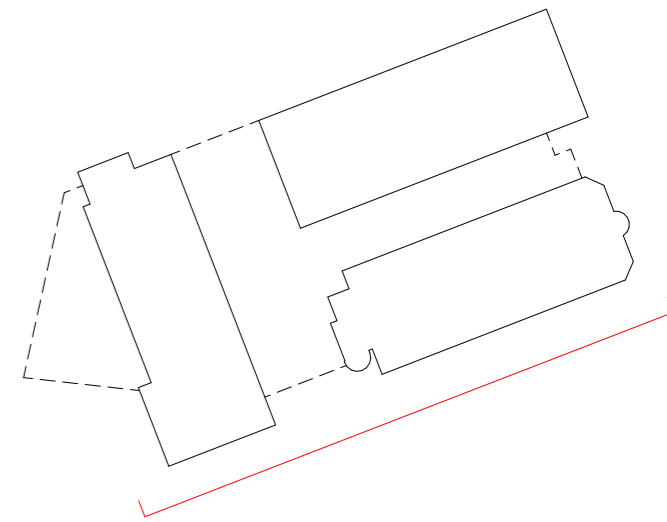
14.05.2020





Prinsippsnitt BB - gjennom hotell og bolig

14.05.2020



SØNDRE TORG

Eks. verneverdig bygg (tegnet inn etter foto)

BOLIG

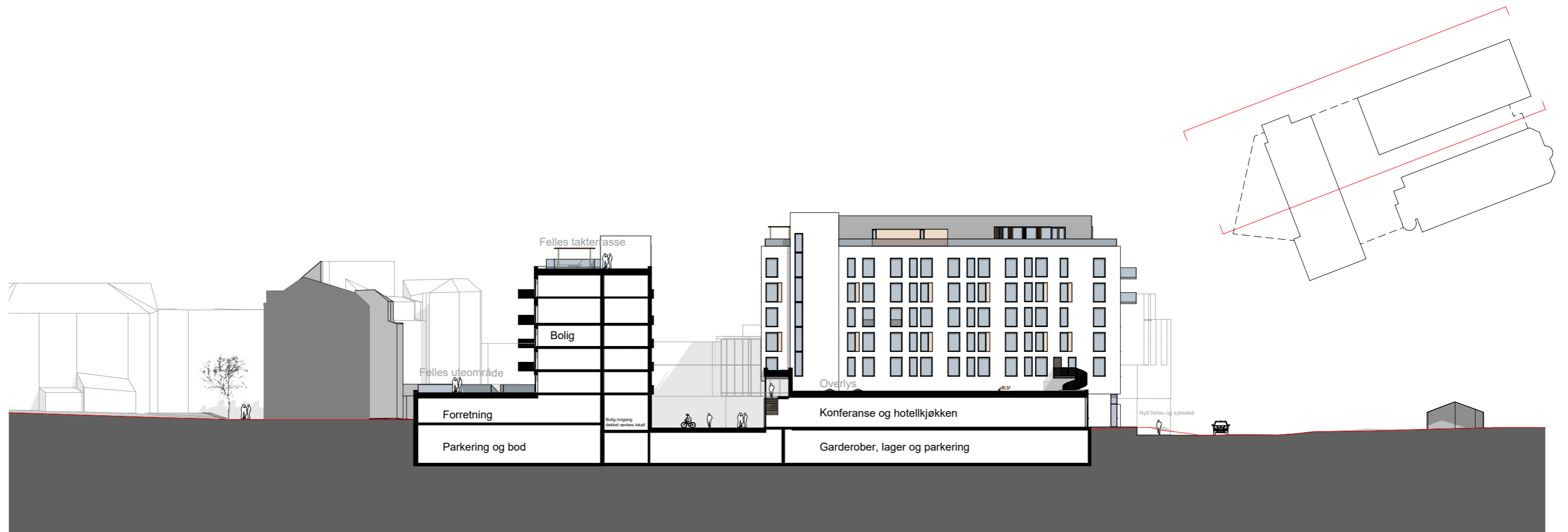
HOTELL - eksisterende hotell foran med bakenforliggende nybygg

Kongens gate

Eks. bygg

Snitt med oppriss CC - Sett fra Kirkegata

14.05.2020

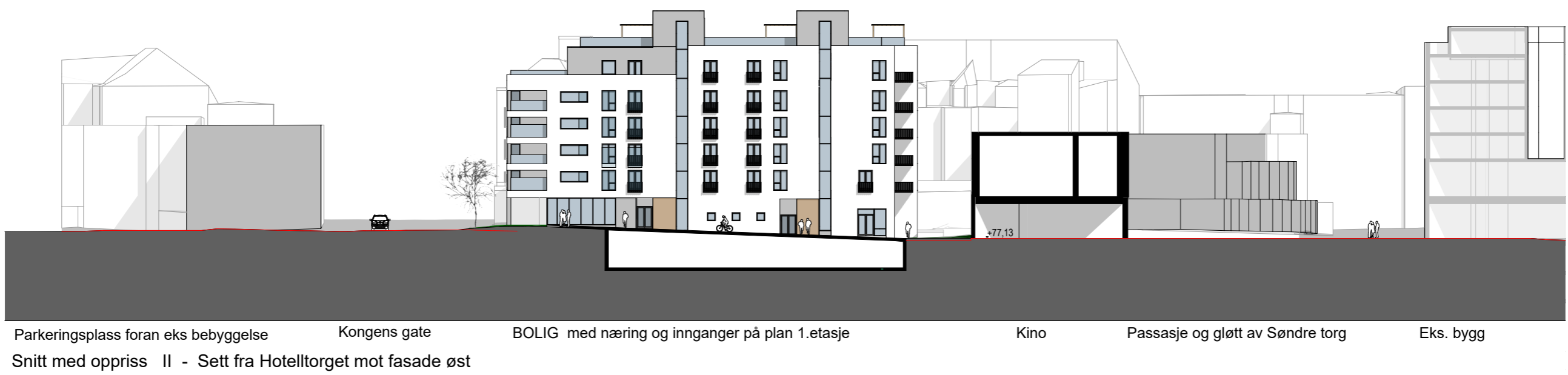
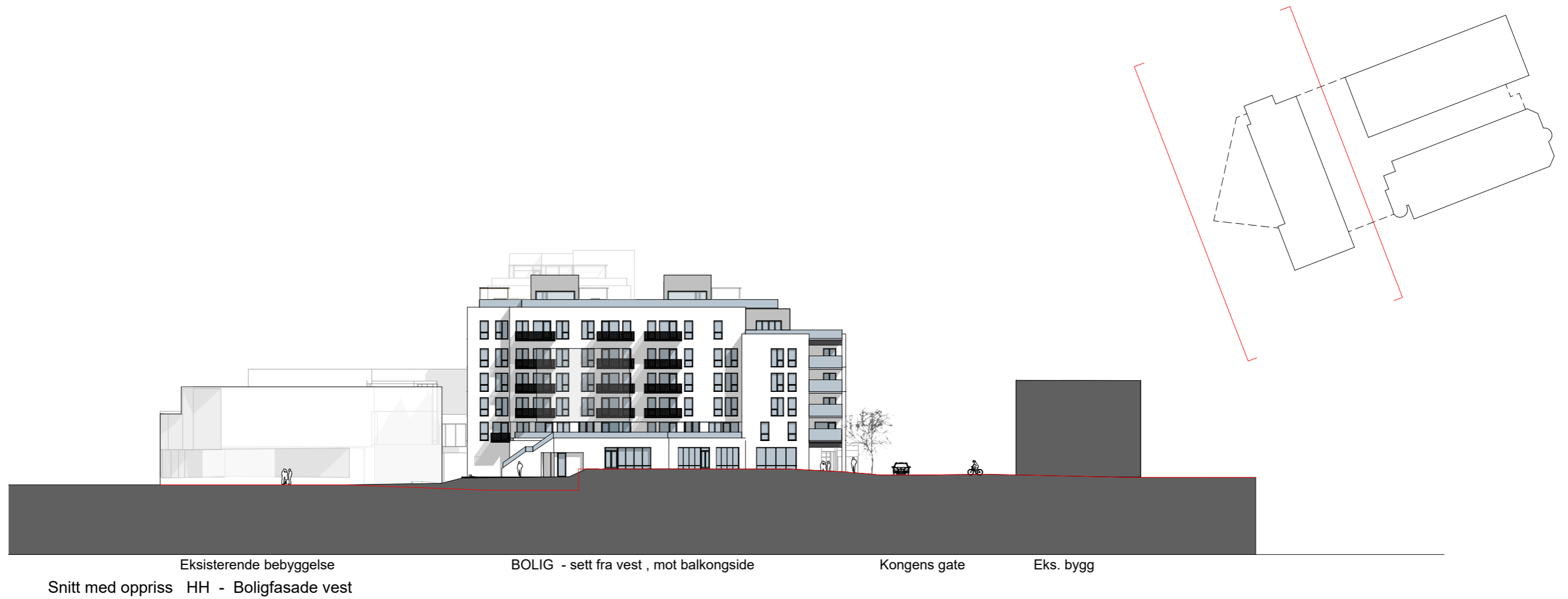


Søndre Torg Bryggerigården BOLIG Torg HOTELL - nybygg fasade mot syd + snitt gjennom mellombygg Kongens gate
 Snitt med oppriss FF - Sett fra Sør

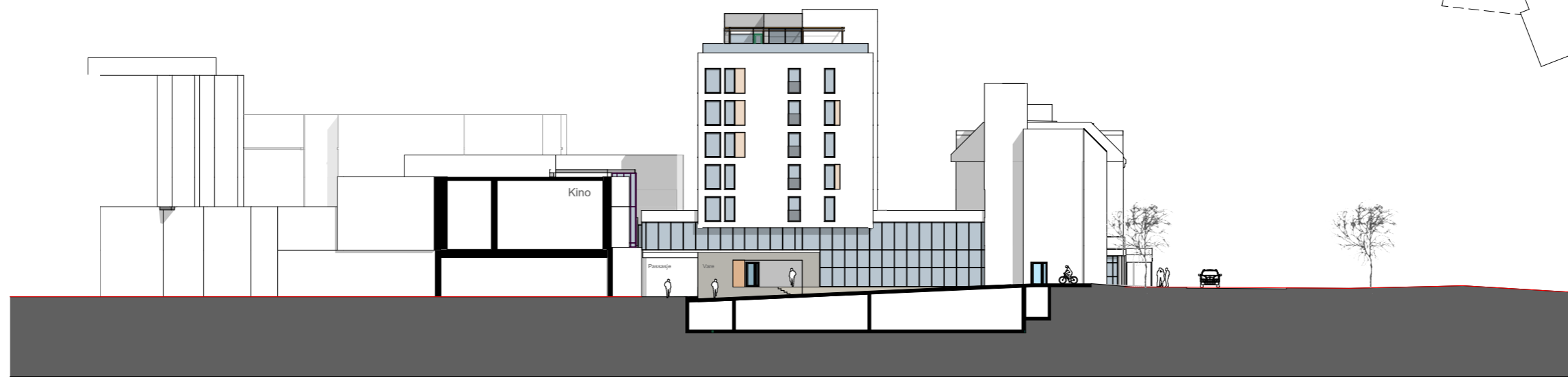


Kongens gate HOTELL - nybygg nord, med passasje fra Kongens gate Torg BOLIG SØNDRE TORG
 Snitt med oppriss EE - Sett fra Nord

14.05.2020



14.05.2020

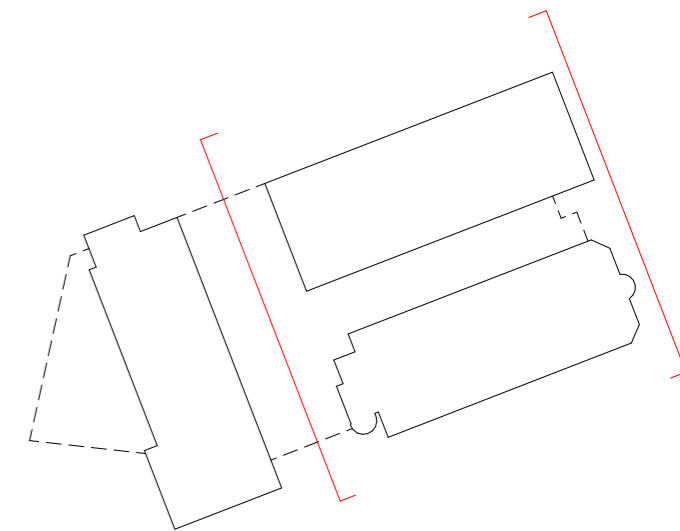


Snitt med oppriss JJ

HOTELL - nytt og eksisterende bygg med varelevering sett fra hotelltorget

Kirkegata

Parkeringsplass



Eksisterende bygg

HOTELL - eksisterende bygg

HOTELL - ny bygg

Bibliotek - eks. bygg

Snitt med oppriss DD - Sett fra Kongens gate

Form, uttrykk og materialitet

Et så stort område vil kreve en variasjon i farger og materialitet.

En kombinasjon av farger og materialer som harmonerer med eksisterende bebyggelse i kvartalet vil bidra til tilhørighet og identitet.

Bebyggelsen er foreslått bygget i en variasjon av varige, naturlige og gode materialer med utstrakt bruk av tegl, noe puss, tre og bruk av farger.



SØNDRE TORG

Eks. verneverdig bygg (tegnet inn etter foto)

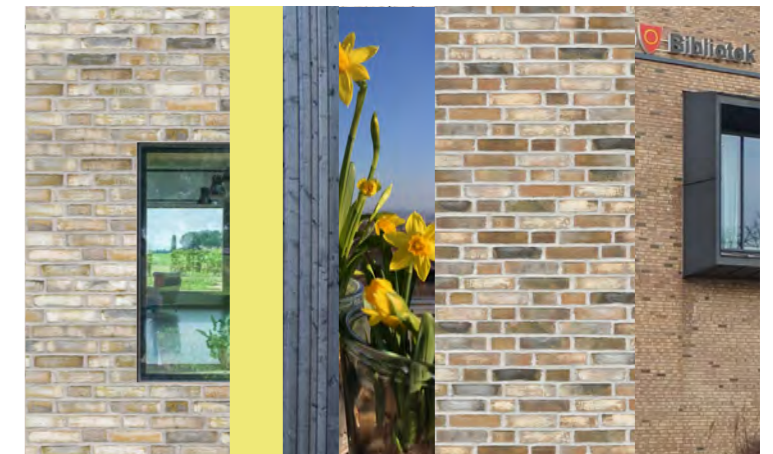
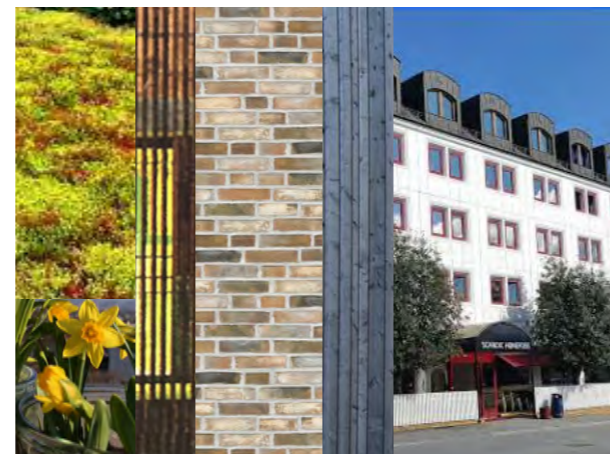
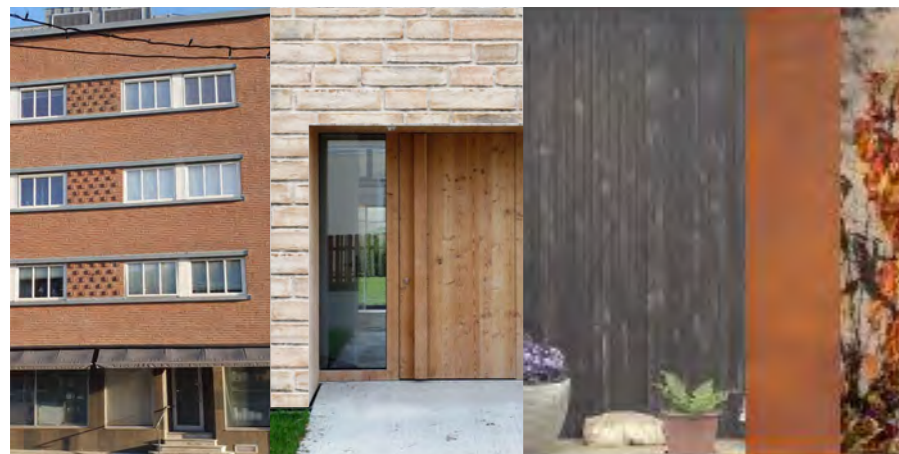
BOLIG

HOTELL - eksisterende hotell foran med bakenforliggende nybygg

Kongens gate

Eks. bygg

Snitt med oppriss CC - Sett fra Kirkegata

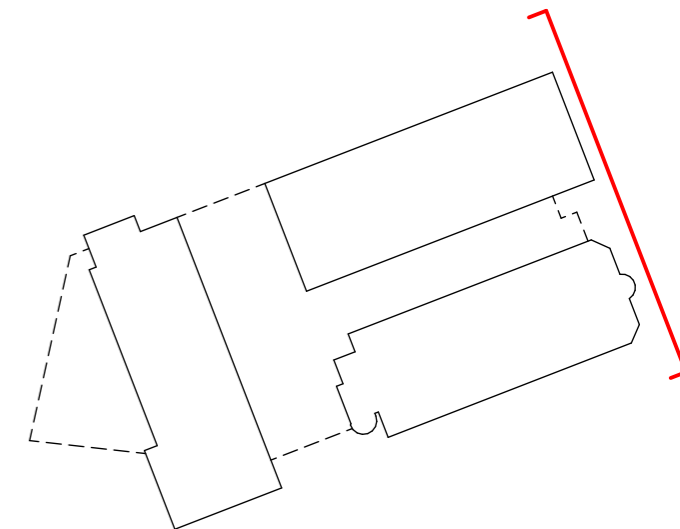


Scandic City gården - Illustrasjoner til regulering

Farger og materialer 1

1:500

LINK ARKITEKTUR



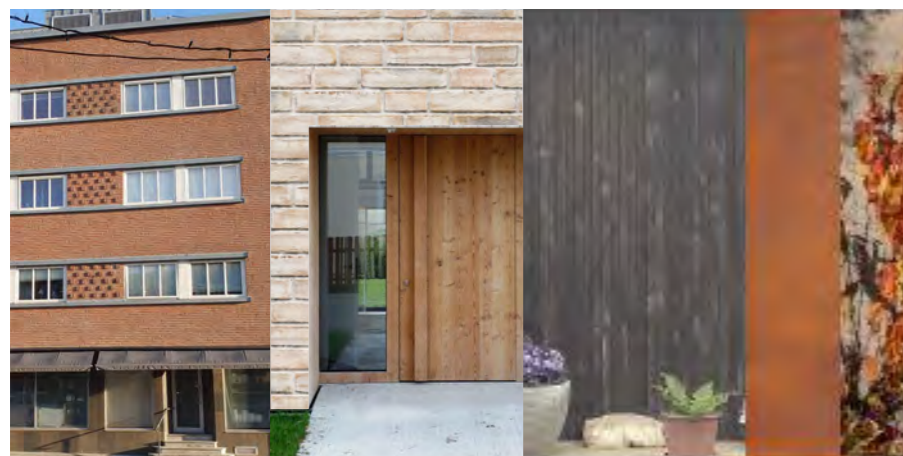
Eksisterende bygg

HOTELL - eksisterende bygg

HOTELL - ny bygg

Bibliotek - eks. bygg

Snitt med oppriss DD - Sett fra Kongens gate



Scandic City gården - Illustrasjoner til regulering

Farger og materialer 2

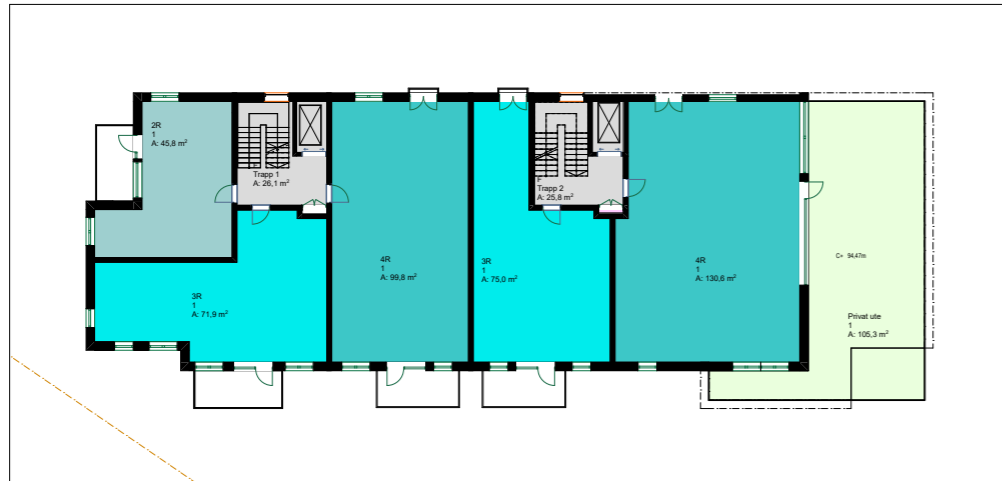
1:500

LINK ARKITEKTUR









Plan 6.etasje - (5.etasje bolig)

Areal BRAS Leilighetsfordeling			
Type	Areal	Antall	som tegnet
2R	238	5	7
2Rm	75	2	
3R	1 170	15	50%
4R	875	8	27%
SUM	2 358 m²	30	100%

BRAS - Salgbart areal (leilighetsareal)

Sportsbod (nettoareal)

- 5,0 m2 x 24stk = 120m2

- 2,5 m2 x 6 stk = 15m2

Totalt 30stk = 135m2 + sirkulasjon

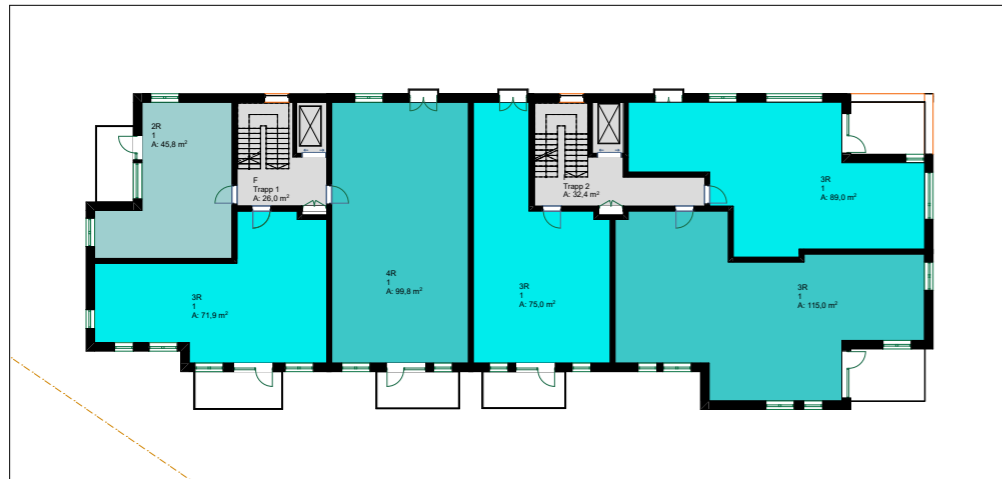
Snittstørrelse som tegnet : 2358m2 / 30stk = ca 78,5-79m2

Ihht TEK 17 kan 50% av leilighetene under 50m2

være uten UU-krav.

3 leiligheter ,på plan 2.etasje, er uten UU-krav.

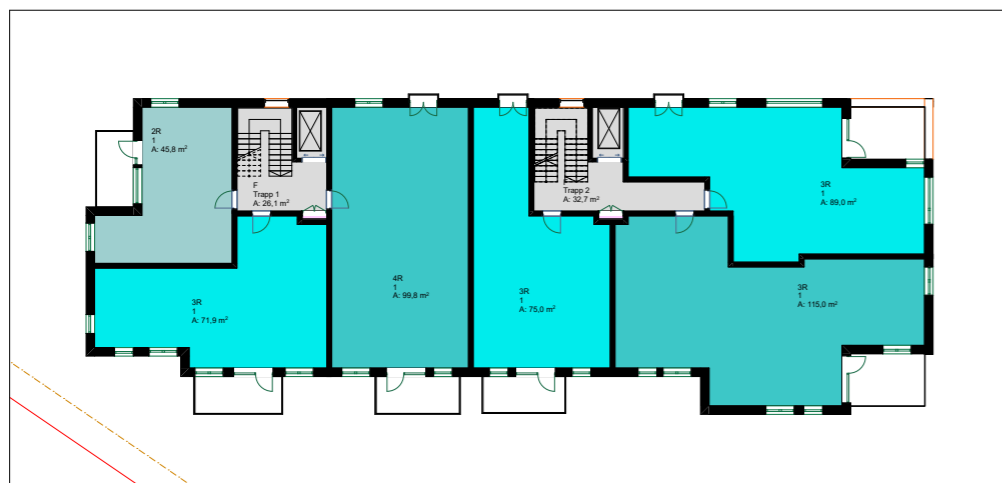
2 av disse er under 50m2 og 1 er på ca 55m2.*



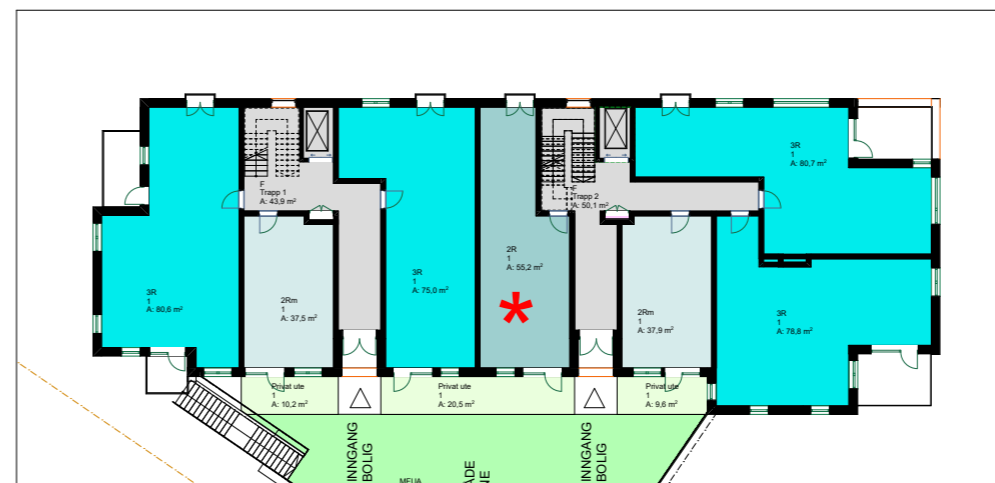
Plan 5.etasje - (4. etasje bolig)



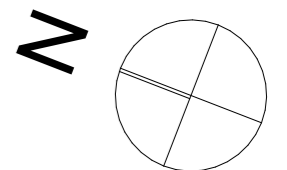
Plan 4.etasje - (3. etasje bolig)

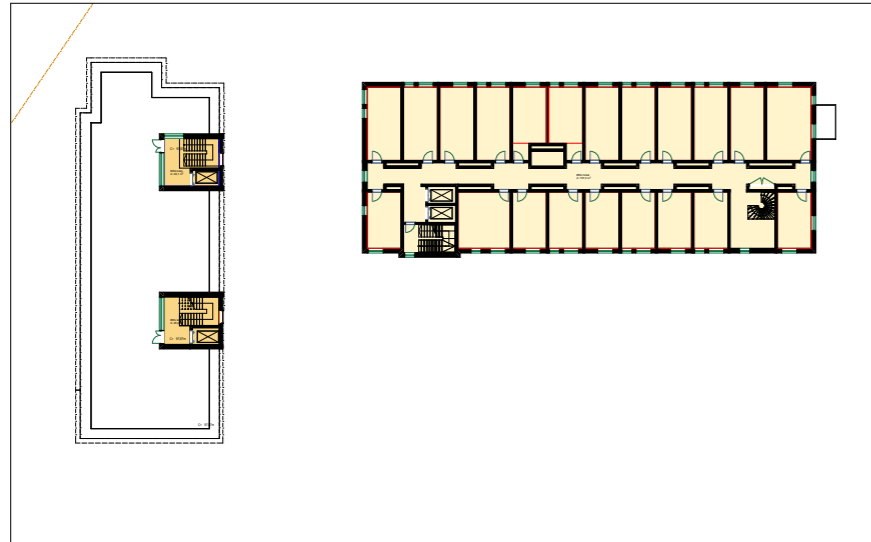


Plan 3.etasje - (2. etasje bolig)

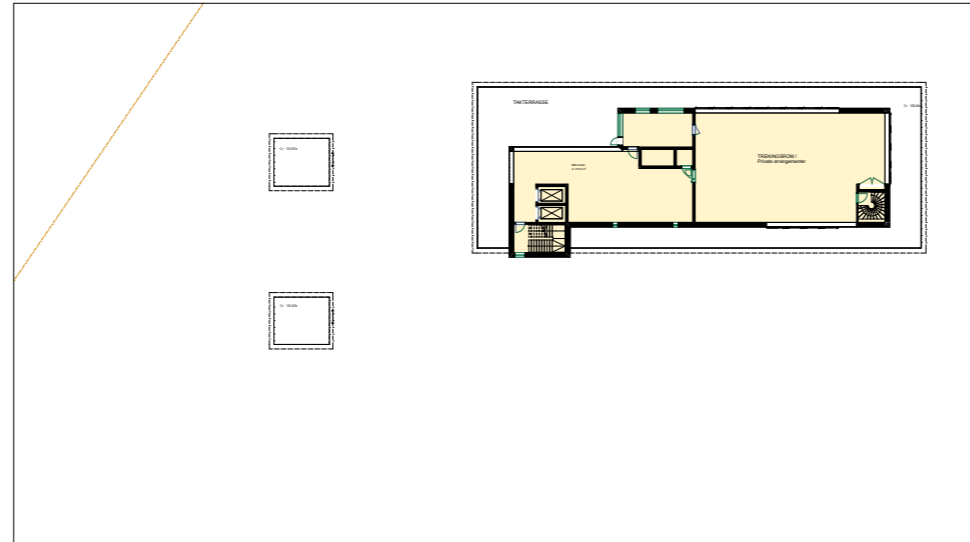


Plan 2.etasje - (1. etasje bolig) - til felles uterområde





Plan 7.etasje - (Takterasse bolig)



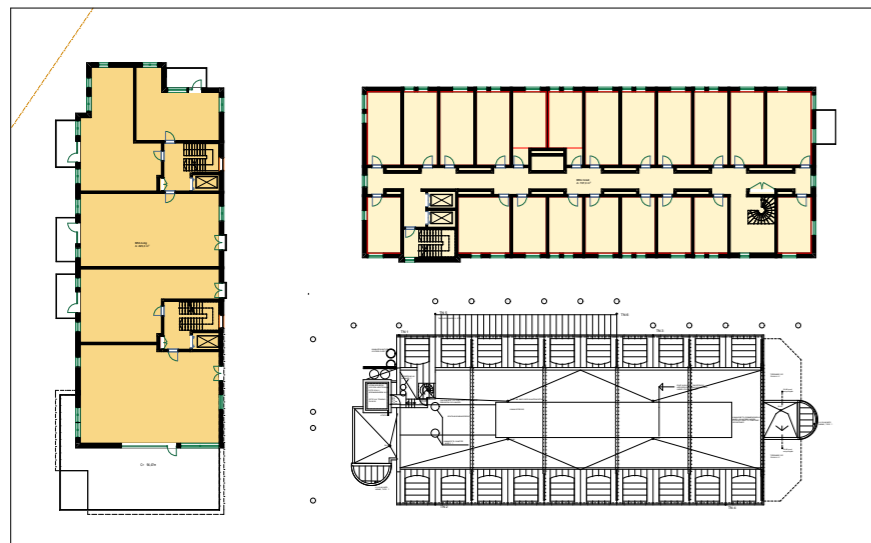
Plan 8.etasje - (Topp etasje hotell)

BRA (T-BRA) - BRA - innside yttervegg

- Oversikten viser arealer fra 1.etasje og tom tilbaketrunket toppetg hotell
- Parkering og bod under bakken kommer i tillegg.
- OPA Overbygget areal , balkonger etc er ikke beregnet.
- "Tenkte plan" (dobbel høyde) er ikke medregnet (ref reg.best)
dvs. konferanserom er kun regnet i et plan

Areal BRA (T-BRA)	
Navn	Areal gulv
BRA bolig	3 015
BRA Forretning	621
BRA hotell	5 362
BRA hotell eks	3 195
	12 193 m²

inkludert mellombygg



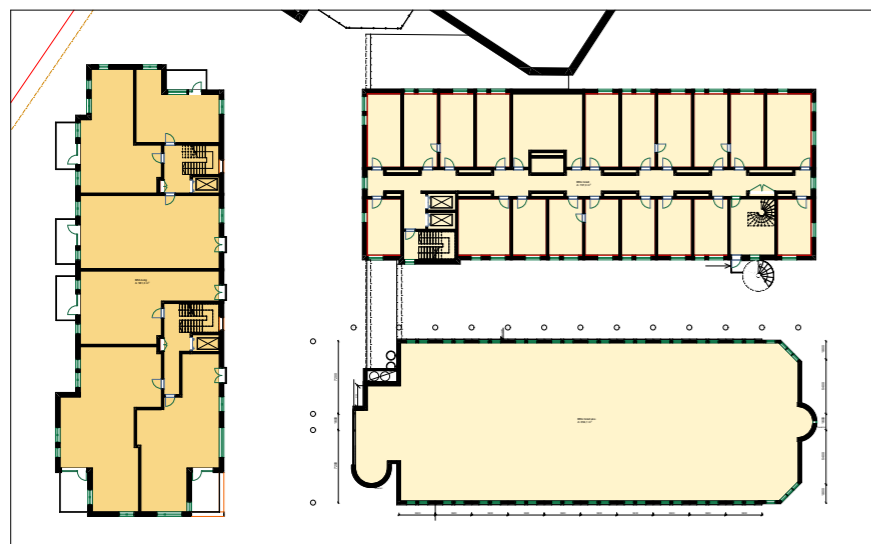
Plan 6.etasje - (5.etasje bolig)



Plan 5.etasje - (4. etasje bolig)



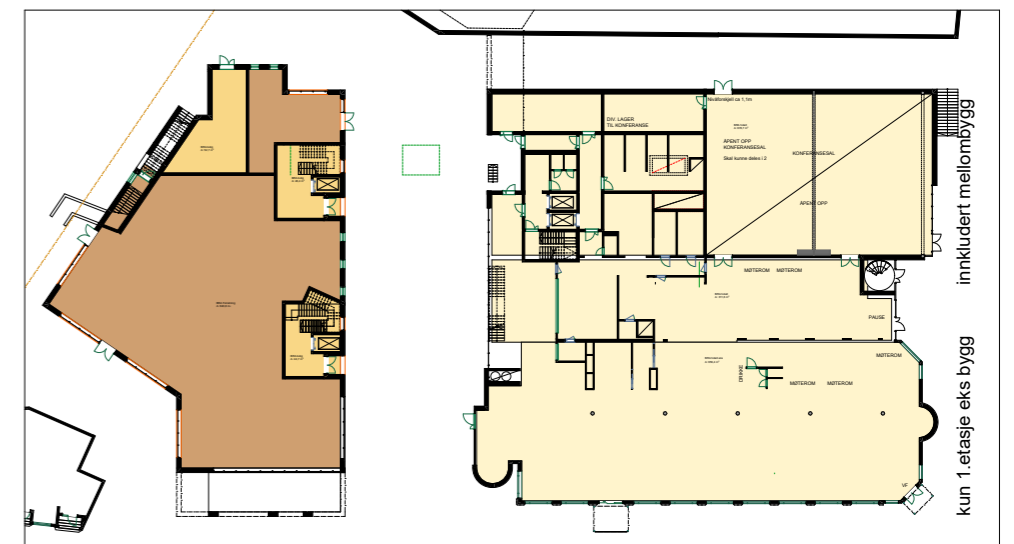
Plan 4.etasje - (3. etasje bolig)



Plan 3.etasje - (2. etasje bolig)

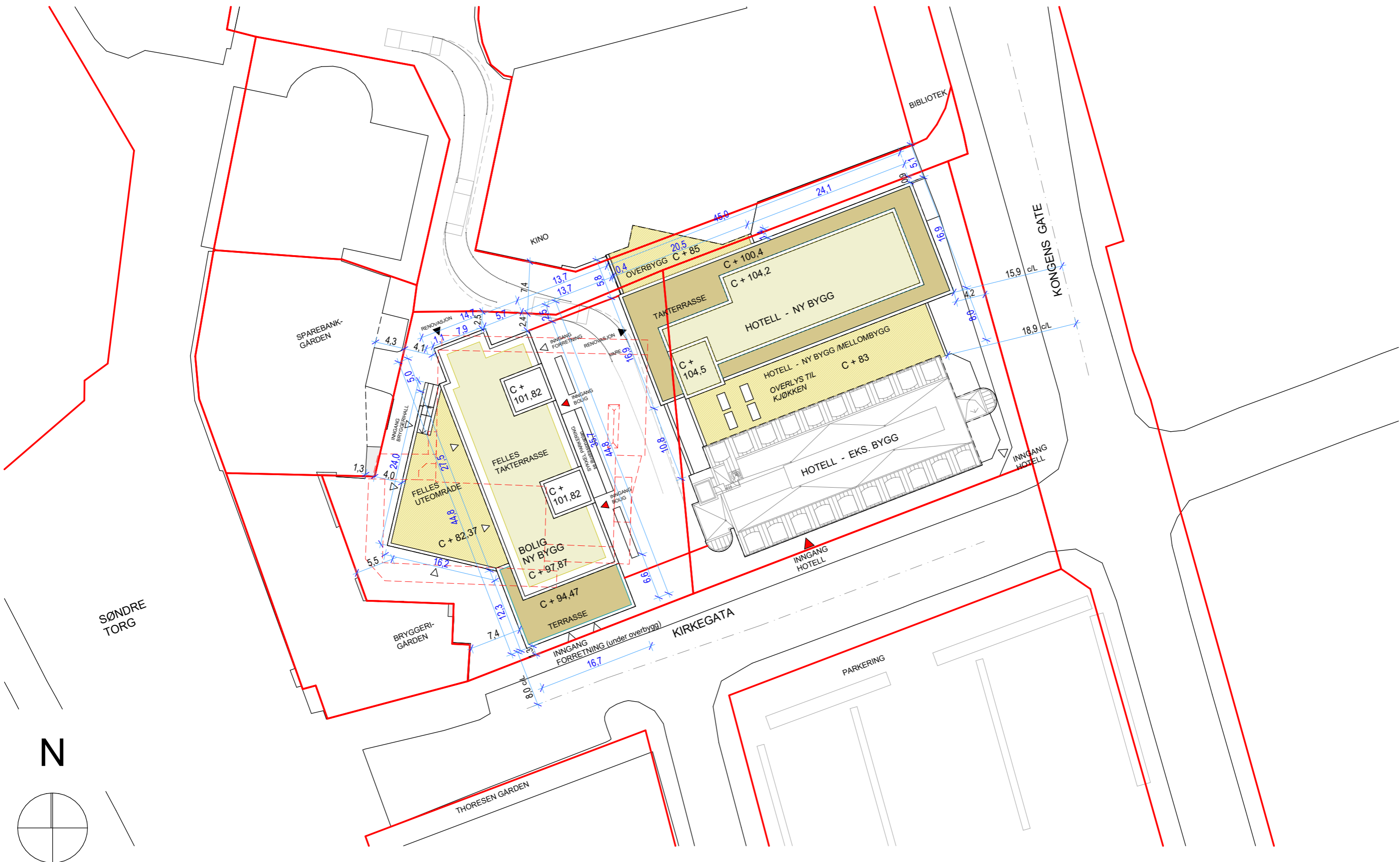


Plan 2.etasje - (1. etasje bolig) - til felles uteområde



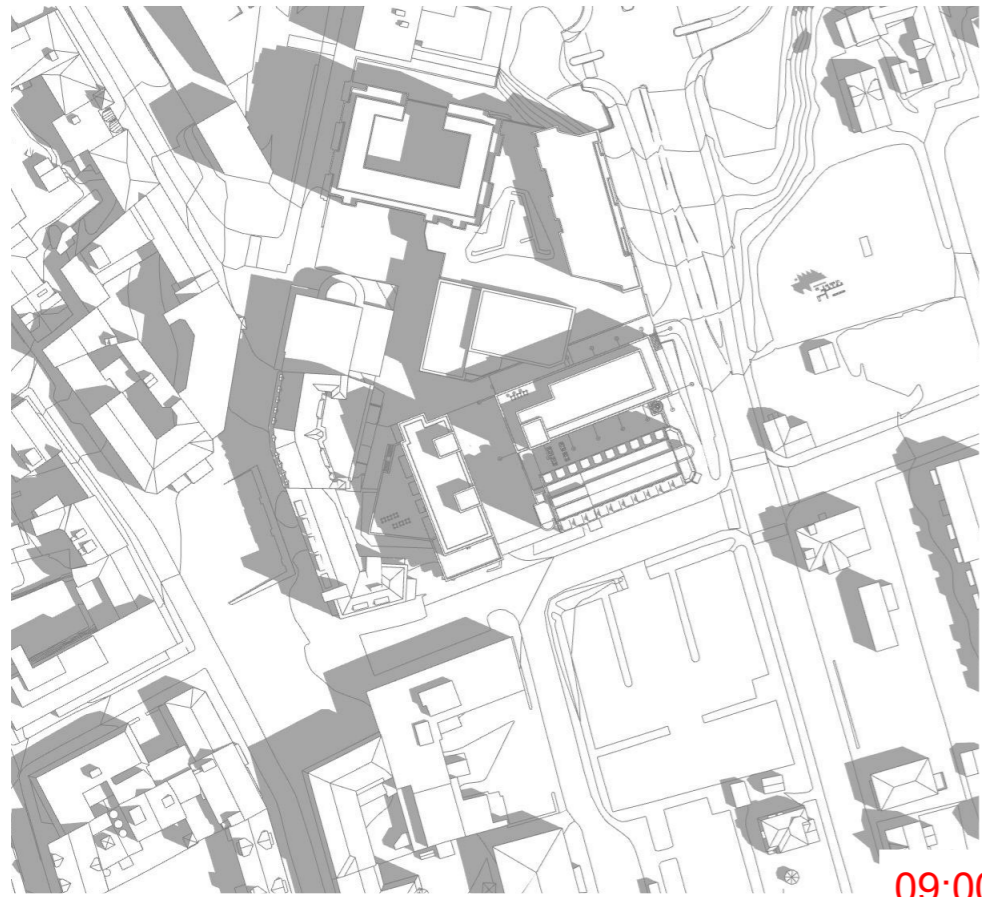
Plan 1.etasje - (Forretning under bolig og konferranse, frokostsal)

14.05.2020

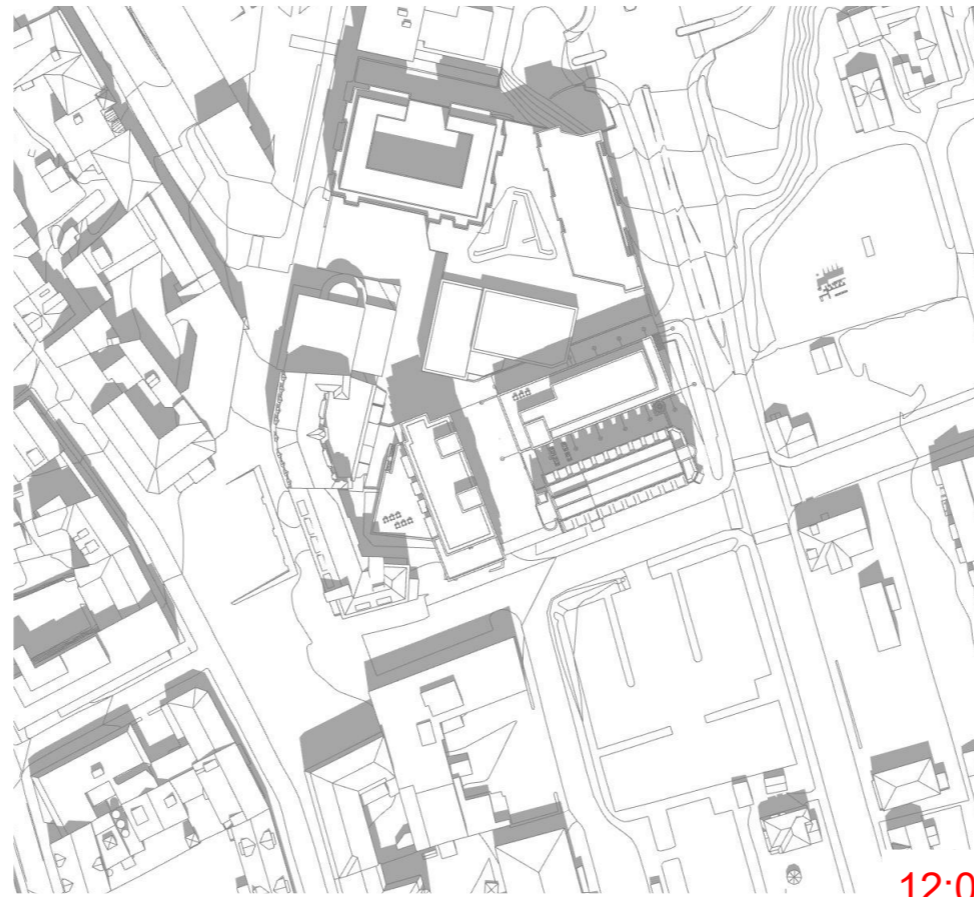


Avstand til midt regulert vei er basert på dagens kartunderlag

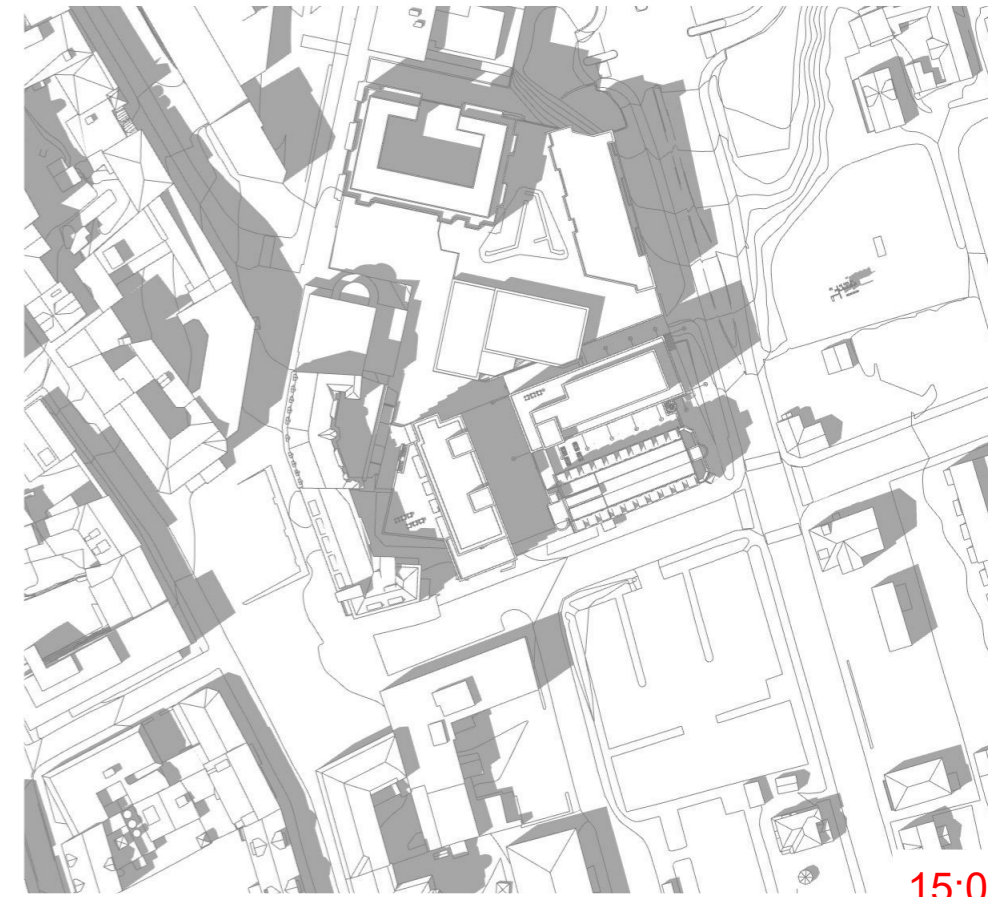
14.05.2020



09:00



12:00



15:00



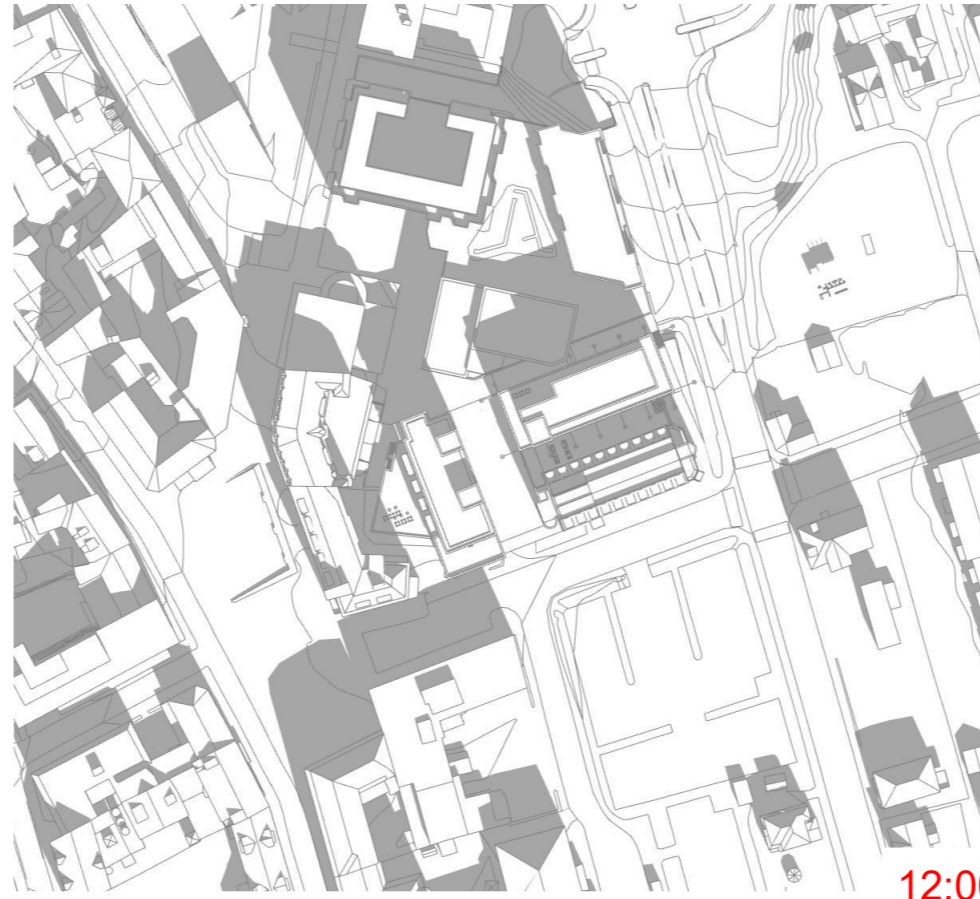
18:00



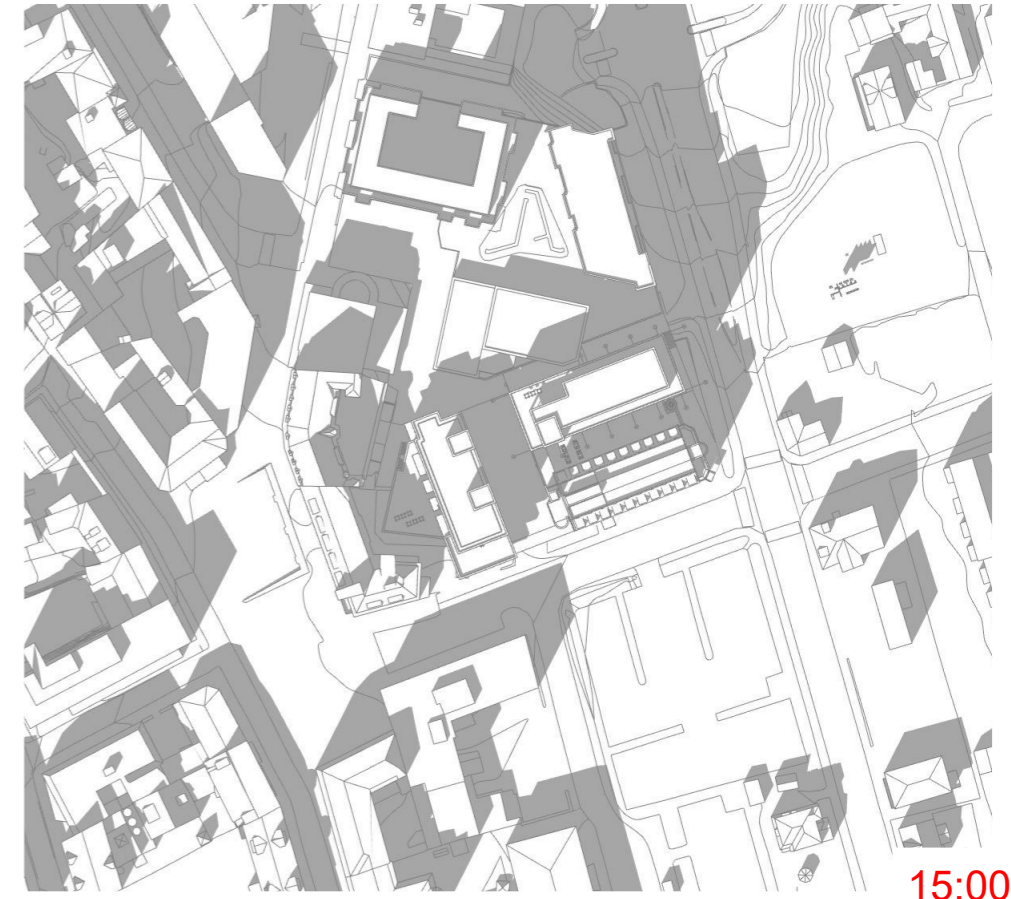
21:00



09:00



12:00



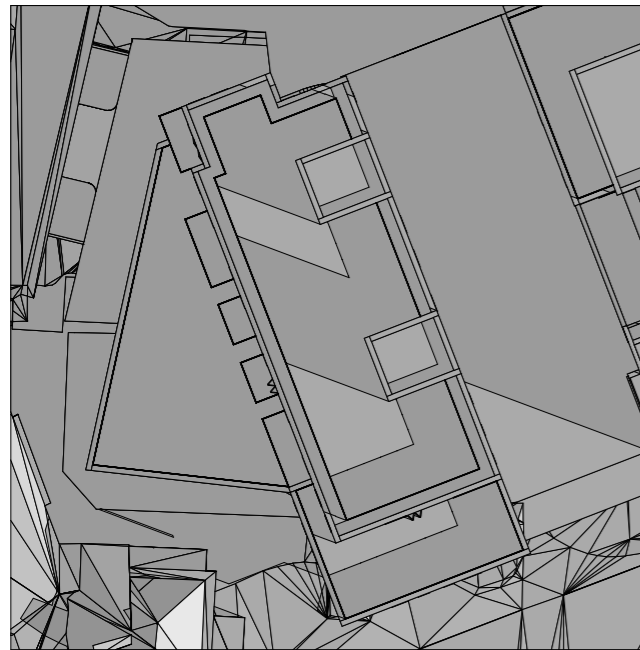
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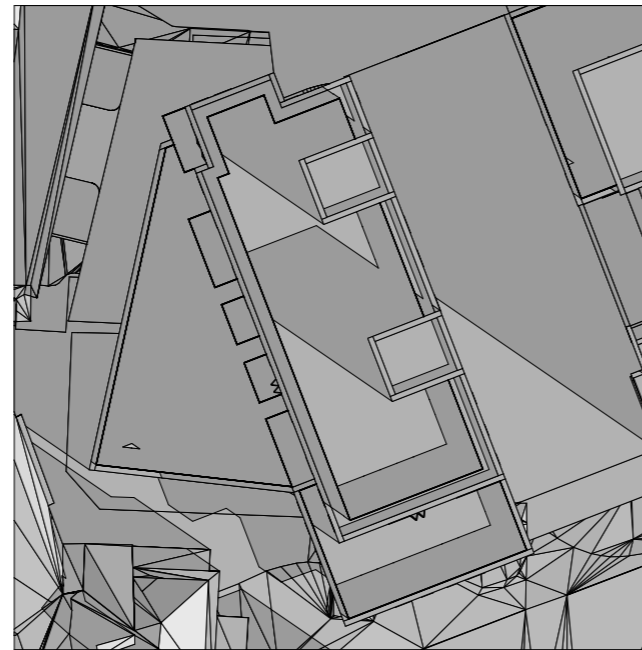
18:00



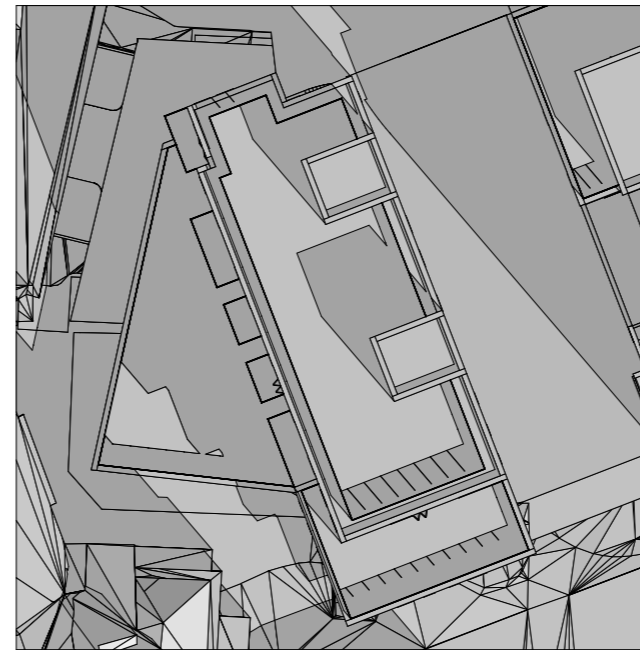
21:00



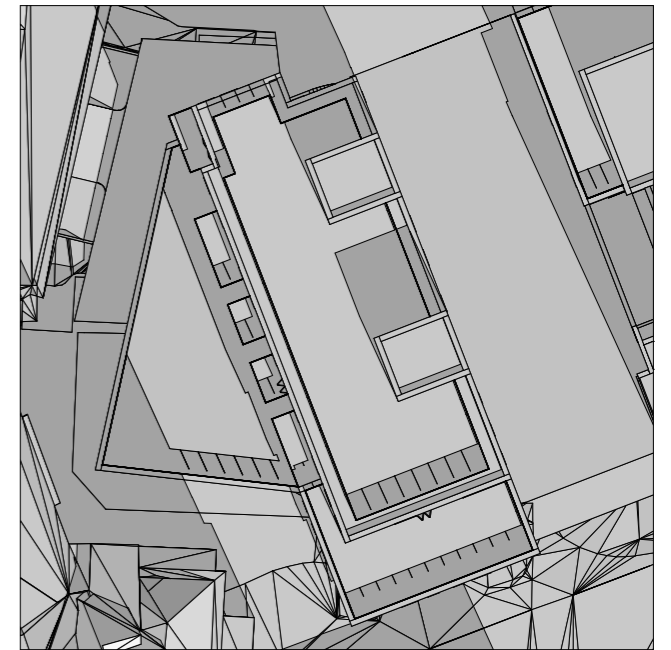
KL: 09:00 0kvm 00.0%



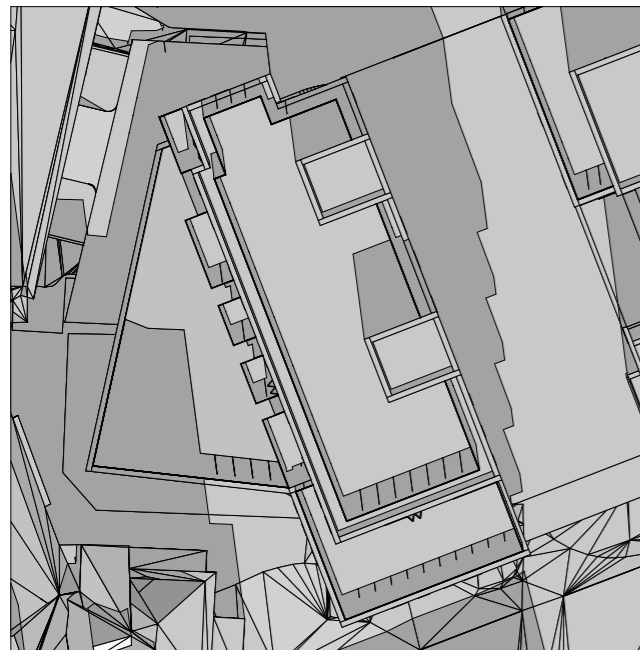
KL: 10:00 0,24kvm 00.1%



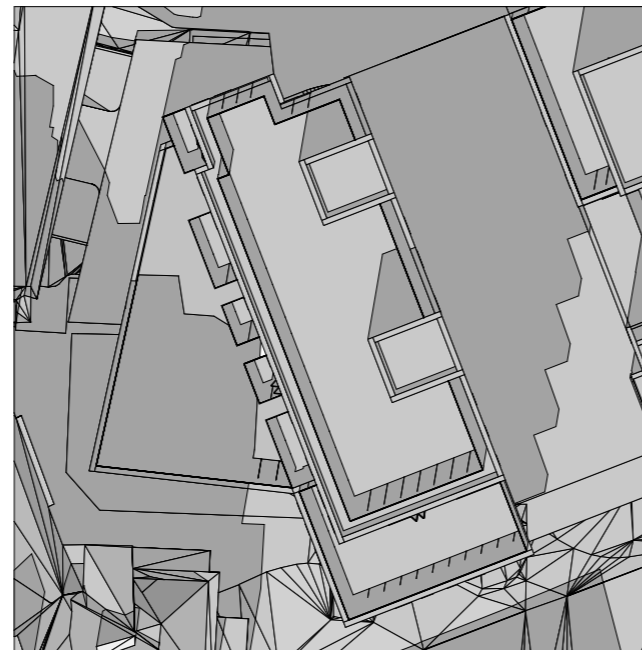
KL: 11:00 31,25kvm 13.6%



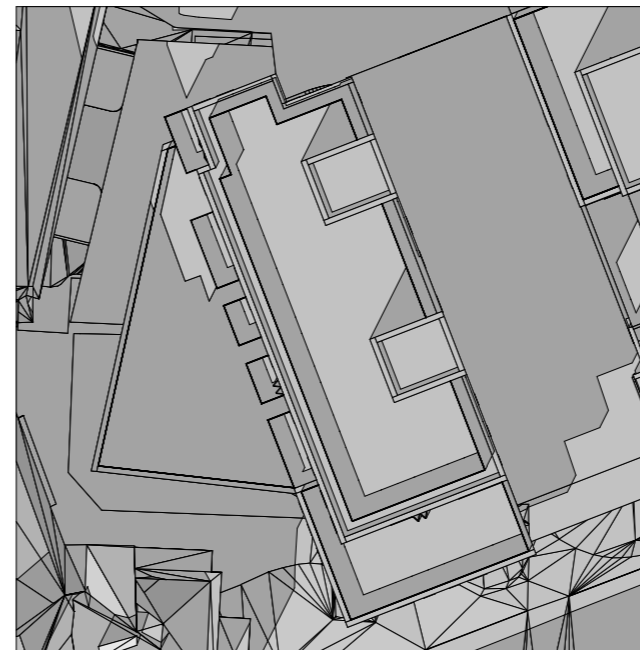
KL: 12:00 126,38kvm 55.1%



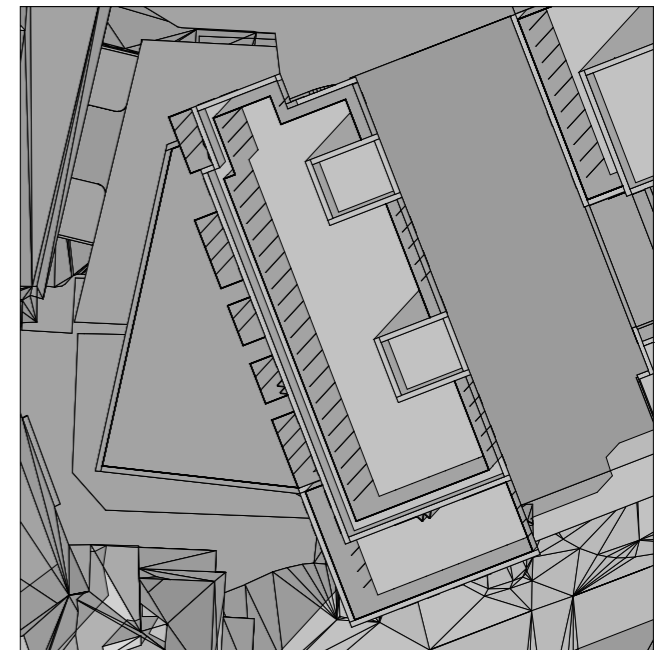
KL: 13:00 124,39kvm 54.3%



KL: 14:00 60,29kvm 26.3%



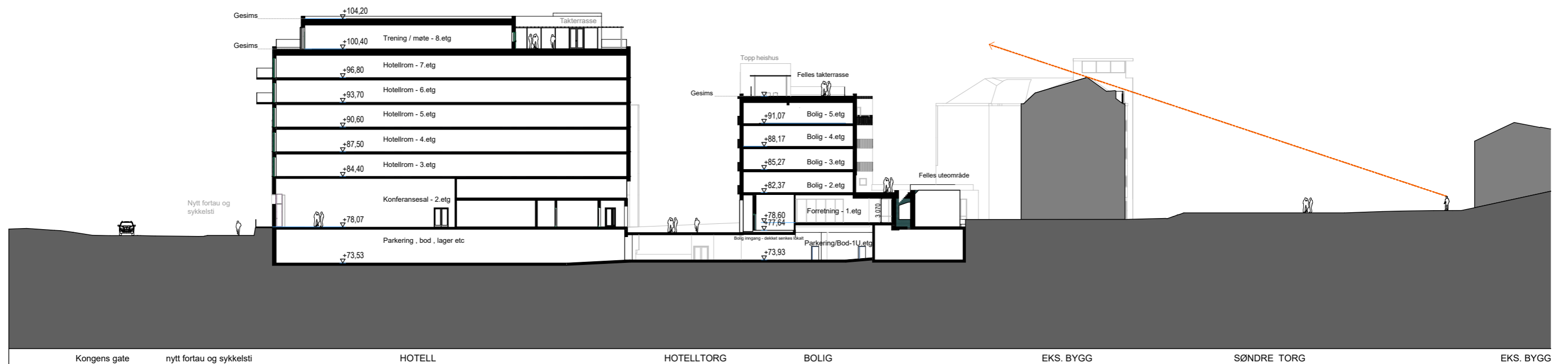
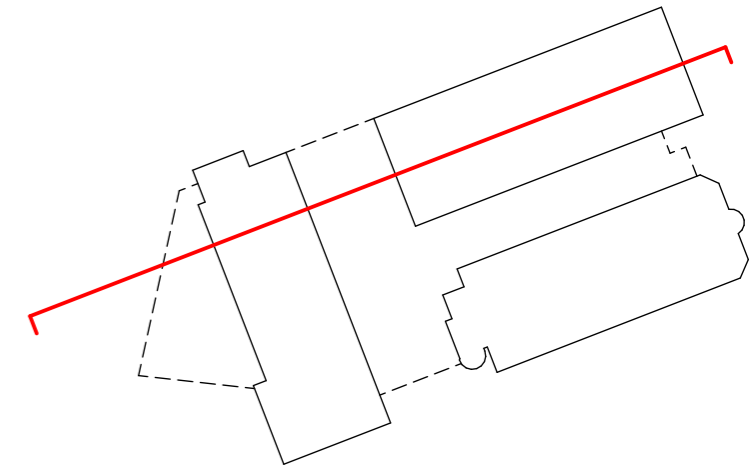
KL: 15:00 26,87kvm 11.7%



KL: 16:00 0kvm 00.0%

Sol på fellesareal målt i kvadratmeter og prosent per time i jevndøgn

20.05.2020



Prinsippsnitt BB - gjennom hotell og bolig

14.05.2020