

Ravnkloa og Kanalhavna, detaljregulering

ILLUSTRASJONSVEDLEGG

(Ravnkloa, Munkegata 70) 19. 03. 2026



INNHOOLD

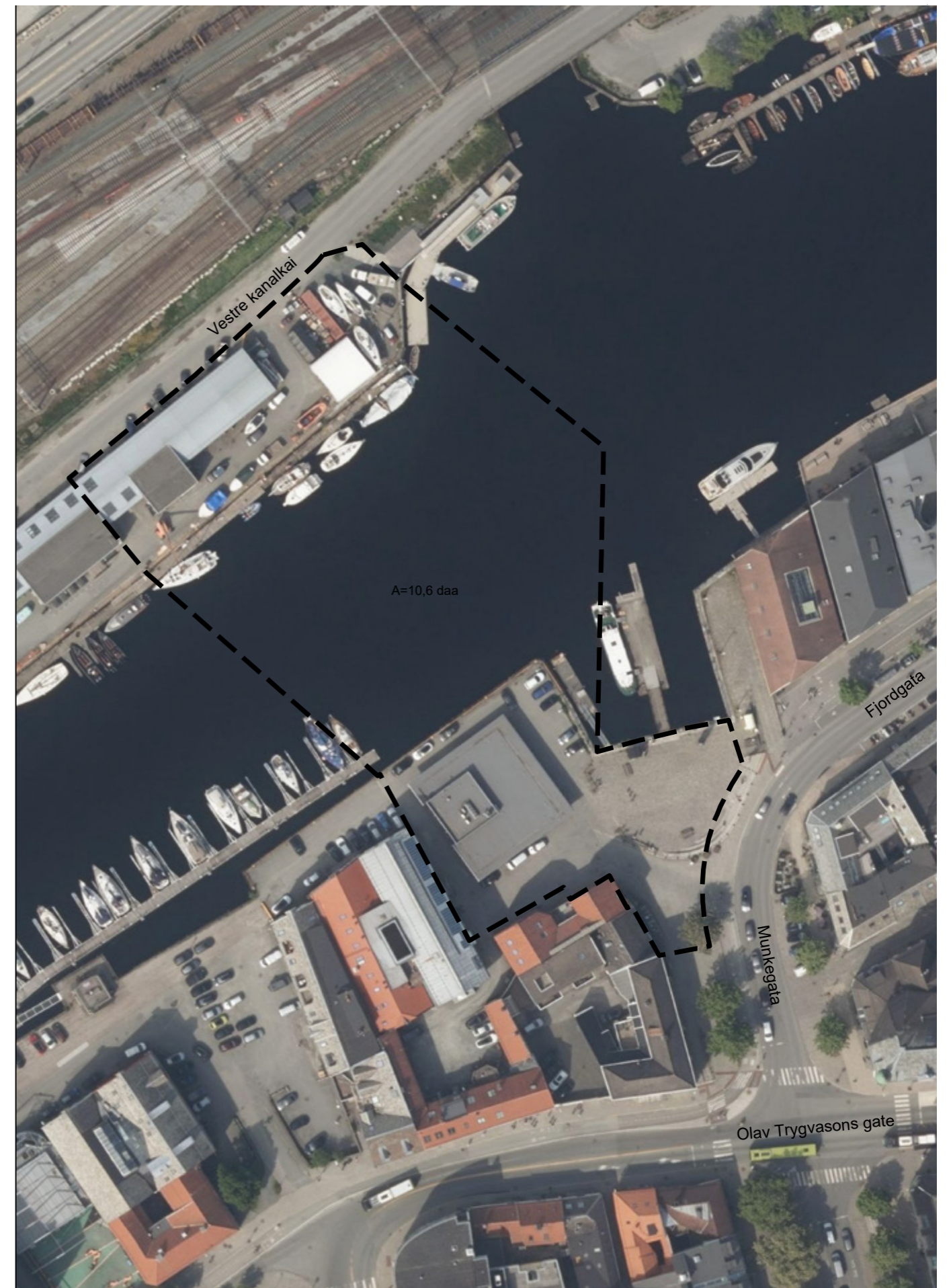
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Oversiktskart M 1:5000

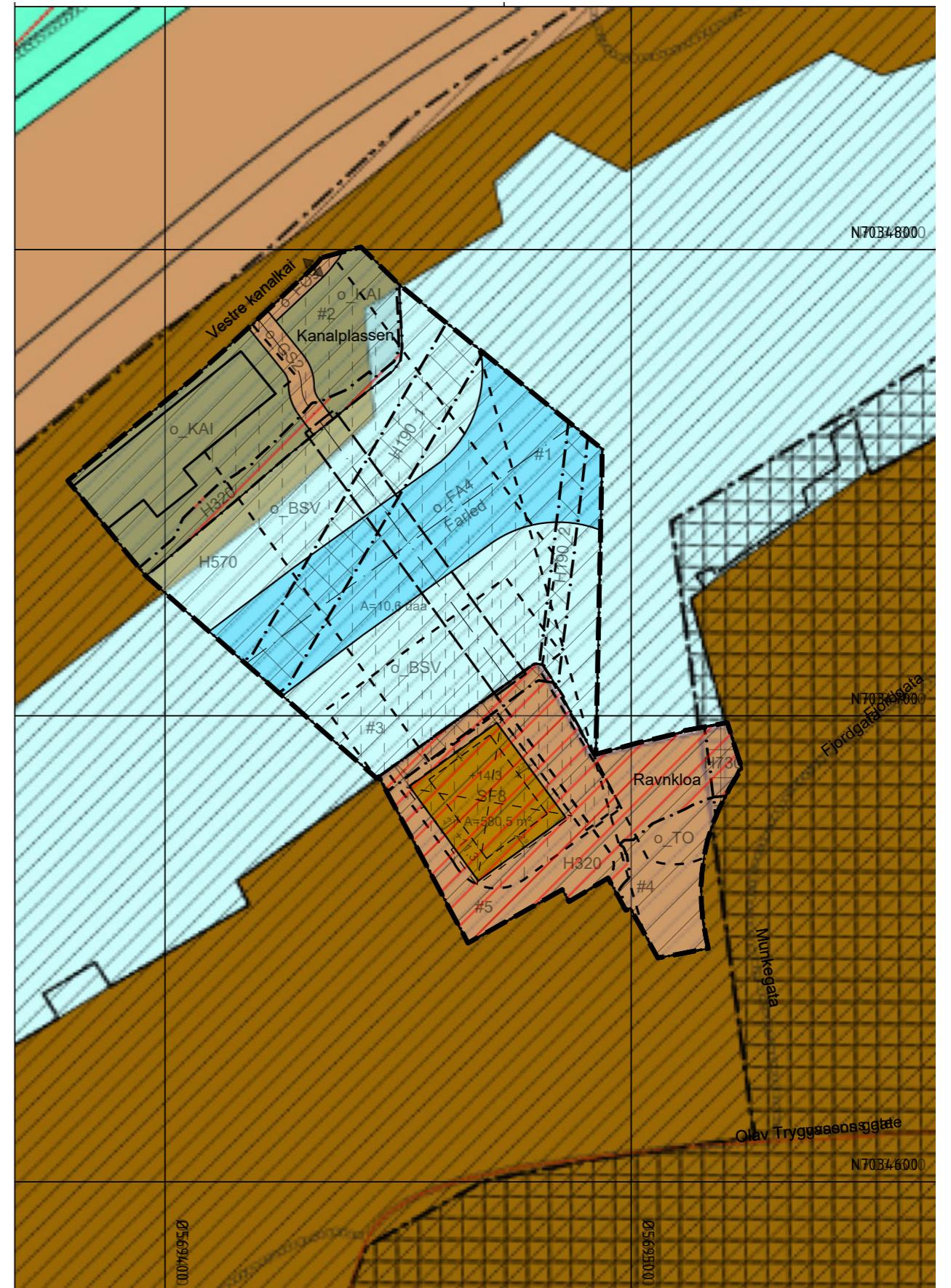
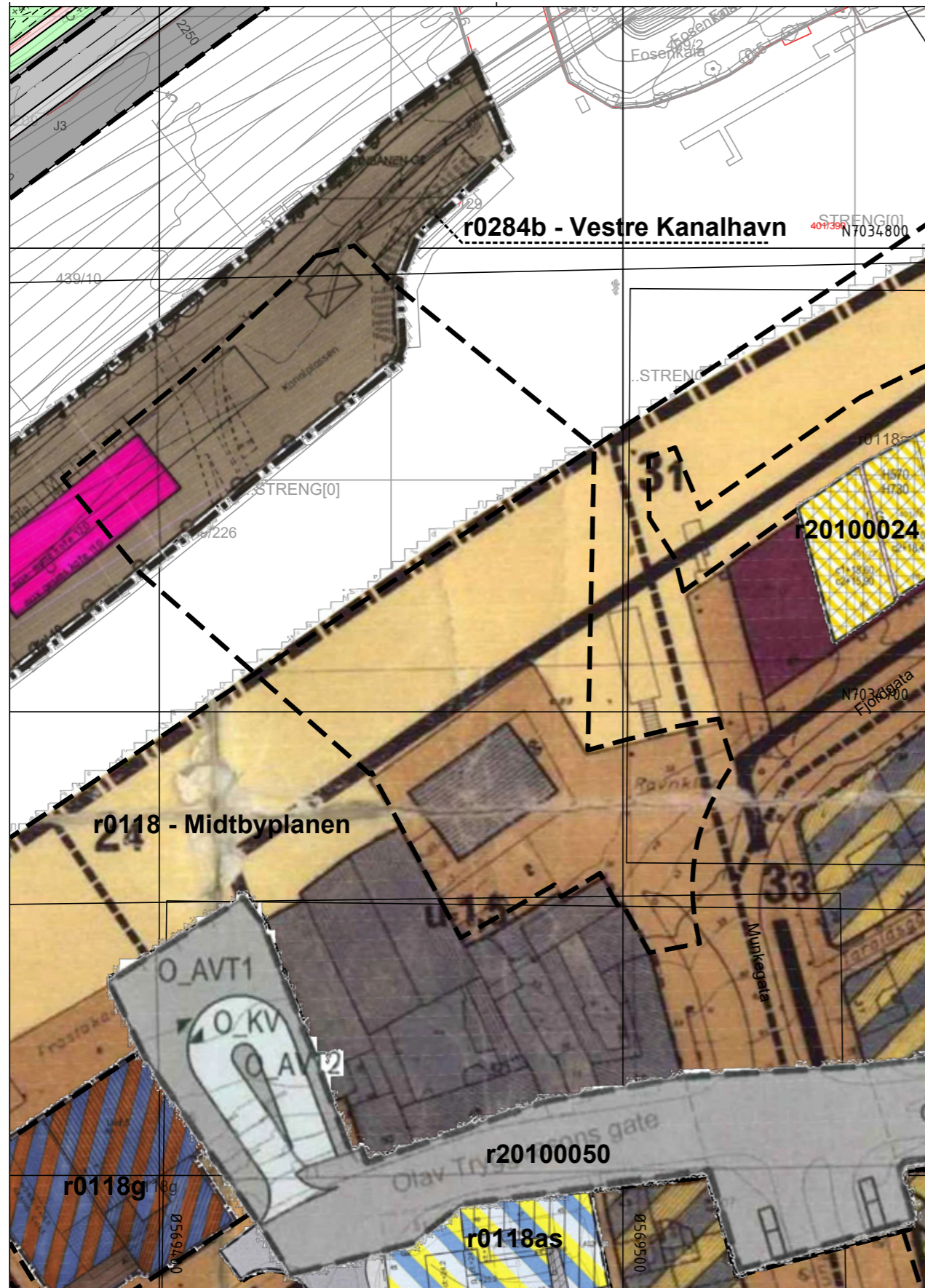


Oversiktskart med plangrense

Tegnforklaring					
Reguleringsplan PBL 2008					
Linjesymbol					
- - - - - Plangrense					
Koordinatsystem: ETRS89.UTM-32N Kartuttrekk pr. dato: 06.02.2026 Høydereferanse: NN2000 Kilde: Norkart Ekv 1m					
 TRONDHEIM KOMMUNE Detaljregulering av Ravnkloa og Kanalhavna, detaljregulering				 Målestokk: 1:1000 (A3)	
REVISJONER	DATO	SIGN.	DATO	SIGN.	
Teknisk kontroll	10.02.2026	MK XXX			
Tilbakemeldinger komplett planforslag	19.03.2026	MK XXX			
XXX		XXX			
SAKSBEHANDLING I FØLGE PLAN- OG BYGNINGSLOVEN			DATO	SIGN.	
Kunngjøring vedrørende reguleringsarbeidet			23.03.2025		
Byutviklingsutvalget fastsatte planprogrammet			05.11.2025		
XXX					
XXX					
XXX					
XXX					
Forslagsstiller:			PIR2 Reguleringsplan nr: 5001_r20250005 Kommunens saksnr: 2024/38303		
Dato: 10.02.2026					



Reguleringsoversikt



Plankart på ortofoto

Tegnforklaring

Reguleringsplan PBL 2008

§12-5. Nr. 1 - Bebyggelse og anlegg

SF Sentrumsformål (1130)

§12-5. Nr. 2 - Samferdselsanlegg og teknisk infrastruktur

FO Fortau (2012)

TO Torg (2013)

GS Gang- og sykkelveg (2015)

KAI Kai (2041)

§12-5. Nr. 6 - Bruk og vern av sjø og vassdrag med tilhørende strandsone

BSV Bruk og vern av sjø og vassdrag med tilhørende strandsone (6001)

FA Farled (6200)

Koordinatsystem: ETRS89.UTM-32N Kartuttrekk pr. dato: 06.02.2026
 Høydereferanse: NN2000 Kilde: Norkart Ekv 1m

TRONDHEIM KOMMUNE

Ravnkloa og Kanalhavna, detaljregulering

Målestokk: 1:1000 (A3)

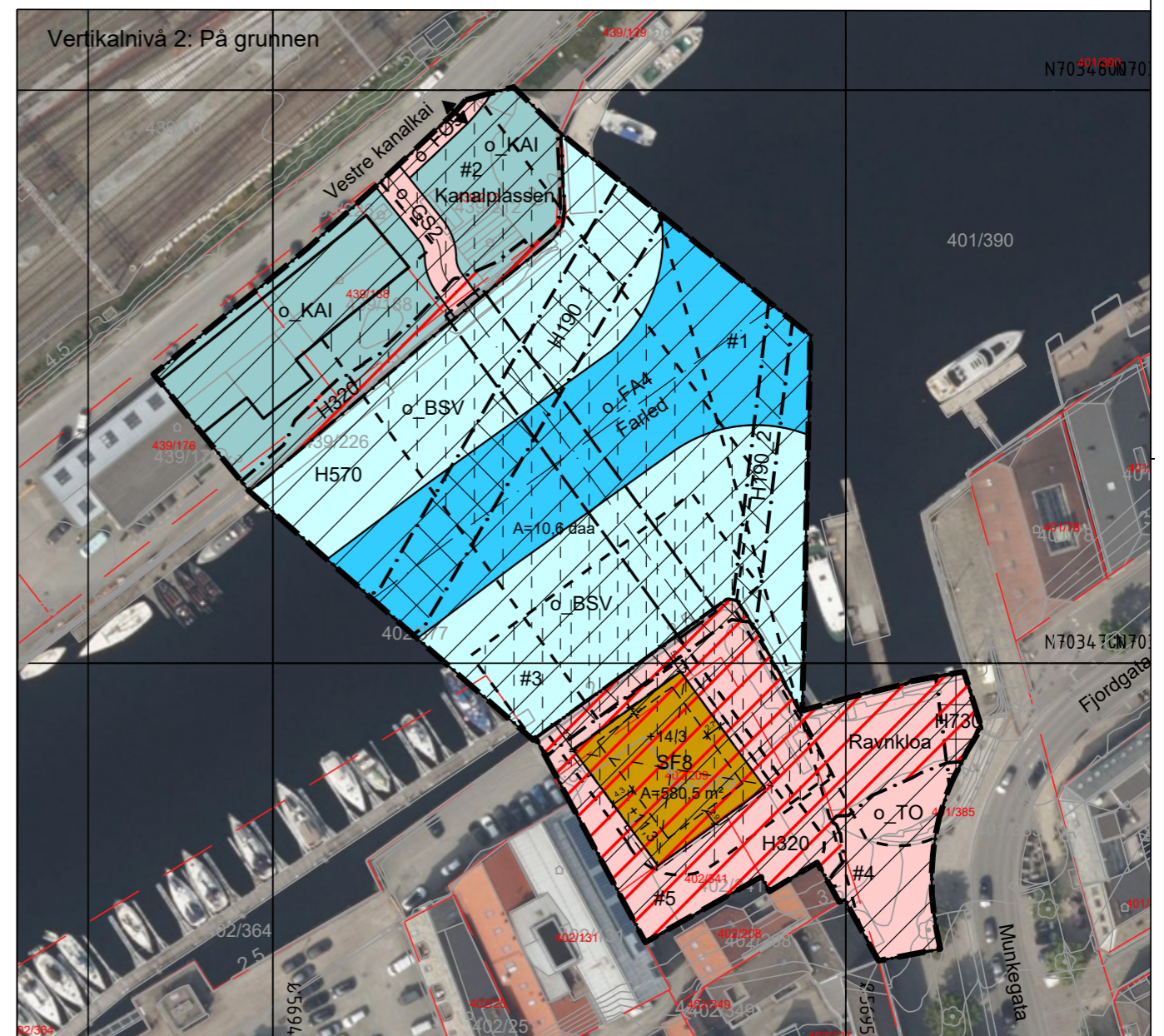
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Teknisk kontroll	10.02.2026	MK	XXX	
Tilbakemeldinger komplett planforslag	19.03.2026	MK	XXX	
XXX			XXX	

SAKSBEHANDLING I FØLGE PLAN- OG BYGNINGSLOVEN	DATO	SIGN.
Kunngjøring vedrørende reguleringsarbeidet	23.03.2025	
Byutviklingsutvalget fastsatte planprogrammet	05.11.2025	
XXX		
XXX		
XXX		
XXX		

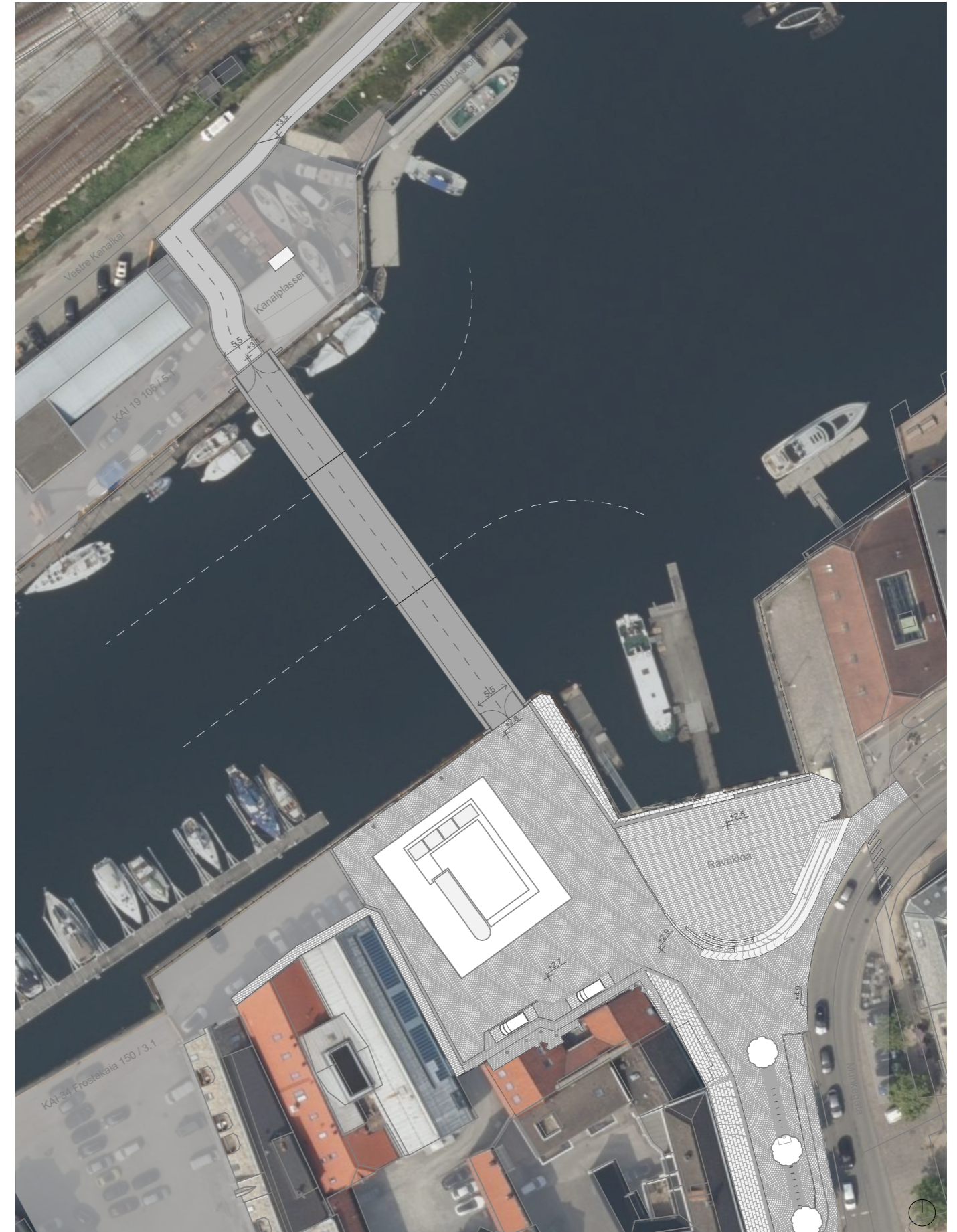
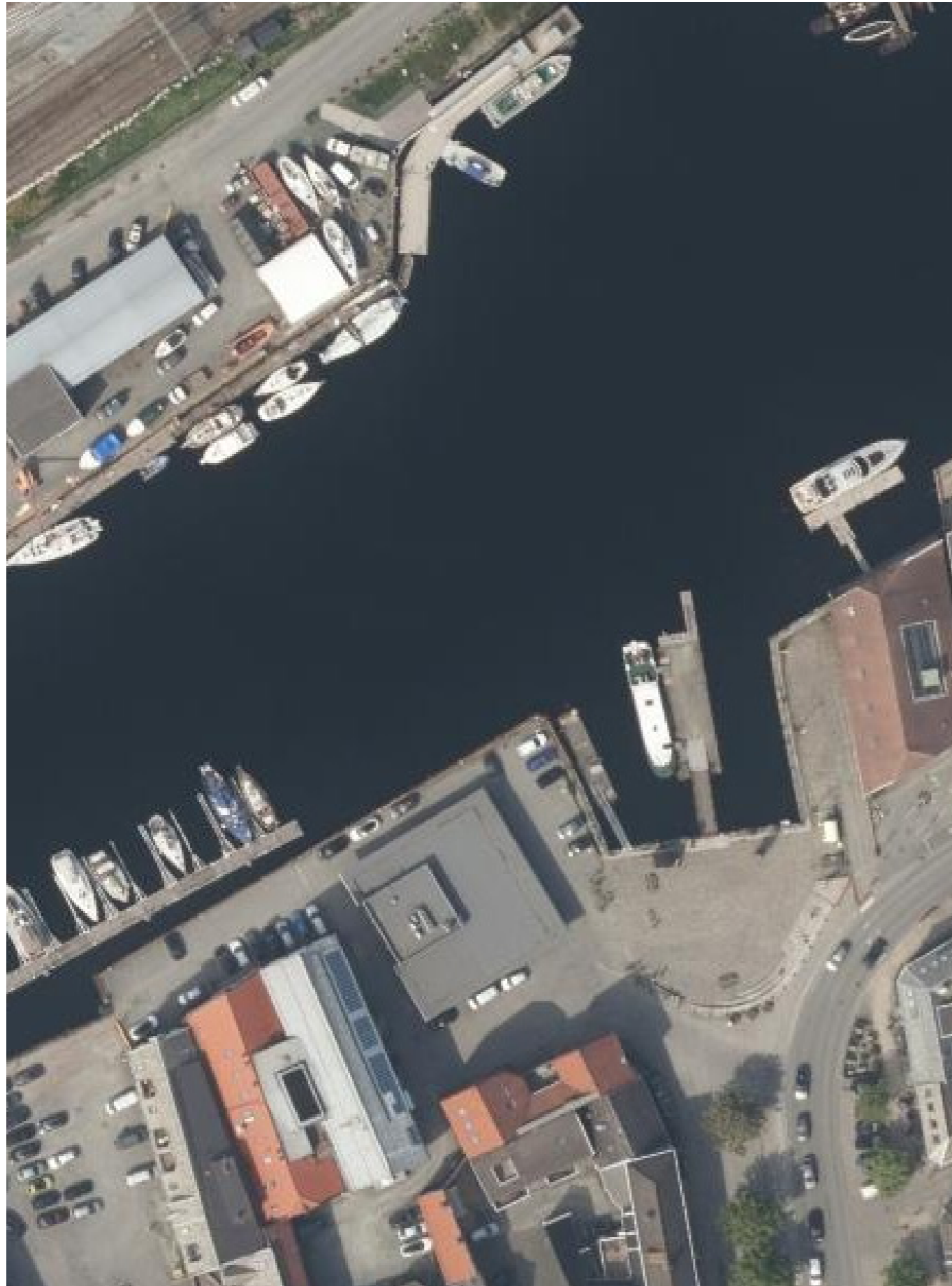
Forslagsstiller: Ravnkloa AS

PIR2 Reguleringsplan nr: 5001_r20250005
 Kommunens saksnr: 2024/38303

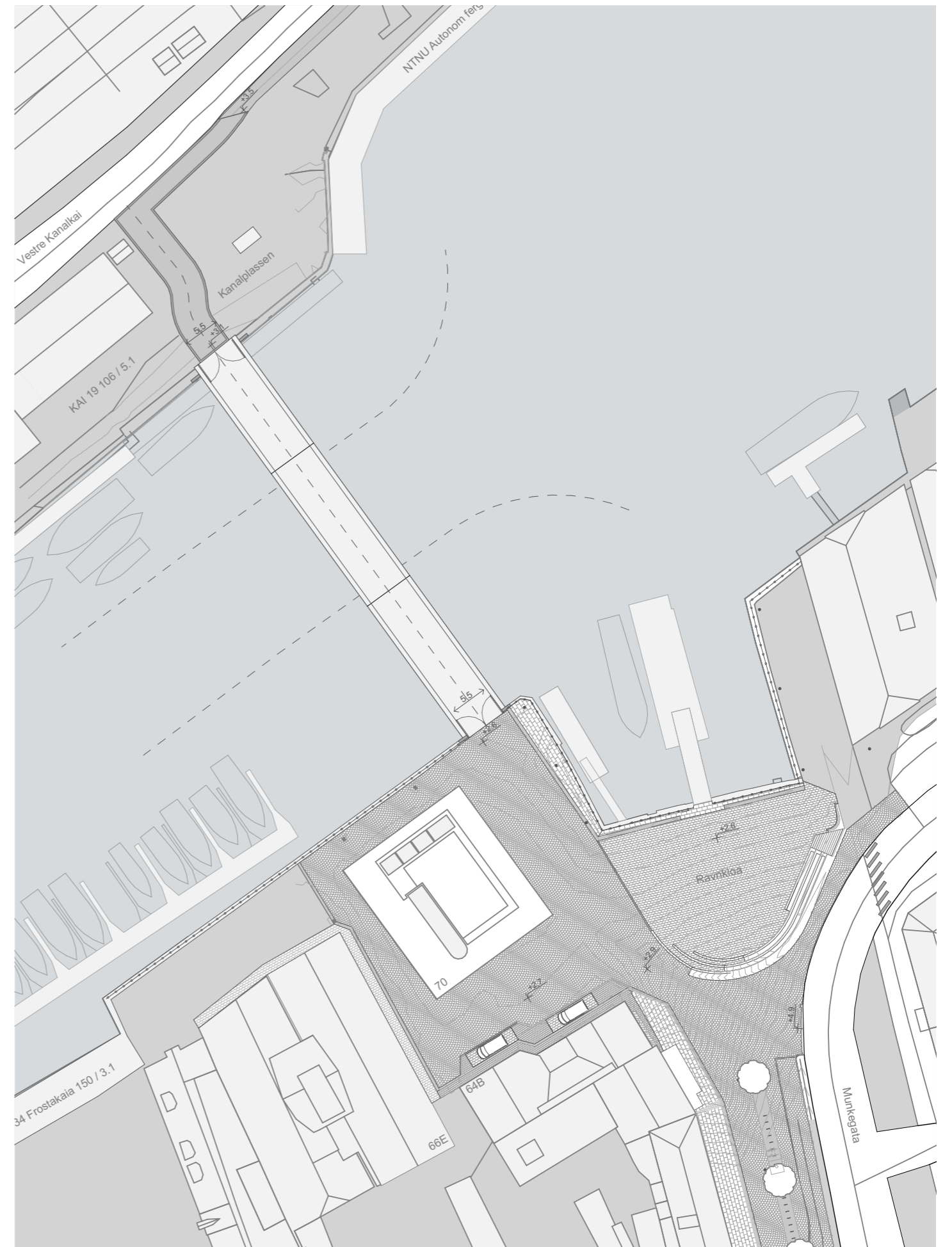
Dato: 10.02.2026



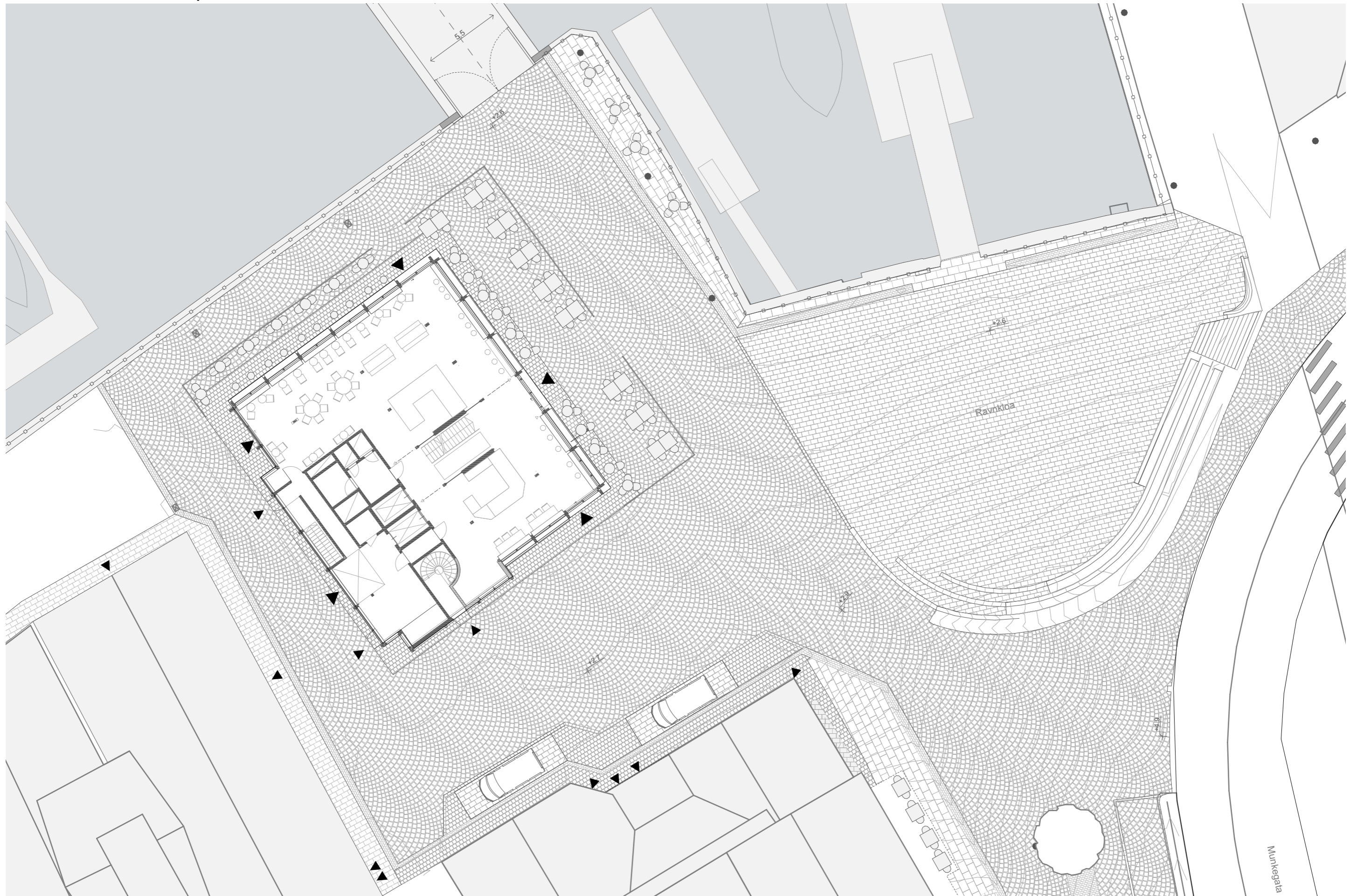
Ortofoto med situasjonsplan



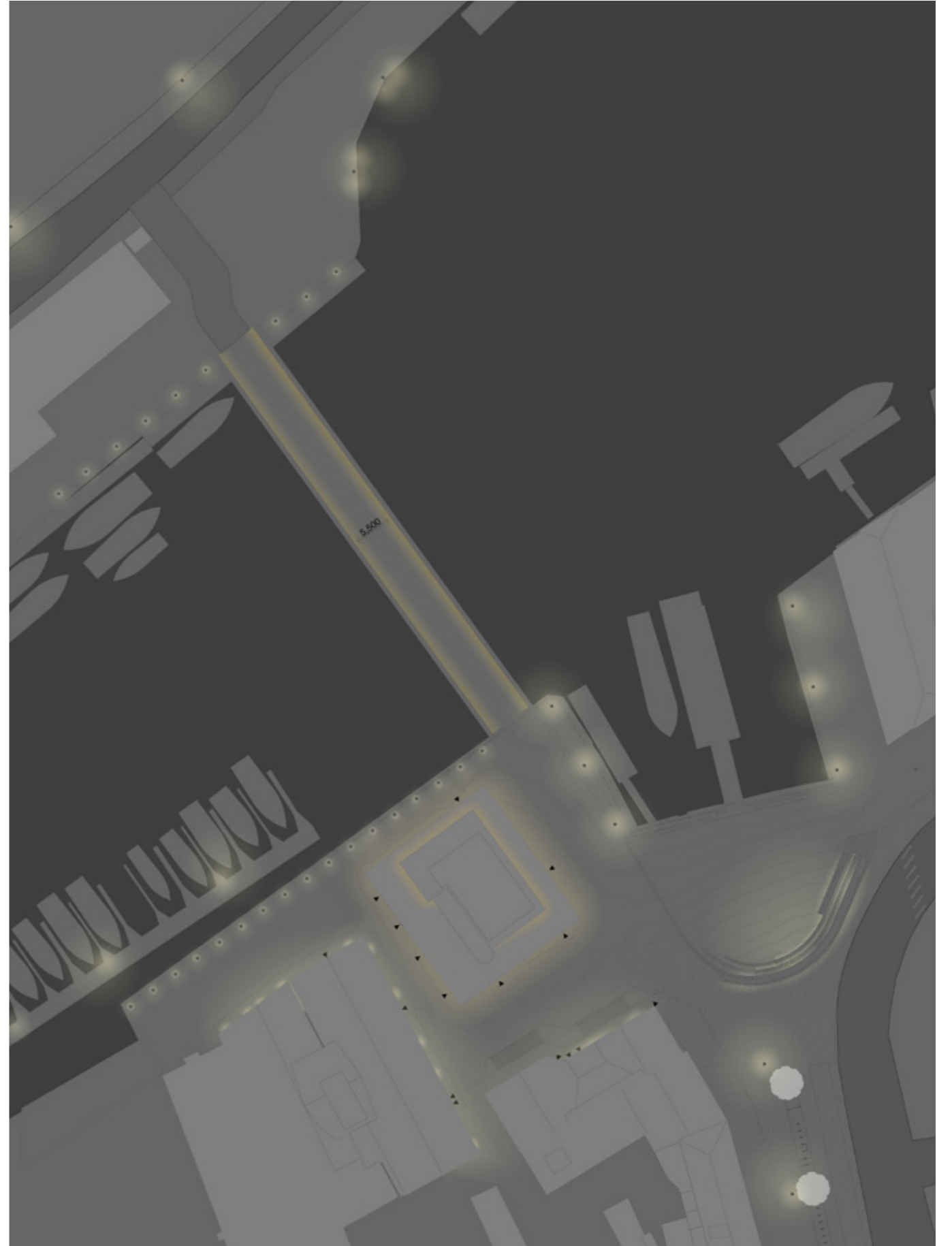
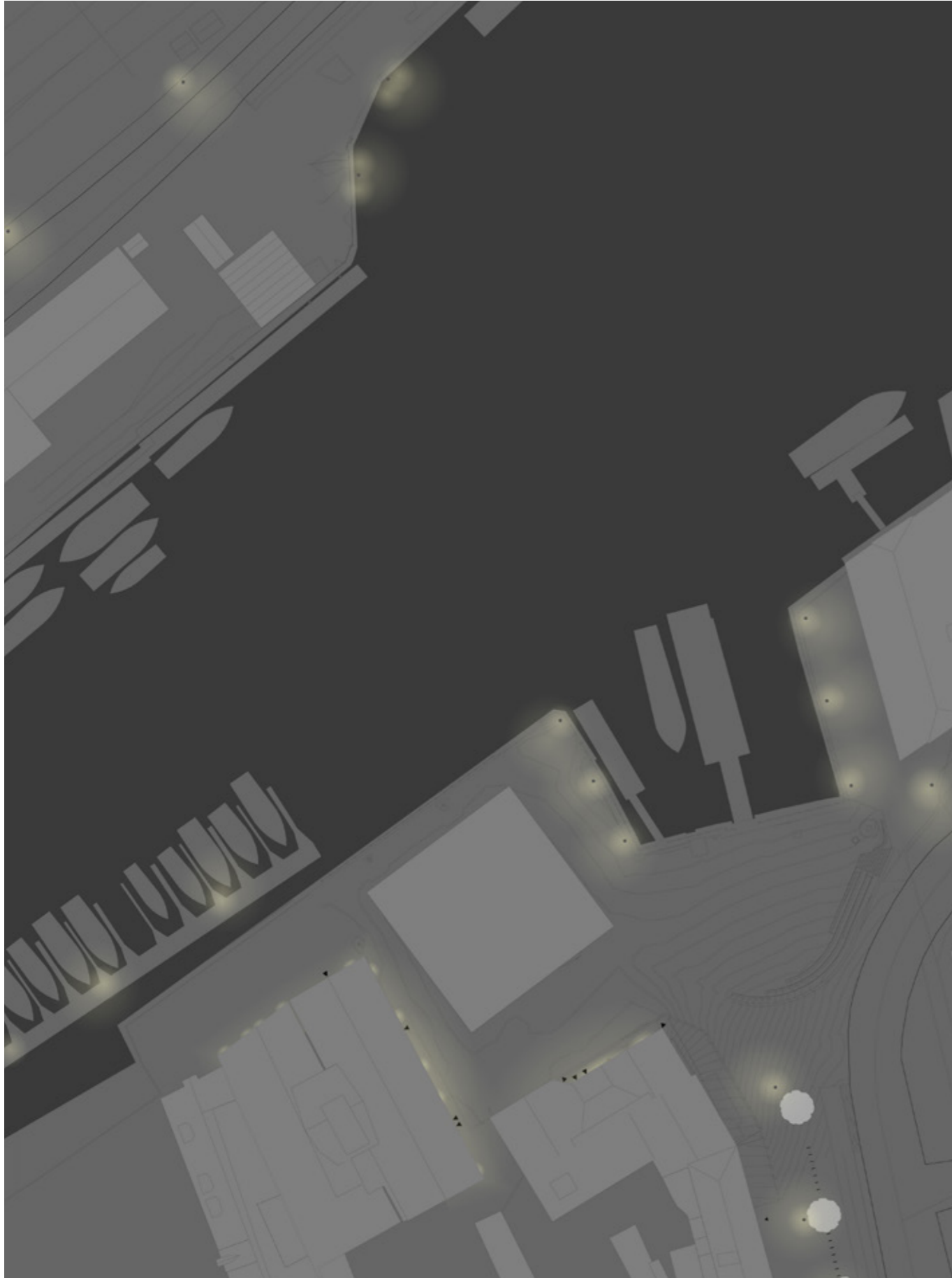
Illustrasjonsplan M 1:500



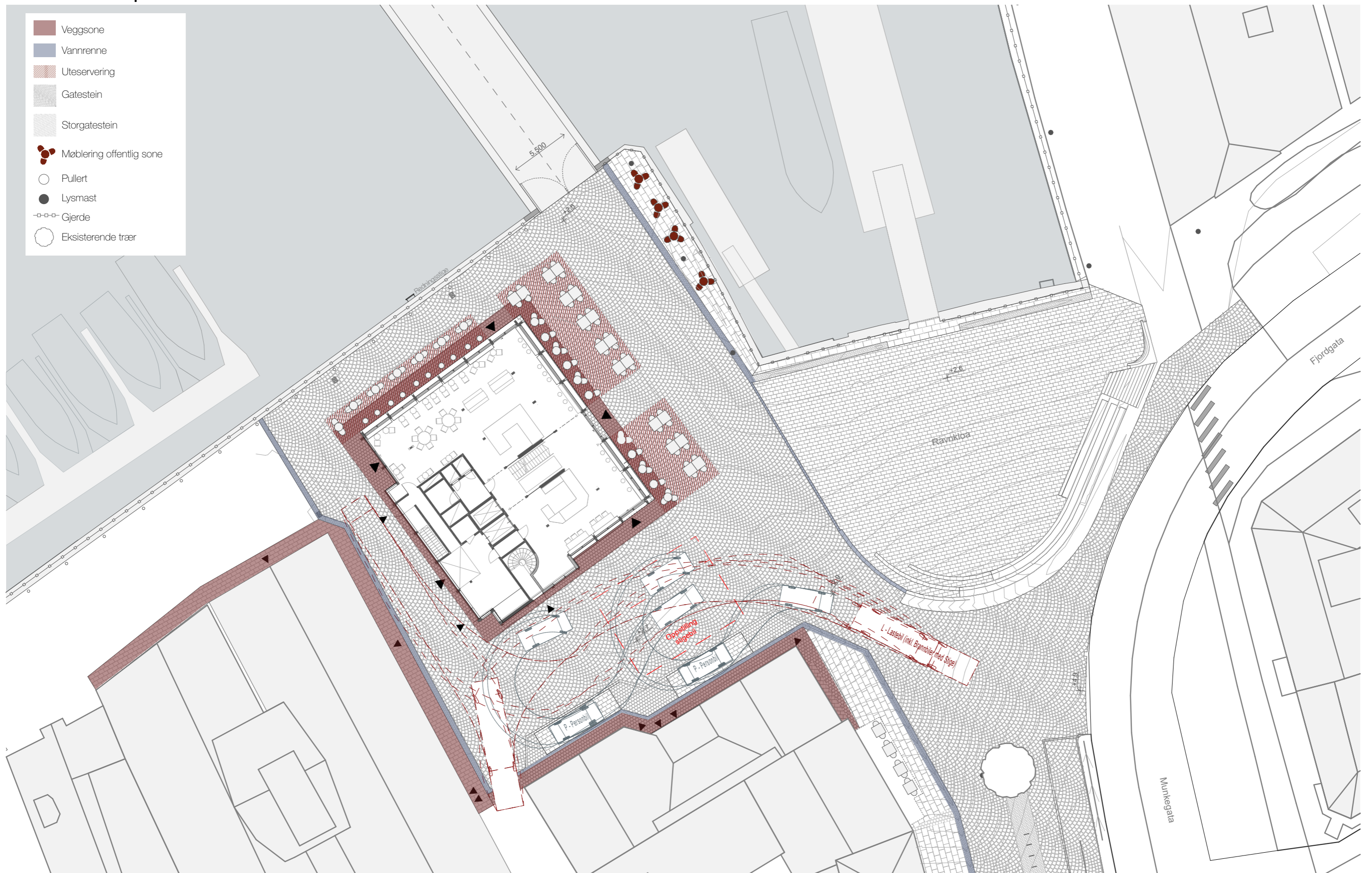
Utomhusplan Ravnkloa M 1:250



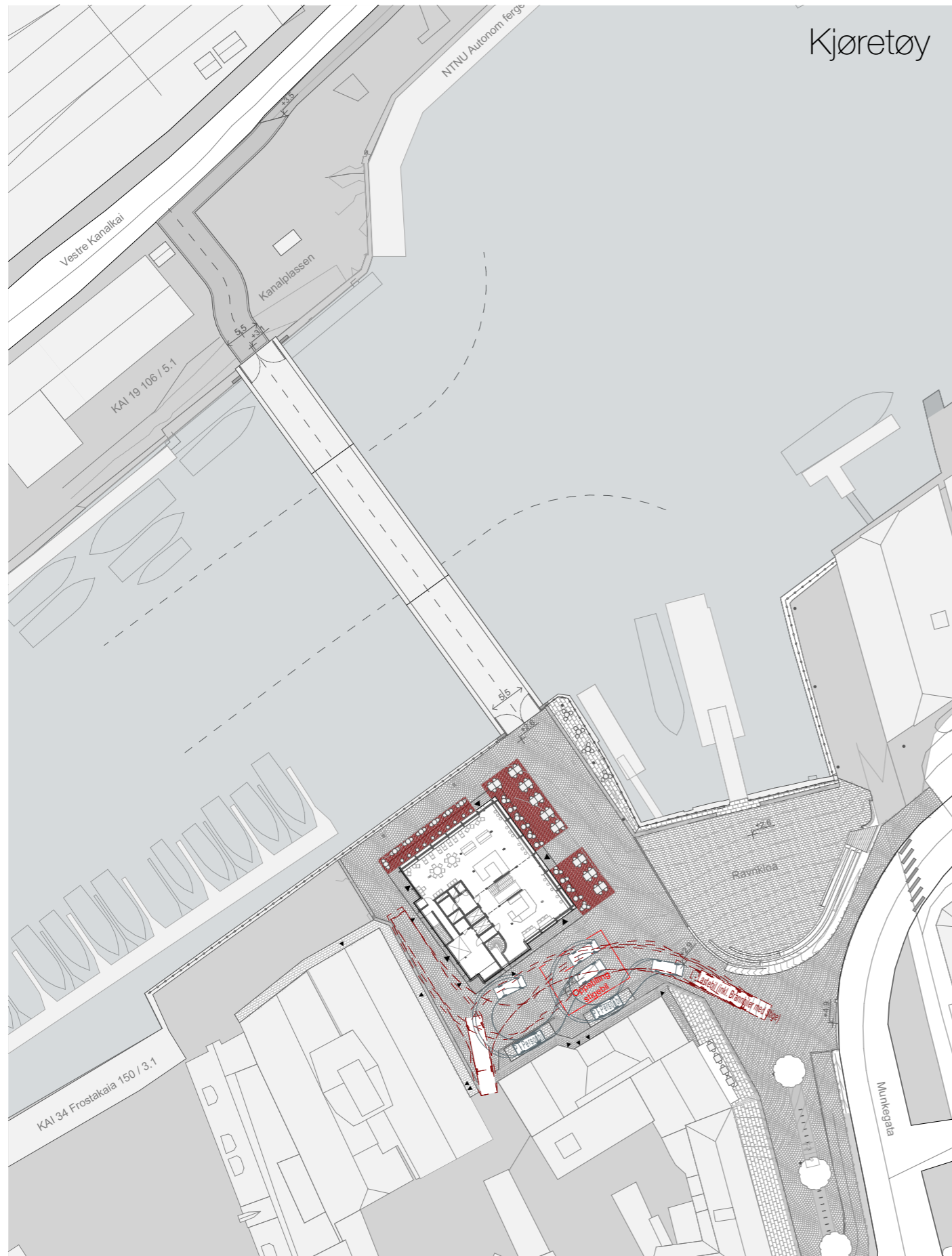
Belysningsplan M 1:500 ☰



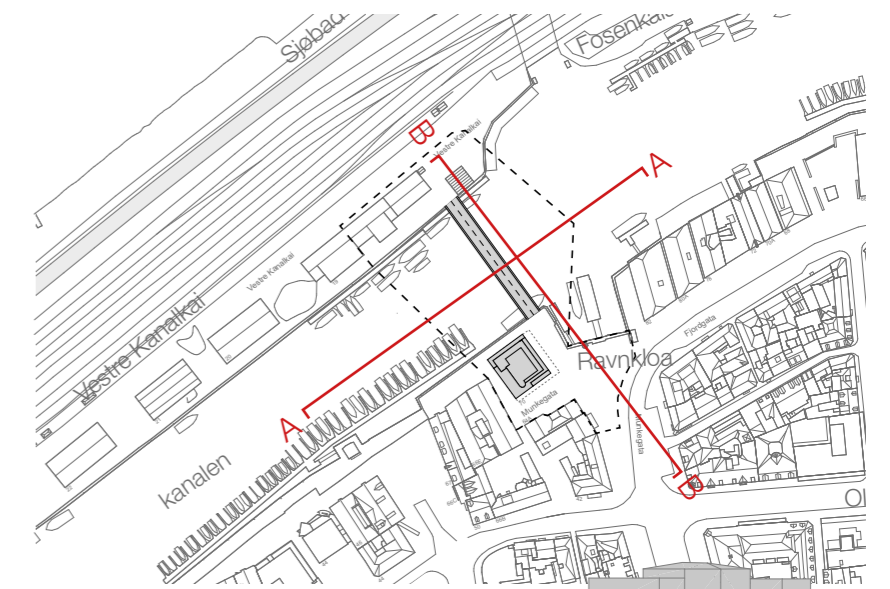
Trafikkplan M 1:250



Trafikkplan M 1:500 ☰

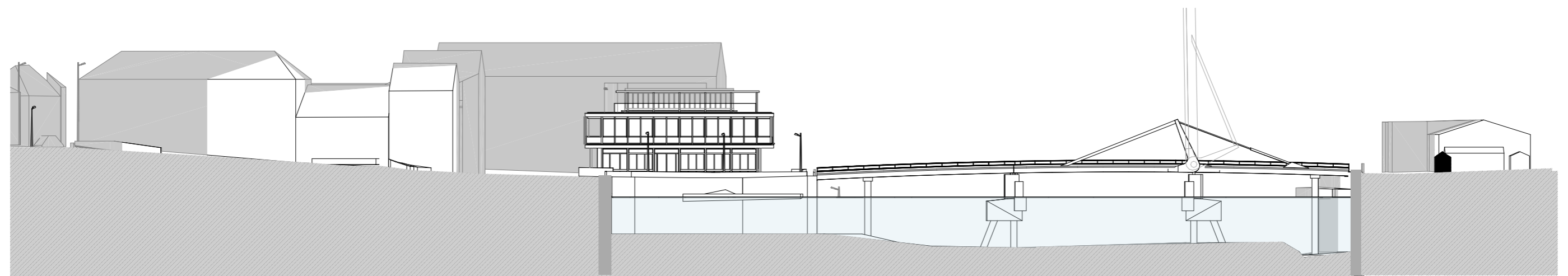


Gateoppriiss M 1:500



Oppriiss fra kanalen A

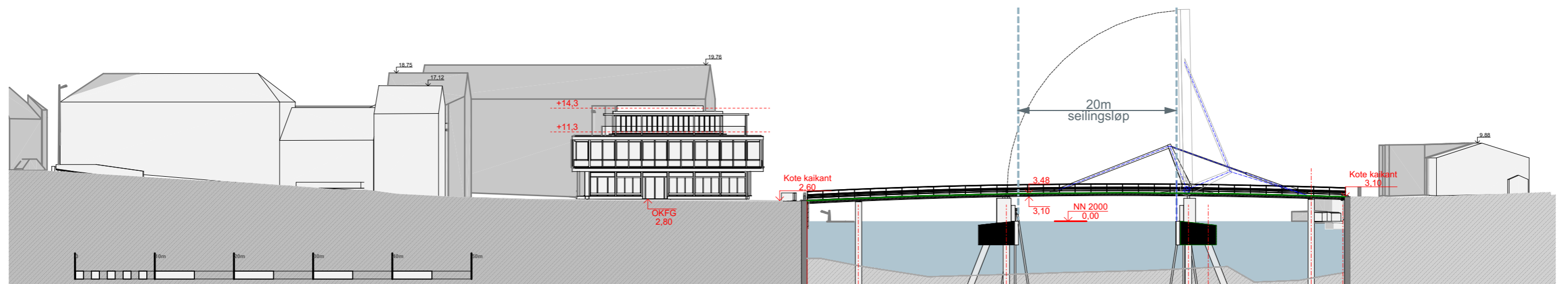
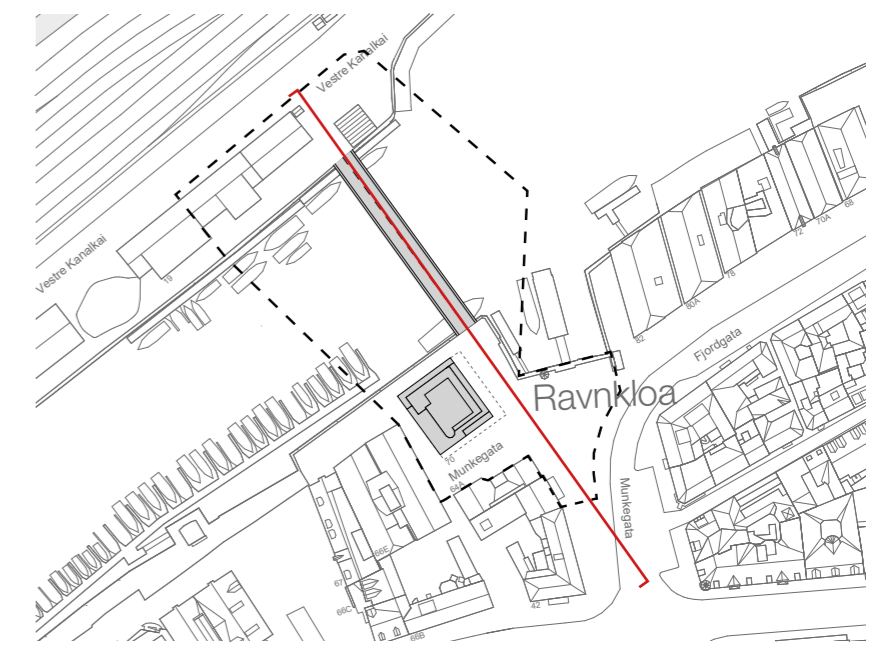
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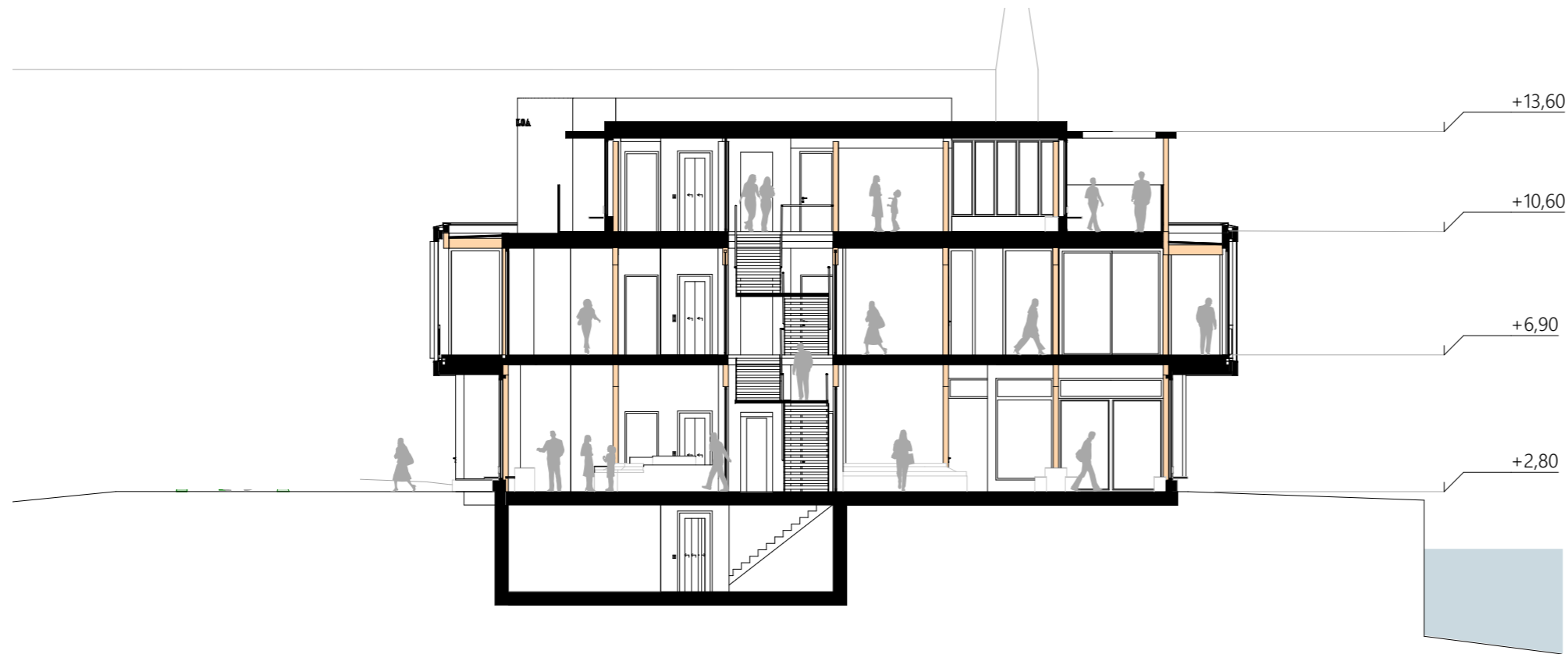
Oppriiss øst B

1:500

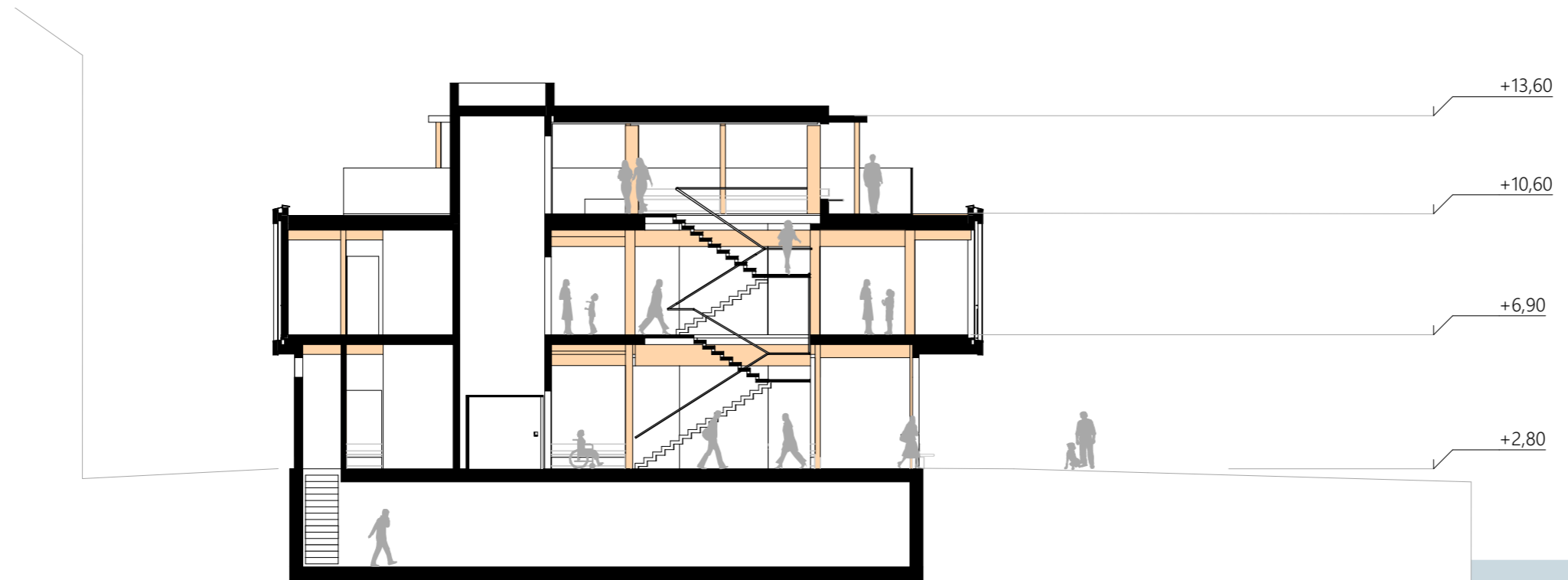
Situasjonssnitt M 1:500



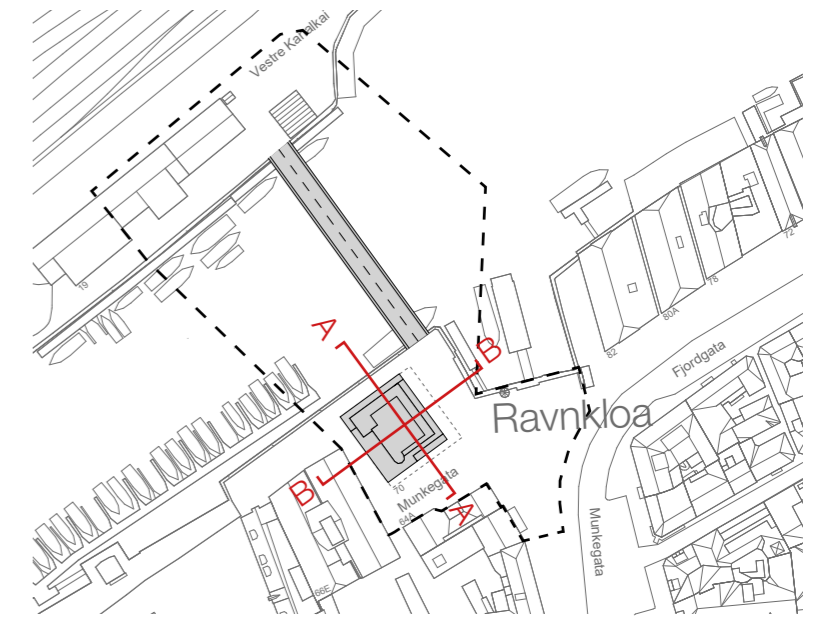
Snitt M 1:200



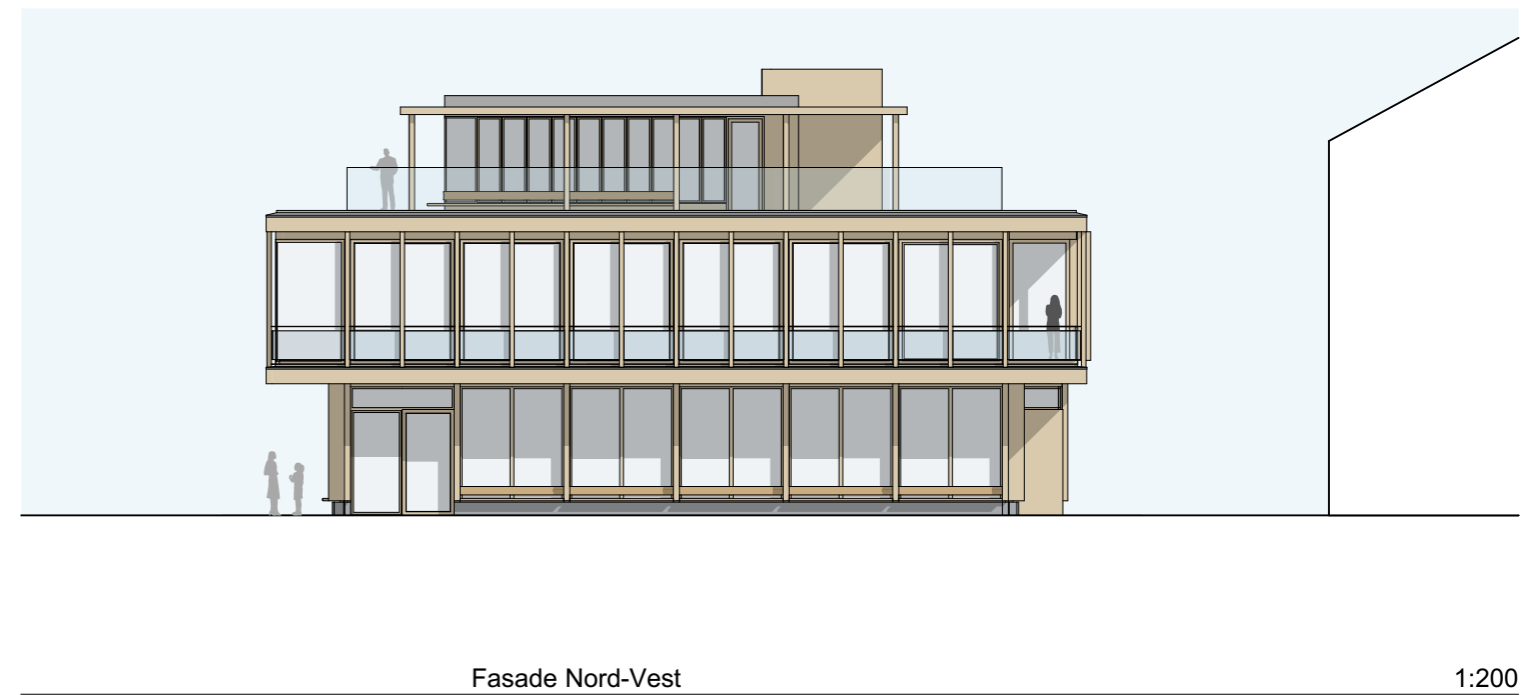
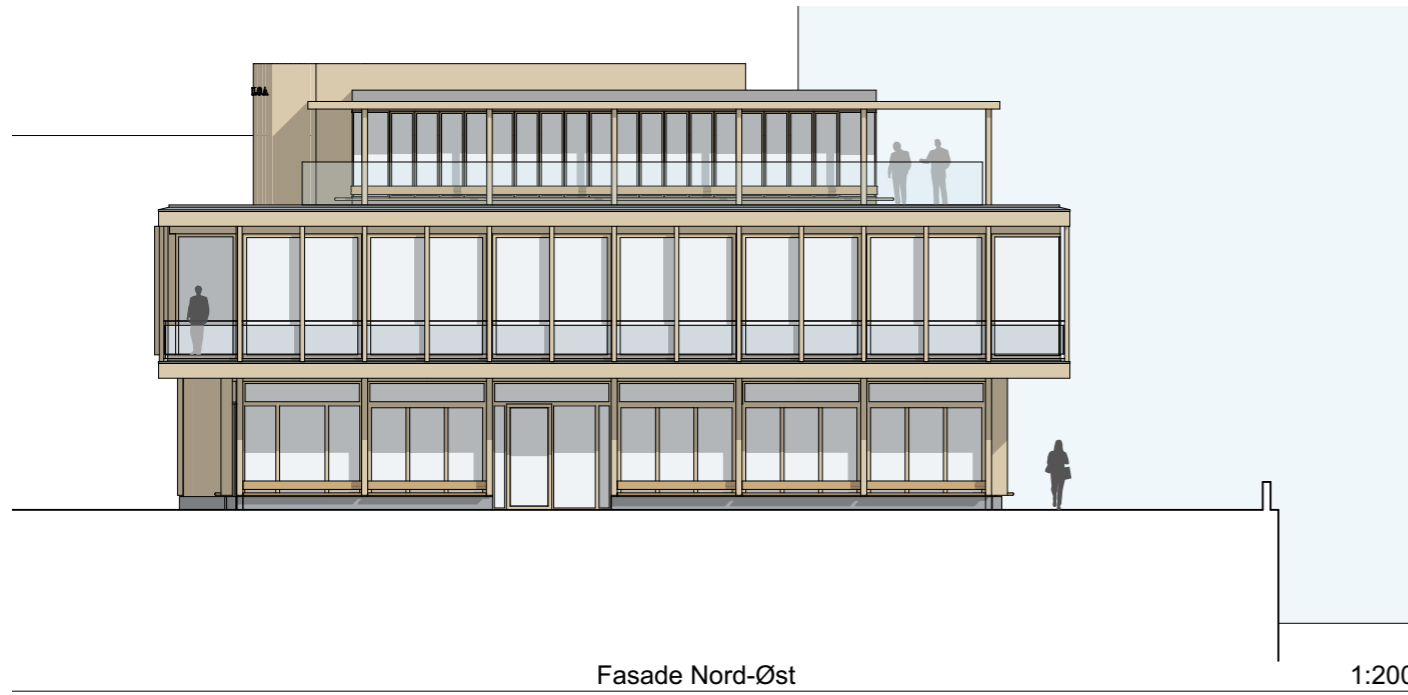
Snitt AA m 1:200



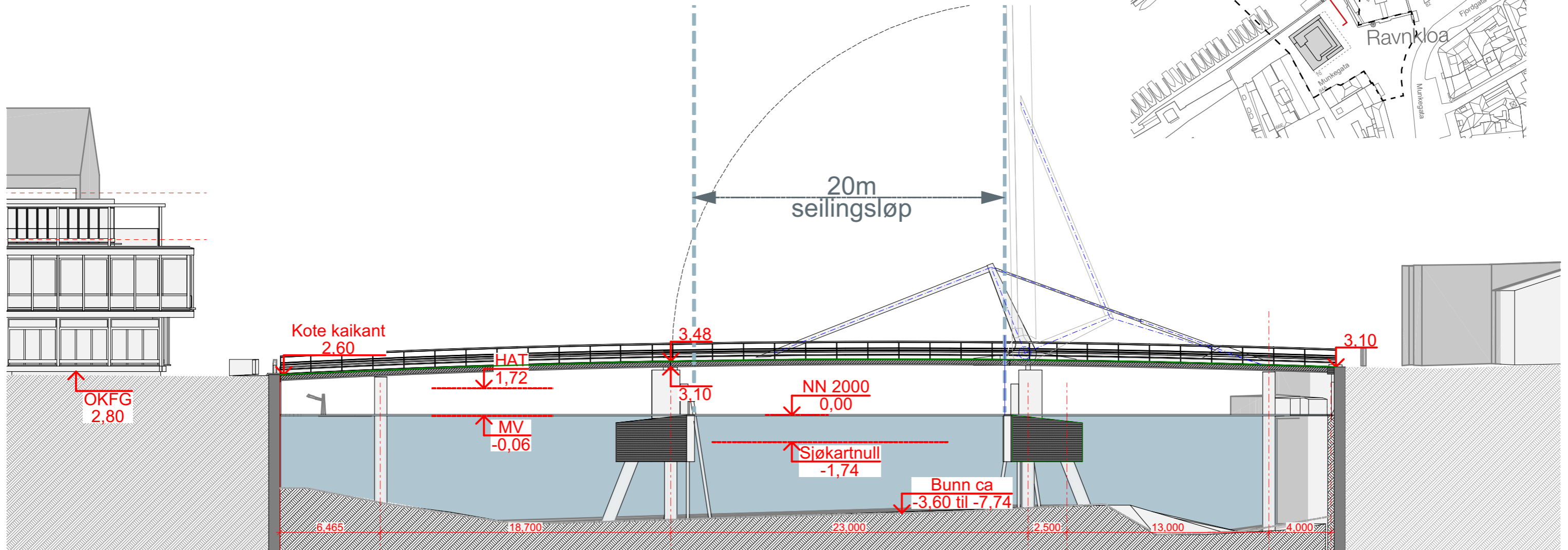
Snitt BB m 1:200



Fasader M 1:200

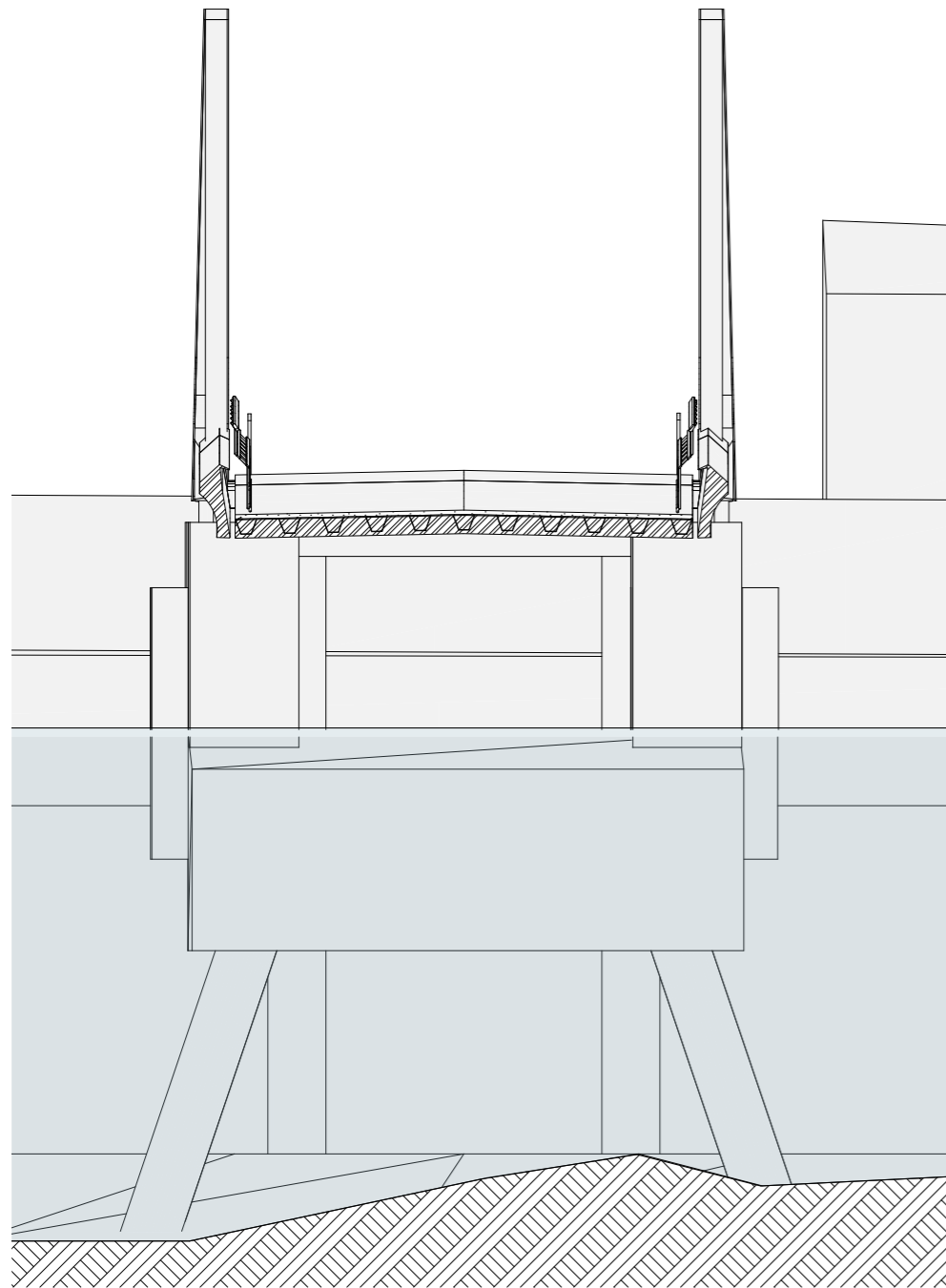
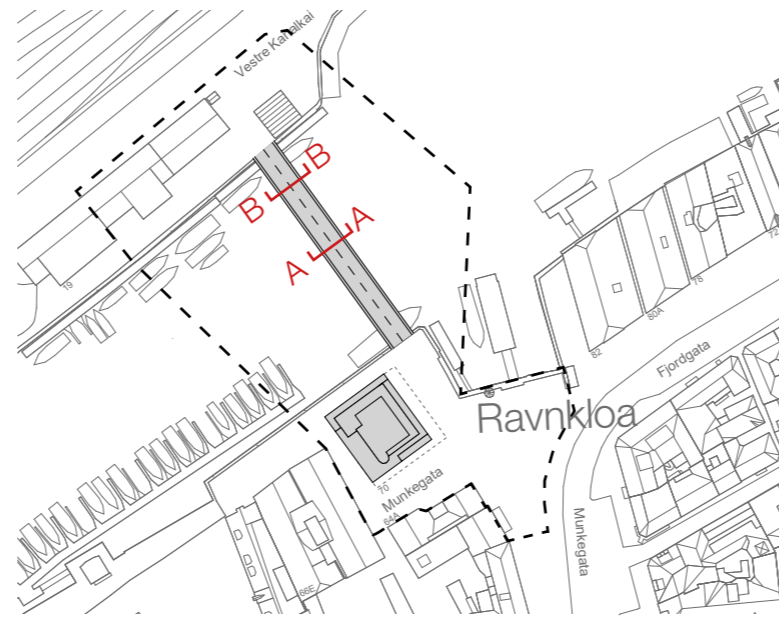


Snitt Bru M 1:250

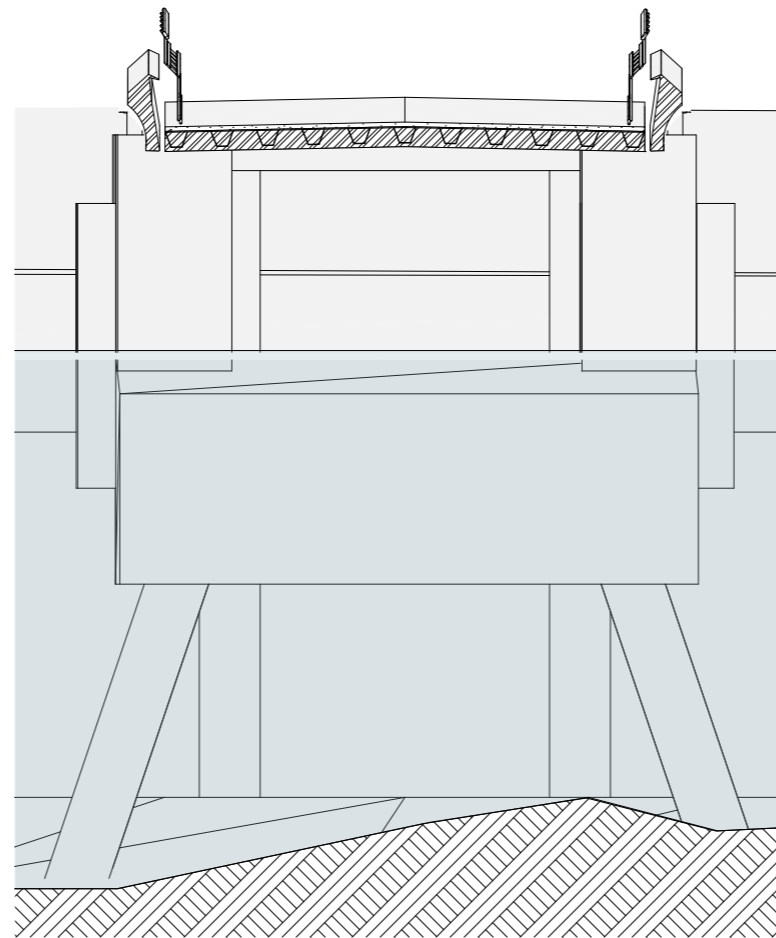


LANGSNITT A
HØYDEREFERANSE **NN 2000**
M 1:250

Tverrsnitt bru M 1:100



A



B

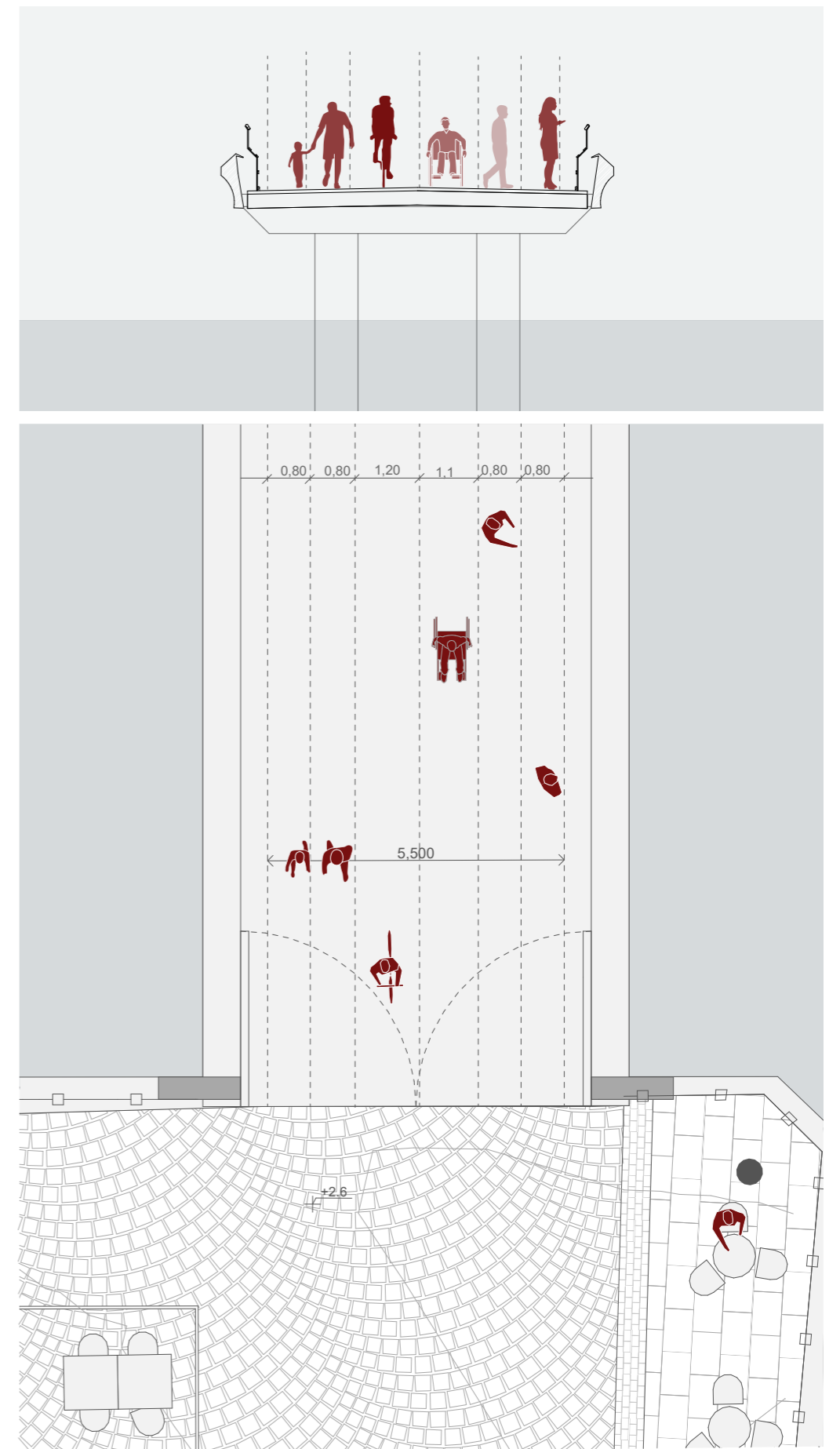
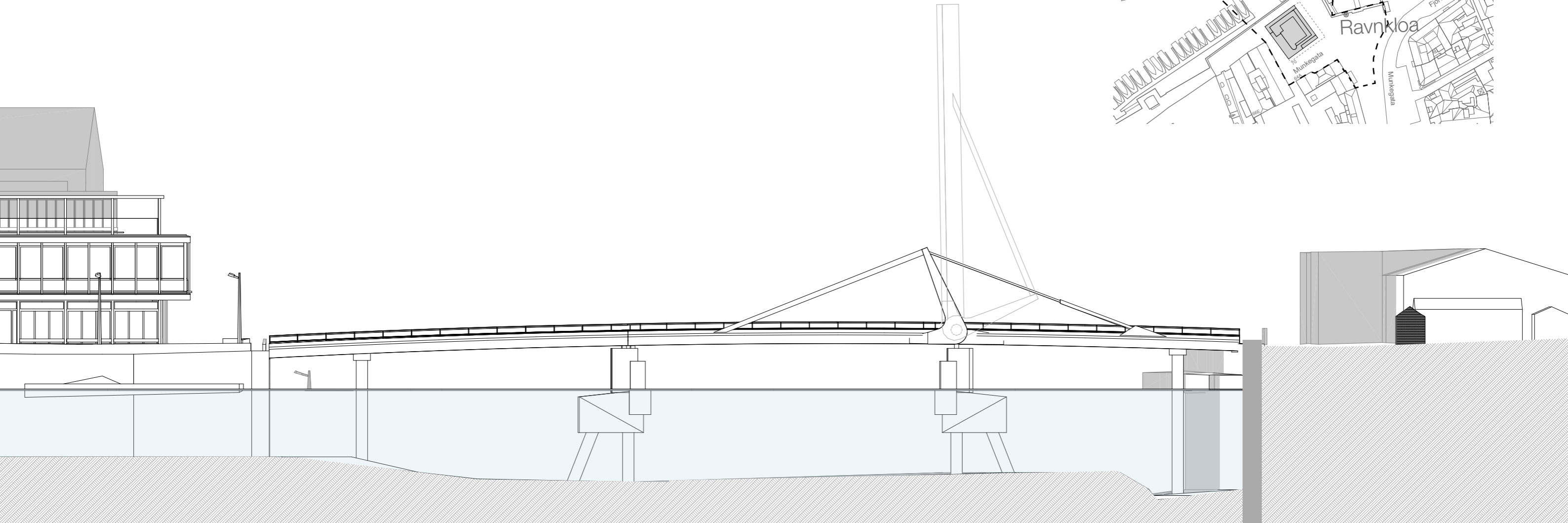
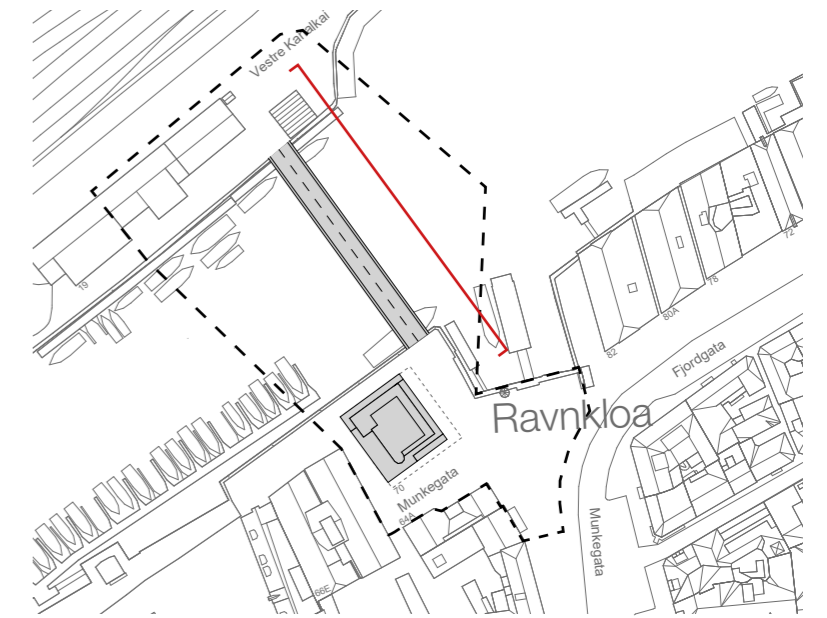
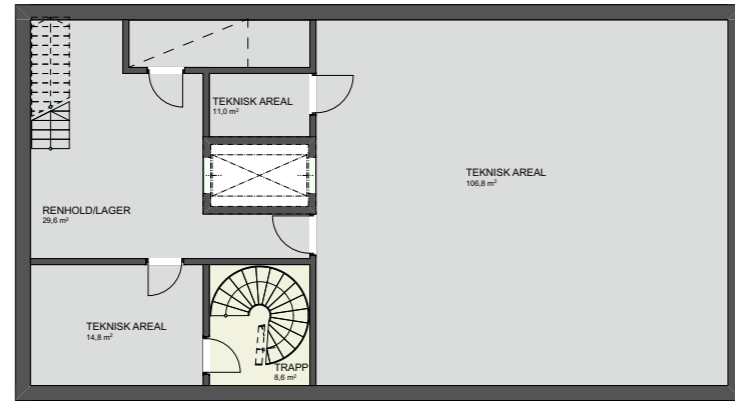


Diagram kapasitet bredde bru

Oppriss bru M 1:250

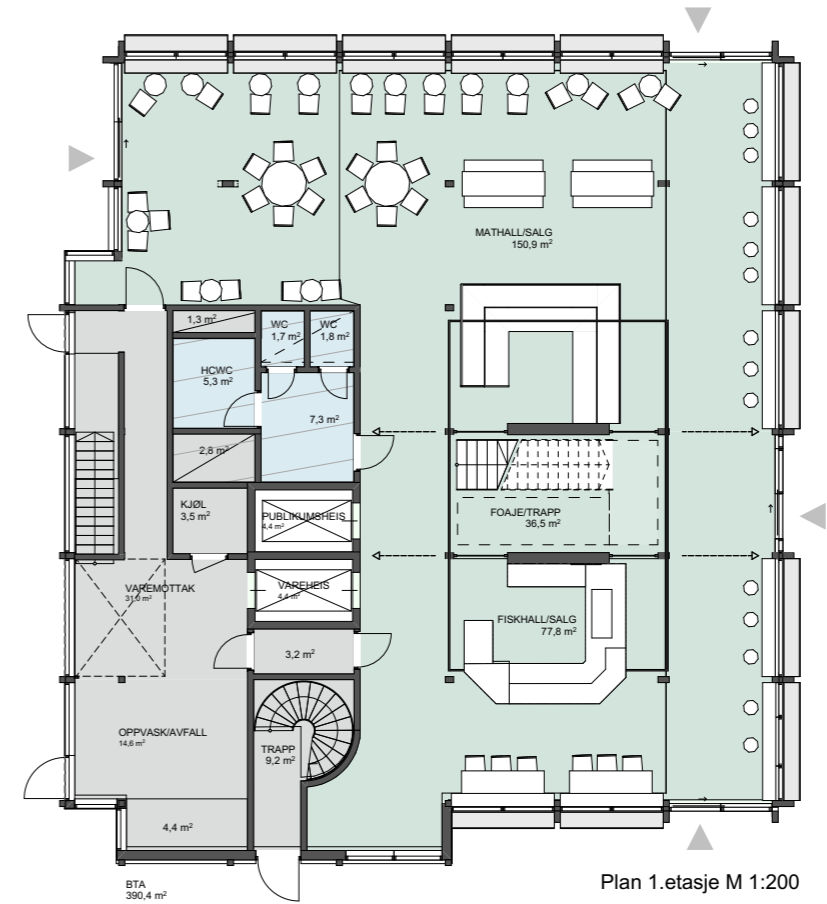


Planer M 1:200



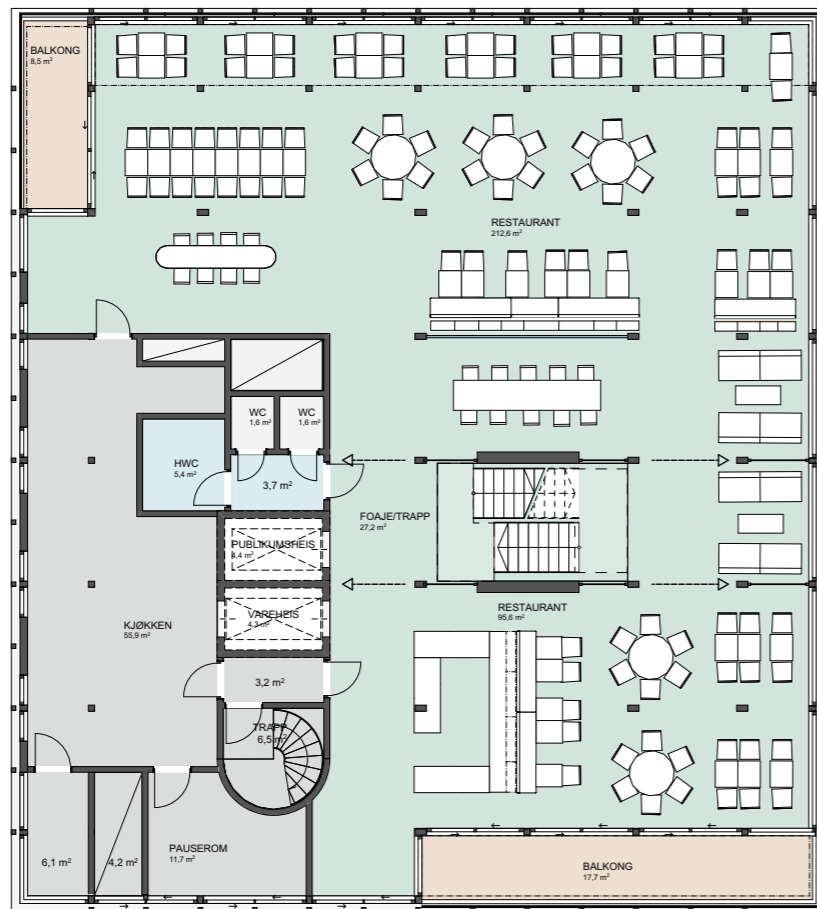
BTA
204,2 m²

Plan underetasje M 1:200



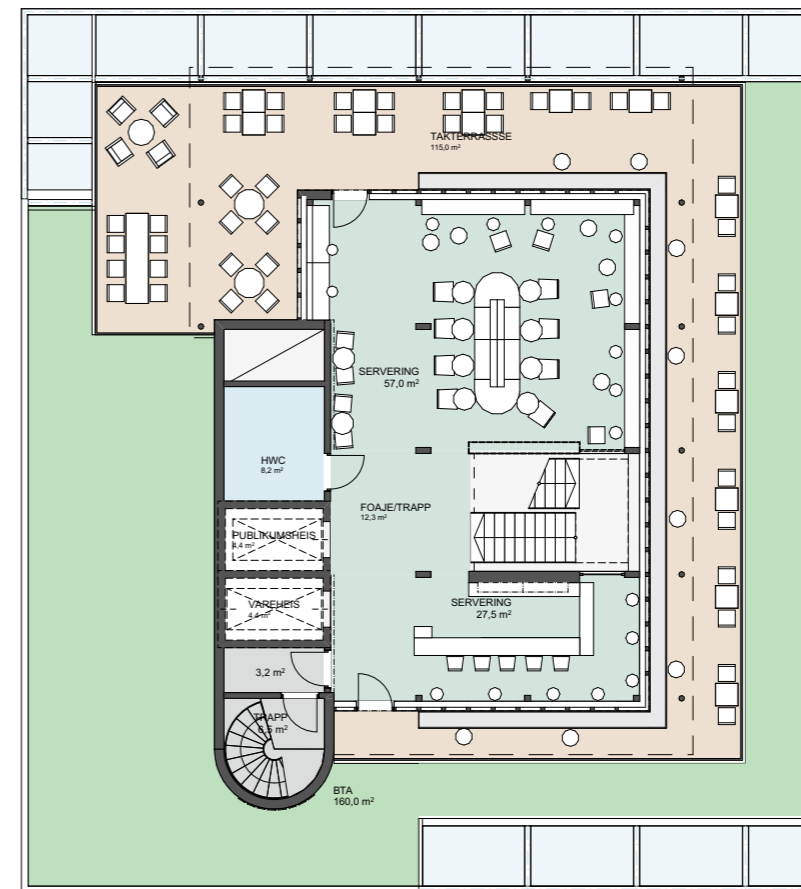
BTA
395,4 m²

Plan 1.etasje M 1:200



BTA
488,5 m²

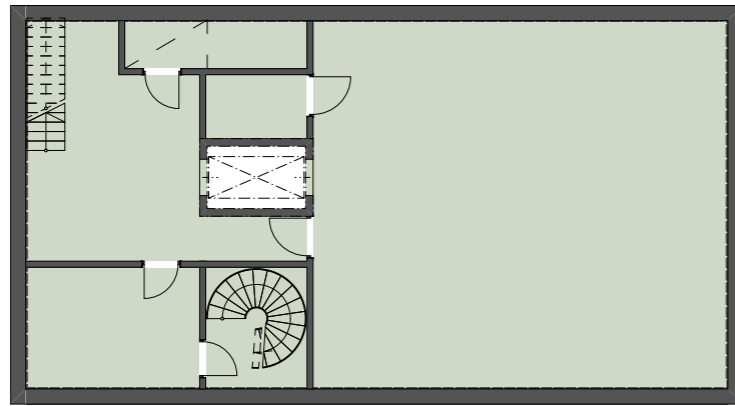
Plan 2.etasje M 1:200



BTA
160,0 m²

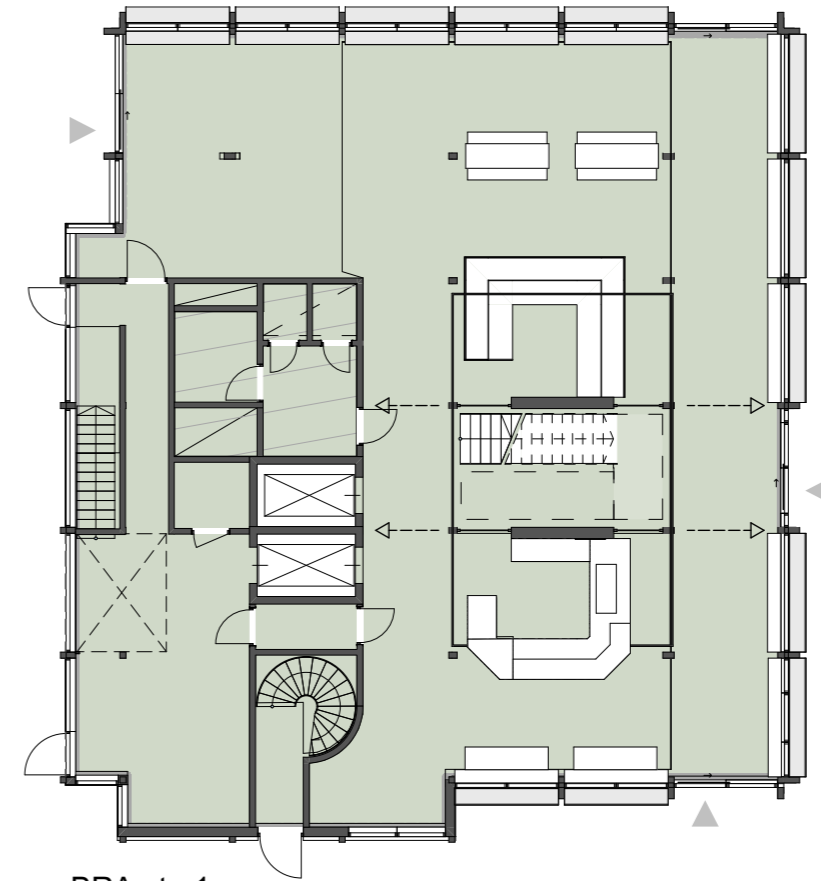
Plan 3.etasje M 1:200

Arealoversikt BRA M 1:200



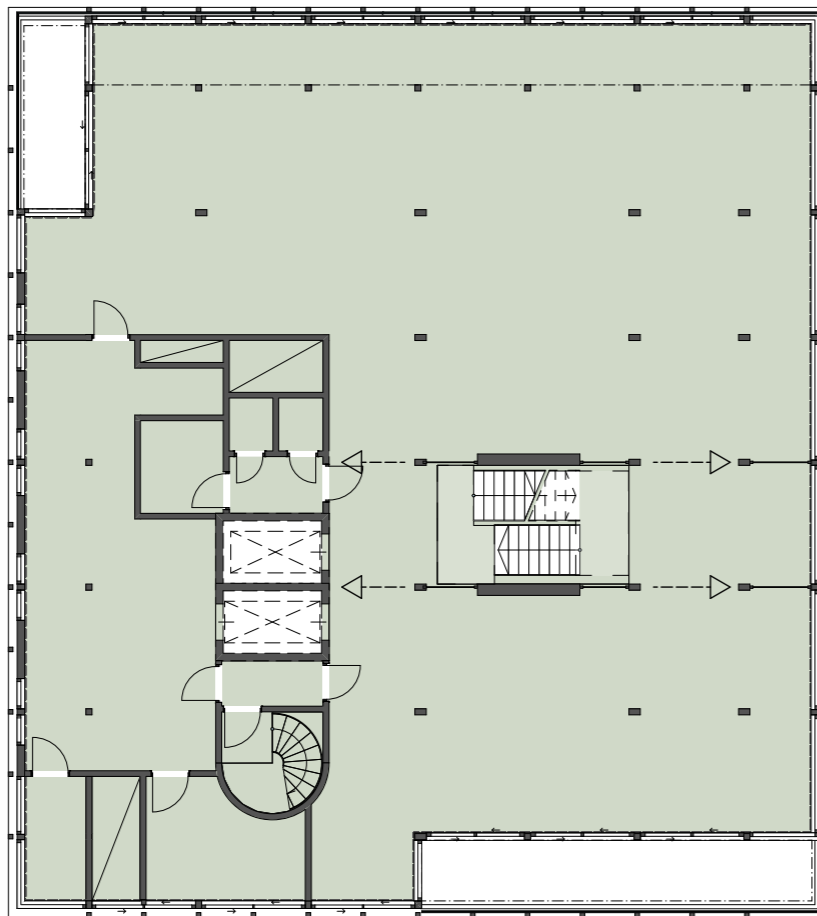
BRA kjeller
181,3 m²

Plan underetasje M
1:200



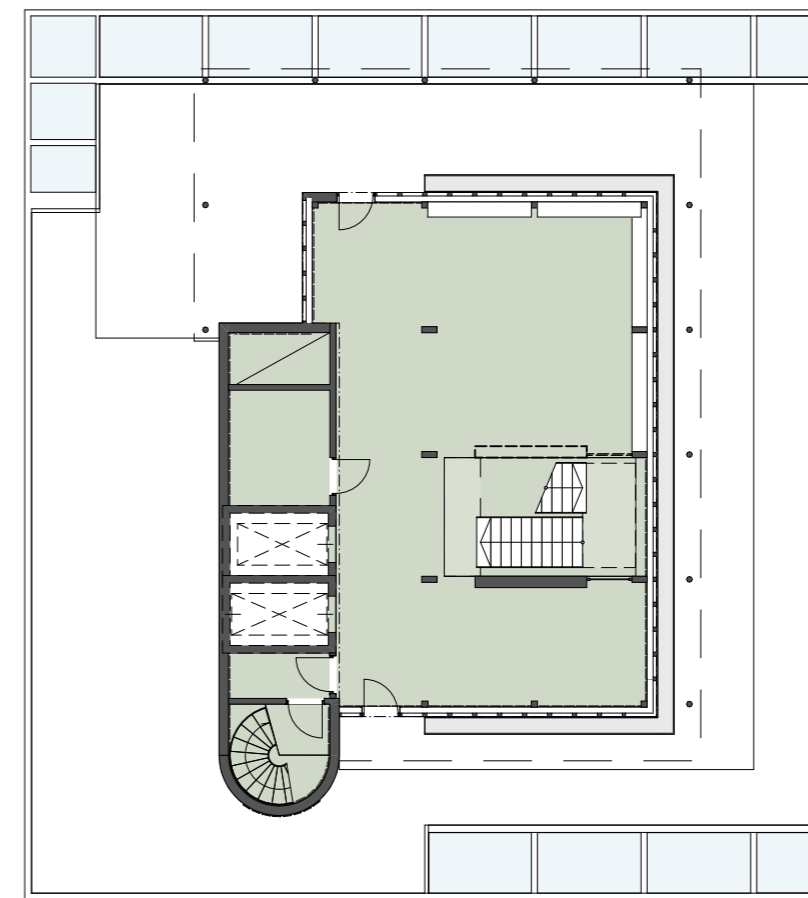
BRA etg 1
370,7 m²

Plan 1.etasje M 1:200



BRA etg2
454,5 m²

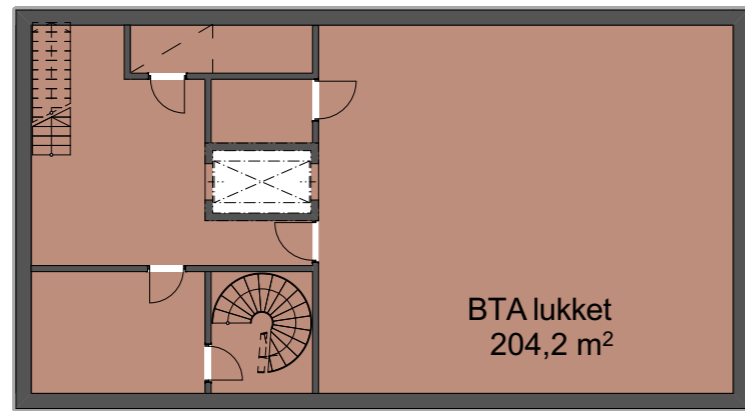
Plan 2.etasje M 1:200



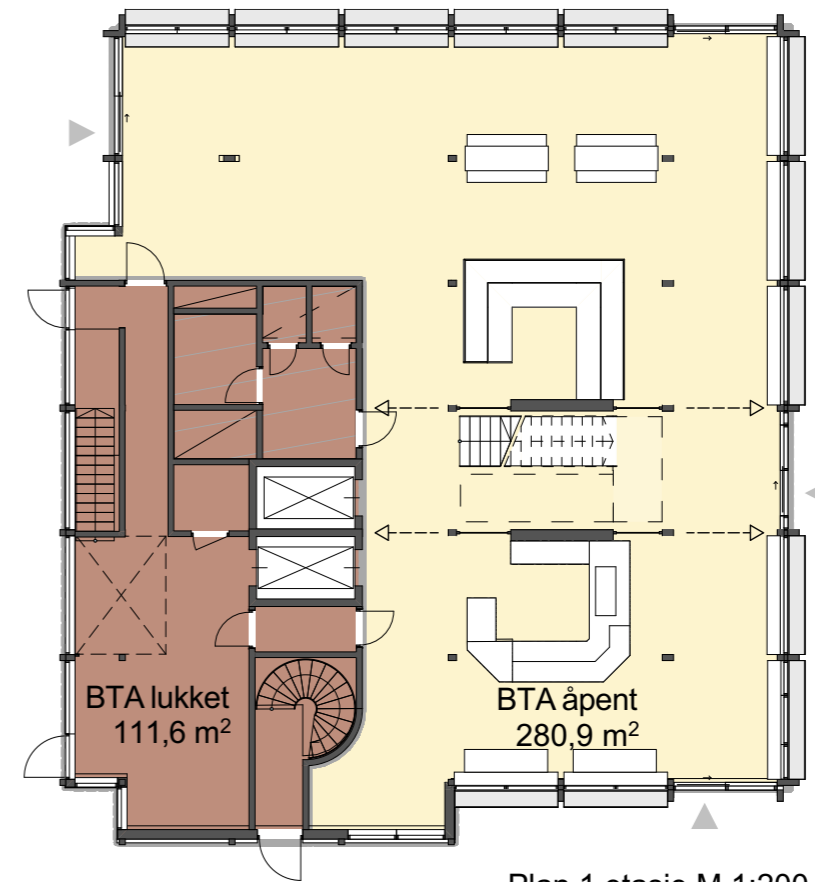
BRA etg3
146,1 m²

Plan 3.etasje M 1:200

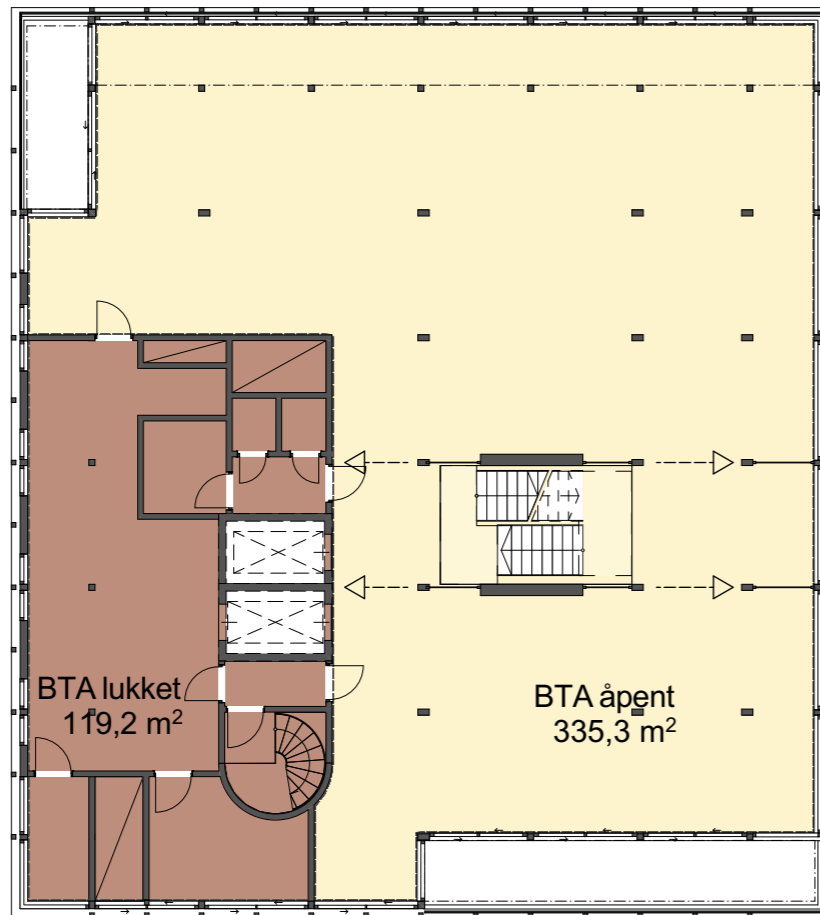
Arealoversikt BTA M 1:200



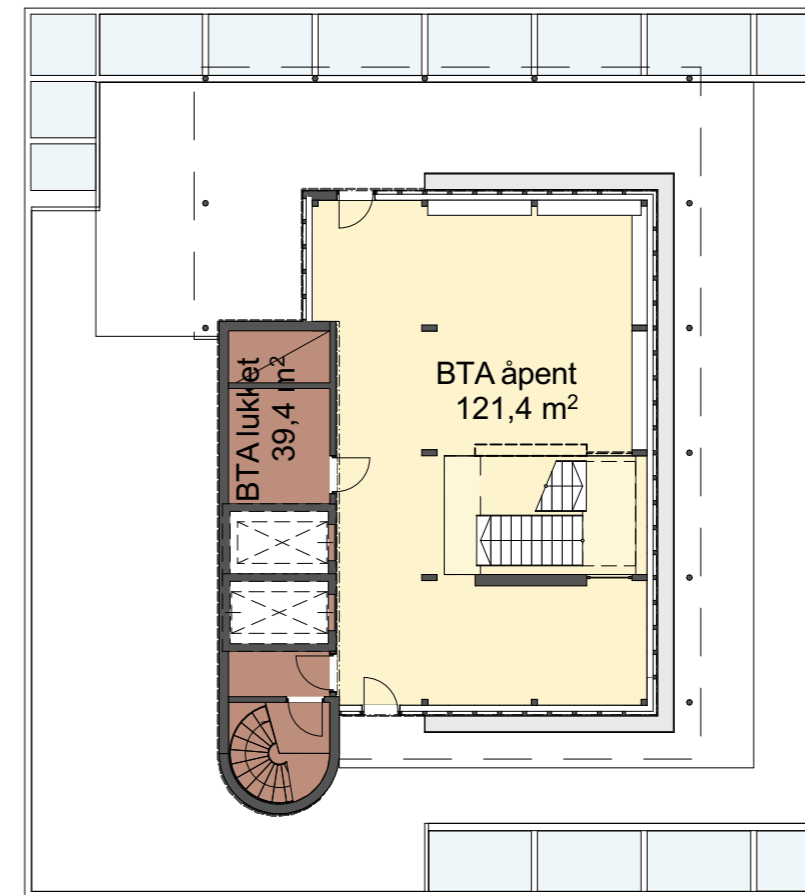
Plan underetasje M
1:200



Plan 1.etasje M 1:200

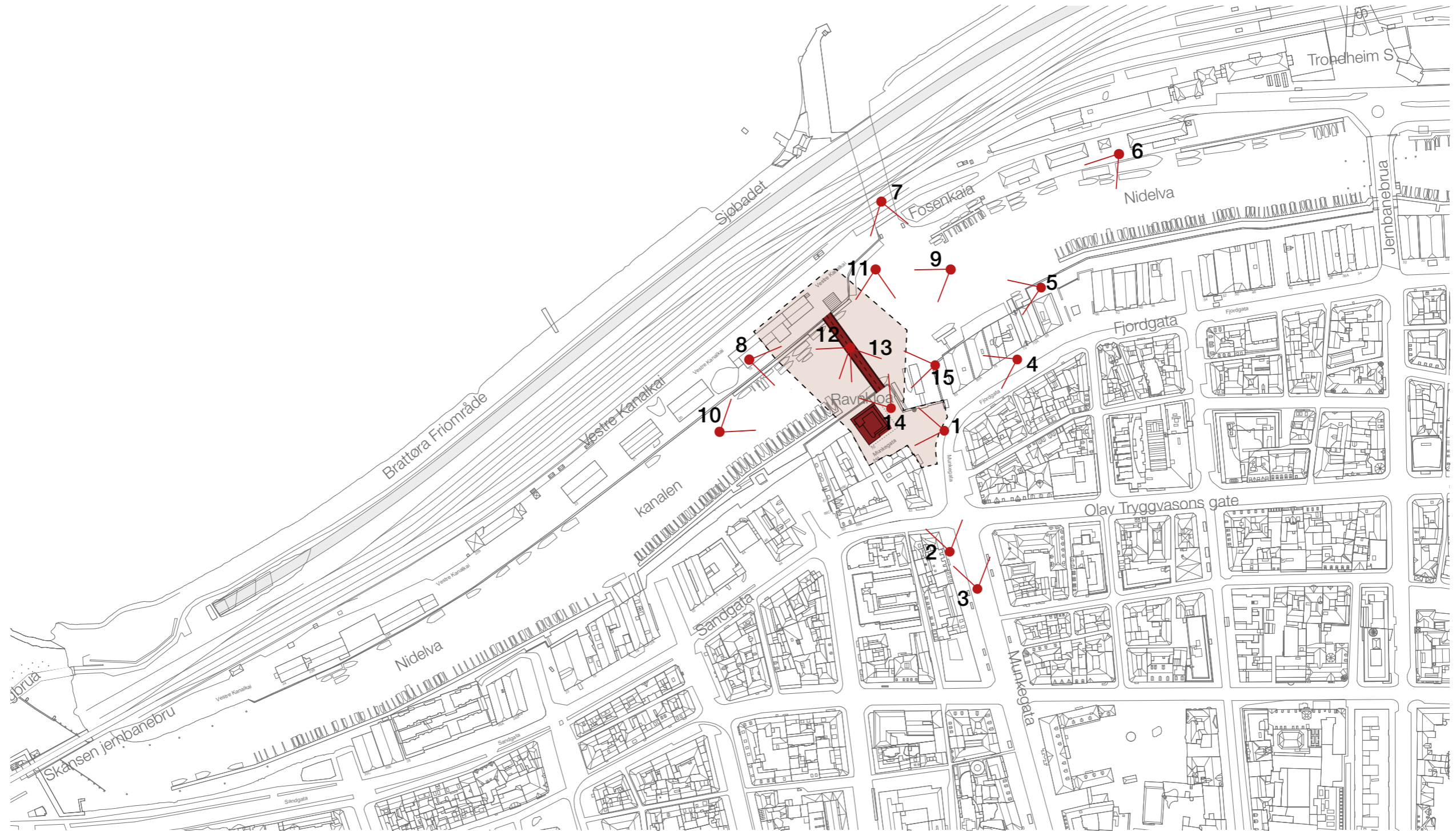


Plan 2.etasje M 1:200



Plan 3.etasje M 1:200

VIRKNINGSILLUSTRASJONER



1 - Ravnkloa

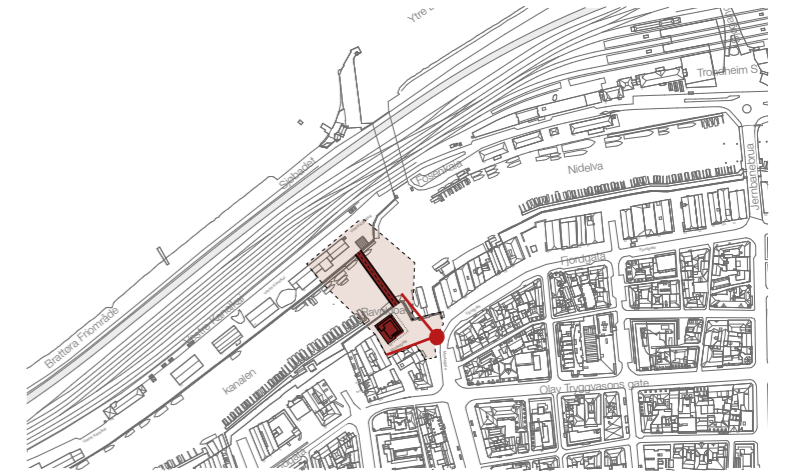


Foto: Koteng



2 - Munkegata

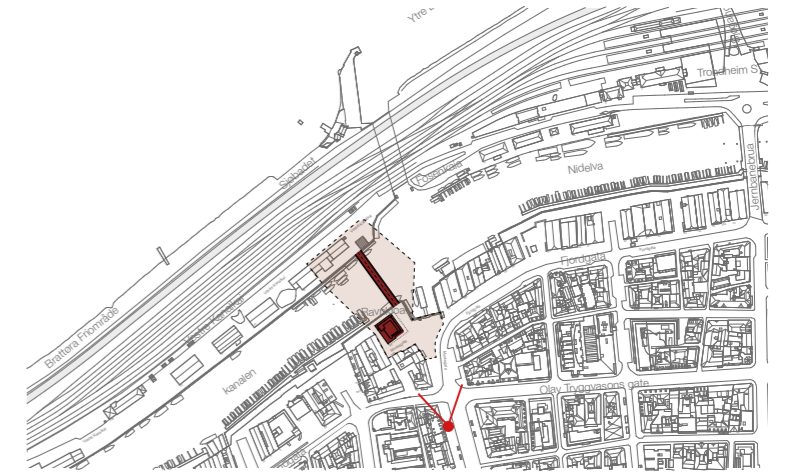


Foto: PIR2



3 - Munkegata - siktlinje

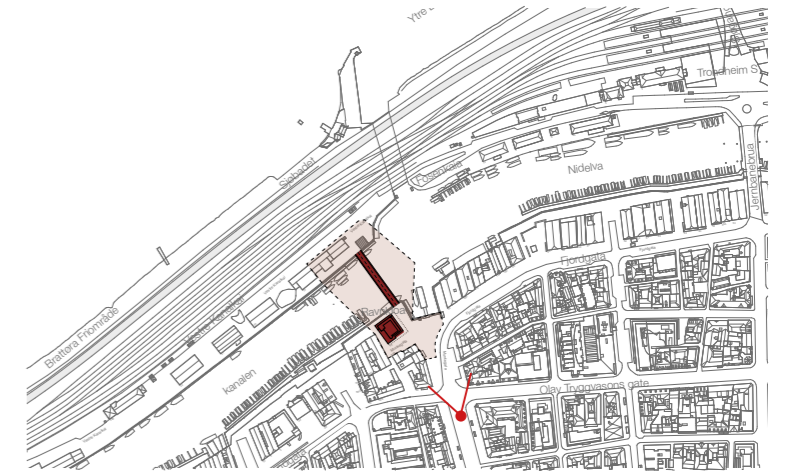


Foto: PIR2



4 - Fjordgata

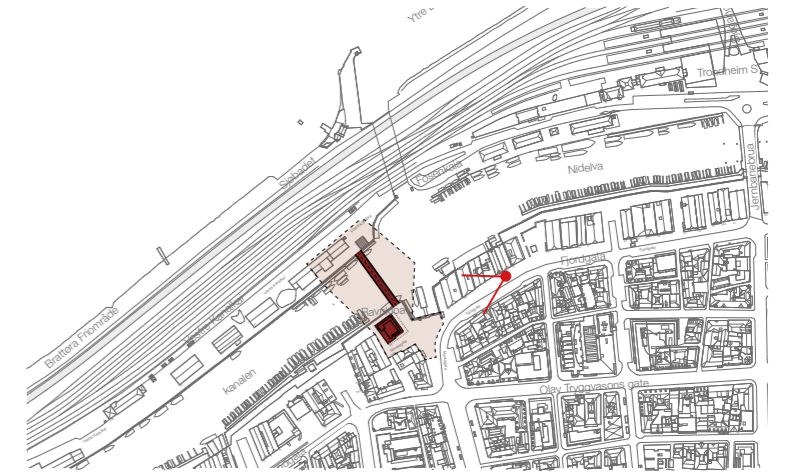


Foto: PIR2



5- Bryggerekka Fjordgata

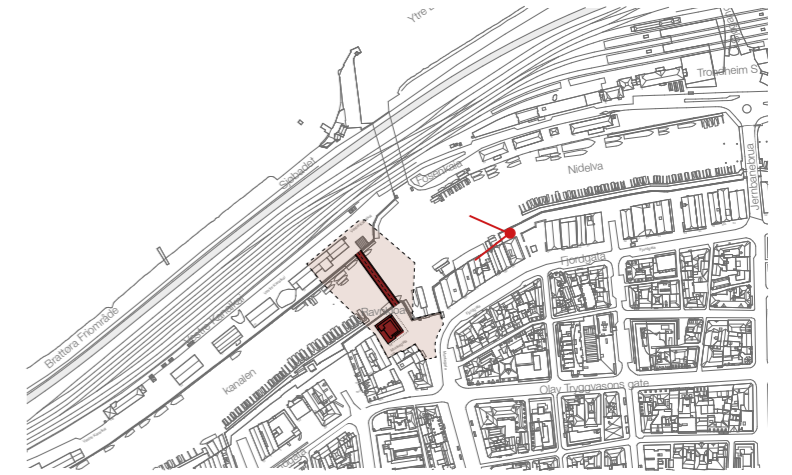


Foto: PIR2



6 - Fosenkaia

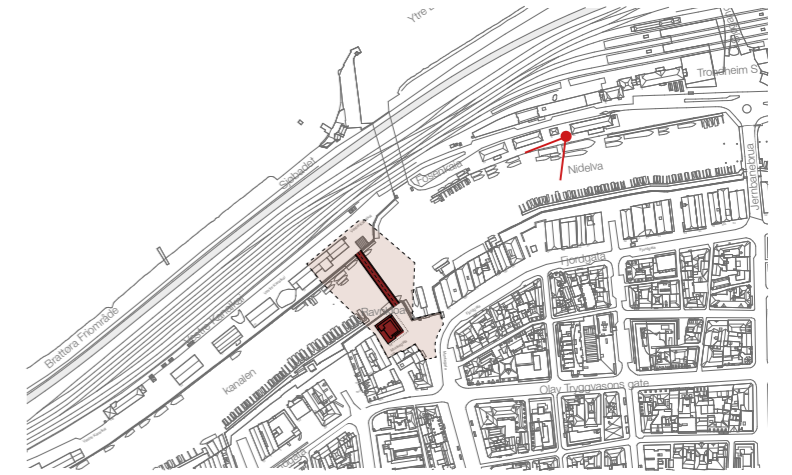


Foto: PIR2



7 - Munkegata- siktlinje

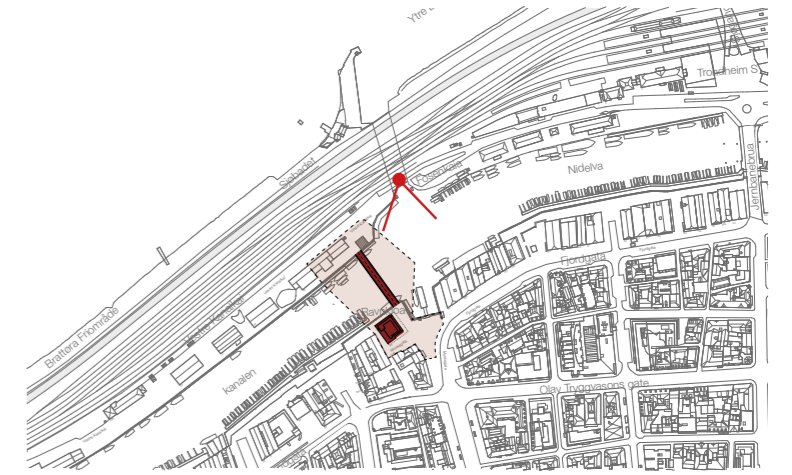


Foto: PIR2



8 - Vestre Kanalkai

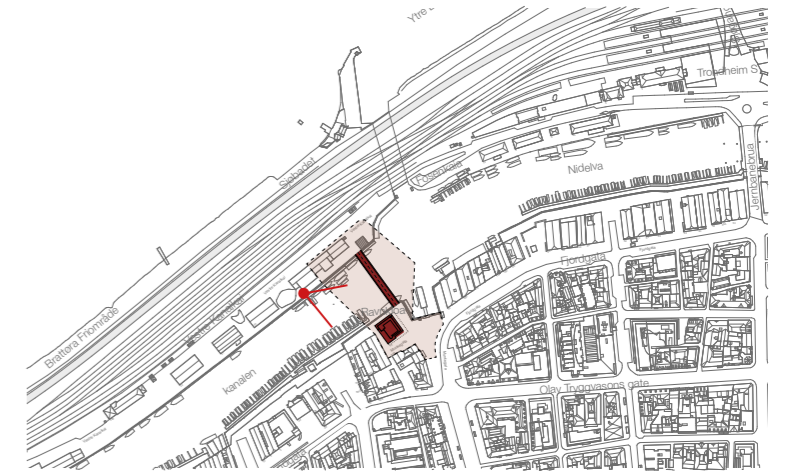


Foto: PIR2



9 - Kanalen fra øst

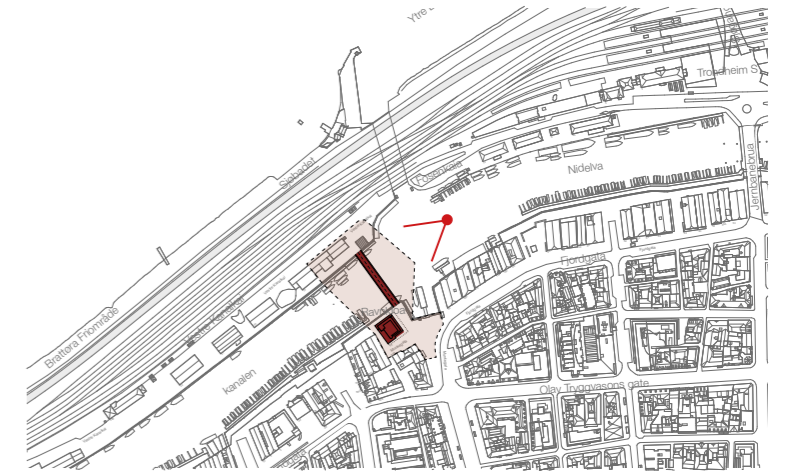


Foto: PIR2



10 - Kanalen fra vest

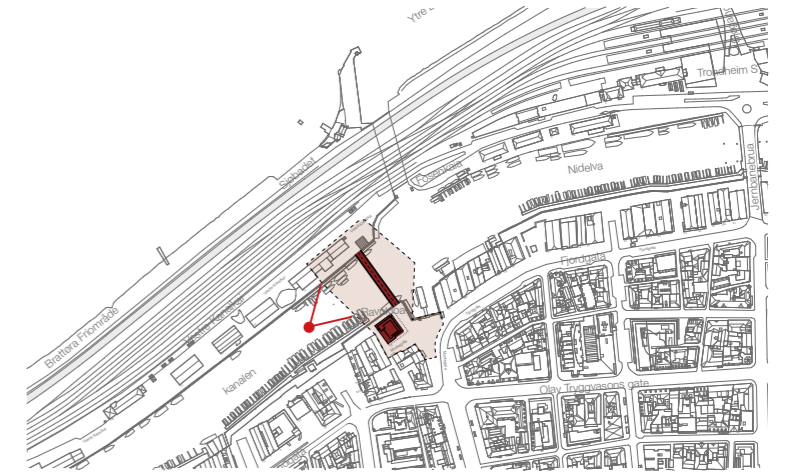


Foto: PIR2



11 - Ravnkloa oversiktsbilde

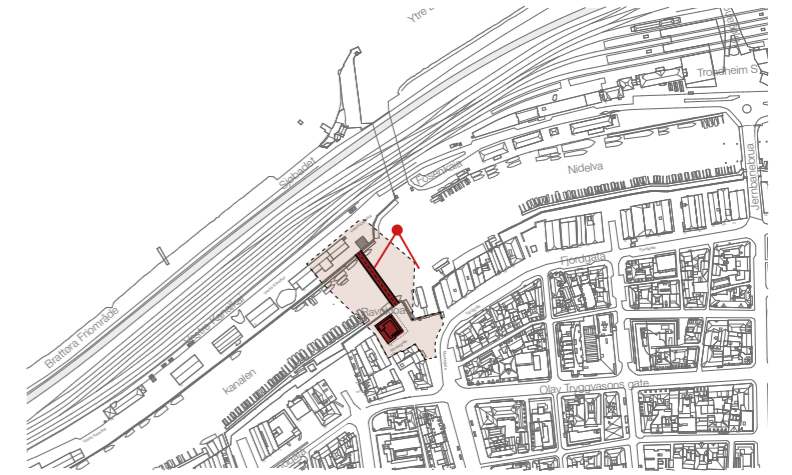


Foto: Koteng



12 - På brua

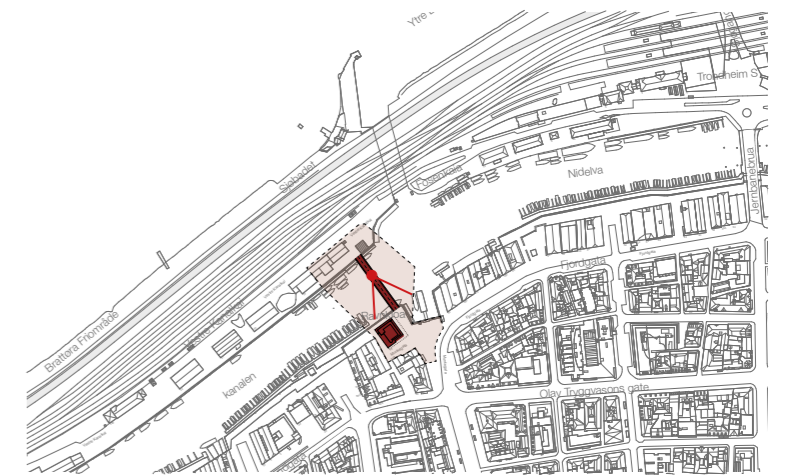


Foto: PIR2



13 - Utsikt fra brua

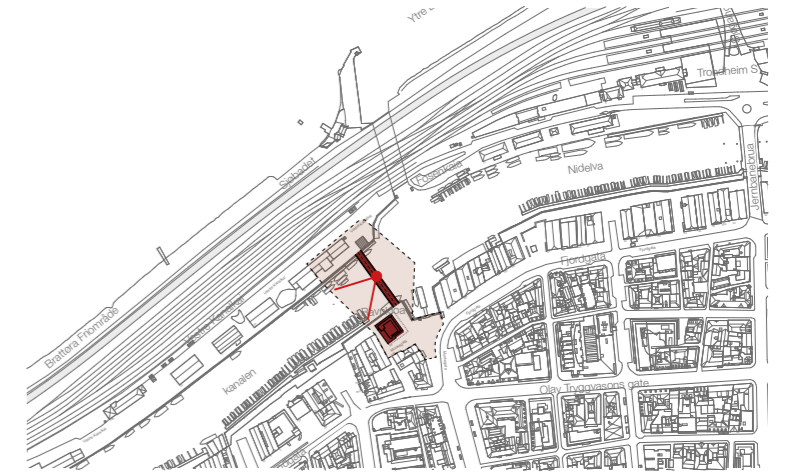


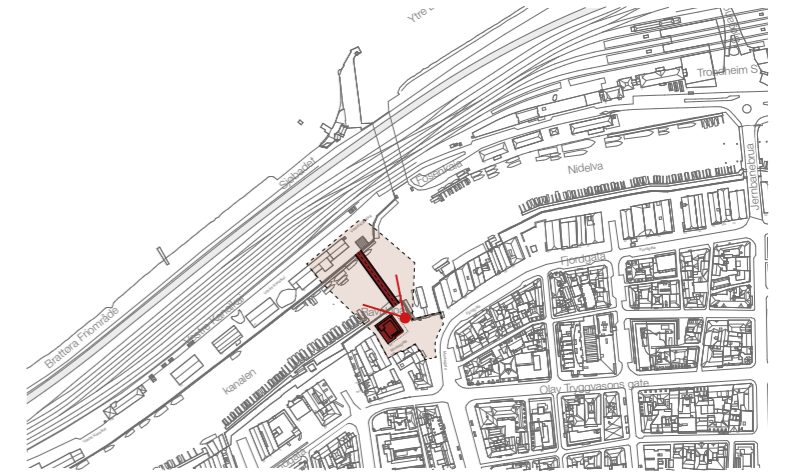
Foto: PIR2



14 - Bru fra Ravnkloa



Foto: PIR2



15 - Brua åpen

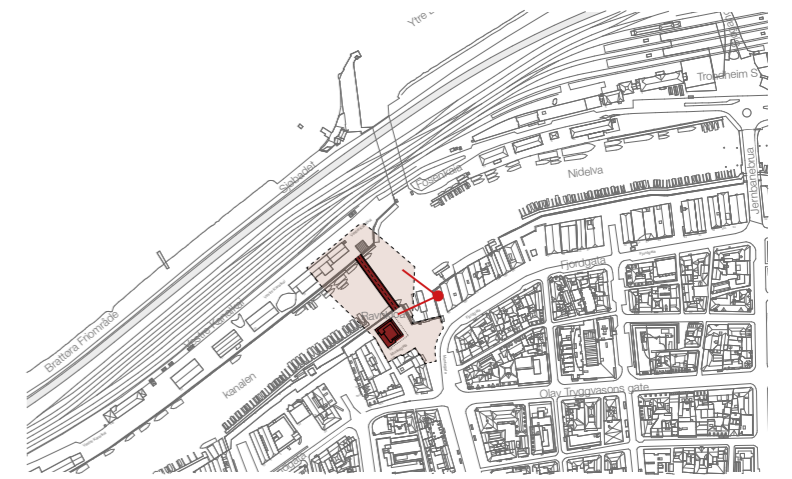
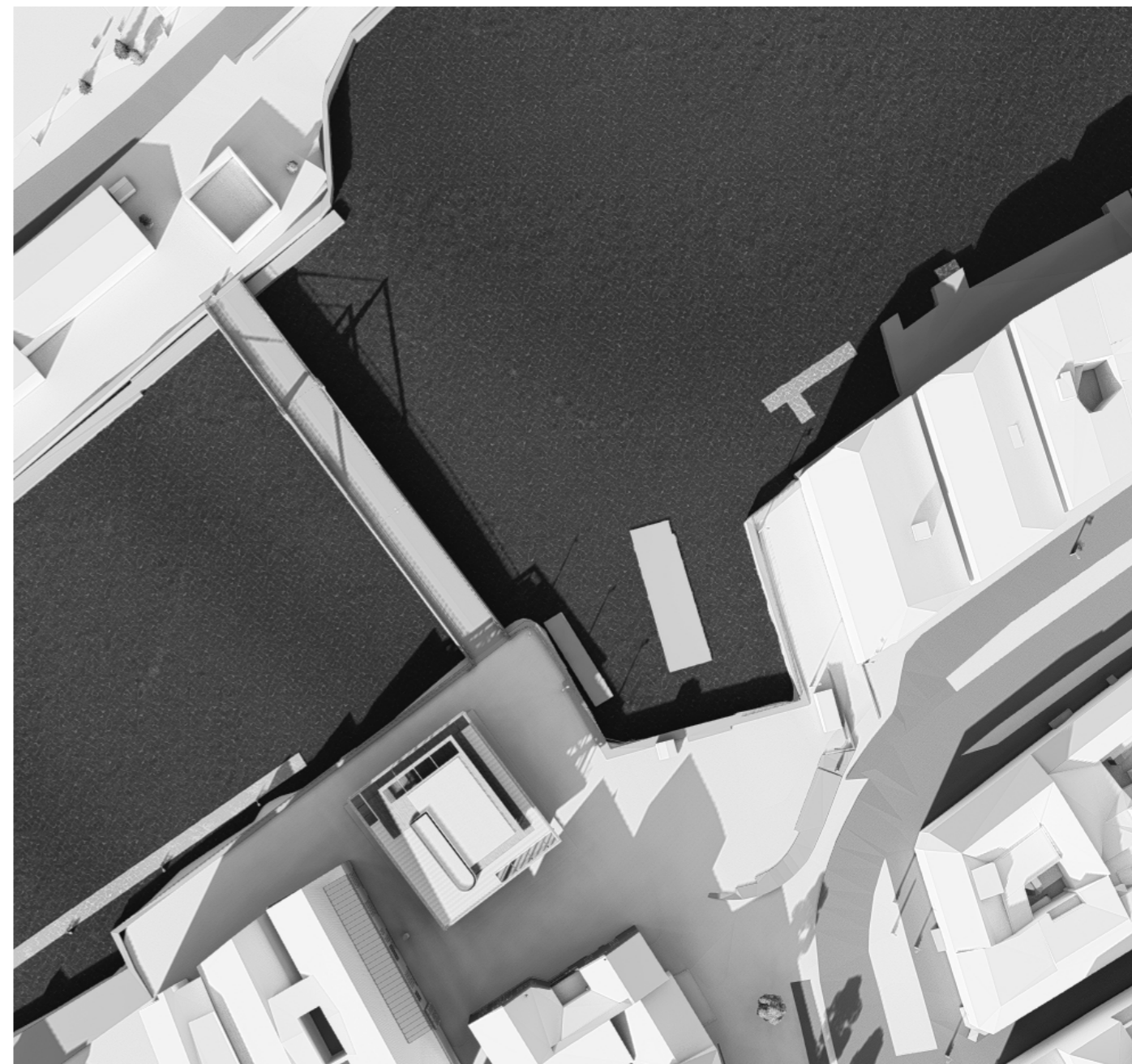
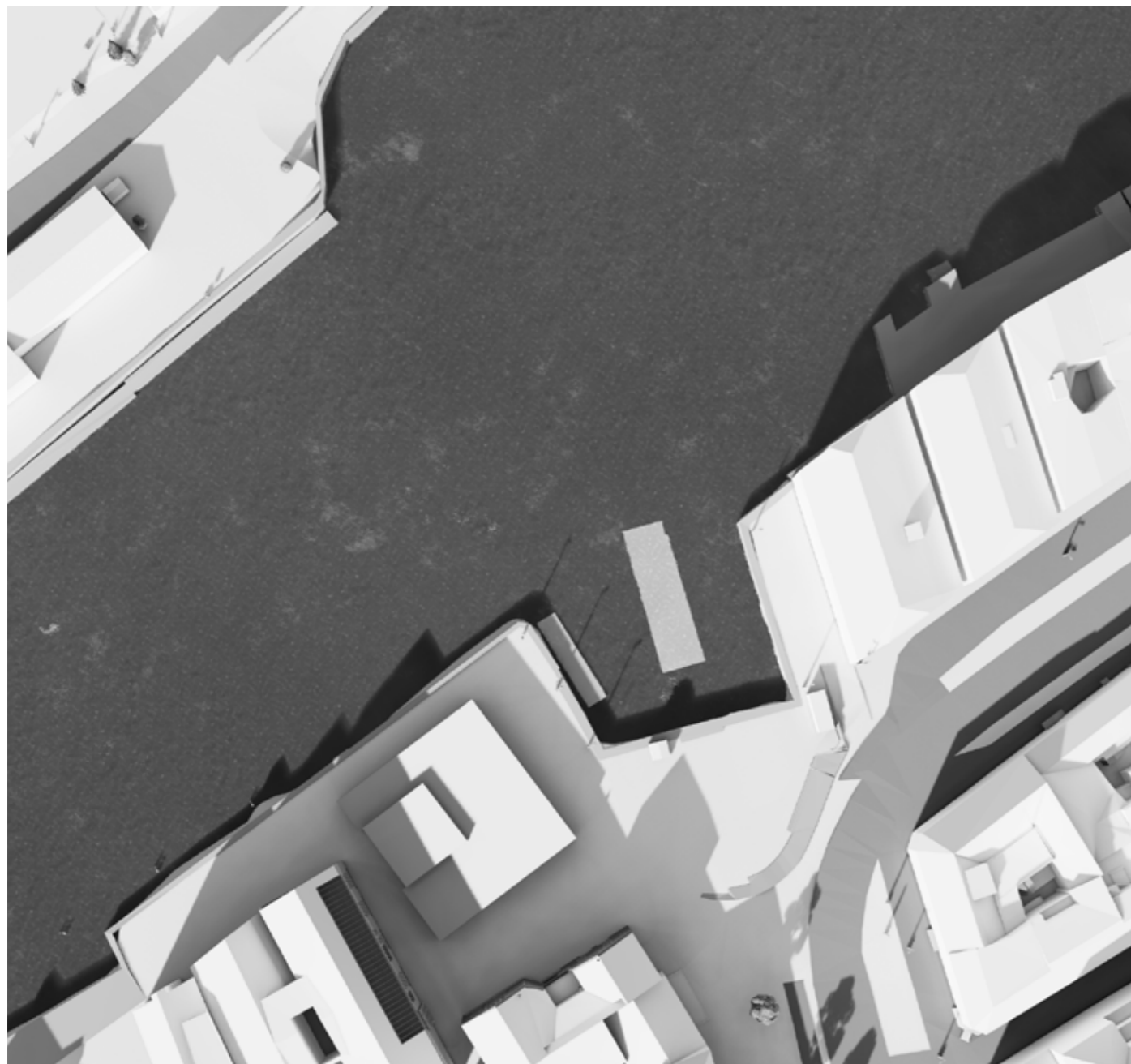


Foto: PIR2



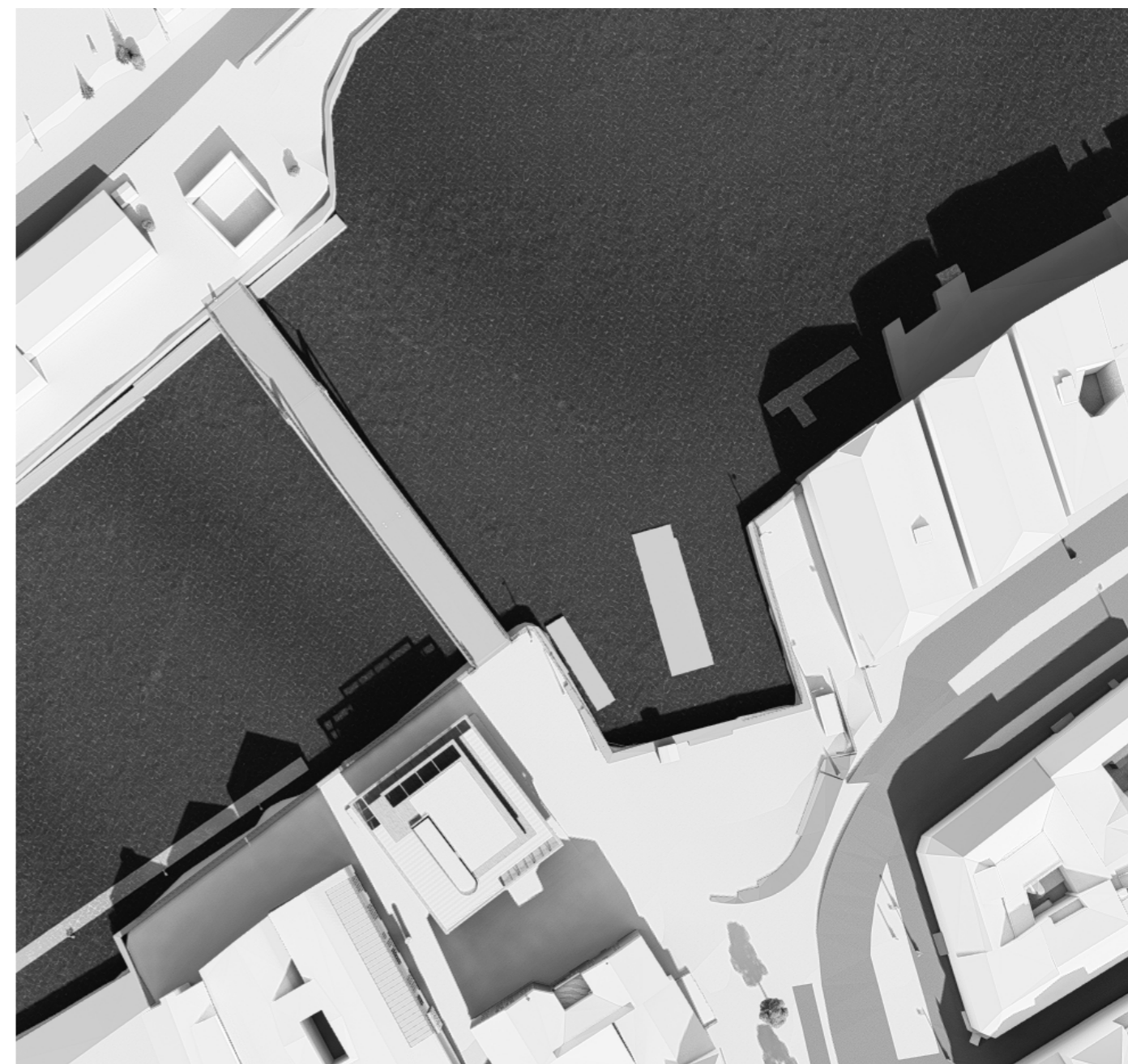
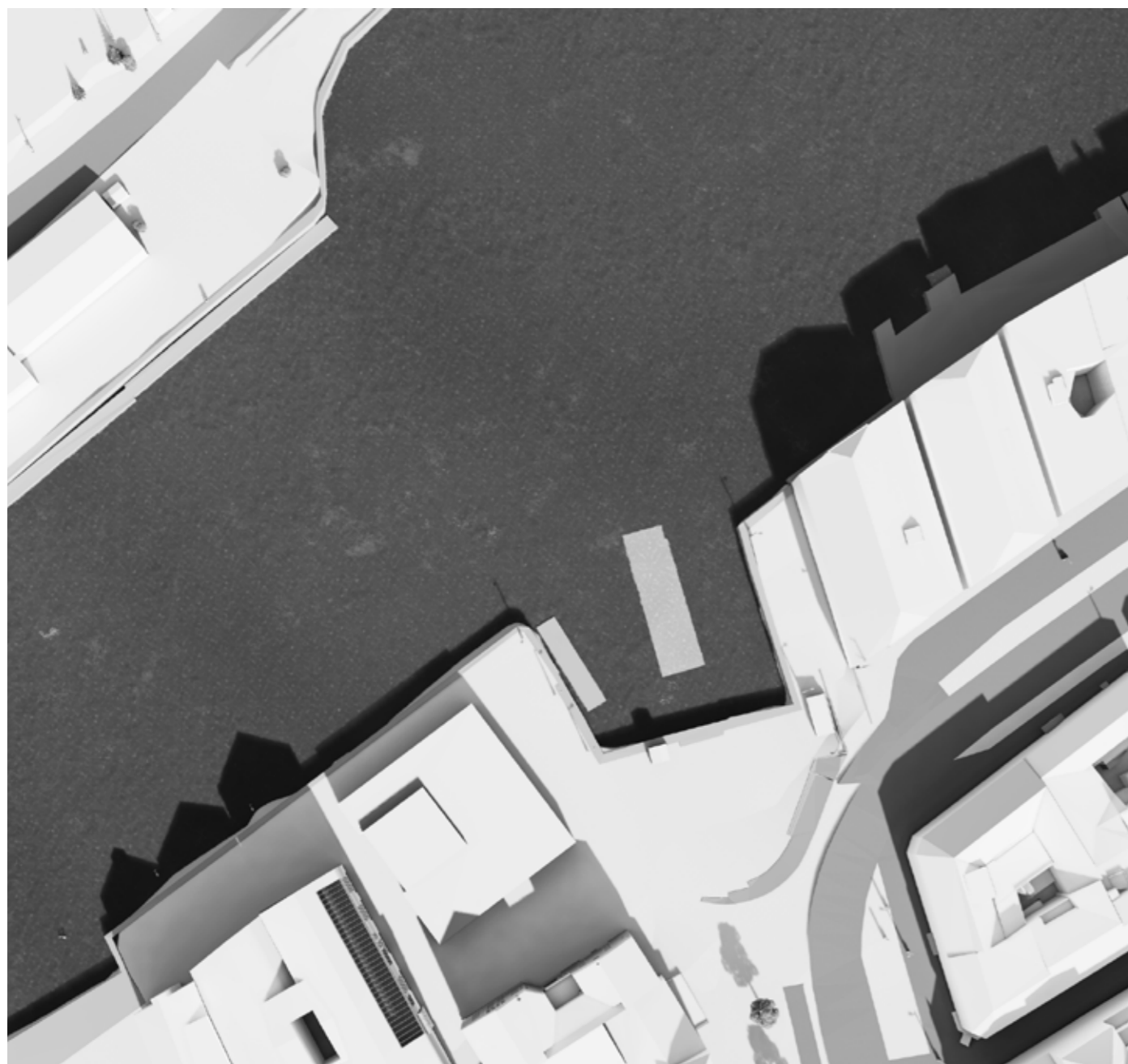
SOL- OG SKYGGEKART

21. Mars kl. 15 🕒



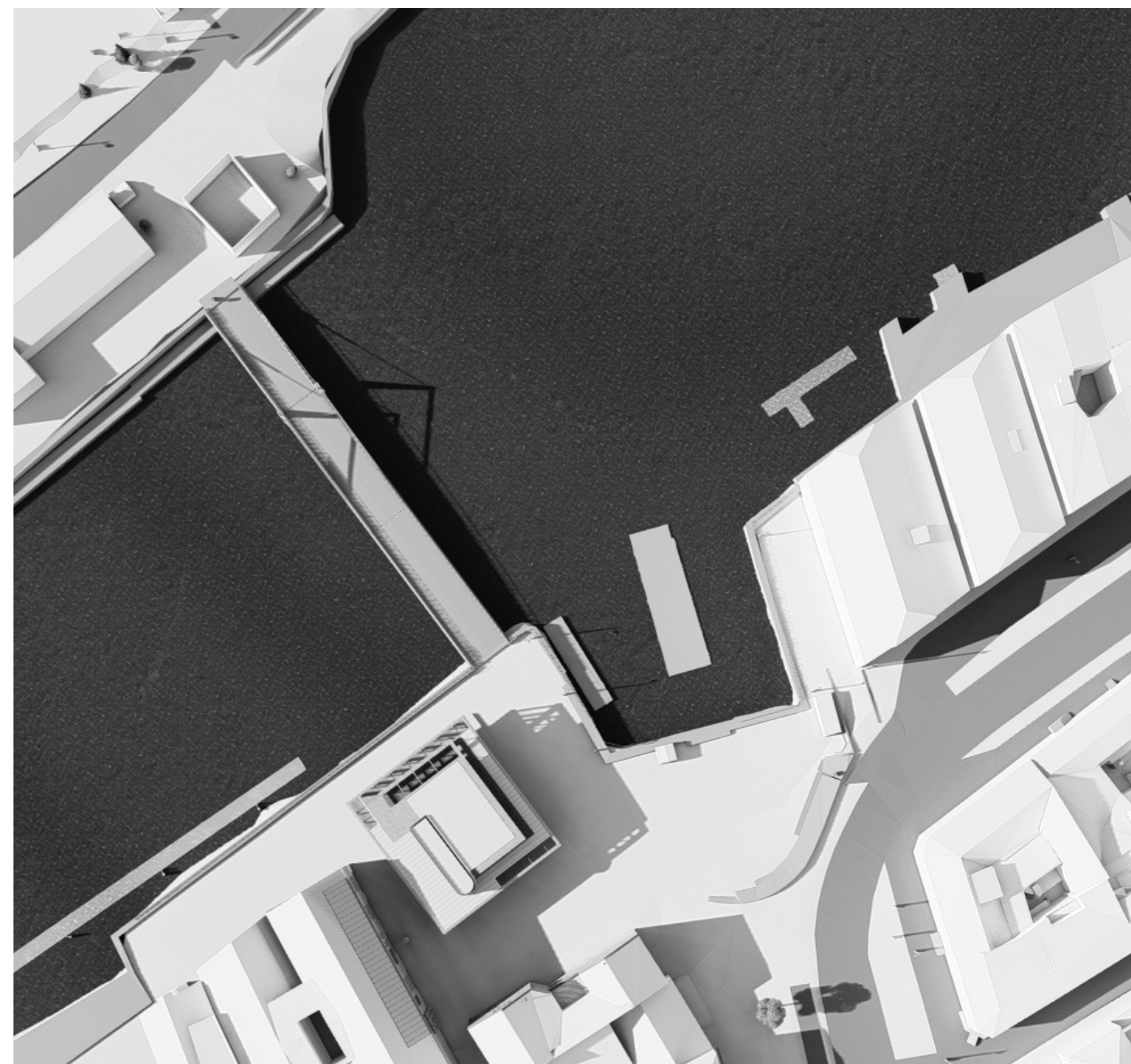
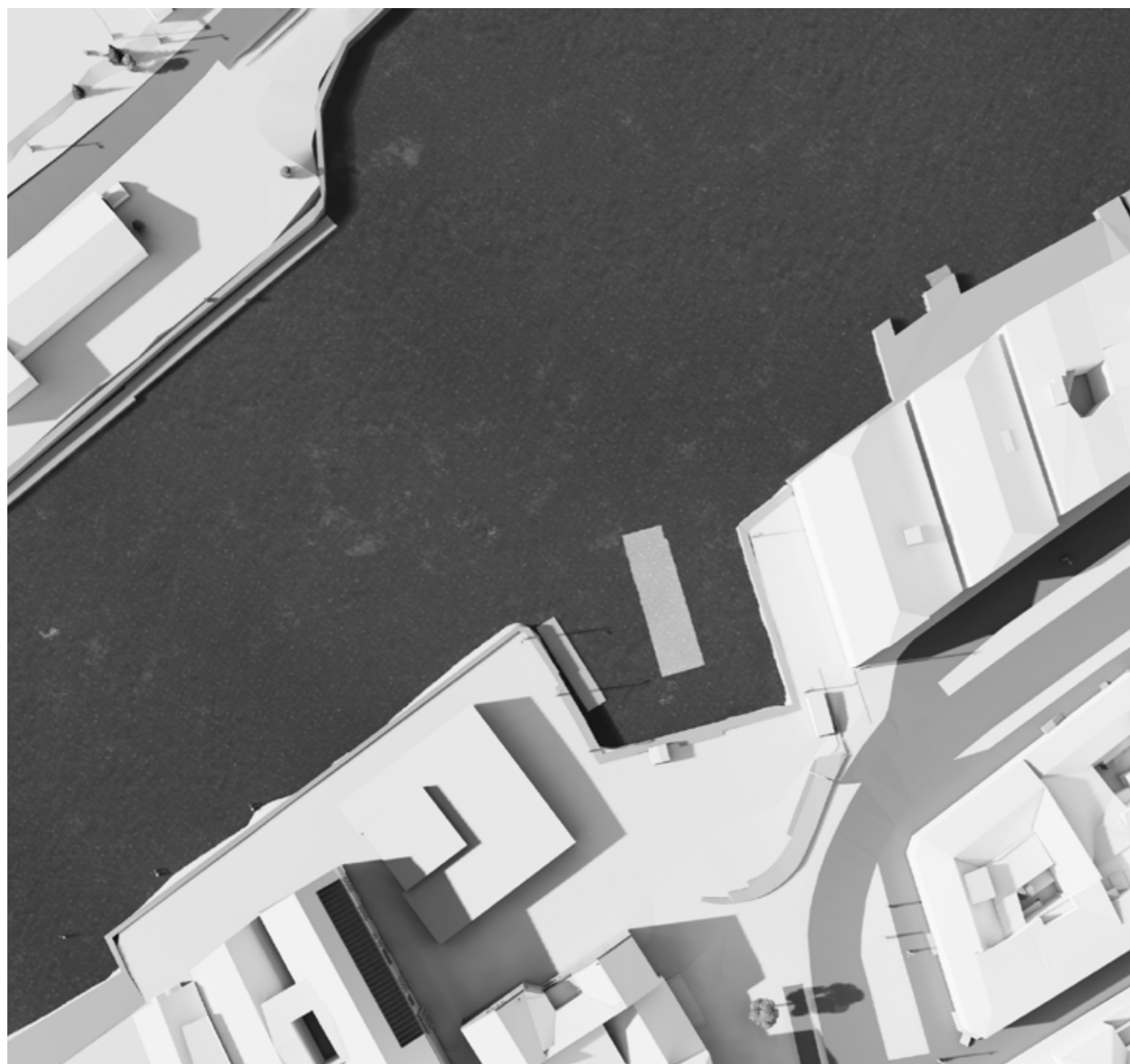
SOL- OG SKYGGEKART

22. April kl. 12 🕒



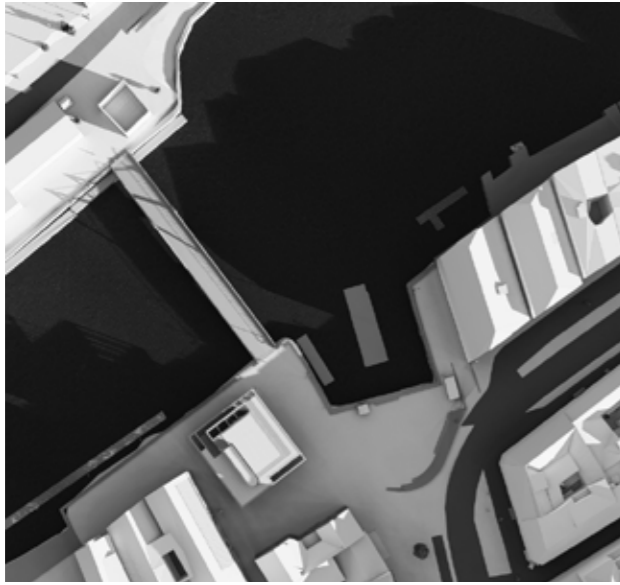
SOL- OG SKYGGEKART

23. Juni kl. 18 🕒

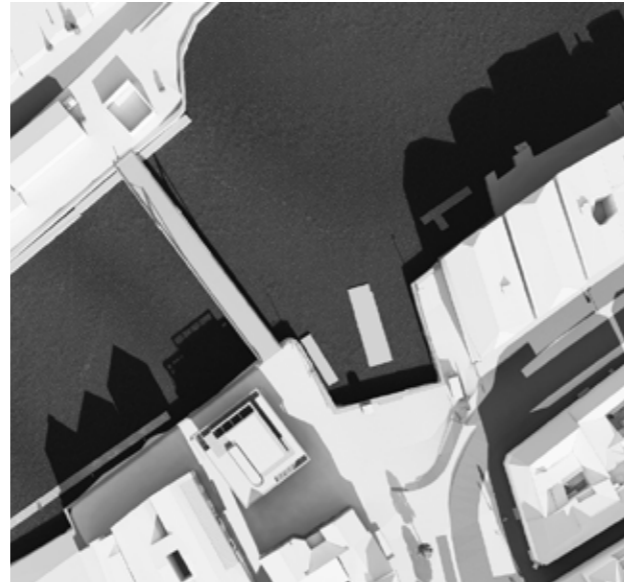


21. Mars

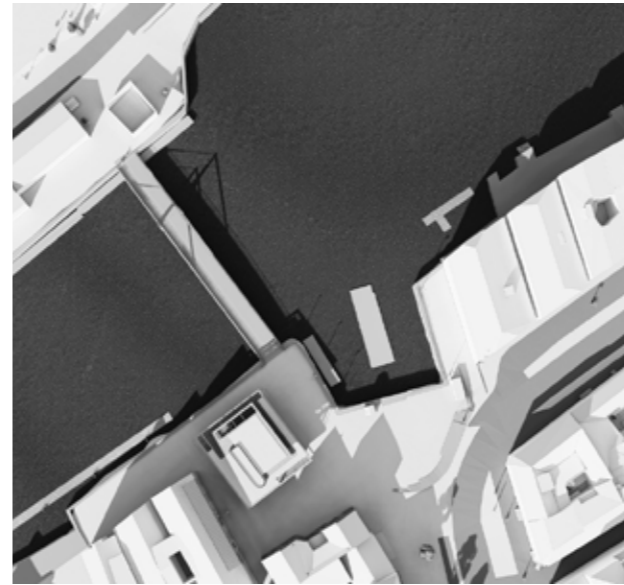
kl. 09



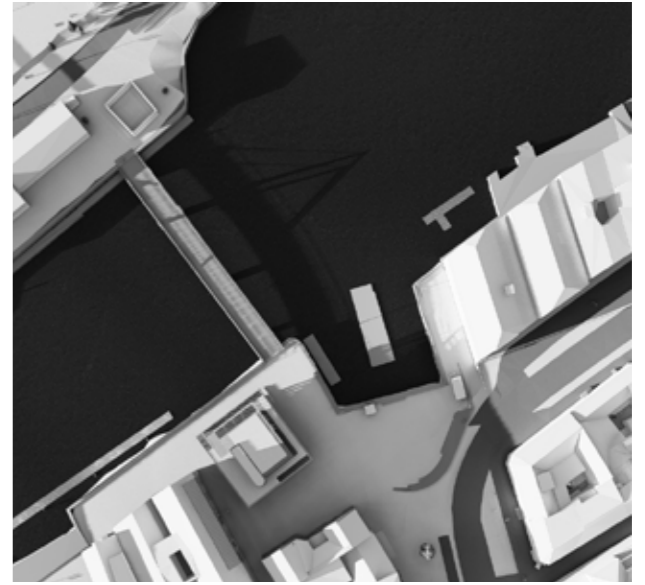
kl. 12



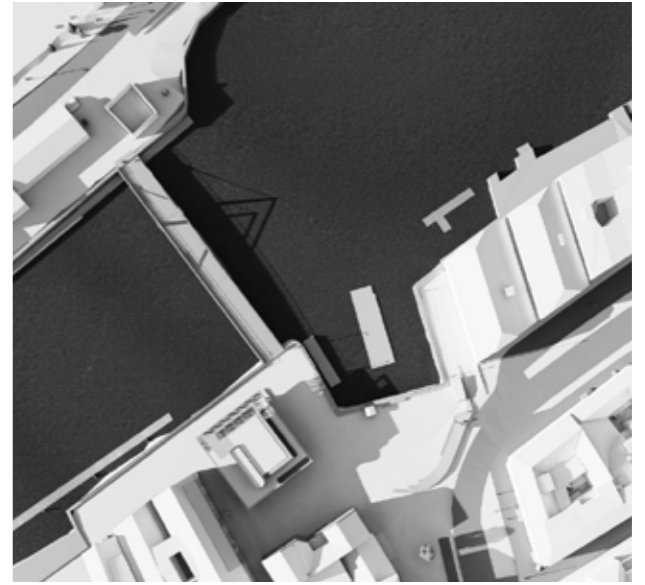
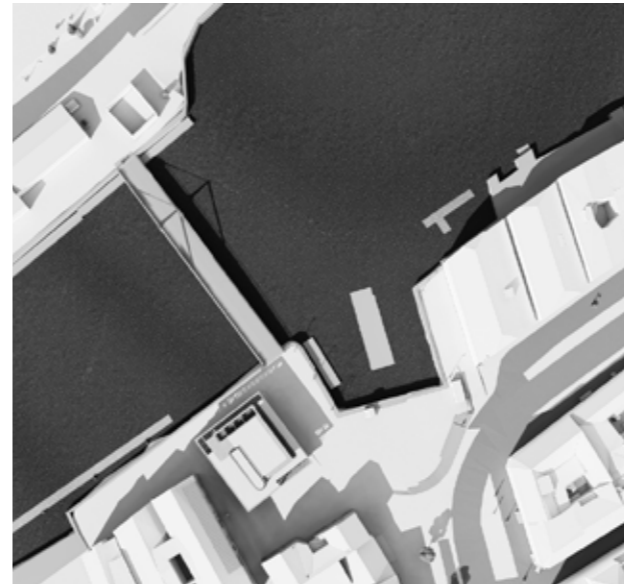
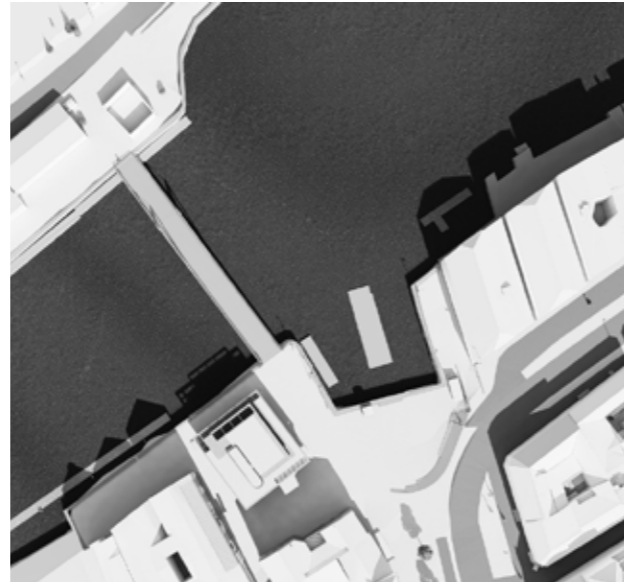
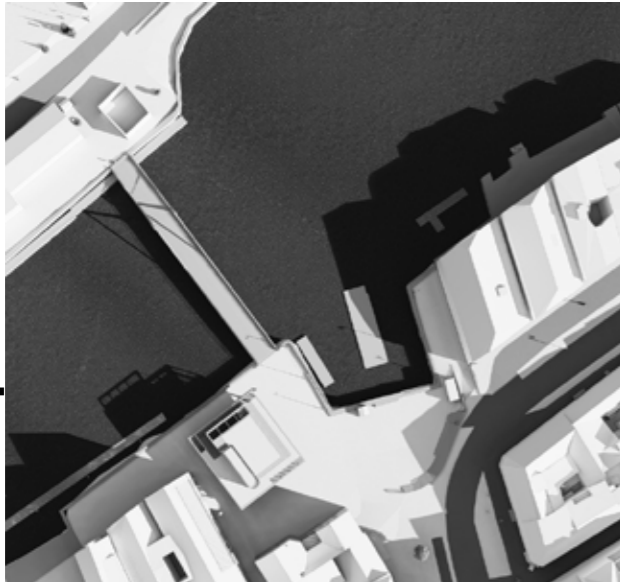
kl. 15



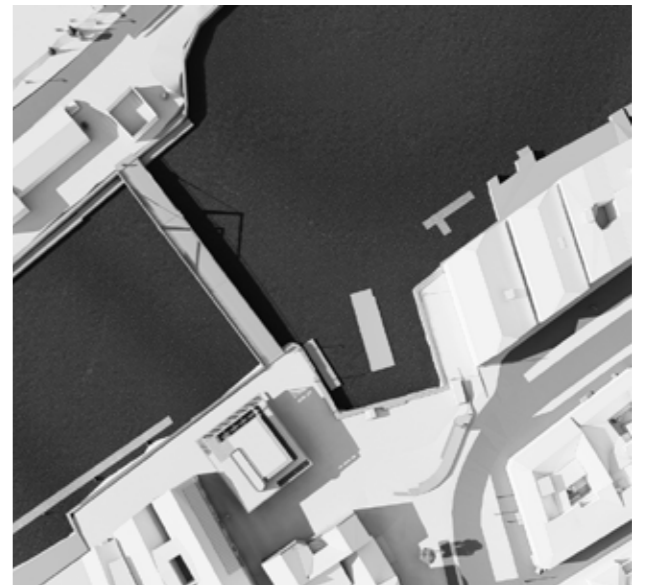
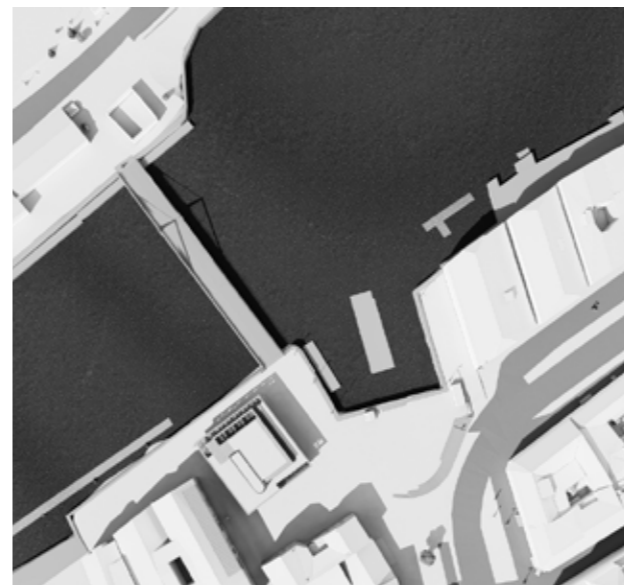
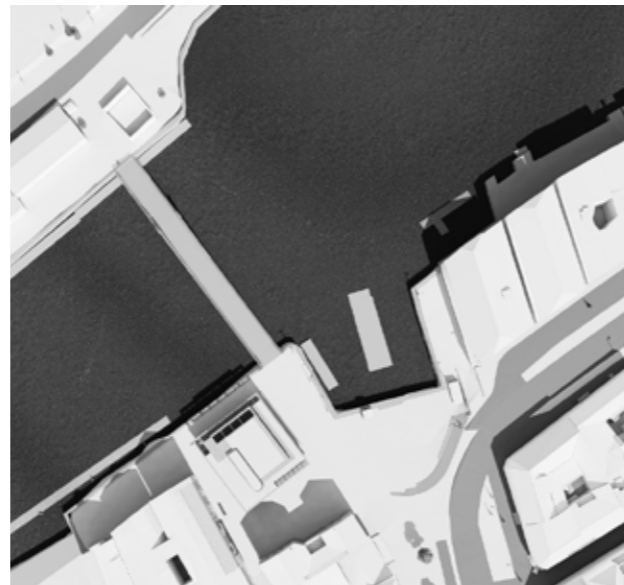
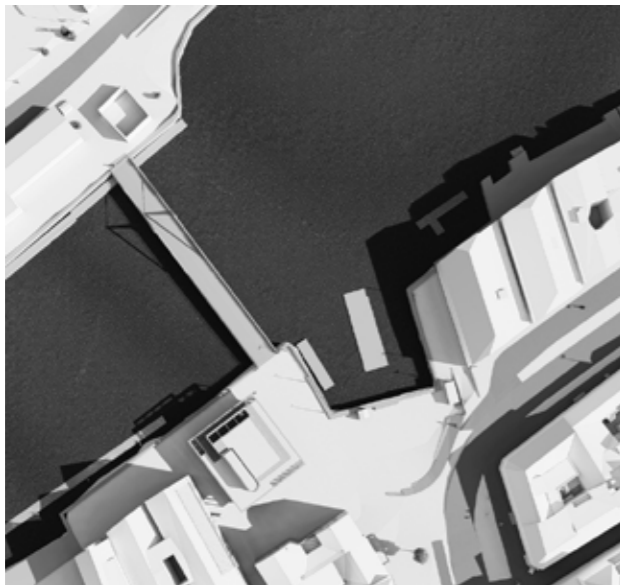
kl. 18



22. April



23. Juni



Siktrommet i Munkegata - før



Foto: PIR2



Foto: PIR2



Foto: PIR2



Foto: PIR2

Siktrommet i Munkegata - etter



Foto: PIR2



Foto: PIR2



Foto: PIR2



Foto: PIR2