



MELLOMILA 79-81

ILLUSTRASJONER TIL REGULERING

SKIBNES ARKITEKTER AS OG MELLOMILA 79-81 AS
26.03.2021 Rev. 26.05.2021



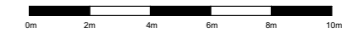




Eksisterende fasade nord



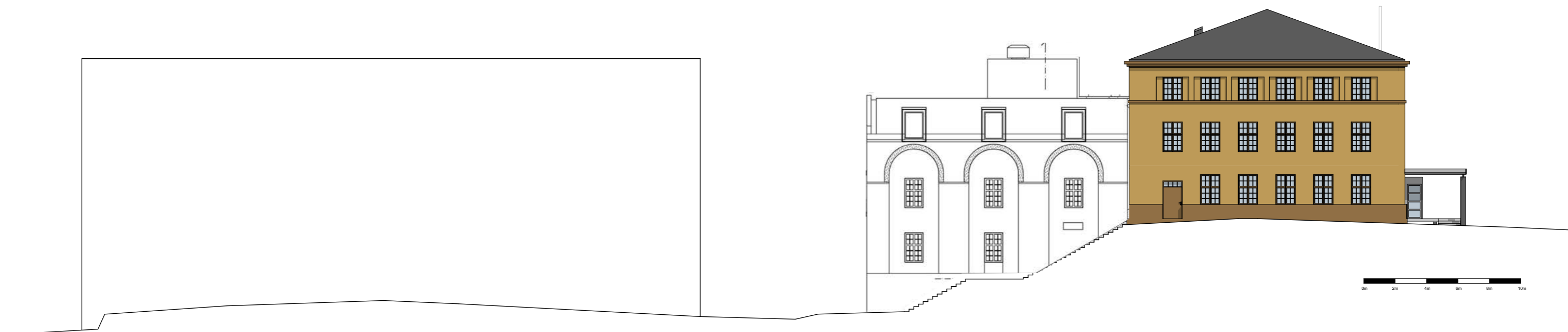
Forslag ny fasade nord



Eksisterende fasade sør



Forslag ny fasade sør



Eksisterende fasade vest



Forslag ny fasade vest



Eksisterende fasade øst

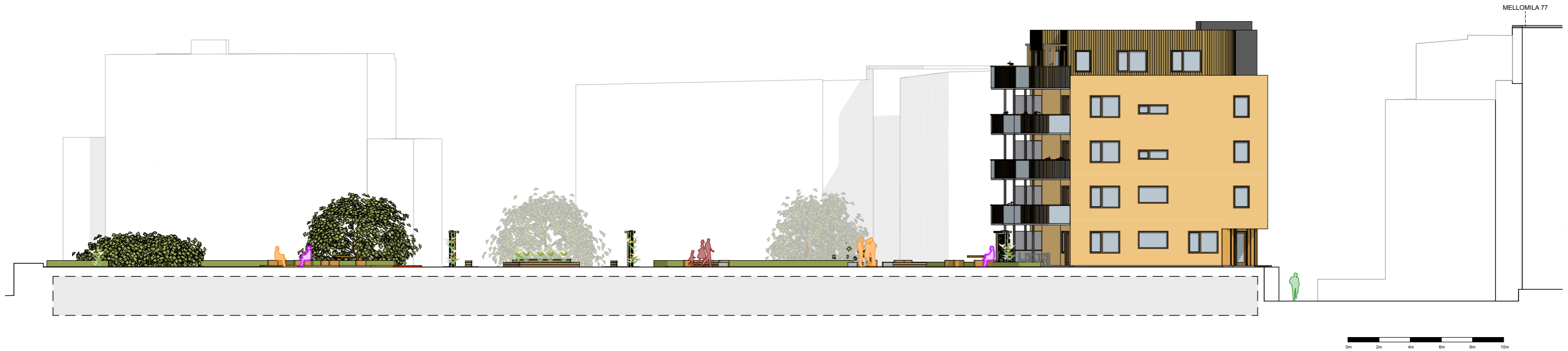


Forslag ny fasade øst



Fasade nr. 81 mot nord, med nr. 79 i oppriss

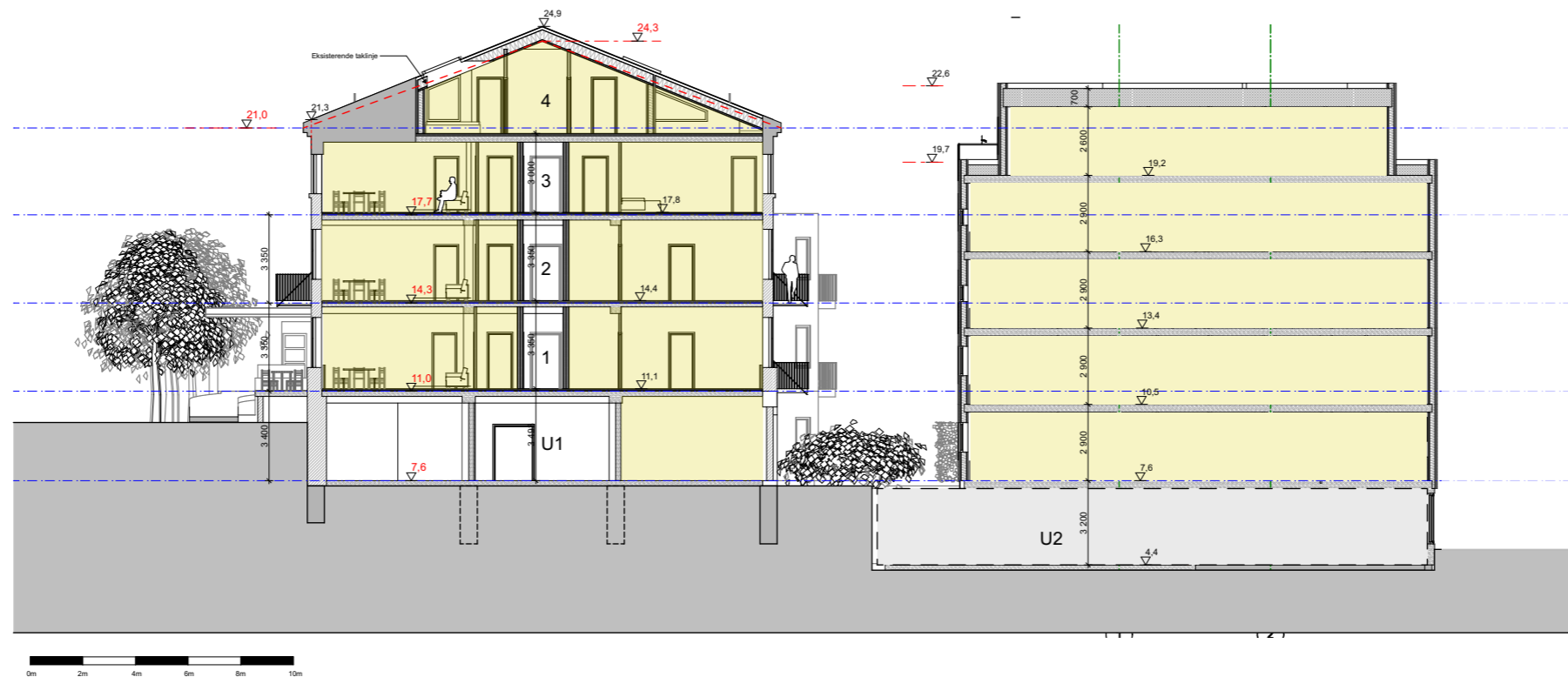




Fasade nr. 81 mot sør

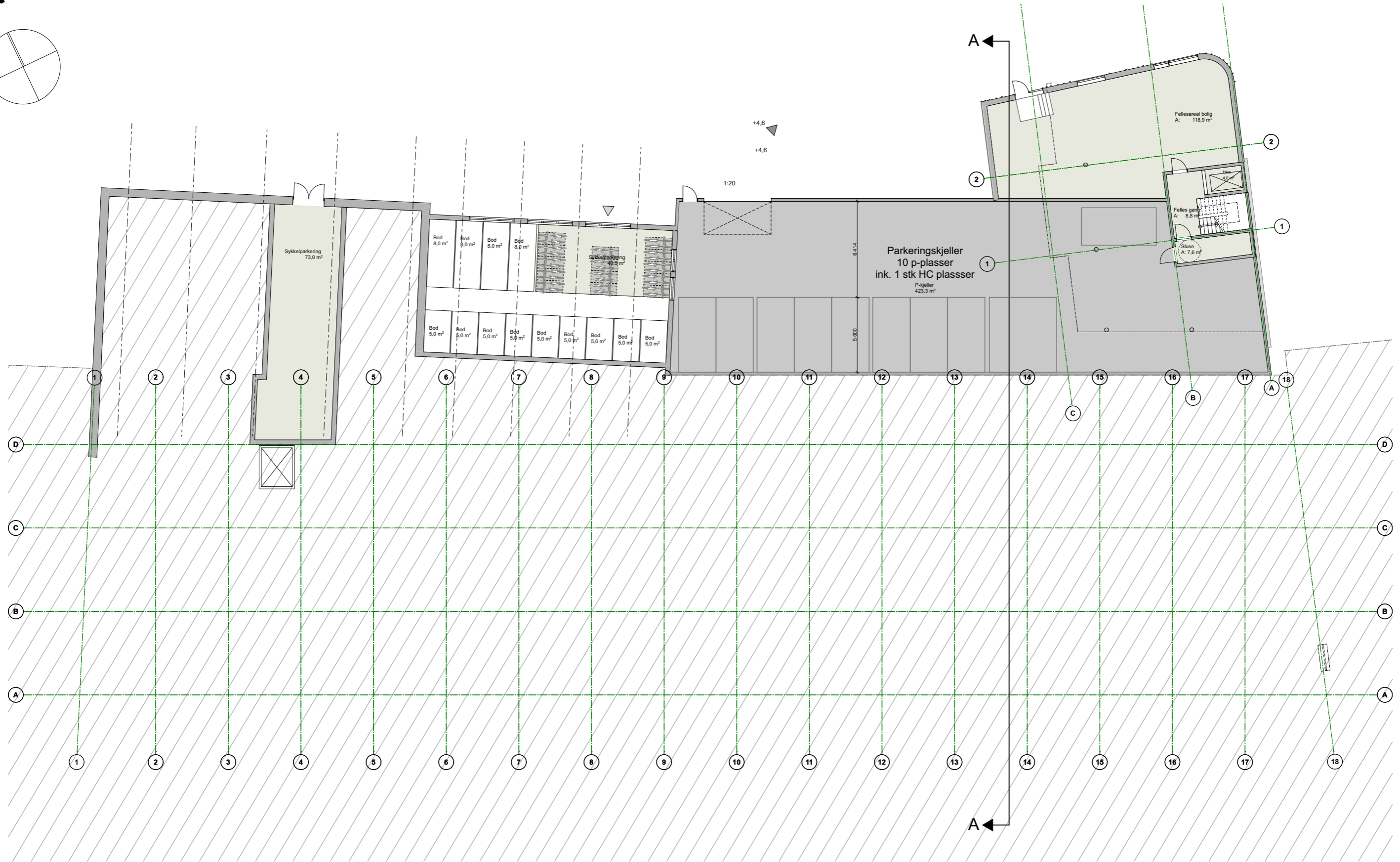
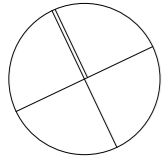


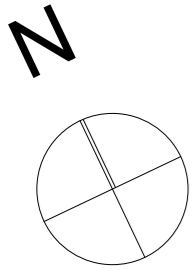
Fasade gateoppriss Mellomila 1:800



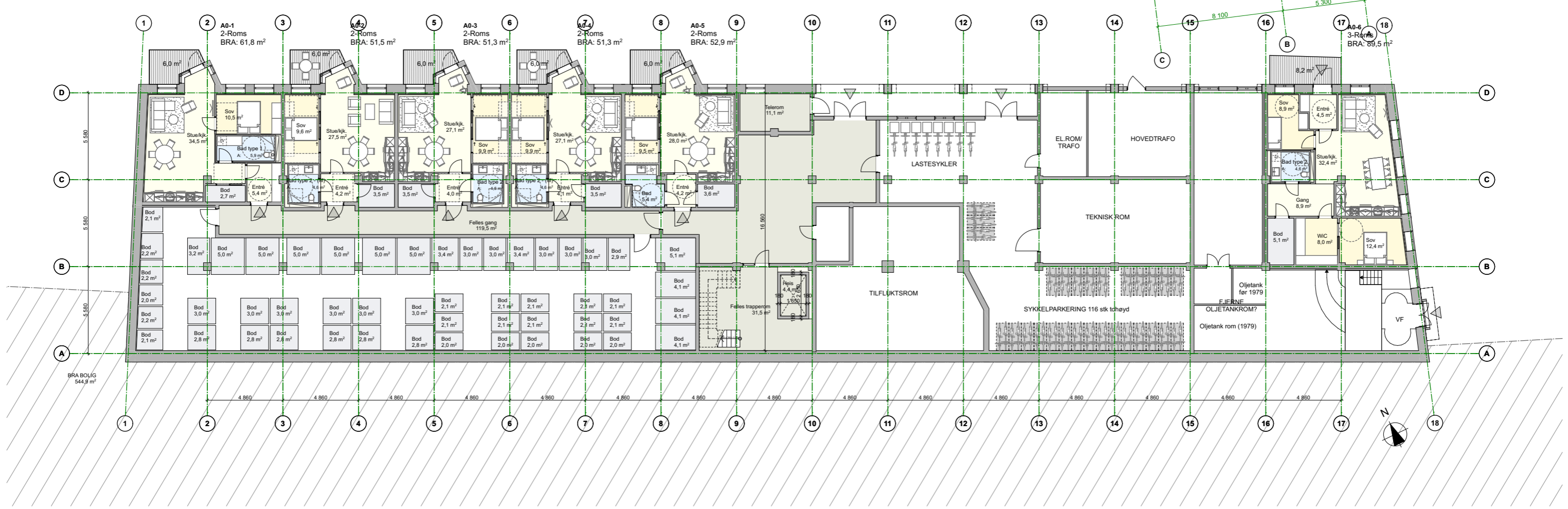
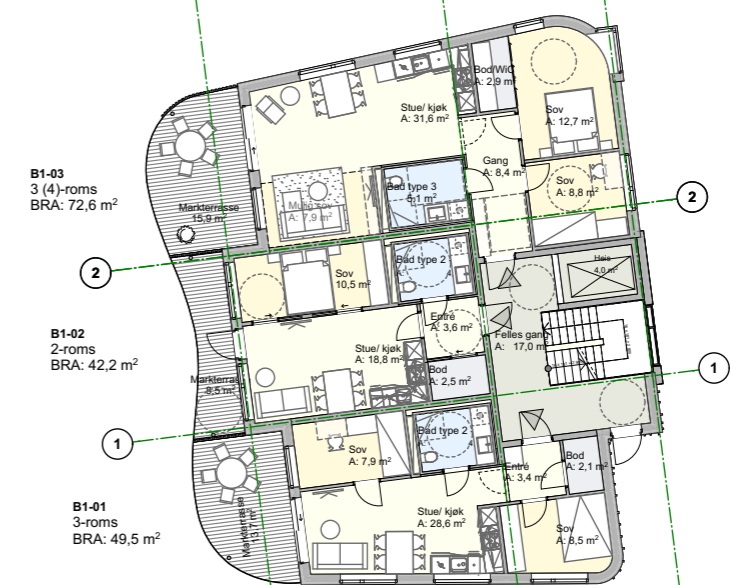
Røde kotetall er innmålte koter

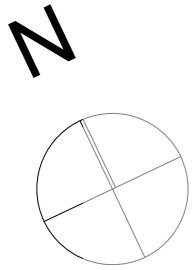
N





BRA BTA
A: 202,4 m²
A: 224,4 m²



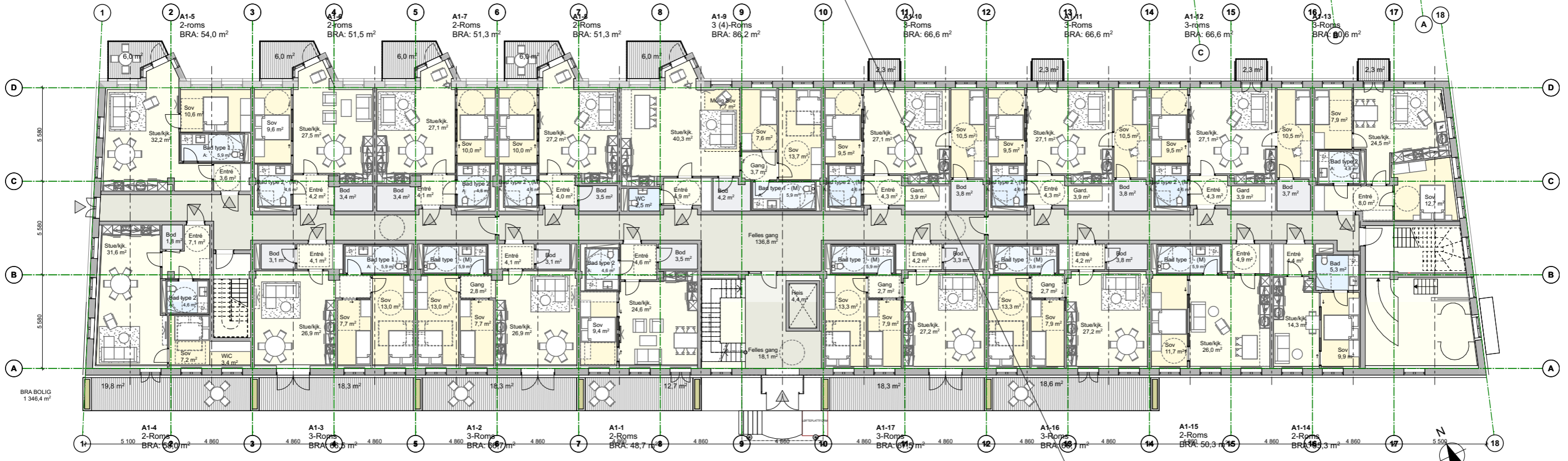
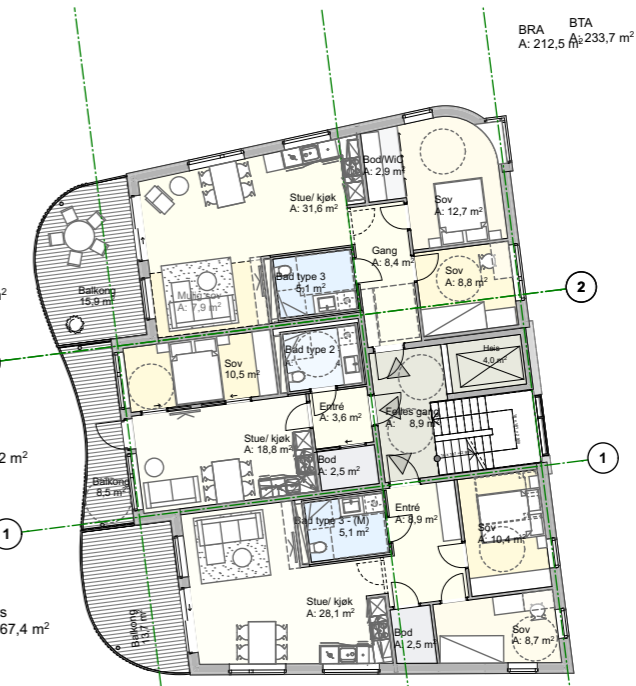


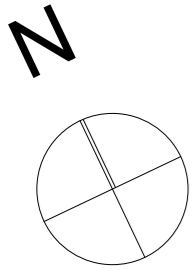
BRA BTA
A: 212,5 A: 233,7 m²

B2-03
3 (4)-roms
BRA: 72,6 m²

B2-02
2-roms
BRA: 42,2 m²

B2-01
3-roms
BRA: 67,4 m²



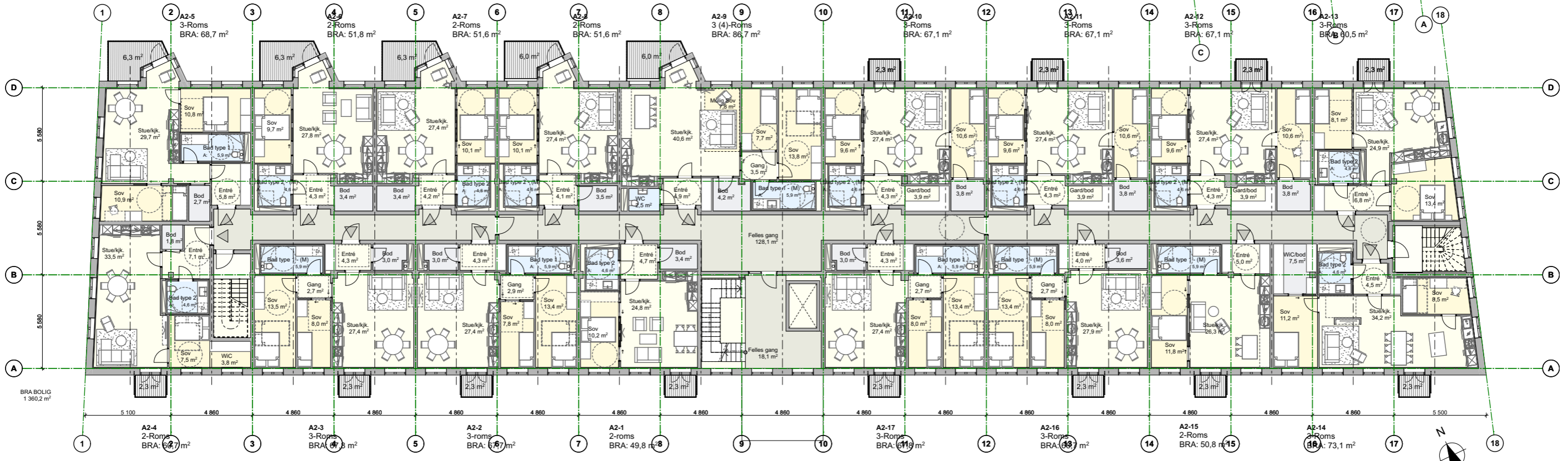
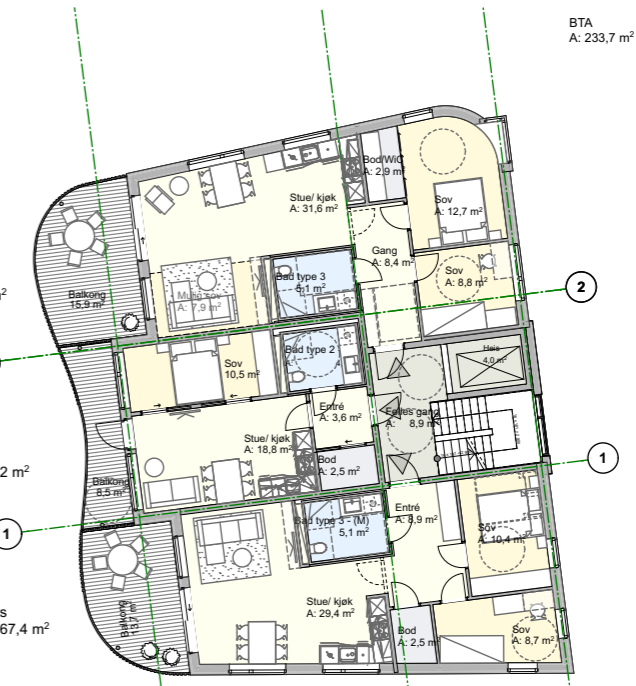


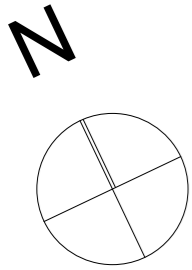
BTA
A: 233,7 m²

B3-03
3 (4)-roms
BRA: 72,6 m²

B3-02
2-roms
BRA: 42,2 m²

B3-01
3-roms
BRA: 67,4 m²



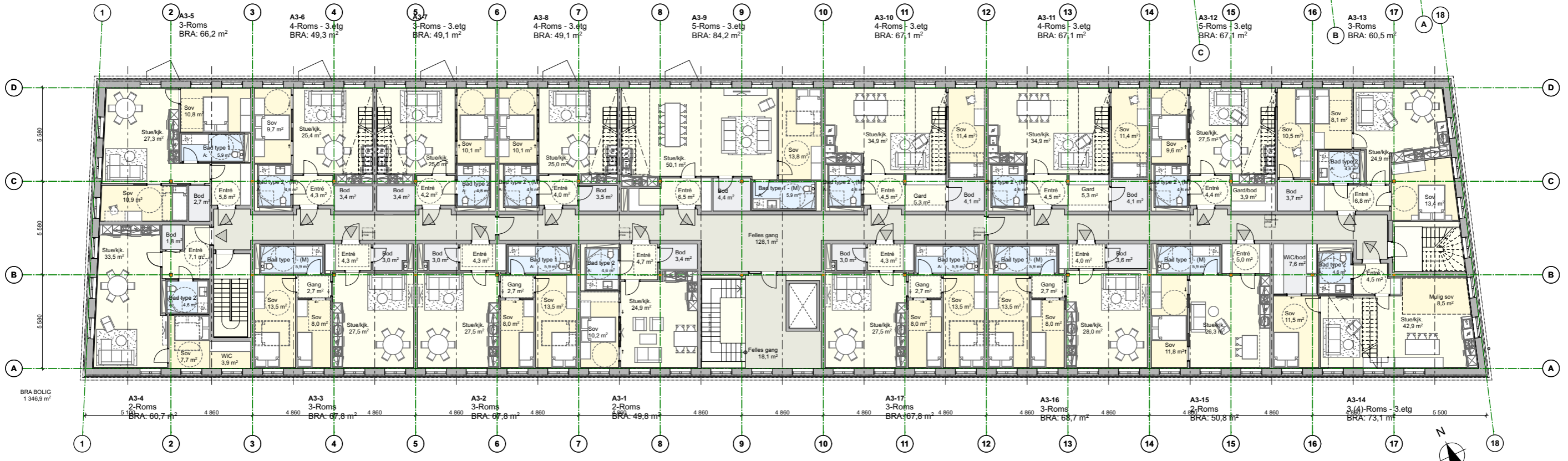


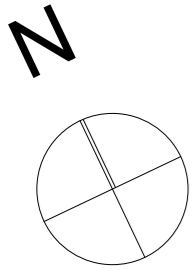
BTA
A: 233,7 m²

B4-03
3 (4)-roms
BRA: 72,6 m²

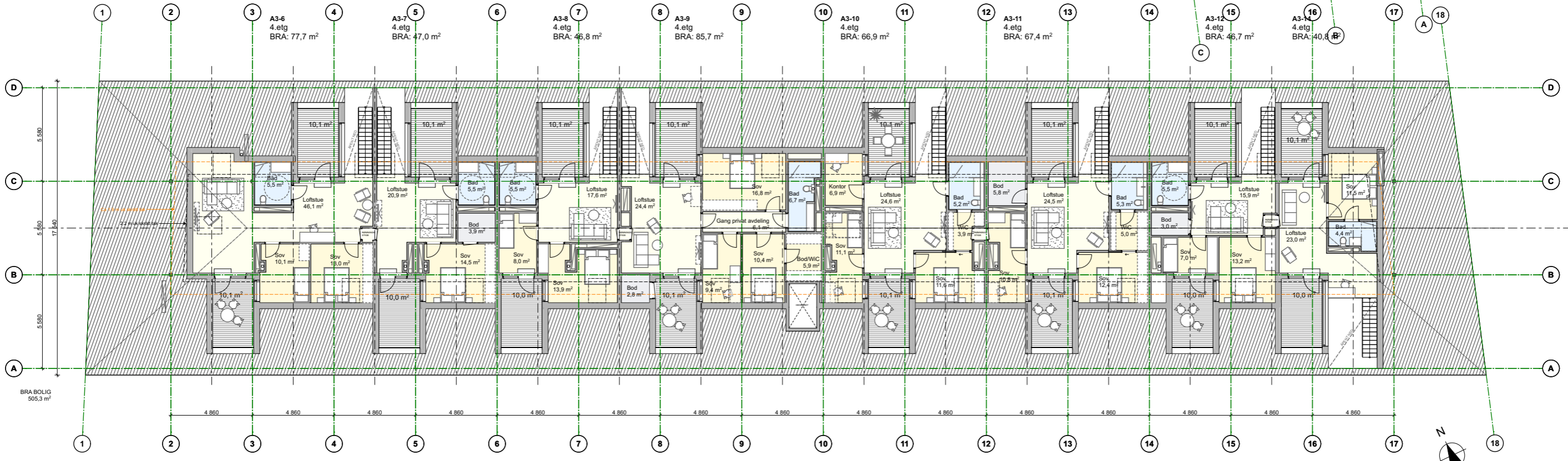
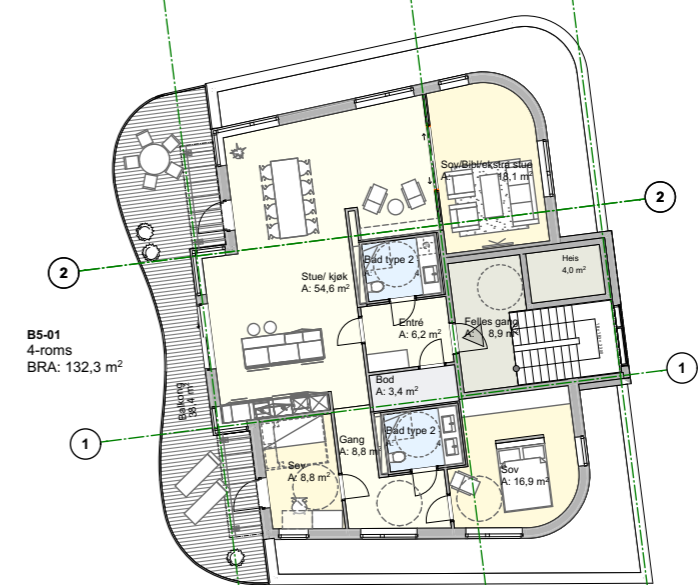
B4-02
2-roms
BRA: 42,2 m²

B4-01
3-roms
BRA: 67,4 m²





BRA BTA
A: 157,5 A: 176,2 m²



BRA BOLIG
905,3 m²



Illustrasjon lagd av 3D Estate



Før



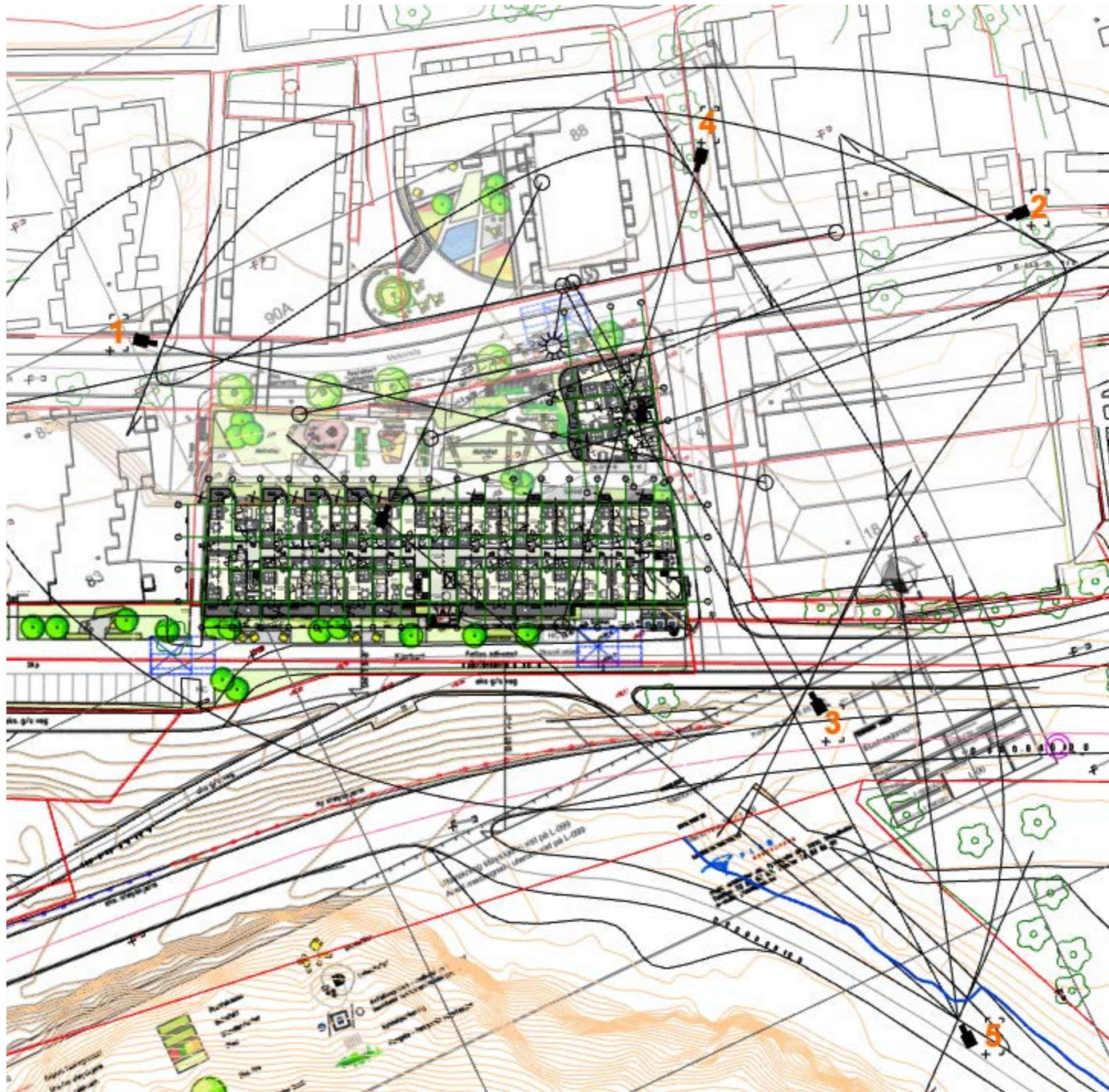
Etter



Før



Etter





Før



Etter



Før



Etter



Før



Etter



Før



Etter



Før



Etter

Sett fra Bynesveien mot nord.
Standpunkt øyehøyde, 50mm linse.











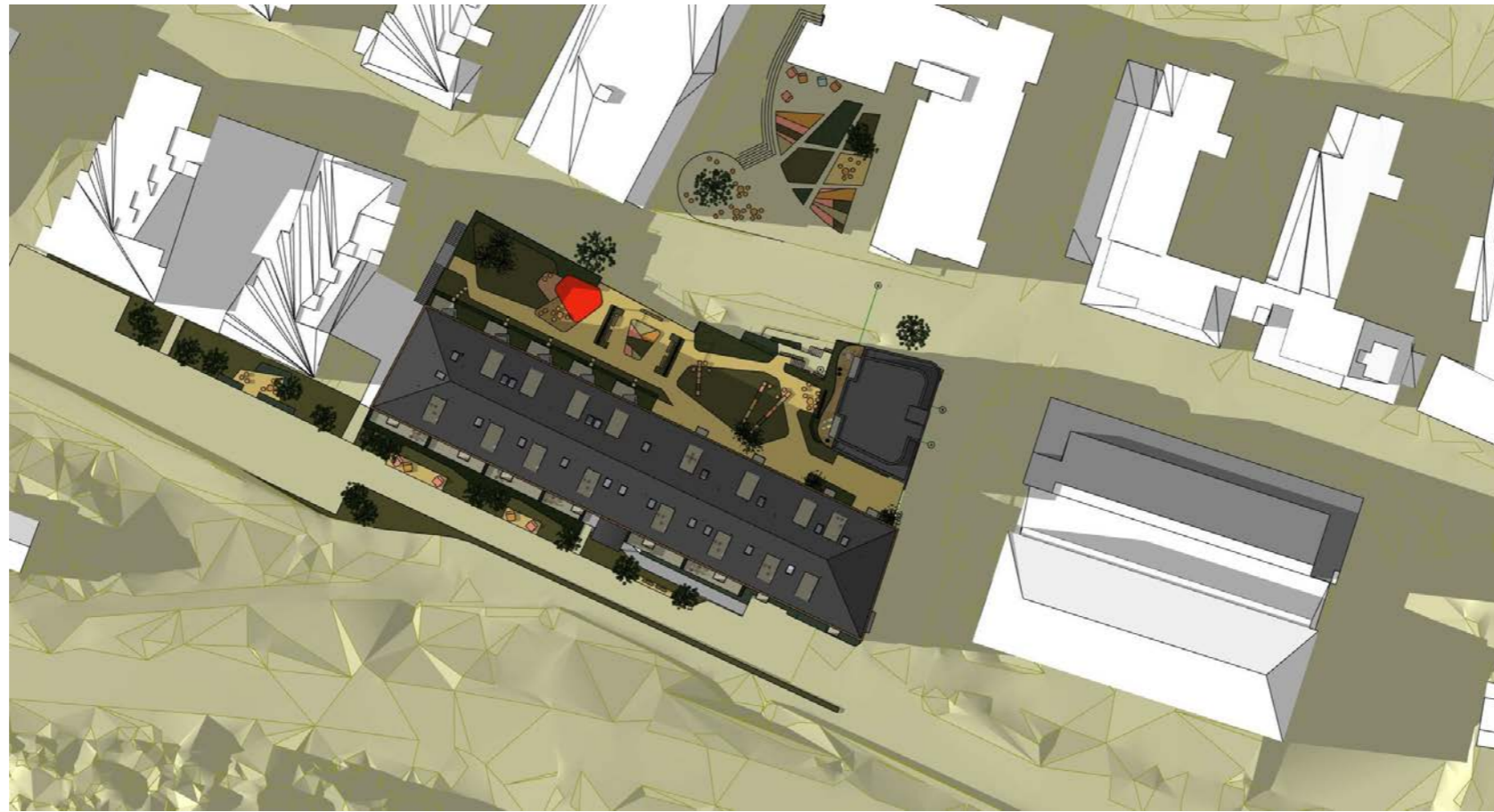




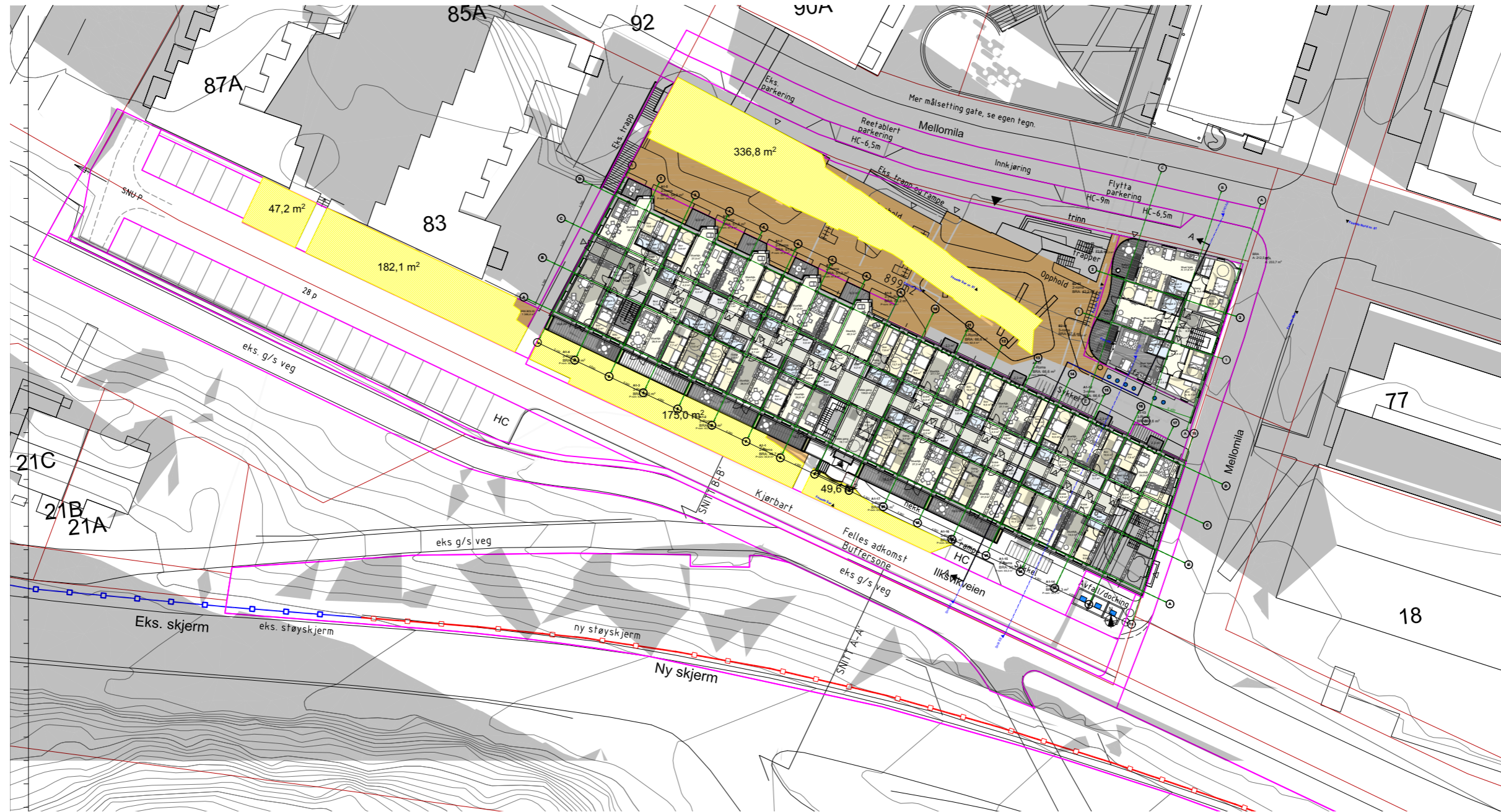




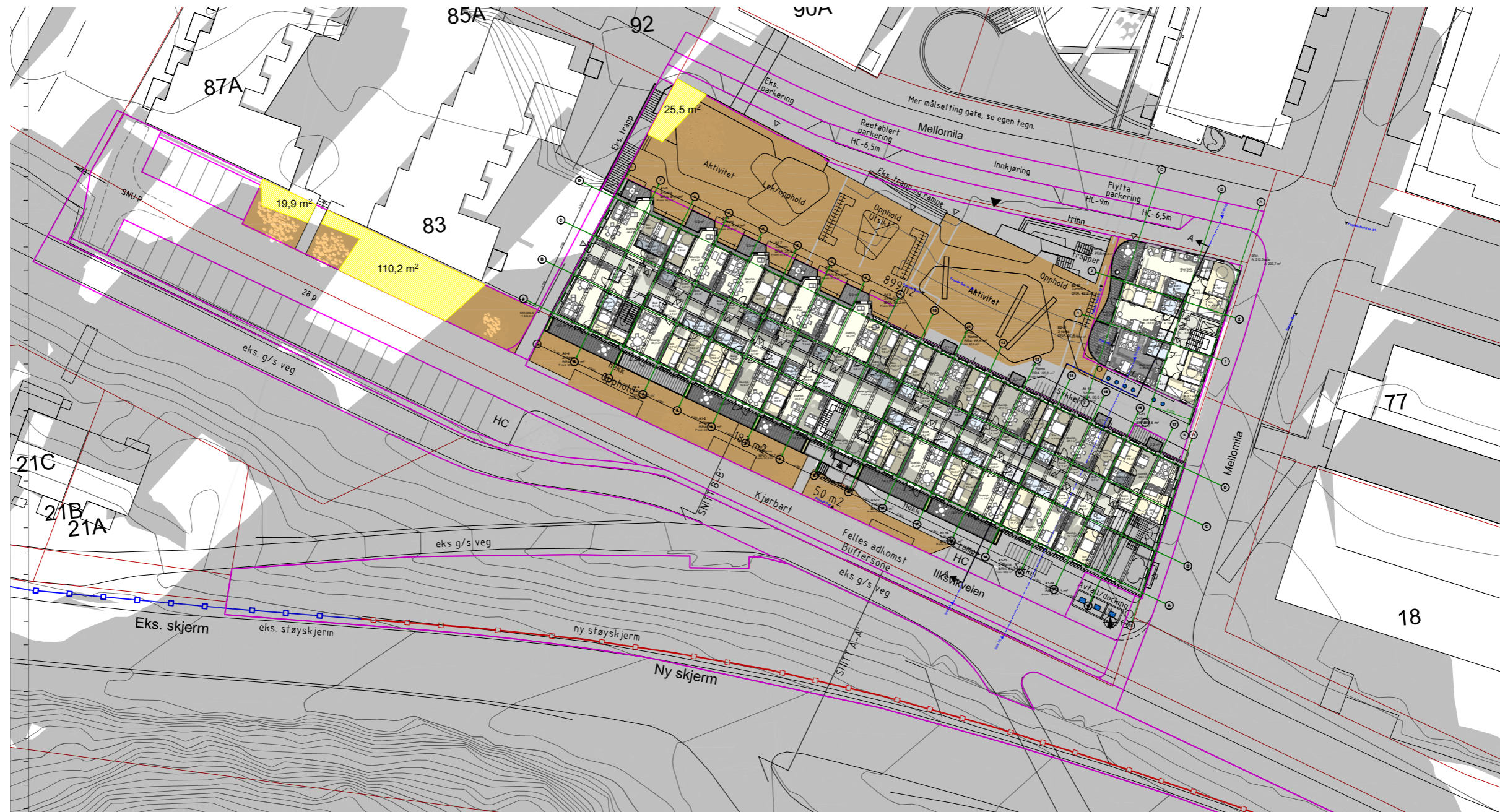








Solbelyst areal 21. mars kl 09: 47,2 + 182,1 + 175 + 49,6 + 336,8 = 790,7 kvm

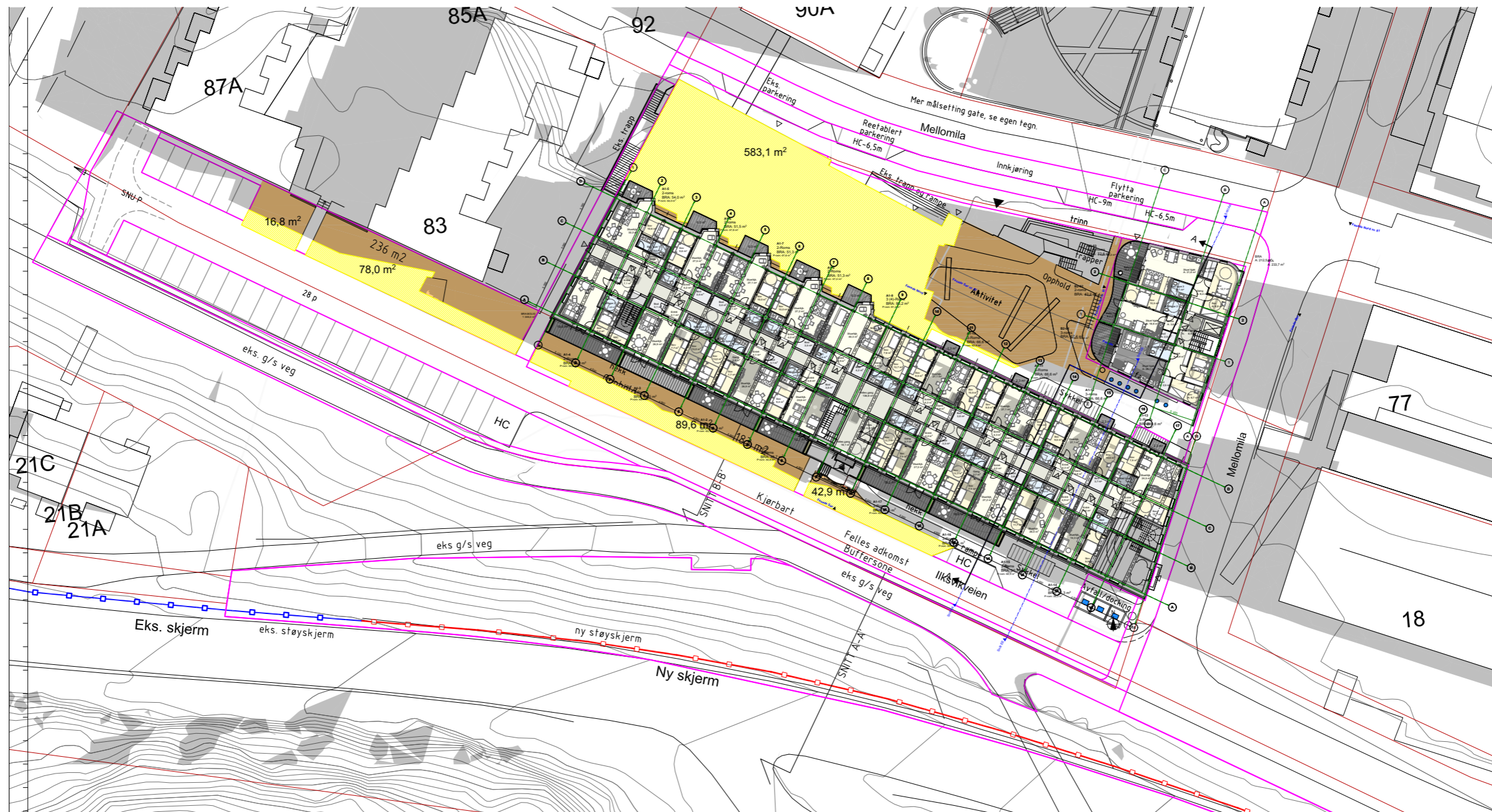


BRA boligformål: 6094 kvm.
 Krav totalt uteareal: 1828 kvm (30 kvm x 100 kvm bolig BRA), hvorav minst 914 kvm felles.
 Min. 50% (457 kvm) av felles uteareal bør være solbelyst 21. mars kl. 15 og 23. juni kl. 18.

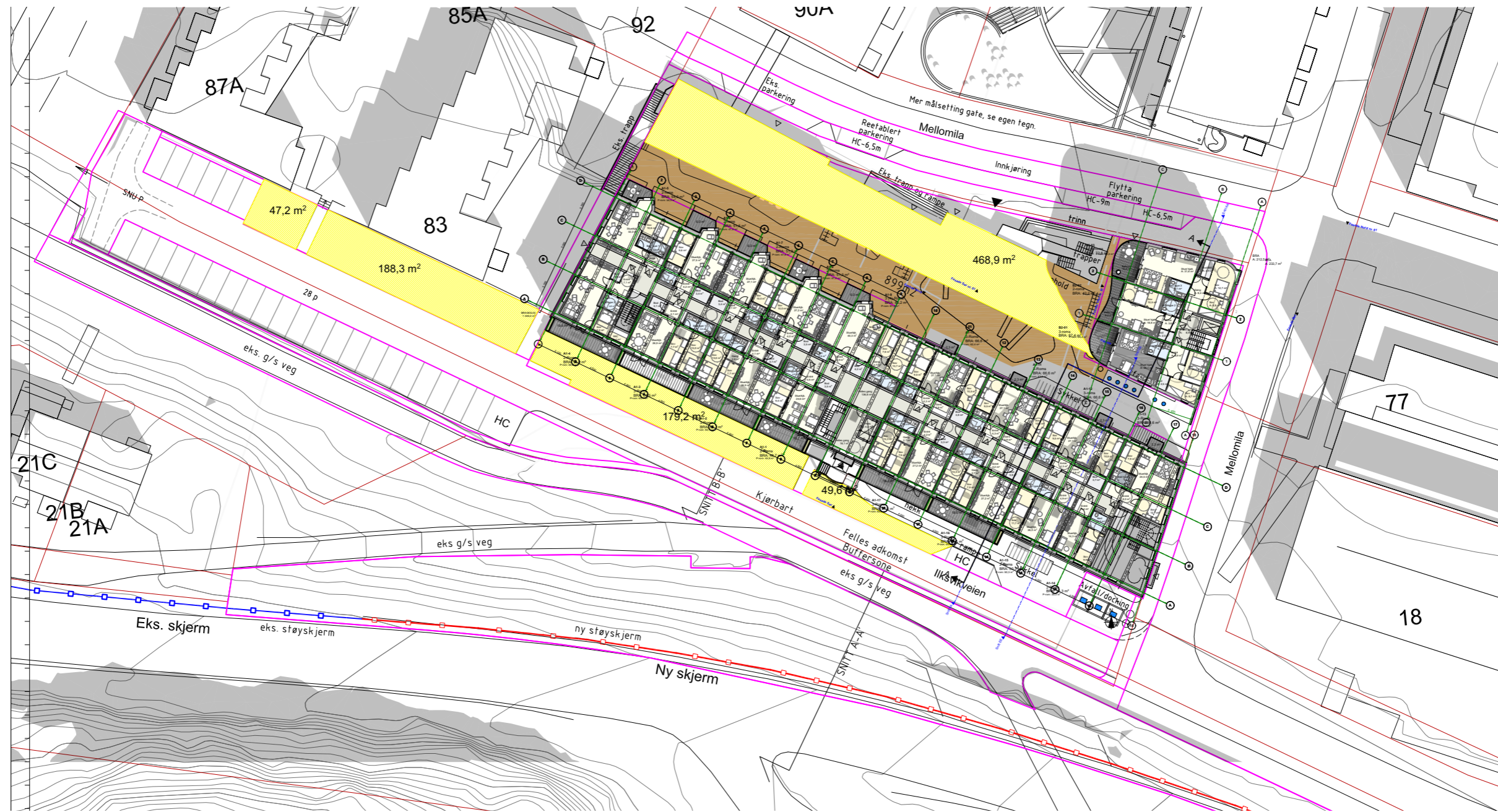
Solbelyst areal 21. mars kl 15: $19,9 + 110,2 + 25,5 \text{ kvm} = 155,6 \text{ kvm}$
 Pga topografien i Illsvika med Byåsen sterkt skrånende mot sør, er det utfordrende solforhold av natur, og dermed vanskelig og klare 50 % solbelyst areal 21. mars kl 15.



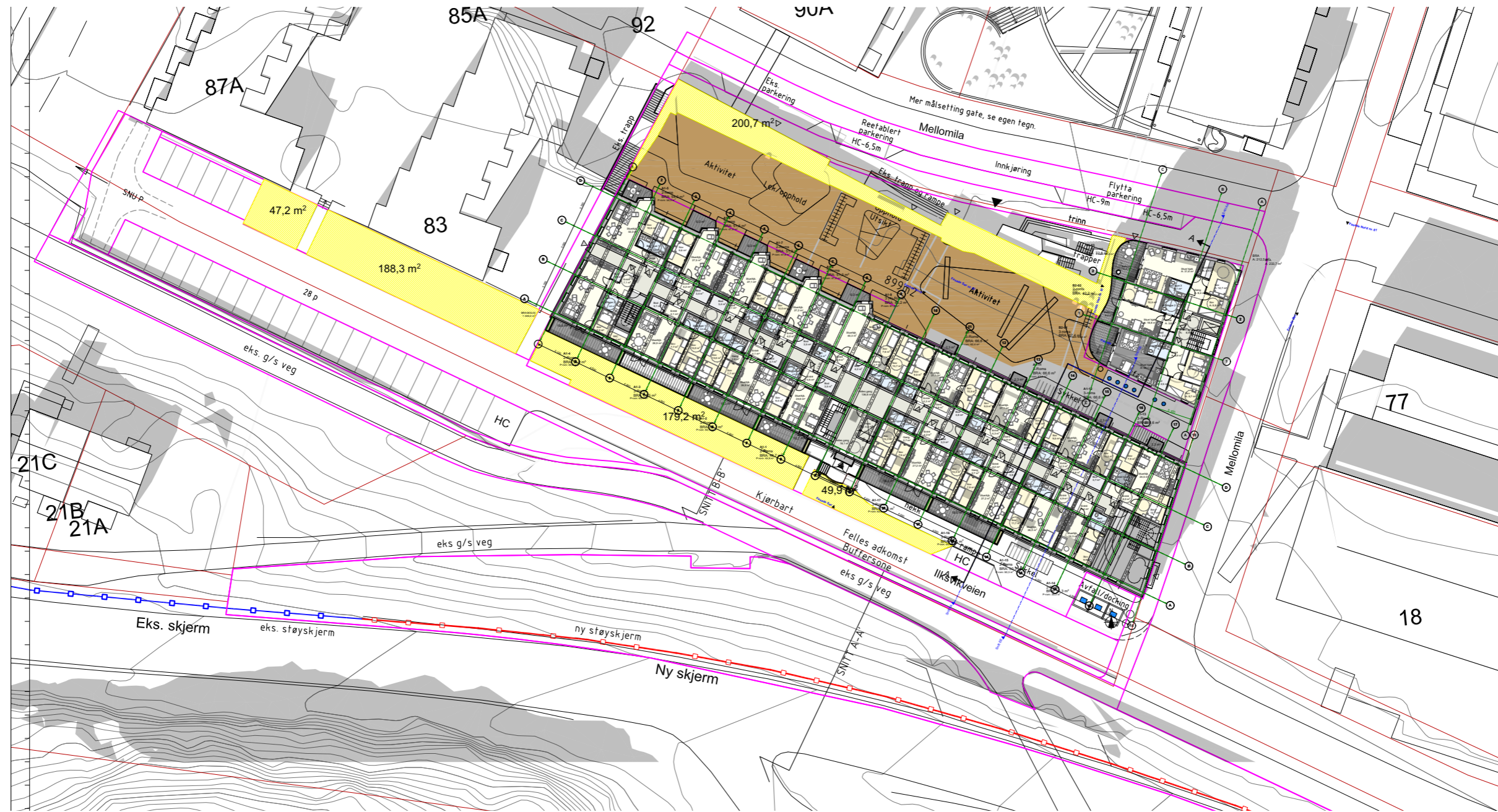
Solbelyst areal 21. mars kl 18: 0 kvm



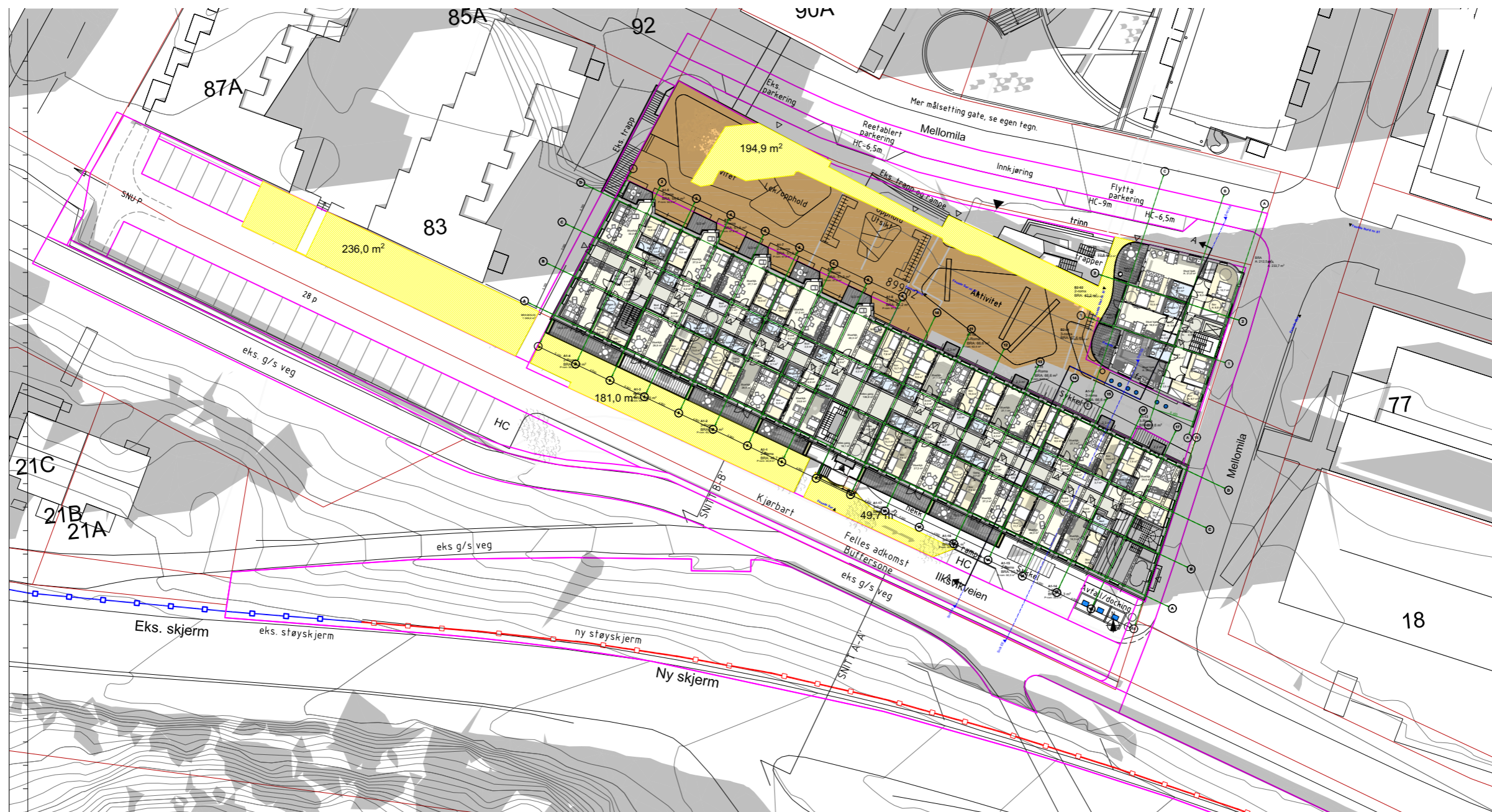
Solbelyst areal 23. juni kl 09: $16,8 + 78 + 89,6 + 13,1 + 42,9 + 583,1 = \underline{810,4 \text{ kvm}}$



Solbelyst areal 23. juni kl 12: $47,2 + 188,3 + 179,2 + 49,6 + 468,9 = 933,2 \text{ kvm}$



Solbelyst areal 23. juni kl 15: $47,2 + 188,3 + 179,2 + 49,9 + 200,7 = 665,3 \text{ kvm}$



BRA boligformål: 6094 kvm.
 Krav totalt uteareal: 1828 kvm (30 kvm x 100 kvm bolig BRA), hvorav minst 914 kvm felles.
 Min. 50% (457 kvm) av felles uteareal bør være solbelyst 21. mars kl. 15 og 23. juni kl 18.

Solbelyst areal 23. juni kl 18: $236 + 181 + 50 + 188 = 655 \text{ kvm} > 457 \text{ kvm}$