

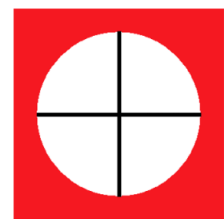
[st]OKKAR GÖTUR

MIKLABRAUT



YRKI ARKITEKTAR

Mýrargötu 26. 101 Reykjavík
Sími: 552 6629 . yrki@yrki.is
Kt: 560997-3109 . www.yrki.is



HFNIT
VERKFRÆÐISTOFA

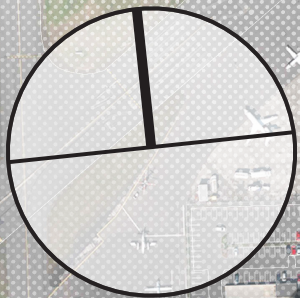


DAGNÝ LAND DESIGN

MIKLABRAUT



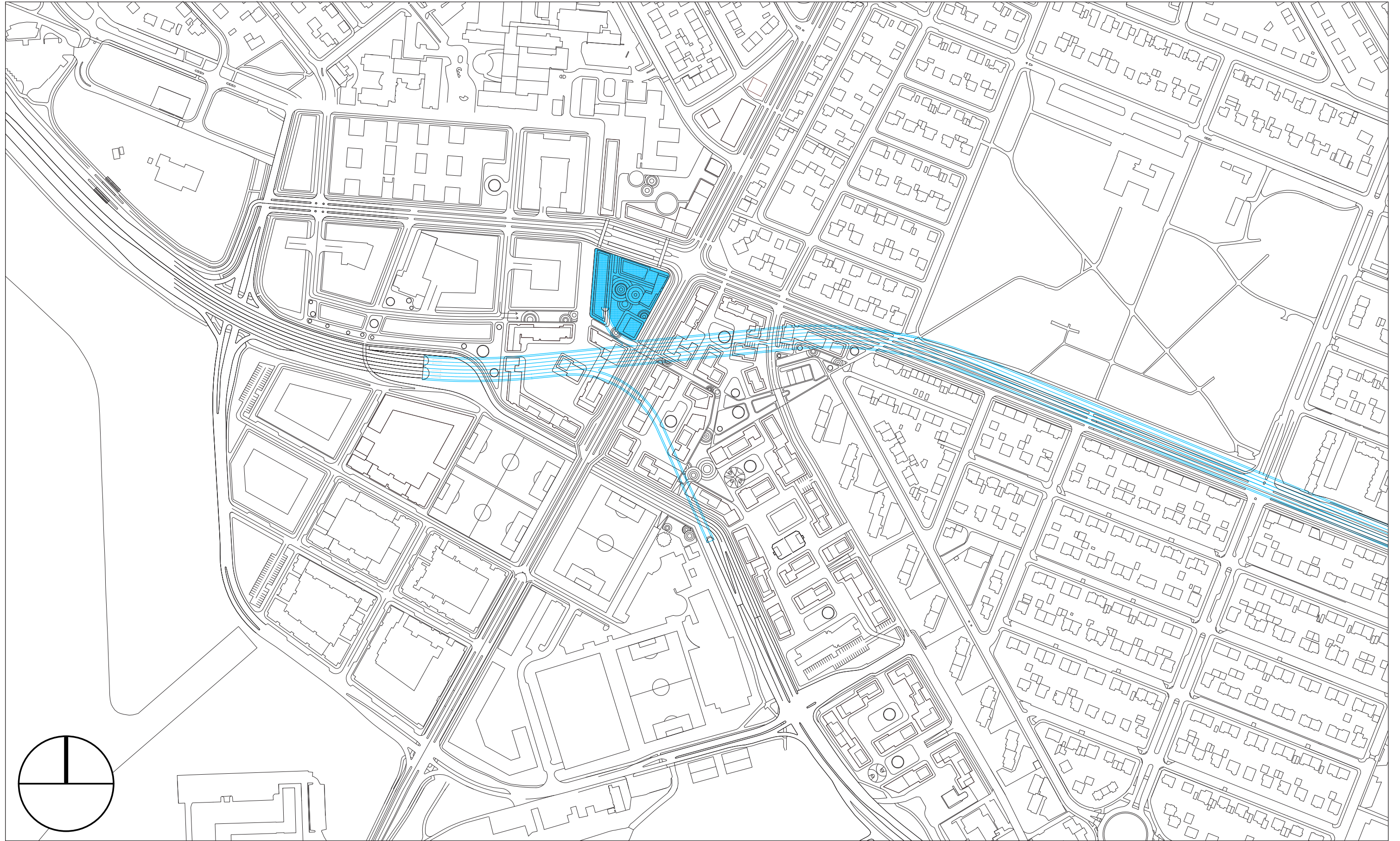
MIKLABRAUT : afstöðumynd



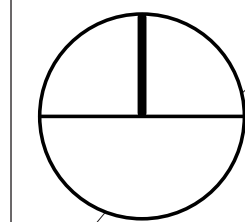
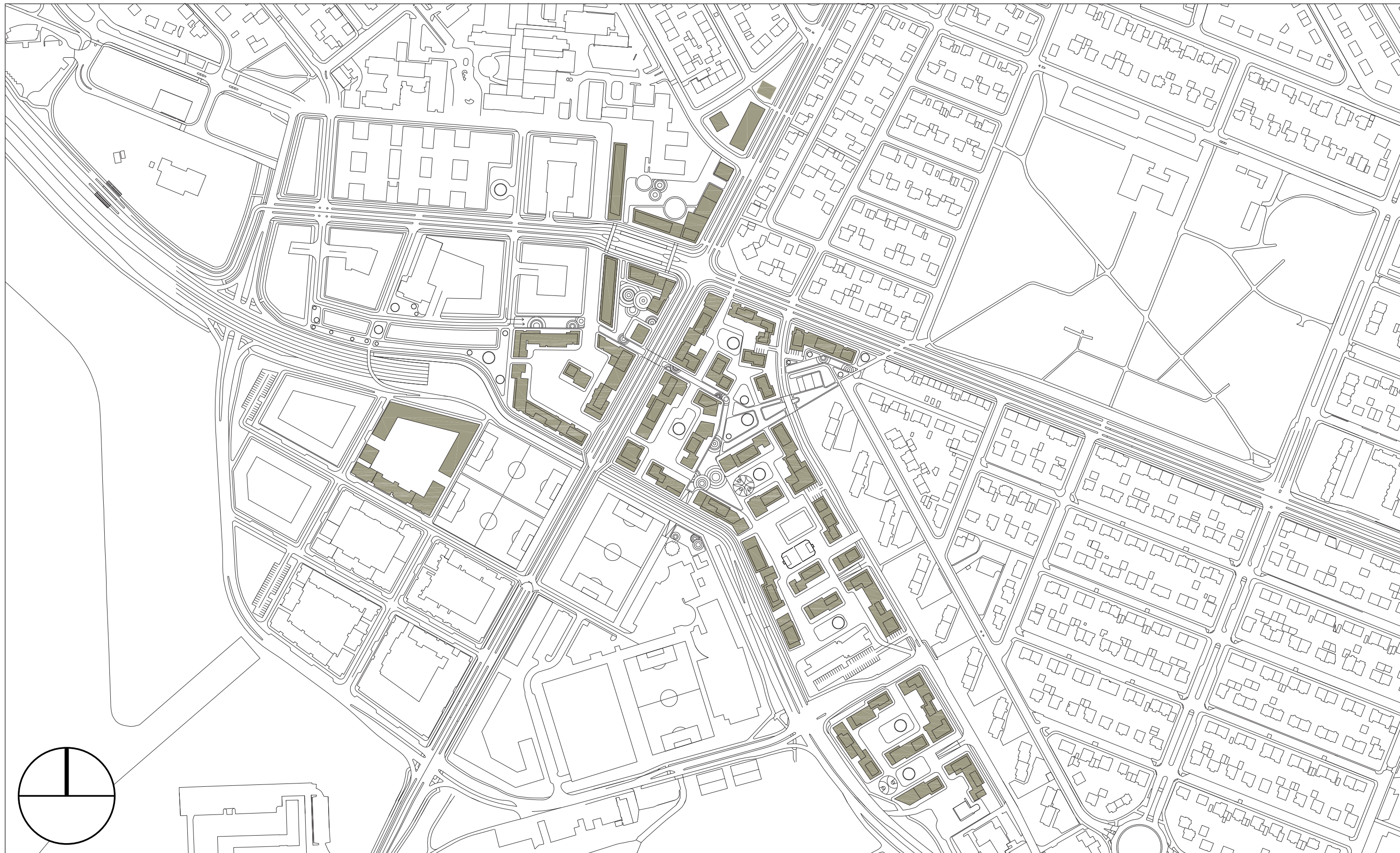
MIKLABRAUT

greiningar á tillögu

MIKLABRAUT : stokkur

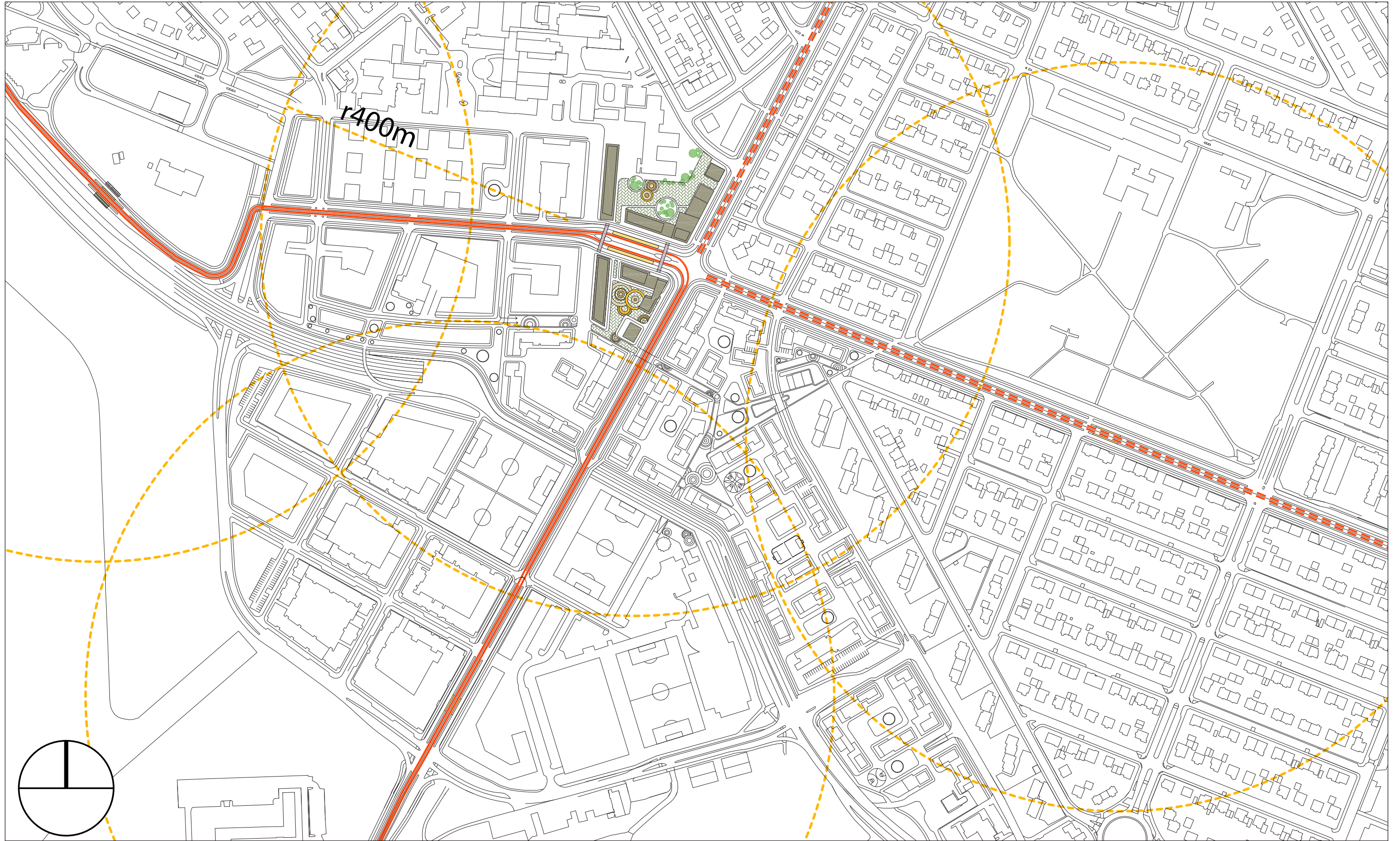


MIKLABRAUT : ný byggð

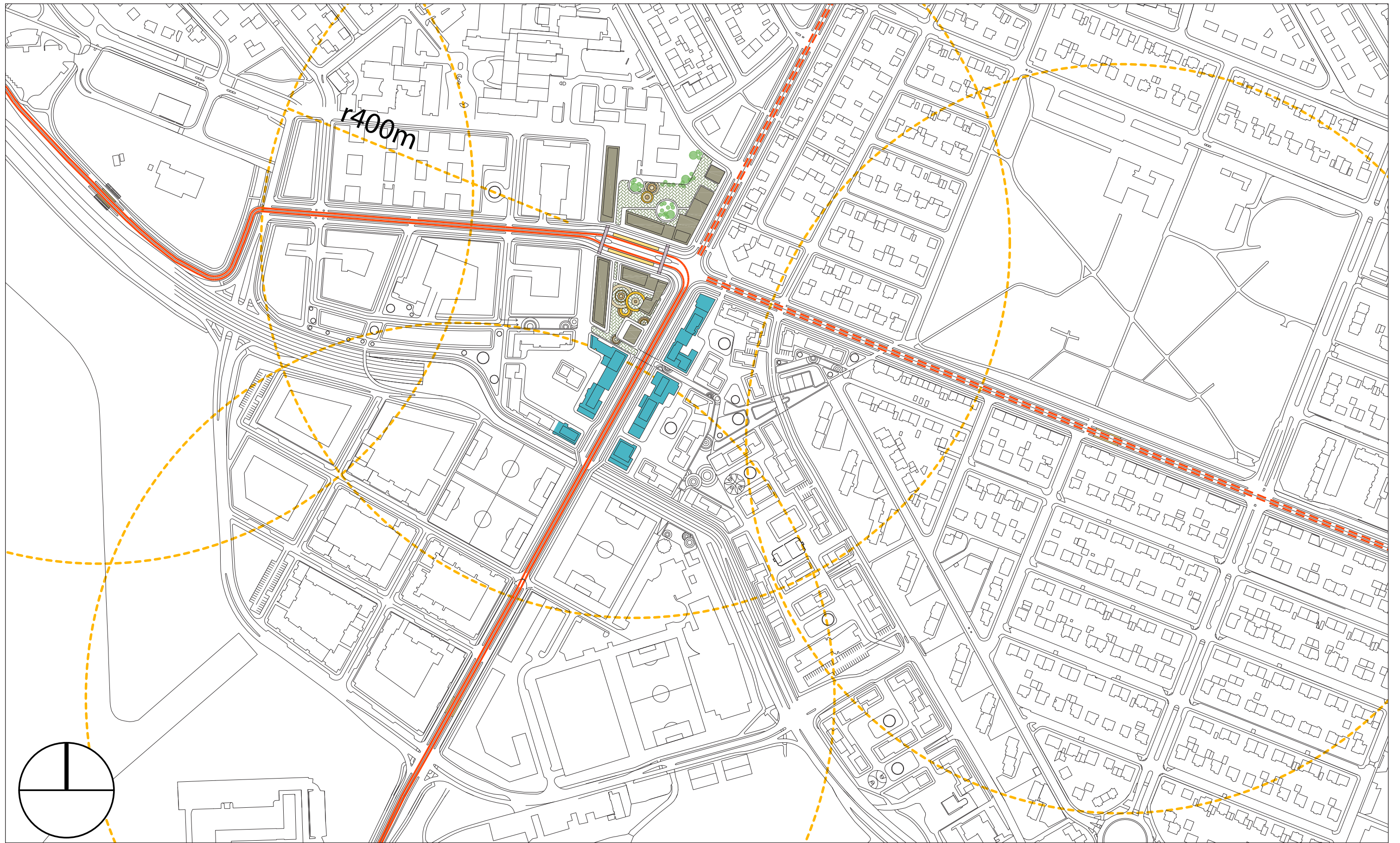


■ NÝ BYGGÐ

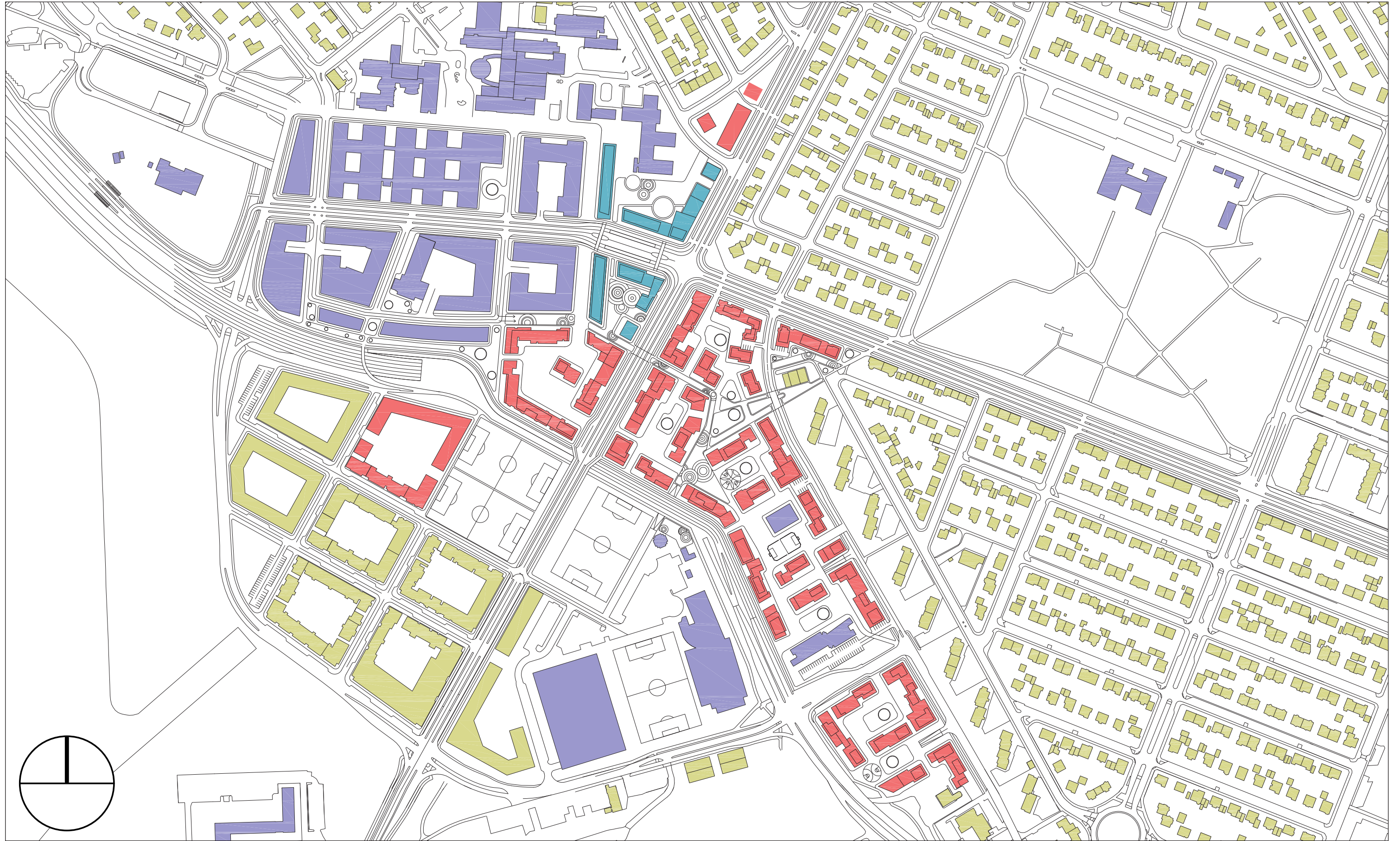
MIKLABRAUT : borgarlína og kjarnastöð



MIKLABRAUT : verslunargata



MIKLABRAUT : starfsemi



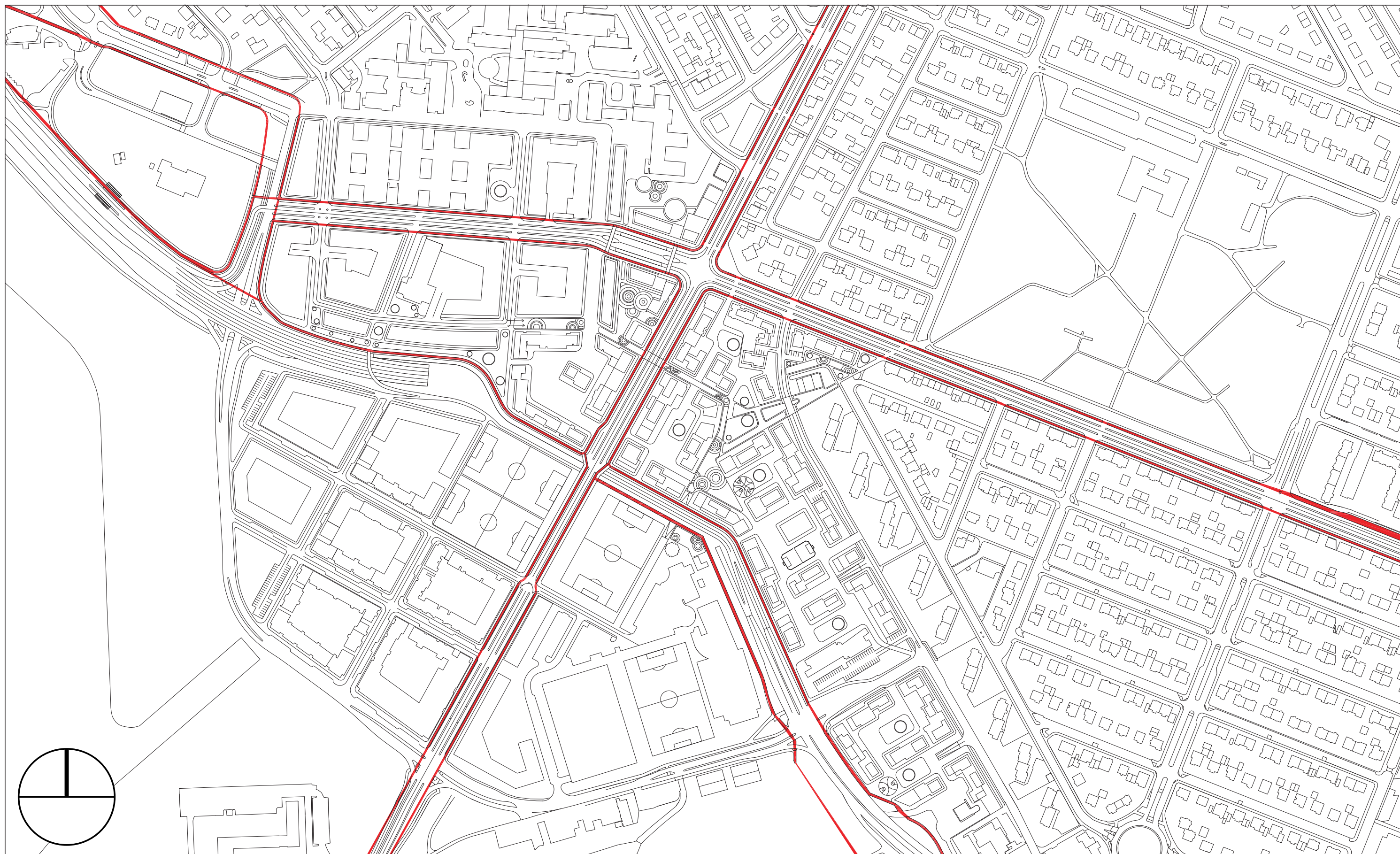
MIKLABRAUT : almenningsvæði



MIKLABRAUT : inngarðar



MIKLABRAUT : nýir göngu- og hjólastígar



MIKLABRAUT : götur



ÍBÚÐARGÖTUR

SAMRÝMI

TENGIGÖTUR

BORGARLÍNA

MIKLABRAUT : Snorrabraut - verslunargata til norðurs



MIKLABRAUT : Herdísartorg við kjarnastöð Borgarlínunnar



MIKLABRAUT : inngarðar og torg í íbúðabyggð - horft til austurs



MIKLABRAUT

greiningar á gæðum

UPPBYGGING

ný byggð & kjarnastöð

UPPBYGGING : ný byggð og kjarnastöð



Stærð svæðis	151,731 m ²
Brúttó m ²	119 % 180,841 m ²
● Byggingar á torgi	25,506 m ²
● Byggingar að rísa	155,334 m ²
Nettó m ²	89 % 135,630 m ²
● Byggingar á torgi	19,130 m ²
● Byggingar að rísa	116,501 m ²
Birtir m ²	72 % 108,504 m ²
m ² Grunnflatar	26 % 39,552 m ²
Buildable area	0 m ²
Building height	+ 13.1 m ↑ 21.6 m
Number of buildings	
Stories (average)	4.57
Facades	105,132 m ²
Volume	555,000 m ³

■ NÝ BYGGÐ
■ KJARNASTÖÐ

STARFSEMI

íbúðir & þjónusta

STARFSEMI : íbúðir og þjónusta



Stærð svæðis 151,731 m²

Brúttó m² 119 % **180,841 m²**

• Þjónusta 38,952 m²

• Íbúðir 141,889 m²

Netto m² 89 % 135,630 m²

• Þjónusta 29,214 m²

• Íbúðir 106,417 m²

Birtir m² 72 % 108,504 m²

• Þjónusta 23,371 m²

• Íbúðir 85,133 m²

m² Grunnflatar 26 % 39,552 m²

Buildable area 0 m²

Building height + 13.1 m ↑ 21.6 m ↓

Number of buildings

Stories (average) 4.57

Facades 105,132 m²

Volume 555,000 m³

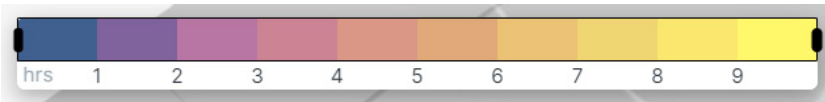
ÍBÚÐIR

ÞJÓNUSTA

BIRTA - LJÓS

sólarljós & dagsljós

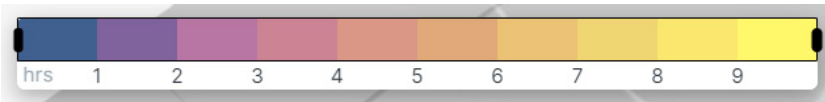
SÓLARLIJÓS : meðaltal yfir daginn á byggð - 21.mars - JAFNDÆGUR



Mælikvarði á sólgæðum í klst.

VERST BEST

SÓLARLIJÓS : meðaltal yfir daginn á byggð - 21.júní - SUMARSÓLSTÖÐUR



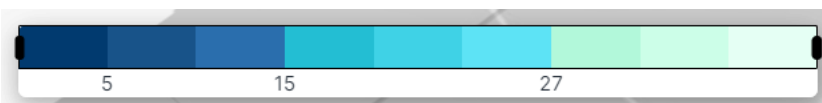
Mælikvarði á sólargæðum í klst.

VERST

BEST

DAGSLJÓÐS : meðaltal yfir daginn á byggingum - MEÐALTAL YFIR ÁRIÐ

Facade	
Below 5%	0.4 %
Between 5 and 15%	2 %
Between 15 and 27%	17.1 %
Above 27%	80.6 %



Mælikvarði á dagsljósi í %

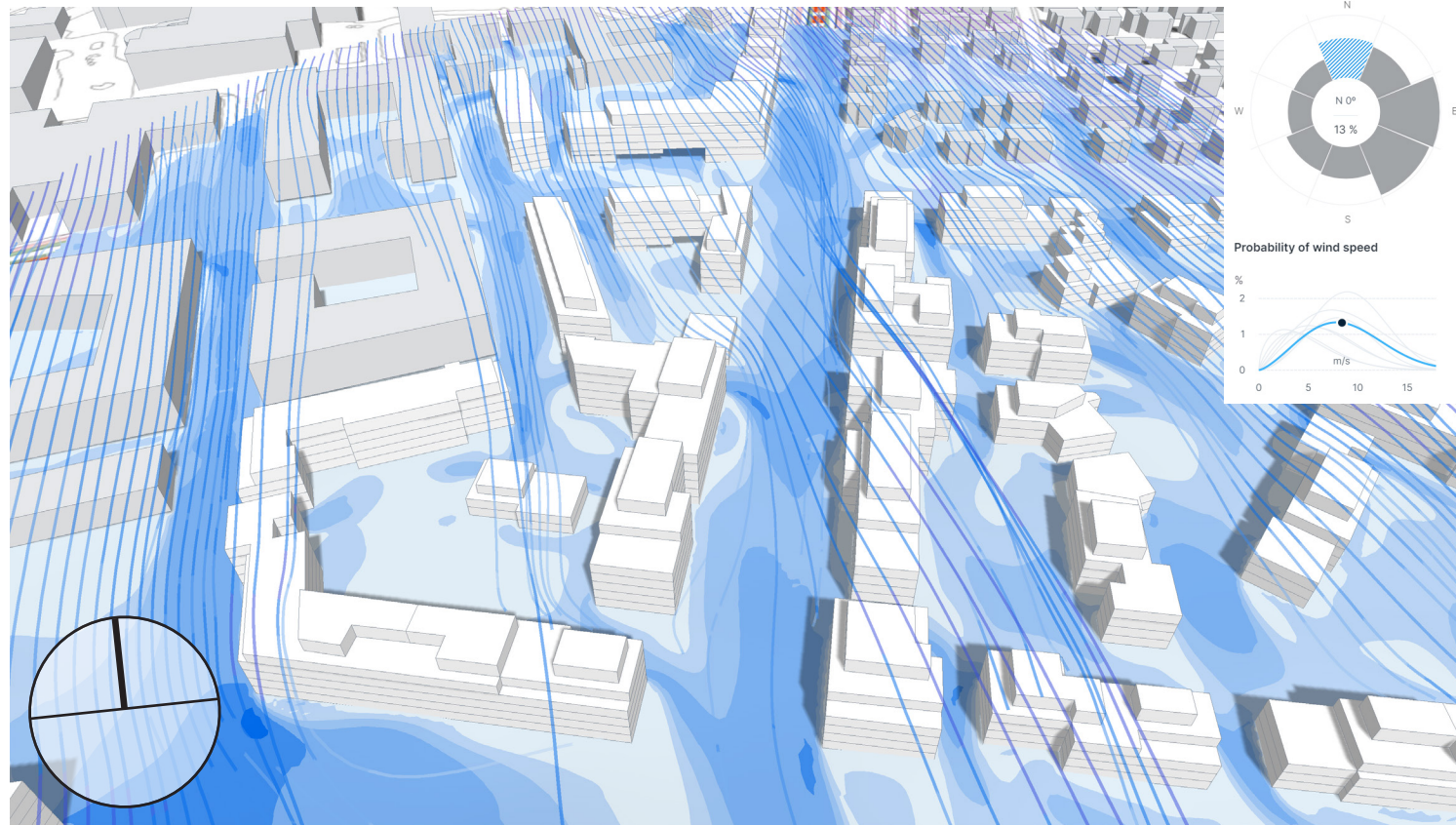
VERST

BEST

VINDGREININGAR

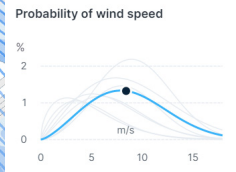
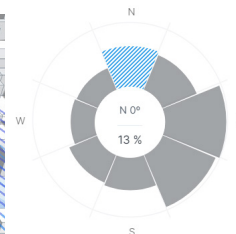
vindur & þægindi

VINDUR : norður



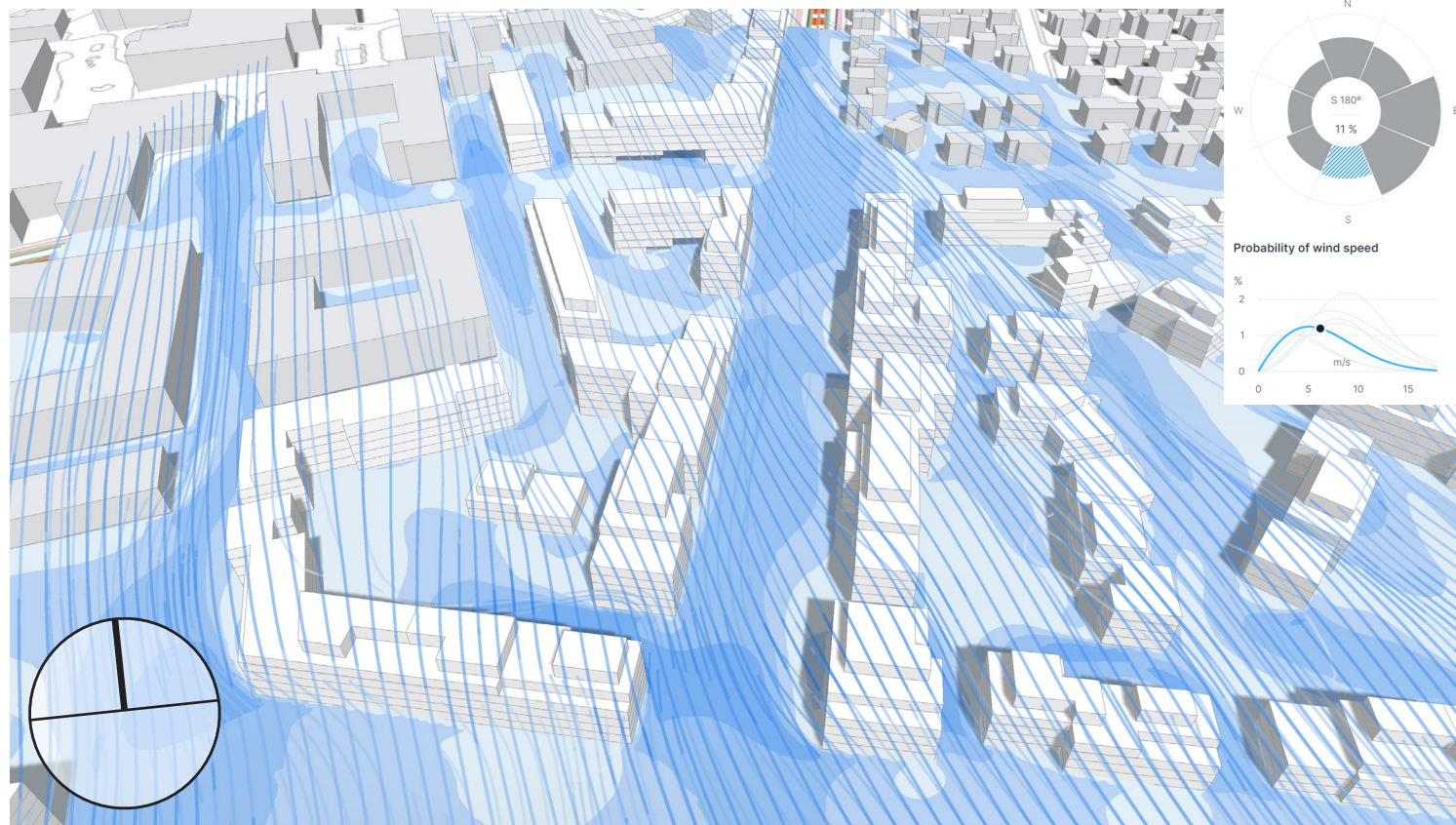
Global Wind Atlas >

Wind rose >



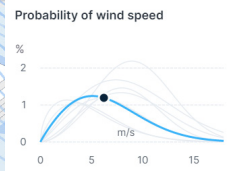
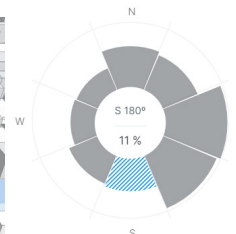
Mælikvarði á vindhraða í m/s - **Á JÖRÐU**
BEST VERST

VINDUR : suður



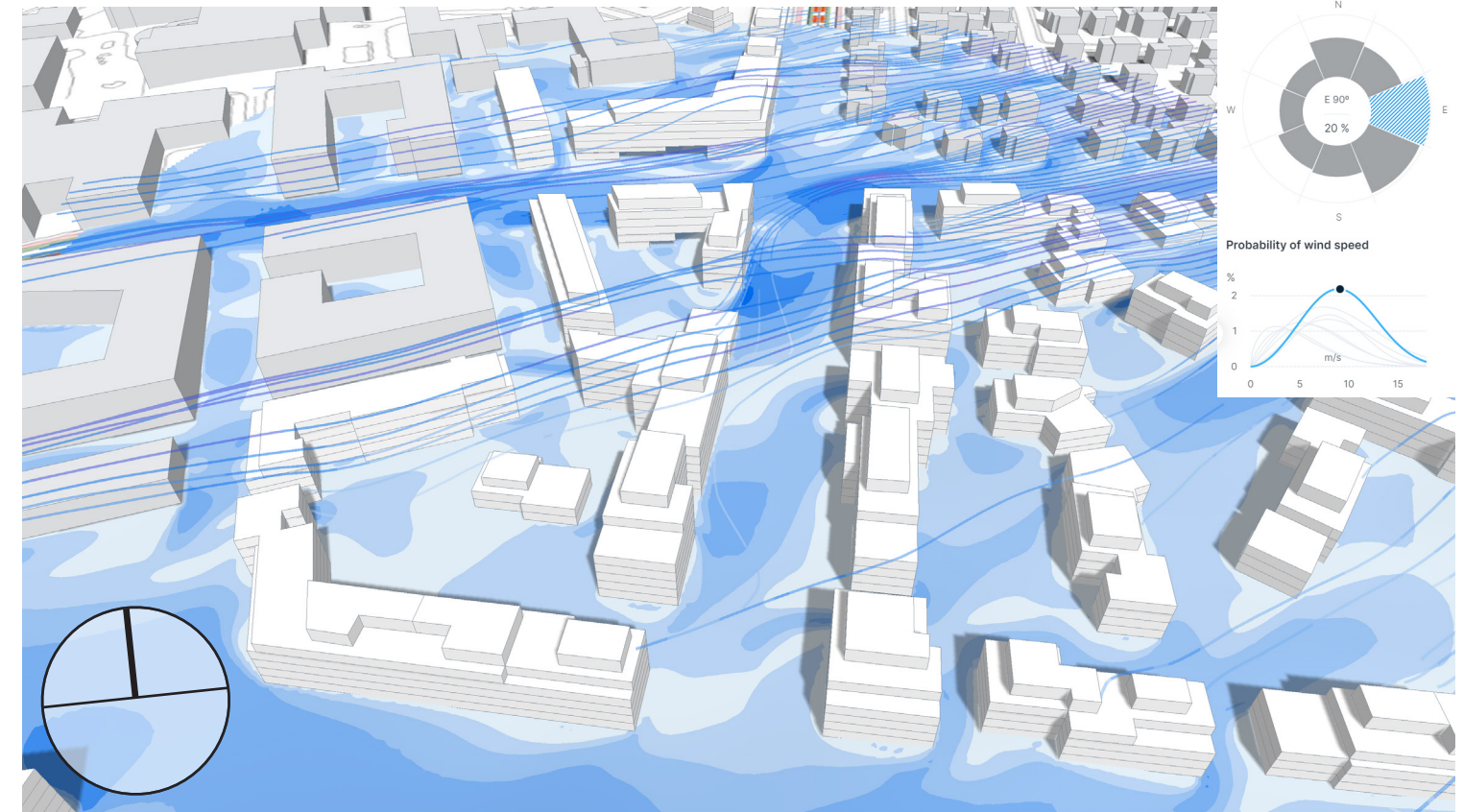
Global Wind Atlas >

Wind rose >



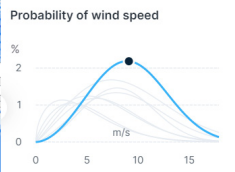
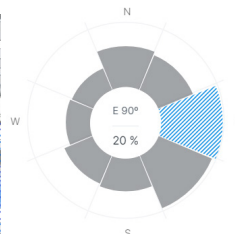
Mælikvarði á vindhraða í m/s - **Á JÖRÐU**
BEST VERST

VINDUR : austur



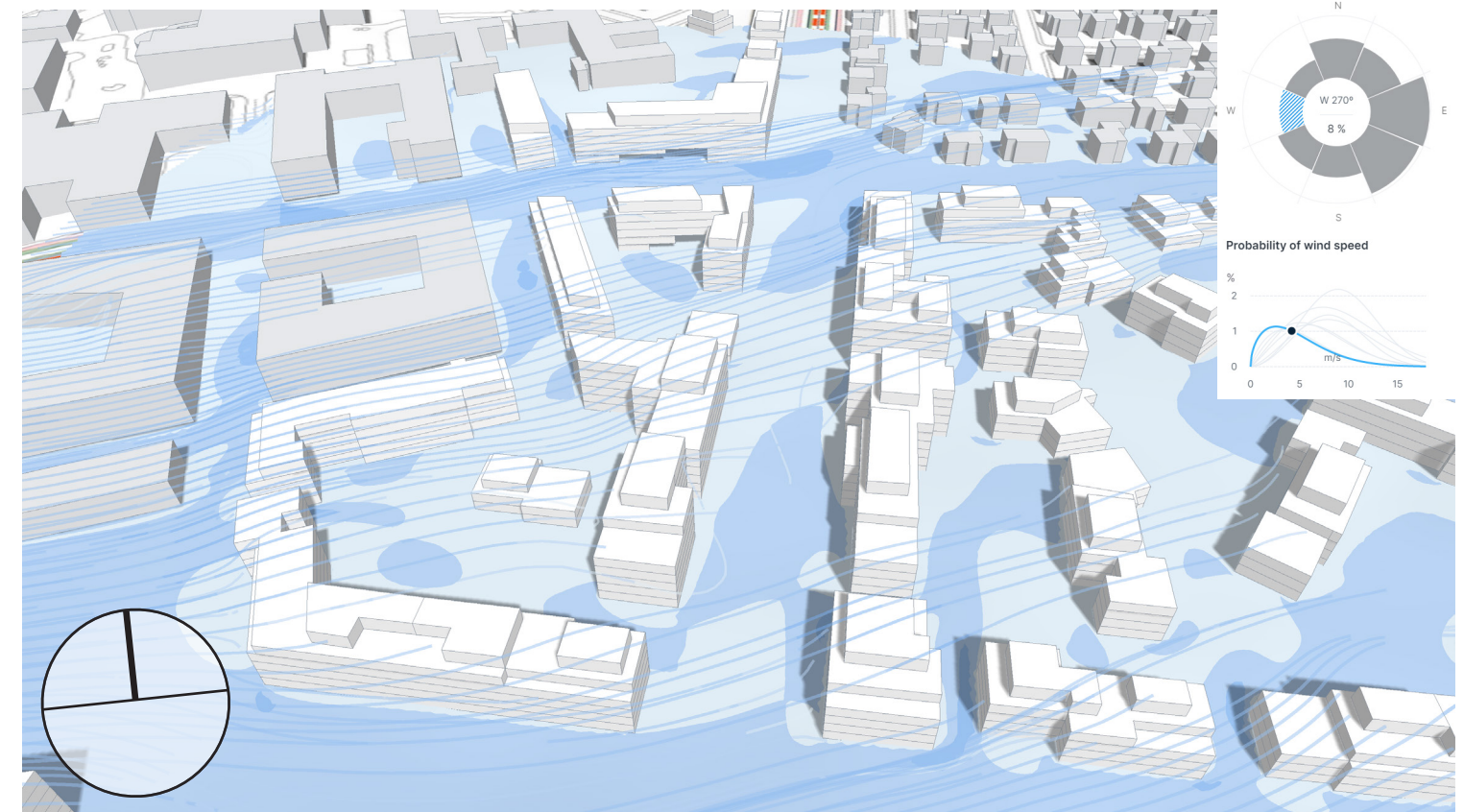
Global Wind Atlas >

Wind rose >



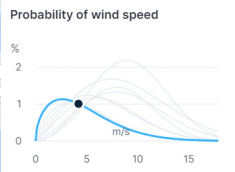
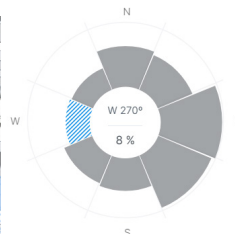
Mælikvarði á vindhraða í m/s - **Á JÖRÐU**
BEST VERST

VINDUR : vestur



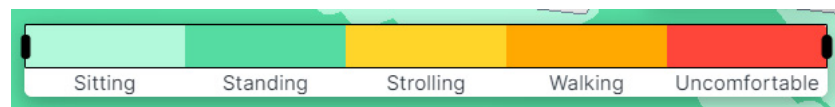
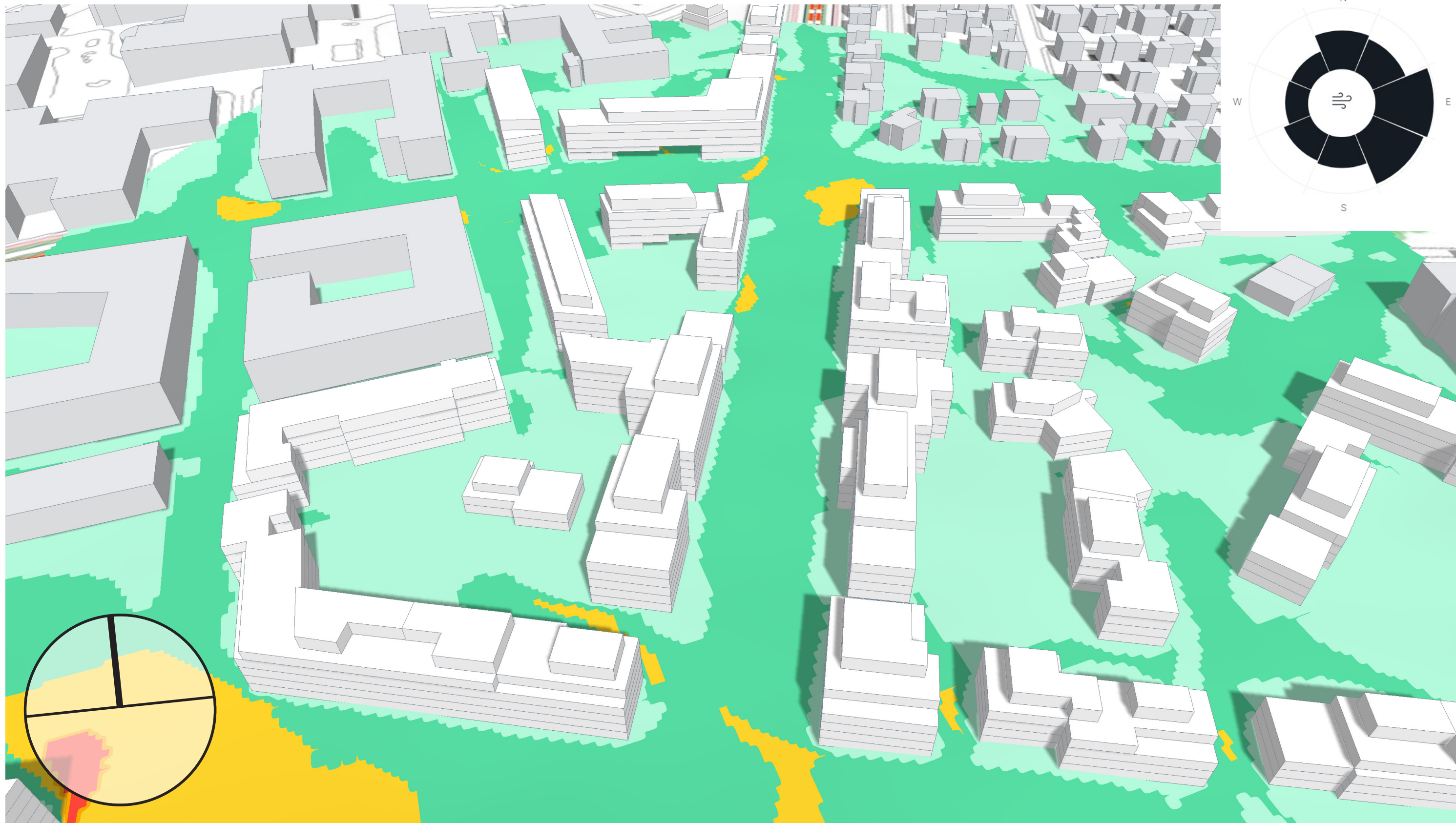
Global Wind Atlas >

Wind rose >



Mælikvarði á vindhraða í m/s - **Á JÖRÐU**
BEST VERST

VINDUR : þægindi



Mælikvarði á skjólmyndun - **Á JÖRÐU**

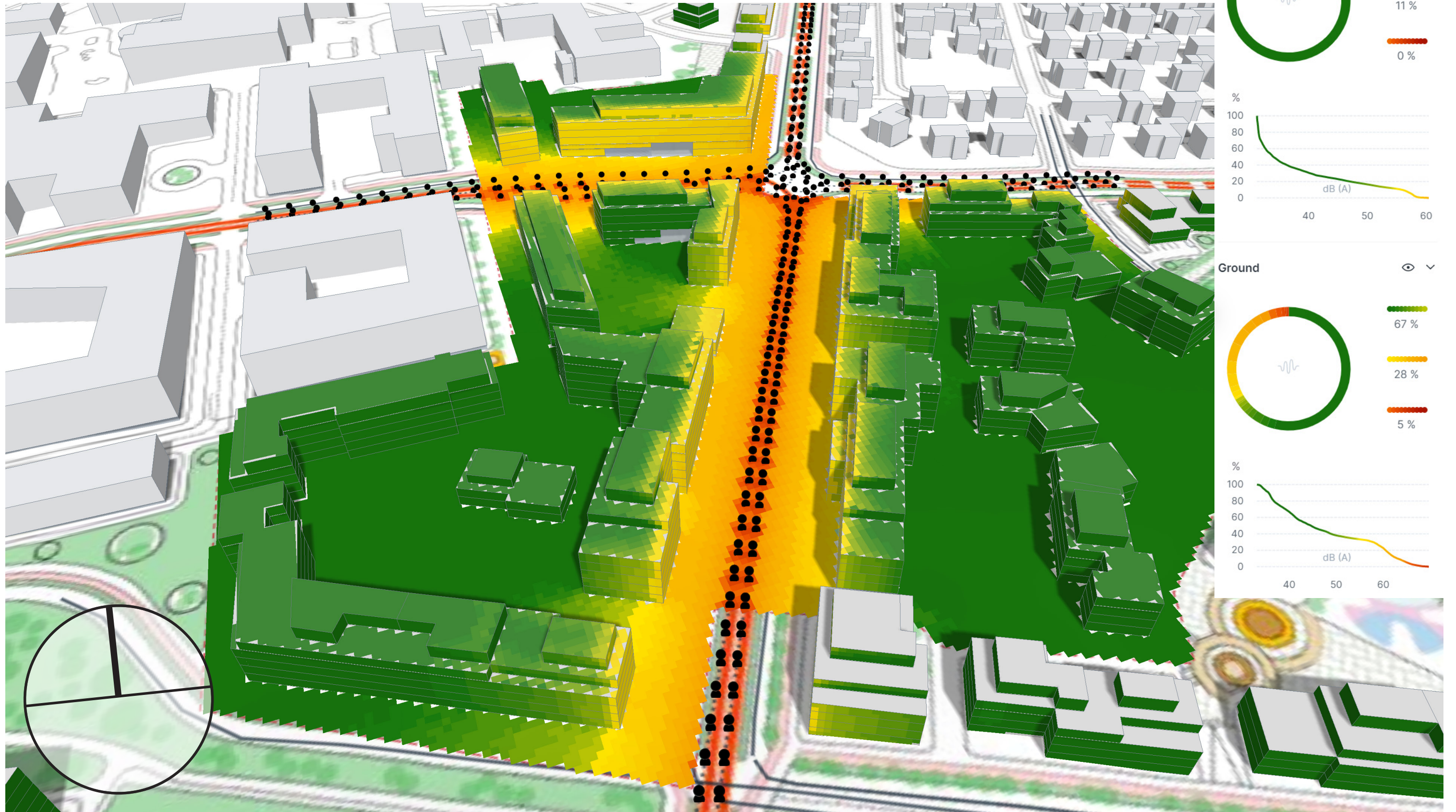
BEST

VERST

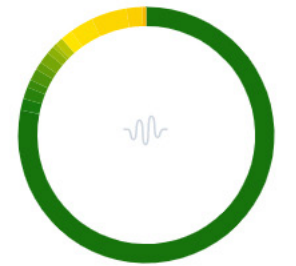
UMFERÐARGREINING

áhrif hávaða frá umferð

UMFERÐARHLJÓÐ : borgarlína



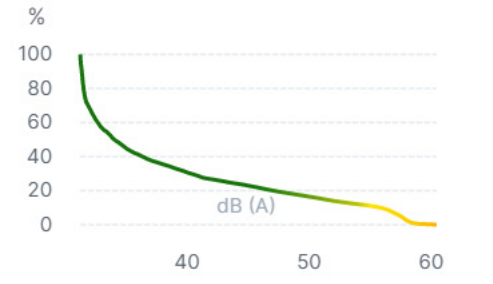
Facade



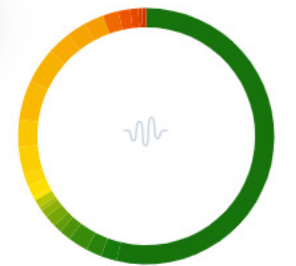
89 %

11 %

0 %



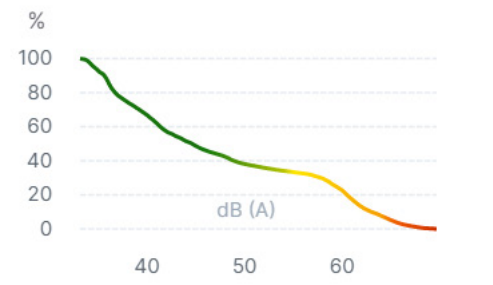
Ground



67 %

28 %

5 %

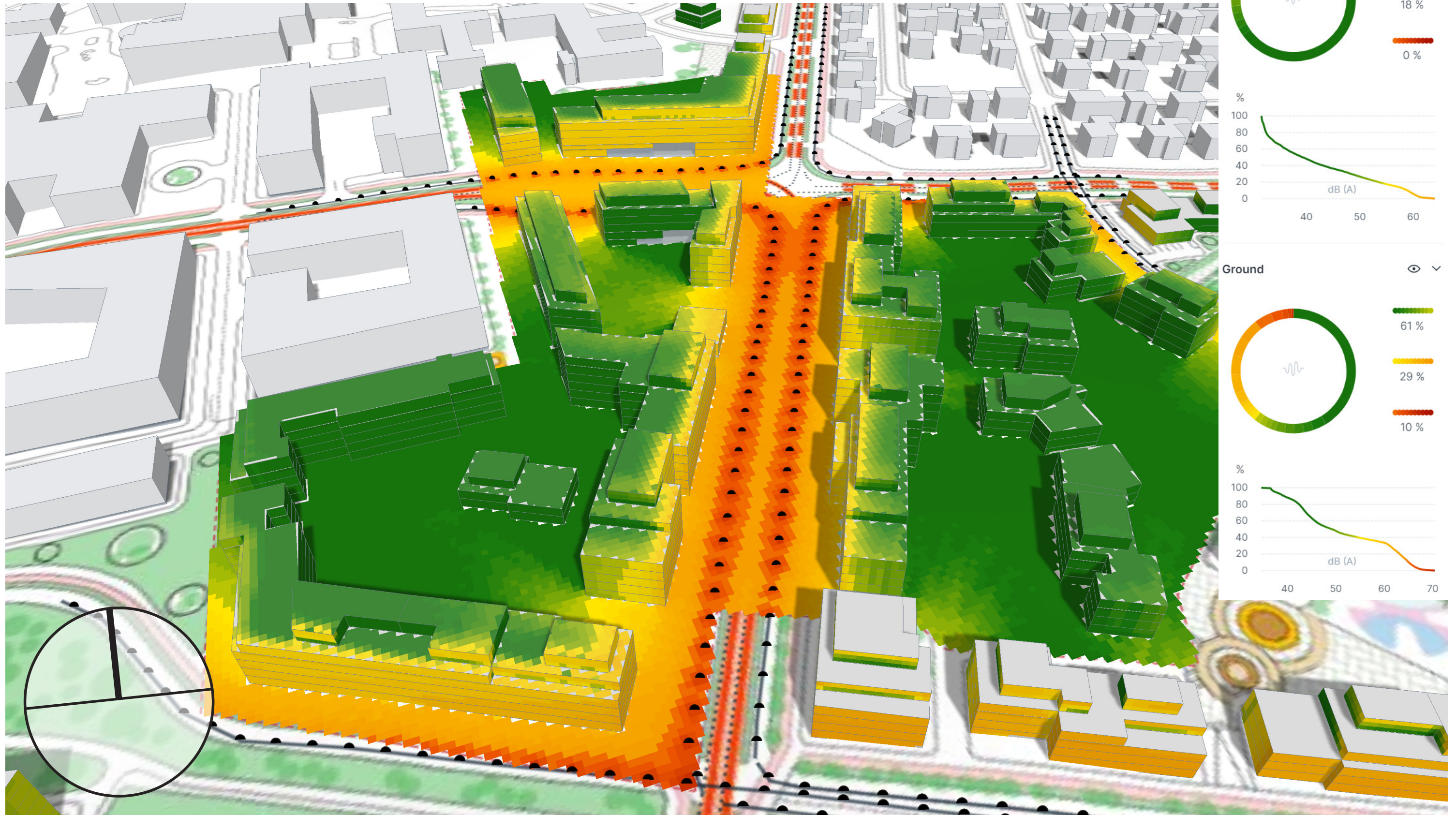


Mælikvarði á hljóðstyrk í dB (A)

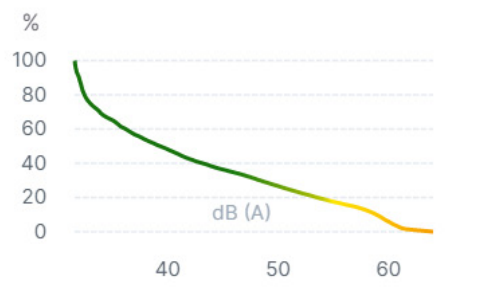
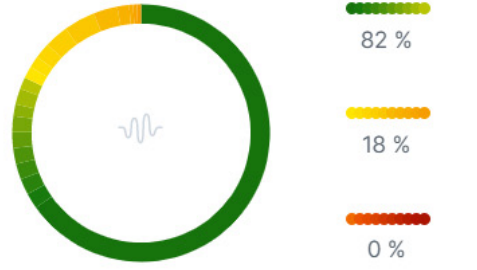
BEST

VERST

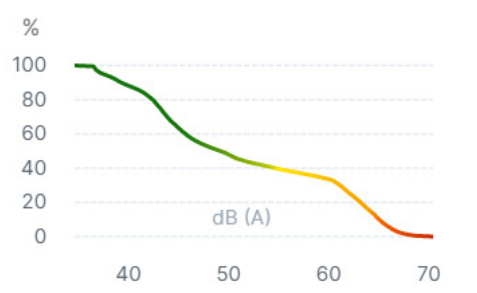
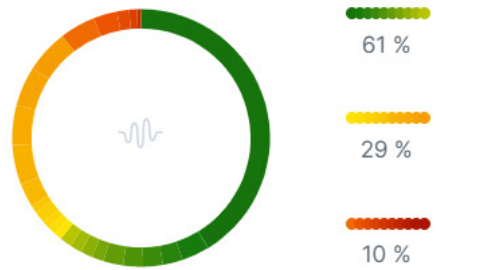
UMFERÐARHLJÓÐ : bílar



Facade



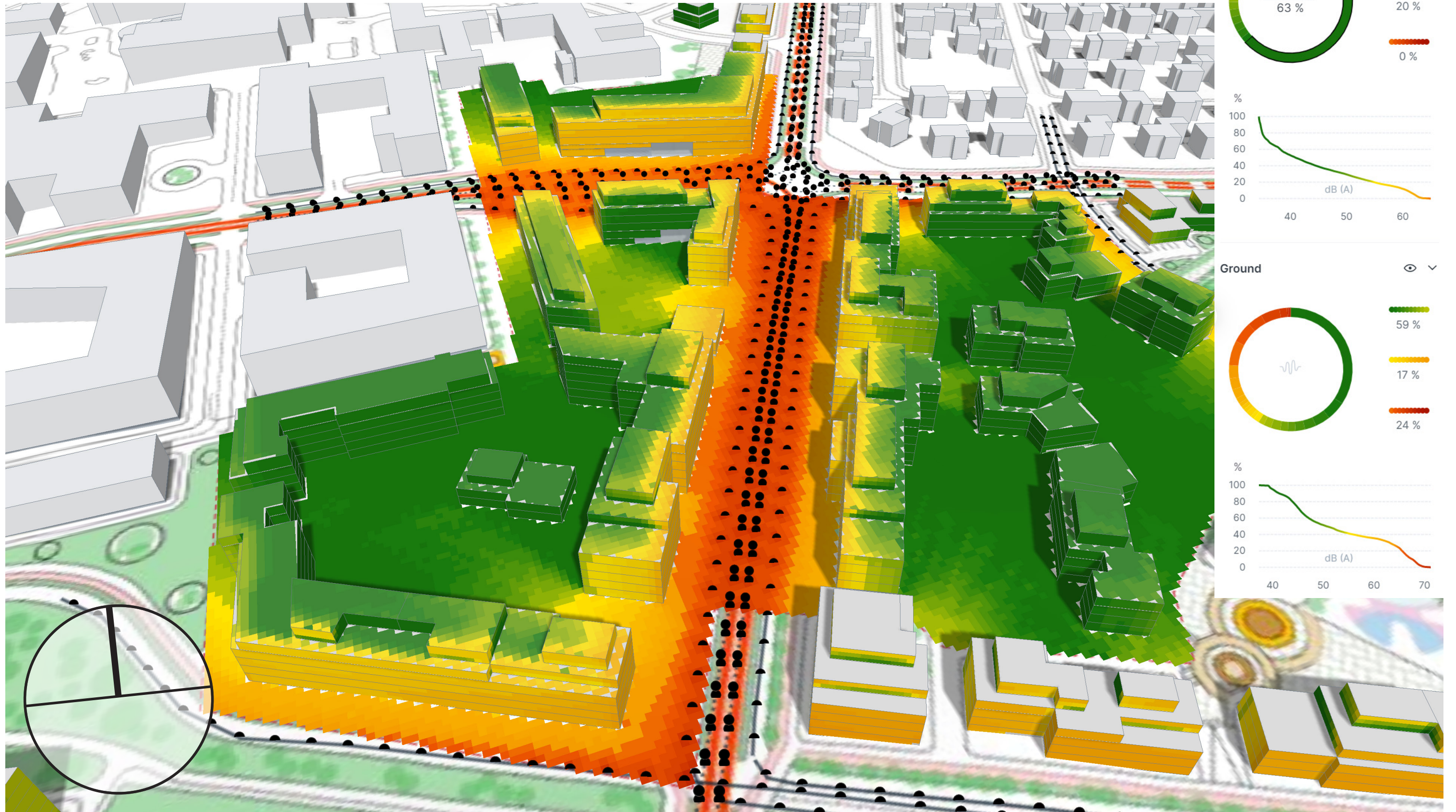
Ground



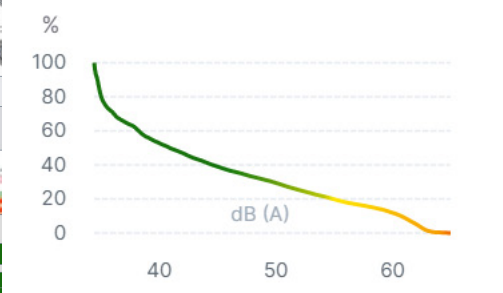
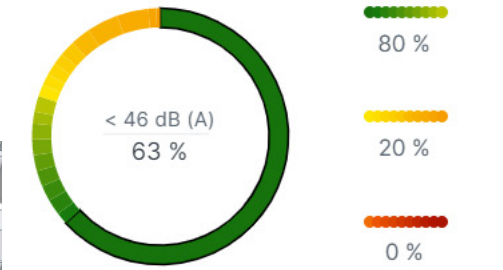
Mælikvarði á hljóðstyrk í dB (A)

BEST VERST

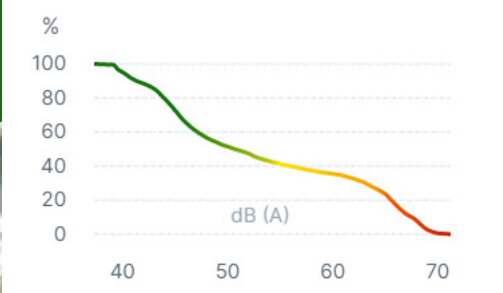
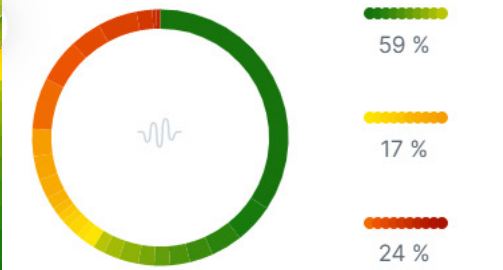
UMFERÐARHLJÓÐ : öll umferð



Facade



Ground



Mælikvarði á hljóðstyrk í dB (A)

BEST

VERST

MIKLABRAUT : afstöðumynd

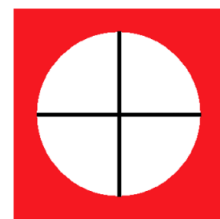


TAKK FYRIR
[st]OKKUR



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