SVEIT Í BORG

DEILISKIPULAGSTILLAGA - ÁLFTANES

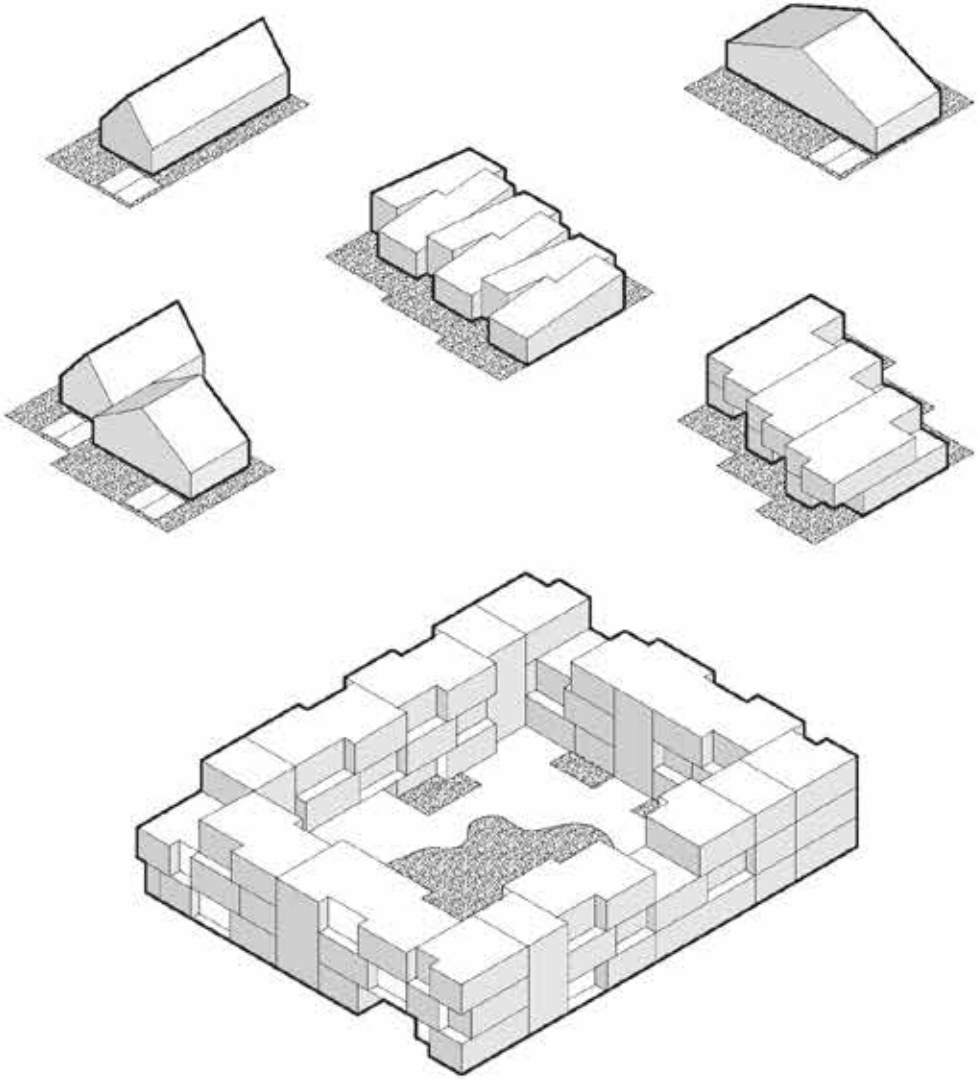
ANDERSEN & SIGURDSSON I LANDSLAG I VERKÍS

Skjal sótt af '0000000000' dags: 24.03.2026

1.
BYGGINGAR

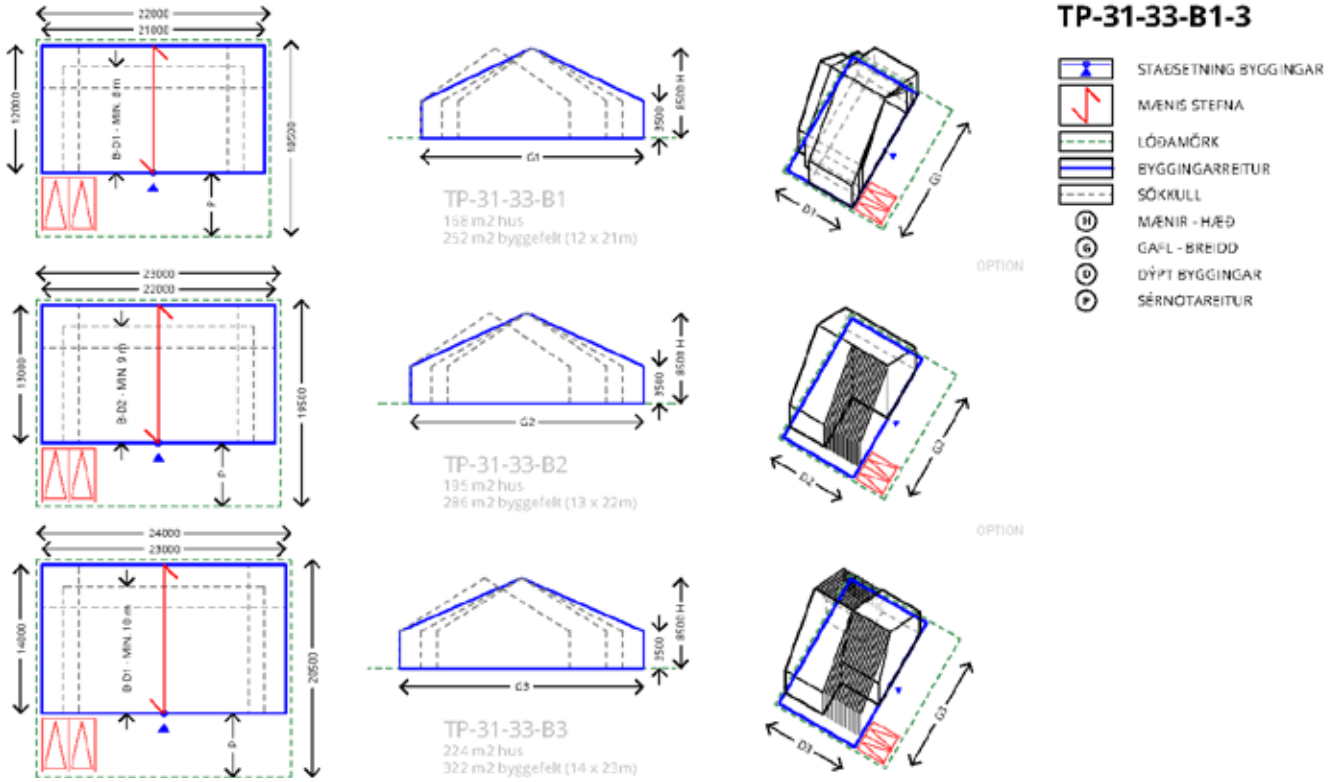
Skjal sótt af '0000000000' dags: 24.03 2026

FJÖLBREYTILEIKI



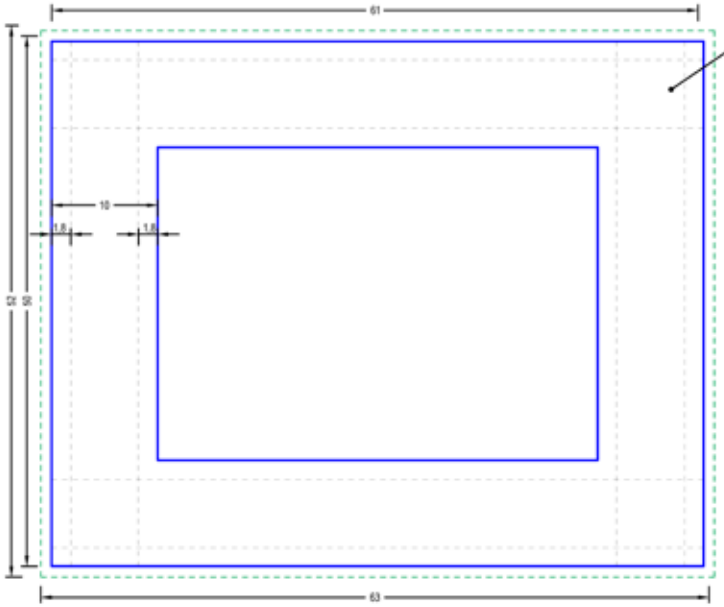
Skjal sótt af '0000000000' dags: 24.03 2026

SÉRBÝLI



Skjal sótt af '0000000000' dags: 24.03 2026

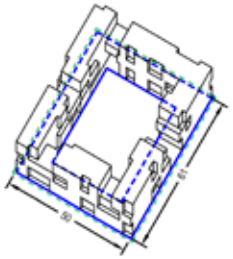
FJÖLBÝLI



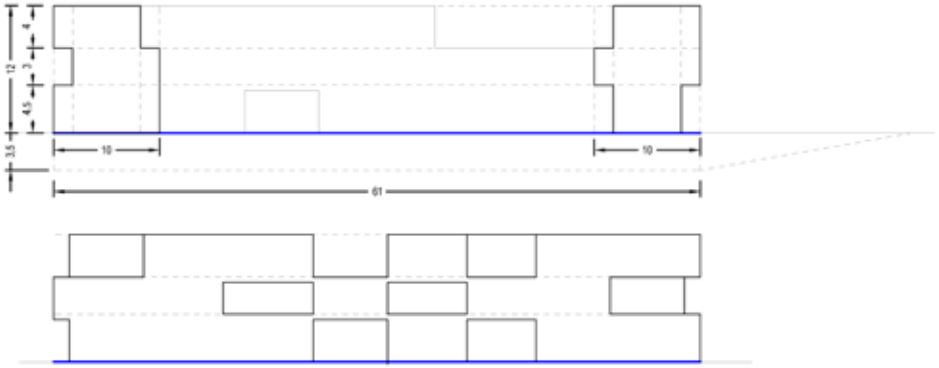
TP-1.23-IB
5460 m2 fjölbýli, upb. 30 íbúðir
3276 m2 byggingarreitur (51 x 52m)

TP-23-A1 = 60 m2 x 5 = 300 m2
TP-23-A2 = 85 m2 x 10 = 850 m2
TP-23-A3 = 115 m2 x 10 = 1150 m2
TP-23-A4 = 135 m2 x 4 = 540 m2
Umferðarrými = 1080 m2

Heildarfjöldi m2 = 3920 m2
72% bygging
28% opnun

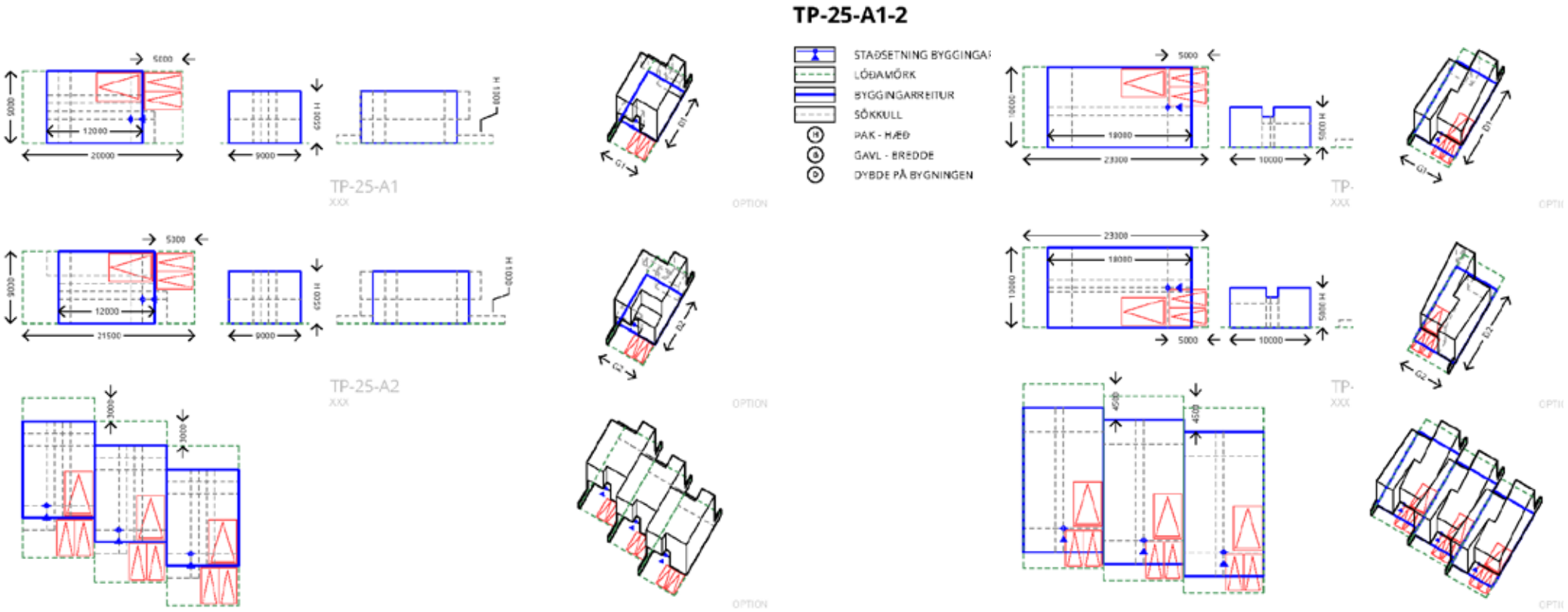


- STAÐSETNING BYGGINGAR
- MÆNIS STEFNA
- LÓÐAMÖRK
- BYGGINGARREITUR
- SÖKKULL
- (S) FJARLÆGÐ TIL LÓÐAMARKA
- (K) MÆNISHÆÐ
- (G) GAFL - BREIDD
- (D) LENGD



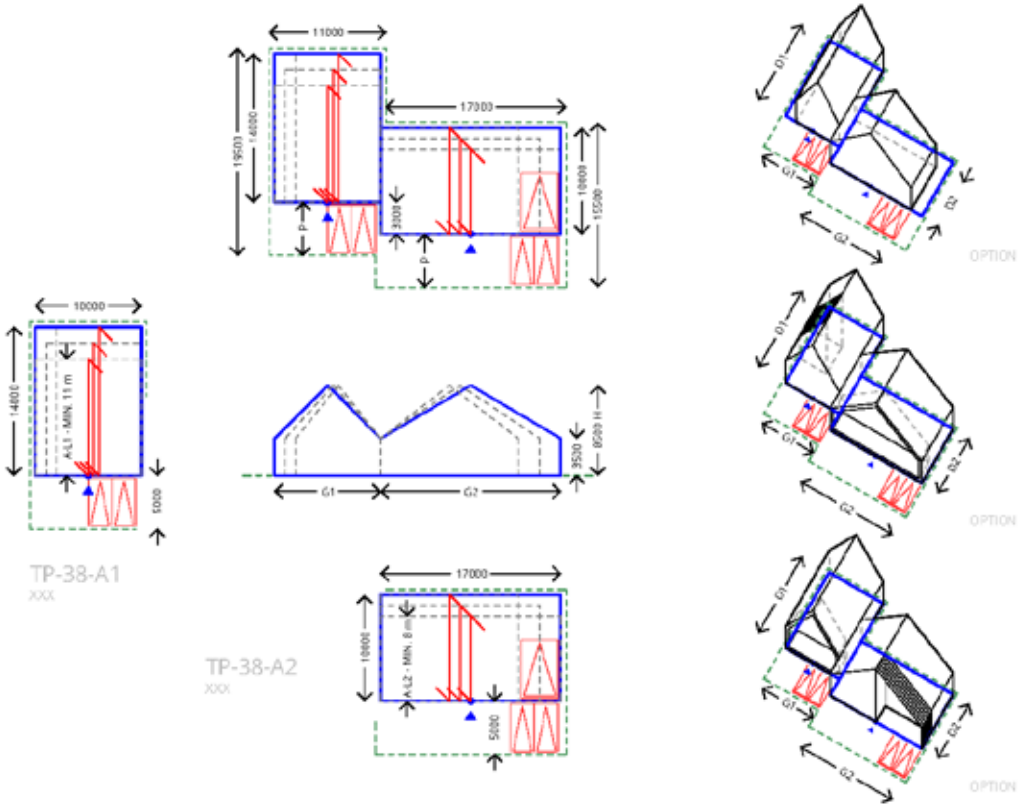
Skjal sótt af '0000000000' dags: 24.03 2026

RAÐHÚS



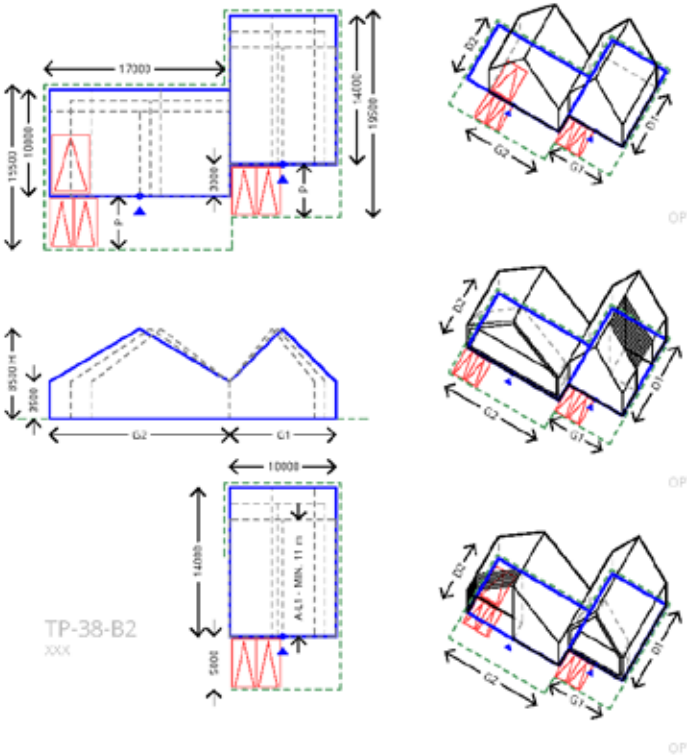
Skjal sótt af '000000000' dags: 24.03.2026

PARHÚS



TP-38-A1-2

- STAÐSETNING BYGGINGAR
- MÆNIS STEFNA
- LÓÐAMÖRK
- BYGGINGARREITUR
- SÖKKULL
- MÆNIR - HÆÐ
- GAFL - BREIDD
- DÝPT BYGGINGAR
- SÉRNOTAREITUR



Skjal sótt af '0000000000' dags: 24.03.2026

2.
AÐSTÆÐUR

Skjal sótt af '0000000000' dags: 24.03 2026

SVEIT Í BORG

Skjal sótt af '0000000000' dags: 24.03 2026

GRÓÐURFAR

GRÓÐURLYKILL

GRÓÐURLENDI

H1 Gróður
H3 Gróður með smárunnum
H4 Melgresi
H5 Sjávarfitjungur
H11 Mósaíkt grasland
H12 Gróður blómjurtir
H12* Gróður tágamura valkvæmali
H13 Hitsaplantar
L1 Hávaxnar blómjurtir
L2 Lávaxnar blómjurtir
L3 Alaskalúpína

RÆKTAÐ LAND

R1 Garðlönd, kornþ og grænfóðurakrar
R2 Tún í góðri rækt
R3 Gamalt tún, hægt að nýta áfram endurnýjaðs
R4 Gamalt tún, ekki hægt að nýta áfram endurnýjaðs
R5 Skógrækt

VOTLENDI

Deiglendi
T5 Gróður - starir
T7 Sef
T21 Skóflugresi

Mýri
U4 Mýrastör - klófifa
U5 Mýrastör
U8 Mýrastör - gulstör

Fjöl
V1 Gulstör
V3 Klófifa

Vatnagróður
Y3 Vatnsliðagras - brúsar
Y4 Lófótur

ANNAÐ
x Gróður þekja að meðaltali 75%
z Gróður þekja að meðaltali 50%

a Grjótá yfirborði/smágrýti
b Grjótá yfirborði/smágrýti
r Raskað land af mannauðlindum

au Vatn
by Byggð og mannvirki
fg Grjótfjara
fs Sandfjara
fl Flag
gt Stórgrýti
sa Sandur

BYGGÐ

Skjal sótt af '0000000000' dags: 24.03 2026

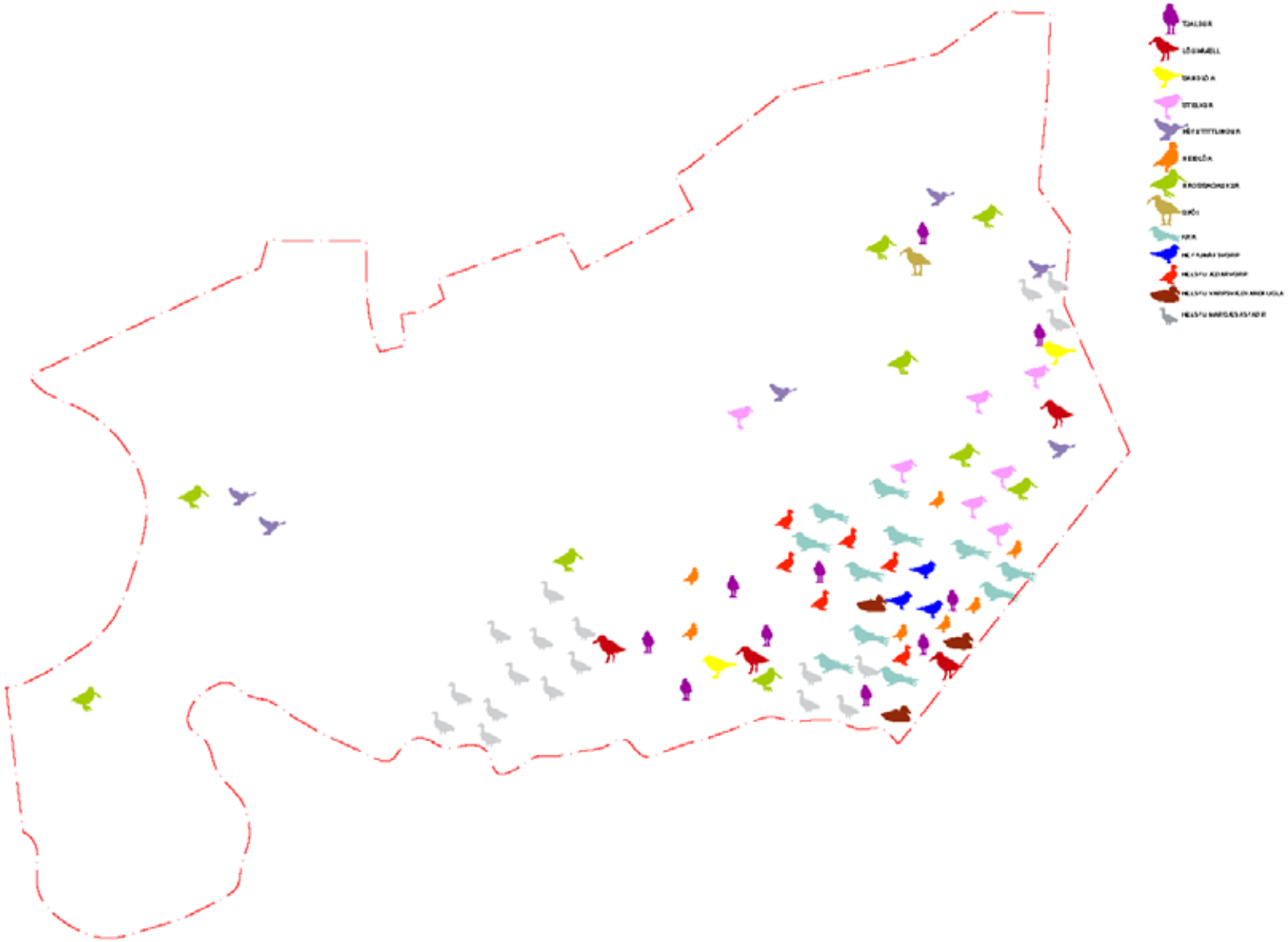
VOTLENDI OG GRÓÐUR

Skjal sótt af '0000000000' dags: 24.03 2026

LÍFRÍKI

Skjal sótt af '0000000000' dags: 24.03 2026

HEIMA ER BEST

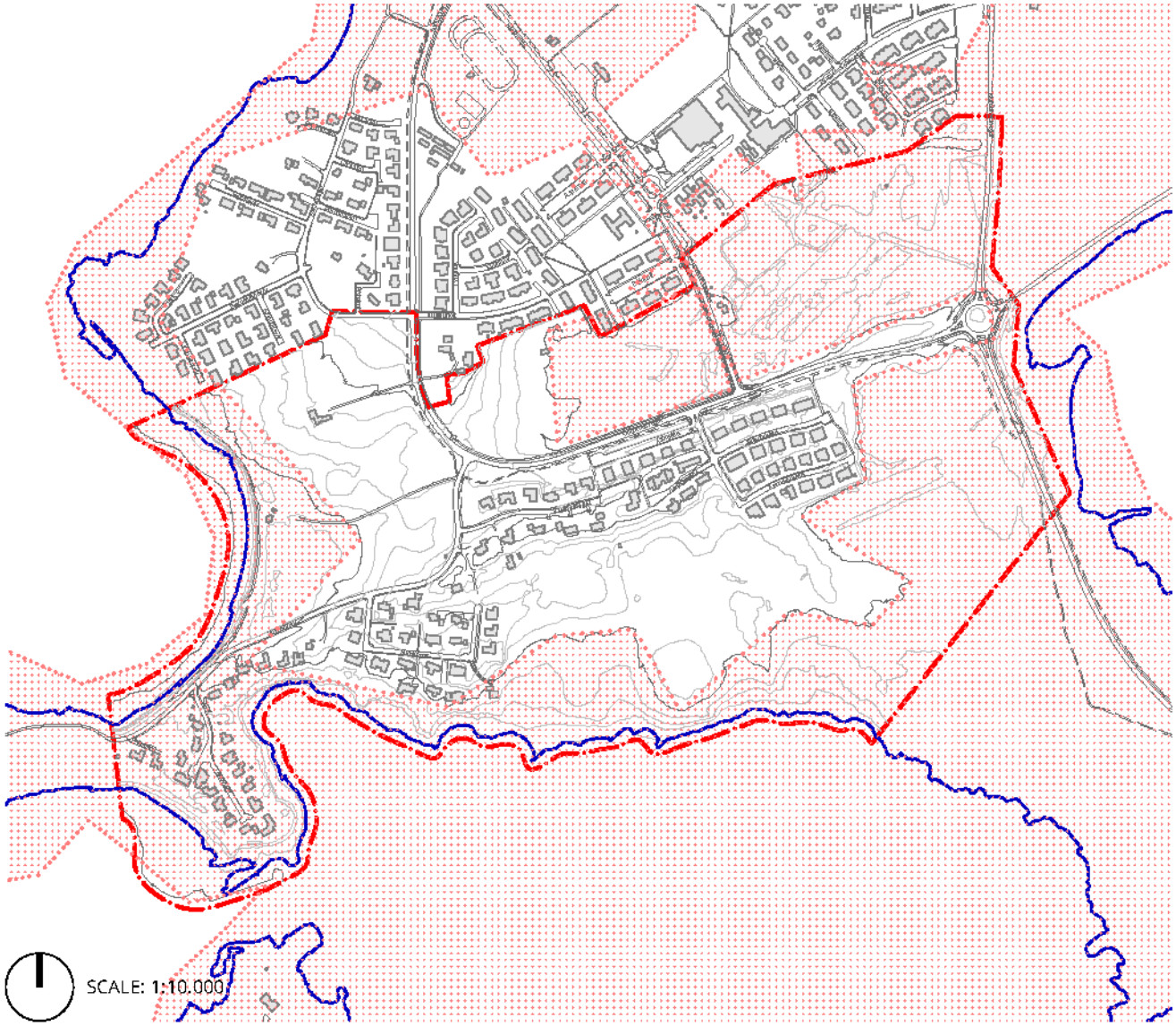


Skjal sótt af '0000000000' dags: 24.03 2026

3.
EIGNARHALD OG LÓÐIR

Skjal sótt af '0000000000' dags: 24.03 2026

Sveit í borg - Deiliskipulag á Álftanesi
Garðabær

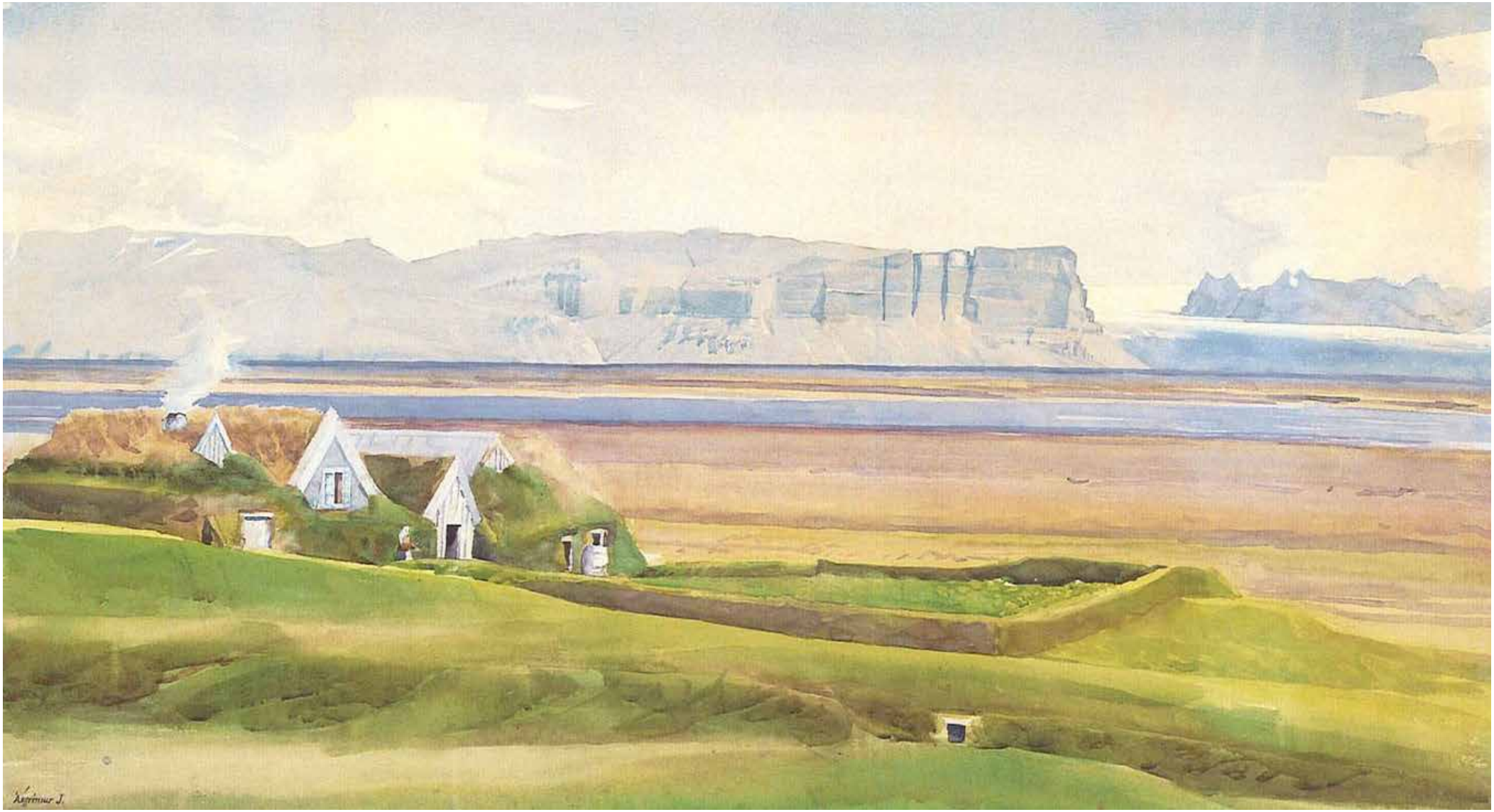


SJÁVARFLÓÐAHÆTTA

- SKIPULAGSSVÆÐI
- STRANDLÍNA
- UNDIR 5 METRUM

Skjal sótt af '0000000000' dags: 24.03 2026

Í TÚNINU HEIMA

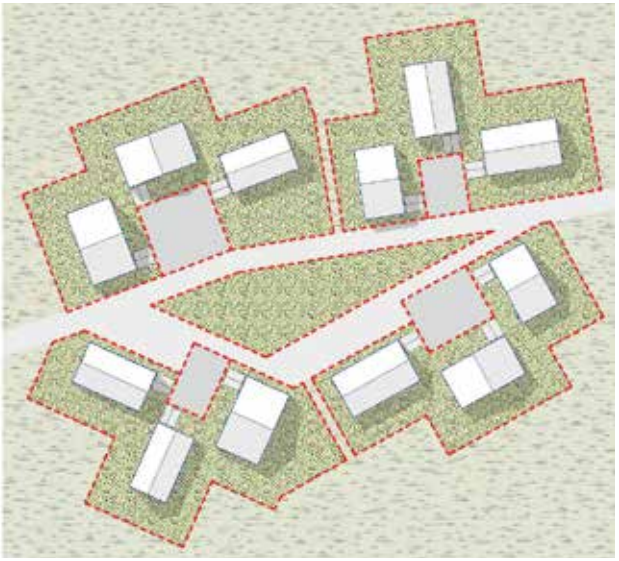


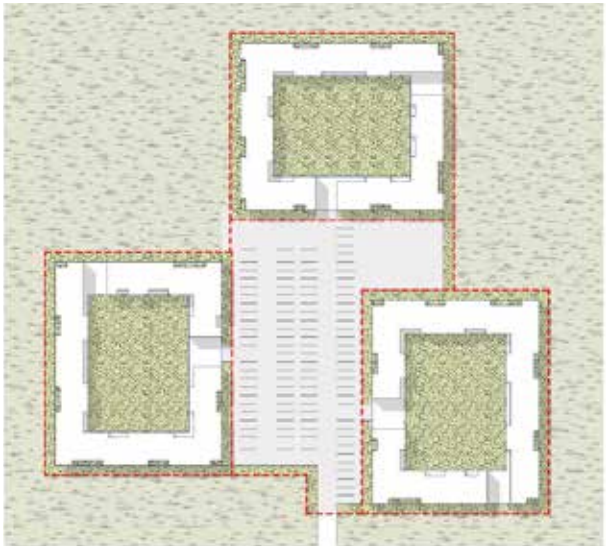
Skjal sótt af '0000000000' dags: 24.03 2026

LANDMÓTUN

Skjal sótt af '0000000000' dags: 24.03 2026

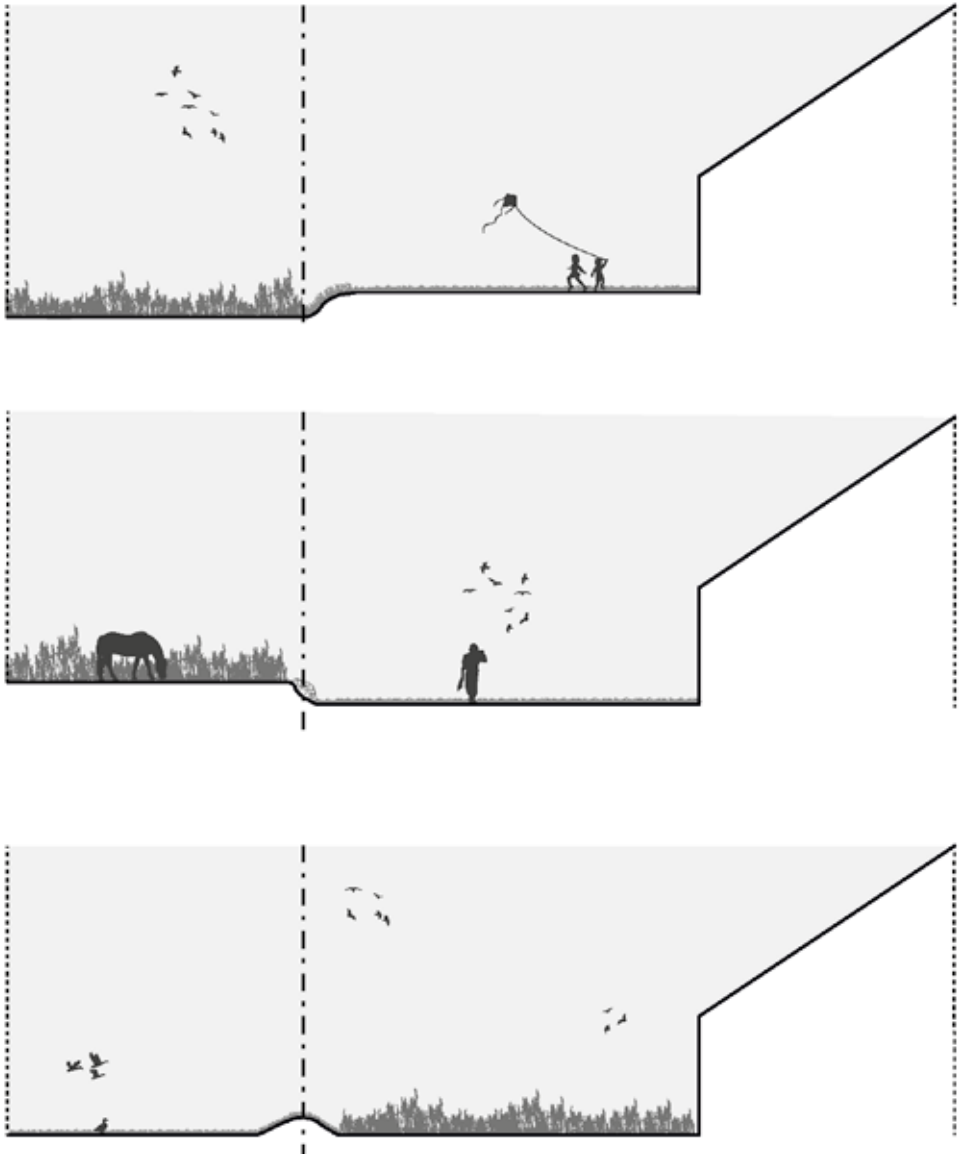
AÐGREINING





Skjal sótt af '0000000000' dags: 24.03 2026

LÓÐAMÖRK



Skjal sótt af '0000000000' dags: 24.03 2026

Skjal sótt af '0000000000' dags: 24.03 2026

4.
EFNISTÖK

Skjal sótt af '0000000000' dags: 24.03 2026

STAÐARANDI

Skjal sótt af '0000000000' dags: 24.03 2026

5.
OPIN SVÆÐI

Skjal sótt af '0000000000' dags: 24.03 2026

UPPLIFUN

Skjal sótt af '0000000000' dags: 24.03 2026

FJÖLBREYTILEIKI

Skjal sótt af '0000000000' dags: 24.03 2026

6.
VISTVÆN NÁLGUN

Skjal sótt af '0000000000' dags: 24.03 2026

MÖGULEIKAR

Skjal sótt af '0000000000' dags: 24.03 2026

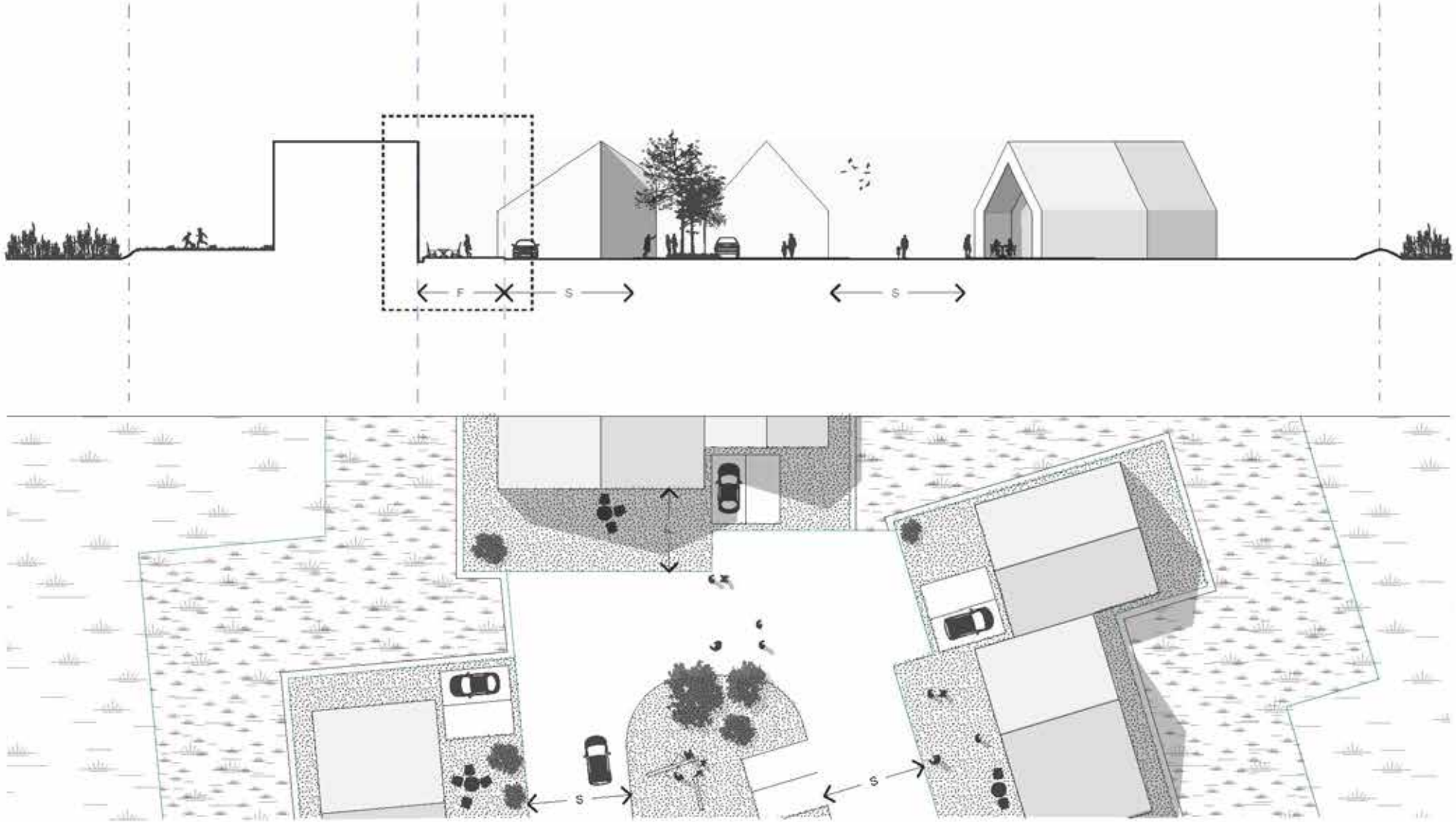
BLÁAR LAUSNIR Í GRÆNU UMHVERFI

Skjal sótt af '0000000000' dags: 24.03 2026

7.
LÍFIÐ Á MILLI HÚSANNA

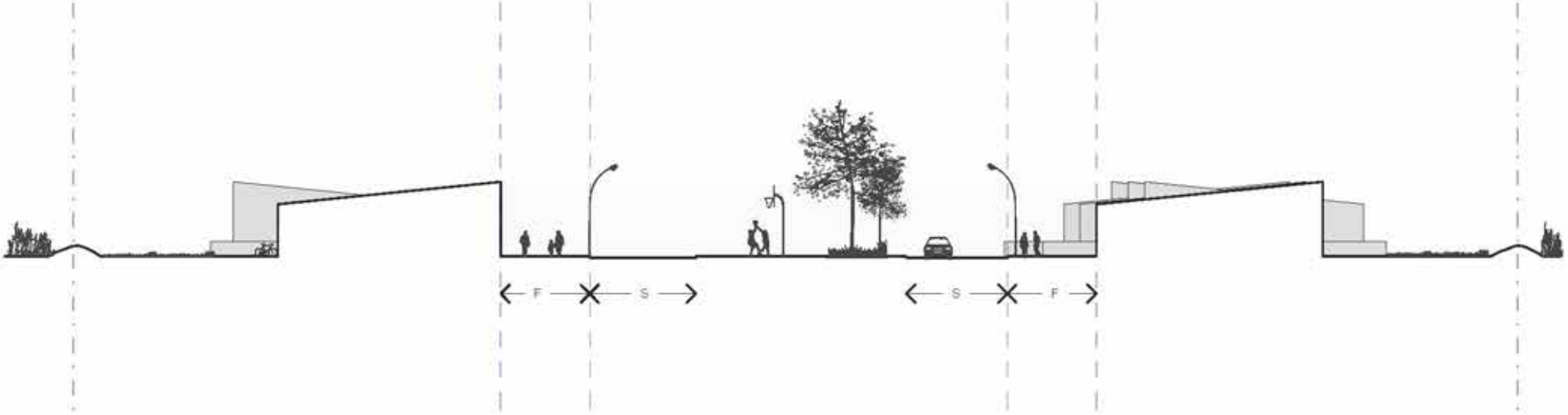
Skjal sótt af '0000000000' dags: 24.03 2026

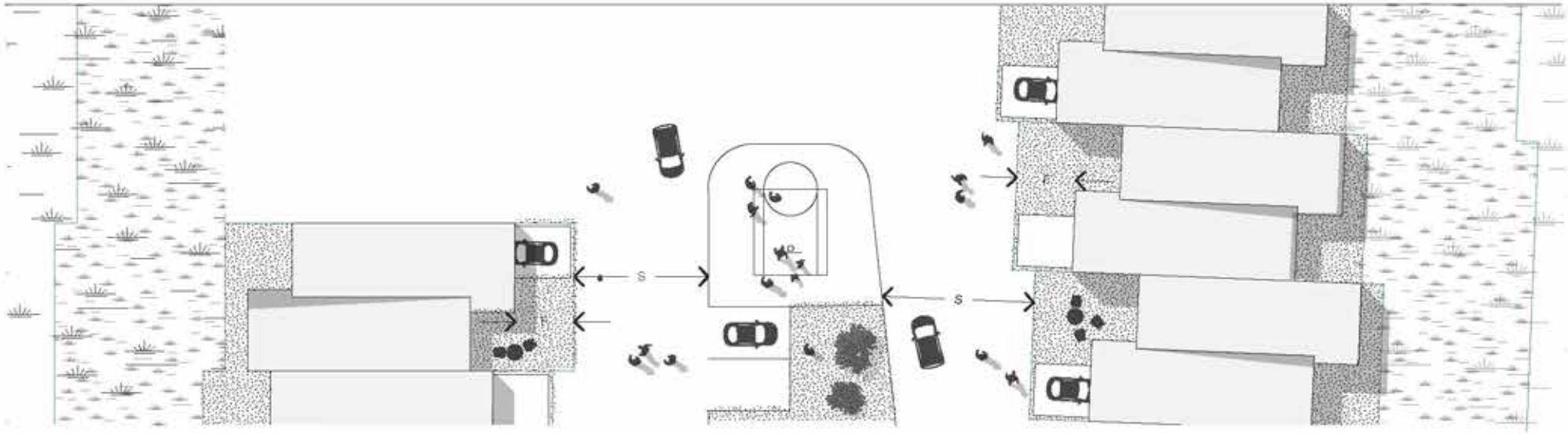
PARHÚS



Skjal sótt af '0000000000' dags: 24.03 2026

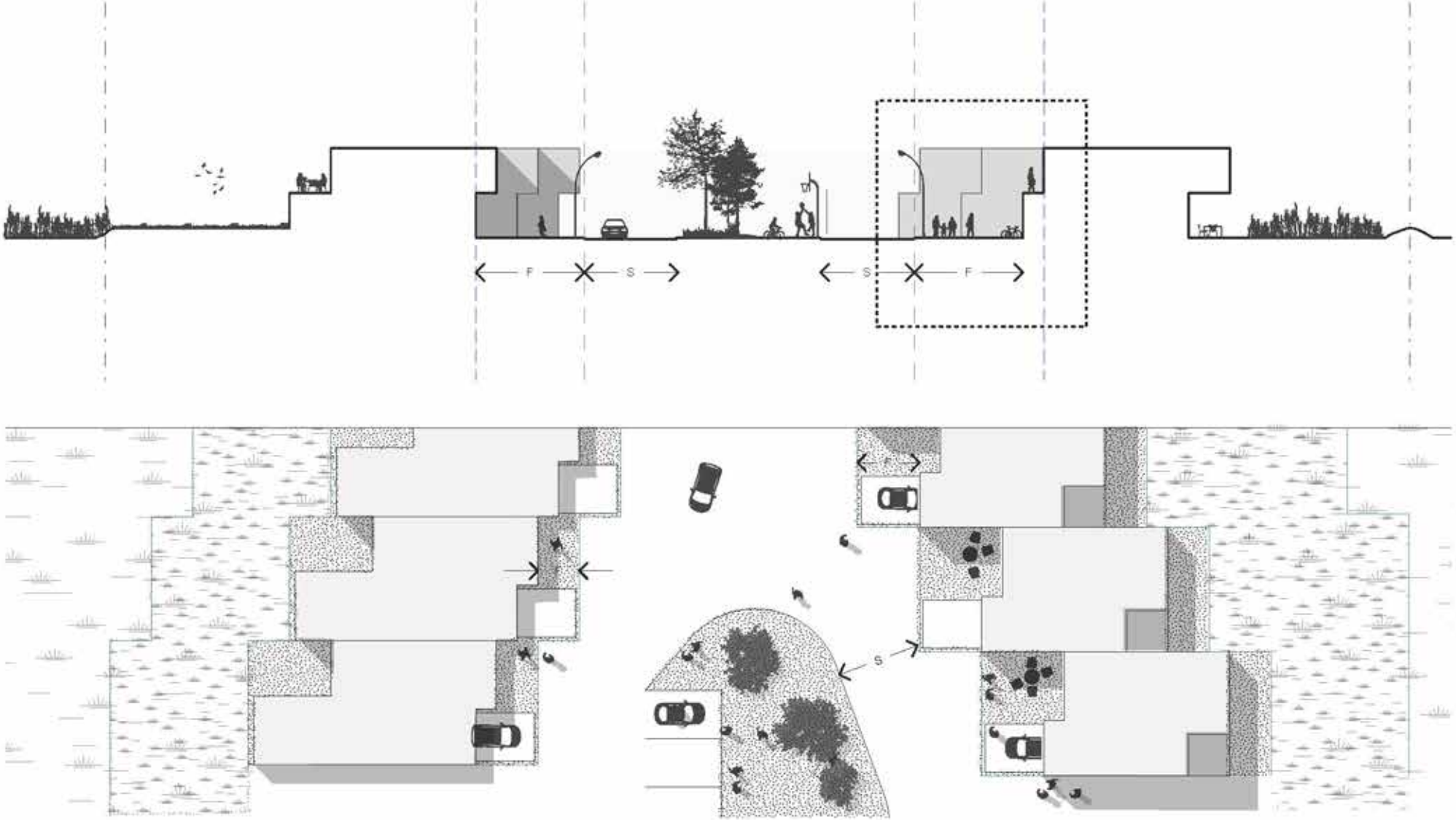
RAÐHÚS 1 HÆÐ





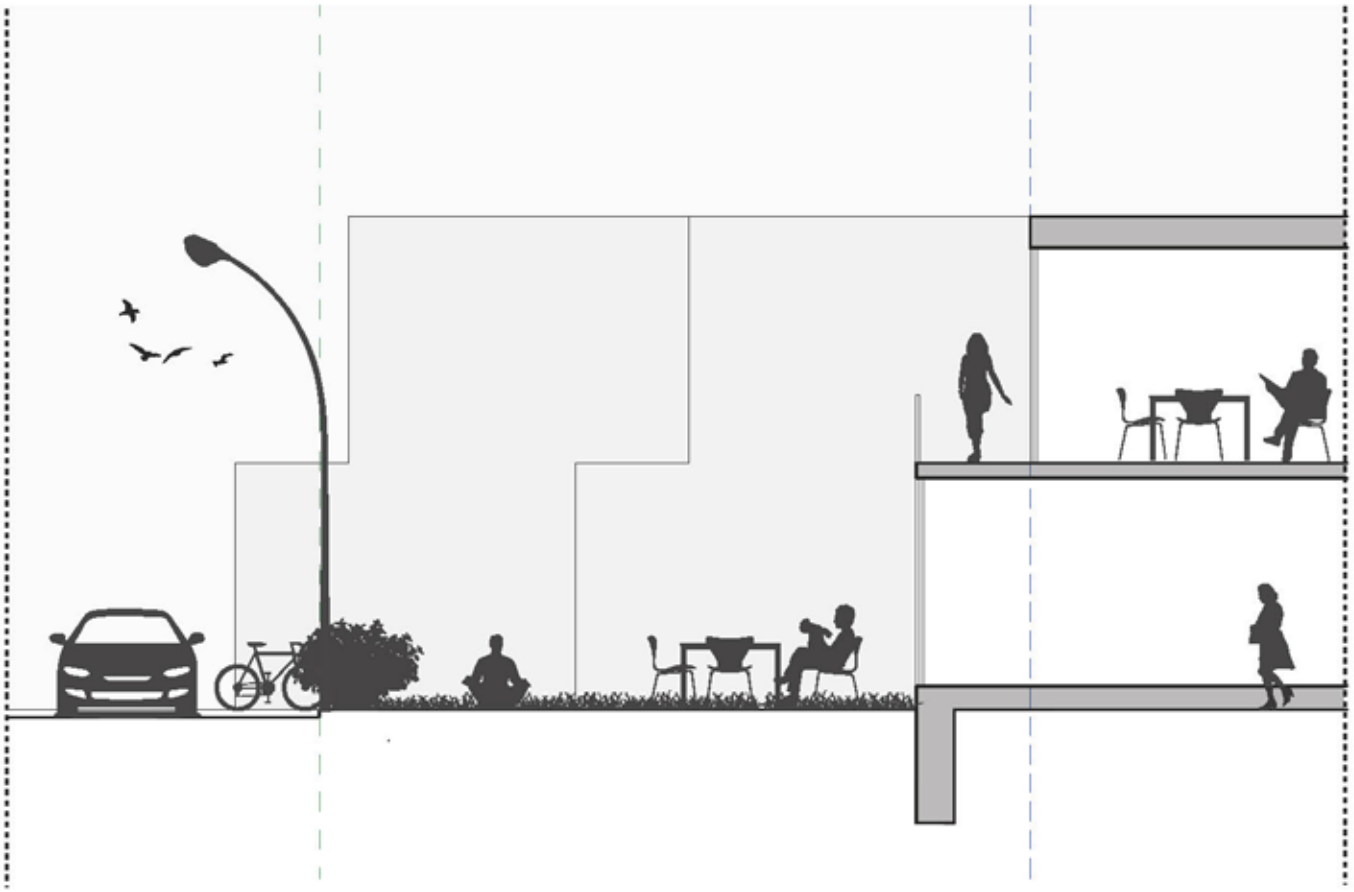
Skjal sótt af '0000000000' dags: 24.03.2026

RAÐHÚS 2 HÆÐIR



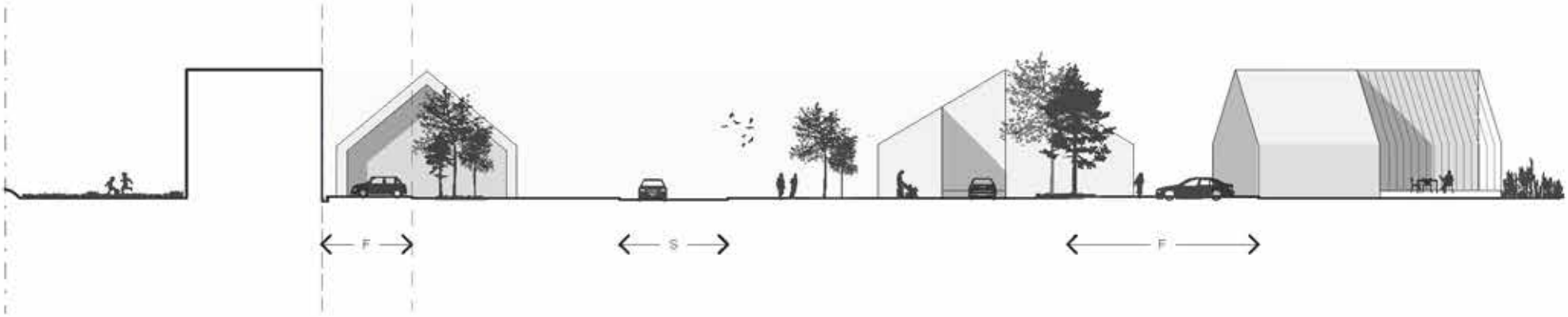
Skjal sótt af '0000000000' dags: 24.03 2026

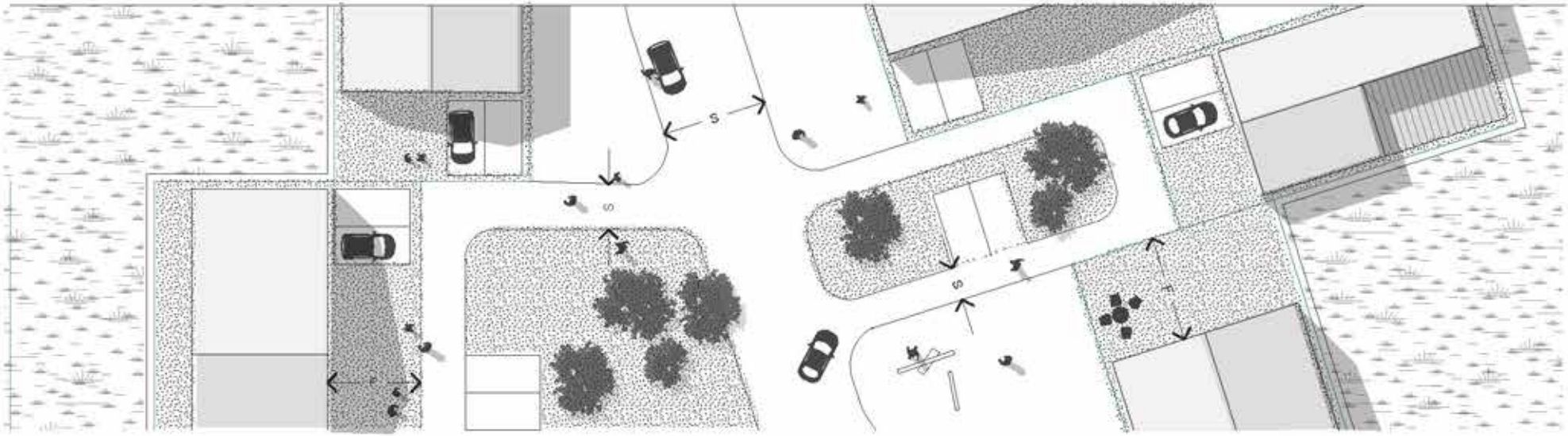
RAÐHÚS 2 HÆÐIR



Skjal sótt af '0000000000' dags: 24.03 2026

SÉRBÝLI





Skjal sótt af '0000000000' dags: 24.03 2026

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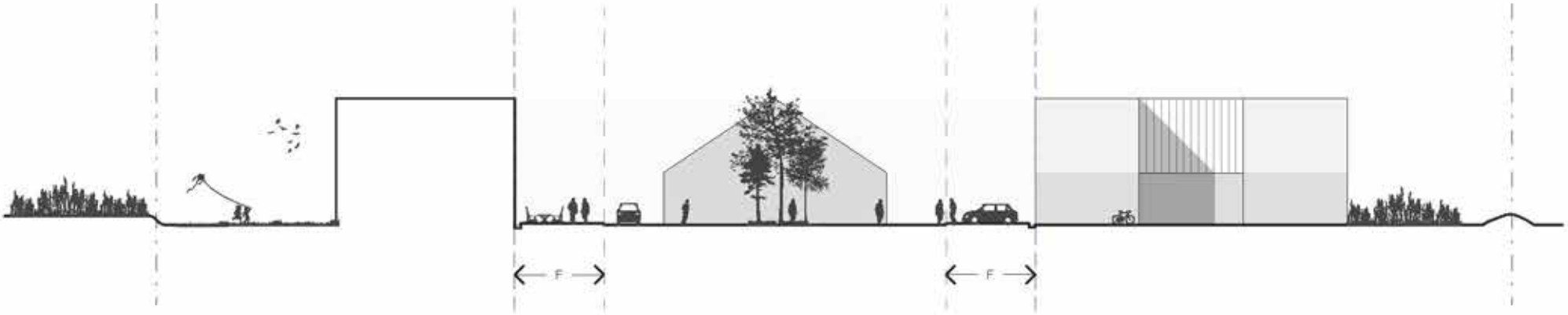

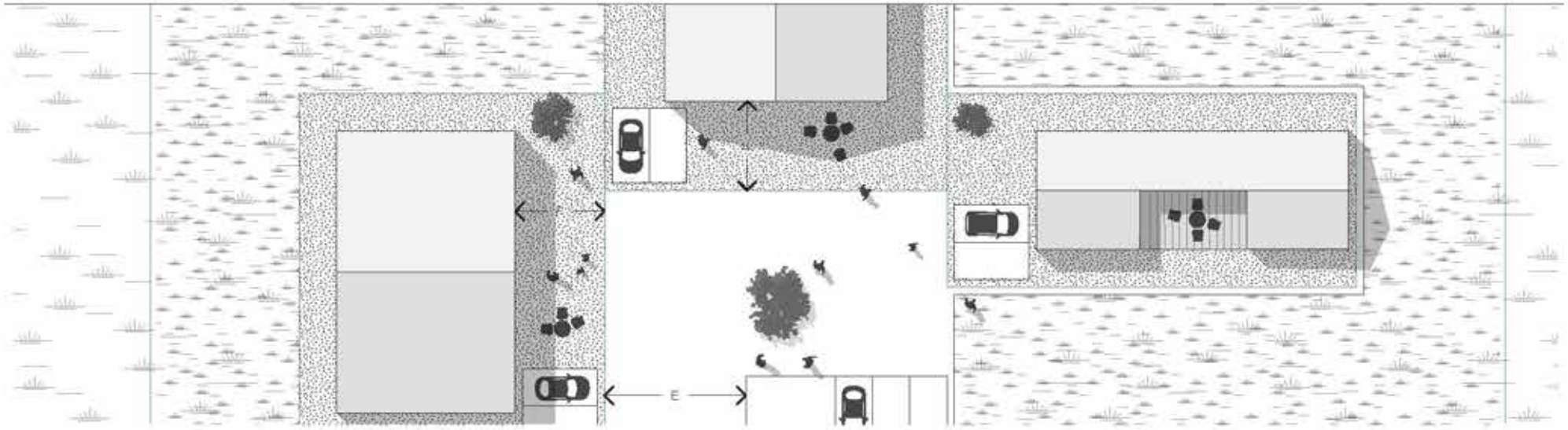

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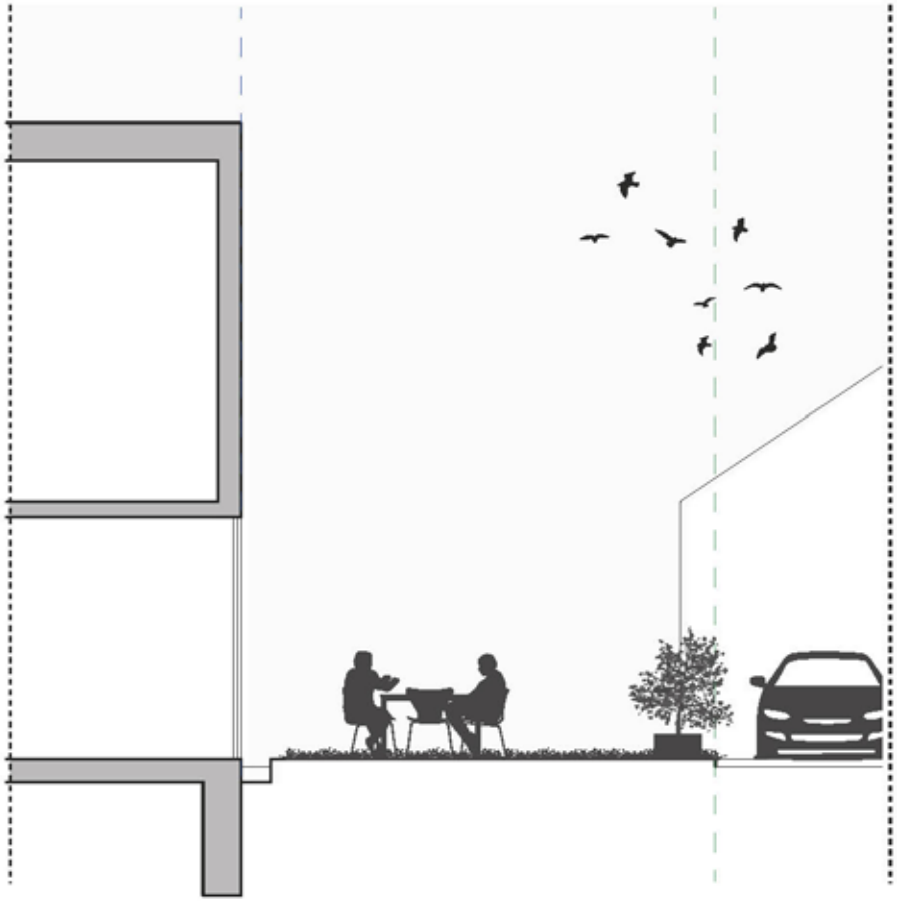
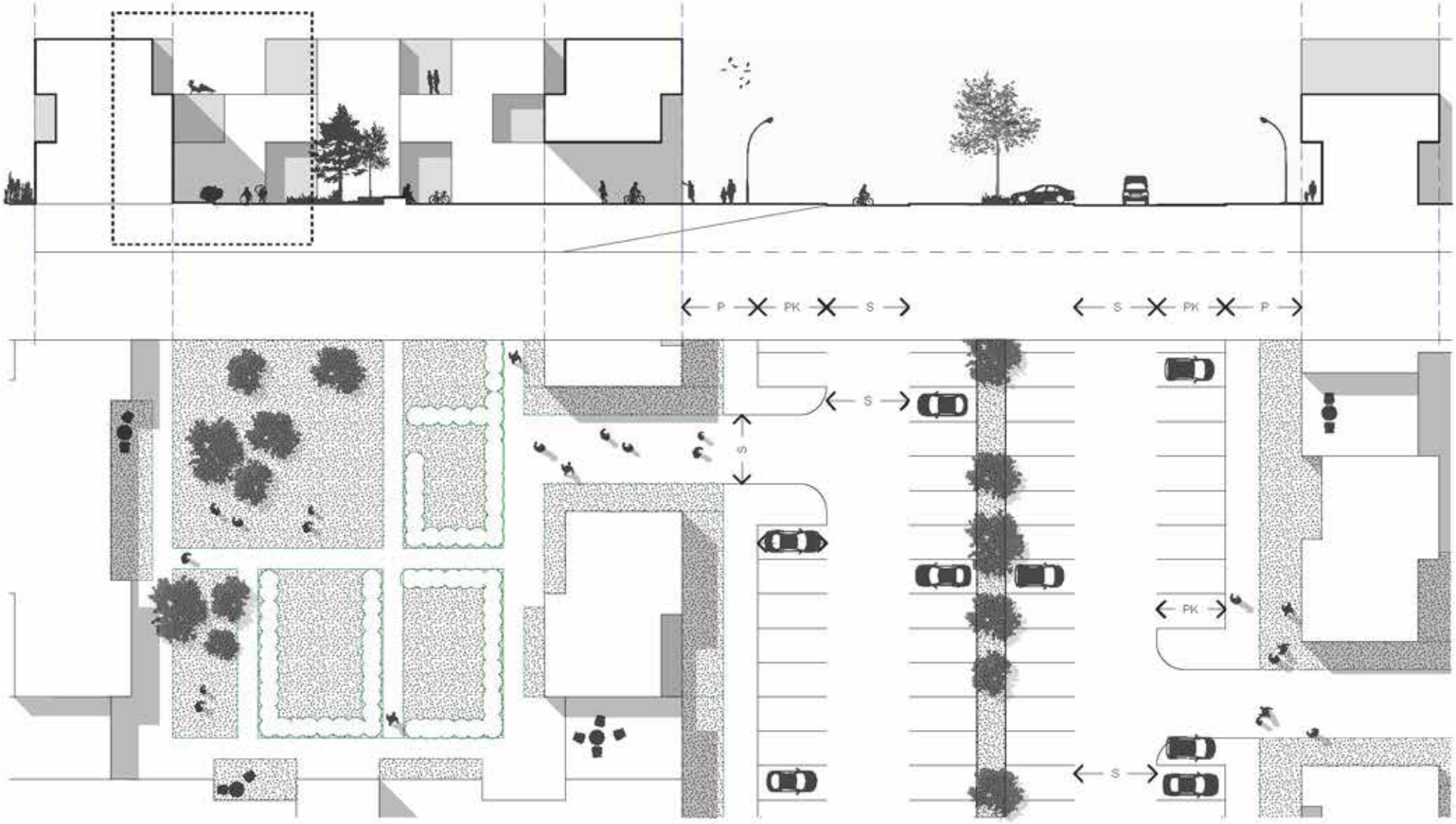
SÉRBÝLI



Skjal sótt af '0000000000' dags: 24.03 2026

FJÖLBÝLI



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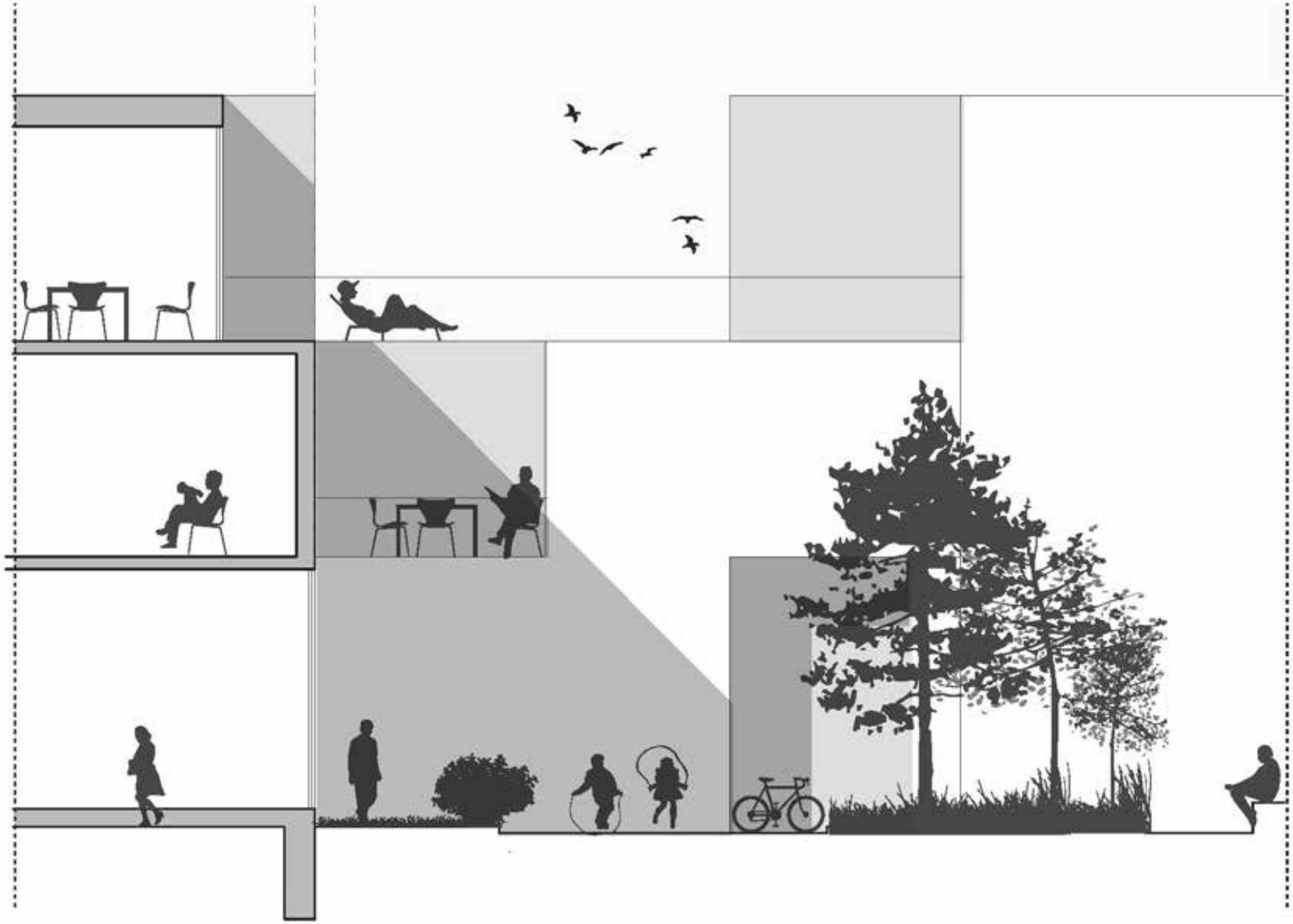
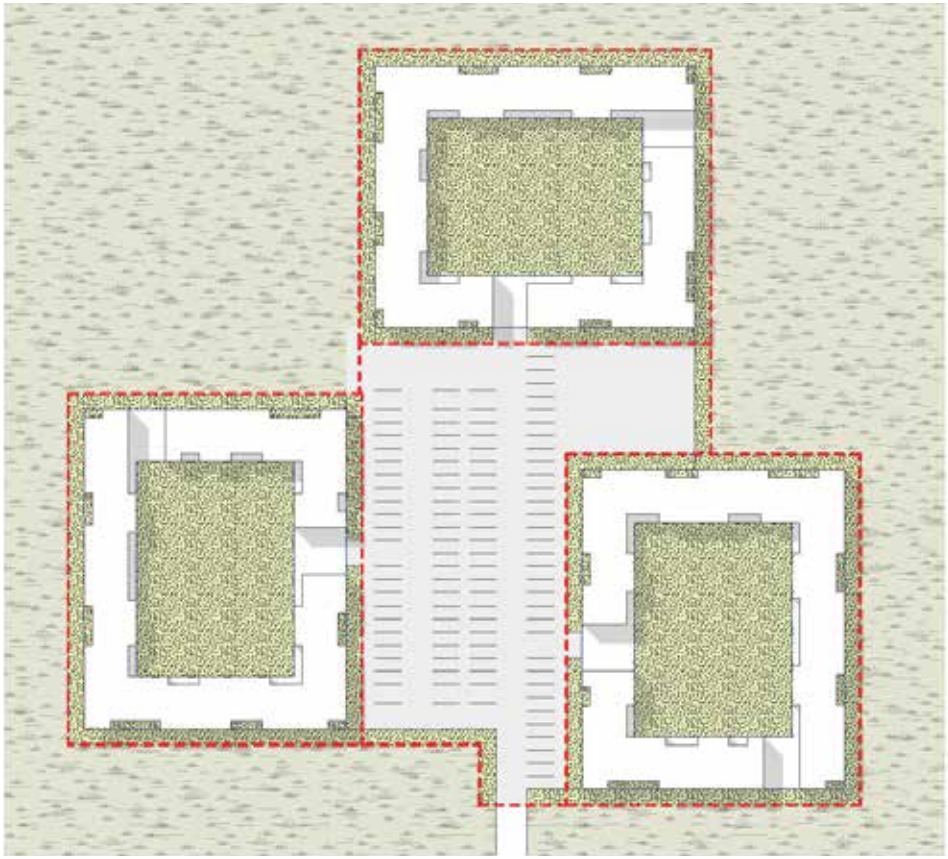
FJÖLBÝLI



Skjal sótt af '0000000000' dags: 24.03 2026

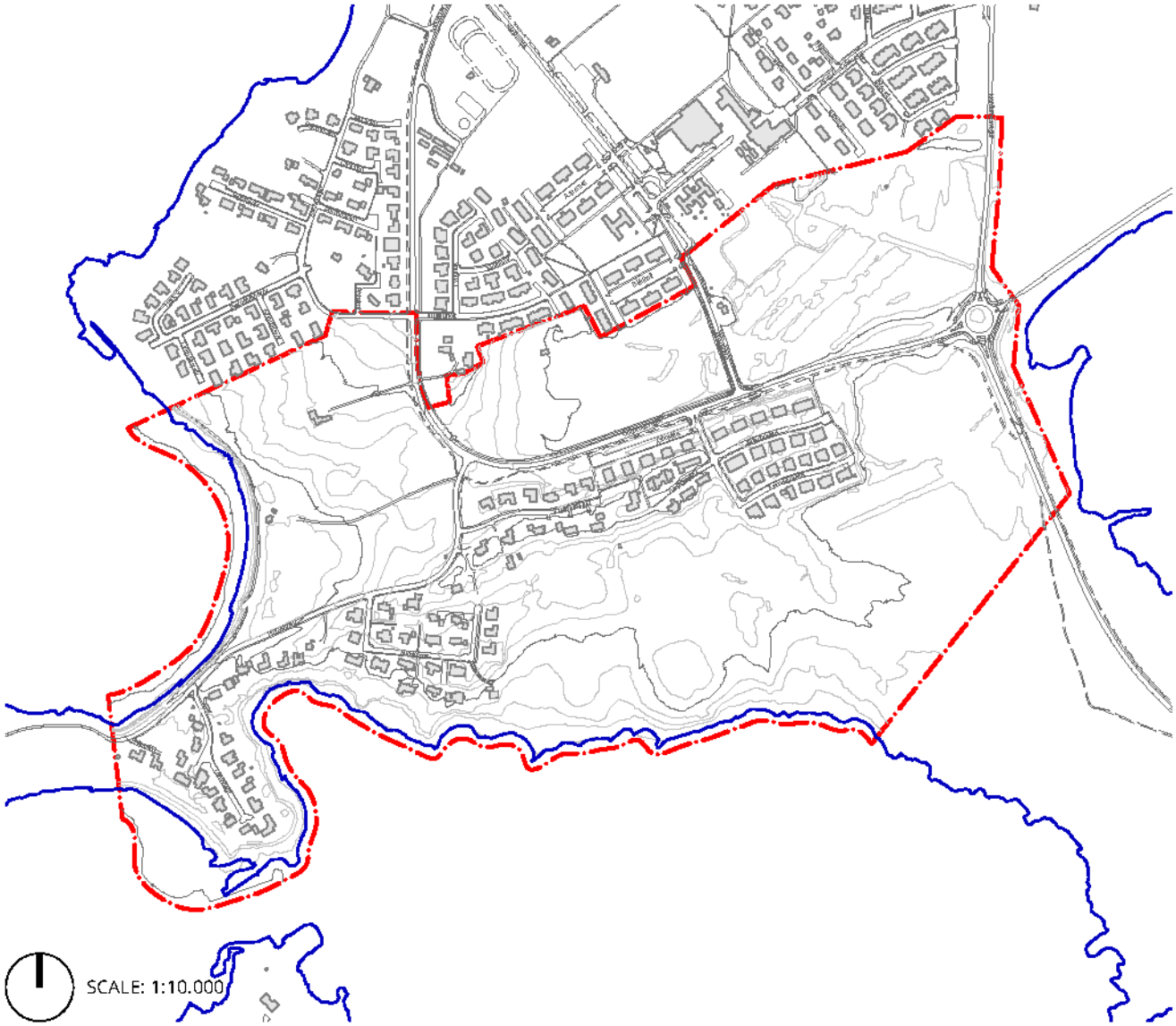
FJÖLBÝLI - BÍLASTÆÐI



Skjal sótt af '0000000000' dags: 24.03 2026

8.
YFIRLIT

Skjal sótt af '0000000000' dags: 24.03 2026

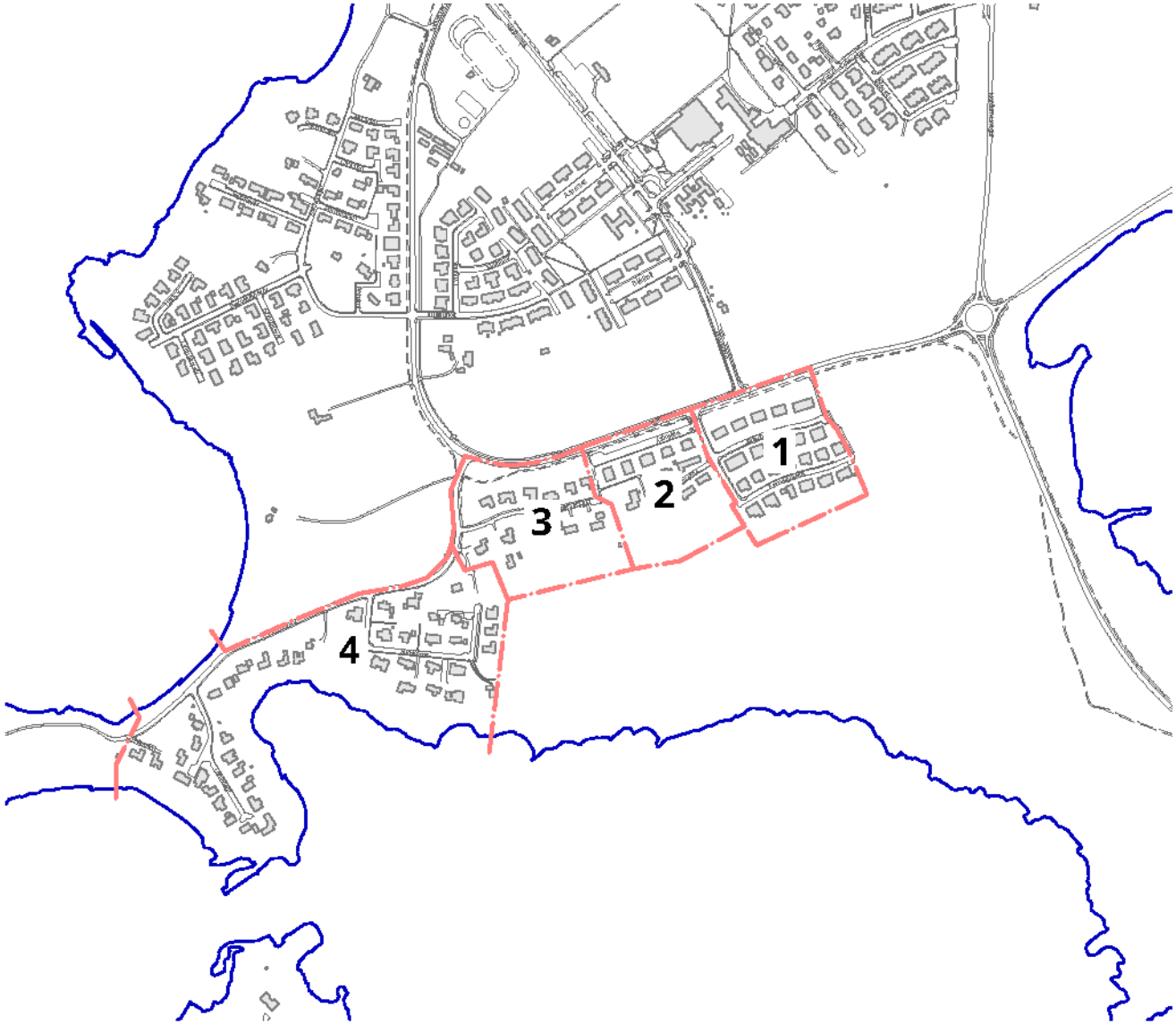


SKIPULAGSSVÆÐI

SKIPULAGSSVÆÐI

STRANDLÍNA

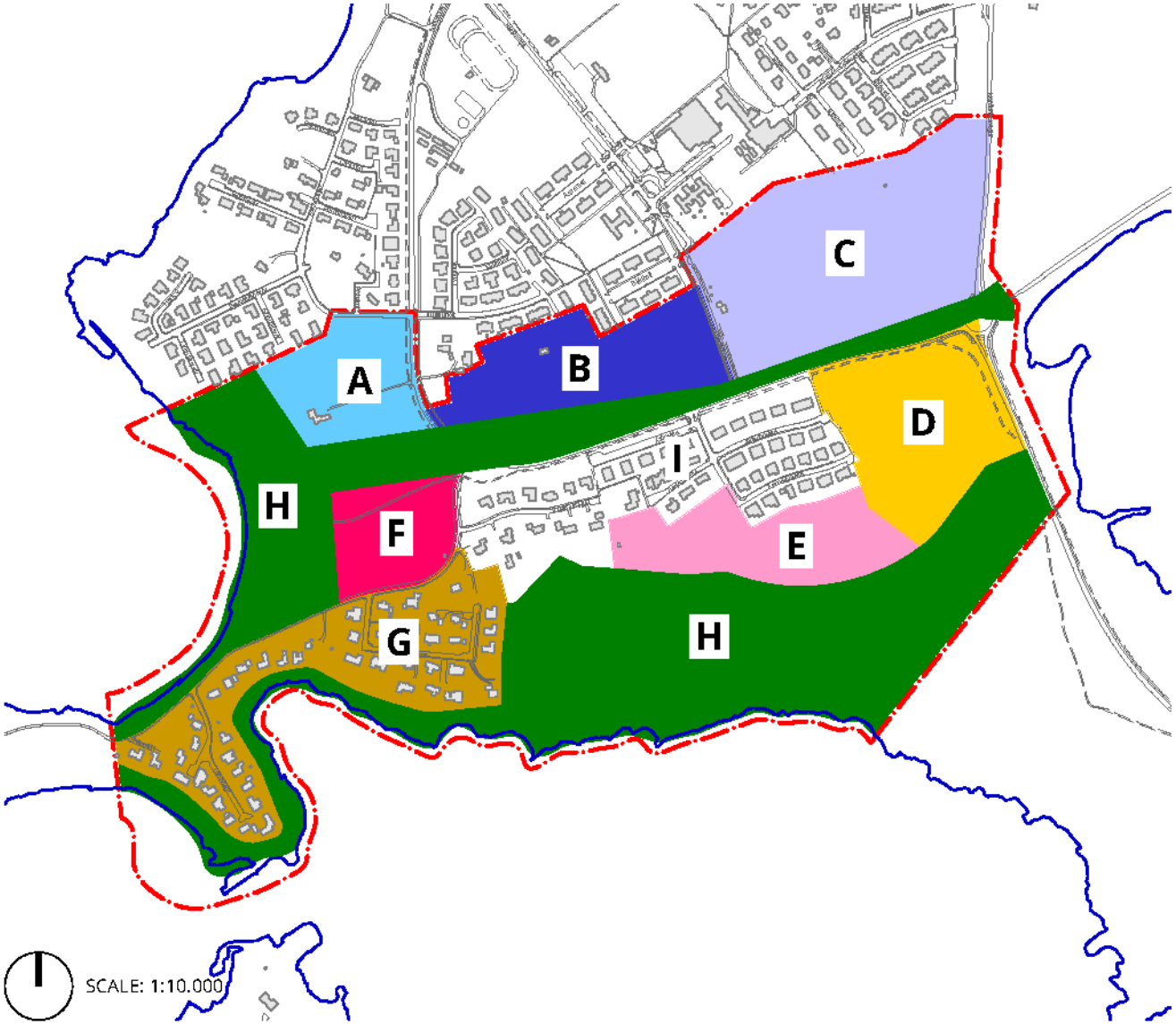
Skjal sótt af '0000000000' dags: 24.03 2026



ÖNNUR SVÆÐI

- SKIPULAGSSVÆÐI
- STRANDLÍNA
- (1) SVÆÐI
- (2) SVÆÐI
- (3) SVÆÐI
- (4) SVÆÐI

Skjal sótt af '0000000000' dags: 24.03 2026



SVÆÐASKIPAN

- SVÆÐI - A (1.31 lb)
- SVÆÐI - B (1.25 lb)
- SVÆÐI - C (1.23 lb)
- SVÆÐI - D (1.38 lb)
- SVÆÐI - E (1.37 lb)
- SVÆÐI - F (1.33 lb)
- SVÆÐI - G (1.34 lb)
- SVÆÐI - H (1.26 & 1.32 Op)
- SVÆÐI - I (1.37 lb)

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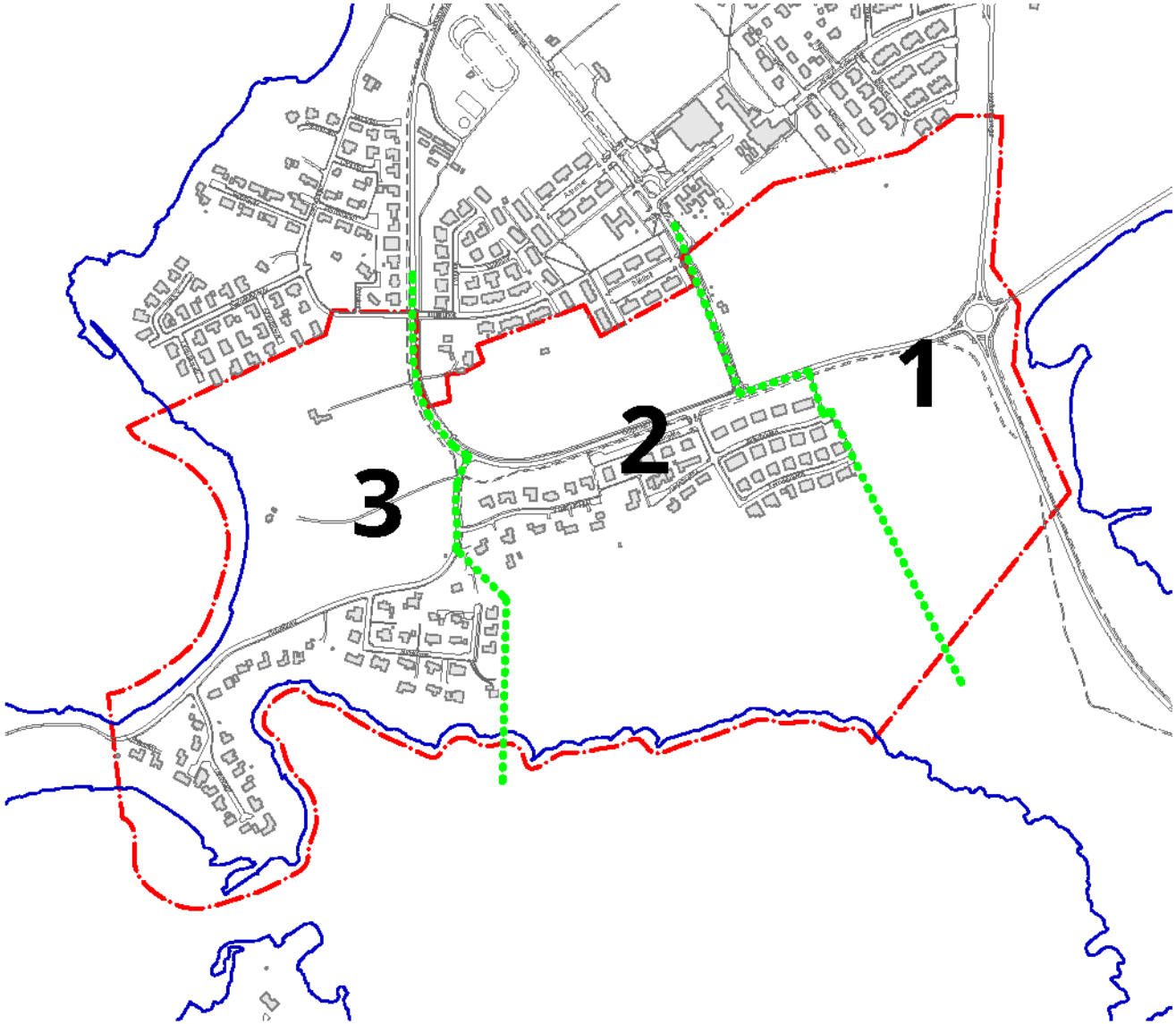
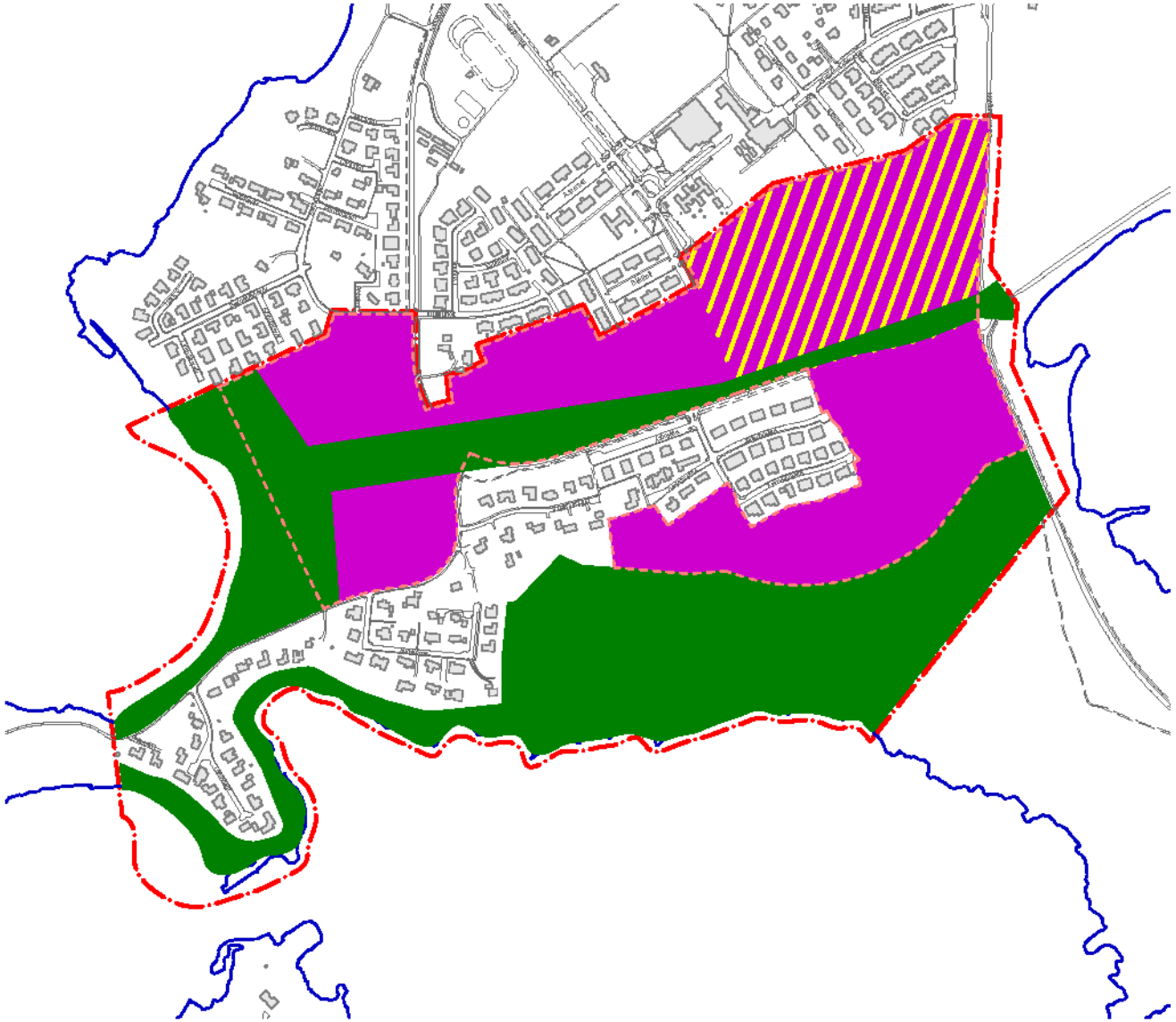


ÁFANGAR

- SKIPULAGSSVÆÐI
- SVÆÐAMÖRK
- 1. ÁFANGI
- 2. ÁFANGI
- 3. ÁFANGI

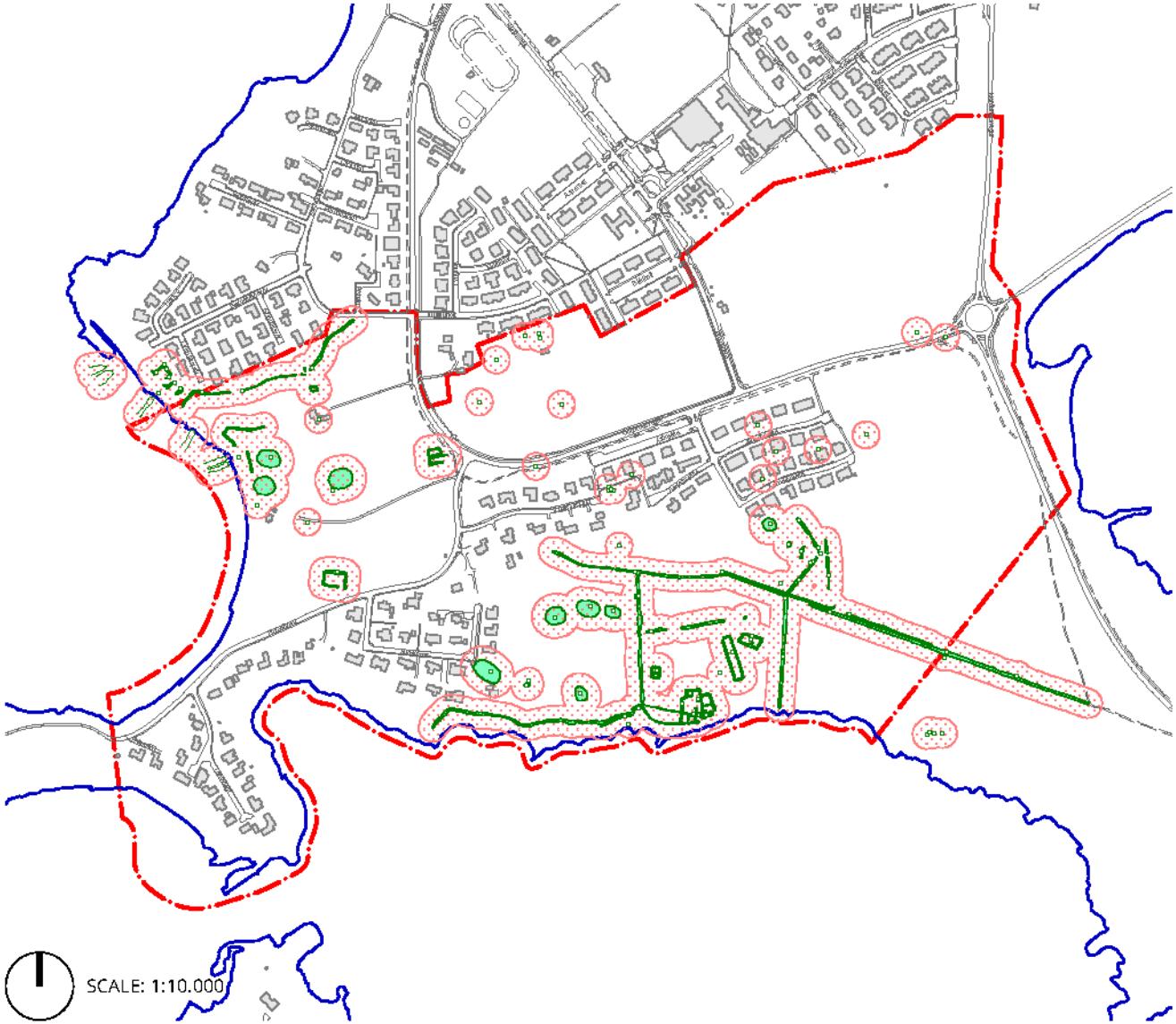
Skjal sótt af '0000000000' dags: 24.03 2026



LANDNOTKUN

- SKIPULAGSSVÆÐI
- STRANDLÍNA
- OPIN SVÆÐI
- ÍBÚÐABYGGÐ
- ÞJÓNUSTA

Skjal sótt af '0000000000' dags: 24.03 2026



FORNMINJAR

- FORNLEIFAR
- RÚSTIR
- VERNDARSVÆÐI 20m

Skjal sótt af '0000000000' dags: 24.03 2026

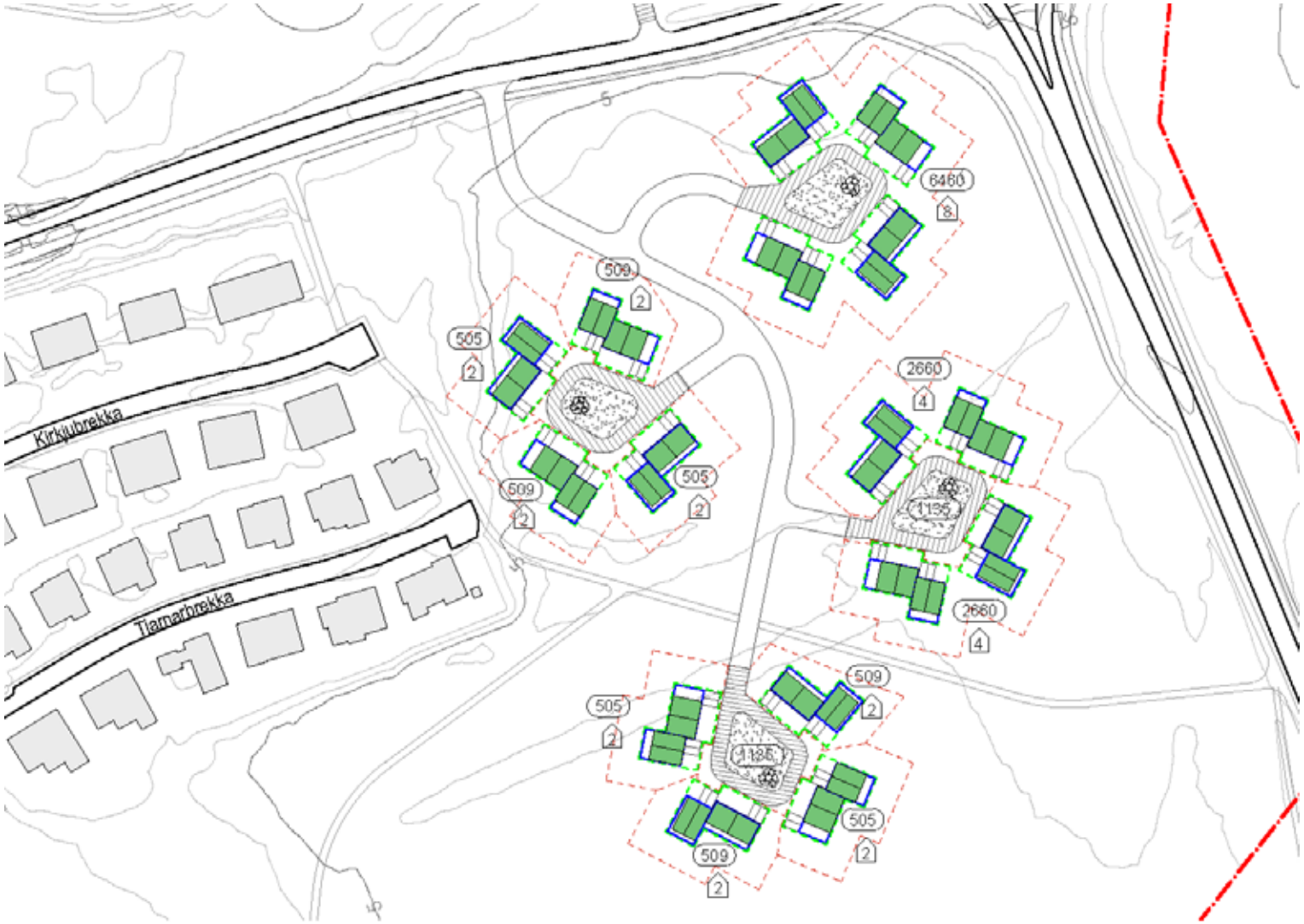
FJÖLBÝLI

Skjal sótt af '0000000000' dags: 24.03.2026

SÉRBÝLI / PARHÚS

Skjal sótt af '0000000000' dags: 24.03 2026

PARHÚS

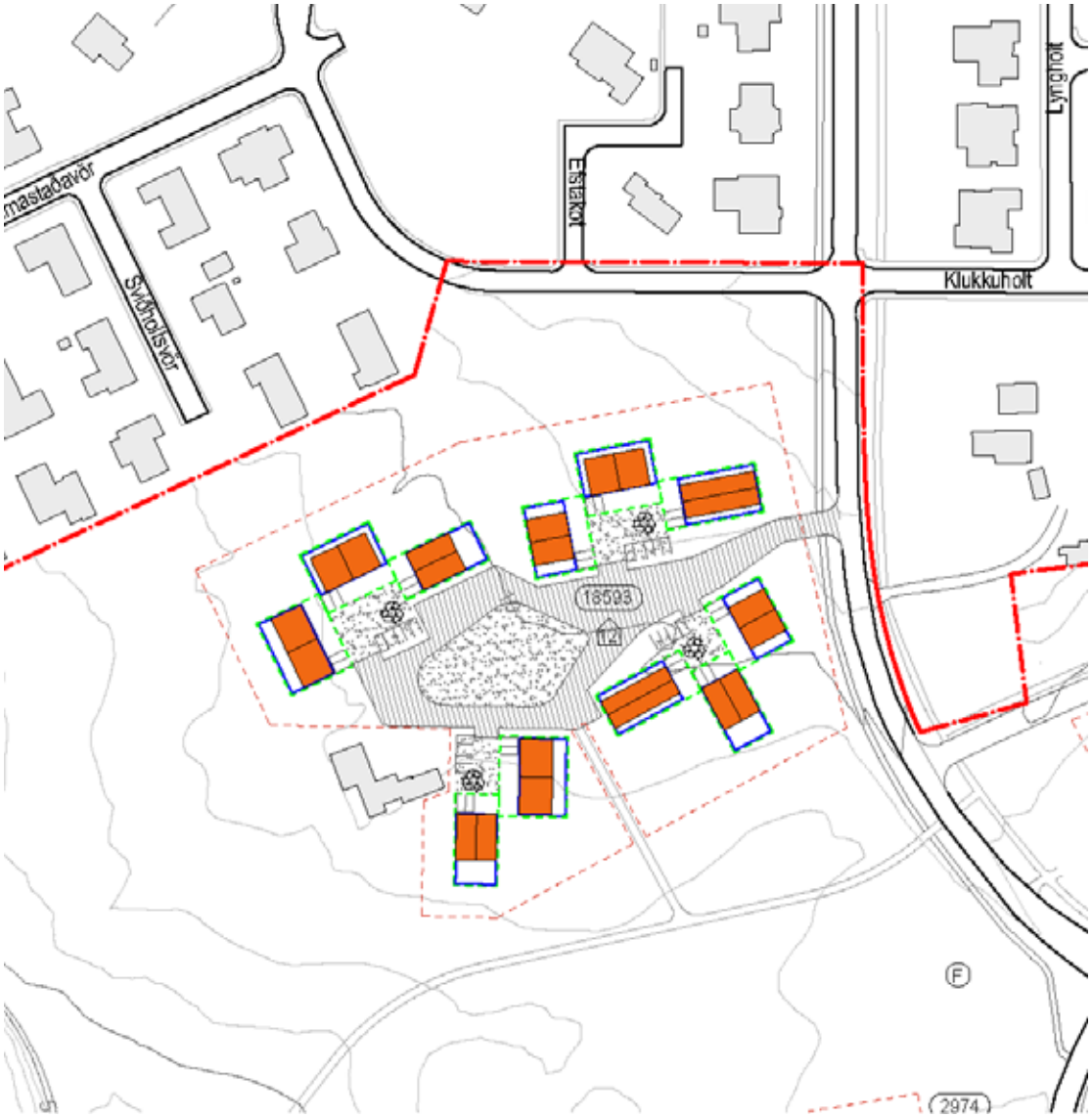


Skjal sótt af '0000000000' dags: 24.03 2026

RAÐHÚS

Skjal sótt af '0000000000' dags: 24.03.2026

SÉRBÝLI



Skjal sótt af '0000000000' dags: 24.03 2026

SÉRBÝLI

Skjal sótt af '0000000000' dags: 24.03 2026

Álftanes - Deiliskipulag á Álftanesi
Garðabær

Deiliskipulag þetta var samþykkt af skipulags- og byggingarnefnd Sveitarfélagsin Garðabær
pann _____ 2018

Deiliskipulag þetta var auglýst
fra _____ til _____ 2018

Deiliskipulag þetta, sem fengið hefur meðferð samkv. gr. xx i lögum nr. xx/xxxx var samþykkt í bæjarstjórn
pann _____ 2018

_____
bæjarstjóri Sveitarfélagsins Garðabær

Auglýsing um gildistöku deiliskipulagsins var birt i B-deild stjórnartiðinda
pann _____ 2018

Gildandi aðalskipulag

SKÝRINGAR:

- MÖRK DEILISKIPULAGS
- LÓÐAMÖRK
- BYGGINGARREITUR
- BYGGINGARLÍNA
- SÉRNOTAREITUR
- FORNMINJAR
- HVERFISVERNDARSVÆÐI
- ENDURVINNSLUGÁMAR
- TRJÁGRÓÐUR, LEIÐBEINANDI
- REIÐSTÍGUR
- STOFNSTÍGUR
- 1818 HEILDAR STÆRÐ LÓÐA
- HÚSNÚMER
- FJÖLDI ÍBÚÐA
- MÖGULEIKI Á ÍBÚÐUM
- AÐKOMUGÖTUR
- BÍLASTÆÐI
- BÍLASTÆÐI FATLAÐRA
- SVÆÐI SEM FÁ SÉRSTAKA MEÐHÖNDLUN
- ÞJÓNUSTA
- SÉRBÝLI
- RAÐHÚSABYGGÐ
- FJÖLBÝLI
- PARHÚSABYGGÐ

Gildandi deiliskipulag

SVEITARFÉLAGIÐ GARÐABÆR
Tillaga að deiliskipulagi - Skipulagsuppdráttur

ANDERSEN & SIGURDSSON ARKITEKTER
Gammel Kongevej 124 1850 Frederiksberg C Danmörk
Sími: +45 2962 1565 www.a-s.dk netfang: halli@a-s.dk

Skráarheiti:	Deiliskipulagsuppdráttur		
Verk nr.:	248		
Mælikvarði:	1:2000		
Dags.:			
Tegund teikningar:			
Teiknað:	KB	Hannað:	ÞS
Rýnt:	ÞS	Samþ:	ÞS
Teikn.:	100	Útgáfa:	-

Öll afnot og afritun teikningar er háð skriflegu leyfi höfundar

Skilafrestur 00000000' dags: 24.03.2026

ANDERSEN & SIGURDSSON I LANDSLAG I VERKÍS

Sveit í borg - Deiliskipulag á Álftanesi
Garðabær

1.23-IB

Svæði C	Tegund	Nafn	m2	Fjöldi íbúða	Bílastæði	Heild	Alls
	A1	TP-23-A1	60	5	1	9	2700
	A2	TP-23-A2	85	10	1		7650
	A3	TP-23-A3	115	10	2		10350
	A4	TP-23-A4	135	4	2		4860
	B1	TP-23-B1					0
	B2	TP-23-B2					0
	B3	TP-23-B3					0
	C1	TP-23-C1					0
	C2	TP-23-C2					0
	C3	TP-23-C3					0
			112	**29**	**1.5**	**261**	**25560 Samtals**

1.25-IB

Svæði B	Tegund	Nafn	m2	Fjöldi íbúða	Bílastæði	Heild	Alls
	A1	TP-25-A1	187	10	2.5	1	1870
	A2	TP-25-A2	180	10	2.5		1800
	A3	TP-25-A3					0
	B1	TP-25-B1	207	10	2.5		2070
	B2	TP-25-B2	216	10	2.5		2160
	B3	TP-25-B3					0
	C1	TP-25-C1	150	7	2.5		1050
	C2	TP-25-C2	150	7	2.5		1050
	C3	TP-25-C3					0
			182	**54**	**2.5**	**54**	**10000 Samtals**

1.31-IB

Svæði A	Tegund	Nafn	m2	Fjöldi íbúða	Bílastæði	Heild	Alls
	A1	TP-31-A1	168	2	2.5	1	336
	A2	TP-31-A2	195	1	2.5		195
	A3	TP-31-A3	224	2	2.5		448
	B1	TP-31-B1	168	2	2.5		336
	B2	TP-31-B2	195	2	2.5		390
	B3	TP-31-B3	224	2	2.5		448
	C1	TP-31-C1					0
	C2	TP-31-C2					0
	C3	TP-31-C3					0
			196	**11**	**2.5**	**11**	**2153 Samtals**

1.33-IB

Svæði F	Tegund	Nafn	m2	Fjöldi íbúða	Bílastæði	Heild	Alls
	A1	TP-33-A1	168	2	2.5	1	336
	A2	TP-33-A2	195	2	2.5		390
	A3	TP-33-A3	224	2	2.5		448
	B1	TP-33-B1	168	2	2.5		336
	B2	TP-33-B2	195	2	2.5		390
	B3	TP-33-B3	224	2	2.5		448
	C1	TP-33-C1					0
	C2	TP-33-C2					0
	C3	TP-33-C3					0
			196	**12**	**2.5**	**12**	**2348 Samtals**

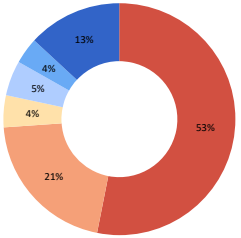
1.37-IB

Svæði E	Tegund	Nafn	m2	Fjöldi íbúða	Bílastæði	Heild	Alls
	A1	TP-37-A1	168	3	2.5	1	504
	A2	TP-37-A2	195	3	2.5		585
	A3	TP-37-A3					0
	B1	TP-37-B1					0
	B2	TP-37-B2					0
	B3	TP-37-B3	224	3	2.5		672
	C1	TP-37-C1					0
	C2	TP-37-C2					0
	C3	TP-37-C3					0
			196	**9**	**2.5**	**9**	**1761 Samtals**

1.38-IB

Svæði D	Tegund	Nafn	m2	Fjöldi íbúða	Bílastæði	Heild	Alls
	A1	TP-38-A1	190	2	2.5	4	1520
	A2	TP-38-A2	205	2	2.5		1640
	A3	TP-38-A3					0
	B1	TP-38-B1	190	2	2.5		1520
	B2	TP-38-B2	205	2	2.5		1640
	B3	TP-38-B3					0
	C1	TP-38-C1					0
	C2	TP-38-C2					0
	C3	TP-38-C3					0
			198	**8**	**2.5**	**32**	**6320 Samtals**

	1.23-IB - C	1.25-IB - B	1.31-IB - A	1.33-IB - F	1.37-IB - E	1.38-IB - D	Sum	
	25560	10000	2153	2348	1761	6320	**48142**	
	261	54	11	12	9	32	**379**	
	69%	14%	3%	3%	2%	8%	100%	850
	53%	21%	4%	5%	4%	13%	100%	1150



Bílastæði							
1.23-IB	1.25-IB	1.31-IB	1.33-IB	1.37-IB	1.38-IB	Alls	
1.5	2.5	2.5	2.5	2.5	2.5	25 m2	Stærð pr stæði
392	135	28	30	23	80	687	
9,788	3,375	688	750	563	2,000	17,163 m2	

Skjal sótt af '0000000000' dags: 24.03 2026

A

B

C

F

E

D

SVÆÐI	TEGUND	NÚVERANDI FJ.		DSK TILLAGA		ALLS	
C	FJÖLBÝLI	23	3%	261	69%	284	25%
B	RAÐHÚS	139	18%	54	14%	193	17%
A / E / F	SÉRBÝLI	368	48%	26	7%	394	34%
D	PARHÚS	84	11%	38	10%	122	11%
ÓSKILGREINT	ÓSKILGREINT	150	19%	0	0%	150	13%
ALLS	**ALLS**	**764**	**100%**	**379**	**100%**	**1.143**	**100%**

Skjal sótt af '0000000000' dags: 24.03 2026