

## Kennzahlen und Berechnungen

privater Gestaltungsplan Grundhalde  
02.10.2013

\_Kennzahlen

\_Baumassenziffer

\_Gesamtnutzfläche

\_Freifläche

## Kennzahlen

02.10.2013

Gebäude	6	Stk.
Wohnungen	66	Stk.
max. Gebäudehöhe	12.3	m
Gebäudetiefe (Dämmperimeter)	13.1	m
Projektinterner Gebäudeabstand	ca. 20.0	m
Grundstücksfläche	12'185.5	m <sup>2</sup>

### Nutzflächen

Gesamtnutzfläche (Richtprojekt)	8'480.0	m <sup>2</sup>
öffentliche Freifläche Richtprojekt (ohne Wegverbindung/Spielwiese/Nischen)	800.0	m <sup>2</sup>
öffentliche Freifläche Richtprojekt	1'350.0	m <sup>2</sup>
20 % Freifläche (von GNF Richtprojekt)	1'696.0	m <sup>2</sup>

### Baumassenziffer

Baumassenziffer Richtprojekt	2.529	=> 2.4 - 2.6	115%
Baumassenziffer mit Arealbonus	2.185	=> 2.2	100%
Baumassenziffer W2D	1.9	=> 1.9	87%
pro Geschoss	0.075		

### Parkplätze

Parkplätze Richtprojekt	104	Stk.
davon IV	8	Stk.
Parkplätze Bauverordnung	99	Stk.
davon IV	4	Stk.
Besucher Parkplätze Richtprojekt	12	Stk.
Besucher Parkplätze Bauverordnung	17	Stk.

### Fahradabstellplätze

Fahradabstellplätze Richtprojekt	198	Stk.
Fahradabstellplätze Bauverordnung	132	Stk.

## Baumassenziffer

02.10.2013

### Erdgeschoss

Haus A	305.1 m <sup>2</sup>	x	2.8 m =	863.29 m <sup>3</sup>
Haus B	305.1 m <sup>2</sup>	x	2.8 m =	863.29 m <sup>3</sup>
Haus C	304.8 m <sup>2</sup>	x	3.4 m =	1'036.46 m <sup>3</sup>
Haus D	305.3 m <sup>2</sup>	x	2.8 m =	863.89 m <sup>3</sup>
Haus E	305.1 m <sup>2</sup>	x	3.4 m =	1'037.37 m <sup>3</sup>
Haus F	305.7 m <sup>2</sup>	x	2.8 m =	865.22 m <sup>3</sup>
Haus G	304.8 m <sup>2</sup>	x	2.8 m =	862.61 m <sup>3</sup>
Haus H	305.3 m <sup>2</sup>	x	2.8 m =	863.89 m <sup>3</sup>
Haus I	305.1 m <sup>2</sup>	x	2.8 m =	863.46 m <sup>3</sup>
Haus K	305.7 m <sup>2</sup>	x	2.8 m =	865.22 m <sup>3</sup>

Total Erdgeschoss **8'984.69 m<sup>3</sup>**

### 1. Obergeschoss

Haus A	305.1 m <sup>2</sup>	x	2.8 m =	864.63 m <sup>3</sup>
Haus B	305.1 m <sup>2</sup>	x	2.8 m =	864.63 m <sup>3</sup>
Haus C	304.8 m <sup>2</sup>	x	3.0 m =	913.95 m <sup>3</sup>
Haus D	305.3 m <sup>2</sup>	x	2.8 m =	865.23 m <sup>3</sup>
Haus E	305.1 m <sup>2</sup>	x	3.0 m =	915.22 m <sup>3</sup>
Haus F	305.7 m <sup>2</sup>	x	2.8 m =	866.56 m <sup>3</sup>
Haus G	304.8 m <sup>2</sup>	x	2.8 m =	863.95 m <sup>3</sup>
Haus H	305.3 m <sup>2</sup>	x	2.8 m =	865.23 m <sup>3</sup>
Haus I	305.1 m <sup>2</sup>	x	2.8 m =	864.80 m <sup>3</sup>
Haus K	305.7 m <sup>2</sup>	x	2.8 m =	866.56 m <sup>3</sup>

Total 1. Obergeschoss **8'750.77 m<sup>3</sup>**

### 2. Obergeschoss

Haus A	305.1 m <sup>2</sup>	x	3.0 m =	915.15 m <sup>3</sup>
Haus B	305.1 m <sup>2</sup>	x	3.0 m =	915.15 m <sup>3</sup>
Haus C	0.0 m <sup>2</sup>	x	3.0 m =	0.00 m <sup>3</sup>
Haus D	305.3 m <sup>2</sup>	x	3.0 m =	915.78 m <sup>3</sup>
Haus E	0.0 m <sup>2</sup>	x	3.0 m =	0.00 m <sup>3</sup>
Haus F	305.7 m <sup>2</sup>	x	3.0 m =	917.19 m <sup>3</sup>
Haus G	304.8 m <sup>2</sup>	x	3.0 m =	914.43 m <sup>3</sup>
Haus H	305.3 m <sup>2</sup>	x	3.0 m =	915.78 m <sup>3</sup>
Haus I	305.1 m <sup>2</sup>	x	3.0 m =	915.33 m <sup>3</sup>
Haus K	305.7 m <sup>2</sup>	x	3.0 m =	917.19 m <sup>3</sup>

Total 2. Obergeschoss **7'326.00 m<sup>3</sup>**

### Attikageschoss

Haus A	184.57 m <sup>2</sup>	x	3.1 m =	572.17 m <sup>3</sup>
Haus B	184.57 m <sup>2</sup>	x	3.1 m =	572.17 m <sup>3</sup>
Haus C	184.57 m <sup>2</sup>	x	3.1 m =	572.17 m <sup>3</sup>
Haus D	187.42 m <sup>2</sup>	x	3.1 m =	581.00 m <sup>3</sup>
Haus E	184.57 m <sup>2</sup>	x	3.1 m =	572.17 m <sup>3</sup>
Haus F	187.29 m <sup>2</sup>	x	3.1 m =	580.60 m <sup>3</sup>
Haus G	184.57 m <sup>2</sup>	x	3.1 m =	572.17 m <sup>3</sup>
Haus H	187.42 m <sup>2</sup>	x	3.1 m =	581.00 m <sup>3</sup>
Haus I	184.57 m <sup>2</sup>	x	3.1 m =	572.17 m <sup>3</sup>
Haus K	187.13 m <sup>2</sup>	x	3.1 m =	580.10 m <sup>3</sup>

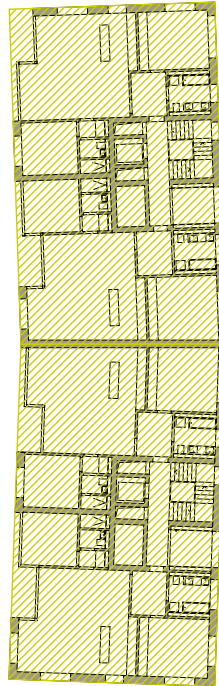
Total Attikageschoss **5'755.71 m<sup>3</sup>**

Total Baumasse **30'817.17 m<sup>3</sup>**

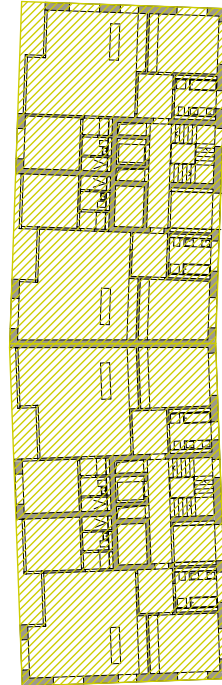
Grundstückfläche **12'185.50 m<sup>2</sup>**

Baumassenziffer Richtprojekt **2.53**

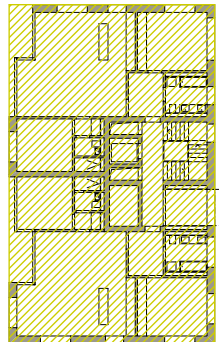
**Erdgeschoss**



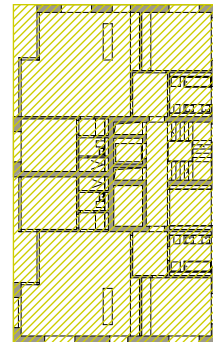
**Haus C**  
304.81 m<sup>2</sup>



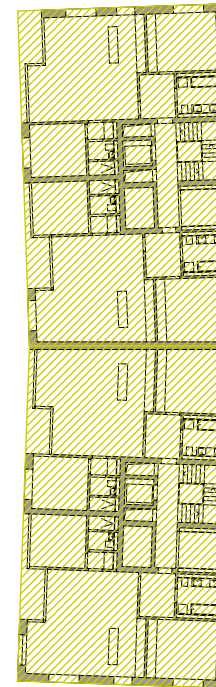
**Haus E**  
305.11 m<sup>2</sup>



**Haus A**  
305.05 m<sup>2</sup>

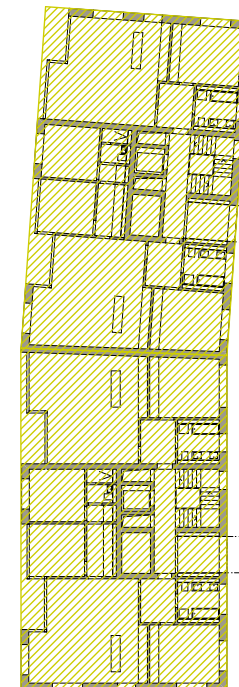


**Haus B**  
305.05 m<sup>2</sup>



**Haus G**  
304.81 m<sup>2</sup>

**Haus H**  
305.26 m<sup>2</sup>



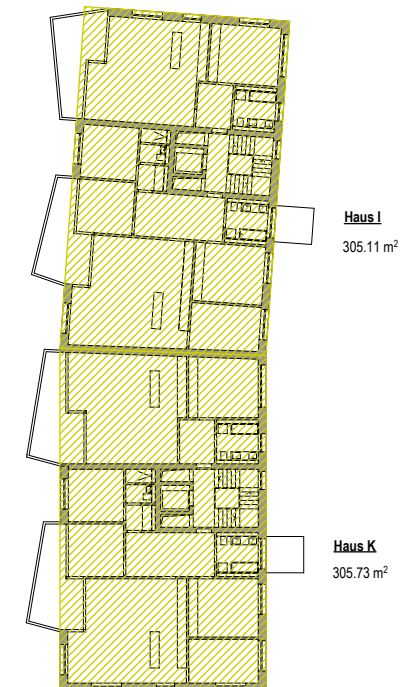
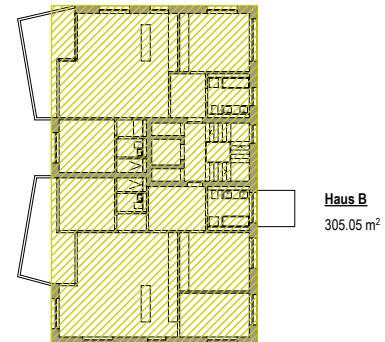
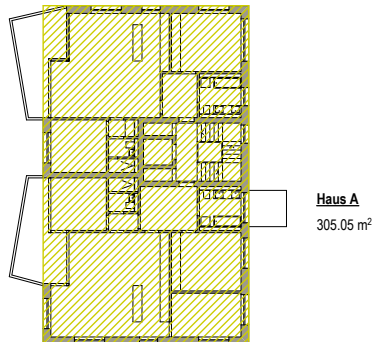
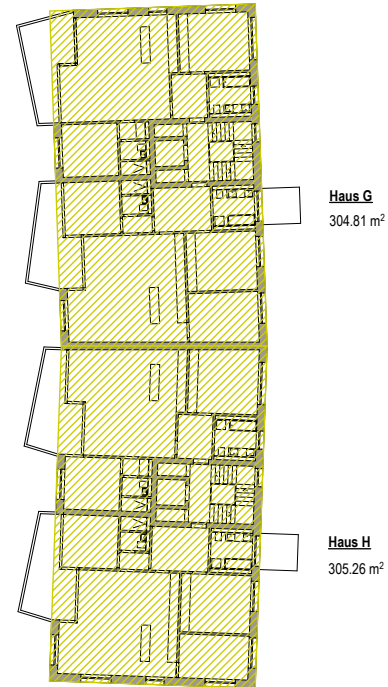
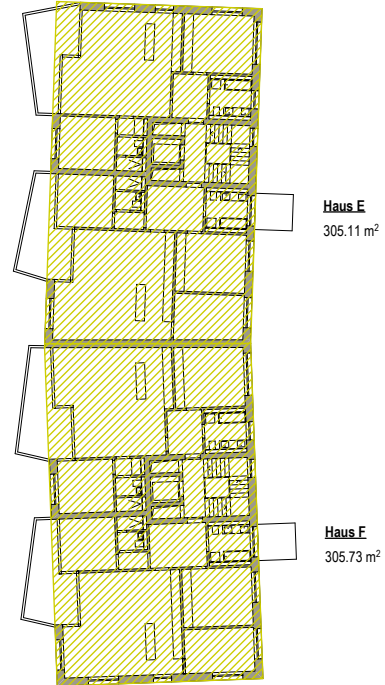
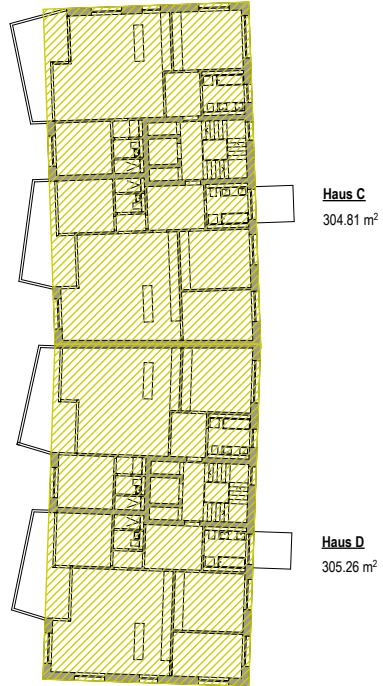
**Haus I**  
305.11 m<sup>2</sup>

**Haus K**  
305.73 m<sup>2</sup>

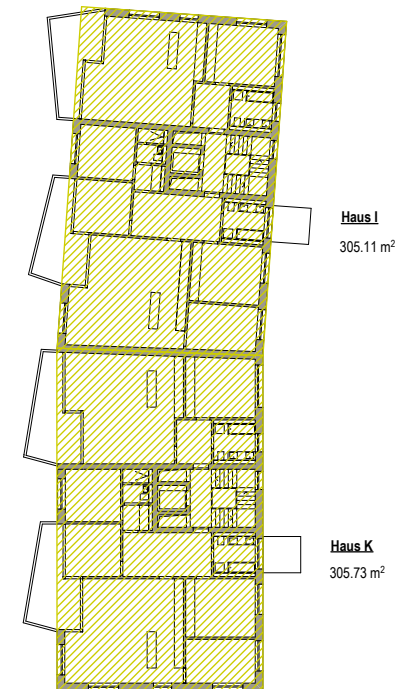
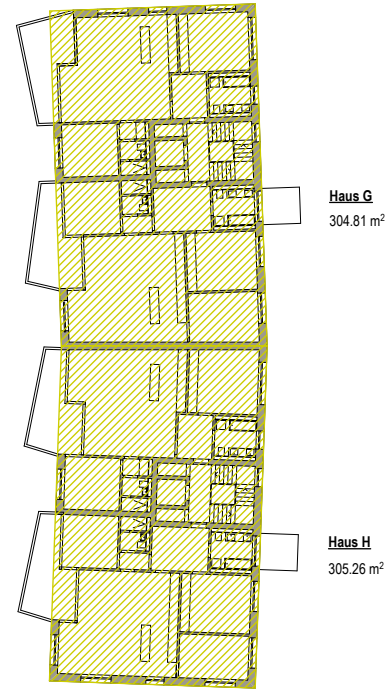
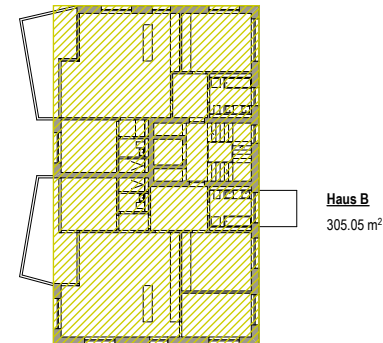
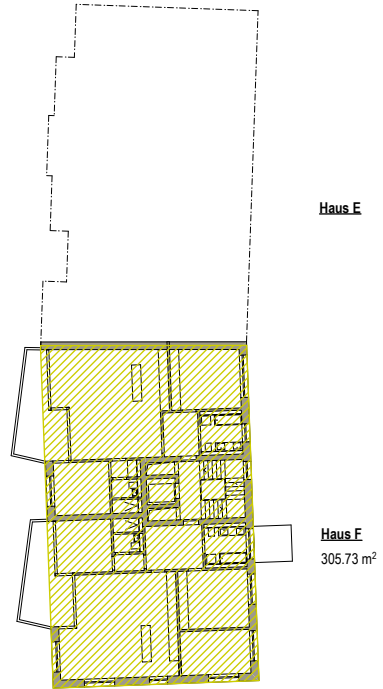
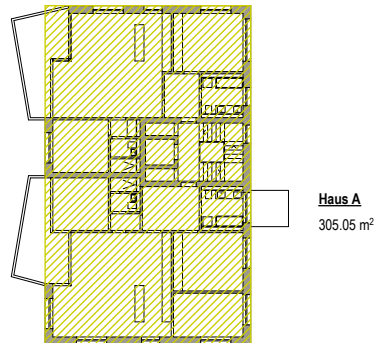
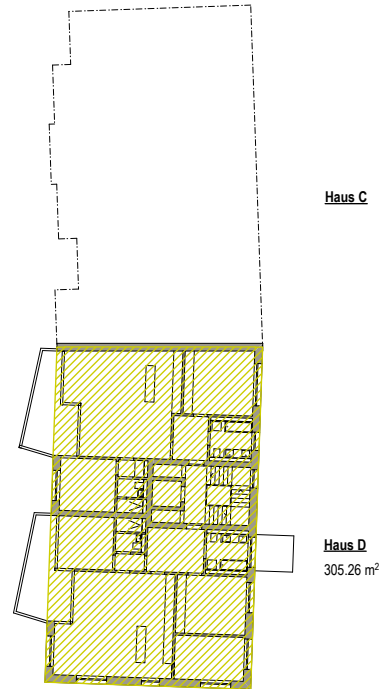
**Haus D**  
305.26 m<sup>2</sup>

**Haus F**  
305.73 m<sup>2</sup>

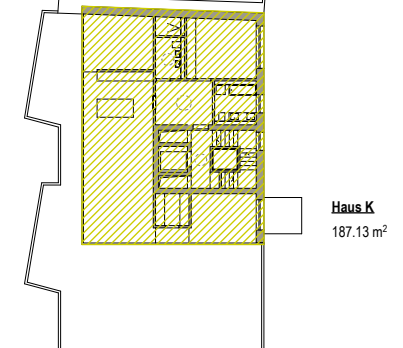
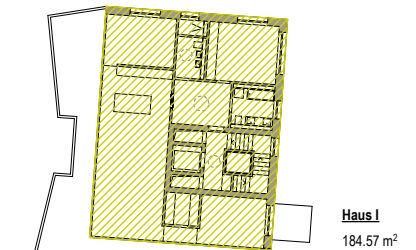
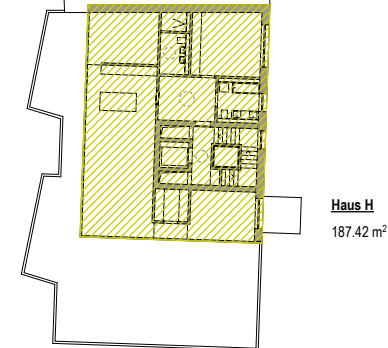
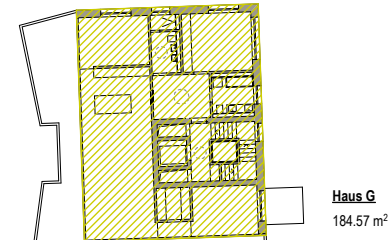
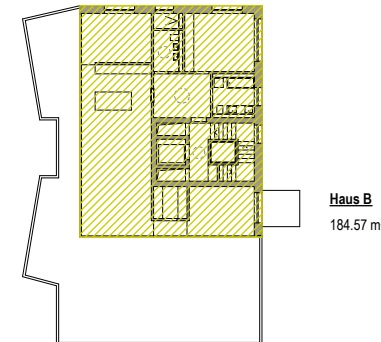
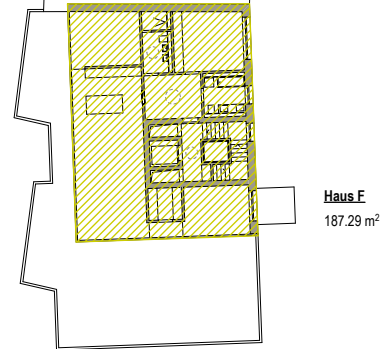
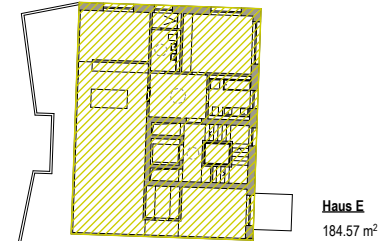
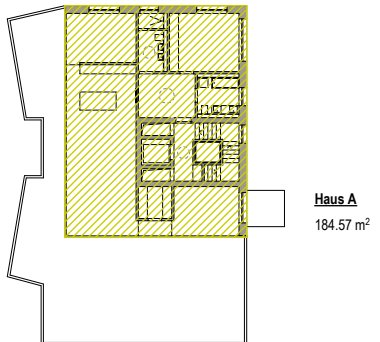
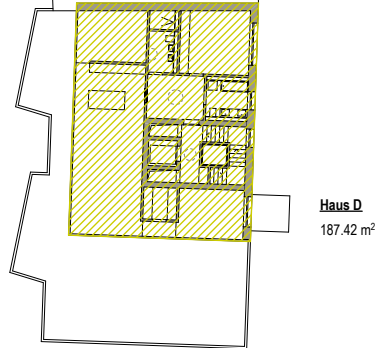
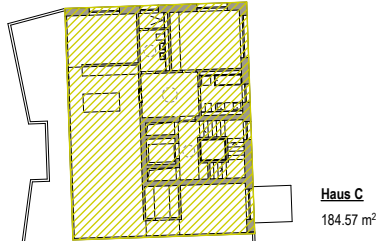
**1.Obergeschoss**



**2.Obergeschoss**



**Attikageschoss**



## Gesamtnutzfläche

02.10.2013

	<u>Erdgeschoss</u>	<u>1.Obergeschoss</u>	<u>2.Obergeschoss</u>	<u>Attikageschoss</u>	<u>Total / Gebäude</u>
Haus A	229.5 m <sup>2</sup>	Haus A 248.5 m <sup>2</sup>	Haus A 248.5 m <sup>2</sup>	Haus A 156.8 m <sup>2</sup>	883.4 m <sup>2</sup>
Haus B	229.5 m <sup>2</sup>	Haus B 248.5 m <sup>2</sup>	Haus B 248.5 m <sup>2</sup>	Haus B 156.8 m <sup>2</sup>	883.4 m <sup>2</sup>
Haus C	235.4 m <sup>2</sup>	Haus C 254.5 m <sup>2</sup>	Haus C m <sup>2</sup>	Haus C 156.8 m <sup>2</sup>	646.7 m <sup>2</sup>
Haus D	235.9 m <sup>2</sup>	Haus D 254.4 m <sup>2</sup>	Haus D 251.0 m <sup>2</sup>	Haus D 159.2 m <sup>2</sup>	900.5 m <sup>2</sup>
Haus E	237.3 m <sup>2</sup>	Haus E 256.3 m <sup>2</sup>	Haus E m <sup>2</sup>	Haus E 156.8 m <sup>2</sup>	650.3 m <sup>2</sup>
Haus F	235.3 m <sup>2</sup>	Haus F 254.3 m <sup>2</sup>	Haus F 251.2 m <sup>2</sup>	Haus F 159.2 m <sup>2</sup>	900.0 m <sup>2</sup>
Haus G	235.4 m <sup>2</sup>	Haus G 254.5 m <sup>2</sup>	Haus G 254.5 m <sup>2</sup>	Haus G 156.8 m <sup>2</sup>	901.2 m <sup>2</sup>
Haus H	235.9 m <sup>2</sup>	Haus H 254.8 m <sup>2</sup>	Haus H 254.8 m <sup>2</sup>	Haus H 159.2 m <sup>2</sup>	904.7 m <sup>2</sup>
Haus I	237.2 m <sup>2</sup>	Haus I 256.3 m <sup>2</sup>	Haus I 256.3 m <sup>2</sup>	Haus I 156.8 m <sup>2</sup>	906.6 m <sup>2</sup>
Haus K	235.3 m <sup>2</sup>	Haus K 254.3 m <sup>2</sup>	Haus K 254.3 m <sup>2</sup>	Haus K 159.2 m <sup>2</sup>	903.2 m <sup>2</sup>
<b>Total / Geschoss</b>	<b>2'346.8 m<sup>2</sup></b>	<b>2'536.5 m<sup>2</sup></b>	<b>2'019.1 m<sup>2</sup></b>	<b>1'577.5 m<sup>2</sup></b>	<b>8'479.85 m<sup>2</sup></b>

Gesamtnutzfläche **8'479.9 m<sup>2</sup>**

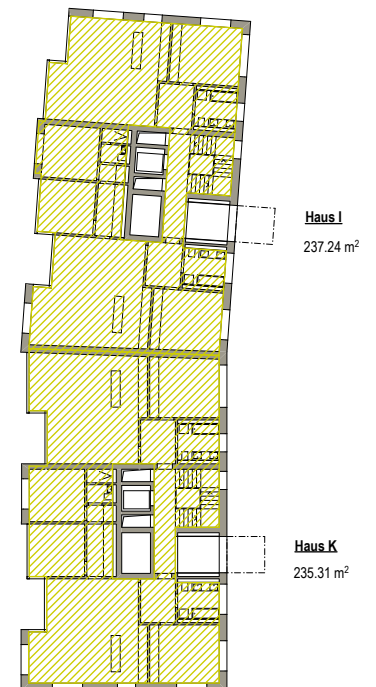
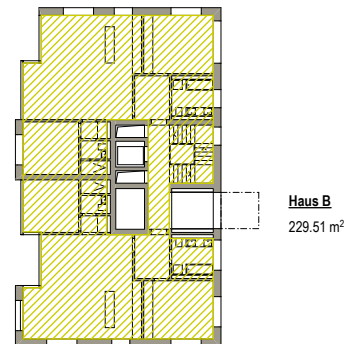
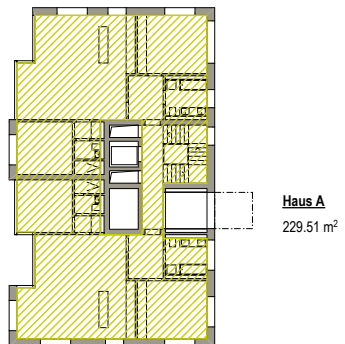
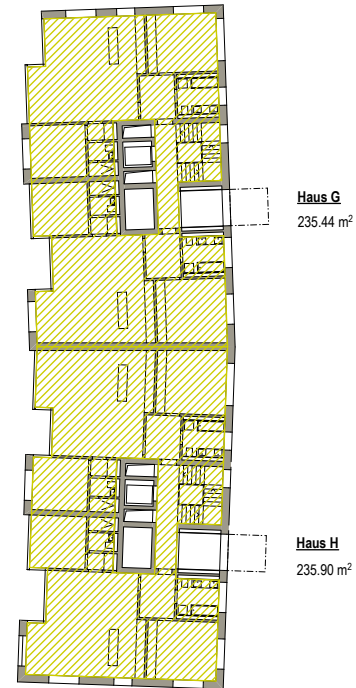
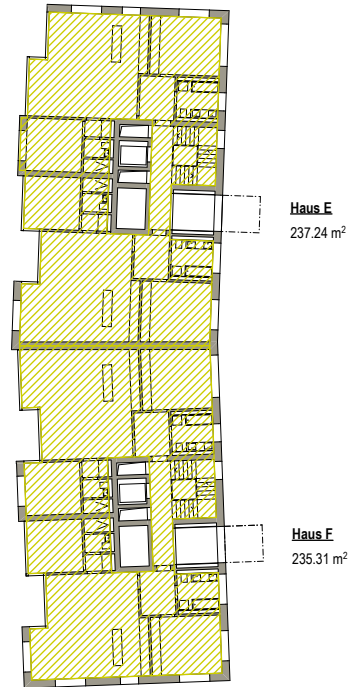
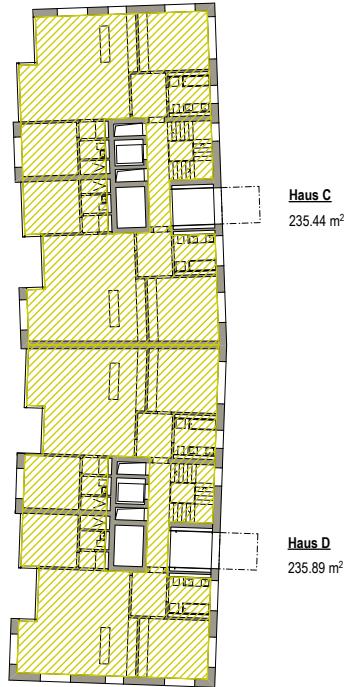
### BAUBEREICHE

A1	1'547.20 m <sup>2</sup>	=>	1'680.00 m <sup>2</sup>
A2	883.36 m <sup>2</sup>	=>	920.00 m <sup>2</sup>
B1	1'550.30 m <sup>2</sup>	=>	1'680.00 m <sup>2</sup>
A2	883.36 m <sup>2</sup>	=>	920.00 m <sup>2</sup>
C	1'805.88 m <sup>2</sup>	=>	1'900.00 m <sup>2</sup>
D	1'809.75 m <sup>2</sup>	=>	1'900.00 m <sup>2</sup>

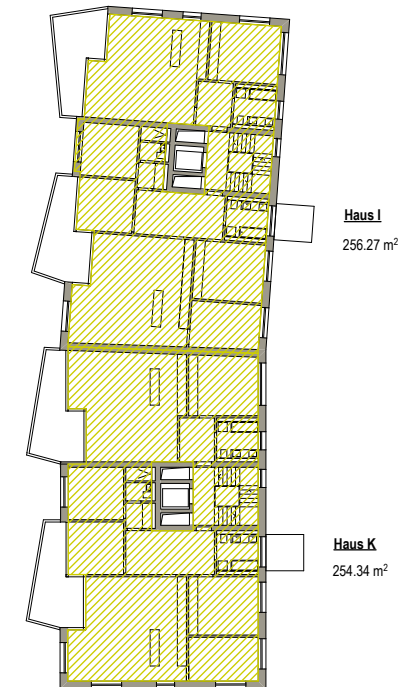
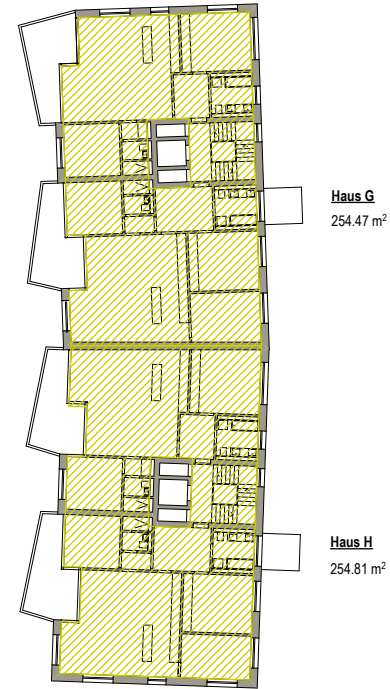
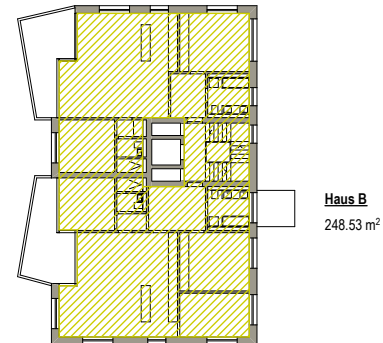
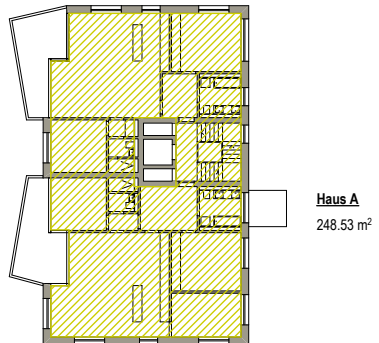
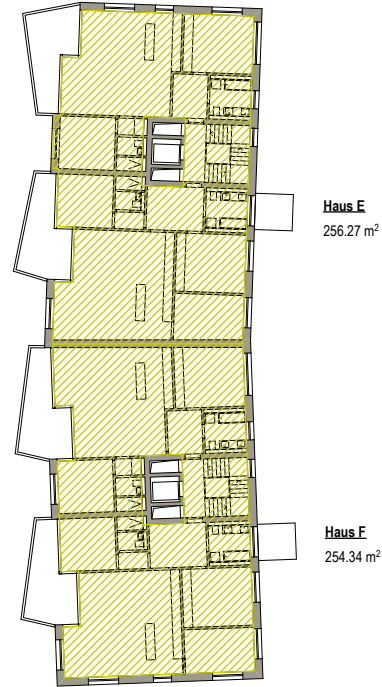
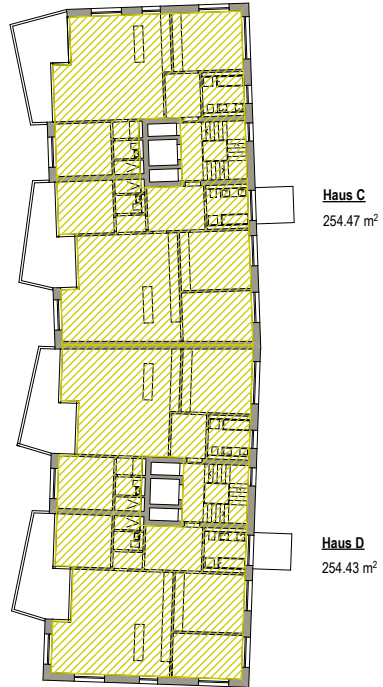
Gesamtnutzfläche **8'479.9 m<sup>2</sup>**



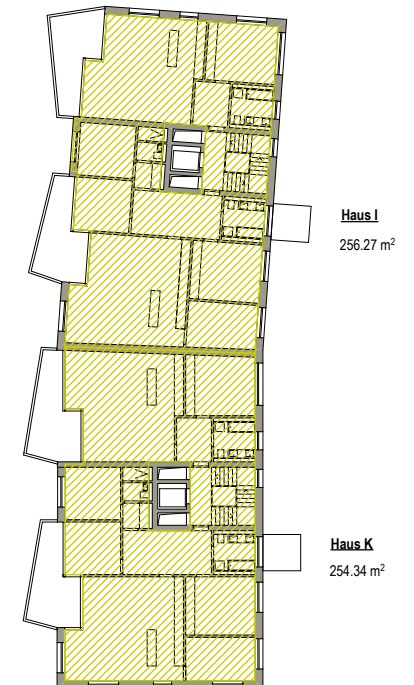
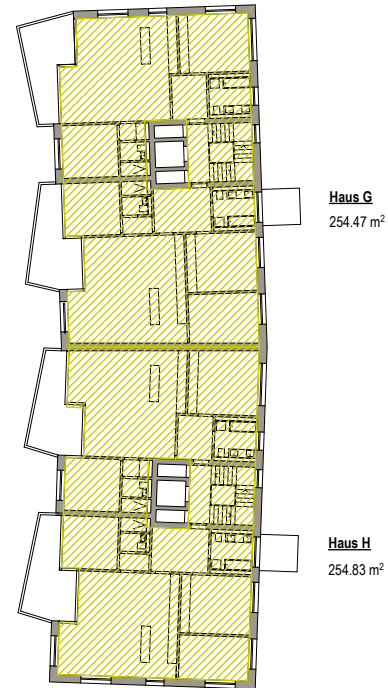
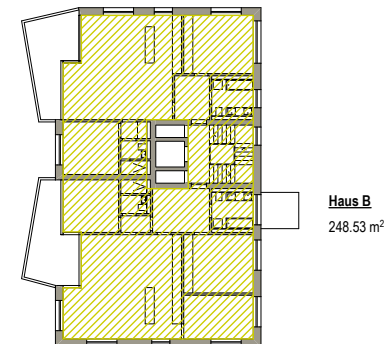
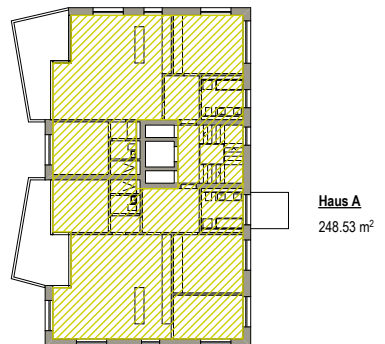
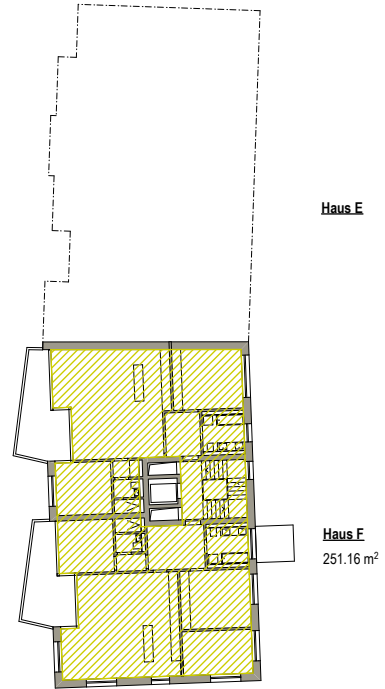
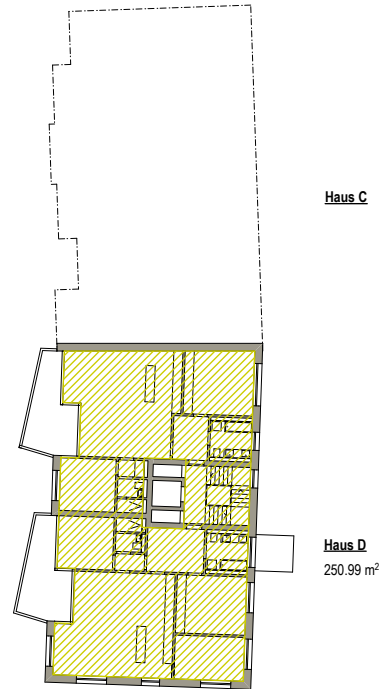
**Erdgeschoss**



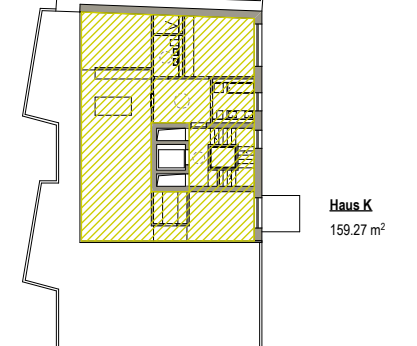
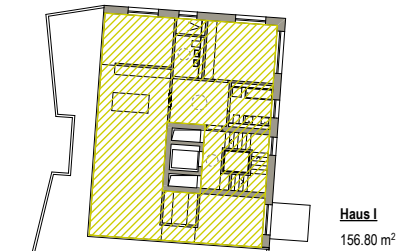
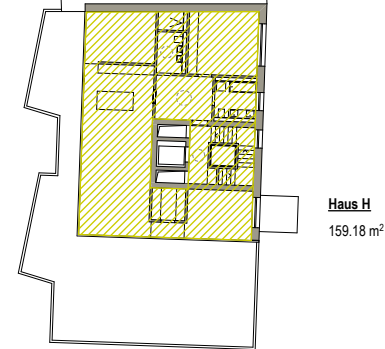
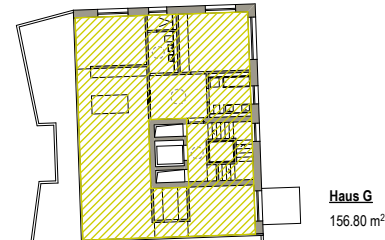
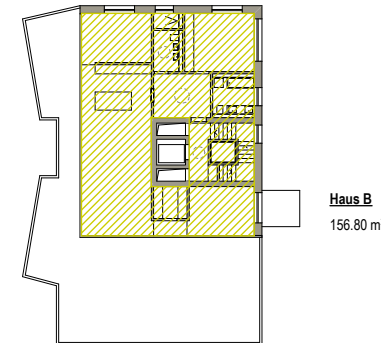
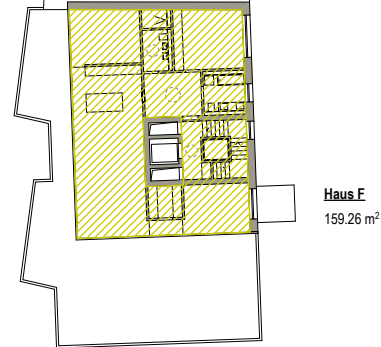
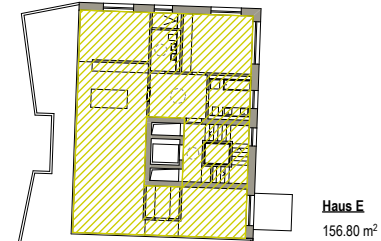
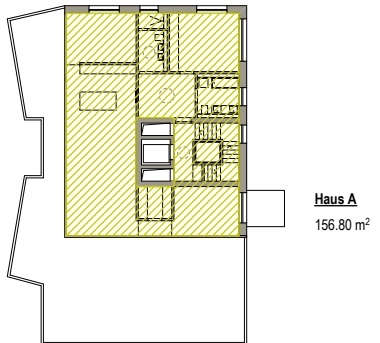
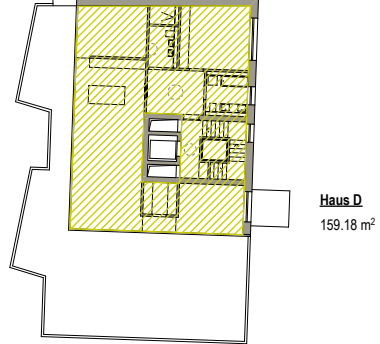
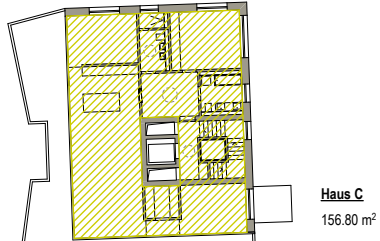
**1.Obergeschoss**



**2.Obergeschoss**



**Attikageschoss**



## Freifläche

02.10.2013

Gesamtnutzfläche Richtprojekt	8'479.85 m <sup>2</sup>
Freifläche nach BZO (20% GNF)	1'695.97 m <sup>2</sup>
öffentlicher Spielplatz	630.00 m <sup>2</sup>
Pflanzgärten	130.00 m <sup>2</sup>
	270.00 m <sup>2</sup>
	320.00 m <sup>2</sup>
<b>Total öffentlich Nutzbare Spiel- und Ruheflächen</b>	<b>1'350.00 m<sup>2</sup></b>