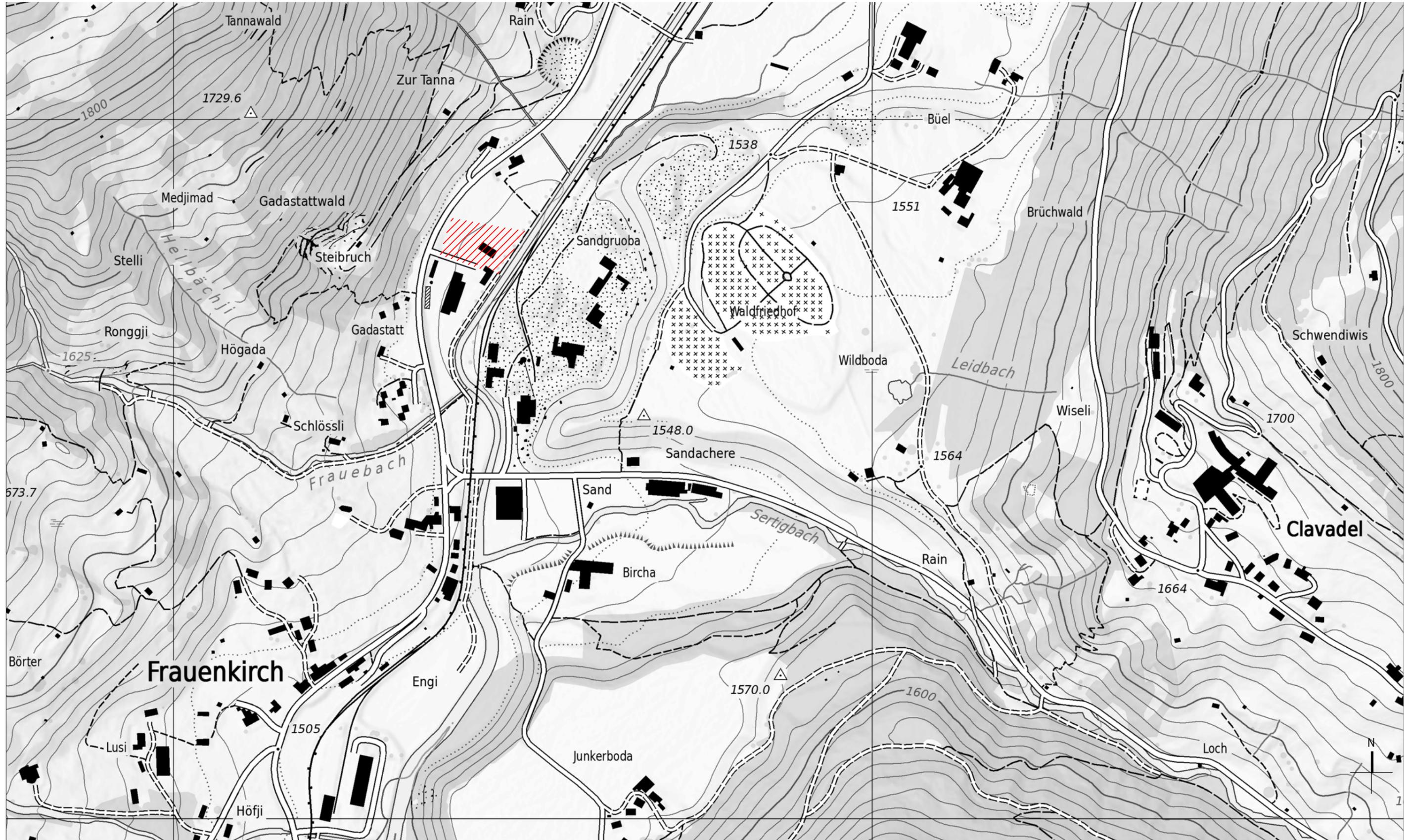
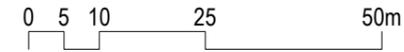


MACHBARKEITSSTUDIE GEWERBEBAUTEN DAVOS FRAUENKIRCH

Werkhof, Davos Frauenkirch







Einhaltende Vorschriften & Gesetze

Zonenvorschriften & Baugesetz

Zone öffentlicher Bauten + Anlagen
6 Geschosse -> max. GH=19.50m

Vorgesehene Umzonung

Zone Gewerbebauten
AZ=2.0, Grenzabstand 13.50 +7.00m
4 Geschosse -> max. GH=13.50m

Privatrechtliche Verfügbarkeiten

Grenzbaurecht Nord
Verfügbarkeit / Grenzbaurecht Ost (zu Kantonsstrasse)

Sichtwinkel Kantonsstrasse

Geschwindigkeit 60km/h
Knotensichtweite 80.00m
Beobachtungsdistanz 5.00m

Legende

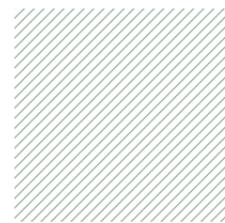
- - - - - Bestehender Grenzverlauf

— Neuer Grenzverlauf = Strassenabstand

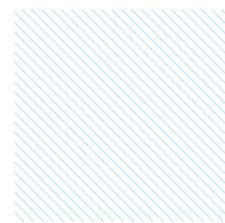
- - - - - Gewässerabstandslinie

- - - - - Grenzabstand

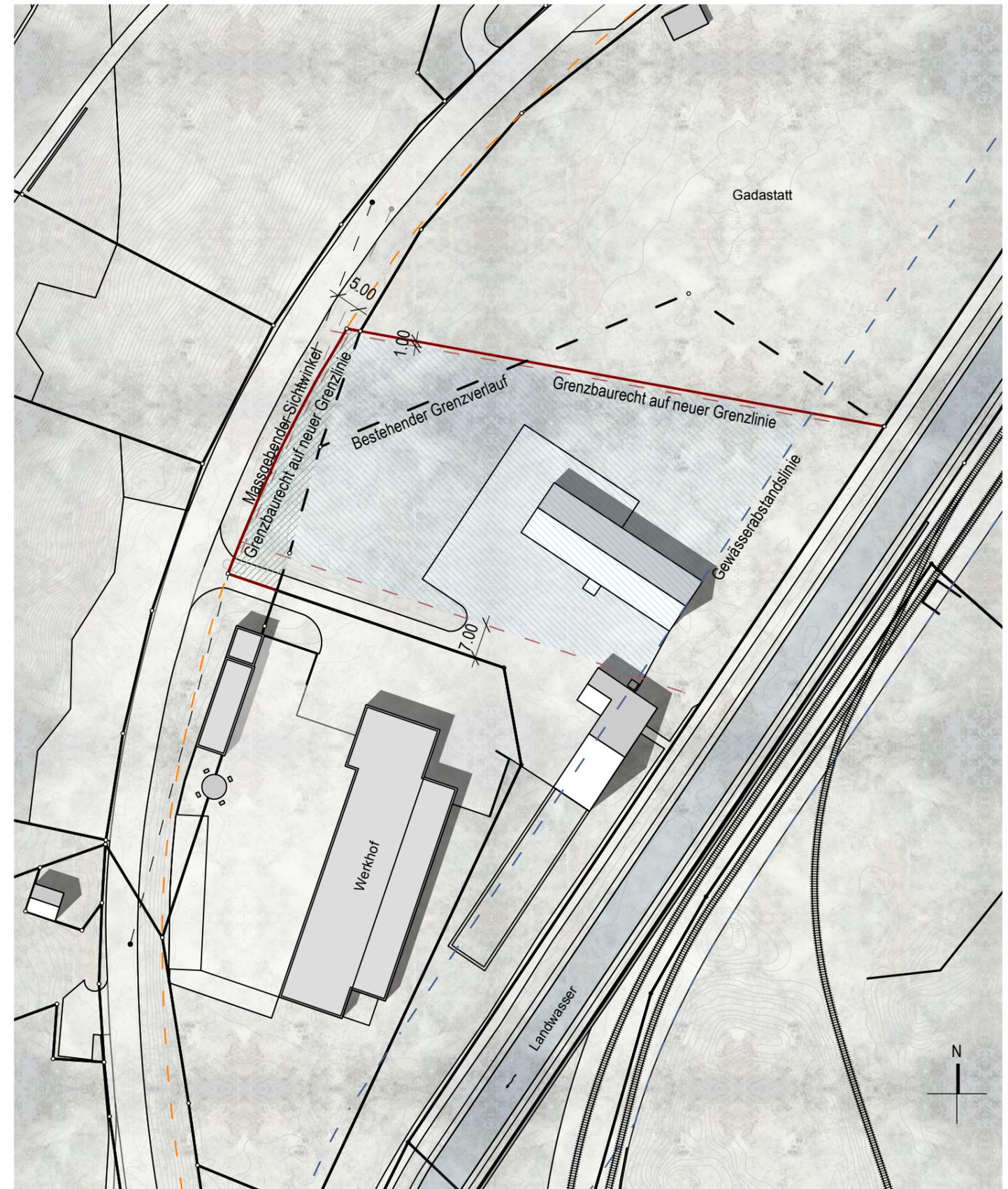
- - - - - Strassenabstand = 5.00m

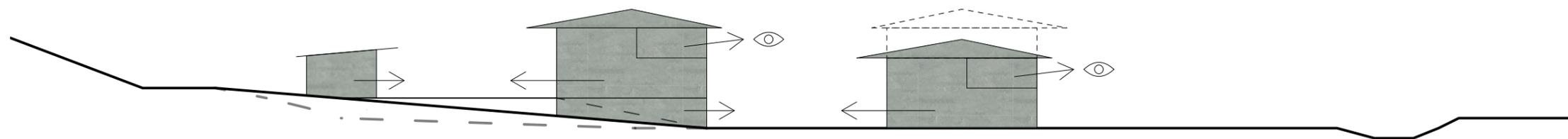


Landerwerb = 400.0m²



Baufeld

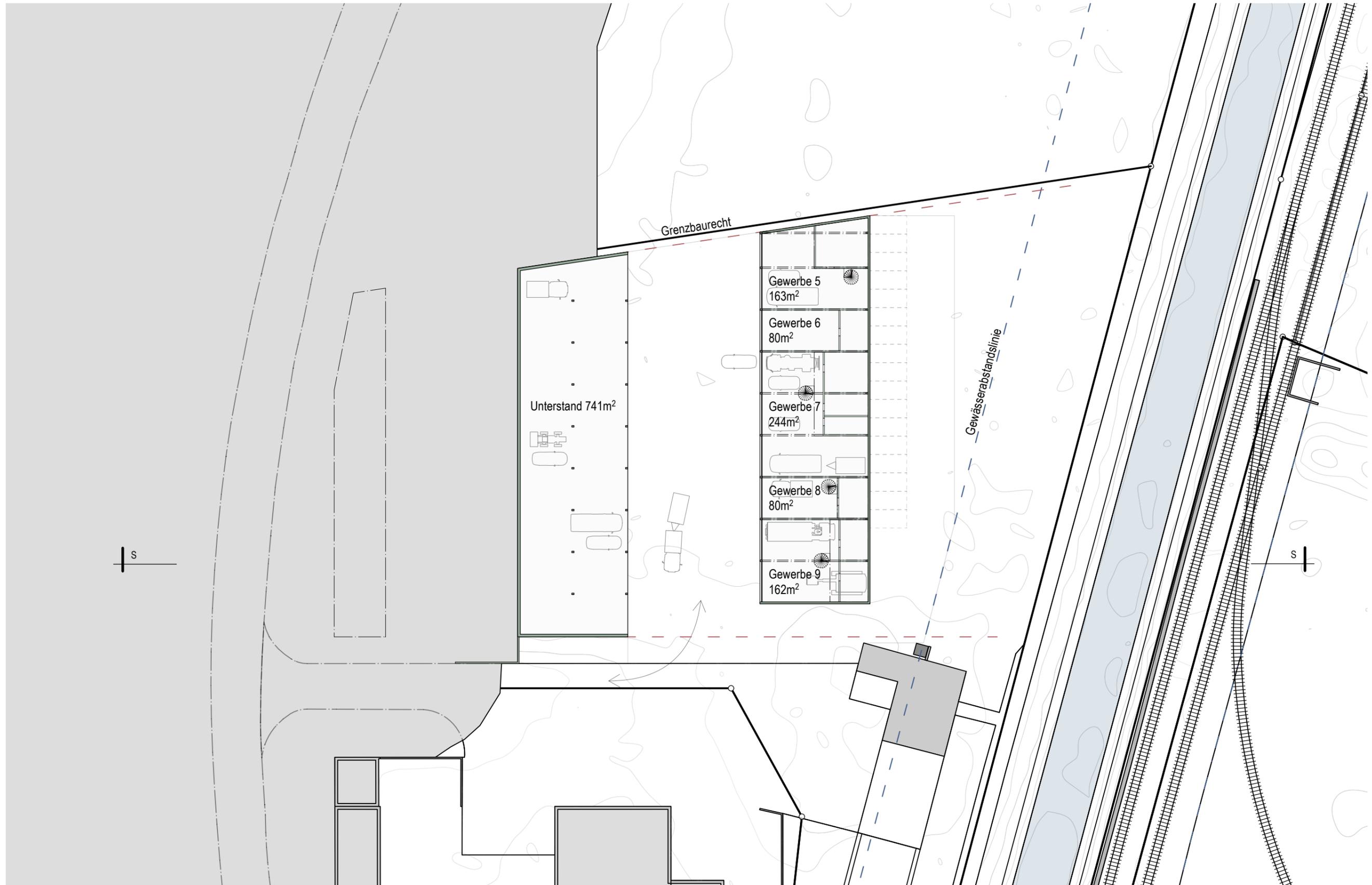


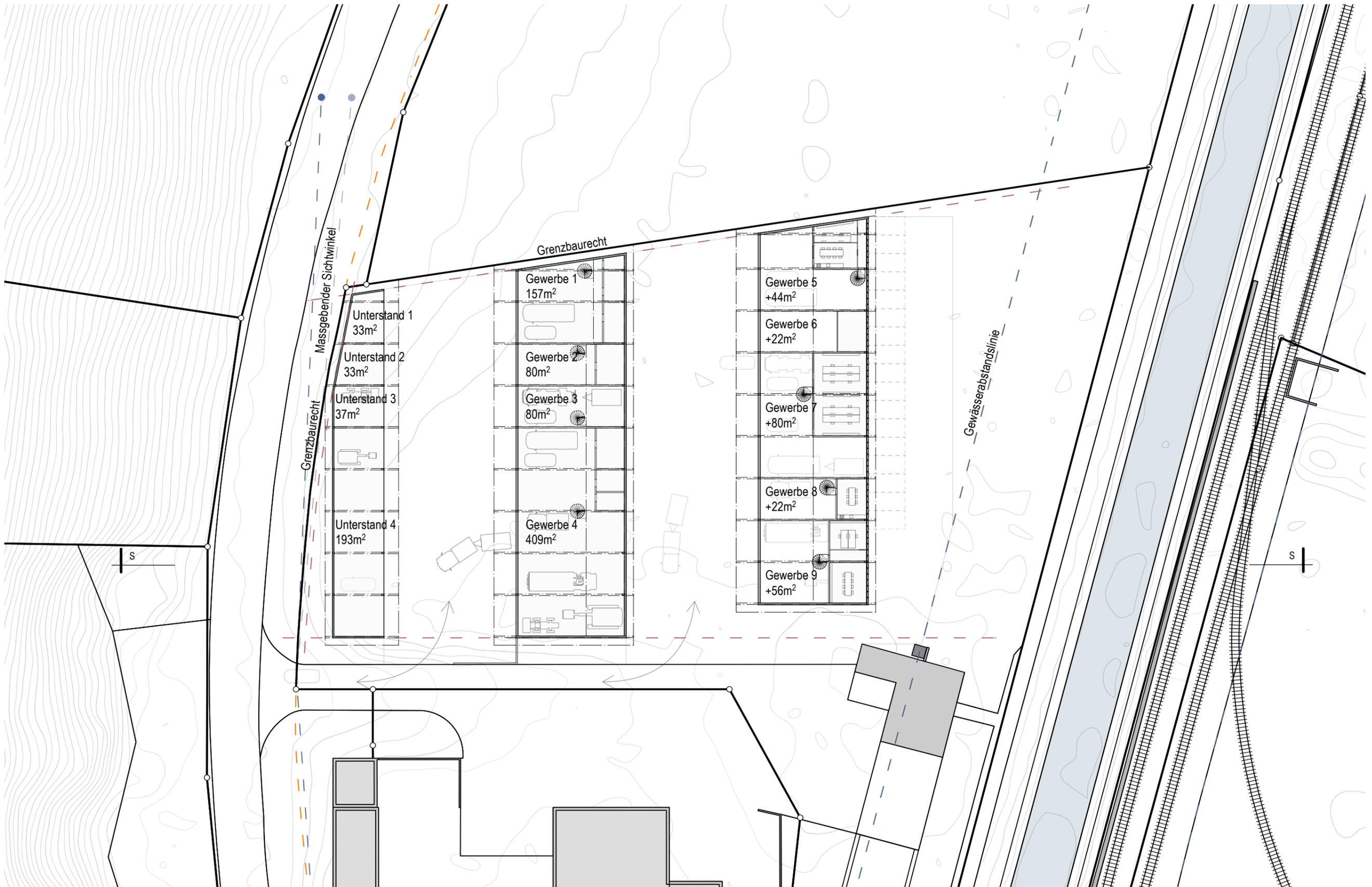


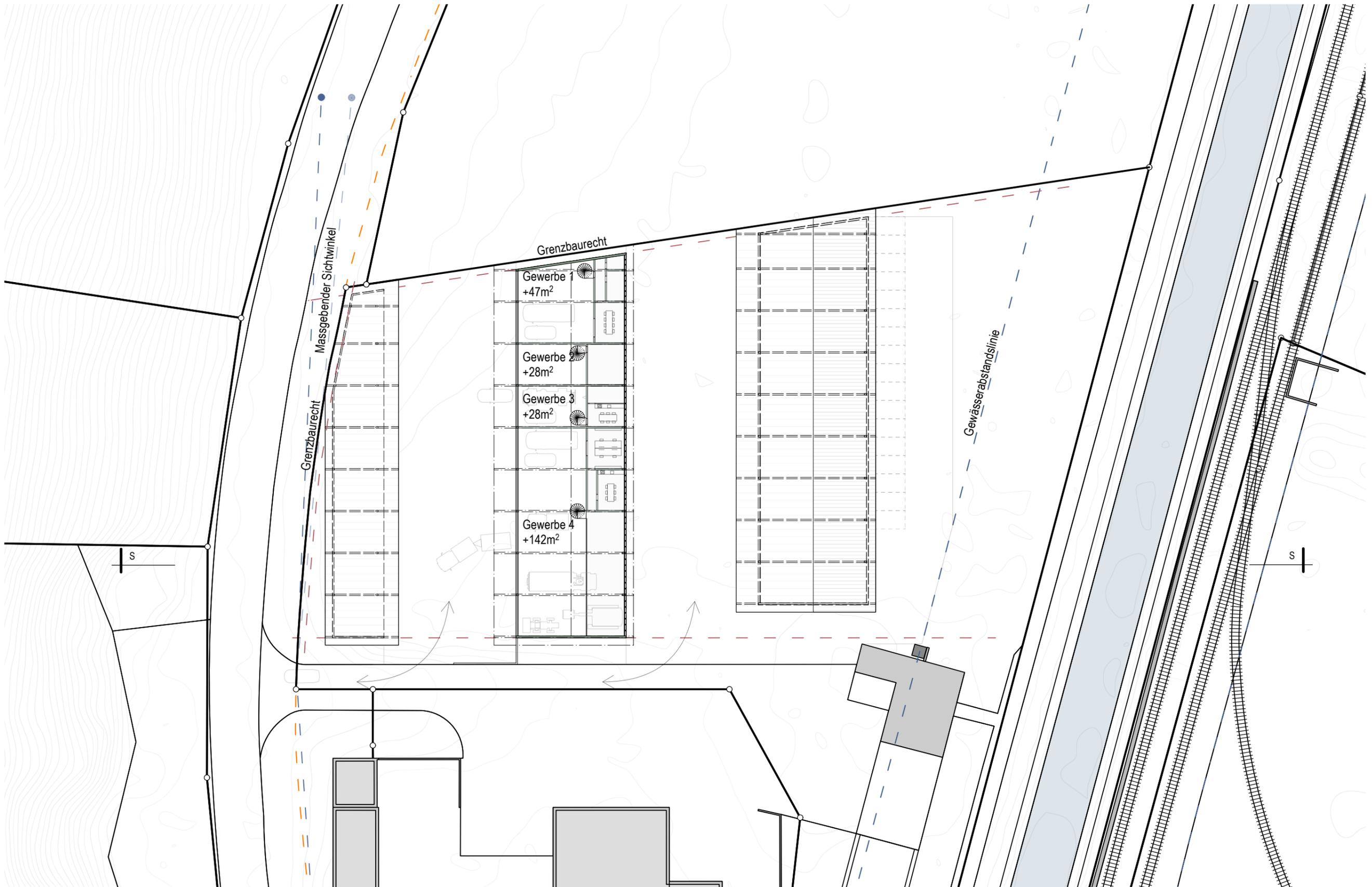
MACHBARKEITSSTUDIE 1 GEWERBEBAUTEN DAVOS FRAUENKIRCH

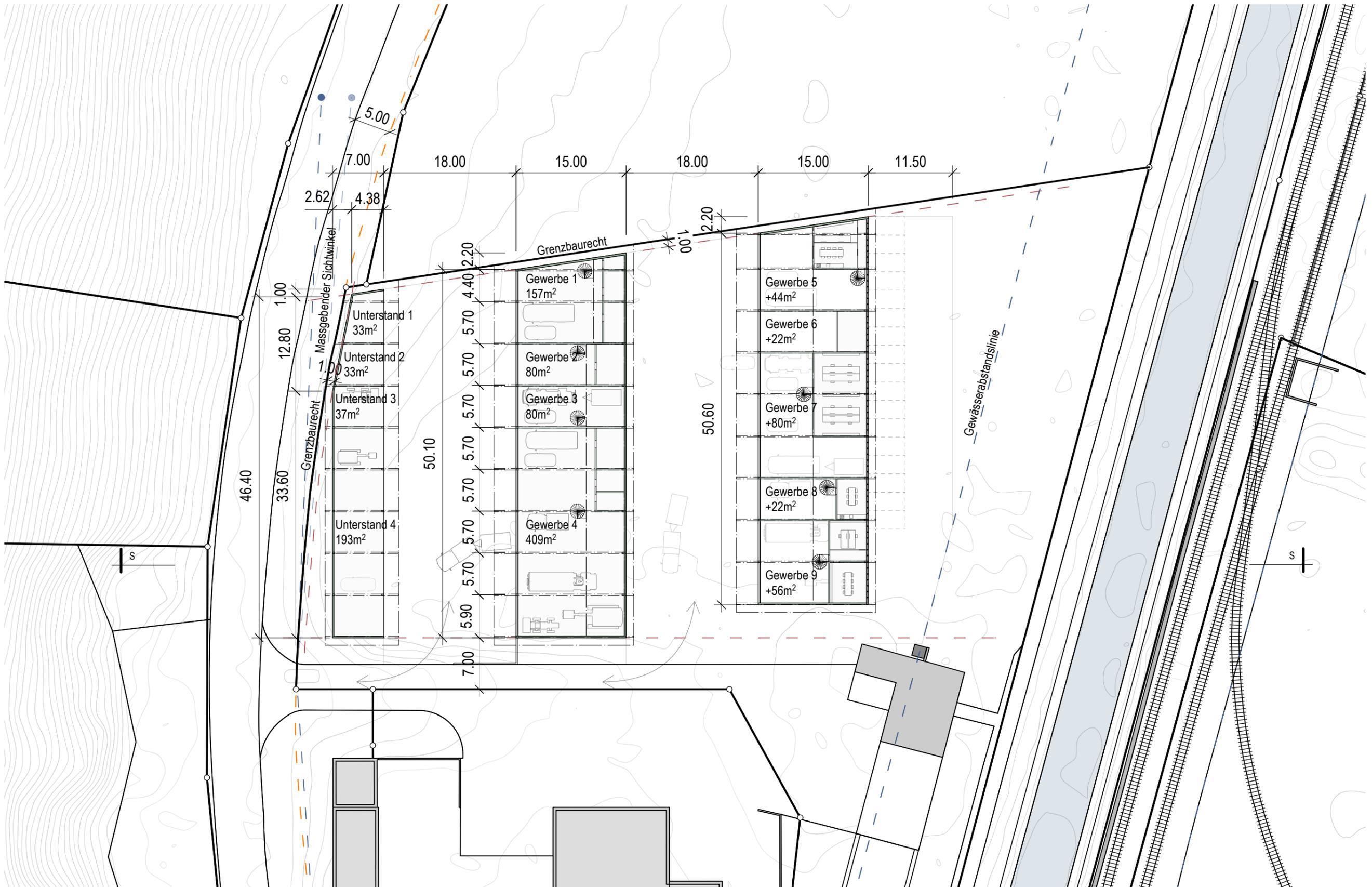
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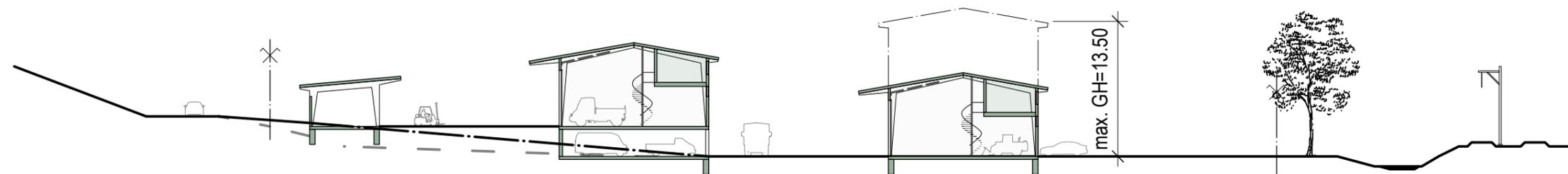




Machbarkeitsstudie

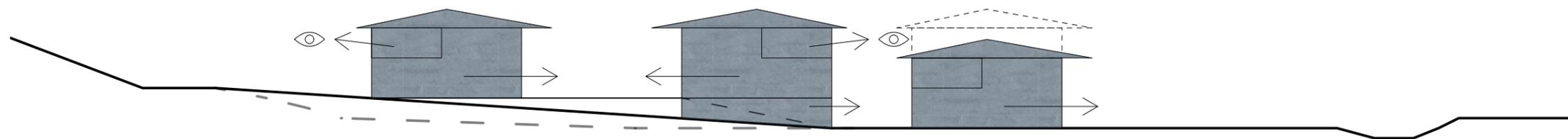
Studie 1, Schnitt

Planformat ISO A3
Massstab 1:500
Datum/Gezeichnet 28.07.2022 / fk



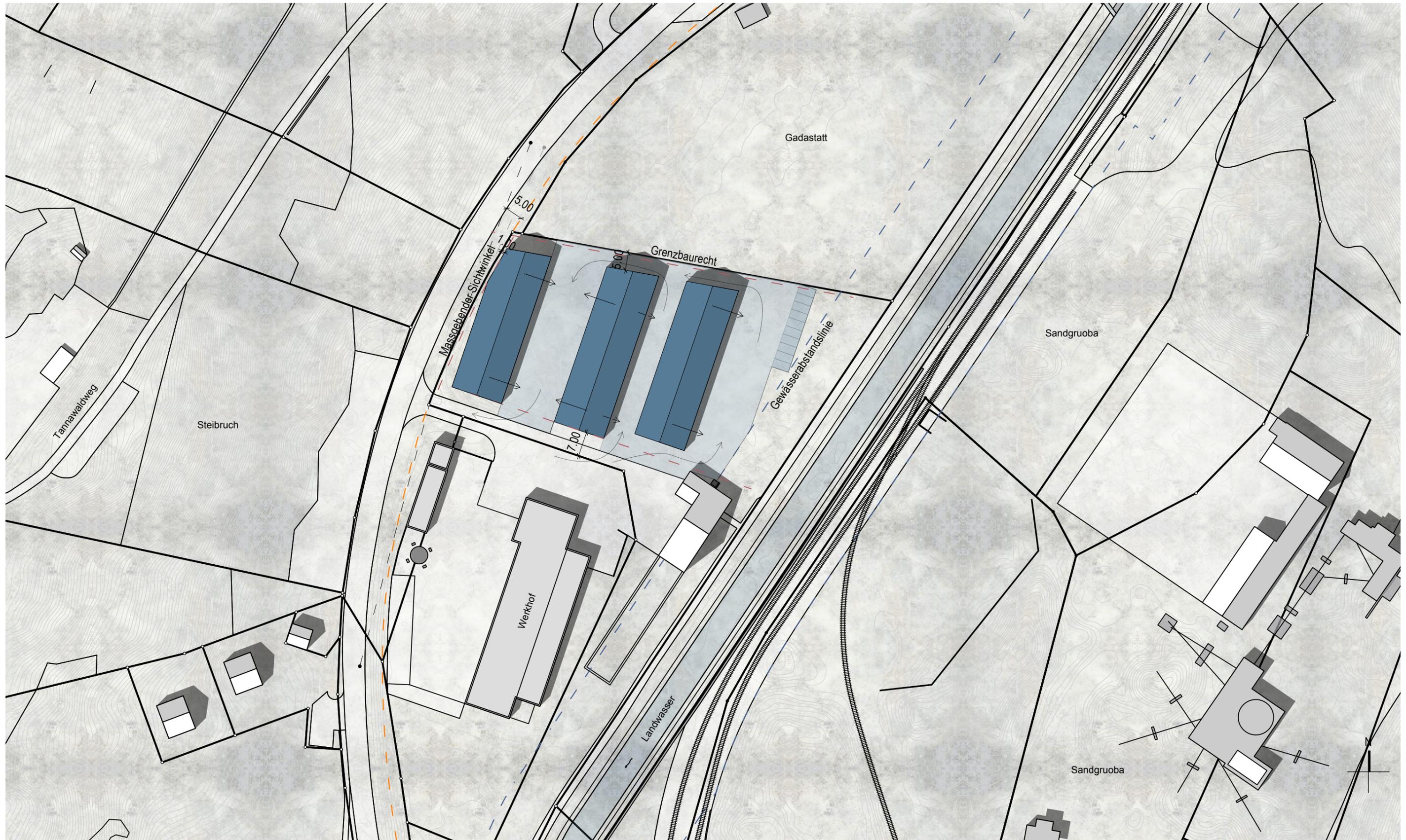
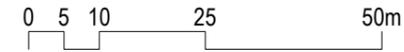
Total Flächen Studie 1

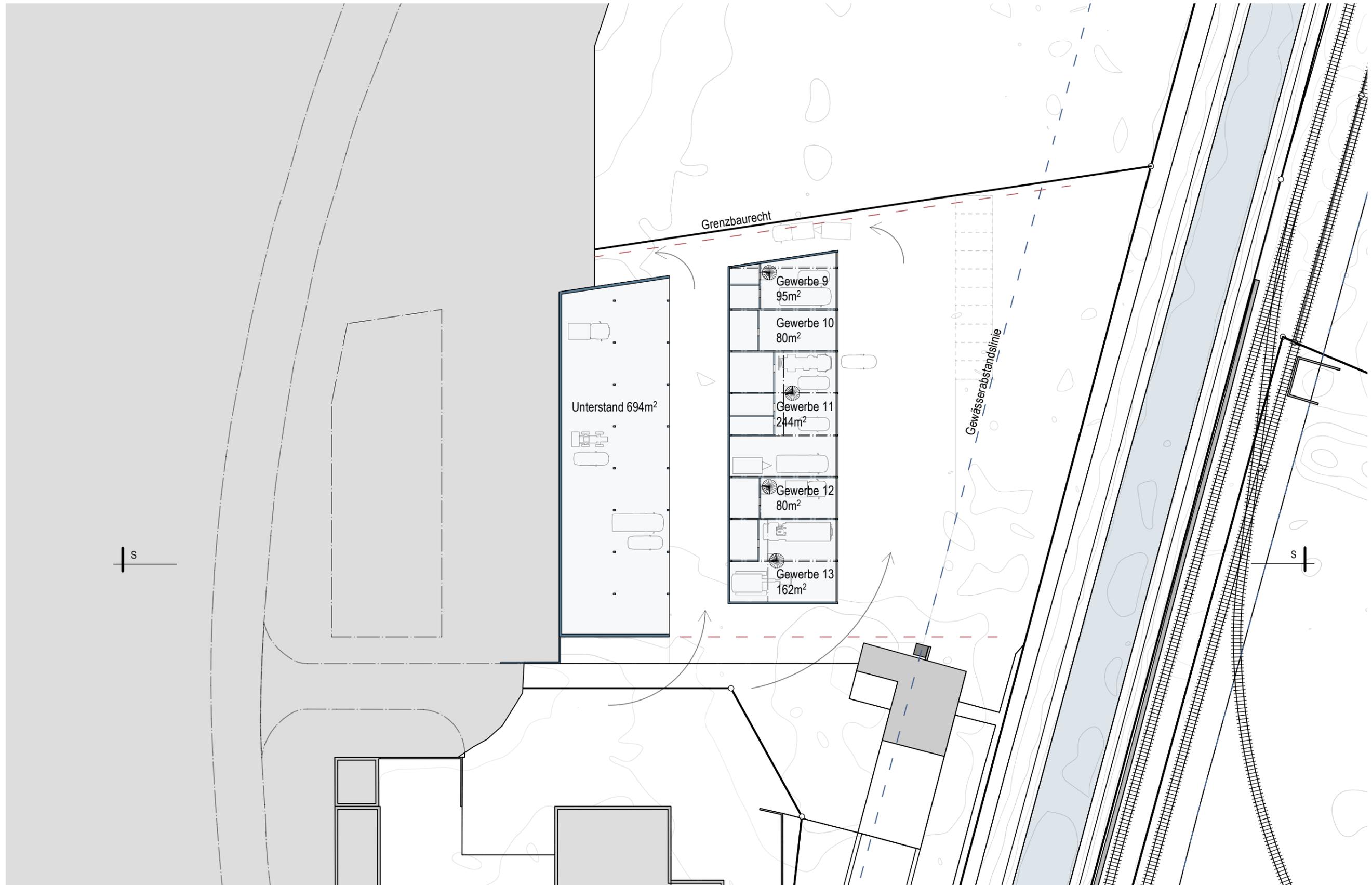
Fläche Gewerbe:	1'455m ²
Fläche Unterstand:	1'035m ²
Fläche 2.Geschoss:	~470m ²

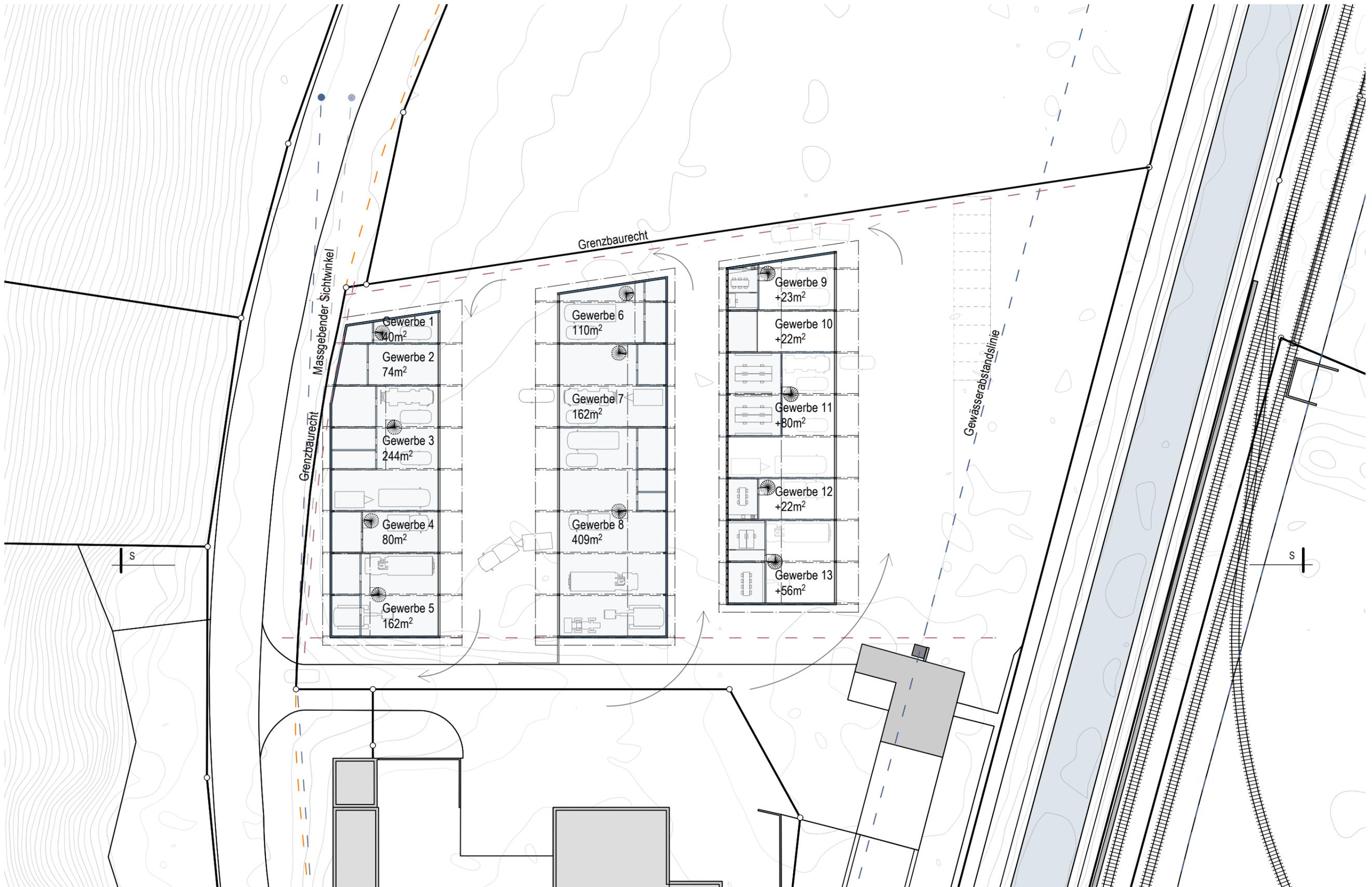


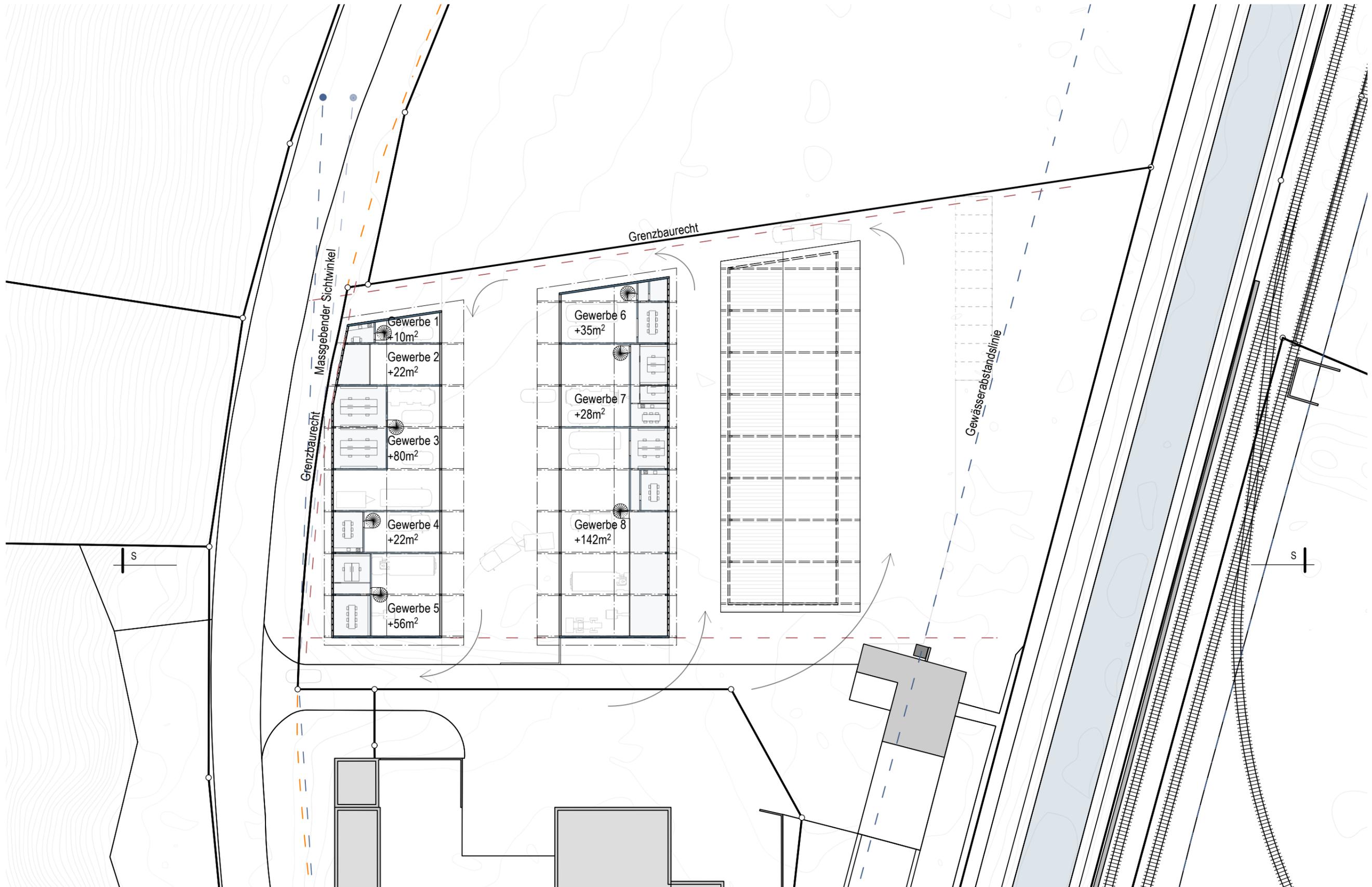
MACHBARKEITSSTUDIE 2 GEWERBEBAUTEN DAVOS FRAUENKIRCH

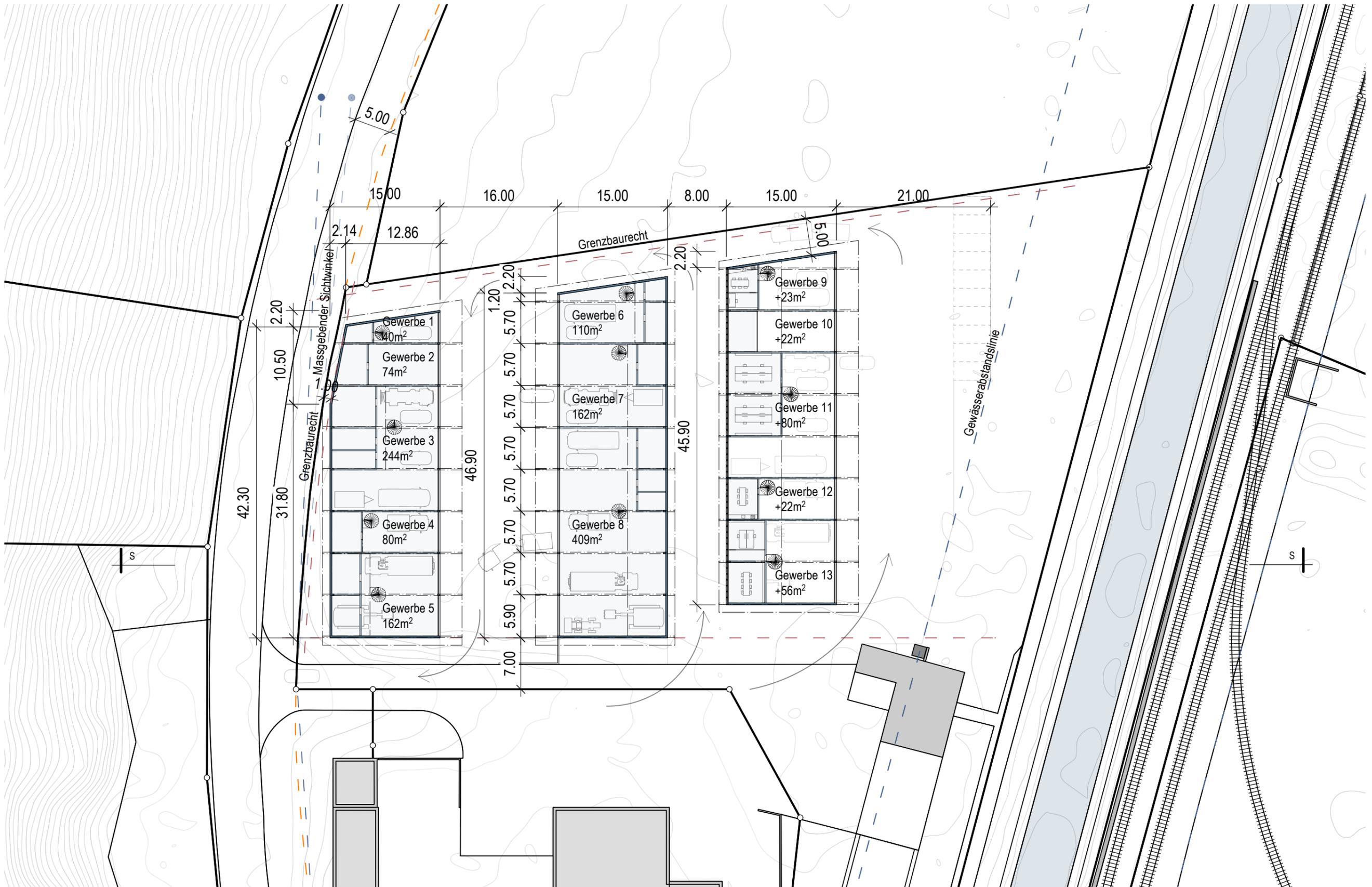
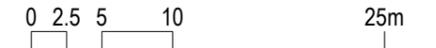
Werkhof, Davos Frauenkirch







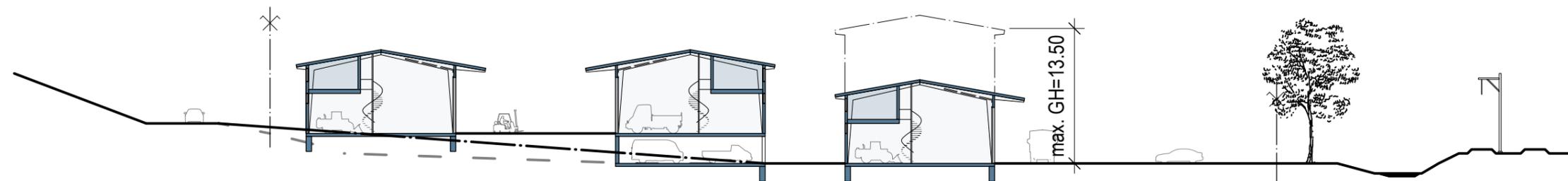




Machbarkeitsstudie

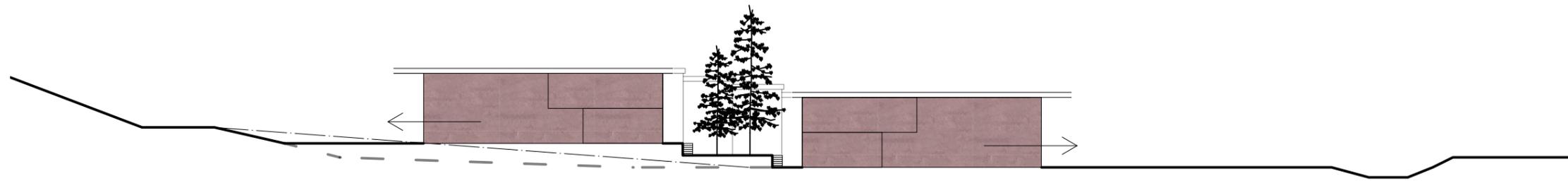
Studie 2, Schnitt

Planformat ISO A3
Massstab 1:500
Datum/Gezeichnet 28.07.2022 / fk



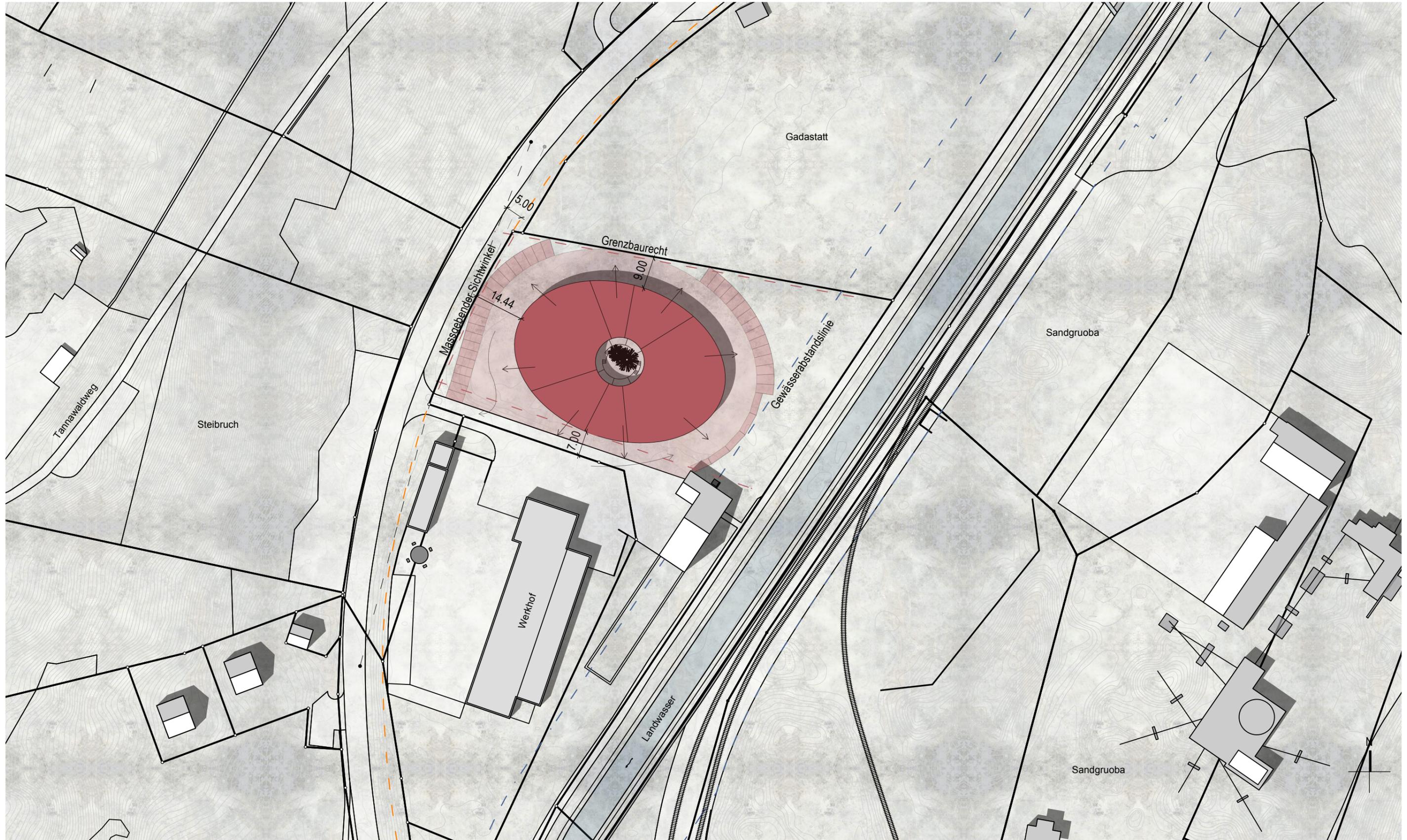
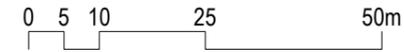
Total Flächen Studie 2

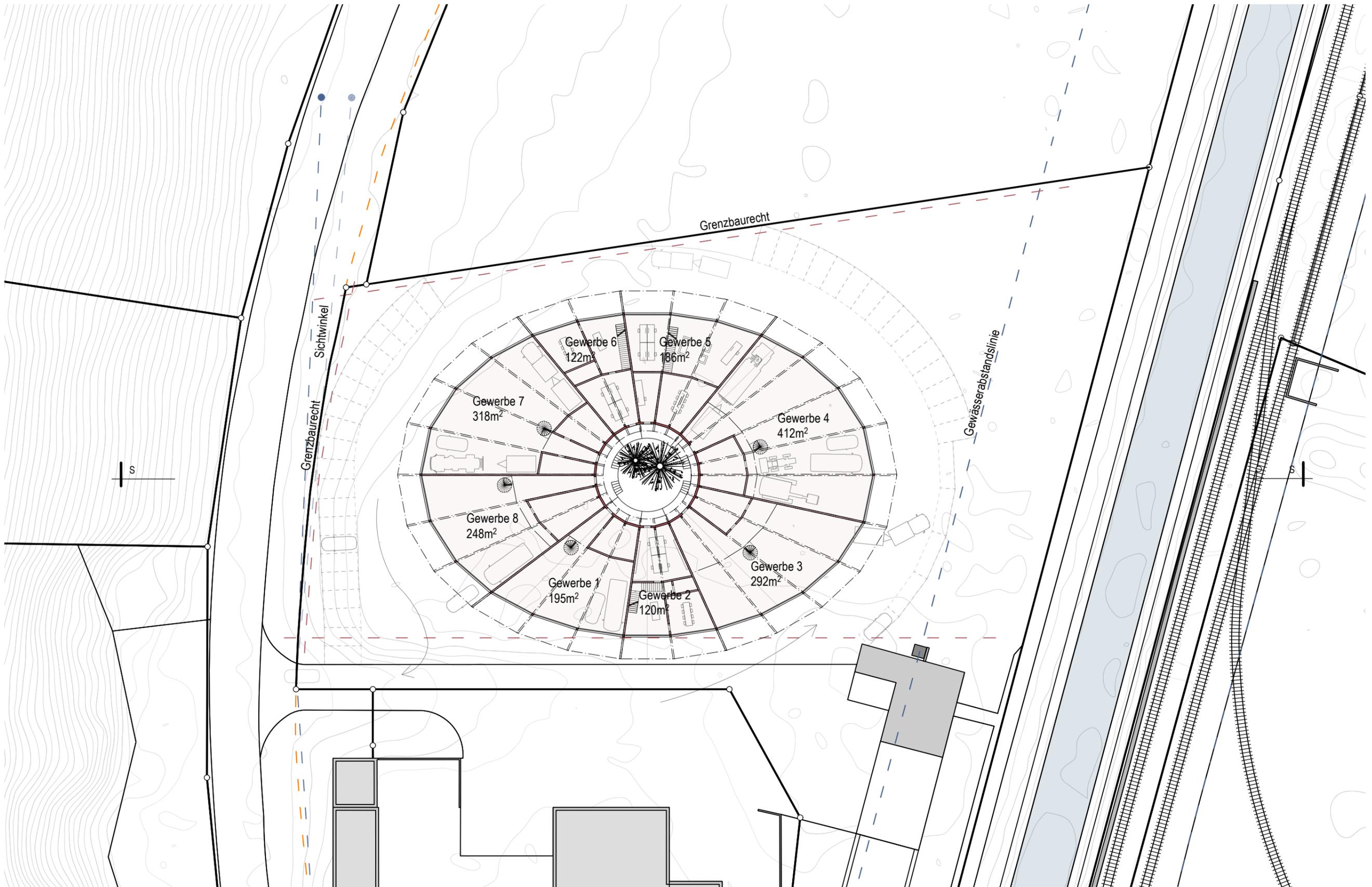
Fläche Gewerbe:	1'940m ²
Fläche Unterstand:	695m ²
Fläche 2.Geschoss:	~600m ²

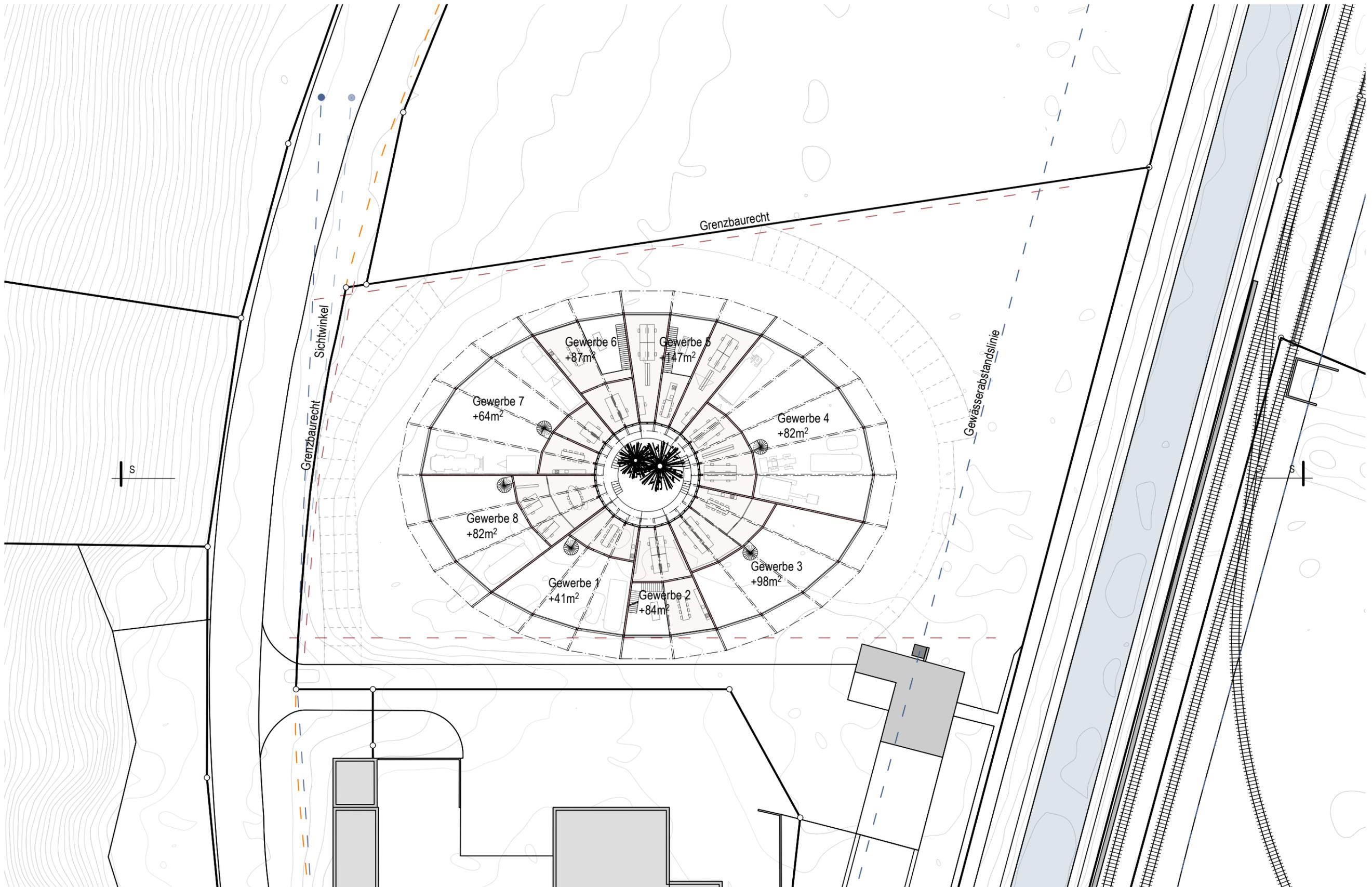


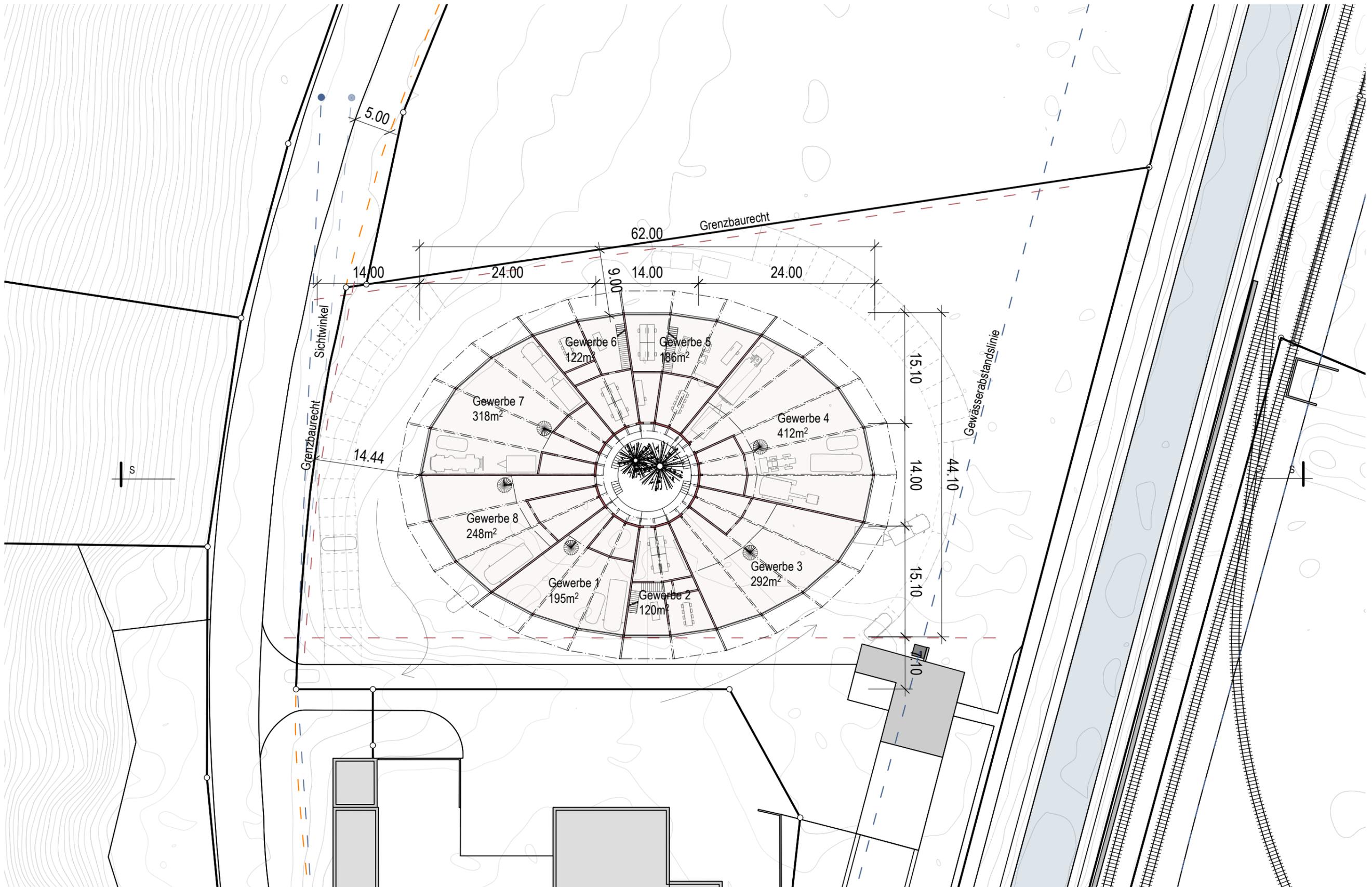
MACHBARKEITSSTUDIE 3 GEWERBEBAUTEN DAVOS FRAUENKIRCH

Werkhof, Davos Frauenkirch





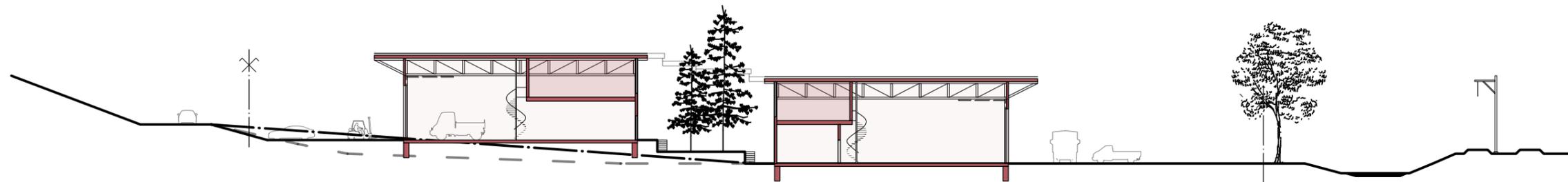




Machbarkeitsstudie

Studie 3, Schnitt

Planformat ISO A3
Massstab 1:500
Datum/Gezeichnet 28.07.2022 / fk



Total Flächen Studie 3

Fläche Gewerbe: 1'895m²

Fläche 2.Geschoss: ~685m²