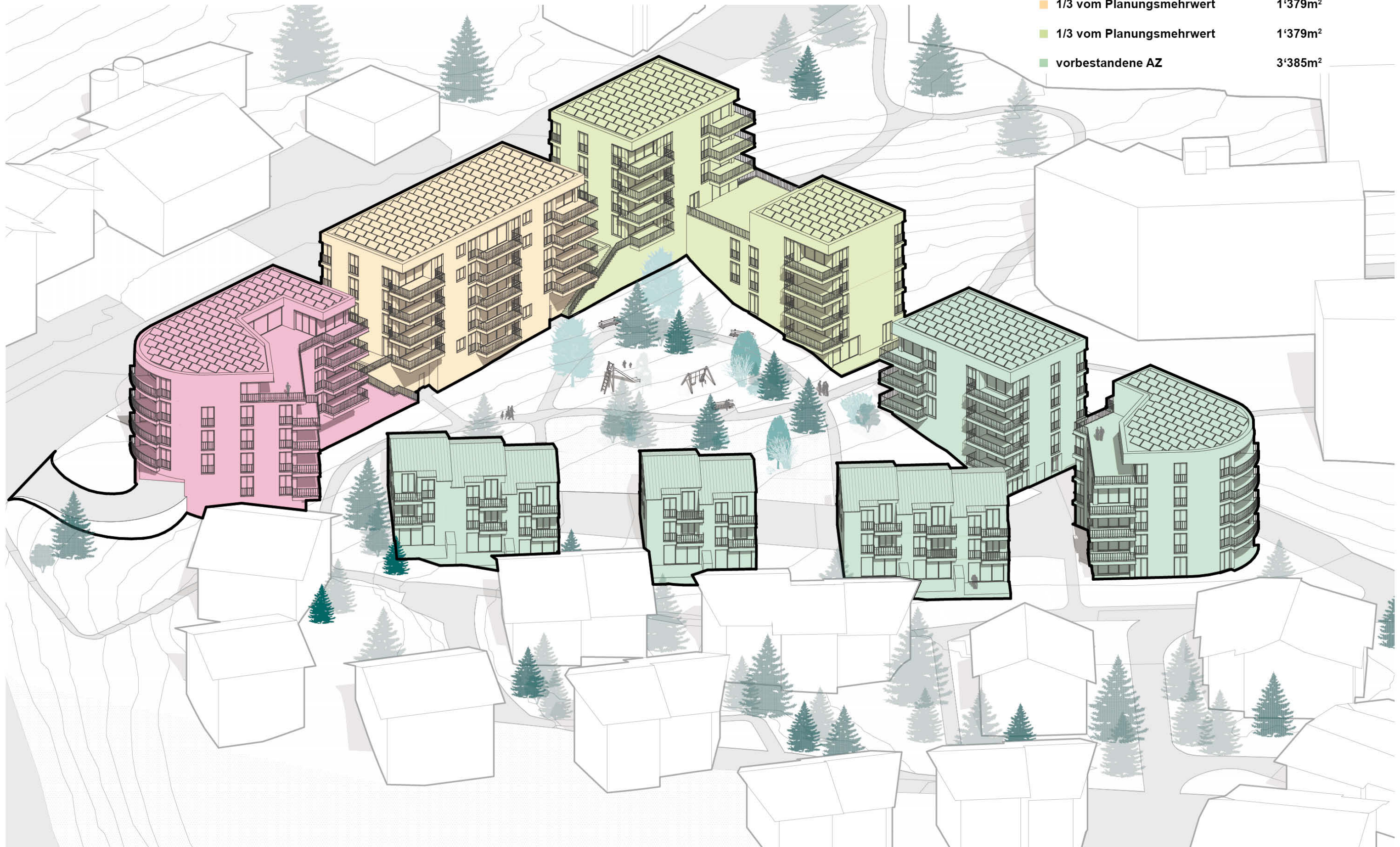


Parzelle Nr. 40 7'522m²
AZ 1.0

	BGF
■ 1/3 vom Planungsmehrwert	1'379m ²
■ 1/3 vom Planungsmehrwert	1'379m ²
■ 1/3 vom Planungsmehrwert	1'379m ²
■ vorbestandene AZ	3'385m ²










Gefahrenzonen

 Gefahrenzone 2


Grundnutzung

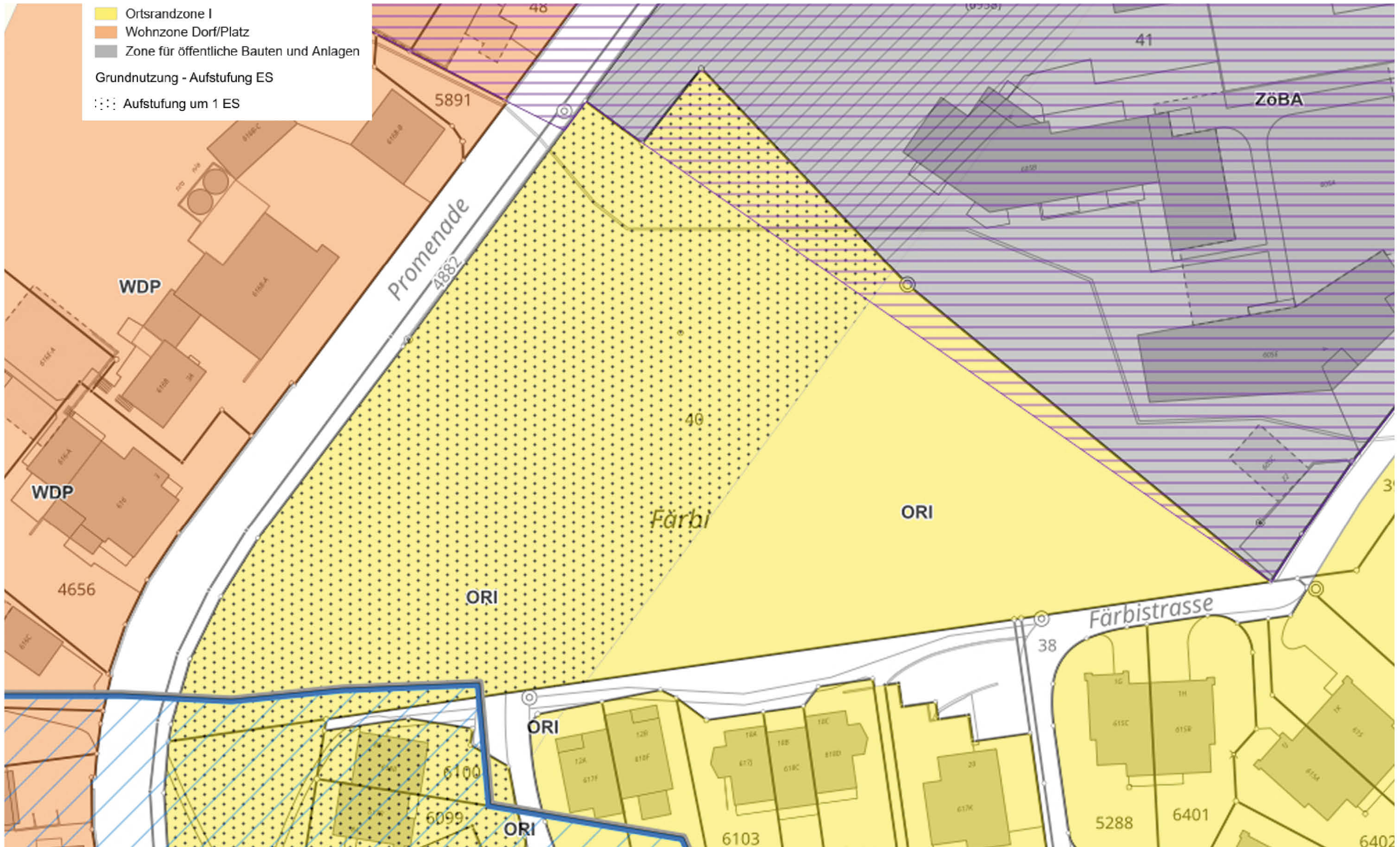
 Ortsrandzone I

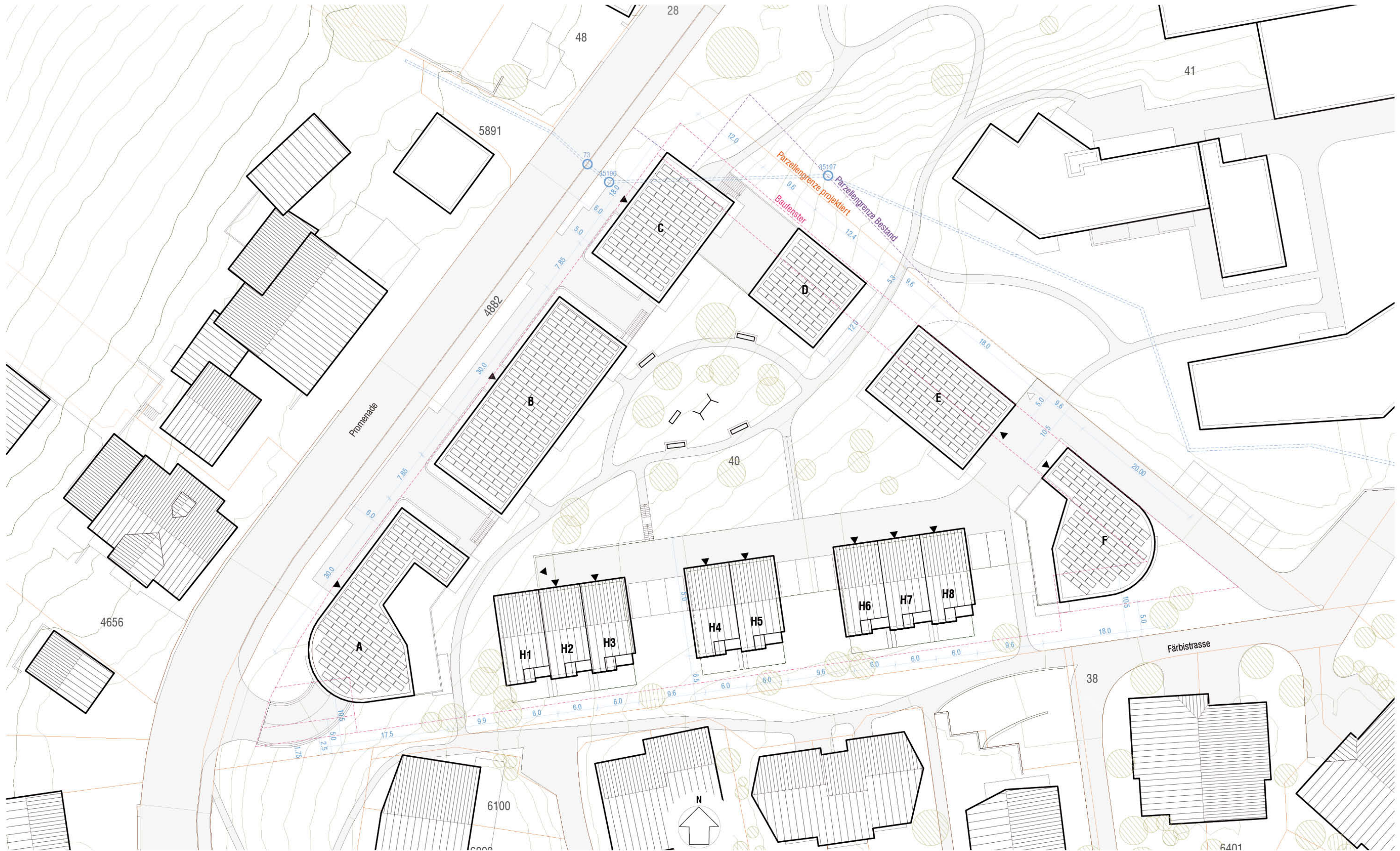
 Wohnzone Dorf/Platz

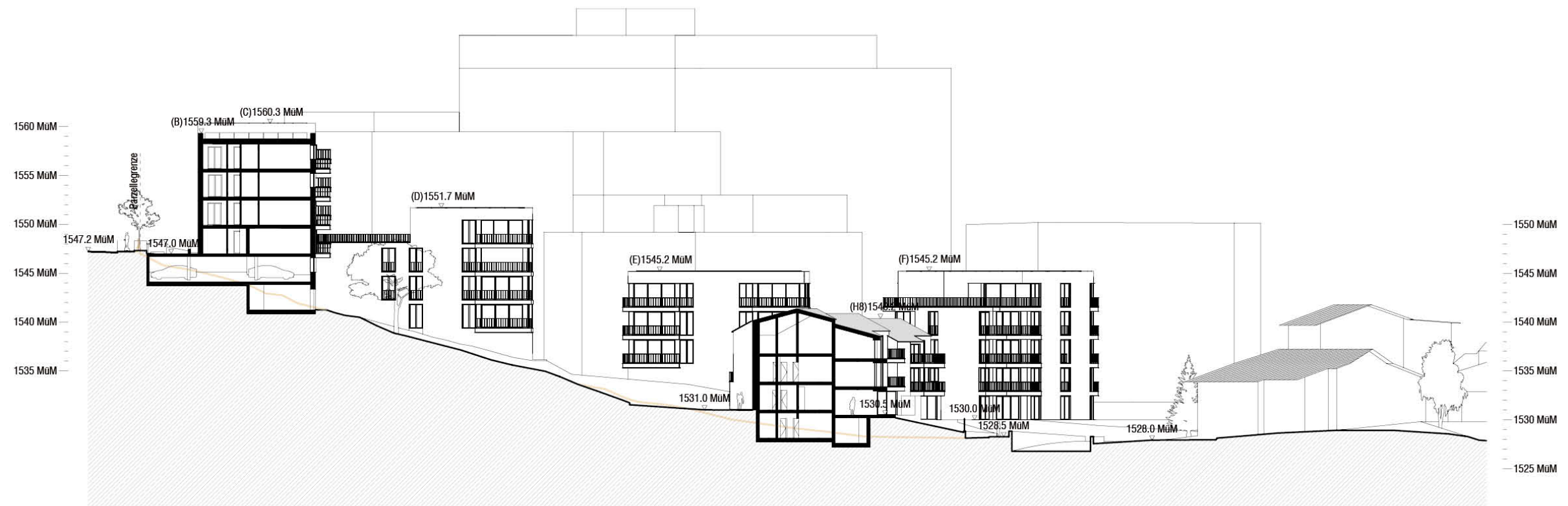
 Zone für öffentliche Bauten und Anlagen

Grundnutzung - Aufstufung ES

 Aufstufung um 1 ES

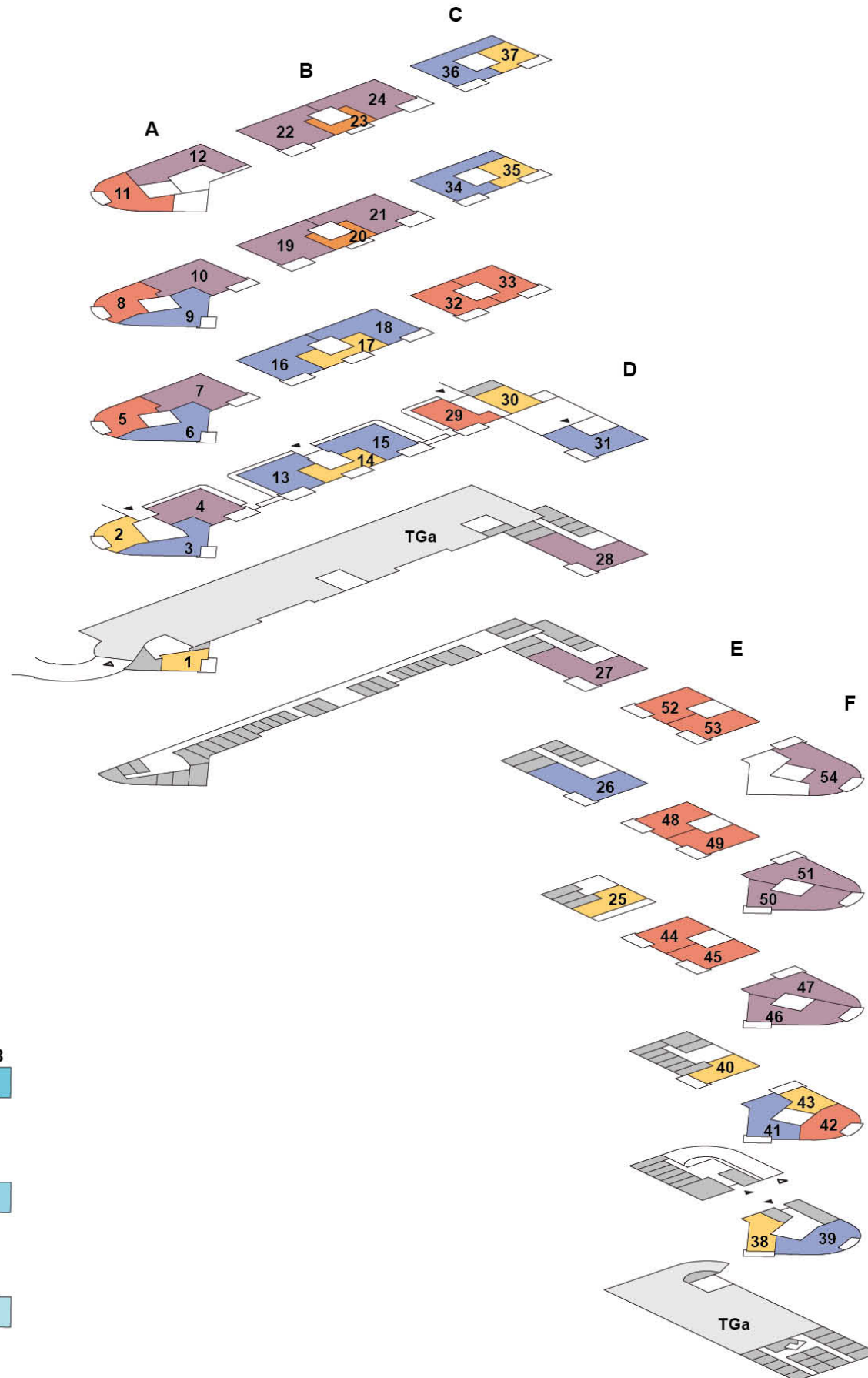




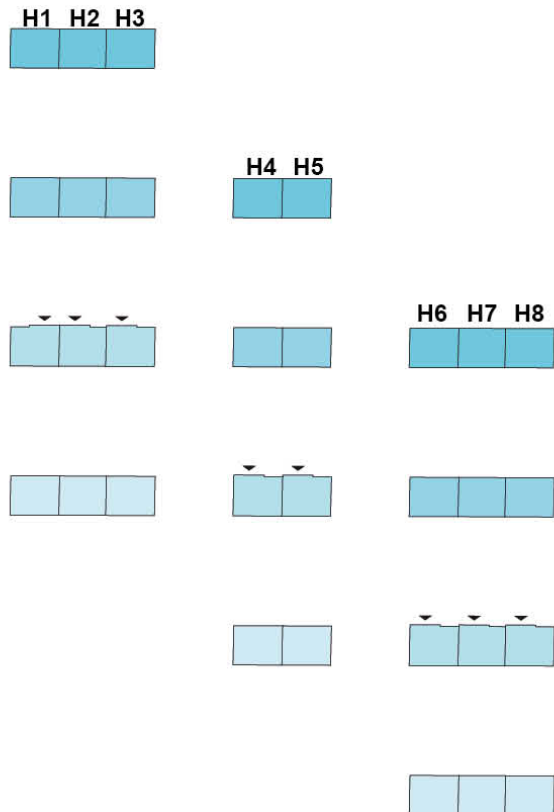


100113 Quarier Färbi III, Parz. 40, Davos Richtprojekt
Wohnungsspiegel - Kennzahlen 10.10.2023

Parzelle Nr. 40	7'522m ²
AZ	1.0
Apt.	54
BGF	6'010m ²
1.5 Zi-Apt.	2
2.5 Zi-Apt.	11
3.5 Zi-Apt.	13
4.5 Zi-Apt.	13
5.5 Zi-Apt.	15
Häuser (6.5 Zi.)	8
BGF	1'512m ²
BGF Gesamt	7'522m ²
Parkieren	73
PPL Regelbauweise (Art.38 BauG)	97
PPL innen	65
PPL aussen	8



Berechnung nach SIA 416	HNF	NNF	AGF	GF	GV
Haus H1-H8 (8x)	153m ²	62m ²	16m ²	280m ²	ca.850m ³
Σ	1'224m²	496m²	128m²	2'240m²	ca.6'800m³



Berechnung nach SIA 416	HNF	NNF	AGF	GF	GV
Gebäude A				1'500m ²	ca.4'450m ³
1	2.5 Zi-Apt.	50m ²	15m ²		
2	2.5 Zi-Apt.	58m ²	13m ²		
3	4.5 Zi-Apt.	90m ²	15m ²		
4	5.5 Zi-Apt.	111m ²	15m ²		
5	3.5 Zi-Apt.	79m ²	13m ²		
6	4.5 Zi-Apt.	94m ²	15m ²		
7	5.5 Zi-Apt.	108m ²	15m ²		
8	3.5 Zi-Apt.	79m ²	13m ²		
9	4.5 Zi-Apt.	94m ²	15m ²		
10	5.5 Zi-Apt.	108m ²	15m ²		
11	3.5 Zi-Apt.	70m ²	55m ²		
12	5.5 Zi-Apt.	108m ²	101m ²		
Gebäude B				1'500m ²	ca.4'450m ³
13	4.5 Zi-Apt.	94m ²	15m ²		
14	2.5 Zi-Apt.	65m ²	8m ²		
15	4.5 Zi-Apt.	94m ²	15m ²		
16	4.5 Zi-Apt.	100m ²	15m ²		
17	2.5 Zi-Apt.	65m ²	8m ²		
18	4.5 Zi-Apt.	100m ²	15m ²		
19	5.5 Zi-Apt.	112m ²	15m ²		
20	1.5 Zi-Apt.	38m ²	8m ²		
21	5.5 Zi-Apt.	112m ²	15m ²		
22	5.5 Zi-Apt.	112m ²	15m ²		
23	1.5 Zi-Apt.	38m ²	8m ²		
24	5.5 Zi-Apt.	112m ²	15m ²		
Gebäude C+D				1'525m ²	ca.4'550m ³
25	2.5 Zi-Apt.	56m ²	24m ²		
26	4.5 Zi-Apt.	95m ²	15m ²		
27	5.5 Zi-Apt.	111m ²	15m ²		
28	5.5 Zi-Apt.	111m ²	15m ²		
29	3.5 Zi-Apt.	72m ²	15m ²		
30	2.5 Zi-Apt.	47m ²	25m ²		
31	4.5 Zi-Apt.	92m ²	37m ²		
32	3.5 Zi-Apt.	72m ²	15m ²		
33	3.5 Zi-Apt.	72m ²	15m ²		
34	4.5 Zi-Apt.	94m ²	15m ²		
35	2.5 Zi-Apt.	48m ²	15m ²		
36	4.5 Zi-Apt.	94m ²	15m ²		
37	2.5 Zi-Apt.	48m ²	15m ²		
Velo			16m ²		
Tiefgarage / Keller A+B+C+D				2'435m ²	ca.7'650m ³
Parking			1'264m ²		
Keller / Velo / Dispo / Technik			610m ²		
Gebäude E+F				2'300m ²	ca.6'750m ³
38	2.5 Zi-Apt.	55m ²	13m ²		
39	4.5 Zi-Apt.	95m ²	13m ²		
40	2.5 Zi-Apt.	51m ²	15m ²		
41	4.5 Zi-Apt.	93m ²	13m ²		
42	3.5 Zi-Apt.	74m ²	13m ²		
43	2.5 Zi-Apt.	46m ²	15m ²		
44	3.5 Zi-Apt.	73m ²	15m ²		
45	3.5 Zi-Apt.	73m ²	15m ²		
46	5.5 Zi-Apt.	108m ²	26m ²		
47	5.5 Zi-Apt.	106m ²	15m ²		
48	3.5 Zi-Apt.	73m ²	15m ²		
49	3.5 Zi-Apt.	73m ²	15m ²		
50	5.5 Zi-Apt.	108m ²	26m ²		
51	5.5 Zi-Apt.	106m ²	15m ²		
52	3.5 Zi-Apt.	73m ²	15m ²		
53	3.5 Zi-Apt.	73m ²	15m ²		
54	5.5 Zi-Apt.	115m ²	142m ²		
Keller / Velo / Dispo			225m ²		
Tiefgarage / Keller E+F				840m ²	ca.2'750m ³
Parking			544m ²		
Keller / Velo / Dispo / Technik			155m ²		
Σ	4'498m²	2'814m²	1'084m²	10'100m²	ca.30'600m³



