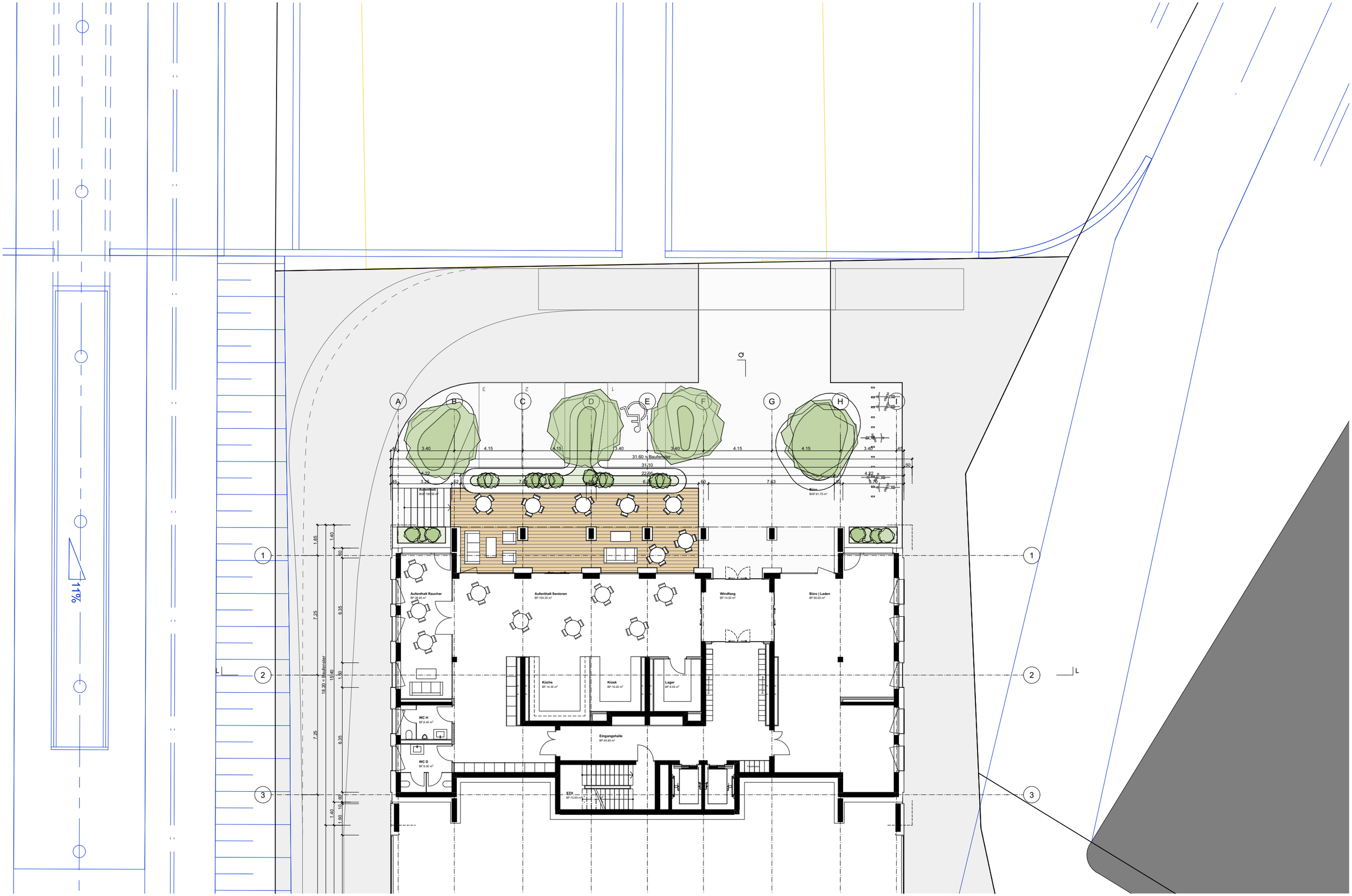
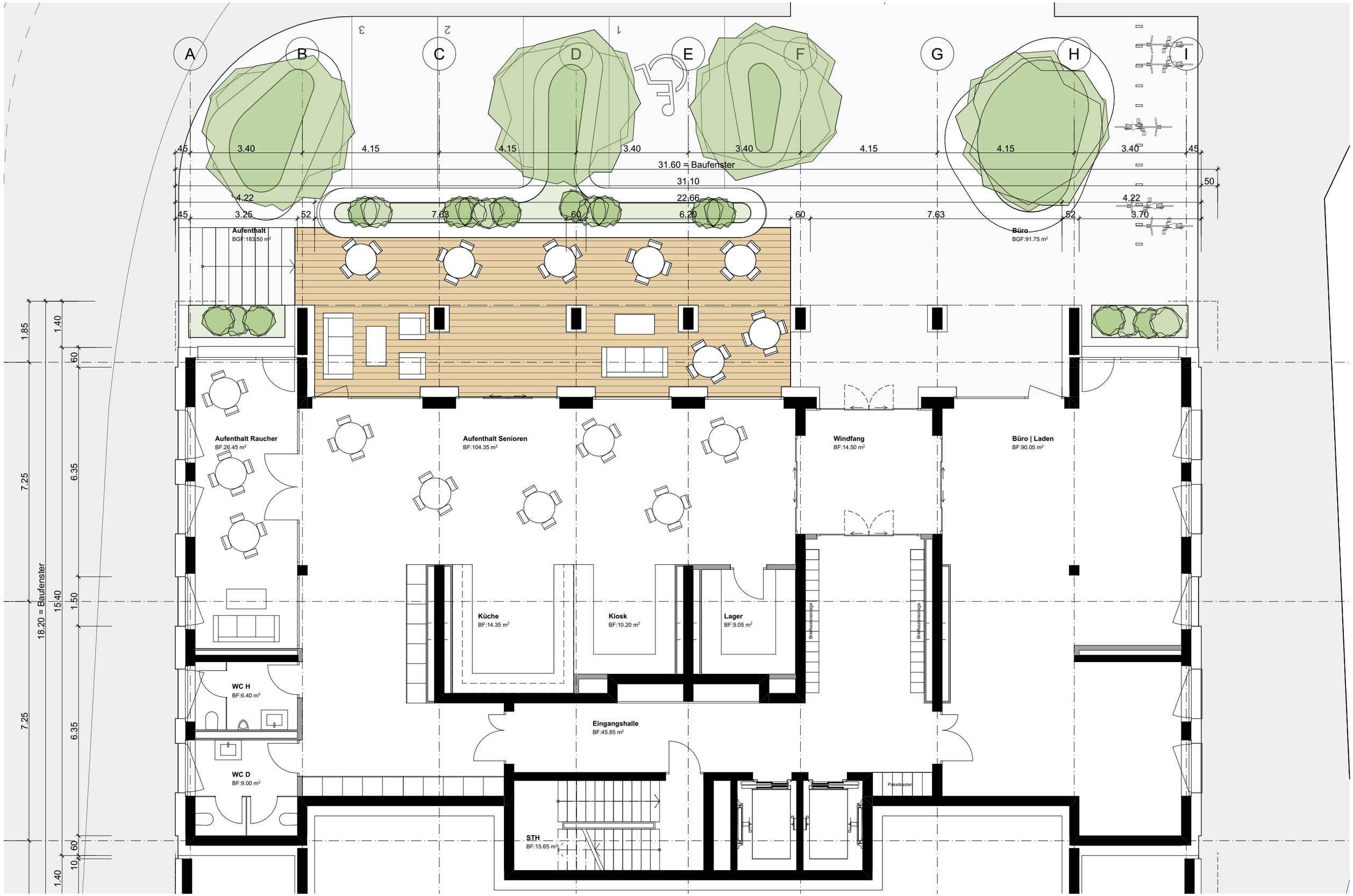
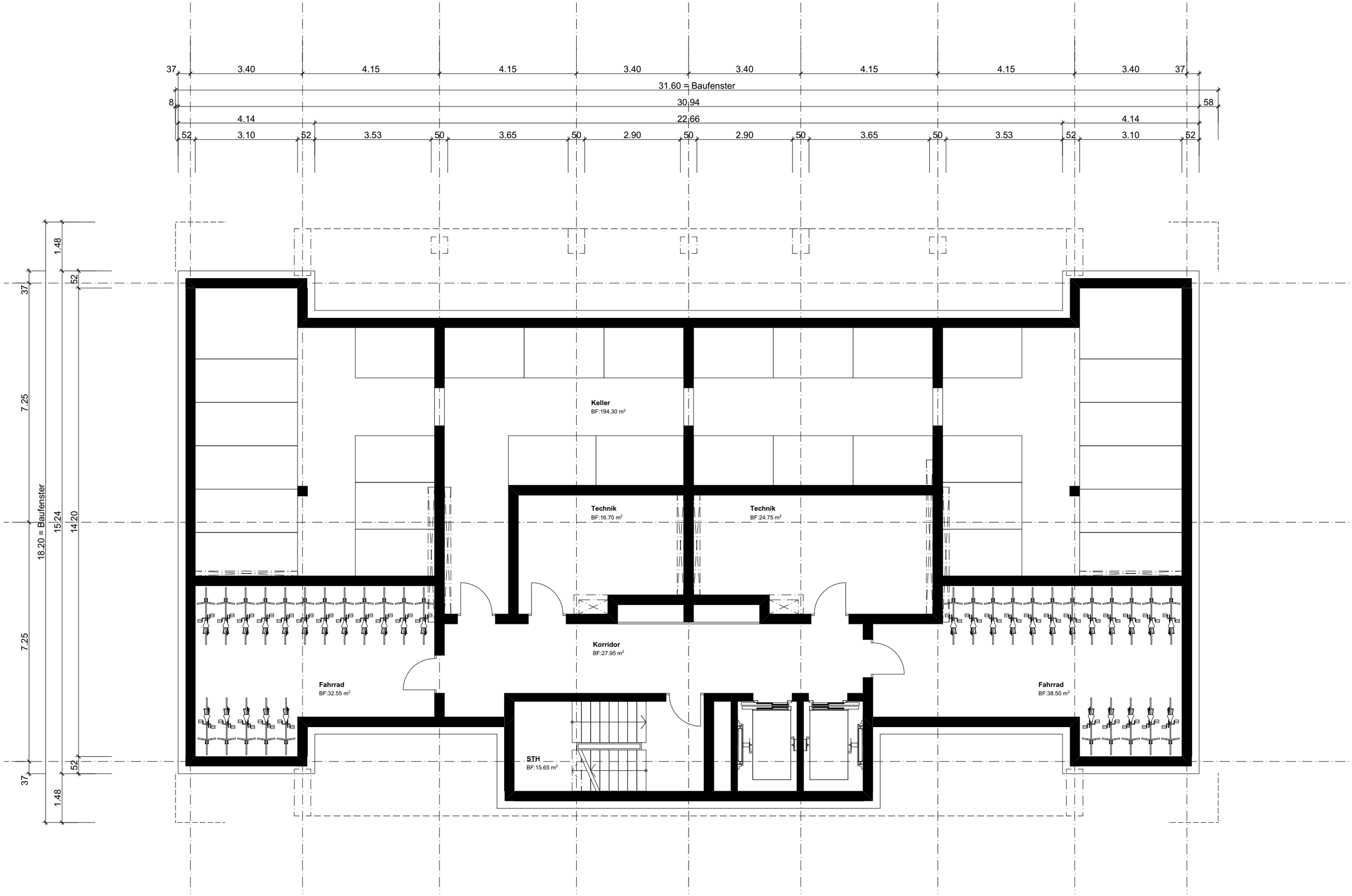
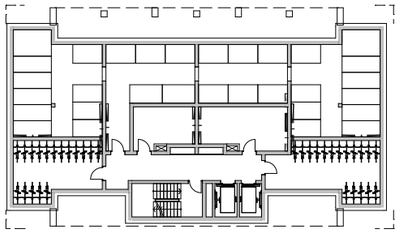
domenig


11%
A
B
C
D
E
F
G
H
I
1
2
3
L
3.40
4.15
31.60 = Baufenster
31.10
22.66
4.22
3.26
7.63
3.70
Aufenthalt
BGF:160.50 m²
Büro
BGF:91.75 m²
1.85
1.40
7.25
6.35
18.20 = Baufenster
15.40
1.90
Aufenthalt Raucher
BF:56.85 m²
Aufenthalt Senioren
BF:104.35 m²
Windfang
BF:14.50 m²
Büro | Laden
BF:90.05 m²
Küche
BF:14.35 m²
Kiosk
BF:10.20 m²
Lager
BF:9.05 m²
WC H
BF:6.40 m²
WC D
BF:9.00 m²
Eingangshalle
BF:45.85 m²
STH
BF:15.65 m²

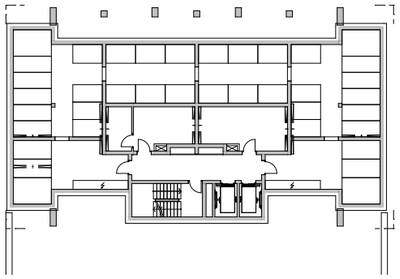

A
B
C
D
E
F
G
H
I
1
2
3
45
3.40
4.15
4.15
3.40
3.40
4.15
4.15
3.40
45
31.60 = Baufenster
31.10
22.66
50
4.22
4.22
45
3.25
52
7.63
60
6.20
60
7.63
52
3.70
Aufenthalt
BGF:183.50 m²
Büro
BGF:91.75 m²
1.85
1.40
60
7.25
6.35
18.20 = Baufenster
15.40
1.50
7.25
6.35
60
10
1.40
Aufenthalt Raucher
BF:26.45 m²
Aufenthalt Senioren
BF:104.35 m²
Windfang
BF:14.50 m²
Büro | Laden
BF:90.05 m²
Küche
BF:14.35 m²
Kiosk
BF:10.20 m²
Lager
BF:9.05 m²
Briefkastenanlage
Briefkastenanlage
WC H
BF:6.40 m²
WC D
BF:9.00 m²
Eingangshalle
BF:45.85 m²
STH
BF:15.65 m²
Paketkasten


37
3.40
4.15
4.15
3.40
3.40
4.15
4.15
3.40
37
31.60 = Baufenster
8
30.94
58
4.14
22.66
4.14
52
3.10
52
3.53
50
3.65
50
2.90
50
2.90
50
3.65
50
3.53
52
3.10
52
1.48
52
37
7.25
18.20 = Baufenster
15.24
14.20
7.25
52
37
1.48
Keller
BF:194.30 m²
Technik
BF:16.70 m²
Technik
BF:24.75 m²
Korridor
BF:27.95 m²
Fahrrad
BF:32.55 m²
Fahrrad
BF:38.50 m²
STH
BF:15.65 m²

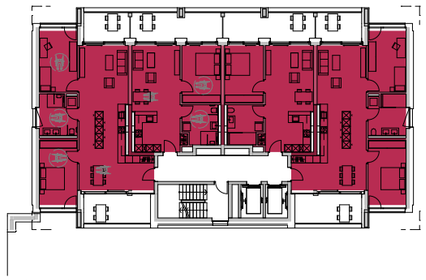
CINEMA



2.Untergeschoss

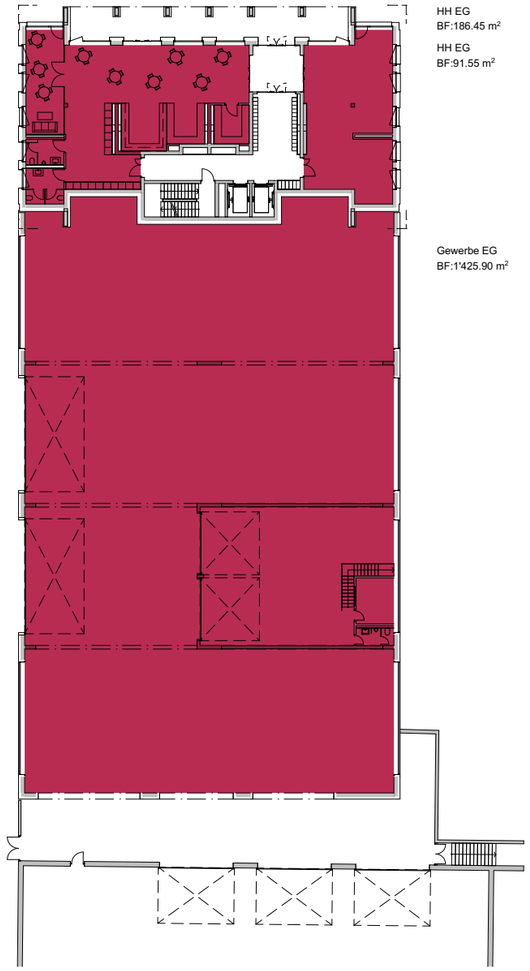


1.Untergeschoss



HH 3.-7./9.-13./15.-19.OG
BF:323.95 m²

3.-7./9.13./15.-19.Obergeschoss

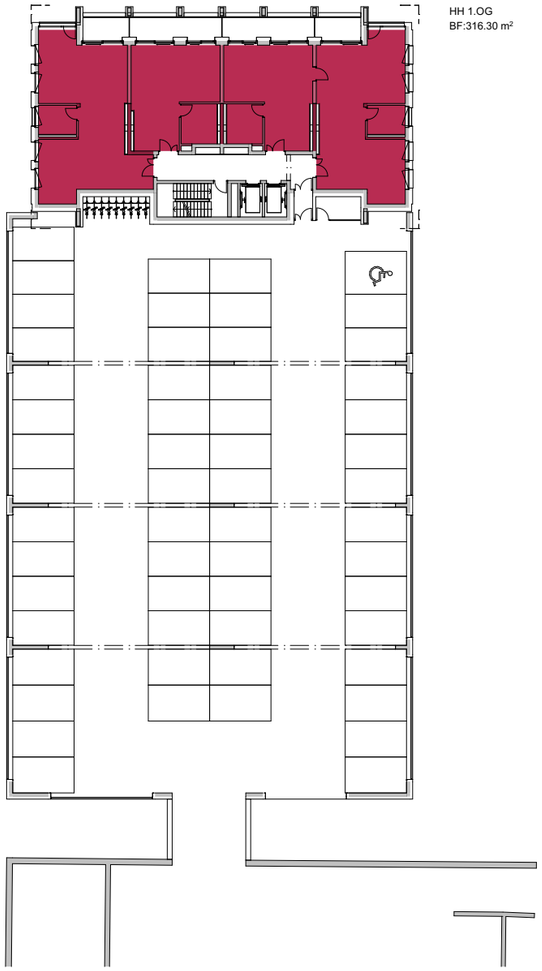


HH EG
BF:186.45 m²

HH EG
BF:91.55 m²

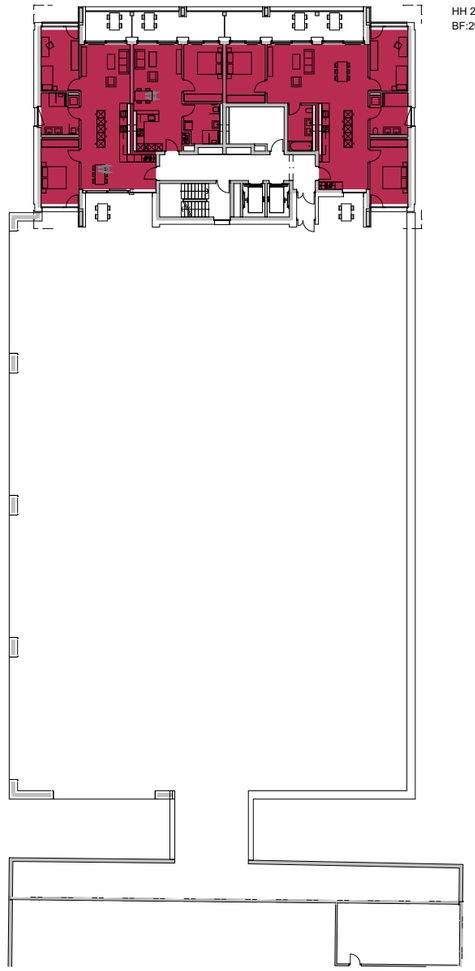
Gewerbe EG
BF:1'425.90 m²

Erdgeschoss



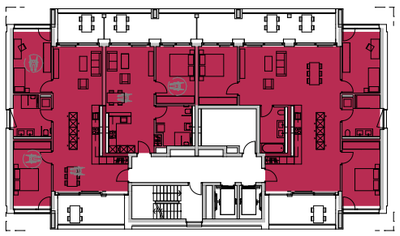
HH 1.OG
BF:316.30 m²

1.Obergeschoss



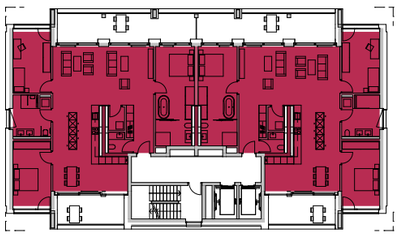
HH 2.OG
BF:299.05 m²

2.Obergeschoss



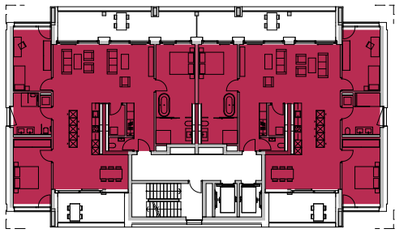
HH 8./14.OG
BF:305.65 m²

8./14.Obergeschoss



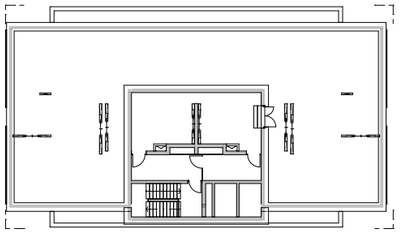
HH 20.OG
BF:323.75 m²

20.Obergeschoss



HH 21.OG
BF:323.75 m²

21.Obergeschoss



Dachgeschoss

anrechenbare Geschossfläche aGF

Raumkategorie	Geschoss	Fläche
anrech. Geschossfläche		
	Gewerbe EG	1'425.91[5]
	HH 1.OG	316.32
	HH 2.OG	299.07[5]
	HH 20.OG	323.72[5]
	HH 21.OG	323.72[5]
	HH 3.-7./9.-13./15.-19.OG	4'859.40
	HH 8./14.OG	611.35
	HH EG	277.98
aGF Richtprojekt Var. 2		**8'437.49 m²**

AZ- Berechnung

Zentrumszone Chur West AZ = **2.00**

Richtprojekt		aGF 8`399.015 m²
Richtprojekt Var. 2		aGF 8`437.490 m²
Parzelle 5080	GSF 3`744.680 m²	aGF 7`489.360 m²
Parzelle (7002)	GSF 3`232.130 m²	aGF 6`464.260 m²

AZ- Berechnung maximal

$$AZ = \frac{\text{anrechenbare Geschossfläche aGF}}{\text{anrechenbare Grundstücksfläche GSF}} = \frac{8`437.490\ m^2}{3`232.130\ m^2} = \mathbf{2.61}$$

AZ- Berechnung ohne Gewerbe

	8`437.490 m²
Fläche Gewerbe Erdgeschoss	- 1`425.915 m²

$$AZ = \frac{\text{anrechenbare Geschossfläche aGF}}{\text{anrechenbare Grundstücksfläche GSF}} = \frac{7`011.575\ m^2}{3`232.130\ m^2} = \mathbf{2.17}$$

AZ-Transfer

aGF Richtprojekt Var. 2	8`437.490 m²
aGF Parzelle (7002)	- 6`464.260 m²
aGF Transfer EGC City West	**1`973.230 m²**

AZ Transfer von Parzellen 1831 / 1833 zu Parzelle (7002).