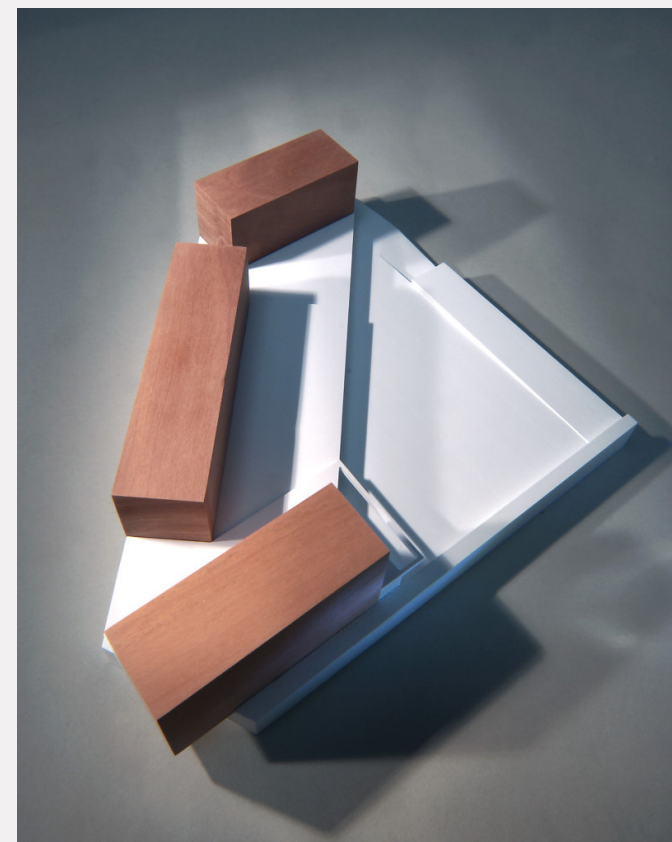


Entwicklung Grundschulareal Gemeinde Gauting

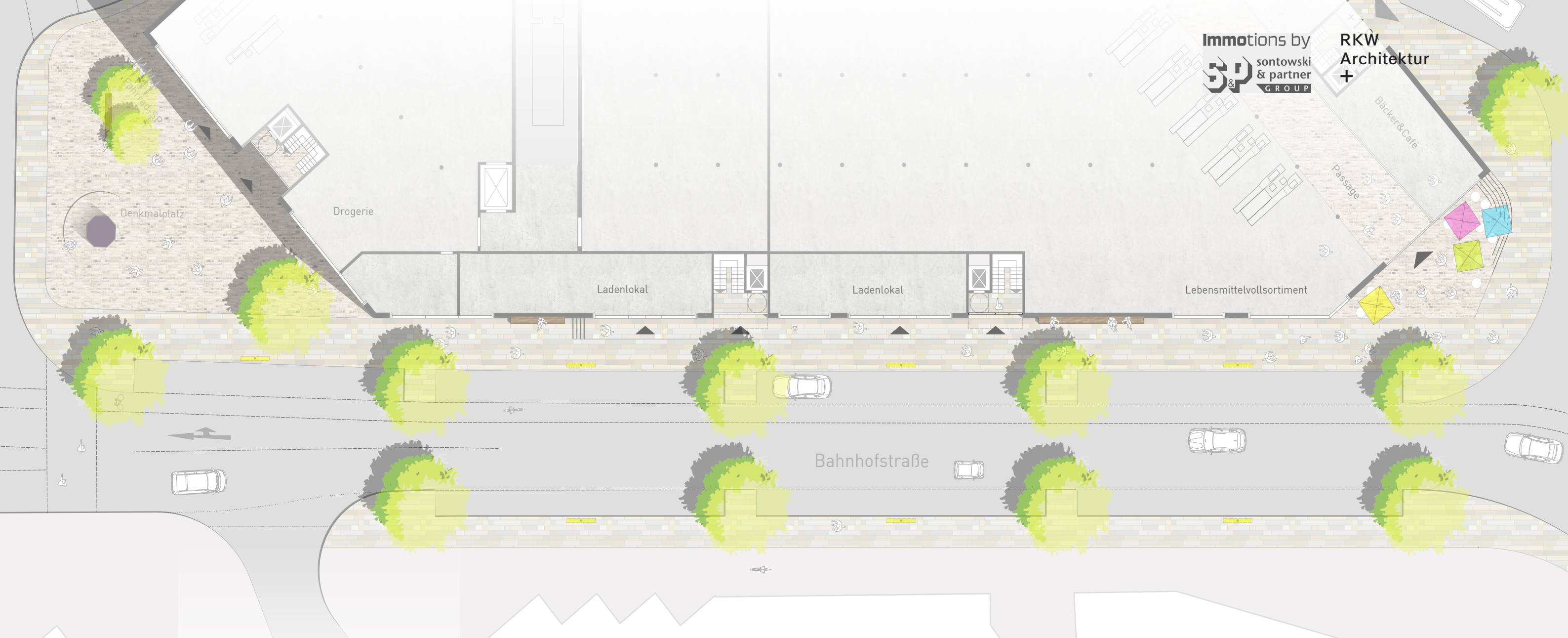






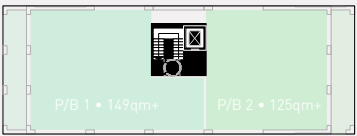
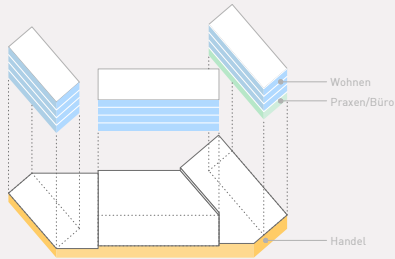
SOCKEL
2.793 qm BGF
2.576 qm VK+NF
0.92



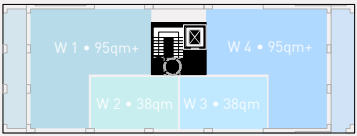


Bahnhofstrasse

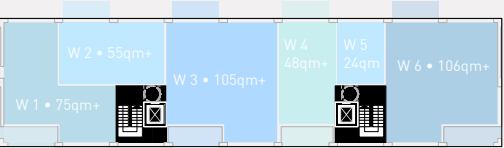




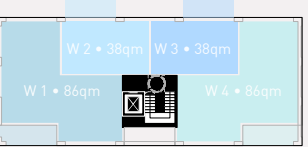
Block 1 • 1. OG
1 Etage
1 x 342 qm = 342 qm BGF
2 Praxen/Büros = 274 qm
NF / BGF = 0.80



Block 1 • 2. - 4. OG
3 Etagen
3 x 342 qm = 1.026 qm BGF
3 WE / Etage = 12 WE
WF = 266 x 3 = 798 qm
WF / BGF = 0.78



Block 2 • 1. - 4. OG
4 Etagen
4 x 525 qm = 2.100 qm BGF
6 WE / Etage = 24 WE
WF = 413 x 4 = 1.652 qm
WF / BGF = 0.79



Block 3 • 1. - 4. OG
4 Etagen
4 x 313 qm = 1.252 qm BGF
4 WE / Etage = 16 WE
WF = 248 x 4 = 992 qm
WF / BGF = 0.79

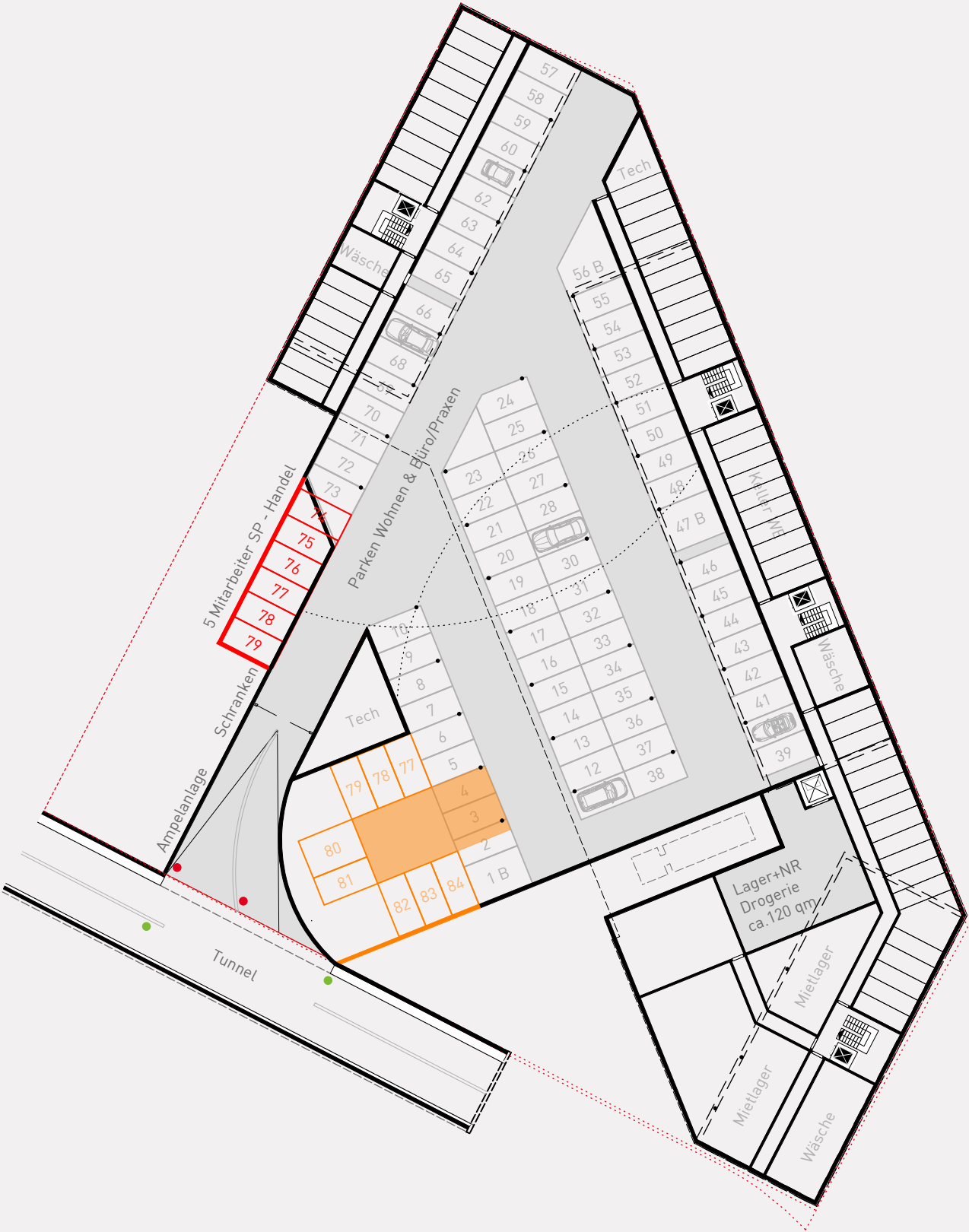


0 10 m 1:200

Σ Wohnen • 52 WE • 3.442 qm Wohnfläche • 4.378 qm BGFa
Σ Praxen/Büros • 2 Einheiten • 342 qm NF • 342 qm BGFa



Aufsicht



Stellplatznachweis

Handel 1.903 qm VK / 40 = 48 SP
Laden 1 = 2 SP
Laden 2 = 2 SP

Σ 52 SP

Büro/Praxen 200 qm NF / 30 = 7 SP

Σ 7 SP

Wohnen 22 WE <50qm = 22 SP
Wohnen 30 WE >50qm = 45 SP

Σ 67 SP

Gefordert • Geplant :
min. 52 SP (Handel) • geplant oi 45 + 7 ui SP
min. 74 SP (WE+Praxen) • geplant ui 74-77 SP

gemäß betreffender Stellplatzverordnung

WE bis 50qm 1 SP / WE
WE bis 120qm 1.5 SP / WE
WE ab 120qm 2 SP / WE

Kleinhandel 1 SP / 40qm VK
(≥2 SP/Laden)
Handel 1 SP / 40qm VK
Büro 1 SP / 40qm NF
Praxis 1 SP / 30qm VK



Blick zum Kriegerdenkmal





Blick vom Bussbahnhof





begrünter Parkplatz



Ansicht Bahnhofstrasse • Boulevard





Fassadendetail

