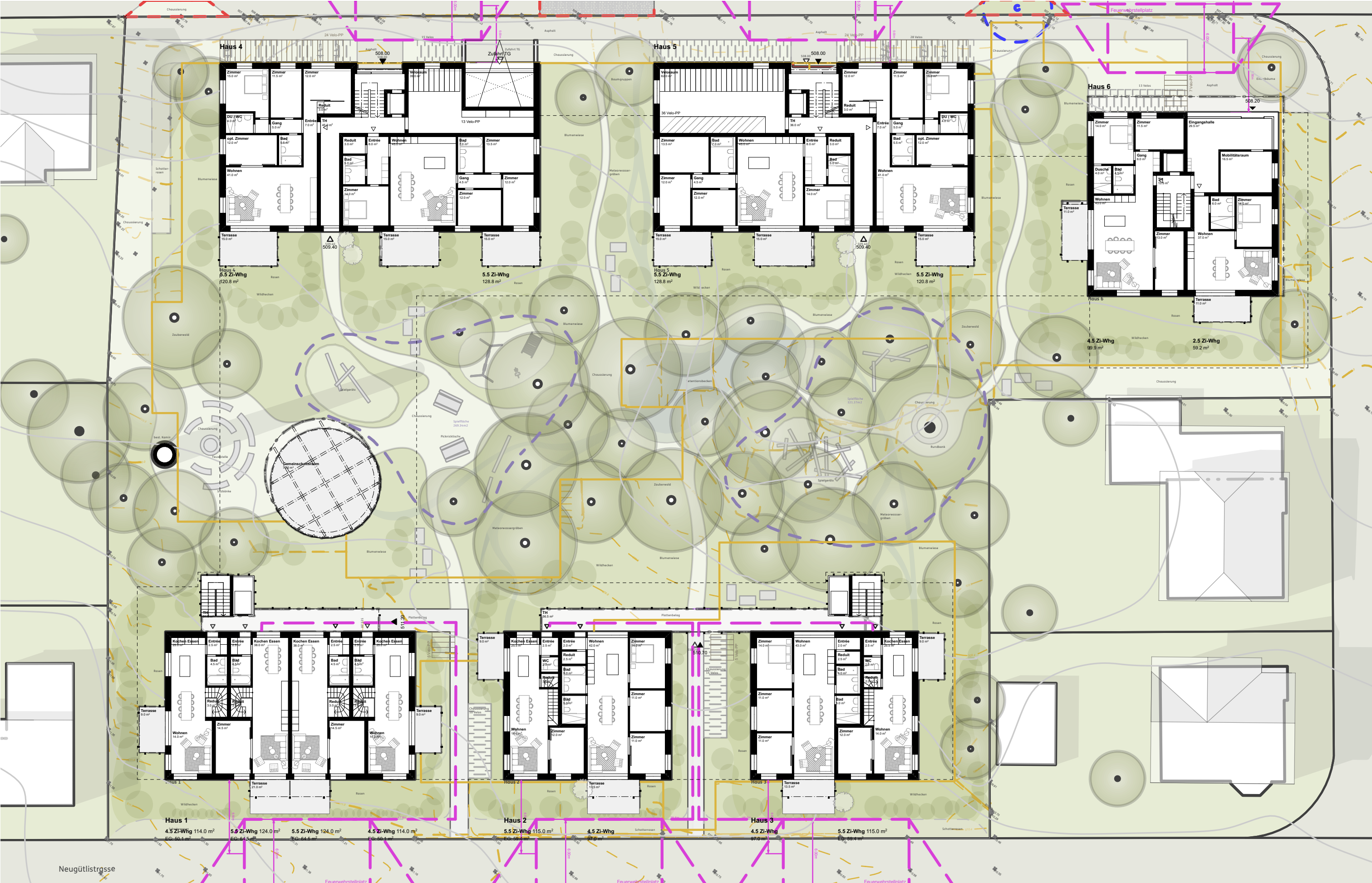


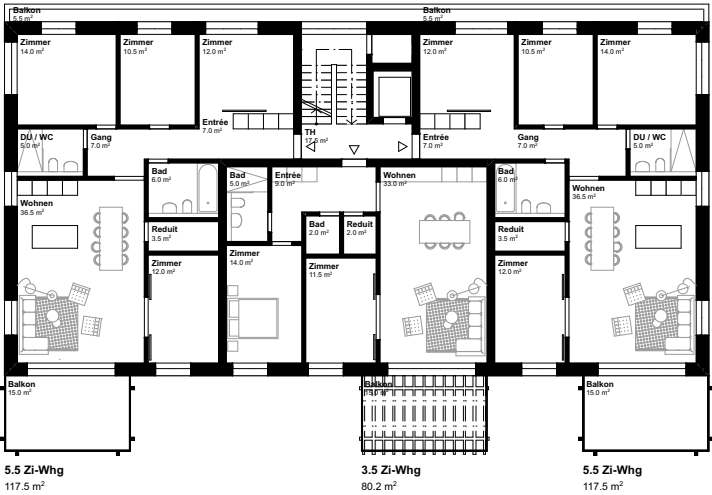








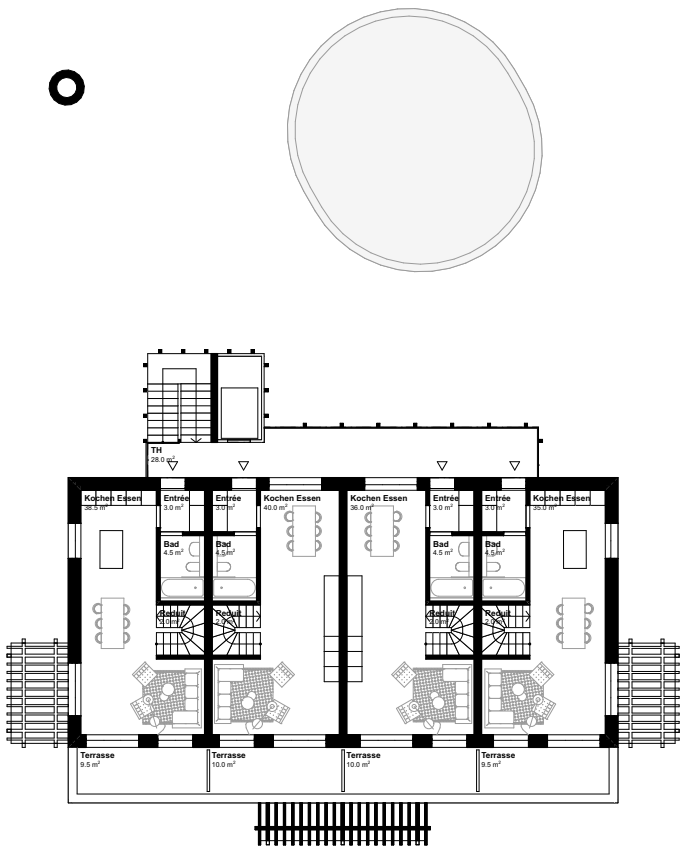
Haus 4



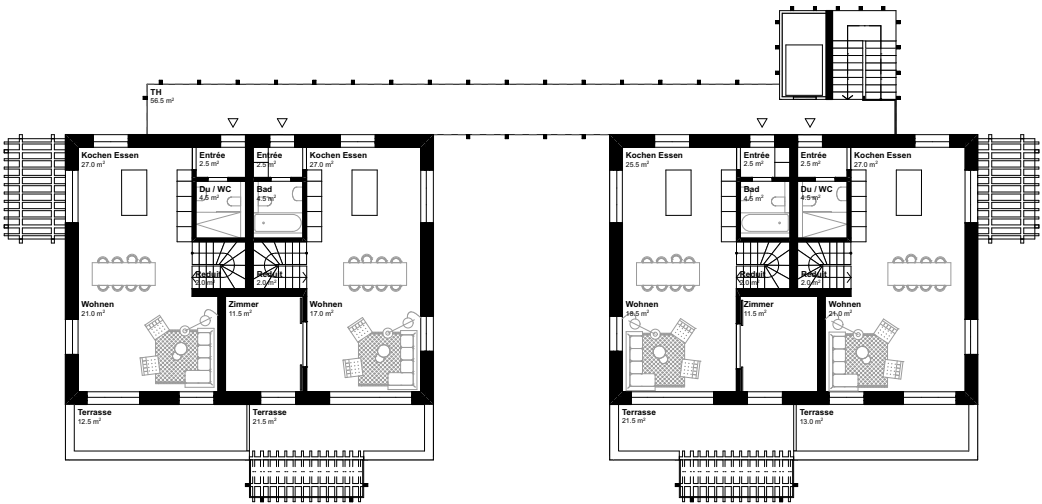
Haus 5



Haus 6



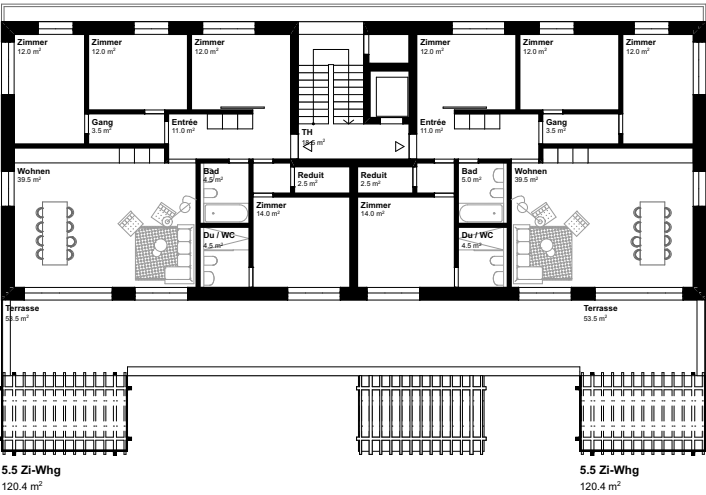
Haus 1
4.5 Zi-Whg 102.5 m²
OGZ: 47.1 m²
3.5 Zi-Whg 88.4 m²
OGZ: 48.4 m²
3.5 Zi-Whg 88.4 m²
OGZ: 48.4 m²
4.5 Zi-Whg 102.5 m²
OGZ: 47.1 m²



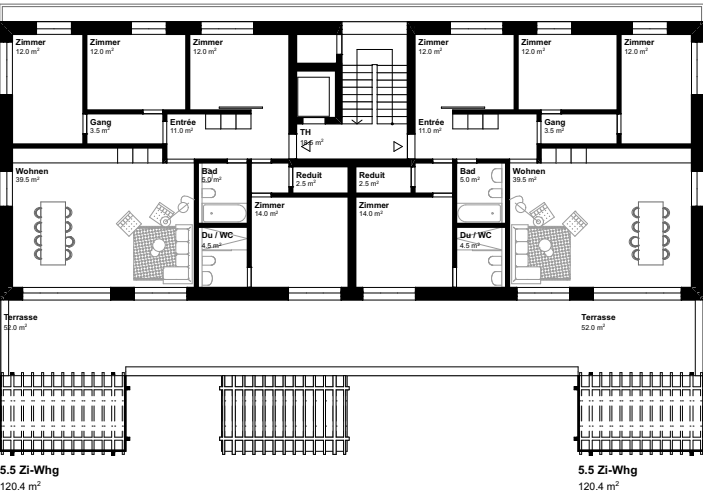
Haus 2
5.5 Zi-Whg 123.5 m²
OGZ: 59.2 m²
6.5 Zi-Whg 132.0 m²
OGZ: 67.5 m²
Haus 3
6.5 Zi-Whg 132.0 m²
OGZ: 67.5 m²
5.5 Zi-Whg 123.5 m²
OGZ: 59.2 m²

x

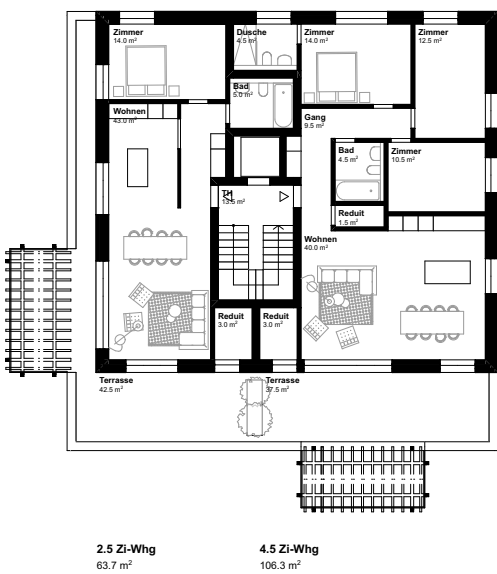
Haus 4



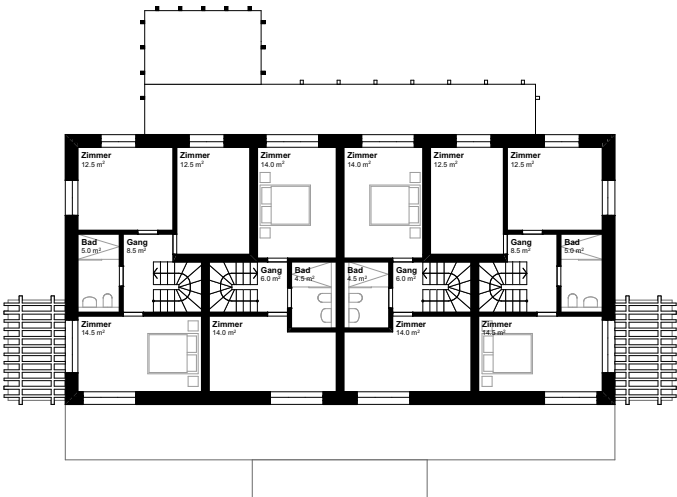
Haus 5



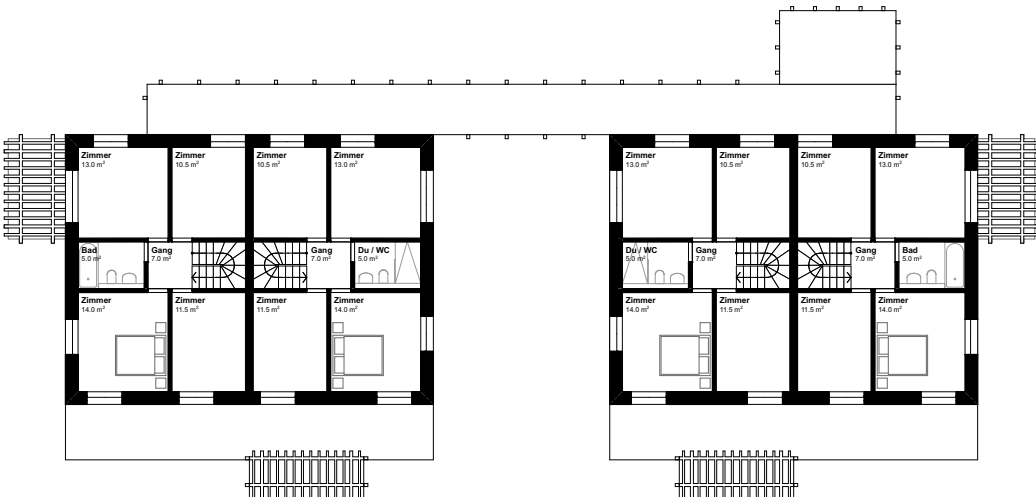
Haus 6



o



Haus 1
4.5 Zi-Whg 102.5 m²
OG3: 55.4 m²
3.5 Zi-Whg 88.4 m²
OG3: 40.0 m²
3.5 Zi-Whg 88.4 m²
OG3: 40.0 m²
4.5 Zi-Whg 102.5 m²
OG3: 55.4 m²

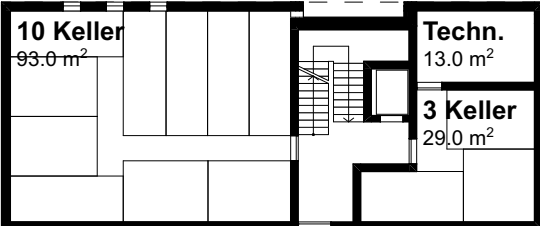


Haus 2
5.5 Zi-Whg 123.5 m²
OG3: 64.2 m²
6.5 Zi-Whg 132.0 m²
OG3: 64.2 m²

Haus 3
6.5 Zi-Whg 132.0 m²
OG3: 64.2 m²
5.5 Zi-Whg 123.5 m²
OG3: 64.2 m²

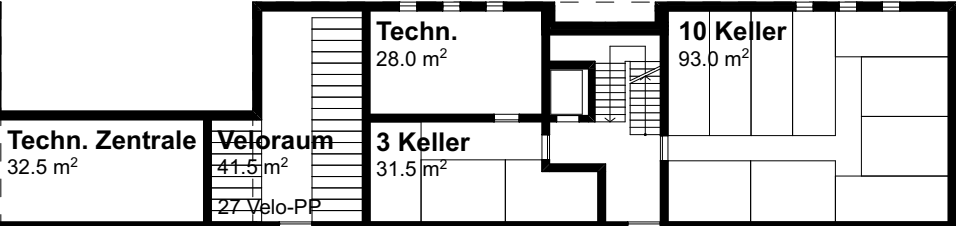
13 Wohnungen

> 13 Keller
> 13*1.3 = 17 PP
> 63.5 Zimmer, 70% = 45 Velo-PP



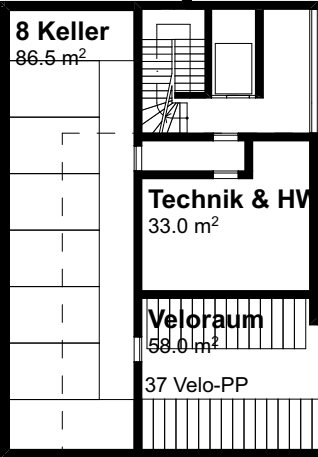
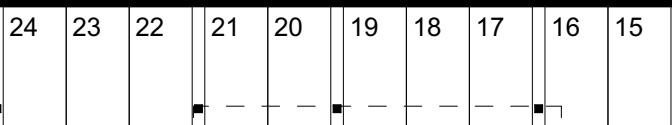
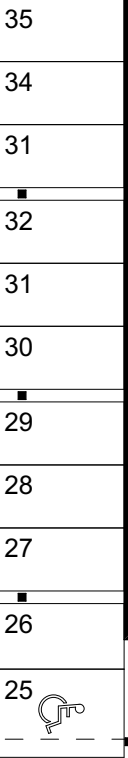
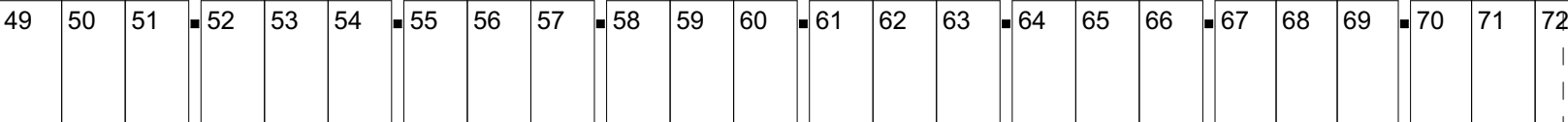
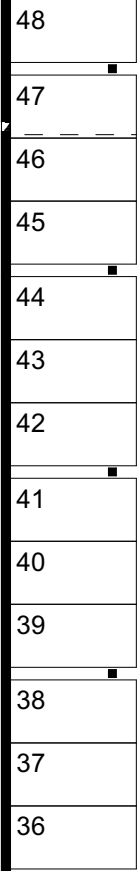
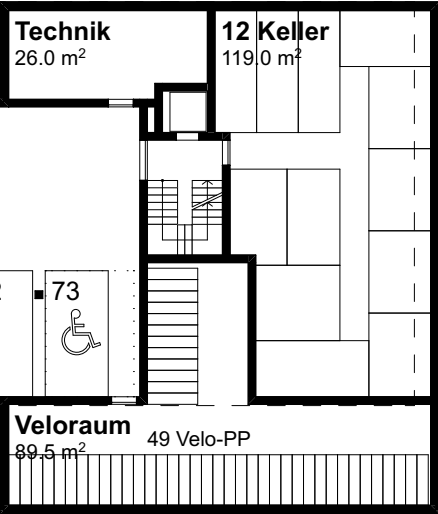
13 Wohnungen

> 13 Keller
> 13*1.3 = 17 PP
> 63.5 Zimmer, 70% = 45 Velo-PP



12 Wohnungen

> 12 Keller
> 12*1.3 = 15 PP
> 54 Zimmer, 70% = 38 Velo-PP

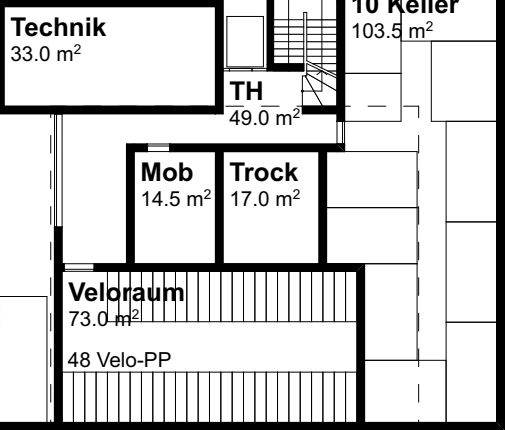


8 Wohnungen

> 8 Keller
> 8*1.3 = 11 PP
> 36 Zimmer, 70% = 26 Velo-PP

5 Wohnungen

> 5 Keller
> 5*1.3 = 7 PP
> 26.5 Zimmer, 70% = 19 Velo-PP



5 Wohnungen

> 5 Keller
> 5*1.3 = 7 PP
> 26.5 Zimmer, 70% = 19 Velo-PP

Soll:

PKW-PP: 1 PP / 2.5-Zi-Wohnung = 1 PP
2 PP / 3.5-Zi-Wohnung oder grösser = 108 PP

1 BPP / 4 Wohnungen = 14 BPP

Total: 123 PP
Reduktion um 30% (ÖV-Gütekategorie) = **77PP + 10 BPP = 87 PP**

Velo-PP: 1 PP / Zimmer = 270 Velo-PP
70% LZ-PP = **192 LZ-PP**
30% KZ-PP = **81 KZ-PP**

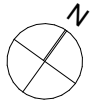
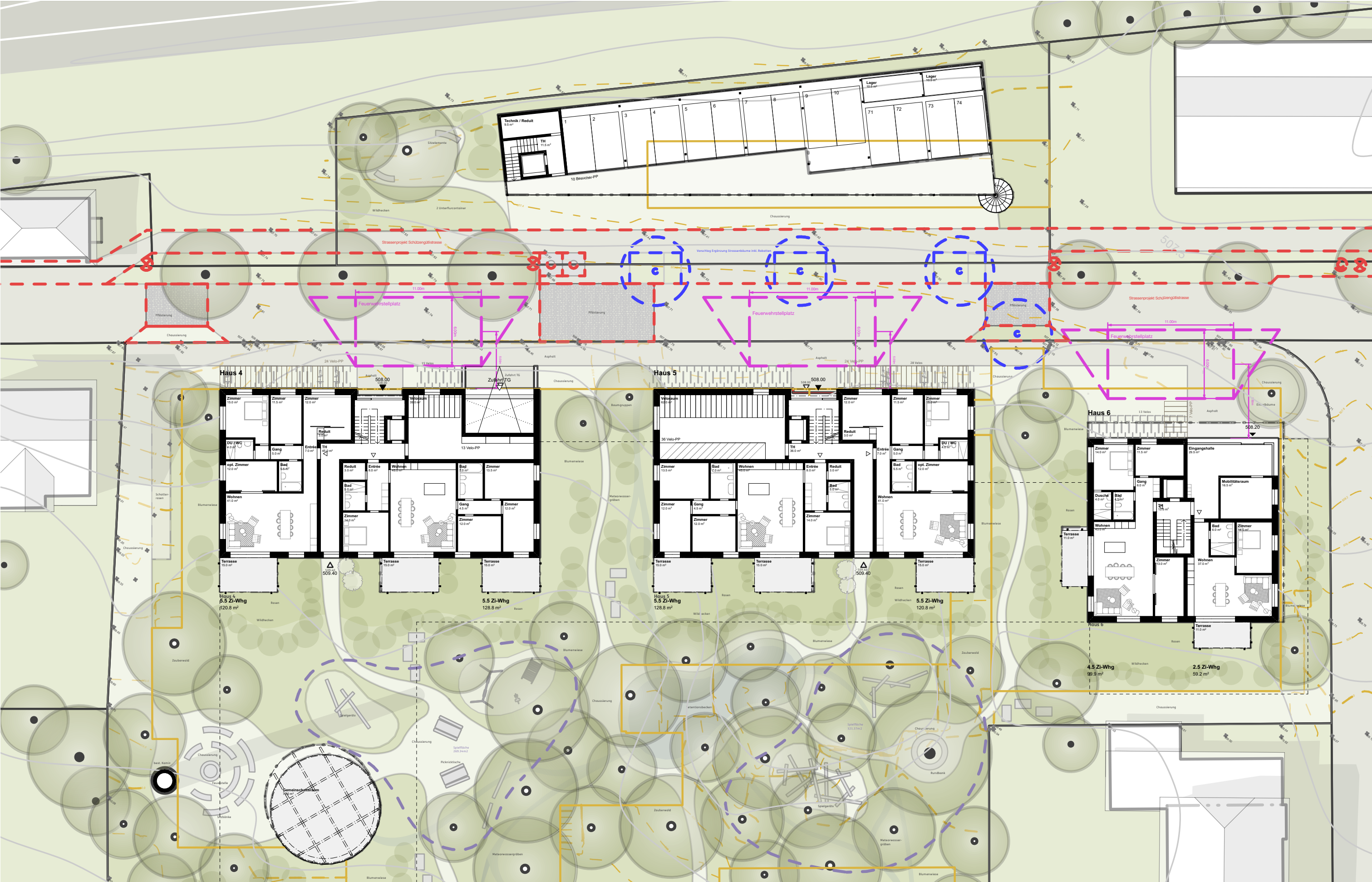
Ist:

PKW-PP: **77 PP + 10 BPP = total 87 PP**

(unterirdisch) **73 PP**
(oberirdisch) **4 PP + 10 BPP**

Velo-PP: **210 LZ-PP & 81 KZ-PP**









Ansicht Hof Häuser 1-3



Ansicht Hof Häuser 4-6





Ansicht Neugütlistrasse Häuser 1-3



Ansicht Schützengütlistrasse Häuser 4-6





Ansicht Stirnfassaden West



Ansicht Stirnfassaden Ost



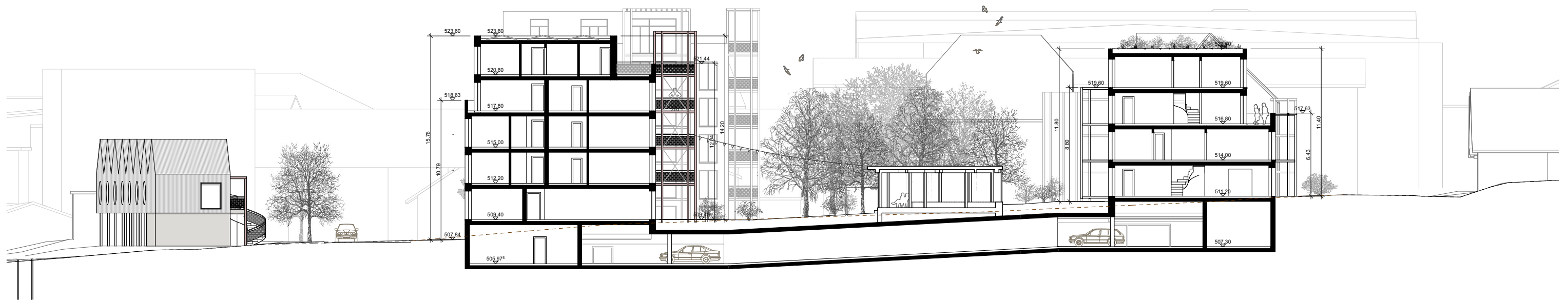


Ansicht Stirnfassaden Ost

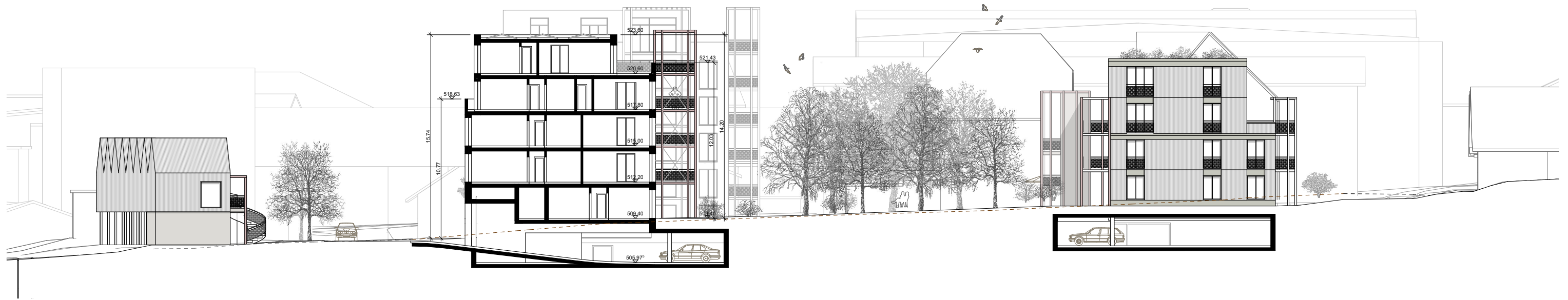


Ansicht Ateliers





Querschnitt 1



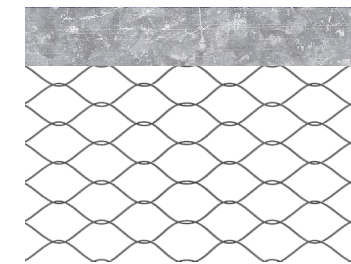
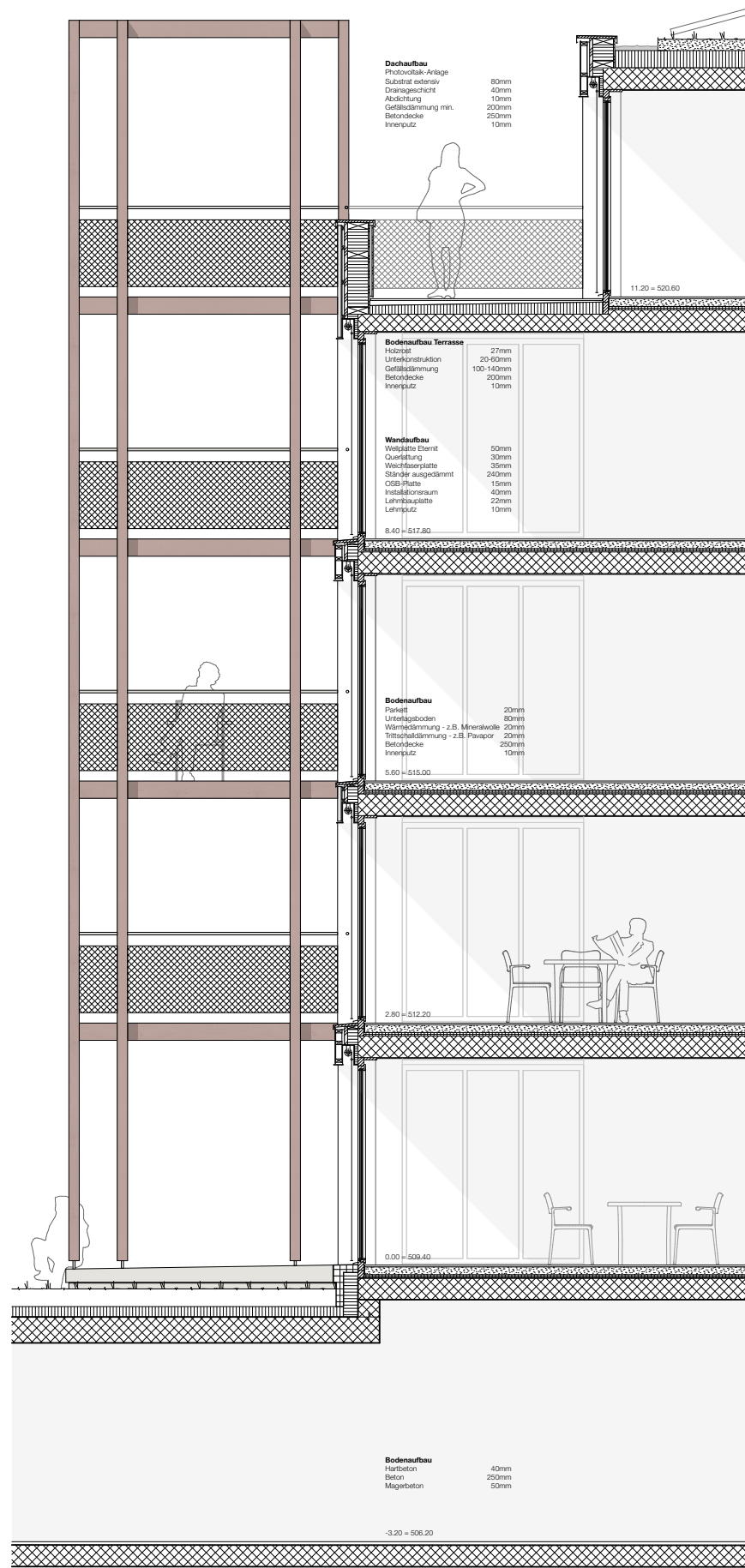
Querschnitt 2





A horizontal scale bar with three segments. The first segment is labeled '0', the second '10', and the third '20 m'.

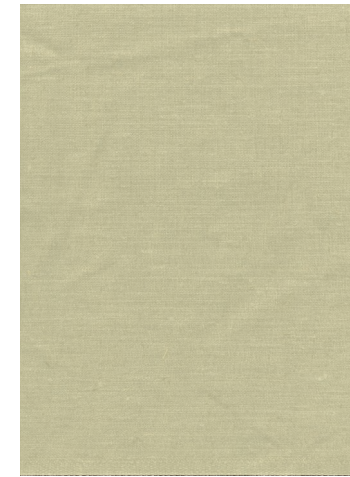
Querschnitte 1:300
23.04.2025



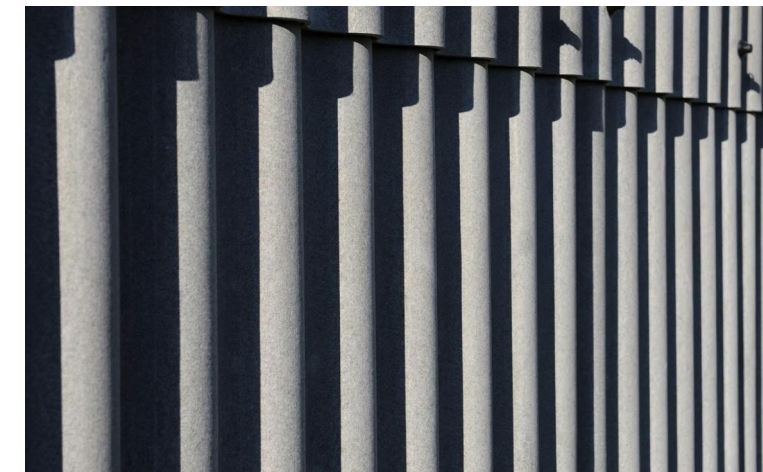
Geländer Metall mit Netz



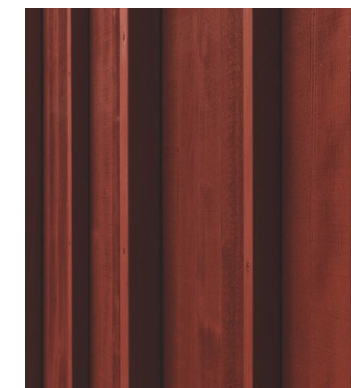
Fenster



Stoffmarkisen



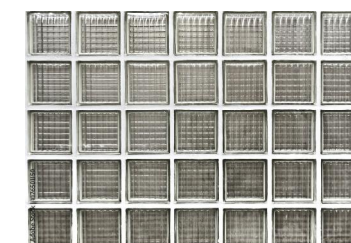
Fassade Welleternit



Vorbauten Holzstruktur
Schlammfarben Schwedenrot



Recyclingbeton



Glasbausteine



Fassadenelemente Eternit / Holz

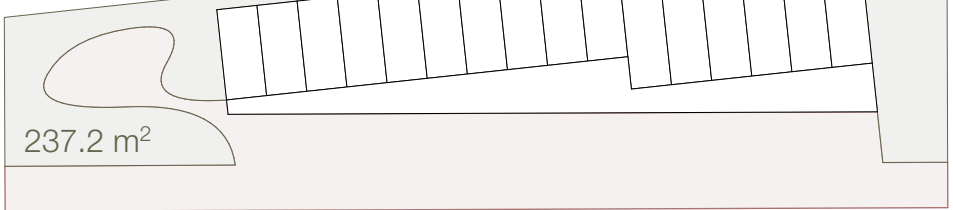
ÜZH

Parzelle 237
max. überbaubare Fläche: $6'515.2\text{m}^2 \times 0.3 = \mathbf{1'954.56\text{m}^2}$

aktuelle Gebäudeflächen:

- Haus 1: 304.1m^2
- Haus 2: 188.4m^2
- Haus 3: 211.2m^2
- Haus 4 & 5: $2 \times 412.0\text{m}^2 = 824.0\text{m}^2$
- Haus 6: 297.9m^2
- Pavillon: 85.2m^2
- Untergeschoss: 40.0m^2
- Total: 1950.8m^2**

Parzelle 1505 ($1'001.5\text{m}^2$, Zone AG)



GFZ

Parzelle 1505
max. begrünte Fläche: $1'001.5\text{m}^2 \times 0.15 = \mathbf{150.23\text{m}^2}$

Total Grünfläche: **Total: 237.2m^2**

Parzelle 237 ($6'515.2\text{m}^2$, Zone WA3)

