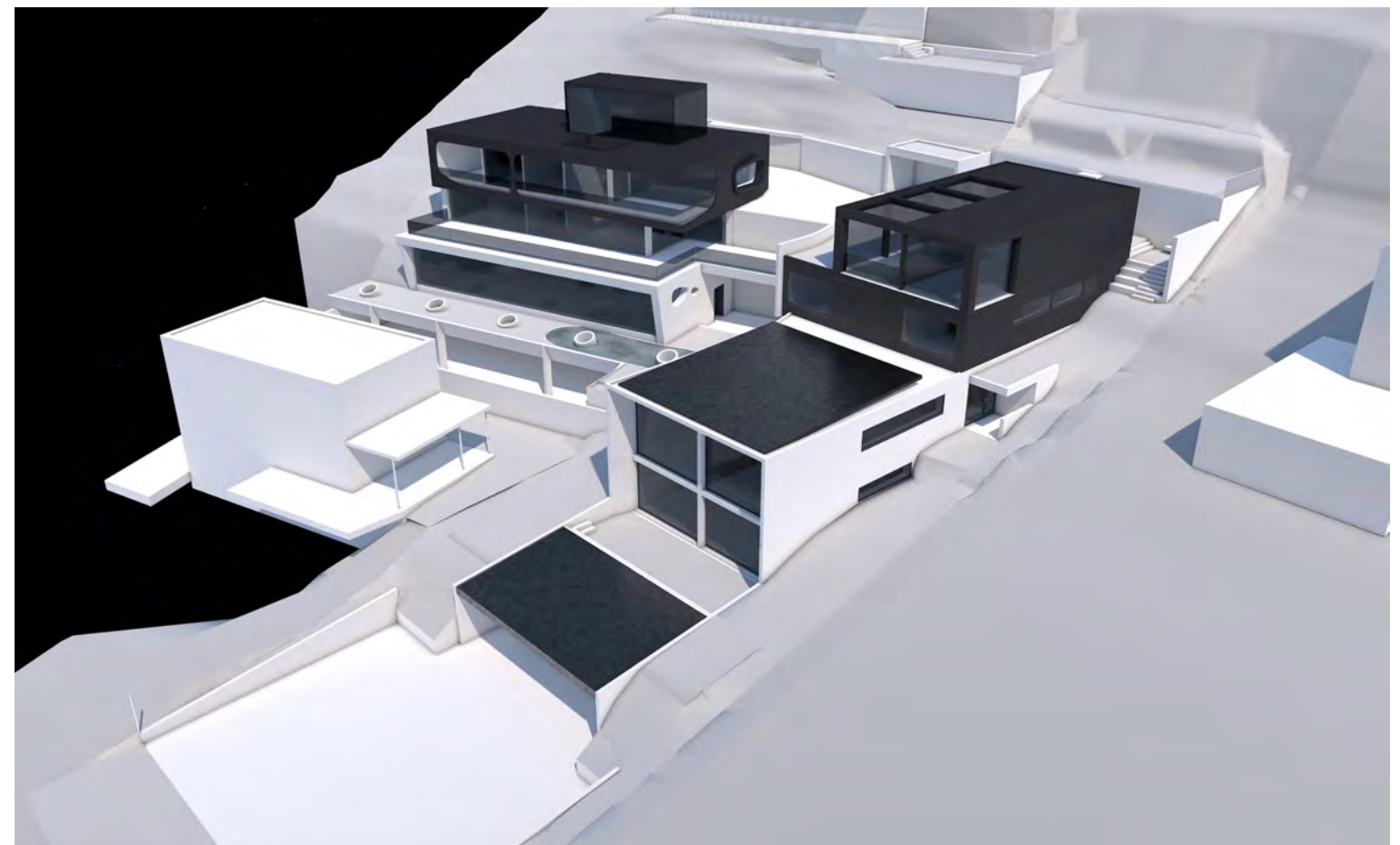
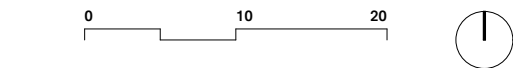
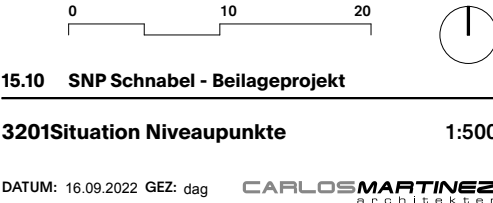

Sondernutzungsplan Schnabel
Besondere Bauweise

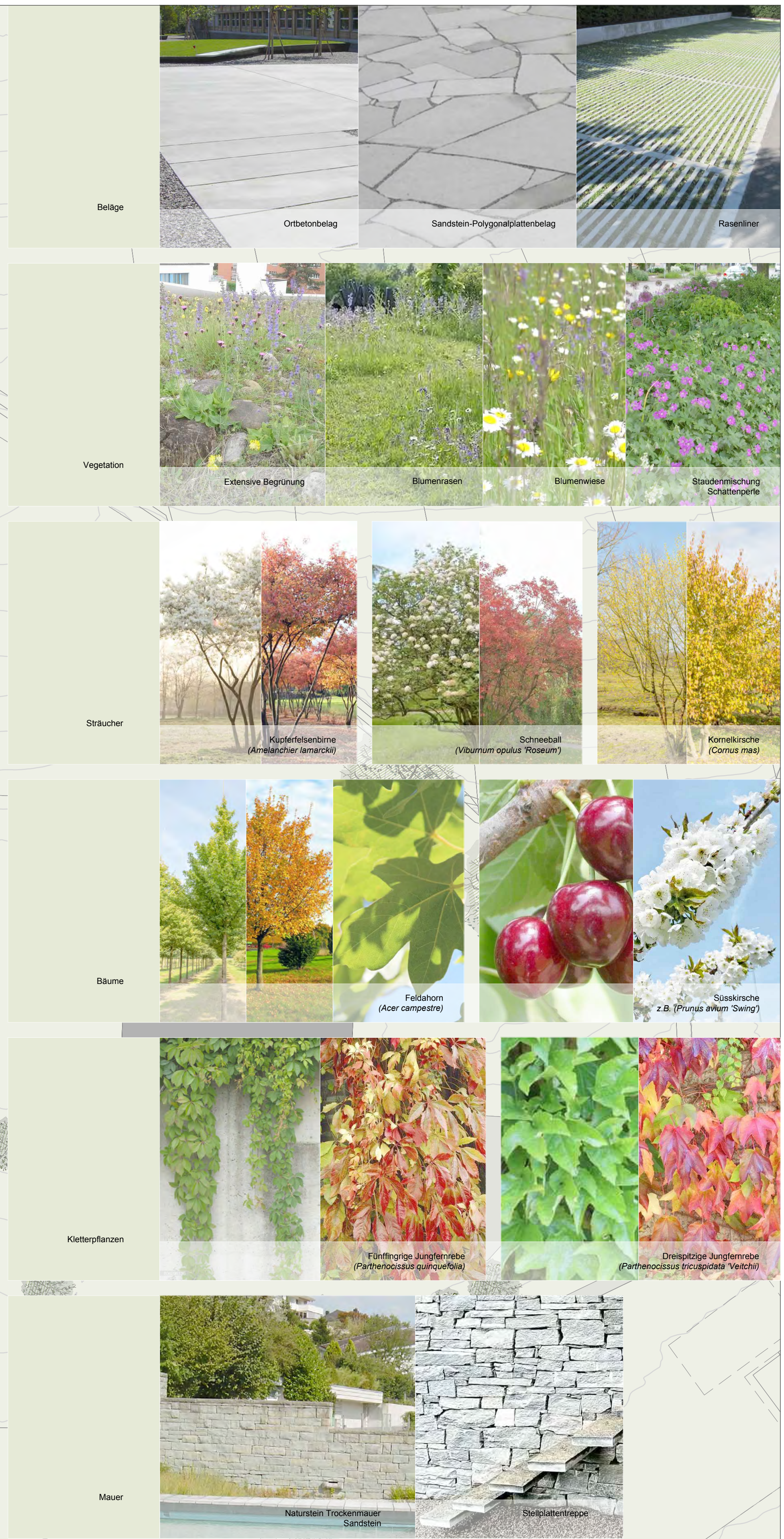
Beilagepläne

Verfasser: Carlos Martinez Architekten AG, Berneck







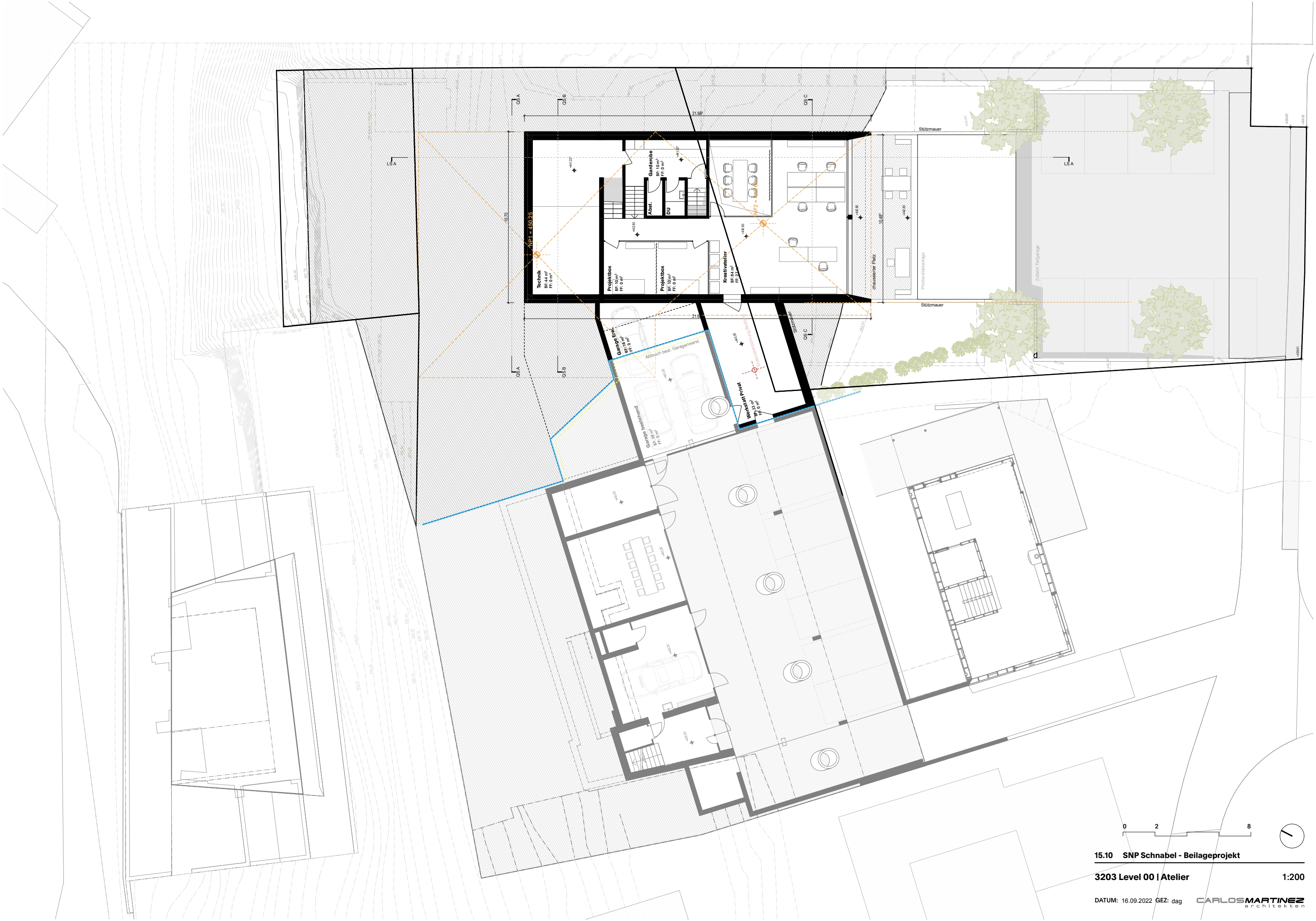


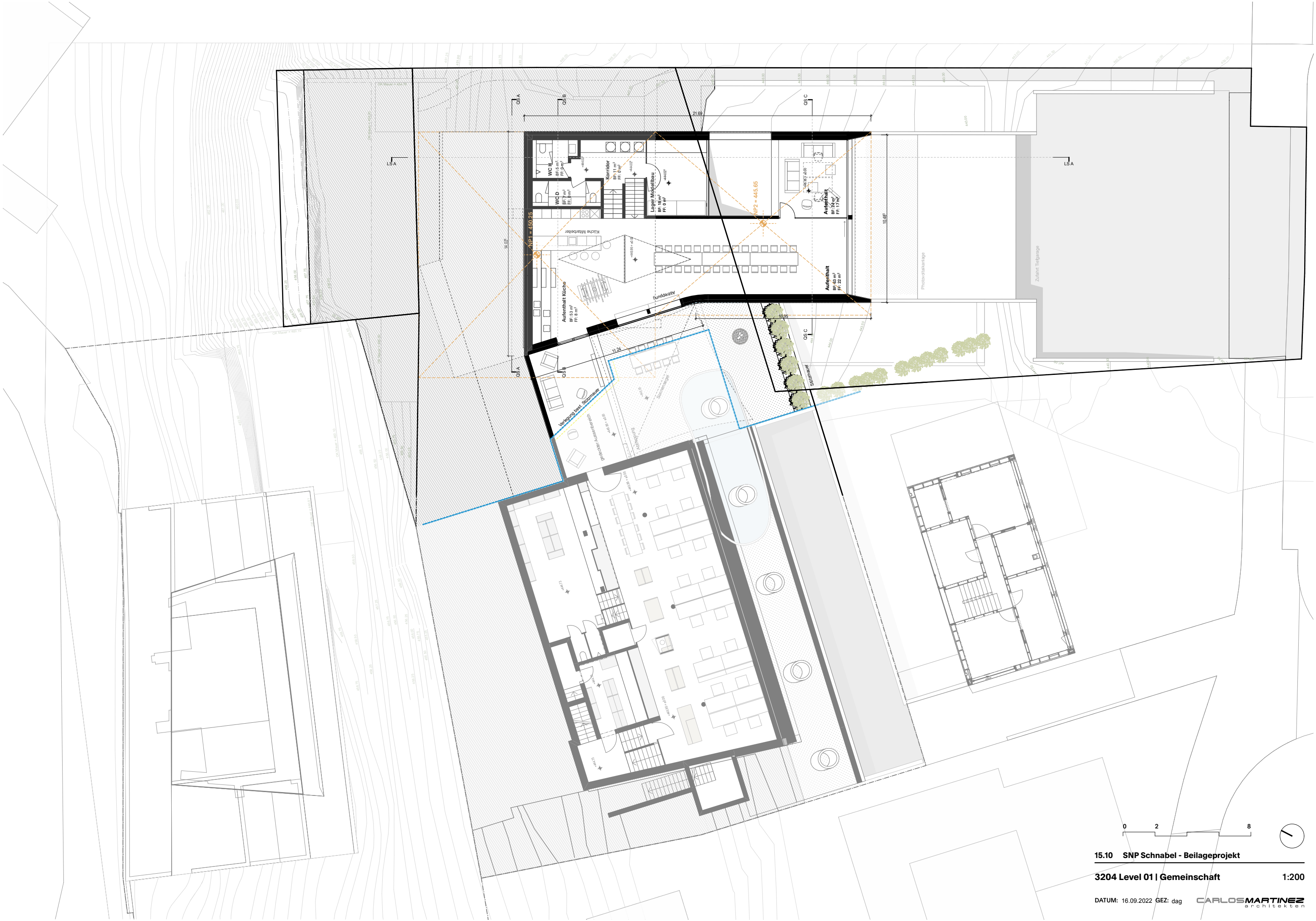


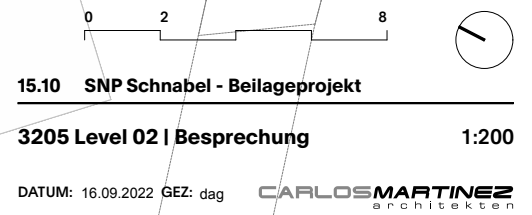
15.10 SNP Schnabel - Beilageprojekt

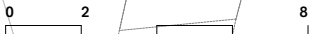
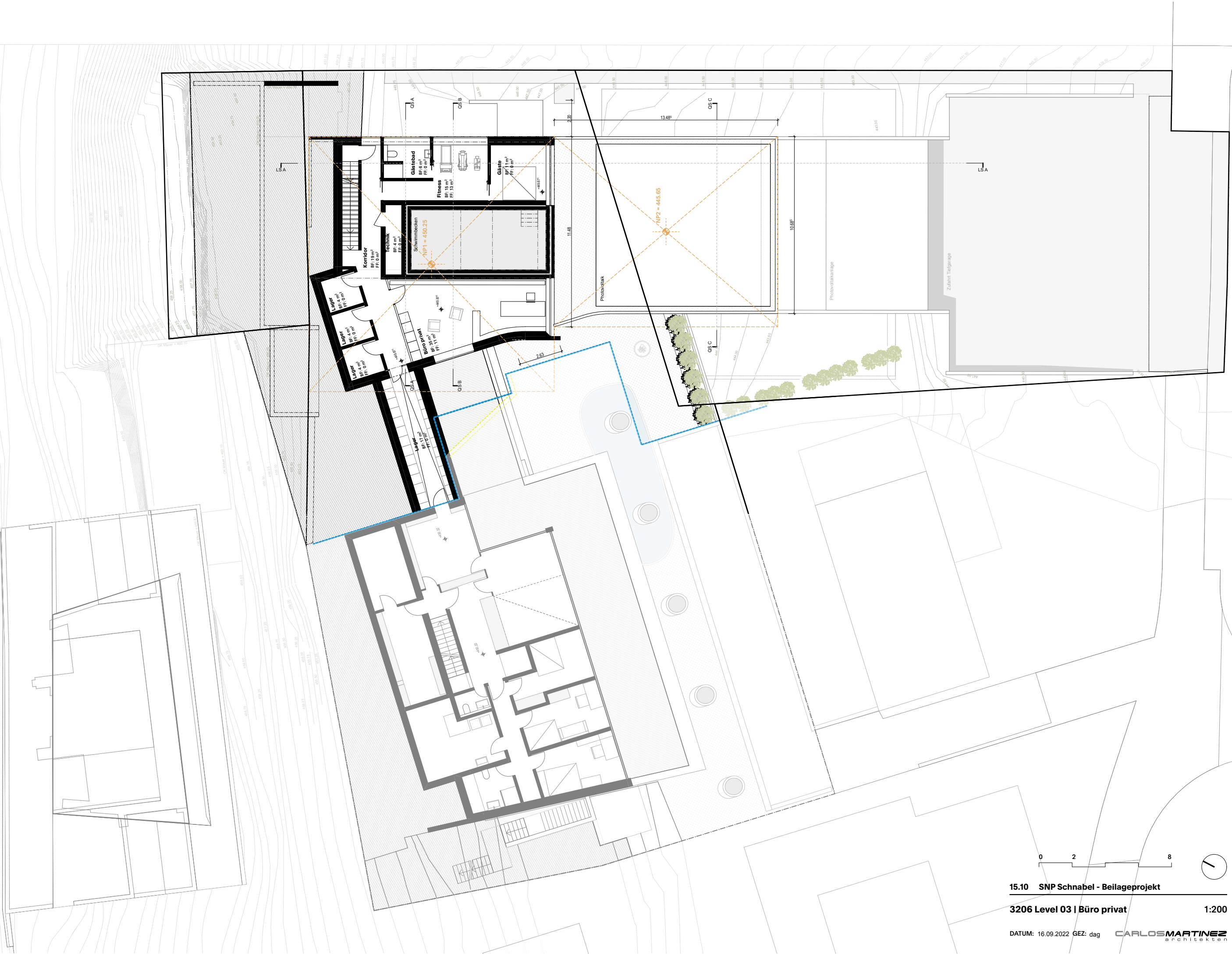
3202 Level -01 | Garage

1:200





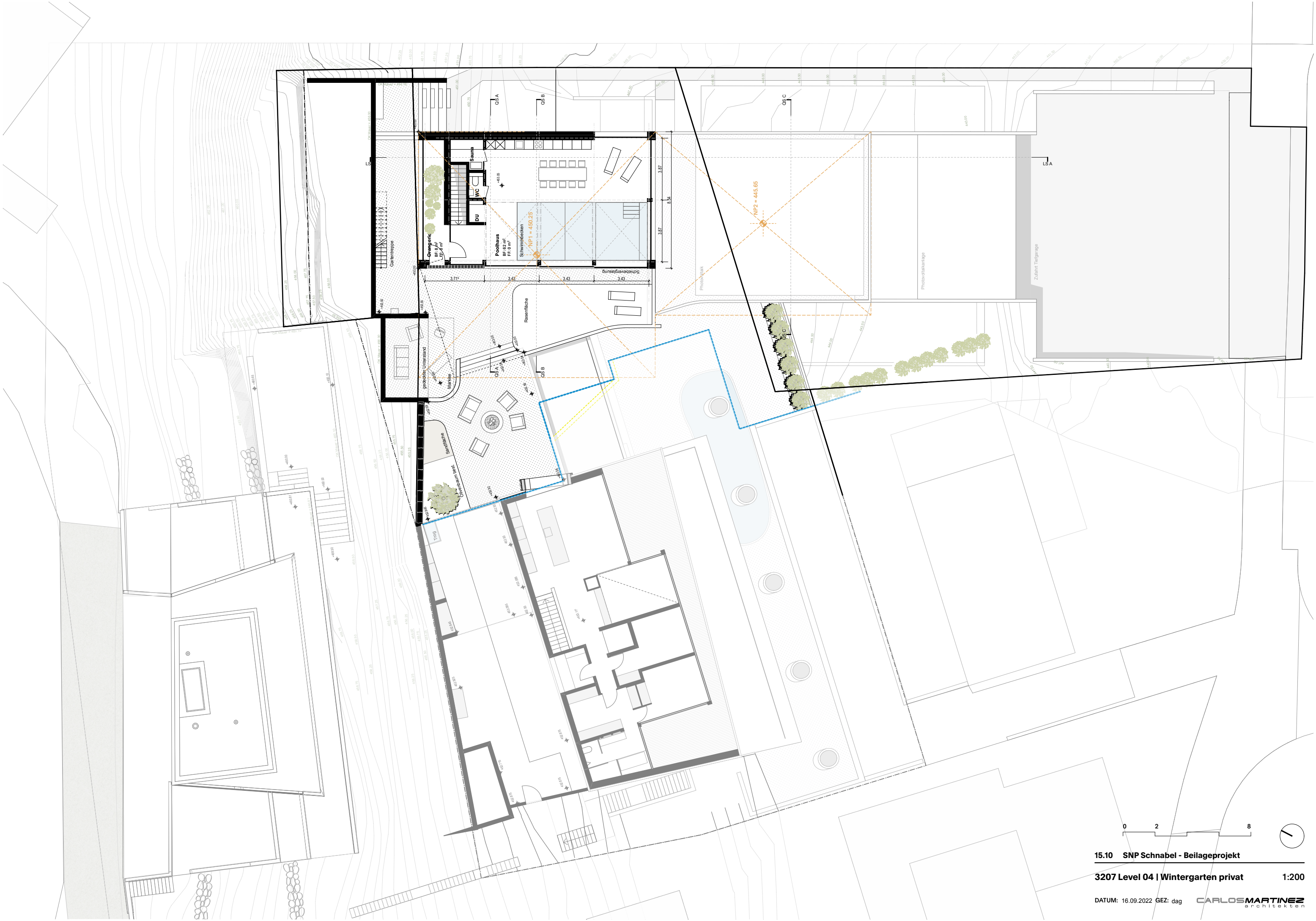




15.10 SNP Schnabel - Beilageprojekt

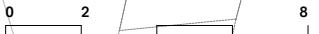
3206 Level 03 | Büro privat

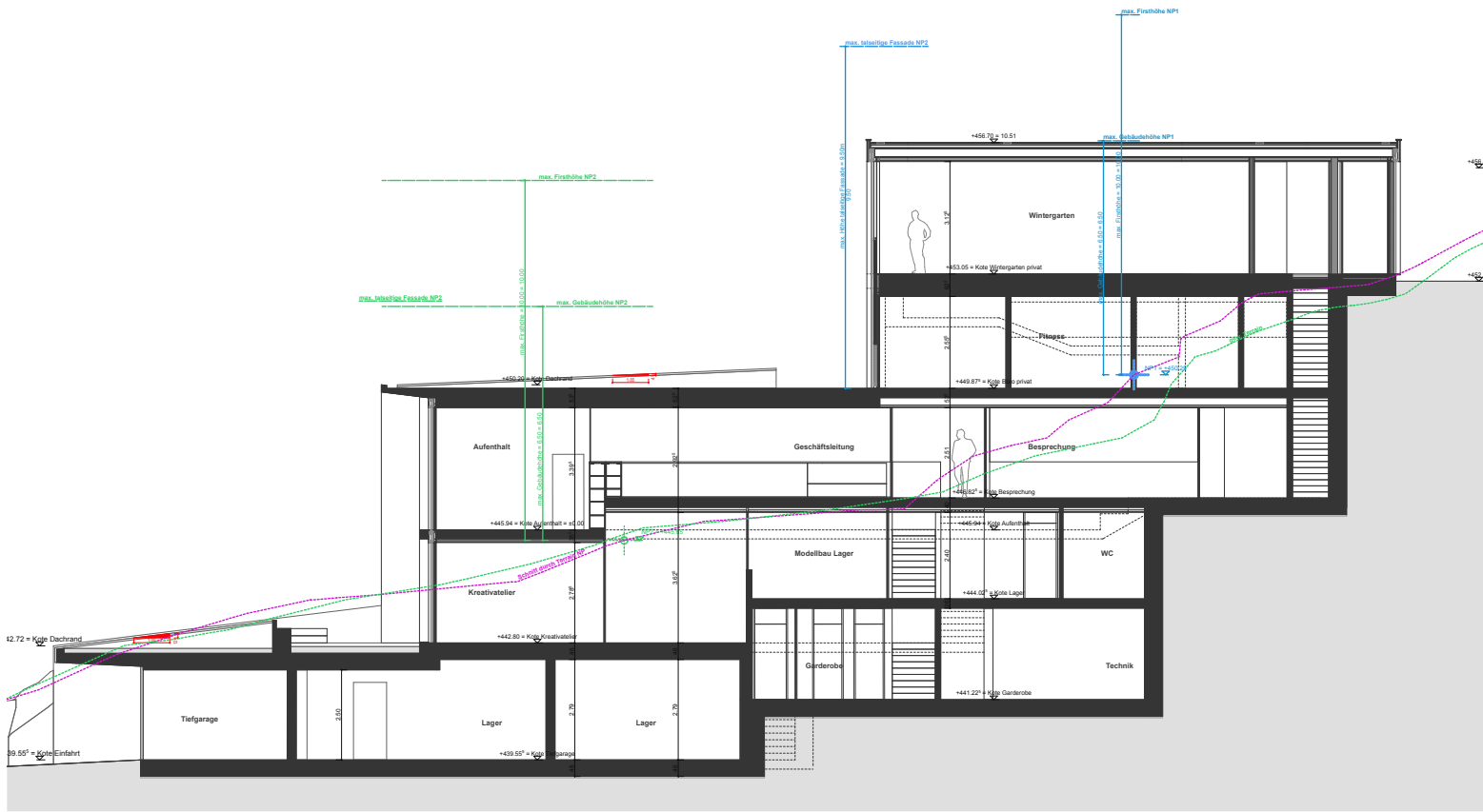
1:200



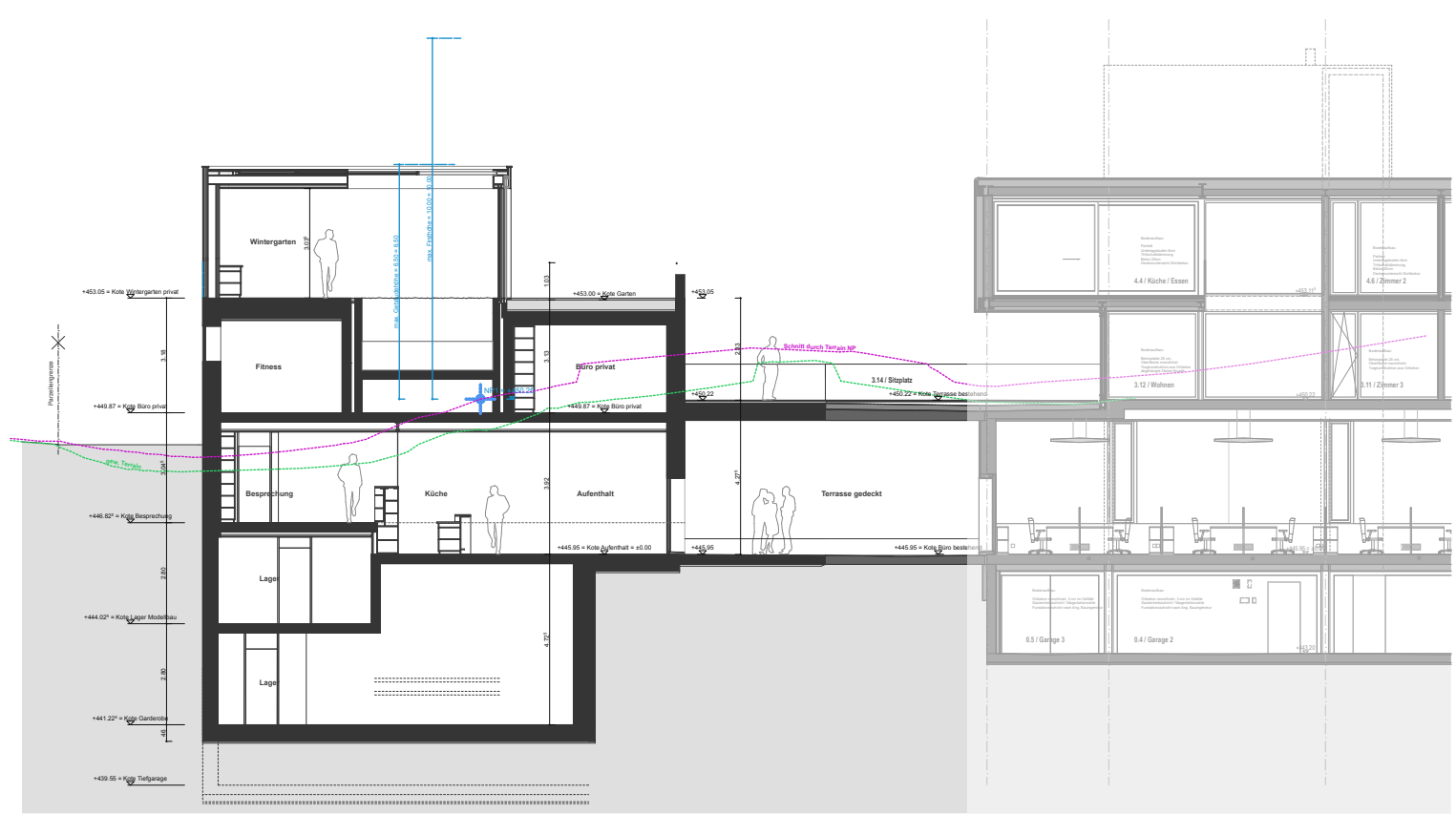
15.10 SNP Schnabel - Beilageprojekt

3207 Level 04 | Wintergarten privat 1:200





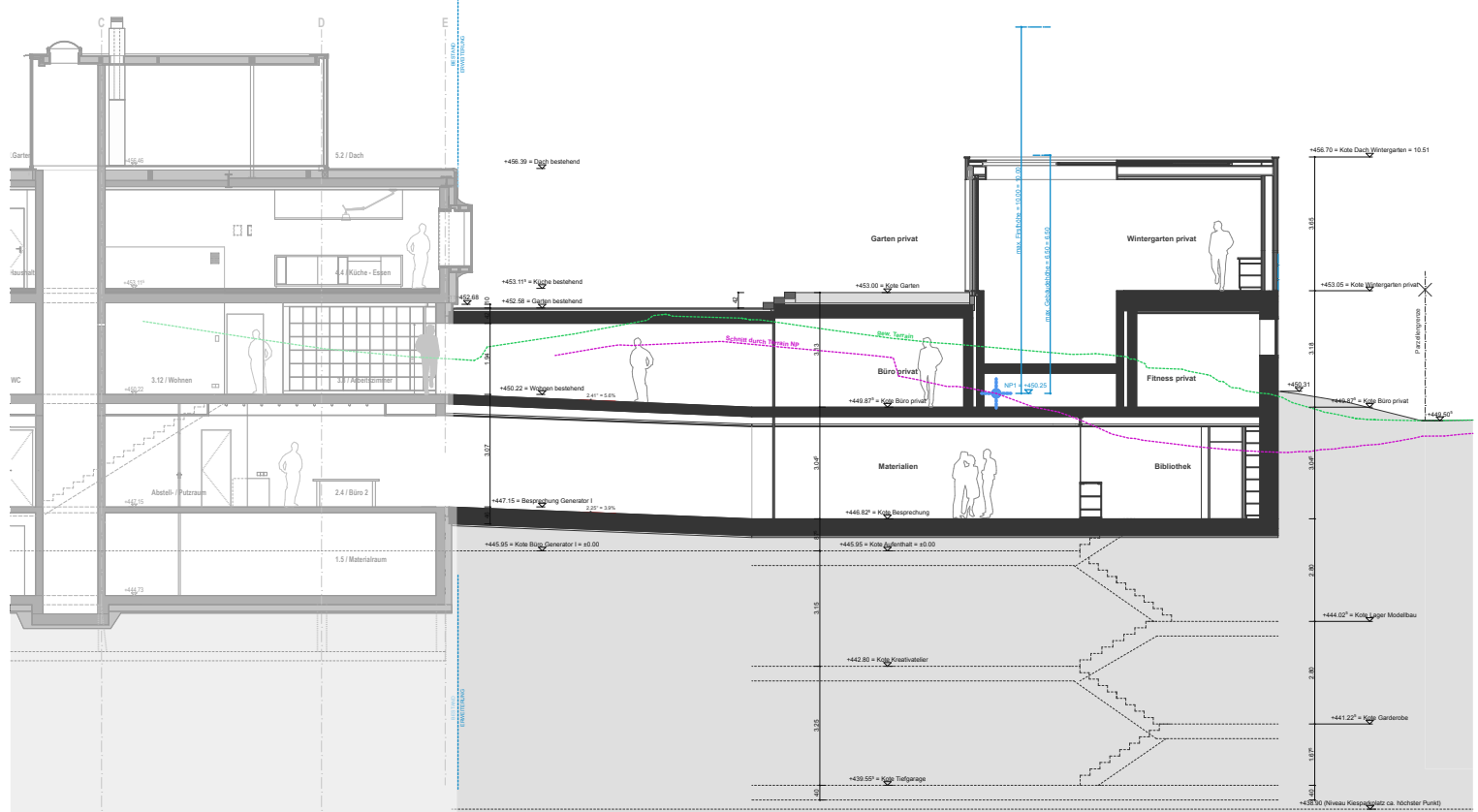
Längsschnitt A-A



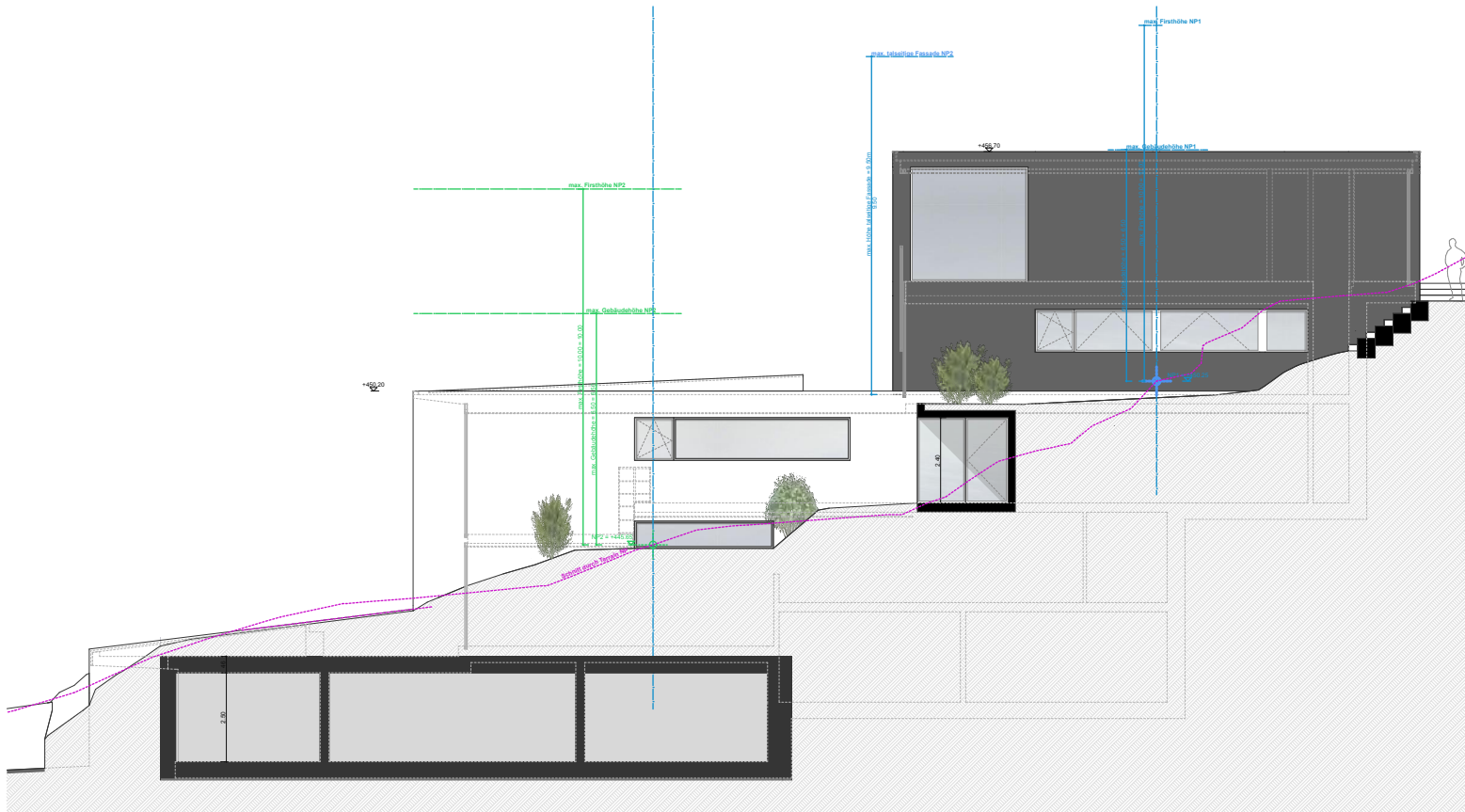
Querschnitt A-A



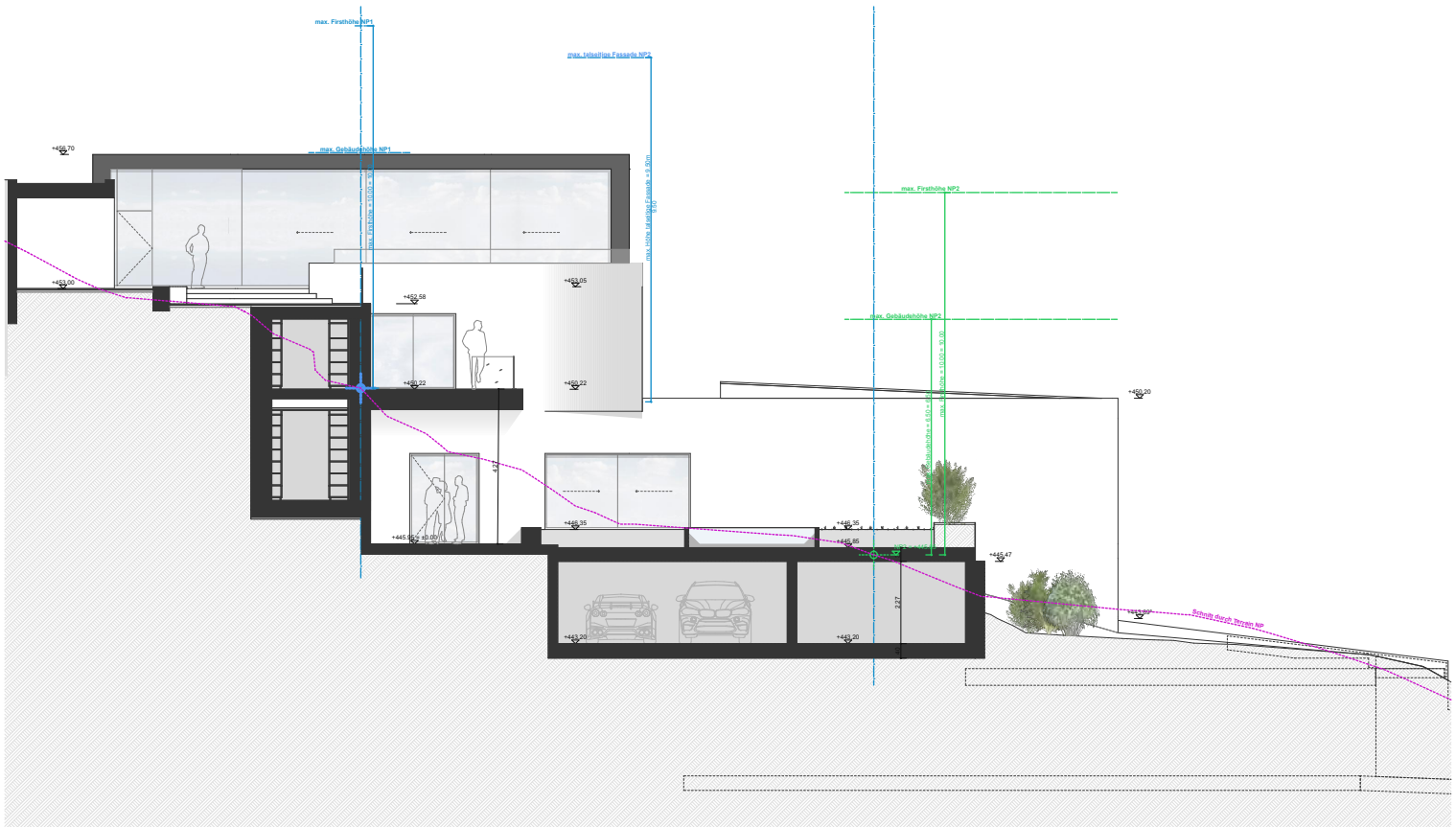
Querschnitt C-C



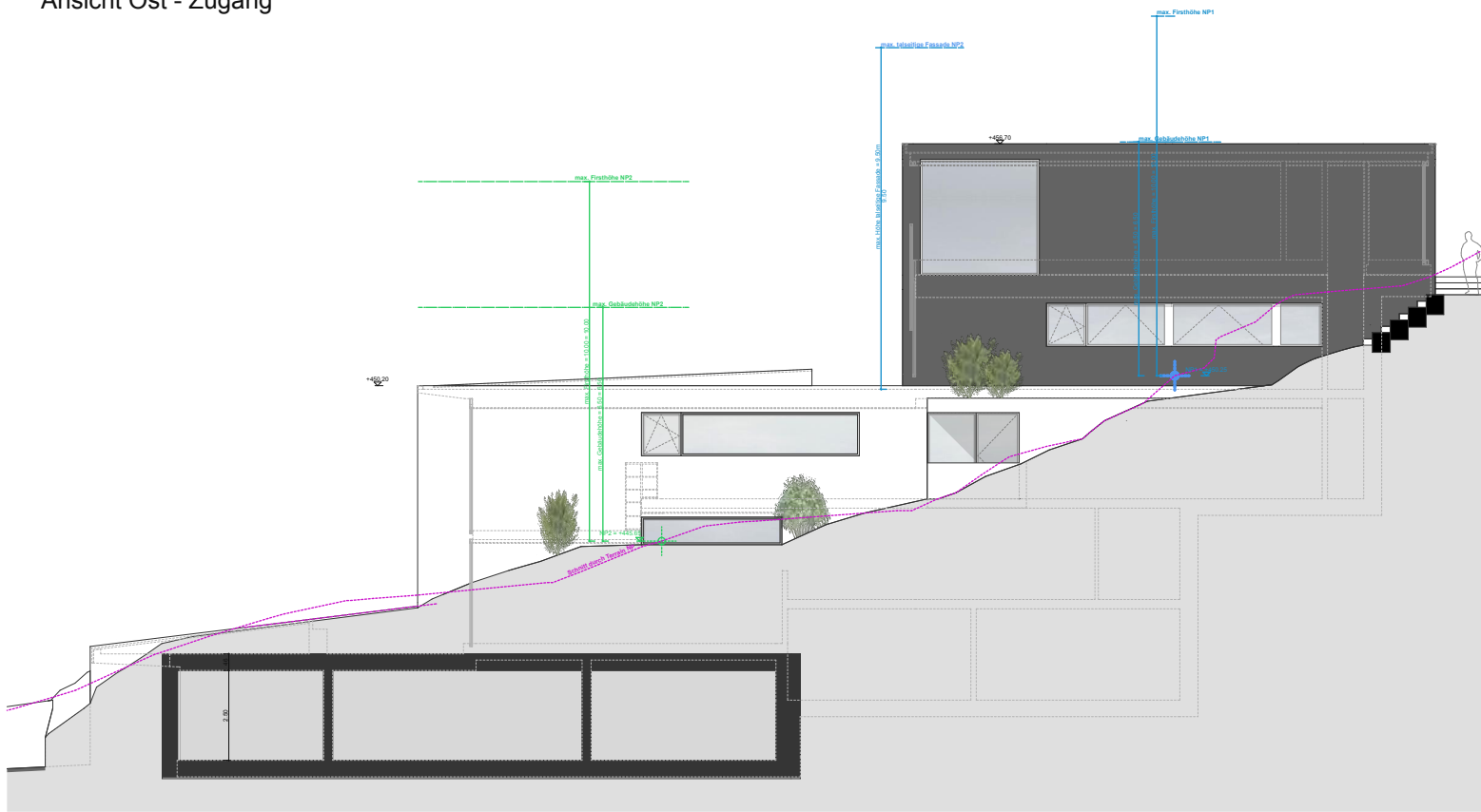
Querschnitt B-B



Ansicht Ost - Zugang



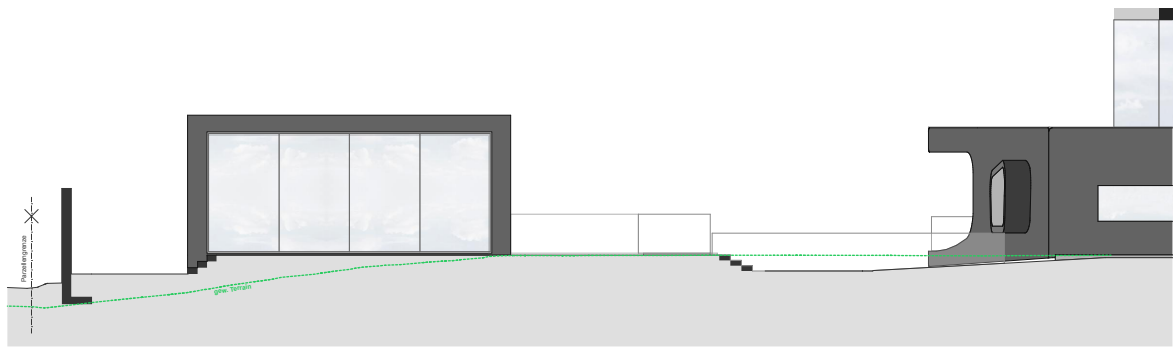
Ansicht West



Ansicht Ost



Ansicht Süd



Ansicht Nord

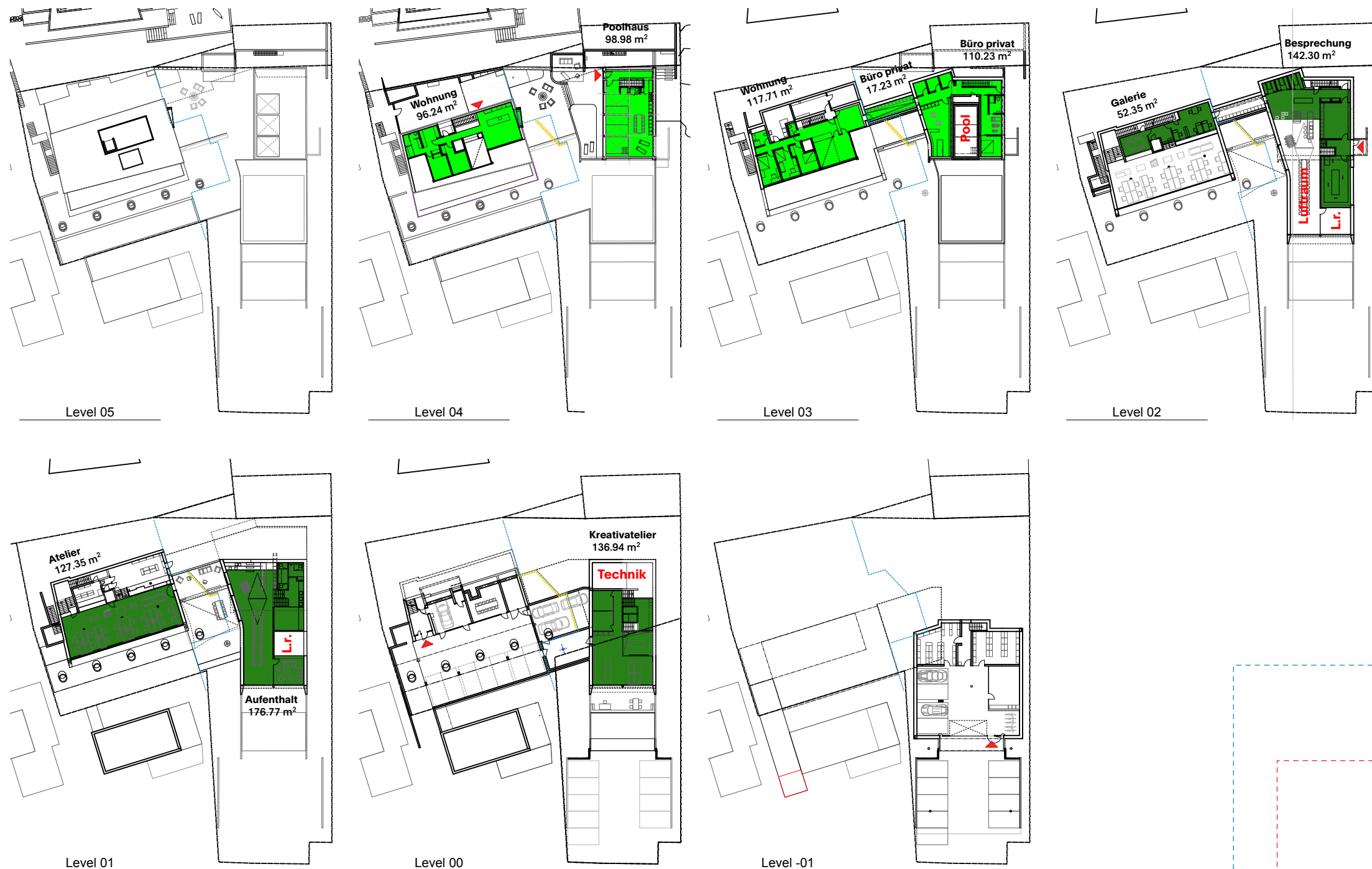
0 1 4

15.10 SNP Schnabel - Beilageprojekt

3210 Fassaden

1:200

DATUM: 16.09.2022 GEZ: dag CARLOS MARTINEZ architekten



Grundstücksfläche nach SIA 416

GSF Grundstücksfläche - 416	
Grundstück 1	1'146.03
Grundstück 2	687.89
Grundstück 3	106.20
Grundstück 4	26.53
1'966.65 m²	

Anrechenbare Geschossfläche nach Baugesetz St. Gallen

aGF Gewerbe Bestand				
Atelier	Level 01	G1	127.35	
Galerie	Level 02	G1	52.35	
				179.70 m²

aGF Gewerbe Neubau				
Aufenthalt	Level 01	G2	176.77	
Besprechung	Level 02	G2	142.30	
Kreativatelier	Level 00	G2	136.94	
				456.01 m²

aGF Wohnen Bestand				
Wohnung	Level 03	G1	117.71	
Wohnung	Level 04	G1	96.24	
				213.95 m²

aGF Wohnen Neubau				
Büro privat	Level 03	G2	17.23	
Büro privat	Level 03	G2	110.23	
Poolhaus	Level 04	G2	98.98	
				226.44 m²
1'076.10 m²				

Grundstücksfläche (A,B,C,D)	=	1'966.65 m²
Ausnützung erlaubt	=	0.4
Ausnützung möglich (0.4×1'966.65m²)	=	786.66 m²
aGF 06/04 Der Generator, Rötiberg (2008 - abzüglich 98m²)	=	295.65 m²

anr. Geschossfl. projiziert (nur NEU - 2022) = 682.40 m²

$$AZ = \frac{aGF}{GSF} = \frac{295.65+682.40 \text{ m}^2}{1'966.65 \text{ m}^2} = 0.497$$

gemäss Baueingabe vom 20.06.2008

gemäss Auszug Neubauprojekt 2022

Zone	Ausnützungsziffer	Vollgeschosse	Gebäudehöhe max.	Firsthöhe max.	Gebäuelänge max.	Gebäudetiefe max.	Grenzabstand klein min.	Grenzabstand gross min. ¹⁾	ES
W 1 ²⁾	0.4	1	5.0 ³⁾	9.5	25	—	4.0	6.0	II
W E	0.4	2	6.5 ³⁾	10.0	30	—	4.0	8.0	II
W 2a	0.45	2	7.5	11.0	30	—	4.0	6.0	II
W2b	0.5	2	8.0	12.0	35	—	4.5	7.0	II
W 3	0.65	3	10.5	14.5	40	—	5.0	7.5	II
W 4	0.80	4	13.0	17.0	50	—	6.0	9.0	II