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Objekt:

Errichtung eines Wohnhauses mit 5 WE, Bikeport und 3 CPs

Haller Str. 190, 33334 Gütersloh

Gemark.: Isselhorst; Flur: 3 Flurst.: aus 608, ca. 855m²**Bauherr:**

Krähenhorst Baugeschäft GmbH&Co.KG

Lippstädter Str. 75

33449 Langenberg

1 Berechnung der bebauten Fläche

	<i>Länge (m)</i>	<i>Breite (m)</i>		<i>Fläche (m²)</i>
Wohnhaus	18,250 *	11,500 *	1,000 *	1,000
	5,100 *	0,250 *	1,000 *	1,000
	11,010 *	1,000 *	1,000 *	1,000 = 222,16
Carport 6-8	5,500 *	2,750 *	3,000 *	1,000 = 45,38
Fahrräder	5,500 *	2,750 *	1,000 *	1,000 = 15,13
Summe bebaute Fläche				282,66

2 Berechnung des umbauten Raumes nach DIN 277 (1987)

	<i>Länge (m)</i>	<i>Breite (m)</i>	<i>Höhe (m)</i>	<i>Volumen (m³)</i>
HAUS				
Kellergeschoß	18,250 *	11,500 *	2,875 *	1,000
	5,100 *	0,250 *	2,875 *	2,000
	11,010 *	1,000 *	2,875 *	1,000 = 642,38
Erdgeschoß	18,250 *	11,500 *	2,840 *	1,000
	5,100 *	0,250 *	2,840 *	1,000
	11,010 *	1,000 *	2,840 *	1,000 = 630,93
Obergeschoß	18,250 *	11,500 *	2,840 *	1,000
	5,100 *	0,250 *	2,840 *	1,000
	11,010 *	1,000 *	2,840 *	1,000 = 630,93
2.Obergeschoß	16,250 *	9,500 *	2,840 *	1,000
	-1,250 *	1,650 *	2,840 *	1,000
	5,100 *	1,250 *	2,840 *	1,000
	-5,455 *	2,000 *	2,840 *	1,000 = 419,69
Dach	16,250 *	9,500 *	2,010 *	0,500
	-9,500 *	2,010 *	5,230 *	0,666
	5,100 *	1,250 *	0,980 *	0,500
	-5,100 *	0,980 *	2,550 *	0,333 = 87,52
Summe				1904,24
Carport 6-8	5,500 *	2,750 *	3,000 *	2,750 = 124,78
Fahrräder	5,500 *	2,750 *	1,000 *	2,750 = 41,59

3 Berechnung der Wohnfläche / WoFIV

Es wird ein pauschaler Putzabzug von 1,5 cm je Wand zugrundegelegt

	<i>Länge (m)</i>	<i>Breite (m)</i>		<i>Fläche (m²)</i>
<u>Erdgeschoss</u>				
<u>WE 1</u>				
Essen/Wohnen	6,650 *	3,970 *	1,000	
	0,445 *	2,970 *	1,000	= 27,72

Küche	2,970 *	2,970 *	1,000		
	0,205 *	1,470 *	1,000	=	9,12
Bad	2,965 *	2,575 *	1,000	=	7,63
Eltern	2,935 *	4,540 *	1,000		
	1,145 *	1,820 *	1,000	=	15,41
Kind	4,080 *	2,670 *	1,000	=	10,89
Diele	1,820 *	4,635 *	1,000	=	8,44
WC	2,525 *	1,040 *	1,000	=	2,63
Abst.	2,525 *	1,105 *	1,000	=	2,79
Freisitz	3,620 *	2,000 *	0,500		
	2,880 *	1,000 *	0,500	=	5,06
Summe WE 1 EG					89,69

WE 2

Essen/Wohnen	6,580 *	3,195 *	1,000		
	2,410 *	0,970 *	1,000		
	2,960 *	1,000 *	1,000	=	26,32
Küche	3,965 *	2,445 *	1,000		
	3,215 *	0,205 *	1,000	=	10,35
Bad	2,965 *	2,575 *	1,000	=	7,63
Eltern	2,935 *	4,540 *	1,000		
	1,030 *	1,820 *	1,000	=	15,20
Diele	1,935 *	3,440 *	1,000		
	0,475 *	1,095 *	1,000	=	7,18
Abst.	1,350 *	2,065 *	1,000	=	2,79
Freisitz	3,620 *	2,000 *	0,500		
	2,880 *	1,000 *	0,500	=	5,06
Summe WE 2 EG					74,53

WE 3 OG

wie WE 1

89,69

WE 4 OG

wie WE 2

74,53

WE 5

Kochen/Essen	5,205 *	6,730 *	1,000		
	-2,140 *	1,880 *	1,000		
	-0,205 *	0,500 *	1,000		
	0,205 *	0,980 *	1,000	=	31,10
Vorrat	1,935 *	1,675 *	1,000	=	3,24
Wohnen	4,140 *	4,565 *	1,000		
	0,205 *	1,865 *	1,000		
	0,205 *	0,980 *	1,000	=	19,48
WF	2,990 *	1,480 *	1,000	=	4,43
WC	1,180 *	2,000 *	1,000		
	1,815 *	1,420 *	1,000	=	4,94
Flur	1,285 *	2,310 *	1,000		
	0,520 *	1,795 *	1,000	=	3,90
Eltern	3,955 *	3,445 *	1,000		
	1,250 *	1,795 *	1,000	=	15,87
Bad	3,715 *	2,310 *	1,000	=	8,58
Arbeiten	5,680 *	2,625 *	1,000	=	14,91
Dachterrasse	10,010 *	1,500 *	0,250		
	5,455 *	2,000 *	0,500		
	0,500 *	2,000 *	0,250		
	3,620 *	0,500 *	0,250	=	9,91
Summe WE 5 2.OG					106,45

Zusammenstellung

WE 1

89,69

WE 2

74,53

WE 3	89,69
WE 4	74,53
WE 5	106,45
Summe	434,91

3a Miteigentumsanteile

WE 1	89,694	=	206/1000
WE 2	74,533	=	172/1000
WE 3	89,694	=	206/1000
WE 4	74,533	=	172/1000
WE 5	106,453	=	244/1000
Summe	434,906		1000/1000

4 Nutzfläche

	<i>Länge (m)</i>	<i>Breite (m)</i>		<i>Fläche (m²)</i>
Keller				
Keller 1	3,170 *	3,170 *	1,000	
	1,010 *	0,175 *	1,000	= 10,23
WA/TR WE 1	4,250 *	2,700 *	1,000	= 11,48
WA/TR WE 3	2,995 *	2,775 *	1,000	= 8,31
Keller 3	3,135 *	4,680 *	1,000	
	1,145 *	1,790 *	1,000	
	0,175 *	1,010 *	1,000	= 16,90
WA/TR WE 5	2,555 *	2,320 *	1,000	= 5,93
Keller 5	6,855 *	4,170 *	1,000	
	0,270 *	3,170 *	1,000	
	1,010 *	0,175 *	1,000	= 29,62
Flur 1	1,850 *	4,665 *	1,000	= 8,63
Flur 2	1,965 *	2,975 *	1,000	
	0,475 *	1,125 *	1,000	= 6,38
Keller WE 2	2,440 *	5,365 *	1,000	
	0,175 *	1,010 *	1,000	
	0,720 *	1,510 *	1,000	= 14,35
WA/TR WE 2	4,165 *	3,395 *	1,000	
	-0,720 *	0,685 *	1,000	= 13,65
Abst.	1,380 *	2,095 *	1,000	= 2,89
Keller WE 4	4,165 *	2,475 *	1,000	= 10,31
WA/TR 4	3,070 *	4,740 *	1,000	
	1,095 *	1,355 *	1,000	
	1,010 *	0,115 *	1,000	= 16,15
Heizung	3,060 *	3,270 *	1,000	= 10,01
Summe KG				154,60
Carport 6	5,380 *	2,750 *	1,000	= 14,80
Carport 7	5,380 *	2,750 *	1,000	= 14,80
Carport 8	5,380 *	2,750 *	1,000	= 14,80
Fahrräder	5,260 *	2,510 *	1,000	= 13,20