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Objekt A: Errichtung eines Wohnhäusern mit 5WE, CP's und Abst.
Jahnstr. 24, 33397 Rietberg
Gemark.: Mastholte; Flur: 11, Flurst.: 572, 500m²

Objekt B: Errichtung eines Wohnhäusern mit 5WE, CP's und Abst.
Jahnstr. 26, 33397 Rietberg
Gemark.: Mastholte; Flur: 11, Flurst.: 571, 511m²

Objekt C: Errichtung eines Wohnhäusern mit 5WE, CP's und Abst.
Jahnstr. 28, 33397 Rietberg
Gemark.: Mastholte; Flur: 11, Flurst.: 570, 543m²

1 Berechnung der bebauten Fläche

| | <i>Länge (m)</i> | <i>Breite (m)</i> | | <i>Fläche (m²)</i> |
|-----------------------------|------------------|-------------------|---------|-------------------------------|
| HAUS A | | | | |
| Wohnhaus | 19,020 * | 12,920 * | 1,000 * | 1,000 |
| | 12,770 * | 0,300 * | 1,000 * | 1,000 = 249,57 |
| Carport A1 | 3,190 * | 7,115 * | 1,000 * | 1,000 = 22,70 |
| Carport A2 | 3,190 * | 7,115 * | 1,000 * | 1,000 = 22,70 |
| Summe bebaute Fläche | | | | 294,96 |
| HAUS B | | | | |
| Wohnhaus | 19,020 * | 12,920 * | 1,000 * | 1,000 |
| | 12,770 * | 0,300 * | 1,000 * | 1,000 = 249,57 |
| Carport B1 | 3,190 * | 7,285 * | 1,000 * | 1,000 = 23,24 |
| Carport B2 | 3,190 * | 7,285 * | 1,000 * | 1,000 = 23,24 |
| Summe bebaute Fläche | | | | 296,05 |
| HAUS C | | | | |
| Wohnhaus | 19,020 * | 12,920 * | 1,000 * | 1,000 |
| | 12,770 * | 0,300 * | 1,000 * | 1,000 = 249,57 |
| Carport | 3,190 * | 7,450 * | 1,000 * | 1,000 = 23,77 |
| Abst. C | 4,415 * | 3,160 * | 1,000 * | 1,000 |
| | 4,415 * | 0,060 * | 1,000 * | 1,000 |
| | 3,000 * | 0,300 * | 1,000 * | 1,000 = 15,12 |
| Summe bebaute Fläche | | | | 273,33 |

| | | | | | |
|------------------|---------|---------|---------|---------|-------|
| Abst B/Carport C | 9,000 * | 5,255 * | 1,000 * | 1,000 = | 47,30 |
| Carport B | 5,560 * | 5,000 * | 1,000 * | 1,000 = | 27,80 |
| Müll/Carport A | 3,940 * | 5,500 * | 1,000 * | 1,000 | |
| | 0,670 * | 5,500 * | 0,500 * | 1,000 = | 23,51 |

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 A/B/C | | | | | 98,61 |
| Kellergeschoß | 19,020 * | 12,920 * | 2,885 * | 1,000 | |
| | -4,860 * | 2,100 * | 2,885 * | 2,000 | |
| | 4,150 * | 0,300 * | 2,885 * | 1,000 | |
| | 4,125 * | 0,300 * | 2,885 * | 1,000 | |
| | -4,495 * | 0,730 * | 2,885 * | 1,000 = | 647,76 |
| Erdgeschoß | 19,020 * | 12,920 * | 2,880 * | 1,000 | |
| | 12,770 * | 0,300 * | 2,880 * | 1,000 = | 718,76 |
| Obergeschoß | 19,020 * | 12,920 * | 3,020 * | 1,000 | |
| | 12,770 * | 0,300 * | 3,020 * | 1,000 = | 753,70 |
| 2. Obergeschoß | 17,020 * | 10,480 * | 3,215 * | 1,000 | |
| | 5,475 * | 0,430 * | 3,215 * | 1,000 = | 581,03 |
| Summe | | | | | 2701,25 |
| Carport A1 | 3,190 * | 7,115 * | 1,000 * | 2,750 = | 62,42 |
| Carport A2 | 3,190 * | 7,115 * | 1,000 * | 2,750 = | 62,42 |
| Carport B1 | 3,190 * | 7,285 * | 1,000 * | 2,750 = | 63,91 |
| Carport B2 | 3,190 * | 7,285 * | 1,000 * | 2,750 = | 63,91 |
| Carport C1 | 3,190 * | 7,450 * | 1,000 * | 2,750 = | 65,36 |
| Abst. C | 4,415 * | 3,500 * | 1,000 * | 2,750 | |
| | 4,415 * | 0,060 * | 1,000 * | 2,750 | |
| | 3,000 * | 0,300 * | 1,000 * | 2,750 = | 45,70 |
| Abst B/Carport C | 9,000 * | 5,255 * | 1,000 * | 2,750 = | 130,06 |
| Carport B | 5,560 * | 5,000 * | 1,000 * | 2,750 = | 76,45 |
| Müll/Carport A | 3,940 * | 5,500 * | 1,000 * | 2,750 | |
| | 0,670 * | 5,500 * | 0,500 * | 2,750 = | 64,66 |

2 Bruttogrundfläche

| | <i>Länge (m)</i> | <i>Breite (m)</i> | <i>Höhe (m)</i> | | <i>Volumen (m³)</i> |
|-------------------|------------------|-------------------|-----------------|---------|---------------------|
| HAUS A/B/C | | | | | |
| Kellergeschoß | 19,020 * | 12,920 * | 1,000 * | 1,000 | |
| | -4,860 * | 2,100 * | 1,000 * | 2,000 | |
| | 4,150 * | 0,300 * | 1,000 * | 1,000 | |
| | 4,125 * | 0,300 * | 1,000 * | 1,000 | |
| | -4,495 * | 0,730 * | 1,000 * | 1,000 = | 224,53 |
| Erdgeschoß | 19,020 * | 12,920 * | 1,000 * | 1,000 | |
| | 12,770 * | 0,300 * | 1,000 * | 1,000 = | 249,57 |
| Obergeschoß | 19,020 * | 12,920 * | 1,000 * | 1,000 | |
| | 12,770 * | 0,300 * | 1,000 * | 1,000 = | 249,57 |
| 2. Obergeschoß | 17,020 * | 10,480 * | 1,000 * | 1,000 | |
| | 5,475 * | 0,430 * | 1,000 * | 1,000 = | 180,72 |
| Summe | | | | | 904,39 |

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>WE 1</u> | | | | |
| Kochen/Wohnen | 3,965 * | 2,100 * | 1,000 | |
| | 8,825 * | 2,180 * | 1,000 | |
| | 4,640 * | 1,905 * | 1,000 | |
| | 2,830 * | 0,200 * | 1,000 | = |
| | | | | 36,97 |
| Diele | 1,200 * | 1,125 * | 1,000 | |
| | 2,100 * | 1,990 * | 1,000 | = |
| | | | | 5,53 |
| Kind | 2,980 * | 3,680 * | 1,000 | |
| | 1,000 * | 1,230 * | 1,000 | = |
| | | | | 12,20 |
| Abst. | 0,780 * | 0,980 * | 1,000 | = |
| | | | | 0,76 |
| Bad | 3,160 * | 2,545 * | 1,000 | = |
| | | | | 8,04 |
| Eltern | 3,980 * | 3,620 * | 1,000 | |
| | 0,200 * | 1,580 * | 1,000 | = |
| | | | | 14,72 |
| Ged. Freisitz | 4,860 * | 2,100 * | 0,500 | |
| | -0,360 * | 0,360 * | 0,500 | = |
| | | | | 5,04 |
| Summe WE 1 | | | | 83,26 |
| <u>WE 2</u> | | | | |
| Kochen/Wohnen | 3,965 * | 2,100 * | 1,000 | |
| | 8,825 * | 2,180 * | 1,000 | |
| | 4,640 * | 1,905 * | 1,000 | |
| | 2,830 * | 0,200 * | 1,000 | = |
| | | | | 36,97 |
| Diele | 1,200 * | 1,125 * | 1,000 | |
| | 2,125 * | 1,990 * | 1,000 | = |
| | | | | 5,58 |
| Kind | 2,980 * | 3,680 * | 1,000 | |
| | 1,000 * | 1,230 * | 1,000 | = |
| | | | | 12,20 |
| Abst. | 0,780 * | 0,980 * | 1,000 | = |
| | | | | 0,76 |
| Bad | 3,185 * | 2,545 * | 1,000 | = |
| | | | | 8,11 |
| Eltern | 3,980 * | 3,620 * | 1,000 | |
| | 0,200 * | 1,580 * | 1,000 | = |
| | | | | 14,72 |
| Ged. Freisitz | 4,860 * | 2,100 * | 0,500 | |
| | -0,360 * | 0,360 * | 0,500 | = |
| | | | | 5,04 |
| Summe WE 2 | | | | 83,38 |
| <u>WE 3</u> | | <i>wie 1</i> | = | 83,26 |
| <u>WE 4</u> | | <i>wie 2</i> | = | 83,38 |

WE 5

| | | | | | |
|-------------------|----------|---------|-------|---|---------------|
| Kochen/Wohnen | 4,165 * | 2,900 * | 1,000 | | |
| | 2,540 * | 2,110 * | 1,000 | | |
| | 5,545 * | 6,710 * | 1,000 | = | 54,64 |
| Diele | 3,320 * | 1,535 * | 1,000 | | |
| | 1,070 * | 0,215 * | 1,000 | | |
| | 1,330 * | 2,820 * | 1,000 | | |
| | 0,990 * | 0,965 * | 1,000 | | |
| | 2,675 * | 1,430 * | 1,000 | = | 13,86 |
| Schlafen | 2,940 * | 3,945 * | 1,000 | = | 11,60 |
| Ankleide | 2,940 * | 2,215 * | 1,000 | = | 6,51 |
| Kind 1 | 4,275 * | 3,160 * | 1,000 | | |
| | 1,200 * | 0,775 * | 1,000 | = | 14,44 |
| Kind 2 | 3,380 * | 3,935 * | 1,000 | = | 13,30 |
| Bad | 2,495 * | 3,945 * | 1,000 | = | 9,84 |
| WC | 1,330 * | 2,030 * | 1,000 | = | 2,70 |
| Abst. | 0,975 * | 0,785 * | 1,000 | = | 0,77 |
| Ged. Freisitz | 3,920 * | 2,900 * | 0,500 | = | 5,68 |
| Dachterrasse | 18,020 * | 0,880 * | 0,250 | | |
| | 0,500 * | 2,900 * | 0,250 | = | 4,33 |
| Summe WE 5 | | | | | 137,67 |

Zusammenstellung

| | |
|---------------------|----------------------|
| WE 1 | 83,26 |
| WE 2 | 83,38 |
| WE 3 | 83,26 |
| WE 4 | 83,38 |
| WE 5 | 137,67 |
| <u>Summe</u> | <u>470,95</u> |

| 4 | Nutzfläche | | | | |
|-----------------|-------------------|-------------------|-------|---|--------------------|
| | <i>Länge (m)</i> | <i>Breite (m)</i> | | | <i>Fläche (m²)</i> |
| Keller | | | | | |
| Flur 1 | 2,130 * | 1,685 * | 1,000 | = | 3,59 |
| HAR | 3,370 * | 0,300 * | 1,000 | | |
| | 6,495 * | 3,890 * | 1,000 | = | 26,28 |
| Keller 1 | 4,190 * | 3,650 * | 1,000 | = | 15,29 |
| WA/TR | 4,175 * | 2,100 * | 1,000 | | |
| | 9,035 * | 2,390 * | 1,000 | | |
| | 4,670 * | 1,905 * | 1,000 | = | 39,26 |
| Flur 2 | 2,130 * | 3,170 * | 1,000 | = | 6,75 |
| Keller 4 | 4,190 * | 3,600 * | 1,000 | = | 15,08 |
| Keller 3 | 2,395 * | 6,395 * | 1,000 | | |
| | 1,750 * | 1,985 * | 1,000 | = | 18,79 |
| Keller 2 | 6,495 * | 2,390 * | 1,000 | | |
| | 2,130 * | 0,420 * | 1,000 | = | 16,42 |
| Keller 5 | 6,520 * | 3,880 * | 1,000 | | |
| | 3,405 * | 0,300 * | 1,000 | = | 26,32 |
| Summe KG | | | | | 167,78 |

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| 5 | Rechnerischer Nachweis über die Höhe des Fußbodens des höchstgelegenen Aufenthaltsraumes über Geländeoberfläche |
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| | | |
|---------------------------------|----------|-------------|
| OK.- Terrain/ gewachsener Boden | m | 0,00 |
| OK.-EG-Fußboden | m | 0,32 |
| OK.-OG-Fußboden | m | 2,88 |
| OK.-DG-Fußboden | m | 3,02 |
| Summe | m | 6,22 |

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| 6 | Berechnung der Grundflächenzahl GRZ/GFZ |
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| | <i>Länge (m)</i> | <i>Breite (m)</i> | | <i>Fläche (m²)</i> |
|--|------------------|-------------------|----------------|-------------------------------|
| Bebaute Fläche A | | | | |
| Wohnhaus A | | | | 249,57 |
| Carport A1 | | | | 22,70 |
| Carport A2 | | | | 22,70 |
| Zufahrt/Stellplatz | 2,500 * | 10,040 * | 1,000 = | 25,10 |
| Zufahrt | 2,500 * | 9,110 * | 1,000 = | 22,78 |
| Grünfläche | -1,500 * | 4,000 * | 2,000 = | -12,00 |
| Eingang | 1,500 * | 2,030 * | 1,000 = | 3,05 |
| Summe Bebaute Fläche | | | | 333,88 |
| Grundstücksgröße | | | | |
| | | | | 500,00 |
| zzgl. GRZ Baulast auf Parkplatz A, Flurstück 569+Teil aus 568 | | | | 123,00 |
| zzgl. GRZ2 Baulast auf Parkplatz A, Flurstück 569+Teil aus 568 | | | | 57,00 |
| GRZ 1 | 249,569 / | 624,000 = | 0,400 < | 0,40 |
| GRZ 2 | 333,883 / | 557,000 = | 0,599 < | 0,60 |
| GFZ | 499,140 / | 624,000 = | 0,800 < | 0,80 |

| | | | | |
|--|-----------|-----------|----------------|---------------|
| Bebaute Fläche B | | | | |
| Wohnhaus B | | | | 249,57 |
| Carport B1 | | | | 22,70 |
| Carport B2 | | | | 22,70 |
| Zufahrt | 2,500 * | 10,230 * | 1,000 = | 25,58 |
| Zufahrt/Stellplatz | 2,500 * | 8,955 * | 1,000 = | 22,39 |
| Grünfläche | -1,500 * | 4,000 * | 2,000 = | -12,00 |
| Eingang | 1,500 * | 3,070 * | 1,000 = | 4,61 |
| Weg | 7,550 * | 1,200 * | 1,000 = | 9,06 |
| Summe Bebaute Fläche | | | | 344,59 |
| Grundstücksgröße | | | | |
| | | | | 551,00 |
| zzgl. GRZ Baulast auf Parkplatz A, Flurstück 569+Teil aus 568 | | | | 113,00 |
| zzgl. GRZ2 Baulast auf Parkplatz A, Flurstück 569+Teil aus 568 | | | | 24,00 |
| GRZ 1 | 249,569 / | 624,000 = | 0,400 < | 0,40 |
| GRZ 2 | 344,591 / | 575,000 = | 0,599 < | 0,60 |
| GFZ | 499,140 / | 624,000 = | 0,800 < | 0,80 |

Bebaute Fläche C

| | | | | | | |
|-----------------------------|----------|----------|-------|---|--|---------------|
| Wohnhaus C | | | | | | 249,57 |
| Carport C | | | | | | 22,70 |
| Abst. C | | | | | | 15,12 |
| Zufahrt/Stellplatz | 2,500 * | 10,060 * | 1,000 | = | | 25,15 |
| Stellplatz | -1,500 * | 4,000 * | 1,000 | = | | -6,00 |
| Eingang | 1,500 * | 2,360 * | 1,000 | = | | 3,54 |
| Weg | 10,645 * | 1,200 * | 1,000 | = | | 12,77 |
| Weg | 2,740 * | 1,200 * | 1,000 | = | | 3,29 |
| Summe Bebaute Fläche | | | | | | 326,13 |

| | | | | | | |
|---|-----------|-----------|-------|---|--|---------------|
| Grundstücksgröße | | | | | | 543,00 |
| zzgl. GRZ Baulast auf Parkplatz A, Flurstück 569+Teil aus 568 | | | | | | 81,00 |
| GRZ 1 | 249,569 / | 624,000 = | 0,400 | < | | 0,40 |
| GRZ 2 | 326,135 / | 543,000 = | 0,601 | < | | 0,60 |
| GFZ | 499,140 / | 624,000 = | 0,800 | < | | 0,80 |

7 Berechnung der Geschossigkeit

| | <i>Länge (m)</i> | <i>Breite (m)</i> | | | <i>Fläche (m²)</i> |
|--|------------------|-------------------|------------------|-------------|--------------------|
| Bebaute Fläche | | | | | 249,57 |
| Größe der Deckenfläche in 2,30 m Höhe des Dachgeschosses | | | | | |
| | 17,020 * | 10,480 * | 1,000 * | 1,000 | |
| | 5,475 * | 0,430 * | 1,000 * | 1,000 = | 180,72 |
| Verhältnis | 180,724 / | 249,569 = | 0,72 < | 0,75 | |
| Das 2. Obergeschoss ist somit nach § 2, Abs. 5 BauONW kein Vollgeschoss | | | | | |

8 Berechnung der Abstansflächen

| | | | | | |
|-------------------|------------------------|---|-------|---|-------|
| Traufe 1.OG | (0,20+2,88+3,02+0,27) | * | 0,400 | = | 2,55 |
| Traufe 2.OG | (0,20+2,88+3,02+3,215) | * | 0,400 | = | 3,73 |
| Traufe 2.OG Gelä. | (0,20+2,88+3,02+0,90) | * | 0,400 | = | 2,80 |
| | | | | | >3,00 |

9 Stellplatznachweis

| je HAUS | | KFZ | | Fahrräder | |
|--------------|----------------|--------------|------------------|--------------|--------|
| WE 1 | 83,264 | 1,500 | | | |
| WE 2 | 83,264 | 1,500 | | | |
| WE 3 | 83,264 | 1,500 | | | |
| WE 4 | 83,264 | 1,500 | | | |
| WE 5 | 137,671 | 2,000 | | | |
| Zusatz 5WE | | 1,000 | | | 471,00 |
| Summe | 470,727 | 9,000 | 471,56/75 | 6,300 | |

10 Berechnung der Rohbaukosten

| | <i>m³</i> | <i>Euro/m³</i> | | <i>Euro</i> |
|------------------|----------------------|---------------------------|---|---------------------|
| Wohnhaus A | 2701,249 * | 146,000 | = | 394382,30 |
| Carport A1 | 62,416 * | 102,000 | = | 6366,47 |
| Carport A2 | 62,416 * | 102,000 | = | 6366,47 |
| Wohnhaus B | 2701,249 * | 146,000 | = | 394382,30 |
| Carport B1 | 62,416 * | 102,000 | = | 6366,47 |
| Carport B2 | 62,416 * | 102,000 | = | 6366,47 |
| Wohnhaus C | 2701,249 * | 146,000 | = | 394382,30 |
| Carport C1 | 65,355 * | 102,000 | = | 6666,22 |
| Abst. C | 45,698 * | 102,000 | = | 4661,18 |
| Abst B/Carport C | 130,061 * | 102,000 | = | 13266,25 |
| Carport B | 76,450 * | 102,000 | = | 7797,90 |
| Carport/Müll A | 64,659 * | 102,000 | = | 6595,26 |
| Summe | | | | 1.247.599,57 |

11 Berechnung der Herstellungskosten

| | <i>m³</i> | <i>Euro/m³</i> | | <i>Euro</i> |
|-------------------------|----------------------|---------------------------|---|---------------------|
| Wohnhaus A | 2701,000 * | 650,000 | = | 1755650,00 |
| Carport A1 | 66,000 * | 350,000 | = | 23100,00 |
| Carport A2 | 66,000 * | 350,000 | = | 23100,00 |
| Wohnhaus B | 2701,000 * | 650,000 | = | 1755650,00 |
| Carport B1 | 66,000 * | 350,000 | = | 23100,00 |
| Carport B2 | 66,000 * | 350,000 | = | 23100,00 |
| Wohnhaus C | 2701,000 * | 650,000 | = | 1755650,00 |
| Carport C1 | 66,000 * | 350,000 | = | 23100,00 |
| Abst. C | 46,000 * | 350,000 | = | 16100,00 |
| Abst B/Carport C | 106,000 * | 350,000 | = | 37100,00 |
| Carport B | 76,000 * | 350,000 | = | 26600,00 |
| Carport/Müll A | 65,000 * | 350,000 | = | 22750,00 |
| Summe | | | | 5.485.000,00 |
| Besondere Bauteile | | | = | 39.300,00 |
| Kosten der Aussenanlage | | | = | 300.000,00 |
| Baunebenkosten | | | = | 150.000,00 |
| Summe | | | | 5.974.300,00 |