

**Dipl. Ing. Jan Marius Geller Architekt AKNW****Bismarckstr. 68a - 33330 Gütersloh****Tel 05241/5058636**

**Objekt:** Errichtung eines Wohnhauses, 11 WE und Tiefgarage  
Rietberger Str. 22+24, 33378 Rheda-Wiedenbrück  
Gemark.: Wiedenbrück; Flur: 3 ; Flurst.: 61, 1179m<sup>2</sup>

**Bauherr:** Bauherrengemeinschaft  
Heinrich Krähenhorst Hochbau GmbH  
sowie Alexander und Christian Henz  
Haselhorststr. 50  
33397 Rietberg

**1 Berechnung der bebauten Fläche**

	<i>Länge (m)</i>	<i>Breite (m)</i>		<i>Fläche (m<sup>2</sup>)</i>	
Wohnhaus	10,790 *	17,750 *	1,000 *	2,000	
	3,040 *	15,720 *	1,000 *	1,000 =	<b>430,83</b>
Rampe	6,225 *	8,465 *	1,000 *	1,000	
	-5,205 *	5,205 *	1,000 *	0,500	
	-0,685 *	3,065 *	1,000 *	0,500	
	4,100 *	13,535 *	1,000 *	1,000	
	3,500 *	3,250 *	1,000 *	1,000	
	4,470 *	0,920 *	0,500 *	1,000	
	0,605 *	2,690 *	0,500 *	1,000 =	<b>107,84</b>
TG ausserhalb Haus	1,300 *	12,310 *	1,000 *	1,000	
	24,620 *	5,220 *	1,000 *	1,000	
	1,900 *	14,125 *	1,000 *	1,000	
	0,720 *	5,855 *	1,000 *	1,000	
	-0,720 *	2,960 *	1,000 *	0,500 =	<b>174,51</b>
<b>Summe bebaute Fläche</b>					<b>713,18</b>
Carports	5,000 *	8,390 *	1,000 *	1,000	
	5,000 *	0,035 *	1,000 *	0,500 =	<b>42,04</b>

**2 Berechnung des umbauten Raumes nach DIN 277 (1987)**

	<i>Länge (m)</i>	<i>Breite (m)</i>	<i>Höhe (m)</i>	<i>Volumen (m<sup>3</sup>)</i>	
Kellergeschoß	24,620 *	10,660 *	3,300 *	1,000	
	-3,040 *	1,030 *	3,300 *	1,000	
	1,300 *	12,310 *	3,300 *	1,000	
	24,620 *	5,840 *	3,300 *	1,000	
	2,930 *	6,155 *	1,000 *	1,000	
	-0,540 *	3,055 *	1,000 *	0,500 =	<b>1400,25</b>
Rampe	8,130 *	8,270 *	3,300 *	1,000	
	-0,635 *	2,765 *	3,300 *	0,500	
	-5,205 *	5,205 *	3,300 *	0,500	
	4,100 *	13,535 *	3,300 *	1,000	
	4,100 *	0,920 *	3,300 *	1,000	
	0,605 *	2,895 *	3,300 *	1,000	
	3,500 *	3,000 *	0,300 *	0,500 =	<b>377,21</b>
Erdgeschoß	10,790 *	17,750 *	2,900 *	2,000	
	3,040 *	15,720 *	2,900 *	1,000 =	<b>1249,42</b>
Obergeschoß	10,790 *	17,750 *	2,920 *	2,000	
	3,040 *	15,720 *	2,920 *	1,000 =	<b>1258,03</b>

Dach	10,790 *	17,750 *	0,720 *	2,000	
	3,040 *	15,720 *	3,160 *	1,000	
	10,790 *	17,750 *	5,395 *	1,000	
	15,720 *	2,440 *	2,440 *	1,000	
	3,250 *	2,440 *	2,440 *	1,000 =	<b>2831,04</b>
<b>Summe</b>					<b>7115,95</b>
Carports	5,000 *	8,390 *	2,750 *	1,000	
	5,000 *	0,035 *	2,750 *	0,500 =	<b>115,60</b>

### 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>
<b><u>Erdgeschoss</u></b>				
<b><u>WE 1</u></b>				
Kochen/Wohnen	1,890 *	3,000 *	1,000	
	5,315 *	3,640 *	1,000 =	<b>25,02</b>
Schlafen	2,900 *	4,615 *	1,000 =	<b>13,38</b>
Bad	2,190 *	2,820 *	1,000 =	<b>6,18</b>
Abst.	1,370 *	0,500 *	1,000 =	<b>0,69</b>
Diele	1,200 *	1,760 *	1,000	
	2,730 *	1,880 *	1,000	
	1,515 *	1,235 *	1,000 =	<b>9,12</b>
Freisitz	2,400 *	3,000 *	0,500	
	-0,350 *	0,350 *	0,500 =	<b>3,54</b>
<b>Summe WE 1 EG</b>				<b>57,92</b>
<b><u>WE 2 EG</u></b>				
Kochen/Wohnen	2,070 *	3,750 *	1,000	
	5,315 *	3,530 *	1,000	
	-1,745 *	0,135 *	1,000 =	<b>26,29</b>
Diele	4,245 *	1,715 *	1,000	
	1,200 *	4,100 *	1,000	
	0,400 *	2,060 *	1,000 =	<b>13,02</b>
Abst.	1,235 *	1,915 *	1,000 =	<b>2,37</b>
WC	1,120 *	1,915 *	1,000 =	<b>2,14</b>
Bad	2,245 *	3,705 *	1,000	
	-0,500 *	0,250 *	1,000 =	<b>8,19</b>
Schlafen	2,900 *	5,745 *	1,000 =	<b>16,66</b>
Kind	5,315 *	2,280 *	1,000 =	<b>12,12</b>
Freisitz	2,200 *	3,750 *	0,500	
	-0,350 *	0,350 *	0,500 =	<b>4,06</b>
<b>Summe WE 2 EG</b>				<b>84,86</b>

**WE 3 EG**

Kochen/Wohnen	2,360 *	3,750 *	1,000		
	5,790 *	3,180 *	1,000		
	-1,230 *	0,135 *	1,000		
	1,000 *	1,510 *	1,000	=	28,61
Diele	1,250 *	3,325 *	1,000		
	1,810 *	1,820 *	1,000		
	2,270 *	1,390 *	1,000	=	10,61
Abst.	1,125 *	1,510 *	1,000	=	1,70
Bad	2,430 *	3,705 *	1,000		
	-0,500 *	0,250 *	1,000	=	8,88
Schlafen	2,900 *	4,590 *	1,000		
	0,865 *	1,705 *	1,000	=	14,79
Kind	2,425 *	3,705 *	1,000		
	0,615 *	2,705 *	1,000	=	10,65
Freisitz	2,200 *	3,750 *	0,500		
	-0,350 *	0,350 *	0,500	=	4,06
<b>Summe WE 3 EG</b>					<b>79,29</b>

**WE 4 EG**

Kochen/Wohnen	1,890 *	3,400 *	1,000		
	5,315 *	3,645 *	1,000		
	1,120 *	0,125 *	1,000	=	25,94
Schlafen	2,900 *	5,020 *	1,000	=	14,56
Bad	2,290 *	3,095 *	1,000	=	7,09
Kind	5,315 *	2,220 *	1,000	=	11,80
Abst.	2,385 *	1,090 *	1,000	=	2,60
HWR	1,900 *	1,480 *	1,000	=	2,81
Diele	1,200 *	4,900 *	1,000		
	0,250 *	3,010 *	1,000		
	2,795 *	1,350 *	1,000		
	1,715 *	0,535 *	1,000	=	11,32
Freisitz	2,300 *	3,400 *	0,500		
	-0,350 *	0,350 *	0,500	=	3,85
<b>Summe WE 4 EG</b>					<b>79,97</b>

**WE 5 OG***wie WE 1***57,92****WE 6 EG**

Kochen/Wohnen	2,070 *	3,750 *	1,000		
	5,315 *	3,530 *	1,000		
	-1,745 *	0,135 *	1,000	=	26,29
Diele	4,245 *	1,715 *	1,000		
	1,200 *	4,100 *	1,000		
	0,400 *	2,060 *	1,000	=	13,02
Abst.	2,500 *	1,915 *	1,000	=	4,79
Bad	2,245 *	3,705 *	1,000		
	-0,500 *	0,250 *	1,000	=	8,19
Schlafen	2,900 *	5,745 *	1,000	=	16,66
Kind	5,315 *	2,280 *	1,000	=	12,12
Freisitz	2,200 *	3,750 *	0,500		
	-0,350 *	0,350 *	0,500	=	4,06
<b>Summe WE 6 EG</b>					<b>85,14</b>

**WE 7 OG***wie WE 3***79,29****WE 8 OG***wie WE 4***79,97**

**WE 9 DG**

Kochen/Wohnen	2,900 *	3,410 *	1,000		
	9,740 *	4,400 *	1,000		
	-0,250 *	1,000 *	1,000		
	-1,000 *	1,000 *	0,500		
	-0,250 *	1,735 *	1,000		
	-1,000 *	1,735 *	0,500	=	<b>50,69</b>
Diele	1,945 *	4,015 *	1,000		
	3,300 *	1,840 *	1,000	=	<b>13,88</b>
Abst.	1,780 *	1,995 *	1,000	=	<b>3,55</b>
WC	1,230 *	1,995 *	1,000	=	<b>2,45</b>
Kind	4,315 *	4,015 *	1,000		
	-0,250 *	1,380 *	1,000		
	-1,000 *	1,380 *	0,500	=	<b>16,29</b>
Schlafen/Ankl./Bad	9,740 *	4,515 *	1,000		
	-0,250 *	4,515 *	1,000		
	-1,000 *	4,515 *	0,500		
	-0,250 *	1,030 *	1,000		
	-1,000 *	1,030 *	0,500		
	-0,280 *	1,395 *	2,000		
	-0,145 *	1,625 *	1,000		
	-0,145 *	0,900 *	1,000		
	-1,260 *	0,145 *	1,000	=	<b>38,49</b>
Loggia	3,760 *	3,410 *	0,500	=	<b>6,41</b>
Abst. Loggia	2,570 *	3,150 *	0,500		
	-0,250 *	3,150 *	0,500		
	-1,000 *	3,150 *	0,250	=	<b>2,87</b>
<b>Summe WE 9 OG</b>					<b>134,63</b>

**WE 10 DG**

Kochen/Wohnen	2,360 *	3,750 *	1,000		
	4,260 *	3,180 *	1,000		
	2,375 *	2,850 *	1,000		
	0,050 *	0,795 *	0,500		
	-1,000 *	1,495 *	0,500	=	<b>28,44</b>
Diele	2,350 *	2,110 *	1,000		
	1,835 *	3,480 *	1,000	=	<b>11,34</b>
Abst.	1,080 *	1,225 *	1,000		
	1,125 *	0,595 *	1,000	=	<b>1,99</b>
Schlafen	3,550 *	3,900 *	1,000	=	<b>13,85</b>
Arbeiten	2,300 *	2,900 *	1,000		
	0,890 *	1,525 *	1,000		
	1,305 *	1,000 *	1,000		
	-1,000 *	1,000 *	0,500		
	-0,250 *	1,000 *	1,000	=	<b>8,58</b>
Bad	1,630 *	4,590 *	1,000		
	0,890 *	1,230 *	1,000		
	0,325 *	1,660 *	1,000	=	<b>9,12</b>
Loggia	2,200 *	3,490 *	0,500	=	<b>3,84</b>
<b>Summe WE 10 DG</b>					<b>77,16</b>

**WE 11 DG**

Kochen/Wohnen	1,890 *	3,275 *	1,000		
	5,015 *	3,645 *	1,000		
	3,015 *	0,125 *	1,000		
	0,050 *	2,345 *	0,500		
	-0,950 *	2,645 *	0,500	=	<b>23,65</b>
Abst.	2,385 *	1,090 *	1,000	=	<b>2,60</b>
HWR	2,650 *	1,480 *	1,000	=	<b>3,92</b>
Diele	1,200 *	4,900 *	1,000		
	0,250 *	3,010 *	1,000		
	2,795 *	1,350 *	1,000		
	1,715 *	0,535 *	1,000	=	<b>11,32</b>
Kind	5,015 *	2,220 *	1,000		
	-0,950 *	1,250 *	0,500		
	0,050 *	0,920 *	0,500	=	<b>10,56</b>
Bad	2,290 *	3,095 *	1,000	=	<b>7,09</b>
Schlafen	2,900 *	5,020 *	1,000		
	-0,250 *	1,030 *	1,000		
	-1,000 *	1,030 *	0,500	=	<b>13,79</b>
Loggia	2,300 *	3,140 *	0,500	=	<b>3,61</b>
<b>Summe WE 11 DG</b>					<b>76,54</b>

**Zusammenstellung**

<b>WE 1</b>					<b>57,92</b>
<b>WE 2</b>					<b>84,86</b>
<b>WE 3</b>					<b>79,29</b>
<b>WE 4</b>					<b>79,97</b>
<b>WE 5</b>					<b>57,92</b>
<b>WE 6</b>					<b>85,14</b>
<b>WE 7</b>					<b>79,29</b>
<b>WE 8</b>					<b>79,97</b>
<b>WE 9</b>					<b>134,63</b>
<b>WE 10</b>					<b>77,16</b>
<b>WE 11</b>					<b>76,54</b>
<b><u>Summe</u></b>					<b><u>892,66</u></b>

**3a Miteigentumsanteile**

<b>WE 1</b>	57,915	<b>0,06488</b>	=	<b>649/10000</b>
<b>WE 2</b>	84,858	<b>0,09506</b>	=	<b>951/10000</b>
<b>WE 3</b>	79,287	<b>0,08882</b>	=	<b>888/10000</b>
<b>WE 4</b>	79,968	<b>0,08958</b>	=	<b>896/10000</b>
<b>WE 5</b>	57,915	<b>0,06488</b>	=	<b>649/10000</b>
<b>WE 6</b>	85,136	<b>0,09537</b>	=	<b>954/10000</b>
<b>WE 7</b>	79,287	<b>0,08882</b>	=	<b>888/10000</b>
<b>WE 8</b>	79,968	<b>0,08958</b>	=	<b>896/10000</b>
<b>WE 9</b>	134,634	<b>0,15082</b>	=	<b>1508/10000</b>
<b>WE 10</b>	77,157	<b>0,08643</b>	=	<b>864/10000</b>
<b>WE 11</b>	76,540	<b>0,08574</b>	=	<b>857/10000</b>
<b>Summe</b>	892,664	1,000		<b>1000/10000</b>

<b>4</b>	<b>Nutzfläche</b>		
----------	-------------------	--	--

	<i>Länge (m)</i>	<i>Breite (m)</i>	<i>Fläche (m²)</i>		
<b>Keller</b>					
Flur 1	2,320 *	1,230 *	1,000		
	4,710 *	1,735 *	1,000		
	1,230 *	1,475 *	1,000	=	<b>12,84</b>
Abst.	2,755 *	2,895 *	1,000		
	-0,325 *	0,325 *	0,500	=	<b>7,92</b>
Keller WE 2	4,010 *	2,760 *	1,000		
	1,060 *	0,865 *	1,000	=	<b>11,98</b>
Keller WE 10	2,185 *	3,625 *	1,000	=	<b>7,92</b>
Keller WE 9-A	1,660 *	3,510 *	1,000	=	<b>5,83</b>
Keller WE 9-B	1,830 *	3,510 *	1,000	=	<b>6,42</b>
Keller WE 5	1,840 *	3,225 *	1,000	=	<b>5,93</b>
Keller WE 6	5,195 *	2,420 *	1,000		
	0,540 *	2,420 *	0,500	=	<b>13,23</b>
Keller WE 1	2,260 *	1,920 *	1,000	=	<b>4,34</b>
Flur 2	2,905 *	1,530 *	1,000		
	5,275 *	1,260 *	1,000	=	<b>11,09</b>
WA/TR	4,505 *	2,995 *	1,000		
	2,220 *	2,995 *	1,000		
	6,900 *	2,105 *	1,000	=	<b>34,67</b>
Keller WE 4	2,000 *	3,595 *	1,000	=	<b>7,19</b>
Heizung	2,905 *	4,945 *	1,000	=	<b>14,37</b>
Technik	1,385 *	1,070 *	1,000	=	<b>1,48</b>
Keller WE 7	2,000 *	3,595 *	1,000	=	<b>7,19</b>
Keller WE 3	1,685 *	3,595 *	1,000		
	1,685 *	1,260 *	1,000	=	<b>8,18</b>
Keller WE 8	2,000 *	3,595 *	1,000	=	<b>7,19</b>
Keller WE 11	2,000 *	3,595 *	1,000	=	<b>7,19</b>
<b>Summe KG</b>					<b>174,96</b>
Tiefgarage	25,320 *	11,710 *	1,000		
	-2,500 *	0,500 *	1,000		
	6,190 *	5,000 *	1,000		
	-0,300 *	0,600 *	4,000		
	-6,685 *	5,600 *	1,000	=	<b>288,04</b>
<b>Abst./Müll</b>	6,510 *	5,425 *	1,000	=	<b>35,32</b>
Carport Q	5,000 *	2,800 *	1,000	=	<b>14,00</b>
Carport R	5,000 *	2,800 *	1,000	=	<b>14,00</b>
Carport S	5,000 *	2,800 *	1,000	=	<b>14,00</b>