

GESAMTFLÄCHE: 112 ha

WOHNGBIETE: 58.5 ha

DIENSTLEISTUNG: 6 ha

GEWERBE: 5.2 ha

EINKAUFSZENTRUM: 9.8 ha

P+R-ANLAGE: 3.1 ha



städtebaulicher entwurf

# b5.2



WOHNEINHEITEN:  
insgesamt  
~2850 WE

davon in:

REIHENHAUSZEILEN:  
~1600 WE

ZEILENKÖPFEN:  
~500 WE

GESCHOSSBAUTEN:  
~350 WE

HOCHHÄUSERN:  
~400 WE

EINWOHNER:  
~8500

WOHNDICHTE:  
~145 EW/ha

1 : 7500



VS-3

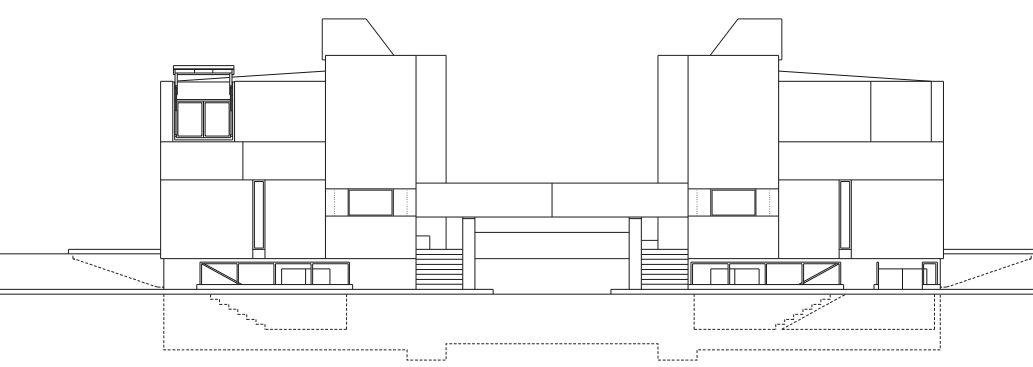
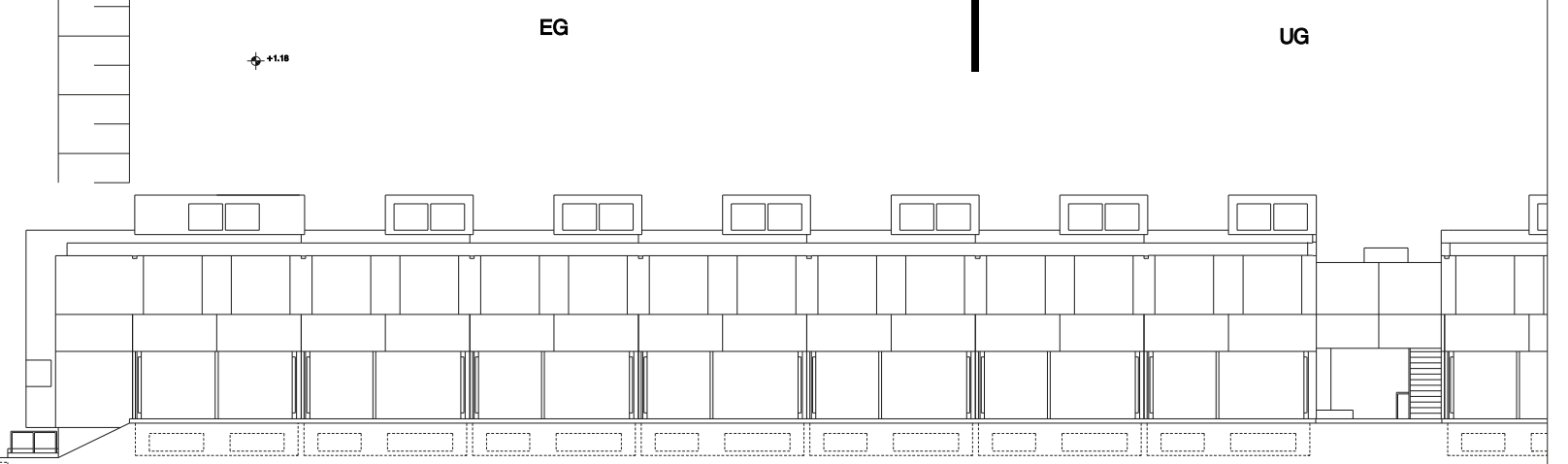
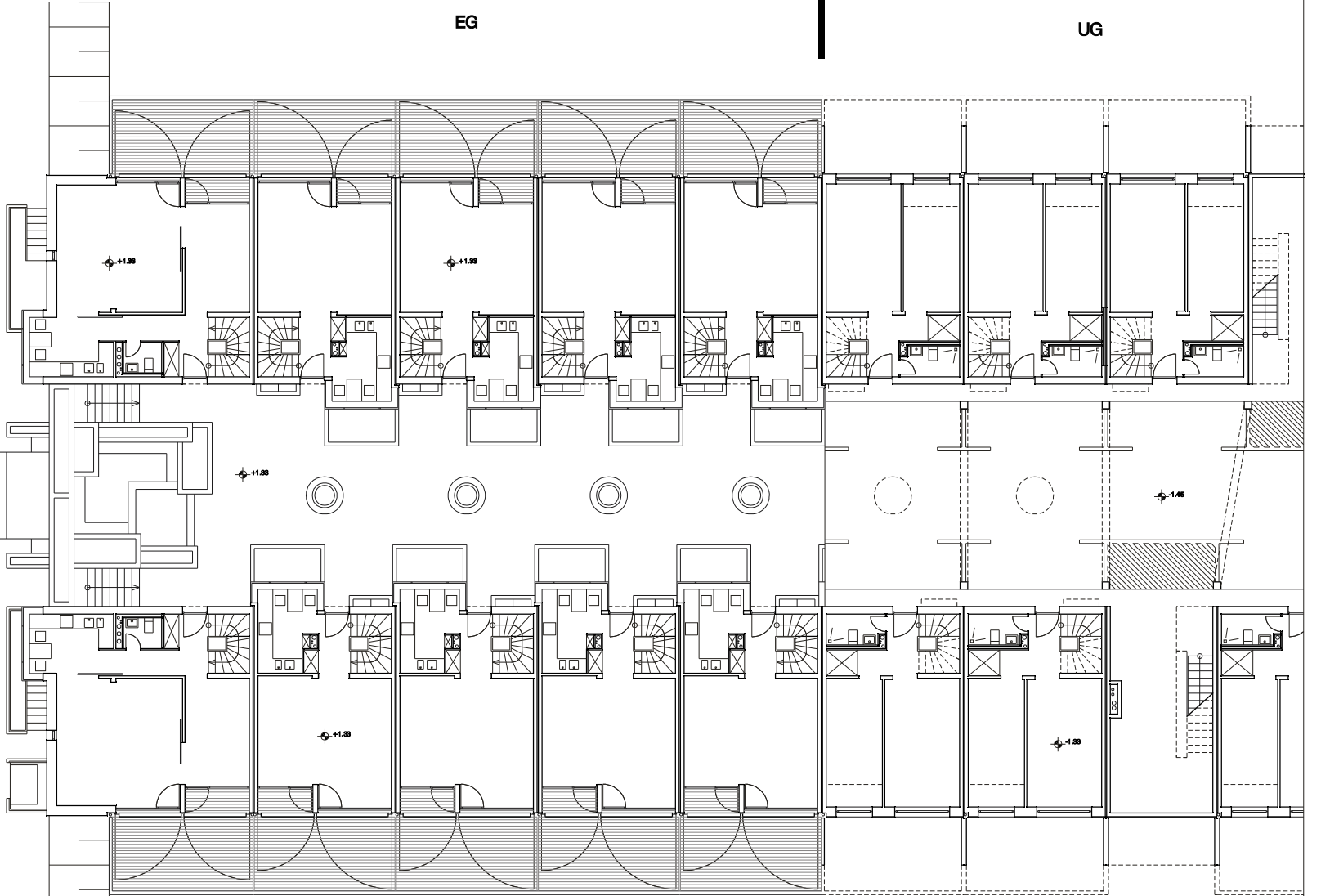
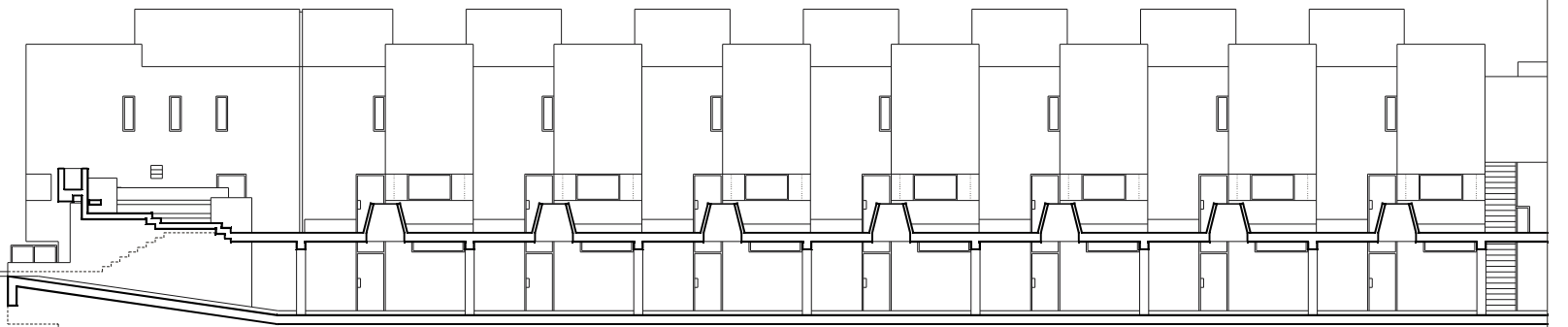
VS-1

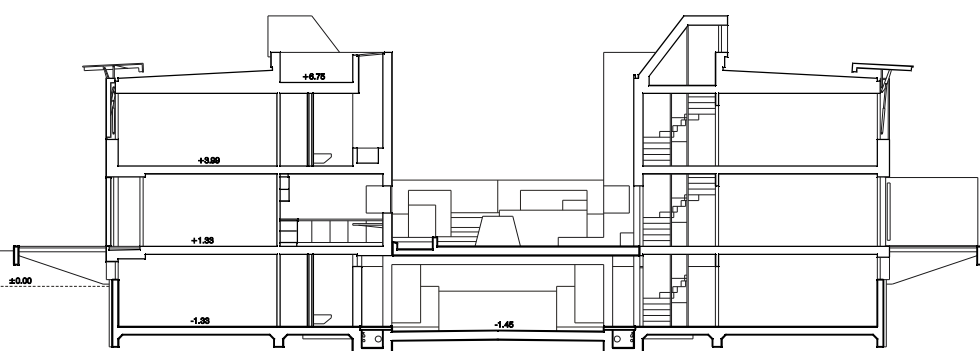
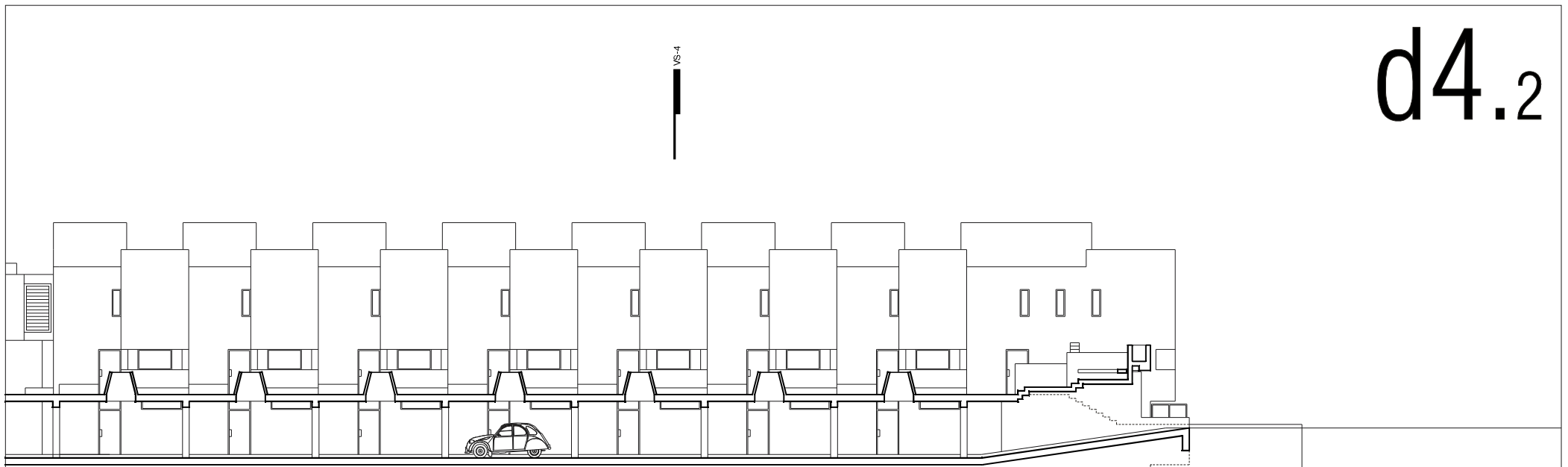
VS-1

VS-2

VS-2

VS-3

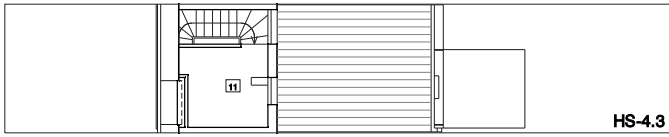




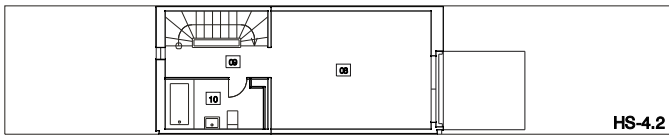
DECK4 Wohnanlage  
28 WE zu 84 qm Wohn- / 114 qm Nutzfläche  
4 WE zu 111 qm Wohn- / 135 qm Nutzfläche  
Grundstücksbreite min. 43.2 m  
Grundstücksfläche min. 4515 qm  
(bei GRZ 0.6)

VS-4

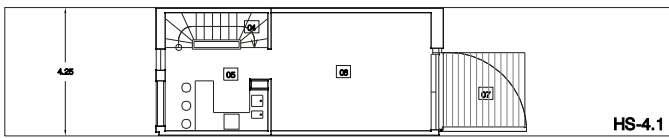
1 : 250



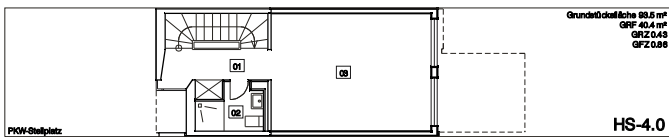
— VB-4.2  
— VB-4.1



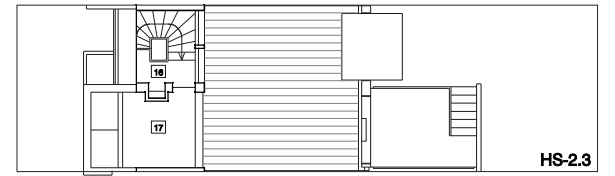
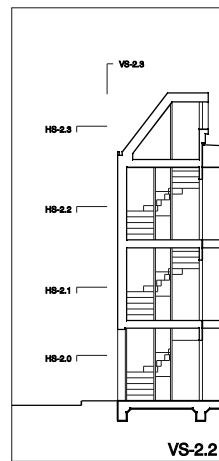
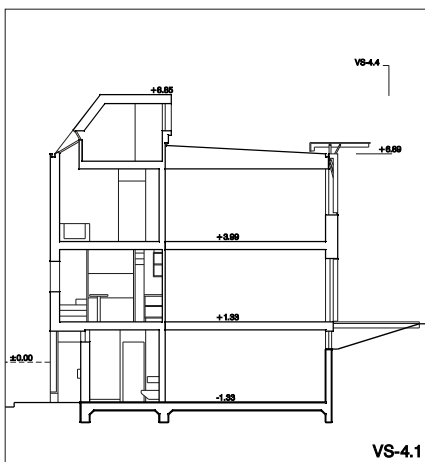
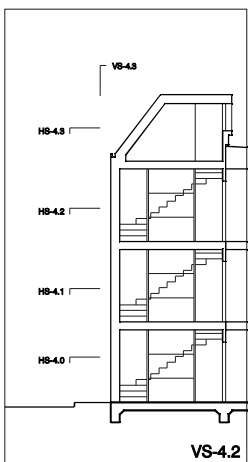
— VB-4.2  
— VB-4.1



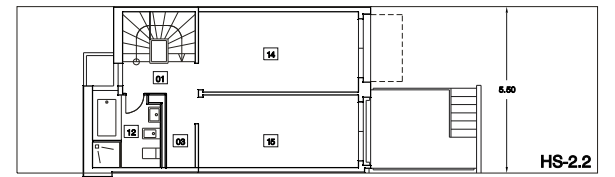
— VB-4.2  
— VB-4.1



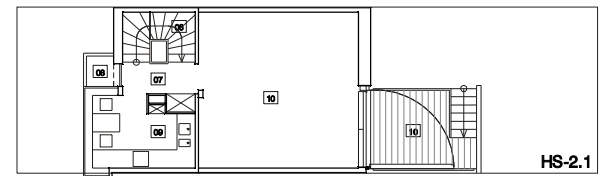
— VB-4.2  
— VB-4.1



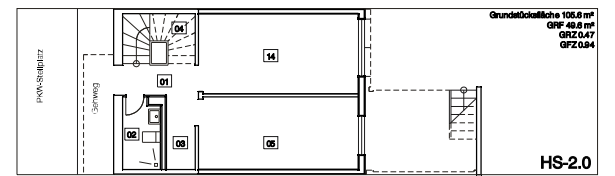
— VB-2.2  
— VB-2.1



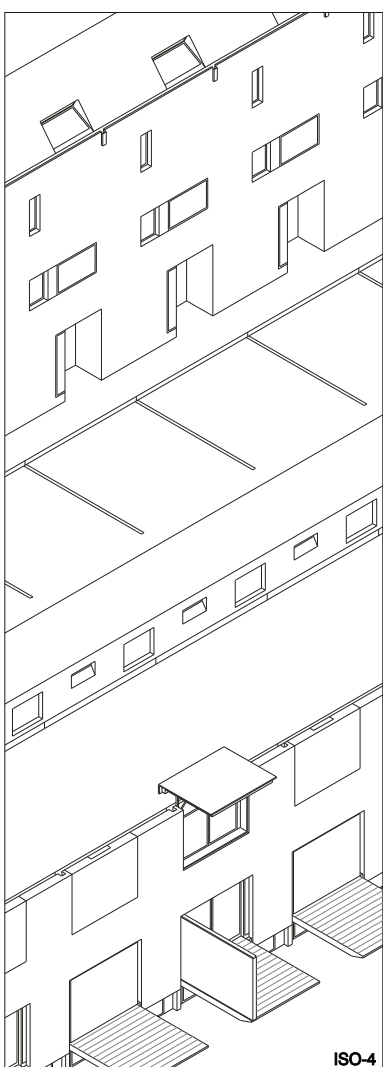
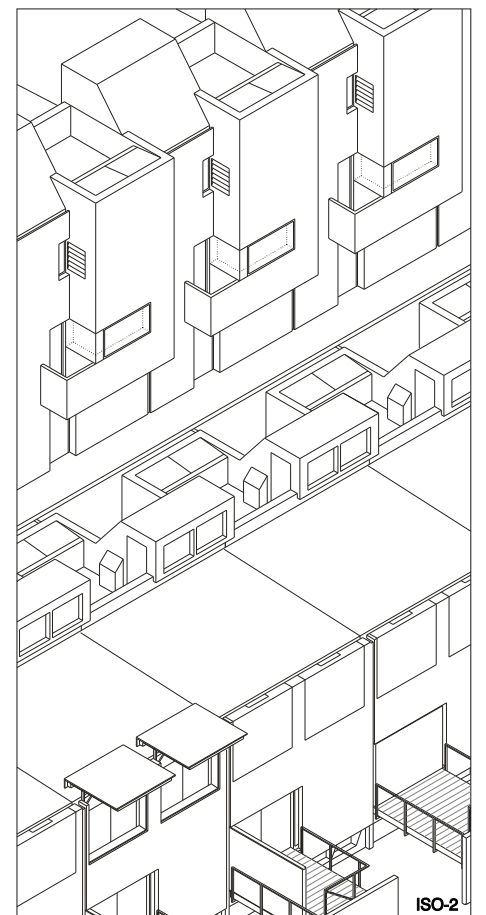
— VB-2.2  
— VB-2.1



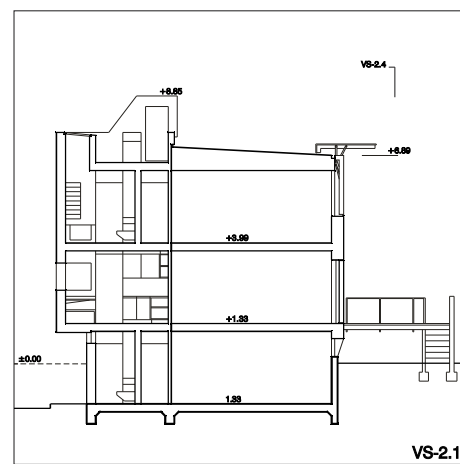
— VB-2.2  
— VB-2.1



— VB-2.2  
— VB-2.1

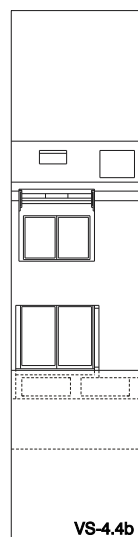
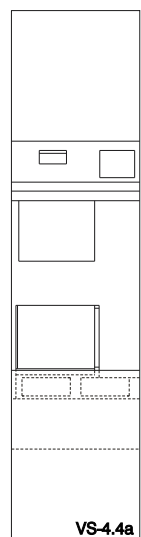
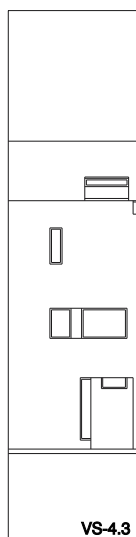


FLÄCHEN			
	GF	HL	WL
01 FLURVARDROBE	4.30	4.30	4.30
02 DUSCHBAD	2.98	2.98	2.98
03 KELLER	20.87	20.87	
04 TREPPENRAUM	4.08		
05 KÜCHENSPLATZ	8.97	8.97	8.97
06 WOHNRAUM	20.87	20.87	20.87
07 TERRASSE	7.02		
08 WOHNRAUM	20.87	20.87	20.87
09 BAD	5.23	5.23	5.23
10 FLUR	5.40	5.40	5.40
11 HAUTECHNIK	5.83	5.83	
<b>SUMME</b>	<b>82.75</b>	<b>82.25</b>	

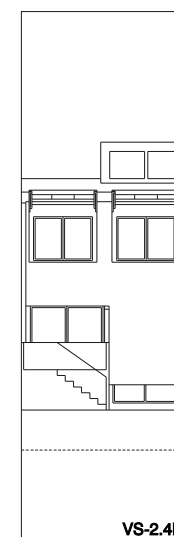
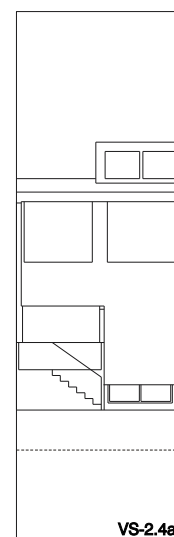
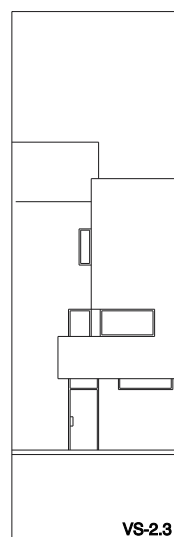


VS-2.1

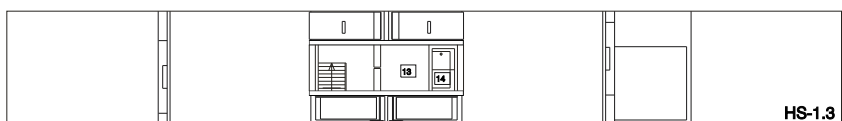
FLÄCHEN			
	GF	HL	WL
01 FLUR	3.90	2	6.70
02 DUSCHBAD	2.98	1	2.98
03 KAMMER	1.28	2	2.78
04 HAUSANSCHLUSS	1.83	1	
05 KELLER	12.72	1	12.72
06 TREPPENRAUM	4.08	1	
07 FLURVARDROBE	2.87	1	2.87
08 BALCON	1.01	1	1.01
09 KÜCHENSPLATZ	7.98	1	7.98
10 WOHNRAUM	27.90	1	27.90
11 TERRASSE	7.90	1	
12 BAD	5.23	1	5.23
13 FLUR	2.40	1	2.40
14 WOHNRAUM	14.05	2	28.10
15 WOHNRAUM	12.72	1	12.72
16 HAUTECHNIK	1.10	1	1.10
17 DACHTERRASSE	8.78	1	8.78
<b>SUMME</b>	<b>119.80</b>	<b>96.40</b>	



**akg-4**  
1 : 250

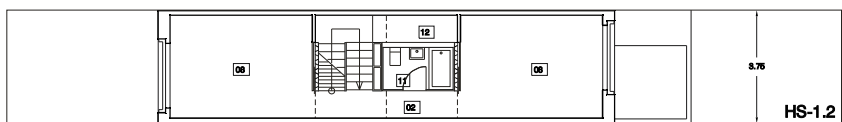


**akg-2**  
1 : 250



HS-1.3

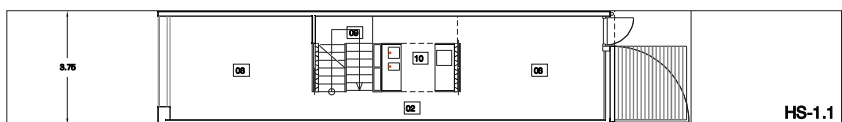
VB-1.1



HS-1.2

VB-2.1

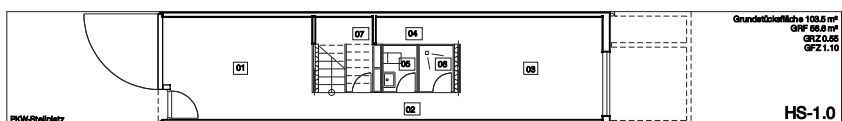
VB-1.1



HS-1.1

VB-2.1

VB-1.1



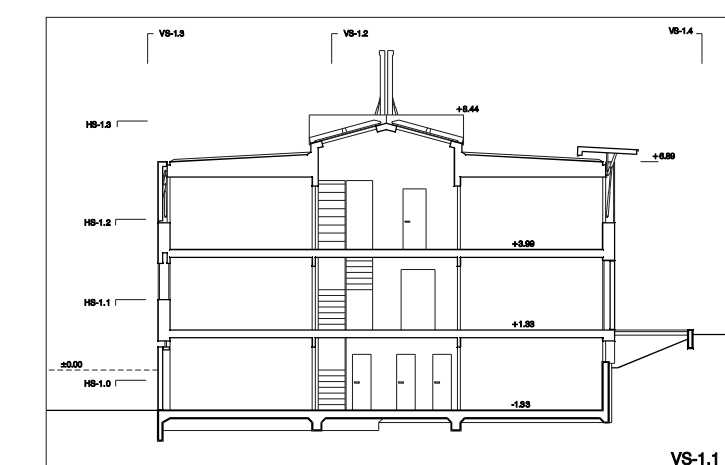
HS-1.0

VB-2.1

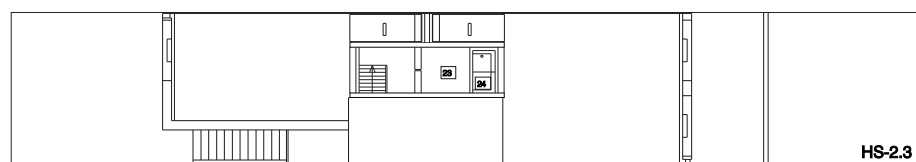
VB-1.1

Grundrissfläche 103,6 m<sup>2</sup>  
GF 89,8 m<sup>2</sup>  
GFZ 0,96  
GFZ 1,10

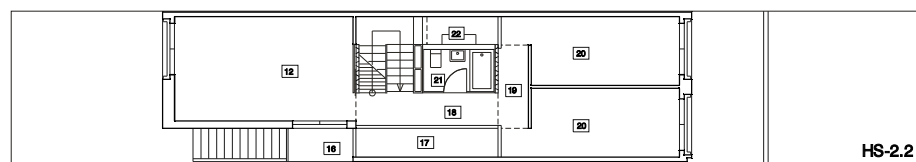
15,10



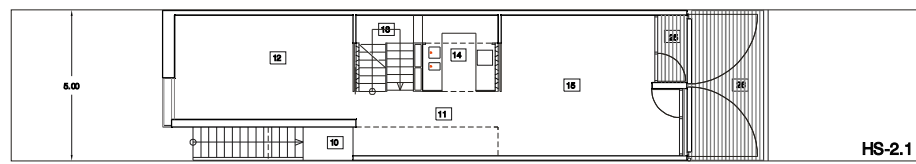
VS-1.1



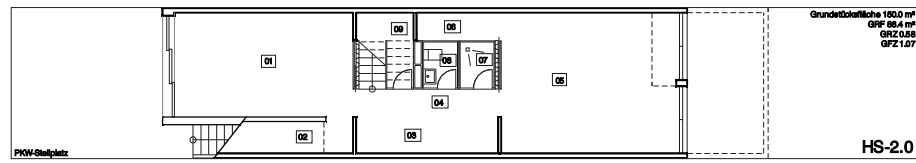
HS-2.3



HS-2.2



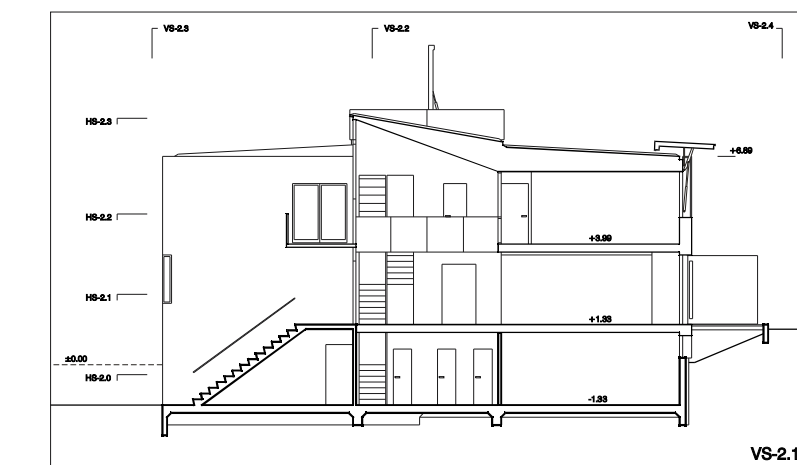
HS-2.1



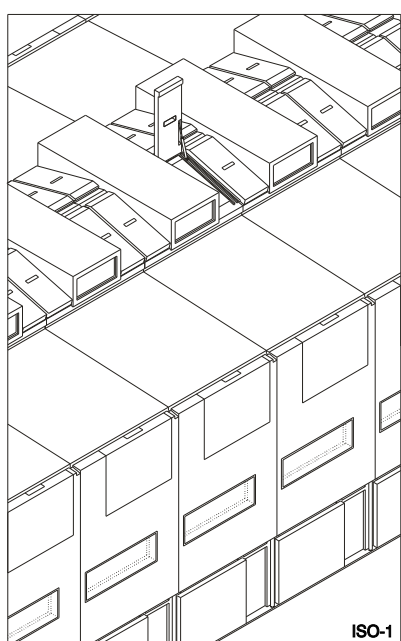
HS-2.0

Grundrissfläche 180,0 m<sup>2</sup>  
GF 88,4 m<sup>2</sup>  
GFZ 0,88  
GFZ 1,07

17,80



VS-2.1



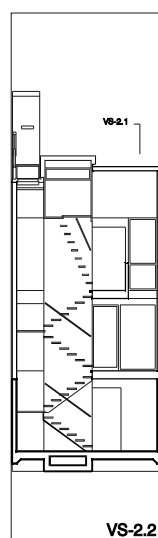
ISO-1

### FLÄCHEN

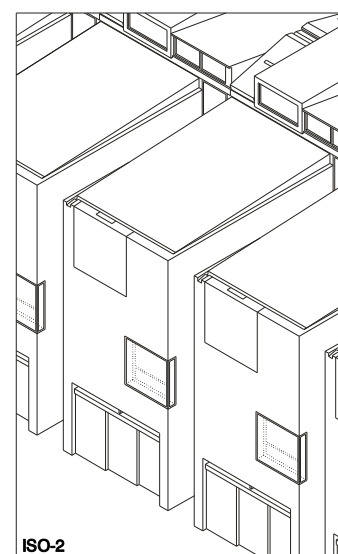
	IT <sup>2</sup>	NFL	WFL
01 MEHRZWECKRAUM/GARAGE	16,88	1	16,88
02 FLUR	4,23	3	12,69
03 KELLER	16,88	1	16,88
04 KAMMERWASCHMASCHINE	2,43	1	2,43
05 WC	1,70	1	1,70
06 DUSCHE	1,70	1	1,70
07 HAUSANSCHLUSS	0,82	1	0,82
08 WOHNRAUM	16,88	4	67,52
09 TREPPENRAUM	4,80	1	4,80
10 KÜCHE	6,80	1	6,80
11 BAD	3,25	1	3,25
12 LUFTRAIM	2,88	1	2,88
13 HAUSTECHNIK	4,72	1	4,72
14 LUFTRAIM	1,04	1	1,04
<b>SUMME</b>			<b>128,27</b>

### FLÄCHEN

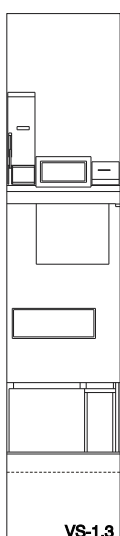
	IT <sup>2</sup>	NFL	WFL
01 MEHRZWECKRAUM/GARAGE	20,38	1	20,38
02 ABSTELLRAUM	3,08	1	3,08
03 KAMMERWASCHMASCHINE	2,80	1	2,80
04 WC	1,70	1	1,70
05 DUSCHE	1,70	1	1,70
06 HAUSANSCHLUSS	0,82	1	0,82
07 FREITREPPPE	6,82	1	6,82
08 DIELE	10,30	1	10,30
09 WOHNRAUM	20,38	2	40,72
10 TREPPENRAUM	4,64	1	4,64
11 KÜCHE	6,80	1	6,80
12 WOHNRAUM	20,43	1	20,43
13 BALCON	2,97	1	2,97
14 LUFTRAIM	4,47	1	4,47
15 GALERIE	6,06	1	6,06
16 FLUR	2,88	1	2,88
17 WOHNRAUM	12,10	2	24,20
18 BAD	3,25	1	3,25
19 LUFTRAIM	2,88	1	2,88
20 HAUSTECHNIK	4,72	1	4,72
21 LUFTRAIM	1,04	1	1,04
22 LOGGIA	2,14	1	2,14
23 TERRASSE	13,43	1	13,43
<b>SUMME</b>			<b>193,57</b>



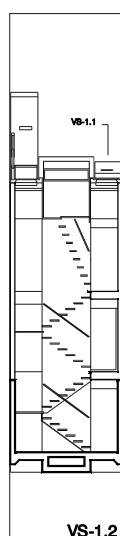
VS-2.2



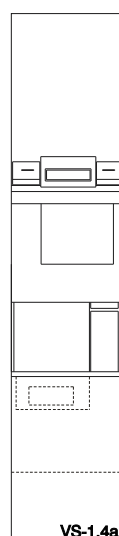
ISO-2



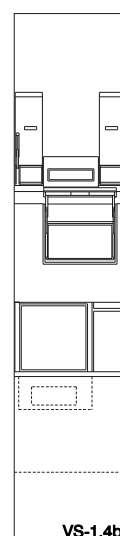
VS-1.3



VS-1.2

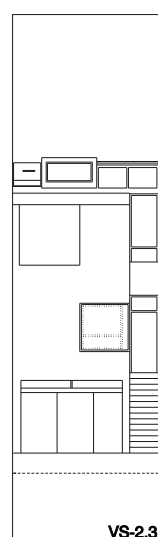


VS-1.4a

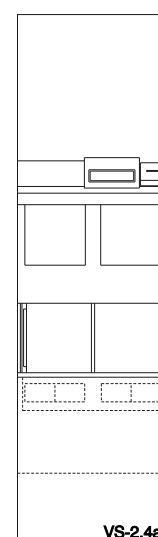


VS-1.4b

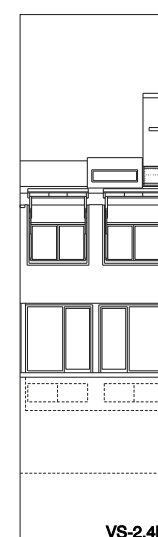
ikg-1  
1 : 250



VS-2.3

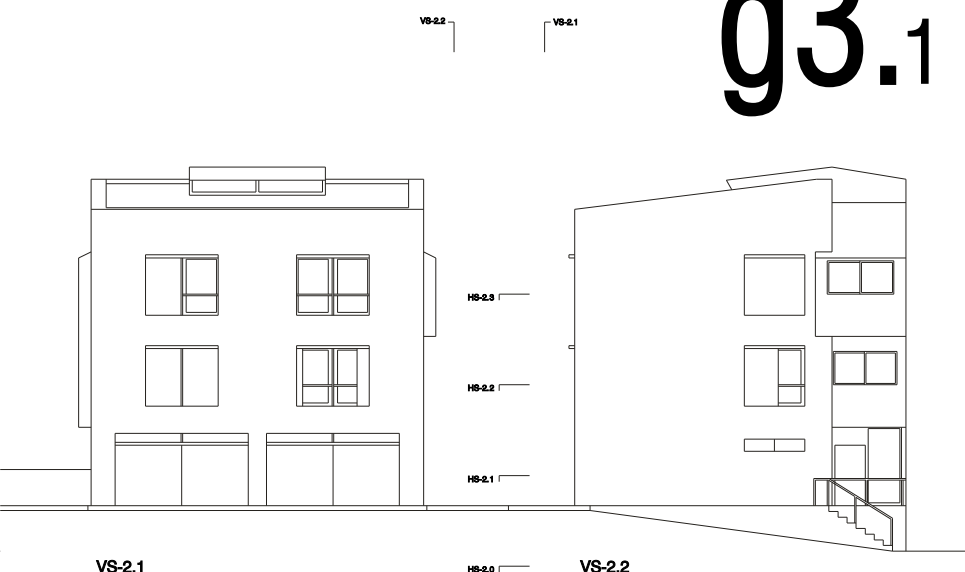


VS-2.4a



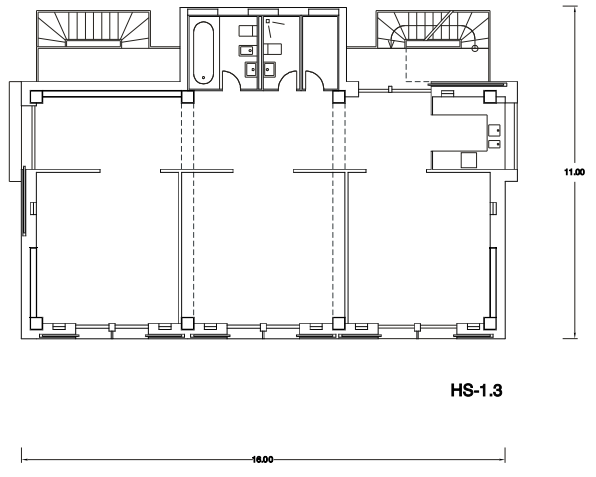
VS-2.4b

ikg-2  
1 : 250

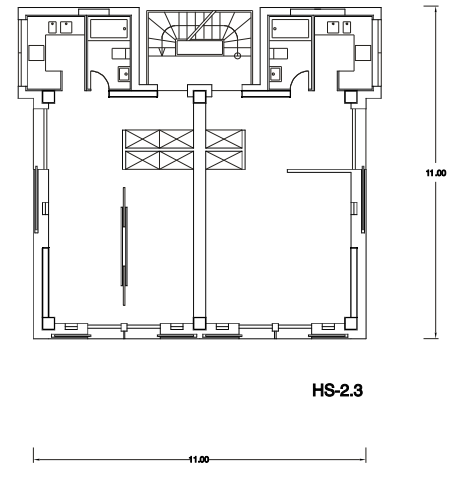


VS-1.1      HB-1.0      VS-1.2

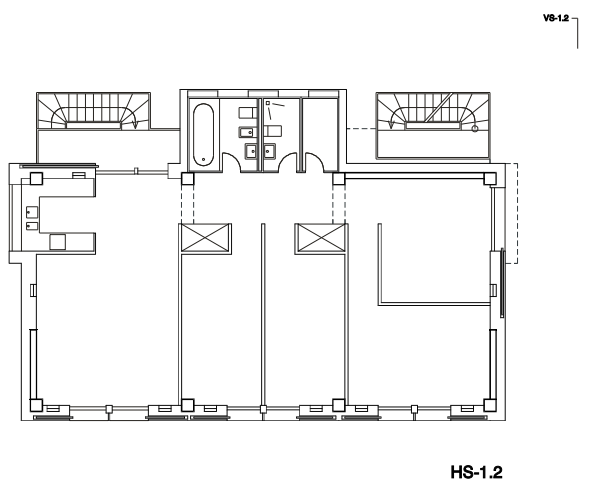
VS-2.1      HB-2.0      VS-2.2



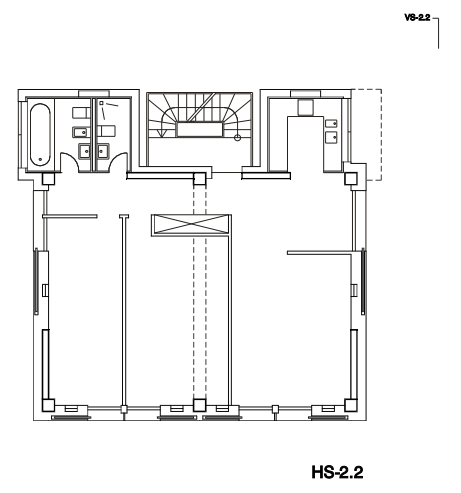
HS-1.3



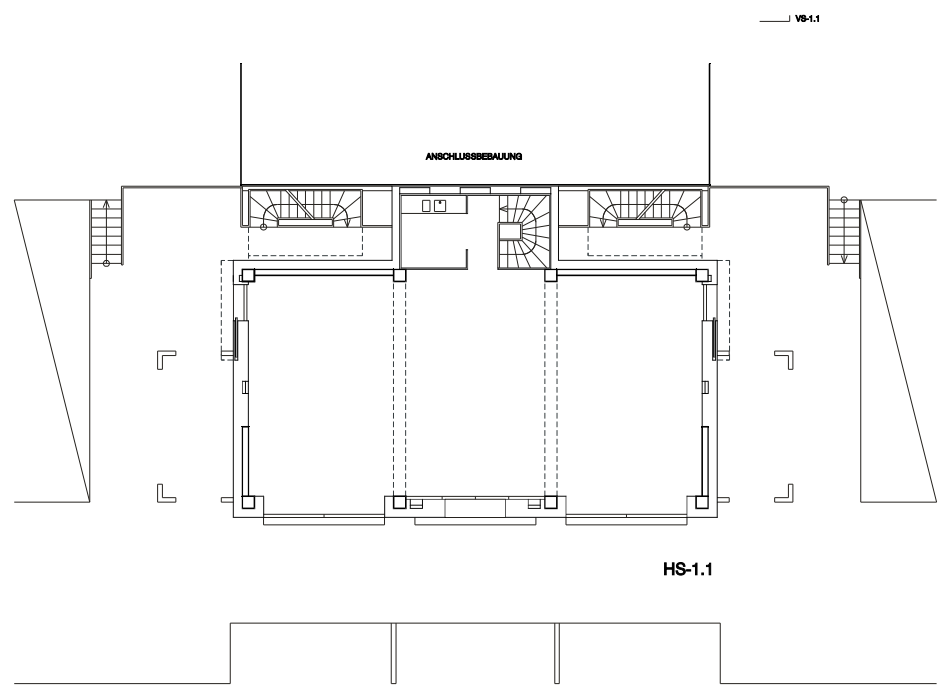
HS-2.3



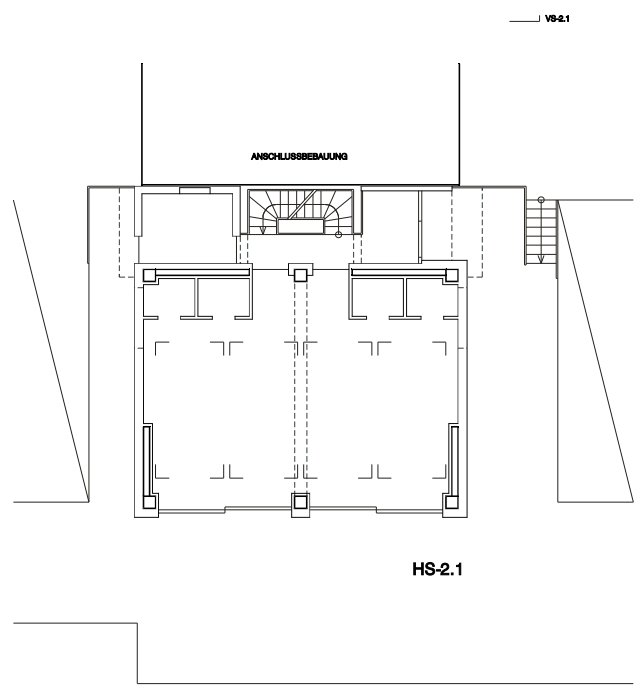
HS-1.2



HS-2.2

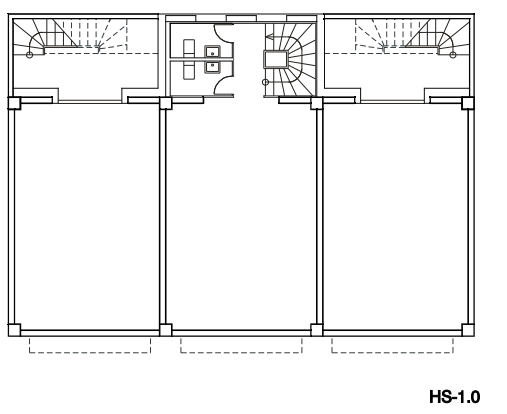


HS-1.1



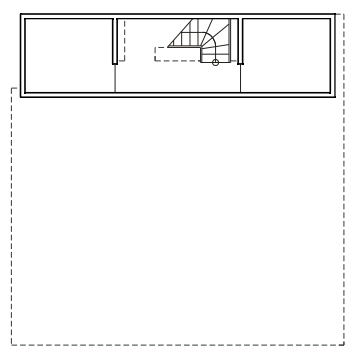
HS-2.1

mfg-1  
1 : 250



HS-1.0

mfg-2  
1 : 250



HS-2.0

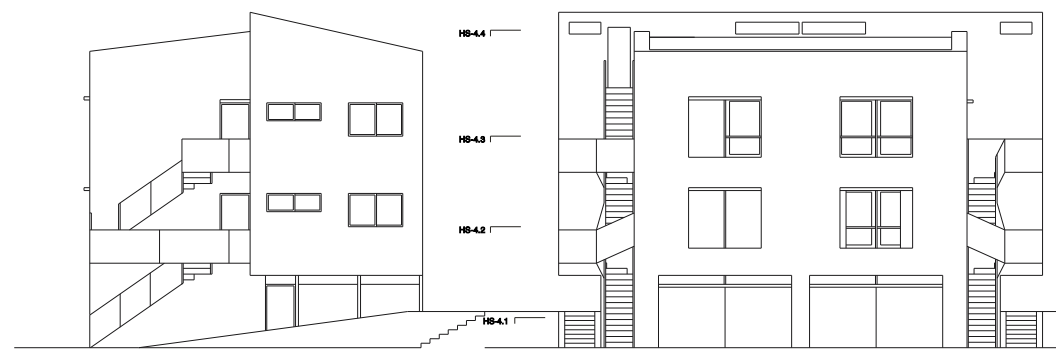
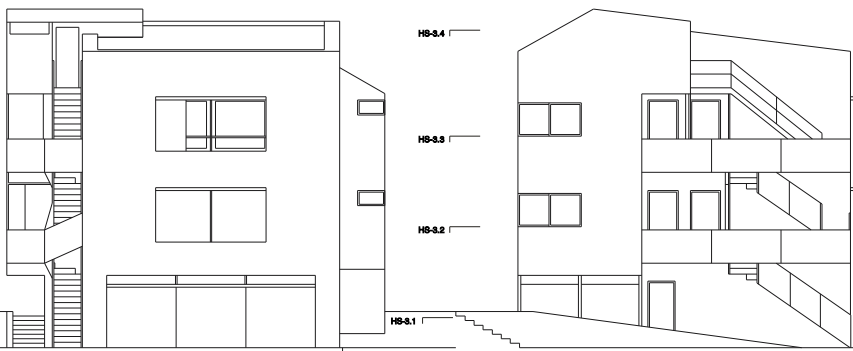


VB-3.2

VB-3.1

VB-4.1

VB-4.2



VS-3.1

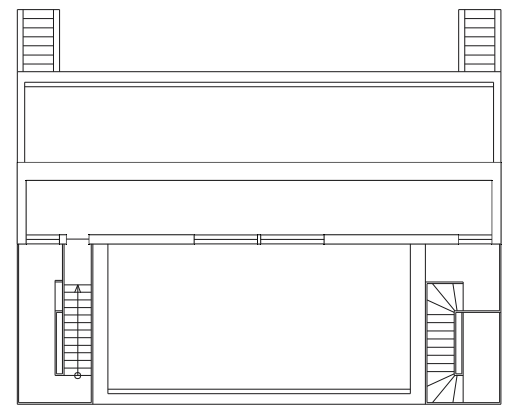
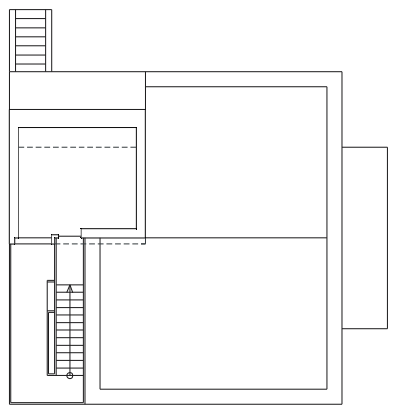
VS-3.2

VS-4.2

VS-4.1

VB-3.2

VB-4.2

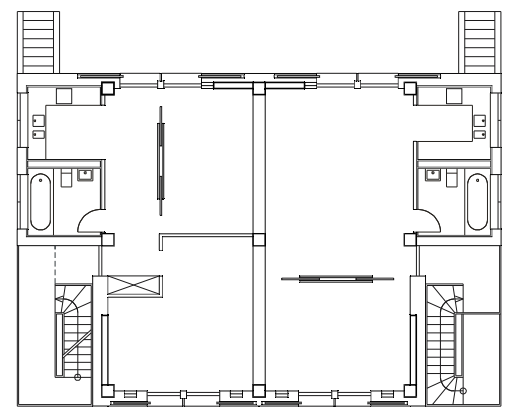
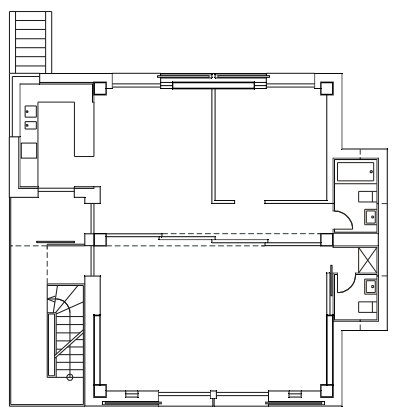


HS-3.4

HS-4.4

12.00

18.00

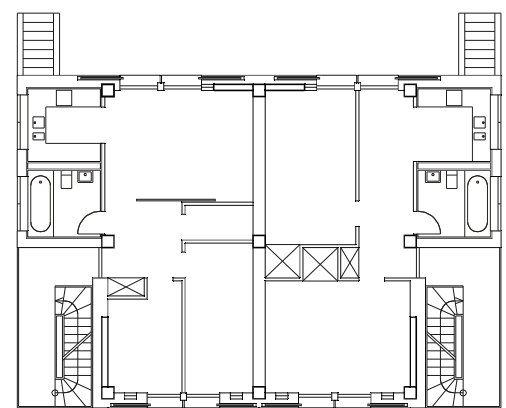
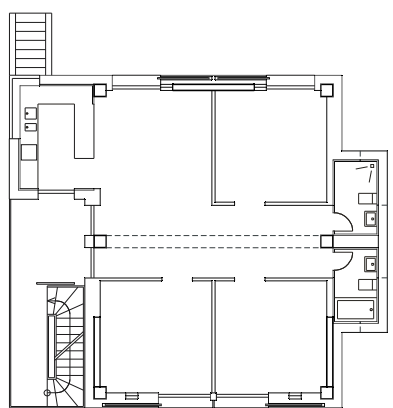


HS-3.3

HS-4.3

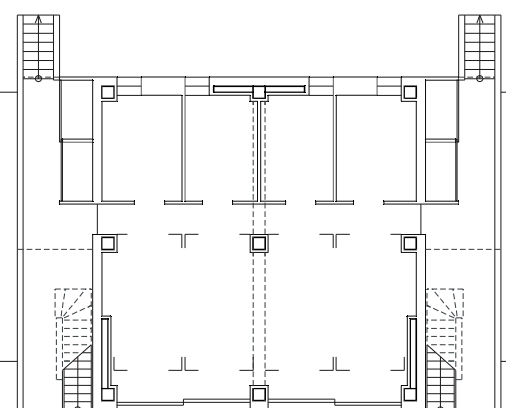
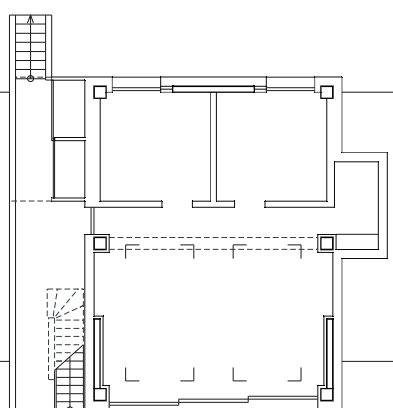
8.00

18.00



HS-3.2

HS-4.2



HS-3.1

HS-4.1

mfg-3  
1 : 250

mfg-4  
1 : 250