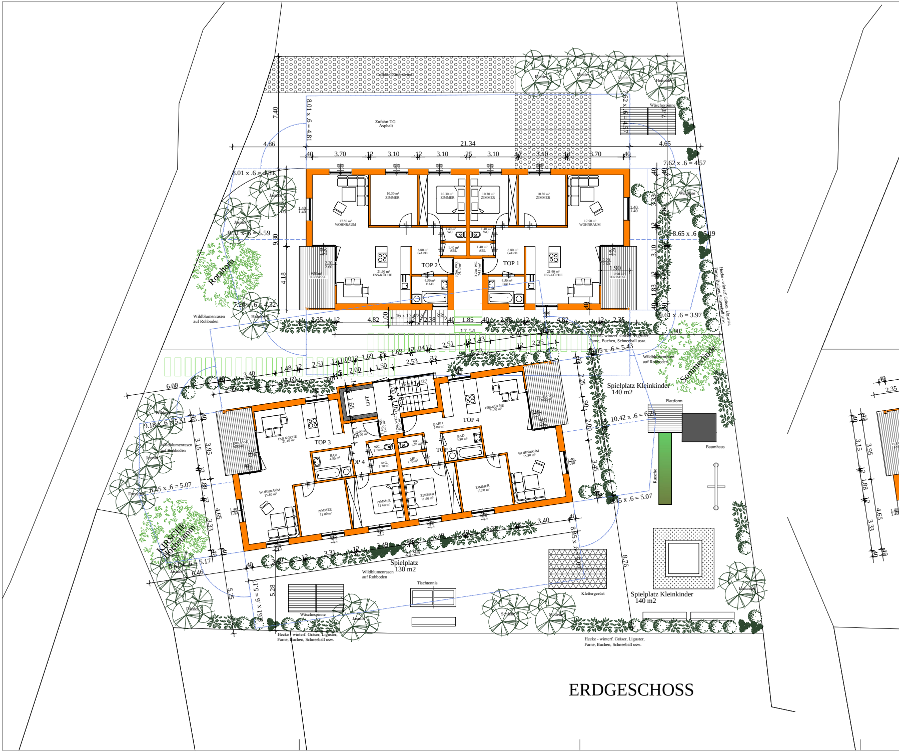
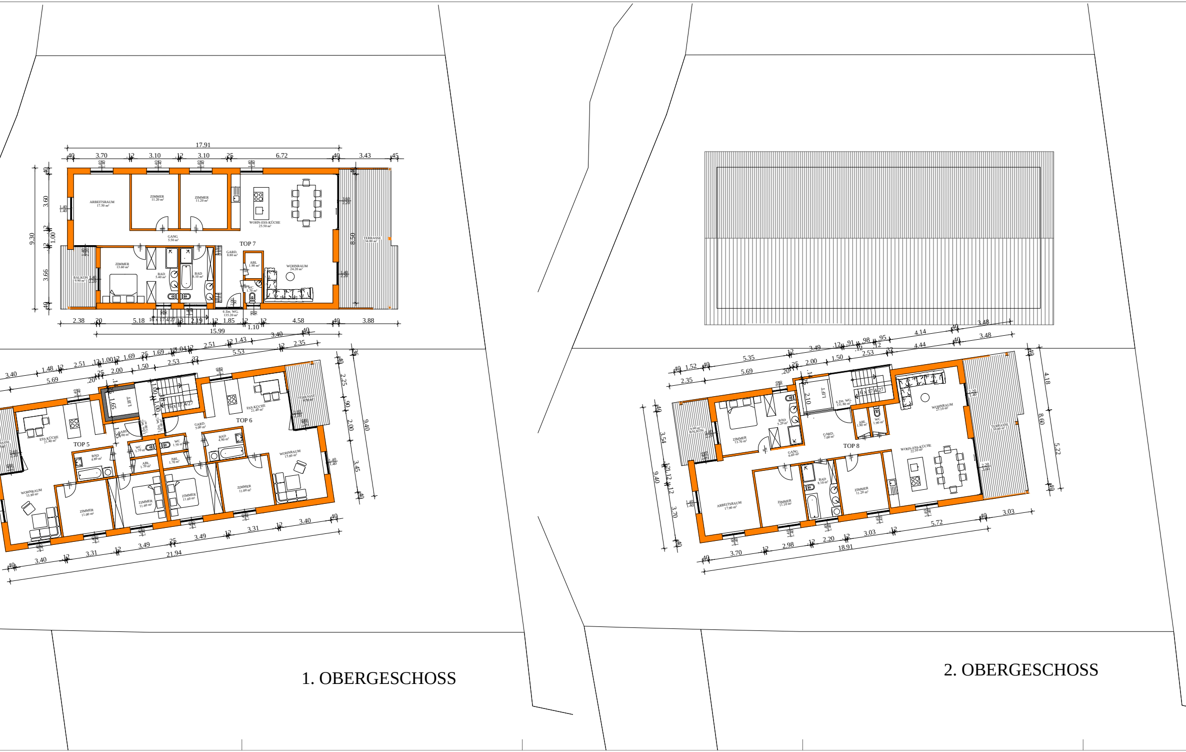
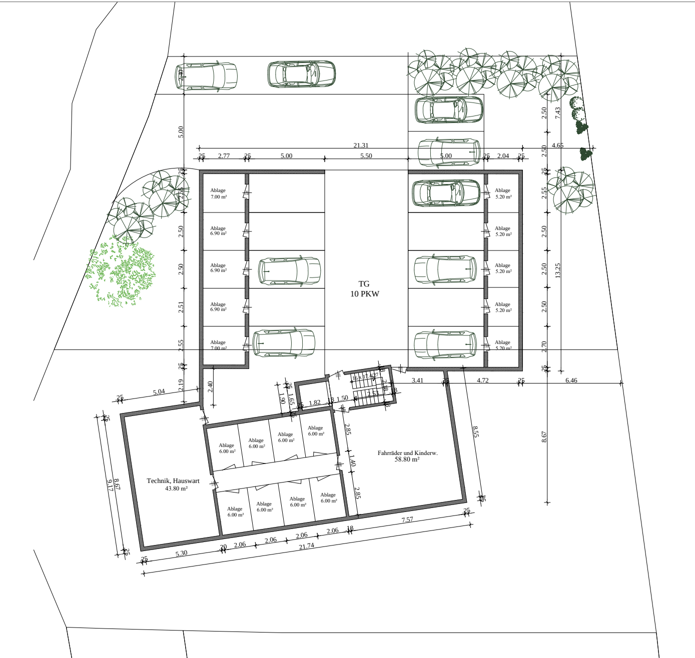

offene Gittersteine
Flieder
Flieder
Flieder
Holunder
Wäschespinne
Zufahrt TG
Asphalt
21.34
4.86
4.65
7.40
8.01 x .6 = 4.81
7.62 x .6 = 4.57
Jasmin
Wildrose
9.31 x .6 = 5.59
8.65 x .6 = 5.19
Rotahorn
Holunder
7.20 x .6 = 4.32
6.61 x .6 = 3.97
Wildblumenrasen
auf Rohboden
17.50 m²
WOHNRAUM
10.30 m²
ZIMMER
1.40 m²
WC
1.40 m²
ABL
6.80 m²
GARD.
21.90 m²
ESS-KÜCHE
4.50 m²
BAD
9.50 m²
TERRASSE
3 Zm. WG.
74.10 m²
TOP 2
TOP 1
16 x 17.4/27
17.54
Hecke - winterf. Gräser, Liguster,
Farne, Buchen, Schneeball usw.
Sommerlinde
Spielplatz Kleinkinder
140 m2
Plattform
Baumhaus
Rutsche
10.42 x .6 = 6.25
8.45 x .6 = 5.07
8.05 x .6 = 5.43
LIFT
TOP 3
TOP 4
ESS-KÜCHE
21.40 m²
GARD.
5.00 m²
WC
1.70 m²
ABL.
1.70 m²
BAD
4.80 m²
WOHNRAUM
15.80 m²
ZIMMER
11.00 m²
ZIMMER
11.60 m²
TERRASSE
3 Zm. WG.
73.00 m²
6.08
9.18 x .6 = 5.51
Forsythie
KIRSCHE
Hochstamm
8.61 x .6 = 5.17
6.46
Jasmin
Flieder
Spielplatz
130 m2
21.94
Wildblumenrasen
auf Rohboden
Tischtennis
Wäschespinne
Jasmin
8.61 x .6 = 5.17
5.28
5.25
Klettergerüst
8.76
Schlehe
Schlehe
Spielplatz Kleinkinder
140 m2
Holunder
Hecke - winterf. Gräser, Liguster,
Farne, Buchen, Schneeball usw.
Hecke - winterf. Gräser, Liguster,
Farne, Buchen, Schneeball usw.

ERDGESCHOSS

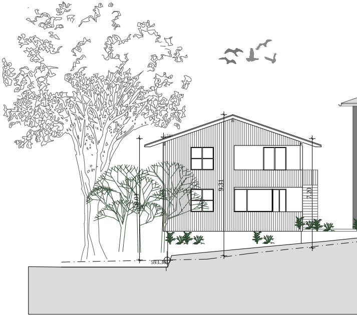

TOP 7
ARBEITSRAUM 17.50 m²
ZIMMER 11.20 m²
ZIMMER 11.20 m²
WOHN-ESS-KÜCHE 25.50 m²
GANG 5.50 m²
ZIMMER 13.60 m²
BAD 5.40 m²
BAD 8.10 m²
GARD. 8.80 m²
ABL. 1.90 m²
WC 1.70 m²
WOHNRAUM 24.20 m²
TERRASSE 34.00 m²
BALKON 9.90 m²
6 Zm. WG. 135.20 m²
16 x 17.4/27
17.91
15.99
TOP 5
ESS-KÜCHE 21.40 m²
BAD 4.80 m²
WOHNRAUM 15.80 m²
ZIMMER 11.00 m²
LIFT
GARD. 5.00 m²
3 Zm. WG. 73.00 m²
3 Zm. WG. 73.00 m²
WC 1.70 m²
WC 1.70 m²
ABL. 1.70 m²
ABL. 1.70 m²
ZIMMER 11.60 m²
ZIMMER 11.60 m²
16 x 17.4/27
TOP 6
ESS-KÜCHE 21.40 m²
TERRASSE 9.30 m²
GARD. 5.00 m²
BAD 4.80 m²
WOHNRAUM 15.80 m²
ZIMMER 11.00 m²
21.94
9.40
TOP 8
BALKON 9.90 m²
ZIMMER 13.70 m²
BAD 5.20 m²
LIFT
6 Zm. WG. 131.80 m²
16 x 17.4/27
GARD. 7.00 m²
GANG 6.60 m²
ABL. 1.80 m²
WC 1.90 m²
WOHNRAUM 25.10 m²
WOHN-ESS-KÜCHE 22.50 m²
TERRASSE 30.00 m²
ARBEITSRAUM 17.90 m²
ZIMMER 11.10 m²
BAD 8.10 m²
ZIMMER 11.20 m²
18.91
9.40
8.60

1. OBERGESCHOSS

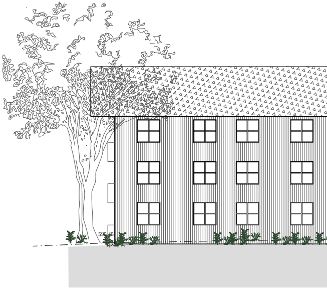
2. OBERGESCHOSS


TG
10 PKW
Ablage 7.00 m²
Ablage 6.90 m²
Ablage 6.90 m²
Ablage 6.90 m²
Ablage 7.00 m²
Ablage 5.20 m²
Ablage 5.20 m²
Ablage 5.20 m²
Ablage 5.20 m²
Ablage 5.20 m²
Technik, Hauswart
43.80 m²
Ablage 6.00 m²
Ablage 6.00 m²
Ablage 6.00 m²
Ablage 6.00 m²
Ablage 6.00 m²
Ablage 6.00 m²
Ablage 6.00 m²
Ablage 6.00 m²
Fahrräder und Kinderw.
58.80 m²
16 x 17.4/27
21.31
4.65
25
2.77
25
5.00
5.50
5.00
25
2.04
25
5.00
2.40
2.50
2.50
7.43
13.25
2.55
2.50
2.50
2.51
2.55
2.70
2.19
2.40
5.04
3.41
4.72
6.46
1.90
1.65
1.82
1.50
2.53
2.85
1.40
2.85
8.55
8.67
9.17
8.67
5.30
2.06
2.06
2.06
2.06
7.57
21.74
20
18

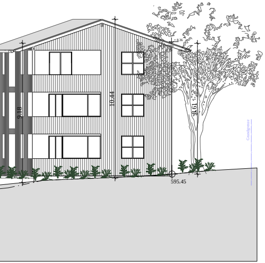
UNTERGESCHOSS

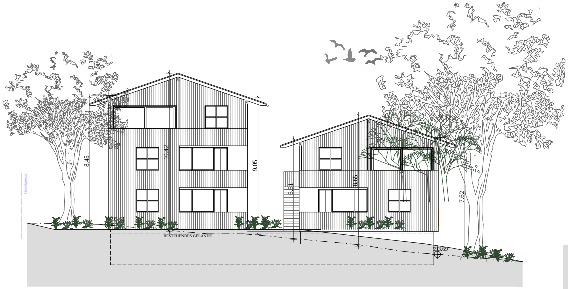

9.31
8.01
7.20
593.30

OSTANSICHT

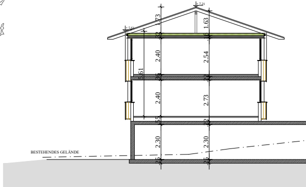


SÜDANSICHT


9.18
10.44
8.61
595.45
Grundgrenze

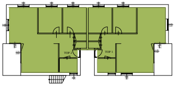

Grundgrenze
8.45
10.42
9.05
6.61
8.65
7.62
BESTEHENDES GELÄNDE
593.69

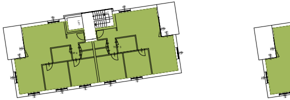
WESTANSICHT

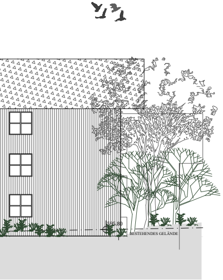

1.63
2.40
2.54
5.61
2.40
2.73
2.30
2.30
BESTEHENDES GELÄNDE

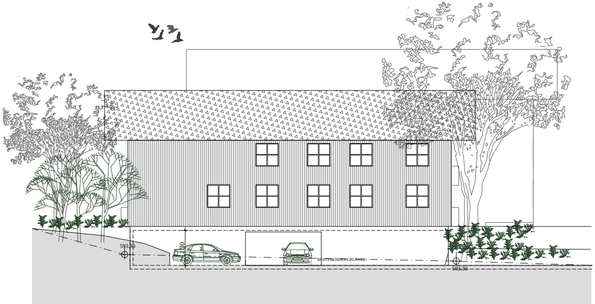
QUERSCHNITT 1:100

ERDGESCHOSS



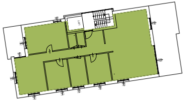


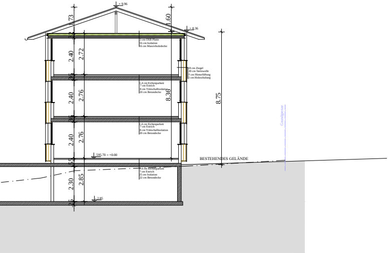

595.80
BESTEHENDES GELÄNDE


593.80
2.30
BESTEHENDES GELÄNDE
593.30

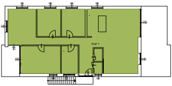
NORDANSICHT

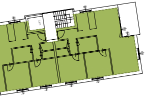
2. OBERGESCHOSS




+ 9.96
1.73
1.60
+ 8.36
2 cm OSB Platte
16 cm Isolation
16 cm Massivholzdecke
2.40
2.72
18 cm Ziegel
20 cm Steinwolle
5 cm Hinterlüftung
2 cm Holzschalung
1.4 cm Eichenparkett
7 cm Estrich
8 cm Trittschallisolation
20 cm Betondecke
2.40
2.76
8.36
8.75
1.4 cm Eichenparkett
7 cm Estrich
8 cm Trittschallisolation
20 cm Betondecke
2.40
2.76
595.70 = +0.00
BESTEHENDES GELÄNDE
2.4 cm Eichenparkett
7 cm Estrich
25 cm Isolation
22 cm Betondecke
2.30
2.85
- 2.85

1. OBERGESCHOSS





WOHNNUTZFLÄCHE

TOP 1 + 2 - 3 1/2 Zimmer WG.	74.10 m2	= 148.20 m2
TOP 3 - 6 - 3 1/2 Zimmer WG.	73.20 m2	= 291.00 m2
TOP 7 - 6 Zimmer WG.	135.20 m2	= 135.20 m2
TOP 8 - 6 Zimmer WG.	131.80 m2	= 131.80 m2
GESAMTWOHNNUTZFLÄCHE		706.20 m2

GESCHOSSFLÄCHE EG	311.90 m2
GESCHOSSFLÄCHE OG	297.40 m2
GESCHOSSFLÄCHE DG	140.50 m2
GESAMTGESCHOSSFLÄCHE	749.70 m2
GRUNDSTÜCKSFLÄCHE	1360.00 m2
BAUNUTZUNGSZAHL	55,12 %

	geändert	Nov. 2025
EINREICHUNG		JUNI 2025
PROJEKT	WOHNANLAGE GÖFIS an Sportpatzweg	
BAUHERR	Fabian Nachbauer 6890 Lustenau, Gutenbergstrasse 8	
PLANER	mag.arch. markus koch, emme 6a, 6844 altach staatlich gepr. Ziviltechniker	