



BAUVORHABEN:  
NEUBAU WOHNHAUS, GARTENSTRASSE 9, 5032 AARAU-ROHR

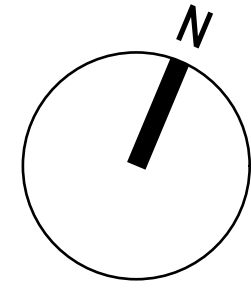
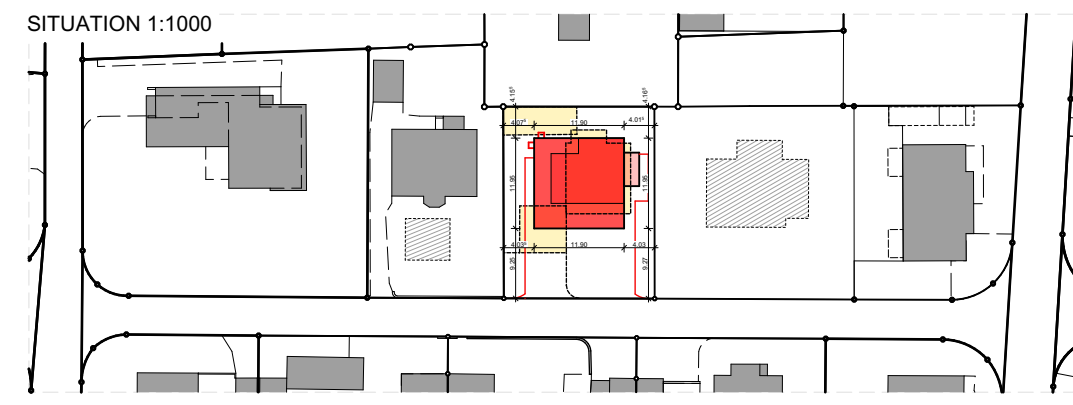
BAUHERR:  
BAUKONSORTIUM ASAH, HAUPTSTRASSE 57, 5032 AARAU-ROHR

MEINRAD MÜLLER  
ARCHITEKTUR + BAULEITUNG AG

NIEDERLENZERSTRASSE 10  
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ZEICHNER: JG DATUM: 07.05.2026  
PROJEKTLEITER: MS FORMAT: 63/59.4 **1:100**

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OK FERTIG BODEN EG = ± 0.00 = 377.73 M.ü.M

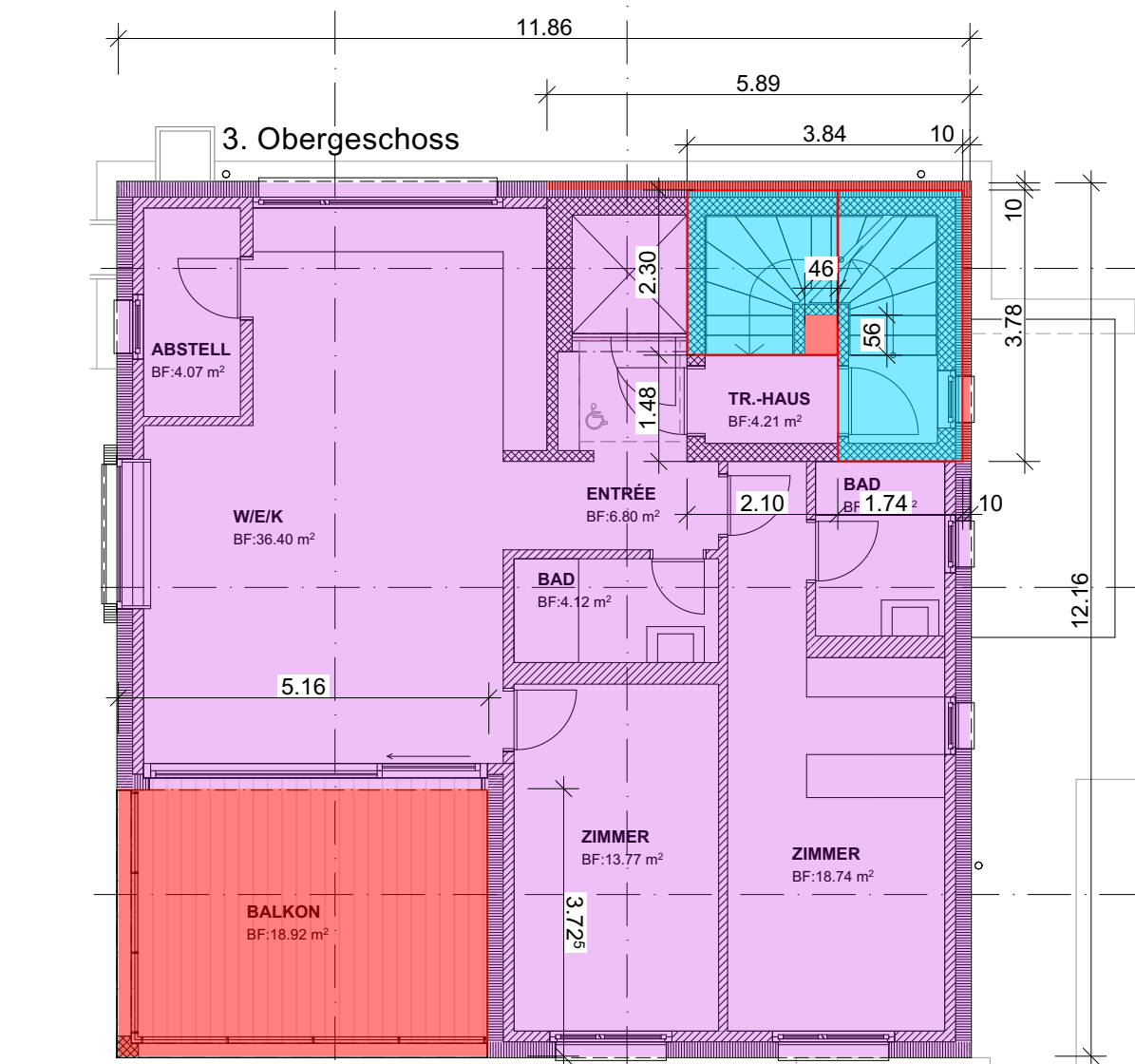
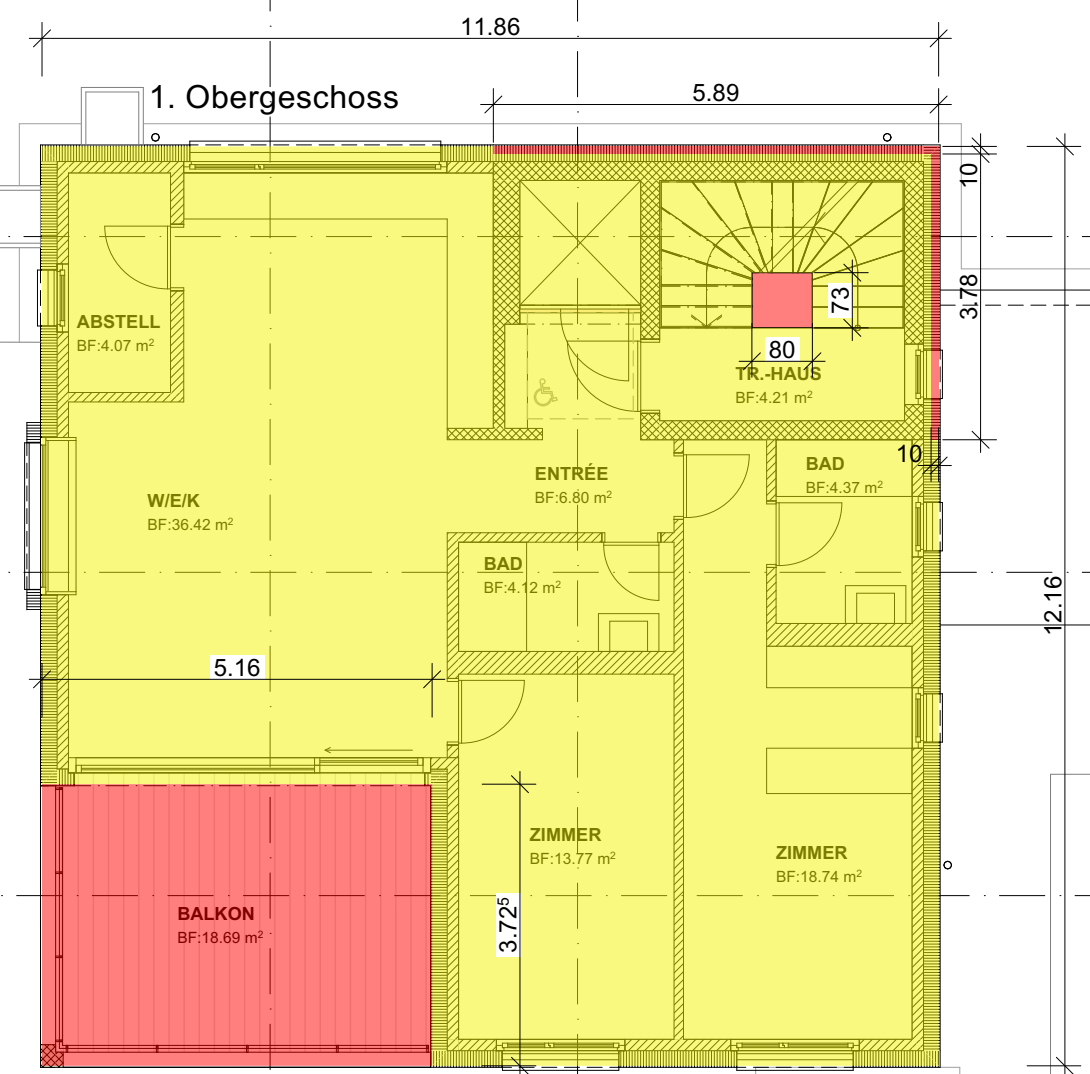
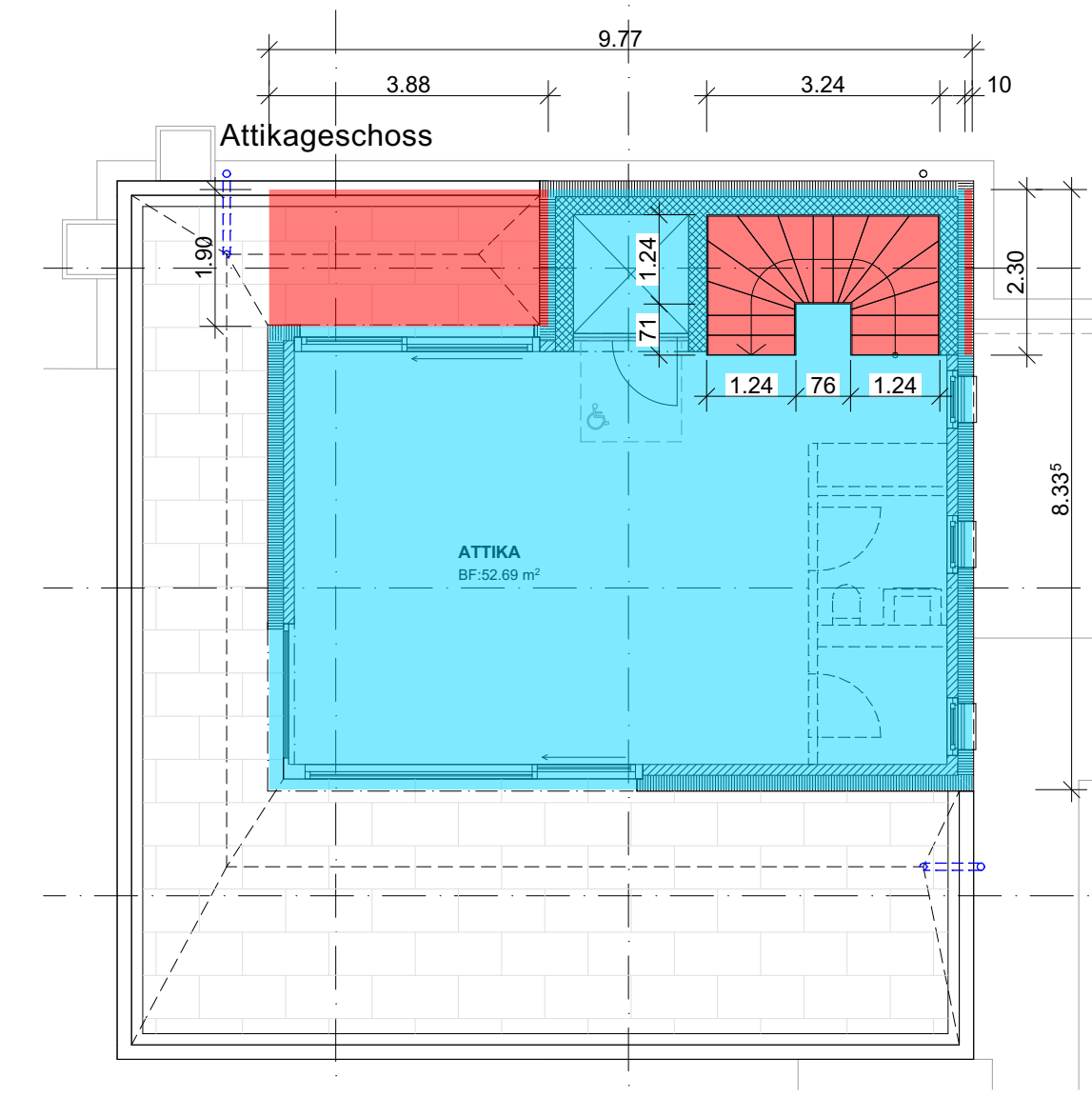
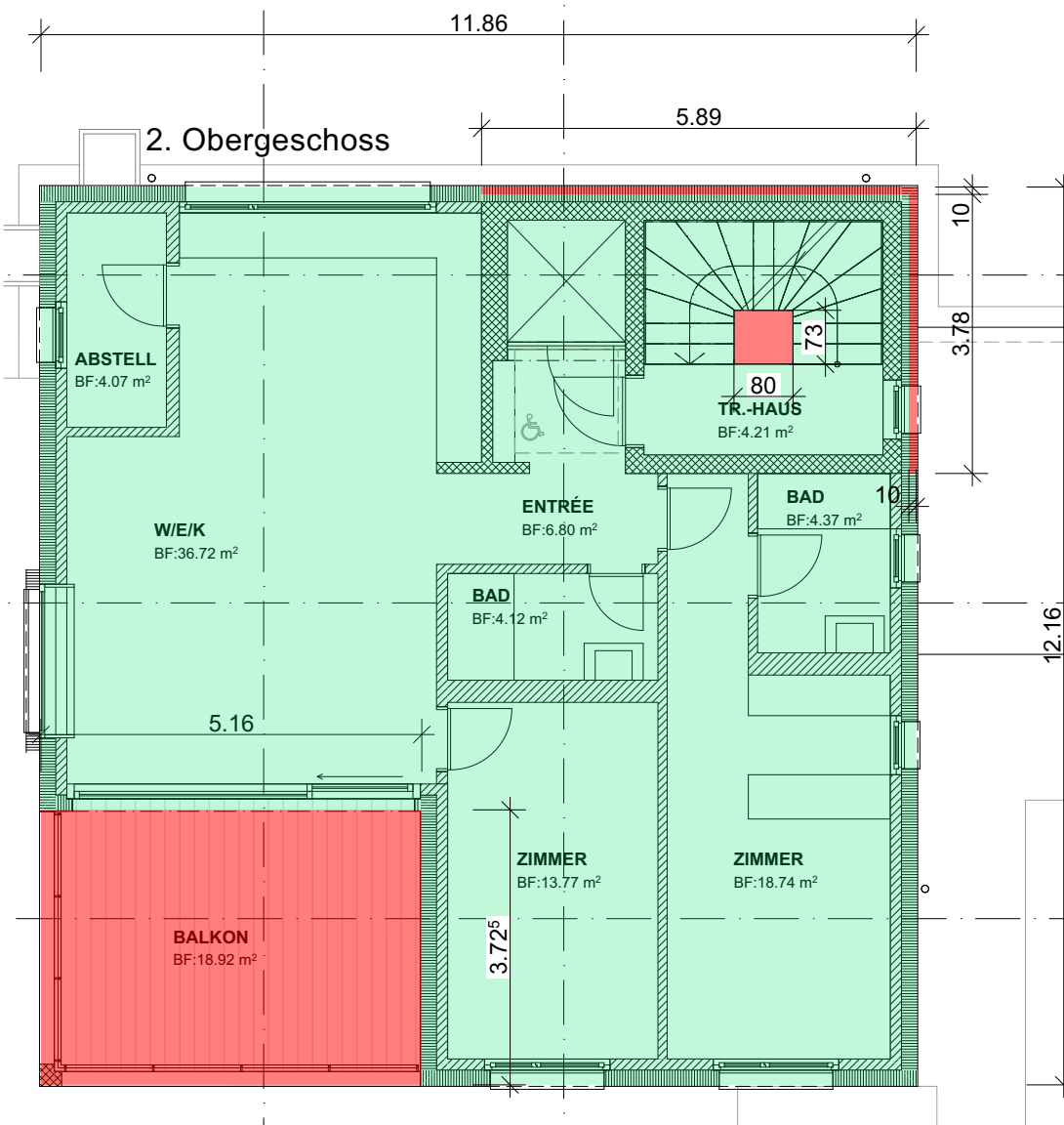
EINGESEHEN UND EINVERSTANDEN:

BAUHERR:  
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Berechnung aGF Wohnanteil

Erdgeschoss	5.63 <sup>5</sup> m	x	3.88 m	=	21.86 m <sup>2</sup>
Abzüge	3.54 <sup>5</sup> m	x	0.16 m	=	0.57 m <sup>2</sup>
	0.80 m	x	0.73 m	=	0.58 m <sup>2</sup>
<b>Total Erdgeschoss</b>	<b>20.71 m<sup>2</sup></b>				
1. Obergeschoss	11.86 m	x	12.16 m	=	144.22 m <sup>2</sup>
Abzüge	5.16 m	x	3.72 <sup>5</sup> m	=	19.22 m <sup>2</sup>
	0.80 m	x	0.73 m	=	0.58 m <sup>2</sup>
	5.89 m	x	0.10 m	=	0.59 m <sup>2</sup>
	3.78 m	x	0.10 m	=	0.38 m <sup>2</sup>
<b>Total 1. Obergeschoss</b>	<b>123.45 m<sup>2</sup></b>				
2. Obergeschoss	11.86 m	x	12.16 m	=	144.22 m <sup>2</sup>
Abzüge	5.16 m	x	3.72 <sup>5</sup> m	=	19.22 m <sup>2</sup>
	0.80 m	x	0.73 m	=	0.58 m <sup>2</sup>
	5.89 m	x	0.10 m	=	0.59 m <sup>2</sup>
	3.78 m	x	0.10 m	=	0.38 m <sup>2</sup>
<b>Total 2. Obergeschoss</b>	<b>123.45 m<sup>2</sup></b>				
3. Obergeschoss	11.86 m	x	12.16 m	=	144.22 m <sup>2</sup>
Abzüge	5.16 m	x	3.72 <sup>5</sup> m	=	19.22 m <sup>2</sup>
	5.89 m	x	0.10 m	=	0.59 m <sup>2</sup>
	3.78 m	x	0.10 m	=	0.38 m <sup>2</sup>
	2.10 m	x	2.30 m	=	4.83 m <sup>2</sup>
	1.74 m	x	3.78 m	=	6.58 m <sup>2</sup>
<b>Total 3. Obergeschoss</b>	<b>112.62 m<sup>2</sup></b>				
<b>Total aGF Wohnanteil</b>	<b>380.23 m<sup>2</sup></b>				
AZ Berechnung:	380.23 m <sup>2</sup>	/	507 m <sup>2</sup>	=	0.75

Berechnung aGF Gewerbeanteil

Erdgeschoss	9.57 <sup>5</sup> m	x	6.34 m	=	60.71 m <sup>2</sup>
Abzüge	3.54 <sup>5</sup> m	x	3.72 m	=	13.19 m <sup>2</sup>
<b>Total Erdgeschoss</b>	<b>47.52 m<sup>2</sup></b>				
3. Obergeschoss	3.84 m	x	3.78 m	=	14.51 m <sup>2</sup>
Abzüge	2.10 m	x	1.48 m	=	3.10 m <sup>2</sup>
	0.46 m	x	0.56 m	=	0.26 m <sup>2</sup>
<b>Total 3. Obergeschoss</b>	<b>11.15 m<sup>2</sup></b>				
Attikageschoss	9.77 m	x	8.33 <sup>5</sup> m	=	81.43 m <sup>2</sup>
Abzüge	3.88 m	x	1.90 m	=	7.37 m <sup>2</sup>
	3.24 m	x	1.24 m	=	4.02 m <sup>2</sup>
	1.24 m	x	0.71 m	=	0.88 m <sup>2</sup>
	1.24 m	x	0.71 m	=	0.88 m <sup>2</sup>
	2.30 m	x	0.10 m	=	0.23 m <sup>2</sup>
<b>Total Attikageschoss</b>	<b>68.05 m<sup>2</sup></b>				
<b>Total aGF Gewerbeanteil</b>	<b>126.72 m<sup>2</sup></b>				
AZ Berechnung:	126.72 m <sup>2</sup>	/	507 m <sup>2</sup>	=	0.25

