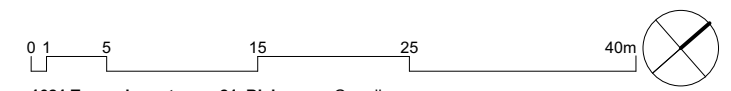
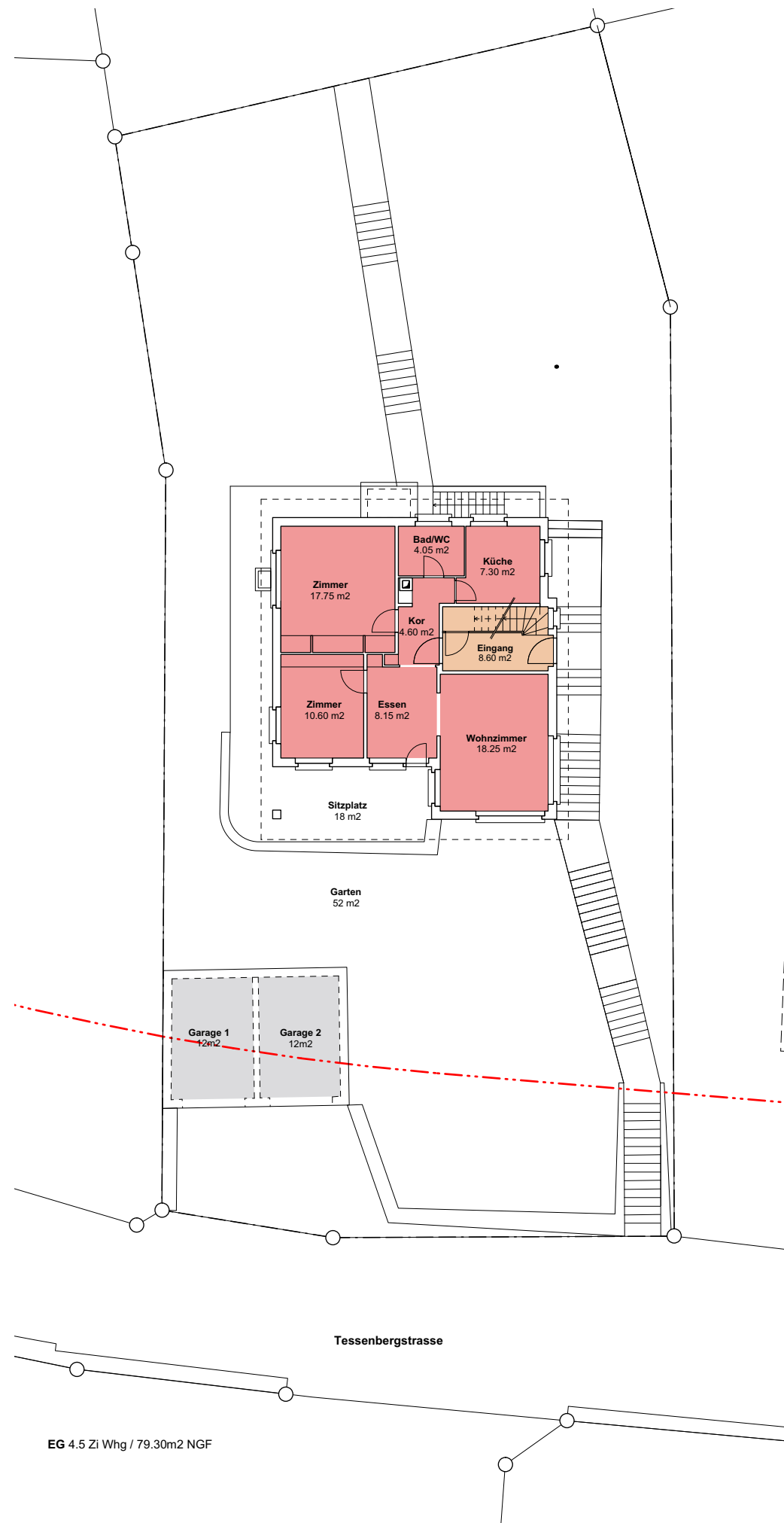
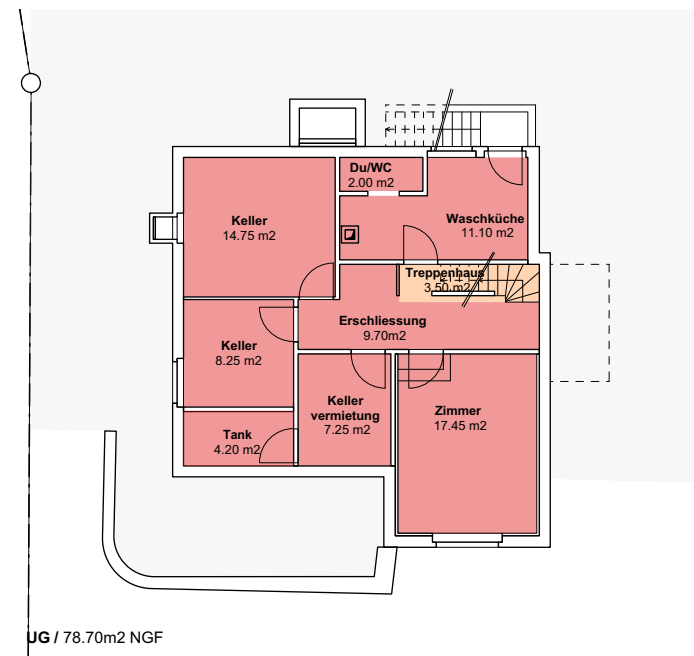
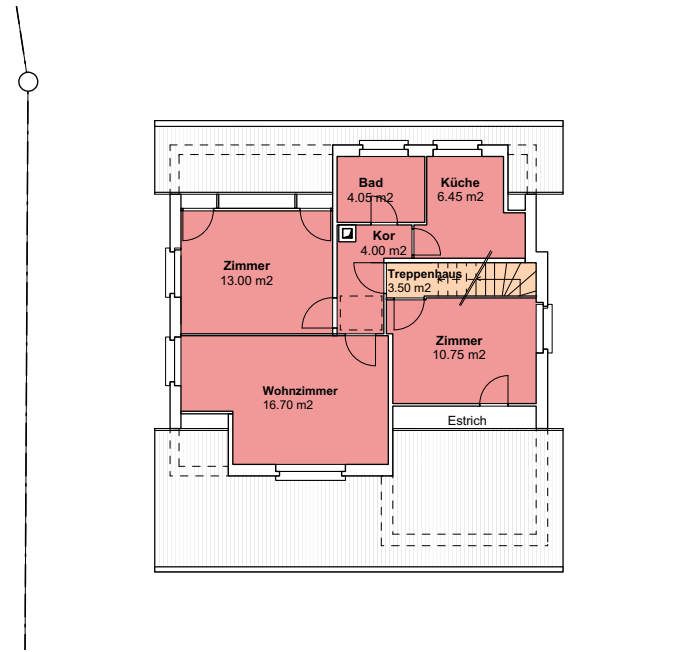
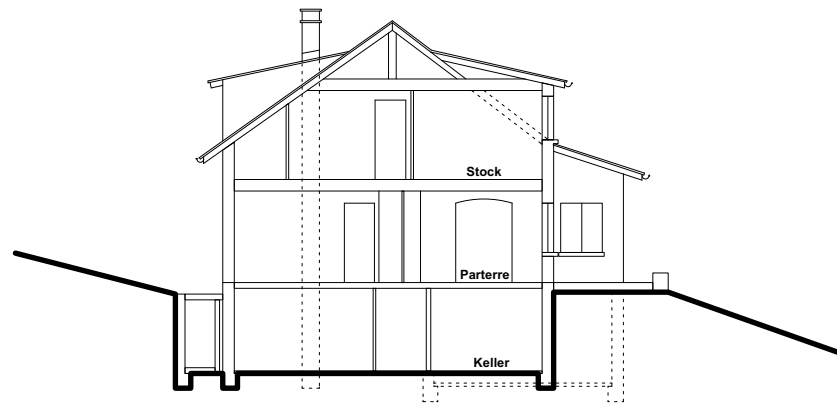


Parzelle: 7685
 GSF Grundstücksfläche 729m²

Legende:
 - - - - - Baulinie



1621 Tessenbergstrasse 21, Biel Grundlagen
Situationplan



Flächen NGF und VF nach SIA 416

	NGF (m²)
UG	75
EG	70.70
1.OG	54.95
Total	200.65

	Erschliessung VF (m²)
UG	3.70
EG	8.60
1.OG	3.50
Total	15.80

Total	216.45
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Legende:

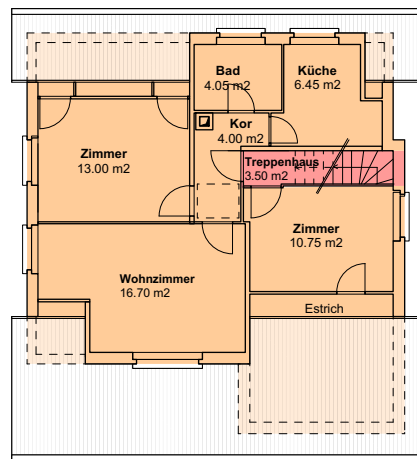
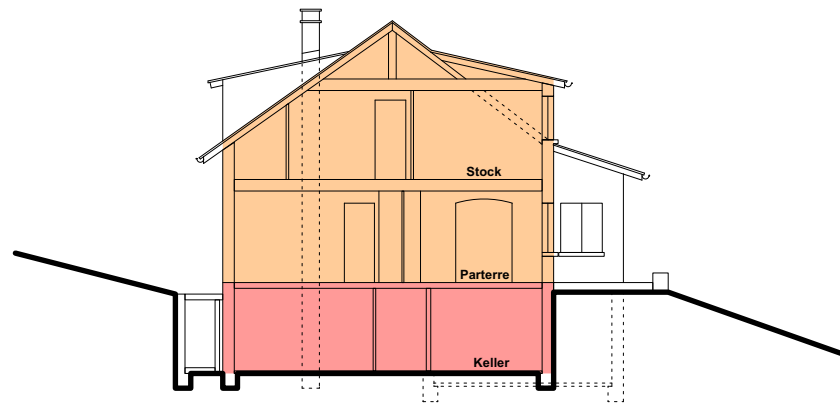
- NGF (Nettogeschossfläche)
- VF (Verkehrsfläche)
- Baulinie

0 1 5 15 25 40m

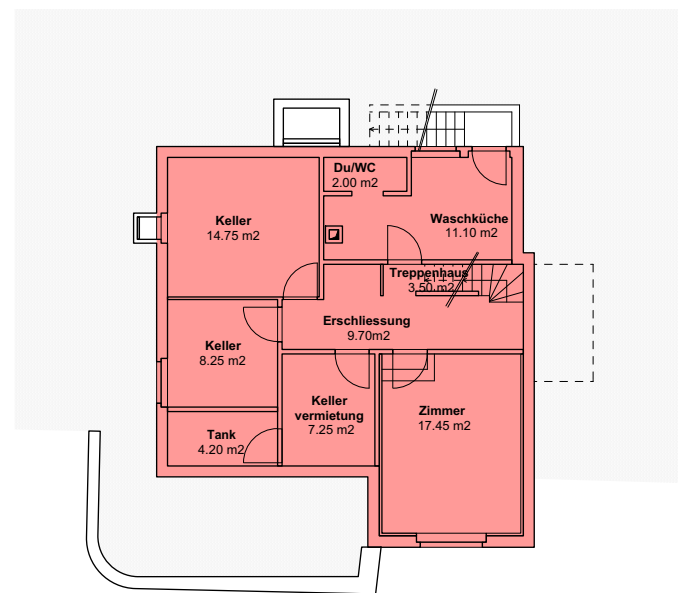
1621 Tessenbergstrasse 21, Biel Grundlagen
Schemapläne NGF und VF / SIA 416

Pl. Nr.:	Datum:	Gezeichnet:	Format:	Mst.:
1621 / 161107_Machbarkeitsstudie.vwx	02.12.16	ds	A3	1:200

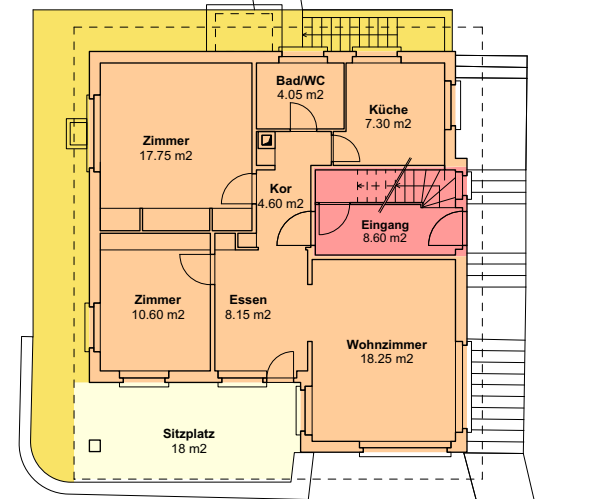
GLS ARCHITEKTEN | GLS Architekten AG, ETH HTA SIA | gis@gisag.ch / www.gisag.ch



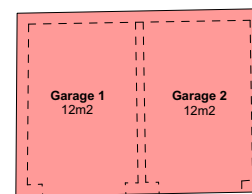
OG 3.5 Zi Whg / 95 m² GF



UG / 95.00 m² GF



Garten
52 m²



Tessenbergstrasse

EG 4.5 Zi Whg / 95 m² GF



Flächen- und Volumenberechnung nach SIA 416

	GF beheizt (m²)	Höhe (m)	GV (m³)
UG	0	2.40	0
EG	85	2.73	232
OG	91	-	252
Total	176		484

	GF unbeheizt (m²)	Höhe (m)	GV (m³)
UG	95	2.40	228
EG - Garage	31	2.95	91
EG	10	2.73	273
OG	4	-	ca 11
Total	140		603
Total	316		1'087

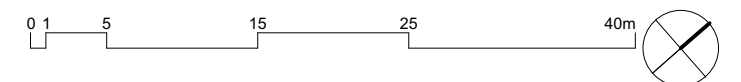
	AGF (m²)	Höhe (m)	AGV (m³)
UG	0	2.40	0
EG	18	-	21
OG	0	-	0
Total	18		21

Bemerkungen:

- GF Angaben in gemäss SIA 416

Legende:

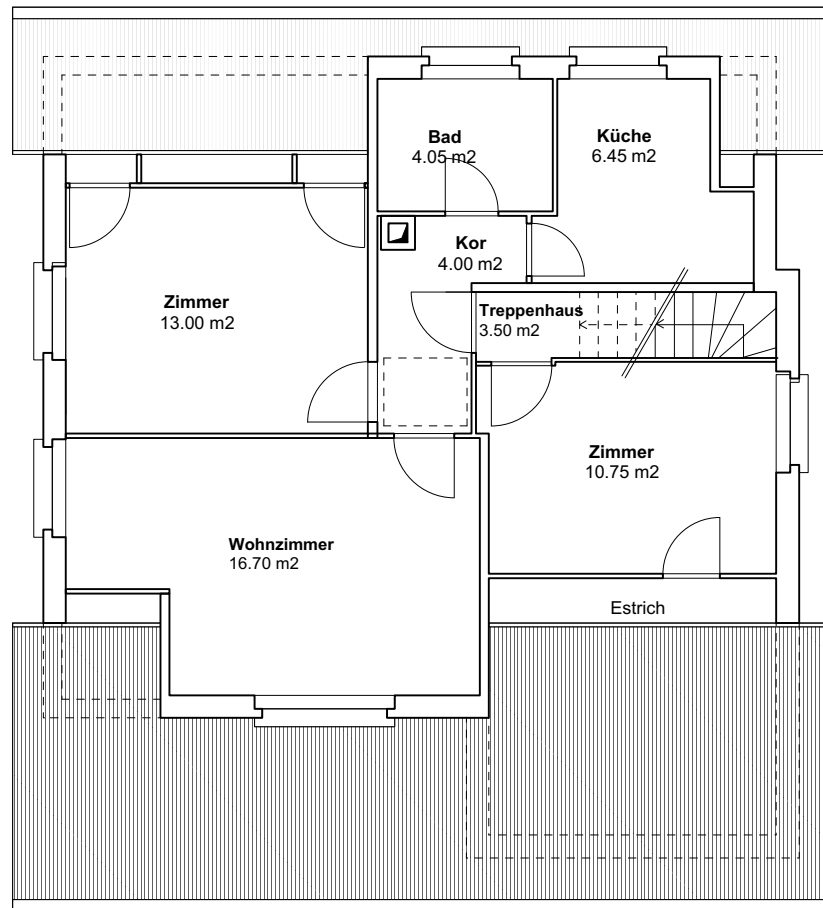
- GF (Geschossfläche) beheizt
- GF (Geschossfläche) unbeheizt
- AGF (Aussengeschossfläche gedeckt)
- AGF (Aussengeschossfläche ungedeckt)



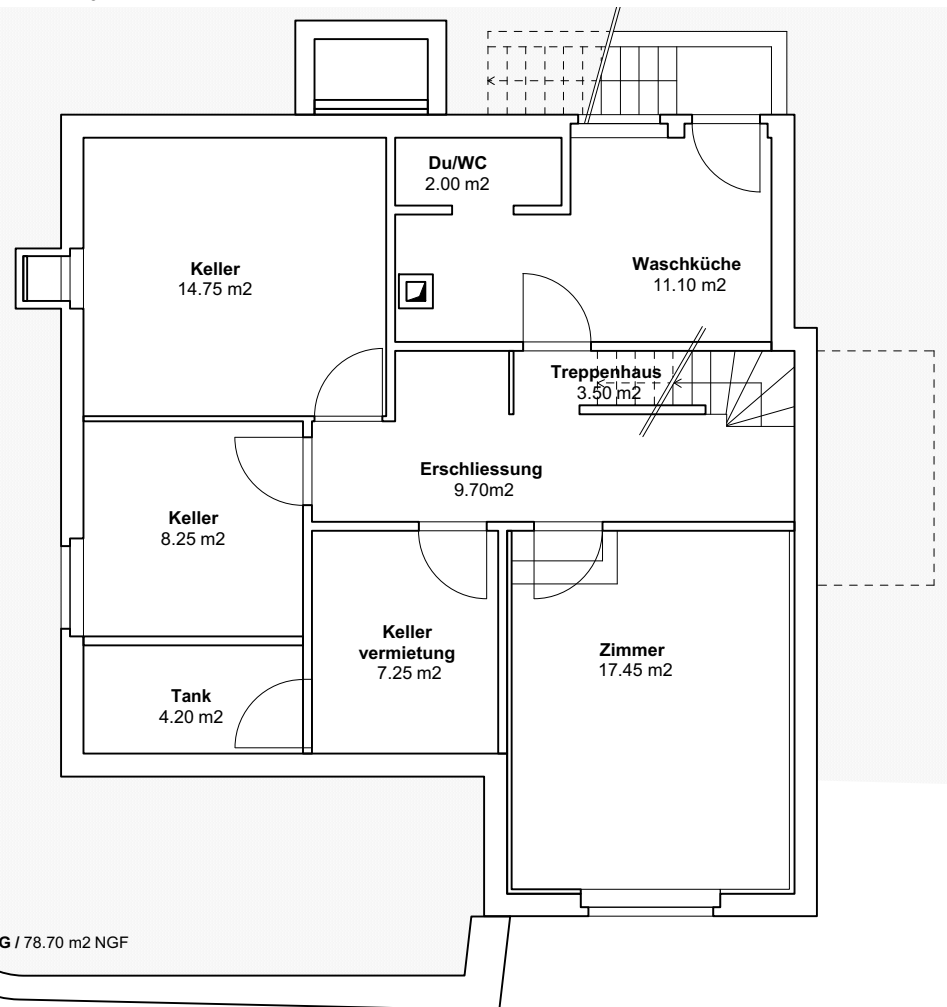
1621 Tessenbergstrasse 21, Biel Grundlagen
Schemapläne Flächen GF und Volumen GV / SIA 416

Pl. Nr.: 1621 / 161107_Machbarkeitsstudie.vwx Datum: 02.12.16 Gezeichnet: ds Format: A3 Mast.: 1:200

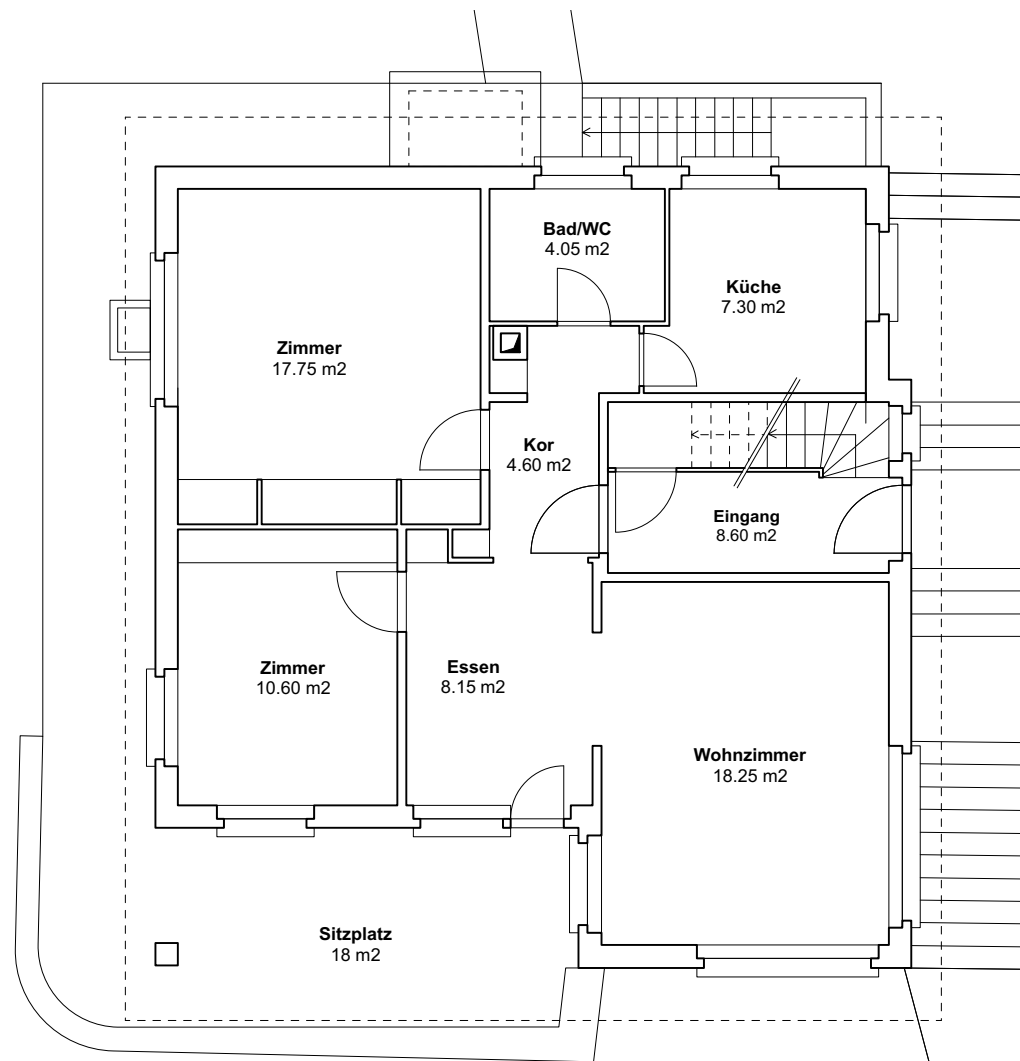
GLS ARCHITEKTEN GLS Architekten AG, ETH HTA SIA gls@glstag.ch / www.glsag.ch



OG 3.5 Zi Whg / 58.45m2 NGF

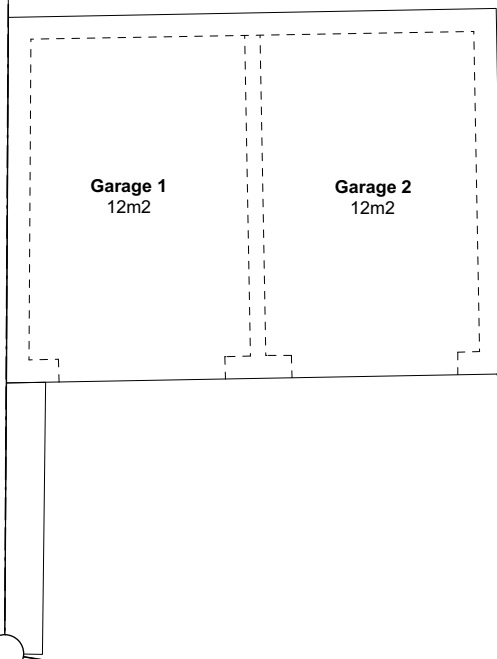


UG / 78.70 m2 NGF



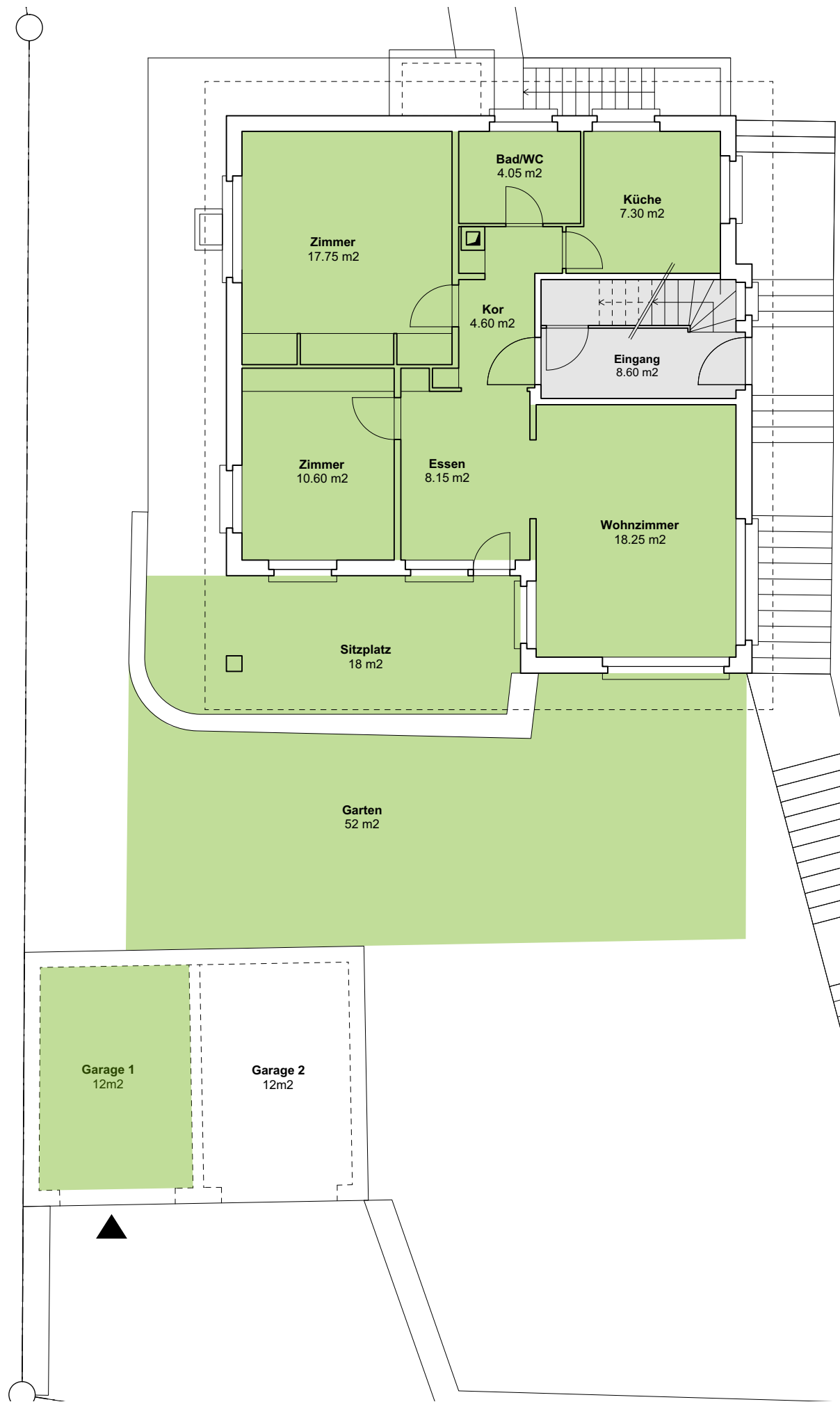
EG 4.5 Zi Whg / 79.30m2 NGF

Garten
52 m2

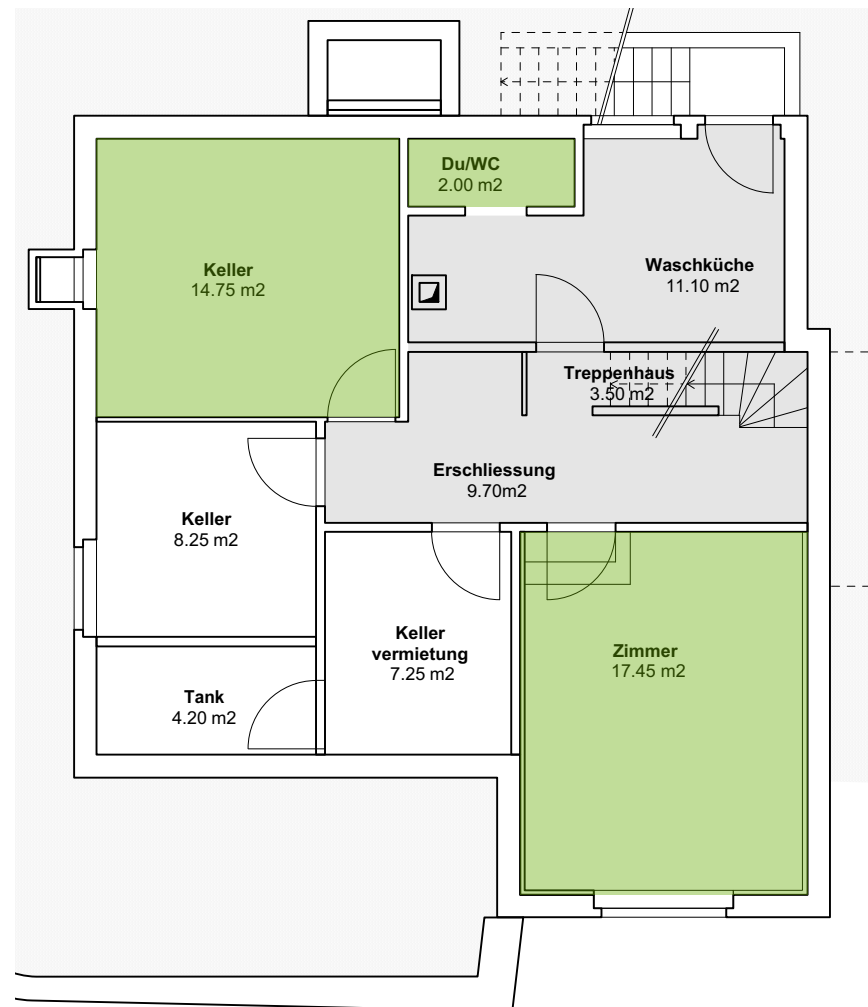


1621 Tessenbergstrasse 21, Biel Grundlagen
Grundrisse

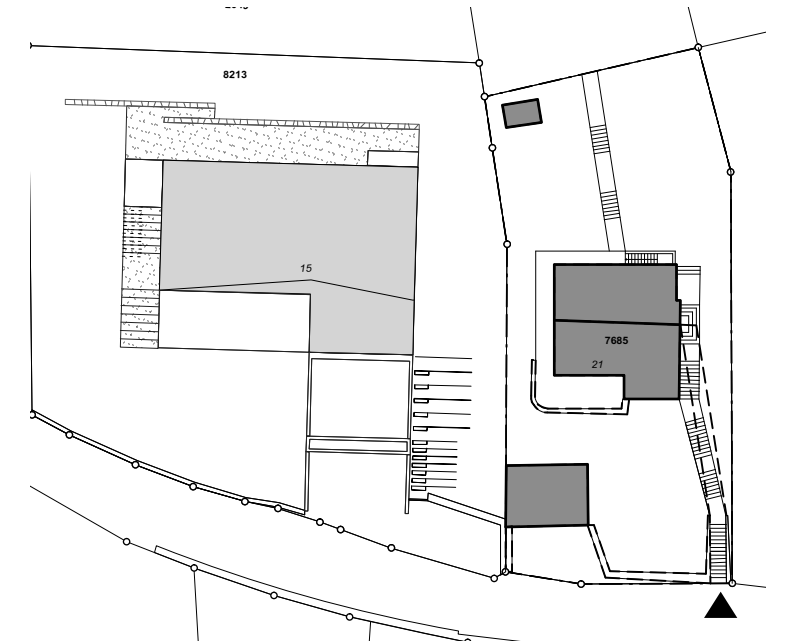
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1621 / 161107_Machbarkeitsstudie.vwx	02.12.16	ds	A3	1:100
GLS ARCHITEKTEN		GLS Architekten AG, ETH HTA SA		gls@gtag.ch / www.gtag.ch



EG 4.5 Zi Whg / 79.30m² NGF



UG / 78.70 m² NGF



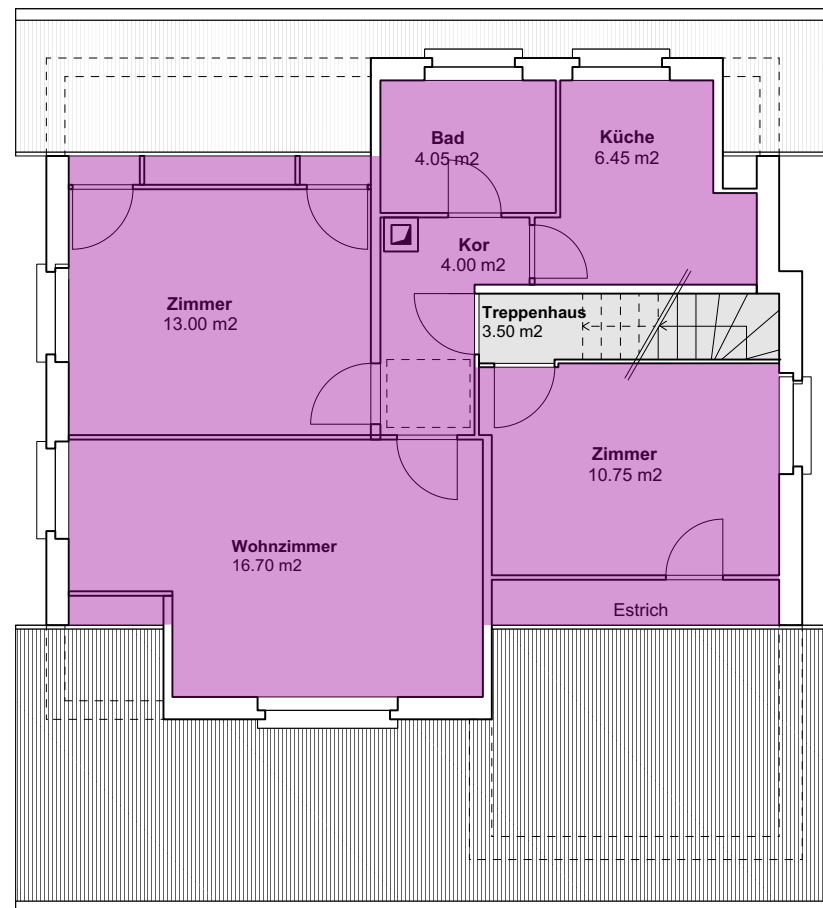
EG 4.5 Zi Whg / 79.30m² NGF

Garageplatz	12.00 m²
Sitzplatz	18.00 m²
Garten	52.00m²
Keller	14.75 m²
Zimmer UG	17.45m²
Total Flächen	193.50 m²

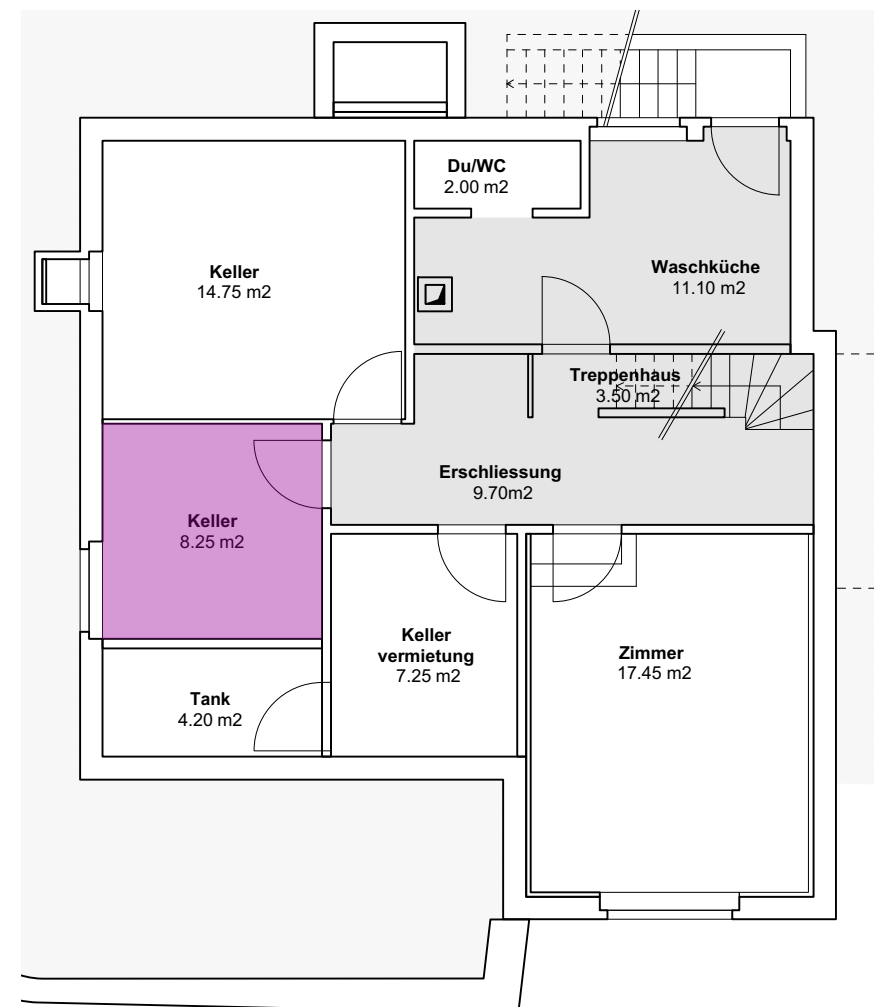
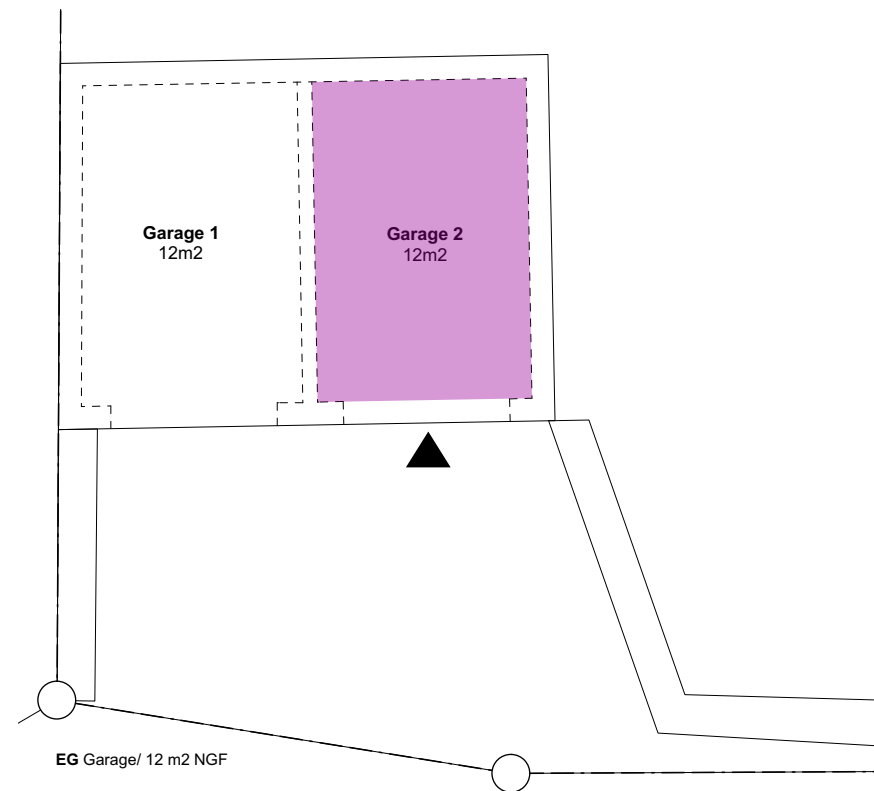


1621 Tessenbergstrasse 21, Biel Grundlagen
4.5 Zi Whg

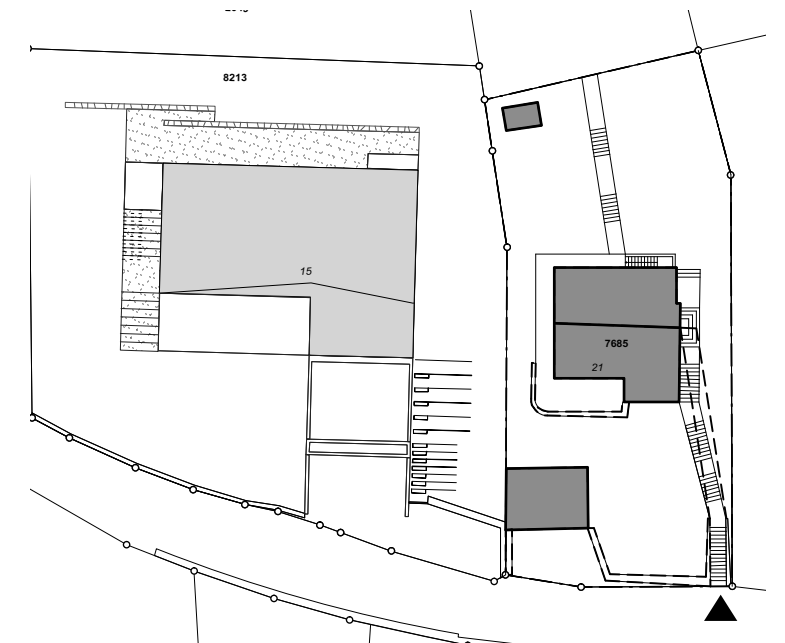
Pl. Nr.:	Datum:	Gezeichnet:	Format:	Mst.:
1621 / 161107_Machbarkeitsstudie.vwx	02.12.16	ds	A3	1:100



OG 3.5 Zi Whg / 58.45m2 NGF



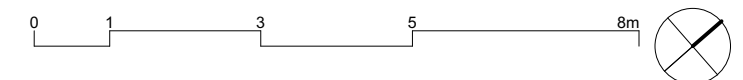
UG / 78.70 m2 NGF



OG 3.5 Zi Whg / 58.45m2 NGF

Garageplatz 12.00 m2
Keller 8.25 m2

Total Flächen 78.70 m2



1621 Tessenbergstrasse 21, Biel Grundlagen
3.5 Zi Whg

Pl. Nr.: 1621 / 161107_Machbarkeitsstudie.vwx Datum: 02.12.16 Gezeichnet: ds Format: A3 Mst.: 1:100

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