

Toscana- Flächenberechnung nach der IIBV:

NF

Keller 1 oder Büro	$2.84 \times 5.32 + 1.45 \times 5.36 - 3\%$	=	22.21 m ²
Technik	$2.63 \times 4.39 - 3\%$	=	11.20 m ²
Keller 2	$7.36 \times 4.62 - 3\%$	=	32.98 m ²
Garage	$6.63 \times 6.15 - 3\%$	=	39.55 m ²
Speicher	$(2.81 \times 0.0562) \times 0.5 - 3\%$	=	0.08 m ²
Speicher Garage	$(5.45 \times 3.78) \times 0.5 - 3\%$	=	9.99 m ²
Wohnung Gesamt:		=	116.00 m ²

WF

FLUR	$(\frac{1}{2} \times 0.93 \times 1.22 + 0.44 \times 1.06) \times 0.5 + 2.51 \times 4.39 -$ $(0.44 \times 1.06 + 1.06 \times 2.26) - (0.871 \times 1.01 -$ $\frac{1}{2} \times 0.871 \times 0.01 - \frac{1}{2} \times 0.00132 \times 1.01) - 3\%$	=	7.56 m ²
Wohnen Essen	$4.57 \times 7.27 + 0.175 \times 2.09 + 1.13 \times 0.24 +$ $1.13 \times 0.24 + 1.13 \times 0.24 + 1.13 \times 0.24 - 3\%$	=	33.67 m ²
WC	$2.01 \times 1.42 - \frac{1}{2} \times 0.789 \times 0.789 - 3\%$	=	2.47 m ²
Diele	$(0.045 \times 0.45 - \frac{1}{2} \times 0.00132 \times 0.45) \times 0.5 +$ $\frac{1}{2} \times 0.892 \times 0.891 + 0.157 \times 1.59 + 1.18 \times 1.72 +$ $2 \times 2.66 + 2.5 \times 3.72 + 0.622 \times 1.35 +$ $0.622 \times 2.21 - (1.06 \times 1.44 + 1.04 \times 1 +$ $1.06 \times 2.27) - 3\%$	=	14.11 m ²
Kochen	$2 \times 2.75 + 3.27 \times 4.25 + 1.01 \times 0.24 - 3\%$	=	19.05 m ²
Ab.	$1.39 \times 1.89 - 3\%$	=	2.54 m ²
Kind 2	$1.85 \times 4.57 + 1.78 \times 3.33 + 1.13 \times 0.24 +$ $1.13 \times 0.24 - 3\%$	=	14.49 m ²
Kind 1	$3.52 \times 4.57 + 1.13 \times 0.24 - 3\%$	=	15.88 m ²
Bad	$4.35 \times 2.66 - 3\%$	=	11.19 m ²
Flur	$2.5 \times 4.35 + 1.31 \times 1.67 - (\frac{1}{2} \times 0.13 \times 0.001 +$ $0.91 \times 0.001 + 0.995 \times 1.04 + \frac{1}{2} \times 0.00367 \times 0.444$ $+ 1.06 \times 1.22 + 1.06 \times 2.5) - 3\%$	=	7.84 m ²
Eltern	$4.25 \times 5.27 + 1.13 \times 0.24 + 1.13 \times 0.24 - 3\%$	=	22.25 m ²
Wohnung Gesamt:		=	151.05 m ²

Gesamte Wohnfläche:

NF	=	116.00 m ²
WF	=	151.05 m ²
Gesamte Wohnfläche	=	267.05 m ²