

1570 Bremen, Johnsen-Quartier



Winking · Froh Architekten BDA

Präsentation Fachausschuss „Überseestadt/Hafenentwicklung“, 07.04.2016

1570 Bremen, Johnsen-Quartier

Planungsgrenze HWS

Staffel+Gewerbeplan 0045

Johnsen-
MI
Quartier

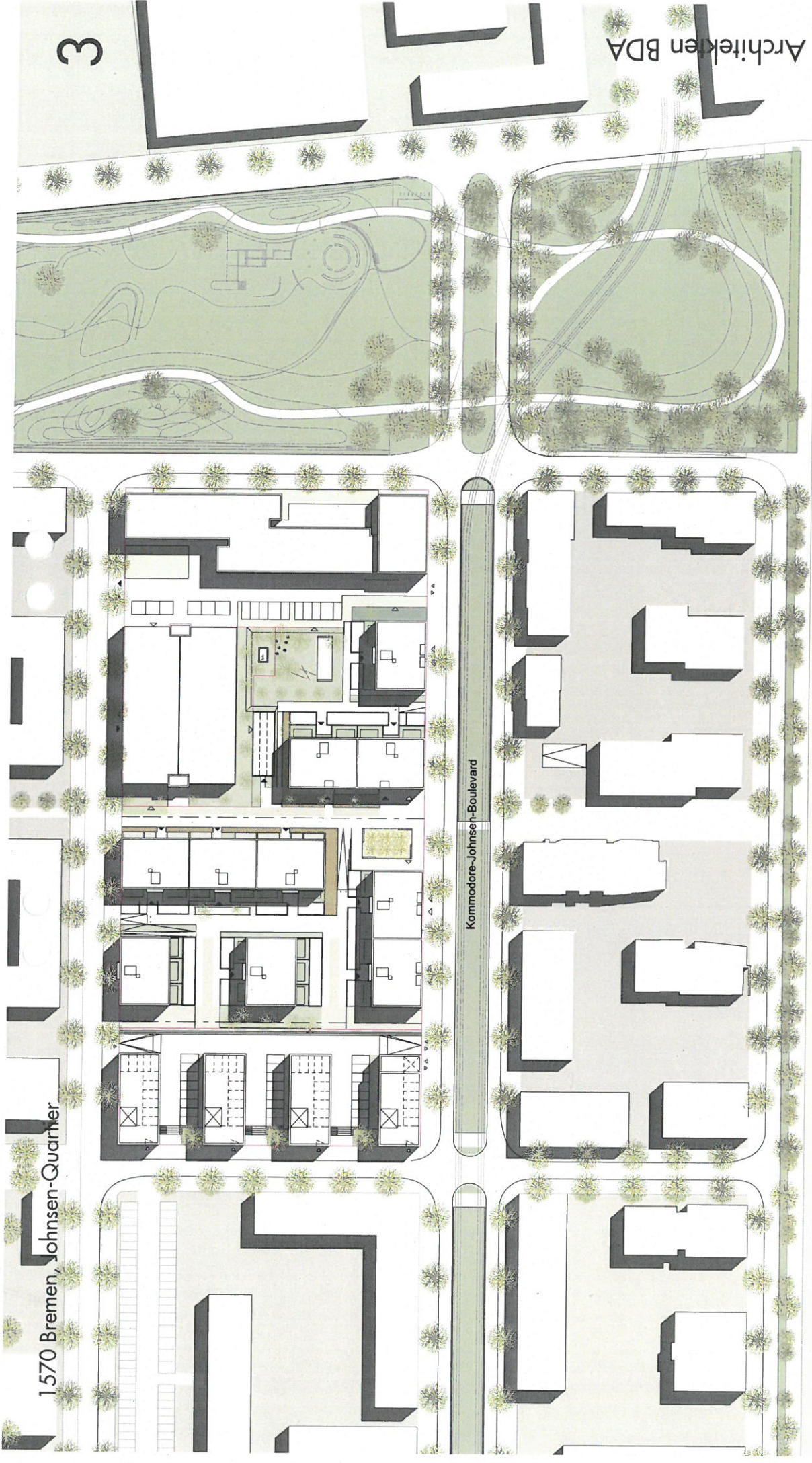
Planungsgrenze HWS

Masterplan ASTOC Stand: Juli 2013 o.M.

07.04.2016

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2



1570 Bremen, Johnsen-Quartier

Kommodore-Johnsen-Boulevard

3

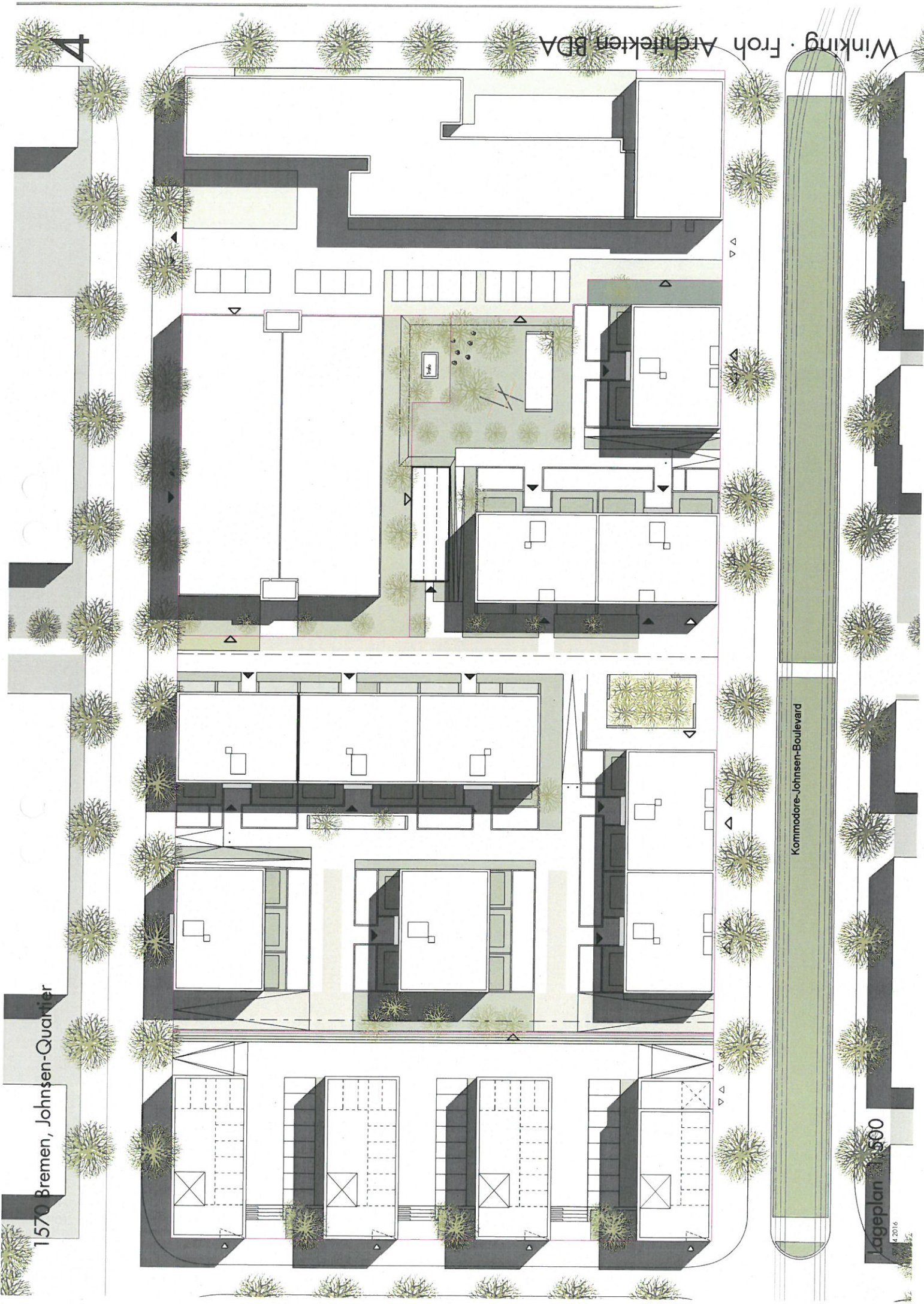
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Lageplan 1:1000

07.04.2016

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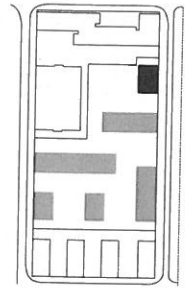
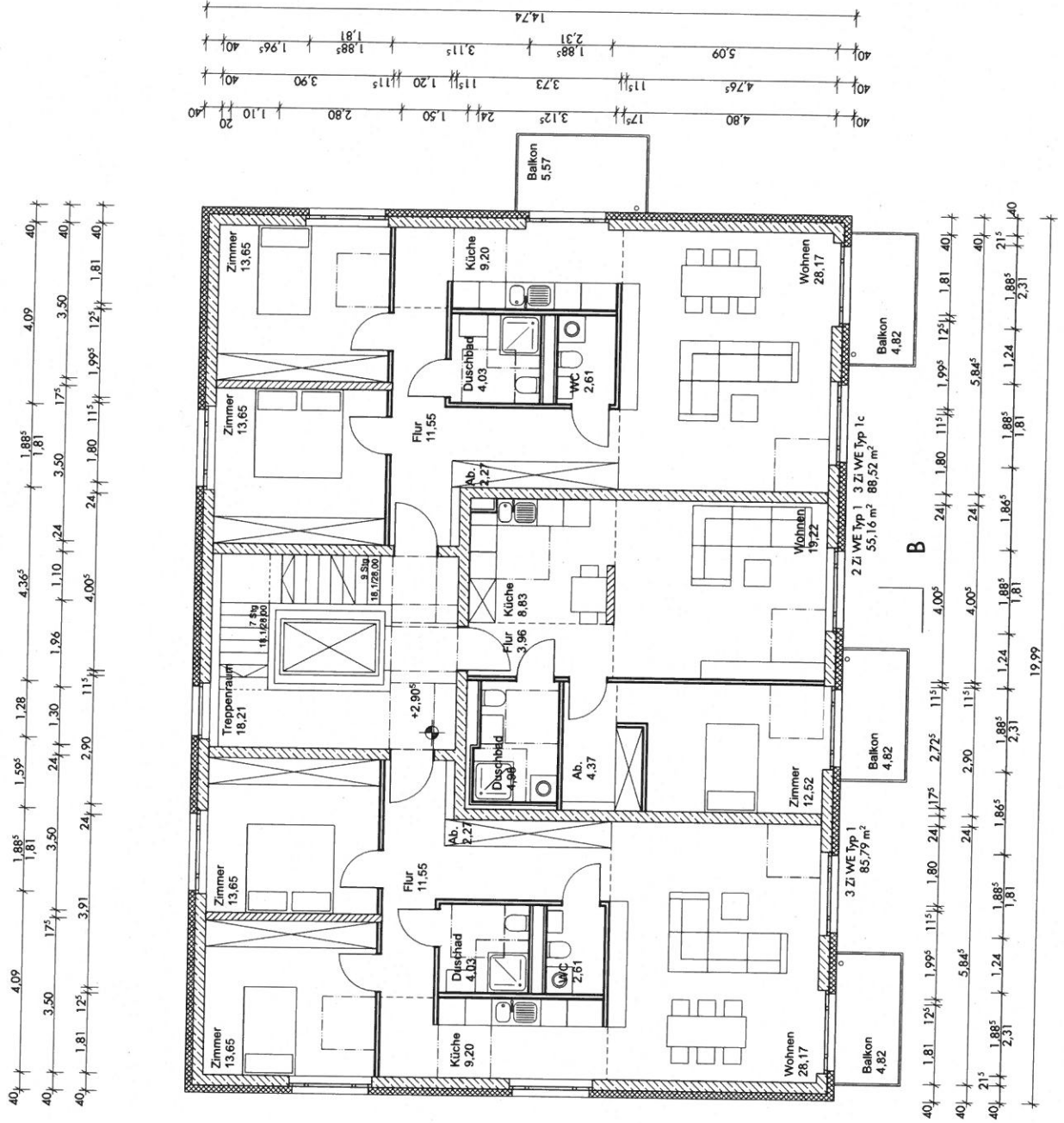
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Kommodore-Johnsen-Boulevard

Lageplan 1:500

4.2016

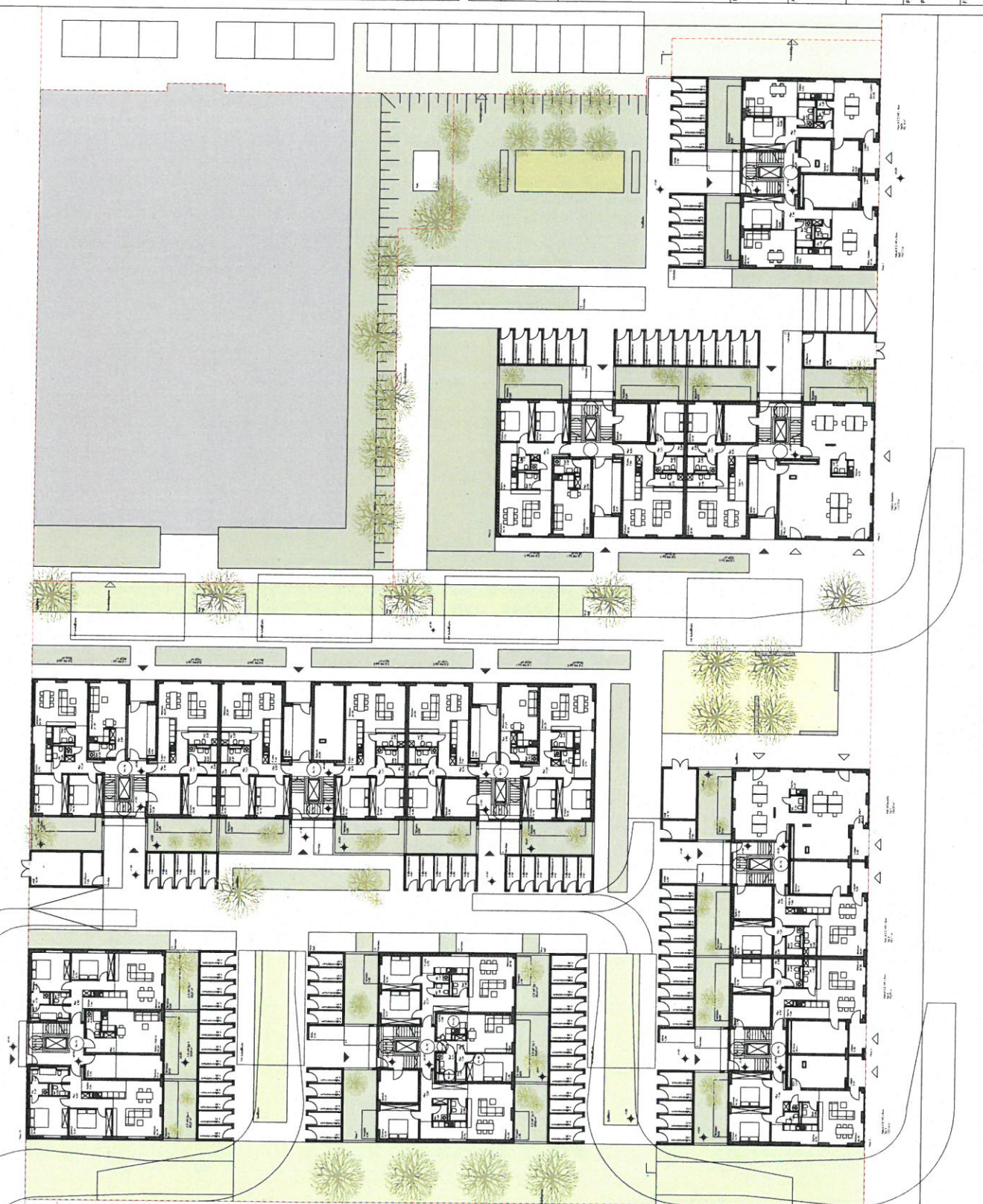


1. Obergeschoss 1:50

07.04.2016

Legende

Baumfuß = 7,28 (über Normalfuß)



1570

ZEUS, Johnsen - Quartier Bremen

Überblick
Anlagen Nr.
Paradeis 13113
1:500 - 12.04.2015



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Phase: Einwurf

Grundriss Erdgeschoss/ Aussenanlagen

Format:	A1	Maßstab:	1:200	Proj. Nr.:	08-006
Veränderung:	1:100	Blatt Nr.:	BN_DM	Datum:	18.06.2015

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Wohnungsschlüssel / Wohnflächenberechnung nach WoFIV Johnsen-Quartier, Bremen

Gesamtwohnfläche **11228,92 m²**

Wohnungstyp	Wohnfläche WF WoFIV	Anzahl WE	Summe WF	Hybrid WF WoFIV	Anzahl Hybride/ Gewerbe	Summe WF	Anteil WE	Anteil Hybride/ Gewerbe
Summe		138	10459,91 m²		7	769,01 m²	95,17%	4,83%
Zwischenumme		8	333,33 m²				5,52%	
1 Zi Whg Typ 1 ¹	32,47 m ²	3	97,42 m ²					
1 Zi Whg Typ 1a ¹	35,77 m ²	1	35,77 m ²					
1,5 Zi Whg Typ 1 ²	50,03 m ²	4	200,14 m ²					
Zwischenumme		41	2384,70 m²				28,28%	
2 Zi Whg Typ 1 ²	55,16 m ²	12	661,97 m ²					
2 Zi Whg Typ 1a ²	55,53 m ²	24	1332,76 m ²					
2 Zi Whg Typ 1b ¹	59,16 m ²	1	59,16 m ²					
2 Zi Whg Typ 2 ¹	80,95 m ²	1	80,95 m ²					
2 Zi Whg Typ 3 ¹	83,29 m ²	3	249,86 m ²					
Zwischenumme		89	7741,88 m²				61,38%	
3 Zi Whg Typ 1 ²	85,79 m ²	6	514,74 m ²					
3 Zi Whg Typ 1a ²	86,16 m ²	6	516,94 m ²					
3 Zi Whg Typ 1b ¹	94,64 m ²	1	94,64 m ²					
3 Zi Whg Typ 1c ²	88,52 m ²	2	177,04 m ²					
3 Zi Whg Typ 1d ²	88,89 m ²	2	177,77 m ²					
3 Zi Whg Typ 2 ²	82,34 m ²	6	494,04 m ²					
3 Zi Whg Typ 2a ²	82,71 m ²	14	1157,90 m ²					
3 Zi Whg Typ 2b ¹	90,69 m ²	3	272,06 m ²					
3 Zi Whg Typ 2c ²	85,07 m ²	2	170,14 m ²					
3 Zi Whg Typ 2d ²	85,44 m ²	2	170,87 m ²					
3 Zi Whg Typ 3 ²	88,46 m ²	8	707,72 m ²					
3 Zi Whg Typ 3a ²	88,83 m ²	24	2131,97 m ²					
3 Zi Whg Typ 3b ¹	96,99 m ²	3	290,96 m ²					
3 Zi Whg Typ 4 ²	85,18 m ²	6	511,06 m ²					
3 Zi Whg Typ 4a ¹	89,12 m ²	2	178,23 m ²					
3 Zi Whg Typ 4b ²	87,91 m ²	2	175,81 m ²					
Zwischenumme					5	557,0614		3,45%
Hybrid Wohnen Typ 2 ¹				116,95 m ²	1	116,95 m ²		
Hybrid Wohnen Typ 2a ¹				105,15 m ²	1	105,15 m ²		
Hybrid Wohnen Typ 3 ¹				100,70 m ²	1	100,70 m ²		
Hybrid Wohnen Typ 4 ¹				117,13 m ²	2	234,26 m ²		
Zwischenumme					2	211,95		1,38%
Hybrid Gewerbe Typ 1 ¹				103,06 m ²	1	103,06 m ²		
Hybrid Gewerbe Typ 1a ¹				108,89 m ²	1	108,89 m ²		

Wohnungsschlüssel

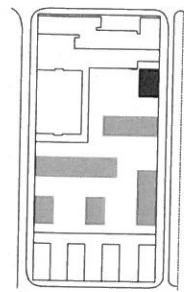
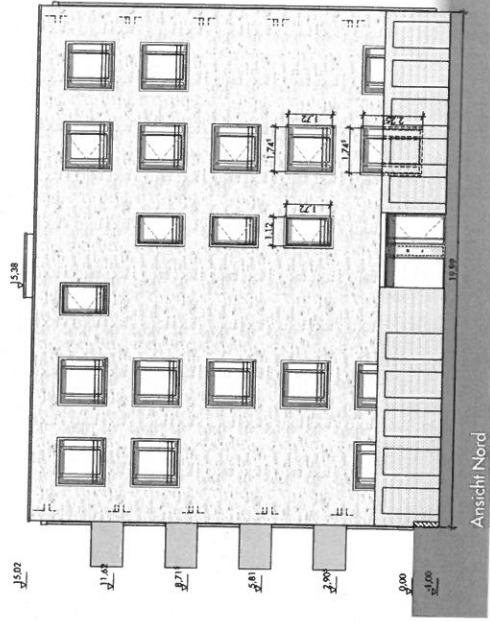
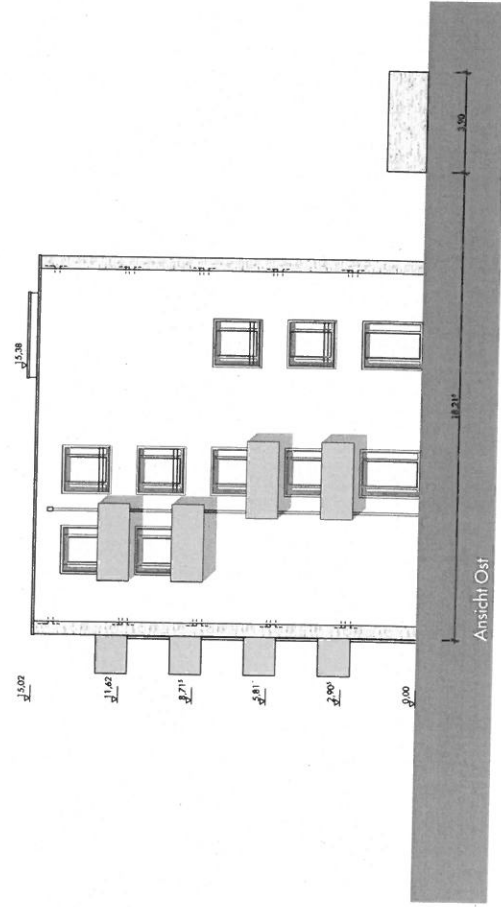
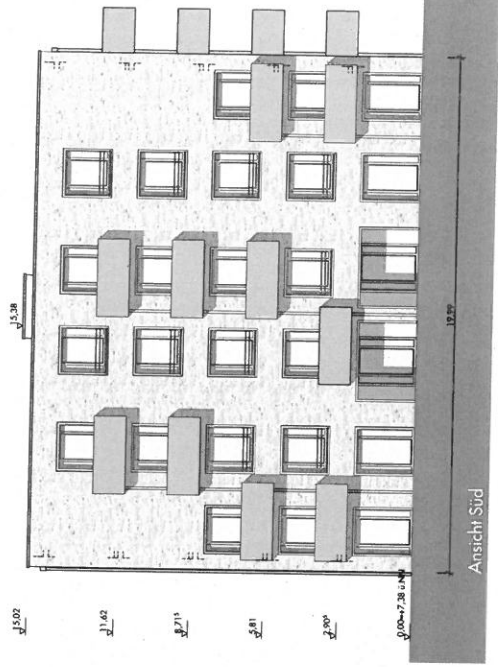
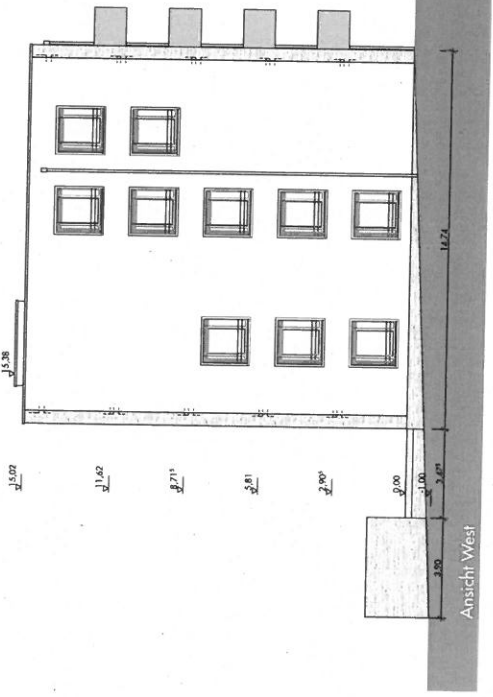
07.04.2016

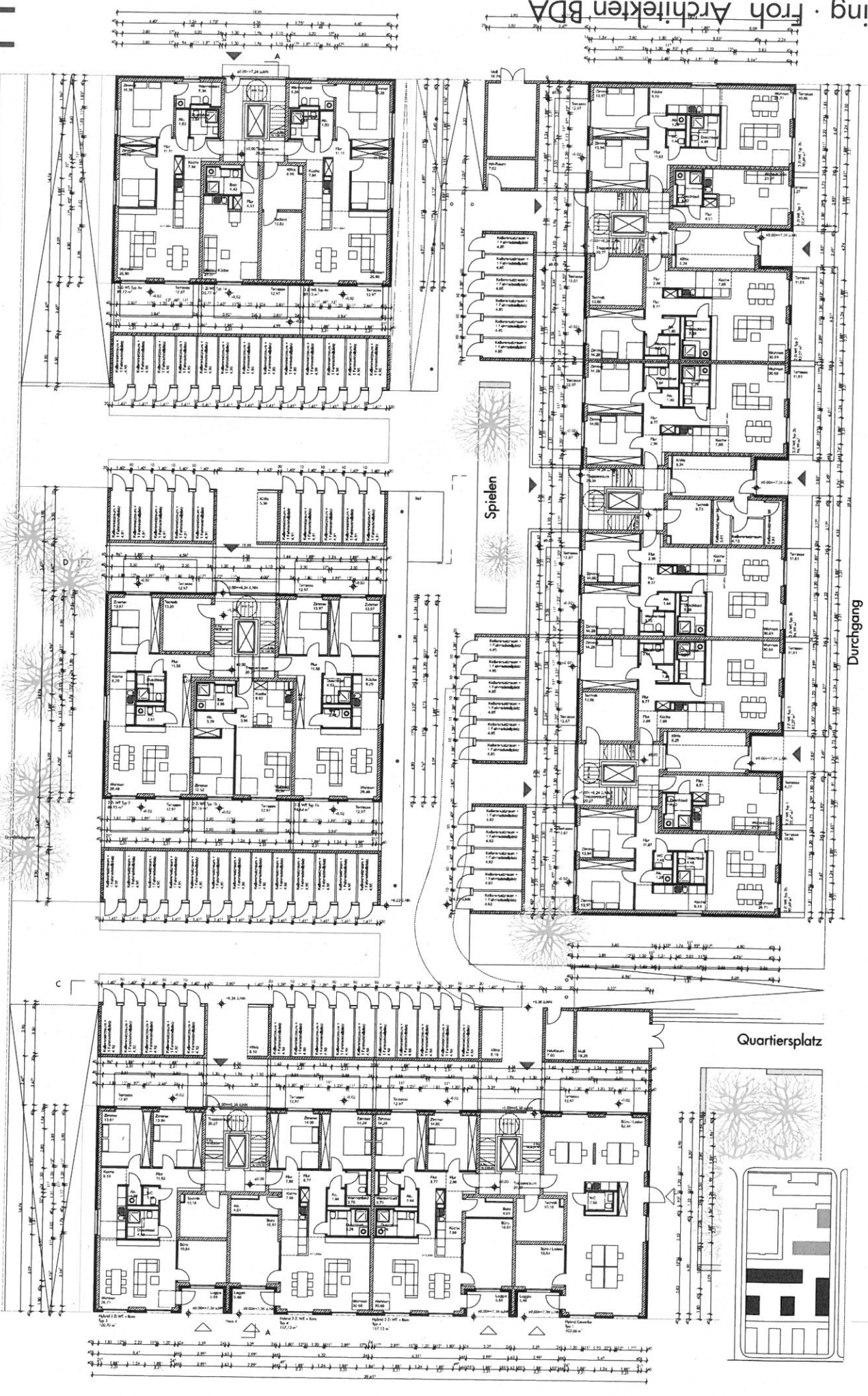
¹ Logien/Terrassen

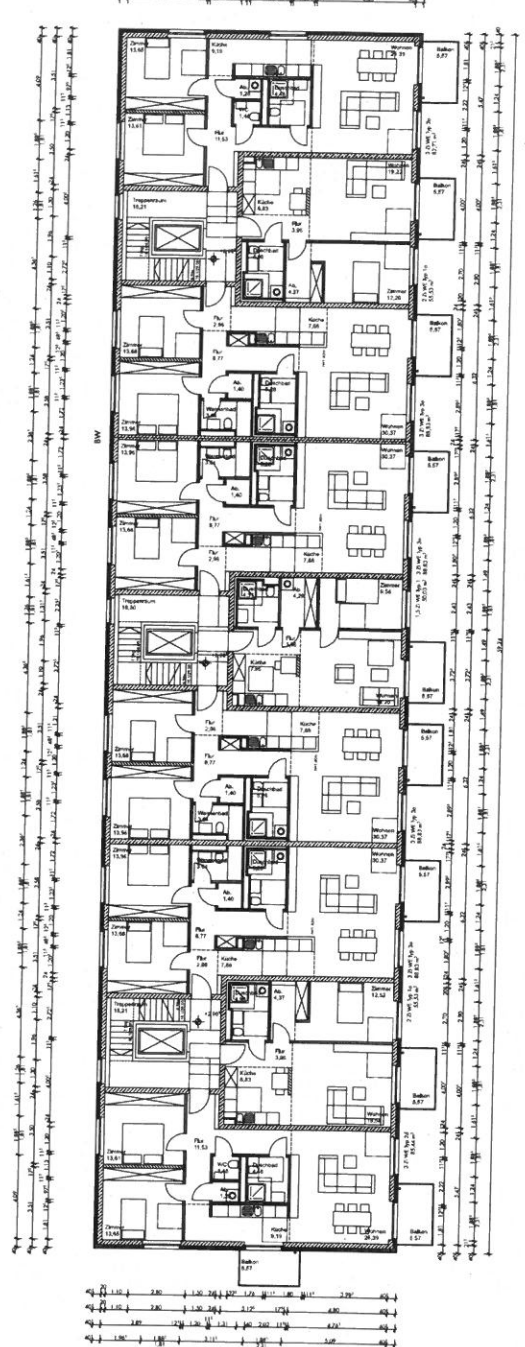
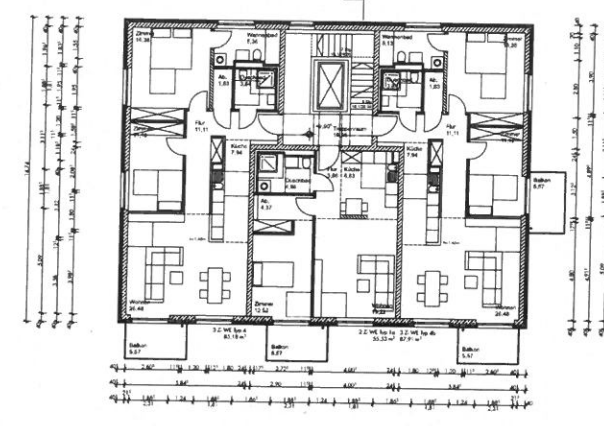
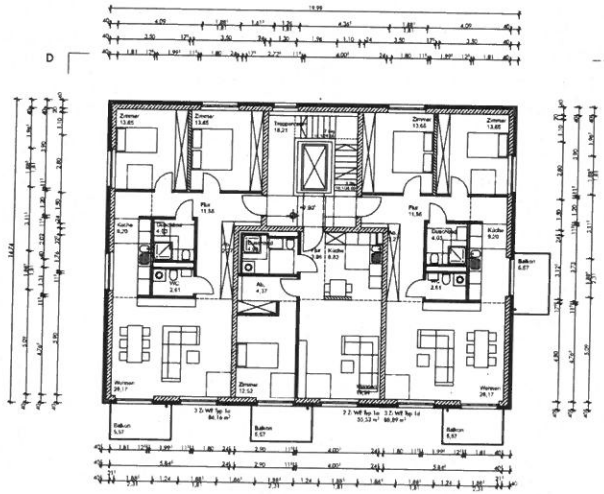
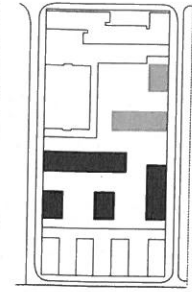
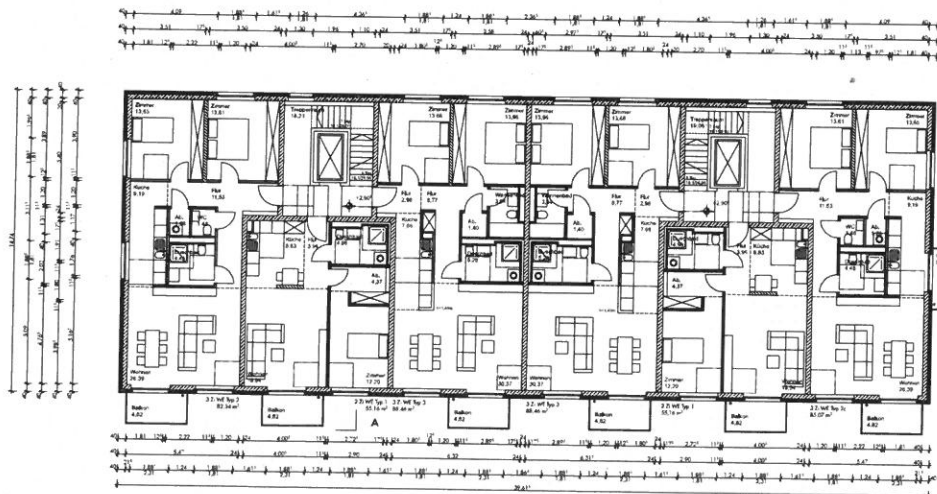
* Balkone

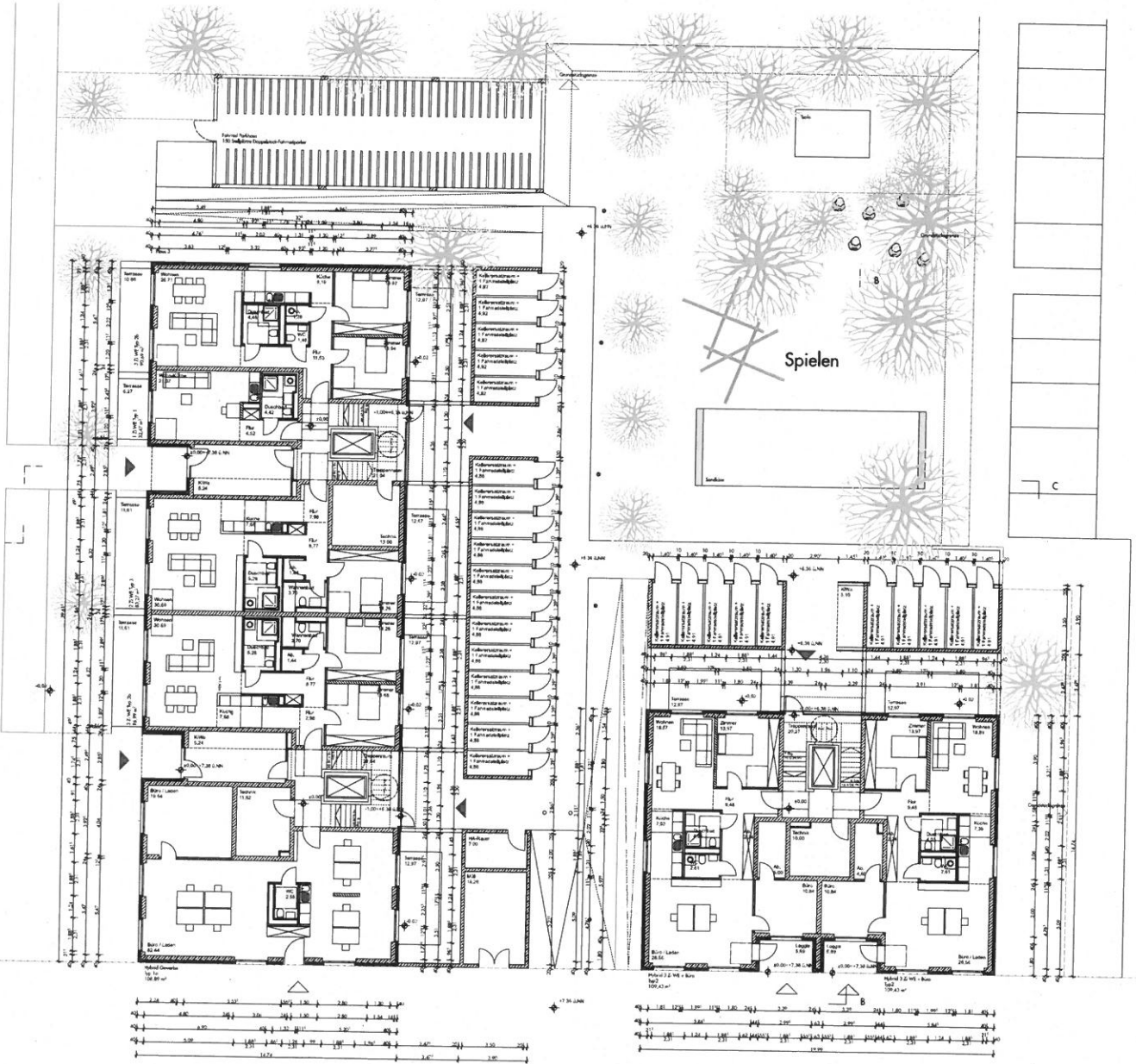
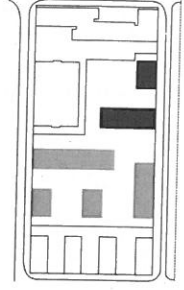
50% max. 16m², darüber 25%

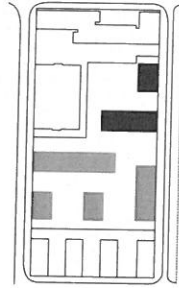
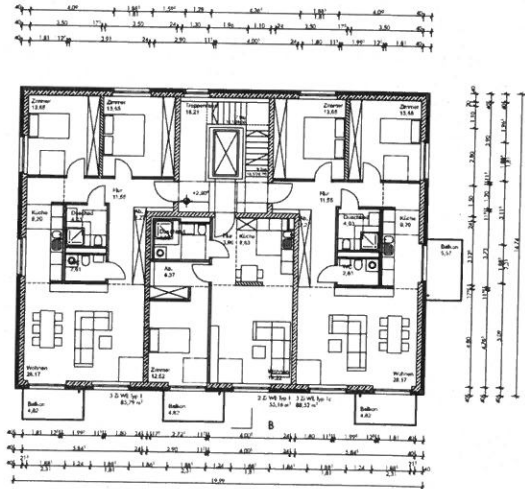
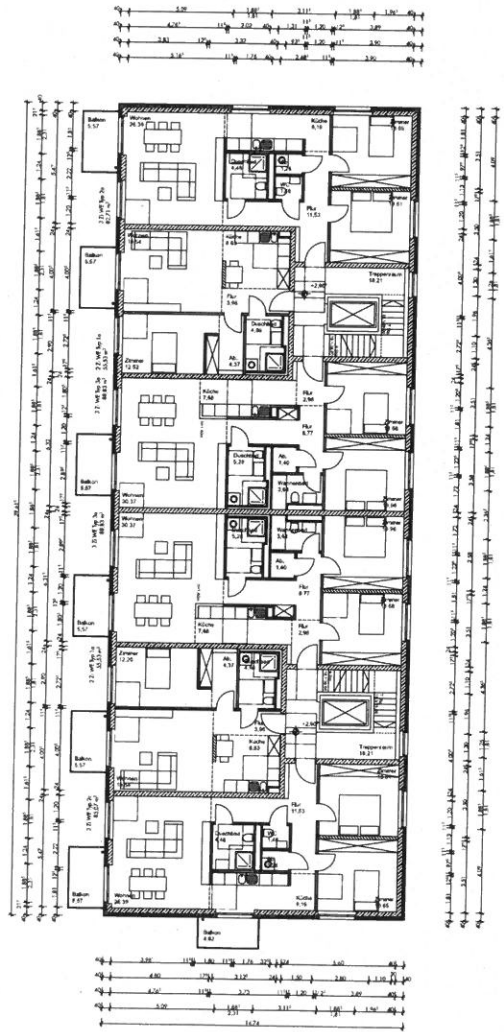
50% max. 16m²

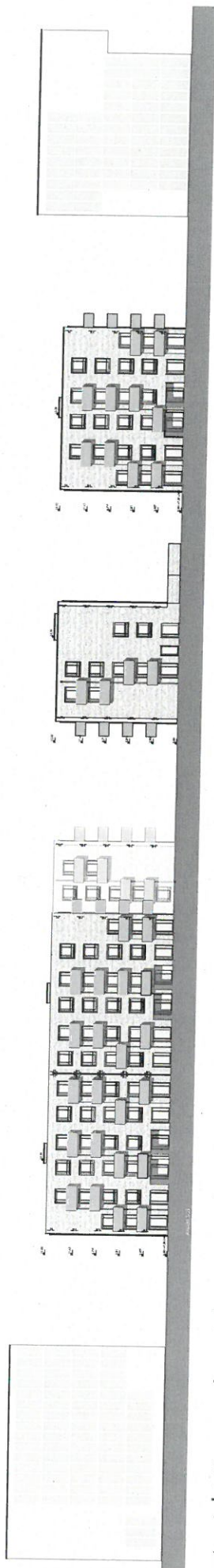




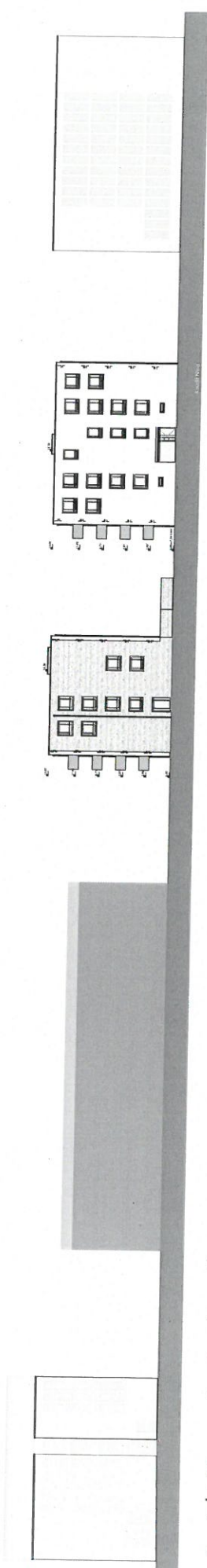




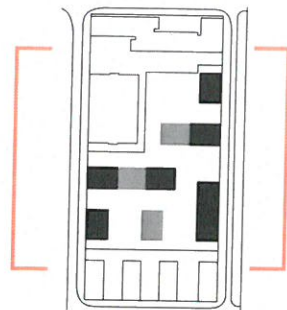




Ansicht Kommodore-Johnsen-Boulevard



Ansicht Herzogin-Cecilie-Allee





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Visualisierung Komodore-Johnsen-Boulevard



Visualisierung Quartier

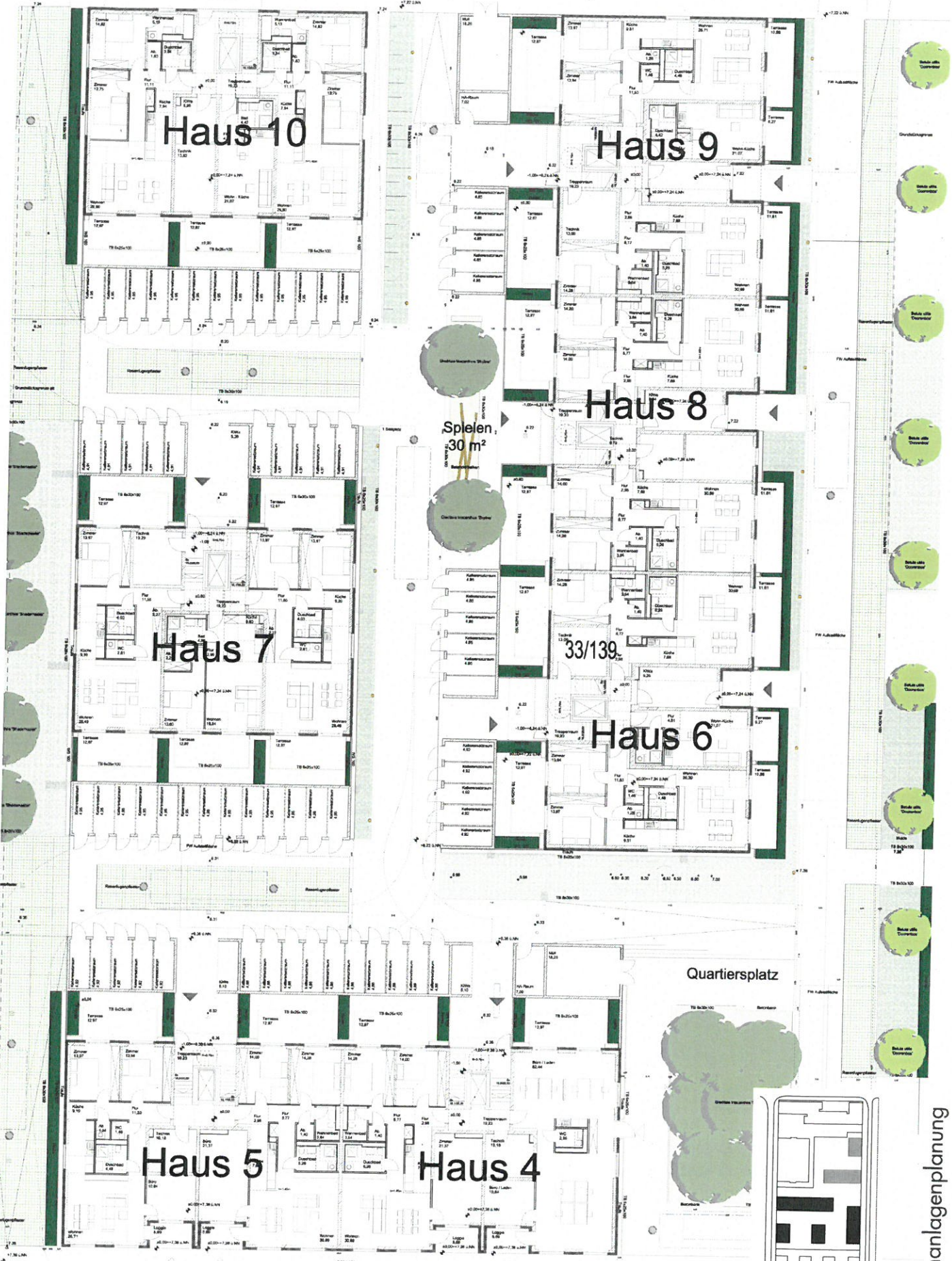
Architekten BDA

20 Bremen Johnson-Quartier

Herzogin-Cecilie-Allee

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Kommodore-Johnsen-Boulevard



Haus 10

Haus 9

Haus 8

Haus 7

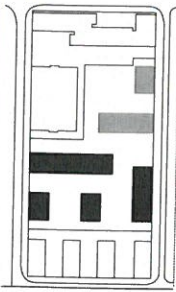
Haus 6

Haus 5

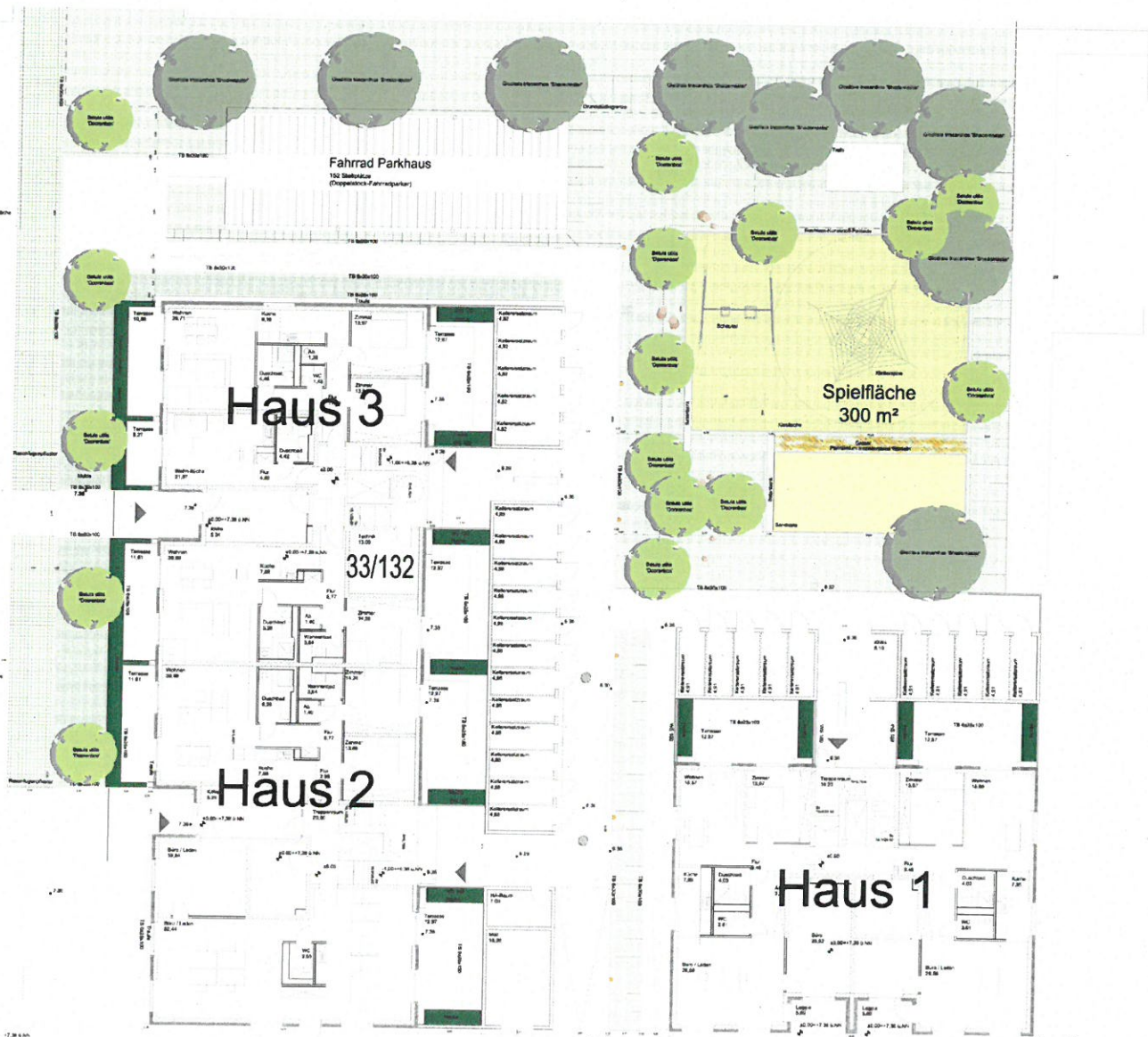
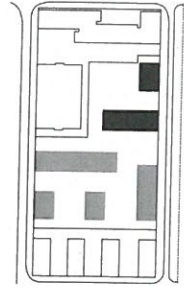
Haus 4

Spelen, 30 m²

Quartiersplatz



Außenanlagenplanung



Kommodore-Johnsen-Boulevard