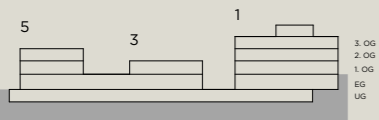
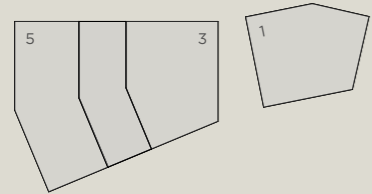


SITUATION

STEGMATTSTRASSE 1/3/5



Legende:

A: Ortszentrum Buchrain (LU)

1: **Geschäfts- und Gewerbehaus Reussperle**

- 11: TopShop, Landi Buchrain
- 12: Supermarkt, Lidl Schweiz
- 13: Supermarkt, Migros Buchrain
- 14: Supermarkt, Spar Buchrain
- 15: Landgasthof Adler

- 16: Homestay WG Jolanda
- 17: Hotel die Perle
- 18: Mall of Switzerland, Ebikon
 - Fitnesscenter
 - Verpflegungsmöglichkeiten
 - Einkaufscenter

- 21: Gemeindeverwaltung Buchrain
- 22: Post
- 23: Sportplatz Hinterleisibach

- 31: Autobahn A14, Anschluss Buchrain
- 32: Bahnhof Buchrain
- 33: Bus-Haltestelle Reussbrücke

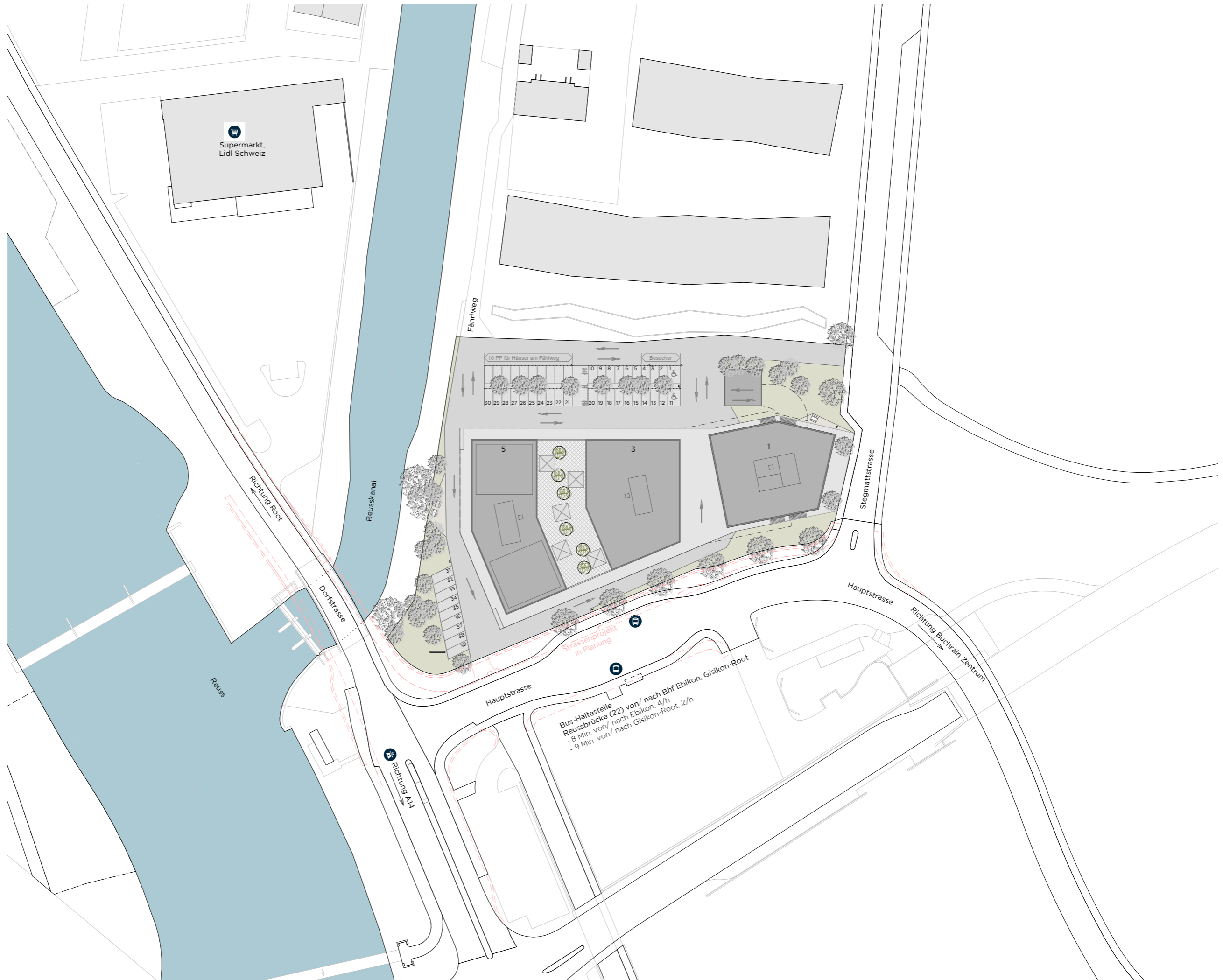
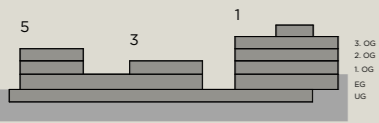
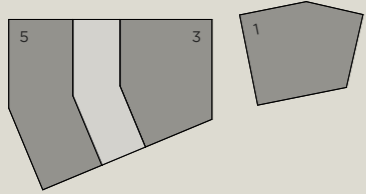


Masstab ca. 1:10'000

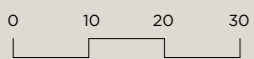


UMGEBUNG

STEGMATTSTRASSE 1/3/5

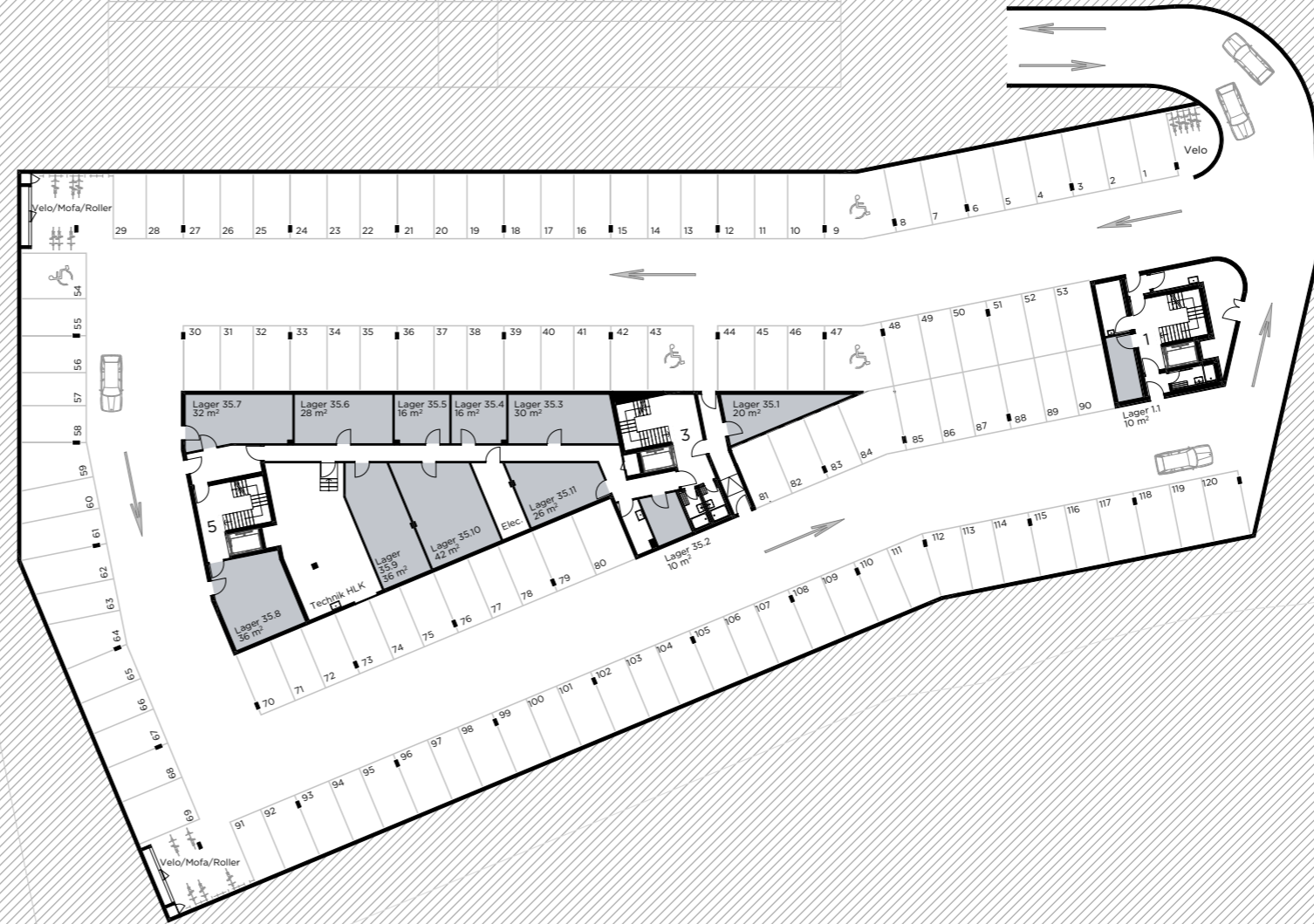
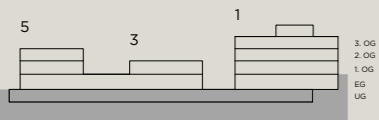
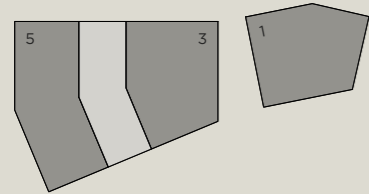


Masstab 1:1000



UNTERGESCHOSS

STEGMATTSTRASSE 1/3/5



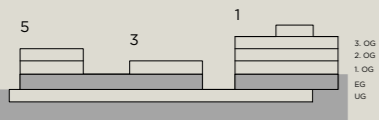
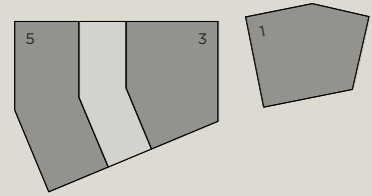
11 PP überbreit: Nr. 9, 43, 47, 54, 69, 79, 80, 81, 82, 83, 84
 6 PP überlang, 5.60m -6.10m und schmaler als 2.50m: 59-64
 4 PP mit Stütze nicht nach VSS-Norm: 50, 51, 87, 88
 6 PP schmaler als 2.50m: 108-113

Masstab 1:500



ERDGESCHOSS

STEGMATTSTRASSE 1/3/5

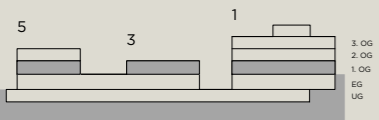
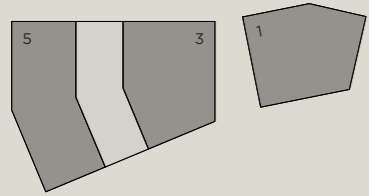


Massstab 1:500



1. OBERGESCHOSS

STEGMATTSTRASSE 1/3/5



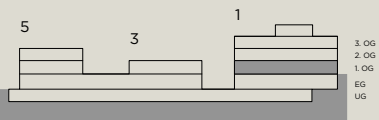
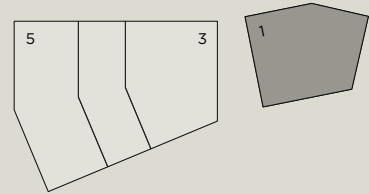
Masstab 1:500



1. OBERGESCHOSS

STEGMATTSTRASSE 1

Layoutvorschlag Büro 1.3

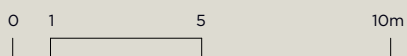


Raumprogramm Büro 1.3

1x	Openspace	54 AP
2x	Einzelbüro	2 AP
1x	Anlauftheke	
1x	Sitzungszimmer gross à 10 Pers.	
2x	Sitzungszimmer klein à 4-6 Pers.	
3x	offene Besprechungszone	
3x	Telefonkabine	
1x	Service-Zone	
1x	Empfang / Wartebereich	
1x	Küche / Cafeteria	

Total 683 m² 56 AP
12.2 m²/AP

Masstab 1:200

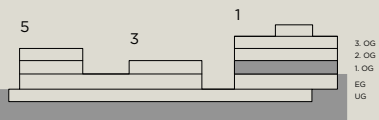
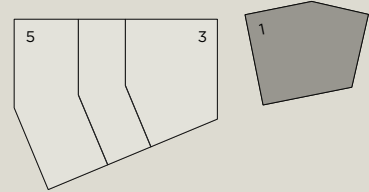


1. OBERGESCHOSS

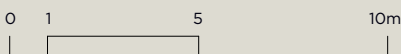
STEGMATTSTRASSE 1

Layoutvorschlag

Büro 1.4 / 1.5



Masstab 1:200



Raumprogramm Büro 1.4

1x	Openspace	24 AP
1x	Einzelbüro	1 AP
1x	Empfang	2 AP
1x	Sitzungszimmer gross à 8 Pers.	
1x	Sitzungszimmer klein à 4 Pers.	
1x	Telefonkabine	
1x	Empfang / Wartebereich	
1x	Küche / Cafeteria	

Total 334 m2 **27 AP**
12.4 m2/AP

Raumprogramm Büro 1.5

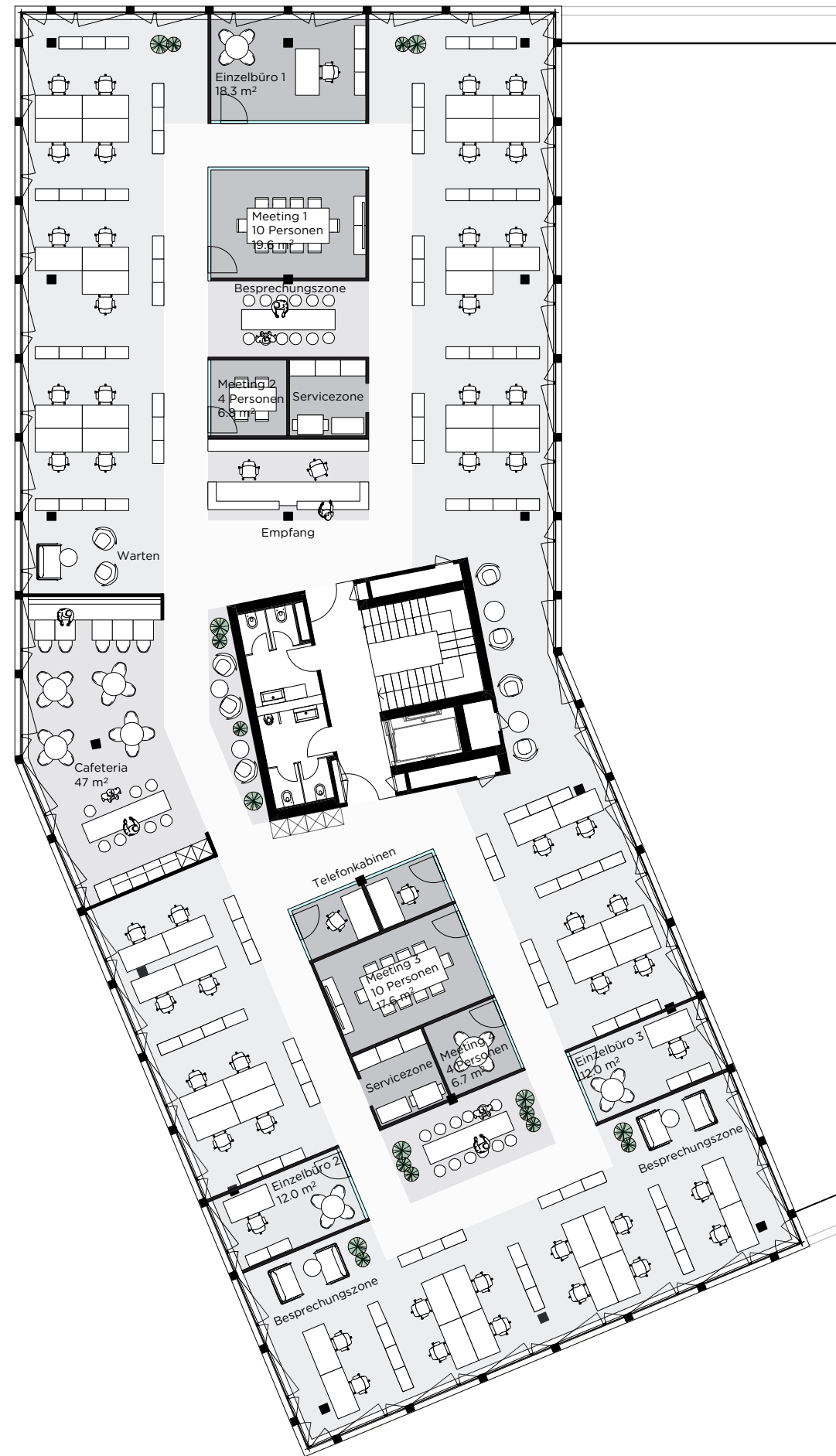
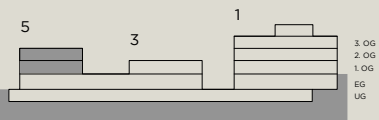
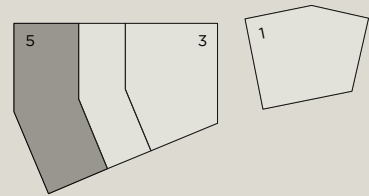
1x	Openspace	28 AP
1x	Einzelbüro	1 AP
1x	Anlauftheke	
1x	Sitzungszimmer gross à 8 Pers.	
2x	Sitzungszimmer klein à 4 Pers.	
1x	offene Besprechungszone	
1x	Telefonkabine	
1x	Service-Zone	
1x	Empfang / Wartebereich	
1x	Küche / Cafeteria	

Total 349 m2 **29 AP**
12.0 m2/AP

1./2. OBERGESCHOSS

STEGMATTSTRASSE 5

Layoutvorschlag
Büro 35.16 / 35.24

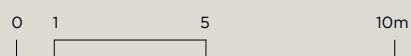


Raumprogramm Büro 35.16 / 35.24

1x	Openspace	48 AP
3x	Einzelbüro	3 AP
1x	Empfang	2 AP
2x	Sitzungszimmer gross à 10 Pers.	
2x	Sitzungszimmer klein à 4 Pers.	
6x	offene Besprechungszone	
2x	Telefonkabine	
2x	Service-Zone	
1x	Empfang / Wartebereich	
1x	Küche / Cafeteria	

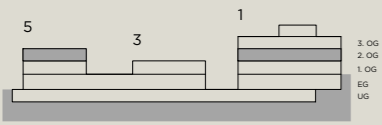
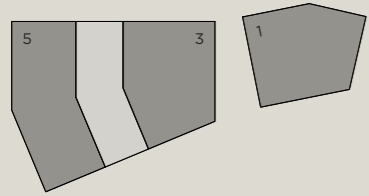
**Total 776/775 m² 53 AP
14.6 m²/AP**

Masstab 1:200



2. OBERGESCHOSS

STEGMATTSTRASSE 1/3/5

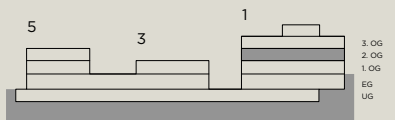
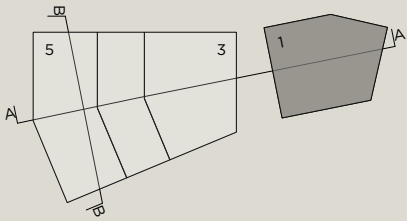


Masstab 1:500



2. OBERGESCHOSS

STEGMATTSTRASSE 1



Raumprogramm 1.7

1x	Openspace	12 AP
1x	Einzelbüro	1 AP
1x	Anlauftheke	
1x	Sitzungszimmer	à 6 Pers.
1x	Empfang	
1x	Teeküche	

**Total 148 m² 13 AP
11.4 m²/AP**

Raumprogramm 1.8

1x	Openspace	16 AP
1x	Einzelbüro	1 AP
1x	Anlauftheke	
2x	Sitzungszimmer	à 8 Pers.
1x	Servicezone	
1x	Empfang / Wartebereich	
1x	Küche / Cafeteria	

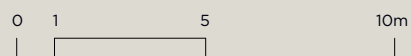
**Total 228 m² 17 AP
13.4 m²/AP**

Raumprogramm 1.9

1x	Openspace	26 AP
1x	Einzelbüro	1 AP
1x	Anlauftheke	
1x	Sitzungszimmer gross	à 6 Pers.
1x	offene Besprechungszone	
2x	Telefonkabine	
1x	Empfang / Wartebereich	
1x	Teeküche	

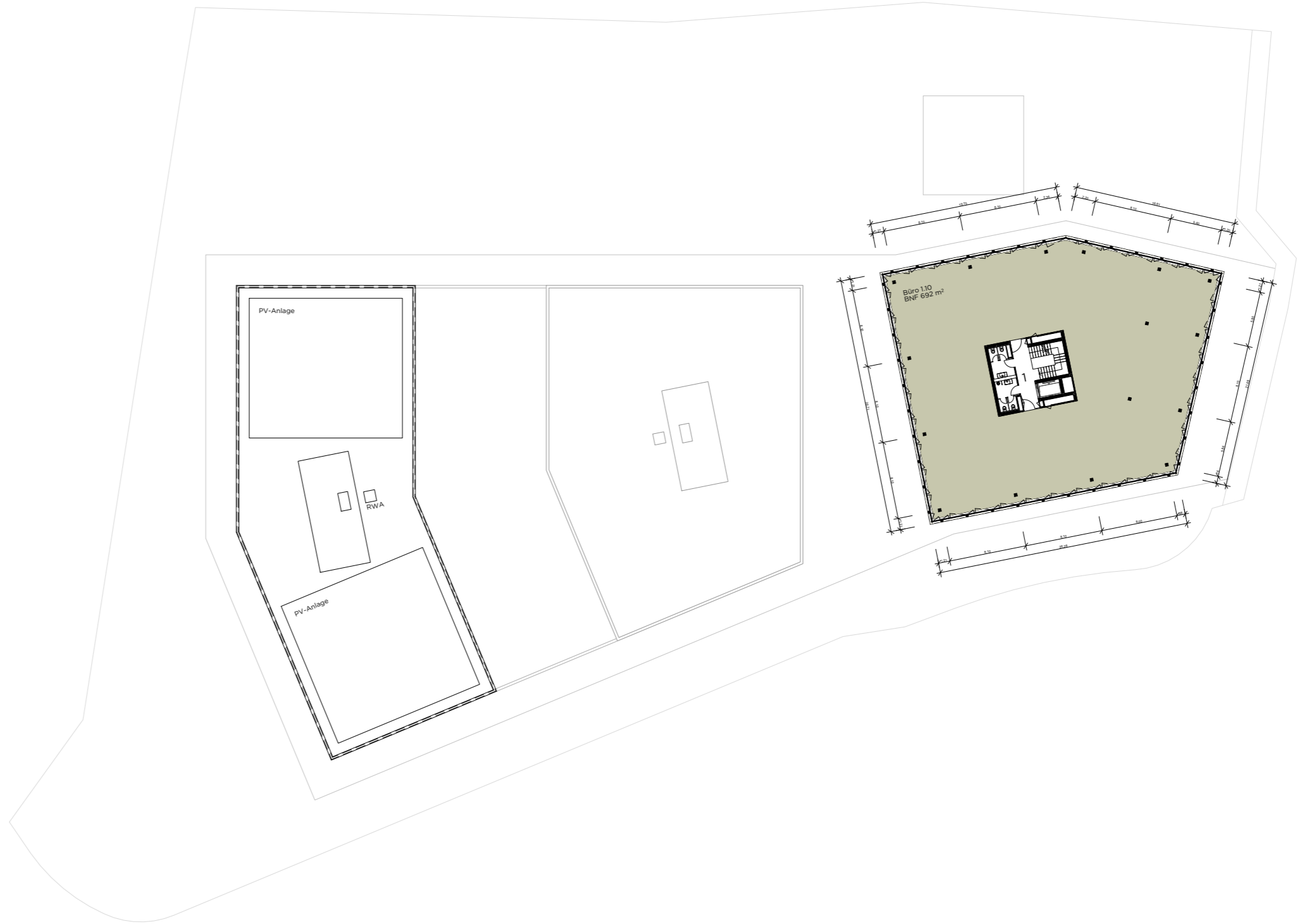
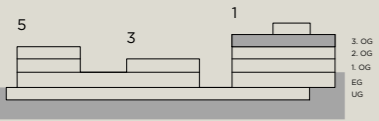
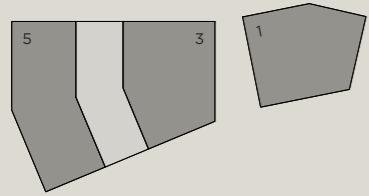
**Total 316 m² 27 AP
11.7 m²/AP**

Masstab 1:200



3. OBERGESCHOSS

STEGMATTSTRASSE 1/3/5



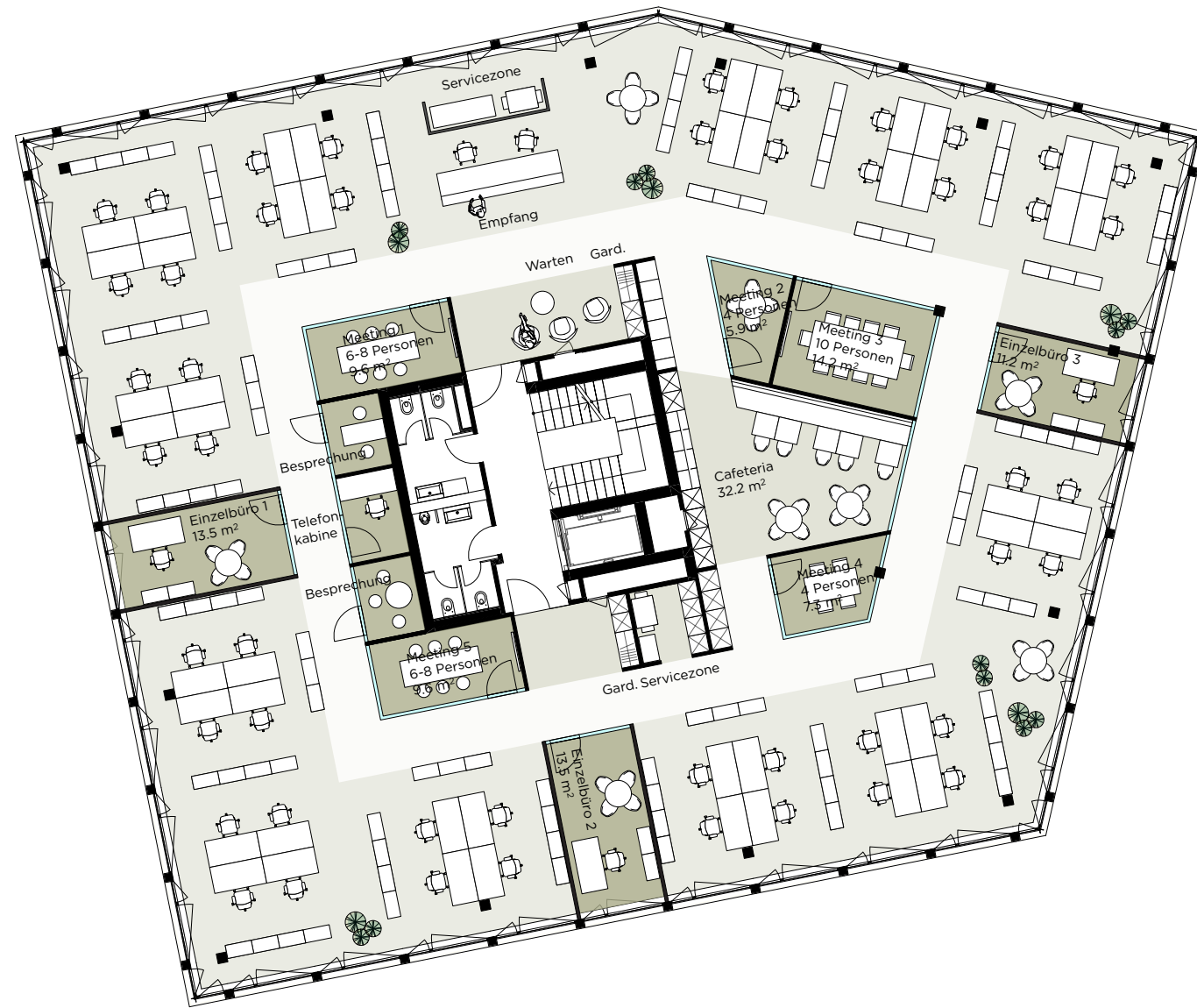
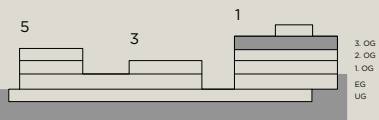
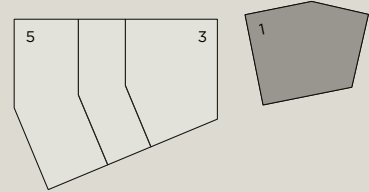
Masstab 1:500



3. OBERGESCHOSS

STEGMATTSTRASSE 1

Layoutvorschlag Büro 1.10

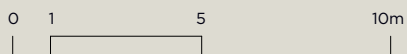


Raumprogramm Büro 1.10

1x	Openspace	48 AP
3x	Einzelbüro	3 AP
1x	Empfang	2 AP
1x	Sitzungszimmer gross à 10 Pers.	
6x	Sitzungszimmer klein à 2-6 Pers.	
1x	Telefonkabine	
2x	Service-Zone	
1x	Empfang / Wartebereich	
1x	Küche / Cafeteria	

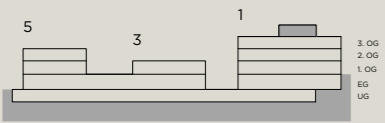
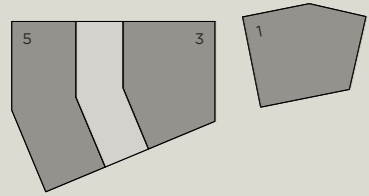
**Total 692 m² 53 AP
13.1m²/AP**

Masstab 1:200

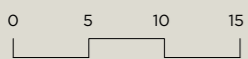


DACHGESCHOSS

STEGMATTSTRASSE 1/3/5

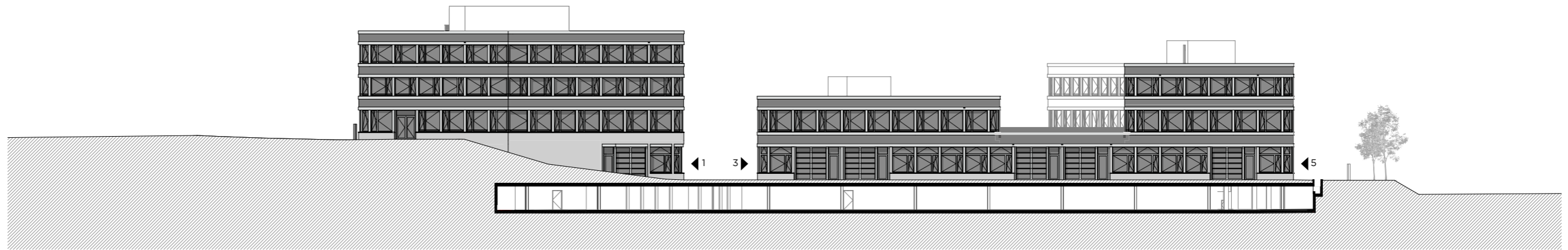
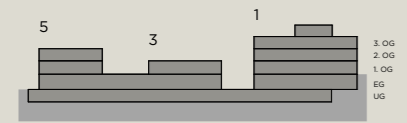
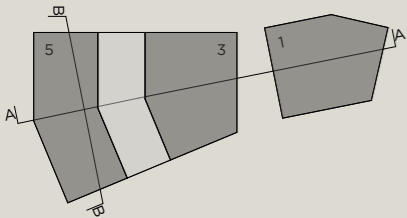


Masstab 1:500

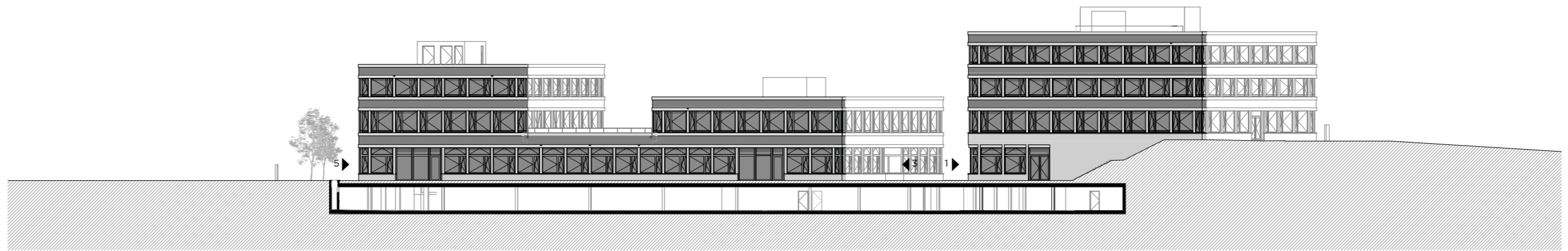


NORD-/ SÜDFASSADE

STEGMATTSTRASSE 1/3/5

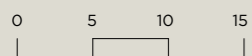


NORDFASSADE - Gebäude 1, 3 + 5



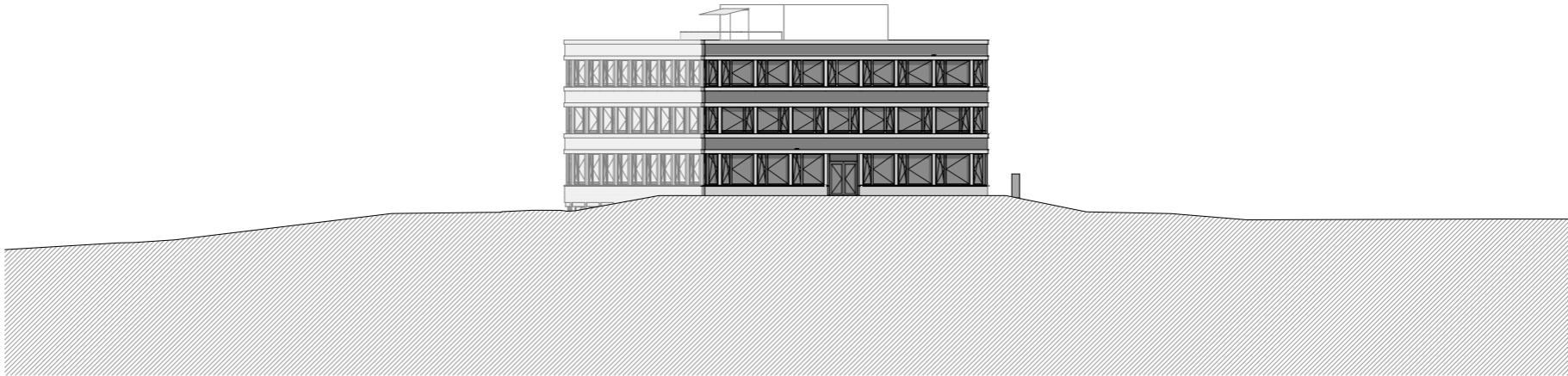
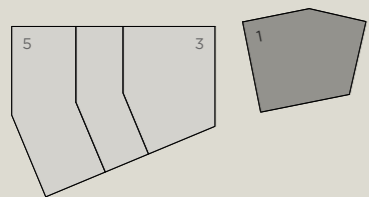
SÜDFASSADE - Gebäude 1, 3 + 5

Masstab 1:500

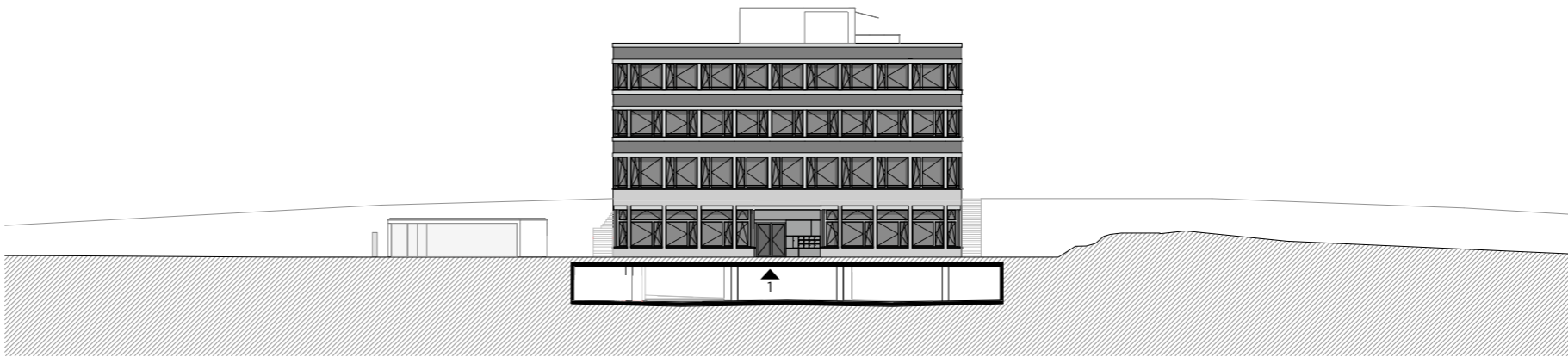


OST-/ WESTFASSADE

STEGMATTSTRASSE 1



OSTFASSADE - Gebäude 1



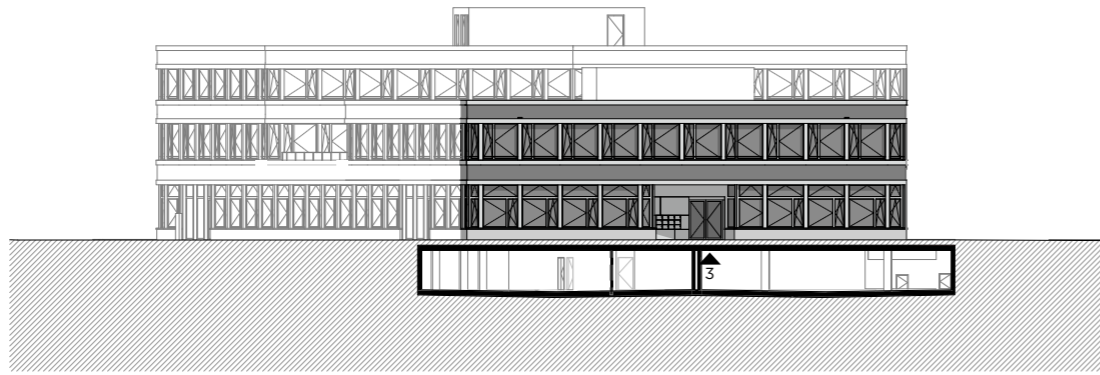
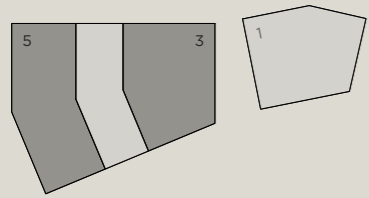
WESTFASSADE - Gebäude 1

Massstab 1:500

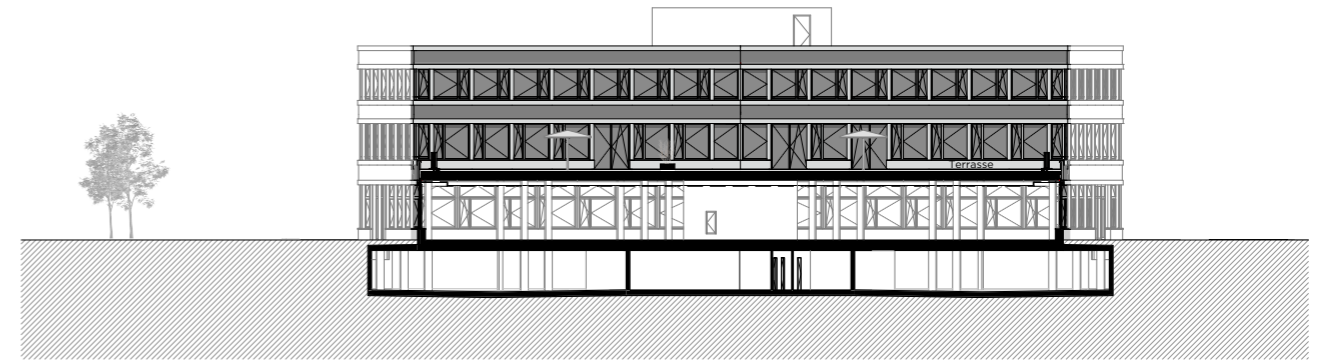


OST-/ WESTFASSADE

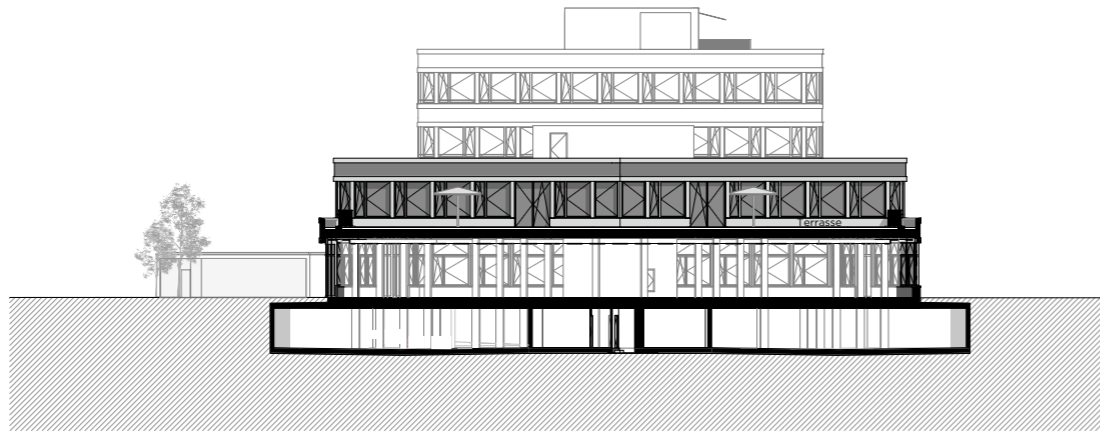
STEGMATTSTRASSE 3 + 5



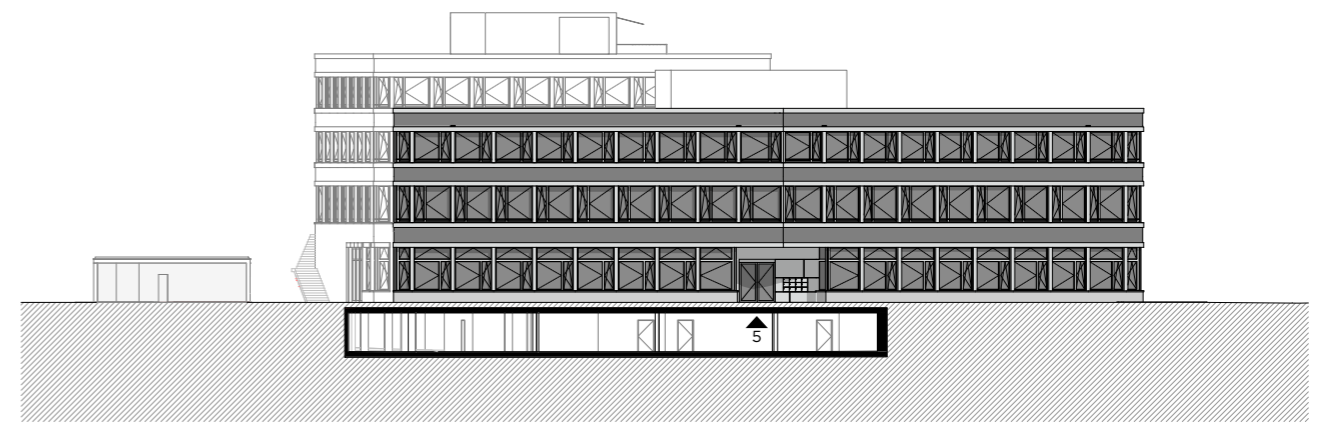
OSTFASSADE - Gebäude 3



OSTFASSADE - Gebäude 5



WESTFASSADE - Gebäude 3



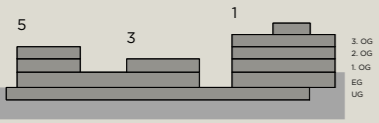
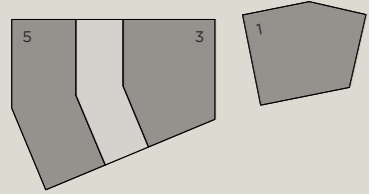
WESTFASSADE - Gebäude 5

Masstab 1:500



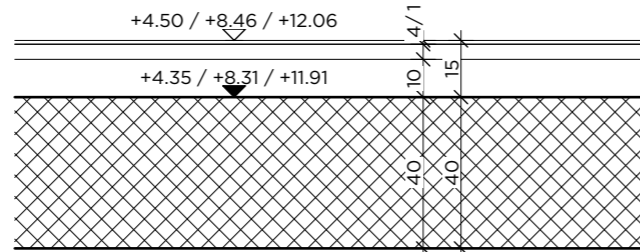
DETAILSCHNITT

STEGMATTSTRASSE 1/3/5



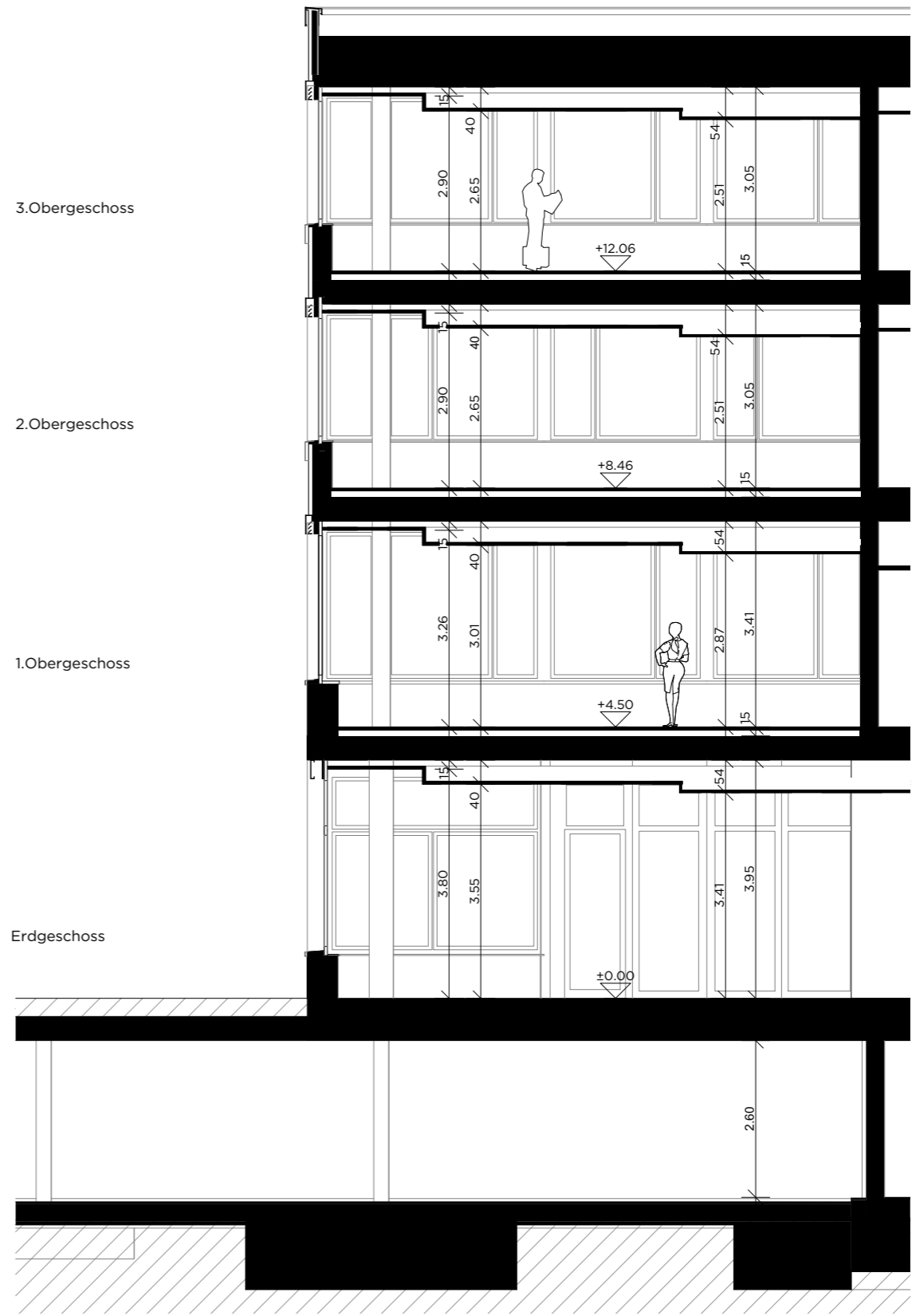
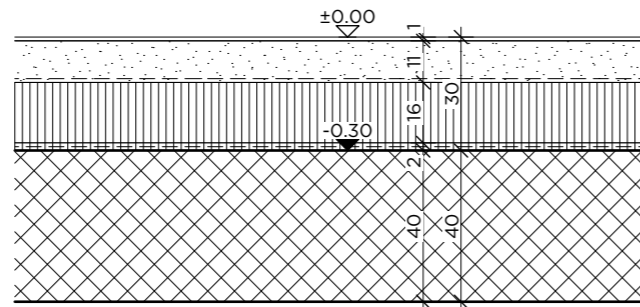
Bodenaufbau OG

- Bodenbelag 1 cm
 - Doppelboden 4 cm
 - Hohlboden 10 cm
 - Betondecke 40 cm
- } Käufer-, Innenausbau
} Grundausbau



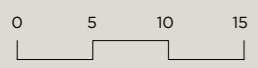
Bodenaufbau EG

- Bodenbelag 1 cm
 - Überbeton armiert 11 cm
 - Wärmedämmung 16 cm
 - Trittschalldämmung 2 cm
 - PE- Folie
 - Betondecke 40 cm
- } Käufer-, Innenausbau
} Grundausbau



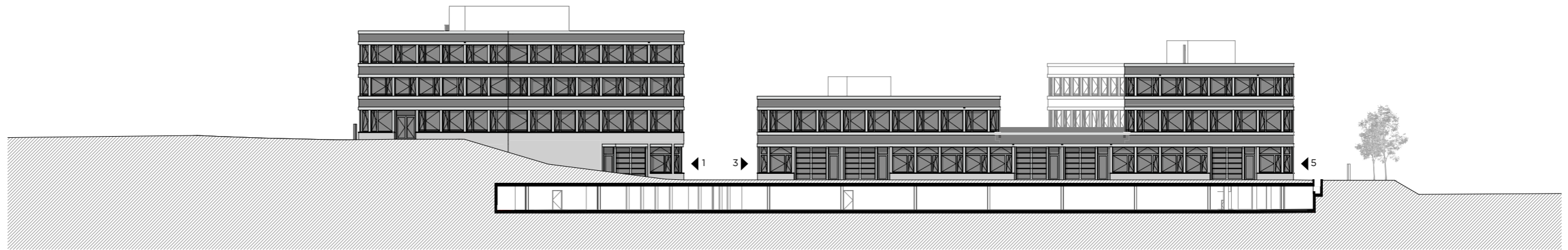
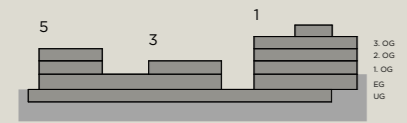
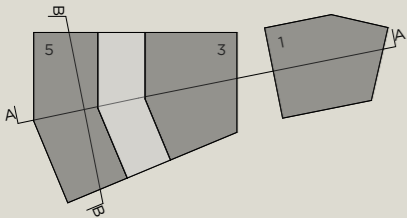
Schema Raumhöhe; Bsp Gebäude 1

Masstab 1:100, 1:20

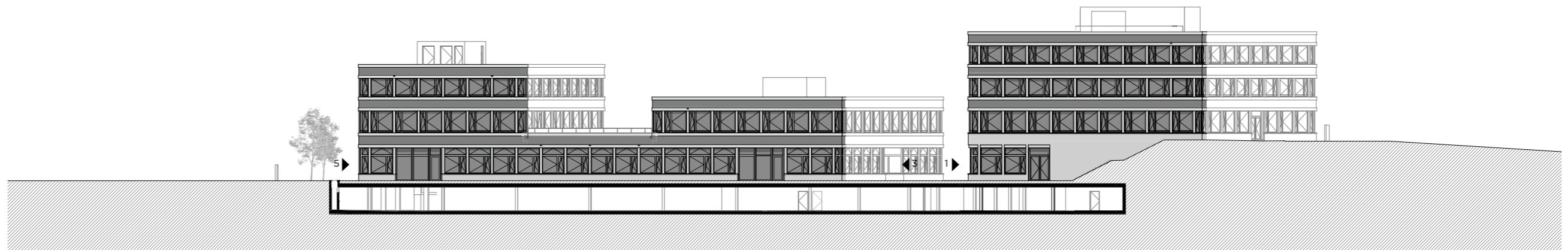


NORD-/ SÜDFASSADE

STEGMATTSTRASSE 1/3/5



NORDFASSADE - Gebäude 1, 3 + 5



SÜDFASSADE - Gebäude 1, 3 + 5

Masstab 1:500

