

**4. Flächen- und Volumennachweise, Richtprojekt Sonntentalstrasse, E2A Piet Eckert und Wim Eckert Architekten AG & Balliana Schubert Landschaftsarchitekten AG vom 28. November 2025**

# Sonnentalstrasse Allreal

8600 Dübendorf

*28.11.2025*

*Flächen-und Volumennachweise (Stand Richtprojekt)*

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*01 | Geschossfläche GF und  
Gebäudevolumen GV*

Nordbau EG

- GF = 2208.1 m<sup>2</sup>
- AGF = 9.9 m<sup>2</sup>
- GV = GF+AGF\*2.9 m
- GV = 6432.05 m<sup>3</sup>

Produktionsgebäude Wohnen EG

- GF = 14.0 m<sup>2</sup>
- AGF = 204.4 m<sup>2</sup>
- GV = GF+AGF\*3.85 m
- GV = 841.03 m<sup>3</sup>

Produktionsgebäude Gewerbe EG

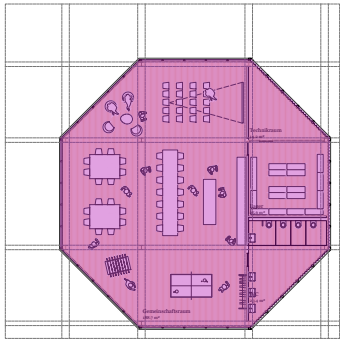
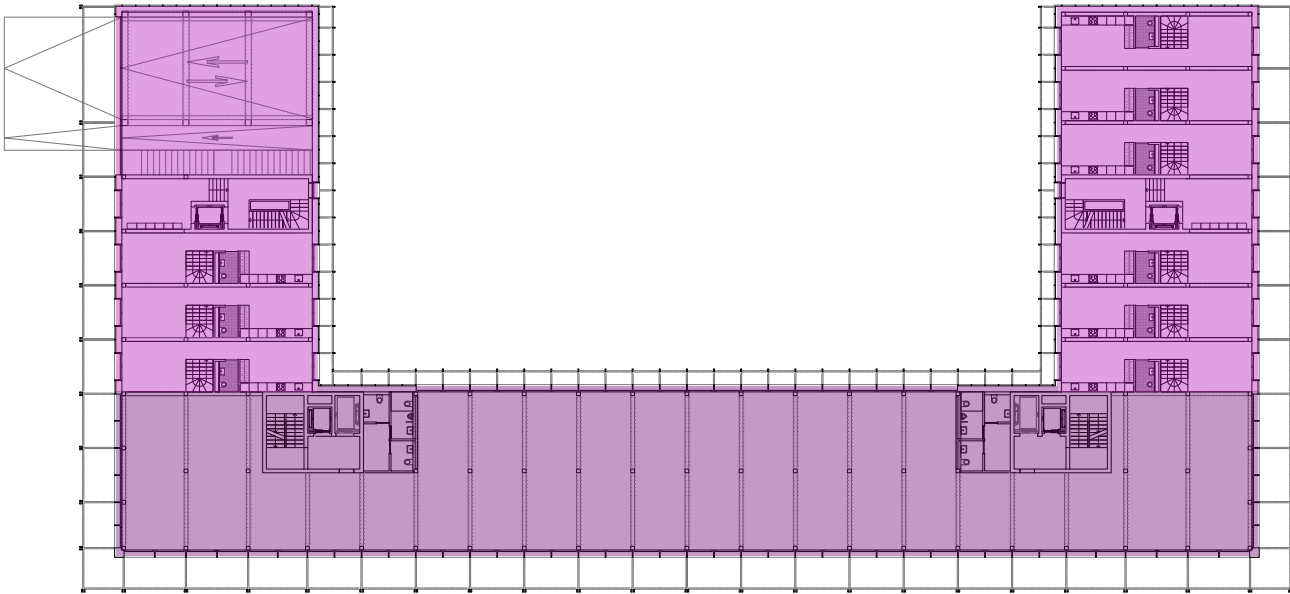
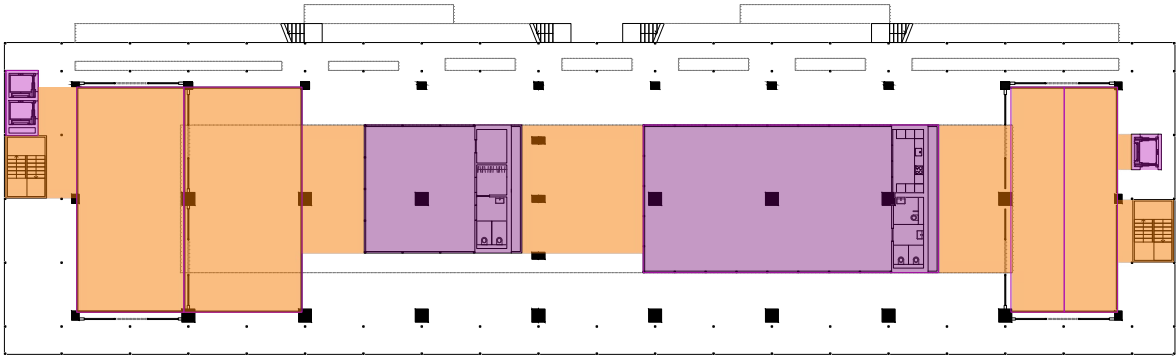
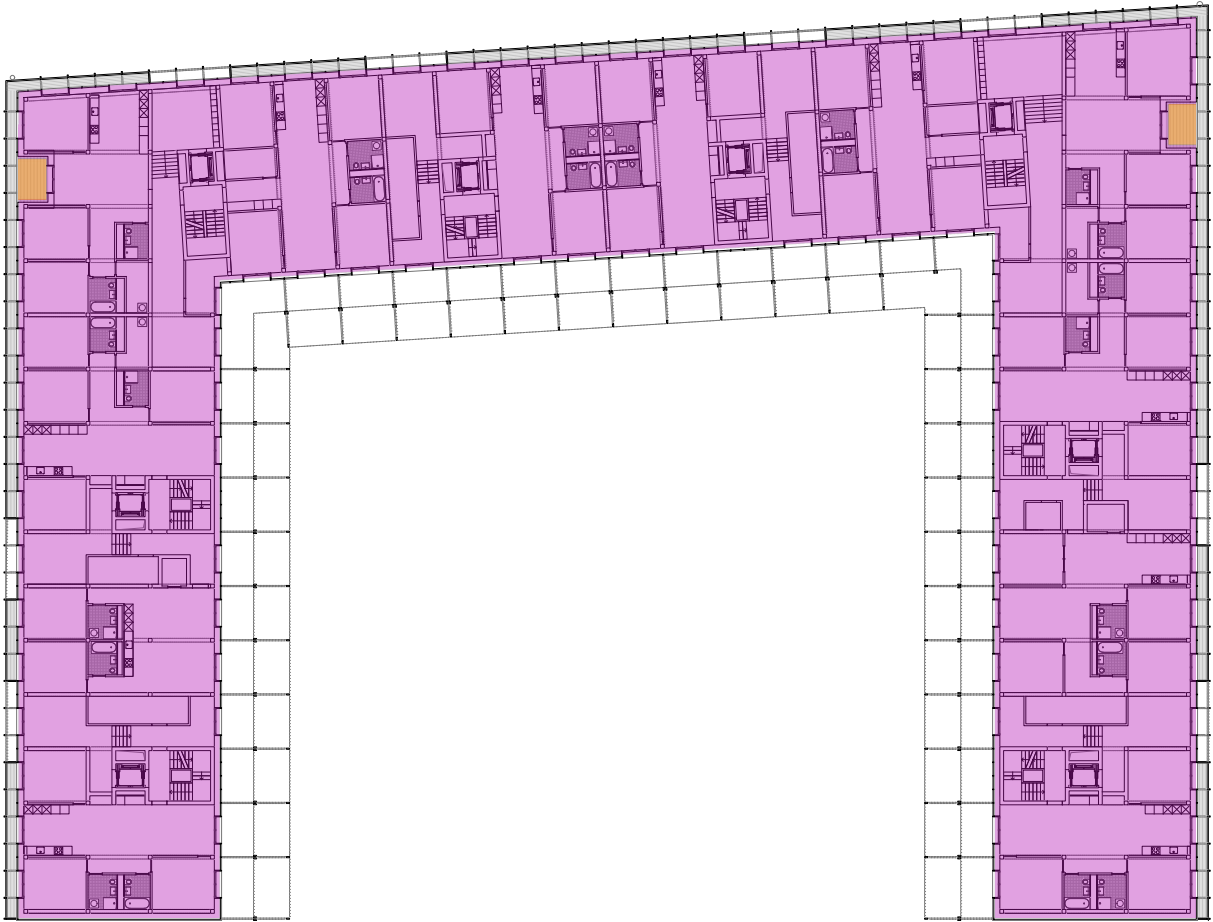
- GF = 281.4 m<sup>2</sup>
- AGF = 320.7 m<sup>2</sup>
- GV = GF+AGF\*3.85 m
- GV = 2318.12 m<sup>3</sup>

Südbau Wohnen EG

- GF = 682.2 m<sup>2</sup>
- AGF = 0 m<sup>2</sup>
- GV = GF+AGF\*6.4 m
- GV = 4365.93 m<sup>3</sup>

Südbau Gewerbe EG

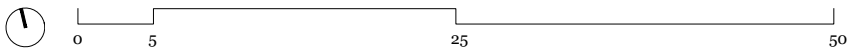
- GF = 839.0 m<sup>2</sup>
- AGF = 0 m<sup>2</sup>
- GV = GF+AGF\*6.4 m



Pavillon

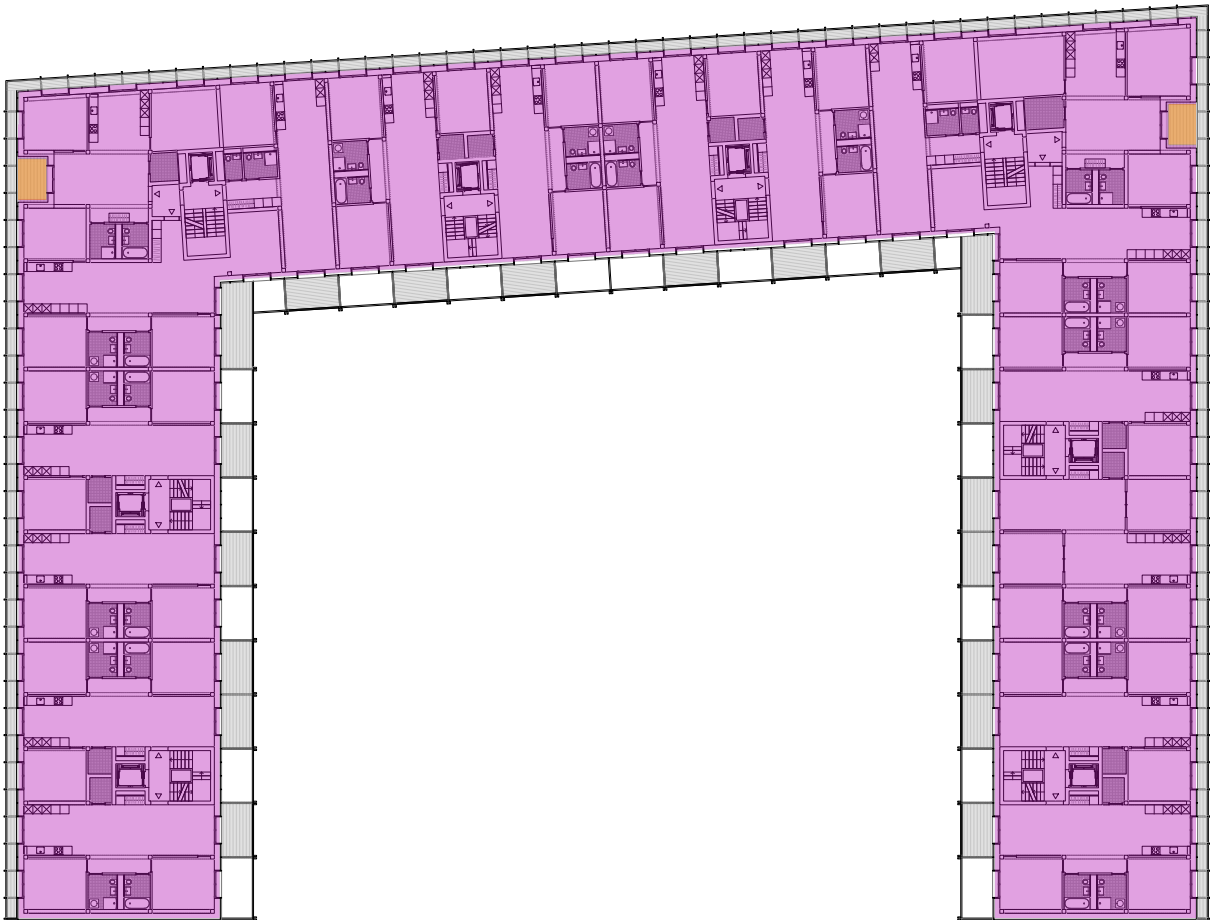
- GF = 262.5 m<sup>2</sup>
- GV = GF+AGF\*4.1 m
- GV = 1076.16 m<sup>3</sup>

Geschossfläche (GF) EG



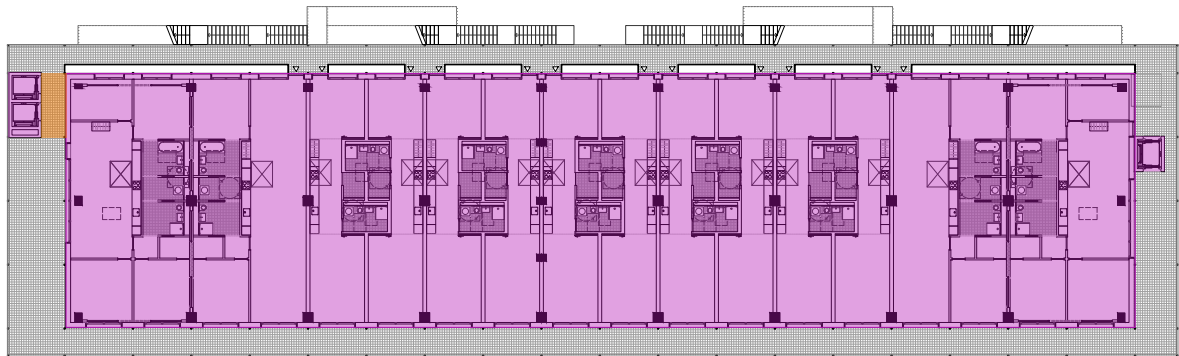
Nordbau OG.1

- GF = 2208.1 m<sup>2</sup>
- AGF = 9.9 m<sup>2</sup>
- GV = GF+AGF\*2.9 m
- GV = 6432.05 m<sup>3</sup>



Produktionsgebäude OG.1

- GF = 1210.1 m<sup>2</sup>
- AGF = 7.0 m<sup>2</sup>
- GV = GF+AGF\*4.48 m
- GV = 5452.89 m<sup>3</sup>

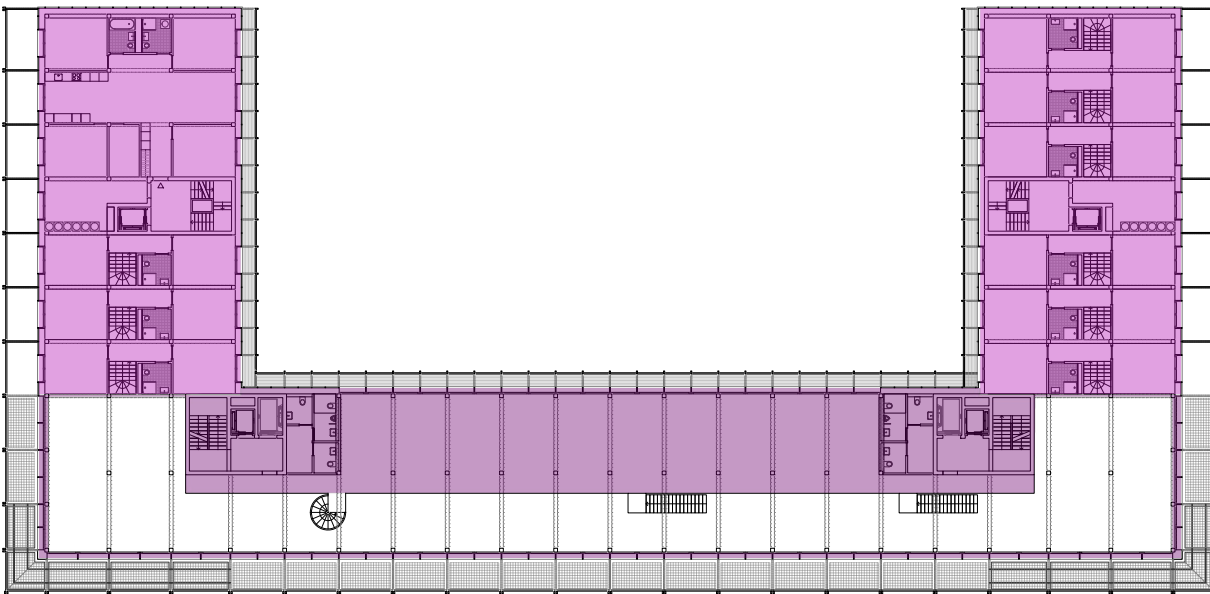


Südbau Wohnen OG.1

- GF = 682.2 m<sup>2</sup>
- AGF = 0 m<sup>2</sup>

Südbau Gewerbe OG.1

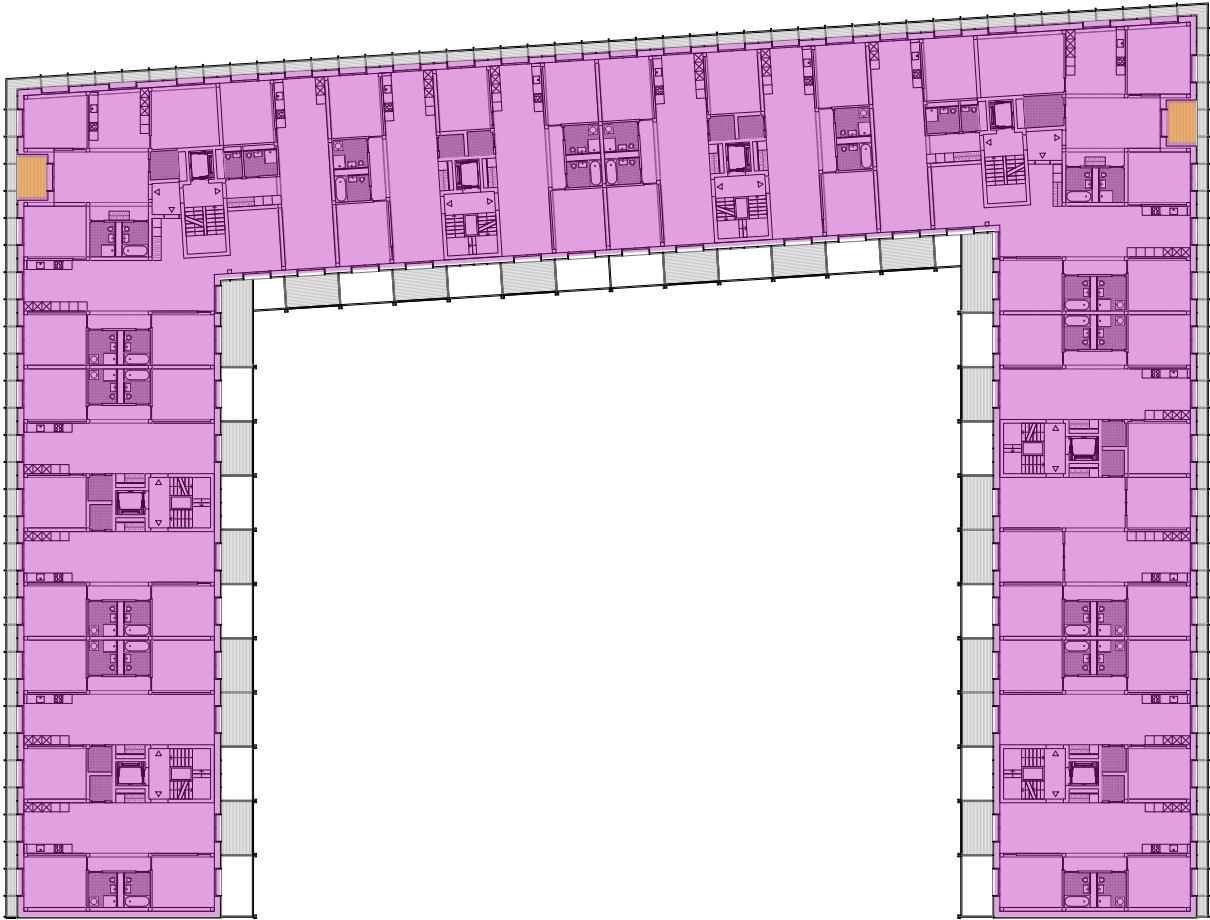
- GF = 427.9 m<sup>2</sup>
- AGF = 0 m<sup>2</sup>



Geschossfläche (GF) 1. OG

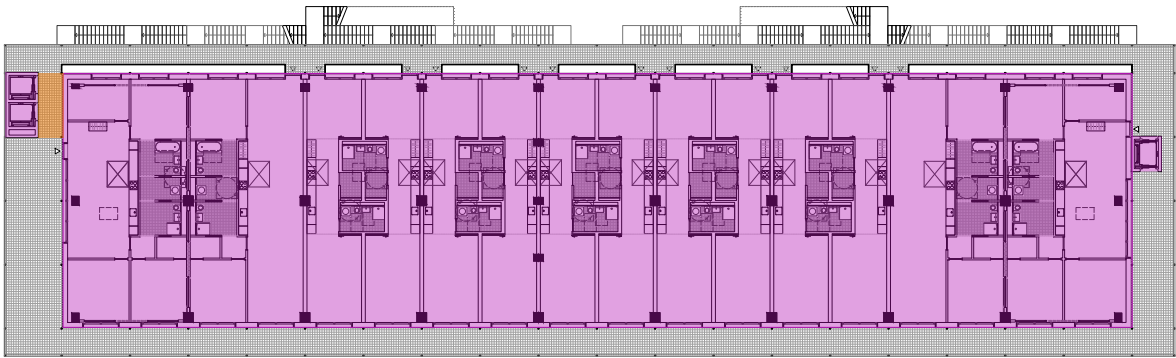
Nordbau OG.1-7

- GF = 2208.1 m<sup>2</sup>
- AGF = 9.9 m<sup>2</sup>
- GV = GF+AGF\*2.9 m
- GV = 6432.05 m<sup>3</sup>



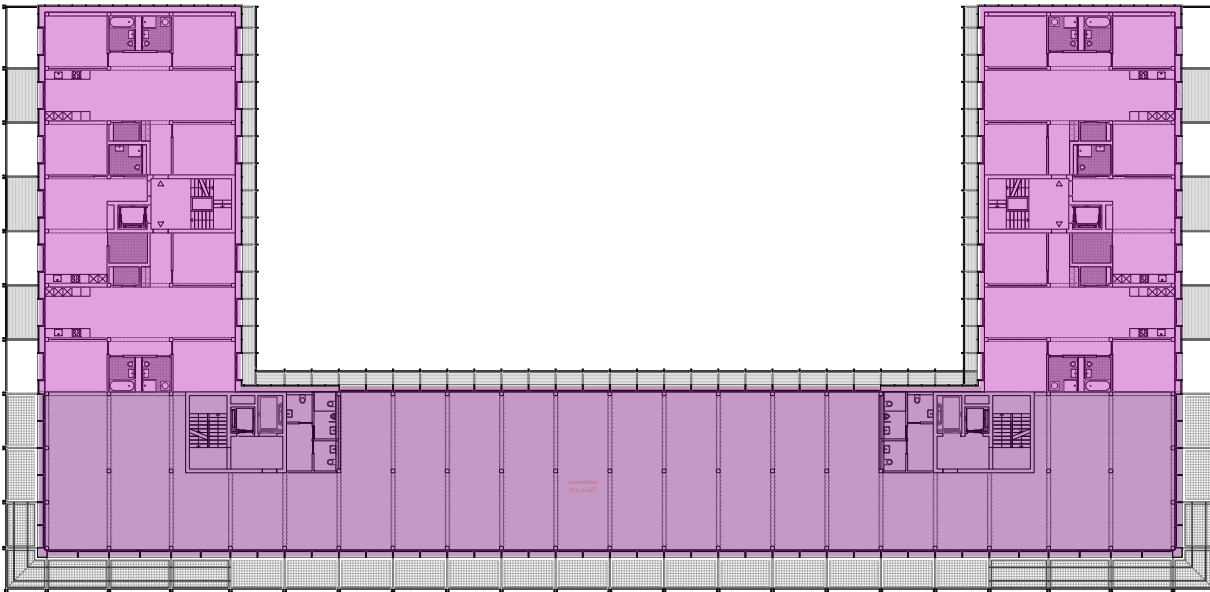
Produktionsgebäude OG.2

- GF = 1210.1 m<sup>2</sup>
- AGF = 7.0 m<sup>2</sup>
- GV = GF+AGF\*4.43 m
- GV = 5392.04 m<sup>3</sup>



Südbau Wohnen RG

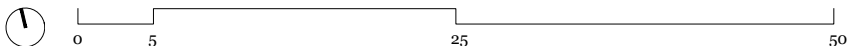
- GF = 682.2 m<sup>2</sup>
- AGF = 0 m<sup>2</sup>
- GV = GF+AGF\*2.92 m
- GV = 1991.98 m<sup>3</sup>



Südbau Gewerbe RG

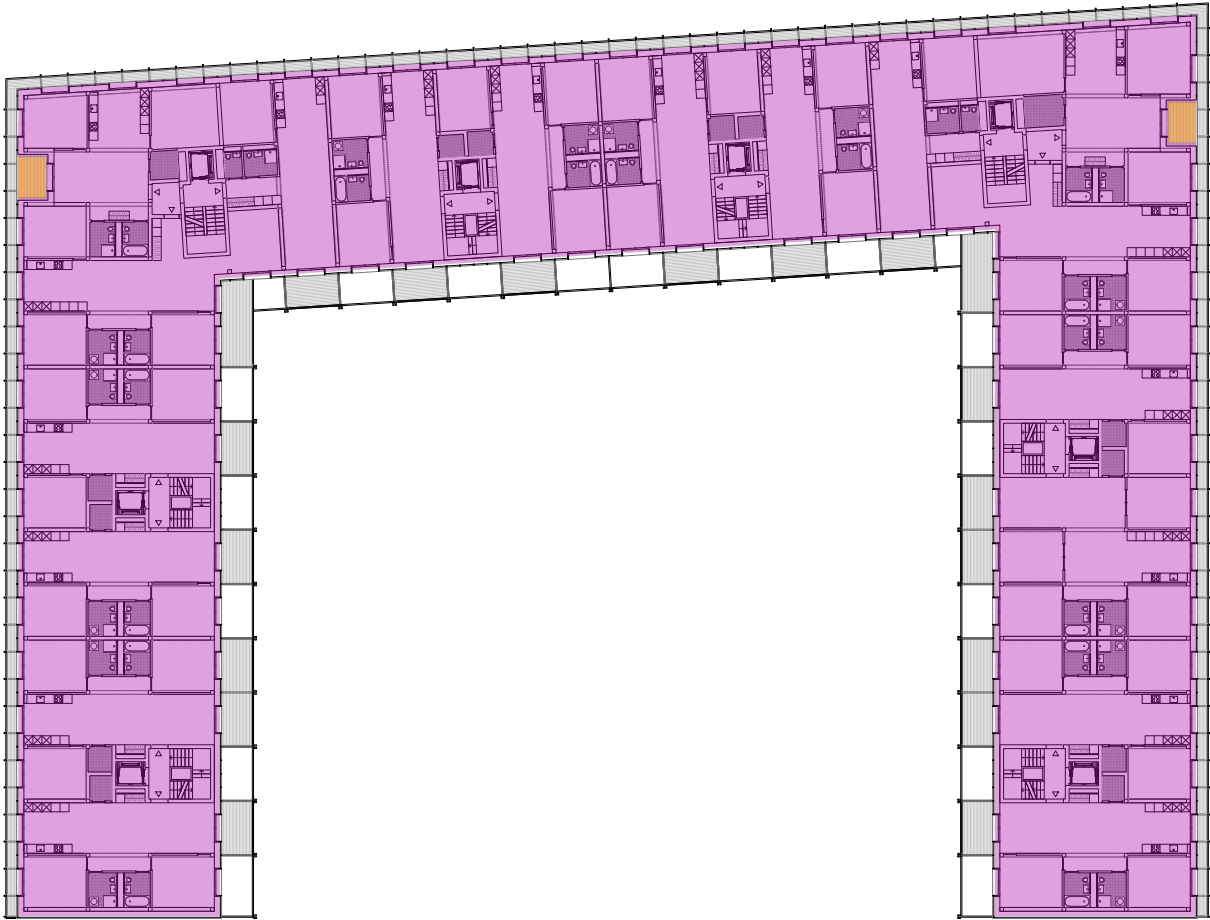
- GF = 839.0 m<sup>2</sup>
- AGF = 0 m<sup>2</sup>
- GV = GF+AGF\*3.5 m

Geschossfläche (GF) RG



Nordbau RG

- GF = 2208.1 m<sup>2</sup>
- AGF = 9.9 m<sup>2</sup>
- GV = GF+AGF\*2.9 m
- GV = 6432.05 m<sup>3</sup>



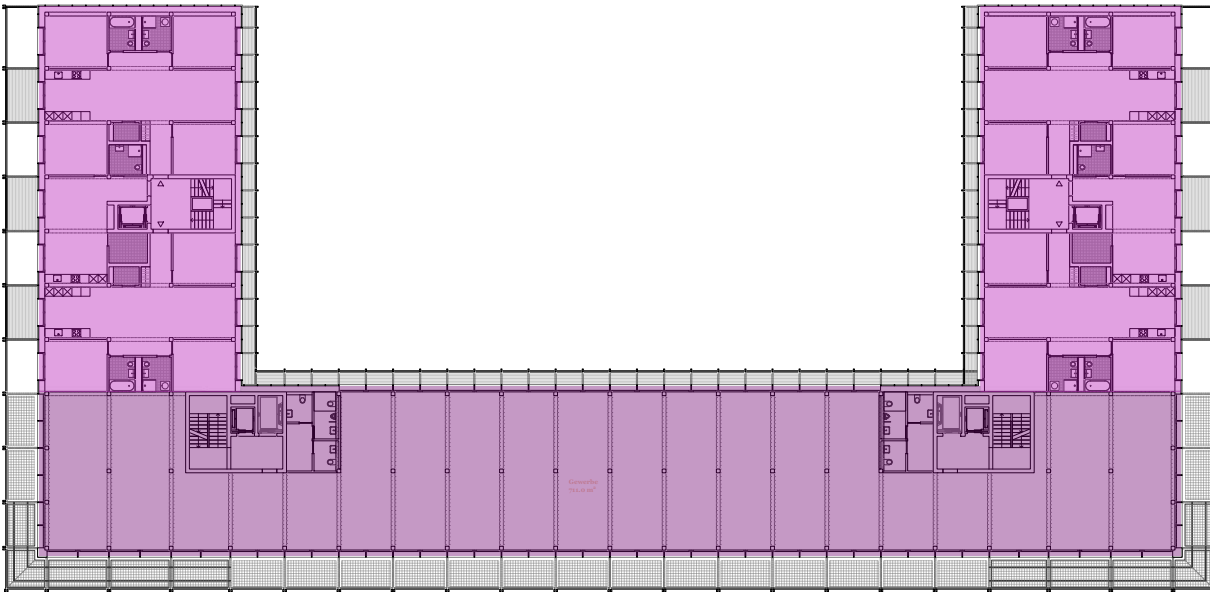
Produktionsgebäude Aufstockung

- GF = 908.5 m<sup>2</sup>
- AGF = 6.8 m<sup>2</sup>
- GV = GF+AGF\*2.85 m
- GV = 2608.74 m<sup>3</sup>



Südbau Wohnen RG

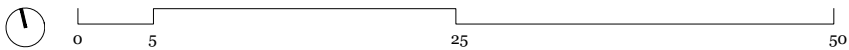
- GF = 682.2 m<sup>2</sup>
- AGF = 0 m<sup>2</sup>
- GV = GF+AGF\*2.92 m
- GV = 1991.99 m<sup>3</sup>

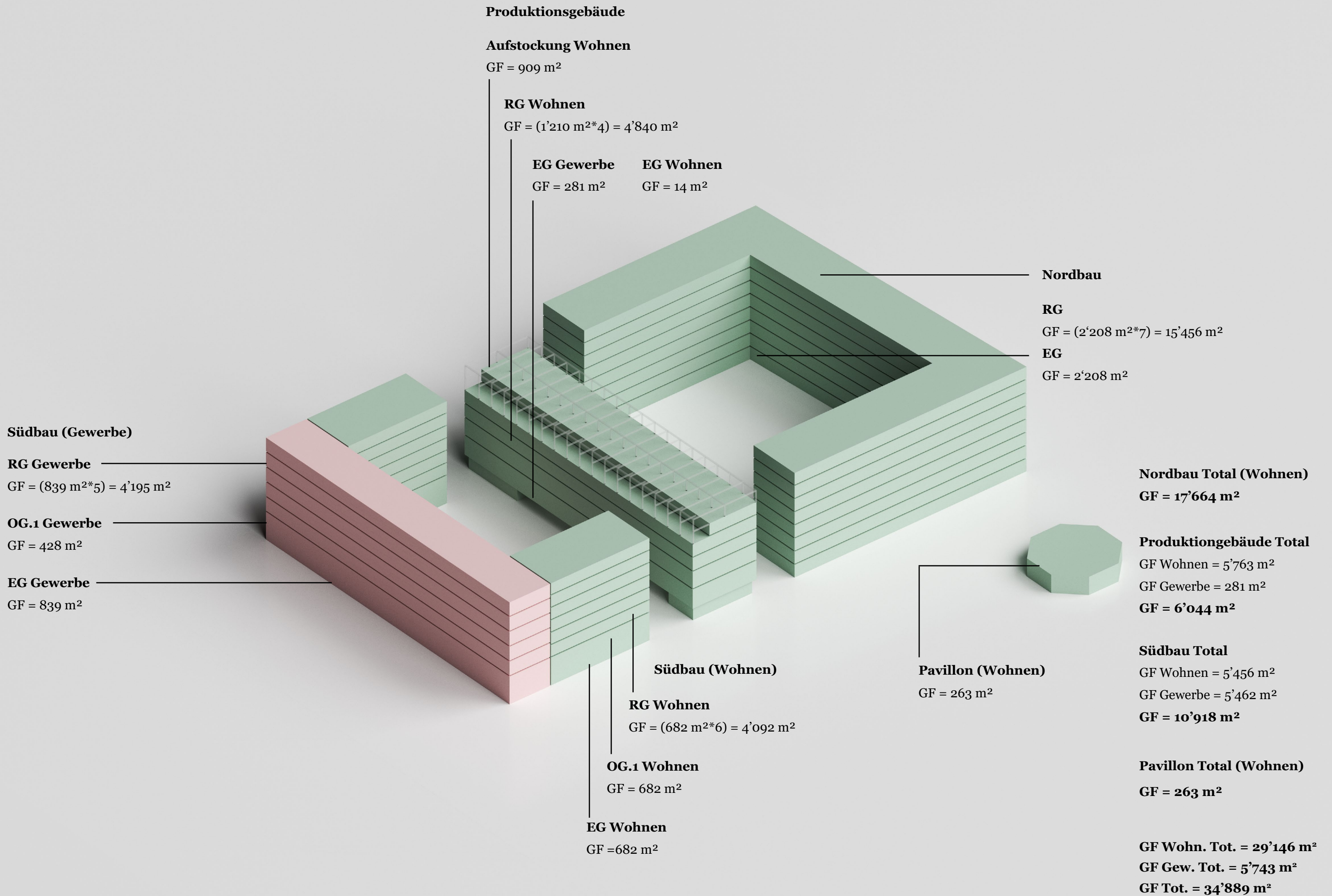


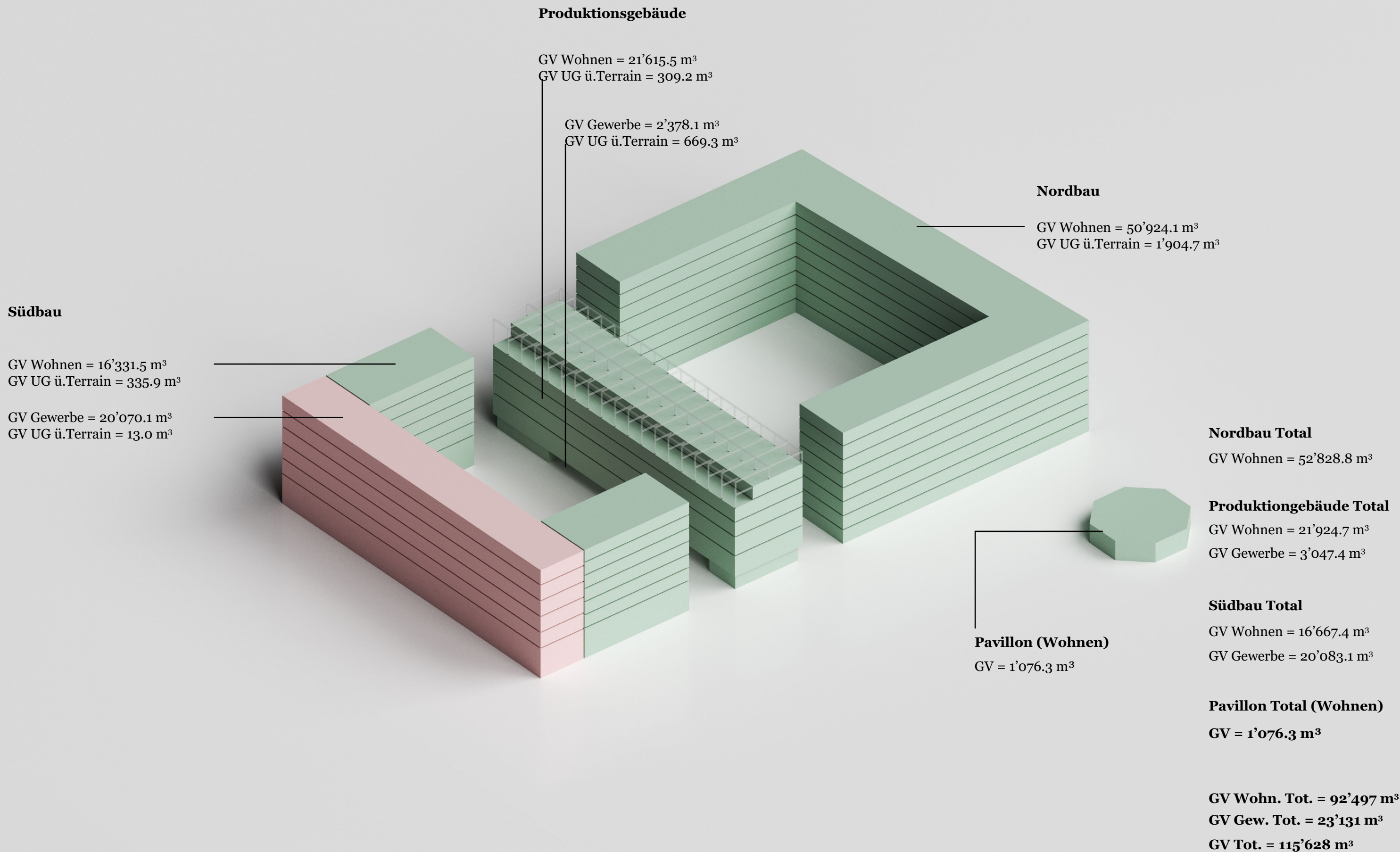
Südbau Gewerbe RG

- GF = 839.7 m<sup>2</sup>
- AGF = 0 m<sup>2</sup>
- GV = GF+AGF\*3.5 m

Geschossfläche (GF) Aufstockung

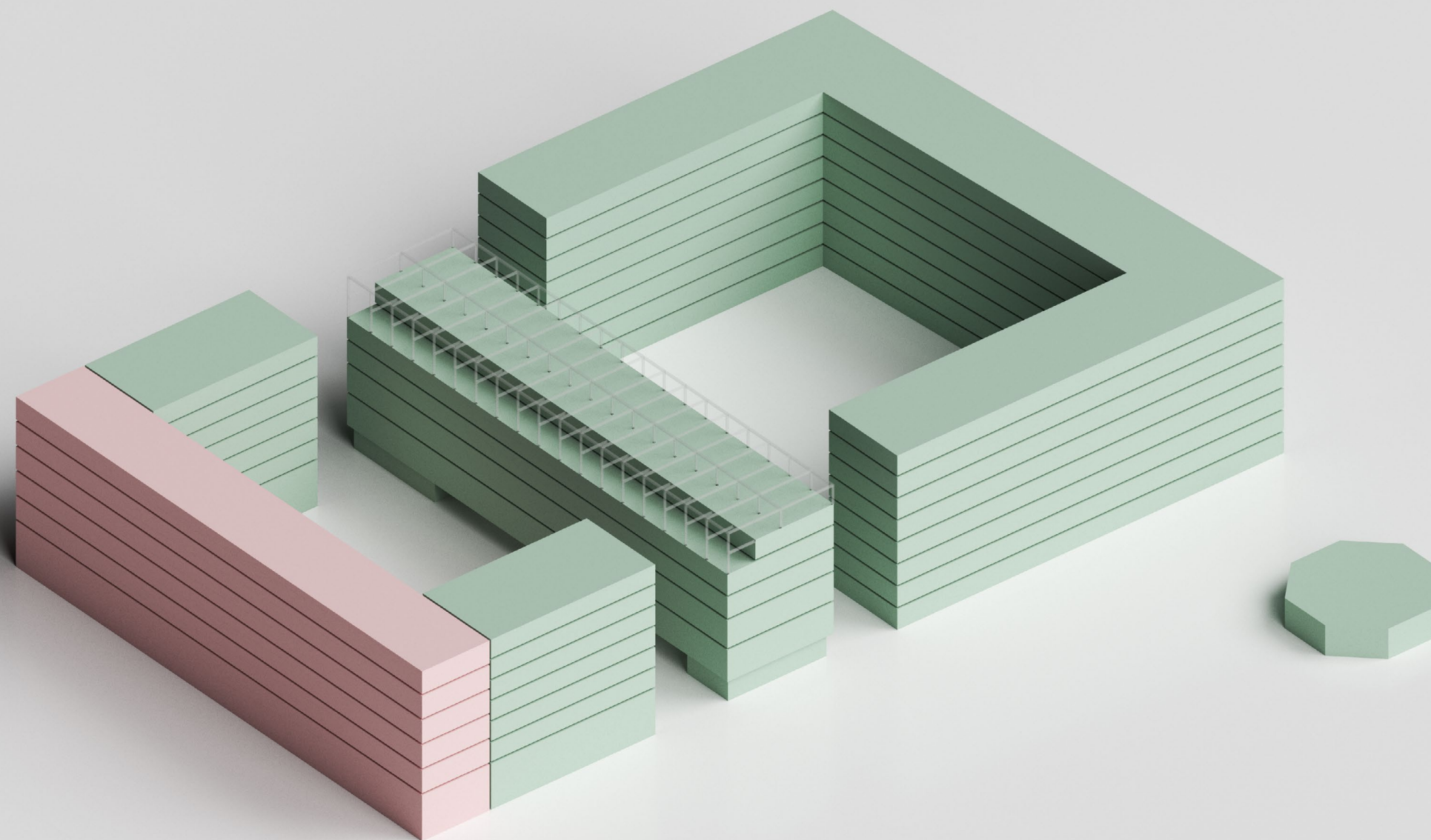






Gebäudevolumen GV Überblick

*02 | Baumassenziffer BMZ  
und Nutzungsverteilung*



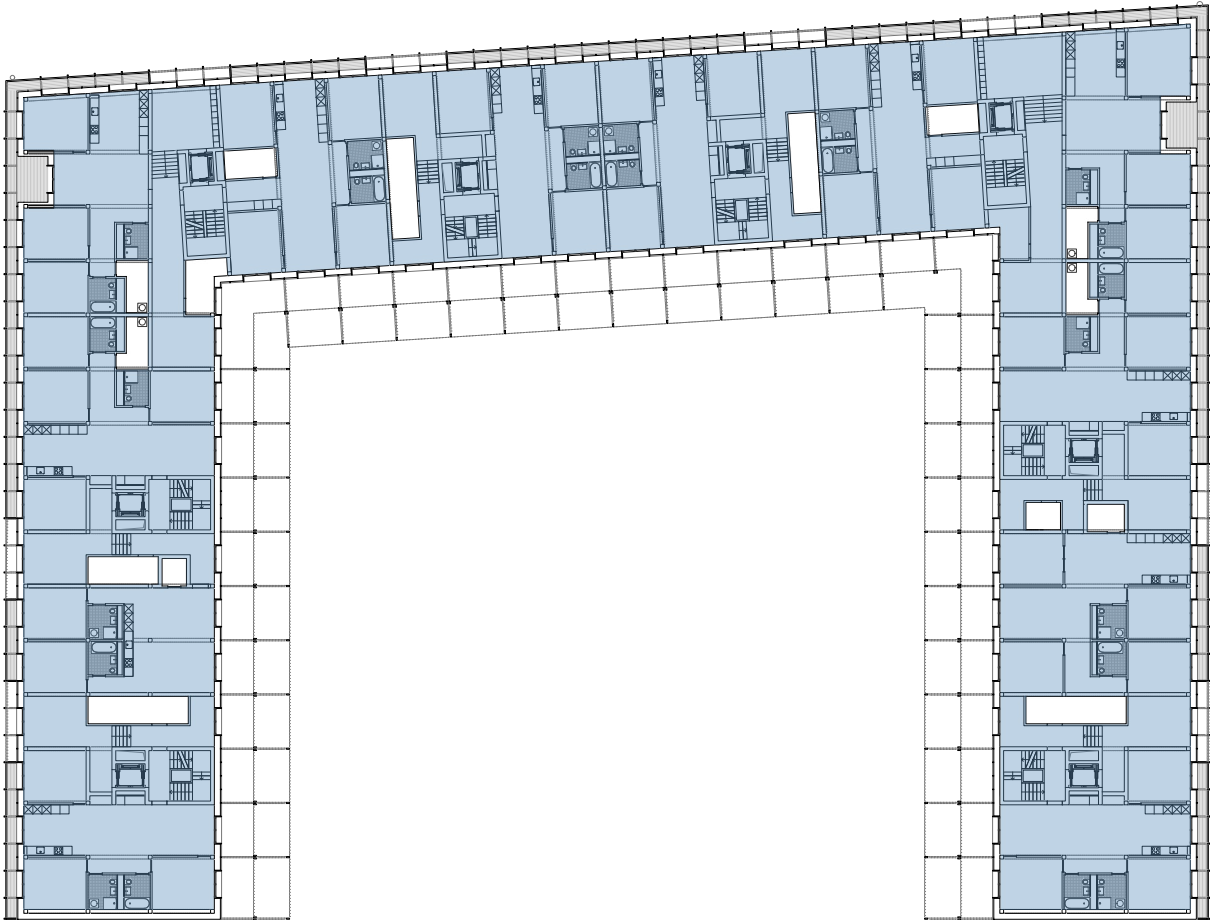
● GV Wohnen = 92'497 m<sup>3</sup>    **80 %**  
● GV Gewerbe = 23'131 m<sup>3</sup>    **20 %**  
GV Tot. = 115'628 m<sup>3</sup>  
aGSF = 16'621 m<sup>3</sup>  
**BMZ = 7**

Baumassenziffer (BMZ) und Nutzungsverteilung Überblick

## *03 | Gesamtnutzfläche GNF*

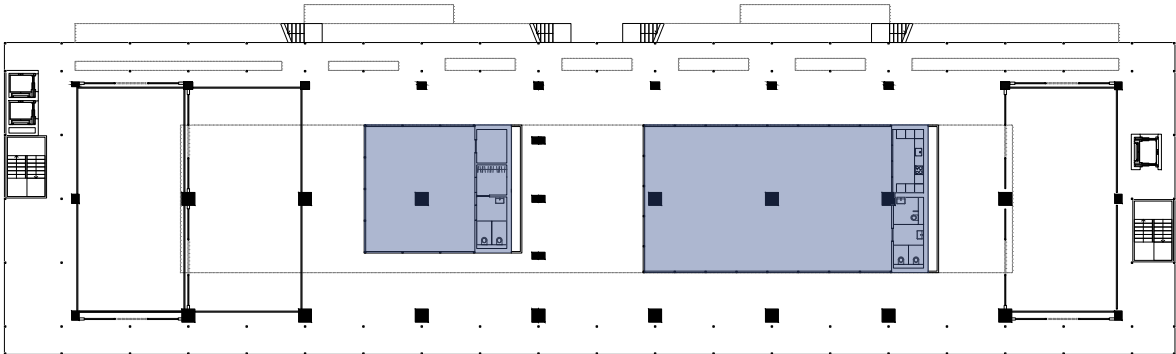
Nordbau EG

GNF = 1957.9 m<sup>2</sup>



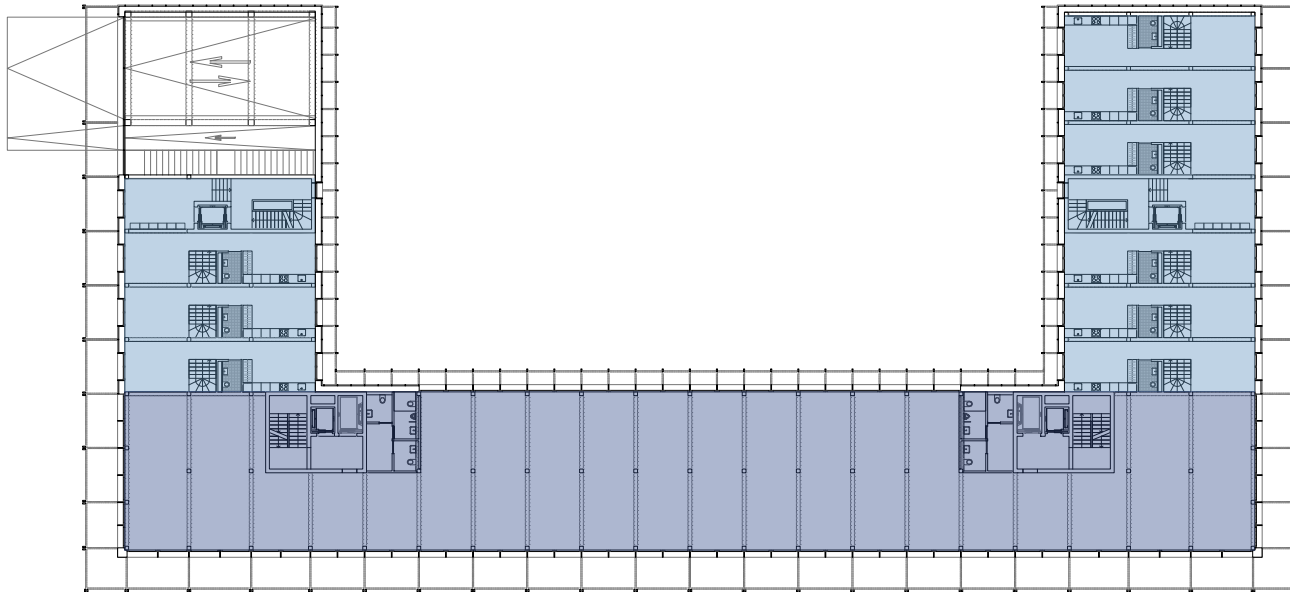
Produktionsgebäude EG

GNF = 268.6 m<sup>2</sup>



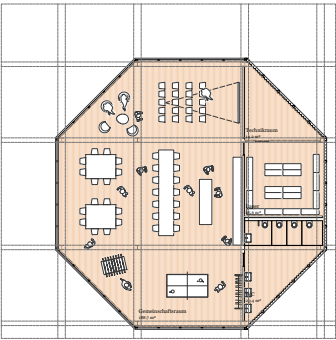
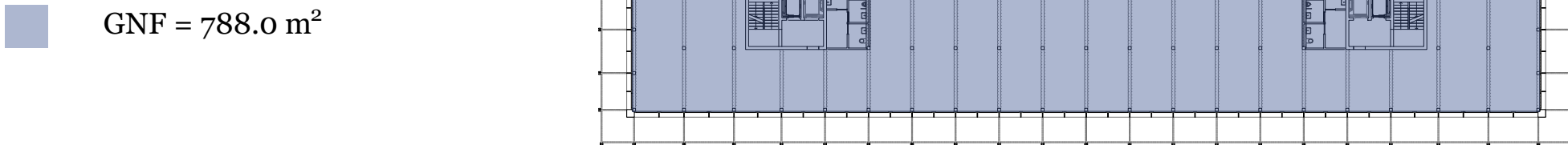
Südbau Wohnen EG

GNF = 494.6 m<sup>2</sup>



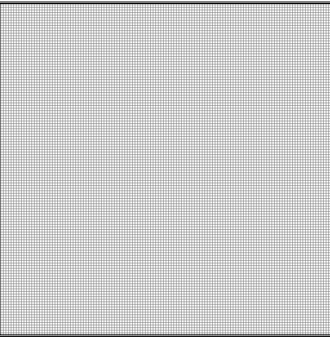
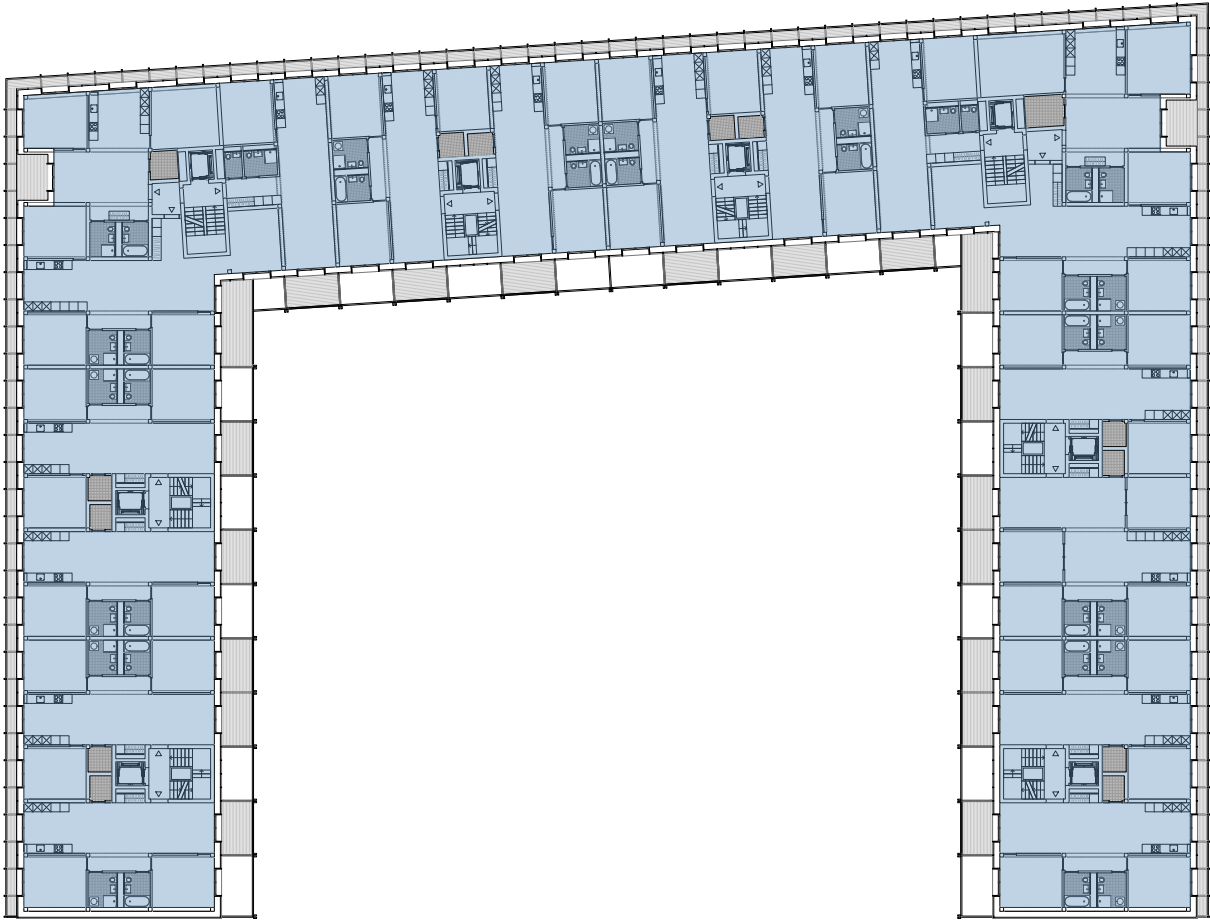
Südbau Gewerbe EG

GNF = 788.0 m<sup>2</sup>



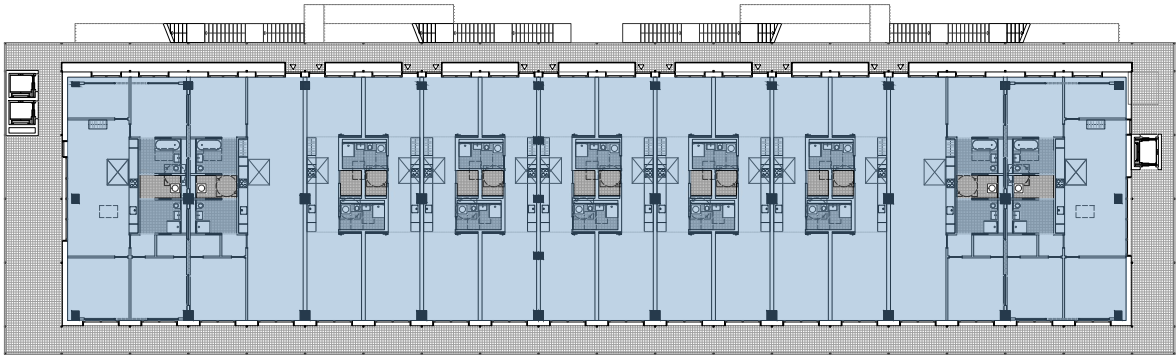
Nordbau OG.1-7

 GNF = 2031.3 m²



Produktionsgebäude OG.1-4

 GNF = 1096.0 m²

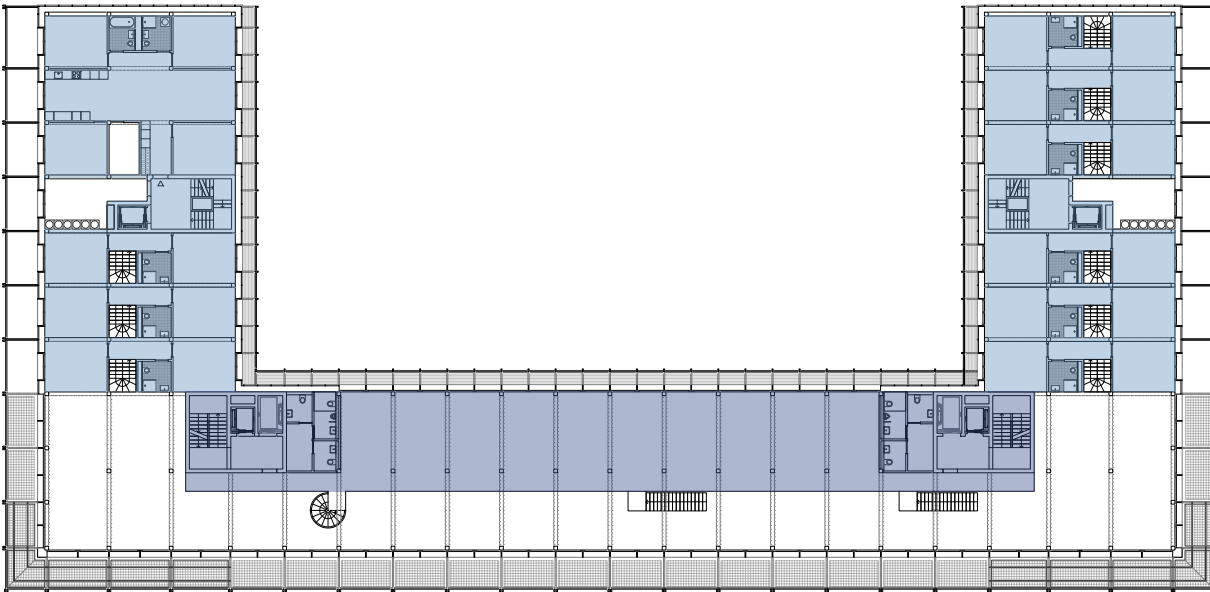


Südbau Wohnen OG.1

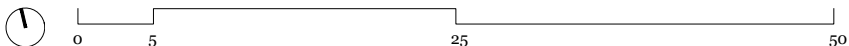
 GNF = 553.7 m²

Südbau Gewerbe OG.1

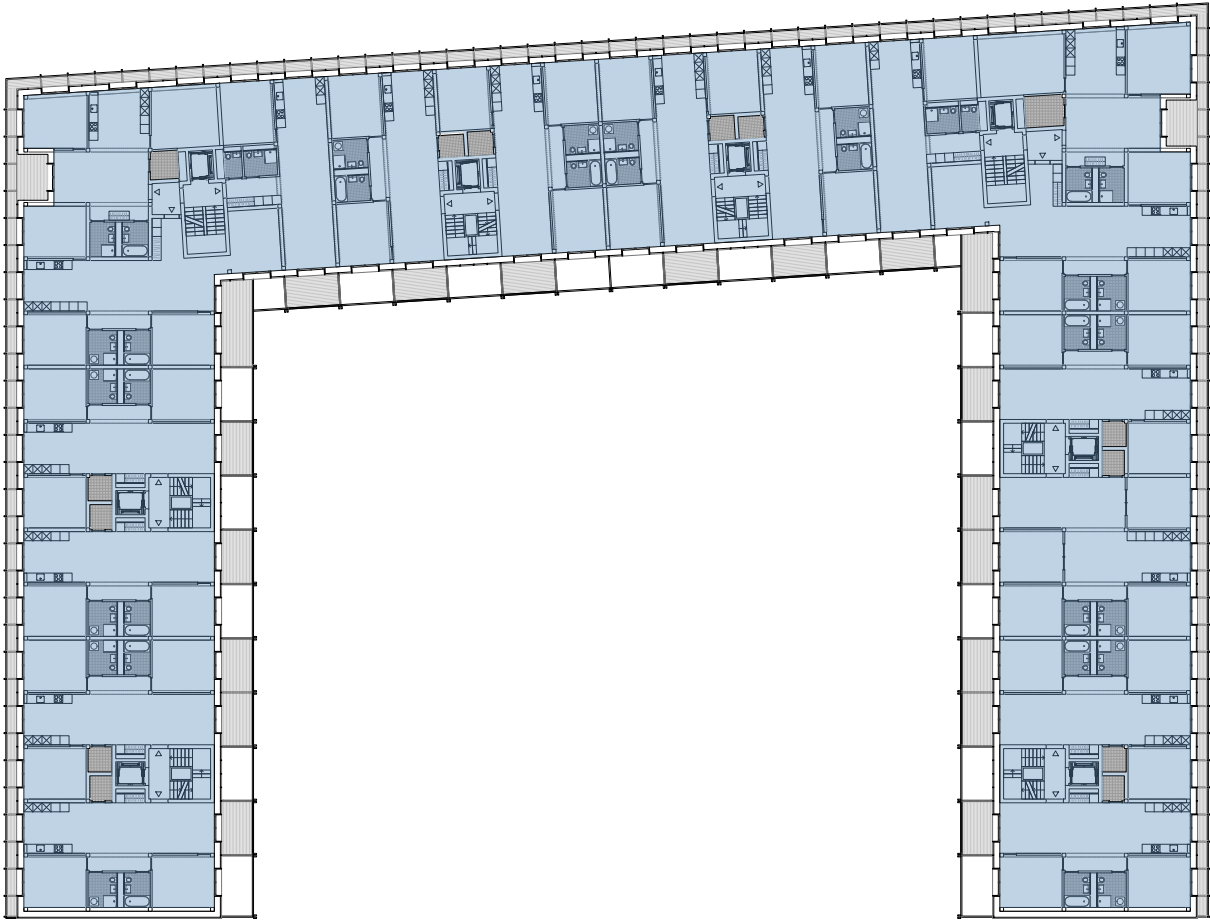
 GNF = 372.0 m²



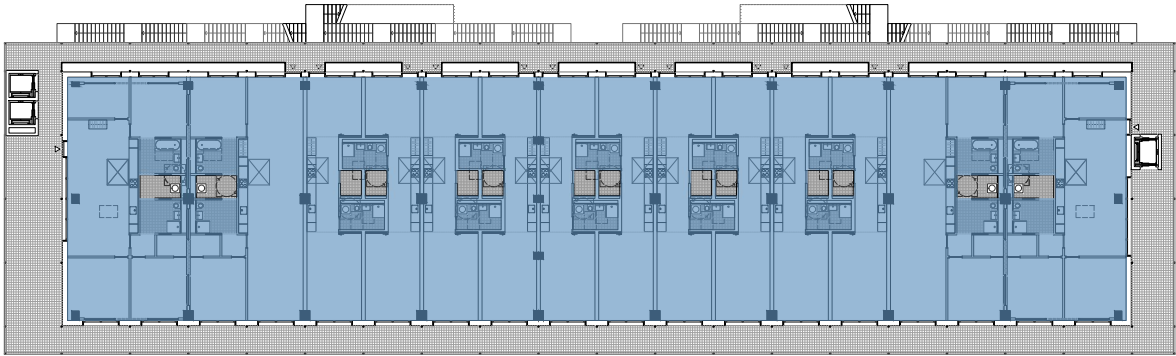
Gesamtnutzfläche (GNF) 1. OG



Nordbau OG.1-7  
GNF = 2031.1 m<sup>2</sup>

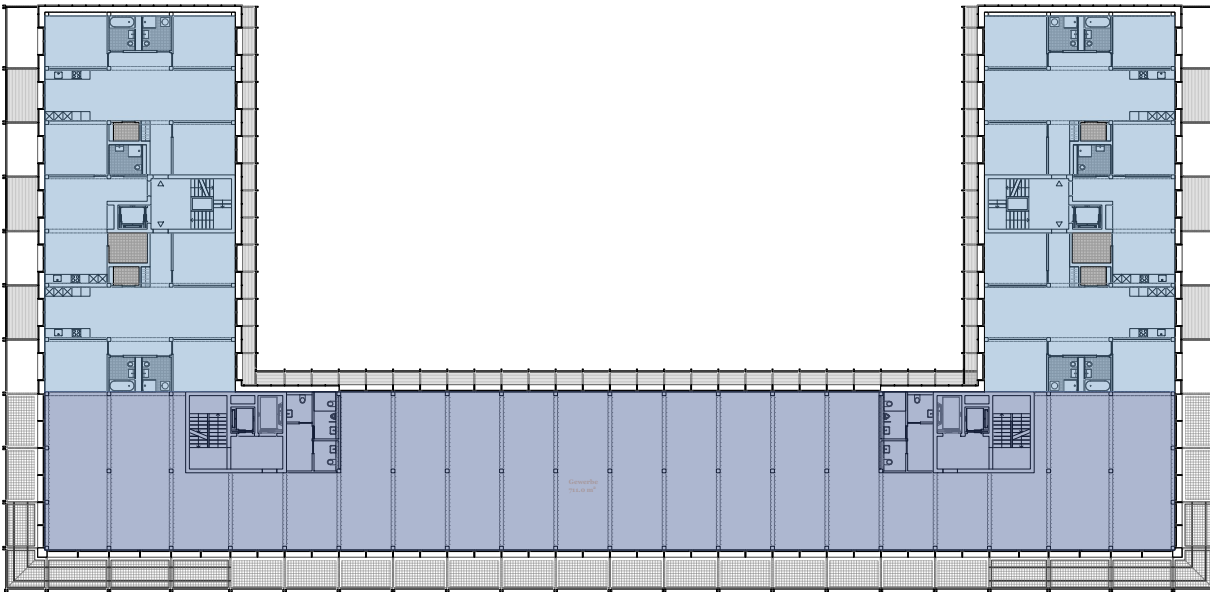


Produktionsgebäude OG.1-4  
GNF = 1096.0 m<sup>2</sup>

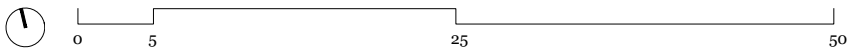


Südbau Wohnen OG.2-7  
GNF = 612.6 m<sup>2</sup>

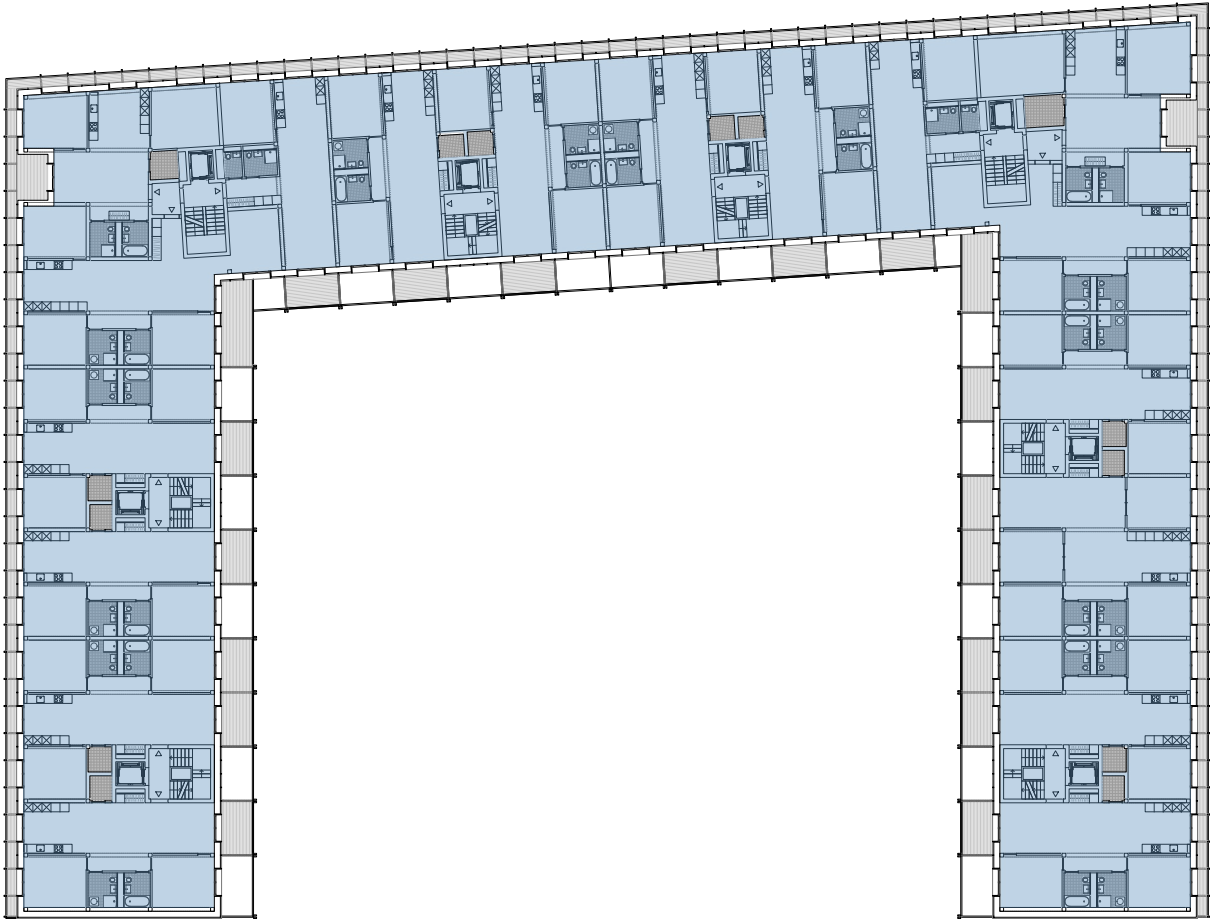
Südbau Gewerbe OG.1-5  
GNF = 788.0 m<sup>2</sup>



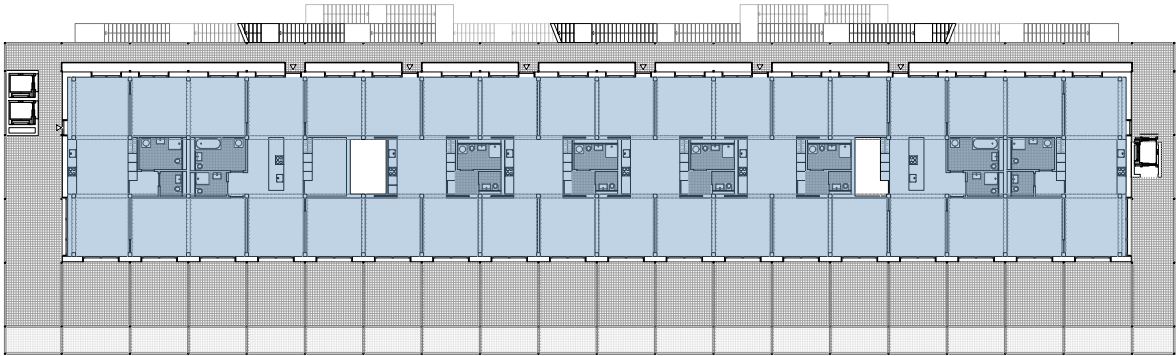
Gesamtnutzfläche (GNF) RG



Nordbau OG.1-7  
GNF = 2031.1 m<sup>2</sup>

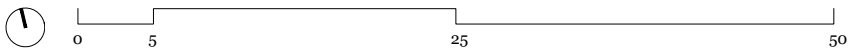
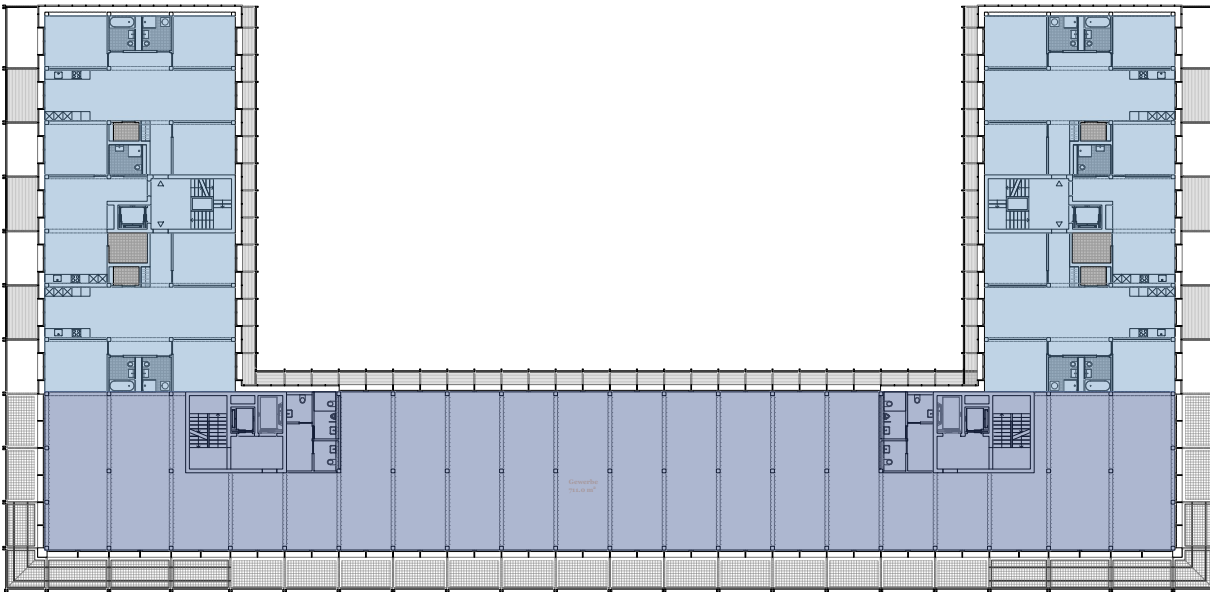


Produktionsgebäude OG.5  
GNF = 820.6 m<sup>2</sup>

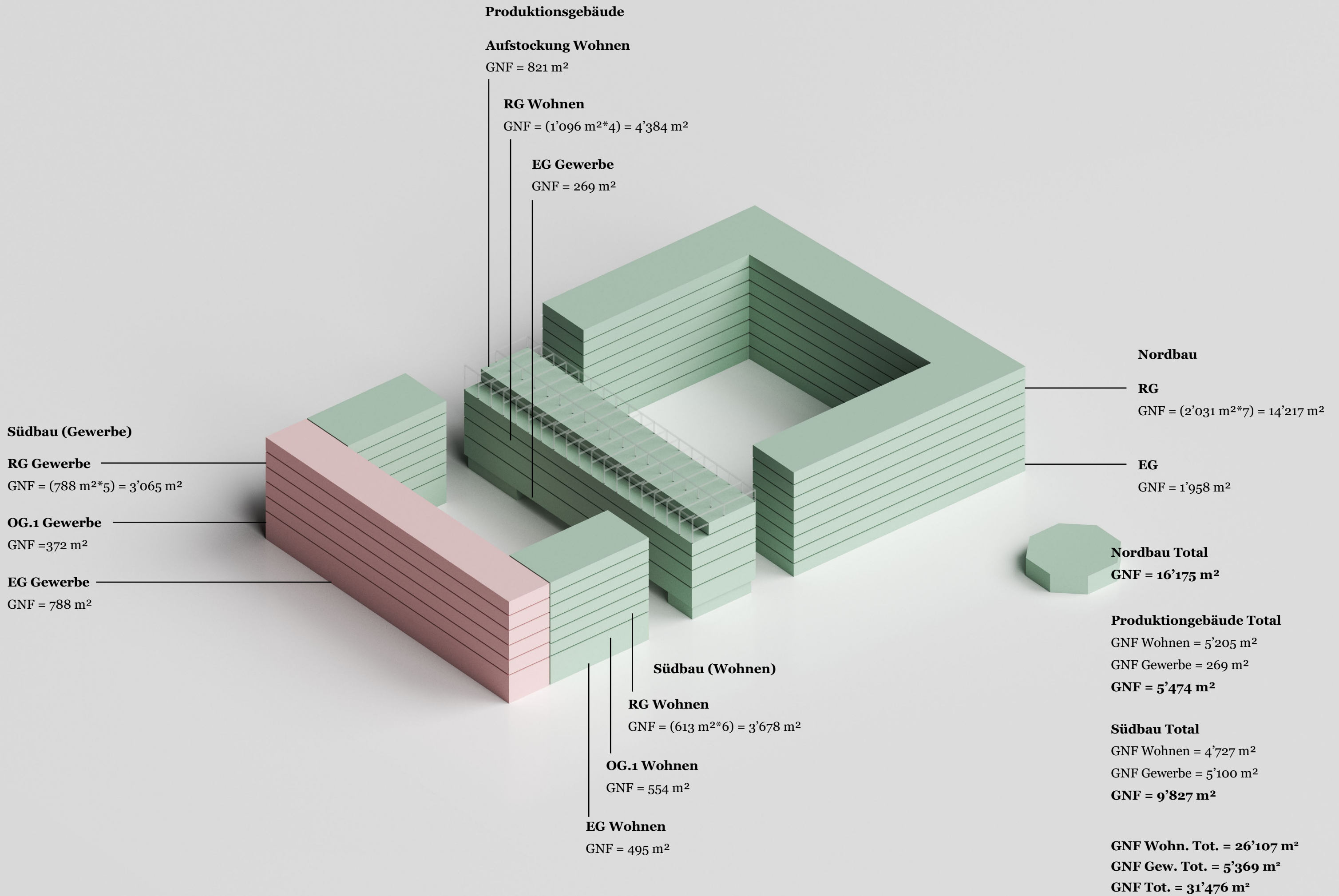


Südbau Wohnen OG.2-7  
GNF = 612.6 m<sup>2</sup>

Südbau Gewerbe OG.1-5  
GNF = 788.0 m<sup>2</sup>



Gesamtnutzfläche (GNF) Aufstockung

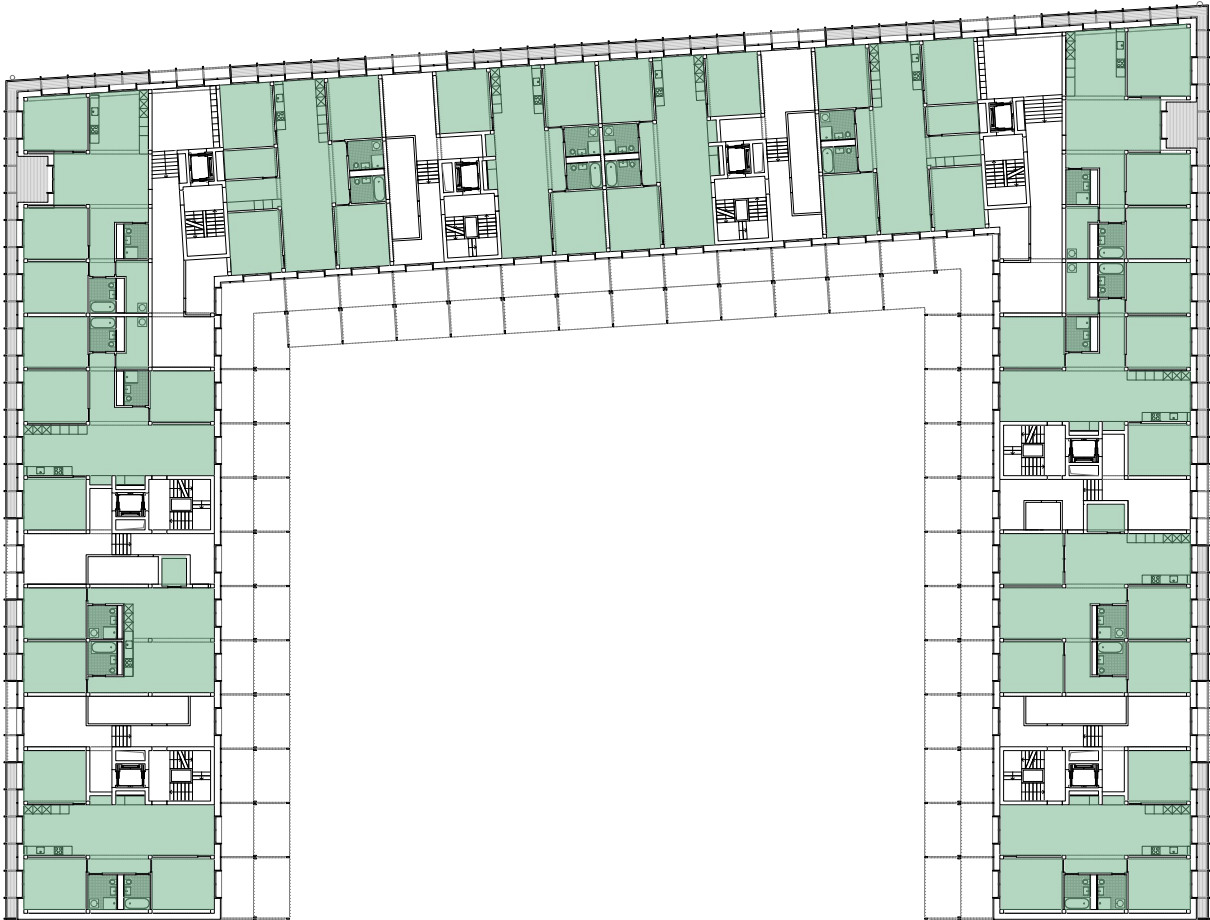


Gesamtnutzfläche (GNF) Überblick

## *04 | Vermietbarefläche VMF*

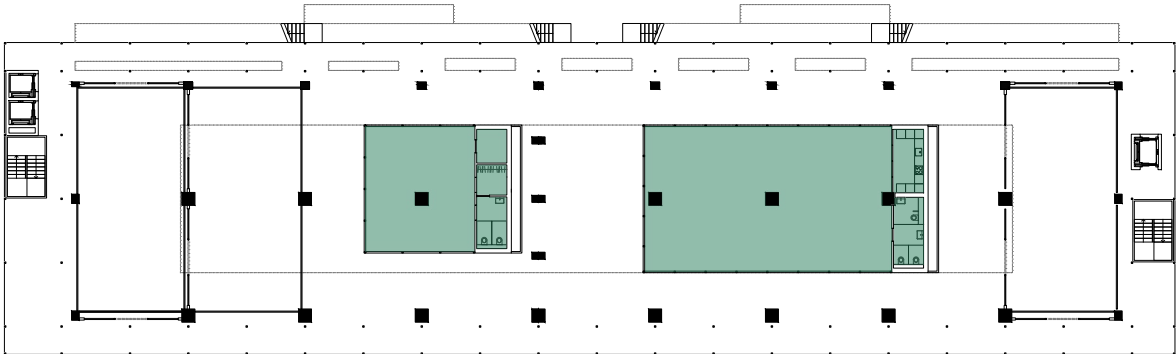
Nordbau EG

VMF = 1345.9 m<sup>2</sup>



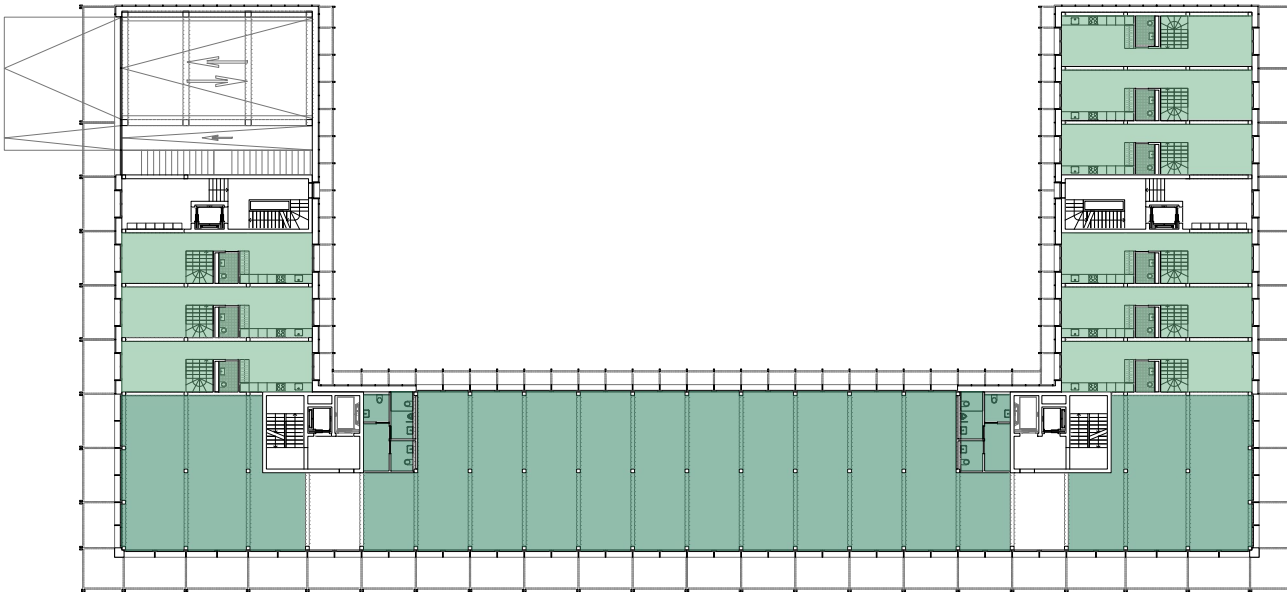
Produktionsgebäude EG

VMF = 247.7 m<sup>2</sup>



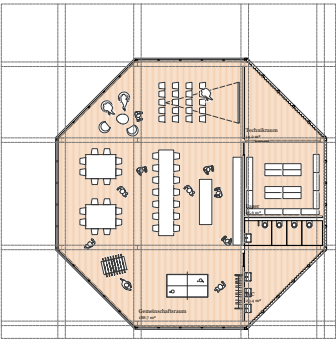
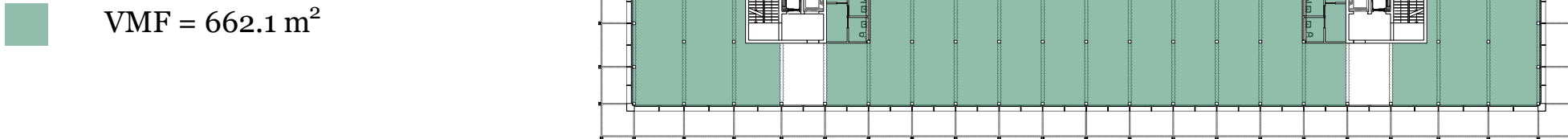
Südbau Wohnen EG

VMF = 369.4 m<sup>2</sup>



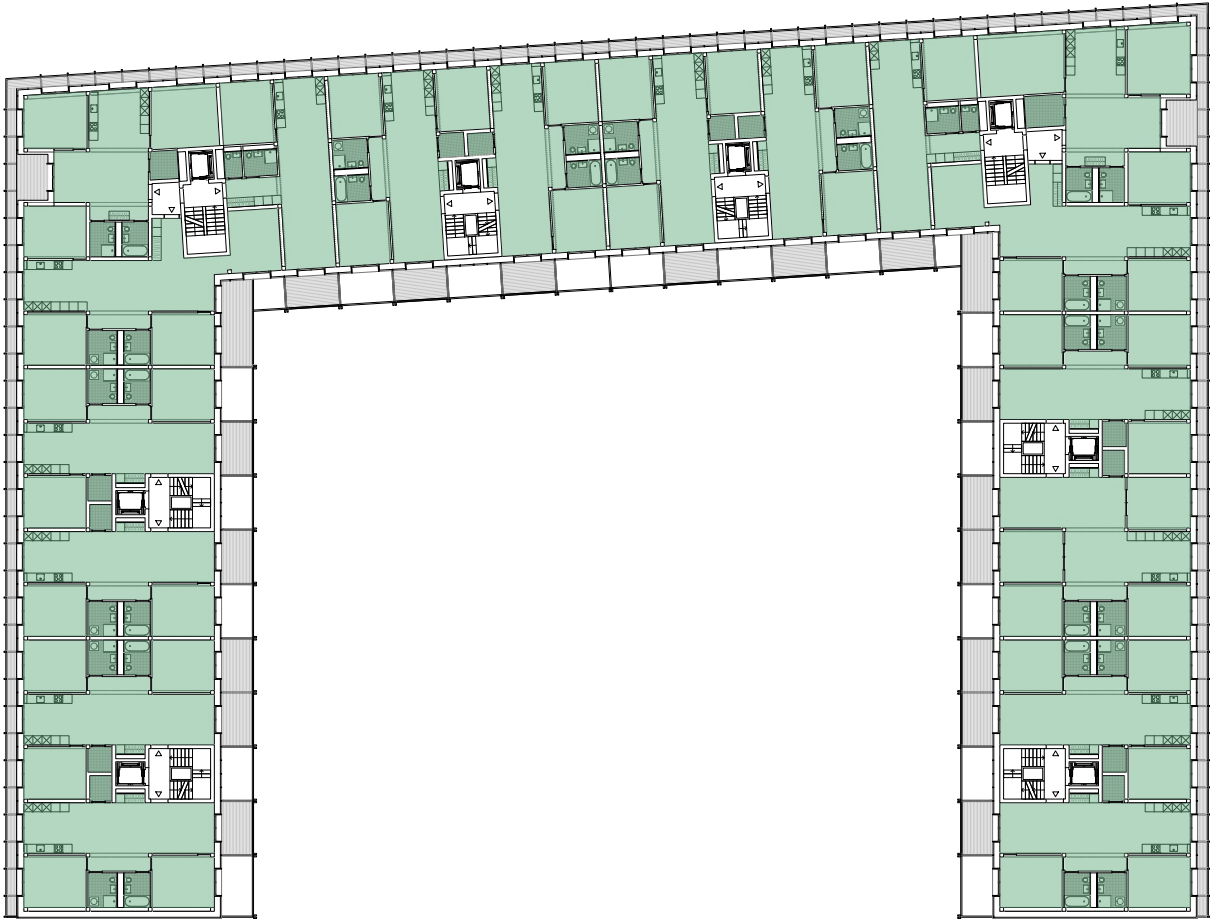
Südbau Gewerbe EG

VMF = 662.1 m<sup>2</sup>



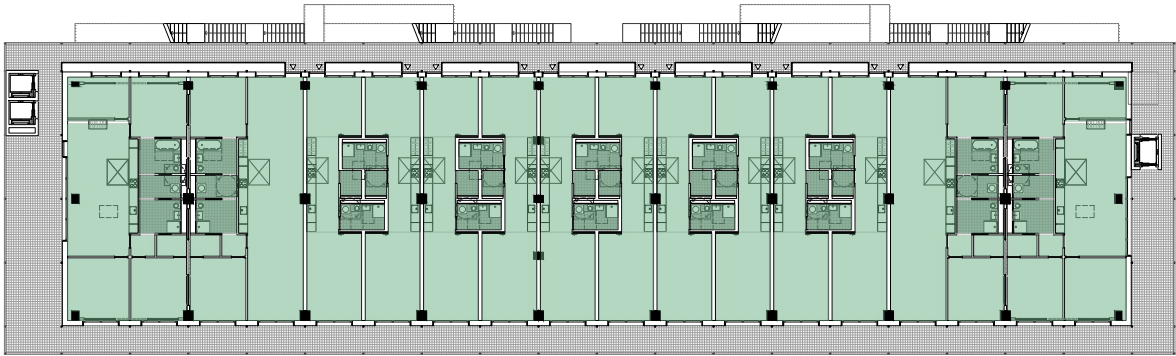
Nordbau OG.1-7

VMF = 1749.1 m<sup>2</sup>



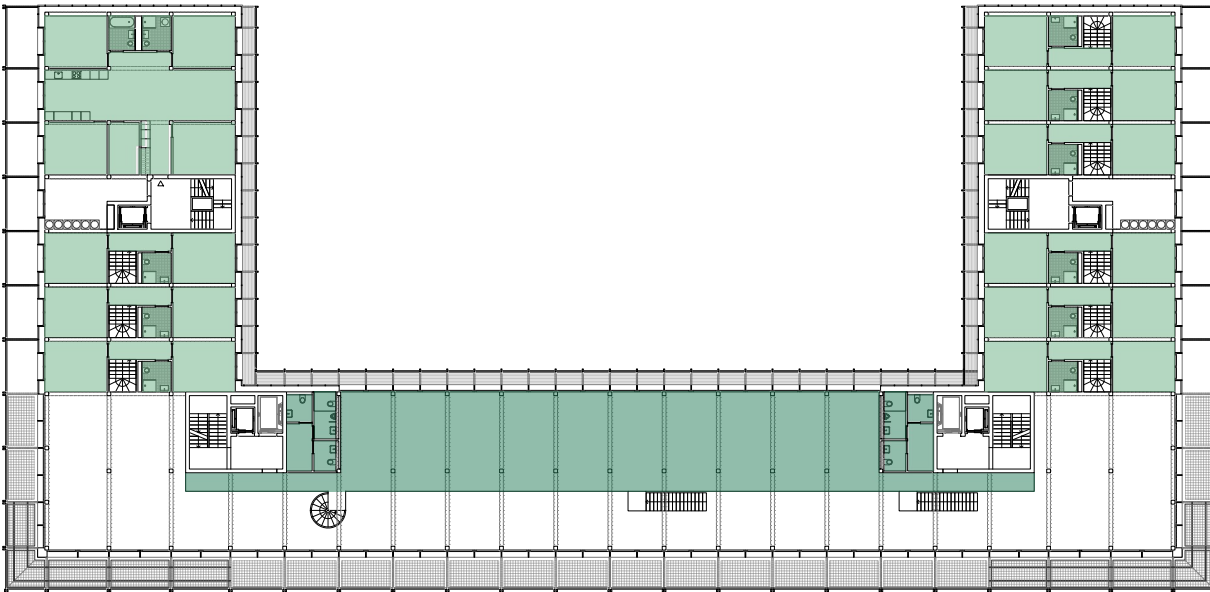
Produktionsgebäude OG.1-4

VMF = 1020.9 m<sup>2</sup>



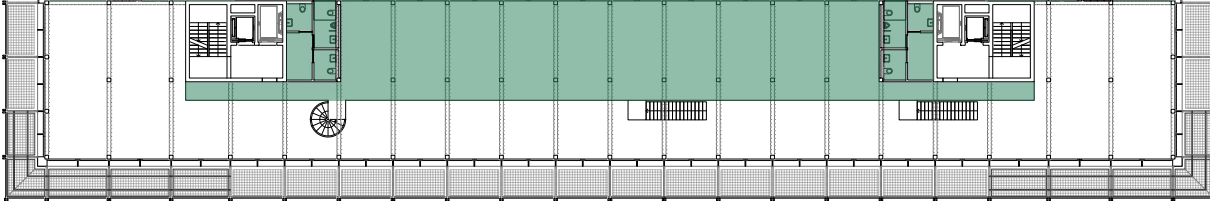
Südbau Wohnen OG.1

VMF = 456.1 m<sup>2</sup>

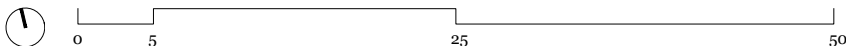


Südbau Gewerbe OG.1

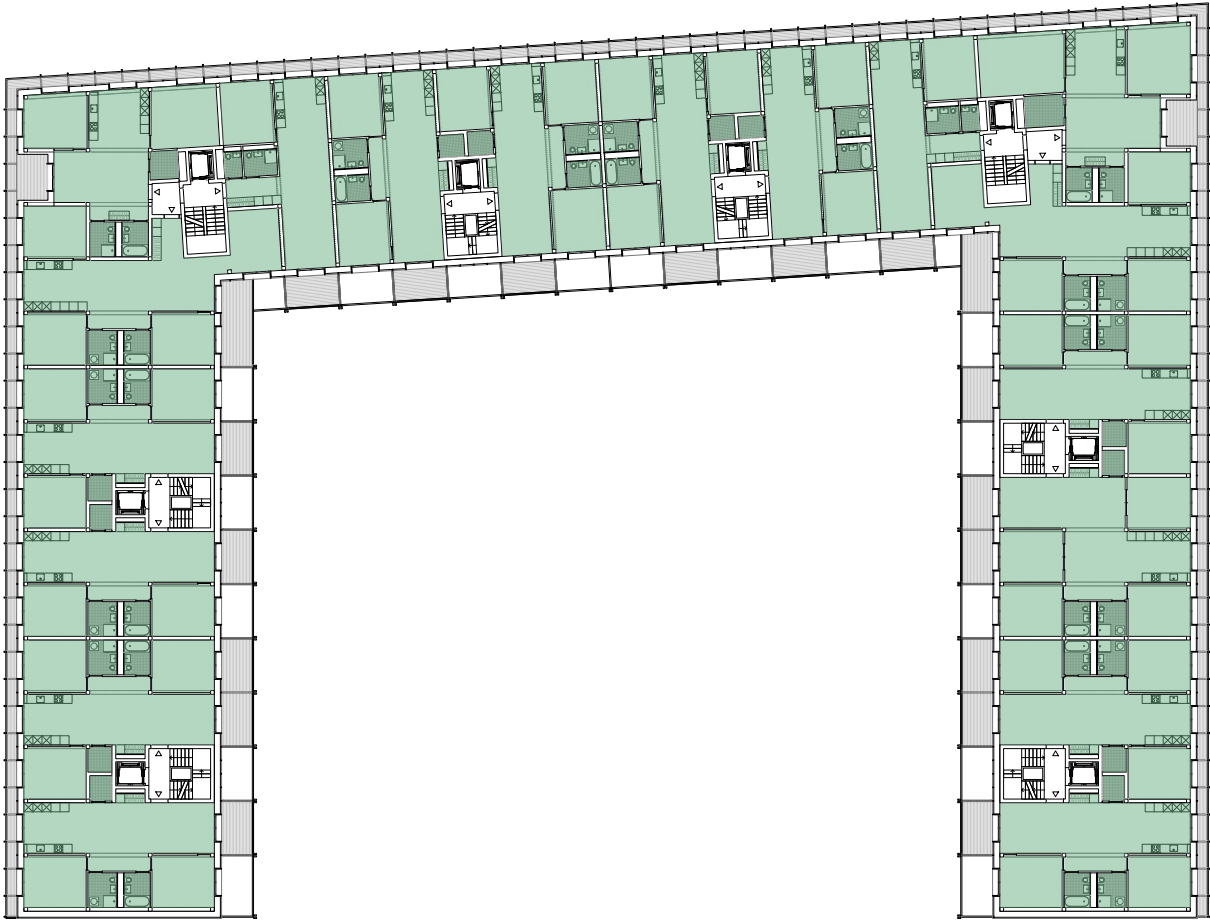
VMF = 292.8 m<sup>2</sup>



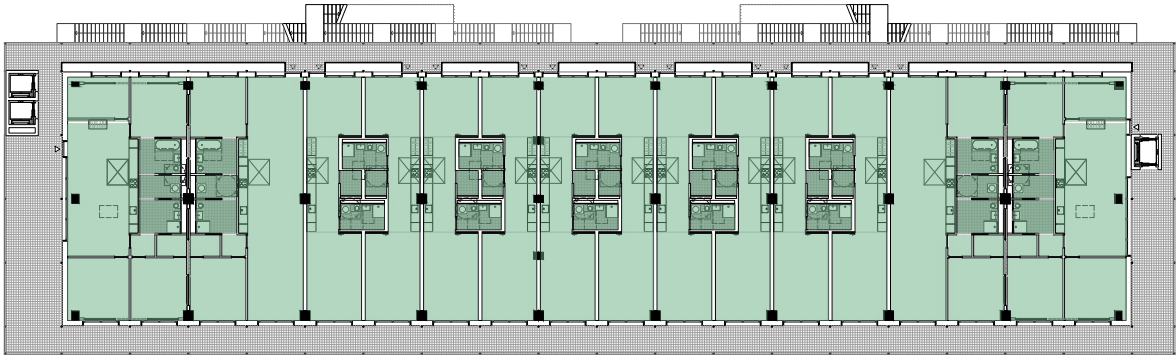
Vermietbarefläche (VMF) 1. OG



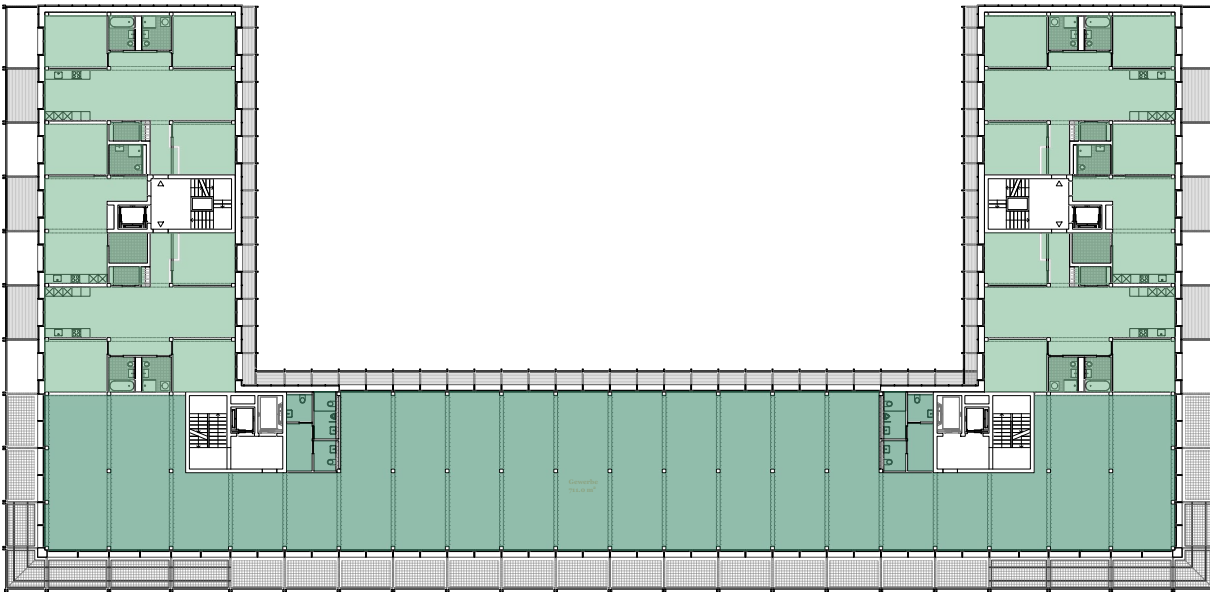
Nordbau OG.1-7  
VMF = 1749.1 m<sup>2</sup>



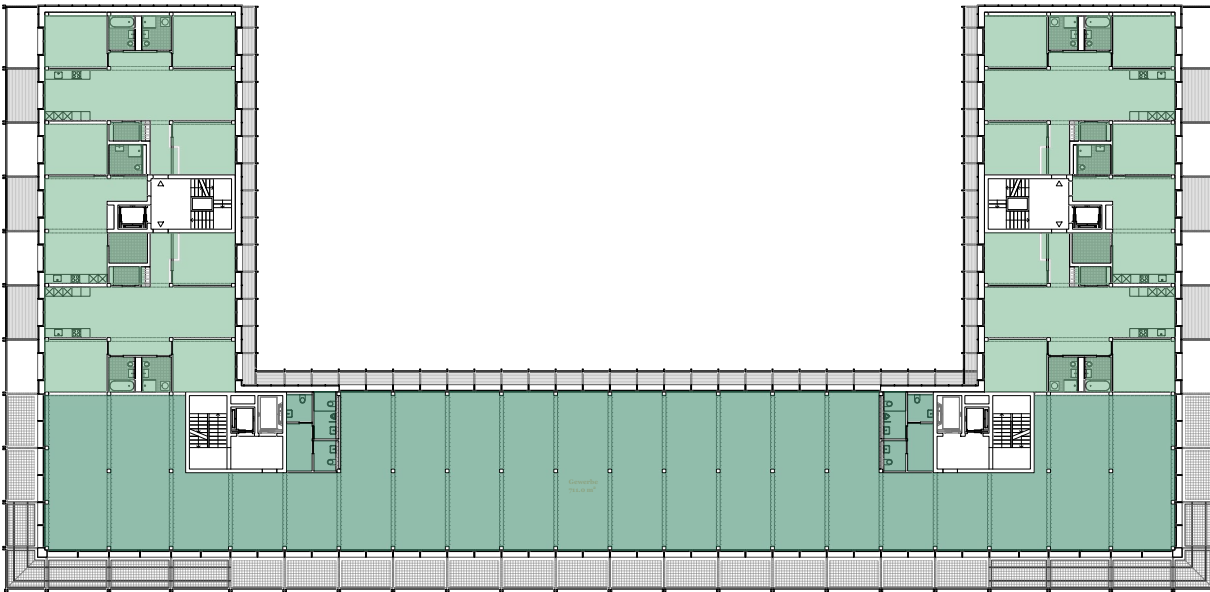
Produktionsgebäude OG.1-4  
VMF = 1020.9 m<sup>2</sup>



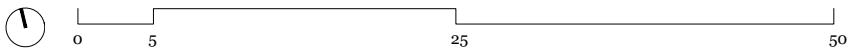
Südbau Wohnen OG.2-7  
VMF = 537.9 m<sup>2</sup>



Südbau Gewerbe OG.1-5  
VMF = 701.3 m<sup>2</sup>

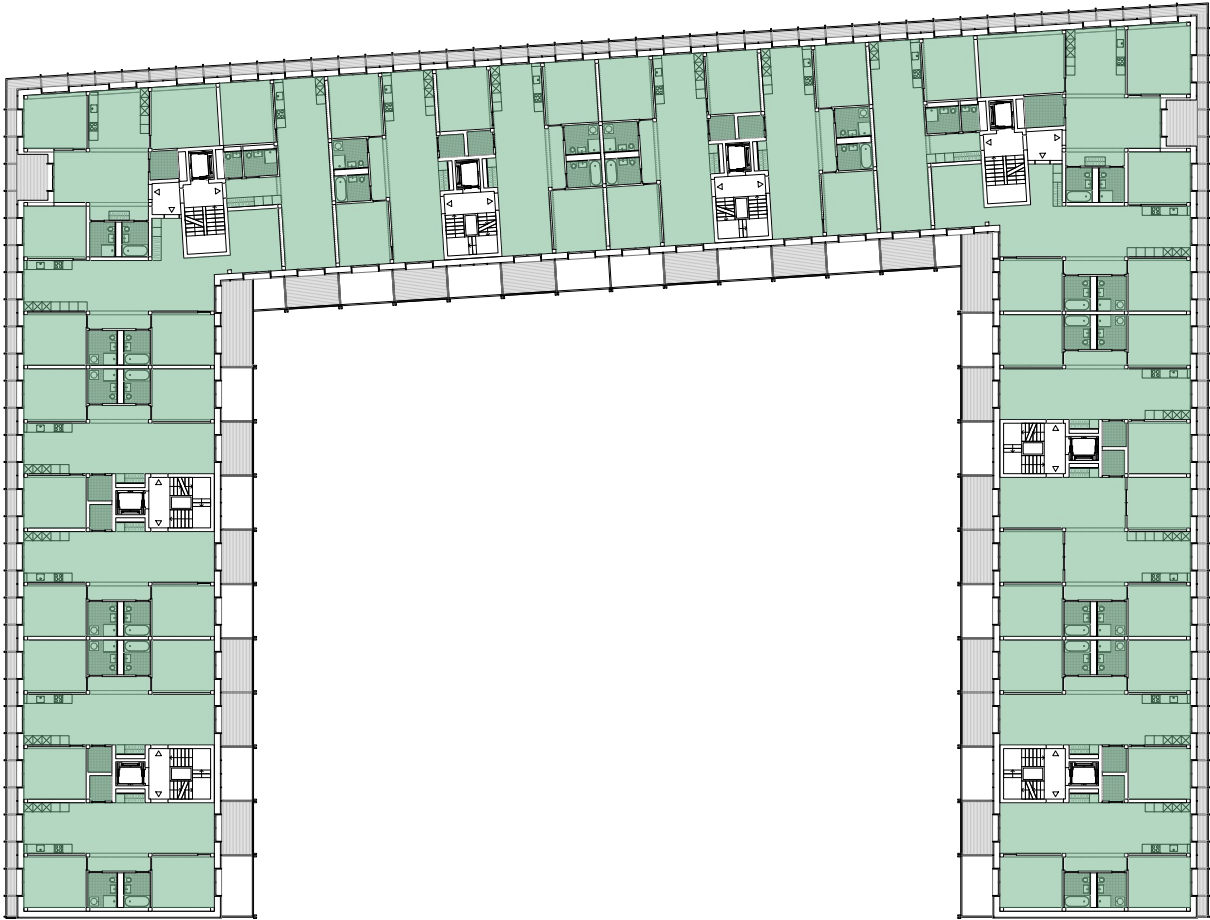


Vermietbarefläche (VMF) RG



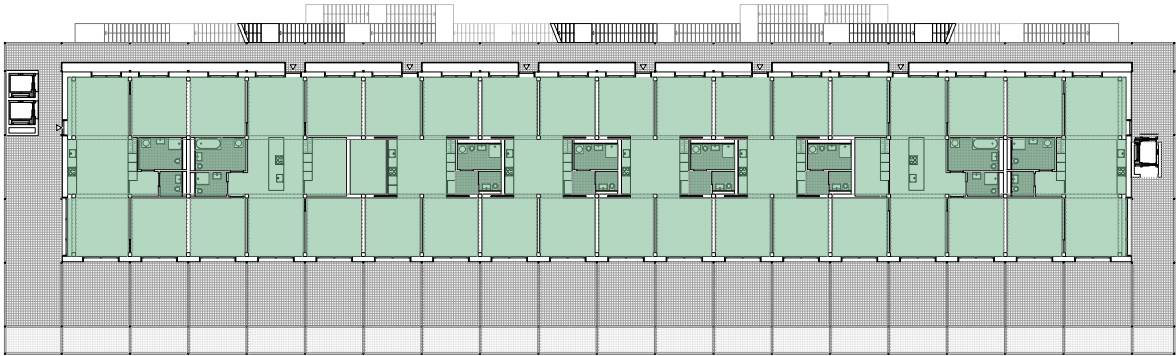
Nordbau OG.1-7

VMF = 1749.1 m<sup>2</sup>



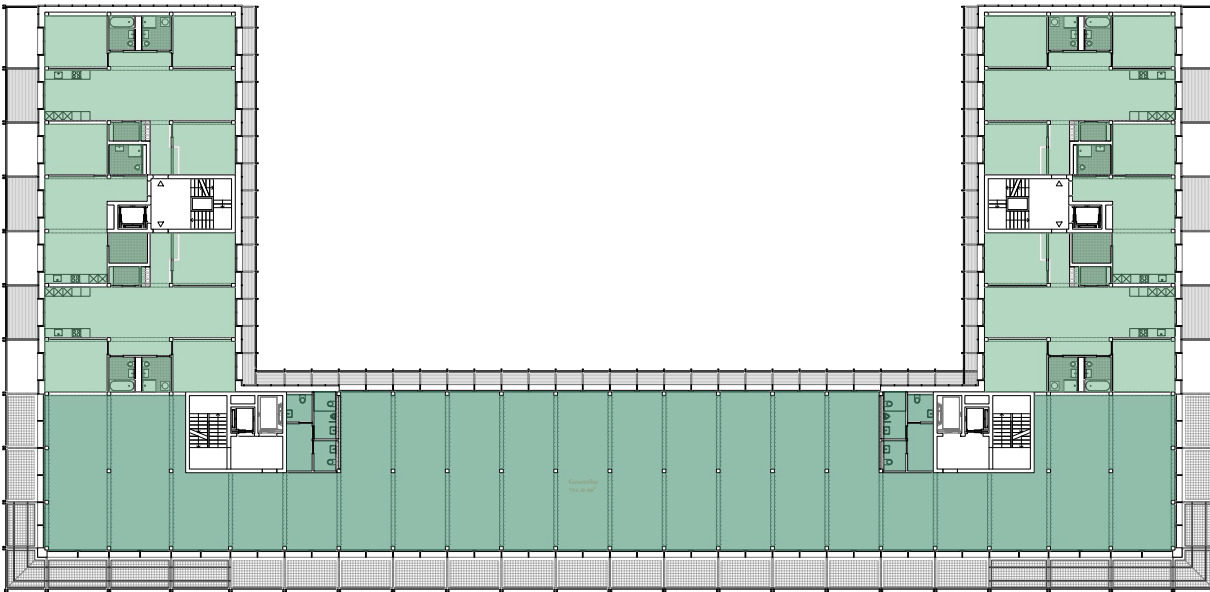
Produktionsgebäude OG.5-6

VMF = 771.3 m<sup>2</sup>



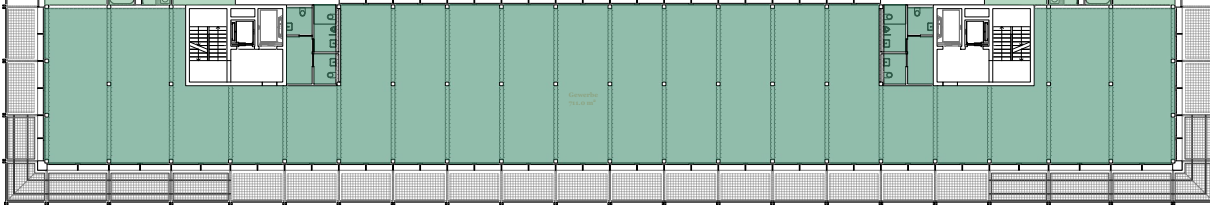
Südbau Wohnen OG.2-7

VMF = 537.9 m<sup>2</sup>

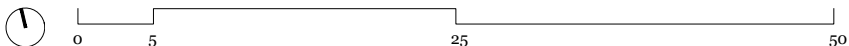


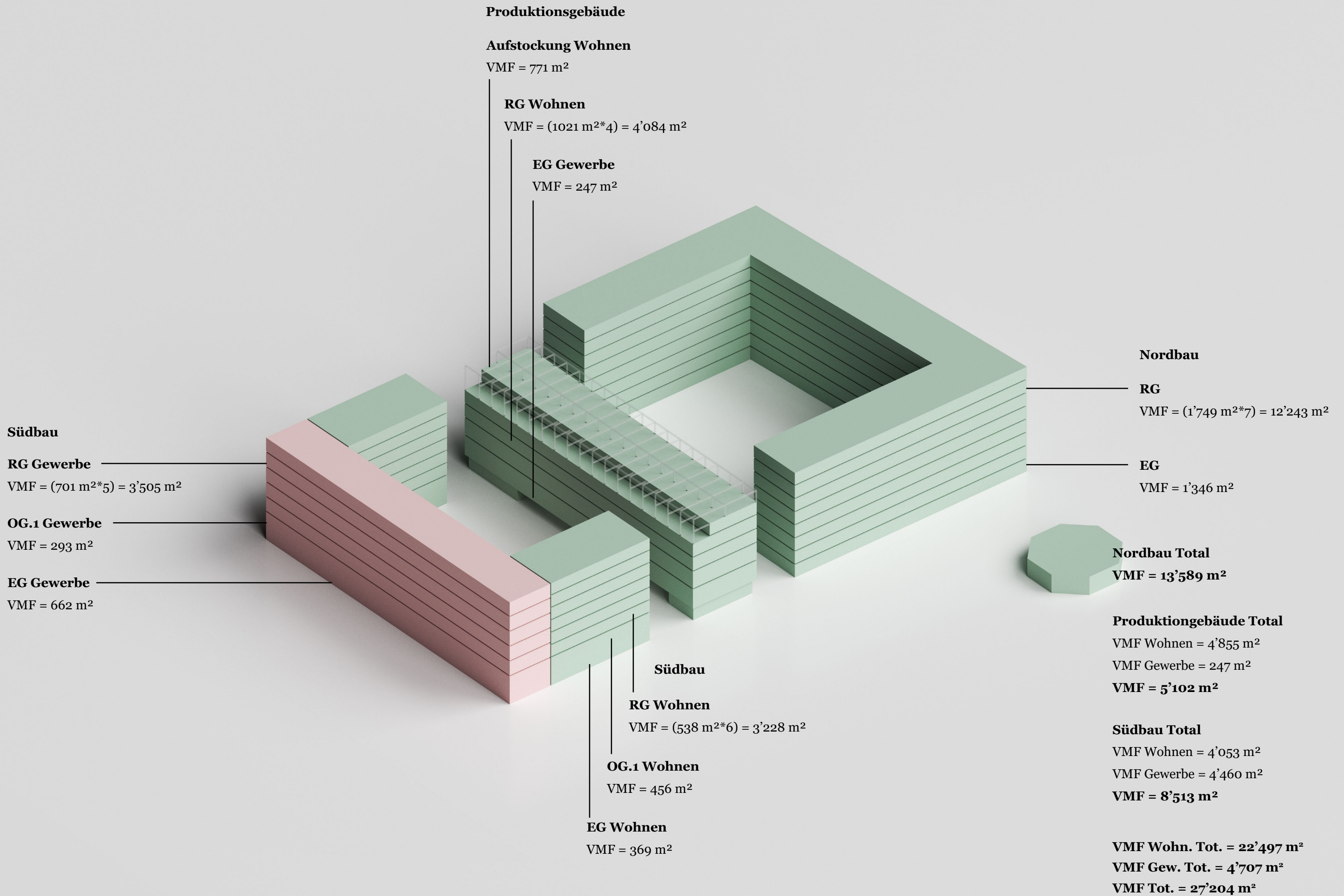
Südbau Gewerbe OG.1-5

VMF = 701.3 m<sup>2</sup>



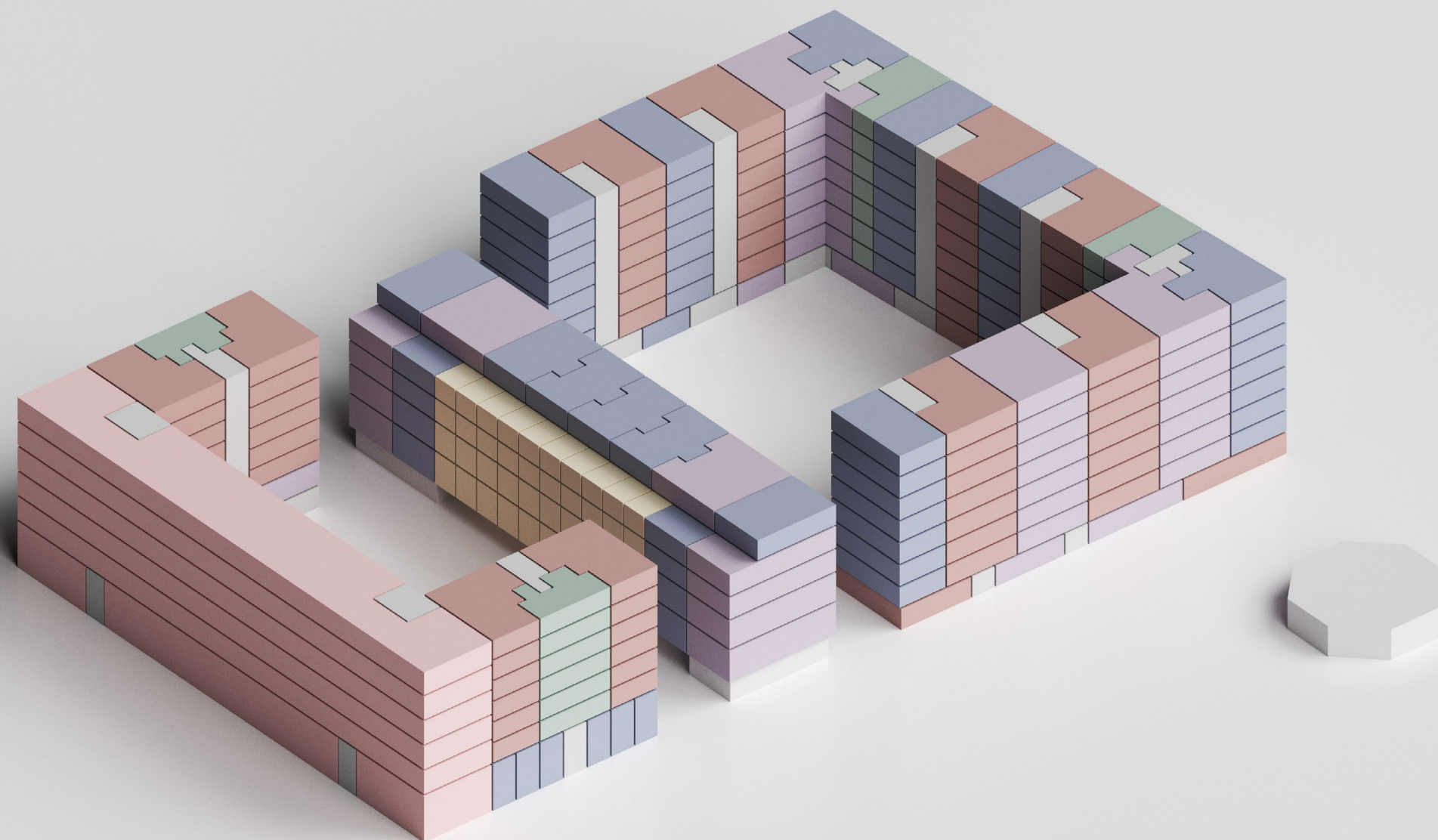
Vermietbarefläche (VMF) Aufstockung





Vermietbarefläche (VMF) Überblick

## *05 | Wohnungsspiegel*



|                      |         |                         |         |                         |         |                         |         |                         |         |
|----------------------|---------|-------------------------|---------|-------------------------|---------|-------------------------|---------|-------------------------|---------|
| <div></div> Loft Whg | 40 Stk. | <div></div> 2.5 Zi. Whg | 26 Stk. | <div></div> 3.5 Zi. Whg | 73 Stk. | <div></div> 4.5 Zi. Whg | 72 Stk. | <div></div> 5.5 Zi. Whg | 37 Stk. |
| 16 %                 |         | 11 %                    |         | 29 %                    |         | 29 %                    |         | 15 %                    |         |
| Total                |         | 248 Stk.                |         |                         |         |                         |         |                         |         |

Wohnungsspiegel