

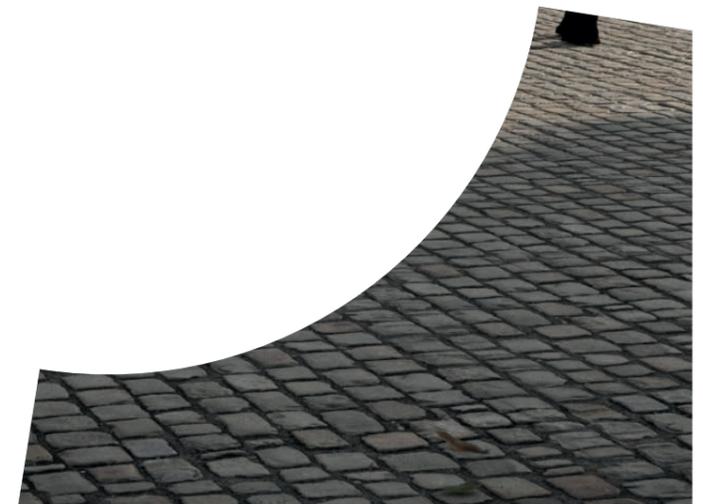
# Rathaus Cappeln

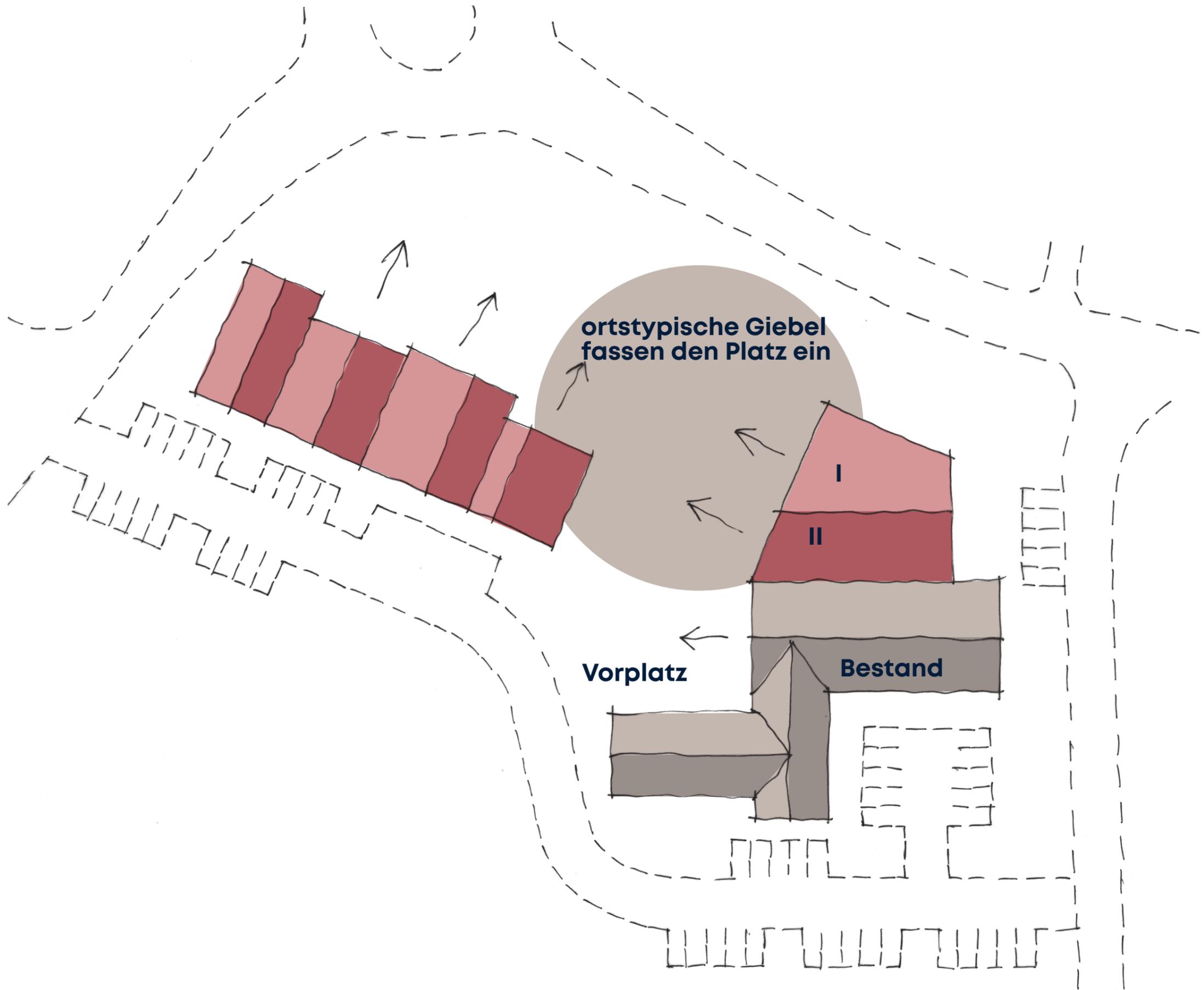
## Variante 3 Bestand + Umbau

Große Straße // Cappeln // 01.08.2023



**9grad**  
architektur

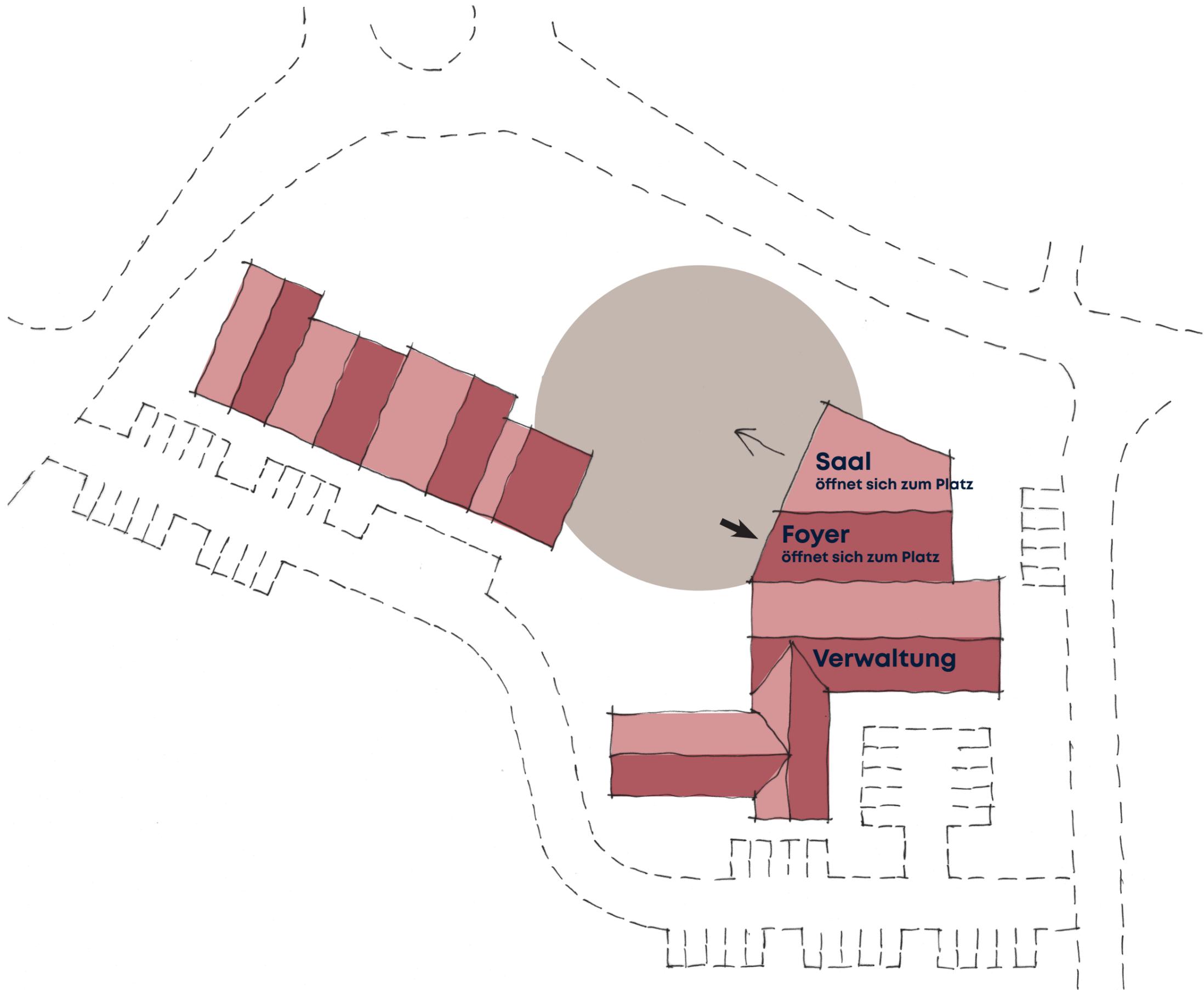




ortstypische Giebel  
fassen den Platz ein

Bestand

Vorplatz



**Saal**  
öffnet sich zum Platz

**Foyer**  
öffnet sich zum Platz

**Verwaltung**

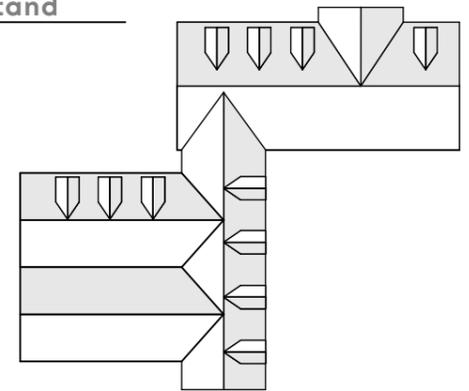




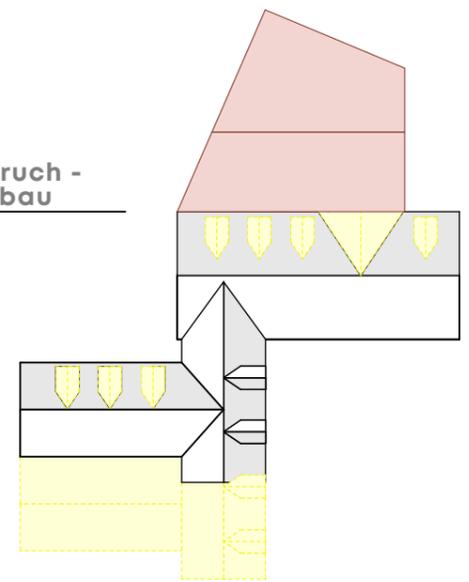


Lageplan | 1:1000

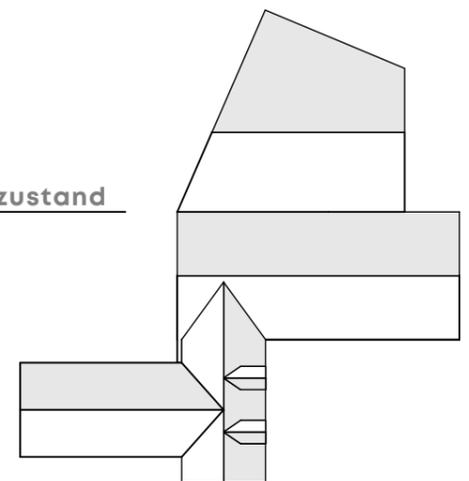
Bestand



Abbruch -  
Neubau



Endzustand





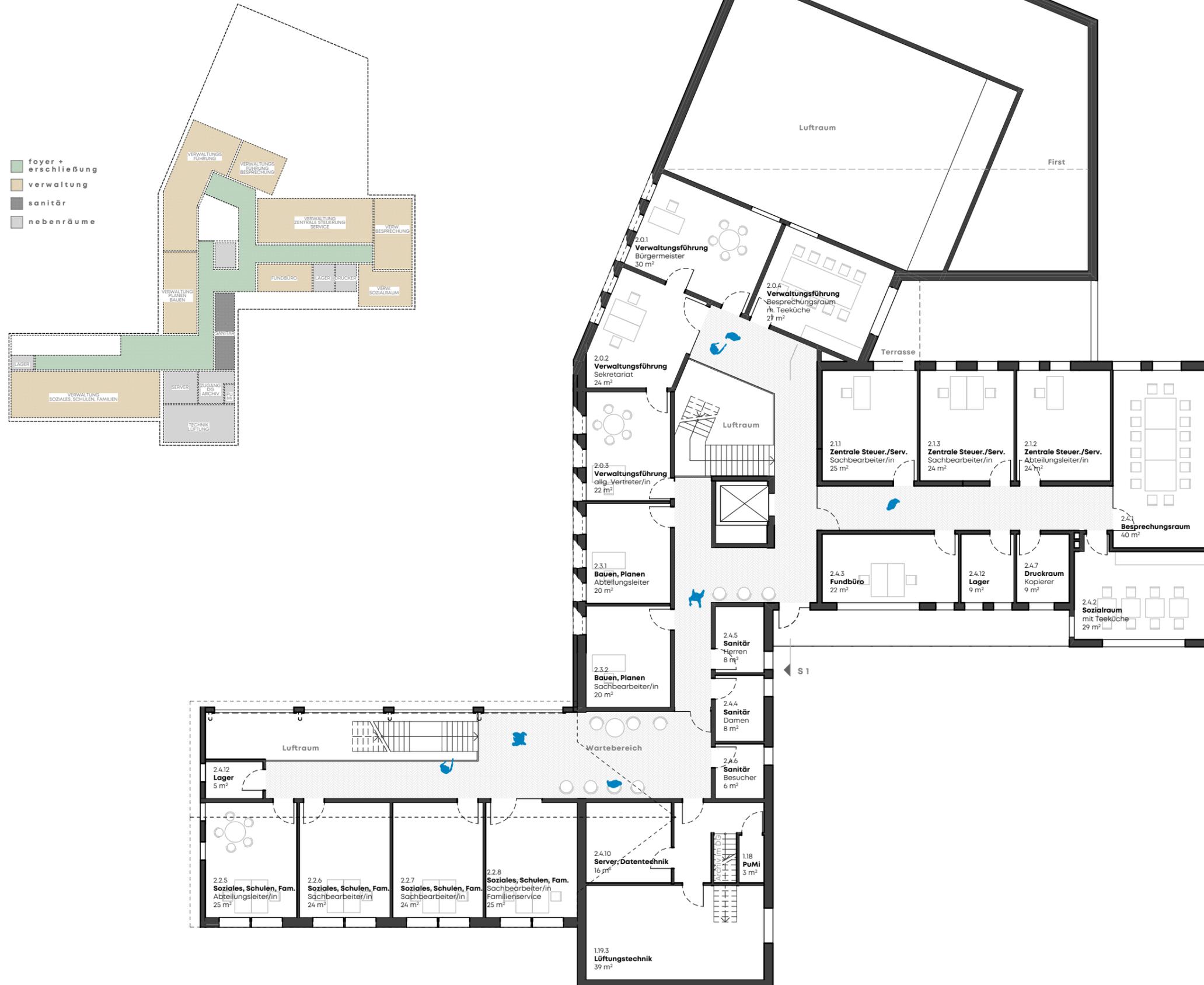
Lageplan | 1:500

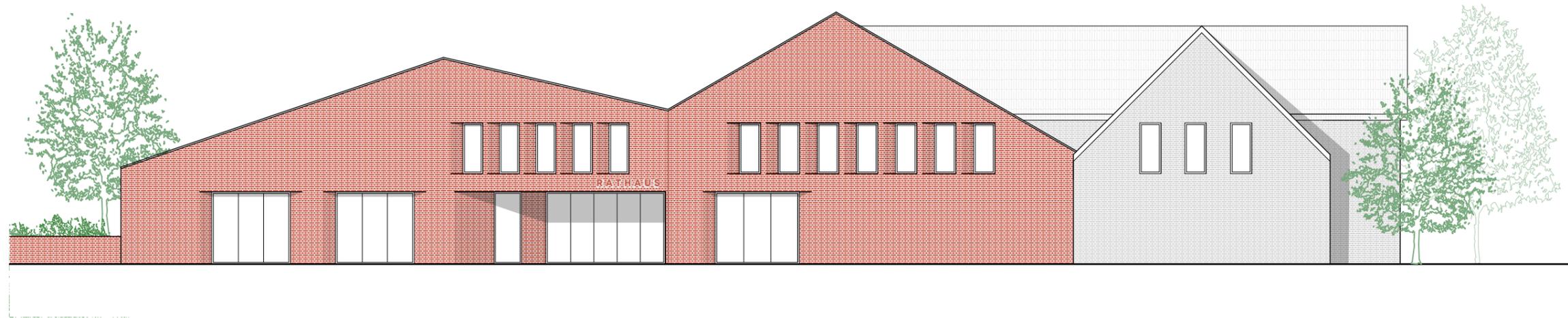


# Grundriss Erdgeschoss | 1:200



# Grundriss Obergeschoss | 1:200

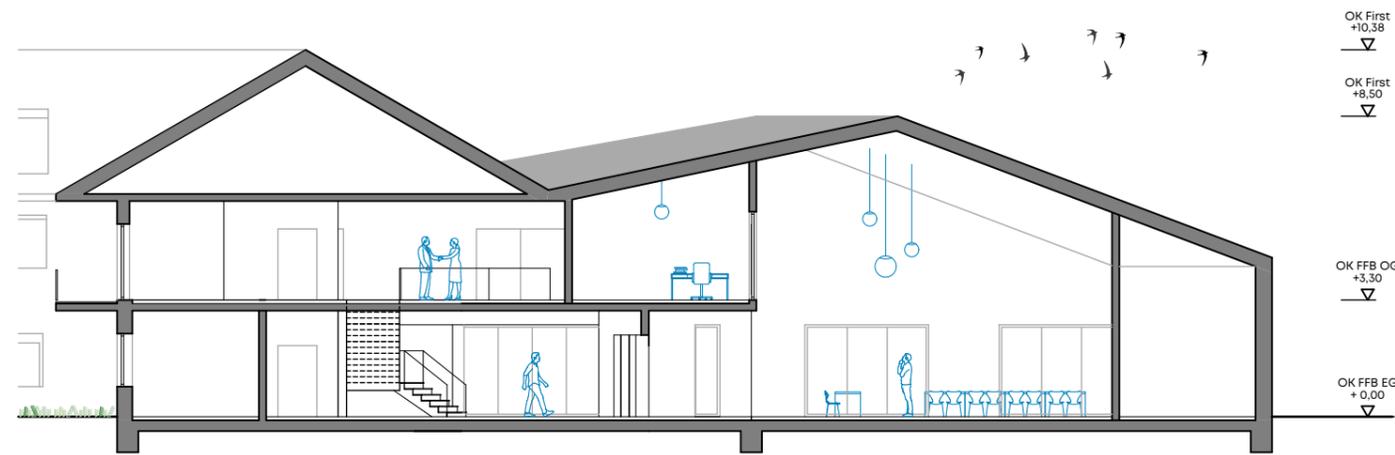




Ansicht West | 1:200



Ansicht Nord | 1:200

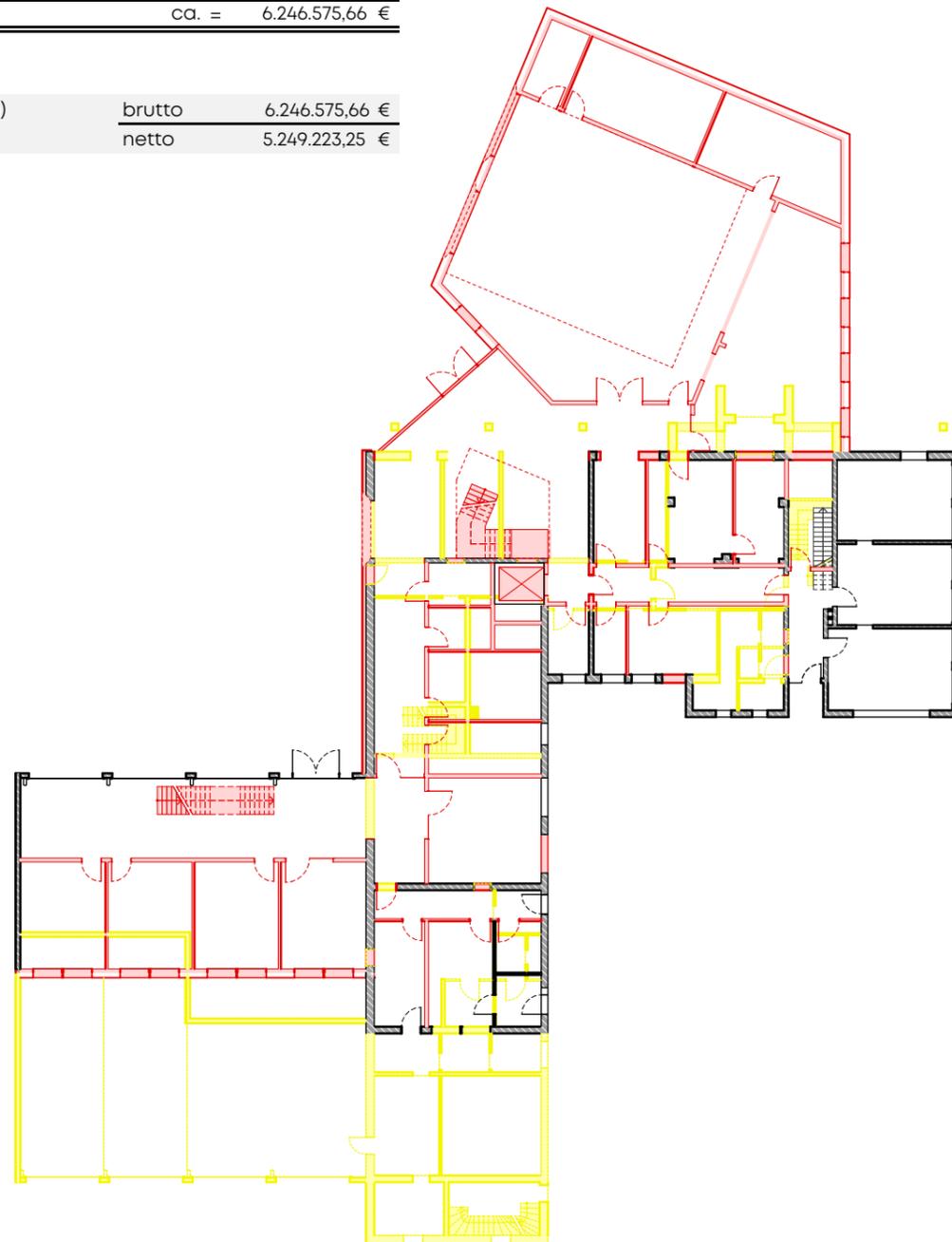


Schnitt 1-1 | 1:200

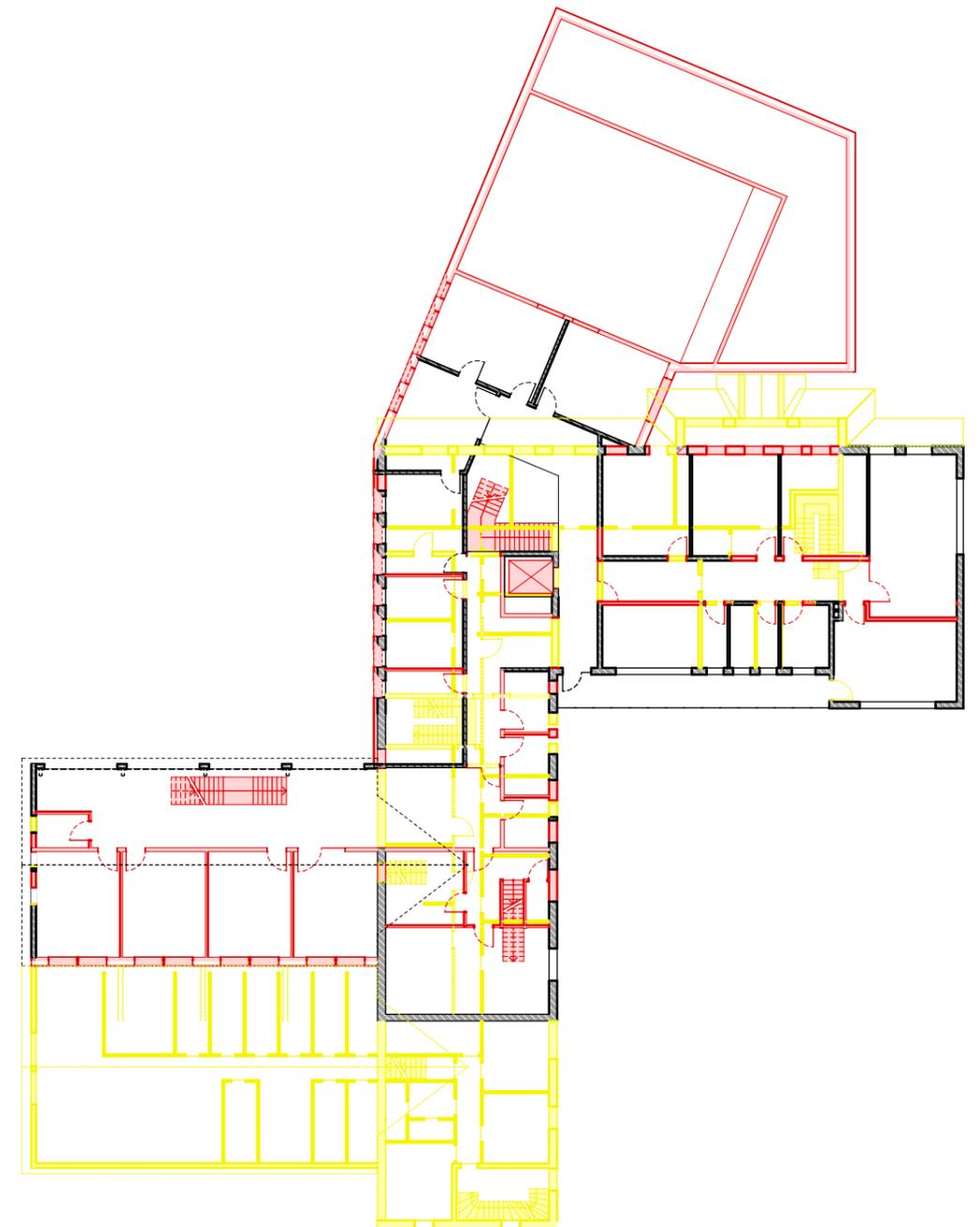
**KG 300 + 400 (Bauwerk, technische Anlagen)**

Neubau EG	BGF ca. 422,0 m <sup>2</sup> x 2.908 €/m <sup>2</sup> ca. =	1.227.171,47 €
Neubau 1.OG	BGF ca. 99,5 m <sup>2</sup> x 2.908 €/m <sup>2</sup> ca. =	289.344,93 €
Bestand Rathaus Keller	BGF ca. 139,0 m <sup>2</sup> x 2.472 €/m <sup>2</sup> ca. =	343.578,93 €
Bestand Rathaus EG	BGF ca. 590,0 m <sup>2</sup> x 2.472 €/m <sup>2</sup> ca. =	1.458.356,62 €
Bestand Rathaus 1.OG	BGF ca. 590,0 m <sup>2</sup> x 2.472 €/m <sup>2</sup> ca. =	1.458.356,62 €
Bestand Rathaus Dachgeschoss	BGF ca. 150,0 m <sup>2</sup> x 2.472 €/m <sup>2</sup> ca. =	370.768,63 €
Bestand Feuerwehr EG	BGF ca. 195,0 m <sup>2</sup> x 2.472 €/m <sup>2</sup> ca. =	481.999,22 €
Bestand Feuerwehr 1.OG	BGF ca. 195,0 m <sup>2</sup> x 2.472 €/m <sup>2</sup> ca. =	481.999,22 €
<b>Abriss m<sup>2</sup> gesamt</b>	<b>BGF ca. 750,0 m<sup>2</sup> x 180 €/m<sup>2</sup> ca. =</b>	<b>135.000,00 €</b>
<b>KG 300-400 gesamt</b>	<b>ca. =</b>	<b>6.246.575,66 €</b>

KG 300 + 400 gesamt (Bauwerk, technische Anlagen)	brutto	6.246.575,66 €
	netto	5.249.223,25 €



**Erdgeschoss | 1:350**  
**Abbruch/Neubau**



**Obergeschoss | 1:350**  
**Abbruch/Neubau**