

Rental Apartments in House E

General Structure

The planning and construction of the building are based on the principles of the 2000-Watt Society (<https://www.local-energy.swiss>). The additional requirements for construction and operation with regard to primary energy demand and greenhouse gas emissions are fulfilled. Enhanced sound insulation requirements in accordance with SIA 181 are aimed for all building components. Standard sound insulation requirements are guaranteed.

Construction

Entire building constructed as a skeleton structure with floors and slabs in reinforced concrete. Internal columns in concrete, square. Load-bearing internal cores in exposed concrete. External walls and apartment partition walls in timber frame construction. Non-load-bearing internal walls as dry-wall partitions. Clear room height 258 cm; wet areas 225 cm.

Facade

Ground floor and first floor: aluminium façade grid; plinth areas in exposed concrete (including graffiti protection); remainder fully glazed. From the second floor upwards: ventilated timber façade cladding, horizontal and vertical in various thicknesses; façade boarding of pressure-impregnated white fir including surface treatment; pressure-impregnated timber window reveals; powder-coated aluminium window sills. Access gallery: vertical timber cladding, concrete slabs; partially seating benches in oak in front of apartment entrance doors.

Flat Roof

Design of flat roofs in accordance with SIA standards. Non-accessible flat roofs extensively greened, including beneath photovoltaic elements. Lightning protection system. Skylights with smoke and heat exhaust function.

Roof Gardens

Design of flat roofs in accordance with SIA standards. Fall protection. Seating areas partly with concrete slabs, partly gravel. Planters of varying heights made of powdercoated metal. Planting by the landlord.

Windows

Ground floor and first floor: metal windows with triple insulating glazing in accordance with SIGAB guidelines, as well as burglary resistance class RC2. All metal parts stove-enamelled. From the second floor upwards: timber/metal windows with triple insulating glazing in accordance with SIGAB guidelines, partly with burglary resistance class RC2. Tilt-and-turn windows. All metal parts stove-enamelled; timber painted. Fall protection. Two curtain rails recessed into the ceiling plaster.

Sun Protection (Blackout)

Motorised venetian blinds. Aluminium metal parts, powder-coated. Controlled by wind sensors. For windows facing the access gallery: motorised blackout fabric awnings, ZIP system, controlled by wind and rain sensors.

Sun Protection (Shading)

Ground floor: motorised textile projecting awnings, controlled by wind and rain sensors. From the second floor upwards: motorised vertical textile awnings for loggias and balconies, ZIP system; aluminium metal parts, stove-enamelled; controlled by wind and rain sensors.

Loggia/Balcony

Balustrade elements with stainless steel rod railings, stove-enamelled. Walls with vertical painted timber cladding. Ceiling with painted timber panels. Floor with dark timber boards. All balcony doors wheelchair-accessible in accordance with SIA 500.

House Entrances

Artificial stone slabs with integrated dirt trap. Walls in exposed concrete.

House Entrance Doors

Single-leaf aluminium doors, stove-enamelled, with glazed insert and door closer. Burglary resistance class RC2. Metal door handles.

Doorbell / Letterboxes

Letterbox system in aluminium, anodised, positioned in front of the house entrance. Video intercom system integrated into the Smart Living control panel. Central parcel locker system located in the northern part of Lagergasse for all residents and commercial users.

Staircase

Stair treads and landings covered with artificial stone slabs. Walls in exposed concrete. Ceilings in exposed concrete. Stair railings in metal, stove-enamelled, with timber handrail.

Lift Lobby

Floor covering of artificial stone slabs. Walls and ceilings in exposed concrete.

Lift Systems

One passenger lift per staircase with attractive interior fittings, wheelchair accessible, with a capacity for 8 persons or 630 kg. Lift doors in brushed stainless steel.

Apartment Entrance Doors and Internal Doors

Apartment entrance doors from the staircase: solid oak block frame doors, oiled, with spyhole. Security lock with three-point locking system. Door closer. Apartment entrance doors from the access gallery: block frame timber doors with metal cladding on the outside; inside painted opaque; with spyhole. Security lock with three-point locking system. Door closer. Internal doors: block frame doors, timber door leaf, painted opaque, with door handle. Doors to storage rooms beneath maisonette stairs: system doors with snap lock, painted opaque.

Locking System

Mechanical security cylinder locking system. One key for house entrance, apartment entrance, cellar compartment and letterbox. Five keys per apartment.

Floor Finishes Apartments "Affordable"

Living area, rooms and kitchen: oiled oak parquet flooring. Painted skirting boards. Wet areas and storage room: porcelain stoneware tiles Casalgrande Padana, rosso mattone.

Floor Finishes Apartments "Standard"

Living area, rooms and kitchen: oiled oak parquet flooring. Painted skirting boards. Wet areas and storage room: porcelain stoneware tiles Casalgrande Padana, rosso mattone.

Floor Finishes Apartments "Upgraded"

Living area, rooms and kitchen: oiled long-strip oak parquet flooring. Painted skirting boards. Wet areas and storage room: porcelain stoneware tiles Casalgrande Padana, rosso mattone.

Wall Finishes Apartments "Affordable"

Living area, rooms and storage room: textured plaster 0.5 mm, painted. Wet areas: partly porcelain stoneware tiles Chandra mastice (shower) or Chandra beige (bath), partly textured plaster 0.5 mm, painted.

Wall Finishes Apartments "Standard"

Living area, rooms and storage room: textured plaster 0.5 mm, painted. Wet areas: partly porcelain stoneware tiles Chandra mastice (shower) or Chandra beige (bath), partly textured plaster 0.5 mm, painted.

Wall Finishes Apartments "Upgraded"

Living area, rooms and storage room: smooth white plaster, painted. Wet areas: partly porcelain stoneware tiles Chandra mastice (shower) or Chandra beige (bath), partly smooth white plaster, painted.

Ceiling Finishes Apartments

Smooth white plaster, painted.

Electrical Installations

Fibre to the home (fibre optic connection into the apartment). In living rooms one multimedia outlet (UKV); in maisonette apartments an additional multimedia outlet on the upper floor. In all living rooms and bedrooms one to two lighting points and two triple power sockets, some switched. Recessed LED ceiling spotlights in entrance area, storage room and wet areas. Under-cabinet light in the kitchen and power socket at the worktop. Mirror cabinet lights in wet areas and power socket inside the mirror cabinet. Outdoor lighting on the balcony and weatherproof power connection. Basic lighting and triple socket in cellar compartment.

Smart Living

All apartments equipped with Smart Living system. Key functions such as automated shading, heating/cooling and ventilation can be controlled via a central control unit.

Heating and Cooling

Heat and cold generation via area-wide energy system (100% CO₂-neutral). Intelligent energy networking allows apartments to be cooled in summer if required. Space heating and cooling via low-temperature underfloor heating with individual room temperature control. Each room separately controllable. Each apartment with separate heat metering.

Ventilation / Climate Control

All apartments equipped with controlled hygienic ventilation. Supply air to each room, central exhaust air from kitchen and wet areas. Air volume individually adjustable per apartment. Supply air tempered in summer to 26°C (at an outdoor temperature of 30°C) and in winter to 21°C. Cellar compartments with mechanical ventilation for dehumidification.

Sanitary Installations "Affordable"

Sanitary fittings with wall-hung WC and toilet roll holder, washbasin and mixer tap, towel rail, mirror cabinet with integrated LED light and power socket. Bathtub with shower or floor-level shower with glass partition, shower rail and hand shower, shower shelf. Towel rail. Hot and cold water meters.

Sanitary Installations "Standard"

Sanitary fittings with wall-hung WC and toilet roll holder, washbasin and mixer tap, towel rail, oak-veneered mirror cabinet, custom-made, with integrated LED light and power socket within the cabinet element, washbasin unit with two drawers, oak-veneered, custom-made. Bathtub with shower or floor-level shower with glass partition, rain shower, shower shelf. Towel rail. Hot and cold water meters.

Sanitary Installations "Upgraded"

Sanitary fittings with wall-hung WC and toilet roll holder, washbasin and mixer tap, towel rail, oak-veneered mirror cabinet, custom-made, with integrated LED light and power socket within the cabinet element, washbasin unit with two drawers, oak-veneered, custom-made. Bathtub with shower or floor-level shower with glass partition, rain shower, shower shelf. One heated towel radiator; towel rail in second wet area. Hot and cold water meters.

Kitchens

Kitchens as per floor plan.

- Worktop: ABK Stone Diamond Ivory
- Units: resin-coated, crystal white
- Base units with integrated grip profile, wall units handleless, partly tall units with surface-mounted handles
- Lighting: LED light strip integrated into base of wall units
- Stainless steel sink, integrated into worktop
- Chrome-plated mixer tap with pull-out spray
- Splashback: ABK Stone Diamond Ivory
- All appliances by V-Zug: fridge with freezer compartment, induction hob with extractor (recirculating air), partly integrated into hob, dishwasher; affordable apartments with oven, standard apartments with combi-steamer, upgraded apartments with oven and combi-steamer
- Waste separation system

Joinery Works "Affordable"

One two-door wardrobe unit in the entrance area, timber, painted white, with rail and shelf; partly with integrated underfloor heating distributor and electrical cabinet.

Joinery Works "Standard"

One two-door wardrobe unit in the entrance area, timber, painted white, with rail and shelf; partly with integrated underfloor heating distributor and electrical cabinet. Depending on layout, additional built-in cupboards in timber, painted white, with shelves and/or rail, partly with integrated washing tower; or timber work niches, painted white.

Joinery Works "Upgraded"

One two-door wardrobe unit in the entrance area, timber, painted white, with rail and shelf; partly with integrated underfloor heating distributor and electrical cabinet. Depending on layout, additional built-in cupboards in timber, painted white, with shelves and/or rail, partly with integrated washing tower; or timber work niches, painted white.

Washing and Drying "Affordable"

Shared laundry and drying room in basement for affordable apartments; washing machine and tumble dryer, V-Zug, with payment system. Clothesline system. Secomat. Water connection with utility sink. Shelf for detergent storage.

Washing and Drying in Apartments "Standard" and "Upgraded"

Washing machine and tumble dryer by V-Zug, located in storage room, wet area or built in cupboard. Additional drying room with Secomat and clothesline system in the basement for shared use.

Cellar/Technical Areas

Floor in power-floated concrete, walls partly raw concrete, partly calcium silicate brick, painted. Cellar partition walls in timber, visual protection up to 2 m height.

Bicycle Parking/Prams

Bicycle parking spaces, partly covered, located in the street area and at the house entrances, with bicycle racks for securing bicycles. In addition, a large bicycle parking room in the first basement of House F (not for visitors), accessible at ground level. Pram storage rooms on the ground floor next to house entrances.

Underground Car Park

Parking spaces in the pooling area of the car parks across the entire site. All parking spaces to VSS comfort level B, width approx. 2.75 m. Visitor parking spaces above ground on the Papieri site or in the publicly accessible area of the underground car park (pooling). Some parking spaces equipped with electric charging stations; others can be retrofitted if required.

External Areas

Shared use of the high-quality landscaped external areas of the Papieri site with hard surfaces, trees, shrubs and lawns, underground waste container systems, children's playgrounds, etc.

Reservation

This short construction description is based on the current planning status and outlines only some essential aspects of the construction project. Any changes remain expressly reserved.