

Short description for affordable rental apartments in Building A

The planning and construction of the building are based on the 2000-watt society concept (<https://www.local-energy.swiss>). The additional construction and operation stipulations for primary energy requirements and greenhouse gas emissions have been met. All components are designed to meet increased sound insulation requirements under the Swiss standard on building acoustics (SIA 181). The standard sound insulation requirements are also fulfilled.

Structural design

Entire building in solid construction with load-bearing inner cores. Angular supports made of concrete. Non-load-bearing inner walls: plasterboard stud walls. Clear ceiling height 240 cm.

Façades

Metal curtain wall on the ground floor and Level 1, rear-ventilated, polished, and brushed. Glass bricks also used on Level 1. Curtain wall elements made of prefabricated exposed concrete elements on levels 2 through 9, rear-ventilated, some corrugated, some sandblasted.

Flat roof

Flat roofs fitted as per SIA standard. Non-accessible flat roofs with extensive planted areas; photovoltaic units with gravel surface. Lighting protection system.

Windows

Wood and metal triple-glazed windows. Casement windows. All window frames are finished with opaque paint on the inside and stove-enameled metal on the outside. Fall protection. 2 curtain tracks embedded in the lintel

Sun protection (darkening)

Motorized external blinds on all windows, aluminum metal parts, controlled by wind monitors.

Sun protection (shading)

Motorized textile vertical blinds on recessed or standard balconies, ZIP system, metal parts made of aluminum, controlled by wind or rain monitors.

Recessed/standard balcony

Parapet element made of prefabricated concrete with attached fall protection. Walls plastered and ceilings painted. Concrete slab flooring. Weather-resistant and frost-proof electrical connection.

Building entrances

Artificial stone slabs with embedded dirt barriers. Walls made of exposed concrete with colored accents.

Building entrance doors

Stove-enameled metal-framed doors with glass insert. Outside handle made of wood/metal. Inside push handle.

Doorbell/mailbox

Mailbox system with centrally integrated parcel boxes made of stove-enameled aluminum. Video intercom integrated into the smart living control panel.

Staircase

Stairs in prefabricated artificial stone elements, landings covered with artificial stone slabs. Walls made of exposed concrete with colored accents. Exposed concrete ceilings. Banisters made of stove-enameled metal with an oiled oak hand-rail.

Elevator lobby

Artificial stone slab flooring. Walls made of exposed concrete with colored accents. Exposed concrete ceilings.

Elevator system

One passenger elevator per stairwell with high-quality interior fittings made of stainless steel; wheelchair-accessible; capacity for eight people.

Apartment entrance doors and internal doors

Apartment entrance doors: Frame door made of wood, fully painted, with peephole. Security lock with 3-point locking mechanism. Door closer. Internal doors: Steel frame doors, wooden door leaf, fully painted, door handle.

Locking system

Security cylinder locking system. Main building entrances use a mechatronic system. One key for the main building entrance, apartment entrance door, mailbox, and basement compartment. 5 per apartment.

Apartment flooring

Living room, bedrooms and kitchen: Strip oak parquet, matte, sealed. Painted skirting boards. Wet rooms and laundry room: Porcelain tiles, black, unglazed.

Apartment wall surfaces

Living room, bedrooms and laundry room: 0.5 mm render, painted. Wet rooms: Deep black, gloss porcelain tiles up to a height of 120 cm on all walls; white, gloss porcelain tiles from a height of 120 cm to the upper edge of the doors. Rest of wall: 0.5 mm render, painted.

Apartment ceiling surfaces

Concrete ceilings, painted.

Electrics

Fiber to the home. One UKV multimedia socket in the living areas. One or two lamp points and two triple sockets in all living areas and bedrooms, some of which are activated. Under-cabinet lighting in the kitchen, plus socket for the counter-top. Mirror cabinet lighting in the wet rooms, plus a socket in the mirror cabinet. Basic lighting and triple socket in the basement compartment.

Smart Living

Every apartment is equipped with the eSMART smart living system. All of the key apartment functions (heating, lighting, ventilation, shading, energy management) can be controlled and monitored via the control terminal or app. Integrated with the intercom.

Heating and cooling

Heating and cooling generated via a site-wide energy system (100% carbon-neutral). Room heating and cooling are provided via low-temperature underfloor heating with individual room temperature control. Heating flow temperature 35°C, designed for a room temperature of 21–23°C. Cooling flow temperature 18°C, designed for a room temperature of 26°C (not guaranteed). Every room can be regulated separately. Heating is metered separately for every apartment.

Ventilation/climate control system

Simple air conditioning with supply air treatment and heat recovery. Supply air temperature control in summer to 26°C at an outside temperature of 30°C; in winter the temperature is kept at 21°C. Air volume can be regulated individually for each apartment. Cellar compartments with mechanical ventilation system for dehumidification. Garage has mechanical ventilation system with CO2 monitoring.

Plumbing

Sanitary fittings: wall-hung toilet and toilet paper holder, washbasin and mixer tap, mirror cabinet, bathtub or floor-level shower with shower partition made of glass, shower rail and shower head, two towel hooks, bath towel rail. Hot and cold water meters.

Kitchens

Kitchens as per floor plan. Two-tone design, wall units in a different color to the other cupboard doors

- Countertops: Black natural stone
- Fittings: Coated in synthetic resin in shades of gray.
- Handles on base units; wall units without handles
- Lighting: LED spotlights integrated in the base of the wall unit.
- Stainless steel sink integrated into countertop
- Mixer tap in sink
- Glass splashback in brilliant white
- All appliances from V-Zug
 - Oven, ceramic hob with extractor fan (circulating air), dishwasher with hot water connection, refrigerator with freezer (separate doors)
- Waste separation system

Joinery

Cloakroom furniture with rail and shelf, plus integrated underfloor heating distributor and electrical box.

Shelving on the back wall of the kitchen in apartments B02.01, C02.01, D02.01, E02.01, F02.01 and G02.01.

Washing and drying room in the basement for affordable apartments

Washing machine and dryer, V-Zug or similar, with numbering system. Clothes line system. Secomat. Water connection with sink.

Basement/technical areas

Floor partly hard concrete, partly poured asphalt, walls partly coarse concrete, partly painted sand-lime brick.

Basement partition walls made of wood.

Storage spaces for bicycles/strollers

Spacious bicycle storage space on the ground floor, not accessible to visitors. Bicycle parking spaces with racks for securing them outside. Stroller storage areas on the ground floor (Level 3), next to the building entrance.

Underground garage

Parking spaces in the general parking lots for the entire site. All parking spaces VSS level B; at least 2.85 m wide. Visitor parking spaces above ground on the Papieri site or in the publicly accessible area of the underground car park (general lot).

Surrounding area

Shared use of the high-quality Papieri site, with hard-surface areas, trees, bushes and lawns, underground container systems, children's playgrounds, etc.

Disclaimer

This short description is based on the current state of planning knowledge and only includes a few essential details of the construction project. We expressly reserve the right to make any changes.