

Central Warehouse

General shell construction/fit-out

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 conditions 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.

Buildings

21 Shell construction 1

Structural design

Concrete floors and ceilings. South exterior wall made of concrete. East and west exterior walls partly concrete, partly brick; pillars of the east and west exterior walls in exposed sand-lime brickwork. Internal supports made of concrete, square, prefabricated. Optional for tenant fit-out: installation of a spiral staircase to connect the floors internally. Ceiling height on ground floor: 3.07 m; ceiling height on upper floors: 2.96 m.

Façades

External thermal insulation for balustrades under the windows and on the south façade. Exterior rendering in Tyrolean render or similar. Façade structure featuring sand-lime brick supports and a string cornice made of in-situ concrete above the first floor. The base of the façade is treated with graffiti protection.

22 Shell construction 2

Windows

Ground floor: Window in timber/metal composite with triple insulating glazing and laminated safety glass. Also with RC2 burglary protection on the street side. Sash window with tilt-and-turn lock. Single

lockable door with glass insert on the bar. All window frames are finished with opaque paint on the inside, with powder-coated aluminum on the outside. Color according to architectural specifications. Upper floors: Windows in timber/metal composite with triple insulating glazing. Sash window with tilt-and-turn lock. All window frames are finished with opaque paint on the inside, with powder-coated aluminum on the outside. Color according to architectural specifications.

Sun protection (shading)

Vertically guided, motorized fabric blinds, controlled by wind sensors. Color according to architectural specifications.

External doors

Building entrance: Hardwood double doors, painted, with glass insert and door closer. RC3 burglary protection.

Flat roof

Fitted as per SIA standard. Roof exit, lockable. Fall protection. Enclosure of technical installations. Non-accessible flat roofs with appropriate thermal insulation, top layer extensively planted with greenery. Lightning protection system.

23 Electrical systems

Rental areas: Electrical connection up to UV. Distribution in rental area by tenant. Fiber to the home (fiber-optic connection to the office unit). Metering equipment. Restroom facilities: Ceiling lighting. Staircase: Lighting. Sockets for cleaning. Doorbell button at entrances to office units. Building entrance: Lighting and video intercom system. Escape route signaling in the stairwell to the elevator entrance area. The rental area is the responsibility of the tenant.

Smart living

Every office unit is equipped with the eSMART smart living system. Doorbell/video intercom system and shading of the rental area controlled via operator terminal or app. Lighting control can be integrated as part of the tenant fit-out.

24 Heating, ventilation, air conditioning and cooling systems

Heating and cooling

Heating and cooling generated via an area-wide energy system (100% carbon-neutral). Room heating and cooling via low-temperature underfloor heating with room temperature control. Indoor climate designed for winter at -6°C outdoor air temperature and $\pm 20^{\circ}\text{C}$ indoor air temperature. Temperature control of rooms in summer via underfloor heating (natural cooling; no temperature guarantee). Individually adjustable. Heating distributor integrated into wall of ladies' restroom. Separate heating and cooling metering per unit.

Ventilation

Rental areas: Access with ventilation ducts to the outer edge of the ventilation shaft. Distribution in the rental area by tenant. Supply air temperature-adjusted and slightly dehumidified. Configuration of air volume per floor: 1,000 m³/h. Restroom facilities: Ventilation by means of individual room fans. Basement areas and technical rooms: Ventilation by means of individual room fans.

Dynamic cooling

Connection cable routed to the outer edge of the shaft for any recirculation air cooling units/ceilings with integrated cooling systems provided by the tenant. Configuration of cooling capacity for an indoor air temperature of $\pm 26^{\circ}\text{C}$ at an outdoor air temperature of $+32^{\circ}\text{C}$.

25 Sanitary facilities

Rental areas: Connection of the office space to cold and hot water pipes, as well as sewage pipes to the upper edge of the floor to connect kitchen fittings (tenant fit-out). Cold and hot water metering for each floor. Separate metering for disabled restroom on the ground floor. Restroom facilities: Soundproof plumbing walls, flocculated. Sanitary includes toilet/urinal, washbasin and mixer tap, mirror, toilet roll holder, soap and

towel dispenser, and waste bin. Basement areas and technical rooms on the basement level: Installation of one dehumidifier per room. Softening system for cold and hot water.

26 Transportation systems

A medium-sized passenger elevator with attractive interior fittings, wheelchair-accessible. Designed to carry up to 17 people or 1,275 kg. Direct access to the rental area. Elevator doors made of brushed stainless steel.

27 Fit-out 1

Metalwork

Mailbox and doorbell system: System with 3 mailboxes made of aluminum, enameled. Doorbell system with video. Banisters: Metal, coated.

Signage/façade lettering

In accordance with the signage concept specifications for the Papieri site, with non-illuminated signage affixed to the façade. For a single tenant, non-illuminated façade lettering on the south façade is also possible (cost to be borne by the tenant), as per the specifications of the lettering concept and subject to official approval.

Internal doors

Office entrance doors from the stairwell and elevator: Frame doors made of wood, fully painted. Security lock with 3-point lock. Disabled restroom on the ground floor and access to wet rooms from tenant areas: Leaf doors made of wood, fully painted.

Locking system

Mechatronic cylinder lock security system. One key for building entrance, office entrance door, basement and mailbox. 5 units per rental unit.

28 Fit-out 2

Floor coverings

Staircase: Concrete, painted, non-slip coating. Basement areas: Concrete, bare. Restroom facilities: Porcelain stoneware tiles according to architectural selection. Rental areas: Subfloor anhydrite, bare, for application of final covering by the tenant (installation height 15 mm).

Wall coverings

Staircase: Concrete, partly painted. Color according to architectural specifications. Basement level: partly concrete, partly brickwork; painted. Restroom facilities: Porcelain stoneware wall tiles up to 1.2 m height, according to detailed plan and architectural selection. Remaining surfaces in painted lime plaster, color as per architectural specifications. Rental areas: Base plaster in the balustrade area, ready for coverings to be applied. Painted lime plaster in the entrance area, inside of the wet rooms and north wall for the office area.

Ceilings

Staircase: Concrete, painted. Restroom facilities: Concrete, painted. Color according to architectural specifications. Rental areas: Concrete, bare.

Building cleaning

The building will be handed over in a clean condition for the tenant fit-out.

4 Surrounding area

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

Lower-level garage/parking

Above-ground parking opposite the building entrance and in the pooling area of the underground parking garages on the Papieri site. All parking spaces VSS level B; at least 2.85 m wide. Additional visitor parking spaces along the Papieri-Ring or in publicly accessible areas of the underground parking garages on the Papieri site.

Bicycle parking spaces

Bicycle parking spaces opposite the entrance with racks to secure the bicycles.

Disclaimer

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