

Short Building Specs

Building I – Condominiums

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).

General shell construction / expansion

Structural design

Entire building in timber hybrid construction with a solid concrete core. Ground floor incl. ceiling in solid construction. Floor slabs from 1st floor upward executed as timber-concrete composite construction, installed on wooden beams made of glue-laminated timber in beech. Internal columns made of concrete, with lateral profiles on the ground floor. Exterior wall elements in timber construction, enclosed on all sides. Partition walls in apartments in timber, enclosed on all sides.

Room height ground floor: 4.56 m or 3.06 m;
room height 1st to 12th floor: 2.67 m, below the timber beams 2.31 m, in the wet rooms 2.27 m;
room height 13th floor: 3.61 m, below the timber beams 3.21 m, in the wet rooms of the south-facing apartments 3.21 m, in the wet rooms of the north-facing apartments 2.27 m.

Façades

Curtain-wall façade elements made of prefabricated glass fiber reinforced concrete elements, rear-ventilated. On the ground floor, timber/metal post-and-beam façades at the main entrances or post-and-beam façades made of anodized aluminum in the remaining areas.

Balconies and loggias

Concrete construction. Soffit with plastered external insulation system, painted, color according to architectural specifications. External columns made of circular steel tube. Powder-coated railings. Floor made of timber decking incl. substructure. Weather-resistant and frost-proof water connection. No glazing in the recessed balconies.

Optional privacy screening, to be fitted to railings, color and material according to architectural specifications, for an additional charge.

Windows

Ground floor: Floor-to-ceiling windows in timber/metal composite or metal with triple glazing. RC2 burglary protection. 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 glazing up to lower edge of the wooden beams. Glazed façade to the balcony, as well as in the living area facing north/south, and in the maisonette apartments to the garden loggia installed as lift and slide windows in timber/metal composite, remaining windows as casement windows with tilt and turn mechanism. All window frames are finished with opaque paint on the inside, with powder-coated aluminum on the outside. Color according to architectural specifications. Safety barrier in the form of railings.

Areas in front of elevators: on every floor, high fixed glass windows; on the 1st to 12th floors, glass bricks that vary on each floor; on the 13th floor there is a skylight.

Sun protection

Motorized exterior blinds, on guide rails. At all windows, except narrow north/south- and east/west-facing windows in the living room. Aluminum parts are powder coated. Controlled via wind sensors. In addition, two curtain rails in front of all windows, recessed into the ceiling.

In front of the recessed balcony areas, and in loggias in the south-facing façade, there are vertically installed, motorized fabric blinds. On the terraces on the 13th floor, there are also motorized articulated arm awnings in the roof openings. Controlled via wind sensors. Color according to architectural specifications. Aluminum parts are powder coated.

External doors

Building entrance on Siloplatz: automatic sliding doors made of glass and aluminum, anodized. Building entrance on Papieri-Ring: double doors made of timber and metal with glass panels. Building entrances in the underground parking lot: Fire doors made of metal, powder-coated, with glass panels and fixed side panel. Access to bicycle rooms: automatic double doors in the basement with magnetic door holders.

Flat roof

Fitted as per SIA standard. Photovoltaic system, tar and gravel roof and extensive vegetation. Skylight in the entrance halls inside the apartments on the 13th floor. Lightning protection system.

Foyer and hallway

Floors of asphalt terrazzo, polished, or similar, with mat well. Walls partially with metal paneling, partially plastered with colored pigments and polished to a shine, partially mirrored. Ceiling with smooth plaster, colored pigment. Automatic sliding doors onto Siloplatz, electrically operated door onto Papieri-Ring.

Staircase

Floor of prefabricated concrete elements. Walls made of concrete, sealed. Stair banisters made of duplex steel profiles.

Areas in front of elevators

Floors of asphalt terrazzo, polished, or similar; with mat well in front of apartment entrance doors. Walls partially with metal panels, incl. service openings in riser zones, partially highly polished plaster, partially with frosted glass bricks, high fixed windows. Ceilings of exposed concrete, sealed.

Basements incl. bicycle room

Hard concrete floor. Walls in the elevator lobby partially metal panels, partially exposed concrete, sealed. Ceilings made of concrete, sealed. Electrically operated door to the

bicycle rooms.

Locking system

Cylinder lock security system, partially mechatronic system. One key for the building entrance door, apartment entrance door, mailbox, basement and common areas. 5 per apartment.

Mailbox and doorbell system

System with 63 mailboxes made of aluminum with integrated package boxes and video intercom system. Mailbox system framed in wood with rack for bags and integrated lighting.

Elevator system

Two passenger elevators with high-grade interiors, wheelchair accessible, each with capacity for 13 passengers. Elevator doors made of brushed stainless steel.

Apartment entrance doors and internal doors

Apartment entrance doors: Frame doors made of wood, fully painted. Door reveals for the elevator and door to the staircase made of polished artificial stone. Security lock with 3-point locking mechanism. Internal doors: Leaf doors made of wood, fully painted. Basements: Metal frame doors.

Plastering work

Non-load-bearing internal walls: plasterboard stud walls with flexible ceiling joint, skimmed plaster, Q3, meeting the lower edge of the timber beams around the whole room.

Heating and cooling

Heating and cooling generated via a site-wide energy system (100% carbon-neutral); connection via contracting agreement. Room heating and cooling are provided via low-temperature underfloor heating with room temperature control. Temperature control in the rooms in summer via underfloor heating. Every room can be regulated separately. Heating distributor built into the laundry room or wardrobe. Separate heat metering.

Ventilation

Controlled apartment ventilation with heat recovery can be regulated separately in every apartment. 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. Basement units have mechanical ventilation systems and Secomats for dehumidification. Garage has mechanical ventilation system with CO2 monitoring.

Basement units

Basement partition walls and doors made of wood with privacy screening up to approx. 2 m. Basic lighting and 1x triple socket and 1x single socket at the light switch in each unit.

Lower-level garage/parking

Parking in the 3rd basement, parking lot A, directly connected to the building. 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.

Individual fit-out

Kitchens

High-quality OREA X branded kitchen. Kitchen layout as specified in sales plan.

- Silestone work surfaces, polished.
- MDF kitchen cabinet doors, high gloss; inside coated with synthetic resin; according to the kitchen manufacturer's collection.
- Integrated handles, anodized aluminum, black; upper cabinets without grips.
- CNS sink, top-mount
- Pull-out sink mixer tap
- Frosted glass splashback

- All appliances from V-Zug, Excellence line: Oven, steamer, induction hob and extractor hood / some with work-top extractor (circulating air), dishwasher with warm hot connection, fridge with freezer compartment (separate doors) Apartments on the 13th floor, plus apartments 54 and 55 on the 12th floor also have a wine cooler.

- Waste separation system

Surfaces and appliances can be amended with the transparent indication of the additional or reduced costs.

Washing and drying

Washing machine with hot water connection and dryer (V-Zug), installed as stacked appliances in the wet room, laundry room or built-in cupboard.

Joinery

Wardrobes: MDF, spray-painted, matt. Interior fittings coated with synthetic resin. Enclosed wardrobe as specified in sales plan, with hat rack, clothes rail and adjustable shelves, some with built-in stacked washer and dryer.

Built-in cupboards as specified in sales plan: MDF, spray-painted, matt. Interior fittings coated with synthetic resin. Interior fittings consist of drawers at the bottom (internal pull-outs), clothes rail and adjustable shelves.

Floor coverings in living areas and kitchen

Installed in line with budget incl. all ancillary works according to contractor price list: CHF 150/m² excl. sales tax
e.g. oak parquet, plank flooring, brushed, oiled, 1480 x 138 x 10 mm; or xylolite flooring, polished, sealed matt or oiled, with CNS inlets.

Apartments on the 13th floor, plus apartments 54 and 55 on the 12th floor: CHF 200/m² excl. sales tax

e.g. oak parquet, plank flooring, brushed, gray-oiled, 2000 x 200 mm; xylolite flooring, colored, polished, sealed matt or oiled, with CNS inlets, or asphalt terrazzo poured floor, sealed.

Floor coverings in wet rooms and laundry room

Installed in line with budget incl. all ancillary works according to contractor price list: CHF 150/m² excl. sales tax e.g. fine stoneware, unglazed, matt, 200 x 200 x 10 mm.

Apartments on the 13th floor, plus apartments 54 and 55 on the 12th floor: CHF 200/m² excl. sales tax e.g. natural stone floor slabs, honed; or asphalt terrazzo poured floors, sealed.

Wall coverings in wet rooms

Wall panel coverings according to the architectural detail plan. Installed in line with budget incl. all ancillary works according to contractor price list: CHF 150/m² excl. sales tax e.g. fine stoneware, unglazed, matt, 100 x 100 x 10 mm or 200 x 200 x 10 mm.

Apartments on the 13th floor, plus apartments 54 and 55 on the 12th floor: CHF 200/m² excl. sales tax e.g. Venetian plaster, silver-colored, honed and polished, plus glass in the wet rooms, with colored backing; or wall panels of natural stone, honed.

Wall surfaces

Wall surfaces in the apartments: Skimmed plaster, Q3, fully painted.

Concrete columns

Prefabricated concrete columns, with sharp edges, arranged centrally.

Ceilings

Cross-laminated timber made of silver fir or spruce, treated for UV protection against yellowing. Visible wooden beams made of beech. There is an option to seal or paint them for an additional cost. Suspended ceilings in the wet rooms, skimmed plaster Q3, fully painted.

Electrics

Fiber to the home (glass fiber connection right into the apartment).

1x multimedia socket, one or two lamp points and triple sockets in all living areas and bedrooms, some of which are activated. LED ceiling downlights in the hallway and in the

kitchen. LED recessed downlights in the wet rooms. LED worktop lighting in the kitchen, 2x triple sockets for the work surfaces, plus electrical connections for built-in kitchen appliances. Lighting above the mirror in the wet rooms, as well as a socket next to the mirror. Weather-proof electrical connection and external lighting on the balcony, the garden loggia or on the terrace. Fuse box built into the laundry room or ward-robe. Measuring equipment in the electrical riser zone.

Smart living

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

Plumbing

High-quality sanitary equipment in line with the architectural selection with washbasin mixer tap, shower head and rain shower from Gessi, floor-level shower with glass dividing wall, bathtub from Schmidlin, Laufen Val washbasin with cabinet underneath, white, and mirror, WC from Kartell by Laufen. Every apartment has a hot water meter.

Apartments on the 13th floor, plus apartments 54 and 55 on the 12th floor: high-quality washbasin cabinet, with veneered wooden surface.

Your special requests

Individual customization, to the extent that it is technically possible and that sufficient time is available, is possible upon consultation and for an additional charge.

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.