

# Rental apartments in Building K

## General shell

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.

## Structural design

Entire building of heavyweight construction with load-bearing inner core. Angular supports made of prefabricated concrete. Non-load-bearing interior walls are plasterboard stud walls. Clear ceiling height 254 cm, individual rooms on Levels 9 and 11 are double-story.

## Façades

Post and beam system on the ground floor and Level 1. Curtain façade elements on the upper floors with frames made of fiberglass concrete and infills in profiled aluminum, ventilated.

## Flat roof

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

## Windows

Wood and metal triple-glazed windows. Casement windows, some lift & slide windows on Levels 9–13. All window frames are finished with opaque paint on the inside and clear anodized metal on the outside. Fall protection. 2 curtain tracks embedded in the lintel.

## Sun protection (darkening)

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

## Sun protection (shading)

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

## Recessed/standard balcony

Balustrade element, part railings, part solid balustrade, with fall protection. Walls plastered and concrete ceilings painted. Flooring, ceramic tiles. Weatherproof electrical connection. All balcony doors are wheelchair accessible according to SIA 500.

## Building entrances

Artificial stone slabs with embedded dirt barriers. Exposed concrete wall.

## Building entrance doors

Stove-enameled metal-framed doors with glass insert. Exterior handle made of metal. Inside push handle.

## Doorbell/mailbox

Mailbox system with centrally integrated parcel boxes made of anodized aluminum. Video intercom, integrated into the smart living control panel.

## Staircase

Stairway and landings, comprising prefabricated exposed concrete elements. Exposed concrete walls. Exposed concrete ceilings. Stair rails in stove-enameled metal.

## Elevator lobby

Flooring, artificial stone slabs with a terrazzo look. Exposed concrete walls. Exposed concrete ceilings.

## Elevator system

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

### Apartment entrance and internal doors

Apartment entrance doors: flush frame doors made of wood, fully painted, with peephole. 3-lever security lock. Door closer.

Internal doors: flush frame doors, wooden door leaf, fully painted, door handle.

Sliding doors: floor-to-ceiling sliding doors made of wood, fully painted with a milled recessed 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. 5 per apartment.

### Flooring for apartments on Levels 6–8

Living room, bedrooms and kitchen: short parquet oak planks, factory-oiled. Painted skirting boards.

Wet rooms and laundry room: porcelain tiles, unglazed.

### Flooring for apartments on Levels 9–13

Living room, bedrooms and kitchen: wide parquet oak planks, factory-oiled. Painted skirting boards.

Wet rooms and laundry room: ceramic porcelain tiles in anthracite, unglazed.

### Wall surfaces for apartments on Levels 6–8

Living room, bedrooms and laundry room: 0.5 mm render, painted. Wet rooms: partly porcelain tiles from the Ceramica Vogue collection, white/pastel blue (bathroom) and white/light green (shower), partly 0.5 mm render, painted.

### Wall surfaces for apartments on Levels 9–13

Living room, bedrooms and laundry room: 0.5 mm render, painted. Wet rooms: partly porcelain tiles from the Marazzi Zellige collection, white/pastel blue (bathroom) and white/light green (shower), partly 0.5 mm render, painted.

### Apartment ceiling surfaces

Gypsum plaster, painted.

### Electrics

Fiber to the home (glass fiber connection right into the apartment). 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 switched. Recessed LED ceiling spots in laundry room and wet rooms. Under-cabinet lighting in the kitchen, plus socket for the countertop. Mirror cabinet lighting in the wet rooms, plus a socket in the mirror cabinet. Basic lighting and triple socket in the basement unit.

High-ceilinged rooms on Levels 9 and 11: ceiling-mounted pendant light.

### 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 an area-wide energy system (100% CO<sub>2</sub>-neutral). Thanks to intelligent energy networking, the apartments can also be cooled in summer, if necessary.

Room heating and cooling are provided via low-temperature underfloor heating with individual room temperature control. Every room can be regulated separately. Heating is metered separately for every apartment.

### Ventilation/climate-control system

All apartments have controlled hygienic ventilation. Supply air in every room, central extractor fan in the kitchen and wet rooms. Air volume can be regulated individually for each 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 for dehumidification.

## Plumbing

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

The apartments on Levels 9–13 also feature: rain showers, shower shelf and vanity unit with two drawers, high gloss, white.

## Kitchens

Kitchens as per floor plan.

- Countertops: black natural stone
- Fittings: synthetic resin, coated, gray-green (Levels 6–8), blue-gray (Levels 9–13).
- Base units with milled handles, wall units without handles
- Lighting: LED strip light integrated in the base of the wall unit
- Stainless-steel sink integrated into countertop
- Chrome-plated mixer tap
- Glass splashback in brilliant white
- All appliances from V-Zug: combi-steamer (steamer and oven on Levels 9–13), induction hob with extractor hood (convection), dishwasher with hot-water connection, fridge with freezer compartment.
- Waste separation system

## Joinery

The hallway in each apartment is fitted with a combination of closets/built-in cupboards. Surfaces coated with synthetic resin. Closets have a rail and a shelf, as well as an integrated underfloor heating distributor and electrical box. Built-in cupboards have height-adjustable shelves. Some have an integrated washing machine/tumble dryer.

## Washing and drying

V-Zug washing machine and tumble dryer in the laundry room or built-in cupboard. Additional drying room with Secomat unit and washing lines in the basement for shared use.

## Basement/boiler rooms

Hard concrete floor, some walls are bare concrete, some are painted sand-lime brick.

Basement partition walls made of wood, privacy screen up to 1.80 m high.

## Storage spaces for bicycles/strollers

Spacious bicycle storage with double-decker racking on the ground floor, with additional bicycle storage space on the 3rd basement level (ground level access via Maschinengasse), neither accessible to visitors. Bicycle parking outside with brackets for locking. Stroller storage on the ground floor next to the main entrance.

## Underground garage

Parking spaces in the general parking lots for the entire site. All parking lots are VSS comfort level B and at least 2.75 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 includes just a few essential details of the construction project. We expressly reserve the right to make any changes.