

Papieri site Cham

Short building description stage 3/ office, commercial and retail space

Last updated: May 2024

The design and construction of the building are based on the regulations of the 2000-watt society local-energy.swiss. The additional requirements for construction and operation relating to primary energy needs and greenhouse gas emissions are met stricter sound insulation requirements are being pursued for all components in compliance with SIA 181. Regular sound insulation standards are guaranteed. The LEED international sustainability label in the Platinum standard is also envisaged for the building on site F.

General building information:

21 Shell construction 1

Construction

Concrete walls where structurally necessary; prefabricated columns in underground parking lot and residential/commercial buildings (skeleton construction); two-story columns for the flexible ceilings and extra-high balconies of the BBE.

Ceilings in reinforced concrete, partly with inlaid Halfen rails for mounting the flexible intermediate ceilings; in flexible ceiling areas with prefabricated reinforced concrete beams for installing flexible timber ceiling elements.

Prefabricated stair elements, acoustically isolated.

Exposed concrete facade, sand-blasted and hydrophobic; graffiti protection on ground floor and first basement level.

BBE live loads

Ground floor: used as two stories, without intermediate ceiling: 1,300 kg/m²

Ground floor: used as one story: 800 kg/m² à intermediate ceiling: 500 kg/m² (total = 1,300 kg/m²)

First upper floor: 500 kg/m² (largely flexible timber ceilings)

BBF live loads

Ground floor: 800 kg/m²

First upper floor, third upper floor, used as two stories, without intermediate ceiling: 1000 kg/m²

First upper floor, third upper floor, used as a single story: 500 kg/m² à intermediate ceiling: 500 kg/m² (total = 1,000 kg/m²)

Second upper floor/fourth upper floor: 500 kg/m² (flexible timber ceilings)

Facade

Ground floor: partially timber facade grid, partially exposed concrete, the rest fully glazed.

From the base level: Non-load-bearing exterior wall elements in timber frame construction.

Rear-ventilated timber facade cladding, horizontal and vertical in various thicknesses; facade formwork in pressure-treated silver fir including surface treatment; pressure-treated timber window reveals; powder-coated aluminum window sills.

Mobile timber ceilings (variant L)

Mobile timber ceilings as ribbed ceilings, consisting of laminated timber ribs and a three-ply board; in variant L with cavity insulation and gypsum fiberboard as soffit to hold the surface finish by the tenant; as prefabricated elements, width per element 1.0 m; 30 mm honeycomb filling (possible for heating pipes), 30 mm impact sound insulation, 55 mm anhydrite as subfloor, to accommodate cover layer by the tenant (installation height 15 mm).

22 Shell construction 2

Windows

Ground floor BBE and BBF, as well as first upper floor BBE: aluminum windows/doors, powder-coated; turn/tilt lock, some with fixed glazing; triple insulating glazing; stainless-steel fittings; wall connection possible for every half-axis.

Upper floors BBF: timber/metal windows made of spruce/fir; metal parts, powder-coated; timber painted opaque; turn/tilt lock, some with fixed glazed; triple insulating glazing; stainless-steel fittings; wall connection possible for every half-axis.

Sun protection (shading)

Retail areas on ground floor: cassette awnings, fabric, motorized; metal parts, stove-enameled; control by tenant, override by higher-level building automation (wind, sun, frost, hail, etc.).

Sun protection (darkening) on the upper floors: Venetian slat blinds, motorized; controlled by tenant, override by higher-level building automation (wind, sun, frost, hail, etc.).

Exterior doors

Main entrances to the office building: front made of aluminum profiles, powder-coated, extensively glazed; swing door integrated into the front; metal parts, stove-enameled.

Street entrance to rental areas: flexible door frame system for sliding or swing doors (1x sliding door per rental area as standard), powder-coated, with large glass insert; metal parts, stove-enameled.

Entrance to rental areas from Knonauerstrasse (BBF): flexible door frame system for sliding or swing doors (swing doors everywhere as standard), extensively glazed, powder-coated; powder-coated metal parts; triple insulating glazing; stainless-steel fittings.

Delivery: metal sectional doors, motorized, operated via key/badge, with integrated emergency exit door on the west side; metal parts, stove-enameled.

Garage door: 2x tilting door with radio receiver for electric door drive; opening from the outside via number recognition or badge; inside with radar motion detector.

Interior doors

Building access doors in the basement from the underground parking lot: metal swing doors with lockable side leaf, powder-coated, with glass insert and panic lock; stainless-steel fittings.

Stairwell entrance doors: metal swing doors, powder-coated, with glass insert; stainless-steel fittings.

Entrance doors to the rental area from the stairwell: partially block frame, solid oak; door leaf, oak veneer, with glass insert; partially metal swing doors, powder-coated, with glass insert; stainless-steel fittings; security lock with three-point lock.

Basement/storage doors: Metal frame doors, door leaf painted.

Flat roof

Extensive greenery; PV system; lightning protection system; skylight with smoke and heat extraction system function.

23 Electrical systems

Stairwell: lighting; sockets for cleaning.

Building entrance: lighting and video intercom.

Escape route signage in the stairwell to the elevator entrance area; rental area is the responsibility of the tenant.

25 Sanitary facilities

WC facilities on first basement level of BBF (for retail areas on the ground floor BBE and BBF): fully fitted WC facilities with WC and toilet roll holder; washbasin, mixer and mirror. Accessible WC additionally with the necessary grab/offset handles.

Shower facilities on first basement level of the BBF (for shared use): fully fitted shower facilities with floor-level shower with shower partition made of glass, shower slide bar and shower head; bath towel rail and storage space; washbasin, mixer and mirror; locker system for safe storage of private belongings. Accessible shower additionally with the necessary grab/offset handles, seat and lying surface; curtain rod with shower curtain instead of glass partition.

26 Transport systems

One passenger elevator (Schindler S5000) per staircase in the BBE with attractive interior fittings in an intermediate fitout class, wheelchair-accessible; design for min. 8 people or 630 kg; cabin dimensions: 1.1 x 1.4 x 2.5 m; brushed stainless-steel elevator doors.

Service elevator (Schindler S6000) in the public stairwell and in the BBF stairwells with functional, attractive interior fittings, wheelchair-accessible; designed for 33 people or 2,500 kg; cabin dimensions: 2.2 x 2.2 x 2.5 m; doors in interior 1.8 x 2.1 m; brushed stainless-steel elevator doors.

27 Fitout 1

Metal construction work

Letterbox and doorbell system: anodized aluminum; also package boxes in the BBE; integrated doorbell system with video.

Railing in the stairwell: balustrade with handrail; all metal parts stove-enameled.

Locking system

Dormakaba access control system in the standard fitout, mechatronic system; alternative access system from the tenant possible. 1 key/badges per 15 m² rental area.

Signage/facade lettering

According to the Papieri site signage concept and subject to official approval.

28 Fitout 2

Floor coverings

Entrance halls and elevator entrance areas BBE: artificial stone slabs; BBF: cast hard concrete with terrazzo polish.

Stairwell: prefabricated stair elements, sidewalls exposed concrete and steps covered with artificial stone slabs.

Basement level: hard concrete, raw.

Toilets and showers on first basement level BBF: porcelain stoneware.

Wall coverings

Stairwell: exposed concrete, varnished or painted.

Entrance halls in BBE: exposed concrete, varnished or painted. In BBF: lightweight walls with refined covering.

Basement floors: partly concrete, partly brick, painted.

WC and shower facilities on first basement level BBF: partly porcelain stoneware, partly plastered.

Ceilings

Stairwell/entrance halls: exposed concrete, varnished or painted.

Basement floors: concrete, raw.

4 Surroundings

Joint use of the well-designed environment around the Papieri site with hard surfaces, trees, bushes and lawns, underfloor container sites, etc.

Underground garage/parking

Parking in the pooling area of the underground parking lots in the Papieri site. All parking spaces in line with the VSS standard. Visitor parking spaces along the Papieri-Ring or in public areas of the underground parking lots on the Papieri site. All parking spaces managed. Some parking lots are fitted with electric charging stations; others can be retrofitted if necessary.

Bicycle parking spaces

Bicycle parking spaces, some covered, in the alleys and along Knonauerstrasse and Papieri-Ring. With bike brackets to secure the bicycles. There is also a large bicycle storage room on the first basement level of building F [accessible via ramp entrance to the underground parking lot (almost ground level), not for customers and visitors].

Office/commercial spaces

23 Electrical systems

Rental spaces: electrical connection up to tenant UV; distribution in rental space by tenant; measured on the HV (ANB measurement). Access path from BEP to the rental area for fiber-optic connection (cable drawn by tenant according to interface list).

Escape route signage in the rental area is the responsibility of the tenant.

All commercial rental spaces equipped with KNX for shading control and an alarm/video intercom system via app (indoor communication station could be set up in the tenant fit out); integration of lighting control and heating/cooling control possible as part of the tenant fitout.

24 Heating, ventilation, air conditioning and cooling systems

Heating and cooling

Installation of radiavectors, heating walls and/or floor convectors along the facade for heat distribution; connection with cooling pipes to the outer edge of the shaft or on the ground floor via transfer pipes under the concrete surface; distribution in the rental area by the tenant; separate meters for heating and cooling.

Ventilation

Access via ventilation ducts to outer edge of the shaft or on the ground floor via transfer pipe under the ceiling; fire dampers; distribution in rental area by tenant.

25 Sanitary facilities

Connection of the rental areas with softened cold and hot water, as well as with a DN 100 waste water connection to the outer edge of the shaft to connect sanitary facilities provided by the tenant; separate hot and cold water meters.

27 Fitout 1

Any room subdivisions in rental areas: tenant fitout.

Any interior stairs from the ground floor to the intermediate floor: tenant fitout.

Railing on intermediate floor: tenant fitout.

Interior doors in rental areas: tenant fitout.

28 Fitout 2

Floor coverings

Rental areas BBE, and BBF first upper floor or third upper floor: Subfloor load distribution panel, raw, to accommodate the end covering by tenant (e.g. tiles, parquet or carpet; installation height 20 mm). A hollow floor construction is also possible as an alternative to load distribution panel (assembly height 14 cm).

Rental areas BBE first upper floor south, and BBF second upper floor or fourth upper floor: flexible timber ceiling, installation at the tenant's request; subfloor, raw, to accommodate final covering by the tenant (e.g. panels, parquet or carpet; installation height 20 mm).

Wall coverings

Rental areas: partially concrete, partially paneling incl. base plaster; finishing as part of tenant fitout.

Ceilings

Rental spaces: concrete, raw; or timber ribbed ceiling, depending on the variant with gypsum fiberboard.

Building cleaning

The building will be swept clean before handover for the tenant fitout.

RESERVATION

The short building description is based on current knowledge of the planning and indicates only a few essential points of the project. We expressly reserve the right to make any changes.