

# Office and MFH Rüllenstrasse, Tägerwilen

2021

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The new apartment building offers 5 residential units and four small office spaces.

## The project

The new building consists of 3 or 4 floors above ground. Three full floors and a parapet floor in the northern part of the building form the structure. In the first floor there are 4 offices and in the upper floors there are 5 apartments. The building and all apartments meet the requirements for barrier-free construction. The terraces and balconies are also designed without thresholds. A vertical wooden facade gives the building its character.

## The construction

The basement and the stair core are designed as a solid reinforced concrete structure. The latter, together with selected timber frame walls, is responsible for the building bracing. The floor slabs are made of horizontal glulam.

## The challenge

The balconies, some of which cantilevered widely, had to be braced with wall panels made of cross-laminated timber. Another challenge was the planning of the offset parapet and the projecting canopy.



Interior view kitchen



Exterior view balcony



Glulam beam

### Construction Data

- Horizontal glulam for floor slabs: 105 m<sup>3</sup>
- Facade formwork: 350 m<sup>2</sup>
- Structural timber: 39 m<sup>3</sup>

### Construction costs

- BKP 1-9: CHF 5'000'000.00
- Construction costs 2: CHF 3'200'000.00
- Timber construction 214: CHF 650'000.00

### Services of Timbatec

- SIA Phase 31 Preliminary design
- SIA Phase 32 Construction project
- SIA Phase 41 Tendering and comparison of offers
- SIA Phase 51 Implementation project
- SIA Phase 52 Execution
- Technical planning building physics

### Client

GetSpace AG  
8274 Tägerwilen

### Architect

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### Timber construction engineer

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### Timber construction

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### Photography

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