

Office and MFH Rüllenstrasse, Tägerwilen

2021



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 m³
- Facade formwork: 350 m²
- Structural timber: 39 m³

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

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