



SUSENBERG PARK

ZÜRICHBERG

Short building specification

Building preparation

All lines and connections to the public grid.

Support structure

High-quality concrete parts with increased design requirements. Floor slabs and enclosure walls that are in contact with the ground are waterproofed. Load-bearing and non-load-bearing masonry in basements in sand-lime brick. Load-bearing and non-load-bearing masonry of the residential floors in concrete and brick masonry.

Building envelope

Curtain-type, rear-ventilated façade as a ceramic façade on a substructure, followed by bonding and grouting of the ceramic slips on a support plate according to the architect's concept. The panels have a glazed, glossy surface.

Windows

Windows made of wood/metal, triple insulating glazing, U-value according to the building physicist's specifications. Window handles and fittings RC2 (enhanced security).

Tinsmith work

Ground tinsmith covers burnished brass. Metal sheets stove-enamelled or powder-coated, colour according to architect's concept.

Roofing

Flat roof construction, main roof with gravel and extensive planting with slope to roof drainage point. Terraces with slabbed surfaces and extensive planting in specific areas.

Terraces and loggias

Floor coverings according to architect's concept

Blinds/sun protection

Vertical fabric blinds for all room windows, monitored by a wind and rain detector according to the architect's concept. All blinds feature an electric drive and are controlled via smartPlace.

Electrical installations

The electrical installations in the apartments meet the high standards. The work is performed in accordance with the electrical plans. The smartPlace control system enables digital control of lighting, awnings, room climate,

video intercom, parcel box and letterbox system. The underground car park and the technical rooms are equipped with WLAN. The underground car park is prepared for connecting electric charging stations (load management), as the basis for an individual expansion of electric charging stations.

Heating installations

The heat and hot water are generated using ground-source heat pumps (energy contracting with ewz). In addition, free cooling is enabled via the geothermal sensors (cooling effect in summer). The apartments are heated by under-floor heating systems. There are towel radiators in some of the bathrooms.

Ventilation

A ventilation unit is installed centrally in the basement of each building to supply the apartments with fresh air. One flat ventilation box equipped with volume flow controllers is provided for each apartment, enabling incremental adjustment. The air volumes in the basements and cellars are controlled by a ventilation unit and

dehumidified as necessary. The underground car park is mechanically aerated and ventilated.

Lift

Passenger lift, wheelchair/disabled accessible, fully digitally controlled, 8 persons, capacity 630 kg.

Metalwork

Staircases with metal slats including handrails. Steel handrails on the outside, galvanised and stove-enamelled, according to the architect's concept. Letter and parcel box according to applicable standards.

Plaster work

Walls with white plaster, surface quality Q3. Ceilings in white plaster, painted, with flush curtain rails.

Wall coverings

Floor-to-ceiling wall coverings in all washrooms.

Floor coverings

Tiled and parquet floors according to the architect's concept.

Carpentry work

Apartment doors RC2, block lining, circumferential butt closing with multi-layered, sound-insulating door leaf. Room doors with all-round block lining, butt-closing and floor-to-ceiling. Floor-to-ceiling

sliding doors, painted opaque.

Floor-to-ceiling sliding doors in dressing room with glass in steel frame. All doors according to the architect's concept. Integrated wardrobe with coat rack for each apartment according to the architect's concept.

Sanitary installations

Delivery and installation of sanitary appliances, fittings, fixtures and accessories in the residential units in accordance with the architect's colour and material concept. Each apartment is equipped with a washing machine cabinet. The general sanitary appliances are to be supplied in accordance with the architect's concept.

Kitchen equipment

Our partner for the integrated kitchens is Orea AG (orea.ch). Built-in kitchens including appliances according to the architect's concept.

Landscape

The design is carried out in accordance with the landscape architect's approved landscaping plan. A carefully balanced planting of various perennials and shrubs is planned. The visitor parking spaces are located in front of the building entrances.

Budget items

For the following items, individual budget amounts per apartment were defined, which were set as gross amounts including VAT:

- Kitchens
 - Washrooms: Appliances, bathroom furnishings, shower partitions, WM/TM
 - Carpentry work: Dressing room, integrated wardrobe, coat rack
 - Floor and wall coverings: Parquet and tiles
 - Terraces: Floor covering for attic apartments
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General information

We reserve the right to make alterations and changes to the building specifications and the planning based on building regulations and/or technical and architectural reasons without any significant change to the use or quality of the building. This building description is provided for informative purposes only.

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