

Witikonerstrasse, Zürich

2019



In the quiet Witikon neighborhood, the PWG Foundation had 38 new apartments built, which will be ready for occupancy in summer 2020. These affordable apartments are sought after in the rather more expensive neighborhood of the city of Zurich.

The project

In Zurich's Witikon district, 2 apartment buildings with 38 apartments were built. The majority of the family apartments have 4.5 or 5.5 rooms. The simply developed apartments all have a balcony or a terrace. With the direct bus connection to the city center, Witikon has moved closer to the city center and should therefore become more attractive again for younger people. The property is located on the outskirts of the city in the immediate vicinity of woods and meadows and is nevertheless very close to the district center.

The construction

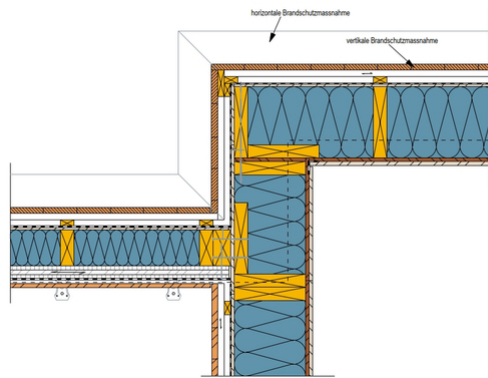
The two apartment buildings on Witikonerstrasse were constructed as a classic hybrid building with load-bearing concrete ceilings and non-load-bearing exterior walls in timber frame construction. Vertical inverted formwork in spruce/fir was used as the façade cladding. Timbatec planned and supervised the facade design including fire protection and quality assurance (QSS). The vertical partitioning of the rear ventilation was created with floor-by-floor steel aprons.

The challenge

For the construction approval of the combustible facade, discussions with the fire department and fire police had to take place at an early stage. This meant that the fire department's access routes and intervention options could be planned into the project at a very early stage and implemented in the end. Thanks to this early clarification, the project was approved without any problems, since everyone involved was already aware of it.



Exterior view



Connection parapet terrace to outer wall

Construction Data

- Inverted formwork 2'250 m²
- Structural timber 170 m³
- Wood-based panels 4'000 m²

Services of Timbatec

- SIA Phase 53 Commissioning
- Statics and construction
- Fire protection planning
- Fire protection Quality assurance QSS2
- Cost estimation
- Technical site supervision and site inspections



Architect

Baumberger & Stegmeier AG, 8004 Zurich

Client

PWG Foundation, 3036 Zurich

Timber construction engineer

Timbatec Holzbauingenieure Schweiz AG, 8005 Zurich

Timber construction

Blättler Holzbau GmbH, 9556 Affeltrangen

Civil engineer

ewp AG, 8307 Effretikon

Building physics

BAKUS Bauphysik, 8045 Zurich

Construction management

Baumberger & Stegmeier AG, 8004 Zurich

Photography

zimmermannfotografie, 8038 Zurich