The Park

Steinhausen

Brief building description Commercial G

The Park development comprises ten buildings with residential, commercial, nursery and community facilities. All buildings are accessed via a shared underground car park. The buildings meet the decisive energy efficiency requirements set out in the building permit as well as the requirements set out in the MuKEn 2014 and Minergie 2020. According to the latest plans, formal Minergie certification is not envisaged.

The commercial spaces will be located in **Building G**. The spaces will be handed over in a shell-and-core condition. The use-specific interior fit-out of the commercial spaces will be carried out by the buyer. In particular, this includes floor, wall and ceiling coverings within the commercial spaces, distribution of building services from the shaft outlet, lighting, networks, room control, usage-specific installations and any additional requirements arising from the subsequent usage concept. Detailed technical specifications and services can be found in the separate interface documentation.

Communal areas/ancillary areas
Communal areas, stairwells, lifts, access zones and toilet facilities in the communal areas will be constructed in accordance with the architect's concept. The final design will be based on the approved planning status at the time.

Underground car park
The development has a shared underground car park with two entrances and exits. The garage doors will be electrically operated. One remote control will be provided for each parking space.

Surroundings
The surroundings will be designed according to the landscape architect's concept with publicly accessible green spaces and communal areas. Plants and the creation of recesses will serve to retain rainwater.

The commercial spaces will be handed over in a basic fit-out condition and prepared for the use-specific fit-out. The interior fittings within the commercial spaces are not included in the basic fit-out. The use-specific fit-out will be carried out in accordance with the usage concept and separate user agreement.

Façade/exterior appearance
Building G will be fitted with plastered external thermal insulation in accordance with the architect's concept. Horizontal façade strips with a structured plaster texture and colour scheme are also planned. The entrance area will be fitted with rear-ventilated natural stone cladding on external thermal insulation. Metal window sills and other metal components will be fitted in accordance with the architect's concept.

Windows/solar shading
The windows will be constructed in accordance with building physics requirements. Triple glazing is planned. The windows in the commercial spaces will be fitted with external Venetian blinds with guide rails.

Floors, walls, ceilings
The commercial spaces will be handed over in a basic fit-out condition. Floor, wall and ceiling coverings within the rental or buyer areas are not part of the basic fit-out. In accordance with the architect's concept, ceilings, interior walls and columns in the commercial spaces will generally remain unfinished and be left for the tenant/buyer to fit out.

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Changes/reservations: the brief building description is intended to provide a summary of the information. The building description, the approved plans, the colour/material concept, the list of equipment and the contractual basis remain decisive. We reserve the right to make changes, use equivalent products and carry out technical adjustments as long as the technical, building physics, regulatory and quality requirements are met.

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Building services/interfaces
Heat will be generated via the WWZ local heating network (district heating). Photovoltaic systems under a contracting arrangement and extensive green roofs are planned for the flat roofs. In the basic fit-out, the heating installations will be routed up to the shaft outlet.

Heat distribution systems, pipe routing, regulation and measurements for each user area will be carried out as part of the tenant/buyer fit out.

In the basic fit-out, ventilation will be provided up to the shaft outlet. The supply and exhaust air distribution within the space, including outlets and regulation, will be carried out as part of the tenant/buyer fit-out.

Plumbing
The main supply and main disposal systems will be extended as far as the shaft outlet. Toilet facilities in communal areas will be created in accordance with the architect's concept. User-specific sanitary installations within the commercial spaces will be carried out as part of the tenant/buyer fit-out.

Electrical/media
The high-voltage power supply will be provided from the electrical distribution board in the basement. Transfer points for fibre-optic/low-voltage systems will be included in accordance with the building services plan. Vertical distribution will be provided via cable conductors. The detailed distribution within the commercial premises, including terminals, sockets, buttons, lighting, network and room control, will be carried out by the buyer or tenant.

Access/lift
Vertical access will be provided via a stairwell and lift in accordance with the access concept. In accordance with the architect's concept, a passenger lift with a higher load capacity is planned for commercial use.

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