The Park
Steinhausen

Brief building description Commercial B

General
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 B**. 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 the building services from the shaft outlet, lighting, networks, room control, usage-specific installations and any additional requirements arising from the subsequent usage concept.

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 specifications.
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 to include publicly accessible green spaces and communal areas. Plants and the creation of recesses will serve to retain rainwater.

Facade/exterior appearance
The building will be fitted with plastered external thermal insulation. The ribbon windows and base areas will be finished with a structured plaster texture in accordance with the architect's specifications. The entrance area will be fitted with rear-ventilated natural stone cladding on external thermal insulation. Metal window sills, roof edge panels and other metal components will be designed in accordance with the architect's specifications.

Windows/solar shading
The windows will be timber/metal or metal windows with triple glazing in accordance with building physics requirements. The windows in the commercial spaces will be fitted with external Venetian blinds with guide rails. According to the architect's specifications, a drop-arm awning is planned on the ground floor.

Floors, walls, ceilings
The commercial spaces will be handed over in a shell-and-core condition. Floor, wall and ceiling coverings within the commercial spaces will be provided as part of the use-specific interior fit-out. In accordance with the architect's specifications, ceilings, interior walls and columns will generally remain unfinished.

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Changes to the building description: This brief building description defines the quality of the workmanship.
Described products may be replaced with equivalent products provided that the technical and building physics requirements are met.
We reserve the right to make minor changes without compromising quality.

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Building services/interfaces
Heat will be generated centrally via the WWZ local heating network. In the basic fit-out, the heating installations will be routed up to the shaft outlet.
Radiators/convectors on the facade are specified as performance parameters. Heat distribution, pipe routing and regulation within the commercial space will be carried out as part of the buyer fit-out.

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

Plumbing
The main supply and main disposal systems will be extended as far as the shaft outlet. Toilet facilities will be created in the communal areas. User-specific sanitary installations within the commercial spaces will be carried out as part of the 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 inclu-ded in accordance with the building services plan. The distribution from the shaft outlet within the commercial premises, including terminals, sockets, buttons, lighting, networks and room control, will be carried out by the buyer. Light fittings and lamps in commercial spaces are part of the buyer fit-out; the basic fit-out will include cabling up to the shaft outlet.

Access/lift
Vertical access will be provided via a stairwell and lift.

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