

# Retirement home, Stein am Rhein

2024

---



The Fridau retirement apartments are located on the edge of the historic old town of Stein am Rhein and offer 30 age-appropriate apartments on three residential floors in two buildings.

## The project

Stein am Rhein, known for its well-preserved old town center, is home to two parallel, rectangular buildings on the Fridau site. These blend harmoniously into the surroundings and form a shared courtyard, while maintaining views of the Rhine and the neighborhood. The new buildings have five retirement apartments on each floor, whose floor plan typology is repeated and mirrored. Each apartment has a loggia with a view of the Rhine and a well thought-out circulation system. The ground floor contains public areas such as a Spitex service and a common room, which are connected by a covered link.

## The construction method

The construction project comprises two buildings, each with three upper floors, which are connected via a shared first floor. Both buildings are of timber construction, with exposed solid timber ceilings made of glulam and load-bearing interior walls made of frame construction and cross-laminated timber walls. The exterior walls are of frame construction and the bracing is provided by a solid construction staircase. The first floor combines external timber walls with a concrete ceiling. All surfaces are in exposed concrete or wood, giving the ensemble a modern, natural character.

## The challenge

The construction project presented challenges such as visible wooden surfaces, precise detailed planning and careful sound insulation. In addition, spans of up to 7.2 meters had to be overcome, which required additional engineering solutions.



Extensive timber constructions



Covered loggias in the outdoor area

#### Construction Data

- Living space 2040 m<sup>2</sup>
- Building volume 13200 m<sup>3</sup>
- Construction timber 480 m<sup>3</sup>

#### Construction costs

- BKP 214 CHF 2.8 million Total construction costs approx. CHF 14.1 million

#### Services of Timbatec

- SIA Phase 31 Vorprojekt
- SIA Phase 32 Bauprojekt
- SIA Phase 41 Ausschreibung und Offertenvergleich
- SIA Phase 51 Ausführungsprojekt
- SIA Phase 52 Ausführung
- SIA Phase 53 Inbetriebnahme
- Fachplanung Bauphysik
- Fachplanung Brandschutz
- Werkplanung 3D und 2D

#### Bauherrschaft

Oderbolz Partner AG  
8500 Frauenfeld

#### Architekt

Bernath + Widmer  
8048 Zürich

#### Holzbauingenieur

Timbatec Holzbauingenieure (Schweiz) AG Zürich  
8005 Zürich

#### Holzbau

Implenia Schweiz AG Rümlang  
8153 Rümlang

#### Fotografie

Roland Bernath  
8004 Zürich

#### Auftraggeber

Oderbolz Partner AG  
8500 Frauenfeld