

MFH Bergstrasse, Goldau

2025



A three-story apartment building with timber frame construction on the residential floors was built at Bergstrasse 31 in Goldau. Timbatec was responsible for the timber construction, fire protection, and building physics planning for the new building.

The project

The apartment building at Bergstrasse 31 in Goldau is a three-story new build with an underground parking garage. While the basement is constructed using solid construction methods, the residential floors above are built using timber frame construction. The apartments on the ground floor and upper floors have separate entrances, eliminating the need for an internal staircase.

The construction method

The exterior and interior walls of the residential floors were constructed using prefabricated elements and support the solid wood ceilings made of horizontal glulam. The special geometry of the gable roof required the use of a tie rod system.

The challenge

For structural reasons, a floor slab had to be designed as a continuous beam and could not be joined to the apartment partition wall. This necessitated in-depth acoustic investigations, and a suitable fallback level was provided.



Detail of facade formwork



Living room in the attic



(Photos: Jonas Keiser Architecture & Design)

Construction Data

- 4 apartments
- Glued laminated timber 100 m³
- Wooden facade 385 m²

Construction costs

- Total costs BKP 1-9: CHF 3.1 million
- Building costs BKP 2: CHF 2.7 million
- Timber construction BKP 214: CHF 545'000

Services of Timbatec

- SIA Phase 31 Preliminary design
- SIA Phase 32 Construction project
- SIA Phase 41 Tendering and comparison of bids
- SIA Phase 51 Implementation project
- SIA Phase 52 Execution
- Specialist planning: building physics
- Specialist planning for fire protection

Client

Jonas Keiser
6410 Goldau

Timber construction

Schmidlin Holzbau AG
6422 Steinen