

Reference projects

Multi-family houses



Retirement home, Stein am Rhein

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., Stein am Rhein



Replacement Multi-family house, Zurich

We were able to work on the structural analysis and fire protection for this apartment building. The building has a wooden staircase and therefore also a wooden building reinforcement., Zurich



Terraced house Sandblatte, Rain

We were responsible for the timber construction statics, fire protection and building physics for these terraced single-family houses with commercial units and a shared underground parking garage., Rain



Retirement home Talstrasse, Wetzikon

The new retirement home is located at Talstrasse 19 in Wetzikon. The imposing building consists of eight full storeys with six apartments per storey., Wetzikon



Hofwis residential development, Elsau

In Elsau, a «new village center» was created with two apartment buildings, nine terraced single-family homes, a health center and a library with a multi-purpose room., Elsau



Wydäckerring residential development, Zürich

On Wydäckerring, 183 new apartments have been built in a synergy of wood and concrete in hybrid construction., Zürich



Refurbishment «Haus zum Kiel», Zürich

The manor house «Haus zum Kiel» is located on Hirschengraben in Zurich and was built between the medieval city wall and the baroque redoubt. The listed building had to be refurbished., Zürich



MFH Dorfstrasse, Wäldi

Additional living space was created in the middle of the village of Wäldi with this replacement building in timber construction., Wäldi



Community apartment building, Gretzenbach

In the village center of Gretzenbach in the canton of Solothurn, a timber building with twelve apartments and a village store was built. The balconies cantilever over 3.5 meters - without any disruptive supports. An ingenious, suspended construction makes this possible., Gretzenbach



Giessliweg extension, Basel

The apartment building was extended by three floors and forms the end of a row of houses from the 1980s. We were allowed to accompany englerarchitekten gmbh sia in the planning of the timber construction as specialist planners., Basel



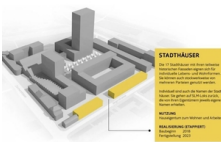
Replacement new barn, Aathal

From an old barn was built a new apartment house with wood from the forest of the builder. The result is an all-wood house for four families., Aathal



Apartment building Maihofstrasse 8, Luzern

The shingle facade on the seven-storey wooden building in the heart of the city of Lucerne is an eye-catcher. Fire tests allow the continuous larch cladding without disturbing aprons or fire bars., Luzern



Lokstadt - townhouses, Winterthur

Where locomotives were once built, an urban living space full of forward-looking ideas is being created in the middle of Winterthur. The 17 townhouses with their partly historic facades border the Lokstadt area on its southwest side., Winterthur



Office and MFH Rüllenstrasse, Tägerwilen

The new apartment building offers 5 residential units and four small office spaces., Tägerwilen



Addition of a storey at Widmerstrasse 73, Zürich

The four-story residential building in the quiet district 2 in Zurich was extended with one floor. Timbatec planned the attic floor in timber construction., Zürich



Apartment house Mooseggstrasse, Langnau

In the Generationenhaus Mooseggstrasse, a lot of beetle wood and almost no glued cross-sections are used. The skeleton construction is part of the architectural expression., Langnau



New construction Hofackerstrasse, load-bearing hybrid, Zürich

The existing buildings on Hofackerstrasse 1-5a from the 1930s were demolished and replaced by new buildings., Zürich



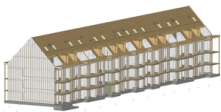
Apartment house Stampfenbachstrasse, Zürich

High-quality living space on a very small footprint - with the help of our engineers, the "Performative House" by the Edelaar Mosayebi Inderbitzin office has been built in the middle of Zurich., Zürich



Toblerstrasse housing estate, Zürich-Fluntern

The settlement on the Zürichberg impresses with its unusual architecture: 13 compact solitary buildings with a triangular ground plan, which create cabinet-like outdoor spaces through their twisted and staggered arrangement., Zürich-Fluntern



MFH Riburgstrasse, Basel

The Riburg housing cooperative in Basel relies on wood for its new replacement buildings. Thanks to modular construction, ecological and cost-effective apartments can be created. The basis for this is early and integral planning., Basel



House Rheinschau, Stein am Rhein

The listed building was completely refurbished. The retrofit was carried out without any significant interference with the existing structure., Stein am Rhein



MFH Bahnhofstrasse 109, Berlin

On the property at Bahnhofstrasse 109 in the district of Dahlewitz, 2 innovative wooden houses were built with the aim of realizing sustainable rental housing in Blankenfelde-Mahlow., Berlin



Apartment houses Unterhub, Zollikerberg

In the case of the apartment buildings on the lower right bank of Lake Zurich, the advantages of TS3 technology and timber construction are both noticeable and visible: the construction method allows flexible room division and timber ceilings that run from the inside to the outside without complex cantilever connections., Zollikerberg



Apartment house Bachstrasse, Buchs

On Bachstrasse in Buchs in the canton of Aargau, a multi-family house was built in timber construction, which was originally planned as a reinforced concrete structure. The TS3 technology made it possible to change the material in the planning phase., Buchs



«Krokodil» house in Lokstadt, Winterthur

Where locomotives and machines were once built, a new district is now being created. Urban living and working space for over 1,500 people is being created right next to Winterthur railroad station. Timbatec was responsible for the timber engineering services for the first building of the new Lokstadt., Winterthur



Conversion and extension at Eidmattstrasse 14, Zürich

The residential building at Eidmattstrasse 14 in Zurich, built in 1967, was renovated and two storeys were added., Zürich



MFH Obere Asp, Zürich

The apartment building in Zurich Wollishofen is built entirely in wood, including the staircase. In this building on the Aspweg hill, six new apartments were created, distributed over two full floors and an attic., Zürich



Addition of storey Dohlenweg 28+30, Zürich

Centrally located in Zurich Oerlikon, the building offers modern and appealing rental apartments after total renovation and addition of new floors., Zürich



Fasanenhof, Frenkendorf

In Frenkendorf, the first four-story column-and-slab structure made of wood was built. Thanks to TS3, the building once planned in concrete can be built in wood. The planning with the multi-axial load-bearing cross laminated timber panels is similar to reinforced concrete., Frenkendorf



Apartment house Alszeile, Wien

On the edge of the Vienna Woods, the non-profit construction and housing association "Familienwohnbau" is building 52 new residential units., Wien



Blümlimattweg 15, Thun

At Blümlimattweg 15 in Thun, Switzerland's first apartment building with a basement made of wood was built. The building is also the Living Lab of the DeepWood research project and has innovative approaches to building physics., Thun



Wehntalerstrasse 52, Zürich

The replacement building at Wehntalerstrasse 52 in Zurich-Unterstrass is erected. With the use of clay panels, sheep's wool insulation, flexible walls and TS3 technology, the timber construction is highly interesting from an ecological and technical point of view., Zürich



Conversion Alte Dorfstr. 22, Affoltern a. A.

In the village center of Affoltern am Albis, the residential and commercial building with the former old Schmitte on the first floor is to be preserved. Timbatec was responsible for the timber construction planning and fire protection supervision and supported the building physics with the sound insulation., Affoltern a. A.



Eichenweg, Kilchberg

The apartment building in Kilchberg is completely built in wood, including staircase. The special feature: The wooden outer wall of the first floor is half buried in the ground., Kilchberg



Dörflistrasse, Pfäffikon

The new apartment building on two plots on Dörflistrasse in Pfäffikon ZH will be ready for occupancy from 2020. The 4-story building offers 17 apartments with 2½ to 4½ rooms., Pfäffikon



Nauenstrasse, Tann ZH

The newly built apartment house in Tann is located directly next to the Nauenbach. The wooden house with 4 floors offers a total of 5 rental apartments in a quiet location., Tann ZH



Addition of another storey to MFH Schäfligraben, Wallisellen

The Schäfligraben development in Wallisellen consists of three apartment buildings. With the increase in wood up to additional two floors, 15 new bright apartments in wood, with exposed wood ceiling, have been created., Wallisellen



NaturQuartier Weißbache, Kufstein

With the construction of the NaturQuartier in the fortress town of Kufstein, the largest wooden residential building in Tyrol to date has been realized., Kufstein



Bernapark extension, Deisswil

New life is being breathed into the former cardboard factory in Deisswil near Bern. Thanks to the multi-storey addition of wooden floors and the conversion of the existing factory buildings, a new quarter is being created., Deisswil



Burgunderstrasse, Bern

In Bern Bümpliz, the parish of Bern built a new apartment building with eight affordable rental apartments. The building is made entirely of wood - including the staircase, elevator shaft and escape stairs., Bern



Usterstrasse Development, Illnau

The new single-family houses are located directly in the historic center of Illnau. Due to the modern wooden construction as well as the wooden roofing, contemporary comfort and historical charm were optimally combined., Illnau



Pasa, Stein am Rhein

Five new apartments were created in each of the two newly built apartment buildings in Stein am Rhein. Both houses consist of two full floors and a recessed attic floor., Stein am Rhein



Apartment houses Holleracher, Grossaffoltern

Four apartment buildings with TS3 floor slabs were built in Grossaffoltern in the Bernese Seeland region. This is the first residential development worldwide to use the innovative technology., Grossaffoltern



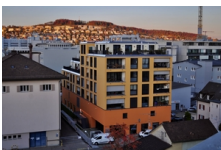
Witikonstrasse, Zürich

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., Zürich



Addition of another floor to MFH «In der Ey», Zürich

The apartment buildings «In der Ey» in Zurich are part of a development from the 1950s. As part of a complete renovation, the buildings were extended with an annex and a storey., Zürich



Albulastrasse, Zürich

The new 7-story building on Albulastrasse in Zurich with 30 new apartments was completed at the end of December 2019. As the tight space conditions do not allow an access for the fire department everywhere, Timbatec planned a safety staircase made of wood., Zürich



Stoffel, Wädenswil

The lightweight timber facade was attached in front of the massive reinforced concrete structure. The wooden façade with sophisticated sheet metal aprons in complex geometries forms the outer shell of this superstructure., Wädenswil



Addition Greulich, Zürich

In the middle of the city of Zurich, two apartment buildings were raised. The additional floor provides space for 8 smaller apartments., Zürich



Addition of another storey to MFH Zwinglistrasse, Zürich

The modest worker's dwelling from the late 19th century was rebuilt and raised. Timbatec accompanied the necessary strengthening of the load-bearing structure as specialist planner., Zürich



Superstructure «Die Mühle», Bergdietikon

The residential development in Bergdietikon consists of an apartment building with 13 residential units and 8 single-family houses. The slight slope offers a fantastic view., Bergdietikon



Superstructure Alpenblick, Müntschemier

The Alpenblick development in Müntschemier is an attractive residential property with a high quality of living. Timbatec supported the architects in particular with the parapets in timber construction and the fire protection., Müntschemier



«sue+til» residential development, Winterthur

«sue+til»: Currently the largest residential development made of wood in Switzerland, it comprises 307 apartments, a mixed-use first floor and 200 parking spaces. The 6-storey building is a showcase project for timber construction in Switzerland., Winterthur



Apartment house, Küsnacht ZH

In the case of the apartment building on Zürichstrasse in Küsnacht, practically everything that protrudes from the ground is made of wood. The building, which is located in the middle of the Zurich suburb, comprises four apartments with a view of Lake Zurich., Küsnacht ZH



Semidetached house Burenweg, Zurich

The listed double dwelling house from the 16th century had to be repaired. The building fabric was to be preserved and the living comfort brought up to a modest but contemporary standard., Zurich



Barn and shed Fischenrüti, Horgen

The former farm with barn and coach house was converted and now houses apartments, studios and a playgroup. The intercultural garden remains a meeting point and place for encounters., Horgen



Zwyssigstrasse 5+7, Zürich

The new replacement buildings in Zurich Altstetten are among the first projects that can do without concrete in the stairwell as well. This has been possible since the revision of the fire protection guidelines in 2015., Zürich



Vogelsang extension, Wetzikon

In the middle of the city of Wetzikon in the canton of Zurich, a housing estate was renovated. By adding wooden floors, 36 new residential units were created on top of the prefabricated buildings designed by the architectural icon Ernst Göhner., Wetzikon



Apartment houses Wolf and Edelweiss, Andermatt

After The Chedi Hotel, Timbatec has been awarded another contract in the Andermatt Reuss vacation village. For the two apartment buildings Wolf and Edelweiss, the timber engineers were responsible for the statics of the roof structure as well as for the fire protection of the shingle façade of the one residential building., Andermatt



Apartment house Zwinghof, Neerach

Instead of an old farmhouse in the Zurich Unterland, two residential buildings in timber construction were built. The four residential units find space within the former Volumetrie. The Zwinghof in Neerach thus retains its original character., Neerach



Konkordiastrasse, Zürich

In the middle of a Zurich villa district, an apartment building was constructed exclusively of wood. Thanks to the timber construction method, the four apartments of the new building were ready for occupancy within one year from the start of construction., Zürich



Development Lee Side, Faulensee

The location is fantastic. Living in the Lee Side development in Faulensee means living with a view of the lake and the Alps. The two residential buildings are slightly elevated above Lake Thun. The cantilevered roof was constructed with panels of cross laminated timber., Faulensee



Wooden facade apartment houses Buchegg, Zürich

In Zurich Wipkingen, the Waidberg building cooperative replaced an existing housing estate from the 1930s. Timbatec was responsible for all timber engineering services for the facades of the three apartment buildings with 110 apartments., Zürich



A residence made entirely of Swiss wood, Köniz

The residential building Arborea in Köniz, which is hidden behind the arcades built in solid construction, is a pure wooden building., Köniz



Bergheim, Tägerwil

The Bergheim residential building in Tägerwil, Thurgau, was constructed largely in wood. Special attention had to be paid to sound insulation for the four condominiums in the new building., Tägerwil



Residential and commercial building MIN MAX, Opfikon

Wood dominates the MIN MAX residential building in Glattpark. The two upper floors are made entirely of wood, while the lower floors have been designed as a hybrid construction., Opfikon



Wooden housing estate Muttimatte, Brugg

The Muttimatte housing estate for communal living in the second half of life in Brugg is largely made of wood. This makes the settlement of the Biel-based housing cooperative biwog one of the largest timber construction projects in the region at present., Brugg



Brühlmatt, Urdorf

The new Brühlmatt apartment building, which was realized as a hybrid building, has 32 apartments in the middle of Urdorf. The apartments are accessible via open arcades that are slightly offset from the facade., Urdorf



Saumacker, Zürich

Not far from Zurich Altstetten train station, the PWG Foundation had an apartment building modernized and extended. Timbatec was allowed to accompany the construction project as timber engineer and fire protection planner., Zürich



Settlement Oberfeld, Ostermundigen bei Bern

On the edge of the Ostermundigenberg, the car-free wooden housing estate "Oberfeld Ostermundigen" was built with around 110 apartments. Close to nature and yet quickly in the center, the settlement combines the advantages of the urban lifestyle with rural idyll., Ostermundigen bei Bern



Densified building in the small town, Lenzburg

More living space is in demand not only in the large centers, but also in smaller towns that are steadily increasing their population. Take Lenzburg, for example. In order to create more apartments, a commercial building was extended by two floors in timber construction., Lenzburg



Brüggläcker, Zürich Schwamendingen

The Brüggläcker housing estate is a replacement building realized by the Bahoge building cooperative between the streetcar line and Funkwiesenstrasse in Zurich Schwammendingen., Zürich Schwamendingen



Seestrasse extension, Zürich

The object is a four-story apartment building near Lake Zurich. The first floor is used for offices, the upper floors serve as apartments. The attic is undeveloped., Zürich



Johnsonhaus, Köniz

In the heart of the municipality of Köniz, in a sunny location close to the center, a residential and commercial building has been realized on Neuhausplatz. Not only the facade but also the supporting structure is made of wood., Köniz



MFH Schönberg East, Bern

The four-story wooden building stands on the eastern outskirts of Bern. Thanks to recesses and inwardly offset balconies, small areas are created that make the object with dimensions of 37 x 16 x 12 m appear smaller and break up the silhouette., Bern



MFH Tola, Saas-Fee

In the middle of the village, in a prime location, an apartment building with 7 exclusive condominiums was built. Overheight rooms open the view on a chain of majestic snow mountains., Saas-Fee



Addition of a storey Lessingstrasse, Zürich

The addition of a storey to the existing office building at Lessingstrasse 3 in Zurich proved to be a challenge, but Timbatec solved it in a well thought-out manner. Today, the building presents itself with two additional floors in timber construction. Here 5 new apartments were created., Zürich



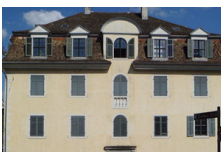
MFH Ringstrasse, Zürich Oerlikon

The MFH Ringstrasse is a replacement building in mixed construction with 14 apartments in Minergie-P-Eco standard and was designed according to the SIA efficiency path energy., Zürich Oerlikon



MFH Wiesengrund, Küsnacht ZH

The MFH Wiesengrund is a new four-story building with four exclusive apartments in Küsnacht. It is the first apartment building in the canton of Zurich with the Minergie-A label ZH-001., Küsnacht ZH



Conversion Haus zum Kiel, Zürich

The baroque Haus zum Kiel is located on Hirschengraben in Zurich's old town. The building exhibited severe subsidence and various damages to the building structure and supporting structure. Timbatec AG was commissioned to examine load transfer methods and define measures for the conversion., Zürich



Green rooms - Baufritz, Uetendorf

The company BAUFRTITZ AG built a building for its Swiss branch in Uetendorf BE. However, the building at Steghalten 6 is clearly more than just an office complex., Uetendorf



Apartment house SolVita7, Biel/Bienne

In a preferred location, the building offers space for seven exclusive apartments. The modern timber construction meets the MINERGIE-ECO standard. The high requirements for eco-balance and energy consumption are thus fulfilled., Biel/Bienne



Avellana residential development, Schwamendingen

Due to difficult space conditions and expensive soil, the new building was optimally adapted to the plot boundaries. This resulted in the elongated body of the new building, which nestles on the slope., Schwamendingen



New construction MFH Rütihof, Uerikon

The Rütihof residential complex is situated in an exclusive location on a small plateau above Lake Zurich in Uerikon., Uerikon



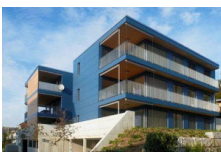
New construction MFH Habsburgstrasse, Zürich

An exciting new building project on Habsburgstrasse in Zurich. A 5-storey MFH as a pure timber construction. Solid construction despite difficult fire protection conditions. The central staircase core and the fire wall to the neighboring building brace the column-slab construction., Zürich



New construction MFH Poststrasse, Zürich

An apartment building as the first Minergie-P-Eco construction in the municipality of Spreitenbach - Timbatec was there! Special mention should be made of the interior walls with storage mass for the solar direct gains., Zürich



MFH Trottenweg, Wohlen

In a picturesque, elevated location on the south-western slope of Wohlen, this 6-family mini-house was realized in timber construction. The apartments are arranged as two-flats on both sides of the staircase and built in pure timber construction., Wohlen



New construction housing estate Watt, Regensdorf

The development in the Minergie-P Eco standard is designed as a zero-energy housing estate and consists of 2 multi-family houses and 7 terraced single-family houses. The entire settlement is built from the first floor in timber construction., Regensdorf



Extension/Renovation MFH Salvatorstrasse, Zürich

The existing apartment building on Salvatorstrasse underwent a total renovation to create more space, comfort and aesthetics. The living room extension consists of hollow box elements, which rests on a post and beam construction at the front and is clad with a glass front., Zürich



New construction Chalet Schwarzbirg, Wengen

This is the story of a beautiful chalet in gorgeous Wengen in the Bernese Oberland, which features 2-axis cantilevers and complex calculations., Wengen



Replacement new building Murmeli, Hasliberg-Wasserwendi

In the beautiful Hasliberg stands a replacement new building, a multi-family house with eight apartments over 3 floors., Hasliberg-Wasserwendi



New residential and commercial building Hohlstrasse, Zürich

The seven-story building is an extension to the existing commercial building and spans it cantilevered., Zürich



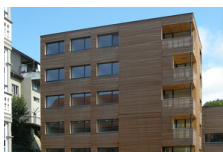
Florastrasse 28/30 extension, Zürich

A renovation with the aim of increasing the interior and exterior space. How should this succeed?, Zürich



Renovation MFH Segantinistrasse, Zürich

The apartment building on Segantinistrasse in Zurich was raised in the course of total renovation and upgraded to the Minergie-P standard with a prefabricated new building envelope. The complete new building services are integrated in the prefabricated wooden elements, which were placed in front of the existing exterior walls., Zürich



New construction/renovation of the Mühleareal complex, Herbligen BE

A five-story apartment building and 2 x 3 row single-family homes are clustered around the existing mill building., Herbligen BE



Renovation / new construction farmhouse summer, Büren zum Hof

A farmhouse in the center of the village (of monumental importance) in poor structural condition was to be renovated or partially replaced. The plan was to demolish and rebuild the farmhouse and only renovate the residential part., Büren zum Hof



Addition of storey to apartment house Bruhin, Pfäffikon SZ

On top of the existing two-family house in a natural location, new living space was created by a one to two-storey extension in timber frame construction. Special features are the underbeam-free flat roof construction and the floor-to-ceiling glass fronts., Pfäffikon SZ



New construction MFH power plant B, Bennau

The multi-family house Kraftwerk B is located in the village center of Bennau/SZ, right next to the Catholic church. It is the 1st plus-energy house in Switzerland, which means that it produces more energy than it consumes., Bennau



Filling of residential and commercial building Weststrasse, Zürich

The property at the intersection of Weststrasse and Birmensdorfstrasse was raised to create additional apartments and office space. The extension was executed in timber construction. Something special is the cantilevered, column- and purlin-free roof construction., Zürich



Renovation/addition of storeys to MFH Heizenholz, Zürich

In the case of the two Heizenholz apartment buildings in Zurich, built in 1963, the traces of time were clearly visible after more than 40 years of operation. The thermal standards of the facades and windows were no longer up to standard. In view of rising energy prices, the building owner decided to completely renovate the facade. In order to upgrade the buildings and create new living space, it was also decided to add an additional storey. This resulted in two modern, contemporary attic apartments., Zürich



Redevelopment Höchhus, Steffisburg

This property in Steffisburg belongs to the Höchhus Foundation and is a listed building. The Höchhus is one of the oldest buildings in the village., Steffisburg



New construction MFH Silberhorn, Beatenberg

Beaten GmbH planned to build a development with 4 apartment buildings on the site of the former Hotel Silberhorn. The buildings are built in pure timber construction except for a massive development core., Beatenberg



New construction apartment house Walker, Bitsch

The building plot is centrally located on Furkastrasse in Bitsch. Its prominent neighbor in the direction of Goms is the new Raiffeisenbank building: a white, monolithic cube. This presented an architectural challenge to create a valid counterpart to this strong presence. The plan was for a Minergie-standard apartment building with a parking garage., Bitsch



New construction vacation homes Lengi Müru, Saas-Fee

The new building Lengi Müru includes four vacation single-family houses at the top of the village Saas-Fee. The houses are equipped with cantilevered terraces that are simultaneously cut into the building. They are vacation chalets of a high standard. The client and architect is Jürg Bumann, a native of Saas-Fee who runs his architectural practice in Zurich., Saas-Fee



MFH Chappelistei, Zwillikerstrasse, Ottenbach

On the property on Zwillikerstrasse in Ottenbach, two MFAs were to be built. These comprise 2 and 3 floors respectively and contain 4 and 6 large condominiums. It is planned to build the walls, ceilings and the roof in optiholz® board piles. The walls outside will be insulated and plastered., Ottenbach



New construction MFH Mühlemann, Kiesen

The client intended to build a 3-family house with an annex for garages and recreation room. The upper two floors should be able to be used as an apartment for some time., Kiesen



Increase Appaloosa, Spiez

A two-story addition was planned on top of the existing building of about 20 x 25 m floor area. The existing building - an approximately 30-year-old object with a flat roof consisted of reinforced concrete columns in a grid of and 3 x 5 m and glulam beams placed above., Spiez



Reconstruction-renovation tithe barn, Grundbach area, Thun

The tithe barn was one of the oldest preserved buildings in the city of Thun. After a fire in 1999, it had to be renovated in cooperation with the preservation of historical monuments of the canton of Bern., Thun



MFH Supply Center Weier, Schwarzenegg

The municipality of Oberlangenegg decided at the beginning of 2000 - it was the time when Lothar raged - to build this project in wood. With a supply center that should be deliberately dominant and quickly recognizable, Schwarzenegg gets a village center that represents and enlivens the village image., Schwarzenegg



MFH Scheurendörfli, Büren an der Aare

At the parent farm, a replacement new building in wood was created, which, in addition to apartments for the younger generation, should provide additional apartments for the purpose of sale/rent. In addition, 2 apartments are used as a retirement and nursing home group., Büren an der Aare



Reconstruction Bälliz 29, Thun

The existing building in the center of Thun was converted into business premises and apartments. On the 1st floor, three high reinforced concrete girders were installed, which protruded from above about 70 cm into the clearance gauge. The planned store was to be column-free with a smooth soffit. The existing beam layers were to remain unchanged., Thun