

# Retirement home, Stein am Rhein

2024

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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 Preliminary design
- SIA Phase 32 Construction project
- SIA Phase 41 Tendering and comparison of offers
- SIA Phase 51 Implementation project
- SIA Phase 52 Execution
- SIA Phase 53 Commissioning
- Technical planning building physics
- Fire protection planning
- 3D and 2D construction planning

#### Building owner

Oderbolz Partner AG  
8500 Frauenfeld

#### Architect

Bernath + Widmer  
8048 Zürich

#### Timber construction engineer

Timbatec Holzbauingenieure (Schweiz) AG Zürich  
8005 Zürich

#### Timber construction

Implenia Schweiz AG Rümlang  
8153 Rümlang

#### Photography

Roland Bernath  
8004 Zürich

#### Client

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