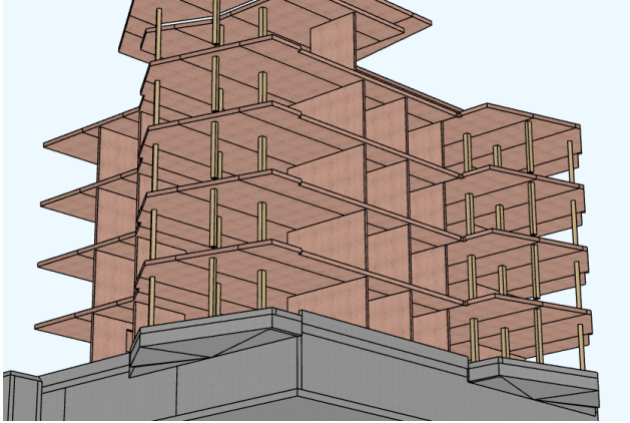


Residential development Lüssi, Zug



Ten apartment buildings with a total of 125 rental units were built in Lüsimatt, Zug. TS3 is right in the middle of it all.

The Project

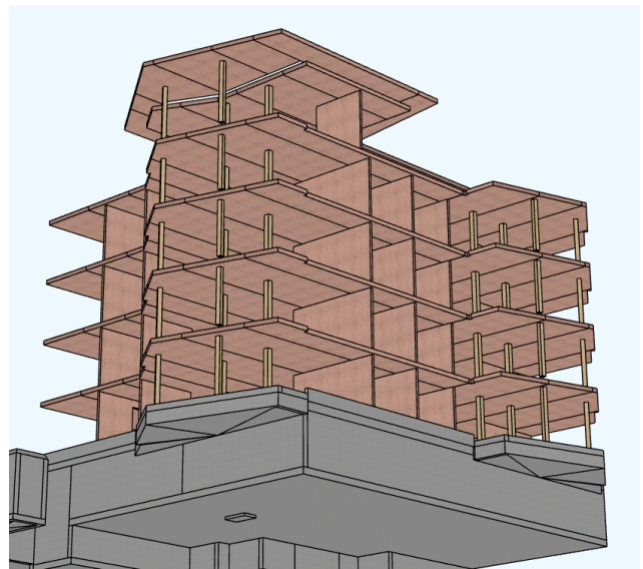
The residential development in Lüssimatt, Zug, comprises ten apartment buildings with a total of 125 rental units and a floor area of approximately 10,195 m². The project impressively demonstrates the capabilities of modern wood construction, even in large-scale residential developments. Five buildings were constructed using the TS3 system with a timber frame, and five others using traditional timber construction methods. Thanks to the high degree of prefabrication, the buildings were erected in a short period of time. The dry construction method ensured high build quality and efficient implementation. At the same time, the project combines the advantages of timber construction with a sustainable and resource-efficient building concept.

Construction Method

Five of the ten buildings were constructed using the TS3 system as timber-frame structures with columns and panels. The wood panels, connected at their ends, allow for a beam-free structure, thereby creating spacious, flexible living areas. The exposed wood surfaces also give the apartments a uniform and high-quality aesthetic. The remaining five buildings were constructed using a classic, single-axis timber-frame method. Here, too, TS3 technology was employed strategically: In the roof area, TS3 connections enabled a simple and structurally efficient design of the roof overhangs. The apartment partition walls consist of clad solid CLT elements, while the non-load-bearing interior walls were constructed using lightweight construction methods. The exterior walls were built using a ventilated wood-frame construction method.

The Challenges

To meet the extremely ambitious schedule, the planners relied on large-area ceiling elements, which accelerated assembly progress on the construction site many times over compared to conventional grid dimensions. This made it possible to take advantage of even brief windows with minimal crane operations—even in variable weather conditions—to complete a phase of construction. The TS3 technology impressed with its simplicity in both design and construction, allowing the force-fit connection of the components to be realized quickly and easily.





Construction data

- Floor area: 10,195 m²
- Cross-laminated timber: 2,108 m³
- TS3 technology: 3,485 m¹



Architecture

Graber Pulver Architekten AG

Client

Private

Timber engineer

Timbatec Holzbauingenieure AG

Timber construction

Bisang Holzbau AG