THEURL
AUSTRIAN PREMIUM TIMBER®

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**EDITORIAL**

Dear readers,

As a construction material, wood inspires and will continue to shape the way we build in 2025. The following pages show just how wooden buildings can positively change living spaces, are aesthetically pleasing and also offer immediate climate benefits. Wood is the only construction material that grows back. Be impressed by the creative solutions and perhaps ask yourself the question: What if I plan my next project with wood?

We’re sure this prospectus won’t fail
to pique your appetite for wood.

Your TEAM**THEURL**

Stefan, Lisa, Roland, Theresa, Daniel, Gerald, Nico and Hannes Theurl

# S´BÄRAHUS

## Smart Building with Wood


**AS A CONSTRUCTION MATERIAL, WOOD IS LIGHT, VERY STABLE, BINDS CO2 AND IS THEREFORE ECOLOGICAL. IF WE USE IT SENSIBLY AND MANAGE THE FOREST SUSTAINABLY, IT WILL CONTINUE TO BE A CONSTRUCTION MATERIAL FOR OUR FUTURE.**

Rene Knapp, Project Manager at Rhomberg

The “City Office” is a seven-storey new office building, prominently located at Vorarlberg's busiest intersection and colloquially known as s'Bärahus. The office building was planned by D2KP Architekten BDA, Munich. It was built by Rhomberg Bau, Bregenz, in cooperation with regional timber construction companies. The aim of the investors was to build an office building that meets the high standards of sustainability and flexibility.

**OFFICE CONSTRUCTION**

# X-FIX: Connector for CLTPLUS ceiling elements

Point-shaped, self-tightening, dovetail-shaped – the innovative wood-wood connector X-FIX joins cross-laminated timber ceilings and walls together in a shear- and tension-resistant manner.

**ADVANTAGES**
+ Wood connection without metal
+ Load-bearing and removable wood-wood connection
+ Factory pre-milling

**AREA OF APPLICATION**
When the X-FIX connector is hammered in, the CLTPLUS solid wood elements contract in a form- and force-fitting manner. This enables rapid assembly and, in addition, allows the step rebate or rebate board to be replaced.

# Moisture protection for CLTPLUS ceiling elements


As a CLT supplier, THEURL manufactured 509 m³ of wall and ceiling elements for the “City Office”, a good two thirds of them in Visual Quality. The ceilings were coated with 2,115 m² of weather protection film at the factory. The self-adhesive membrane provides effective moisture protection on the construction site and is fully bonded to the ceiling elements at the factory.

**ADVANTAGES**
+ Rainproof and permeable to diffusion
+ Fully pre-assembled at the factory
+ Robust and abrasion-resistant
+ Transparent and non-slip

**AREA OF APPLICATION**
The membrane is water-repellent, so it is primarily used where CLTPLUS ceiling elements require weather protection.


CERATIZIT

| | |
|---|---|
| **Completion** | December 2022 |
| **Products** | 2,350 m³ glulam, 2,430 m³ CLTPLUS |

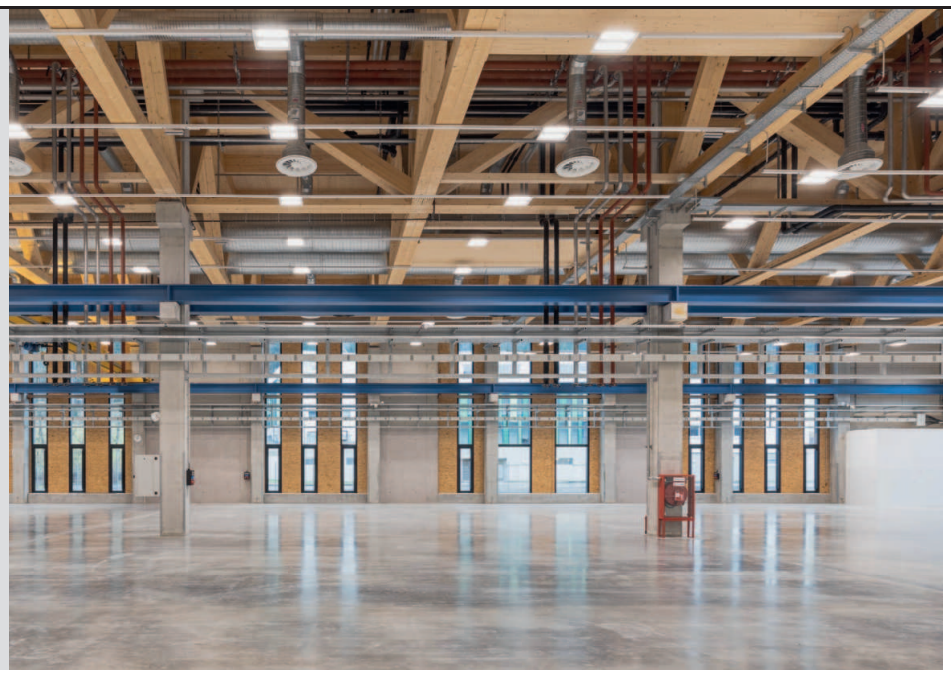
## Built close to nature with CLTPLUS and glued laminated timber

The new CERATIZIT production building at the Kreckelmoos site near Reutte has nothing to hide. With its imposing dimensions of 200 by 80 metres, this would be difficult to achieve anyway – and would be a shame for a showcase project that perfectly blends into the alpine landscape.

The architects at ATP drew inspiration from nature for the design of the modern premises for the grinding shop and tool shop: while the stone base is reminiscent of massive mountain slopes, the permeable façade with its wooden elements is reminiscent of a tree-lined clearing in the forest. THEURL supplied 2,350 m³ of glulam for the innovative industrial building – mainly used in the slab area – and 2,430 m³ CLTPLUS in the form of smartly designed slab elements. The client, CERATIZIT, dealt with the project in an extremely uncomplicated manner, even though delivery to the construction site proved to be rather complex throughout the course of the year due to the shuttle traffic that had been set up. The high proportion of wood makes the building appear open and inviting, but the choice of materials should also be perceived as a commitment to the region.

**WOOD CAN BE USED IN THE FORM OF MODULES, ENABLES A HIGH DEGREE OF PREFABRICATION AND ALLOWS GREAT FLEXIBILITY FOR SUBSEQUENT CHANGES TO THE BUILDING.**

Robert Kelca GE | Architect,
Partner at ATP architekten, engineer and CEO in Innsbruck



## Joinery planning

**ADVANTAGES**
+ Waste-optimised project development
+ Precise processing

Our internal technical timber construction team develops waste-optimised detailed planning based on the four common CAD programmes SEMA, Dietrich's, cadwork and hsbcad.

RESIDENTIAL CONSTRUCTION

**The Tivoligasse in the 12th Vienna district of Meidling represents a successful example of how urbanisation and green space do not necessarily have to be mutually exclusive.**

© Kurt Hörbst

# LIVING IN TIVOLIGASSE

103 apartments, a supermarket, a bicycle garage, a community room, an underground car park and an openair deck were built right in the middle of the inner-city. In terms of area densification, an attractive living environment based on a balanced mix of function and free space was created for the residents and their neighbours. The solid timber-frame platform, upon which the pre-existing supermarket and its parking spaces is located, forms the central element of the quarter, freeing up the potential of formerly monolithic, urban structures in an otherwise dormant inner-city landscape. In order to integrate the new volume organically among the pre-existing structures, the architects opted for an airy design of building structure. On the upper levels, residential buildings evolve into a green deck with playfully positioned wooden superstructures. This resulted in a site-specific ensemble – creating identity and yet respectful of the existing visual axes of the neighbouring buildings. The buildings were deliberately rotated slightly into each other in order to preserve view corridors from west to east.

The central element is a flexibly designed wooden structure that enables a wide range of options for residential concepts and free use within the axis setting and subsequent adaptation. THEURL supplied 2,000 m³ of CLTPLUS elements for ceilings (visual quality) and walls (industrial quality) for the two five and six-storey buildings.

**IN INNER-CITY DENSIFICATION, THE HIGH DEGREE OF PREFABRICATION AND SHORT ASSEMBLY TIMES HIGHLIGHT THE ADVANTAGES OF WOOD IN THE CITY.**

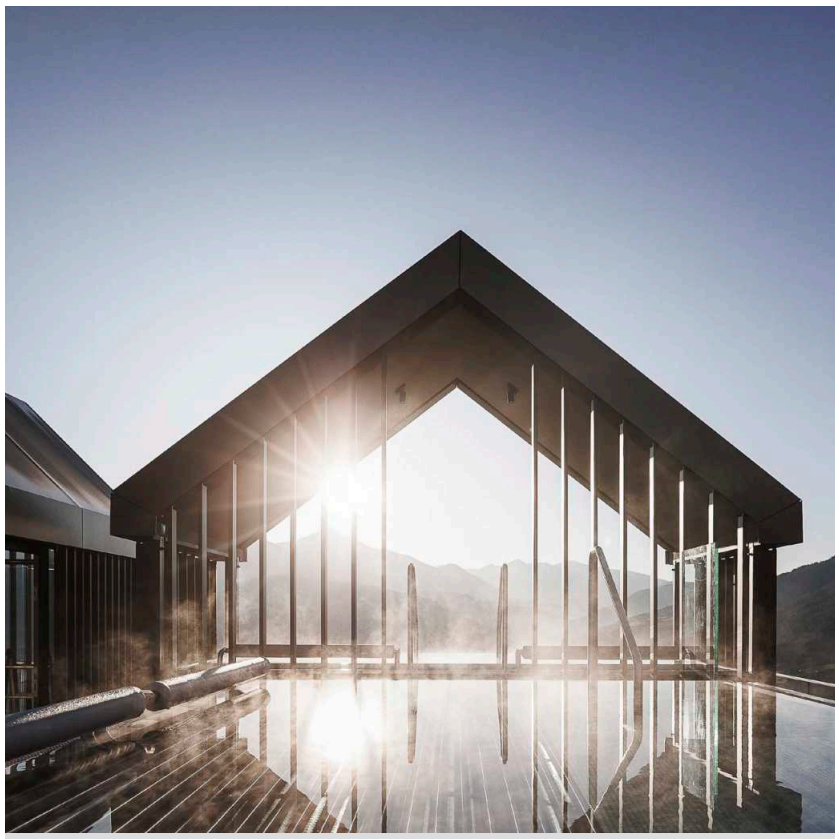
Regina Freimüller-Söllinger
Freimüller Söllinger Architektur ZT GmbH

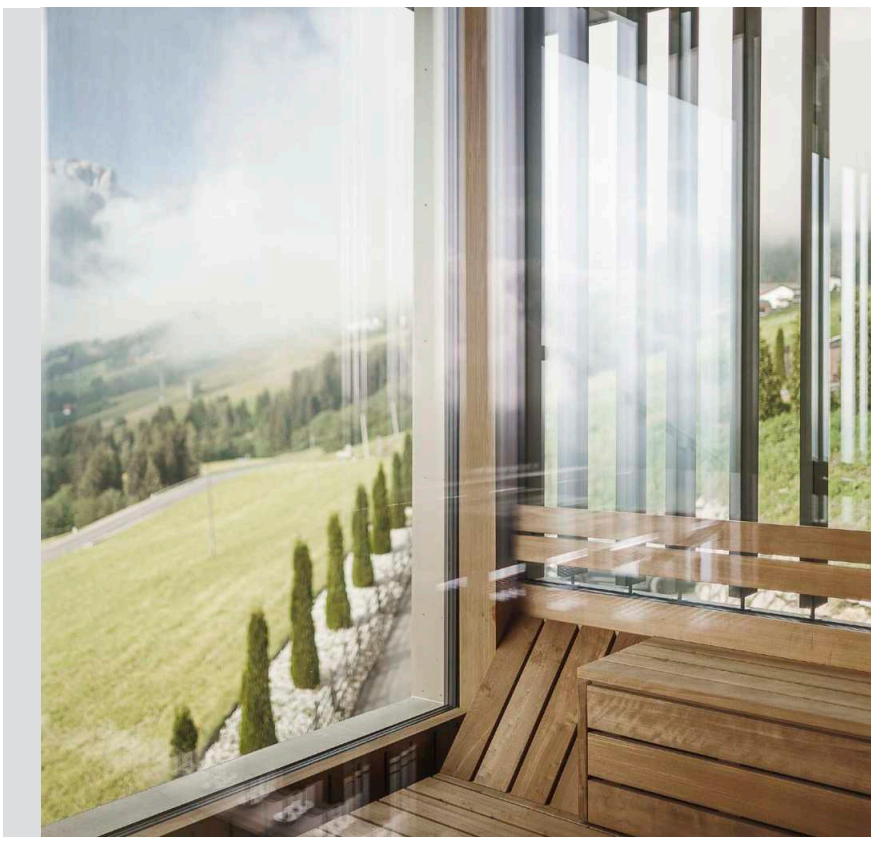
# HEAVEN & HELL

© Manuel Kottersteger

## Hotel project in South Tyrol completed with CLTPLUS.

The Alpin Panorama Hotel Hubertus in Valdaora offers its guests peace and relaxation in a stylish ambience in the heart of the Dolomites. Nature and architecture – as designed by the local heroes NOA* - NETWORK OF ARCHITECTURE – seem to flow seamlessly into one another, completely dissolving physical boundaries between heaven and earth.





| | |
|---|---|
| **Completion** | May 2022 |
| **Products** | 160 m³ CLTPLUS for SPA and relaxation room |

The best example: the spectacular, free-floating sky pool, the debarked tree supports in the rooms and, since May 2022, the new “Heaven & Hell” sky spa. The name says it all. Once again, this two-storey wellness platform turns the architectural world of South Tyrol on its head. While the steel structure’s elegant forms are reminiscent of the region's original alpine huts, the concrete implementation is based on a completely new perspective: connected to the hotel's new relaxation room via a filigree footbridge, various parts of the building are suspended upside down on the platform. Just as the upper level, which includes the whirlpool, represents heaven, a visit to the two saunas symbolically descends into fiery hell. The location’s main leitmotif remains, of course, the natural beauty of the surrounding mountains. In harmony with this and basing the design on existing structures, the designers used CLTPLUS cross-laminated timber from THEURL for the surfaces. Thanks to the high degree of prefabrication, the construction time could be kept extremely short.

# SOLUTIONS FOR THE US MARKET

## Successfully implementing solid wood projects

**PROJECT SERVICE**

Smooth fine-tuning in the early project phase is crucial for the successful implementation of a solid timber project. We are happy to accompany you as an industrial partner so that all planning processes mesh seamlessly.

1

**OUR EXPERTISE IN REGULATIONS AND STANDARDS**

The US timber construction sector is known for its complex building regulations. Through our many years of experience on the European market, we have proven that we can master country-specific regulations and we can apply this knowledge to the US market. In close cooperation, we develop solutions for the specific requirements of your timber construction project that take local building regulations into account.

2

**CERTIFIED QUALITY**

Our construction products have been approved for the US market since 2025 and meet all applicable requirements.
In addition, we are subject to strict in-house quality control, which ensures that all of our production processes are continuously checked and optimised.

3

**GREEN PRODUCTION FOR CONSTRUCTION PROJECTS**

We focus on real sustainability and generate our own green energy for the entire production process of our products.
We source the raw material wood exclusively from sustainably managed forests in our region. Construction projects with CLTPLUS and glued laminated timber benefit from the highest environmentally friendly quality standards.

4

**INSURANCE FOR SOLID WOOD BUILDINGS**

US insurance companies and investors usually have little experience with solid wood buildings. This leads to uncertainty and concerns. We are happy to help you dispel concerns in discussions by explaining the special properties of the products.

**VIRTUAL LOADING SPACE PLANNING**

**ADVANTAGES**
+ Cost savings
+ Fast assembly

It is essential to plan exactly how the individual elements are loaded for all deliveries to the construction site. This allows closely timed construction schedules to be adhered to meticulously. Load space optimisation allows the correct sequence of individual CLTPLUS components to be created in advance, virtually.

**JOINERY PLANNING WITH FOUR CAD PROGRAMMES**

**ADVANTAGES**
+ Avoiding sources of error
+ Expertise

We are the only industry partner who can prepare joinery plans for CLTPLUS and glulam in all four common CAD programmes such as SEMA, Dietrich`s, cadwork and hsbcad. Whether it is a private single-family home or large projects – projects of all categories are handled on a digital twin.

**PROJECT MANAGEMENT WITH TIM**

**ADVANTAGES**
+ Clear processing
+ Access to all data 24/7

With TIM, customers can not only keep an eye on project status at all times, the application also enables secure and uniform data exchange of both the plans and all documents. Therefore, extensive and large amounts of data from a wide variety of sources can be exchanged.

## Digital services that demand THEURL

# TWO MULTIFAMILY RESIDENTIALS IN ZOLLIKERBERG

## THEURL Implements Project with TS3 Technology

During construction of the two multi-family houses, THEURL was able to use innovative TS3 technology for the first time. The process allows for generous support grids and flexible ceilings, a feature of the timber construction of tomorrow. In order to be able to build ecologically and economically sustainable today and in the future, architects and planners must, in addition to the construction, pay particular attention to the choice of building materials and use them as sensibly as possible. More and more experts are turning to wood.

In the case of the kick-off project in Switzerland, some 461 m³ of CLTPLUS were delivered in total – 255 m³ of which were bonded directly with TS3 joints, as and when needed, on the construction site, the rest were sent without beams as raw panels for further processing to our partner Balteschwiler AG in Laufenburg. A total of 520 metres of TS3 joints were manufactured for this project alone. Another plus point: Due to the low thermal conductivity of wood, no complex cantilever connections were required for the CLT ceilings running from the apartment to the loggia – this means that thermal bridges will only play a minor role with this technology in future.

## TS3 – New Dimensions in Timber Construction

With the help of Timber Structures 3.0 technology, TS3 for short, exposed ceilings can now also be constructed with enormous spans and without having to deploy beams. TS3 connects cross-laminated timber via its end face in a flexurally rigid manner to form endlessly large ceiling slabs that are load-bearing in two directions. This means that buildings can be designed in concrete but constructed in wood.

## A look at our current TS3 project: In Zelg

An environmentally conscious neighbourhood development is being built on Zelgstrasse in Uster in the Canton of Zurich. With five residential buildings and a total of 164 wooden rental apartments, the area combines modern living with the natural material wood. The solid wood product CLTPLUS is used for the ceiling elements. A total of 3,500 m³ of CLTPLUS were installed.

OFFICE CONSTRUCTION

# TIROLER VERSICHERUNG INSURANCE

# OFFICE CONSTRUCTION WITH TIMBER

First Wooden High-Rise in Innsbruck


© schian

## Virtual loading planning

With loading space optimisation (LRO), the correct sequence of the individual components is created and determined virtually in advance. Important logistics details are planned, such as the weight and package size.

**ADVANTAGES**

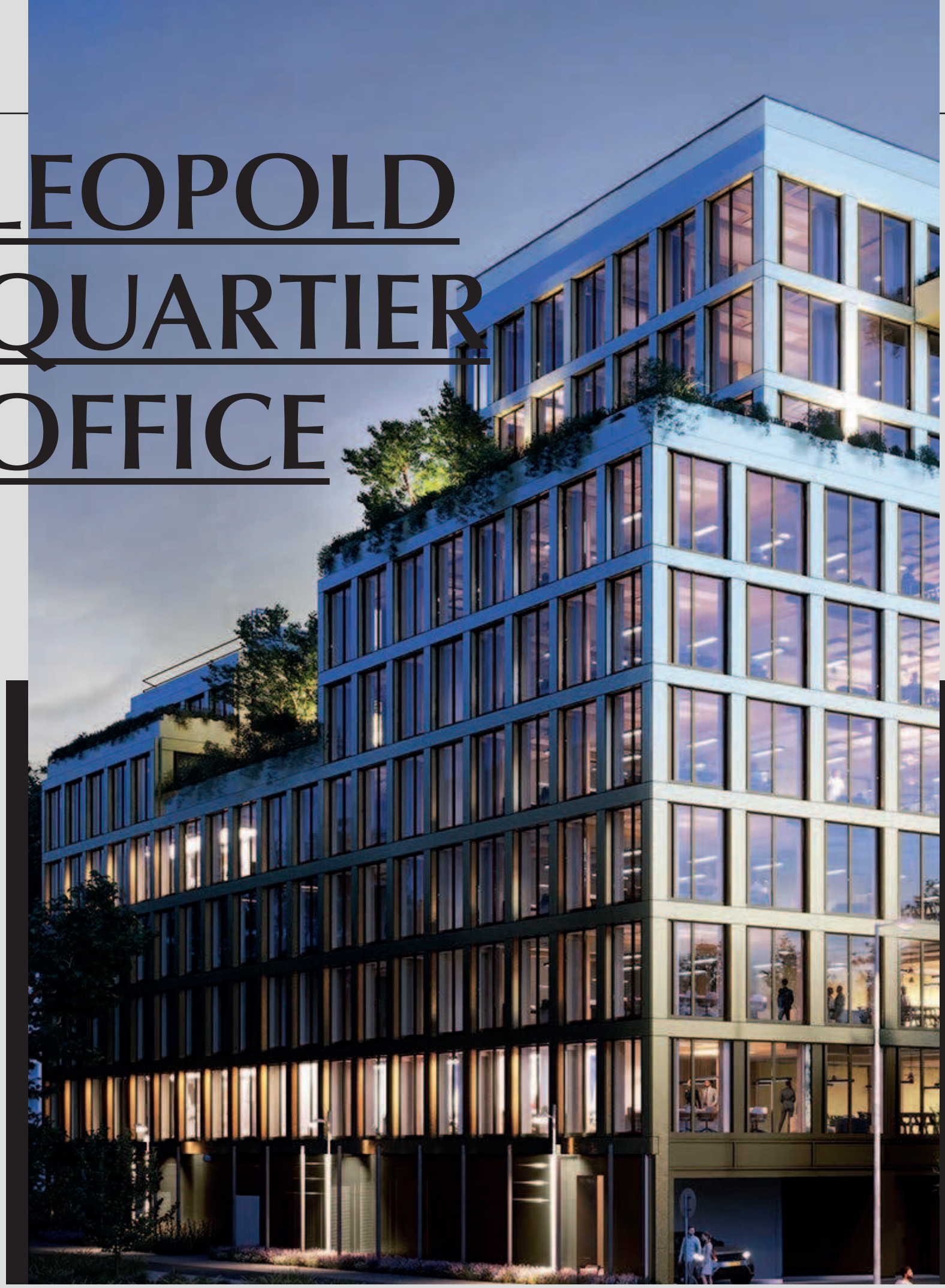
+ Precise pre-planning of the assembly order
+ Exact weight calculation
+ Interactive approval option

| | |
|---|---|
| **Completion** | 2024 |
| **Products** | 950 m³ CLTPLUS |

# Tiroler Versicherung is transformed into an inner-city island of greenery

Tiroler Versicherung built a new, sustainable headquarters in the heart of Innsbruck using wood, which is of course a local building material. As a system supplier, THEURL supplied solid wood elements for this modern timber construction. The CLTPLUS and glulam solid wood components were installed over a period of 5 months. For an inner-city construction site like TIROLER, delivery is also a challenge. It is only possible to adhere to tight construction schedules and unload the trucks during the approved downtime with the right planning. Approximately 950 m³ of solid wood components were delivered directly to Innsbruck city centre with 19 trucks. The trucks are loaded in the correct order at the factory, with a specially developed loading space optimisation system helping with this.

# LEOPOLD QUARTIER OFFICE



© Squarebytes

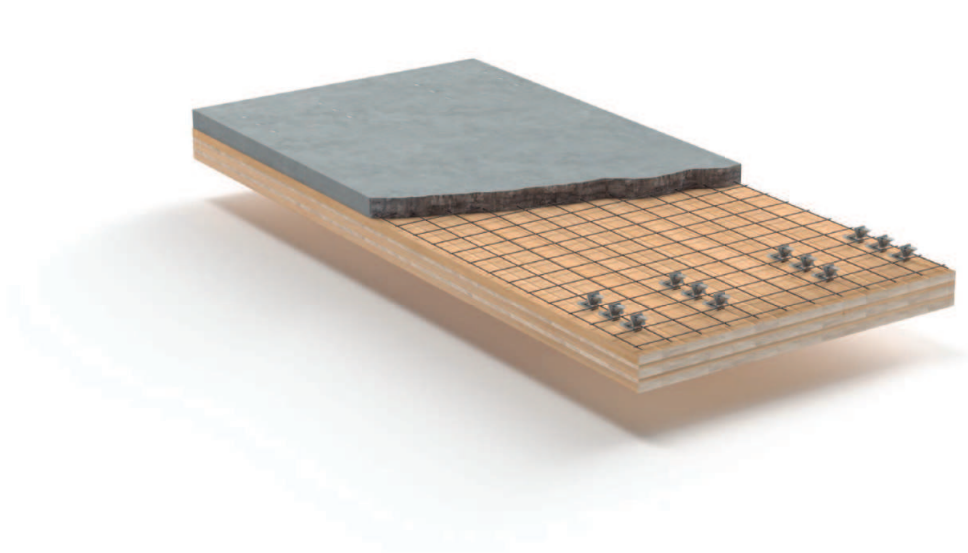
## A green flagship project is born

The LeopoldQuartier Office is being built just a few minutes' walk from Vienna's vibrant First District, surrounded by Augarten, Wettsteinpark and the lively Donaukanal (Danube Canal). The office building showcases a sustainable design featuring a multitude of possibilities. It represents the creation of a working environment that combines both nature and urban life as seamlessly as possible.

OFFICE CONSTRUCTION

| | |
|---|---|
| **Completion** | 2025/2026 |
| **Products** | 2,400 m³ CLTPLUS |

The green flagship project in the middle of the city stands out for many reasons. One of them is the hybrid timber construction with ceiling elements made of CLTPLUS from THEURL as well as concrete. The upper, 12 cm-thick concrete level and the lower 14 cm-thick CLTPLUS ceiling element are perfectly combined within a 5-layer structure. For this purpose, the solid wood panels will be prefabricated in the factory and the processing will be carried out with millimetre precision using our joinery machines. In a subsequent step, the prefabricated reinforced concrete components are connected to the CLTPLUS at the Oberndorfer factory. This is done using OHC connectors. This creates a common load-bearing effect and the advantages of both building materials can be used optimally.



## Wood hybrid construction with ceiling elements

The form-fitting connection of the CLTPLUS ceiling elements with the reinforced concrete component is achieved by using OHC connectors. This creates a common load-bearing effect (composite effect) between the two different components. The solid wood component CLTPLUS takes on the following functions:

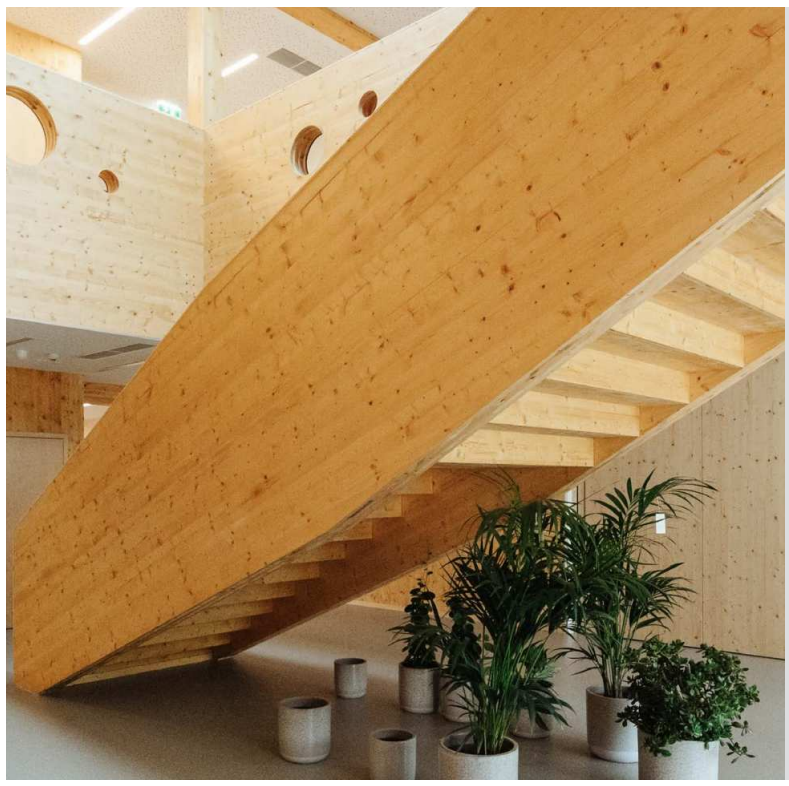
**ADVANTAGES**
+ It is sustainable and binds CO2
+ The Visual Quality is a real eye-catcher
+ It creates a pleasant working environment as moisture, heat and cold are regulated.

# VILLACH KINDERGARTEN

## A Timber Mini Education Lab for Little Researchers and Explorers

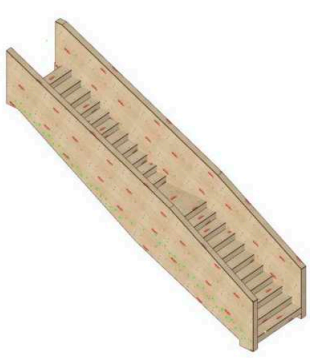
With its new kindergarten building that includes a mini education lab, tpv Technology Park Villach not only offers a pioneering educational programme for our youngest children, but also modern and healthy educational spaces made of wood. A place of learning where technology, natural sciences, computer science and mathematics can be experienced through research and discovery. The design of the research facility for three to six-year-olds is quite unique and focuses on playful engagement with nature and the environment. The three-storey educational facility was built using a sustainable timber construction. The building owners opted for CLTPLUS, THEURL's solid wood product. The timber construction planning and assembly were carried out by Kulmer Bau from Pischelsdorf. Over 215 CLTPLUS components form the construction for walls, ceilings and roof were installed in three different surface qualities in Visible, Industrial Plus and Industrial Quality. In addition, the solid wood panels were processed in advance at THEURL with millimetre precision using various joinery services – such as front-side slots.

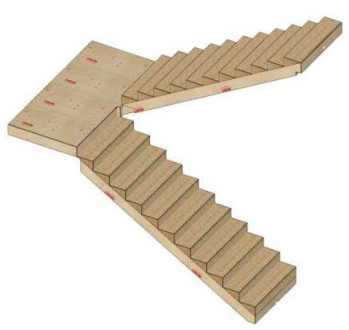
**KINDERGARTEN**



| | |
|---|---|
| **Completion** | 2023/2024 |
| **Products** | 742 m³ CLTPLUS |

CLTPLUS offers convincing arguments, especially when constructing single-flight stairs: The direct connection of two floors without an intermediate landing can be achieved using a solid wood element. In the joinery service centre, the stairs are manufactured individually and project-related according to the customer's specifications and steps or lifting systems can also be produced according to the structural and static requirements.





## Stairs: Up and down on wood

**Staircases combined from CLTPLUS and glulam wedges**

On request, we produce ready-made kits of CLT stairs with attached glulam wedges. The wedges are installed using screw-press bonding in accordance with static requirements.

**CHARACTERISTICS**
- Staircase flight made from CLTPLUS
- Flight thickness according to static requirements
- Glulam wedges
- Height/width variable
- Lifting system variable

MULTIFUNCTIONAL BUILDING

# DAS RAIQA

## District: Innsbruck city centre

Raiffeisen-Landesbank Tirol AG is building a new building complex at the entrance to Innsbruck's city centre. The modern building complex DAS RAIQA will create space for services, art and culture, enjoyment, a hotel and combine a wide variety of areas under one roof. It is intended to act as a host and be open to all people.

DAS RAIQA is complex and unique. The builders' main idea from the tender phase was sustainable architecture. While removing the old building, individual components were preserved and re-usable materials recycled. What could be more natural than to imagine building specific areas in wood? Wood as a building material impresses with sustainability over its entire life cycle, can be used in a variety of ways and creates new possibilities in building construction for architecture.

**WITH THE RAIQA, THE NATURAL BUILDING MATERIAL PLAYS AN IMPORTANT ROLE NOT ONLY IN THE STATIC AREA. USED VISIBLY AND NOTICEABLY IN MANY PLACES, IT CONTRIBUTES SIGNIFICANTLY TO THE BUILDING'S SPECIAL ATMOSPHERE.**

Arch. Christoph Pichler,
Pichler & Traupmann Architekten ZT GmbH

| | |
|---|---|
| **Products** | 1,600 m³ CLTPLUS |
| **Completion** | End of 2025 |
| **Use** | Bank, hotel, art space, offices, catering, retail |

# MULTIFUNCTIONAL BUILDING

© patricia bagienski

The building consists of nine upper floors, with the wooden hotel construction starting from the fourth and sixth floors.

A special feature is hotel rooms built in modular wooden construction forming their own rigid bodies. Individual massive wood components are pre-manufactured by Zimmerei Scherer using a sophisticated system to form closed room modules and then stacked next to and on top of each other directly on the construction site. For this, THEURL supplies 1,600 m³ (5,250 square feet) of wall and ceiling elements made of CLTPLUS. A major advantage of modular construction is its high degree of prefabrication, which in turn reduces construction time on the site. A total of 161 wooden boxes of various shapes and sizes for standard rooms and suites are being created for the hotel. The CLTPLUS wall and ceiling elements were bonded at the factory using various processes such as deep hole drilling, openings and frontal treatment. The low weight of a wooden box room measuring 3.70 x 7.20 m (12 x 24 feet) is about 6 tons.

©Toni Rappersberger

© jan niklas schoepf

## A special ceiling element

On the top floor, a floating platform was made from environmentally friendly cross-laminated timber. This material was also used for the ceiling above the eighth floor's suites and roof terrace as well as the roof covering the ninth floor's sky bar and event area.

A particular challenge in timber construction is the overhang of more than four meters in the north-eastern part of the building. A modern process is used to achieve a cross-laminated timber panel thickness of up to 52 centimetres (20 inches). To exceed the standardised maximum height of 40 centimetres (16 inches), block bonding with increased quality control is used. The special arrangement of the panel joints ensures the necessary transverse rigidity. These innovative developments and experiences make it possible to use the CLTPLUS material in building construction beyond previously known limits.

**Thanks to the enormous amount of solid wood products installed, the hotel room boxes absorb around 1,604 tons of $CO_2$ from the atmosphere.**


© BKK-3 Architektur ZT GmbH

## AirportCity Vienna

The groundbreaking ceremony took place in 2024, and the opening is scheduled for 2025. With the "Vienna House Easy by Wyndham", Vienna AirportCity will have the largest wooden hotel in Europe. 510 rooms will be available to guests upon completion. THEURL will deliver 4,000 m³ of CLTPLUS for this within a few months.

# A LOOK AT CURRENT CONSTRUCTION PROJECTS

## A B&B Hotel is being built in Venice

The international hotel chain B&B Hotel is building a multi-storey hotel building on the Tronchetto in Venice and is relying on climate-friendly construction with CLTPLUS and glued laminated timber. This large-volume wooden building with over 406 rooms is scheduled to be completed by summer 2025.

## BEIC Library Milan

The new BEIC Library in Milan will create an innovative cultural centre. Work began a year ago on the European Information and Culture Library (BEIC) in Porta Vittoria, which will transform the traditional idea of a library into a state-of-the-art cultural laboratory. It will be a place where not only knowledge will be stored, but also a centre of contemporary culture.
THEURL will supply 2,000 m³ of CLTPLUS and 1,000 m³ of glulam.

© Filippo Bolognese Images

© PATRICIA BAGIENSKI

## Vis-à-Vis Vienna

In the urban development area Village im Dritten in Vienna, a scalable, resource-saving pilot project is being developed in a participatory manner with the timber construction Vis-à-Vis. The project aims to take significant steps towards sustainable, circular construction.

Would you like
to see more references?

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