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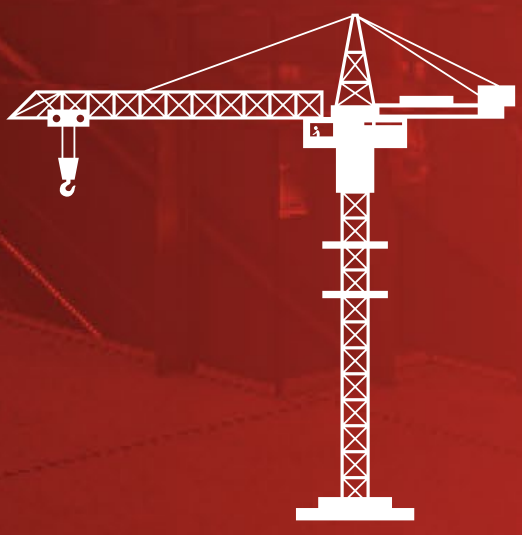
OUR REFERENCES IN

CIVIL ENGINEERING AND BUILDINGS

THREE BUILDINGS IN RUE DES MARAICHERS

Geneva



Client

Hospice Général-Service Immobilier, Les Acacias

Company

100% csc costruzioni sa

Person in charge

Richard McAllister, Project Manager of the client

Work duration

11.2020 – 03.2024

Designers

- dl-c architecture and construction
- lopes & perinet-marquet architects epfl
- Michel Paquet, civil engineer
- CSD Engineers
- Rhône-Electra S.A.

Type of contract

General/Total Contractor

Contract amount

CHF 26’260’026.00 (VAT excl.)

Scope of works

Urban design

Situated in an urban context composed of semi-detached buildings in semi-closed courtyard blocks, the perimeter of the project is occupied by three buildings whose layout offers a counterpoint to the surrounding density. The layout of the future buildings is based on the principle of occupation of the structures to be demolished but adopts a 'variable' and multifaceted geometry.

The pentagonal shape adopted by the planned built volumes not only shows a notable character in the neighborhood, but also enhances the linear façade by avoiding the vis-à-vis between the planned buildings and their surroundings. It also accentuates the feeling of openness and permeability of the block.

Architectural design and program

A basement level connects the buildings together. This level is used for technical rooms, cellars and shelters, storage rooms for bicycle and hobby rooms for future residents.

The ground floors will embrace the collective outdoor spaces: activities such as shops occupy most of the surfaces while accesses to the distribution of buildings are located on both sides of the volumes. Access to the bicycle rooms is provided by internal ramps located in buildings A and C.

The upper floors house the flats. Cluster flats are provided on the upper levels. In the future, these can be converted into 'traditional' accommodation by adapting to the standard flats. The integration of techniques and the construction of the structure will have to take this notion of reversibility into account. A common room on two levels is in building B, which houses a collective garden space on the roof. The roofs of buildings A and C will be equipped with photovoltaic solar panels.

Description of works

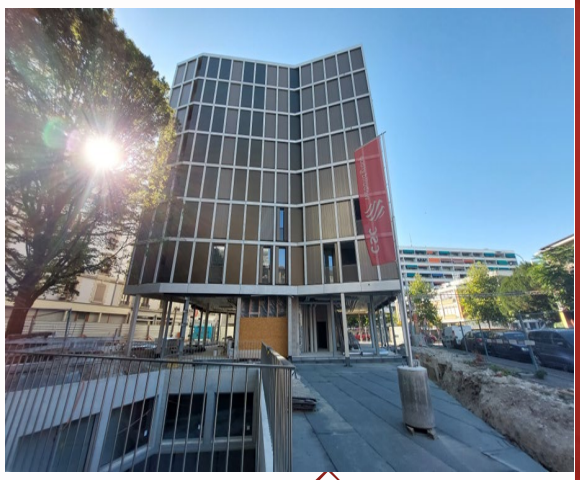
Impact and environment

The project will meet the THPE criteria.

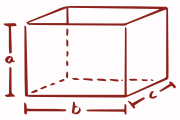
In addition, the project owner is particularly sensitive to issues concerning the building's impact on the environment. To this end, a report prepared by Alter-Ego allows the grey energy emissions of the project to be assessed. A document entitled 'Compliance with Minergie-Eco Exclusion Criteria' sets out the requirements that will be applied during the construction of the complex.

Materials used for finishes, Buildings A, B and C:

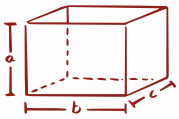
- ventilated façade with clinker covering.
- balcony covering in epoxy resin.
- wood/metal windows for residential purposes and light metal windows for commercial purposes
- flat roof with gravel layer and stainless-steel tin smithing



Main quantities



Building volume:
39,500 m3



Building surface area A:
3,210 m2
Building surface area B:
3'230 m2
Building surface area C:
3'200 m2

Surface area garage:
1'800 m2
Number of flats:
108

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