Lake Geneva Park

TECHNICAL DESCRIPTION

RENTAL AREAS

Glazed façades on ground floor levels:
Mullion-transom system (insulating triple-glazing), natural anodised aluminium profiles with thermal breaks.

Glazed façades on upper floors:
Ventilated double-skin system (one layer of insulating double-glazing and one layer of single glazing), natural anodised aluminium profiles with thermal breaks. Can be opened for cleaning.

Solid façades on upper floors:
Prefabricated concrete with insulation. RAL coloured on the inside and enamelled glass cladding on the outside.

Slat blinds on the façades:
Motorised, with manual and automatic control. Setting by zones possible.

Separation between technical installation areas or passageways:
Reinforced concrete walls with transparent varnish.

Separation between main stairwell landings and offices:
Glazed walls (fire resistance class EI 30) with integrated glazed doors. Powder-coated metallic tube frames.

Toilet facilities:
Plasterboard and plaster block partition walls finished with enamelled paint and ceramic tiling behind plumbing fixtures. Floor tiles. Stratified doors. Plumbing fixtures, taps and accessories included.

Suspended ceilings in offices:
Perforated rectangular metal trays, finished in white. Suspended ceilings in toilets made of metal sheets.

Raised floors of offices and technical installation areas on upper floors:
Modular system on corrosion-resistant metal adjustable jacks, maximum load 3.0 kN/m². Locked, non-removable floor for tiled surfaces. Lighting for communal areas, including toilets and car parks, technical installation areas, emergency lighting and outside lighting (no façade lighting scheduled). Fitting of standard lamps for tenants at their own cost.

Electrical installations:
Main low-voltage distribution boards in the shared basement/ground floor technical installation area. Secondary distribution boards in the IT areas on each floor. Cable routing to offices via the raised floors at tenants' cost. Swisscom connection.

Video-intercom system:
Door station at main entrances and car park entrances. Pre-installation for indoor video stations.

Heating installations
Centralised hot/cold air and domestic hot water production via a reversible heating/cooling heat pump. Additional solar panels for the production of domestic hot water. Offices heated by active beams integrated into the suspended ceiling.

Cooling installations:
Centralised hot/cold air and domestic hot water production via a reversible heating/cooling heat pump. Offices cooled by active beams integrated into the suspended ceiling.

Ventilation installations:
Single air intake and outflow units. Main distribution to upper floors around central clusters. Offices ventilated by active beams integrated into the suspended ceiling.

MCR centralised technical management:
For control and command of heating, cooling, domestic hot water and ventilation installations. A control panel for each floor to monitor and adjust settings.
Signing inside and outside the buildings, including signs indicating technical installation areas and toilet facilities.

Mail boxes:
At the main entrance of each building.

KEY DATA

Client: Credit Suisse SA
Architects: CCHE Architecture et Design SA
General Contractor: Steiner SA
Construction: 2011 - 2013

Site surface area: 19,340 m²
Building volume: 50,625 m³ (building C) – 36,010 m³ (building D)
Floor area: 13,395 m² (building C) - 10,030 m² (building D)
Underground parking places: 142 (building C) – 68 (building D)