

Ersatzneubau Tokeh



SHORT DESCRIPTION

For the replacement TOKEH building, a new morphological building type was generated that combines the two row buildings (longitudinal and transverse to the slope) prevalent in the neighborhood into a cruciform floor plan.

THE PROJECT

Two cross floor plans each grow together. The buildings are designed in timber construction on a solid base. The exterior walls and individual interior walls are planned as load-bearing timber stud walls. The ceilings are made of cross laminated timber.

SERVICES IN DETAIL

- New construction of parking garage, double kindergarten, housing construction.
- Reinforced concrete, masonry, elements, sewerage with jacking, etc.

CHALLENGES

- Complex formwork details in base floors and staircases.
- Staircase cores in type 2+.
- Challenging interplay between moving the precast concrete elements and timber construction assembly.
- Complex procedures for backfilling and external drainage work due to the slope.
- Constantly changing situations regarding work safety, due to slope and concrete/wood construction.
- Deadlines were met on time.

FURTHER INFORMATION

Key data

Use	Residential space, municipal double kindergarten
Project start	04 / 2022
Completion	01 / 2025
Construction sum	CHF 7.63 million
Formwork	26'000 m ²
Reinforcement	695 t
Concrete	5'100 m ³
masonry	250 m ²
Round gravel	5'300 m ³

Source aerial photos: Nelio Ronner

FACTS

Location	Rötelstrasse 94, Zürich , Switzerland
Status	Under construction
Construction volume (value of our services)	7.63 M CHF
Start of construction	April 2022
Completion	January 2025
Building owner	Baugenossenschaft Vrenelisgärtli, 8057 Zürich
Architect	Baumann Roserens Architekten, 8005 Zürich
Bauingenieur	dsp Bauingenieure, Uster

SERVICES

Master building work



<https://implenia.com/en/references/detail/ref/ersatzneubau-tokeh/>

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