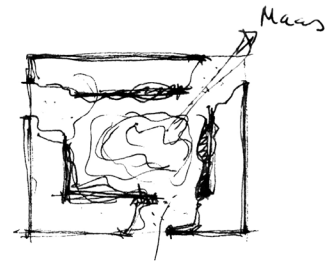


Residential block 'Patio Sevilla' garden in
Ceramique district

Maastricht, Netherlands



Publication's title: Residential block 'Patio Sevilla' garden in
Ceramique district, Maastricht
Typology: Residential, Landscape
Client: Ruijters Vastgoed Ontwikkeling, 3W Vastgoed B.V.
Surface: 23.072 m²
Year: 1999-2004
Status: Built



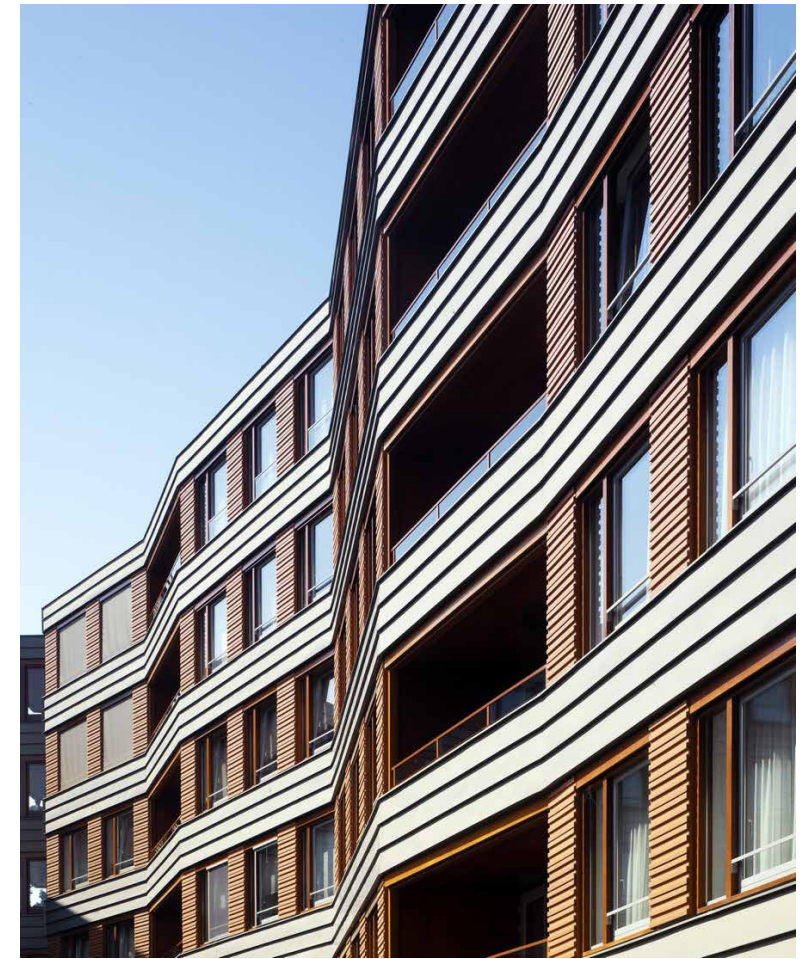
REPORT

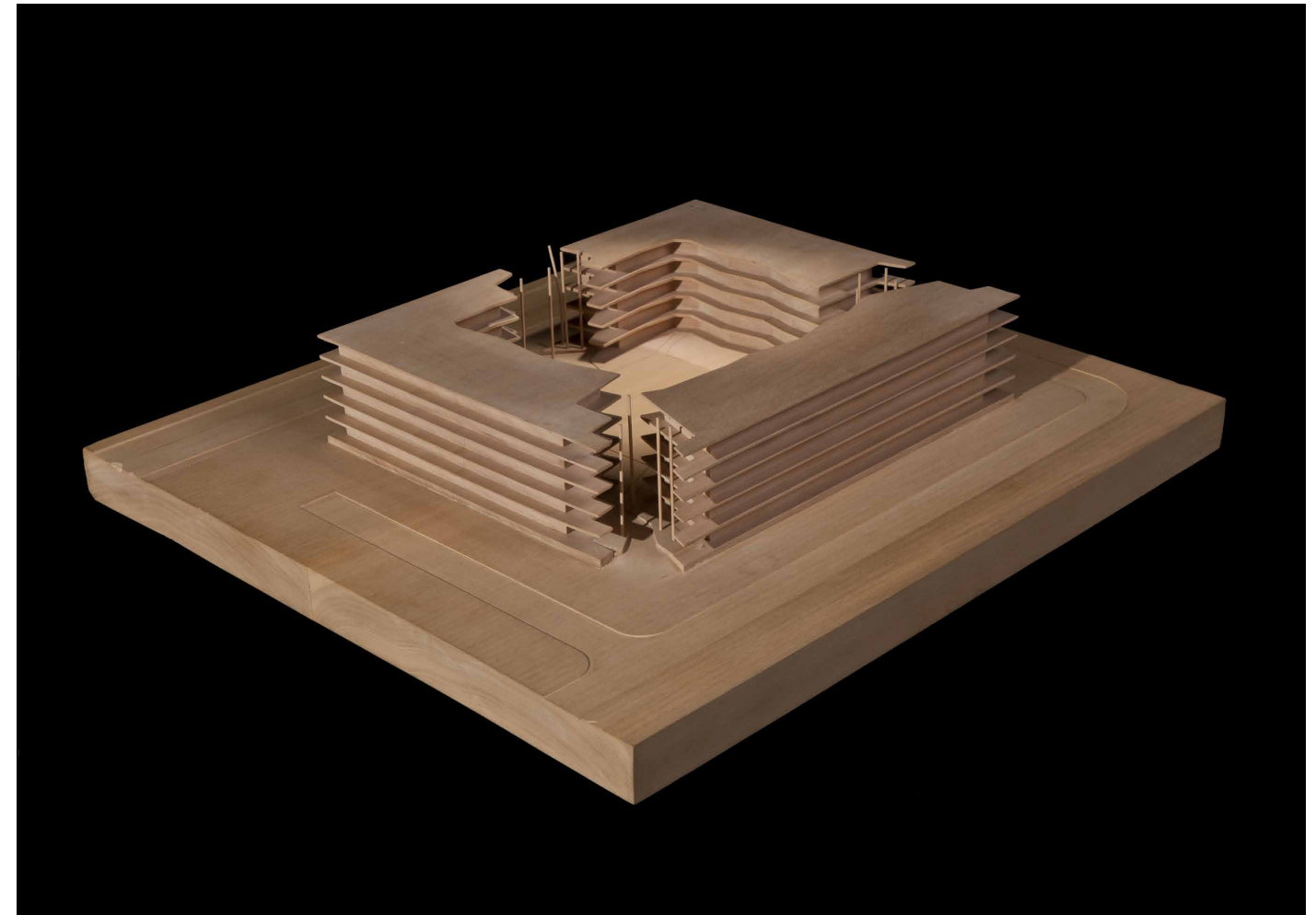
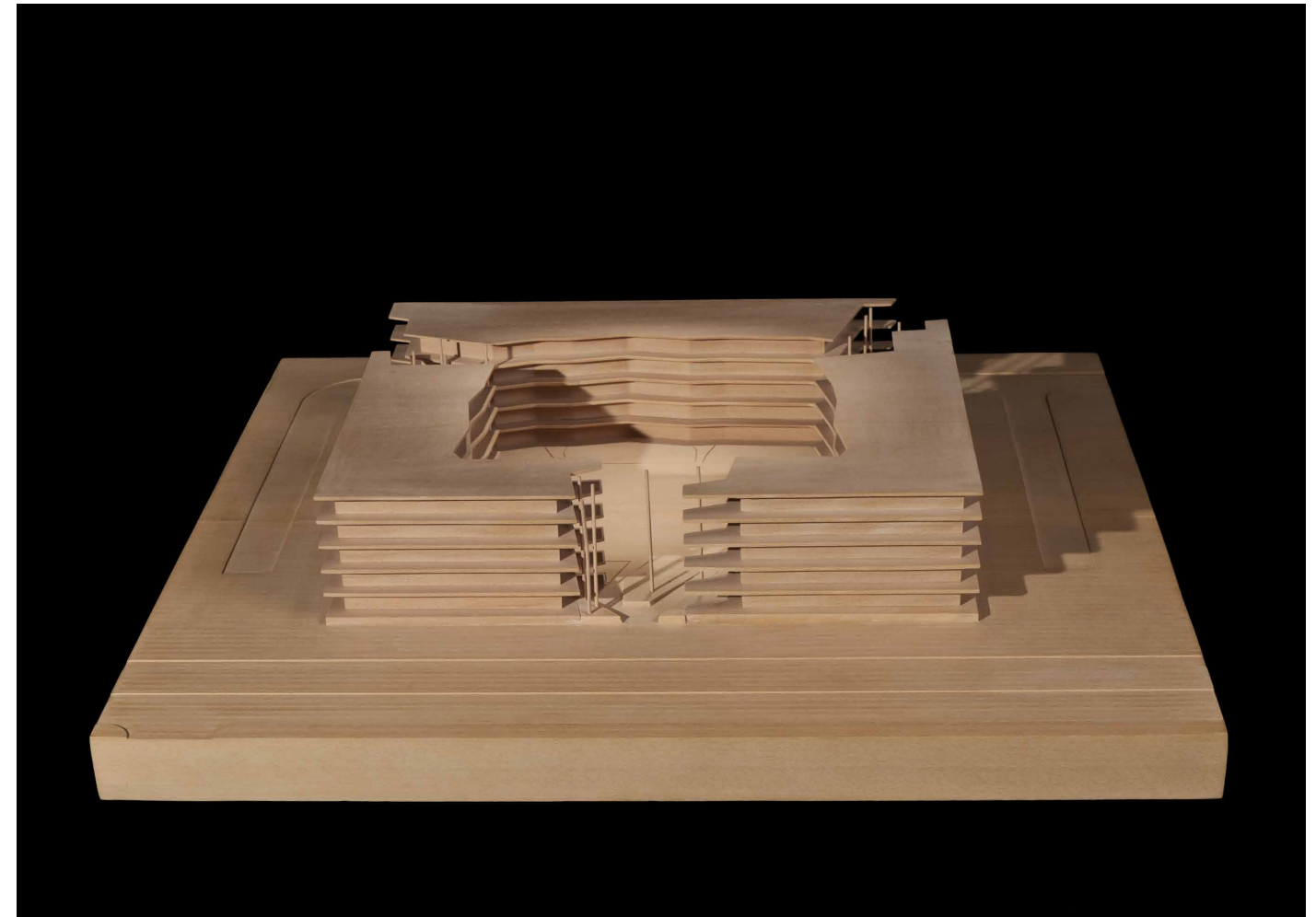
Ceramique Avenue is the central axis of the recent extension along the river that is being carried out in Maastricht in an old industrial area close to the center of the city. Following the guidelines of the urban plan –which imposed some stone plinths, ceramic enclosures and courtyards for public use– the 98 apartments are grouped in a rectangular block that share alignment with the Bonnefanten Museum, located in the adjacent plot.

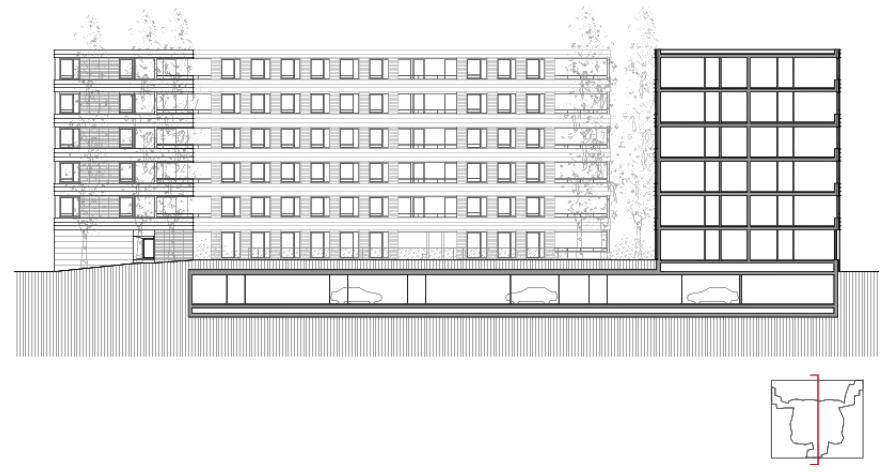
The differences between exterior and interior, that is, exterior flat façades that strictly adapt to the street alignments and creased inner walls that define the organic geometry of the courtyard. The interior meets the evenness of the street by means of three accesses where randomly set poplars serve as thresholds which hold up the exposure of the central void. The uniform and open garden which fills the block's courtyard –traditionally a private domain– is incorporated in this way to the urban sequence of public spaces providing alternative pedestrian paths midway between the city fabric and the tree-lined promenades which run along the course of the Maas River.



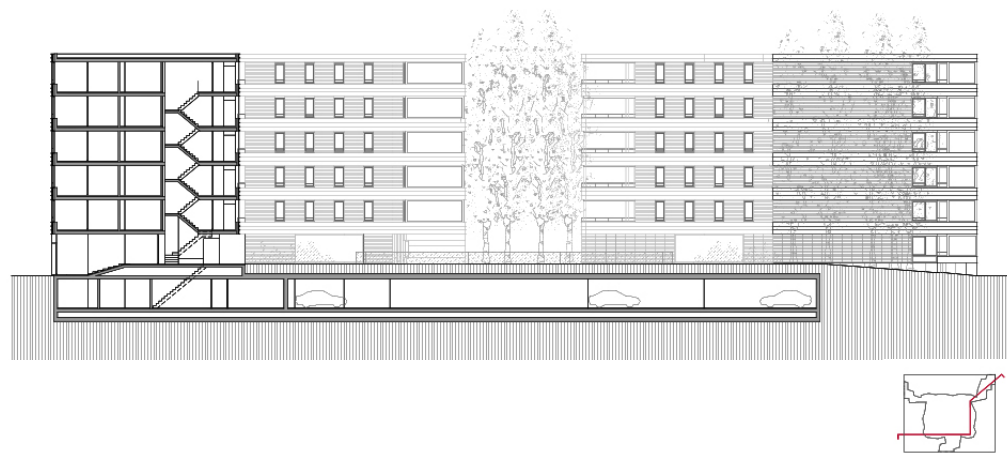
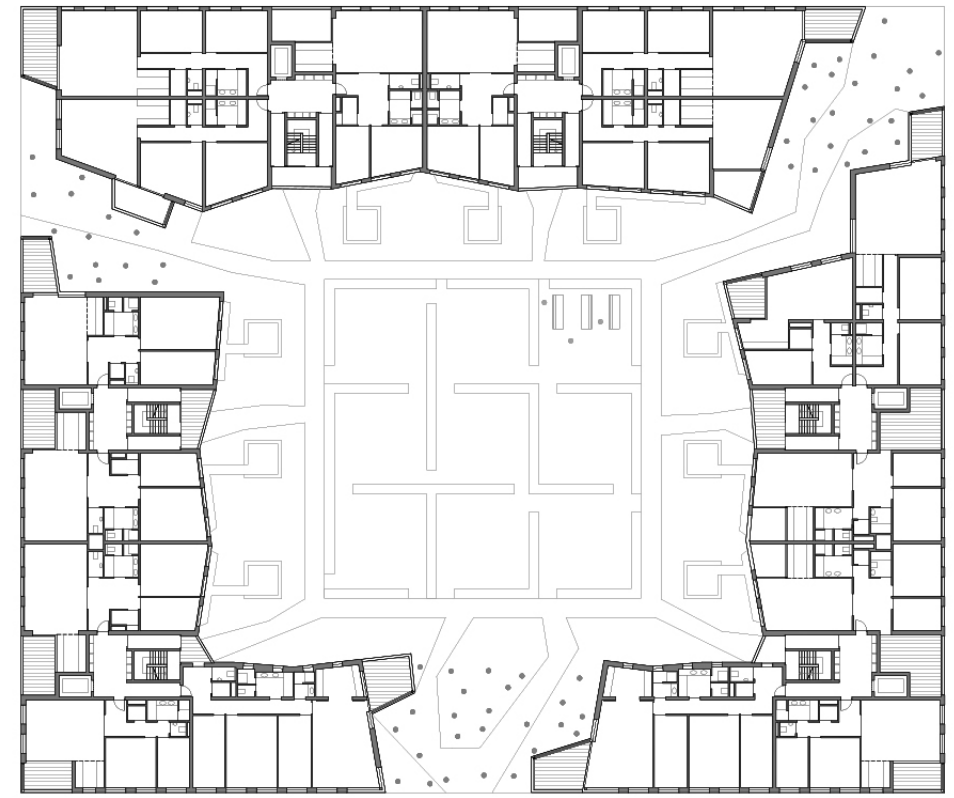




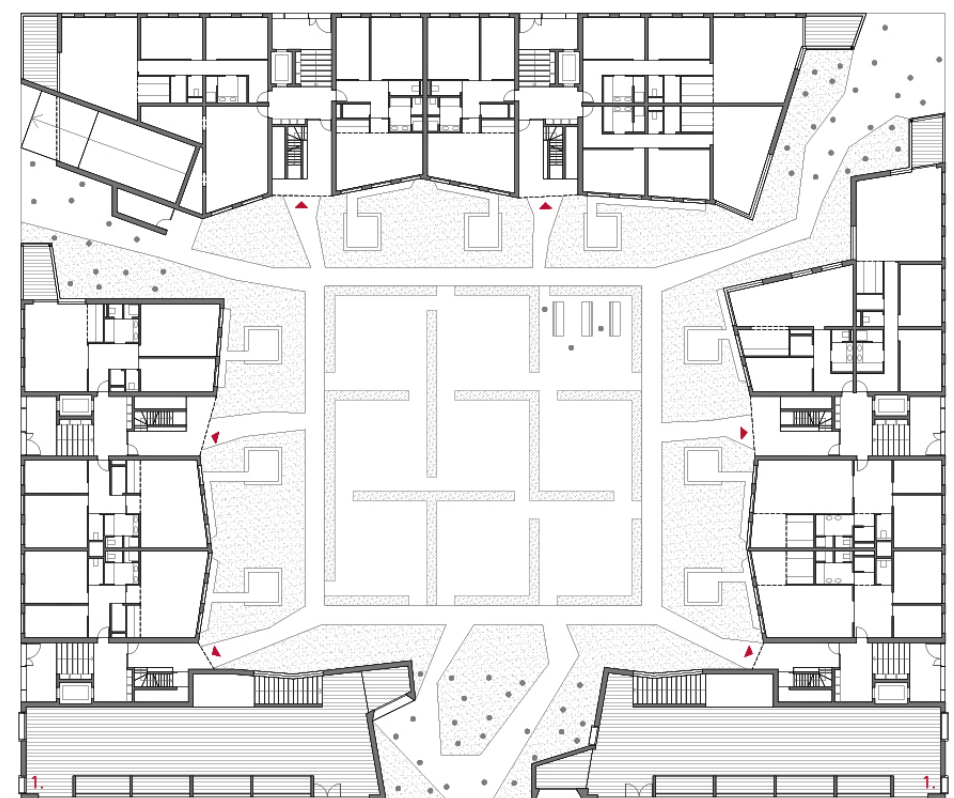




First floor

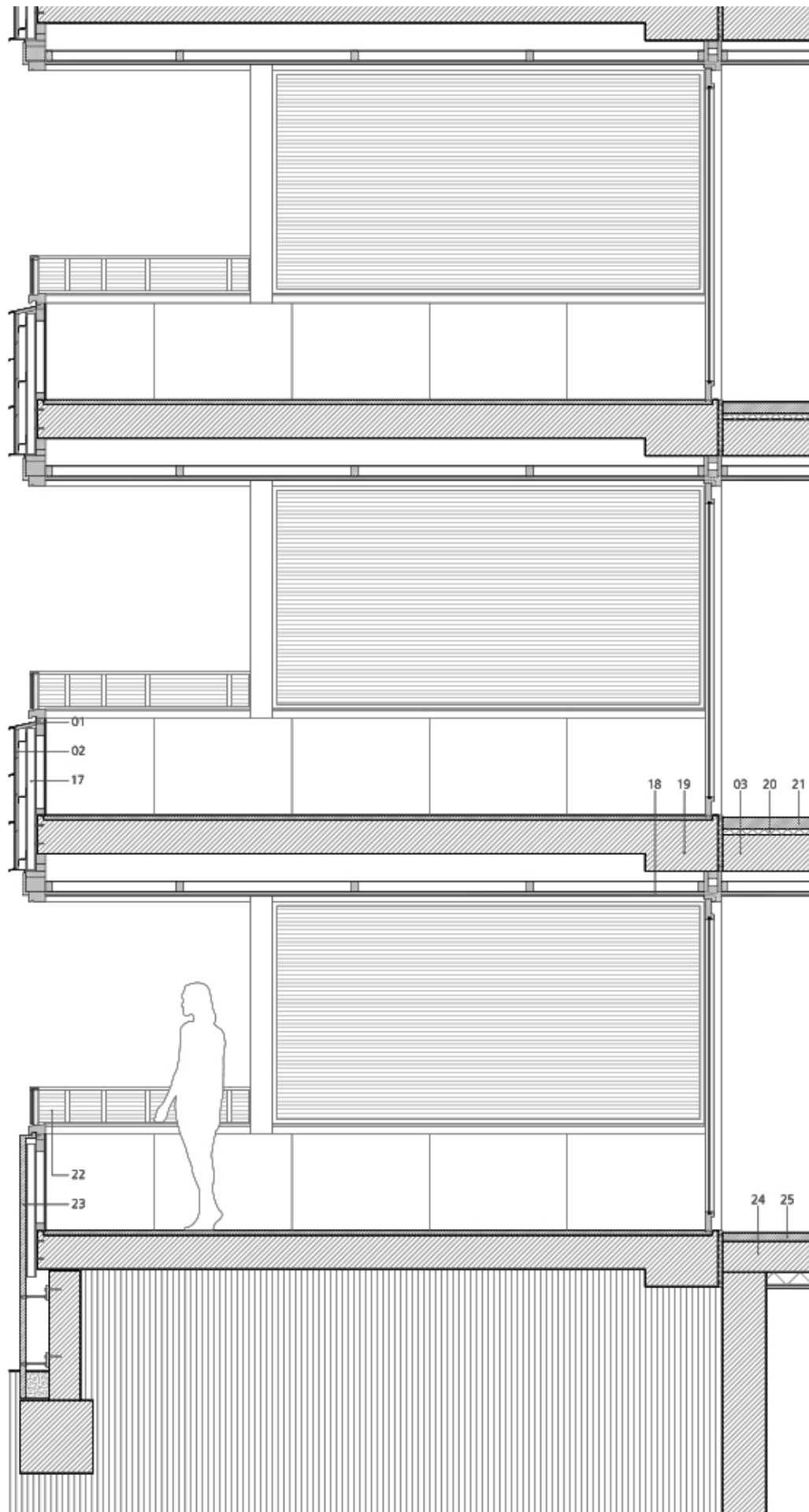


Ground floor



Sections

Floor plans



- 01 Remate de zinc
- 02 Chapa conformada de zinc
- 03 Estructura portante losa de hormigón
- 04 Mortero de formación de pendiente e=120mm
- 05 Barrera de vapor
- 06 Aislamiento de poliestireno extruido e=55mm
- 07 Delta drain con protección de lámina geotextil
- 08 Lámina geotextil
- 09 Capa de grava de 20/40mm e=60mm
- 10 Remate de aluminio composite e=4mm
- 11 Estructura auxiliar de madera
- 12 Piezas cerámicas prefabricadas
- 13 Aislamiento de poliestireno extruido e=100mm
- 14 Fábrica de ladrillo macizo e=15cm
- 15 Enlucido e=1cm
- 16 Carpintería practicable de madera
- 17 Montante
- 18 Placas de Prodema pegada
- 19 Losa de hormigón e=250mm
- 20 Aislamiento e=40mm
- 21 Pavimento e=80mm
- 22 Barandilla de acero con vidrio e=6mm
- 23 Placas de piedra
- 24 Suelo acabado e=60mm
- 25 Forjado de losas alveolares e=200mm

CyO
Cruz y Ortiz
Arquitectos

TECHNICAL DATA OF THE PROJECT

Residential block 'Patio Sevilla' garden in Ceramique district, Maastricht, Netherlands

MAIN DATA

Client:	Ruijters Vastgoed Ontwikkeling, 3W Vastgoed B.V.
Address:	Block 29, Avenue Céramique, 180. 6221 Kx Maastricht, Netherlands
Type:	Residential, Landscape
Status:	Built

DATAS

Competition:	-
Design of project:	1999
Construction:	2001-2004
Implementation:	2004

SURFACES

Site:	4.972 m ²
Main building:	20.833 m ²
Other buildings:	-
TOTAL:	23.072 m ²

PROJECT TEAM

Main Architect:	Cruz y Ortiz Arquitectos
Collaborators:	Belén Rivera, Thomas Offermans, Bruno Van Flüe
Local Architect:	Buro Hoen
Interior design:	-
Lighting design:	-
Landscape architect:	Cruz y Ortiz Arquitectos
Restoration architect:	-
Digital imaging:	-
Model:	Jacinto Gómez
Photography:	Luuk Kramer, Fotowork (Model)
Structural engineering:	A.F.M. Kerbossen
Climate engineer:	-
Building physics advisor:	-
Fire safety specialist:	-
Health and Safety:	-
Urban planning:	-
Survey:	Projectbureau J. Van der Wijngaard
Site control:	-
Contractors:	Smeets Bouw b.v.