

23
03

Drytech
Waterproofing System Engineering

Drynews

Form and
function



Form and function

In the first half of the 19th century, the American sculptor Horatio Greenough establishes a direct relationship between aesthetics and utility. He expresses it with a poetic and effective phrase: beauty is the promise of function. The form must find its meaning in the function. And that's nice.

With the gaze of the sculptor, Greenough enthusiastically analyzed and wrote about the harmony of animal bodies, the practical beauty of machines, the profile of ships, shaped by the need to plow the waters.

He argued that in architecture formal solutions had to be inherent in the functions of the building, in this anticipating functionalist thought. In the appearance of an object lies what it does.

It is a type of beauty that moves in the area of essentiality. A beauty by subtraction and simplification.

It is an important consideration because on the one hand it frees the form from the prejudice of the ephemeral, on the other it gives the function an aesthetic quality that makes it self-sufficient.

The form must express the function. But that is not all. Form contributes to function and vice versa. It is the principle of design. It is the characteristic of our waterproofing systems.

Form and function coincide in the Drytech Tank. In addition to making the waterproofing solid and effective, this approach frees up the architectural project and does not condition the construction.

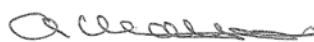
This principle also applies to the Drycoat waterproof covering, which waterproofs surfaces by adapting like a second skin to the architectural project, moreover freeing it from tinsmithery.

Both the Drytech Tank and Drycoat are made up of a few elements of uncompromising quality: this is what makes them so essential. In all senses.

In both cases, waterproofing does not set limits to the architect's design, does not condition the engineer's structure and does not affect the construction company's calendar, as demonstrated by the construction sites that we describe in this issue of Drynews.

The phrase "*Beauty is the promise of function*" is also a beautiful phrase. That's why it works!

Andreas Krattiger



CEO Drytech Group



Beauty is the promise of function.*

(*) Horatio Greenough, *Form and Function. Remarks on Art, Design and Architecture*, posthumous collection 1947



Scan and watch
the Drytech commercials

2/ Ageless beauty

Rivabella Residence, Magliaso

10/ Do school

Primary School, Bedano

16/ Context

Gioia Garden 1 and 2, Milan

20/ The hospital and the city

Beata Vergine Hospital, Mendrisio

26/ Relationships and privacy

San Celso Residence, Milan

30/ Ra Curta

Ra Curta Residence, Montagnola

34/ Orient Hôtel

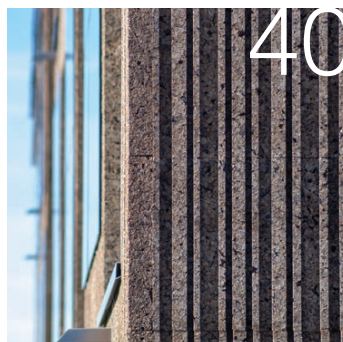
Grand Hôtel et des Iles Borromées & SPA, Stresa

40/ Ecosystem

Lo Scudo di Stabio

46/ What color do you want the waterproofing?

Town Hall, Bioggio



40



2



16



34



10



INDEX



30

Drynews
March 2023

The Newsletter of
Drytech Group
The waterproofing
specialists

Ageless beauty

The new wing of the Rivabella Residence takes the concept of rest and care house to a level of comfort and beauty that overturns all preconceptions about this type of structure. Inaugurated 30 years ago on the bank of the Ceresio, the residence in Magliaso has been given a new and very modern wing which, together with the historic buildings, forms a spectacular courtyard overlooking the lake.

Project:
Structure:
Construction:
Drytech Tank:

Luca Gazzaniga Architects, Lugano
Eng. Galli & Associati, Cadempino
Garzoni, Lugano
380 m²



PHOTO: Enrico Cano, Lugano



PHOTO: Enrico Cano, Lugano



The new pavilion appears extraordinarily light, almost suspended due to the retreat of the podium, camouflaged by the shadow cast by the upper volume and by the large windowed walls of the common areas, which make it permeable to the background.

The facades have a distinctly horizontal development, confirmed by the proportion of the openings. This panoramic effect, also perceptible on the short side of the pavilion, amplifies the impression of lightness of the structure..

Water represents an equally central element in the architecture of the residence. In addition to the lake, which naturally directs and catalyzes the views, a small lake with a water garden, water lilies and fountains opens up in the center of the lawn that slopes gently towards the shore. Around the sheet of water a theory of sinuous pedestrian paths develops which allow a total and circular use of the entire park..



Ageless beauty



PHOTO: Enrico Cano, Lugano



PHOTO: Enrico Cano, Lugano

The ground floor houses the large restaurant room, the gym, the physiotherapy and the wellness centre, with the spa equipped with Kneipp path, salt room, massage centre, and then the waterproof structures created with the Drytech Tank: sauna, turkish bath, indoor pool and whirlpool.

The Residence is organized to guarantee guests the possibility of maintaining their habits and independence. Among others, it has about thirty apartments for self-sufficient people who have the opportunity to use the services of the adjacent nursing home, the wellness center and the gourmet restaurant which, upon request, can also deliver meals directly to the apartment.

The attention to the personal history and individuality of the residents also passes through the possibility of being able to choose the furnishings of the rooms and suites, even using one's own furniture.



PHOTO: Enrico Cano, Lugano



PHOTO: Enrico Cano, Lugano





PHOTO: Enrico Cano, Lugano



Ageless beauty



Due to its activity of exhibitions and concerts, the Rivabella Residence has become a cultural reference, to the point that its Art Gallery is the main exhibition center of the region. This cultural offer is accompanied by a remarkable concert season which, in the summer, has this fascinating corner of the lake as its backdrop.

ticino@drytech.ch





PHOTO: Enrico Cano, Lugano



PHOTO: Enrico Cano, Lugano



PHOTO: Enrico Cano, Lugano

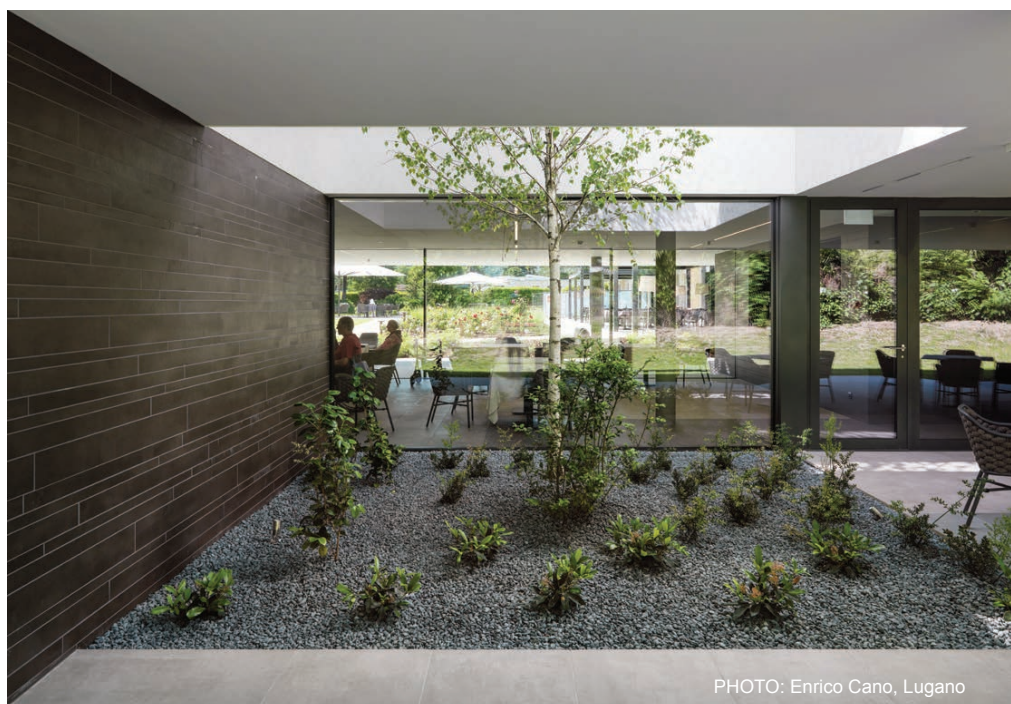


PHOTO: Enrico Cano, Lugano

Ageless beauty



Do school



There is an additional emotional involvement in designing and building a school. There is a sense of the future that invests us with a further responsibility. There is the evocative power of memories: the first day of school, our first day. And then all the other first times in

school that determined what we would become. School is a precious thing for anyone, because we've all been there. The primary school of Bedano returns to the village after 50 years. It therefore has a special significance that, at the inauguration ceremony, the ribbon was



Do school

Project: Architect Egidio Vezzoli, Bedano
 Structure: K.ing Engineering, Agno
 Construction: Giovanni Quadri Company, Cadempino
 Drytech Tank: 2'500 m²



cut by Elvezio Zambelli: the last teacher active at the primary schools in the town, which closed in 1972 when the last section left Bedano to move to Taverne.

The architect Vezzoli has designed a structure made up of two perpendicular bodies: one dedicated to the classrooms and service areas and the other to the gymnasium, with a gallery for the public. The corner between the two bodies forms a space characterized by a large lawn, bordered on the

third side by the steps of a grandstand that emerges from the greenery, creating a continuum with the surrounding nature.

It is the contemporary and organic version of the school courtyard, perfectly inserted in the context of the hill on whose slopes the school complex stands.

Nestled in the profile of the slope, the building is partly underground and was built with the Drytech Tank.

Do school



On the ground floor of the main building are the management, administrative offices, canteen for about 60 students, after-school facilities and the large entrance hall with access to the gym.

On the two upper floors there are the classrooms, set up to favor maximum flexibility in the organization of the class, according to the different activities.

Each level houses three teaching rooms, a space for teachers and additional rooms for support, music and creative activities.

A beautiful and welcoming place to experience the unforgettable emotion of the first day of school.



ticino@drytech.ch





Context

More than a dialogue: a hug. Architect Diego Fumagalli designed the Gioia Garden 1 and 2 residences starting from the stylistic features of the classic Milanese building they adjoin.

He has created an architectural continuity made up of quotations and references, which harmonizes the relationship between the two buildings, enhancing their formal differences.

Starting from this connection, the buildings in via Melchiorre Gioia 177/179 develop their own architectural identity, fitting perfectly into the context.

The line of the first stringcourse continues seamlessly from the old to the new building, establishing a relationship between the commercial floor of one and the common areas of the others.

Gioia Garden 1 and 2 enhances this element with a Ceppo di Poltragno cladding that underlines the formal continuity between the two buildings.

It also reproduces the openings of shop windows (among others: a newsstand and a stationery shop!) both in size and in the elegant relief frame.

If in the historic building the openings mark the street level with a constant pace, in the new one the space between one opening and the next evolves progressively.

Some of the openings on the street level of Gioia Garden 1 and 2 are references to the typical Milanese shutter, also made with lamellar wooden grilles that reflect the proportions of the original. At the point of contact between the two buildings, the height of the

volumes was respected and, in Gioia Garden 1 and 2, the stringcourses of the residential levels are barely hinted at, to conceal the slight differences in height of the floors comparing to the historic building.

Once continuity with the existing one has been established, the architecture of the new building unfolds all of its character: with the articulation of the facade through the volumes of the terraces and the deep recesses of the winter gardens; with the hanging gardens dotting the building at different levels; with the three additional floors, progressively set back from the main facade.

The highest volume itself contains a further quotation, taking up the hori-



Project: Architect Diego Fumagalli, Milano
Structure: STG Engineering, Milano
Construction: Domus Service CO, Milano
Drytech Tank: 2'753 m²



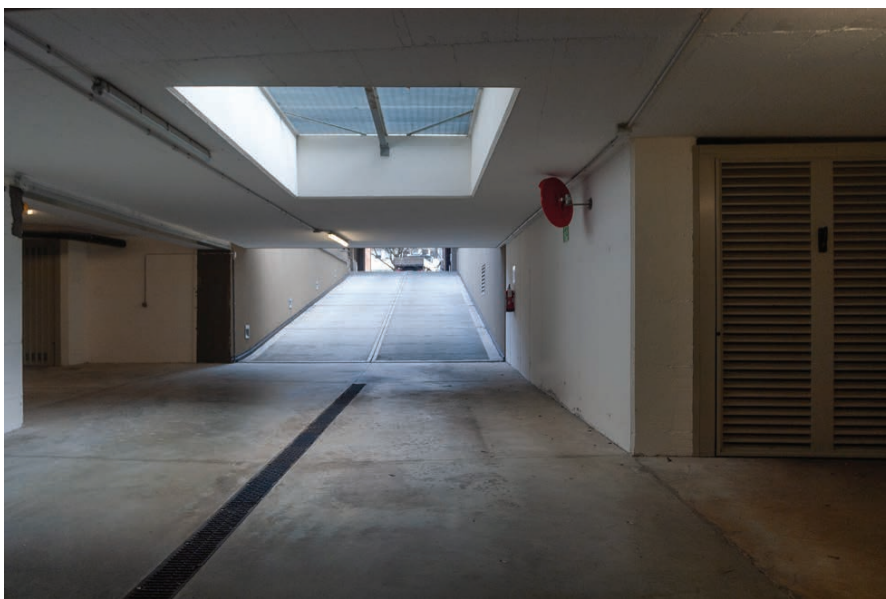
zontal shutters that characterize nineteenth-century architecture.

While the historic building develops with the classic square plan around the internal courtyard, Gioia Garden 1 and 2 consists of two main bodies, one of which is set back from the street front. This misalignment guarantees space and views to all apartments.

Due to the presence of the water table and the proximity to the Naviglio della Martesana, all the underground structures, including garages, were built with a 2,753 m² Drytech Tank.

italia@drytech.ch

Context



The hospital and the city



Project: Gaggini Studio D'Architettura, Lugano
Structure: Pianifica Consulting Engineers, Locarno
Construction supervision: Direzione Lavori, Lugano
Construction: Barella, Chiasso
Drytech Tank: 3'500 m²



Mendrisio regional hospital is located in an area on the edge of the historic centre, characterized by the presence of buildings surrounded by majestic gardens.

The first nineteenth-century villas have recently been joined by institutional buildings related to education. Villa Argentina, Palazzo Turconi, the remains of the ancient convent of the Ursulines, Villa Torriani, the Canavée schools, the Beata Vergine Hospital, the Academy of Architecture with the Theater of Architecture, constitute a whole of great value both historically and -cultural, and as a health-school center of regional importance.

The arrangement of the hospital extension aims first of all to strengthen this whole through the definition of a public space: an urban park capable of offering a spatial quality to the buildings that abut this place. The Project for this space is made up of few materials and the presence of many trees, in the tradition of the squares present in Ticino.

The main architectural decision for the new wing, such as the porticoed ground floor and the design of the façade, largely derive from the particular condition of a hospital building surrounded by a public space.

The building is made up of a post-

acute care level located on the upper floor and 4 levels with outpatient contents with different specializations.

The typology and distribution respond flexibly to the various functional needs: a central spine with vertical circulations and technical rooms articulates the lateral spaces with two corridors.

The static structure, simple and

repetitive on the upper levels, is interrupted on the ground floor with much larger spans in order to be able to cope with the various pre-existences of the underground levels, in particular the car park, which was kept in operation throughout the entire period of the works.

A lowered courtyard under the public

space opens onto areas that users use outside the normal opening hours of the hospital.

The basement rooms, the underground ones and the extension of the garage with 127 parking spaces under the new square were created with the Drytech Tank system.

The facade seeks an adequate



PHOTO: Alexandre Zveiger, Lugano

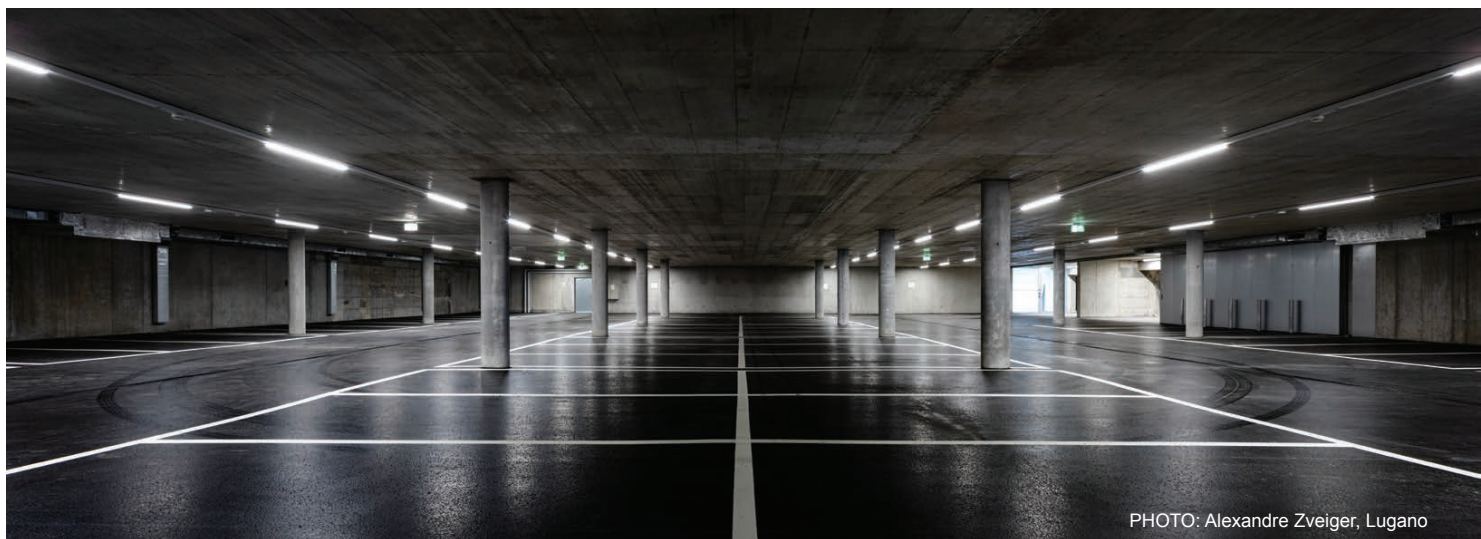


PHOTO: Alexandre Zveiger, Lugano

The hospital and the city



PHOTO: Alexandre Zveiger, Lugano



PHOTO: Alexandre Zveiger, Lugano

response to the public situation of the building, allowing an open view towards the outside but at the same time a closure and an appropriate discretion for those looking from outside.

Through the twisting of standard aluminum profiles, each laid with a 90° rotation with respect to the previous profile, the building is given a precise identity.

This surface grid makes the divergent division of spaces, opening parts, curtains and opaque glass present in the composition of the rooms unified.

ticino@drytech.ch

The hospital and the city

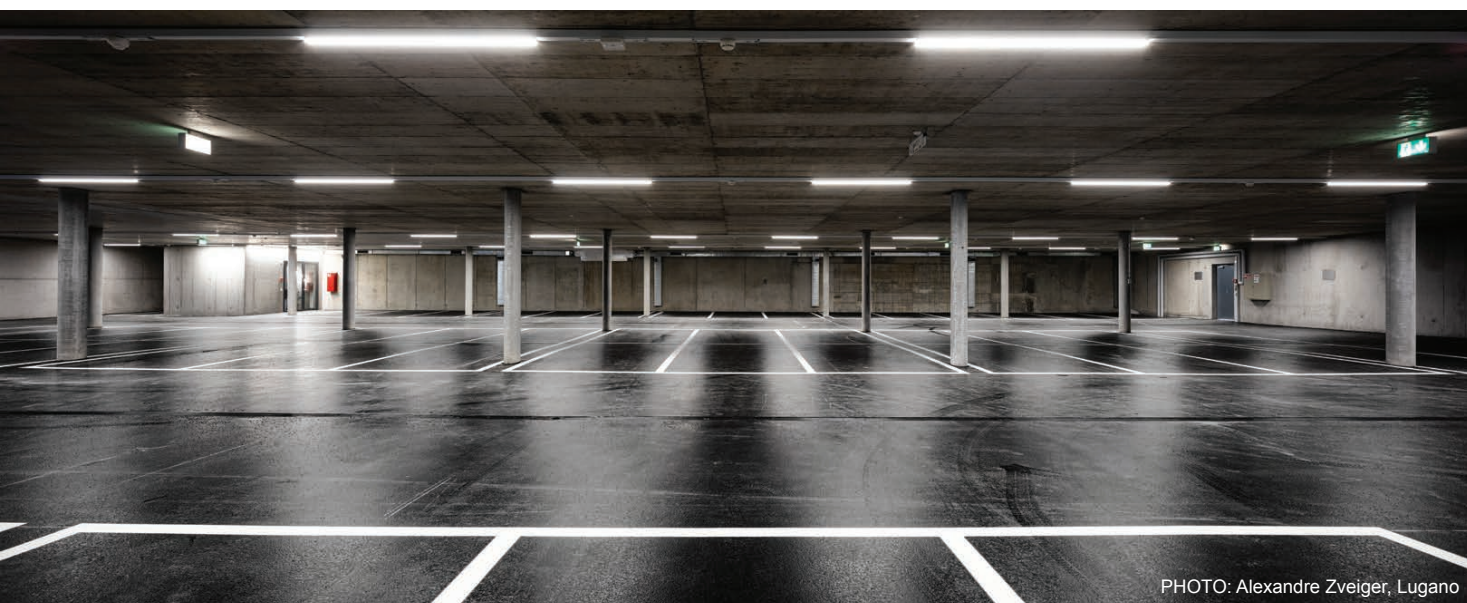
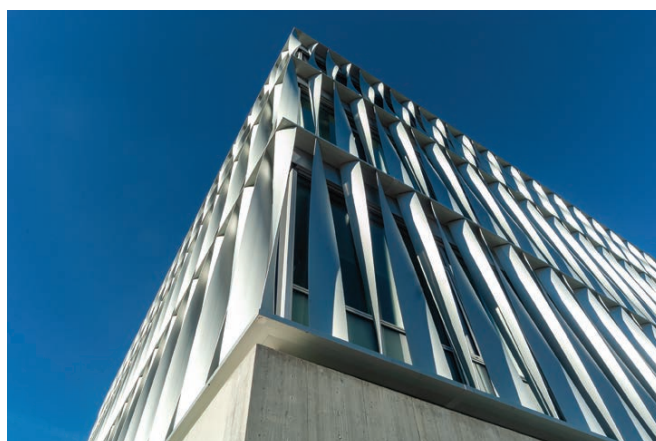


PHOTO: Alexandre Zveiger, Lugano



PHOTO: Alexandre Zveiger, Lugano



Relationships and privacy



The existence of each of us oscillates between private life and social life. The relational relationship between the public and private sphere varies according to age.

From the microcosm of parents to the open and adventurous world of school and friends, from the intimacy of the couple to the variety of work: in this constantly evolving dialectic between *me*, *us* and the *others*, the path of our life unfolds, forming the our identity.

The meetings, both private and social, take place in *places*: the house and the street, the school and the childhood bedroom, the company and the place of the heart.

The architecture of a residence for the elderly must be able to enclose all these possibilities in a single building.

It is a fascinating challenge, made up of spaces and paths that allow each person to be themselves, respecting their character, history and condition.

Furthermore, the structure must be a place permeable to the city and to affections, but at the same time protected and safe.

The Residenza San Celso in Milan was built with these principles.

The rooms are spacious and with large windows that favor natural lighting and a more aware perception of time by the guest. They are equipped with electronically adjustable beds and



Contractor: Rodevita San Celso, Milano
Preliminary project: Health Invest, Milano
Executive project e C.M.: Architect Maurizio Zapelloni, Borgomanero
Structure: Engineer Salvatore Moneghini, Storo
Construction: Gamma, Bodio Lomnago
Drytech Tank: 4'453 m²



Relationships
and privacy





private bathrooms complete with all accessories. They are mostly single rooms and the double ones have the possibility of being transformed into double bedrooms.

The building is spread over 5 floors above ground and a basement. The ground floor houses the general services such as the reception, the bar, the central restaurant, the administrative offices and the day centre, while the bedrooms are located on the upper levels. Each floor, characterized by a different color, has a common area dedicated to the dining room and living room, made easily accessible by simple horizontal paths that can be used by every guest.

In the basement there is a large car garage realized with the Drytech Tank system, reserved for the cars of guests' relatives, as well as for staff and for loading and unloading activities.

italia@drytech.ch



Promoter: Tognola Group, Lugano
General contractor: Abacho, Lugano
Project: A++, Lugano
Structure: Casanova Engineering, Pazzallo
Construction: GTL, Gravesano
Drytech Tank: 4'200 m²

Ra Curta



The project of the Ra Curta residences arises from the conformation of the land on which it stands. The emerging architectural elements follow the natural morphological elements of the site, to allow the project to be strongly rooted to the context and to be in balance with its surroundings. The translation of the blocks downstream and the different heights lie harmoniously on the natural terrain, guaranteeing maximum privacy and visual channels to the lake.

The study of details is the fulcrum of the design decisions: it can be perceived from the shape and care of the construction elements, from the sunscreens that become decorative elements that dialogue with the design of the fences, the structure of the pillars and the design of windows and lights, as well to the study of internal spaces, both common and private, designed to obtain the maximum living comfort and design level.

The 4 blocks which mirror each other, accentuating symmetries and proportions, are crossed by two stairways which become urban connections between the streets of Montagnola.



Ra Curta





Large terraces emerge from the ground like horizontal blades, the edges of which are made with different materials that form suspended frames and light eaves. Particular attention has been paid to brightness, while maintaining a high level of privacy.

The result is fully glazed living areas and well-lit sleeping areas.

Drytech created both the hanging pools and the underground waterproof structures, including the long and elegant access lane to the private garages of the properties.

ticino@drytech.ch

Orient Hôtel

In September 1918, during the First World War, a 19-year-old American soldier was wounded and convalesced in Stresa.

That boy is called Ernest Hemingway and, fascinated by the beauty of Lake Maggiore, he set there part of his novel *A Farewell to Arms* - 1929 -, making the Grand Hôtel des Iles Borromées famous all over the world.

It is just one of the many crossroads with history that built the legend of the great hotel, inaugurated in 1863.

With the opening of the Simplon railway tunnel, Stresa became a privileged destination for European elite tourism and, in 1919, was included in the sixth route of the Orient Express: the one which from London reaches Istanbul through Italy, via Milan, Venice and Trieste.

Soon the Simplon Orient Express set off to be the most successful route and getting off at Des Iles gives wealthy travelers the first suggestive impact with the Bel Paese.

In the hotel, they find the same refined and perturbing luxury as the carriages of the OE. Looking out from one of the 120 rooms, they gaze upon the first marvel of the garden of Europe: a wide and luxuriant gulf, welcomed by a crown of snow-capped peaks and dotted with jewel islands.

In over a century and a half of history, the Hôtel des Iles Borromeés has been able to adapt the concept of elegance to the evo-





Project: Architect Statilio Ubiali, Verdellino
Structure: Eng. Marco Danioni, Dormelletto
Eng. Carlo Sammartini, Cassano Magnago
Collaudo: Architect Alberto Marzaro, Mercallo
Construction: Bellani, Arona
Drytech Tank: 2.850 m²



lution of times and tastes, without
distorting its inimitable liberty style.

Year after year, the large halls full of
mirrors and fabulous chandeliers have
been restored, the rooms have been
refurnished, and the services made
functional and modern.

The new Spa was inaugurated in
2022, with wellness programs, saunas,
Turkish baths, salt rooms, as well as
indoor and outdoor pools and whirlpool
tubs, all built with the Drytech Tank
integral waterproofing system.

The construction speed of the

Orient Hôtel





Drytech system has allowed the Bel-lani company of Arona to remove the waterproofing activities from the work schedule, delivering the new structure in time for the opening of the high season.

The Drytech Engineering team also designed the solution for a sensitive structure detail within the space: the passage between the indoor and outdoor pools, which was subject to significant temperature variations given the season changes.

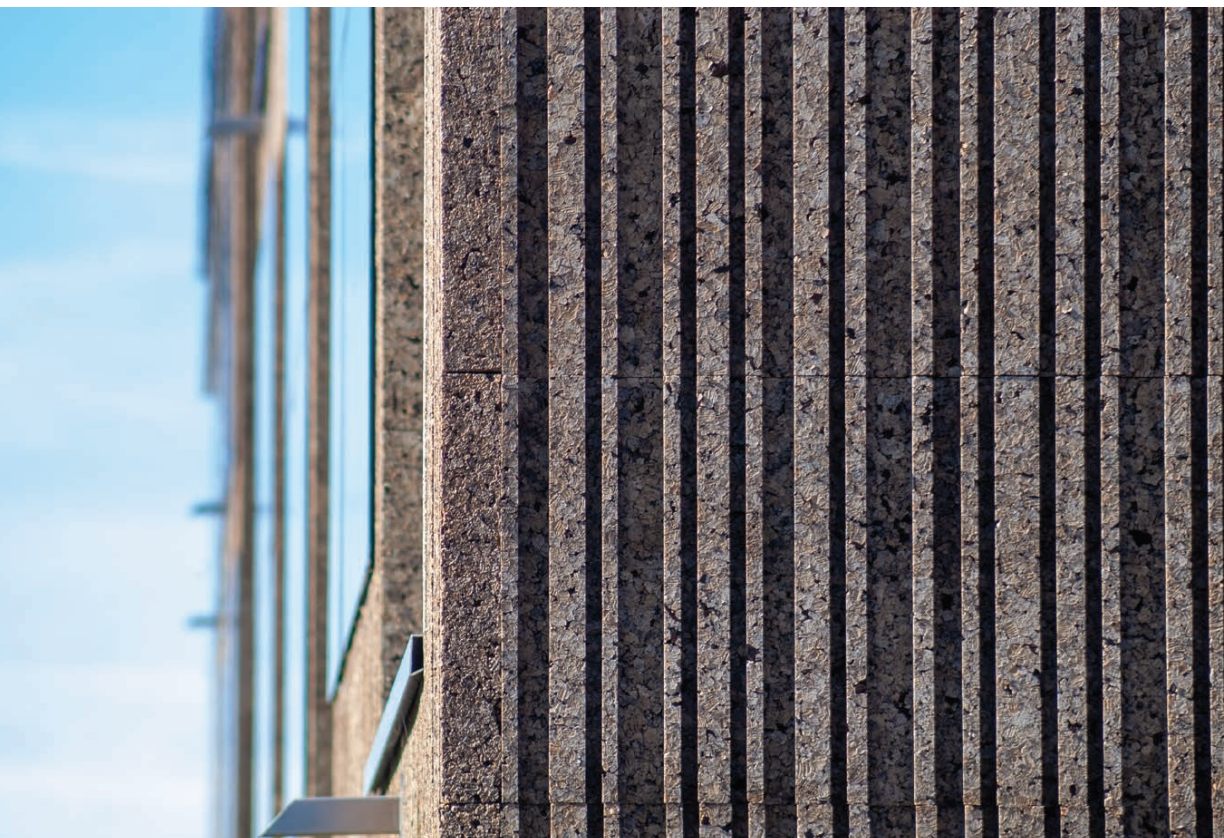
italia@drytech.ch





Orient Hôtel

Ecosystem



A building that produces environment. It is the new frontier of construction, which extends the concept of sustainability to the regeneration of biodiversity, establishing an active and osmotic connection with the context.

The Scudo of Stabio by the architect Giuseppe Rossi is Minergie-P-ECO certified and is the first residential building in Ticino built according to the Swiss Sustainable Construction Standard (SNBS 2.0 BUILDING - GOLD certified). For the innovative choices that characterize it, it was selected among the finalists of the Active House Awards 2022 in Holland.

Each design choice was made according to this new Sustainability Standard: from the reduction of the “grey” energy produced in the Construction to the structure management technologies, from energy efficiency to the production of renewable energy up to the creation of functional greens for the generation of biodiversity.

A sustainability that begins with the volumetric compactness of the structure, functional to the energy efficiency of the building, which offers about twenty apartments, including one and two-room apartments, for short or medium-term stays in the Mendrisiotto area, and flexible spaces for offices, also co-working. the Construction consists of two plants. The first, in recycled reinforced concrete, concerns the basement, the ground floor and the central distribution volume. The other consists of two wooden macro-volumes, dedicated to the apartments spread over two floors. Vitro-photovoltaic tiles are set on the suggestive cork skin: a system of renewable energy production that combines functionality and design and makes the building self-sufficient.

To reduce consumption, the building uses a heating system based on two heat pumps fed by groundwater. Cooling also uses the temperature of the groundwater through a heat exchanger. A mechanical ventilation system, equipped with filters, allows a hygienic exchange of air with heat recovery.





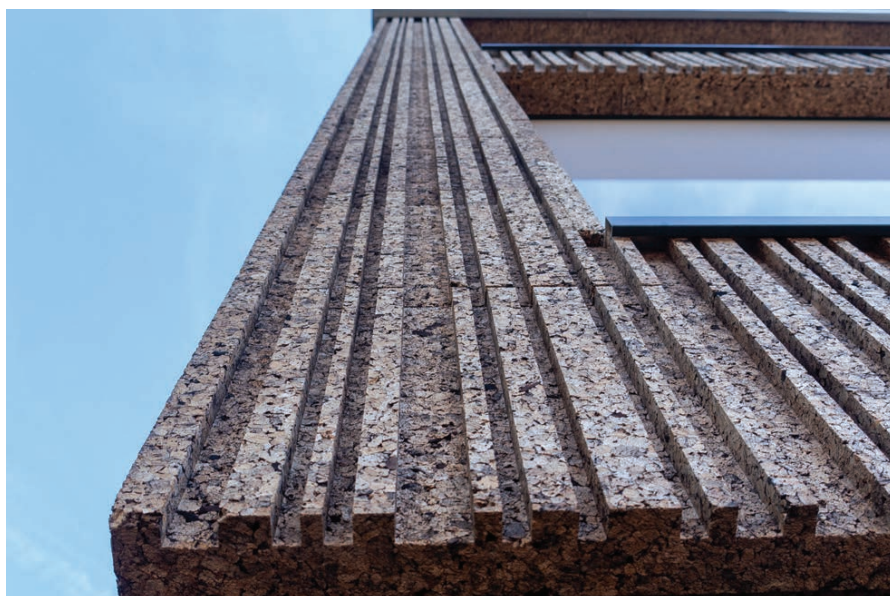
General contractor: Luca Bolzani, Mendrisio
Project: Arch. Giuseppe Rossi, Mendrisio
Structure: Eng. Roberto Mondada, Balerna
Construction: Garzoni, Lugano
Drytech Tank: 260 m²



The project also involved the outdoor spaces, planted with native hedges that attract birdlife with berries and acorns. The entire west side is crossed by a strip of local flora left free to grow among stones and sticks, which recreate the natural habitat for insects and small fauna.

Adherence to the applied research project promoted by the DACD SUPSI on regenerative buildings has made it possible to monitor the balance in terms of biodiversity, verifying the maintenance of the interconnection with the surroundings, the elimination of invasive neophytes, the increase in the presence of native botanical species.





Ecosystem



The vocation for dialogue with the context is also expressed through the promotion of shared and green mobility, thanks to the availability of electric bicycles and parking lots with car charging stations.

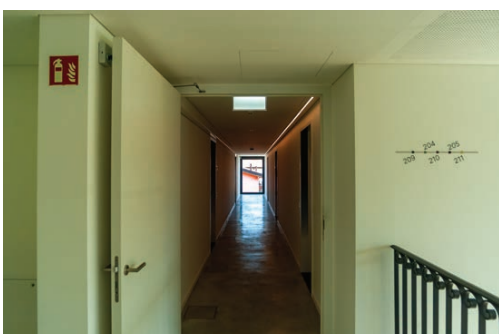
Shared, open, interconnected, active and attractive: the Scudo di Stabio is a candidate to become a reference point for flexible and sustainable residential architecture.

ticino@drytech.ch





Ecosystem





Project: Bronner+Bruno Architetti, Bioggio
Structure: Studio d'Ingegneria. Reali Guscetti, Quinto
Construction: Taddei, Viganello
Drytech Tank: 600 m²

What color do you want
the waterproofing?



A brutalist Structure in red concrete makes the historic seat of the municipality of Bioggio contemporary. The work of the architects Lorenzo Bronner and Luciana Bruno, the intervention added a large external staircase to the eastern façade, incorporated in a thin reinforced concrete frame that recalls the Venetian red of the nineteenth-century building.

A perfect weld between past and present, reaffirmed and at the same time modernized by the deep frames that define the windows. The constant module of the openings on the facades of the original body becomes asymmetrical and intermittent on the new facade, yet recognizable in the grid hinted at by the occasional openings.

The neat string courses of the original body connect to the frames of the glass walls that incorporate the new external staircase, establishing a further connection between the stylistic features of the two architectures.

The new structure is the entrance portal both to the offices of the town hall and to the police headquarters on the ground floor. In continuity with the concrete wall, the architects Bronner and Bruno designed a podium which houses the large basement garage for police vehicles. The slab of the podium is covered with a large turf that dialogues with the brutalist facade.

Two external stairways in the same color as the structure allow access to the entrance level. The platforms of the steps were waterproofed with the Drycoat mantle which, thanks to the flexibility of the quartz colouring, made the stairways perfectly in tone and integrated with the rest of the intervention.

ticino@drytech.ch





What color do you want
the waterproofing?

DRYTECH INTERNATIONAL
+41 91 960 23 49
info@drytech.ch

DrytechTM
Waterproofing System Engineering

ITALY

DRYTECH ITALIA

Drytech Italia Impermeabilizzazioni Srl
Via Valtellina 6
I-22070 Montano Lucino CO
+39 031 47 12 01
italia@drytech.ch

DRYTECH SUD

Edilo Srl
Via E. Gianturco 62-64
I-80146 Napoli NA
+39 081 734 94 33
campania@drytech.ch

SWITZERLAND

TICINO

Drytech SA
Via Industrie 12
CH-6930 Bedano TI
+41 91 960 23 40
ticino@drytech.ch

INTERNATIONAL PARTNERS

international@drytech.ch

ARGENTINA

DENMARK

AUSTRALIA

FRANCE

BRASIL

SOUTH KOREA

UK

IRELAND
CANADA

UK

Drytech Waterproofing Ltd.
Berkeley Square House
W1J 6BD, London
+44 20 3959 8611
uk@drytech.ch

IRELAND

Drytech Waterproofing Ltd.
Spring Garden Lodge - Sallins Road
Naas, Co. Kildare.
+353 45 83 11 60
ireland@drytech.ie

CANADA

Drytech Waterproofing Ltd
Elbow DR SW
9816 Calgary - Alberta
+1 403 861 2323
canada@drytech.ca

GERMANY

ZENTRALE

Drytech GmbH
Im Altenschemel 39a
D-67435 Neustadt
+49 6327 97 22 50
info@drytech-germany.de

BERLIN

Motzener Straße 12-14
D-12277 Berlin
+49 30 475 954 05
info@abdichtung-in-berlin.de

FRANKFURT

Freudenthaler Straße 39
D-65232 Taunusstein
+49 6128 306 688
frankfurt@drytech-germany.de

MUNICH

Landshuter Allee 8-10
D-80637 München
+49 89 545 582 05
muenchen@drytech-germany.de

www.drytech.ch

