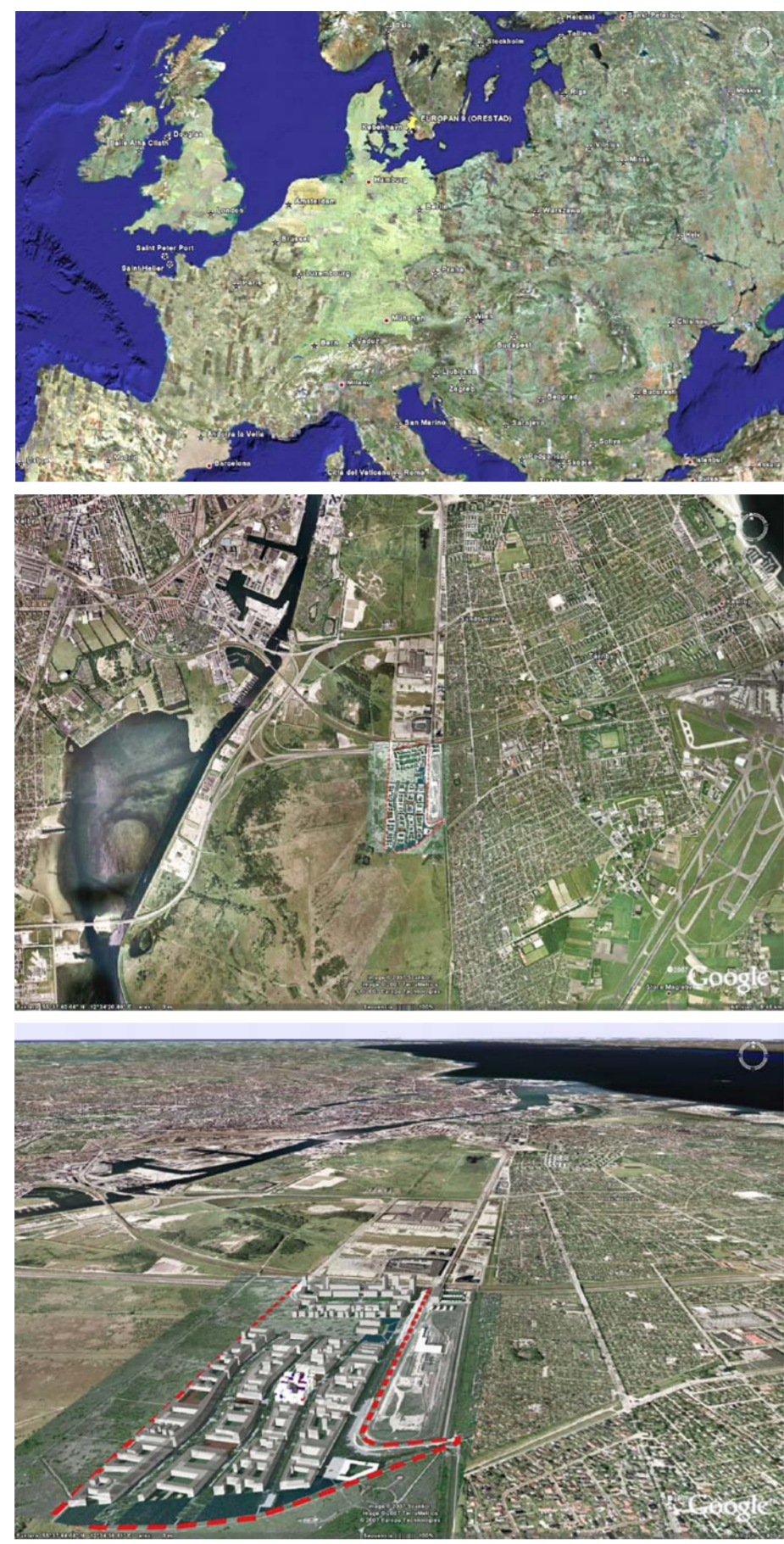




### CONCEPTUAL DESIGN



#### VOLUMES

THE PROPOSAL IS DEVELOPED STARTING FROM AN UNIFORM VOLUME THAT INCLUDES ALL THE CONSTRUCTED SURFACE - THIS MASS FRAGMENTS IN PLANT AND HEIGHT TO CREATE VOLUMETRIC VARIATION IN HORIZONTAL AND VERTICAL. FROM THESE PIECES HIGH PERFORATIONS IN THE GROUND FLOOR AND PLANTS ARE MADE THAT ALLOW TO LINES OF VISION CROSSED IN ALL THE SENSES AND PEDESTRIAN ACCESSES FROM THE FOUR DIRECTIONS. THE RESULT IS A SPECIES OF THREE-DIMENSIONAL PUZZLE THAT GENERATES AN IMPORTANT RICH VISUAL AXIS - WITH DIFFERENT MOVEMENTS, SUN ORIENTATION AND VENTILATION, AVOIDING THE CLOSED SENSATION OF AN EXTERIOR PATIO CLOSED BY THE FOUR SIDES.

#### PROGRAM

WE ADJUSTED TO THE REQUESTED PROGRAM AND SURFACE, WITH 31.700 M2 CONSTRUCTED, IN 60% FOR SERVICE FACILITIES AND 40% FOR HOUSING, THAT ARE DISTRIBUTED BETWEEN ALL THE VOLUMES, IN DIFFERENT POSITIONS, HEIGHTS AND SURFACES, TO AS MUCH OFFER AN IMPORTANT VARIETY IN HOUSE AS IN SERVICE FACILITIES. THE PROGRAM AS MUCH MIXES WITH SPACES OUTER PUBLIC AND COMMUNITARIAN SPACES IN GROUND FLOOR AS IN HEIGHT, THAT WILL CREATE A CONSTANT MOVEMENT OF CIRCULATIONS IN ALL THE BUILDING HAVING IMPROVED AND FACILITATING THE SOCIAL RELATIONS.

#### FREE SPACES AND COMMUNITARIAN SPACES

GREAT VARIETY OF SPACES OPENED IN DIFFERENT PLANTS IS CREATED. IN THE GROUND FLOOR CIRCULATIONS IN TREE FORM ARE GENERATED THAT ARE CONNECTING THE DIFFERENT ACCESSES. BETWEEN THE ACCESSES GREEN SPACES WITH DIFFERENT USES ARE CREATED. SMALL INNER COMMUNITARIAN SPACES ARE ALSO ARRANGED TOWARDS THE PATIO. IN THE HIGH PLANTS ARE AS WELL APPEARING SPACES OF TWO AND THREE HEIGHTS IN FORM OF TERRACES OPENED BY BOTH SIDES, SO THAT THE INTERIOR OF THE PATIO WITH THE OUTSIDE IS CONNECTED VISUALLY, ALLOWING TO ESTABLISH SOCIAL RELATIONS BETWEEN THE PROPRIETORS. THE GLASS BOXES THAT ARE DEVELOPED IN THE VOLUMES HAVE RANDOM FORM HANGING OR LEANING ON THESE. THESE BOXES CONTAIN SPACES FOR THE COMMUNITY AND ARE MADE WITH STEEL AND CRYSTAL, HANGING FROM THE MAIN STRUCTURE.

#### ACCESSIBILITY

THEY HAVE ANTICIPATED PARKING FOR BICYCLES IN ALL THE BLOCKS, AS WELL AS A MINIMUM OF 1 SEAT OF PARKING FOR CARS BY EACH 200M2 OF CONSTRUCTION (160 SEATS) IN UNDERGROUND FLOOR. IN GROUND FLOOR THEY HAVE LEFT SITE FOR ACCESS OF CARS WITH TEMPORARY PARKING THAT SERVE THE COMMERCIAL SPACES.

#### LIGHT, VENTILATION, NOISE, SUSTAINABILITY

ALL THE FACADES ARE MADE WITH A DOUBLE GLASS SKIN (AND OTHER MATERIALS), THAT ALLOW TO GRADUATE THE AMOUNT AS SUN AND VENTILATION IN EACH FACADE. DURING THE WINTER IT WILL ALLOW TO GET THE MAXIMUM OF SOLAR RADIATIONS, AND IN THE SUMMER WILL PROTECT THE INTERIOR ORIENTING THE SECOND FACADE TO REFLECT SOLAR RAYS. THE FOLLOWING MATERIALS WILL BE USED: CRYSTAL WITH DIVERSE TREATMENTS, POLYCARBONATES, STEEL IN PLATE FORM SMOOTH AND PERFORATED, AND REINFORCED CONCRETE. THE DOUBLE FACADE WILL ALSO ALLOW TO PROTECT OF PREVAILING WINDS AND THE EXCESSIVE NOISE OF THE VEHICLES, AND TO OBTAIN A GOOD SUSTAINABLE ENERGY EFFICIENCY FOR THE COMMUNITY.

