



description

feasibility study for the turistical and residential complex Azul de Cortes - Baja California - Mexico

client

private

Manzana A1 - T1: hotels, servicios hotels, villas hotels

The area of tourist facilities is organized by placing the hotel ahead of the lot in front of the way CS5.3 A, while the tourist complex of villas is arranged on five levels below, in the last of which, directly overlooking the beach and on the ocean, are located the buildings of greater size and key services to the guests of the hotel (swimming pools for adults and those for children) .

This provision of new buildings, these discrete jumps of height (1.50 m) comment the behavior of the sloping terrain, allowing all villas and about 70% of the hotel rooms have a view to the ocean.

Manzana A1 - H1: pueblo (comercial planta baja, viviendas)

The organization of this settlement manzana is inspired by the idea of having a large permeability on the ground floor making it possible to cover the entire sector in all directions, always taking advantage of shaded paths.

The entire settlement slopes down to the ocean with a gradient of about 6%, is divided into six major " insulae " wide and 60 meters long as the depth of manzana, according to a mesh size of 15 x 13 meters, and divided between their five -meter wide roads 4.

The objective is to construct a fabric construction in which opening of the public spaces of different sizes and with different hierarchies. From simple patio or clearing the square overlooked by the stores. This way of organizing the settlement allows the ground floor a generous amount of paved public spaces and squares (69.9 % of total lot)

Manzana A1 - C1: A comercial area

The ground floor measuring 4,568 square meters, and consists of five blocks that house the shops over the elements of vertical connection with the upper floor.

The upper level, the same surface of the lower one, is not coincident with the grounds of the ground floor, in order to obtain large areas of arcades that determine the paths in shadow able to increase the comfort of the area.

The whole is configured as a building plate on two levels, not perfectly coincident and of different morphology, characterized by deep and extensive excavations so as to determine public spaces of different shape, which are placed in a sort of continuity with the settlement structure Pueblo.

