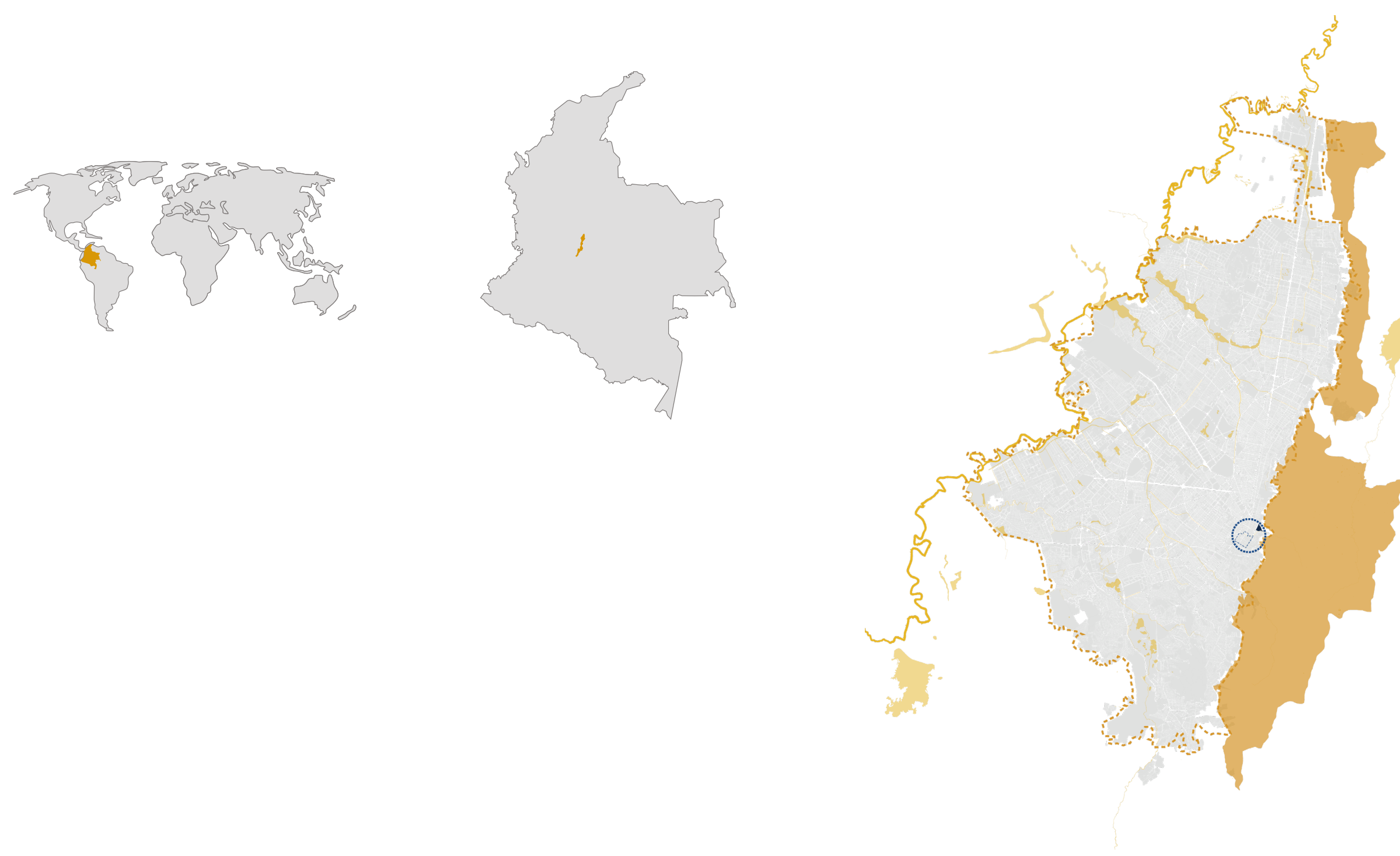


FENICIA

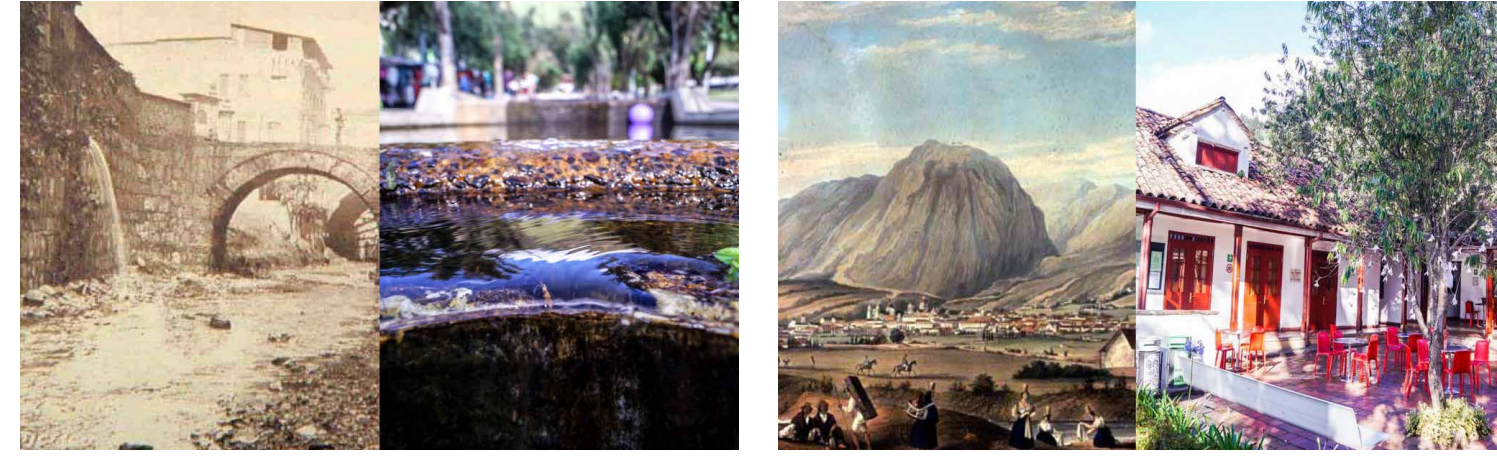
Unt acero omnitatin re cor soloris que nem atus, serest volorum que volest rerum net occus mincto incipit que suscipis andaepr erecabo. Um vitiisimus. Int aut min eati net maione voliqaes rerupta tincitatem quam que nus conse re vendige ndipsun destis eatum adipisamus ium dolo eum ipicilles incien-dam quo ium, et verspicipsum quam adipicimus illic te vent laborrur del imetusdam vellandae dolor apide. e re, quiaspe occupatata veratem olorporro dolurum quia voluptati cumquam qui digeni dolum la que nem ipsamet es sit que doluptiae eluuptus est, il iderfer natente vel idendaes doloribus am nosam aut et erepro que ni ommolupidunt ma cum quas quost, officid exer.

Ebis sequatem hictis pla sam nullandam que offitor maxima ne sedio culparc hictaspel ium ullupta temquo dolo et quia nulles volorum nihillat ratquo qua-tum atiatum sequeape rende nobis corio initiam consendunt moloesciur re-pre que volut que dicim eicid que id minum dipic te vide ium utateni hillscias asimpore, tempore dolorem facepere occata nimusan dusaestisci ducia quid quo occate exerum adit ipsumque sim aliae vendam, il inveliquo quis arum, sum etum. ipis et fugiae esseque venduscipsa soloreperis volupta ssuntem oditat aut la intior simillab ipitiam invelicid que a que sumenitat.



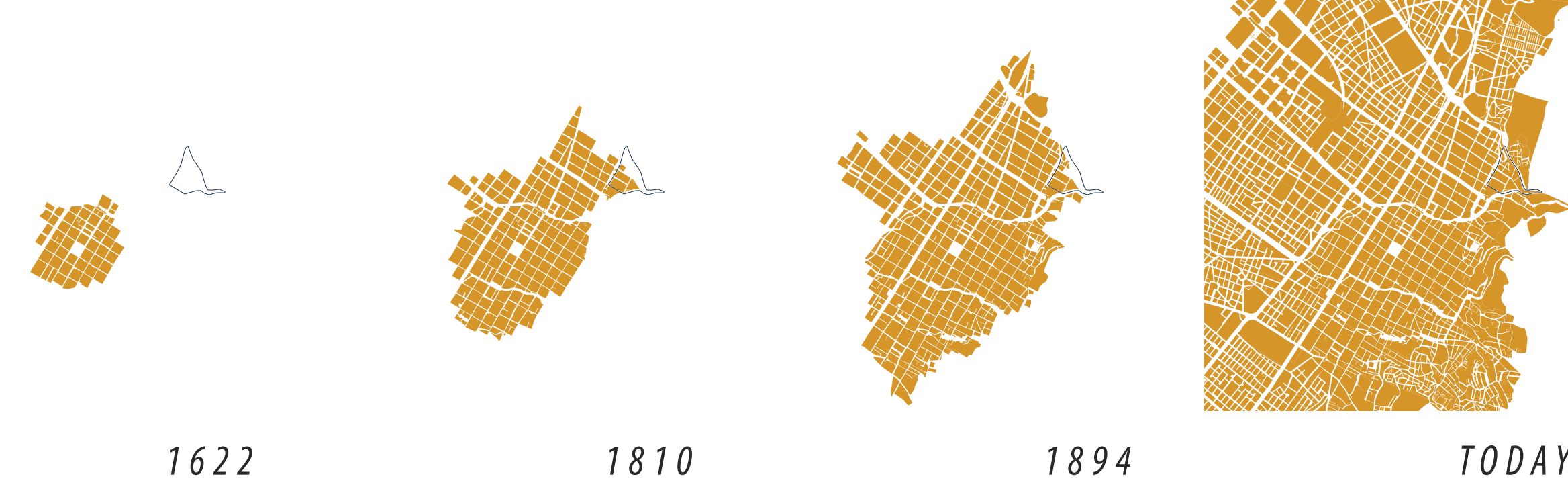
CERVECERIA GERMANIA - ED. MARIO LASERNA

FABRICA DE ENVASES - TORRES DE FENICIA



RIO SAN FRANCISCO - EJE AMBIENTAL

MOLINOS DE TRIGO - EL CAMPITO

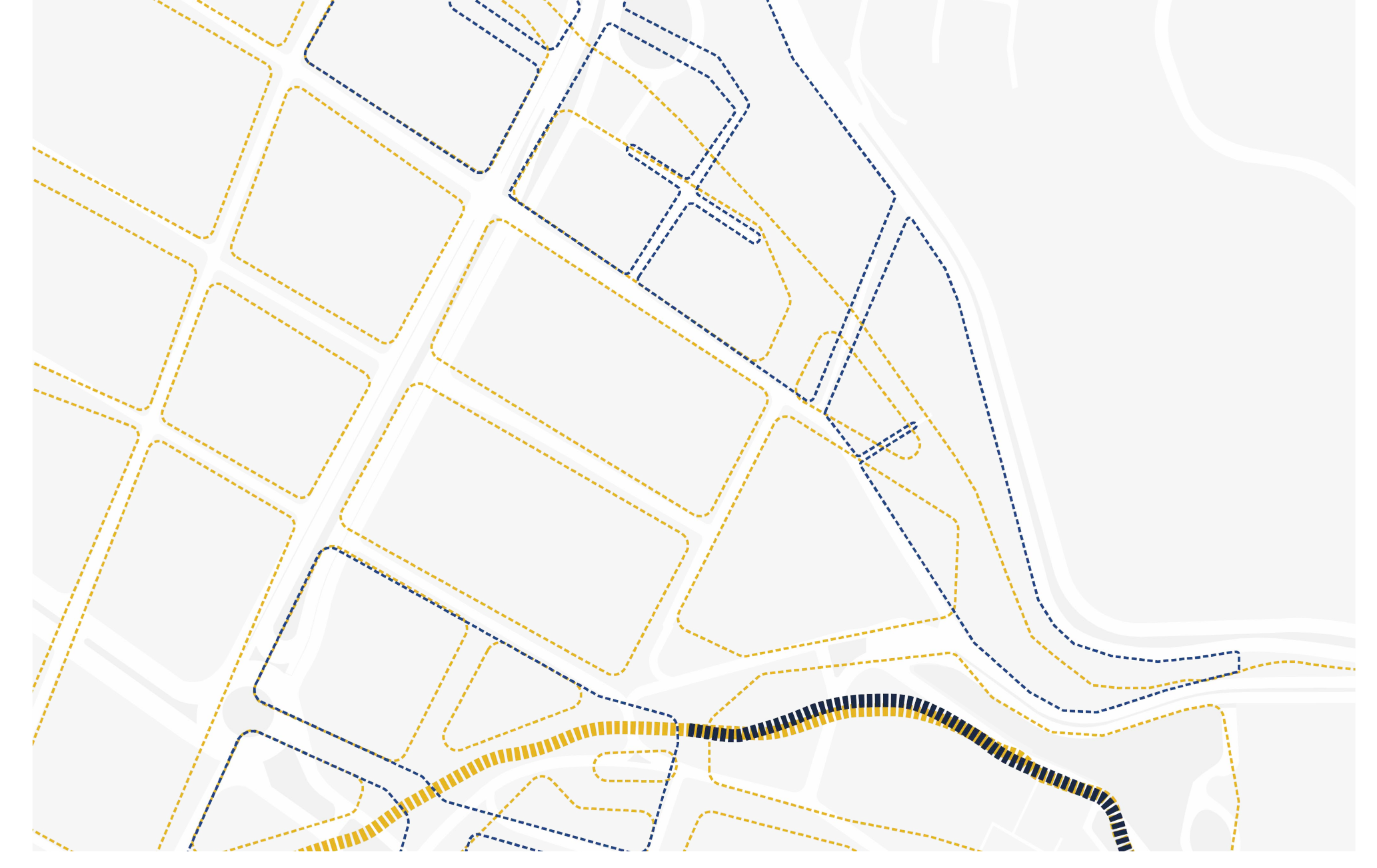


1622

1810

1894

TODAY



HISTORICAL MORPHOLOGY



LANDUSE



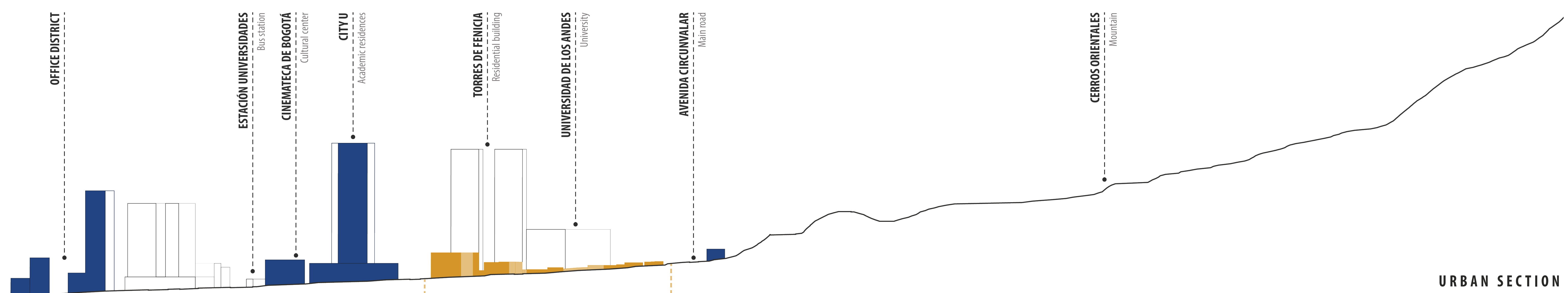
HEIGHTS



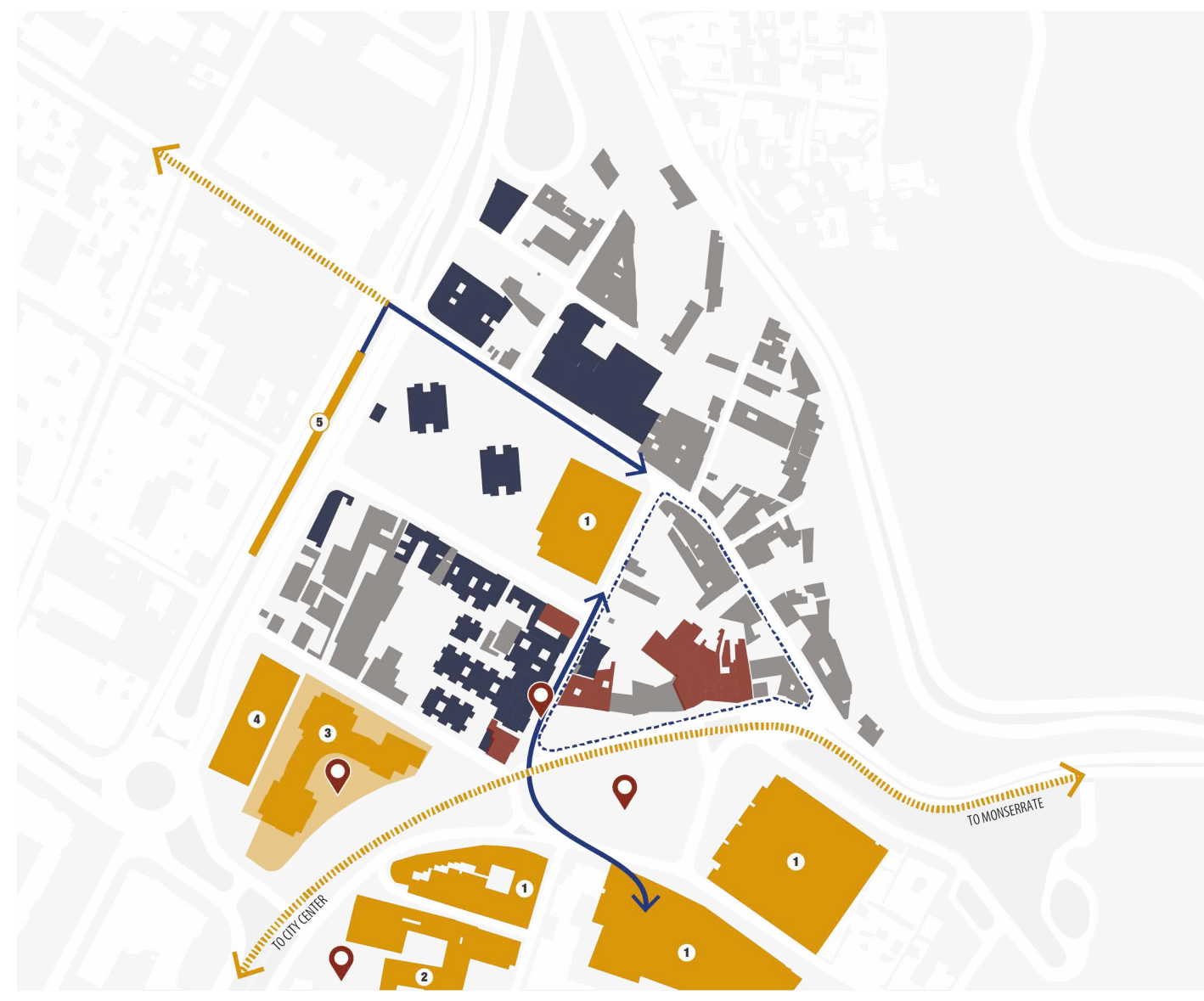
RELEVANT HISTORICAL BUILDINGS



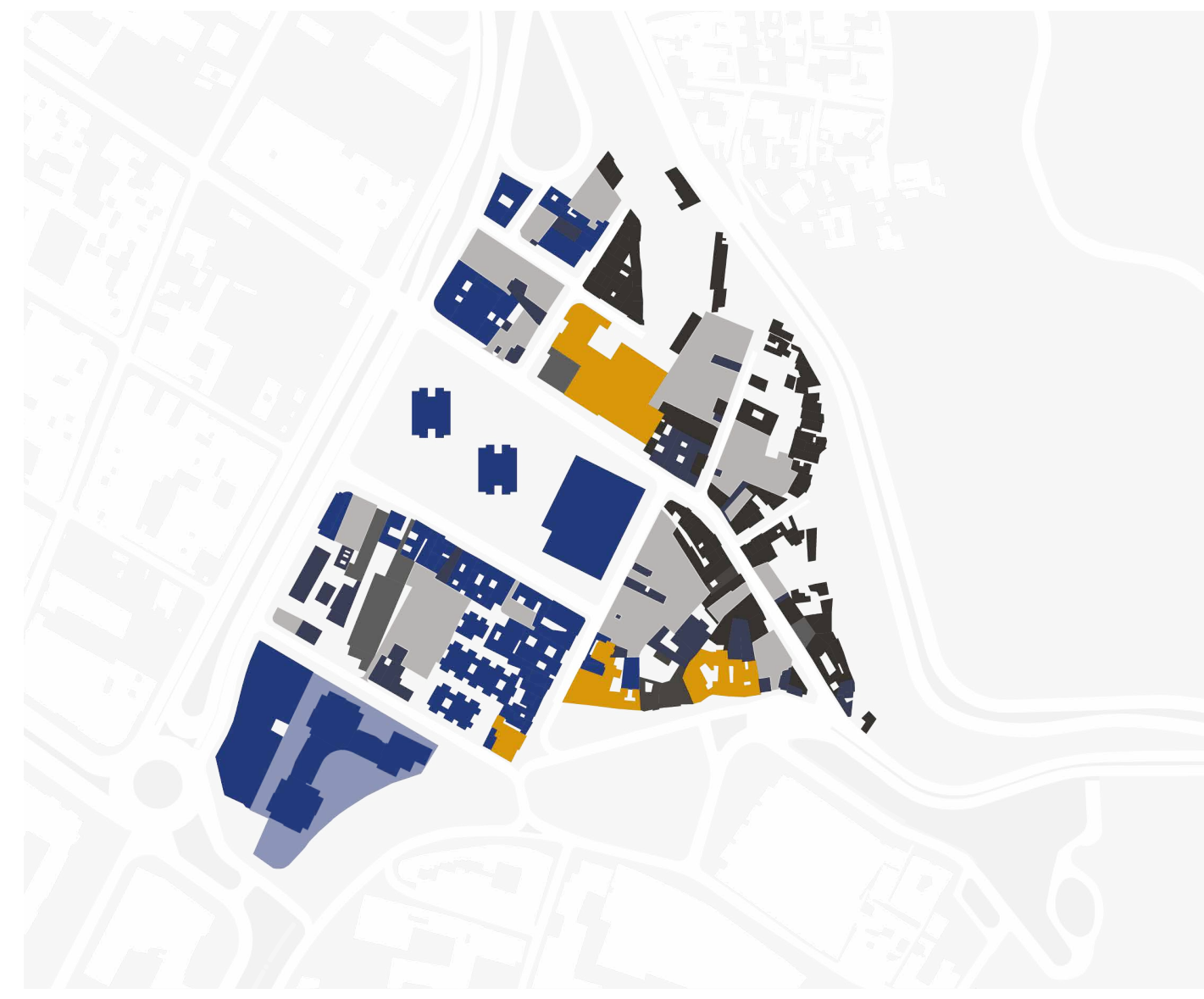
AREA OF THE PROJECT - URBAN CONTEXT
1:500



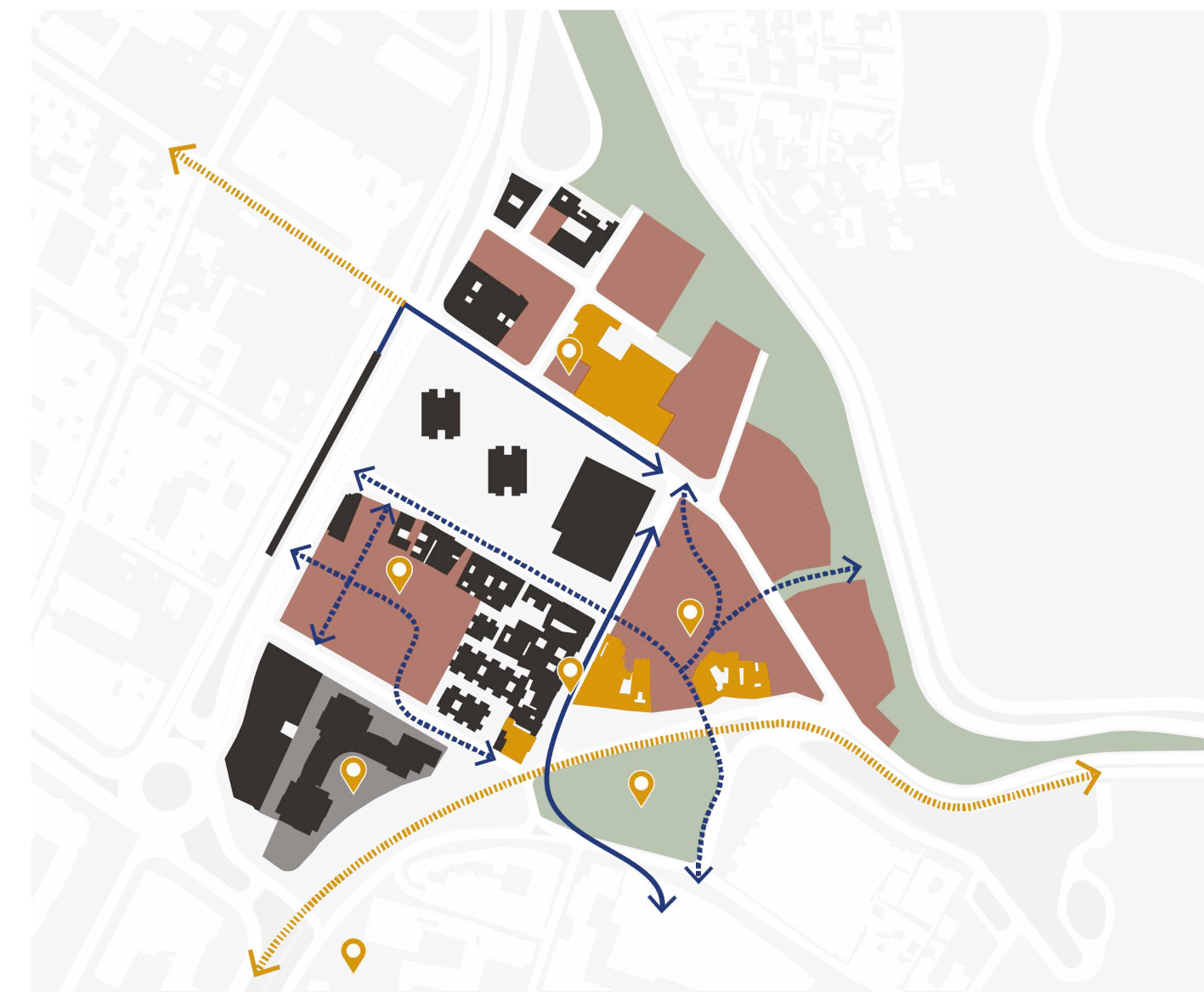
URBAN SECTION
1:1000



PROBLEMS & OPPORTUNITIES



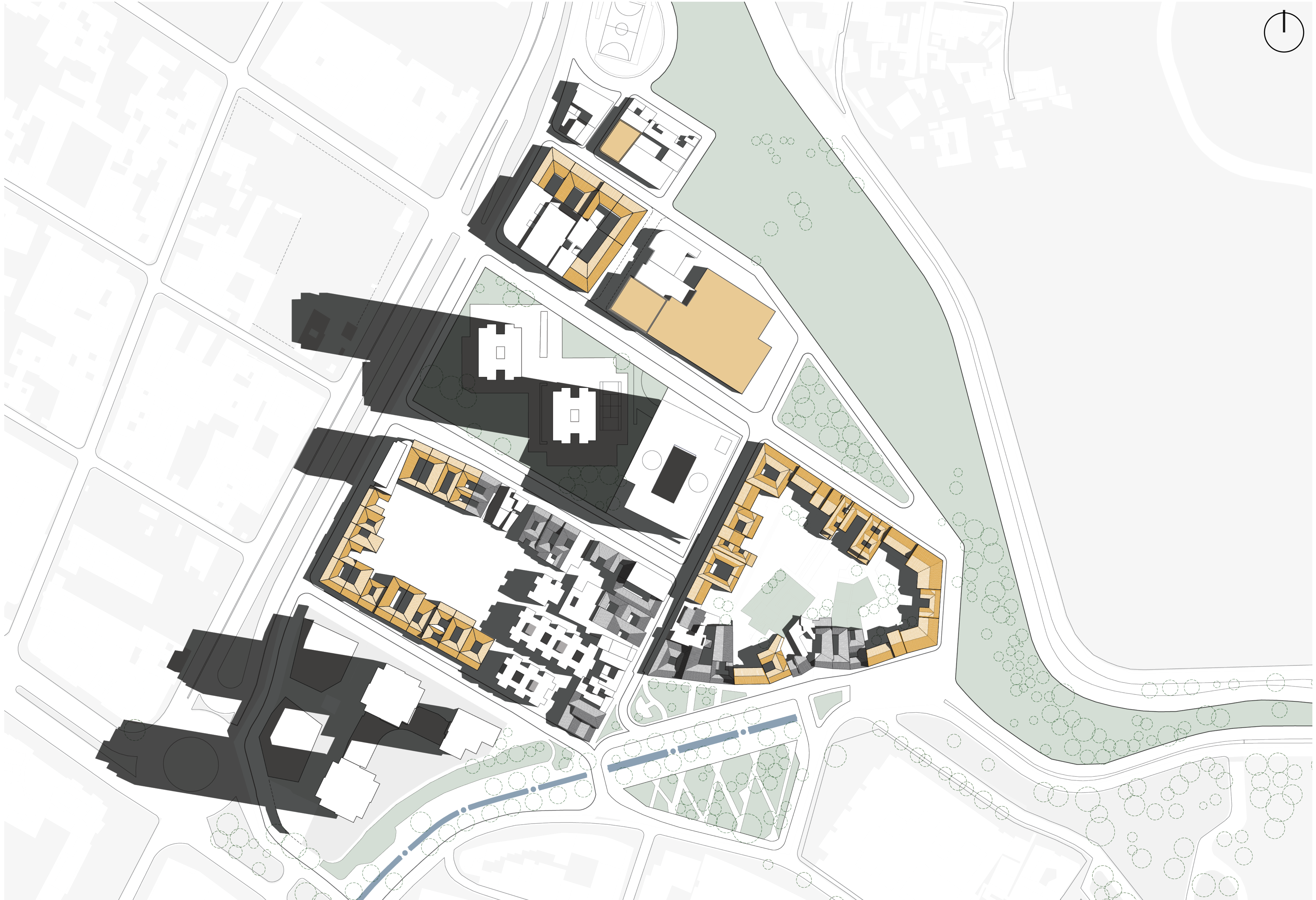
BUILDINGS TO PRESERVE & REPLACE



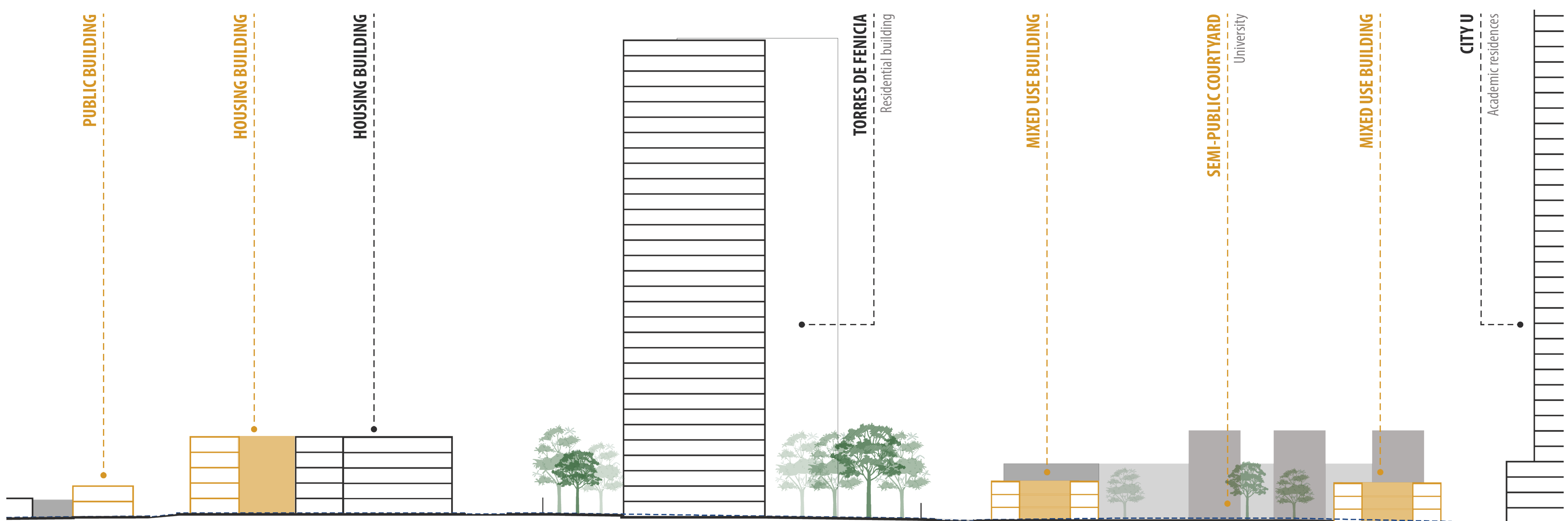
GUIDELINES & STRATEGIES



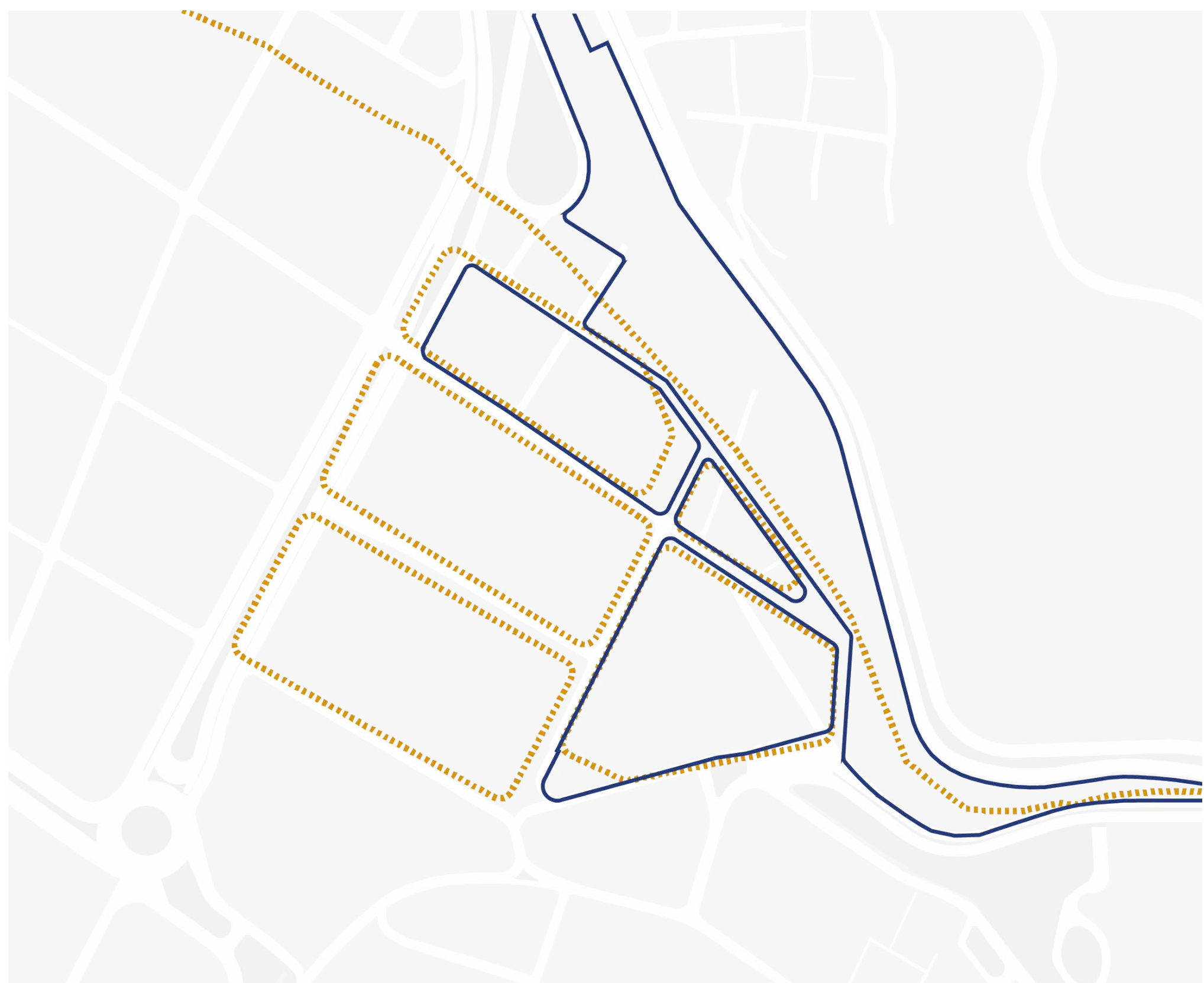
MASTERPLAN PROGRAM



GENERAL PLAN - MASTERPLAN
1:1000



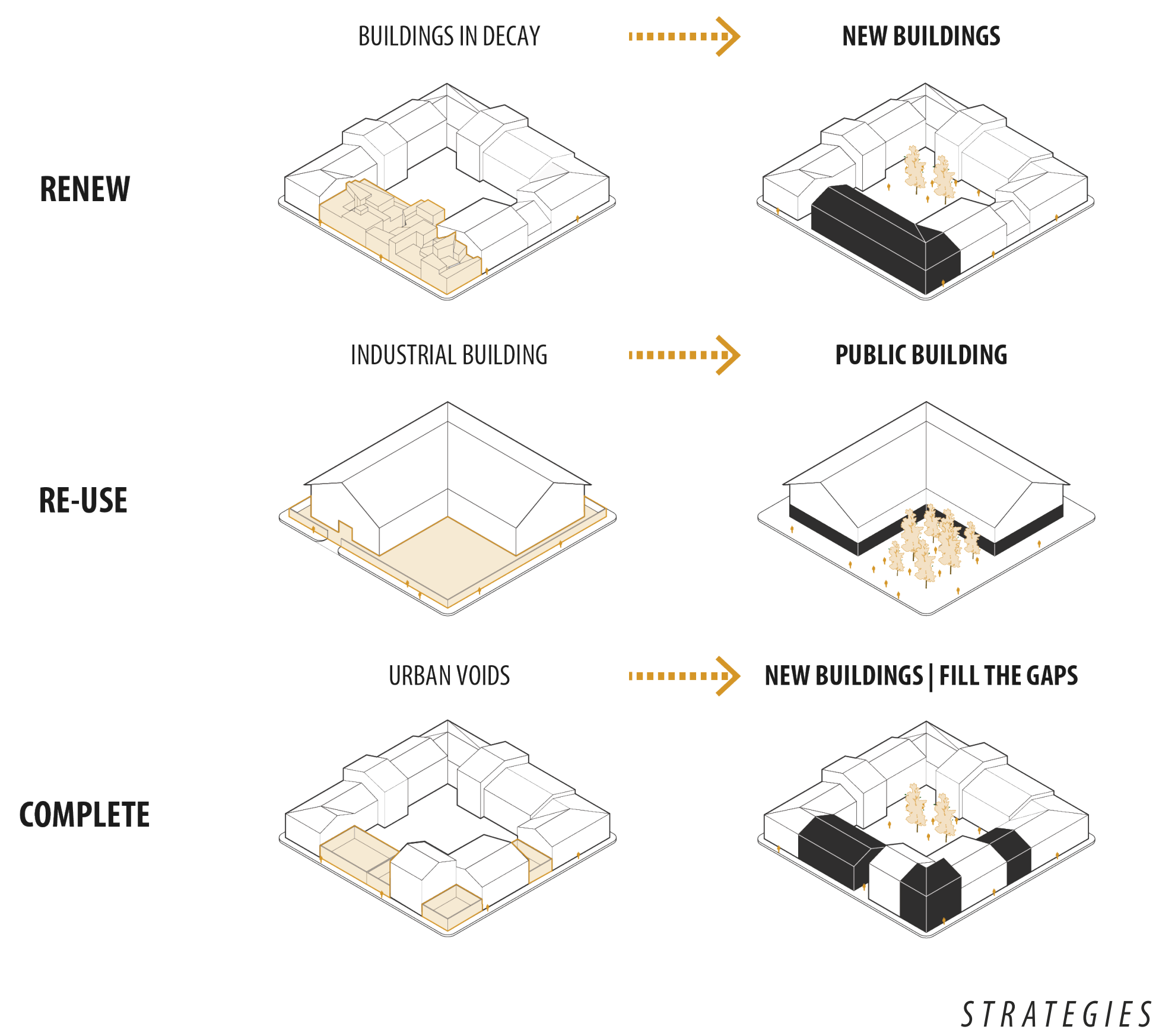
URBAN SECTION A - MASTERPLAN
1:1000



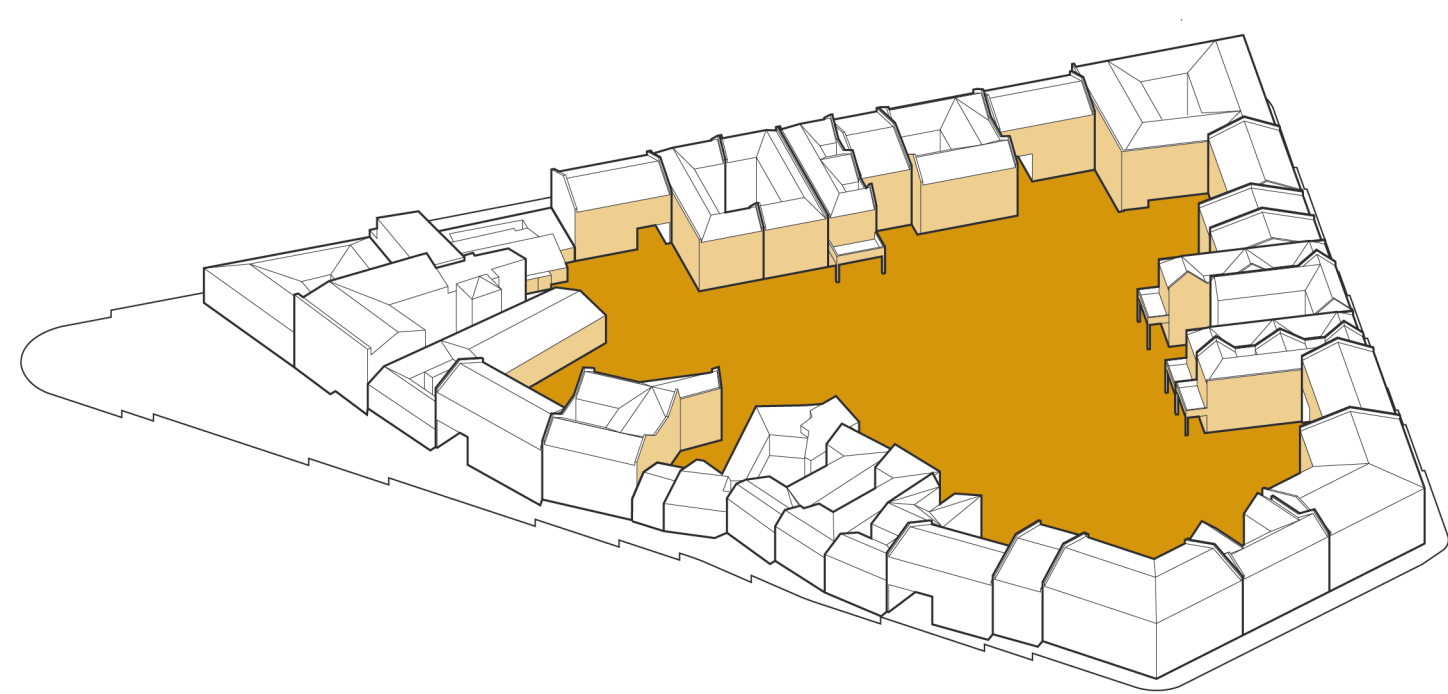
PROPOSED URBAN BLOCKS



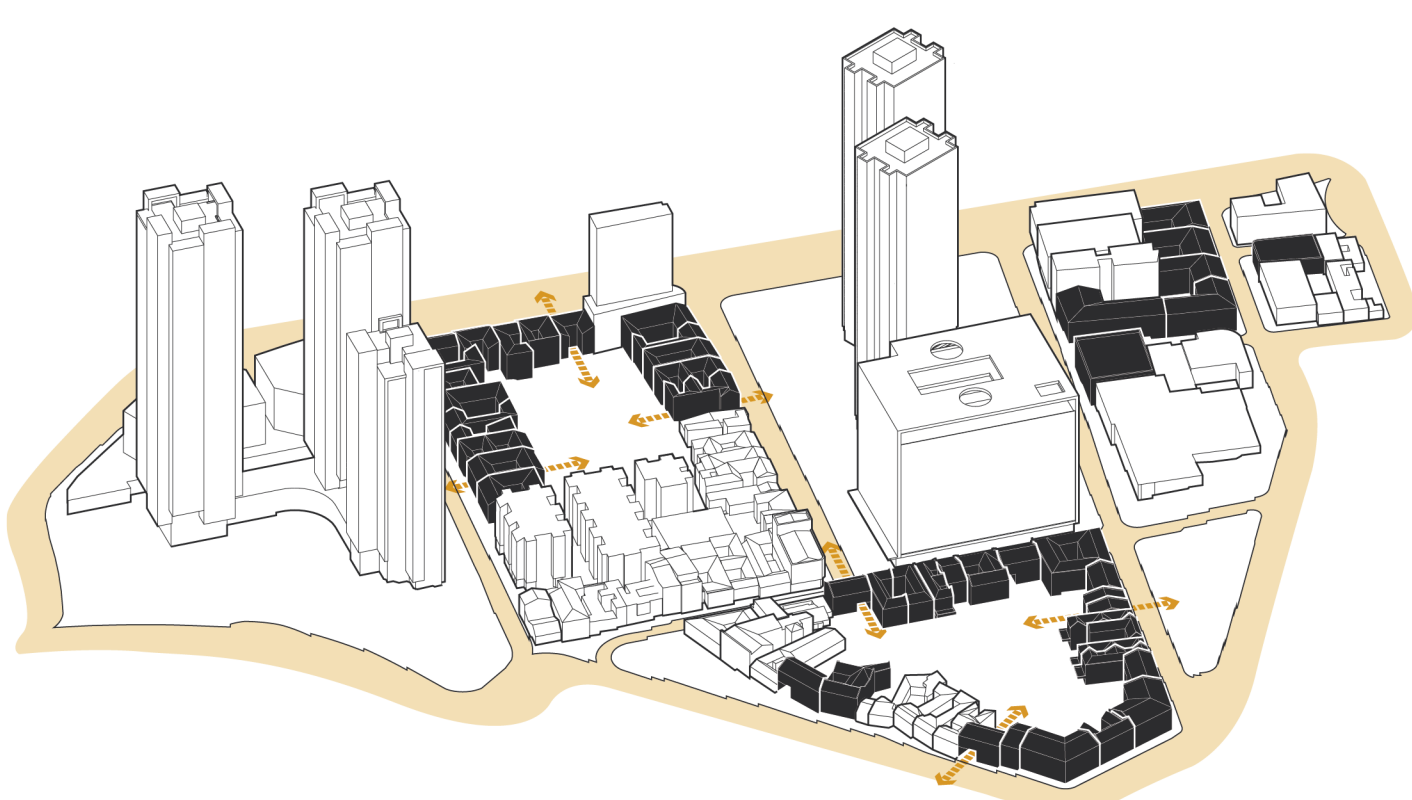
AREAS OF INTERVENTION



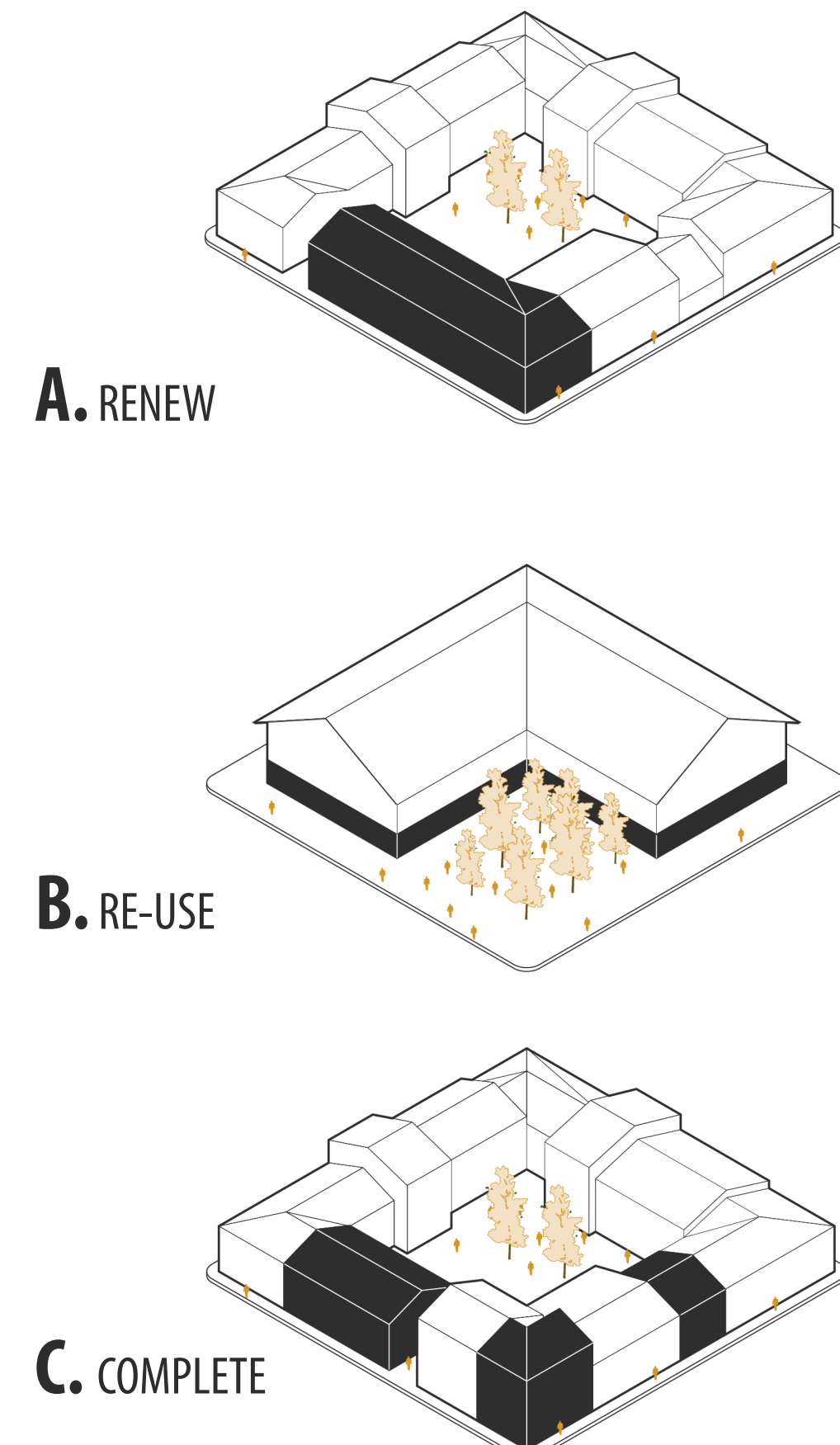
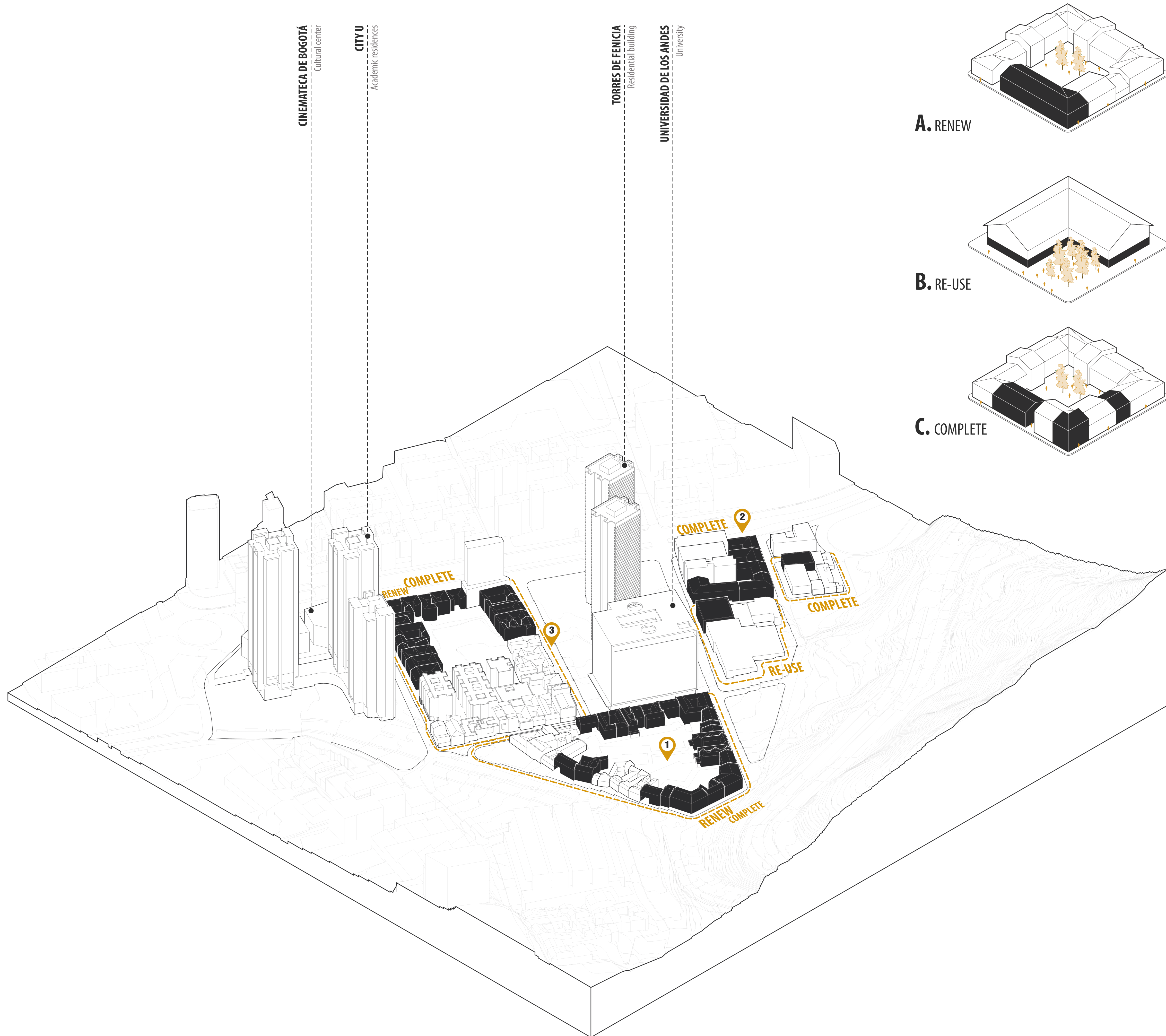
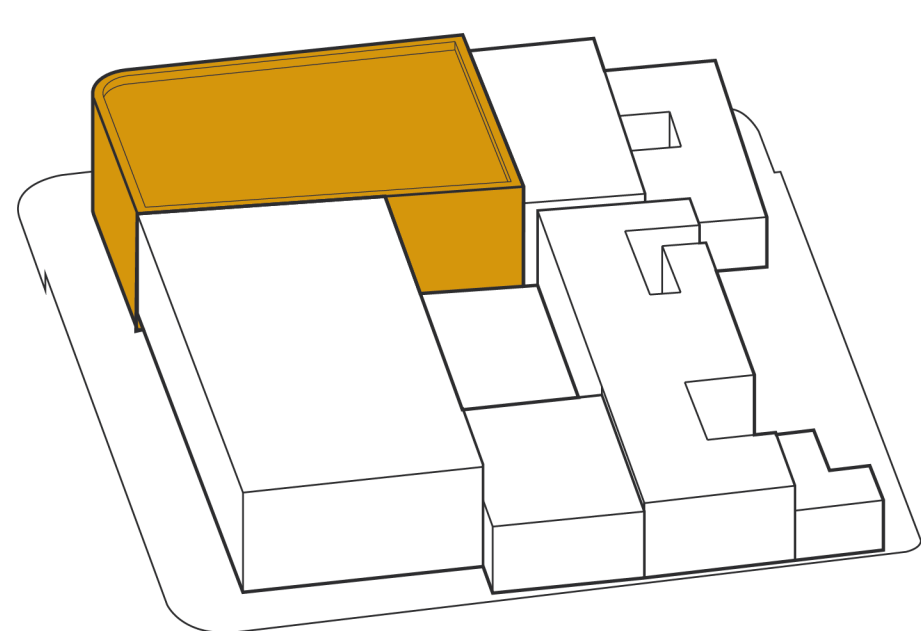
1 URBAN PATIO AS A LOCAL PUBLIC SPACE



2 ACCESIBILITY & RELATIONS



3 URBAN BLOCK CONFORMATION



HOUSING BUILDINGS

CARRERA 3a
Secondary Road

HOUSING BUILDINGS

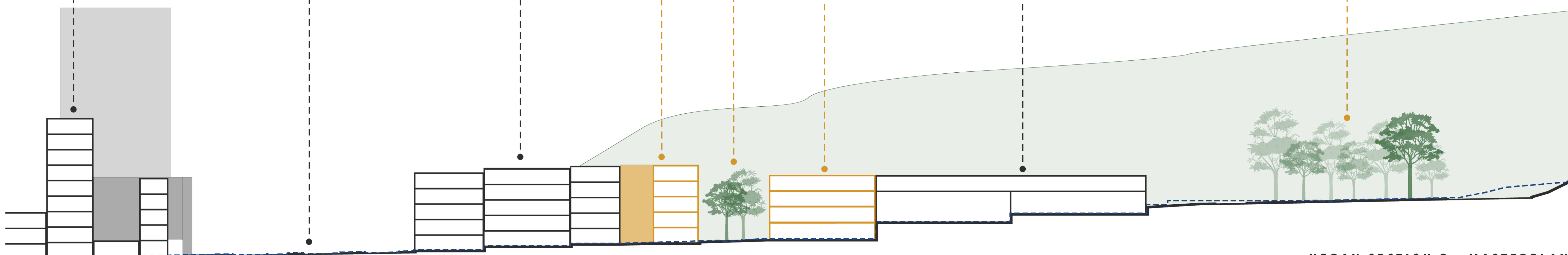
HOUSING BUILDING

NEW PEDESTRIAN STREET

ADDING TO PRESERVED STRUCTURE
Cultural building

PRESERVED STRUCTURE
Cultural building

NEW PARK



URBAN SECTION B - MASTERPLAN

1:1000

3

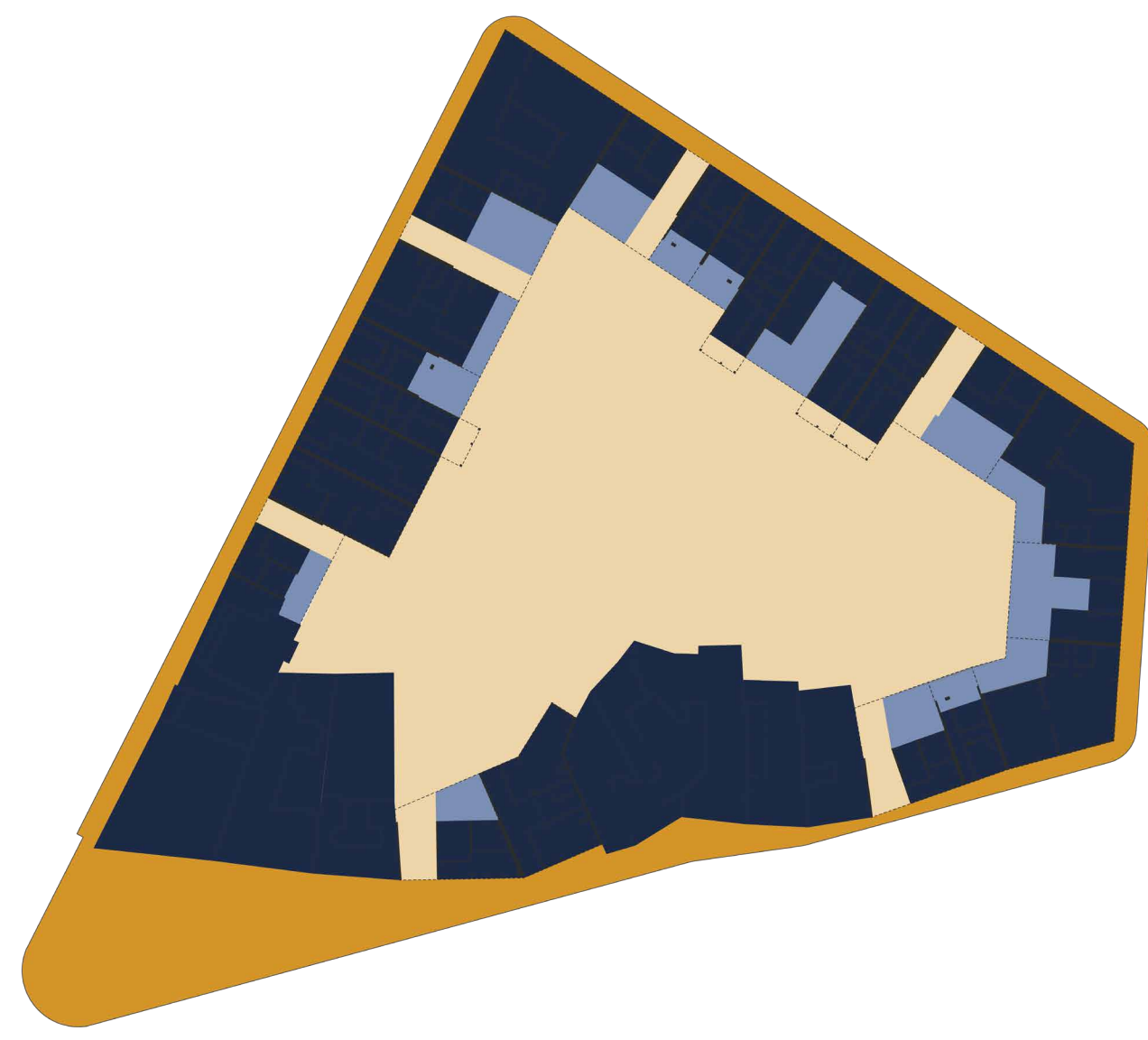
9



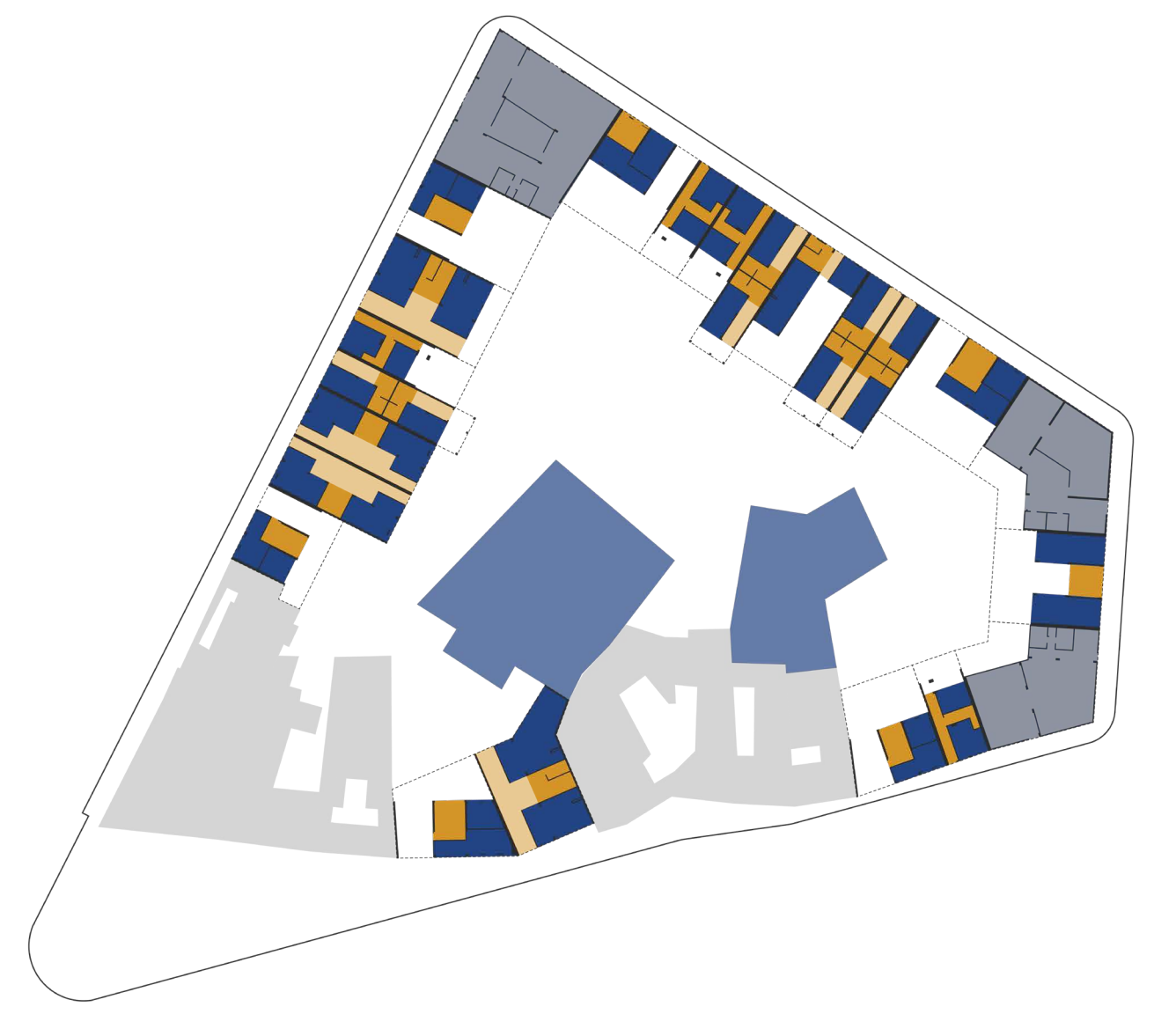
BUILD AND EMPTY SPACE (URBAN CROPS)



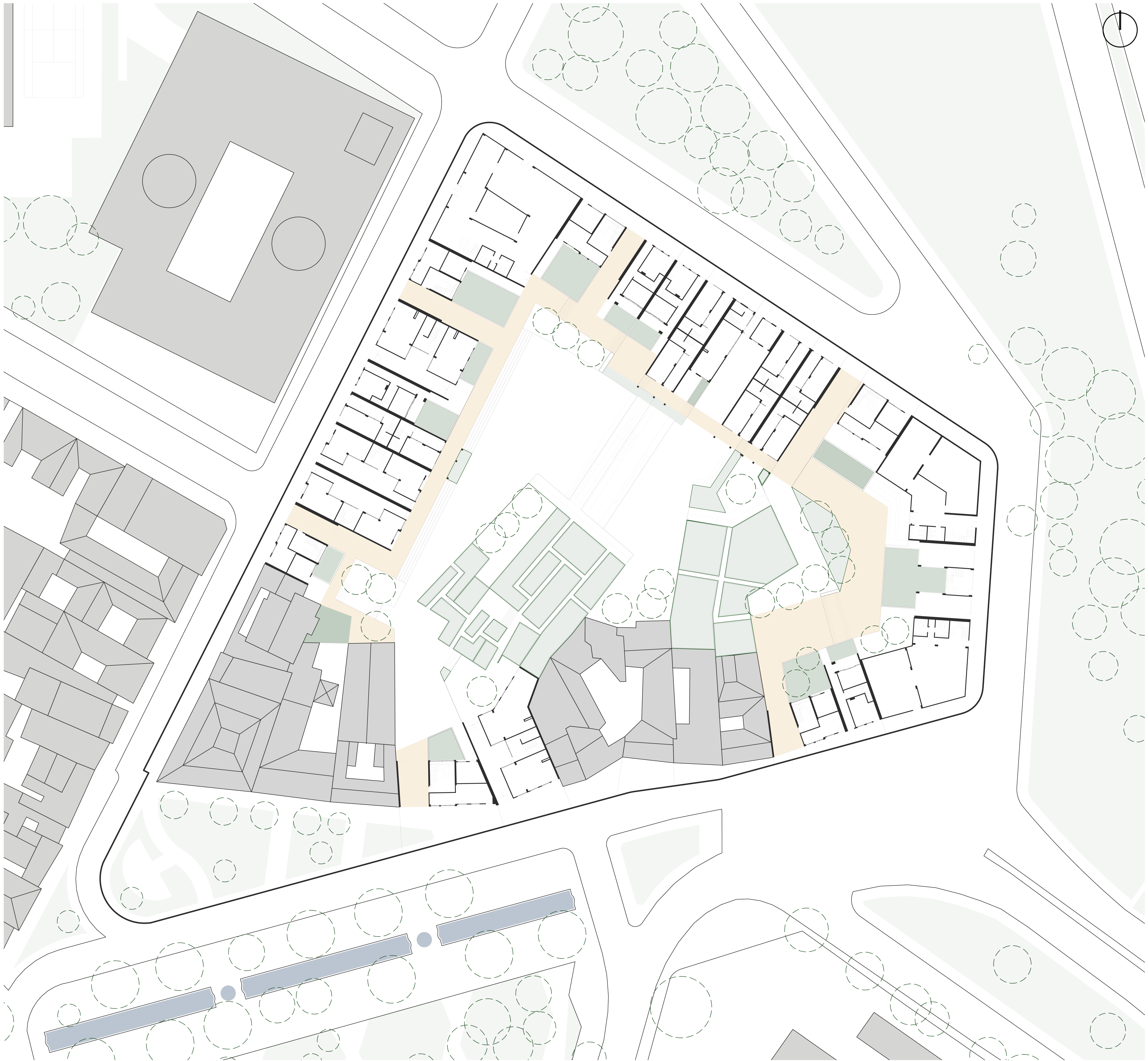
ACCESIBILITY & CONNECTIONS



PUBLIC & PRIVATE SPACE



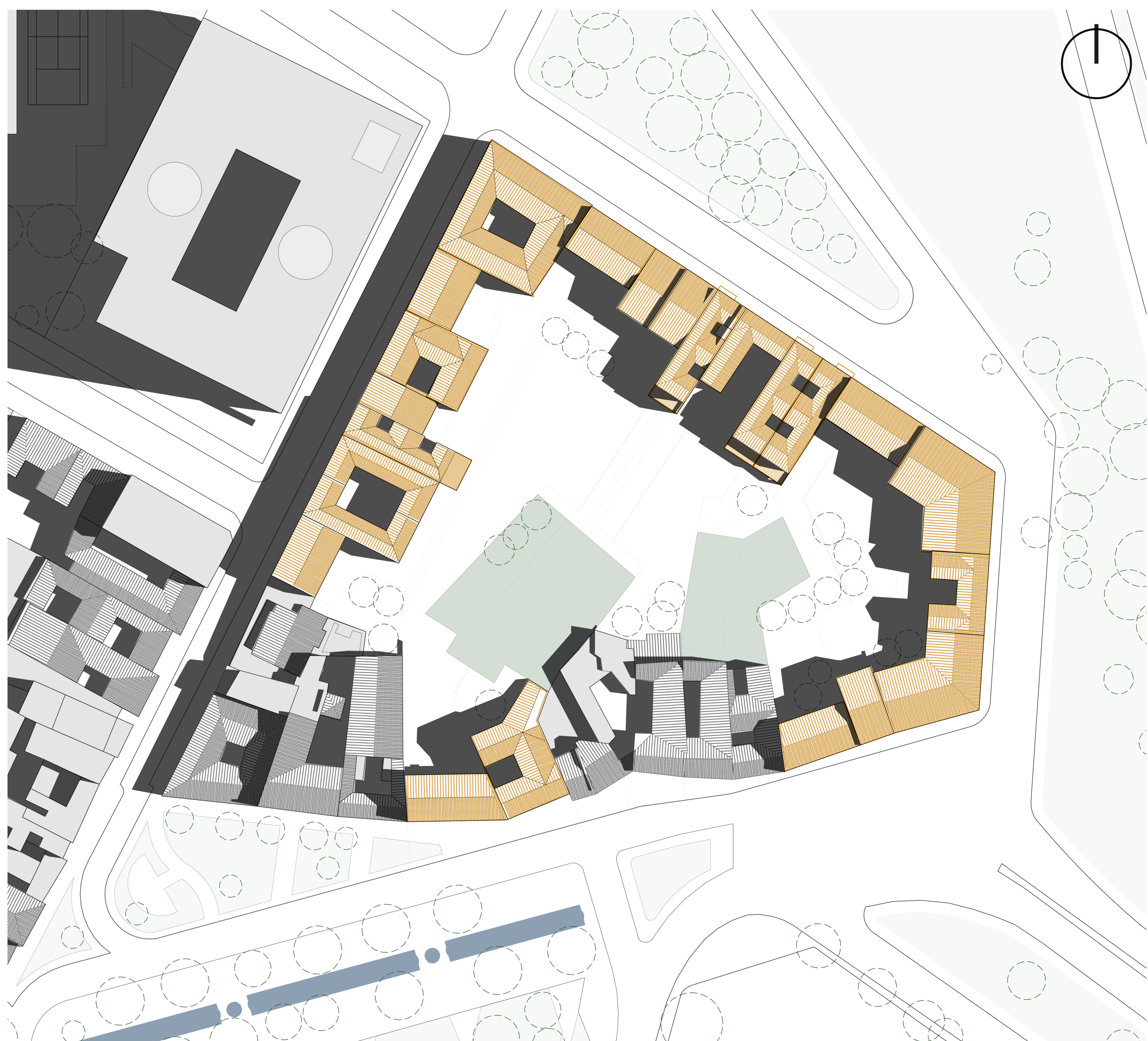
FUNCTIONS ON THE GROUND FLOOR



GROUND FLOOR PLAN - MAIN BLOCK
1:250

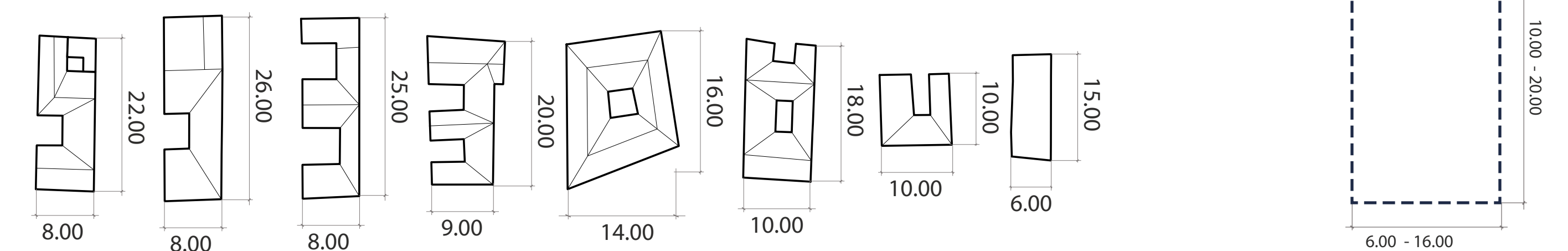


SECTION B - MAIN BLOCK
1:250

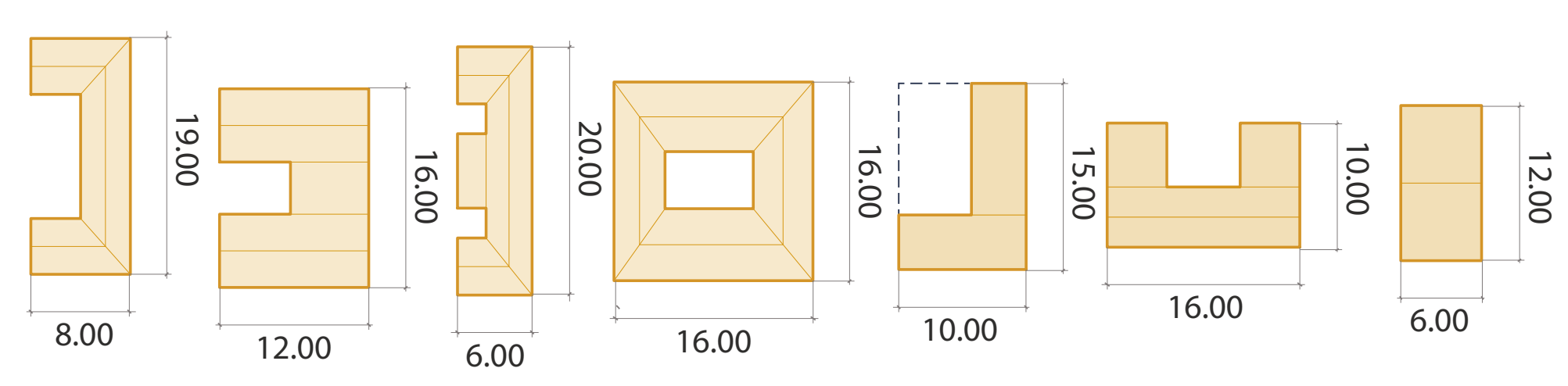


ROOF FLOOR PLAN - MAIN BLOCK
1:500

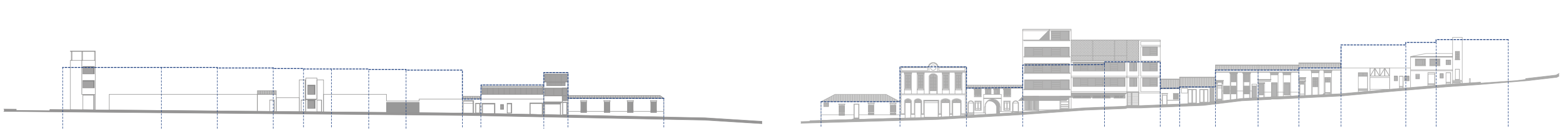
EXISTING TYPOLOGIES IN THE AREA



PROPOSED TYPOLOGIES

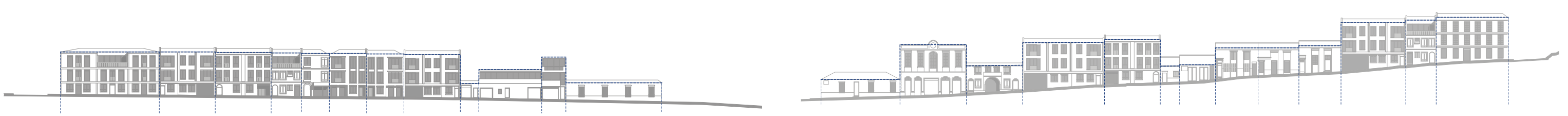


Based on the analysis and studies of the typologies that are predominant in the area, we developed seven typologies that will vary and be adapted according to the different shapes and sizes of the plots.
With this in mind, the final proposal for the subdivision of the masterplan will consist of plots with different dimensions between 6 to 16 meters width and 10 to 20 meters long.



PRESENT

PRESENT



PROPOSAL

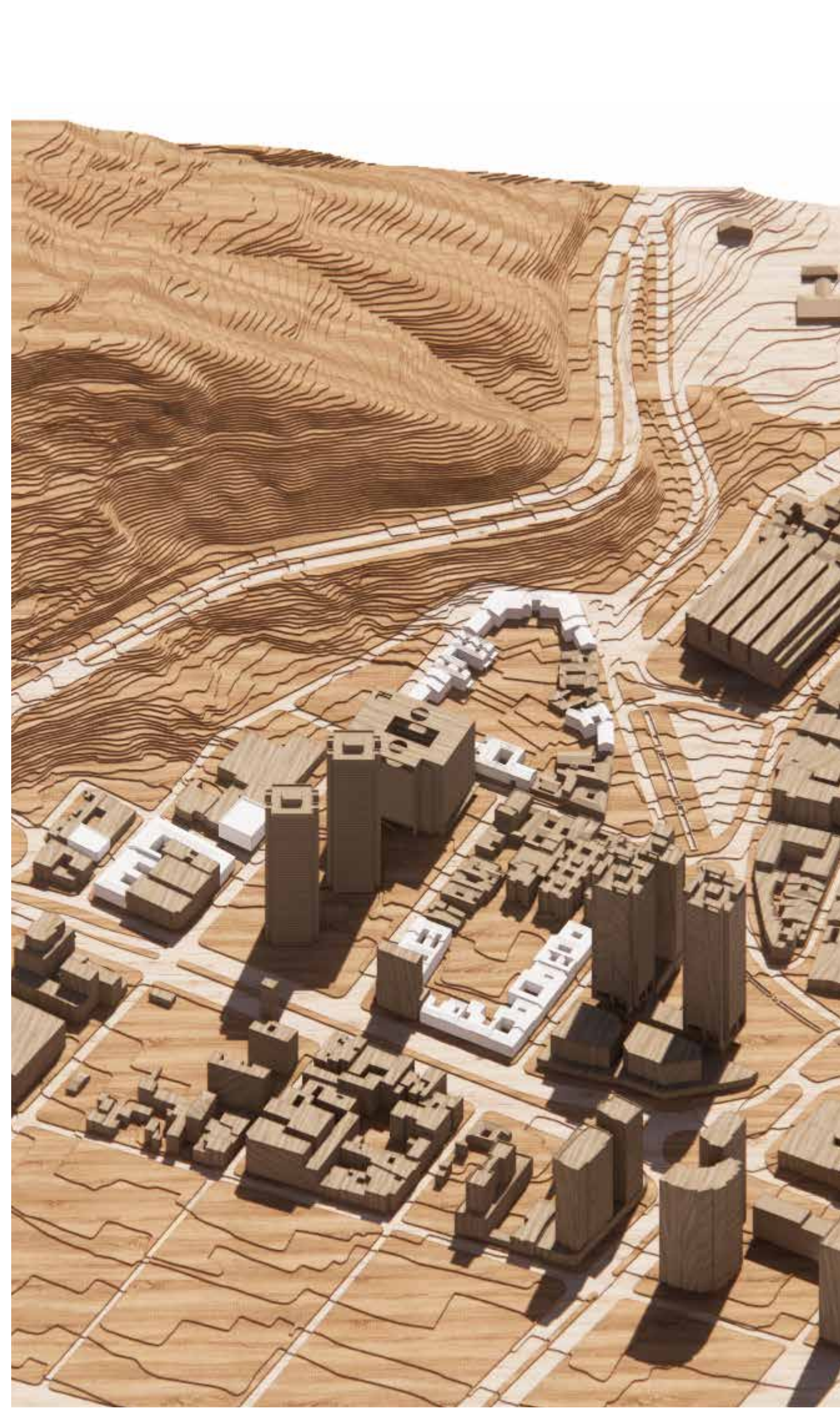
PROPOSAL



SOUTH PROFILE
1:200



SECTION A - MAIN BLOCK
1:250

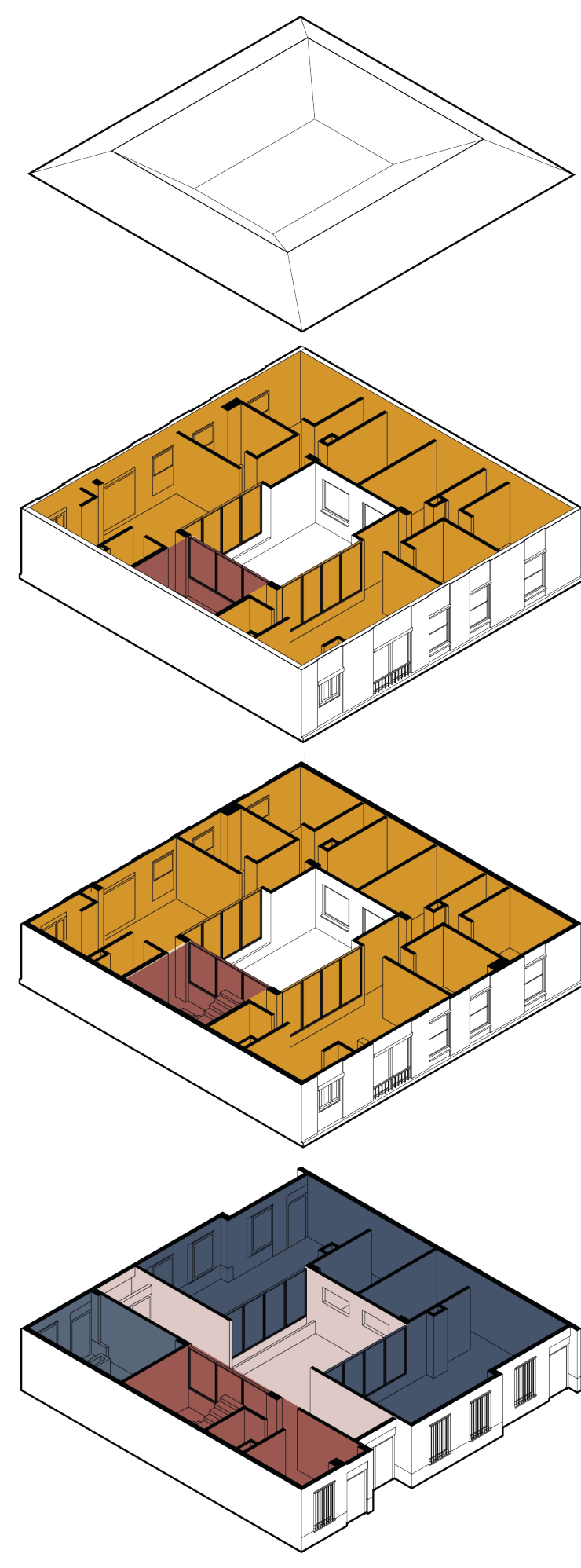




- MIXED USES HOUSES
COMMERCIAL AND RESIDENTIAL
- ART GALLERY
EDUCATIONAL
- ART WORKSHOPS
EDUCATIONAL
- EXISTING COMMERCIAL
PRESERVED HOUSES
- CO-WORKING BUILDING
OFFICES
- URBAN CROPS
COMMON SPACE

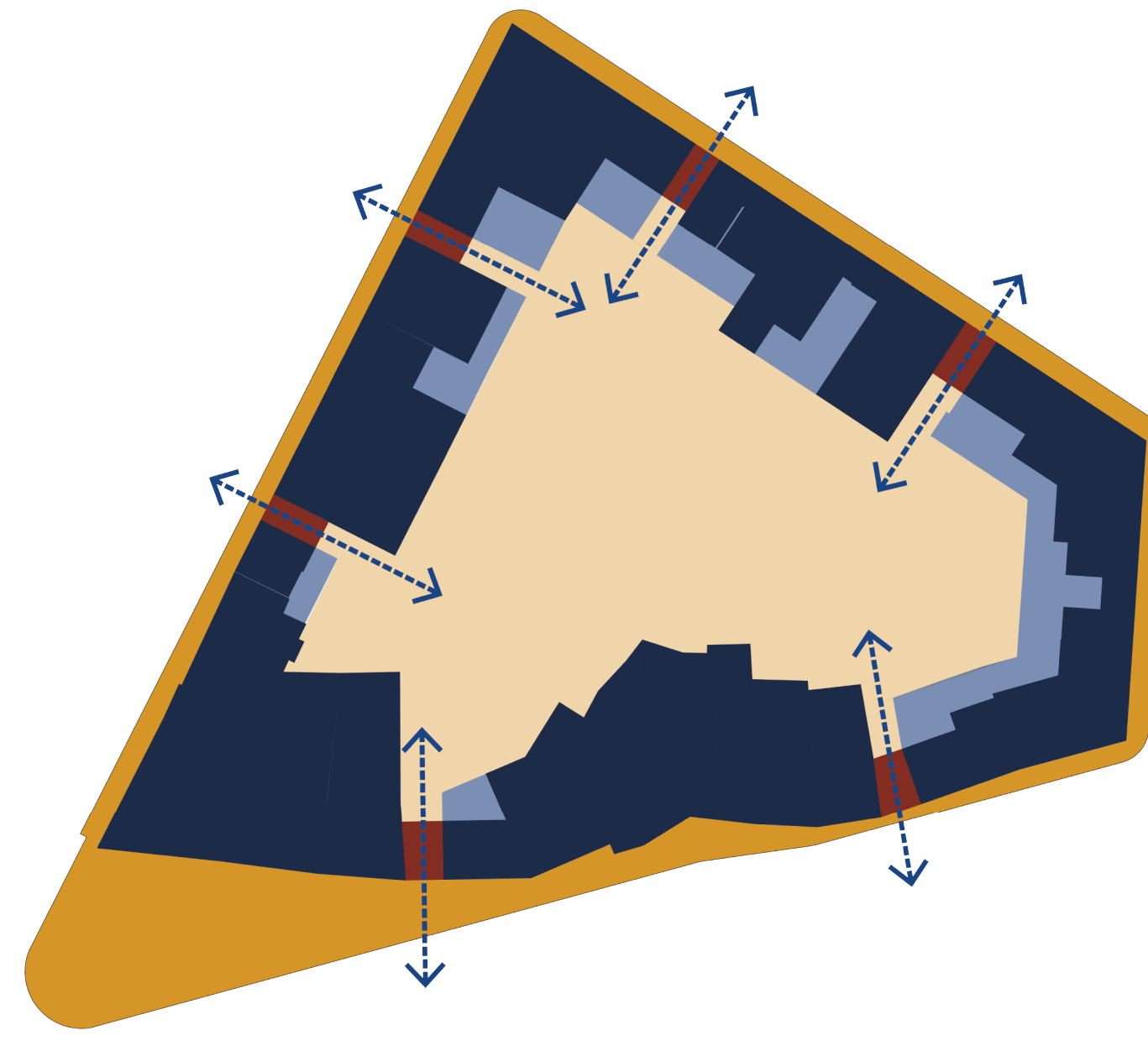
0 1m 2.5m 5m

■ Typical functioning of the Mixed Uses houses
COMMERCIAL AND RESIDENTIAL

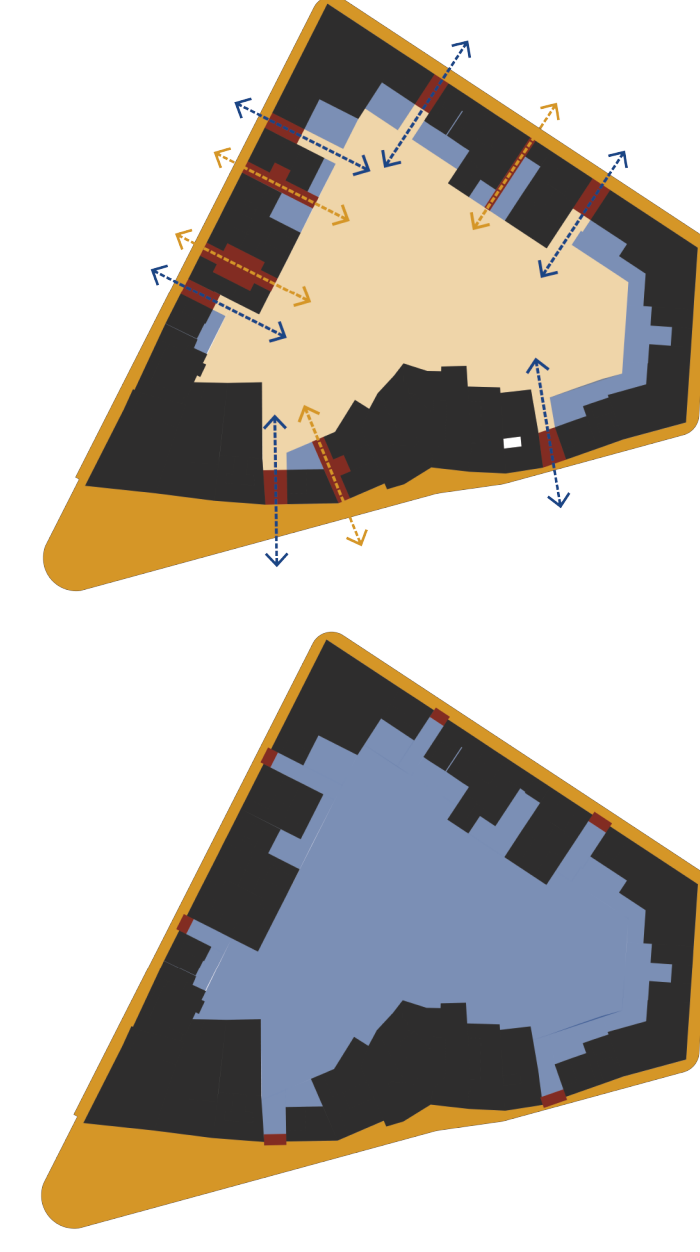


- APARTMENTS
- COMMON AREAS
RESIDENTIAL
- COMMERCIAL ESTABLISHMENTS
- PASSAGE
CONNECTION TO COURTYARD

PROGRAM - SPATIAL STRUCTURE



- PUBLIC
SQUARES
- SEMI-PUBLIC
CENTRAL COURTYARD
- SEMI-PRIVATE
BACKYARDS
- PRIVATE
HOUSES
- CONNECTIONS
URBAN GATES



Public courtyard (Open urban gates)

During the day the project is completely open through the gate houses typology and the urban courtyard is a semi-public space with free pedestrian entrance that is also complemented with the private entrances of some houses that through passages and backyards have the possibility to access freely towards the courtyard at any given time.

Semi-private courtyard (Closed urban gates)

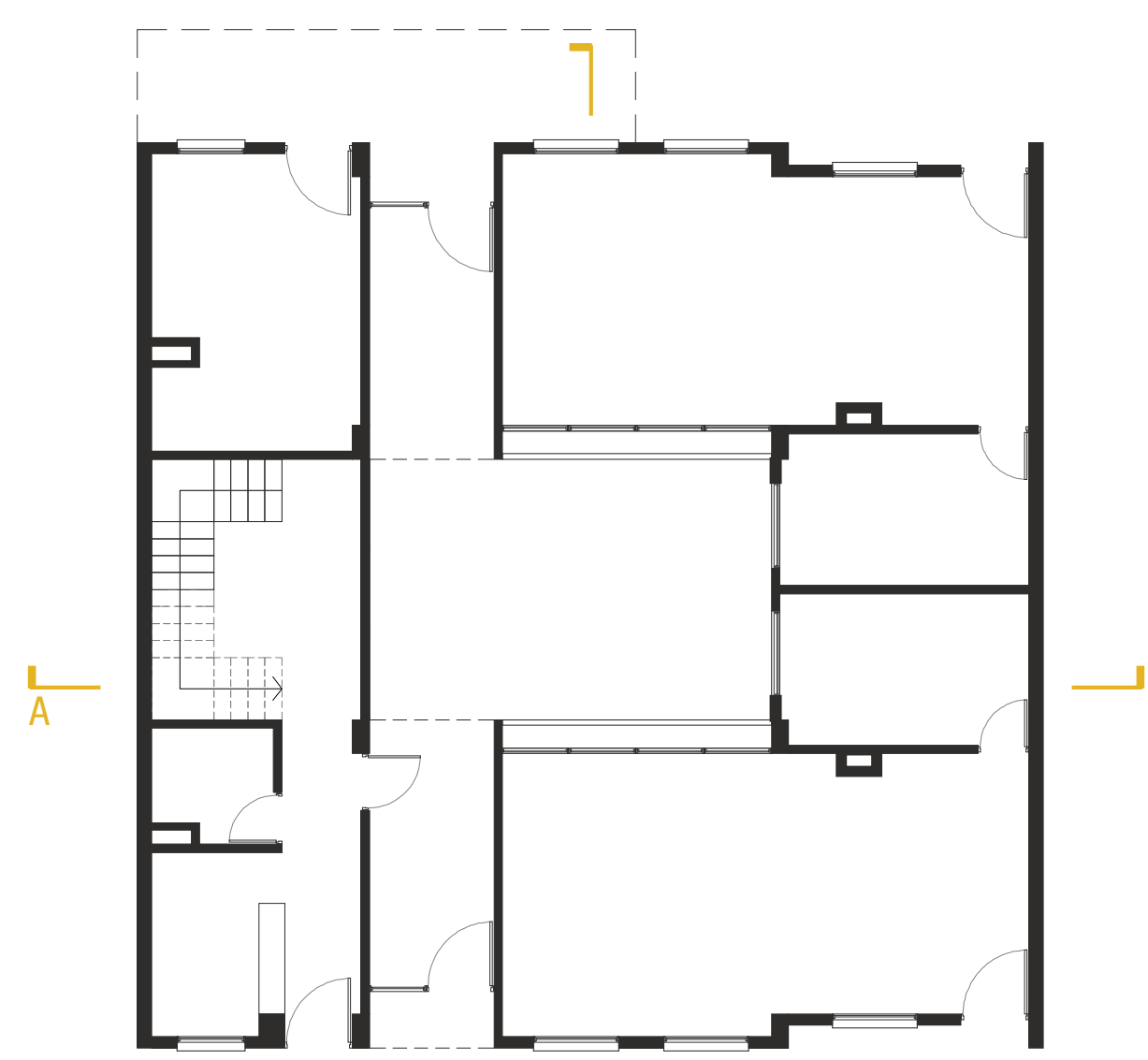
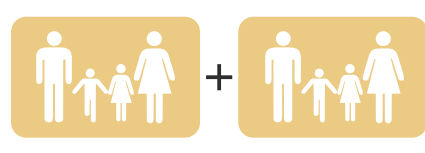
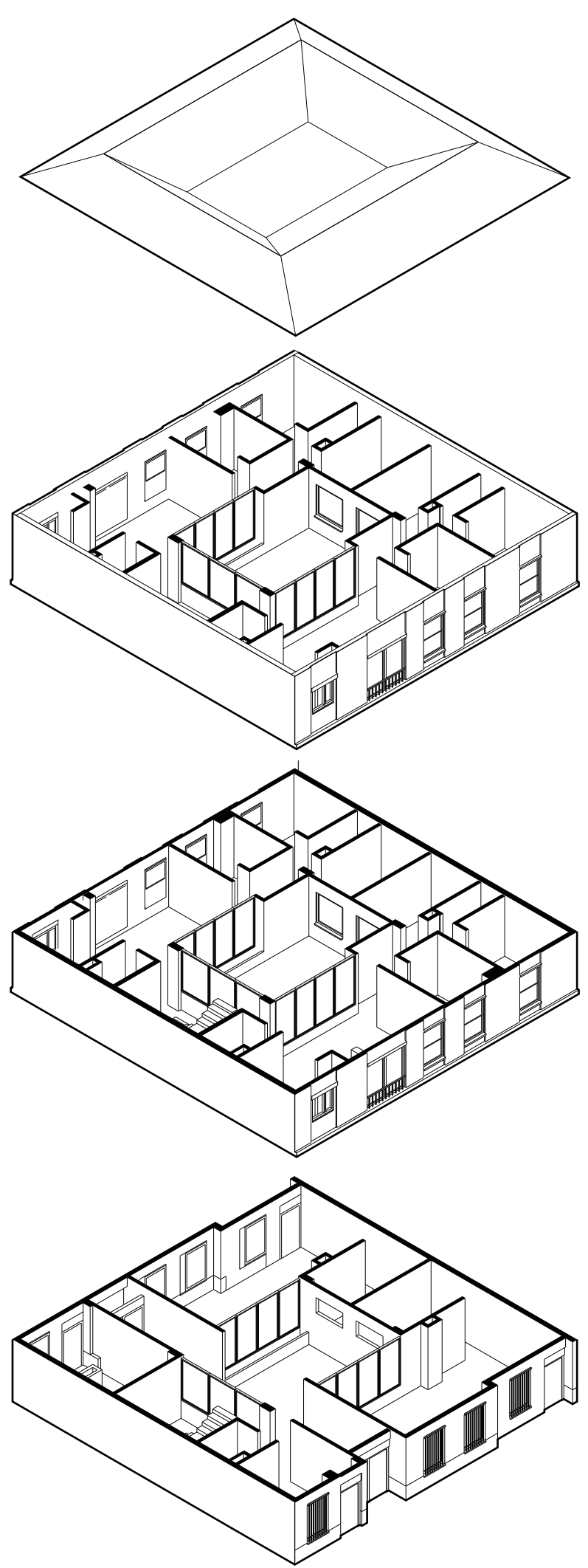
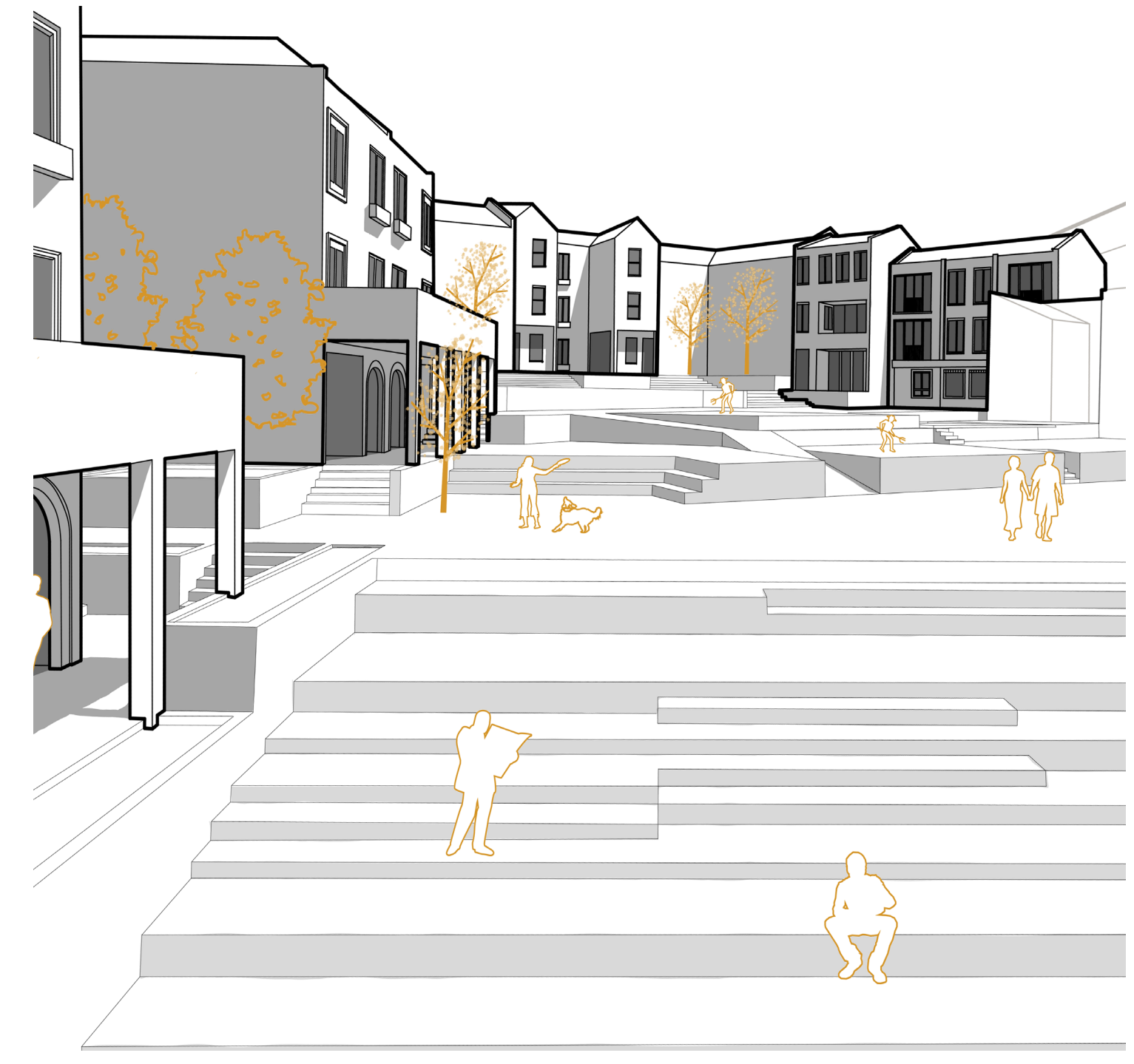
During the night the gate houses can be closed and the central courtyard becomes a semi-private space shared by the home owners of the block that can access it through the previously stated passages and backyards, changing the condition of the space completely.

- PUBLIC
SQUARES
- SEMI-PUBLIC
CENTRAL COURTYARD
- SEMI-PRIVATE
BACKYARDS
- PRIVATE
HOUSES
- CONNECTIONS
URBAN GATES AND PRIVATE PASSAGES OPEN

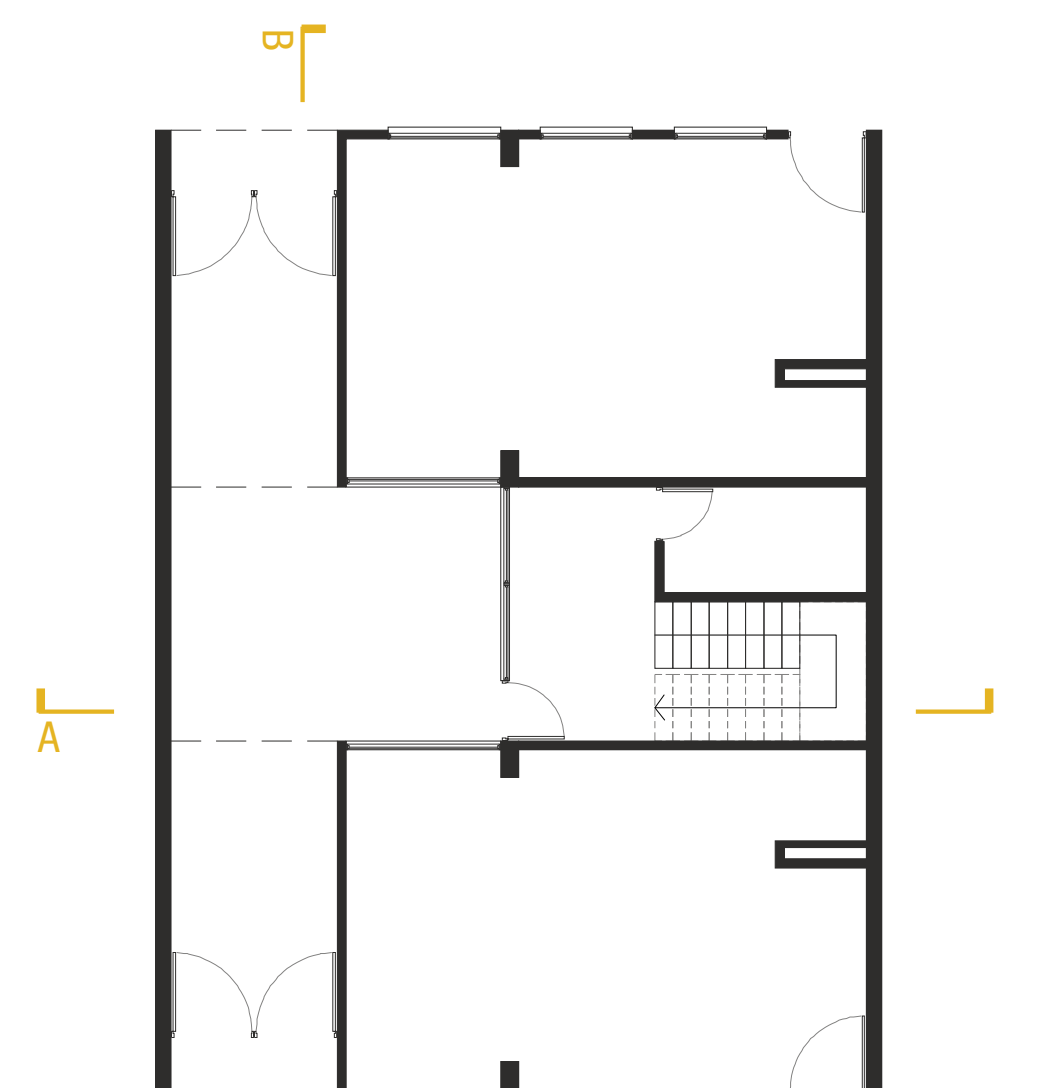
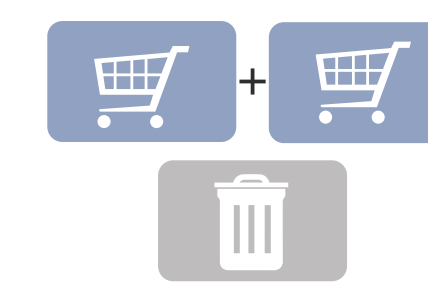
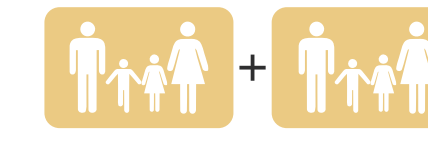
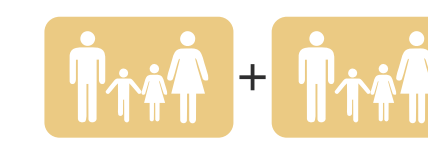
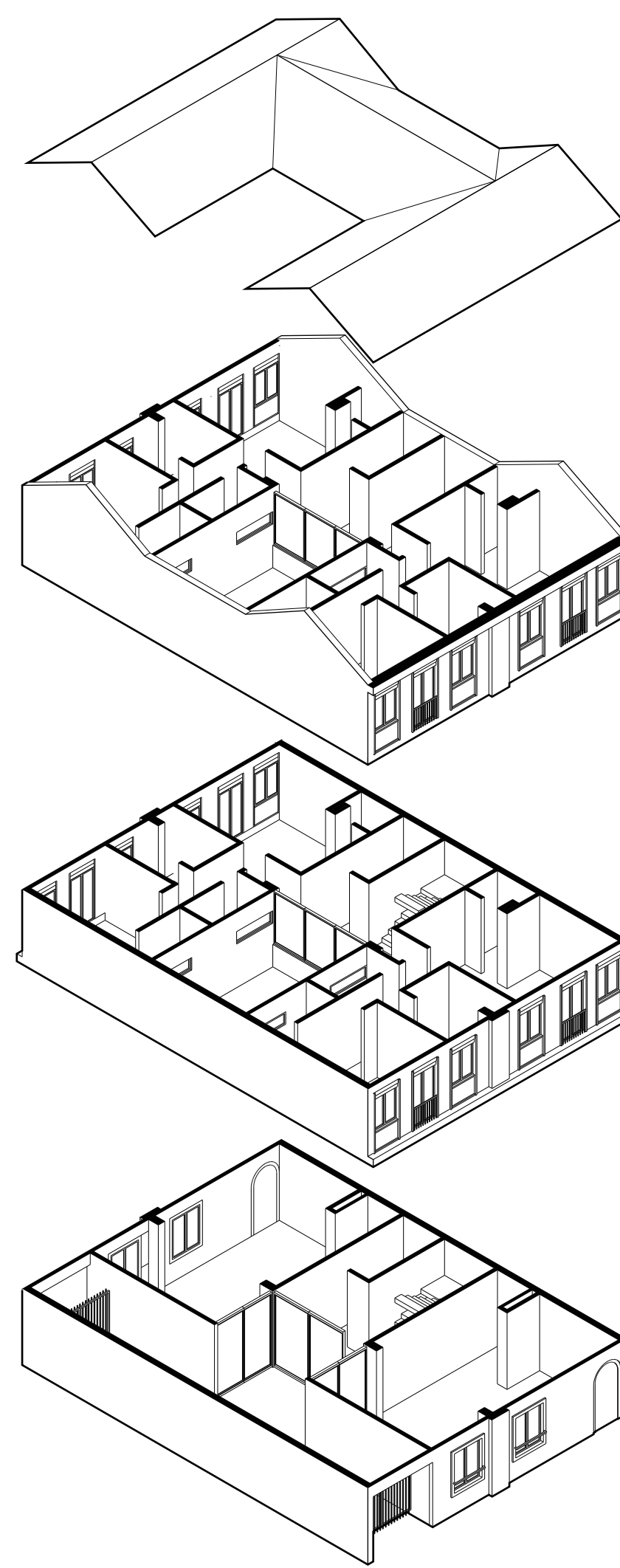
COEXISTENCE - URBAN DYNAMICS



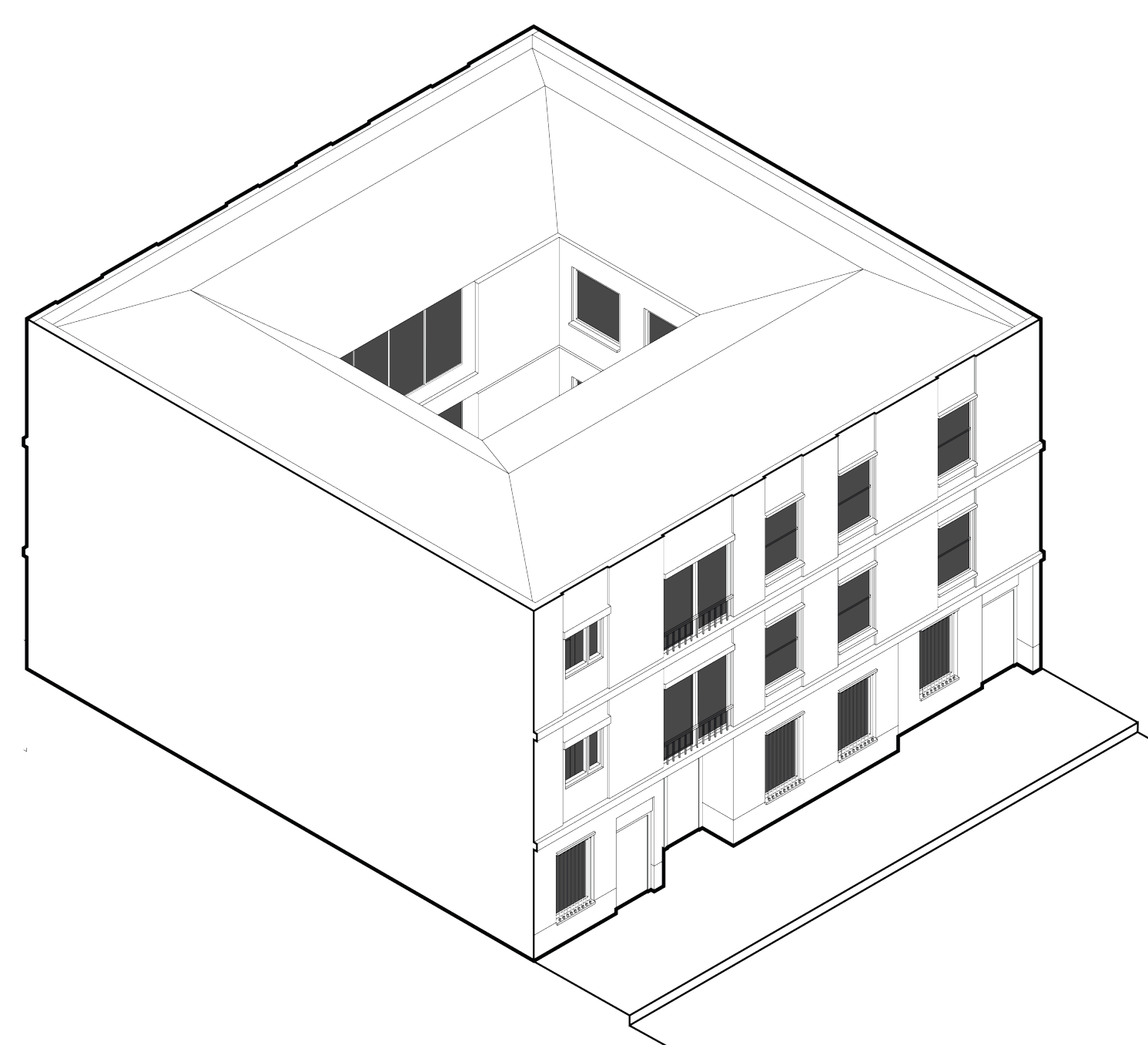
NORTH PROFILE
1:200



GROUND FLOOR PLAN

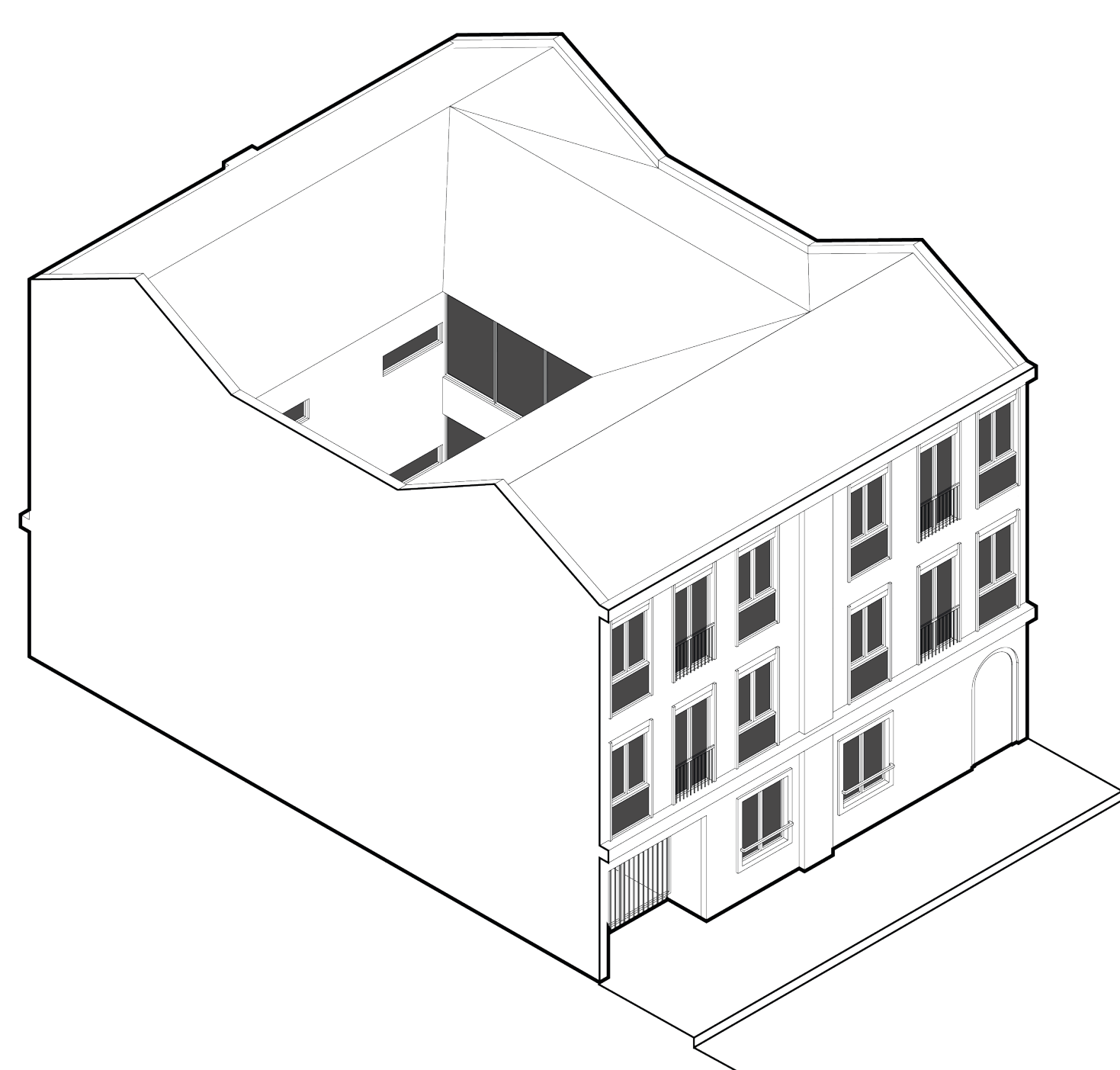


GROUND FLOOR PLAN



MAIN FACADE

Typology .A_ CENTRAL COURTYARD
1:125

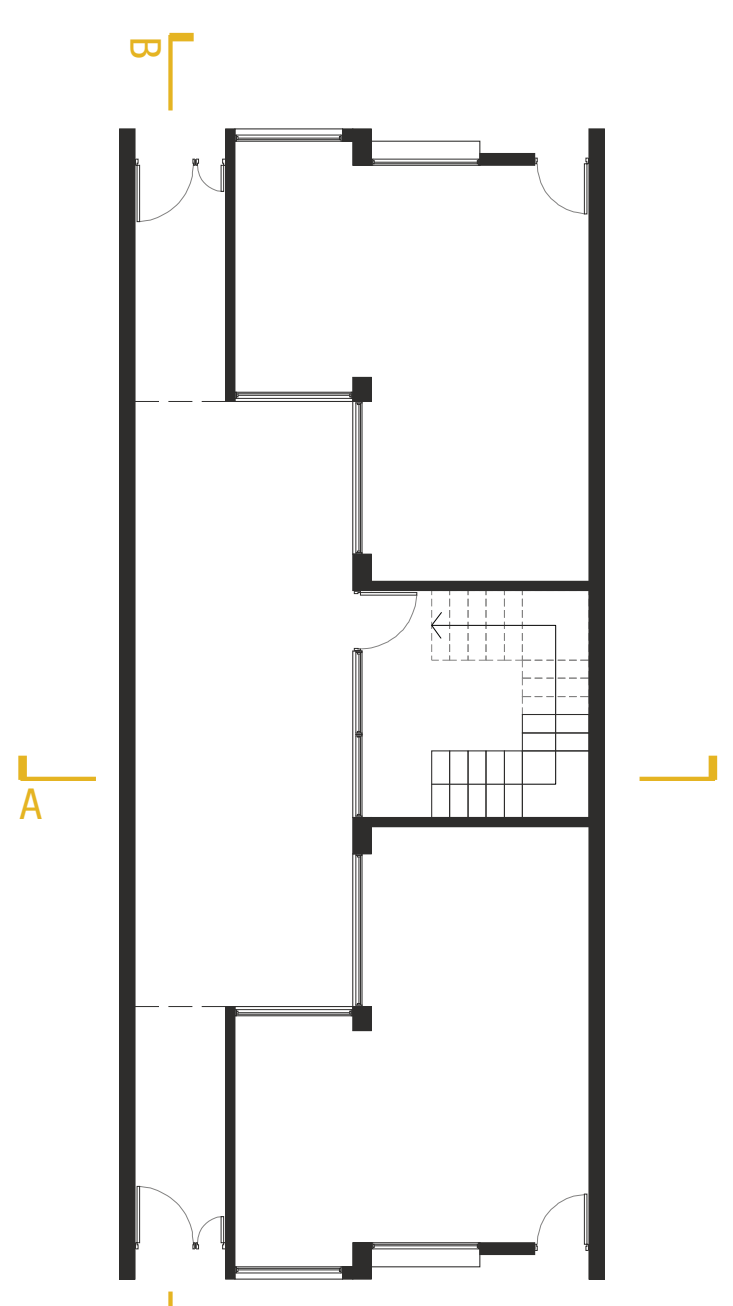
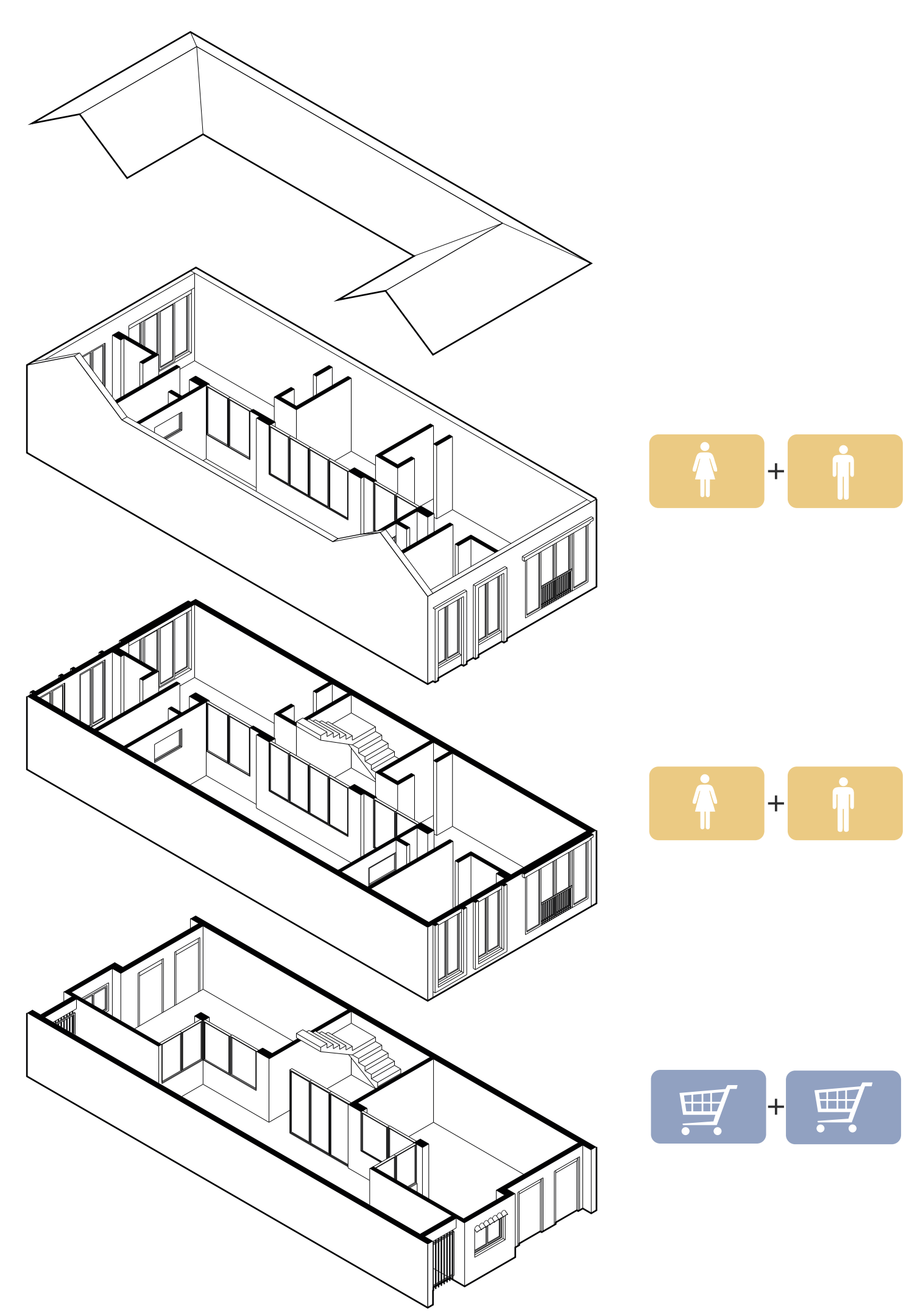


MAIN FACADE

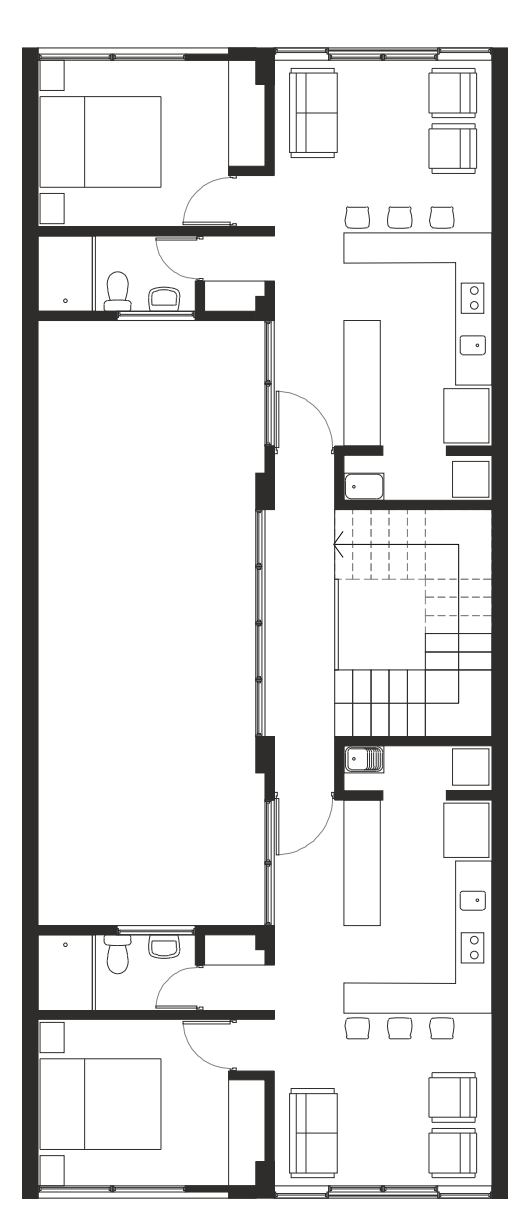
Typology .B_ "C" SHAPE HOUSE
1:125



WEST PROFILE
1:200



GROUND FLOOR PLAN

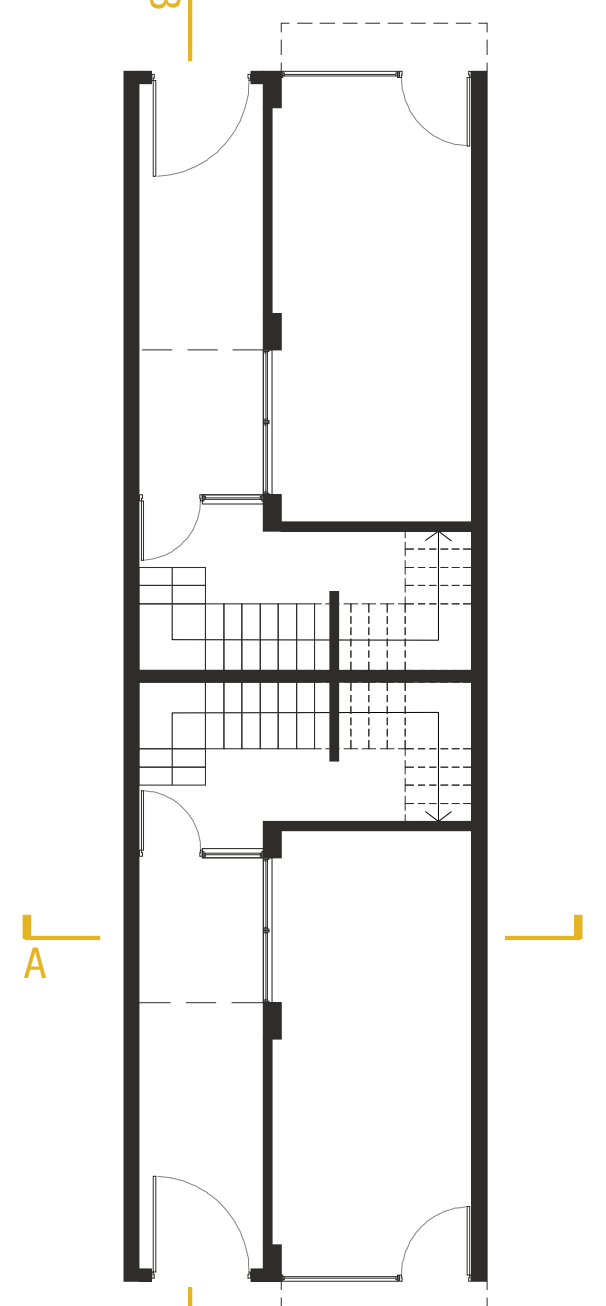
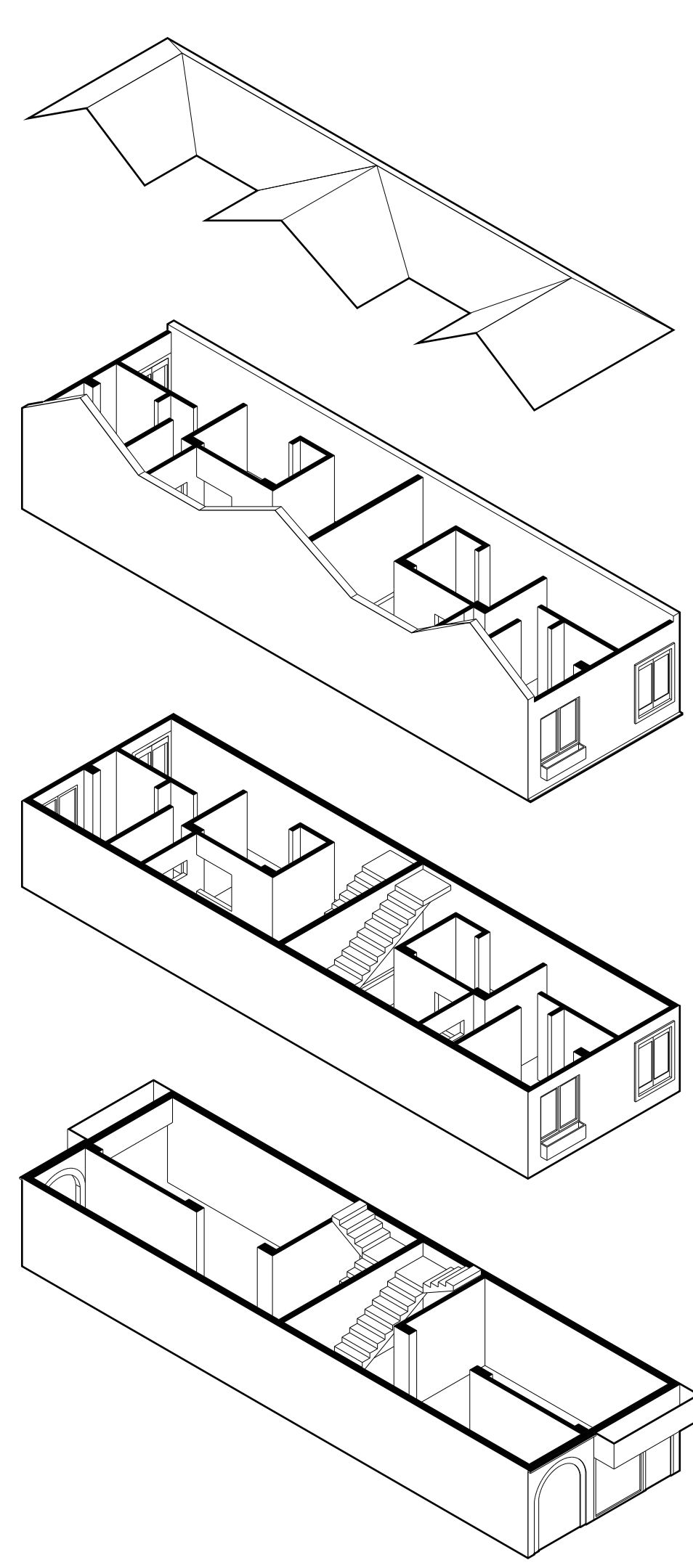


FIRST FLOOR PLAN

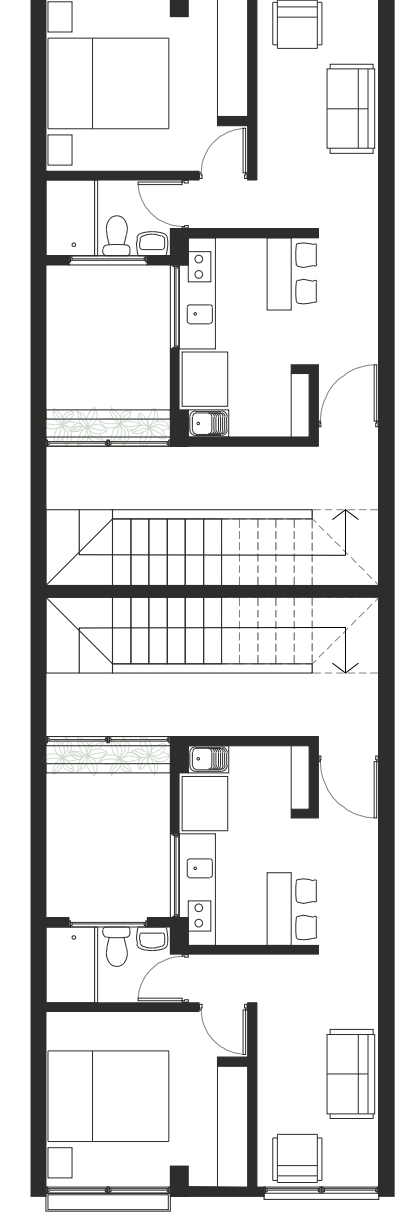


MAIN FACADE

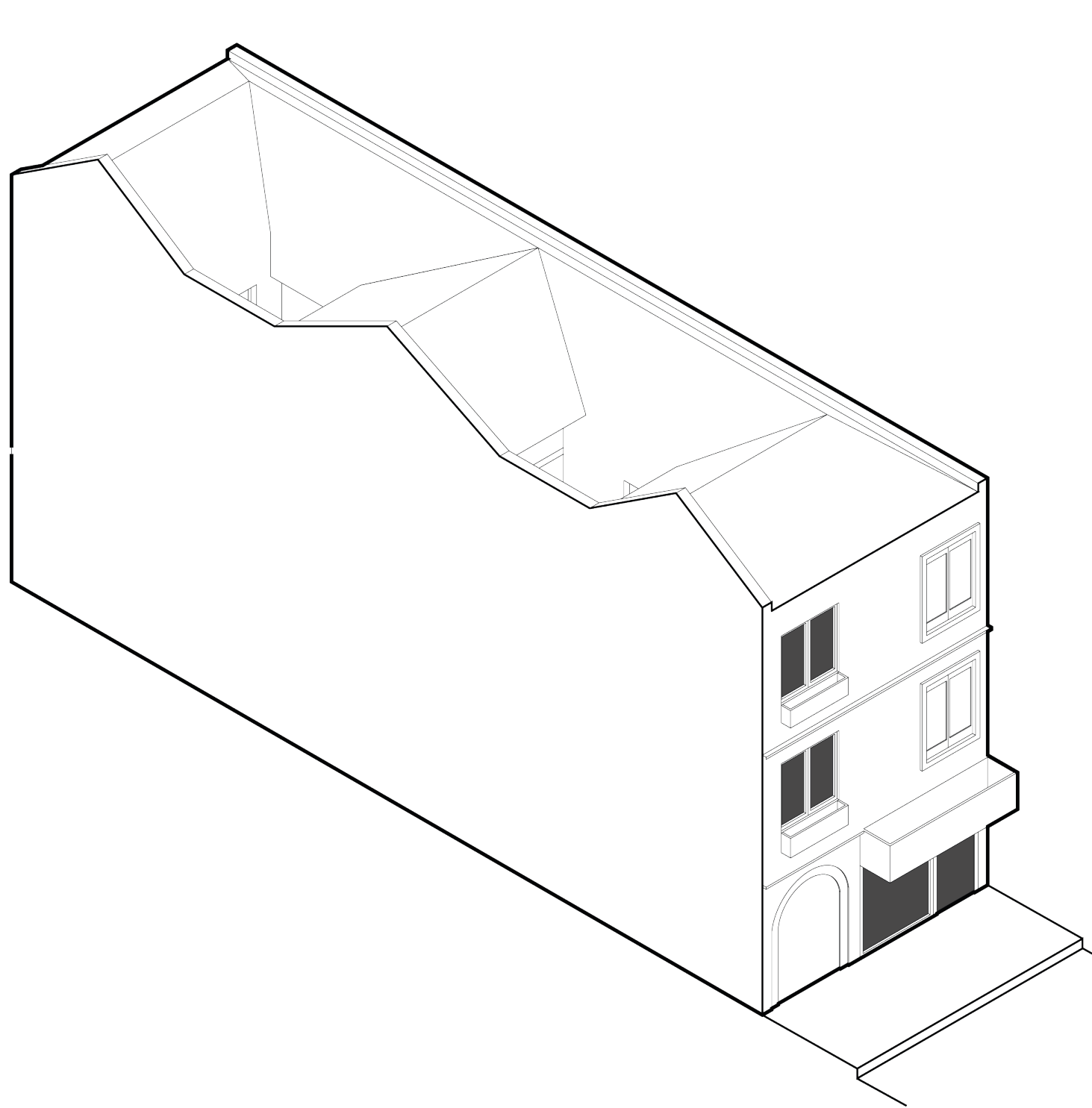
Typology .C_ LATERAL COURTYARD
1:125



GROUND FLOOR PLAN

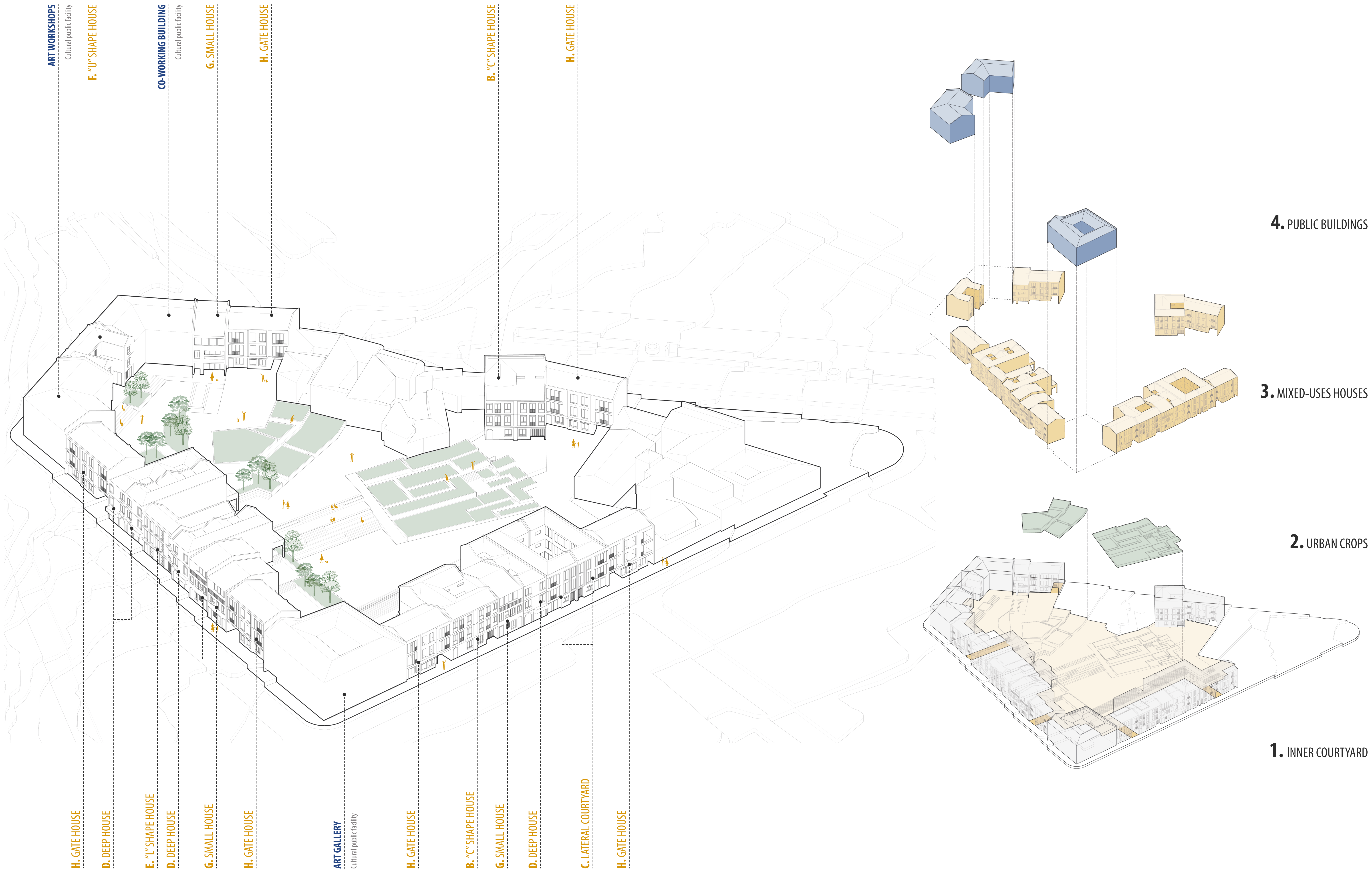


FIRST FLOOR PLAN

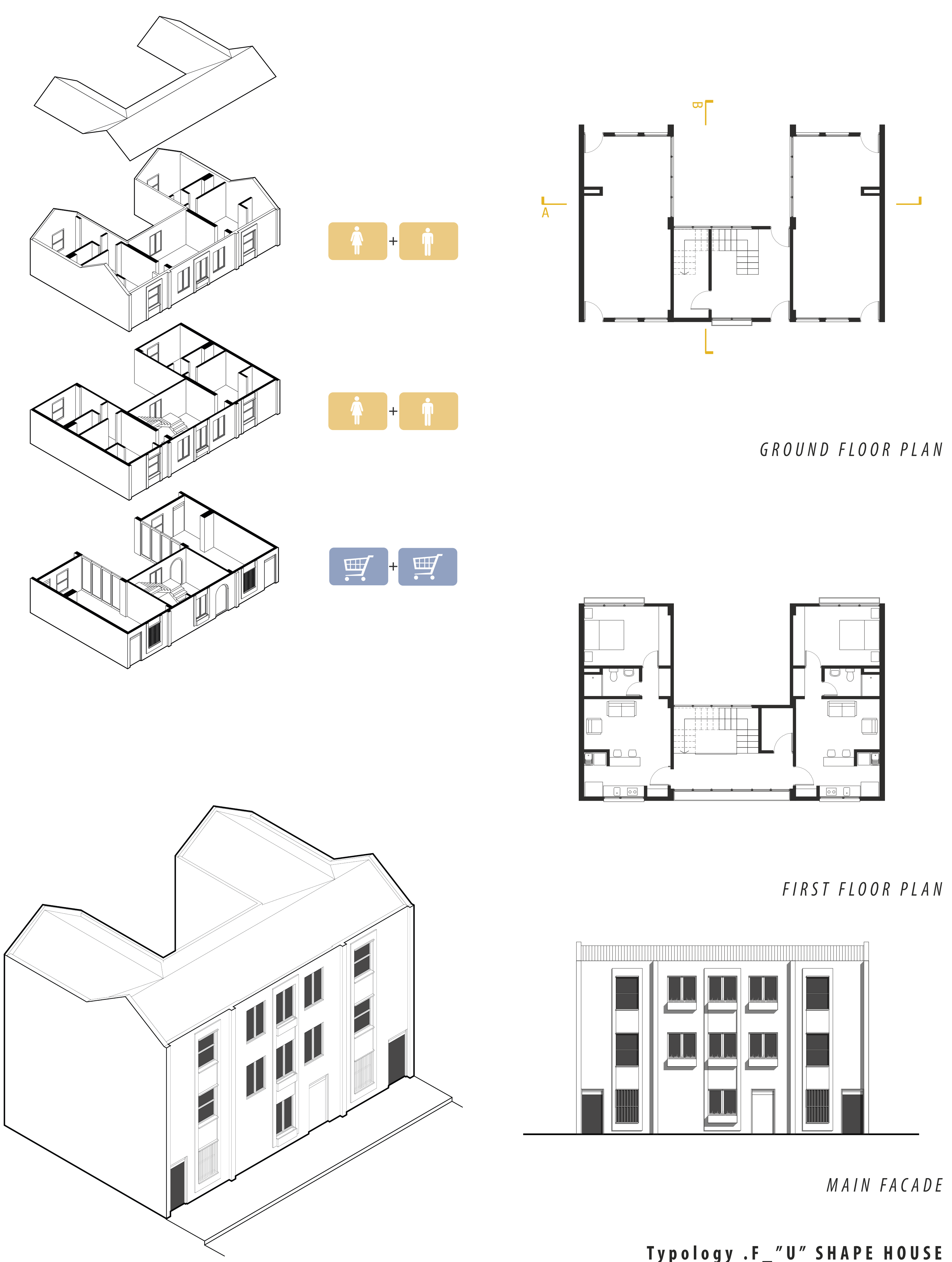
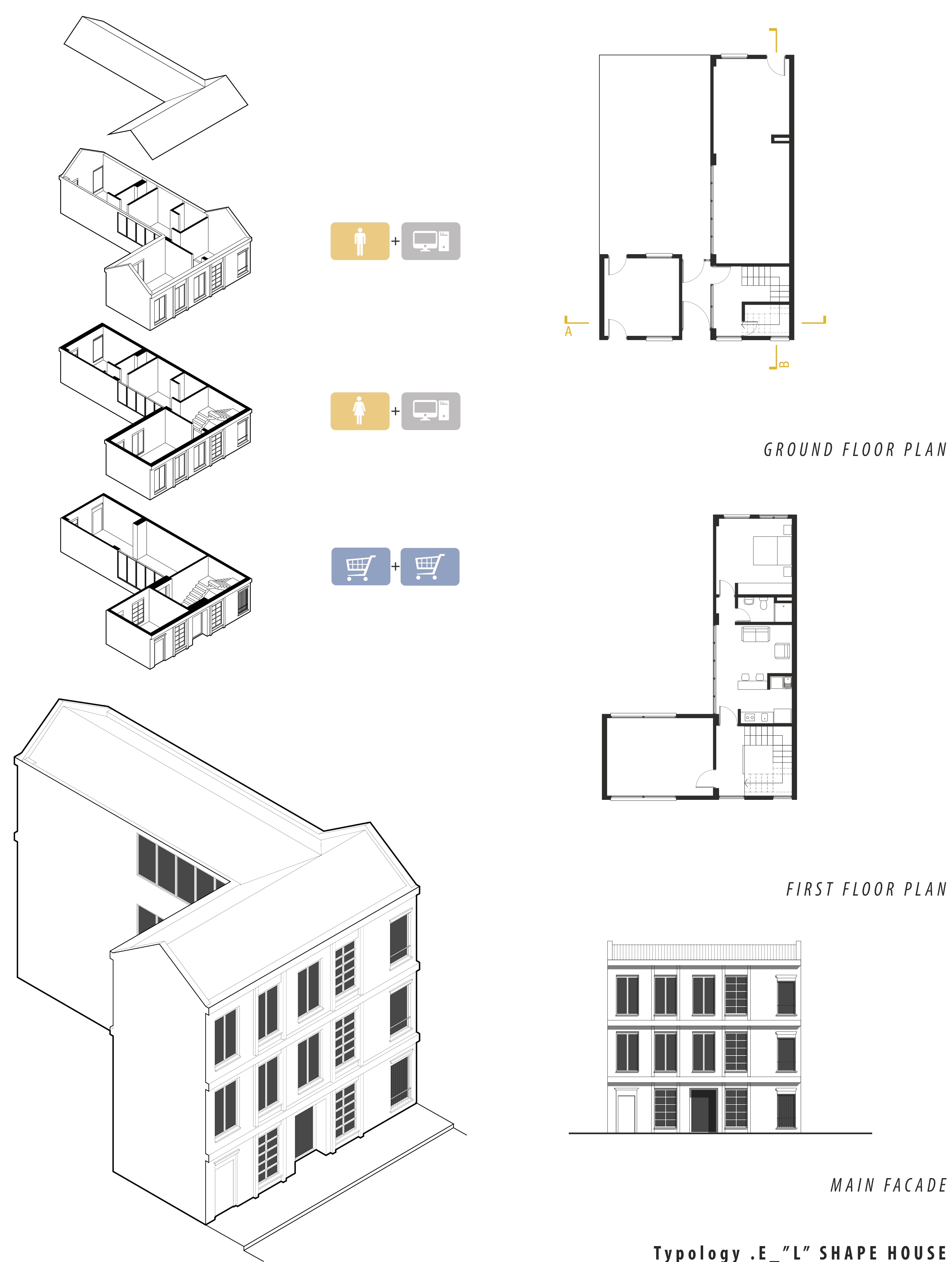


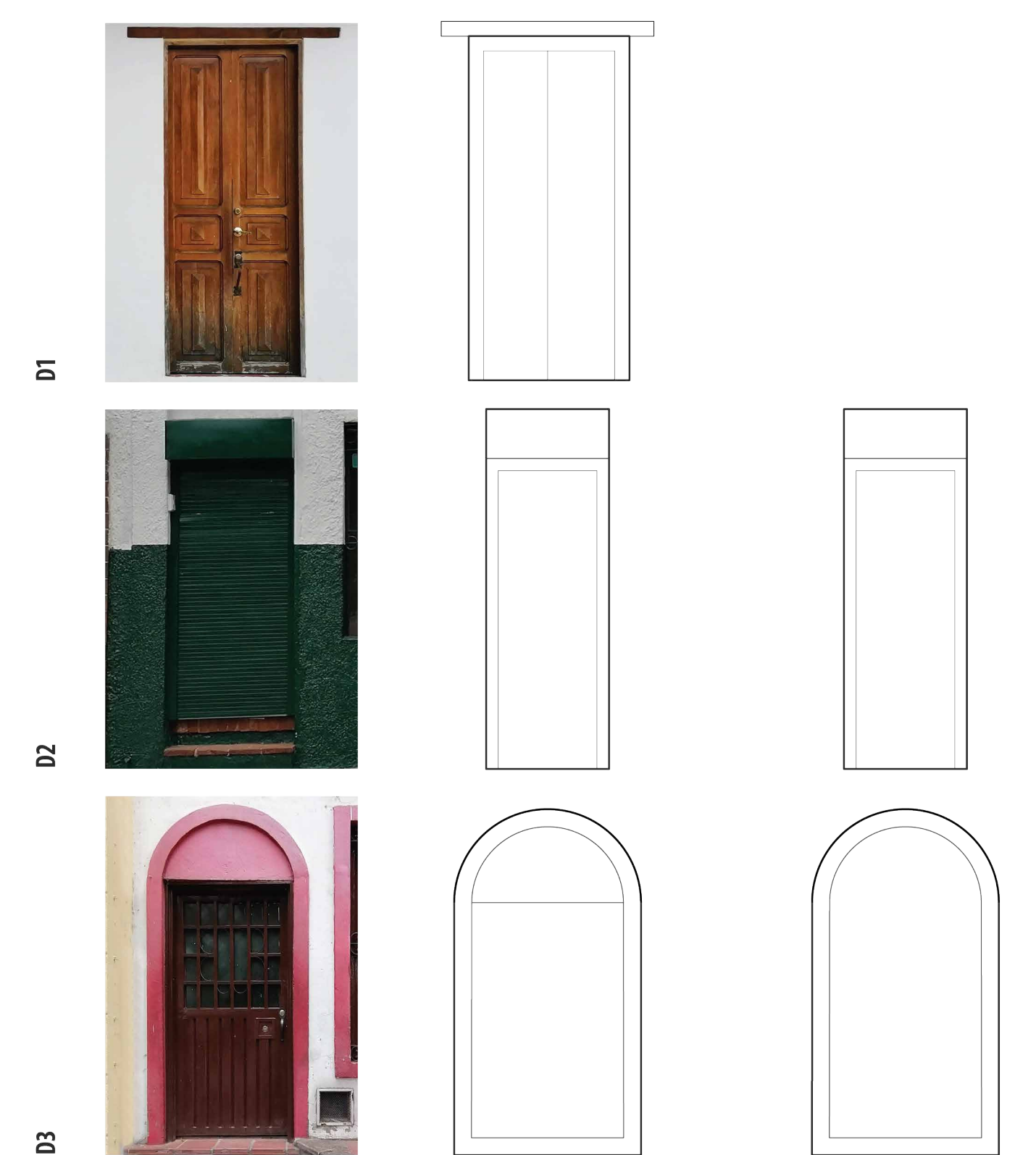
MAIN FACADE

Typology .D_ DEEP HOUSE
1:125

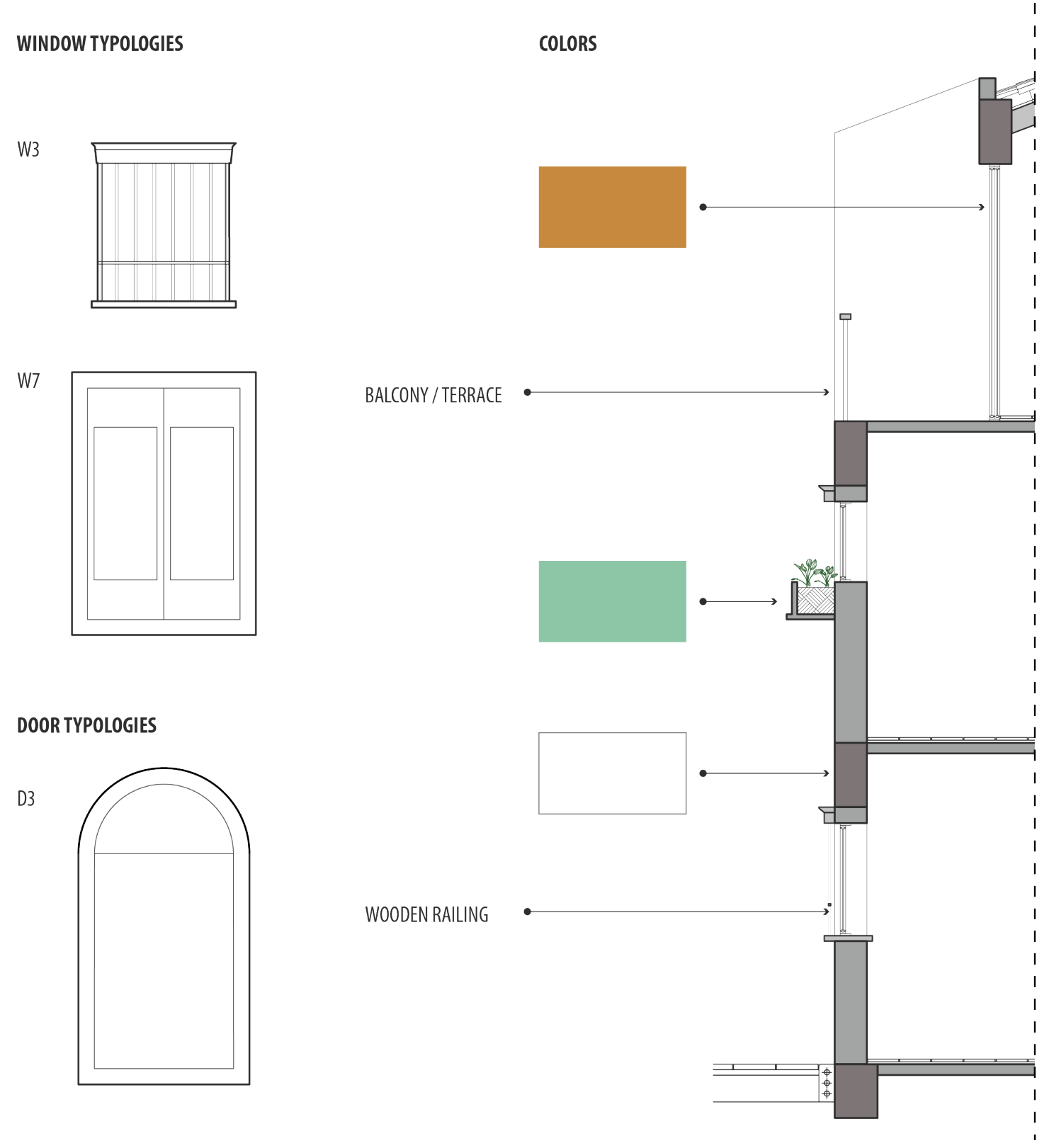


PROJECT COMPONENTS - MAIN BLOCK
ISOMETRIC DIAGRAM

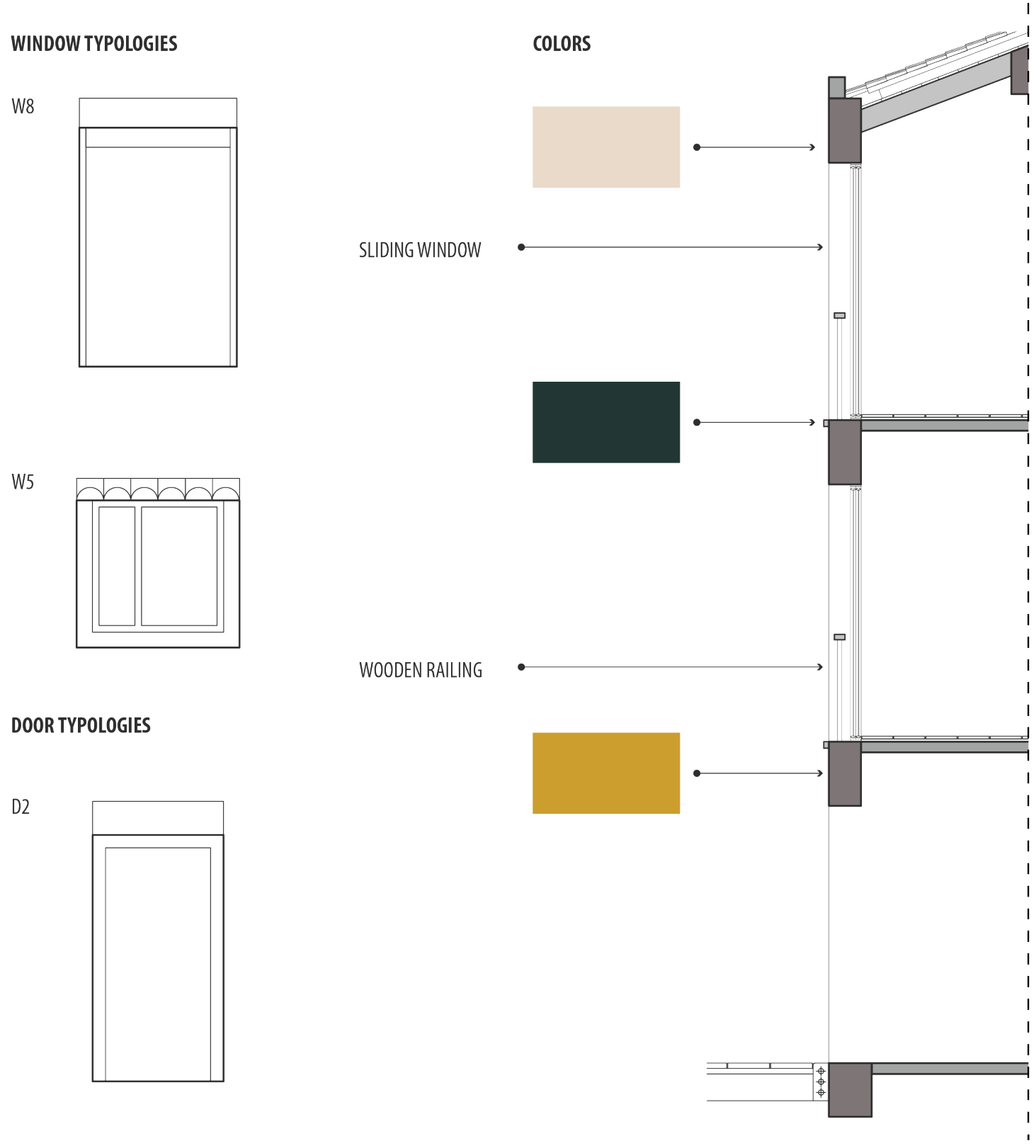




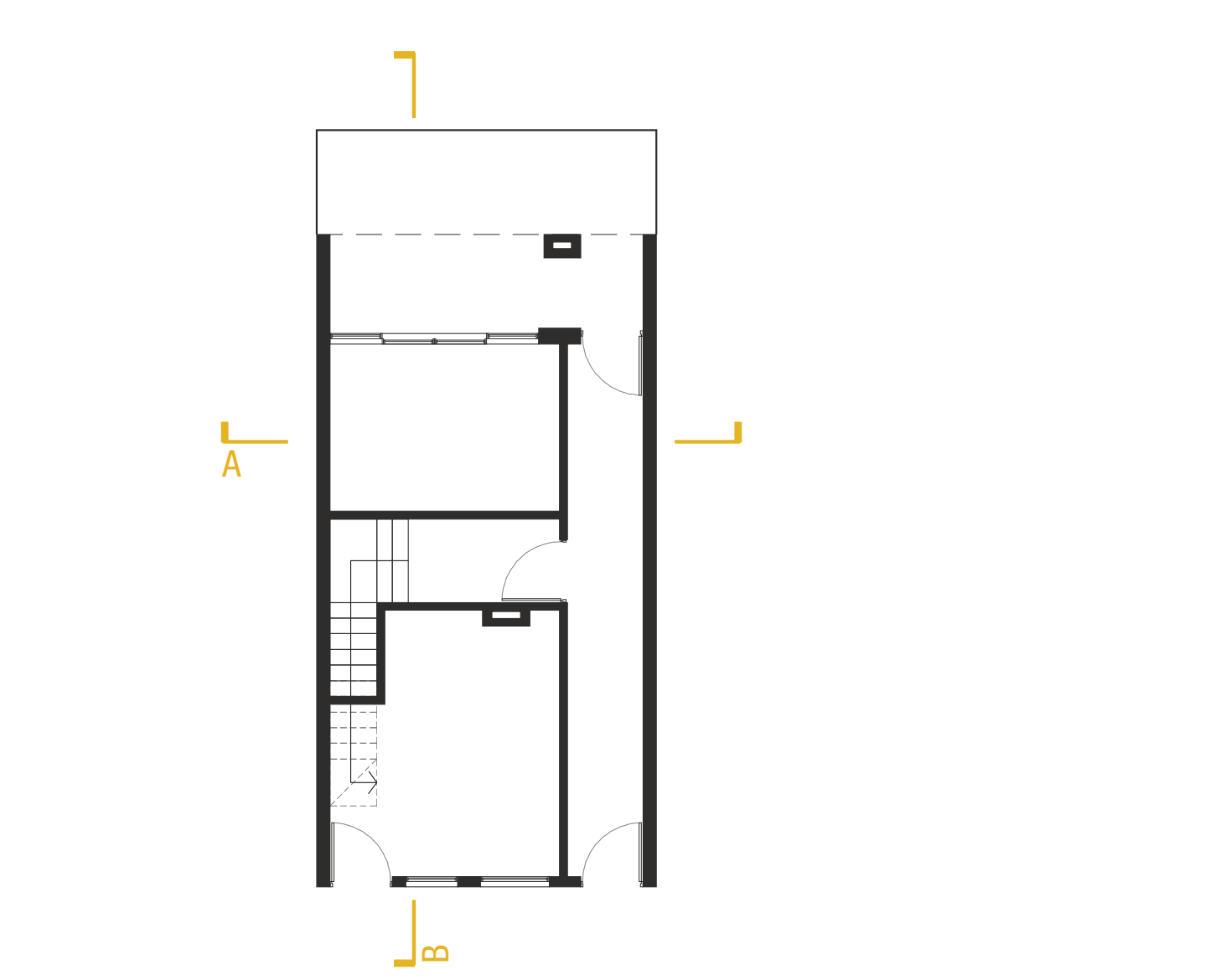
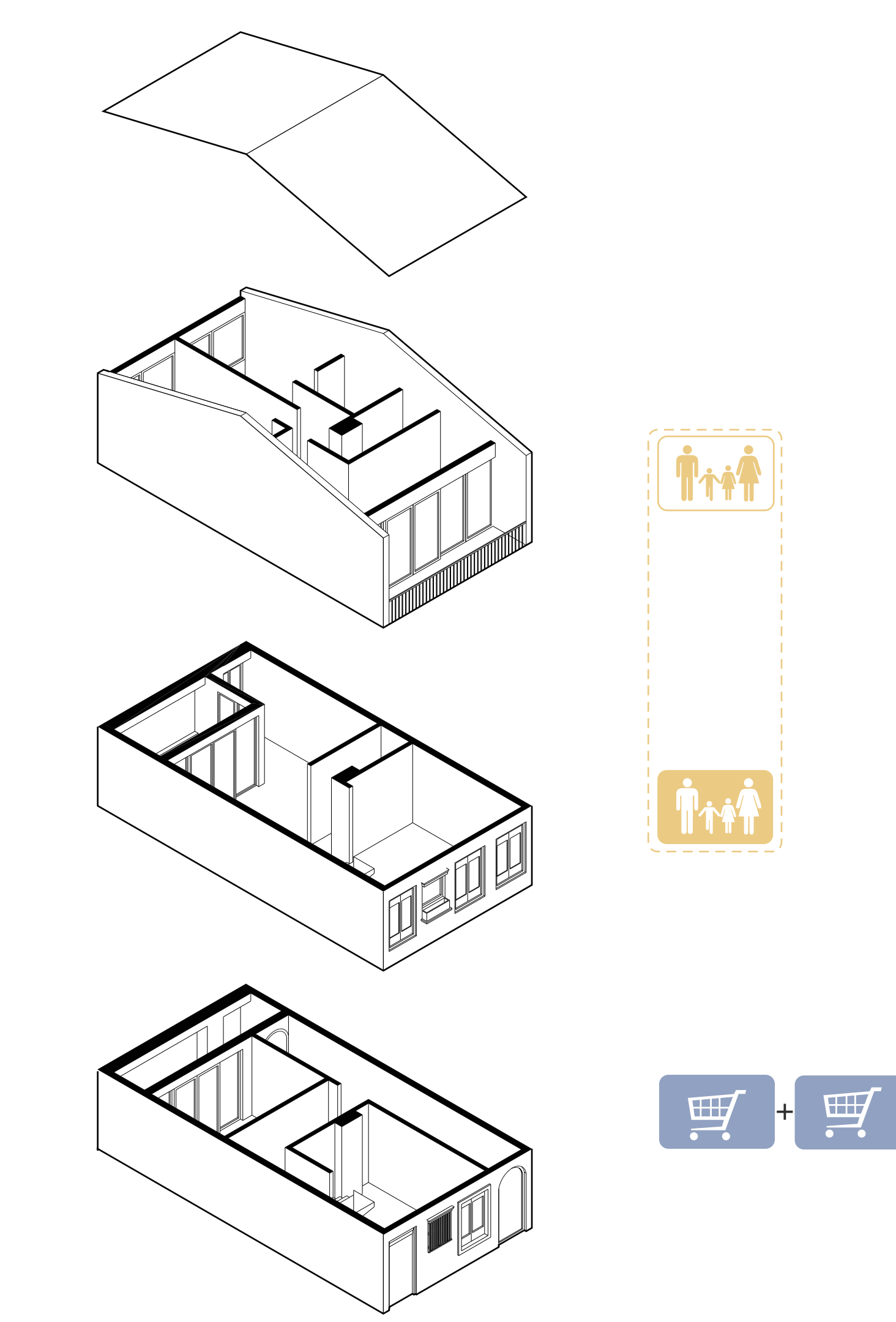
TYPICAL CATALOG OF ELEMENTS



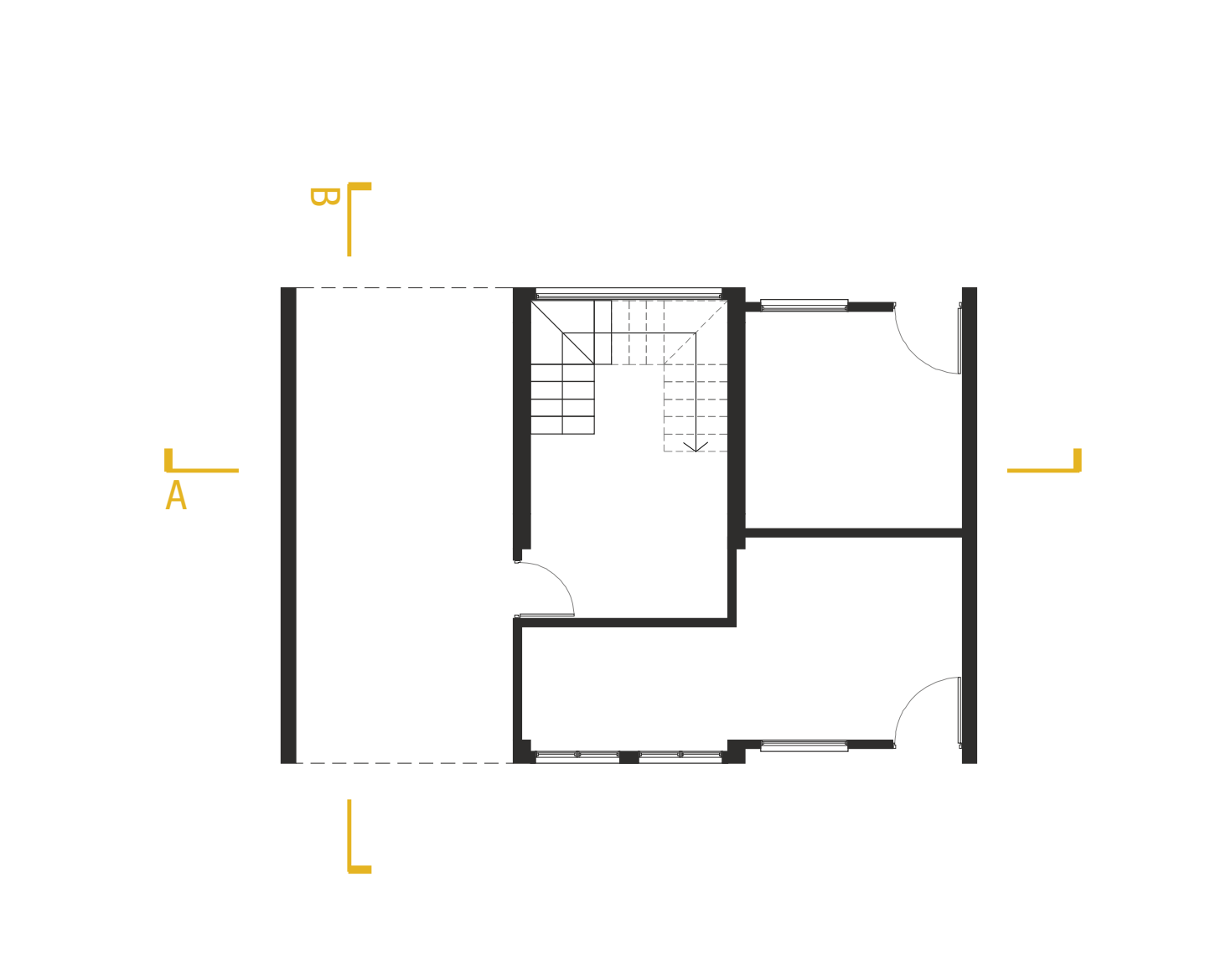
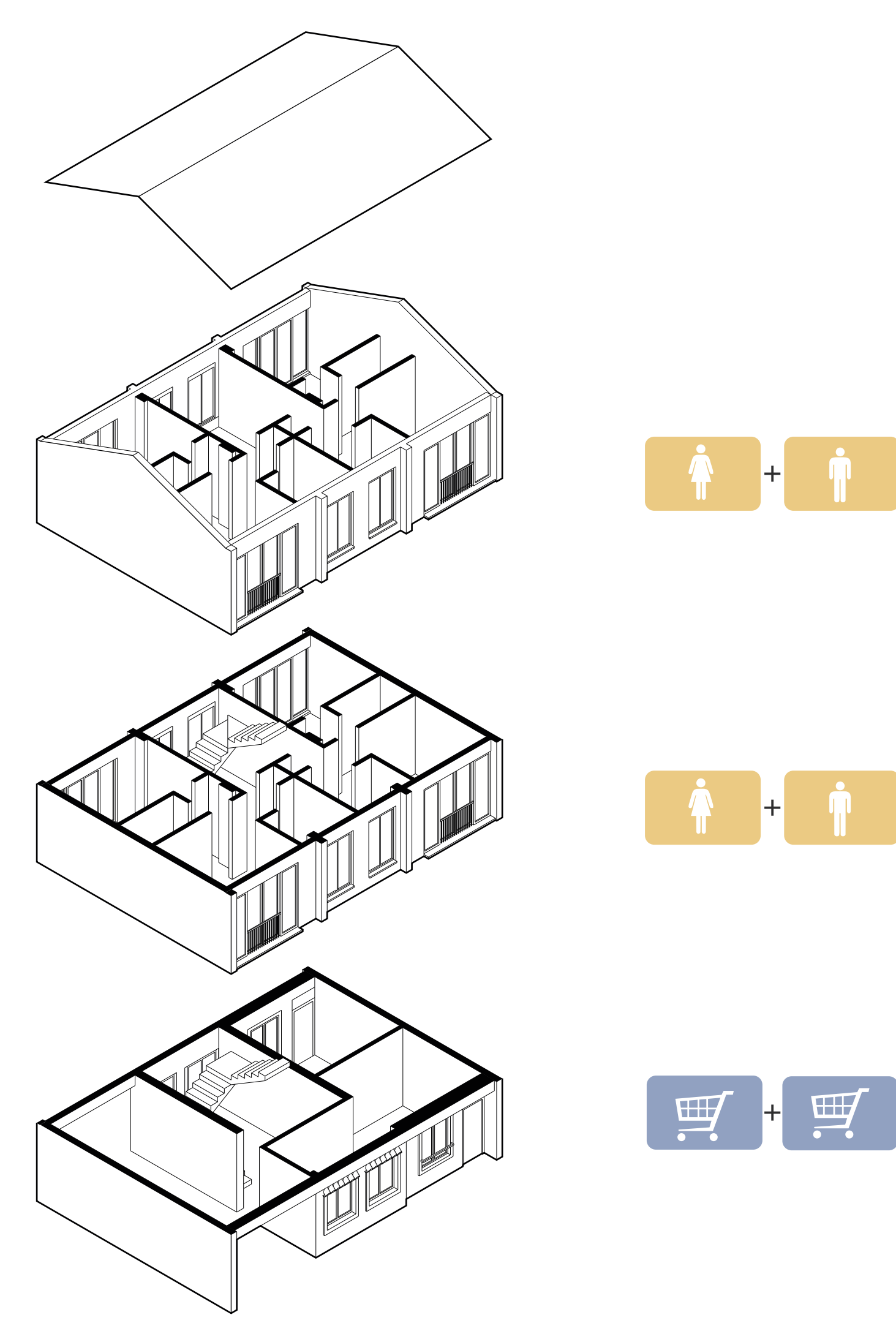
DETAILED FACADE



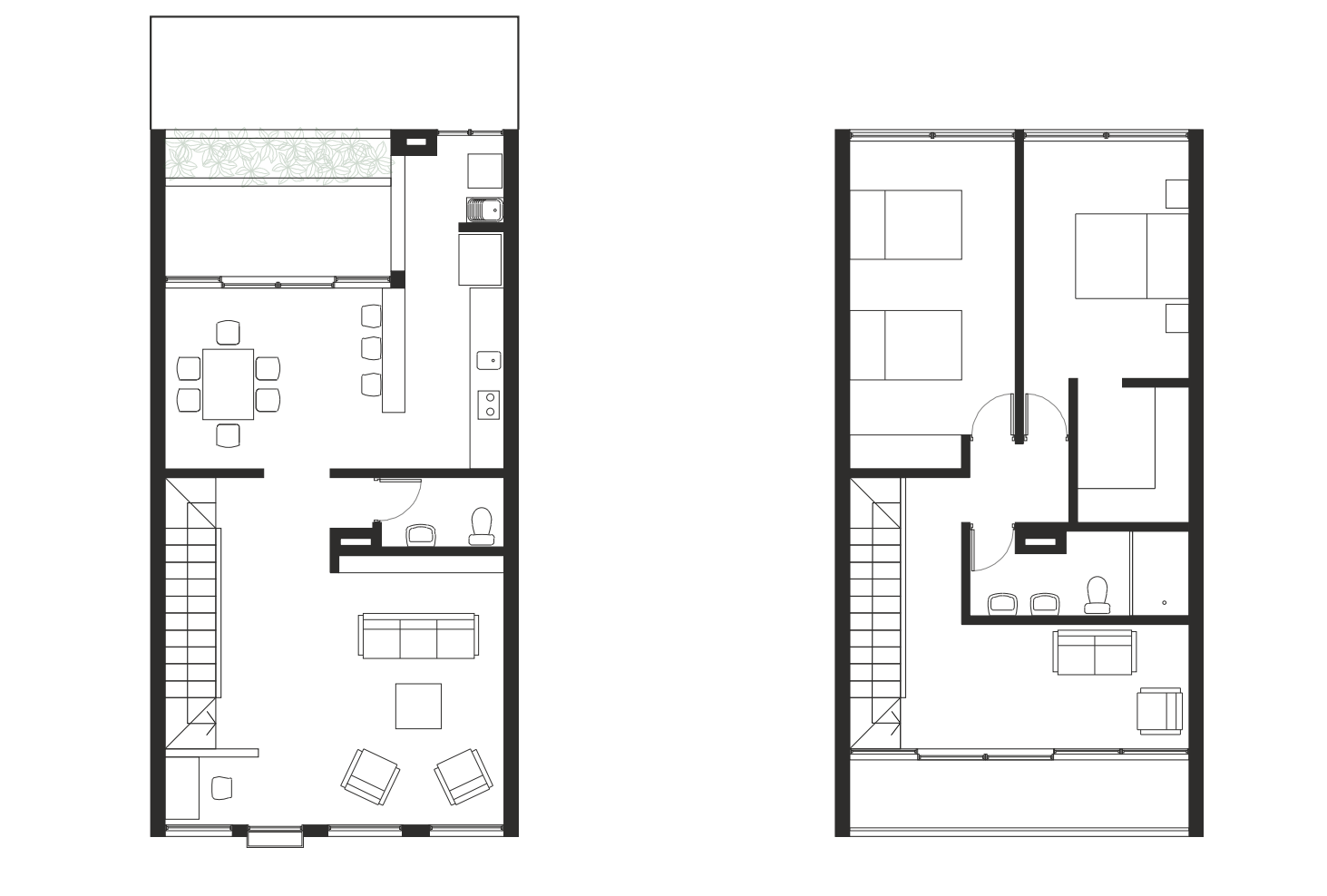
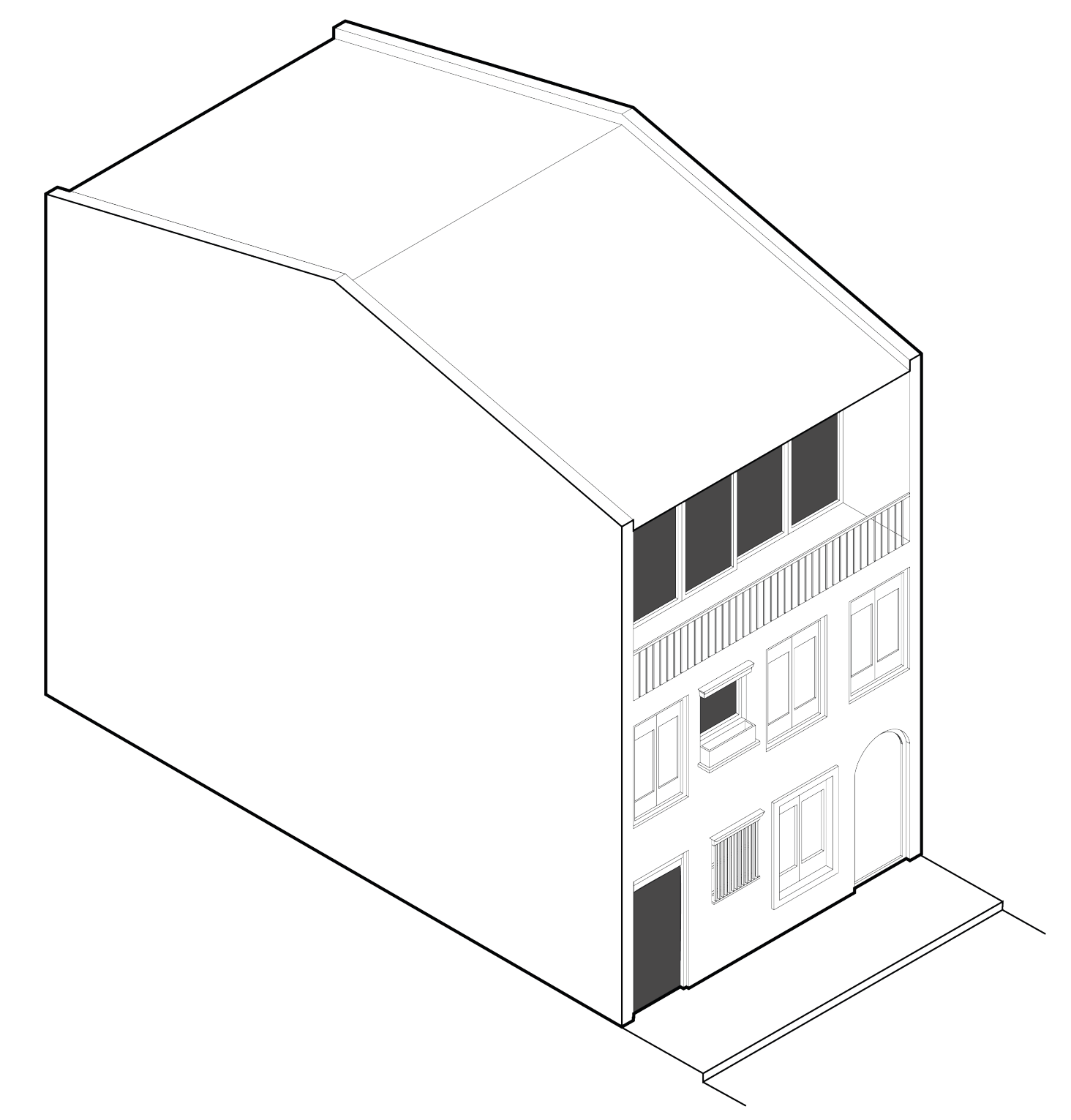
DETAILED FACADE



GROUND FLOOR PLAN



GROUND FLOOR PLAN

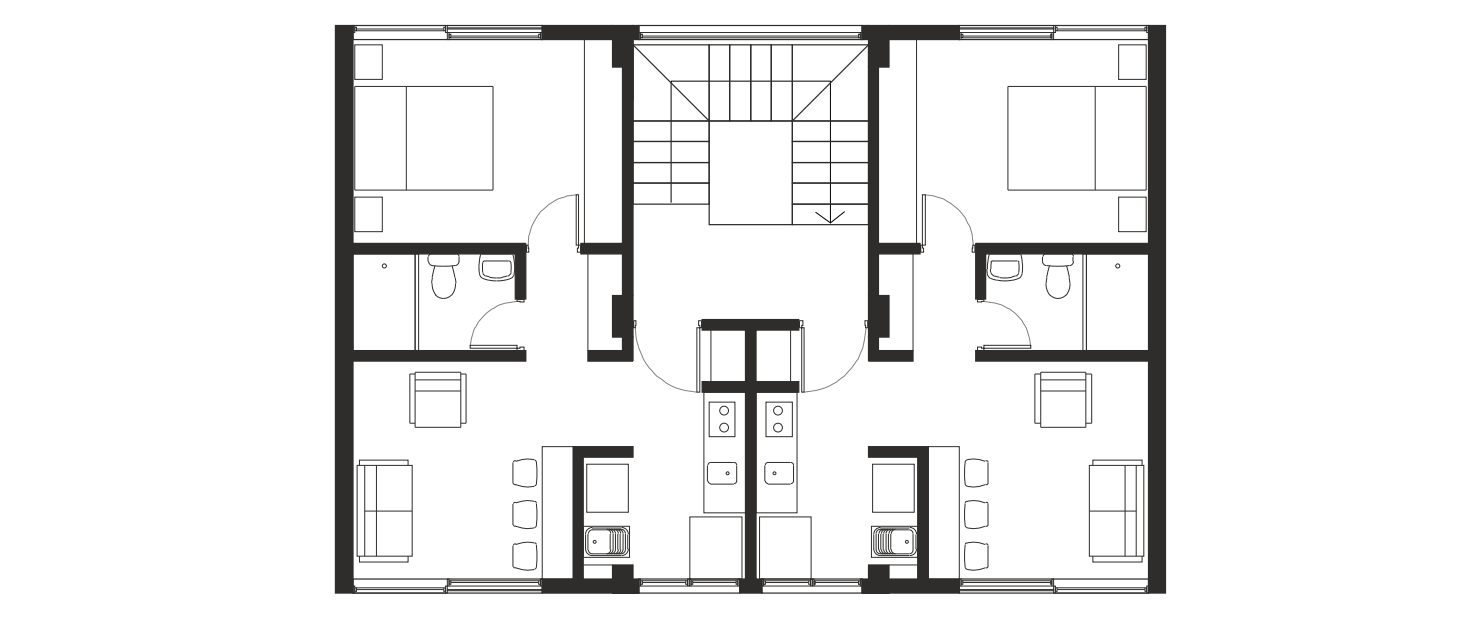
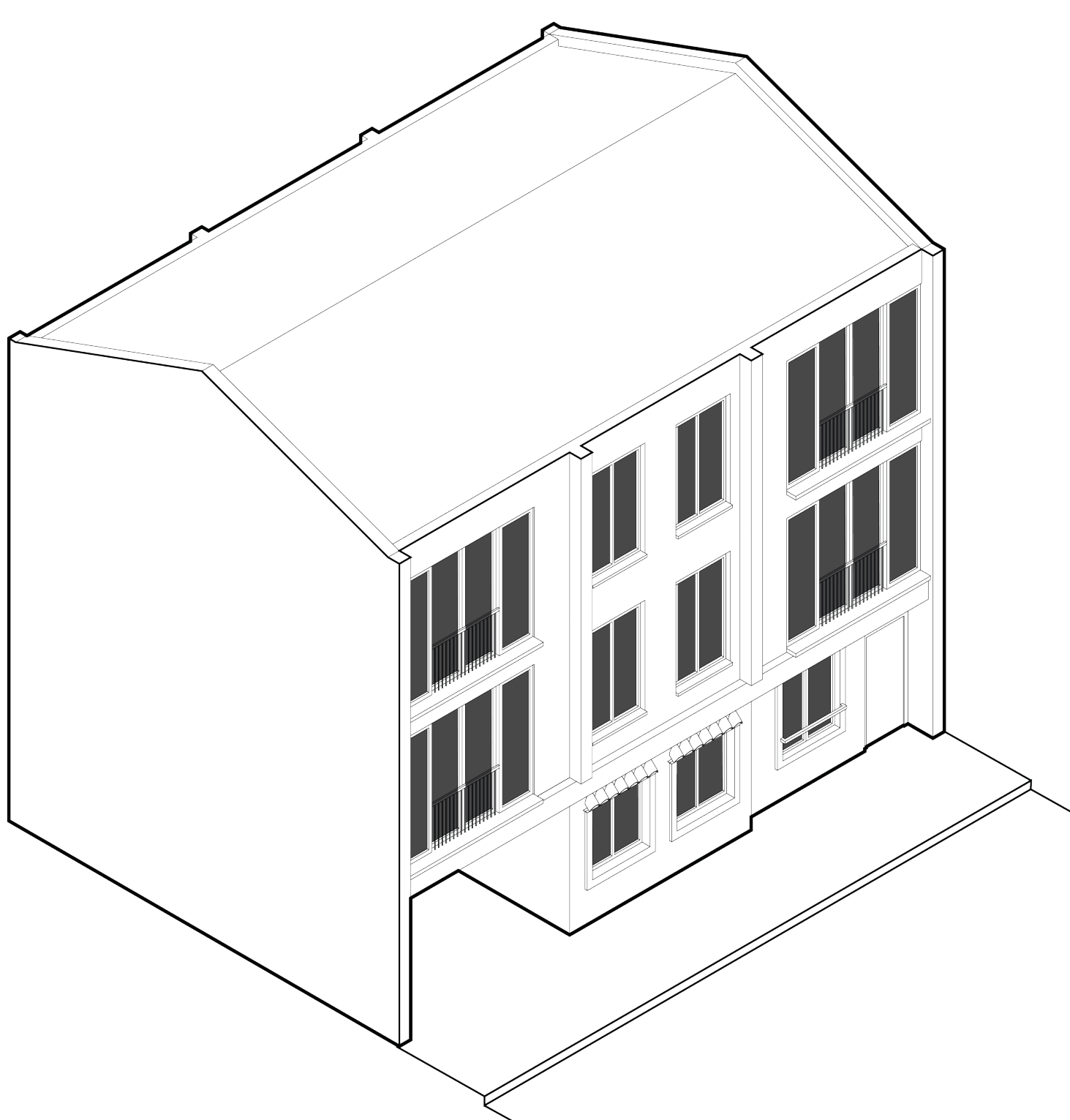


FIRST FLOOR PLAN SECOND FLOOR PLAN



MAIN FACADE

Typology .G_SMALL HOUSE 1:125



FIRST FLOOR PLAN



MAIN FACADE

Typology .H_GATE HOUSE 1:125