**PARQUE CABALLITO**

* PROJECT NAME: Parque Caballito
* LOCATION: Buenos Aires, Argentina
* PLOT SURFACE: 501m2
* PLOT WIDTH: 8.66m (only)
* BUILT UP AREA: 2446m2
* HEIGHT: 8 floors
* UNITS: 34
* MAIN USES: residential, offices
* OTHER USES: Amenities with a MPR (multi-purpose room), BBQ area, terraces, spa, jacuzzi and laundry
* MOBILITY: Bicycle’s & scooters areas
* CONSTRUCTION: Starts 2020
* DESIGN: Rodriguez Pons & Partners – www.RodriguezPons.com
* ARCHITECT: Marcello Rodriguez Pons
* BIM ARCHITECT: Guillermo Mendez
* STRUCTURE ENGINEER: Franco De Lucia Hardy
* PROJECT MANAGERS: Raul Seivane, Walter Felix
* DEVELOPER: FS Desarrollos

RODRIGUEZ PONS & PARTNERS designs a building for the these times, a space to LIVE & WORK, with an eye on connectivity, assuming a future that integrates home office, e-learning, virtual events, delivery and eco-transport. This building was designed in its signature "Wood & White" style with spatial optimization, energy saving, low costs & easy maintenance. The project has been nominated for the World Architecture Community Awards 2020 in New York, USA. See more: https://worldarchitecture.org/architecture-projects/hfcze/mapp--marinas-of-punta-piedra-project-pages.html

**DESIGN INTENTIONS**

Imagine a place where various aspects of life – living, working and social interaction – merge to create a new community; then, the conception of an integrated design of the building focuses on the way the user is seen, their way of life, needs and requirements, and in doing so, a flexible, technological and ecological space is created that satisfies many needs of the life of these times. From the first idea of how to create this place, it became clear that the central concept was to relate these elements to the site and to the local community, and to unite all these aspects in a visionary development.

Each design gesture of PARQUE CABALLITO symbolizes some of the life needs of the 21st century, so a building was designed with all the components and spaces studied and optimized, elements were developed for energy saving, low cost and easy maintenance. The PARQUE CABALLITO project is a development that formally interacts with the surrounding buildings with the use of similar materials, although each one has its own character and strength, and all together, gives the neighborhood a new personality. The exterior image is of "Wood & White" style, characteristic of the buildings of Marcello Rodríguez Pons. The harmony created by the balconies gives a vibrant feeling to the envelope that is also manifested in the design of interior design with spaces that create a fluid and evolutionary architecture. PARQUE CABALLITO is a place that is built on the desire to be part of this city, its culture and its people; it's a fluid point in time.

**PROJECT DATA**

* Materials: The building will be constructed with RETAK (thermal bricks), a concrete structure, and white plaster finishing. Wooden balconies have been added to the white envelope in two different shapes “inclined isolated” and “combined porches”, and black aluminum carpentry, all of it creates a clean and tensioned stepped silhouette.
* Uses: Maximum flexibility of spaces is provided, thus the units have been designed to be used as residential and/or as commercial (for professionals) plus amenities on top floor, and so, will create a mixed use building to be used 24/7.
* Community Living: Amenities on top floor give us some spaces for community interaction, such as a multi-purpose room (for gatherings and meetings), BBQ area, terraces, spa, jacuzzi and laundry. The idea is to have a real community living in this single development.
* Mobility: Bicycle’s & scooters areas have been located on ground floor, additionally to traditional car parking, since the age of our users is mostly young and middle age because the building is near high schools, universities and offices areas.
* Interior design: Internally each unit has a “nautical architecture” design & concept, linked aesthetically with the exterior building look, where every m2 has been designed for the better look & use to give the user a better use and comfort in them. Units have a "divisible distribution" though partitions and/or mobile curtains that optimize integration /division as required for each use, let it be residential or offices. Natural lighting through large openings provides a fluid living experience, where the interior space is the protagonist.

The PARQUE CABALLITO is a true eco-sustainable residential building. The sustainability of the project has been carefully considered and can be achieved by the following ENERGY STRATEGIES:

* Envelope: The building is a compact volume that maximizes the use of passive factors for thermal insulation, in addition to the use of RETAK (thermal bricks) which have a very low coefficient of thermal conduction compared to other building materials (K= 0,60 kcal/m² h °C). Sunlight is controlled by a series of layers that constitute the outer “Wood & White” envelope system, which includes balconies as sunshades, blinds, plus other natural and/or artificial elements on the terraces, all of which help achieve maximum energy efficiency.
* Ventilation: The central court yard of the building has been designed “in correspondence” with the court yard of the building next door, so as to have a better side ventilation, in addition the building has been designed stepped to the interior of this patio for enhancing the illumination and ventilation criteria (see project section)
* Solar Power: PARQUE CABALLITO seeks balanced energy and water consumption, as it is only partially connected to the electric grid and to the main water system. The solar panels fit into the architectural design of the project: Photovoltaic units are located on the rooftop area, providing 100% of the energy needed for common uses; solar energy water heaters are also located on rooftop and will provide 100% of hot water needed in the whole project.
* Water: Rainwater is collected and utilized through a water collection system on the first floor terrace. Natural and artificial water filtering systems help to the water reuse for gardening.
* Landscape: Plants, shrubs, ponds, and green spaces on the terraces function as thermal mass; therefore all our “facades” & “flat roofs” are treated as gardens. The use of native species has been enhanced.