

COYOL WAREHOUSE

VERSIÓN 1

VERSION
02

YEAR
07/2018

COUNTRY
COSTA RICA

PROJECT
COYOL WAREHOUSE

CATEGORY
MIXED USE

COYOL WAREHOUSE

PROGRAM

Located in a relatively regular area in the industrial zone of Alajuela, the building is developed in a region of high logistics of people and products.

Due to its proximity to the current Juan Santamaría International Airport and the future Metropolitan Airport of Orotina, the proposal focuses on housing activities, storage, distribution and reproduction of materials and services.

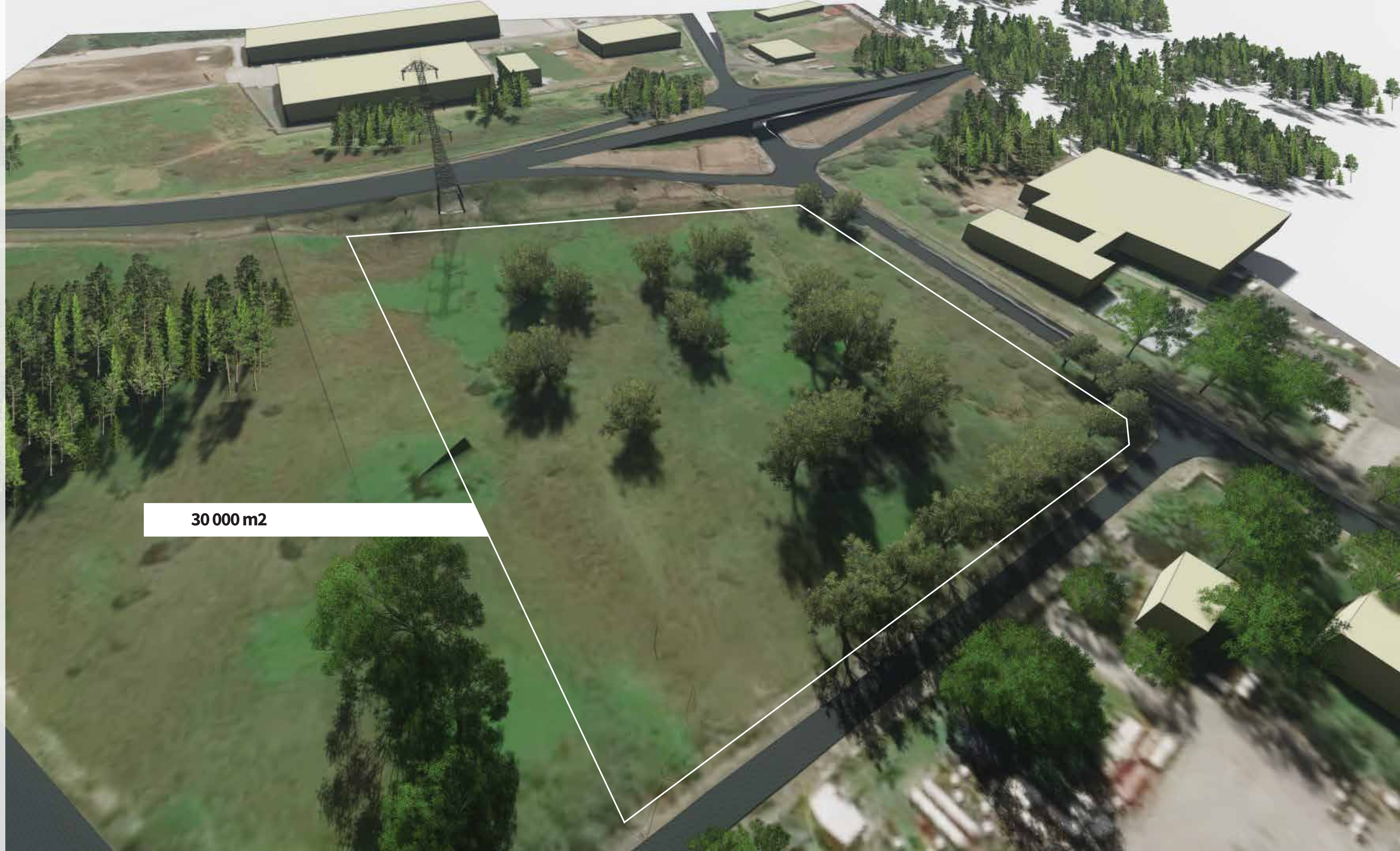
Likewise, the proposal contains large areas of office space and shops on its southern side, which attempt to capture part of the resident population of the area.

WAREHOUSES

LOGISTIC TRANSIT

SHOPPING CENTER

OFFICES



30 000 m2

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ICE
ALIGNMENT

INTERSECTION 1

ALIGNMENT
INVU



Aerial height restriction study

DGAC

CONDITIONS
CONTEXT & LANDSCAPE



1.5
HEIGHT COEFFICIENT

70%
COVERAGE

LAND USE

-1 545 m²
ALIGNMENT

-1 465 m²
RETREAT

RETREAT
-3M

ALIGNMENT
-5M

RETREAT
-3M

SOIL MOVEMENT

The land must be modified in order to reach a midpoint. To reach this height it is necessary to lower the ground at least 5.5 meters with respect to the maximum height, and raise it at least 1m meter with respect to the minimum height.

It is advisable to consolidate a regular lot in general, because this will allow you to develop the logistics activities in a clearer way. This condition will also make it possible to sell adjoining wineries without any problems.

According to Municipal Engineering, due to the nature of the project, it is necessary to expand the capacity of the existing road infrastructure, in at least one lane. This lane, known as the "deceleration lane", will make it possible to differentiate vehicular traffic from the area with respect to the logistics traffic of the project.

This requirement is subject to the review of the project before the municipal entities of July 25. In any case, it is necessary to develop a road impact study and according to this study should be designed access technically.

MUNICIPAL ALIGNMENT

ALIGNMENT

-5,5 M

+1 M

MUNICIPAL ALIGNMENT

According to the Regulatory Plan, it is necessary to have a parking space for every 100m² in industrial zones, with 5% parking for the disabled. In the same way, it is necessary, one parking for each 50m², with 5% parking for the disabled.

The project has 38 platforms for trucks up to 17 meters in dimension

38 

1 space / 50 m²

564.70 m² Parking Zone

38 

2577 m² Loading Zone

1 space / 100 m²

3 175.6 m² Access

80 

1.110 m² Parking Zone

1 space / 100 m²

929.36 m² Access

2 

174 m² Loading Zone

PARKING ZONES

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alianz
estudio

DANPALON FACADE



9
WAREHOUSES

5217 m²

The winery complex consists of two cores of 9 units each. A constructive system of structural support in metal is proposed to guide the distribution of the walls. The wall system is proposed in Multypanel system, with technical specifications against fire. This system of walls is light with the purpose of being able to move it in case of being necessary.

Likewise, it is possible to connect both cores if necessary through signaling on the ground or through a bridge on the second level.

Both wineries are displaced 53 meters apart, in order to contain the logistics activity of high capacity trucks, these 53 meters contain two platforms of 18 meters deep and a central street of 17 meters.

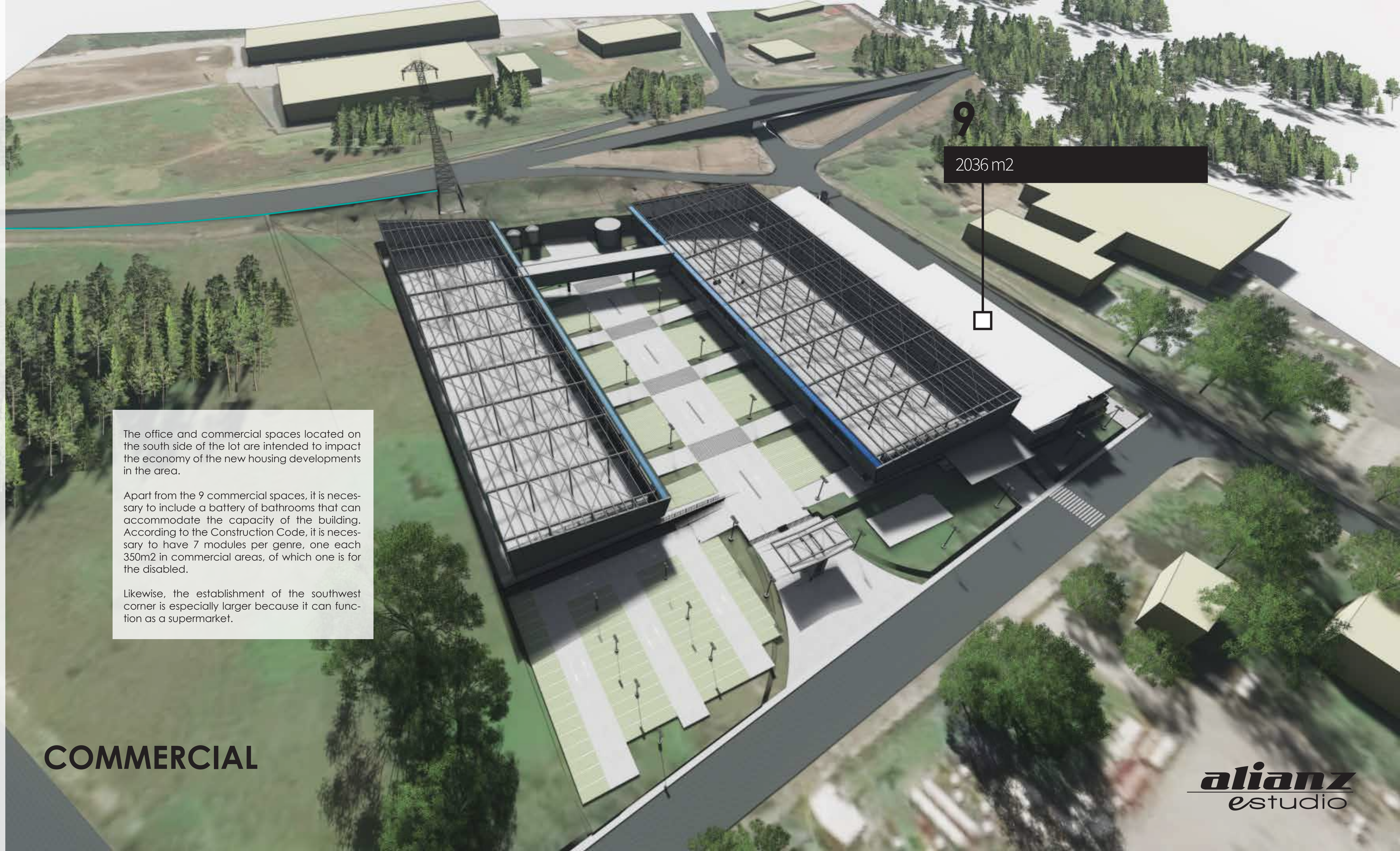
9
WAREHOUSES

6451 m²

CONTROL AND MONITORING MODULE

24 m²

WAREHOUSES



9
2036 m2

The office and commercial spaces located on the south side of the lot are intended to impact the economy of the new housing developments in the area.

Apart from the 9 commercial spaces, it is necessary to include a battery of bathrooms that can accommodate the capacity of the building. According to the Construction Code, it is necessary to have 7 modules per genre, one each 350m2 in commercial areas, of which one is for the disabled.

Likewise, the establishment of the southwest corner is especially larger because it can function as a supermarket.

COMMERCIAL

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scale 1:500

SITE DESIGN

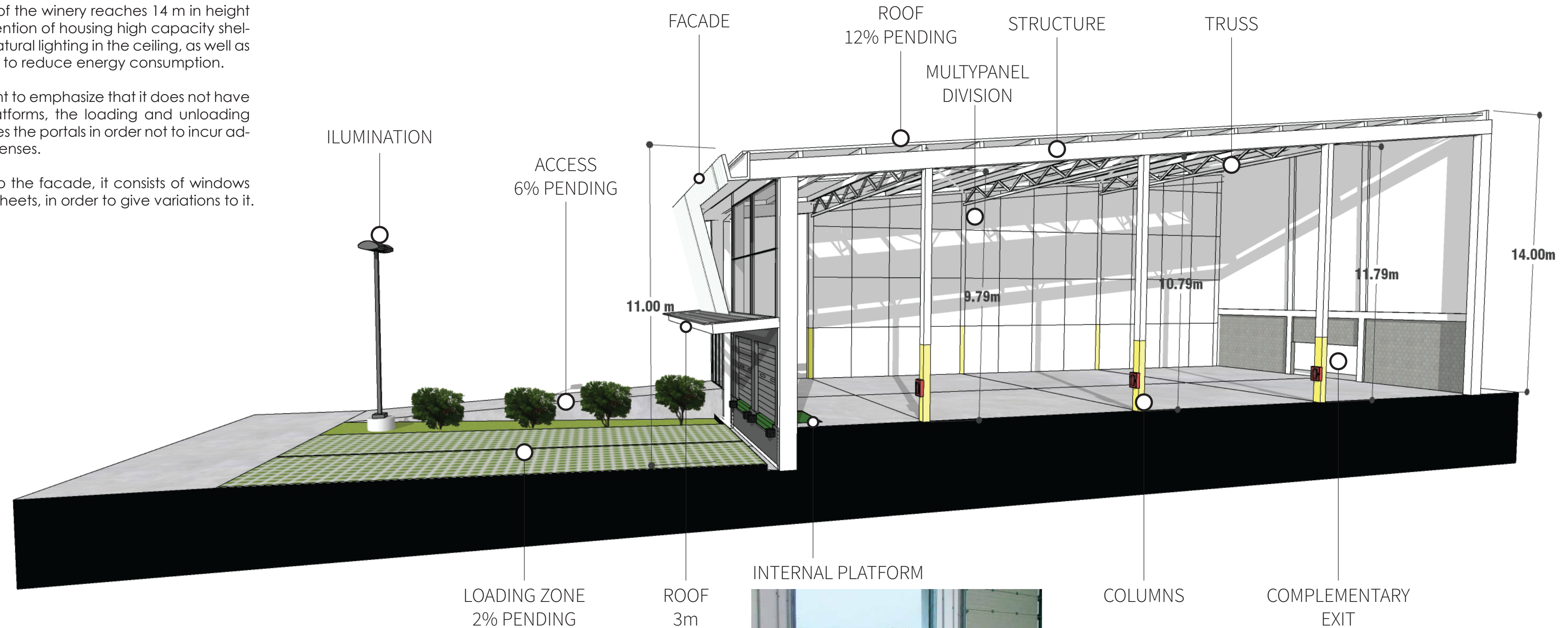


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The design of the winery reaches 14 m in height with the intention of housing high capacity shelves. It has natural lighting in the ceiling, as well as solar panels to reduce energy consumption.

It is important to emphasize that it does not have external platforms, the loading and unloading area reaches the portals in order not to incur additional expenses.

In relation to the facade, it consists of windows and metal sheets, in order to give variations to it.



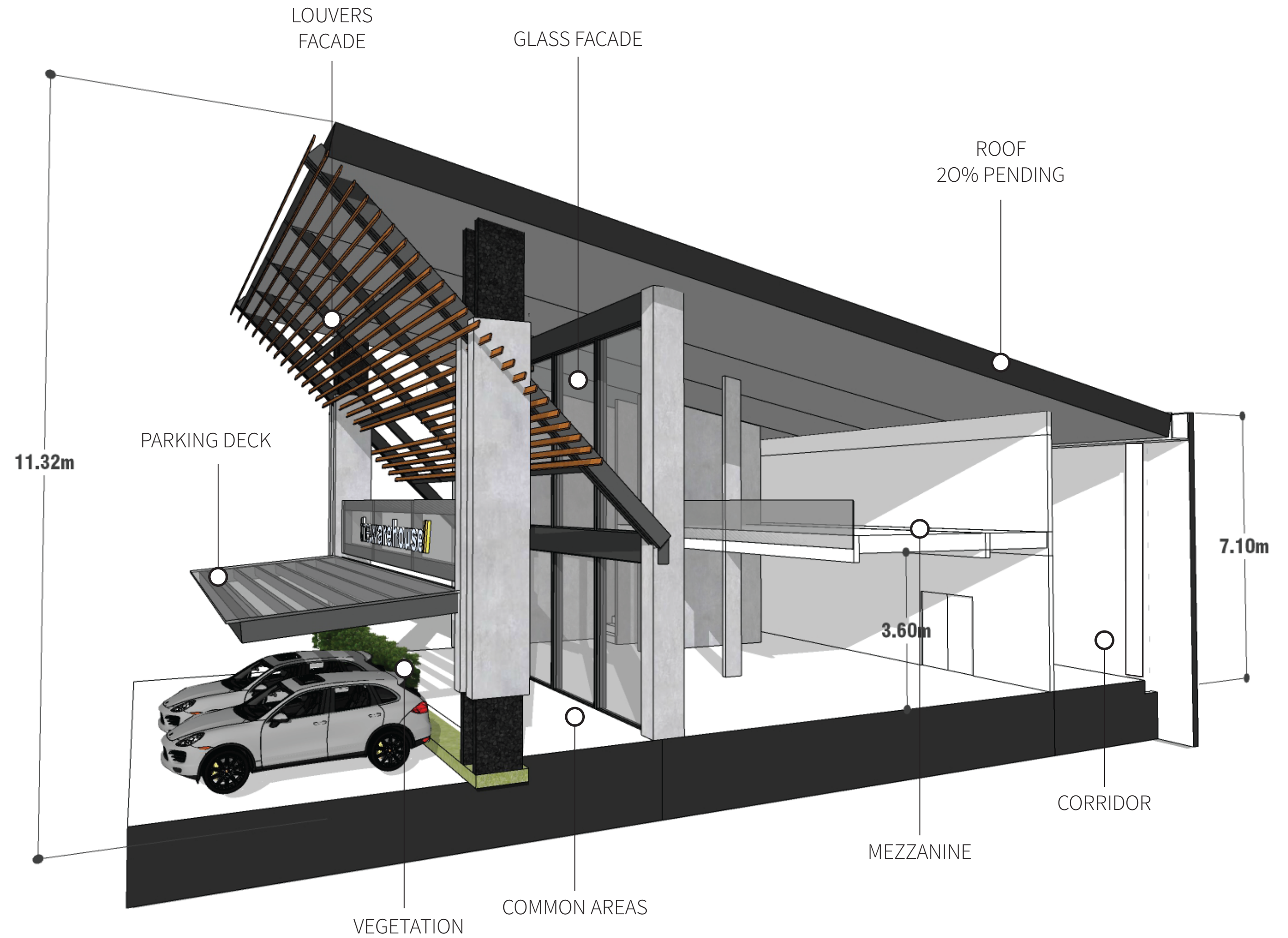
MODULE TYPE A

INDUSTRIAL WAREHOUSE



Due to the southern position of the facade of the commercial establishment is intended to protect through louvers, these louvers will be an integral part of the composition of the same. In addition to protecting, the parasole will be able to sift the internal light during the night.

The design of the internal space can be provided with a mezzanine in second level, this will allow to expand the capacity to at least 150m². This intention is recommended due to the height and proportion requested.



MODULE TYPE B

COMMERCIAL

COYOL WAREHOUSE

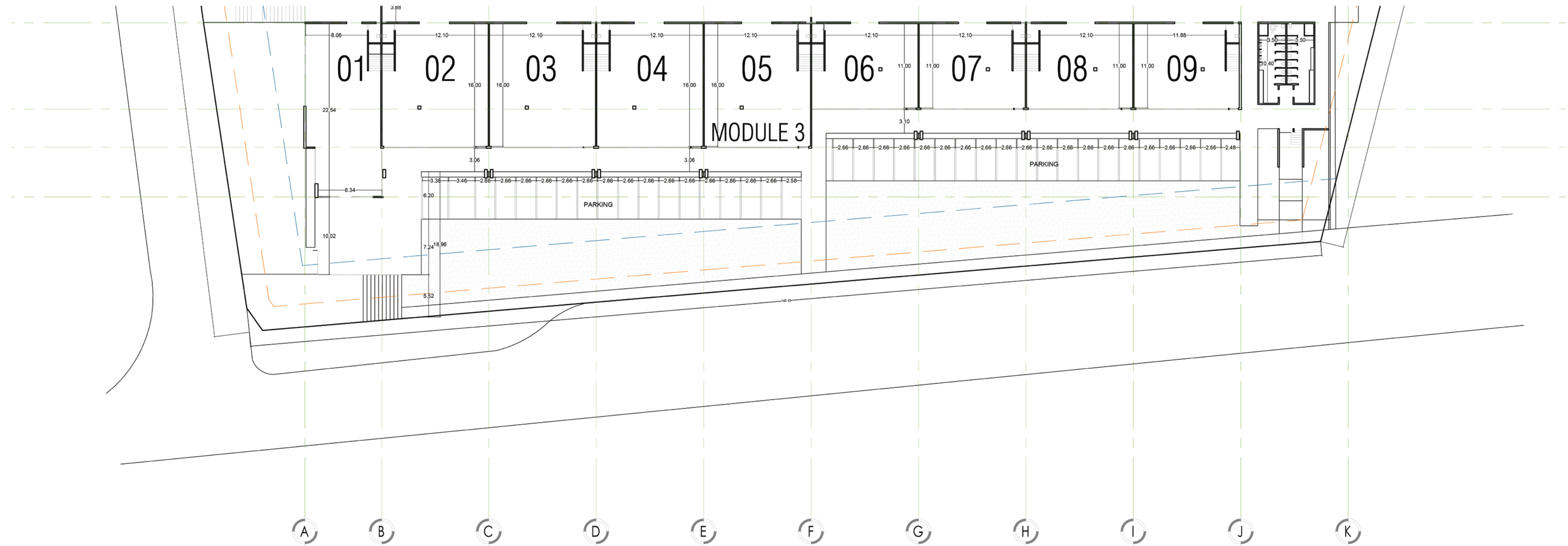
A AREAS WITHOUT UTILITY				COVERAGE PERMITTED			
			Area (m2)				
	RETREAT ÁREA		1465		70%	21000	
	ALIGNMENT AREA		1544		46%	13801	
	ELECTROMECHANICAL ZONES		1100				
			4109				
B INDUSTRIAL				D COMMERCIAL			
		Dimension (m)	Area (m2)		Dimension (m)	Area (m2)	
MODULE A				MODULE C			
	Warehouse 1	14 x 36	504		Commercial 1	10 x 22	300
	Warehouse 2	14 x 36	504		Commercial 2	14 x 16	224
	Warehouse 3	14 x 36	504		Commercial 3	14 x 16	224
	Warehouse 4	14 x 36	504		Commercial 4	14 x 16	224
	Warehouse 5	14 x 36	504		Commercial 5	14 x 16	224
	Warehouse 6	14 x 36	504		Commercial 6	14 x 12	210
	Warehouse 7	14 x 36	504		Commercial 7	14 x 12	210
	Warehouse 8	14 x 36	504		Commercial 8	14 x 12	210
	Warehouse 9	26 x 36*	1185		Commercial 9	14 x 12	210
			5217				2036
MODULE B				Productive Area			
	Warehouse 1	14 x 48	672				2036
	Warehouse 2	14 x 48	672				
	Warehouse 3	14 x 48	672				
	Warehouse 4	14 x 48	672				
	Warehouse 5	14 x 48	672				
	Warehouse 6	14 x 48	672				
	Warehouse 7	14 x 48	672				
	Warehouse 8	14 x 48	672				
	Warehouse 9	28 x 48*	1075				
			6451				
Productive Area				E COMPLIMENTS			
			11668				
C COMPLIMENTS							
	Loading Zone (m2)		2570		Parking Lot (m2)		565
	Access (m2)		4105		Loading Zone		175
	Parking Lot (m2)		1110		Acces, street (m2)		825
	Corridors		2100		Corridors		640
			9885		Bathrooms		80
					Stairs, elevators		17
							2302



MODULE TYPE A

INDUSTRIAL WAREHOUSE

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MODULE TYPE B

COMMERCIAL