

afra

J U N G L E



DESCRIPTIVE MEMORY

AFRA TULUM

Afra Tulum is a group of residential houses whose design principles start from conserving the largest number of existing trees on the land, from making a comprehensive management of wastewater to reinsert them into the subsoil water system without any affectation. From promoting the use of regional materials using local labor and the application of bioclimatic design principles to create spaces with high comfort ranges, avoiding the excessive use of non-renewable energy.



Location:

Calle 16 Sur, Lot 006 Mza-143 SMZA 006, Region 15, Tulum municipality, Quintana Roo.

Project description:

The complex has five housing units each with a parking space, guardhouse, machine room and 57% of green areas distributed between private and common.

The houses are projected on three levels rising .80cm. from ground level.

Each one has a garden and pool.



Distribution by house.

Low level:

In the main access there is a hall that distributes to the living room, bathroom, stairs, kitchen / dining room and covered terrace. On this floor is the pool and the garden.

They have a cellar.

Level 1 and N2:

Two rooms were arranged, one per level. Each one has a terrace, reading area, dressing room and full bathroom. There is a variation in the bathroom of the second level room since it has a bathtub.

Both rooms have a visual relationship with the outside through two large openings that face north, east and southwest, respectively.

Construction system:

A constructive system was conceived based on rigid frames, joist and vault and solid slabs in humid areas. Three metal columns were used in the central axis of the houses.

The foundation was designed based on isolated footings embedded in stone masonry.

Finishes:

The main finishes are stone, chukum, wood and matte graphite ironwork.

Walls.

Masonry for walls on the ground floor.

Chukum applied to exterior and interior walls.

Floors.

interior floors in chukum.

Bathrooms in green concrete mosaic.

zapote wooden deck terraces.

Swimming pool.

Covered in chukum

Carpentry.

Doors

Interiors and main drum finished sapote type, includes key plate for main door, sliding doors and bathrooms.

Closet.

The partitions, shelves and drawers of the furniture will be made of solid wood. According to the design, it appears in the carpentry plans.



Dressing room
Solid wood partition furniture.

Kitchen.
On-site built kitchen cabinet with granite or similar top, solid wood doors, shelves, skirts and drawers according to the plans. Includes: sink, mixer with single lever and electric grill with 4 burners.
sapote wood in exterior latticework, terrace railing and pergola.

Smithy.
In circular columns painted in matt graphite color.
Slab on terrace railings and pergola painted in matt graphite color.

Cancellations.
Windows based on matt black anodized aluminum and 6mm thick clear glass.

Facilities:

A/C
Ground floor and bedrooms have air conditioning and fans.

Electric.
Design calculated within the regulations and in accordance with municipal permits for the optimal operation of lights, contacts and air conditioning.

Hydrosanitary.
Ecological water sanitation system.
There will be an integral ecological management of wastewater (black and gray), through the use of composting toilets and wetlands that constitute planters with a variety of ornamental plants and fruit trees distributed in the green areas of the complex.

