



EDIFICIO
PLAZA
SAN MARTIN

Description

Building height	55 m.
Ceiling height	3.5 m. slab to slab; 2.55m. finished ceiling height; raised floors throughout
Maximum Floor loads	450 kg/m2 live load
Loading dock	Accessible from Maipú St.
Cooling system	Refrigeration plant with two 625 TR cooling towers, and a third screw-type 275 TR cooling tower
Heating system	1000 K Kcal boiler which delivers hot water to fan coil units located on the perimeter of the office space
Air distribution	2 air handlers per floor from floors 2 to 8, and 1 air handler from floors 9 to 11. monitored and controlled by the BMS
Method of cooling & heating distribution on floors at perimeter	Fan Coil
Backup generator	One 560 kVA diesel generator and two 1100 kVA diesel generators provide emergency power to both office space and common areas of the building
Elevators	9 high-speed (150 m. per minute) FUJITEC elevators
Parking	194 parking spaces in two levels

Tenant metering	All tenant floors are submetered
Hours of operation	Monday through Friday 8 to 21 hs. Saturday 8 to 13 hs
Security	24/7 building security
Fire Protection	Fire protection pipes. Smoke detectors and fire sprinklers located in ceiling
Building Maintenance System (BMS) operates and monitors the following operating systems	Air conditioning, mechanical ventilation, power sources, power system, sanitary pumps, elevators, fire suppression systems, alarms for other systems (fire, access control, etc.)



Elevators

Capital Improvements

RAGHSA makes yearly investments in new technologies, systems and materials in order to keep its buildings on the cutting-edge. During 2018, we carried out a major capital improvement project of the Plaza San Martín building. Improvements consisted of:

Elevators

New elevators including new cabs, electronics, motor, cables, drivers, etc. This resulted in a decrease in power consumption of approximately 60%.

Air Conditioning

Two new 625 TR chillers were installed, reducing its energy consumption by 25%. New HVAC handlers, pumps and ancillary equipment were introduced.

Electrical

Upgrade of the electrical distribution system, automatic low-voltage panels , medium-voltage electrical transformer and other components.

Security

Turnstile Replacement, surveillance system (CCTV) and access control including QR and cell phone access.

Building Management System

Installation of Metasys (Johnson Controls) for the supervision and automation of key building systems including fire, access control, temperature, etc.

Façade and Windows

Replacement of original single-pane glass windows with double-glazed energy efficient DVH windows and frames, improving both acoustic and temperature performance, and energy savings. The façade was grouted and painted.

Lobby & Garden

Gut renovation of the both lobbies including new access, ADA accessible entrance, storefront, marble, HVAC, lighting, low voltage, reception desk and garden.

LEED (Leadership in Energy and Environmental Design)

In addition the changes mentioned above, complementary work was made to achieve a LEED Gold designation.



Main lobby Maipú St.