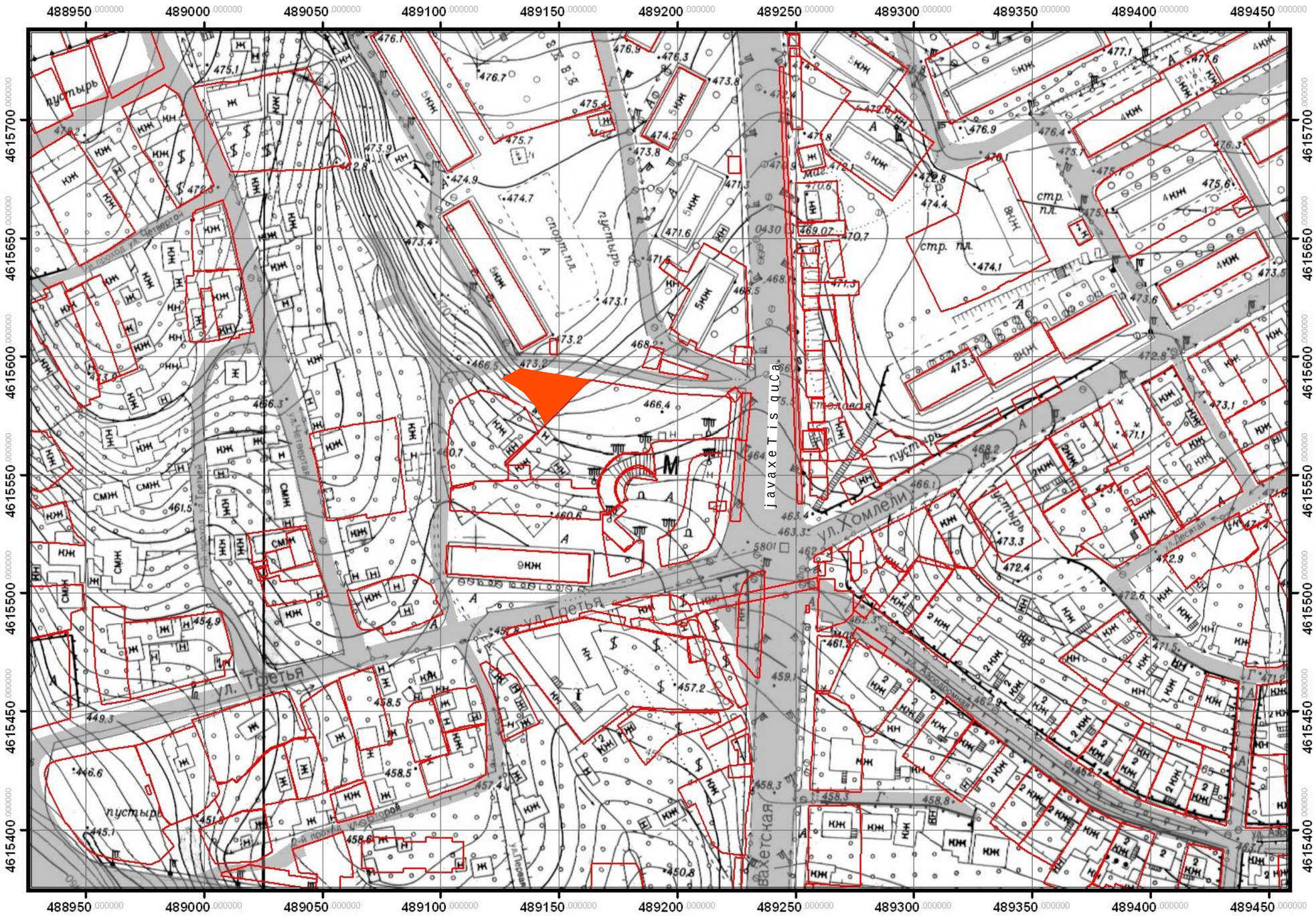
qa l aqgegma r ebi T i d asabu T eba m r ava l biniani sacx o v r ebe l i sax l is
ko r eqt i r ebis T vis q. T bi l isSi isani samg o r is r ai onSi va r keT i l is met r os
mimdeba r ed nakv# 04/033

situaciuri gegma 1:200



situaciuri gegma (aerofotosuraTi)



ganmartebiTi baraTi

winamdebare proeqti damuSavebulia ""Sps ARCON-Si. arqiteqtor valerian vardanias mier. warmodgenili dokumentacia miwnad isaxavs varkeTilis metros mimdebared, 4 sarTuliani (quCis donidan) smravalbiniani sacxovrebeli saxlis nacvlad 5 sarTuliani mravalbiniani sacxovrebeli saxlis mSenebloba SesaZleblobis dasabuTebas.

saproeqto Senoba mdebareobsq. TbilisSi isani-samgoris administraciul raionSi, metrosadgur varkeTilis mimdebared. (nakv.# 04/033) nakveTis sakadasto nomeria: 01/19/36/004/033 nakveTis saerTo farTobia 400 kv.m.

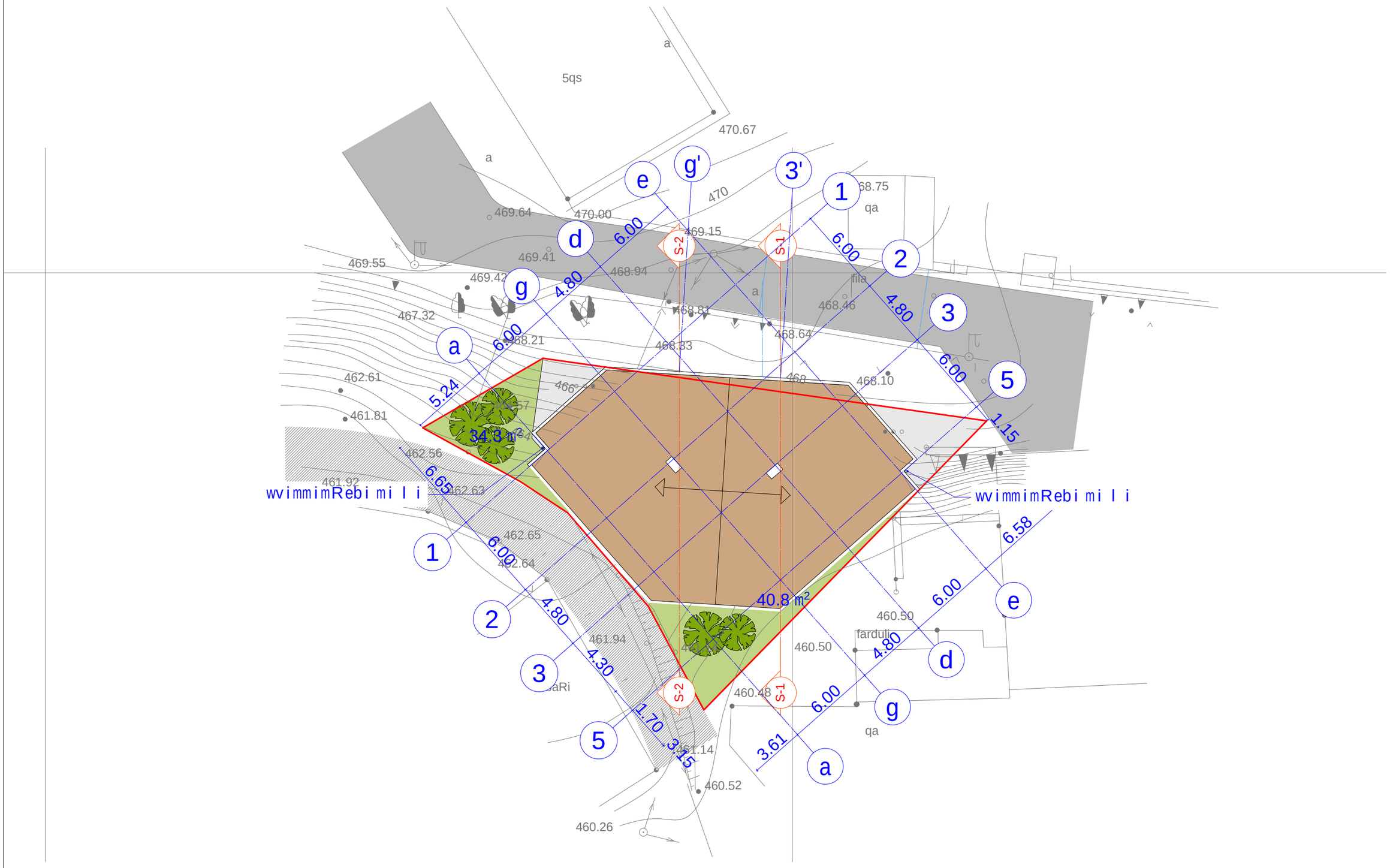
q. Tbilisis teritoriebis gamoyenebisa da ganaSenianebis regulirebis wesebis Sesabamisad teritoria mdebareobs maRali intensivobis sacxovrebel zonaSi (sz6). dadgenili koeficientebiT: k1=0.5, k2=2.5; k3 =0.2.

saproeqto winadadebiT perspeqtiuli sacxovrebeli saxlis qalaqmSenebloba parametrebia k1=0.6; k2=3.0. da iTvaliswinebs erTi tipiuri sarTulis damatebas. Senobis parametrebis gazrdiT kanonmdebloba dadgenili normebi da wesebi arir Rveva. (ix. simaRlis gansazRvris sqema).

teqnikur-ekonomikuri maCvenebli

- miwis nakveTis farTobi 400 kv.m
- ganaSenianebis farTobi 215.3 kv.m
- ganaSenianebis intensivobis farTobi 972.6 kv.m
- SeTanxmebuli proeqtiT ganaSeneianebis intensivobis parametrebi
  k1=0.54; k2=2.43
- korektirebuli proeqtis qalaqgegmarebiTi parametrebi
  k1=0.60; k2=3.0

gen-gegma



5qs
a
470.67
470
469.64
470.00
469.15
469.41
469.55
469.42
468.94
468.81
468.46
468.64
468.33
468.21
467.32
462.61
461.81
462.56
461.92
462.63
462.65
462.64
461.94
460.50
460.48
461.14
460.52
460.26
68.75
qa
fila
fardulí
wvimmimRebi mi l i
wvimmimRebi mi l i
34.3 m²
40.8 m²
S-1
S-2
1
2
3
3'
5
a
d
e
g
g'
6.00
4.80
6.65
5.24
1.15
6.58
4.30
1.70
3.15
3.61

fasadi 5-1 RerZebSi

SeTanxmebuli proeqtiT



koreqtirebuli proeqtiT



fasadi 5-1 RerZebSi

SeTanxmebuli proeqtiT

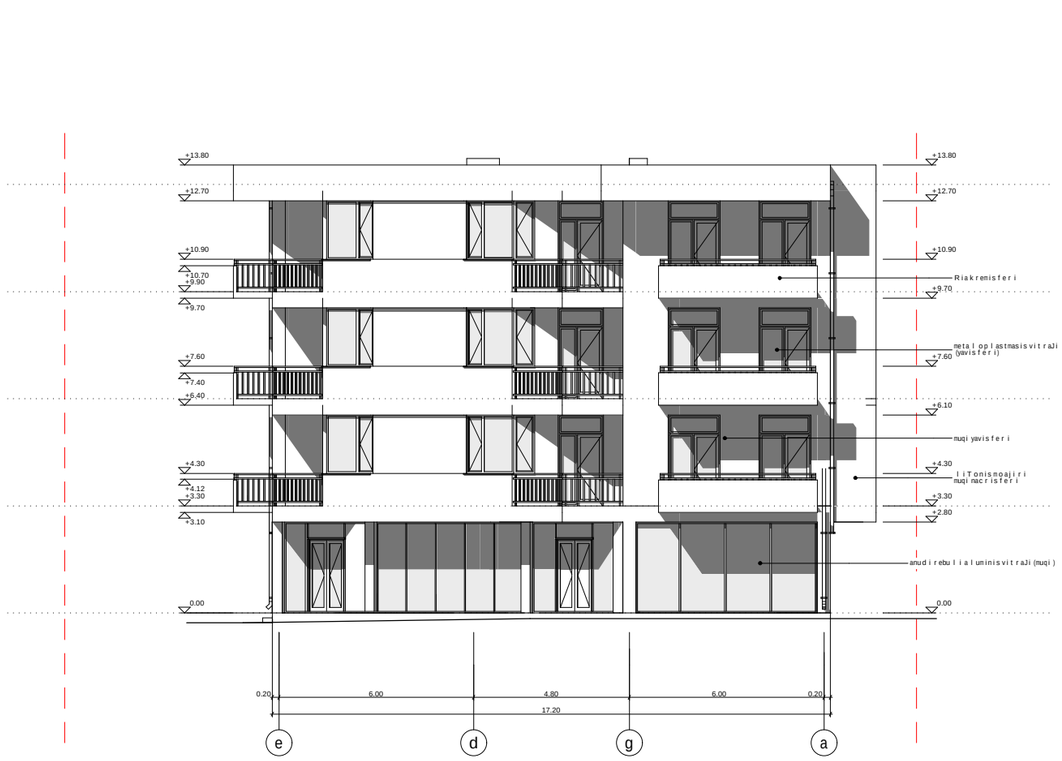


koreqtirebuli proeqtiT



fasadi e-a RerZebSi

SeTanxmebuli proeqtiT

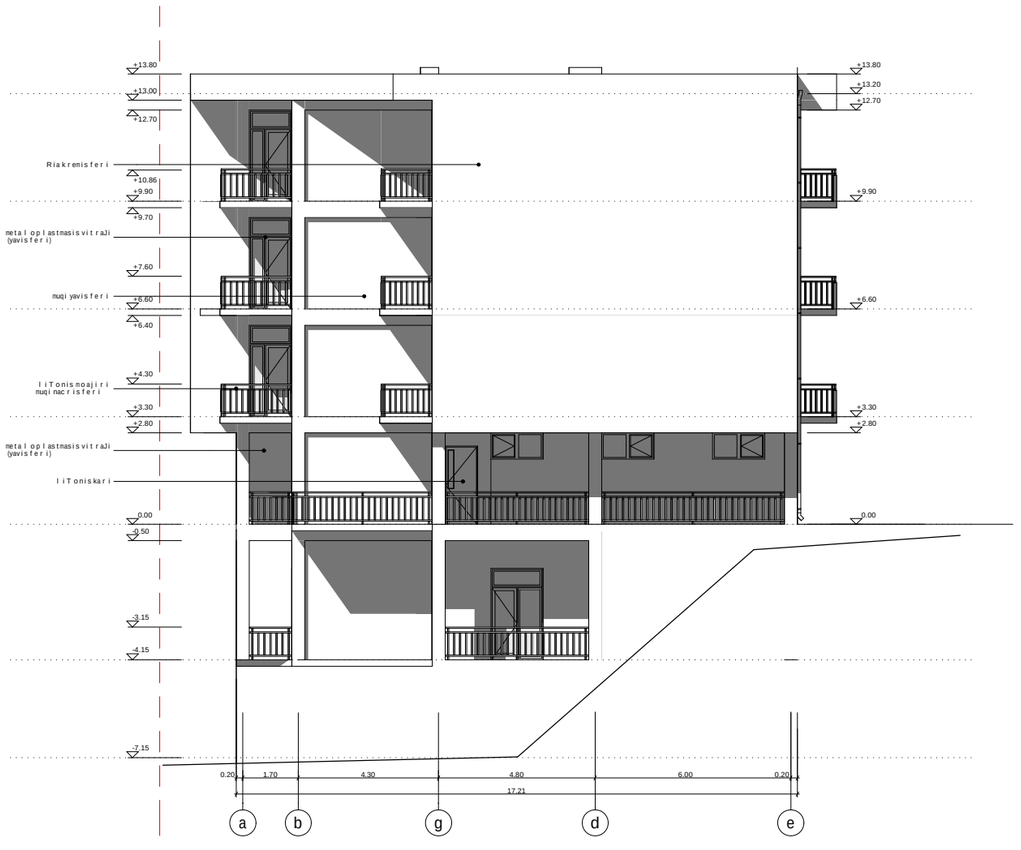


koreqtirebuli proeqtiT

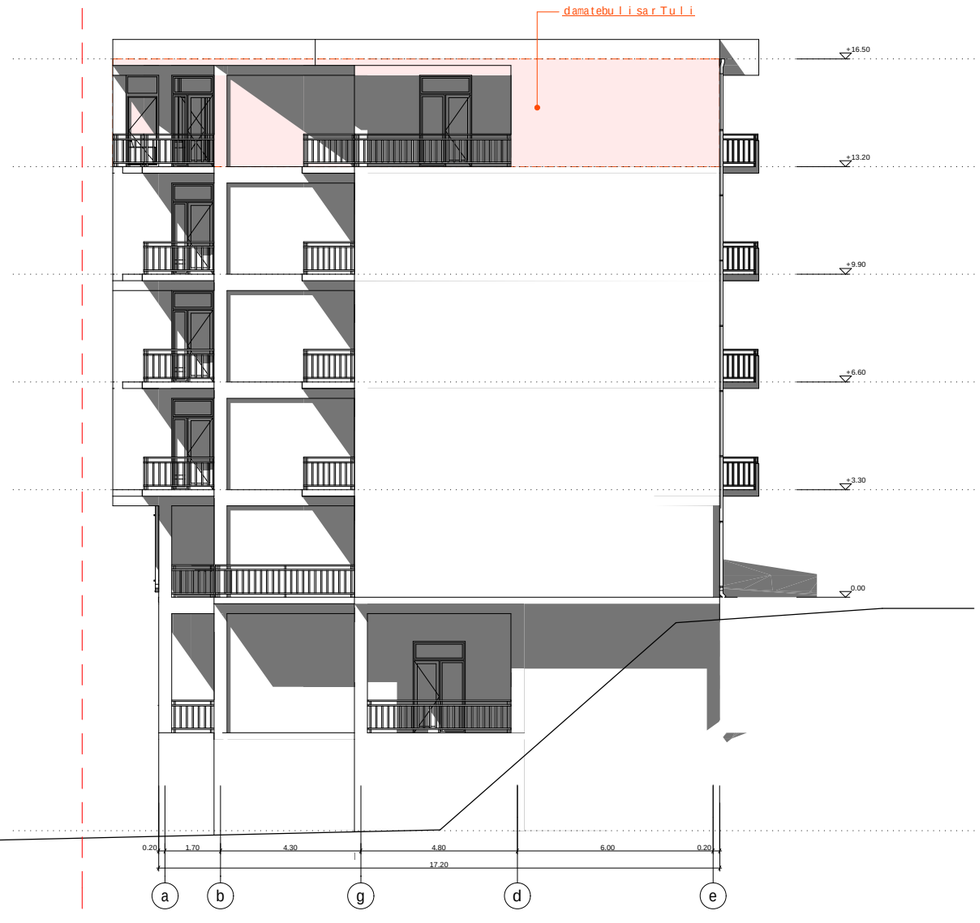


fasadi a-e RerZebSi

SeTanxmebuli proeqtiT

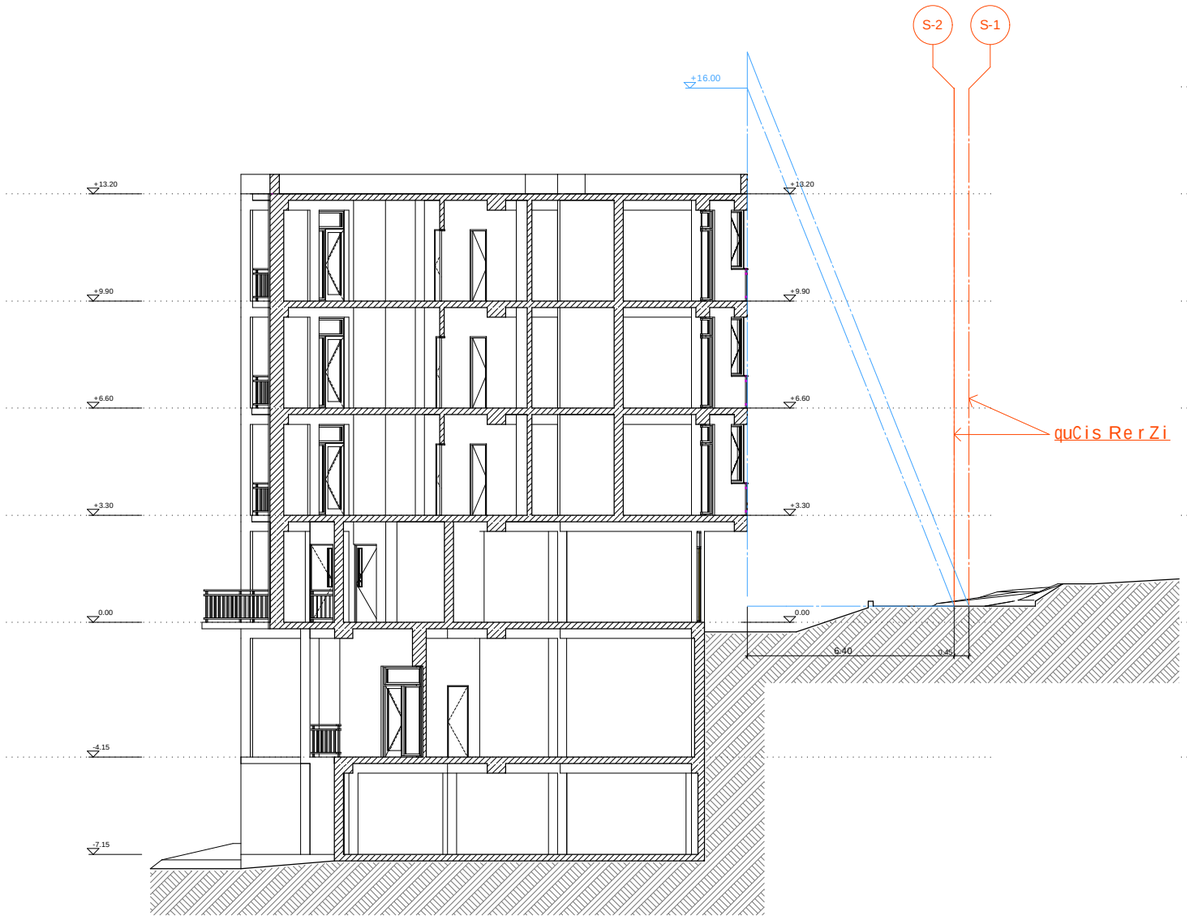


koreqtirebuli proeqtiT

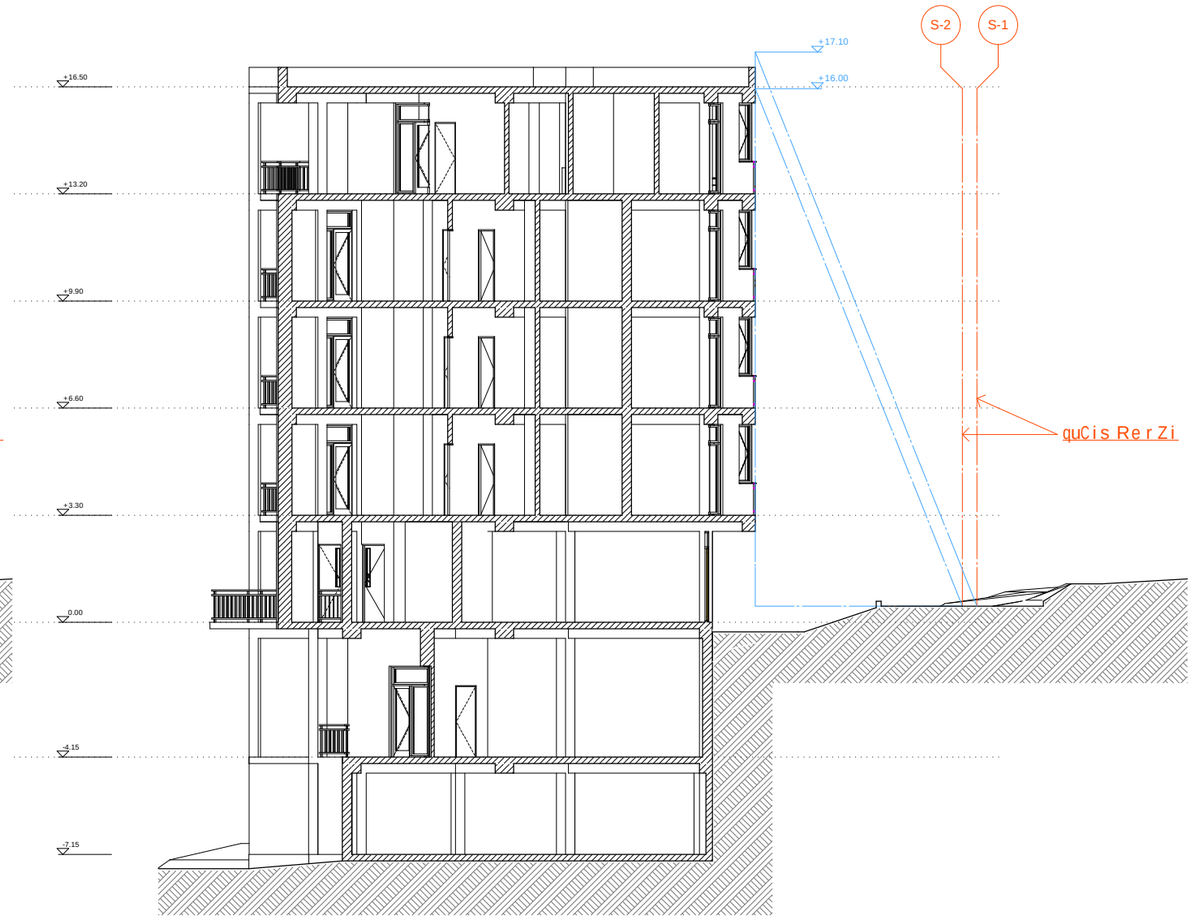


W r i l i (s i m a R l i s gansaz R v r i s sqema)

Se T anxmebu l i p r o eqt i T



k o r eqt i r ebu l i p r o eqt i T



aqsonometriuli xedi (simaRlisgansazRvris sqema)

q. Tbilisis teritoriis gamoyenebisa da ganaSenianebis regulirebis wesebis Taanaxmad, samSeneblo miwis nakveTze ganTavsebuli Senobis maqsimaluri simaRlisgansazRvris wesis Tanaxmad ganisazRvreba formuliT: H=L/Y (q. Tbilisis miwaTsargeblobis gegmis Tanaxmad warmodgenili miwis nakveTis zonasz6. -sTviskoeficienti Y=0.4



SeTanxmebuli proeqtis renderi



arsebuli situaciis foto

