mSeneblobis organizaciis proeqti

ganmartebiTi baraTi

mSeneblobis organizaciis proeqti

1. mSeneblobis organizaciis proeqtis Sedgenis safuZveli

mSeneblobis organizaciis proeqti ganicyenebs ZiriTadi samSeneblo procesebis dasagegnad da iTvaliswinebs sxv.3.01.01-05 "samSeneblo warmoebis organizaciiT" gaTvaliswinebul noTxovnebs.

aRniSnuli proeqtis safuZvelze, mSenebel na konganian unda Seadginos samuSaoTa warmoebis proeqti (sxv), sadac detalurad noxdeba samuSaoTa dajgufeba, aRwera da Sesrulebis teqnologiuri ciklis danuSaveba.

mSeneblobis organizaciis proeqtis Sedgenas safuZvlad daedo: dawleba proeqtirebaze; arqitekturuli da konstruqciuli gadawyvetilebebi; situaciuri gegma; sainJinro geologiuri daskvna da oblqeqis naturaSi daTvaliereba.

2. samSeneblo noenbis da nagebobis daxasiaTeba

samSeneblo noedani ndebareobs qvlaq TbilisSi, kote afxazis quCa #29 Si.
teritoriis farTi 996 kv-ia da mas Crdilo, dasavleTiT esazRvreba vbor ulizis (yof. xoda Senis) quCa. reliefi mkveTis sazRvrebSi umiSvnelod daxrilia da absoluturi niSnulebi vberiZis ninaTlebiT merqeba 404.74-402.28m-is farglebSi, xolo klafaxazis quCis ninaTlebiT 403.28-402.37m-is farglebSi.

aRniSnuli teritoriaze ganTavsebuli samsaxuTi iani Senoba sardafiTda narTkuTxa formis striqniT, romelsac ninaTlebiT aqvs kuTxuli nakiTebi (erobis uZravi 2egiis statusi. Senobas oTxive nxridan eniyeba sami arsebuli da erTi nSenebare nagebooba.

Senoba gegmiT nTuli formis aris da naqiniauri gabrauli zomebia 31.80X35.25m, konstruqciuli siniqTi saxdafis CaTviTi 23m-ia ganSeniebis farTi 990kv-ia, samSeneblo farTi 4300 kvadratuli metris Sedegad dadginda, ron saproeqto nagebobas randenjerme Cautarda saxmoxmuqio da saxeobiitaqio samuSaoebi, ris Sedegadac gaCnda gviandeli daSenebebi da niSnebebi. aRniSnuli dan gamovdinare, Tavdapireli arqitekturuli detalebis didi nawili daTarulia, gadakeTebulia, an saerTod dakargulia. SemoCenili nakoli nTauri fasadebi, romlebic orientirebulia kafaxazis da vberiZis (yof. xodaSenis) quCebze. Senobis neore sarTuli ze orive fasadi identiurad aris gaformebuli ornamentiT. zemoaRniSnuli dan gamodinare konstruqciuli Tavisaziso iT nageboba komponentebulia, aris rogorc nonoliTuri karkasuli, aseve nzidkedliani, wertiliovani saZirkvliT. Senobis saerTo iSua gadaxuruli ganuyofeli ia nonoliTuri niv.nebeniis, filebi, daxrili netalis saxuravebi awyobili a rogorc xis, aseve netalis kolleqtiv. atriumi gadaxuruli a netalis karkasze awyobiliTumaqis firfitebiT. Senoba aris axariuli ndgomarebaSi da ar eyendebaraba ganagrebaebiliaciais, anion igeqnebisi sruliad daSlaa da ar Semoiqmeba Senobis nSenebloba, xolo rac Senebas Senobis danaxsiaTebeli Riribuli elementebi (nTavari fasadebi, atriumis da ewnxufe fasadis anu saxuravs), proeqiT gaTvaliswinebuli a naTi Semaerebas.

samSeneblo samuSaoebisTvis unda iqnas gaTvaliswinebuli koSkura amiT, romliC, saZirkvlis nawyobis Semdgom, ganTavsebuSa saproeqto Senobis -3.500 niSnuli ze **E-C** da **3'-5** RerZebs Soris.

koSkura amwis teqnikuri nonacemebi

# #	d a s a x e l e b a	gazomvili	raodenoba
1	i x r i s s i g r Z e	m.	31
2	k a r i s n a g v i l e b i g a d a w y v e t a	m.	30
3	t v i T m a v a l i n a g v i l e b i g a d a w y v e t a	t.	11
4	k a r i s g a d a w y v e t a n a g v i l e b i t v i T m a v a	m.	213
5	n a g v i l e b i t v i T m a v a	t.	10
6	k a r i s a w y o b i s k v a d r a t u l i s i g a n e	k v . m	9 - 80
7	s v e t o k o n s t r u k c i i s s i g a n e	k v . m	20 - 45
8	k a r i s a m o s a y r e l i n a g v i l e b i s i m a g r e	m.	28.3
9	k a r i s m i n i m a l u r i g a d a w y v e t a	m.	2.7
10	s a q m i s r a o d e n o b a	k.	1.6 ან 3.ან 6
11	i x r i s b r u n v i	k v . m	0.5
12	a m w i s m a s a	t.	20.4
13	k o n t r a k t o r i	t.	6.0

3. saproeqto da samSeneblo samuSaoebis ganmarteba

saproeqto dawleba moiqcas territoriaze ganTavsebuli nagebobis Zirebuli rekonstrukciis da sastumros adgilebze. samuSaoebis Sesruleba Senobis specifikaciaSi gaTvalisebuli ganmartebebis gaTvaliswinebiT.

pirveli etapize (gegmiTa nasazRvrebeli samuSaoebi kerZod:

1) droebiTi Robis ganTavseba
2) droebiTi damxare Senobebis ganTavseba,
3) Senobis dasuftaveba nagvis ganaTeba,
4) uzrunvelyofa droebiTi energiiT da nuliT saproeqto qselebidan.

neore etapi:
1) arsebuli nTavari Riribuli elementebis danaxvra, fasadebis zonireba, fasadebis gaformebiTi samuSaoebi da proeqtis mixedviT TiTo euli elementis dasawyobeba
2) arsebuli Senobis dasla xeliT zemodan qveroT.
3) samSeneblo nagvis gatana territoriidan noxdeba satviro nanqnebiT.

nesane etapi:

adaptaciis farglebSi, 2veli Senobis adgilas igeqneba 7 saTuliani sastumros mSenebloba, romlisqveSa artosadgiosiT. gegmaSi ineoreba 2veli Senobis formebs, naqsimaluri gabrauli zomebiT 31.00X35.25m RerZebs Soris nagebooba Sedgeba oTxi blokisgan da erTmaeTisgan ganoyofili ia seisnuri nakeriT. C-Ci da 3'-5 RerZebs Soris ganTavsebuli igneba 17.30X8.80m zomis atriumi romlic gadaxurebamis gadaxuriT. sardafis saTuli simaRle aris 3.50m, isaTuli simaRle ki 4.50, xolo danarCeni 6 saTuli simaRle 3.00 m-ia.
vberiZis quCis ninaTlebiT. 3-10 RerZebs Soris noqcevi Senobis naeli iti saTuli (+4.500 niSnuli) Sendeg saTuluri obuze Semciroba da terasuli ad igneba ganagebuli.
nTauri fasadebi, romlebic orientirebulia kafaxazisa da vberiZis quCebze pirveli da neore saTuli ze gaformebuli 2veli Senobidan noxsnili, dasaswobeli ia da aRdgenili ornamentiT da SeiRebeba Ria calisfad, Riobaze noewyoba.
TefTri alumini vit aJebi.
danarCeni fasadebi noqiakeTebs wiTeli agurisfaqturis filebiT.
Riobebze noewyoba nuqi ruxi feris a luminis vitraJebi.
Senobis -3.500 niSnuli ze ganTavsebuli igneba artosadgiosi, sadac k.afaxazis quCidan noxvedra SesaZlebeli igneba. 38%-iani diaqris nqone sanaxaqro panduxis neSvenobiT.
aseve isaTuli ze ganTavsebuli igneba restorani, sveliwertilebi, da sawyobebi.
Senobis saTuli (0.000 niSnuli) quCis donidan 75sm-iT aris amaRli da Sesaviseblad noewyoba xuTi satexuri, aseve eleqtroqimiakuri amwe S.Sx pirTaTvis.
Senobis saTuli ze ganTavsebuli igneba holi, restorani, lobi, sauzarouli, sakonferencio oTaxi, Sexvedrebis oTaxi, sveliwertilebi, sveliwertiliS.Sx pirTaTvis, sawyobebi da danaxare saTavsobebi. danarCen 6 saTuli ze ganTavsebuli igneba sastumros norebi da danaxare saTavsobebi.

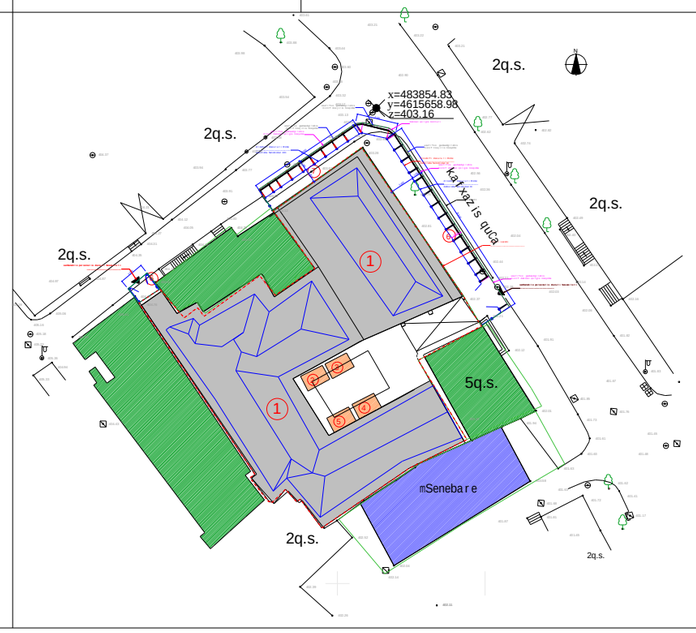
teqnikuri ekonomikuri maCvenebi:
nivelis markeTis farTi- 996 m²

arsebuli

Senobis ganaSenianebis farTi- 990 m²
Senobis saerTo farTi gare perimetrze - 4300m²
Senobis sazafxulo farTi - 3193m²
Senobis sinaRlenivelisniSnuli szeroT - 19.80m
Senobis sinaRlenivelisniSnuli sqveroT - 4.00m
k2-ganaSenianebis koeficienti-4.3

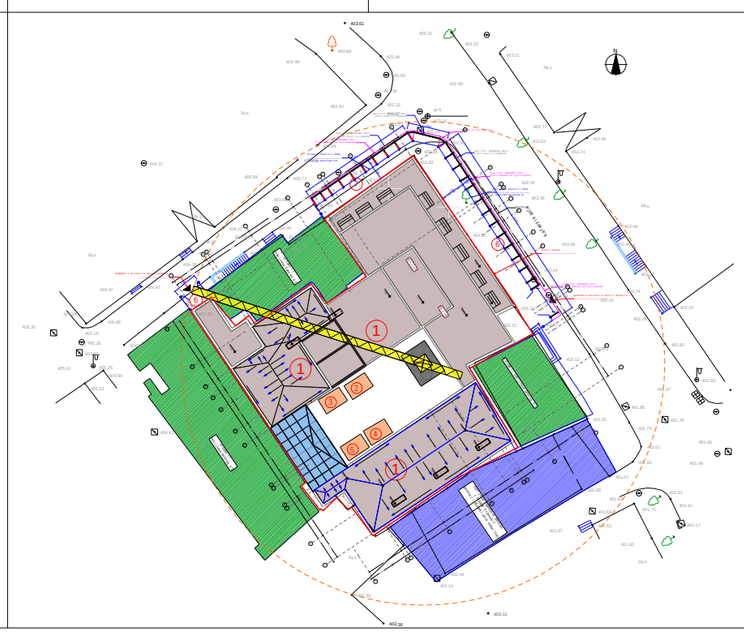
saproeqto
Senobis ganaSenianebis farTi - 973.87m²
Senobis saerTo farTi gare perimetrze - 5750.56m²
Senobis sazafxulo farTi- 3741.9m²
Senobis sinaRlenivelisniSnuli szeroT - 24.80m
Senobis sinaRlenivelisniSnuli sqveroT - 3.50m
k2-ganaSenianebis koeficienti-5.8

arsebuli gen gegma



pirveli da meore etapi

sapreoqto gen_gegma



mesame etapi

mSeneblobis warmoebis kalendaruli grafiki

samuSaoTa CamonaTvali	I Tve	II Tve	III Tve	IV Tve	V Tve	VI Tve	VII Tve	VIII Tve	IX Tve	X Tve	XI Tve	XII Tve	XIII Tve	XIV Tve	XV Tve	XVI Tve	XVII Tve	XVIII Tve	XIX Tve	XX Tve	XXI Tve	XXII Tve	XXIII Tve	XXIV Tve
	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30	5 10 15 20 25 30
teritoriis mosamzadebeli samuSaoebi																								
dasuftaveba, nagvis gatana																								
Ririebuli elementebis danaxvra, fasadebis zonireba, fasadebis gaformebiTi samuSaoebi da proeqtis mixedviT TiTo euli elementis dasawyobeba																								
Senobis daSla dasuftavebis samuSaoebi, samSeneblo nagvis gatana																								
miwis samuSaoebi saZirkvlis mosawyobad																								
saZirkvlis mowyobis samuSaoebi -3.500 niSnulebze																								
koSkura amwis mowyoba -3.500 niSnuli ze E-C da 3'-5 RerZebs Soris																								
kolonebis da rigelebis mowyoba -3.50, 0.00, +4.50, +7.50,+10.50,+13.50,+16.50,19.50 niSnulis doneze																								
gadaxurvis filebis mowyoba -3.50, 0.00, +4.50, +7.50,+10.50,+13.50,+16.50,+19.50. niSnulis doneze																								
aramzidi konstruqciebis mowyoba																								
lokaluri saerTosargeblobis sainJinro-komunaluri qselebis mowyoba																								
saxanZro usafrTxoebis sistemis mowyoba																								
gare mosapirkeTebeli samuSaoebi fasadebze Casatarebeli sareabilitacio -aRdgeniTi samuSaoebi																								
liftebis mowyoba																								
saxuravis mowyoba																								
Sida mosapirkeTebeli samuSaoebi																								
koSkura amwis daSla																								
minis gadaxurvebis mowyoba																								
teritoriis dasuftaveba samSeneblo narCenebis gatana																								

samSeneblo samuSaoebis dasruleba - 720 dRe

eqsplikacia

1. arsebuli/saproeqto Senoba
2. samuSaoTa mwarmoelis oTaxi
3. droebiTi kvebis oTaxi
4. droebiTi sagarderobo
5. droebiTi daxuruli sawyobi
6. droebiTi xis Robe
7. koSkura amwe

piroblemebiTi niSnebi

- arsebuli Senoba
- droebiTi damxmare Senoba
- droebiTi xis Robe H=3.00m
- momiqnave arsebuli Senoba
- momiqnave mSenebare Senoba
- saproeqto Senoba
- koSkura amwe

saproeqto logo	misamarTi: q. Tbilisi, TamarasZvilis quCa #10, 0177, Tbilisi, saqarTvelo. Web: www.magistrale.ge

SeniSvnebi

damkveTi	Sps "2veli quCa" (204568182)
misamarTi	q.Tbilisi kote afxazis #29

proeqtis saxelwodeba

Zeglze Casatarebeli sareabilitacio samuSaoebi

(dazverva, gawmenda, konvertacia, rekonstruqcia, restavracia, adaptacia, uZravi Zeglis cvlileba)

fnqciuri daniSnuleba

sastumro

Tanamdeboba	gvari	xelmowera
direqtori	gigi jeriSvili	
proaqtori	nileJava	
Seasrula	nileJava	

saTauri

mSeneblobis organizaciis proeqti

A2