q. Tbilisi, q. Tbilisi, Sandor petefis q. #54 nakv: 01.17.10.002.232

saproeqto mravalbiniani sacxovrebeli saxlis
gamwvanebis proeqti



Tbilisi 2025 w.

# ganmartebiTi baraTi

q. Tbilisi, q. Tbilisi, Sandro petefis q. #54 nakv: 01.17.10.002.232 dagegmili a mravalbiniani sacxovrebeli saxlis mSeneblobaze, aRniSnuli proeqtSi gaTvaliswinebuli a gamwvanebiTi samuSaoebis warmoeba, dairgveba buCq-mcenareebi da xe-nargavebi rom lebicq. Tbilisis landSaftisa da klimatisTvis maqsimalurad adaptirebuli a, teritoriis garkveuli nawilze moewyoba cxaurat ipis gamWoli zedapiris mqone filebi, aseve moewyoba balaxis safari, dairgveba buCq-mcenareebi da xe-nargavebi ker Zod:

1. balaxis safari 317.6 m2.

2. himalais kedari / cedrus deodora 11 Ziri 3.5--5.5 m-mde 20 sm.dan 5-10 weli

3. kavkasiuri cacxvi / Tilia begoniifolia 10 Ziri 3.5-5.5 m-mde 14 sm.-dan 5-10 weli

4. cxaurat ipis gamWoli zedapiris mqone filebi 202.1 m2.

zemoTxsenebuli xe-nargavebi da buCq-mcenareebi ar miekuTvnebian wyaluxv xeebsa da mcenareebs da Tbilisis temperaturisTvis mizanSewoniliamaTi gamoyeneba, aseve arsaWiroeben mfrqvevanebisa da sarwyavi sistemebis damontaJebas da maTi movlaSesaZlebelia perioduli wylismiwodebiT (mowyviT).

gamwvanebis samuSaoebis dasrulebis Semdgommis zedamxedvelobasa da movlaze pasuxismgebelobas iRebs damkveTi S.p.s "ksami"-i (direqtorivladimer jaoSvili) xolo Senobis eqspluataciaSi miRebis da amxanagobis Camoyalibebis Sedegnar gavebis movlapatronoba daekisrebaT amxanagobis wevrebs aRniSnuli saki Txi gaTvaliswinebuli axel Sekrulebis pirobebSi. nargavebze pasuxismgebelobis vadavrcel debaarana leb 3 (sami) wlis ganmavlobaSi.

| samuSaoebis dasaxeleba | dReebis raodenoba | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| gruntis damuSaveba | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| buCqovani mcenareebis dargva | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| xenargavebis dargva | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| balaxis safaris dargva | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| teritoriis dasufTaveba | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

gamwvanebis proeqtis avtori: irakli maziaSvili




xel Sekruleba #

## pirobiTi aRniSvnebi

- RerZis xazi
- sakadastro sazRvari
- Wriliis xazi
- blokis kedeli
- gaZlierebuli betonis kedeli-sveti
- gaTboba-kondicirebis adgili
- misawvdomi svlagezi
- gasasvlelamde misadgomi manZili
- sc-2 / d.d. 2 — dakavebulobis jgufi (qvejgufi) / dakavebulobis datvirTva
- b. # 6 | 42.2 / 38.2 | 4.0 — saerTo farTi / sazafxulo farTi
- farTobi Sida konturze binis #
- Riobi filaSi
- kedlis cecxlmedegoba (erTsaaTiani)
- kedlis cecxlmedegoba (orsaaTiani)
- sacxovrebeli dakavebuloba
- sadarbazo
- grunti
- mwvane safari
- cxaurat ipis mopirkeTeba (gamWoli)
- struqturuli zedapiris niSnuli
- CrdiloeTis aRniSvna

| | |
|---|---|
| | simbolos saxelwodeba |
| | saxanZro milgari |
| | saxanZro ganyofilebasTankavSirissistema |
| | sagangebo xmovani gangaSis sakomunikacio sistema |
| | xelisecxlmaqri |
| | saxanZro-samaSvelo sasaxurisniSnebi gamoSayebebiTi nisebiT rebeli-niSnebiranti |
| | kvanlisavtonaturiaRmomCeni |
| | kvanlzenoreagiremauwyebeli |
| | avtosaxefi |
| | saxanZro gangaSis xeliTsanaRTvaikoli |
| | gasasvleli |




FLEX ARCHITECTURE

| S.p.s. "fleqs arqiteqtura" | | |
|---|---|---|
| Tanamdeboba | gvari | xelmowera |
| direqtori | i. maziaSvili | |
| proeqtis avtori | i. maziaSvili | |

damkveTi: S.p.s „ksami"

proeqtis saxelwodeba:
mravalbiniani sacxovrebeli saxli

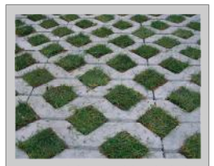
misamarTi:

| masStabi | TariRi | naxazis dasaxeleba |
|---|---|---|
| 1:100 | | |

| stadia | furceli | furclebi |
|---|---|---|
| arq. nawili | | |

# gengegma m.1:200

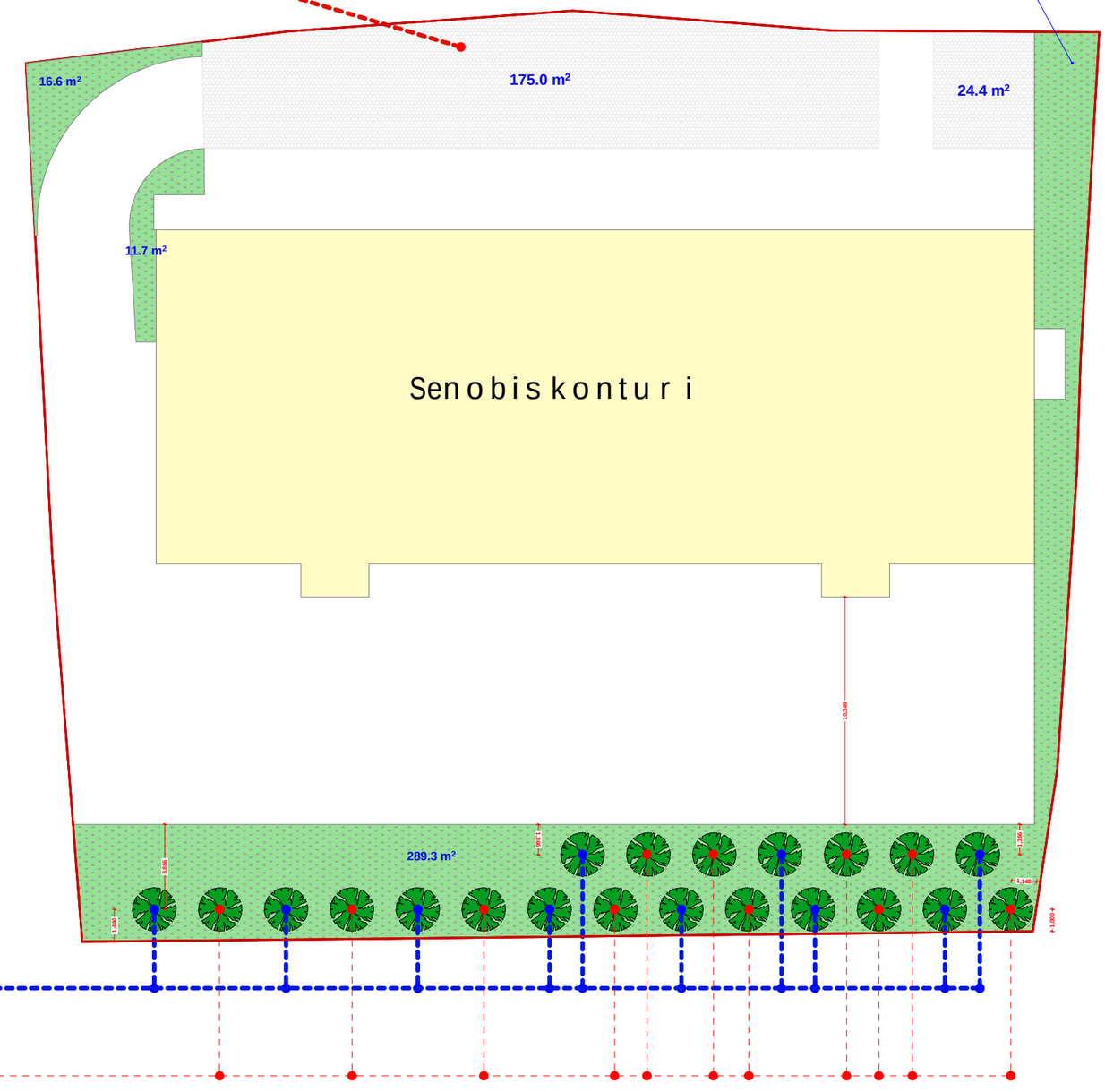
4



cxaura tipis gamWoli zedapiris mqone filebi 199.4 m2



balaxis safari 317.6 m2




3



kavkasiuri cacxvi / Tilia begonifolia

2



himalaisk edari / cedrus deodora

xelSekruleba #

## pirobiTi aRniSvnebi

- a — RerZis xazi
- sakadastro sazRvari
- Wriilis xazi
- blokis kedeli
- gaZlierebuli betonis kedeli-sveti
- gaTboba-kondicirebis adgili
- misawvdomi svlagezi
- gasasvlelamde misadgomi manZili
- sc-2 / d.d.2 — dakavebulobis jgufi (qvejgufi) / dakavebulobis datviriTva
- b. #6 / 38.2 — saerTo farTi / sazafxulo farTi
- farTobi Sida konturze binis #
- Riobi filaSi
- kedlis cecxlmedegoba (erTsaaTiani)
- kedlis cecxlmedegoba (orsaaTiani)
- sacxovrebeli dakavebuloba
- sadarbazo
- grunti
- mwvane safari
- cxaura tipis mopirkeTeba (gamWoli)
- struqturuli zedapiris niSnuli
- CrdiloeTis aRniSvna

| | simbolos saxelwodeba |
|---|---|
| | saxanZro milgari |
| | saxanZro ganyofilebasTankavSiris sistema |
| | sagangebo xmovani gangaSis sakomunikacio sistema |
| | xelisecxlmaqri |
| | saxanZro-samaSvelo sansaxuriso nieri ganoyenebeli misaxrebeli-hidranti |
| | kvanZlis avtonaturi aRmoCeni |
| | kvanZlenoregirenauyebeli |
| | avtosaxefi |
| | saxanZro gangaSisxeliTsamaRTvaikolofi |
| | gasasvleli |

შპს "ფლექს არქიტექტურა"
404920216
FLEX ARCHITECTURE

FLEX ARCHITECTURE

| S.p.s. "fleqs arqiteqtura" | | |
|---|---|---|
| Tanamdeboba | gvari | xelmowera |
| direqtori | i. maziaSvili | |
| proeqtis avtori | i. maziaSvili | |

damkveTi: S.p.s „k sami"

proeqtis saxelwodeba:
mravalbiniani sacxovrebeli saxli

misamarTi:

| masStabi | TariRi | naxazis dasaxeleba |
|---|---|---|
| 1:100 | | |

| stadia | furceli | furclebi |
|---|---|---|
| arq. nawili | | |

# aqsonometriuli xedebi





| xelSekruleba # | |
|---|---|

## pirobiTi aRniSvnebi

- a — RerZis xazi
- sakadastro sazRvari
- Wrilis xazi
- blokis kedeli
- gaZlierebuli betonis kedeli-sveti
- gaTboba-kondicirebis adgili
- misawvdomi svla gezi
- gasasvlelamde misadgomi manZili
- sc-2 — dakavebulobis jgufi (qvejgufi)
- d.d. 2 — dakavebulobis datvirTva
- b. #6 42.2 — saerTo farTi
- 38.2 4.0 — sazafxulo farTi
- farTobi Sida konturze
- binis #
- Riobi filaSi
- kedlis cecxlmedegoba (erTsaaTiani)
- kedlis cecxlmedegoba (orsaaTiani)
- sacxovrebeli dakavebuloba
- sadarbazo
- grunti
- mwvane safari
- cxaura tipis mopirkeTeba (gamWoli)
- struqturuli zedapiris niSnuli
- C — CrdiloeTis aRniSvna

| | |
|---|---|
| | simbolos saxelwodeba |
| | saxanZro mildgari |
| | saxanZro ganyofilebasTankavSiris sistema |
| | sagangebo xmovani gangaSis sakomunikacio sistema |
| | xelis cecxlmaqri |
| | saxanZro-samaSvelo sapsaxuris mier gamosayenebeli misaerTebeli-hidranti |
| | kvanlis avtomaturi aRmoCeni |
| | kvanlzemo reagire mauwyebeli |
| | avtosaSxefi |
| | saxanZro gangaSis xeliT samaRTvaikolofi |
| | gasasvleli |


შპს "ფლექს არქიტექტურა"
404920216
FLEX ARCHITECTURE


FLEX ARCHITECTURE

| S.p.s. "fleqs arqiteqtura" | | |
|---|---|---|
| Tanamdeboba | gvari | xelmowera |
| direqtori | i. maziaSvili | |
| proeqtis avtori | i. maziaSvili | |

damkveTi: S.p.s „k sami"

proeqtis saxelwodeba:
mravalbiniani sacxovrebeli saxli

misamarTi:

| masStabi | TariRi | naxazis dasaxeleba |
|---|---|---|
| 1:100 | | |

| stadia | furceli | furclebi |
|---|---|---|
| arq. nawili | | |

misamarTi: q.Tbilisi, q. Tbilisi, q. Tbilisi,
Sandor petefis q. #54 nakv: 01.17.10.002.232

. gamwvanebis proeqtis SeTanxmebis TariRi:

. gamwvanebis proeqtis dasrulebis TariRi:

22.02.2027

. gamwvanebis xe-mcenareebis
movla-patronobaze pasuxismgebeli piri:
S.p.s "ksami" direqtori: vladimer jaoSvili

. gamwvanebis xe-mcenareebis
movla-patronobis xangrZlivoba: 3 weli



arsebuli k3 koeficienti 0.3

aTvisebuli k3 koeficienTi 0.3
- 517 m2

. balaxis safari - 317.6 m2
. cxaura filebi - 199.4 m2

dasargavi xeebi

11 Ziri
. himalaiskedari / cedrus deodora
3.5-5.5 m-mde 20 sm.-dan 5-10 weli

10 Ziri
. kavkasiuri cacxvi / Tilia begoniifolia
3.5-5.5 m-mde 14 sm.-dan 5-10 weli