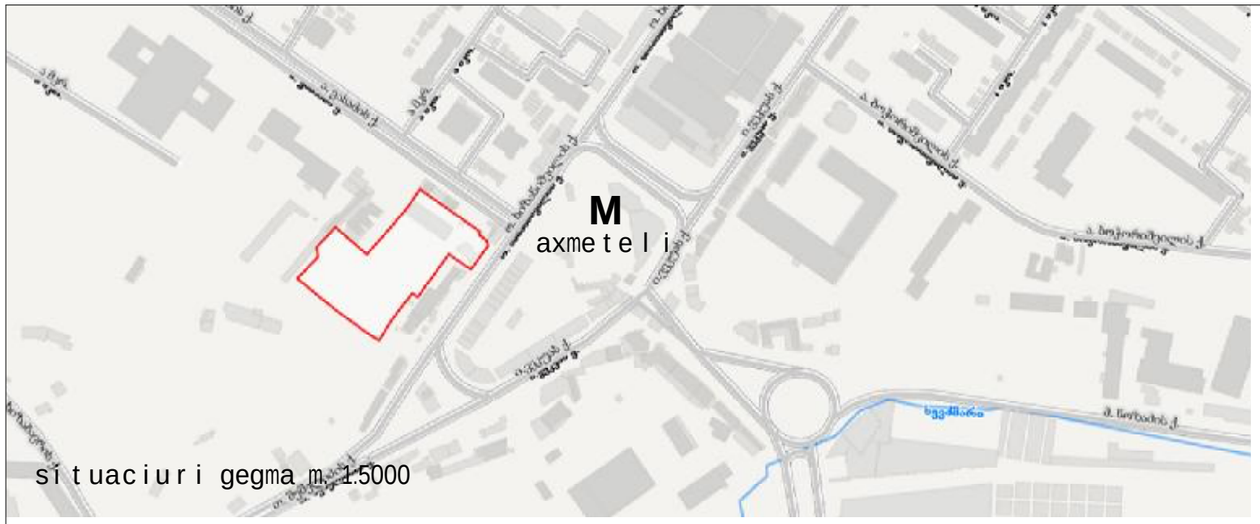


q. Tbilisi vekuas quCa #1 mravalfunqciuri kompleqsis ganaSenianebis regurilebis gegma

Sps "biji"

arqiteqtori g. bendeliani



situaciuri gegma m. 1:5000

situaciuri gegma m. 1:2000

saproeqto teritoria

q. Tbilisi vekuas quCa #1
mravalfunqciuri kompleqsis
ganaSenianebis reguri lebis gegma

stadia	proeqti	
furceli	furceli	
Tanamdeboba	gvari	xelmowera
direqtori	g.bendeliani	
arqiteqtori	g.bendeliani	
arqiteqtori	i.gogoxia	
Seasrula		
saproeqto logo	misamarTi	

BIJI ARCHITECTURE

q. Tbilisi
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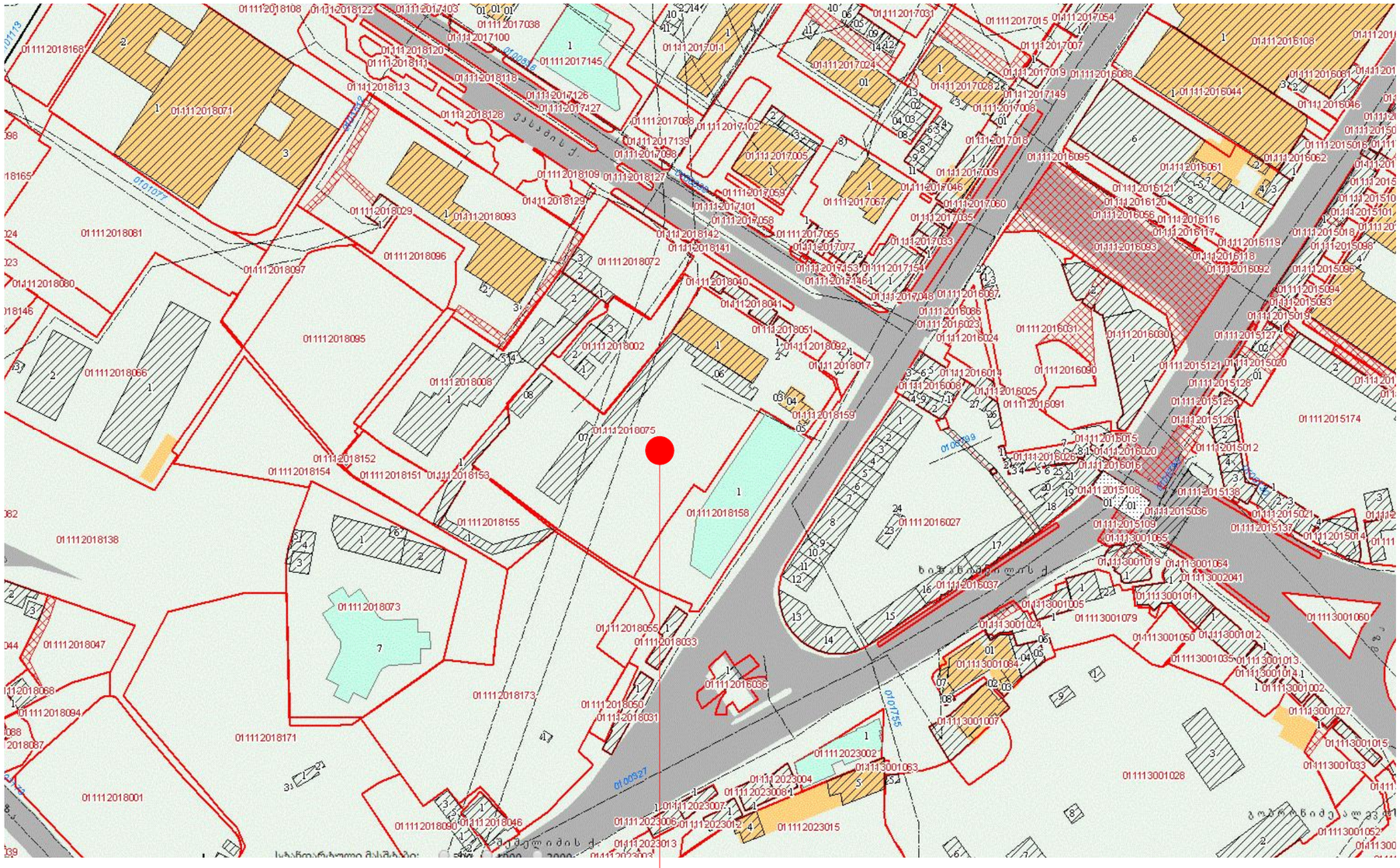
599 75-28-88

masStabi		
TaraRi		
stadia	furceli	furclebi
proeqti	A3	

s a k a d a s t r o r u k a

1:2000



q. Tbilisi vekuas quCa #1
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stadia	proeqti	
furceli	furceli	
Tanamdeboba	gvari	xelmowera
direqtori	g.bendeliani	
arqiteqtori	g.bendeliani	
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Seasrula		

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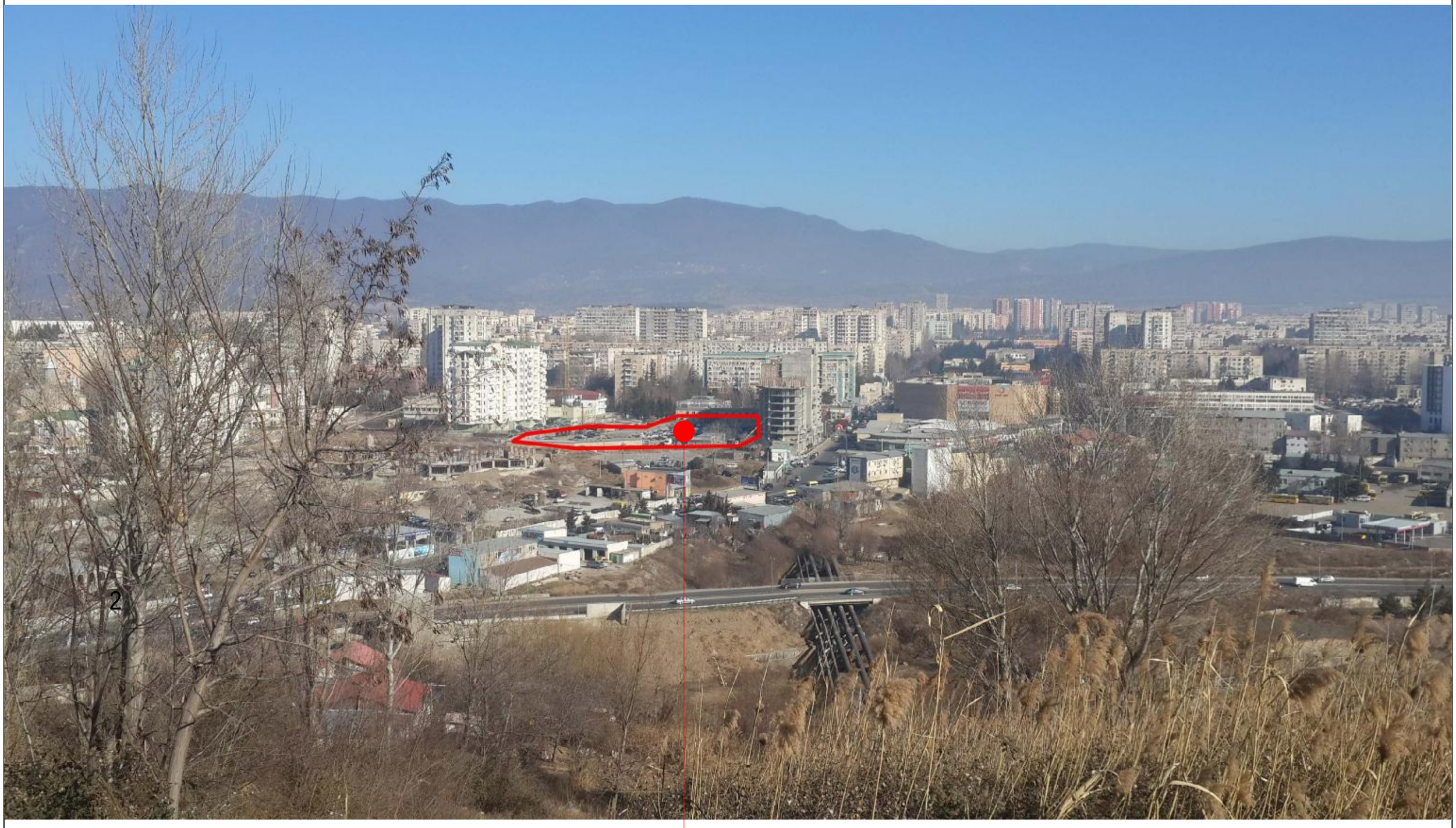
masStabi		
TaraRi		
stadia	furceli	furclebi
proeqti	A3	

ganSla saproeqto miwis nakveTze




1
24/7
189
184
184
177
gwp


1
2
01.00.130
01.00.799
01.00.658
01.01.512
01.01.077
01.11.12.018.072
01.11.12.018.093
01.11.12.018.096
01.11.12.018.075
01.11.12.016.027
01.11.13.001.079
01.11.13.001.028
01.00.130

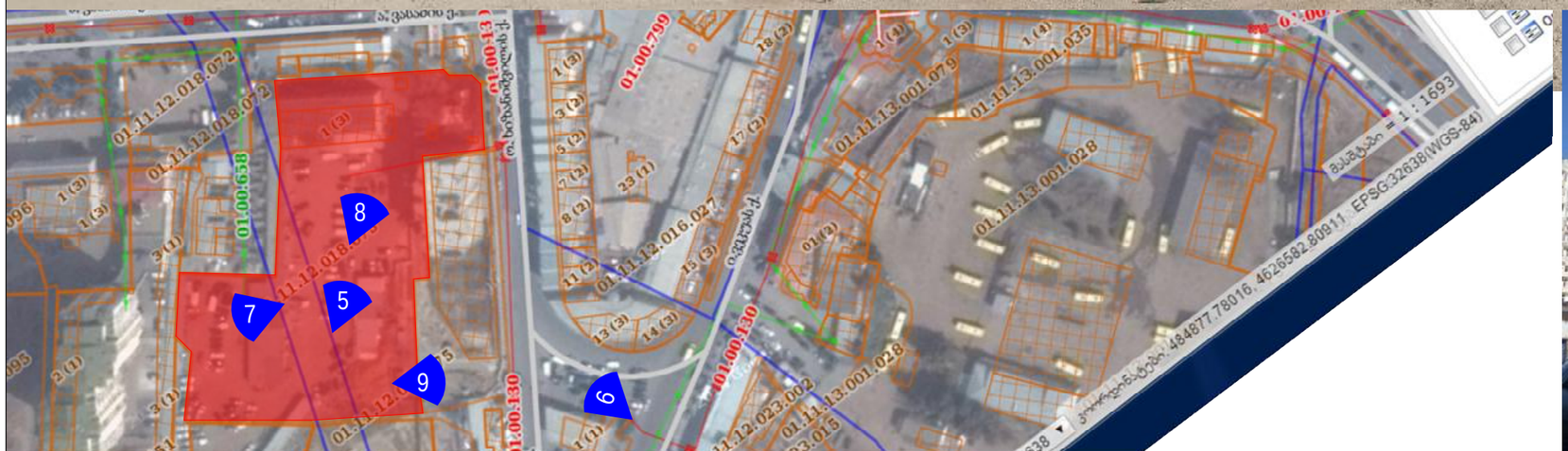

2

3



4

5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8
7
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9
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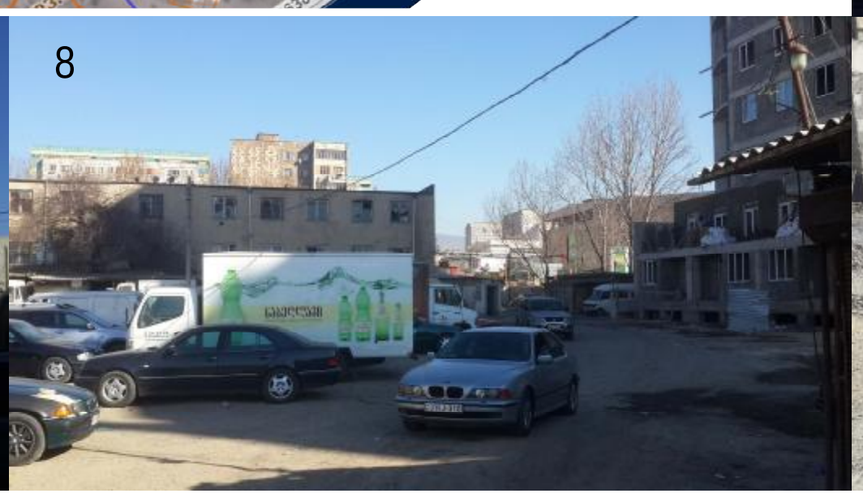
6



7

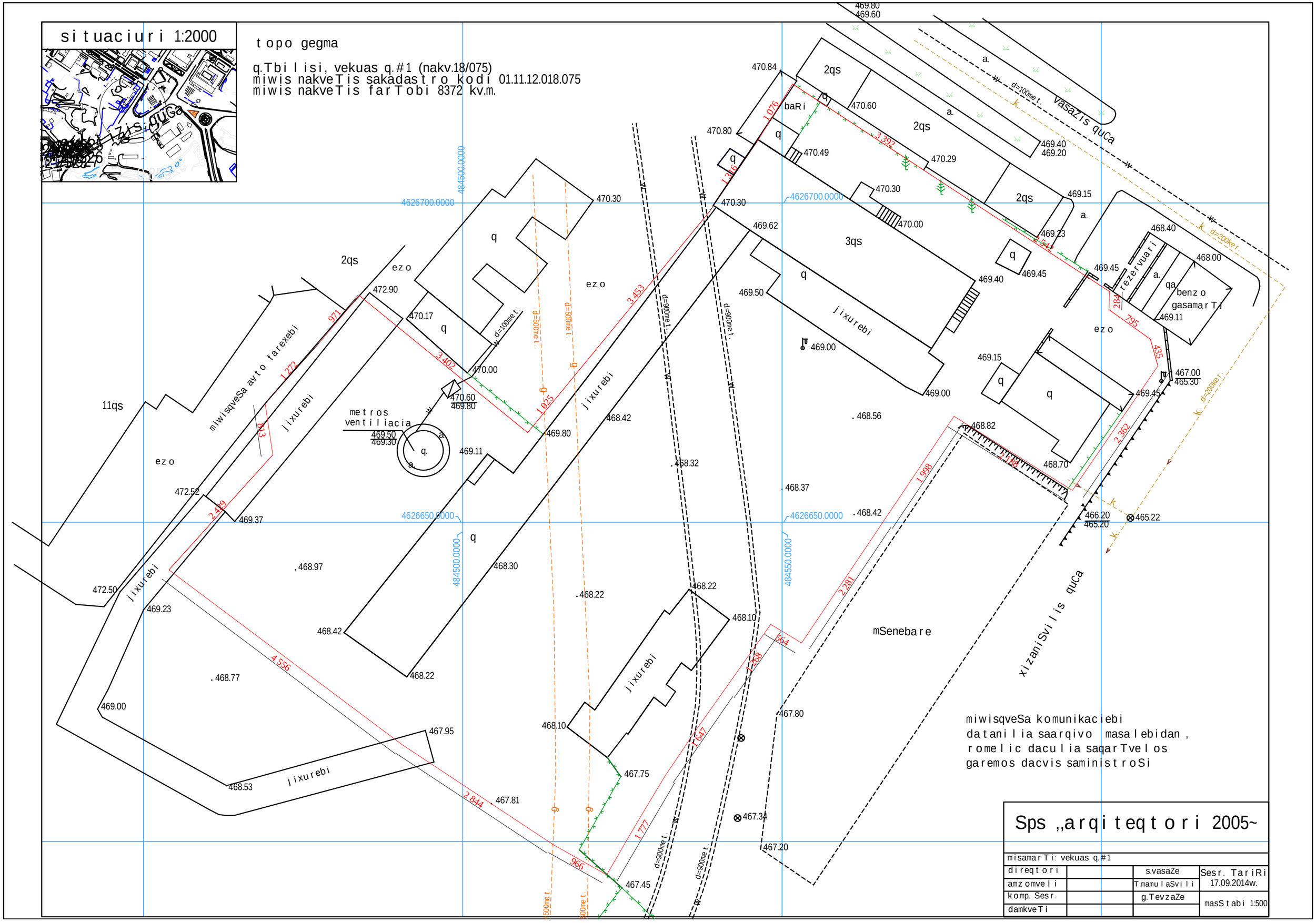


8



9




situaciuri 1:2000
topo gegma
q.Tbilisi, vekuas q.#1 (nakv.18/075)
miwis nakveTis sakadastro kodi 01.11.12.018.075
miwis nakveTis farTobi 8372 kv.m.
vasaZis quCa
xizaniSvilis quCa
miwisqveSa avto farexebi
jixurebi
ezo
metros ventiliacia
mSenebare
rezervuari
benzo gasamarTi
miwisqveSa komunikaciebi datanilia saarqivo masalebidan, romelic daculia saqarTvelos garemos dacvis saministroSi
Sps „arqiteqtori 2005~
misamarTi: vekuas q.#1
direqtori
amzomveli
komp. Sesr.
damkveTi
s.vasaZe
T.mamulaSvili
g.TevzaZe
Sesr. TariRi 17.09.2014w.
masStabi 1:500

z o n i r e b i s r u k a m. 1:1000



q. Tbilisi vekuas quCa #1
mravalfunqciuri kompleqsis
ganaSenianebis reguri lebis gegma

stadia	proeqti	
furceli	furceli	
Tanamdeboba	gvari	xelmowera
direqtori	g.bendeliani	
arqiteqtori	g.bendeliani	
arqiteqtori	i.gogoxia	
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stadia	furceli	furclebi
proeqti	A3	

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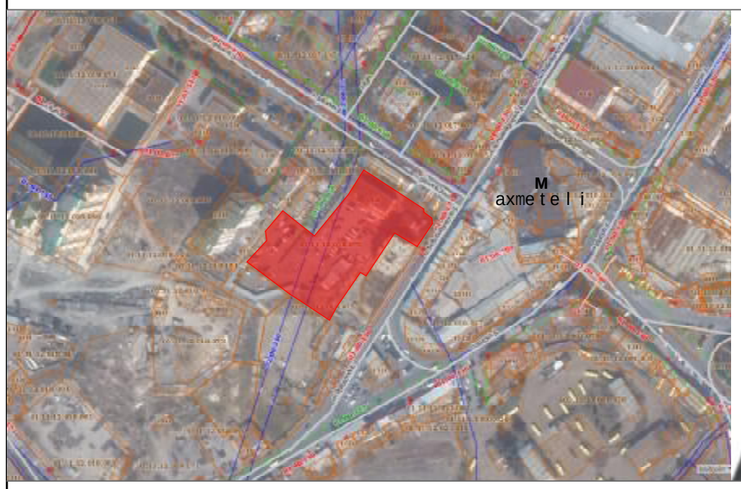
mravalfunqciuri kompleqsis
ganaSenianebis reguri lebis gegma







ganmartebiTi baraTi

proeqti warmoadgens mravalfunqciuri kompleqsis ganaSenianebis regulirebis gegmas.
proeqti damuSavebulia Sps "biji"-s arqiteqtoris g. bendelianis mier 02.03.2015. wels, gankarguleba #51-iT gacemuli ganaSenianebis reguri lebis gegmis gegmarebiTi davalebis mixedviT.
saproeqto miwis nakveTi mdebareobs gldanis raionSi, metro axmetelisa da axmetelis Teatrs Soris, o. xizaniSvilis da a. vasaZis quCebis gadakveTaze.
miwis nakveTis farTobia 8372.kv. saidanac 1447 kv.m warmoadgens sazogadoebriv-saqmian zona 2-s (ssz-2) xolo 6925 sacxovrebel zona 6-s (sz-6) miwis nakveTzi xasiaTdeba mcire qanobiT CrdiloeTidan samxreTis mimarTulebiT, niSnulebs Soris sxvaobaa 2-2.5 metri, masze amJamad ganTavsebulia bazari.
saproeqto teritorias garSemo emijneba damTavrebuli da mSenebare 13-16 sarTuliani sacxovrebeli Senobebi. Cvens mier igegmeba 10-15 sarTuliani mravalfunqciuri kompleqsis gaSeneba, romelic ZiriTadad datvirTuli iqneba sacxovrebeli, saofise, komerciuli funqciiT. 500 metris radiusSi warmodgenilia TiTqmis yvela infrastruqturua: baRebi, skolebi, Teatri, metro, sportkompleqsebi da a.s.S.
teritorias amJamad gaaCnia misasvleli gza vasaZis quCis mxridan, xolo proeqtiT, satransporto mimosvlis uzrunvelyofis mizniT, gaTvaliswinebulia samxreTis mxridan SeSeliZis quCaze gasasvlelis gaxsna, riTic saproeqto ubanSi iqneba gamWoli Sida saubno gza, saidanac nakadi ganawildeba saproeqto SenobebSi. reguri lebis gegmiT gaTvaliswinebulia sami damoukidebeli Senobis ganTavseba, Sesabamisad saproeqto gengegma iyofa sam a b da g seqtorebad.
a seqtoriSi warmodgenilia 10 sarTuliani Senobis ganTavseba
b seqtoriSi warmodgenilia 15 sarTuliani Senobis ganTavseba
g seqtoriSi warmodgenilia 15 sarTuliani Senobis ganTavseba
a seqtorSi 10 sarTuliani Sneobeis ganTavseba morgebulia mis gaswvriv amJamad dawyebuli 16 da 13 sarTulian SenobebTan mimarTebaSi, sadac 13 sarTulianis Semdeg xdeba Cvens mier warmodgenili 10 sarTulini Senobis ganTavseba da Sesabamisad xizaniSvilis quCis mxares eqneba Camoyalibebuli kompleqsuri saxe (is. ganSla xizaniSvilis quCidan).
proeqtis mixedviT maqsimalurad gaTvaliswinebulia sacxovrebeli da saofise funqciisaTvis saWiro infrastruqtura: keTilmowyobili ezo gamwvanebuli sivrceebiT, sprituli moedani, bavSvTa gasarTobi baqani, satransporto gzebis gaswvriv maqsimalurad warmodgenilia avto parkingebi, Tumca damatebiTi miwisqveSa parkingebis mowyoba gaTvaliswinebulia b da g zonebSi.
pirveli etapze mSenebloba gaTvaliswinebulia a da b zonebSi.

stadia	proeqti	
furceli	furceli	
Tanamdeboba	gvari	xelmowera
direqtori	g.bendeliani	
arqiteqtori	g.bendeliani	
arqiteqtori	i.gogoxia	
Seasrula		
saproeqto logo	misamarTi	
BIJI ARCHITECTURE BIJI ARCHITECTURE	q. Tbilisi lorTqifaniZis q. TEL: 595 55-35-74 599 75-28-88	
masStabi		
TaraRi		
stadia	furceli	furclebi
proeqti	A3	

avtotransportisa da qveiTTa moZraobis sqema
m. 1:1000





M
axmeteli

q. Tbilisi vekuas quCa #1 mravalfunqciuri kompleqsis ganaSenianebis reguri lebis gegma

centraluri gzebi
Sida saubno gza
safexmavlo gza

stadia	proeqti	
furceli	furceli	
Tanamdeboba	gvari	xelmowera
direqtori	g.bendeliani	
arqiteqtori	g.bendeliani	
arqiteqtori	i.gogoxia	
Seasrula		

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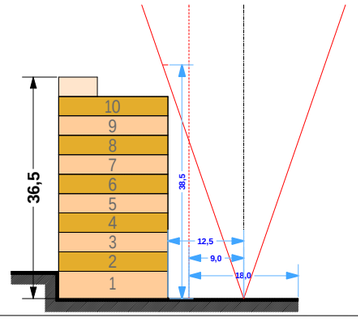
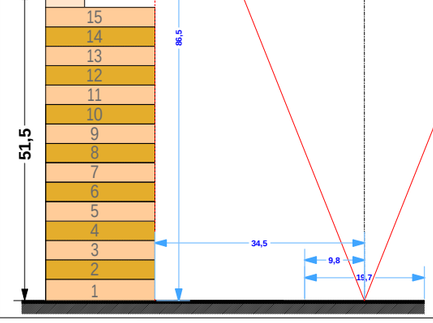
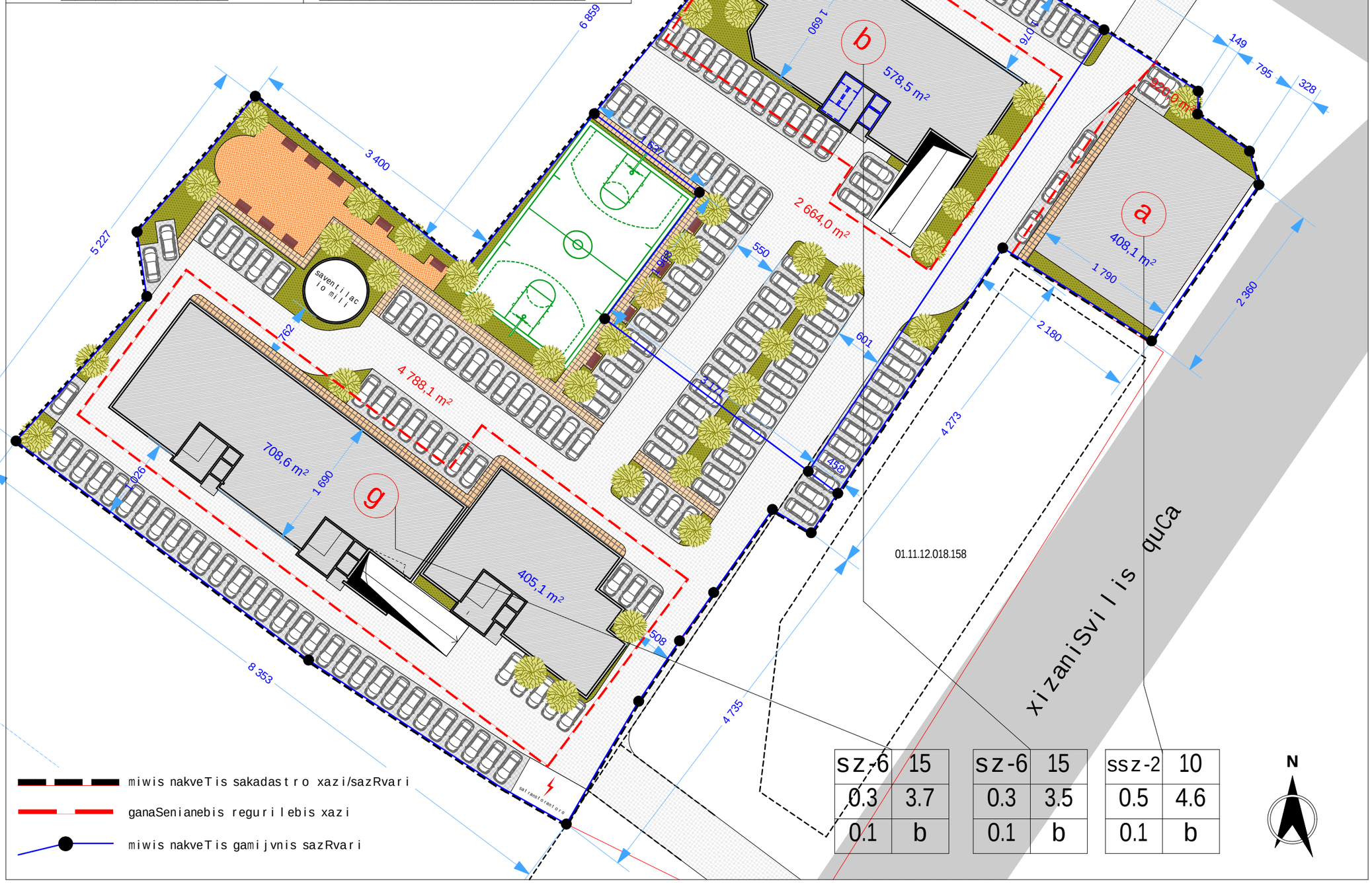
masStabi		
TaraRi		
stadia	furceli	furclebi
proeqti	A3	

ganaSenianebis simaRle xizaniSvilis quCidan



ganaSenianebis simaRle vasaZis quCidan





sz-6	15	sz-6	15	ssz-2	10	N	
0.3	3.7	0.3	3.5	0.5	4.6		
0.1	b	0.1	b	0.1	b		

miwis nakveTis sakadastro xazi/sazRvari

ganaSenianebis reguri lebis xazi

miwis nakveTis gamijvnis sazRvari

q. Tbilisi vekuas quCa #1 mravalfunqciuri kompleqsis ganaSenianebis reguri lebis gegma

kompleqsis teqnikuri maCvenebl ebi

teritoriis farTi	8372	kv.m
ganaSenianebis farTi	2309	kv.m k1=0.3
ganaSenianebis intens.farTi	31563	kv.m k2=3.8

gaTvaliswinebuli a miwisqveSa avtosadgomebis mowyoba 50 manqanaze

seqtori a

teritoriis farTi	920 kv.m
ganaSenianebis farTi	410 kv.m
ganaSenianebis intens.farTi	4276 kv.m

seqtori b

teritoriis farTi	2664 kv.m
ganaSenianebis farTi	670 kv.m
ganaSenianebis intens.farTi	9428 kv.m

seqtori g

teritoriis farTi	4788 kv.m
ganaSenianebis farTi	1229 kv.m
ganaSenianebis intens.farTi	17859 kv.m

samanqano gza

avtoparkingi

safexmavlo gza

gamwvaneba

sabavSvo baqani

1	2
3	4
5	6

1. zonis saxeoba
2. sarTulianoba da simaRle
3. ganaSeninebis koeficienti k-1
4. intensivobis koeficienti k-2
5. gamwvanebis koeficienti k-3
6. saxuravis tipi

stadia	proeqti	
furceli	furceli	
Tanamdeboba	gvari	xelmowera
direqtori	g.bendeliani	
arqiteqtori	g.bendeliani	
arqiteqtori	i.gogoxia	
Seasrula		

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TaraRi		
stadia	furceli	furclebi
proeqti	A3	

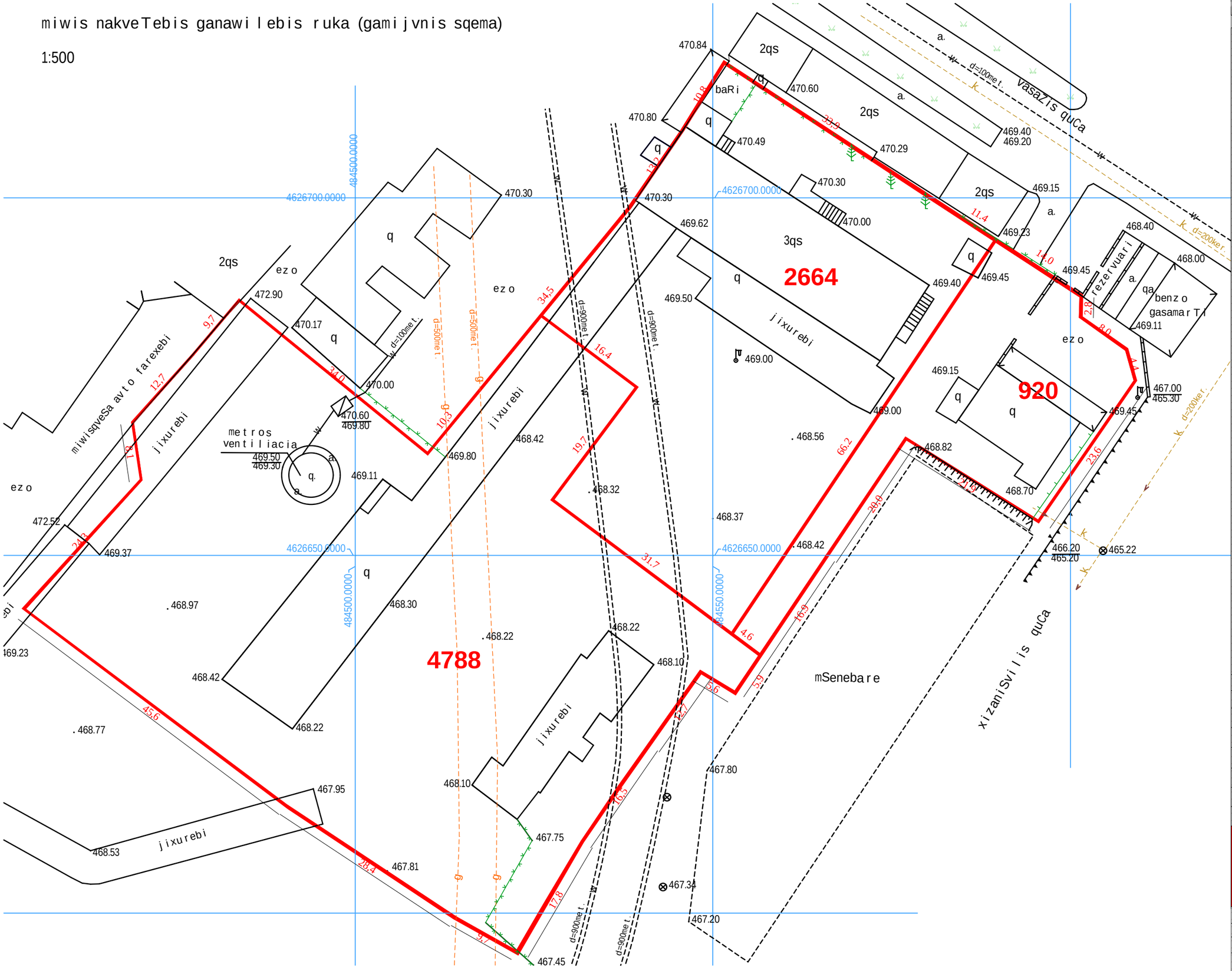
miwis nakveTebis ganawilebis ruka (gamijvnis sqema)

1:500

q. Tbilisi vekuas quCa #1
mravalfunqciuri kompleqsis
ganaSenianebis reguri lebis gegma

0000 teritoriis farTi kv.m

miwis nakveTis sazRvari



stadia	proeqti	
furceli	furceli	
Tanamdeboba	gvari	xelmowera
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arqiteqtori	i.gogoxia	
Seasrula		
saproeqto logo	misamarTi	

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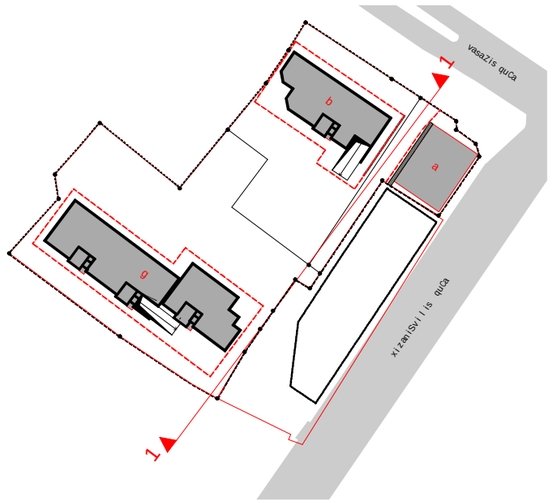
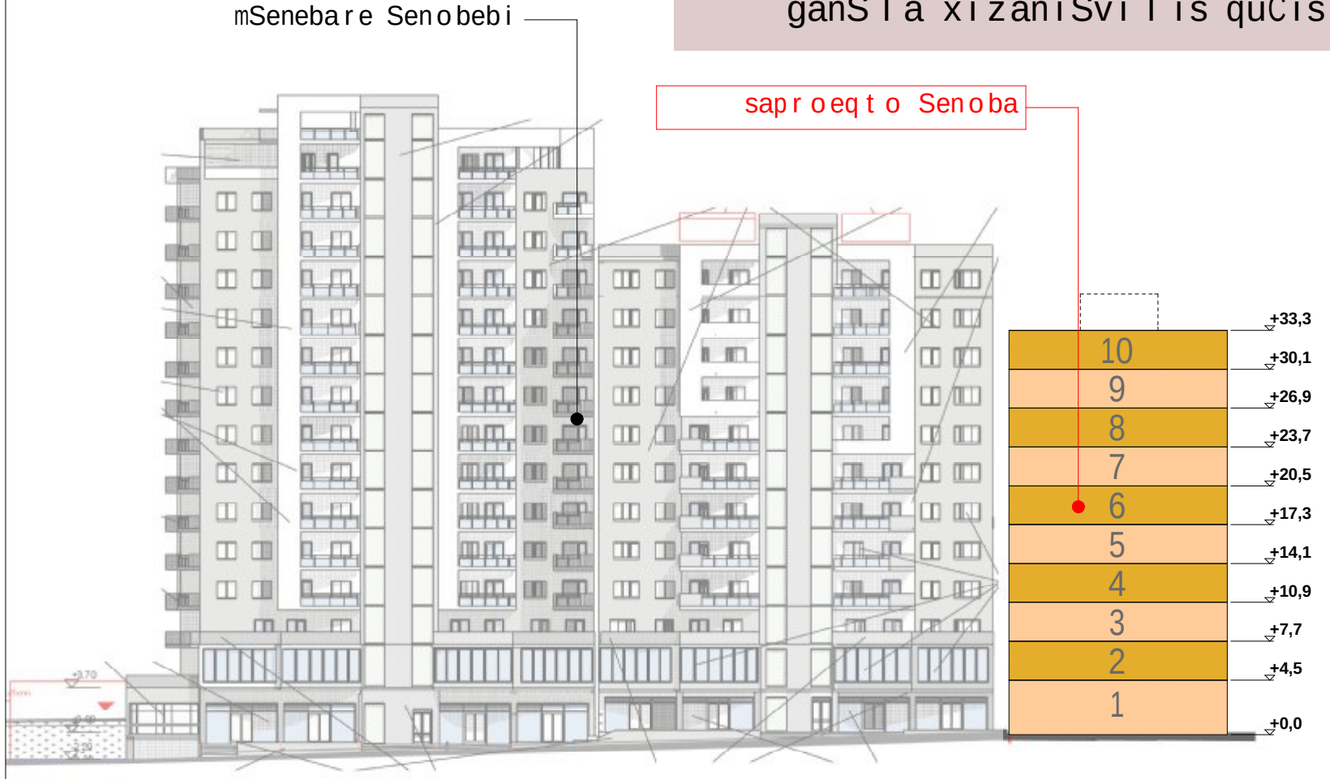
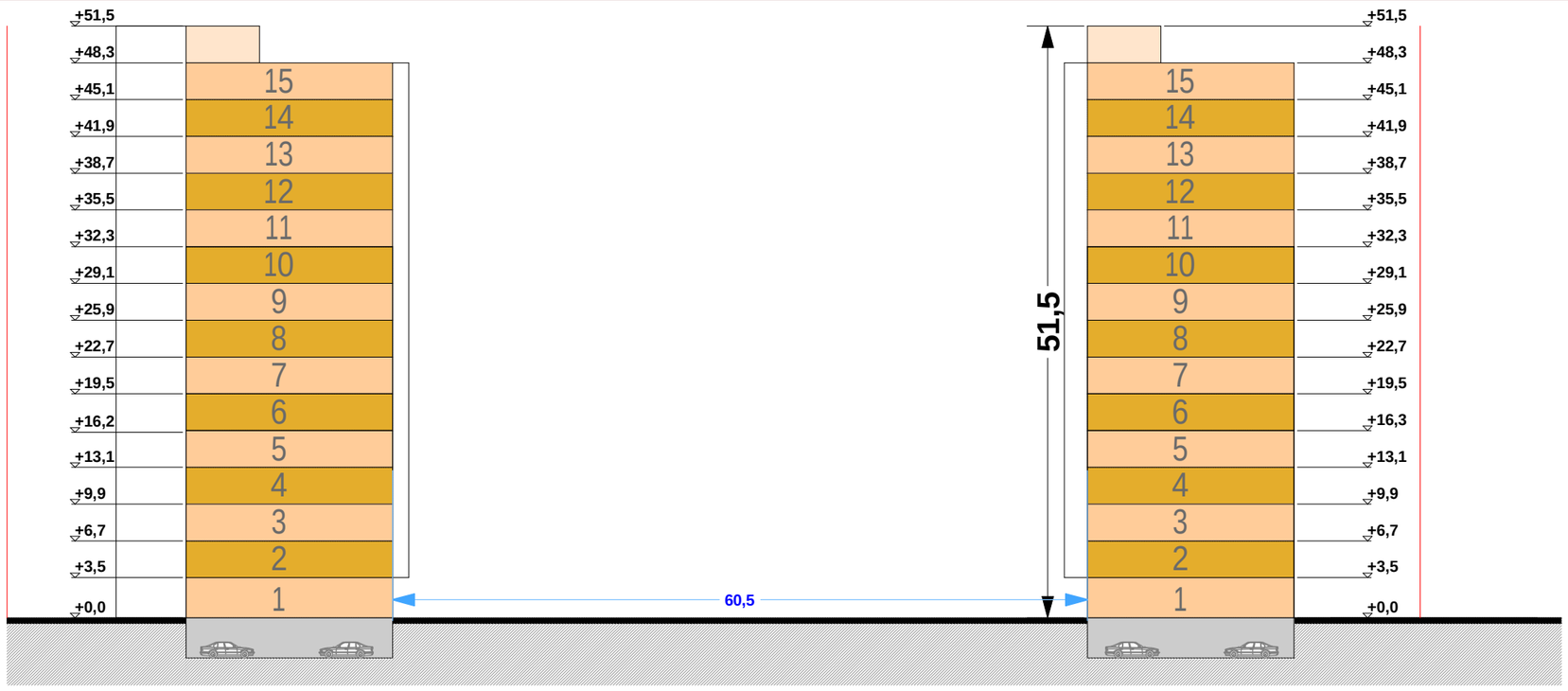
masStabi		
TaraRi		
stadia	furceli	furclebi
proeqti	A3	



ganS l a xizaniSvi l is quCis mxridan



W r i l i 1-1



q. Tbi l isi vekuas quCa #1
mraval funqciuri kompleqsis
ganaSenianebis reguri lebis gegma

s t a d i a	p r o e q t i	
f u r c e l i	f u r c e l i	
Tanamdeboba	gvari	xe l moweras
d i r e q t o r i	g.bende l i ani	
a r q i t e q t o r i	g.bende l i ani	
a r q i t e q t o r i	i.gogoxia	
Seasru l a		

saproeqto l o g o | misamarTi

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l orTqifaniZis q.
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masSt a bi		
TaraRi		
s t a d i a	f u r c e l i	f u r c l e b i
p r o e q t i	A3	

c i f r u l i m a k e t i r e b a



q. Tbilisi vekuas quCa #1
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stadia	proeqti	
furceli	furceli	
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arqiteqtori	g.bendeliani	
arqiteqtori	i.gogoxia	
Seasrula		

saproeqto logo | misamarTi

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masStabi		
TaraRi		
stadia	furceli	furclebi
proeqti	A3	

c i f r u l i m a k e t i r e b a



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arqiteqtori	i.gogoxia	
Seasrula		

saproeqto logo | misamarTi

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masStabi		
TaraRi		
stadia	furceli	furclebi
proeqti	A3	

c i f r u l i m a k e t i r e b a



vasaZis q.

q. Tbilisi vekuas quCa #1
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ganaSenianebis reguri lebis gegma

stadia	proeqti	
furceli	furceli	
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arqiteqtori	g.bendeliani	
arqiteqtori	i.gogoxia	
Seasrula		

saproeqto logo	misamarTi

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masStabi		
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proeqti	A3	

c i f r u l i m a k e t i r e b a



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arqiteqtori	g.bendeliani	
arqiteqtori	i.gogoxia	
Seasrula		

saproeqto logo | misamarTi

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masStabi		
TaraRi		
stadia	furceli	furclebi
proeqti	A3	