

CAPÍTULO 6

As 700 Amanhã

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Diretrizes Urbanas

Atualmente, as quadras 700 do Plano Piloto apresentam um estado de degradação urbana notório quando comparado com as demais áreas pertencentes à escala residencial de Brasília.

Quanto ao seu uso, é possível encontrar modestas representações comerciais e pequenos escritórios de profissionais liberais, porém é válido ressaltar a precariedade do alvará.

Quanto à apropriação de área pública, entende-se como uma busca por privacidade devido ao grande tráfego de pessoas sentido w3-900. Porém, é fato que cercamentos e vegetação excessivos trazem também insegurança para os pedestres – vielas cercadas e mal iluminadas, uma vez que estes artifícios acabam por tornar cegas as fachadas frontais voltadas para a área verde.

Portanto, conforme as análises prévias apresentadas a respeito das quadras 709 Sul, 714 Sul e 711 Norte, são propostas as seguintes diretrizes de intervenção:

Quanto ao SHIGS 709 e 714:

- Dar preferência ao percurso W3 - 900
- Criação de mini praças internas nas faixas verdes entre os renques de casas geminadas com instalação de equipamento de lazer adequado ao uso por crianças nas quadras residenciais.
- Retirada dos cercamentos de área pública lateral às casas geminadas de esquina.

Quanto ao SHCGN 711

- Recuperação das áreas inter-blocos nas SCRNs 700, que apresentam as piores condições ambientais da área de estudo
- Padronização da sinalização do comércio, atendendo as condições visuais da via.
- Recuperação da Via W3,5 tornando-a uma via compartilhada e de sentido único para os automóveis.
- Repensar o percurso w3-900 a partir da criação de caminhos sombreados por árvores, especialmente nas áreas de transição entre as quadras SRCN 700 e SHCGN 700 a fim de impedir a invasão das áreas verdes por automóveis.
- Criação de mini praças internas nas faixas verdes entre os renques de casas geminadas com instalação de equipamento de lazer adequado ao uso por crianças nas quadras residenciais.
- Retirada dos cercamentos de área pública ao redor das residências unifamiliares quando interrompem a calçada existente ou reduzem o vão entre os blocos.
- Revisão da arborização existente, com o tratamento das árvores doentes, ou cujas raízes têm danificado os passeios e sido danificadas pelas construções - sobretudo nos casos de prejuízo para a acessibilidade pelas pessoas portadoras de deficiências.

“Mudar é uma característica inerente das cidades”

Oscar Niemeyer.

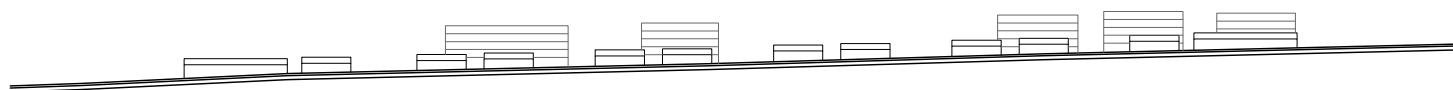
“Isso tudo é muito diferente do que eu tinha imaginado para esse centro urbano, como uma coisa requintada, meio cosmopolita. Mas não é. Quem tomou conta dele foram esses brasileiros verdadeiros, que construíram a cidade e estão ali legitimamente. É o Brasil.. E eu fiquei orgulhoso disso, fiquei satisfeito.”
Lúcio Costa.

”

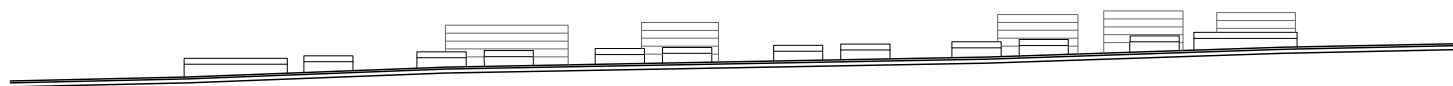
709 Sul



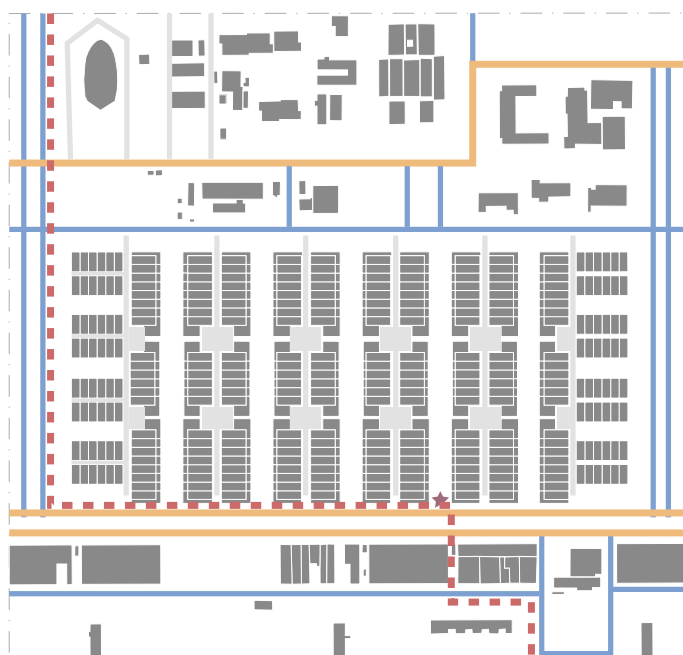
PLANTA 709/710 SUL
esc 1:2 500



CORTE AA



CORTE BB



— arterial — coletora — local - - - ciclovía ★ ponto de ônibus

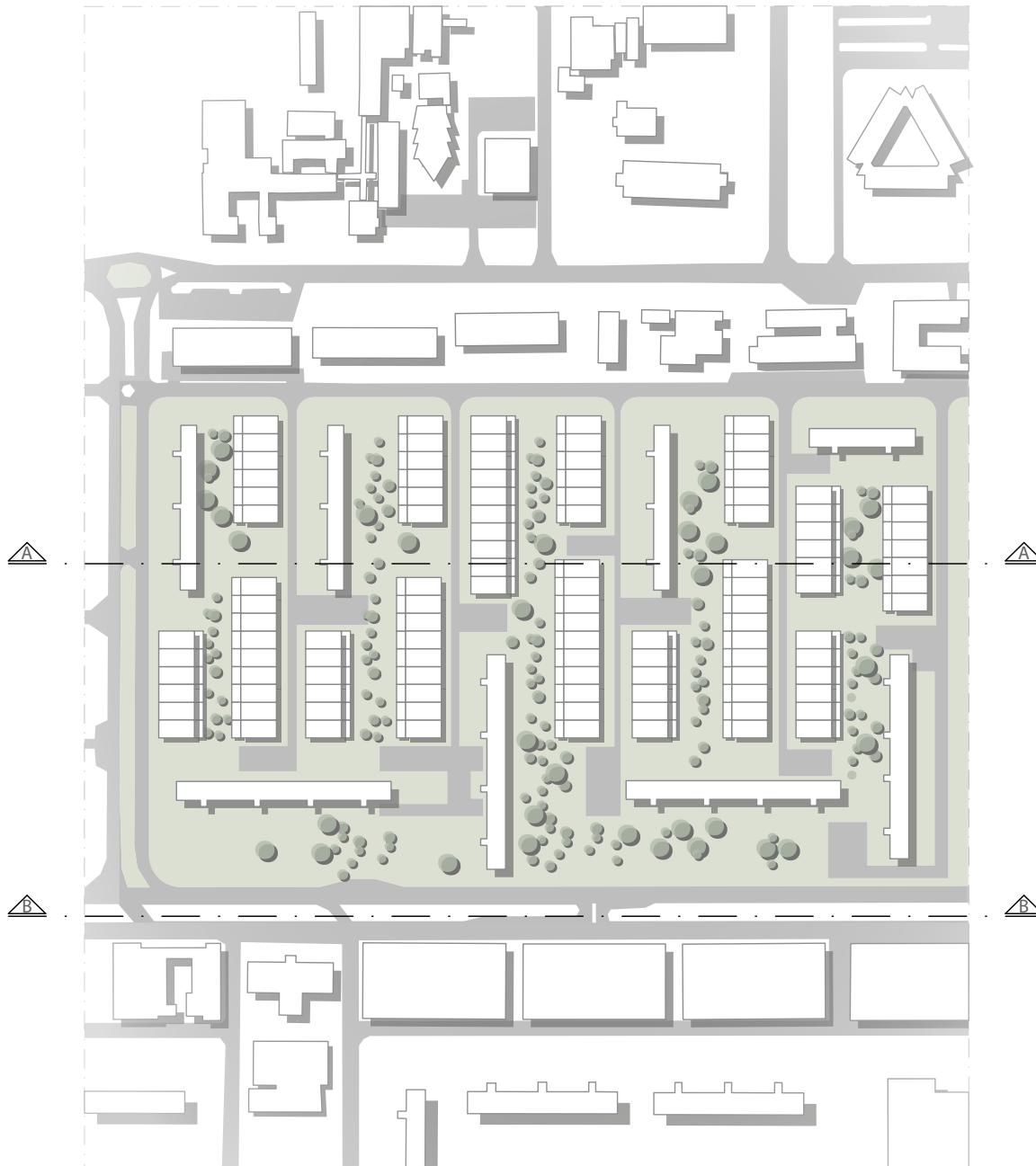


■ outorga onerosa

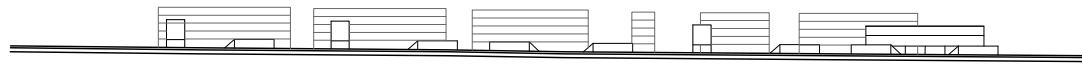
SISTEMA VIÁRIO

INSTRUMENTOS URBANOS

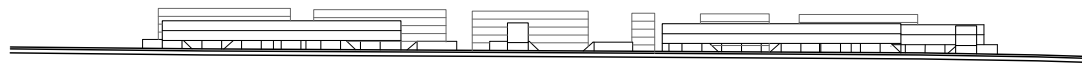
714 Sul



PLANTA 714 SUL
esc 1:2 500



CORTE AA



CORTE BB



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■ outorga onerosa

SISTEMA VIÁRIO

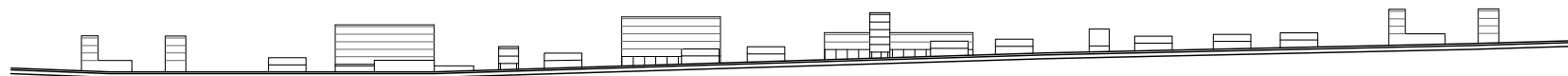
INSTRUMENTOS URBANOS

711 Norte



PLANTA 711/712 NORTE

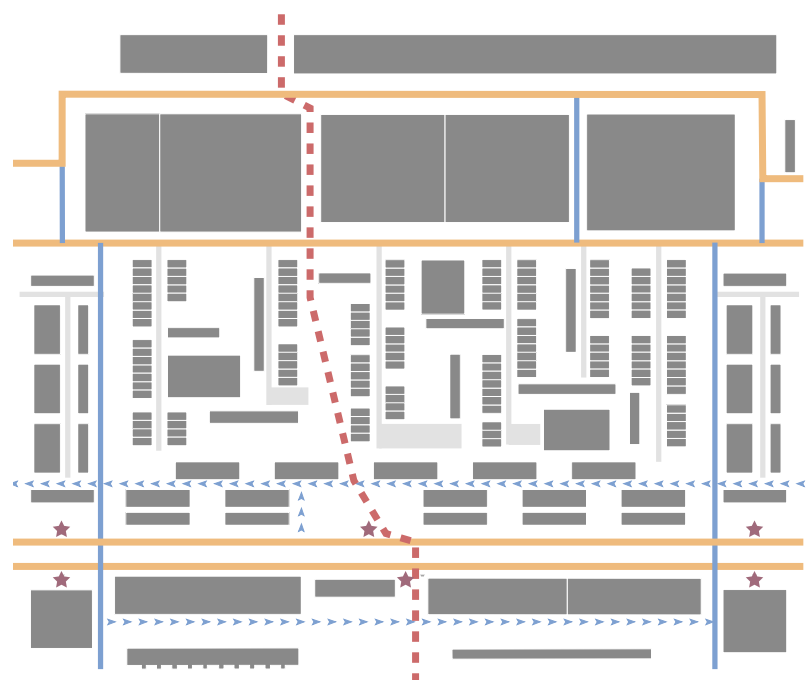
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CORTE AA

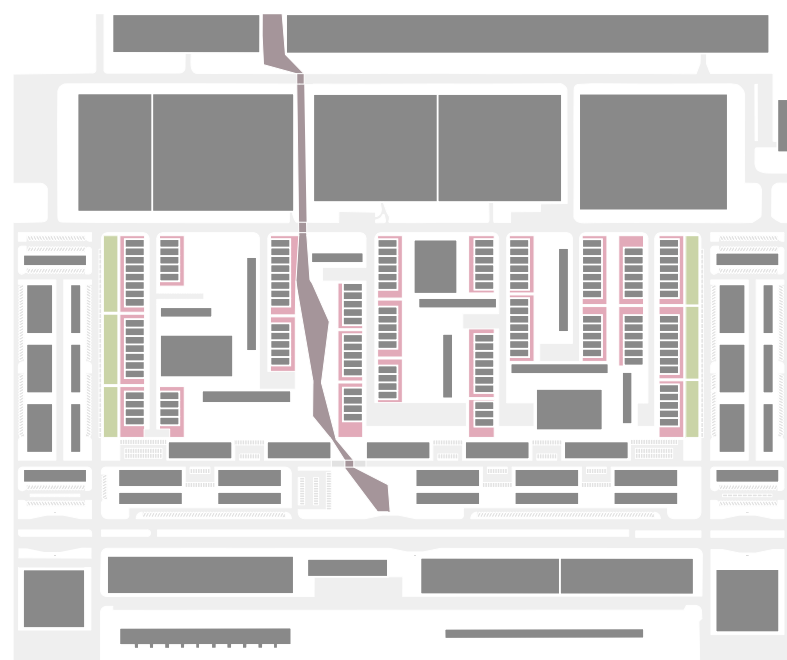


CORTE BB



— arterial >> coletora — local - - - ciclovía ★ ponto de ônibus

SISTEMA VIÁRIO



■ outorga onerosa ■ IPTU verde

INSTRUMENTOS URBANOS

CAPÍTULO 7

Aloja 700

ALOJA 700

Conceitos

Flexibilidade

Buscando a máxima flexibilidade de uso dos ambientes e o resgate da planta livre corbusiana não presente nos projetos originais, permitindo adaptar-se melhor a moradores e demandas diversos.

Eficiência

As soluções escolhidas deverão refletir a demanda do programa de forma eficiente, evitando ambientes subutilizados e priorizando aqueles que ofereçam diversas opções de uso ao seu usuário.

Mimetismo

As volumetrias finais deverão respeitar a hierarquia do entorno, evitando o destaque imediato, uma vez que se inserem em conjuntos com valor histórico. Entretanto, o pastiche deverá ser evitado, deixando clara a intervenção e diferenciação do antigo e do novo.

Sustentabilidade

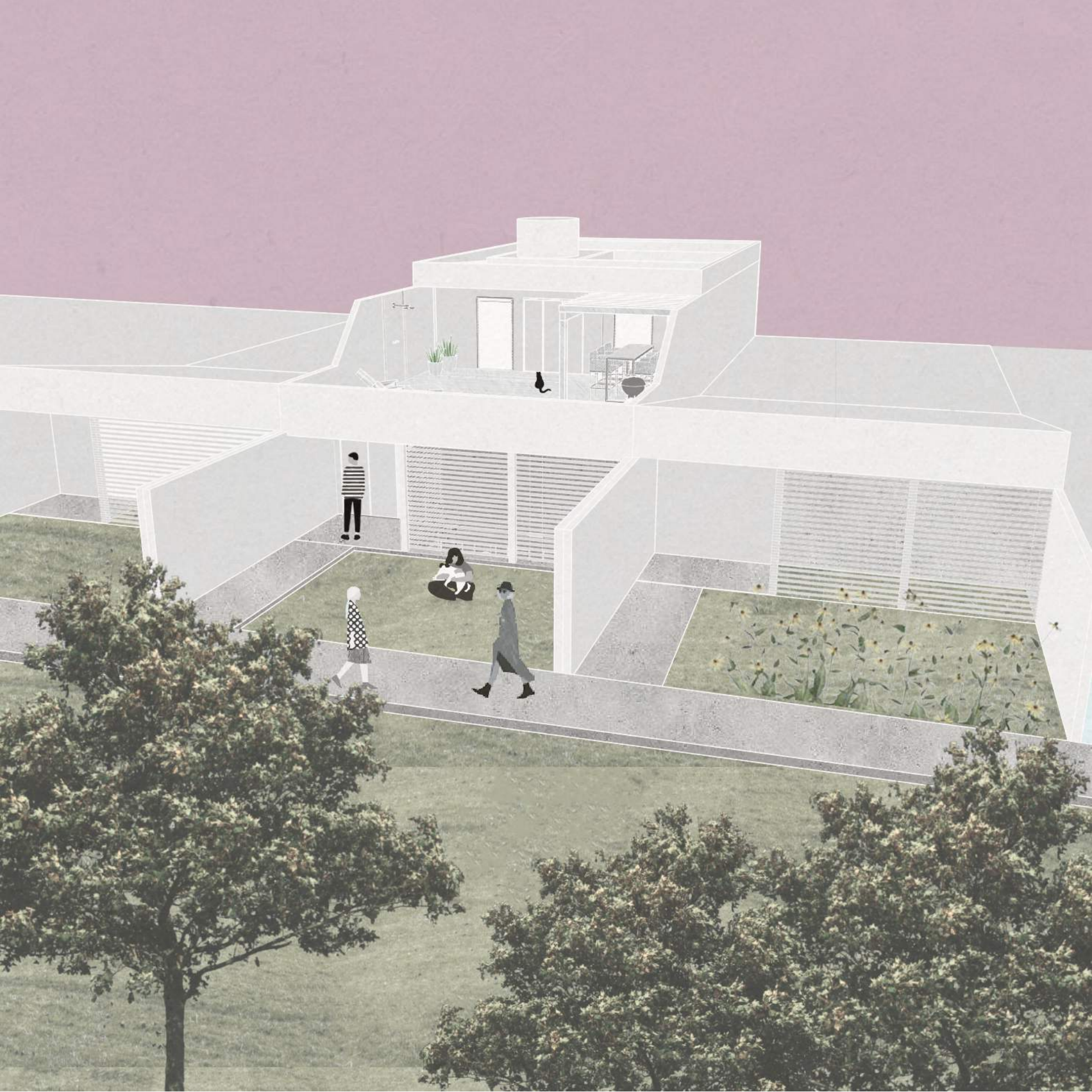
Ao inserir os projetos no contexto atual, a preocupação com o meio ambiente é essencial. A escolha de materiais utilizados, dando prioridade àqueles que não agriam o ambiente.

Aplicar também o aproveitamento de águas pluviais, assim como o reaproveitamento de águas cinzas e sistemas de compostagem.

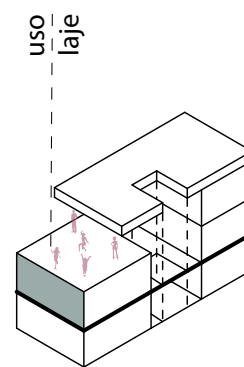
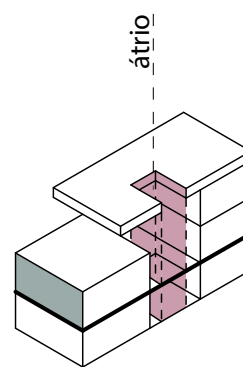
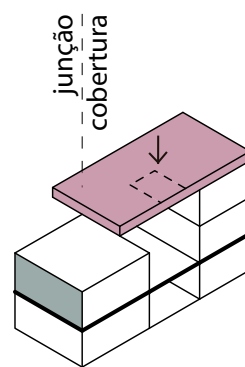
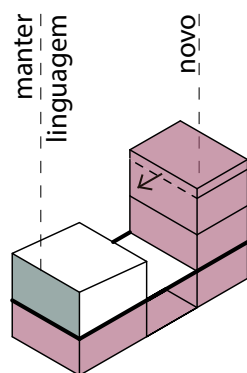
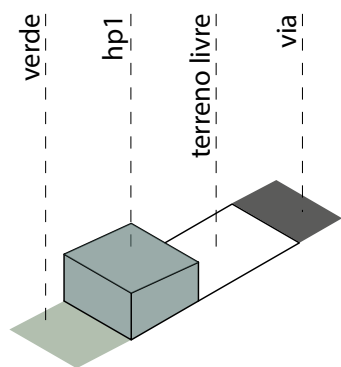
Diretrizes de projeto

Em base às questões apresentadas anteriormente sobre a cidade e habitação no movimento moderno, à preservação do legado modernista de Brasília em relação à sua escala residencial e às referências apresentadas, definiu-se que os projetos para a casa do estudante devem:

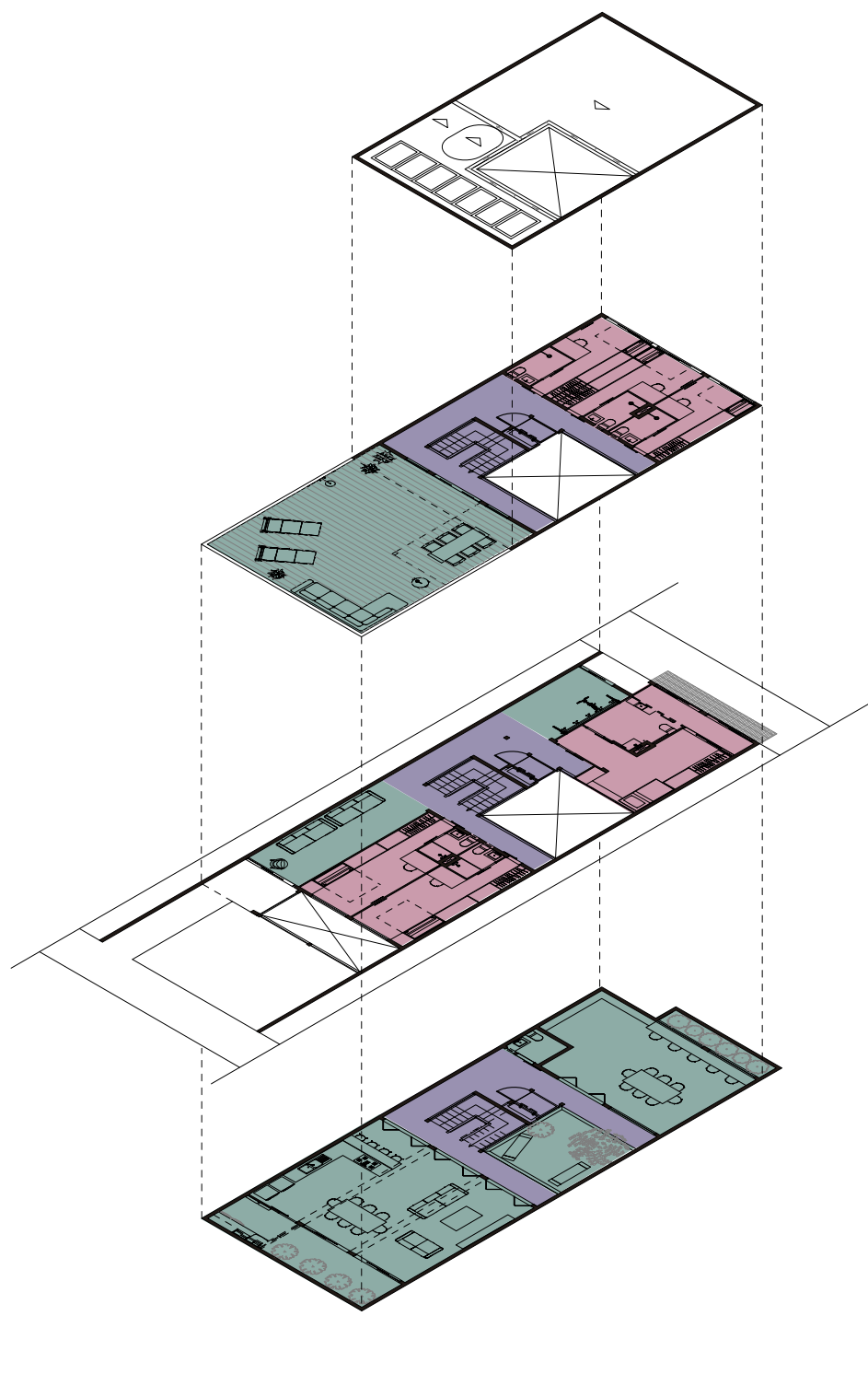
- Respeitar o valor histórico das casas, visto que são exemplares característicos da arquitetura moderna, evitando modificações desnecessárias em sua volumetria ou fachada.
- Promover flexibilização da planta seguindo o conceito corbusiano de planta livre, permitindo mudanças e adaptações futuras.
- Incentivar o coletivo e as relações entre os moradores sem negligenciar a individualidade necessária.
- Flexibilizar os ambientes, a partir da sobreposição de usos na planta baixa.



Storyboard



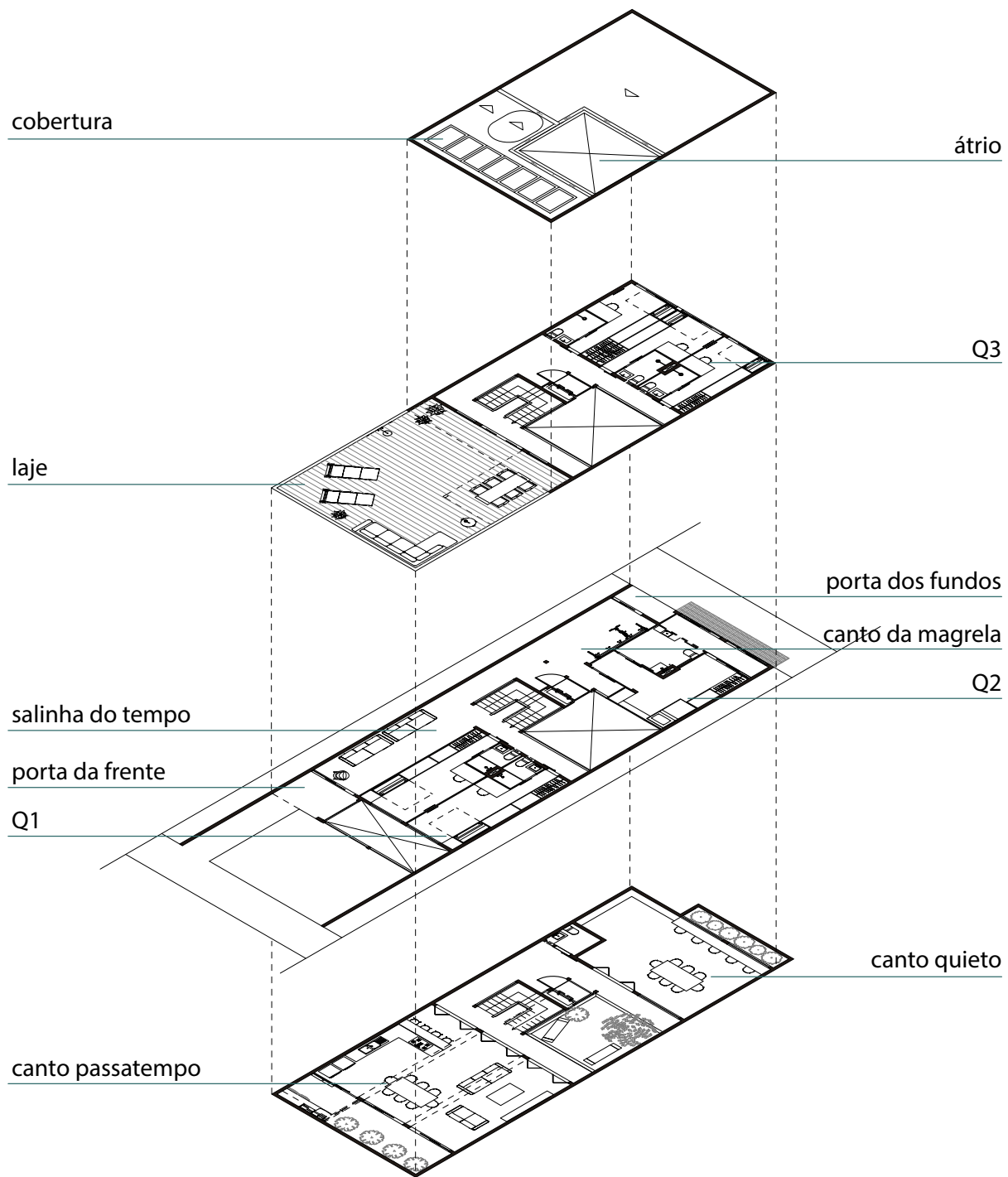
Zoneamento



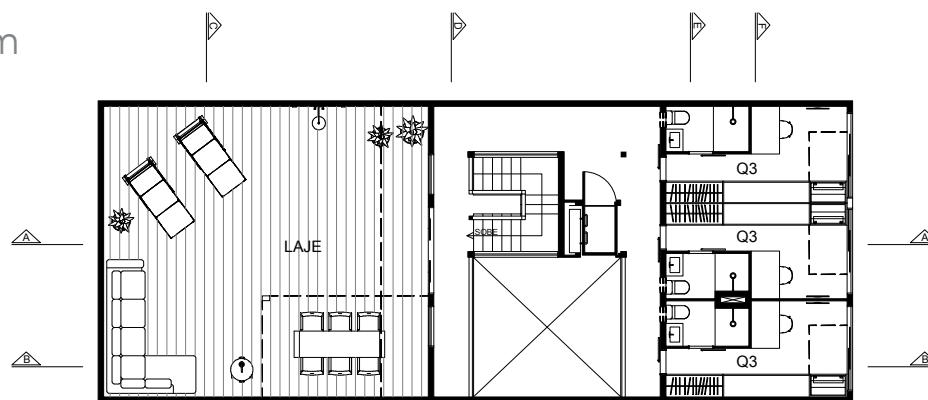
Aloja 709

Programa de Necessidades | 8x20m

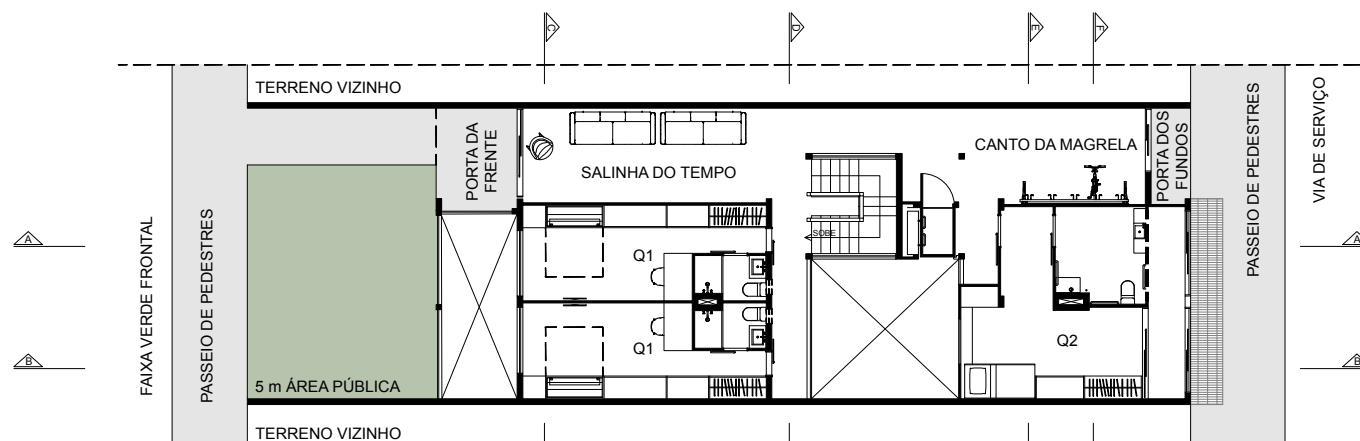
AMBIENTE	ÁREA
salinha do tempo	16.45 m ²
canto da magrela	9.50 m ²
2 x Q1	32.00 m ²
Q2	26.75 m ²
3 x Q3	28.20 m ²
laje	66.50 m ²
átrio	65.50
canto passatempo	9.50 m ²
canto quieto	28.40 m ²
circulação	95.40 m ²
TOTAL	378.20 m²



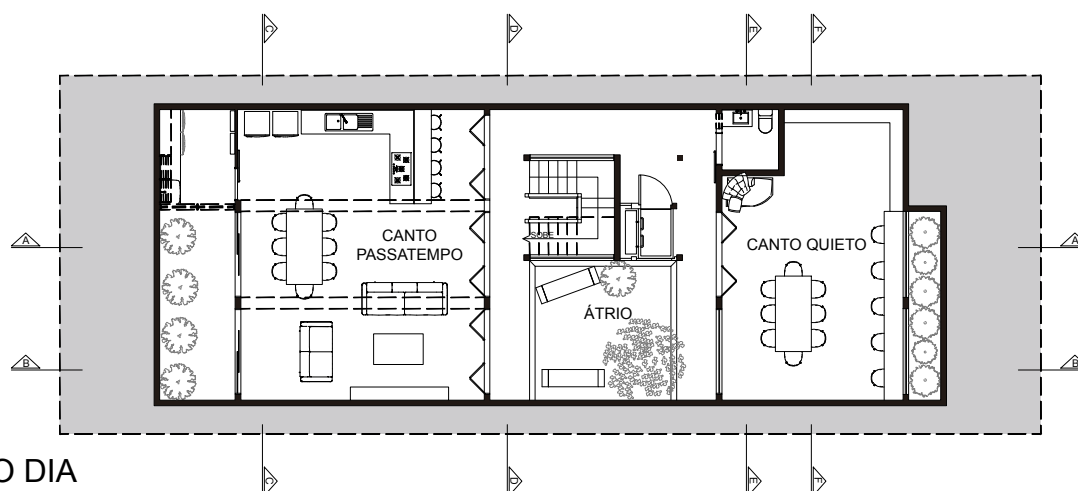
Planta Baixa | 8x20m



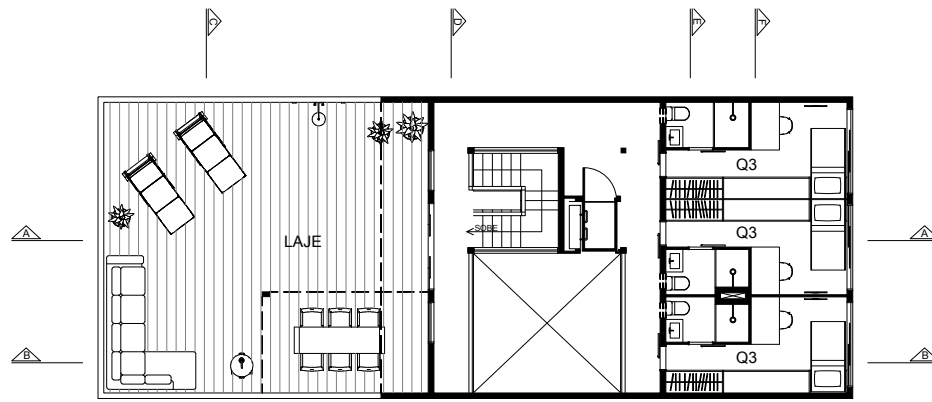
PLANTA 1º PAV. DIA
esc: 1:150



PLANTA TÉRREO DIA
esc: 1:150



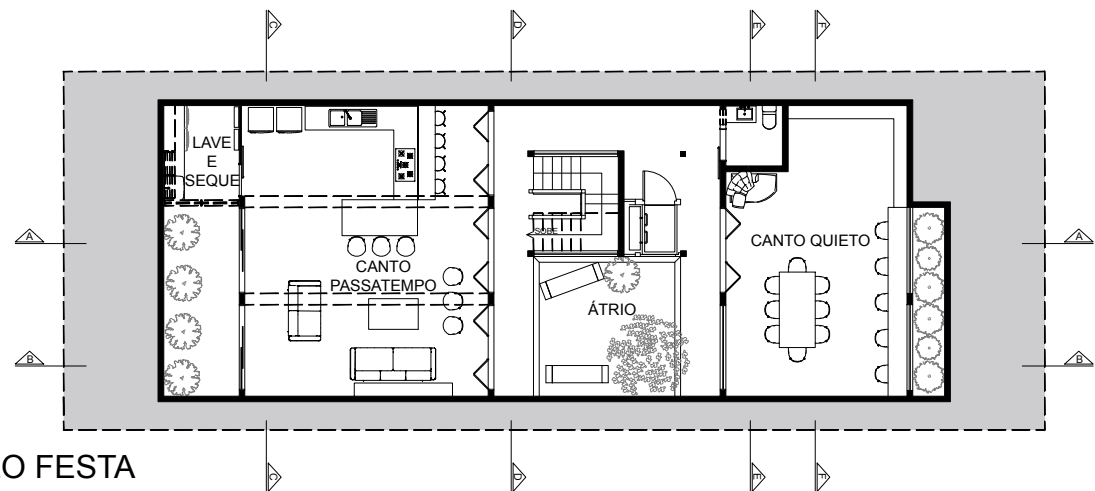
PLANTA SUBSOLO DIA
esc: 1:150



PLANTA 1º PAV. NOITE
esc: 1:150

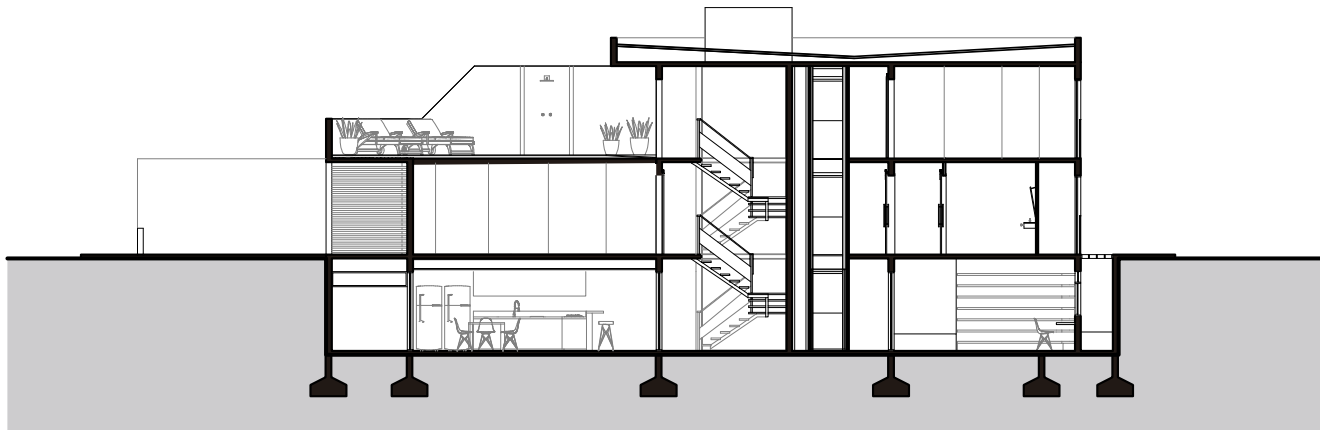


PLANTA TÉRREO NOITE
esc: 1:150

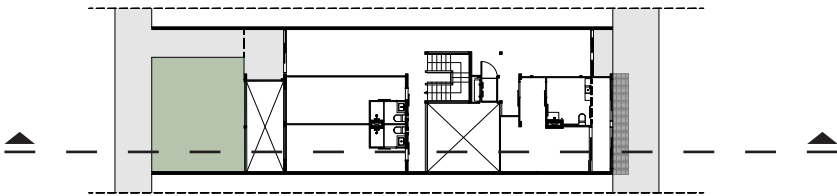


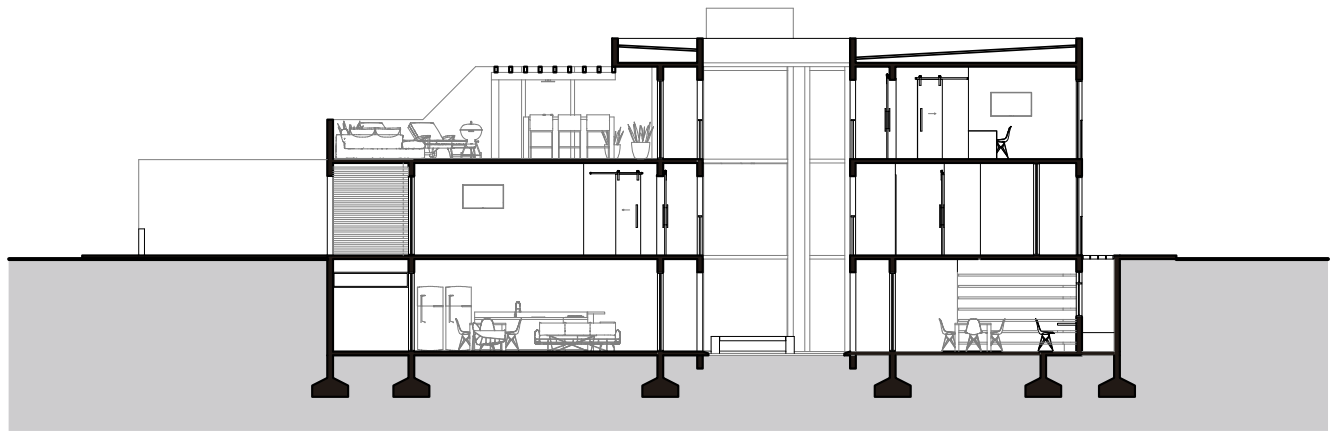
PLANTA SUBSOLO FESTA
esc: 1:150

Cortes

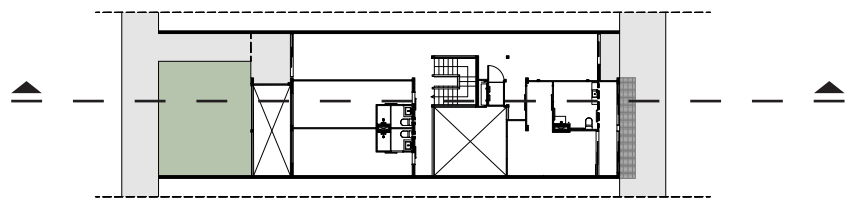


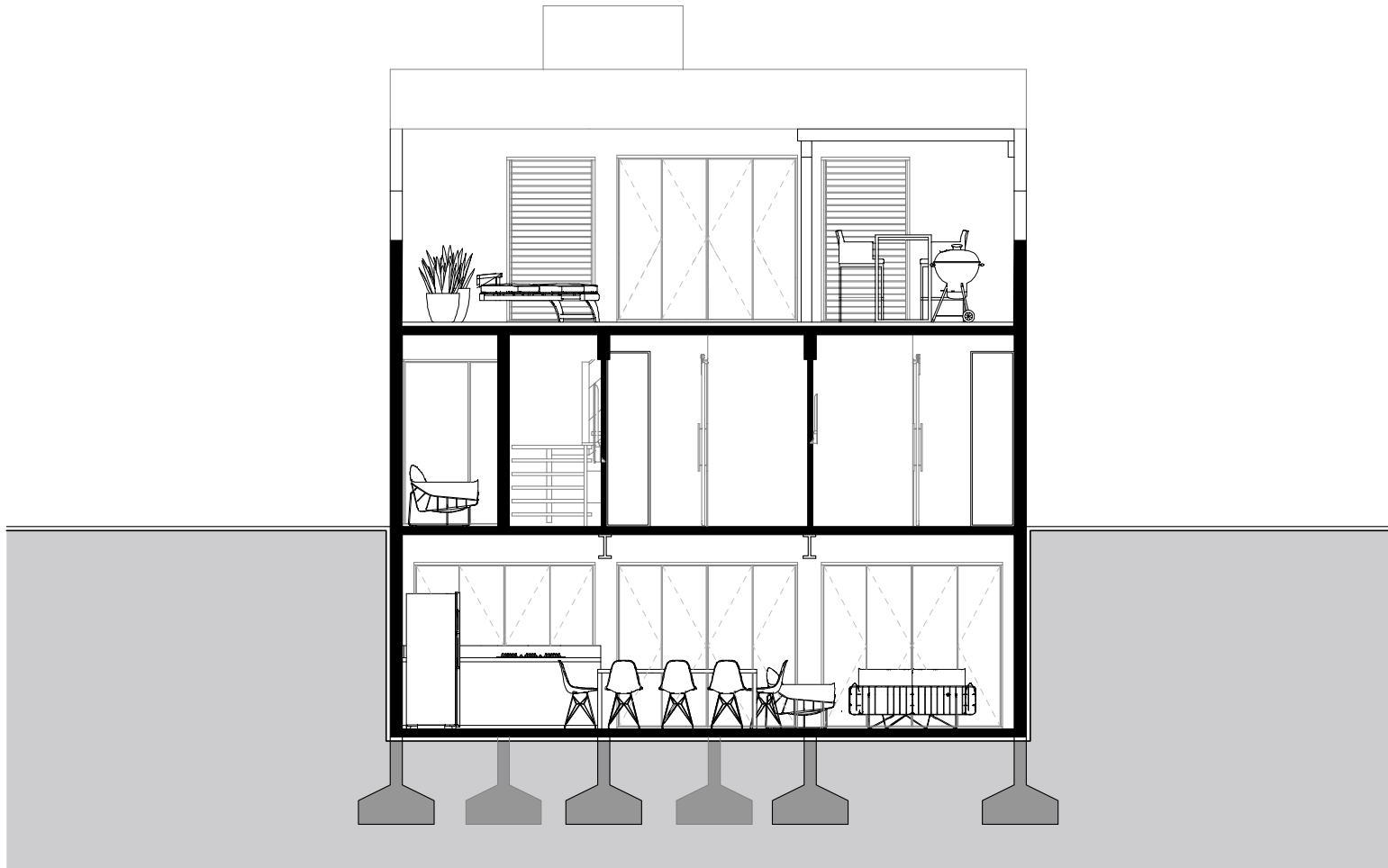
CORTE AA
esc: 1:150



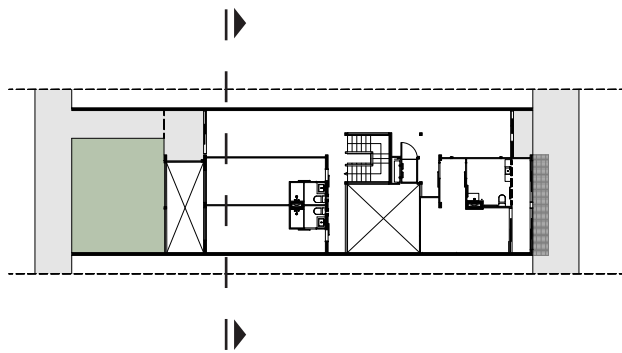


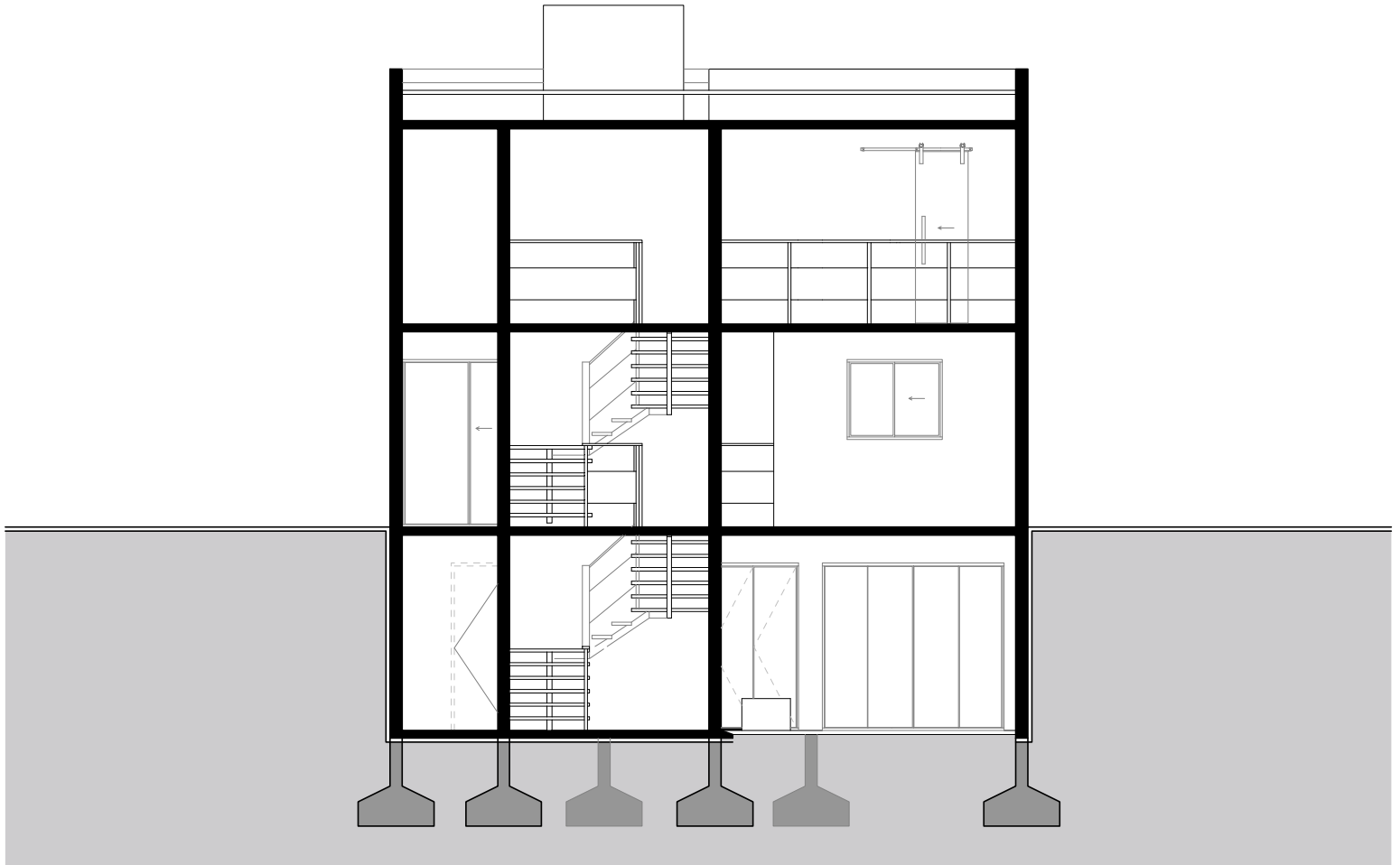
CORTE BB
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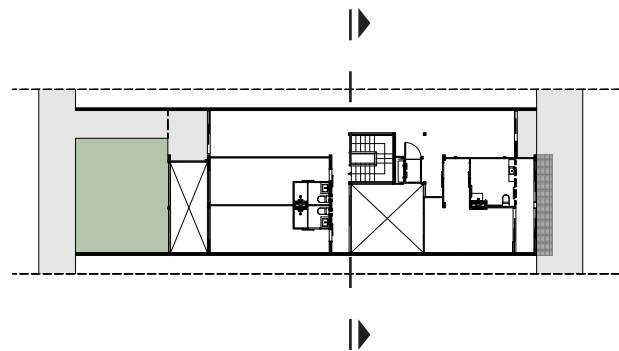


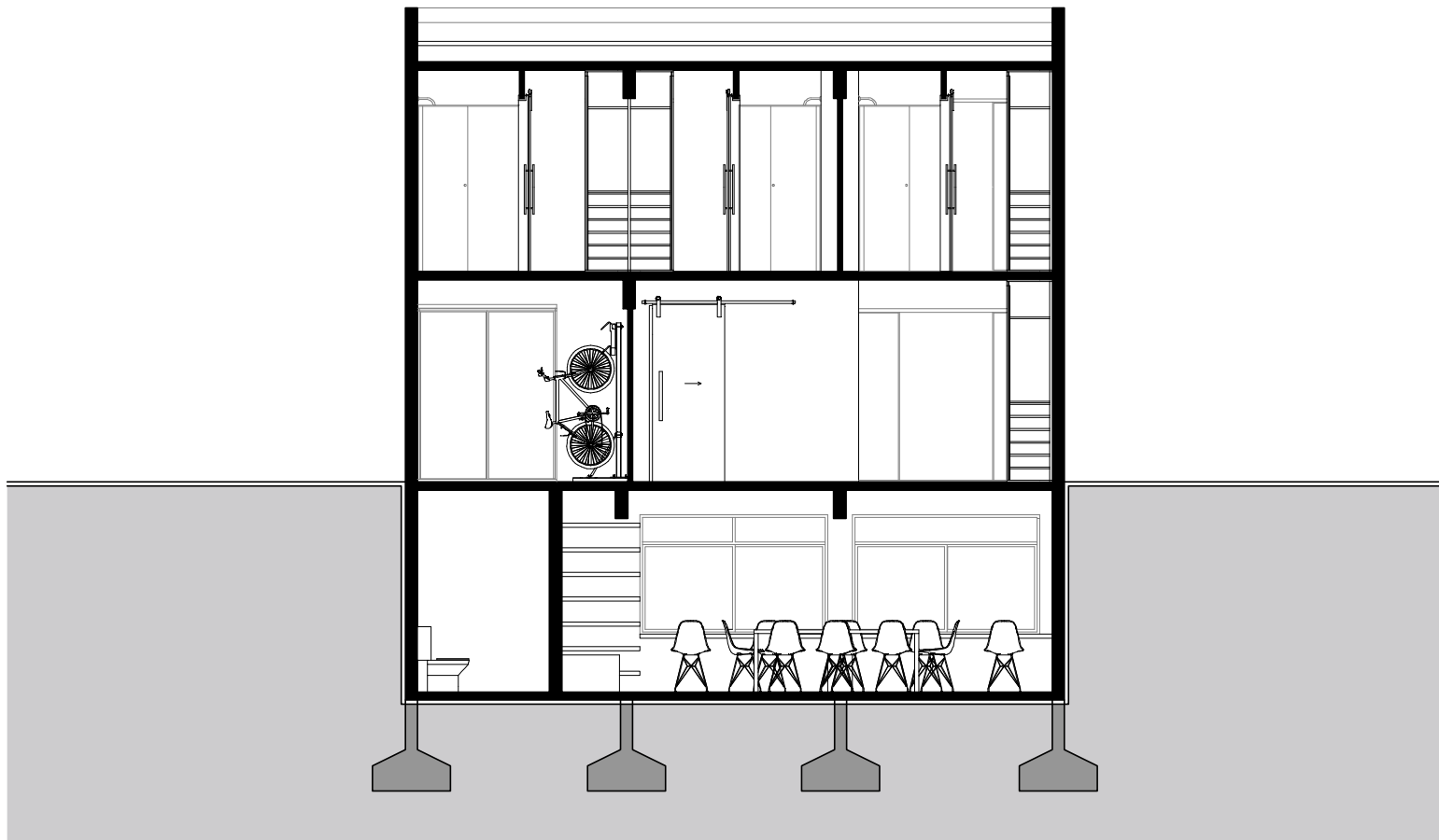
CORTE CC
esc: 1:75



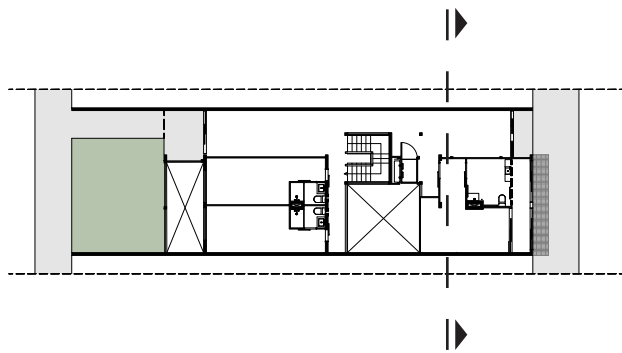


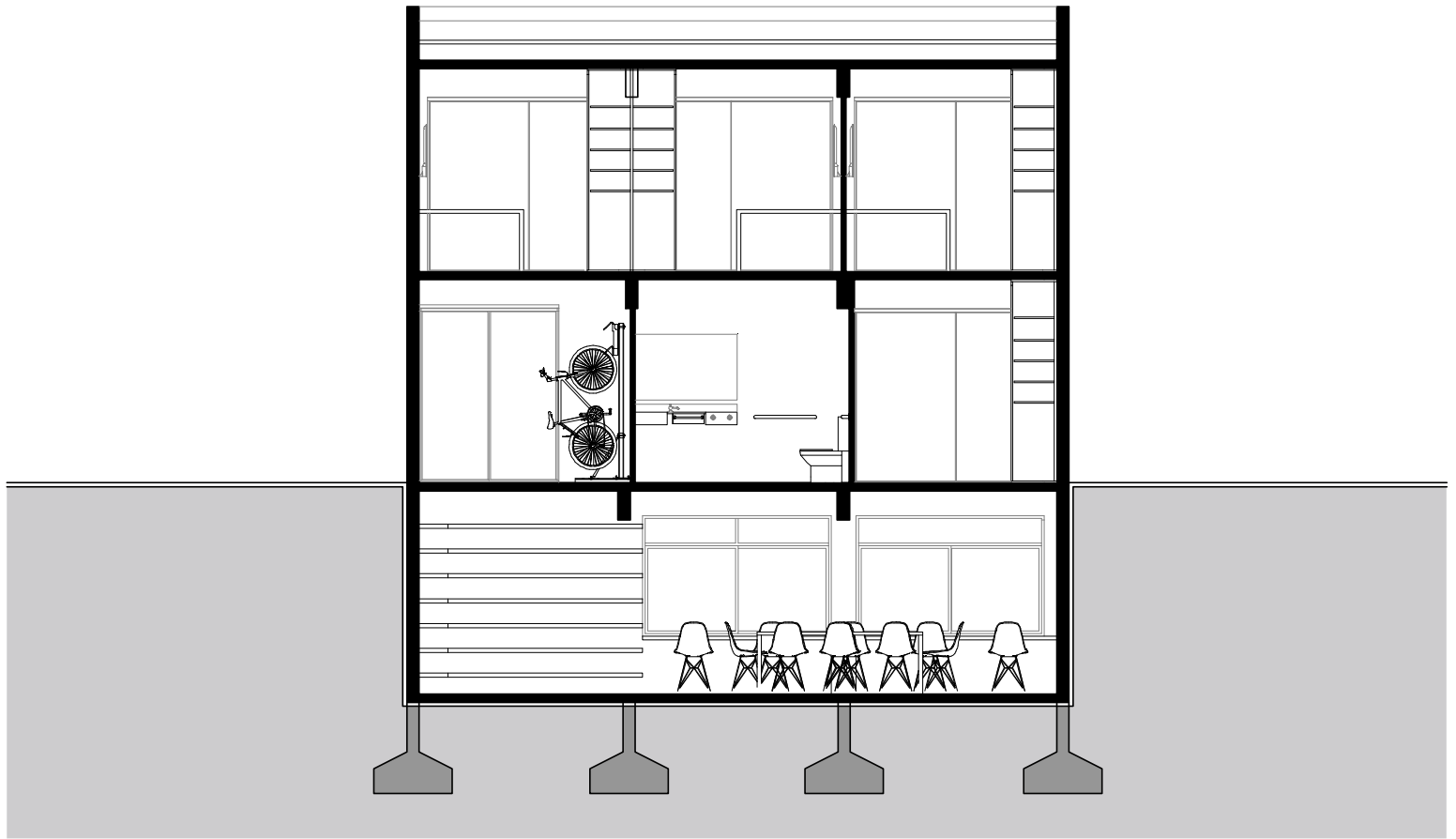
CORTE DD
esc: 1:75



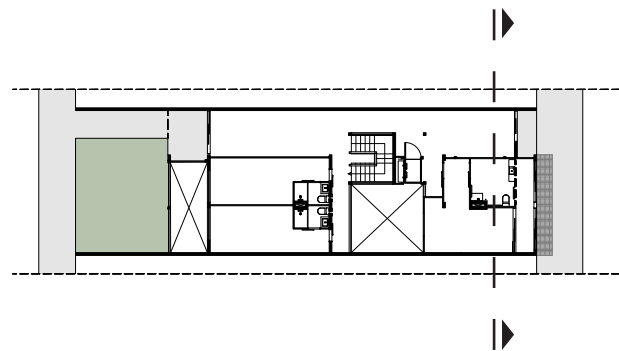


CORTE EE
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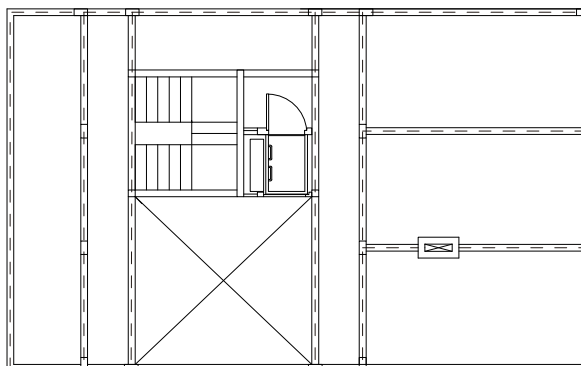




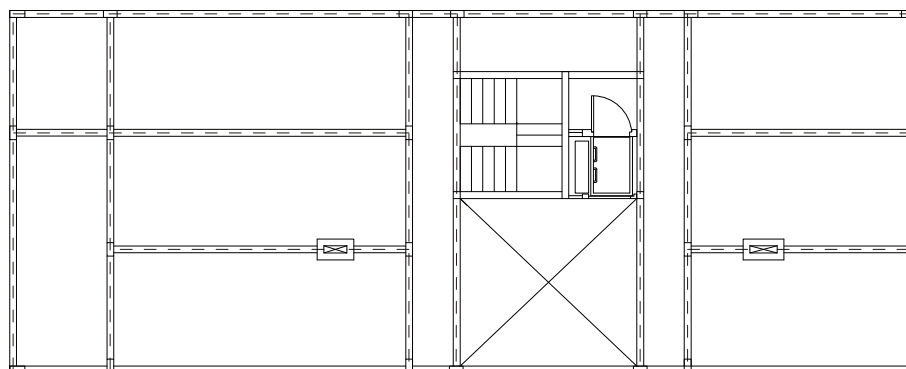
CORTE FF
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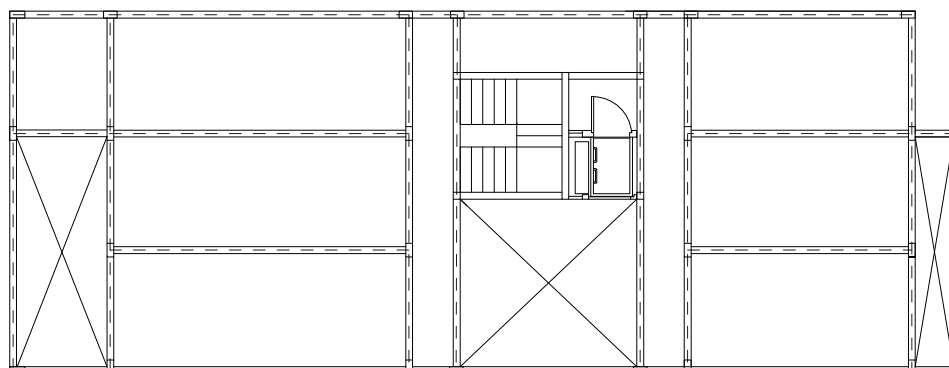
Estrutura



PLANTA DE FORMA 1º PAV.
esc: 1:125

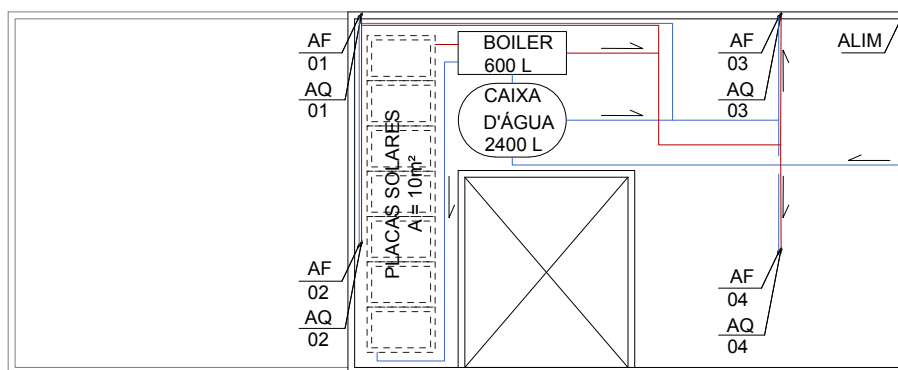


PLANTA DE FORMA TÉRREO
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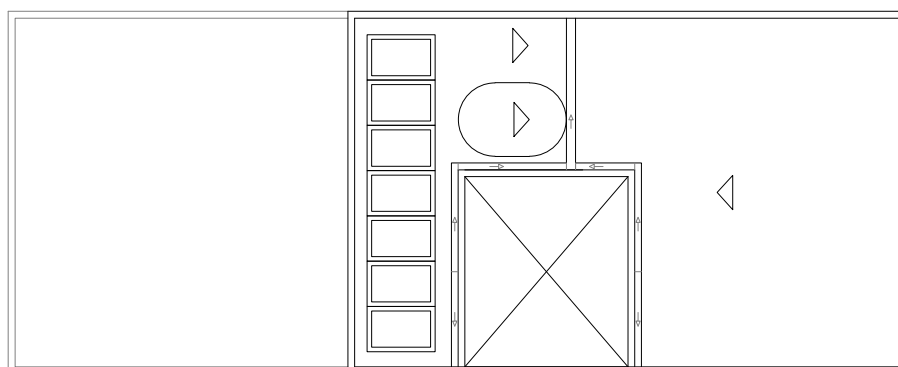


PLANTA DE FORMA SUBSOLO
esc: 1:125

Hidráulica

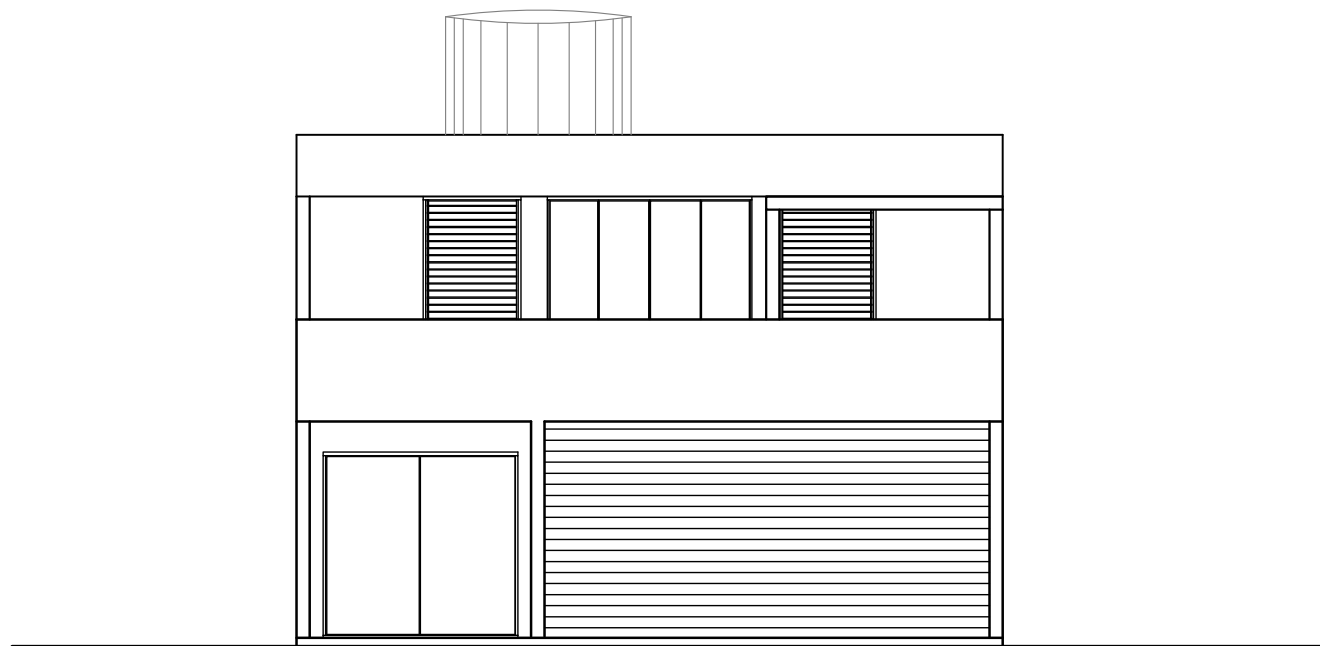


PLANTA DE HIDRÁULICA - COBERTURA
esc: 1:125



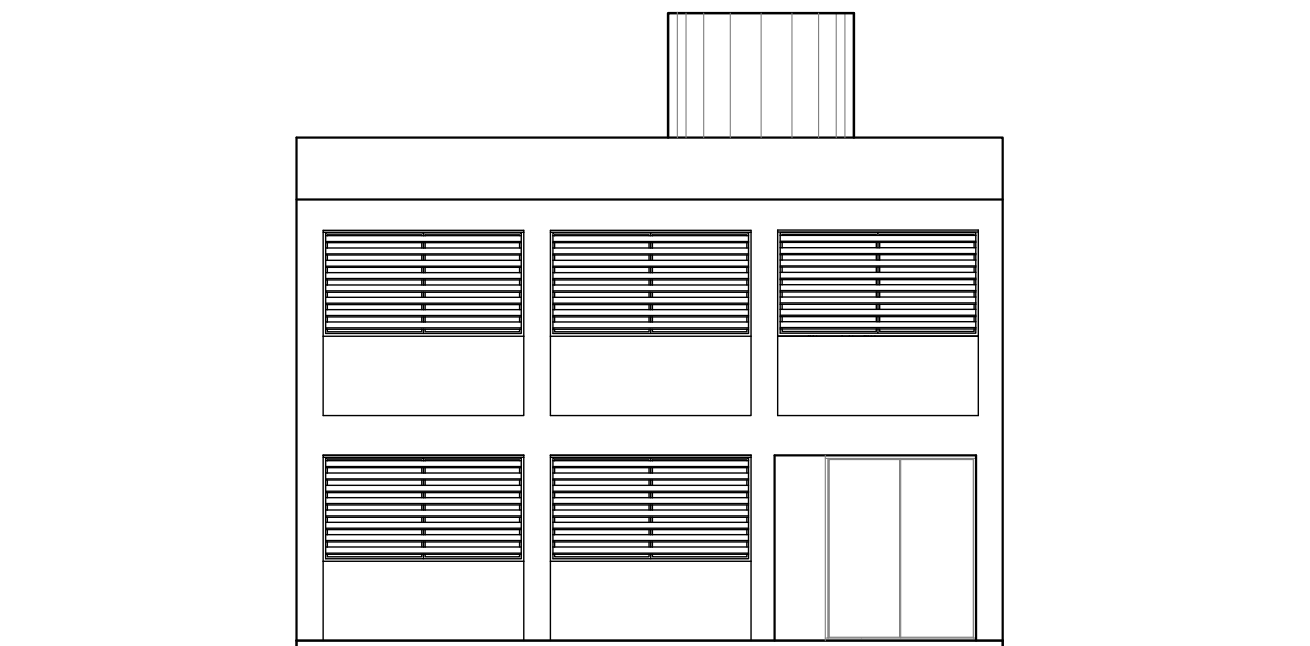
PLANTA DE COBERTURA
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Fachada

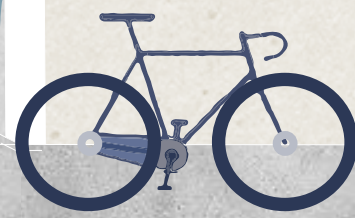
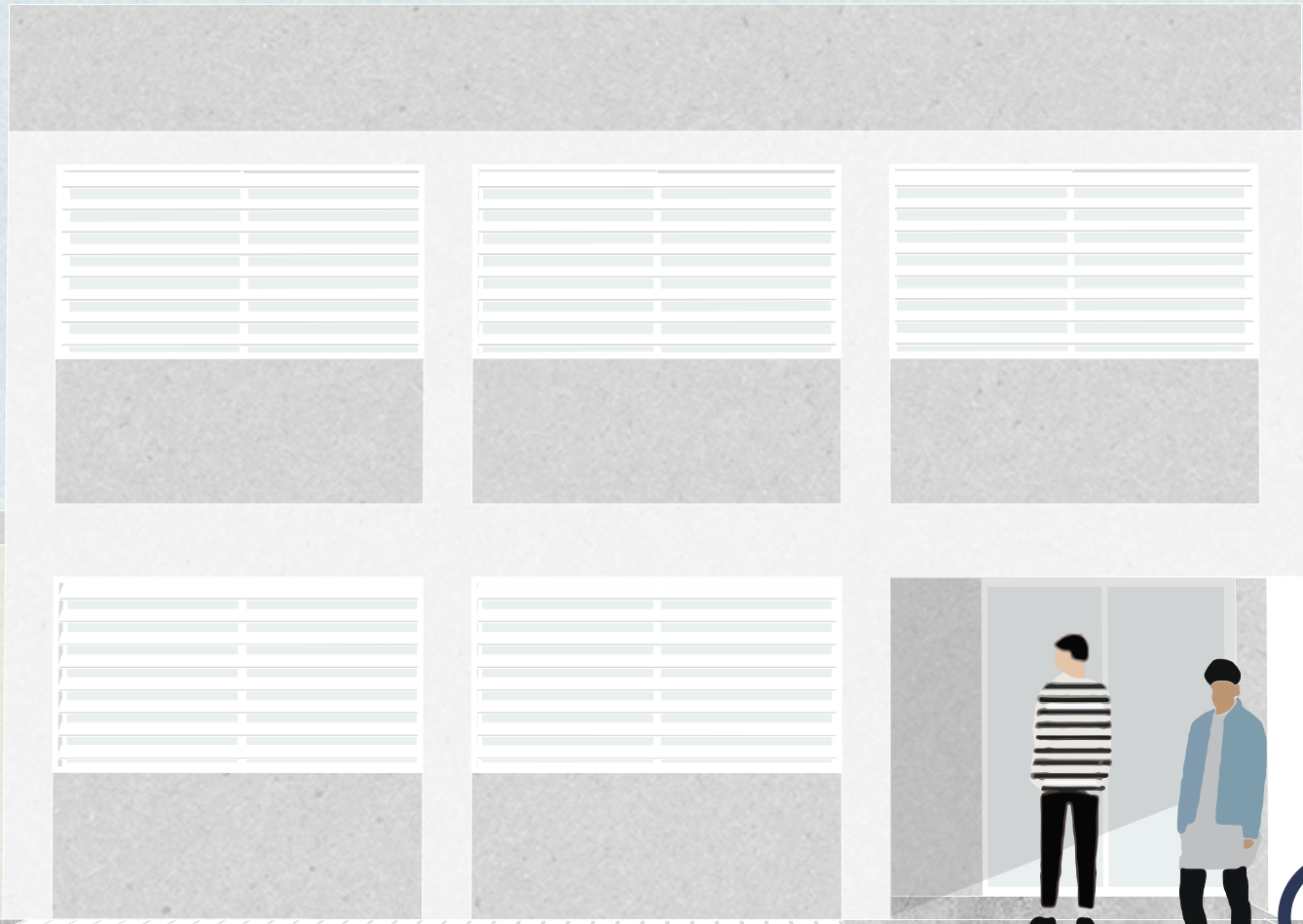


FACHADA FRONTAL
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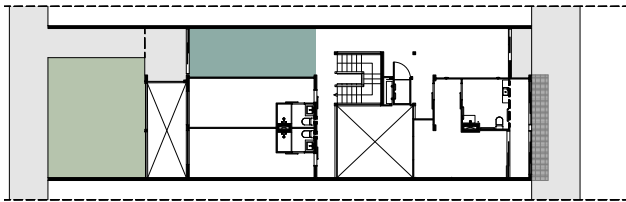




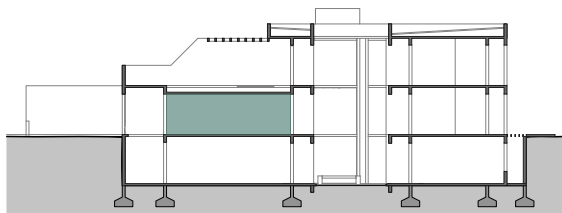
FACHADA POSTERIOR
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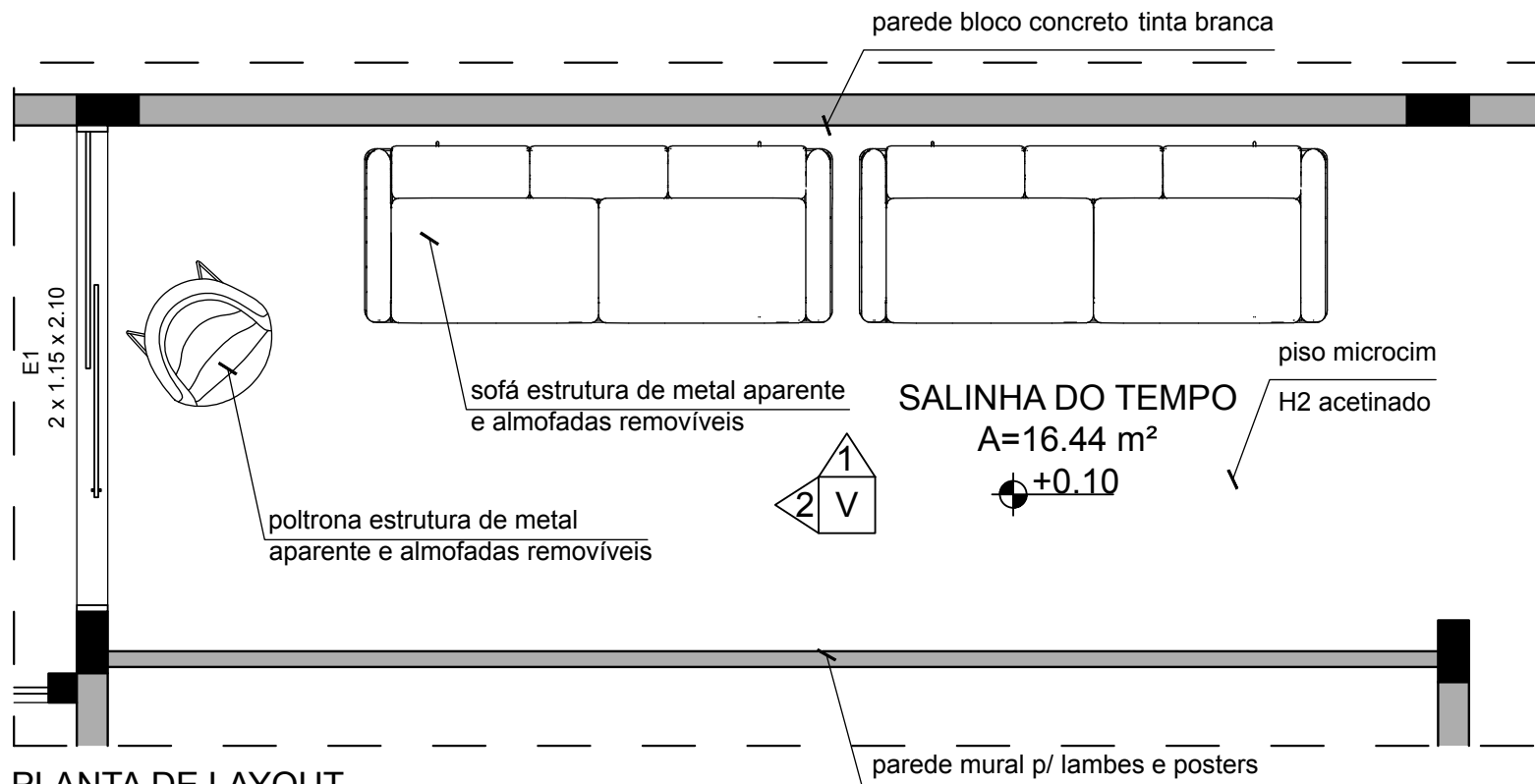
Detalhamento | salinha do tempo



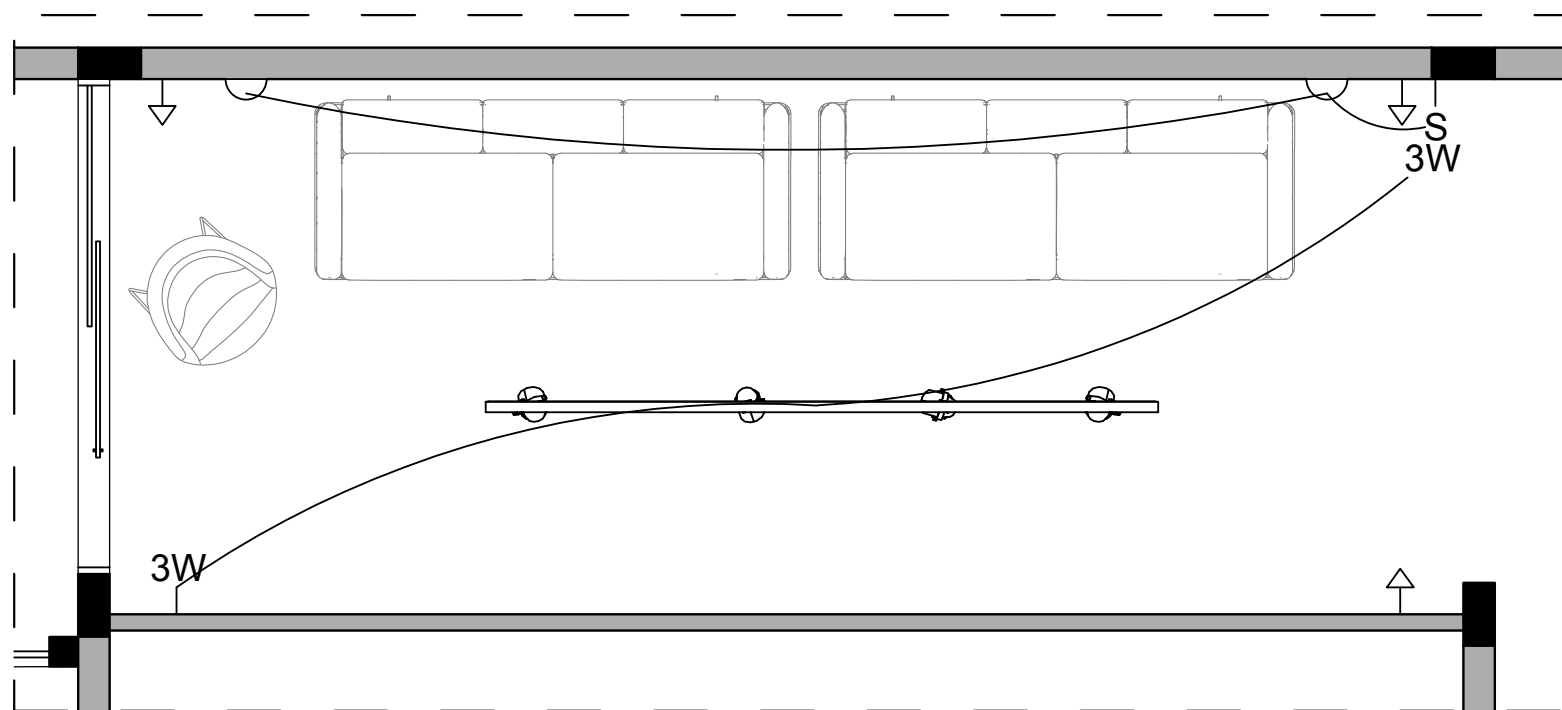
PLANTA BAIXA TÉRREO



CORTE

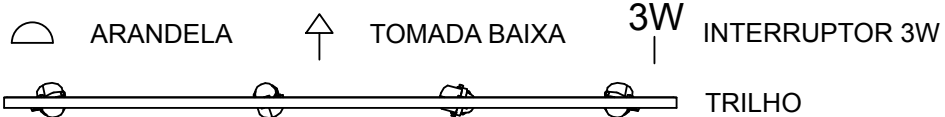


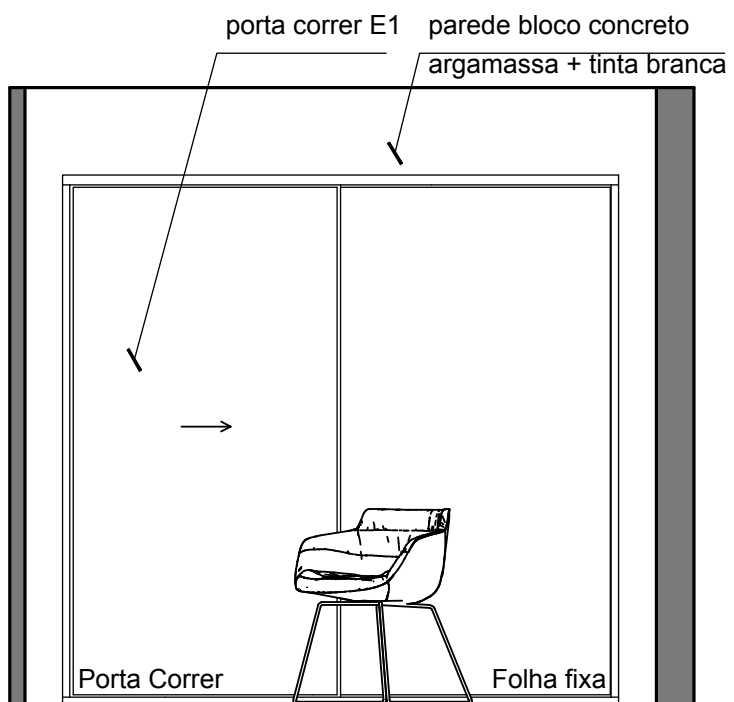
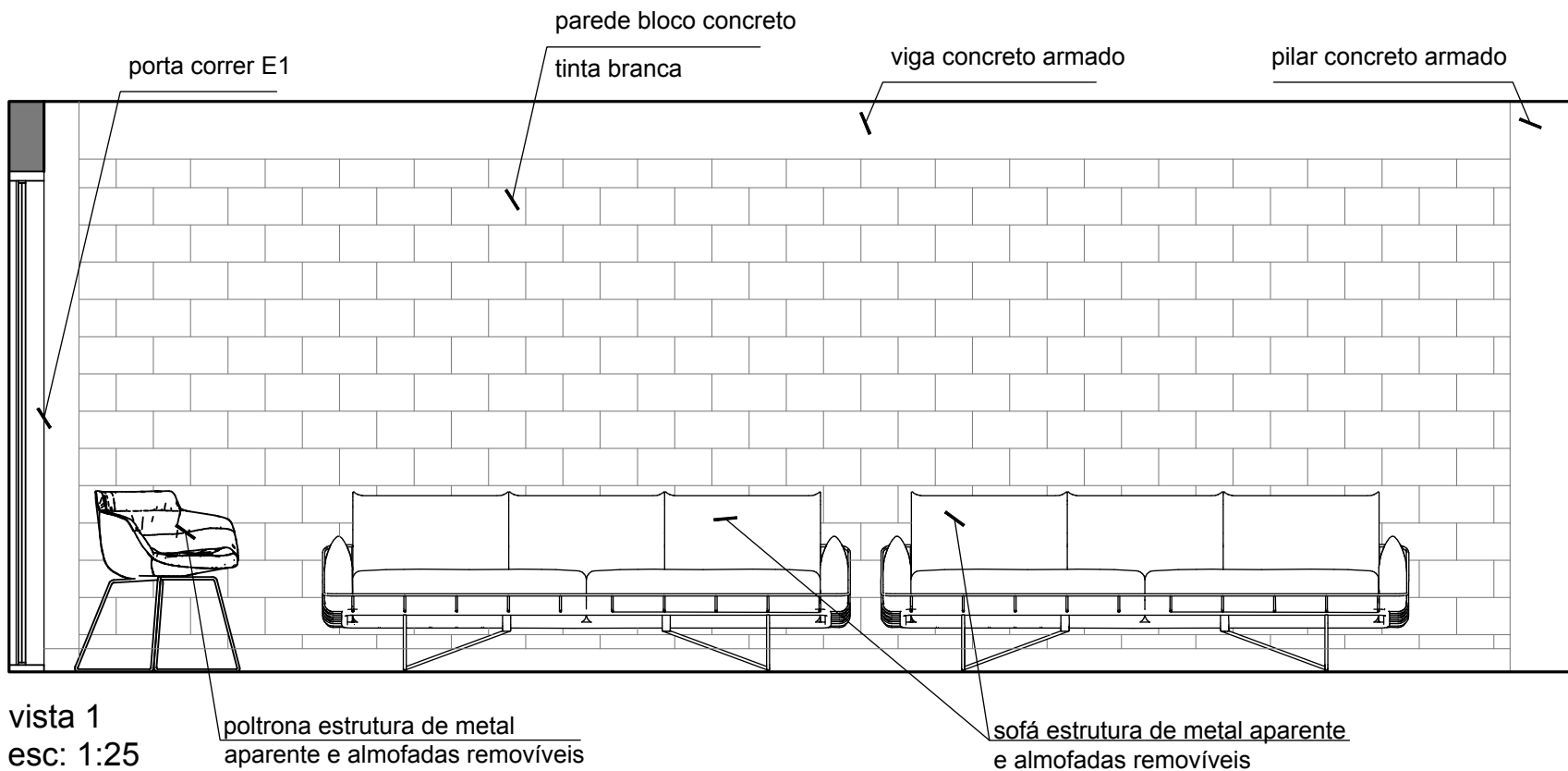
PLANTA DE LAYOUT
esc: 1:30

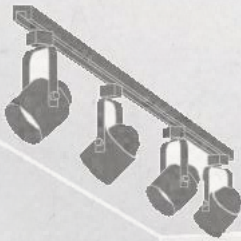


PLANTA DE TETO
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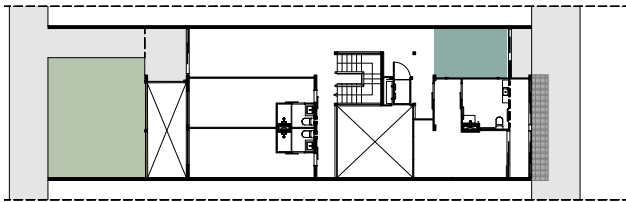
LEGENDA



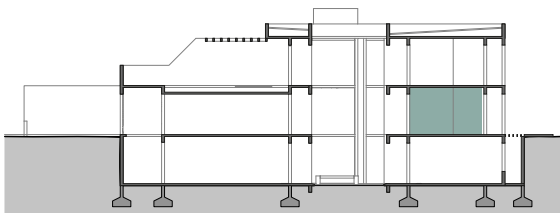




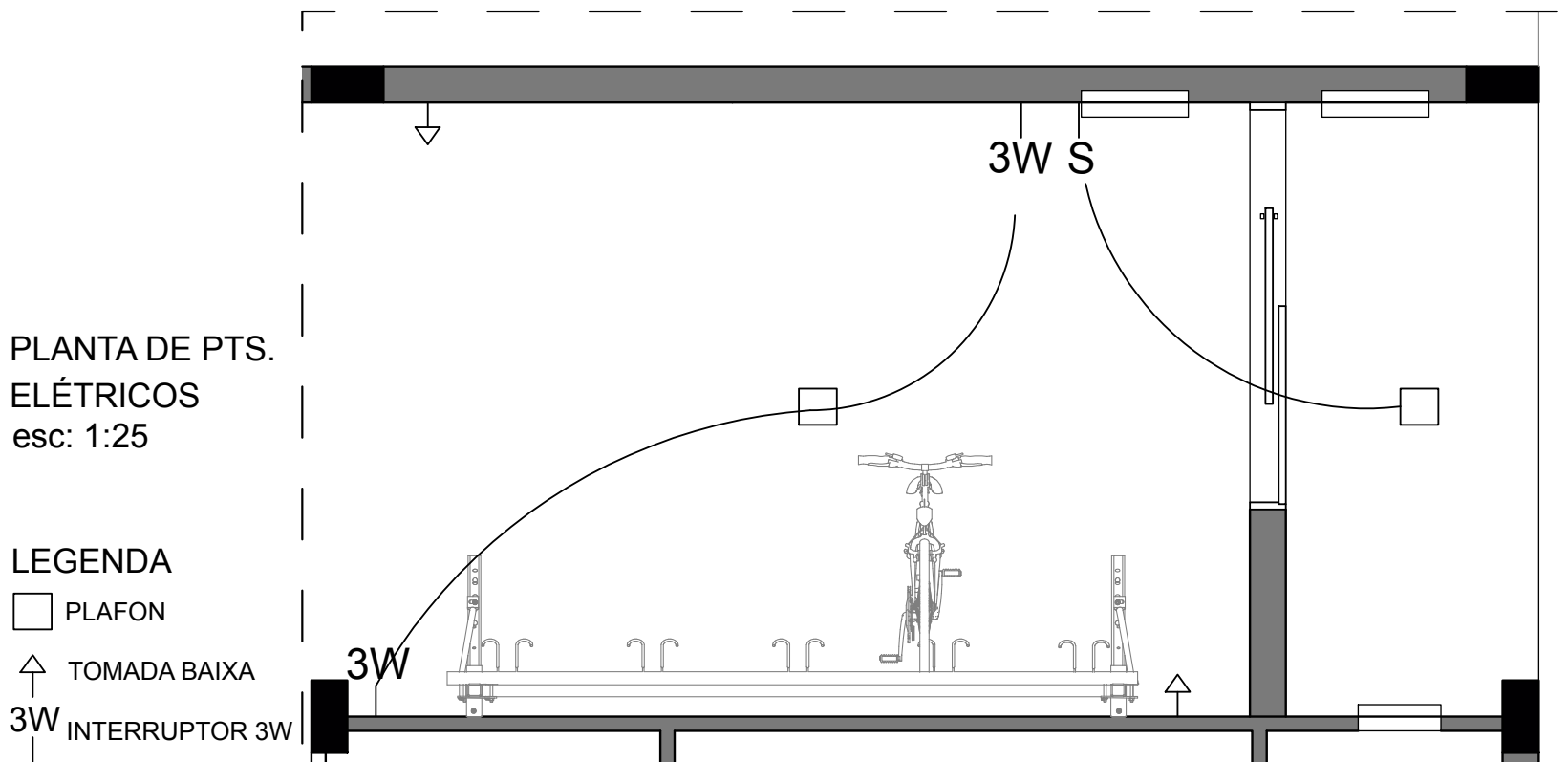
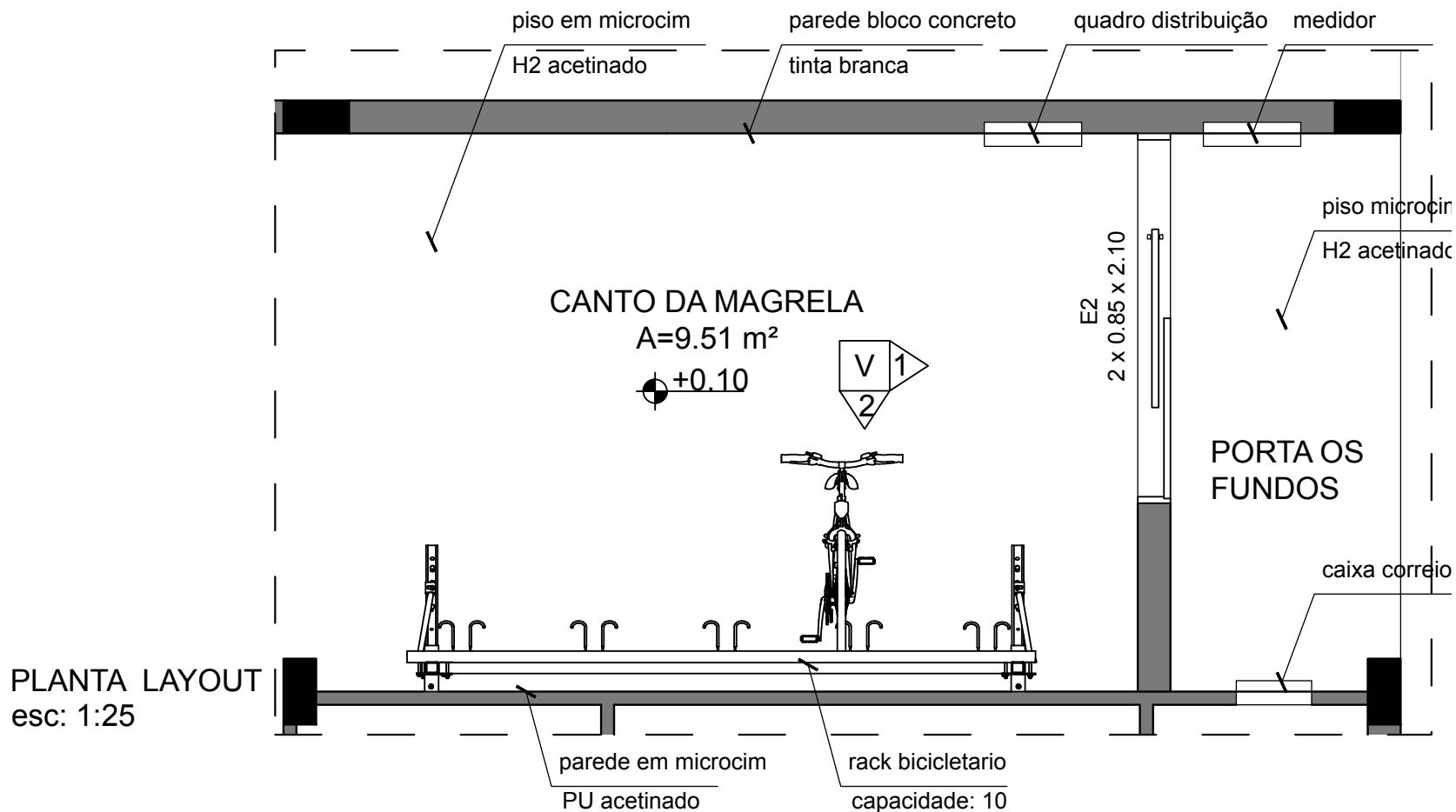
Detalhamento | canto da magrela

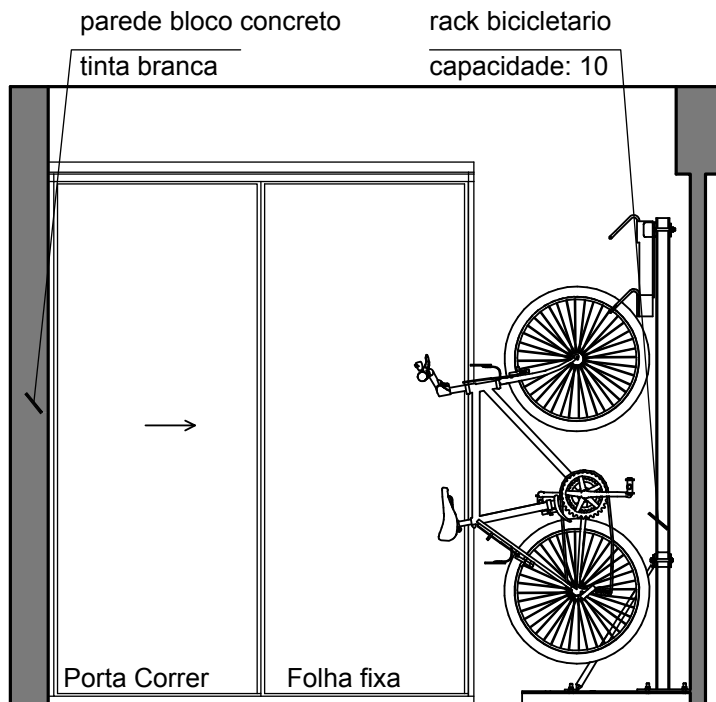


PLANTA BAIXA TÉRREO

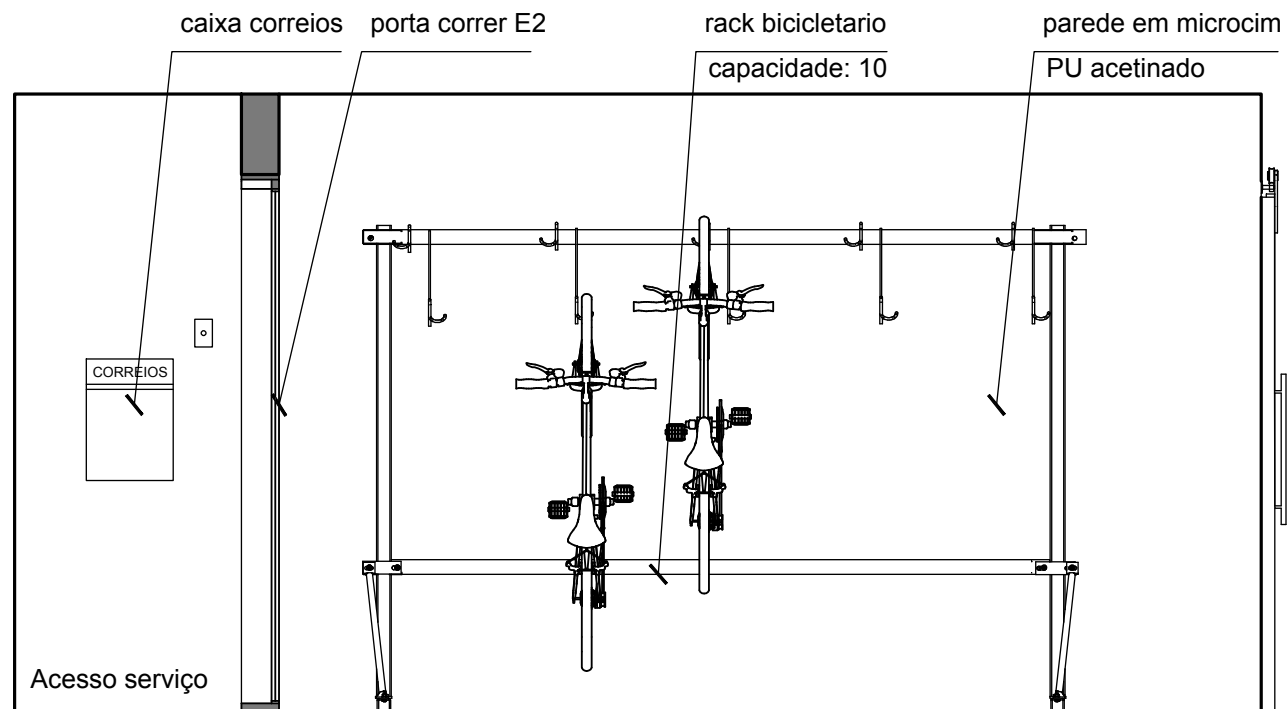


CORTE

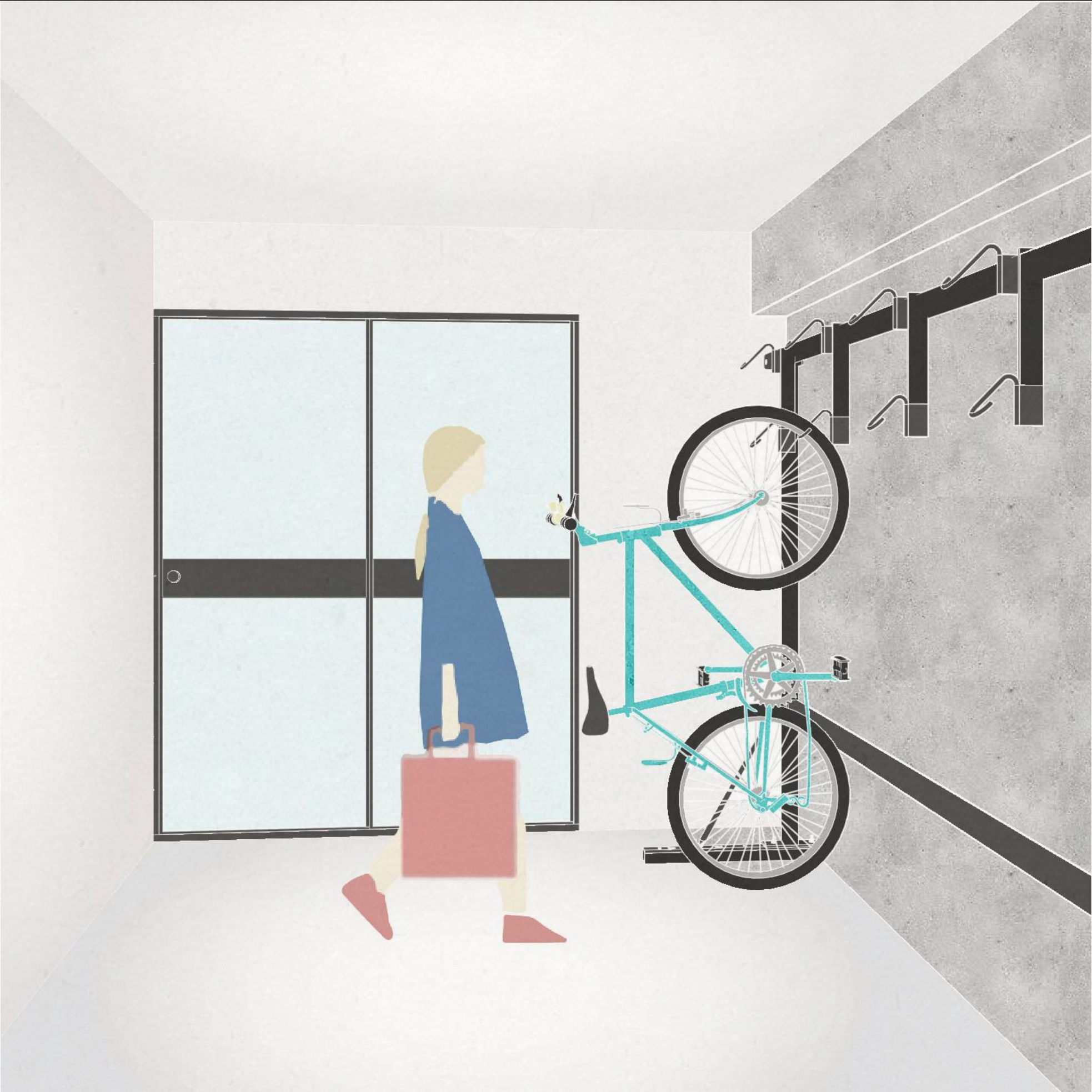




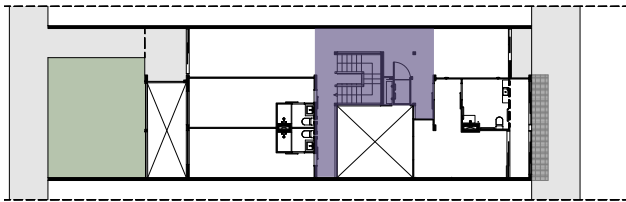
vista 1
esc: 1:25



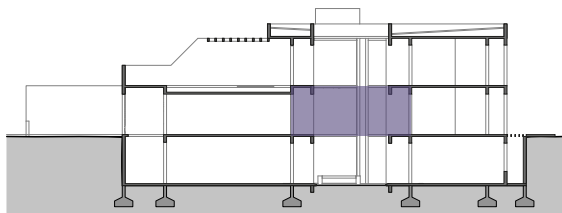
vista 2
esc: 1:25



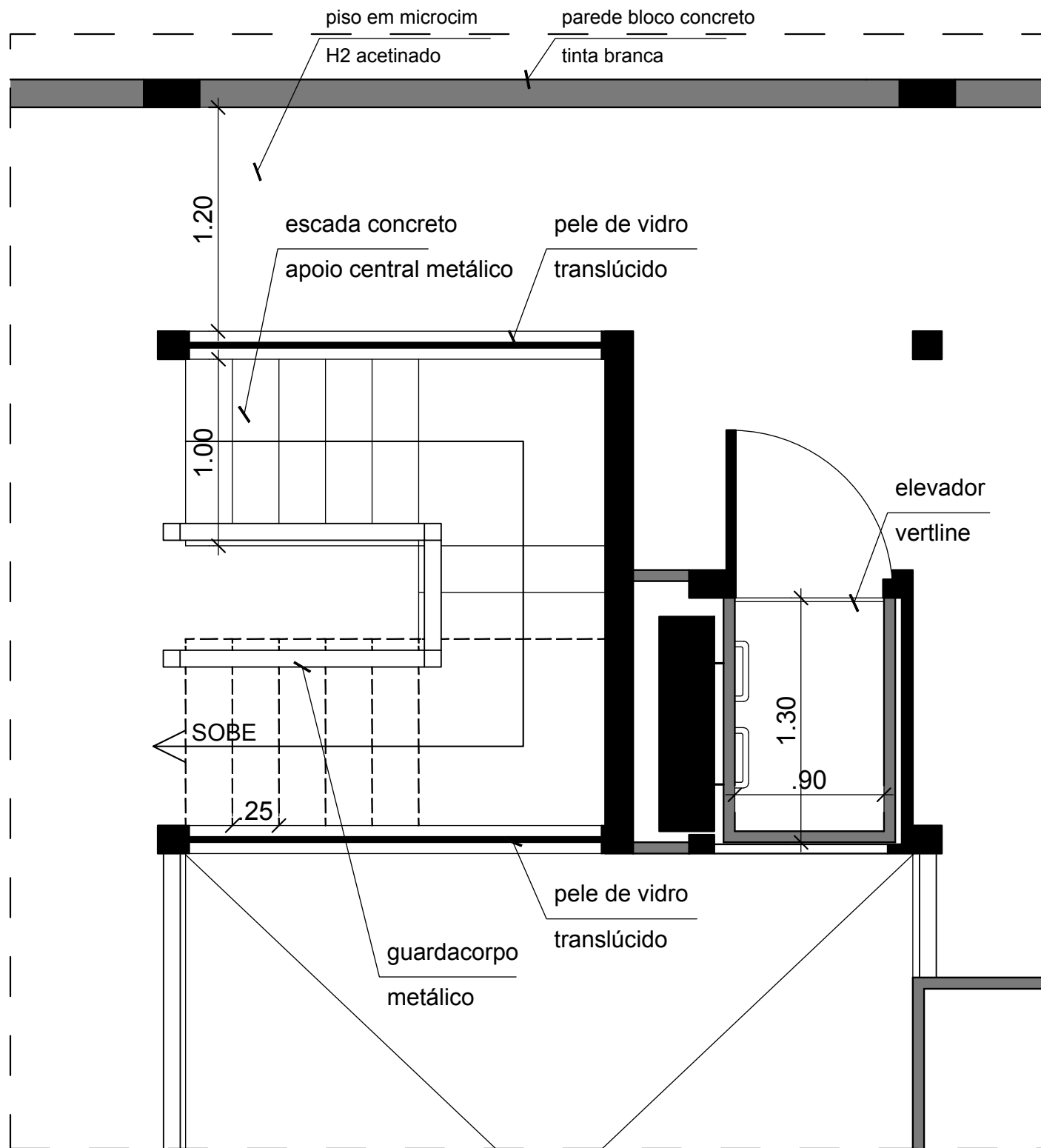
Detalhamento | circulação vertical



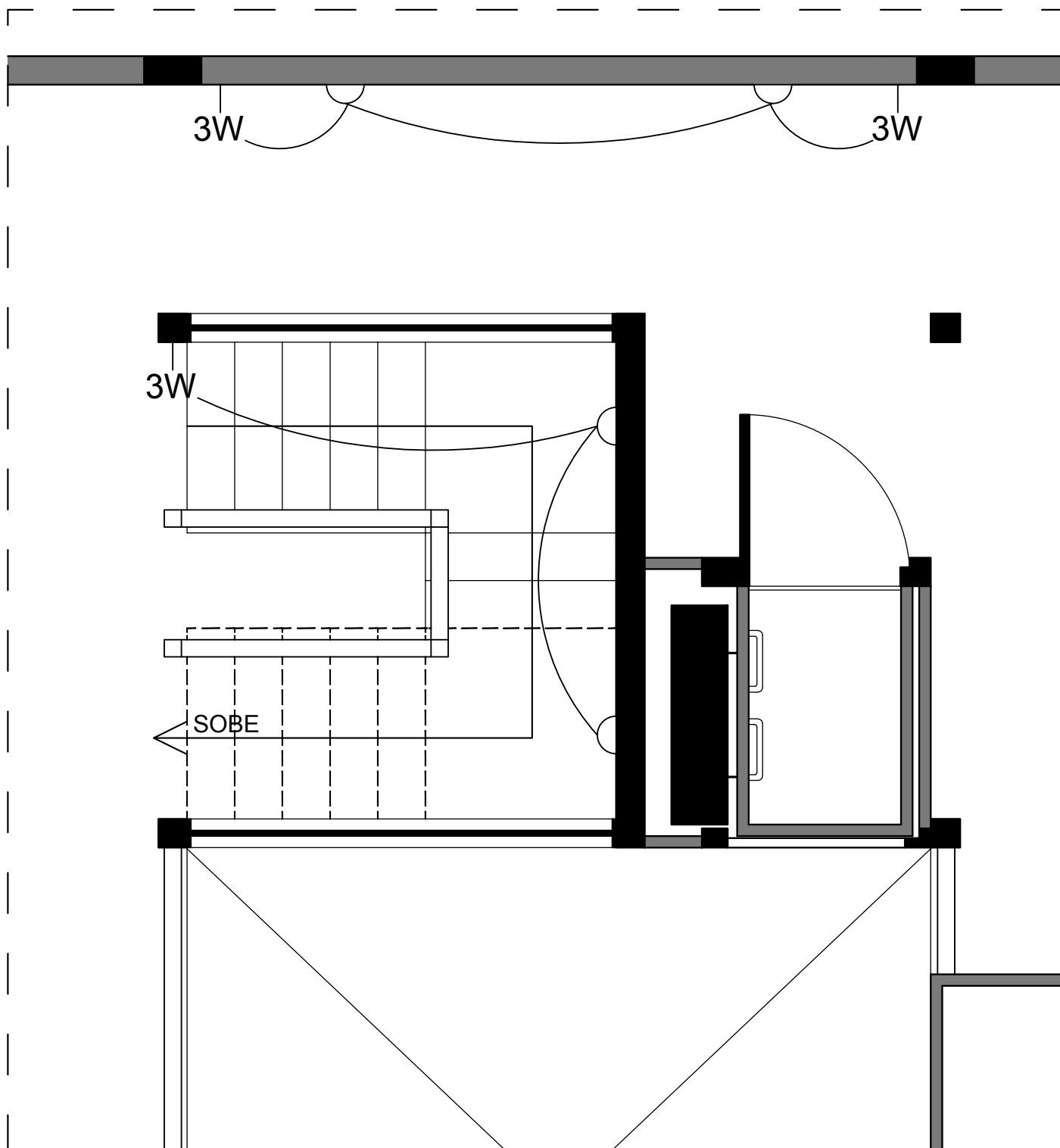
PLANTA BAIXA TÉRREO



CORTE



PLANTA DE LAYOUT
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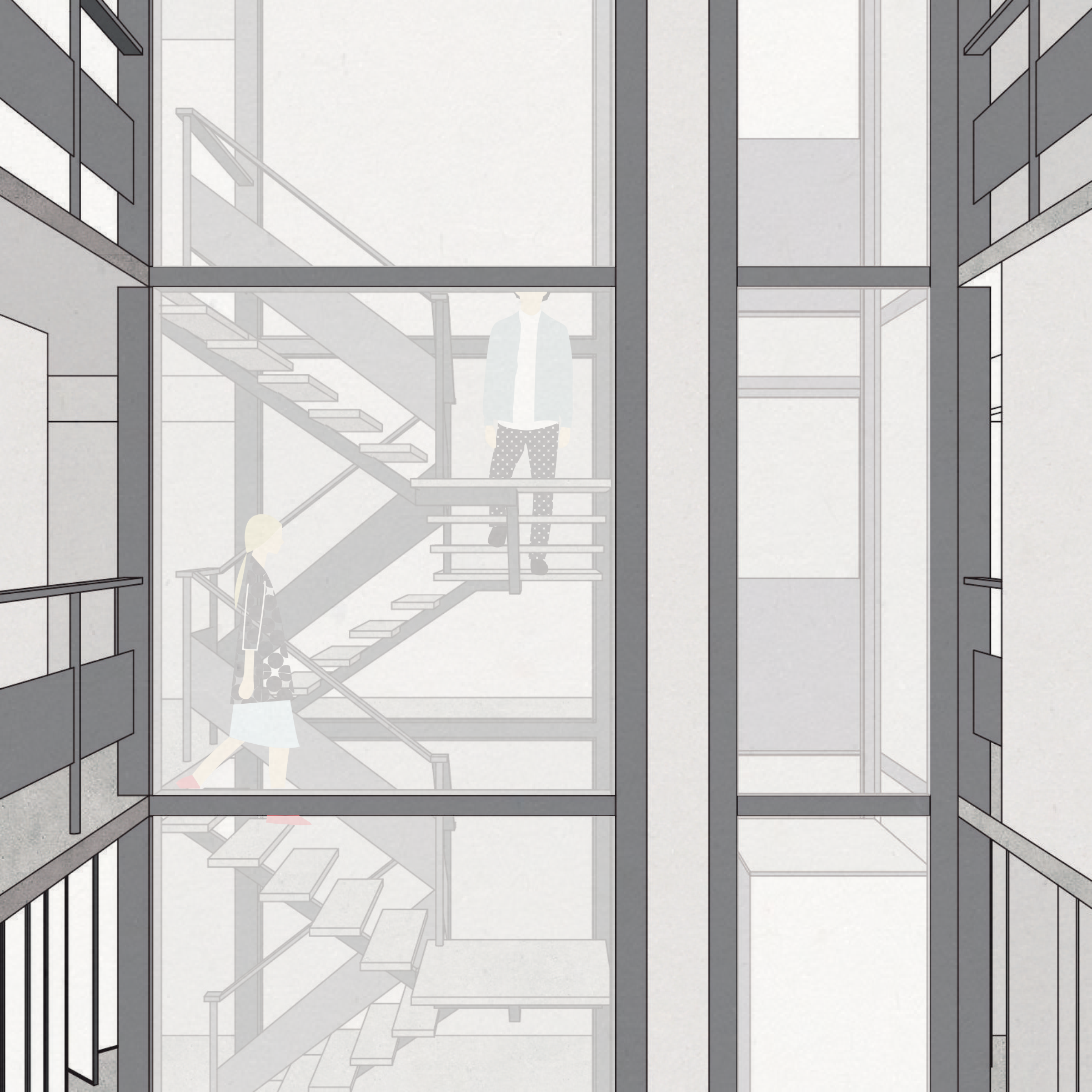


PLANTA DE PTS. ELÉTRICOS
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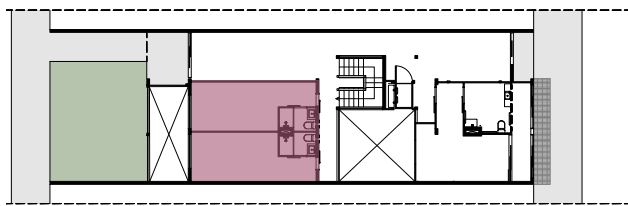
LEGENDA

 ARANDELA

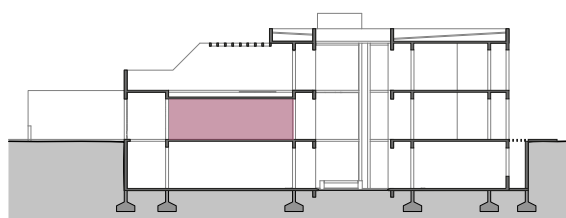
 INTERRUPTOR 3W



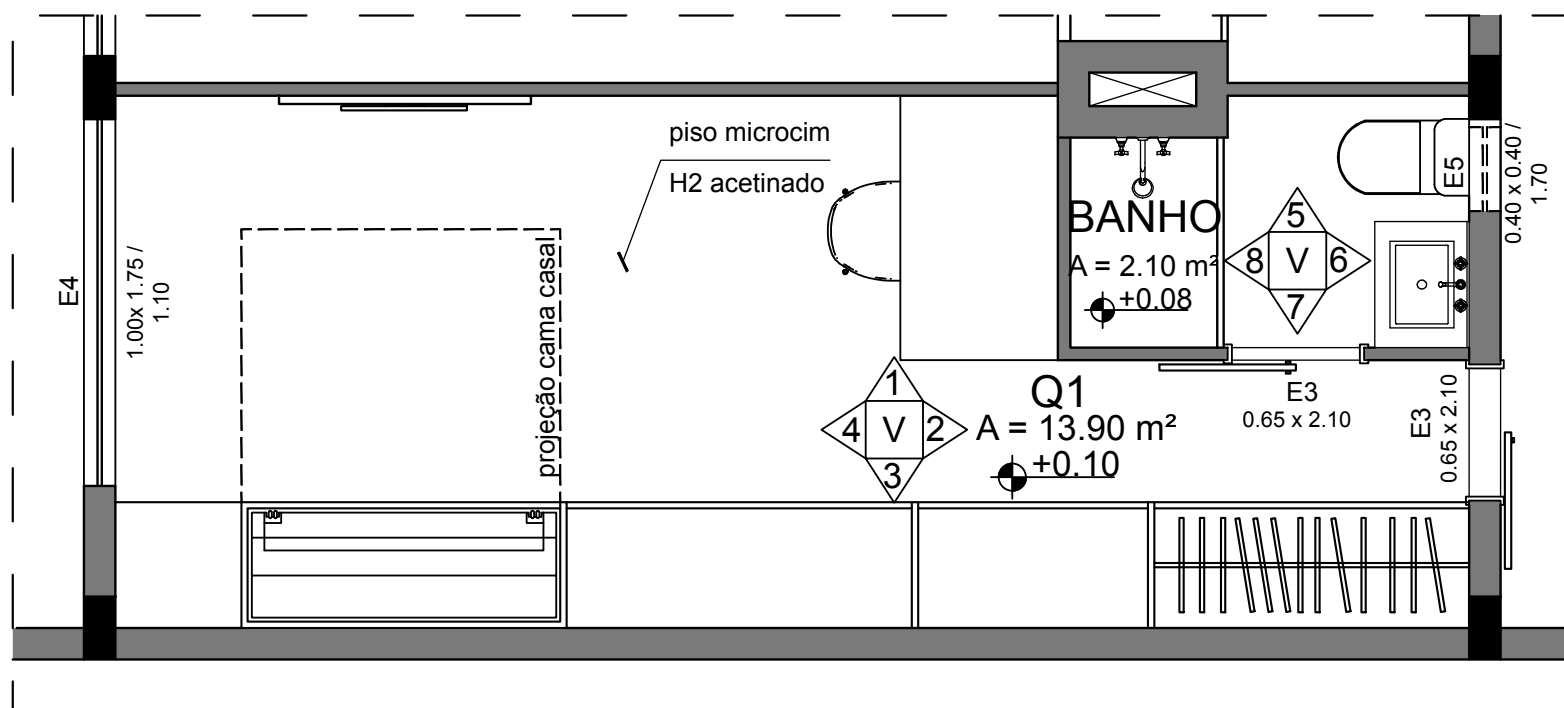
Detalhamento | Q1



PLANTA BAIXA TÉRREO

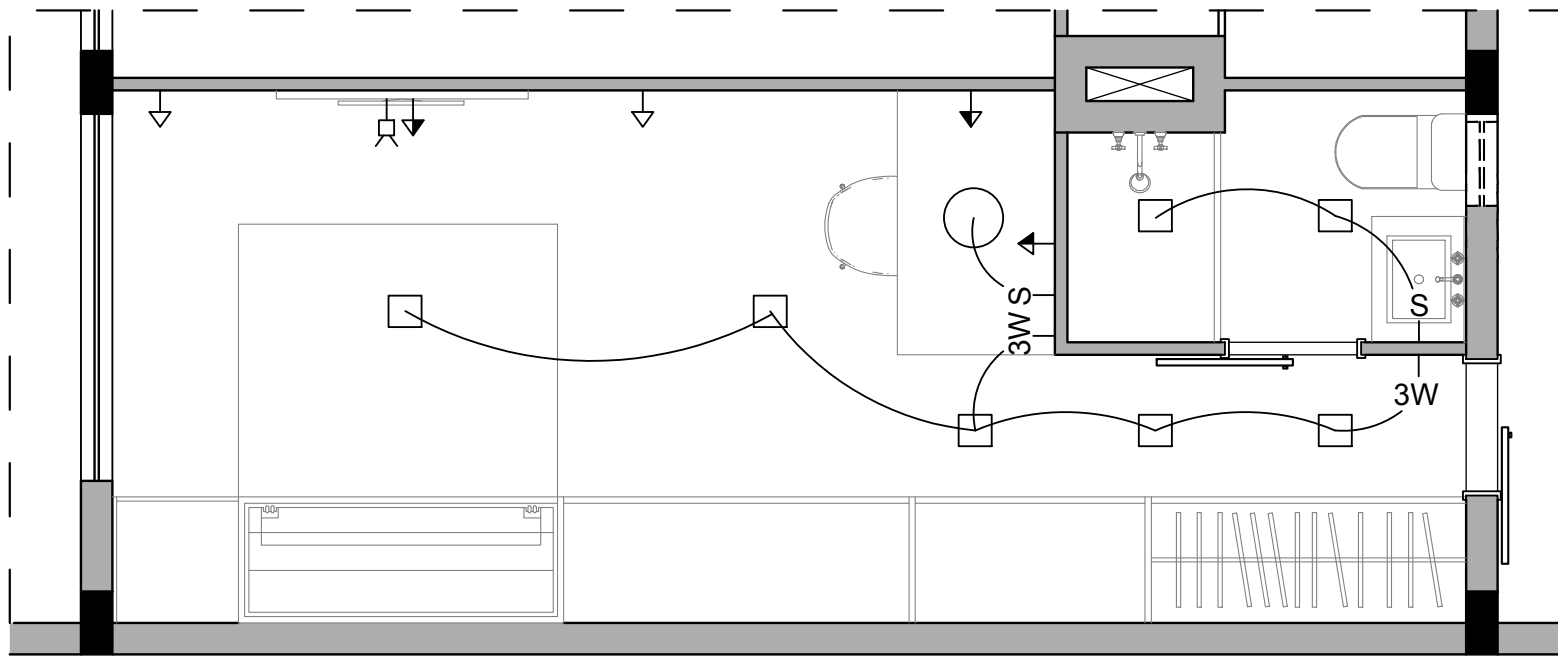


CORTE

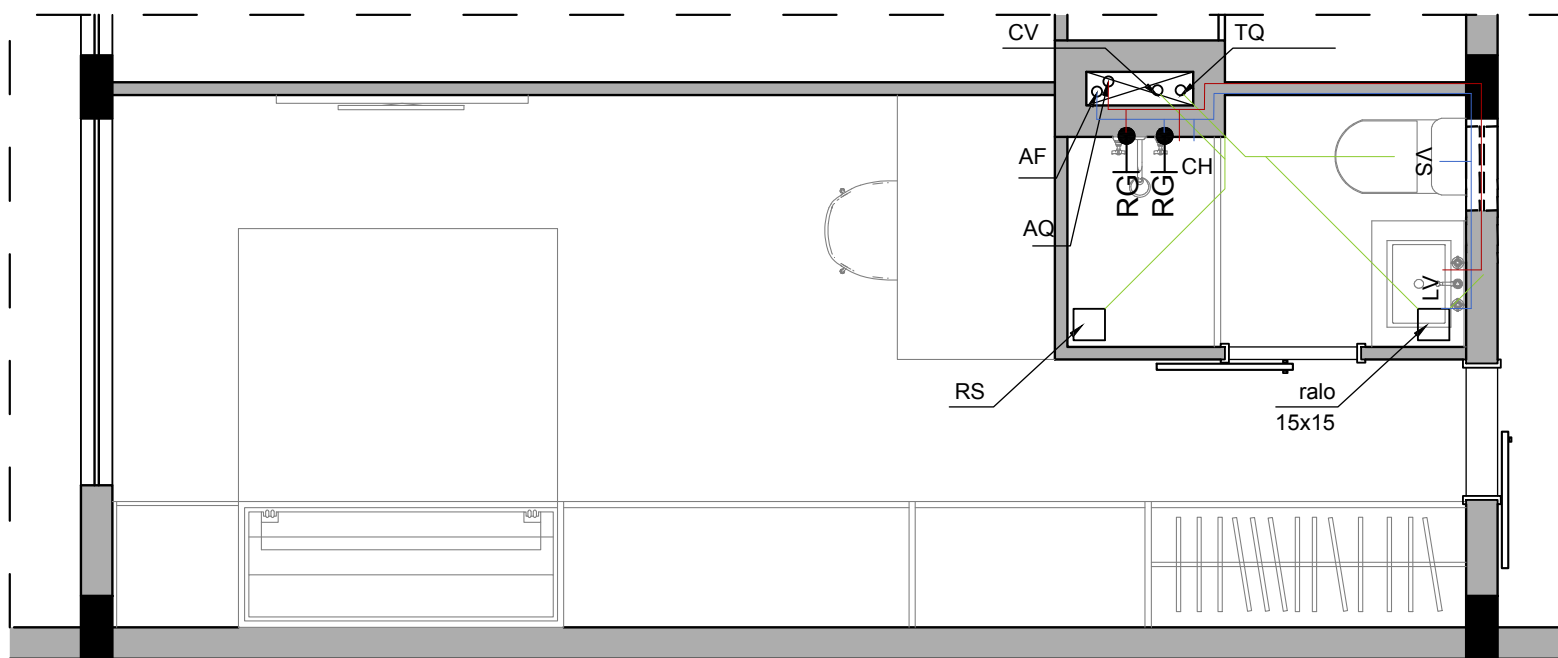
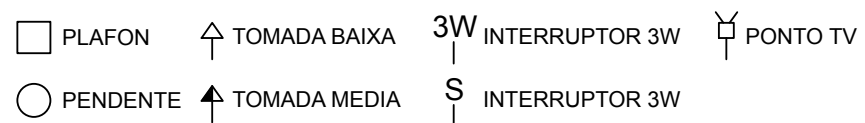


PLANTA DE LAYOUT

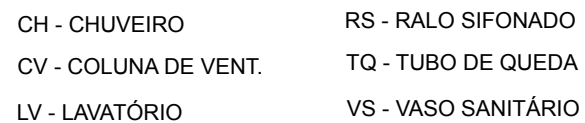
esc: 1:30

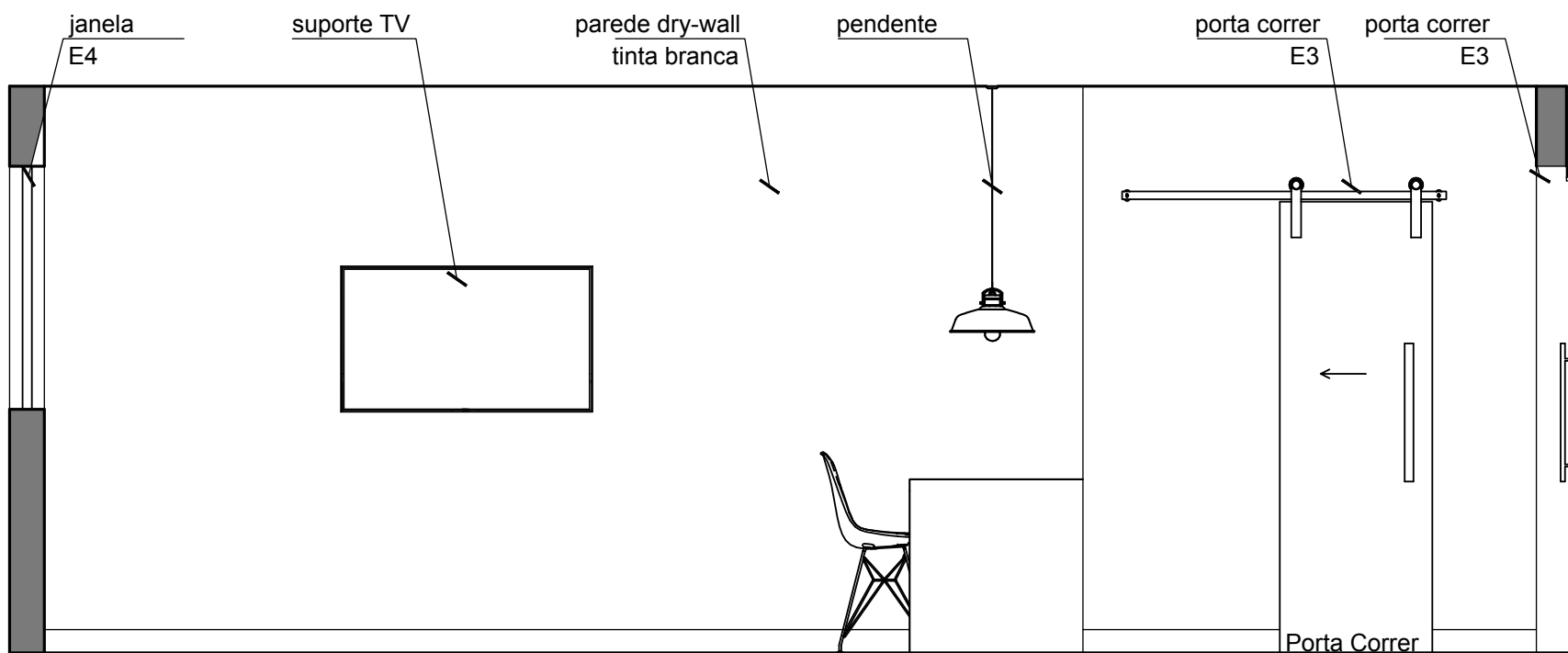


PLANTA DE PONTOS ELÉTRICOS
esc: 1:30

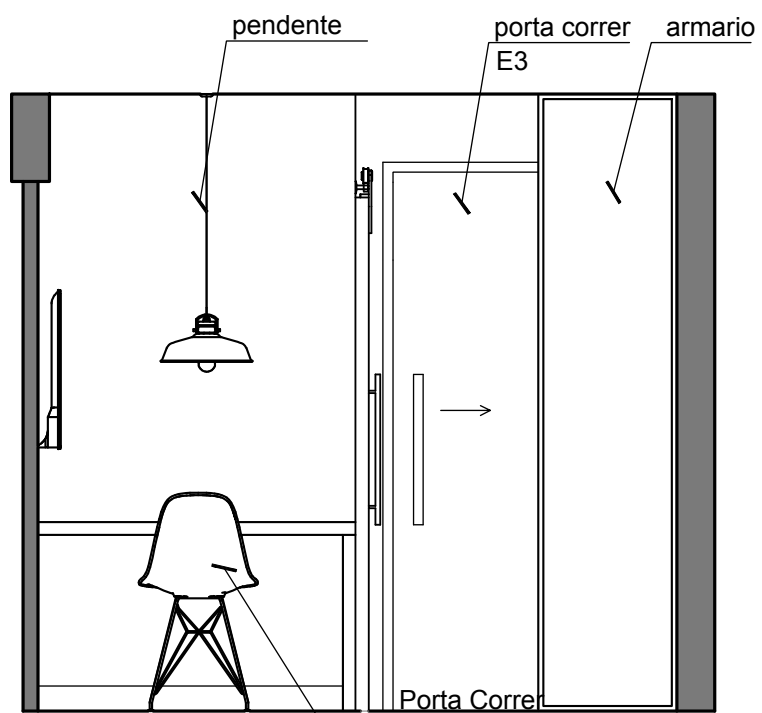


PLANTA HIDRÁULICA
esc: 1:30



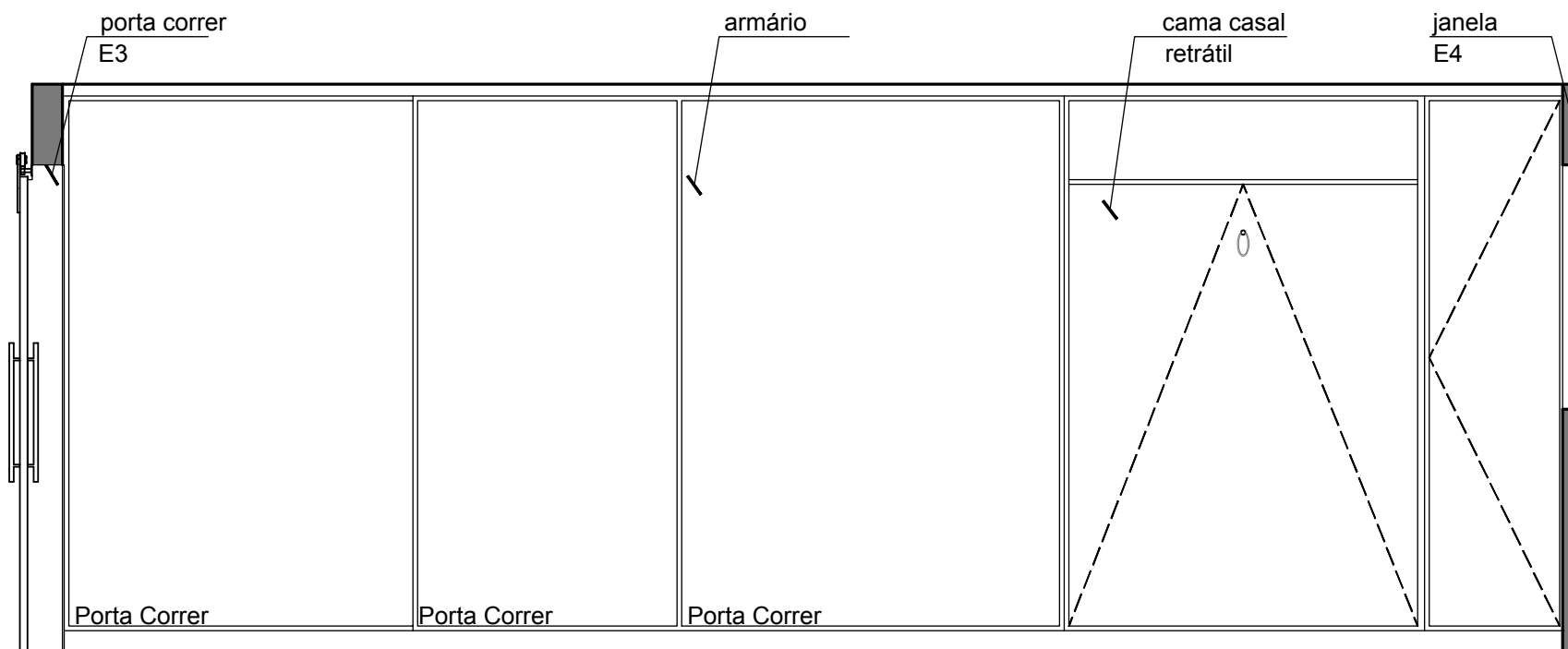


vista 1
esc: 1:25

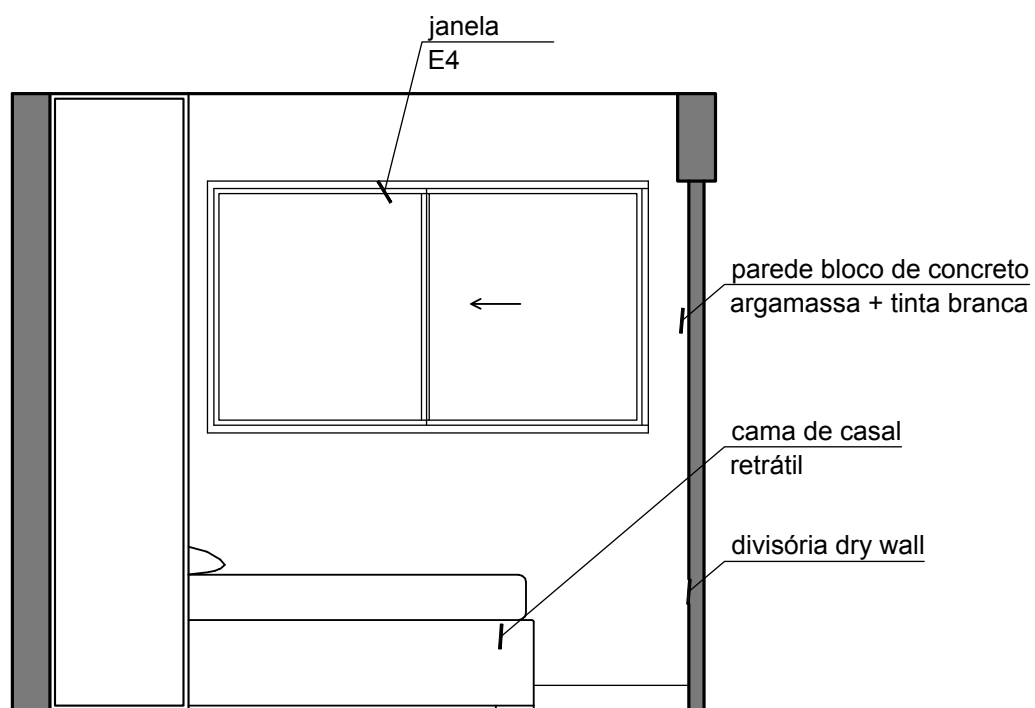


vista 2
esc: 1:25

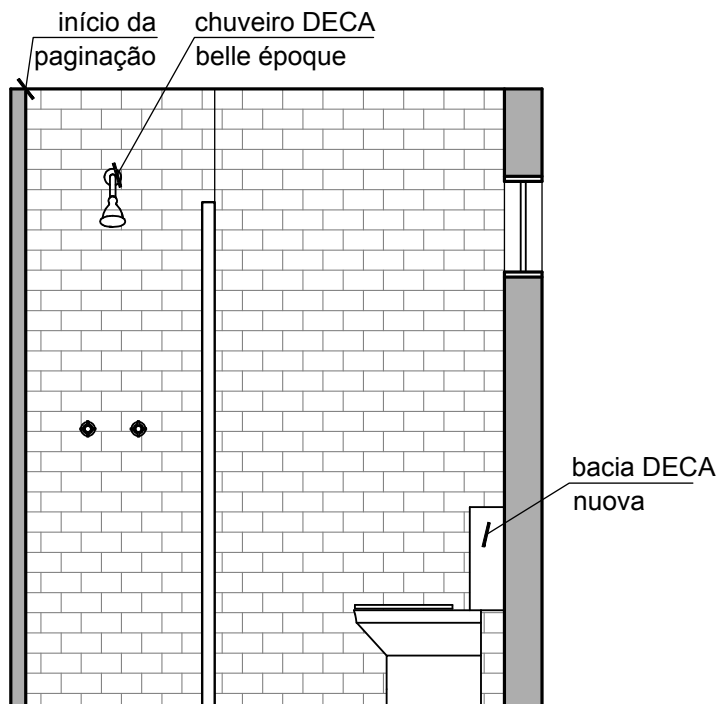
cadeira eames com
base de metal



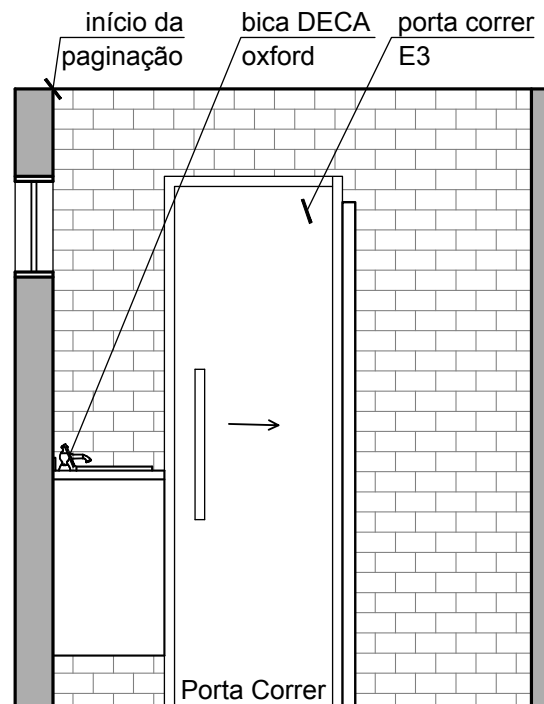
vista 3
esc: 1:25



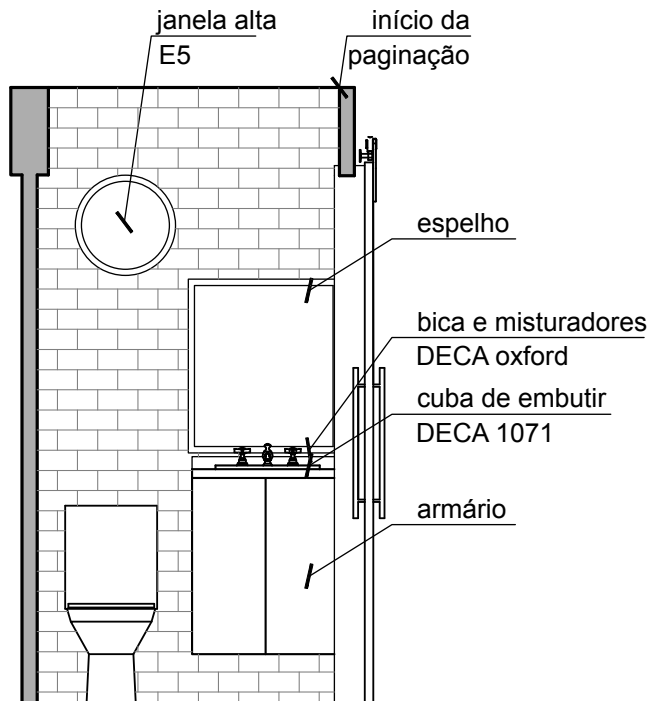
vista 4
esc: 1:25



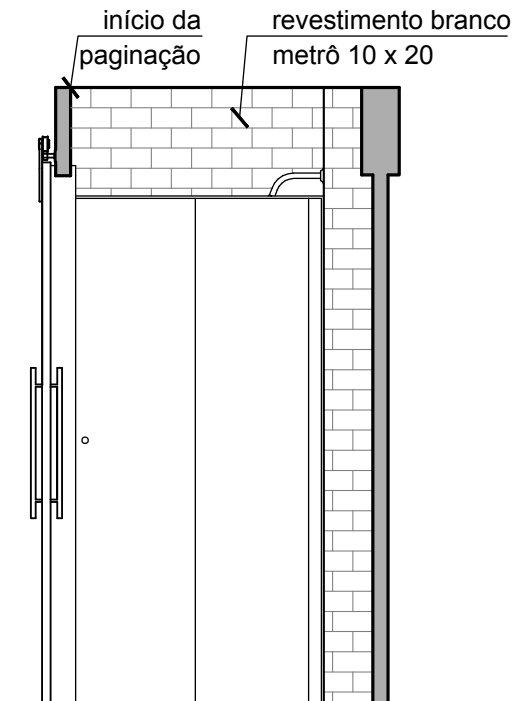
vista 5
esc: 1:25



vista 7
esc: 1:25



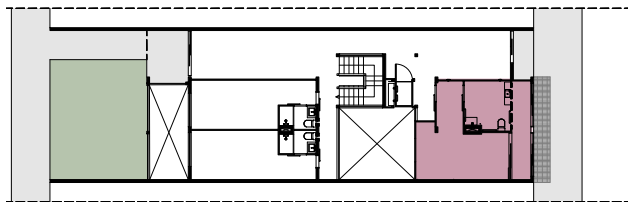
vista 6
esc: 1:25



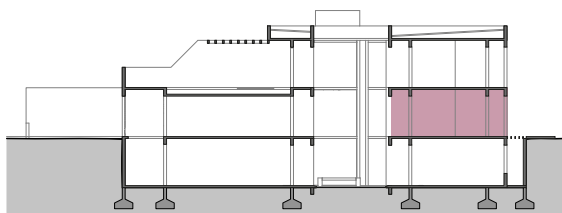
vista 8
esc: 1:25



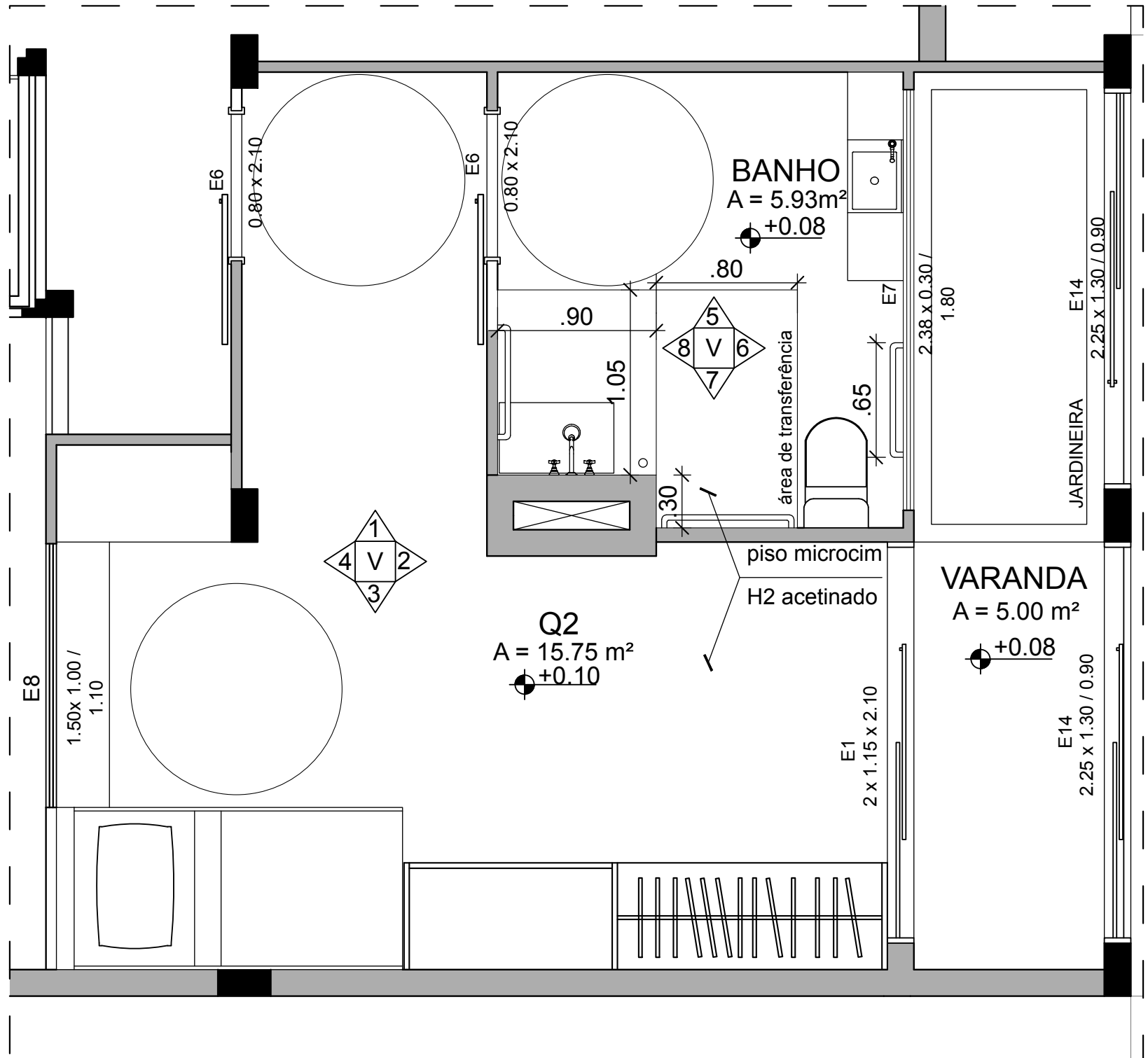
Detalhamento | Q2



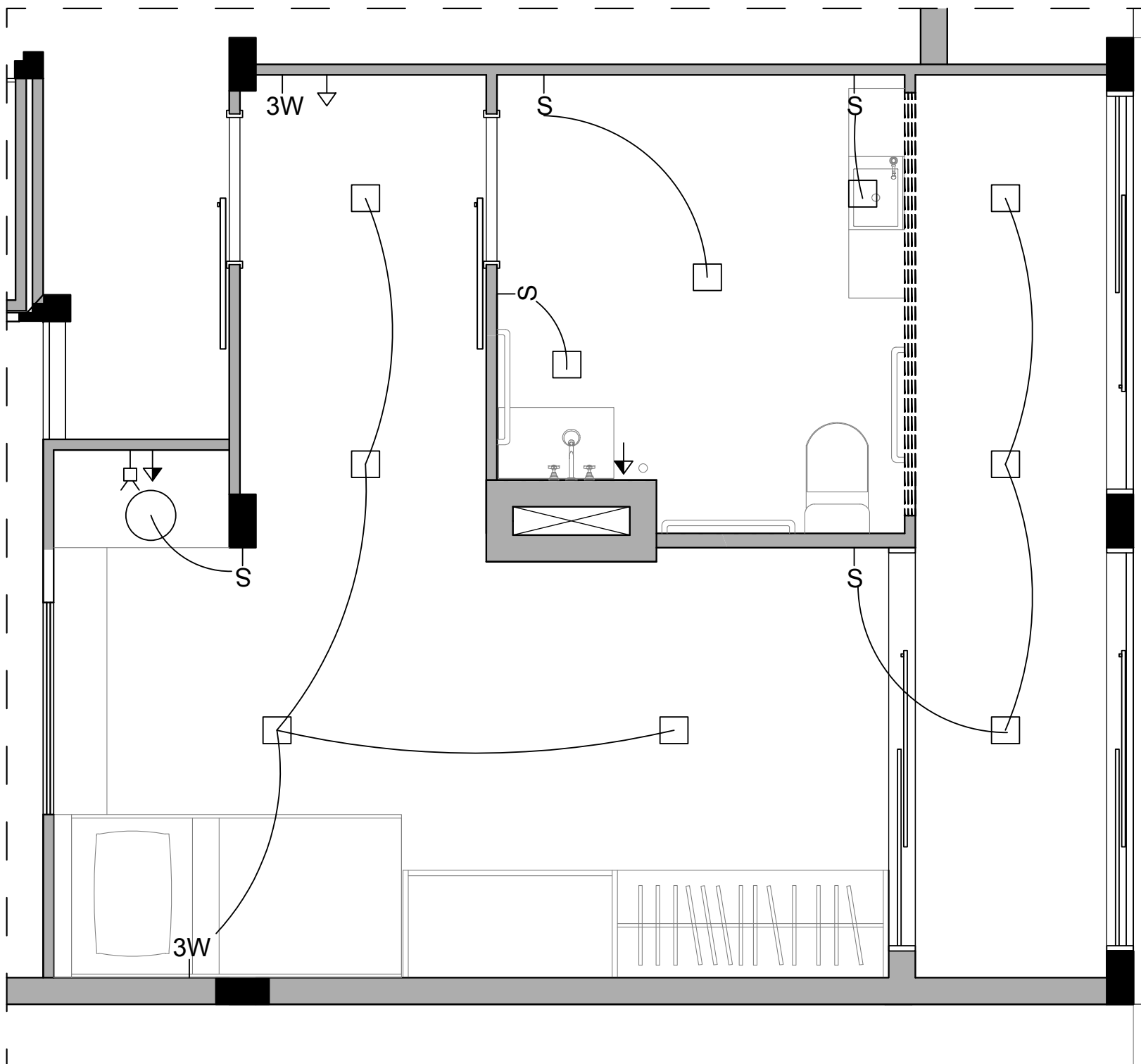
PLANTA BAIXA TÉRREO



CORTE









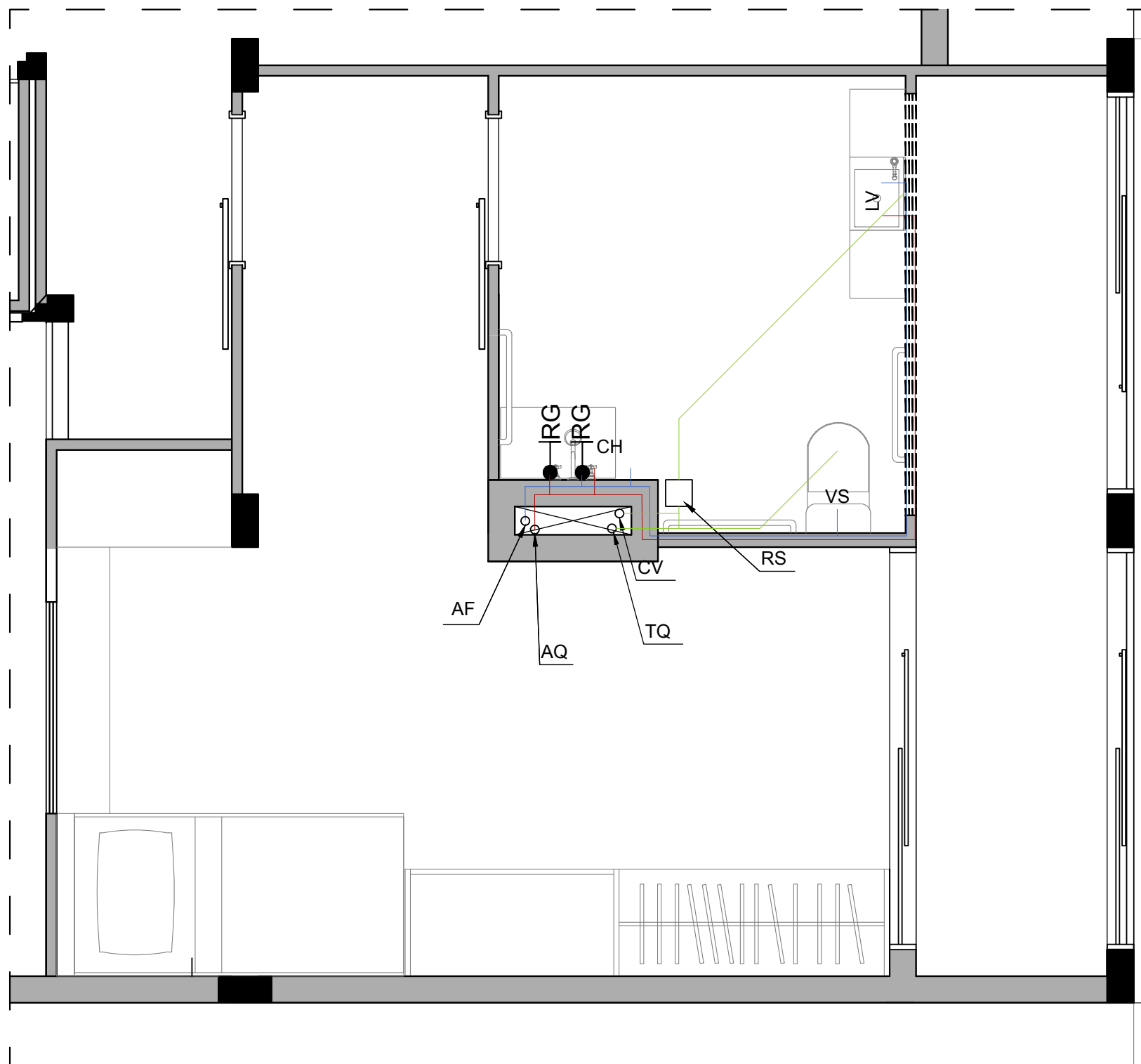
PLANTA DE LAYOUT
esc: 1:25



PLANTA DE PONTOS ELÉTRICOS
esc: 1:25

LEGENDA

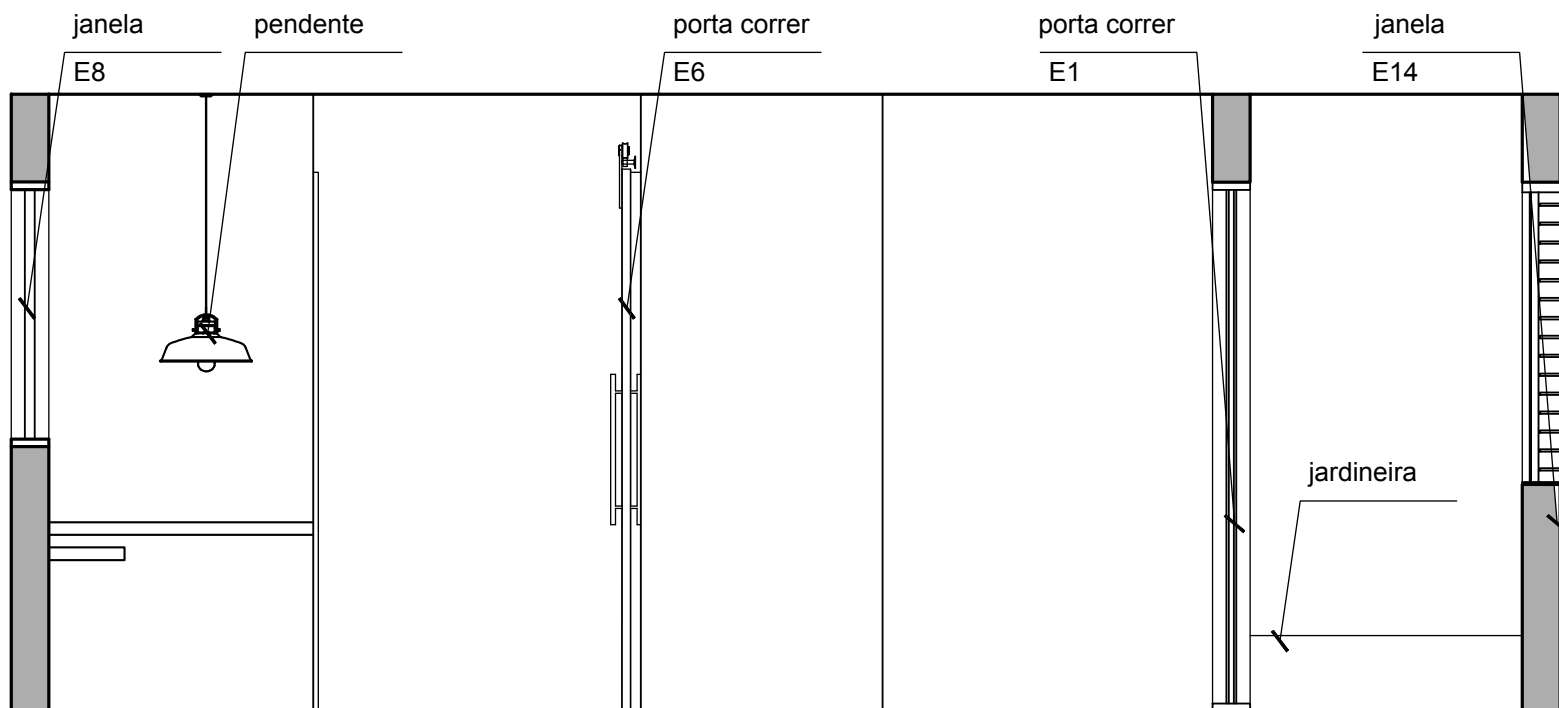
- | | | | | | |
|--|----------|---|--------------|---|----------------|
|  | PLAFON |  | TOMADA BAIXA |  | INTERRUPTOR 3W |
|  | PENDENTE |  | TOMADA MEDIA |  | INTERRUPTOR |



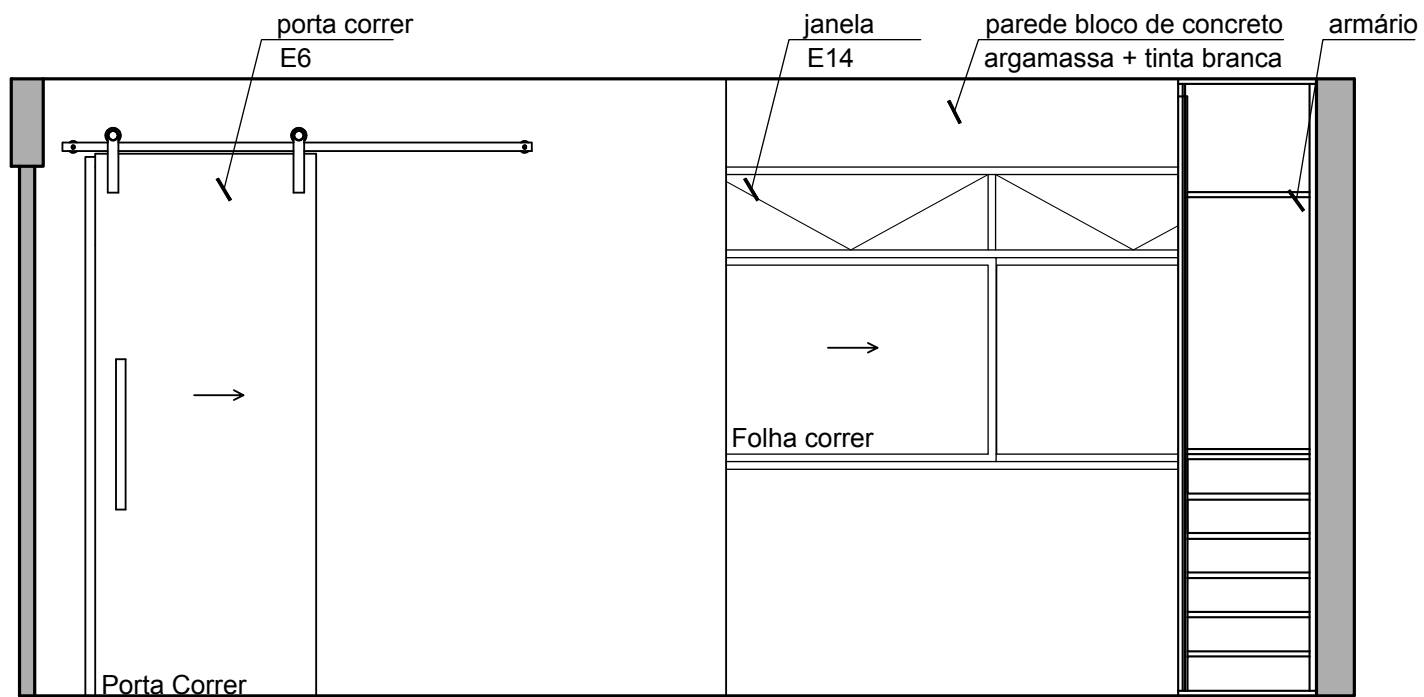
PLANTA DE HIDRÁULICA
esc: 1:25

CH - CHUVEIRO
CV - COLUNA DE VENT.
LV - LAVATÓRIO

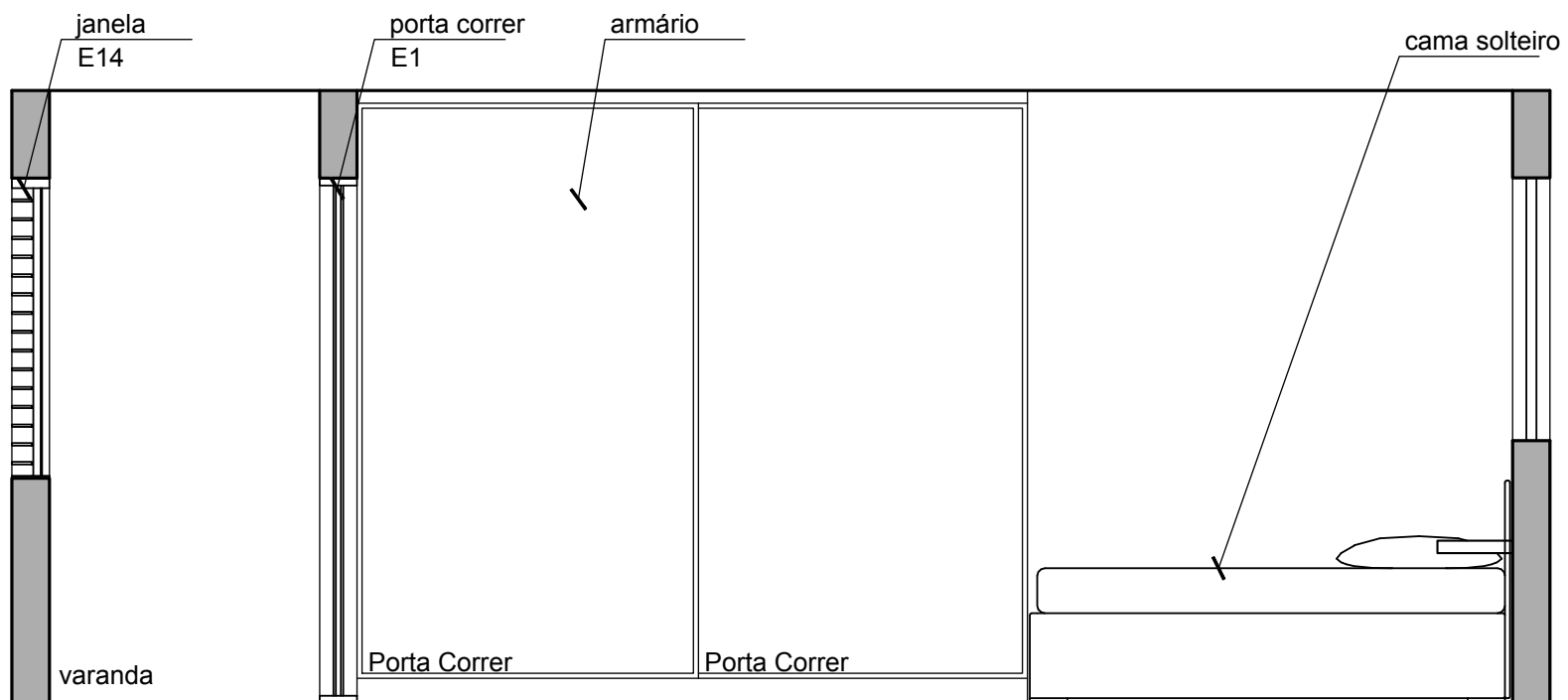
RS - RALO SIFONADO
TQ - TUBO DE QUEDA
VS - VASO SANITÁRIO



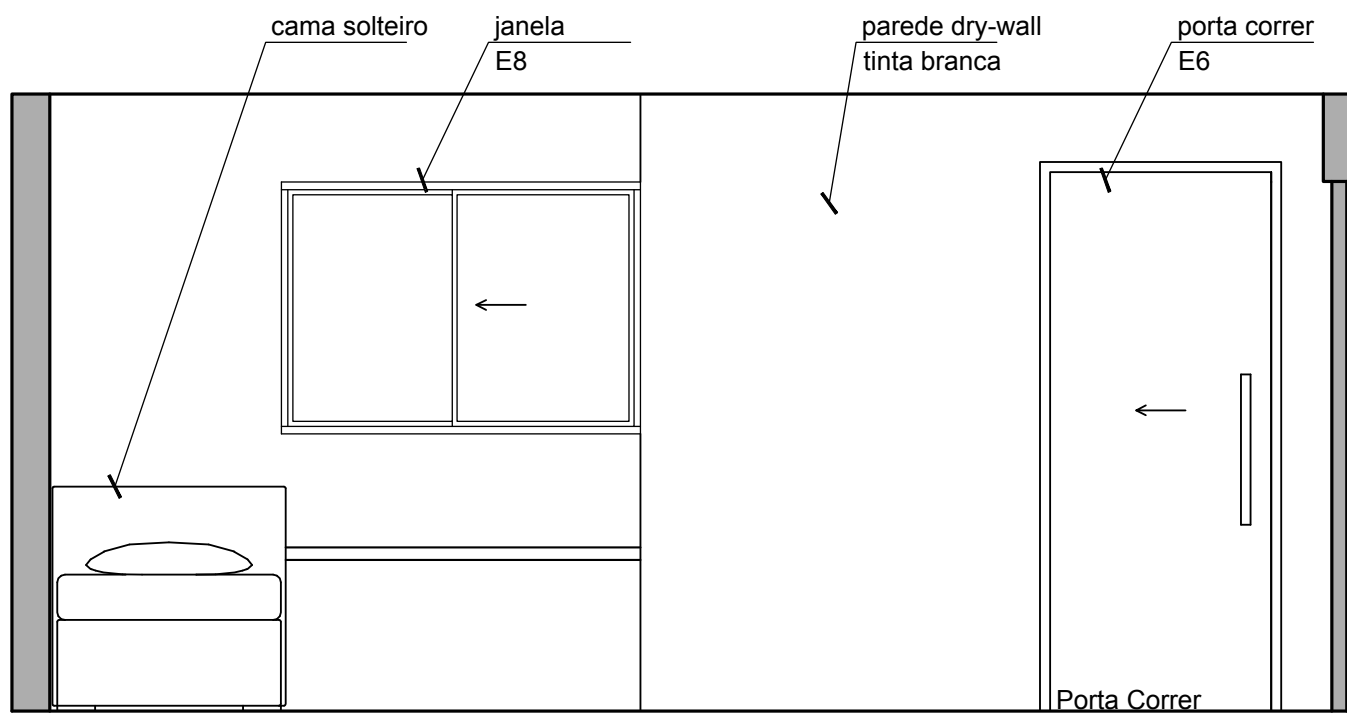
vista 1
esc: 1:25



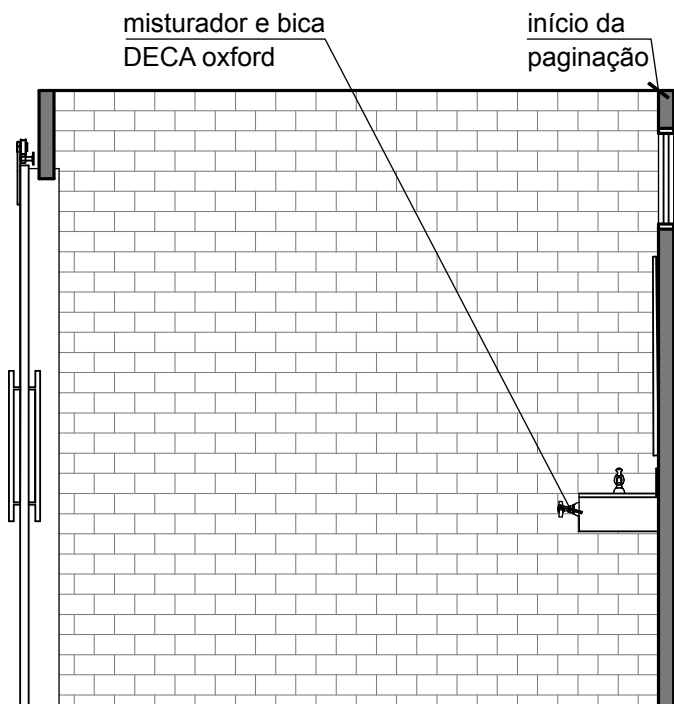
vista 2
esc: 1:25



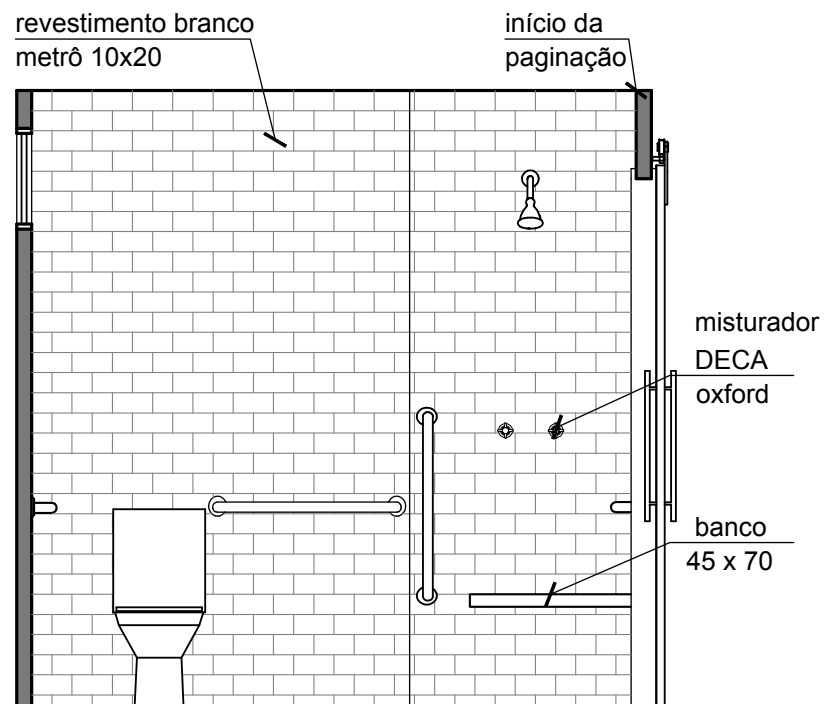
vista 3
esc: 1:25



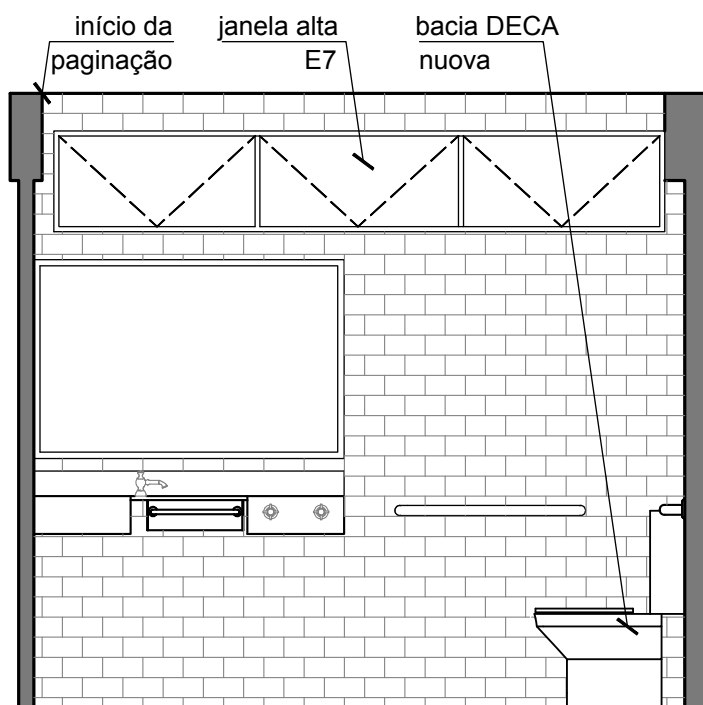
vista 4
esc: 1:25



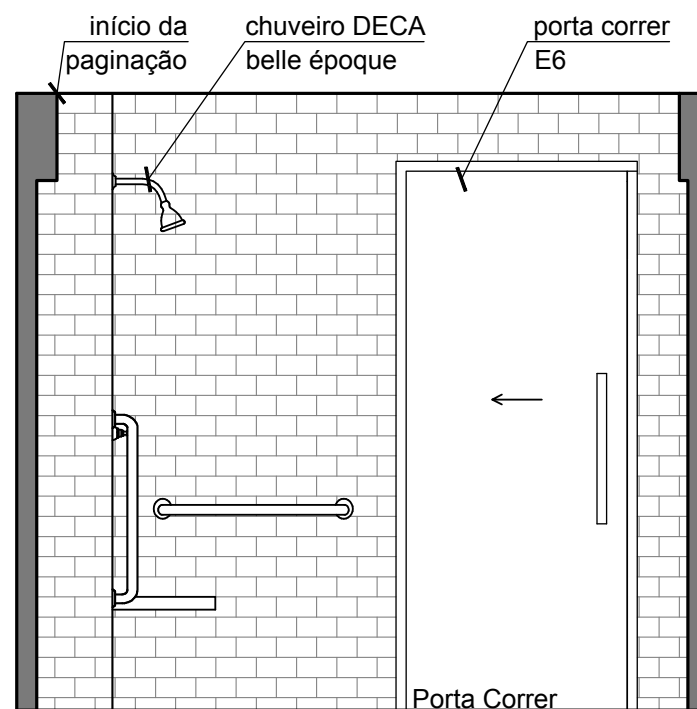
vista 5
esc: 1:25



vista 7
esc: 1:25



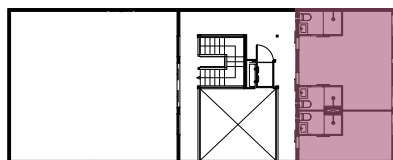
vista 6
esc: 1:25



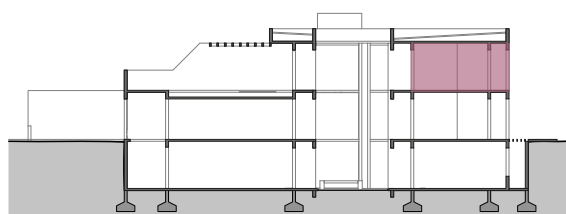
vista 8
esc: 1:25



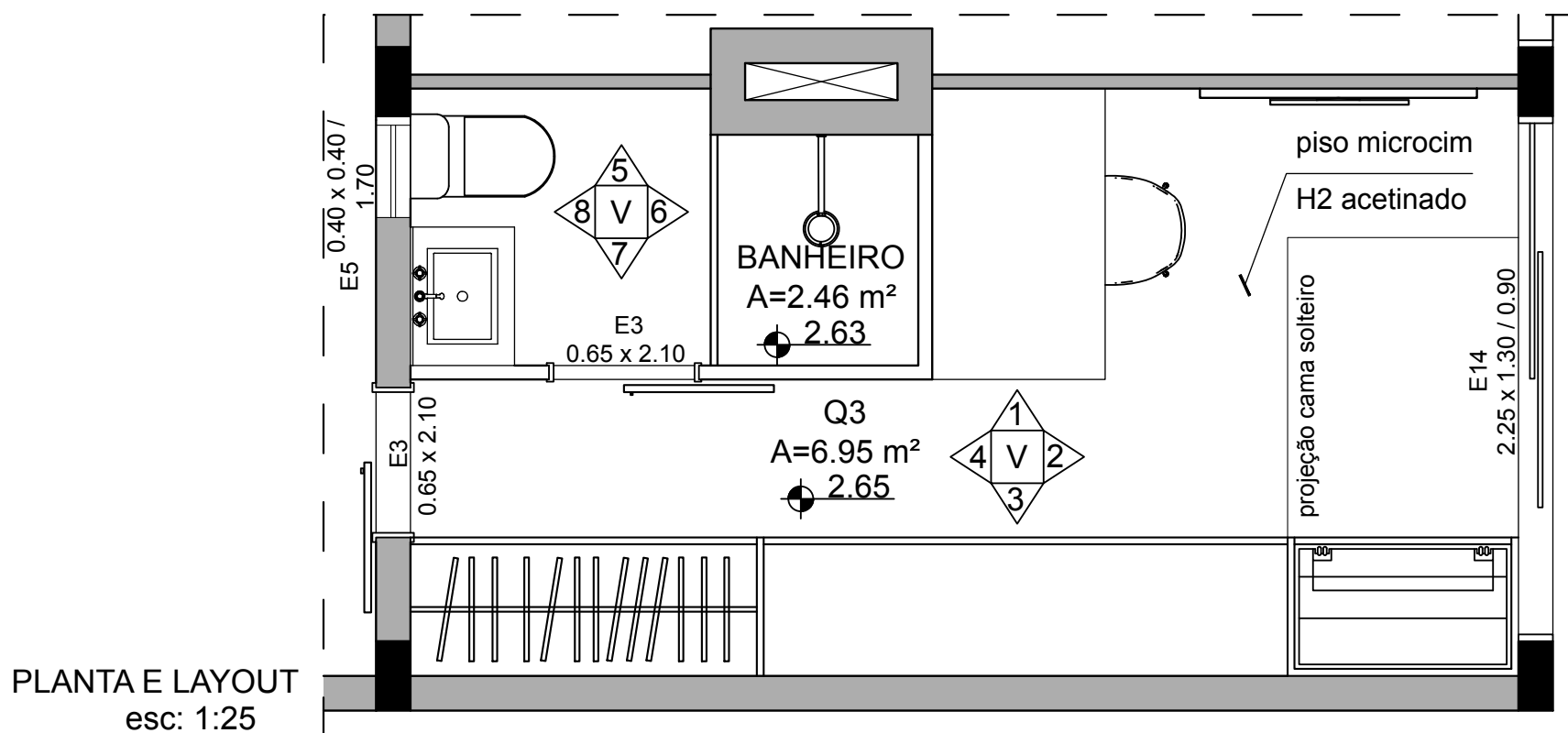
Detalhamento | Q3



PLANTA BAIXA 1º PAVIMENTO



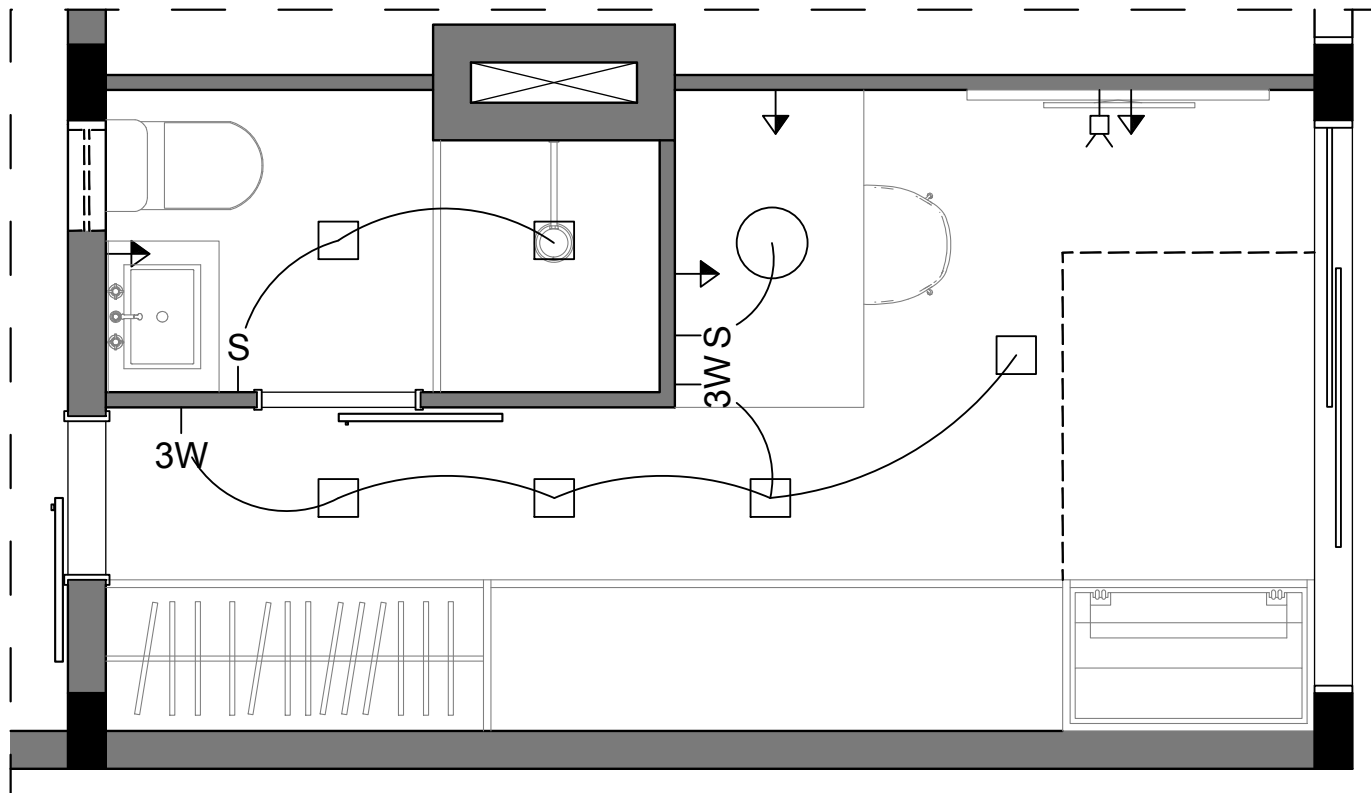
CORTE



PLANTA DE PTS
ELÉTRICOS
esc: 1:25

LEGENDA

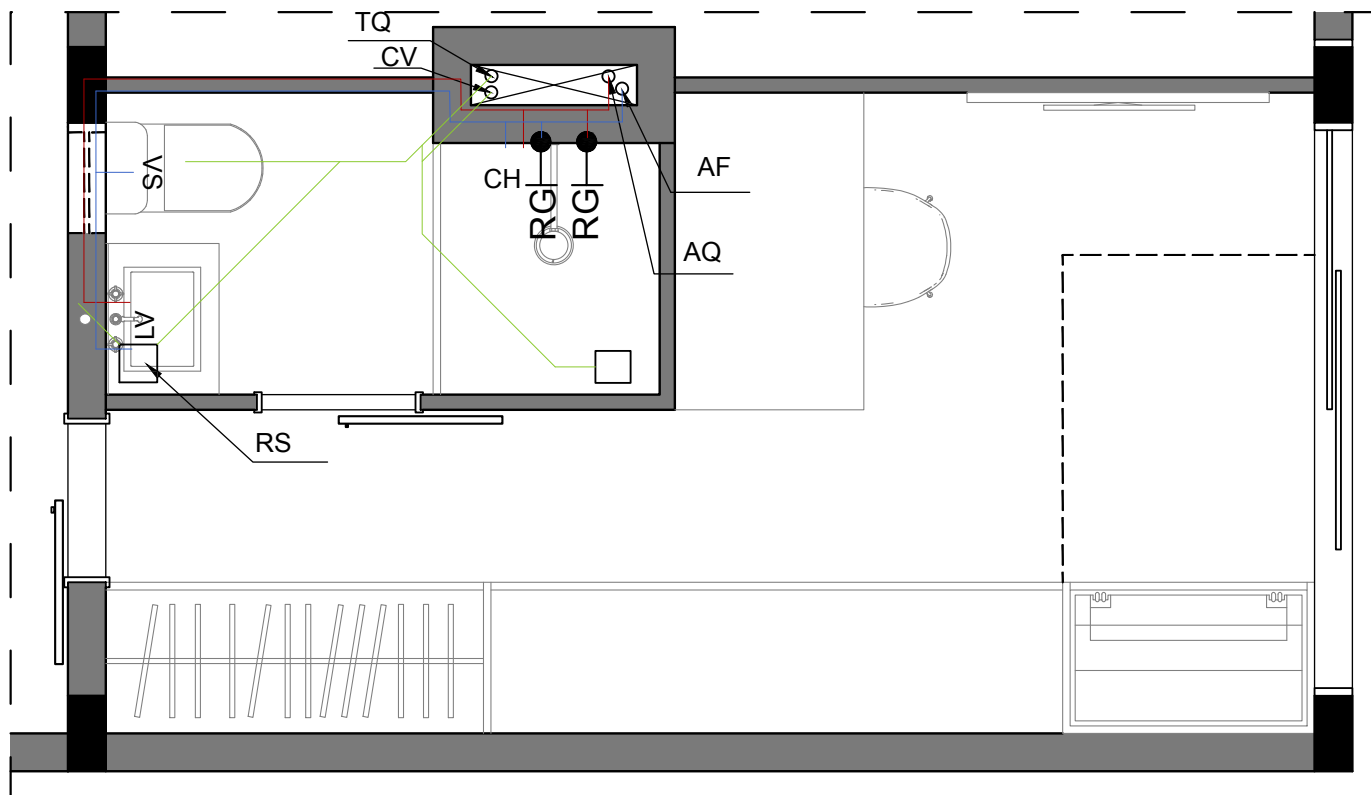
- PLAFON
- PENDENTE
- ↑ TOMADA BAIXA
- ▲ TOMADA MEDIA
- ⌘ PONTO TV
- 3W INTERRUPTOR 3W
- S INTERRUPTOR 3W

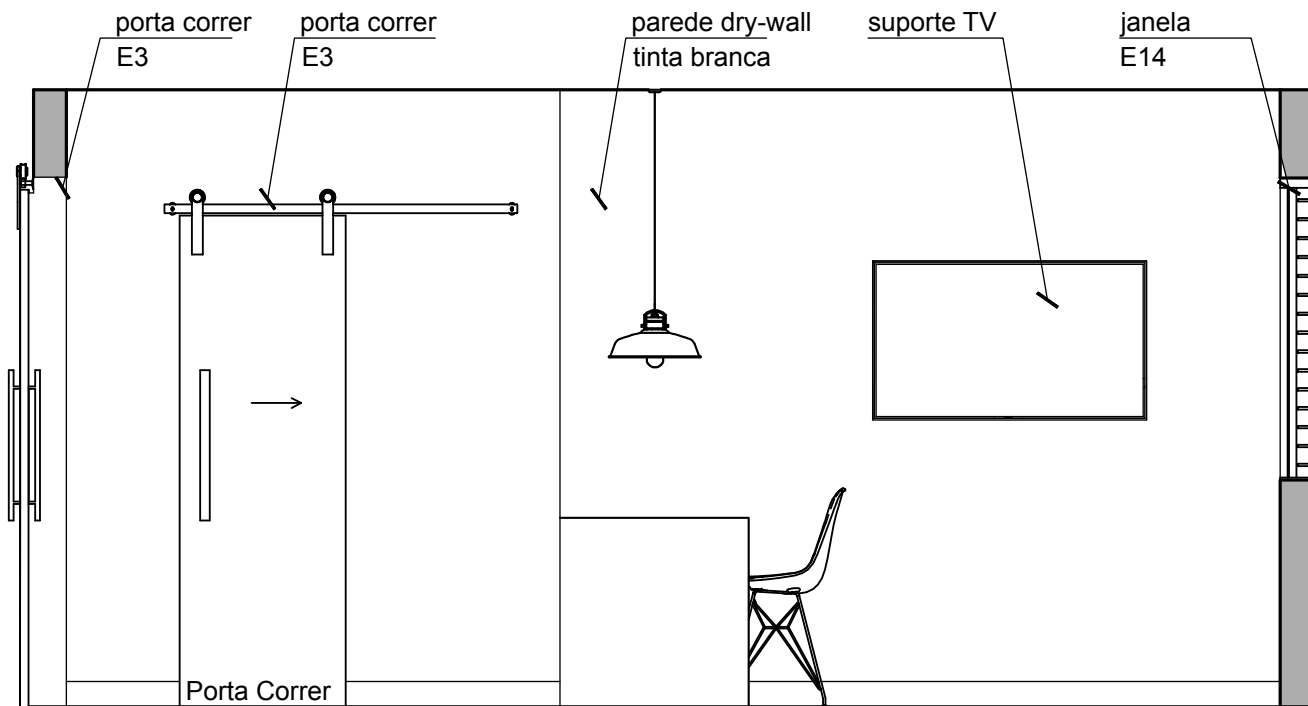


PLANTA
HIDRÁULICA
esc: 1:25

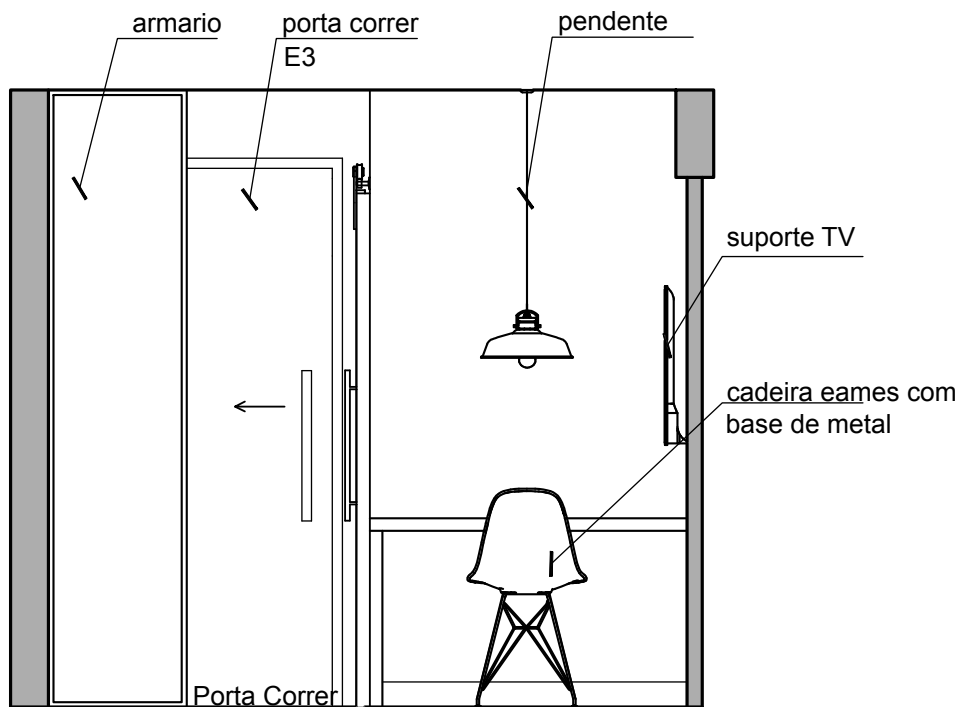
LEGENDA

- CH - CHUVEIRO
- CV - COLUNA DE VENT.
- LV - LAVATÓRIO
- RS - RALO SIFONADO
- TQ - TUBO DE QUEDA
- VS - VASO SANITÁRIO

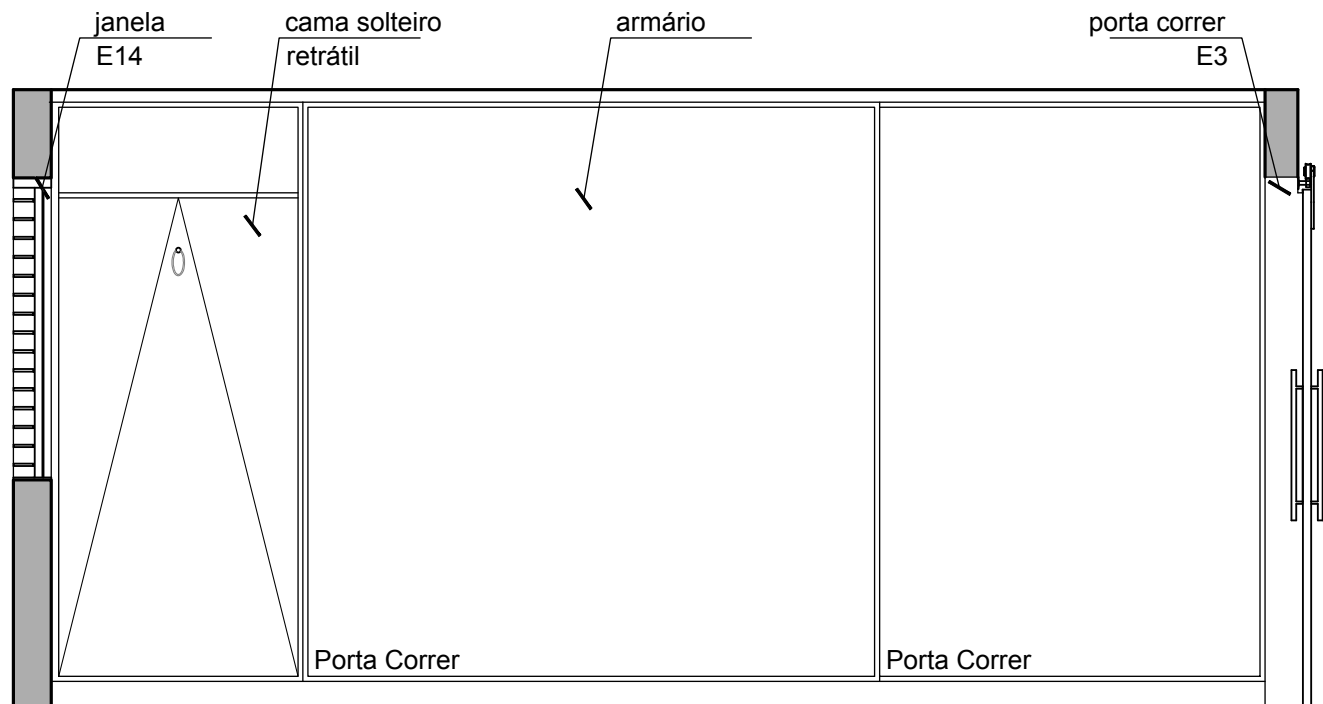




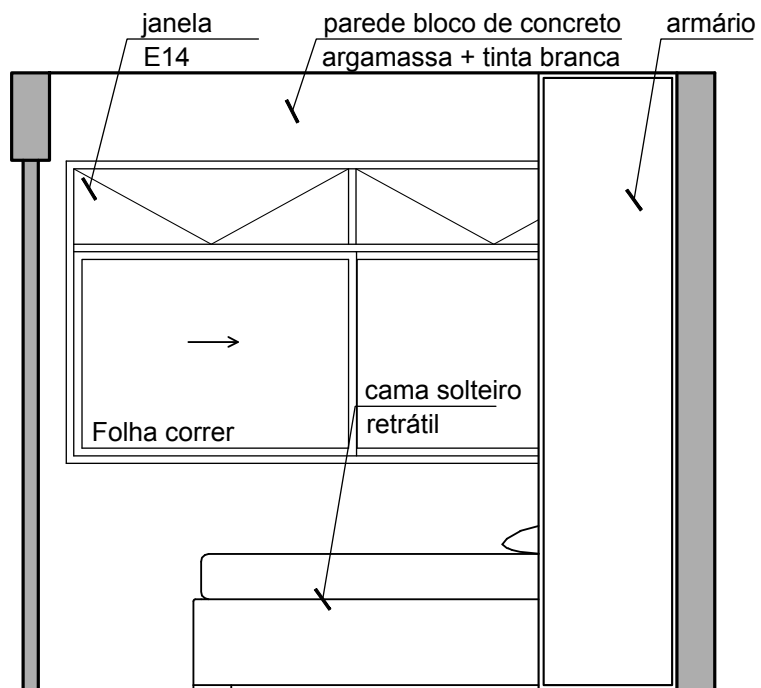
vista 1
 esc: 1:25



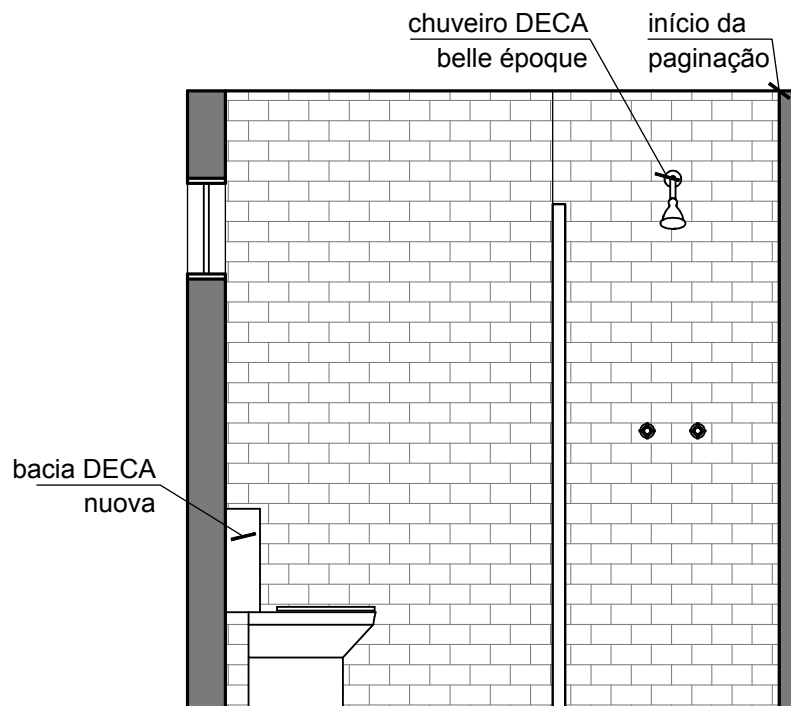
vista 2
 esc: 1:25



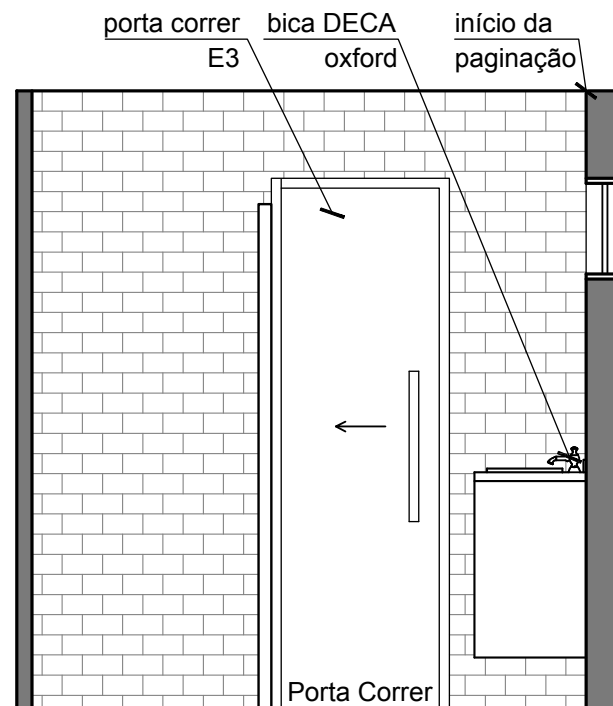
vista 3
esc: 1:25



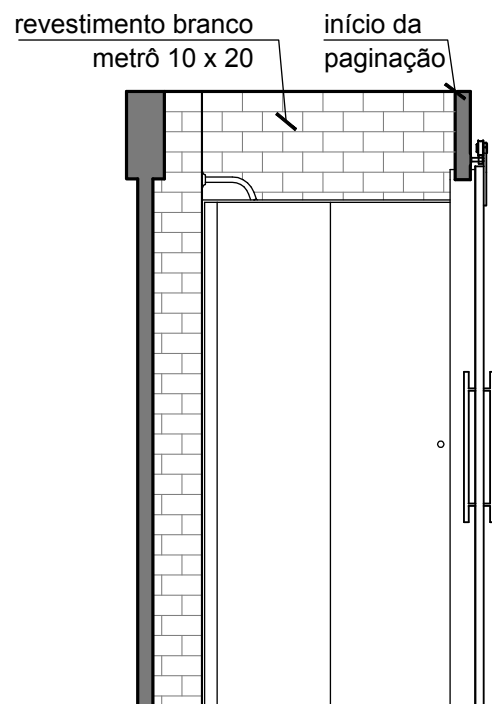
vista 4
esc: 1:25



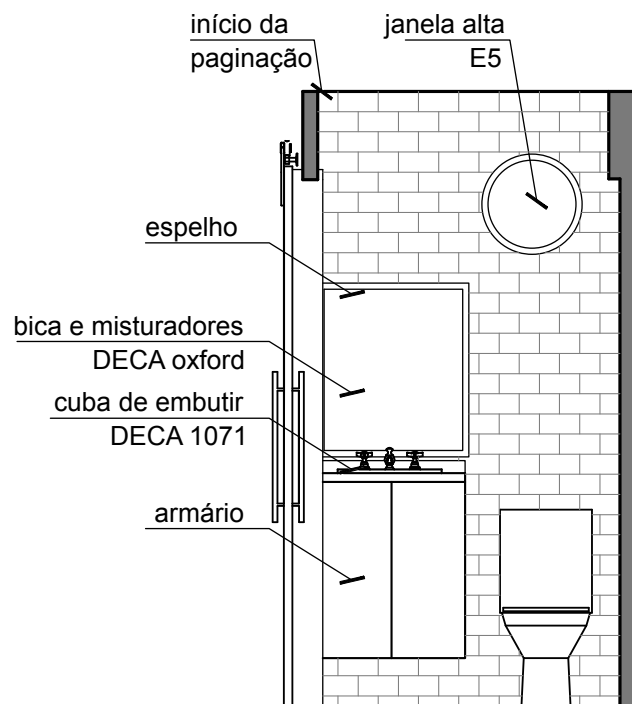
vista 5
esc: 1:25



vista 7
esc: 1:25



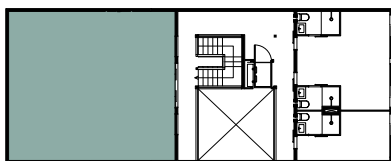
vista 6
esc: 1:25



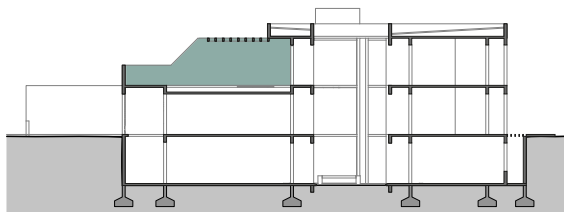
vista 8
esc: 1:25



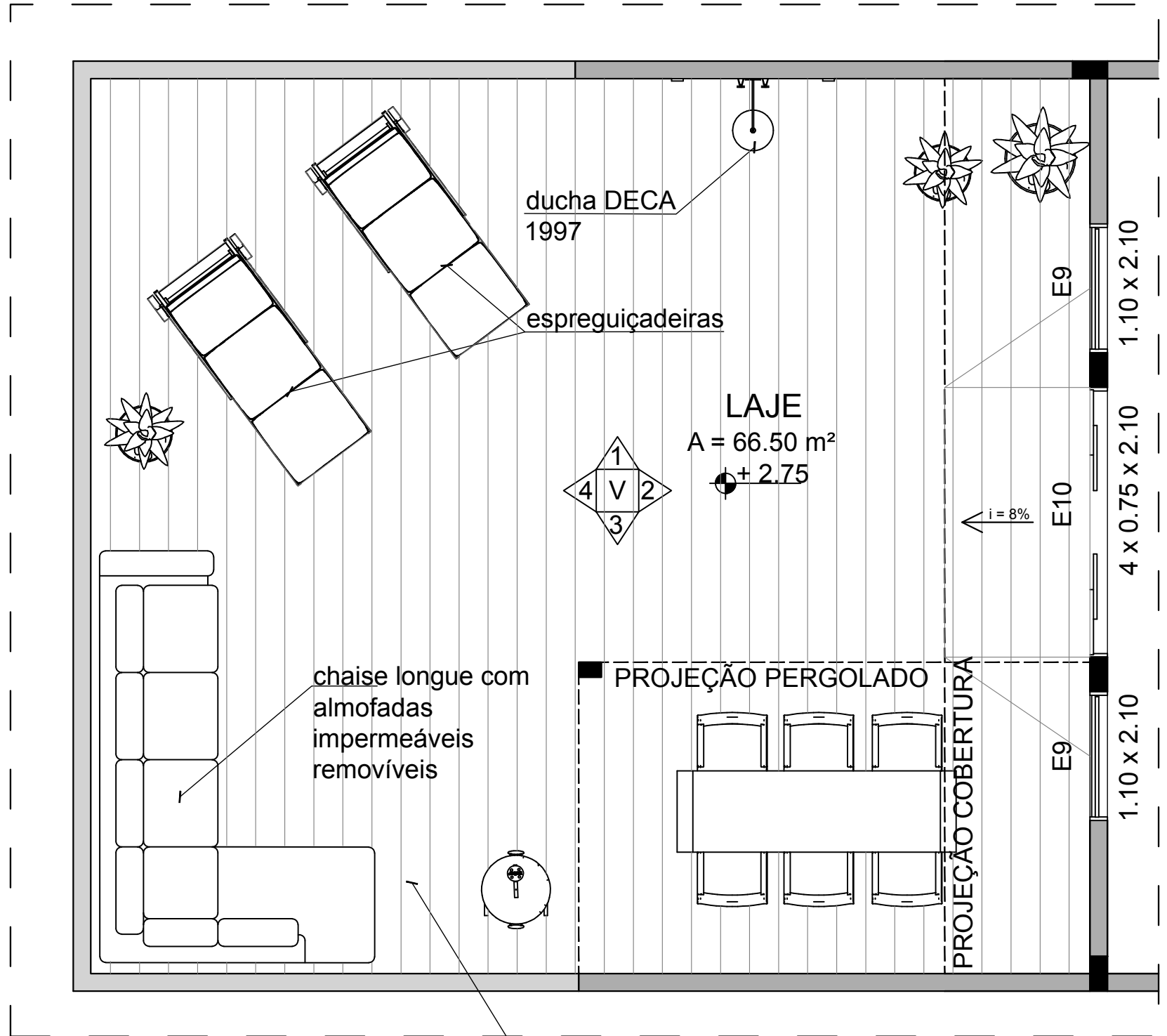
Detalhamento | laje



PLANTA BAIXA 1º PAVIMENTO

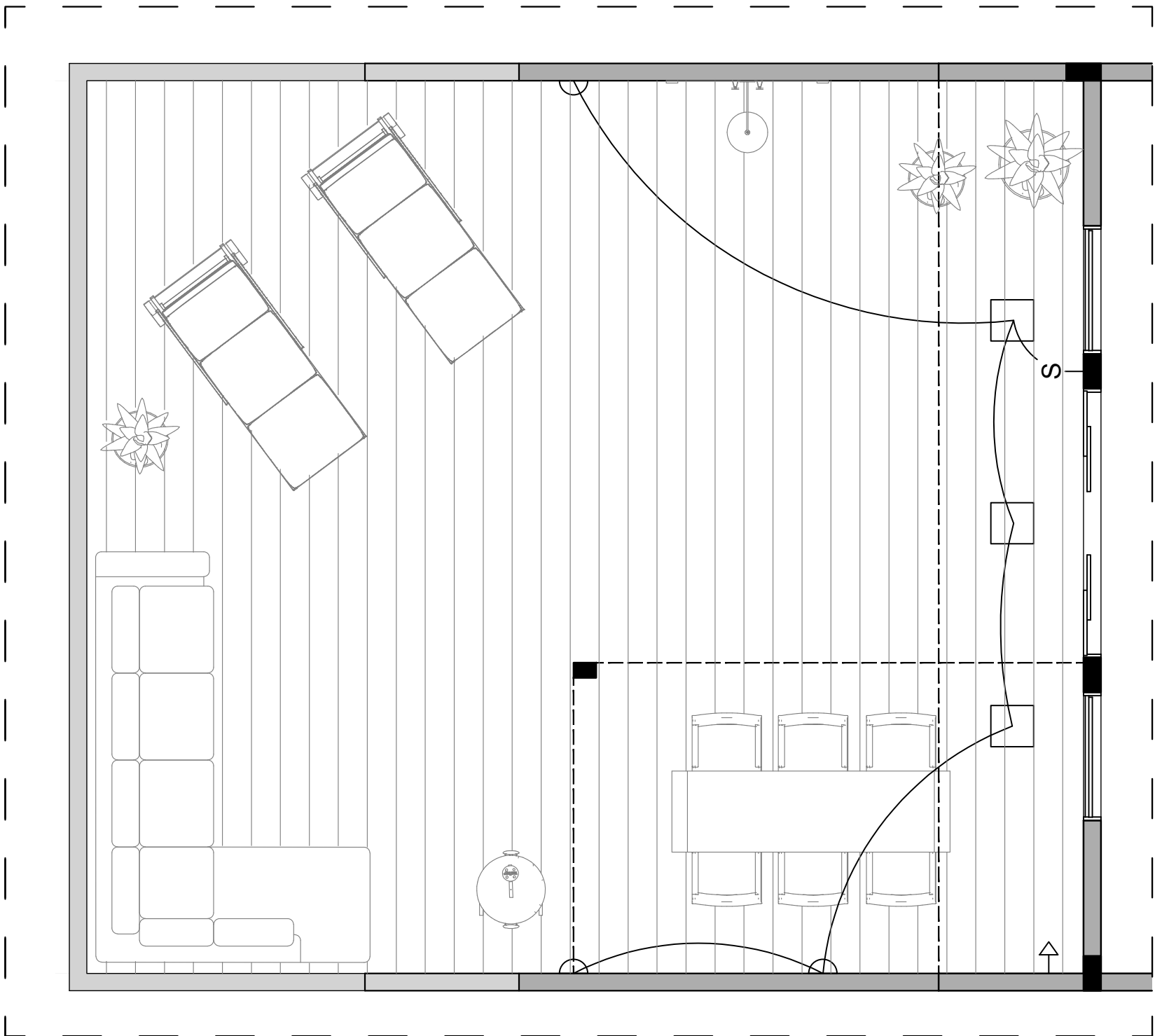


CORTE



PLANTA DE LAYOUT
esc: 1:40

piso deck madeira
cinza elevado



PLANTA PONTOS ELÉTRICOS
esc: 1:40

LEGENDA



PLAFON



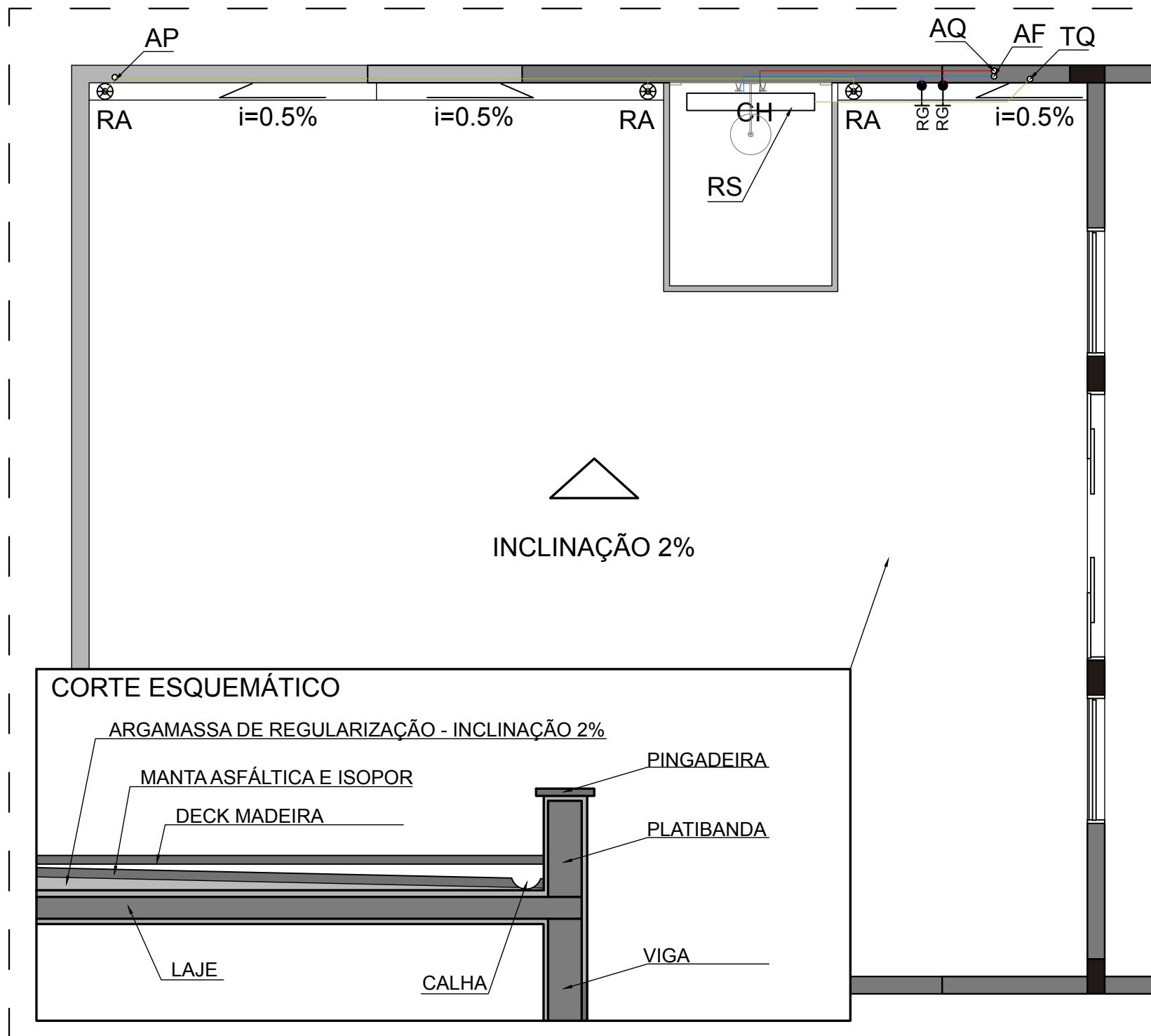
TOMADA BAIXA



INTERRUPTOR SIMPLES

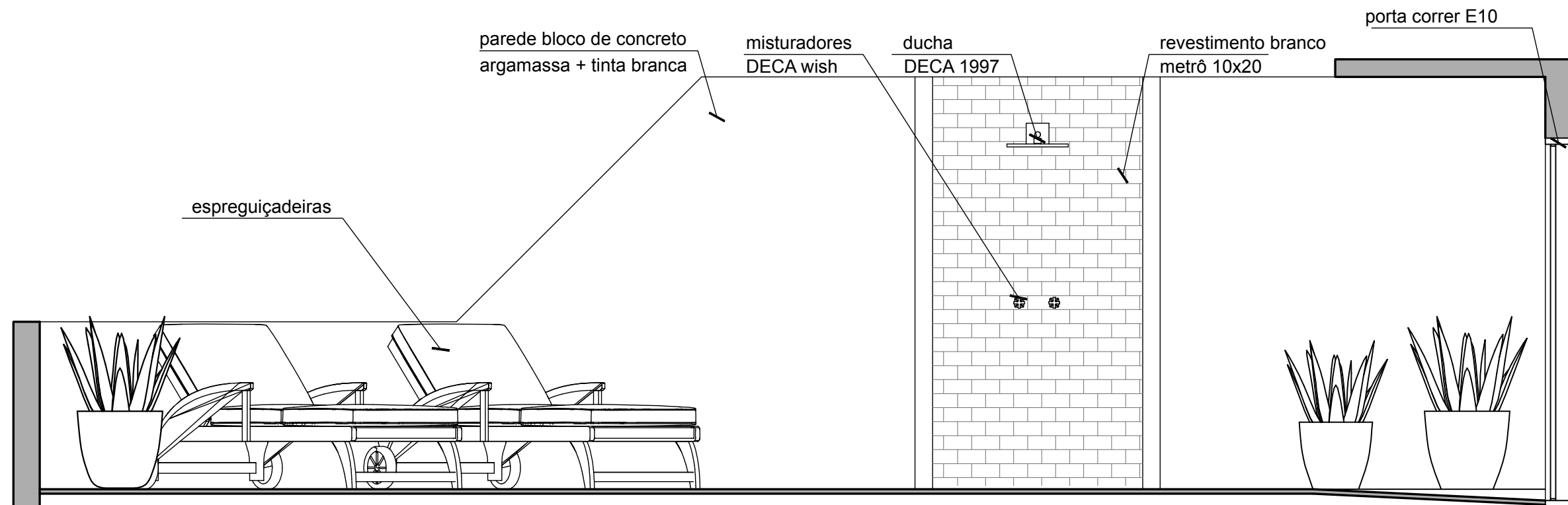


ARANDELA

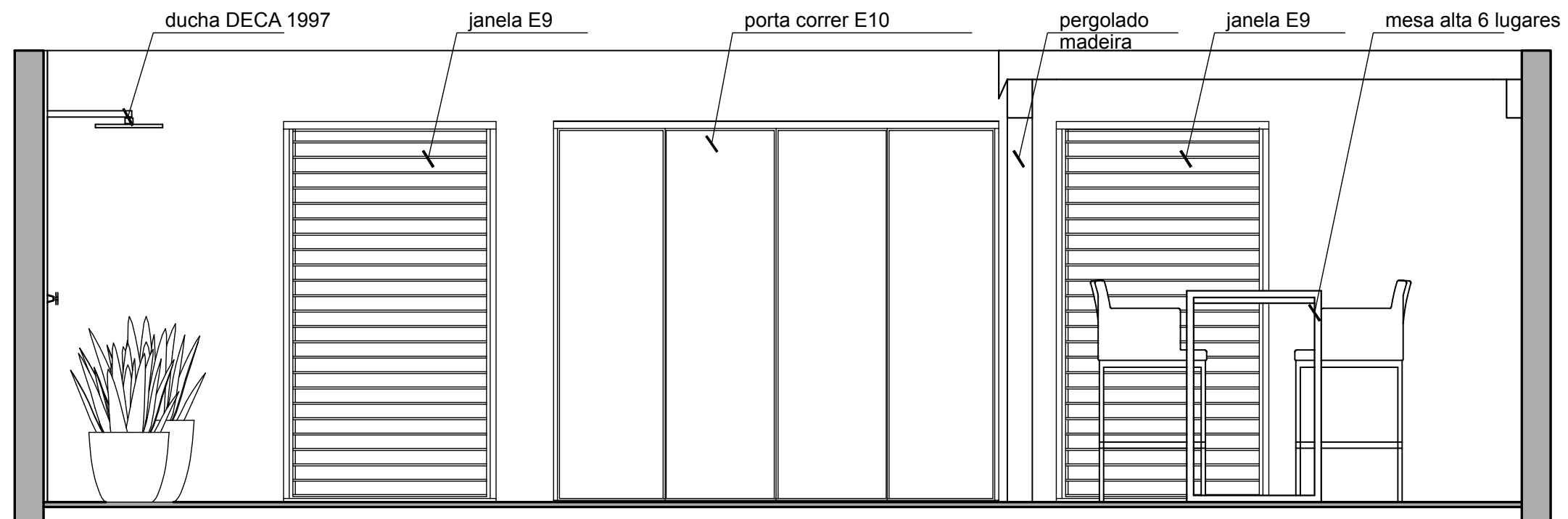


PLANTA HIDRÁULICA
esc: 1:40

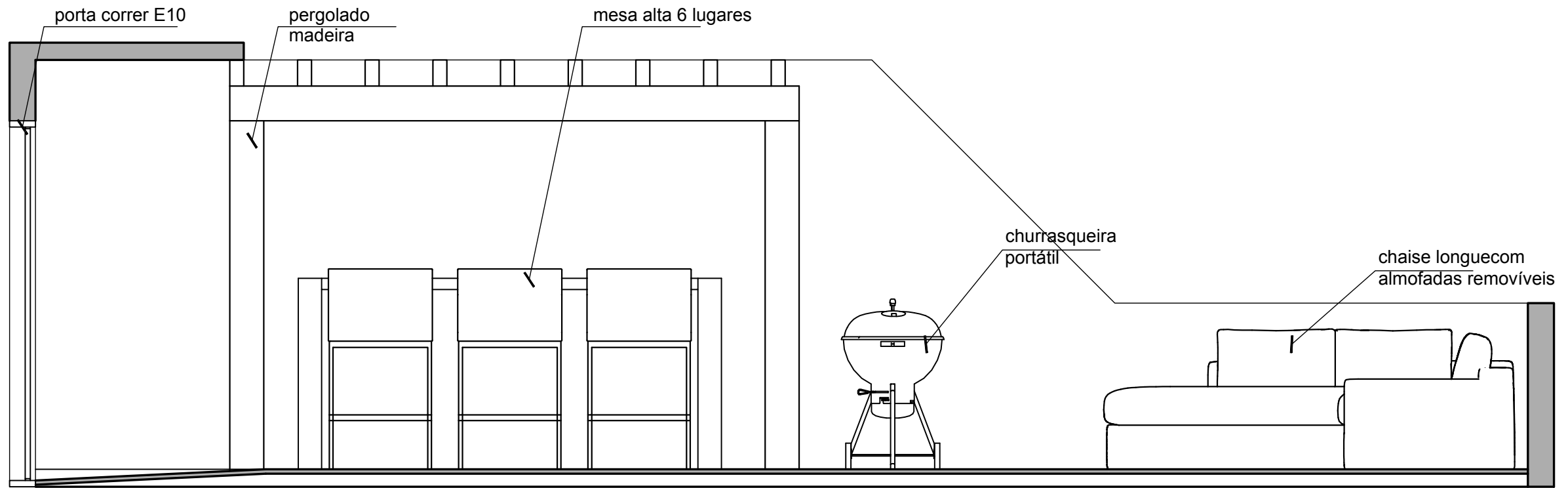




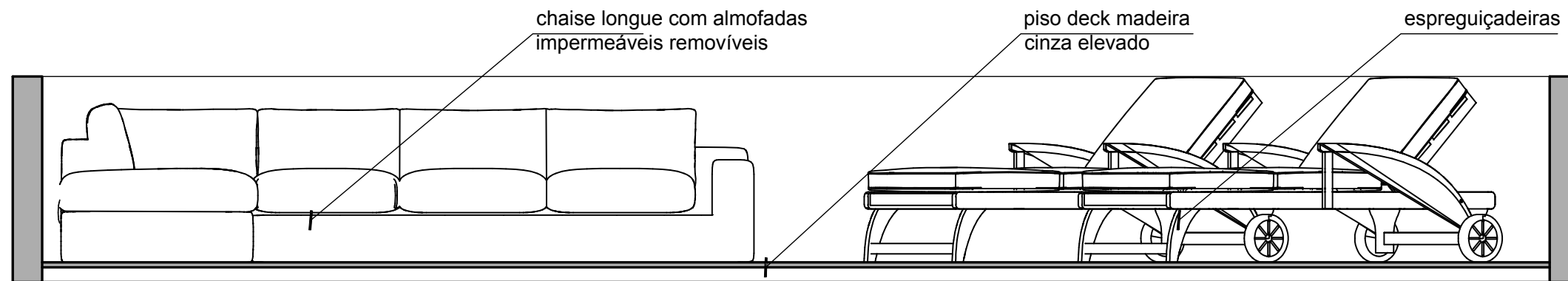
vista 1
esc: 1:25



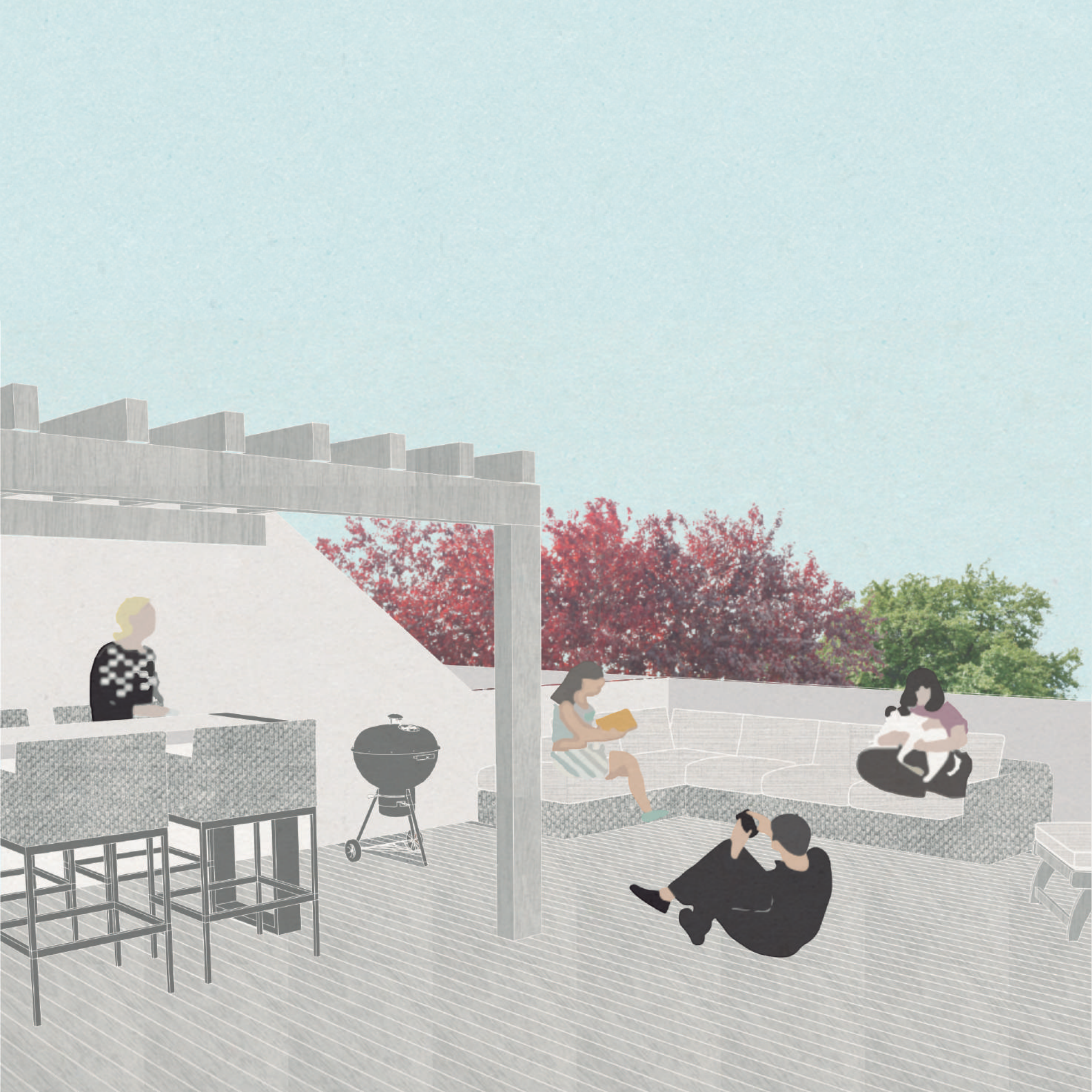
vista 2
esc: 1:25



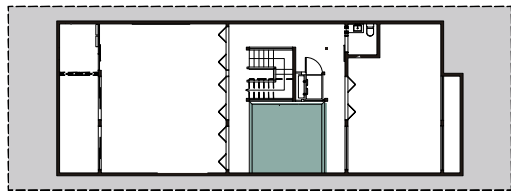
vista 3
 esc: 1:25



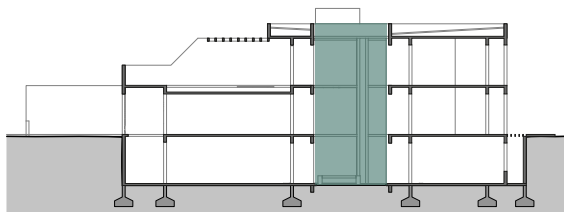
vista 4
 esc: 1:25



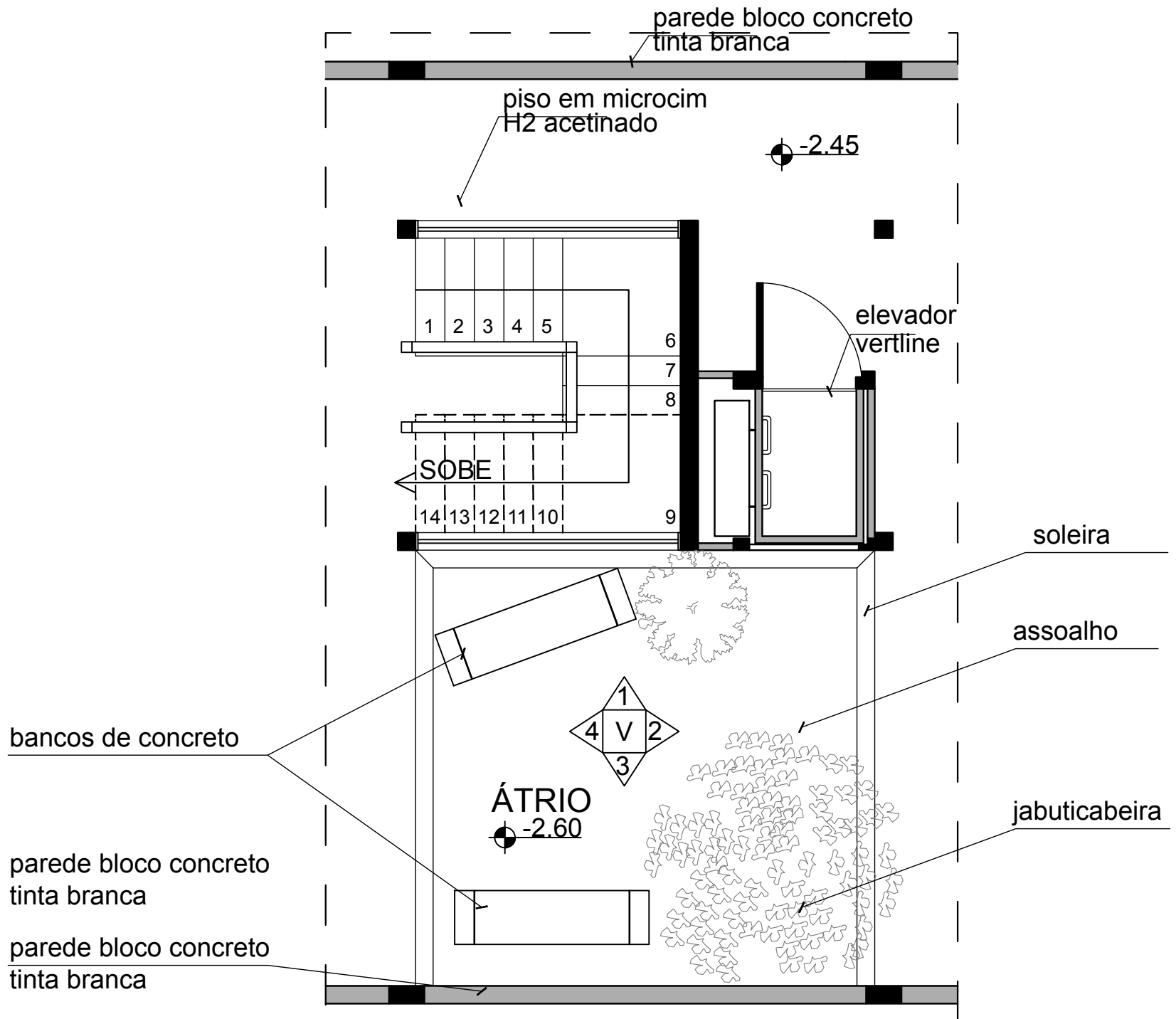
Detalhamento | átrio



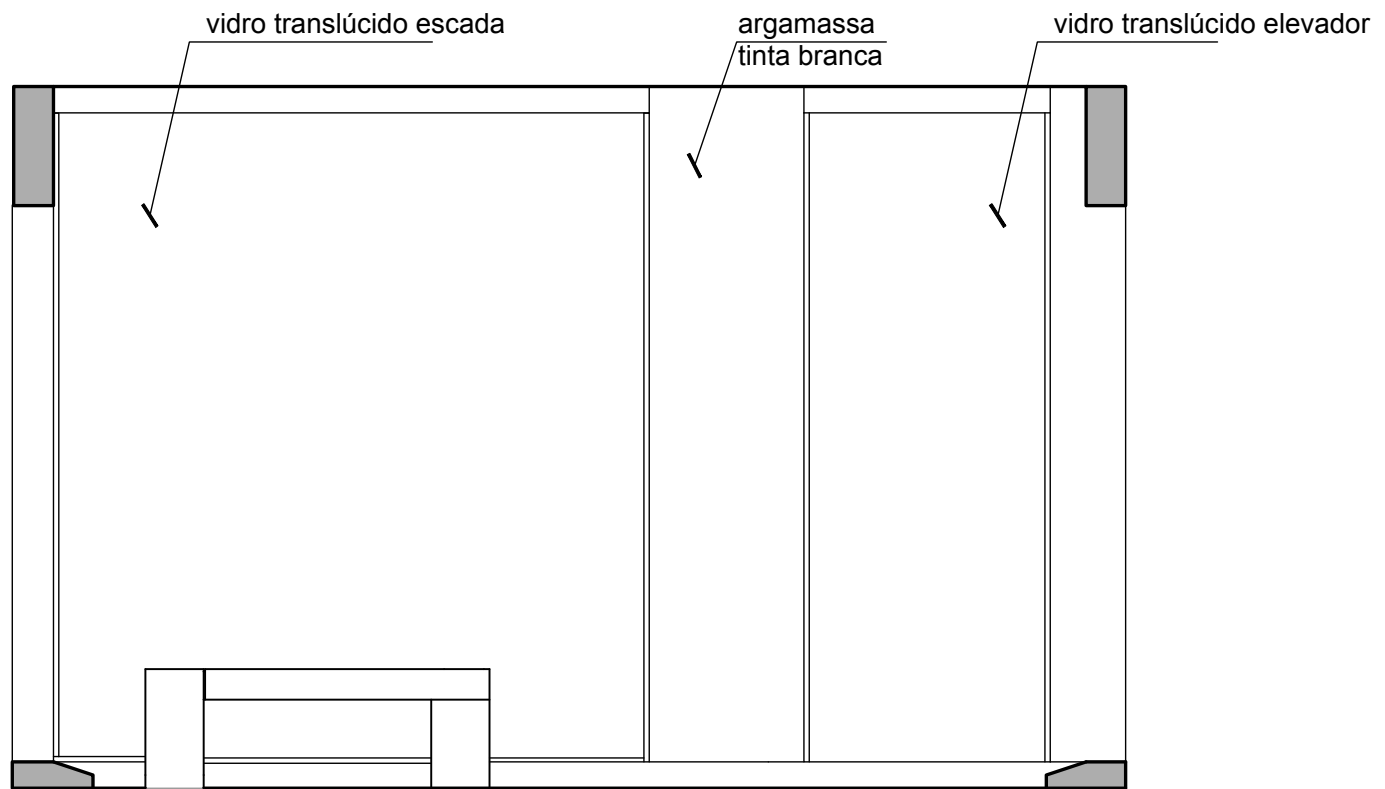
PLANTA BAIXA SUBSOLO



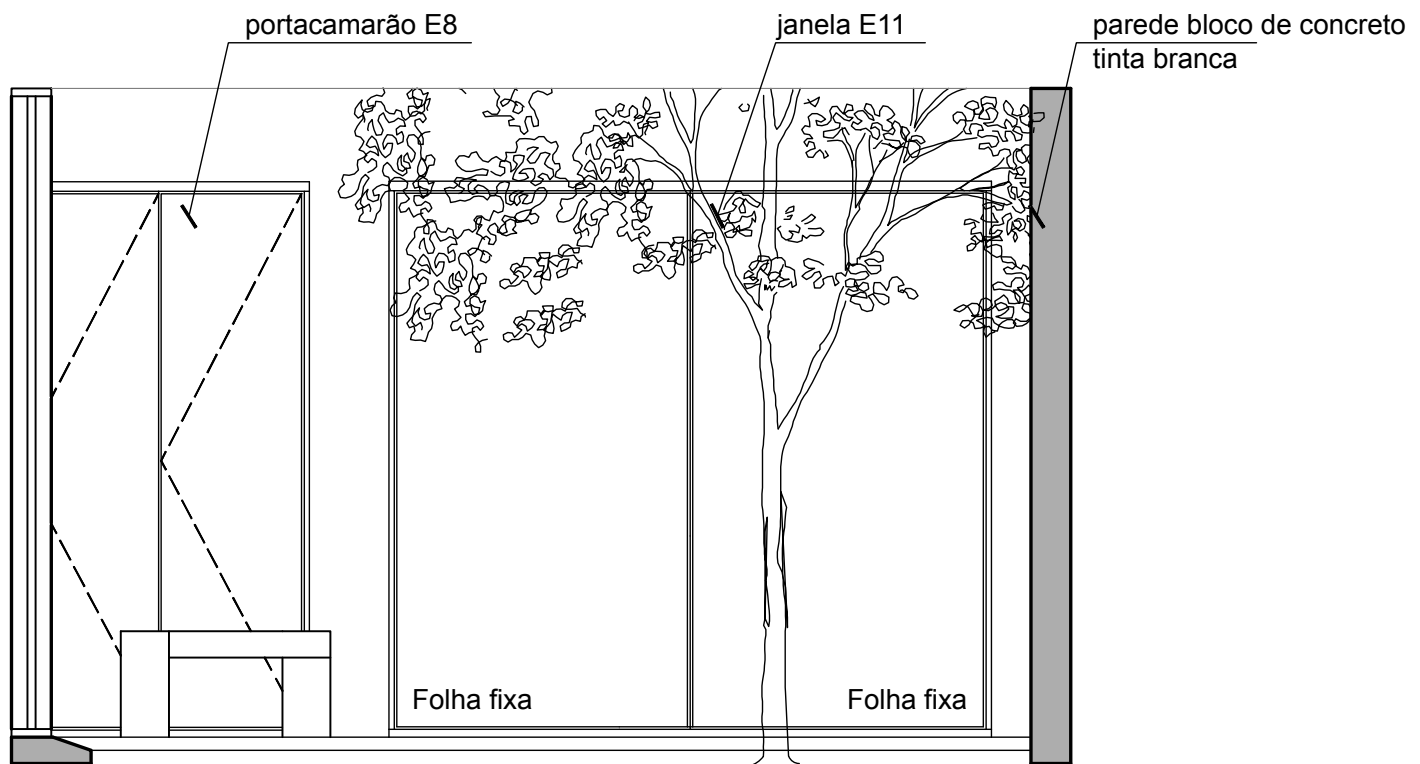
CORTE



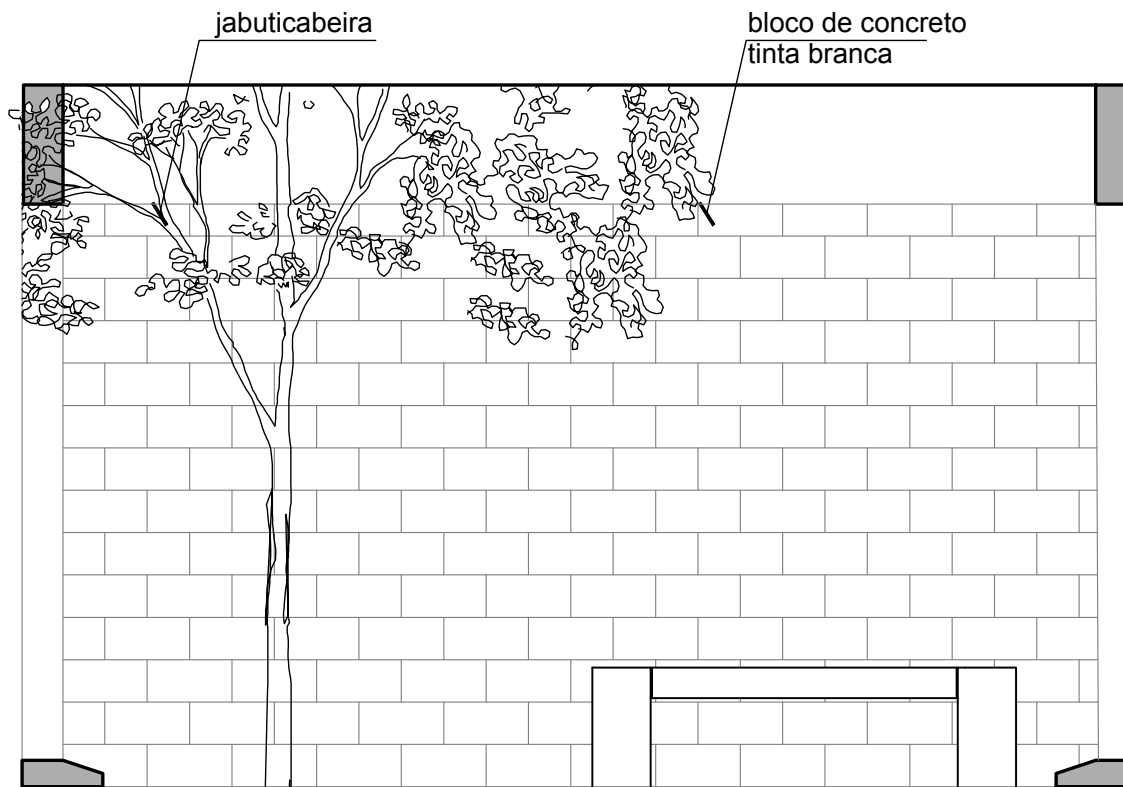
PLANTA DE LAYOUT
esc: 1:40



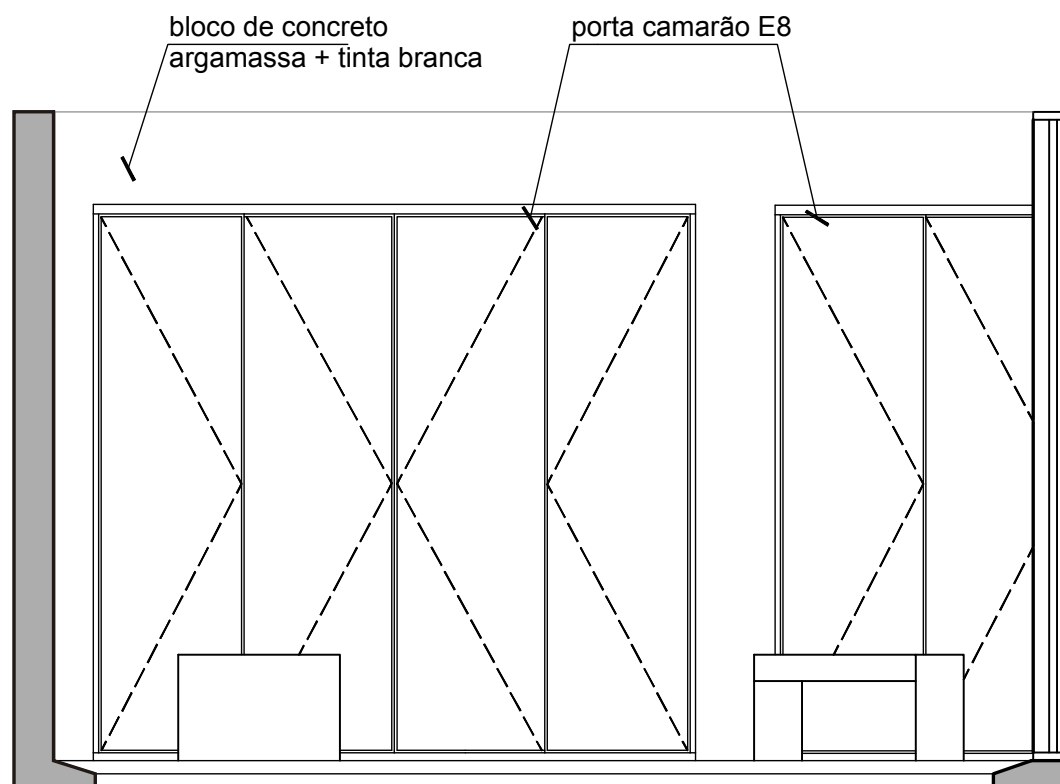
vista 1
esc: 1:25



vista 2
esc: 1:25

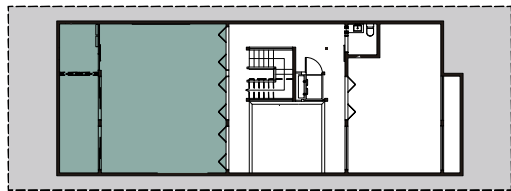


vista 3
esc: 1:25

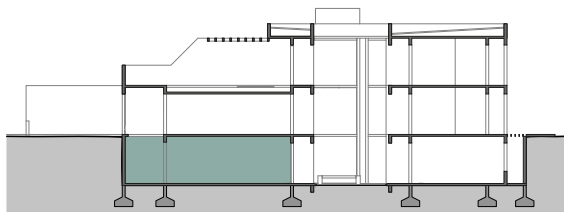


vista 4
esc: 1:25

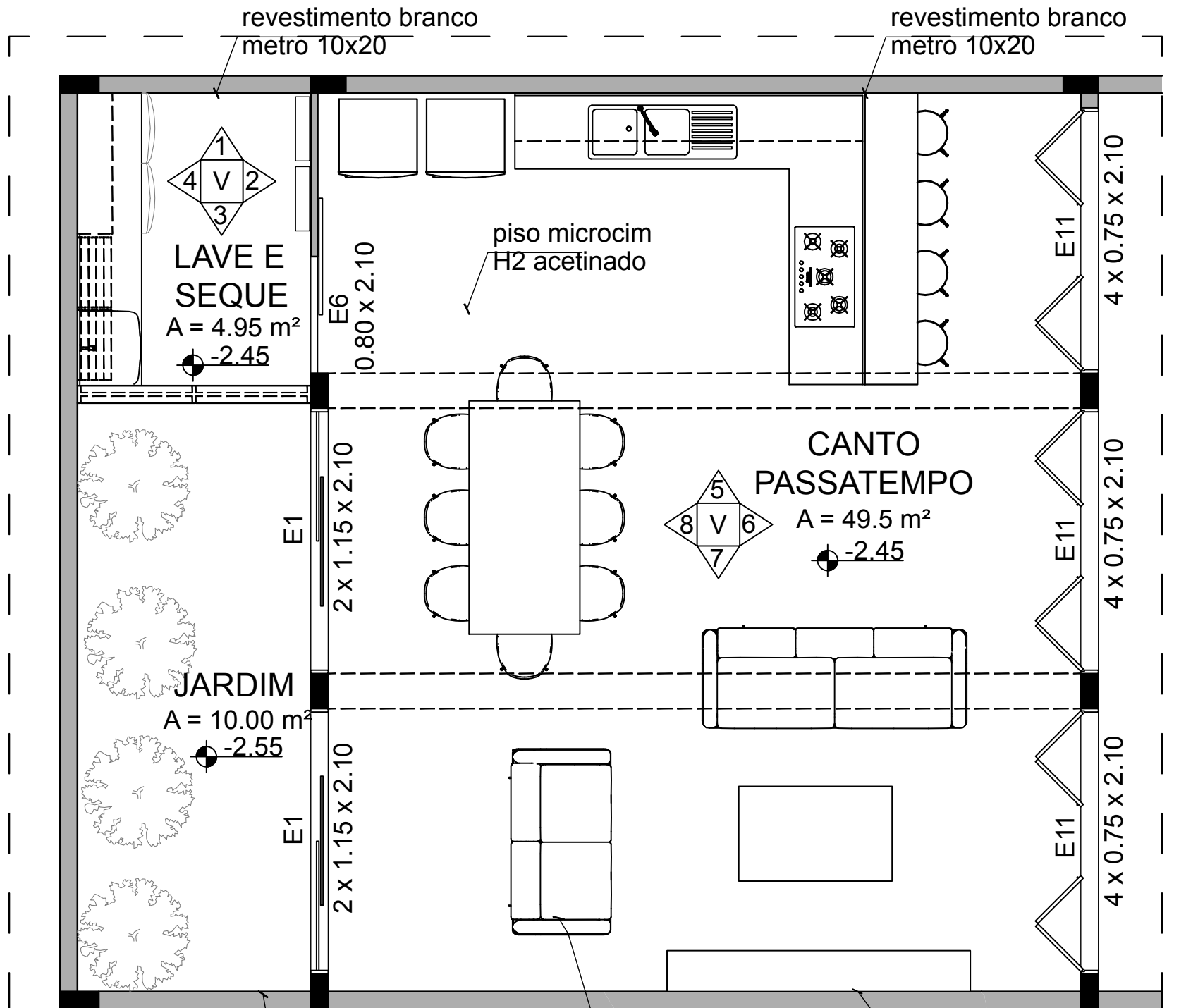
Detalhamento | canto passa-tempo



PLANTA BAIXA SUBSOLO



CORTE

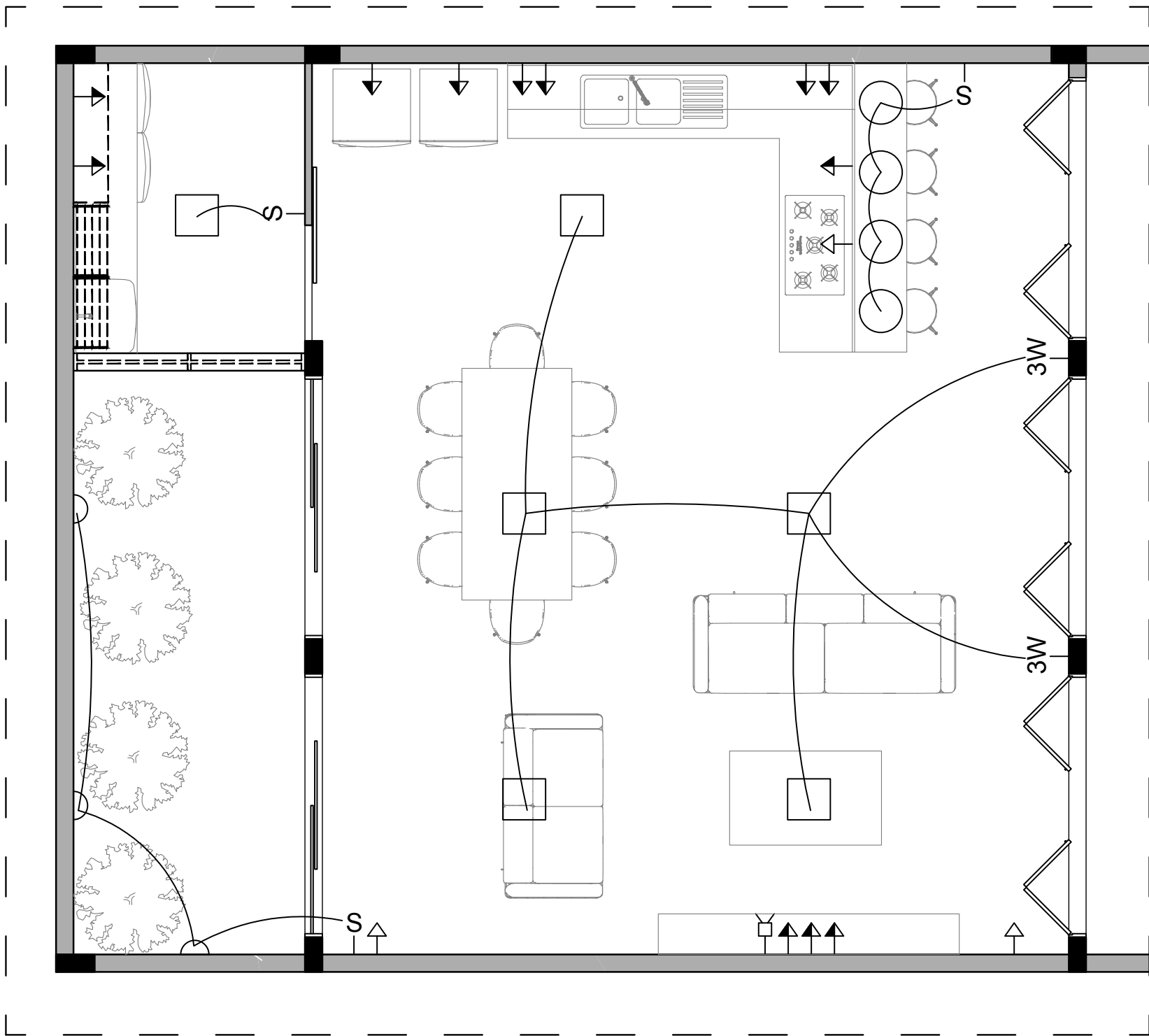


PLANTA DE LAYOUT
esc: 1:40

parede para horta
vertical

sofá estrutura de metal
aparente e almofadas
removíveis

parede bloco conc.
pintura branca



PLANTA PONTOS ELÉTRICOS
esc: 1:40

LEGENDA



PLAFON



TOMADA BAIXA



INTERRUPTOR SIMPLES



ARANDELA



TOMADA MÉDIA



INTERRUPTOR 3W



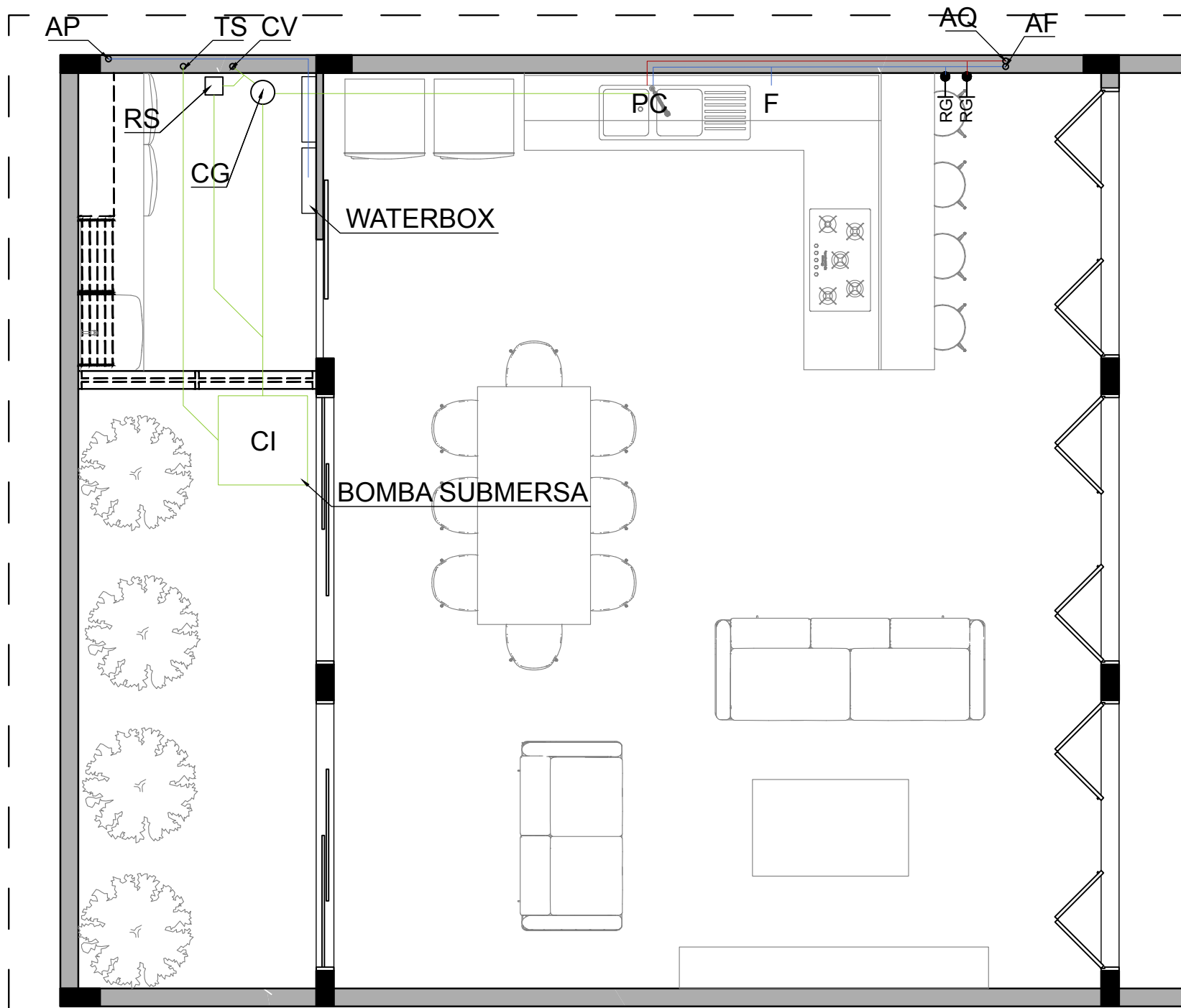
PENDENTE



TOMADA ALTA



PUNTO DE TV



PLANTA HIDRÁULICA
esc: 1:40

LEGENDA

AP - QUEDA ÁGUA PLUVIAL

CG - CAIXA DE GORDURA

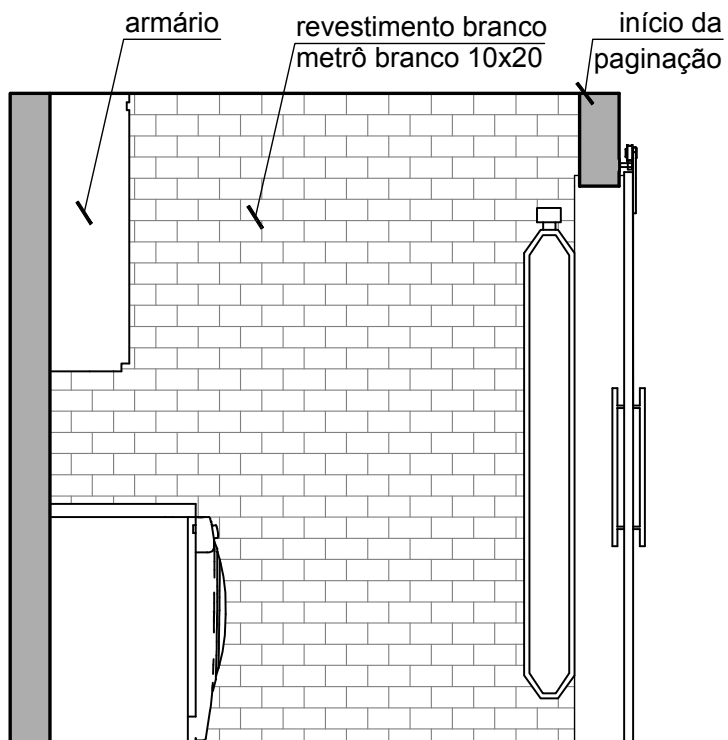
CV - COLUNA DE VENTILAÇÃO

F - FILTRO

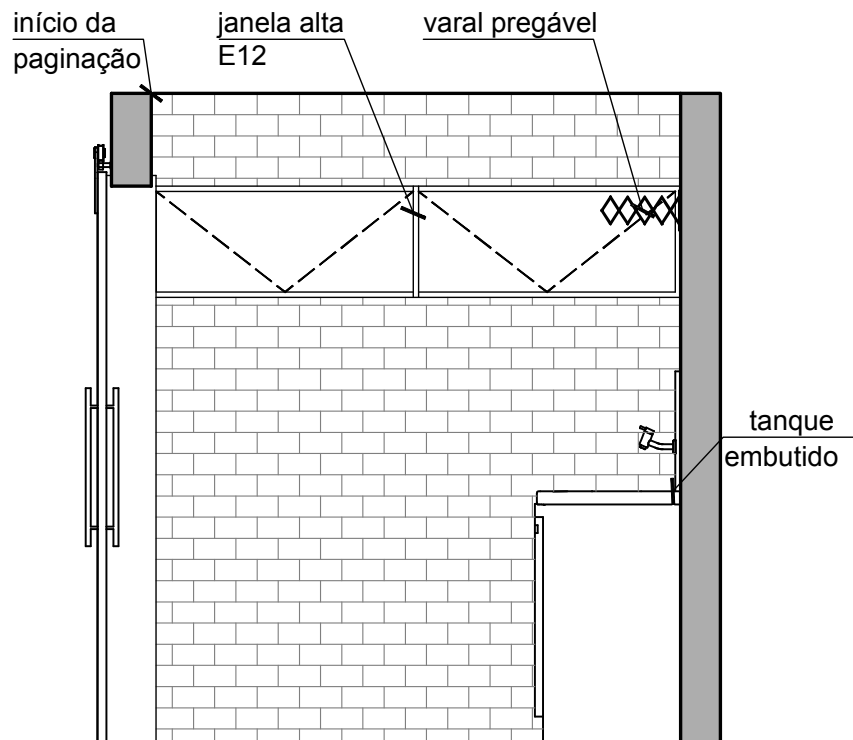
PC - PIA COZINHA

RS - RALO SIFONADO

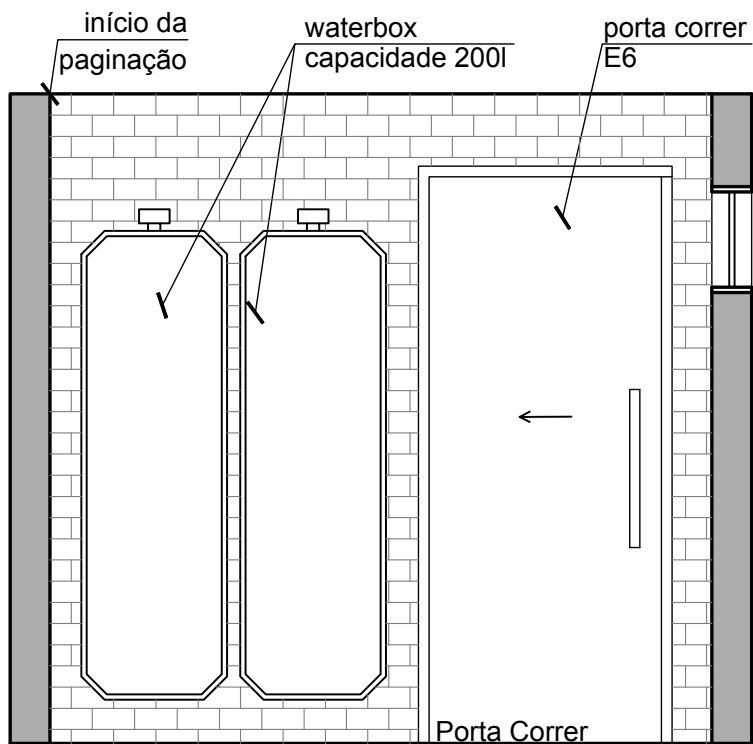
TS - TUBO DE SUCÇÃO



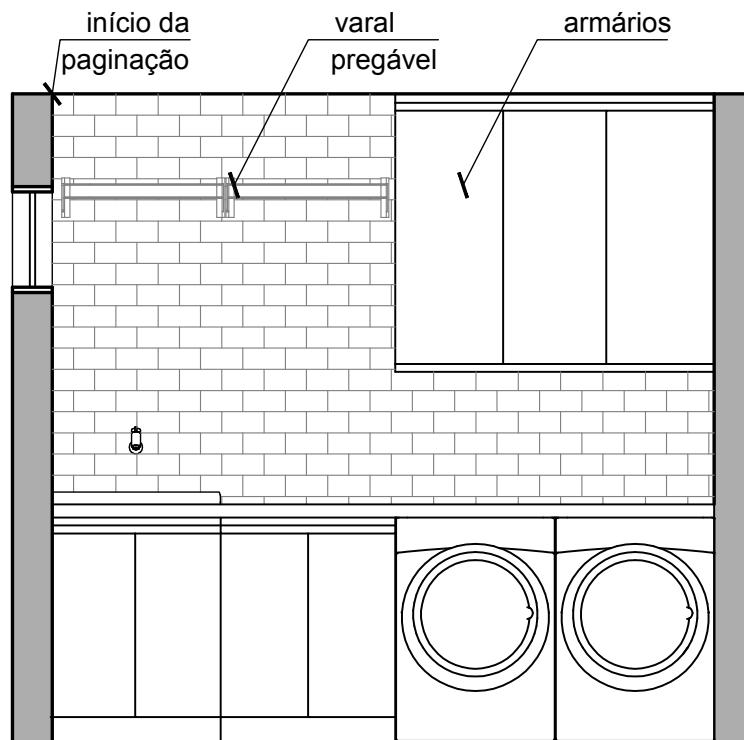
vista 1
esc: 1:25



vista 3
esc: 1:25



vista 2
esc: 1:25



vista 4
esc: 1:25