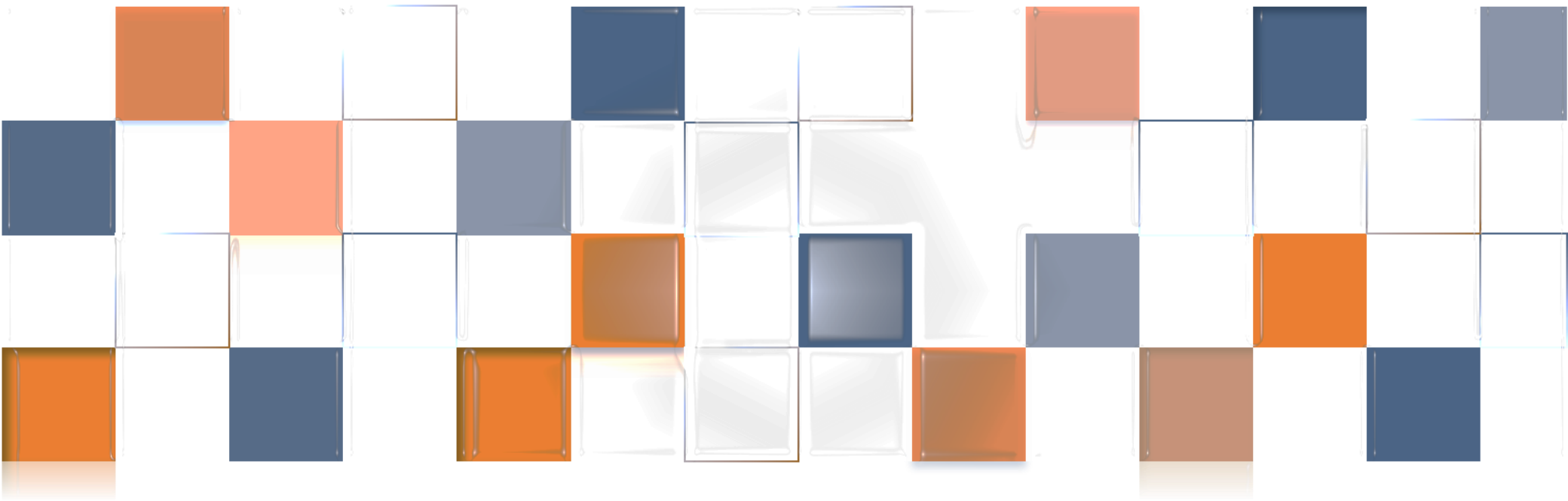


COLIVING – HABITAÇÃO ESTUDANTIL

Complexo de lazer, cultura e esporte



TRABALHO DE CONCLUSÃO DE CURSO 2020/2

FACULDADE DE ARQUITETURA
UNIVERSIDADE FEDERAL DO RIO GRANDE DO SUL

COLIVING – HABITAÇÃO ESTUDANTIL

Complexo de lazer, cultura e esporte



CAROLINE LOPEZ RIBEIRO
ORIENTADORA ANDREA SOLER MACHADO

2020/2

TEMÁTICA:

- Coliving de habitação coletiva;
- Complexo de lazer, cultura e esporte.

OBJETIVO:

- Revitalização do local;
- Criação de um Lugal Urbano.

JUSTIFICATIVA:

- Atualidade do tema;
- Demanda a partir dos condicionantes;
- Resgate da identidade do local;
- Público + Privado;
- Mistura de usos.



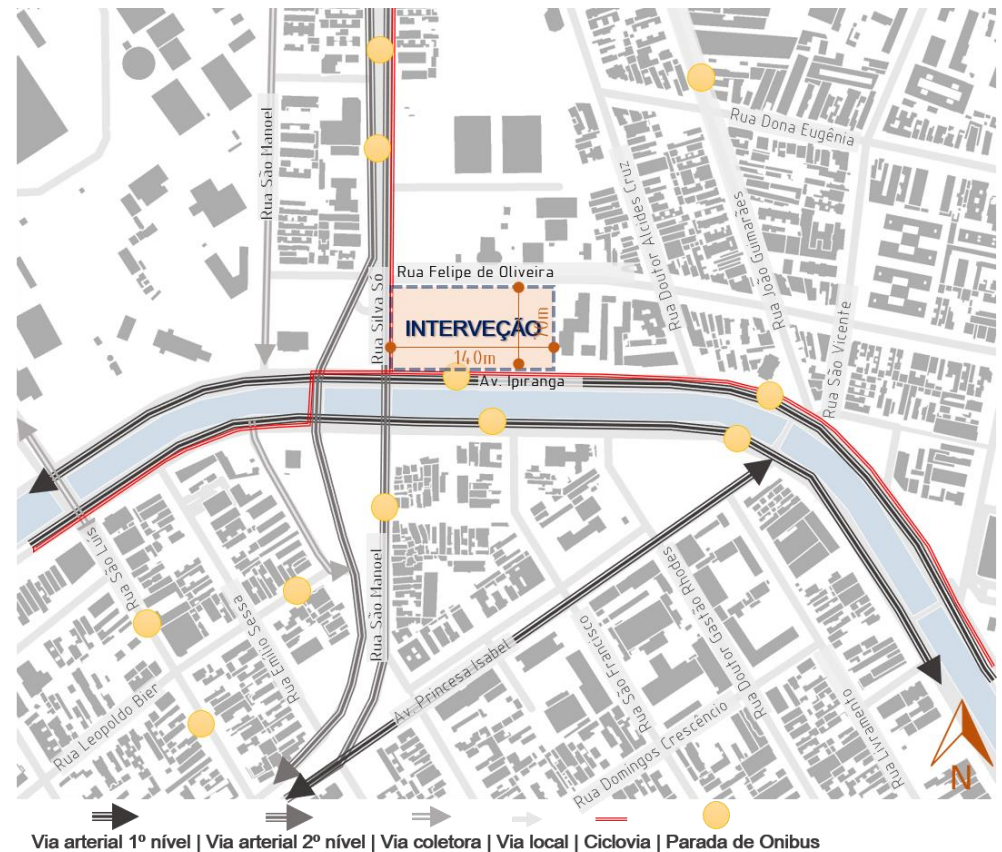
LOCALIZAÇÃO:

- Bairro Santa Cecília em Porto Alegre/RS;
- Na Av. Ipiranga e Rua Silva Só;
- Antigo Ginásio da Brigada Militar.



ESCOLHA DO SÍTIO:

- **VISIBILIDADE:**
- Inteseção entre duas vias arteriais.
- **ACESSIBILIDADE:**
- Vias de alto fluxo de veículos
- Ciclovias
- Linhas de Ônibus
- Acessibilidade com as principais universidades.
- **ÁREA:**
- Possui grandes dimensões, possibilitando vários programas, se tornando um real complexo.
- **IDENTIDADE DO LOCAL:**
- Ginásio da Brigada
- Complexo poliesportivo e de lazer
- Resgate da identidade do local.



CONDICIONANTE DO TERRENO:

• EQUIPAMENTOS PRÓXIMOS:

- Universidade Federal do Rio Grande so Sul
- Hospital de Clínicas
- Escola de Bombeiros da Brigada Militar
- Escola Felipe de Oliveira.

• MORFOLOGIA:

- Maioria de 1 a 4 pavimentos
- Mais altos estão na Av. Silva Só

• USO DO SOLO E ATIVIDADES:

- Predominantemente residencial
- Pequeno número de edificações comerciais e misto



Via arterial 1º nível



| Via arterial 2º nível



| Via coletora



Via local



| Ciclovias



| Parada de Ônibus

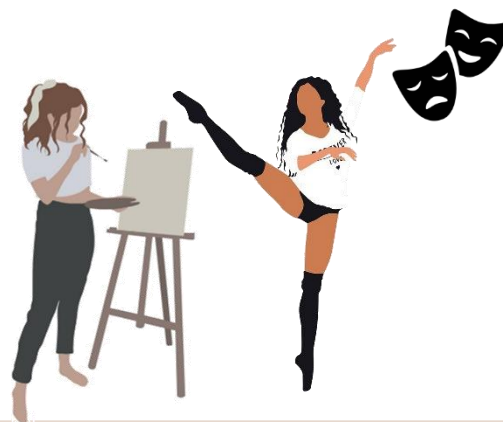


PÚBLICO ALVO:

- Comunidade do bairro Santa Cecília e de bairros próximos;



- Artistas



- Comerciantes e empreendedores



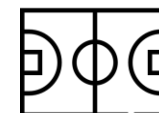
- Estudantes



- Turistas



- Comunidade esportiva



CONDICIONANTES LEGAIS:

Recuo para ajardinamento:

Av. Ipiranga: 4,0m - (OAI)

R. Silva Só: Isento

R. Felipe de Oliveira: 4m - (OAI)

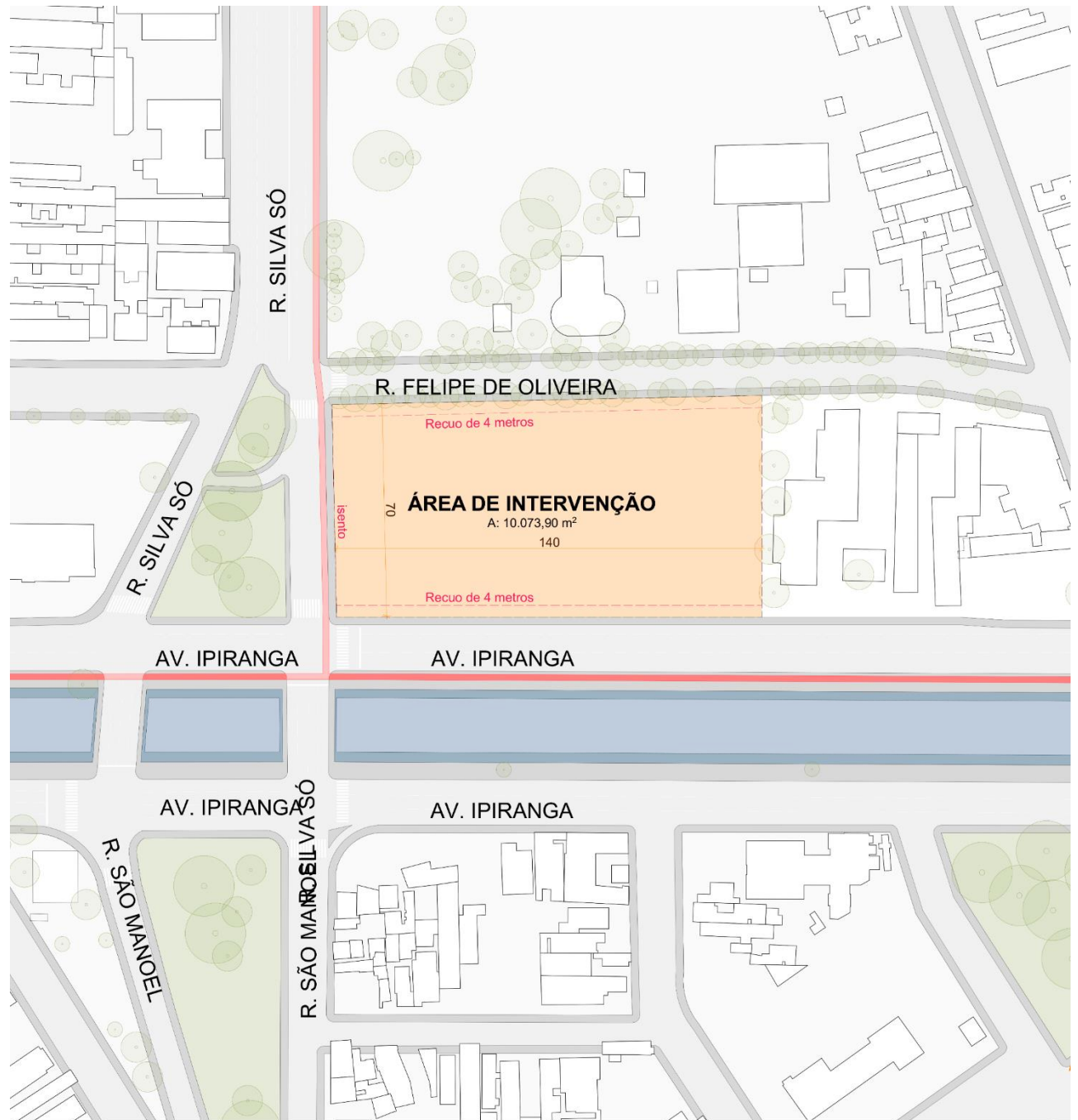
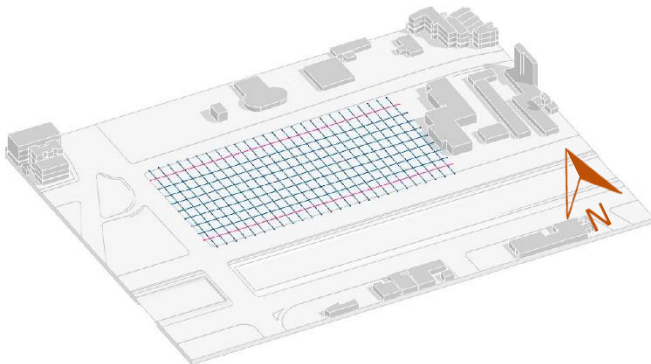
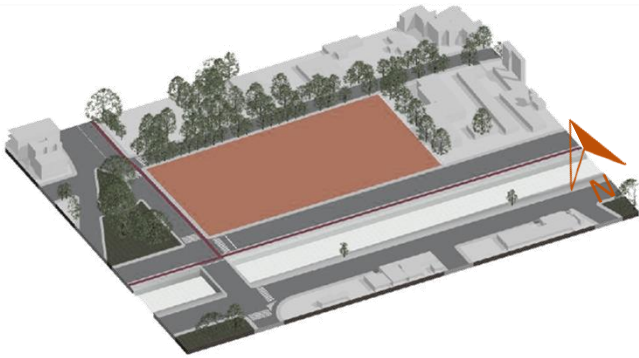
Aproveitamento (Anexo 6):

Índice de aproveitamento = 1,6

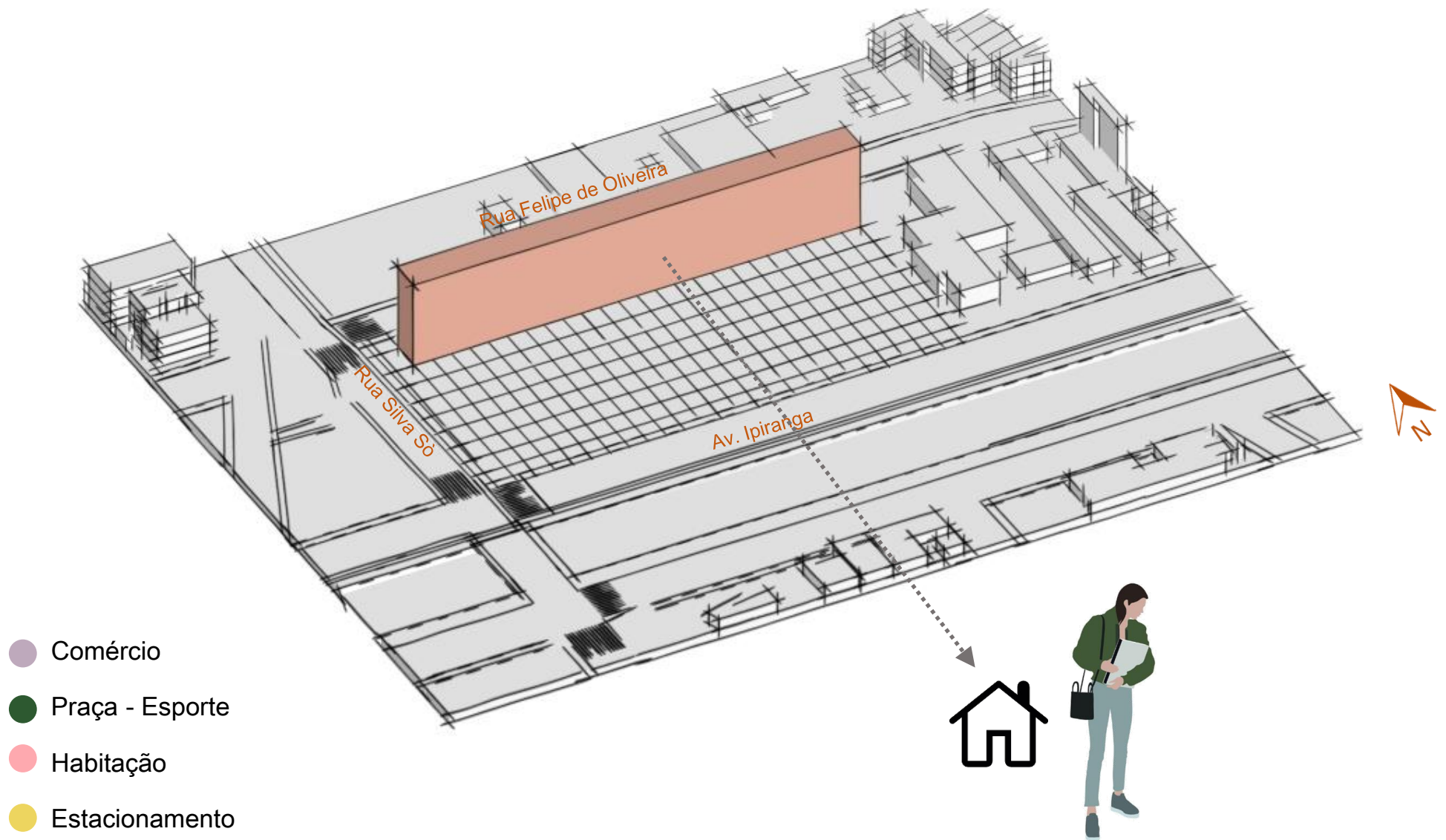
Volumetria (Anexo 7):

Taxa de ocupação = 90% na base

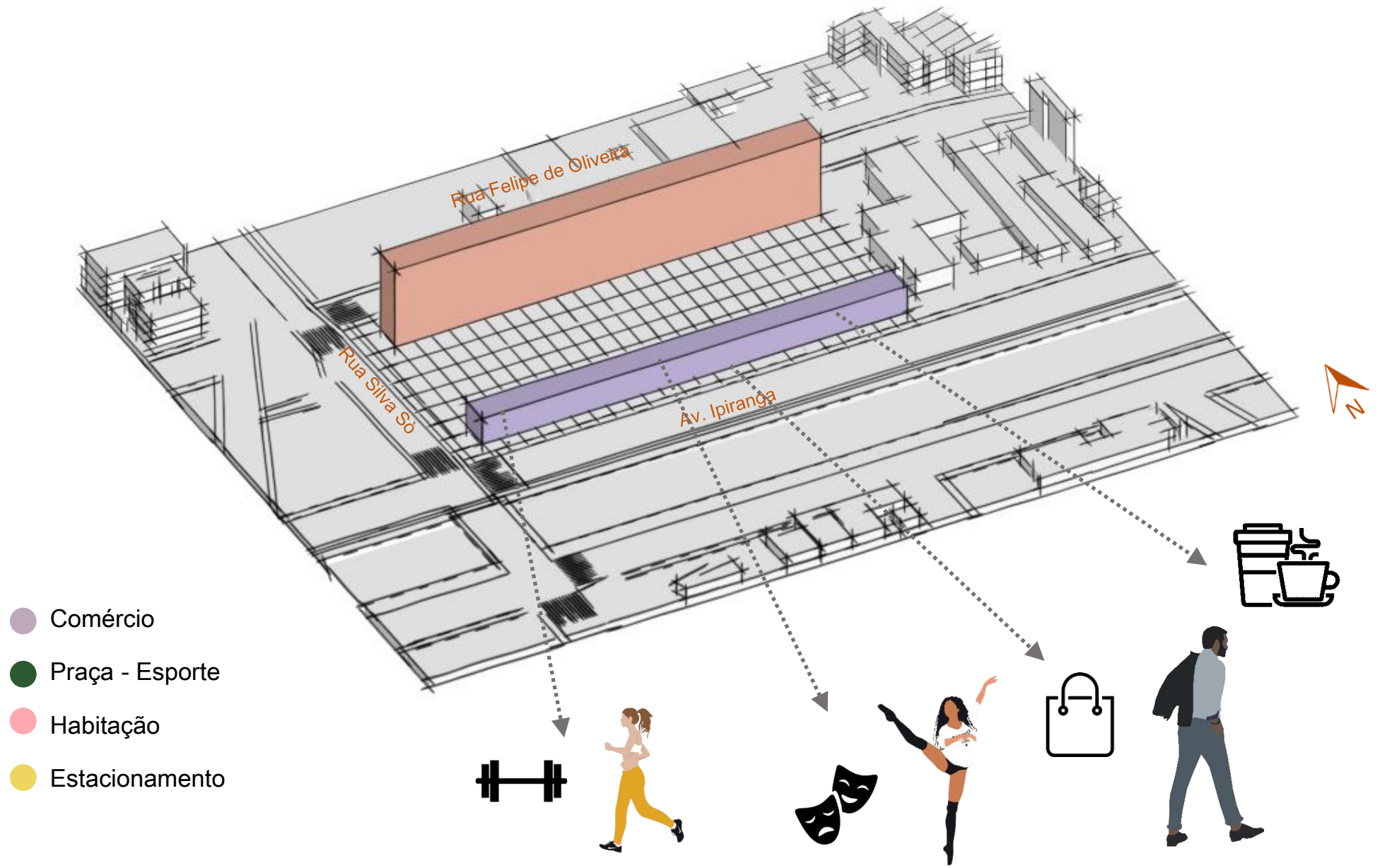
75% no corpo



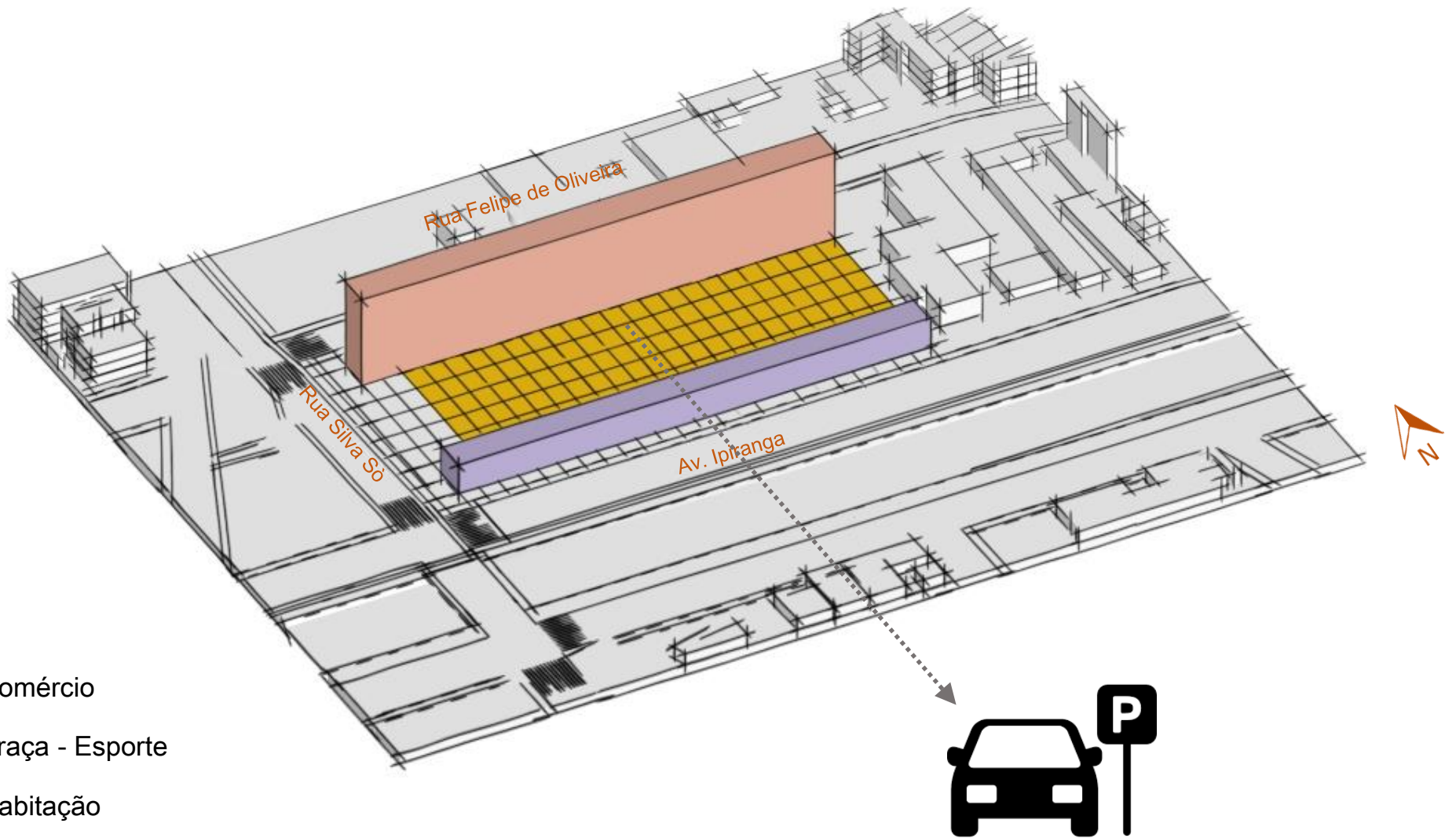
COMPOSIÇÃO VOLUMÉTRICA:



COMPOSIÇÃO VOLUMÉTRICA:

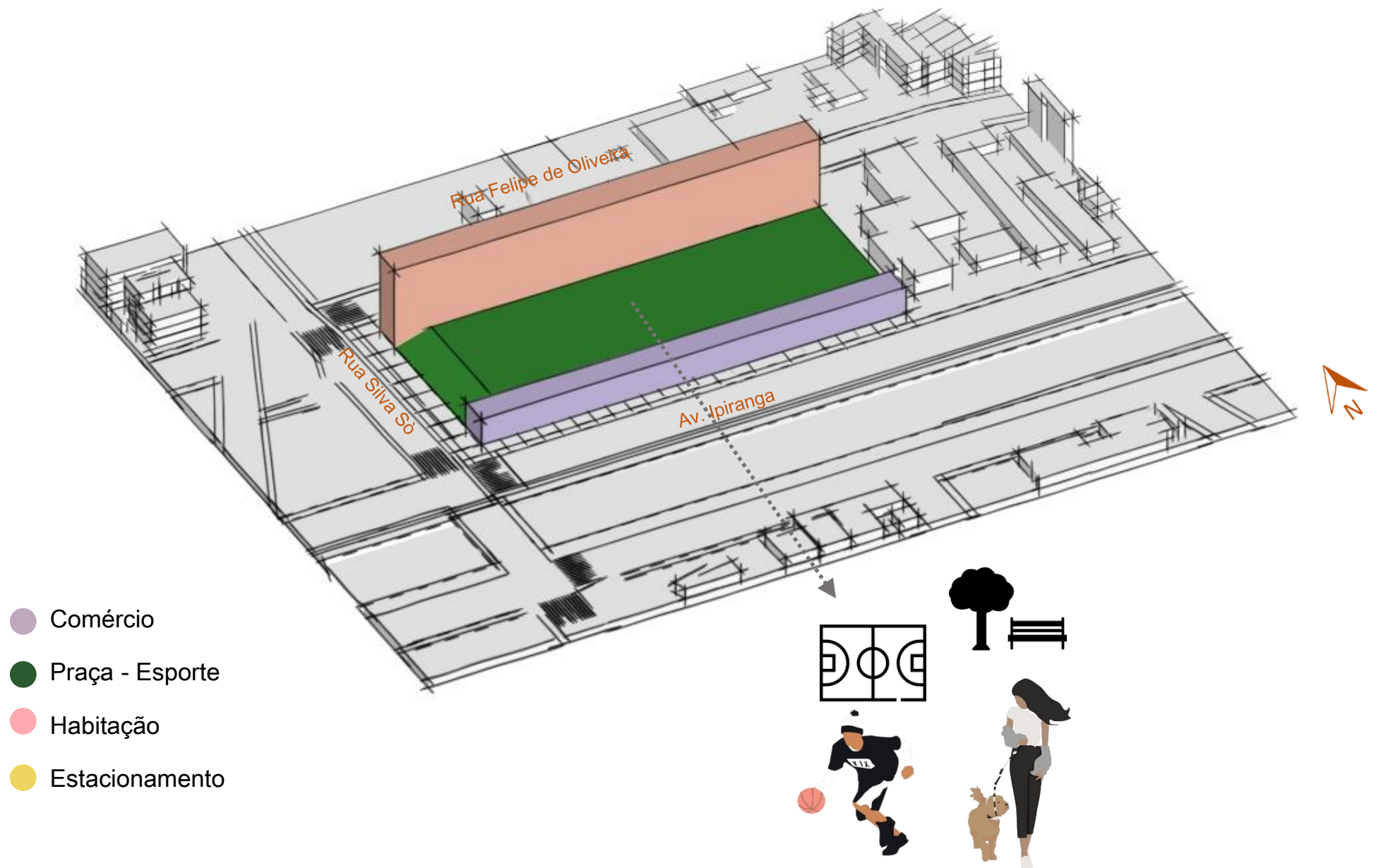


COMPOSIÇÃO VOLUMÉTRICA:

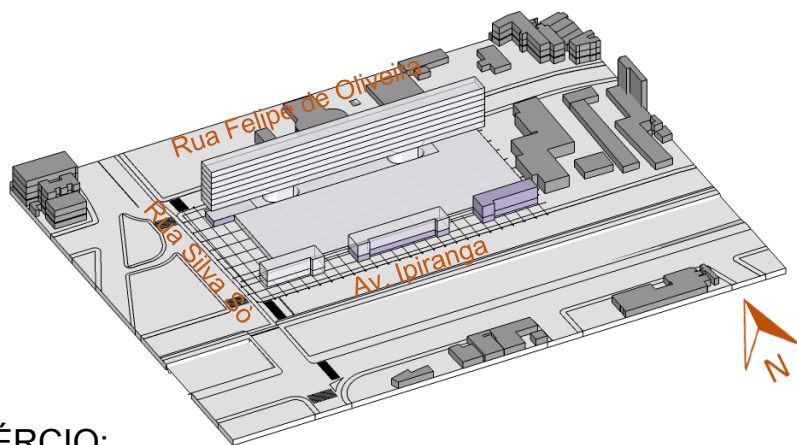


- Comércio
- Praça - Esporte
- Habitação
- Estacionamento

COMPOSIÇÃO VOLUMÉTRICA:

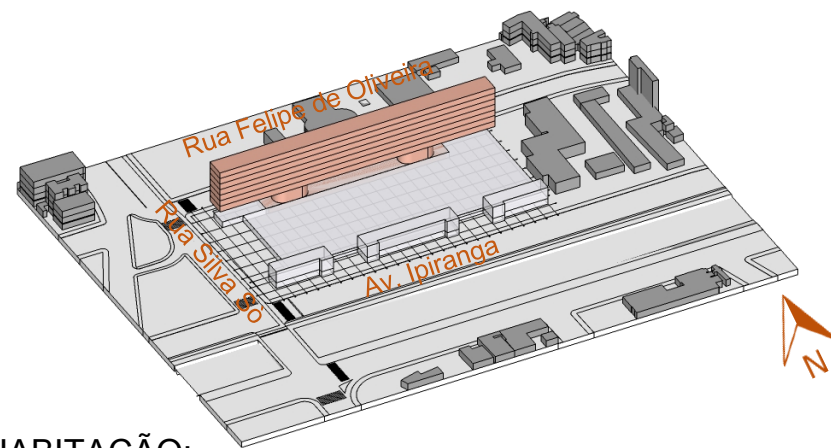


ZONEAMENTO:



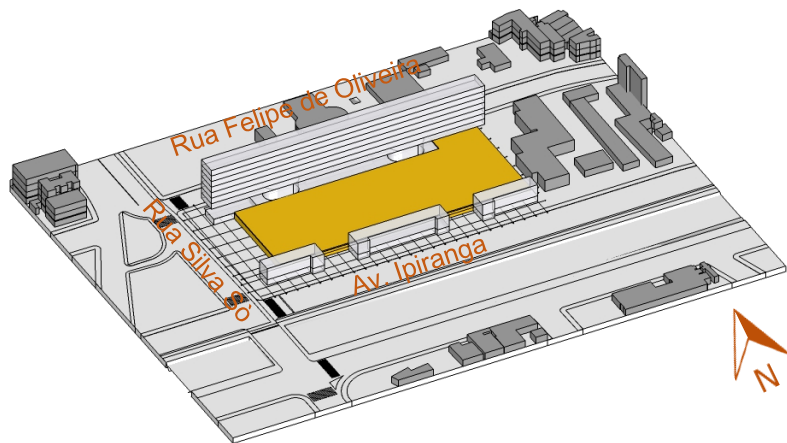
COMÉRCIO:

- Via de alto fluxo.
- Visibilidade
- Uso comercial



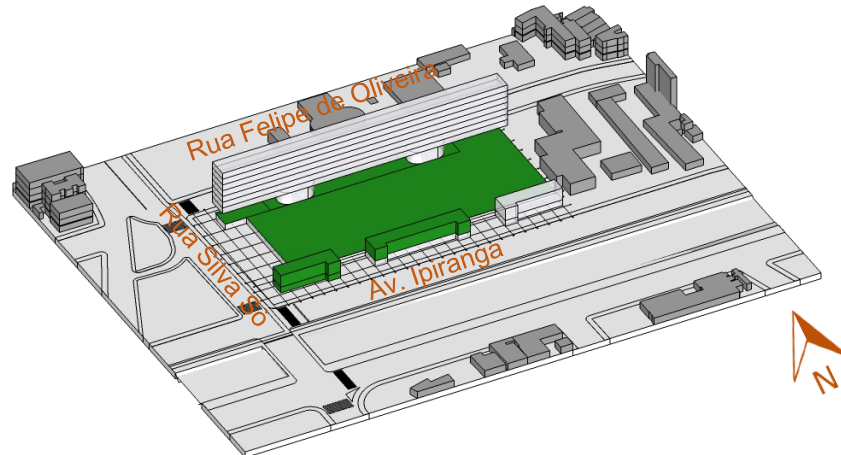
HABITAÇÃO:

- Via de baixo fluxo
- Baixo ruído
- Uso residencial
- Edificações mais altas estão presentes na Rua Silva Só



ESTACIONAMENTO:

- Acesso lojas
- Acesso edifício residencial
- Vagas que atendam o empreendimento como um todo



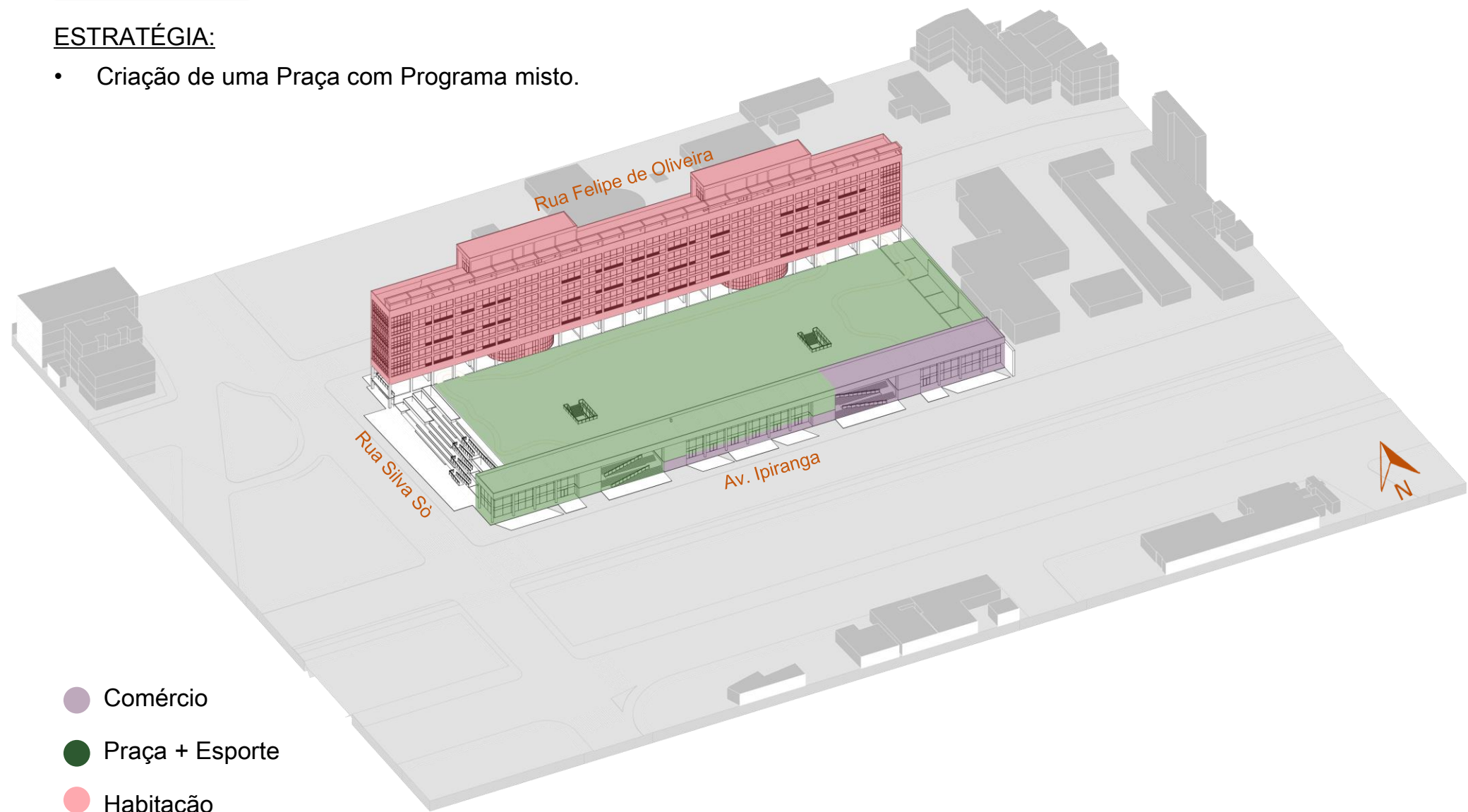
ESPORTE:

- Praça aberta elevada
- Acessível por todas as ruas
- Visibilidade

ZONEAMENTO:

ESTRATÉGIA:

- Criação de uma Praça com Programa misto.

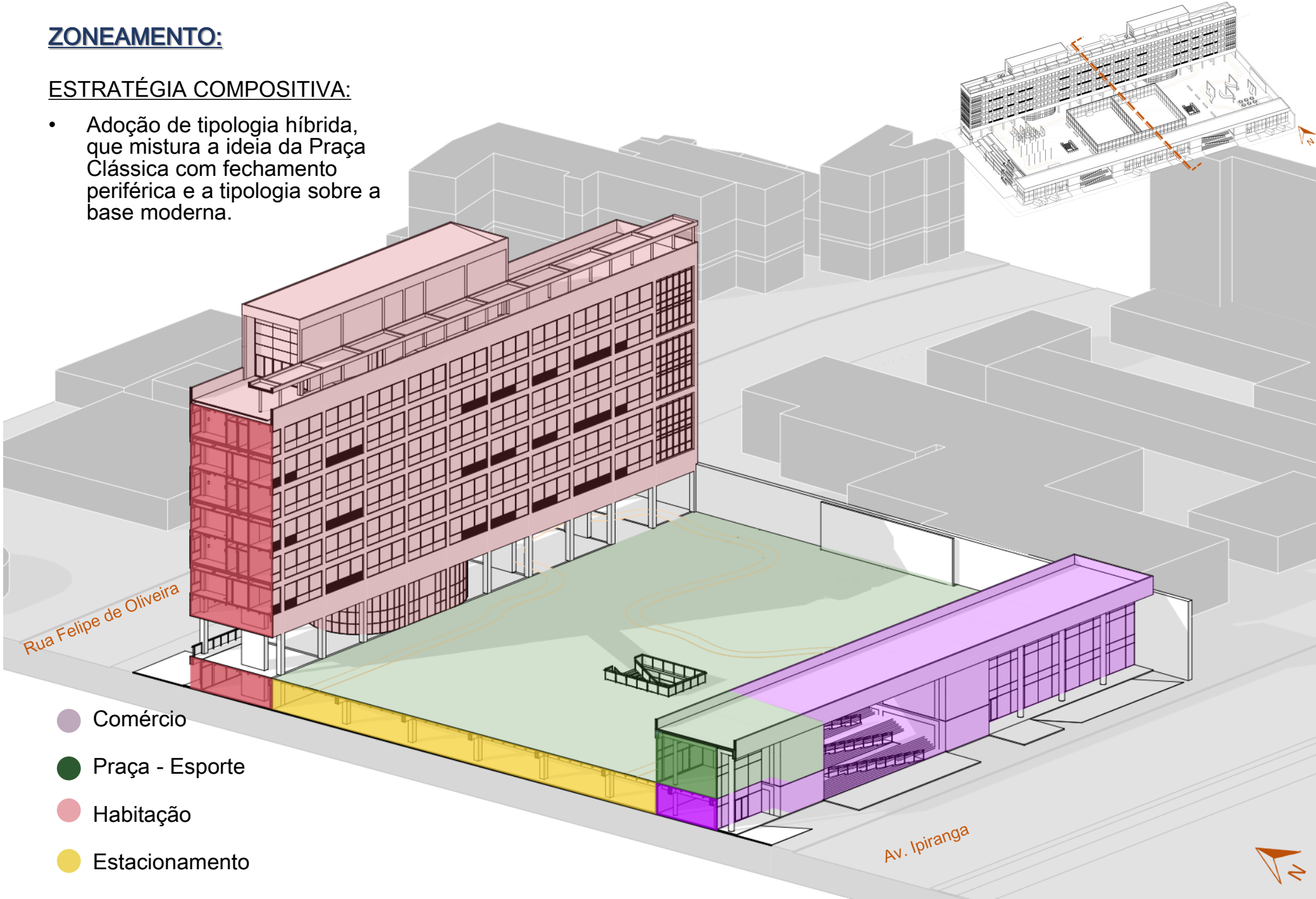


- Comércio
- Praça + Esporte
- Habitação
- Estacionamento

ZONEAMENTO:

ESTRATÉGIA COMPOSITIVA:

- Adoção de tipologia híbrida, que mistura a ideia da Praça Clássica com fechamento periférica e a tipologia sobre a base moderna.

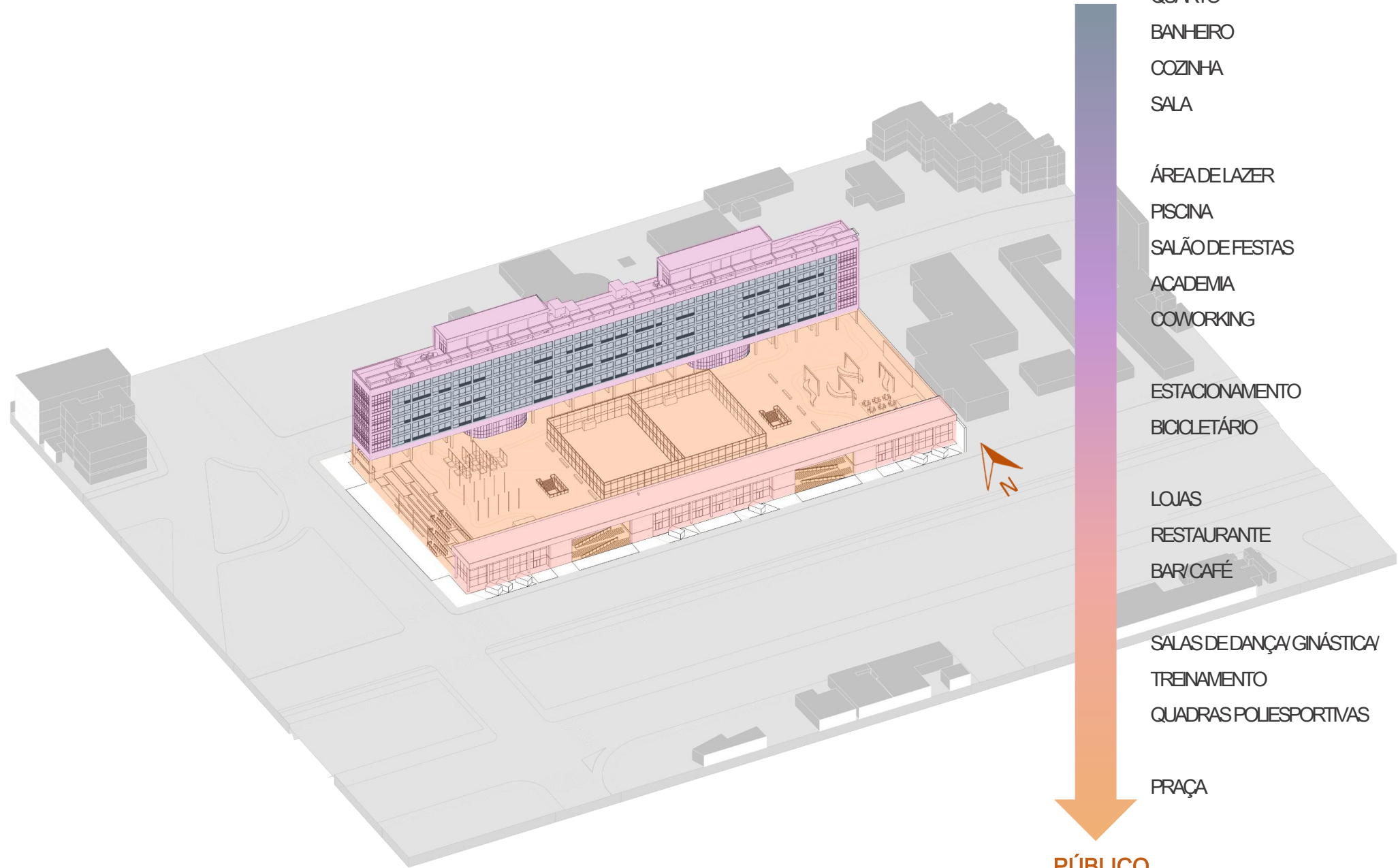


GRADIENTE DE PRIVACIDADE:

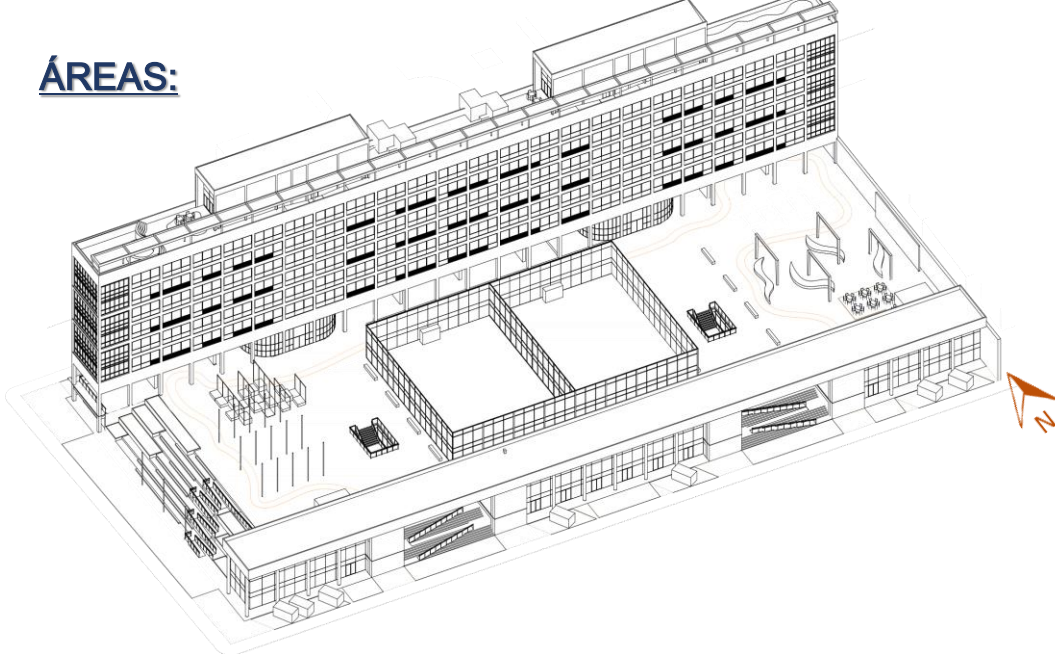
PRIVADO

- QUARTO
- BANHEIRO
- COZINHA
- SALA
- ÁREA DE LAZER
- PISCINA
- SALÃO DE FESTAS
- ACADEMIA
- COWORKING
- ESTACIONAMENTO
- BICLETÁRIO
- LOJAS
- RESTAURANTE
- BAR/CAFÉ
- SALAS DE DANÇA/GINÁSTICA/
TREINAMENTO
- QUADRAS POLIESPORTIVAS
- PRAÇA

PÚBLICO



ÁREAS:



• **área do terreno:** 10.073,90 m²

• **área ocupada:**

8.294,24 m² base

2.470,72 m² corpo

• **índice máximo de ocupação legal:**

90% na base

75% no corpo

• **índice obtido no projeto:**

82,3% na base

24,52% no corpo

• **área aproveitada máxima construída:**

16.939,85 m²

• **área aproveitada (adensável):**

7.978,48 m²

• **índice de aproveitamento :** 1,6

• **índice obtido no projeto (máxima construída):** 1,68

• **índice obtido no projeto (adensável):** 0,79

• **Demandas de vagas de**

estacionamento:

78 residencial

56 comercial

TOTAL: 134 vagas

• **Número de vagas do projeto:**

180 vagas cobertas

16 vagas descobertas

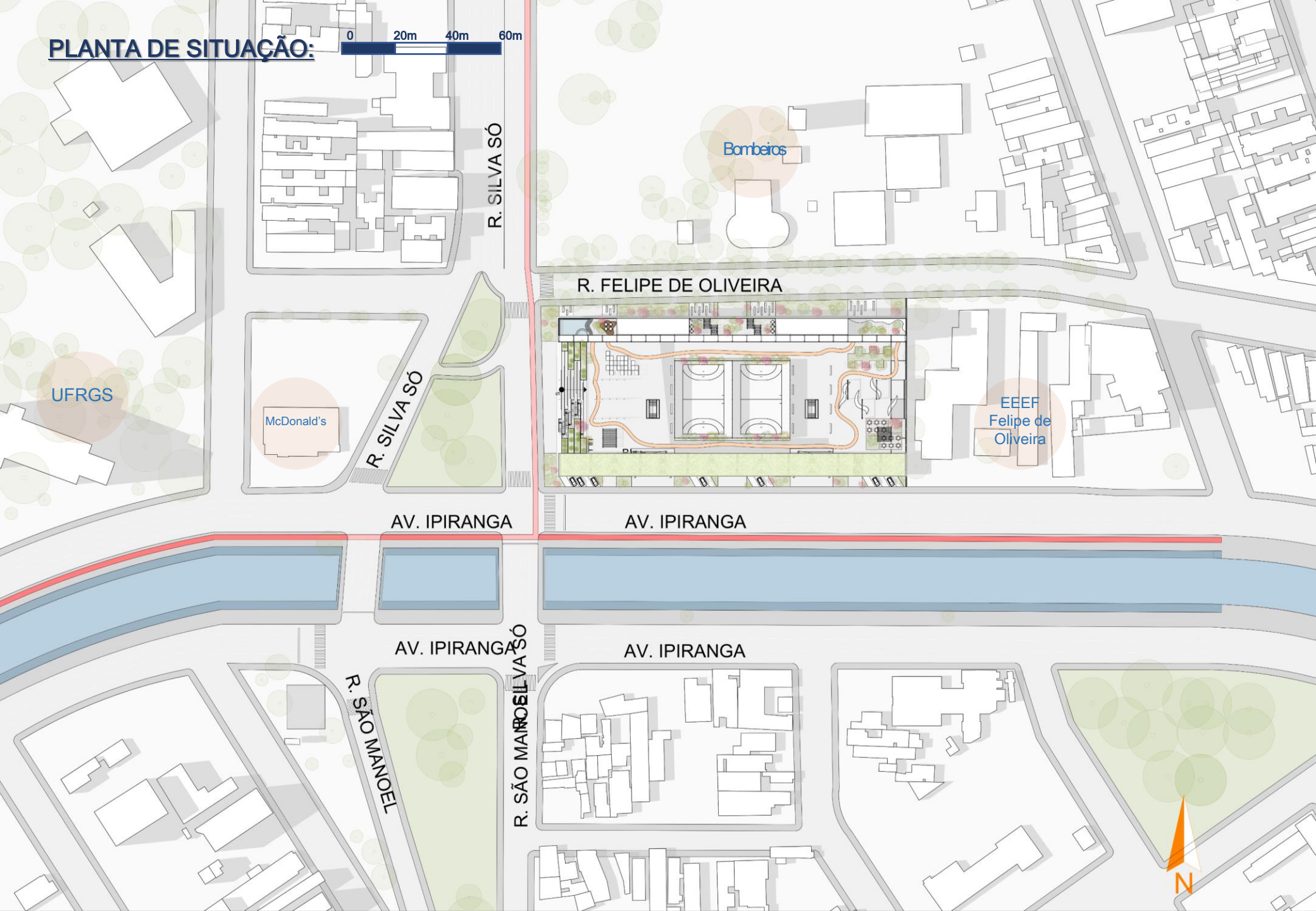
TOTAL: 196 vagas

	Adensável (m ²)	Não Adensável (m ²)
Apto 1 dorm.	327,60	
Apto PNE	109,20	
Apto 2 dorm.	2116,80	
Apto 5 dorm.	2520,00	
Academia	359,69	
Administrativo	85,25	
WC e vest. apoio		499,37
Área técnica		254,94
Bar/café	298,92	
Estacionamento bike		83,08
Churrasqueira		75,62
Circulação		2.018,70
Comércio	924,99	
Coworking	649,32	
Salas (esporte)	215,46	
Depósito		36,57
Elétrica/transf./bateria		40,95
Estacionamento		5.065,40
Hall		266,40
Lavanderia	156,03	
Lixo		16,80
Lojas	215,22	
Recepção/portaria		422,33
Reservatórios		106,98
Salão de festas		74,63
TOTAL	7.978,48	8.961,37

**ÁREA MÁXIMA
CONSTRUÍDA**

16.939,85 m²

PLANTA DE SITUAÇÃO:



PLANTA DE COBERTURA:

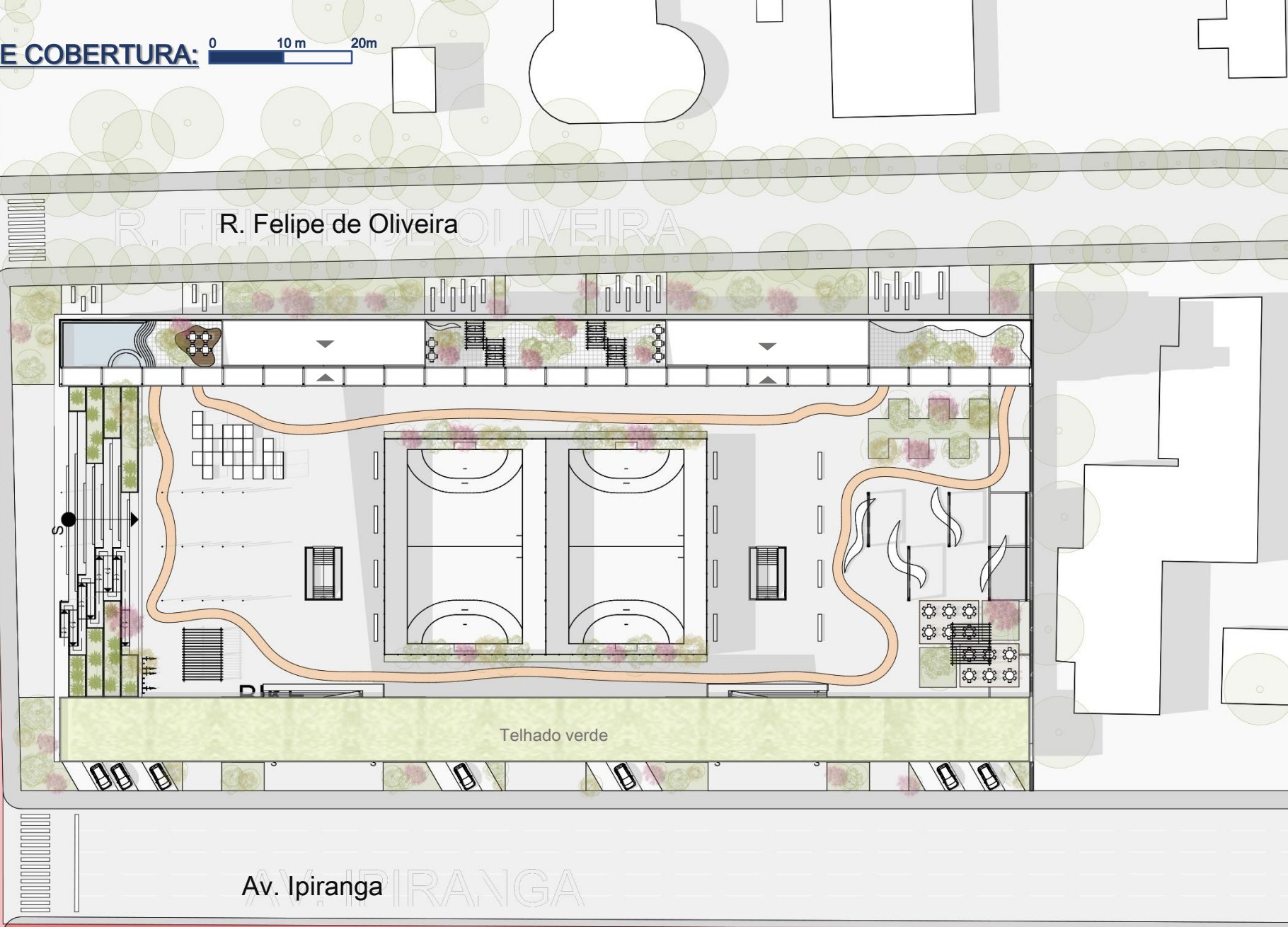


R. Silva Só

R. Felipe de Oliveira

Av. Ipiranga

Telhado verde

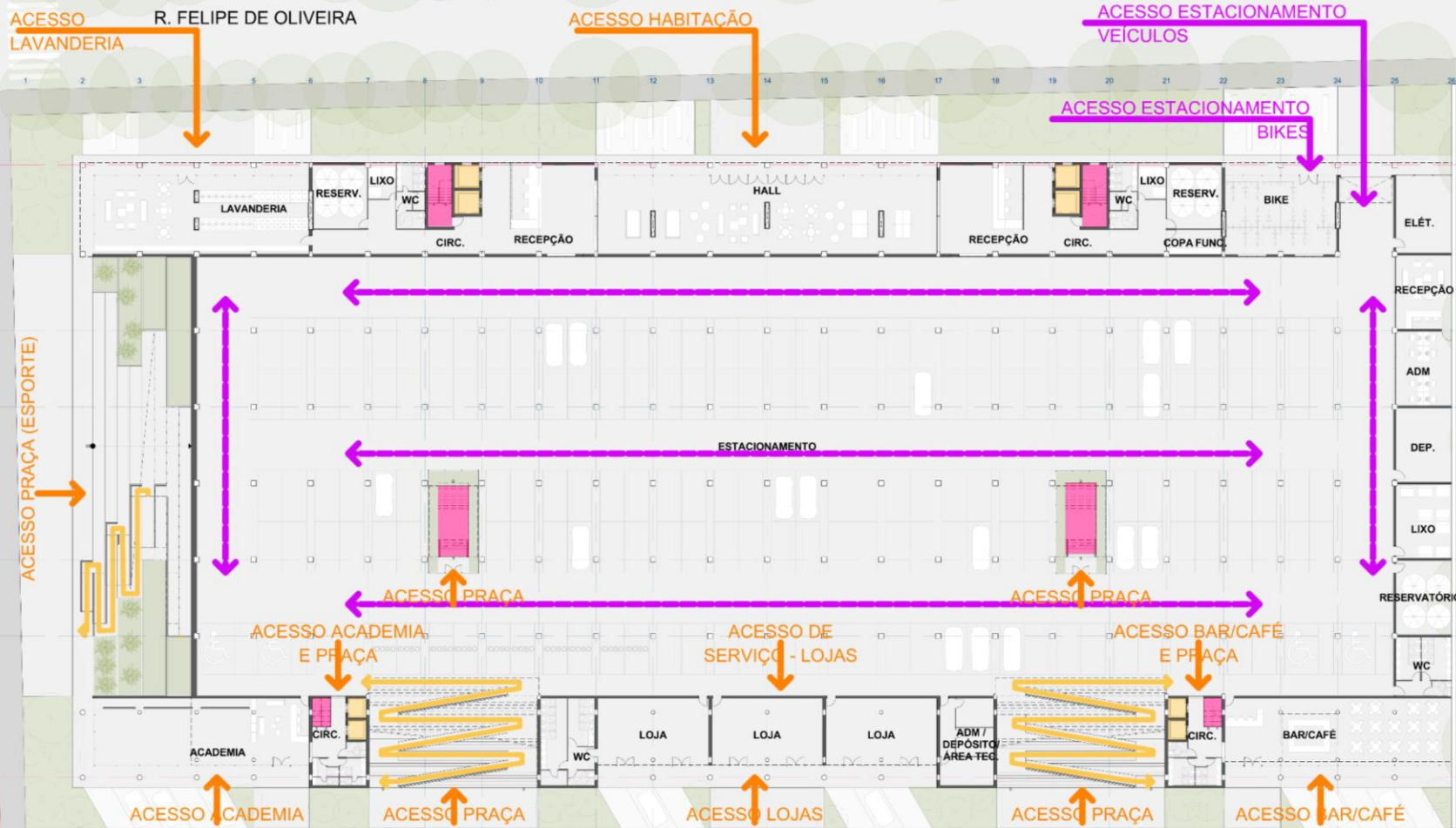


ACESSOS:



R. SILVA SÓ

AV. IPIRANGA



ACESSO VEÍCULOS

Pedestres ●

Veículos ●

Acessibilidade ●

Circulação vertical ●



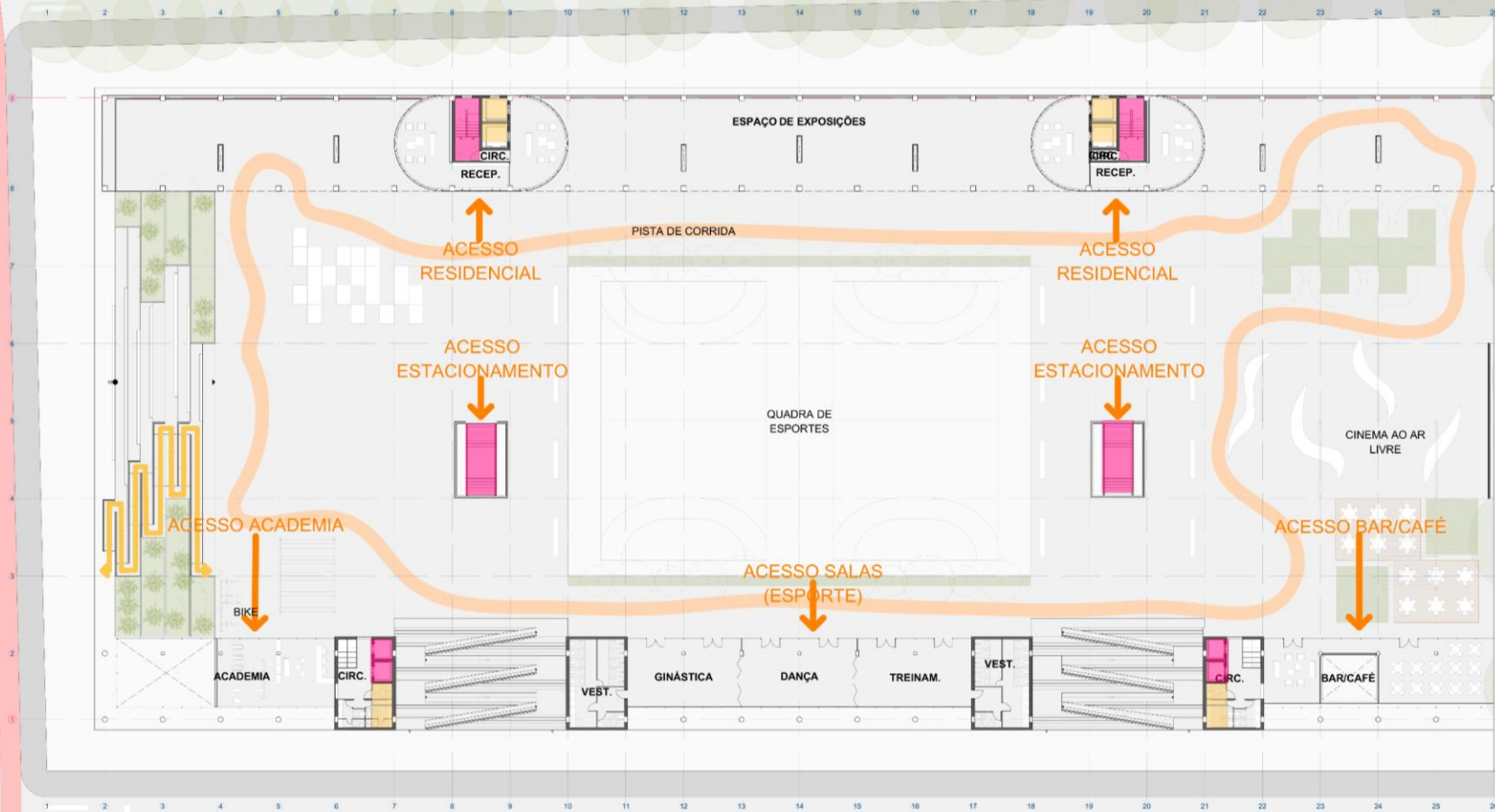
ACESSOS:



R. FELIPE DE OLIVEIRA

R. SILVA SÓ

AV. IPIRANGA



Pedestres ●

Veículos ●

Acessibilidade ●

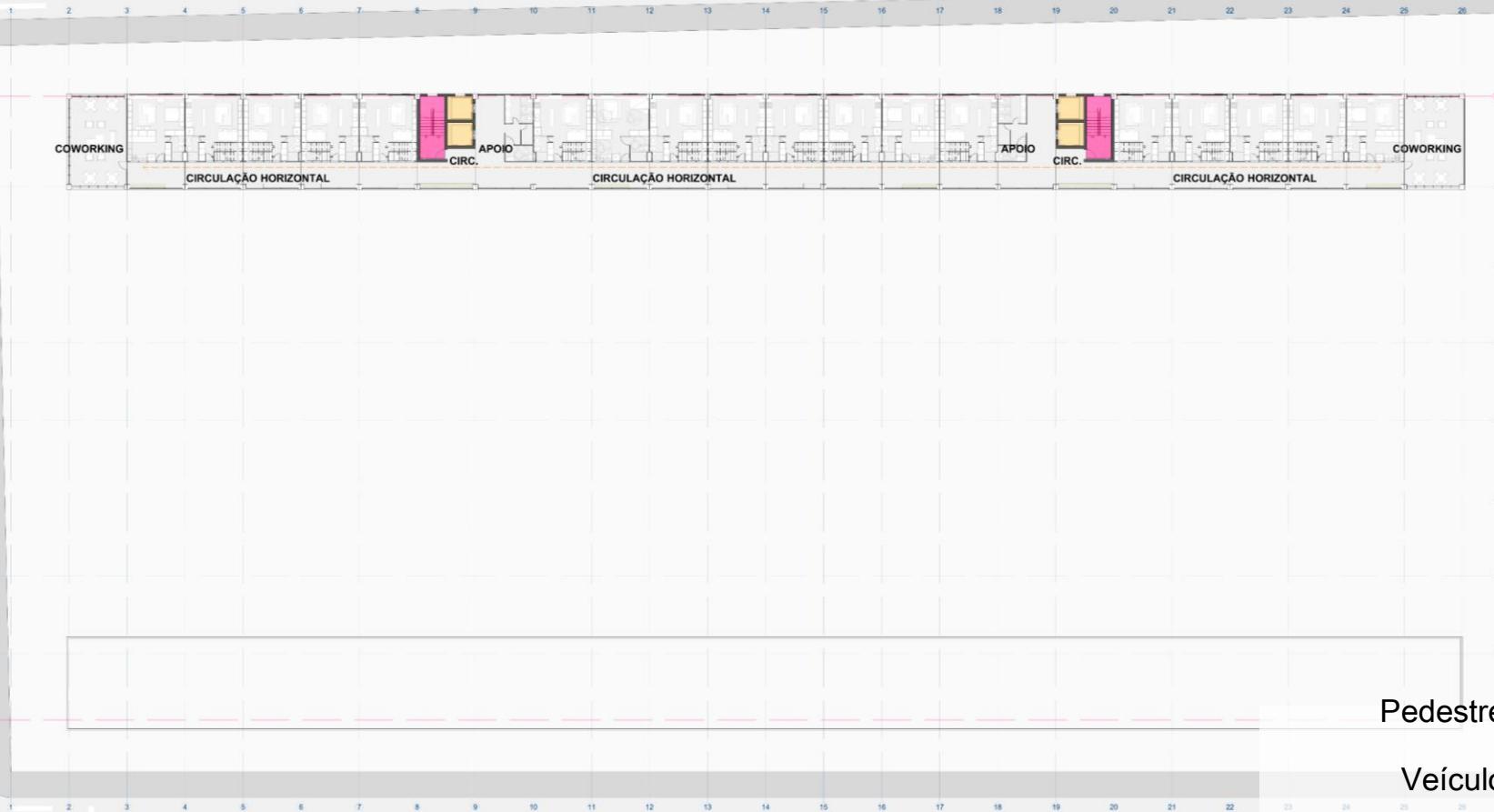
Circulação vertical ●



ACESSOS:



R. FELIPE DE OLIVEIRA



R. SILVA SÓ

AV. IPIRANGA



- Pedestres ●
- Veículos ●
- Acessibilidade ●
- Circulação vertical ●

TERREO:



R. FELIPE DE OLIVEIRA

S-03

S-01

S-02



S-04

S-04

S-05

S-05



R. SILVA SÓ

ESTACIONAMENTO



AV. IPIRANGA



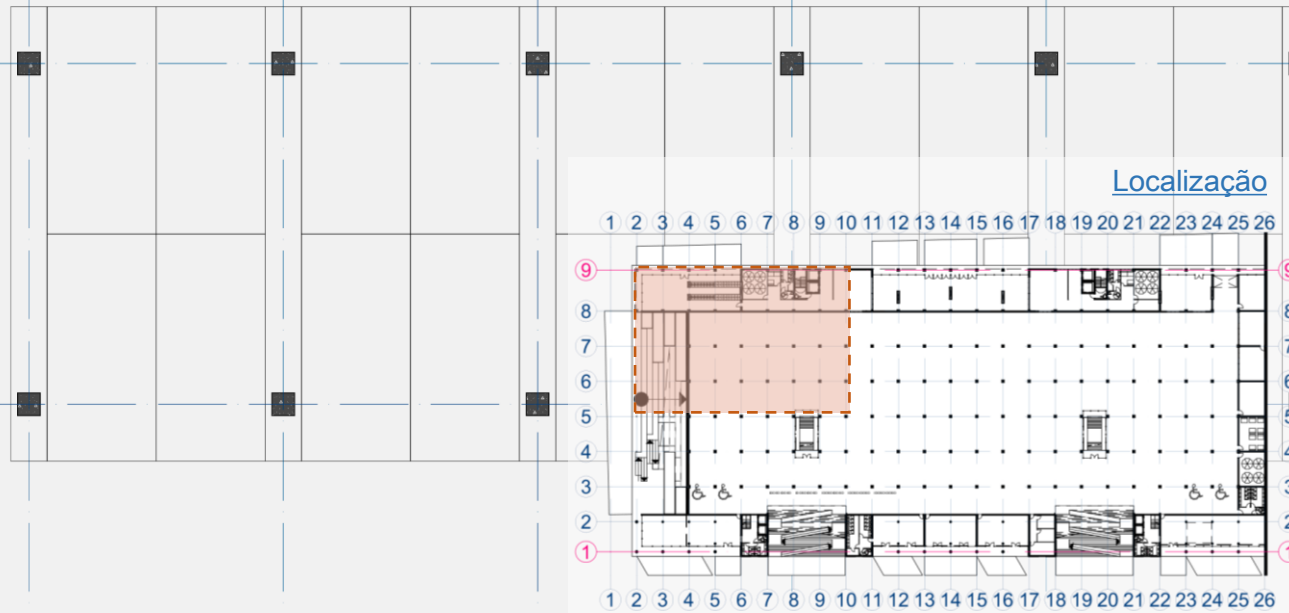
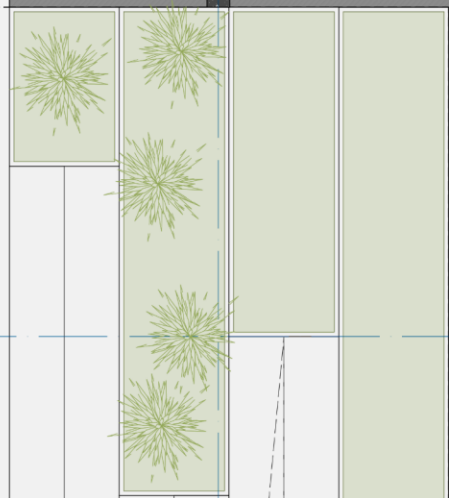
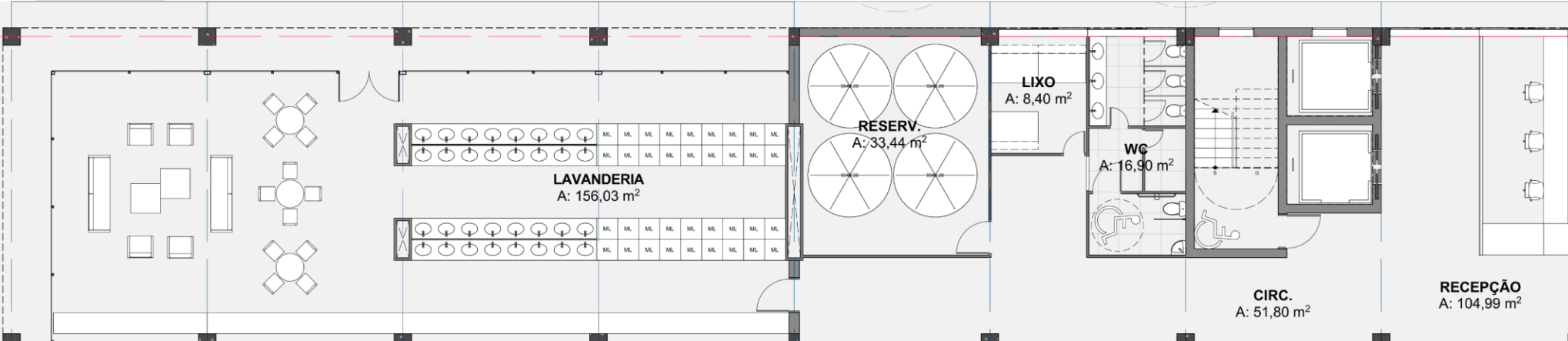
ESTACIONAMENTO:

TOTAL: 180 vagas

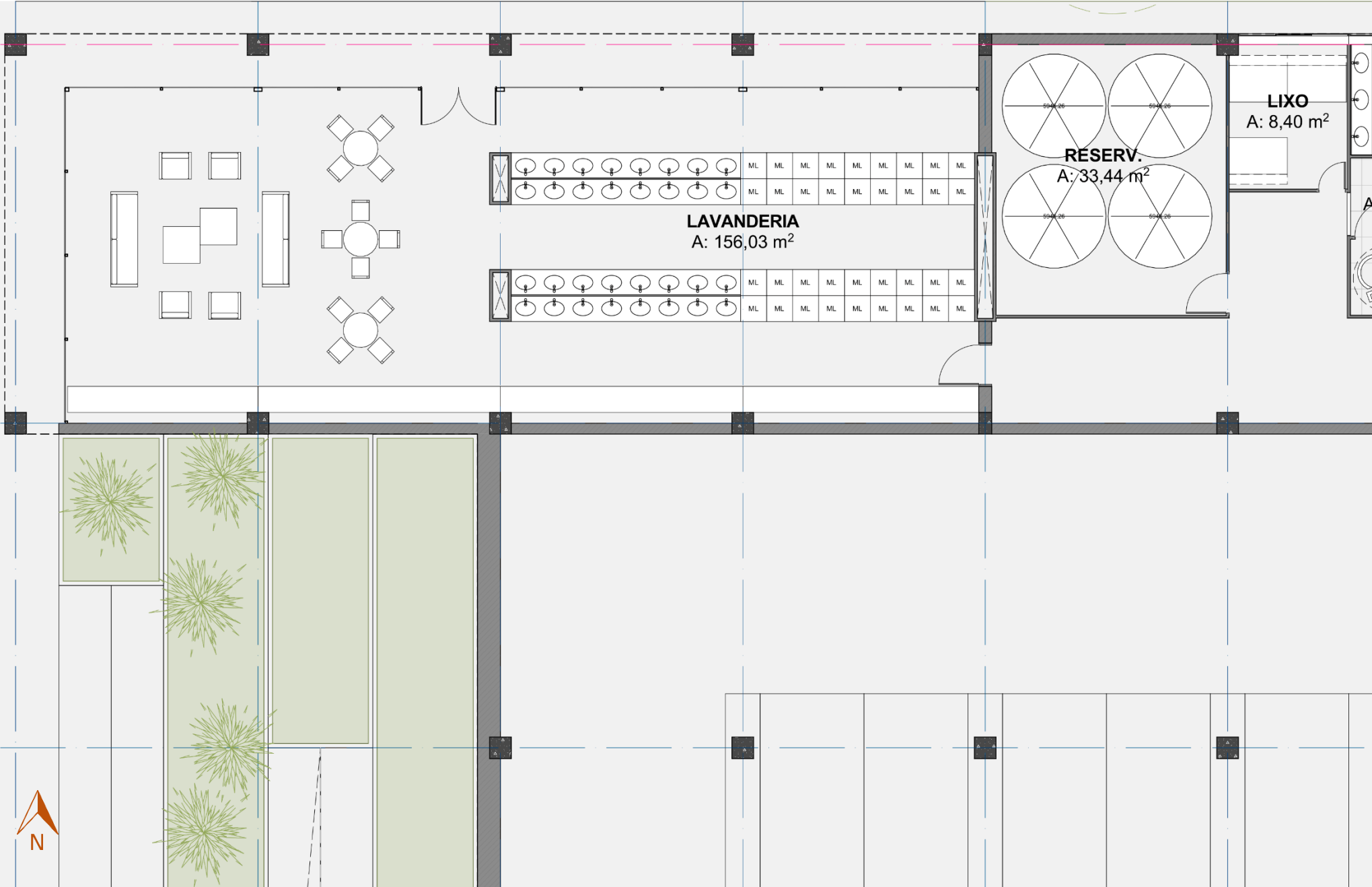
4 PNE 10 Idoso



TÉRREO: 0 2,5 m 5m



TÉRREO:



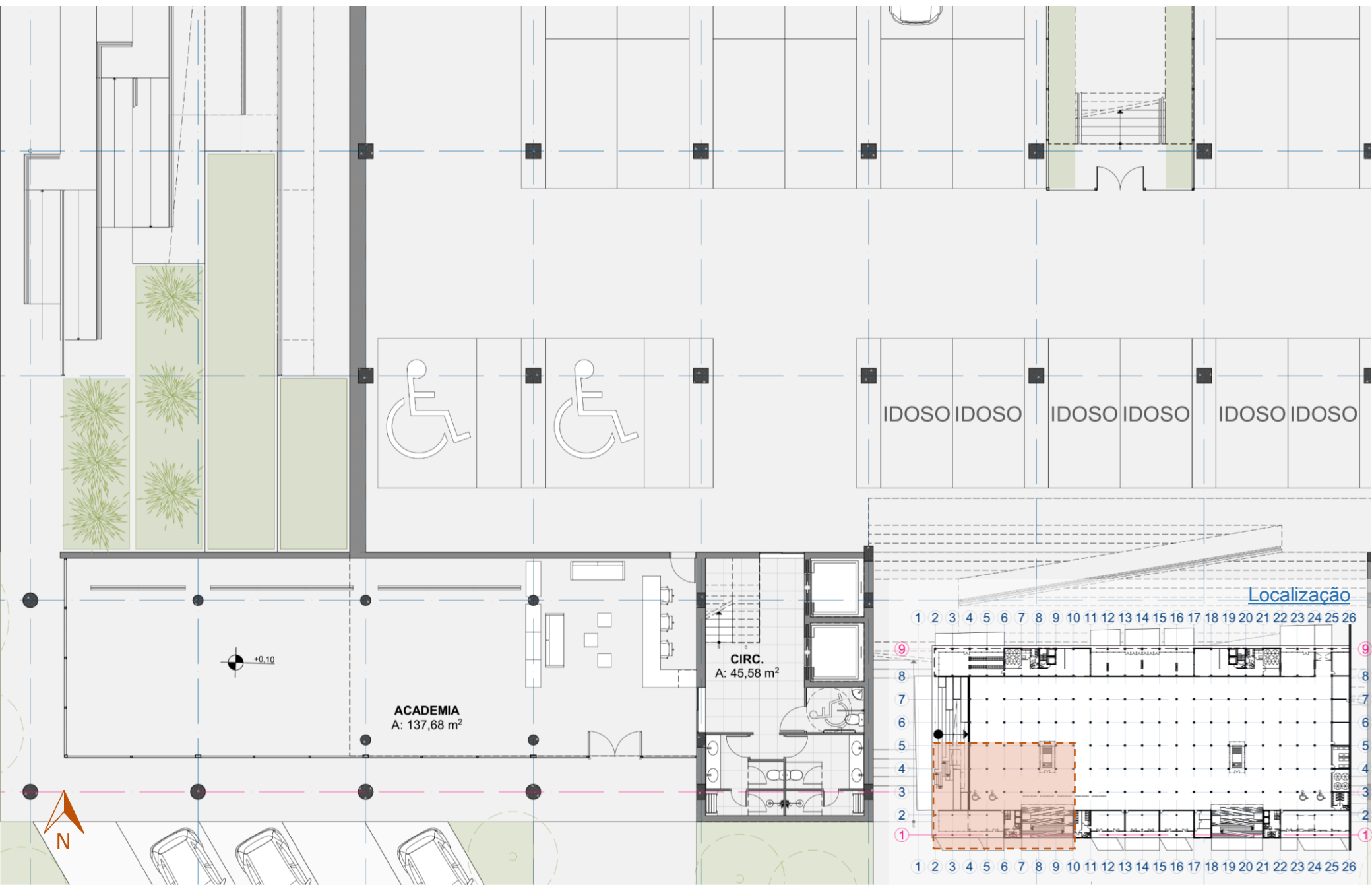
LIXO
A: 8,40 m²

RESERV.
A: 33,44 m²

LAVANDERIA
A: 156,03 m²



TÉRREO: 0 2,5 m 5m



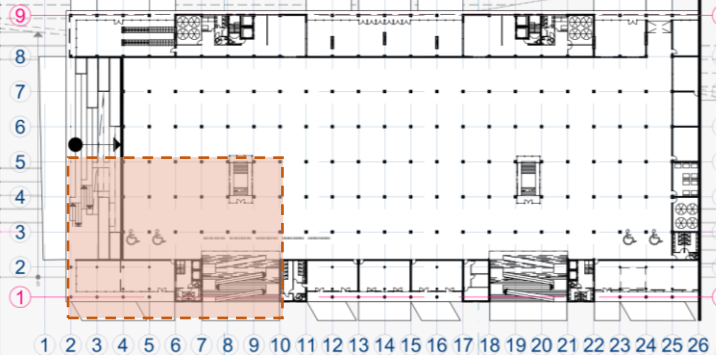
IDOSO IDOSO IDOSO IDOSO IDOSO IDOSO

ACADEMIA
A: 137,68 m²

CIRC.
A: 45,58 m²

Localização

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26

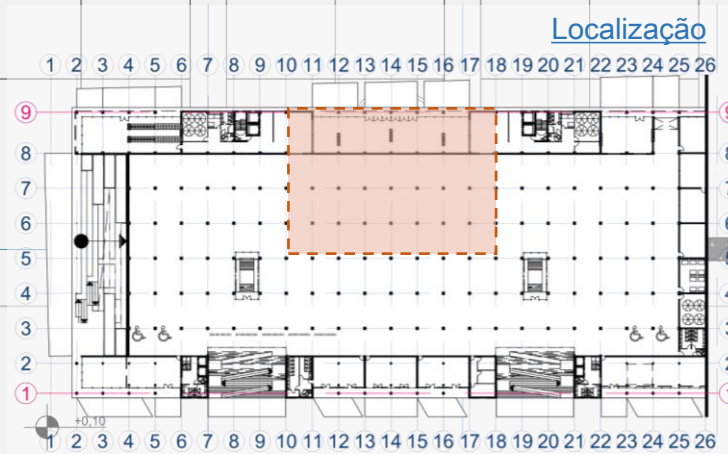
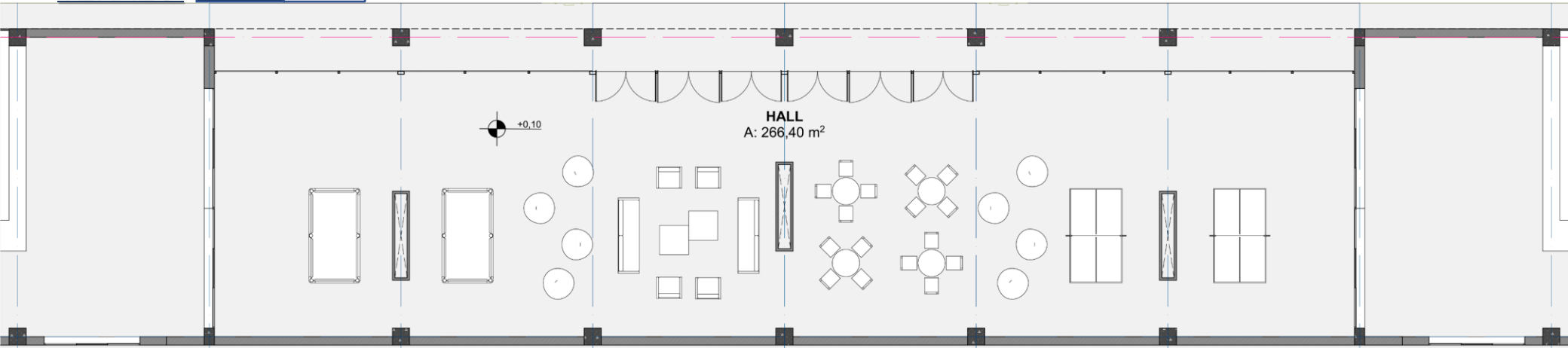


TÉRREO:



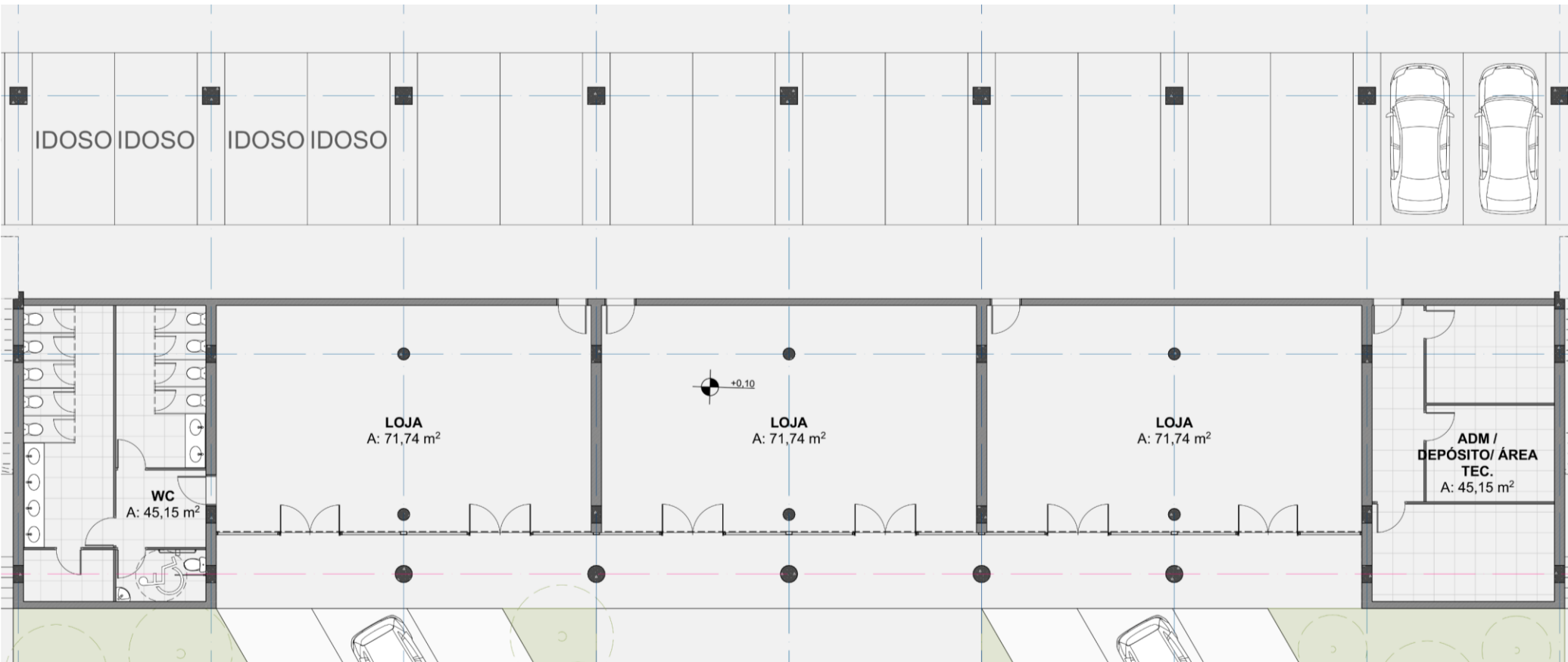


TÉRREO: 0 2,5 m 5m

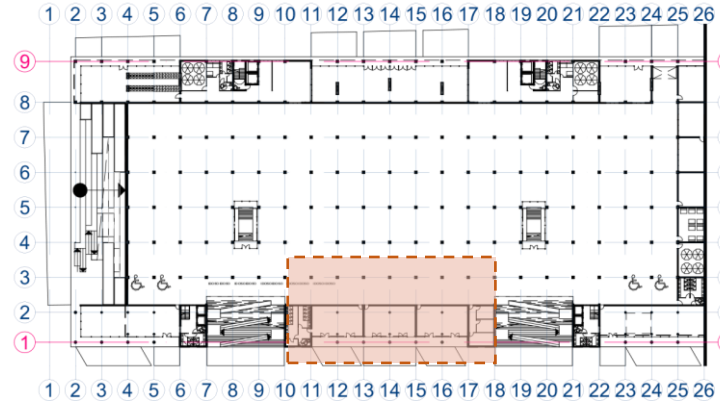


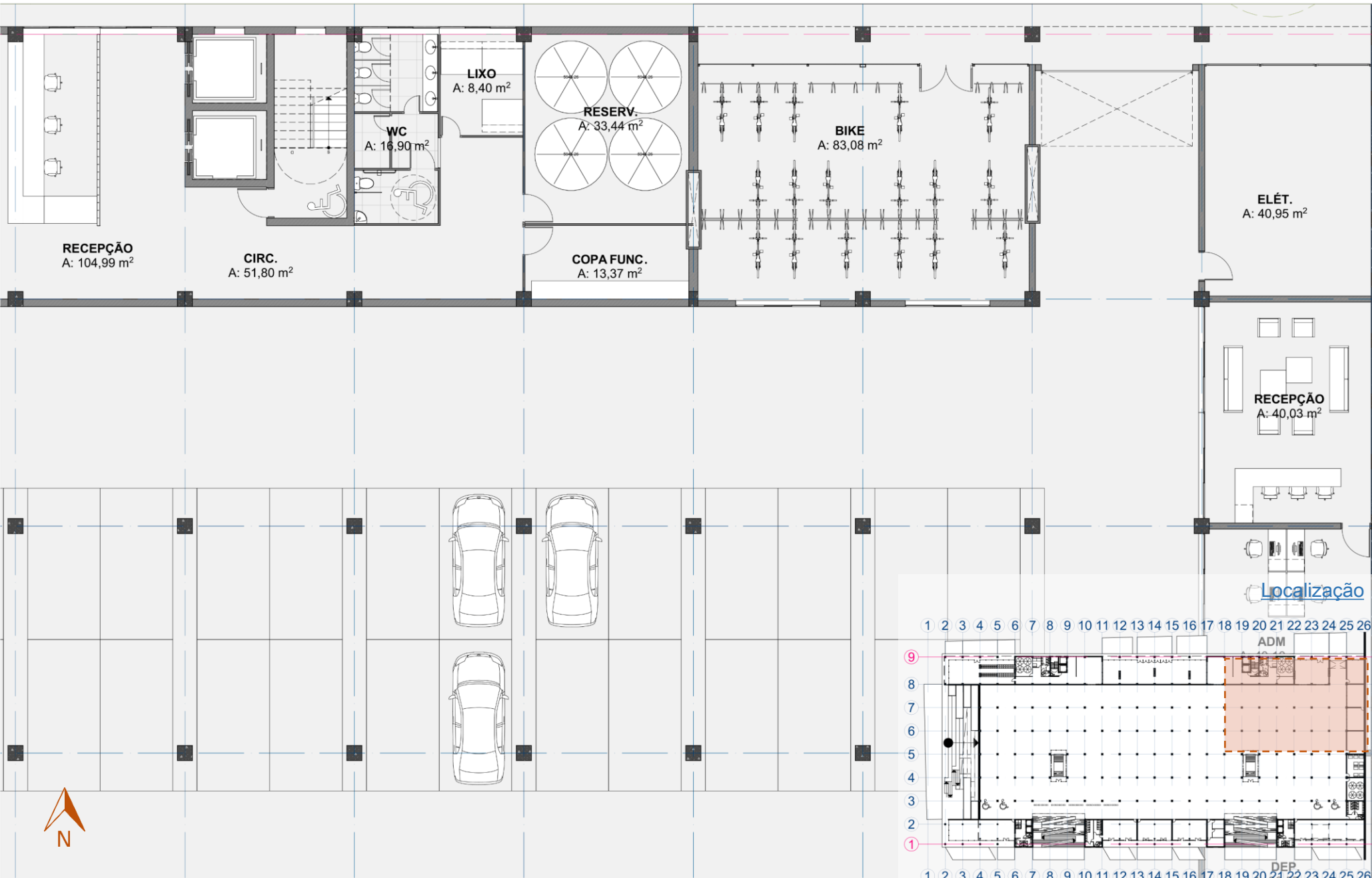
ESTACIONAMENTO
A: 5.065,40 m²

TÉRREO: 0 2,5 m 5m

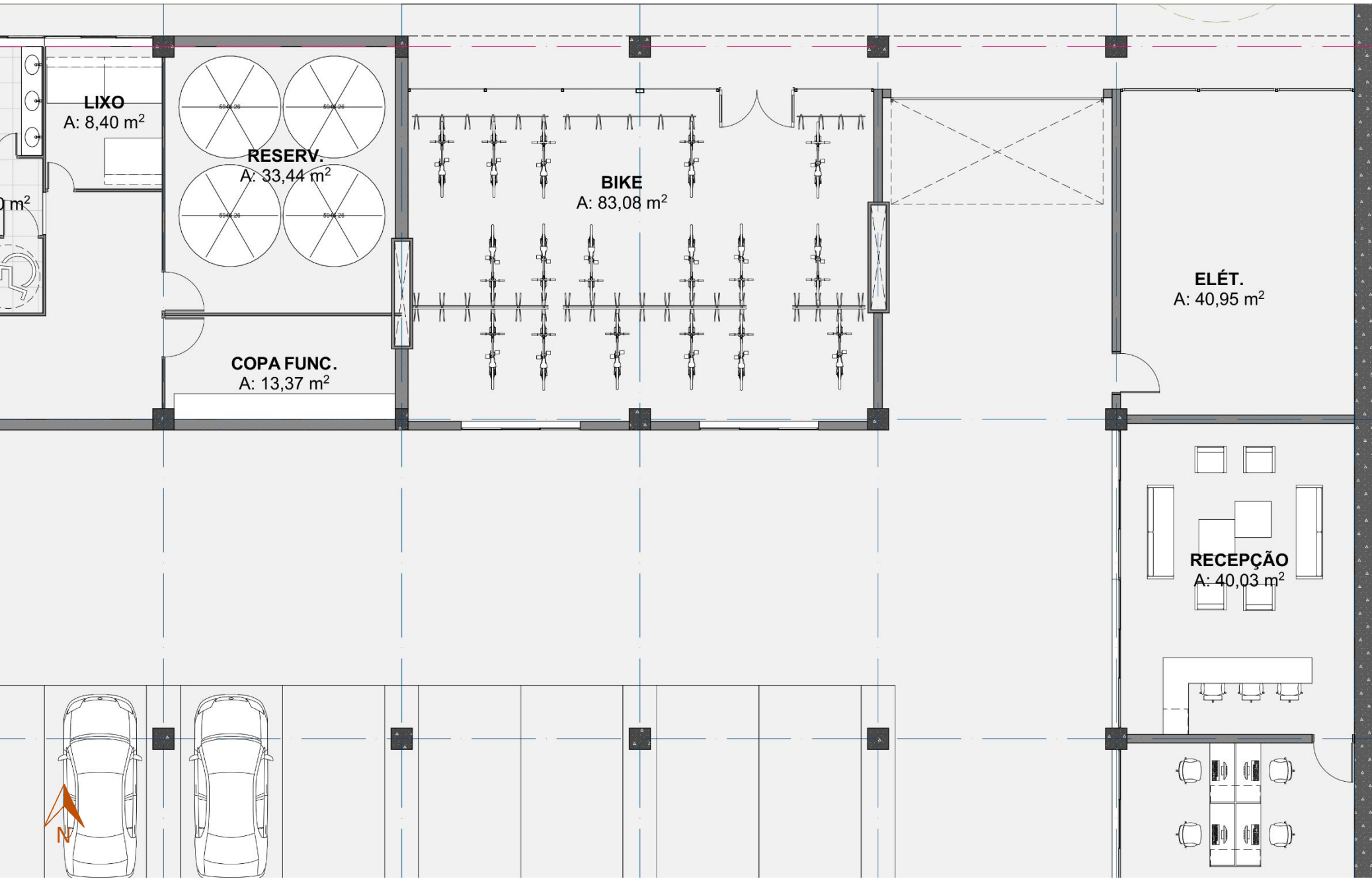


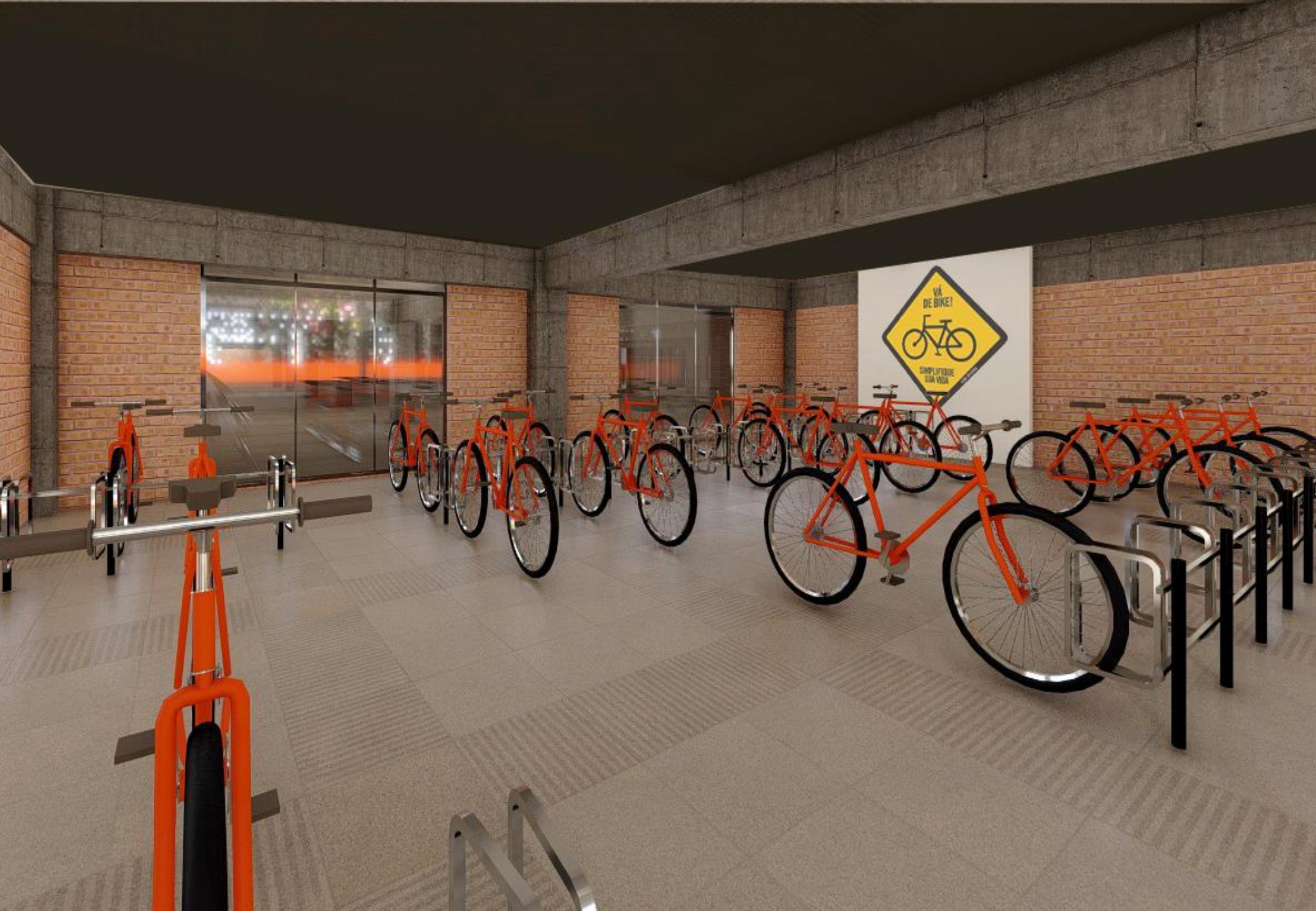
Localização

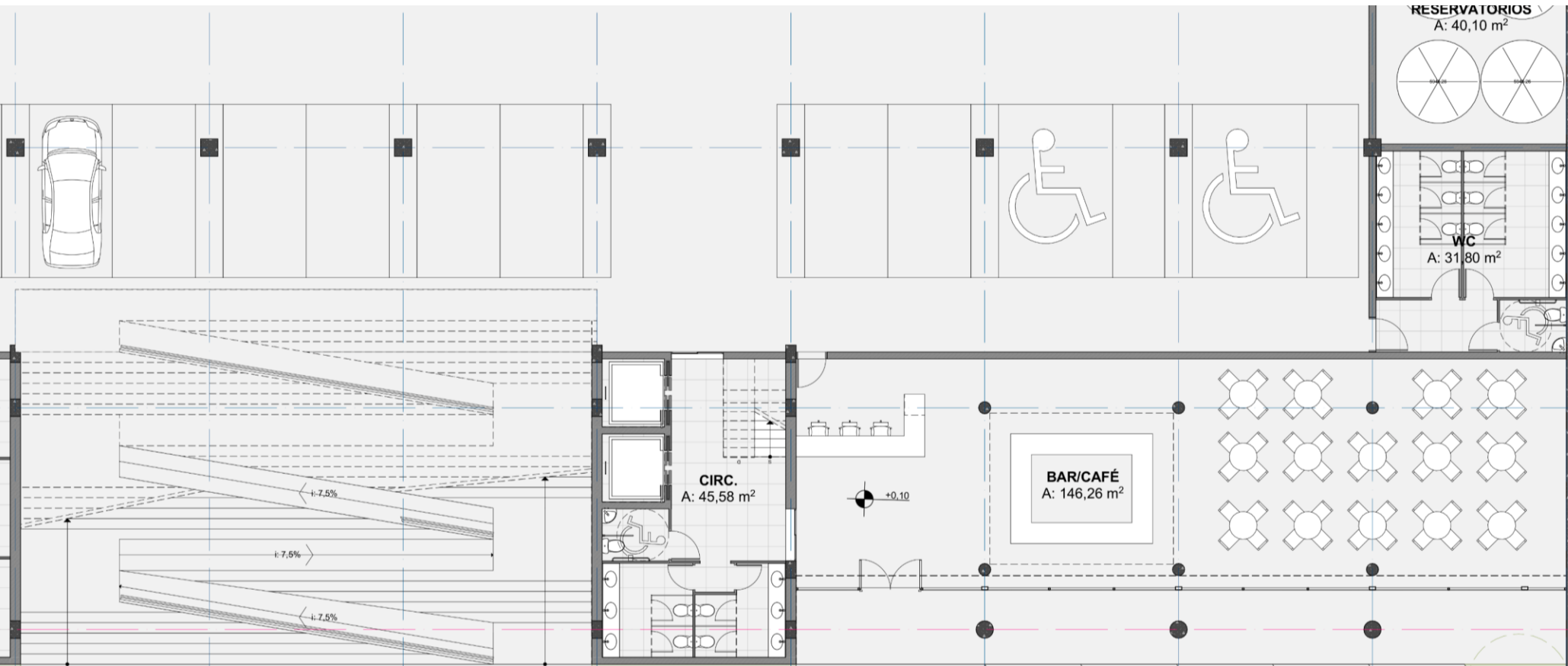




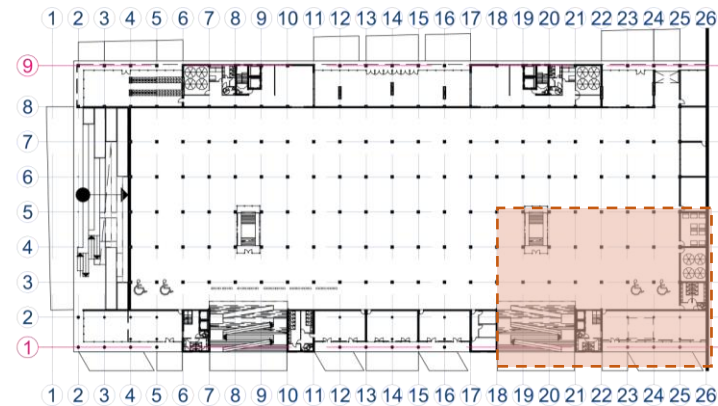
TÉRREO:



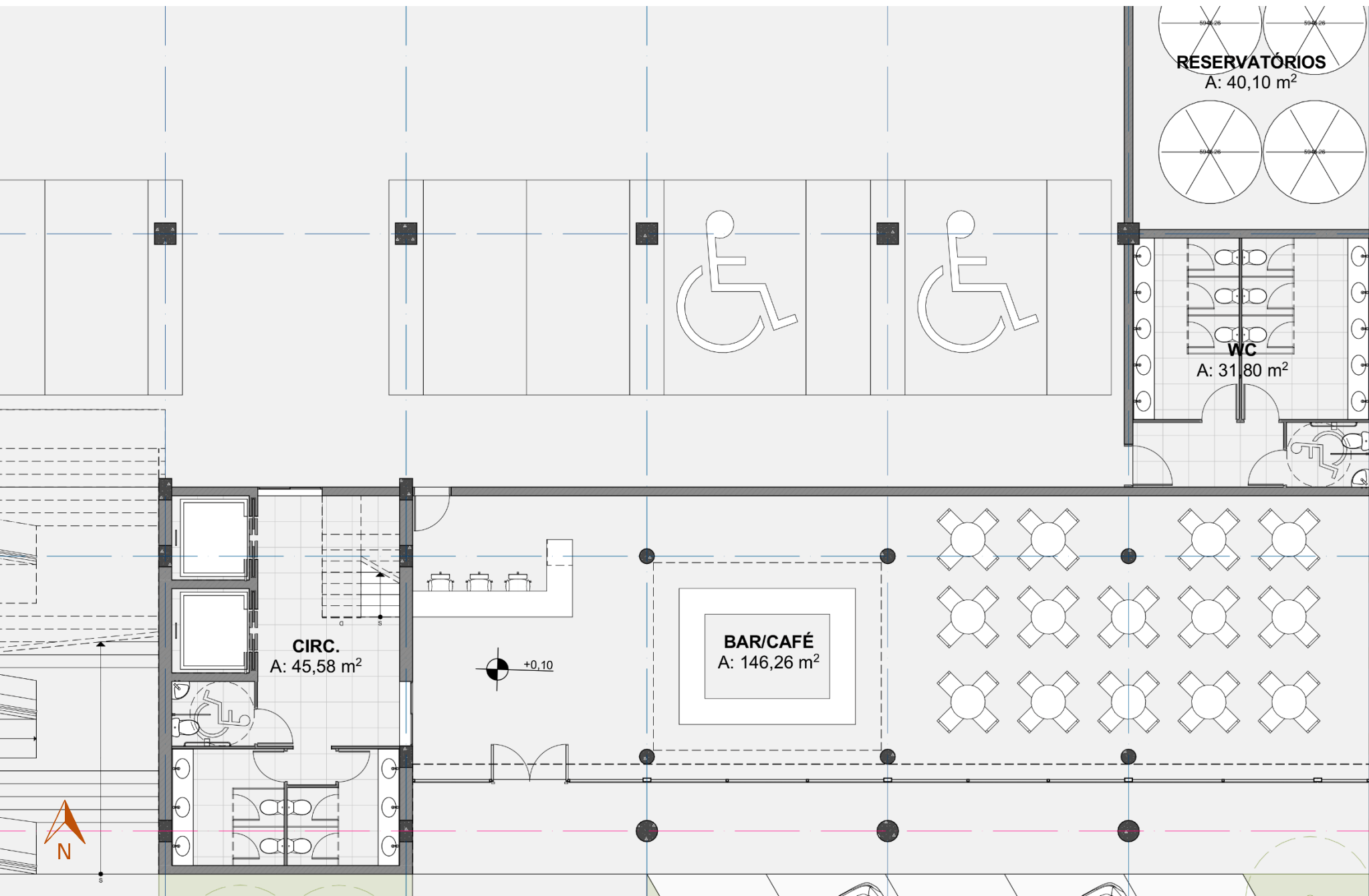




Localização



TÉRREO:







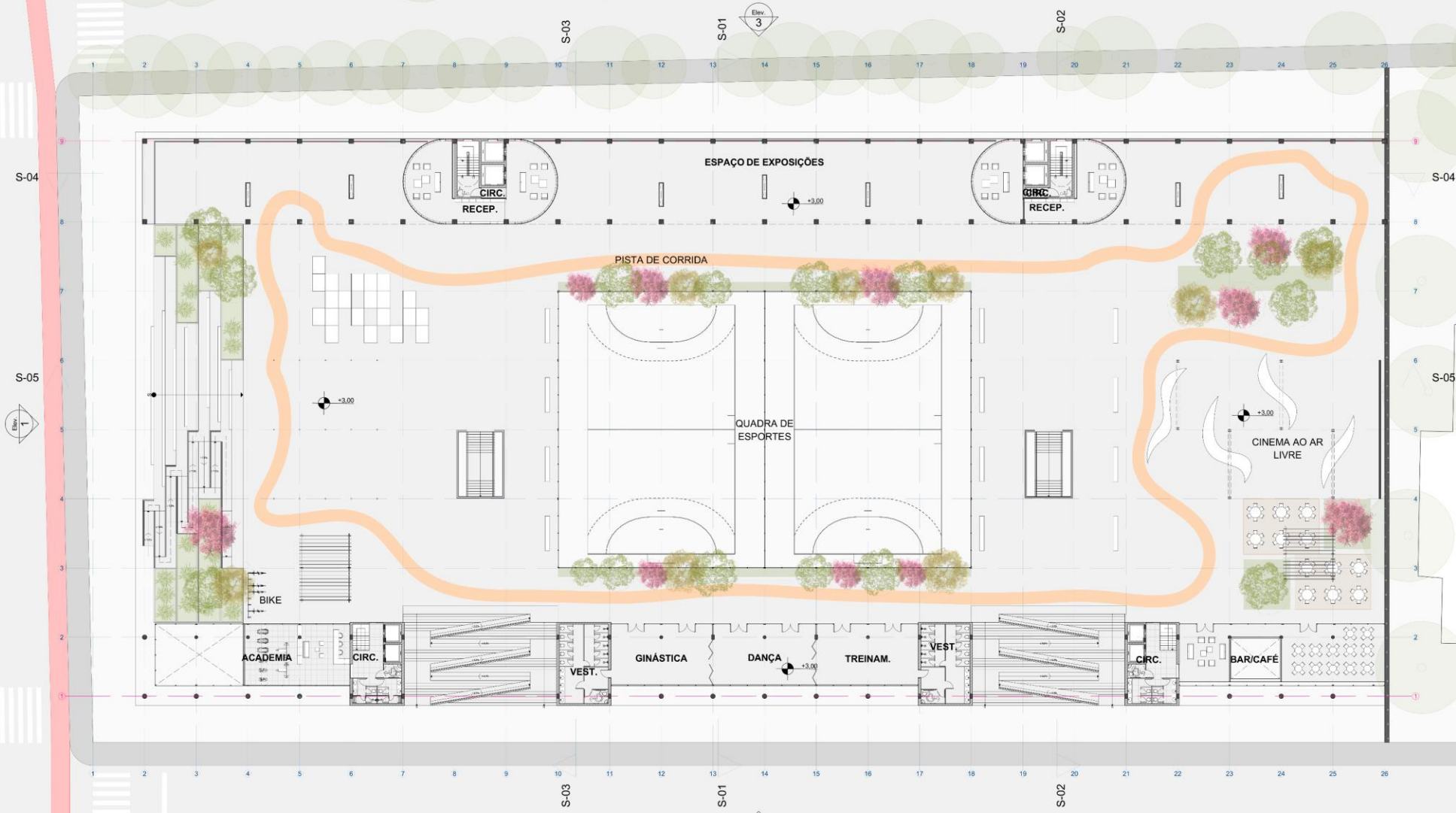
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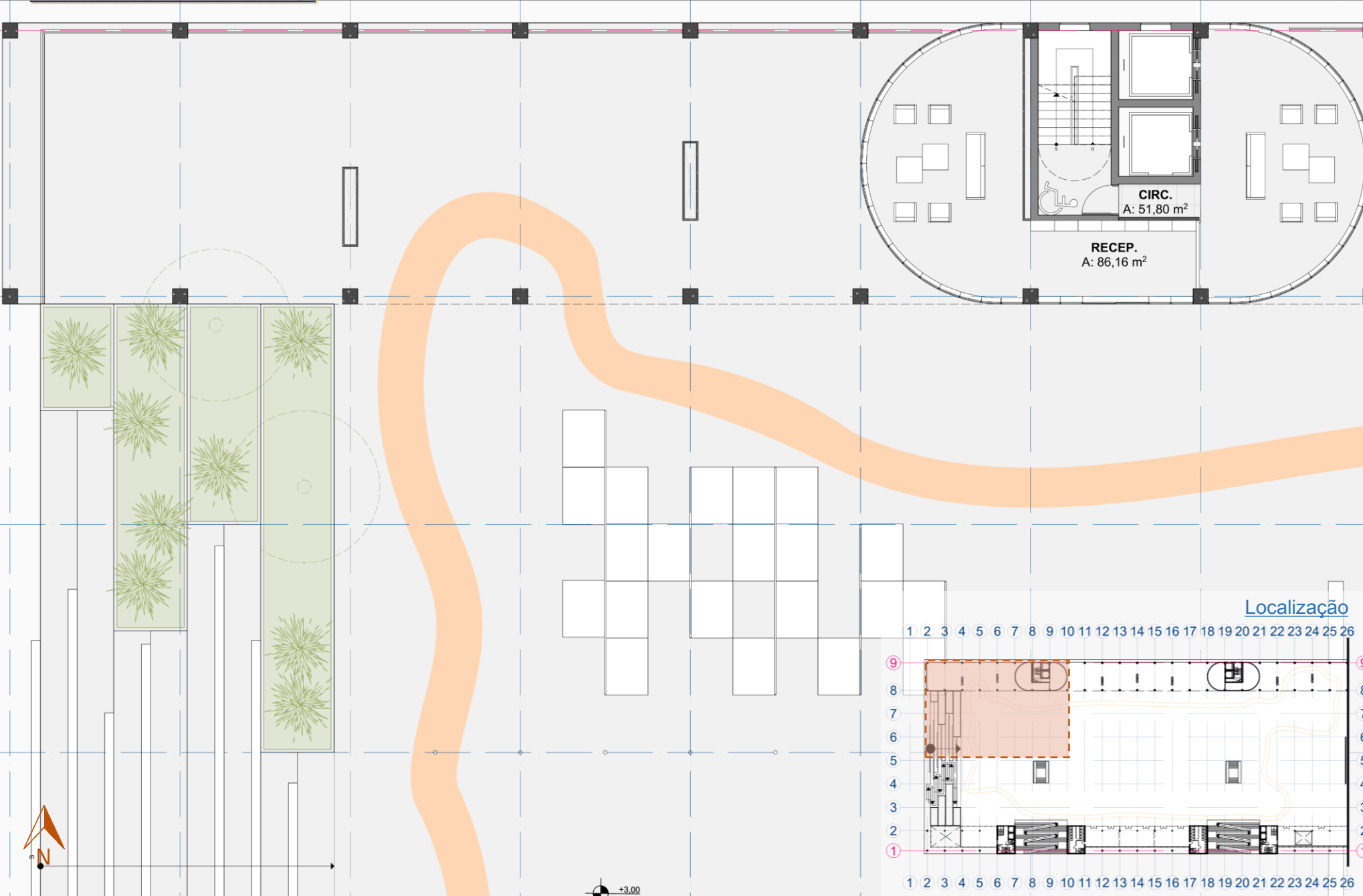
R. FELIPE DE OLIVEIRA

R. SILVA SÓ

AV. IPIRANGA

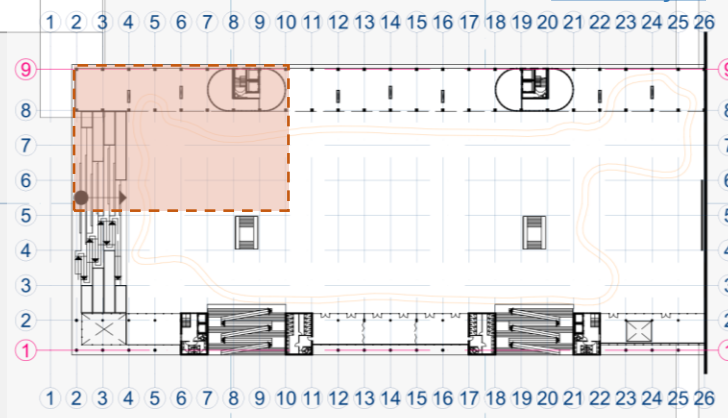


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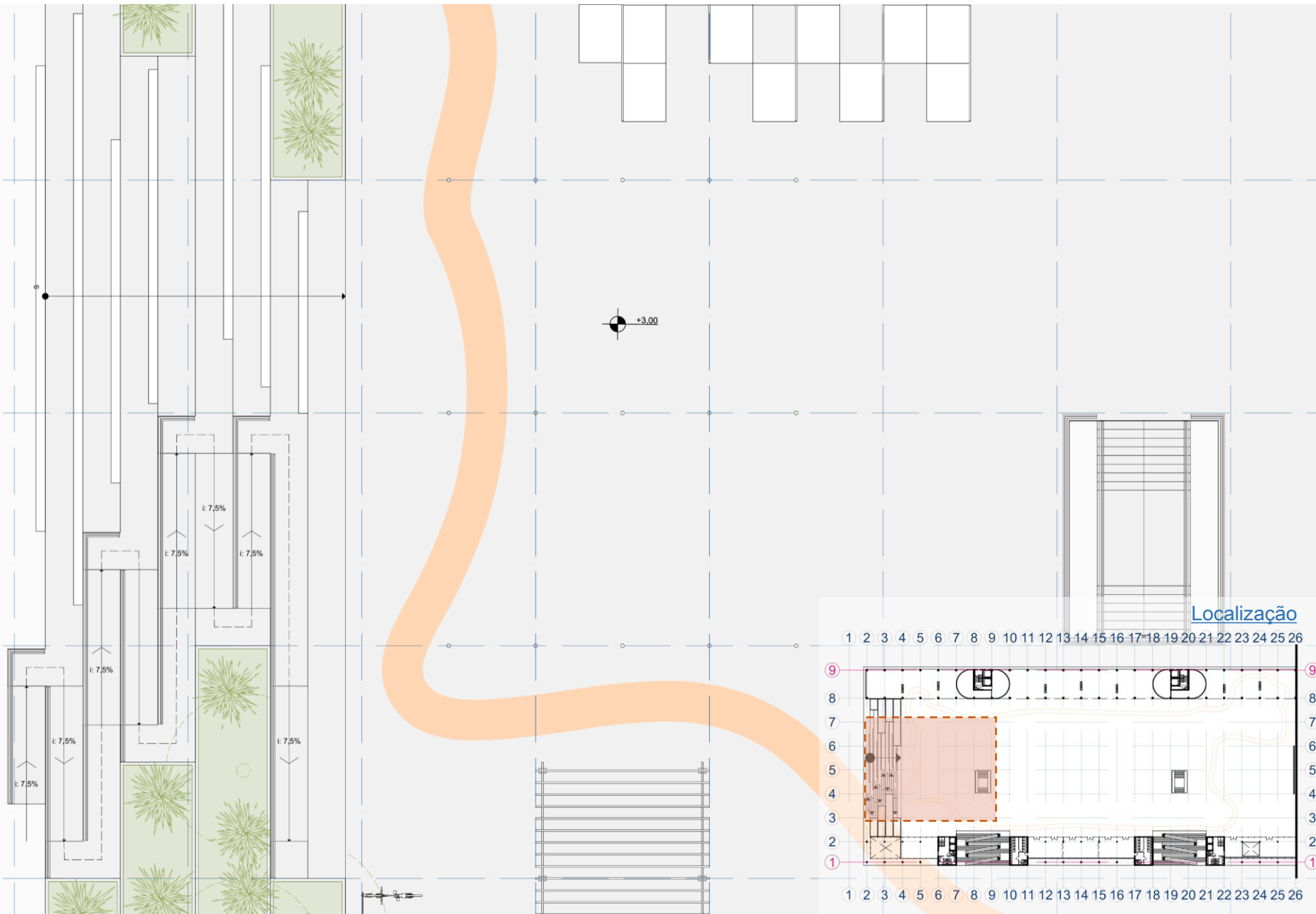
+3,00

Localização

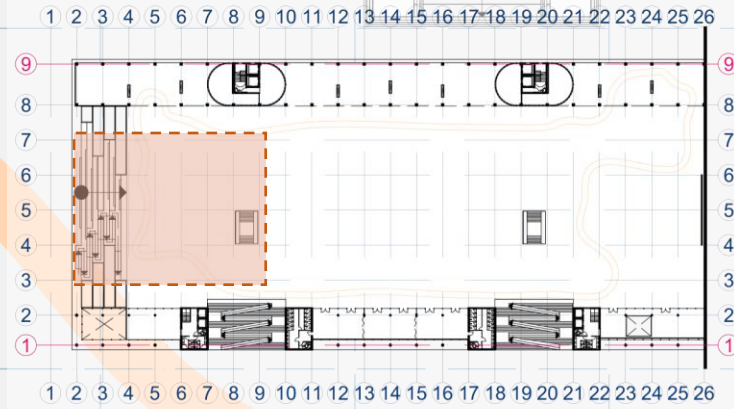


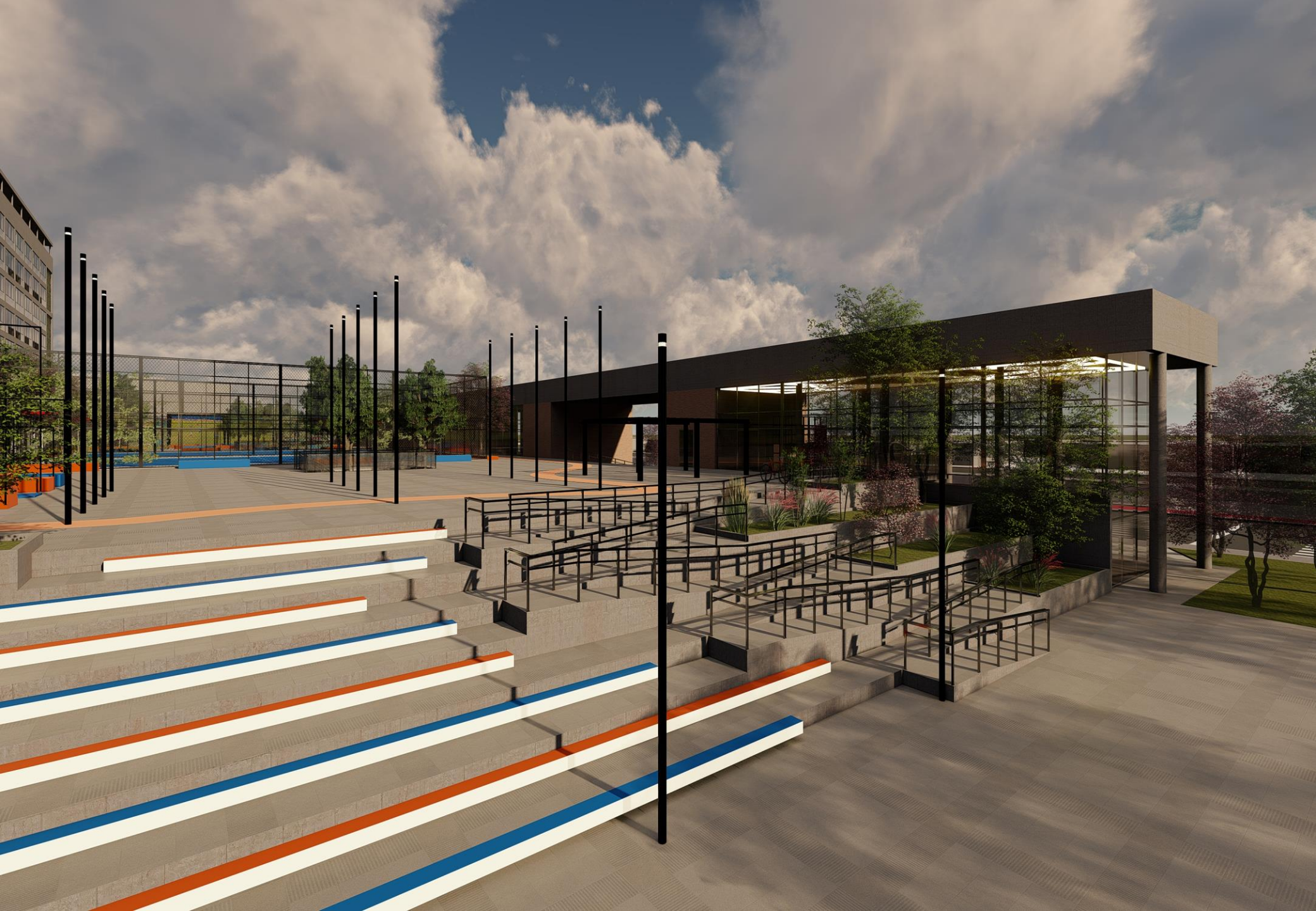


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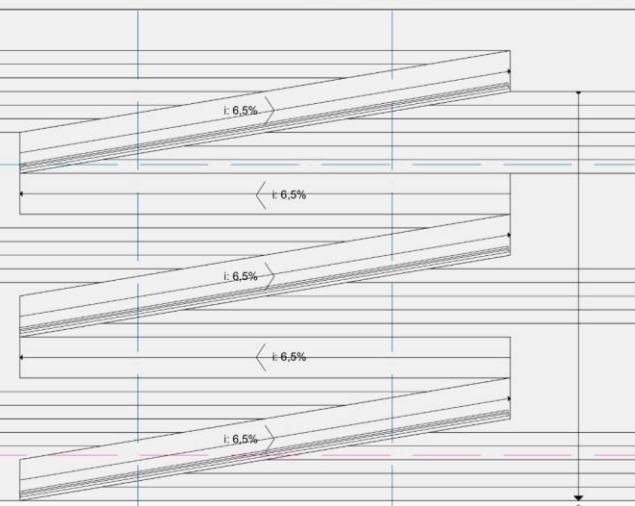
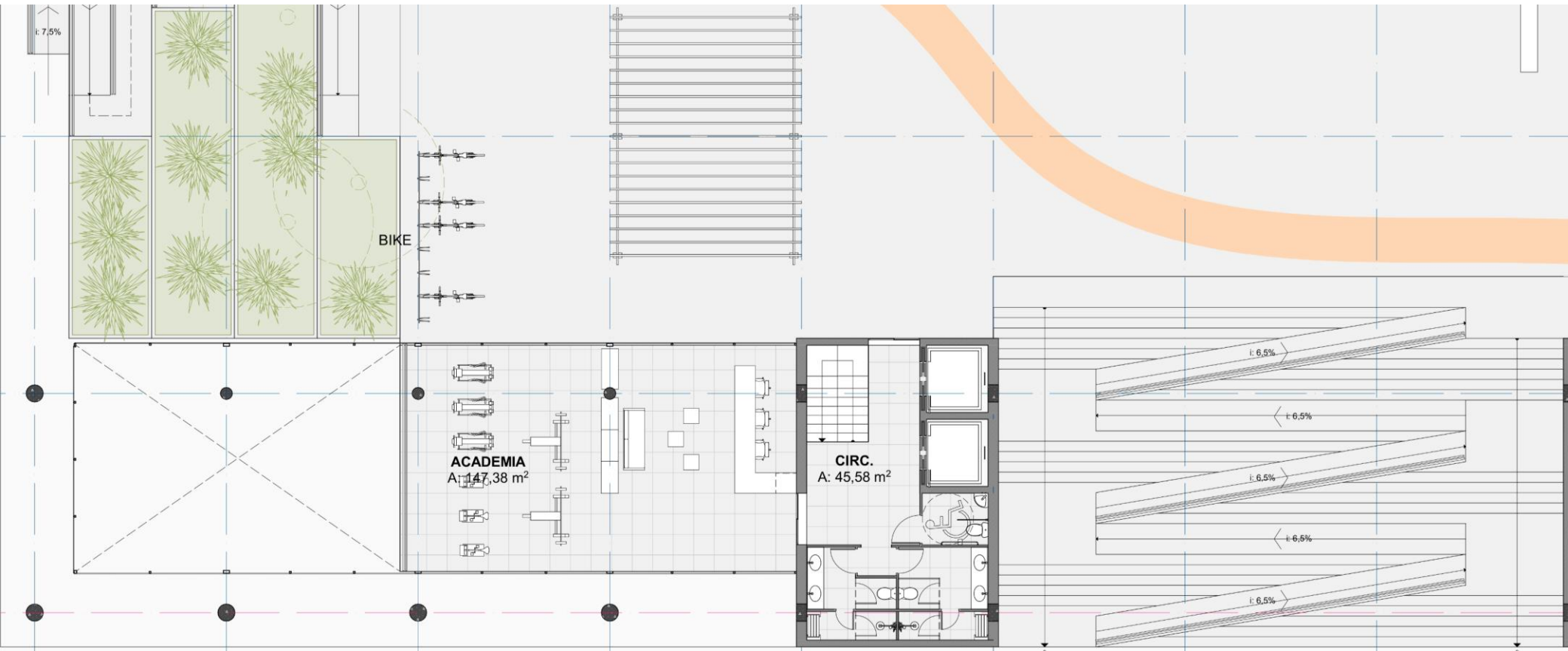


Localização

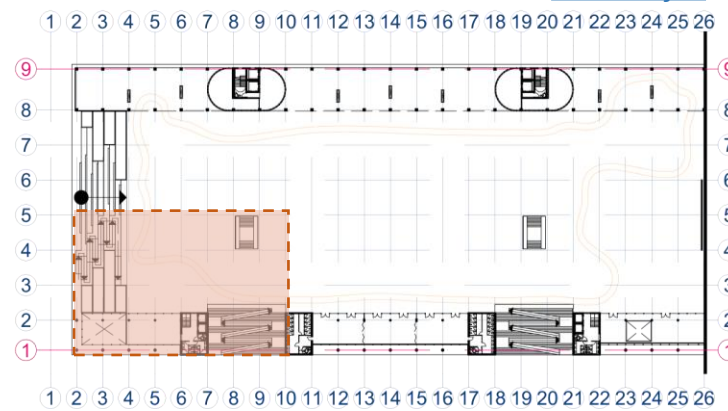




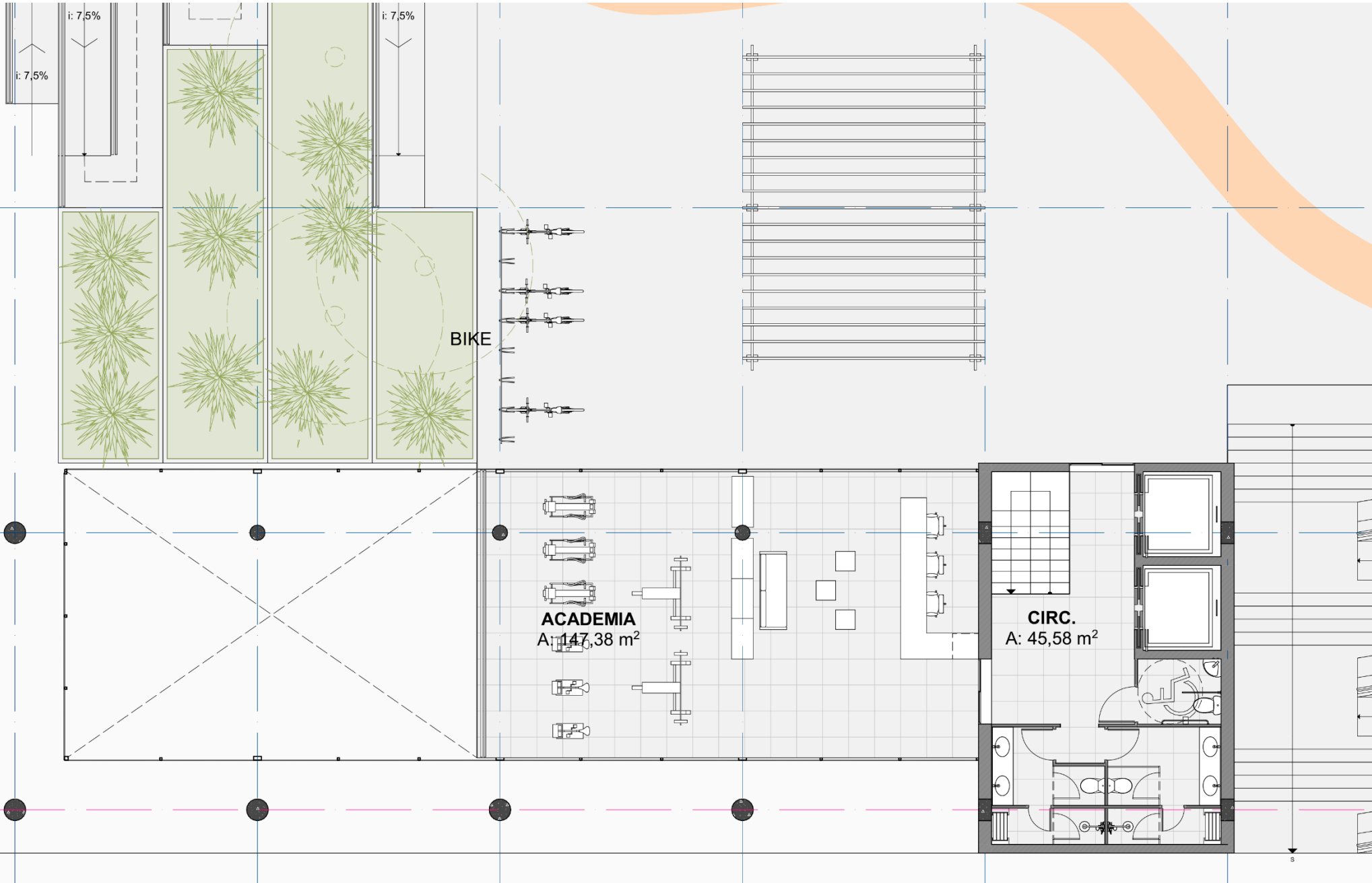
PRIMEIRO PAVIMENTO:



Localização



PRIMEIRO PAVIMENTO:





PRIMEIRO PAVIMENTO:

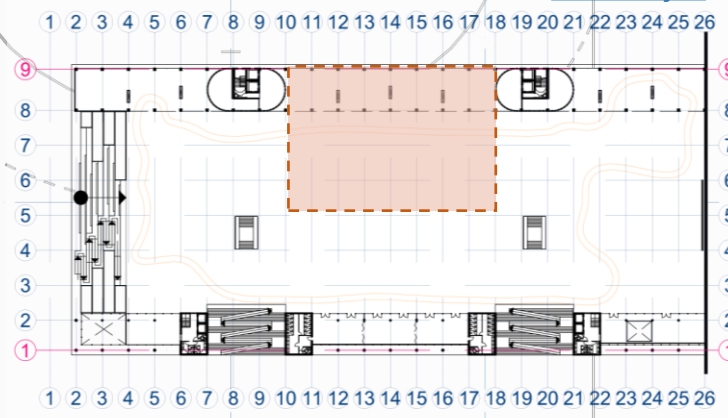


ESPAÇO DE EXPOSIÇÕES
A: 846,08 m²



PISTA DE CORRIDA

Localização





PRIMEIRO PAVIMENTO:

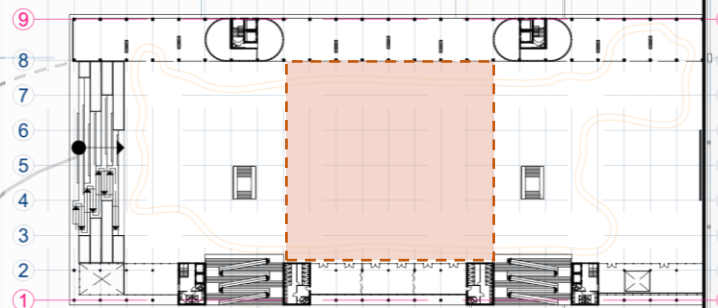


QUADRA DE ESPORTES



Localização

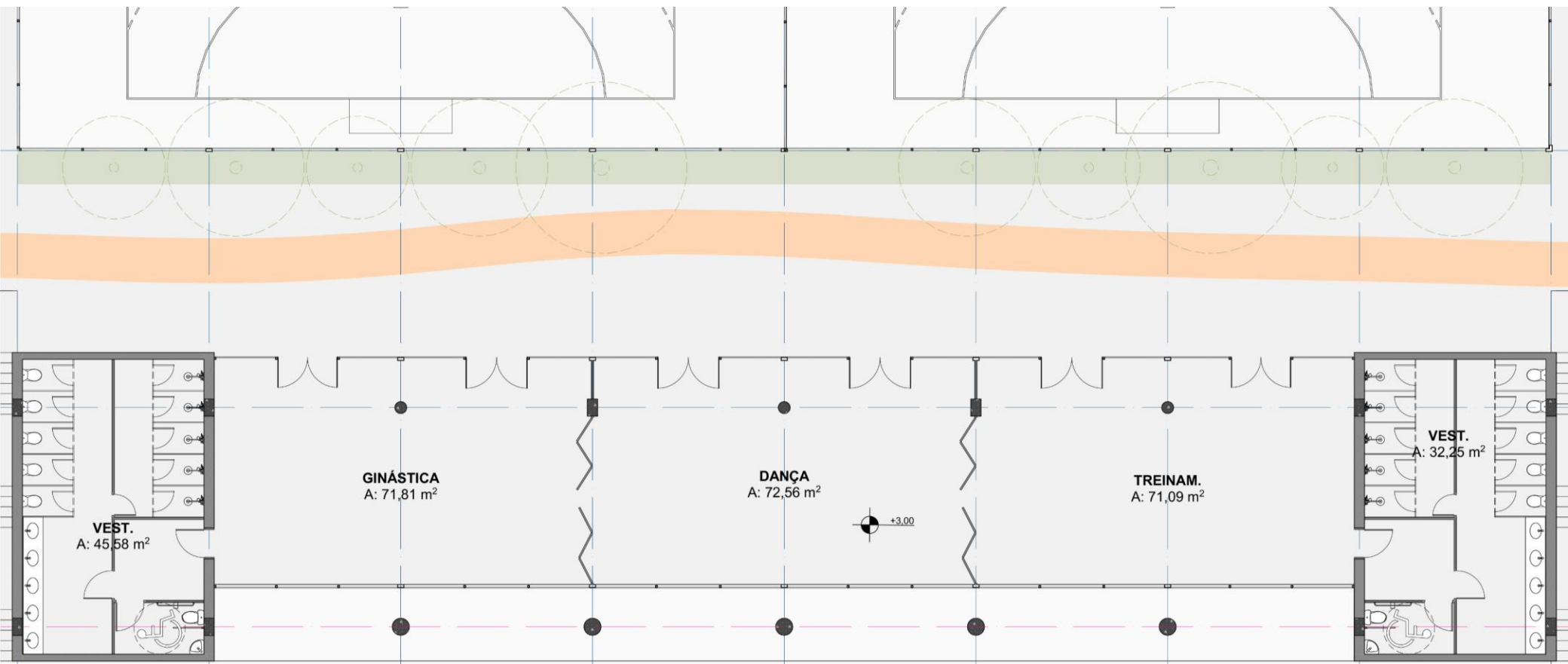
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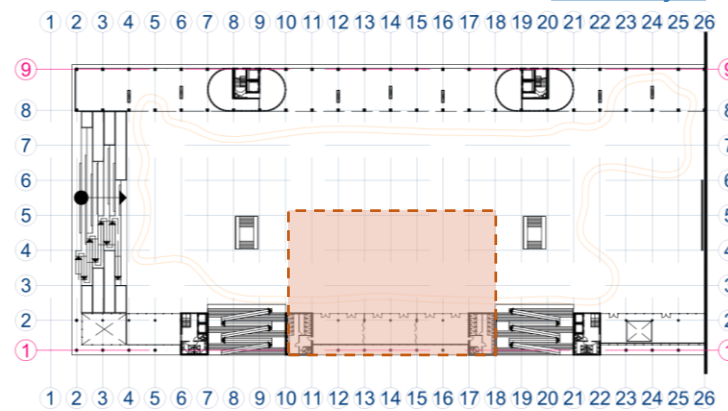
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PRIMEIRO PAVIMENTO:



Localização

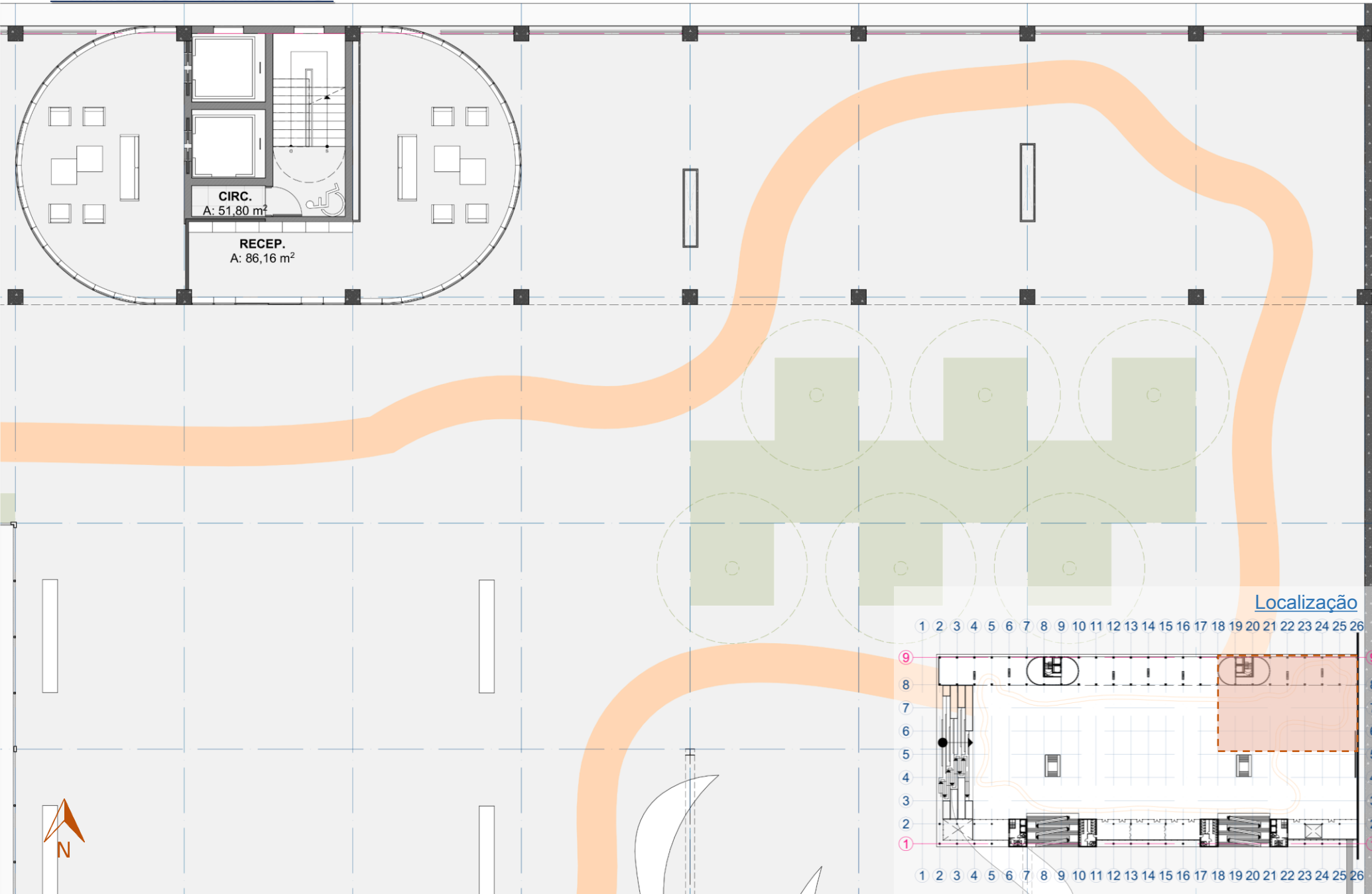






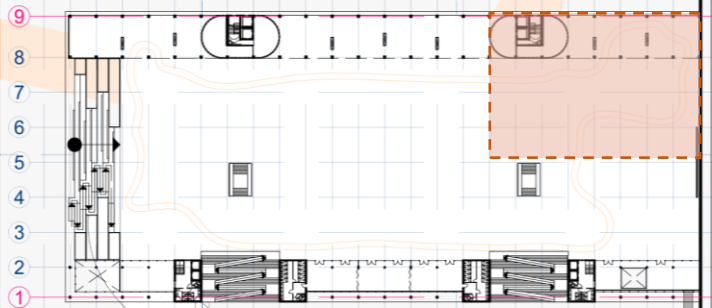


PRIMEIRO PAVIMENTO:



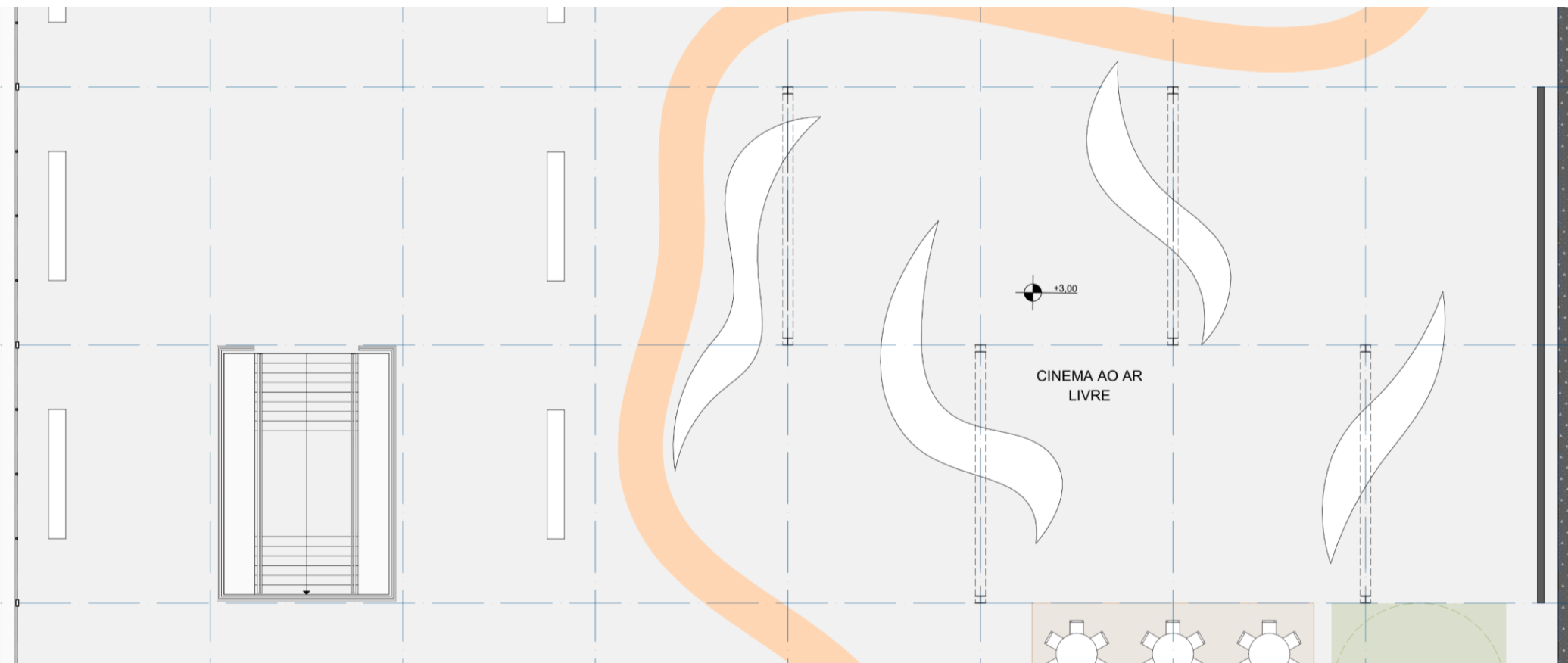
Localização

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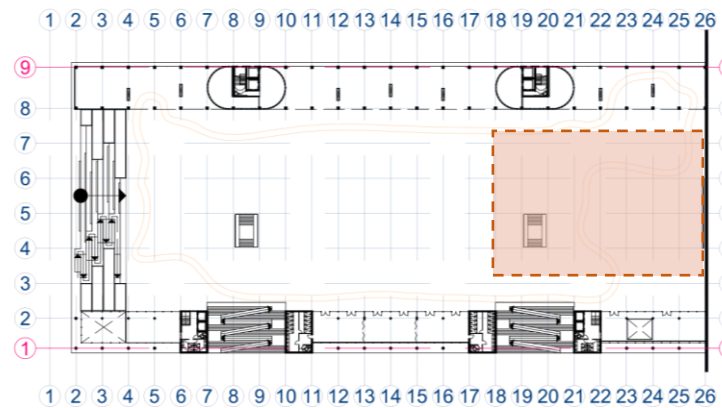




PRIMEIRO PAVIMENTO:



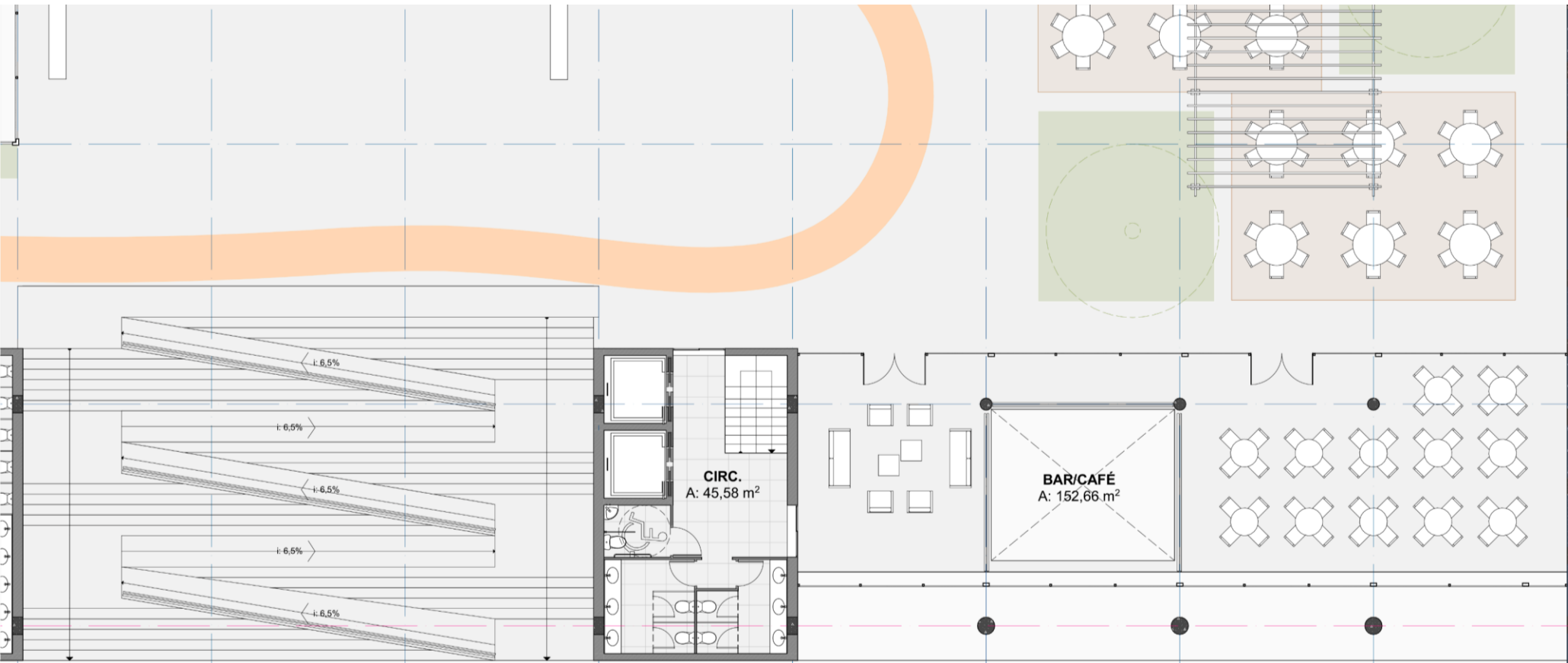
Localização



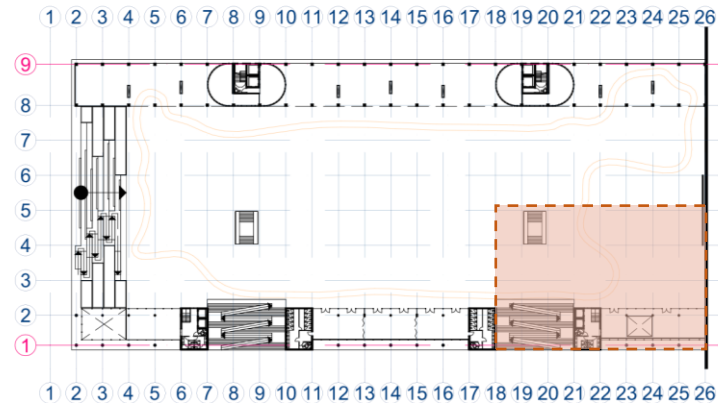




PRIMEIRO PAVIMENTO:



Localização



PRIMEIRO PAVIMENTO: 0 2,5 m 5m

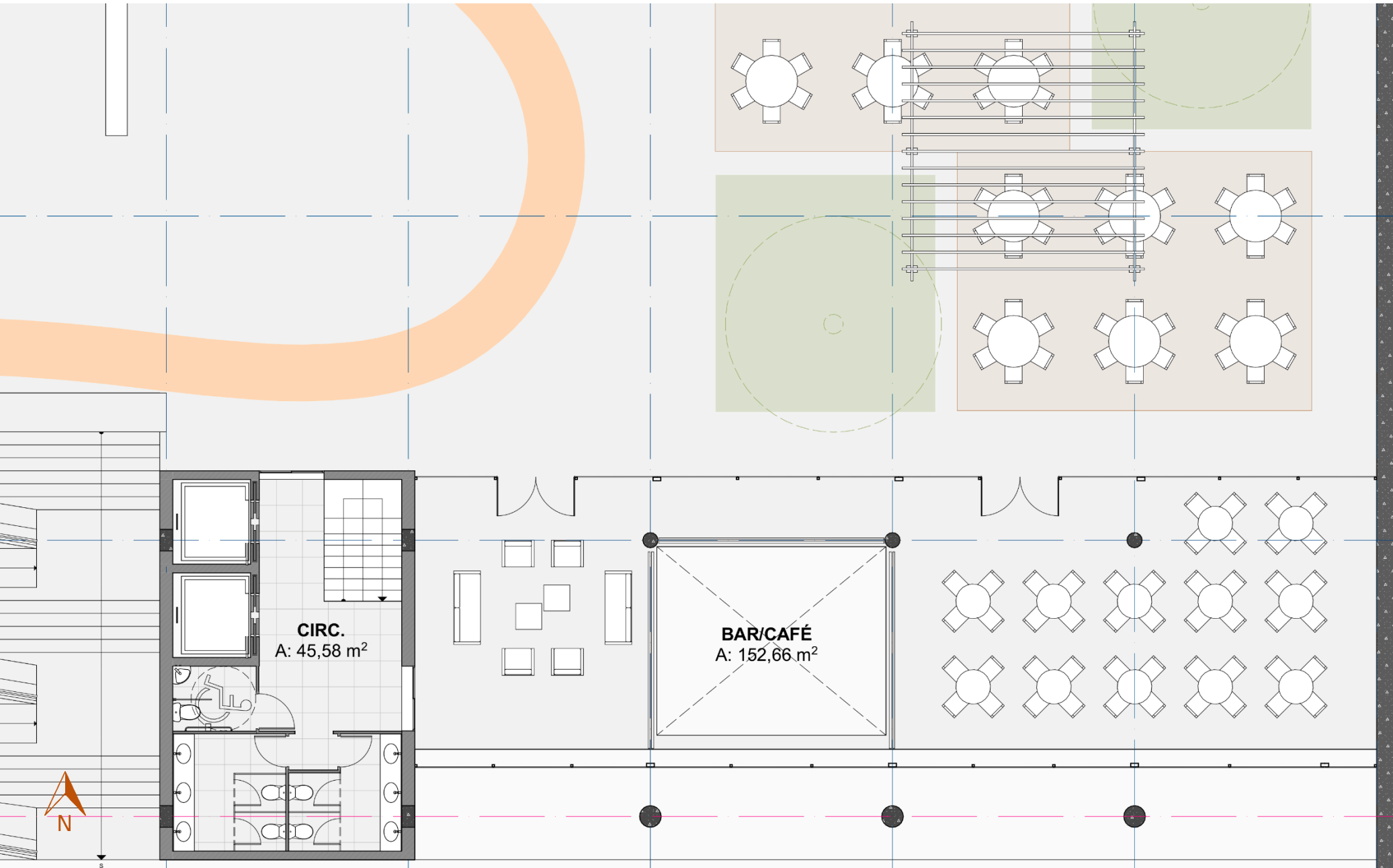


DIAGRAMA TIPOLÓGICO DO EDIFÍCIO HABITACIONAL:

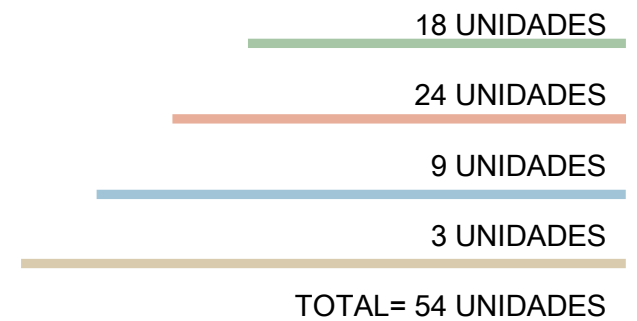
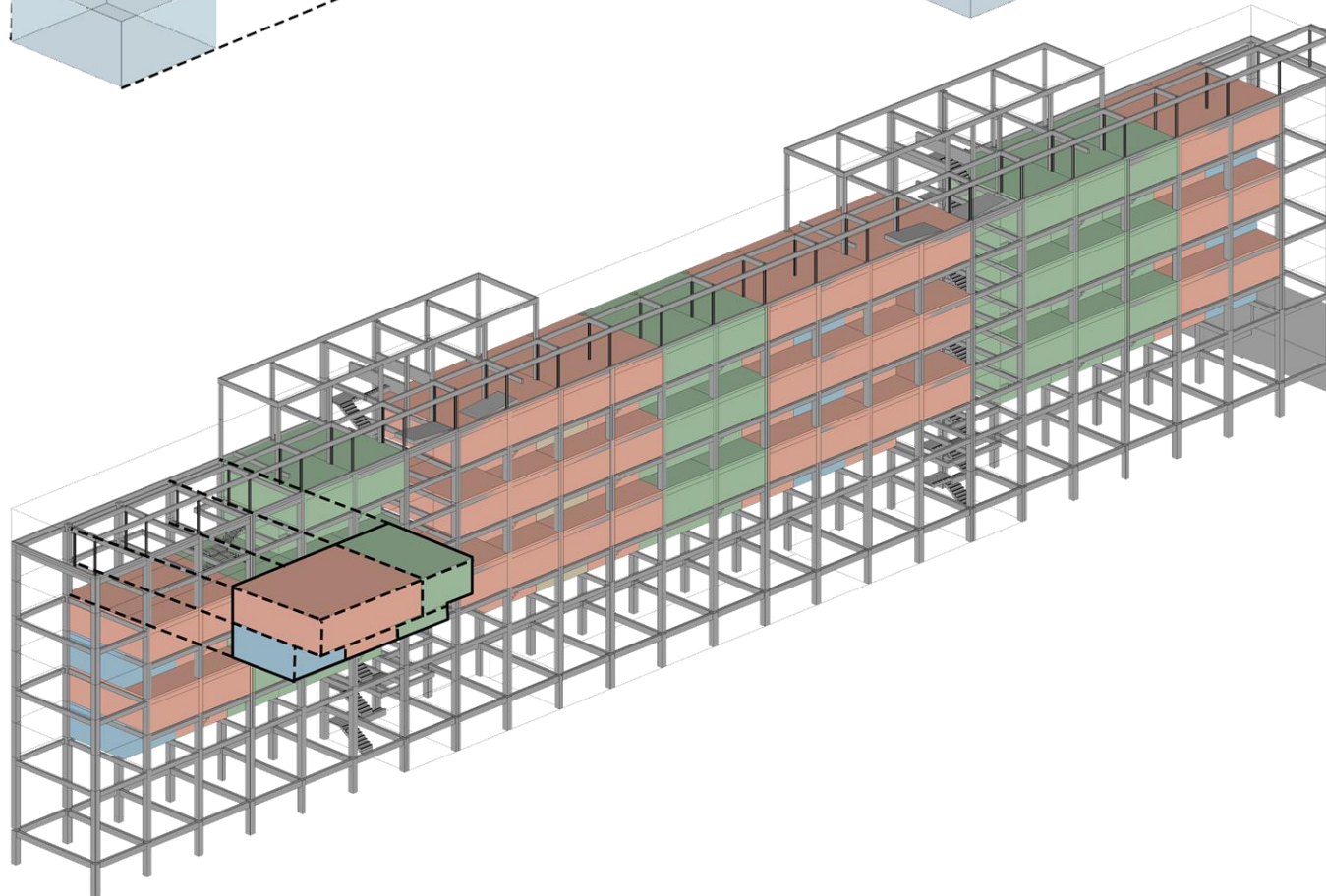
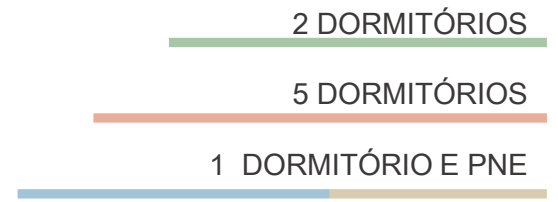
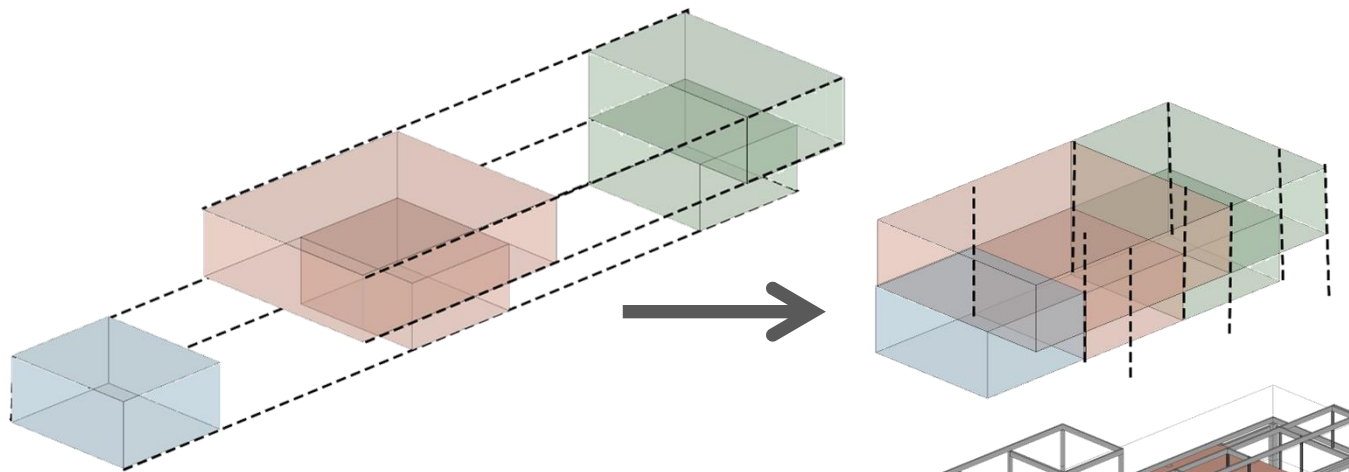


DIAGRAMA TIPOLOGICO DO EDIFÍCIO HABITACIONAL:

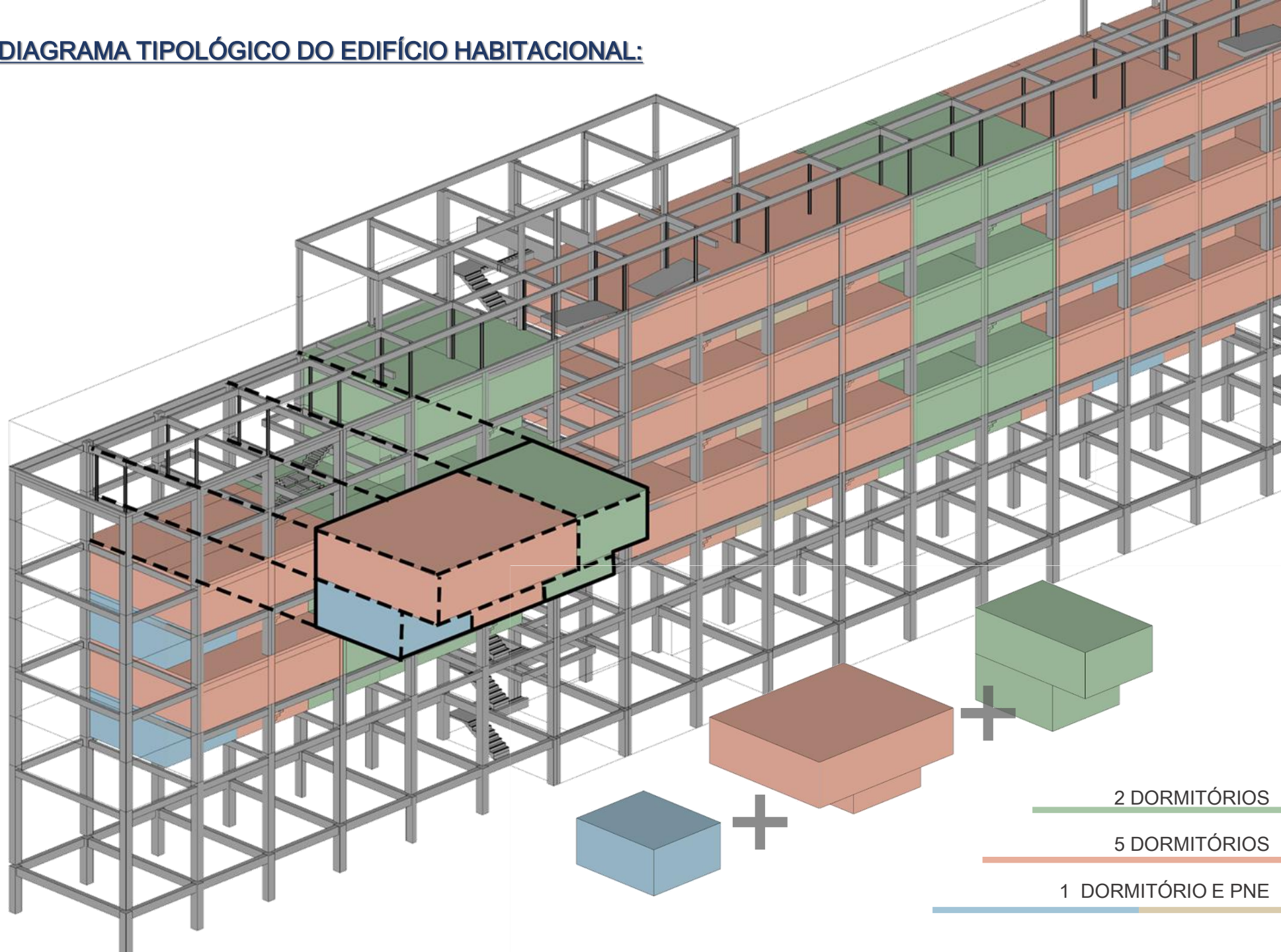
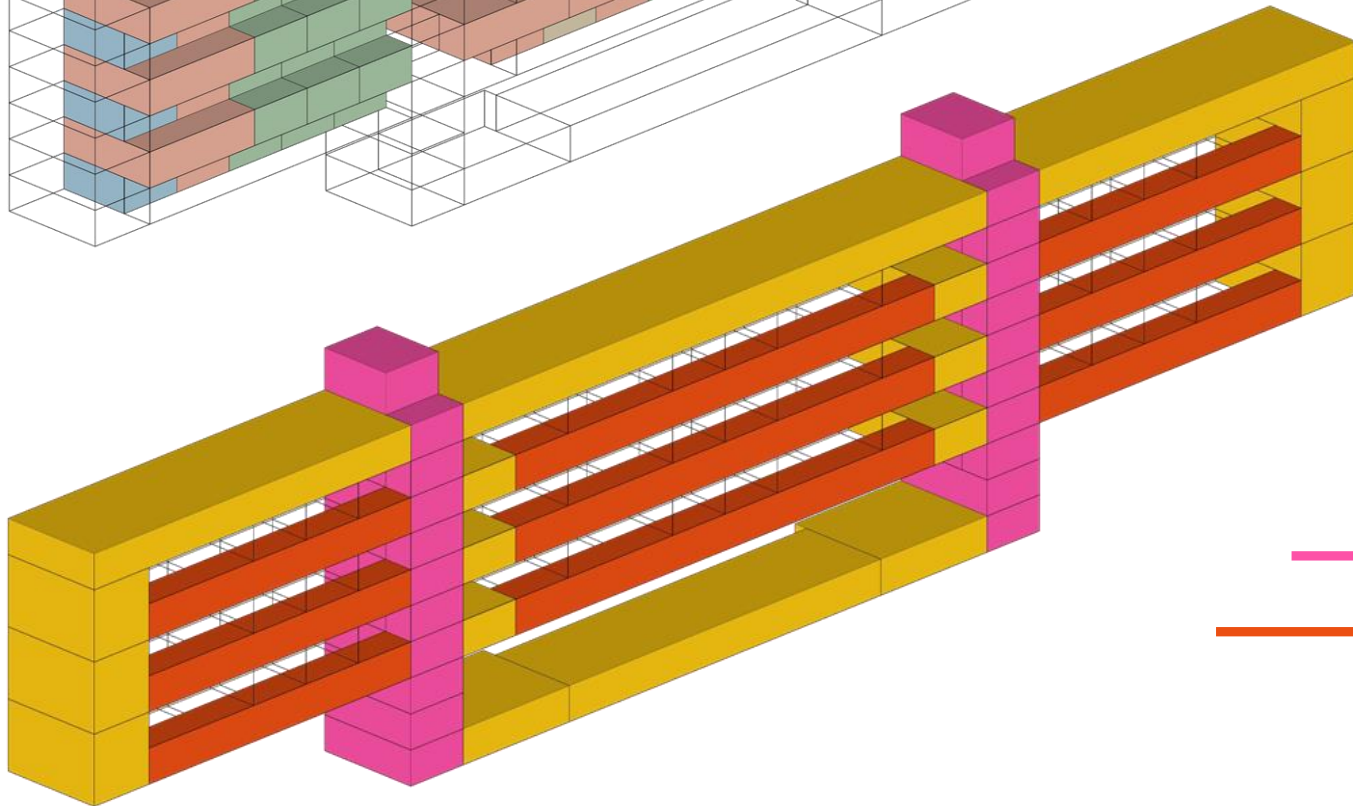


DIAGRAMA TIPOLOGICO DO EDIFÍCIO HABITACIONAL:



- 2 DORMITÓRIOS
- 5 DORMITÓRIOS
- 1 DORMITÓRIO E PNE



- ESTAR COMPARTILHADO
- CIRCULAÇÃO VERTICAL
- CIRCULAÇÃO HORIZONTAL

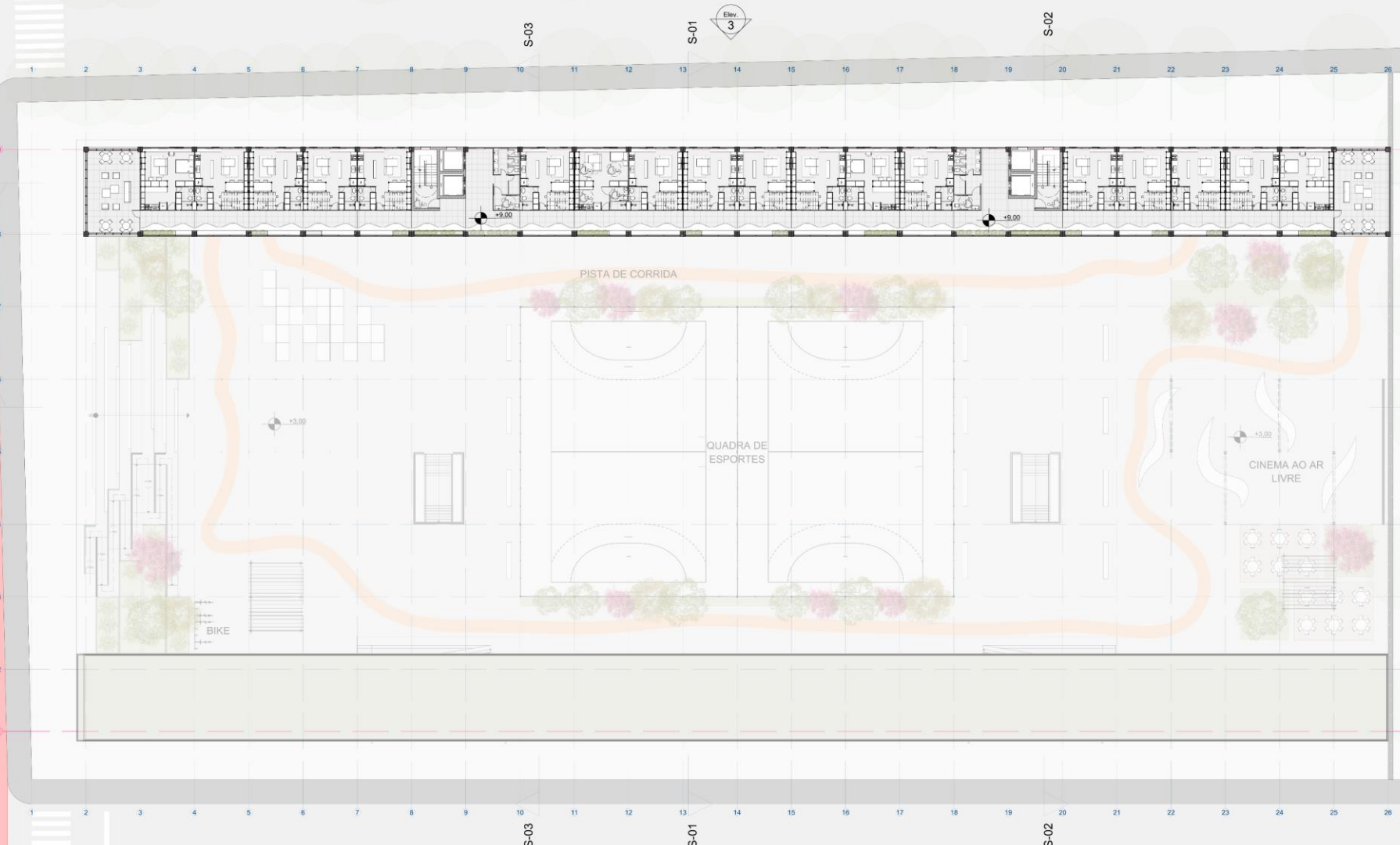
PLANTA BAIXA PAVIMENTO TIPO 1PAV:



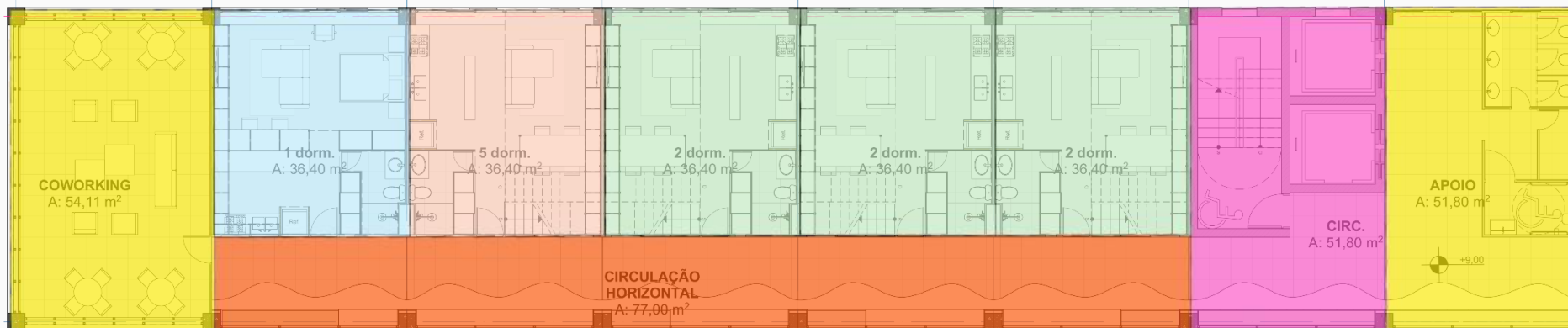
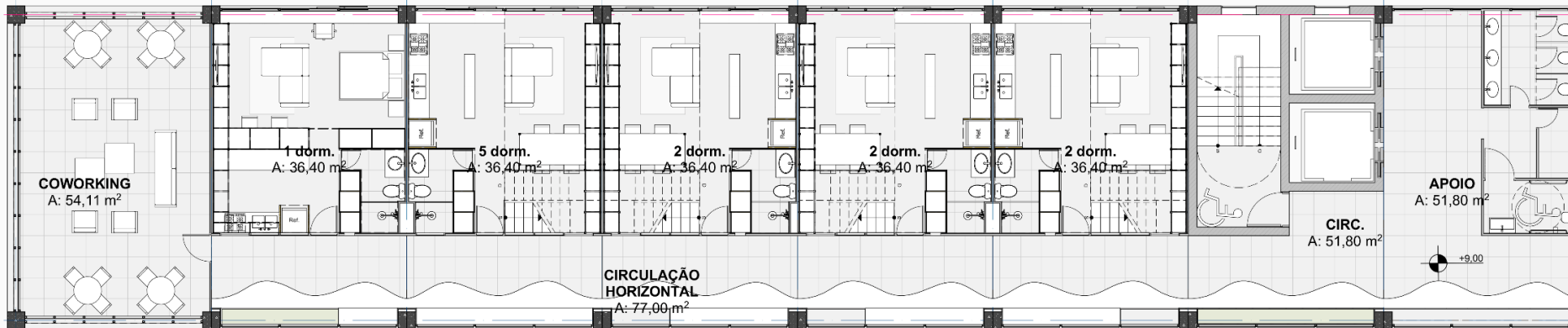
R. FELIPE DE OLIVEIRA

R. SILVA SÓ

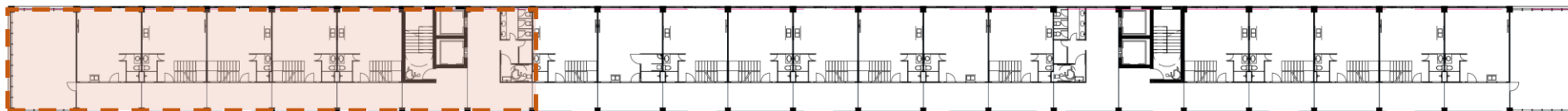
AV. IPIRANGA



PLANTA BAIXA PAVIMENTO TIPO 1PAV:

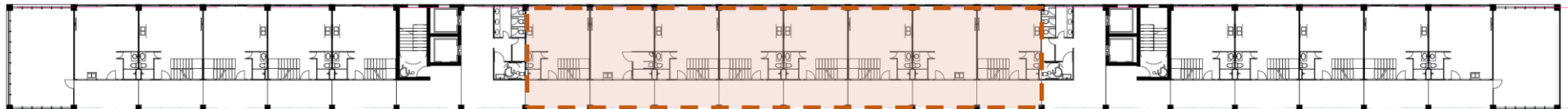
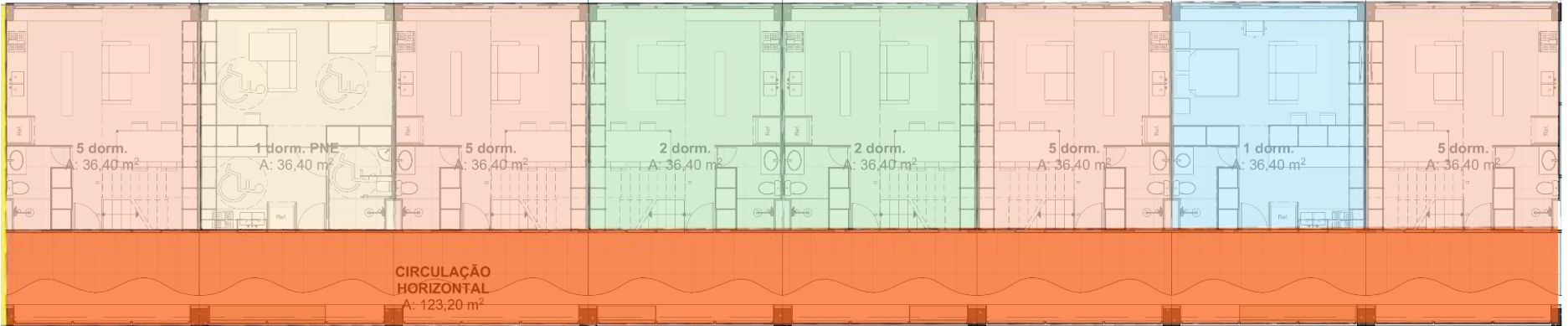
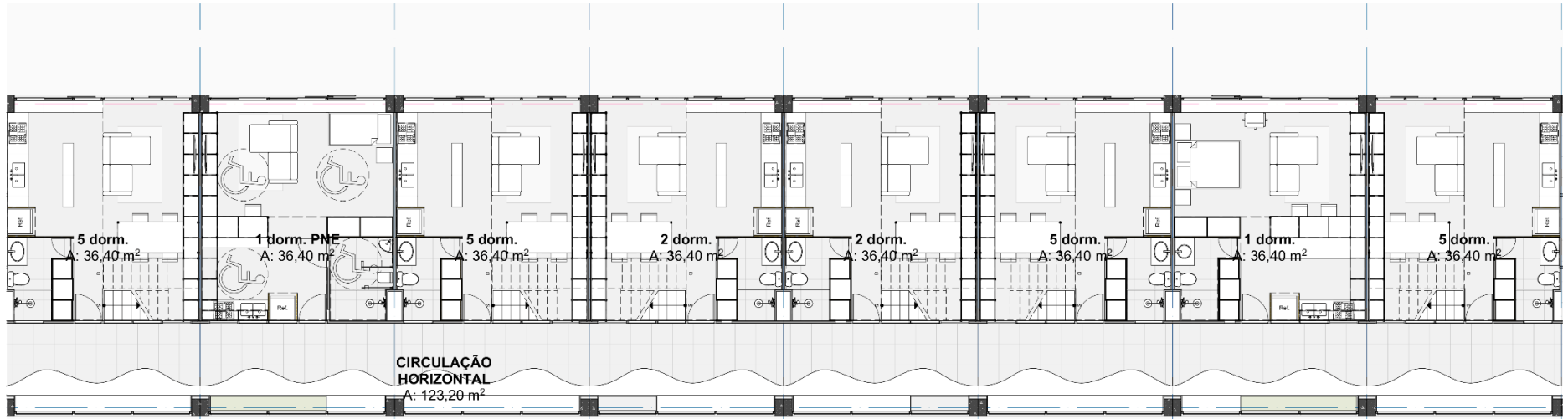


Localização

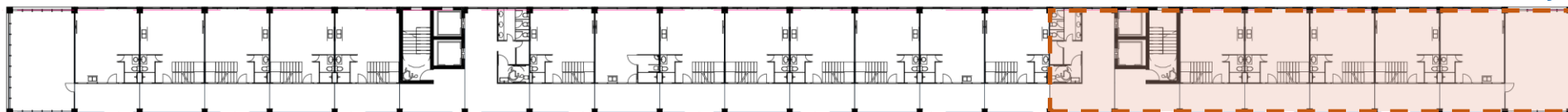
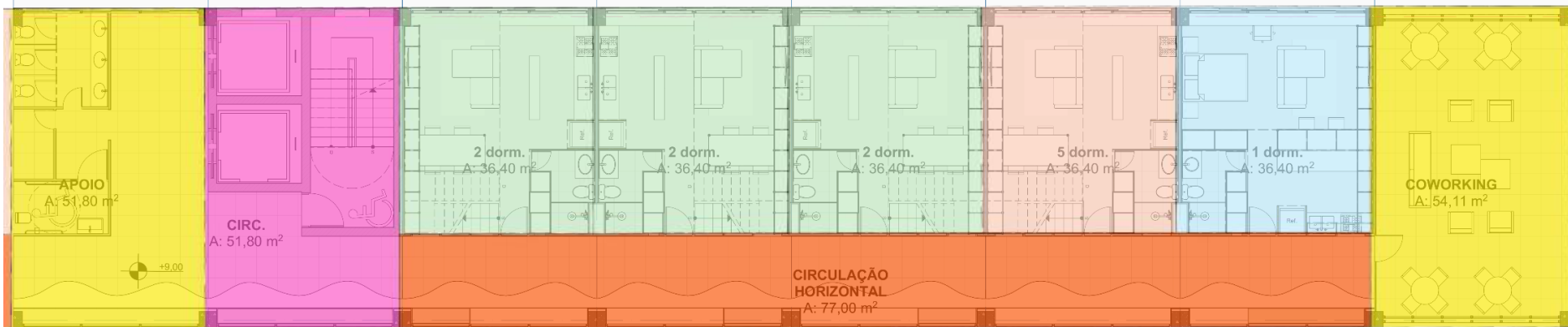
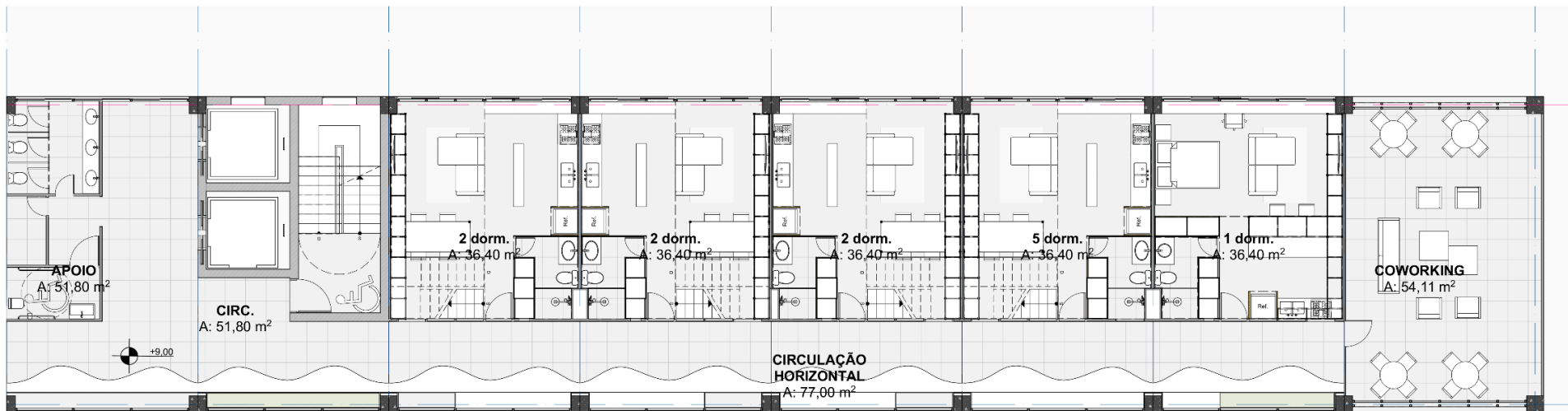




PLANTA BAIXA PAVIMENTO TIPO 1PAV: 0 2,5 m 5m



PLANTA BAIXA PAVIMENTO TIPO 1PAV: 0 2,5 m 5m



Localização

PLANTA BAIXA PAVIMENTO TIPO 2PAV:



R. FELIPE DE OLIVEIRA

S-03

S-01

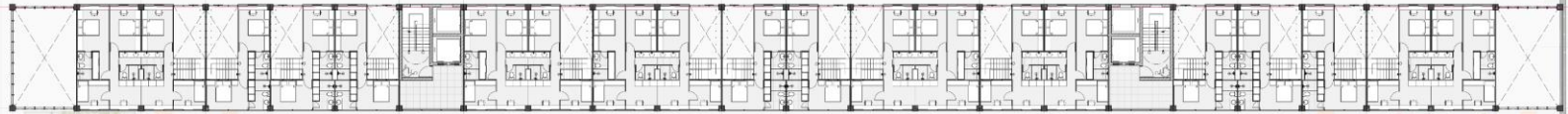


S-02

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26

S-04

S-04



PISTA DE CORRIDA

S-05

S-05



QUADRA DE ESPORTES



CINEMA AO AR LIVRE

R. SILVA SÓ

BIKE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26

S-03

S-01

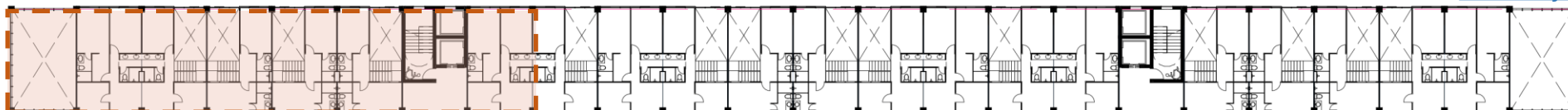
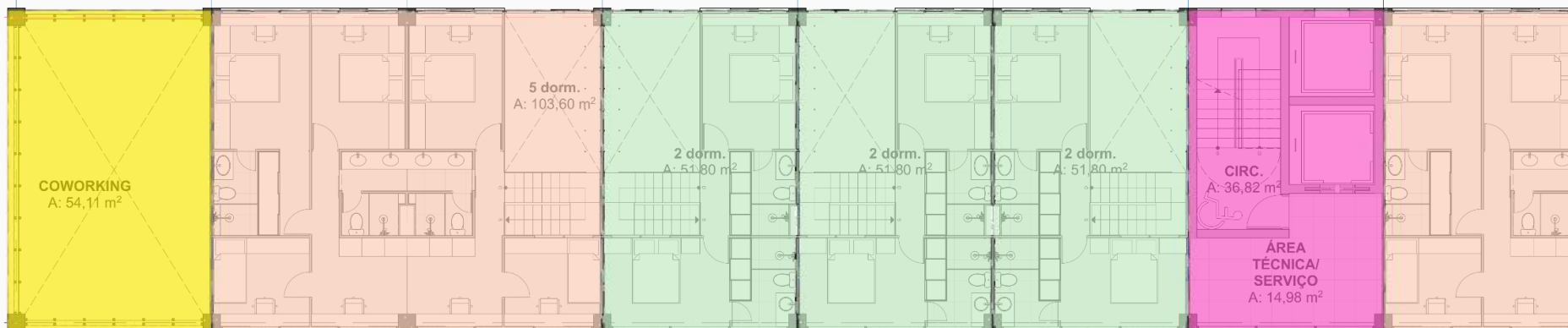
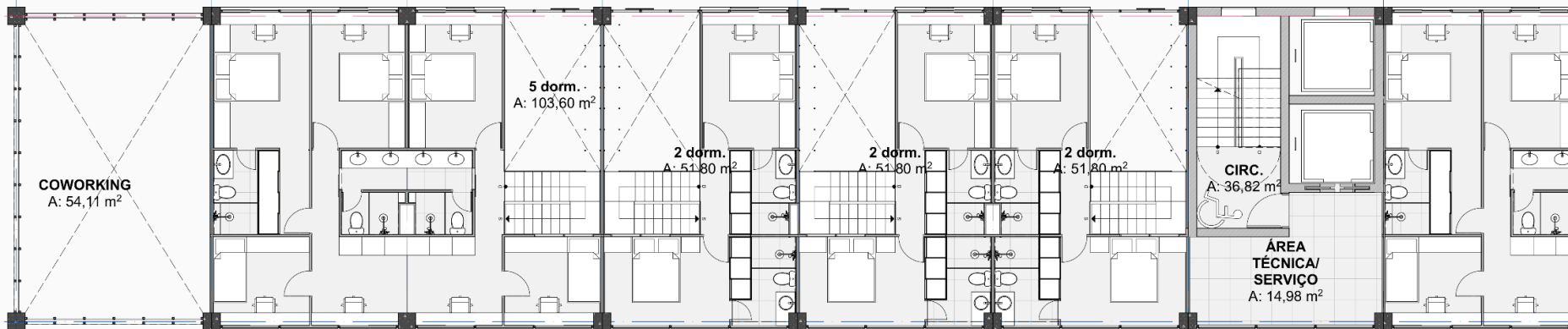


S-02

AV. IPIRANGA

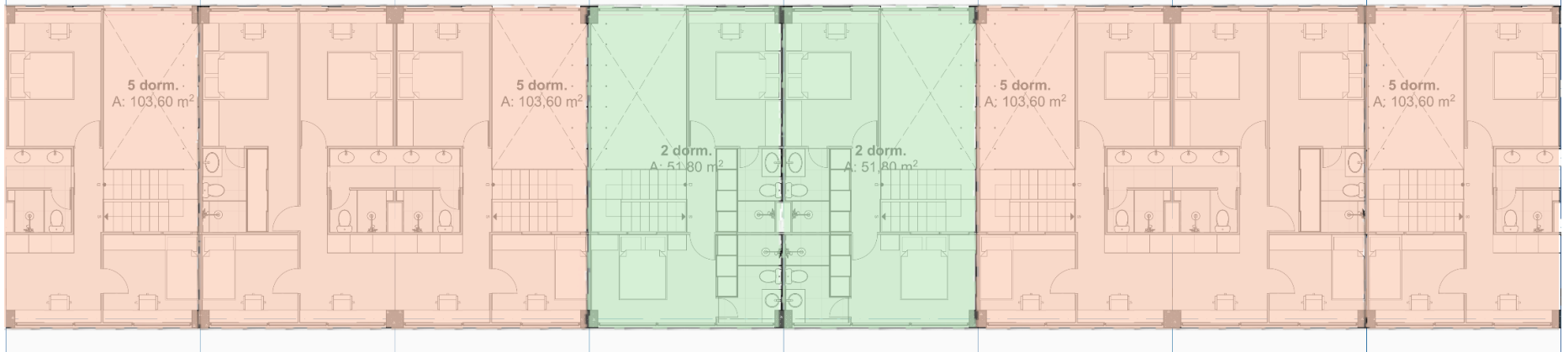
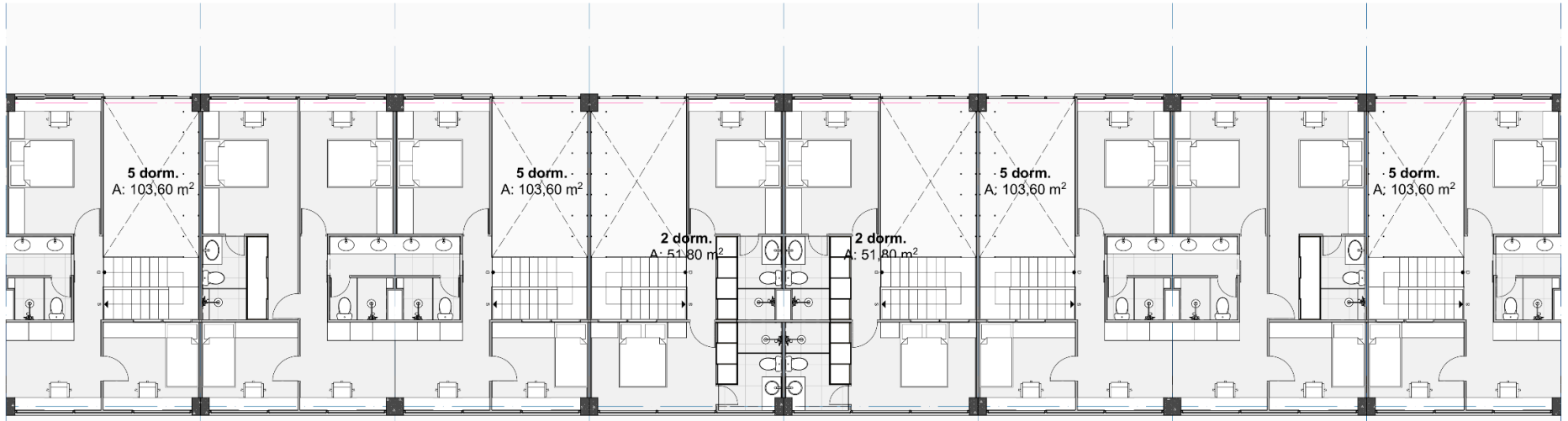


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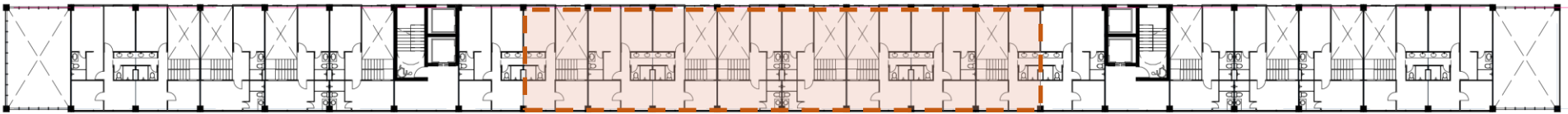


Localização

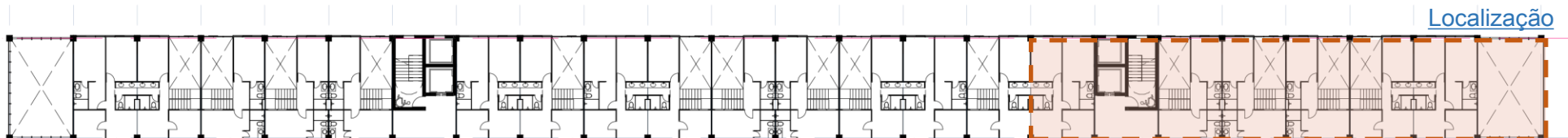
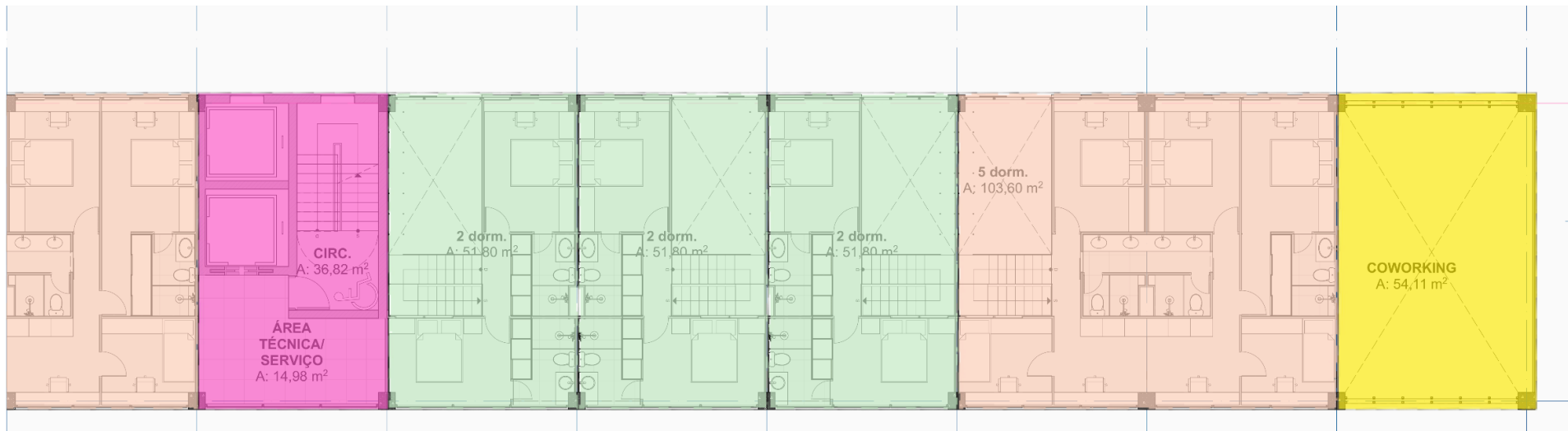
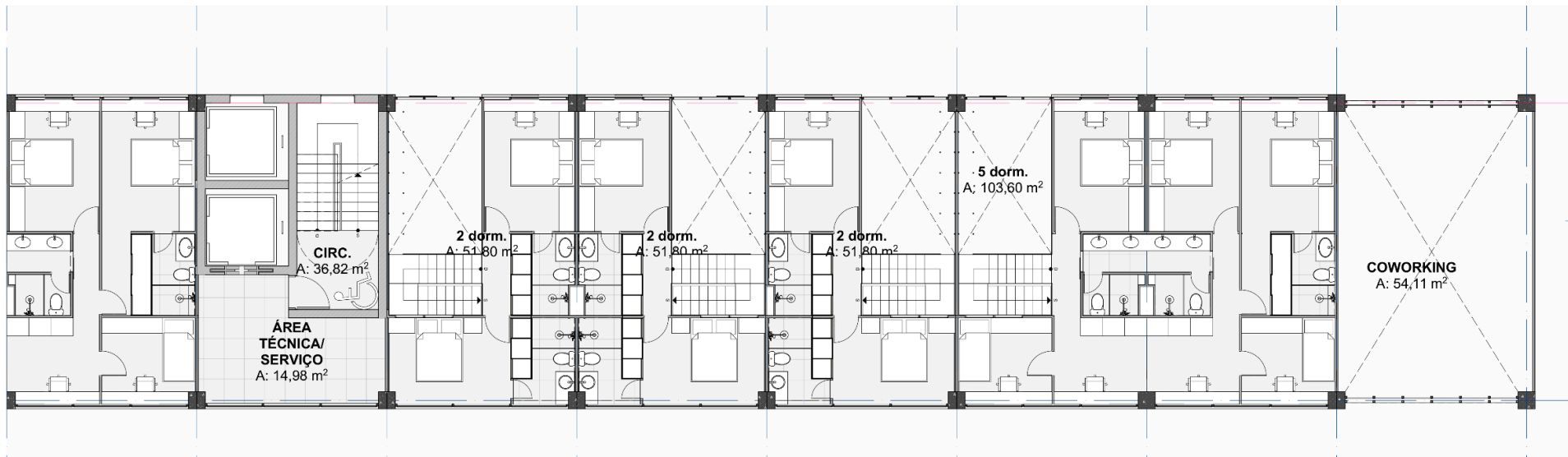
PLANTA BAIXA PAVIMENTO TIPO 2PAV:



Localização

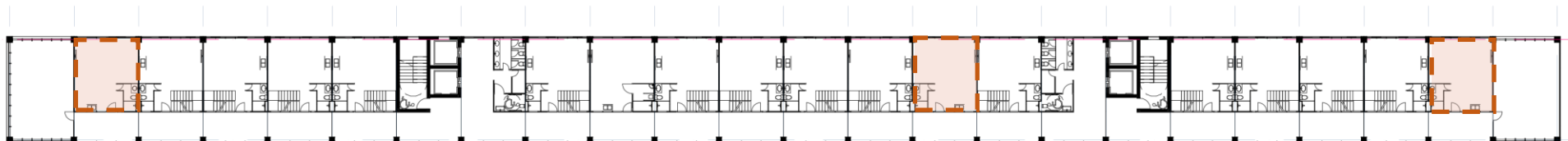
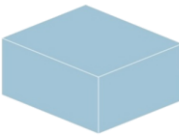
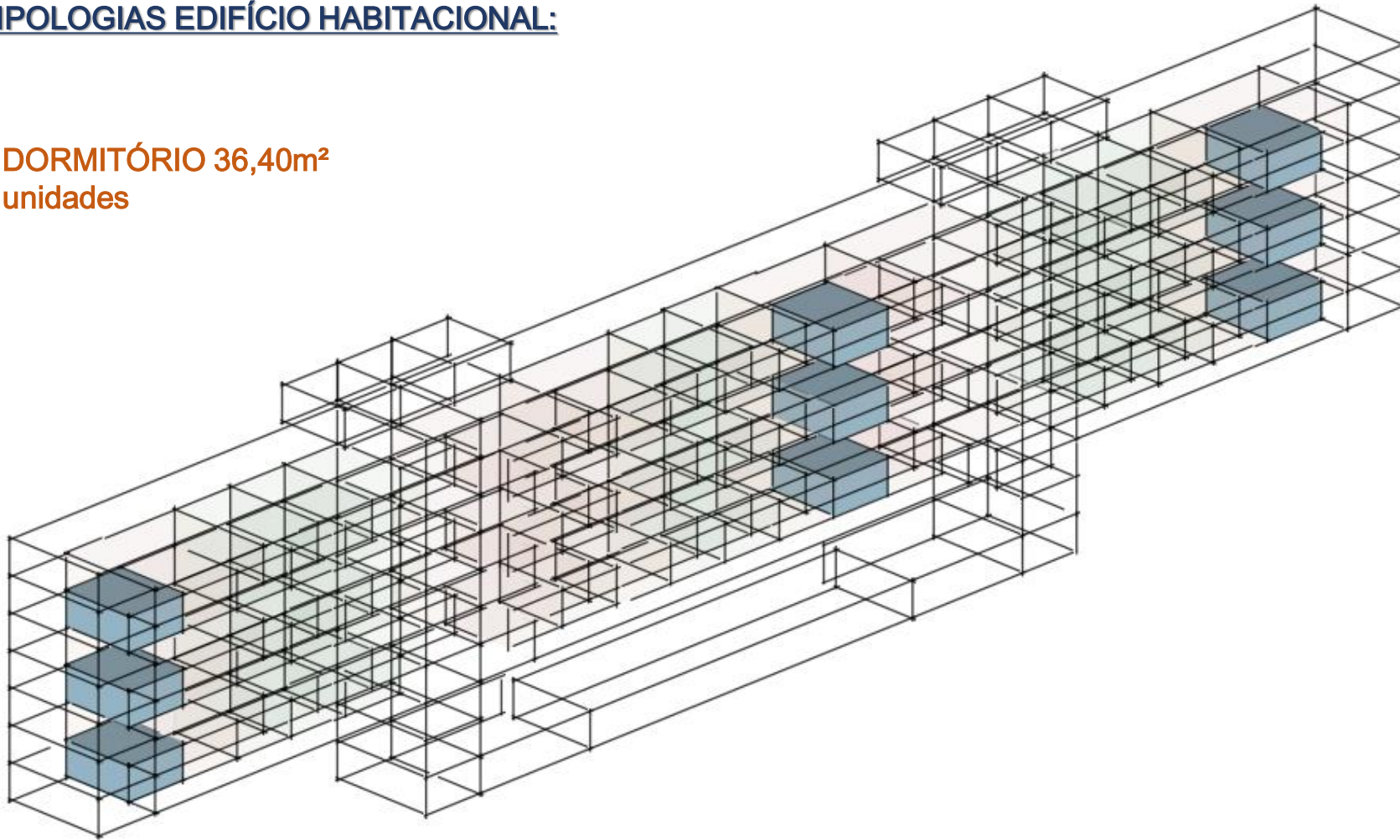


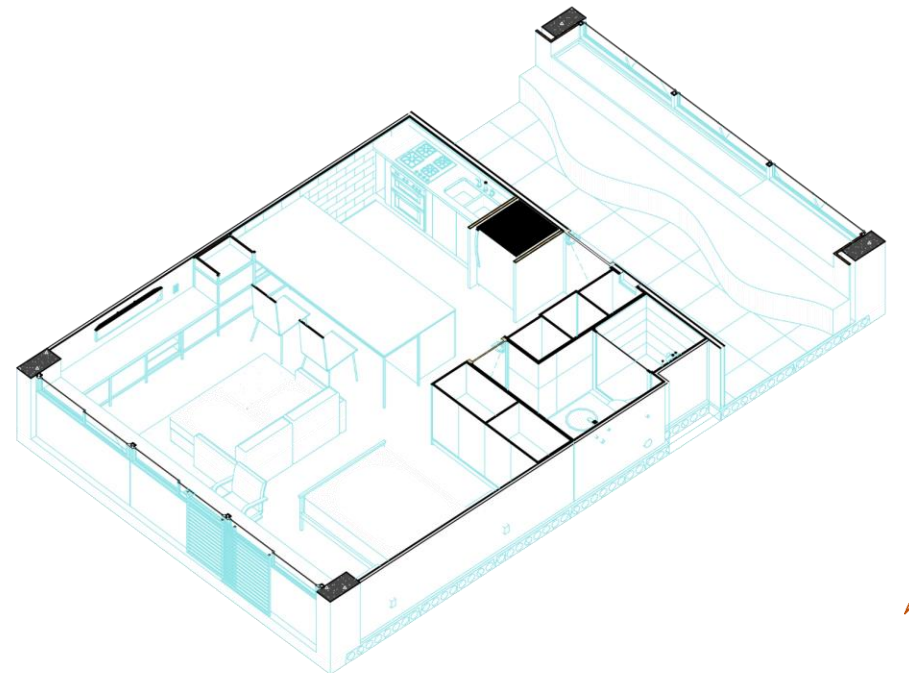
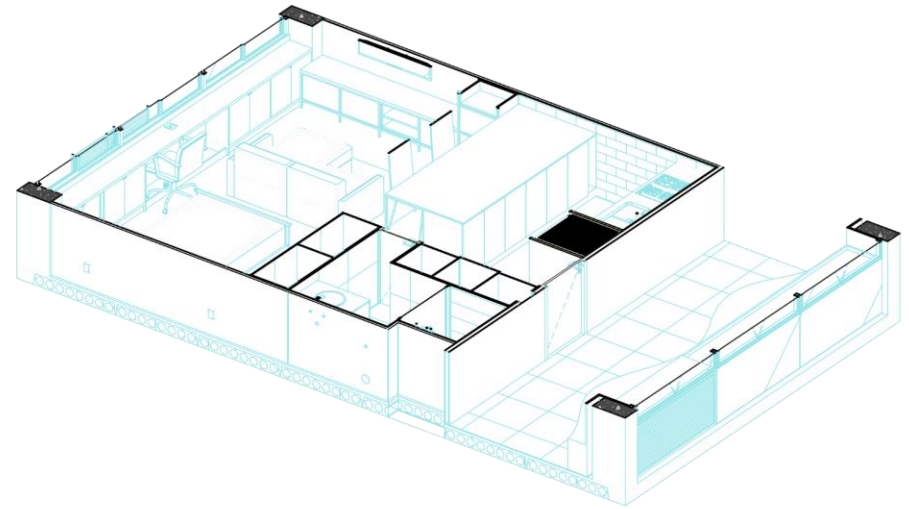
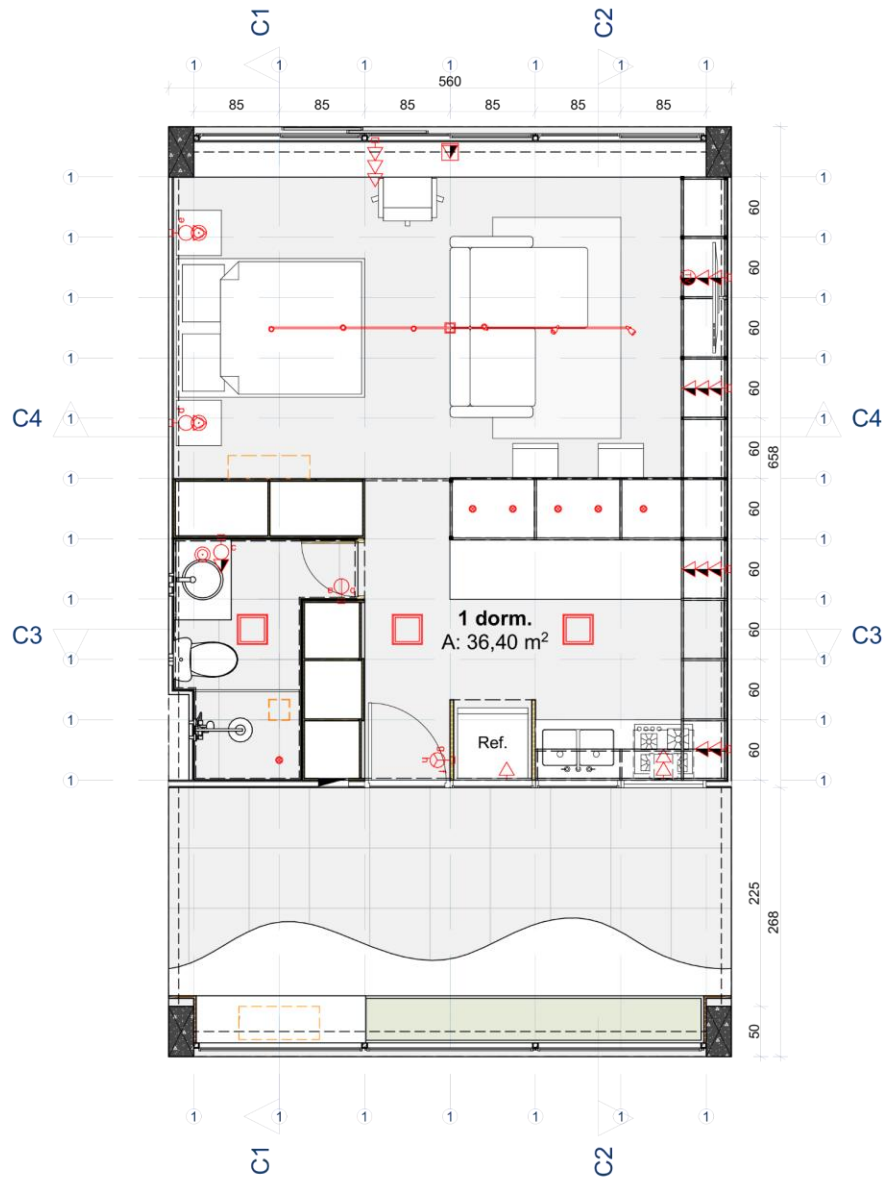
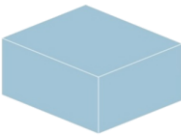
PLANTA BAIXA PAVIMENTO TIPO 2PAV: 0 2,5 m 5m

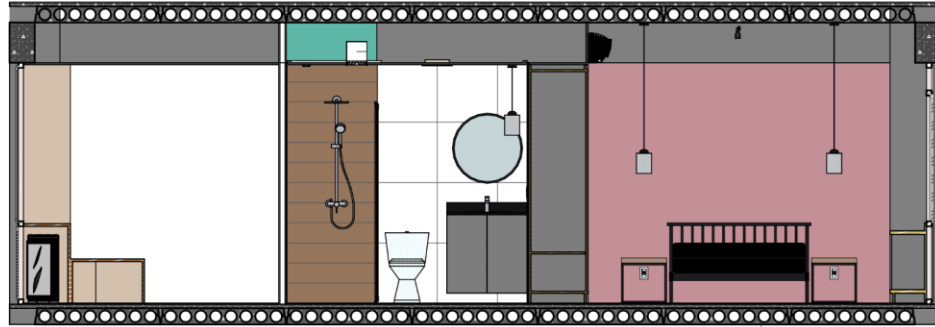
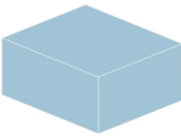


TIPOLOGIAS EDIFÍCIO HABITACIONAL:

1 DORMITÓRIO 36,40m²
9 unidades



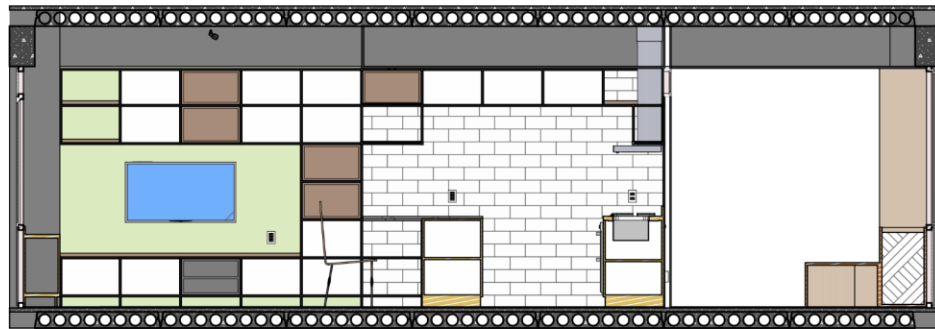




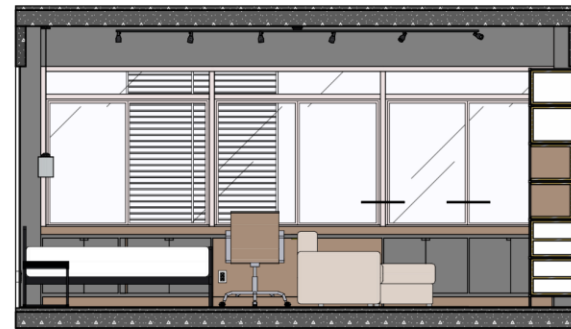
C1 — Corte



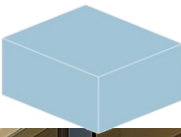
C3 — Corte

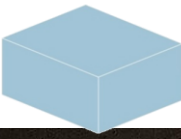


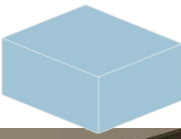
C2 — Corte



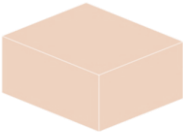
C4 — Corte



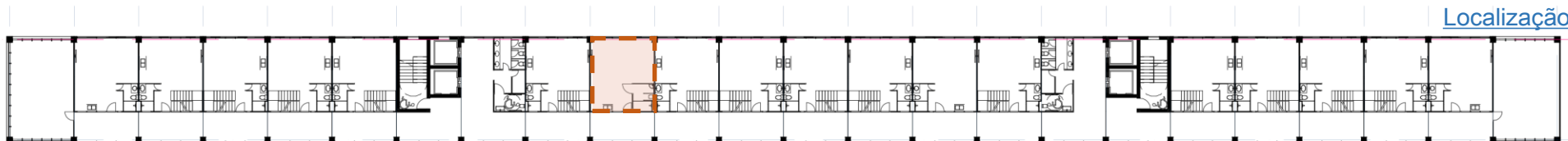
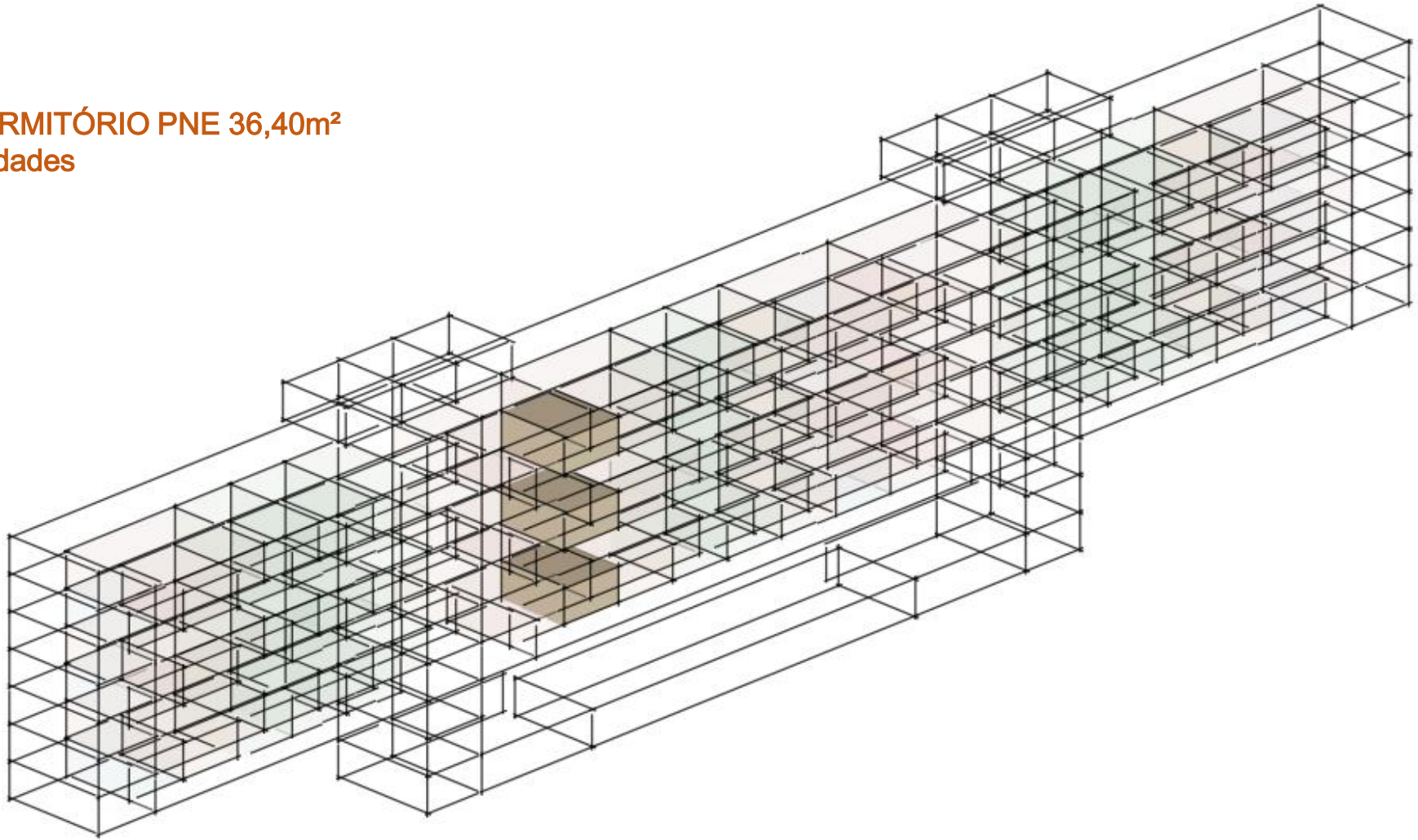




TIPOLOGIAS EDIFÍCIO HABITACIONAL:



1 DORMITÓRIO PNE 36,40m²
3 unidades

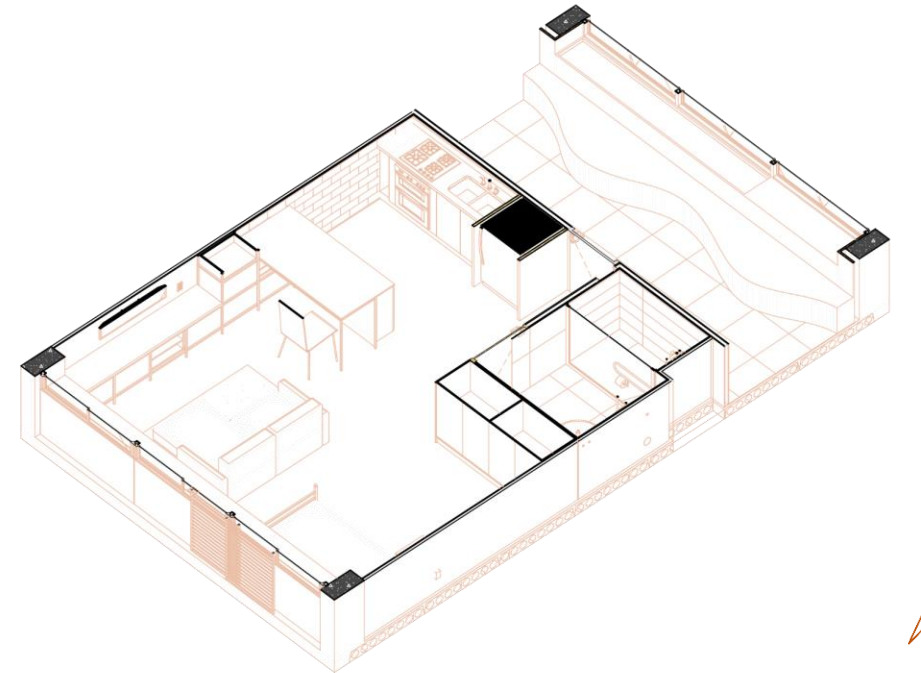
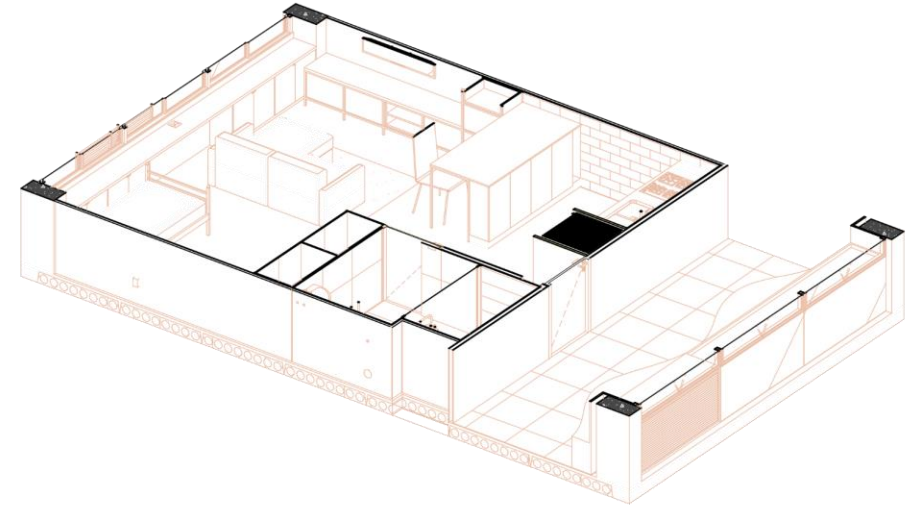
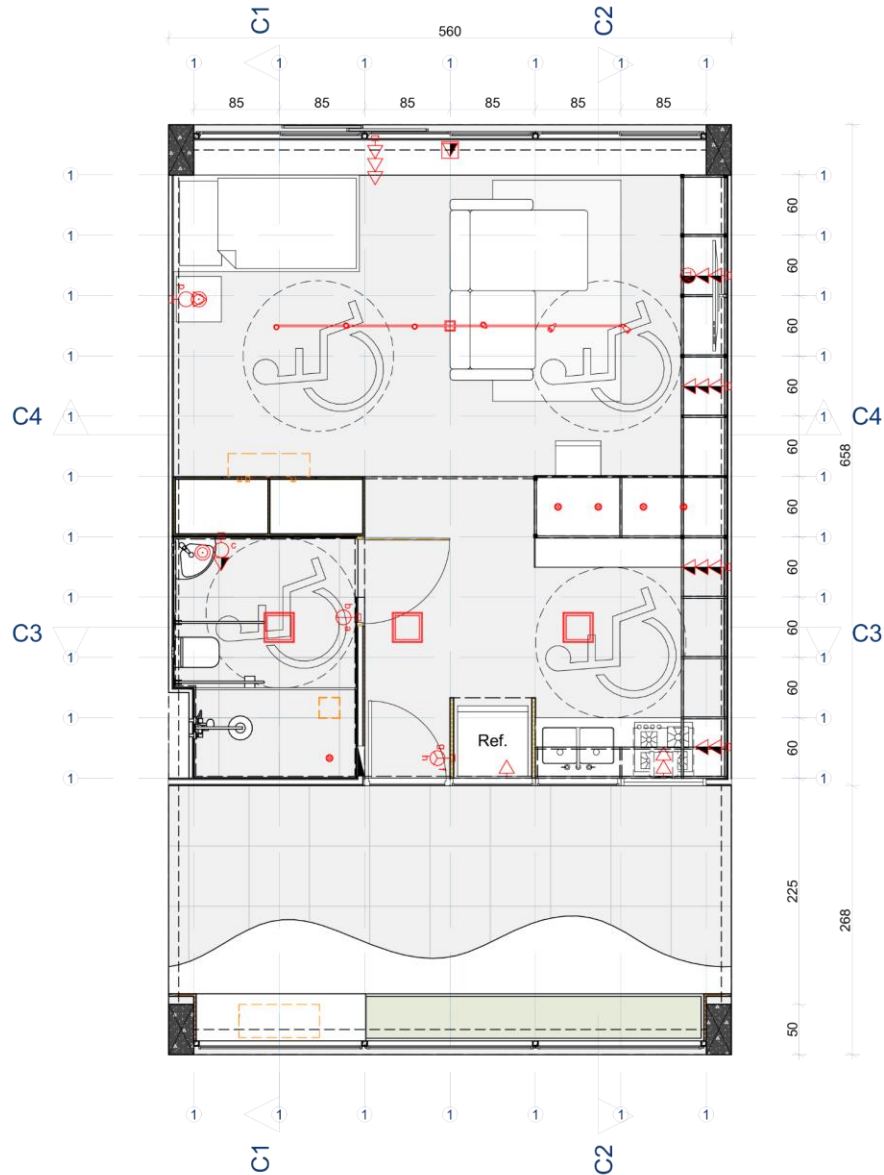
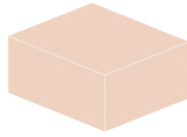


Localização

TIPOLOGIAS EDIFÍCIO HABITACIONAL:

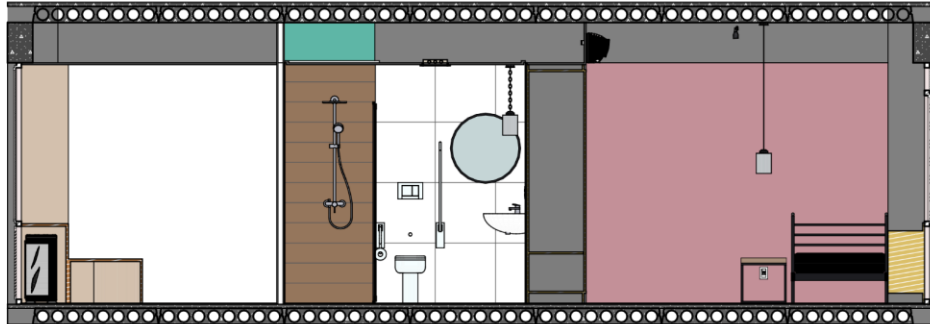
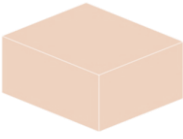


1 DORMITÓRIO PNE 36,40m²



TIPOLOGIAS EDIFÍCIO HABITACIONAL:

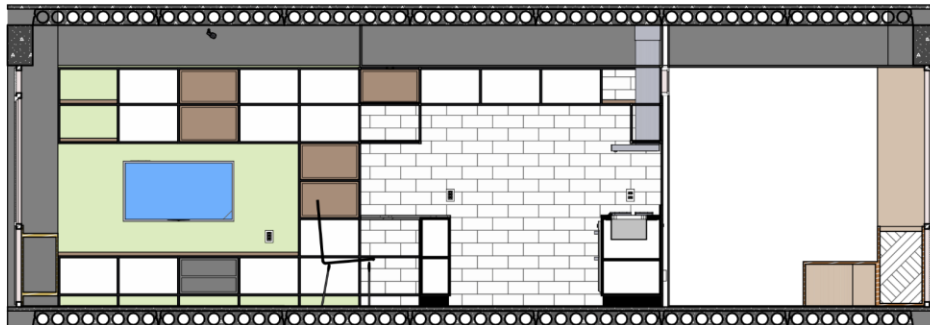
1 DORMITÓRIO PNE 36,40m²



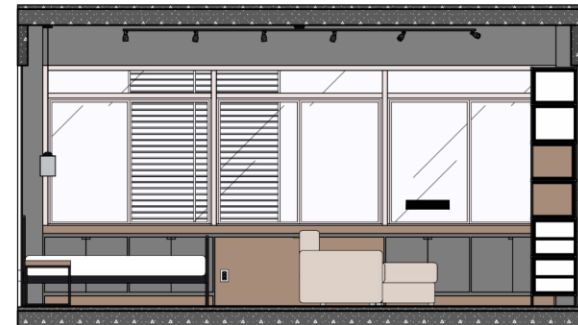
C1 — Corte



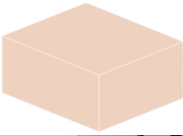
C3 — Corte

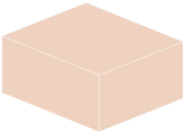


C2 — Corte



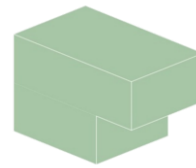
C4 — Corte



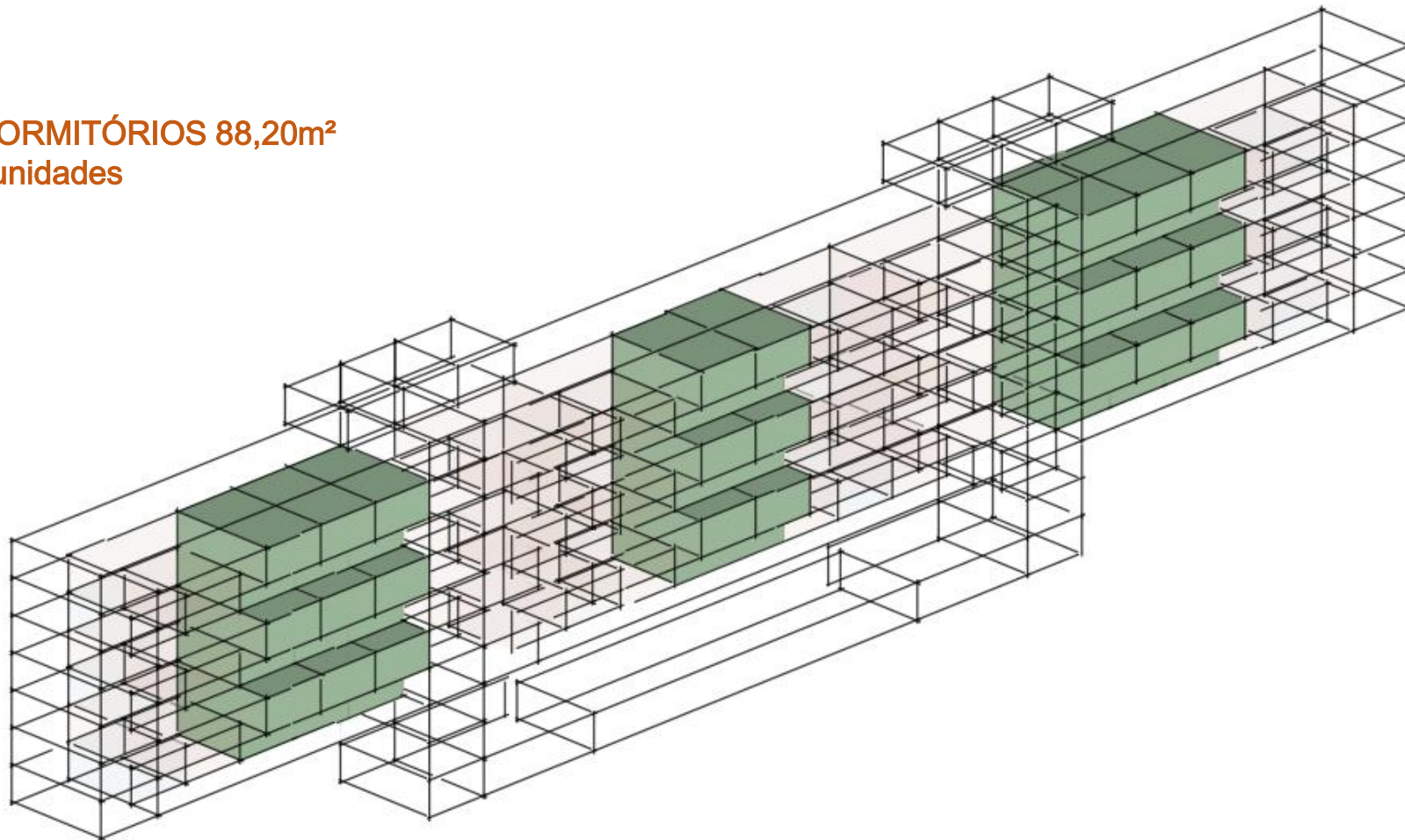


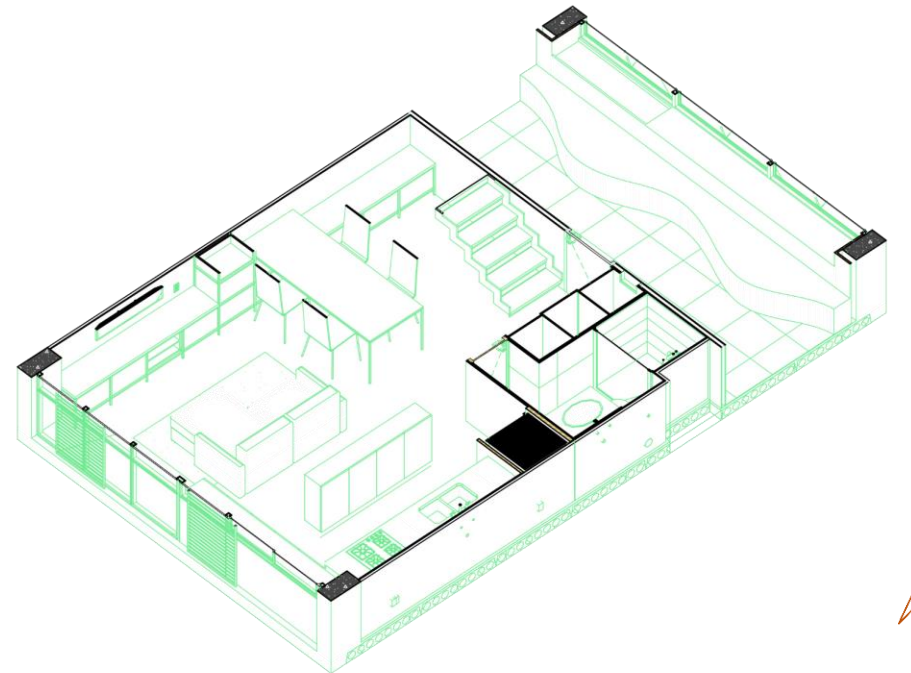
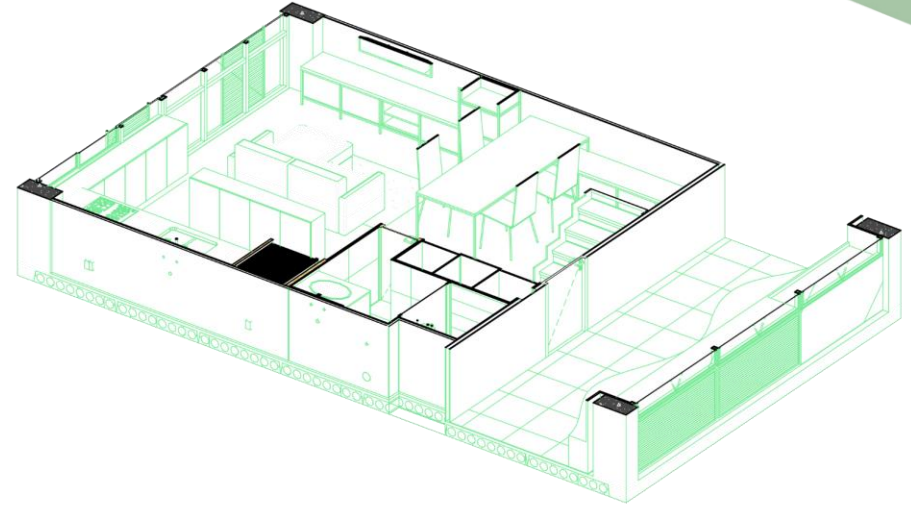
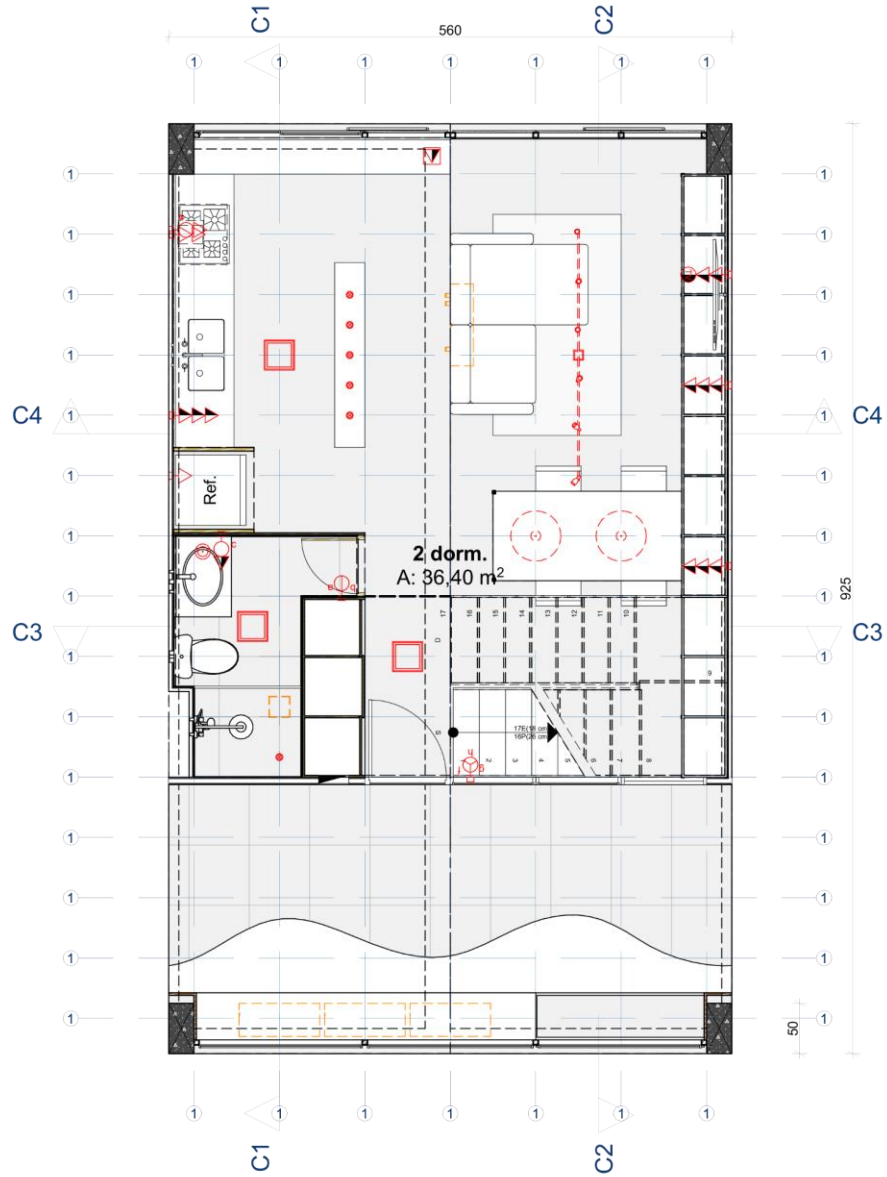
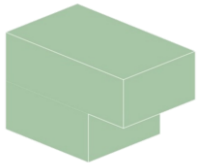
TIPOLOGIAS EDIFÍCIO HABITACIONAL:

2 DORMITÓRIOS 88,20m²



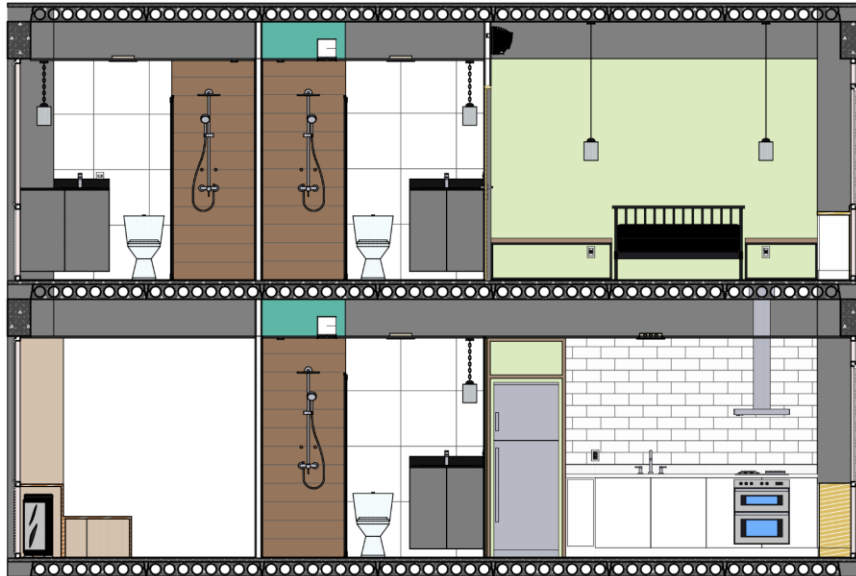
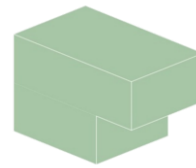
2 DORMITÓRIOS 88,20m²
24 unidades





TIPOLOGIAS EDIFÍCIO HABITACIONAL:

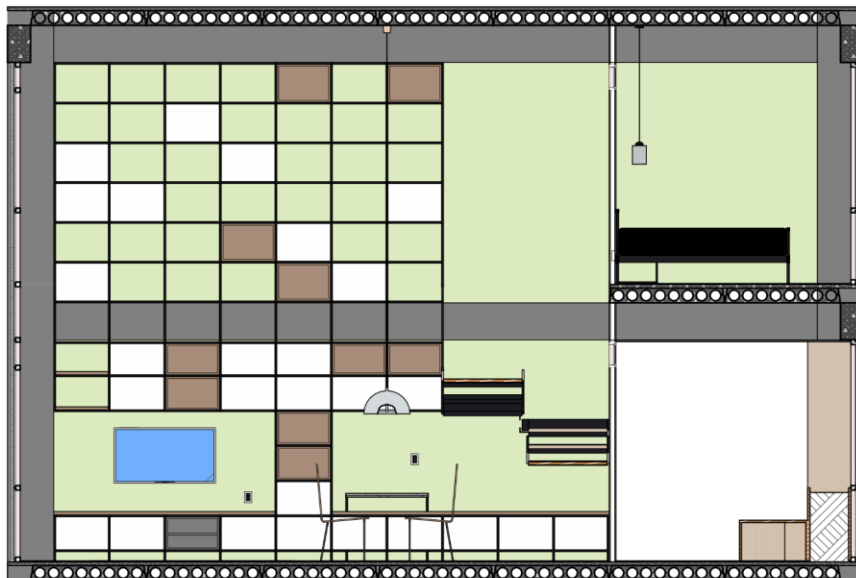
2 DORMITÓRIOS 88,20m²



C1 Corte



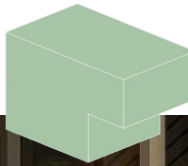
C3 Corte

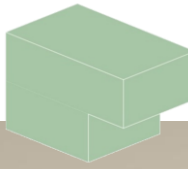


C2 Corte



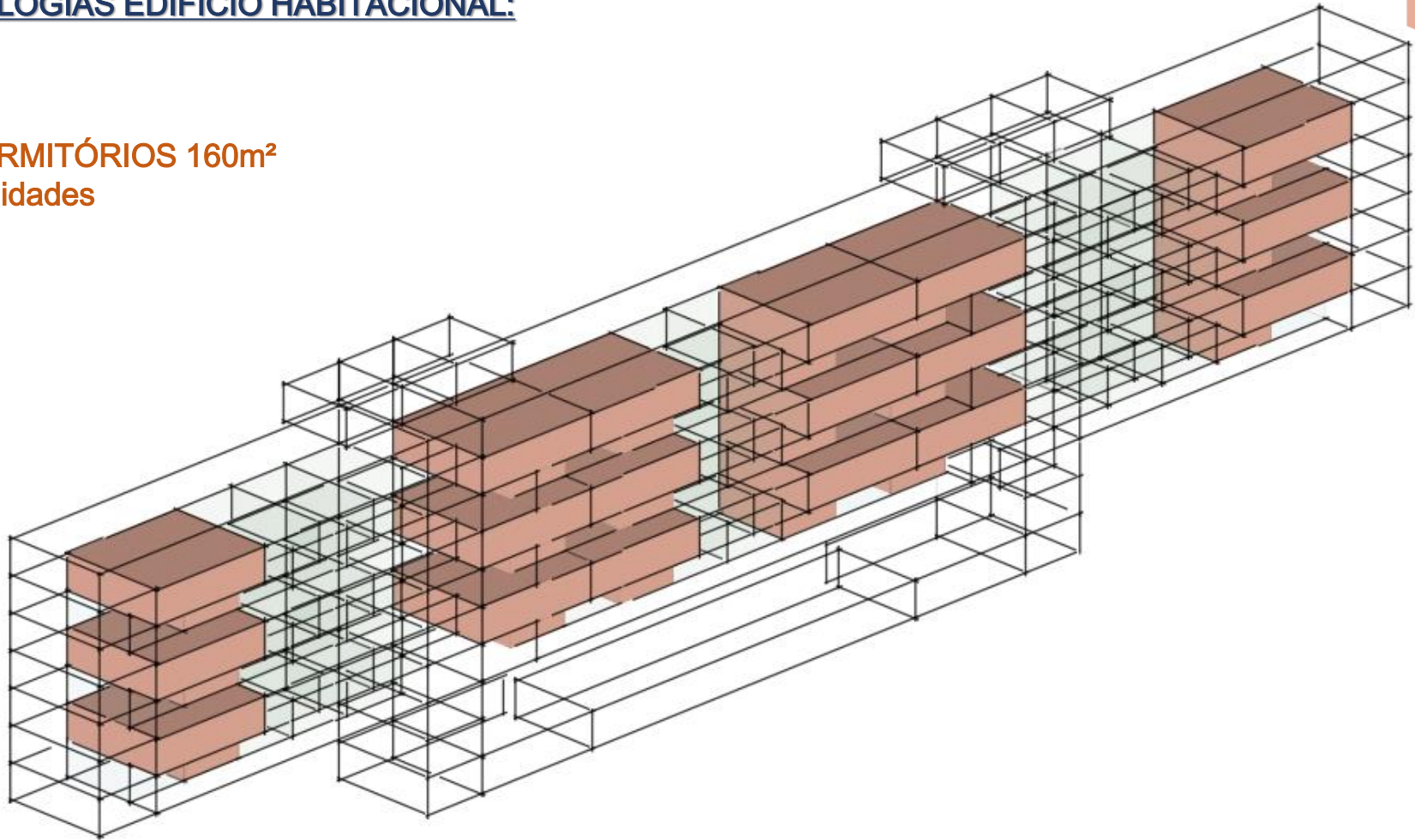
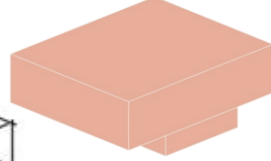
C4 Corte



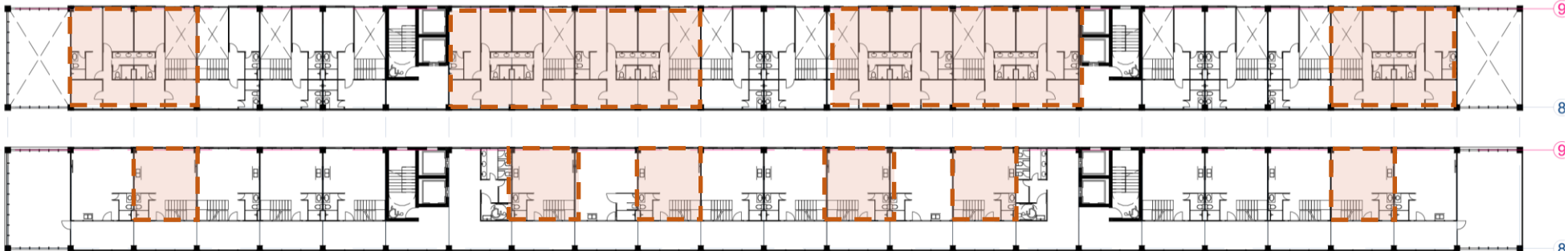


TIPOLOGIAS EDIFÍCIO HABITACIONAL:

5 DORMITÓRIOS 160m²
18 unidades



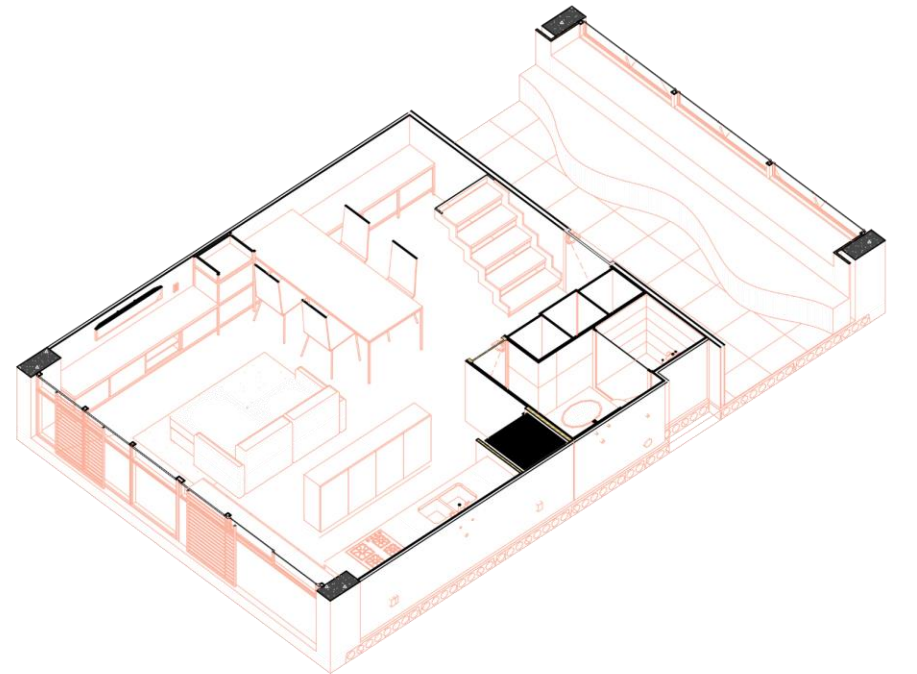
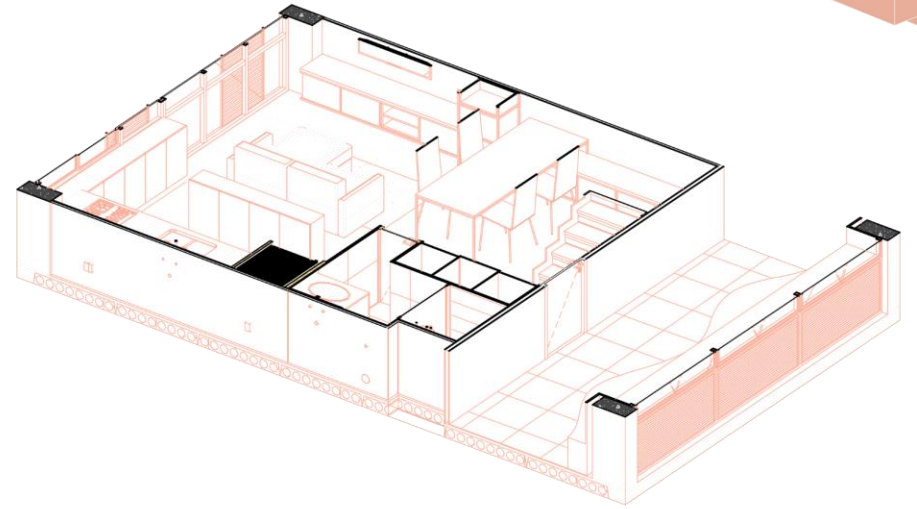
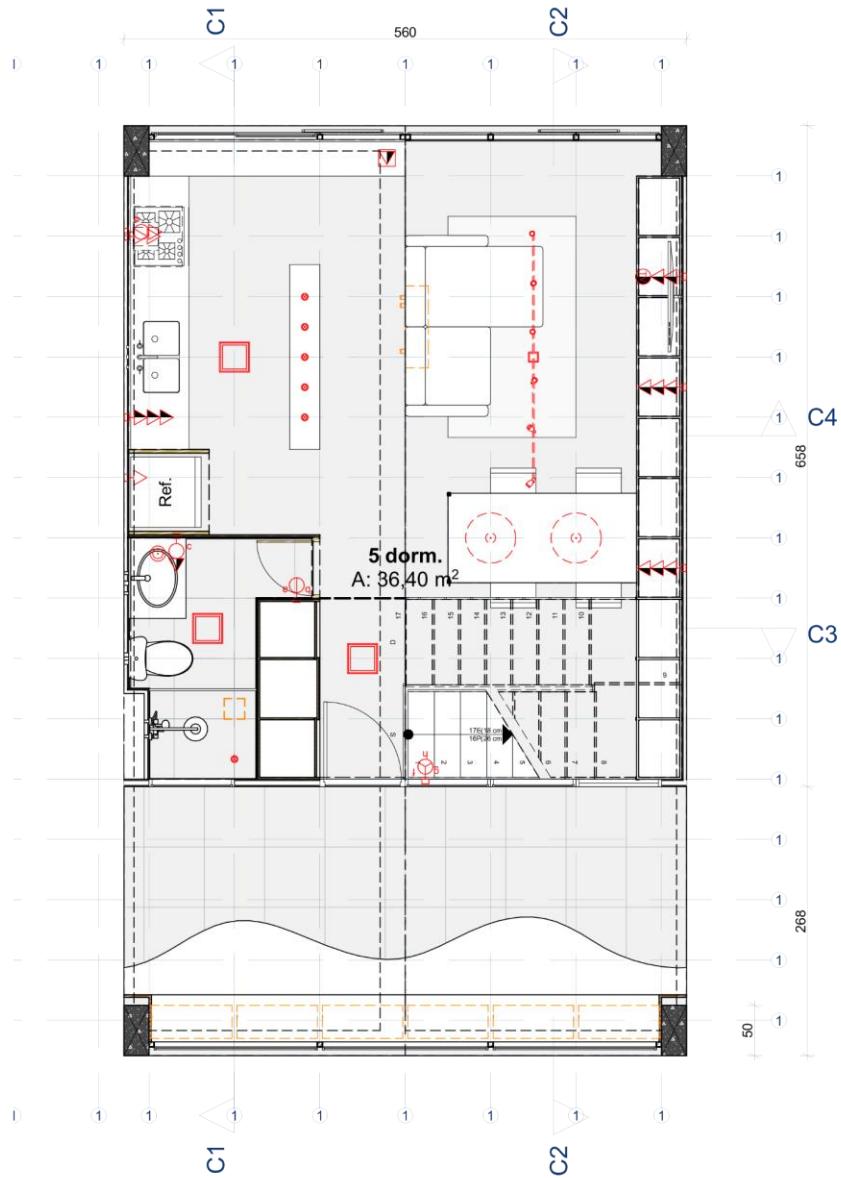
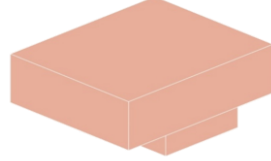
Localização



TIPOLOGIAS EDIFÍCIO HABITACIONAL:



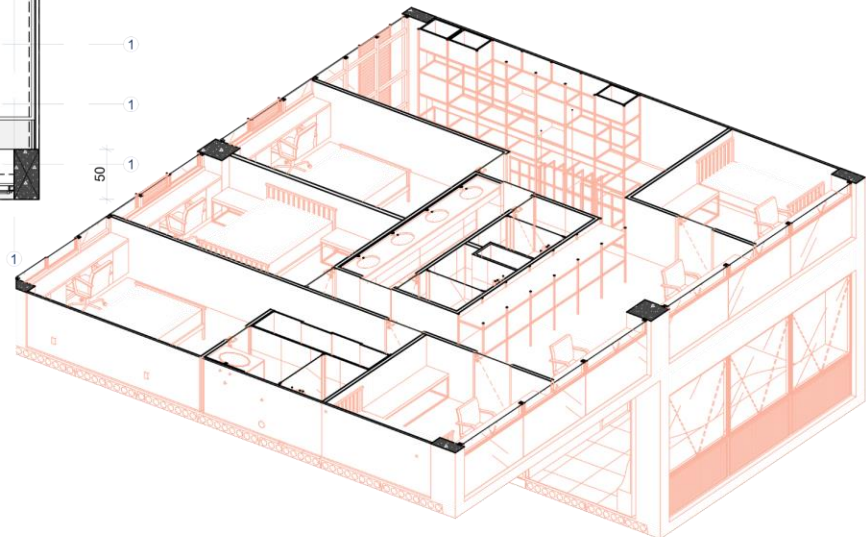
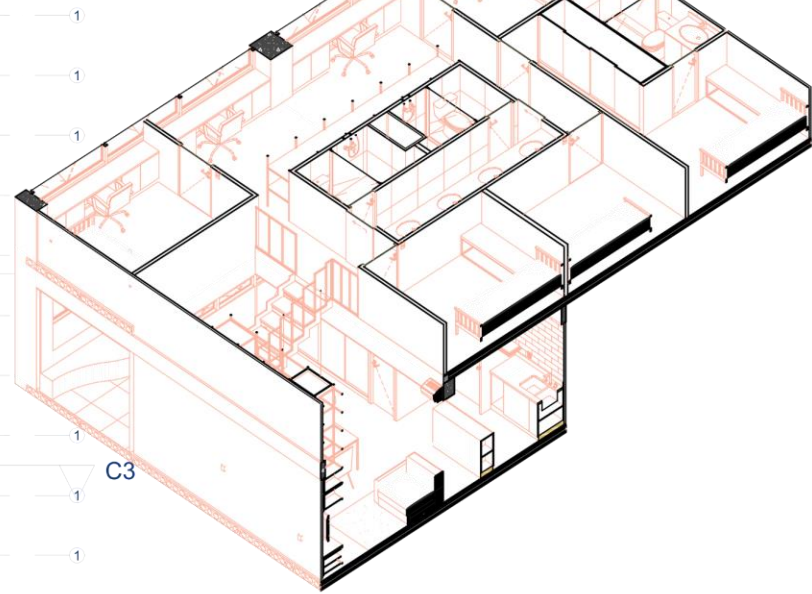
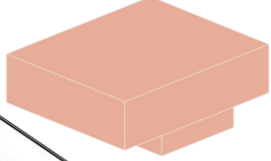
5 DORMITÓRIOS 160m²

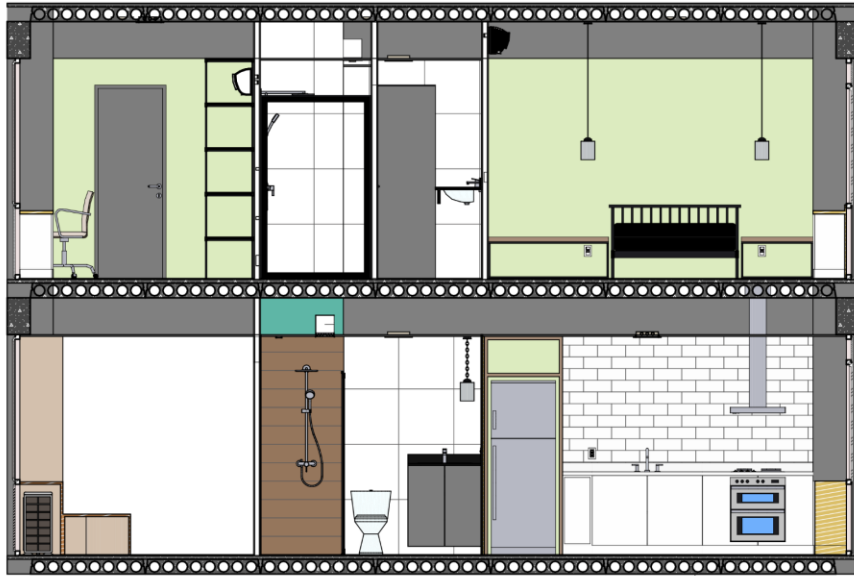
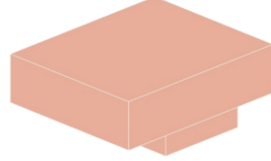


TIPOLOGIAS EDIFÍCIO HABITACIONAL:



5 DORMITÓRIOS 160m²

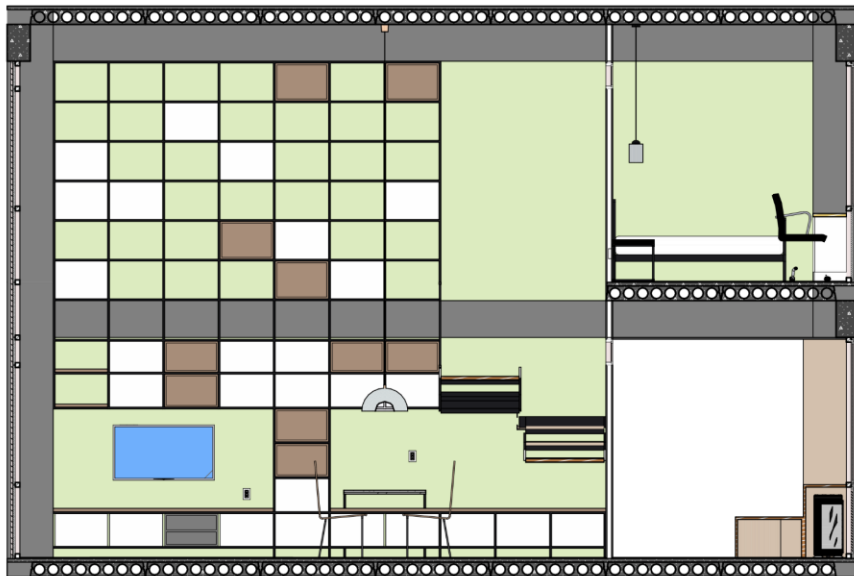




C1 — Corte



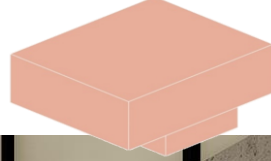
C3 — Corte

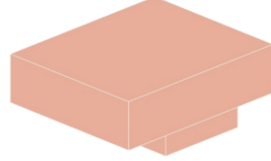


C2 — Corte



C4 — Corte





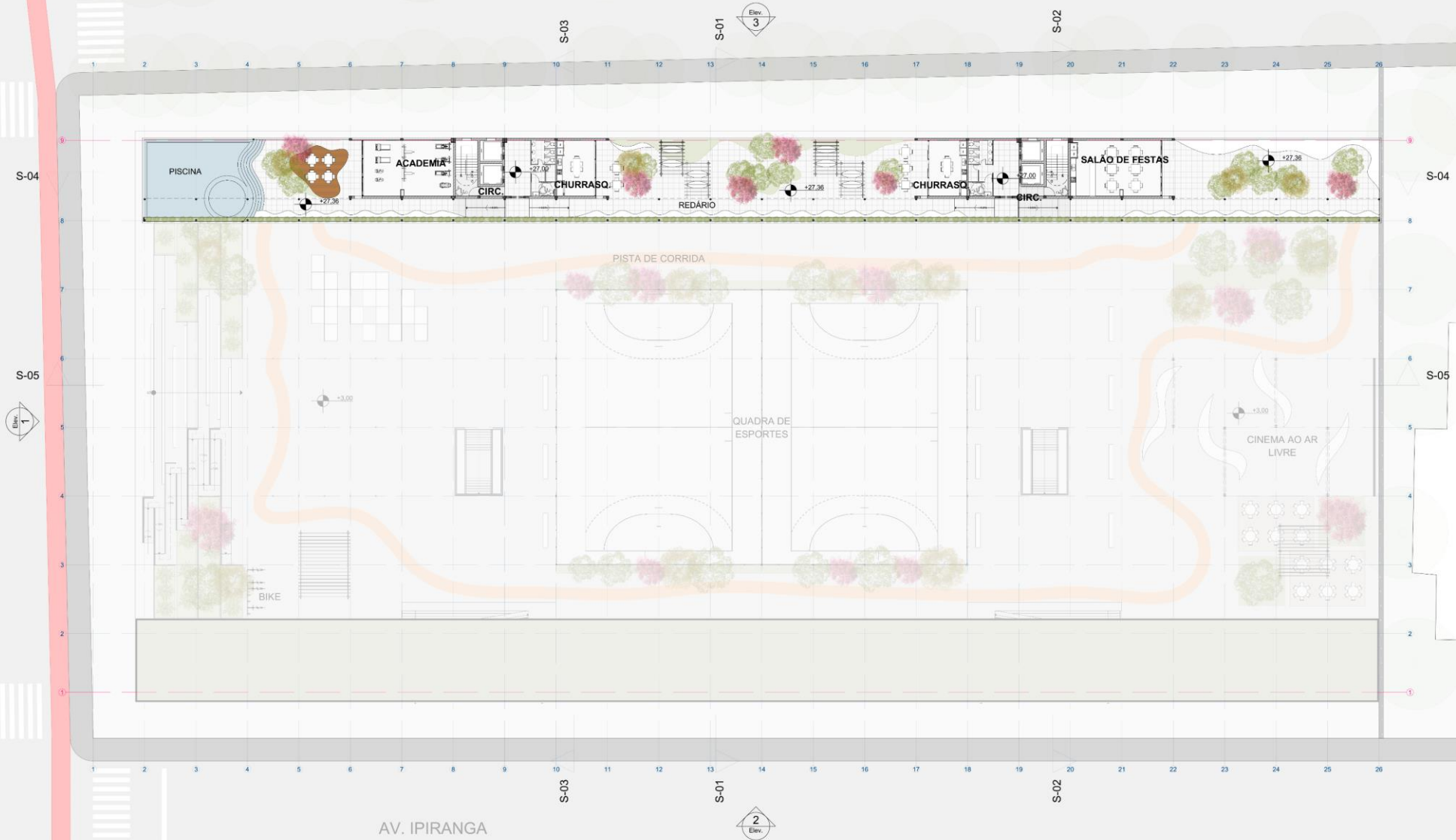
PLANTA BAIXA TERRAÇO:



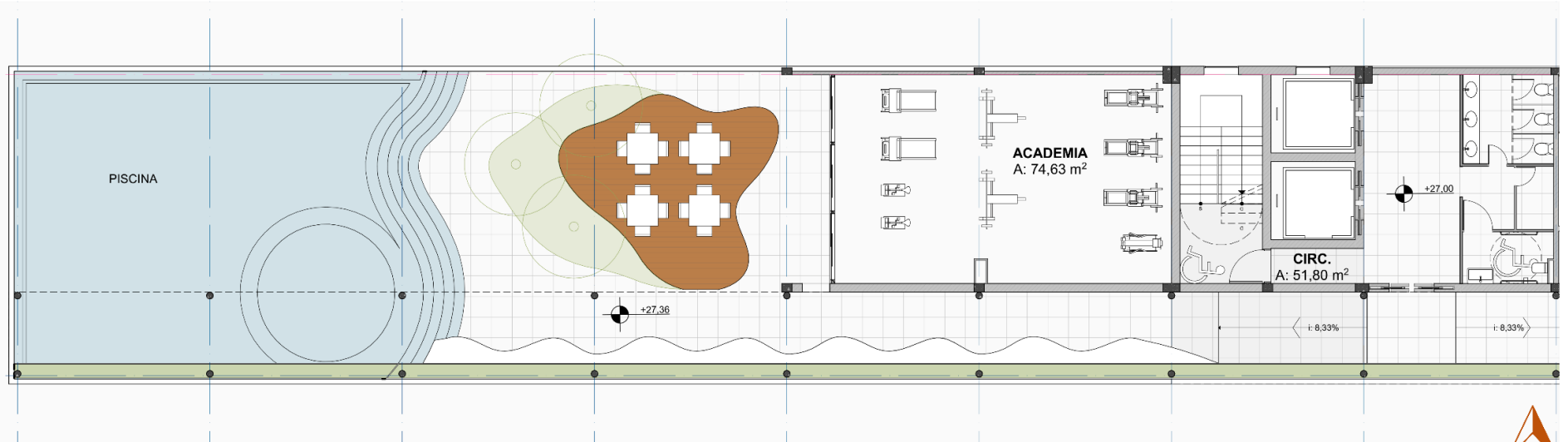
R. FELIPE DE OLIVEIRA

R. SILVA SÓ

AV. IPIRANGA



PLANTA BAIXA TERRAÇO:

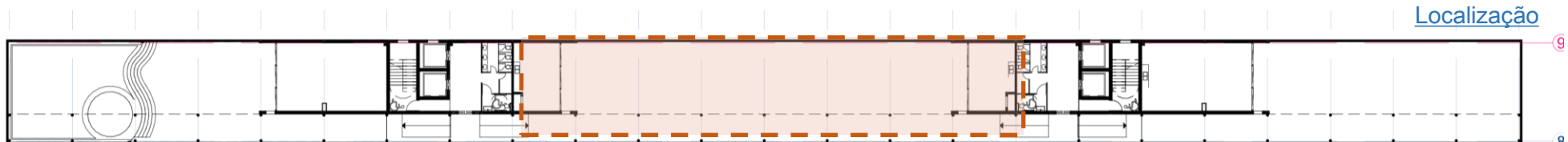
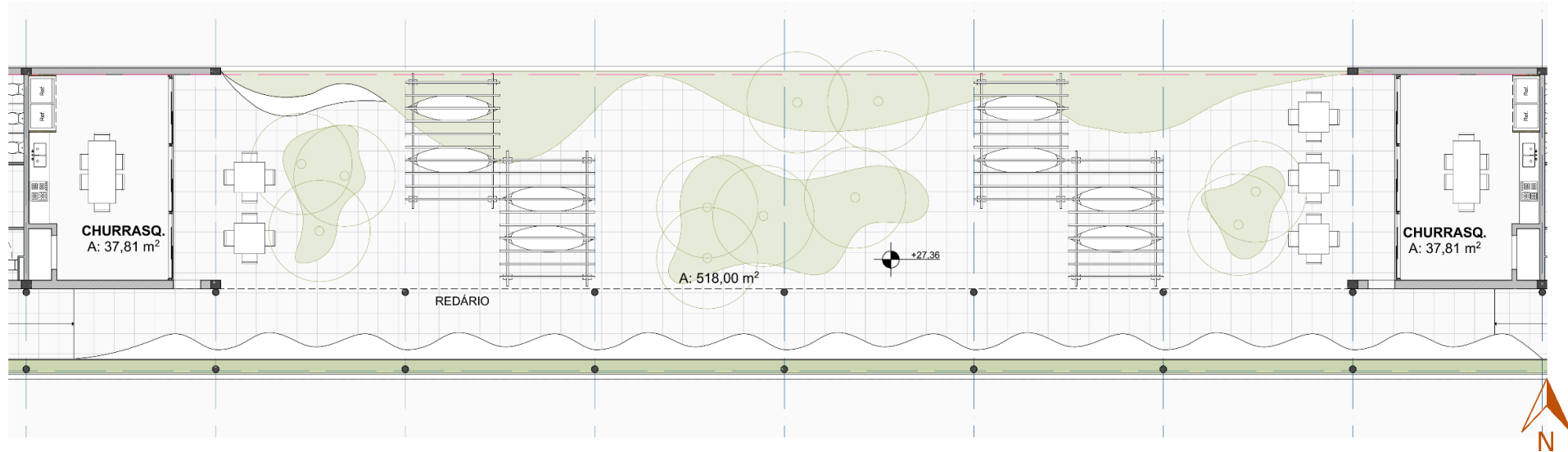


Localização



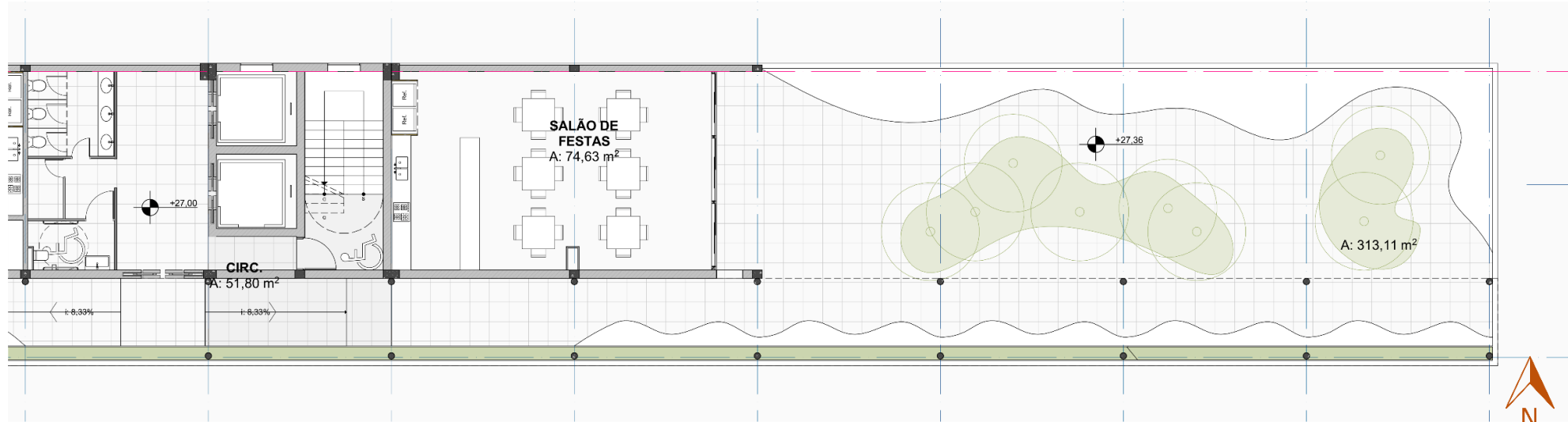


PLANTA BAIXA TERRAÇO: 0 2,5 m 5m



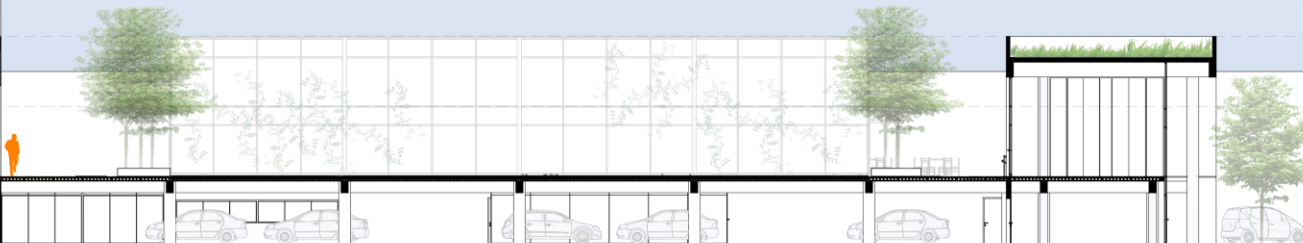
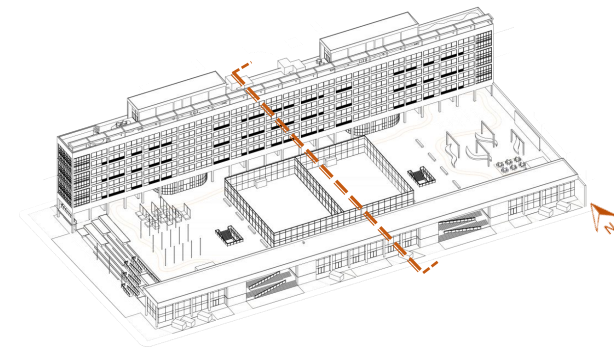


PLANTA BAIXA TERRAÇO:

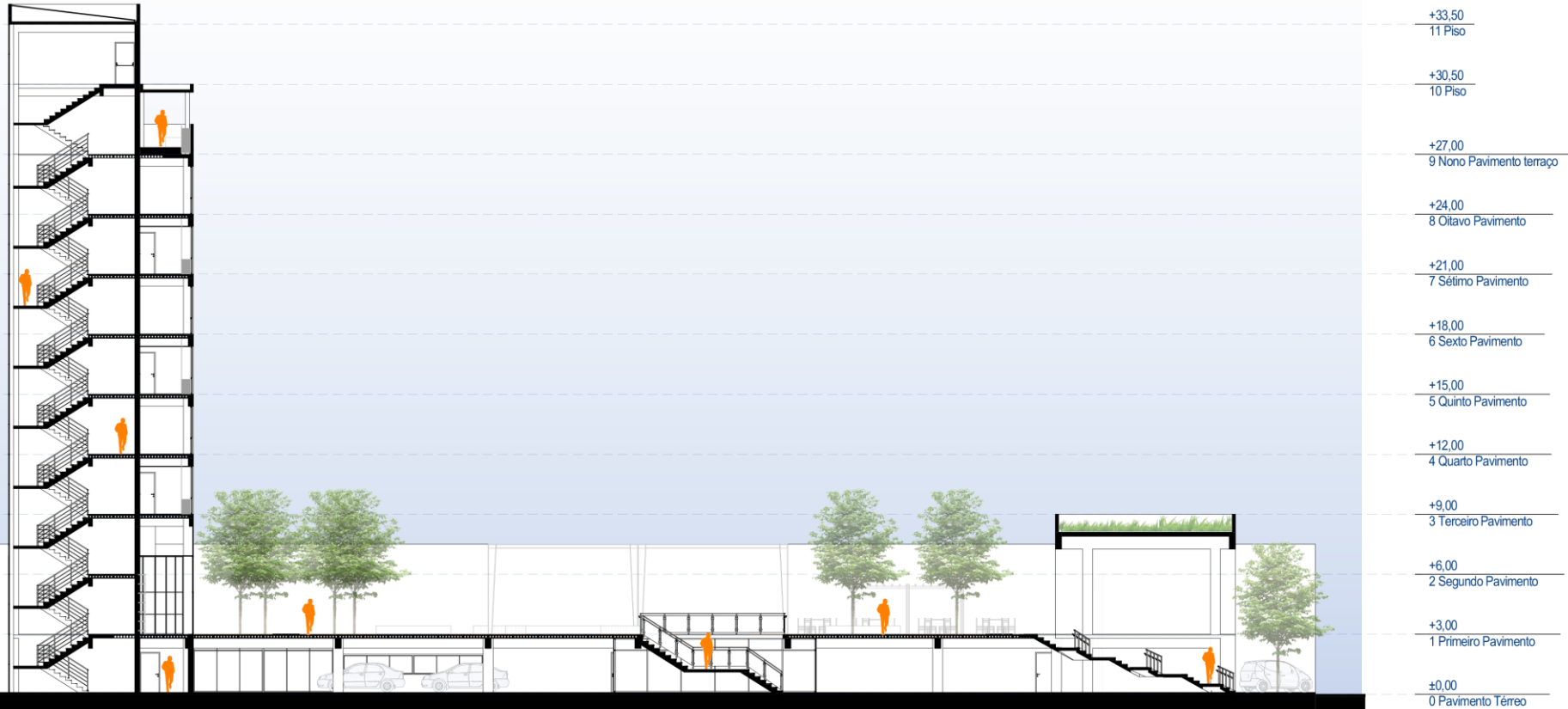
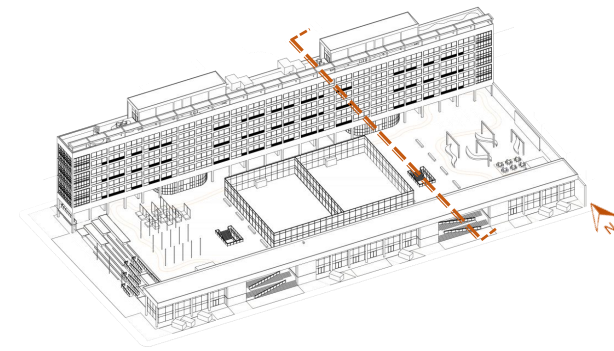


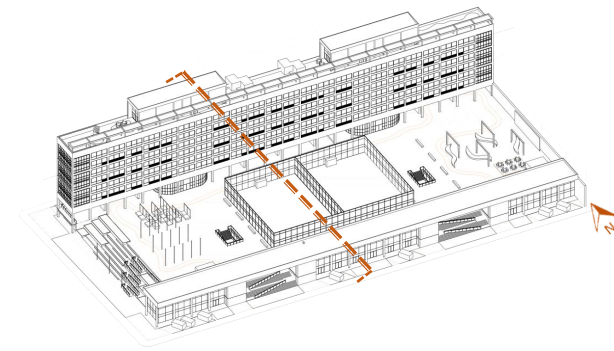
Localização

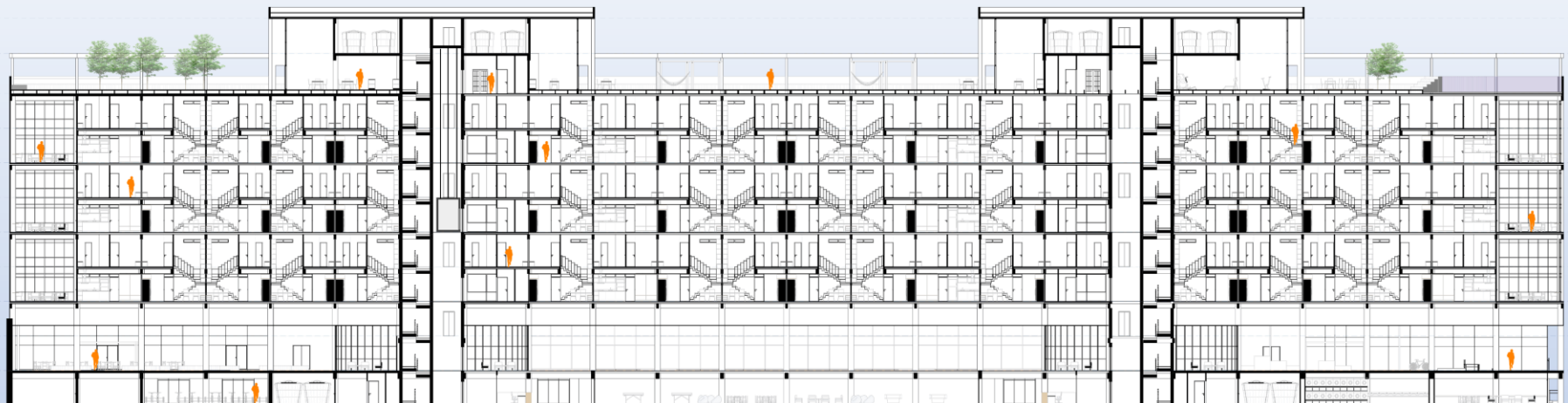
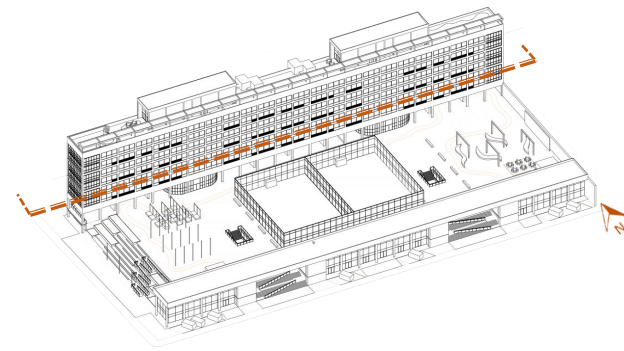




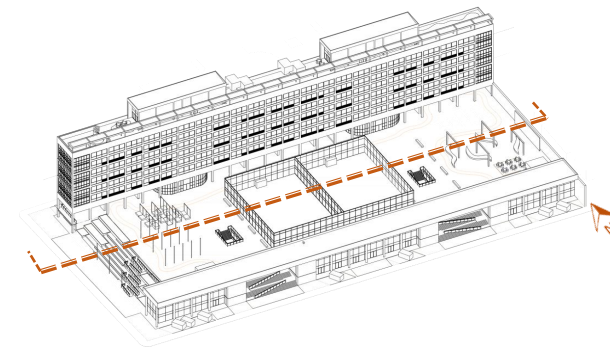
- +33,50
11 Piso
- +30,50
10 Piso
- +27,00
9 Nono Pavimento terraço
- +24,00
8 Oitavo Pavimento
- +21,00
7 Sétimo Pavimento
- +18,00
6 Sexto Pavimento
- +15,00
5 Quinto Pavimento
- +12,00
4 Quarto Pavimento
- +9,00
3 Terceiro Pavimento
- +6,00
2 Segundo Pavimento
- +3,00
1 Primeiro Pavimento
- +0,00
0 Pavimento Térreo







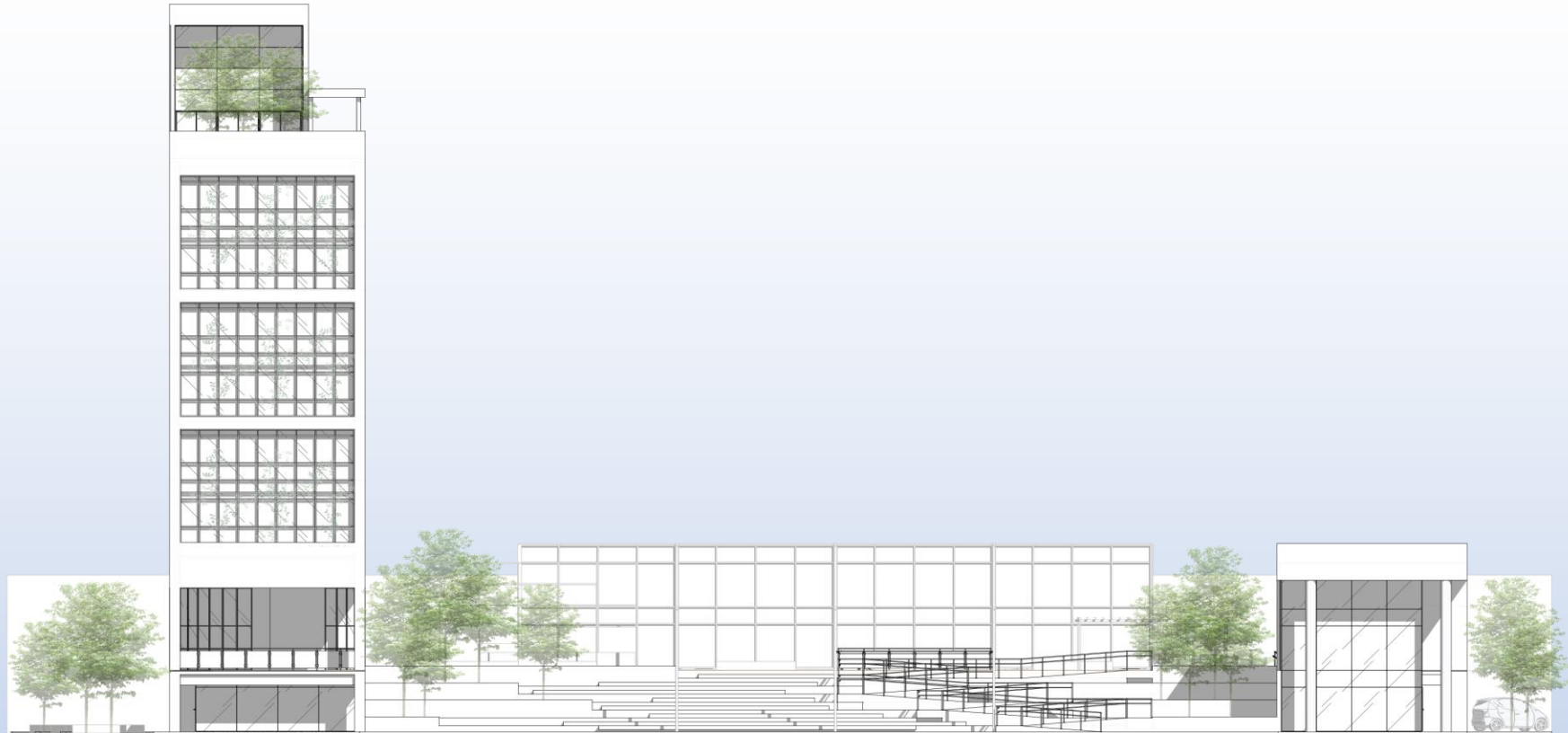
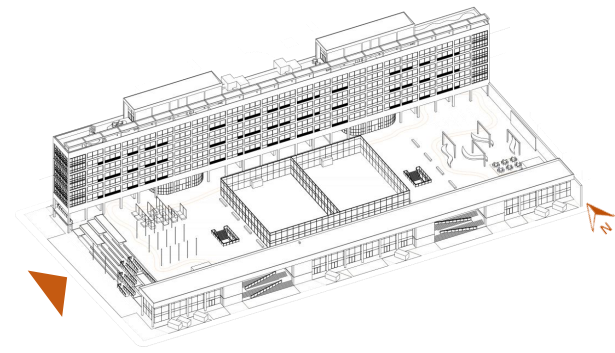
- +33,90
11 Piso
- +30,90
10 Piso
- +27,00
9 Nono Pavimento terraza
- +24,00
8 Oitavo Pavimento
- +21,00
7 Setimo Pavimento
- +18,00
6 Sexto Pavimento
- +15,00
5 Quinto Pavimento
- +12,00
4 Quarto Pavimento
- +9,00
3 Terceiro Pavimento
- +6,00
2 Segundo Pavimento
- +3,00
1 Primeiro Pavimento
- +0,00
0 Pavimento Terreo



- +33.50 11 Piso
- +30.50 10 Piso
- +27.00 9 Nível Pavimento terraço
- +24.00 8 Oitavo Pavimento
- +21.00 7 Sétimo Pavimento
- +18.00 6 Sexto Pavimento
- +15.00 5 Quarto Pavimento
- +12.00 4 Quarto Pavimento
- +9.00 3 Terceiro Pavimento
- +6.00 2 Segundo Pavimento
- +3.00 1 Primeiro Pavimento
- 0.50 0 Pavimento 16mo

ELEVAÇÃO

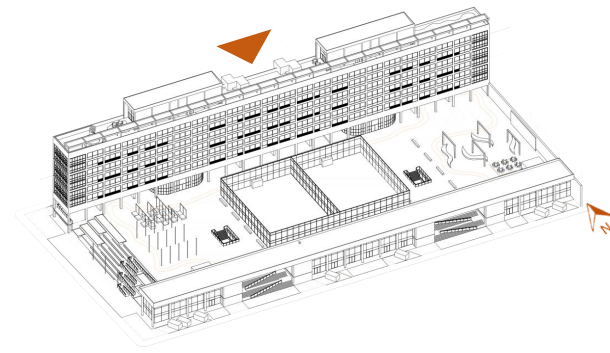
0 3 m 6m



FACHADA OESTE

ELEVAÇÃO

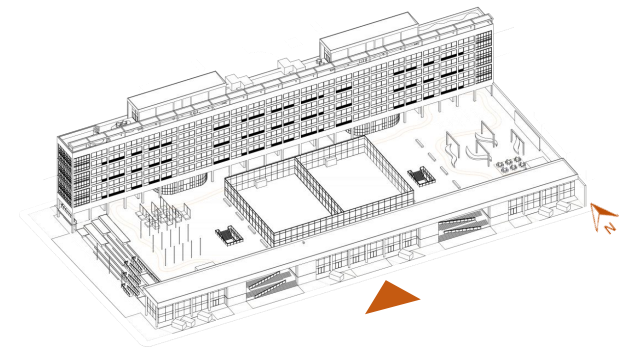
0 3 m 6m



FACHADA SUL

ELEVAÇÃO

0 3 m 6m



FACHADA NORTE

MATERIALIDADE

- Concreto aparente
- Tijolo
- Brise metálico
- Vidro
- Placas de Acm



ESTRUTURA

SISTEMA CONSTRUTIVO:

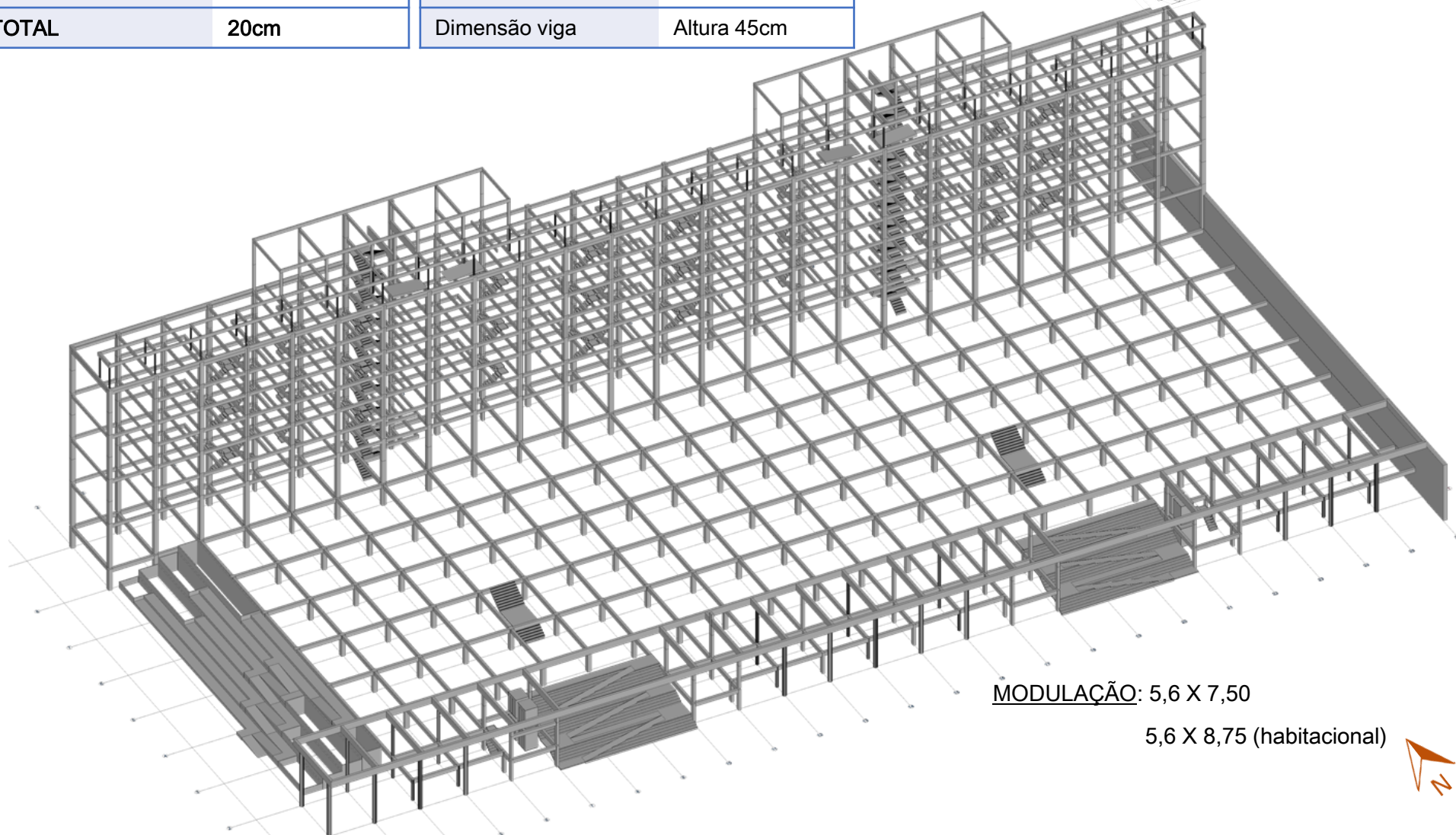
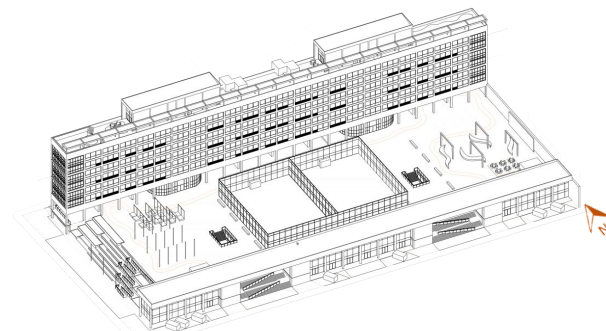
LAJE PRÉ FABRICADA – ALVEOLAR

Vão máximo	5,6m X 8,75m
Espessura da laje	16cm
Capecamento	4cm
TOTAL	20cm

PILAR DE CONCRETO ARMADO

VIGA DE CONCRETO PROTENDIDO

Vão máximo	5,6m X 8,75cm
Dimensão pilar	55cm X 55cm
Dimensão viga	Altura 45cm



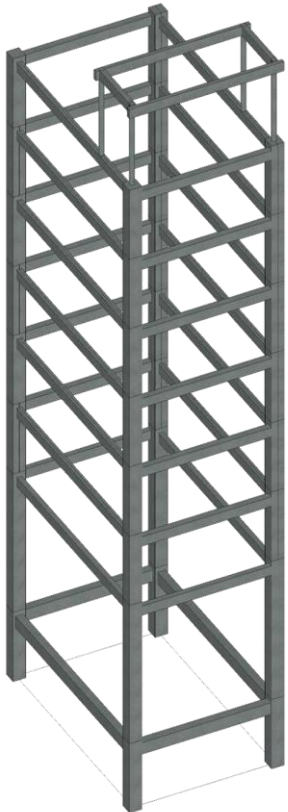
MODULAÇÃO: 5,6 X 7,50

5,6 X 8,75 (habitacional)

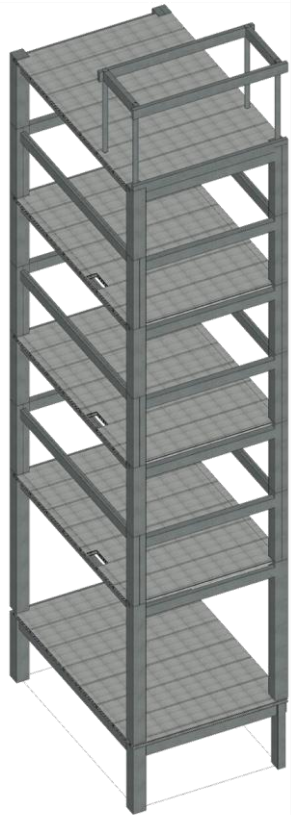


MÓDULO ESTRUTURAL

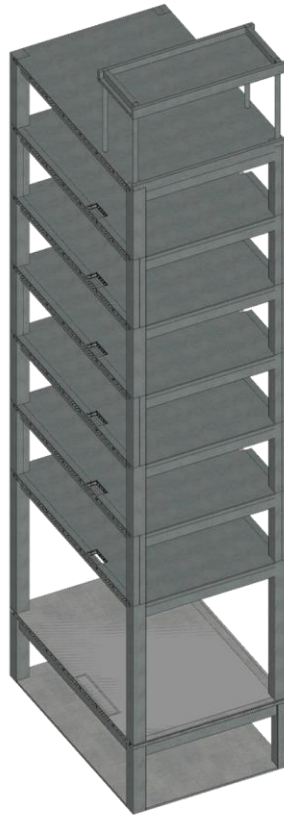
- Viga e pilar



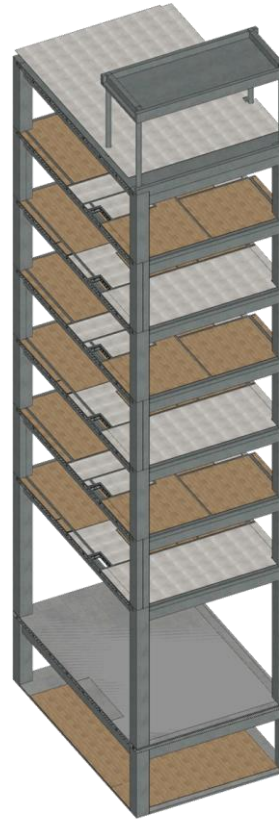
- Laje alveolar



- Capeamento

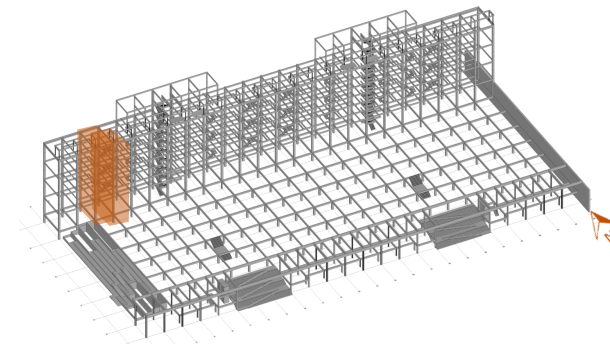
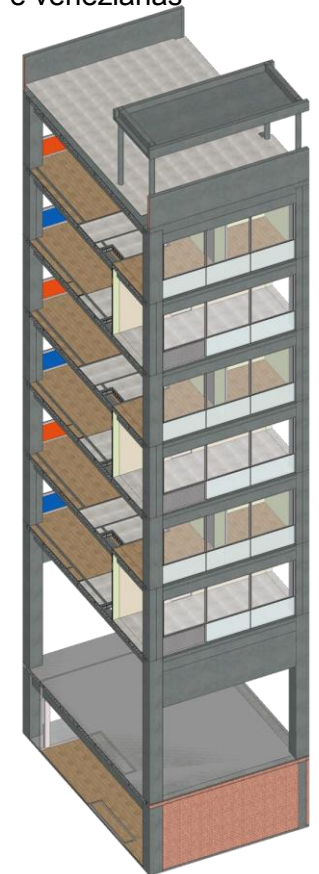


- Piso vinílico e porcelanato
- Terraço : piso elevado

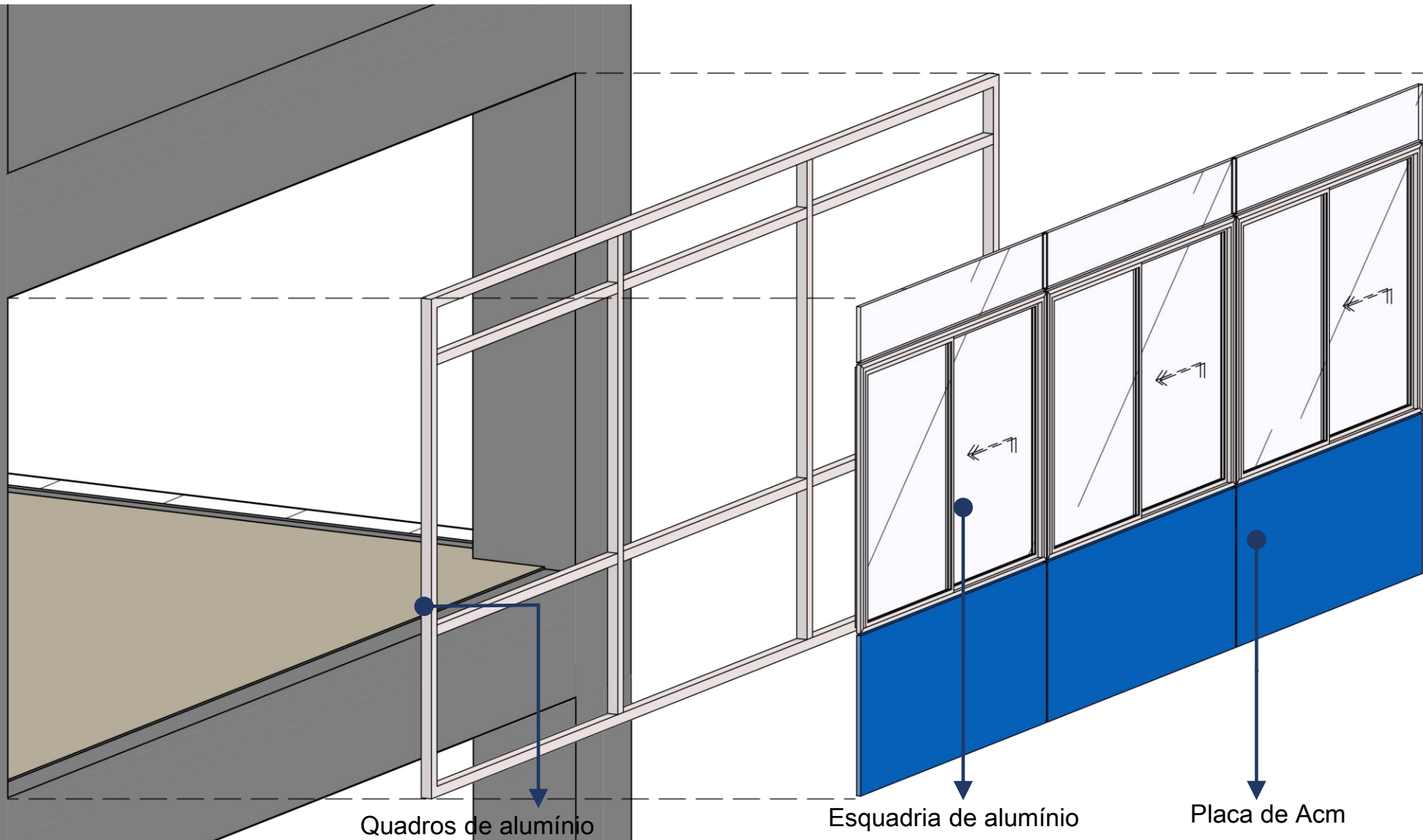


Quadros de alumínio:

- Janelas, placas de acm e venezianas

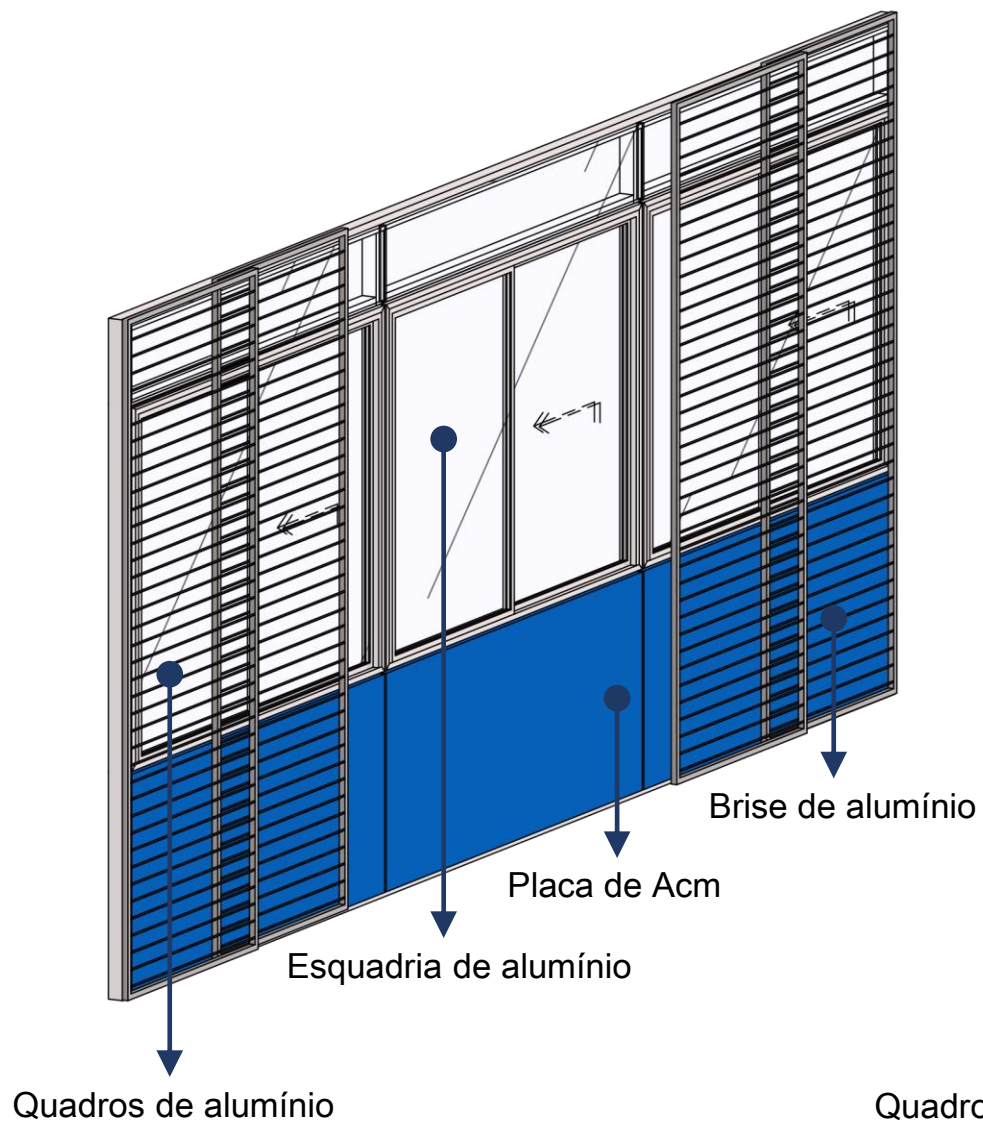


VEDAÇÃO



VEDAÇÃO

- Fachada Norte – Rua Felipe de Oliveira



- Fachada Sul – Av. Ipiranga

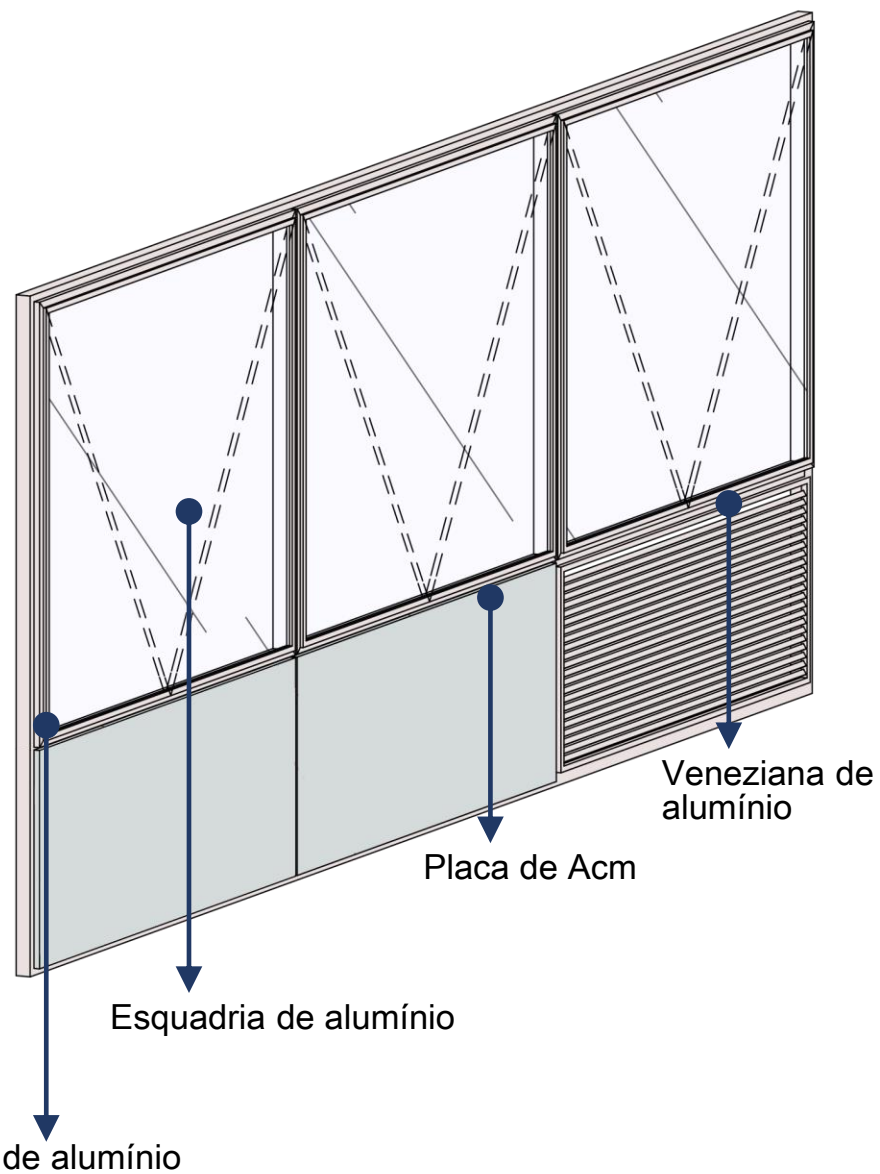


DIAGRAMA CLIMATIZAÇÃO

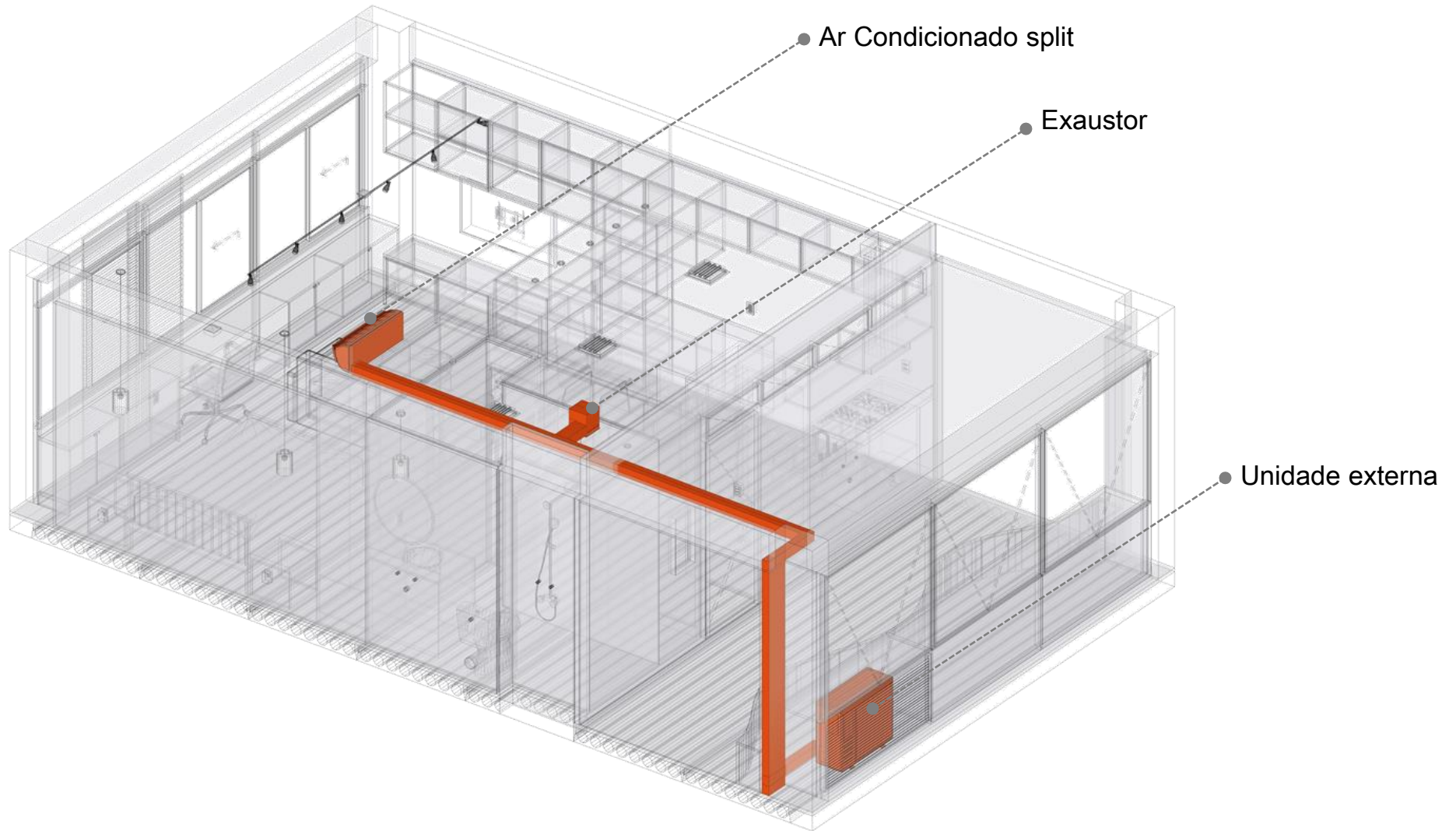


DIAGRAMA CLIMATIZAÇÃO

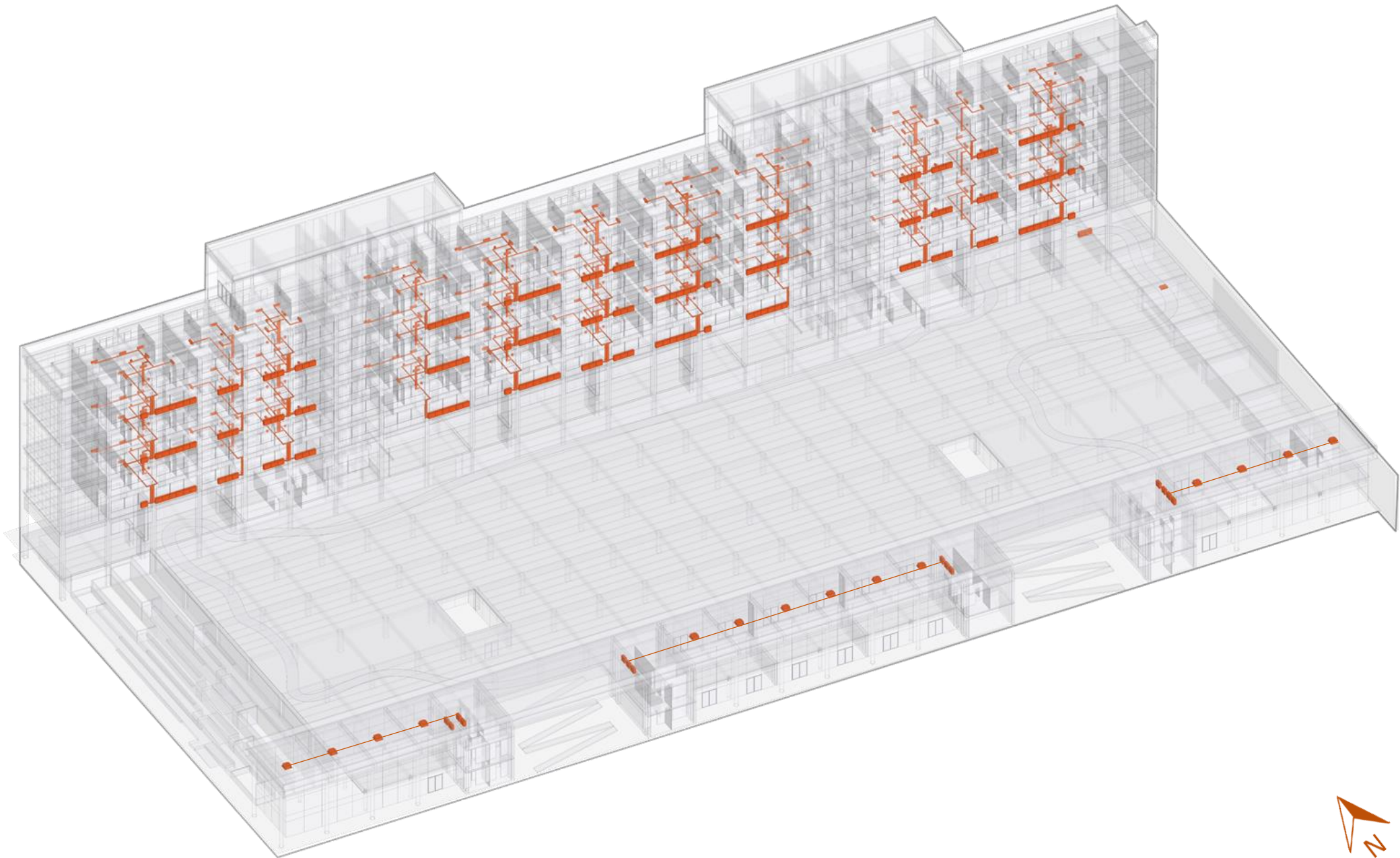


DIAGRAMA HIDRÁULICO

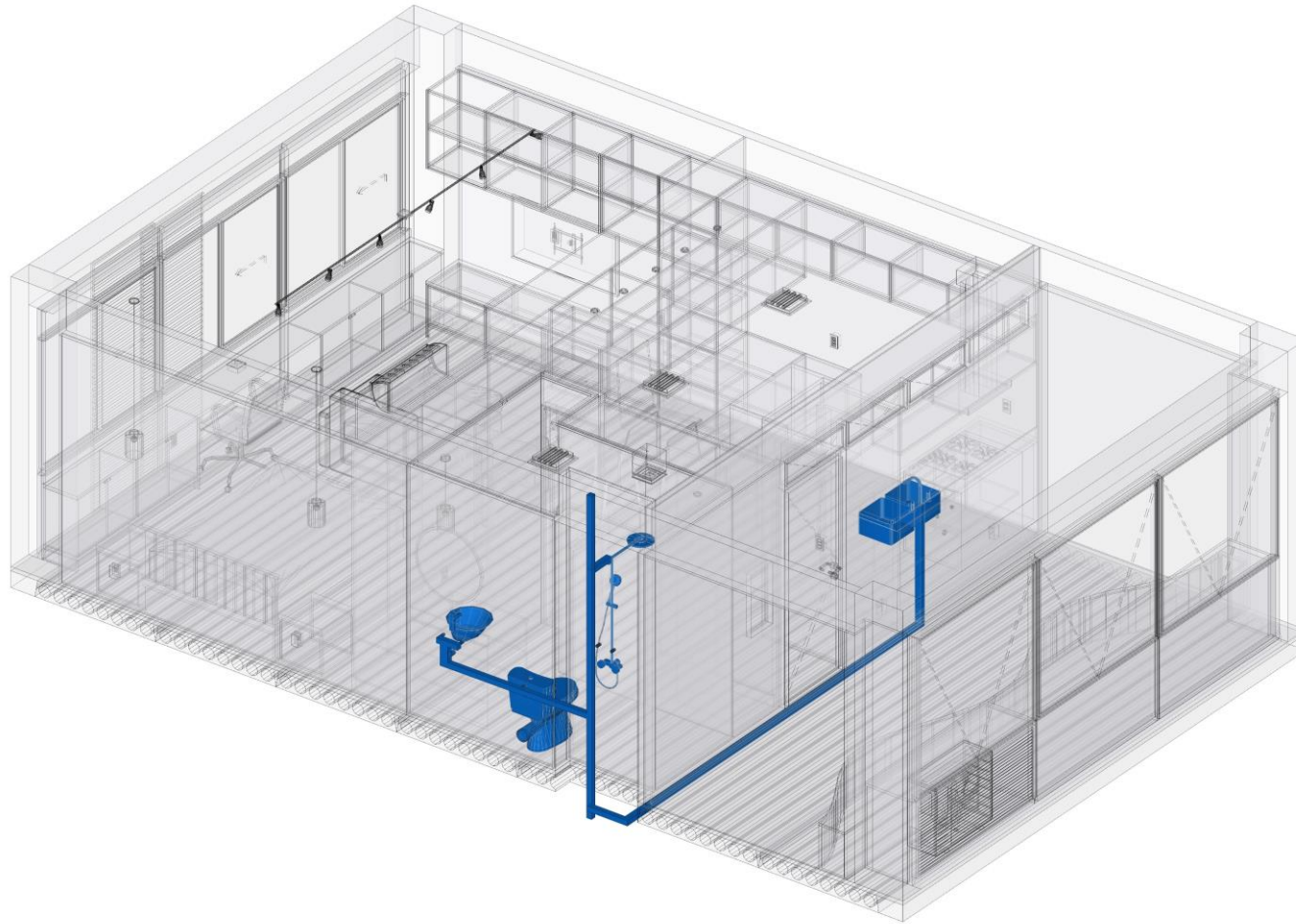
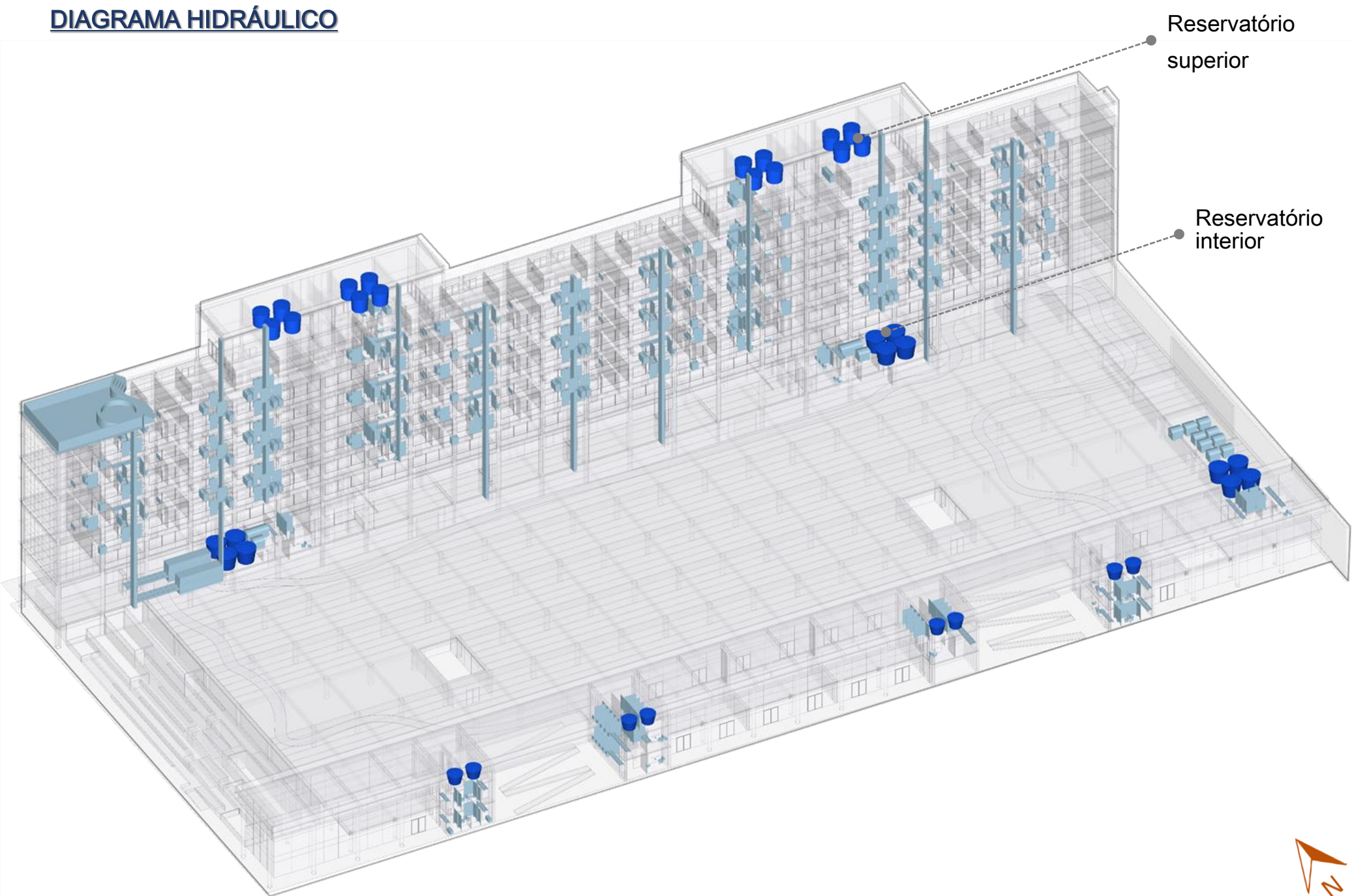


DIAGRAMA HIDRÁULICO



Reservatório superior

Reservatório interior



DIAGRAMA ELÉTRICA

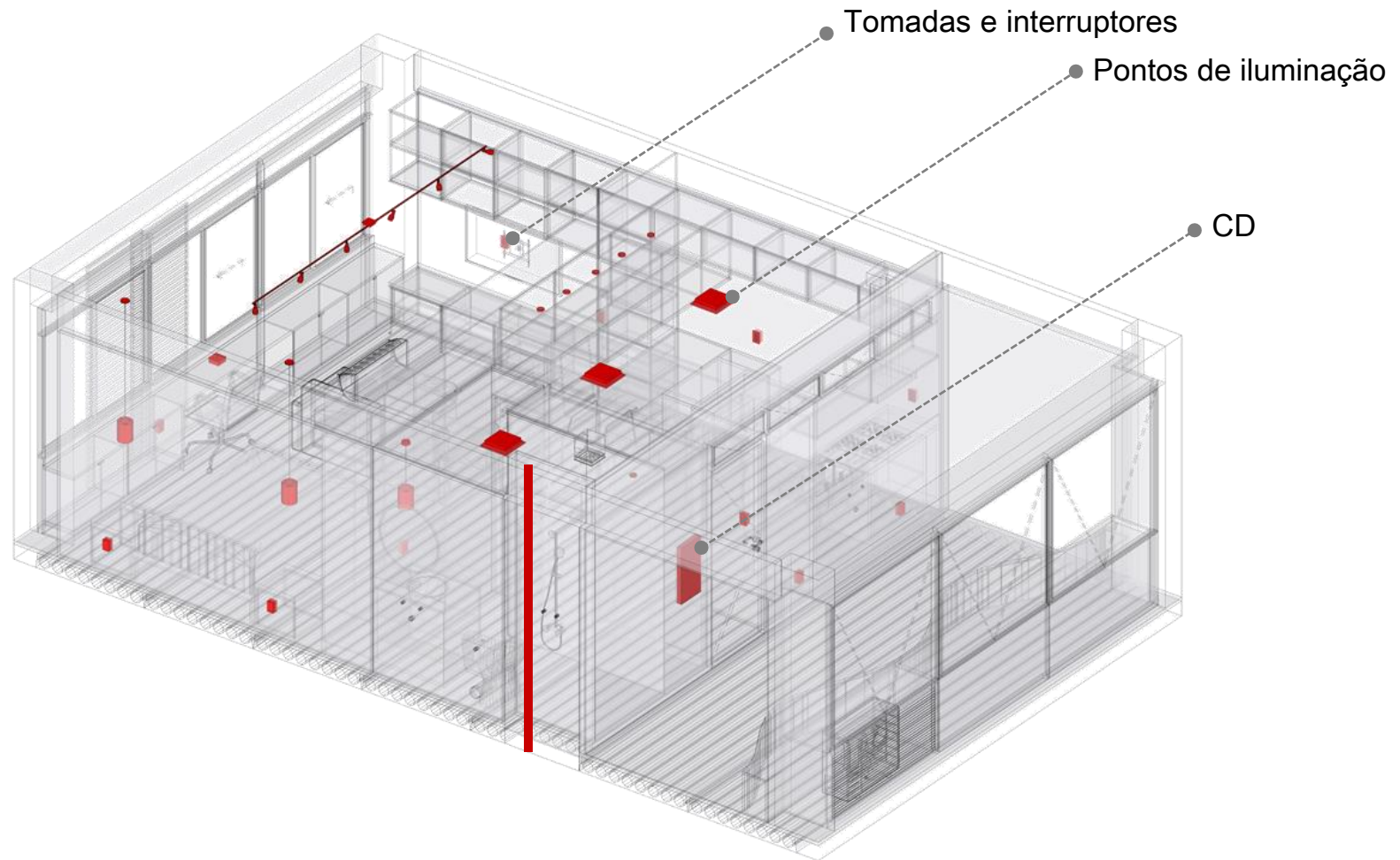
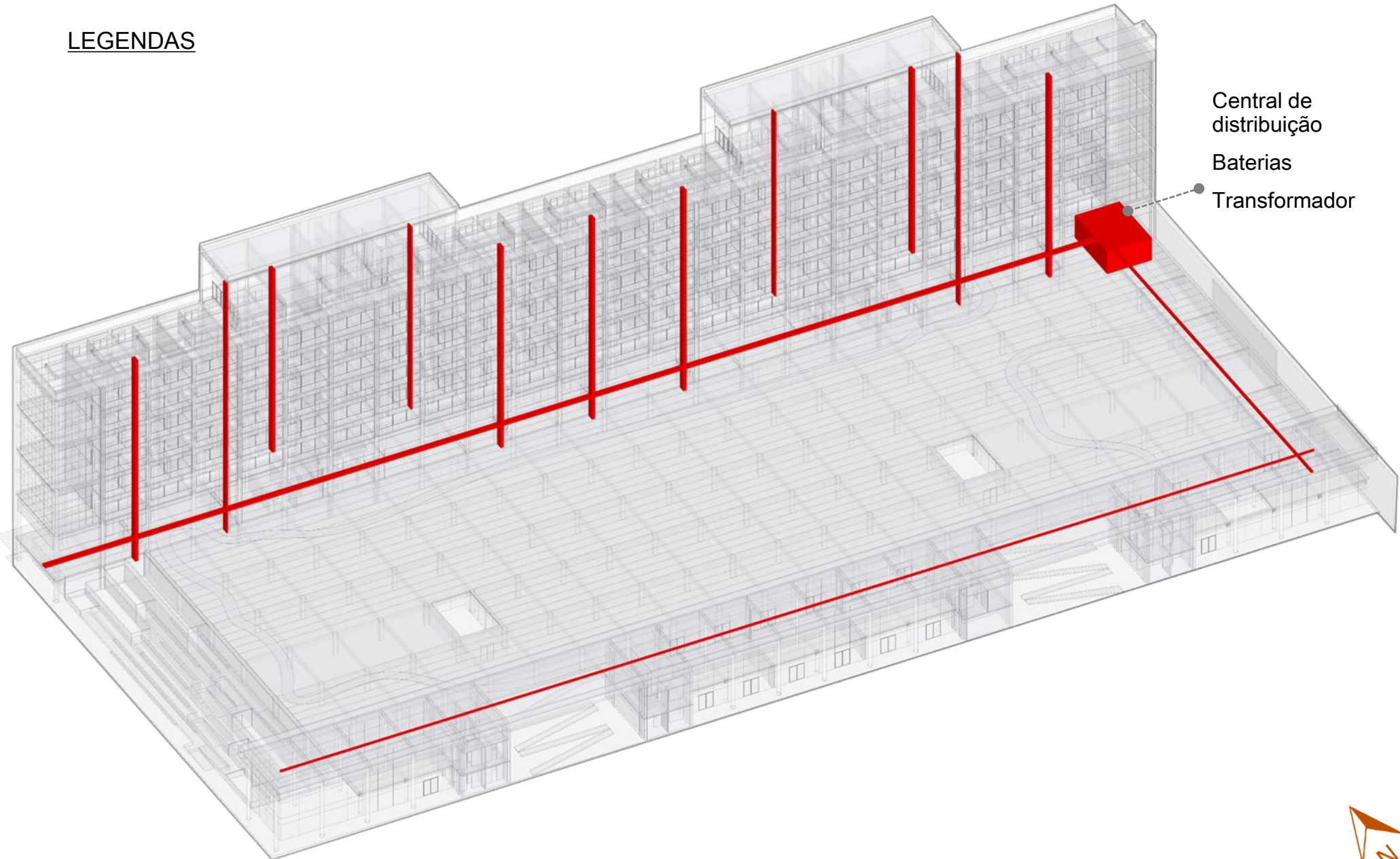
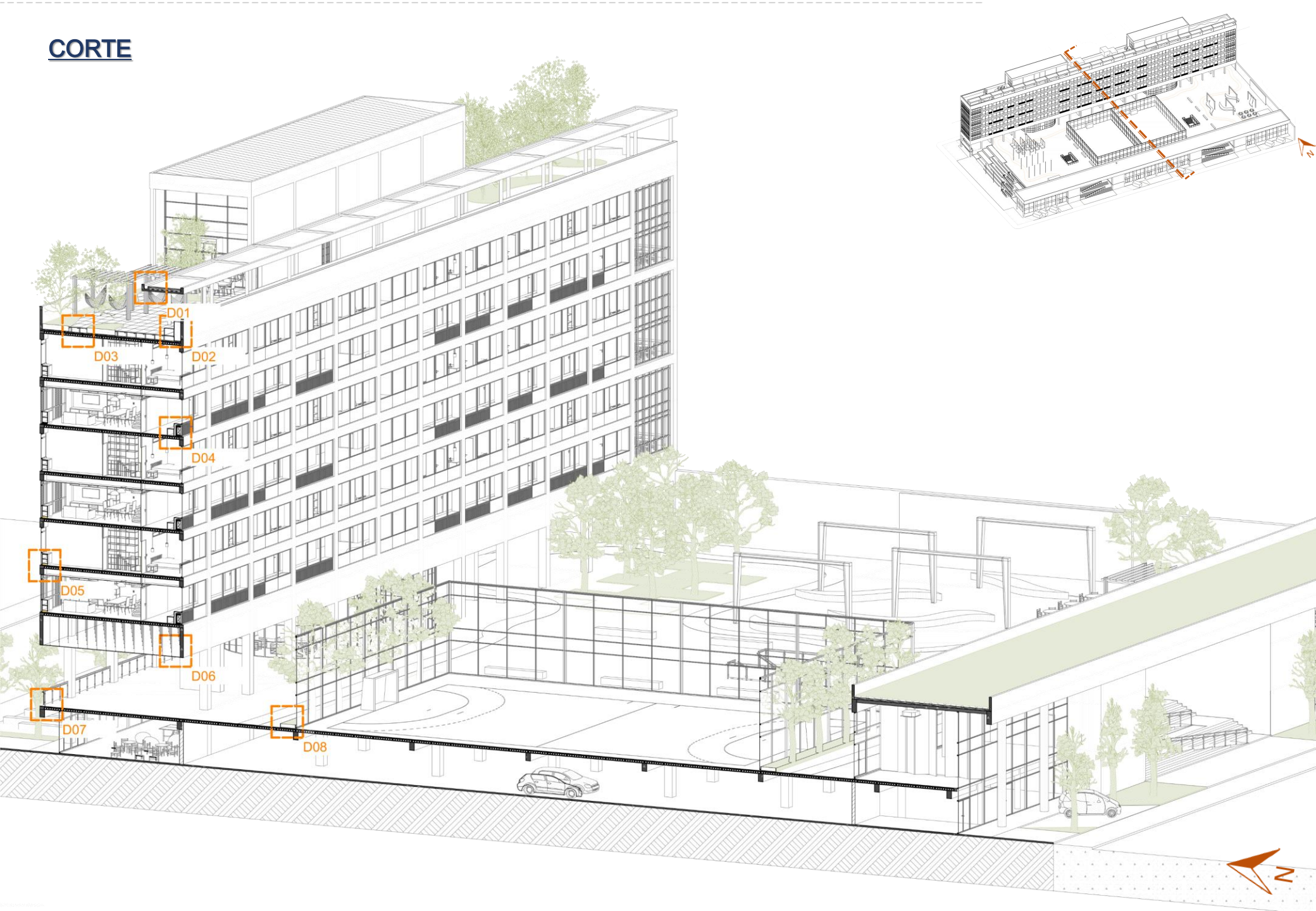


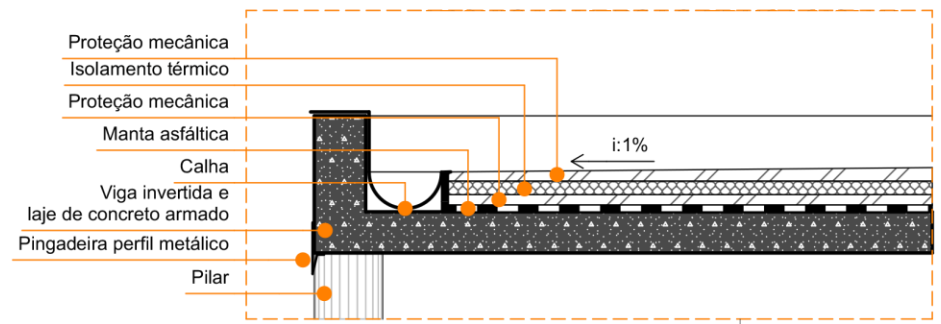
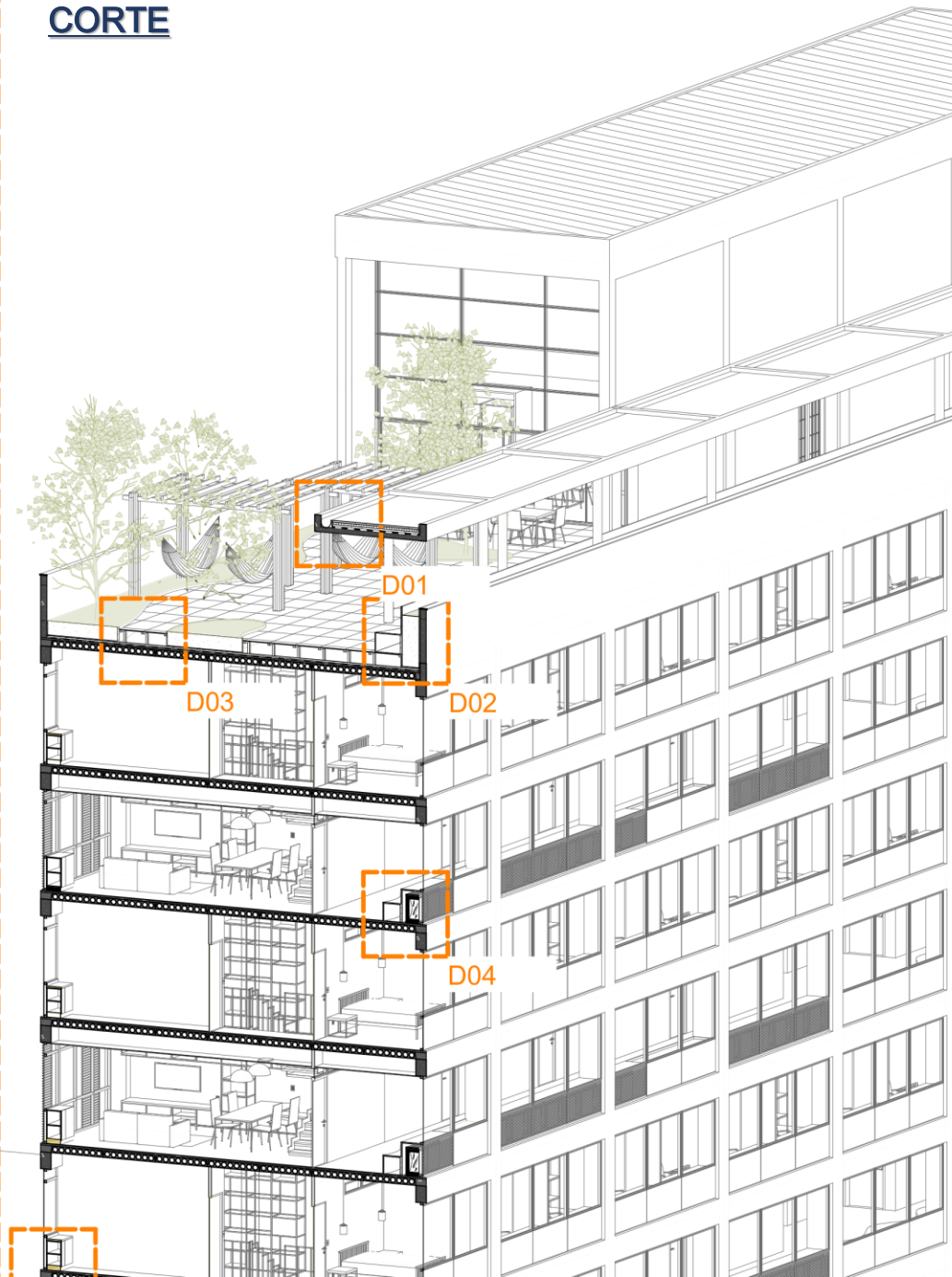
DIAGRAMA ELÉTRICA

LEGENDAS

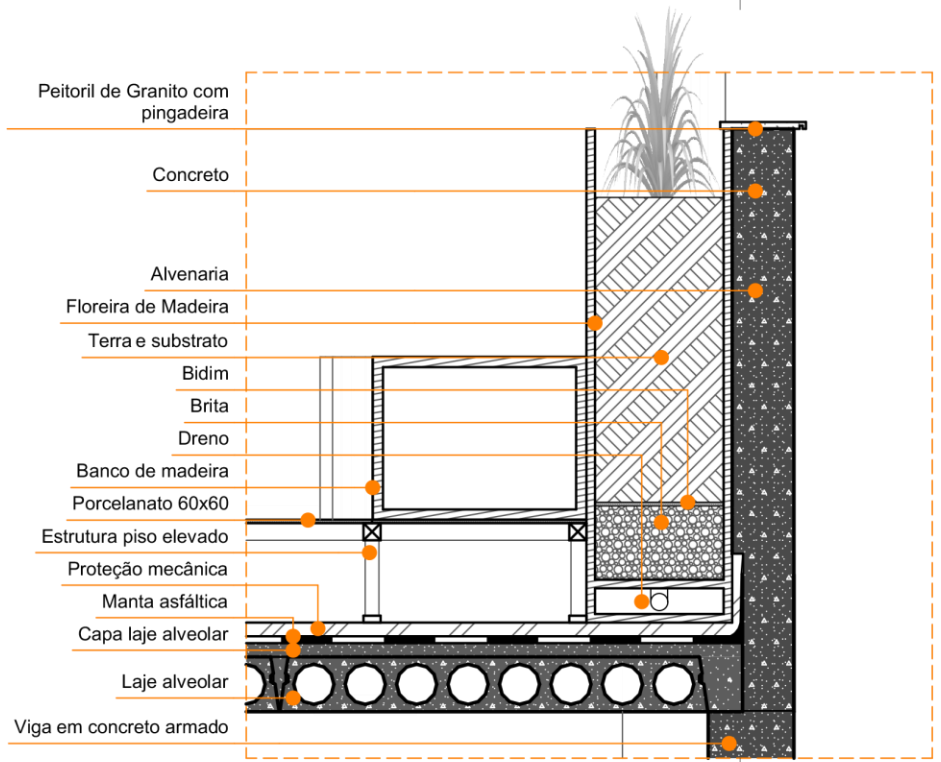




CORTE

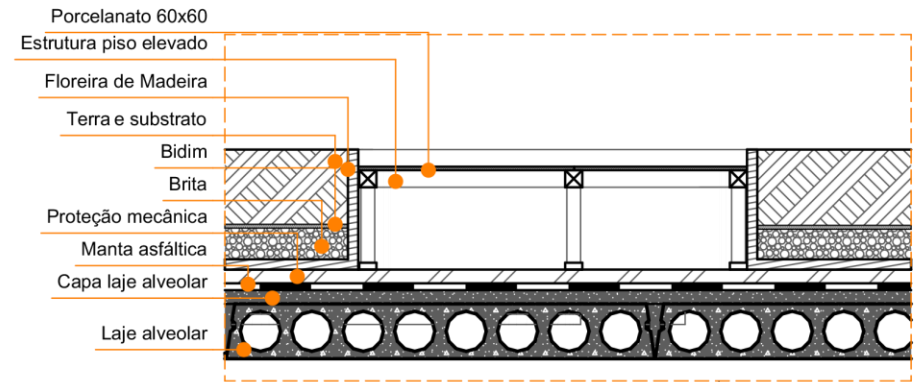
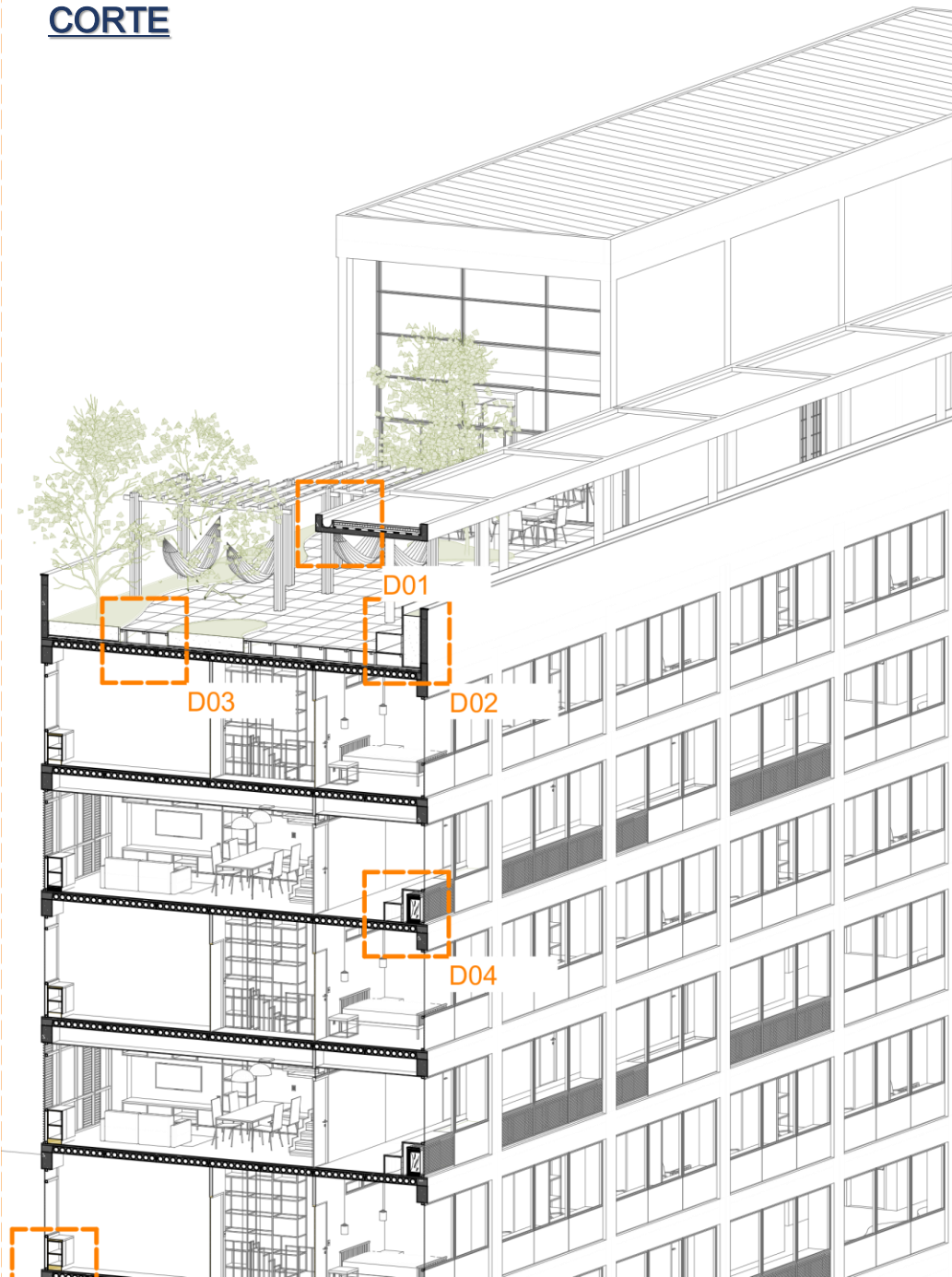


D01 Det.

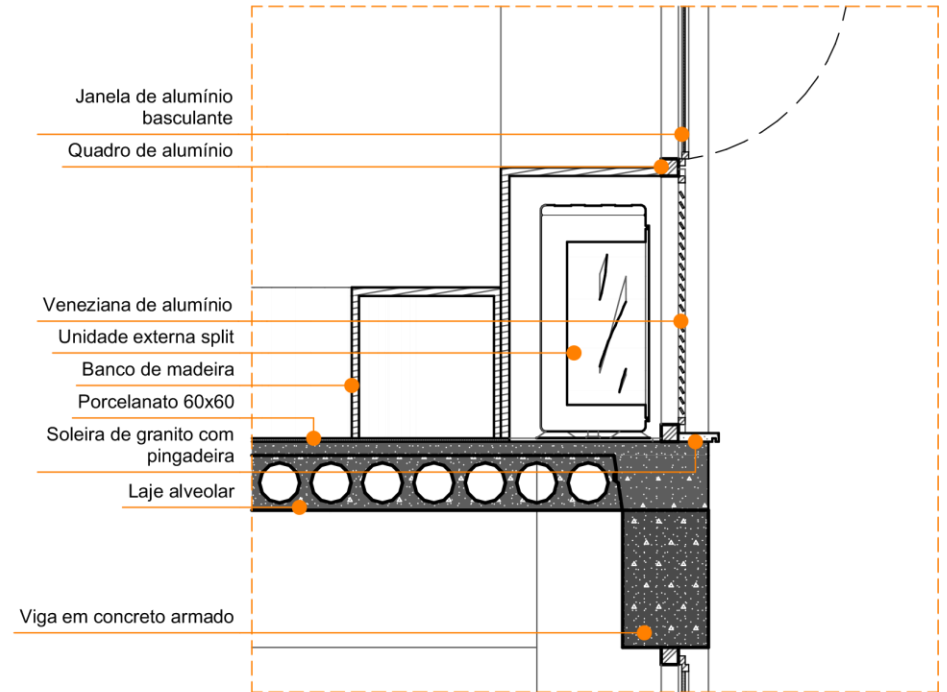


D02 Det.

CORTE

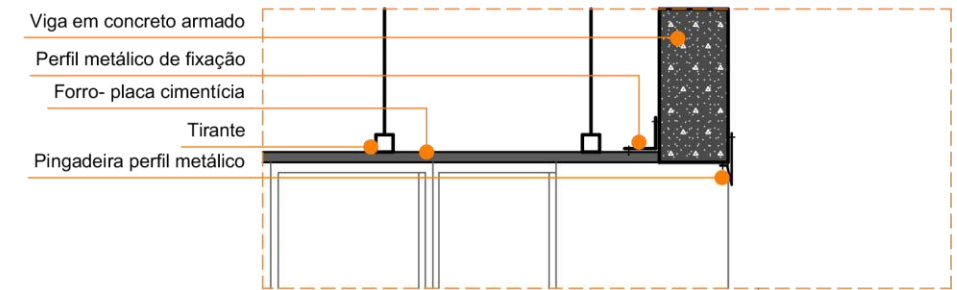
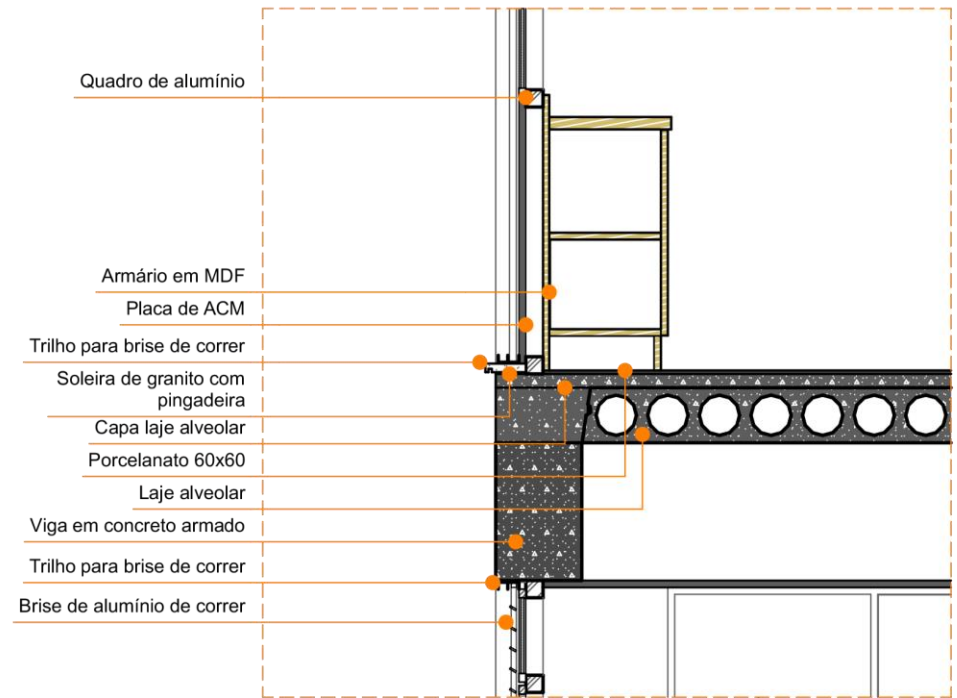
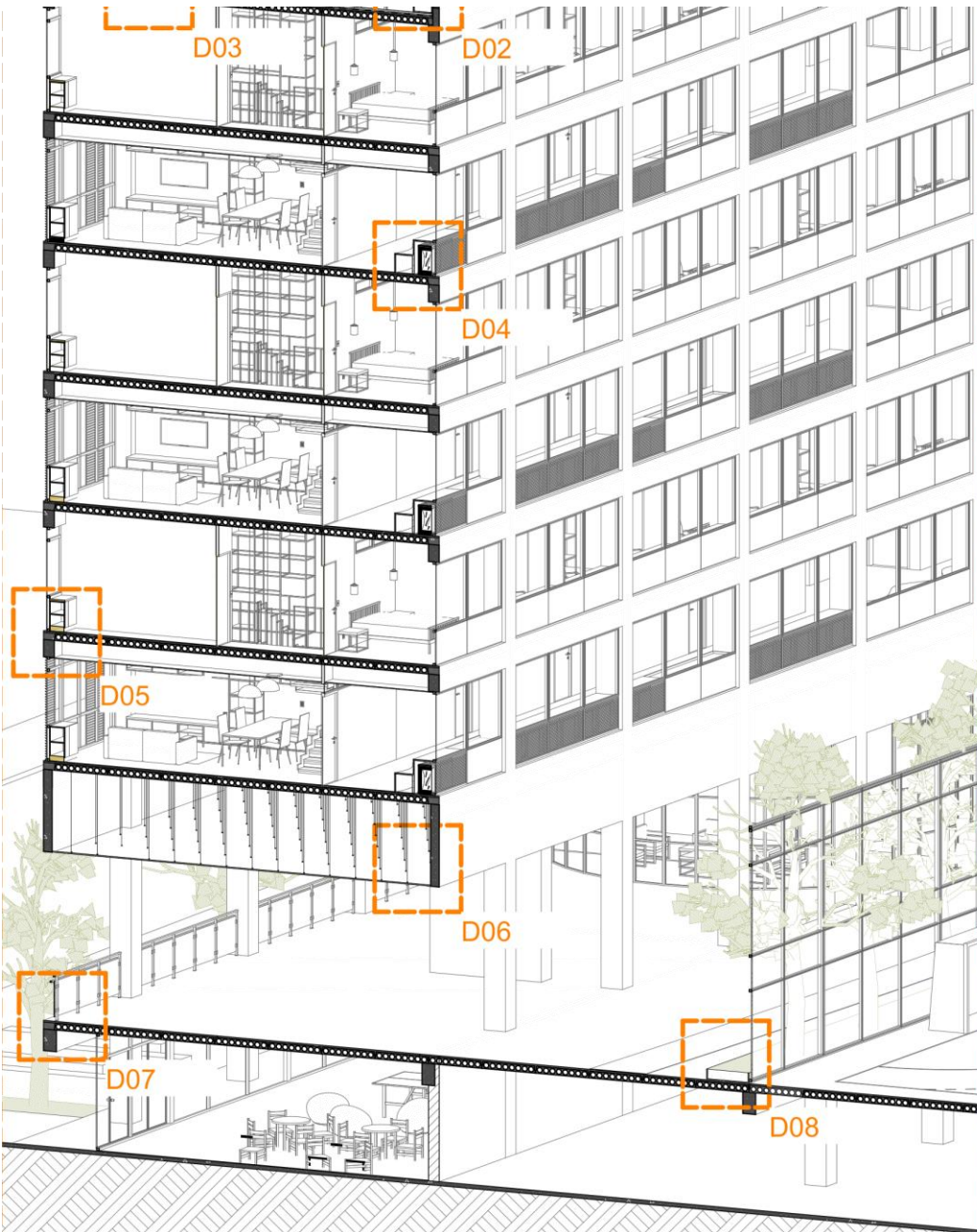


D03 Det.



D04 Det.

CORTE

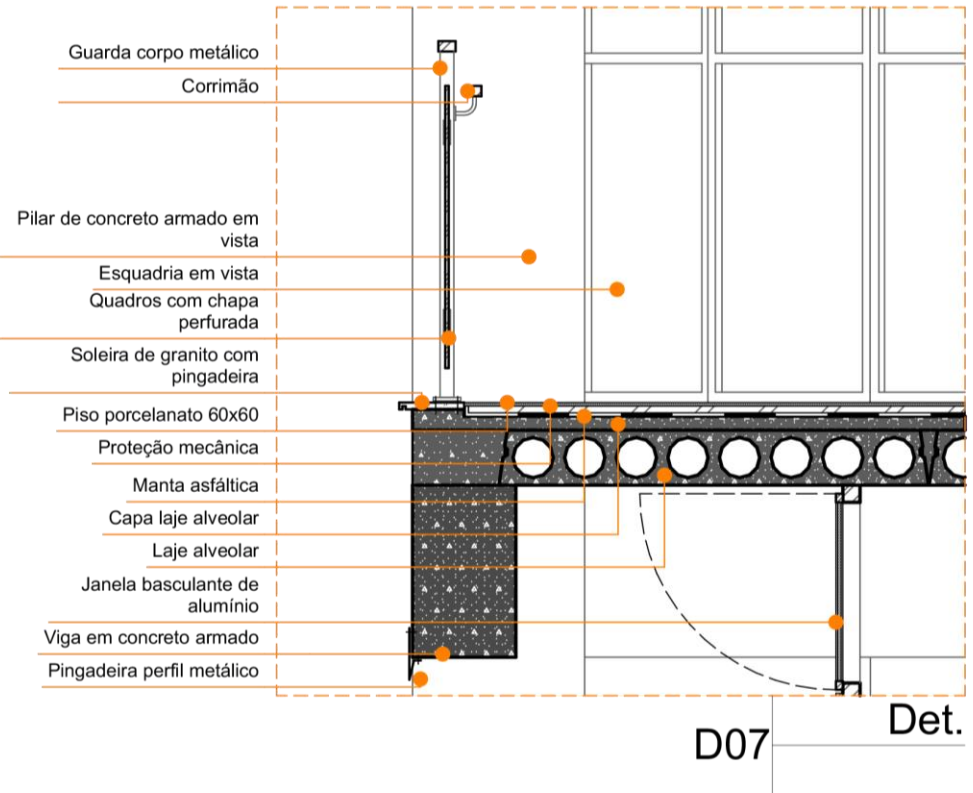
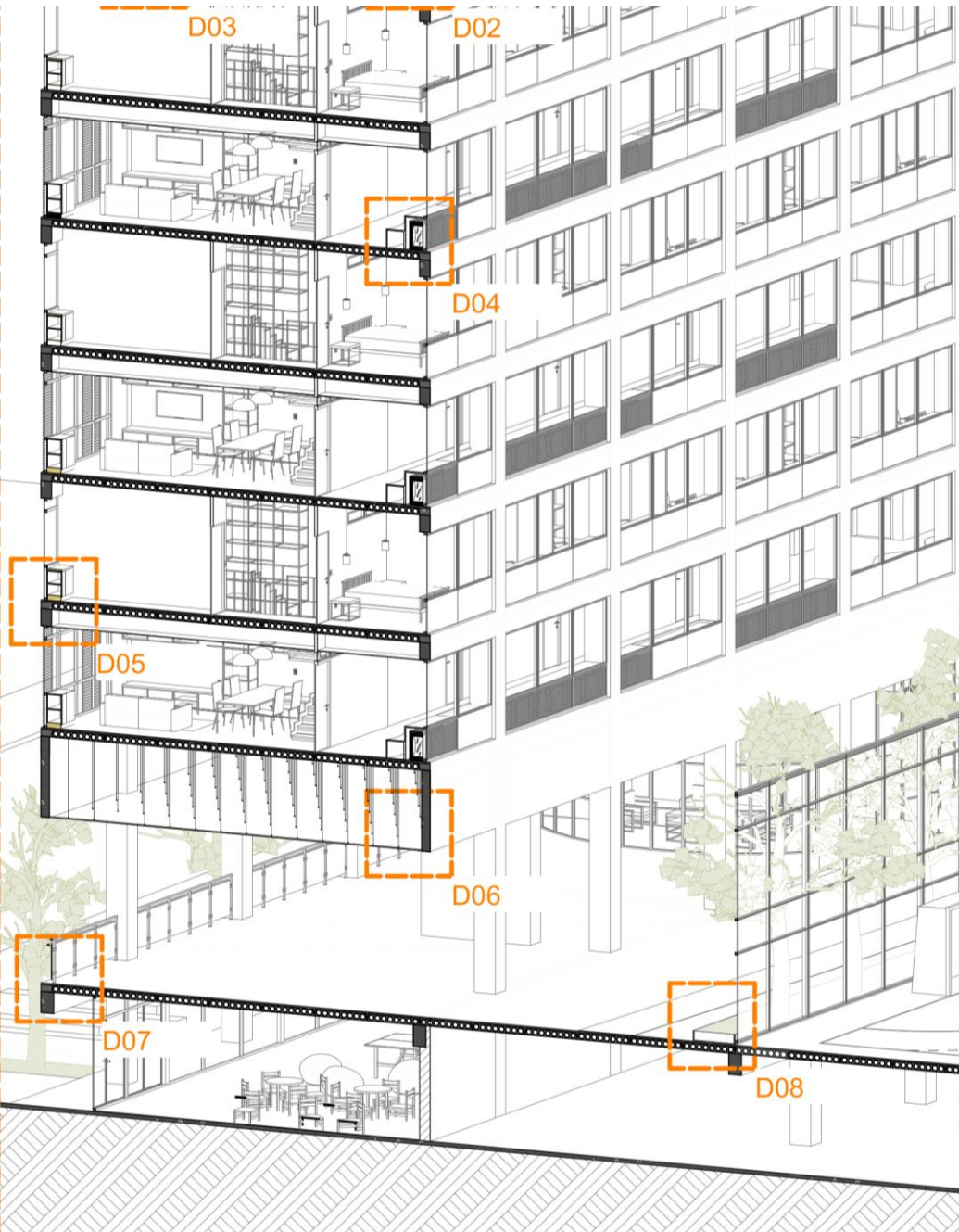


D05 Det.

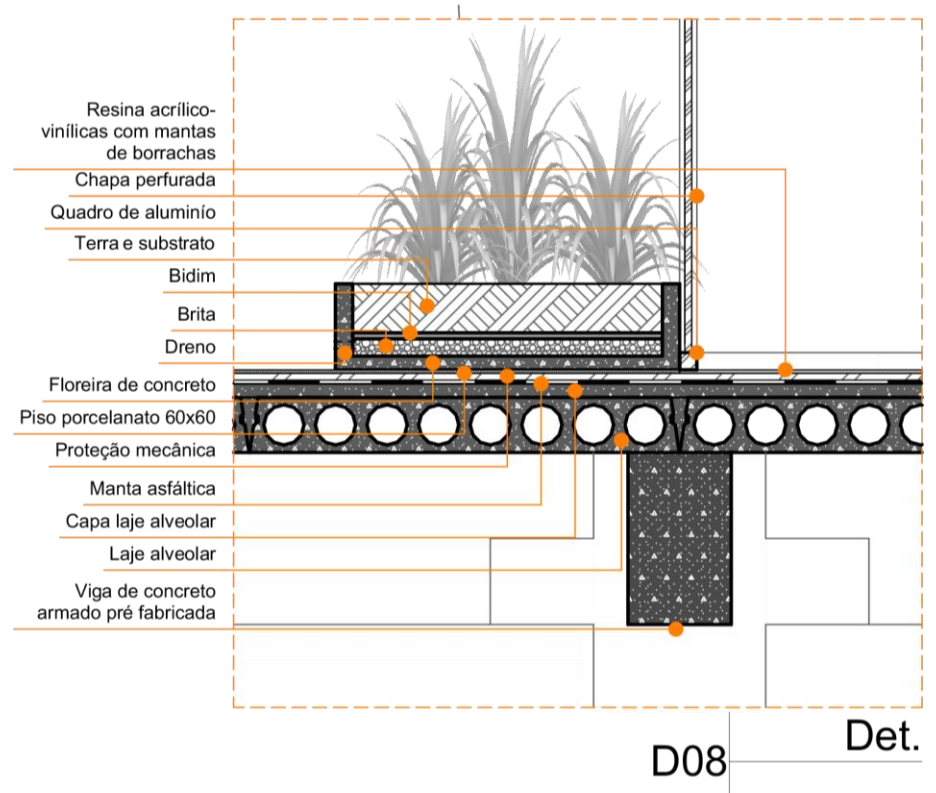
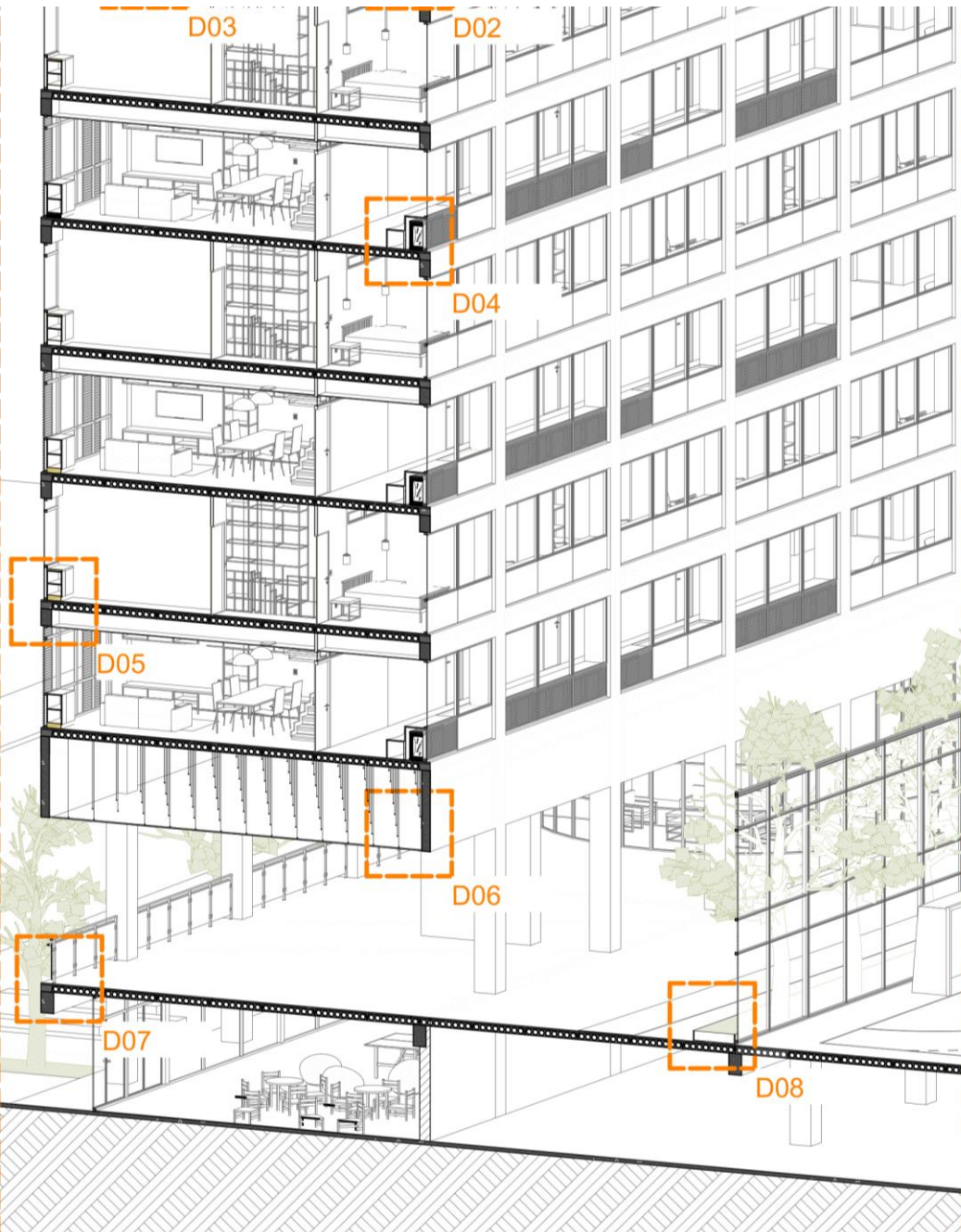
D06 Det.

0 20cm 40cm

CORTE



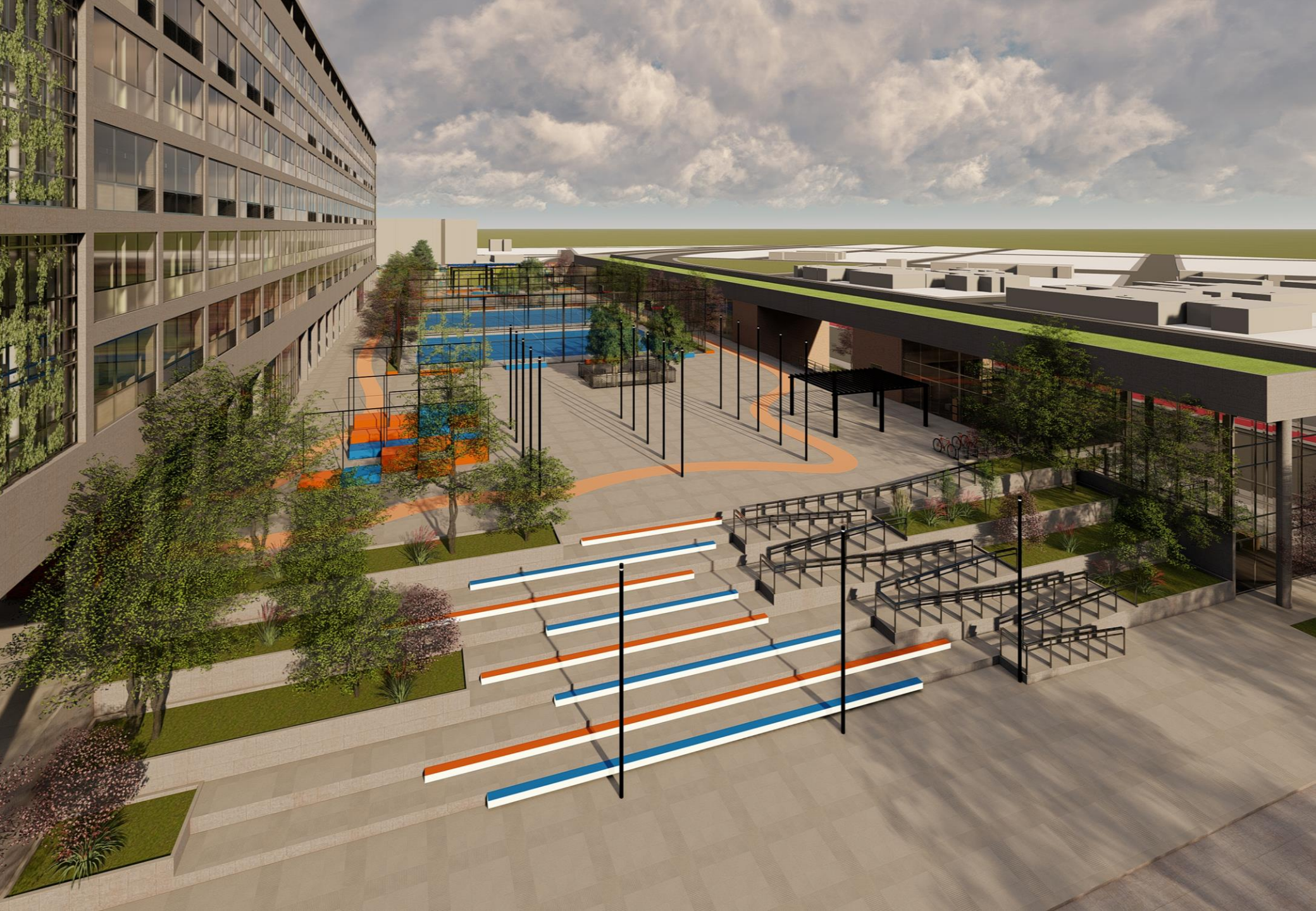
CORTE

























Fitness





An architectural rendering of a modern building complex. The main building is a long, multi-story structure with a grid of windows. In the center is a courtyard with a basketball court and a tennis court, both enclosed by high fences. There are also some outdoor seating areas and trees. A road with a crosswalk is visible in the foreground. The text "OBRIGADA!" is overlaid in the center of the image.

OBRIGADA!