PROPUESTA PARA LA ELABORACION DEL MASTER PLAN DEL MODULO BARRIO TACUMBU
PROYECTO FRANJA COSTERA DE ASUNCION - BAÑADO SUR

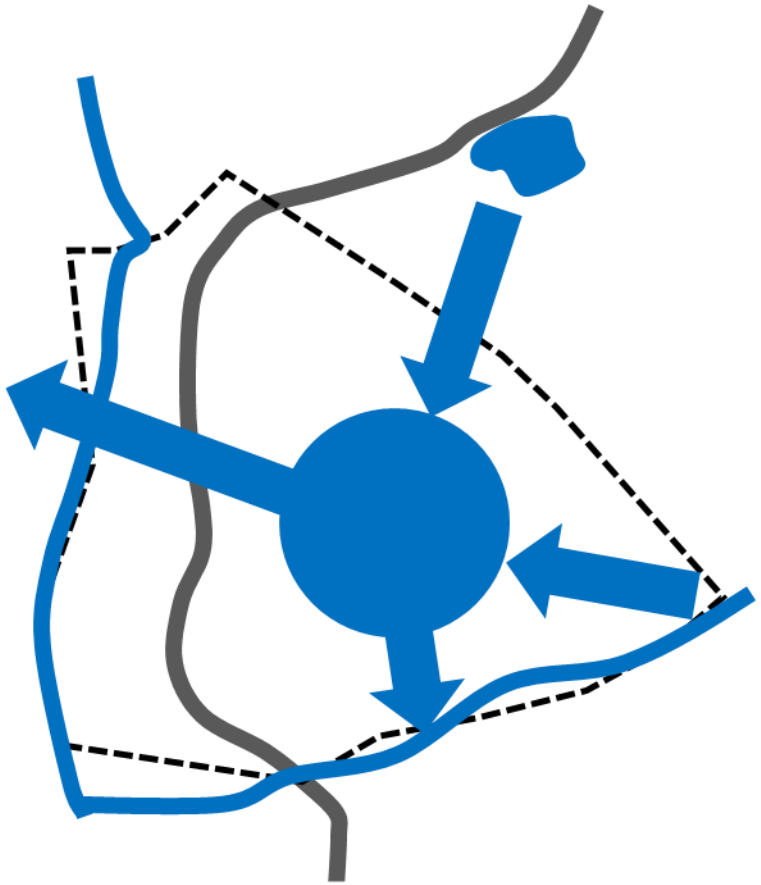
ANTEPROYECTO URBANISTICO AVANZADO / ANTEPROYECTO ARQUITECTONICO AVANZADO DE LAS TIPOLOGIAS DE CONJUNTOS DE VIVIENDAS SOCIALES INDIVIDUALES Y COLECTIVAS
ANTEPROYECTO AVANZADO DE LOS ESPACIOS PUBLICOS

BANCO INTERAMERICANO DE DESARROLLO
Asunción / Paraguay
2018

AVANCE MASTERPLAN

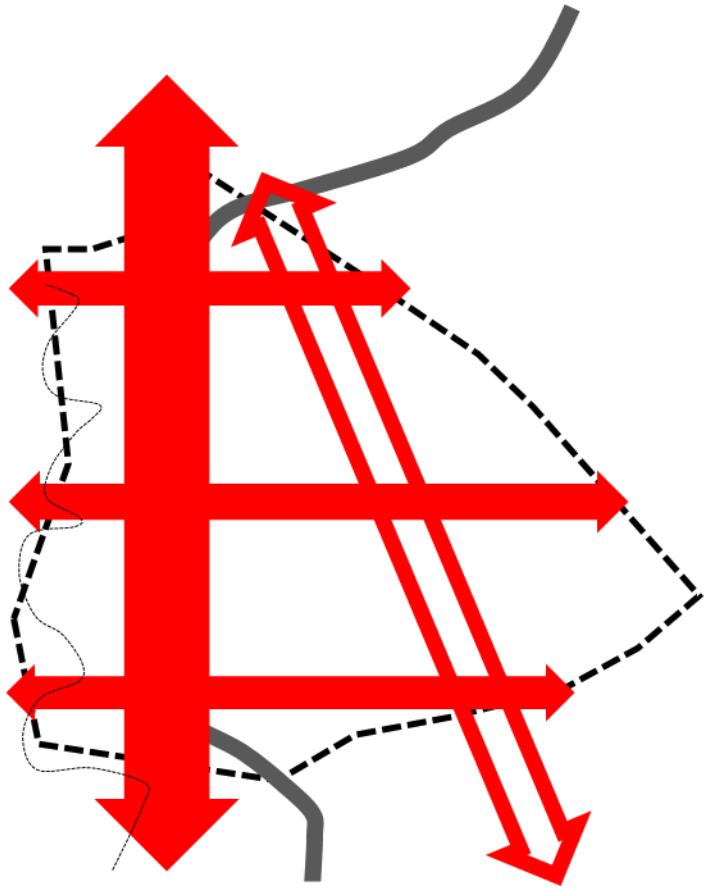
PARTE 2

DINAMICA HIDROLOGICA



CORREDORES AMORTIGUADORES

SISTEMA MOVILIDAD



CONCEPTO PROYECTUAL

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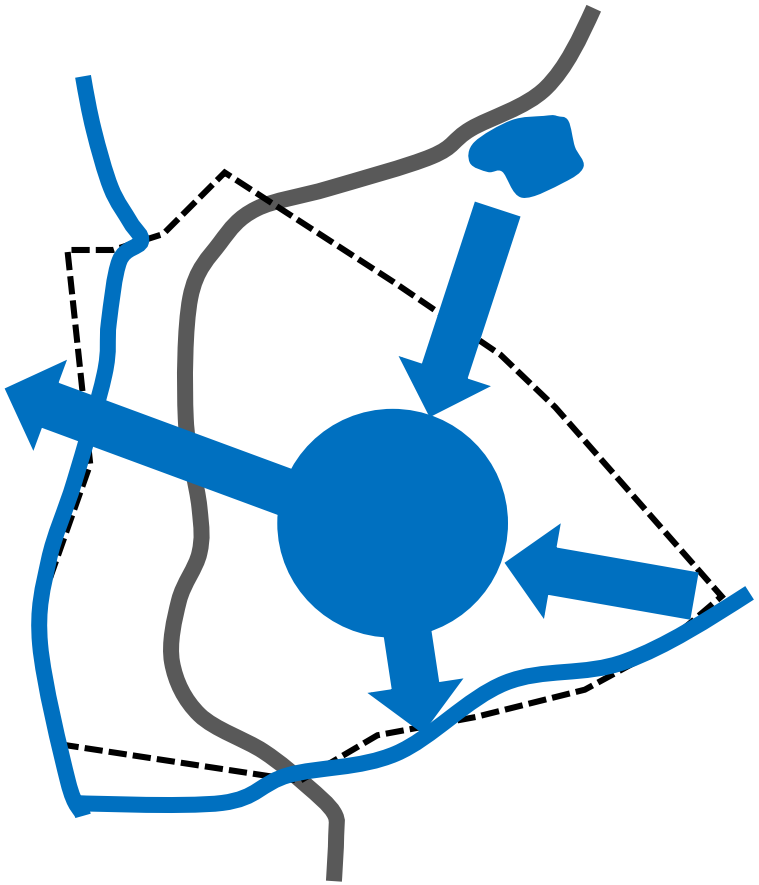
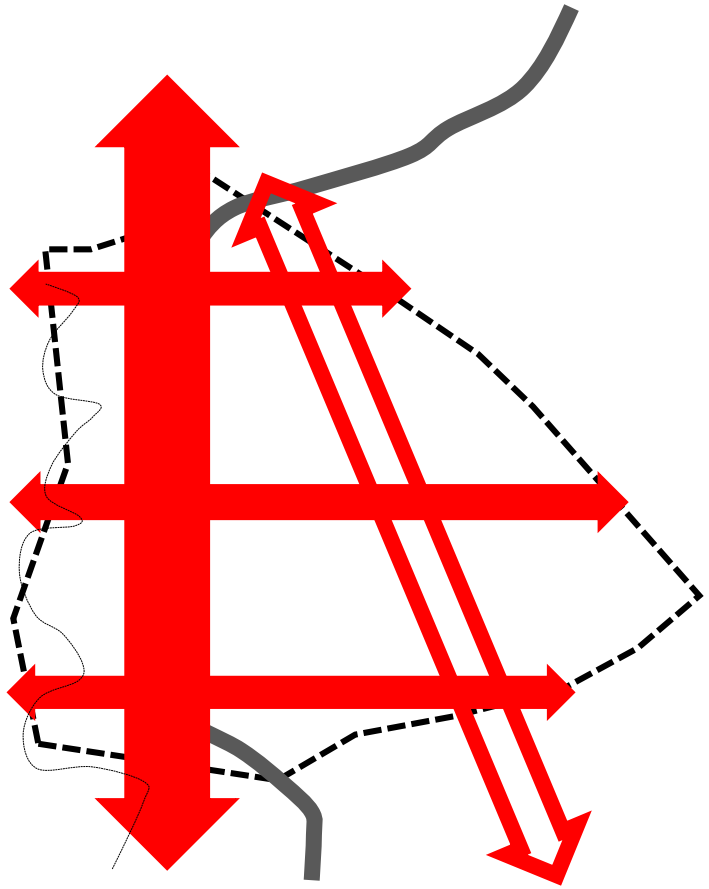
6	TIPOLOGIA ARQUITECTONICA	PARTE 2

DINAMICA HIDROLOGICA | CORREDORES AMORTIGUADORES | SISTEMA MOVILIDAD

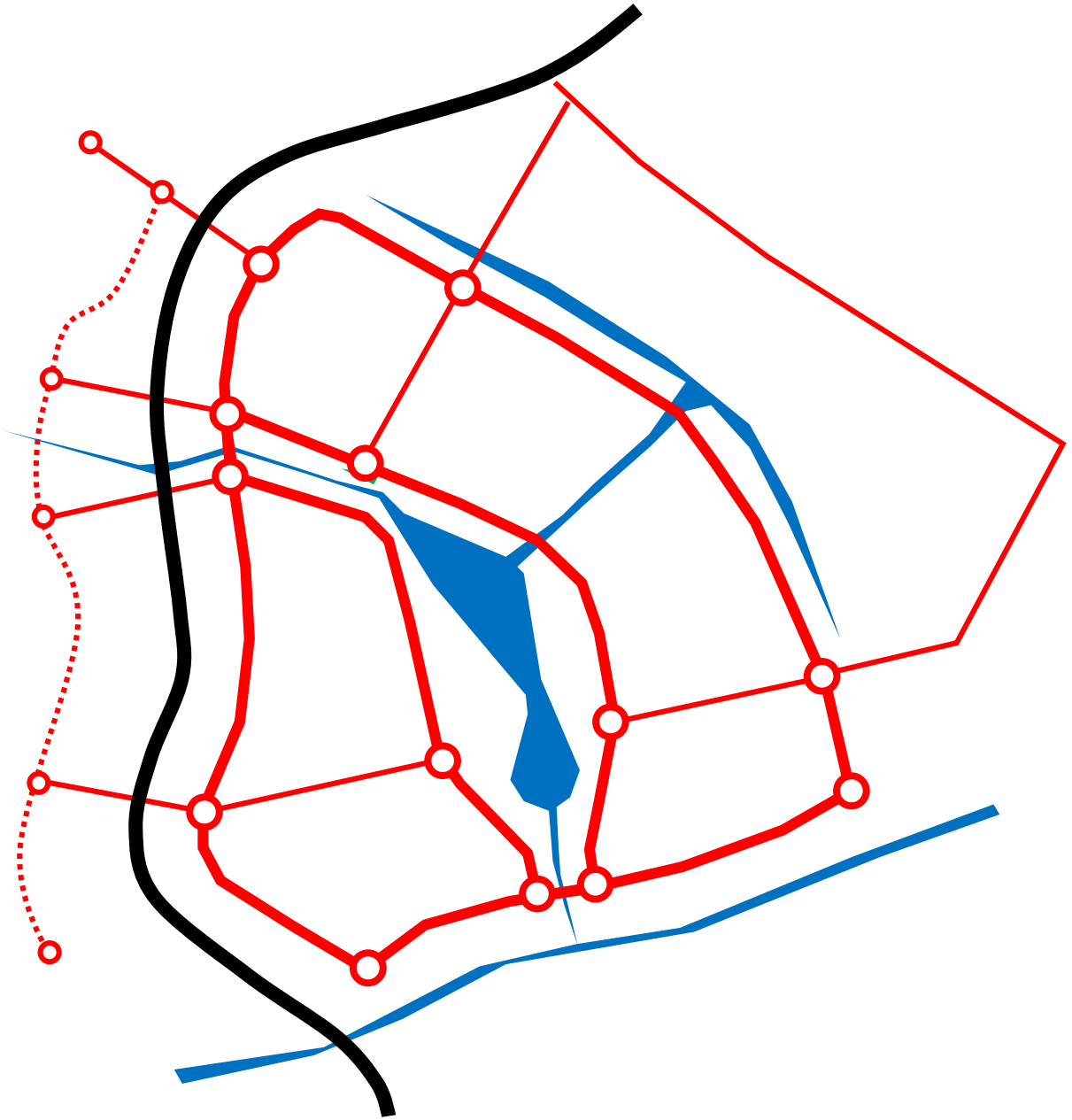




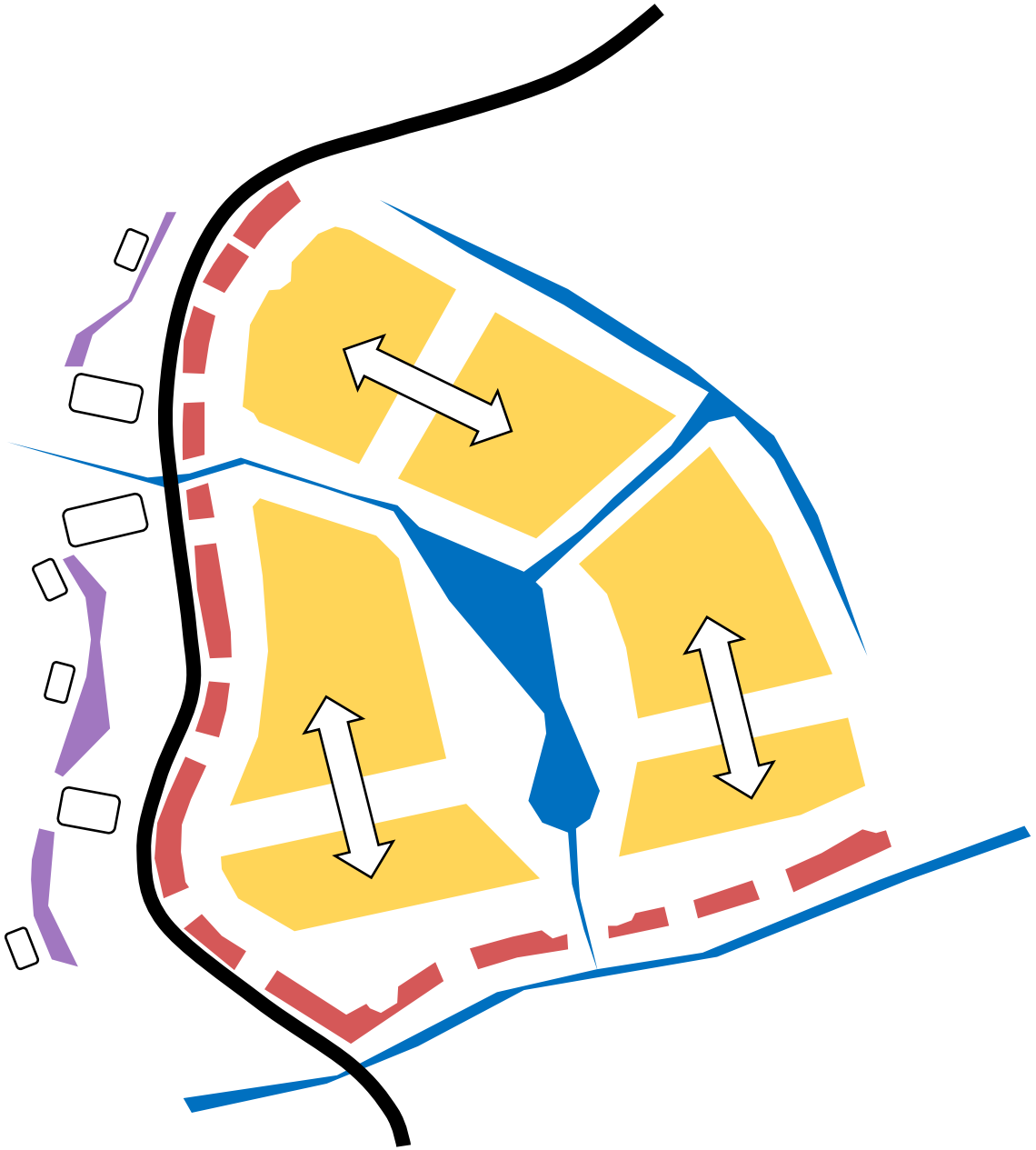
CONCEPTO PROYECTUAL

ANTECEDENTE

Movilidad

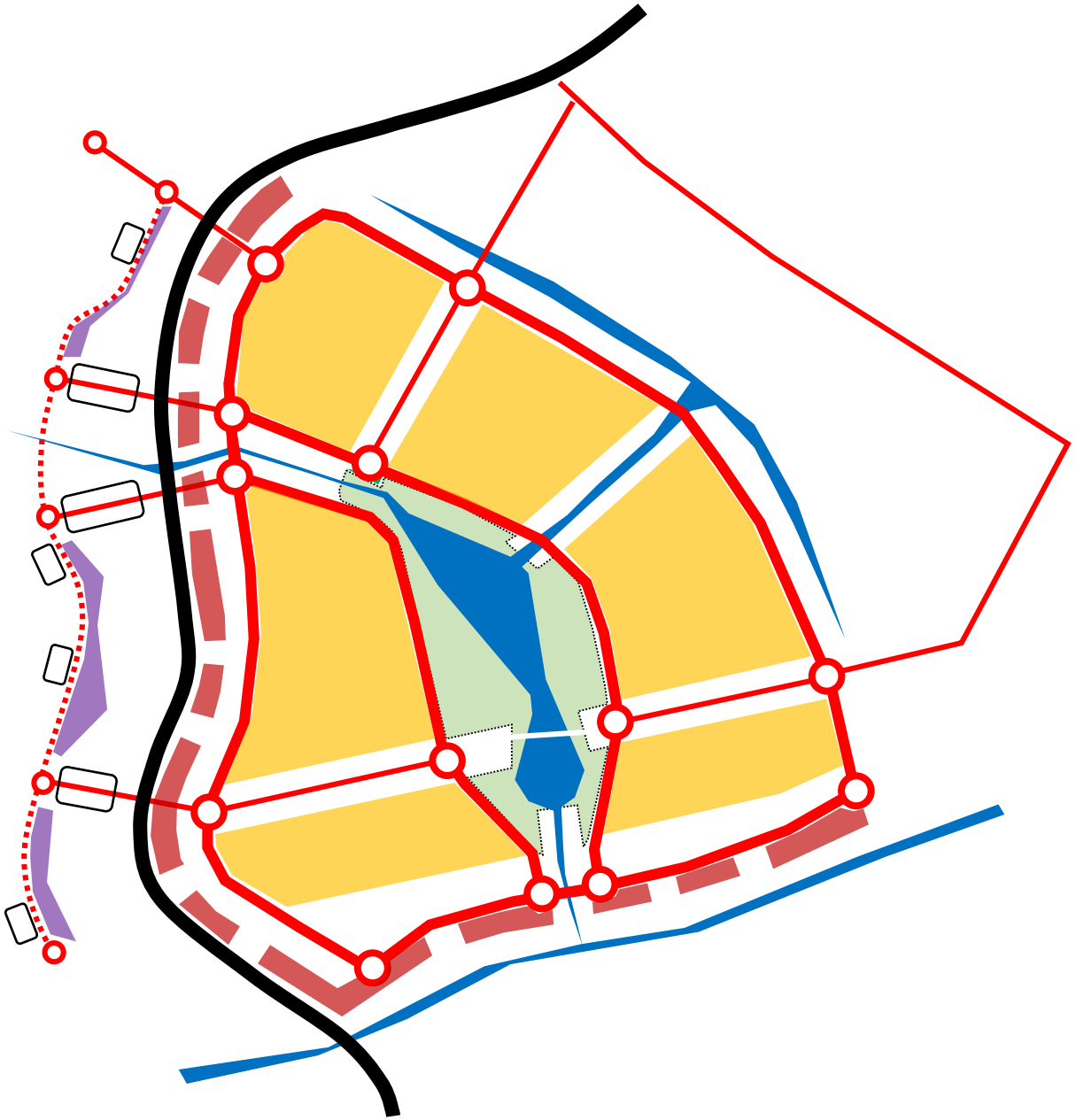


Parcelas



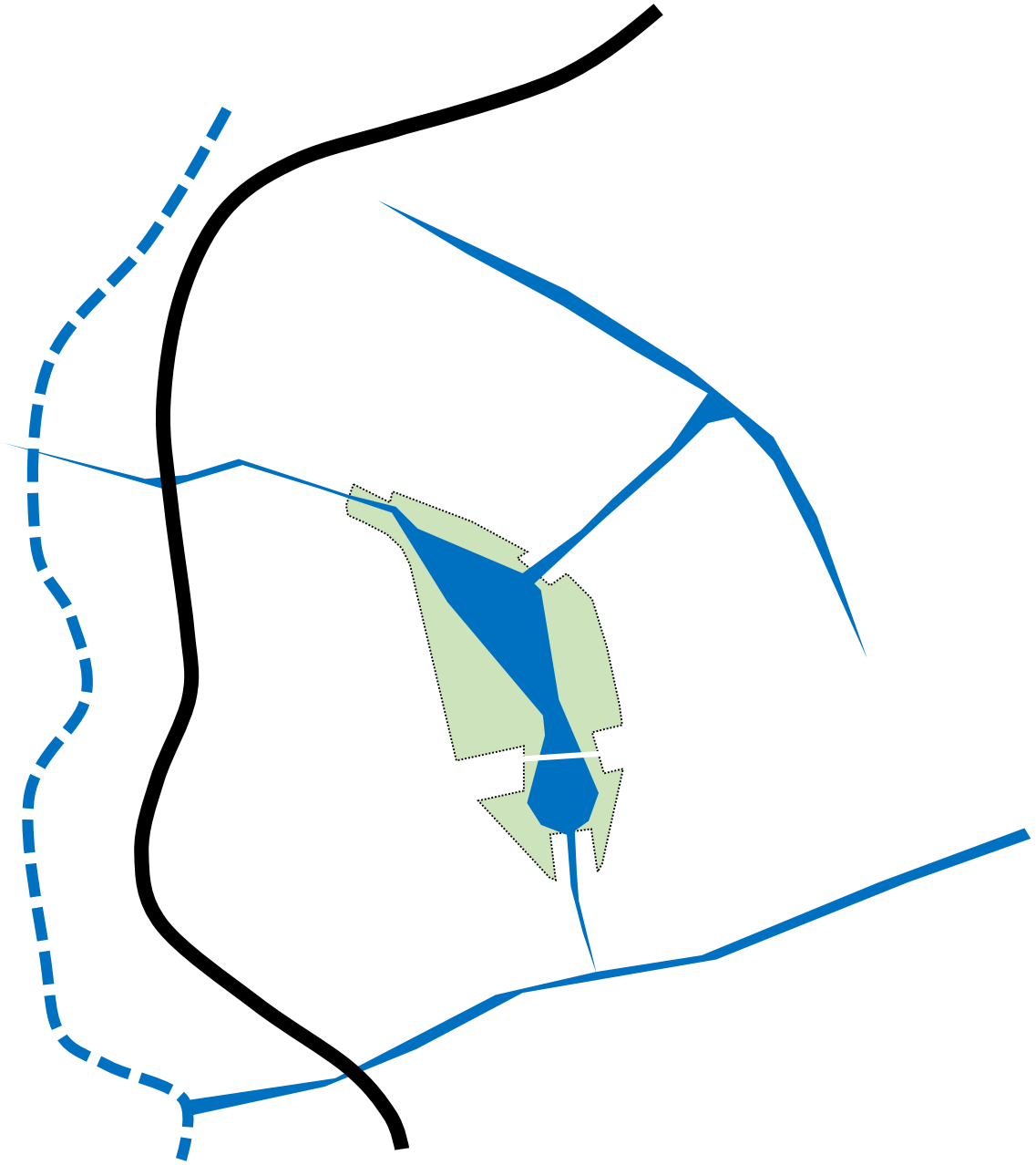
Integración

Movilidad + Parcelas



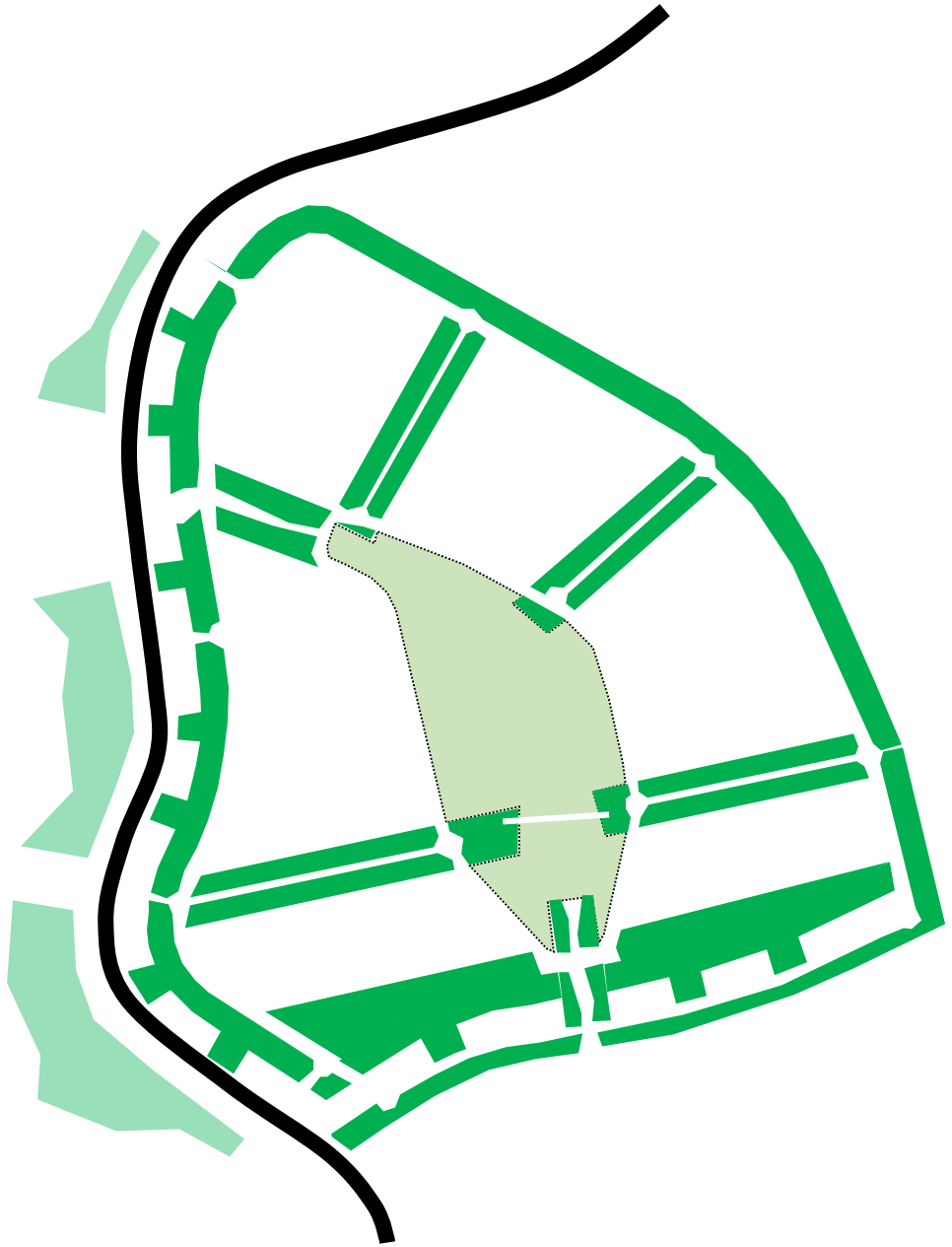
Estrategia de Paisaje 1

Arroyo + Laguna + Río



Estrategia de Paisaje 2

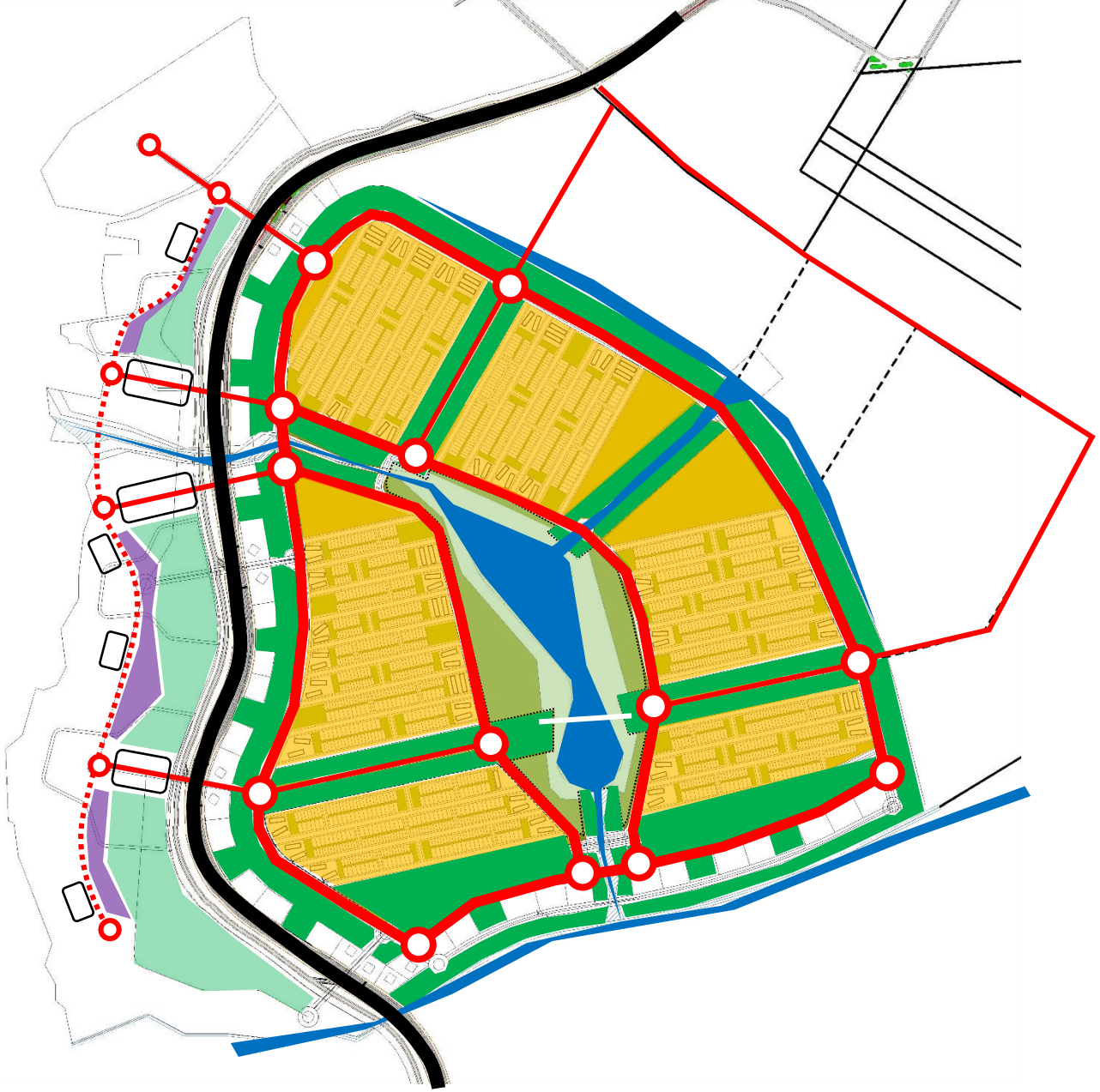
Plaza + Parque + Corredor



Estrategias de Paisaje

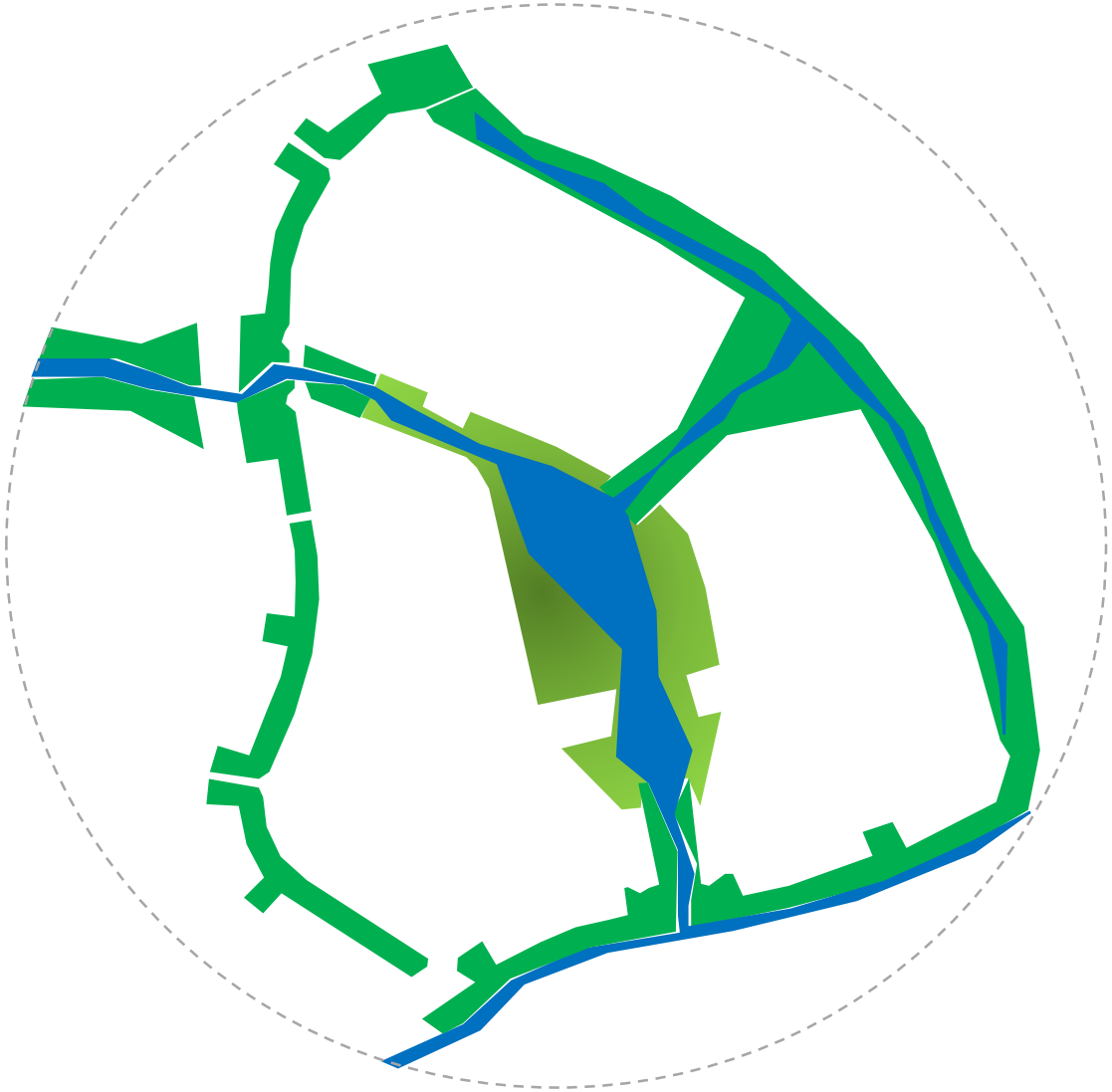
Integración / Articulación

Masterplan Integrado



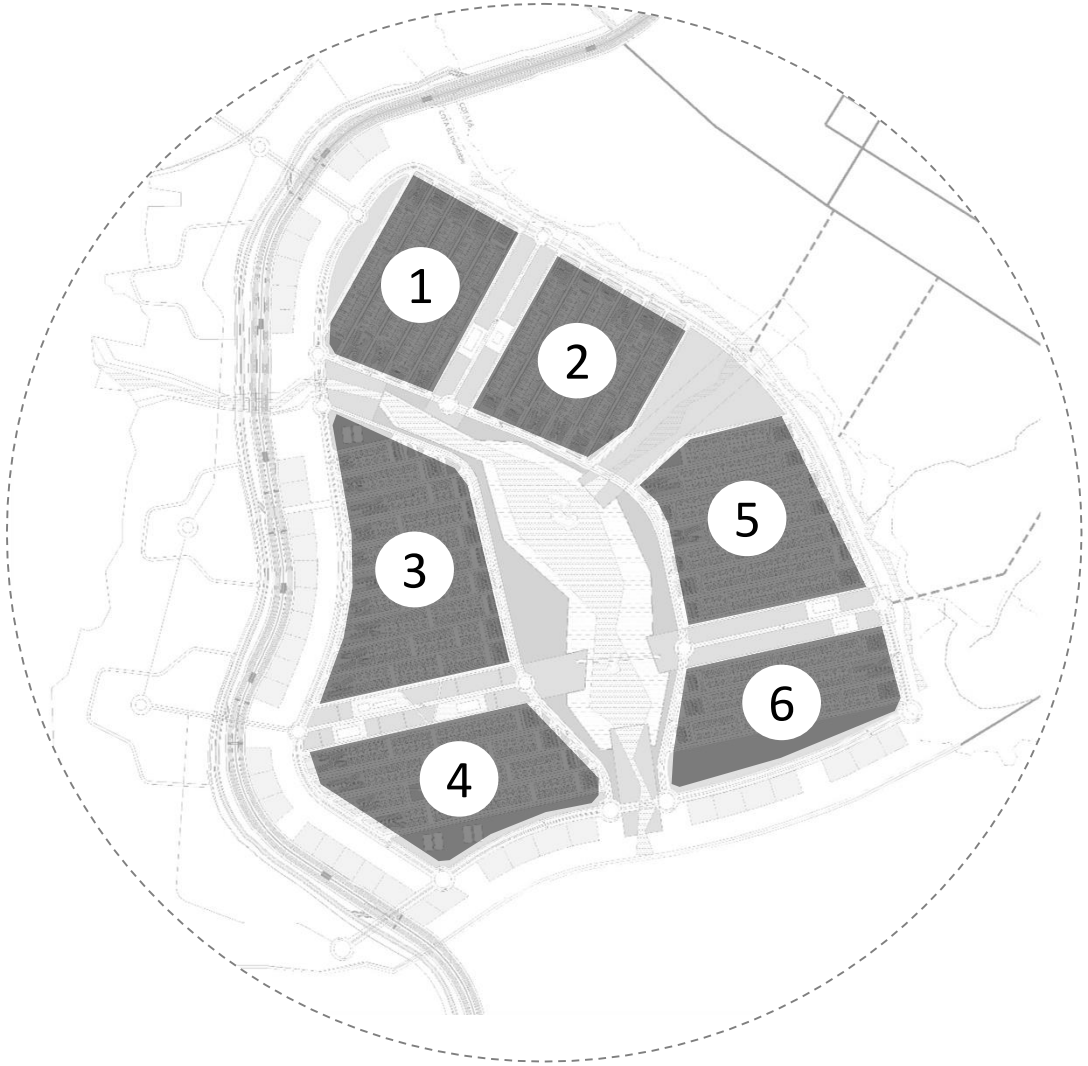
Masterplan Integrado

AMORTIGUACION AMBIENTAL



INTEGRACION PASIAJISTICA

6 - BARRIOS



BARRIO	UNI.	MULTI.	TOTALES
1	348	278	626
2	342	276	618
3	491	643	1094
4	386	295	681
5	404	300	704
6	236	194	390

VIVIENDA MULTIFAMILIAR

VIVIENDA UNIFAMILIAR

LOTE 90 m2	920 u.
LOTE 140 m2	522 u.
LOTE 180 m2	1129 u.

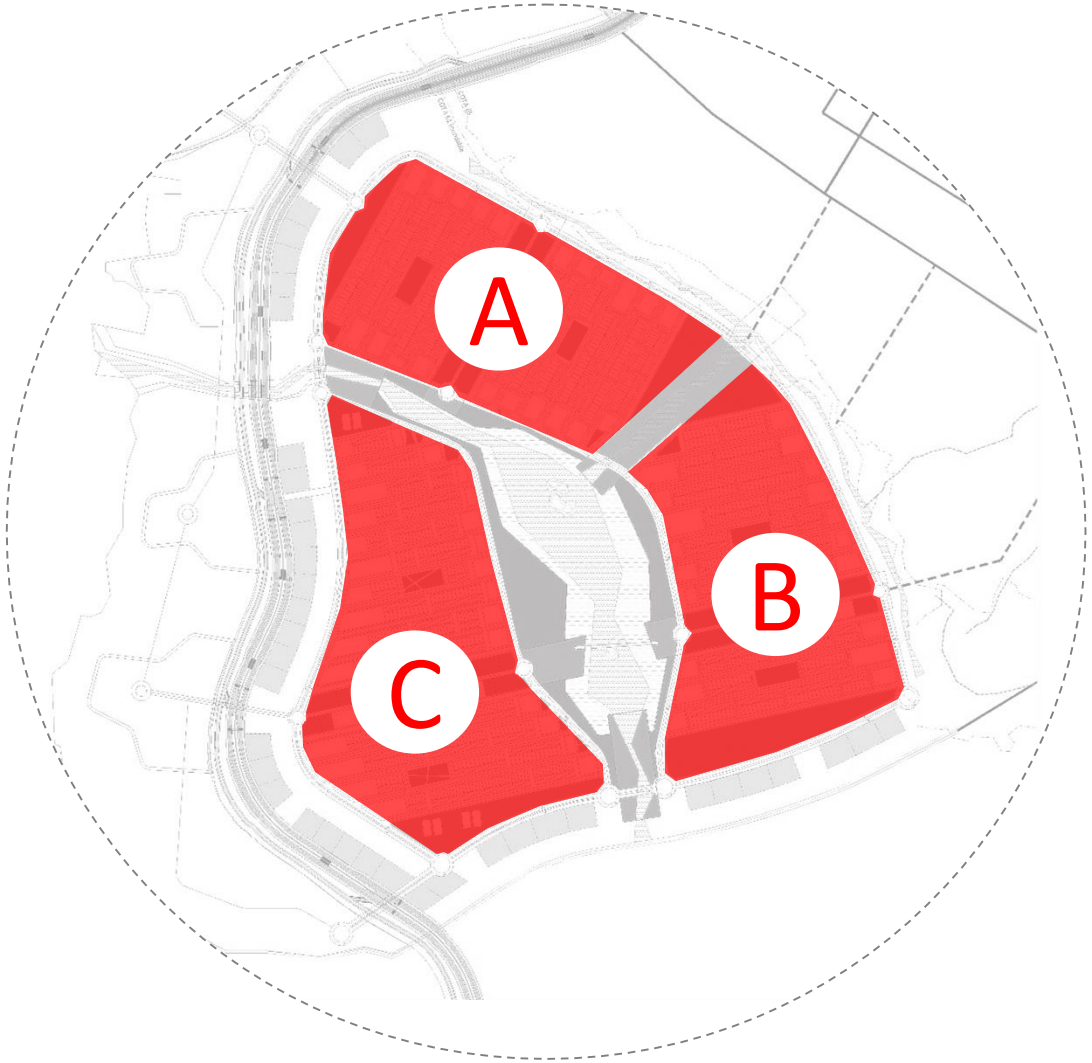
TOTAL 1946 u.

4113 u.

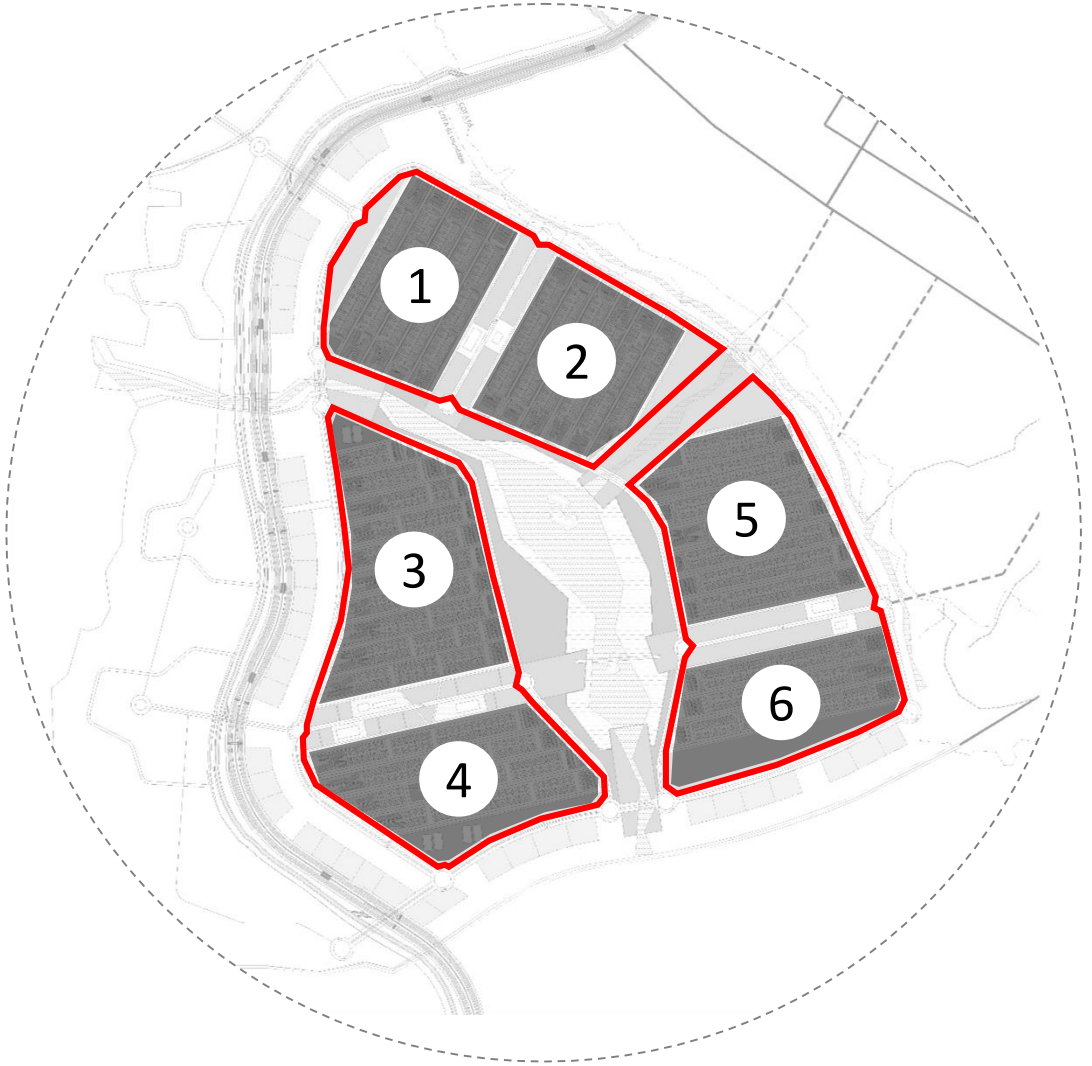
TOTAL 2167 u.

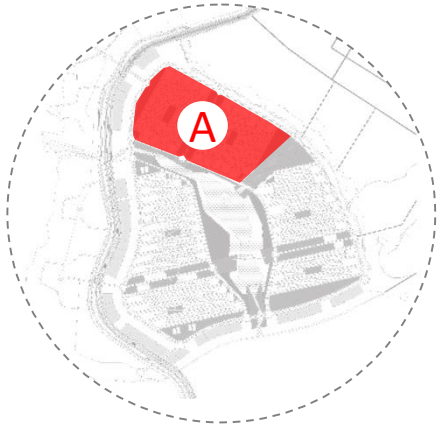
4 BARRIOS

3 - PARES DE BARRIOS



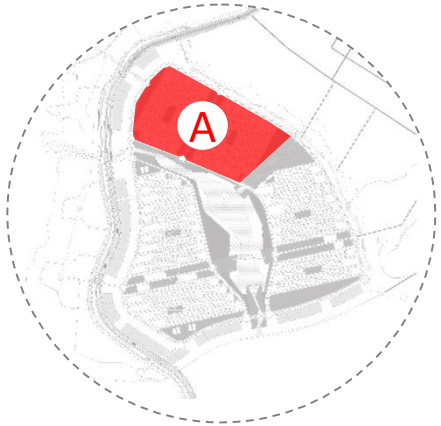
6 - BARRIOS





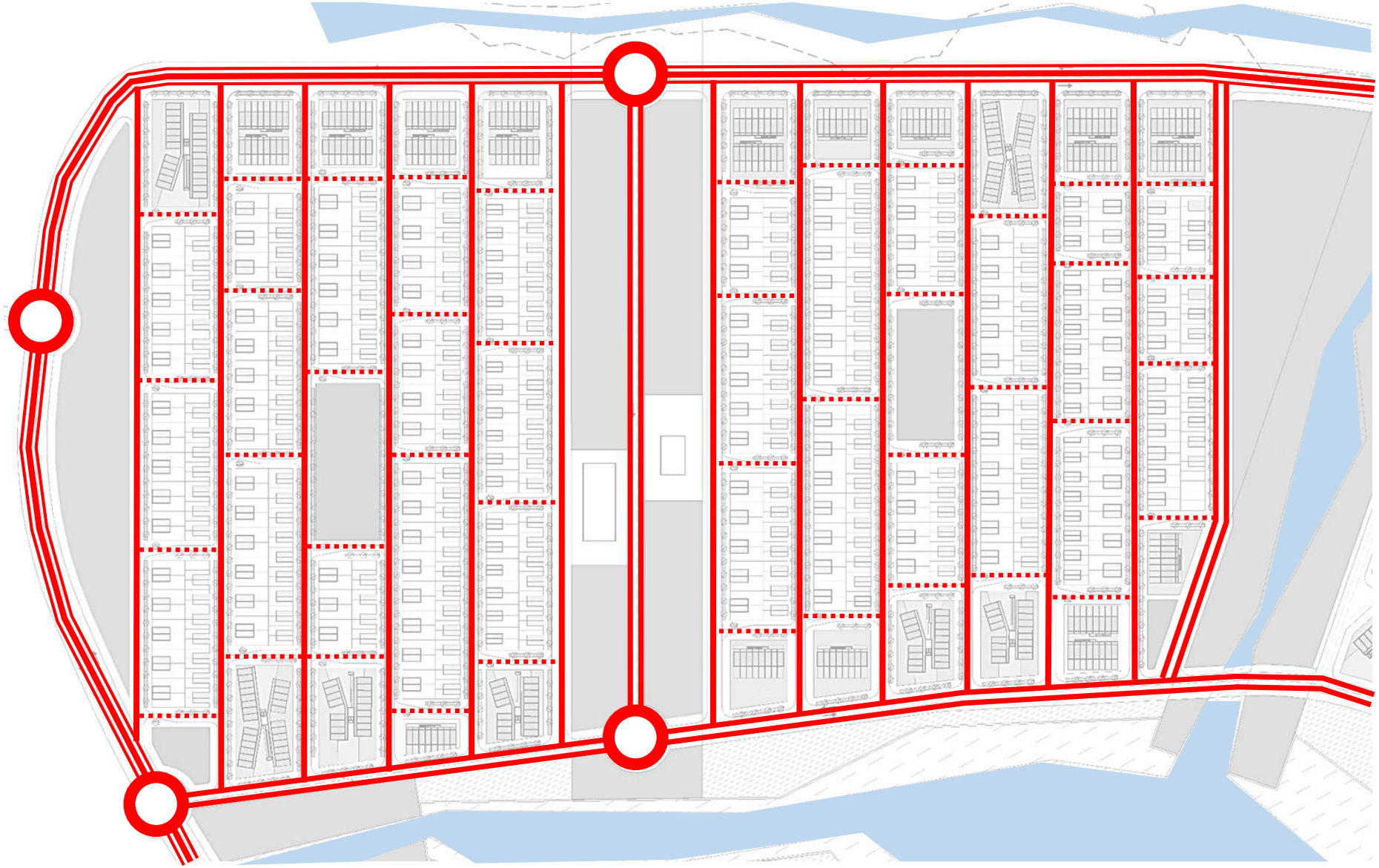
PAR DE BARRIOS A

BARRIOS 1 - 2



PAR DE BARRIOS A

BARRIOS 1 - 2

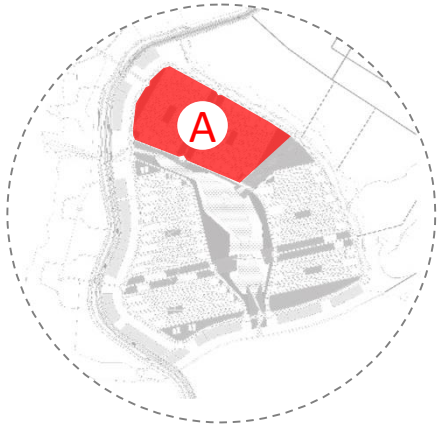


CIRCUNVALAR

AVENIDA LOCAL

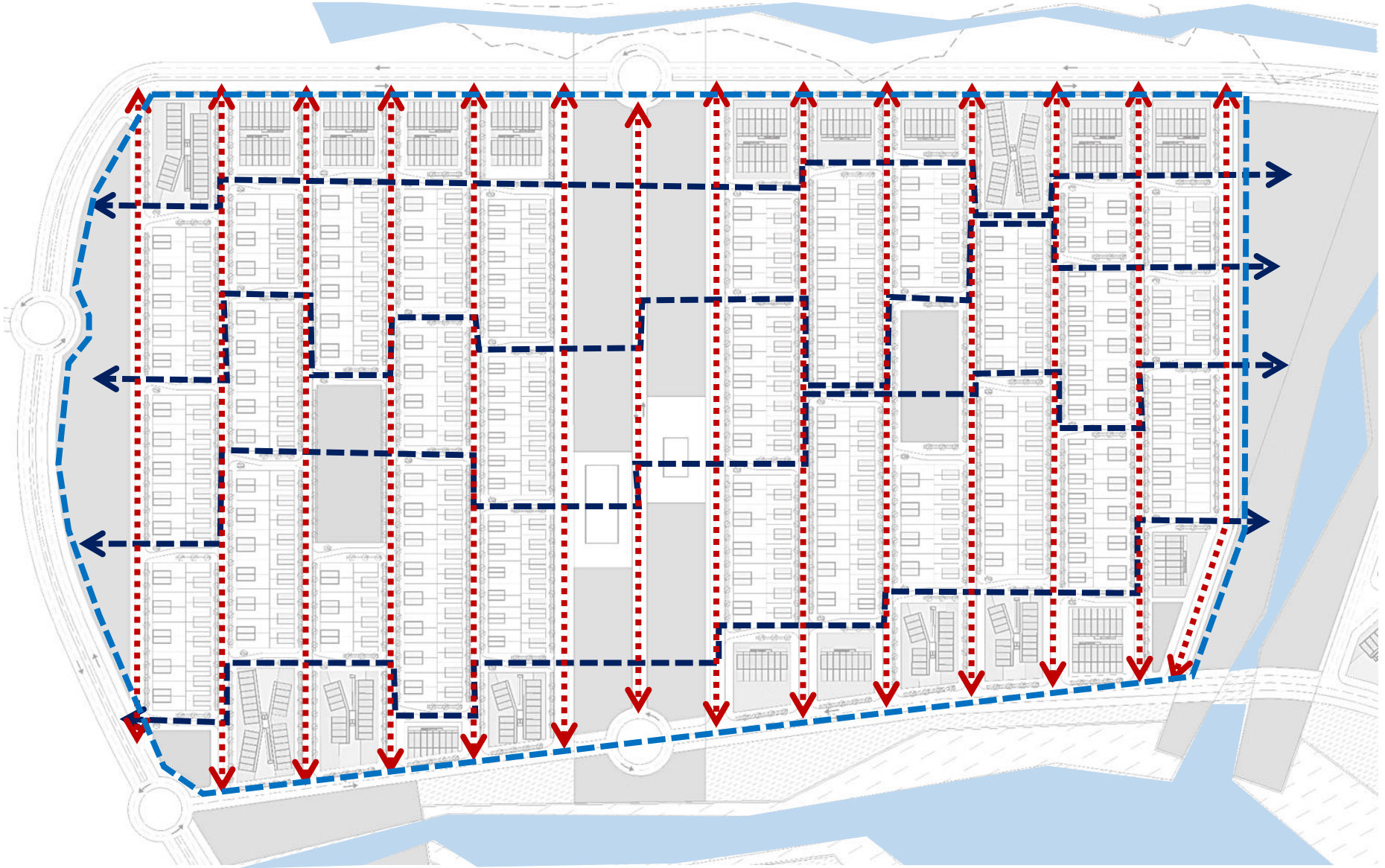
CALLE BARRIO

CALLE ALTERNATIVA



PAR DE BARRIOS A

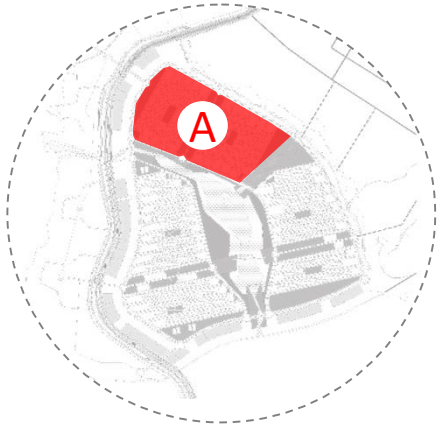
BARRIOS 1 - 2



CORREDORES

VEREDAS

CICLOVIA



PAR DE BARRIOS A

BARRIOS 1 - 2

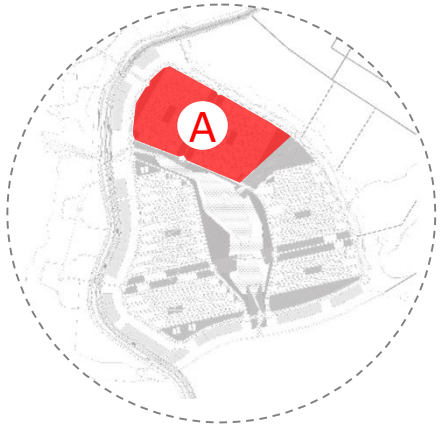
PARQUE LAGUNAR

PARQUE BARRIOS

PARQUE CENTRAL

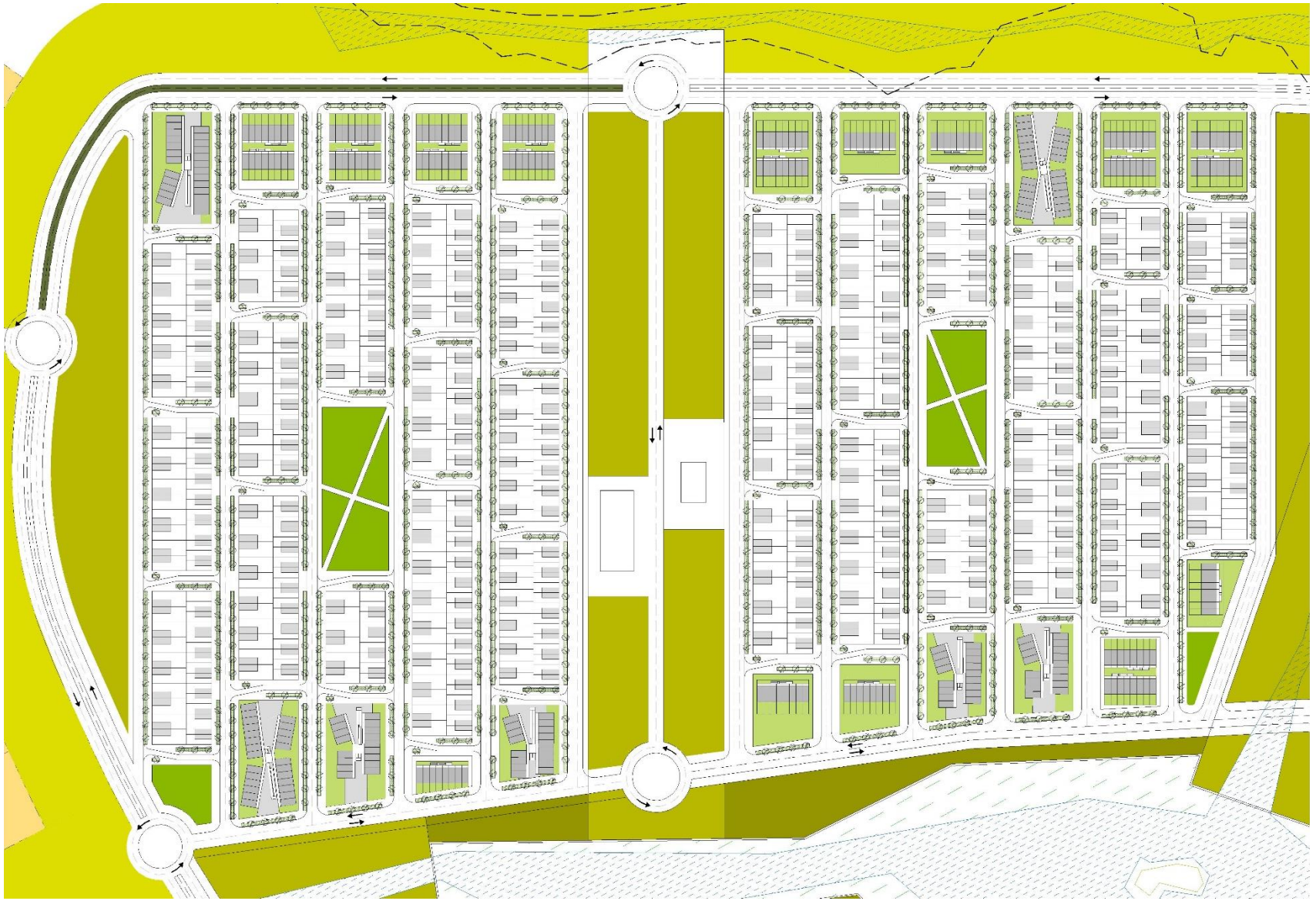
PLAZAS LOCALES

VEREDAS VERDES



PAR DE BARRIOS A

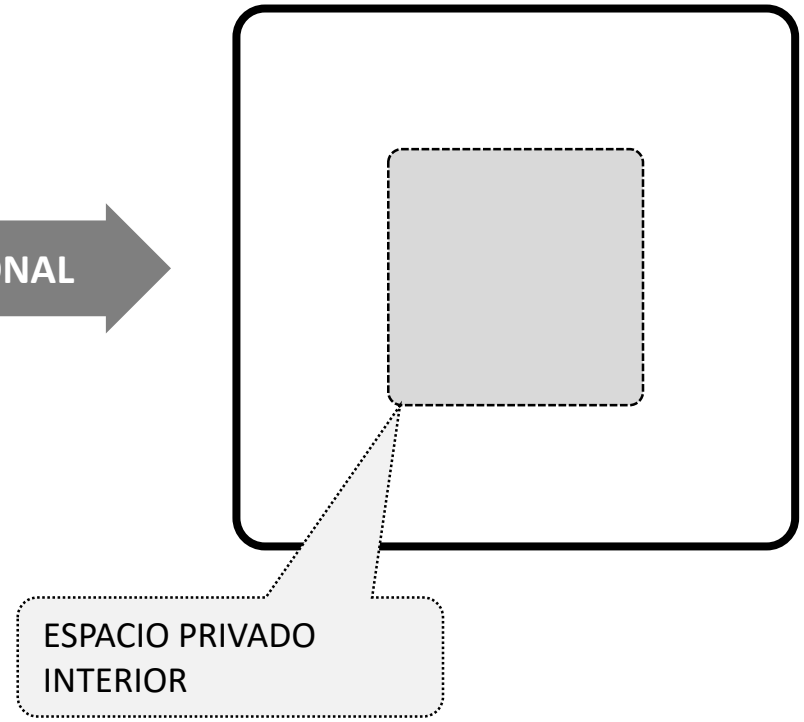
BARRIOS 1 - 2

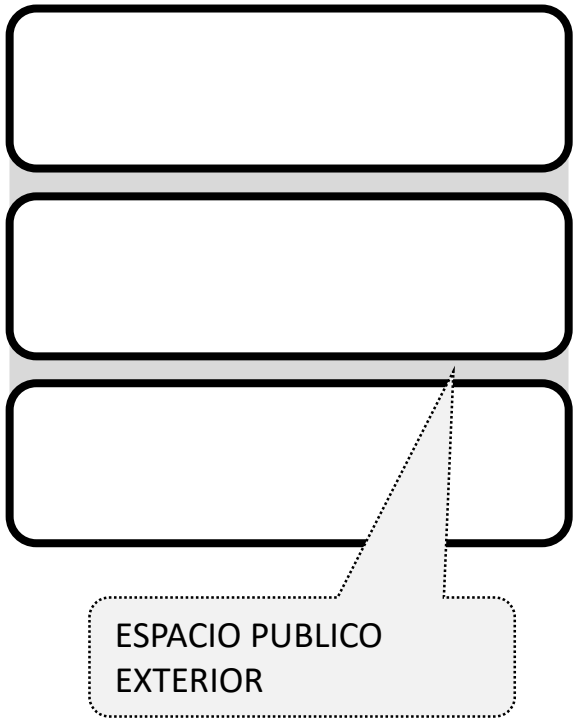


5 TIPOLOGIA URBANA

EFICIENCIA EN EL ORDENAMIENTO TERRITORIAL

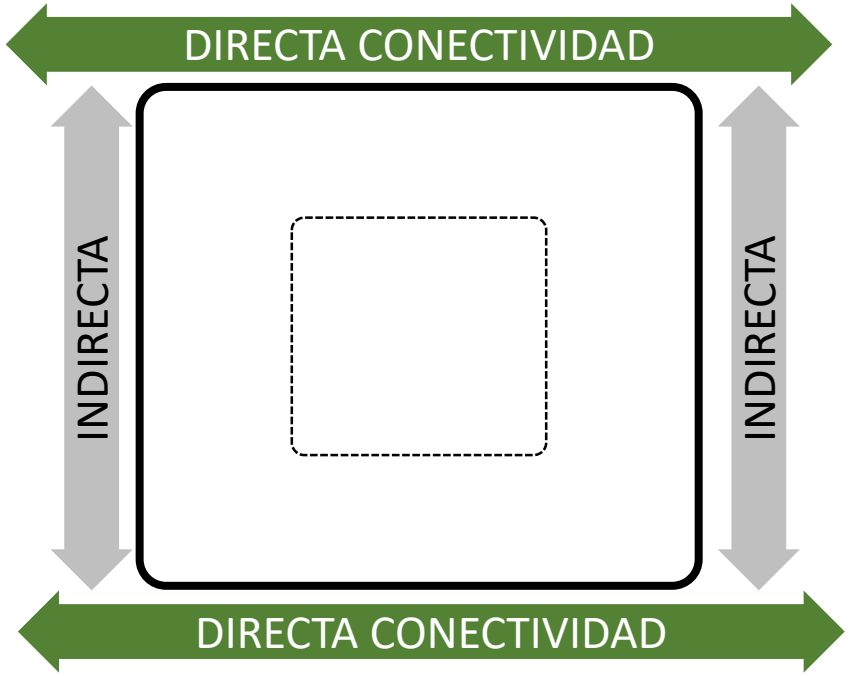
MANZANA TRADICIONAL





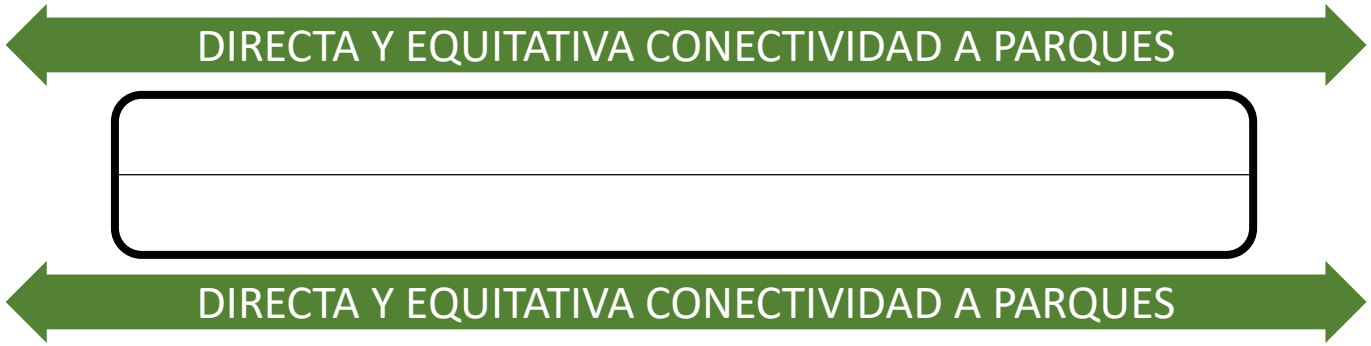
MODULO LINEAL

EFICIENCIA EN EL ORDENAMIENTO TERRITORIAL



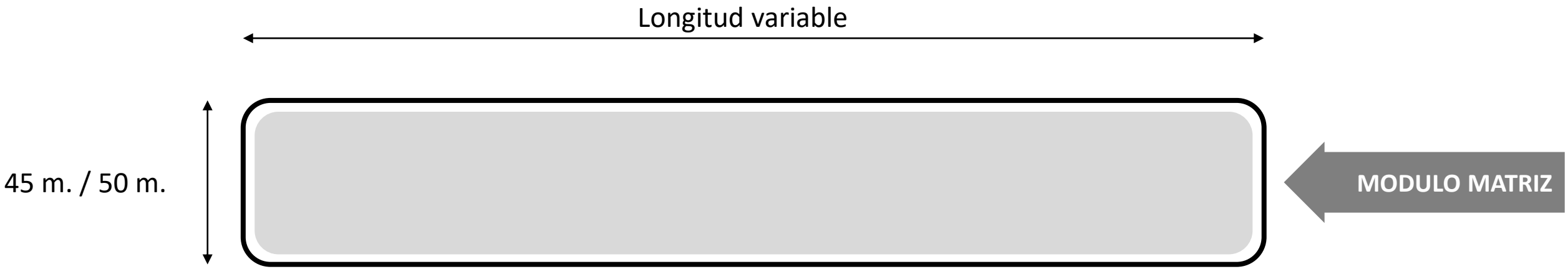
50% DE LAS PARCELAS

MANZANA TRADICIONAL



100% DE LAS PARCELAS

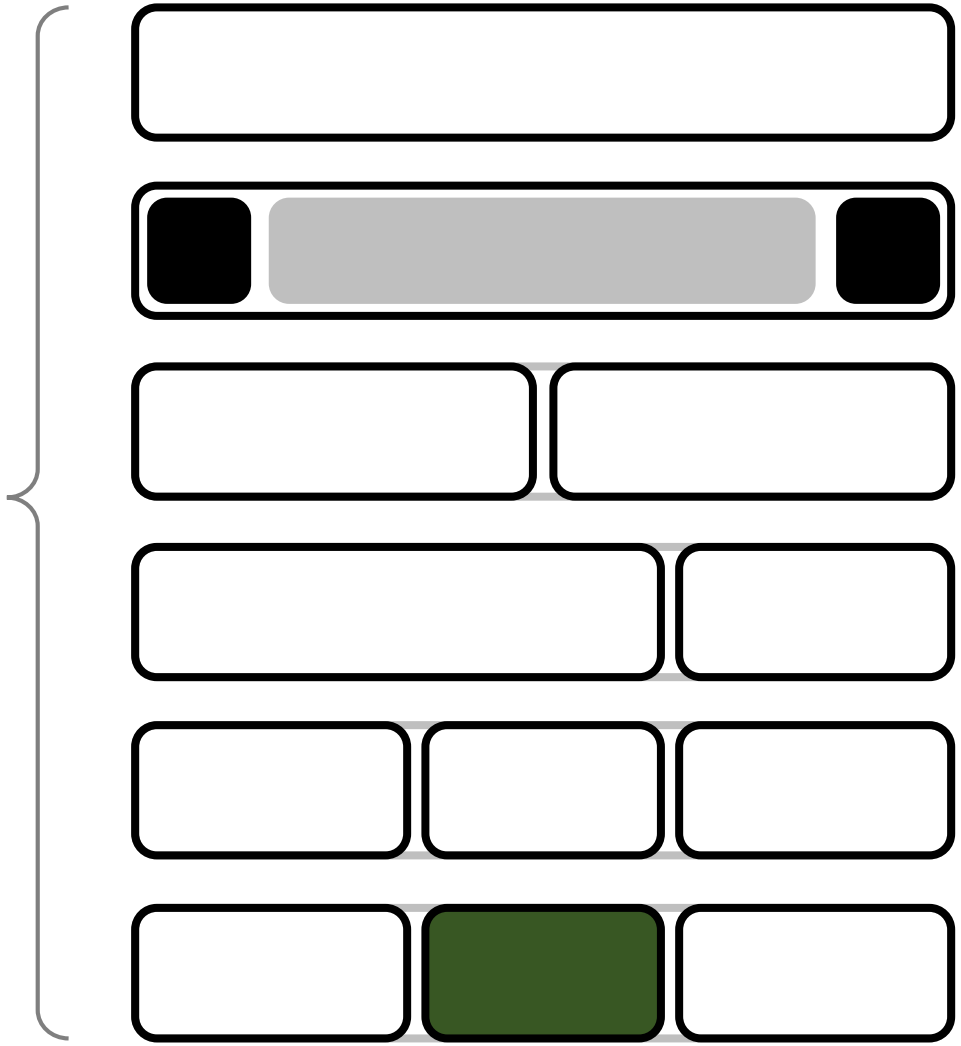
MODULO MATRIZ


Longitud variable
45 m. / 50 m.
MODULO MATRIZ

EFICIENCIA Y CALIDAD ESPACIAL BARRIAL

ATRIBUTOS

FLEXIBILIDAD
ADAPTABILIDAD
EQUIDAD



MODULO MATRIZ

DENSIDADES

DOBLE MODULO LINEAL A

DOBLE MODULO LINEAL B

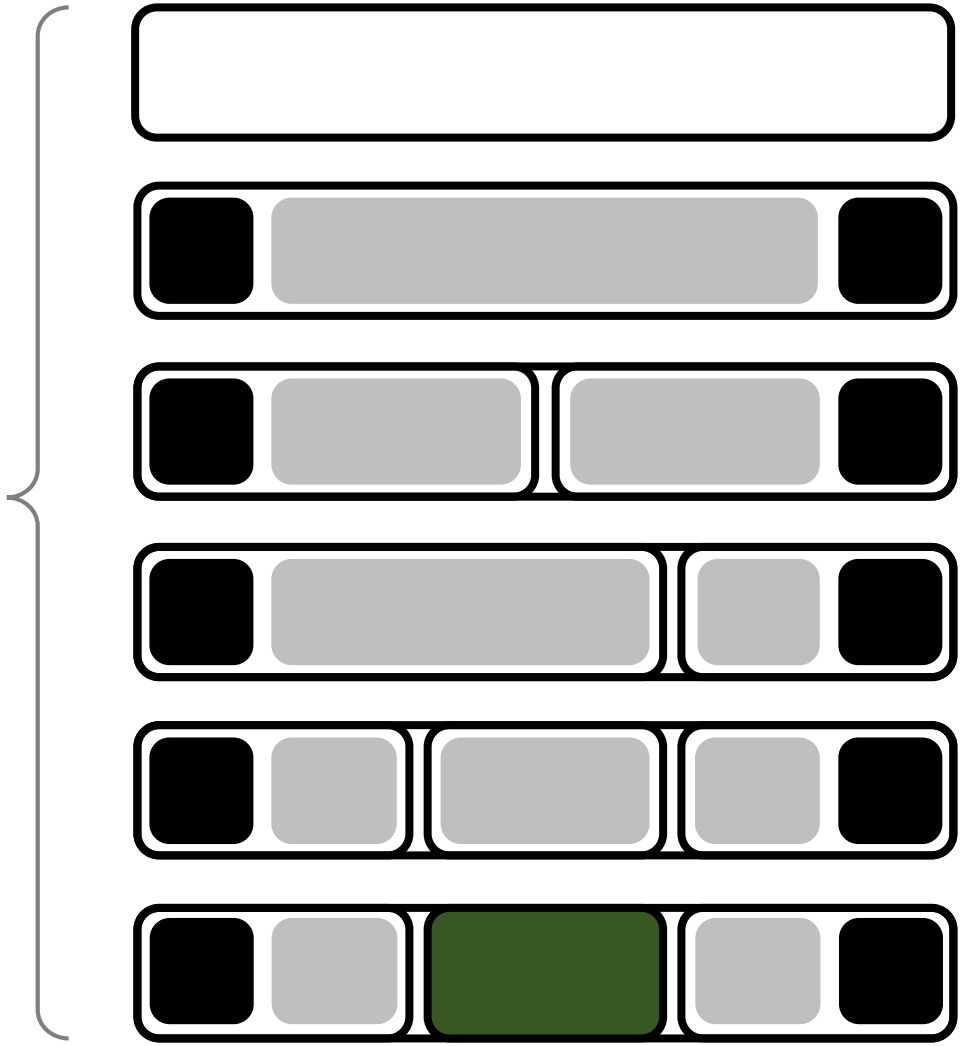
TRIPLE MODULO LINEAL

PLAZA INTERNA

EFICIENCIA Y CALIDAD ESPACIAL BARRIAL

ATRIBUTOS

DIVERSIDAD
IDENTIDAD
AMENIDAD

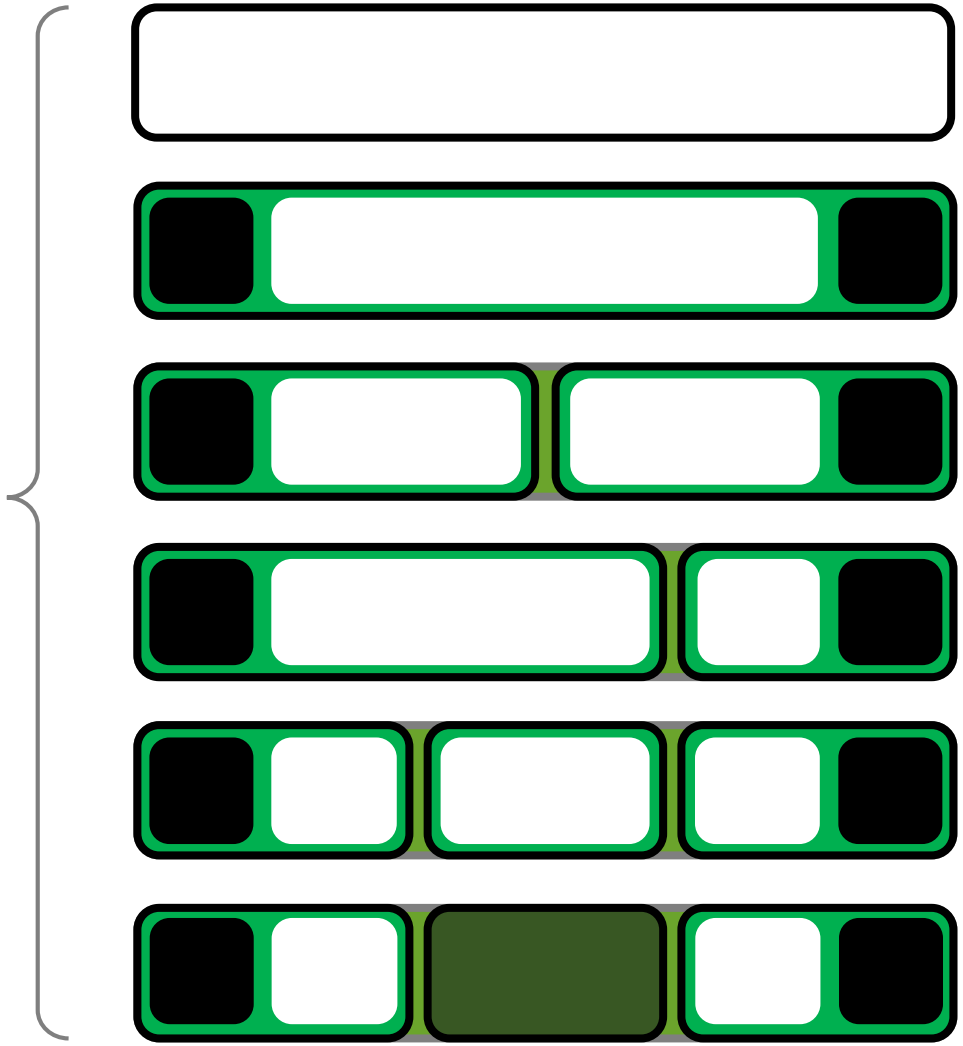


MODULO MATRIZ

EFICIENCIA Y CALIDAD ESPACIAL BARRIAL

ATRIBUTOS

PAISAJE
PERMEABILIDAD
HABITABILIDAD



MODULO MATRIZ

VEREDAS

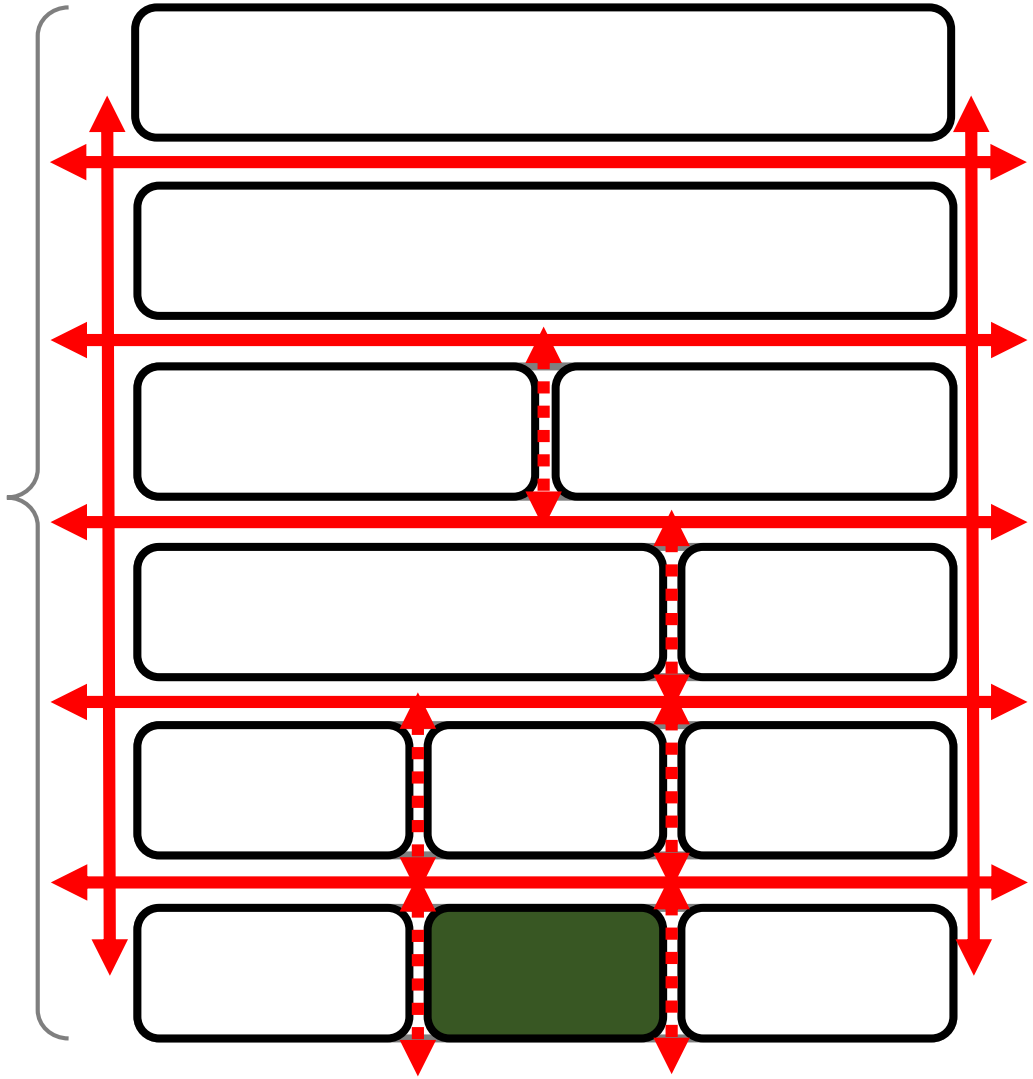
PLAZA LOCAL

PASAJES

EFICIENCIA Y CALIDAD ESPACIAL BARRIAL

ATRIBUTOS

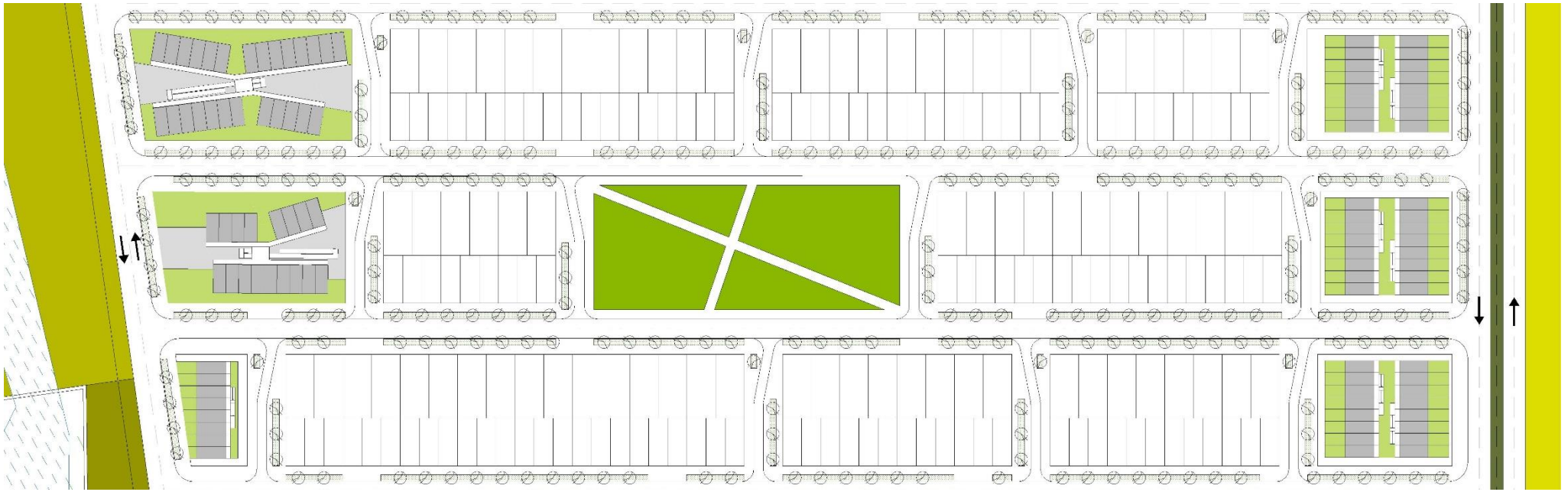
PAISAJE
PERMEABILIDAD
HABITABILIDAD



MODULO MATRIZ

CALLES

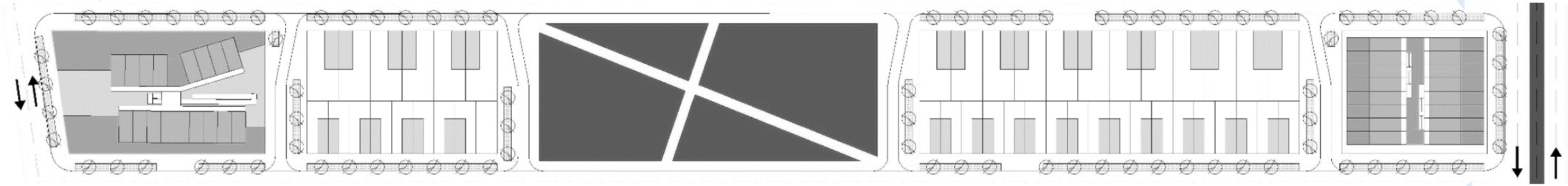
PASAJES



VIVIENDA MULTIFAMILIAR

VIVIENDA UNIFAMILIAR

VIVIENDA MULTIFAMILIAR



DUPLEX DOBLES
PB + 3
TIPOLOGIA b1

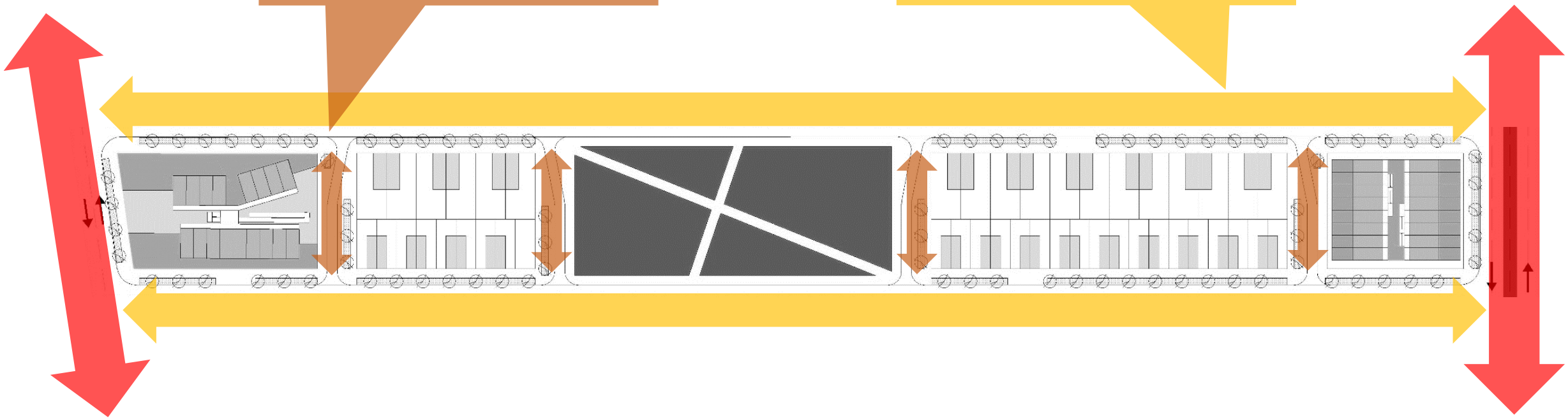
PARCELAS 90 – 140 – 180 m2
PB + 1
TIPOLOGIAS a1-a2-a3-a4

DUPLEX DOBLES
PB + 3
TIPOLOGIA b2-b3

EFICIENCIA Y CALIDAD ESPACIAL BARRIAL

PASAJE / RESTRICCION
BAJA VELOCIDAD

INTERIOR
BAJA VELOCIDAD



CIRCUNVALAR EXTERNO
VELOCIDAD MEDIA

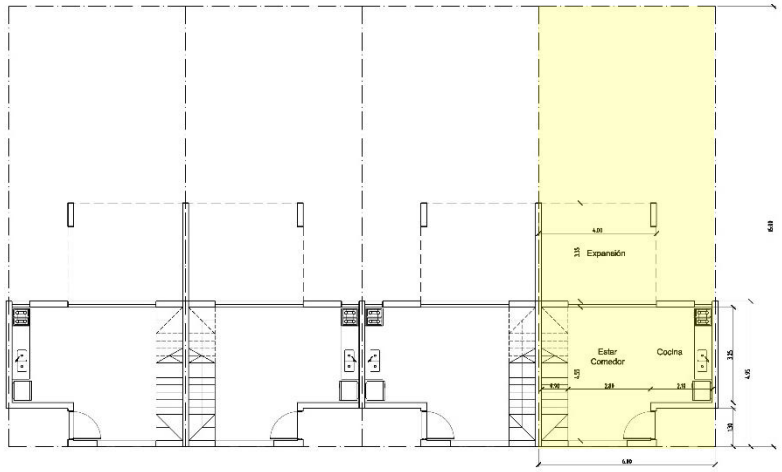
CIRCUNVALAR INTERNO
VELOCIDAD MEDIA

6 TIPOLOGIA ARQUITECTONICA

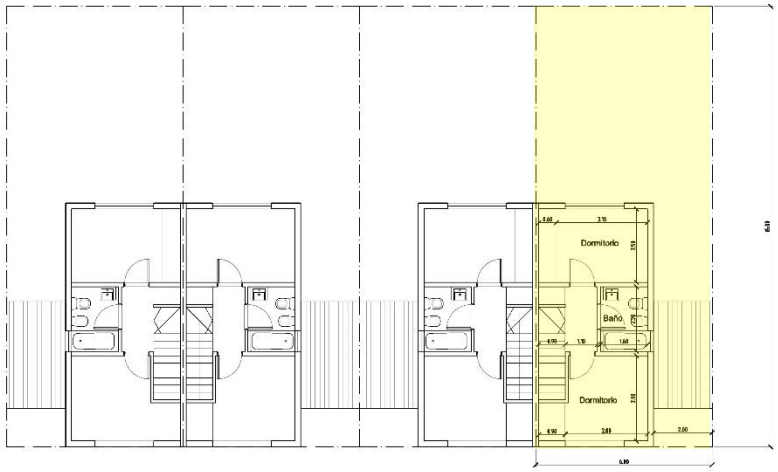
CALIDAD ESPACIAL TIPOLOGICA

a1 → **LOTE 90m2** → **Vivienda 60m2**

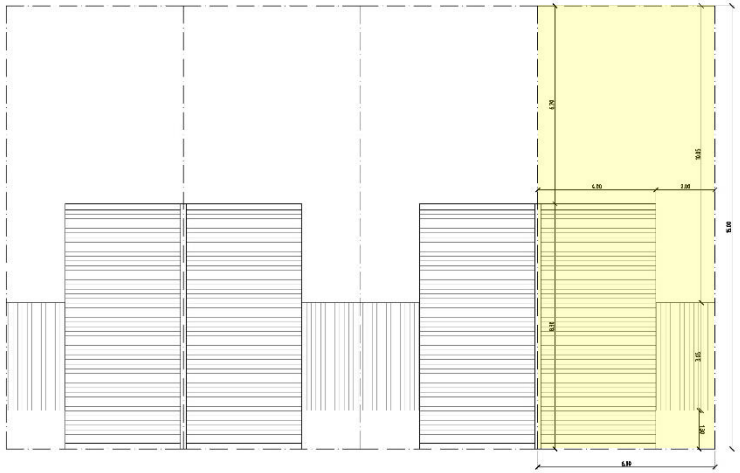
TIPOLOGIAS APAREADAS



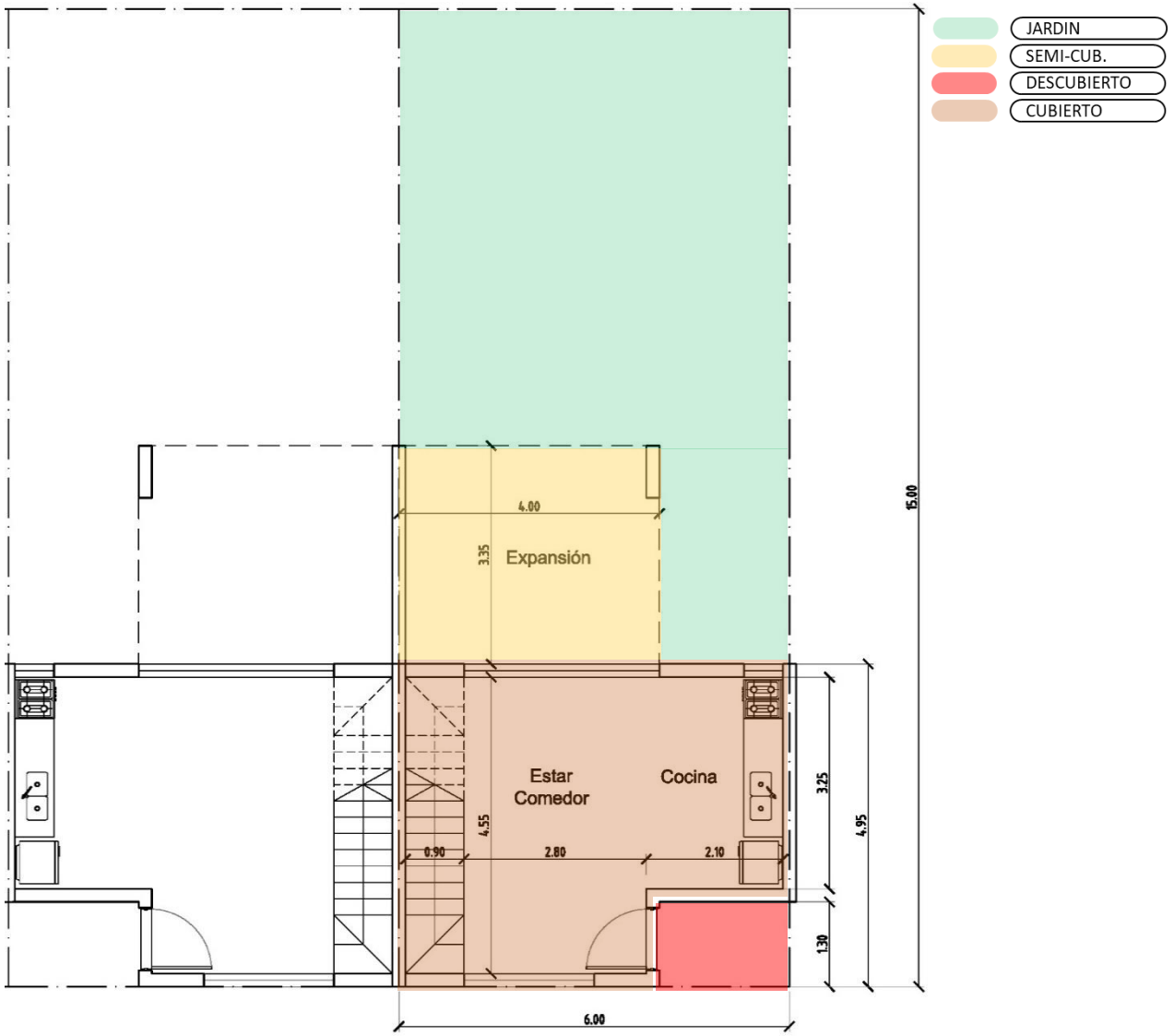
Planta Baja



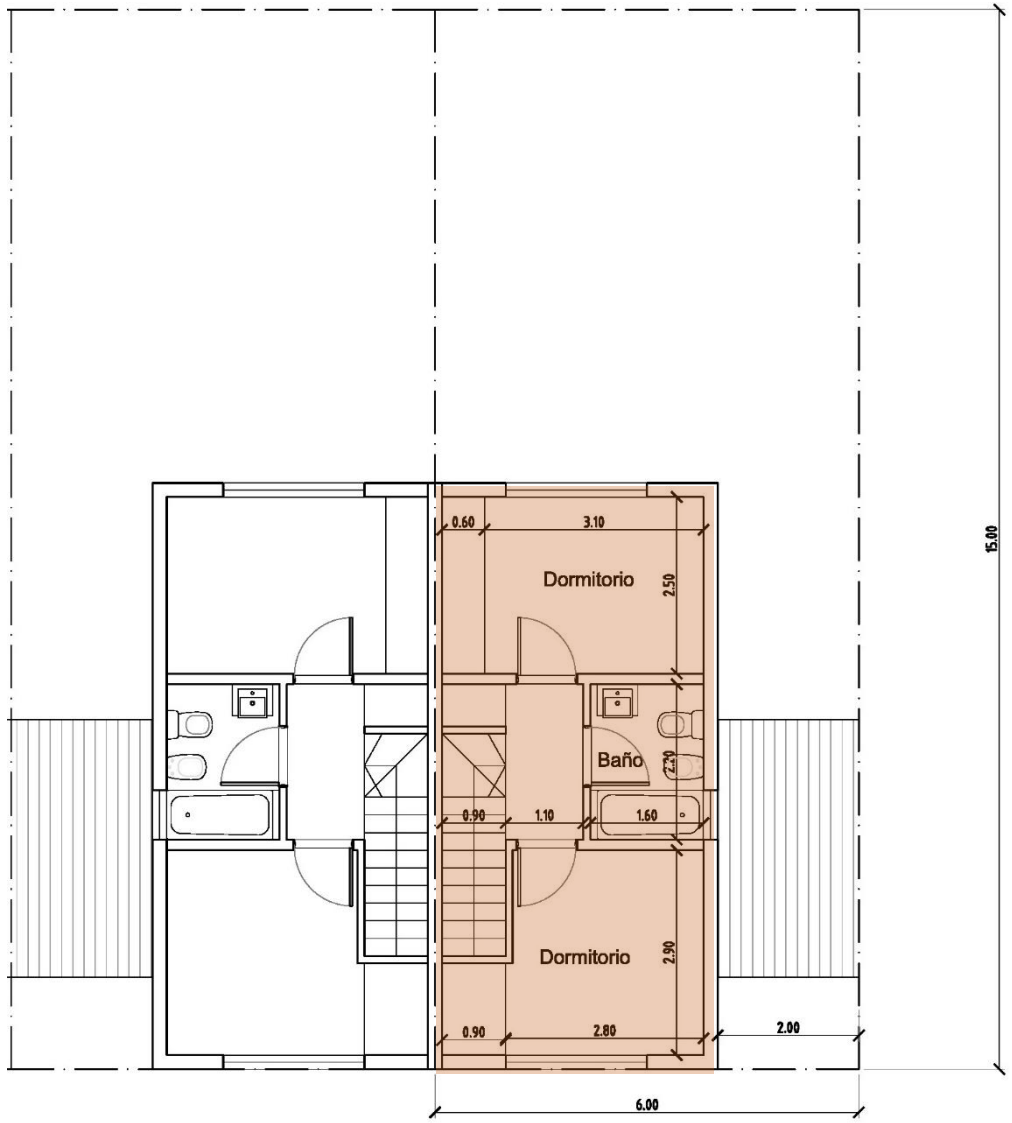
Planta Alta



Planta Techos



Planta Baja



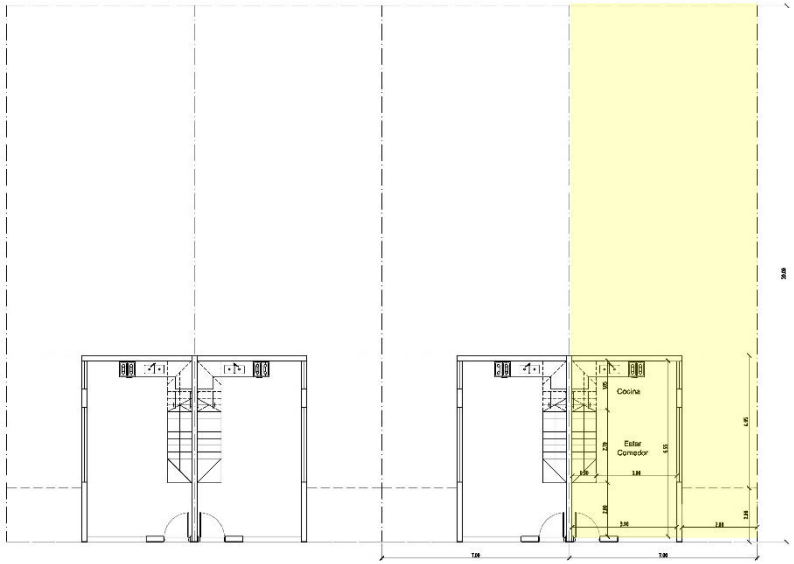
Planta Alta

TIPOLOGIA ARQUITECTONICA

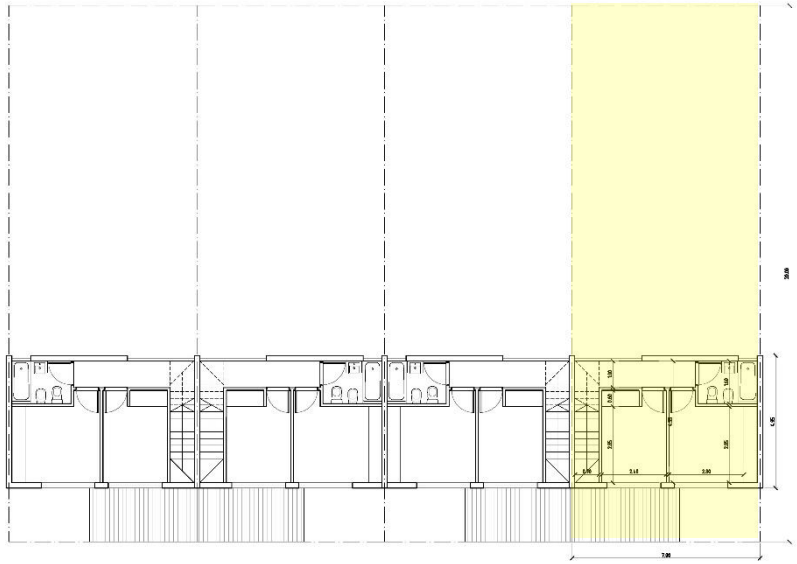
CALIDAD ESPACIAL TIPOLOGICA

a2 → **LOTE 140m2** → **Vivienda 60m2**

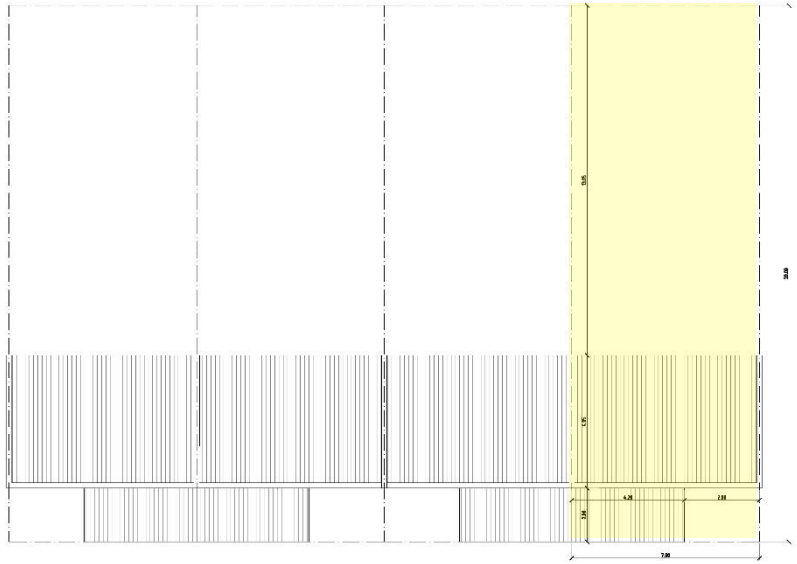
TIPOLOGIAS APAREADAS



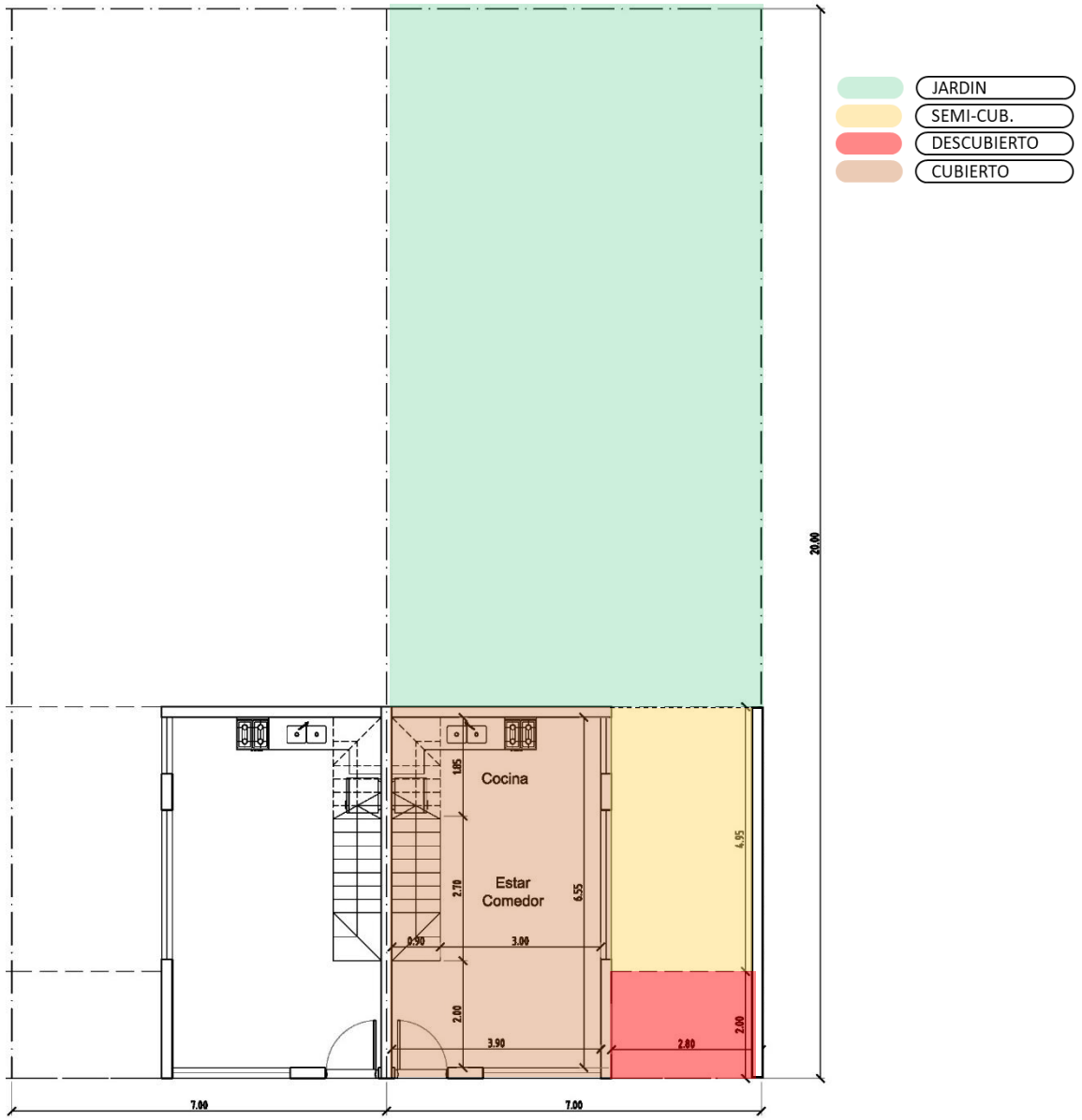
Planta Baja



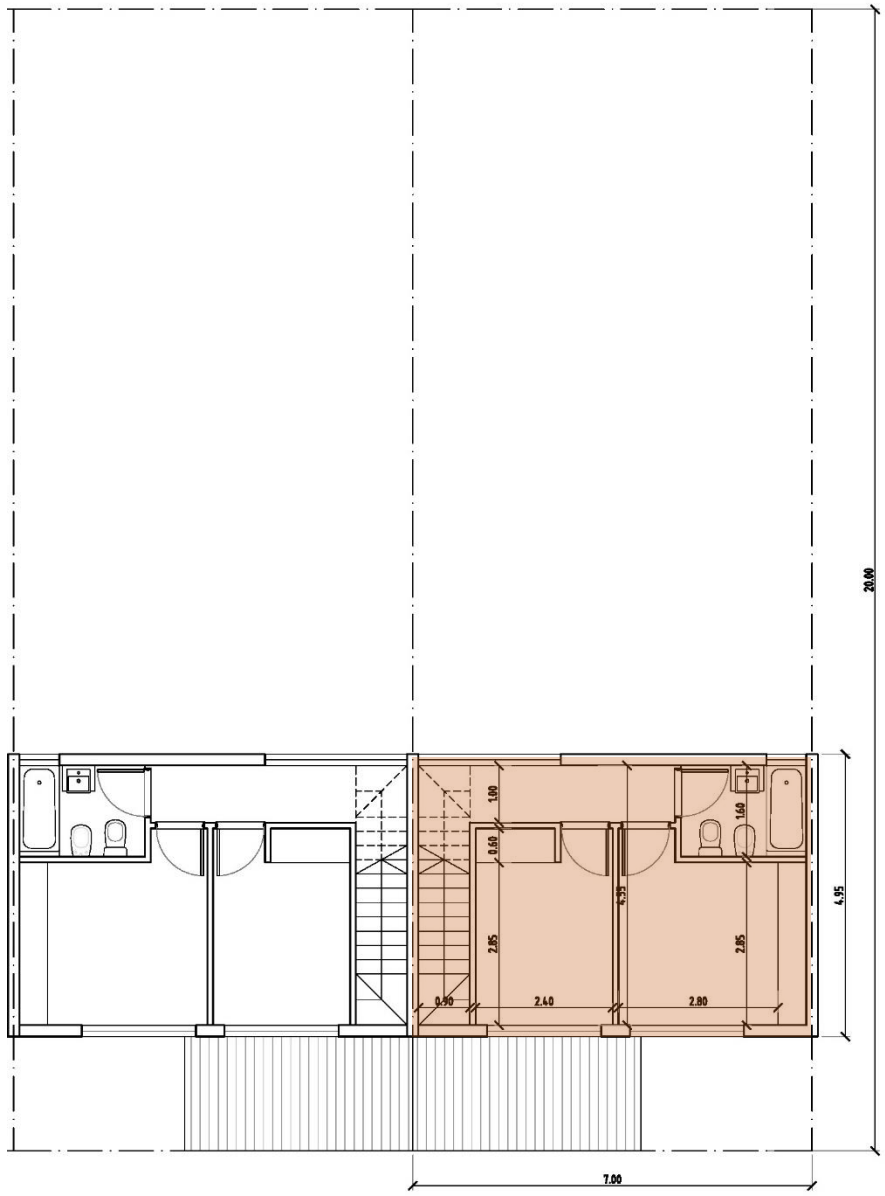
Planta Alta



Planta Techos



Planta Baja



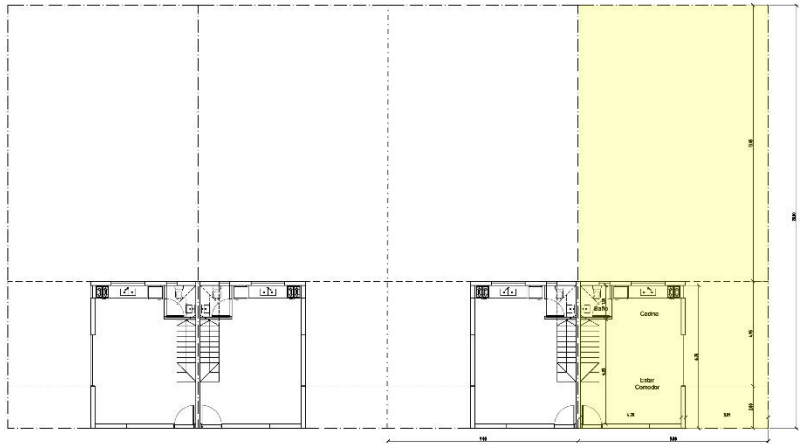
Planta Alta

TIPOLOGIA ARQUITECTONICA

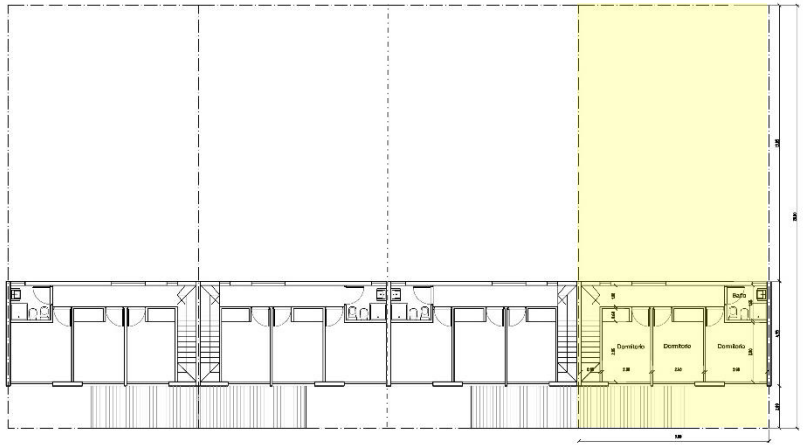
CALIDAD ESPACIAL TIPOLOGICA

a3 → **LOTE 180m2** → **Vivienda 80m2**

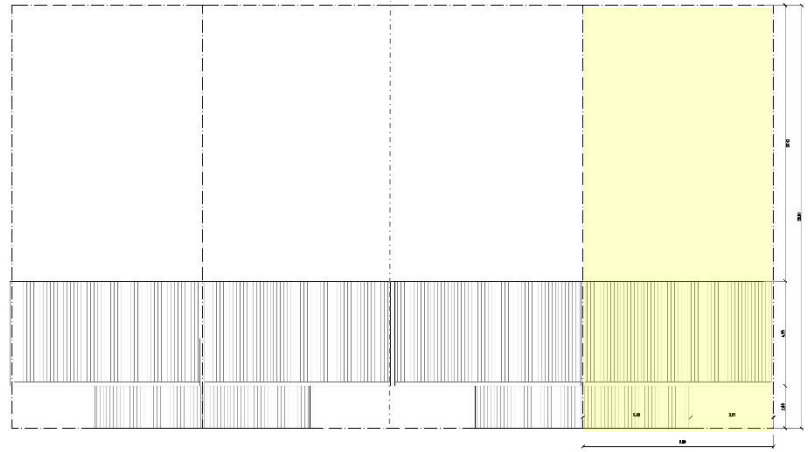
TIPOLOGIAS APAREADAS



Planta Baja



Planta Alta



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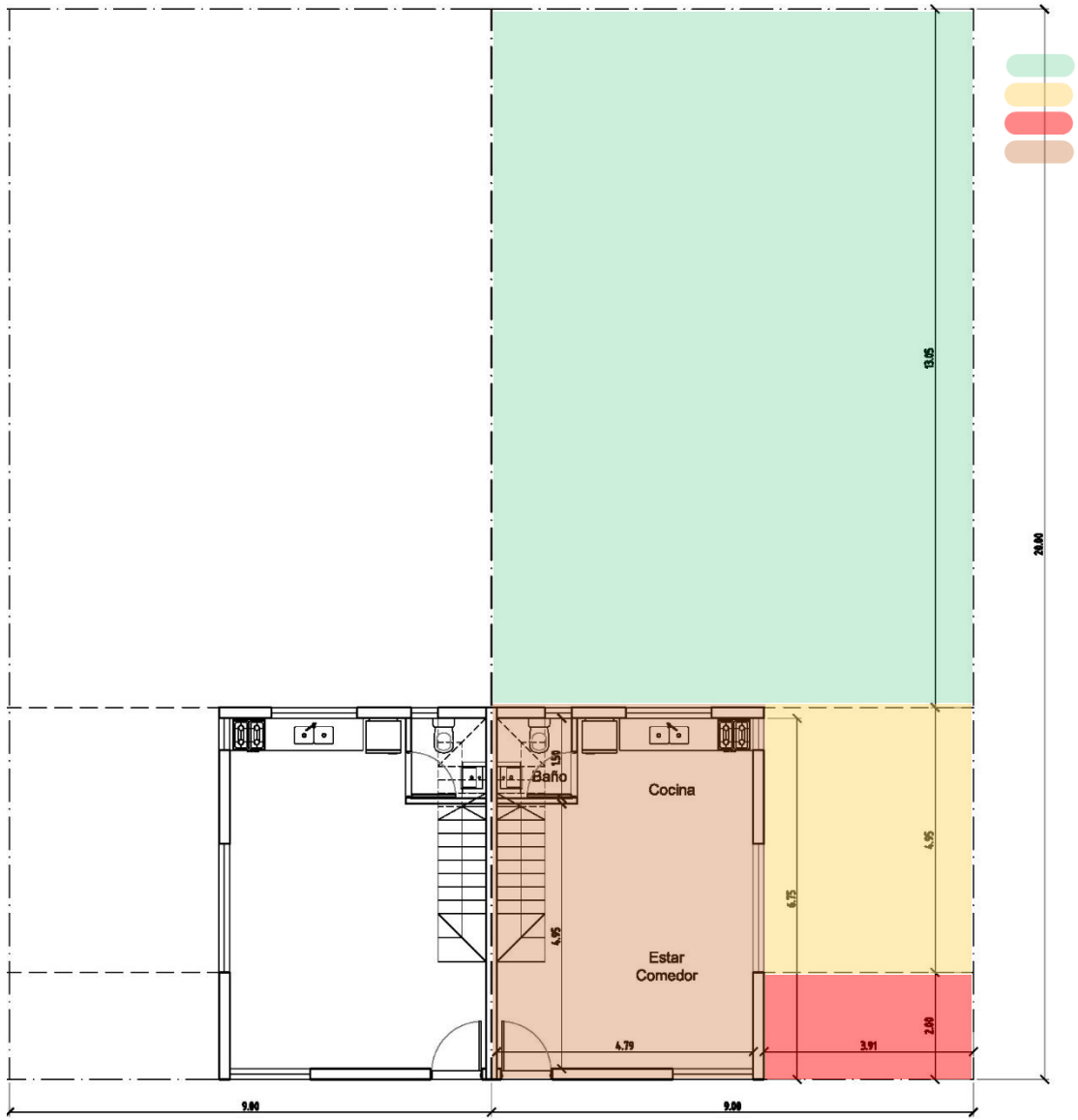
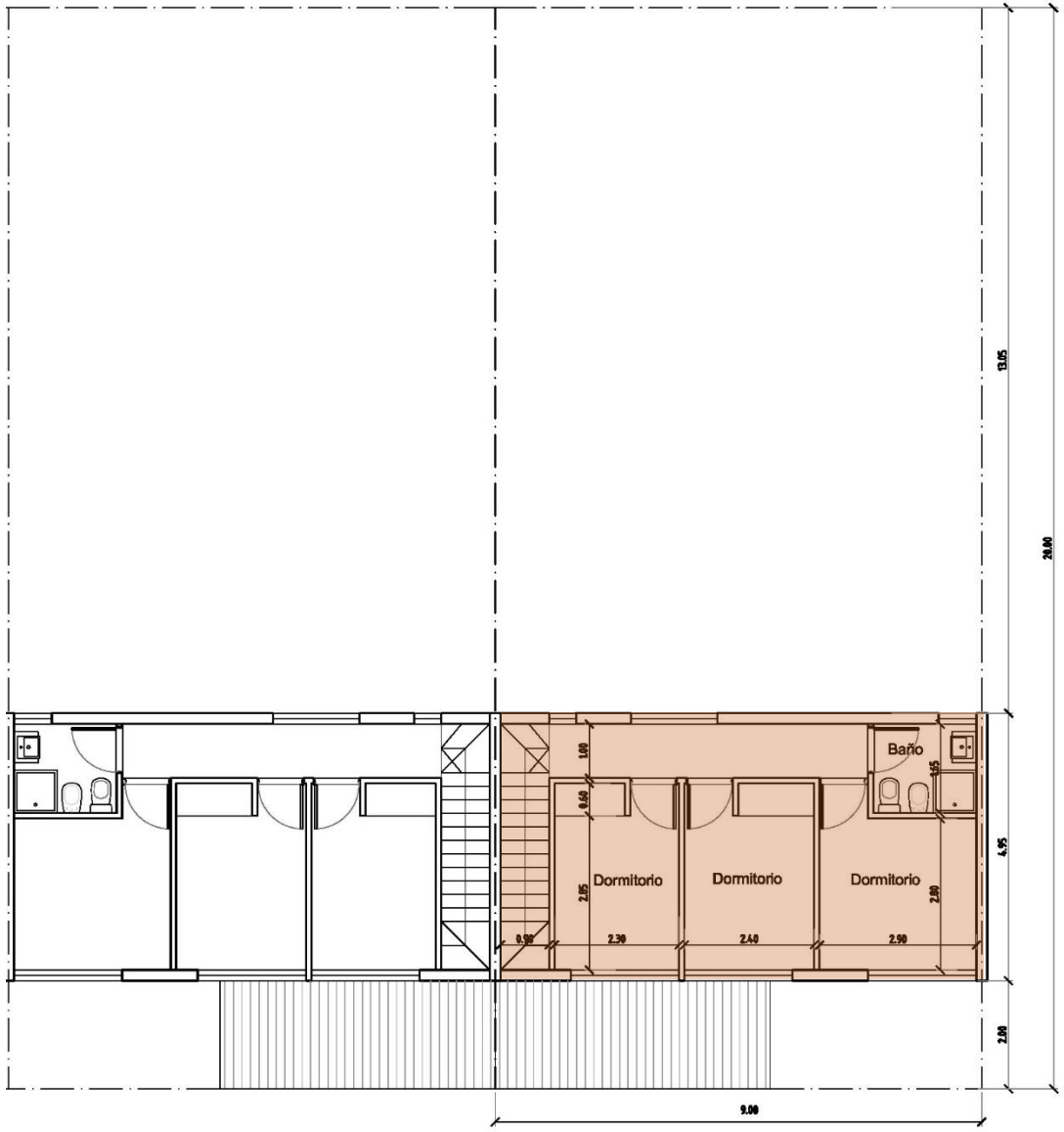


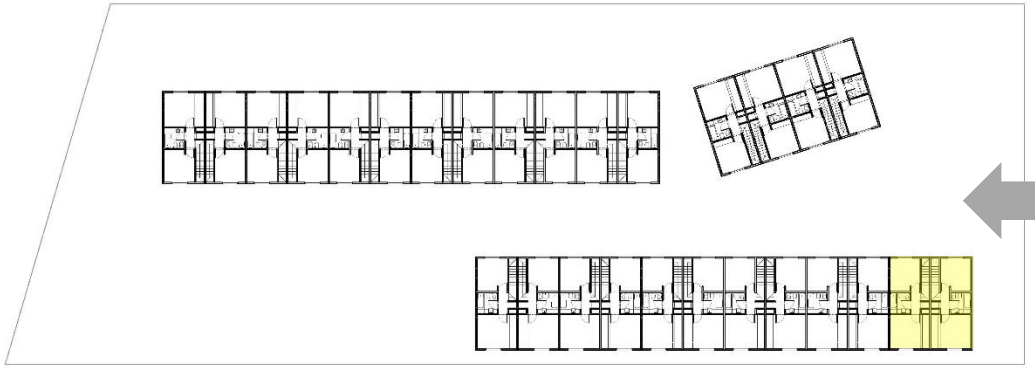
Planta Baja



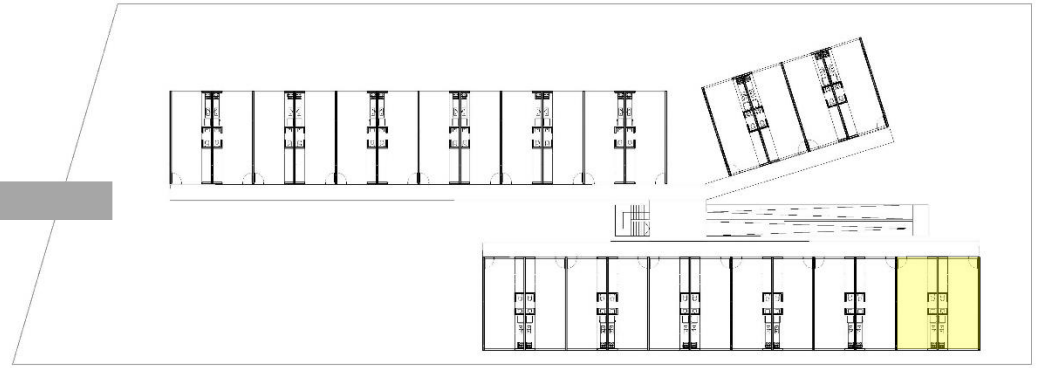
Planta Alta

CALIDAD ESPACIAL TIPOLOGICA

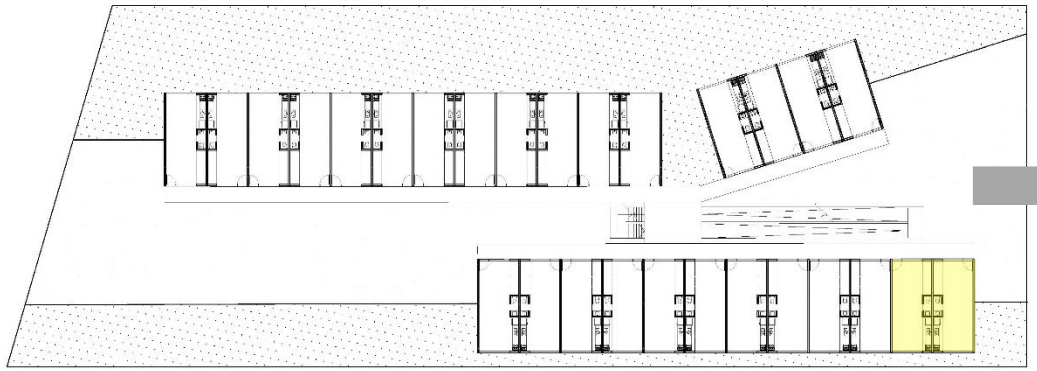
b1 → **DUPLEX** → **Vivienda 70m2**



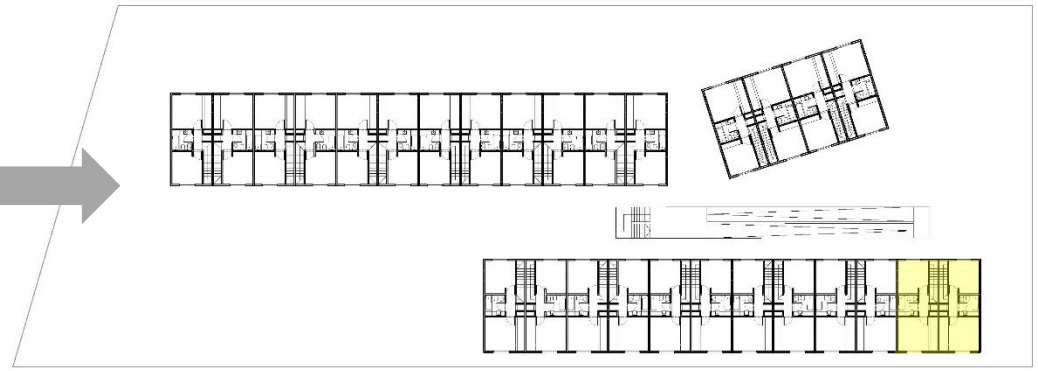
Planta +- 8.10



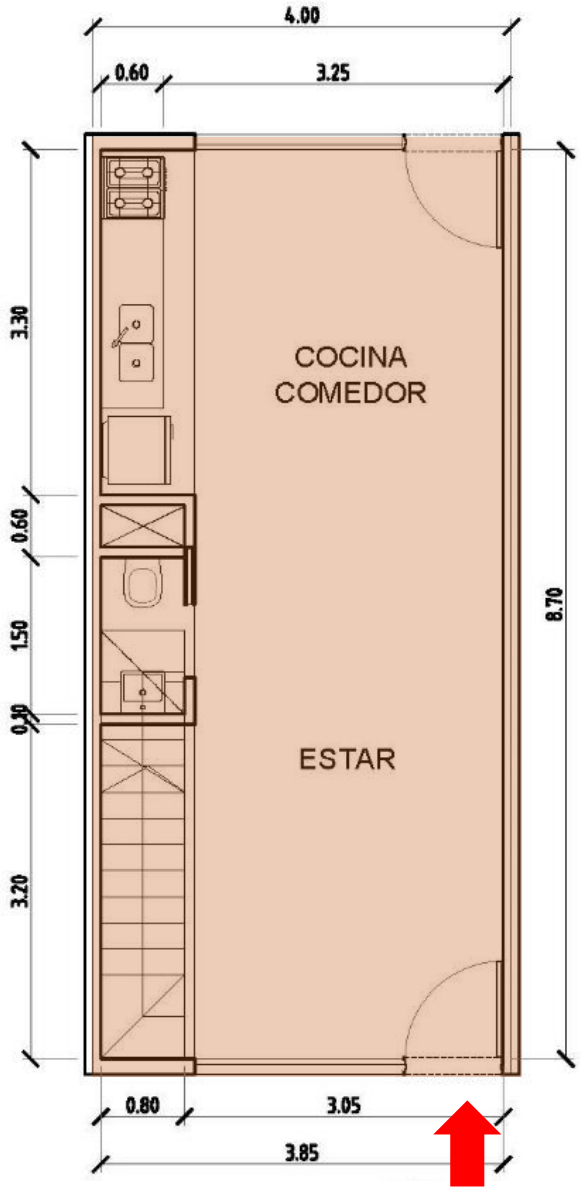
Planta + 5.40



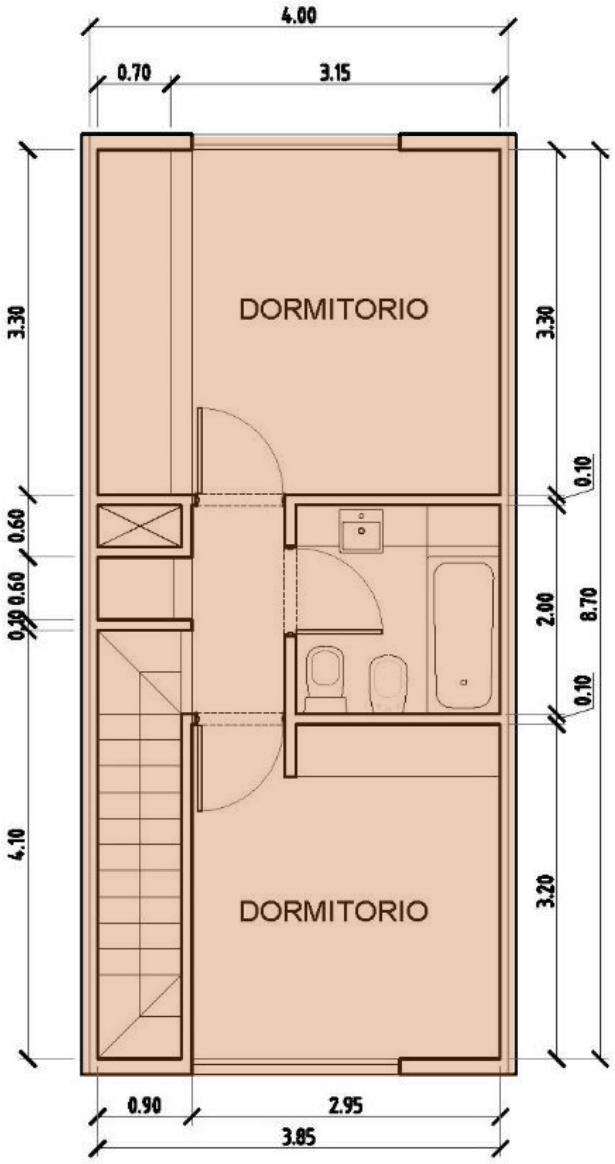
Planta +- 0.00



Planta + 2.70



Planta +-0.00 / +5.40

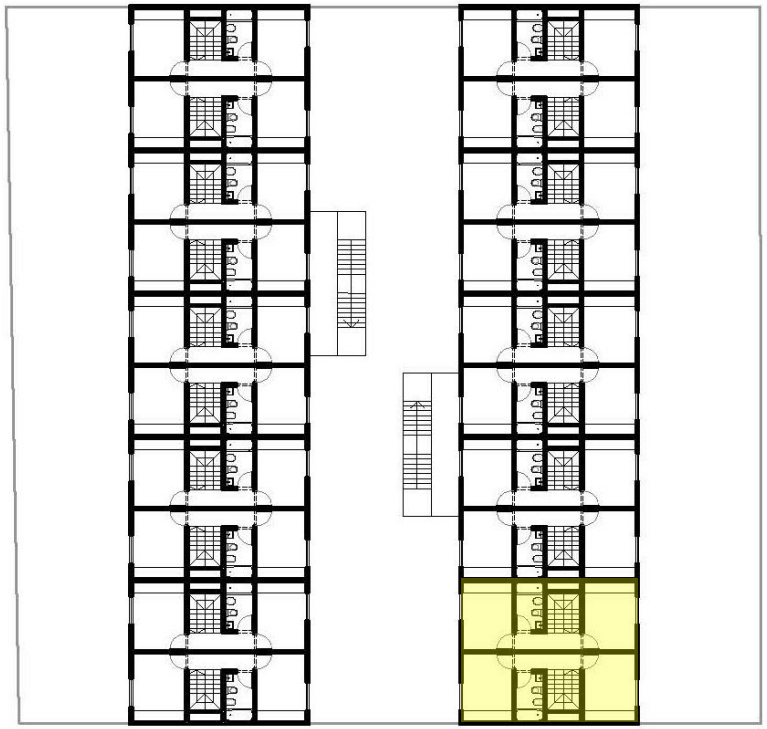


Planta +2.70 / +8.10

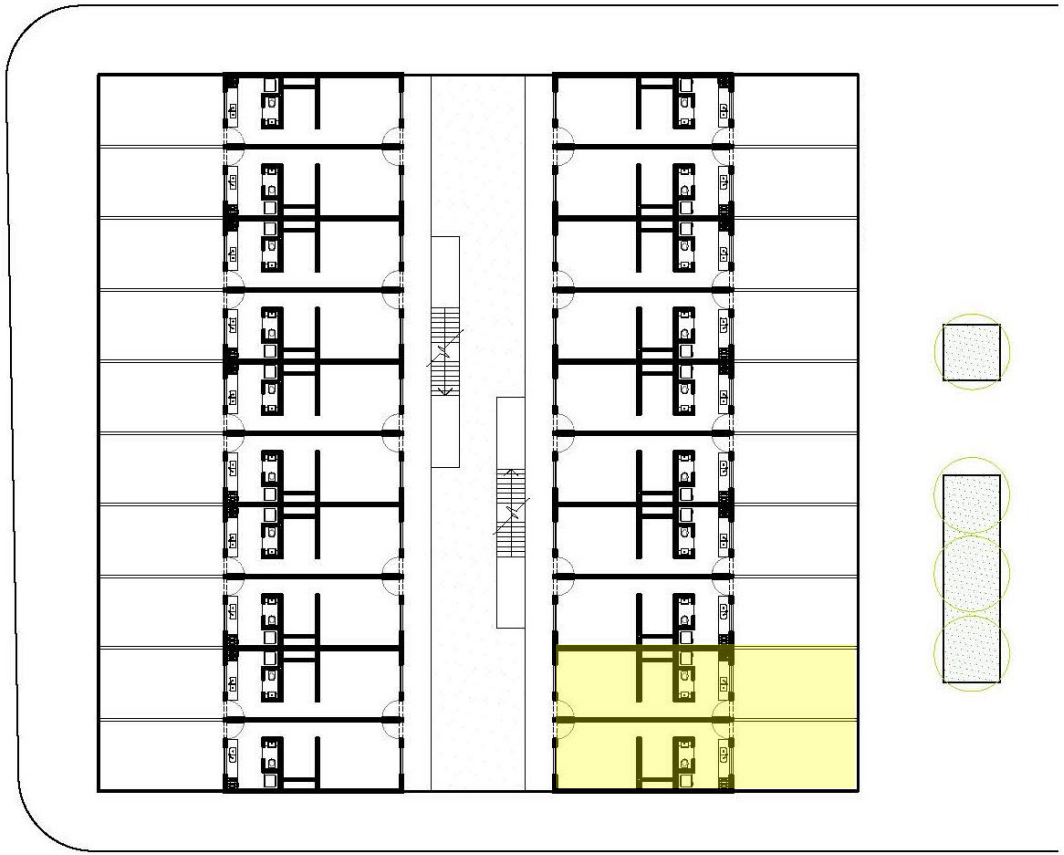
TIPOLOGIA ARQUITECTONICA

CALIDAD ESPACIAL TIPOLOGICA

b2 → **DUPLEX** → **Vivienda 70m2**



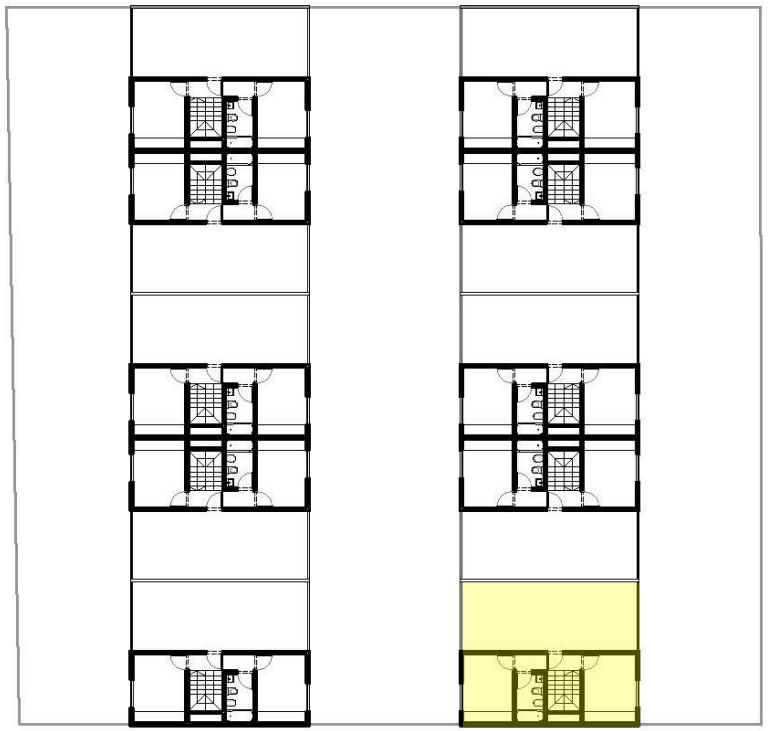
Planta + 2.70



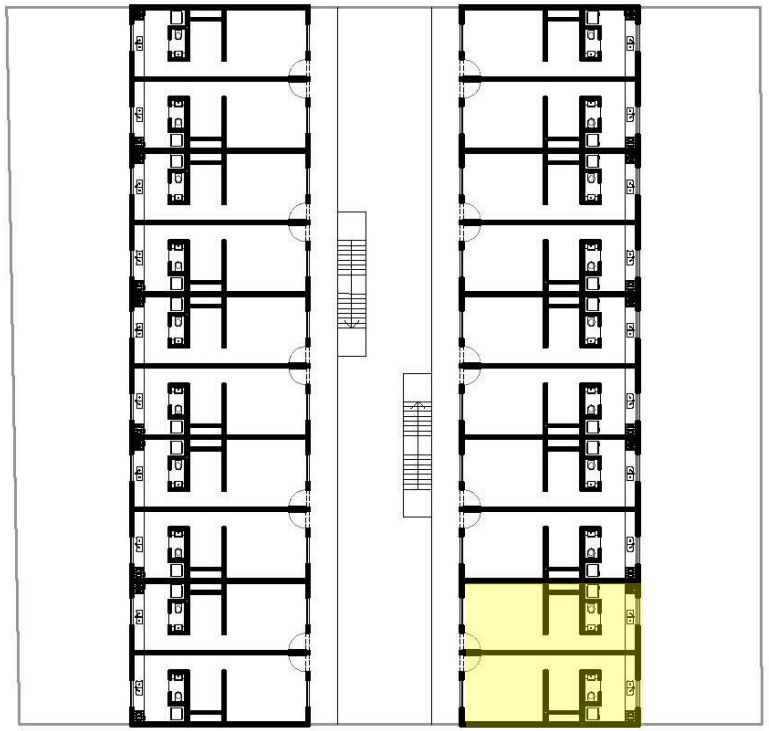
Planta +- 0.00

CALIDAD ESPACIAL TIPOLOGICA

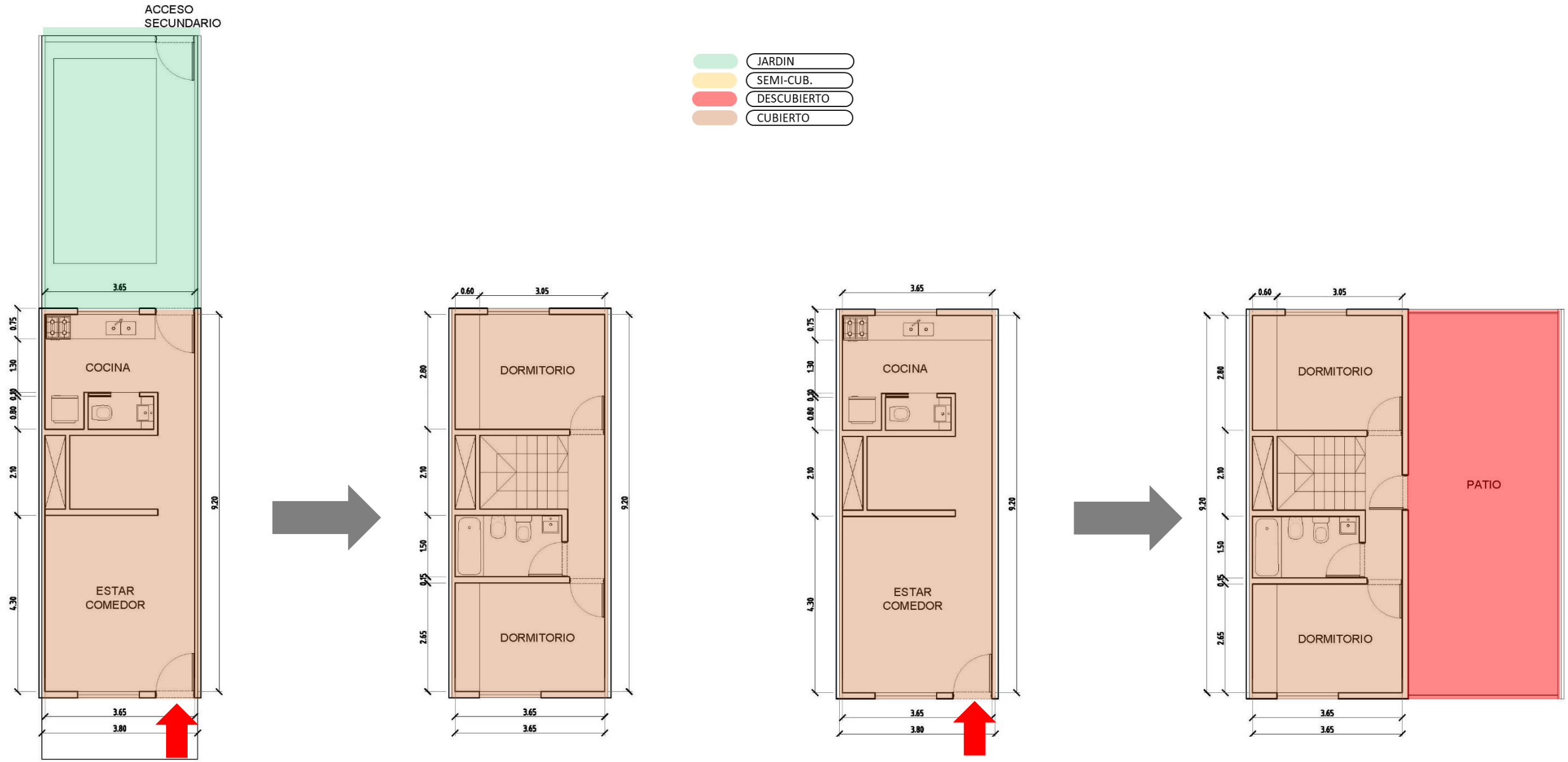
b3 → **DUPLEX** → **Vivienda 70m2**



Planta + 8.10



Planta + 5.40



TIPO b2 / Plantas +-0.00 / + 2.70

TIPO b3 / Plantas + 5.40 / +8.10