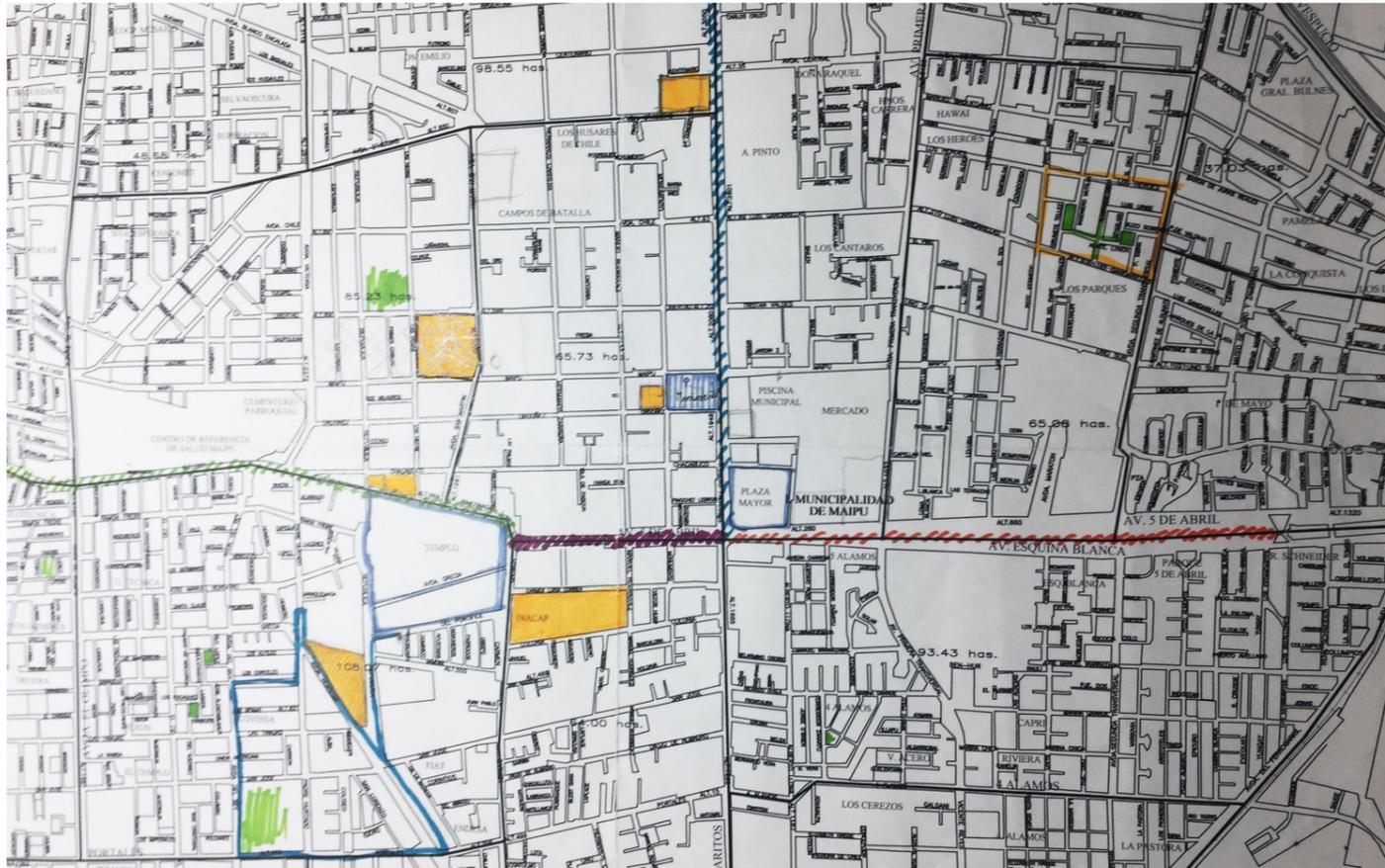


PORTAFOLIO PROYECTO DE TÍTULO:
CONJUNTO HABITACIONAL MAIPÚ CENTRO

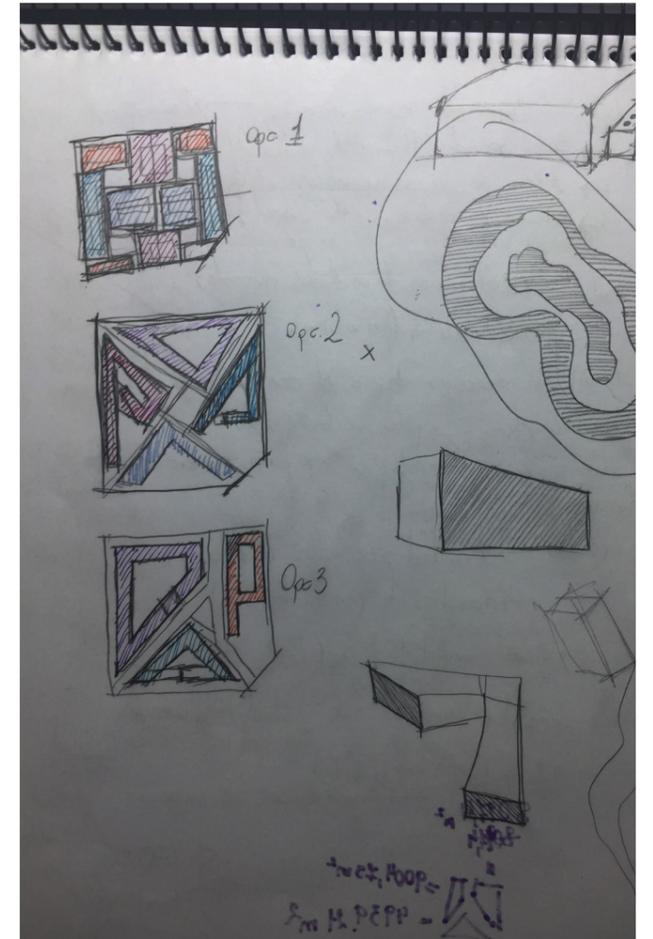
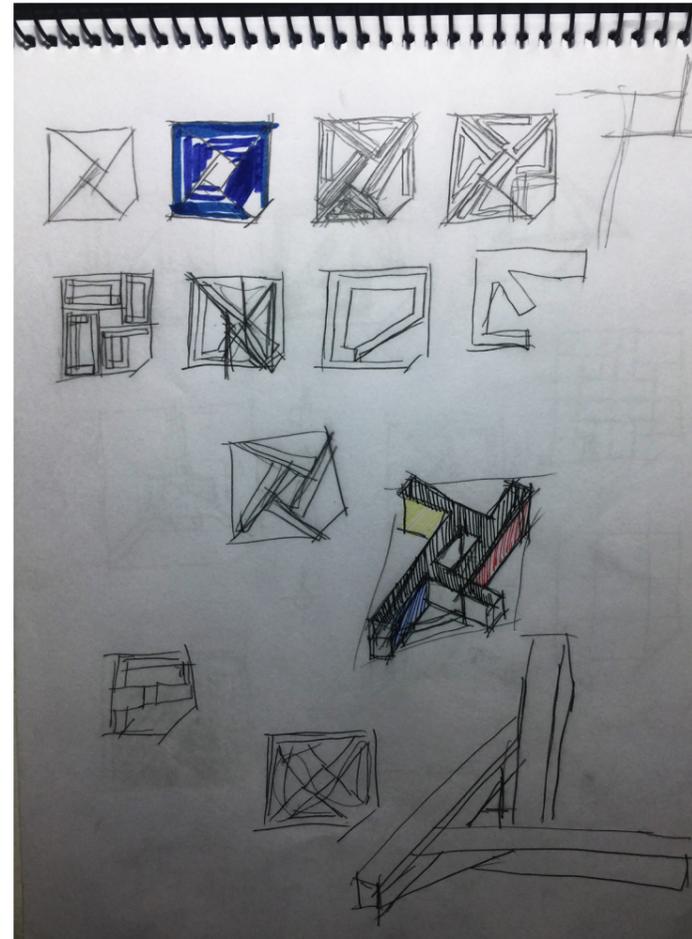


Cristóbal Tomás Vásquez Pumarino
Profesor Guía: Orlando Sepúlveda
Universidad de Chile
Facultad de Arquitectura y Urbanismo
Semestre Otoño 2018

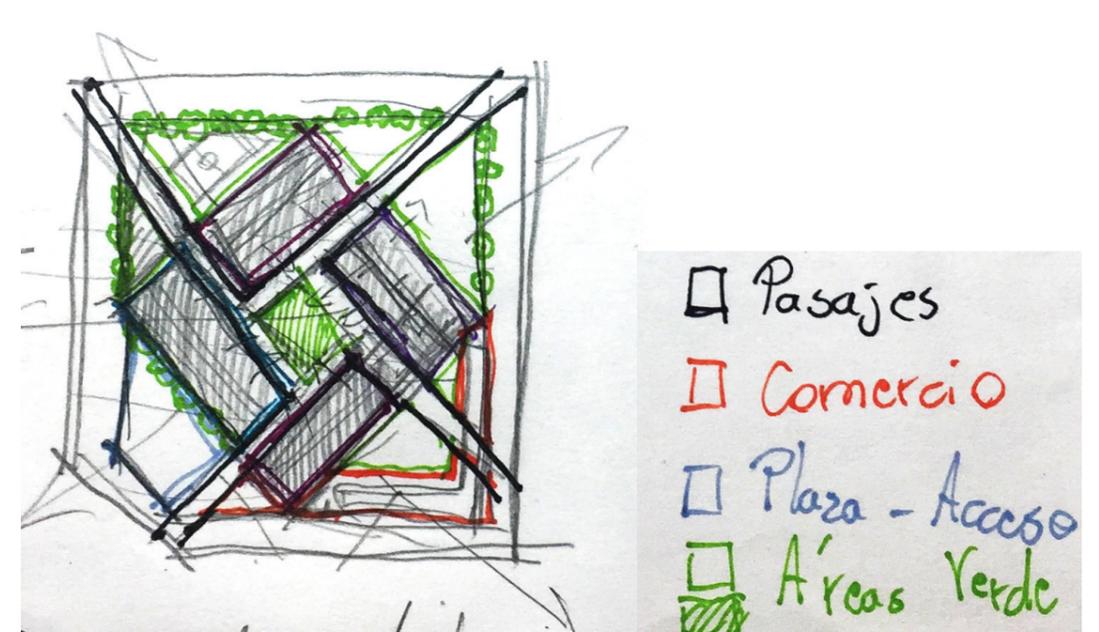
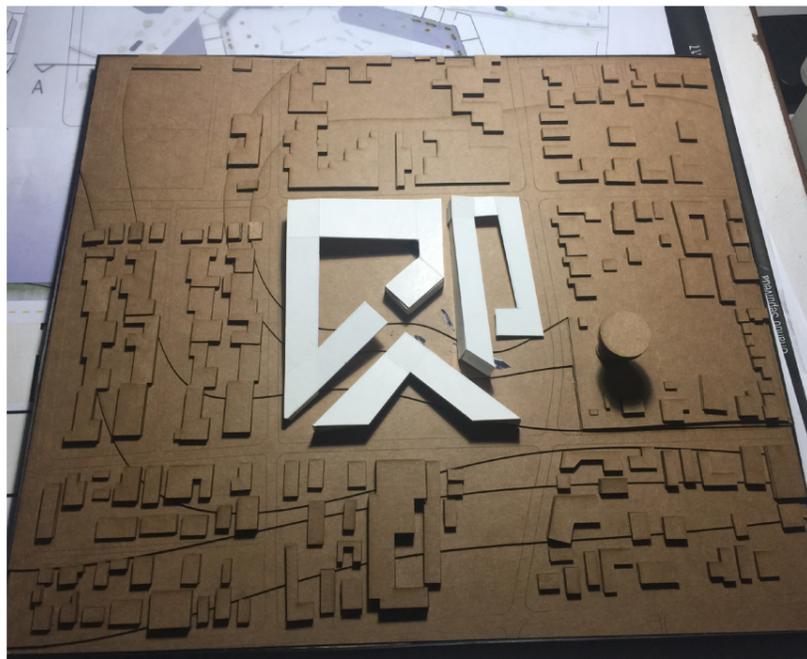
BÚSQUEDA DE TERRENO



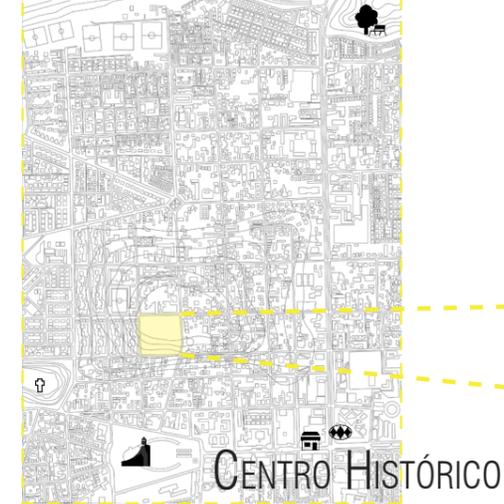
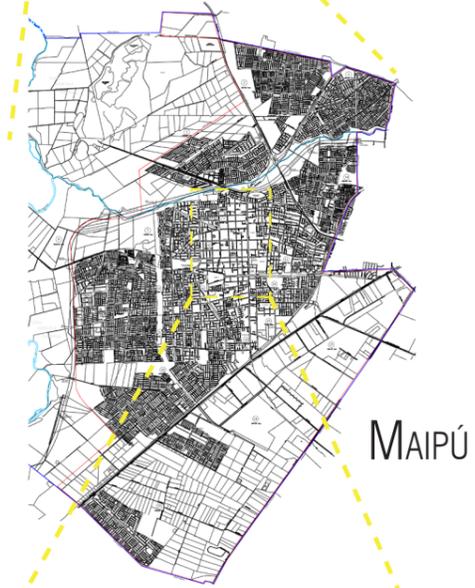
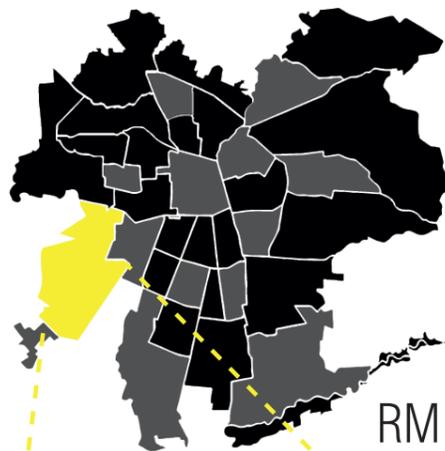
PRIMEROS SKETCH



ESQUEMA VOLUMÉTRICO

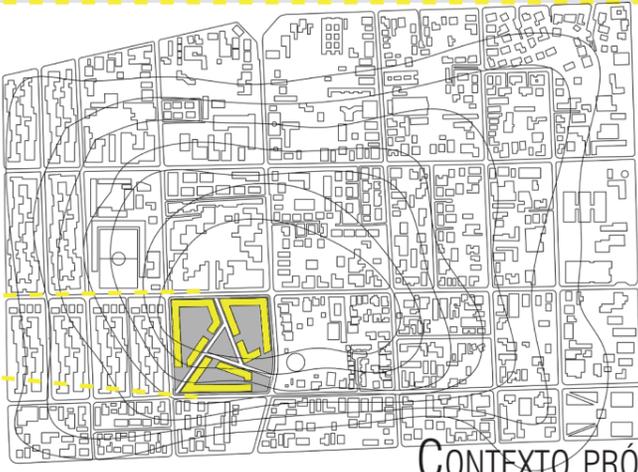


- Pasajes
- Comercio
- Plaza - Acceso
- Áreas Verde



- Comercio
- Terreno disponible (construcciones menores)
- Viviendas (malas condiciones)

CONDICIONES
 Respetar permanencia habitantes actuales
 Renovación del Comercio



OBJETIVOS:

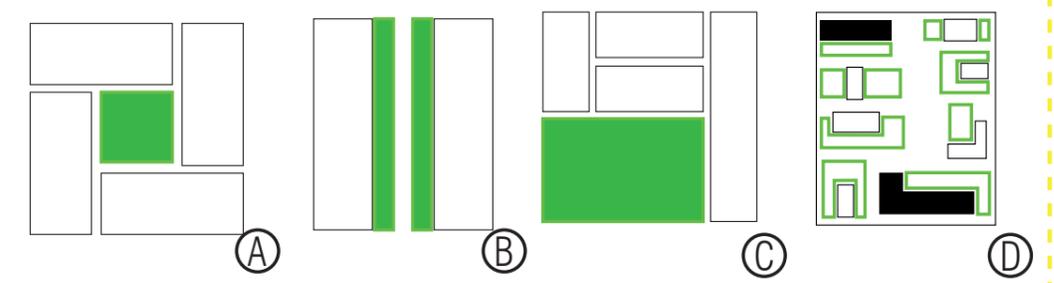
- Conjunto Habitacional: Rescate vida de barrio
- Clase Media: Oportunidad de centralidad
- Valorización Patrimonio: Social e Histórico
- Reinterpretación de la tipología Ciudad Jardín

CONDICIONES DE CONTEXTO:

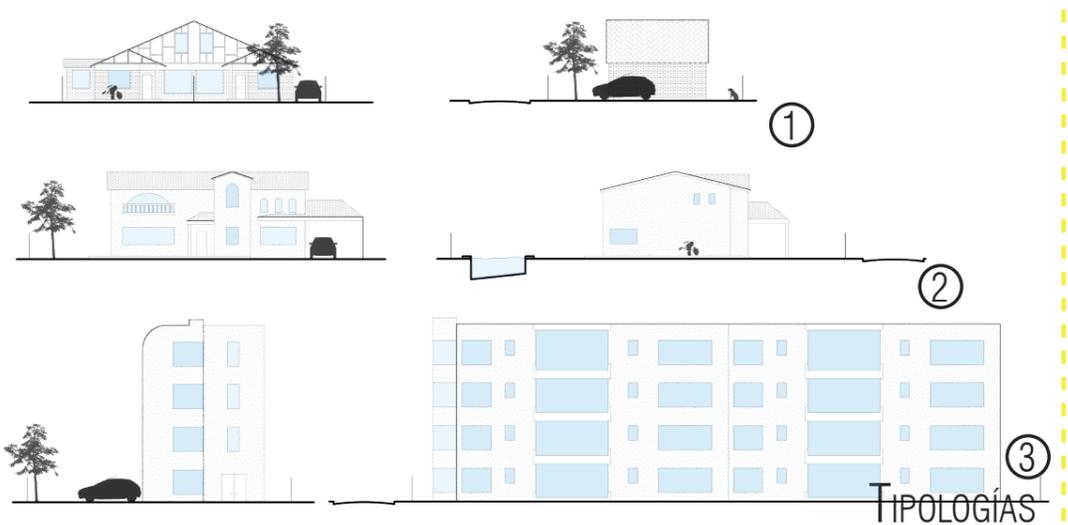
- Corredores de Transantiago ✓
- Línea de Metro ✓
- Desarrollo Inmobiliario
- Comuna Familiar
- Viviendas Unifamiliares
- Trazado de Damero

Características Comunitarias:
 Crecimiento horizontal
 Baja densidad

CONTEXTO Y CARACTERÍSTICA COMUNAL



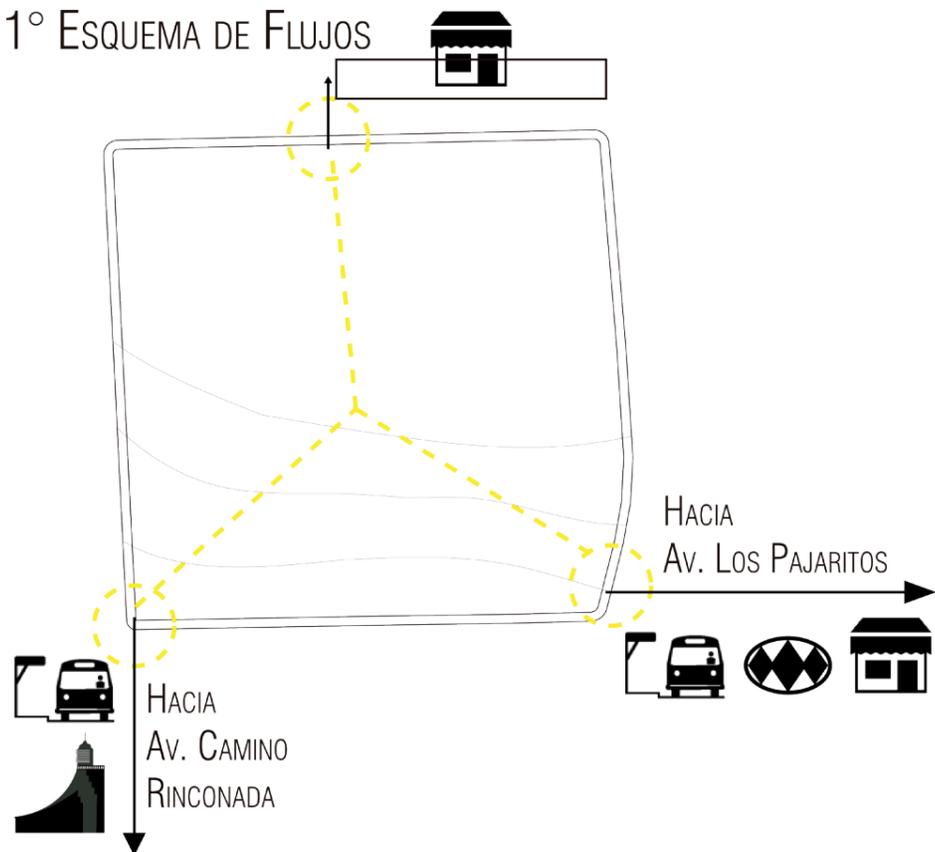
DISTRIBUCIÓN PREDIAL



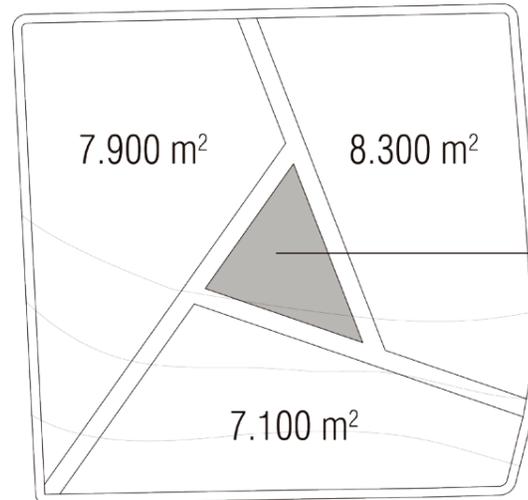
TIPOLOGÍAS

PARTIDO GENERAL

1° ESQUEMA DE FLUJOS



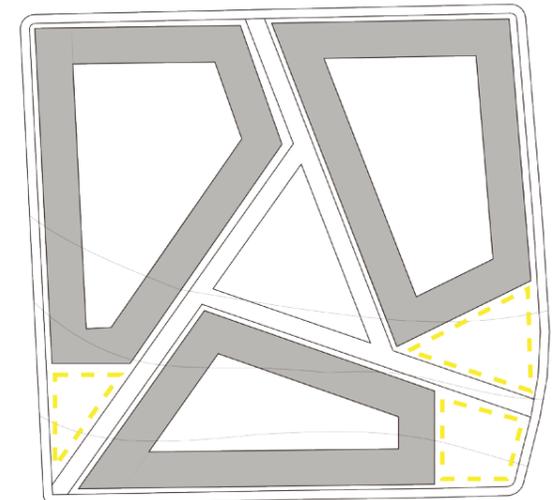
2° DIVISIÓN PREDIAL



1.700 m²
CENTRO FEDERAL
UNIDADES VECINALES
* JARDÍN INFANTIL

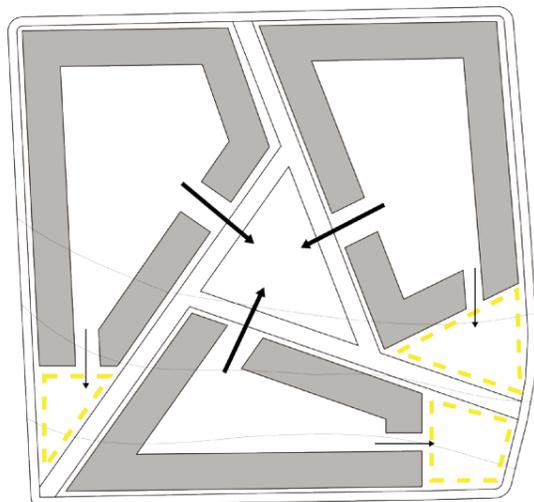
- 100 UNIDADES HABITACIONALES X MANZANA
- 400 PERSONAS X MANZANA APROX

3° BLOQUES HABITACIONALES

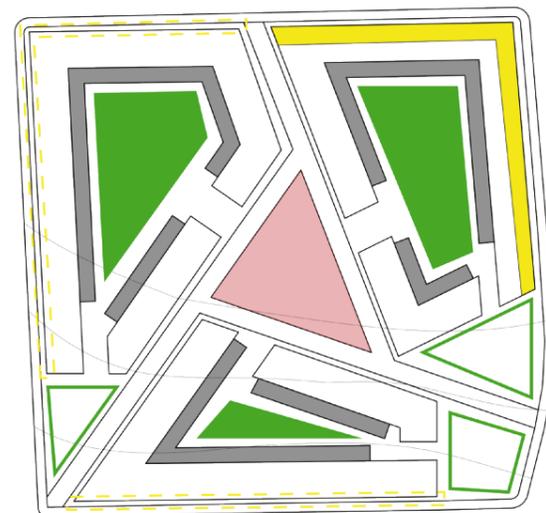


- DIVISIÓN ESPACIOS PÚBLICOS Y SEMI PÚBLICOS
- PLAZAS PÚBLICAS

4° APERTURAS

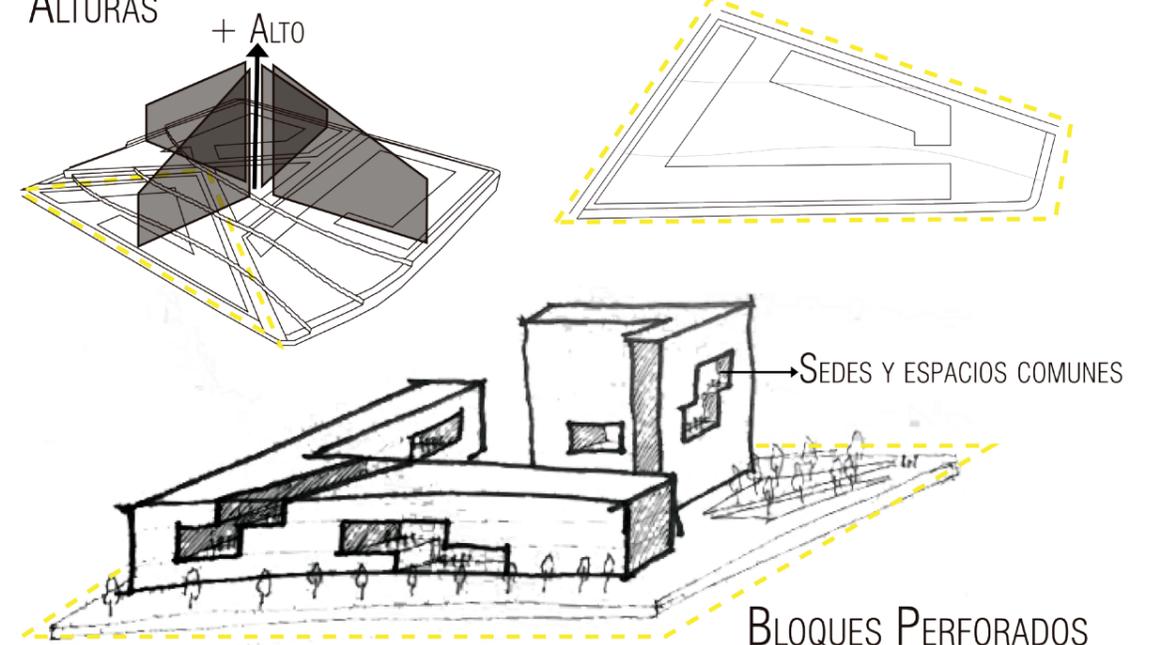


5° PARTIDO GENERAL



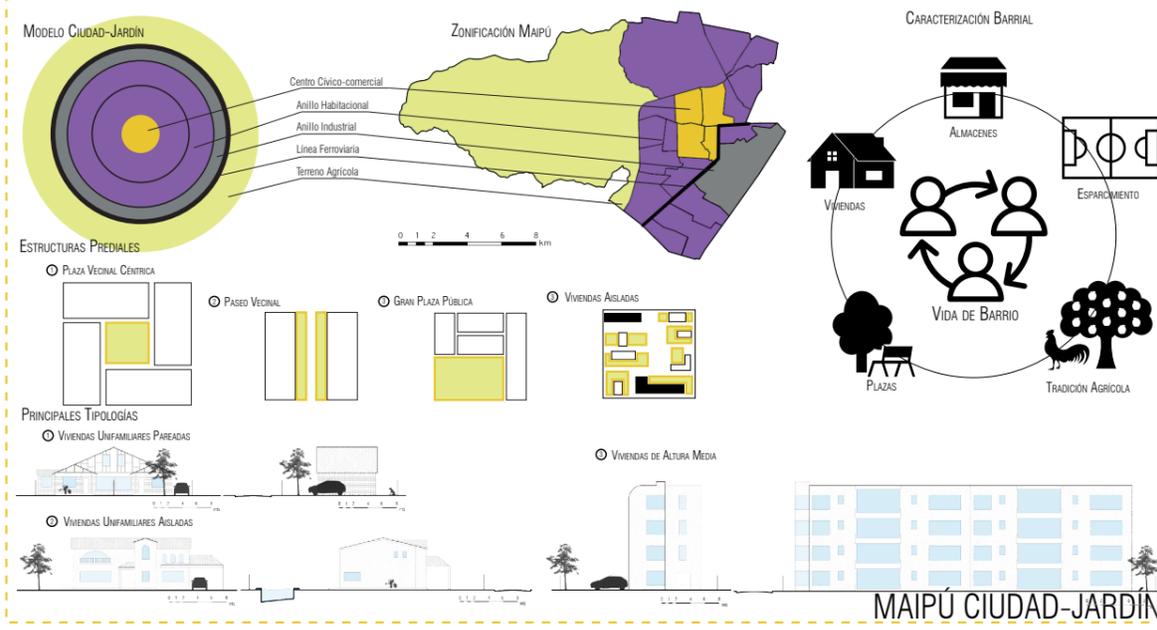
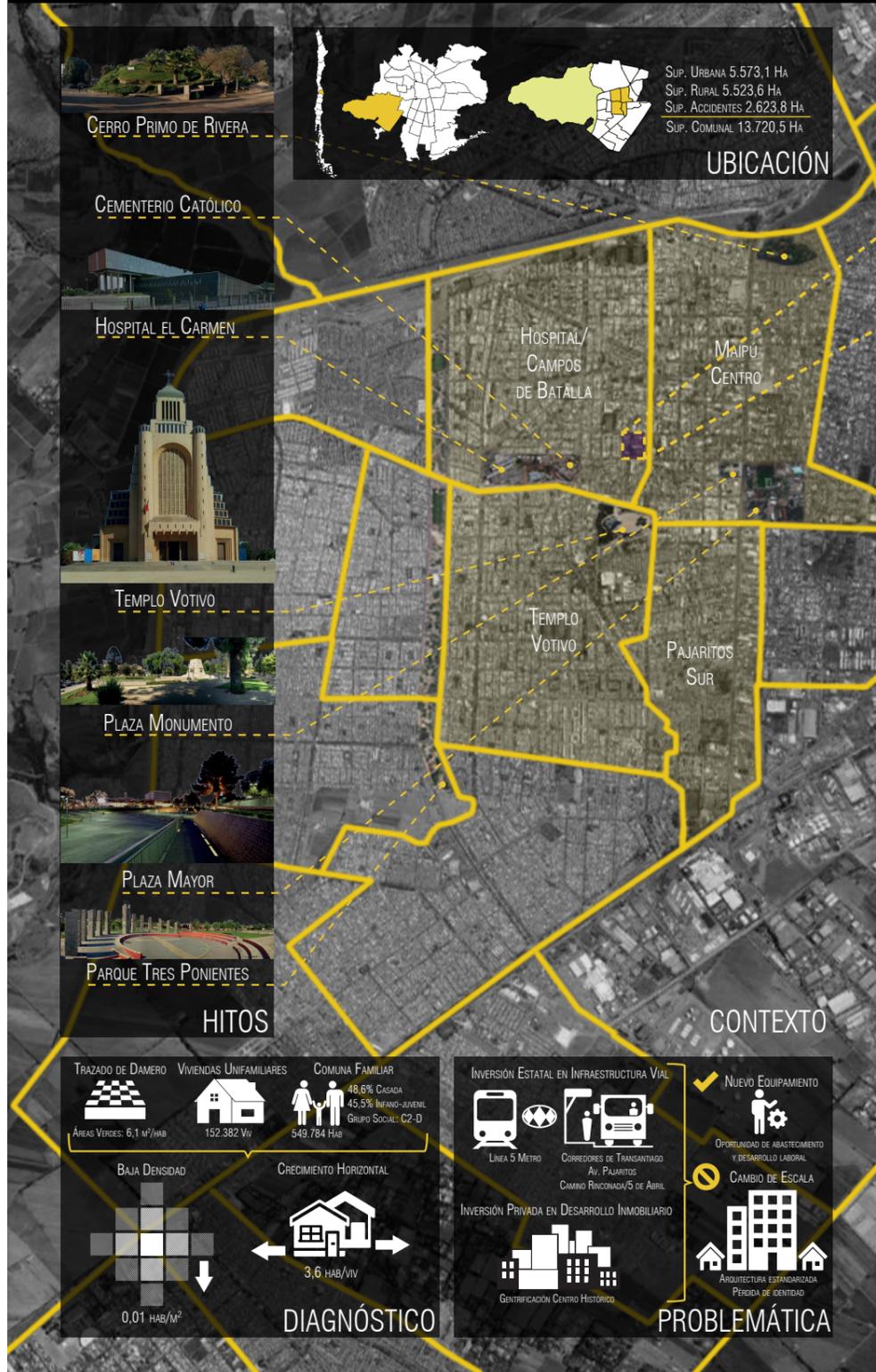
- COMERCIO
- JARDÍN INFANTIL
- DISTANCIAMIENTO
- PLAZA SEMI-PÚBLICA
- PLAZA PÚBLICA
- ESTACIONAMIENTO
- VIVIENDA/SEDES

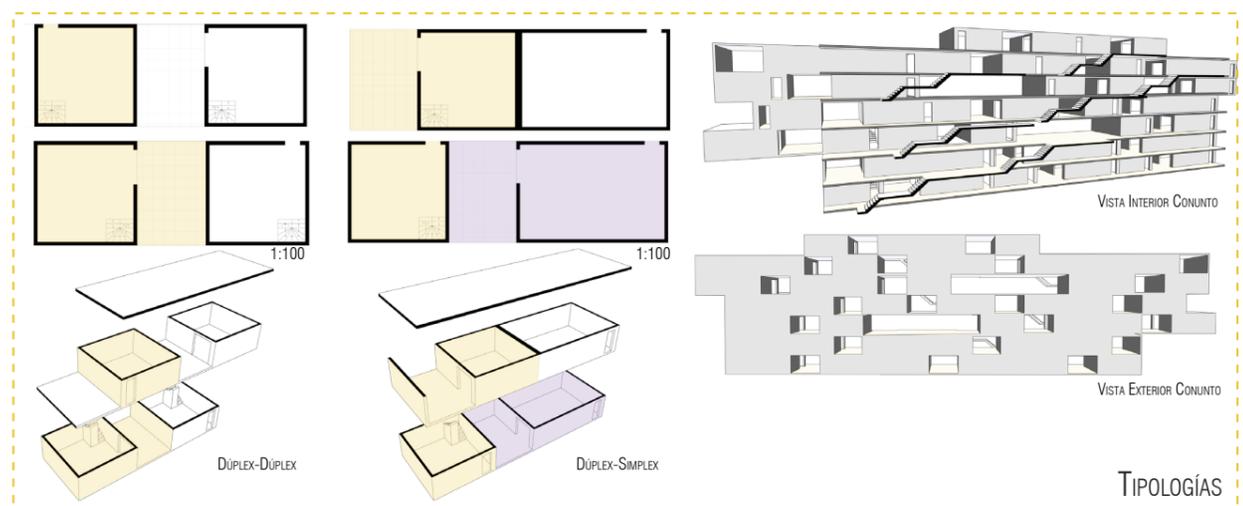
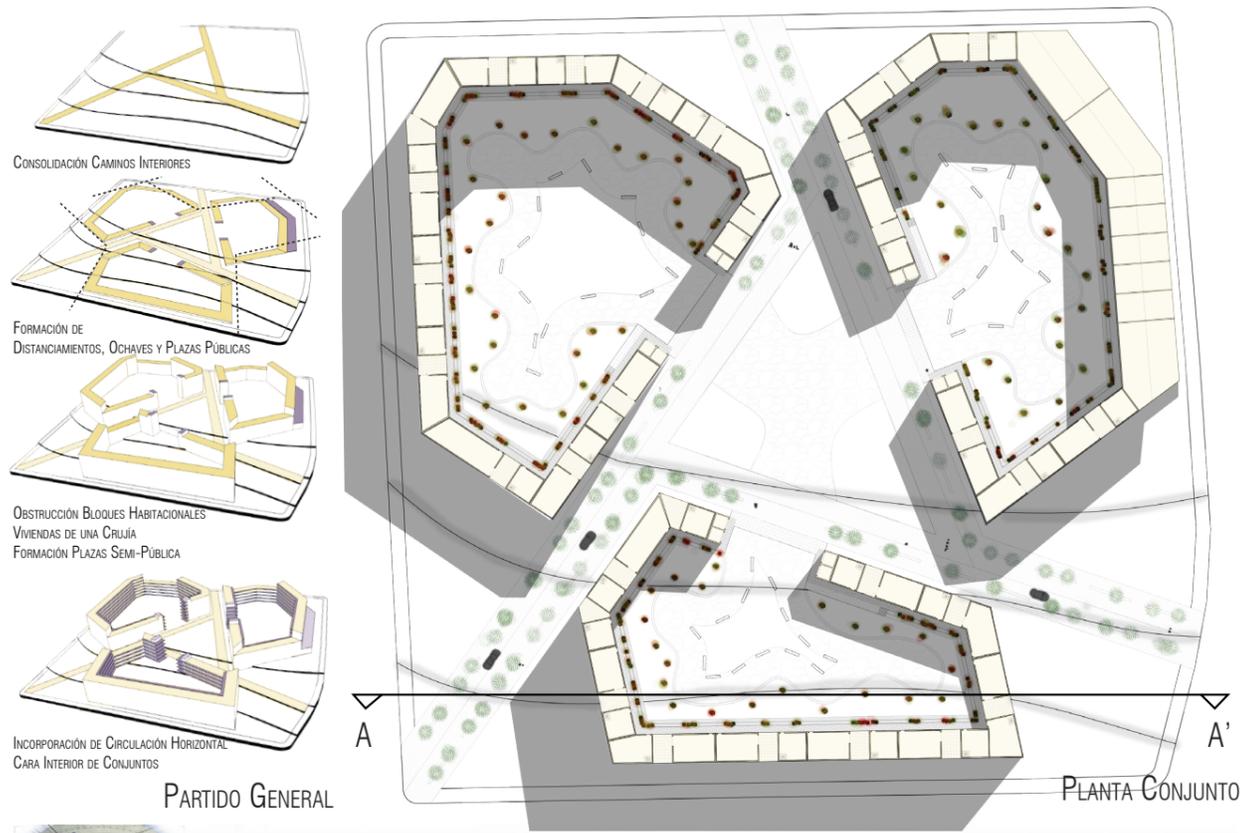
6° ALTURAS



CAMPOS DE BATALLA

CONJUNTO HABITACIONAL: CENTRO HISTÓRICO DE MAIPÚ

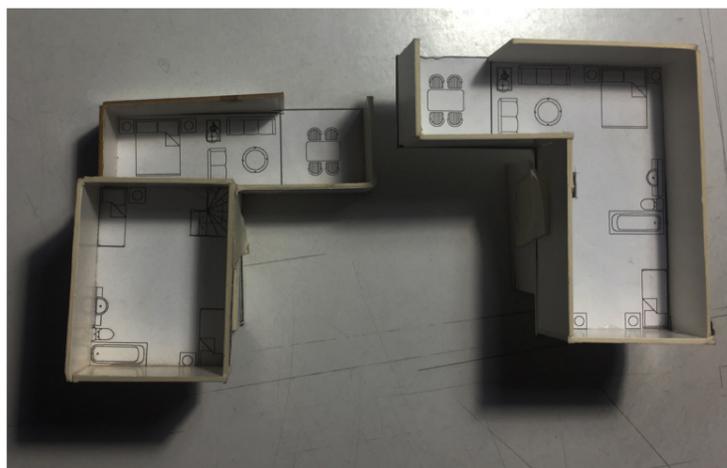
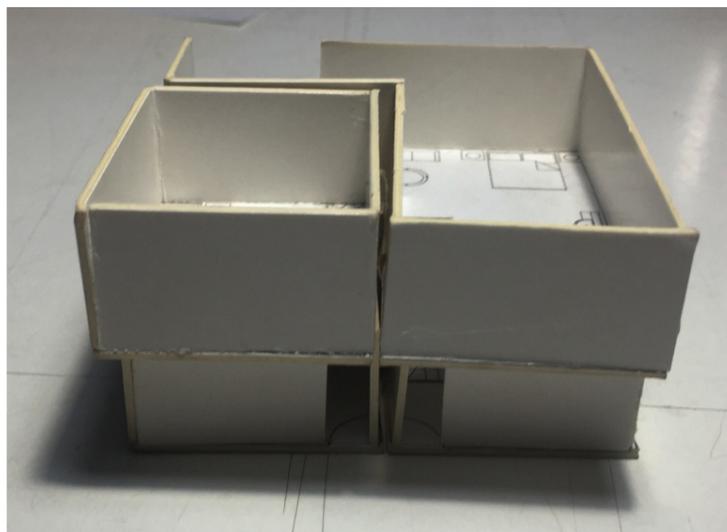




MAQUETAS



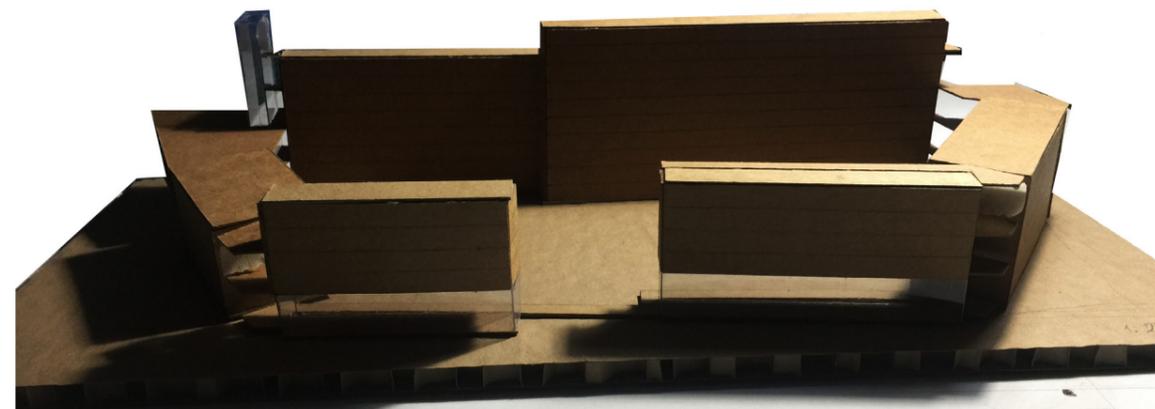
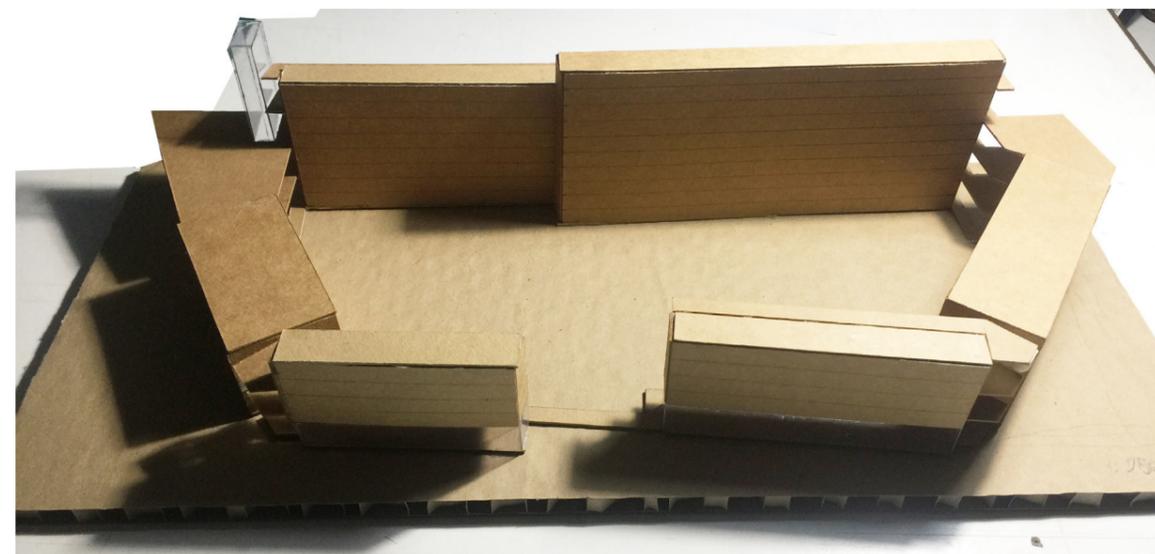
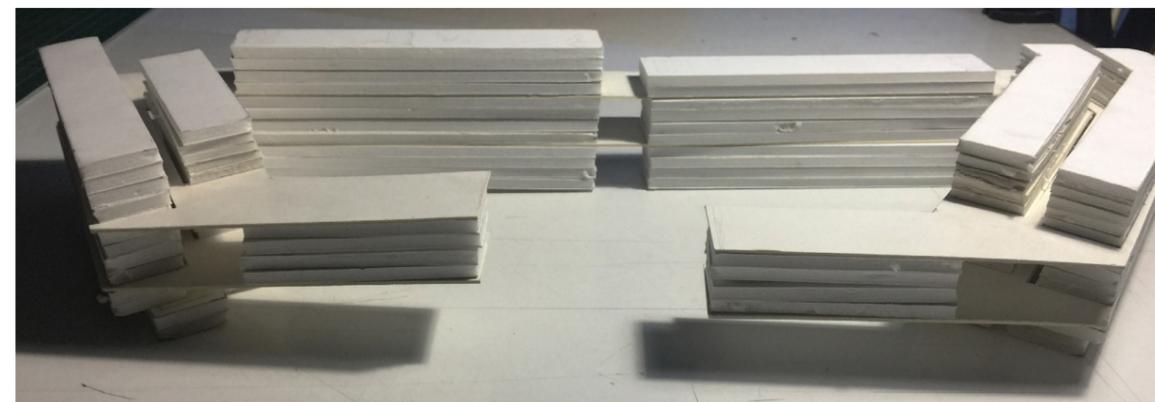
TIPOLOGÍAS



AGRUPACIÓN TIPOLOGÍAS



CONJUNTO



CAMPOS DE BATALLA

CONJUNTO HABITACIONAL CENTRO HISTÓRICO DE MAIPÚ

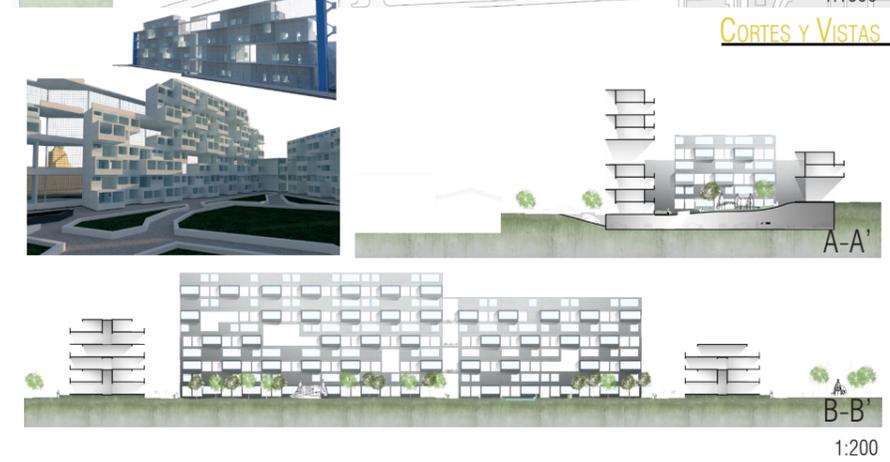
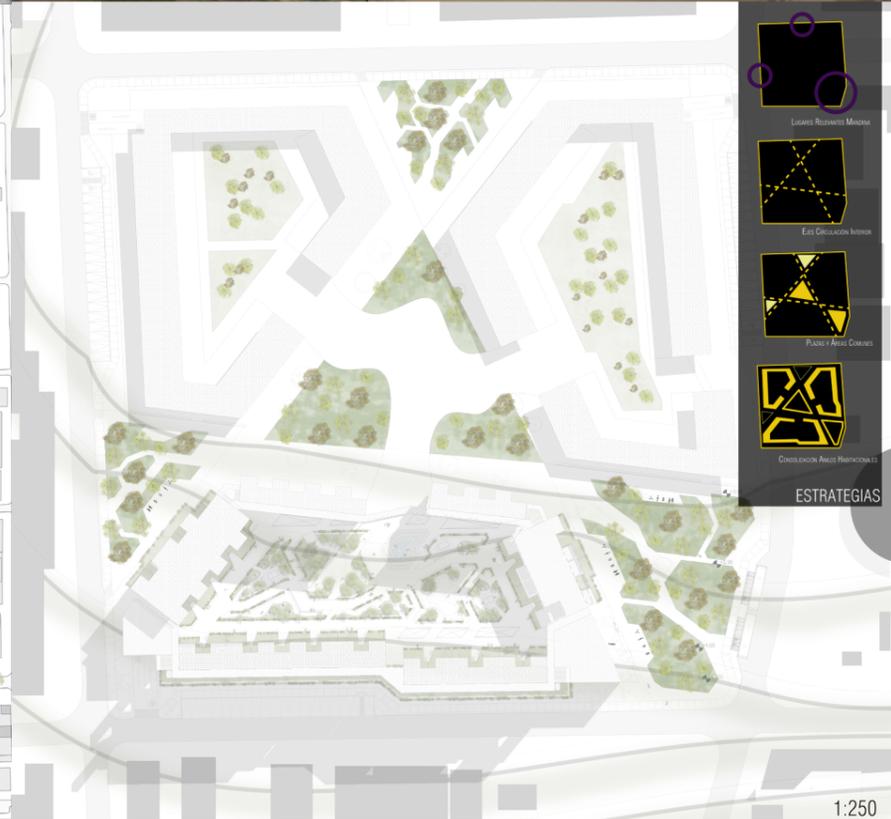
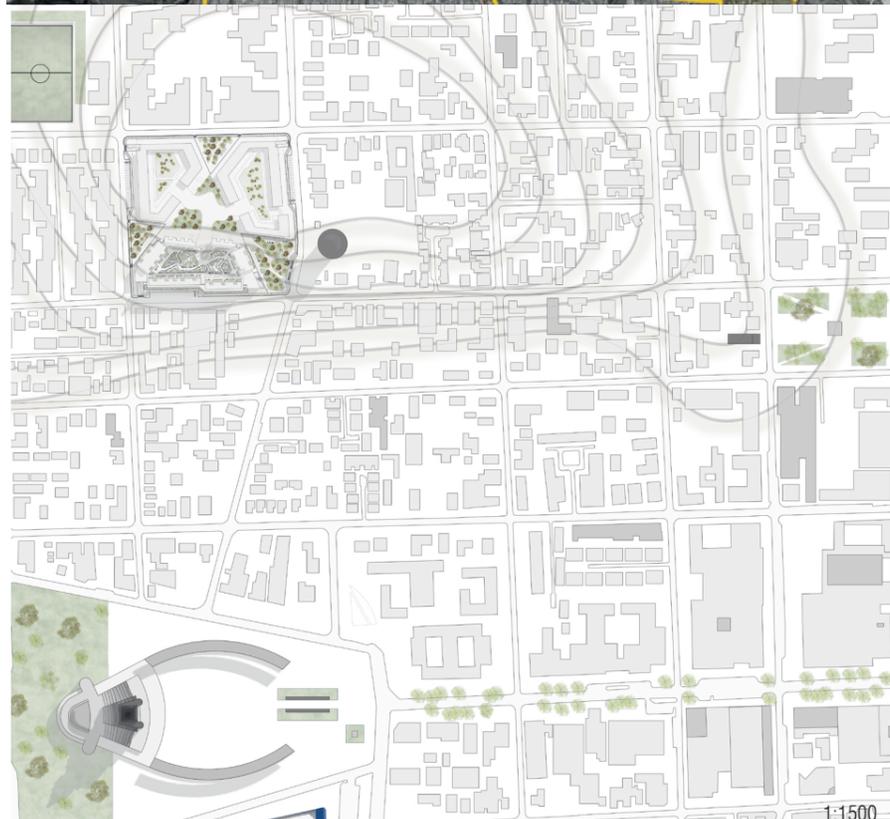
UBICACIÓN

San Martín 5.573,1 Hs.
San Ramón 5.529,8 Hs.
San Acaciano 2.823,8 Hs.
San Carlos 13.739,3 Hs.

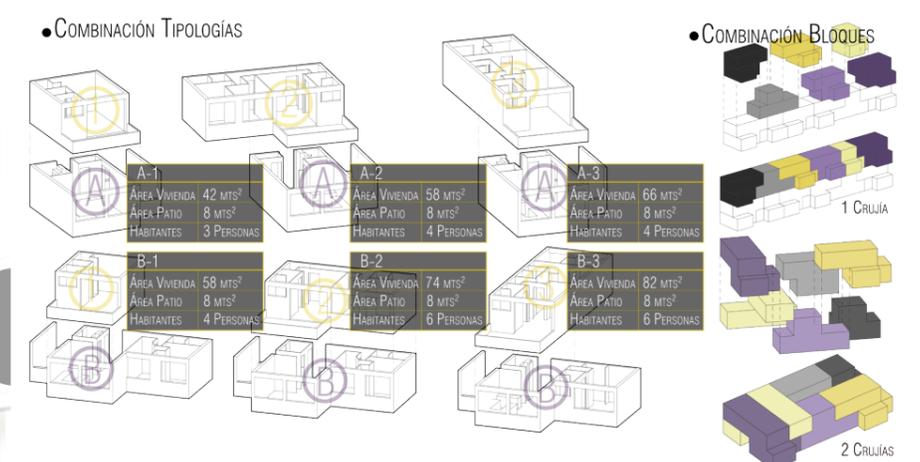
DIAGNÓSTICO

PROBLEMÁTICA

HITOS



TIPOLOGÍAS VIVIEDA



EQUIPAMIENTO

