

RECONSTRUCTION OF THE BOILER HOUSE TO A PUBLIC SERVICE FACILITY

Project Description

Within the project it is planned to reconstruct the boiler house situated in 39/9 Gurgen Mahari Street into a public service facility by ensuring the new functional normative significance of the building.



Technical Data

Public service facility floors: 1 floor, the maximum height: up to 5.0m, land area- 328.00 square meters, building area- 328.00 square meters.



Project Deadlines

Construction duration: around 1 year.

Investment Type and Fundamental Terms

The project is envisaged to be carried out by involving private investments. Yerevan Municipality will support the investor in obtaining necessary documentation for project implementation.

Project Cost

The minimum investment amount: around AMD 15 million

REPUBLIC OF ARMENIA
YEREVAN
DESIGN-LAYOUT ASSIGNMENT N

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Facility	<i>Reconstruction of the boiler house into a public service facility</i>	
	<small>(Brief description of the facility to be constructed, reconstructed, fortified, rehabilitated and the capacity)</small>	
	<i>working</i>	Development of the design documents
	<small>(design stage)</small>	
Address	<i>39/3 Gurgen Mahari Street, Erebuni administrative district</i>	
	<small>(construction or postal address)</small>	
Developer	<i>Yerevan community</i>	
	<small>(Organization name, individual's name, surname, address, telephone number)</small>	
Basis for the assignment	<i>Yerevan Mayor's decrees N.603-A, dating 01.03.2011, N.3392-A, dating 02.08.2011 and N1747-A 12.05.2011, N 2713-2011 Master plan, dating 03.09.2011, certificate N2848996, dating 217.10.2011 on real estate state registration right)</i>	
	<small>(The provision of land for construction in accordance with Armenia legislation, changes in real estate, urban development and other necessary documents)</small>	
	<i>Description of the land to be designed</i>	
The land is located in	<i>Mixed construction zone</i>	
	<small>(central residential, constructional residential, industrial, public, communal, monumental preserving and recreational zones and etc.)</small>	
Land plot sizes	<i>0.0328 ha</i>	
	<small>(land plot surface* ha)</small>	
Current situation of the land plot	<i>1 floor semi basement boiler house</i>	
	<small>(terrain characteristics, buildings, (use, purpose, floors, walls' materials and etc.) landscaping ,improvement , etc.* by the attached scheme * M 1:500)</small>	
Transportation conditions	<i>Atoyan passage</i>	
	<small>(roads, railway lines and etc.)</small>	
Engineering equipment	<i>Engineering lines and utilities to be designed and pass along adjacent areas</i>	
	<small>(engineering infrastructures to be designed or passing by the adjacent area)</small>	
Adjacent land plots	<i>Multi-apartment building, low-rise apartment buildings, garages, free areas, road</i>	
	<small>(according to the presented scheme land plots use and boundaries* are attached)</small>	
Wildlife and cultural monuments	<i>----</i>	
	<small>(monument name, statues, etc.)</small>	
Restrictions on existing layout	<i>Taking into account current construction, ensure operation conditions of the adjacent buildings</i>	
	<small>(restrictions on industrial facilities, preserved objects, engineering transportation infrastructures and on other facilities, including* servitudes)</small>	

DESIGN REQUIREMENTS

Develop design “to reconstruct boiler house ,39/9 Gurgen Mahari street, into a public service facility, according to the State registration certificate N2848996 , dated 17.10.2011 on rights for real estate within the provided land plot.

<small>(based on the requirements of legislation and normative documents of the Republic of Armenia, existing provisions of urban development project documents or in the case* of their absence developed from the conditions of the urban development)</small>	
Facility distance from the red line	-----
Distance from adjacent land plot (objects)	<i>According to normative requirements</i>
Permissible height	<i>Reconstructed building should consist of 1 floor, with a maximum height of 5.0, starting from the planning mark</i>
Construction density (building(buildings), the ratio of the total land surface) construction percentage (ratio of the area to be built (waterproof) on total plot surface * by percentages) landscaping percentage (ration of the landscaping area on land plot surface* by percentages) Other conditions	<i>According to design</i>
	<i>Up to 100 %</i>
	<i>According to design</i>
	<ul style="list-style-type: none"> • <i>Reconstruct boiler house into public-service facility by ensuring normative requirements of new functional-significance of the building</i> • <i>To ensure functional conditions and seismicity of the adjacent buildings</i>

- *Engineering part of the design should be developed based on professional opinion requirements provided initially by an organization authorized to provide opinion on technical conditions of the buildings and reconstruction opportunities*
- *Layout solutions should be developed according to clients' assignment*
- *In basement area storage should be envisaged*
- *To envisage sloping roof , flat or of low inclination, organized drainage system**

Engineering equipment, networks

Possibility to demolish buildings fully or partially

Possibility of one underground floor

Engineering part of the design should be developed by the technical conditions provided by the authorized companies, connections should be agreed with the authorized

Exploitation terms of underground, semi-basement and first floor spaces
Demolition and replacement conditions of the buildings on the landplot and
sequence of works

companies.

To ensure functional conditions and safety of the engineering lines passing through the site in case of necessity the organize their replacement

Water supply	<i>"Yerevan Jur" CJSC</i>	Requirements on existing and designed infrastructures and networks
sewage		
Hot water supply	-----	
Electricity supply	<i>"Armenian electric networks" CJSC</i>	
Gas supply	<i>"Armrusgazart" CJSC (in case of necessity)</i>	
Weak amperage	-----	
Waste disposal	-----	

Engineering preparation of the site

Organize drainage

(landscaping, drainage, engineering protection measures)

Improvements

To improve construction free area

(requirements on terrain, landscaping, Architectural minor styles, fencing, advertising, etc.)

Concrete, metal, glass, polished and unpolished stone strand, high quality plaster, high quality lining and decorating materials

Construction materials

(proposals on usage of construction materials)

Protecting buildings -----

(protective measures of people and facilities during emergency situations)

Firefighting requirements

Ensure firefighting normative requirements

(ensuring fire fighting safety measures)

Protection measures for disabled people and for population groups with impaired mobility

To ensure necessary conditions for disabled people and population groups with impaired mobility

Environmental protection -----

(prevention measures to exclude environmental hazardous impacts)

Organization of construction

To develop construction site organization project in accordance with Yerevan Council's decree N 405-Ն, dating 16.03.2012

To develop construction works implementation timetable

(recommendations to exclude construction related unfavorable effects, ensure smooth operation of transport and urban economy)

ADDITIONAL CONDITIONS

Expertise requirements for the project documents

Simple expertise

(Expertise type determined by the legislation of the Republic of Armenia or designer's recommendation letter

referring to relevant legal acts)

Interim agreement -----

(preliminary agreement of the materials in urban development council)

Public discussions -----

(conditions and orders set by the Republic of Armenia legislation)

Agreements

Compliance with the Mayor

(to state the requirements on particular object expertise and compliance* for conservation of monuments and nature, determined by to the legislation of the Republic of Armenia

)

Assignment activity deadlines

Two years

(to state project normative deadline on object expertise determined for the cases* determined by the legislation of the Republic of Armenia)

***To submit the project for agreement in 5
copies***

Other conditions

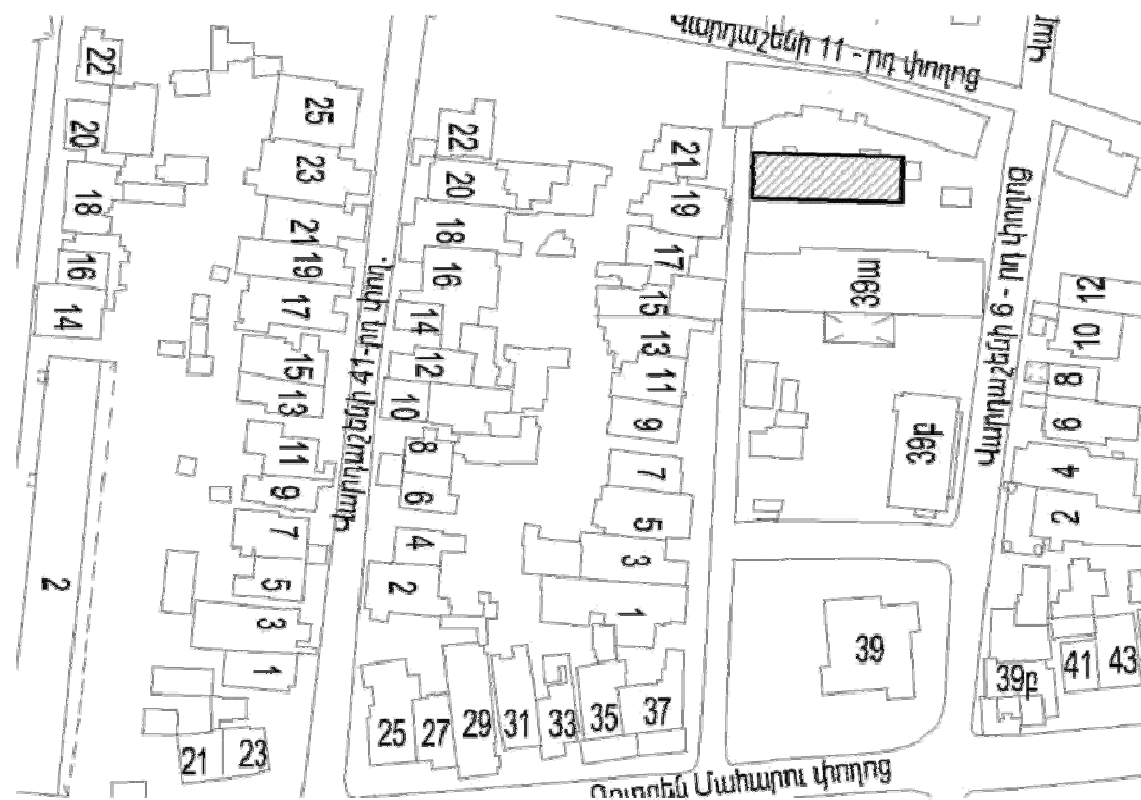
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Address -39/9 G. Mahari street, Erebuni administrative district

Land plot area - 328 sq. m.

Building Area - 328 sq. m.

Master Plan



Present Data



Situational layout option



Three dimensional image of the proposed

