SKYLINE CONCEPT DESIGN

YEREVAN, ARMENIA

2024

skyline

LAGUARDA.LOW

ARCHITECTURE • PLANNING • URBAN DESIGN

STORAKET ARCHITECTURAL STUDIO

SITE INFORMATION

RENSHIN
urban investments

23

ORBELI 2
BirdView



SITE INFORMATION

RENSHIN
urban investments

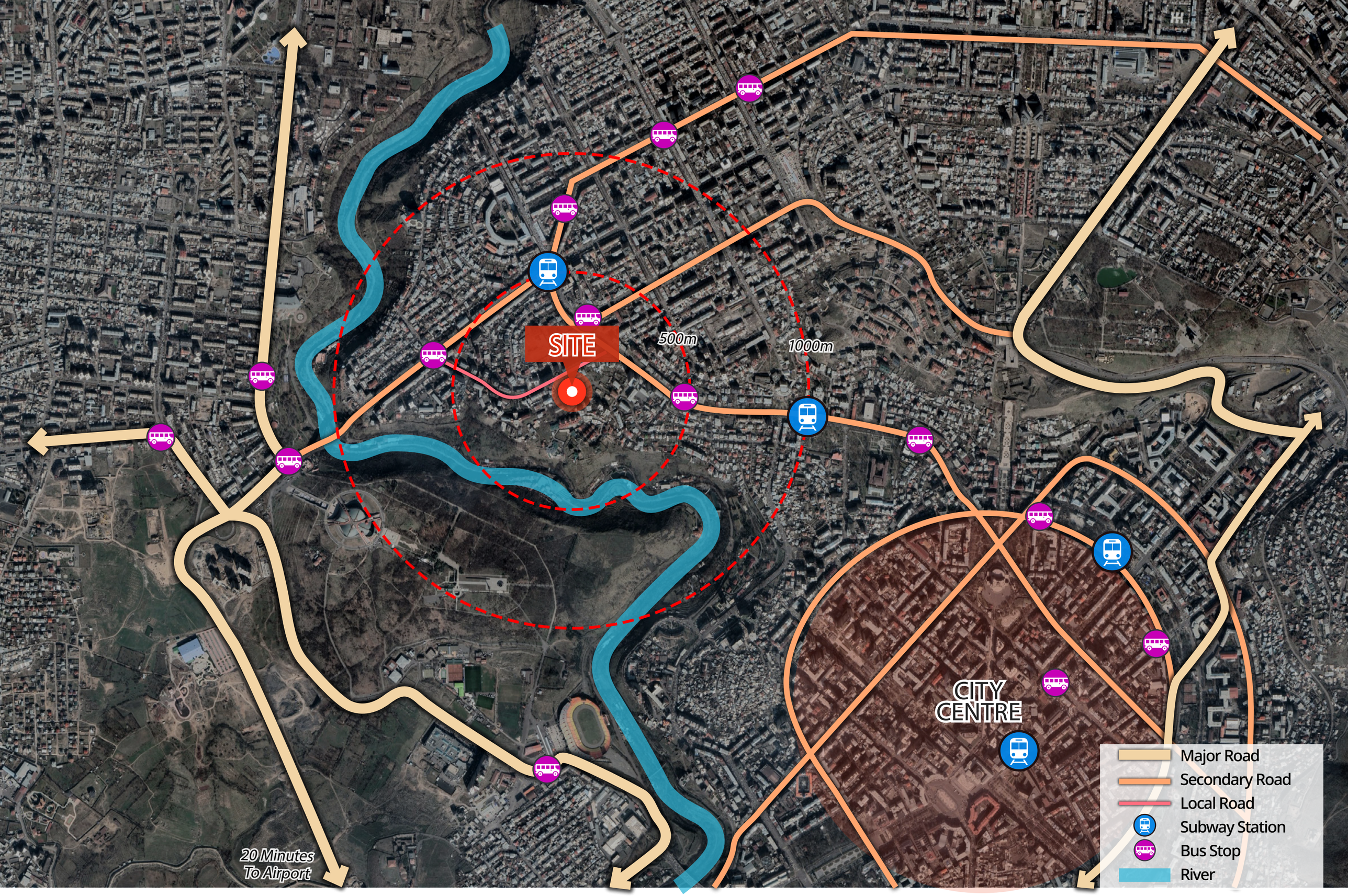
ORBELI 23
BirdView



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SITE ANALYSIS

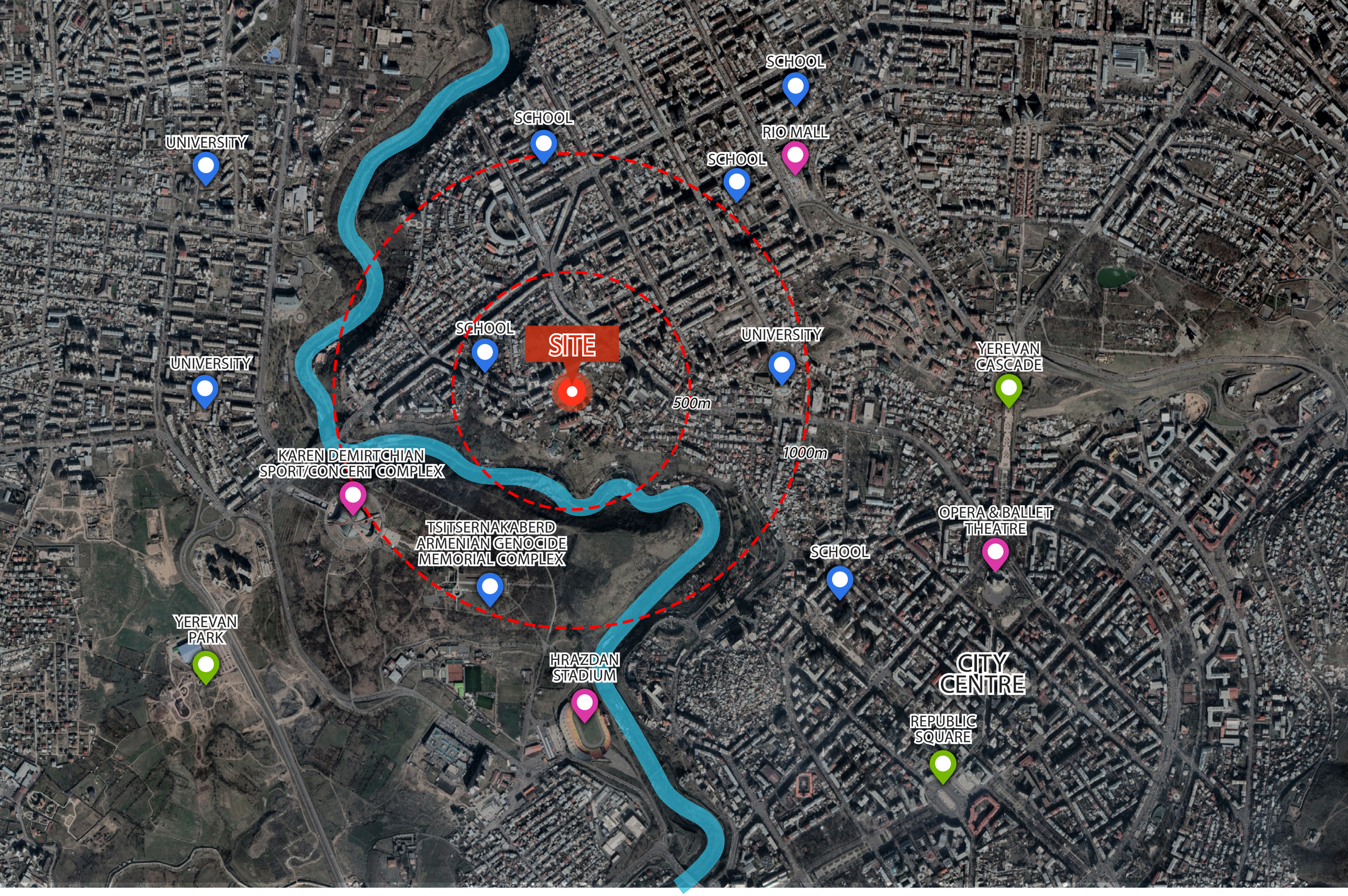




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Traffic Analysis

SKYLINE


SCHOOL
SCHOOL
RIO MALL
UNIVERSITY
SCHOOL
SCHOOL
SITE
UNIVERSITY
UNIVERSITY
YEREVAN CASCADE
500m
1000m
KAREN DEMIRTCHIAN SPORT/CONCERT COMPLEX
TSITSERNAKABERD ARMENIAN GENOCIDE MEMORIAL COMPLEX
OPERA & BALLET THEATRE
SCHOOL
YEREVAN PARK
HRAZDAN STADIUM
CITY CENTRE
REPUBLIC SQUARE

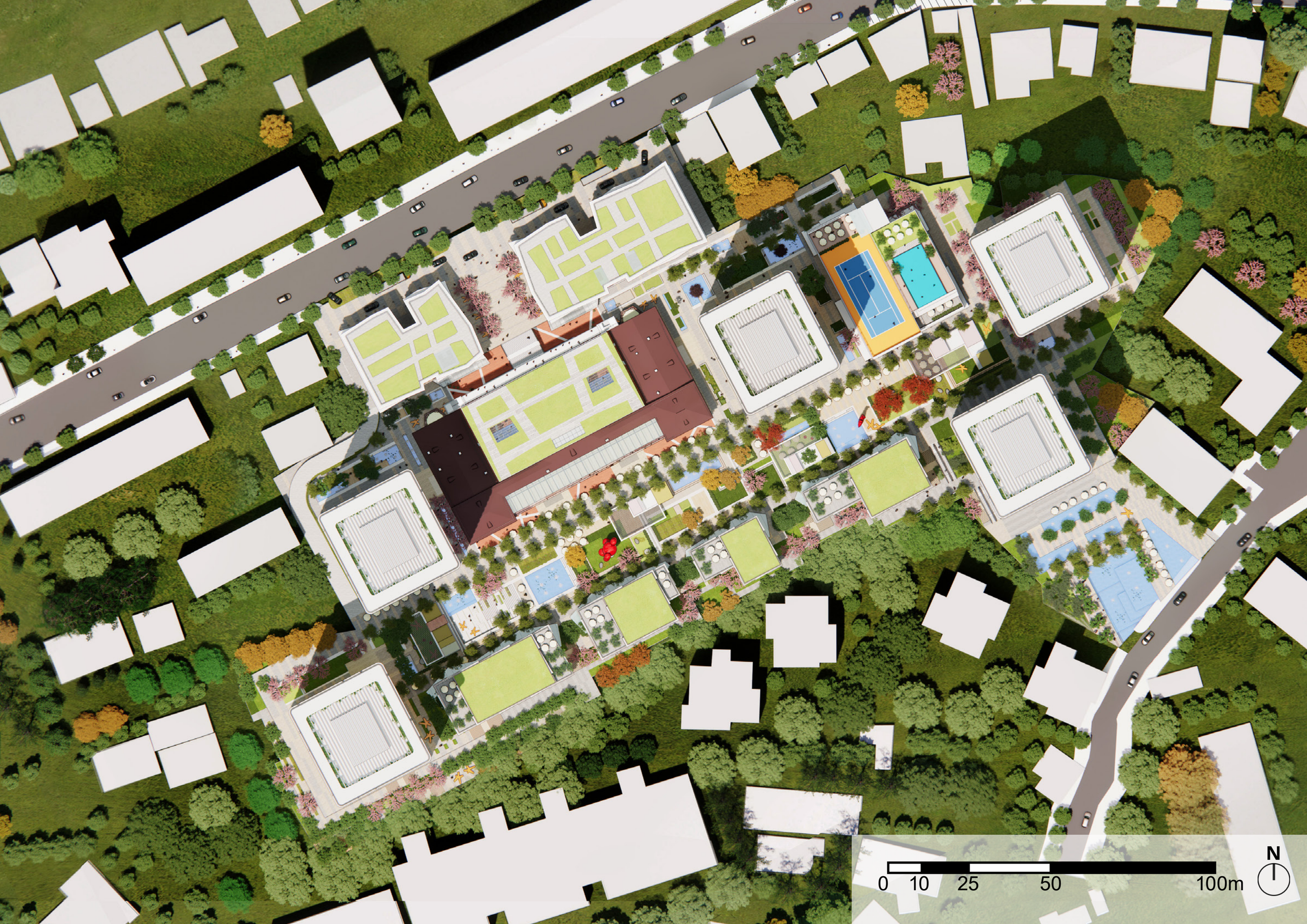
SITE PHOTOS










0
10
25
50
100m
N


1 Central Garden/ Destinatioon Amenity
2 Commercial Uses
3 Existing Structure Reuse for Commercial Uses
4 Small Cafes/Exhibition
5 Residential Towers
6 Private Gardens
7 Main Entry Plaza
8 Main Pedestrian Entry
9 Secondary Pedestrian Entry
10 Pedestrian Path to Central Garden
11 Educational Building
0
10
25
50
100m
N

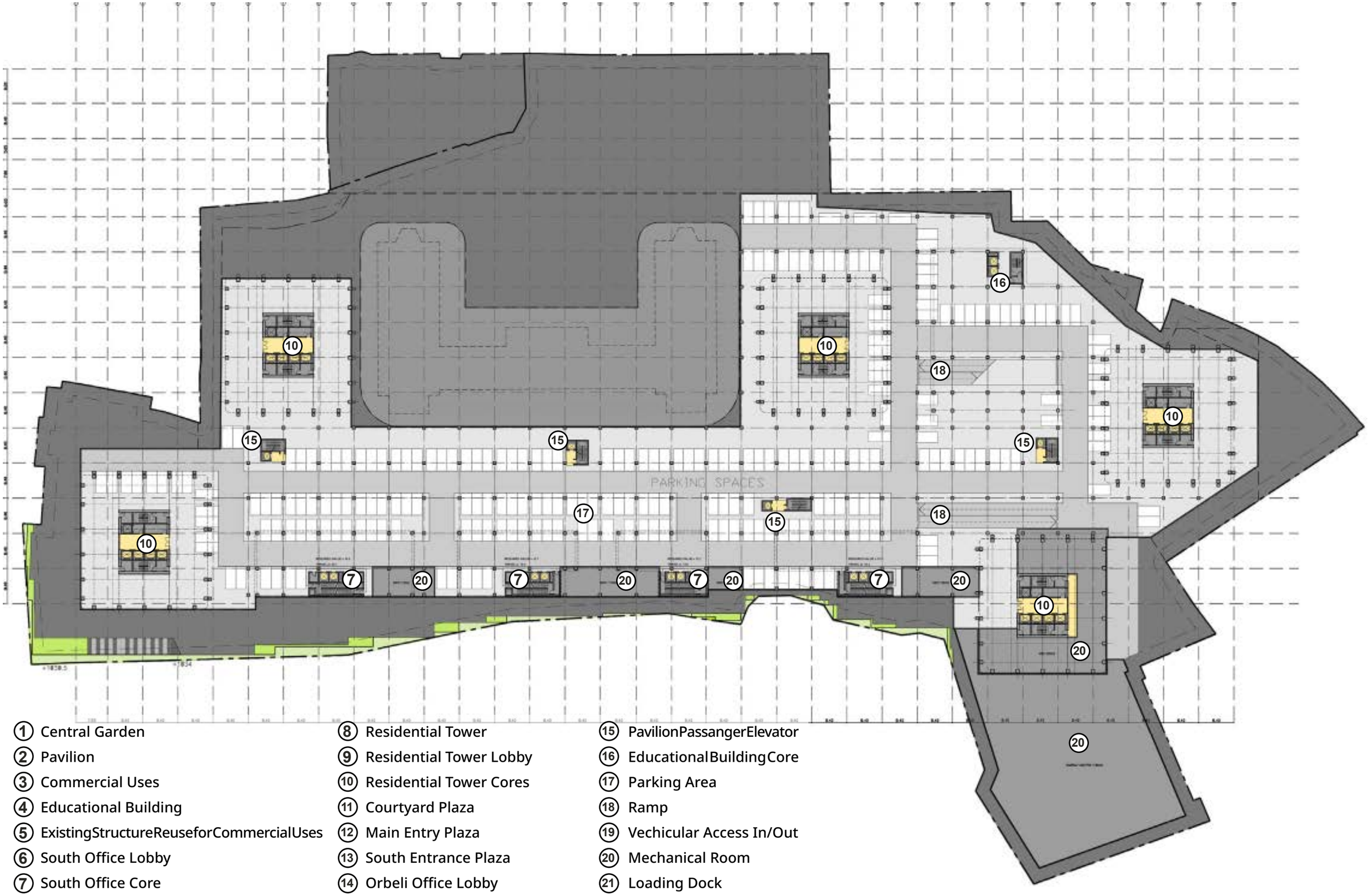


1. Central Garden
2. Pavilion
3. Commercial Uses
4. Educational Building
5. ExistingStructureReuseforCommercialUses
6. South Office Lobby
7. South Office Core
8. Residential Tower
9. Residential Tower Lobby
10. Residential Tower Cores
11. Courtyard Plaza
12. Main Entry Plaza
13. South Entrance Plaza
14. Orbeli Office Lobby
15. PavilionPassangerElevator
16. EducationalBuildingCore
17. Parking Area
18. Ramp
19. Vechicular Access In/Out
20. Mechanical Room
21. Loading Dock

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LEVEL + 1034

SKYLINE

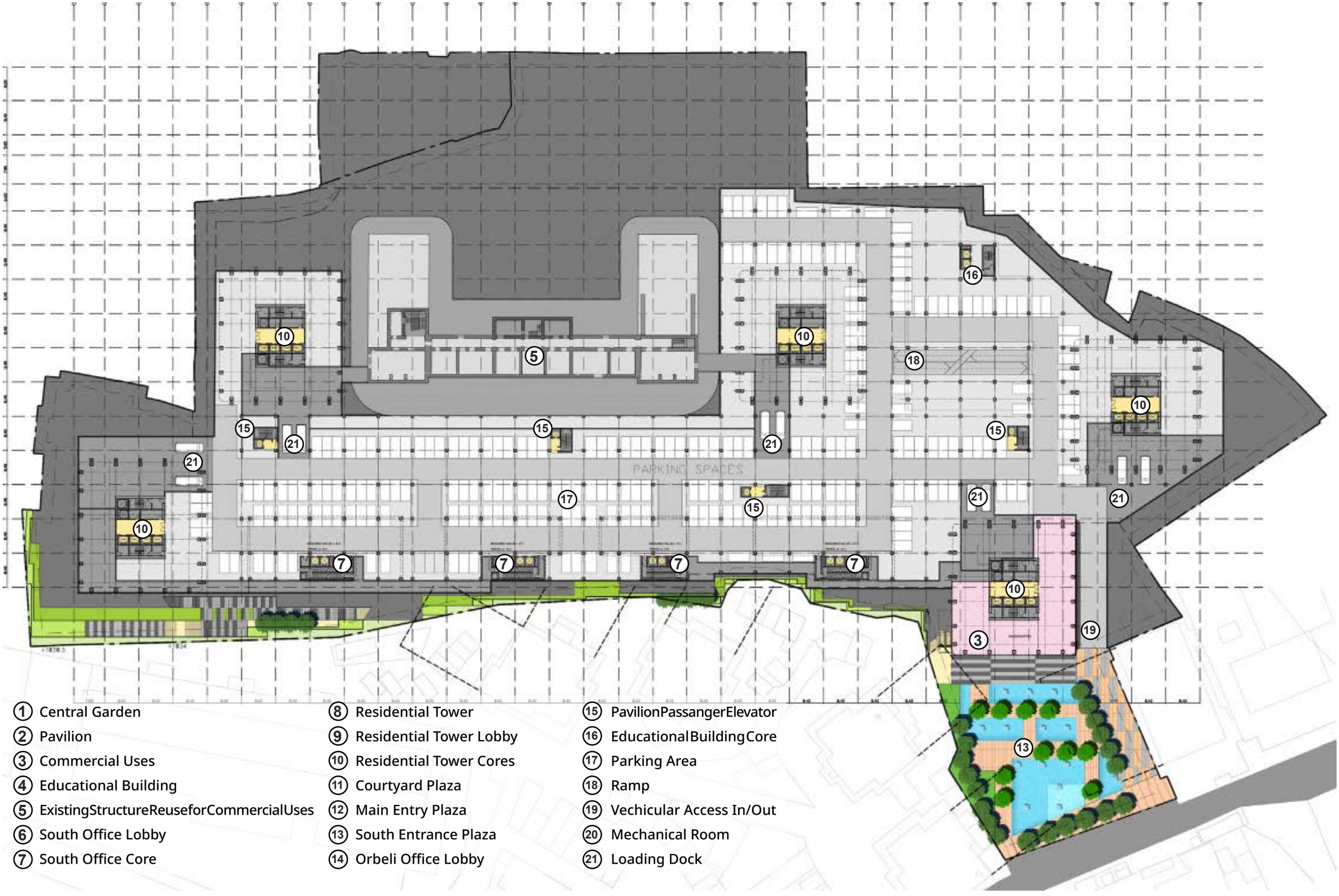


1. Central Garden
2. Pavilion
3. Commercial Uses
4. Educational Building
5. ExistingStructureReuseforCommercialUses
6. South Office Lobby
7. South Office Core
8. Residential Tower
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16. EducationalBuildingCore
17. Parking Area
18. Ramp
19. Vechicular Access In/Out
20. Mechanical Room
21. Loading Dock

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LEVEL + 1037.5

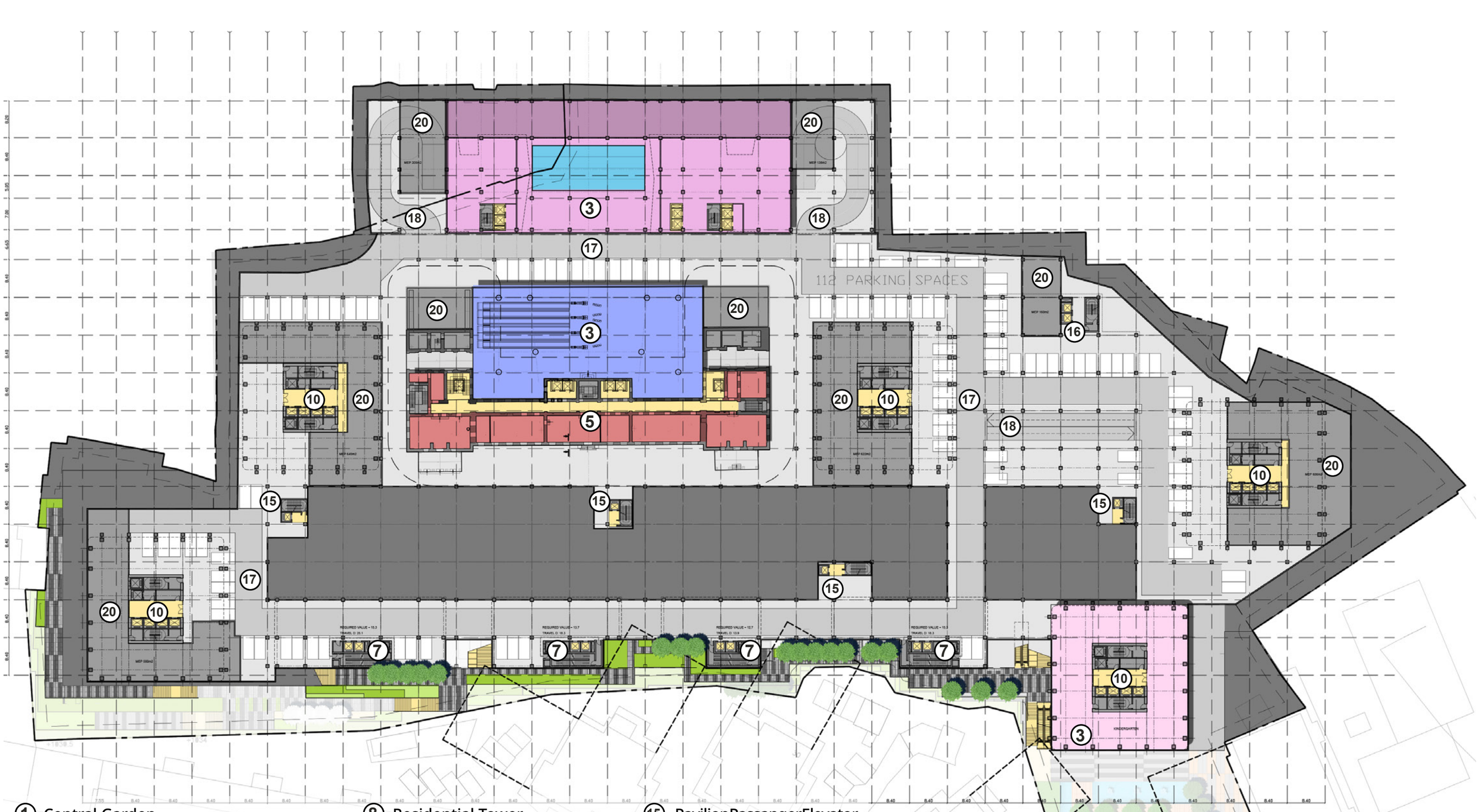
SKYLINE



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LEVEL + 1041

SKYLINE
2024.06.07

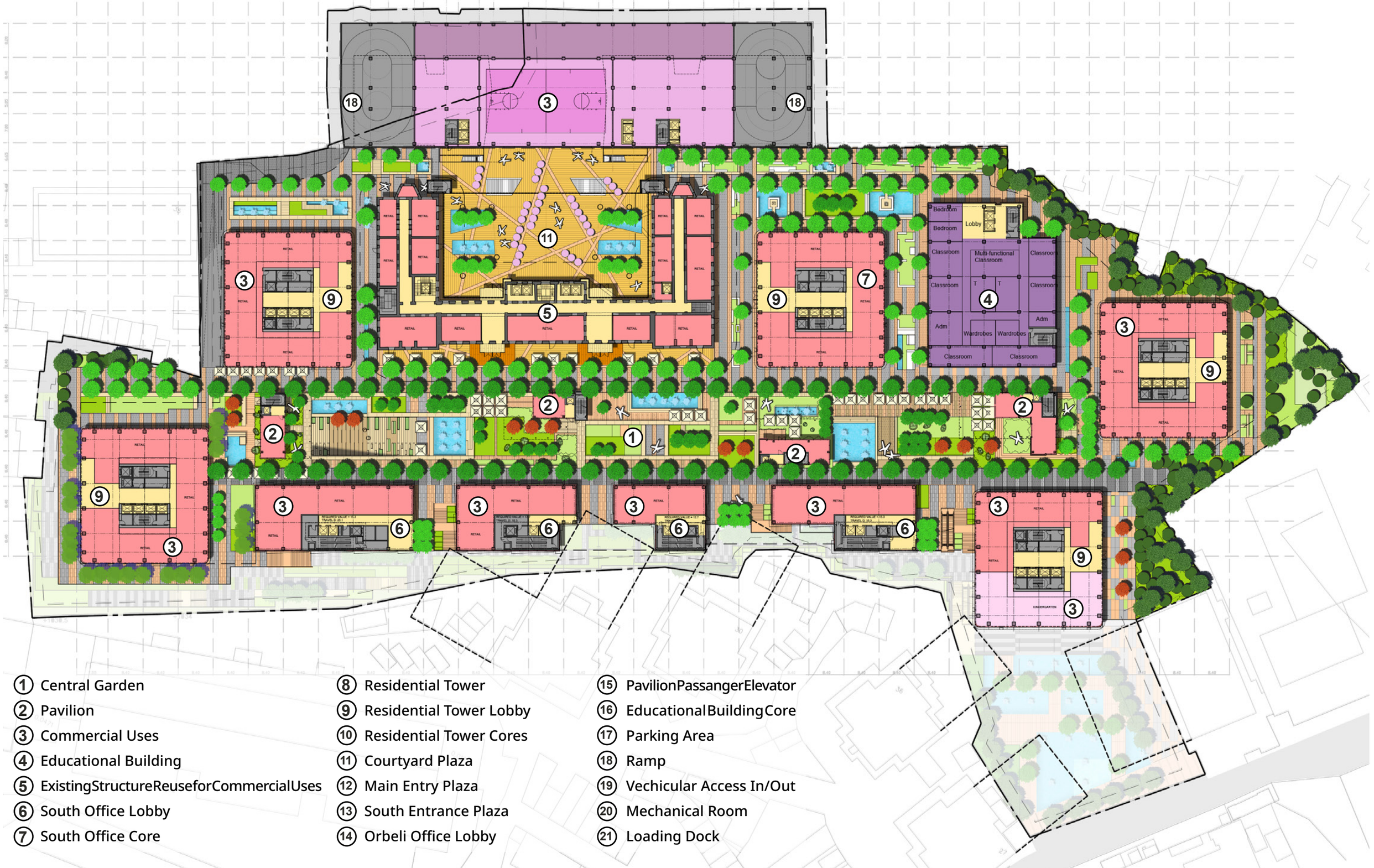


1. Central Garden
2. Pavilion
3. Commercial Uses
4. Educational Building
5. ExistingStructureReuseforCommercialUses
6. South Office Lobby
7. South Office Core
8. Residential Tower
9. Residential Tower Lobby
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16. EducationalBuildingCore
17. Parking Area
18. Ramp
19. Vechicular Access In/Out
20. Mechanical Room
21. Loading Dock

skyline LAGUARDA.LOW ARCHITECTS storaket architectural studio Yerevan · Moscow · Montreal

LEVEL + 1045

SKYLINE

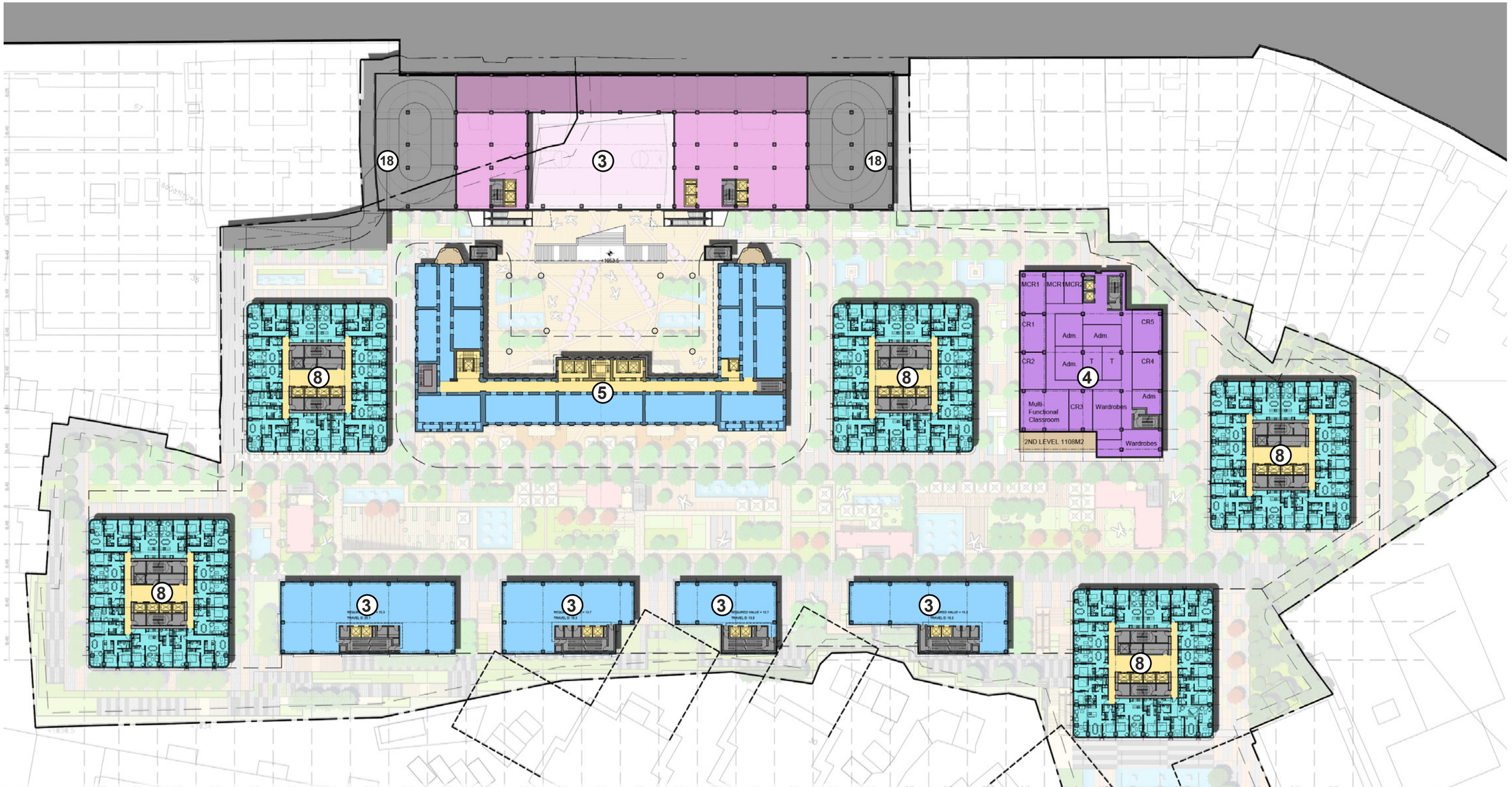


1. Central Garden
2. Pavilion
3. Commercial Uses
4. Educational Building
5. ExistingStructureReuseforCommercialUses
6. South Office Lobby
7. South Office Core
8. Residential Tower
9. Residential Tower Lobby
10. Residential Tower Cores
11. Courtyard Plaza
12. Main Entry Plaza
13. South Entrance Plaza
14. Orbeli Office Lobby
15. PavilionPassangerElevator
16. EducationalBuildingCore
17. Parking Area
18. Ramp
19. Vechicular Access In/Out
20. Mechanical Room
21. Loading Dock

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LEVEL + 1049.5

SKYLINE

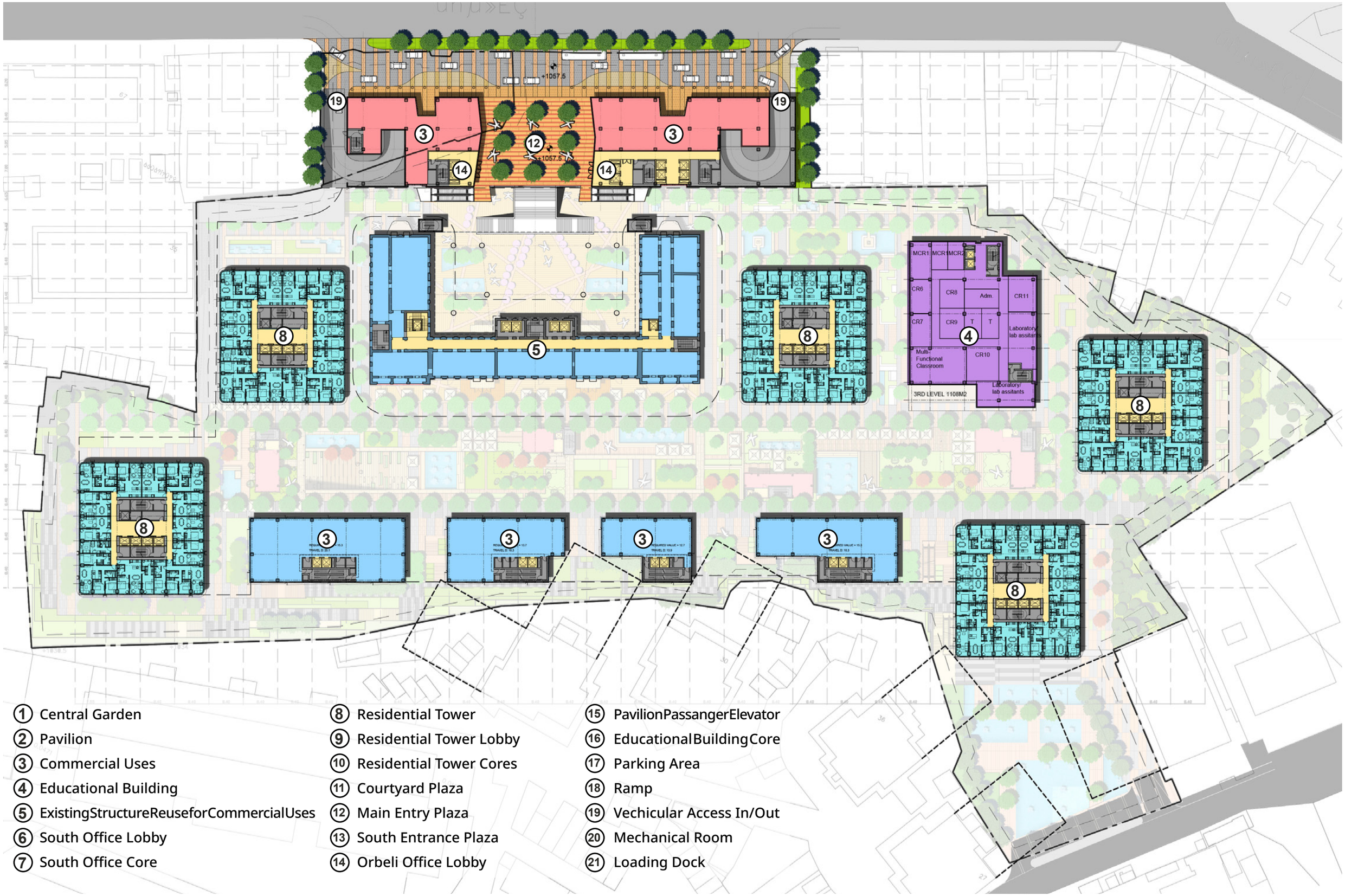


1. Central Garden
2. Pavilion
3. Commercial Uses
4. Educational Building
5. ExistingStructureReuseforCommercialUses
6. South Office Lobby
7. South Office Core
8. Residential Tower
9. Residential Tower Lobby
10. Residential Tower Cores
11. Courtyard Plaza
12. Main Entry Plaza
13. South Entrance Plaza
14. Orbeli Office Lobby
15. PavilionPassangerElevator
16. EducationalBuildingCore
17. Parking Area
18. Ramp
19. Vechicular Access In/Out
20. Mechanical Room
21. Loading Dock

skyline LAGUARDA.LOW ARCHITECTS storaket architectural studio Yerevan · Moscow · Montreal

LEVEL + 1053.5

SKYLINE



1. Central Garden
2. Pavilion
3. Commercial Uses
4. Educational Building
5. ExistingStructureReuseforCommercialUses
6. South Office Lobby
7. South Office Core
8. Residential Tower
9. Residential Tower Lobby
10. Residential Tower Cores
11. Courtyard Plaza
12. Main Entry Plaza
13. South Entrance Plaza
14. Orbeli Office Lobby
15. PavilionPassangerElevator
16. EducationalBuildingCore
17. Parking Area
18. Ramp
19. Vechicular Access In/Out
20. Mechanical Room
21. Loading Dock

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LEVEL + 1057.5

SKYLINE

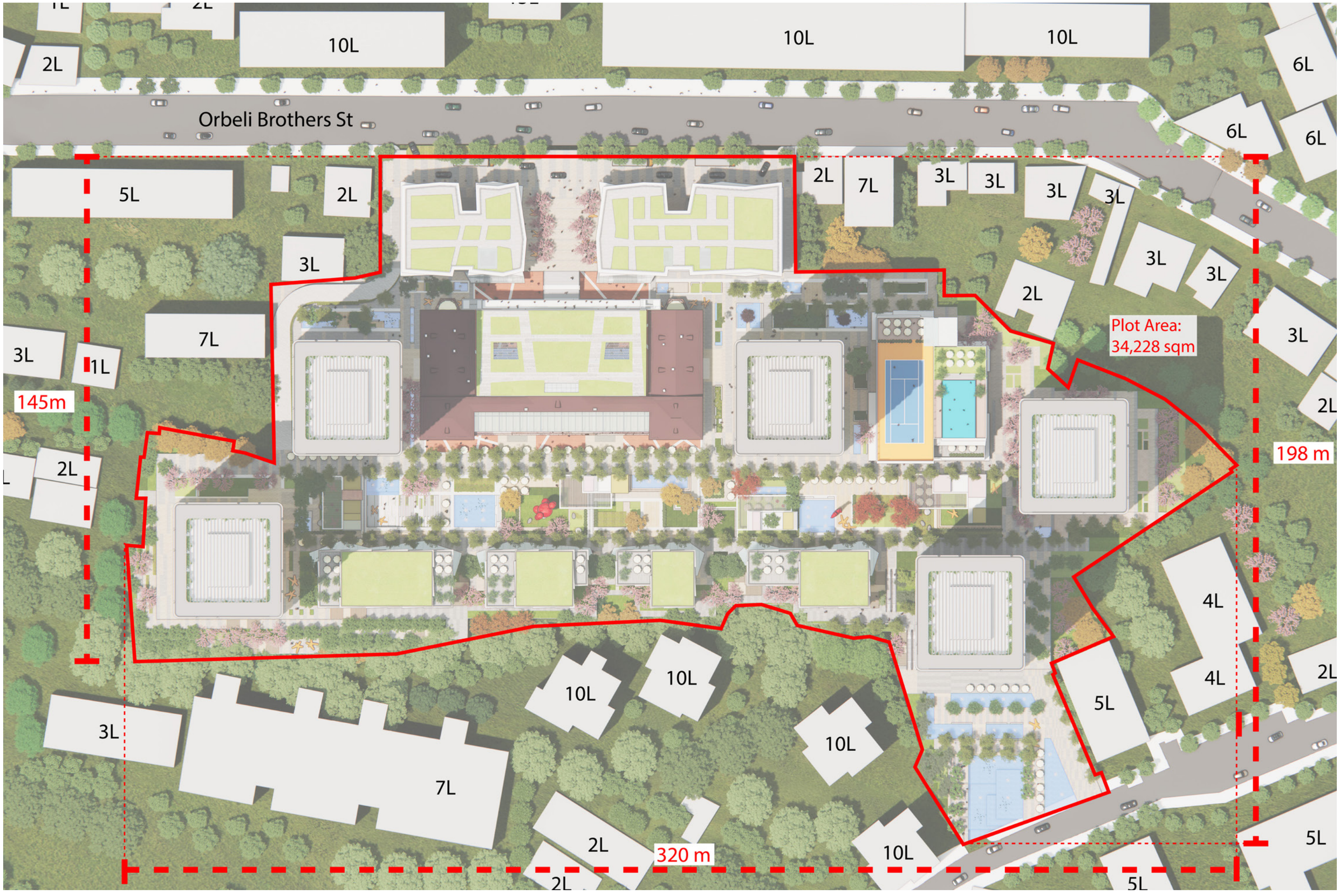
1. Central Garden
2. Commercial Uses
3. Existing Structure Reuse for Commercial Uses
4. Small Cafes/Exhibition
5. Residential Towers
6. Private Gardens
7. Main Entry Plaza
8. Main Pedestrian Entry/ Drop off
9. Secondary Pedestrian Entry
10. Pedestrian Path to Central Garden
11. Educational Building
12. Vechicular Access In/Out
13. Fire Truck Access Route

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LEVEL ROOF

SKYLINE


Orbeli Brothers St
5L
2L
3L
7L
5L
(1L RT + 4L OFF)
5L
(1L RT + 4L OFF)
2L
7L
3L
3L
3L
3L
3L
3L
6L
2L
Plot Area:
34,228 sqm
35 L
(1L RT+31L
RES+2L MEP
+1ROOF)
1L
(LIBRARY)
4L+1L
(3L RT + 2L OFF)
35 L
(1L RT+31L
RES+2L MEP
+1ROOF)
5L
(SCHOOL)
35 L
(1L RT+ 31L
RES+2L MEP
+1ROOF)
1L
1L
1L
1L
35 L
(1L RT+31L
RES+2L MEP
+1ROOF)
6L
(1L RT + 5L OFF)
6L
(1L RT + 5L OFF)
6L
(1L RT + 5L OFF)
35 L
(1L RT+31L
RES+2L MEP
+1ROOF)
4L
4L
5L
10L
10L
10L
7L
2L
10L

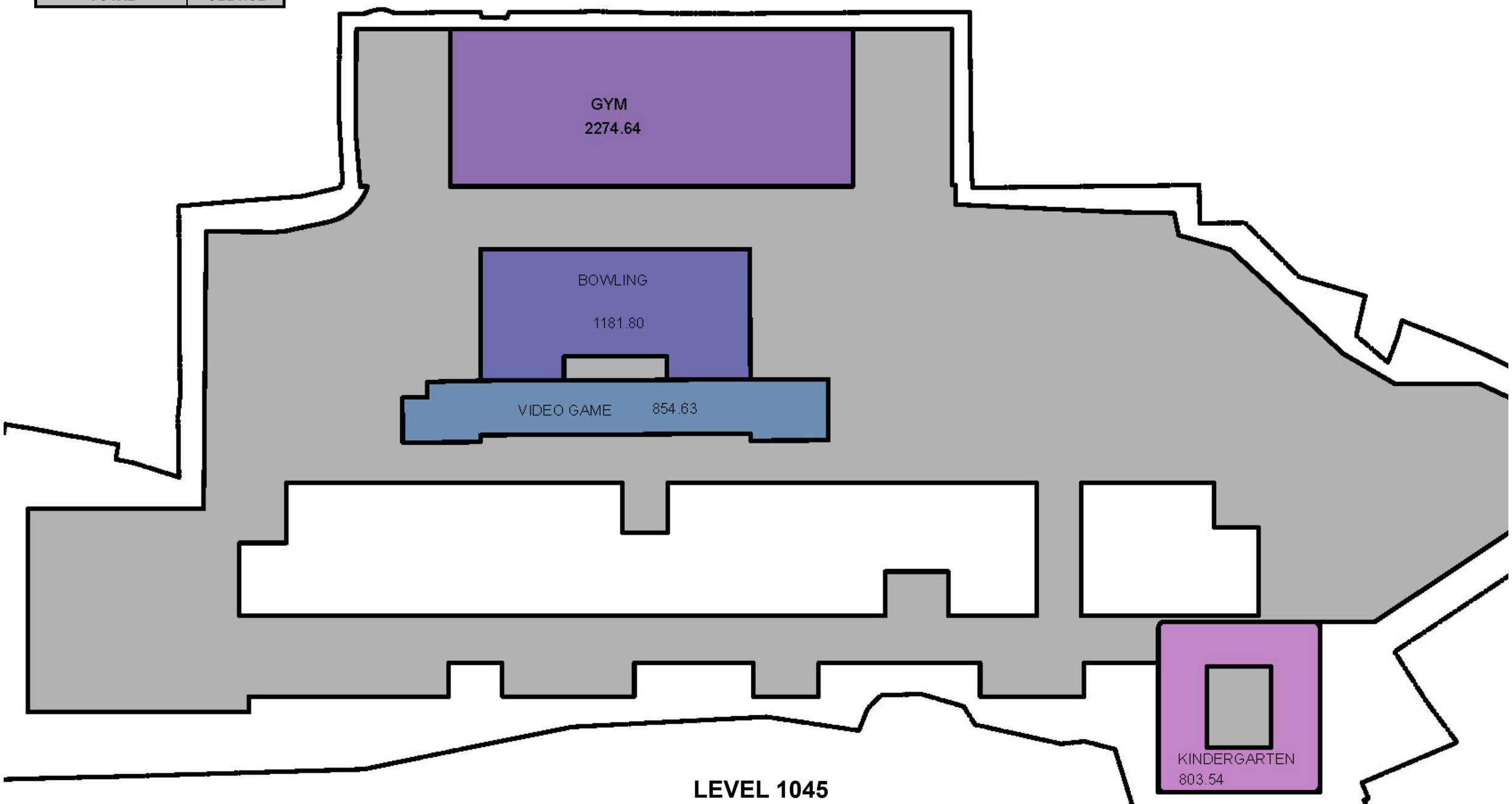

Orbeli Brothers St
Plot Area:
34,228 sqm
145m
198 m
320 m
10L
10L
10L
6L
6L
6L
2L
7L
3L
3L
3L
3L
3L
3L
3L
2L
5L
2L
3L
7L
3L
1L
2L
2L
10L
10L
10L
10L
7L
3L
2L
2L
4L
4L
5L
2L
5L
5L

LEVEL 1041	
KINDERGARTEN	567.52
TOTAL	567.52



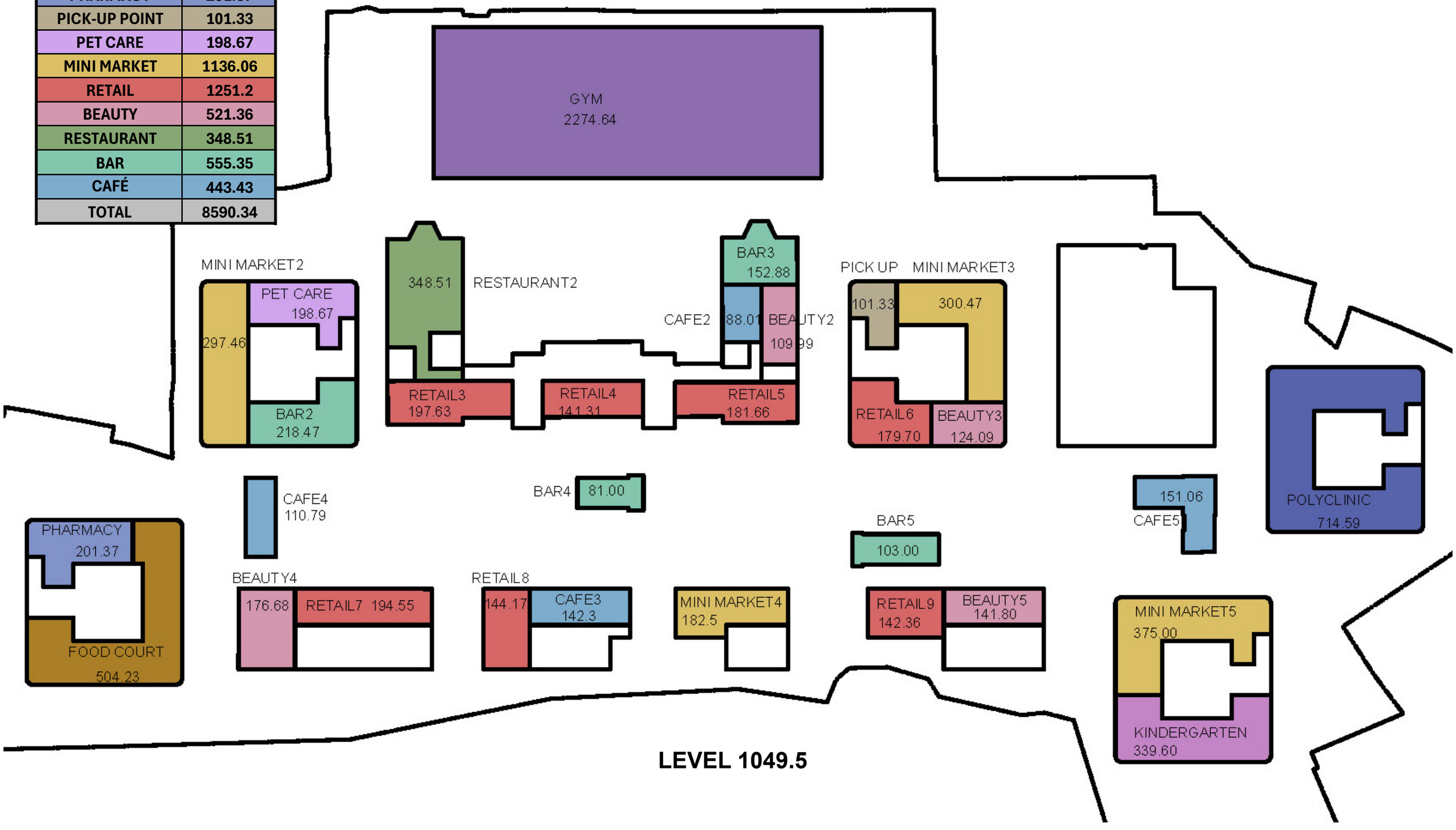
LEVEL 1041

LEVEL 1045	
KINDERGARTEN	803.54
GYM	2274.64
BOWLING	1181.8
VIDEO GAME	854.63
TOTAL	5114.61



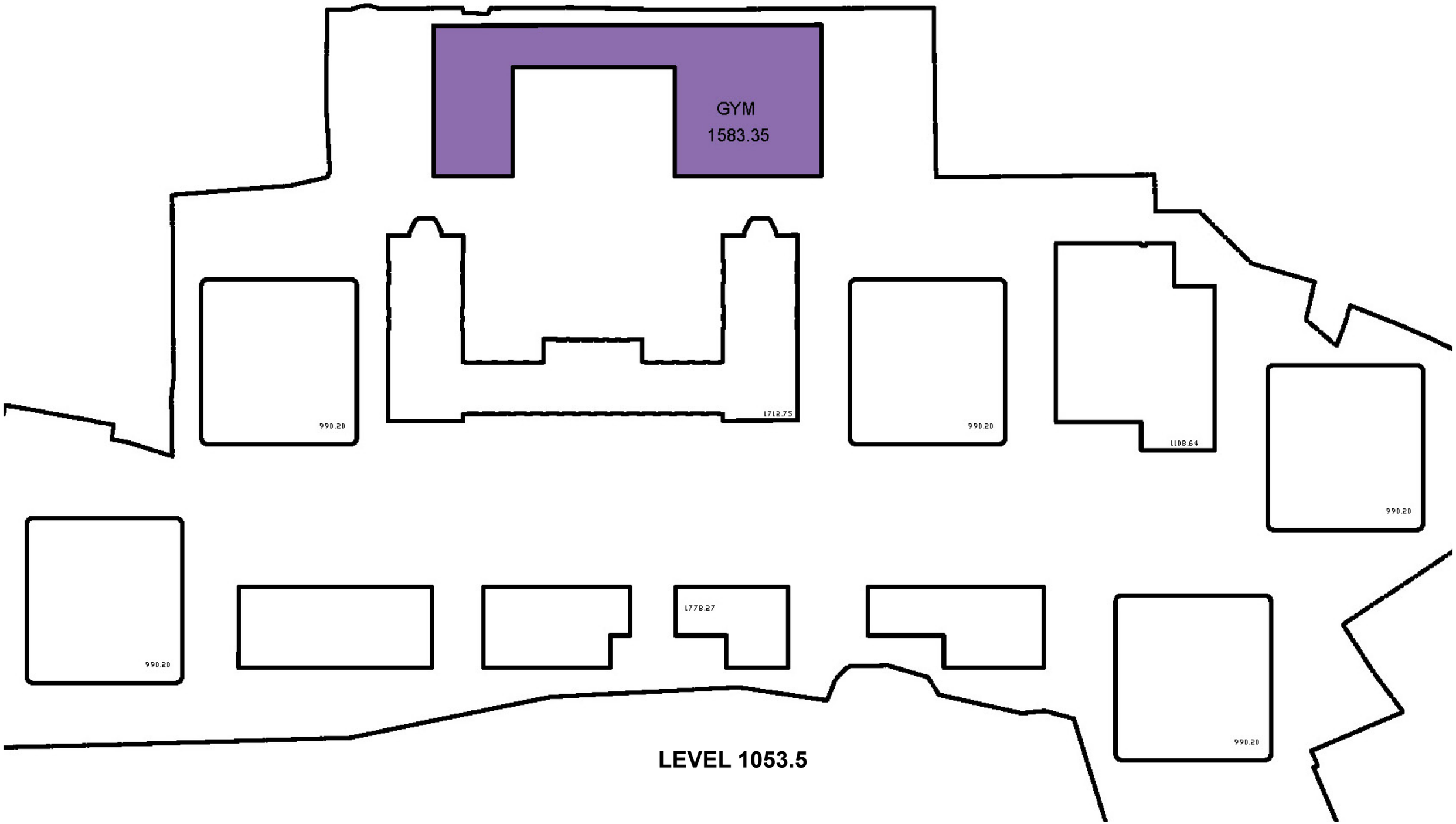
LEVEL 1045

LEVEL 1049.5	
KINDERGARTEN	339.6
GYM	2274.64
POLYCLINIC	714.59
FOOD COURT	504.23
PHARMACY	201.37
PICK-UP POINT	101.33
PET CARE	198.67
MINI MARKET	1136.06
RETAIL	1251.2
BEAUTY	521.36
RESTAURANT	348.51
BAR	555.35
CAFÉ	443.43
TOTAL	8590.34



LEVEL 1049.5

LEVEL 1053.5	
GYM	1583.35
TOTAL	1583.35



LEVEL 1053.5

LEVEL 1057.5	
GYM	38.6
MINI MARKET	241.19
RETAIL	334.55
BEAUTY	95.06
BAR	145.62
CAFÉ	102.8
TOTAL	957.82



LEVEL 1057.5

LEVEL 1064.15	
RESTAURANT	1017.31
LIBRARY	1138.99
TOTAL	2156.3



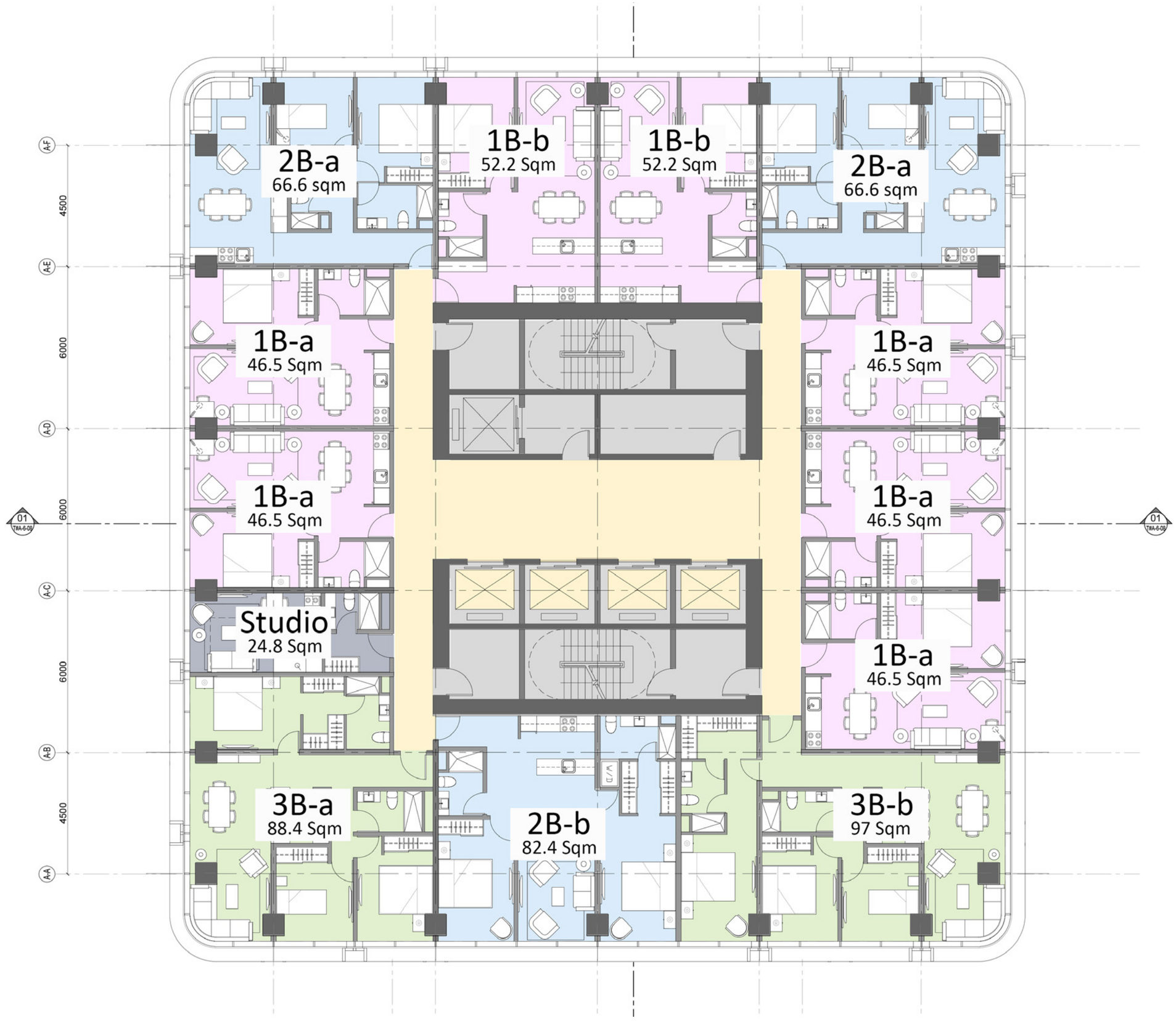
LEVEL 1064.15



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Elevation

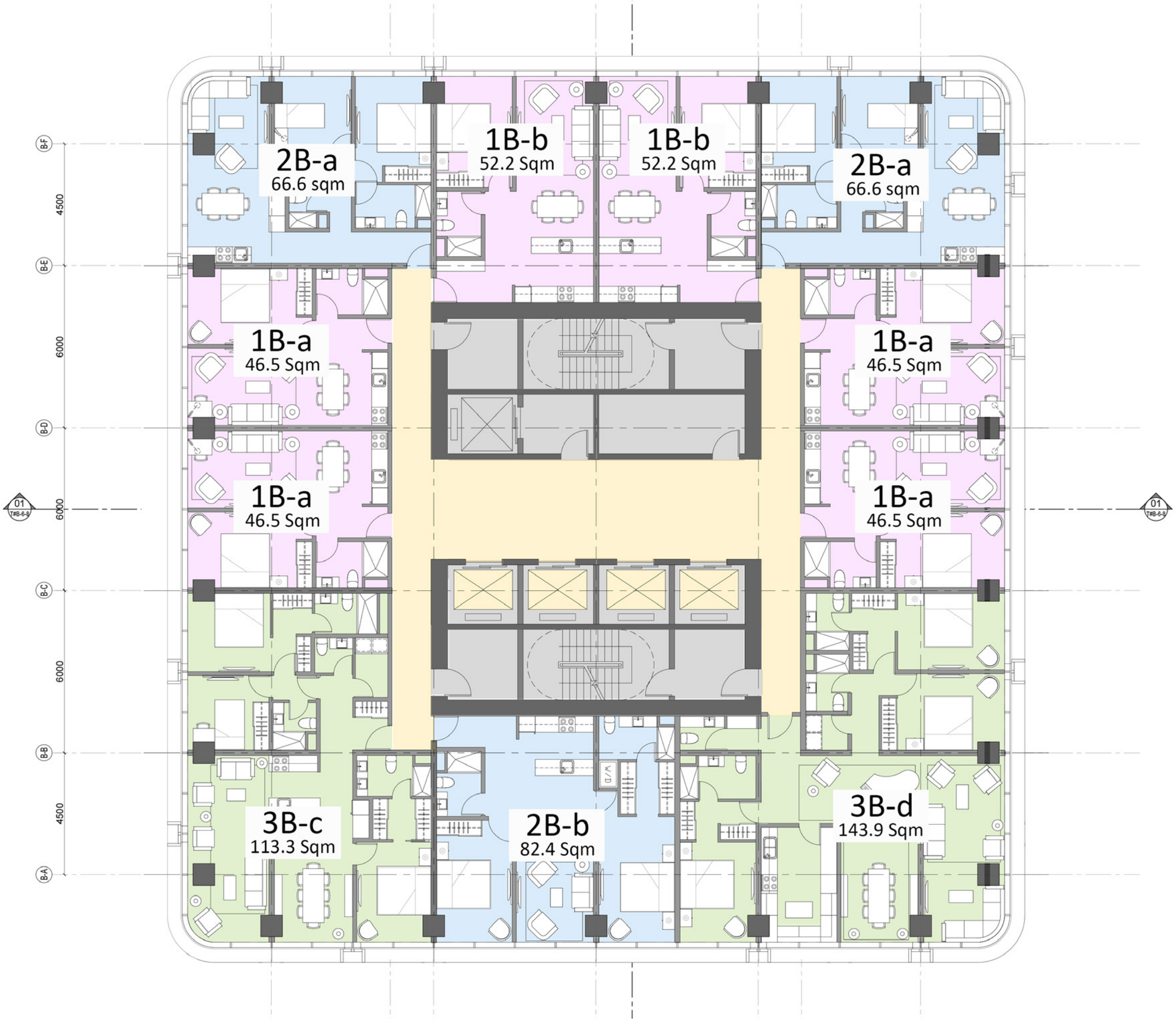
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Typical Level - Tower A/C/D/E

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Typical Level - Tower B

SKYLINE










SCHOOL BUS
STOP











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Ground Level View

SKYLINE



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VIEWS

SKYLINE

skyline

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ARCHITECTURAL
STUDIO