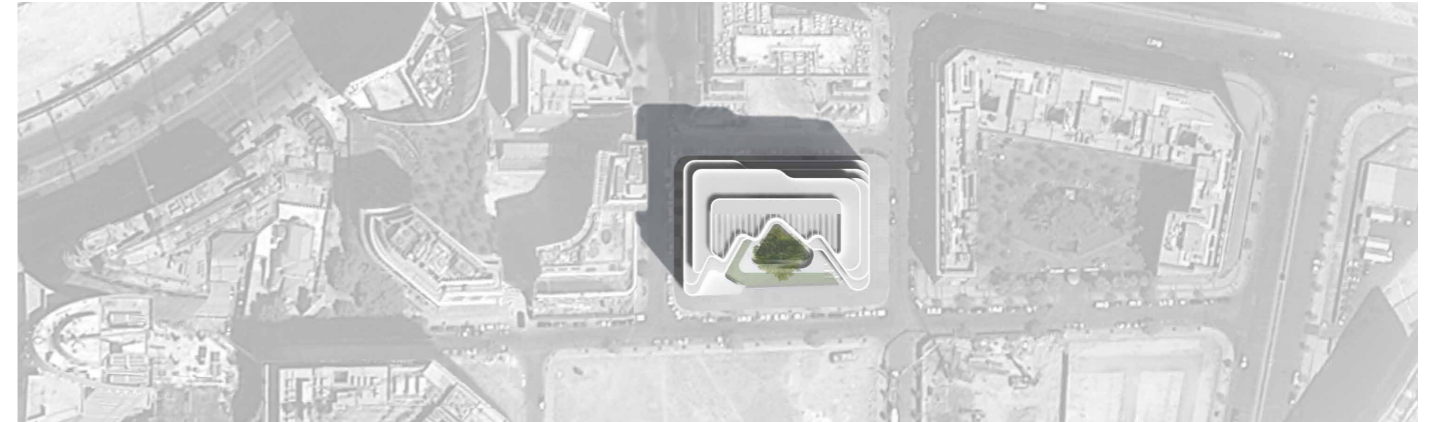
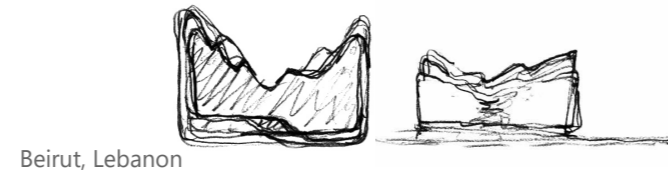


Hotel, apartments and penthouse block in City Center



REPORT

The possibilities for building on the site proposed for this tender are controlled and limited by very strict ordinances affecting both the allowed occupation as well as the maximum height, shape, alignments, setbacks of higher floors and many other factors. We have tried to give a coherent and balanced response to the requirements of the client, while at the same time being respectful of the constraints mentioned.

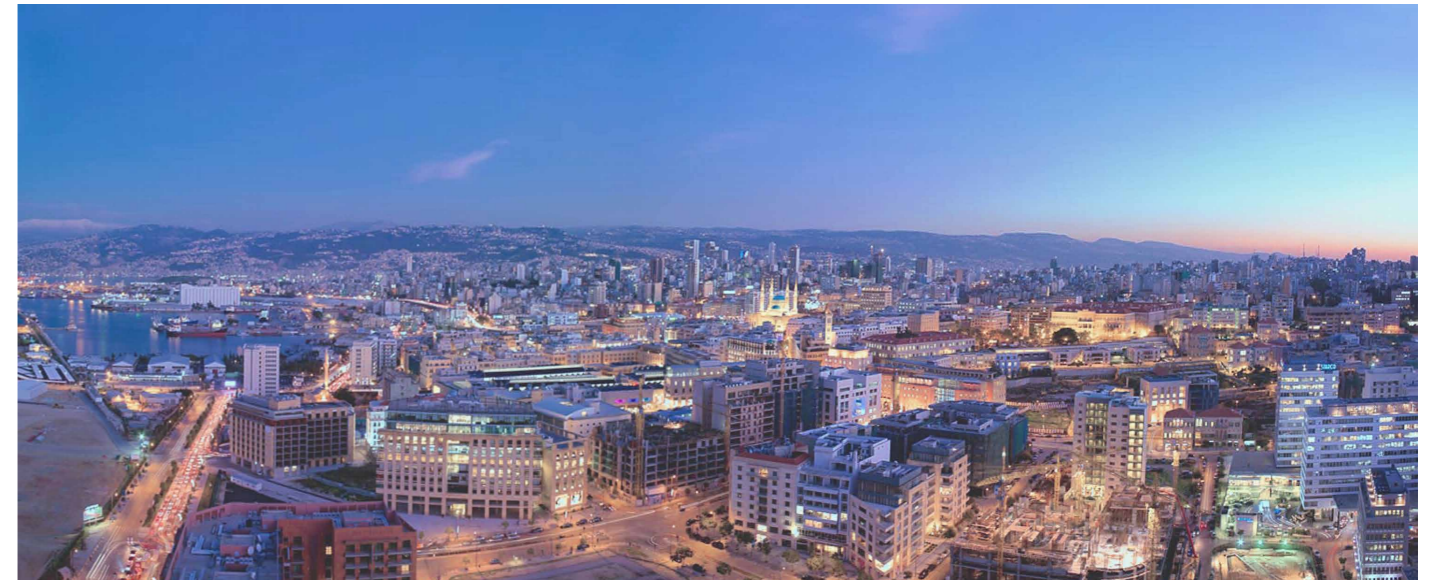
According to the guidelines of the development plan, the proposed building must occupy 70% of the available space of the site. A courtyard open to the south facade of 23 x 23 square meters seems to be the desired solution. Our proposal, a roughly triangular courtyard, provides a number of benefits over the previous solution: a broader expansion of the street, the avoidance of confronting views between apartments and more enlarged views in the southeast and southwest directions. At the same time, the courtyard is open to the street in a more welcoming manner, which seems suitable for hotel use and avoids the dark concave angles of the initial solution.

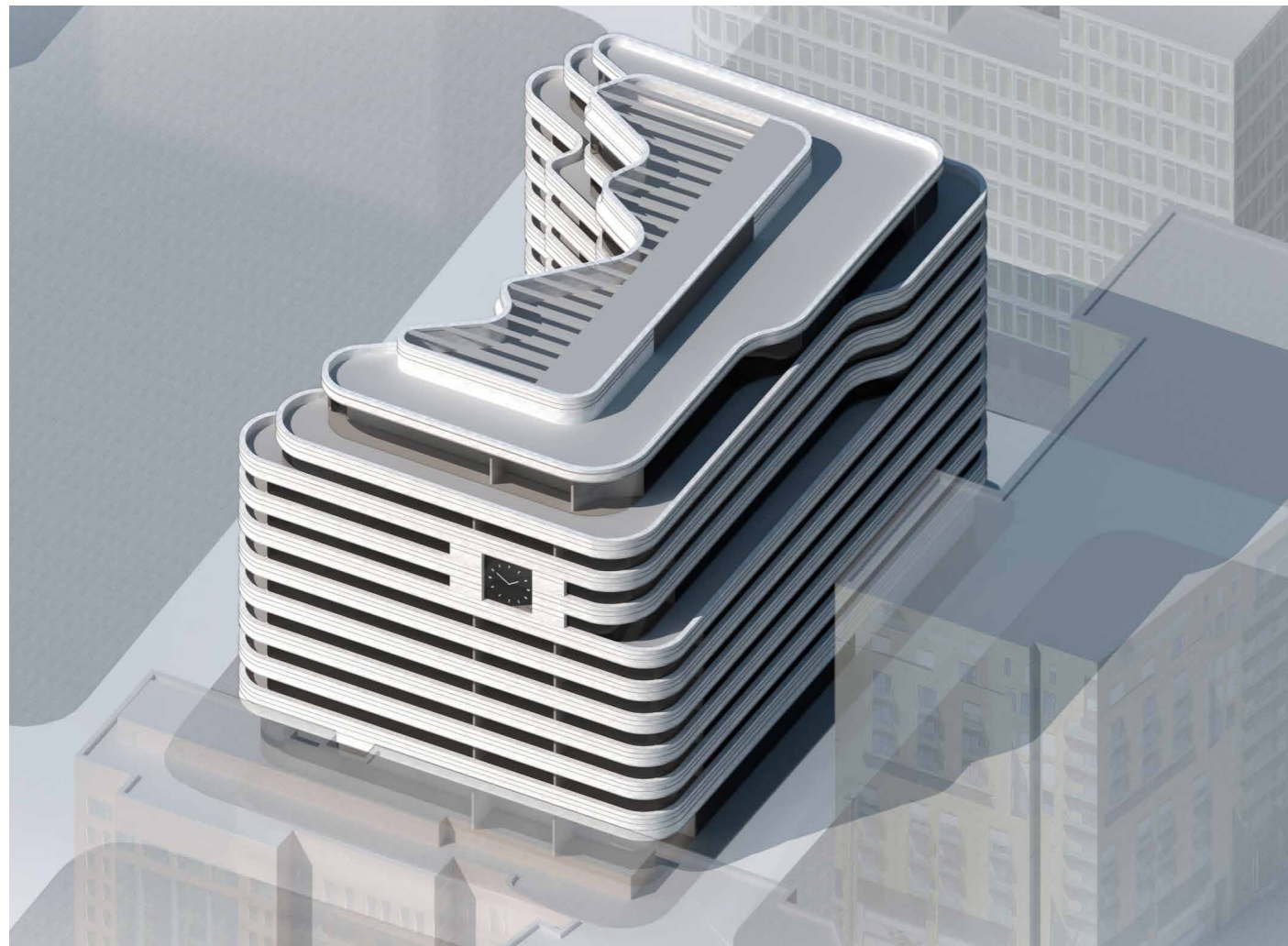
A residential building needs a memorable image and the search for it has been one of the main objectives of our proposal. Instead of understanding the required setbacks as a problem to be solved, we believe that they can be an occasion, an inspiration to find the overall image of the building.

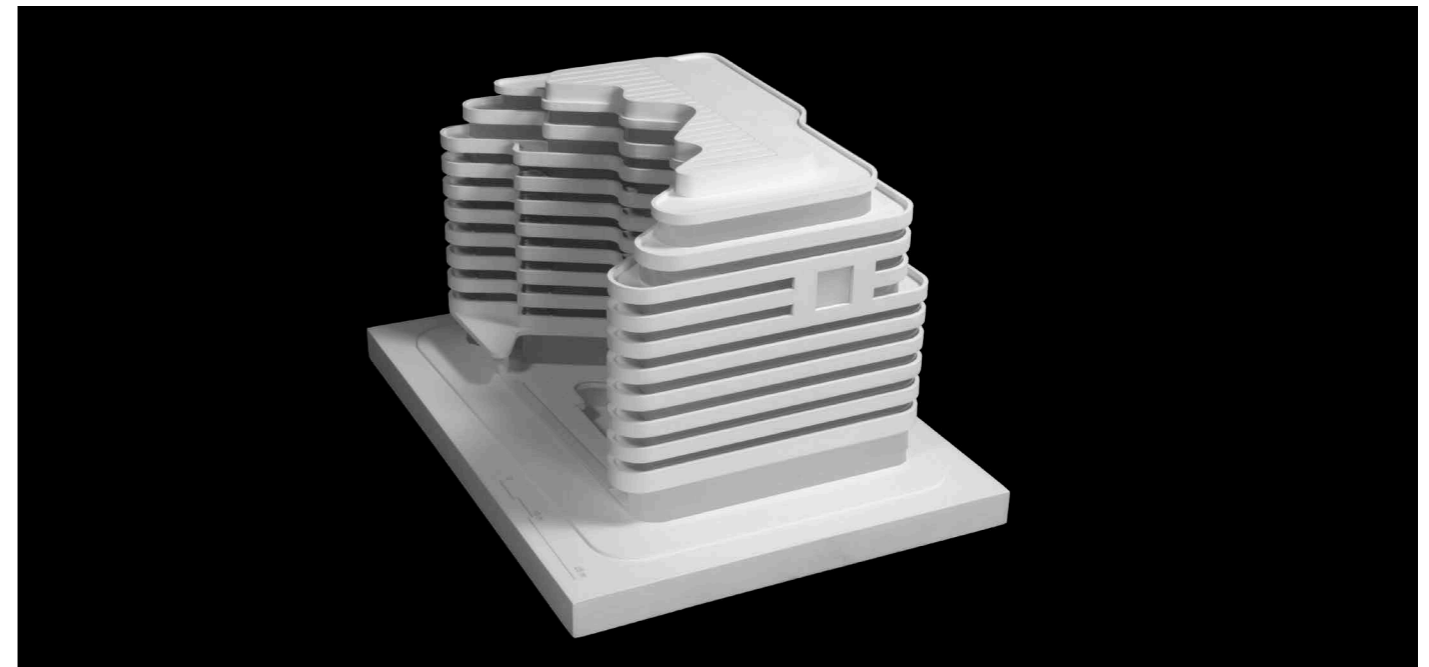
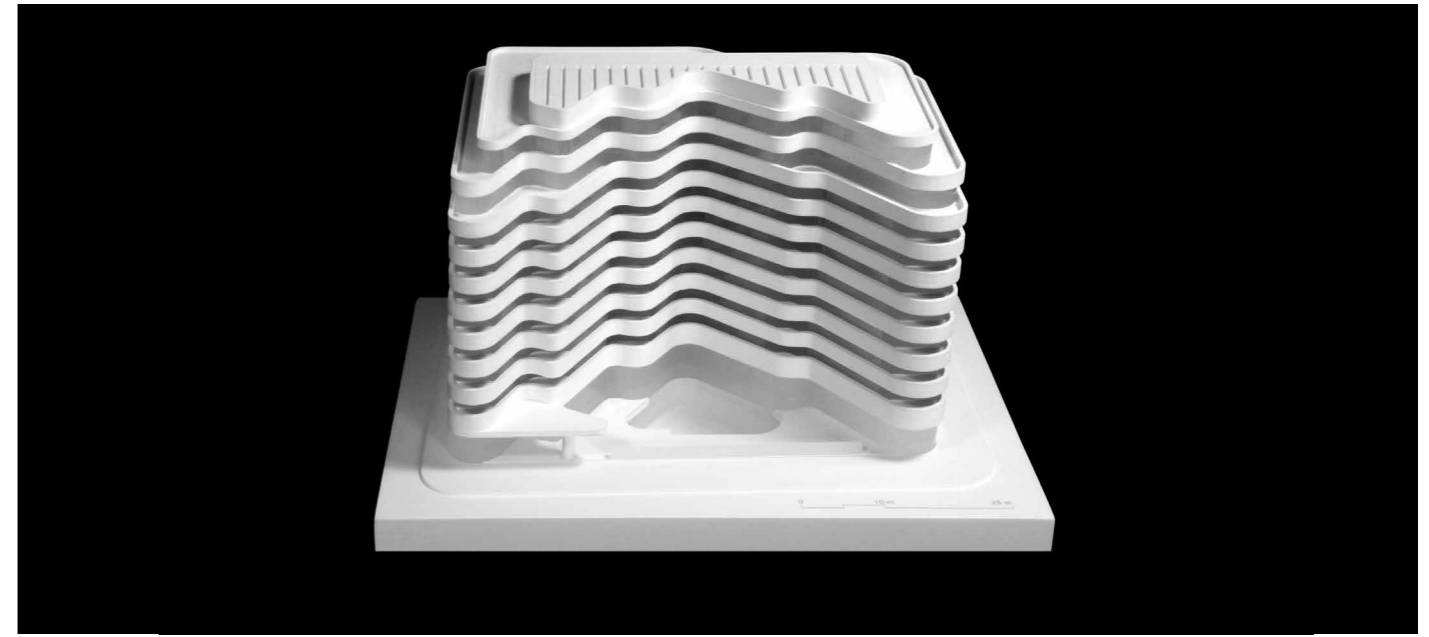
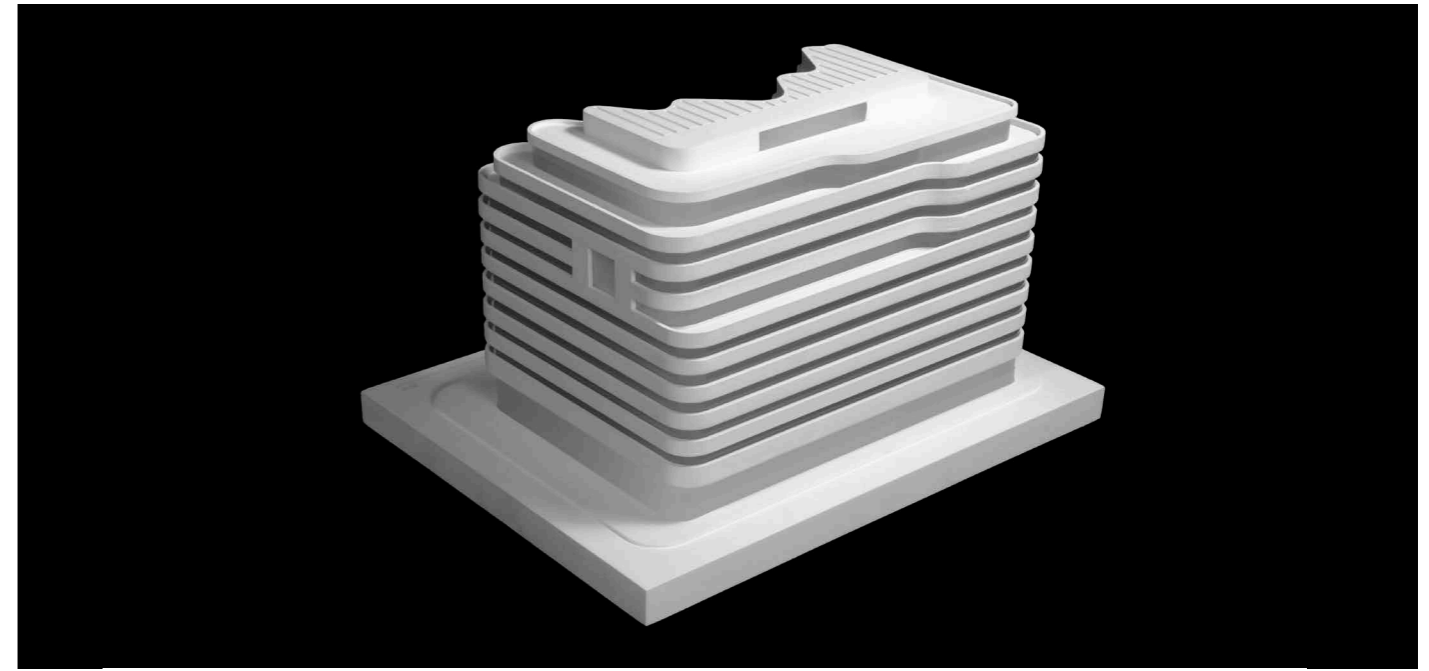
Moreover, the curves used in the building plan to resolve the angles of the building or obtain a larger number of terraces angles are also used for the start of the recesses either at the corners or in the middle of the facade. Thus, all these accidents are not only integrated into the overall shape of the building, but once unified by the curved shapes, are responsible for the final look.

The result is a building with setbacks that achieves the requisite urbanization while at the same time having an appearance that is continuous and light. The setbacks create a staggered silhouette more evident in the northeast facade, in this way offering terraces overlooking the sea and the mountains.

Title for publications: Hotel, Apartments and Penthouse Block in City Center, Beirut
Typology: Residential, Hotel, Sports and leisure, Commercial, Mixed Use
Client: SOLIDERE
Surface: 31.550 m²
Year: 2010
Status: Competition, 1st Position



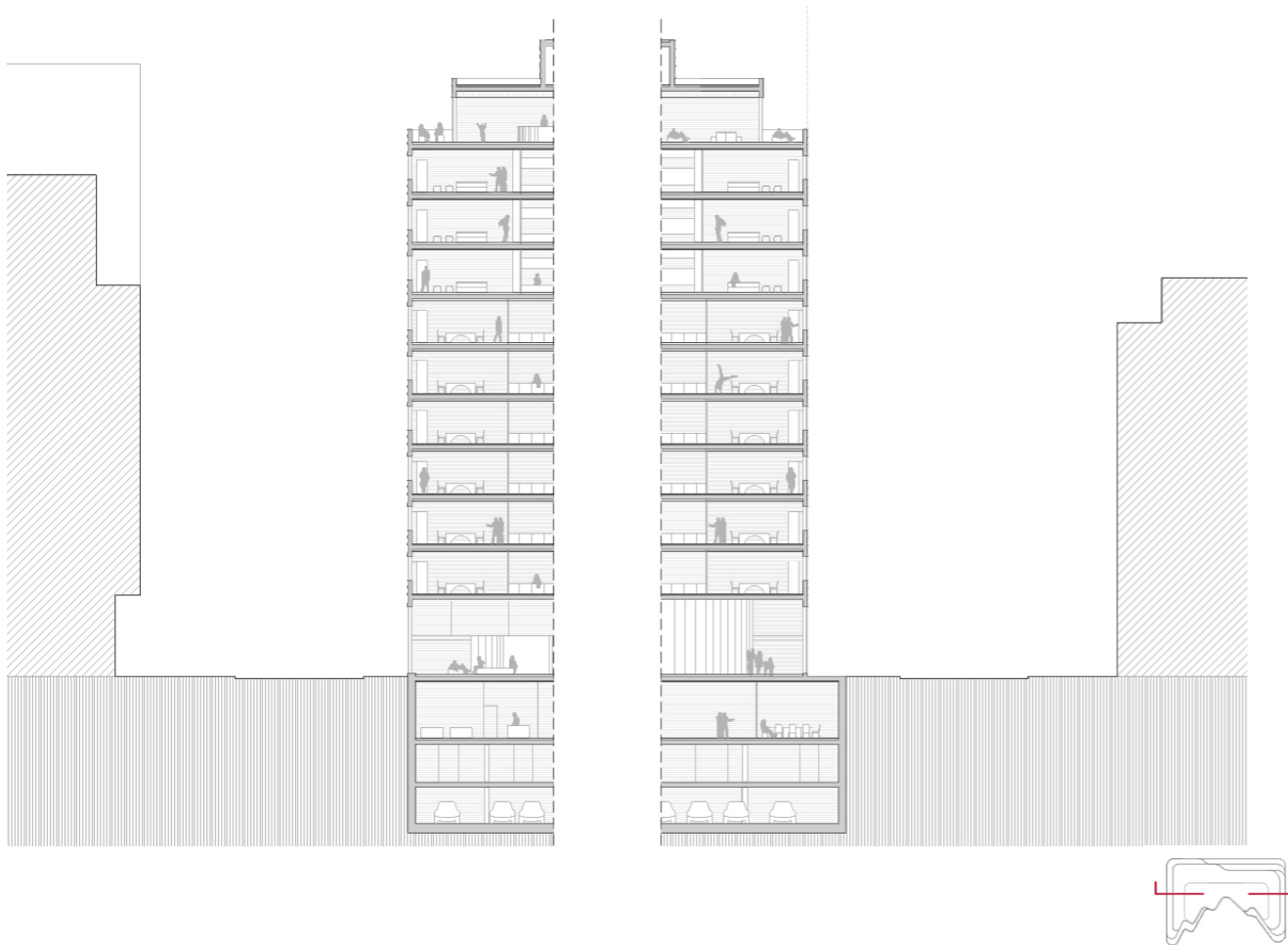
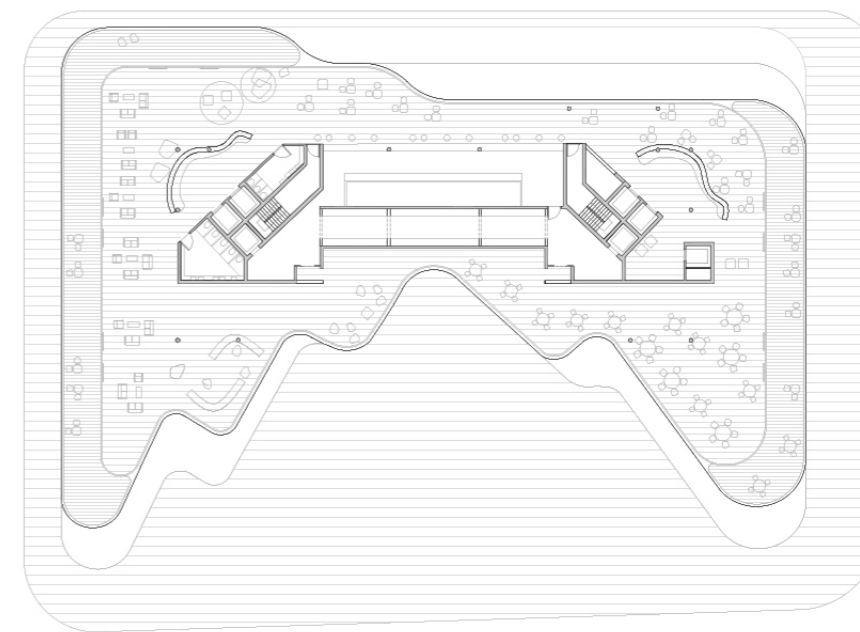




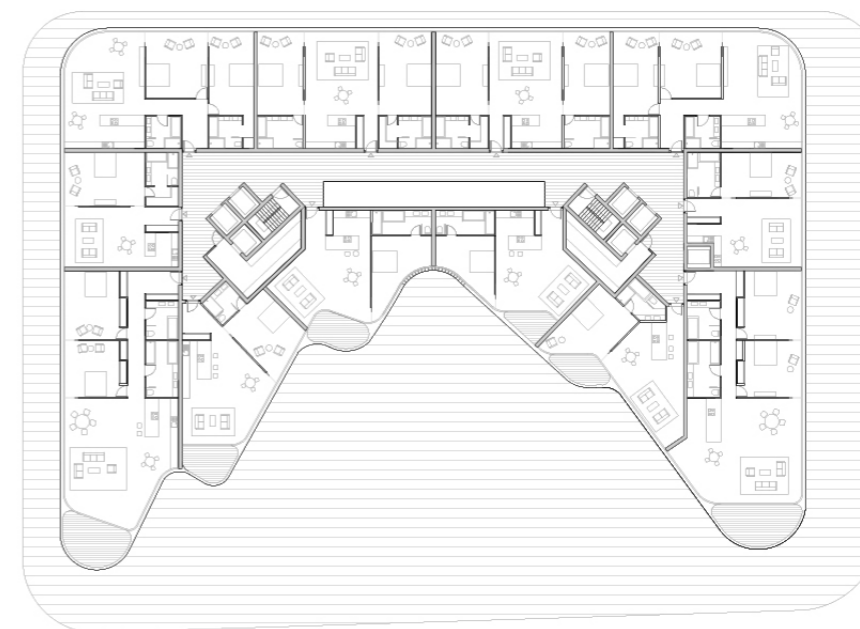
Detailed Views



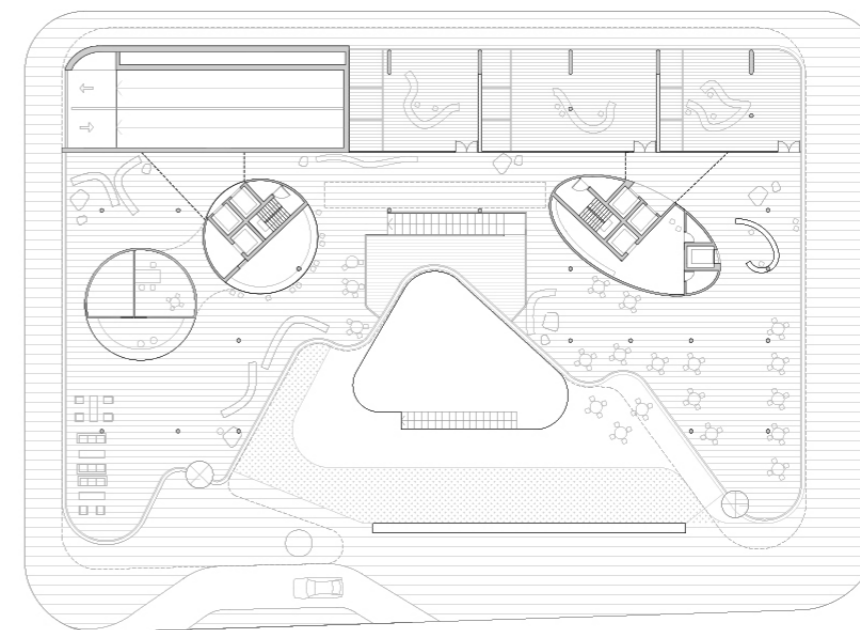
Tenth floor



First floor



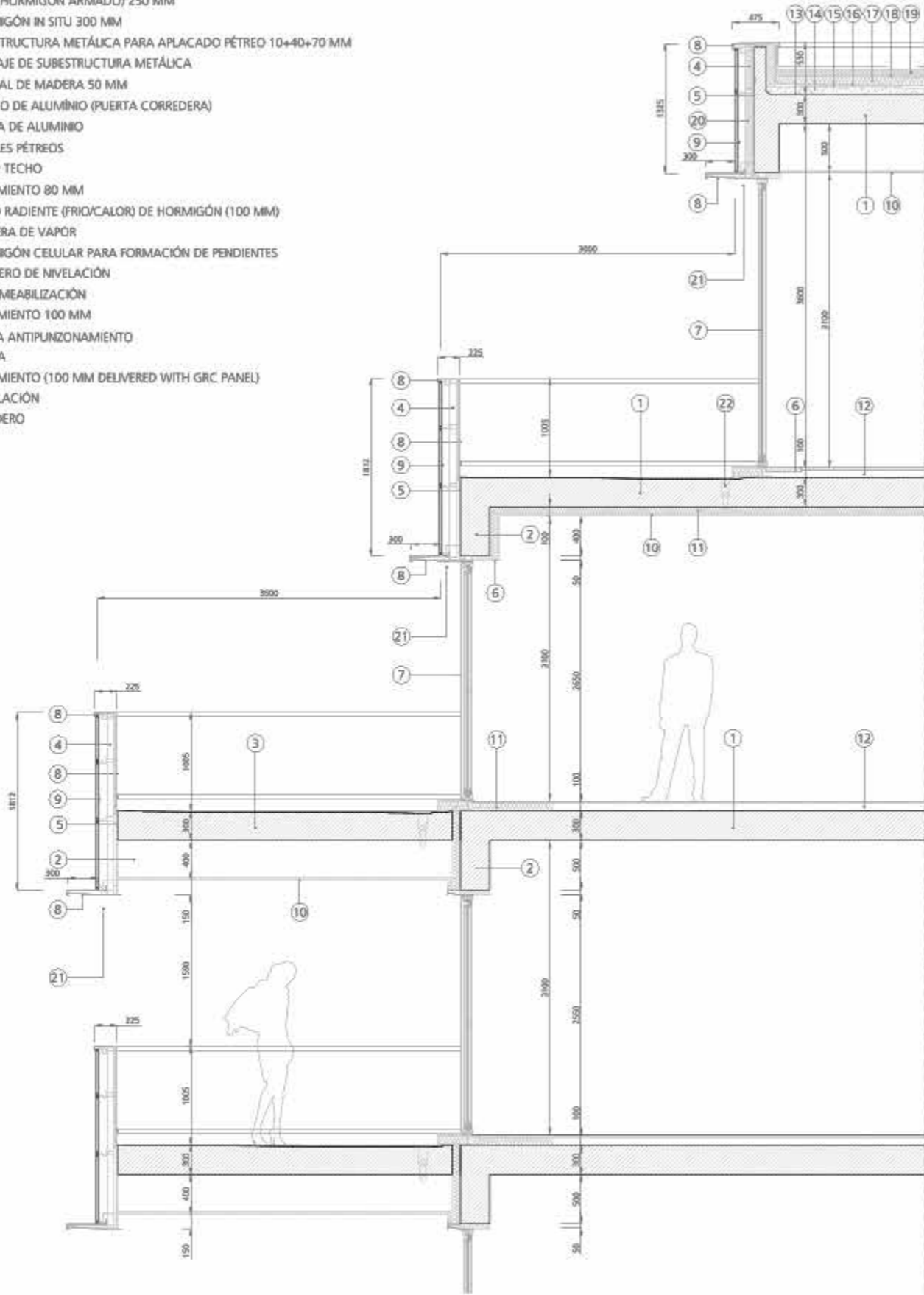
Ground floor



Sections

Floor plans

- 1 SUELO DE HORMIGÓN 300 MM
- 2 VIGA (HORMIGÓN ARMADO) 250 MM
- 3 HORMIGÓN IN SITU 300 MM
- 4 SUBESTRUCTURA METÁLICA PARA APLACADO PÉTREO 10+40+70 MM
- 5 ANCLAJE DE SUBESTRUCTURA METÁLICA
- 6 UMBRAL DE MADERA 50 MM
- 7 MARCO DE ALUMINIO (PUERTA CORREDERA)
- 8 CHAPA DE ALUMINIO
- 9 PANELES PÉTREOS
- 10 FALSO TECHO
- 11 AISLAMIENTO 80 MM
- 12 SUELO RADIANTE (FRIO/CALOR) DE HORMIGÓN (100 MM)
- 13 BARRERA DE VAPOR
- 14 HORMIGÓN CELULAR PARA FORMACIÓN DE PENDIENTES
- 15 MORTERO DE NIVELACIÓN
- 16 IMPERMEABILIZACIÓN
- 17 AISLAMIENTO 100 MM
- 18 MALLA ANTIPUNZONAMIENTO
- 19 GRAVA
- 20 AISLAMIENTO (100 MM DELIVERED WITH GRC PANEL)
- 21 VENTILACIÓN
- 22 SUMIDERO



Structural Section

CyO
Cruz y Ortiz
Arquitectos

TECHNICAL DATA OF THE PROJECT

Hotel, apartments and penthouse block in City Center, Beirut, Lebanon

MAIN DATA

| | |
|----------|---|
| Client: | SOLIDERE The Lebanese Company for the Development and Reconstruction of Beirut Central District |
| Address: | Ahmad Chawki s/n Beirut 2020. 4107, Lebanon |
| Type: | Residential, Hotel, Sports and leisure, Commercial, Mixed Uses |
| Status: | Competition, 1st position |

FECHAS

| | |
|---------------------------|------|
| Concurso: | 2010 |
| Diseño de proyecto: | - |
| Construcción: | - |
| Puesta en funcionamiento: | - |

SURFACES

| | |
|------------------|-----------------------|
| Site: | 2.943 m ² |
| Main building: | 28.000 m ² |
| Other buildings: | - |
| TOTAL: | 31.550 m ² |

PROJECT TEAM

| | |
|-----------------|--|
| Main Architect: | Cruz y Ortiz Arquitectos |
| Collaborators: | Oscar García de la Cámara, Teresa Cruz, José Ortiz, Juan Carlos Mulero, Carmen Navarrete, Héctor Salcedo, Sara Sancho, Alejandro Álvarez |

| | |
|---------------------------|--------------------------|
| Local Architect: | - |
| Interior design: | - |
| Lighting design: | - |
| Landscape architect: | - |
| Restoration architect: | - |
| Digital imaging: | Cruz y Ortiz Arquitectos |
| Model: | Queipo Maquetas |
| Photography: | - |
| Structural engineering: | - |
| Climate engineer: | Ove Arup |
| Building physics advisor: | - |
| Fire safety specialist: | - |
| Health and Safety: | - |
| Urban planning: | - |
| Survey: | - |
| Site control: | - |
| Contractors: | - |