

Lot 2533//Lebanon

Residential Building Schematic Presentation

Presented to KAW architecten en adviseurs
By Arch. MO. Kabbara
AUG 25th, 2017

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SITE REGENERATION //

Al-koura, Lebanon - 2016/2017 (INDIVIDUAL, PROFESSIONAL - lead architect & designer)

Project Description

This residential compound rests in suburban area in the north of Lebanon where building codes and laws determine and impose the architecture of buildings.

The challenge was to create a new movement and offer new materials within the traditional aspect of the buildings.

Located on Main 100,000 sqm hill of this residential area with major development, the client's need was to propose an appealing project and landmark to rejuvenate the real estate market.

Laying all these regulation with a grid, solid and void characterized the design process determining the architectural language of the façade.
(Under Construction)

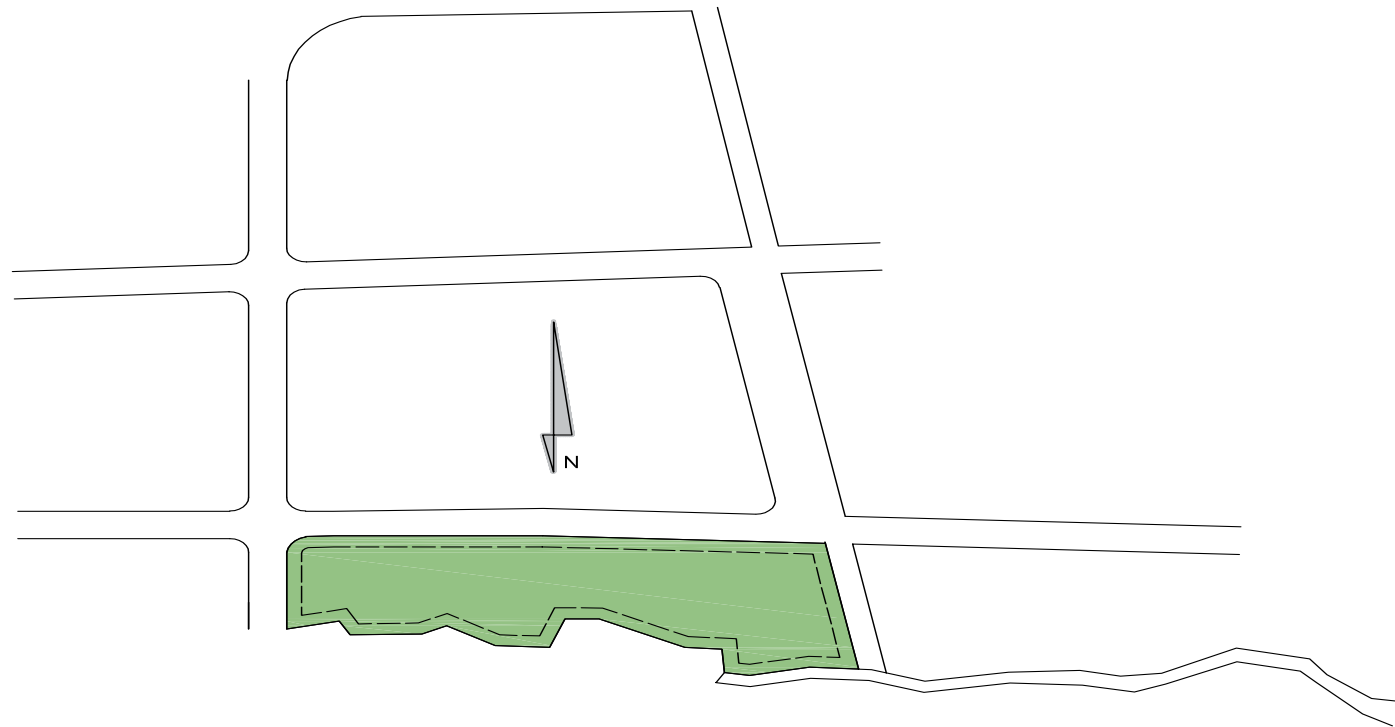
• The use of materials was based on local market supply that is the use of sand stone texture but with a brick like pattern cladding as new feature in the Lebanese architecture became an international style done by dean of architecture at MIT Arch.Hashimm Sarkis in his winning project Byblos Municipality, but this time combined with raw concrete material for a modern look along with the pitched roof abiding the rules.

• The intertwining of solid (building) and voids (courtyards) produced the promenade and the circulation within the project as well as the main access to buildings.

References

Developer

Hallab Engineering & Contracting - Mr. Said Hallab & Ms. Lina Hallab
+961 3 368 670



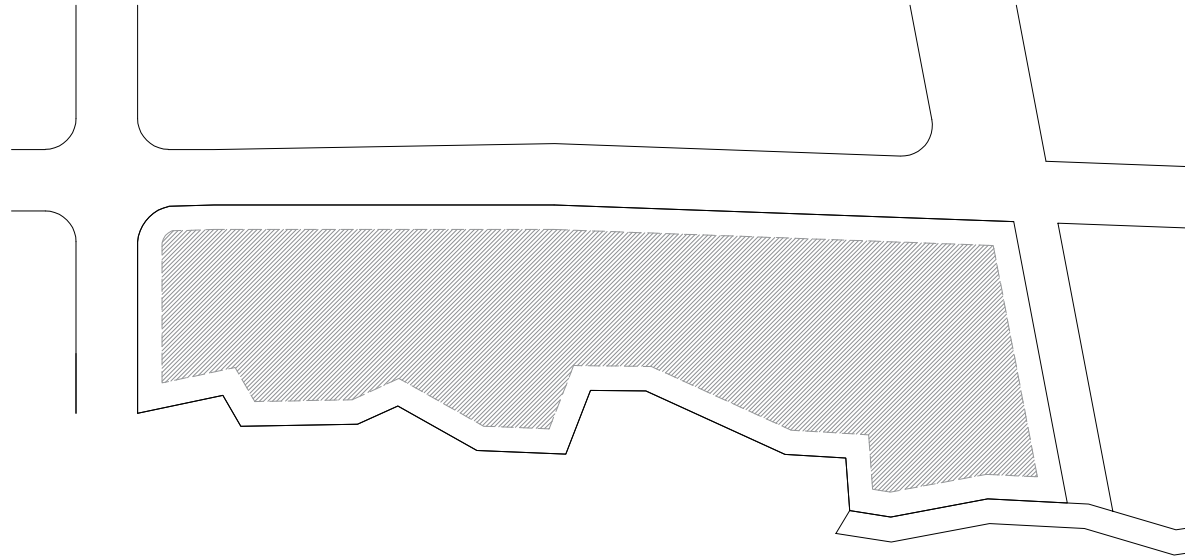
Site Location

What do people want?

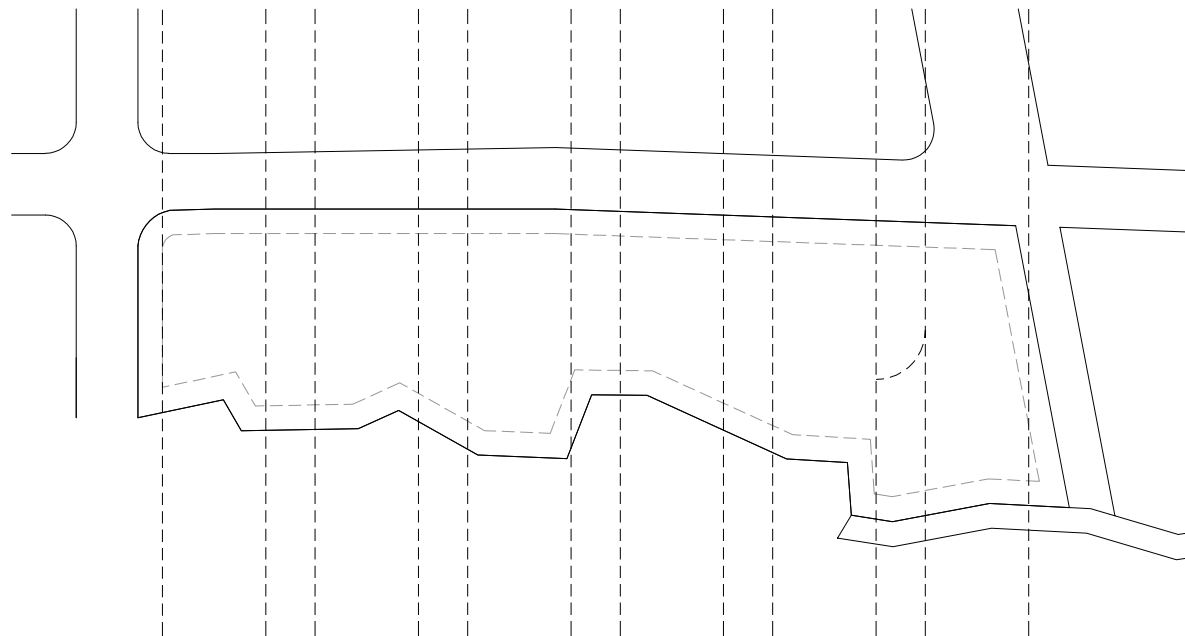
Beyond the sound, pollution, concrete and city life, Lebanese are searching for places to meditate on their dwelling.

- Small sized appartments
- Affordable prices
- Private Parking
- Gardens & Green spaces
- Esthetic value
- Proper Oreintation

SITE REGENERATION //

Spatial Organization /
Functional Distribution

1 2 3 4 5 6



Area Tabulation:

Lot area: **5550 sqm**
Set-back: **4m**

Pitched Roof: **75%**
Stone Cladding: **75%**

Total area exploitation: **40%**
 $(5550 \times 40\%) \times 1.2 =$
2664 sqm

Area Blueprint: **20%**
 $(5550 \times 20\%) \times 1.2 =$
1332 sqm / 6 blocks =

222 sqm per block
i.e $222 \text{ sqm} / 2 = 111 \text{ sqm}$ per unit

Requested areas per unit:

85 sqm + Garden
95 sqm + Garden
105 sqm + Roof

The following area distribution
in the land:

$(88.5 \text{ sqm} \times 4 \text{ units per block}) \times 6$
blocks: **24 units**

12 units + garden: $88.5 + 10 + 10$
= 108 sqm

7 units + roof:
 $88.5 + 10 + 10 + 45 =$ **153 sqm**

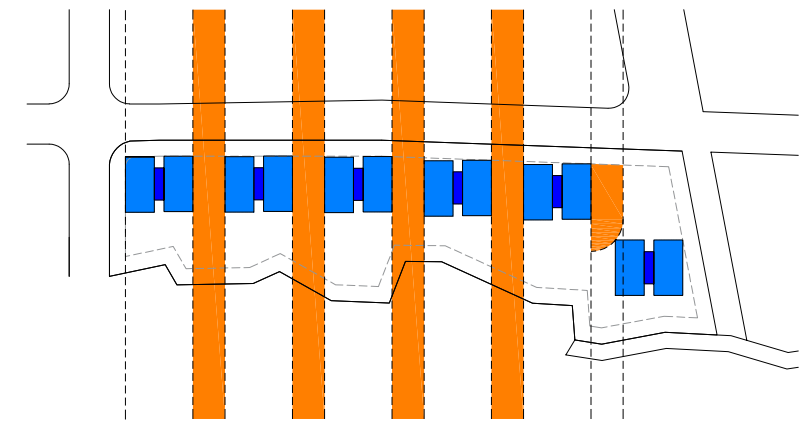
5 units + roof + garden:
153 sqm + garden

$(75.5 \text{ sqm} \times 2 \text{ units per block}) \times$
3.5 Blocks: **7 units**

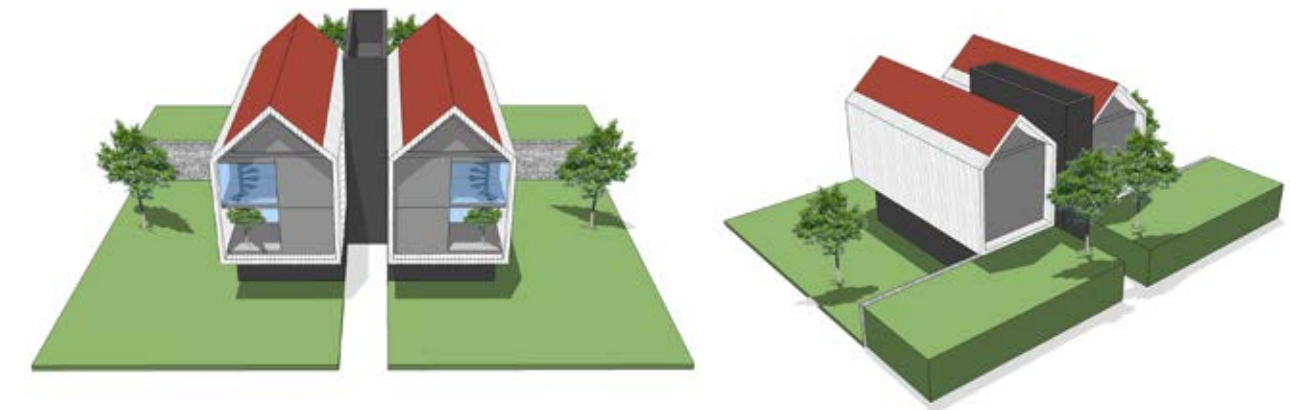
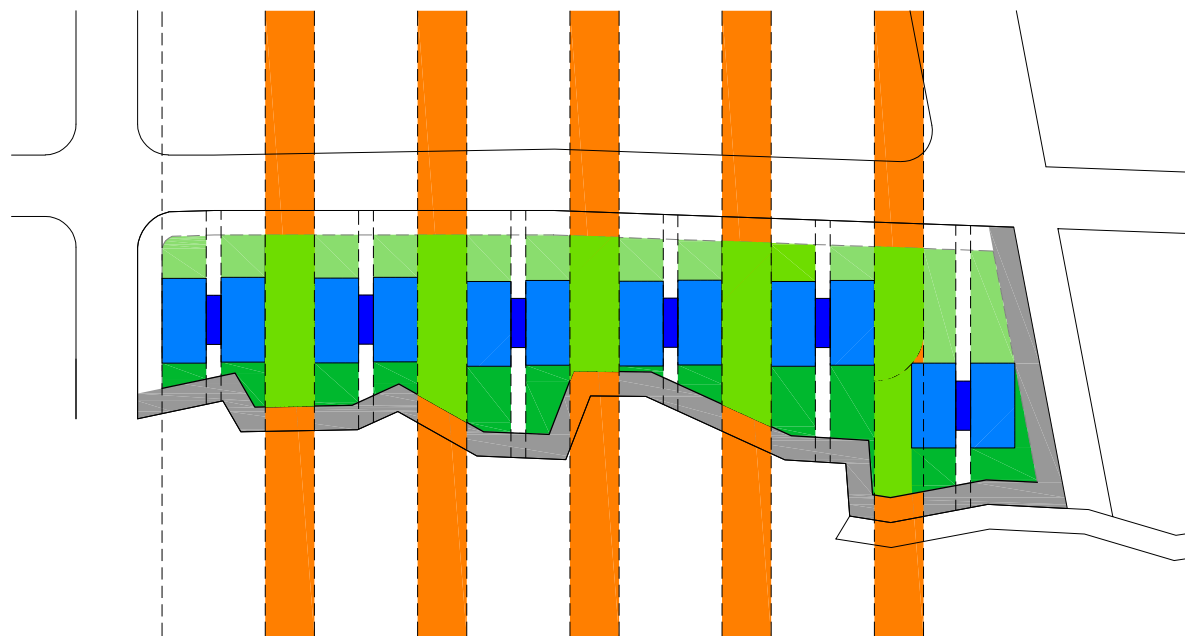
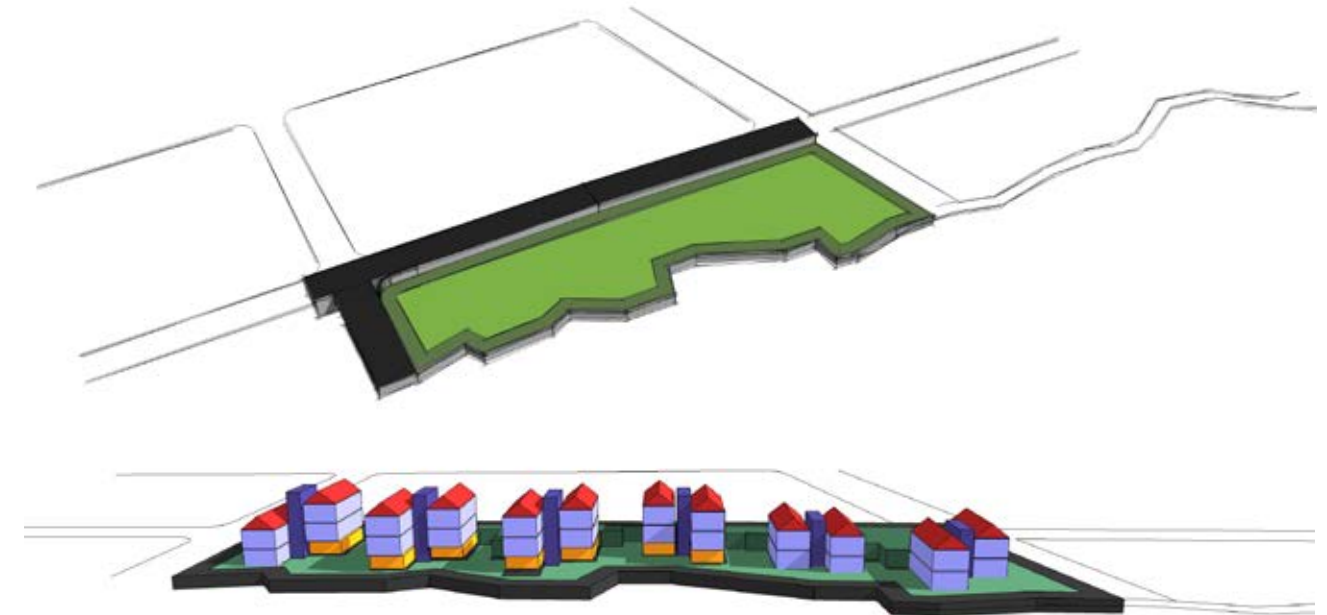
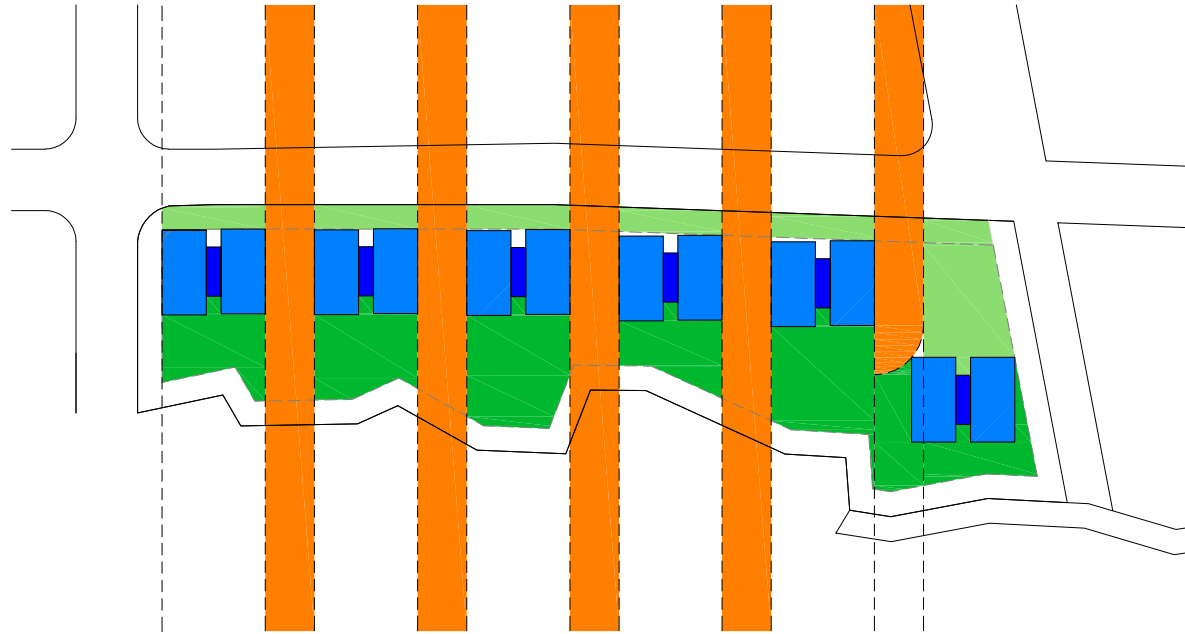
7 units + garden: $75 + 10 + 10$
= 95 sqm

Total of 31 units & 6 blocks

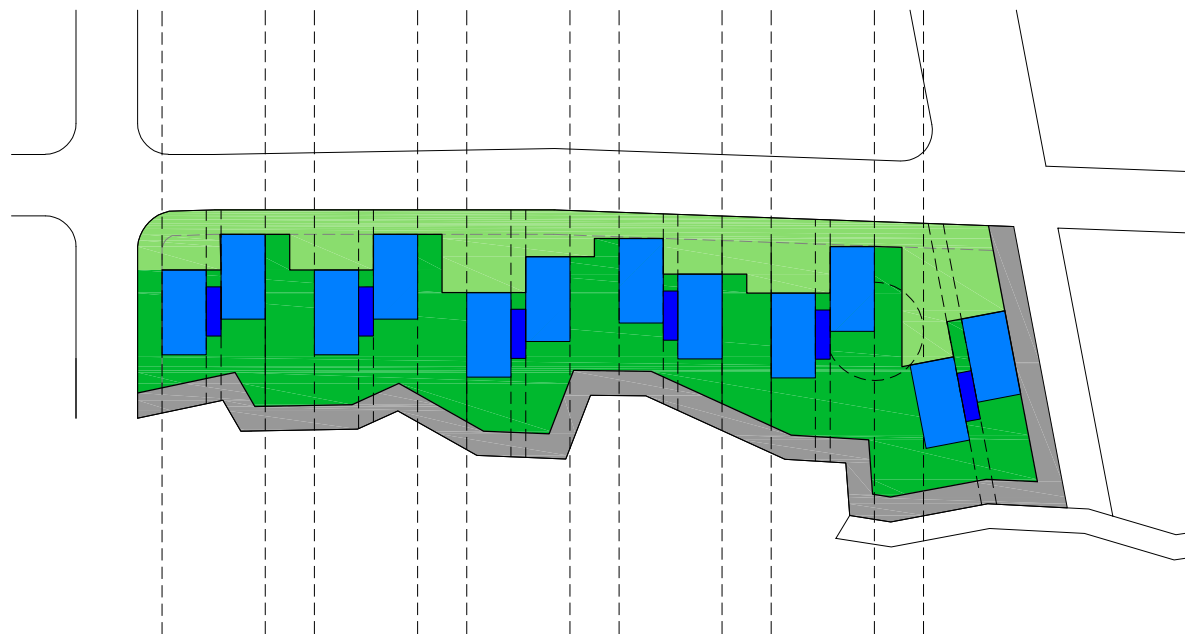
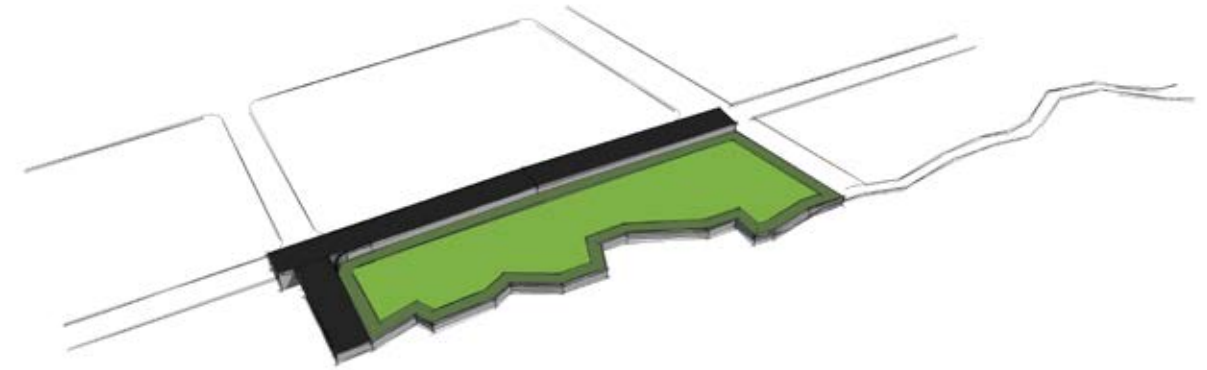
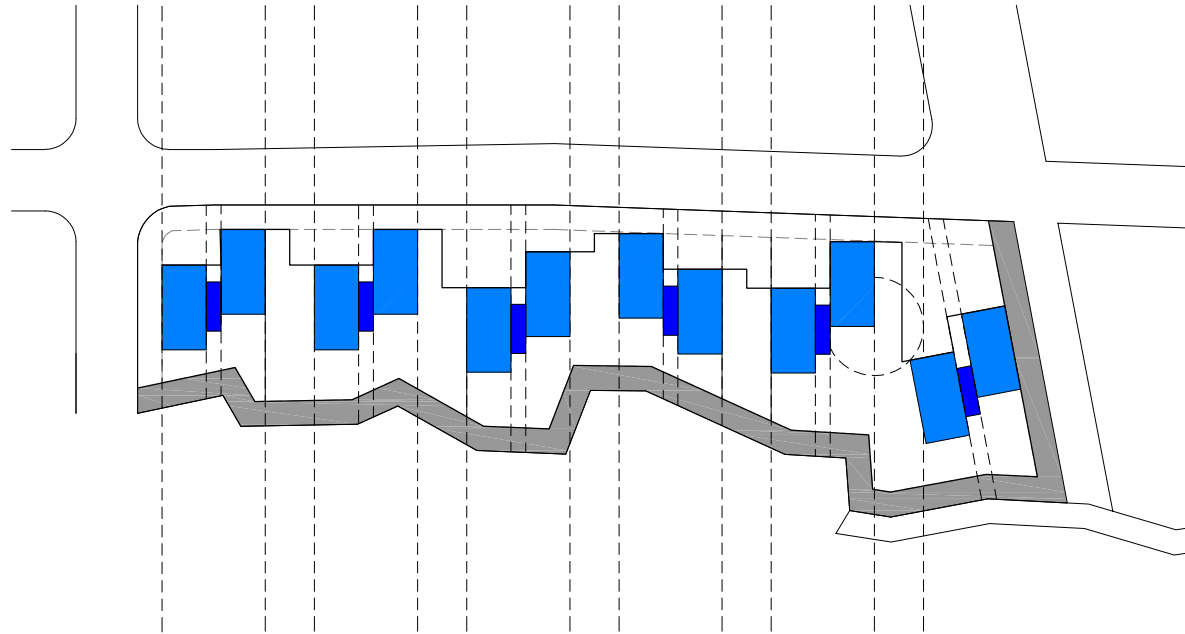
- Private parkings
- Private gardens
- Common areas
- Simplex / Duplex
- Village spirit

Functional Layout & Distri-
bution

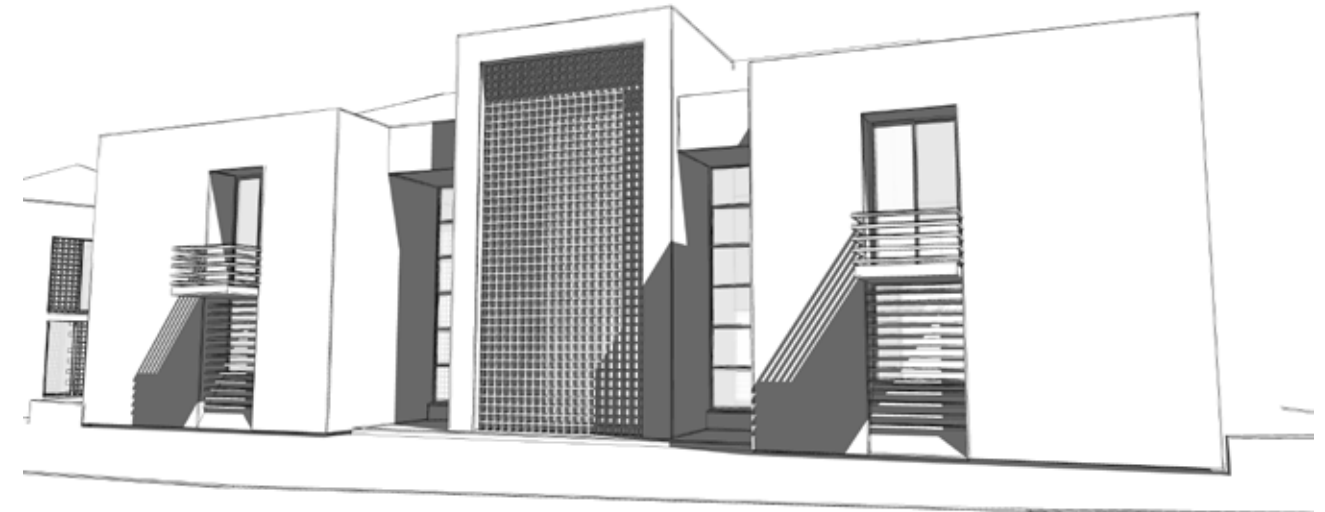
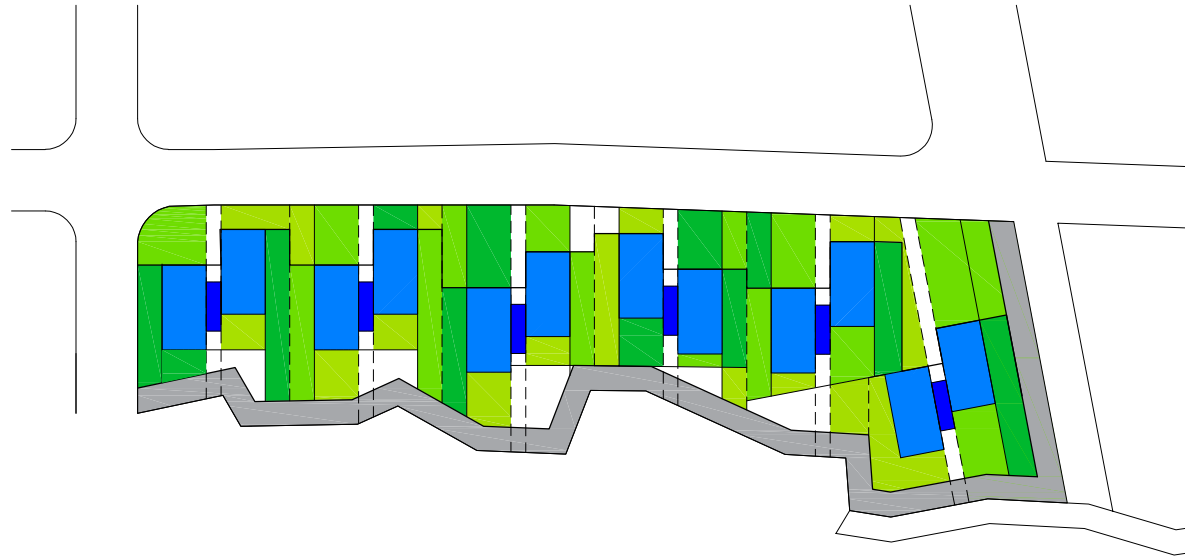
Formal Organization //

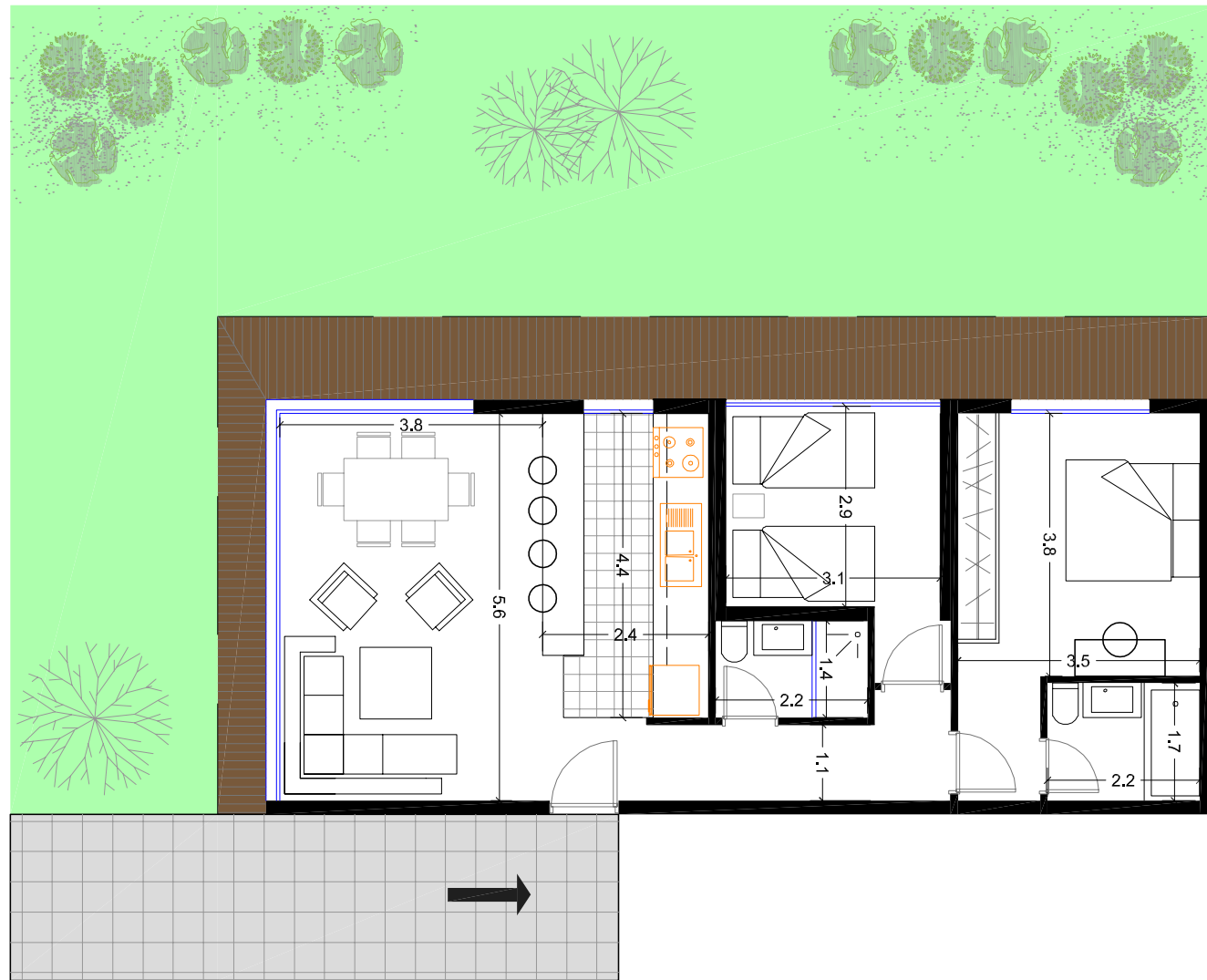
*Formalistic diagrams*

Units Distribution in the Site //

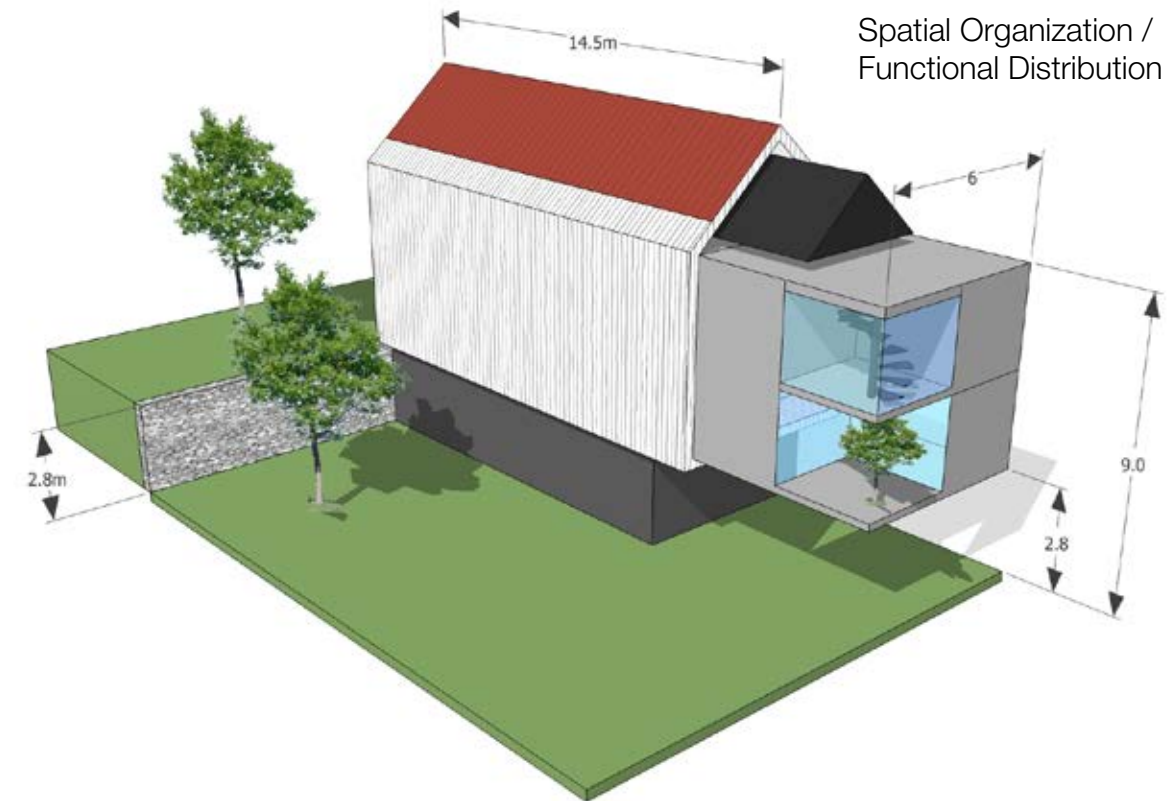


Gardens Layout//

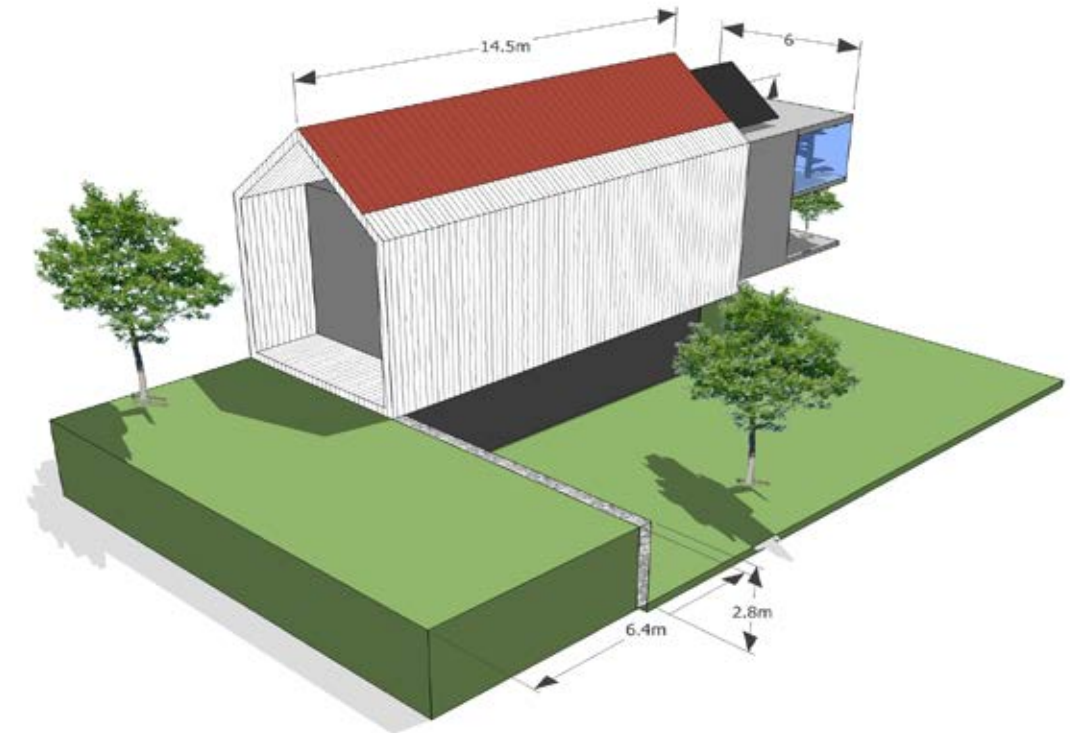
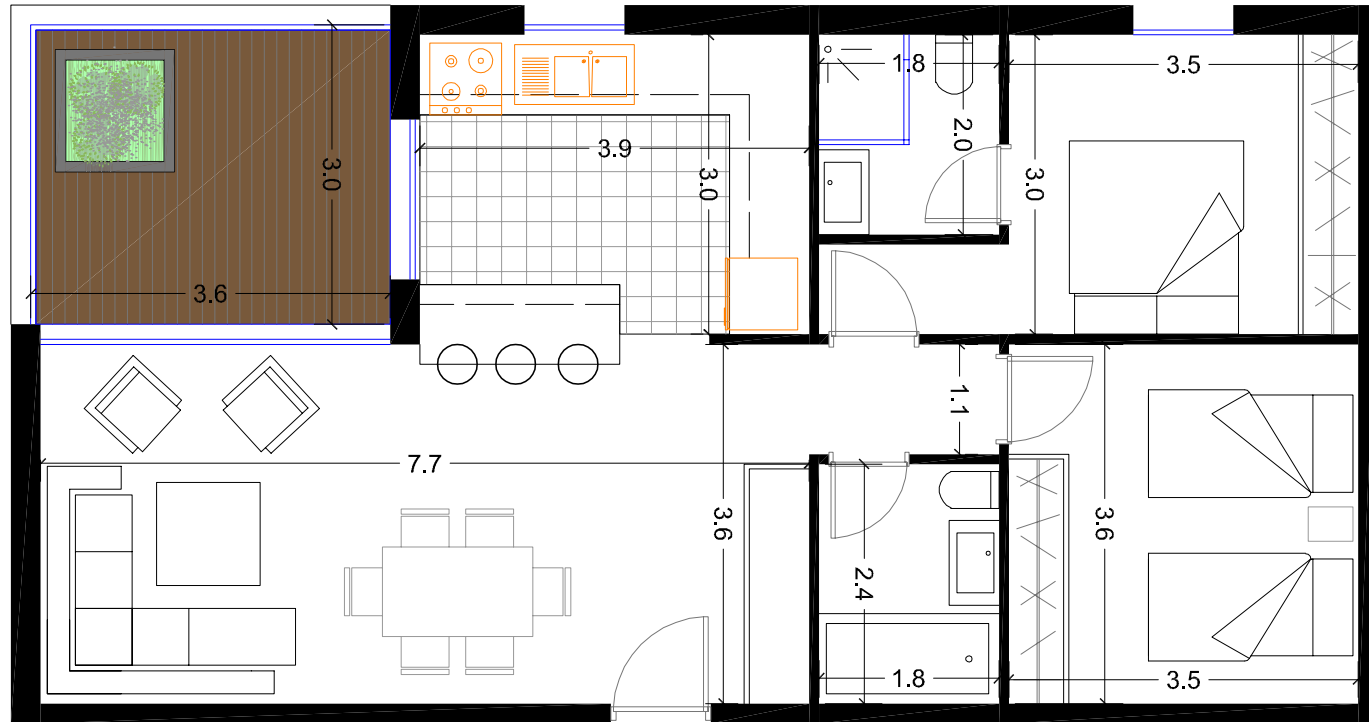




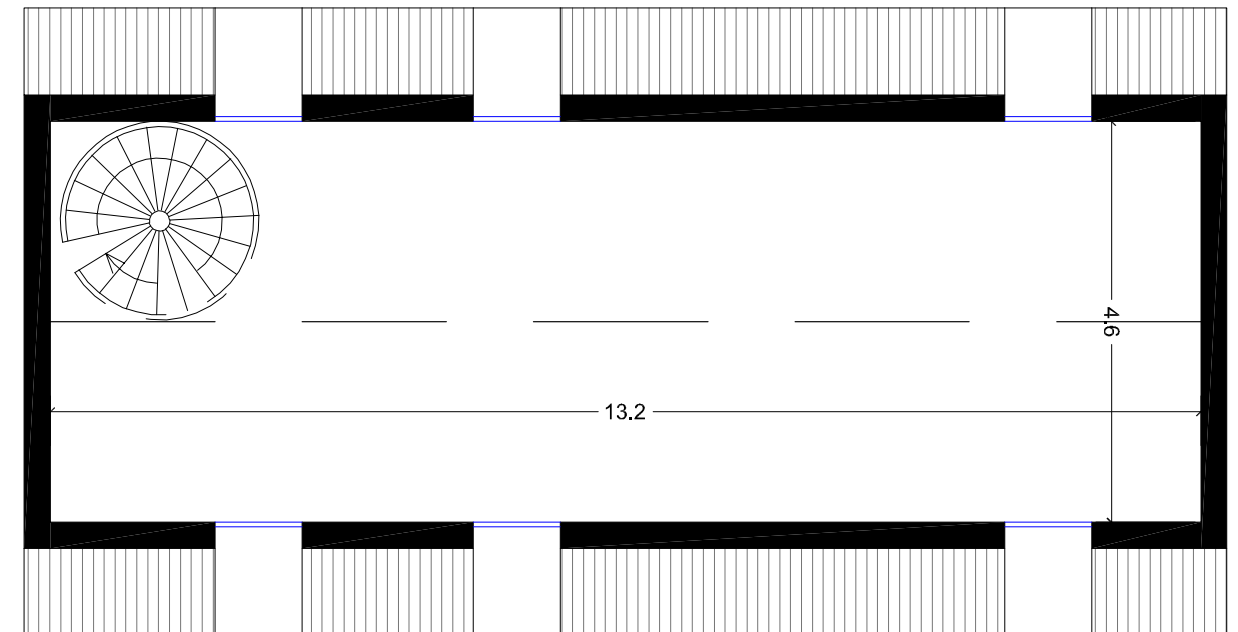
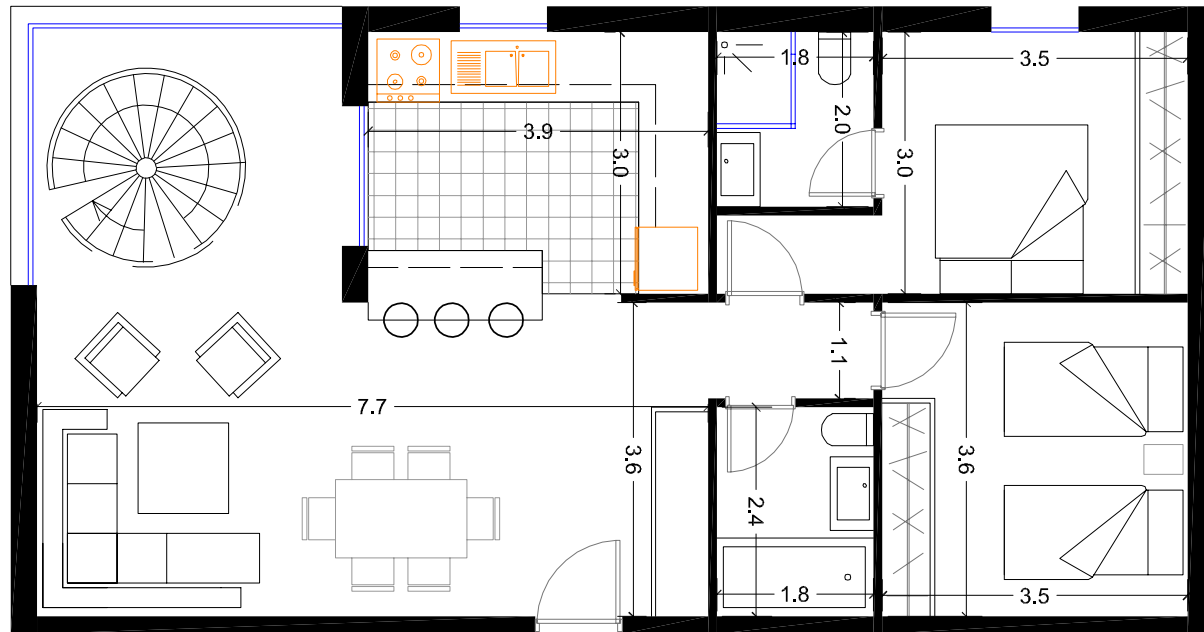
Ground Floor Plan //



First Floor Plan //

Spatial Organization /
Functional Distribution

Second & Roof Floor Plan //





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Unfortunately!

The client wanted a traditional Modern Lebanese architectural character//



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New volume!

Traditional Modern Lebanese Urban Architectural Typology//



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