

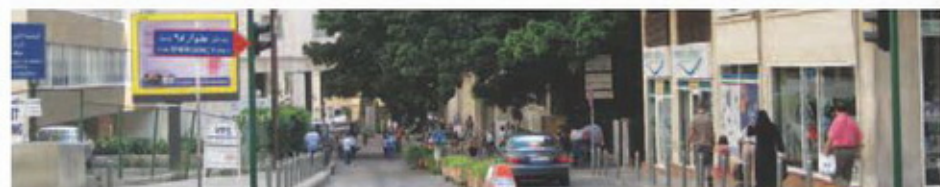


VISION1974

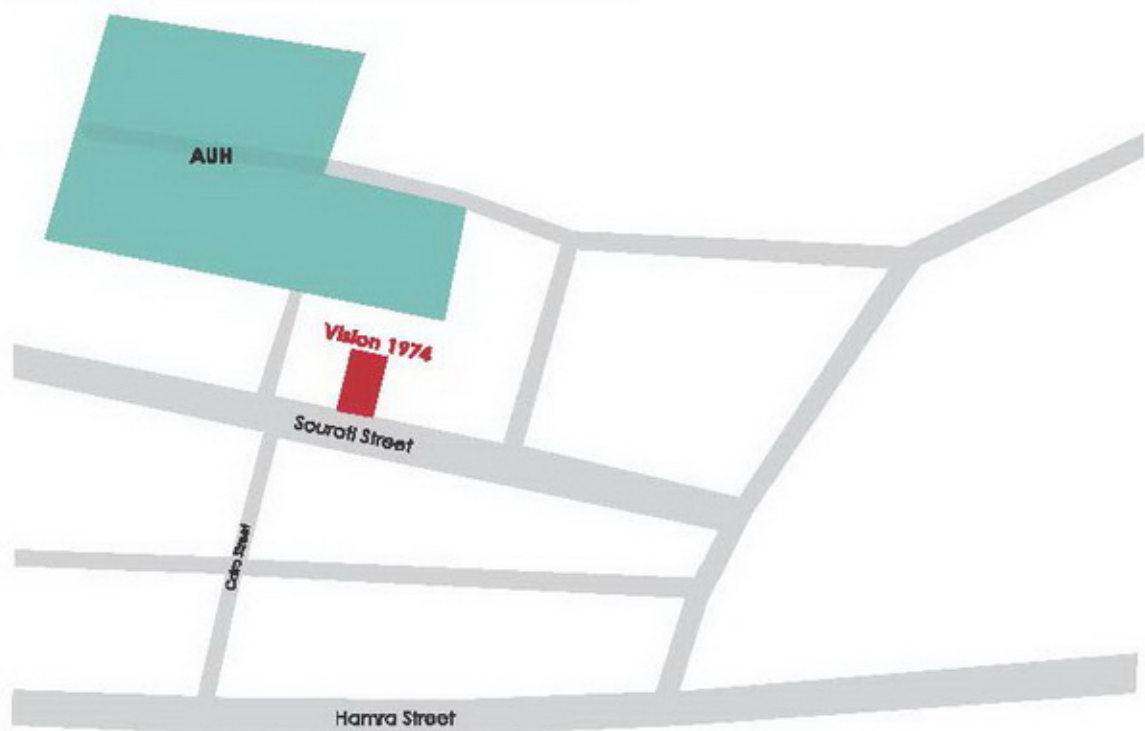
Dr. Neil Patel, MD, PhD

Dr. Neil Patel

Dr. Neil Patel, MD, PhD



Location >Hamra



# VISION 1974

The site is located in an area that has always been a "City" in the city, both physically and symbolically. "Ras Beirut", which englobes "Hamra", "Bliss" and "Ain el Mreisseh" neighborhoods amongst others is a vibrant area that is the home of many touristic, business and medical facilities. The plot is situated on "Sourati" street and the corner of "Calro" street, at an equal distance from Hamra and Bliss, right next to The American University Hospital (AUBMC).



In the "Heart of Vibrant Hamra", Vision 1974 is a "One of a Kind Logo Building" designed for professionals looking for "Unique Workspaces" that offers High Visibility to their businesses.



The idea behind the concept is to "Integrate a Living Working Structure", creating a Strong Interface Bond and a Dialogue with its living surrounding, and of which the design is to be dictated by all the factors of interface stated. **"Let's Work Together"**



## Vision 1974 Space



## Inspiring Spaces

Retail spaces at the ground floor and mezzanine, 4 upper floors of large working spaces, 5 additional floors of dividable medium to small size office spaces, as well as 2 top duplexes feature floors that could be combined together.

Ground Floor  
Space



## Vision 1974 Space



scale:1/100

Double glazing creating a thermal break  
External walls cladded with natural stone (high inertia, high U factor)  
Eco friendly external materials (stone)  
Garden and water features at terraces



Mezzanine  
Space



scale:1/100

## 1st Floor Space

The building has been thought of externally in many horizontal layers, in order to achieve a break in the human scale, and helps reading the internal functions easily.







## 2nd- 4th Floor Space



scale:1/100

Commercial Offices/Space > from 67m2 up to 640 m2

## 5th Floor Space

The building has been thought of externally in many horizontal layers, in order to achieve a break in the human scale, and helps reading the internal functions easily.





6th-9th Floor  
Space



scale:1/100

Commercial Offices/Space > from 69m<sup>2</sup> up to 420 m<sup>2</sup>

## 10th Floor Space

Vision 1974 will be a Second Home Away for Home to its tenants, creating Inspiring Spaces and the right and Adequate Environment For Work.



scale:1/100



Vision 1974

# VISION 1974



## Internal Finishing

### Building's entrances:

- Stamped textured concrete flooring to underground parking areas
- Natural stone / Granite/ Marble to floor walls and ceilings
- Entrance lobby with Integrated lighting, commercial signboard, Information desk
- Landscaped planters at main entrance

### Stairs and landings:

- Large sizes granite flamed finish flooring, landings and skirting, light gray color
- Oil base paint (fully glossy – Washable) for walls and ceilings (Gerber, Gulttet or equivalent)

### Lifts landings and apartments lobbies:

- Marble or granite to match with building's entrances flooring and wall finishing

### Offices areas:

- Large size solid Ceramic (Plain Mass) to floors Water base paint for walls and exposed ceilings (Gerber, Gulttet or equivalent)

### Bathrooms:

- 1st choice large sizes solid ceramic tiling, Italian made or equivalent, to floors and walls.
- Oil base paint for exposed ceilings (Gerber, Gulttet or equivalent)
- Water and fire resistant gypsum board for suspended ceilings and cornices.
- 1st choice sanitary fixtures (Kohler® or equivalent)
- 1st choice mixers, (Kohler® or equivalent)

### Kitchenettes:

- 1st choice solid ceramic tiling large sizes flooring and base
- Solid ceramic walls tiling to match flooring
- Oil base paint for exposed walls and ceilings
- 1st choice laminated wood kitchen cabinets with solid surface countertops

### Internal Doors

- Wood veneer finish or Polyethylene Paint to all entrances and internal doors

### Balconies and Terraces

- Large size solid ceramic (Plain Mass)

### External finishing:

- Natural stone cladding 3cm thick mechanically fixed leached finish effect
- Aluminum composite panels to particular areas at facade by "Alucobond" or equivalent
- Clear tempered double glazing with anodized aluminum frames at all windows and bay windows, "Technal®" profile,
- Galvanized metal balustrades

### Other features:

- Elevators: High speed KONE® Sweden (4 nos.)
- Ducted Split air conditioning system
- Videophone control from all offices from caretaker room
- Remote control barrier at underground parking entrance
- Diesel Generator



A Vision in the Heart of Hamra

