

TRADITIONAL SOUK AT SEEB

Concept Design Presentation June 2018

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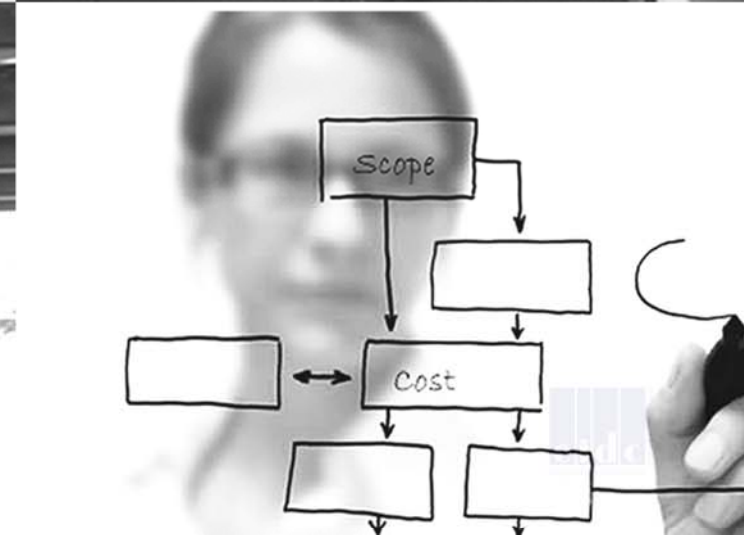
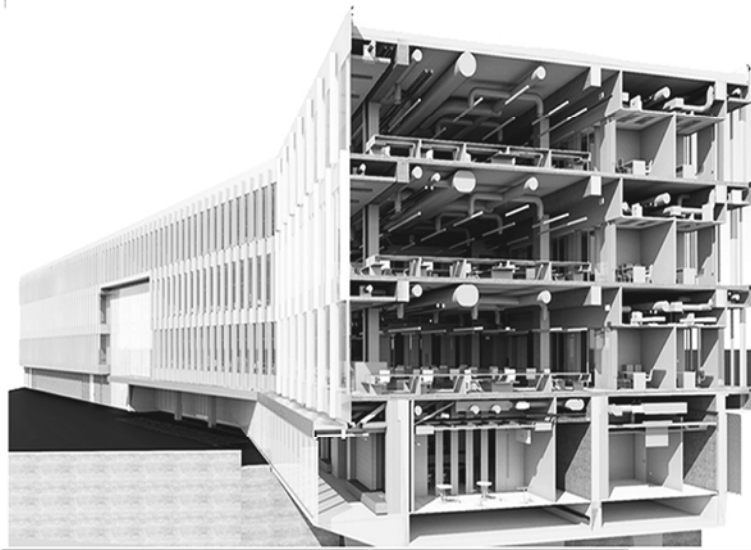


ABOUT US

At Engineering Innovation Design and Consulting (EIDC), we provide a broad spectrum of consultancy services ranging from Project Feasibility Studies to Architectural and Engineering Design, including Project Management. We are staffed by people who are, by nature, innovative thinkers with a company culture rooted in growth and learning, we attract top performers who continuously aim for the next level.

From the time EIDC was set up by our founder director Dr. Rashid in 2006, we wanted to ensure that the work our team did, would make a difference in the community. Even as Dr. Ravi took up the reins of the company in 2008 and EIDC continued expanding, we have never deviated from that initial desire to provide consultancy services that fully serve the interests of our clients and the larger community of which we are an integral part.

In the relatively short span of time, EIDC has been able to deliver some remarkable projects and could form enduring business relations with a number of individuals and organizations as clients or business associates in Oman and abroad. Our future as a company will see us moving into new areas of architectural and engineering consultancy requiring a balanced mix of up to date knowledge and a solid bearing on history.



Introduction

By reflecting Oman, its history, unique culture, mind-blowing heritage, beautiful architecture and amazing natural beauty, a visit to souk is an exceptional journey. The souk consists of several small stores that mainly sell traditional and local Omani products and crafts like Omani daggers, traditional clothes, silver crafts and jewellery, pottery and local food. The souk is distinguished by its exceptional Arab and Islamic architecture.



PROJECT DEVELOPMENT

Design Intent

The Traditional souk at Seeb is proposed as a new hotel development in the heart of Muscat offering a unique lifestyle and leisure destination for the city. The proposed site area covers 53208 sq.m.

The vision for the proposed new development is to create a point of focus within the city and provide the guests with the ultimate Omani experience, by reflecting it in the building profile, surroundings and interiors.

Apart from the hotel component, the project also incorporates a traditional Omani Souk, that will provide authentic handicrafts, clothes, ornaments, spices and other products for the public.

Location Suitability

Located at the heart of the city, the placement of the site ensures maximum connectivity. By implementing Omani Culture and its style into the building, it stands as a unique development in the city, which will serve as a major centre of attraction.

Development Components

Omani Souk	Hotel Apartment
Retails	15 - duplex rooms
Foodcourt	12 - 1Bhk
Activity square	12 - Studio rooms
FEC	
Offices	Cinema
Banquet hall	360 pax



MACRO LEVEL-LOCATION



Seeb

PROPOSED SITE

PROPOSED SITE

AL Tasnim New Seeb Labor Camp

Muscat Garden Center LLC

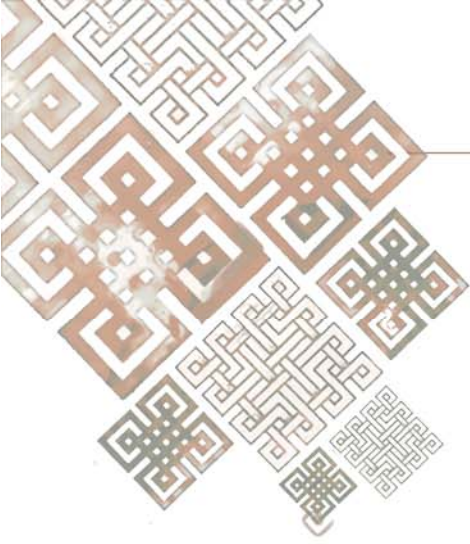
AL Qadeema Nursery

Al Hail North

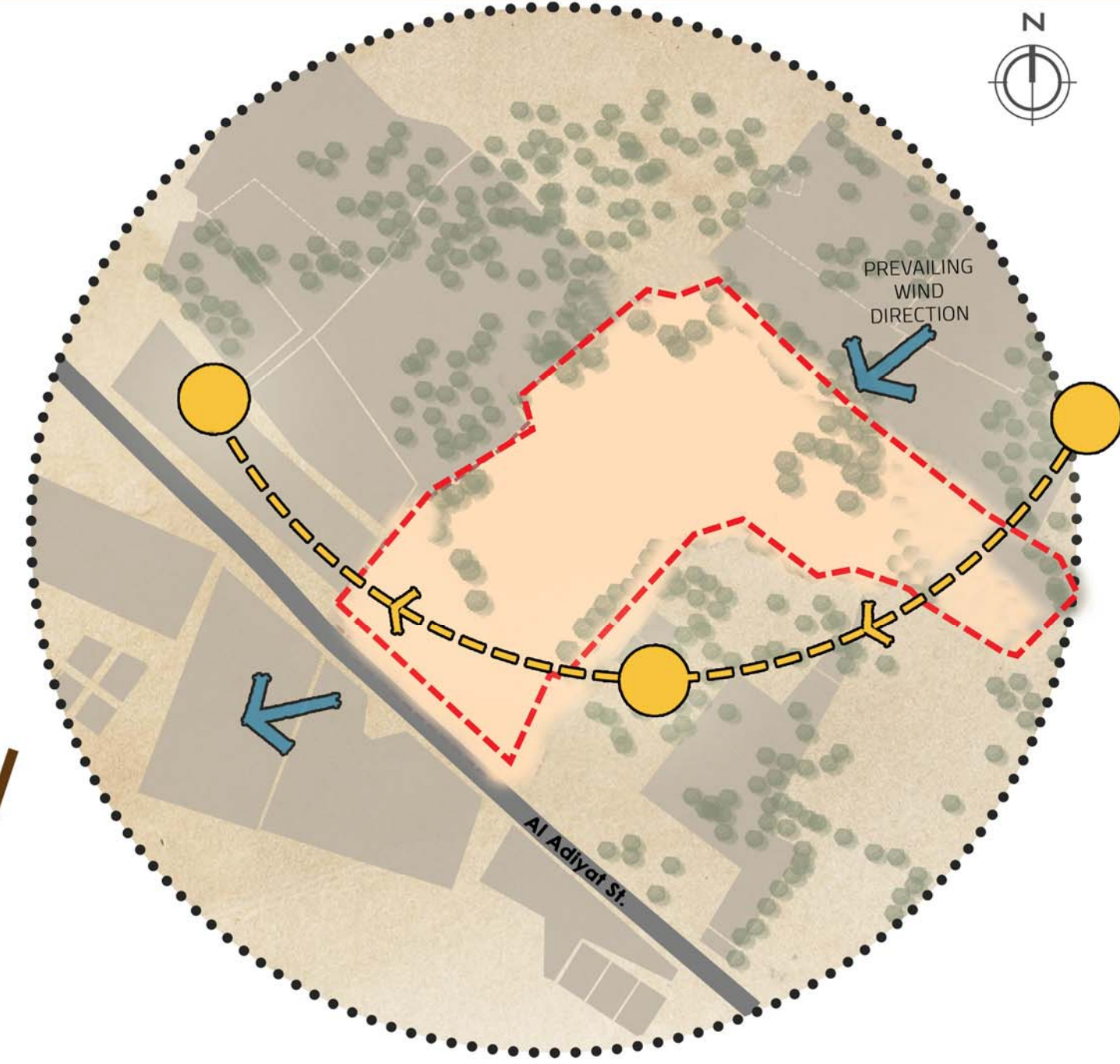
Traditional Souk At Seeb



SITE STUDY & ANALYSIS



Al-Seeb is a coastal fishing city, located several kilometres northwest of Muscat, in northeastern Oman. Seeb has a hot desert climate with very hot summers and warm winters. Precipitation is low, and falls mainly in the months from December to April.



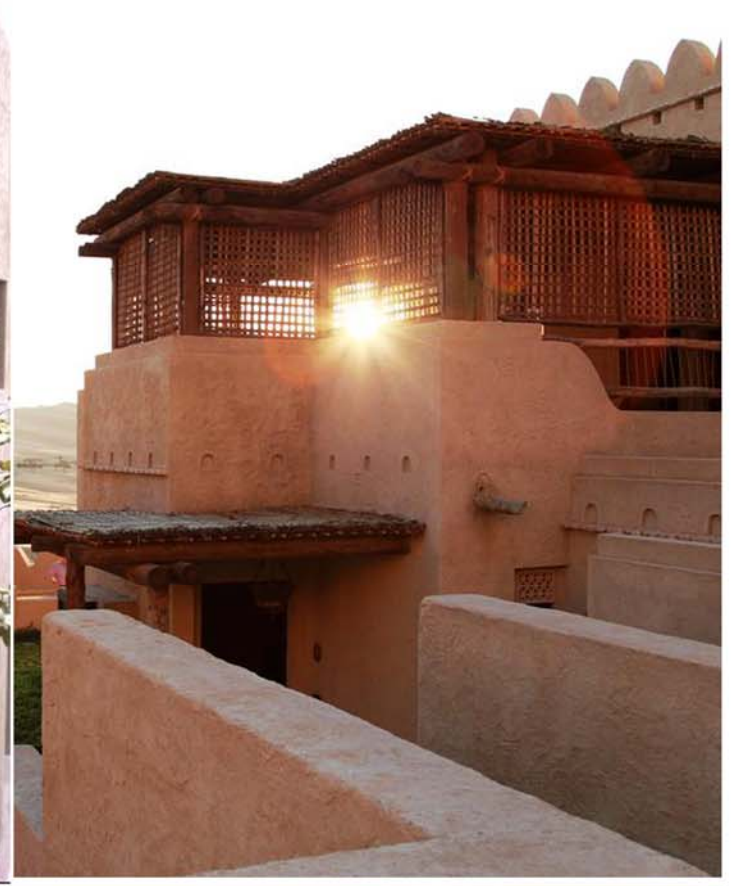
Al Rawdah St.

- FARM
- GARDEN
- BUILDING

Alabab St.

The site measures 53208 Sq.M. The predominant wind direction is from the north east, coast emanating from the Sea of Oman. Maximum and minimum temperatures varies from (32.8%-23.6%). Average humidity of the year is 42%.

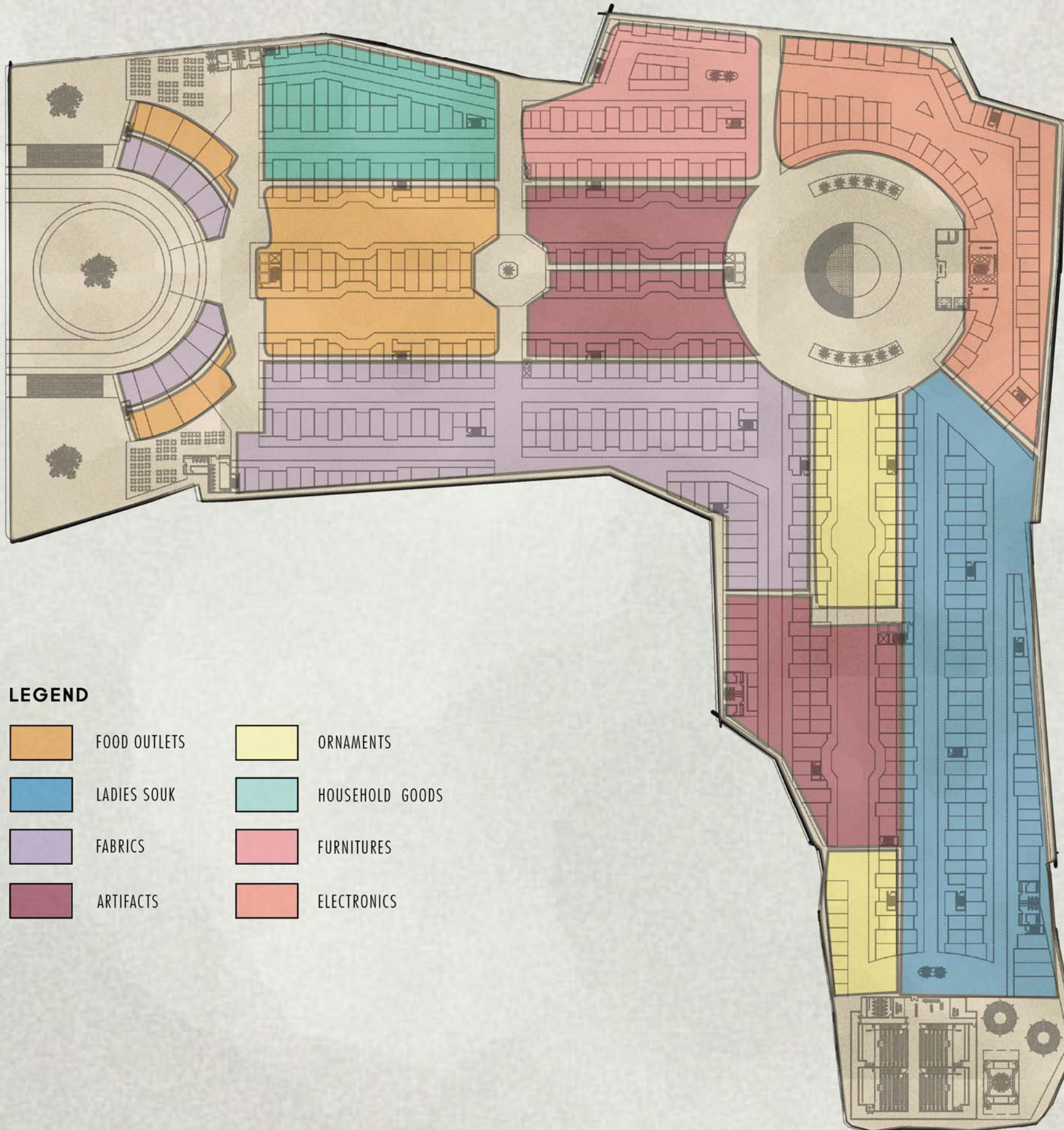
ELEVATION DESIGN CONCEPT







Building forms are made compact to reduce the surface area of heat. Basic structure have thick walls to reduce heat. Flat roofs are used in common to reduce the temperature by reflection and re-radiation. White or similar colors are used to reduce the absorption of heat.

MASTERPLAN ANALYSIS

SOUK RETAIL- ZONING

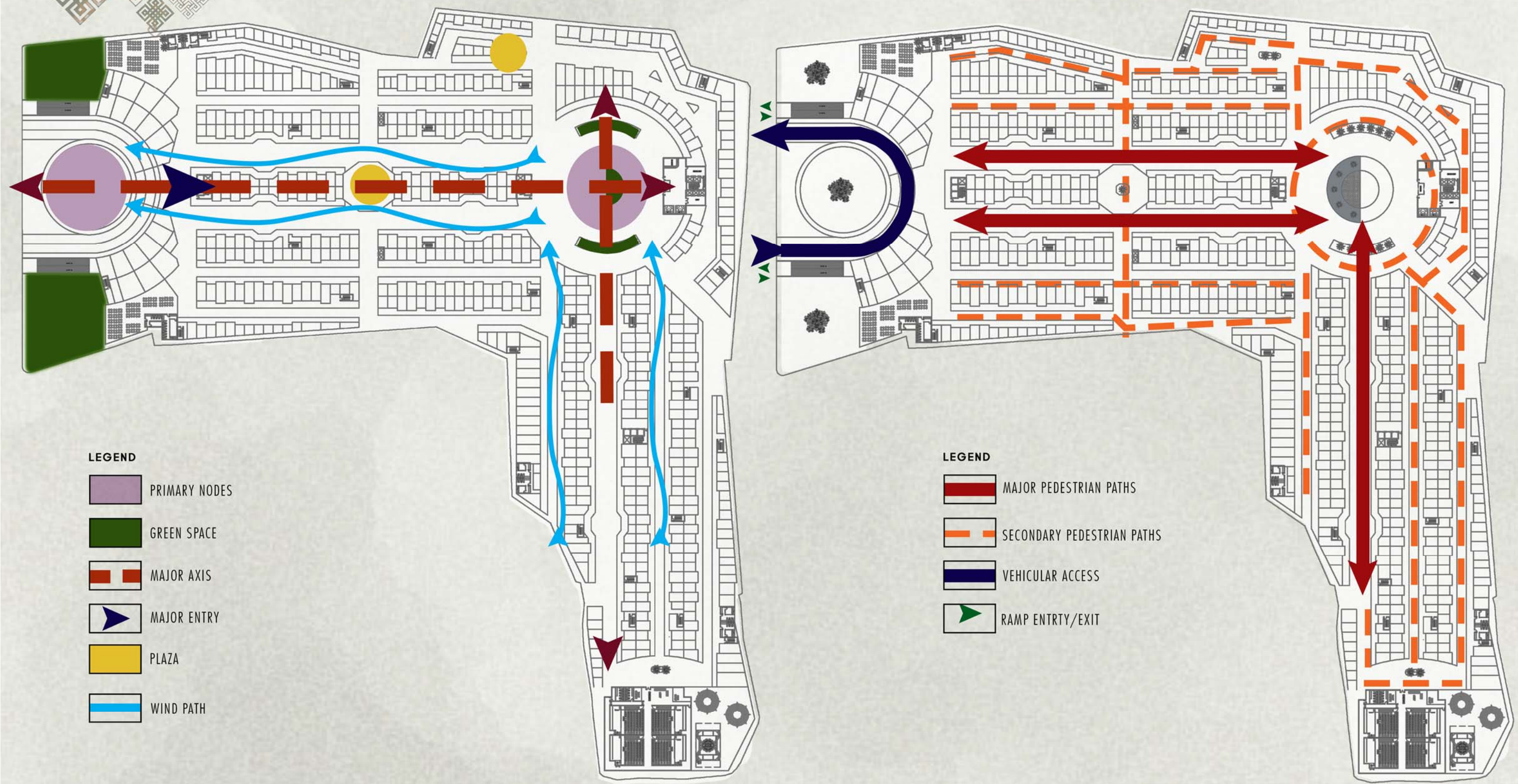


LEGEND

	FOOD OUTLETS		ORNAMENTS
	LADIES SOUK		HOUSEHOLD GOODS
	FABRICS		FURNITURES
	ARTIFACTS		ELECTRONICS

MASTERPLAN ANALYSIS

SOUK - CIRCULATION STUDY

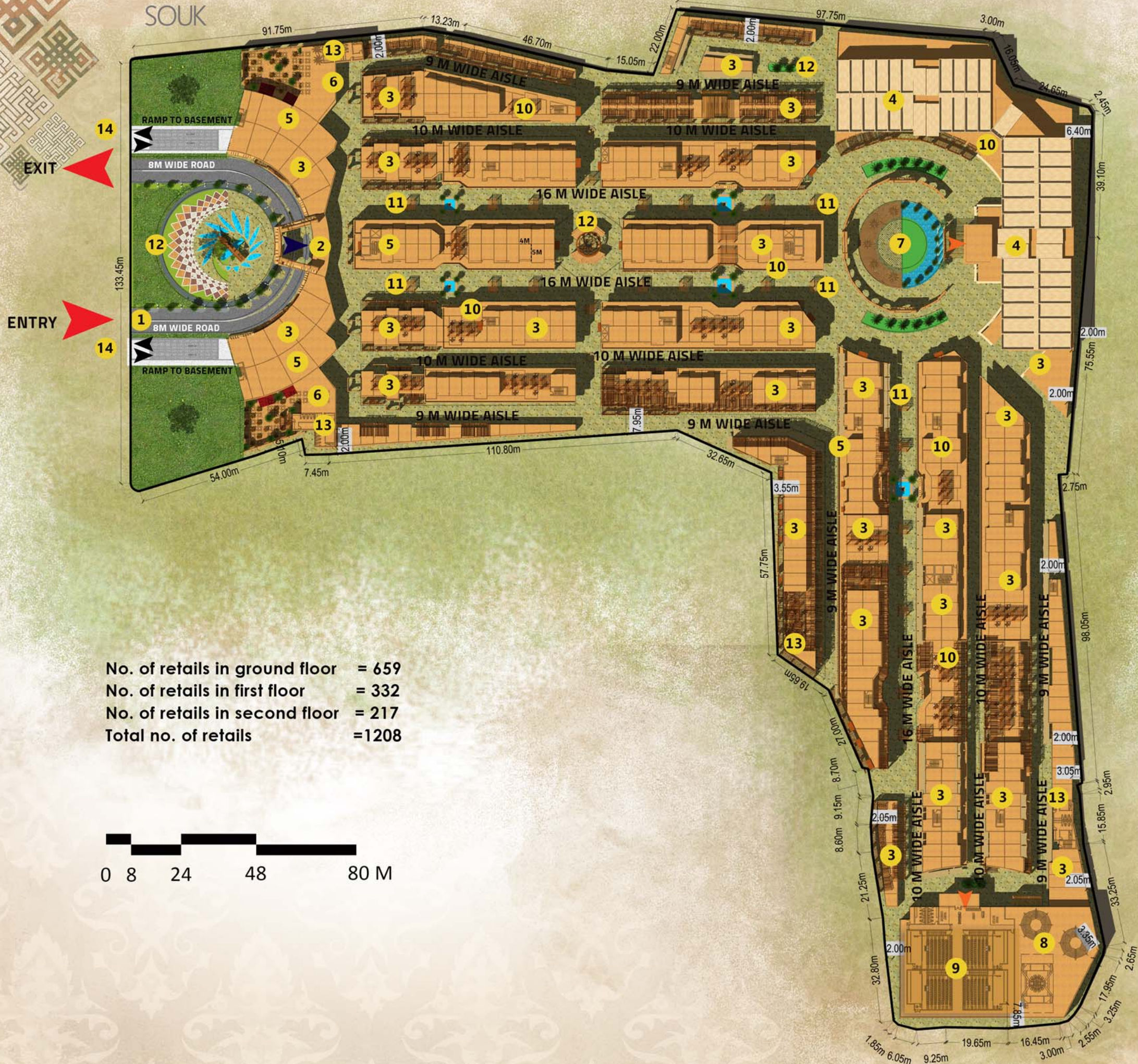


- LEGEND**
- PRIMARY NODES
 - GREEN SPACE
 - MAJOR AXIS
 - MAJOR ENTRY
 - PLAZA
 - WIND PATH

- LEGEND**
- MAJOR PEDESTRIAN PATHS
 - SECONDARY PEDESTRIAN PATHS
 - VEHICULAR ACCESS
 - RAMP ENTRY/EXIT

MASTERPLAN

SOUK



No. of retails in ground floor = 659
 No. of retails in first floor = 332
 No. of retails in second floor = 217
 Total no. of retails = 1208

LEGEND

- 1 MAIN ENTRY
- 2 SOUK MAIN ENTRANCE
- 3 RETAILS
- 4 HOTEL APARTMENT
- 5 FOOD COUNTERS
- 6 FOOD COURT
- 7 ACTIVITY SQAURE
- 8 FEC
- 9 CINEMA
- 10 OPEN TERRACES
- 11 KIOSK
- 12 PLAZA
- 13 TOILETS & SERVICES
- 14 BASEMENT ENTRY AND EXIT

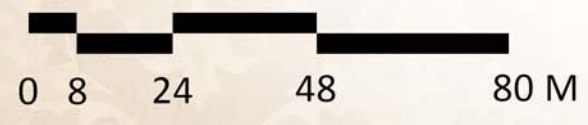
FLOOR PLANS

FIRST FLOOR PLAN



LEGEND

- 1 HOTEL APARTMENT
- 2 OPEN TERRACES
- 3 RETAILS
- 4 OFFICES
- 5 PRAYER ROOM
- 6 BANQUET HALL



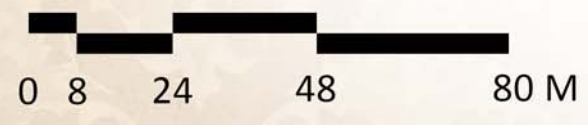
FLOOR PLANS

SECOND FLOOR PLAN



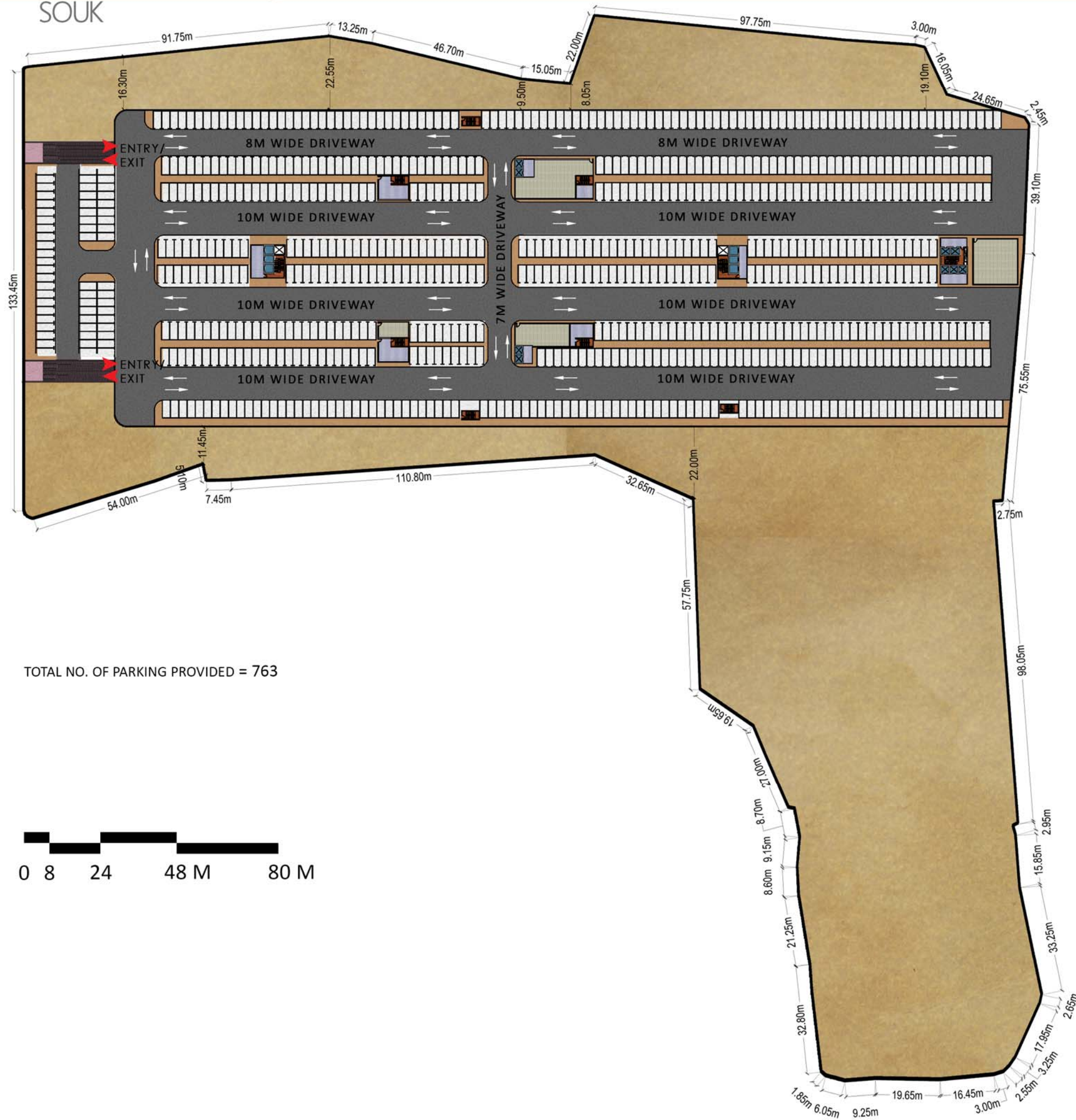
LEGEND

- 1 HOTEL APARTMENT
- 2 OPEN TERRACES
- 3 RETAILS
- 4 OFFICES



BASEMENT FLOOR LAYOUT

SOUK



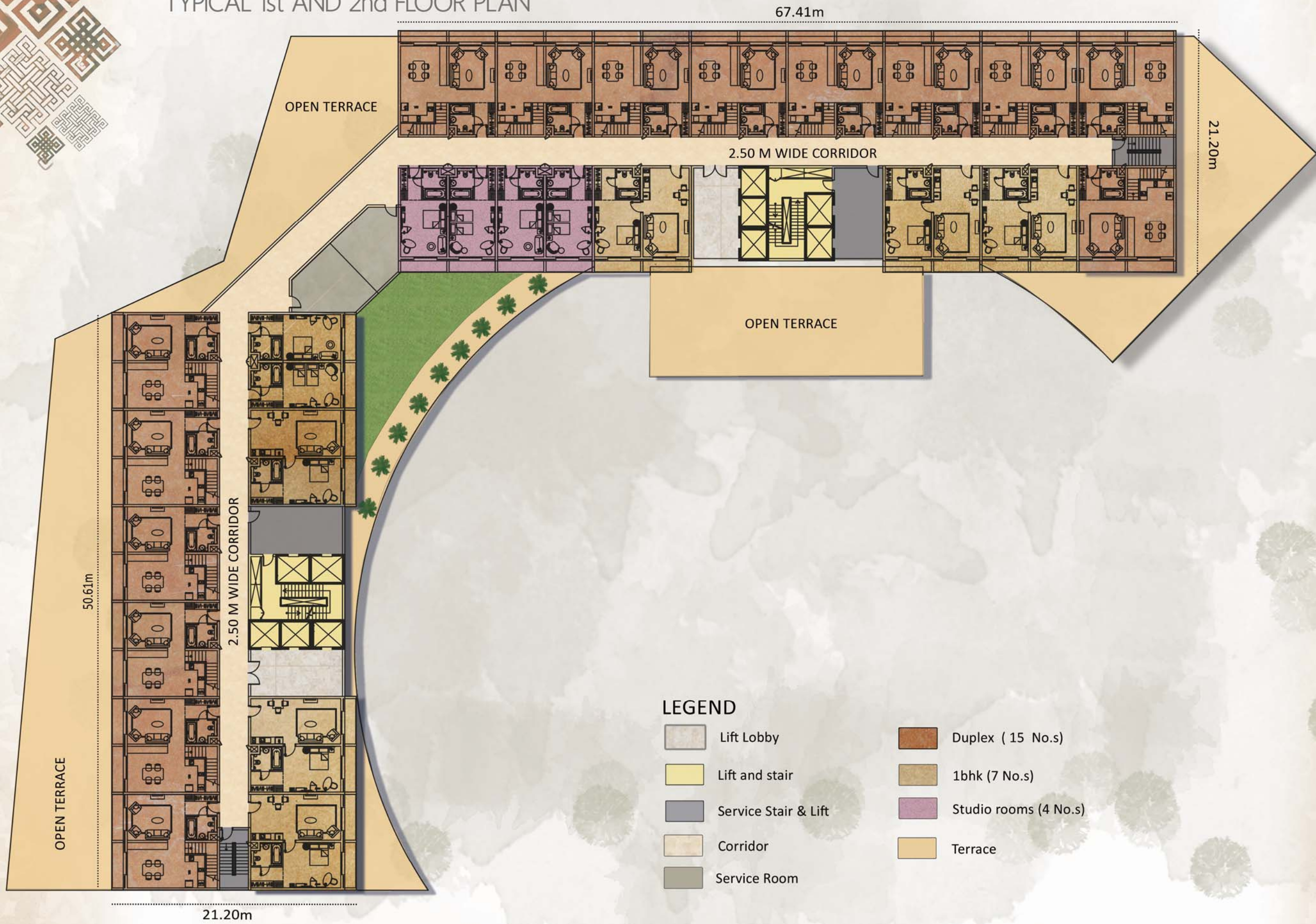
TOTAL NO. OF PARKING PROVIDED = 763

LEGEND

- Pavement
- Parking
- Driveway
- Lobby
- Services
- Stair
- Lift

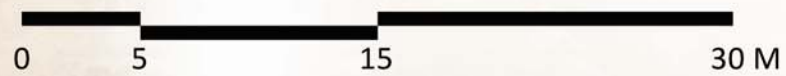
HOTEL APARTMENTS - FLOOR LAYOUT

TYPICAL 1st AND 2nd FLOOR PLAN



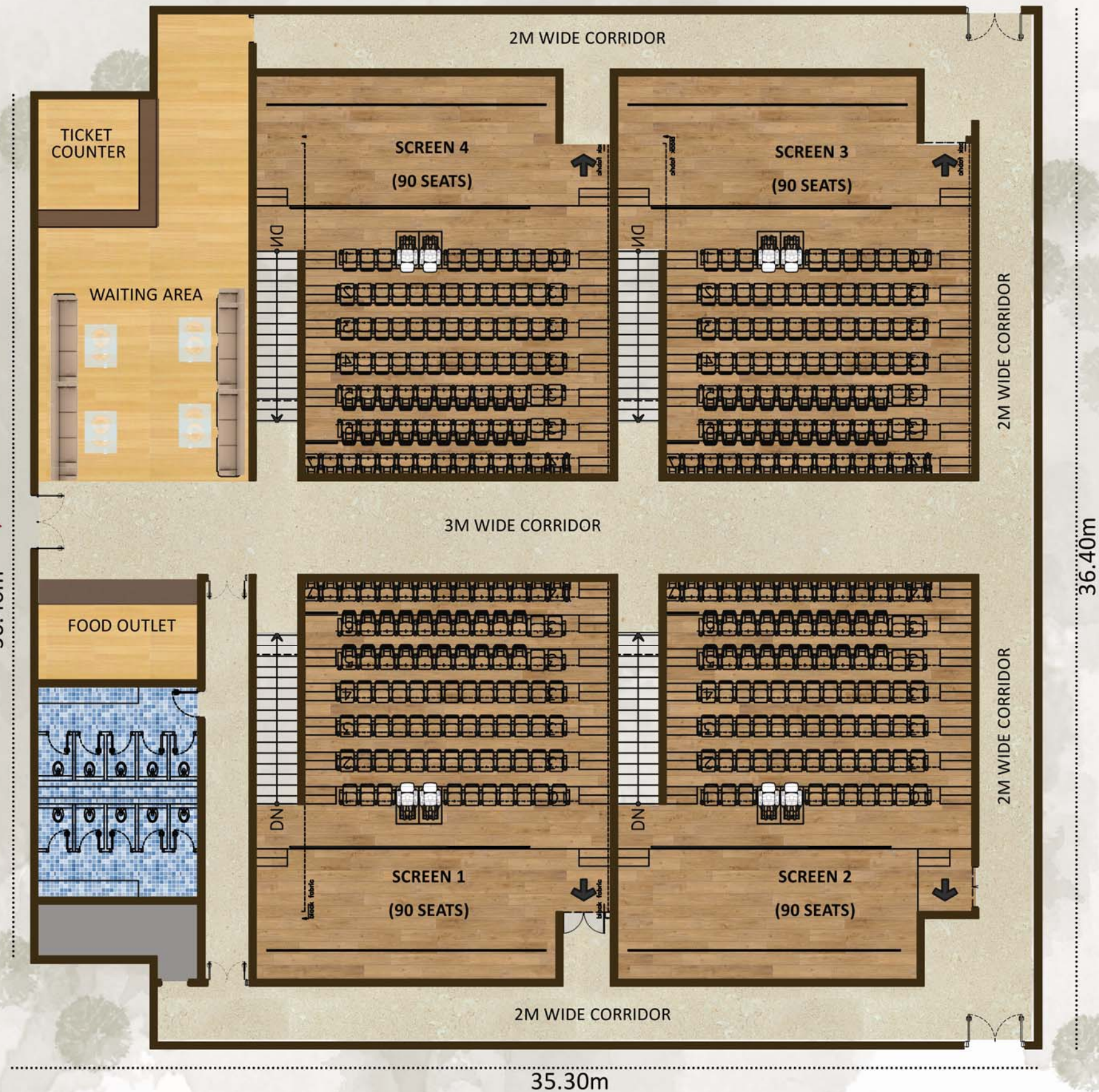
LEGEND

- | | | | |
|--|----------------------|--|-----------------------|
| | Lift Lobby | | Duplex (15 No.s) |
| | Lift and stair | | 1bhk (7 No.s) |
| | Service Stair & Lift | | Studio rooms (4 No.s) |
| | Corridor | | Terrace |
| | Service Room | | |



CINEMA- FLOOR LAYOUT

GROUND FLOOR PLAN



LEGEND

- Waiting area/ticket counter
- Cinema screens
- Corridors
- Toilets
- Services

AREA STATEMENT

BUILTUP AREA SUMMARY	AREA (IN SQ.M.)
SOUK	63,415.00
HOTEL APARTMENT	5,504.00
CINEMA	1,260.00
GRAND TOTAL BUILTUP AREA	70,179.00

SOUK	AREA(IN SQ.M.)
BASEMENT	
COMMON AREA	530.00
SERVICES	690.00
PARKING	27,210.00
TOTAL BASEMENT AREA	28,430.00
GROUND FLOOR	
RETAILS	14,490.00
FEC	810.00
FOOD COURT	920.00
FOOD COUNTERS	1,965.00
KIOSKS	215.00
TOTAL LEASABLE AREA	18,400.00
TOILET & SERVICES	400.00
TOTAL GROUND FLOOR AREA	18,800.00
FIRST FLOOR	
RETAILS	7365.00
BANQUET HALL	1,950.00
FOOD COUNTERS	460.00
OFFICES	775.00
TOTAL LEASABLE AREA	10,550.00
PRAYER ROOMS	275.00
TOTAL FIRST FLOOR AREA	10,825.00
SECOND FLOOR	
RETAILS	4,130.00
OFFICES	775.00
FOOD COUNTERS	455.00
TOTAL LEASABLE AREA	5,360.00
TOTAL SECOND FLOOR AREA	5,360.00

SOUK TOTAL LEASABLE AREA	34,310.00
SOUK TOTAL BUILTUP AREA	63,415.00
CIRCULATION & COMMON AREA (OPEN TO SKY)	26465.00
ACTIVITY SQUARE	600.00
OPEN TERRACES	7,685.00
NO.OF SHOPS PROVIDED	
GROUND FLOOR	659
FIRST FLOOR	332
SECOND FLOOR	217
TOTAL NO.OF SHOPS	1,208
HOTEL APARTMENT AREA IN SQ.M	
GROUND FLOOR	330.00
FIRST FLOOR	2,604.00
SECOND FLOOR	2,570.00
TOTAL BUILTUP AREA	5,504.00
ROOMS PROVIDED NO.S	
DUPLEX	15
I BHK	12
STUDIO	12
TOTAL	39

AREA SUMMARY

SITE AREA : 53208.00 Sq.M.

TOTAL NUMBER OF FLOORS OF SOUK: BASEMENT+GROUND+2

TOTAL NUMBER OF FLOORS OF HOTEL : BASEMENT+G+2

DETAILED AREA STATEMENT

CINEMA	AREA IN SQ.M
GROUND FLOOR	1,260.00
TOTAL BUILTUP AREA	1,260.00
PARKING NOS.	
SOUK PARKING REQUIRED	647
SOUK PARKING PROVIDED	651
HOTEL PARKING REQUIRED	48
HOTEL PARKING PROVIDED	52
BANQUET HALL PARKING REQUIRED	39
BANQUET HALL PARKING PROVIDED	40
CINEMA PARKING REQUIRED	18
CINEMA PARKING PROVIDED	20
TOTAL PARKING REQUIRED	752
TOTAL NO.OF PARKING PROVIDED	763



REFERENCE IMAGERY

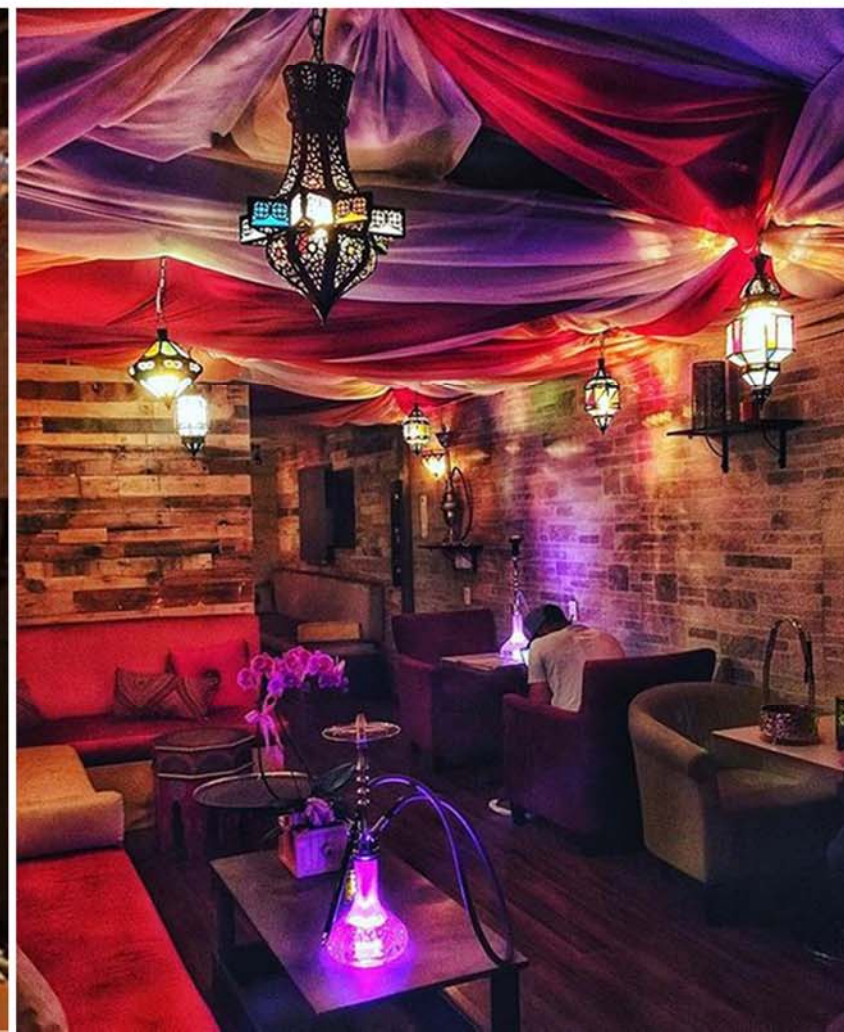
Shops





REFERENCE IMAGERY

F & B



Traditional Souk At Seeb





REFERENCE IMAGERY

Theatres



Traditional Souk At Seeb



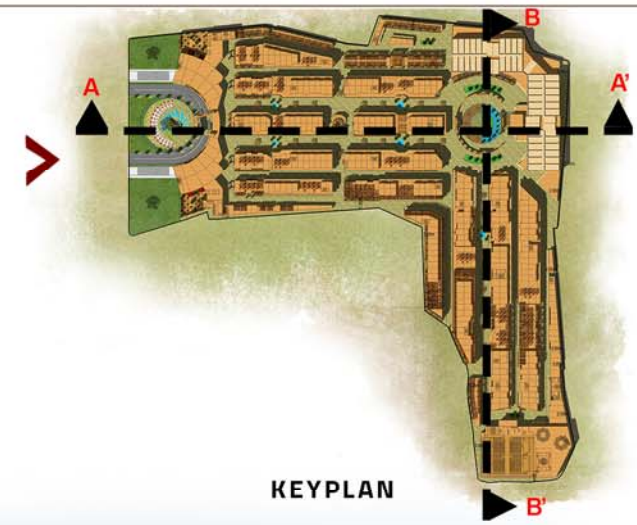


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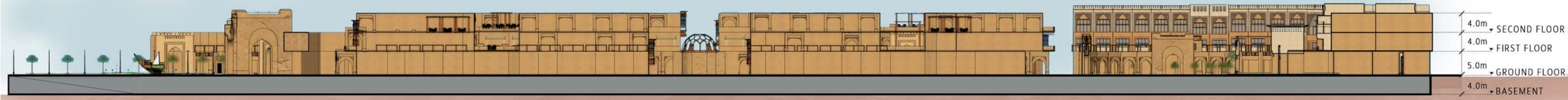
Architectural Character



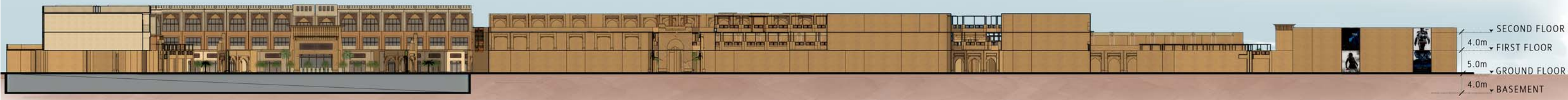
SCHEMATIC SECTIONS & ELEVATION



KEYPLAN



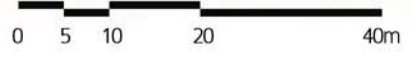
SECTION AA'



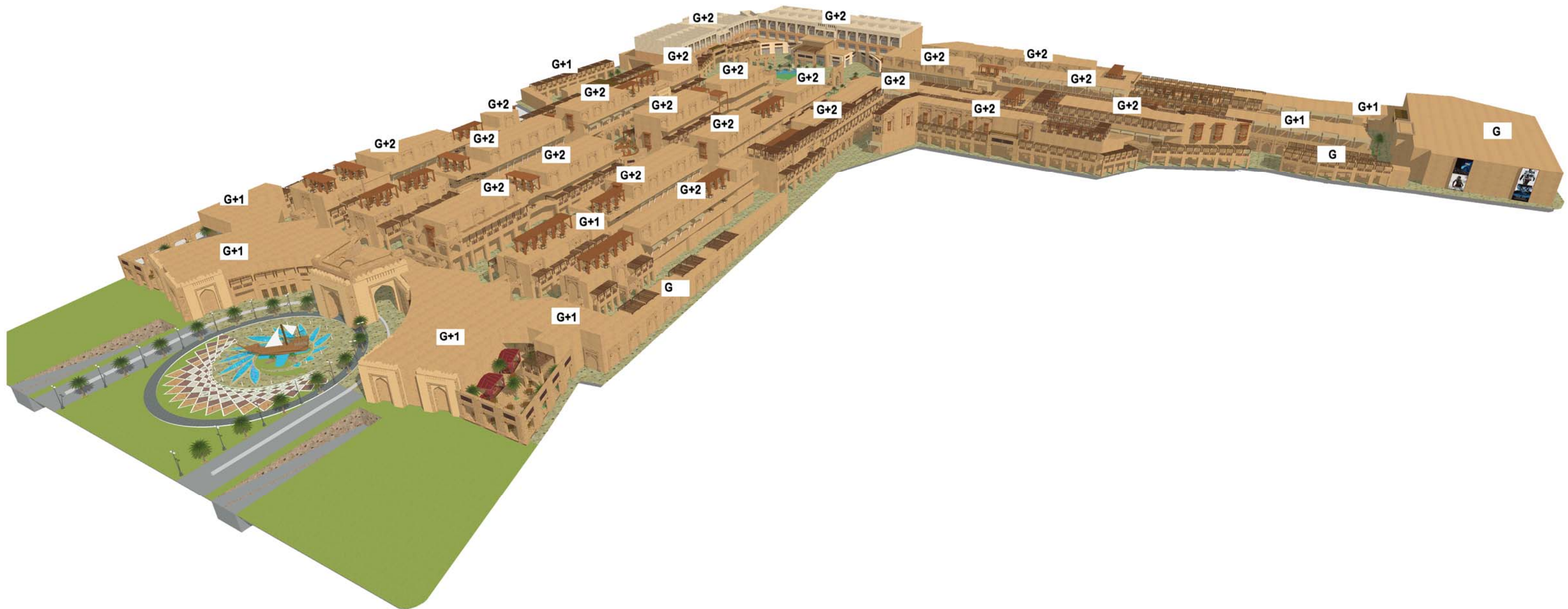
SECTION BB'



FRONT ELEVATION



AERIAL VIEW (WITH LEVELS)





PERSPECTIVE VIEWS

Interior View





PERSPECTIVE VIEWS

Interior View





PERSPECTIVE VIEWS

Interior View



AERIAL VIEW



AERIAL VIEW



PERSPECTIVE VIEW

Souk street View





AERIAL VIEW

Souk



AERIAL VIEW



AERIAL VIEW



PERSPECTIVE VIEWS

Souk street Views



PERSPECTIVE VIEWS

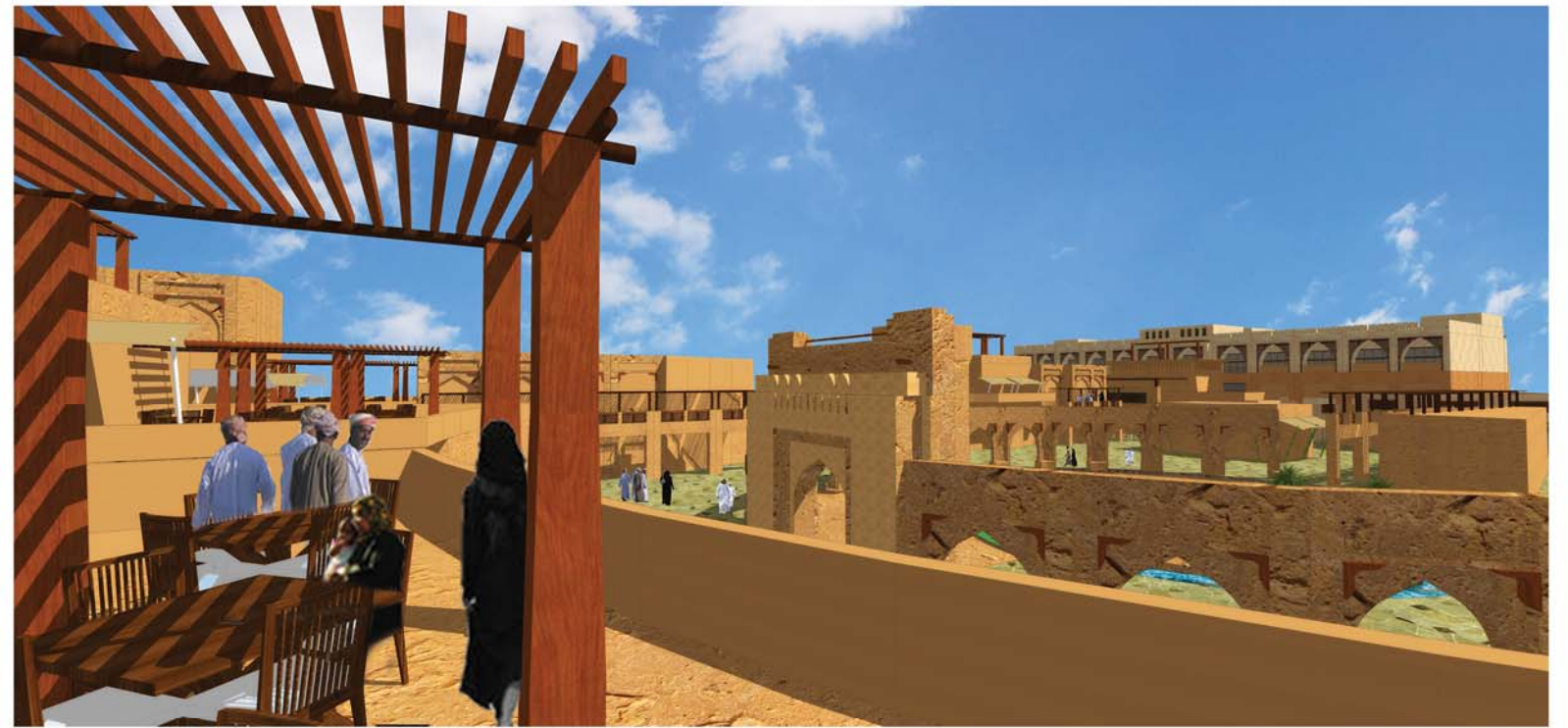
Souk street Views





PERSPECTIVE VIEWS

Souk street Views



SHOP- INTERIOR VIEW

