

Republic of Lebanon
Ministry of Culture



International Architecture Competition
The HOUSE OF ARTS & CULTURE
The Lebanese-Omani Centre

ANSWERS to the Competitors QUESTIONS

Prepared by GAIA-heritage (sal)
Beirut, November 2008

Dear competitors,

We are answering your questions by Sections following the keyword classification. Whenever several questions are of the same nature, we include the answers in a main paragraph, one per keyword or under the group of specific questions. Whenever necessary we provide specific replies to questions.

You will find below a list of the new information provided. You may download it from the website as you did before with the main documents.

Additional Documentation

(Verify yours downloads with the new Check List)

1. Elevations and plan of the Bacri House (small building in front of the site).
2. Sector J with the ground floor plan of the adjacent buildings inserted and topographical points of the rest of the sector.
3. Traffic plan (do not pay attention at limits of the Lot on this drawing).
4. 3d model in dwg format.
5. New elevations of the landmark project.
6. Legend to master plan and lot 128-04.
7. Modified Table of spaces in pdf format. English, French and Arabic.
8. Modified Table of spaces (to be filled) in excel format. English, French and Arabic.
9. Lot 128-04 explanation.
10. Average Rainfall Diagram in Beirut.

Remember that,

Entries should be sent by mail (the date apposed on the stamp being the proof) or delivered to the below address before the 30th of January 2009 at 18:00 hrs. Entries sent by mail should be received before the 10th of February 2009 at 18:00 hrs.

Att. International Architecture Competition for the House of Arts & Culture

Office of His Excellency the Minister
Lebanese Ministry of Culture
Hatab Building
Madame Curie Street, Verdun
Beirut, LEBANON
Telephone: +961 (0) 1 756 310/11/12

The competitors are accountable for their entries shipping and handling fees.
The competition organizers are not accountable for entries damages during shipment or if they are not delivered on time.

We have had many questions about the role of the Sultanate of Oman in the future of the building, in its design. The unique role of the Sultanate was to enable this project by a generous donation.

Any question regarding the design of the building not specifically mentionned in the documents and in the answers to the questions, is to be considered as left as a free choice for the designer.

Competition Rules, Shipment, identification of projects, Languages, Documentation to submit.

We remind all the competitors to write on their shipment (directly on the package), on all the elements included inside and on the description receipt from the carrier (if asked) that their package has "**no commercial value**". All the necessary has been done to secure in Lebanon the proper delivery of your shipment.

Please note that:

1. Regarding the language you may use, refer to the rules.
2. You may not send any project by email. Refer to chapter 9 of the Competition Rules.
3. You may use any kind of means to send your Entry. You may send your entry either by hand delivery, by airmail postage or by special courier.
4. This competition is a one-stage competition with neither oral presentation nor second phase. The jury will meet in Beirut on the 16th of March 2009 and will announce the results at the end of his session.
5. Those who have lost or forgotten their registration code should urgently send an email to info@darbayrut.org explaining their case.
6. The identification code referred to in Paras 7.4 and 7.5 of the Competition Rules that should appear on all documents must be different from the Registration Code.
7. The identification code should not appear on the digital presentations in the CD-Rom, it should only appear on the front of the CD-Rom. It can be hand written. Refer to chapter 8 of the Competition Rules for the exact position of the code on the A1 boards.
8. Those competitors who want to work in collaboration with Partners need only to include the names of these Partners in the sealed envelope they will send with their projects.
9. Each registration gives the right to only one project.
10. You cannot add more boards to the ones required in the Competition Rules. Your project should be presented on 3 A1 boards (international format). Please refer to chapter 7 of the Competition Rules.
11. The competitors are free to decide what they deem important to add in the 4 pages A4 document. It may be new material (different from the ones on the boards), only text, only images, etc, but it must fit in 4 pages, respecting the text format given in the Competition Rules. The Document « table of spaces to be filled » is not part of the 4 A4 requested.
12. "Free expression space" is any white space left on the boards, after inserting in your layout the compulsory drawings and images we ask for in the competition rules. By then, you can add more diagrams, drawings, perspectives, images, pictures of a model, 3Ds, etc....
13. The 2 compulsory perspectives are one from the exterior and one from the interior.
14. The digital files required should be in .pdf format for the 4 A4 document and for the table of space to be filled. The images should all be in .jpeg format: 300 dpi A4 size and not more than 1 Mo per file for the web format files (also jpeg)

Concept and content

The Jpeg 05 showing the Landmark Building massing indicates that the Beirut master plan may change subject to approval, therefore is it fair to say that if a design does not comply in all respects to the general and specific conditions and circumstances can be shown to justify such a change the competition entry would not be disqualified?

Beirut Central District Regulations must be followed since this type of competition is a Project Competition - as defined by the UIA - and not an Idea Competition.

Does the building need to reflect by any means to the Omani spirit in architecture or is it free to the architect to decide? Do you have any restrictions on the style for the design of the building whether it should be classical or modern of whatever seem suitable for the competitor is free to illustrate?

No. It is free for the competitors to decide what architectural character should be given to the building.

When you say you want the building to be simple and not glorious is that binding condition or flexible as the competitor may design a simple glorious building not to mention that this is subjective to point of views Please illustrate more?

The architectural character of the building is left to the choice of the competitors

Can the proposed building have a pedestrian pathway linking two sides of the plot and which is open to public? Should the concept be based on 1 building or does the candidate have the liberty of deciding?

The competitors have the liberty of deciding.

What is the extent of details needed for the design concerning the flexibility of both the performance halls; is it down to working details & materials or just a conceptual design of how their spaces may host different activities?

It is free for the competitors to decide how far they wish to define and explain their proposal. Any element that helps in understanding and evaluating the design of the project is welcome.

The explanation seems relatively vague regarding the exact content. How open are the requirements regarding the interpretation of what is art and culture and the respective audience involved?

Please stick to the Concept and Programme.

Should the concept be based on 1 building or does the candidate have the liberty of deciding? Can some functions of the House of Arts have their own access or is it preferable to avoid such proposal?

The competitors have the liberty of deciding and explaining their choices.

What is the extent of details needed for the design concerning the flexibility of both the performance halls; is it down to working details & materials or just a conceptual design of how their spaces may host different activities?

Entries should respect the requirements defined in the Architectural Programme to provide a conceptual design at this phase. Competitors are reminded that the scale of the drawings is 1/250.

Process and Programme & Guidelines and Architectural Brief

Can the site have multiple entrances? Are there any regulations for this?

Is there a preferred entrance area for the House of Culture, North, South, East or West?

The competitors have the liberty of deciding how they want to organize their project.

What is the budget for the project and should the competitors put that budget in mind while designing every aspect of their concept and ideas? There are limits to cost?

Is there a planned budget for the construction of the House?

Who's going to finance the future construction of the project? Is there additional budget to the 20 millions Dollars provided by the Sultanate of Oman? Is there state or privates participation?

The 20 million USD is an indicative figure. The land cost is not included in this figure.

Which are the minimum heights into the internal spaces of the building?

What is the minimum height for dance and theatre workshops?

What is the minimum height for the black box (small hall)?

Please refer to the Architectural Programme. Otherwise, it is to the competitors to respect the necessary architectural norms.

Can the spaces be divided differently? Like mixing between different spaces or not...?

The Architectural Programme defines the space requirements and the functional relationships. The competitors should respect these requirements and relationships as much as possible.

For the admin and management offices especially H7 to H10 can these areas be designed as open offices

No

What is minimum inclination angle for people access by ramp? What is minimum inclination angle for cars access by ramp? I'd like more information about vertical circulation such as emergency exit. Stairs.

Apply international norms and regulations.

In the basement, can we implant the piles outside the plot limits? Do they have to be inside and touching the limits? Is there a minimum distance from the basement wall to the plot limits?

All infrastructures should be within plot limits.

As described in the programme the large performance hall may be used also for theatre performances. Does that mean, that a classical backstage area (with back- and side stages for changing coulisses etc.) has to be planned? If yes, is this area included in the 1000 sq.m.? Or is it more a concert hall, which is sometimes used for theatre performances and a standard stage area is sufficient?

Yes the classical backstage area is to be planned. This area is included in the 1,000 square meters.

The term 'modular' is used throughout the program to describe a characteristic of, in particular, the performance spaces and workshops. Could you give a more specific and explicit description of this term – and how it is imagined that it will relate to the project?

What does "modular" mean; which appears in the text of 1.2 The second performance hall and 3.The visual arts in FUNCTION AND SPACES (GUIDELINE AND ARCHITECTURAL BRIEF)? Please explain it in detail or give us some examples.

The term modular means that the spaces can be transformed to accommodate a variety of performing arts to meetings, conferences and workshops. Please refer to the Architectural Programme.

The movie theatre is listed on the bubble diagram as being adjacent to the Cinematheque but is listed in the programme as being part of the performance and conference halls. Does the theatre need to be connected to the performance halls?

The movie theatre is distinct from the performance and conference halls. But the functional organigramme shows the necessary connections between these spaces.

Concerning the large performance hall, it is mentioned that this space could become a flat space or a theatre. Does this mean that the seats at stage level should be movable to free the space, or no seats should exist preferably at this level, or is it about the stage area only? Please note that this issue needs to be clarified and priorities fixed since it represents a key element in

the concept and design of this space, expectedly to become the heartbeat of the House of Culture.

The requirements are relatively vague about the program concerning the performance spaces. Could you be more specific? Should the performance space be exactly a "theatre type"(which includes all the machinery involved, the stage etc...)?

The architectural solutions are to be suggested by the competitors as long as they respect the requirements set in the programme, i.e. "big modular space that can adapt to different space configurations".

What is meant by the theatre in the 'Italian Style'? How many wings do the Italian theatre need? Do the Italian theatre need the under stage? What is the size of the backstage in the Italian theatre?

Which kind of dramas does the theatre usually show?

The Italian style theatre is of a traditional European theatre type. Please refer to examples of other performing halls.

1000 m² seems short for a 800 seat theatre. Does it only include the seating space or is the whole theatre program comprised in this area? B4: m² de la scène ?

For the main seating hall if there is more than a one level of seating how should the area for the hall be calculated: a) The sum of the mezzanine with extra seats (e.g. 250 m²) and ground level floor (e.g. 750 m²) areas should be equal to 1,000 m² or, b) The area that encompasses all levels should be equal to 1,000 m²

What size of orchestras should be accommodated in the orchestra pit?

The 1,000 sq.m. area represents the foot-print of the 800 seat performance hall, including the stage, the back-stage the orchestra pit, etc. For the seating, competitors may wish to consider more than one level of seating space (e.g. mezzanine).

Is the big performance/theatre space supposed to be drama theatre? Does it need to have the flytower?

I would like to know if the height of 20 meters (LARGE PERFORMANCE AND CONFERENCE HALL) must be ensured above the stage (scenic tower) or above the hall. The height of the hall will be able to accommodate different performances (stage position, retractable tiers of seats, etc...). A minimal height of 20 meters should be ensured ahead the stage in the Italian style design.

Do the performance space has to be with chamber and technical tower?

In functional claims the largest performance hall is given a minimum height of 20 m ("The height of the hall will be able to accommodate different performances (stage position, retractable tiers of seats, etc...). A minimal height of 20 meters should be ensured ahead the stage in the Italian style design. "). Which area is referring to?

The environments of the largest performance hall, theatre and cinema, must have precise dimensional specifications?

The overall height of the performance hall is defined in the architectural programme (a minimum of 20 metres). This height is enough to include the flytower.

As per paragraph 1.1 of the Guideline and Architectural Brief, the large Performance Hall "should be easily and directly accessible to delivery trucks". Does that mean the Performance Hall needs to be on the Ground floor?

In the Architectural Program, section C. Exhibition Spaces, an "easy connection with access to the services and delivery area" is required. Does that stand for same floor adjacency?

The location of the performance hall and exhibition spaces is to be defined by the competitors, respecting the functional relationships defined in the architectural programme.

Should there be separate area for parking spaces to cater for service and delivery vehicles? For "Italian style theatre" we understand it to mean traditional European style theatre. For adaptability to include for a flat space would have a considerable cost implication or a possible compromise in seating quality. Is that acceptable to gain flexibility? For seats that "disappear",

an extra storage facility might be necessary, thereby increasing the floor area requirements. Is this acceptable?

Please refer to the Architectural Programme and Functional Diagramme.

The workshops and storage for the main stage as denoted in the program [(I2) 50m² and (I1) 60m²] seem vastly under-scaled for a project of this size. By our calculations – one should allot 4-5 times the dimension of the stage for these spaces. Are we to assume that much of the set construction and storage will occur off-site?

Workshops and storage will not be used for the production of stage sets. Storage facilities are not for permanent storage of decors. They are meant only to receive and mount stage sets.

Please specify if there is a possibility of "container truck" to deliver decoration for stages

As specified in the Architectural Programme, delivery areas for equipments and sets should be accessible for trucks but not necessarily for containers; these could be parked outside to be downloaded.

Table of Spaces and document to be filled

Section F: National Cinematheque

In the table of spaces to be filled, Section F, please correct the total area. You should consider 273 and not 286. Same for the other Table of Spaces. Do not consider the 13sqm in front of the title "Storage Rooms". Please refer to the revised table of spaces, Section F to be downloaded from the Additional Information page of the website.

Section B: Performance and conference hall

As specified in the table of spaces, the performance Hall (B4) has 1000sqm + control rooms (75sqm). The Small Multimedia Performance (B5) Hall has 300 sqm + control rooms 40sqm. Both share B6.

Any other element not detailed in the table of spaces is included

Do we have creative freedom to propose design solutions to the elements of programmatic requirements that may be different from the given conceptual brief, process and programme and table of spaces?

The table of spaces, the programme and the conceptual brief provided are guidelines to be followed by the competitors while designing their proposal. They were elaborated by professionals from the corresponding fields and were very precisely thought. They should be followed by the competitors as closely as possible.

Ref Exhibition Space C2 is there a requirement for natural light or can it all be artificial? C2 Is hydrometry the same as humidity? D1, Dance and Art Workshops. Is the lighting to be natural or can it be artificial of daylight quality?

Hydrometry measures humidity and rainfall. The competitors are free to choose the best solutions. However, natural lighting is to be privileged and properly controlled.

Is the Documentation Centre (part E) represent the Shop/Library area shown on the bubble diagram?

The documentation centre is the green circle (library).

Can we propose a different graphic layout for the table of spaces to be filled?

No, Please use the formatted document we are providing you. Consider using the same font as in the A4 document.

Drawings and Plans

See the list of Additional Files in the website.

The file lot 128-04 is the most recent and accurate document you should base your work on. You may have found discrepancies between the master plan file and other drawings, because of different times of updates on the files by SOLIDERE. We have added a new drawing showing the available ground floor plans of the neighborhood with a correct LOT 128-04 inserted, and a file called "Lot128-04 explanation" with some indications on areas and regulations lines (refer to "BCD Regulations" section in the Q&A).

If we do an animation, will it be taken into consideration?

The list of Entry Documents is provided in paragraph 5 of the Competition Rules. The Jury will not take any additional document into consideration. However, competitors are free to include any material they deem useful in the free expression space referred to in the same paragraph 5 of the same rules.

Can we manipulate the formats required? (Include some or retrieve or alter) To what extent are they given?

Please stick to the formats defined in the Competition Rules.

Adjacent buildings and projects

Please review the list of files in the Additional Information page of the website, updating for example the Landmark project. In the case of the Landmark project, do not consider the old drawings anymore.

Is there any more detailed information about the projects adjacent to the site 128-4? (plots 128-3, 127-2 and two plots on the right side of the site 128-4) As showed in landmark project as well as attached dwg files, there is a tower of 150 meters planned next to the site. Are there any projects already designed for those sites?

The opposite side of the avenue du General Fouad Chehab is quite vacant at the moment, are there any new projects planned?

For an exact location of the plots we are describing here, check the file "GroundFloorPlan&topo" in the new "drawings & Plans" folder.

Lot 128-3 (west of the site) : H=150m. there is no design available for this tower. We only know its future height, as indicated in the plans.

Lot 136-5 (east of the site) : H=40m. We don't have information on the project.

Lot 135 (north east of the site) : H=40m. We don't have information on the project.

Lot 127-2 (north west of the site) : H=40m. We don't have information on the project. Eventually the lot may be modified as to insert a public square.

The opposite site (other side of RingRoad) is for the moment vacant. We don't know of any planned project for the future.

In reference to page 8 / 3rd paragraph / Ghalghoul District, what was the one unique building on lot number 128-4 which was preserved? And what happened to it?

At present, there is nothing built or preserved on the lot 128-04.

The pink building you can see on the picture is not on the lot 128-04 but just across the street, in front of a public square. The building is actually a hotel. In the additional information we are providing you with the ground floor plan and the elevations of the building, "The Bacri House".

Grand Theatre is on the side of the house, so why do we need a Italian style theatre?

The Grand Theatre is not anymore a theatre as it used to be. It is being transformed into a hotel.

Photographs and views

Competitors should check the new documents provided and verify that they have the document "Site image map" from the picture folder, "The Site". Otherwise they should redownload it from the first download page.

The pictures in the different folders are not all from the same year. Some are older, which is the reason why sometimes the Al Amin mosque doesn't appear. It is actually built. The "Beirut Central District" is still under reconstruction and it is difficult for us to always provide you with the last elements and updates. This status does not affect the site and the competition.

The pole seen in the picture is the "Murr" tower. The construction started around 1975 but it had to be stopped when the war began. It has 40 stories and its height is 165m/540ft.

Can we take photos by ourselves?

You may take any kind of pictures you want, at your own responsibility, and use them in the competition as much as you wish.

BeirutCentralDistrict Regulations

The competitors should follow the Beirut Central District Regulations as much as possible.

The Beirut Central District Regulations indicate that the ground floor occupancy for the lot 128-04 is 100% (C=100%), which means that your design may occupy all the area limited by the red lines in the drawing. As you can read in the architectural brief **we suggest to allow an occupancy of 70%** as to give more flexibility to the project in widening volumetric and architectural possibilities. Hence, this would ease the integration of public space.

Lot 128-04 (Refer to the new file, Lot 128-04 explanation):

The Total land area is 3785sqm. The final ground floor occupancy is obtained by subtracting the green area (210sqm) from the total land area. The parking and the rest of the building can occupy an area of 3575sqm (3185-210), if you follow the 100% occupancy, of course considering the setbacks (not for the parking). The maximum built up area would be $3785 \times 5.2 (5+20\%) = 19\,682\text{sqm}$ but defined as 20 000sqm, which is more than sufficient for the program required in the competition. There is no SW (street wall control) for the Lot 128-04.

- The **blue dashed line** that appears on the drawings for some facades represents a not continuous (70%) mandatory built to line with permitted setbacks within the building body.
- The **yellow dotted line** indicates parts of roads where vehicular access to parking places and parking is not possible.
- The **green striped space** at the north front of the lot is reserved for landscaping. You may not built underneath it nor over it and its location cannot be changed. The competitors may propose a design if they wish and extend its area if they decided not to occupy all the footprint on the ground floor. In any case, they should refer to Article 13, chapter 2 in the BCD Regulations.
- The **white square** represents the footprint where the building can reach the height of 40m.

Any facade has to follow the retreat indicated on the drawing when reaching a height of 32m, unless located in the white square defined by the different retreats. Then the maximum height would be 40m.

There are no restrictions on how many below zero floors/meters you can propose. Please refer to the BCD regulations, general conditions, chapter 1, article 7.9.

Archaeological rescue excavations conducted in Beirut have shown that the whole district is very rich in archaeological remains. It is therefore expected that the authorities conduct a thorough archaeological survey prior to the construction.

The Lebanese building code provides an area of 5m*2.5m per car parking space with a 6m wide circulation lane in front. All parking spaces defined in the programme are dedicated to the building.

BCD regulations allow to locate as much as 30% of the total built area of the rest of the programme (excluding parking) below ground without including this area in the total permitted built-up area.

Concerning the Maximum height: Should the 32m maximum height plane of the building's base affect all the sides of the building regardless of the sloping nature of the plot? Or the maximum height is calculated for each elevation separately? If it affects all sides please specify if it should be calculated starting the curb on the low side (Ghalghoul street) or the curb on the high side (Ring) or if it's the average between both.

Refer to BCD regulations file, Chapter 2, article 16.1.

Regarding the new proposed tree area on the site: On the Master plan, a section of the lot has been marked as a green planted area. Is this fixed? Or can this plot be included in the site footprint? Would we then need to incorporate green space elsewhere on the block? (Refer to chapter 2 article 13 of the General Directorate of Urbanism)

Refer to explanation of drawing 128-04 above.

Regarding the lot, there is a dashed line on the designs inside. The dashed lines shows the area of the height difference or is the constructions limits?

Refer to the MasterPlan legend file and to the explanation of drawing 128-04 above.

Is it possible to build beyond the borderline of the plot in the higher floors? If yes, are there any limits to respect about bump elements? Can we have cantilevers or projections above setback lines (9m from the street)? if yes what are the limited dimensions? Is it possible to cantilever on the adjacent sites without touching the ground?

No, any element of your building has to respect the limit of the plot, and when it applies, the setbacks.

Is it possible to shape the existing land in the plot?

The competitors are free to suggest a landscaping treatment as long as they follow as much as possible the corresponding regulation (BCD regulations, chapter 2, article 13.)

If a space is outdoors (i.e. covered open plaza) but above is covered by building, is this space included in the 70% site coverage? Is there a height at which the building is above this space, which will exclude it from the 70% site coverage?

Any covered space is included in the 70% site coverage, however BCD regulations allow for 100% site coverage at the ground floor.

Concerning BCD regulations is there any percentage rules for having an elevation made of stone versus glass? or percentage of how much we should have opaque and transparent facade?

The competitors are free to choose building materials and façade treatments but should keep in mind-the climate of the city and its impact on the efficiency of the building.

What regulation codes are applied for fire security? (French code, American code...)

At this stage of the project competitors may chose to apply any international fire regulations code.

Urban Context

Referring to the plan of lot 128-4, there is only one pedestrian walkway on the side of the competition site yet in the adjacent buildings drawing we see two pedestrian walkways on both sides of the competition site. Which of these two is correct?

Is the street to the West of the site, between Lot 128-3 and 128-4, planned to be for car or pedestrian traffic? And what about to the East of the site, also coloured in brown on the Master plan?

Both the adjacent buildings image and the master plan image provided are not updated drawings as all the master plan is an ongoing process.

Looking north, the street on the west side of the lot (between lot 128-03 and lot 128-04) is to be considered a small street with mixed treatment (pedestrians and cars). It may be considered as a service road.

The street to the right would be two ways, connecting the district with the Ring Road, the General Fouad Chehab avenue.

Conditions of the neighbourhood - What are the prevailing activities of the neighbourhood?

The close existing neighbourhood is essentially composed of offices, banks and retail. The future projects located in the vicinity will mainly host hotels, offices and some residences.

What kind of public transportation are there near by lot 128-04? Where is it situated? Where is the nearest bus stop? is it possible to add another location near the proposed cultural centre?

Public transportation plan: there is a project aiming to develop a transportation plan for the Beirut City Centre, that would include bus lines, tramway and bicycle paths but for the moment none of this is defined. The rest of the city has bus lines and collective taxis that stop on demand.

Whether the building between the high-speed road and the cemetery would be removed in the future or not?

As far as we know this building remains in place.

How many feet above sea level is the site? OR What is the water table of the site? What is the height of the bridge (Ring Rd.)? How far beneath the site are we permitted to dig? Historically, was Ring Rd the edge of the city? Is the site man-made land?

The site is nearly 30 m above sea level. At this level of the Ring, the road is at the same level as the higher part of the lot 128-04. The ring road was not the edge of the city. The site parcel of the project was built and has been flattened after the cycles of violence.

On which side of the road do people drive in Beirut (do the drivers sit on the left or right side of the vehicle)?

In Lebanon people drive on the right side of the road, driver on the left side of the vehicle.

Is the pedestrian's access from across the highway feasible and how? There is an arrow (white arrows to the east of the site boundary) in the drawing file 'Lot 128-04', which seems to indicate car access to the site. Is this preferred route or is it up to the participants to define the car access to the site? What does exactly mean the arrow which crosses the Avenue du General Fouad Chehab on the master plan?

The white arrow you can see in the file Lot128-04, across the Ring Road (General Fouad Chehab Avenue) is a possible location for an underground pedestrian connection. It would be the only possible way of crossing the Ring Road from one side to the other apart from walking under the different bridges.

In which zone (residential, commercial etc) does the area opposite to the highway belong to?

The area opposite to the Highway is a mainly residential with offices, being a kind of in between district, still very affected by the impacts of the cycles of violence.

What is the future of the ring? Can its form evolve in a major way?

The ring road is a major infrastructure linking major districts of the capital, daily used by citizens. Its destruction or modification is quite improbable.

Is there street parking on Fouad Chehab Ave or Ghalghoul Street, and if so, will this remain?

If you look at the pictures, there is street parking on both streets.

We are adjoining the legend of the Master Plan: The yellow dotted line indicates parts of roads where vehicular access to parking places is not possible.

Is there a geological survey for the lot 128-4? How many underground floors are allowed?

Est ce que la nature du sol permet de pouvoir enterrer certains niveaux et jusqu'à quel profondeur?

We do not have any geological survey for the moment, but this should not be a major concern in your design.

Les terrains autour du site vont ils être construits ou vont ils rester des parkings ?

All the Neighbourhood will be reconstructed according to the Master Plan.

Sur les photos on peut voir que les parkings sont utilisés pour d'autres usages avec des tentes. Quelle est la nature de ces activités ? A quelle fréquence ont-ils lieu ? Y-a-t-il de l'affluence ?

These are temporary uses.

Quelle rapport ont les habitants de la ville avec ce site et ce quartier ? Quelle est l'image du quartier ?

Please refer to the Urban Context document.

Le quartier a-t-il une importance par rapport à l'histoire de la ville ? par rapport à l'histoire du Liban.

Please refer to the Urban Context document.

Other

Can we name or refer to existing artists' or landscapers' work to explain our similar design intents? Would that break the anonymity's rules?

Can we refer to and name specific technological systems (brands and model of projection systems for example) without breaking anonymity?

The rule of anonymity requires that the author of the project should not be identified. As long as your entry respects this rule you are free to include any information.

Which is the level of access to the Internet of the Beirut population and also of the Lebanese population?

Beirut population is more connected to the Internet than the rest of the country. We can consider that the level of access to the Internet is medium to high.

SECURITY Are there any special security requirements for access to any public open space surrounding the building for instance fences, gates etc? (In Rio many buildings have a high security fence and gate)

No, it is not necessary to provide any special security requirements.

Are there any scheduled visits to the sites?

We have not planned any visits to the site but competitors may come and access it freely.

Can you specify briefly if there is any schedule or deadline foreseen for the further project development and construction?

As specified in the Competition Rules, the Client is committed to contracting the winner for the continuation of the project as soon as he decides to do so.

Will the jury on 16-20 March be only receptive? Please specify more details.

Please refer to the Competition Rules.

We would assume that as the competition site is of special Civic interest some of the refinements of the conditions may be taken as guide rather than of specific nature as the refinements specified in the conditions would appear to be one of negotiation which cannot take place at this point in time.

The programme has been discussed with and approved by the Client.

Can you provide us with a specific summarized simple point in order of their importance to the criteria on which the winning project will be chosen?

The Jury will set the criterias upon which projects will be evaluated according to the guidelines defined in the Competition Documents.