



BARWA BANK

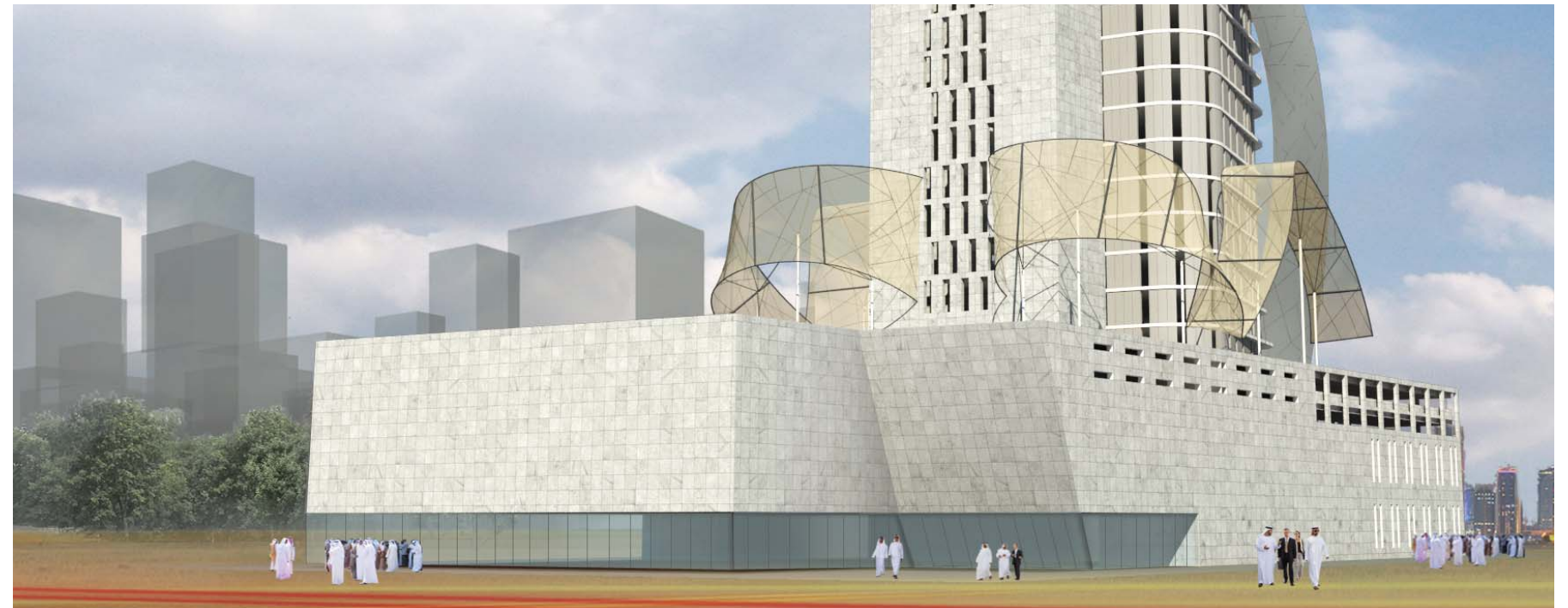
THE GOAL OF THE PROPOSED DESIGN IS TO CREATE AN EFFICIENT DESIGN WITH AN ICONIC PRESENCE THAT REPRESENTS BARWA BANK. WE PROPOSE A DESIGN THAT COMBINES CERTAIN QUALITIES OF TRADITIONAL ISLAMIC ARCHITECTURE WITH CONTEMPORARY FEATURES THAT ARE SYMBOLIC OF BARWA BANK'S ABILITY TO PROVIDE LEADERSHIP INTO THE FUTURE.

THE PLINTH IS CONSTRUCTED OF TRADITIONAL QATARI STONE. THE STONE WALLS ARE THE "FOUNDATION" AND REFLECT THE HISTORY AND STABILITY OF QATAR AS WELL AS BARWA BANK. A KEY PART OF THE PLINTH DESIGN IS TWO ENTRIES OF DIFFERENT CHARACTER THAT CONNECT VISITORS TO BARWA BANK AS WELL AS ONE ANOTHER. THE COMBINATION OF PLAZAS AND COMMERCIAL RETAIL SPACE MAKE FOR AN EXCELLENT PUBLIC GATHERING SPACE. THE EAST FACING ENTRY HAS A TRADITIONAL MONUMENTAL FEEL THAT IS BOTH IMPRESSIVE AND WELCOMING. THE WEST ENTRY IS OPEN AND CONTEMPORARY.

THE TOP LEVEL OF THE PLINTH WILL BE A CORPORATE PLAZA FOR BARWA BANK EMPLOYEES. THIS WOULD BE AN IDEAL PLACE FOR MEETINGS AS WELL A CHANCE TO ENJOY THE OUTDOORS WITH SOME PRIVACY.

THE TOWER IS A DUEL CORE TOWER THAT ALLOWS FOR MAXIMUM FLEXIBILITY. THE OUTER CORE IS CLAD IN TRADITIONAL QATARI STONE AND IS A SYMBOL OF PERMANENCE. THE INNER CORE IS MORE COMPACT WITH A COMMUNICATING STAIR. THIS ALLOWS FOR OPEN PLAN OFFICES THAT COULD EASILY BE CONNECTED TO THE ADJACENT FLOOR, WHICH IS IDEAL FOR SINGLE TENANTS ON MULTIPLE FLOORS.

THE TOWER ITSELF IS CLAD IN QATARI STONE AND WILL WORK FAVORABLY WITH THE LUSAIL GUIDELINES. THE GLASS AND STEEL RIBBONS ARE AN EXAMPLE OF CUTTING EDGE TECHNOLOGY THAT GIVE THE DESIGN A CONTEMPORARY TOUCH. THESE "RIBBONS" WILL BE LIT SOFTLY TO ACHIEVE THE ICONIC COLORS OF BARWA BANK. THE COMBINATION OF THE "OLD" AND "NEW" ARE SYMBOLIC OF BARWA BANK.



WEST ENTRY



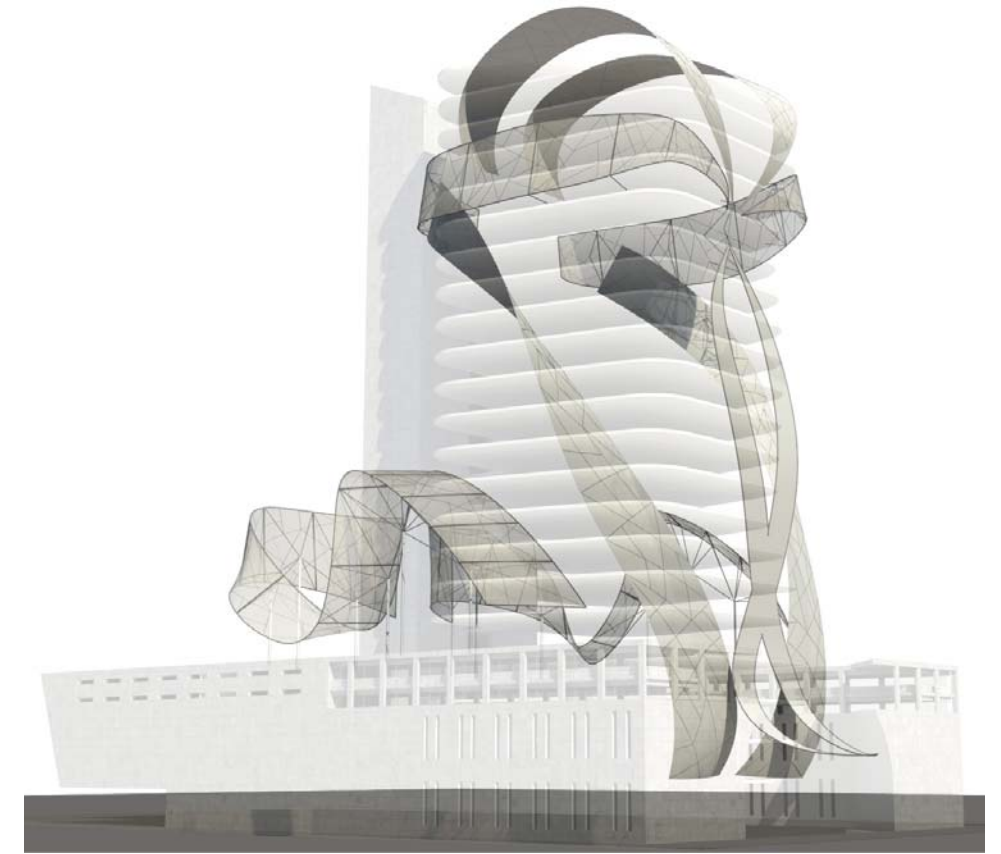
EAST ENTRY



BASE AND CORE IN TRADITIONAL QATARI STONE



EFFICIENT FLOOR PLATES THAT ARE IDEAL FOR OPEN PLAN OFFICE

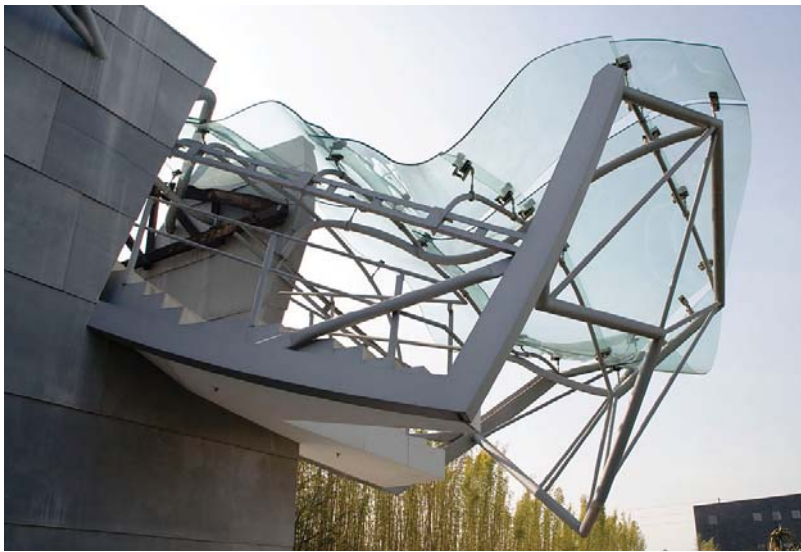


GLASS AND STEEL RIBBONS SYMBOLIC OF BARWA BANK ACTING AS THE CONTEMPORARY FEATURE

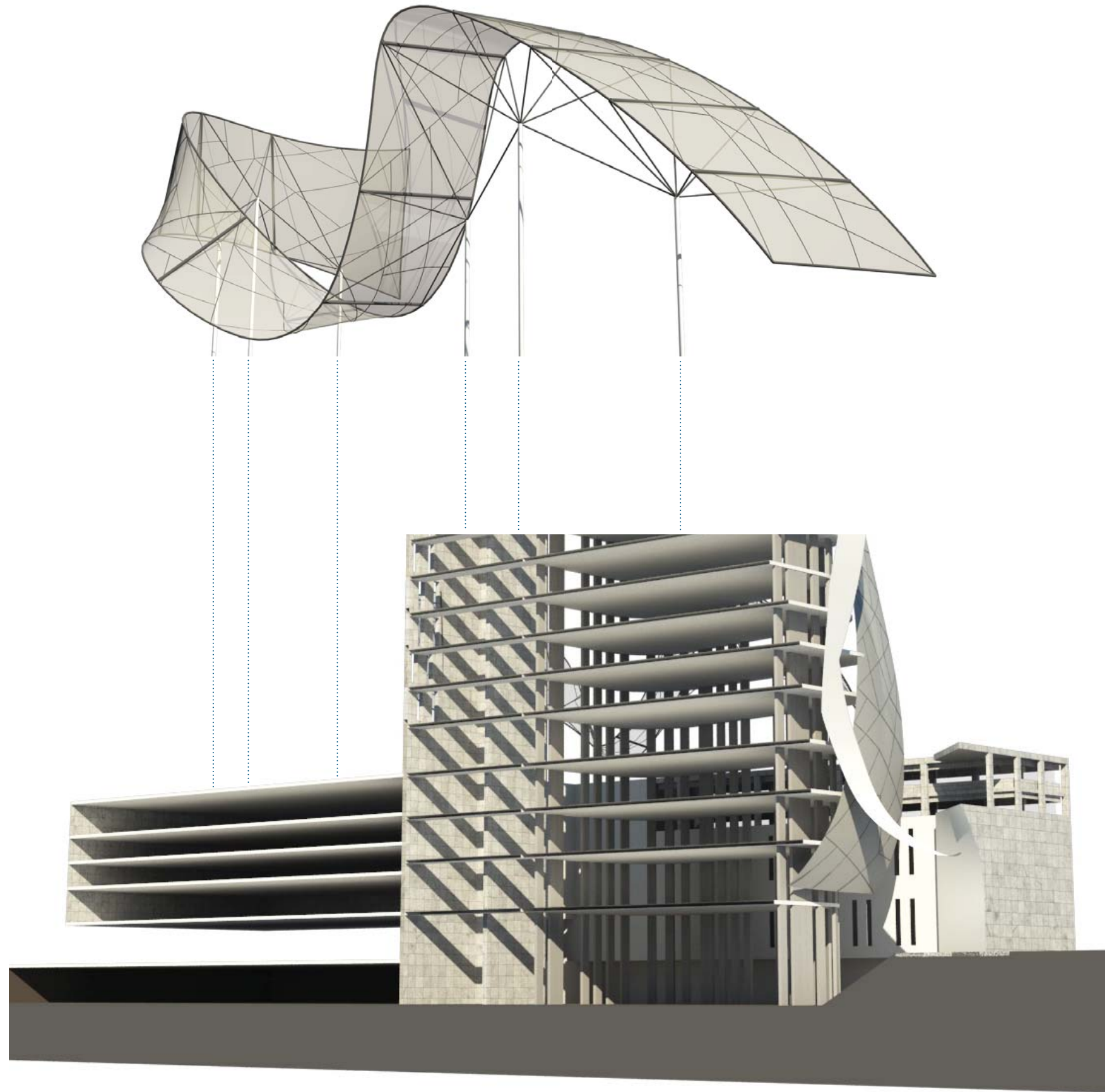
DESIGN PROCESS



GLASS PRECEDENT 1



GLASS PRECEDENT 2









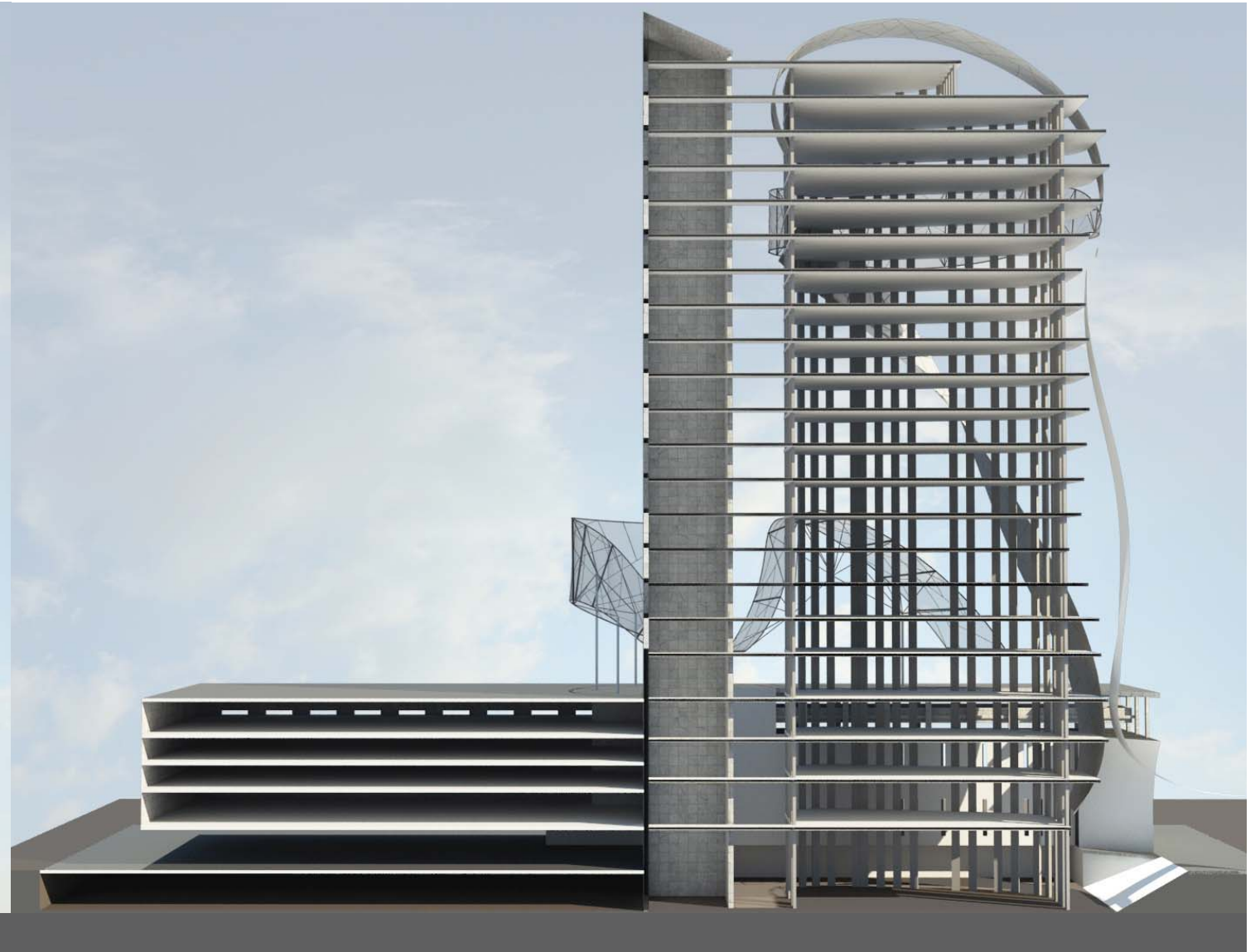
WEST ELEVATION



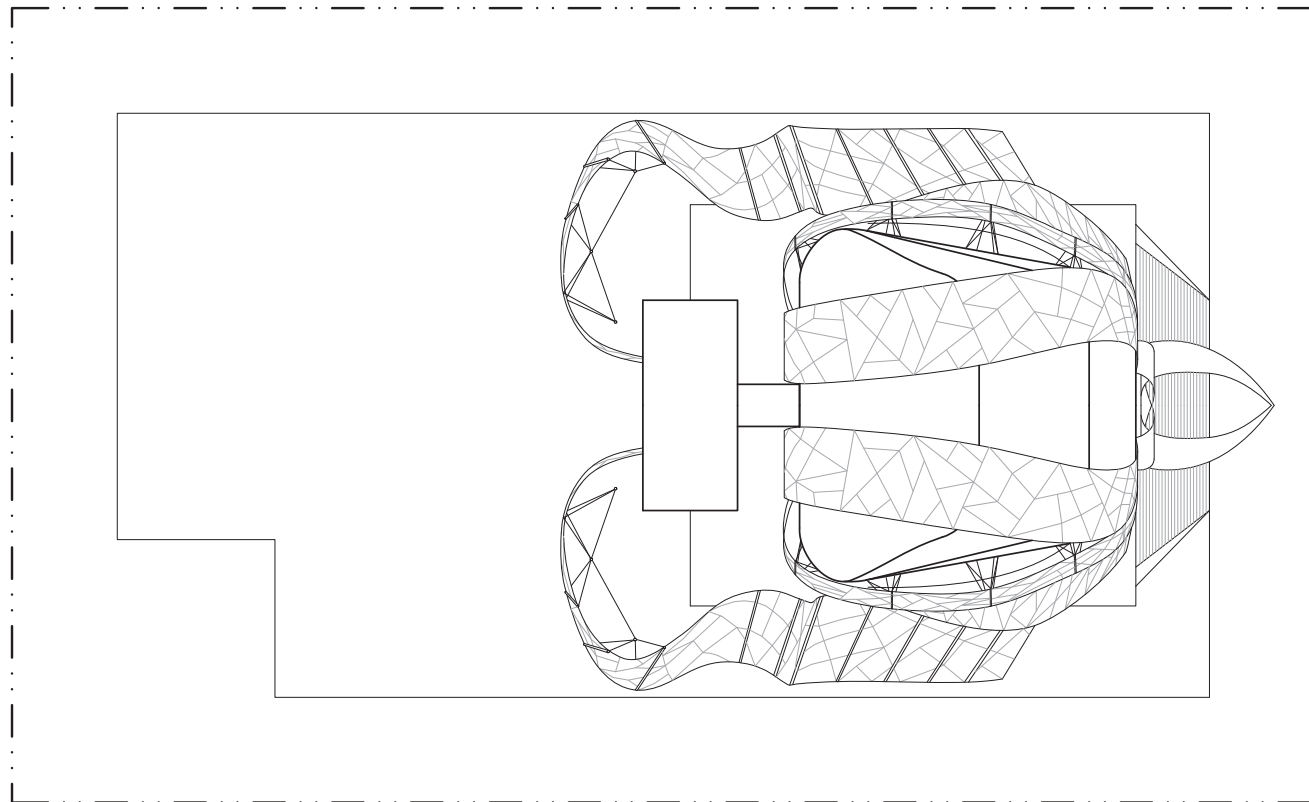
EAST ELEVATION



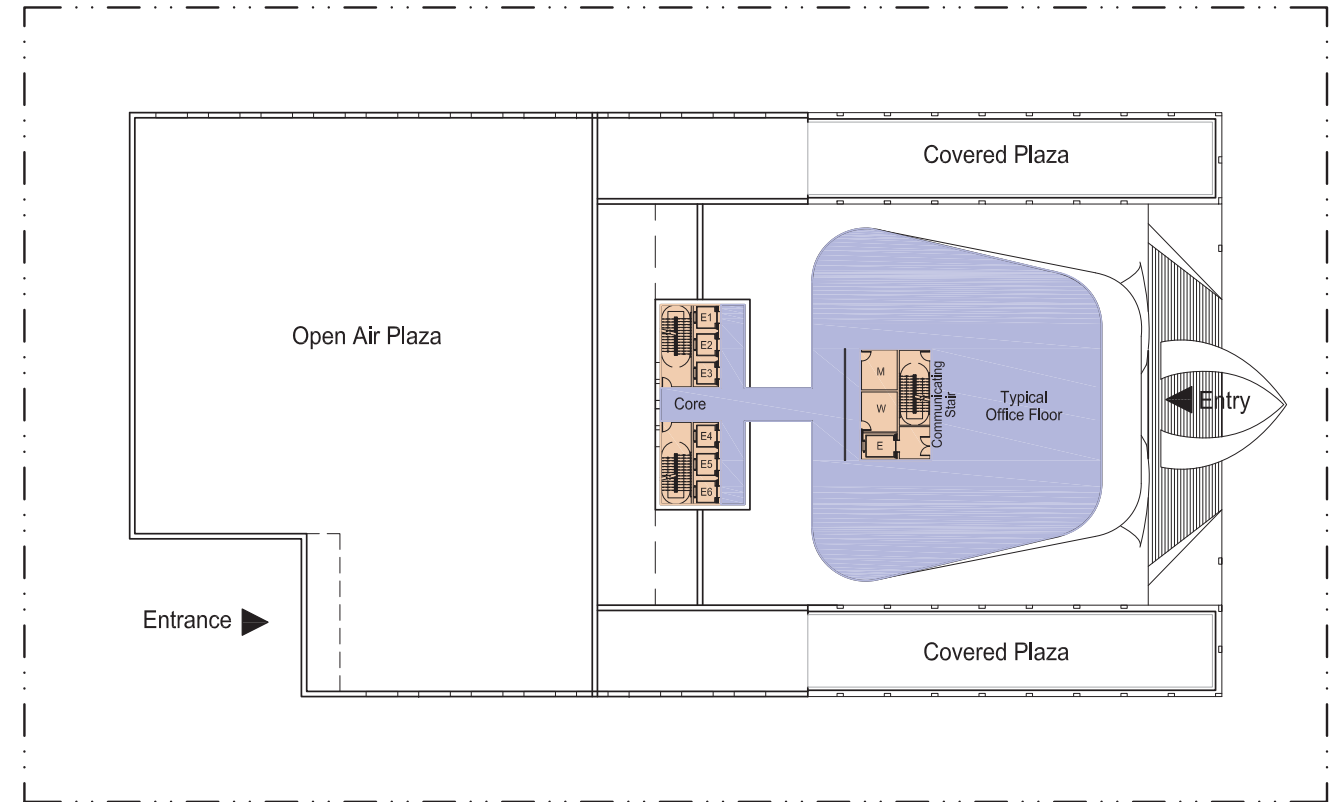
SOUTH ELEVATION



BUILDING SECTION LOOKING NORTH



ROOF PLAN



GENERAL FLOOR PLAN

COMMERCIAL OFFICE TOWER

GROUND FLOOR:

- MAIN ENTRY
- MAIN OFFICE ENTRY LOBBY
- COMMERCIAL ENTRY
- VEHICLE AND LOADING ENTRY

FLOOR 1:

- COMMERCIAL SPACES

FLOORS 2-4:

- PARKING

FLOOR 5:

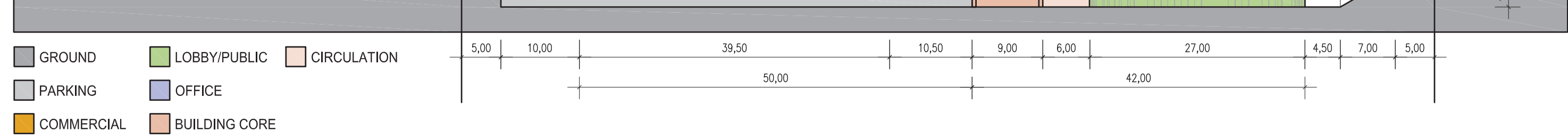
- OFFICE LEASE SPACE
- INDOOR AND OUTDOOR AMENITY SPACES

FLOORS 6 - 22:

- OFFICE LEASE SPACE



	MAX HEIGHT	(EL 82.00m)
BUILDING:	OFFICE 17	22
MIN 19 ST	OFFICE 16	21
MAX 25 ST	OFFICE 15	20
	OFFICE 14	19
	OFFICE 13	18
	OFFICE 12	17
	OFFICE 11	16
TOWER:	OFFICE 10	15
MIN 16 ST	OFFICE 9	14
MAX 23 ST	OFFICE 8	13
	OFFICE 7	12
	OFFICE 6	11
	OFFICE 5	10
	OFFICE 4	9
	OFFICE 3	8
	OFFICE 2	7
	OFFICE 1	6
	OFFICE 0 / AMENITY	5 (EL 17.00m)
PLINTH:	PARKING	4
MIN 2 ST	PARKING	3
MAX 7 ST	PARKING	2
	COMMERCIAL	1
	LOBBY / COMMERCIAL	G
	PARKING	-1



BUILDING SECTION

Barwa Bank Area Matrix

Lusail Marina District - Plot Marina COM/02

Levels	Description	GSM	Parking / Service		Commercial	Office	Core	Efficiency	Lobby / Commercial
			Gross Area (SM)	# Cars	Gross Area (SM)	Gross Area (SM)	Area (SM)	Percentage	Gross Area (SM)
Under ground	Parking 1	7,464	5567	220					1897
Ground	Entry / Commercial 1	3,648	1,000		2,648				
Level 1	Parking 2 / Commercial 2	3,573	1,000		2,573				
Level 2	Parking 3	4,543	3,573	140		970			
Level 3	Parking 4	4,633	3,573	140		1,060			
Level 4	Parking 5	4,653	3,573	140		1,080			
Level 5	Office 0 / Amenity	1,080				1,080	180	83%	
Level 6	Office 1	1,080				1,080	180	83%	
Level 7	Office 2	1,150				1,150	180	84%	
Level 8	Office 3	1,150				1,150	180	84%	
Level 9	Office 4	1,150				1,150	180	84%	
Level 10	Office 5	1,200				1,200	180	85%	
Level 11	Office 6	1,200				1,200	180	85%	
Level 12	Office 7	1,200				1,200	180	85%	
Level 13	Office 8	1,200				1,200	180	85%	
Level 14	Office 9	1,200				1,200	180	85%	
Level 15	Office 10	1,150				1,150	180	84%	
Level 16	Office 11	1,080				1,080	180	83%	
Level 17	Office 12	1,080				1,080	180	83%	
Level 18	Office 13	1,080				1,080	180	83%	
Level 19	Office 14	1,080				1,080	180	83%	
Level 20	Office 15	1,080				1,080	180	83%	
Level 21	Office 16	1,080				1,080	180	83%	
Level 22	Office 17	980				980	180	82%	
Totals		48,734	18,286	640	5,221	23,330			1,897
Total FAR	Excluding Parking Levels	32,448							

Overall Area Summary

Total Site Area	9,358
Allowable FAR	350%
Maximum Allowable Area	32,753
Provided FAR Area	32,448

Total Site Area	9,358
Plinth Maximum Covered Area @ 60%	5,615
Plinth Covered Area - Provided	5,545
Tower Maximum Covered Area @ 25%	2,340
Tower Covered Area - Provided	2,226

Parking Summary

Use	Parking Ratios	Parking
Commercial	1 space/ 50 M2 gross	104
Office	1 space/ 50 M2 gross	467
Total Required		571
Total Provided		640