

An architectural rendering of a modern high-rise hotel. The building features a prominent, curved facade with a complex, diamond-patterned metal mesh. A tall, cylindrical tower rises from the left side. In the foreground, a large, spherical structure with a similar mesh pattern is visible. The scene is set on a city street with cars and trees under a clear sky.

INTEGRATED DESIGN III

DESIGN REPORT

HIGH RISE HOTEL DESIGN

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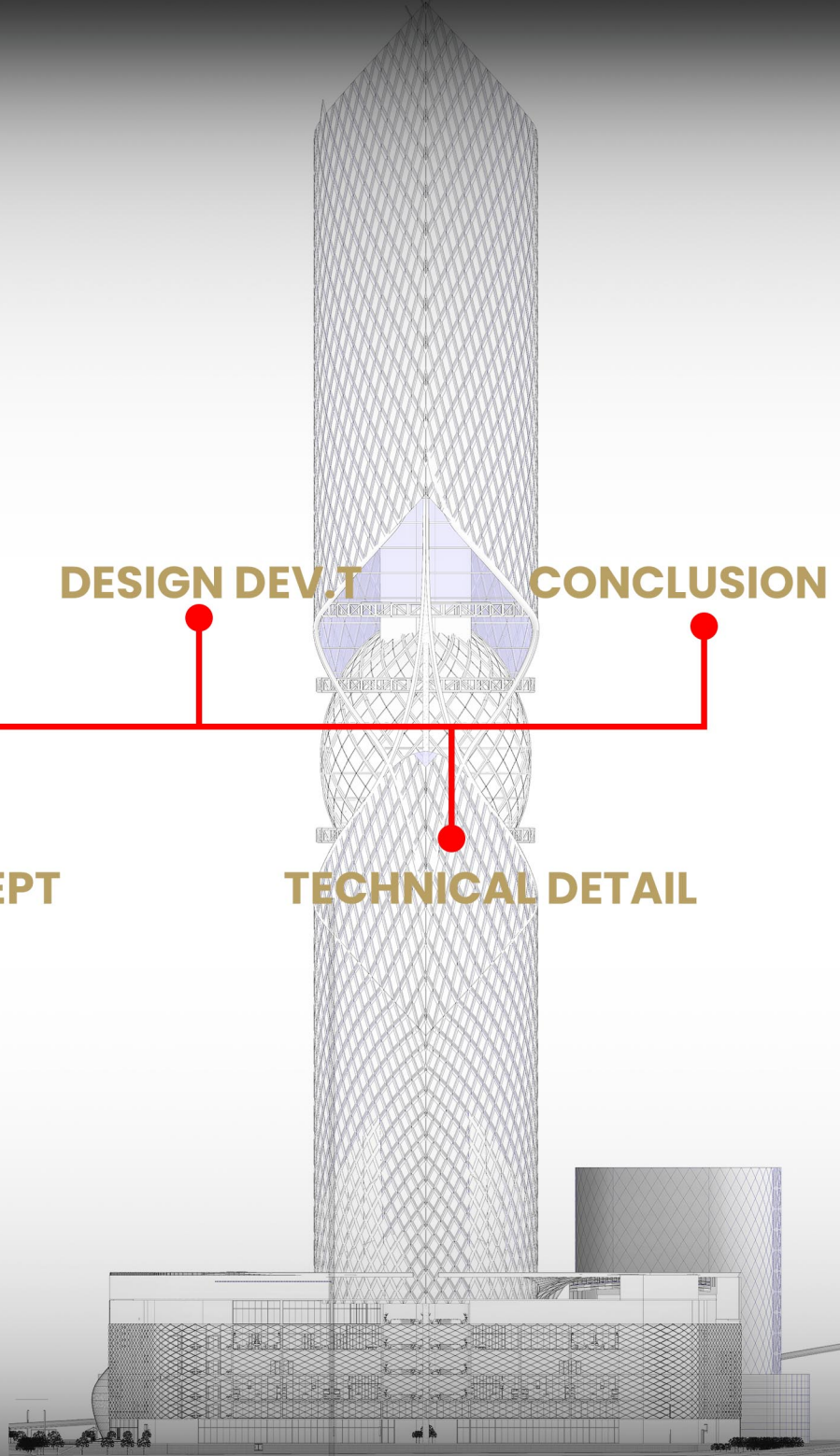
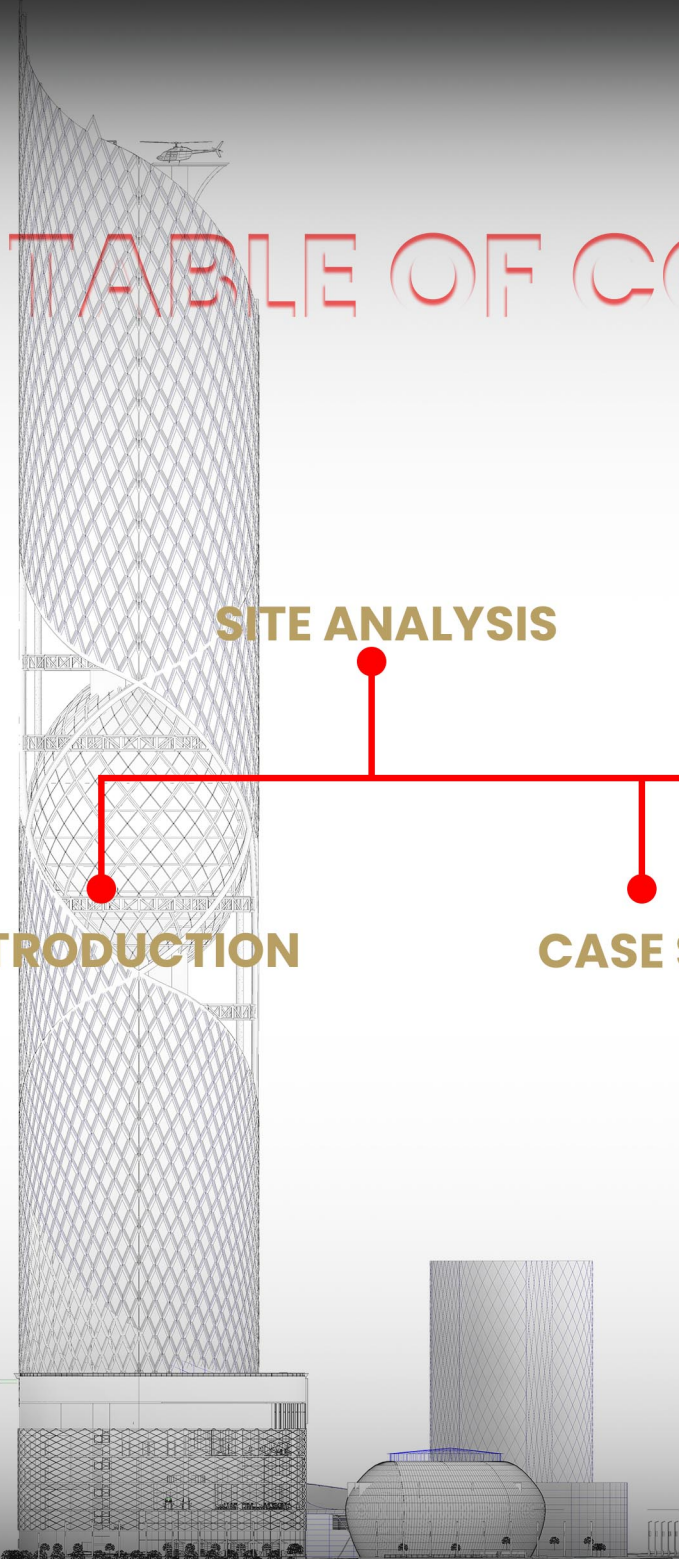
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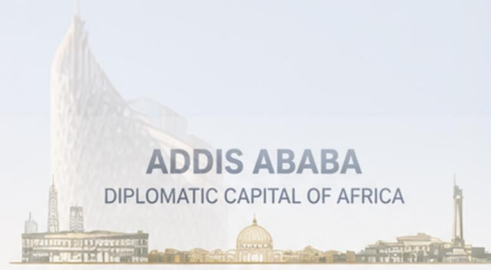
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INTRODUCTION

ADDIS ABABA IS RAPIDLY EMERGING AS A VIBRANT GLOBAL CITY, DRIVEN BY ONGOING URBAN TRANSFORMATION, ECONOMIC GROWTH, AND INCREASING INTERNATIONAL ENGAGEMENT. AS THE DIPLOMATIC CAPITAL OF AFRICA AND A MAJOR DESTINATION FOR BUSINESS AND TOURISM, THE CITY CONTINUES TO ATTRACT VISITORS FROM AROUND THE WORLD, CREATING A GROWING DEMAND FOR HIGH-QUALITY HOSPITALITY FACILITIES.

THIS PROJECT PROPOSES A CONTEMPORARY HIGH-RISE HOTEL THAT RESPONDS TO ADDIS ABABA'S EVOLVING URBAN IDENTITY. THE DEVELOPMENT AIMS TO PROVIDE WORLD-CLASS ACCOMMODATION WHILE CONTRIBUTING TO THE CITY'S SKYLINE, STRENGTHENING ITS GLOBAL IMAGE, AND CREATING A MEMORABLE DESTINATION FOR VISITORS. THROUGH A COMBINATION OF INNOVATIVE DESIGN, SUSTAINABILITY, AND URBAN CONNECTIVITY, THE PROJECT SEEKS TO BECOME A LANDMARK THAT REFLECTS THE CITY'S PROGRESS, AMBITION, AND FUTURE POTENTIAL.



RAPID URBAN TRANSFORMATION

Corridor Development • Infrastructure
Economic Growth • Global Recognition



CITY ON THE RISE



INCREASING VISITOR DEMAND

Tourism • Business Travel • Conferences



GROWING OPPORTUNITIES



NEED FOR PREMIUM HOSPITALITY

Accommodation • Leisure • Urban Landmark



ECONOMIC IMPACT

HIGH-RISE HOTEL PROJECT



A contemporary hotel that responds to Addis Ababa's evolving identity and provides world-class hospitality while becoming a distinctive urban landmark.



SUSTAINABILITY

Environmentally responsive design for a greener future.



URBAN IDENTITY

A landmark that reflects Addis Ababa's culture, aspirations and progress.



CONNECTIVITY

Well connected to the city, people and key urban destinations.



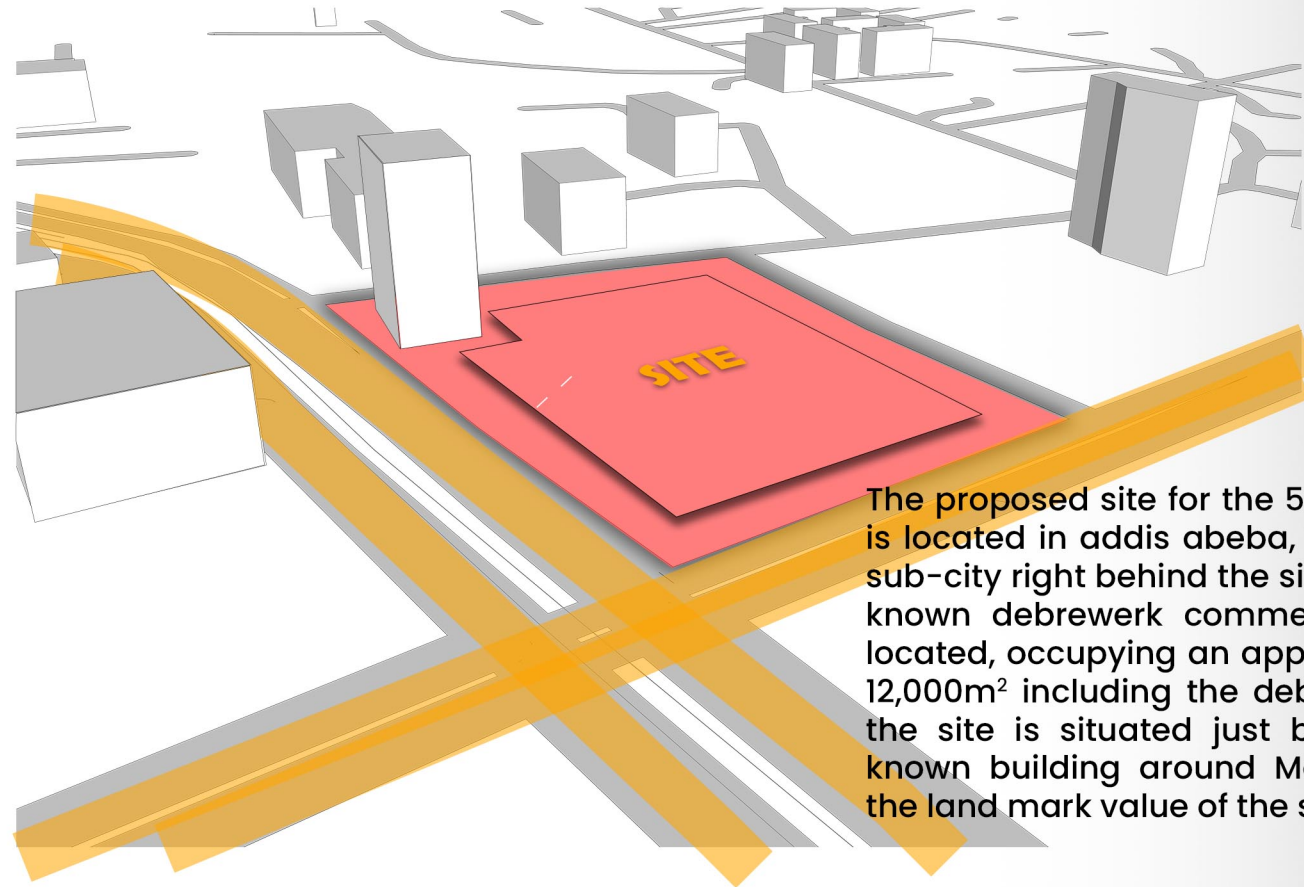
THE URBAN EYE

Revealing Addis Ababa to the World

More than a hotel, it is an observation point, showcasing the city's beauty, energy and potential to the world.

SITE ANALYSIS

LOCATION MAP



The proposed site for the 5 star luxury hotel is located in addis abeba, within the Kirkos sub-city right behind the site where the well known debrewerk commercial building is located, occupying an approximate area of 12,000m² including the debrewerk building. the site is situated just behind the most known building around Mexico amplifying the land mark value of the site.

SITE REGULATIONS

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ዞን	ጥቅል ወለል ምጣኔ (ጥወም)		የመንገድ አይነት	ህንጻ ከፍታ (ሰሜትር)	
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■	10	ያልተገደበ	—	70	ያልተገደበ

ZONE

the proposed site lies in the zone I area of the addis abeba city development master plan , which makes the minimum FAR for the site to be 10.

STREET

Direction	Street	Type	Width	Setback
North	Ras Makonnen Ave	Principal Arterial	40 m	10 m
West	Mozambique St	Sub-Arterial	25 m	7 m
East	Collector street	Collector	15 m	3 m
South	Local street	Local	5 m	3 m

TOTAL SITE AREA AFTER SET BACK

8300m²

FAR

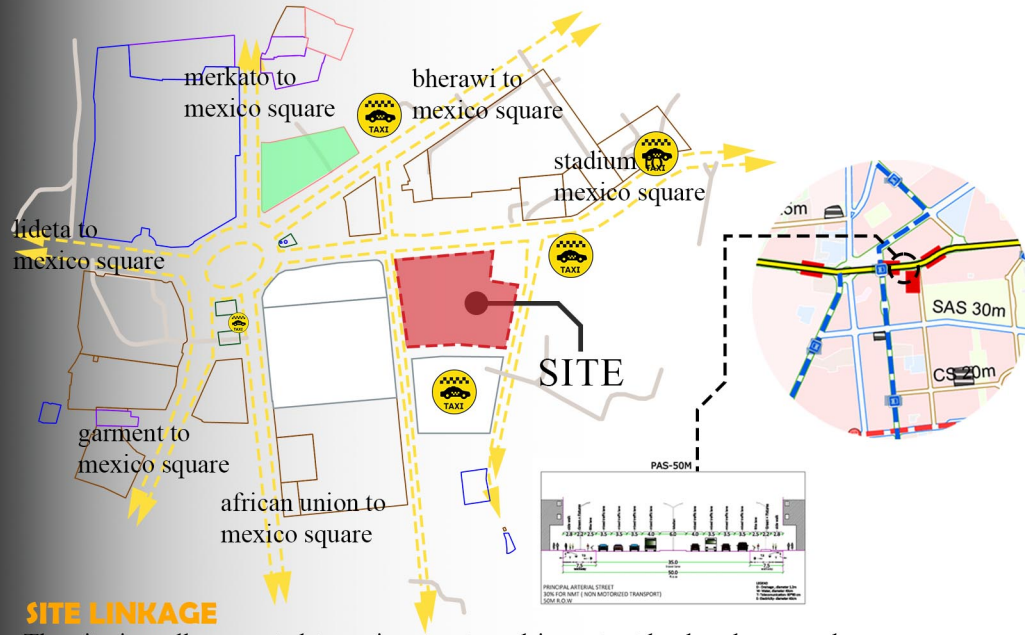
minimum far = 10
 far = total area * 10
 8300m² * 10 = 83,000m²

BAR

bar = 60%
 8100m² * 60% = 4860m²

Therefore, the high-rise development will be organized on a podium with a maximum footprint of approximately 4,860 m², which will support the tower components of the project while complying with the city's urban development regulations.

ACCESSIBILITY



SITE LINKAGE

The site is well connected to major streets and important landmarks around Kirkos sub city. it has easy access to the major node Mexico square, and large taxi stations like the wabe shebele taxi station and kekere taxi station. the site links to public transport routes, pedestrian path, the metro path and bike lanes making movement very convenient

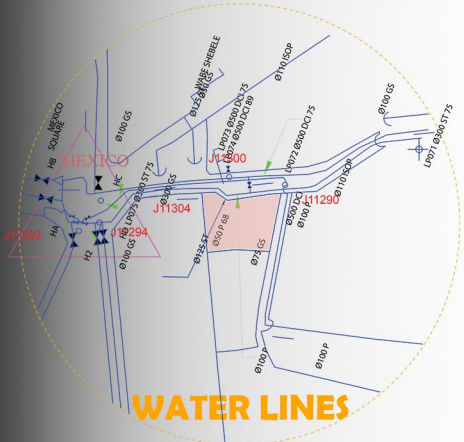
TRAFIC FLOW



THE TRAFIC FLOW

The site experiences moderate to high traffic flow due to its proximity to the main streets and public institutions. vehicles, buses, and taxis frequently pass along the adjacent streets due to the proximity of many taxi stations and the major node Mexico square, specially during peak hours.

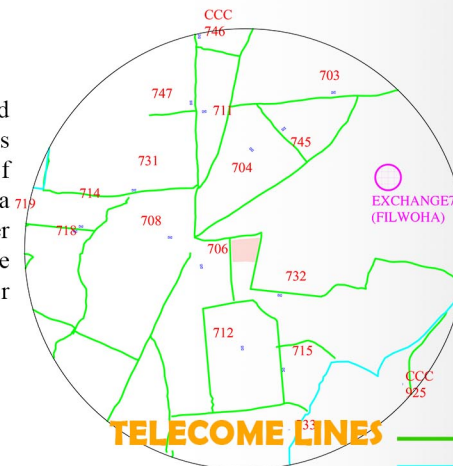
INFRASTRUCTURE MAPS ON THE SITE



The site is surrounded with major water lines of the city 125% which is very suitable for the program hotel design.



The site is surrounded with the cities sewer lines and also on the left side of the site there is a proposed major sewer line which leaves the site with multiple option for sewer line connection.

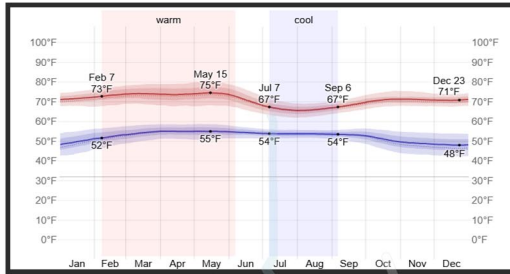


the site is surrounded with major telecome lines of the city which very convenient for the site not to be bothered with telecome service shortage.

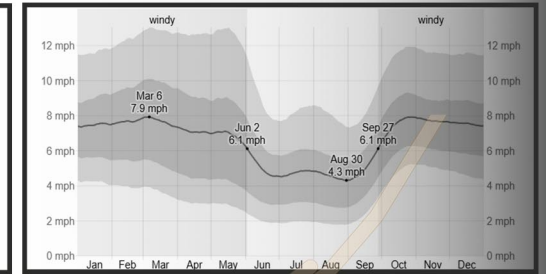
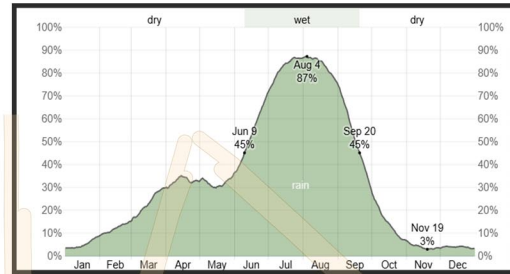
CLIMATE ANALYSIS - MEXICO SQUARE

- **Climate type:** Temperate highland tropical (Köppen Cwb) – mild temperatures due to high altitude (≈2,400 m above sea level). Summers are wetter, winters are drier.
- **Average temperature:** Ranges between 19°C and 23°C – cooler than many tropical cities, comfortable for most activities.
- **Rainy season:** June to September – heavy rainfall, frequent cloud cover, and cooler conditions.
- **Dry season:** October to May – sunnier skies, minimal rainfall, pleasant outdoor conditions.
- **Average annual rainfall:** Around 1,874 mm – significantly high, ensuring lush vegetation and strong greenery.
- **Humidity:** Moderate to high – influenced by altitude, but generally comfortable.
- **Wind direction:** Predominantly easterly and southeasterly breezes – gentle and consistent, shaped by regional highland patterns.
- **Sunshine hours:** Approximately 6–8 hours daily – good natural lighting, though reduced during peak rainy months.
- **Overall condition:** Cool, balanced, and favorable for outdoor, cultural, and hospitality functions. The climate

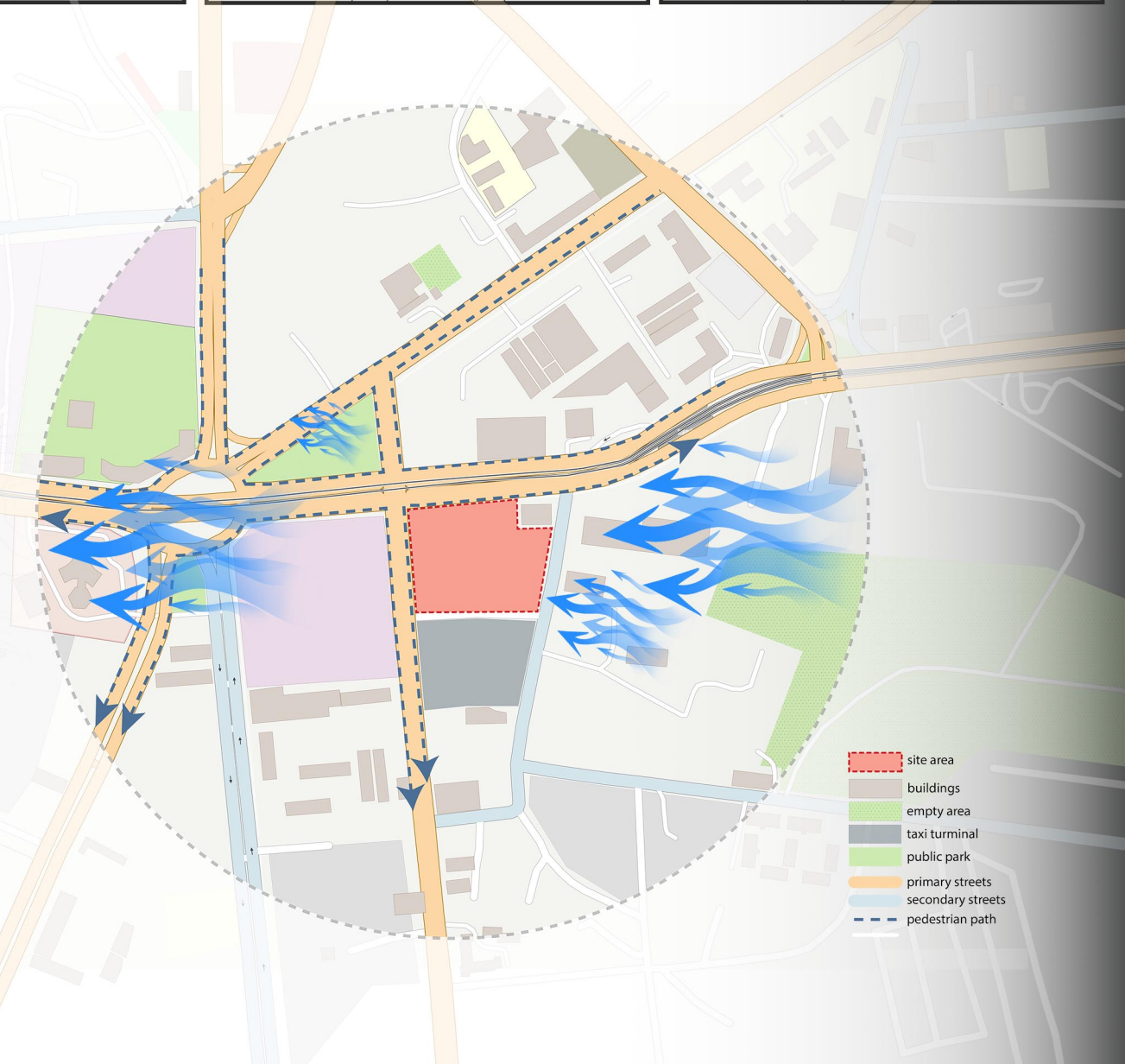
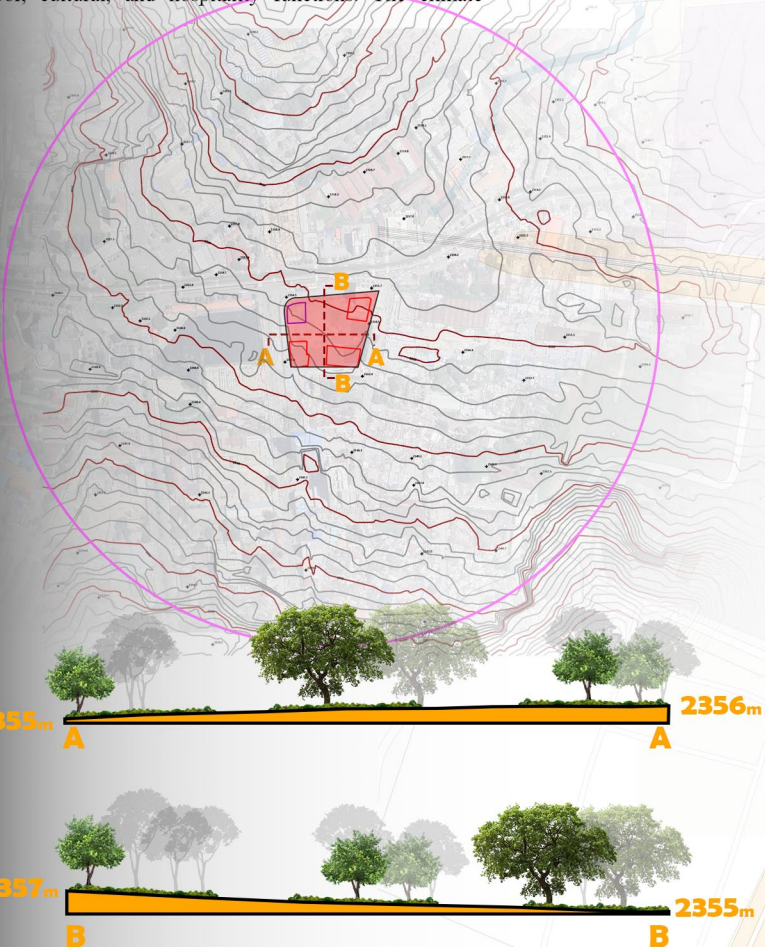
TEMPERATURE



PRECIPITATION

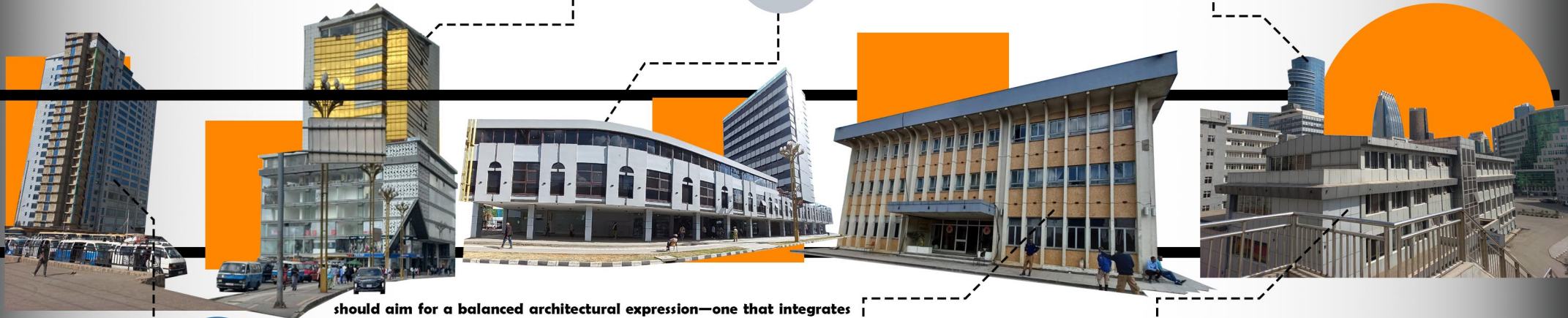


TOPOGRAPHY



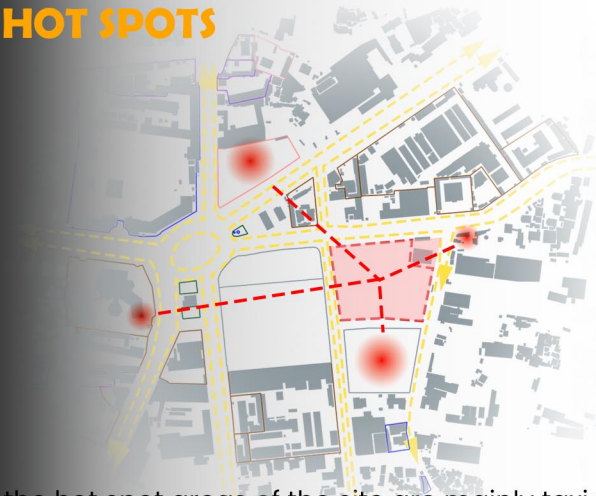
- site area
- buildings
- empty area
- taxi terminal
- public park
- primary streets
- secondary streets
- pedestrian path

COLOR WHEELY OF THE SITE



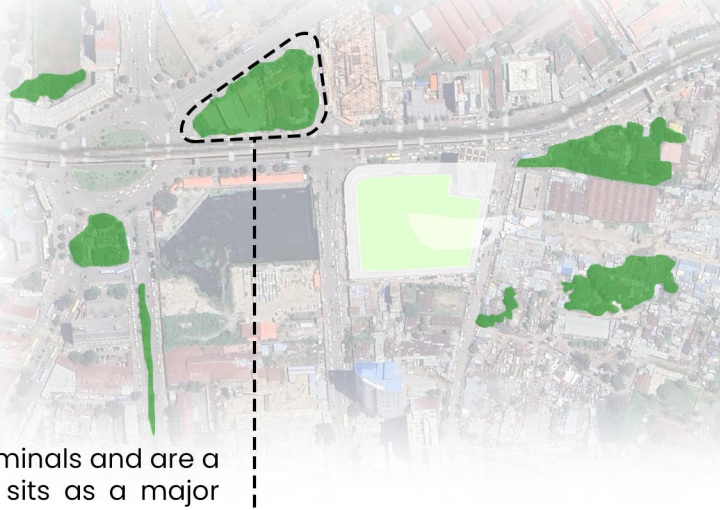
should aim for a balanced architectural expression—one that integrates with the existing palette of warm neutrals and muted tones while using modern materials and controlled highlights to establish a distinct identity

HOT SPOTS



the hot spot areas of the site are mainly taxi terminals and are a source of noise for the site. but also the site sits as a major circulation barrier as pedestrians are forced to go around the site to from one terminal to another. creating a major congestion around the site. including multiple entrances and allowing pedestrians to go through the site will reduce the congestion

VEGITATION COVERAGE AND TYPE



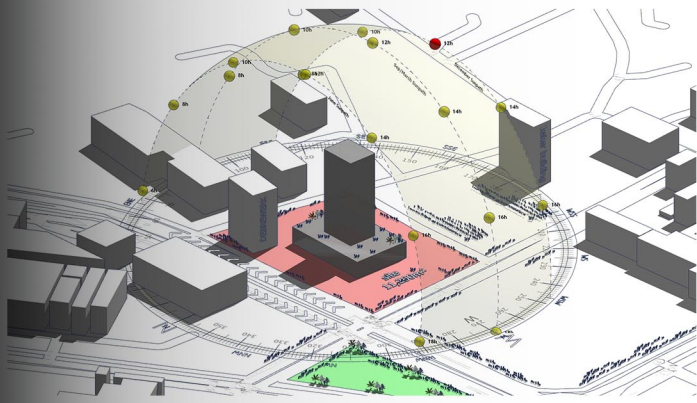
palm trees



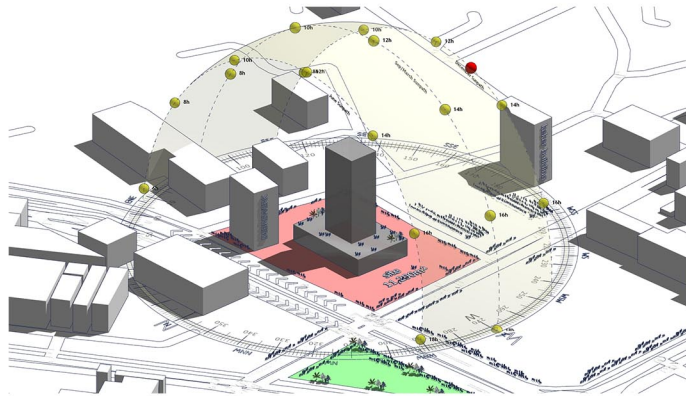
dragon tree



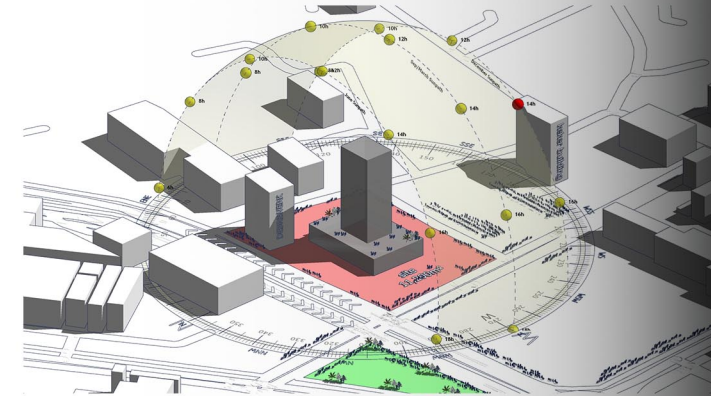
after the corridor development two mini parks were introduced in a close range to the site, their main feature being trees and water features. other than that there is no much of vegetation coverage around the selected site. this highly impacts the microclimate control. introducing vegetation on the landscape area and also on the building will help maintain the micro climate of the building



06:00 PM



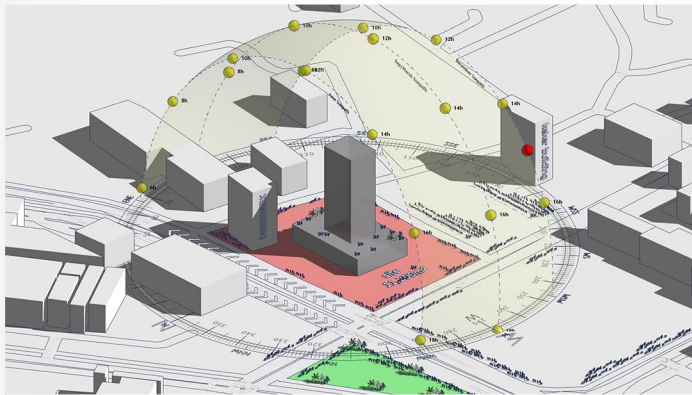
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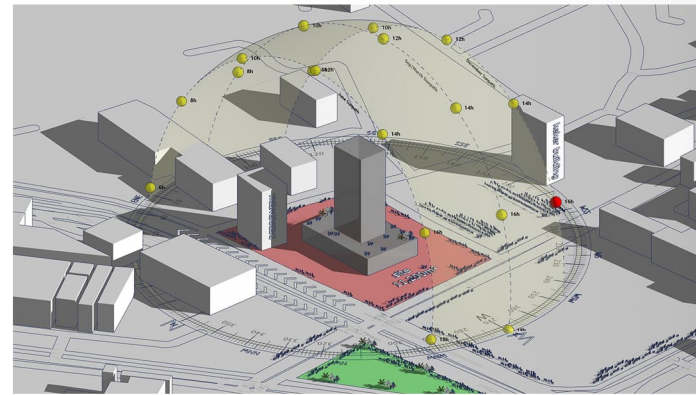
08:00 PM

SUN SYNTHESIS

The site receives intense sun exposure from 12:00 to 4:00, spanning southeast to west. With no surrounding buildings tall enough to provide shade and the project being a high-rise, external shading is impractical. Effective facade design and strategic zoning will therefore be essential.

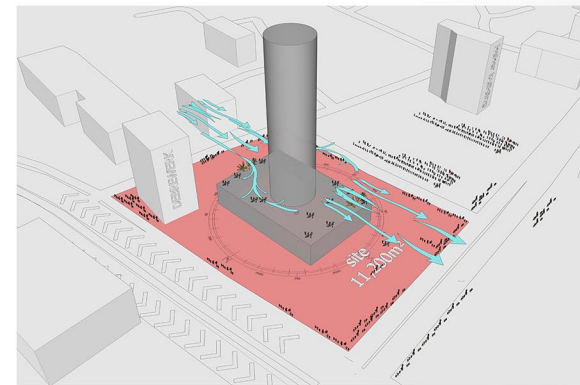
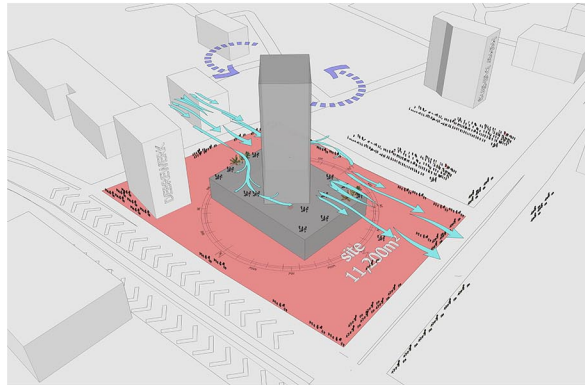
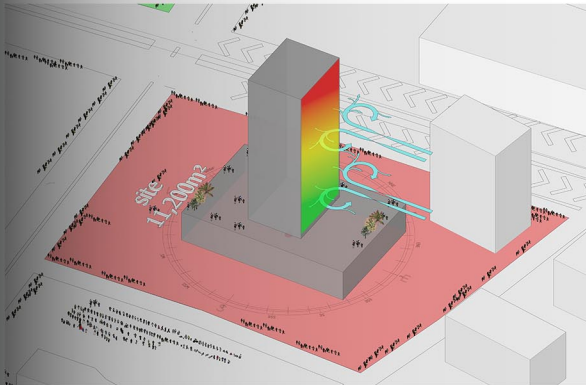


09:00 PM



10:00 PM

WIND SYNTHESIS



The site experiences prevailing winds from east to west, making lateral loads a critical factor for the high-rise design. To minimize structural stress, the tower's form should reduce exposed surface area, employ smooth finishes, and incorporate sharp angles that split the wind flow—effectively lowering lateral load and risk of failure.

SWOT



Prime location: Central position with strong visibility and accessibility from major roads.
Transport hub proximity: Close to Mexico Square, a key junction with bus and taxi routes.
Large plot size: Offers flexibility for hotel massing, landscaping, and amenities.
Active urban context: Surrounded by offices, retail, and institutional buildings, ensuring steady demand



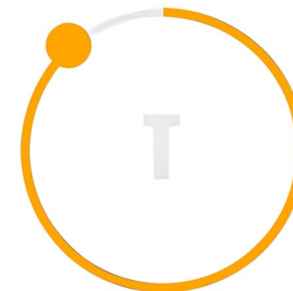
Limited open space: Dense urban fabric restricts integration with natural landscapes.
Traffic congestion: High vehicular flow around Mexico Square may affect guest comfort.
Noise levels: Busy commercial surroundings could require acoustic design solutions.
Irregular plot boundaries: May complicate efficient site planning and circulation.



Business tourism: Strong demand from nearby offices, government institutions, and NGOs.

Cultural integration: Potential to incorporate Ethiopian design elements and attract both local and international guests.

Mixed-use potential: Opportunity to add conference



Competition: Presence of established hotels in central Addis Ababa.

MAHANAKHON TOWER

CASE STUDY

Architect

OMA +
Rem Koolhaas +

Associate Architect

Hok Lok Siew Design Co., Ltd

Landscape Architect

Landscape Architects 49, Limited

Structural Engineer

Arup, Bouygues Thai Ltd

Electrical Engineer

Isometrix Lighting + Design, Ltd., Seam
Design

Decorator

David Collins Studio, Ian Schrager Company,
Kengo Kuma and Associates

Designed in

2009

Built in

2011-2016

Height

314m

Floors

76

Built-up Area

150000m²

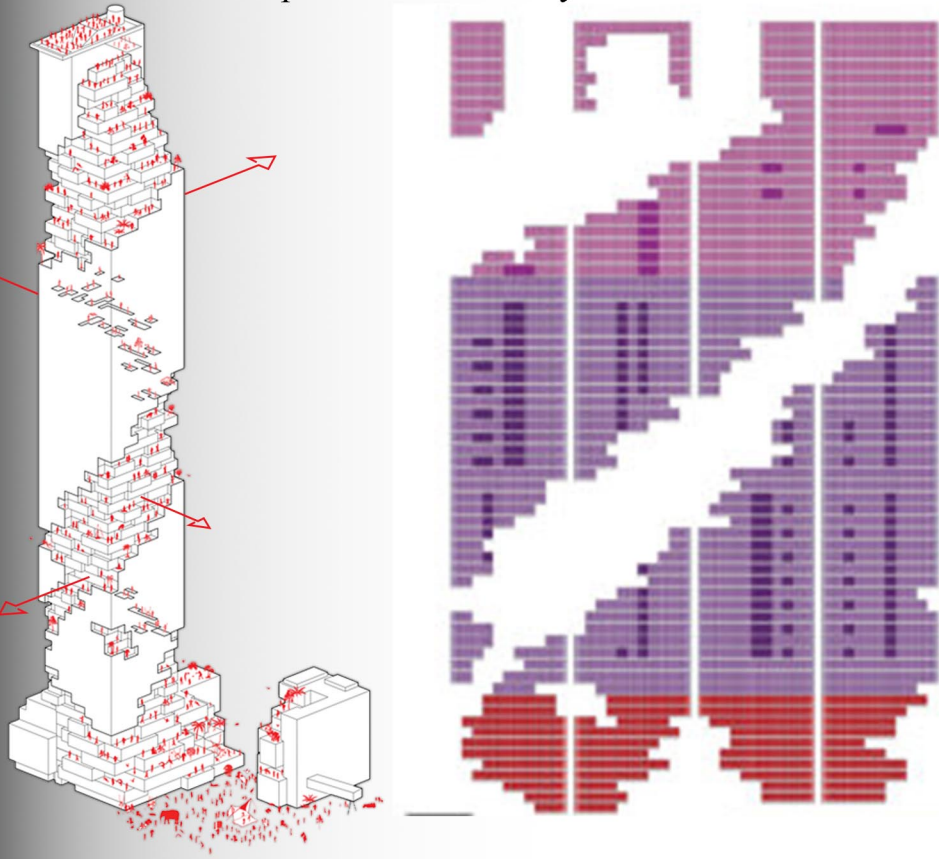
Location

114 Naradhiwas Rajanagarindra Road, Bang
Rak, Bangkok, Thailand

MahaNakhon, which translates as “**GREAT METROPOLIS**”, crowns thailand’s tallest building at 314 meters, offering 360° views of Bangkok and the Chao Phraya River—an iconic symbol of the city’s global rise.

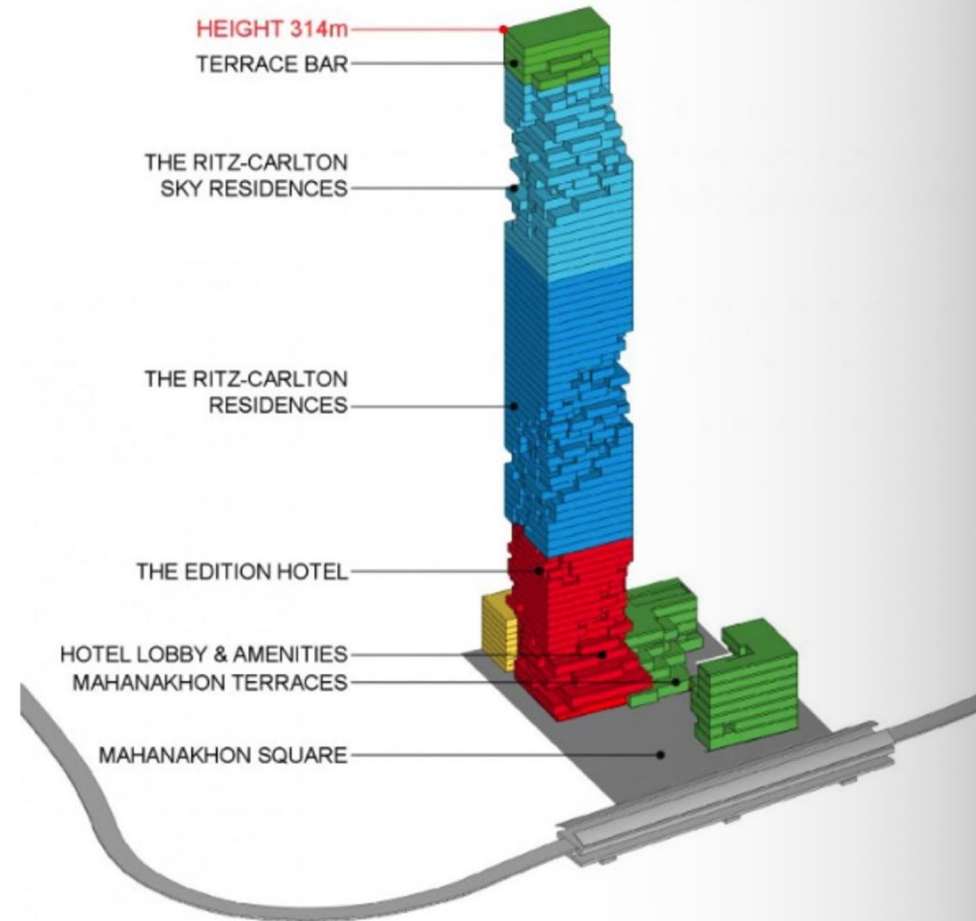
PIXELATED FACADE CONCEPT

achieves a dynamic connection between the building's inner life and the surrounding city, invigorating Bangkok's skyline with a sense of openness and vitality.



- **Retail:** Placed near road & Skytrain → base level retail + hotel lobby
- **Residences/Hotel:** Set back for privacy → upper tower zones
- **Public Square:** Formed by separating retail/transport hub → MahaNakhon Square

PROGRAM INTEGRATION



- **Vertical Zoning:** Public at base, private above, observation deck on top
- **Urban Connectivity:** Public square + transport hub integrate tower with city

MahaNakhon is presented as a prototype high-rise that creates shared urban and social spaces, emphasizing architecture's responsibility to society. It embodies the city's aspirations and global identity, showing how architecture can actively engage with its surroundings.



TYPICAL GLOSSY TOWER

MahaNakhon breaks away from the typical glossy tower by engaging the city with its carved, pixelated form. Its stacked terraces and protrusions evoke both digital pixelation and natural mountain topography, creating a ribbon-like geometry that reveals the building's inner life to the urban fabric.



UNFINISHED LOOK

MahaNakhon's seemingly unfinished look is actually purposeful erosion that creates terraces, balconies, and indoor-outdoor living spaces. This design reflects the vibrancy and inclusiveness of Thai society while symbolizing Bangkok's rise as a global capital—the "Great Metropolis."

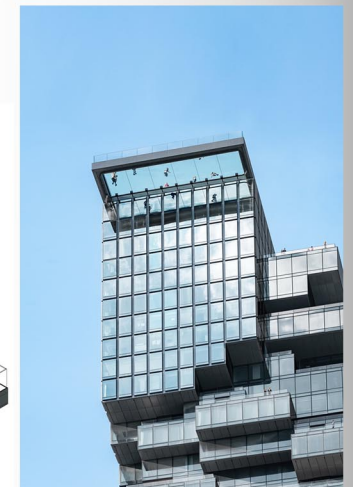
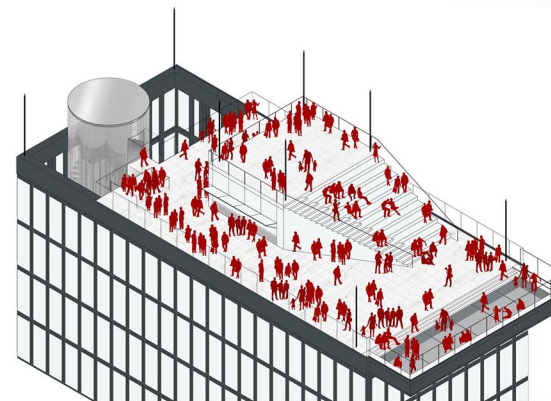


GRAIN OF THE CITY. The combination of these elements forms a symbiotic whole that is greater than the sum of its parts. The activity of the city is drawn into the site through physical connections to the Sky Train and public transportation network, but also through its integration with the surrounding grain of the city and urban street life. MahaNakhon creates a new typology of a contemporary high-rise building that is socially connected.



OBSERVATION DECK

The Observation Deck. The top of the MahaNakhon tower houses a multi-level three-floor Sky Bar and restaurant with dramatic double-height spaces, private dining facilities for entertaining, and a rooftop outdoor bar with sweeping 360° views of the skyline and river, floating 314 meters above the city.



Tower: Sky Bar

Tower: Sky Apartment

Tower: Tower Apartment

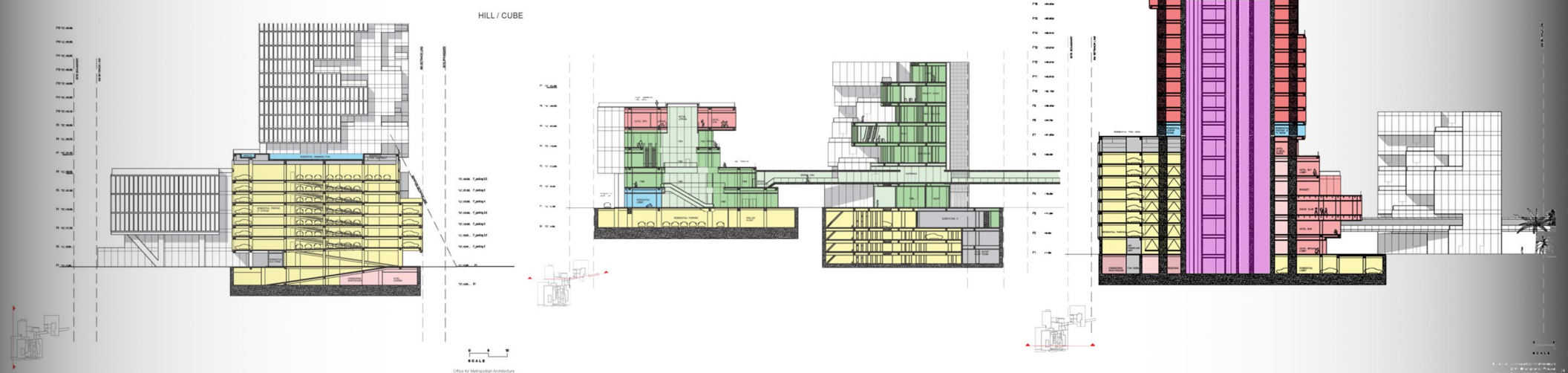
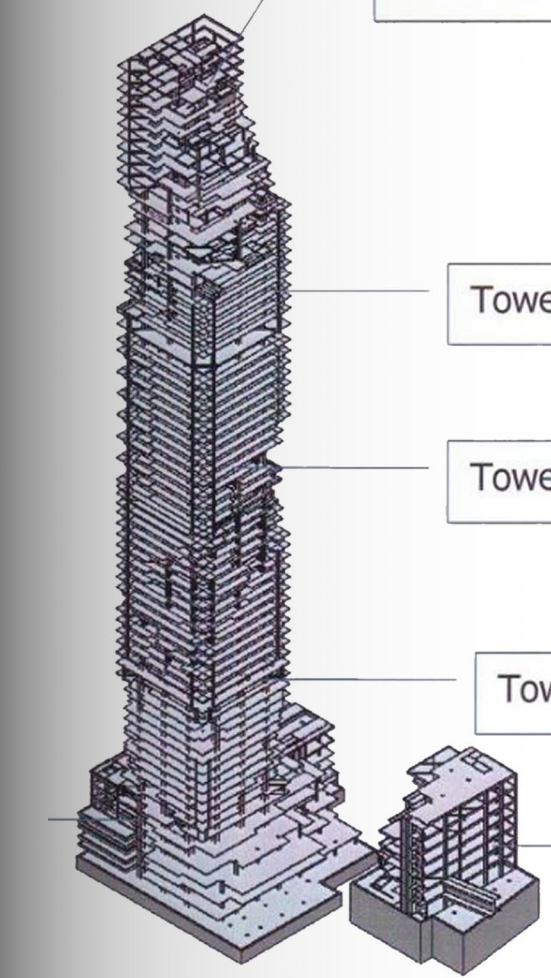
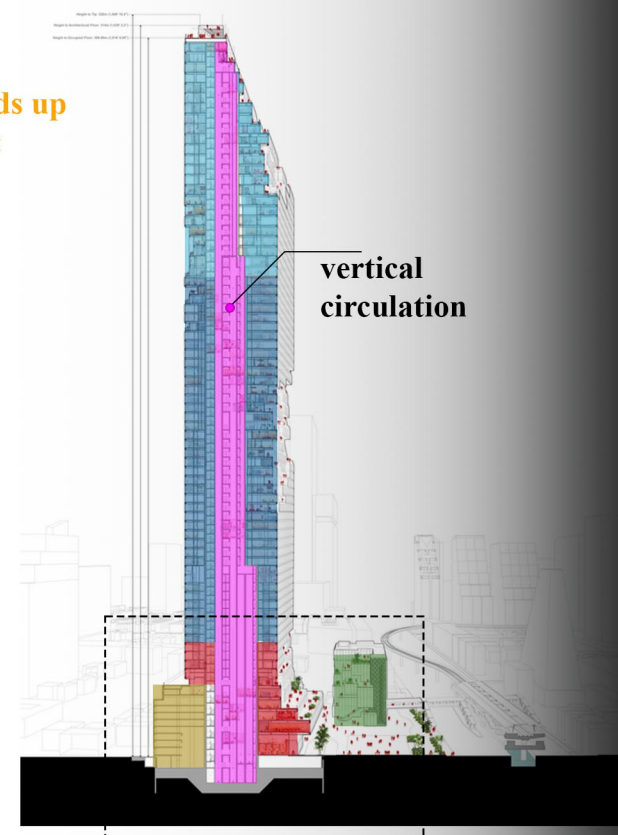
Tower: Hotel

Cube
7Storey+4
Basement

The total area of the complex adds up to 150,000 m2 divided as follows:

Main tower:
 Tower Residences 67,000 m2
 Residential Amenities 4,400 m2
 Hotel 16,600 m2
 Hotel Amenities 11,600 m2
 Retail 5,900 m2
 Sky Bar 3,500 m2
 MEP 5,200 m2
 Parking 10,400 m2

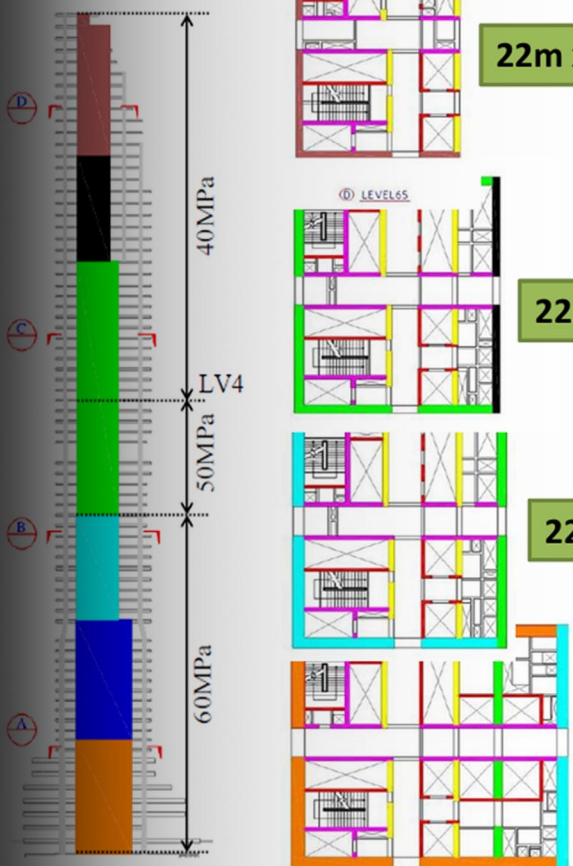
CUBE building:
 Retail 9,000 m2
 MEP 1,000 m2
 Parking 5,400 m2
 Offsite Parking 8,300 m2



HILL / CUBE

SCALE

Core walls

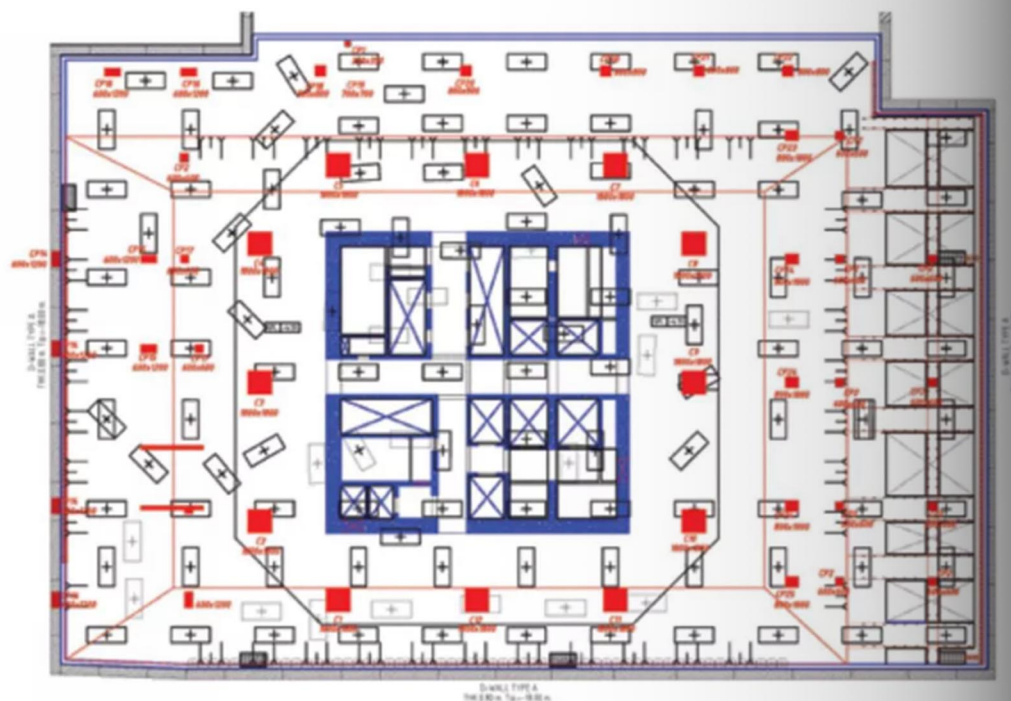


22m x 14m from the L52 to Top.

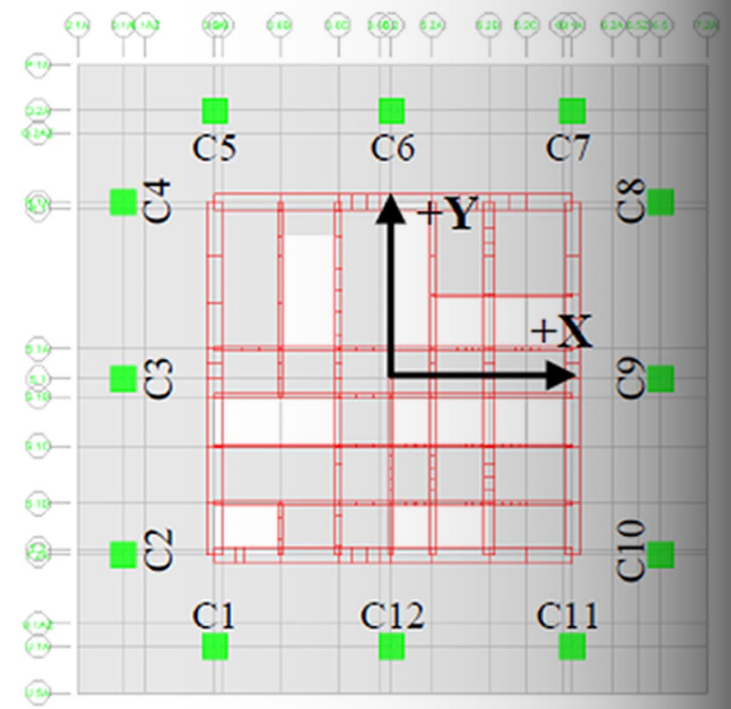
22m x 17m from the L21 to L52.

22m x 17m from the L21 to L52.

22m x 22m from the B1 to L20.

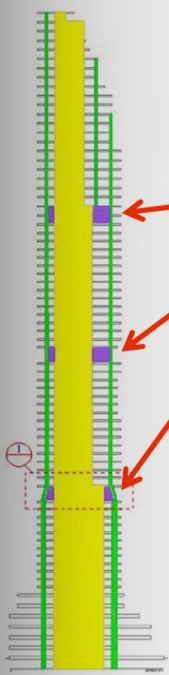


Color Code	Location	Column Size
Orange	BASEMENT 1 - LEVEL 7	1800x1800
Blue	LEVEL 8 - LEVEL 19	1600x1600
Green	LEVEL 20 - LEVEL 29	1400 x1400
Black	LEVEL 30 - LEVEL 39	1200x1200
Red	LEVEL 40 - LEVEL 50	1000x1000
Yellow	LEVEL 51 - LEVEL 59	900 x900
Purple	LEVEL 60 - ROOF LEVEL 73	800 x800



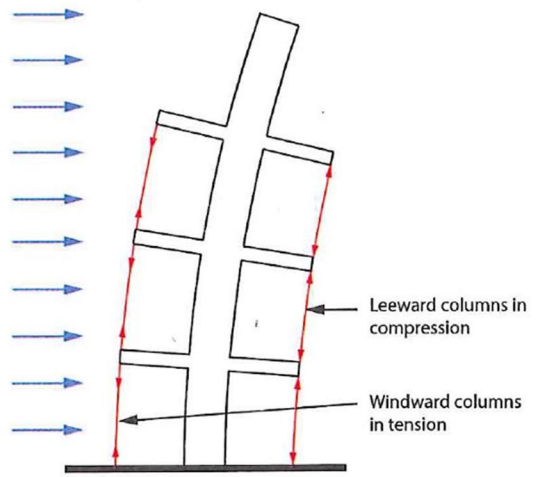
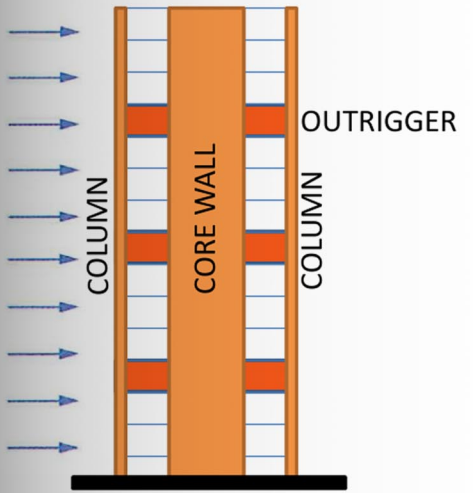
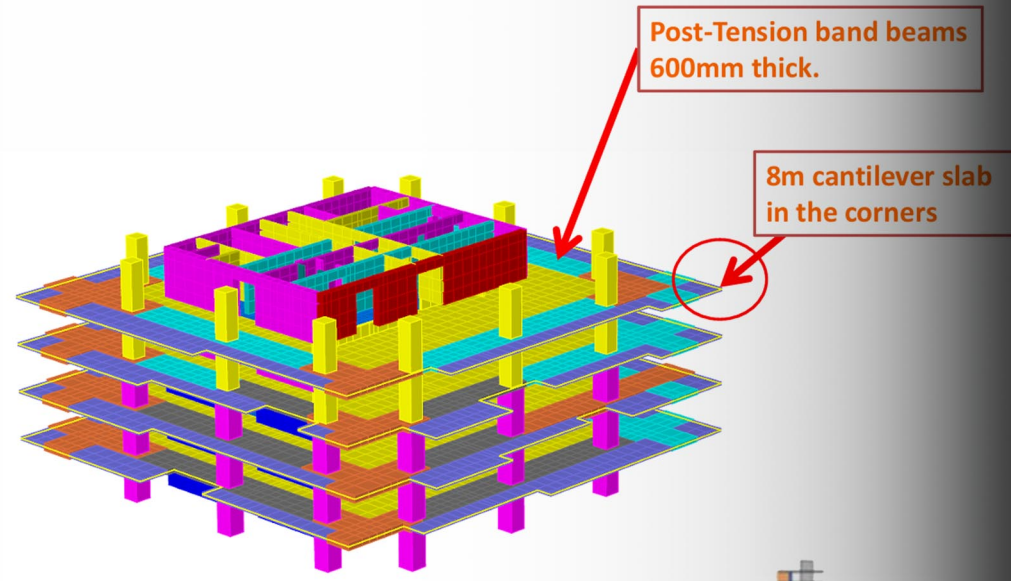
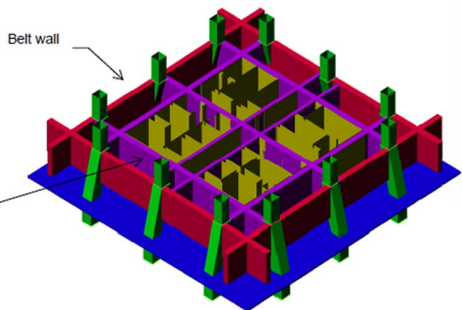
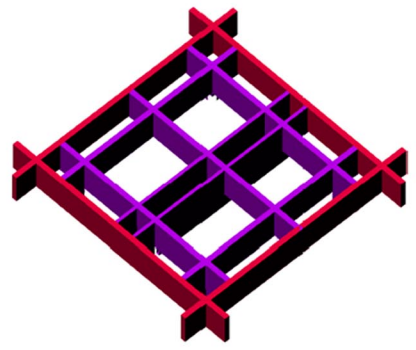
STRUCTURE

O outriggers

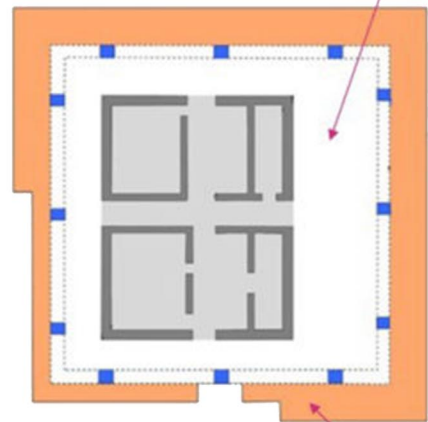


3 LEVELS OF OUTRIGGERS (TECHNICAL LEVELS) :
L51-L52
L35-L36
L19-L20

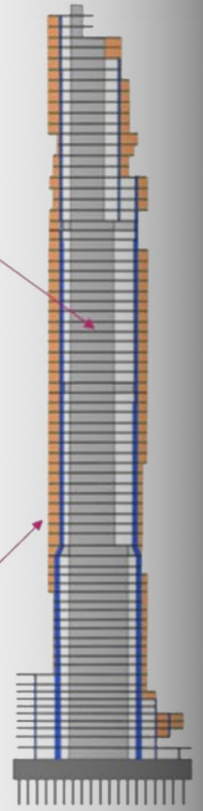
REINFORCED CONCRETE DEEP WALLS; 2 FLOOR HEIGHT (8 m)



Primary Structure Zone
Core / Column frame / Slab



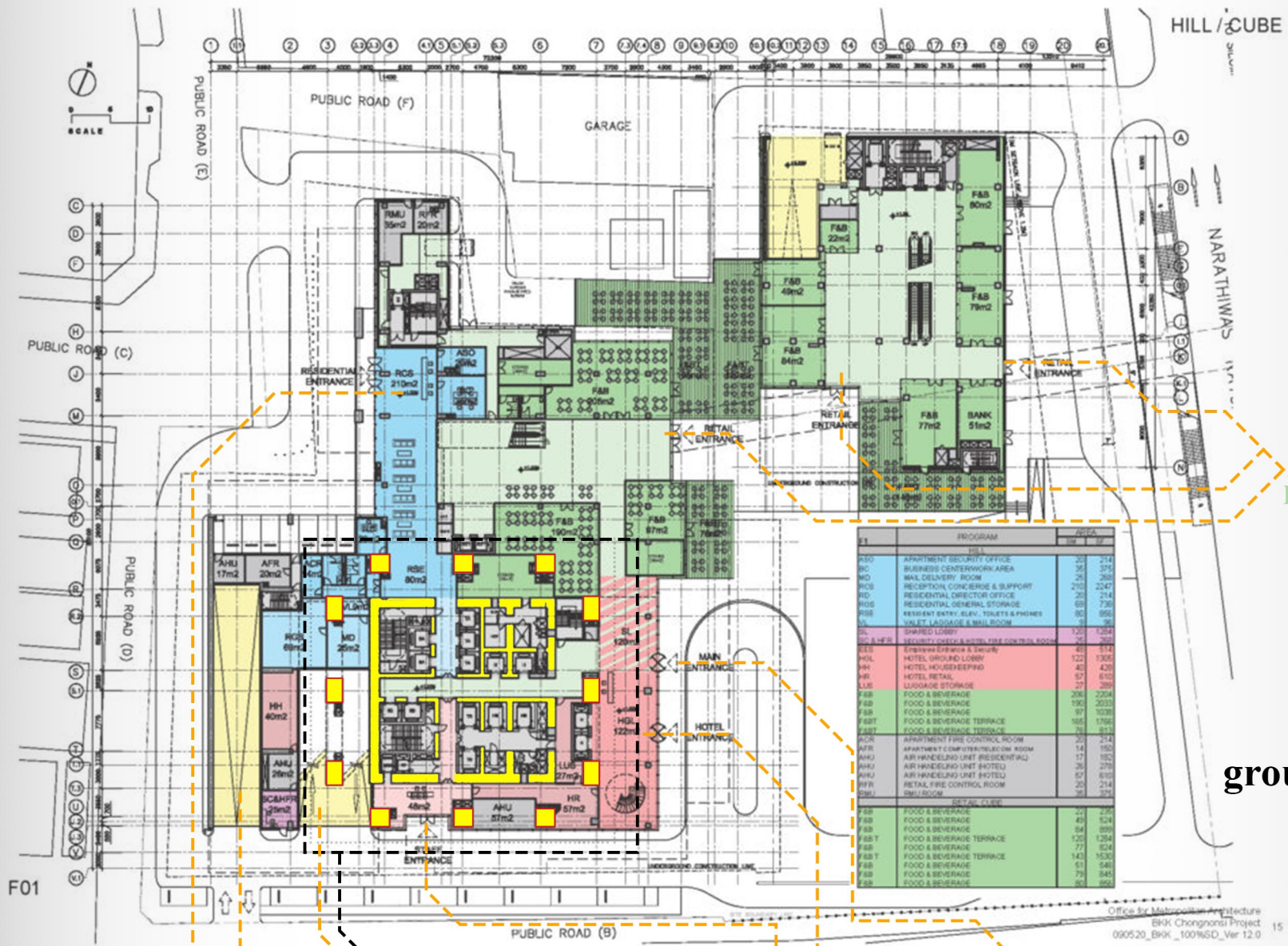
'Erodable' zone (orange) to suit pixelation



Increase stability under lateral Loads

PLAN

SECTION



HILL / CUBE

retail entrances

ground floor plan

residential entrance

parking entrances

staff entrance

main entrance

hotel entrance

NO.	PROGRAM	AREA (sqm)	AREA (sqft)
RES	APARTMENT SECURITY OFFICE	25	274
BC	BUSINESS CENTERWORK AREA	51	515
MD	MAIL DELIVERY ROOM	26	288
RCG	RECEPTION, CONCERGE & SUPPORT	210	2247
RO	RESIDENTIAL DIRECTOR OFFICE	20	214
ROS	RESIDENTIAL GENERAL STORAGE	69	738
RSE	RESIDENT ENTRY, ELEV. TOILETS & PHONES	92	992
SL	VALET LAGGAGE & MAIL ROOM	8	86
SL	SHARED LOBBY	132	1424
SL	SECURITY OFFICE & HOTEL FIRE CONTROL ROOM	70	752
SL	RECEPTION OFFICE & LOBBY	121	1305
HL	HOTEL HOUSEKEEPING	40	428
HR	HOTEL RETAIL	52	562
LUS	LUGGAGE STORAGE	27	289
F&B	FOOD & BEVERAGE	206	2234
F&B	FOOD & BEVERAGE	192	2073
F&B	FOOD & BEVERAGE	87	928
F&B	FOOD & BEVERAGE TERRACE	185	1992
F&B	FOOD & BEVERAGE TERRACE	71	763
FCR	APARTMENT FIRE CONTROL ROOM	25	274
FCR	APARTMENT COMPUTER/TELECOM ROOM	14	150
AHU	AIR HANDLING UNIT (RESIDENTIAL)	17	182
AHU	AIR HANDLING UNIT (HOTEL)	26	279
RFR	RETAIL FIRE CONTROL ROOM	25	274
RMU	RMU ROOM	11	119
F&B	FOOD & BEVERAGE SELF-SERV. FLR	21	225
F&B	FOOD & BEVERAGE	49	524
F&B	FOOD & BEVERAGE	84	899
F&B	FOOD & BEVERAGE TERRACE	125	1354
F&B	FOOD & BEVERAGE	77	824
F&B	FOOD & BEVERAGE TERRACE	142	1530
F&B	FOOD & BEVERAGE	51	545
F&B	FOOD & BEVERAGE	73	785
F&B	FOOD & BEVERAGE	60	648

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HILL / CUBE

bridge that connects the cube building with the main building

- retail area
- circulation
- hotel area
- parking area

first floor plan

F02-A

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HILL / CUBE

F03-A

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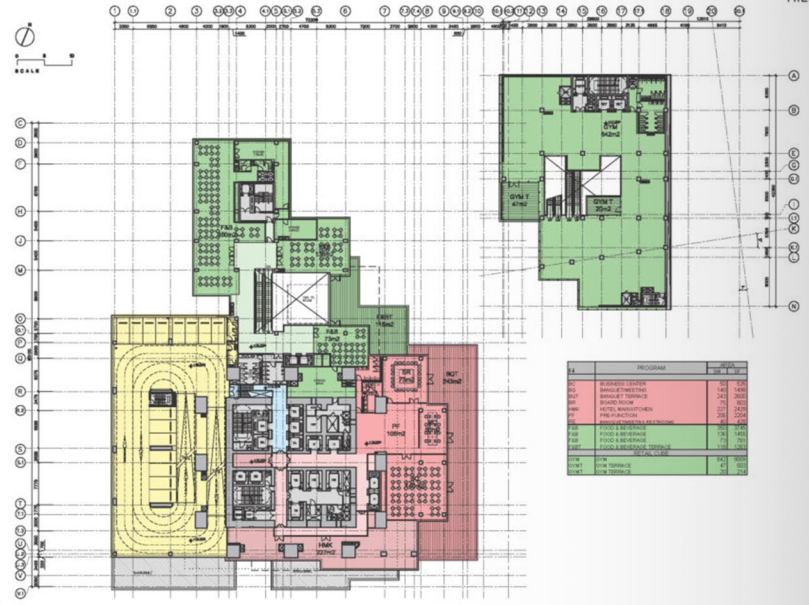
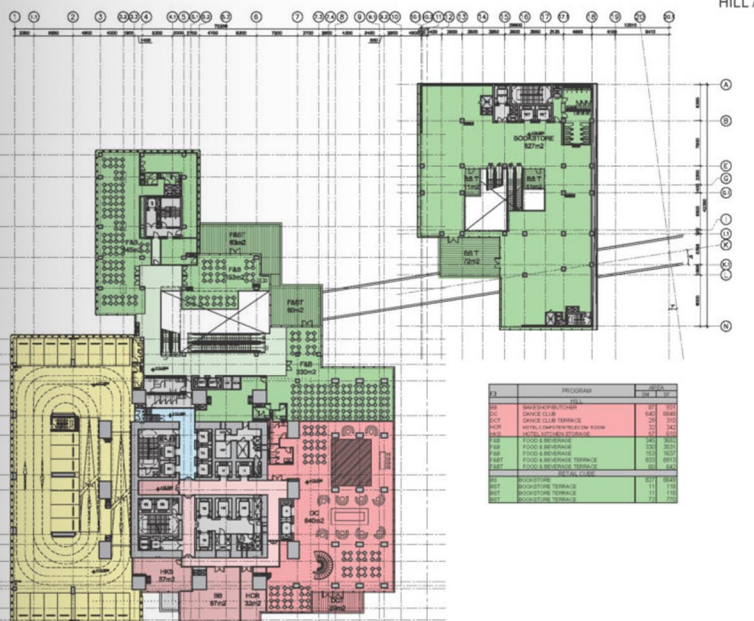
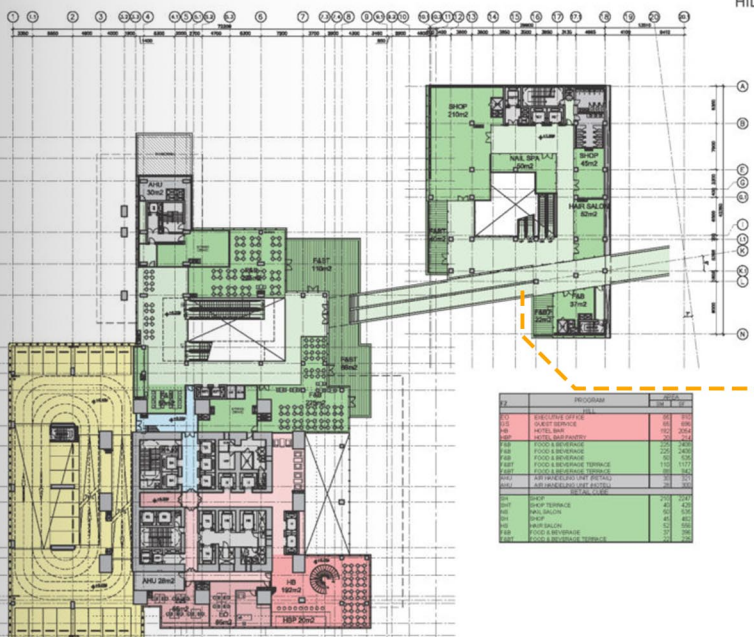
fourth floor plan

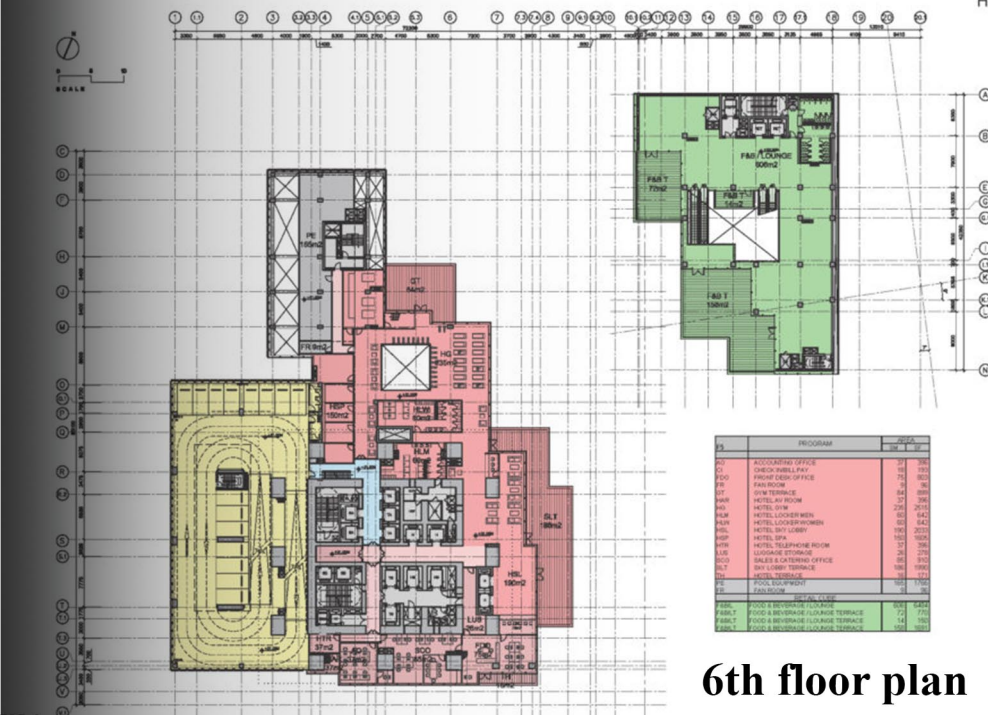
HILL / CUBE

F04

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fifth floor plan

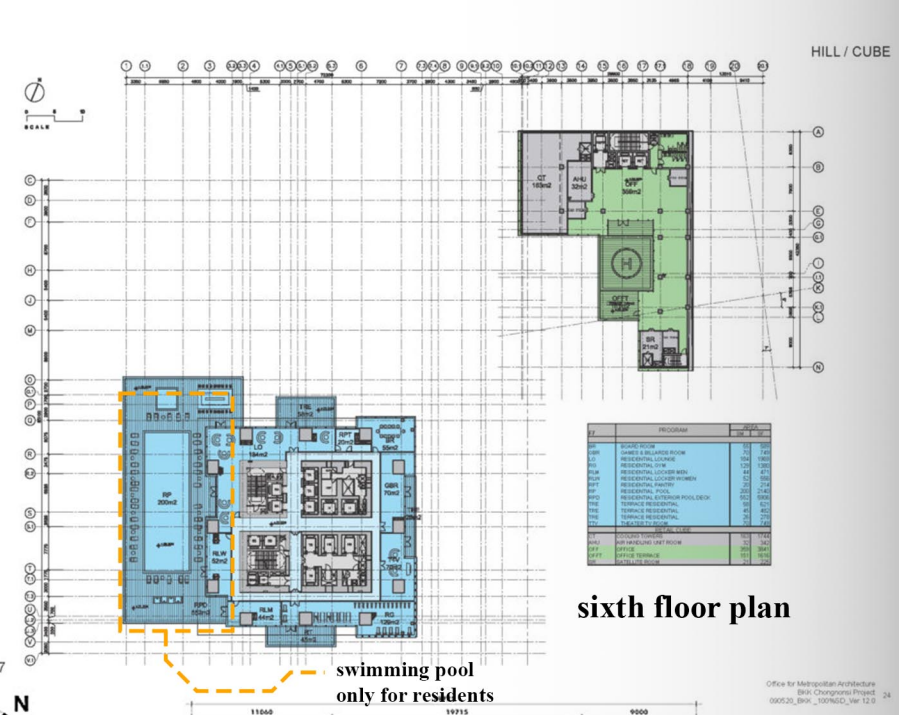




6th floor plan

NO.	PROGRAM	AREA
01	RECEPTION OFFICE	786
02	CHECK-IN/RECEIPT	101
03	FRONT DESK OFFICE	101
04	BAR	101
05	BAR	101
06	BAR	101
07	BAR	101
08	BAR	101
09	BAR	101
10	BAR	101
11	BAR	101
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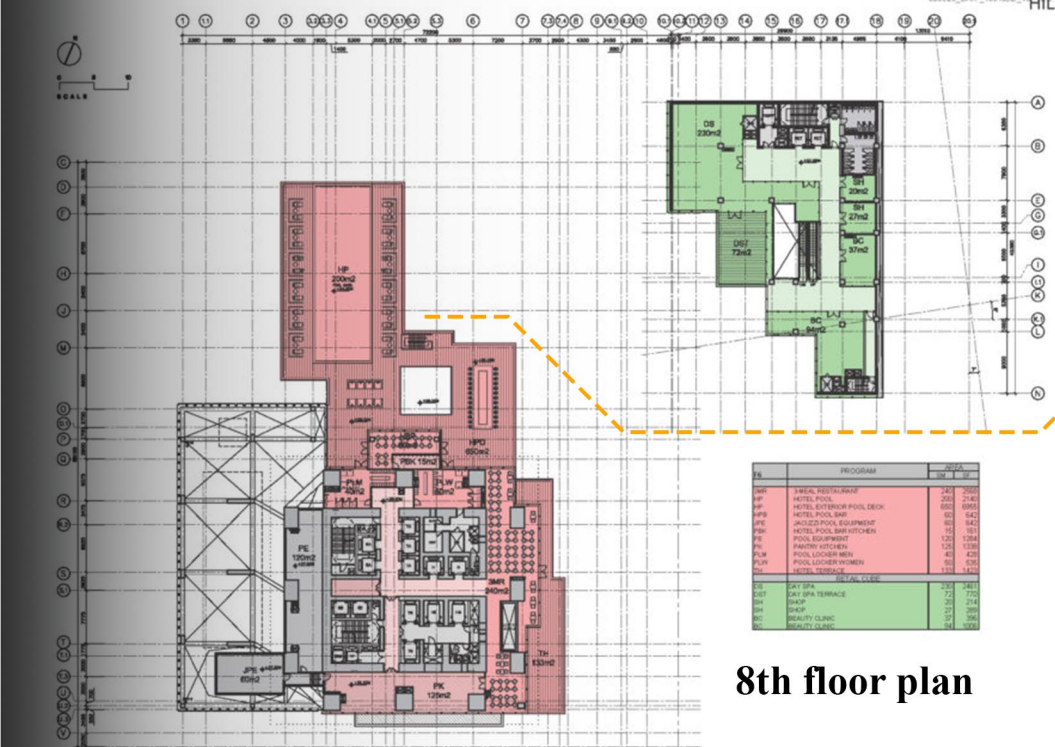
sixth floor plan

NO.	PROGRAM	AREA
01	RECEPTION OFFICE	786
02	CHECK-IN/RECEIPT	101
03	FRONT DESK OFFICE	101
04	BAR	101
05	BAR	101
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07	BAR	101
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F07
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swimming pool
only for residents

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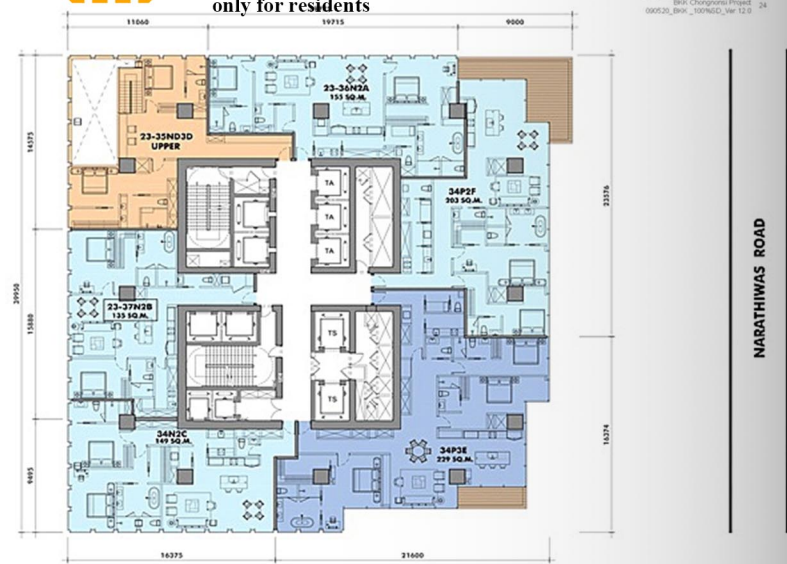


8th floor plan

NO.	PROGRAM	AREA
01	RECEPTION OFFICE	786
02	CHECK-IN/RECEIPT	101
03	FRONT DESK OFFICE	101
04	BAR	101
05	BAR	101
06	BAR	101
07	BAR	101
08	BAR	101
09	BAR	101
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swimming pool
for hotel users

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BHK Chongras Project
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FLOOR 34

CONCLUSION

- The King Power MahaNakhon demonstrates how high-rise architecture can combine iconic design, mixed-use functions, and strong urban connectivity.
- Its pixelated façade creates terraces and outdoor spaces, visually connecting the tower with the surrounding city.
- The building integrates retail, hotel, residential, and observation functions, forming a vertically mixed-use development.
- Public and commercial spaces activate the podium and lower levels, while private residential zones are located in the upper floors.
- The structure uses a reinforced concrete core with outrigger systems, improving stability against wind and lateral forces.
- Overall, the project is a strong precedent for innovative high-rise design that balances architecture, structure, and urban integration.

NARATHIWAS ROAD

PUBLIC ARRIVAL AREAS (GROUND FLOOR)

Space	User	Privacy	Character	Light	Acoustic	Area/User (m ²)	Capacity	Units	Area (m ²)	Height	Vent.	Special Equipment	Furniture
Entrance plaza / drop-off zone	Visitors	Public	Arrival / Transition	H	L	2	80	1	160	H	Y	Canopy lighting, traffic control	Benches, planters
Porte cochère	Visitors	Public	Covered drop-off	M	L	2	60	1	120	H	Y	Weather canopy, lighting	Seating
Security screening area	Visitors	Semi	Control / Screening	M	M	1.5	40	1	60	M	Y	Scanners, metal detectors	Counters
Main lobby	Visitors	Public	Gathering / Reception	H	M	1.5	150	1	225	H	Y	Information display	Sofas, seating
Reception / front desk	Visitors	Semi	Service / Registration	H	M	1.5	30	1	45	M	Y	Check-in system, computers	Reception counters
Concierge desk	Visitors	Semi	Guest assistance	M	L	1.5	20	1	30	M	Y	Information screens	Desk, chairs
Guest waiting lounge	Visitors	Semi	Waiting / Relaxation	M	L	2	30	1	60	M	Y	Ambient lighting	Sofas, coffee tables
Lobby lounge / lobby bar	Visitors	Public	Social / Recreation	M	M	2	40	1	80	M	Y	Bar equipment	Sofas, lounge chairs
Business center	Guests	Semi	Work / Office	M	L	3	20	1	60	S	Y	Computers, printers	Desks, chairs
ATM / currency exchange	Visitors	Semi	Financial service	L	L	1	5	1	5	S	N	ATM machine	Small counter
Travel desk / tour services	Visitors	Semi	Information / Booking	M	L	1.5	10	1	15	S	Y	Booking systems	Desk
Public restrooms	All	Service	Sanitary	M	M	-	-	1	120	S	Y	Plumbing fixtures	-
Luggage storage room	Staff	Service	Storage	L	L	-	-	1	40	S	Y	Storage racks	Shelves
Bell desk / bellman station	Staff / Guests	Semi	Service / Assistance	M	L	1.5	10	1	15	S	Y	Communication system	Desk

FOOD AND BEVERAGE FACILITIES

Program Space	User	Privacy	Character	Light	Acoustic	Area / User (m ²)	Capacity	Unit Required	Total Area (m ²)	Height	Ventilation	Special Equipment	Furniture
All-day Dining Restaurant	Guests	Public	Dining	High	Medium	1.5	120	1	180	High	Yes	Buffet counters	Dining tables, chairs
Fine Dining Restaurant	Guests	Semi-Private	Luxury Dining	Medium	Low	2.0	80	1	160	High	Yes	Wine storage	Dining tables, upholstered chairs
Specialty Restaurant	Guests	Semi-Private	Themed Dining	Medium	Medium	1.8	70	1	126	High	Yes	Specialty kitchen equipment	Dining tables, booths
Executive Lounge (VIP)	VIP Guests	Private	Lounge / Dining	Medium	Low	2.0	40	1	80	Medium	Yes	Coffee station	Sofas, lounge seating
Lobby Café	Visitors / Guests	Public	Café / Social	High	Medium	1.5	50	1	75	Medium	Yes	Coffee machines	Café tables, chairs
Lobby Bar	Guests	Semi-Public	Bar / Social	Medium	Medium	1.5	40	1	60	Medium	Yes	Bar counter	Bar stools, lounge seating
Rooftop Restaurant / Sky Lounge	Guests	Public	Dining / View	High	Medium	2.0	100	1	200	High	Yes	Outdoor bar	Dining tables, lounge seating
Banquet Kitchen	Staff	Service	Food Preparation	Medium	Medium	-	-	1	120	High	Yes	Industrial cooking equipment	Stainless steel work tables
Room Service Preparation Area	Staff	Service	Food Preparation	Medium	Low	-	-	1	60	Standard	Yes	Food warmers	Prep counters
Bakery / Pastry Shop	Guests	Public	Retail / Bakery	High	Medium	1.5	30	1	45	Medium	Yes	Bakery ovens	Display counters

PROGRAM

MEETING & CONFERENCE FACILITIES (BUSINESS CORE)

PROGRAM	USER	PRIVACY	CHARACTER	LIGHT	ACOUSTIC	AREA / USER (m²)	CAPACITY	UNIT REQUIRED	AREA (m²)	HEIGHT	VENTILATION	SPECIAL EQUIPMENT	FURNITURE
Grand Ballroom	Guests / Event Attendees	Public	Event / Gathering	M	H	1.5	500	1	750	H	Y	Stage lighting, sound system	Banquet tables, chairs
Pre-function Foyer	Guests	Public	Transition / Waiting	H	M	1.5	200	1	300	H	Y	Digital signage	Lounge seating
Conference Halls	Business Guests	Semi	Conference	M	H	1.5	200	2	600	H	Y	Projection systems	Conference tables
Meeting Rooms	Business Guests	Private	Meeting	M	M	2	20	6	240	S	Y	Screens	Meeting tables
Board Rooms	Executives	Private	Discussion	M	L	2.5	15	2	75	S	Y	Video conference system	Boardroom table
Seminar Rooms	Business Guests	Semi	Lecture	M	M	1.5	60	3	270	H	Y	Projector	Seating rows
Breakout Rooms	Business Guests	Private	Group discussion	M	M	2	10	6	120	S	Y	Screens	Small tables
VIP Meeting Lounge	VIP Guests	Private	Lounge / Meeting	H	L	2	20	1	40	M	Y	Presentation screen	Sofas
Translation / AV Control	Staff	Service	Technical	L	H	-	-	1	25	S	Y	AV racks	Control desks
Business Support Center	Guests / Staff	Semi	Office / Service	M	L	3	15	1	45	S	Y	Printers, computers	Work desks

GUEST ACCOMMODATION FLOORS

Space	User	Privacy	Character	Light	Acoustic	Area/User (m²)	Capacity / Units	Area (m²)	Height	Ventilation	Special Equipment	Furnitures
Standard King Room	Guests	Private	Sleeping	H	M	35	1	35	M	Y	TV, minibar	Bed, desk, chair
Standard Twin Room	Guests	Private	Sleeping	H	M	32	2	32	M	Y	TV	Twin beds, desk
Accessible Guest Room	Guests	Private	Accessible	H	M	40	1	40	M	Y	Grab bars	Bed, wheelchair space
Deluxe Room	Guests	Private	Premium stay	H	M	45	1	45	M	Y	Smart controls	Bed, lounge chair
Club Room	Guests	Private	Premium stay	H	M	50	1	50	M	Y	Coffee machine	Bed, sofa
Junior Suite	Guests	Private	Suite living	H	M	65	1	65	H	Y	Entertainment system	Bed, sofa
Executive Suite	Guests	Private	Luxury suite	H	M	90	1	90	H	Y	Work station	Bed, sofa, desk
Diplomatic Suite	Guests	Private	Luxury residence	H	M	140	1	140	H	Y	Meeting space	Bed, lounge
Presidential Suite	VIP Guests	Private	Ultra luxury	H	M	250	1	250	H	Y	Private bar	Luxury furniture
Housekeeping Station	Staff	Service	Maintenance	L	L	6	1	6	L	Y	Cleaning storage	Shelving
Linen Storage	Staff	Service	Storage	L	L	12	1	12	L	Y	Shelving	Storage racks
Service Pantry	Staff	Service	Preparation	M	M	10	1	10	L	Y	Sink	Cabinets

WELLNESS & RECREATION FACILITIES

Space	User	Privacy	Character	Light	Acoustic	Area per User (m ²)	Capacity / Units	Area (m ²)	Height	Ventilation	Special Equipment	Furnitures
Spa Reception	Guests	Public	Reception	H	M	2	20	40	H	Y	Computer system	Reception desk, seating
Massage Therapy Rooms	Guests	Private	Treatment	M	H	12	2	24	M	Y	Massage tables	Cabinets, stools
Sauna Rooms	Guests	Semi	Thermal therapy	L	H	3	8	24	M	Y	Sauna heater	Wooden benches
Steam Rooms	Guests	Semi	Thermal therapy	L	H	3	8	24	M	Y	Steam generator	Benches
Jacuzzi	Guests	Semi	Hydrotherapy	M	M	4	6	24	H	Y	Jacuzzi system	Pool seating
Beauty Salon / Barber Shop	Guests	Semi	Grooming	H	M	6	4	24	M	Y	Salon equipment	Styling chairs
Fitness Center / Gym	Guests	Semi	Exercise	H	M	6	20	120	H	Y	Gym machines	Equipment racks
Yoga Studio	Guests	Semi	Meditation / exercise	M	H	5	20	100	H	Y	Audio system	Yoga mats
Indoor Swimming Pool	Guests	Semi	Recreation	H	M	4	30	120	H	Y	Pool filtration	Pool seating
Outdoor Swimming Pool	Guests	Public	Recreation	H	M	4	40	160	H	Y	Pool system	Loungers
Pool Deck Lounge	Guests	Public	Relaxation	H	L	3	30	90	H	N	Umbrellas	Lounge chairs
Changing Rooms / Lockers	Guests	Private	Changing	M	M	2	20	40	M	Y	Lockers	Benches

ADMINISTRATION / MANAGEMENT AREAS

Space	User	Privacy	Character	Light	Acoustic	Area/User (m ²)	Capacity	Unit Required	Area (m ²)	Height	Ventilation	Special Equipment	Furnitures
General Manager Office	Staff	Private	Office	H	M	15	1	1	15	M	Y	Computer system	Executive desk, chairs
Administration Offices	Staff	Private	Office	H	M	10	6	1	60	M	Y	Office equipment	Desks, chairs
Accounting Office	Staff	Private	Office	M	M	8	4	1	32	M	Y	Computers, printers	Desks
HR Office	Staff	Private	Office	M	M	8	3	1	24	M	Y	Filing systems	Desk, chairs
Sales and Marketing Office	Staff	Private	Office	H	M	10	5	1	50	M	Y	Computers	Desks
Staff Meeting Room	Staff	Private	Meeting	M	M	3	15	1	45	M	Y	Presentation screen	Meeting table
Staff Lounge	Staff	Semi	Recreation	M	L	2	15	1	30	M	Y	Coffee machine	Sofas
Staff Lockers & Changing Rooms	Staff	Service	Changing	M	M	2	20	1	40	M	Y	Lockers	Benches

SERVICE & BACK-OF-HOUSE AREAS

Space	User	Privacy	Character	Light	Acoustic	Area/User (m ²)	Capacity	Unit Required	Area (m ²)	Height	Ventilation	Special Equipment	Furnitures
Main Kitchen	Staff	Service	Food prep.	M	M	5	10	1	50	H	Y	Cooking equipment	Work tables
Cold Storage	Staff	Service	Storage	L	L	–	–	1	20	L	Y	Refrigeration units	Shelving
Dry Storage	Staff	Service	Storage	L	L	–	–	1	25	L	Y	Storage racks	Shelving
Food Preparation Area	Staff	Service	Preparation	M	M	4	10	1	40	M	Y	Prep counters	Tables
Dishwashing Area	Staff	Service	Cleaning	M	H	3	6	1	18	M	Y	Dishwash machines	Racks
Laundry	Staff	Service	Washing	M	H	4	8	1	32	M	Y	Washers, dryers	Sorting tables
Linen Room	Staff	Service	Storage	L	L	–	–	1	20	L	Y	Linen shelves	Storage racks
Housekeeping Department	Staff	Service	Office / storage	M	L	5	6	1	30	M	Y	Cleaning equipment	Desks
Waste Management Room	Staff	Service	Disposal	L	M	–	–	1	20	L	Y	Waste bins	–
Loading / Delivery Dock	Staff	Service	Logistics	H	M	–	–	1	60	H	Y	Loading equipment	Pallets
Maintenance Workshop	Staff	Service	Repair	M	M	6	5	1	30	M	Y	Tools & machinery	Work benches

VERTICAL CIRCULATION

Space	User	Privacy	Character	Light	Acoustic	Area/User (m ²)	Capacity	Unit Required	Area (m ²)	Height	Ventilation	Special Equipment	Furnitures
Guest Elevators	Guests	Public	Vertical circulation	M	L	1.5	20	4	120	H	Y	Lift system	–
Service Elevators	Staff	Service	Service circulation	M	L	1.5	15	2	60	H	Y	Freight lift	–
VIP Elevators	VIP Guests	Private	Exclusive circulation	M	L	1.5	10	1	30	H	Y	Private lift system	–
Fire Escape Stairs	All	Service	Emergency circulation	L	L	–	–	3	75	H	Y	Fire safety equipment	–
Escalators (Public Zones)	Guests	Public	Vertical circulation	H	M	1.5	40	2	120	H	Y	Escalator system	–
Service Corridors	Staff	Service	Circulation	M	L	2	20	1	40	M	Y	Utility lines	–

PARKING & TRANSPORTATION

Space	User	Privacy	Character	Light	Acoustic	Area/User (m ²)	Capacity	Unit Required	Area (m ²)	Height	Ventilation	Special Equipment	Furnitures
Guest Parking	Guests	Public	Vehicle parking	M	M	25	80	1	2000	H	Y	Parking guidance system	Parking barriers
VIP Parking	VIP Guests	Semi	Premium parking	M	L	30	10	1	300	H	Y	Access control	Reserved signage
Staff Parking	Staff	Service	Staff vehicle parking	M	L	25	40	1	1000	H	Y	Access control	Parking lines
Bus / Shuttle Parking	Transport	Service	Transport parking	H	M	60	5	1	300	H	Y	Bus docking area	–
Bicycle Parking	Guests / Staff	Public	Bicycle storage	M	L	2	40	1	80	M	Y	Bike racks	Rack systems
Electric Vehicle Charging Stations	Guests	Semi	Charging area	M	L	30	10	1	300	H	Y	Charging units	Protective barriers

MECHANICAL & BUILDING SUPPORT

Space	User	Privacy	Character	Light	Acoustic	Area/User (m ²)	Capacity	Unit Required	Area (m ²)	Height	Ventilation	Special Equipment	Furnitures
Electrical Rooms	Staff	Service	Utility	L	M	–	–	1	20	M	Y	Electrical panels	–
Generator Room	Staff	Service	Power generation	L	H	–	–	1	40	H	Y	Diesel generator	–
HVAC Plant Rooms	Staff	Service	Mechanical plant	L	H	–	–	1	60	H	Y	Chillers, AHU	–
Fire Control Room	Staff	Service	Monitoring	M	M	4	4	1	16	M	Y	Fire control panels	Desks
Water Tanks	Staff	Service	Water storage	L	L	–	–	1	50	H	N	Storage tanks	–
Pump Rooms	Staff	Service	Water system	L	H	–	–	1	25	M	Y	Pumps	–
IT / Server Room	Staff	Service	Data control	L	M	3	4	1	12	M	Y	Servers, racks	Equipment racks

ZONEING

PROGRAM ANALYSIS

40TH - 46TH FLOOR LUXURY MIX ZONE

Per floor (~14-15 rooms):
 4 Standard King
 3 Deluxe
 3 Club
 2 Junior Suites
 1 Accessible
 1 Executive Suite
Zone total:
 Standard King: 28 (Total now 174)
 Deluxe: 21 (Total now 63)
 Club: 21 (Total now 37)
 Junior Suites: 14
 Accessible: 7 (Total now 33)
 Executive: 7

31ST - 38TH FLOOR TRANSITION ZONE

Per floor (~17-18 rooms):
 7 Standard King
 5 Standard Twin
 1 Accessible
 3 Deluxe
 2 Club
Zone total:
 Standard King: 56 (Total now 146)
 Standard Twin: 40 (Total now 94)
 Accessible: 8 (Total now 26)
 Deluxe: 24 (Total now 42)
 Club: 16

22ND - 30TH FLOOR STANDARD ZONE

Per floor (~20 rooms):
 10 Standard King
 6 Standard Twin
 2 Accessible
 2 Deluxe
Zone total:
 Standard King: 90
 Standard Twin: 54
 Accessible: 18
 Deluxe: 18

14TH - 20TH FLOOR GRAND HOTEL

BASEMENT 5 MECHANICAL & BUILDING SUPPORT

electrical room
 generator room
 HVAC plant room
 fire control room
 water tanks
 pump rooms
 server room
 parking

BASEMENT 2-4 PARKING

guest parking
 staff parking
 vip parking

47TH - 51TH FLOOR HIGH-END LUXURY

Per floor (~10-11 rooms):
 2 Deluxe
 2 Club
 2 Junior Suites
 2 Executive Suites
 1 Diplomatic Suite
Zone total:
 Deluxe: 10 (Total now 73)
 Club: 10 (Total now 47)
 Junior Suites: 10 (Total now 24)
 Executive: 10 (Total now 17)
 Diplomatic: 5

39TH FLOOR SERVICE FLOOR

21ST FLOOR SERVICE FLOOR

5TH FLOOR SERVICE FLOOR

HOTEL ROOM NUMBER PROJECTION

NET USABLE AREA OF THE PODIUM

• TOTAL FLOORS = 30
 • FLOOR PLATE = 1200 M²
 TOTAL GROSS AREA
 = 30 × 1200 = 36,000 M²
 MINUS 30% (CORES, CORRIDORS, SERVICES)
 = 36,000 × 0.70 = 25,200 M² USABLE GUESTROOM AREA

ROOM TYPE STANDARD AREAS

Room Type	Avg Area (m ²)
Standard King	40
Standard Twin	42
Accessible Room	45
Deluxe Room	50
Club Room	55
Junior Suite	65
Executive Suite	90
Diplomatic Suite	140
Presidential Suite	250

ROOM DISTRIBUTION STANDARD

Room Type	% Allocation
Standard King	30%
Standard Twin	20%
Accessible	5%
Deluxe	15%
Club	8%
Junior Suite	8%
Executive Suite	6%
Diplomatic Suite	4%
Presidential Suite	4%

AREA ALLOCATION - NUMBER OF ROOMS

Room Type	Area Allocated	Room Size	No. of Rooms
Standard King	7,560	40	189
Standard Twin	5,040	42	120
Accessible	1,260	45	28
Deluxe	3,780	50	76
Club	2,520	55	45
Junior Suite	2,016	65	31
Executive Suite	1,512	90	17
Diplomatic Suite	1,008	140	7
Presidential Suite	504	250	4

TOTAL NUMBER OF ROOMS

➔ TOTAL ≈ 515 ROOMS

10TH - 13TH FLOOR MEETING AND CONFERENCE FACILITIES

- Main Auditorium Hall
 - Side wings (left & right)
 - Green rooms (performer waiting & prep)
 - Dressing rooms (male/female, VIP)
 - Rehearsal room
- Stage & Performance Areas
- Technical & Control Spaces
 - Audio control room
 - Lighting control room
 - Projection / AV control room
 - Simultaneous translation booths
 - IT / media server room
- Backstage & Service Support
- Front-of-House (FOH) Guest Areas
- VIP & Hospitality Spaces
- Event Support & Catering

6TH - 9TH FLOOR ADMINISTRATION AND MANAGEMENT FLOORS

- general manager office
- administration office
- accounting office
- HR office
- sales and marketing office
- staff meeting office
- specialty office

3RD AND 4TH FLOOR WELLNESS AND RECREATION FLOORS

- Spa & Wellness Center
 - Treatment Spaces
 - Massage therapy rooms
 - Facial treatment rooms
 - Body treatment rooms
 - Sauna
 - Steam rooms
 - Jacuzzi / whirlpool
 - Cold plunge pool
 - Hydrotherapy pools
- Fitness & Gym Facilities
 - Fully equipped gym (cardio + weights)
 - Personal training rooms
 - Functional training zone
 - Yoga / Pilates studio
 - Aerobics / group class studio
- Swimming & Water Recreation
 - Indoor swimming pool
 - Outdoor pool
 - Infinity pool
 - Kids' pool
 - Pool deck with loungers
 - Pool bar
- Sports & Active Recreation
 - Beauty & Personal Care
 - Indoor Leisure & Entertainment
 - Kids & Family Recreation
 - Outdoor & Landscape Recreation

SECOND FLOOR BALL ROOMS

- Grand Ballroom
- Wedding Ballroom
- Conference Ballroom
- Banquet Hall
- Junior Ballroom
- Multipurpose Event Hall
- VIP Ballroom

FIRST FLOOR FOOD COURT

- Dining & Food Vendor Programs
- Multi-Cuisine Food Stalls
- Specialty Counters
 - Premium / Signature Kiosks
 - Beverage & Social Spaces
- Dining & Seating Areas
- Service & Guest Experience Areas
- Back-of-House (BOH) Support
- Guest Facilities
- Retail & Experience Add-ons
- Ambience & Spatial Enhancers

GROUND AND MEZANINE FLOOR COMMERCIAL AREA

- Retail & Luxury Shopping
 - Luxury fashion boutiques
 - Jewelry and watch stores
 - Perfume and cosmetics shops
 - Designer concept stores
 - Souvenir / gift shops
- Food & Beverage (cafeterias)
- Business & Financial Services (banks)
- Mobility & Transport-Related Services
- Entrance plaza
- Security screening area
- Front desk (reception)
- security screening area

BASEMENT 1 SERVICE AND BACK OF THE HOUSE AREA

- main kitchen
- cold storage
- dry storage
- food preparation area
- dish washing area
- laundry
- linen room
- housekeeping department
- waste management room
- loading / delivery dock
- maintenance workshop

CONCEPT

URBAN OCLUS

The Urban Oculus is conceived as a spatial and visual device that transforms the building into an instrument of curiosity and engagement. Rather than functioning as a static object, the architecture actively provokes attention.

The oculus operates as a point of convergence, where architecture and the city are brought into a deliberate and meaningful relationship. It frames the urban condition not as a distant backdrop, but as an integral part of the spatial experience, allowing the city to be seen, interpreted, and engaged through the building itself.

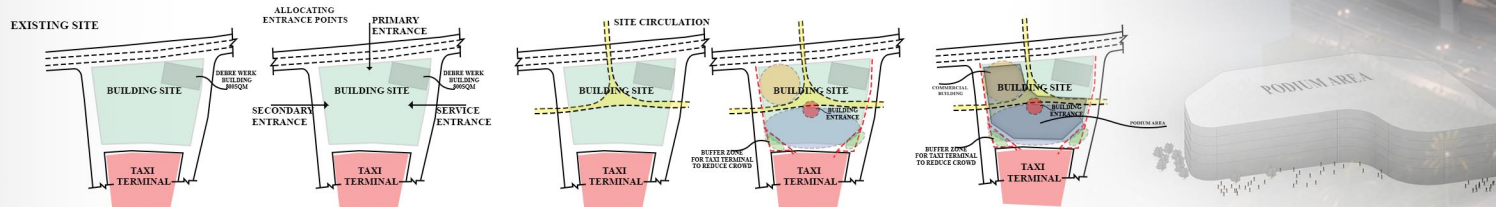
The design draws inspiration from the metaphor of hands shielding light. These "hands" represent barriers that have limited the city's visibility to the world.

A central void emerges as an intentional opening that frames and directs vision toward the city.

The form starts to split and peel apart, expressing the removal of barriers that once covered the city's identity.

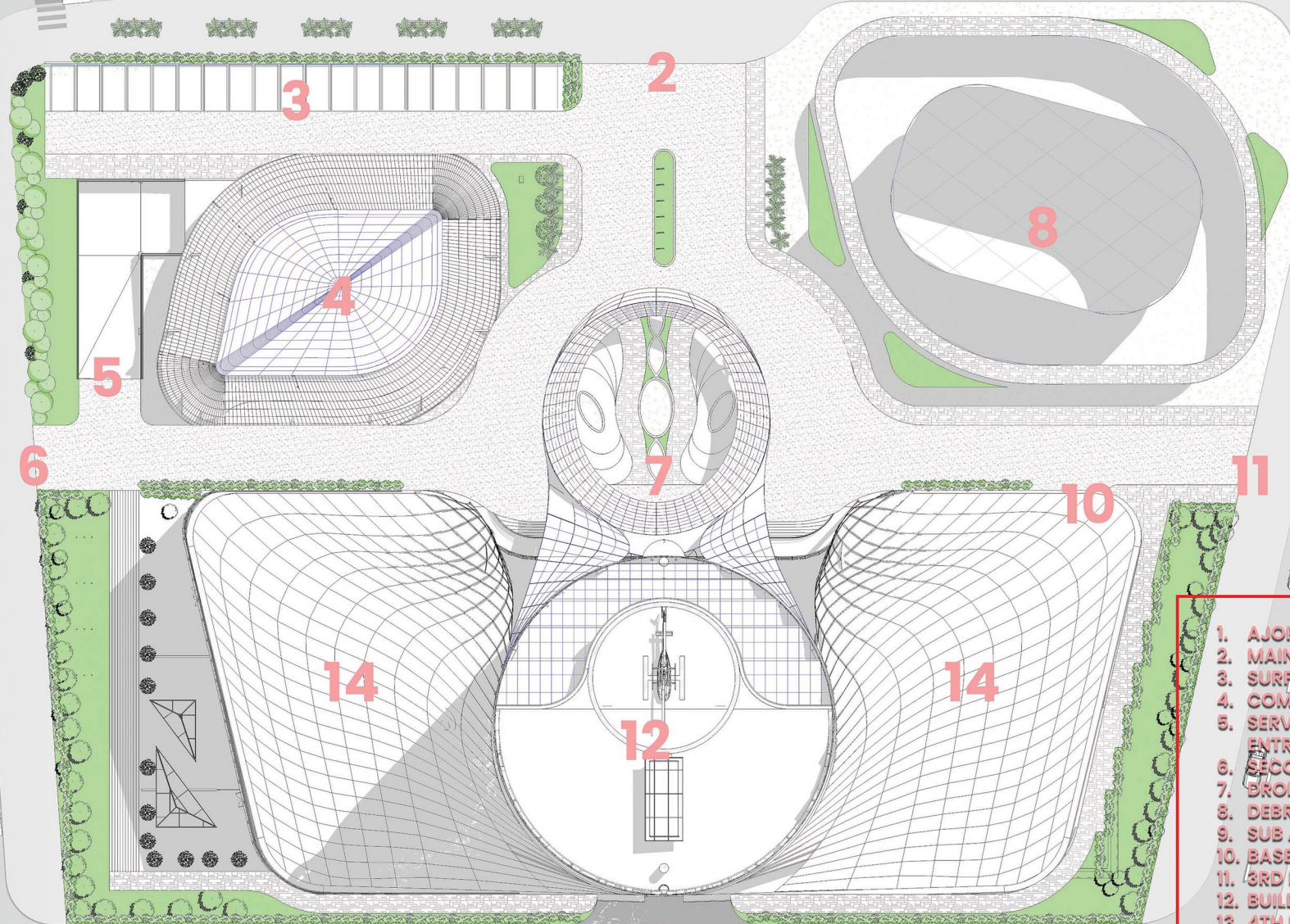
A subtle incision begins to disrupt the mass, symbolizing the first shift from concealment toward exposure.

A solid volume represents the concealed potential of Addis Ababa present, yet not fully visible.



SITE PLAN

SCALE 1:500



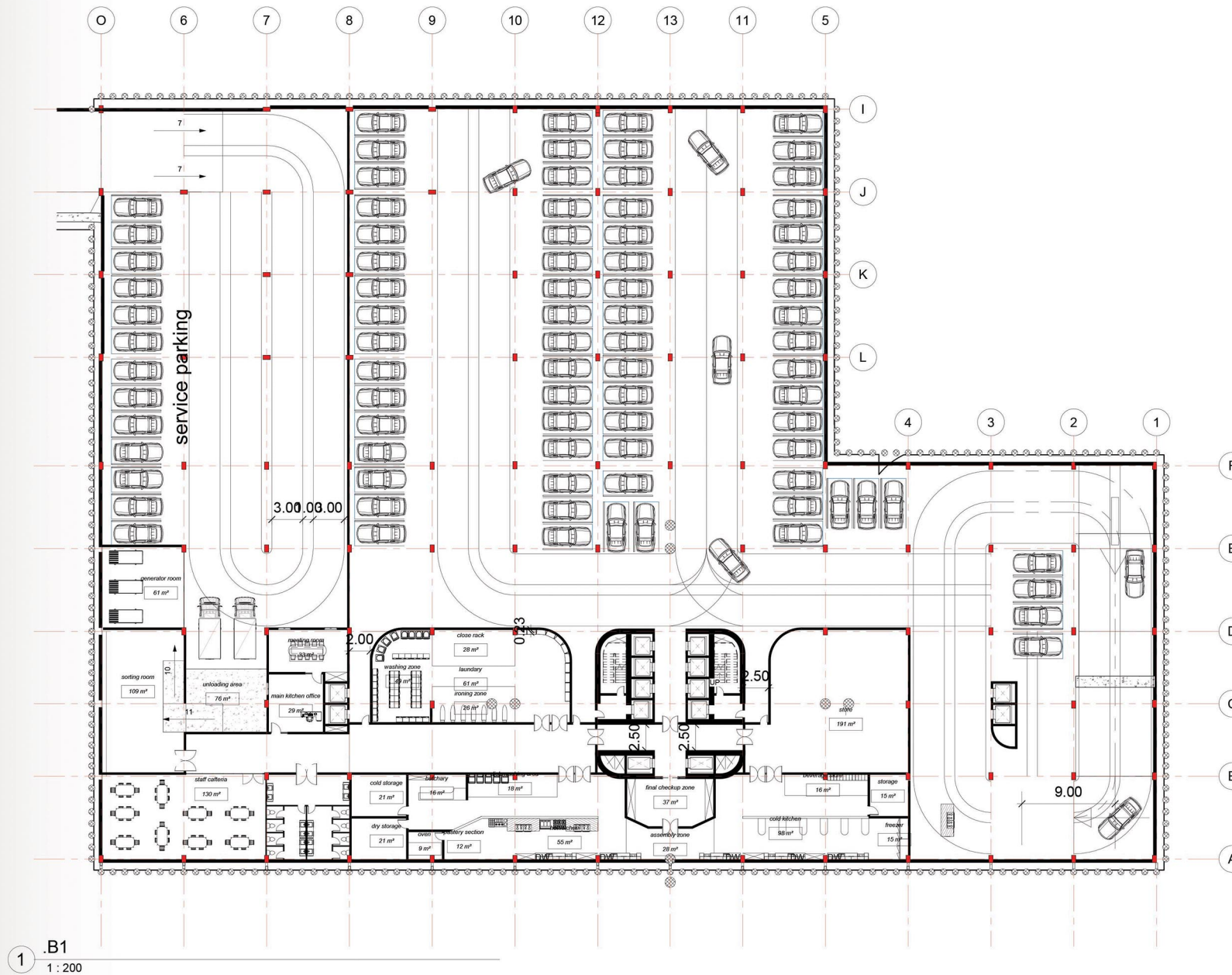
1. AJOR ARTERIAL ROAD
2. MAIN ENTRANCE
3. SURFACE PARKING
4. COMMERCIAL BUILDING
5. SERVICE BASEMENT ENTRANCE
6. SECONDARY ENTRANCE
7. DROP OFF AREA
8. DEBREWERK BUILDING
9. SUB ARTERIAL ROAD
10. BASEMENT ENTRANCE
11. 3RD ENTRANCE
12. BUILDING TOWER
13. 4TH ENTRANCE
14. BUILDING PODIUM

BASEMENT 1



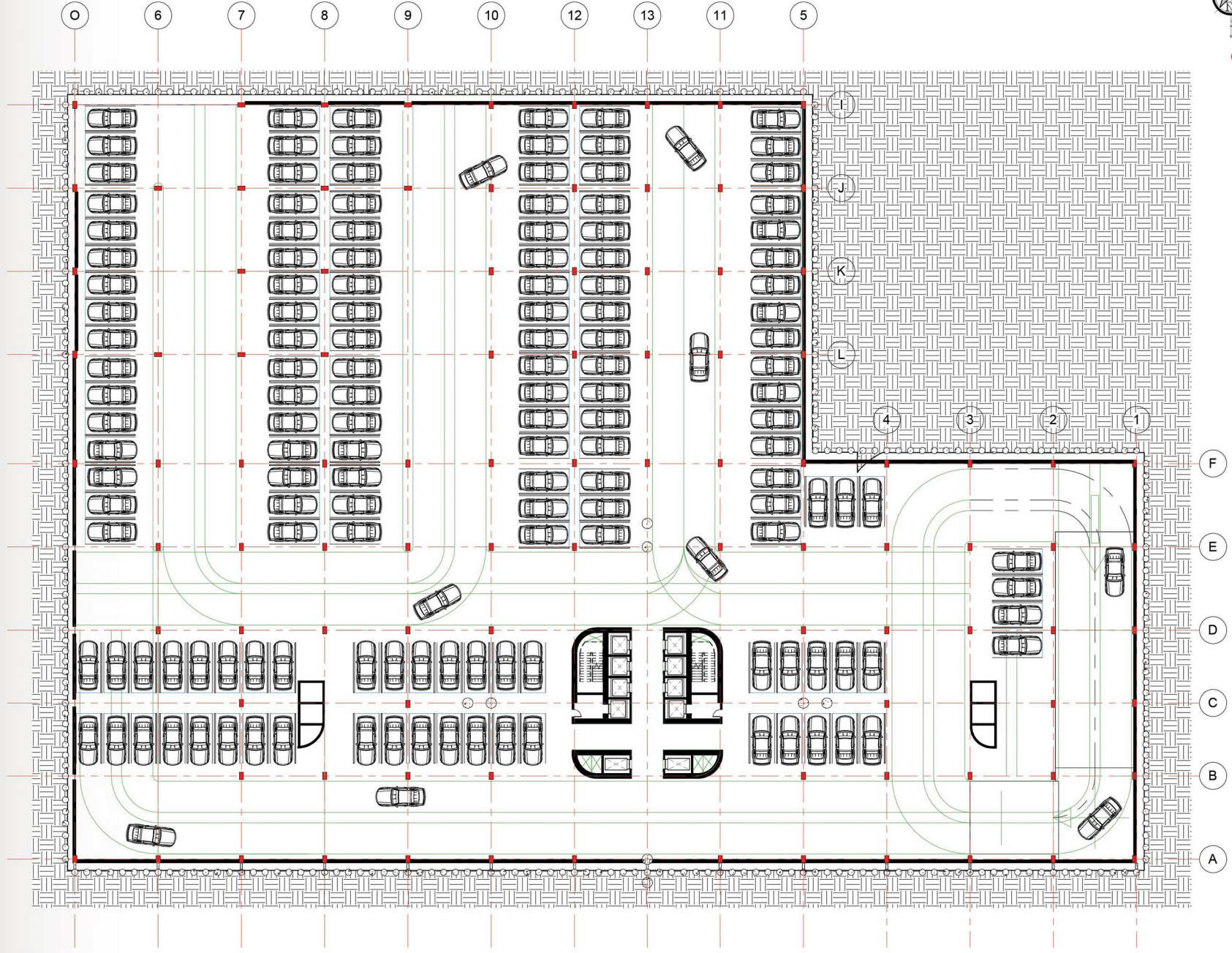
PROGRAM

- hot kitchen
- cold kitchen
- cold store
- dry store
- generator room
- bakery
- laundry
- service parking
- public parking



1 .B1
1 : 200

BASEMENT 2-4



1 .B2
1 : 200

BASEMENT 5



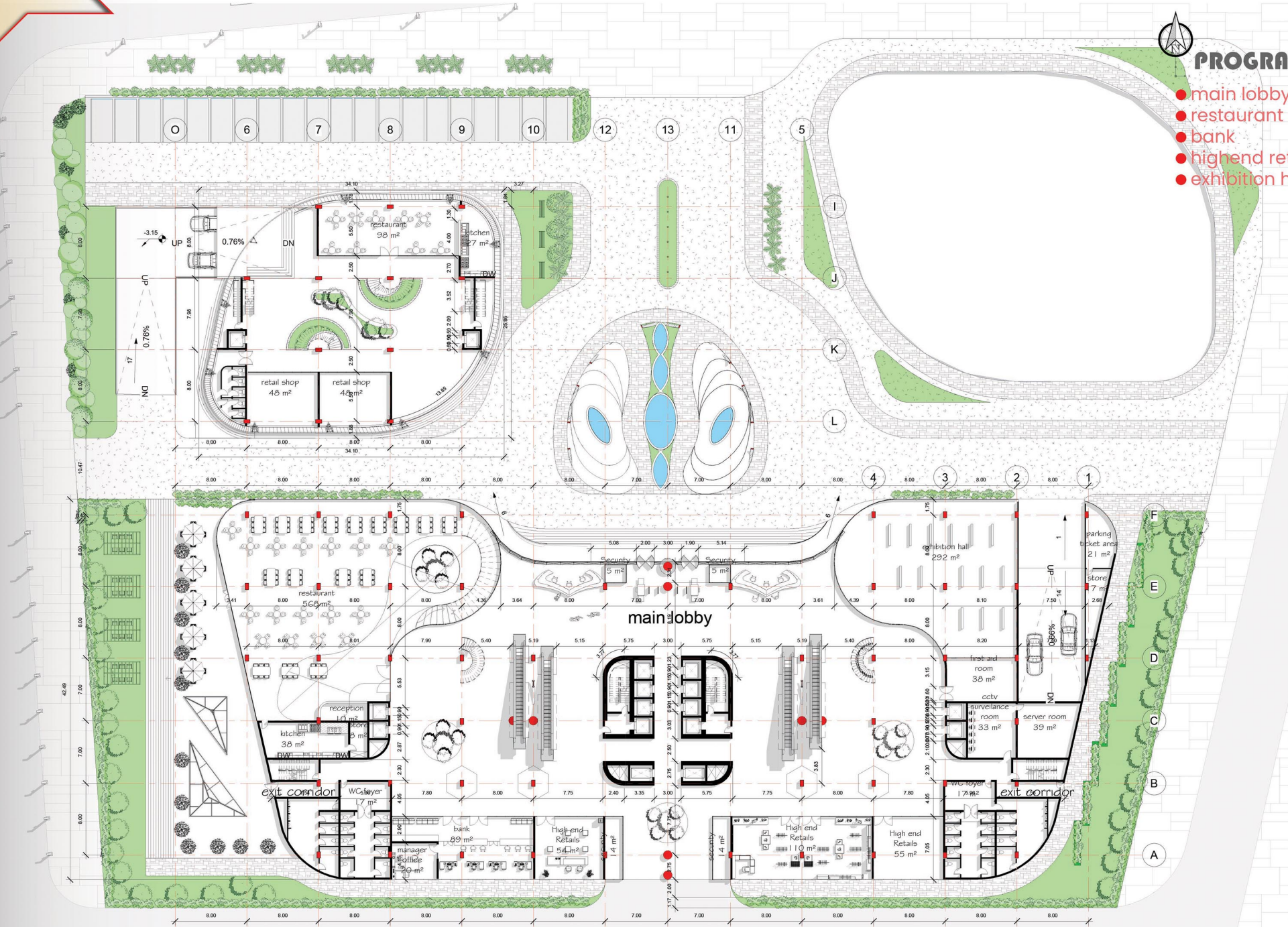
PROGRAM

- water reservoir
- pump room
- mechanical room
- electrical room



1 .B5
1 : 200

GROUND FLOOR



- PROGRAM**
- main lobby
 - restaurant
 - bank
 - highend retails
 - exhibition hall

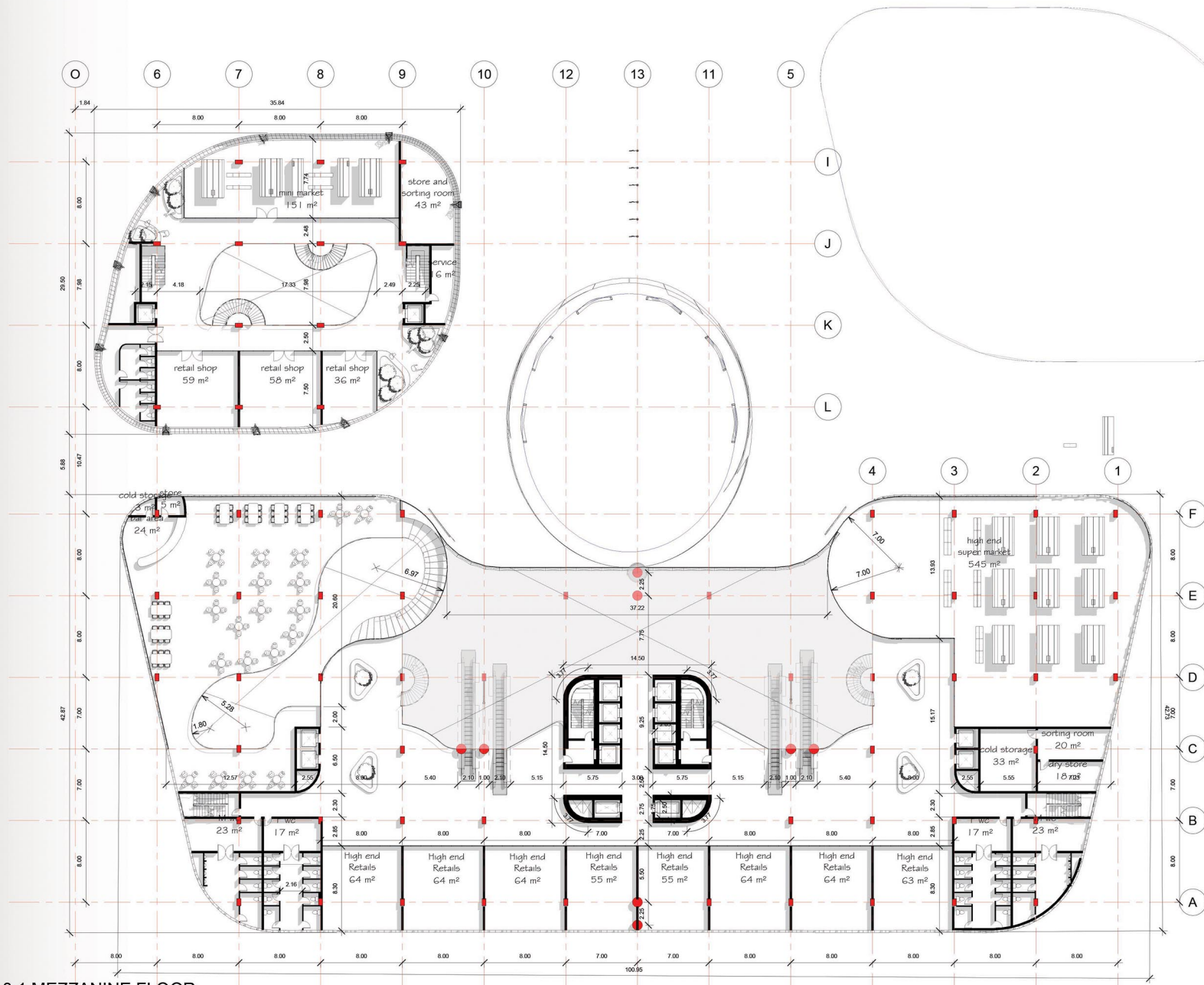
1 0 GROUND FLOOR
1 : 200

MEZZANINE



PROGRAM

- highendsupermarket
- mini market
- retail shops
- restaurant



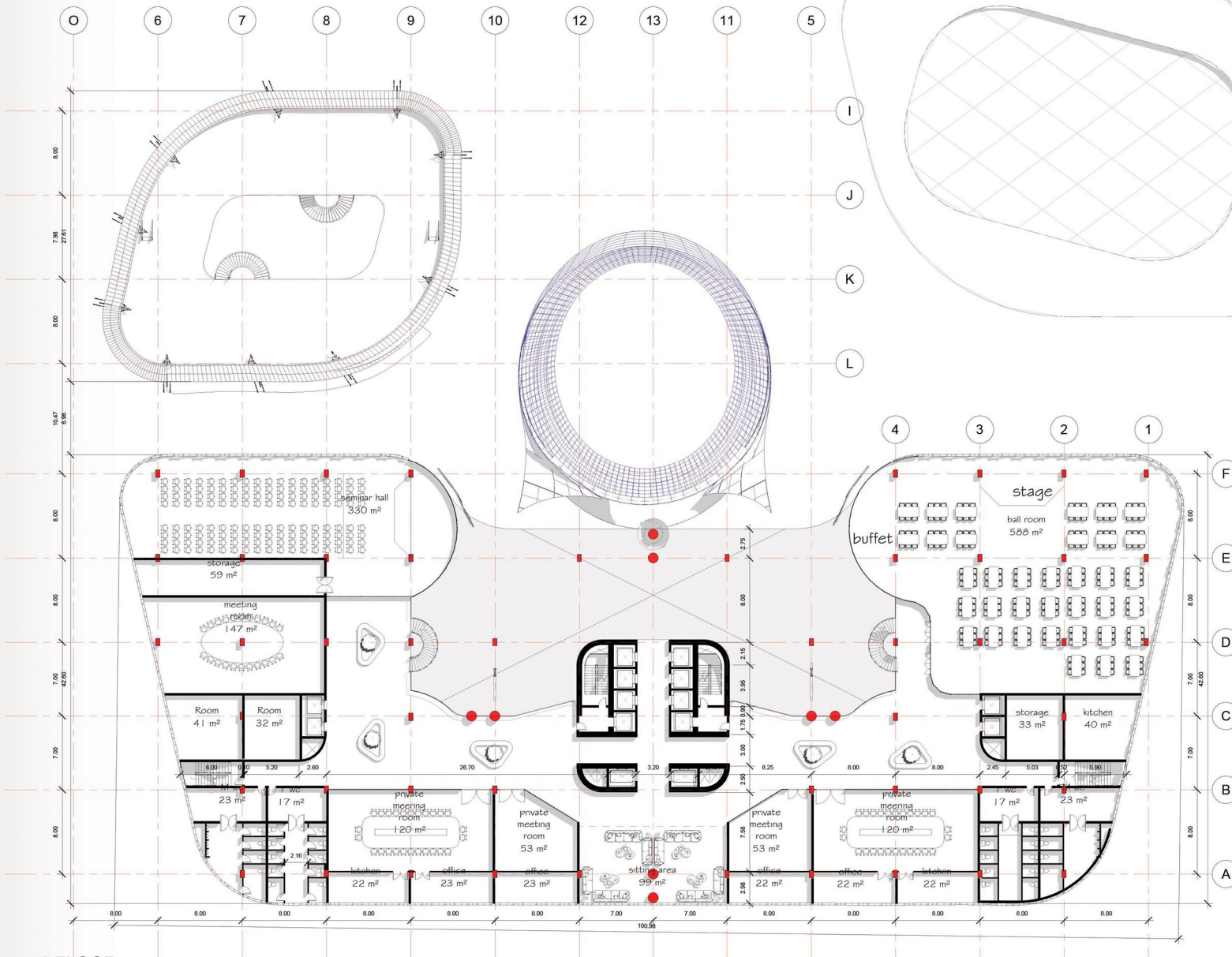
1 0.1 MEZZANINE FLOOR
1 : 200

2ND FLOOR



PROGRAM

- ball rooms
- seminar hall
- meeting rooms
- private meeting room



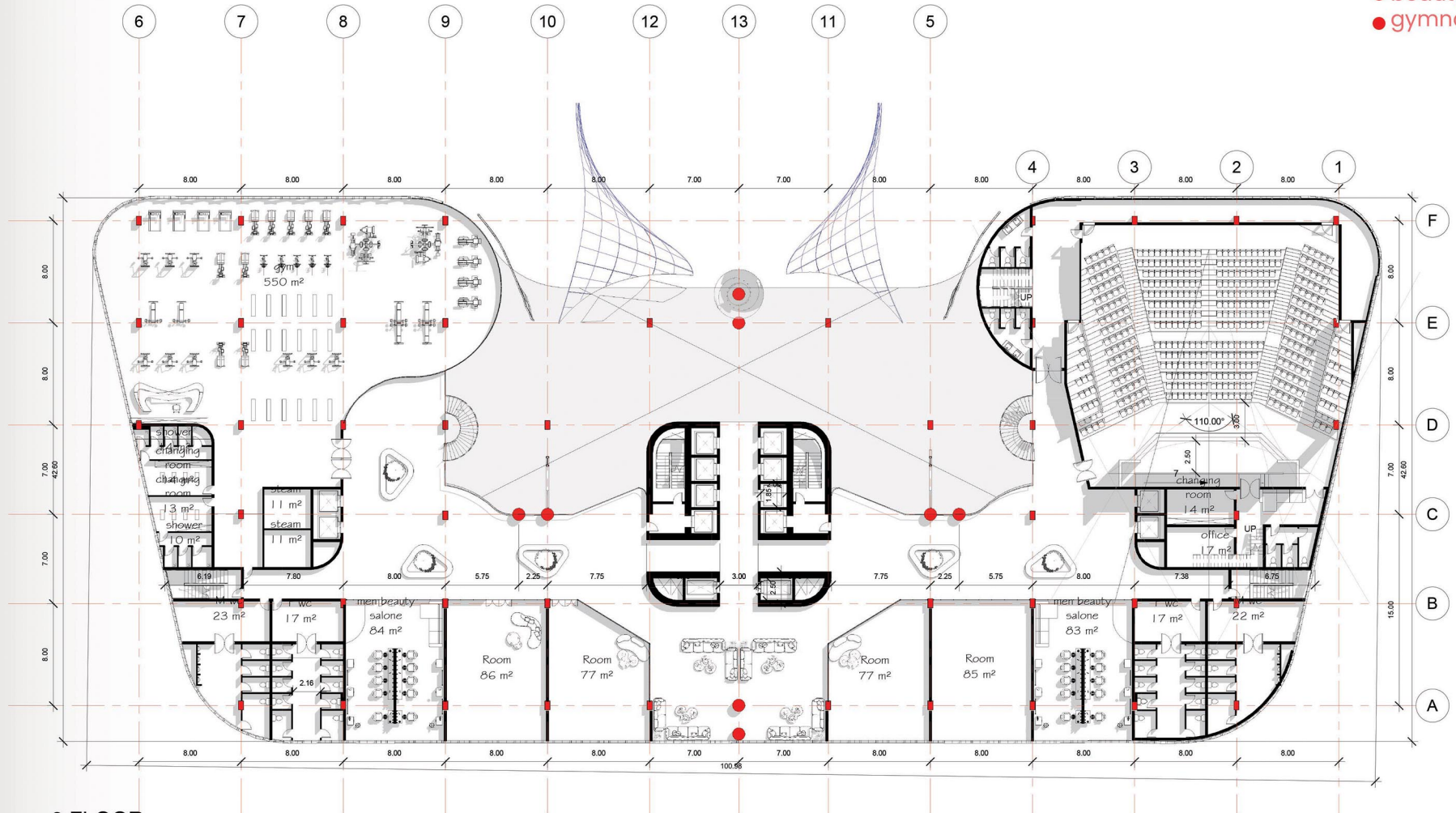
1 2 FLOOR
1 : 200

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3RD FLOOR

- PROGRAM**
- auditorium
 - sitting area
 - beauty salone
 - gymnasium



1 **3 FLOOR**
1 : 200

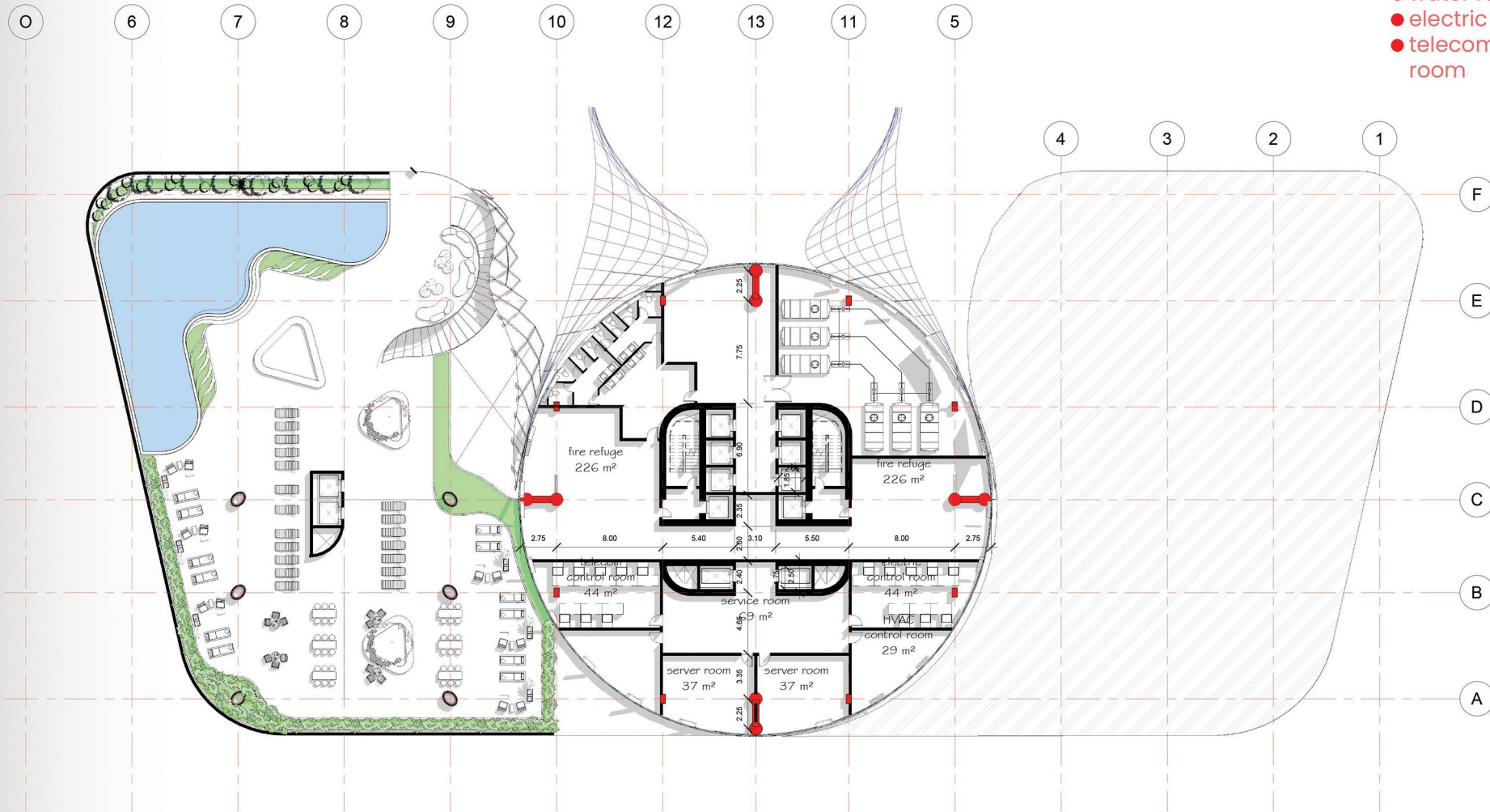
HEUC INTEGRATED DESIGN III
DRAWN BY BISRATEAB FEKADU

5TH FLOOR



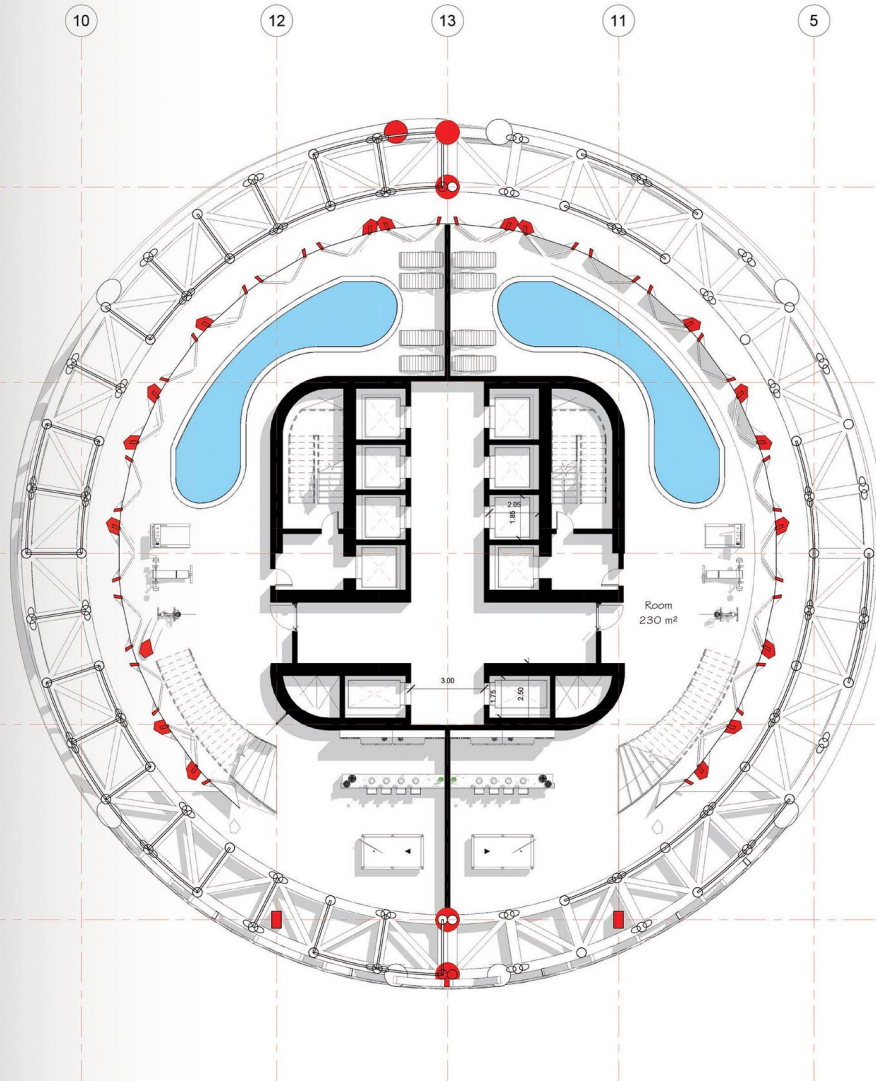
PROGRAM

- swimming pool
- fire escape refuge
- water reservoir
- electric control room
- telecom control room

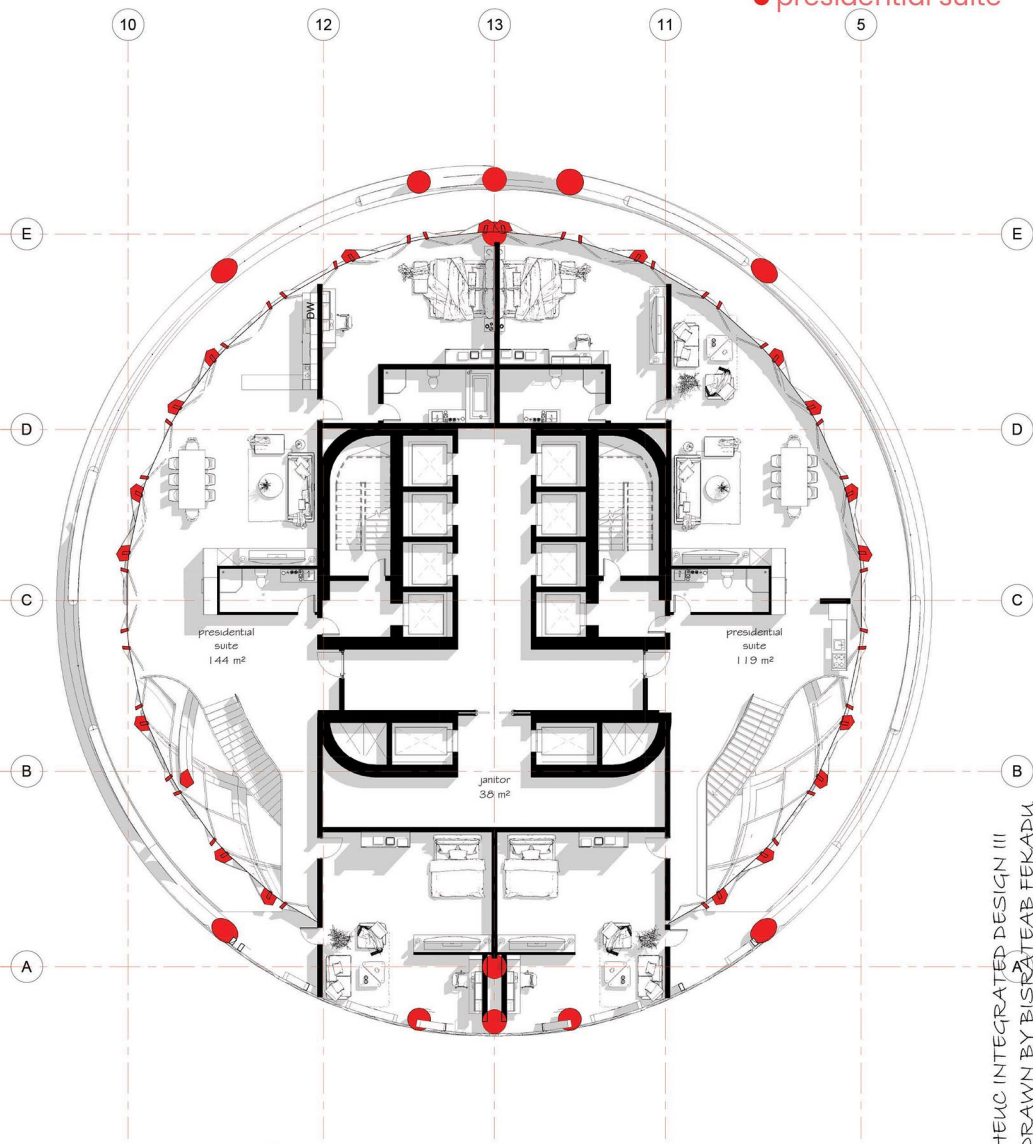


1 5 FLOOR
1 : 200

23RD & 24TH FLOOR

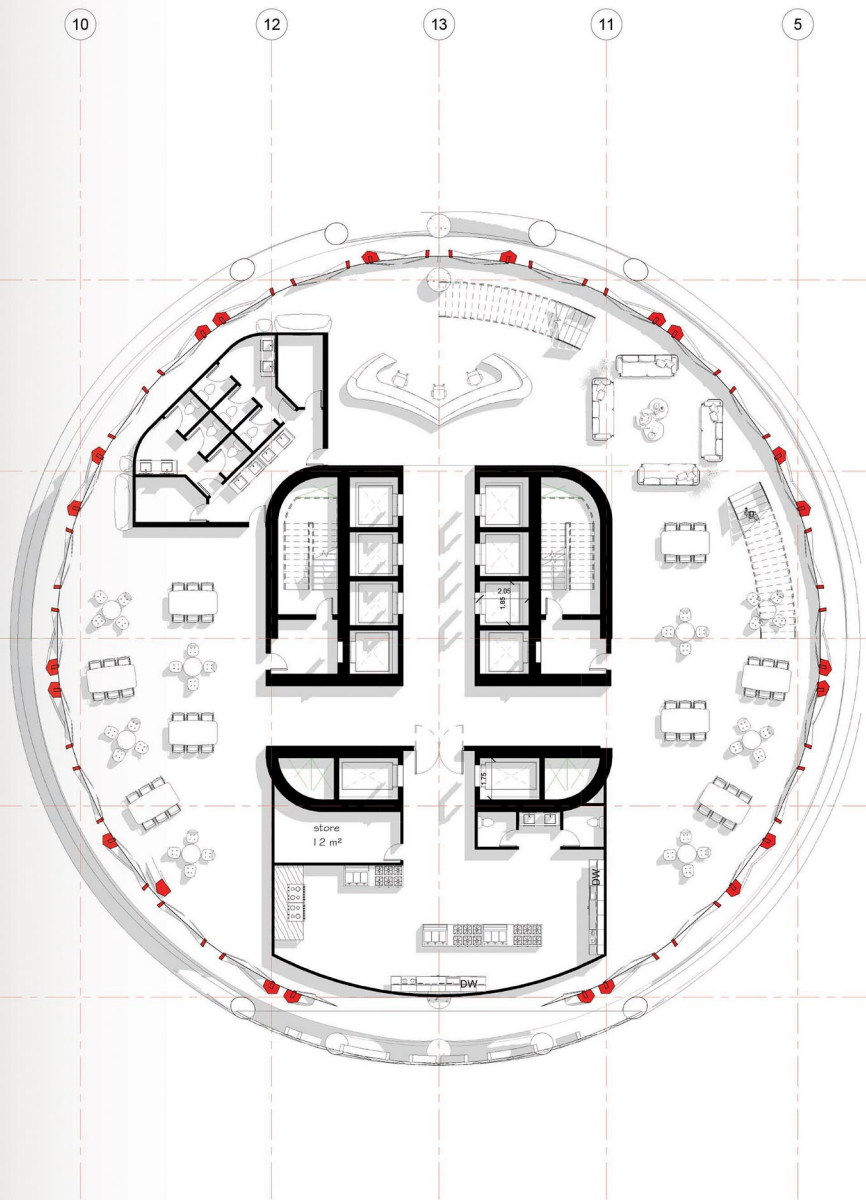


1 23 FLOOR
1 : 100

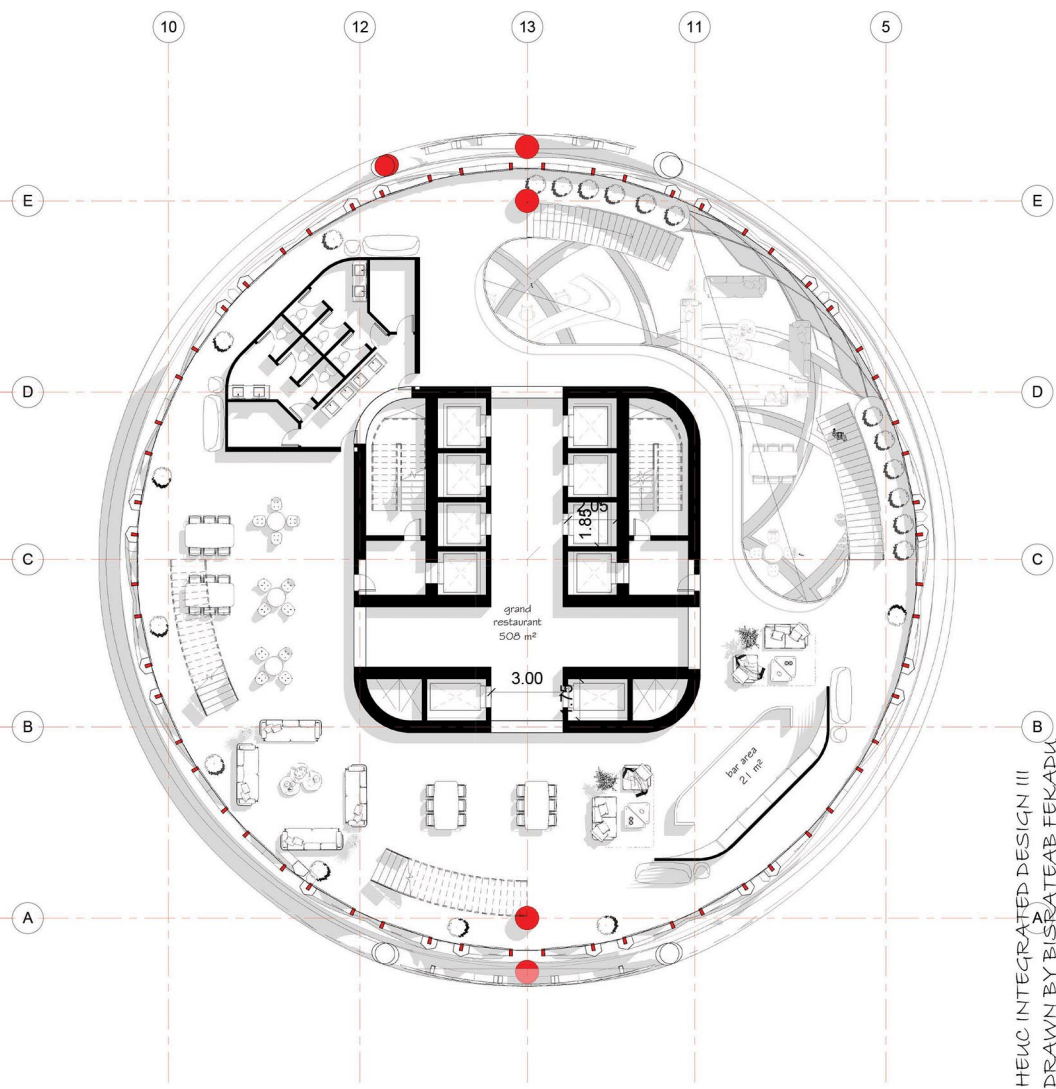


2 24 FLOOR
1 : 100

25TH & 26TH FLOOR



1 25 FLOOR
1 : 100



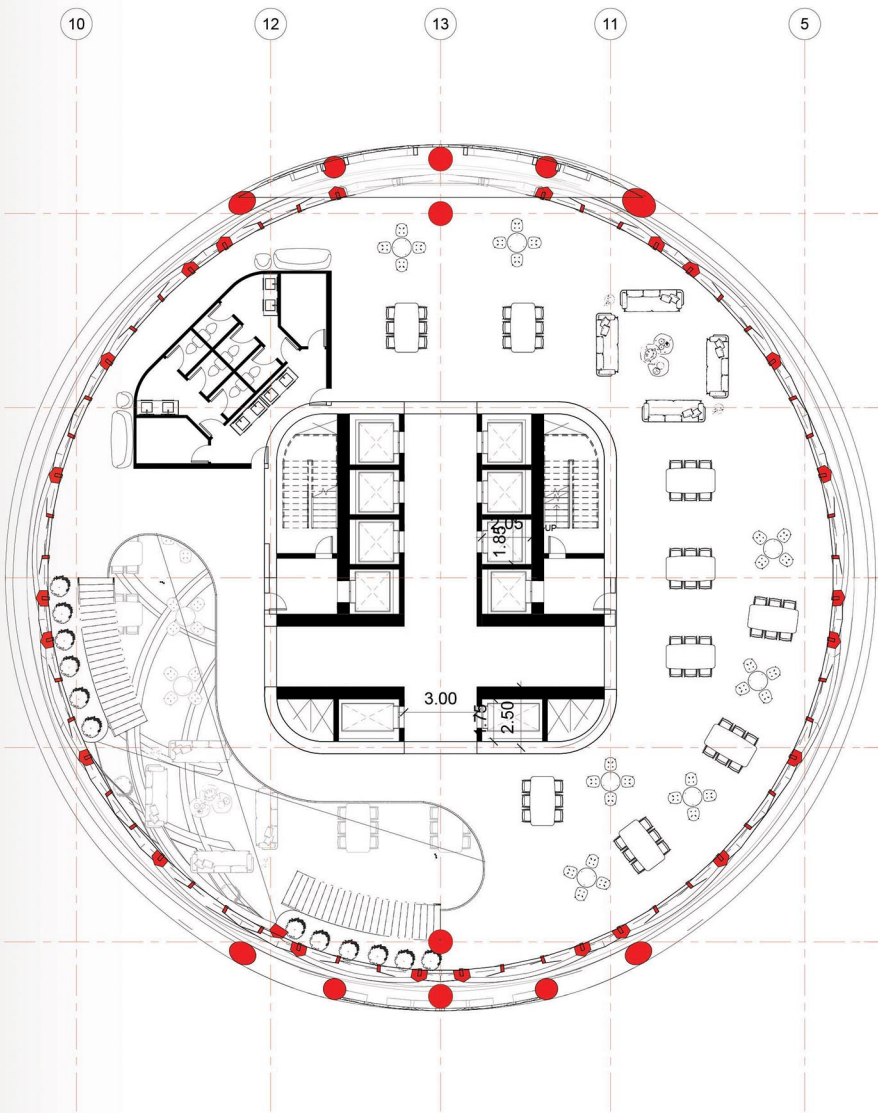
2 26 FLOOR
1 : 100

27TH FLOOR & ROOF

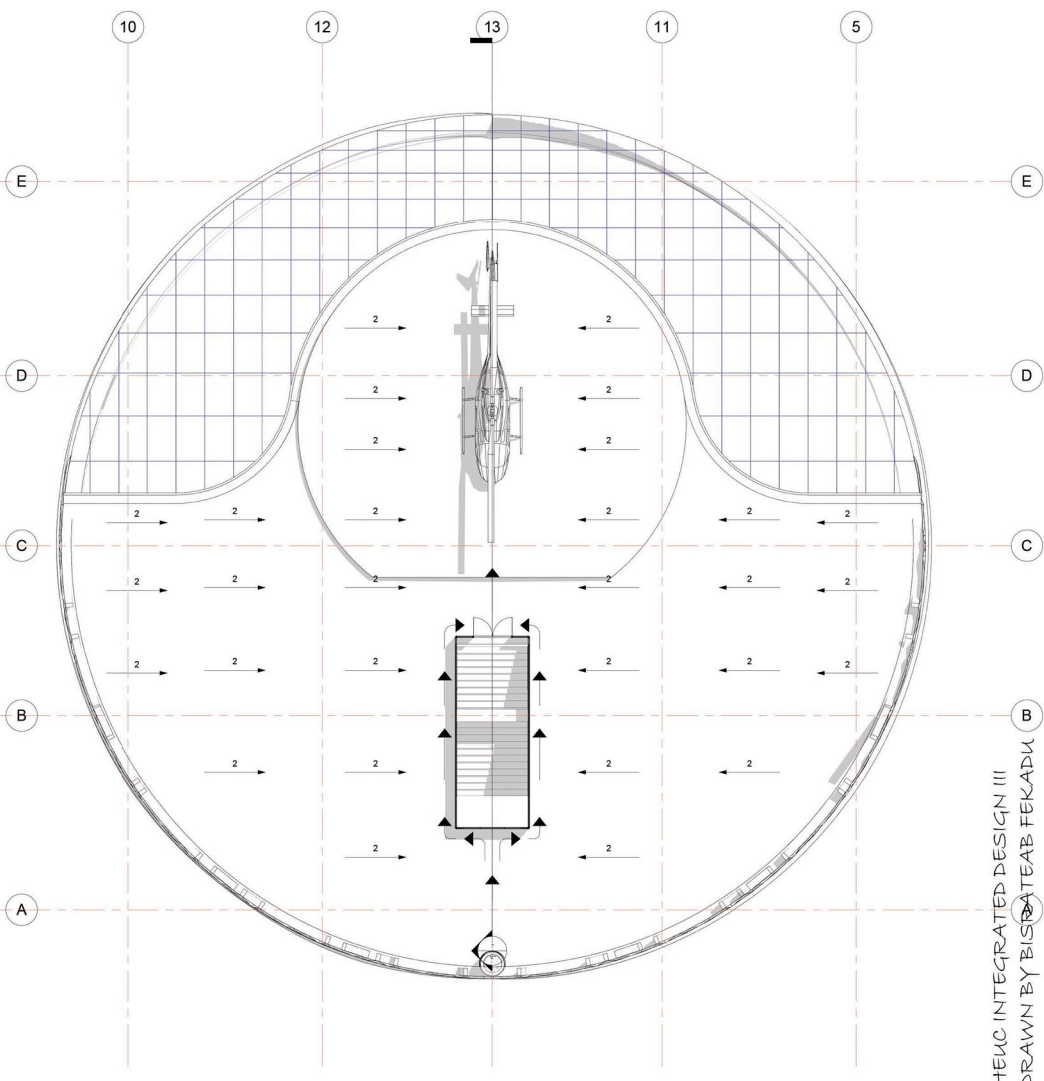
PLAN



- grand restaurant
- roof plan



1 27 FLOOR
1 : 100



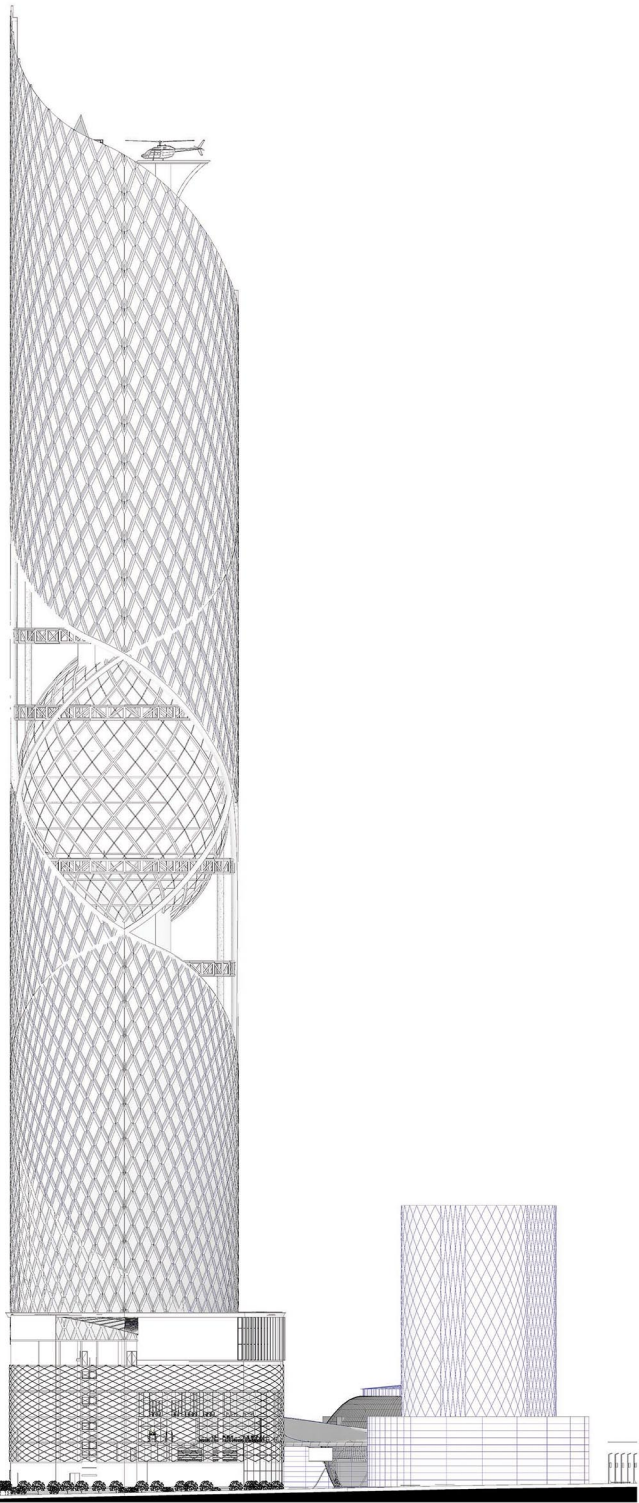
2 51 FLOOR
1 : 100

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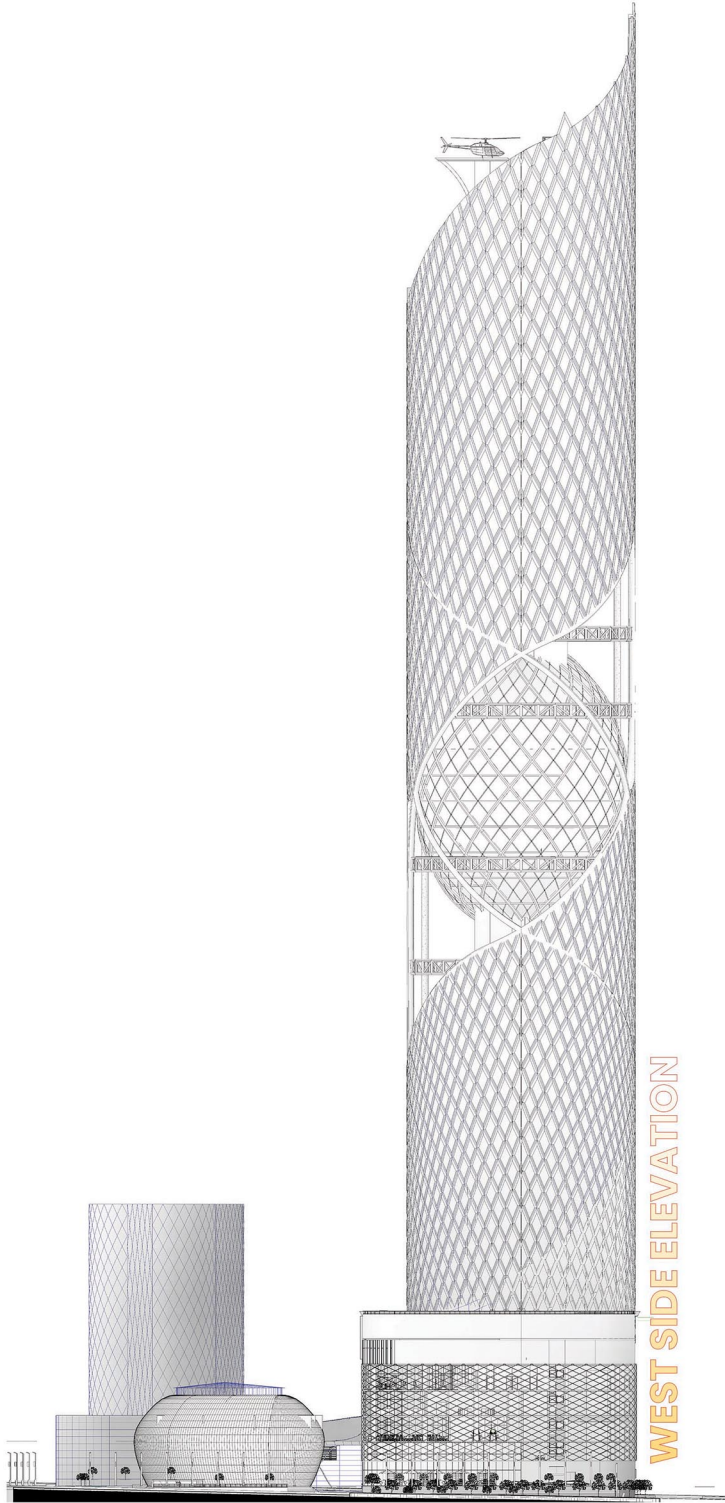


ELEVATIONS

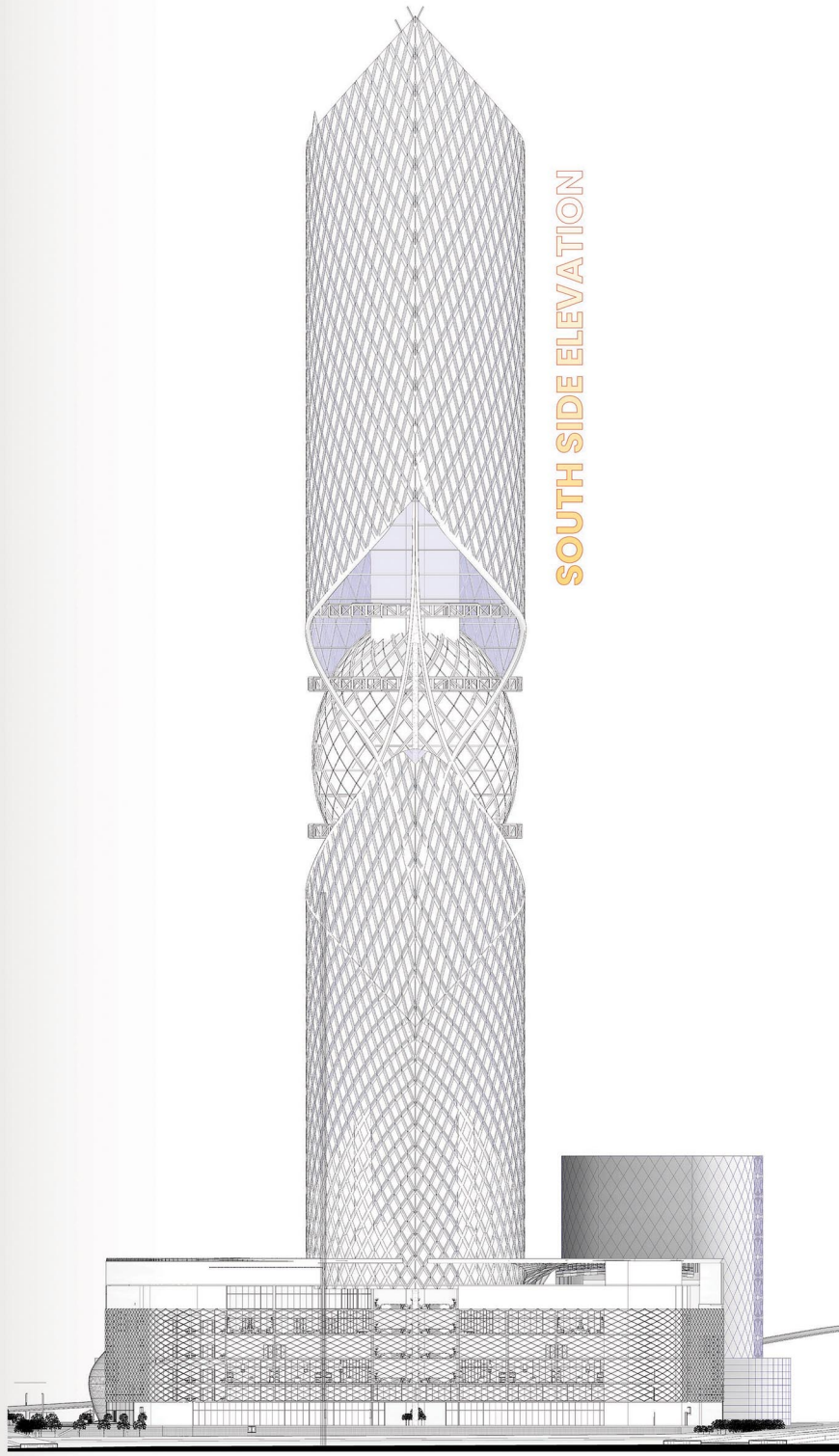
EAST SIDE ELEVATION



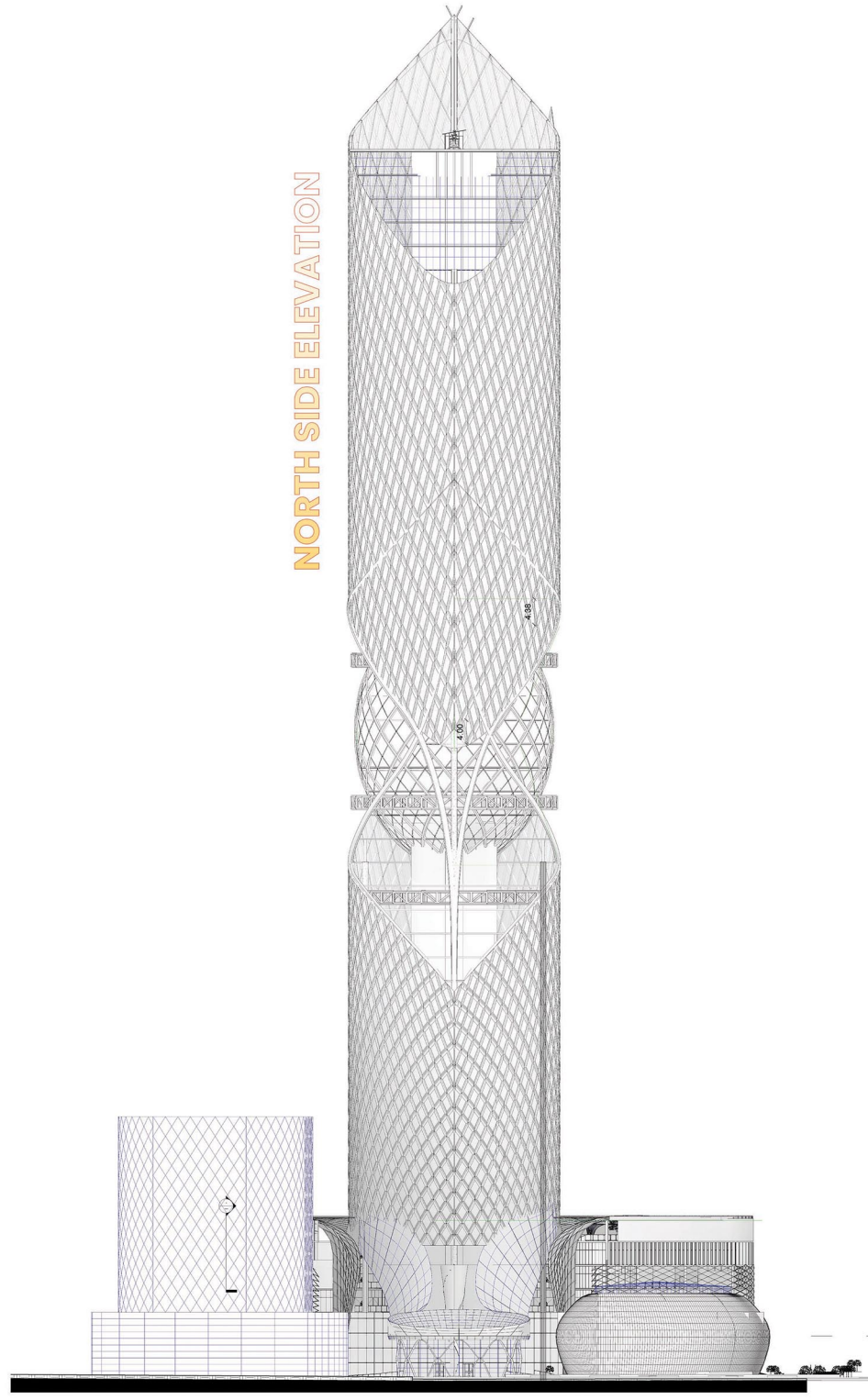
WEST SIDE ELEVATION



ELEVATIONS

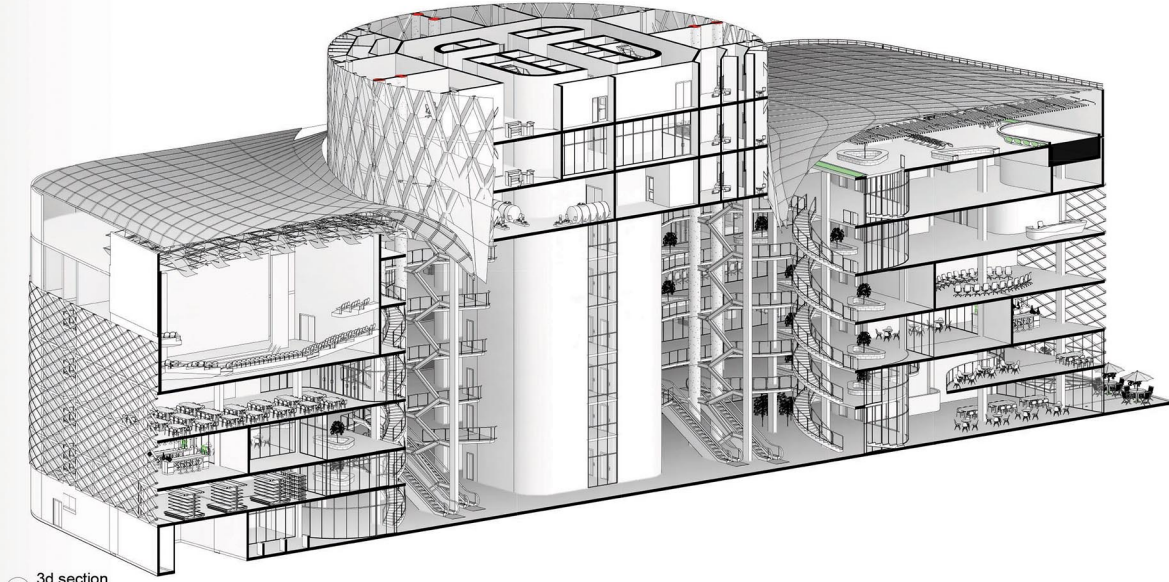


SOUTH SIDE ELEVATION

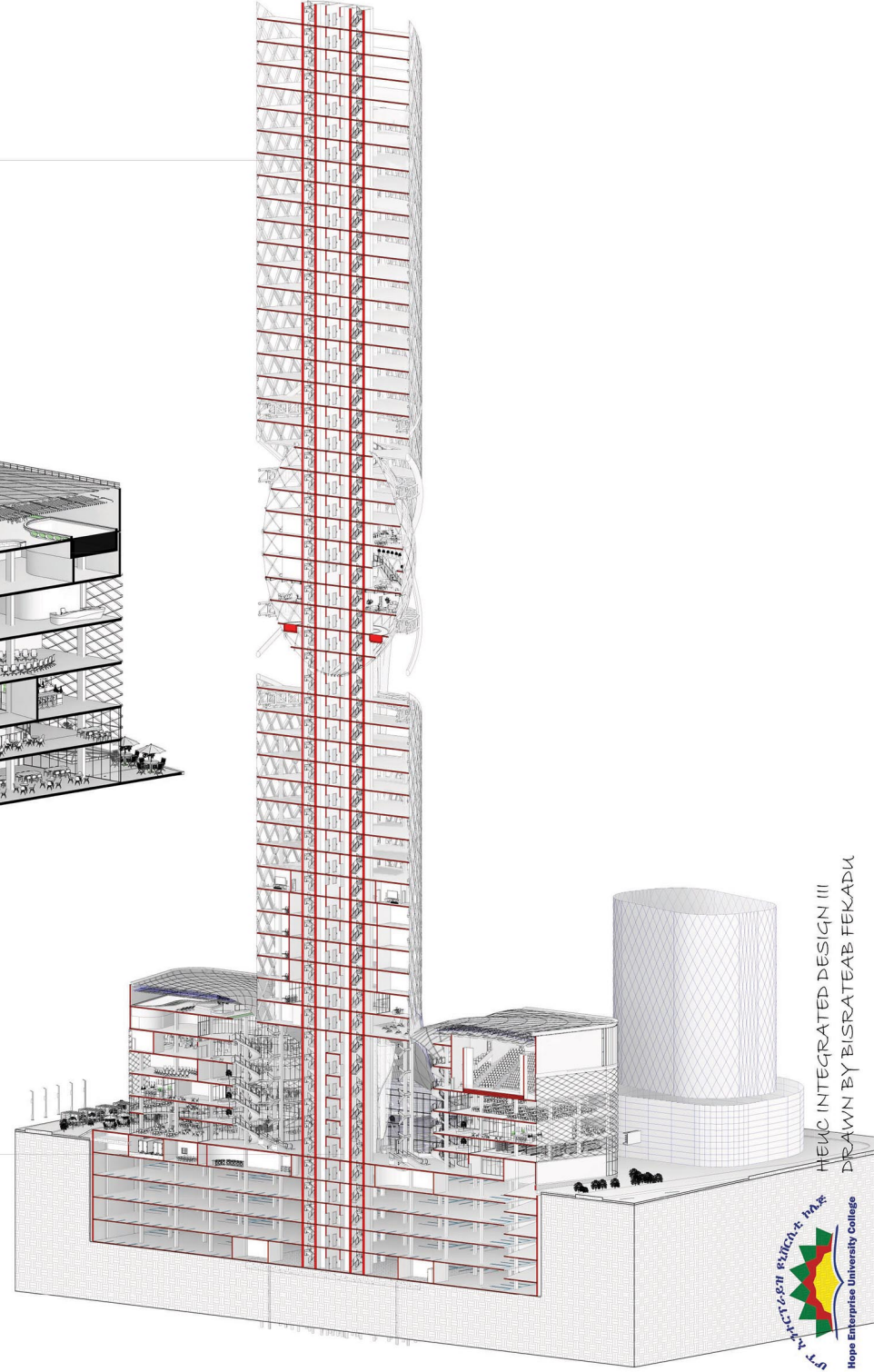


NORTH SIDE ELEVATION

SECTIONS

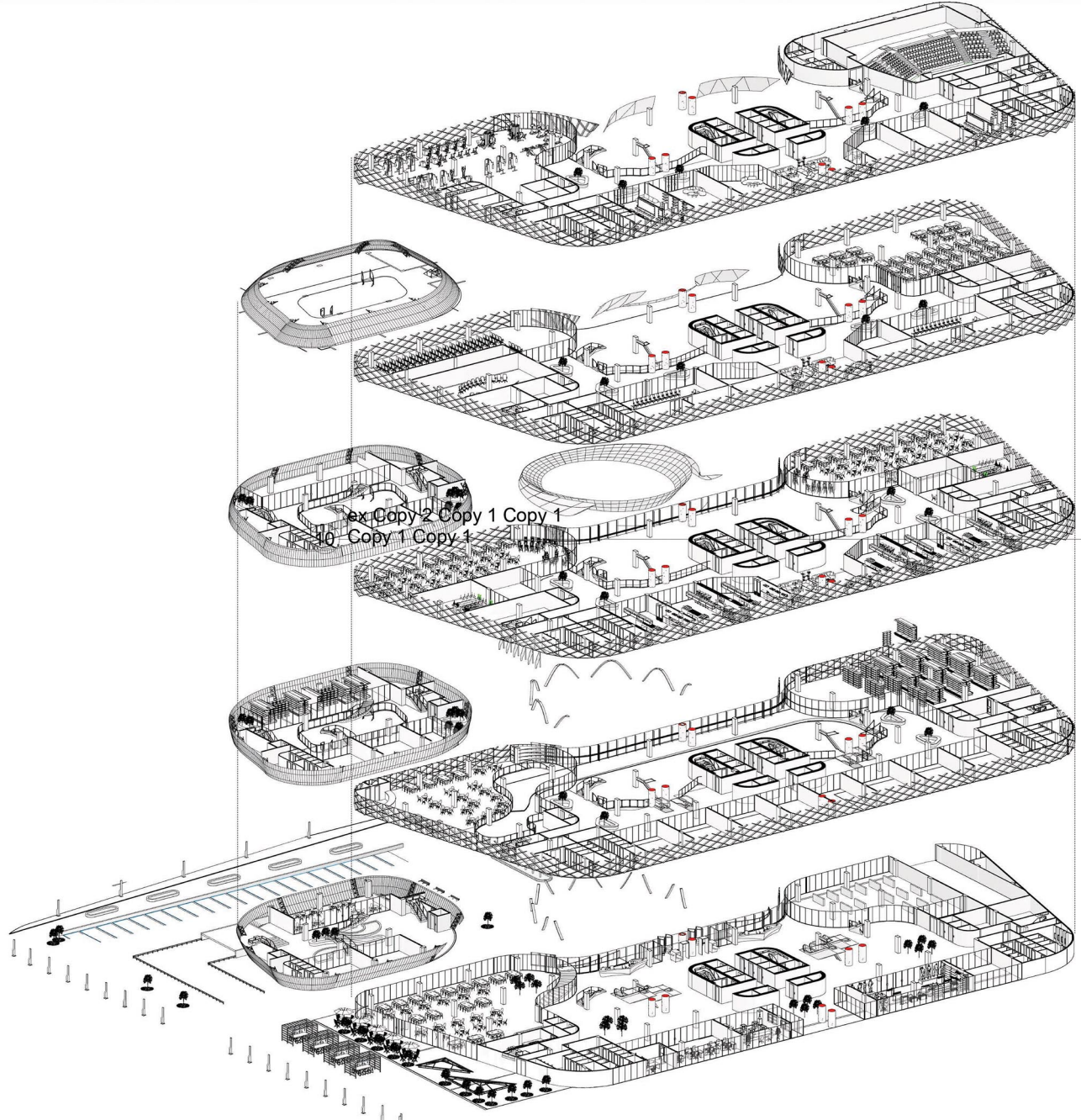
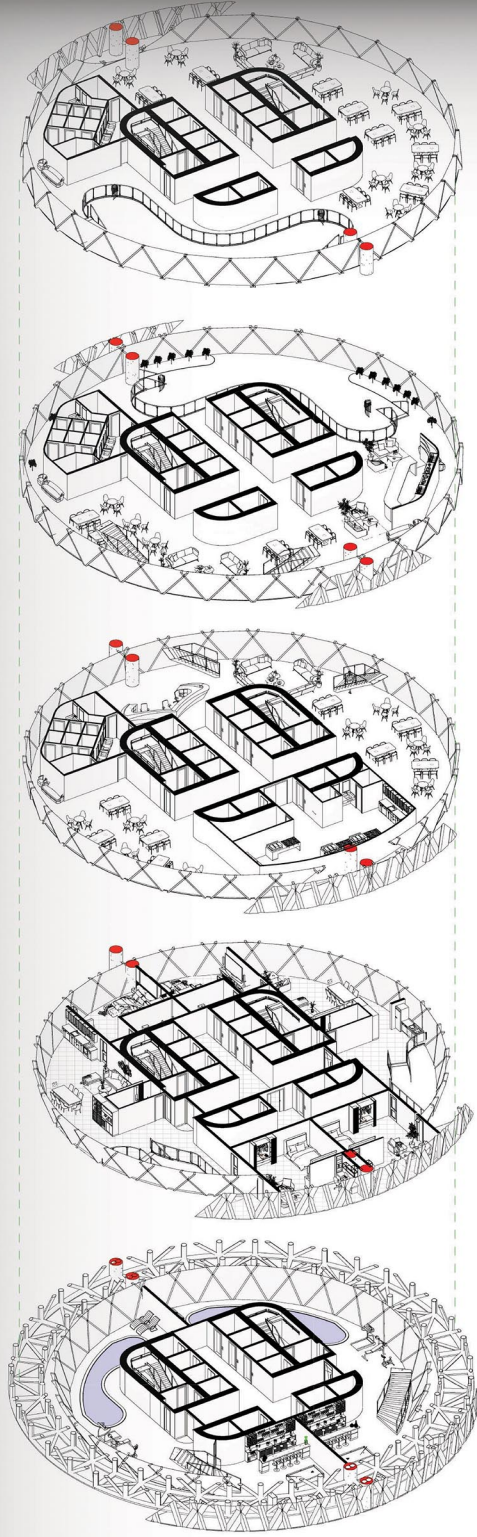


1 3d section



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DIAGRAMS

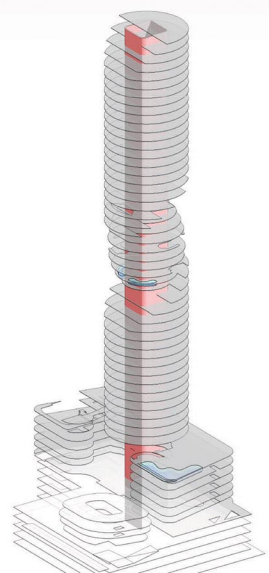


ex Copy 2 Copy 1 Copy 1
10 Copy 1 Copy 1

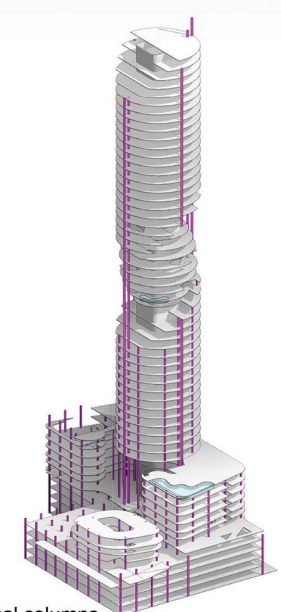
DETAIL DRAWINGS



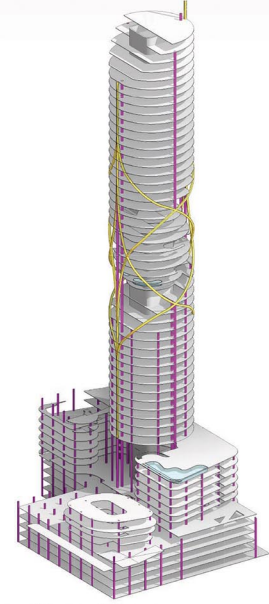
2 core structure



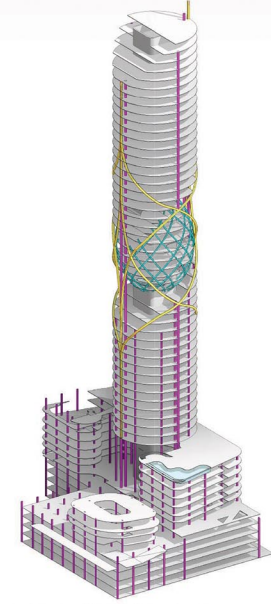
3 vertical columns



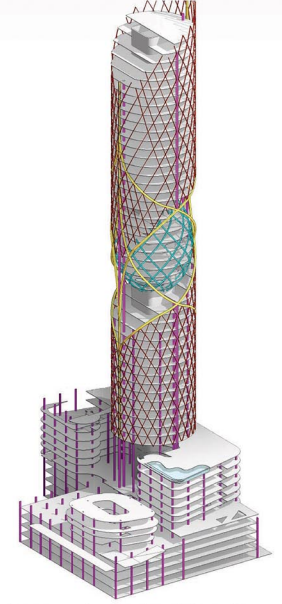
4 walking columns



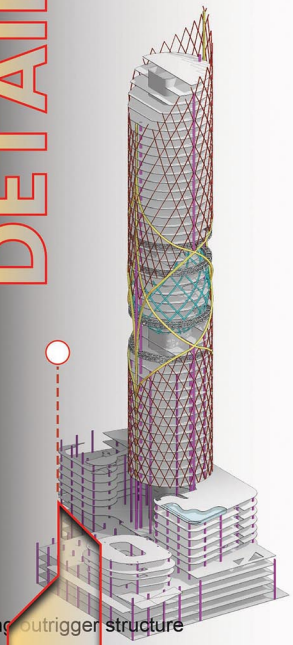
16 sphere diagrid system



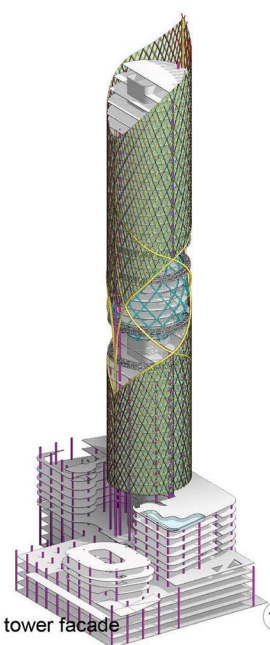
6 tower volume diagrid system



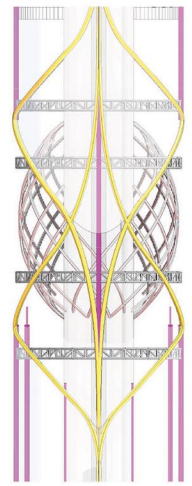
7 ring outrigger structure



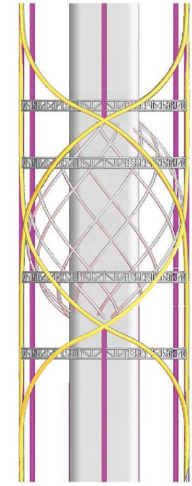
8 tower facade



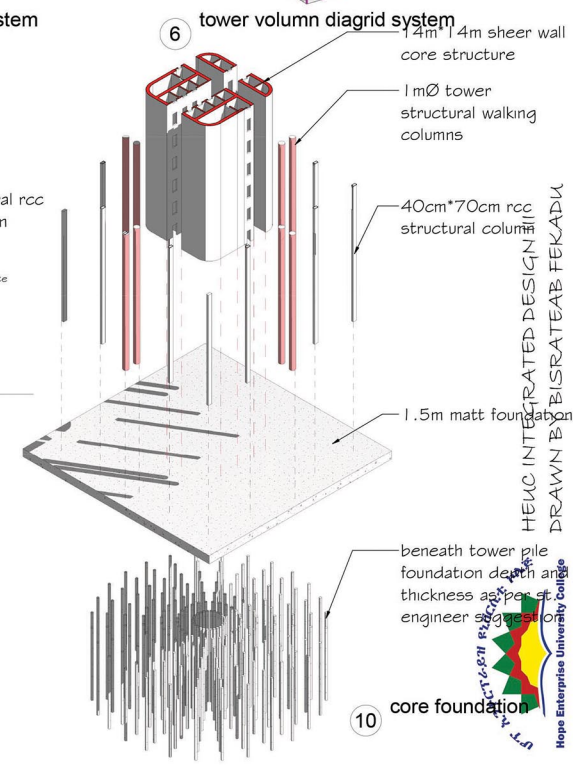
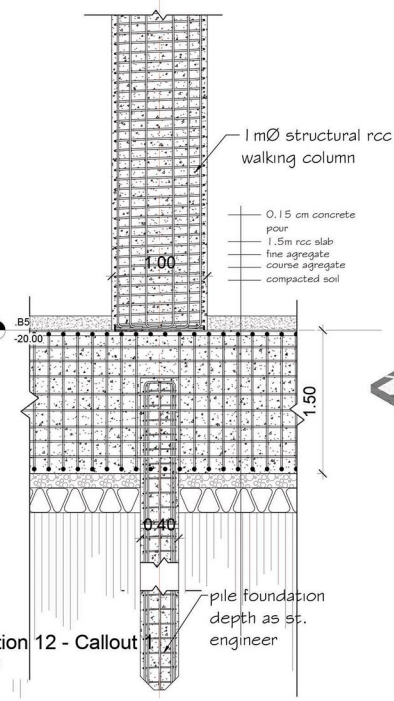
12 elevation 2



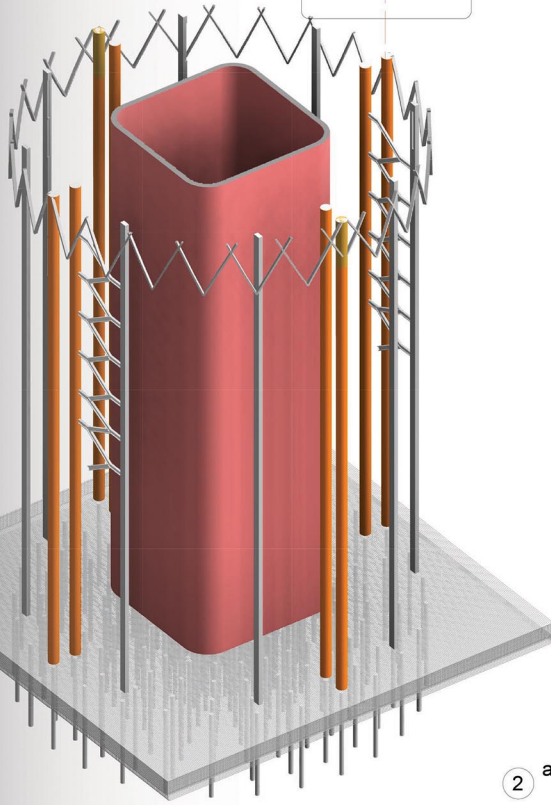
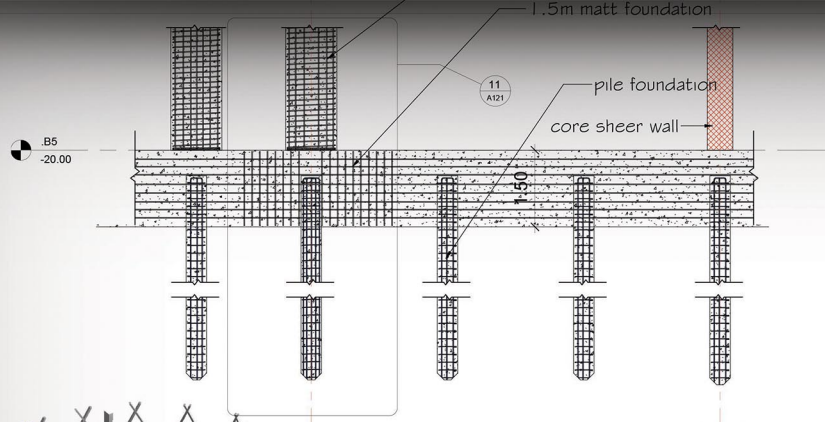
9 elevation



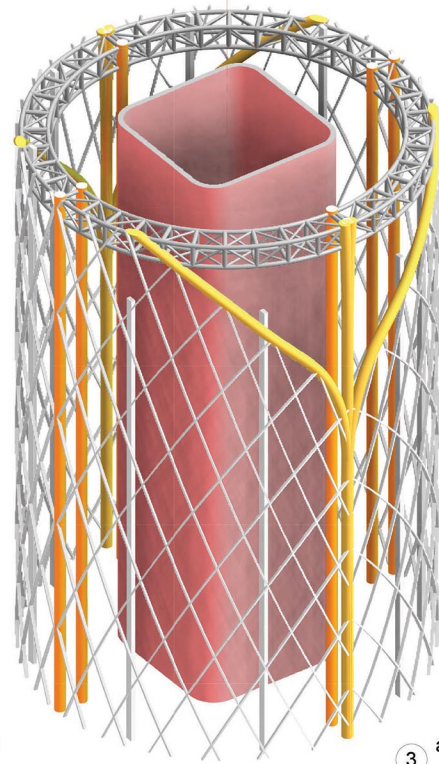
11 Section 12 - Callout
1:25



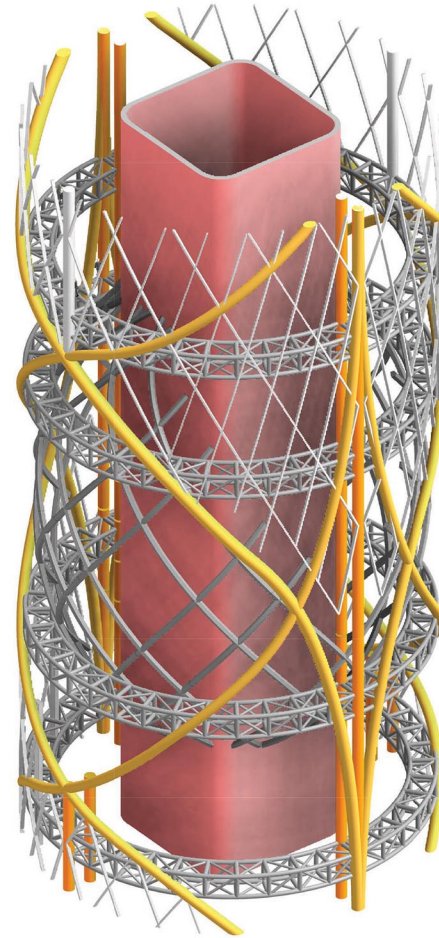
DETAIL DRAWINGS



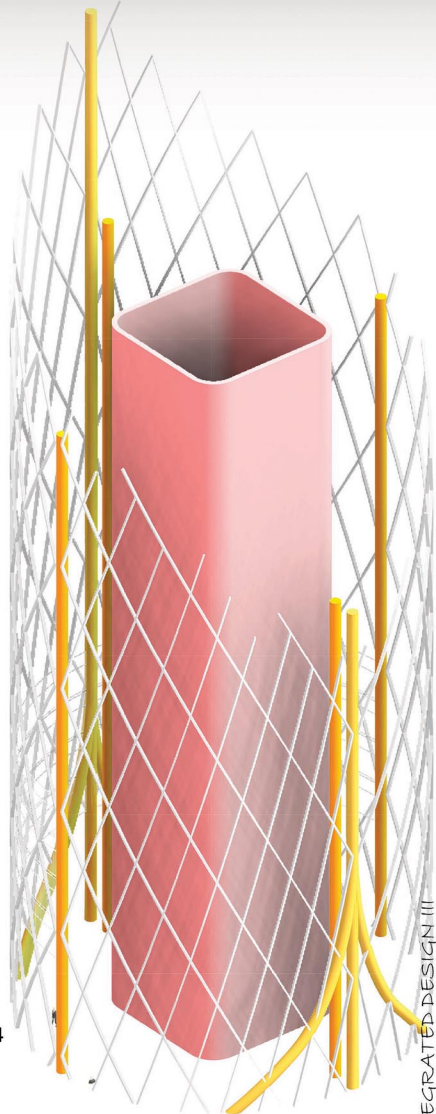
① a2



② a3

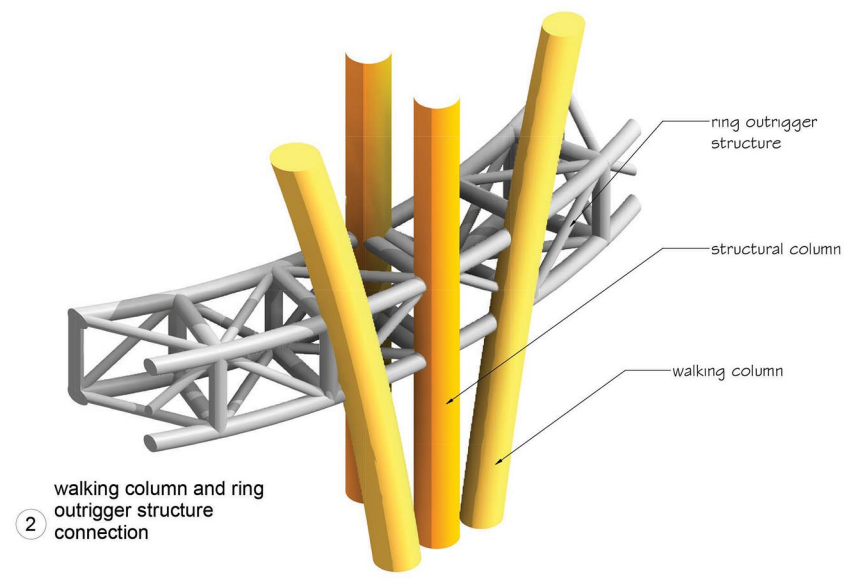
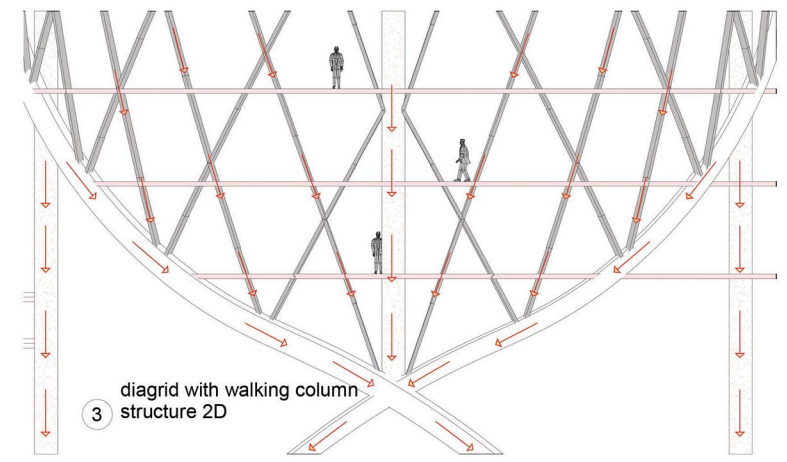
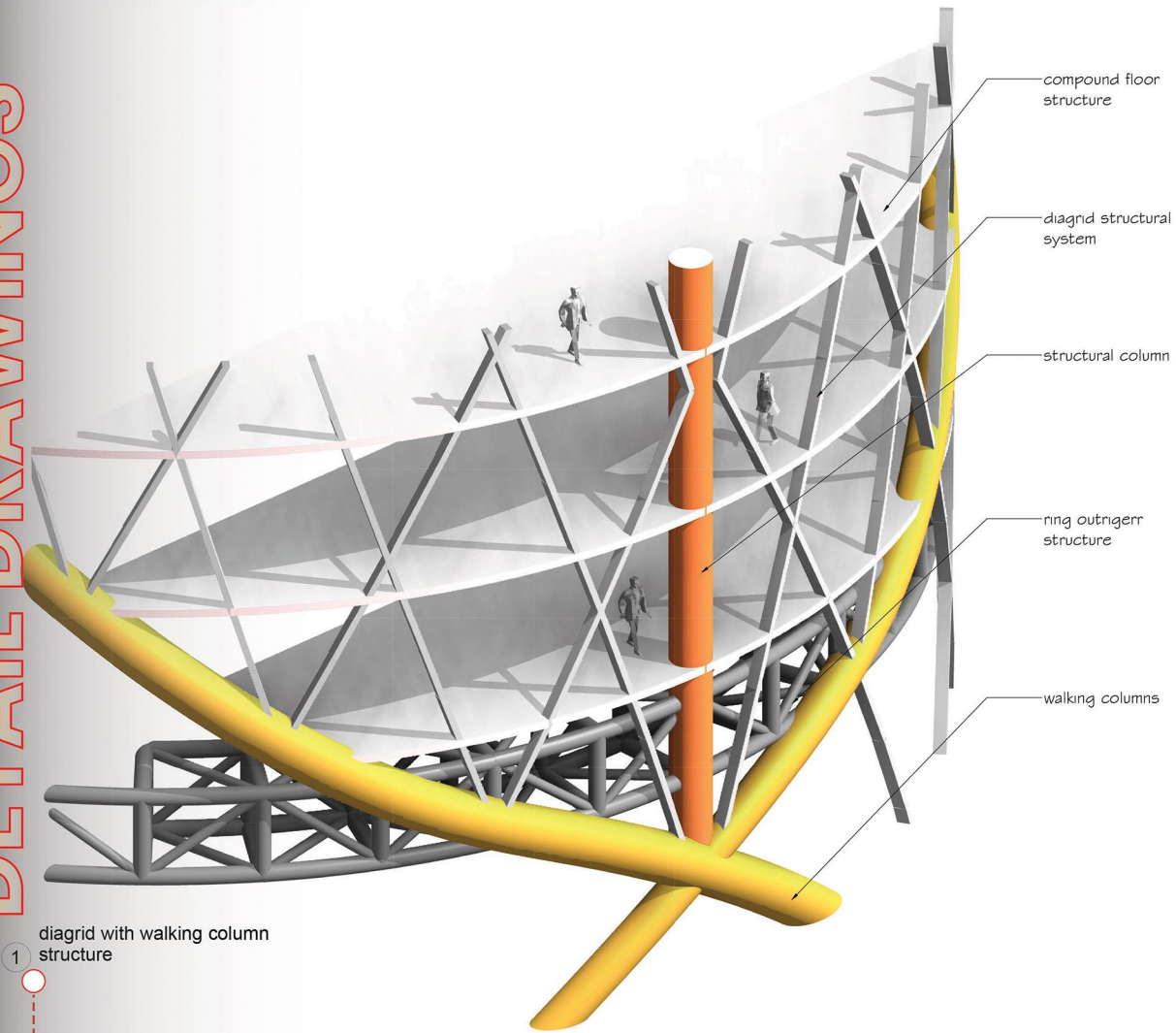


③ a4

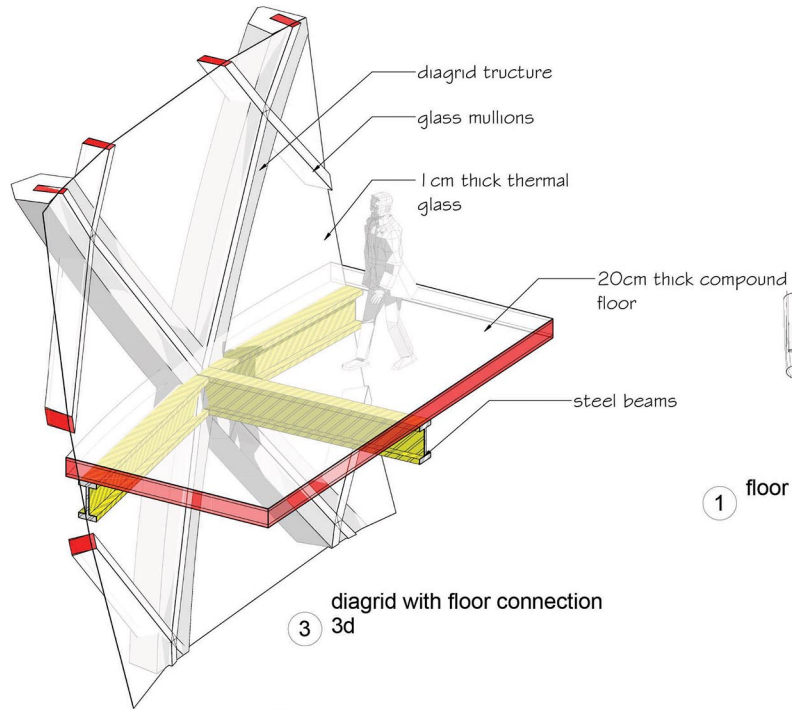


- core walking column and vertical columns directly start from the mat foundation which also is supported by pile foundation underneath
- the walking columns start to wrap around the void perimeter and they are connected with a ring outrigger truss structure
- the walking columns make a dna spiral shape to interlock each other to support and transfer the load directly to the mat foundation
- the walking columns in addition to the circular outrigger structure they are connected with a diagrid still structure

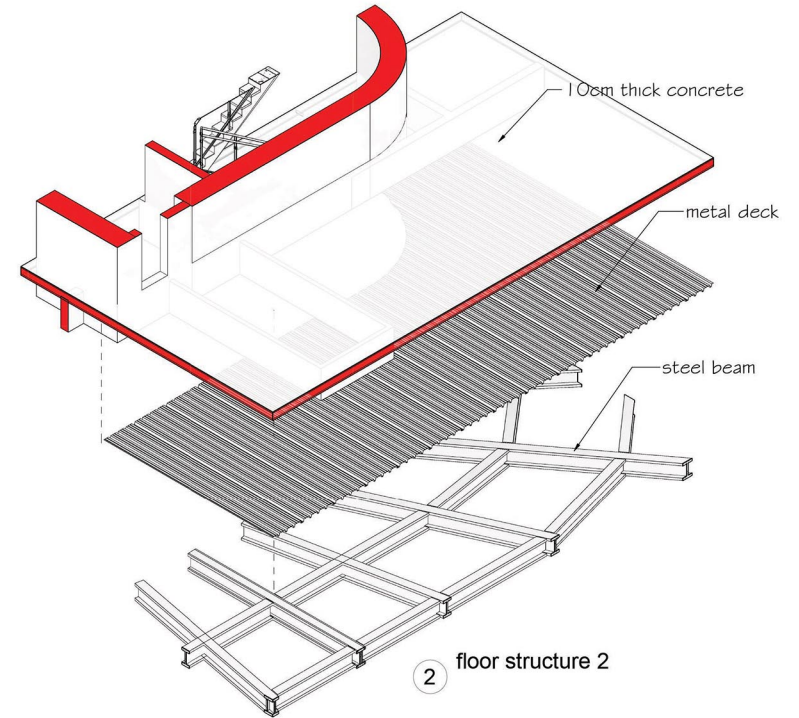
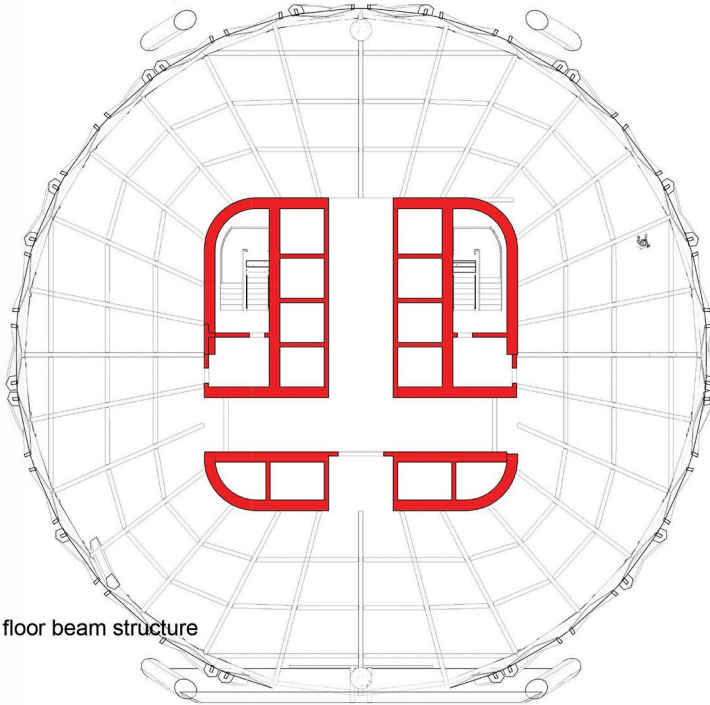
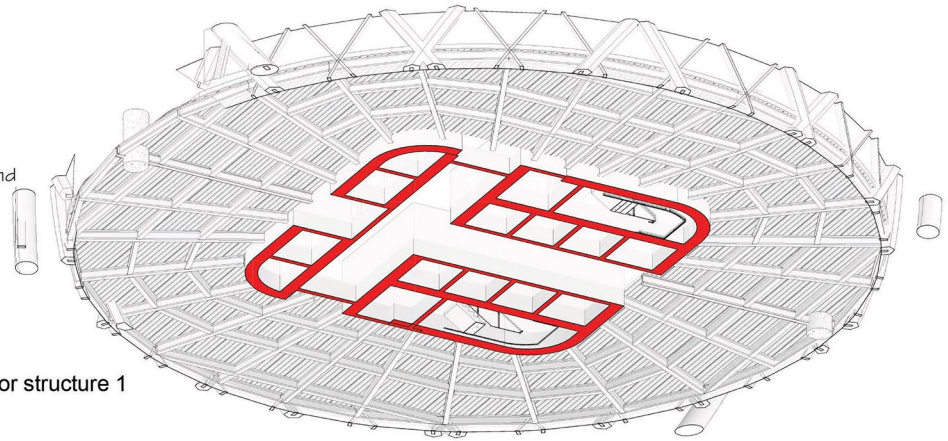
DETAIL DRAWINGS



DETAIL DRAWINGS

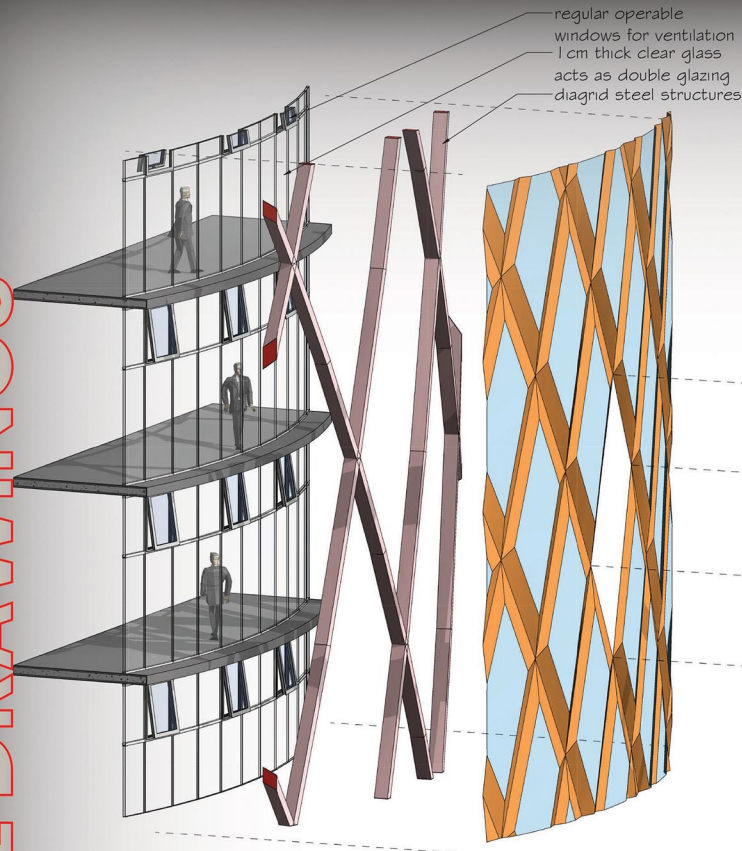


3 diagrid with floor connection 3d

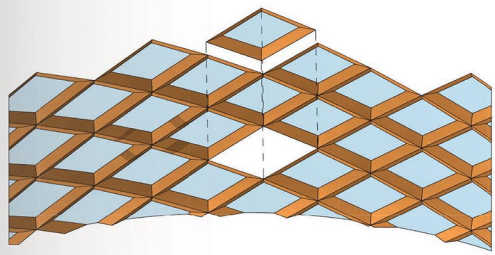


DETAIL DRAWINGS

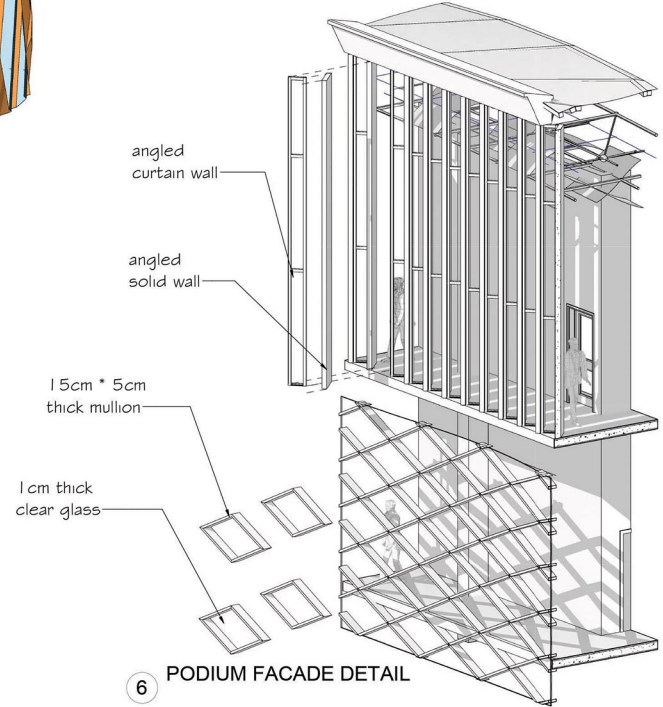
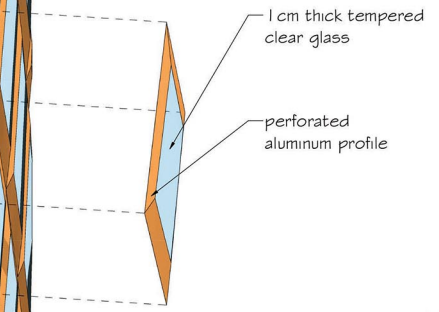
FACADE DETAILS



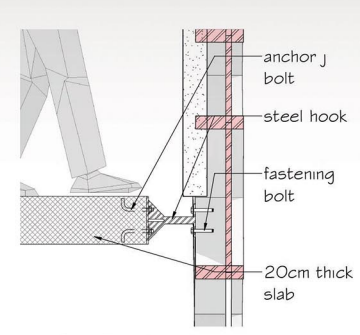
1 tower facade Detail



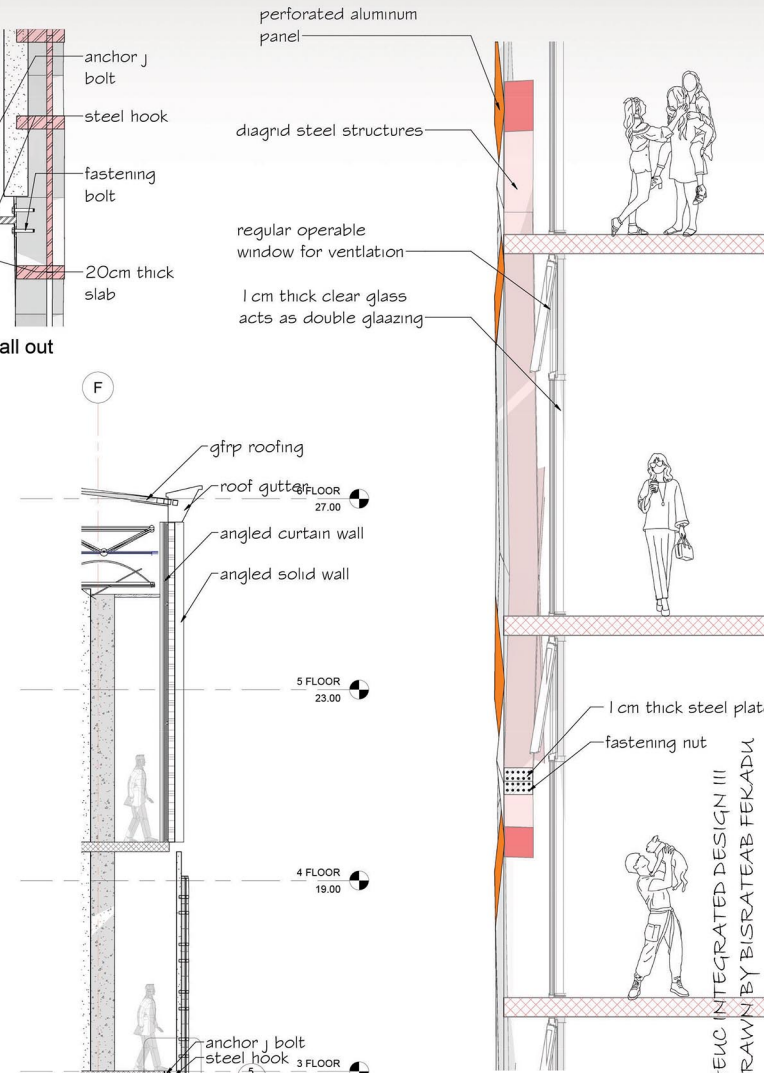
2 tower facade Detail Copy 1



6 PODIUM FACADE DETAIL



5 podium facade call out
1:10



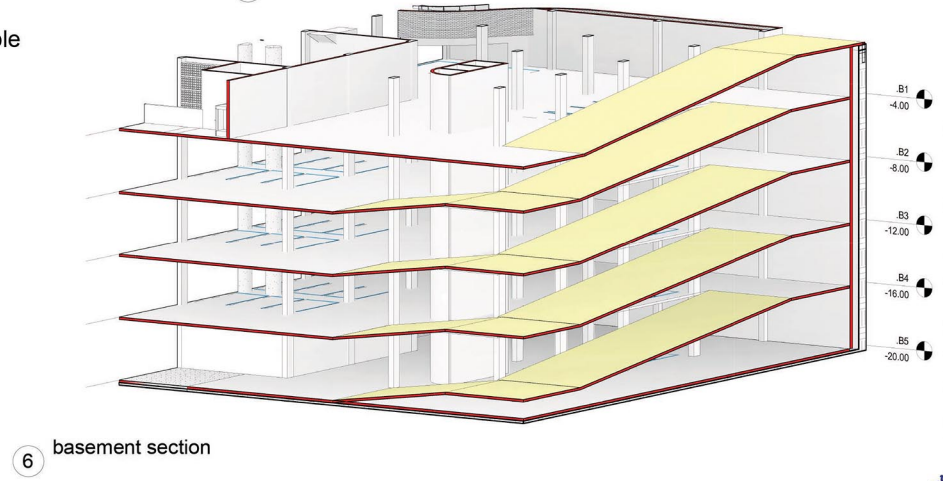
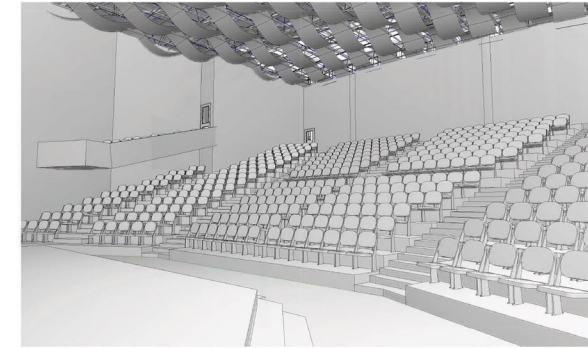
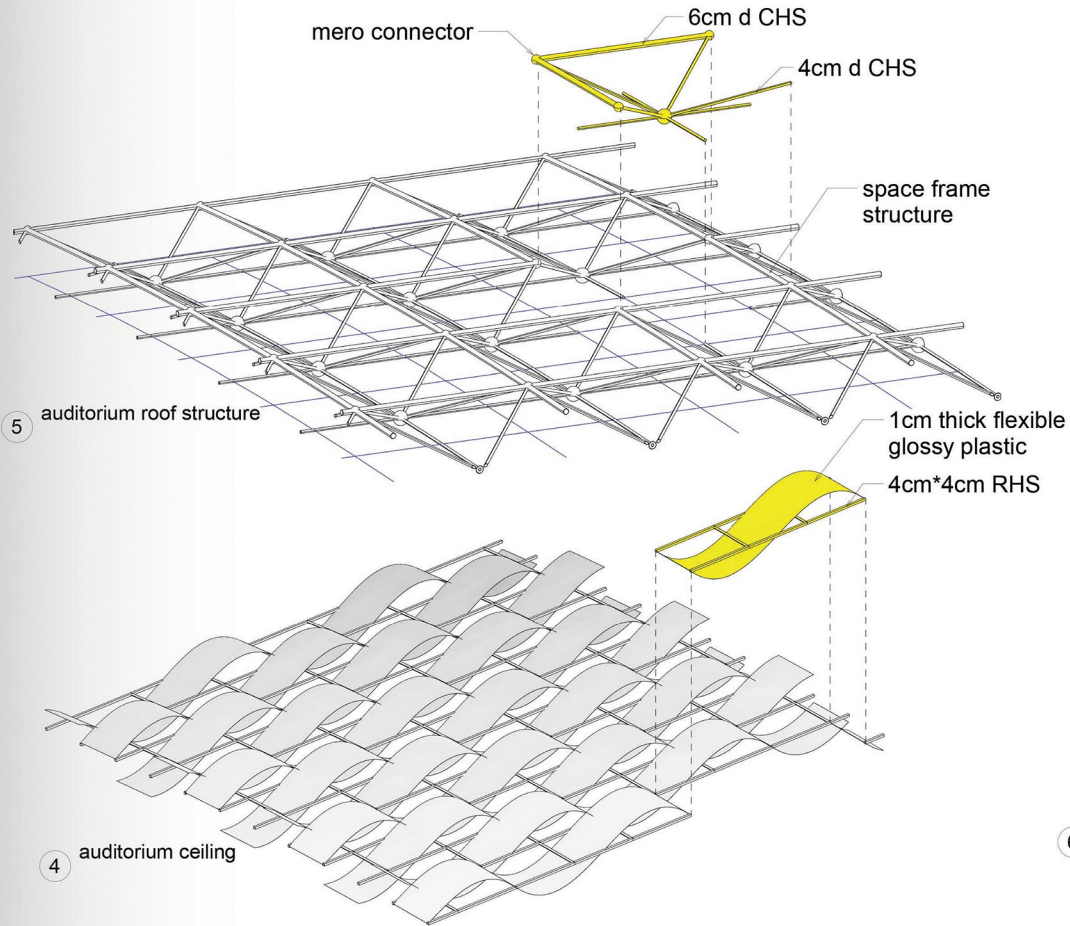
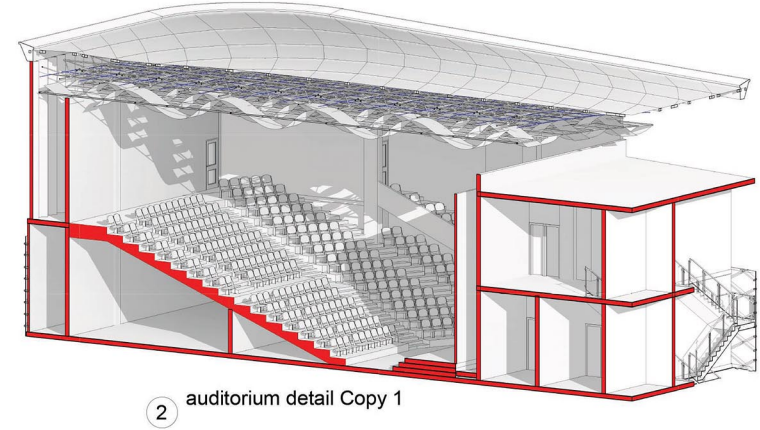
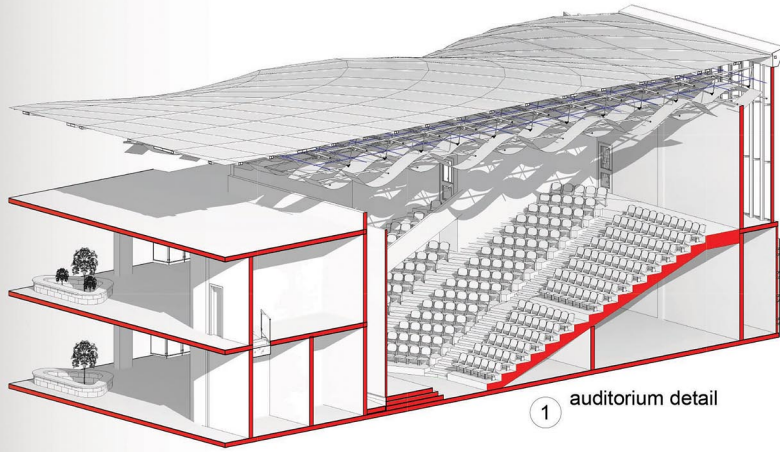
4 podium facade
1:50

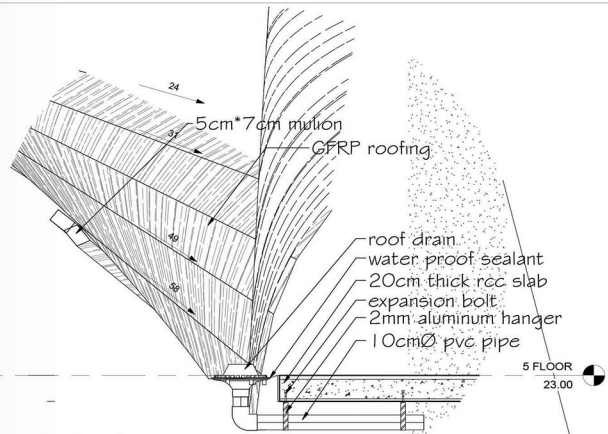
3 Section 13
1:25

HEUC INTEGRATED DESIGN III
DRAWN BY BISIRATEAB FEKADU

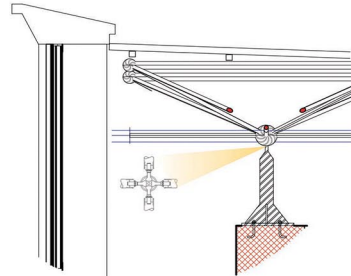


DETAIL DRAWINGS

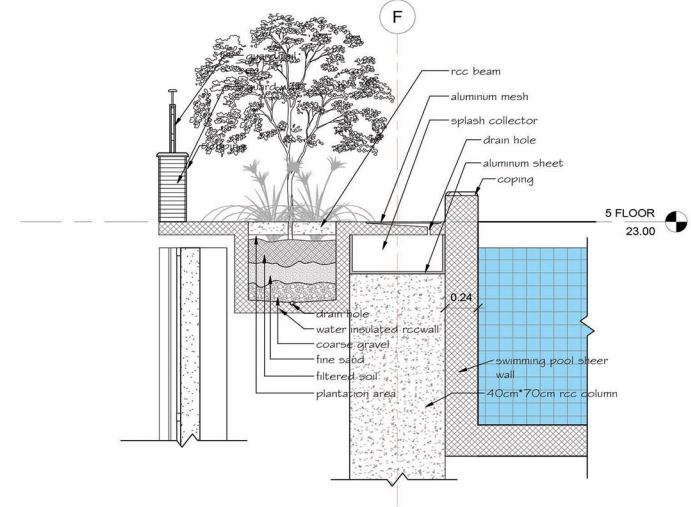




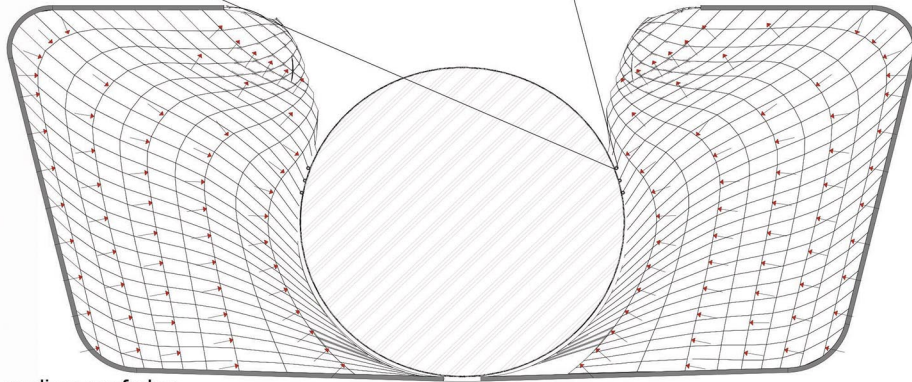
2 podium roof drainage
1:20



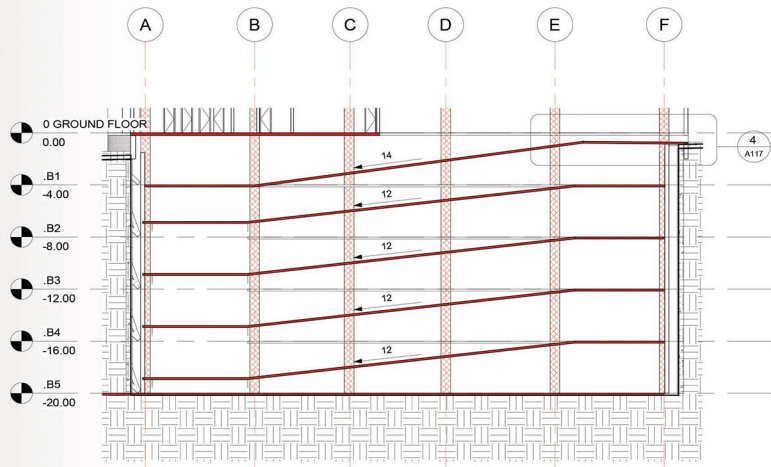
1 space frame with column connection
1:20



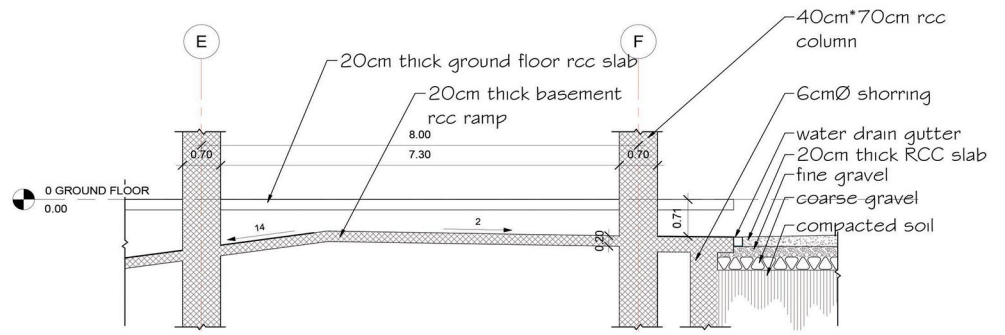
6 swimming pool detail - Callout 1
1:20



3 podium roof plan
1:300



5 basement ramp
1:200



4 basement ramp - Callout 1
1:50

RENDERS



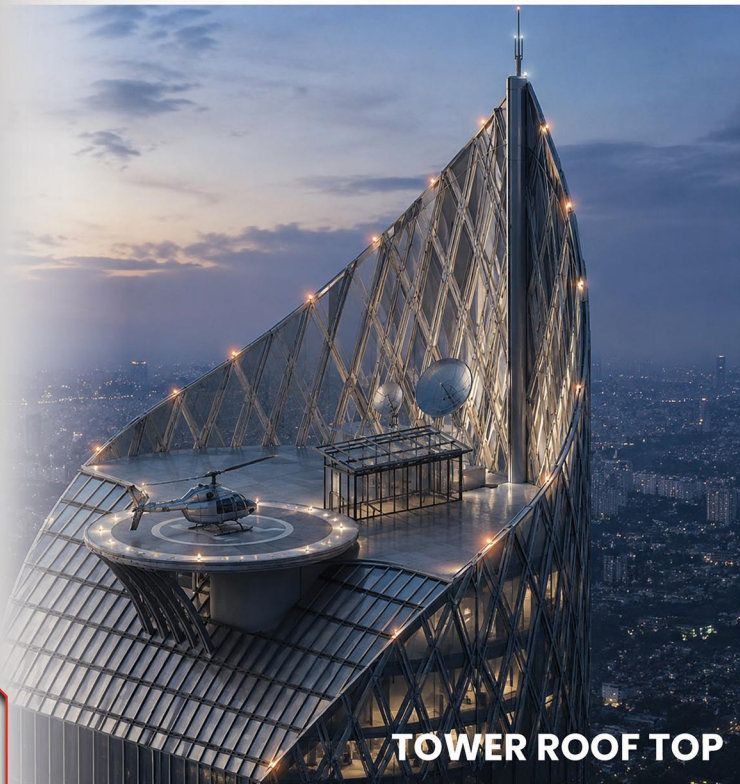
MAIN LOBBY



GRAND RESTAURANT



GRAND RESTAURANT



TOWER ROOF TOP



COMMERCIAL BUILDING ATRIUM

HEMO INTEGRATED DESIGN III
DRAWN BY BISRATDAB FEKADU



RENDERS



ELEVATION VIEW



STANDARD SINGLE BED



BUILDING FRONT

THE INTEGRATED DESIGN
DRAWN BY BUSRAH
BUSRAH ARCHITECTURE
BUSRAH ARCHITECTURE

CONCLUSION

THE PROPOSED HIGH-RISE HOTEL IS ENVISIONED AS A LANDMARK THAT REFLECTS ADDIS ABABA'S TRANSFORMATION AND GROWING GLOBAL PRESENCE. BY INTEGRATING INNOVATIVE DESIGN, SUSTAINABILITY, AND WORLD-CLASS HOSPITALITY, THE PROJECT CREATES A DISTINCTIVE DESTINATION THAT CELEBRATES THE CITY'S IDENTITY WHILE CONTRIBUTING TO ITS FUTURE DEVELOPMENT AND INTERNATIONAL RECOGNITION.

MORE THAN A HOTEL, THE PROJECT IS A SYMBOL OF ADDIS ABABA'S EMERGENCE ONTO THE GLOBAL STAGE. IT CELEBRATES THE CITY'S TRANSFORMATION, REVEALS ITS POTENTIAL TO THE WORLD, AND CREATES A LANDMARK THAT CONNECTS PEOPLE, PLACE, AND VISION FOR THE FUTURE.