

8 BELL APARTMENTS

Architectural Assistant - (2017-2018)

FMA Architects Ltd

Project Type - High-Rise Residential

Location - Ikoyi, Lagos

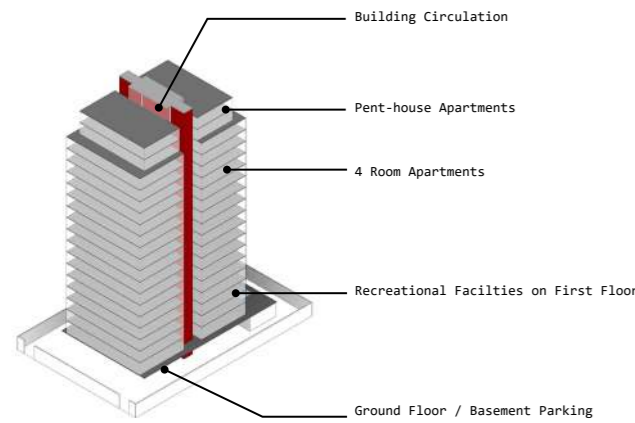


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Our clients had acquired a piece of land 4,800m² large. They decided to use one half for a private family home and the other for a high-rise block of apartments. Supervised by the Deputy Managing Director, I handled the high-rise development design from the conceptual phase up to approval documentation; reporting progress intermittently as the project developed.

The building is 21 stories tall consisting of large recreational spaces on the lower floors, 34 maisonette apartments and 88 parking spaces embedded in the basement and on the ground floor.

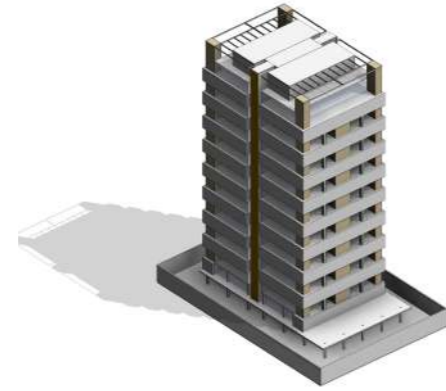




Building Circulation



Facade Exploration



Program Distribution



Option 1

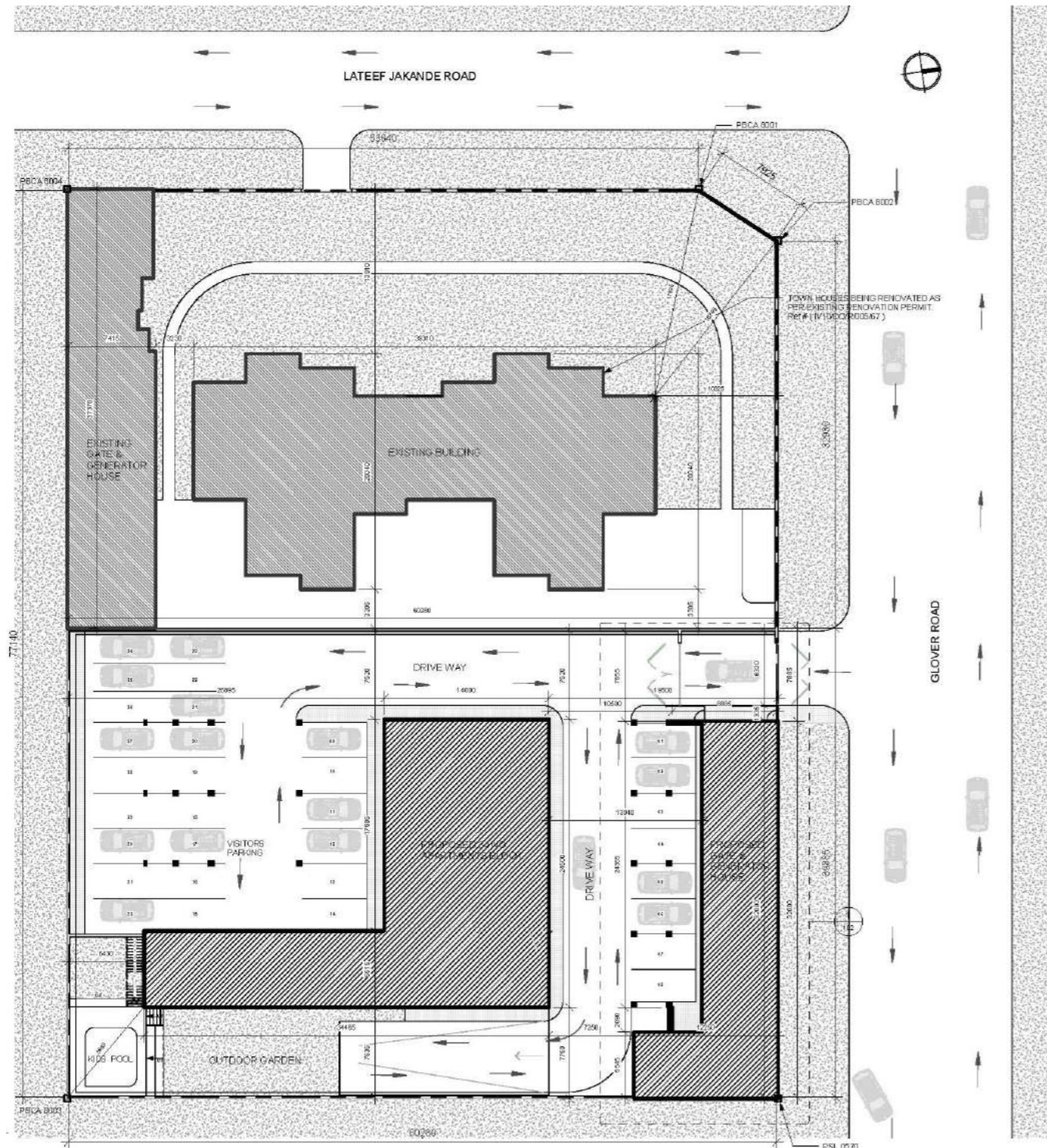


Option 2



The first few steps of the design process involved the identification of building regulations associated with this urban zone and then the distribution of programmatic accommodation schedules, as required by the client and suggested by us. Here after going through form discovery, and developing a basic design for the apartment units, I began exploring different facade designs and materials for the building. Finally resulting in two main design options.





SITE ANALYSIS

AREA OF PLOT:	4,203.63 sqm
TOTAL AREA OF BUILDINGS:	1,544.93 sqm
AREA OF EXISTING BUILDINGS:	827.03 sqm
AREA OF PROPOSED BUILDINGS:	717.90 sqm
AREA OF EXISTING GATE HOUSE:	279.40 sqm
AREA OF PROPOSED GATE HOUSE:	241.84 sqm
AREA OF APARTMENT BUILDING:	476.29 sqm
NO. OF FLOORS:	20 FLOORS
NO. OF UNITS:	34 NO. MASSIONETTES
TOTAL NO. OF PARKING:	72 (2 cars per unit) + 16 No. visitor parking spaces 88 TOTAL
TOTAL LANDSCAPE / GREEN AREA:	1,066.46 sqm (25.37%)
AREA OF UNBUILT SPACE:	3,134.26 sqm (87.18%)
% BUILDING COVERAGE:	32.84%

LEGEND

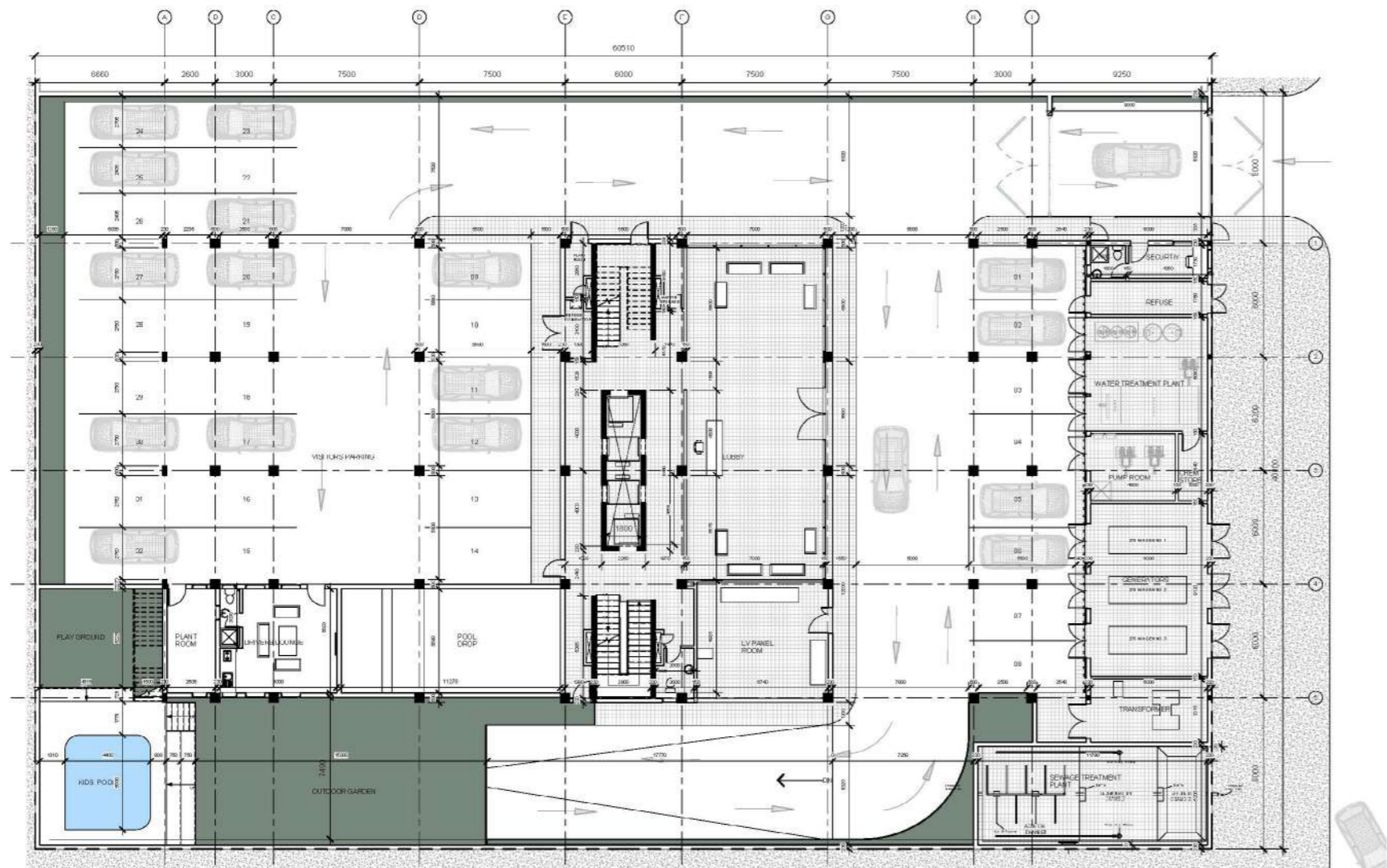
	EXISTING BUILDING
	NEW BUILDING

SITE PLAN

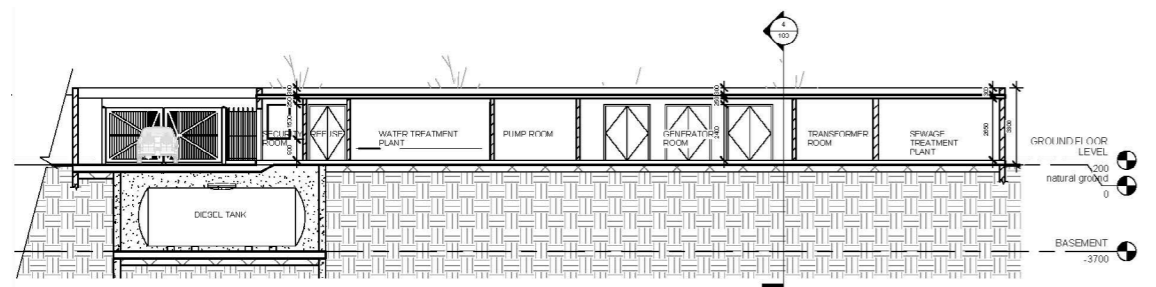


In this project, I was responsible for designing, producing and compiling all the necessary documents up to the approval stage. The building supports 88 parking spaces, which is equivalent to two cars per apartment unit and sixteen visitor parking spaces. The first floor and first floor mezzanine serve as recreational spaces encompassing facilities like; a swimming pool, a gymnasium, spa, and communal lounge. The rest of the building are identical 4 room luxury double floor apartments. The 20th and 19th floor are shared between two 900m² massionettes apartments and the roof above tennis court.

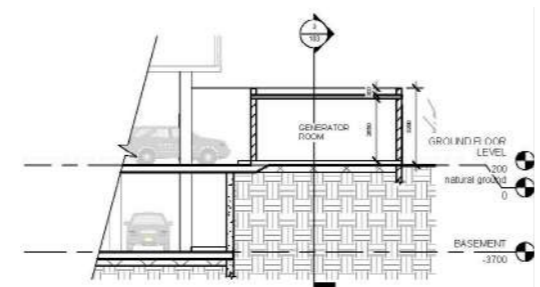




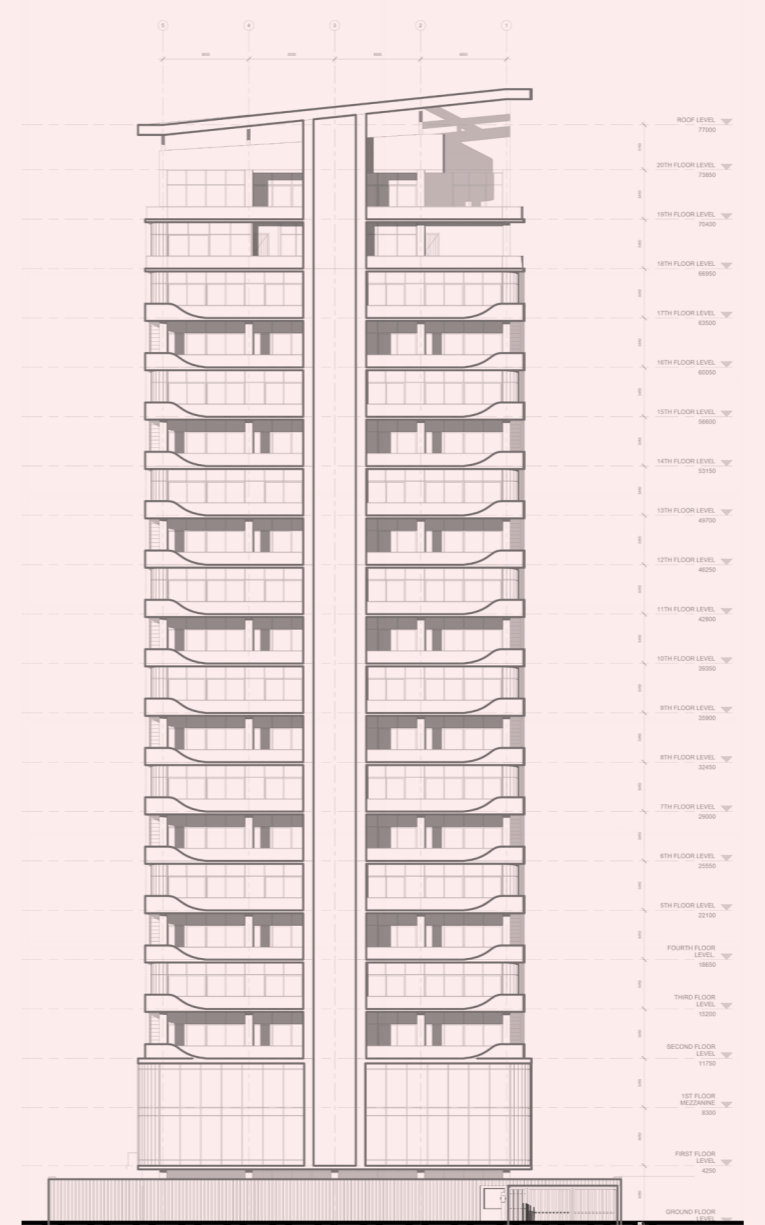
GROUND FLOOR PLAN



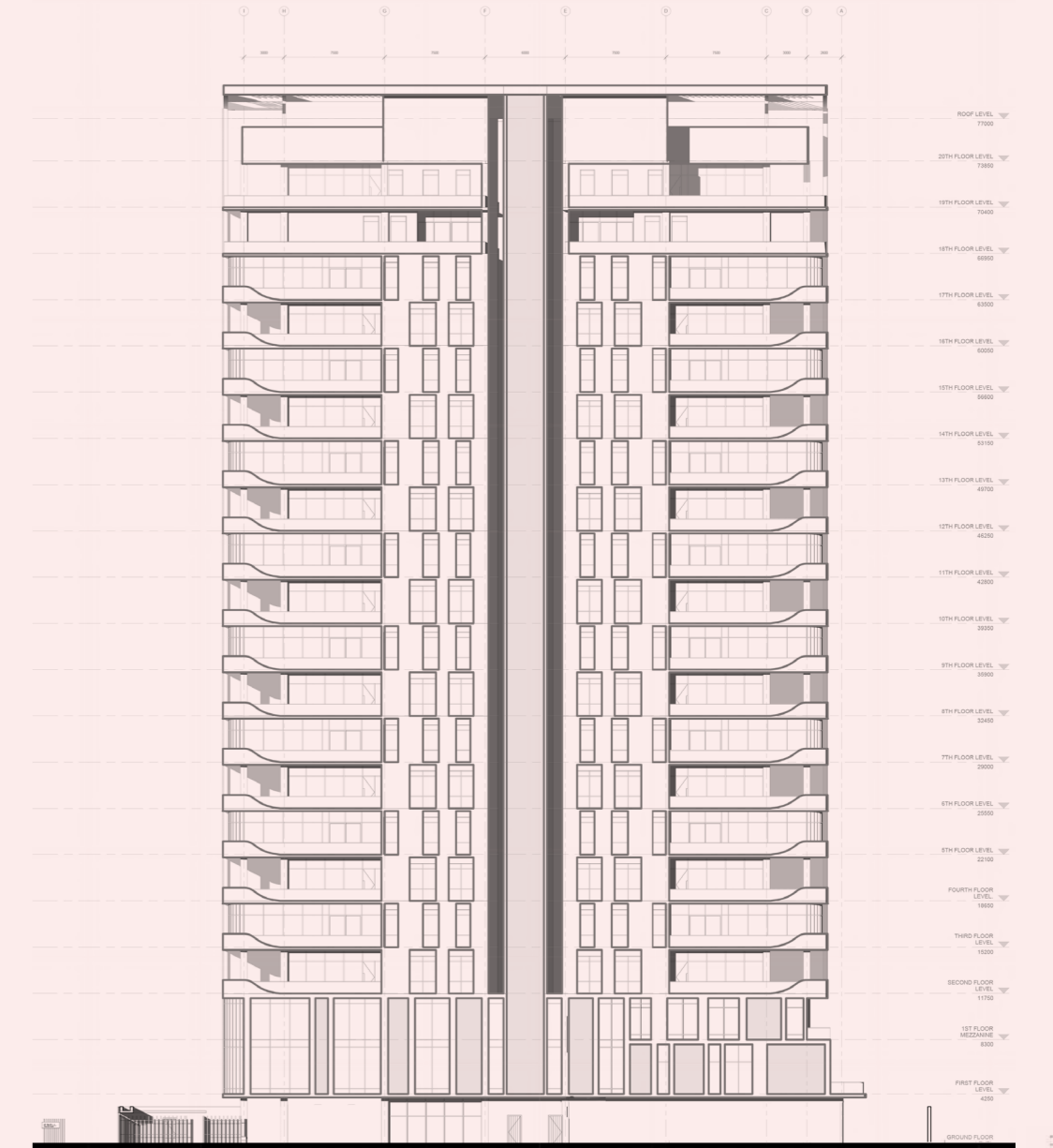
Utility Building - Section 01



Utility Building - Section 02



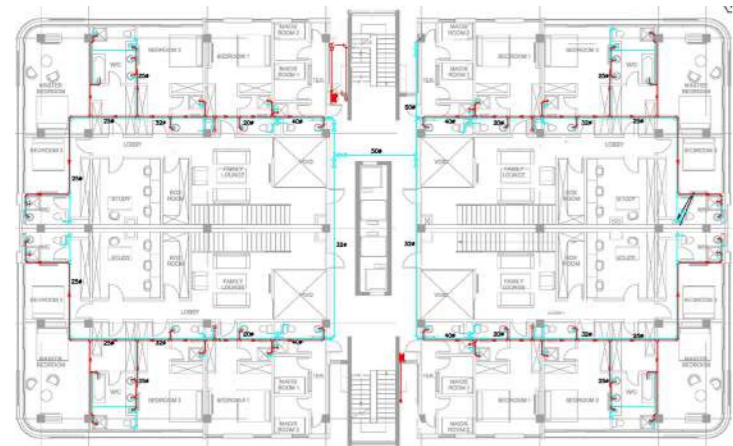
East Elevation



North Elevation

PENTHOUSE MASSIONETTES

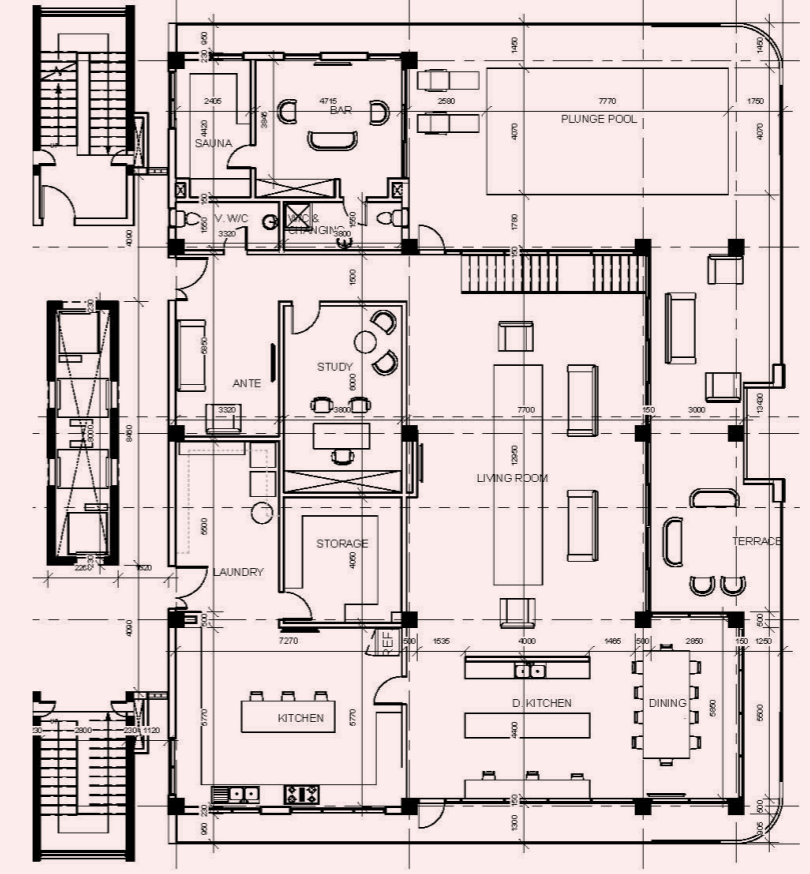
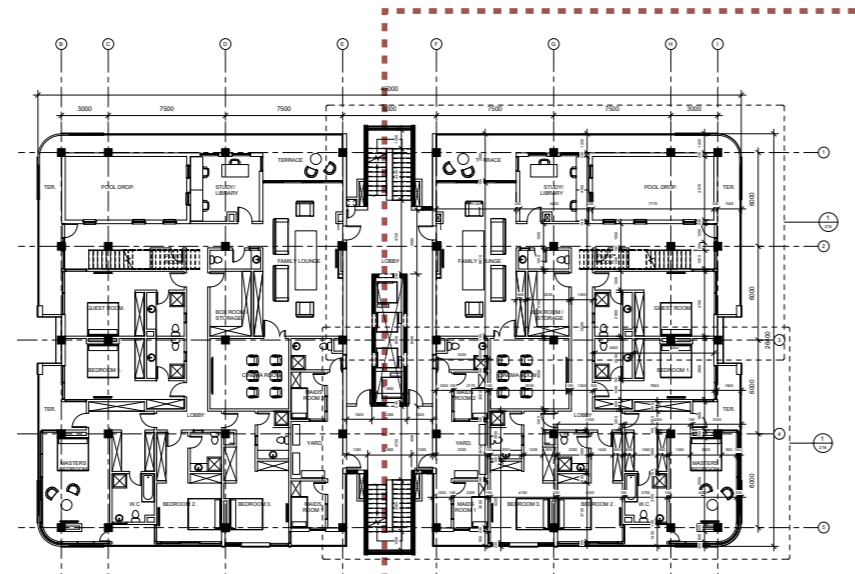
PENTHOUSE MASSIONETTES



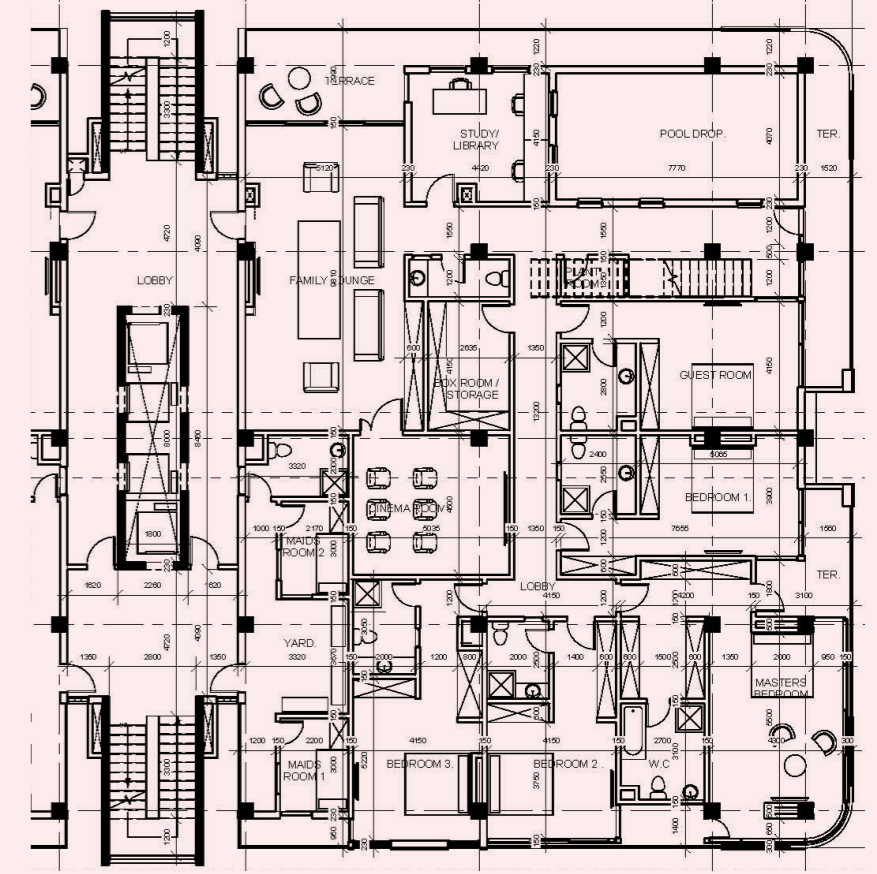
WATER SUPPLY



DRAINAGE

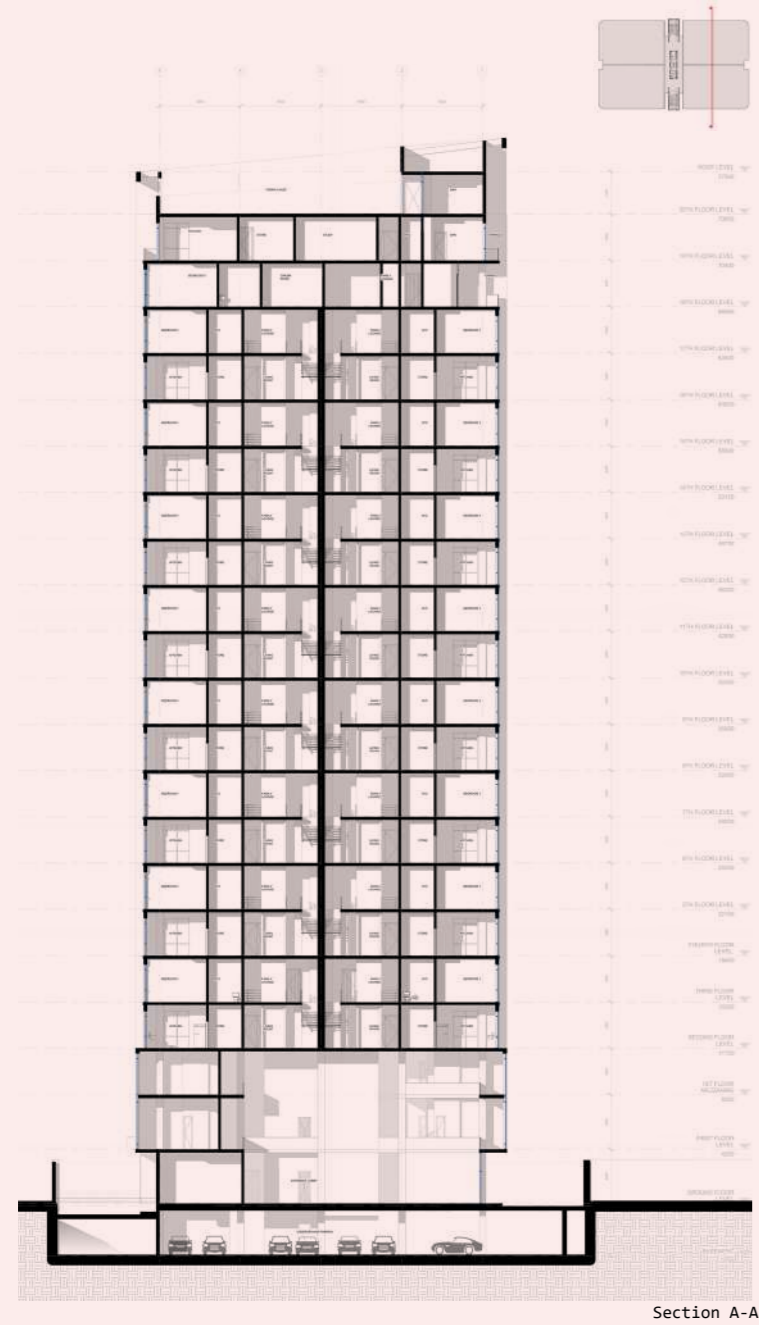


Pent-house Unit (Entrance Level).

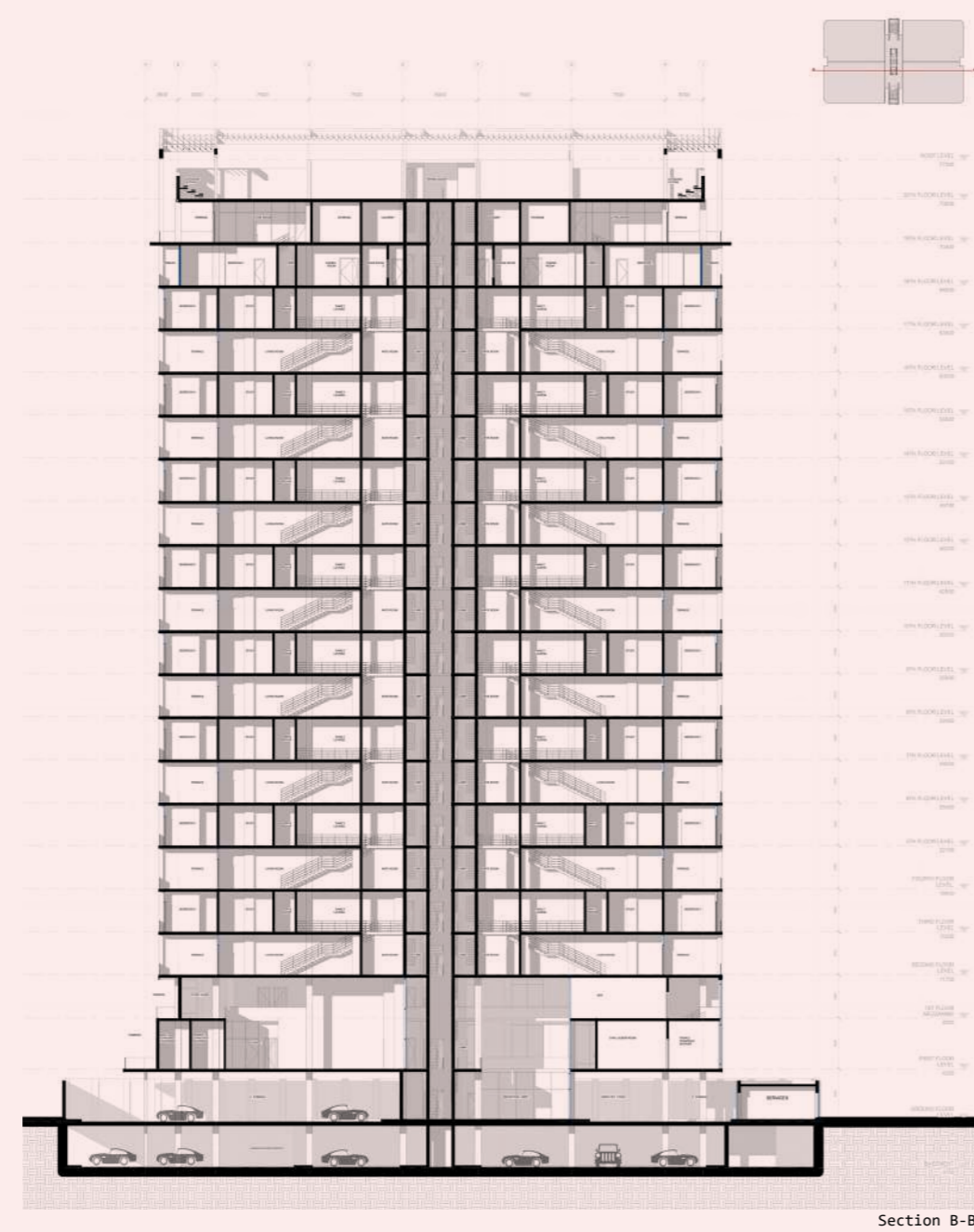


Pent-house Unit (Lower Floor).





Section A-A



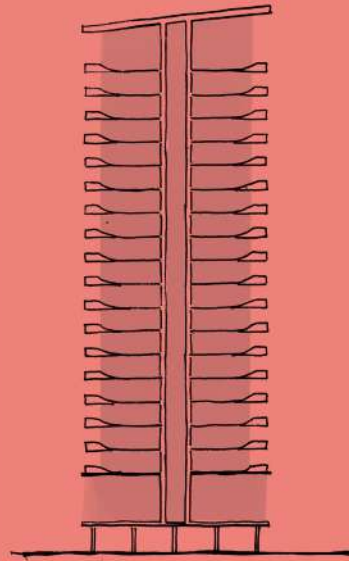
Section B-B



This project served as an early introduction to Building Design Coordination. The MEP and Structural consultants were involved at an early stage, and it was my responsibility to ensure that the different disciplines functioned coherently. Although spaces and elements allocated for these functions were previously oversized, meetings and reviews were necessary to avoid clashes and for better integration.

The facade is predominantly composed of white stucco plaster finish, double glazing panels, and perforated aluminium sheets.





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