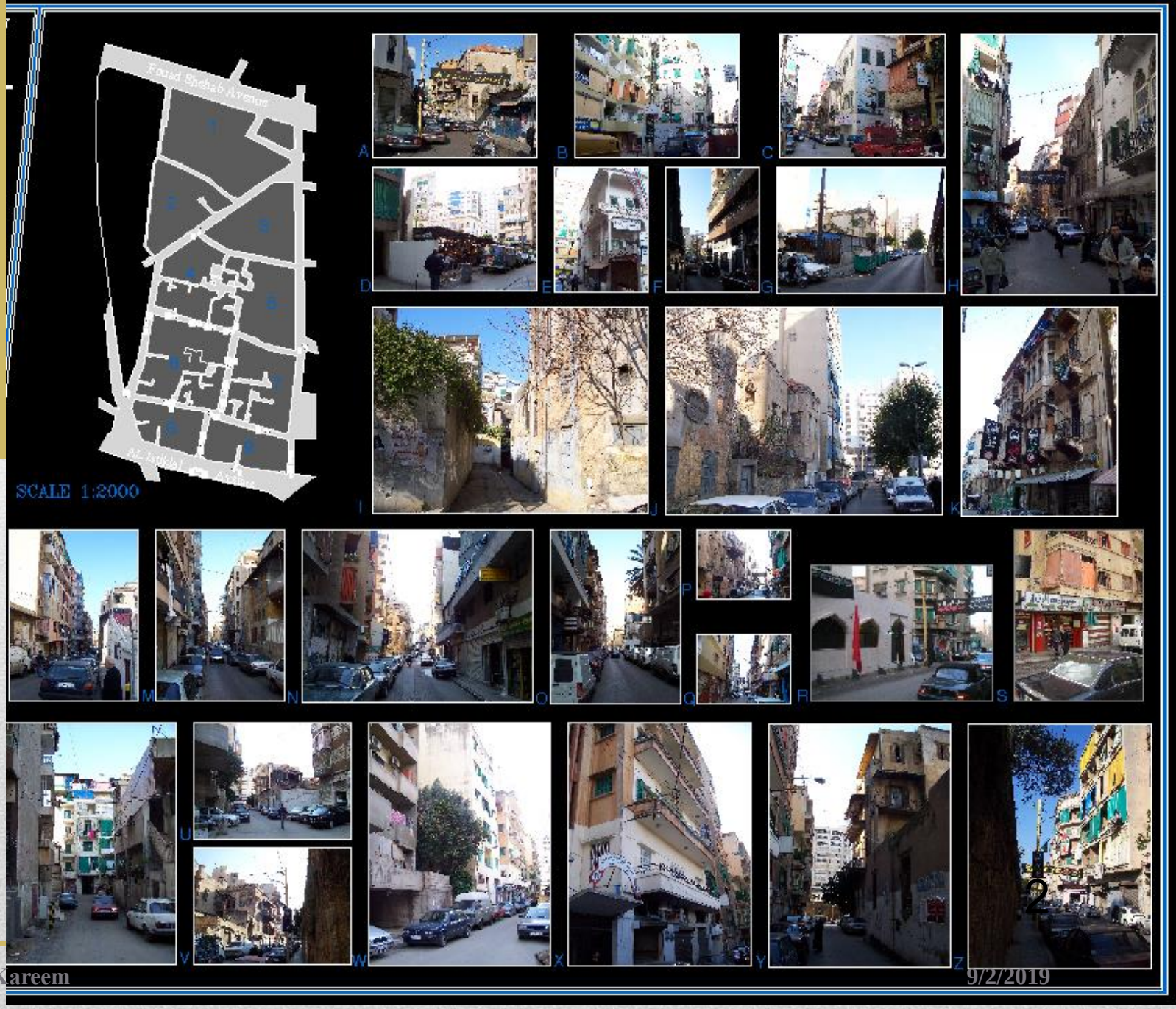
ARCH 322
PRINCIPLES OF PLANNING I
1st Lecture
(Site Survey)

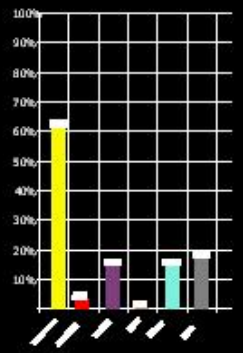
Soma A. Kareem

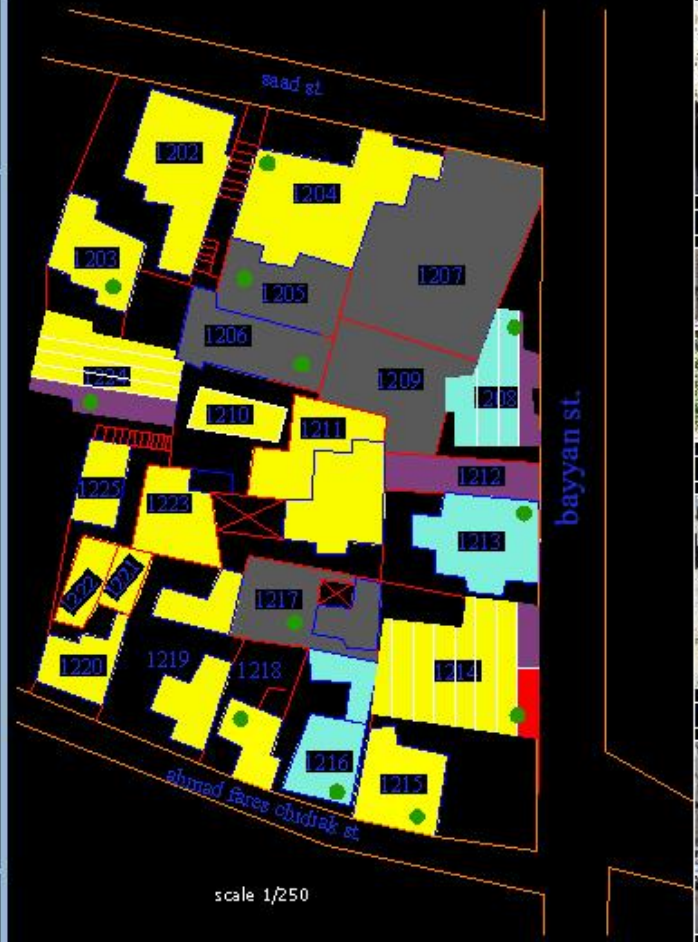

Fouad Shehab Avenue
SCALE 1:2000
A
B
C
D
E
F
G
H
I
J
K
M
N
O
P
Q
R
S
U
V
W
X
Y
Z


Fouad Shehab Avenue
Scale 1:1000
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19


Fouad Shehab Avenue
1140
1137
1136
1141
1465
740
741
1540
1132
1133
1122
1142
Scale 1:500

Building Usage:






1215


1214


1213


1206


1208


1204


1224


1203


1205

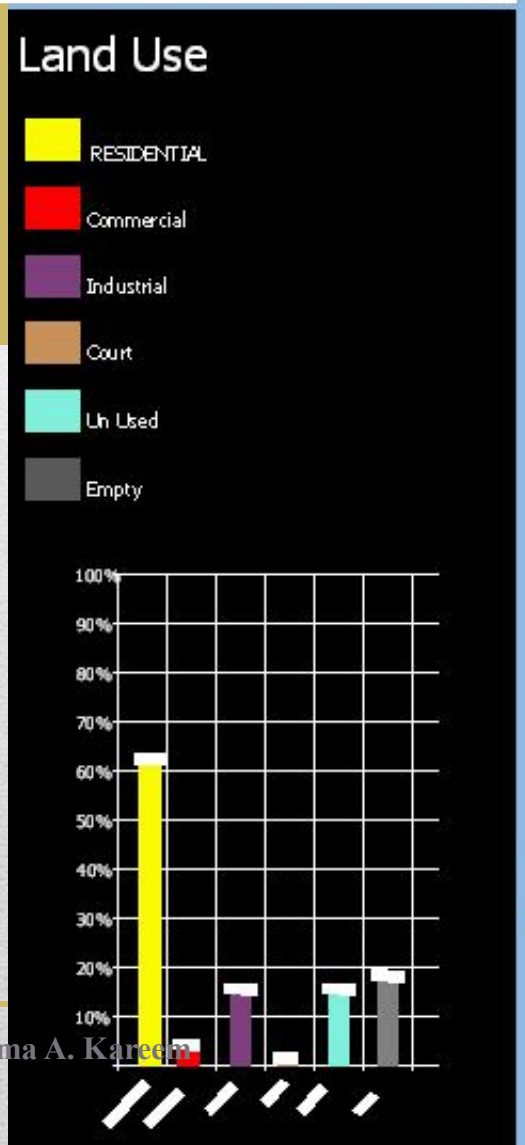

1218


1217


1216

SHEET NO. 05

PLAN (SECTOR NO. 5)


Land Use
RESIDENTIAL
Commercial
Industrial
Court
Un Used
Empty
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%


saad st.
bayyan st.
ahmad fares chidiak st.
1202
1204
1203
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1225
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1219
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1214
1216
1215

LBCS

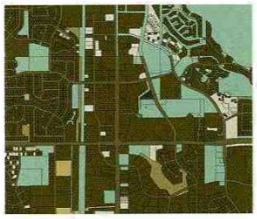
Land-Based Classification Standards

Land-Use Dimensions

LBCSActivity
- Residential activities
- Shopping, business or trade activities
- Industrial, manufacturing, and waste-related activities
- Social, institutional, or infrastructure-related activities
- Travel or movement activities
- Mass assembly of people
- Leisure activities
- Natural resource-related activities
- No human activity or unclassifiable activity

LBCSFunction
- Residence or accomodation functions
- General Sales or services
- Manufacturing and wholesale trade
- Transportation, communication, information, and utilities
- Arts, entertainment, and recreation
- Education, public amin., health care, other inst.
- Construction-related businesses
- Mining and extraction establishments
- Agriculture, forestry, fishing and hunting

LBCSStructure
- Residential buildings
- Commercial buildings and other specialized structures
- Public assembly structures
- Institutional or community facilities
- Transportation-related facilities
- Utility and other nonbuilding structures
- Military installations
- Sheds, farm buildings, or agricultural facilities
- No structure



LBCSSite
- Developed site
- Developed site with a structure -- building
- Developed site with a structure -- nonbuilding
- Developed site that is functional (crops, storage etc.)
- Developed site that is primarily ornamental (landscape)
- Developed site functional and ornamental (park)
- Developed site that is graded
- Site with temporary structure
- Site in natural state

LBCSOwnership
- No constraints -- private ownership
- Some constraints -- easements or restricted use
- Limited restrictions -- leased or tenancy restrictions
- Public restrictions -- local, state, federal ownership
- Other public use restrictions -- regional, special district
- Nonprofit ownership restrictions
- Joint ownership character -- public entities
- Joint ownership character -- public, private, nonprofit, etc.
- Not applicable to this dimension

LBCS Color Codes for 1-Digit Level Coding

Red, Green, Blue Values	Color*	LBCS Code	Function
RGB(255,255,0) RGBHex(FF00FF)	yellow	1000	Residence or accommodation functions
RGB(255,0,0) RGBHex(FF0000)	red	2000	General sales or services
RGB(160,32,240) RGBHex(A0F020)	purple	3000	Manufacturing and wholesale trade
RGB(190,190,190) RGBHex(BEBEBE)	gray	4000	Transportation, communication, information, and utilities
RGB(144,238,144) RGBHex(9090EE)	light green	5000	Arts, entertainment, and recreation
RGB(0,0,255) RGBHex(00FF00)	blue	6000	Education, public admin., health care, and other inst.
RGB(0,139,139) RGBHex(008B8B)	dark cyan	7000	Construction-related businesses
RGB(85,26,139) RGBHex(558B00)	purple4	8000	Mining and extraction establishments
RGB(34,139,34) RGBHex(22228B)	forest green	9000	Agriculture, forestry, fishing and hunting

*Specify the RGB (red, green, blue) values, instead of relying on color names, for consistent reproduction of colors on a printer, plotter, or computer screen. Using RGB values can sometimes avoid differences in how software and hardware render colors. Some colors, no matter what, differ how they look on screen from their printed version. Also, if you are reviewing this document on a computer screen, note that some software (web browsers, for example) limit the number of colors displayed. If your software can only accept hexadecimal values, as many GIS and plotting software do, then use the corresponding RGBHex value. For CMYK values and other color coding details, check the LBCS website.

Land-Based Classification Standards

01-Apr-2001

LBCS Color Codes for 1-Digit Level Coding

Structure

Red, Green, Blue Values	Color*	LBCS Code	
RGB(255,255,0) RGBHex(FF00FF)	yellow	1000	Residential buildings
RGB(255,0,0) RGBHex(FF0000)	red	2000	Commercial buildings and other specialized structures
RGB(160,32,240) RGBHex(A0F020)	purple	3000	Public assembly structures
RGB(0,0,255) RGBHex(00FF00)	blue	4000	Institutional or community facilities
RGB(190,190,190) RGBHex(BEBEBE)	gray	5000	Transportation-related facilities
RGB(133,133,133) RGBHex(858585)	gray52	6000	Utility and other nonbuilding structures
RGB(255,192,203) RGBHex(FFCBC0)	pink	7000	Specialized military structures
RGB(34,139,34) RGBHex(22228B)	forest green	8000	Sheds, farm buildings, or agricultural facilities
RGB(255,255,255) RGBHex(FFFFFF)	white	9000	No structure

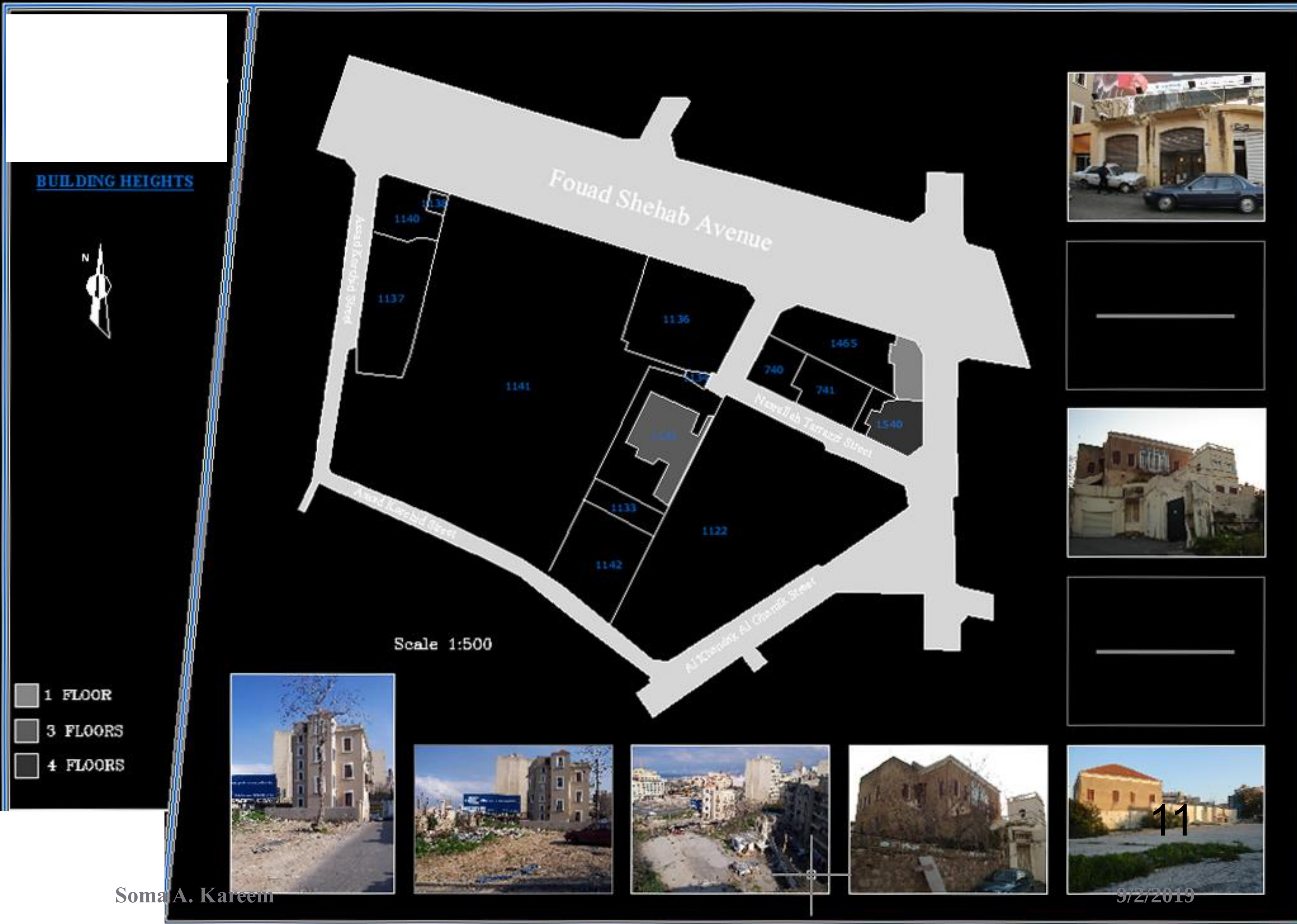
*Specify the RGB (red, green, blue) values, instead of relying on color names, for consistent reproduction of colors on a printer, plotter, or computer screen. Using RGB values can sometimes avoid differences in how software and hardware render colors. Some colors, no matter what, differ how they look on screen from their printed version. Also, if you are reviewing this document on a computer screen, note that some software (web browsers, for example) limit the number of colors displayed. If your software can only accept hexadecimal values, as many GIS and plotting software do, then use the corresponding RGBHex value. For CMYK values and other color coding details, check the LBCS website.

LBCS Color Codes for 1-Digit Level Coding

Site

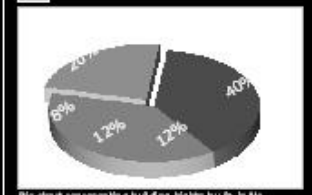
Red, Green, Blue Values	Color*	LBCS Code	
RGB(144,238,144) RGBHex(9090EE)	light green	1000	Site in natural state
RGB(245,245,220) RGBHex(F5DCF5)	beige	2000	Developing site
RGB(205,183,158) RGBHex(CD9EB7)	bisque3	3000	Developed site -- crops, grazing, forestry, etc.
RGB(139,126,102) RGBHex(8B667E)	wheat4	4000	Developed site -- no buildings and no structures
RGB(139,90,43) RGBHex(8B2B00)	tan4	5000	Developed site -- nonbuilding structures
RGB(139,35,35) RGBHex(8B2323)	brown4	6000	Developed site -- with buildings
RGB(34,139,34) RGBHex(22228B)	forest green	7000	Developed site -- with parks
RGB(211,211,211) RGBHex(D3D3D3)	light gray	8000	Not applicable to this dimension
RGB(255,255,255) RGBHex(FFFFFF)	white	9000	Unclassifiable site development character

*Specify the RGB (red, green, blue) values, instead of relying on color names, for consistent reproduction of colors on a printer, plotter, or computer screen. Using RGB values can sometimes avoid differences in how software and hardware render colors. Some colors, no matter what, differ how they look on screen from their printed version. Also, if you are reviewing this document on a computer screen, note that some software (web browsers, for example) limit the number of colors displayed. If your software can only accept hexadecimal values, as many GIS and plotting software do, then use the corresponding RGBHex value. For CMYK values and other color coding details, check the LBCS website.


BUILDING HEIGHTS
N
Fouad Shehab Avenue
1140
1137
1136
1465
740
741
1540
1141
1133
1122
1142
Scale 1:500
1 FLOOR
3 FLOORS
4 FLOORS

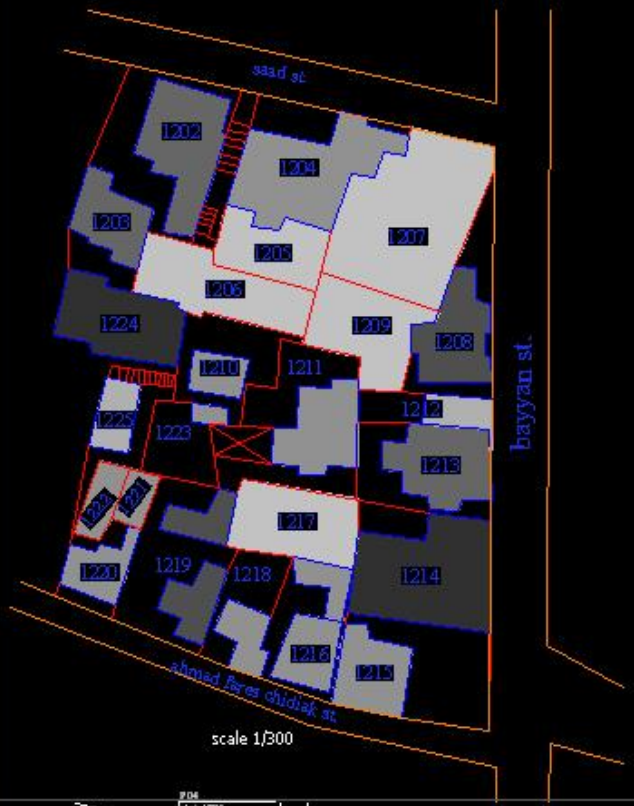
Building Hights:

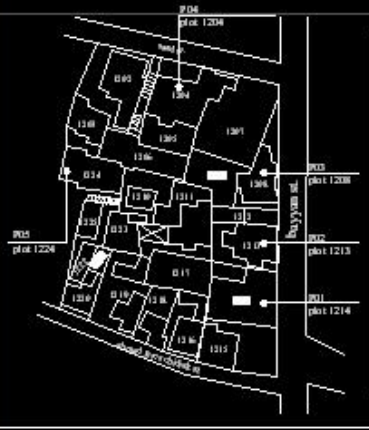
- 1 Floor
- 2 Floors
- 3 Floors
- 4 Floors
- 5 Floors and above
- Empty

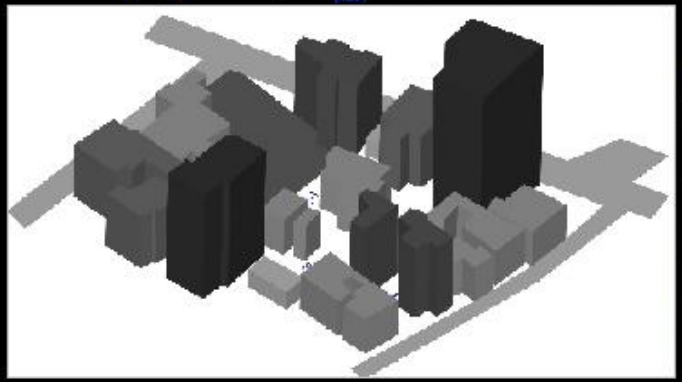


Pie chart representing building hights by % in No..

1 floor buildings	8%
2 floors buildings	40%
3 floors buildings	12%
4 floors buildings	12%
5 floors buildings & above	8%
Empty Space	20%







SHEET NO. 05

PLAN (SECTOR NO. 5)

BUILDING CONDITIONS

- VERY GOOD
- GOOD
- FAIR
- BAD

Fence

Commercial Building

Industrial Building

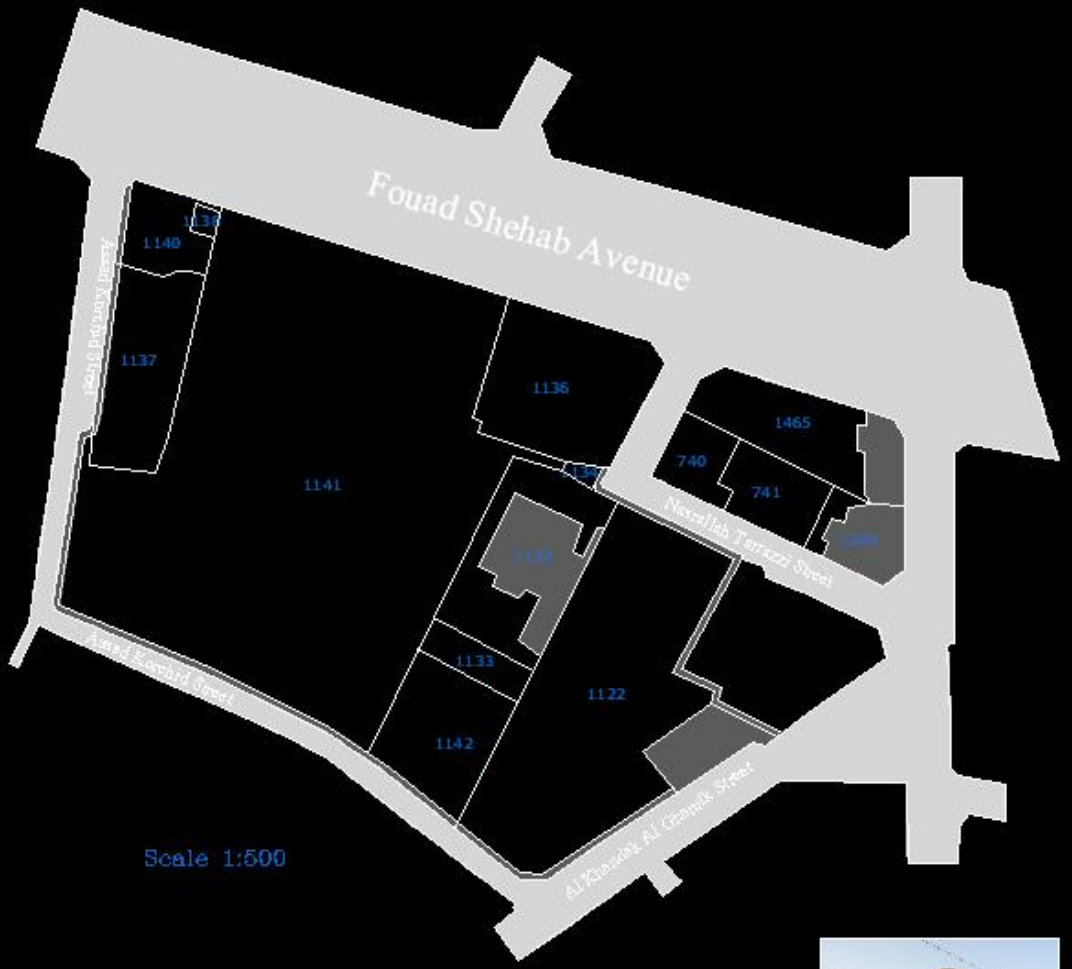
BUILDINGS		
Building Type	Building situation	Notes
1-Villa	Good	Nuri's house-rarely used
2-Residential Building	Good	Deserted
3-Commercial Building	Fair	Needs Maintenance
4-Industrial Building	Good	-----
5-School	Very Bad	Must Be Demolished
6-Fence	Very Bad	Must Be Demolished

Villa

Residential Building

School

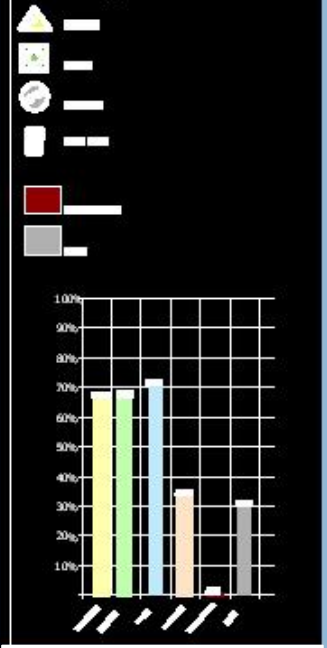
EXISTING BUILDINGS

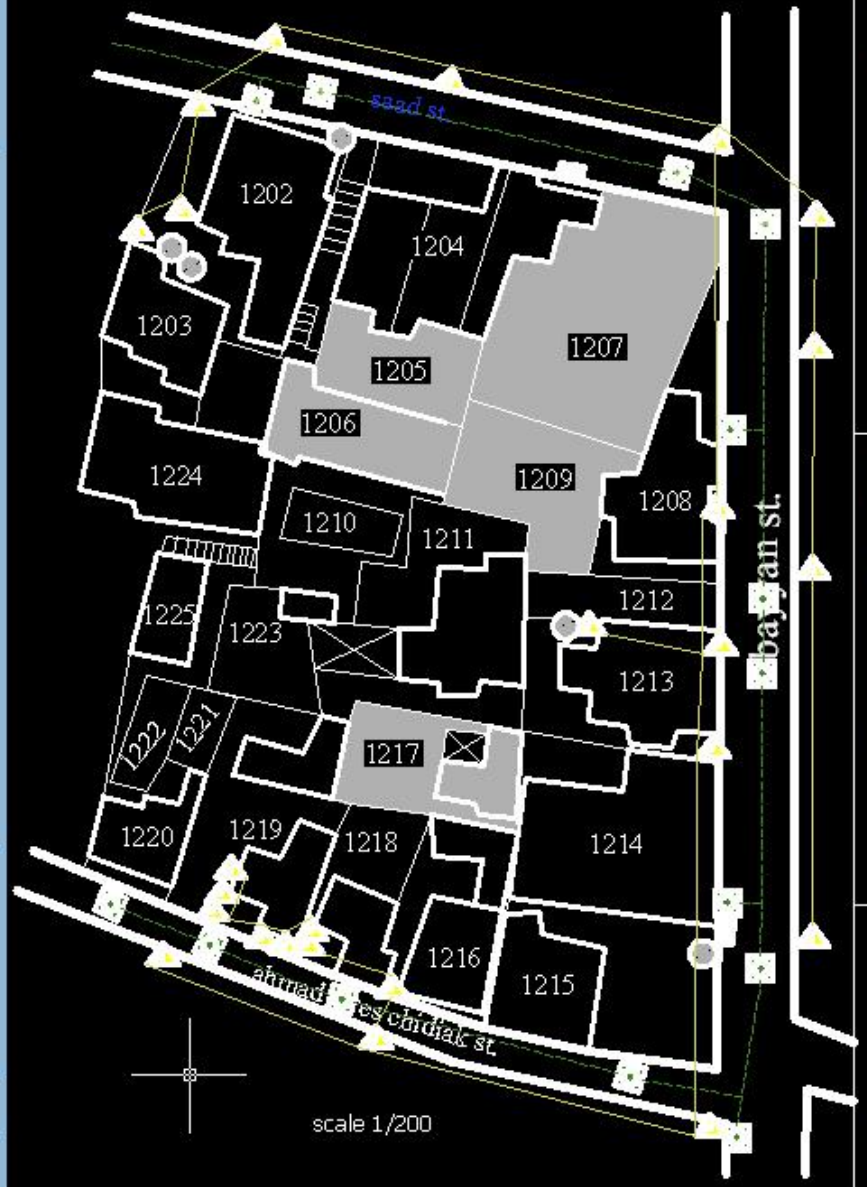


BUILDINGS

SERVICE BUILDINGS
N
Fouad Shehab Avenue
Assad Kourbal Street
Nawfallah Tarrazzi Street
Al Khandak Al Ghamik Street
1138
1140
1137
1136
1465
740
741
1540
1132
1133
1142
1122
1141
Scale 1:500
School Site
Hospital Site
HOSPITAL
SCHOOL
Two service buildings existed in the studied zone ,a school and a hospital. These two buildings were destroied completly during the Lebanese war.
The land lots that were used by the school and hospital are now used as playgrounds for children,creating a place for interaction between people.

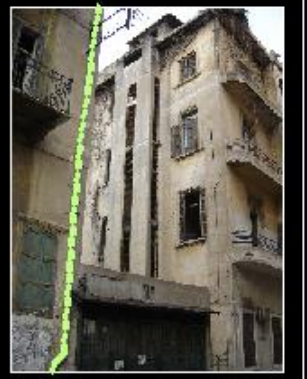
Building Services:





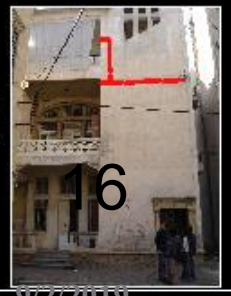
Notice that buildings under 20 years of age have legal power supply from the government

While buildings that age over 50 years all are supplied with electricity illigally



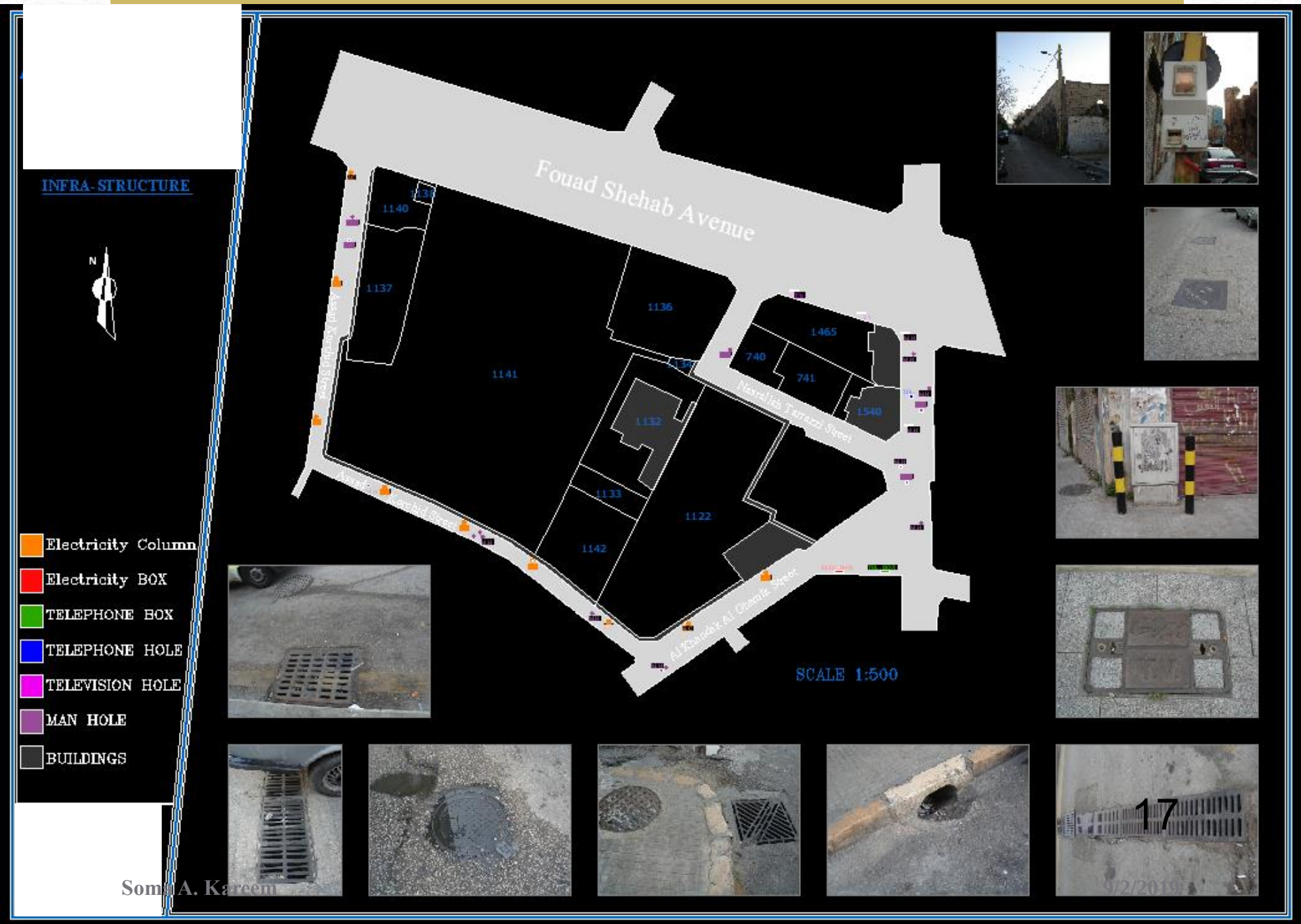
Same is applied for water installments.
Notice in the adjacent photos how water pipes are installed on the external elevations of aging buildings.

Phone lines are supplied legaly to the area but are distributed to the buildings in an inordarly fashion



SHEET NO. 06

PLAN (SECTOR NO. 5)


INFRA-STRUCTURE
N
Electricity Column
Electricity BOX
TELEPHONE BOX
TELEPHONE HOLE
TELEVISION HOLE
MAN HOLE
BUILDINGS
Fouad Shehab Avenue
1140
1137
1136
1141
1465
740
741
1540
1132
1133
1122
1142
SCALE 1:500

VISUAL ASPECTS

N

- NODE
- MINOR PHYSICAL EDGE (STREETS)
- MAJOR PHYSICAL EDGE (HIGHWAY)
- VISUAL&PHYSICAL EDGE
- BUILDINGS

VISUAL ASPECTS :

-Landmarks (none)

-Edges: There are two types of edges;

1.Physical:

a.Major: Fouad Shehab highway is the major physical edge defining zone1.

b.Minor: Internal streets form the minor physical edges defining zone1.

2.Visual & Physical: Old fences that are still found on site,but in a very bad condition, play the role of a physical and visual edge blocking both movement and view.

-Nodes: There are two main nodes in the zone:

1.Hospital & School zone:

The land parcel that used to contain a school and a hospital ,is now used as an open playground for children from all the nerby area, were several activities take place especially ;football.

2.Internet Cafe:

The second important node on site is on the common street between zone 1 & zone 3 (khandak al ghamik). were most children and teenagers from the area gather at the internet cafe.

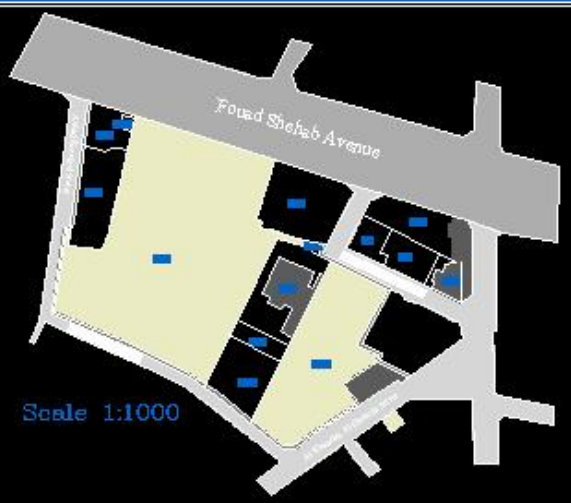
-Activities: Activities taking place in the zone are on two levels.

1.Economical :

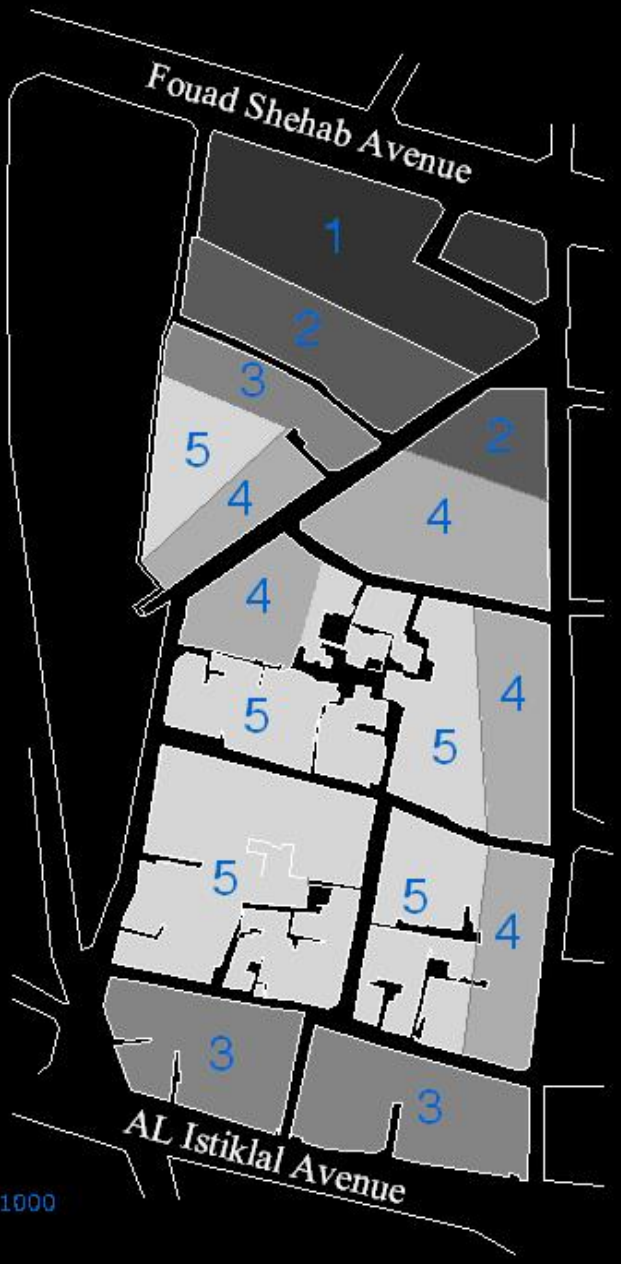
This is achieved from the activites of the people working in the car maintanence field. Were they do some of their work on the street.

2.Social :

Social activities are clearly realized in the nodes of the site ,were people from differant ages meet. Besides to the nodes defined above ,it was realized that the streets in these crowded areas are also used as meeting points for teenagers,were they gather at defined hours to talk and smoke hubble bubble.



LAND PRICES



Land Price List		
	Zone Number	Price
	1	3500-5000 Per Dnm
	2	2000-3000 Per Dnm
	3	1500-2000 Per Dnm
	4	700-1000 Per Dnm
	5	500-700 Per Dnm

Building Price List	
Street Name	Price
1- Fouad Shehab	1500 & above per square meter
2- AL Istilal	1000 per square meter
3- AL Bashoura & Zhak AL Blat	800 to 1000 per square meter
4- AL Basta AL Tahta	700 per square meter
5- Khandak EL Ghamik	650 per square meter

CITY & TOWN PLANNING

AL BASHORA

LEGISTLATIONS

ZONE No. 2		
LOT PARCEL AFTER DIVISION		
minimum surface	minimum facade	minimum depth
250 m^2	10 m	10 m

ZONE No. 2		
CONSTRUCTIBLE PARCEL		
minimum surface	minimum facade	minimum depth
100 m^2	9 m	7 m

ZONE No. 2				
MINIMUM RECESS OF FASADE FROM:		PERCENTAGE OF CONSTRUCTION	COEFFICIENT OF EXPLOTATION	MAX. HEIGHT BUILDINGS
Road	site limit back side			
4.5 m	–	70 %	5	–

PERCENTAGE OF CONSTRUCTION & COEFICIENT OF EXPLOTATION

a) Balconies ,terraces, & roof :

Calculated

Not Calculated if summation of B< 20% A

b) Columns Floors

Calculated if Area >5% of explotation coefficient

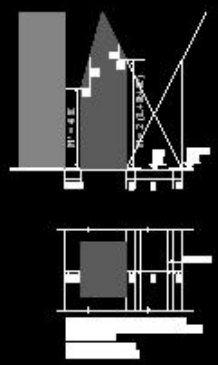
Not Calculated

c) Service Core & water tanks at roof

Not Calculated if:
Total Area ≤ 35m2 +15m2 for every additional elevator.
H ≤ 4 m

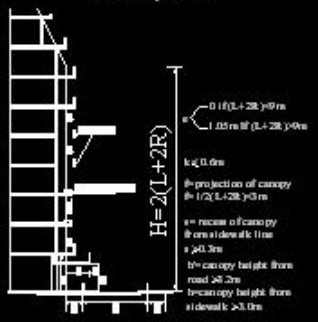
ENVELOPE LINES

*Building height.

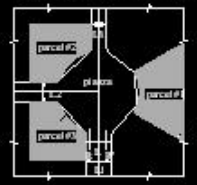


PROJECTIONS FROM ENVELOPE LINES

* The allowed length of elements projecting outside envelope lines are:



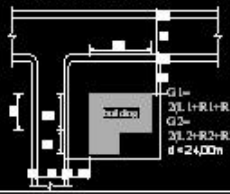
*building located at an intersection between 2 or more roads:



L1=L+R+R'
L1>L2>L3

Heigh of facades facing plazza H= 2L1

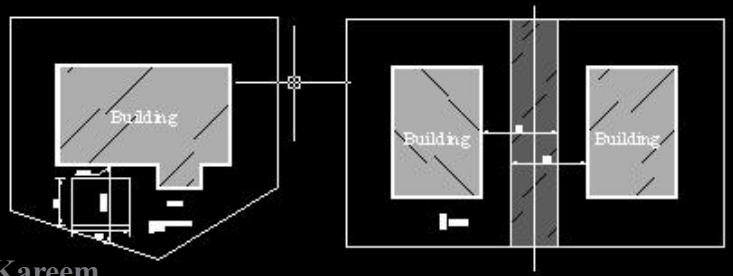
* building located at an intersection between 2 or more roads:



G1= 2(L1+R1+R1'+Rc)
G2= 2(L2+R2+R2'+Rc')
d ≤ 24,00m

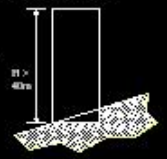
* The zone infront of the openings

* The common zone btw two buildings



BUILDINGS HIGHER THAN 40m

For a building to be higher than 40m it should have the following charcteristics:



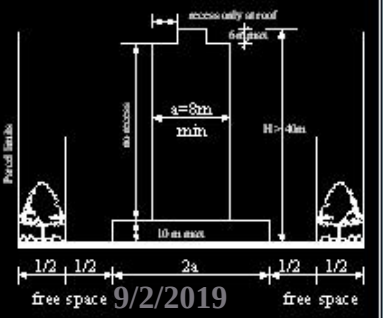
*Minimum building dimensions:

-Minimum facade width = 8 m (excluding balconies)

-Ground Floor can be double the width of typical floor

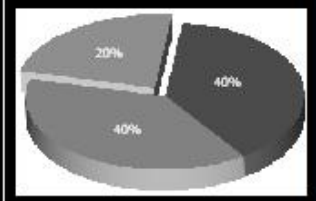
- width should b continued for all floors, excepting roof (because of presence of service core)

- Half the area of "free spaces" around the building should be used as green areas.



Population

- Populated buildings
- Deserted buildings
- Empty



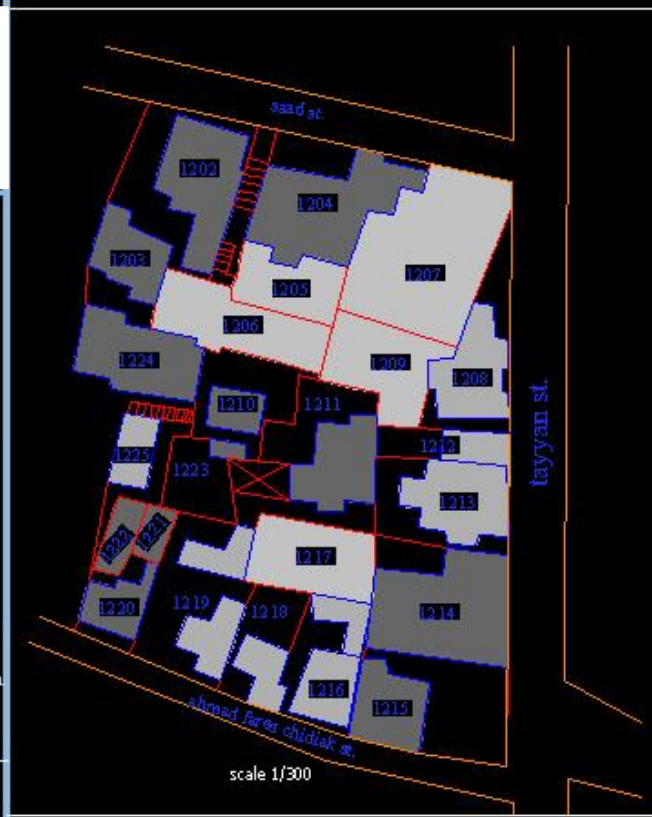
Pie chart representing buildings populated in% by no. of build

Populated buildings	40%
Deserted buildings	40%
Empty Space	20%

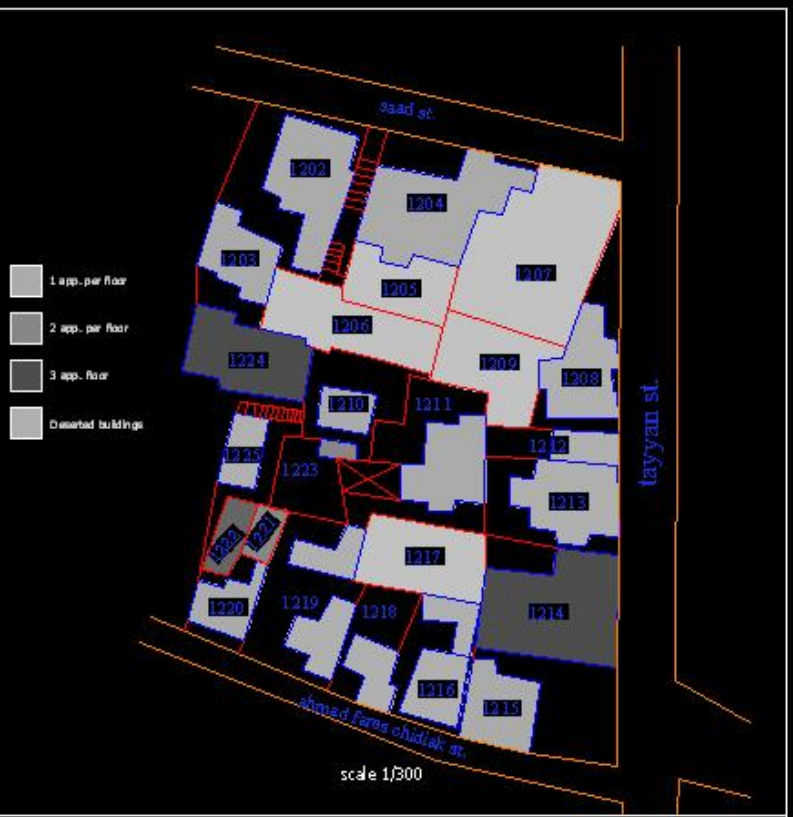
NOTE:
We observed through our second visit to the area, that all populated buildings are heavily populated as observed in the photos on the far right

SHEET NO. 05

PLAN (SECTOR NO. 5)



scale 1/300



scale 1/300

	PLOT NO.	NO. OF FLOORS	NO. OF APP. / FLOOR	AV. NO. OF PERSONS / APP.
1	1224	6	3	5
2	1223	2	2	5
3	1221	2	2	5
4	1220	2	1	5
5	1215	2	1	5
6	1214	8	3	5
7	1211	2	1	5
8	1210	2	1	5
9	1204	2	1	5
10	1203	3	1	5
11	1202	3	1	5

FORMULA FOR CALCULATING POPULATION OF AREA (ASSUMING 5 PERSONS PER APP.)

POPULATION = E [no. of floors * no. of app. per floor * 5]

⇒ POPULATION = (6*3*5)+(2*2*5)+(2*2*5)+(2*1*5)+(2*1*5)+(8*3*5)+(2*1*5)+(2*1*5)+(2*1*5)+(3*1*5)+(3*1*5)

⇒ POPULATION = 330 pers.

ZONE AREA ≅ 8000m2

⇒ 0.8 acer

⇒ 415 pers / acer

Plot 1202
example of deserted build

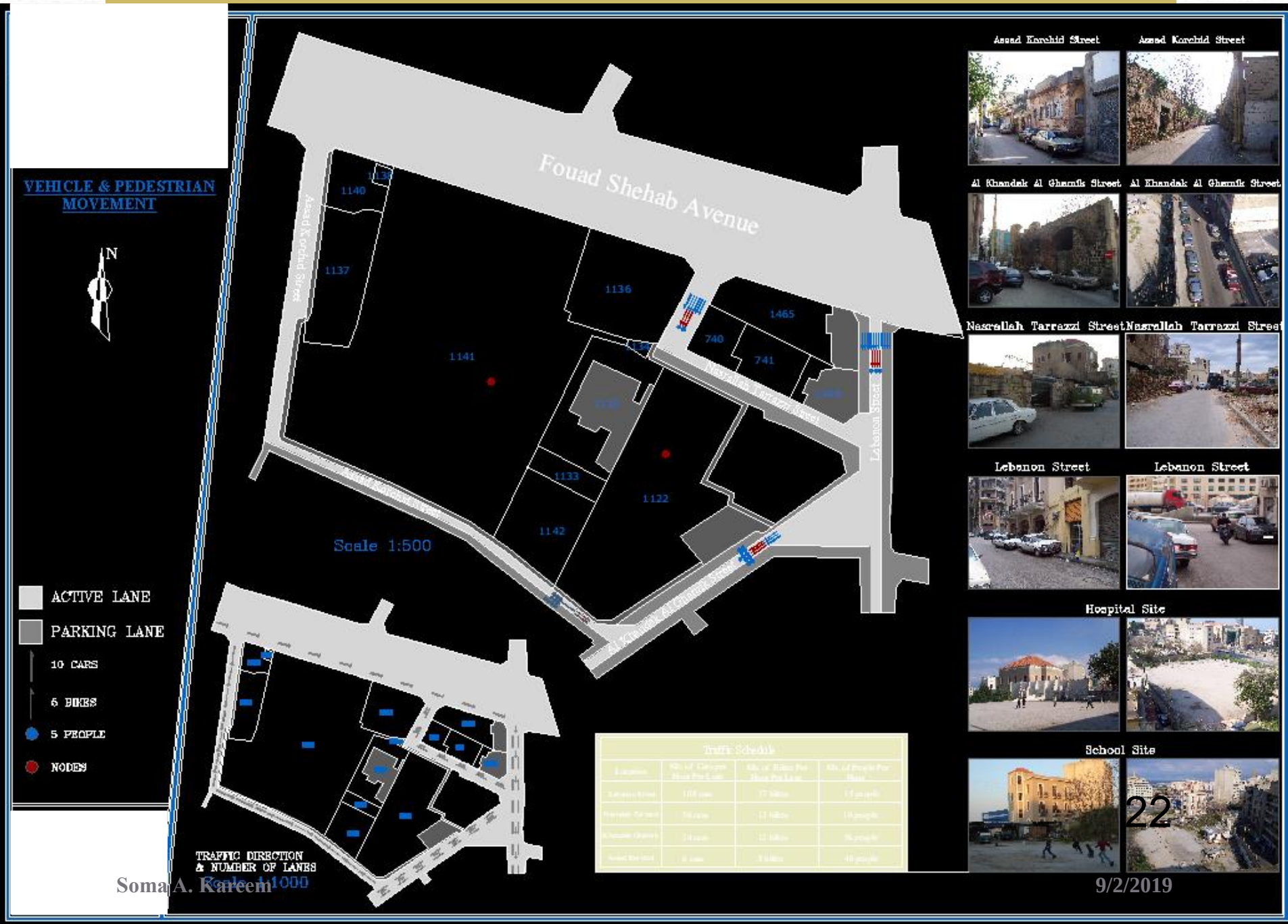
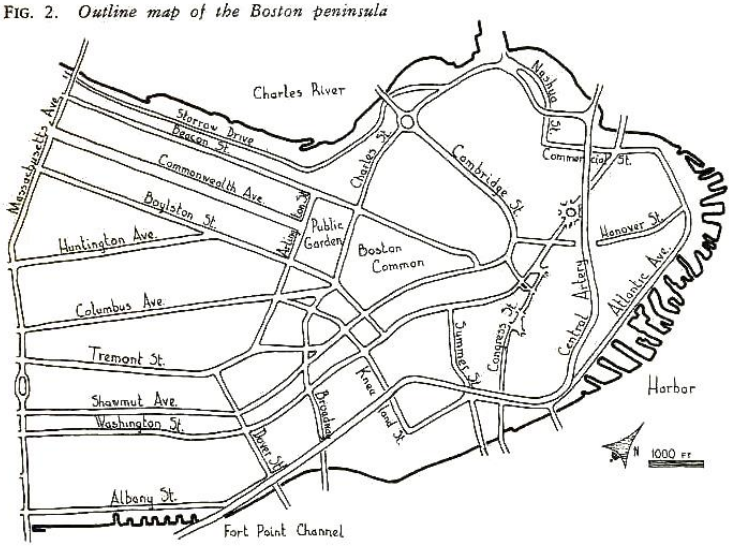
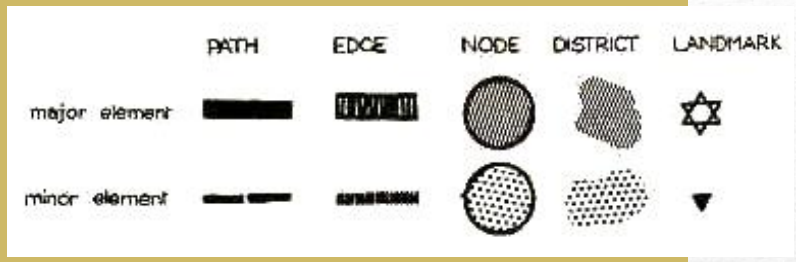

VEHICLE & PEDESTRIAN MOVEMENT
N
ACTIVE LANE
PARKING LANE
10 CARS
6 BIKES
5 PEOPLE
NODES
Fouad Shehab Avenue
Assad Korchid Street
Lebanon Street
1140
1137
1136
1465
740
741
1141
1133
1122
1142
Scale 1:500
TRAFFIC DIRECTION & NUMBER OF LANES
Scale 1:1000
Traffic Schedule
Assad Korchid Street
Assad Korchid Street
Al Khandak Al Ghamik Street
Al Khandak Al Ghamik Street
Nasrallah Tarrazzi Street
Nasrallah Tarrazzi Street
Lebanon Street
Lebanon Street
Hospital Site
School Site

FIG. 2. *Outline map of the Boston peninsula*





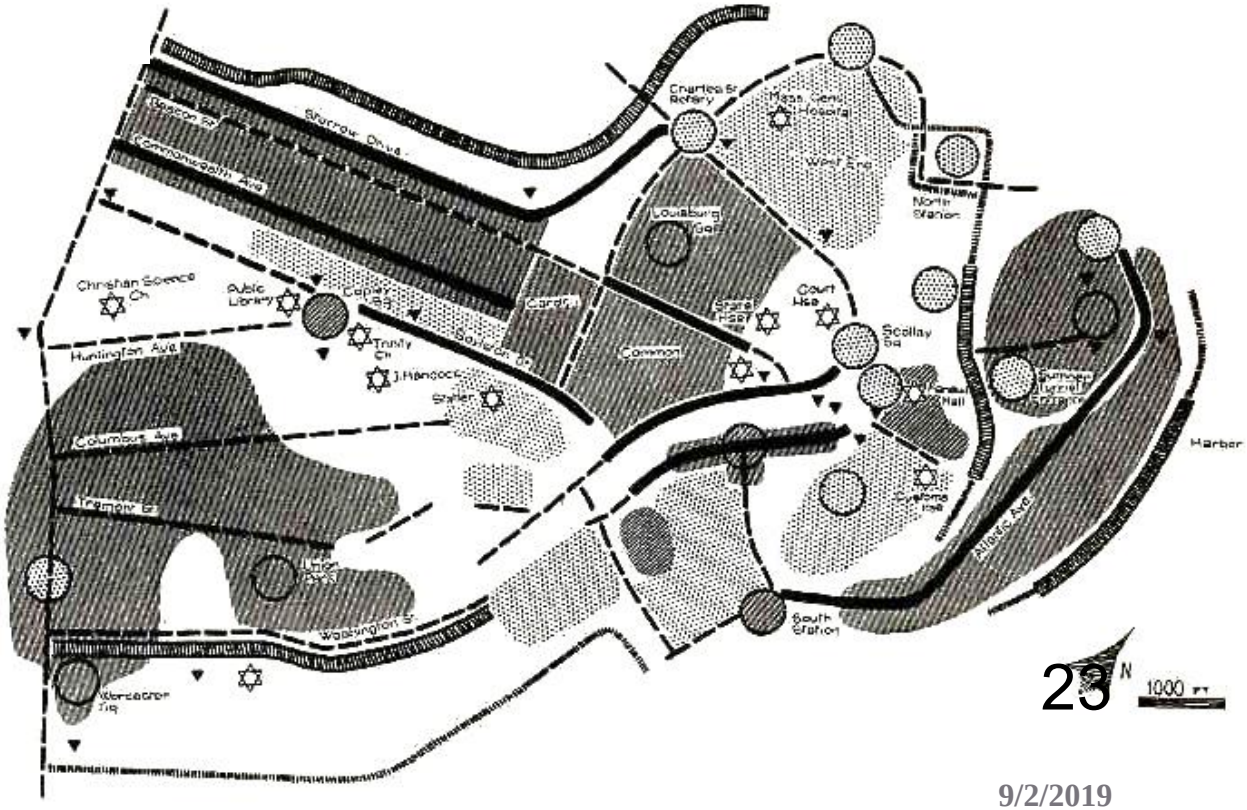
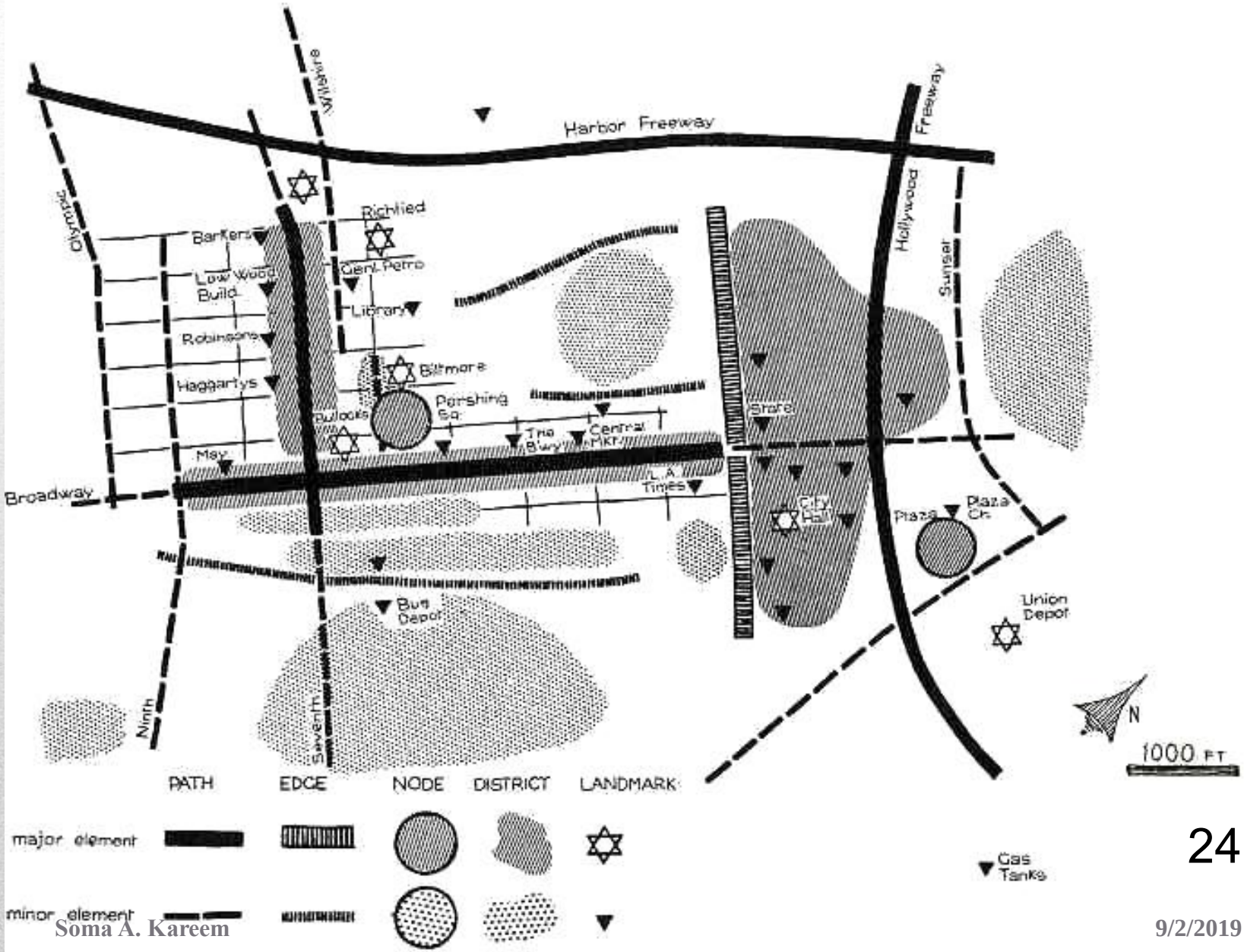


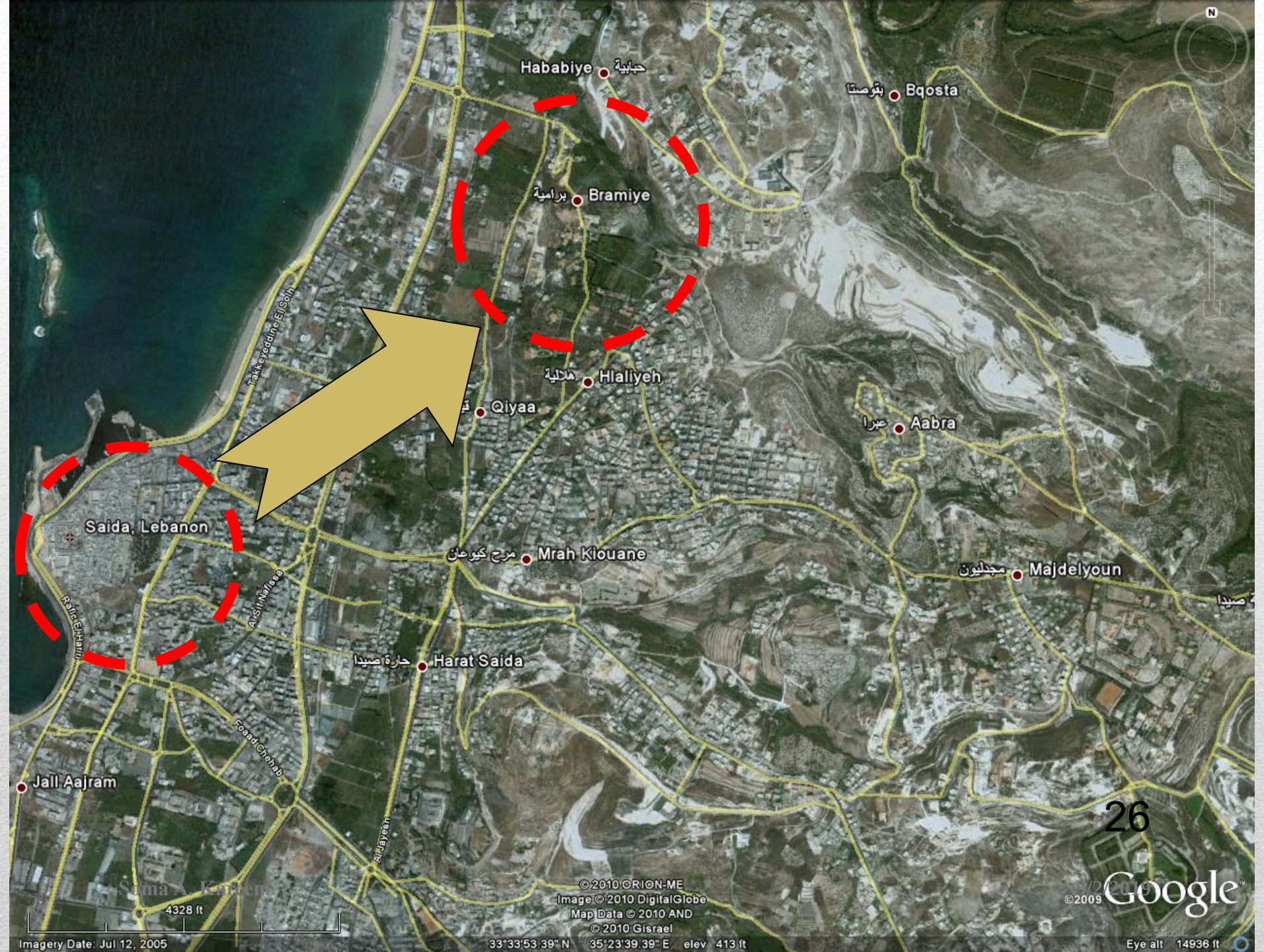
FIG. 3. *The visual form of Boston as seen in the field*

14. *The visual form of Los Angeles as seen in the field*



Planning Maps

- Land Use
- Building Heights
- Building Conditions
- Densities
- Transportation
- Visual Aspects
- Infrastructure
- Model


Hababiye
حبابية
Bqosta
بقوصتا
Bramiye
برامية
Hlaliyeh
هلالية
Qiyaa
Aabra
عبرا
Saida, Lebanon
Mrah Kiouane
مرح كيوعان
Majdelyoun
مجدليون
Harat Saida
حارة صيدا
Jall Aajram
Takkeyeddine El Soih
Rafic El Hariri
Ar Sit Nafissa
Foaad Chehab
Ain Ayeh
4328 ft
Imagery Date: Jul 12, 2005
33°33'53.39" N 35°23'39.39" E elev 413 ft
Eye alt 14936 ft
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Map Data © 2010 AND
© 2010 Gisrael
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9/2/2019

Thank you for your attention…