



CHUD

Client

Lebanese Republic / CDR



Funding

Agence Francaise de Development



Consultancy Joint Venture

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REPUBLIC OF LEBANON

COUNCIL FOR DEVELOPMENT AND RECONSTRUCTION

CULTURAL HERITAGE AND URBAN DEVELOPMENT PROJECT (CHUD)

Tyre Phase III- Rehabilitation Works of Tyre Old Souks and Ras El Jamal Area

GENERAL REPORT FOR RAS-EL JAMAL

(RFP No.: CHUD/C/TYRE/T1)

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B-Ras-El Jamal Conceptual Design

C-Construction Documents

A-Ras-El Jamal Overview



Brief

This report provides a comprehensive set of indicators and information conditions in Ras el -jamal, in order to study the impact of the restoration

Ras el Jamal is an integrated part of the historical core of Tyr old city located at southern peak of Tyr old city peninsula, it is considered of a high archeological , natural , economic and social values.

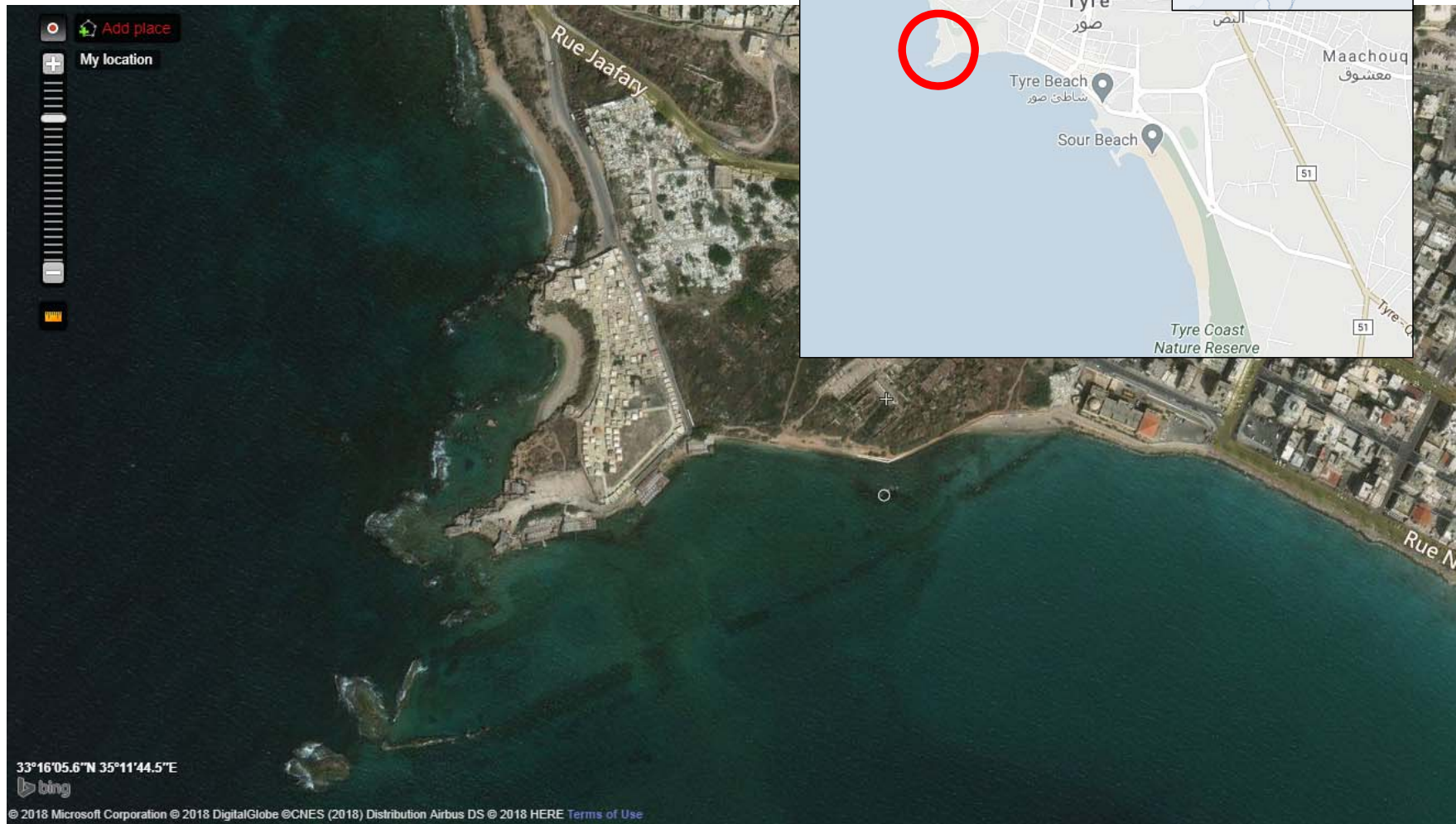
Adjacent to the main archeological site of the city , the road to Ras el-Jamal and constitute the continuity of the costal promenade , implemented earlier in the CHUD works phase 1 in Tyr old city ,

the length of the road leading to Ras el-Jamal zone estimated around 500m with an average of 4m width , while the total area of Ras el-Jamal zone is estimated 6000m² the Ras el -jamal zone is extremely lively in the summer , the restaurant-lodges in Ras el – jamal attract large number of visitors and offer dozen of jobs opportunities to the local , however these restaurant-lodges are misplaced , occupy the natural shore and participate in the pollution of sea due to the lack of proper infrastructure in the area



Ras El-Jamal

Aerial picture showing Ras El Jamal coastal area to the South-West of the city of Tyre's peninsula. (source: Google Earth)





Archeological site





Muslim cemeteries





Christian cemeteries





Egyptian Port





Ras El Jamal



Contract Limit as Highlighted



Ras el-jamal

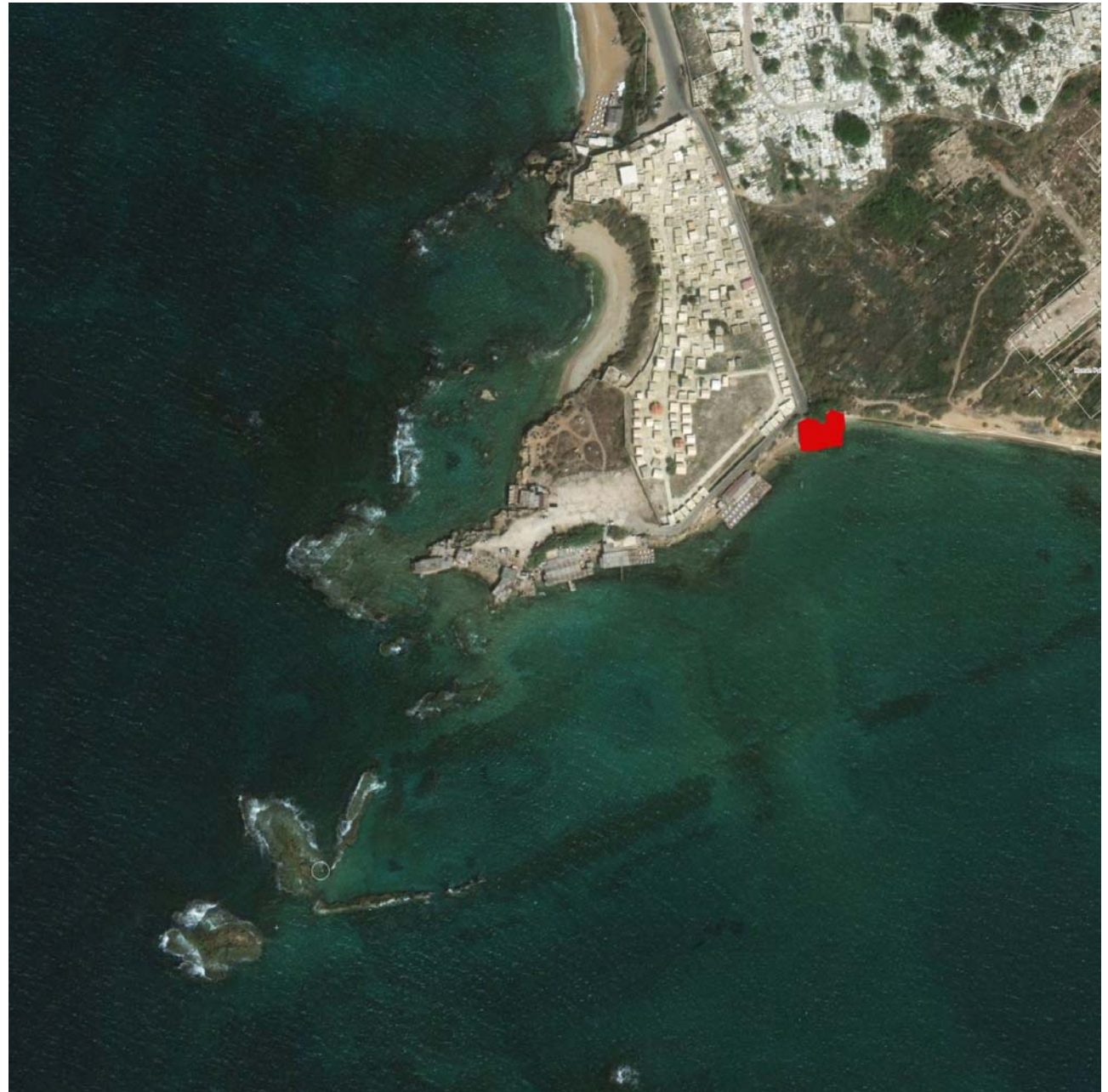
8 restaurant-lodges highlighted in red in their actual location

the second picture show the intervention and the natural extension of the restaurant terraces in a natural way witch will affect directly the concept design in the next part

This picture shows the intervention and the natural extension of the restaurant terraces in a natural way witch will affect directly the concept design and the terraces allocation in the next part



Restaurant-lodges 1



Restaurant 1

Captain BOB restaurant :

It is the first restaurant at Ras el jamal area

Service area : 50 m²

Terrace : 230 m²

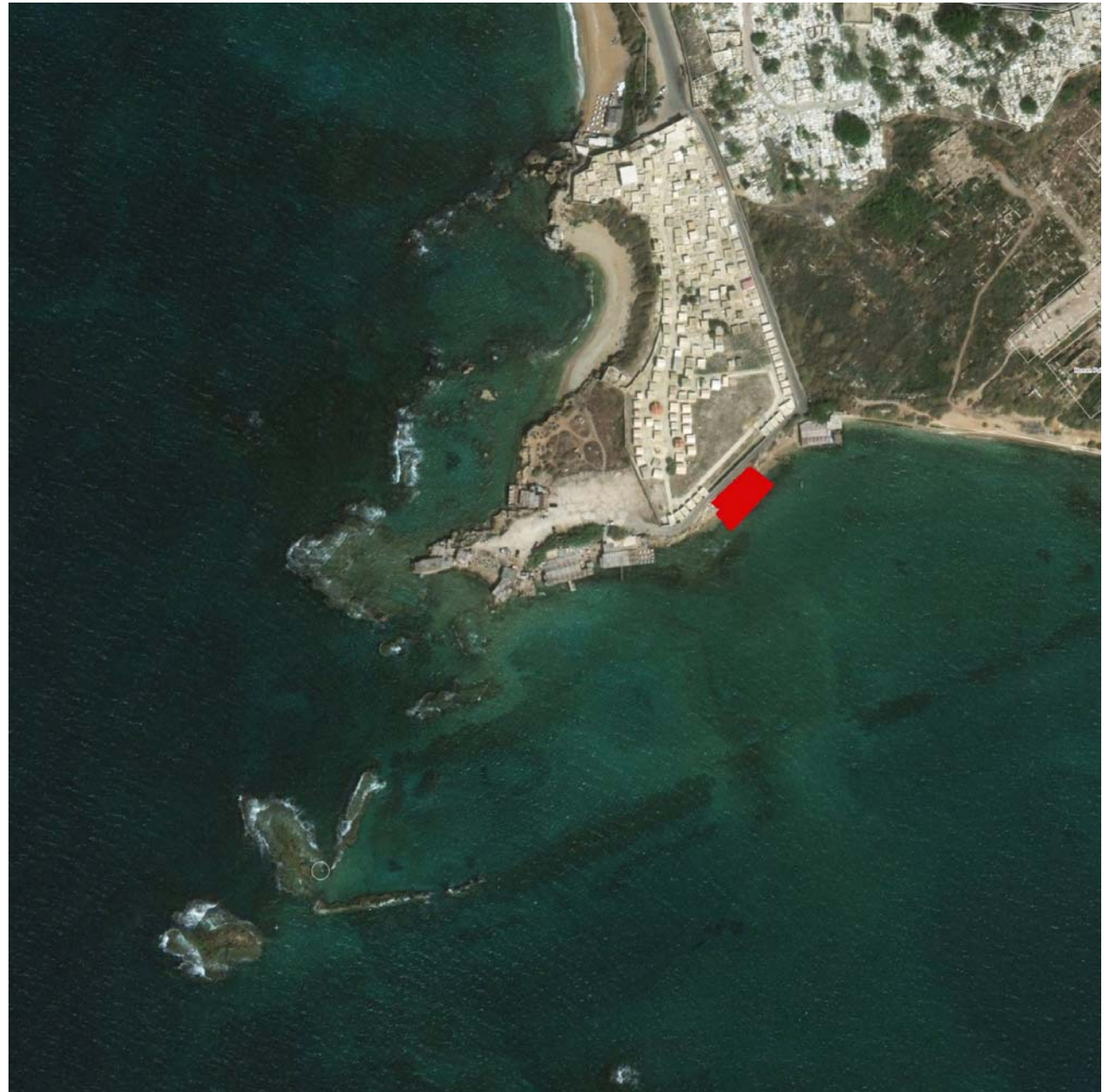
Occupancy : 190 ppl

This restaurant has a direct access to a calm swimming area through the main terrace as shown below





Restaurant-lodges 2



Restaurant 2

EL Safa restaurant :

It is the second restaurant

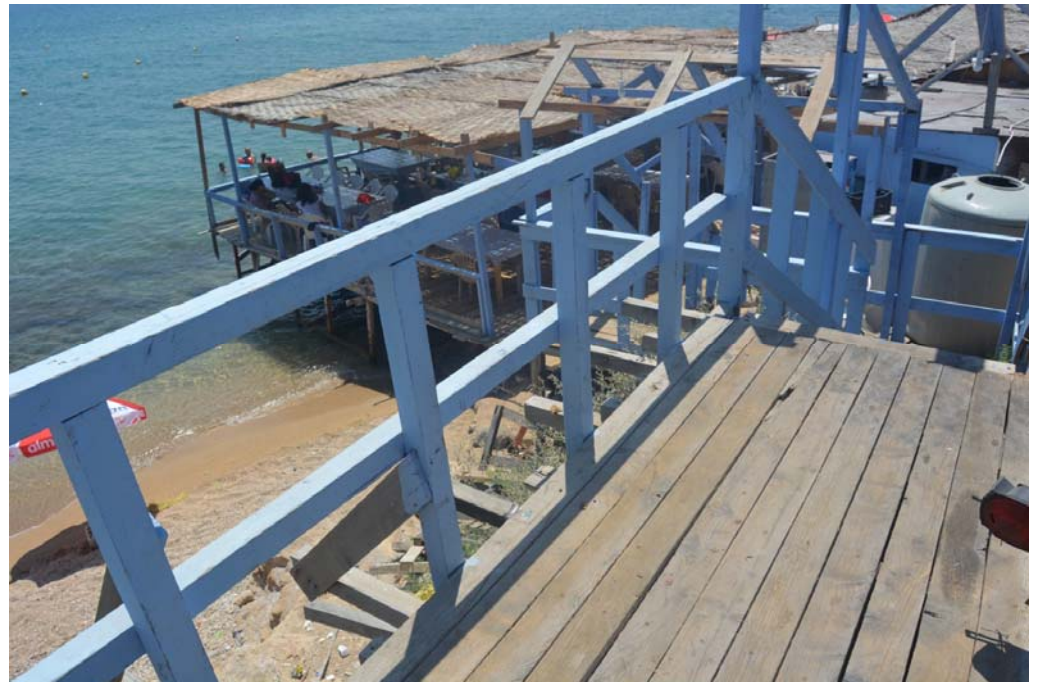
Service area : 80 m²

Terrace : 160 m²

Occupancy : 140 ppl

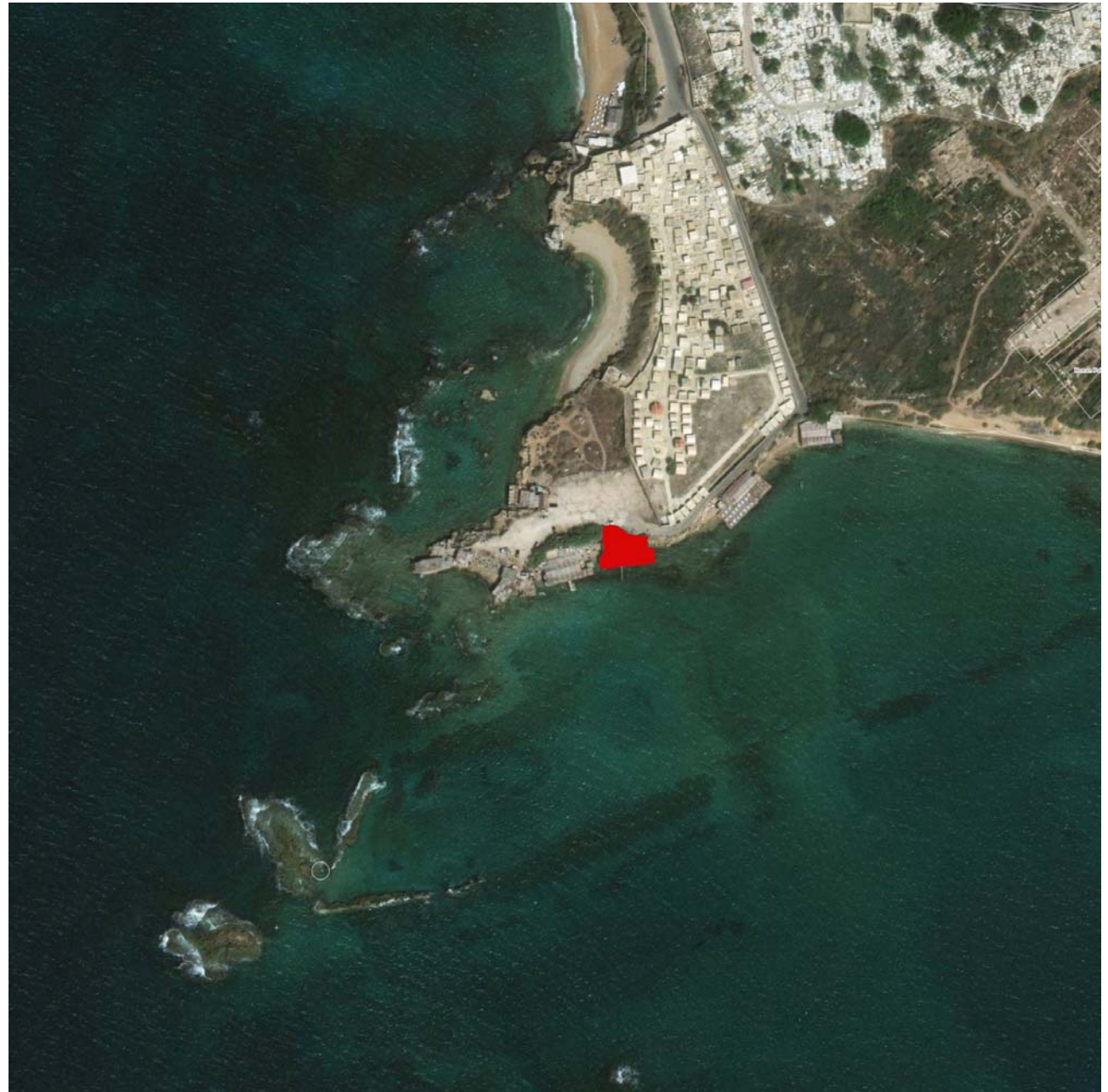
This restaurant has a direct access to a swimming area from the north side







Restaurant-lodge 3



Restaurant 3

Halawi restaurant :

It is the third restaurant

Service area : 65 m²

Terrace : 120 m²

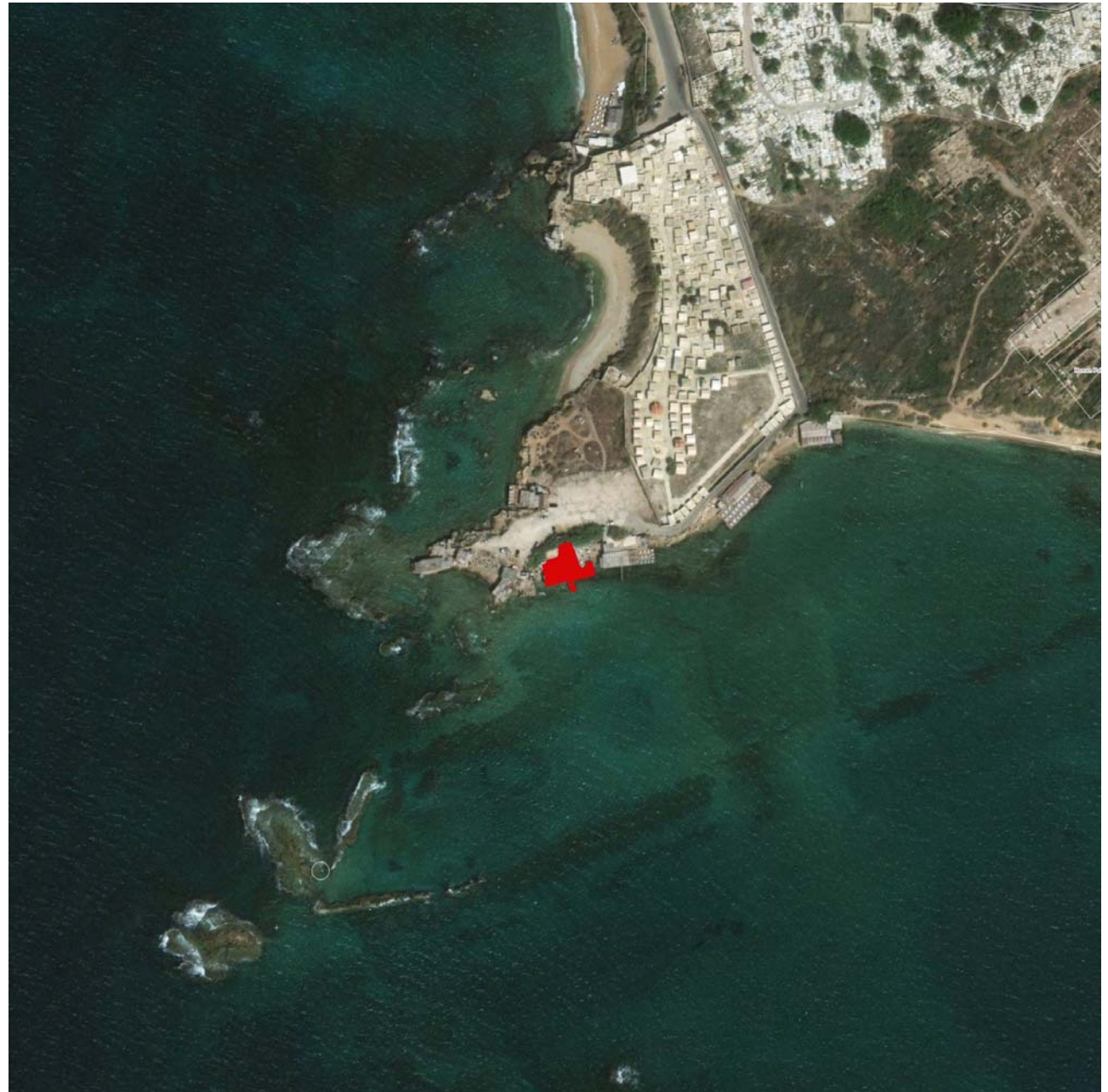
Occupancy : 100 ppl

This restaurant has a direct access to a swimming area through a kind of terrace extension on sand and water as shown on the right





Restaurant-lodges 4



Restaurant 4

Malak el Jamal restaurant :

It is the fourth restaurant

Service area : 110 m²

Terrace : 290 m²

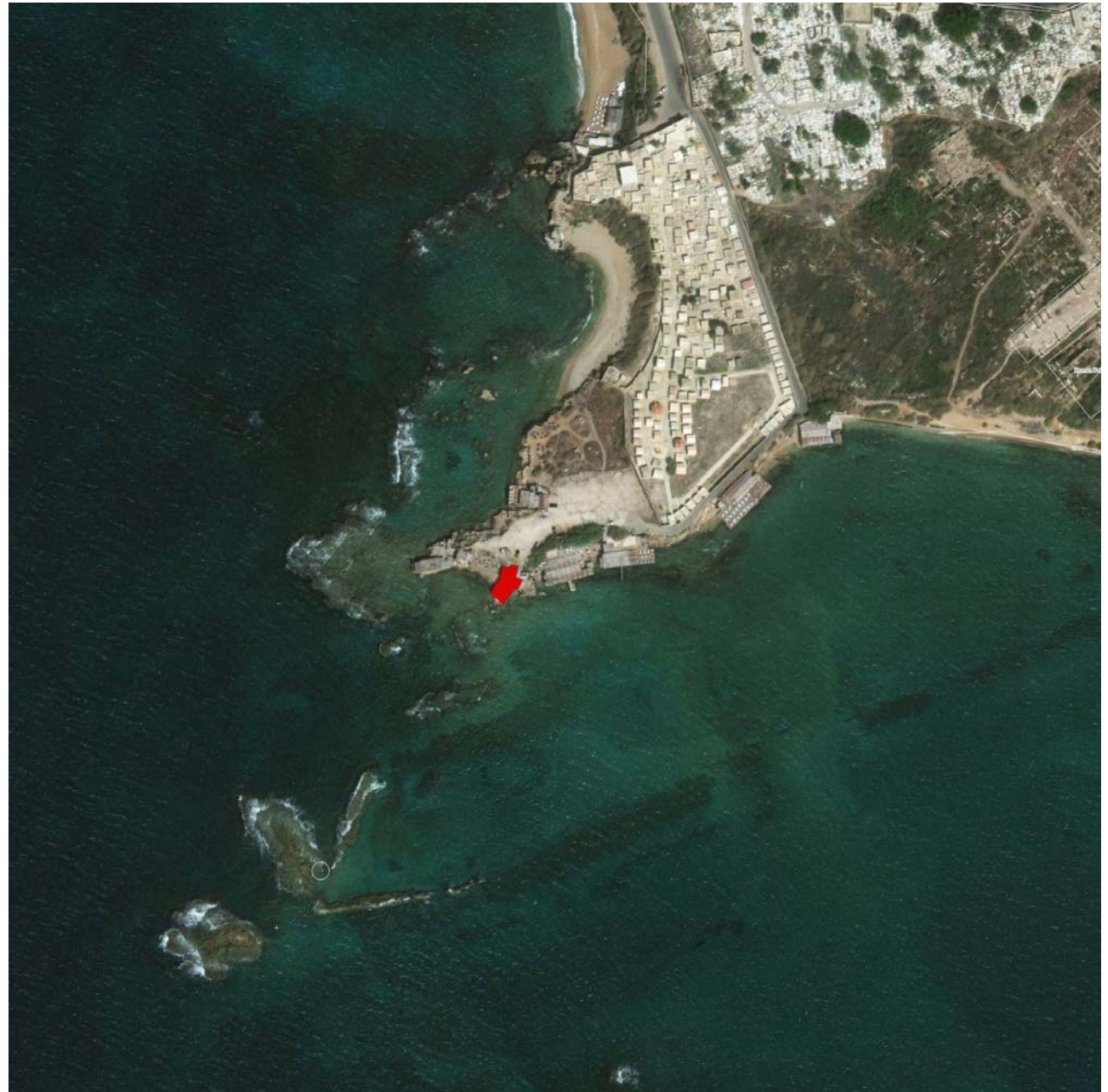
Occupancy : 220 ppl

This restaurant has a direct access to a fishing area not through the terrace





Restaurant-lodges 5



Restaurant 5

Samir Khaled restaurant :

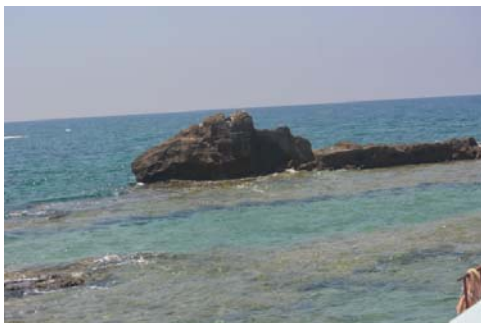
It is the fifth restaurant

Service area : 35 m²

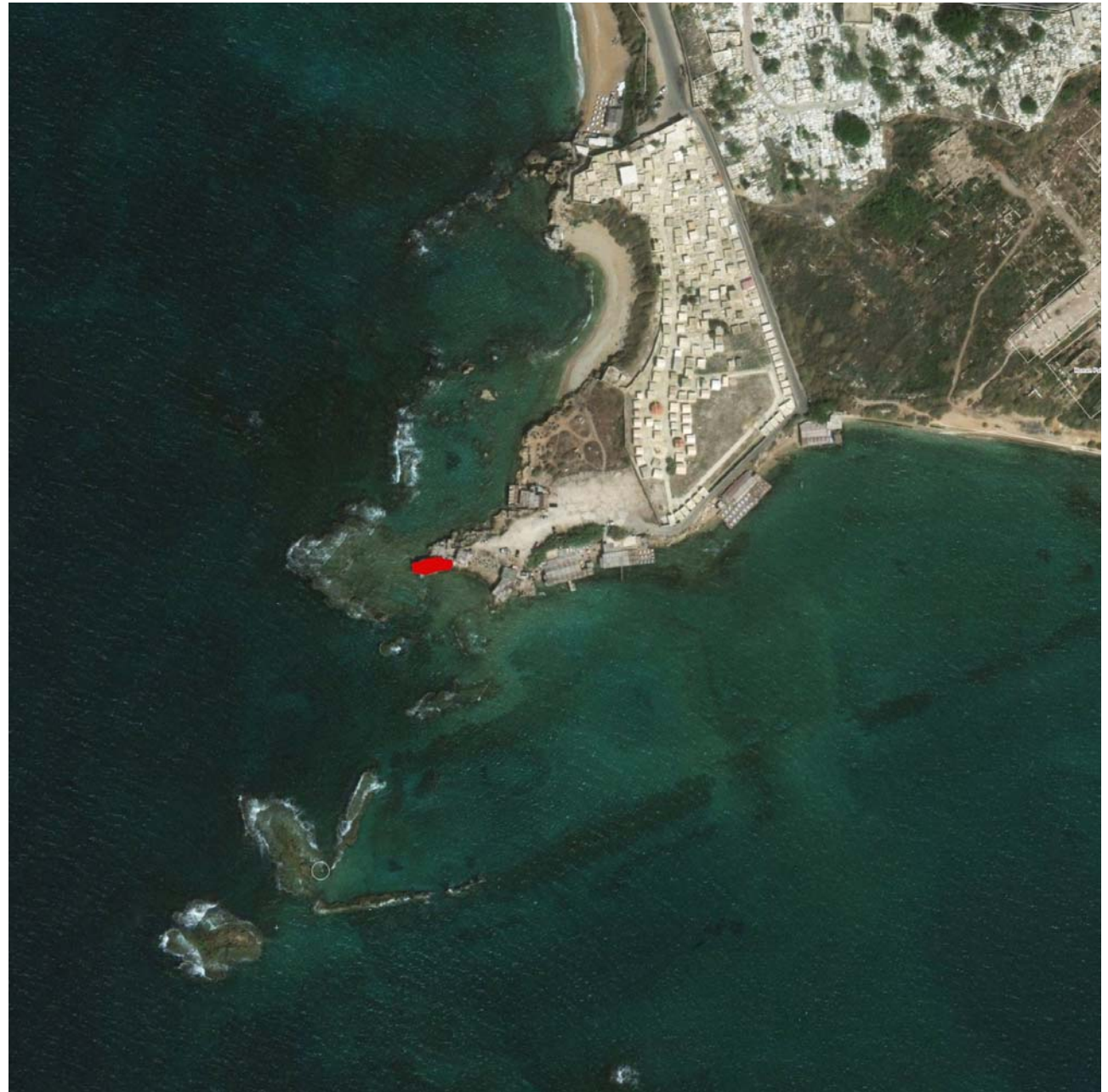
Terrace : 120 m²

Occupancy : 70 ppl

This restaurant is located at the tip of peninsula it has the best view and its terrace is a direct access for the diving activities area



Restaurant-lodges 6



Restaurant 6

Sultani restaurant :

It is the sixth restaurant at Ras el jamal

Service area : 60 m²

Terrace : 160 m²

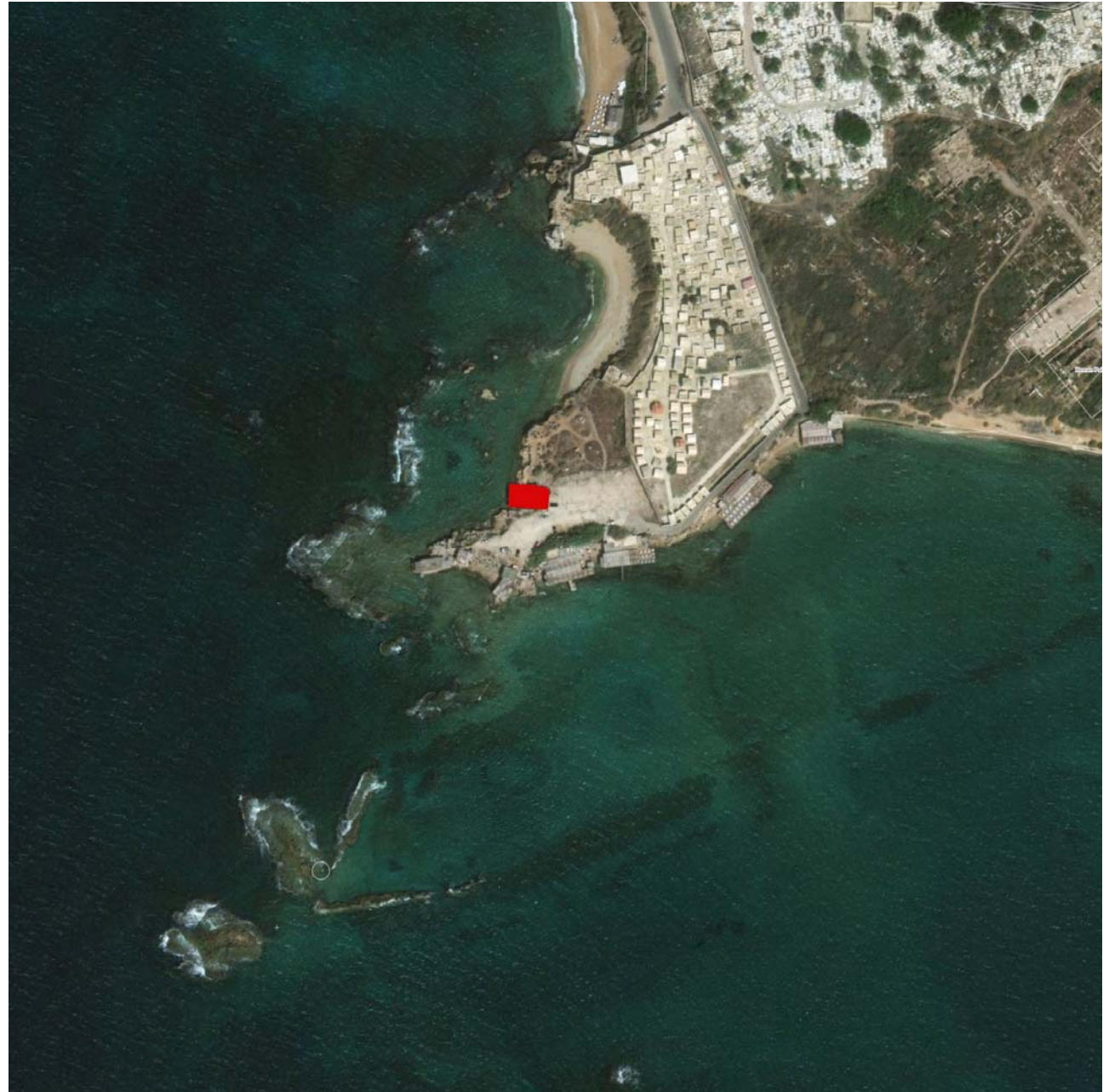
Occupancy : 110 ppl

This restaurant has a direct access to a fishing area not through the main terrace and natural extension on rock and water as shown below





Restaurant-lodge 7



Restaurant 7

Amwaj restaurant :

It is the seventh restaurant at Ras el jamal

Service area : 60 m²

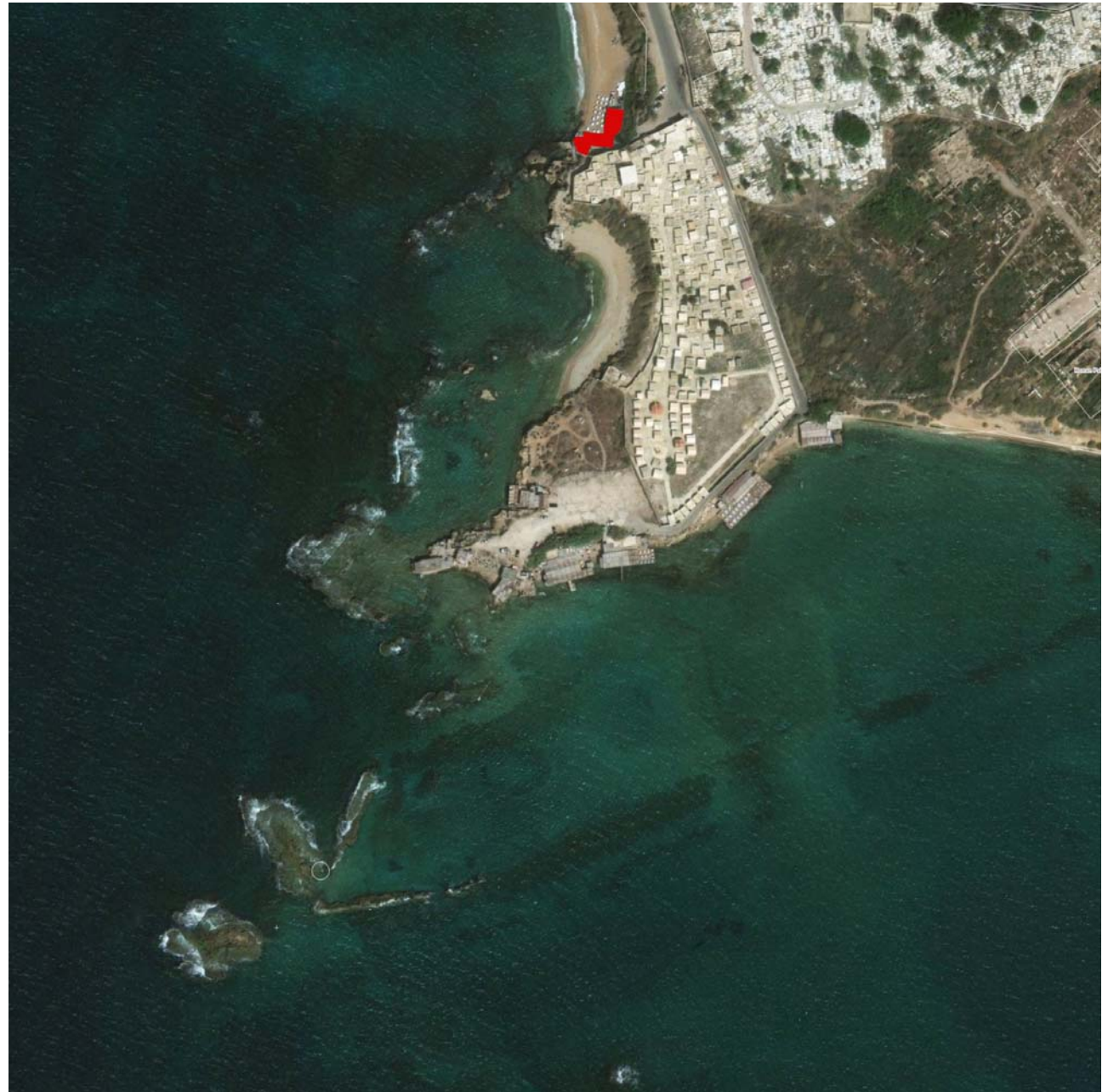
Terrace : 130 m²

Occupancy : 80 ppl

This restaurant is located on the right side of peninsula , while its kitchen and service area are at the level of the parking its restaurant is constructed on the sea rock and the access to swimming there is kinda dangerous



Restaurant-lodge 8



Restaurant 8

El Safa restaurant :

It is the eighth restaurant at Ras el jamal

Service area :50m2

Terrace : 110 m2

Occupancy : 80ppl

This restaurant is not at the the Peninsula , its located near the entrance on the right its terrace is located on a pure sand soil that's why it has an advantage to provide for visitor a soft sand beach for swimming





Actual Site Condition and Issues

- Lack of clearly designated and accessible public space
- Encroachment on the public coastal line
- Restaurants create visual barrier between the central area and the shore
- Limited access for the public to the shore
- Unorganized aspect of the site
- Neglected landscape behind the restaurants
- Priority for vehicular access over pedestrian access
- Terraces affecting the natural maritime landscape
- Waste endangering maritime species
- Terraces and restaurants of different sizes, shapes and materials
- Lack of security / safety measures (lighting, security booth, railing...)
- Unrealized full potential of this distinctive site



B-Ras-El Jamal Conceptual Design



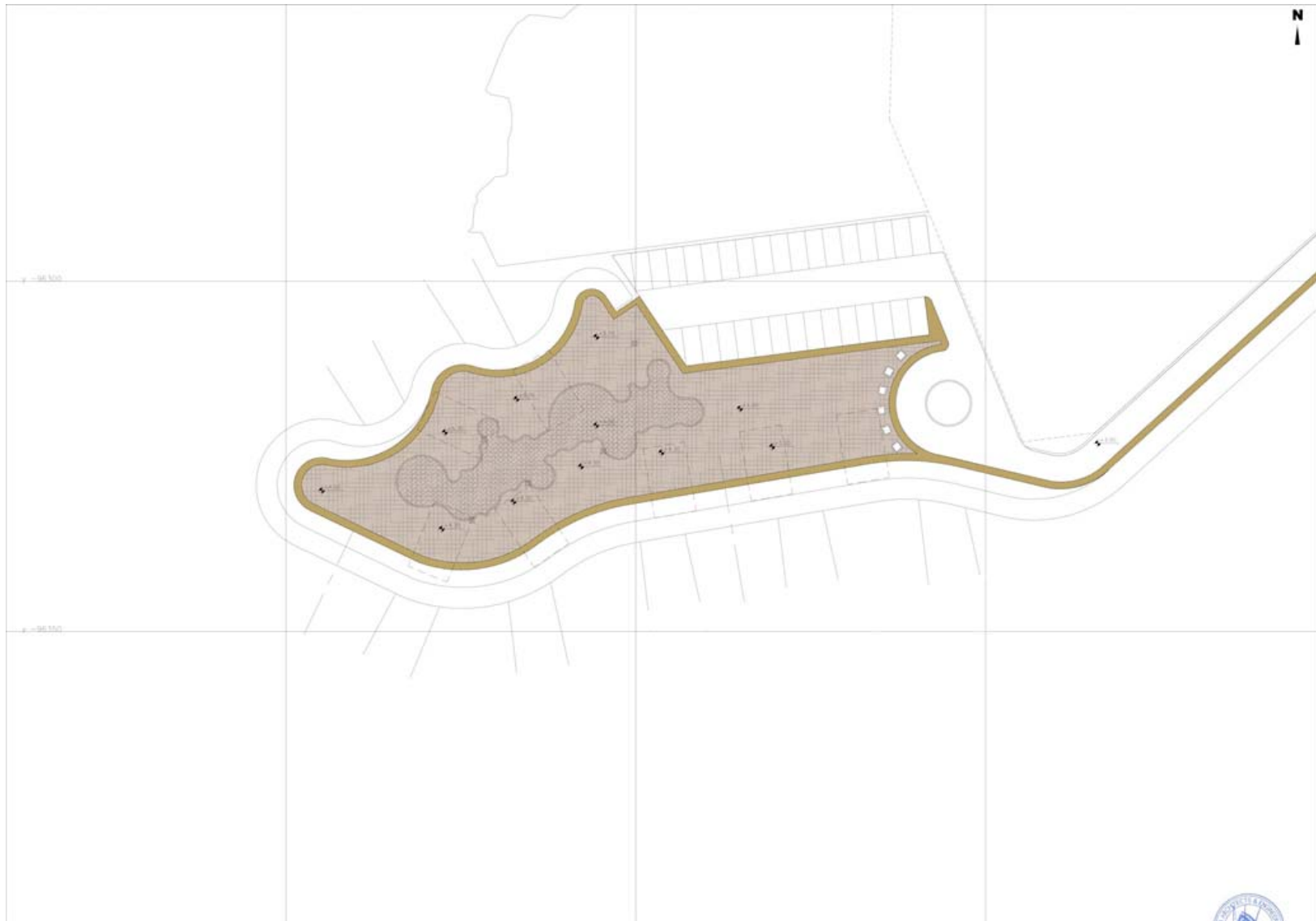
Design schedule

- 1-Road and parking
- 2-Pavement
- 3-talus
- 4-promenade
- 5-terraces and restaurant
- 6-stairs
- 7-Restaurant kiosk
- 8-Landscaped Platform



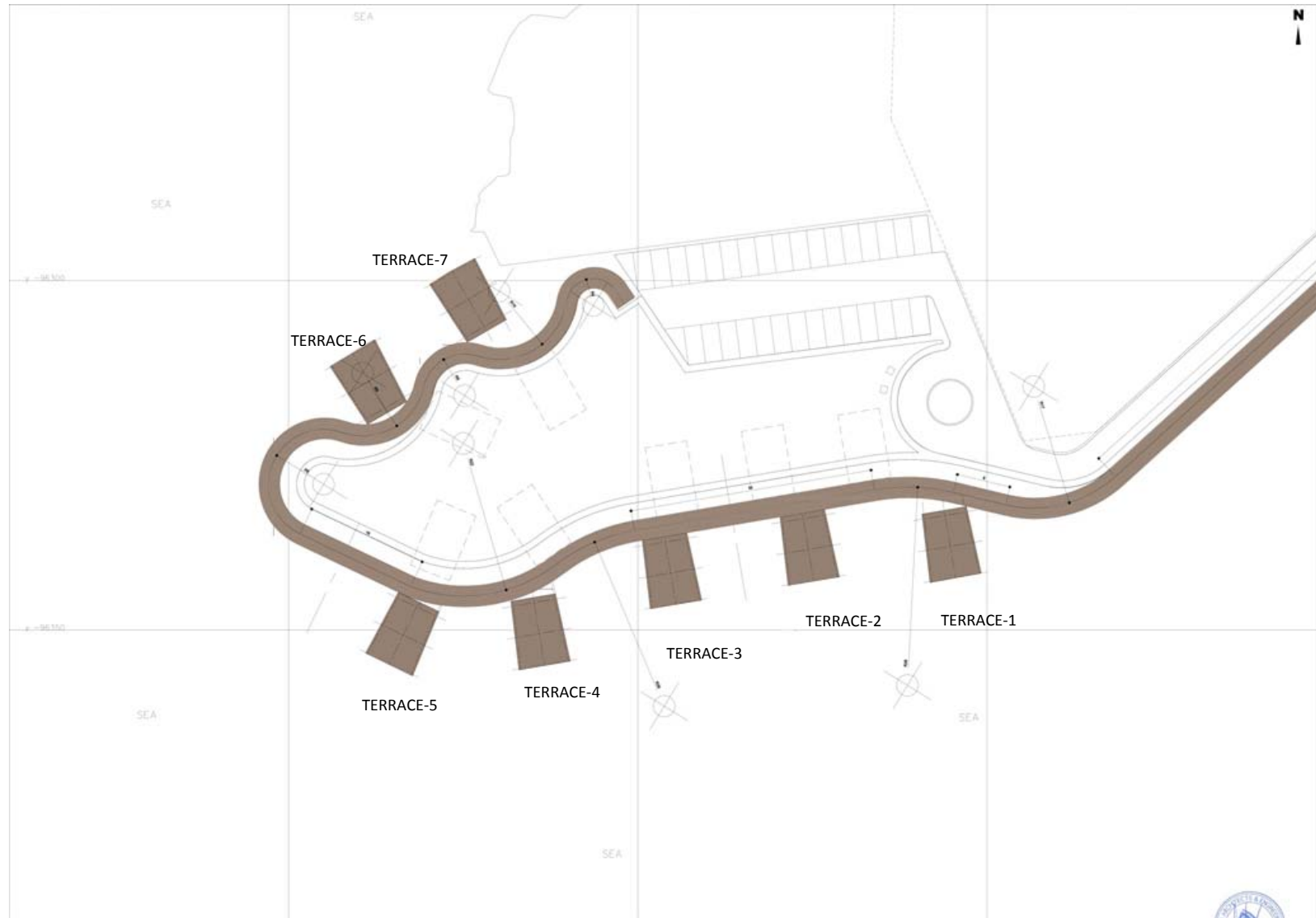
The main platform

Minimal landscaping is envisaged for the inner area featuring a small parking for services and the handicapped with a drop-off zone, a lightly paved pedestrian area preserving the natural soil, and proper lighting that has a low visual impact.



The main promenade

An accessible pedestrian public promenade (corniche) is created to allow the public to enjoy the beautiful nature of the site and link all project's services and spaces with each other



The green slope

A green slope is added to provide a close-to-nature transition between the upper platform and the promenade at a lower level.



The final site plan

The restaurants are re-designed and redistributed in the same area taking into consideration minimal impact on the site while providing for close-to-water private terraces.



1

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Tyre Phase III
*Rehabilitation works of
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Drawing Title

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| Sheet Number TL1131-A-002-A1 | Revision 00 | |

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Buy Plan



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| Sheet Number: TL1131-A-101-A1 | | Revision: 00 |

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1/250
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COORDINATES

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D:

E:

F:

G:

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Bay Area



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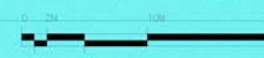
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Drawing Title
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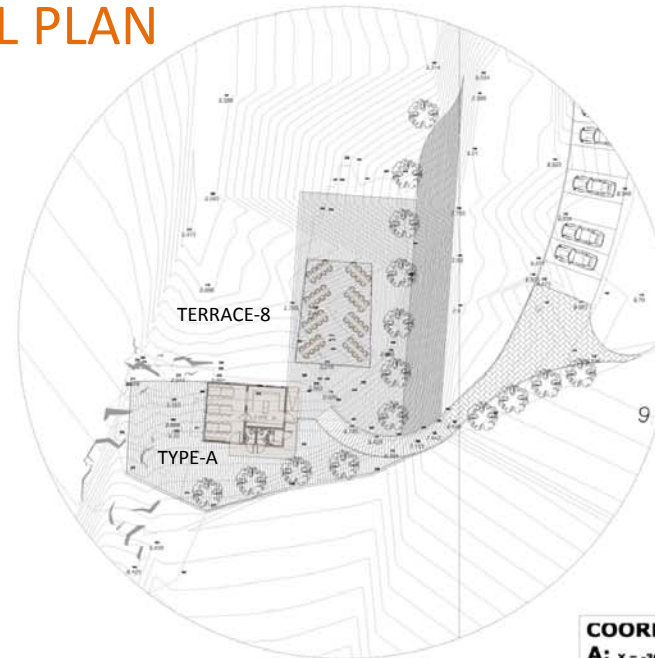
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Days-Flows:



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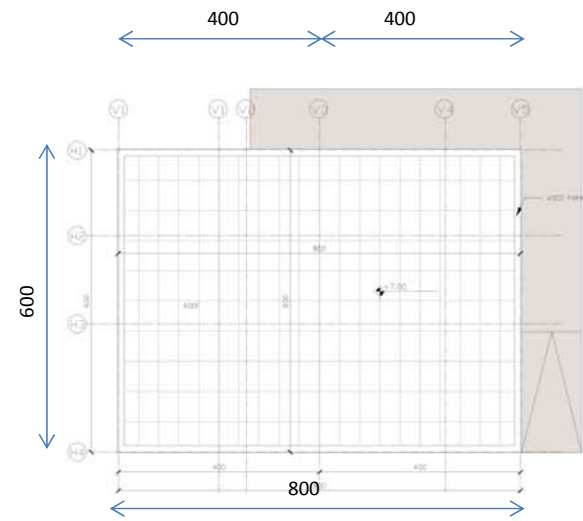
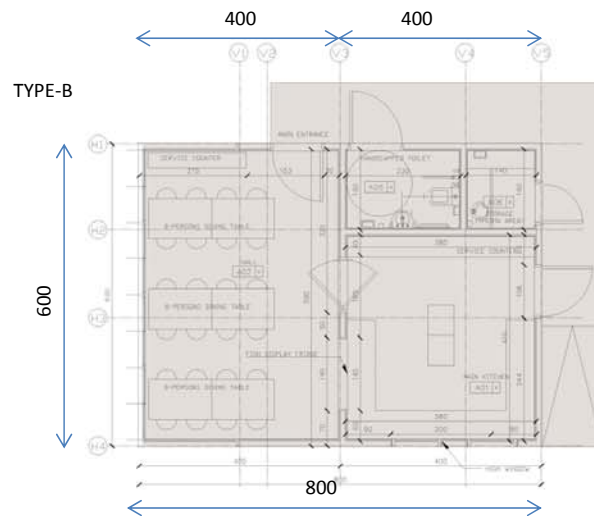
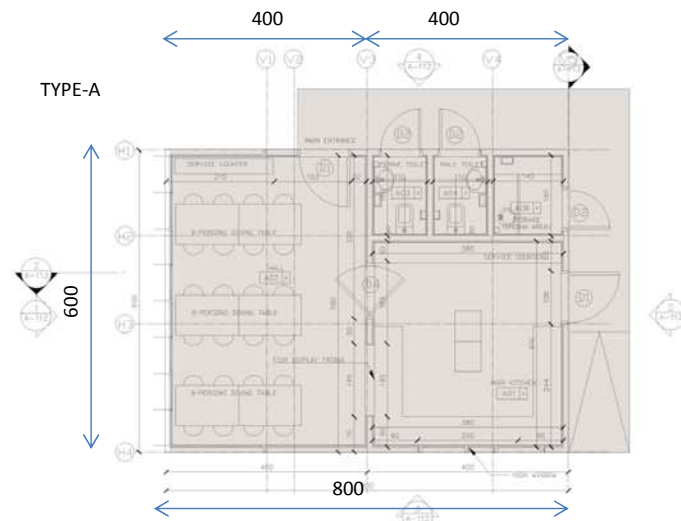
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KIOSK DESIGN



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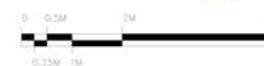
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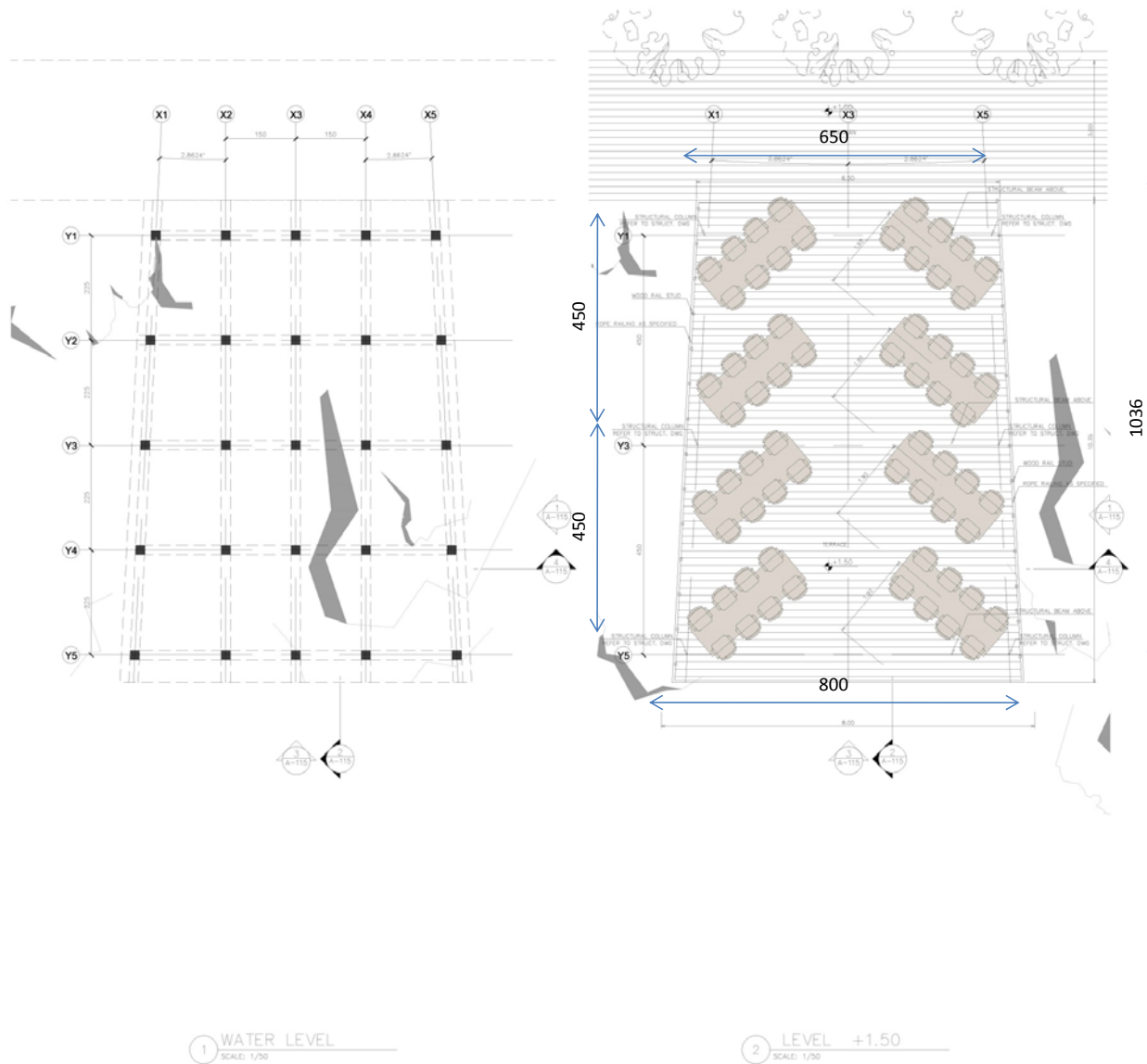
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TERRACES DESIGN



1 WATER LEVEL
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2 LEVEL +1.50
SCALE: 1/50

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TERRACES PLANS

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GENERAL SECTIONS

PERSPECTIVES



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Key Point


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CONSTRUCTION DOCUMENTS

PERSPECTIVES 1-2

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| Project Number TL1131 | Due Date 02/07/18 | Book # A1 |
| Sheet Number TL1131-A-901-A1 | Revision 00 | |



PERSPECTIVES



09-Jul-18

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GENERAL NOTES

1. Do not scale drawings, dimensions govern.
2. All dimensions are in meters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work.
4. The Engineer shall be notified in writing of any discrepancies.
5. Any areas indicated on the sheet are approximate and indicative only.
6. Uniformity is not a must in restoration works.
7. All types and dimensions are taken from existing models.

| Rev | Date | Remarks | Ch |
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Very Poor


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Project
Cultural Heritage and Urban
Development Project
Tyre Phase III
*Rehabilitation works of
Tyre Old Souks
and Ras Al Jamal Area*

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CONSTRUCTION DOCUMENTS

PERSPECTIVES 3-4

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| Project Number TL1131 | 51 02/07/18 | Score (0-1) |
| Sheet Number TL1131-A-902-A1 | | Revision 00 |

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PERSPECTIVES



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PERSPECTIVES 5 -6

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| Project Number TL1131 | 52 02/07/18 | Issue # A1 |
| Sheet Number TL1131-A-903-A1 | | Revision 00 |

