



the B

DAR ES SALAAM

SCHEMATIC DESIGN

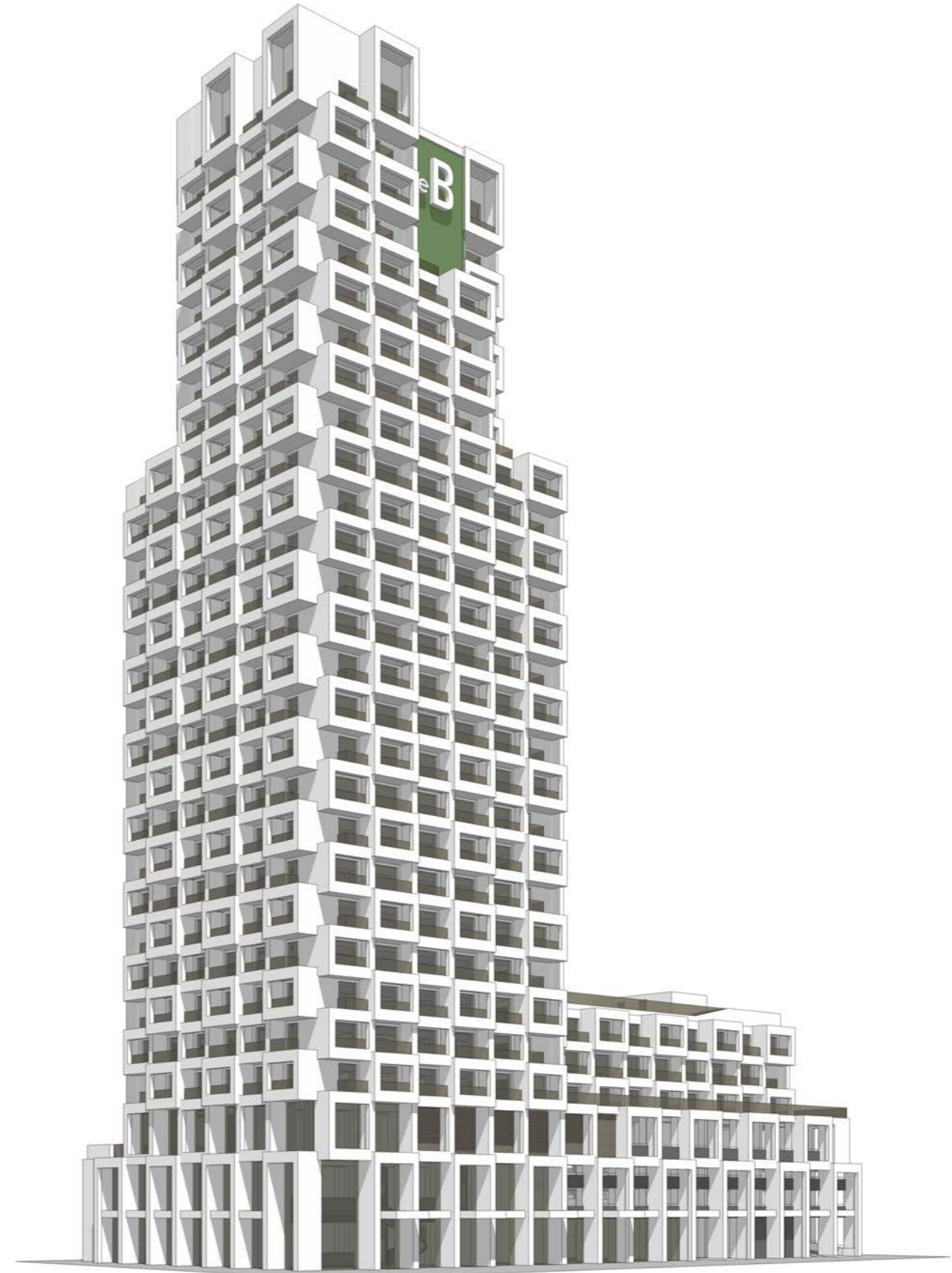
CREATED IN
NEW YORK | BERLIN | STUTTGART | PRETORIA | ZURICH | DAR ES SALAAM

THE B

ADDRESS | In the heart of the Victoria district, the new Central Business District of Dar es Salaam, a remarkable new tower is designed. Within this dynamic urban context, directly behind Bagamoyo Rd and in close vicinity to Morocco Square, the residential tower will be highly visible and stand out through its distinctive architecture. Representing a young, vibrant and most of all sustainable lifestyle, the building will allocate a mixture of studio, 1- and 2-bedroom apartments. Like all other apartments the penthouses on the top floors of the tower will offer extraordinary views towards both ocean and city. Throughout the building amenity and commercial spaces offer additional value to residents and visitors alike. The green and sustainable design concept combined with a well-balanced apartment mix and amenity spaces contribute to an ever-evolving character of the tower, combining mundane trends with local culture. "The B" will become one of Dar es Salaam's iconic new addresses.

INNOVATIVE | The innovative layout of the tower allows for highly flexible and adaptable apartment solutions. All apartments, reaching from small studios to vast 2-bedroom penthouses, are based on the same modular layout. Through this design approach apartments of different layouts and sizes can be allocated throughout all floors with maximum flexibility. In addition to the increased flexibility this concept will also contribute to an optimized construction time and enhanced finished qualities.

A similar modular approach has been applied to the design of the façade of the building. Utilizing only three types of modules a playful façade has been created by alternating and changing module depth and function. At the same time the façade addresses the local climate by providing permanent sun shading. The enclosed loggias and balconies contribute to the private character of the apartment's interior. These outdoor spaces can be transformed into planter boxes but could also be included in the apartment by implementing a panorama window. This innovative and flexible architectural concept allows for individual solutions to accommodate the resident's lifestyle related to their cultural backgrounds, family sizes and different stages of life. The design will create diversity in use and occupation: "the B" as a green vertical village.

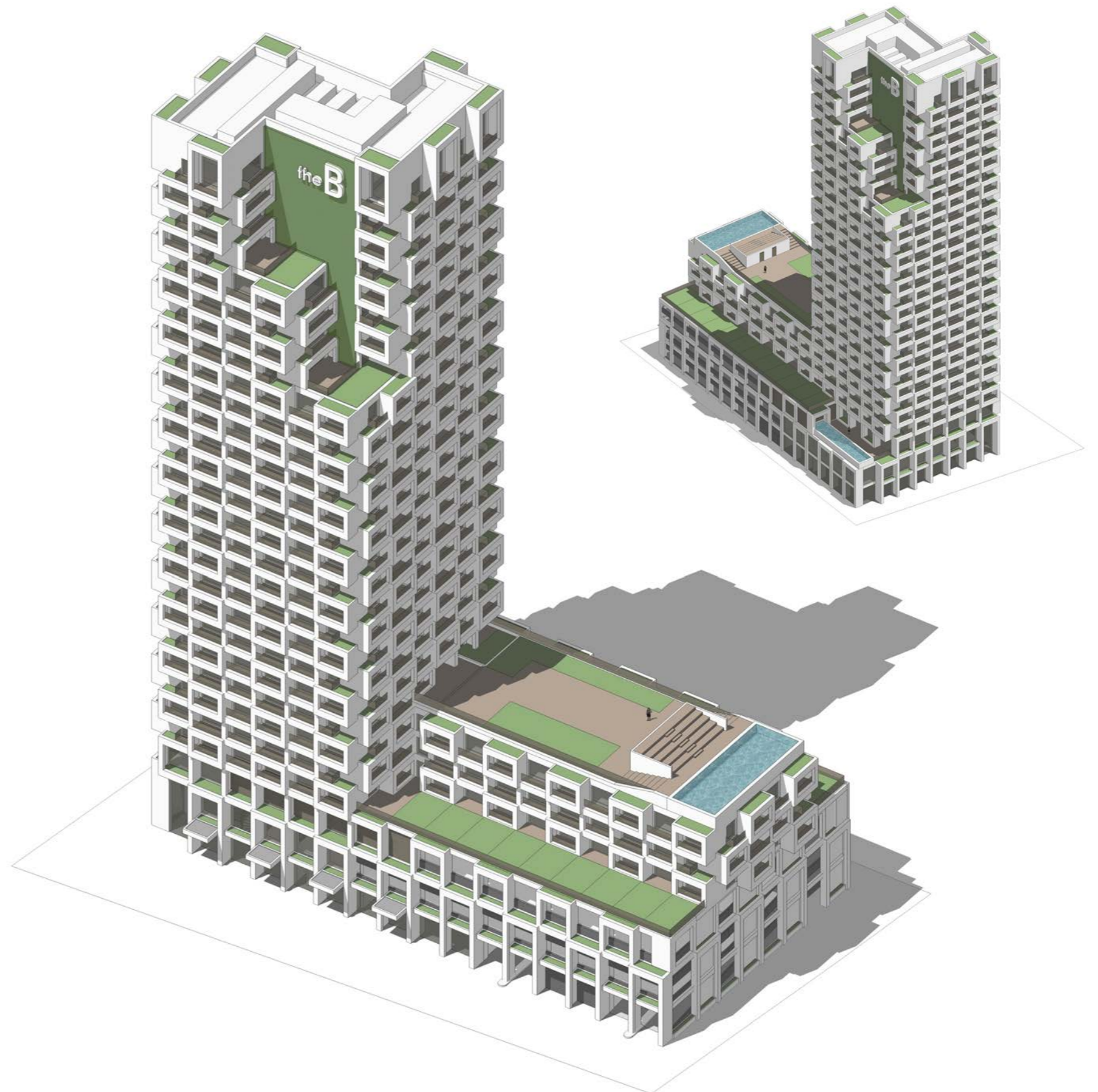


THE B

EXPRESSIVE | “The B” and its remarkable architecture will become one of Dar es Salaam’s new landmarks. The tower will distinguish itself in the city’s skyline, not only through its vivid modular facade layout but also due to the tower’s massing. The white plaster will help to reduce heat gain, while the gold-anodized windows will contribute to the high finished qualities. The roof gardens and planted balconies will enhance the green nature of the tower while blending in with the local climate and surrounding. Residents can have their own outdoor garden even when living on the 27th floor! The expressive yet playful design of the facade contributes to a greater level of privacy on the interior as most high-rise residential projects. The possibilities to set an individual note by the integration of room extension, planters or even a panorama window truly set

SUSTAINABLE | The structural concept of the tower is founded on an optimized grid from eight-by-eight meters and subdivided for the apartment and facade layout into steps of four meters. The core includes all vertical circulation and means of egress for the tower. Risers and shafts are located centrally and run without transfers close to the core of the tower over its complete height. Multiple structural systems could be applied, from conventional concrete up to a hybrid timber system. Build in hybrid-timber ‘the B’ would be one of the few such towers in the world and the first in Africa. The hybrid timber approach would reduce the ecological footprint of the building whilst enhancing the climate within the interior. The reduced weight of the structure would also have a positive effect on the foundation. As most components can be prefabricated also the amount of waste produced during the process is limited and most of the remaining waste can be recycled effectively. The modular facade concept follows the same approach and as such adds to the simplicity and cost-effective concept of the tower. At the same time the modular yet playful facade creates permanent sun shading for all apartments minimizing heat gain. Finally, the inclusion of planting not only significantly reduces storm water impacts, but also contributes to a pleasant interior climate.

ICONIC | The Architectural appearance of “the B” directly relates to its young, vibrant and sustainable residents. The elegant tower is placed on a terraced podium allowing for shared and private gardens and outdoor spaces on the lower levels. Green pockets integrated in the facade create the impression of plants growing up towards the rejuvenating top of the tower. The setbacks on the upper most floors enhance the green experience whilst also contributing to the elegant silhouette of the building. The green roof gardens and planted balconies allow for the integration of nature to reflect a sustainable lifestyle and help to reduce the carbon footprint of the building. The alternating facade concept represents the vibrant character of the project and Dar es Salaam as one of the fastest growing cities in the World. Most importantly this Icon will create flexible living qualities to the highest standards for its residents.



THE B

FLEXIBLE | The tower is envisioned as a highly adaptable and flexible vertical village within an optimized effective structural system. The clear and repetitive framework creates the opportunity to integrate multiple different apartments not only in terms of their size - number of bedrooms - but also regarding their orientation and vertical location within the tower.

The **studio apartments**, starting from 22 square meters living area, offer a generous room with build-in pantry kitchen and bathroom. The studio apartments on the corners of the building are designed to allow an increased living area up to 42 square meters, combined with stunning views. The studio apartments on level three come with private gardens.

The **1-bedroom apartments** combine the area of two studio apartments and thus start at 42 square meter living area. The living and dining space is well dimensioned and features an open kitchen layout. The bedroom has access to a private balcony and ensuite bathroom. The corner apartments allow for an increased living area up to 60 square meters combined with amazing views towards the ocean.

The **2-bedroom apartments** evolve around a spacious living and dining area with grand kitchen. The central room allows for flexible layouts and the optional panorama windows and room extensions create individual design solutions for each resident. Balconies and planters grant the bedrooms with a private and intimate character even if located on the upper most floors.

The **2-bedroom penthouse apartments** are located on the top floors of the tower. They offer extraordinary all-around-views over Dar es Salaam towards the Indian Ocean. In addition to the unique views these apartments are designed with an increased living area to enhance the living qualities even further. The apartments located at the setback levels come with a private garden well elevated above the skyline of the city of Dar es Salaam, a unique feature!

CONVENIENT | The entrance to the tower is located at the main entry plaza. Parking for visitors and residents is available in the basement level as well as on the above ground parking levels aligning the commercial podium levels of the building. Adjacent to the entrance commercial units allow for retail and hospitality functions. An open stair in the double story entrance hall connects directly up to the commercial space on the first floor. These spaces on ground and first floor could offer both public and resident-restricted amenities. On the second-floor additional amenity space is allocated for the building's residents. A south facing terrace is accessible from this space and could allocate a pool. Smaller common spaces are located on the residential levels three through six. On level six a vast outdoor garden with terraces and an infinity pool creates a unique outdoor space with a distant ocean view.



STUDIO APARTMENT

- 1 living studio
- 2 bath room



1-BEDROOM APARTMENT

- 1 living & dining
- 2 kitchen
- 3 bedroom
- 4 bathroom
- 5 entry
- 6 cloak

THE B

APARTMENT MIX

studio	120 apartments
1-bedroom	95 apartments
2-bedroom	16 apartments
penthouse	8 apartments
TOTAL	239 apartments

living area	12.875 m ²
common area	2.422 m ²
commercial area	1.310 m ²

parking bays	205 parking bays
elevators	4 elevators (1 per 60 apt's)

PENTHOUSE apartments

LEVEL 24 up to 27	
total no. penthouse	8 apartments
total living area	1.084 m ²

2-BEDRM apartments

LEVEL 15 up to 23	
total no. 2-bedrm	16 apartments
total living area	1.544 m ²

1-BEDRM apartments

LEVEL 03 up to 23	
total no. 1-bedrm	95 apartments
total living area	6.277 m ²

STUDIO apartments

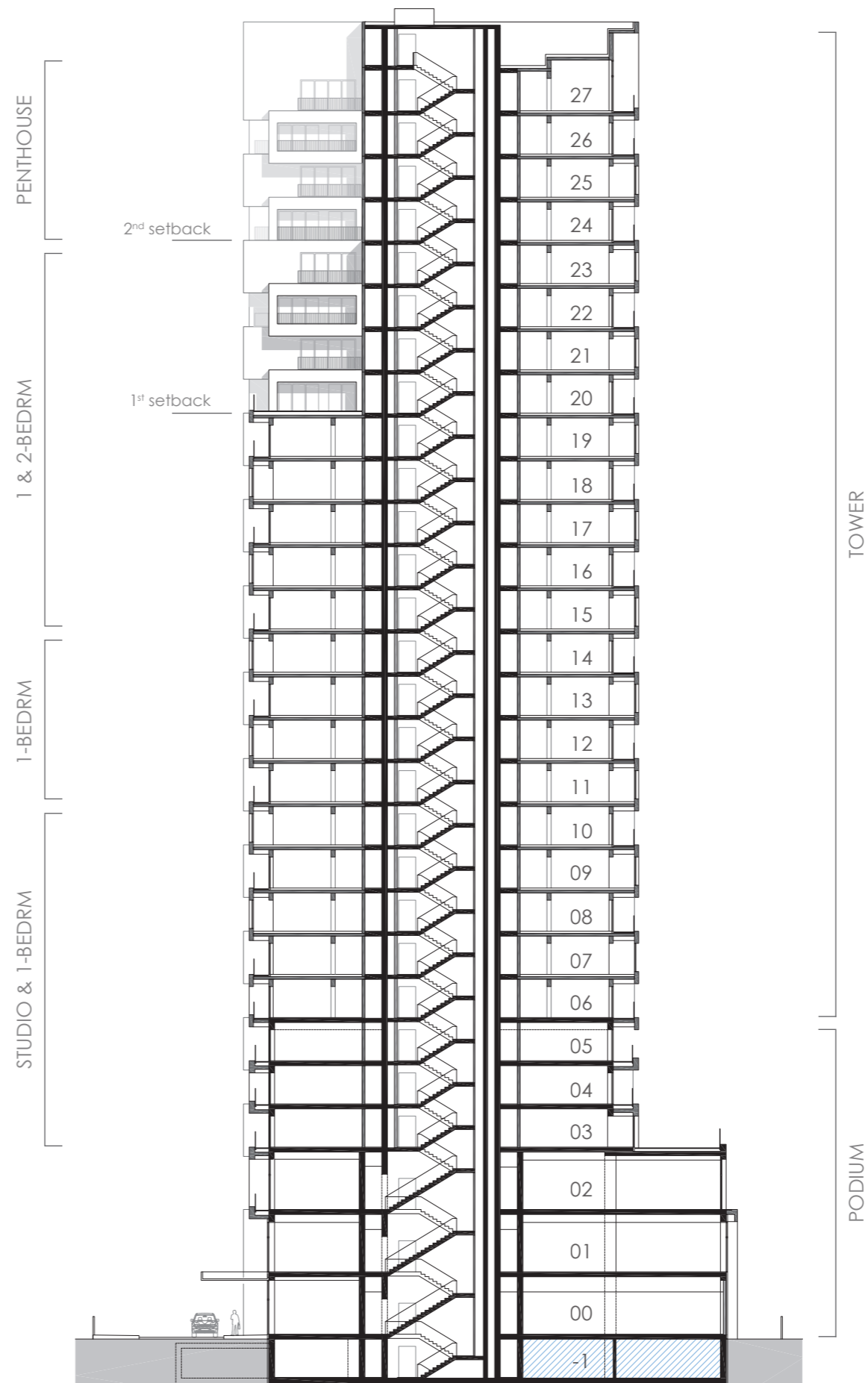
LEVEL 03 up to 10	
total no. studio	120 apartments
total living area	3.970 m ²

COMMON roof garden

LEVEL 06	
total roof area	564 m ²
incl. infinity pool	

PARKING resident & visitor

LEVEL -1 up to P7	
total no. bays	205 bays
accessible bays	10 bays

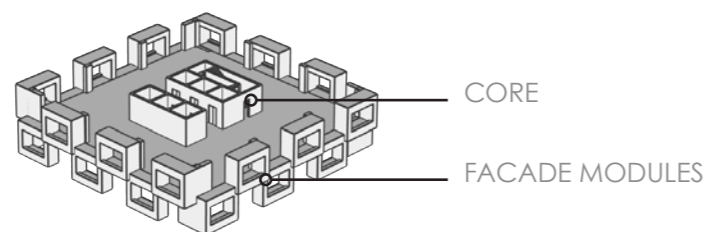


THE B

DIVERSE | The three-dimensional character of the facade is created by the implementation of alternating extruded boxes on all sides of the tower. These boxes describe the spatial divisions on the tower's interior and at the same time provide permanent sun shading to minimize heat gain for every apartment within the building. A simple setback on every second floor contributes to the lively impression of the facade and the tower.

The design intent of the facade is to provide a framework for every apartment, from studio up to penthouse, to create its own unique character. The individual ability to configure and use the exterior space as an extension of the interior living space is a key feature in the facade concept. Several options have been created to be included into the design as per the clients and/or residents requests. These reach from the extension of the living area combined with the integration of a panorama window, to the integration of a planter onto the balcony or an opaque window element. At the same time these created opportunities for individual configurations do lead to a greater diversity of the appearance of the building. Green pockets, panorama windows, balconies and even roof-pools contribute to the iconic future presence of the tower in Dar es Salaam.

GREEN | Nature has been incorporated as an integral element in the building. The biophilic design approach will allow for direct contact with nature even on the highest floors of the tower. Planters and roof gardens create a green screen filtering the air and enhancing views from the apartments. The soil and plants harvest the rainwater and help to reduce the risks of flooding. Most of all the green atmosphere of the tower increases the quality of living for the residents and their visitors.



CORE

FACADE MODULES

flexible facade elements

- 1 living area extension
- 2 panorama window
- 3 opaque window panel
- 4 corner planter
- 5 balcony planter
- 6 complete planter



FACADE CONCEPT

THE B

HYBRID RESIDENTIAL TOWER | DAR ES SALAAM

DEVELOPMENT & MARKETING

CPS LIVE LTD

Dar Es Salaam, Tanzania
www.cpstanzania.com

CONCEPT

LEANDER MOONS INC

New York, United States
www.laud.nl

ARCHITECTURE

OMT architects GmbH
Berlin, Germany
www.omt-architects.com

Birk Heilmeyer und Frenzel Architekten GmbH
Stuttgart, Germany
www.bhundf.com

STRUCTURAL ENGINEERING

KNIPPERS HELBIG advanced engineering

Stuttgart, Germany
www.knippershelig.com

BUILDING SERVICES

ZUTARI

Dar es Salaam, Tanzania
www.zutari.com

FIRE & LIFE-SAFETY

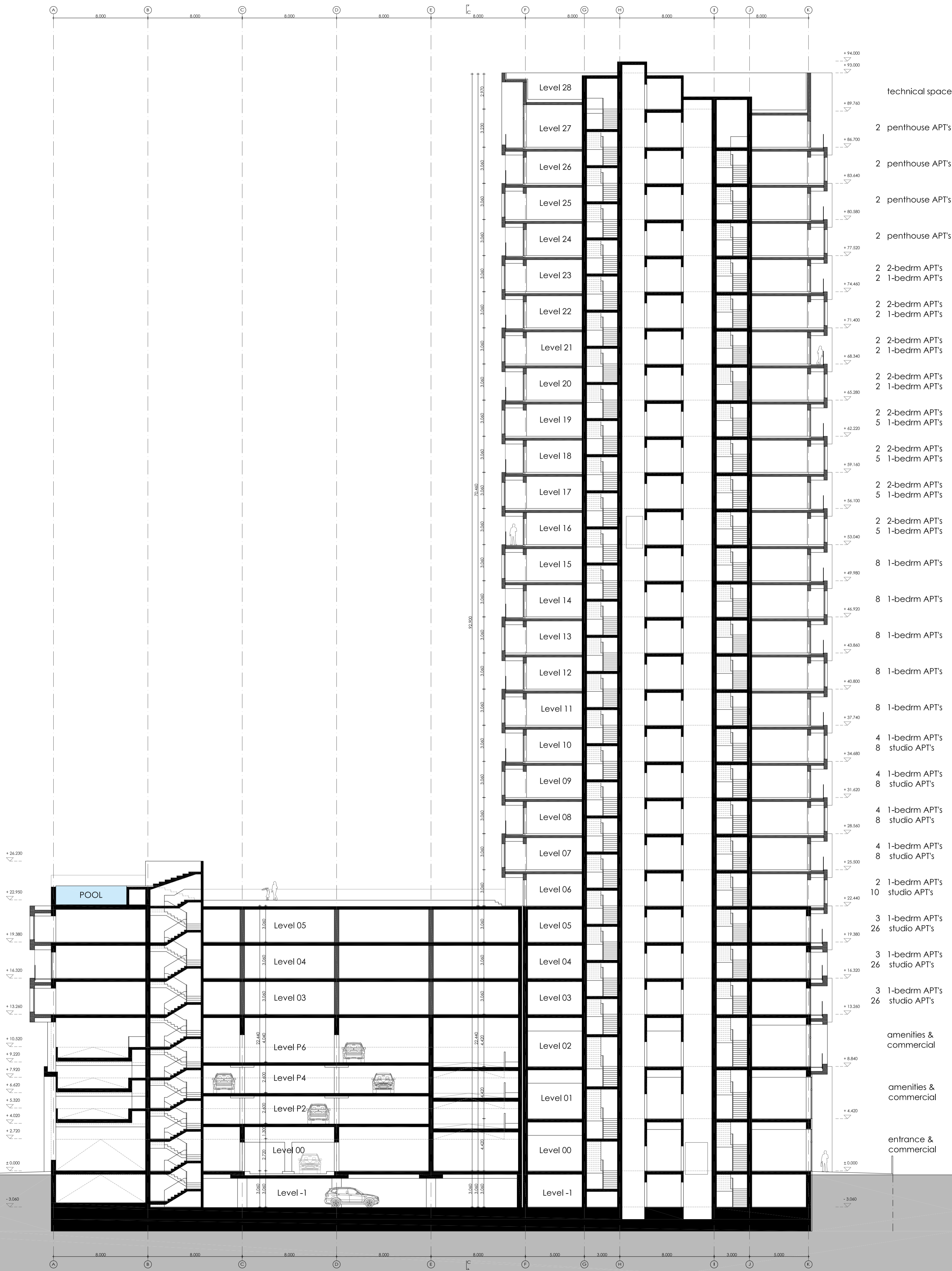
IGNIS fire design consulting
Zurich, Switzerland
www.ignis-consulting.eu

KSI smart brandschutz
Zurich, Switzerland
www.ksi-brandschutz.ch

QUANTITY SURVEYOR

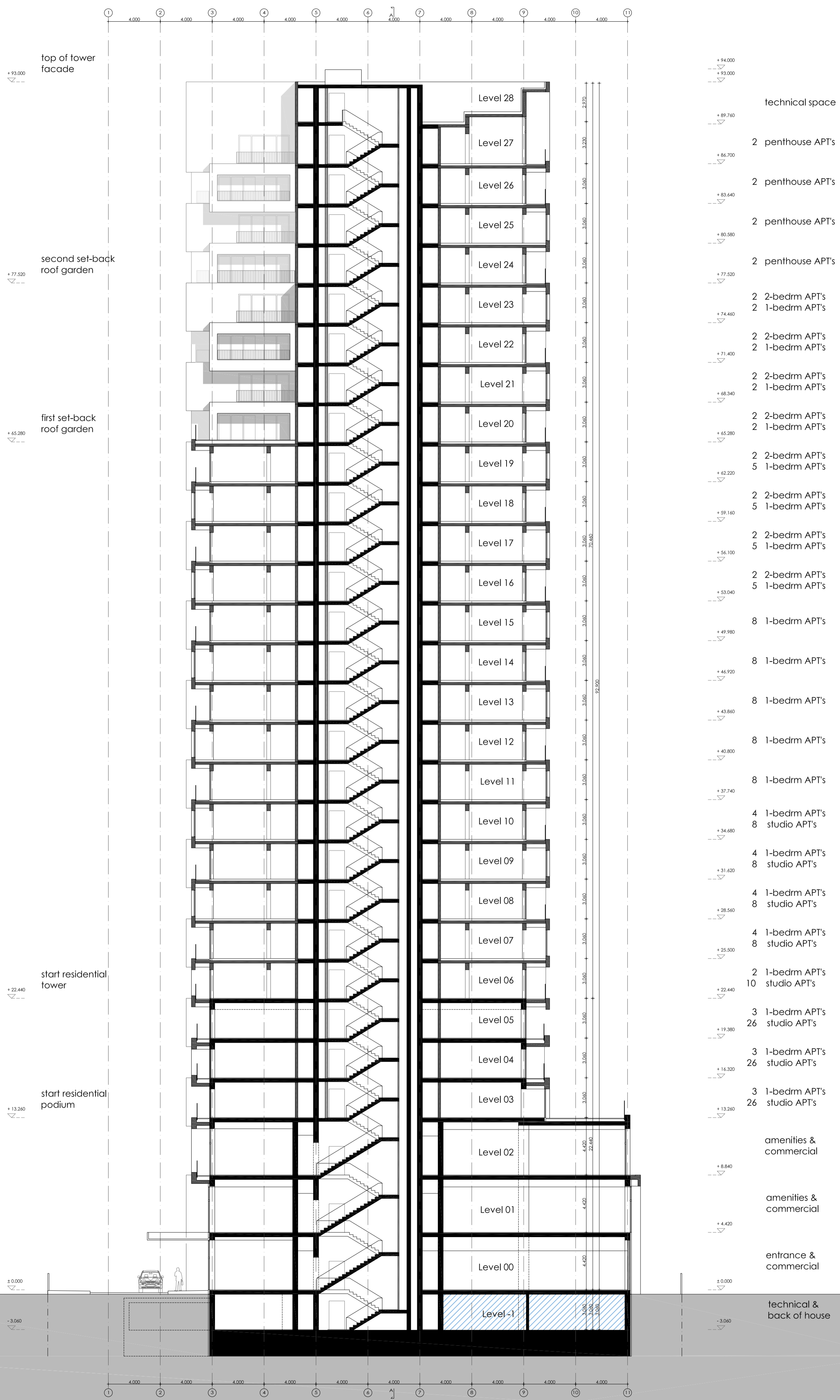
WEBB URONU & PARTNERS
Dar es Salaam, Tanzania





THE B - Dar Es Salaam, residential building
longitudinal SECTION AA'

PROJECT "the B" Residential Building Victoria, Dar Es Salaam Tanzania	CLIENT Dar Urban Development Ltd represented by CPS Live Ltd The Address Business Park Dar es Salaam, Tanzania	ARCHITECTS OMT architects GmbH Metzer Str. 38 10405 Berlin Germany mail@omt-architects.com	STRUCTURAL ENGINEER Birk Heilmeyer und Frenzel GmbH Adlerstr. 31 70199 Stuttgart Germany info@bhundf.com	MEP ENGINEER Knippers Helbig Advanced Engineering Tübinger Str. 12-16 70178 Stuttgart Germany stuttgart@knippershelbig.com	SCHMATIC DESIGN Zutari 368 Msasani Road, Oyster Bay PO Box 106222 Dar es Salaam Tanzania tanzania@zutari.com	INDEX / DATE / MILESTONE A 16/02/2021 Concept Design B 30/07/2021 Schematic Design	SCALE 1 : 200	DATE 30/07/2021	DRAWING NO & INDEX B-DAR_SAA-200
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THE B - Dar Es Salaam, residential building
cross SECTION BB'

SCALE
1 : 200

<p>PROJECT 'the B' Residential Building Victoria, Dar Es Salaam Tanzania</p>	<p>CLIENT Dar Urban Development Ltd represented by CPS Live Ltd The Address Business Park Dar es Salaam, Tanzania</p>	<p>ARCHITECTS OMT architects GmbH Metzer Str. 38 10405 Berlin Germany mail@omt-architects.com</p>	<p>STRUCTURAL ENGINEER Birk Hellmeyer und Frenzel GmbH Adlerstr. 31 70199 Stuttgart Germany info@bhundf.com</p>	<p>MEP ENGINEER Knippers Helbig Advanced Engineering Tübinger Str. 12-16 70178 Stuttgart Germany stuttgart@knippershelbig.com</p>	<p>MEP ENGINEER Zutari 368 Msasani Road, Oyster Bay PO Box 106222 Dar es Salaam Tanzania tanzania@zutari.com</p>	<p>SCHEMATIC DESIGN Drawings are valid only in connection with the corresponding structural and technical plans. All dimensions are to be checked on site and to be coordinated with the architect of record and the local construction management.</p>	<p>INDEX / DATE / MILESTONE A 16/02/2021 Concept Design B 30/07/2021 Schematic Design</p>	<p>DATE 30/07/2021</p>
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DRAWING NO & INDEX
B-DAR_SBB-200