

# Capability Statement



EMBRACING THE MULTI-FACETS OF ARCHITECTURE Applying, rigorously, creative thinking to the design spectrum from holistic ideas to intricate details, yet, controlling, methodologically, the construction from initial planning to final execution.

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ABOUT US

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OUR SERVICES

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# About Us

Launched in 1979 - registered, in 1995, under the name of A-Consult

Dolly Debs Architects (A-Consult) is an established architectural firm, possessing a solid practice in the field and offering comprehensive design, construction supervision & project management, value engineering & cost control services to its selective clients.

These services encompass all the facets of architecture and extends to urban planning and to interior design. Furthermore, various environment-friendly building types are developed, under our umbrella, namely residential, commercial, hospitality and healthcare projects.

Our strength stems from the power of creativity applied at all levels, re-thinking functionality, re-questioning the typical, exploring relentlessly more and more innovative forms and shapes adapted to the particular requirements of the given constraints. Dolly Debs Architects, constantly, reshape and refine volume and elements, rejecting standardization and innovating marvelous adequate solutions to the building, in particular, and to the construction, in general.



# Our Approach

## Dolly Debs Architects

We - Dolly Debs Architects - believe it is our duty and obligation to explore, incessantly, new ideas and to offer our clients only the finest alternative.

A-Consult believes that each context poses its specific constraints; thus, each building requires its unique solution - from program elaboration to turnkey.

Offering a comprehensive building package to its clients, A-Consult maintains a network of private reputable sub-consultants and qualified professionals, cooperates with international design firms and collaborates with re-known developers.



# Our Services



## Dolly Debs Architects

Revolving around our core activity of architecture design, we have built a value chain offering, additionally, engineering solutions and project management. Always visionary, whether as specialist architects, urban or interior designers, we lead the teams of our fellow-professionals from other disciplines and various project specialists. Accordingly, we are a "one-stop" resource for our selective clients seeking peace of mind while relying their valuable projects in our hands.

A-Consult is a futuristic design firm building in the present. Therefore, we have gathered advanced high-tech resources. Furthermore, we have developed state-of-the-art information solutions in order to handle complex projects.

# Our Projects

- Health Care
- Residential Buildings
- Hotels and Hospitality Projects
- Commercial Projects
- Banks
- Office Buildings
- Embassies
- Universities
- Villas
- Parking
- Interior Design

# Our Projects Listed

## HEALTH CARE

2002

Diet Center Riyadh

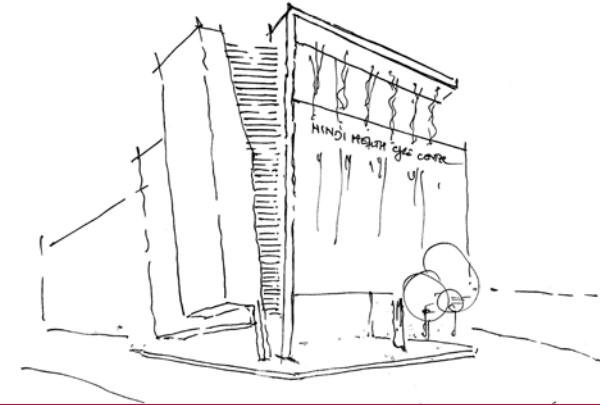
2015

Hindi Health Care Center



# Our Projects

## HEALTH CARE



### Hindi Health Care Center

Located in Baabda- Lebanon, this projected center - with an area of 15,000 m<sup>2</sup> - offers comprehensive health care services from diagnostics and imaging to one day surgery, including various specialty clinics and a physiotherapy department. The center adapts state-of-the-art health care solutions to cultural requirements and local needs. Specifically, a unique women center is offered to this particular health aware society. Circulation is layered carefully to serve the complex functions in consideration of the divergence and the convergence of the various modalities. Wards enjoy panoramic sea view and full privacy.





# Our Projects

## HEALTH CARE



Riyadh Diet Center



Addressed to a health conscious emerging society in Riyadh - KSA, this center offers a diet kitchens with state-of-the-art processes in addition to offices and a central administration. Area is 10,000 sqm.

# Our Projects Listed

## RESIDENTIAL

1992	2000	2007
Rabieh 3761 Gardenia	Ukrania	Sakr 3
1993	2001	2008
Verdun 730 Naccache 346 (Turquoise I) Naccache 455 (Turquoise II) Naccache 441 Youssef	Bsat	Ramlet El Bayda Lot 4176 Fouquet Residential Tower
	2002	2009
	Salhab Tower	Kuwait Embassy
1994	2003	2010
Beit Mery Ashrafieh Diamand Kornet Chehwan 1317, 1318 Naccache 475 Korniche Mazraa 4191, 4203, 4204 Zeidan's Project Verdun 1509, 1341 Marly Towers Balloune Azile by Balloune Asile	Zeino Tower I (Competition) Bahri Tower	Tamer Yarze Zeidan Tower Hamra Hanna Rahme Ras Beirut 861 Beirut Heights
	2004	2011
		Jabal Omar Ashrafieh 4396
1995	2005	2012
Baabdat Karawani	Chaeer Zogaib Kinshasa Project Convivium VI Gemmayzeh Sakr 2 Rabieh 801 Bissat 708 (Bsat 2)	Ras Beirut 938 Sadate 955
1997		2013
Sakr Chakhtoura (Roumieh) Chehabi Faqra		Villa Solidere Lot 73 (Robert Mouawad)
1998	2006	2014
Tabbarah	Achrafieh 5590 Marcel Mouawad Residential Lot 909 High Investment (R. Mouawad) Rmeil 789 Habib Fadel Reef (Lulu) Project	Residential Towers Beirut (Lot 689)
1999		2015
Unesco		Jbeil Dormitories



# Our Projects

## RESIDENTIAL

### Jbeil Dormitories

Integrated skillfully within the natural green Lebanese hills, this environment-friendly project - five blocks with an overall area of 25,000 m<sup>2</sup> - offers a new solution to the student housing/dormitories by accommodating a variety of room types and apartments. Flexibility of combining several room spaces to suit different lifestyles are allocated for in several locations. Latest technologies will be applied to offer maximal comfort, privacy and security to the Lebanese American University students and teachers - residents in this complex. Refined living is combined with sports and leisure: promenade routes, open amphitheater and outdoor spaces are provided in addition to indoor common activities spaces such as gymnasium, an olympic swimming pool and a cafeteria. A funicular is proposed to connect this project to the heart of the Lebanese American University across the valley river. In this project, Dolly Debs Architects have innovated, not only all of the architectural elements such as the rolling shutters and the air conditioning concealing surfaces, but more profoundly, the living pattern of the student / teacher resident.





# Our Projects

## RESIDENTIAL



Jbeil Dormitories



# Our Projects

## RESIDENTIAL

### Residential Towers Beirut (Lot 689)

Projected on a prominent highway in Beirut, these towers mix, harmoniously, different apartment sizes and offer various new residential solutions to the urban habitat. Again, the urban gardens are positioned, skillfully, in the 3D grid, adding variety and greenery to, otherwise, a generic solution. Architectural elements were designed adopting the latest technologies. Living and reception spaces are oriented to benefit from the sea view. Gross residential area is 20,000 m<sup>2</sup> - lobbies, parking and services being excluded.





Residential Towers Beirut (Lot 689)





# Our Projects

## RESIDENTIAL



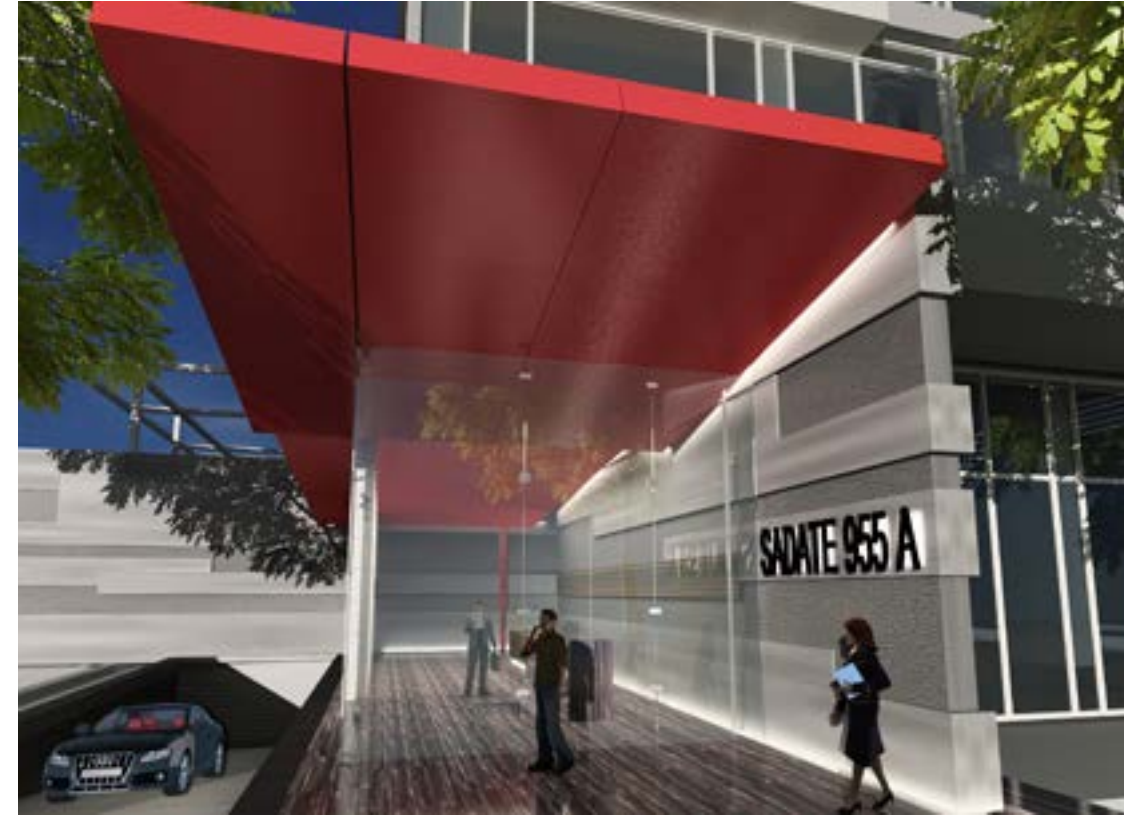
### Sadate 955

This project - actually under construction - is a residential complex, in busy Hamra neighborhood of Beirut City. It comprises around 110 apartments. Flexible planning allows opening-up apartments to each other - if required - in order to gain larger residential areas. Orientation of the living and the reception spaces takes full advantage of the sea view. State-of-the-art fixtures and equipment accentuate further the trendy design of the interiors and exterior.



# Our Projects

## RESIDENTIAL



Sadate 955



# Our Projects

## RESIDENTIAL



### Beirut Heights

This project is composed of two residential towers enclosing luxurious apartments of 500 m<sup>2</sup> each and an upper duplex. White marble and grey granite delineate the refinement of these towers. Urban gardens - the stamp of Dolly Debs Architects - enhances further the refined living in this select area of Ashrafieh - Beirut. Moreover, apartments are designed to, maximally, enjoy an open panoramic view of the Mediterranean sea and of the city; notably, the structure of the reception area is concealed in a way to avoid any obstruction of this enchanting panorama.

# Our Projects

## RESIDENTIAL



### Ras Beirut Residential Building

Proposed to house 3 bedrooms apartments of 175 sqm each, distributed over 12 floors - in addition to a penthouse, this 8,000 sqm building would offer stylish beiruty residences well adapted to the high tech requirements of the capital modern living.





Beirut Heights



# Our Projects

## RESIDENTIAL



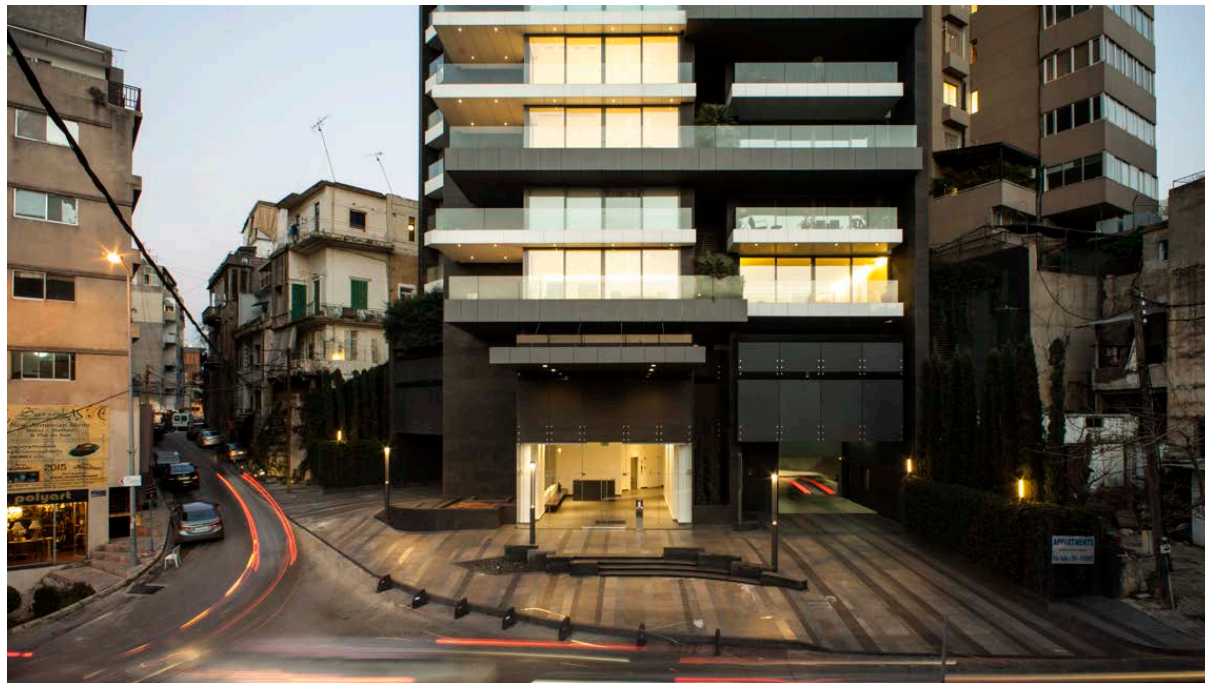
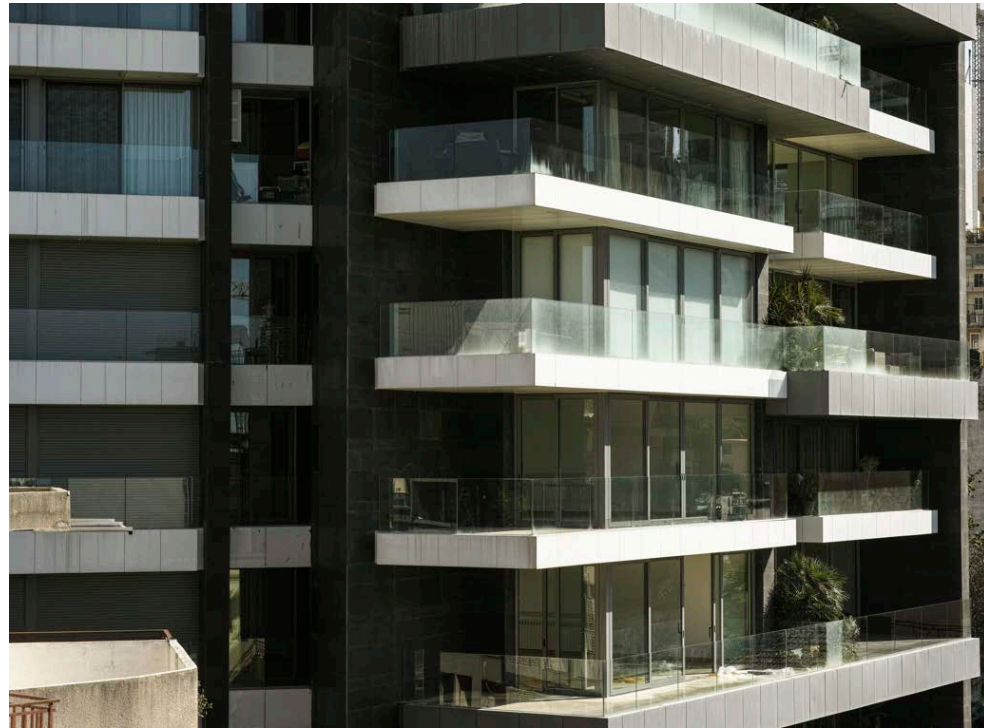
### Fouquet Residential Tower

Located in Ashrafieh, this unique residential tower is composed of several apartments - 300 m<sup>2</sup> each - and a duplex. Here, The high-rise Mediterranean residence is innovated combining simplicity and elegance. The tower is a vision statement in the old dense neighborhood.



# Our Projects

## RESIDENTIAL



Fouquet's Residential Tower

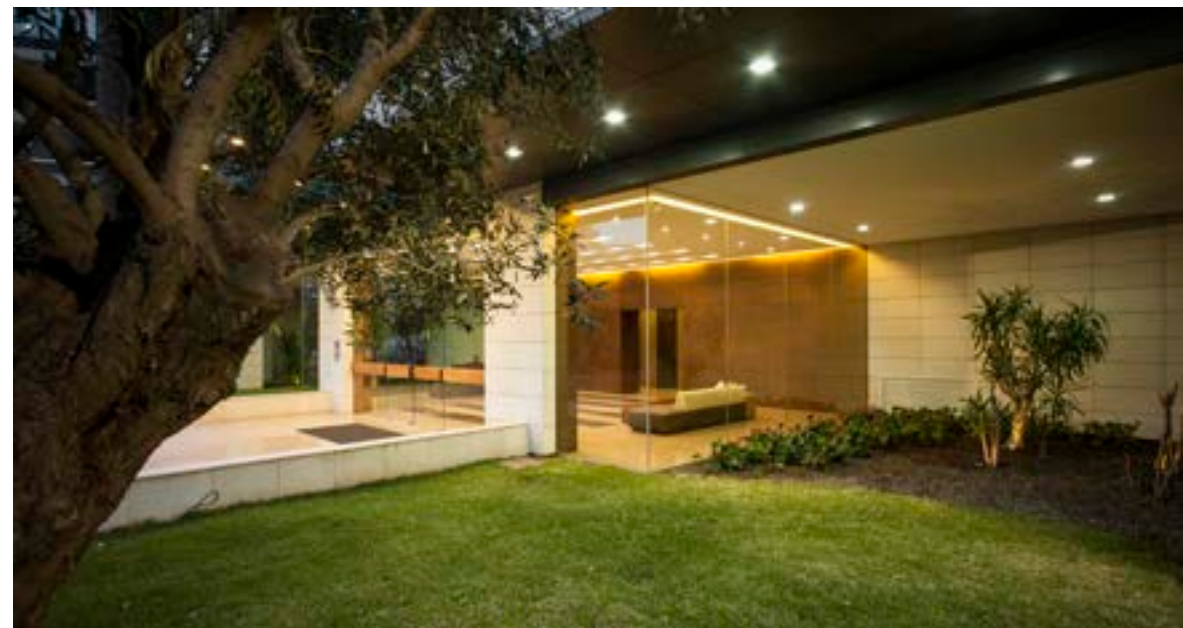
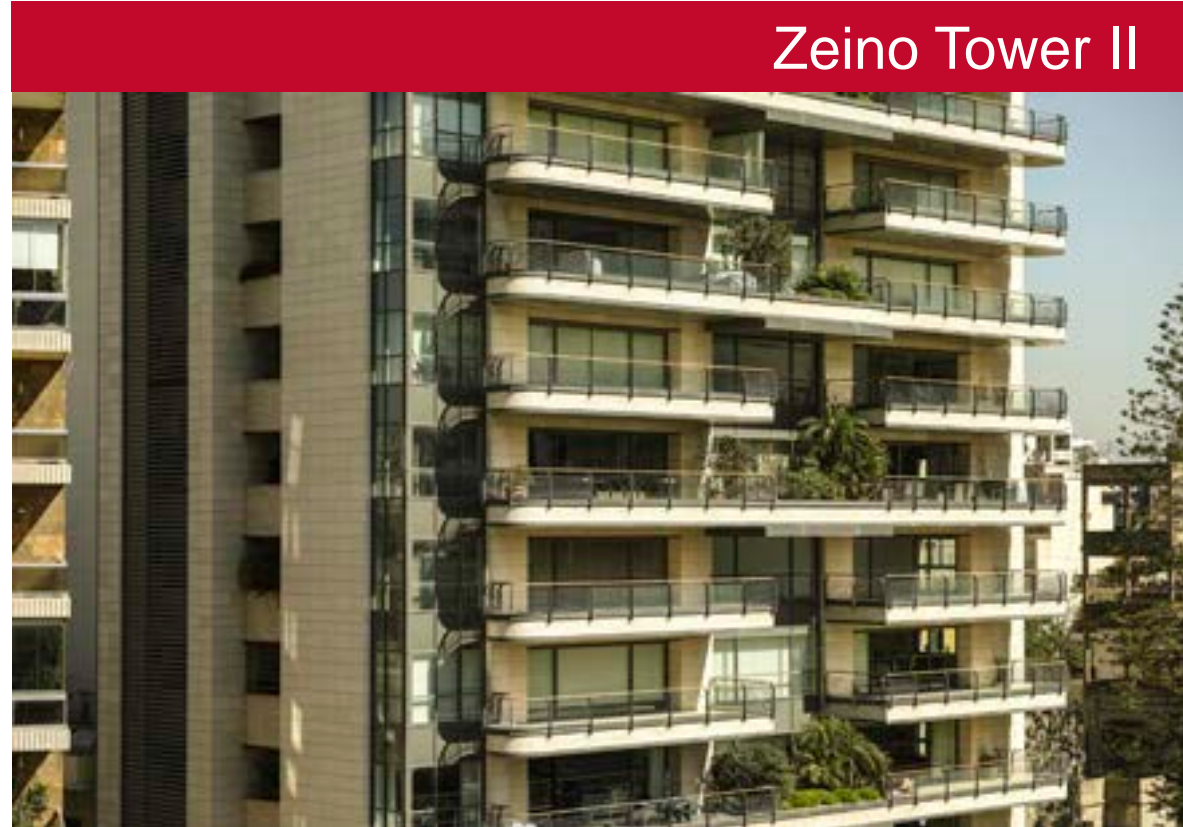


# Our Projects

## RESIDENTIAL



Zeino Tower II





# Our Projects

## RESIDENTIAL



Zeino Tower I





# Our Projects

## RESIDENTIAL



Gardenia



# Our Projects Listed

## COMMERCIAL

1993	Verdun 730 Borj Hammoud Youssef	1999	Verdun 5022	2007	Dbayeh Mall 182 Hamra 773 / 2563 Zeidan Saida Mall
1994	ABC Dbayeh Extension Korniche Mazraa 4191, 4203, 4204 Zeidan's Project Verdun 1509, 1341 Dbayeh Fadel Dbayeh Souks Saida Zeidan	2000	Lot 381 Parking & Extension ABC Dbayeh	2008	Habtoor Mall
		2001	Kaslik 1765 Mouawad Jeddah Solidere 23-01	2012	ABC Achrafieh Mall Square ABC Achrafieh Store
1997	Verdun 732 J. Ibrahim ABC Achrafieh	2003	Beirut Mall Asswad	2013	ABC Verdun
		2005	Diamony 5th Avenue Al-Khobar Extra Mall	2014	ABC Achrafieh Store B Maghdouche Community Center Assaha Mall Baghdad
		2006	ABC Kaslik Adliyah 5590		



# Our Projects

## COMMERCIAL

### ABC Achrafieh

This project is a landmark, a social hub and an urban economy corner stone. This four stories mall offers unique shopping experience incorporating leisure activities, food courts, cinemas and entertainment. This 140,000 m<sup>2</sup> adapts the old Lebanese souks model to the this third millennium Era in semi-open high-tech circulation spaces, shops and nod atriums. A huge communal parking and technical zones accomodate more than 1,600 cars and provides fully equipped services to the clientele. This icon of Ashrafieh-Beirut has been rated as one of the most efficient and most beautiful urban mall in the world.





# Our Projects

## COMMERCIAL







# Our Projects

## COMMERCIAL



ABC Dbayeh

This department store, with a Gross Lease Area of 25,000 m<sup>2</sup>, is the icon of Dbayeh. Again, this project is a Lebanese destination and an entertainment place for locals and foreigners. Luxurious retail shops, various style restaurants in addition to movies theaters proliferate special cachet enjoyment to the visitors. The restaurants, on the upper terrace, take advantage of the open sea view. In addition to carefully designed interiors, layered skillfully around the main atrium, the pure volumes reflects distinctively patterned contained architecture.



# Our Projects

## COMMERCIAL



ABC Dbayeh





# Our Projects

## COMMERCIAL



### Le Mall

Accommodating more than 28,000 m<sup>2</sup> of Gross Lease Area, distributed over five floors, retail, entertainment, cinemas and restaurants attract the Lebanese youth where their own aspirations are indulged. The free patterned transparent volume exposes main indoor activities and communicates the joyfulness of space to Dbayeh Highway. Le Mall is, again, a new iconic typology reflecting Dolly Debs Architects Design excellence.



# Our Projects

## COMMERCIAL



Le Mall



# Our Projects

## COMMERCIAL

### Verdun 732

This office tower of 30,000 m<sup>2</sup> is a scale masterpiece composition on the main street of Verdun - the luxurious quarter of Beirut - a strong statement complementing the design of Verdun 730 - also accomplished by A-Consult, Dolly Debs Architects. Both projects, define the luxury character of the zone, the skyline of the city and the urban fabric of Verdun. Moreover, in Verdun 732, glass and steel structure frame, marvelously, the positive and negative spaces in a way no designer has approached earlier. Cafe-trottoirs, shops, and beauty centers - skillfully distributed around the main street and the open atriums of both projects, attract, day and night, local and regional customers. Verdun 730 and Verdun 732 are the pride of the capital city of Beirut.





# Our Projects

COMMERCIAL



Verdun 732





# Our Projects Listed

## OFFICES

1996	2005	2009
MHL	Headquarters Oum El Quin	Credit Libanais (Competition)
1999	2006	2011
Banque de la Méditerranée UNESCO	Byblos Bank Headquarters Sudan	BEMO Bank
2004	2007	2013
Al-Salam Bank Sudan	Toyota Solidere 1394 (Jundi)	BEMO Mouawad
	2008	
	Byblos Interior	



# Our Projects

## OFFICES



### Lebanese Bank

This competition-winner project is dedicated to accommodate the headquarter offices of a Lebanese bank on a commercially active boulevard of Beirut. Elegantly, this project defines, once more, a new skyline to the city, combining office functionality to aesthetics considerations. Furthermore, energy efficiency and green building requirements were incorporated, with expertise, within the language of the composition. Area of the project 65,000 m<sup>2</sup>.



# Our Projects

## OFFICES



### BEMO Bank

Built in Khartoum – Sudan, this 15,000 sqm office building participates in the modernization of the capital . Not only the building – envelope and internal spaces are high-tech but also the processes were reviewed to impact on the space organization as a whole.



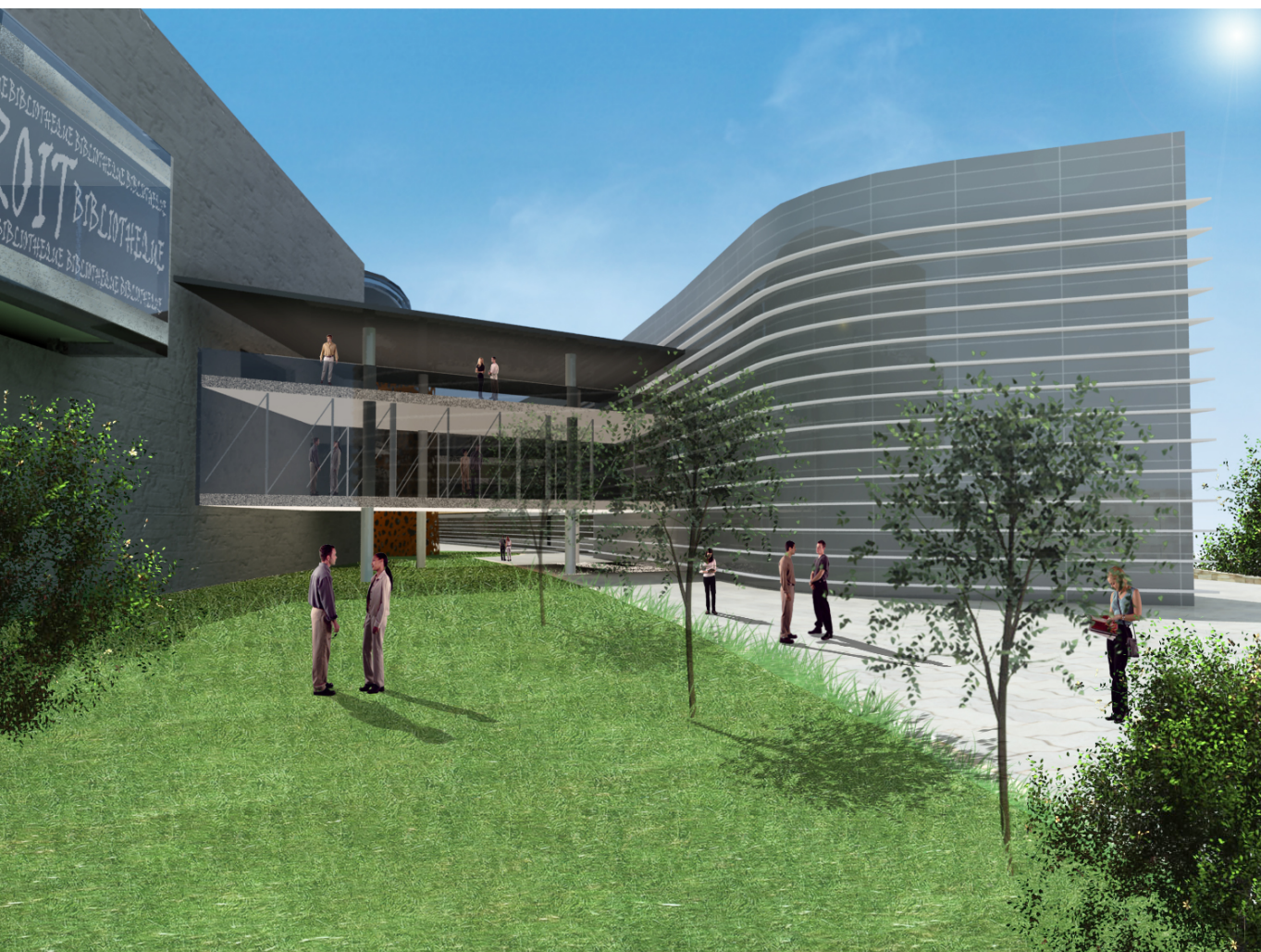


Lebanese Bank



# Our Projects

## UNIVERSITIES



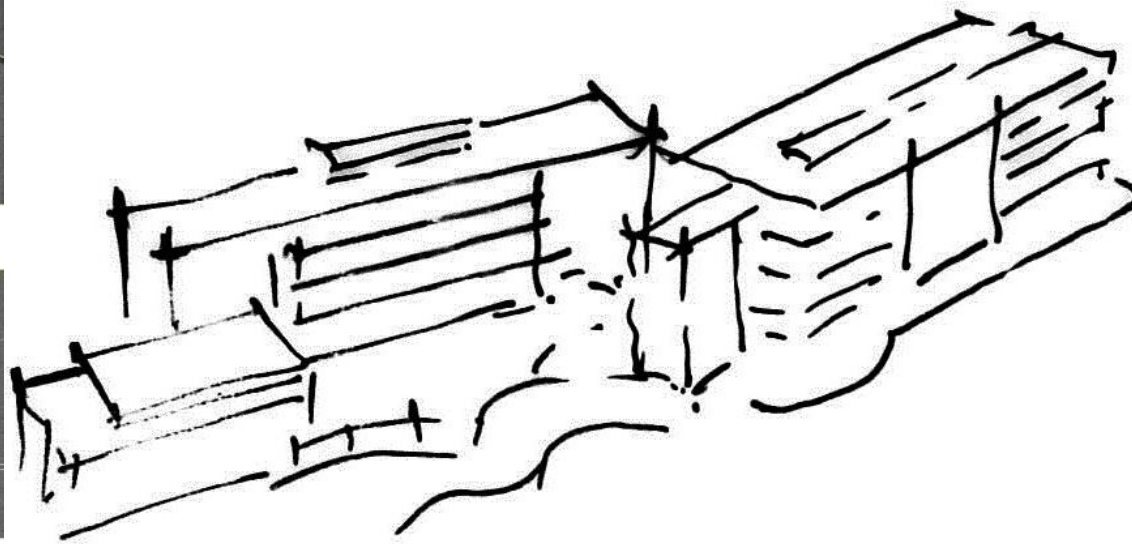
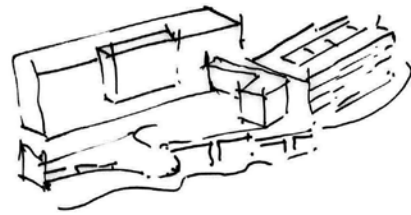
### School of Management & School of Commerce

Actually under construction, this 100,000 m<sup>2</sup> project, winner of an international competition, offers complete curricular programs to the business university students. Two Blocks - Ecole Supérieure de Management and Institut National de Commerce - accommodate 2,000 and 3,000 places, respectively, for the fellow students in Kolea - Algeria. Modernizing the inherent functions of the University as well the spaces, state-of-the-art systems and high tech equipment are provided.



# Our Projects

## UNIVERSITIES





# Our Projects Listed

## COMMUNITY CENTERS

2012

Said Akl Cultural Center

2015

Church & Community Center



# Our Projects

## COMMUNITY CENTERS



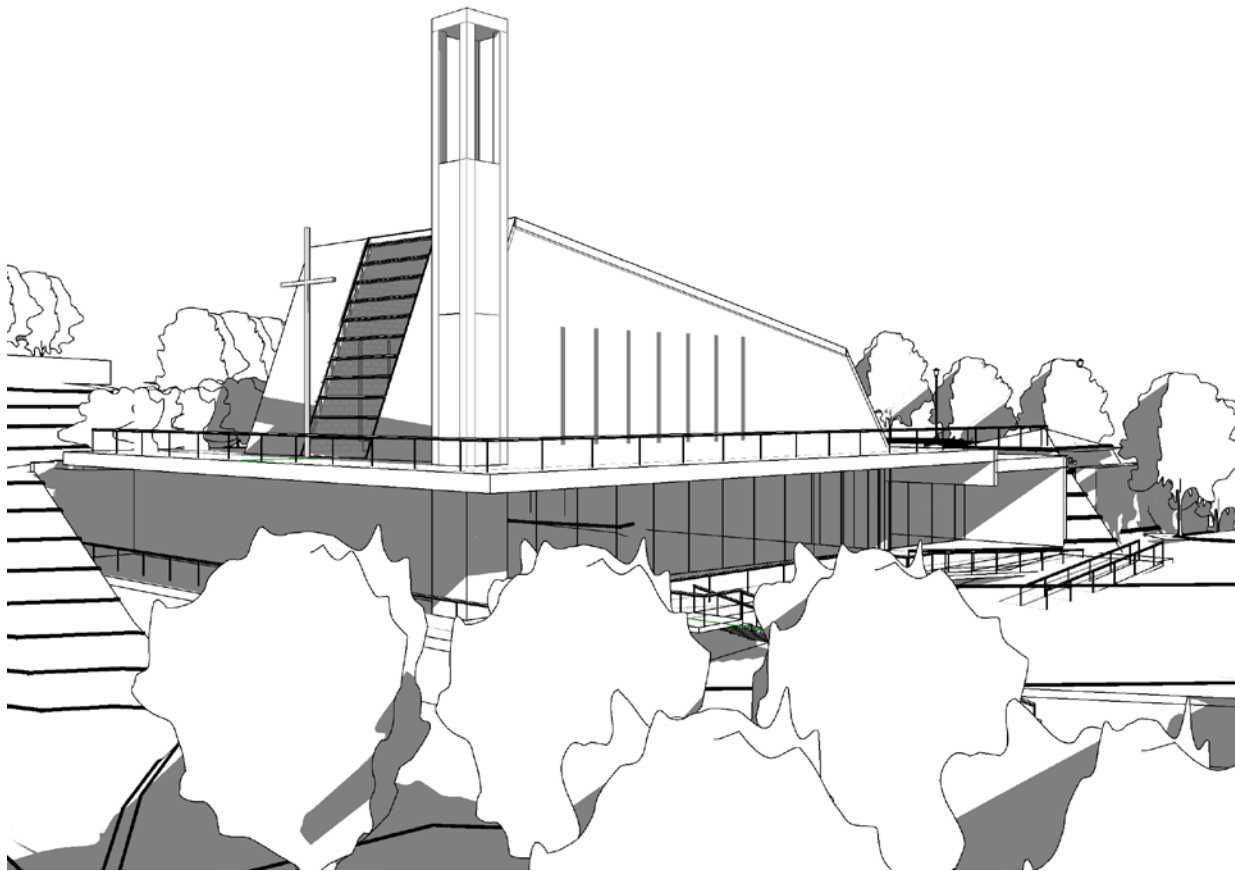
### Said Akl Cultural Center

Over a built-up area of 10,000 sqm, this projected cultural center in Zahle, would accommodate a 500 persons theater, a museum with archaeological center, a mediatheque, multi-purpose spaces and play rooms, in addition to offices and various servicing support spaces. It is meant to commemorate the poetic work of Said Akl while enhancing the culture of the city and the neighboring areas.



# Our Projects

## COMMUNITY CENTERS



### Church & Community Center

Overlooking the projected Bekaata dam lake, this maronite Church and Community Center is planned to strengthen the religious and social ties of the surrounding community. The ascending volume is oriented towards the sky axially positioned facing the Cross. The whole is integrated beautifully in the natural site through adjusted levels, terraces and landscaped parking. Overall built-up area is 1,000 sqm.



# Our Projects Listed

## MASTER PLANS

2012

Faqra Resort

2013

Al-Noor Theme Park

# Our Projects

## MASTER PLANS

### FAQRA RESORT

Designed in two villas prototypes, distributed over a 100,000 sqm land area, this resort is also a community center with central sports club and administration. A space to enjoy life in public and privately..





## Dolly Debs

### Executive Director

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As a brilliant graduate from Rice University - Texas, USA - Dolly Debs has brought to the Lebanese Architecture the advanced technologies of the developed world - a unique experience synergizing eastern and western cultures. She has a continuous thirst for improvement and for innovation and is, constantly, researching bright new solutions to emerging issues. She imposed rigorous creative methodology to the design and to the construction since she started practicing in 1978. She is the founder and the principal of Dolly Debs Architects - her own private firm and professional office - formerly known as A-Consult.

Over thirty years of experience in the field, not only did Dolly Debs innovate MENA architectural style, but has, more significantly, innovated the urban fabric, the shopping experience, the residential living comfort, the office prototype, the health care standards, the higher education formula, the interior design delights, etc, i.e. the life of all of the people who have and are still experiencing, with joy, her unique achievements.

Dolly Debs is a recognized visionary woman architect leader of the MENA.

### Professional Membership

- Member of the Alumni students of Rice University - Texas, USA.
- Member of the Lebanese Order of Engineering and Architecture.

### Education / Awards

- Follower of Architecture Program, American University of Beirut.
- Graduate with a degree in Sciences of Architecture, Rice University, Texas - USA (1978).
- Awarded Best Woman Architect in Lebanon (2000).
- Awarded one of the top eight female Executive Managers in Lebanon.

## Roula Hasbini

### Director of Design

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Roula is an academic researcher, a strategic thinker and an experienced designer who has continuously been active on key medium to large scale projects of the MENA, through reputable international organizations based in Beirut. She, particularly, excels in coordinating complex conflicting situations and derives brilliant solutions from hard constraints. A pioneer in the field of computer applied sciences to Architecture, she trained many professional teams and institutions and instructed at the American University of Beirut focused research studios. Furthermore, pursuing her academic interests, she received, in 2014, her degree in Executive Masters of Business Administration, with distinction, concentrating on Design and Construction Management.

#### Professional Membership

- Member of the Post Executive MBA program at the American University of Beirut.
- Member of the Lebanese Order of Engineering and Architecture.

#### Education

- Bachelor of Architecture, American University of Beirut, 1988.
- Executive Masters in Business Administration, American University of Beirut, 2014.



## Constantin Tabet

### Director of Execution

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Constantin is a skillful builder with an extensive experience (more than thirty five of years) in handling projects of different sizes. He brings, to the design office, adequately innovated construction methods and fixation details, with technical ease and thorough professional know-how.

#### Professional Membership

- Member of the Lebanese Order of Engineering and Architecture.

#### Education

- Bachelor of Architecture, Institut National des Beaux Arts (1983).•  
Professor of Architecture at Institut National des Beaux Arts since 2007.

## Ghazi Ziadeh

### Director of Supervision

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Ghazi is an experienced professional in civil works - more than thirty years - including structure & infrastructure, hardscape, street design, building construction & civil works execution, value engineering, and cost control. Ghazi has eleven years of work experience in design review and construction supervision in the United States - Bureau of Engineering - Los Angeles.

#### Professional Membership

- Registered Civil Engineer (1990) - State of California, USA. • Professional Engineer License (1985). • Member of the Lebanese Order of Engineering and Architecture.

#### Education

- Bachelor of Sciences in Civil Engineering - California State University, 1987. • Executive Masters of Civil Engineering, California State University, 1990. • PhD. program in Civil Engineering - University of California in Los Angeles - UCLA, USA.



## Rainier Freiji

### Quality Control Project Manager

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Possessing more than twelve years of experience, Rainier has a unique capability to translate the vision into built environment. His design technical skills bridge the gap successfully between the drawing and the execution. He, meticulously, controls the throughout and the output quality optimizing the design technical activity.

#### Professional Membership

- Member of the Lebanese Order of Engineering and Architecture.

#### Education

- Diplôme d'Etudes Scientifiques et Spécialisées, Académie Libanaise des Beaux Arts (2004).