

INNOVATIVE **OFFICE DESIGN**



LINKS

Daz Architects

Ayna head offices

Beirut, Lebanon

Photographs: Diane Aftimos

Located in the central district of Beirut, Ayna Head Offices occupy the top three floors of an existing building. The brief was to amalgamate separate offices into one central headquarters. Priorities included encouraging interaction between employees, and the designers aimed to realize Ayna Head Offices as an urban park. The three floors act as social urban hub containing the main city components: piazza-meeting place, landscape, industrial storage, electrical rooms, football court, public library, road signs and mirrors, public toilets and so on. They are in continual use throughout the day, for company activities and encouraging interaction.

The designers decided not to divide the space with permanent partitions but to create spaces by placing urban elements on each level, a strategy which is not often used on this scale. In many aspects the Ayna offices are best characterized as a covered outside space.

The new panoramic elevator that connects the three floors is contained in a glass box in the middle of the space that reflects the communication between all departments. Meanwhile the conference rooms, centered in the middle of each floor suggest a sense of transparency and openness to ideas and imagination. Glass walls offer 360 degree of transparency with interior curtains: privacy without exclusivity. The space is strongly structured around the visible conference room "Network communication".

Modern materials were chosen, such as plastic, stamped concrete, exposed ducts, contemporary colors, galvanized and brushed steel to raise contrasts with the industrial character of the conference room. The columns and ceiling are in rough concrete.

All these elements come together to achieve a common objective: a work environment that is modern and full of city features. In short: the ideal office.

Architecture:

Daz Architects

Engineering:

Wissam Hobeika, Elie Sobhieh

Lighting:

DIB (Design In Beirut)

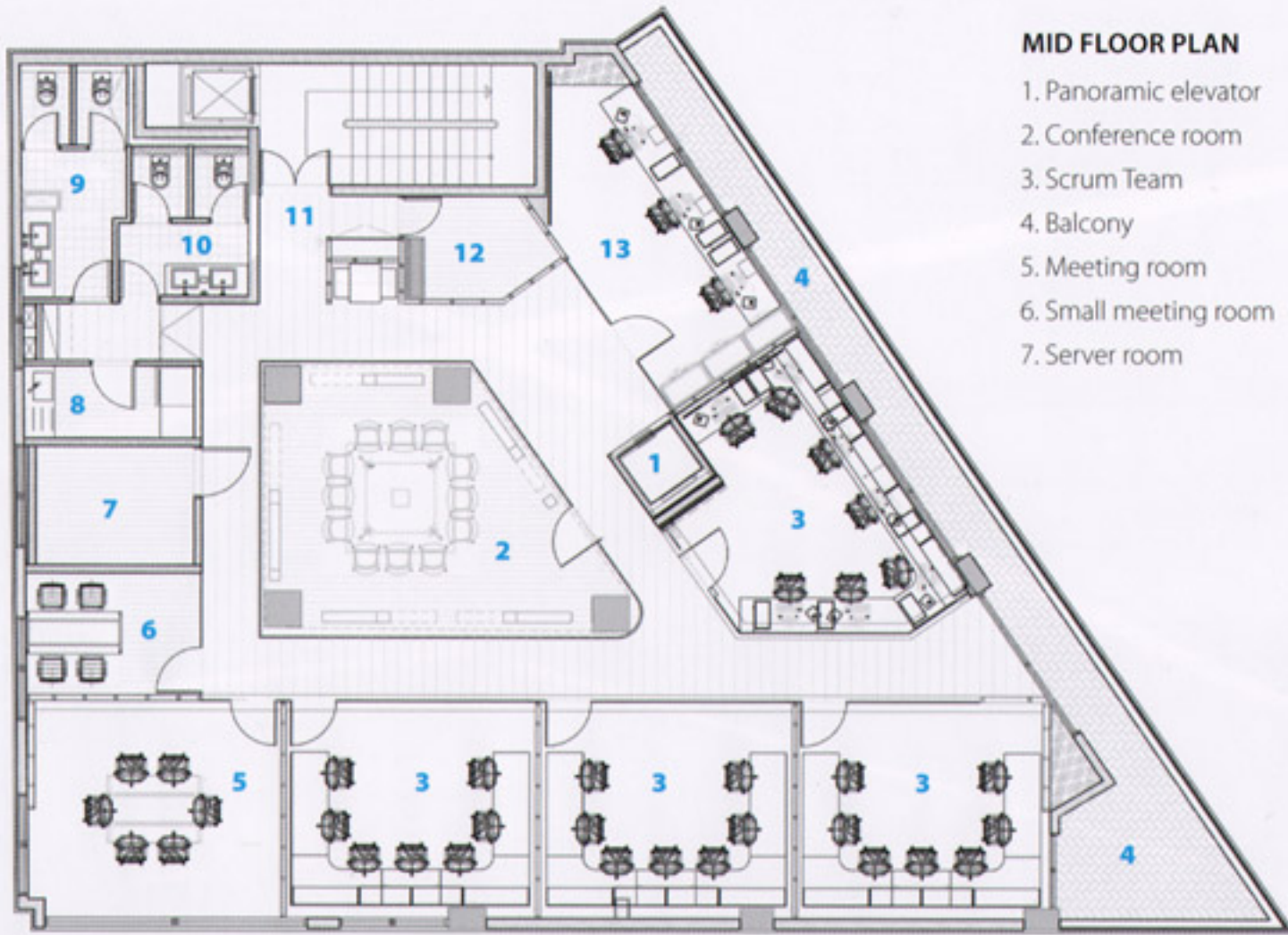
Furniture:

OWC (Office Work Center)

Contractor:

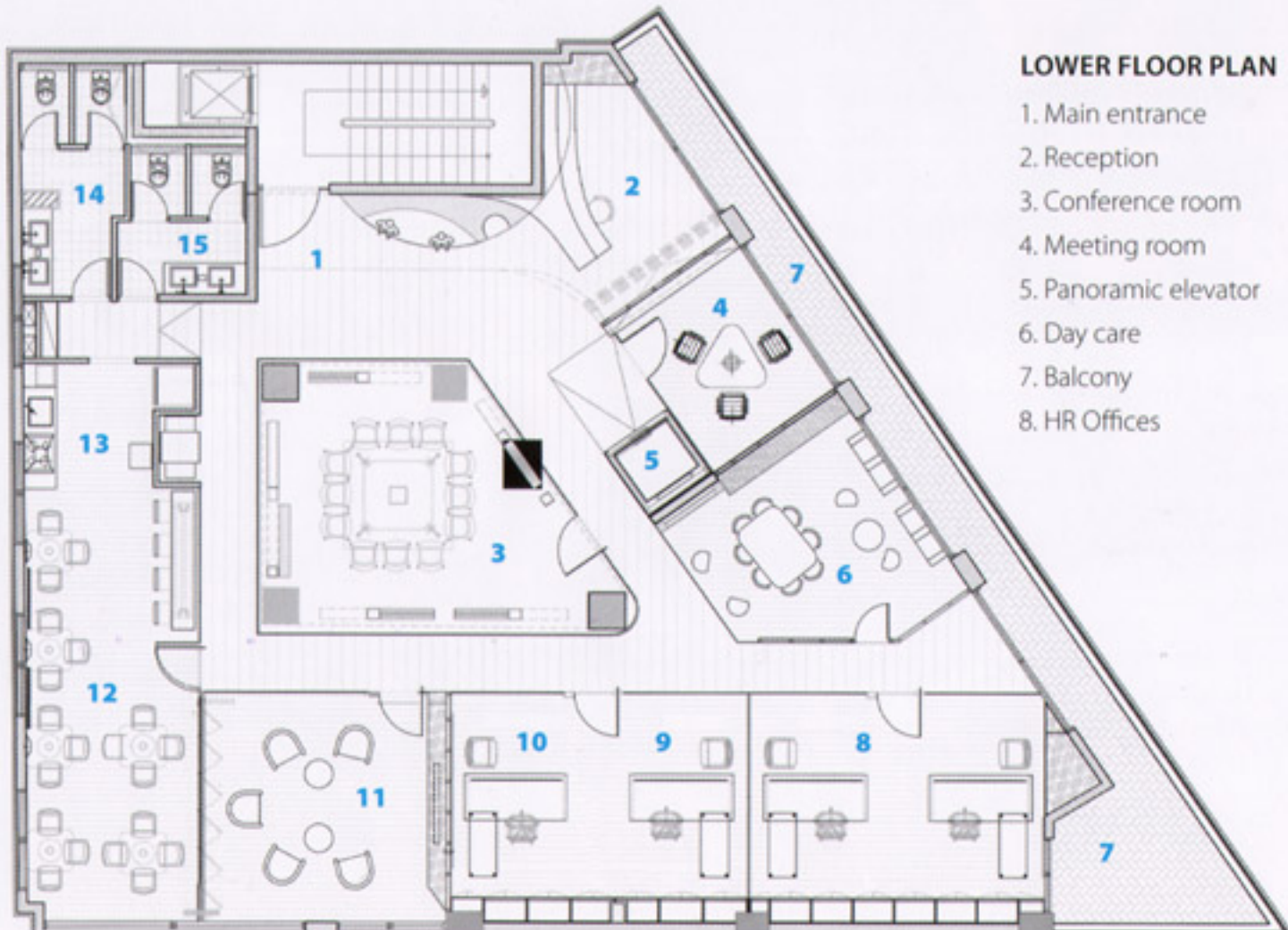
C.C.I (Compagnie de construction immobilière)





MID FLOOR PLAN

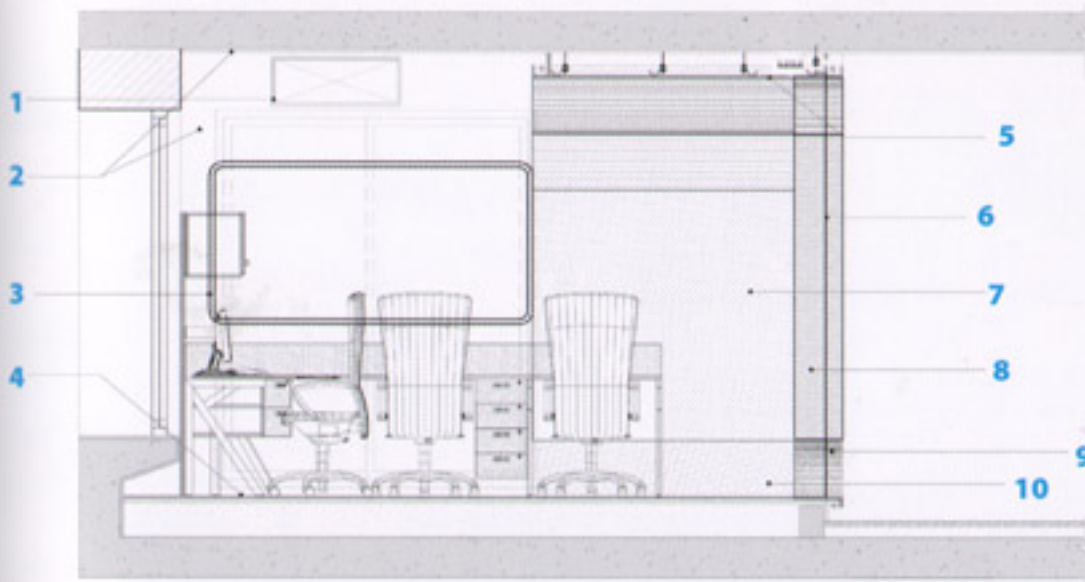
- | | |
|-----------------------|---------------------------|
| 1. Panoramic elevator | 8. Mini kitchen |
| 2. Conference room | 9. Women W.C. |
| 3. Scrum Team | 10. Men W.C. |
| 4. Balcony | 11. Emergency exit |
| 5. Meeting room | 12. Prayer & reading room |
| 6. Small meeting room | 13. Media |
| 7. Server room | |



LOWER FLOOR PLAN

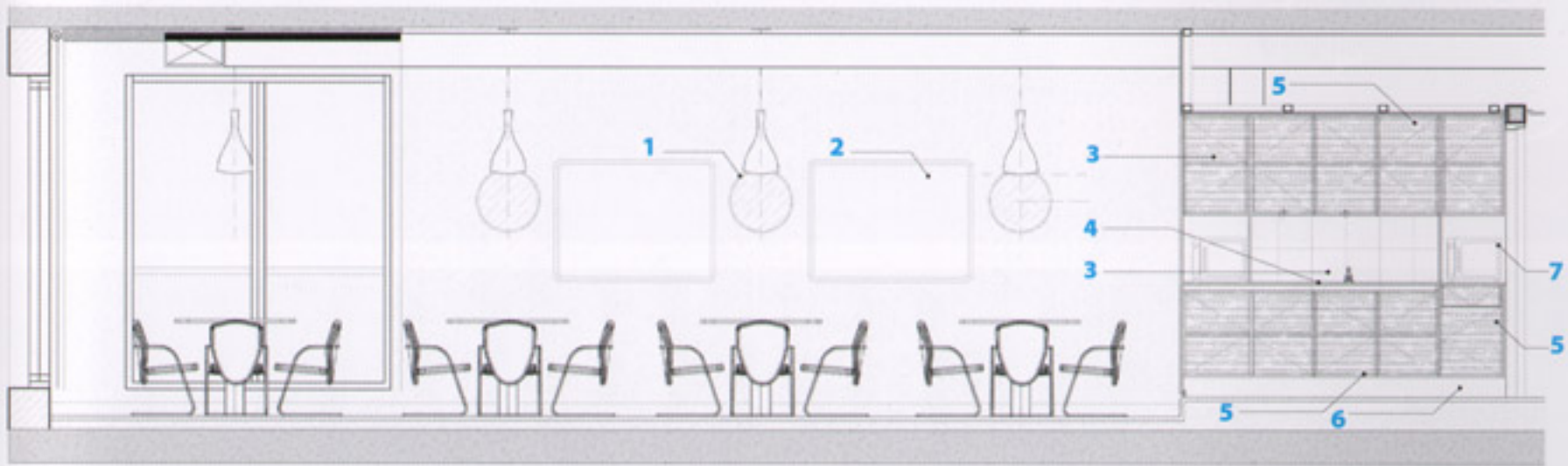
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|-----------------------|--------------------|
| 1. Main entrance | 9. Accounting |
| 2. Reception | 10. Office manager |
| 3. Conference room | 11. Entertainment |
| 4. Meeting room | 12. Cafeteria |
| 5. Panoramic elevator | 13. Kitchen |
| 6. Day care | 14. Women W.C. |
| 7. Balcony | 15. Men W.C. |
| 8. HR Offices | |





SECTION

- 1. Ducts
- 2. Plaster to receive paint
- 3. Board
- 4. Ceramic
- 5. Gypsum board
- 6. Glass
- 7. Gypsum board
- 8. Gypsum board
- 9. Metal Plate 6 mm
- 10. Plaster to receive paint

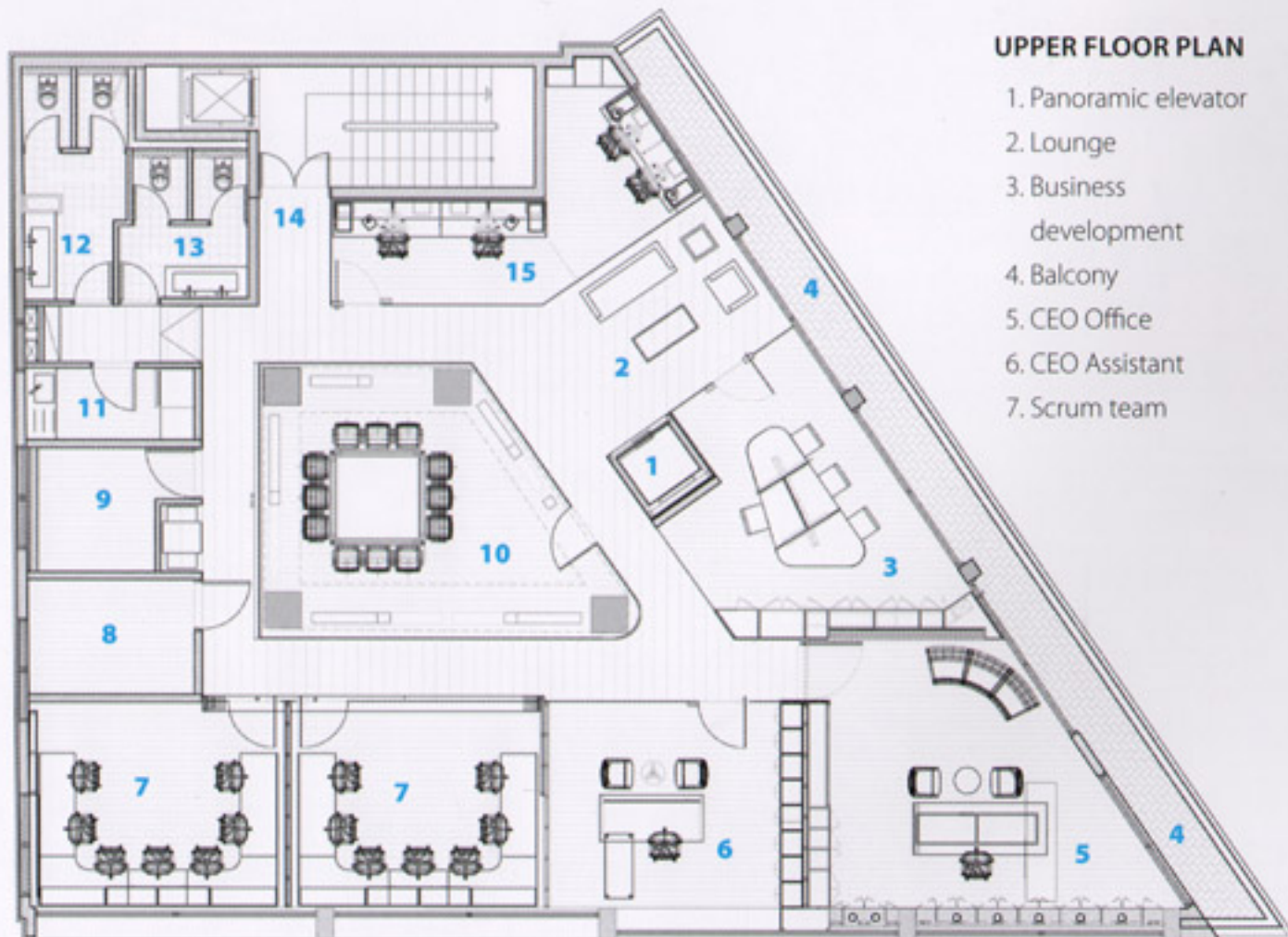


INTERIOR ELEVATION

- 1. Mirror
- 2. Panel board

- 3. Tiling
- 4. Technomarble
- 5. Melamine wood

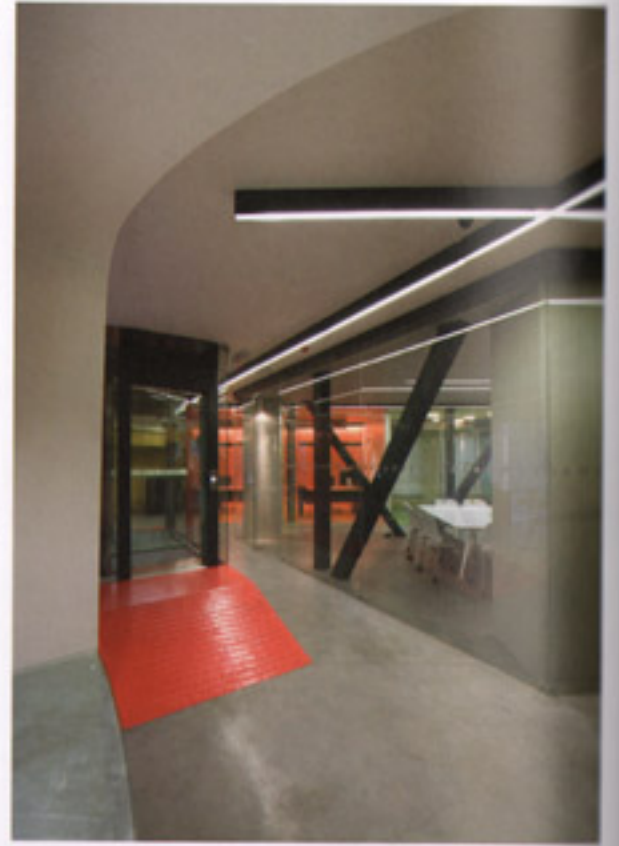
- 6. PVC Skirting
- 7. Microwave

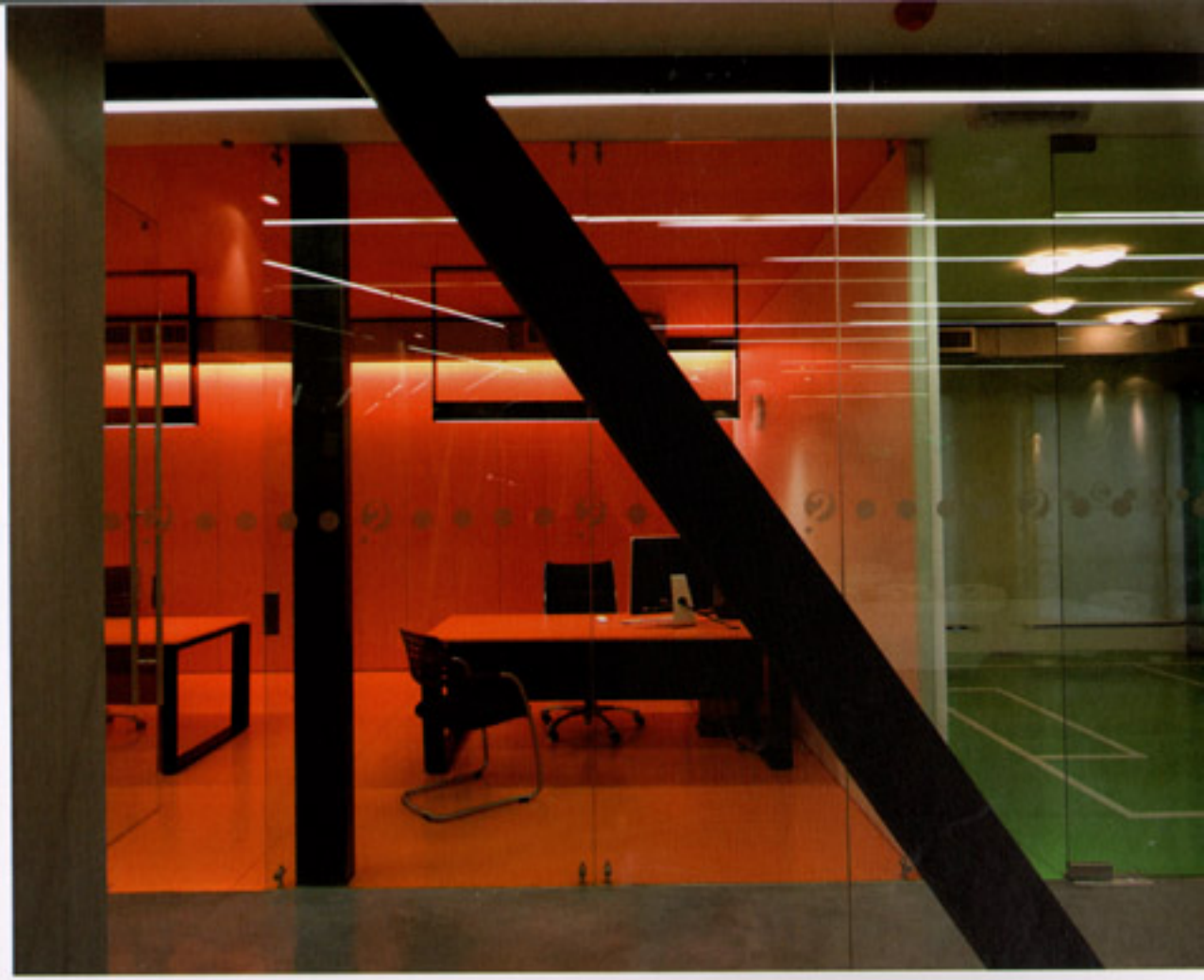
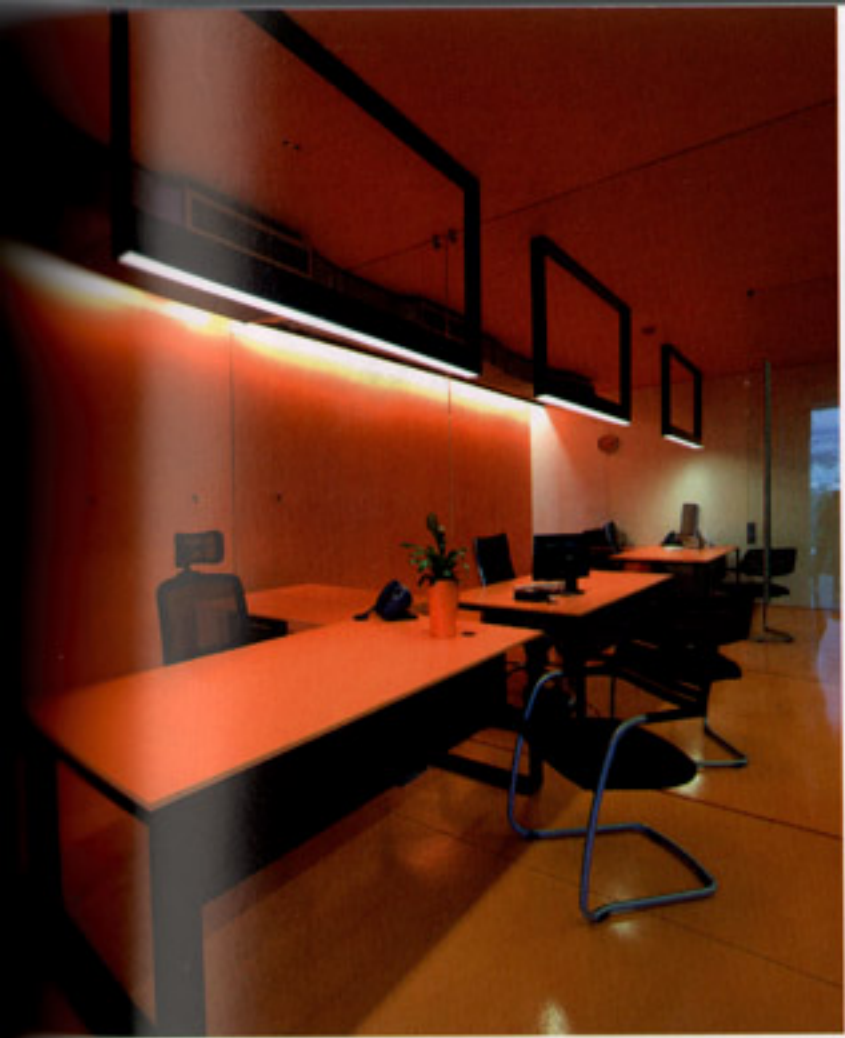


UPPER FLOOR PLAN

- 1. Panoramic elevator
- 2. Lounge
- 3. Business development
- 4. Balcony
- 5. CEO Office
- 6. CEO Assistant
- 7. Scrum team
- 8. Electrical room
- 9. Storage
- 10. Conference room
- 11. Mini kitchen
- 12. Women W.C.
- 13. Men W.C.
- 14. Emergency exit
- 15. Sales

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