



**HILL**

Hill International

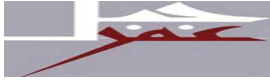
**Consultancy Services for**  
**JABAL OMAR development project (zone S3/S4)**  
**Preliminary Tender Documents Phase**

**VOLUME (2A)**  
**DIVISION (1)**  
**PRELIMINARY TECHNICAL SPECIFICATIONS**



ACE CONSULTING ENGINEERS  
MOHARRAM.BAKHOUM

OCTOBER 2011  
REV. 01



Hill International



Jabal Omar Development Project  
Zones (S3&S4)

PRELIMINARY TENDER PHASE  
DIVISION 1: GENERAL REQUIREMENTS

## SECTION 01010

### INTRODUCTION AND OVERALL PROJECT DESCRIPTION

#### PART 1: GENERAL

##### 1.1 PROJECT BRIEF

A. The Jabal Omar Development Project is a unique urban re-generation scheme purposing to provide hotel accommodations, commercial/retail spaces, car parking, public spaces and public amenities to support religious, social and commercial activities to Hajj and Umrah pilgrims all year round.

- Land area is approximately 230.000 sq.m.
- Built up floor area is approximately 2 million sq.m.

B. The Client: JABAL OMAR DEVELOPMENT COMPANY (JODC)

C. The Project Manager: HILL INTERNATIONAL (PM)

##### 1.2 BUILDING DESIGN & CONSTRUCTION WORKS:

A. Buildings within zone S2/S4 which is part of the South Zone under comprise a Podium and 4 Hotel Towers.

B. The Podium contains commercial/retail spaces, car park, hotel lobbies and technical areas.

C. The 4 hotel towers are 5 star hotels operated by international hotel operators.

D. SBG (Saudi Binladin Group) has progressed with part of the design works including architectural, structural and MEP

E. SBG had progressed and completed part of the rock excavation and foundation works comprising piles and pile caps. The works were supervised by DIWI International GmbH.



Hill International



ACE CONSULTING ENGINEERS  
MOHARRAM.BAKHOUM

Jabal Omar Development Project  
Zones (S3&S4)

PRELIMINARY TENDER PHASE  
DIVISION 1: GENERAL REQUIREMENTS

### 1.3 PROJECT LOCATION:

A. The Site is located within MAKKAH & THE HOLY ENVIRONS Zone as a part of the South Zone of Jabal Omar Development Project with viewing corridor to the Al Masjed Al Haram.

### 1.4 SITE AREA:

The project has a total Built-UP Area of 208.316 sq.m  
The Plot Area is 11.351.60 sq.m.

### 1.5 SITE DESCRIPTION:

A. The site is an undeveloped area and currently is being surrounded by multiple uses, including Residential and public facilities.

### 1.6 BUILDINGS HEIGHT

- Number of stories of the Podium is 12 floors up to 49.40m high.
- Number of stories of the for tower is 24 to 26 floors (including technical floors) up to 112.80m high.

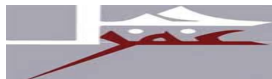
### 1.7 PROJECT CONTENTS

- Technical floors
- Tower (hotel rooms ) floors
- Villas floors
- Hotel lobby floor
- Basement (car park) floors
- Commercial / retail floors

### 1.8 ZONE S3/S4

1.8.1 Zone S3/S4 plot and building details

Item	Description	Data
1.0	Podium Identification	Podium S3/S4
2.0	Plot Area	11.351.60 sq.m
3.0	Total Built – Up Area	208.316 sq.m
4.0	Total Area for Podium	110.053 sq.m



Hill International

Jabal Omar Development Project  
Zones (S3&S4)

PRELIMINARY TENDER PHASE  
DIVISION 1: GENERAL REQUIREMENTS

5.0	Total Area for Tower	Tower H12 : 24.558 sq.m Tower H13a : 22.391 sq.m Tower H13b : 29.277 sq.m Tower H13c : 22.037 sq.m.
6.0	Number of stories of Podium	12
7.0	Number of stories of tower (including Technical Floors)	Tower H12 : 24 Tower H13a : 25 Tower H13b : 26 Tower H13c : 26

#### 1.8.2 Zone S3/S4 Functiona Areas

Item	Description	Data
1.0	Hotel Rating	5 star
2.0	Number of Rooms (Keys)	Tower 12 : 294 Tower H13a : 299 Tower H13b : 360 Tower H13C : 312
3.0	Number of Bays	Tower H12 : 315 Tower H13a : 322 Tower H13b : 504 Tower H13c : 312
4.0	No. of Car Parks	176 (11.400 sq.m.)
5.0	Commercial/Retail Groos Build Up area	17.715 sq.m.
6.0	Hotel Areas in Podiums	31.799 sq.m
7.0	Technical Areas in Podiums	43.687 sq.m
8.0	Musolla Areas in Podiums	5.452 sq.m.

END OF SECTION