

ESSIA  
REAL ESTATE



BAIRRO DOS MÚSICOS  
CONDOMÍNIO

**CBM**

CONDOMÍNIO BAIRRO DOS MÚSICOS

**0 PROJECT EXECUTIVE SUMMARY**

**INTRO**

In 1950, as part of a policy of urban expansion and consolidation in the city of Porto, a neighborhood of 71 houses inspired by the Modern Movement was built, called Cooperativa O Lar Familiar, designed by architect Mário Bonito. Due to its residents and their artistic activities, the neighborhood later earned the nickname Bairro dos Músicos (Musicians' Quarter).

The neighborhood proposed a new urban fabric for that period, with the layout of the public space and blocks facing the street. Typologically, we find townhouse buildings stacked on top of each other, single-family and two-family, with dynamic elevations that combine different colors, oblique roof and façade lines, pilotis, shading canopies, and hollow bricks reinforcing the modern architectural language.

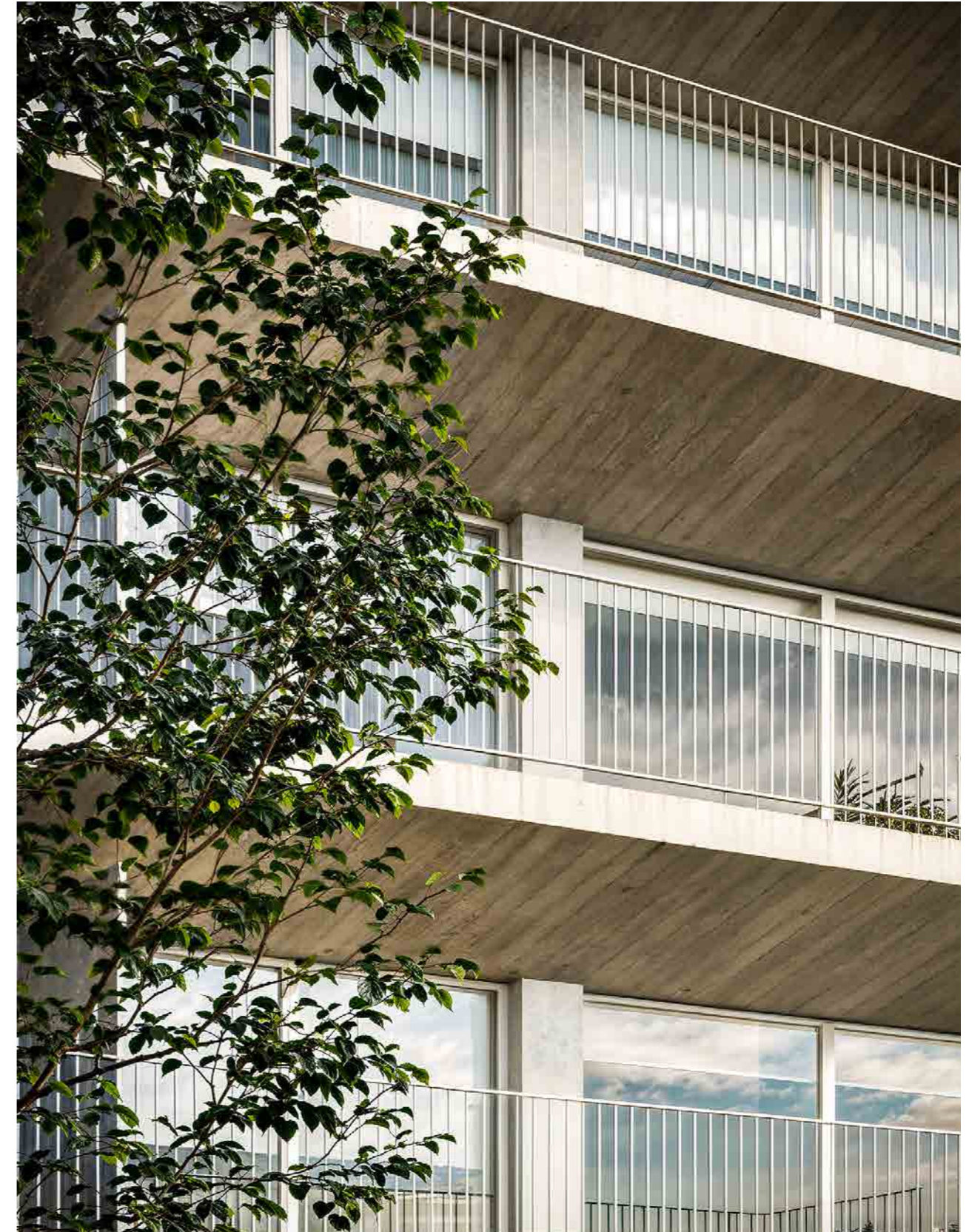
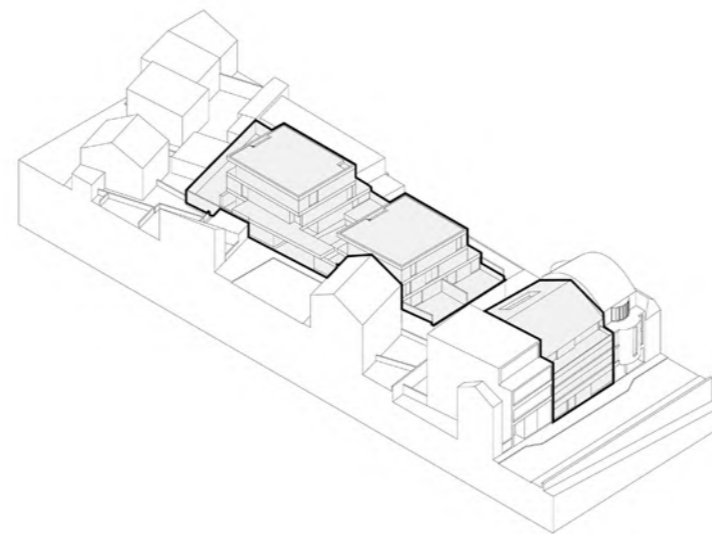
The project starts from an approved PIP (Pedido de Informação Prévia), which we should respect in order to maximize building volumetry.

**THE IDEA**

Due to the specific characteristic of the site, the project is divided in two different moments: a collective housing building (Block A) turning Rua Ciriaco Cardoso and two buildings with a house-like character (Blocks B + C) turning Praceta Prof. Luis Costa. The idea is to maximize the building area, following a volumetry approved in a previous PIP (Pedido de Informação Prévia). In that sense, block A is maintained basically with the volumetry approved before, while the other blocks are transformed and idealized in a whole new form and size.

The block A, dedicated to the short / medium term rental, is comprised mainly of 1 bedroom apartments. Blocks B+C, dedicated to family living, is comprised of four duplex houses and two penthouses.

Both buildings, due to the surroundings and their character, adopt different materialities and a different relation between them and their surroundings.



CHAPTER

# 01

TITLE

# INTRODUCTION

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# 1 INTRODUCTION SITE

## BAIRRO DOS MÚSICOS

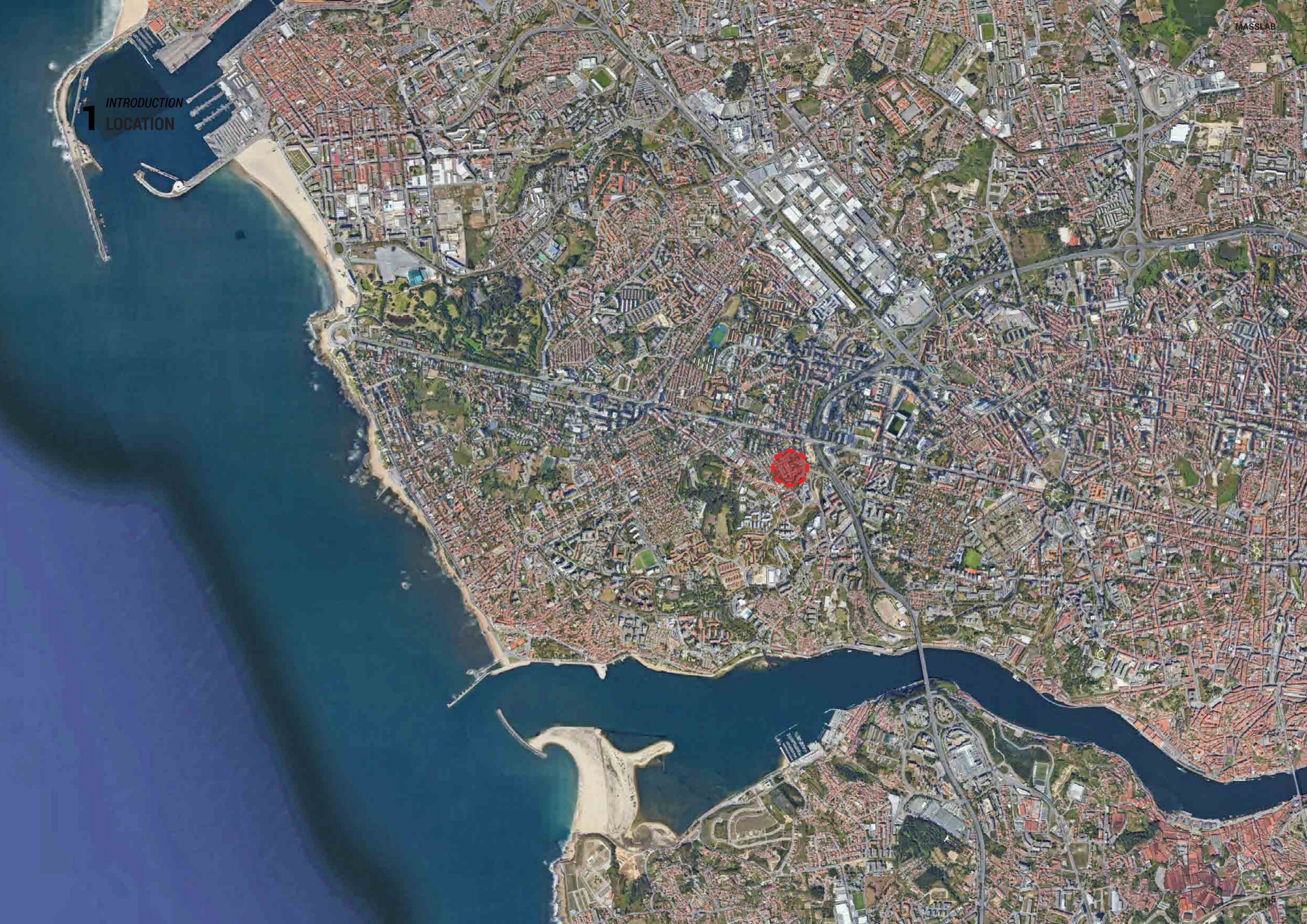
Around 1915, the conclusion of the construction of Avenida da Boavista in Porto, Portugal, has incremented the urban growth of new areas adjacent to this new axis.

In 1950, inserted in this expansionist politic and urban consolidation, a neighbourhood with 71 houses with drawn inspiration from the Modern Movement was built, called Cooperativa O Lar Familiar, later refered as Bairro dos Músicos, by the architect Mário Bonito. The neighbourhood proposed a new urban fabric, with the desgin of all the public space and with blocks of houses facing the street.

Typologically, we can find rows of houses, with one and two apartments, with dynamic and fluid façades that combine diferent colours, tilted lines from façades and roofs, pilotis, shading blinders, and bricks, all elements of the modernist building lexicon.



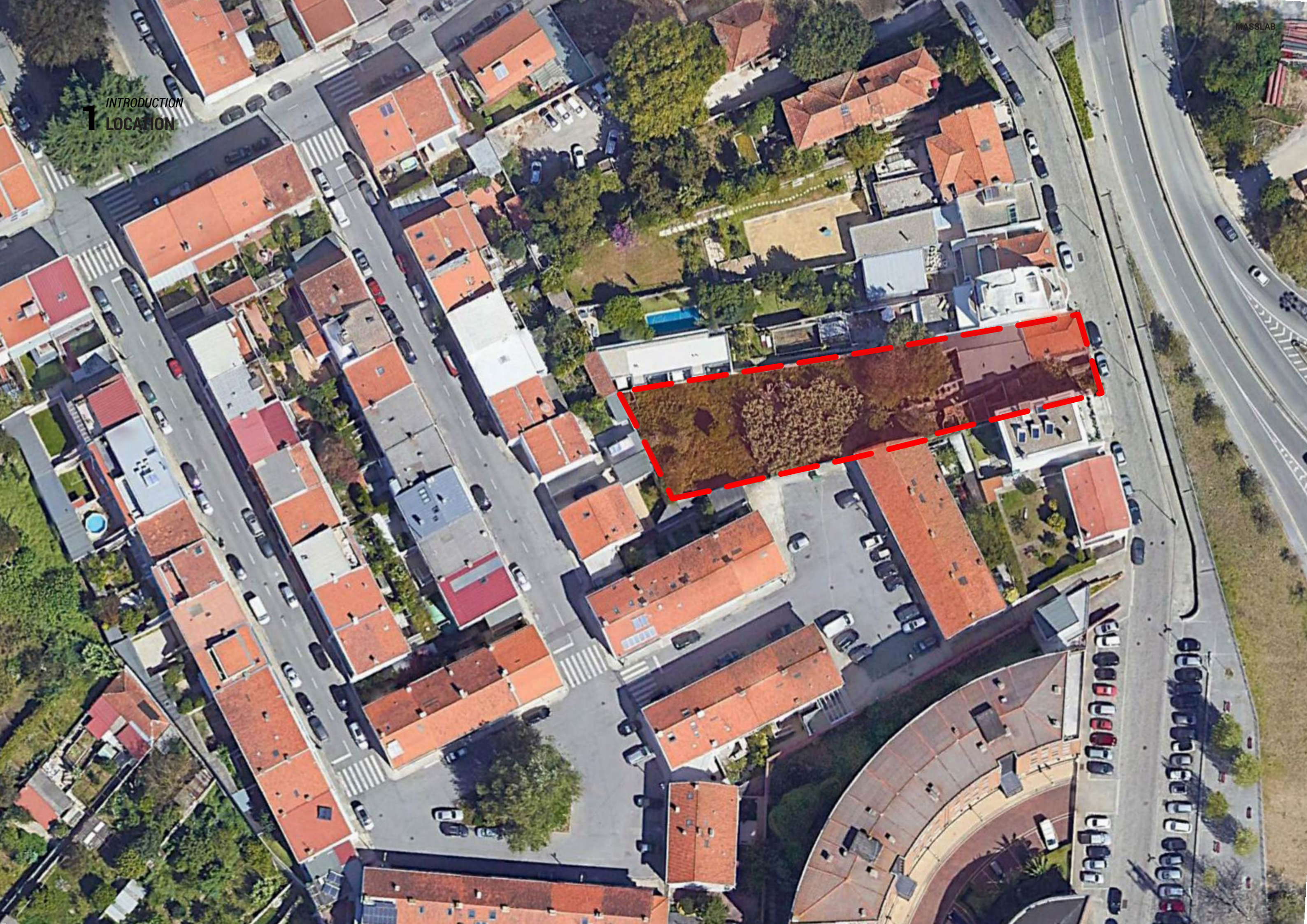
**1** INTRODUCTION  
LOCATION



**1** INTRODUCTION  
LOCATION



1 INTRODUCTION  
LOCATION



# 1 INTRODUCTION

## URBAN ANALYSIS

- 1. ESTÁDIO DO BESSA
- 2. CASA DA MÚSICA
- 3. EDIFÍCIO BURGO
- 4. SERRALVES
- 5. LYCÉE FRANÇAIS INTERNATIONAL
- 6. COLÉGIO ALEMÃO
- 7. JARDIM BOTÂNICO DO PORTO
- 8. COLÉGIO CEBES
- 9. CATÓLICA PORTO BUSINESS SCHOOL
- 10. PARQUE DESPORTIVO DE RAMALDE
- 11. SHERATON HOTEL & SPA
- 12. COLÉGIO INGLÊS
- 13. BAIRRO DE HOLLYWOOD
- 14. BAIRRO GOMES DA COSTA
- 15. PINHEIRO MANSO



1 INTRODUCTION  
ROAD ANALYSIS



AV. DO DR. ANTUNES GUIMARÃES

VIA DE CINTURA INTERNA

AV DA BOAVISTA

AV. DO MARECHAL GOMES DA COSTA

RUA DE DIOGO BOTELHO

RUA DO CAMPO ALEGRE

PONTE DA ARRÁBIDA

Because changing how  
people live will always  
**change the world**

CHAPTER

# 02

TITLE

# CONCEPT

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CONTENT

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**2** *CONCEPT*  
**CONCEPT**

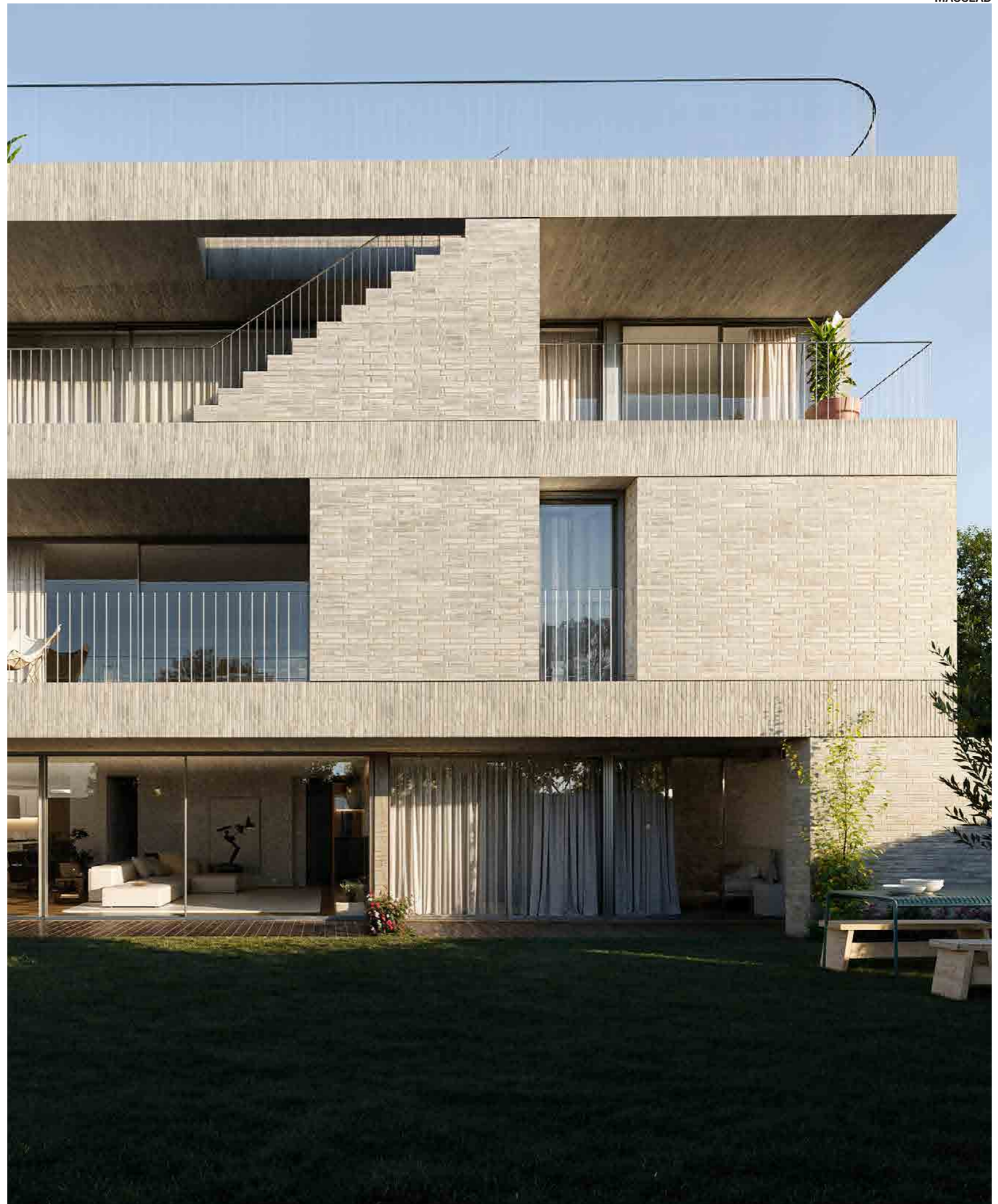
**TWO IN ONE**

The site combines a big portion of terrain inside Bairro dos Músicos and a portion of terrain facing Ciríaco Cardoso street, with two different realities which translates into two different types of buildings with two different formal and typological approaches.

One portion of the plot faces Rua Ciríaco Cardoso, a more dense and high-traffic street, and it's part of a series of collective housing buildings in a row. The other portion of the plot faces Praceta Professor Luis Costa comprising mostly of single-family houses and it's part of the Bairro dos Músicos neighborhood. The big challenge was to merge these two realities into one holistic vision.

Due to the topography of the site, these two moments couldn't have a connection between them. Because of that, our proposal is based on creating two different buildings: one as a collective housing turning Rua Ciríaco Cardoso, denser and comprised, mainly of small typologies apartments dedicated especially to short/medium term rental; and the other portion of terrain, quieter and low-traffic, with two volumes of bigger apartments with gardens, dedicated to family living, facing Bairro dos Músicos.

Both buildings, due to their surroundings and their own character, adopt different materials and a different relation between them and their surroundings. While one is more urban and adopts new and contemporary materials like metal cladding, with a direct relationship with the street, appropriate for young and dynamic people, the other has a different scale, clad in brick, and a more subtle relationship between inside and outside, suitable for families.



# 2 CONCEPT SITEPLAN



CHAPTER

# 03

TITLE

# MASSING

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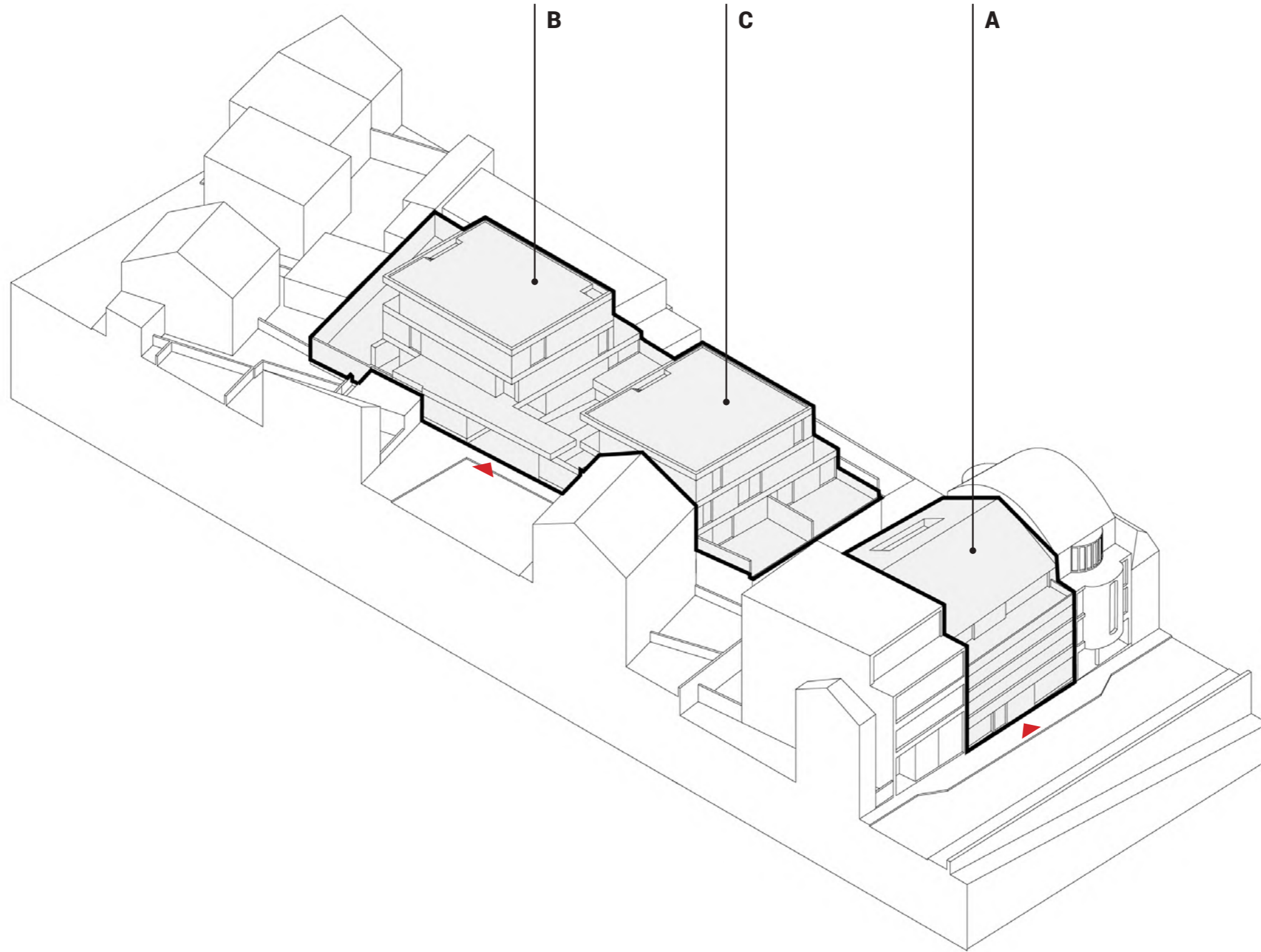
CONTENT

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GUIDING PRINCIPLES

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# 3 MASSING GUIDING PRINCIPLES



CHAPTER

# 04

TITLE

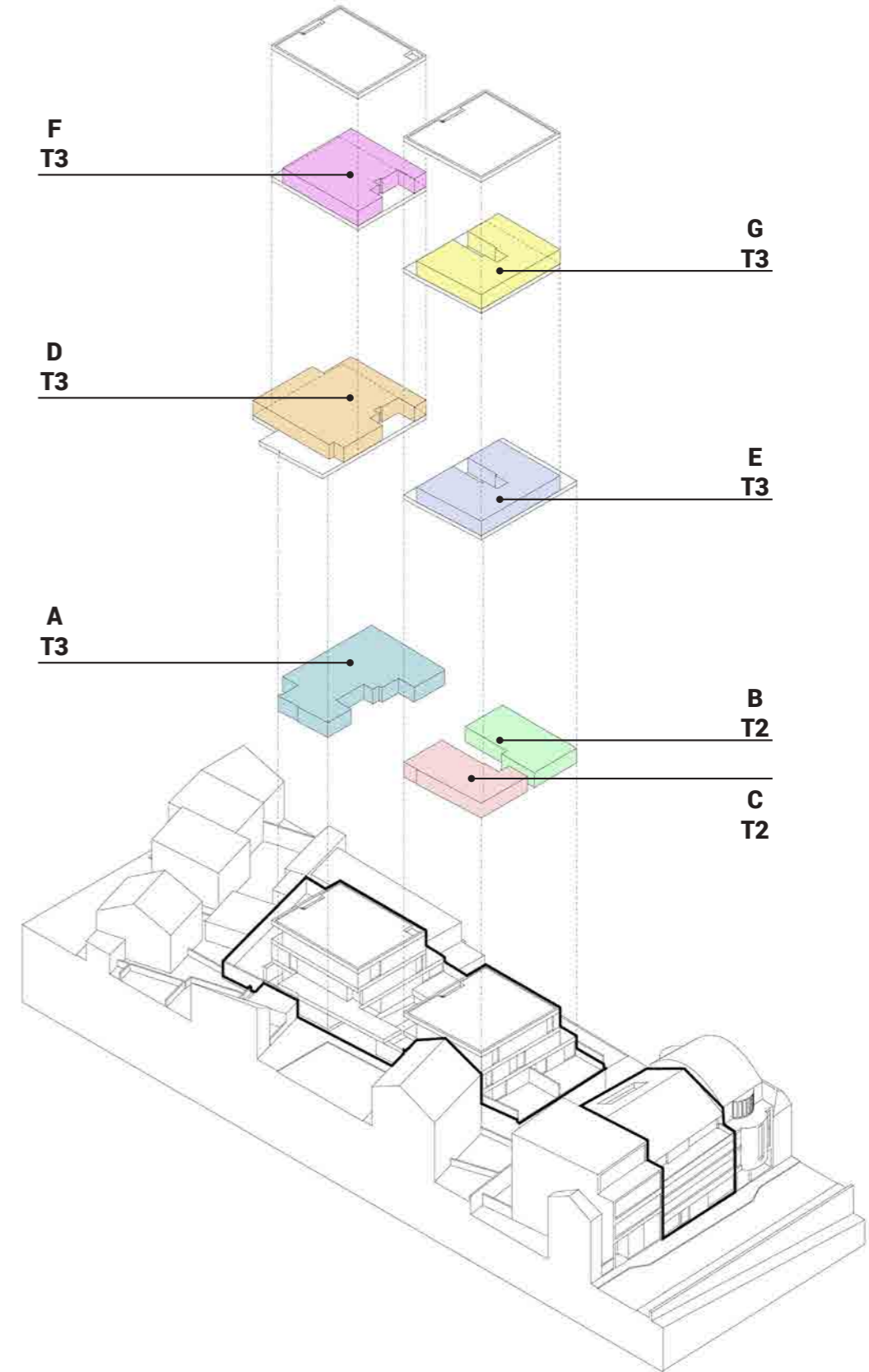
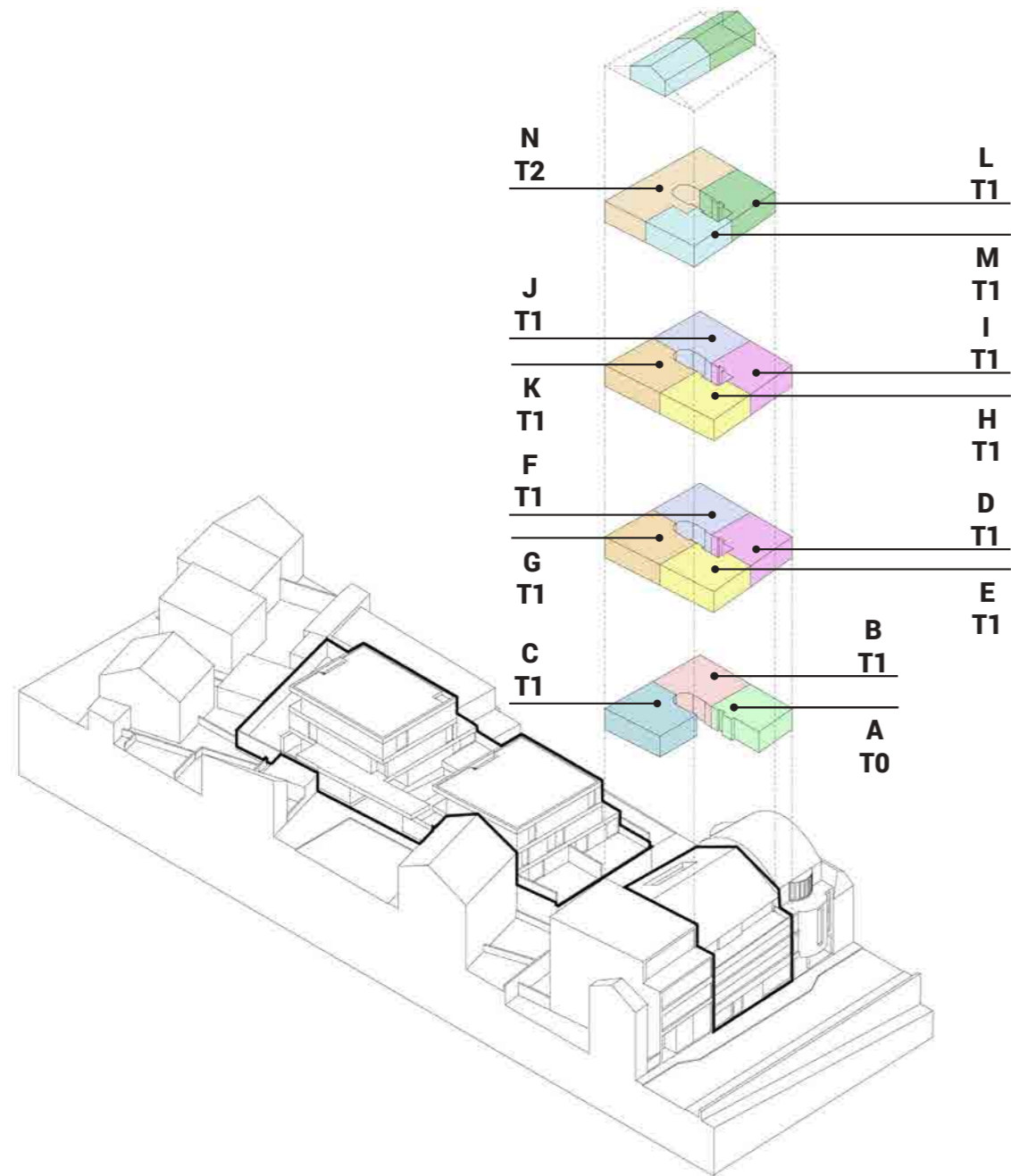
# ORGANIZATION & FUNCTIONALITY

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BLOCKS B+C (ROOF PLAN)	27
BLOCK B	28
BLOCK C	31

# 4 ORGANIZATION & FUNCTIONALITY PROGRAM



**4 ORGANIZATION & FUNCTIONALITY**  
**AREAS**

**FASE 01 - BLOCO A**

ÁREA DE TERRENO  
 ÁREA DE CEDÊNCIA A INTEGRAR NO DOMÍNIO PÚBLICO  
 ÁREA DE IMPLANTAÇÃO DO EDIFÍCIO  
 ÁREA TOTAL DE CONSTRUÇÃO  
 ÁREA DE EDIFICAÇÃO  
 ÁREA DE IMPERMEABILIZAÇÃO  
 ÍNDICE DE IMPERMEABILIZAÇÃO  
 N.º DE PISOS ACIMA DA COTA DA SOLEIRA  
 N.º DE PISOS ABAIXO DA COTA DA SOLEIRA  
 CÉRCEA  
 ÁREA DE LOGRADOURO  
 VOLUMETRIA

**FASE 02 - BLOCO B + BLOCO C**

ÁREA DE TERRENO  
 ÁREA DE CEDÊNCIA A INTEGRAR NO DOMÍNIO PÚBLICO  
 ÁREA DE IMPLANTAÇÃO DO EDIFÍCIO  
 ÁREA TOTAL DE CONSTRUÇÃO  
 ÁREA DE EDIFICAÇÃO  
 ÁREA DE IMPERMEABILIZAÇÃO  
 ÍNDICE DE IMPERMEABILIZAÇÃO  
 N.º DE PISOS ACIMA DA COTA DA SOLEIRA  
 N.º DE PISOS ABAIXO DA COTA DA SOLEIRA  
 CÉRCEA  
 ÁREA DE LOGRADOURO  
 VOLUMETRIA

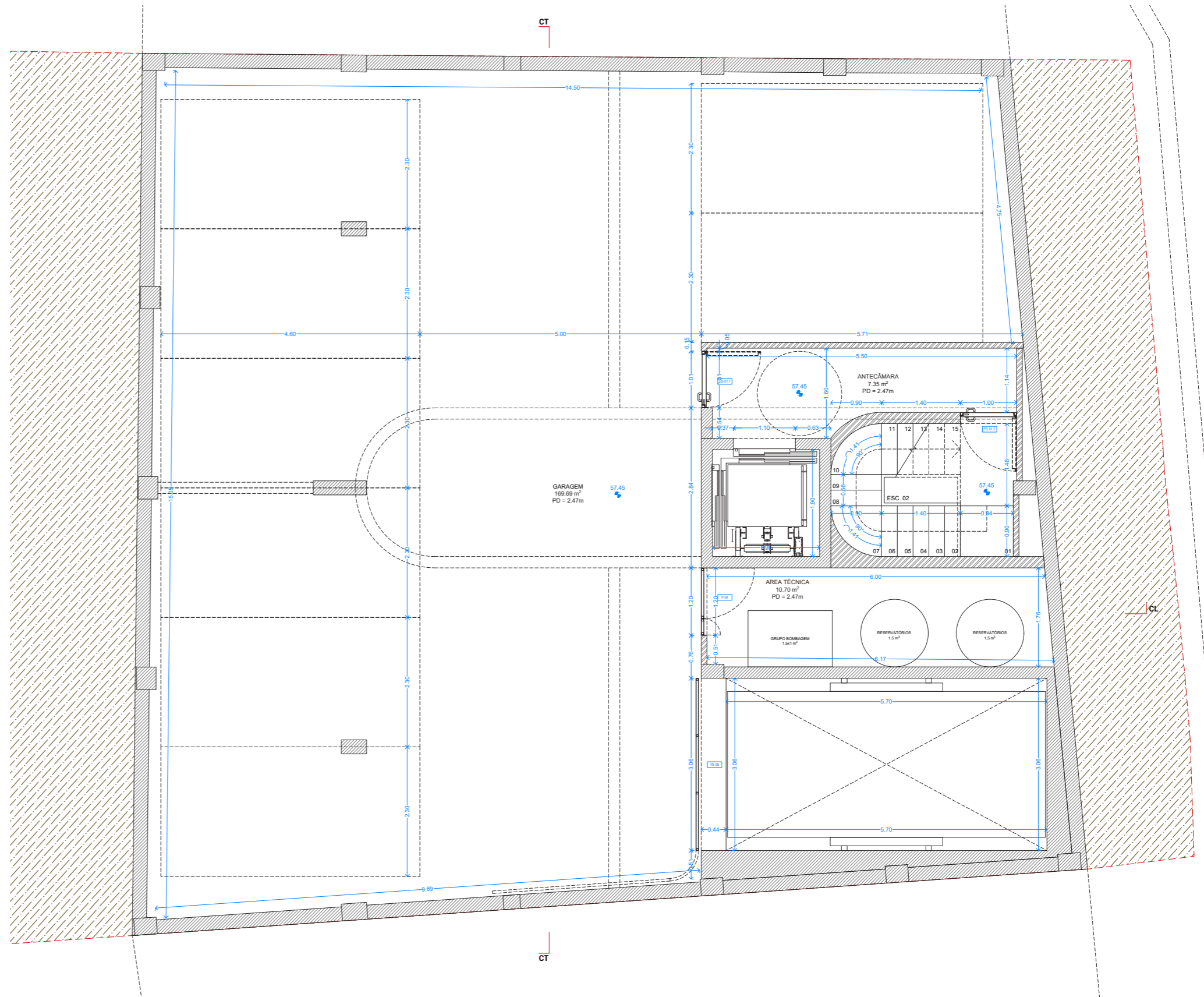
**GERAL**

ÁREA DE TERRENO	1 373.11 m2
ÁREA DE CEDÊNCIA A INTEGRAR NO DOMÍNIO PÚBLICO	29.35 m2
ÁREA DE IMPLANTAÇÃO DO EDIFÍCIO	786.61 m2
ÁREA TOTAL DE CONSTRUÇÃO	3 103.64 m2
ÁREA DE EDIFICAÇÃO	2 174.26 m2
ÁREA DE IMPERMEABILIZAÇÃO	806.15 m2
ÍNDICE DE IMPERMEABILIZAÇÃO	0.60
N.º DE PISOS ACIMA DA COTA DA SOLEIRA	3   5
N.º DE PISOS ABAIXO DA COTA DA SOLEIRA	1
CÉRCEA	8.76   11.36
ÁREA DE LOGRADOURO	587.13 m2
VOLUMETRIA	6 490.80 m3

# 4 ORGANIZATION & FUNCTIONALITY BLOCK A

## ESTACIONAMENTO

8 LUGARES



**4** ORGANIZATION & FUNCTIONALITY  
BLOCK A

**APARTAMENTO T0 (FRAÇÃO A)** 47 m<sup>2</sup>  
SALA / QUARTO



**APARTAMENTO T1 (FRAÇÃO D)** 52 m<sup>2</sup>  
SALA / QUARTO



**APARTAMENTO T1 (FRAÇÃO E)** 59 m<sup>2</sup>  
SALA / QUARTO  
VARANDA

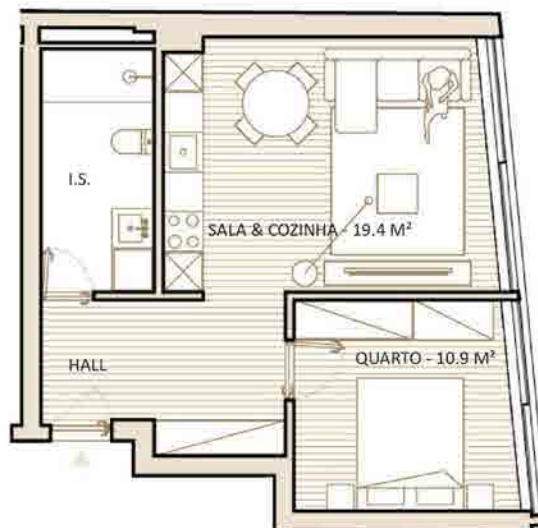


ORGANIZATION & FUNCTIONALITY  
**4** BLOCK A

**APARTAMENTO T0 (FRAÇÃO G)** 52 m<sup>2</sup>  
 SALA / QUARTO



**APARTAMENTO T1 (FRAÇÃO H)** 52 m<sup>2</sup>  
 SALA / QUARTO



**APARTAMENTO T1 (FRAÇÃO K)** 52 m<sup>2</sup>  
 SALA / QUARTO



4 ORGANIZATION & FUNCTIONALITY  
BLOCK A

APARTAMENTO T1 DUPLEX (FRAÇÃO L) 84 m<sup>2</sup>

SALA / QUARTO  
VARANDA

DUPLEX 1º PISO



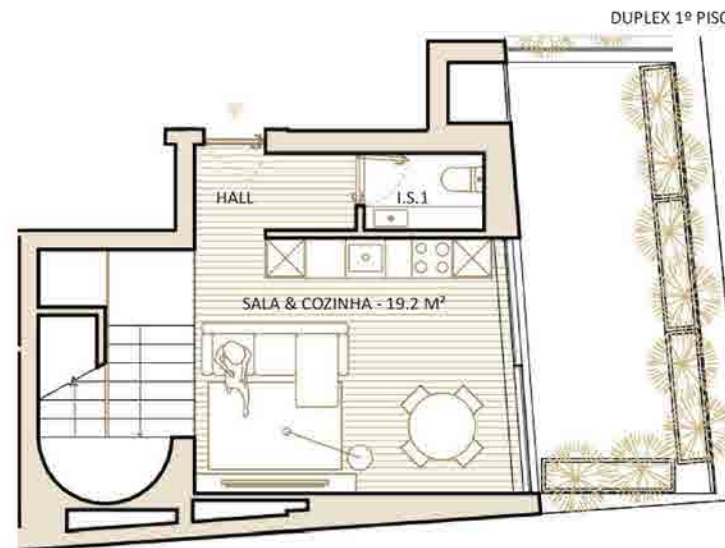
DUPLEX 2º PISO



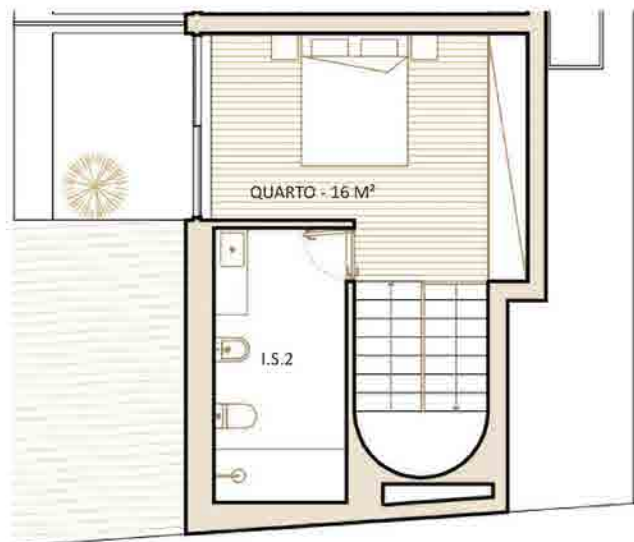
4 ORGANIZATION & FUNCTIONALITY  
BLOCK A

APARTAMENTO T1 DUPLEX (FRAÇÃO N) 80 m<sup>2</sup>

SALA / QUARTO  
VARANDA



DUPLEX 1º PISO



DUPLEX 2º PISO



4 ORGANIZATION & FUNCTIONALITY







4 ORGANIZATION & FUNCTIONALITY  
BLOCK B

**APARTAMENTO T3 (FRAÇÃO)** 201m<sup>2</sup>  
SALA / QUARTO  
VARANDA



**4** ORGANIZATION & FUNCTIONALITY  
**BLOCK B**

**APARTAMENTO T3 (FRAÇÃO Q)**

**151m<sup>2</sup>**

SALA / QUARTO  
 VARANDA



**4** ORGANIZATION & FUNCTIONALITY  
BLOCK C

**APARTAMENTO T2 (FRAÇÃO R)**

**96 m<sup>2</sup>**

SALA / QUARTO  
VARANDA

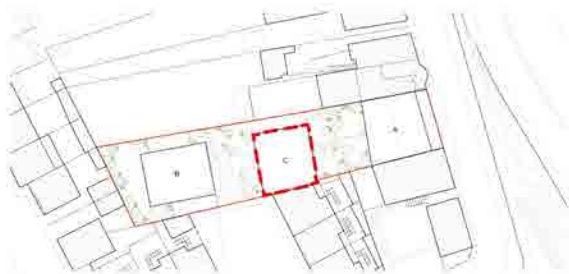


**4** ORGANIZATION & FUNCTIONALITY  
**BLOCK C**

**APARTAMENTO T2 (FRAÇÃO S)**

**95 m<sup>2</sup>**

SALA / QUARTO  
 VARANDA



**4** ORGANIZATION & FUNCTIONALITY  
**BLOCK C**

**APARTAMENTO T3 (FRAÇÃO T)**

**142 m<sup>2</sup>**

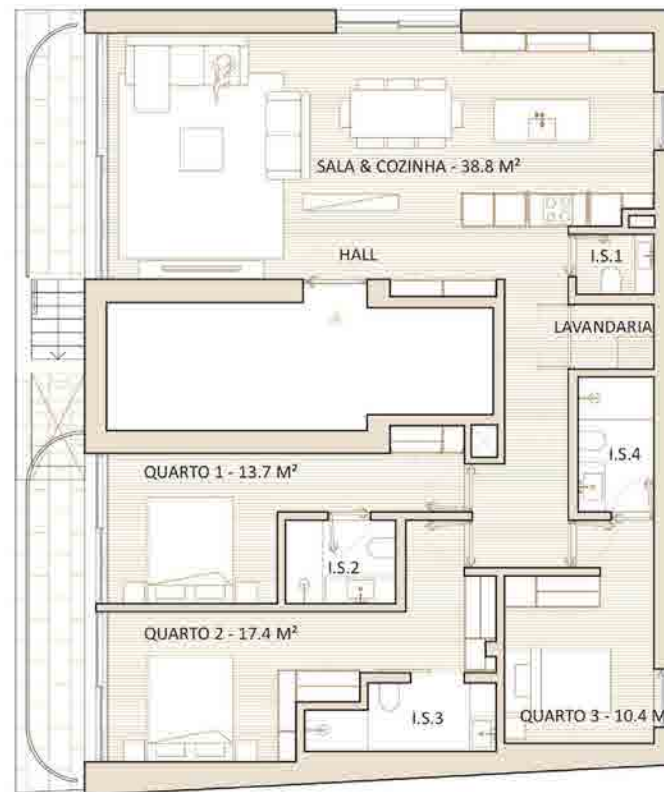
SALA / QUARTO  
 VARANDA



**4** ORGANIZATION & FUNCTIONALITY  
**BLOCK C**

**APARTAMENTO T3 (FRAÇÃO U)** 142 m<sup>2</sup>

SALA / QUARTO  
 VARANDA



CHAPTER

# 06

TITLE

# FACADE

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**6** *FACADE*  
**FRONT FAÇADE - BLOCK A**



**6** *FACADE*  
**BACK FAÇADE - BLOCK A**



**6** *FACADE*  
**ENTRANCE - BLOCKS B+C**



6 **FACADE**



6 *FACADE*  
FAÇADE BLOCK C



CHAPTER

# 07

TITLE

# INTERIOR DESIGN

CONTENT

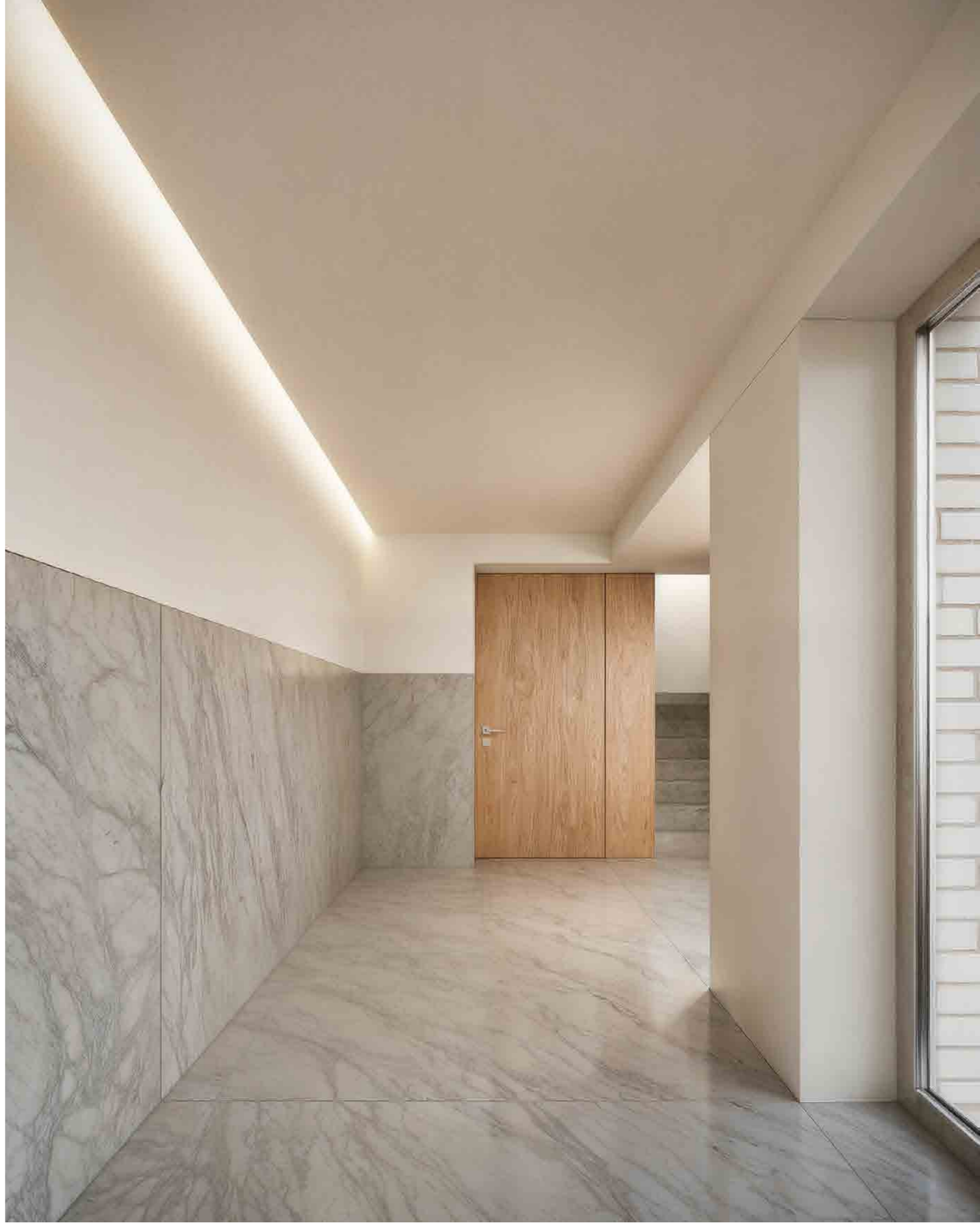
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BLOCK B - T3 GROUND FLOOR	45
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**7** INTERIOR DESIGN  
BLOCK A - T1 DUPLEX



**7** *INTERIOR DESIGN*  
**BLOCK B - ENTRANCE**



**7** *INTERIOR DESIGN*  
**BLOCK C - ENTRANCE**



**7** INTERIOR DESIGN  
BLOCK B - T3 GROUND FLOOR



**7** *INTERIOR DESIGN*  
**BLOCK B - T3 GROUND FLOOR**



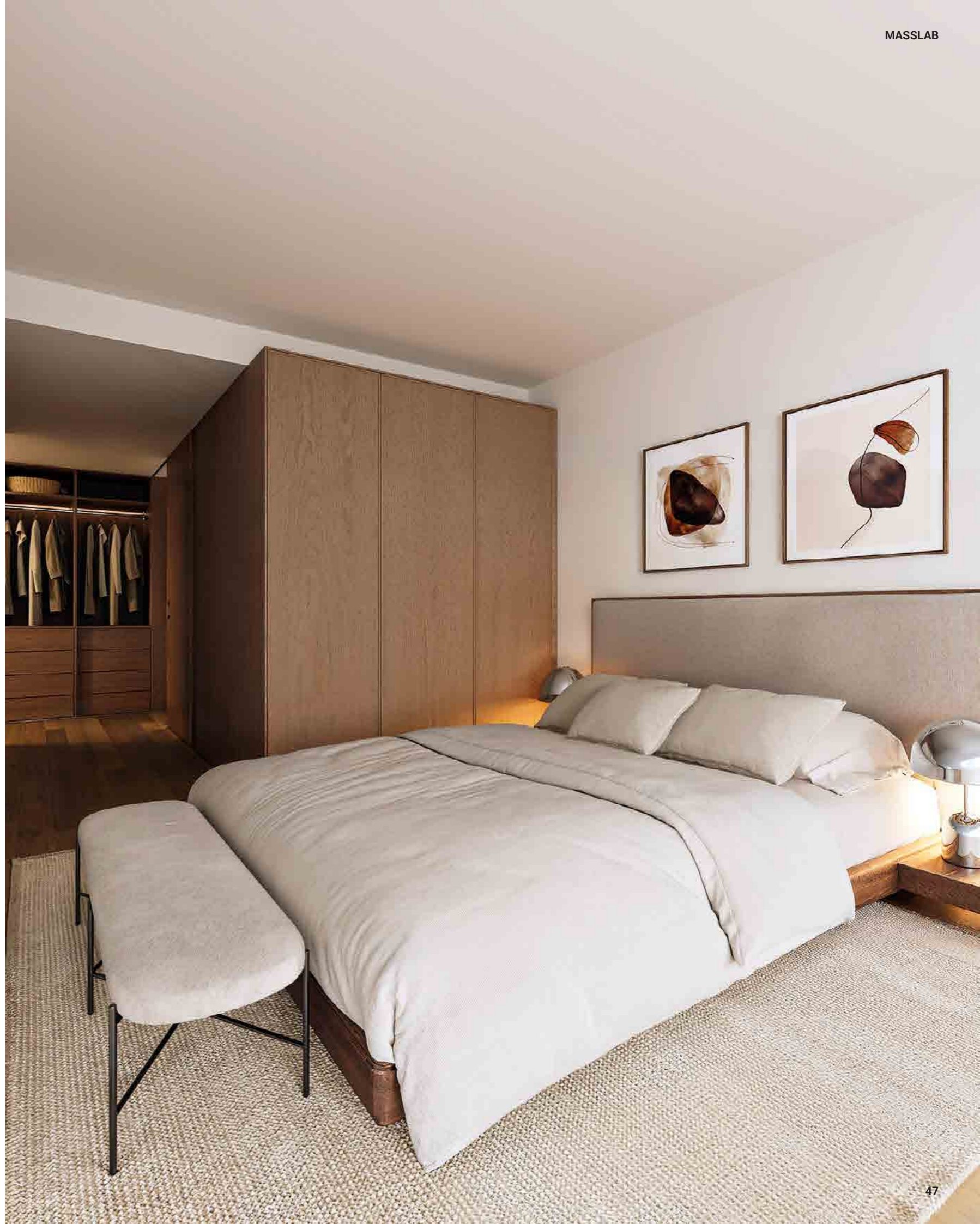
**7** INTERIOR DESIGN  
BLOCK B - T2 GROUND FLOOR



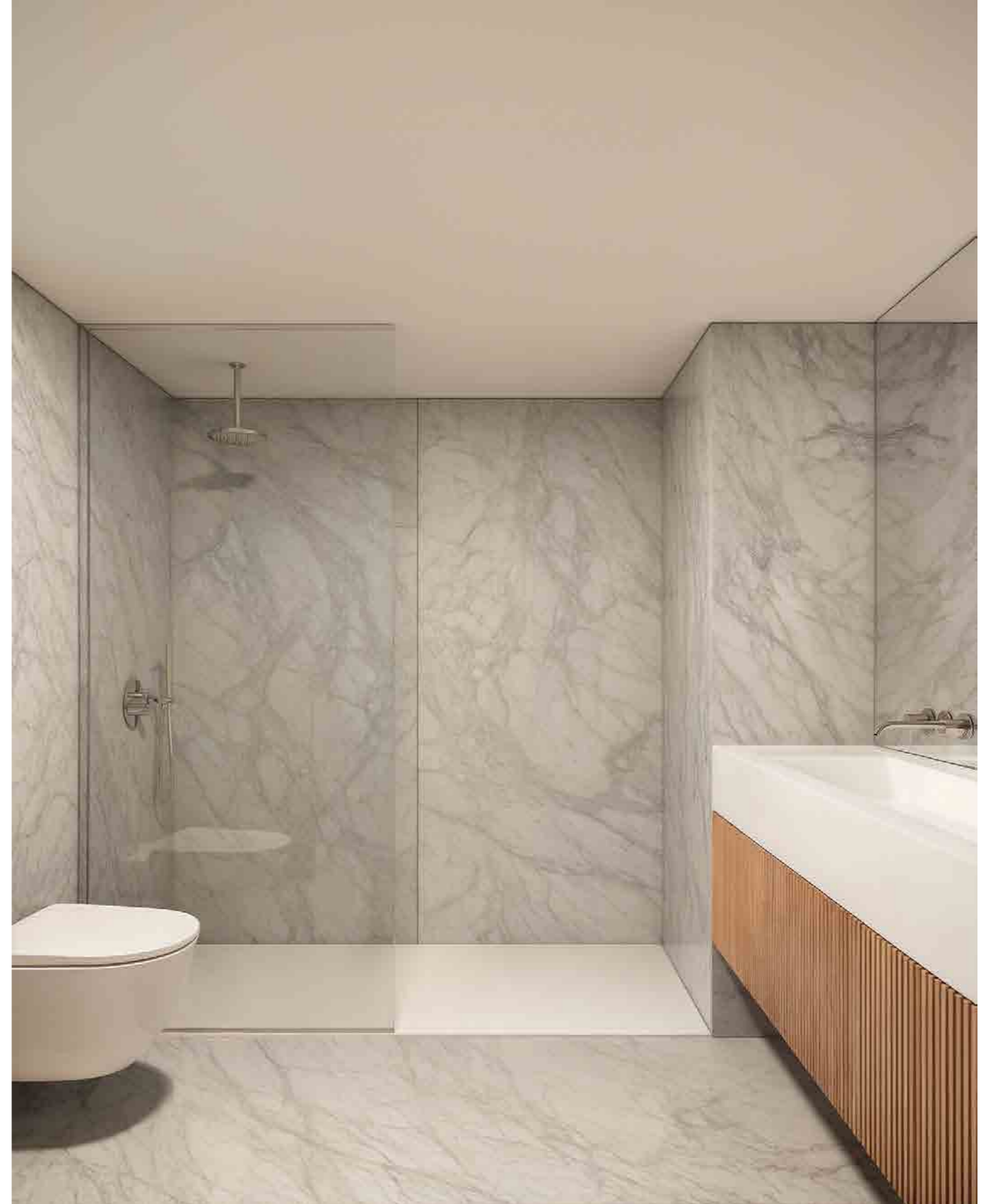
**7** *INTERIOR DESIGN*  
**BLOCK C - T3 KITCHEN**



**7** INTERIOR DESIGN  
BLOCK C - BEDROOM



**7** INTERIOR DESIGN  
**BATHROOM**



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