

# The Bulevardi Hotel

07.09.2020



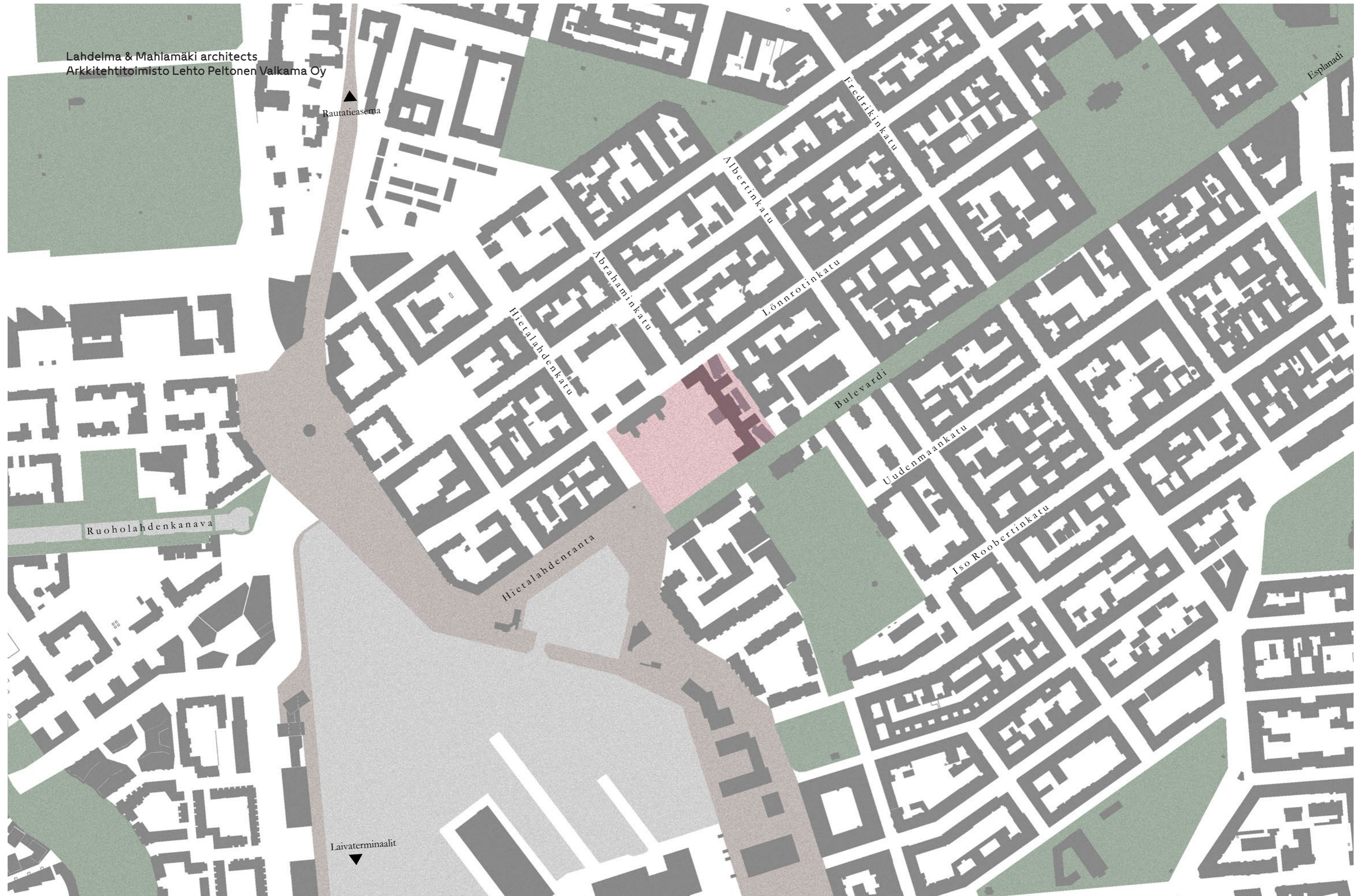


Massing plan 1:4000

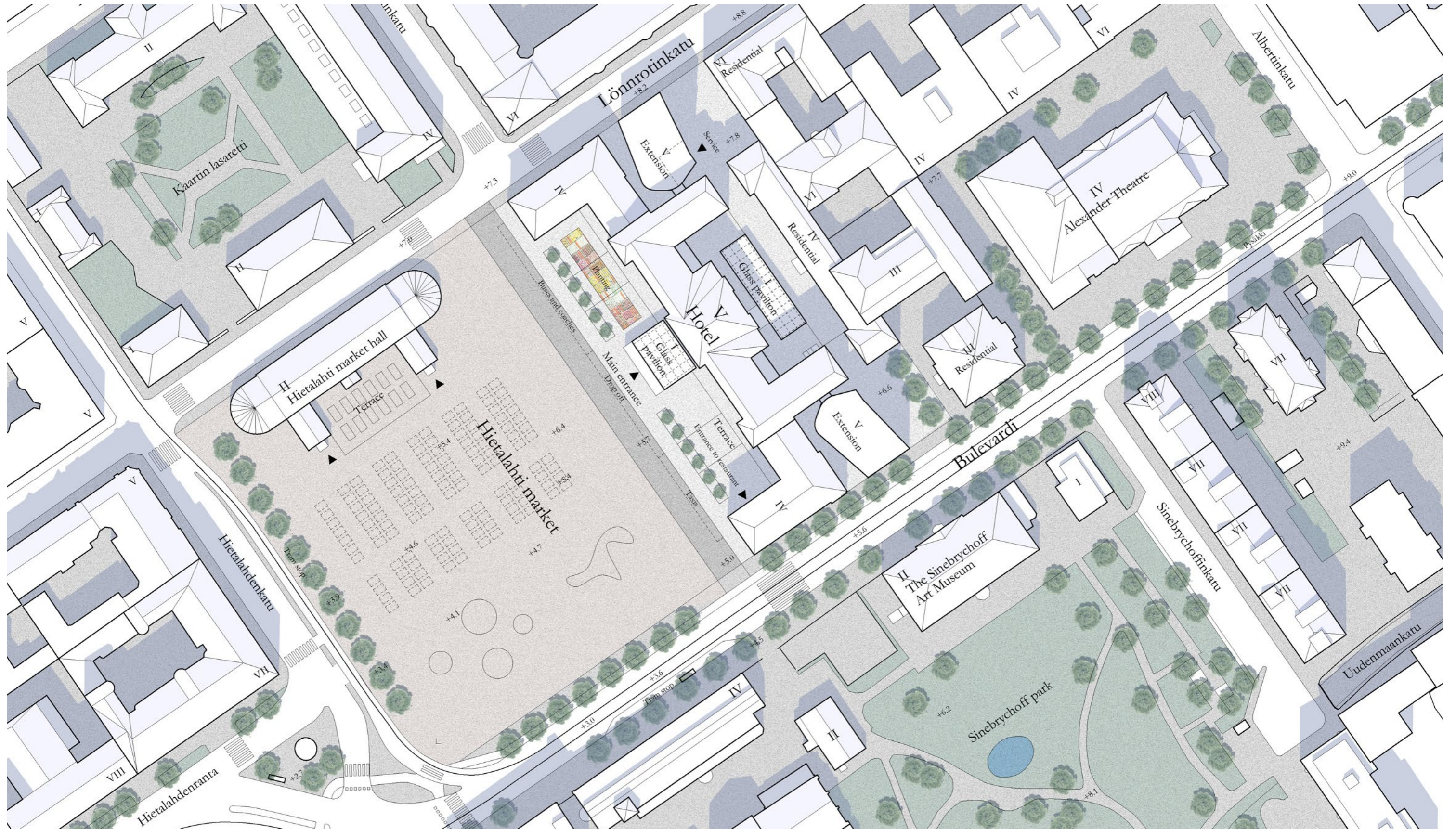
Lahdelma & Mahlamäki architects  
Arkkittehtitoimisto Lehto Peltonen Valkama Oy

Rautatieasema ▲

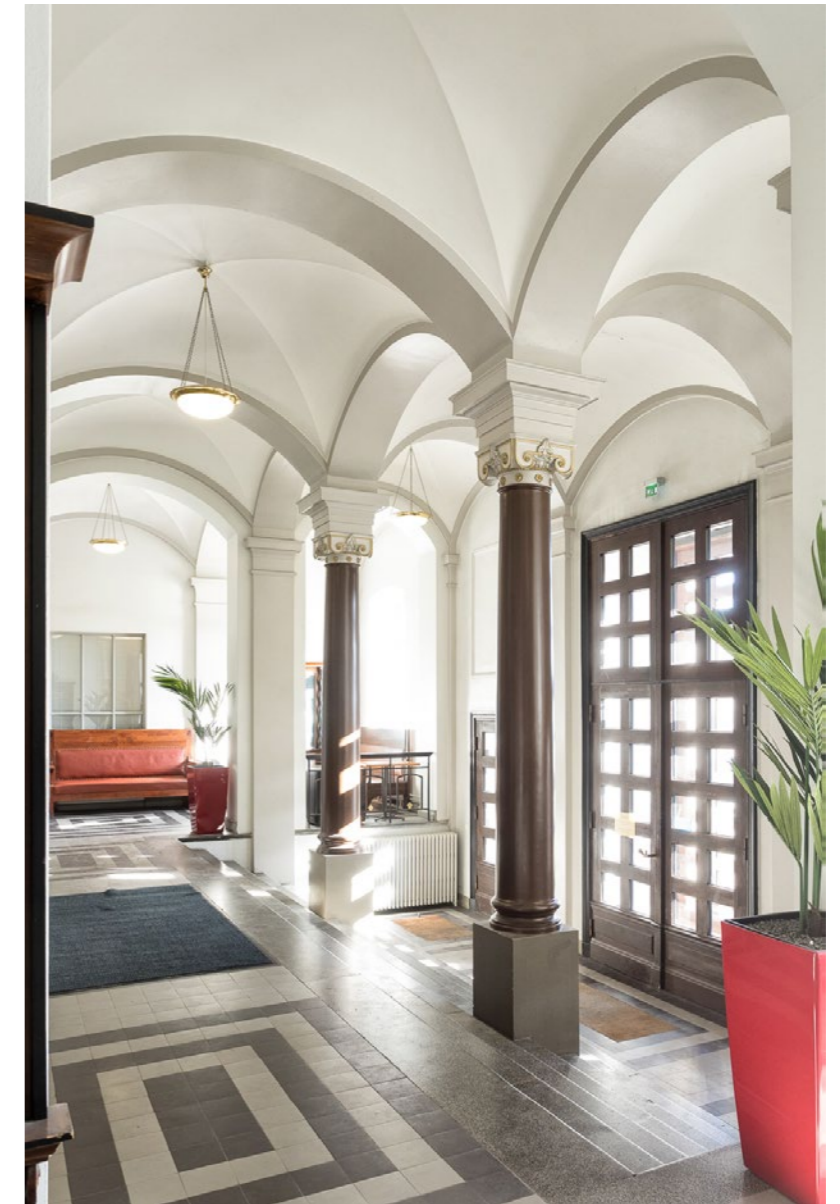
Esplanadi

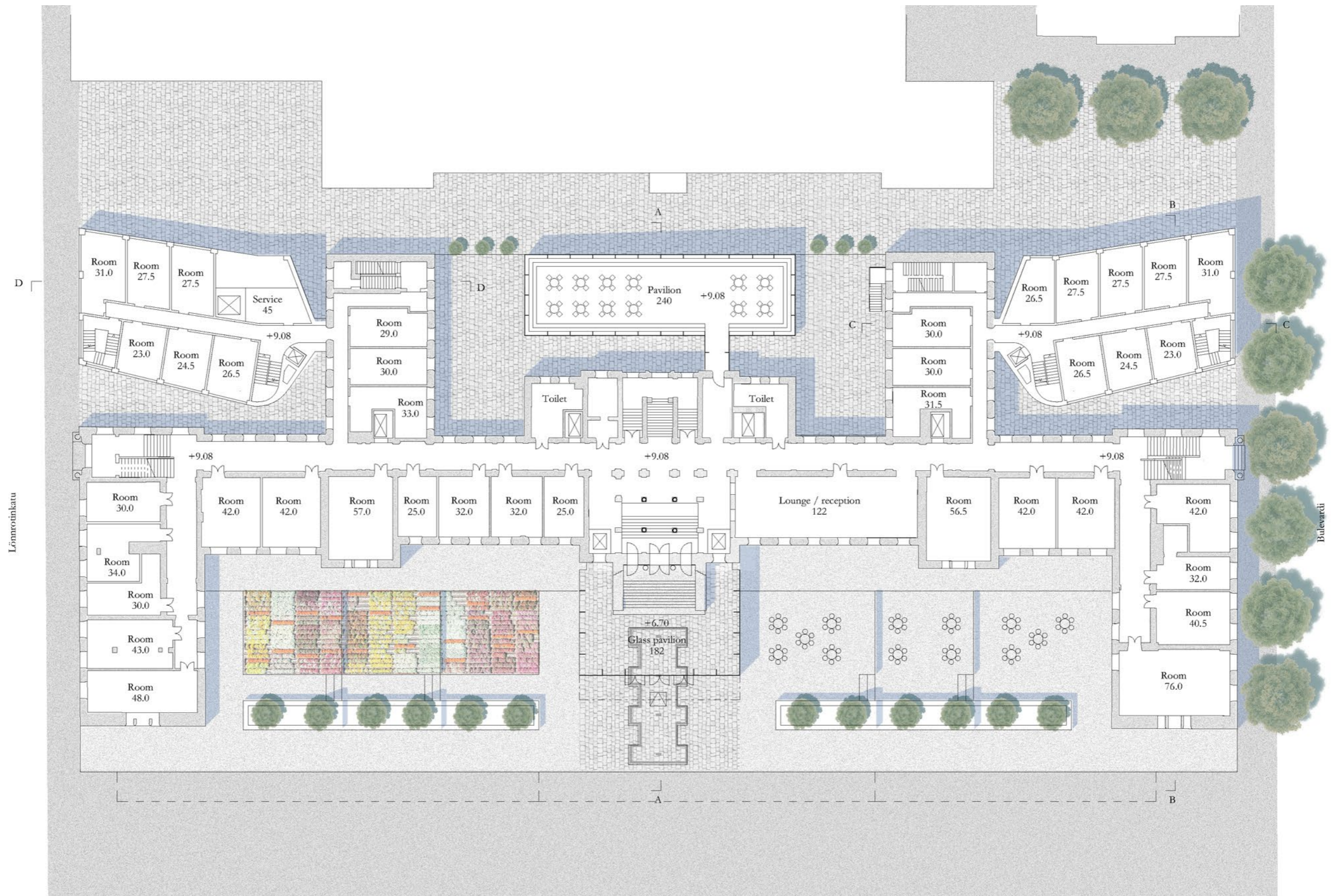


Location plan 1:4000

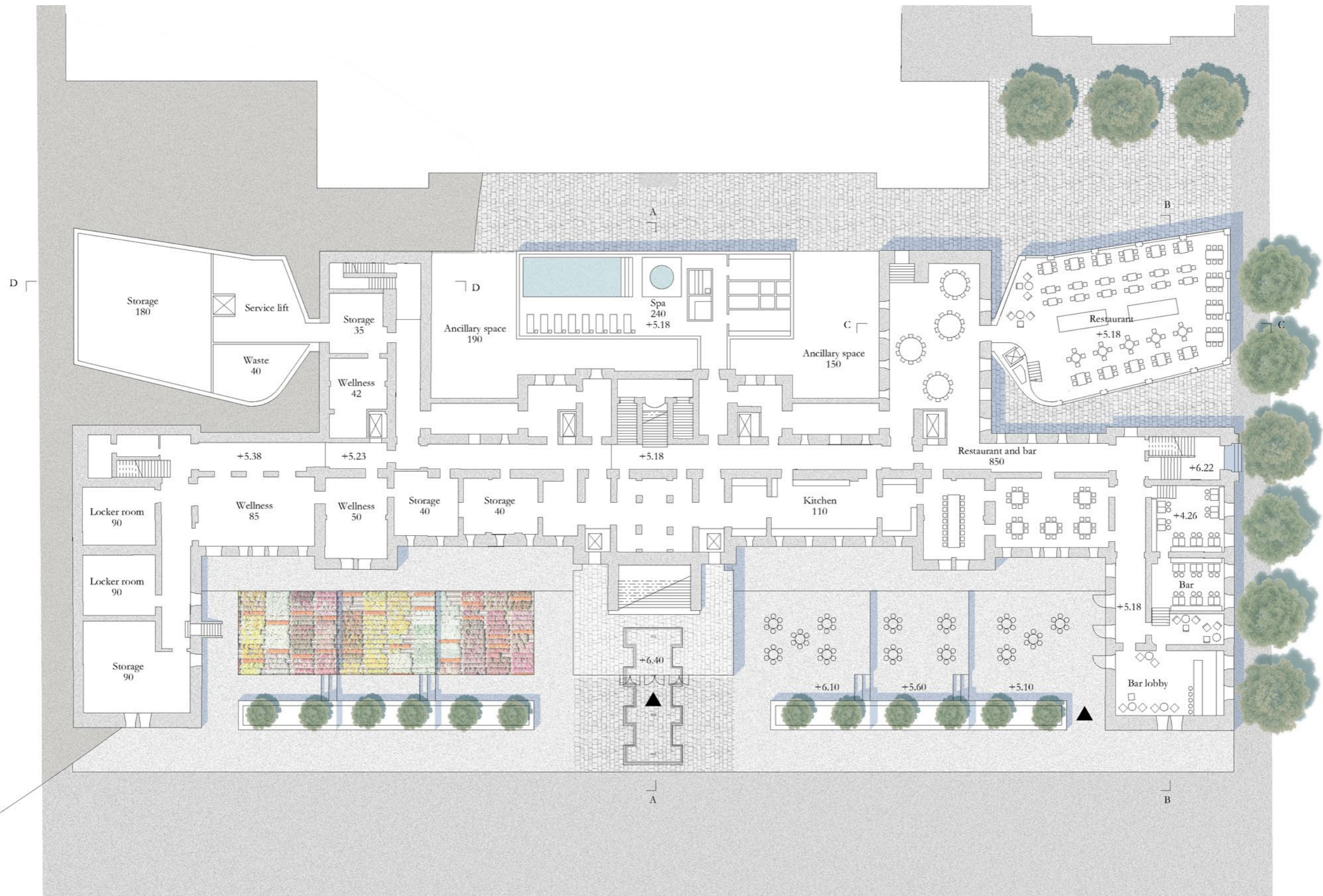


Site plan 1:1000

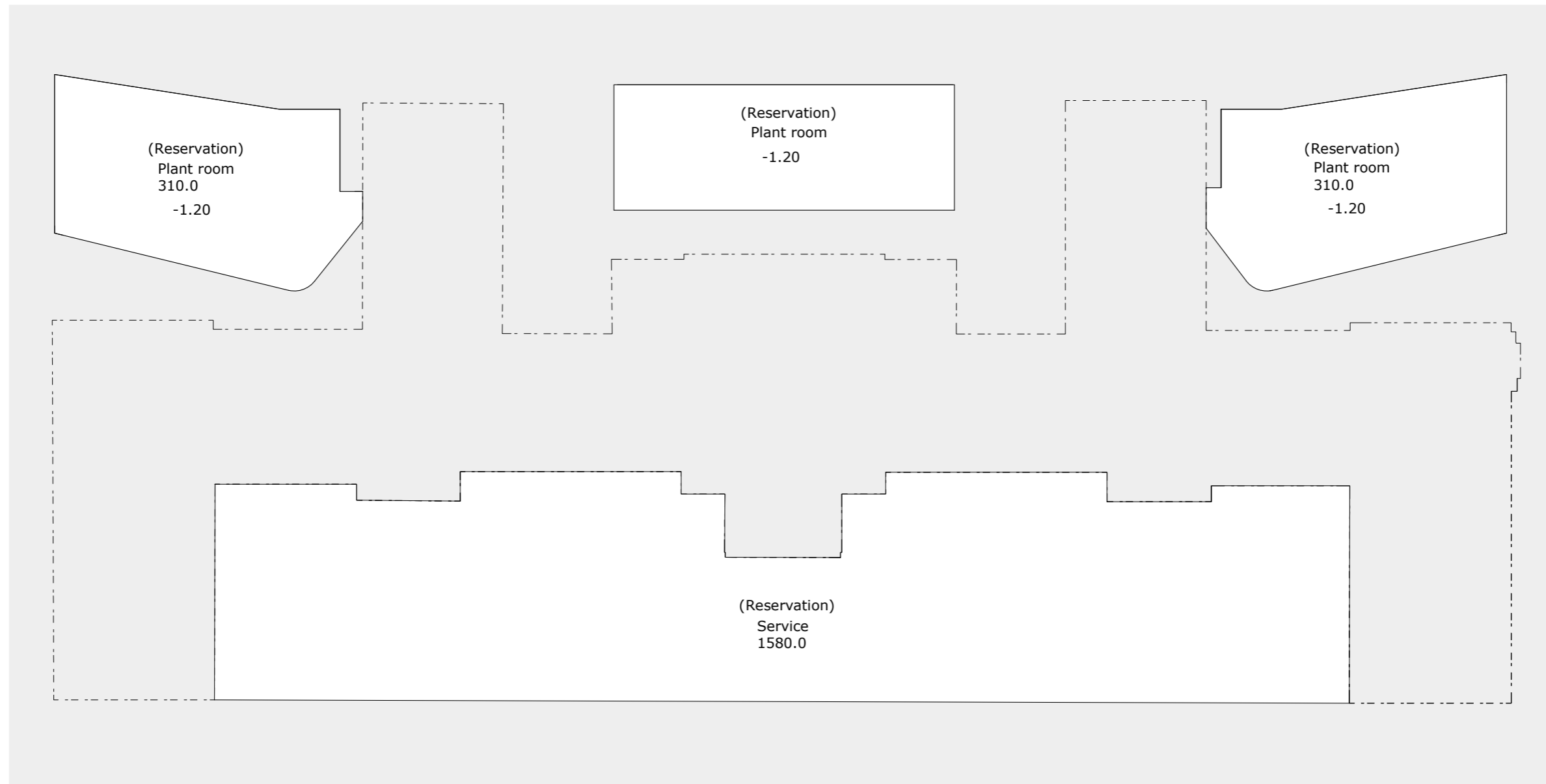




Ground floor plan (+9.08) 1:400

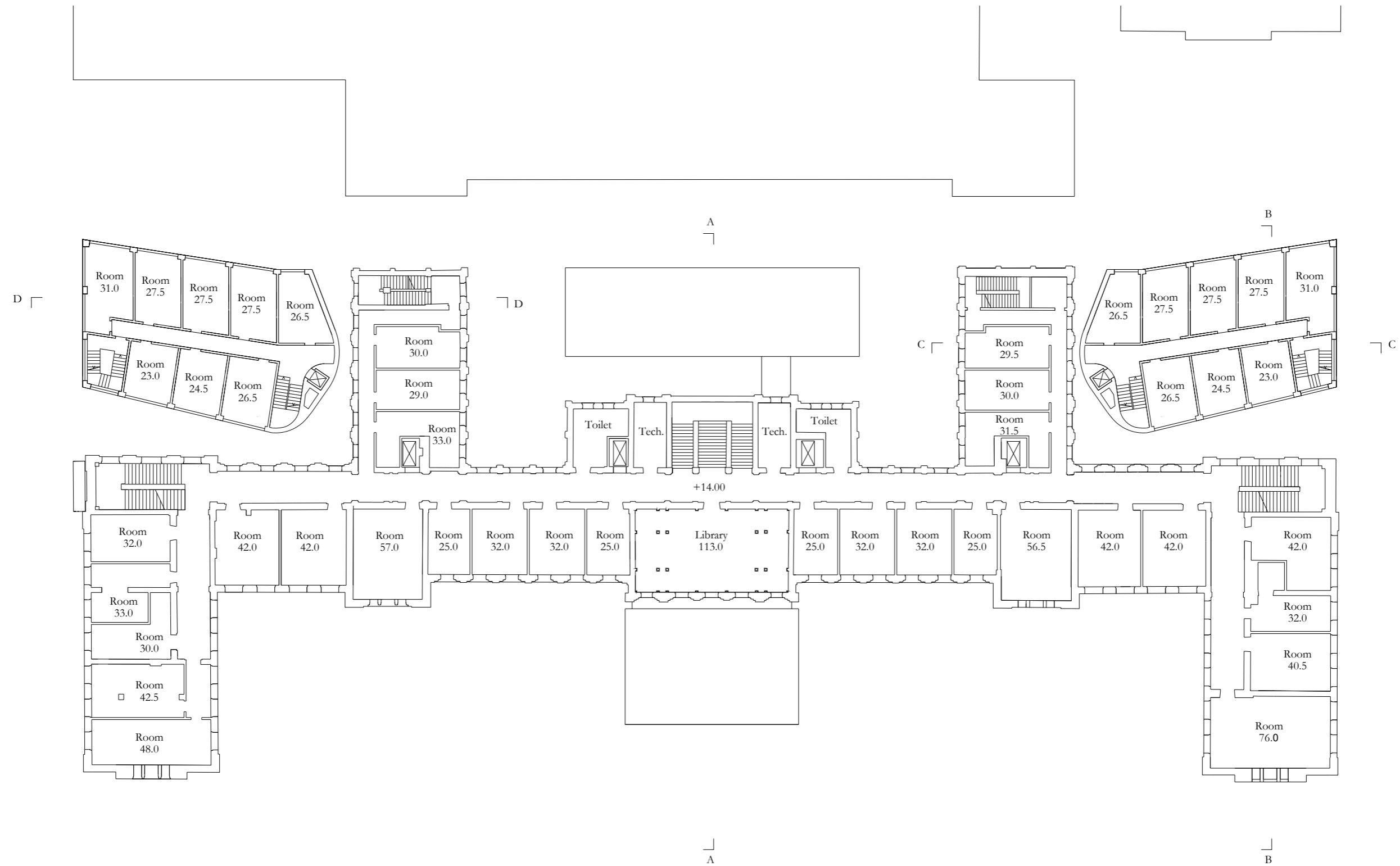


Basement floor plan (+5.18) 1:400

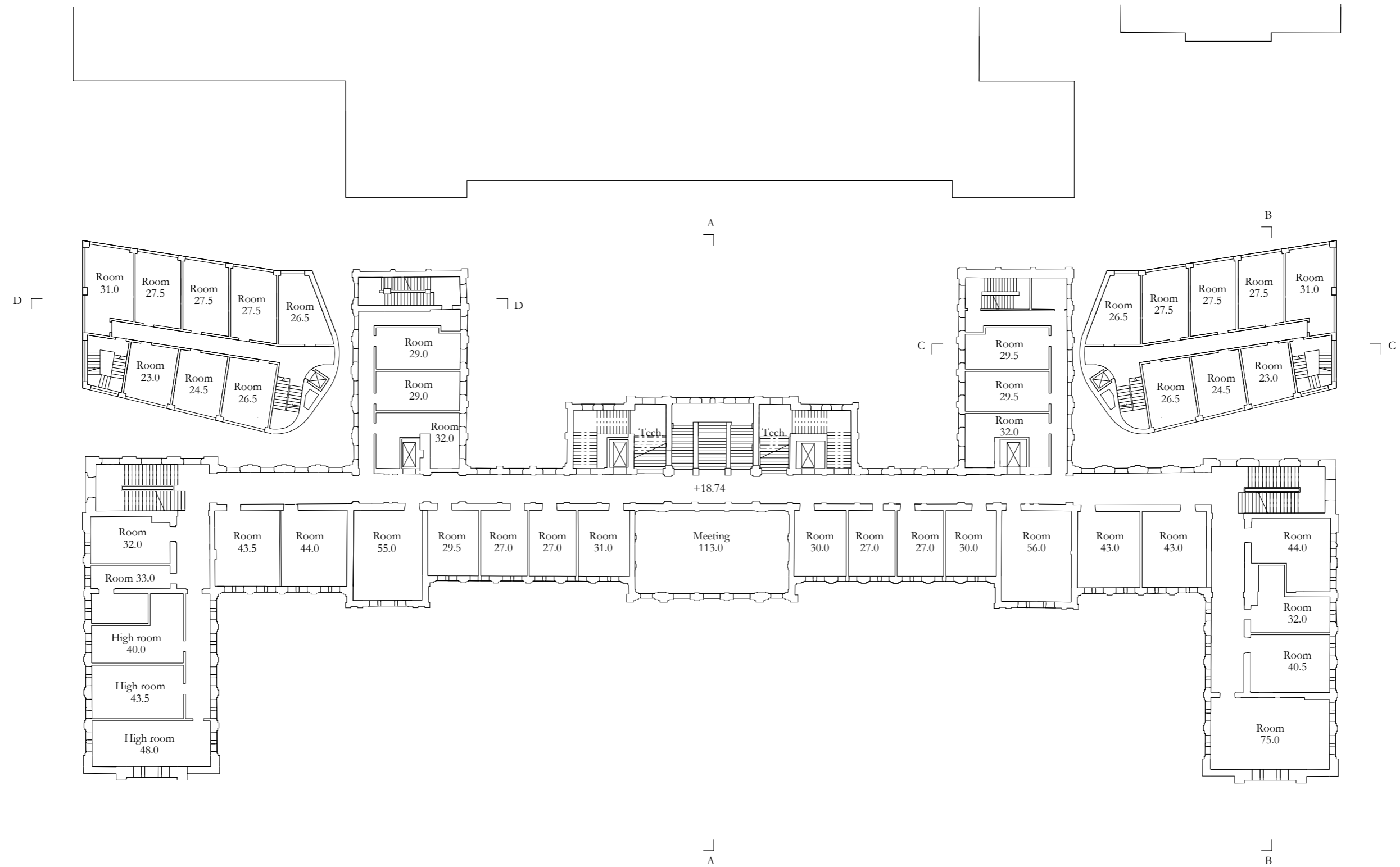


Service floor plan (-1.20) 1:400

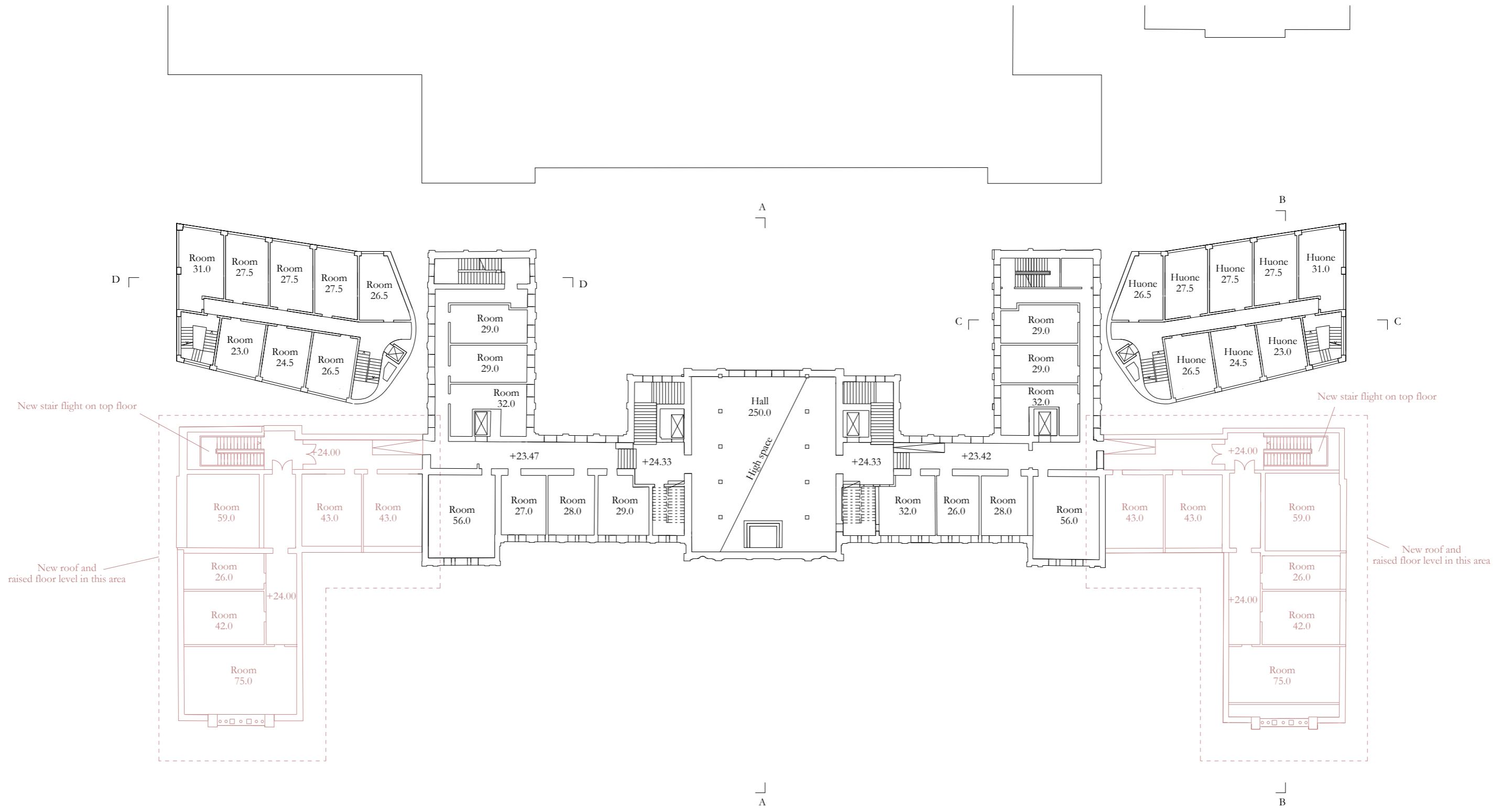




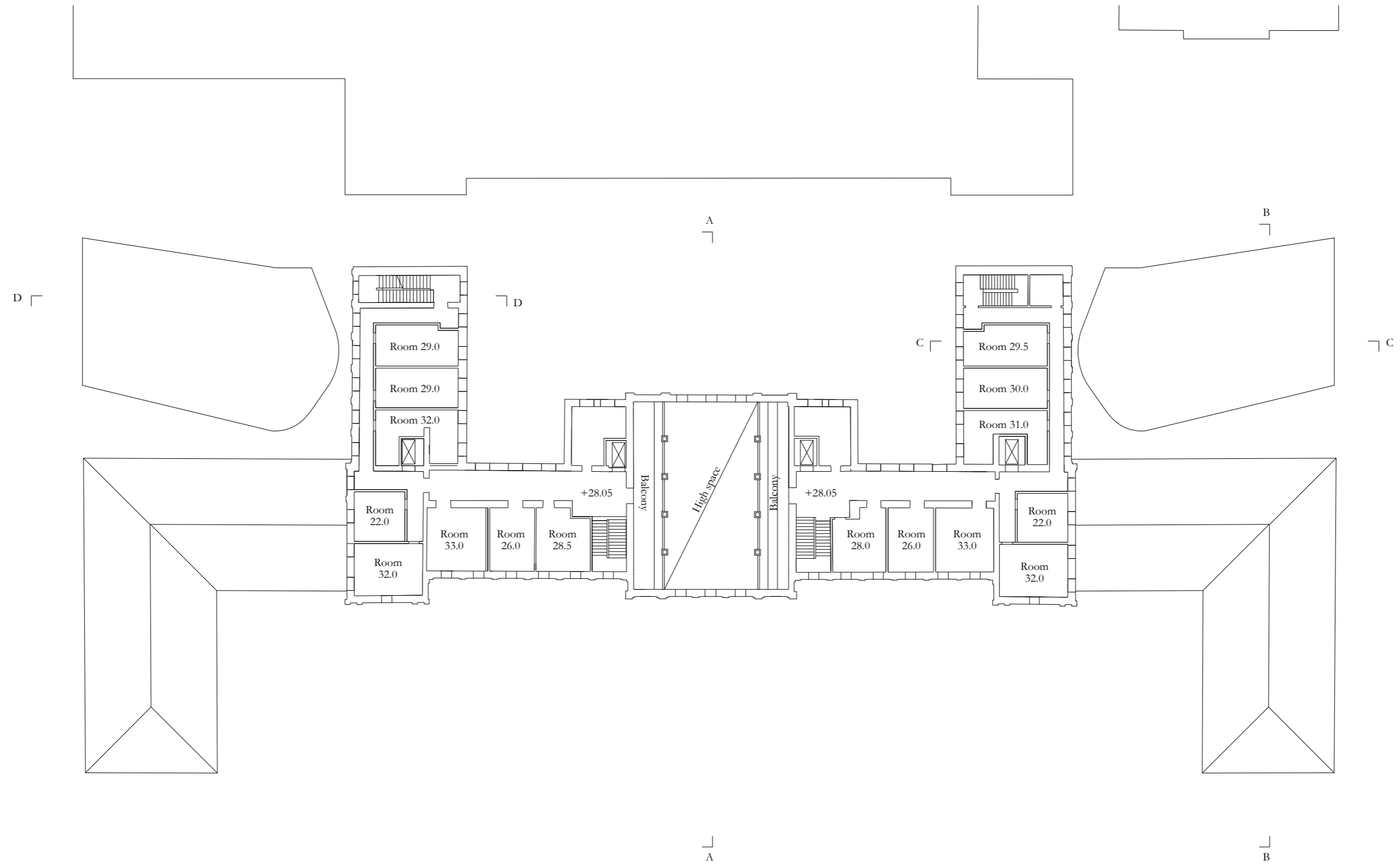
1st floor plan (+14.00)  
1:400



2nd floor plan (+18.74) 1:400



3rd floor plan ( +23.42 ... +24.33) 1:400

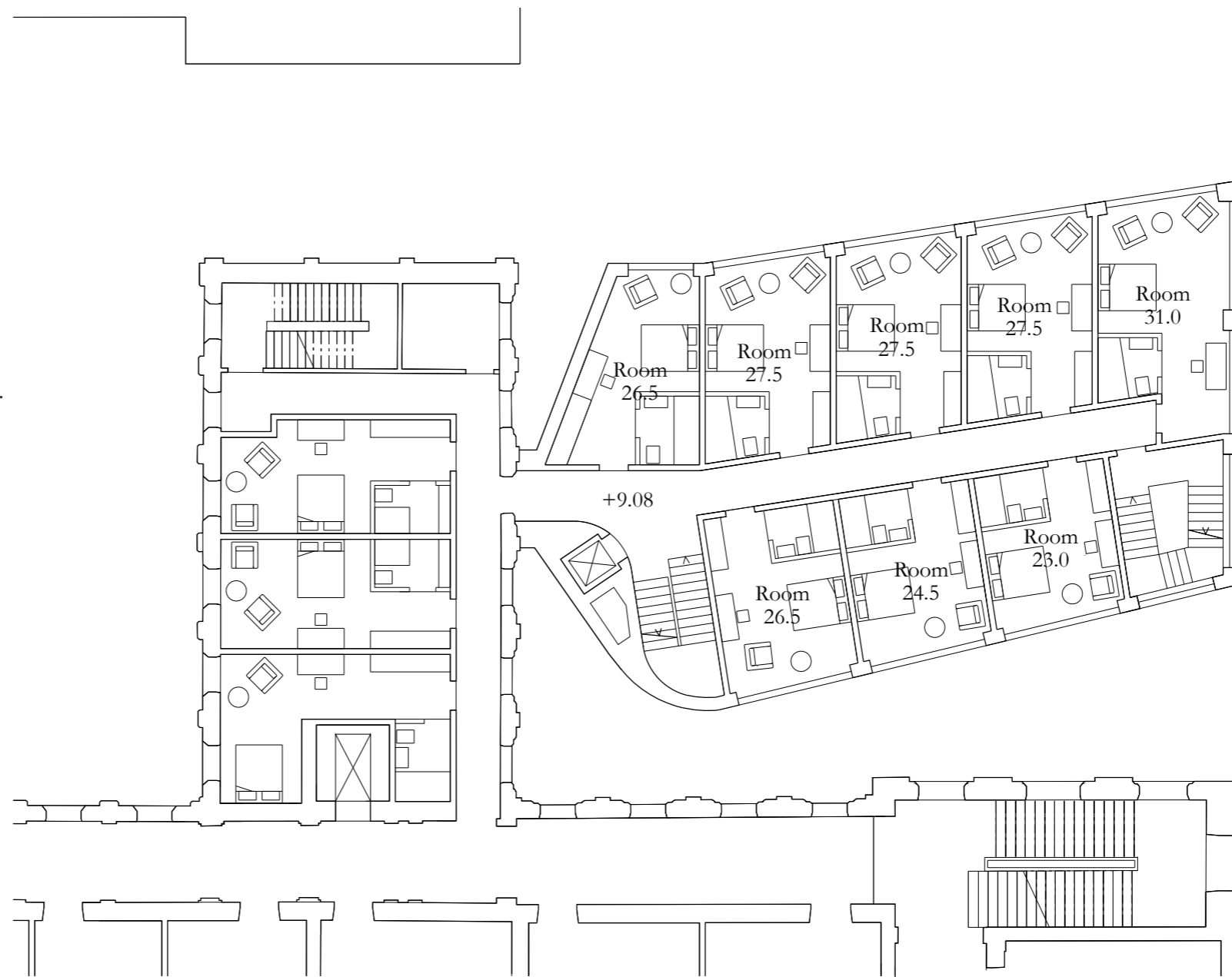


4th floor plan (+28.05) 1:400

### Proposed new extension

The extension can be accessed from levels +5 and +9.

Floor-to-floor height 3,7m.

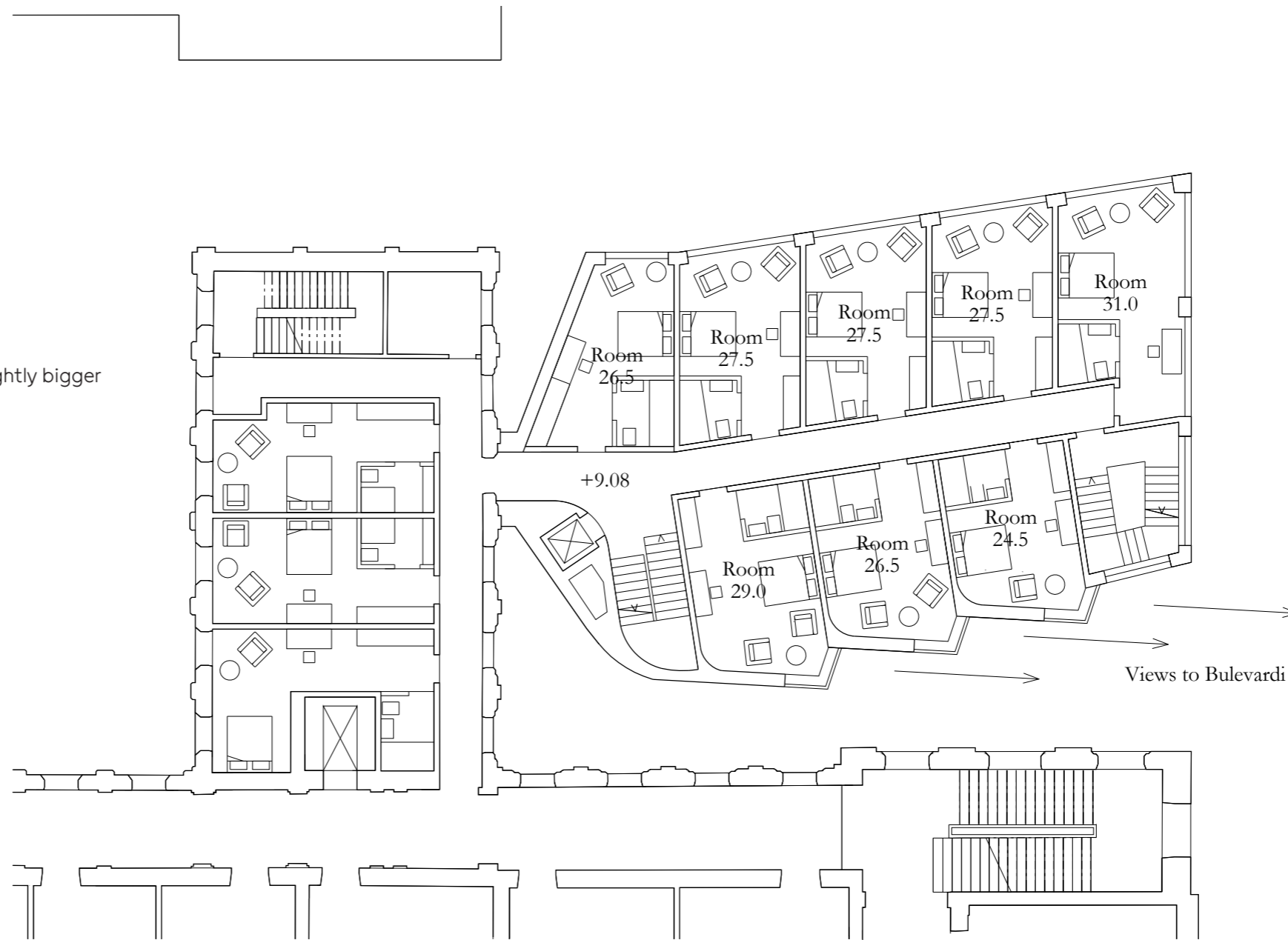


Extension wing  
Ground floor plan +9.08  
1:200

### Proposed new extension

Variation on windows to offer better views to Bulevardi and slightly bigger rooms.

Total effect on floor areas:  
Hotel room net floor area: +60m<sup>2</sup>  
(6m<sup>2</sup>\*10 floors)  
GEA (250mm): +85m<sup>2</sup>.  
(8,5m<sup>2</sup>\*10 floors)

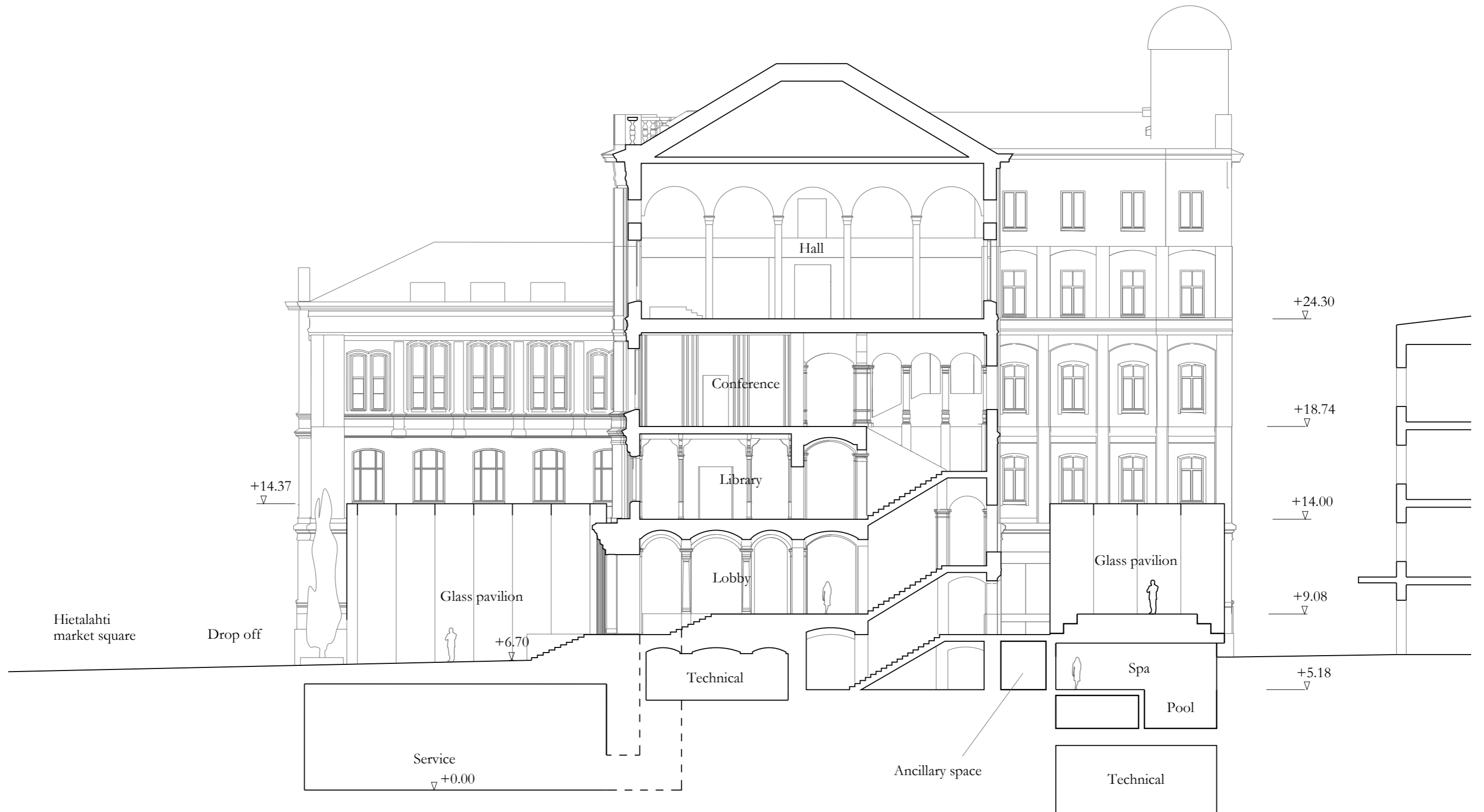


Extension wing, window variation  
Ground floor plan +9.08  
1:200

## Floor areas

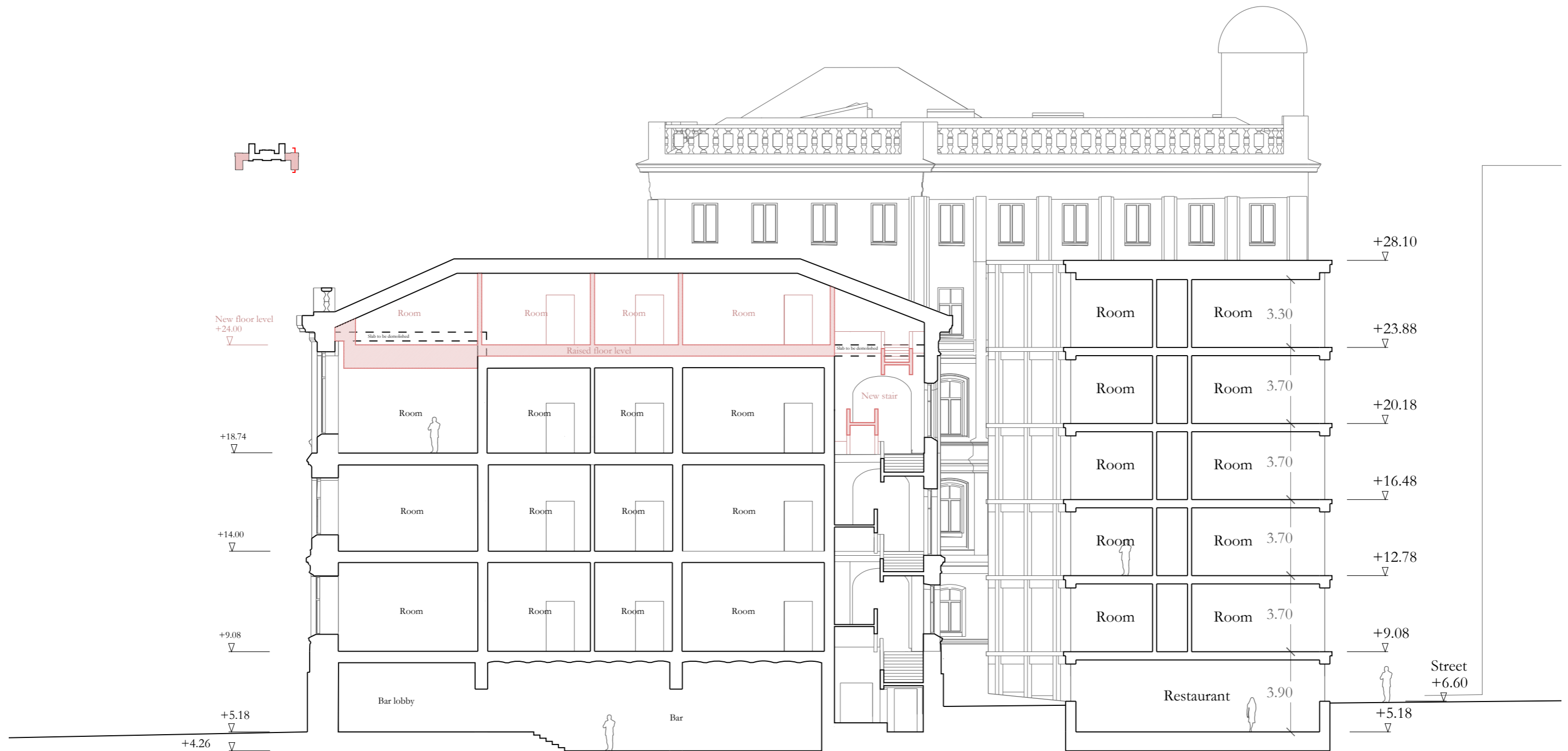
	EXISTING BUILDING	EXTENSIONS	GLASS PAVILIONS AND ANCILLARY SPACE	TOTAL
Amount of hotel rooms	125 rooms	78 rooms	-	199 rooms
Net floor area of hotel rooms	4564 m <sup>2</sup>	2086 m <sup>2</sup>	-	6491 m <sup>2</sup>
Room size average	36,5 m <sup>2</sup>	26,7 m <sup>2</sup>	-	32,6 m <sup>2</sup>
Gross external area	12 983 m <sup>2</sup>	4740m <sup>2</sup> (incl. technical floor)	1250 m <sup>2</sup> (incl. technical floor)	18 973 m <sup>2</sup>
Building right area (Finnish: kerrosala)	12 983 m <sup>2</sup>	3900 m <sup>2</sup> (250 mm rule)	1000 m <sup>2</sup>	17 883 m <sup>2</sup>

More details in separate spreadsheet file.

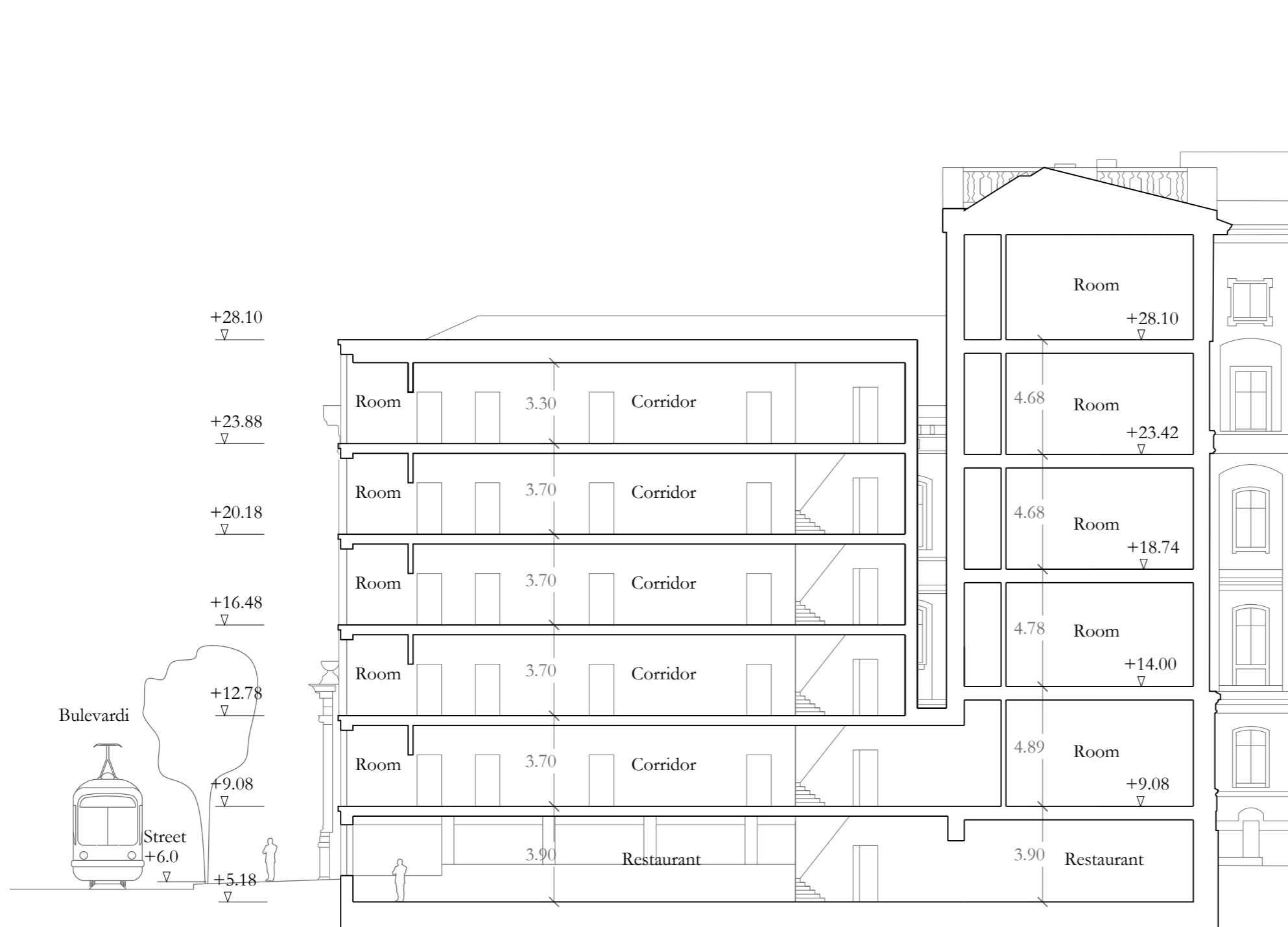


Section A-A 1:200



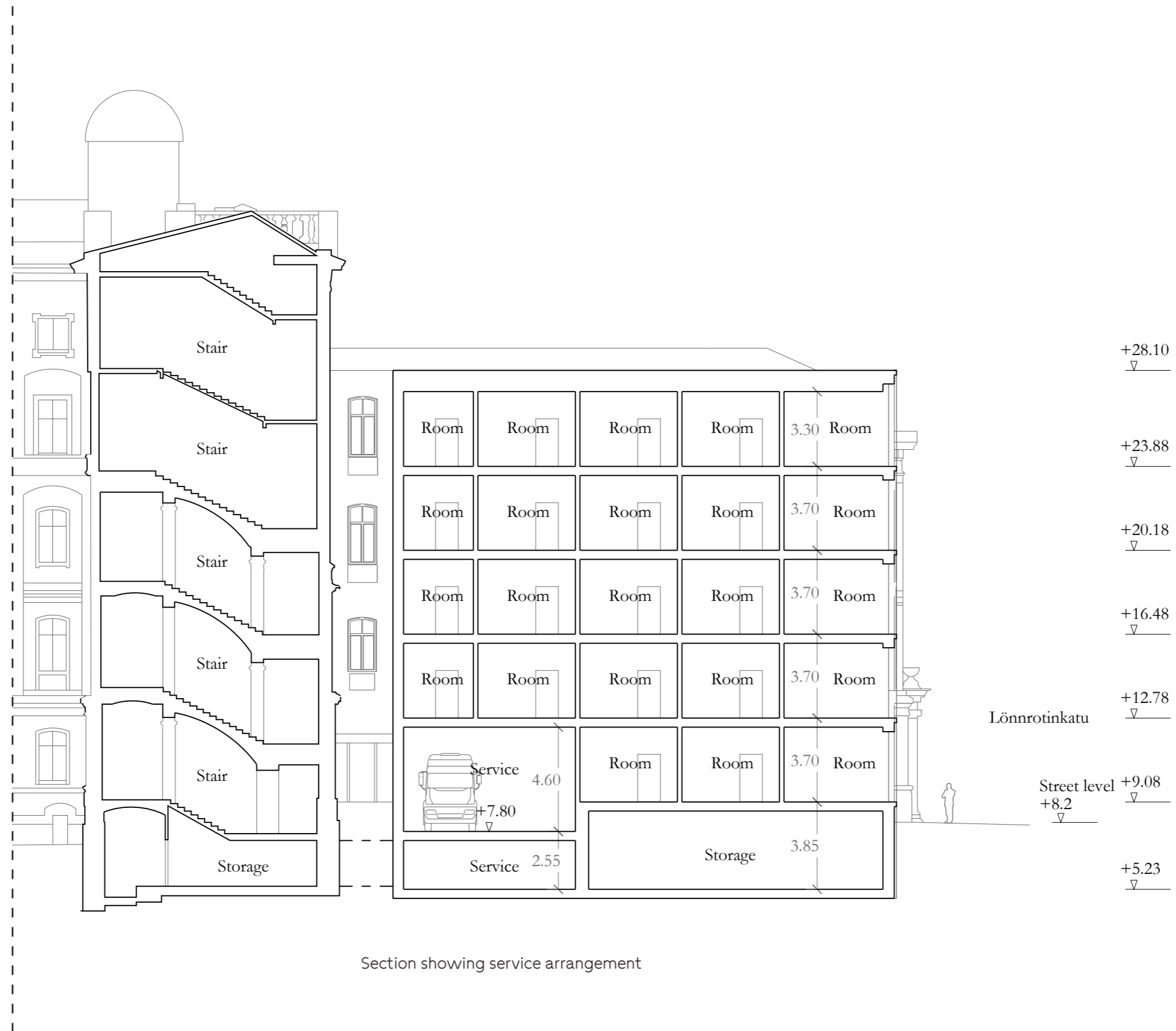


Section B-B 1:200



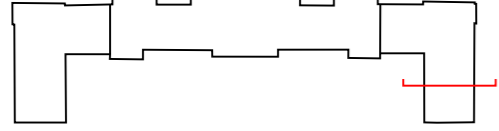
Section showing connection to existing building

Section C-C 1:200



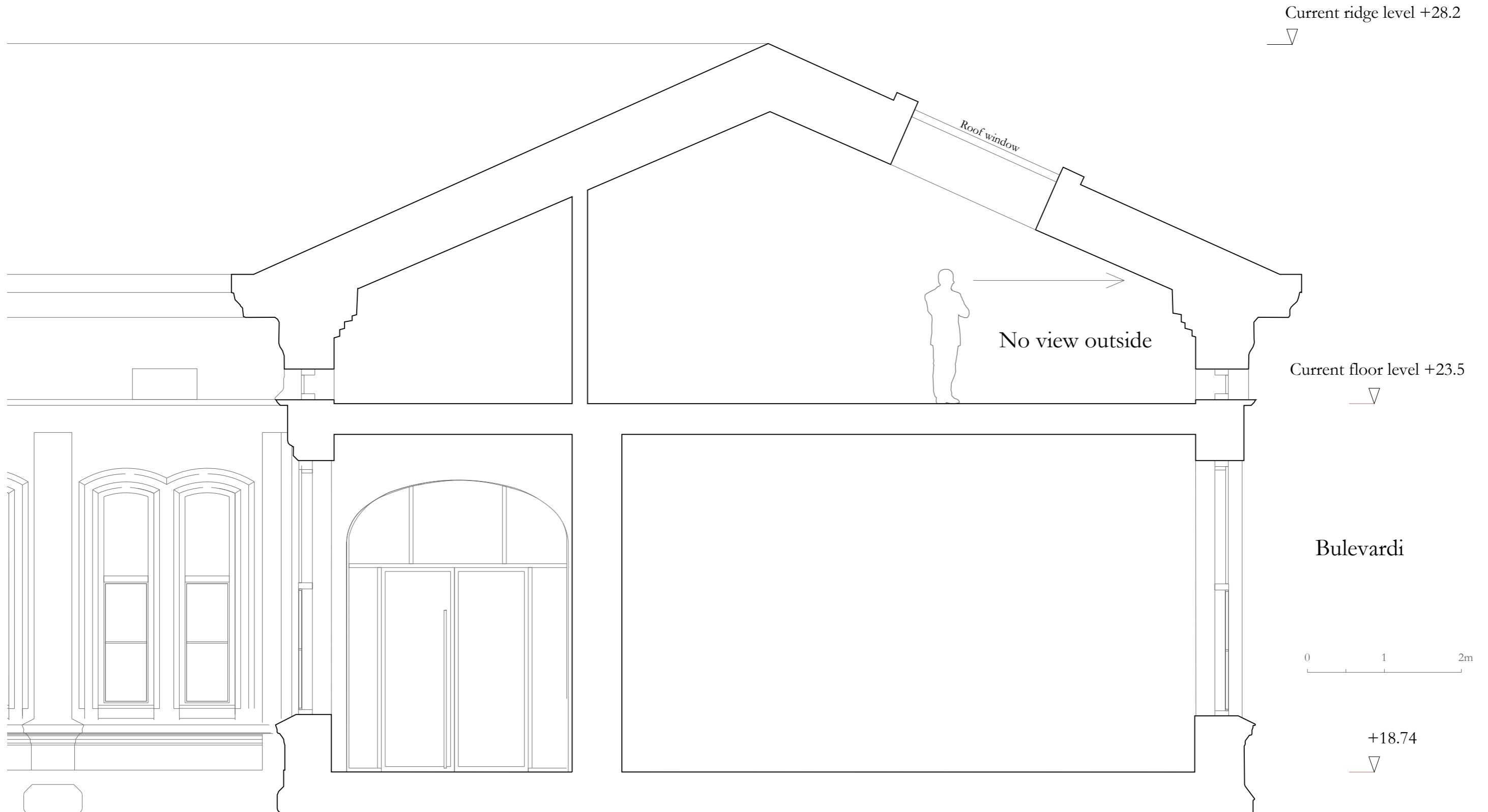
Section showing service arrangement

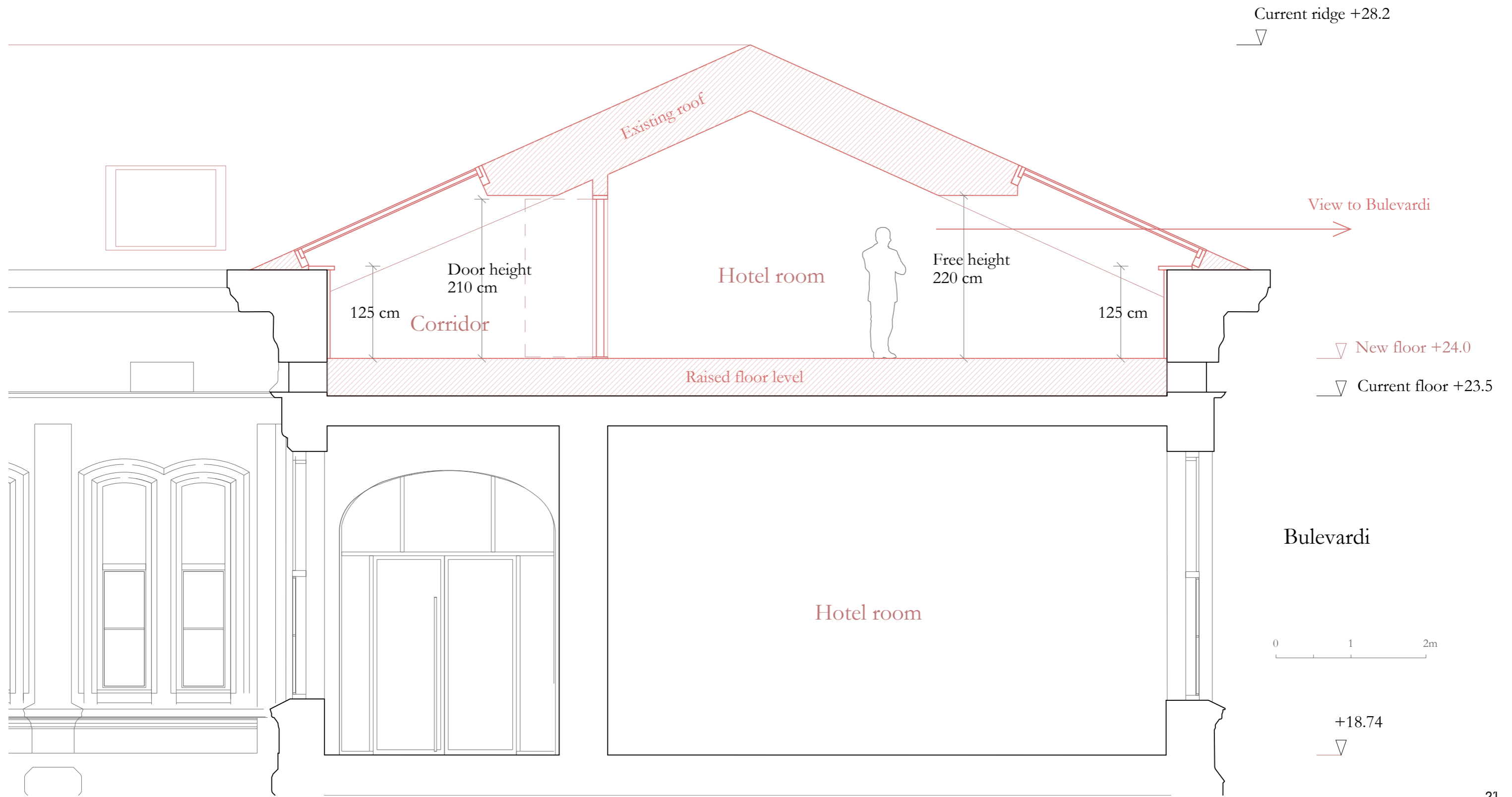
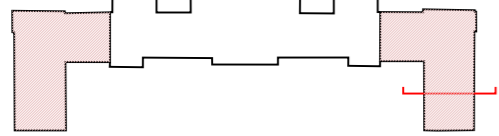
Section D-D 1:200

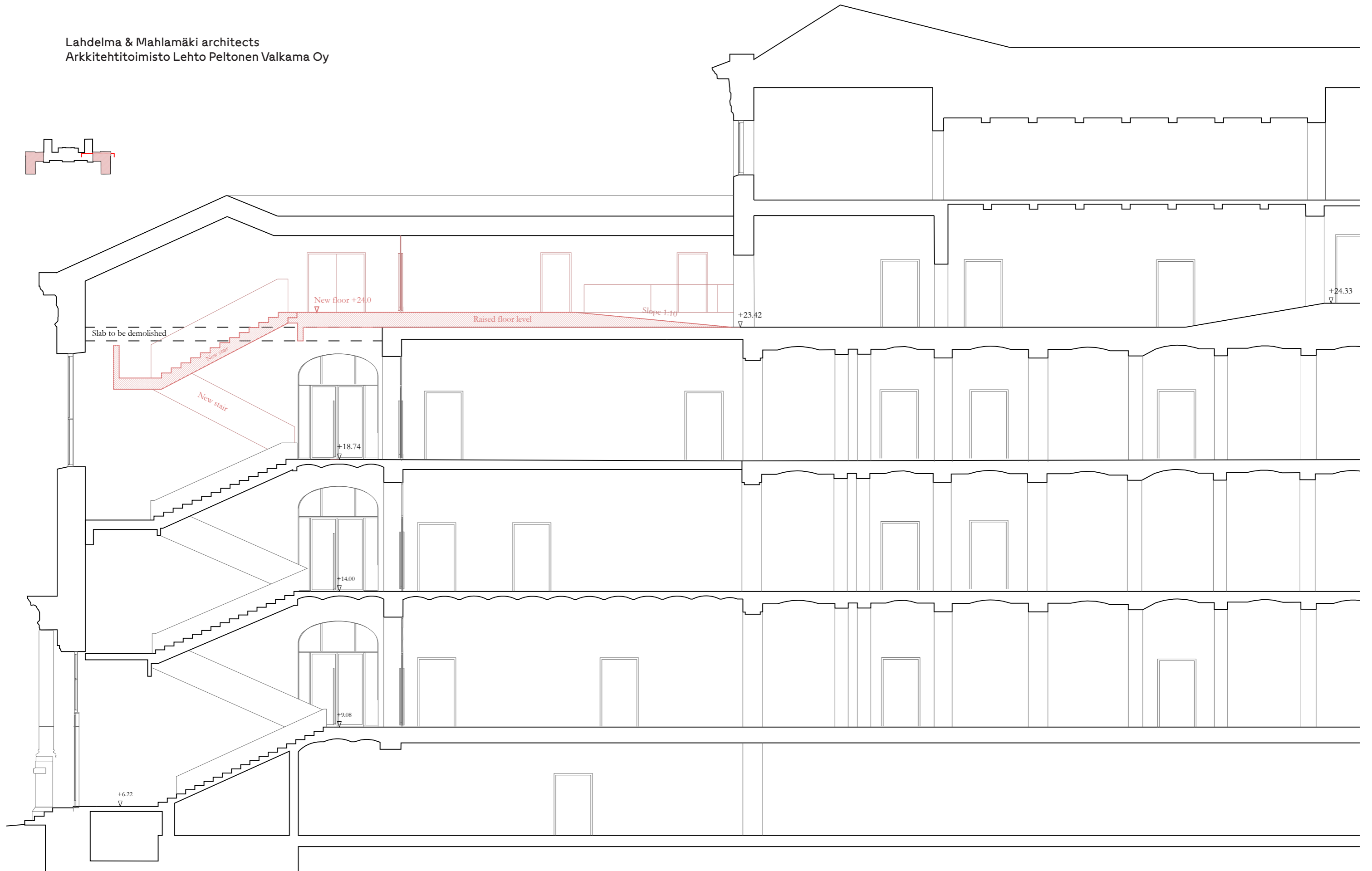


Current situation:

No proper view from penthouse level



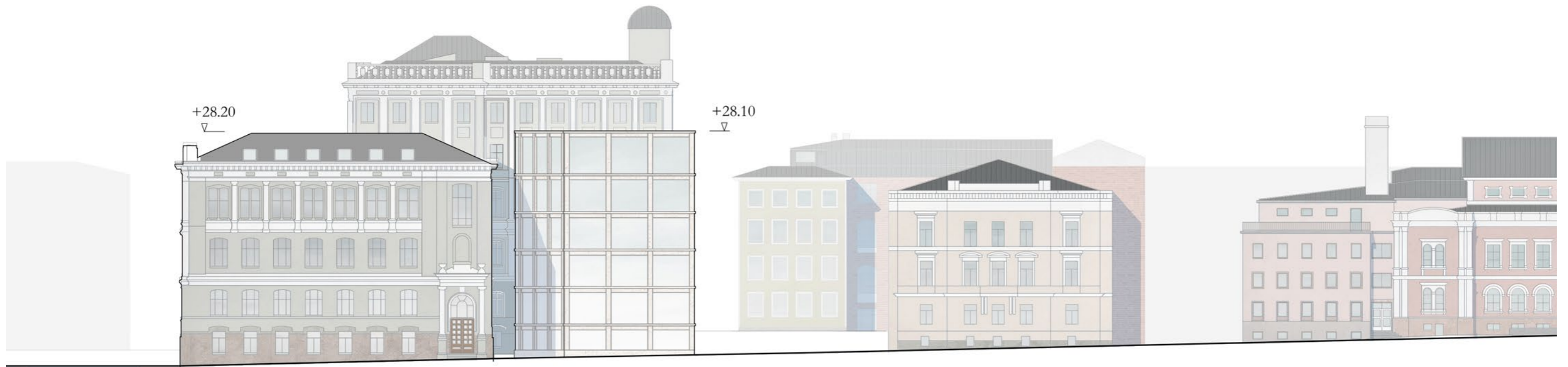






Glass pavilion

Elevation towards Hietalahdentori 1:400



Extension

Elevation towards Boulevardi 1:400



Extension

Elevation towards Lönnrotinkatu 1:400





Elevation towards courtyard 1:400



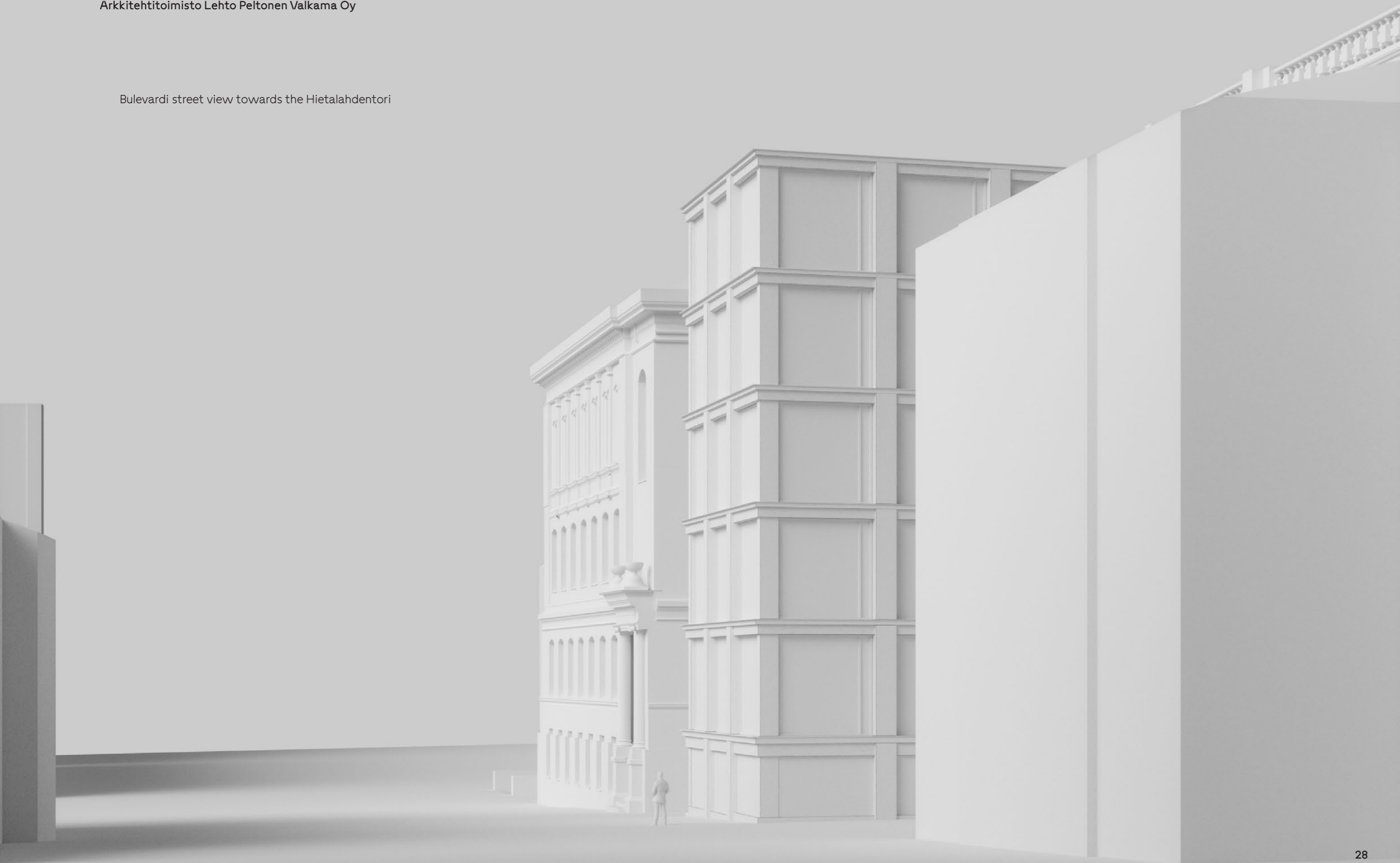
Lahdelma & Mahlamäki architects  
Arkkitehtitoimisto Lehto Pelttonen Valkama Oy



Bulevardi street view towards the city center

Lahdelma & Mahlamäki architects  
Arkkitehtitoimisto Lehto Peltonen Valkama Oy

Bulevardi street view towards the Hietalahdentori



de la & Villa  
K... ..





Lahdelma & Mahlamäki architects  
Arkkitehtitoimisto Lehto Peltonen Valkama Oy

Tehtaankatu 29 A  
FI-00150 Helsinki, Finland

[info@lma.fi](mailto:info@lma.fi)

[www.lma.fi](http://www.lma.fi)  
+358 10 315 4300