

PROJECT OF A HOTEL

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PART I.  
AN INTRODUCTION TO THE PROBLEM

I- STATEMENT OF THE PROBLEM:

The Lebanon is before all a country of estivation . This truth which confirms itself more and more with time, awakens little by little the Lebanese people and leaves them conscious of their inexhaustible riches, which is the nature of their country.

If Lebanon should come last in the dominion of metallurgic, textile and other industries because of its needs for raw materials, it is on the other hand, capable of developing an industry, which, in certain countries, ranges itself among the foremost, an industry which could be qualified as the most refined and noble of all. This industry is no other than the "Hotel Industry". It is then time for Lebanon to undertake the organisation of its hotels, the primary matter of the estivation season. It is also time for the Lebanese to understand that such an organisation demands detailed and munificent studies of the question and that the period when the mason used to trace on the field with his umbrella or his stick, what was supposed to be the plan of a house or a hotel, is now passed.

Our conception about hotels is much more different from that of our ancestors . It is no more sufficient to have a room and a bed , just for passing the night. The proprietor shall no more, with

sleeping gown and a lamp in the hand, open his door to receive late comers and lead them to their rooms, climbing wooden stairs thus disturbing already sleeping passengers that the bustles of his wooden shoes would have awakened. It is no more admitted to install lavatories in bed rooms so as not to allow passengers of bad manners to awaken their room-mates with their gurgling and spitting. Windows and doors shall no more be haphazardly distributed. One must first study bed and guard-robe dispositions. It is necessary as well to study the disposition of the tables and chairs in the dining room.

Thus a hotel conceived and designed by an engineer or an architect does in no way resemble a hotel designed and built by a mason. There are, ~~Universally~~ recognised Principles and ~~Regulations~~ that the engineers of today take into consideration and that the masons seem inclined to neglect. We shall come back again over these different points in our more detailed study of the problem.

The conclusion, that one can extract out of this hurried introduction, is that our hotels should from now on bend to needs and accommodate to the evolution of life. They should in no way handicap the estivation season in its full launch in our country, but to the contrary, their role shall be to encourage and to ameliorate it. "An estivator should before all feel at home."

2- CHOICE OF THE PROBLEM:

As it was insisted above, we must organise our hotels . But before undertaking such an organisation, our task is to know what sort of a hotel will satisfy most our estivating centres.

Which is more efficient small or spacious hotels? How are the tastes and inclinations of our estivators? What profits do they count to gain during their leave in Lebanon?

To my opinion two or three hotels of 30-40 rooms each, are more efficient than one spacious hotel of 90-100. This explains, in some respects, my choice of this hotel , the façade of which, does not exceed 40 meters . This does in no means deny completely the importance of large hotels but to the contrary, these hotels are of great necessity because they envelop with a noble and somptuous print our season , and give birth to an indispensable activity to our centres of "Villegiatures". But we should bear in mind that , for a start, a large hotel requires heavy expenses, first to build and then to manage, which involves an excessive majoration of prices , thus making this hotel accessible only to men of fortune and "Pachas"! But if we take into consideration that in a little time every body shall have some two or three weeks leave per year, and that he shall not , probably, be able to pay the tarifs imposed for big hotels, we realize how great is the use of small hotels of much more reduced tariffs, and what a role they can play in the redressing of our estivation season. *this is worn out!*

It is true that millionaires and Pachas are capable of spending large sums of money but the fact being that the majority is of the middle class people , it is easy to understand why the Lebanon must be much

interested in this same class of the society. It is to be noticed, on the other hand, that somptuous life and rustling of orchestras are not always coveted by rich class people during their vacations. They, to the contrary, long for rest and calm and that is why we see many of them prefer isolated corners and small hotels.

What are we to understand by small hotel? Small hotel does not mean few rooms, a saloon, a kitchen and two or three bath-rooms as is the case with most of our existing hotels. That would be too bleak. It should at the same time cluster peace, calm and activity. What distinguishes a small hotel from a large one is the beauty of its simplicity, the atmosphere of intimacy which rules always in it and its more refined reproduction of the princ of a village, Characteristics, which the estivator carries away in his baggages of souvenirs which prove sometimes to be more efficient than the strongest and the best organized propaganda.

### 3- OUTLINE OF THE PROBLEM:

In this particular problem, I am now presenting, the spot is situated in Brummana between the propriety of Mr. Joy Tabet and Park Hotel. The sizes of the land are 56 meters long and 27 meters wide with the shape shown in the location plan and In figure I. The area of the land is approximately 1520 m<sup>2</sup>

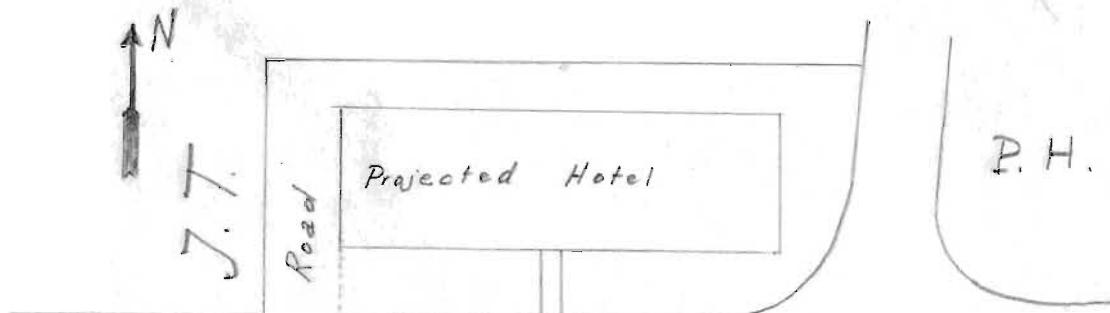
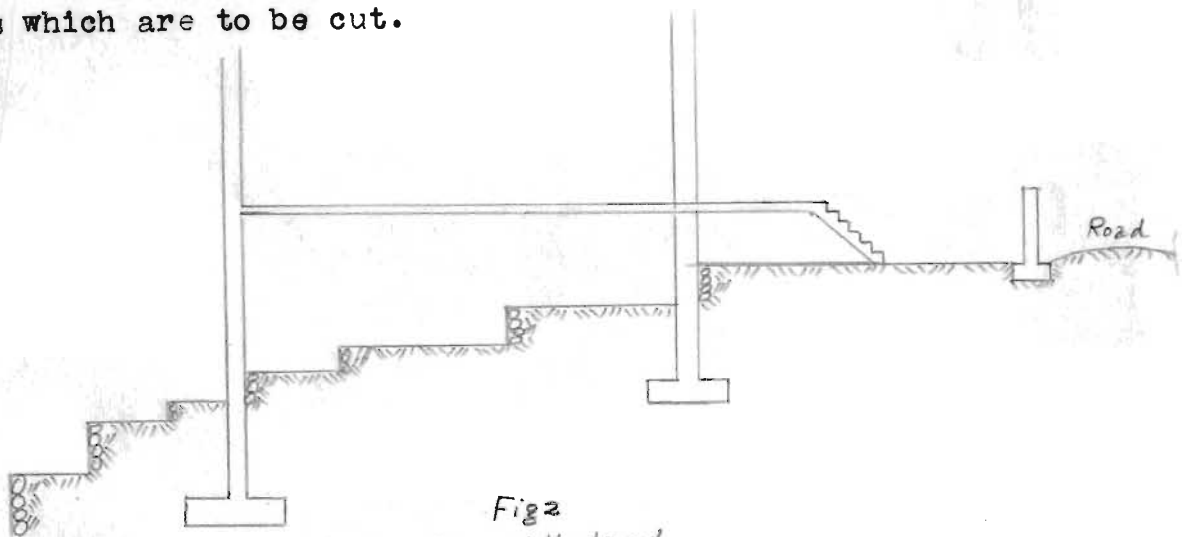


Fig 1.

The wish of the owner is to have, and he is perfectly justified, a façade of about 38 meters . This allows him to make a road to the west of the hotel. This road might be used for different purposes:-

1. The trucks may reach the kitchen quarter and discharge directly their loads thus leaving the main entrance free for the movements of the passengers.
2. For the time being to be used as parking place in some occasions.
3. To lead to a parking place which might be thought of in the future.

The land is not leveled but consists of many embankments as shown in Figure 2, which lead to the valley. It is planted with fruitful trees which are to be cut.



The building will be at nine meters from the road thus leaving enough clearance in front, to be used as gardens and terrasses. It is required that the building shall only be three stories high above the ground level, that makes in all four stories .



#### 4. ANALYSES OF THE PROBLEM:

Give the best and the least expensive plan, harmonize the beautiful and the economical, is the first duty of an engineer.

What would be the shape of this hotel? The loss of the nine meters in front complicates a little this problem and rather limits the shape of the building. As it could be seen in Figure 2, the first three embankments from the road, are the best suited for building. Any tendency to put the building line far from the road will increase the height of the columns; thus increasing the expenses of the work. This factor has limited the width of the building to its least permissible size, 12.50 meters: Two rooms of 4.30 meters each, their balconies of 1.00 meter each and a corridor in between of 1.70 meters. So we see that any attempt to occupy the remaining 18.00 meters will be most uneconomical, besides the advantages of having free spaces to be used as parking places and to reach directly the kitchen quarter.

Before starting the planning, there are some points and known principles that ~~that~~ the engineer must keep in mind, principles which are at the basis of our modern conception of house planning. As much as some of them may seem indeterminate and uncertain to the minds of some engineers, these principles if respected and grouped together, will collaborate in producing good and well harmonized plans.

- I. The kitchen quarter must be totally isolated from the other quarters. The activity there, should by, no means, interfere with the activity

of the passengers. Waiters and cooks should have perfect freedom in their movements thus having a certain privacy in their kitchendome.

2. There should not be a direct entrance between the kitchen and the dining room, to prevent the smell of reaching the latter . It is a good practice to have a pantry between the two.
3. The kitchen must be well lightened and well aerated.
4. In the dining room the tables and chaires must be so situated and so spaced that the waiters could circulate between them without disturbing the passengers.
5. The dining room should also be well lighted and aerated .
6. For sleeping rooms, every room should be independant from the other . Privacy is of primary importance in a decent hotel . Ladies, dressing themselves, should not be disturbed by the looks of young men next door.
7. Bath-rooms should <sup>be</sup> well taken care of . The seat, the lavabo, and the tub have to be well chosen in order to give the impression of neatness and cleanliness . It is of primary importance that the sanitary fittings be well fixed to prevent any leakage and the spreadding of the smell .
8. It would be a good practice to have built-in closets .
9. Private rooms should satisfy all what is meant by this word. Private baths, closets and furniture are characteristics of private rooms .

10. There must be enough space between the furni-  
tures, so that circulation in the room will<sup>b.</sup> perfectly  
ly free.

11. The sizes of the dancing hall must be in propor-  
tion with the importance of the hotel . Too big a  
hall will be unnecessary and a too small one will be  
the cause of crowd and a troublesome service .

12. It is preferable to have the main entrance to the  
dancing hall from outside . This will save a lot of  
movements in the corridors and keep the hotel in  
order.

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PART TWO

EXPERIMENTAL AND DESIGN PART

I- SPECIFIC DETAILS OF THE PLAN OF CARRYING OUT THE WORK:

What would be the principal items of a hotel?

What are the requirements that a modern hotel should fulfil in order to be regarded as such ?

Several investigations were carried out and interviews with hotel managers were taken . Unfortunately, there are some points upon which these interviews do not agree . Nevertheless, these interviews and investigations, as a whole, give a general idea of the requirements of a modern hotel .

- I. The sizes of the kitchen and dining room must be so proportioned to be capable to feed the lodgers plus the clients that might come for one meal. As an example we have the "Grand Hotel of Sofar" . Investigations there show that this hotel has sixty nine bed rooms . The dining room is around 25 X 5.50 meters and the kitchen 10 X 5.00 meters . Kitchen and dining room hardly fulfil the requirements .
2. It is preferable to wash the dishes in a room separate from the kitchen . The latter will be especially for cooking .

3. The hotel must, as much as possible , be independent from the shops of the village , as far as the daily needs of the passengers are concerned ; that is to say that a laundry, a shoe shiner, a shoe maker and a hair dresser would be of great help when installed in the very hotel .
4. There must be a special dining room for the waiters in order to avoid the use of the kitchen as a dining room .
5. It would be better to have an "Escalier de Service" (Service Stair case) from which the baggages will reach the rooms without passing by the main staircase .
6. A heater to supply the hot water and a dynamo to be used as source of electricity, when the company current stops ; are of great necessity .
7. When the hotel closes up by the end of the season there is great danger that the service sets or any other precious utensil, be stolen . That is why it is required to have an iron plated room to be used as a safe. The door should have holes so that air will come through and aerate the room .
8. Passengers should be able to find a quiet place in the hotel, to read and write letters . It would be a good practice therefore to reserve some place for a small library or a resting room .

(II)

These are items the hotel managers seem to agree upon . They should therefore, be considered as details standing at the base of our planning . Besides these details , there are others which do not seem to be agreed upon and which, to the author's mind, are worthwhile to be considered as, for example :-

9. Auxiliary dining room to be used in occasional banquets
10. Storage rooms meant for keeping the furniture when the hotel is not in service .

What we have been discussing up till now are principles and details established by individuals according to their own practice in hotel organisation ; details which have been taken into consideration here because of the precious help they offer in solving this problem . But what about the official specifications adopted in this country? Unfortunately the author's investigations, in this domain, remained vain . The specifications, found, are nothing else than the ones given in our usual code of building, since no official rules were established, up to the present time, concerning summer hotels. The only specifications adopted , in the present problem, are those concerning bath-rooms and according to which, these bath rooms should have 6.500 m<sup>2</sup> in area. Any other specification will be mere assumption that practice has proved to be satisfactory . For the time being, every engineer, as it always happens in transition periods, will build according to his ideals, giving his own reasons, leaving to future the task of proving their efficiency.

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2- RELIABILITY OF THE PROCESSES AND THEORIES ADOPTED:

Step by step we will follow all these items analysing them and studying there reliability .

1. The insisting of hotel managers on the kitchen and dining room sizes is perfectly justified. These two are the very heart of the hotel . The reputation<sup>of a</sup> hotel is mostly affected by its service in the dining room . The dimensions of the kitchen and the dining room must be such that the number of persons they have to feed will not surpass their capacity . The first duty of the engineer is therefore to estimate the probable number of persons to be fed. By this way, and this way only, the service will be kept in good order .

2. Washing the dishes in a sepearte room, will divide the work; thus introducing "specialisation" which is the most efficient way of work .

3. When enough room could be provided , laundry, shoe shiner, shoe maker, and hair-dresser will be a part of the perfection of a hotel . But , in the oposite case, the most important of all , which is the laundry, will be developed at the others expense.

4. The waiters' dining room is of the utmost importance . In the absence of such a room, the waiters will be obliged to eat either in the kitchen , the main dining room, the corridors or in their proper bed rooms ; and in all cases disorder will follow leading to the degeneration of the hotel habits .

5. Though a service stair case is very much liked, it would become very unliked if used in wrong places. In big hotels where croud causes the main staircase to be always busy, the service

staircase would be of great help . While in a hotel similar to the one we are studying, it would be unnecessary and counted as waste of space .

6. Those, who summer in the mountains; must realize the importance of generating electricity in the hotel itself . It is well established now that electricity is not very regular in our mountains. Who has not yet noticed the inactive state that reigns over a village when the current is cut off ? And who has not been the witness of, almost, adaily cut off ?

This item which seems very secondary is, to my mind, very well based and should, by all means, be taken care of.

7. This item concerning the iron plated room to keep the service sets, is self-explanatory and needs no further comments.

8. Items 9 & 10 are not, to most of the experts, very important . The reason is that in all organised hotels<sup>are</sup> there fixed times for launches of the passengers . The banquets may, therefore, be arranged at a time when the dining room is free .

As for storage rooms it could be compensated for, by putting the furnitures in any empty place . It does not pay to have rooms to be used just once a year.

### 3- DESIGN WORK:

Having laid down all principles , theories and details for the design of a hotel, let us proceed now to the design itself and see how far these principles and theories were followed .

A. Sleeping Rooms: As it was stated above, the width of the hotel



is fixed at 12.50 Meters which is just enough for two rooms and a corridor in between . The bed rooms are divided into two groups : second and first class rooms .

a. Second Class Rooms:

It is good practice to have a bath room for every two sleeping rooms . But, besides that the length is not suitable for such a division, this will also limit the number of rooms which means a decrease of rentable spaces. It was at last decided to have one bath room for every 4 rooms . Further details will be given in the study of bath-rooms. The advantage of this arrangement is that instead of having 6 rooms in each story, we have now eight. The dimensions of a room are 3.60 X 4.30 meters. The distribution of the furniture as shown in the plan, proves that with two beds, two closets and one toilet table with the sizes shown, the choice of the dimension is satisfactory. Built in closets are not used here because, first, they reduce the dimensions of the room , second, they fix the place of the closets and any change in the disposition of the furniture, which might be liked in the future, becomes very difficult .

The common balcony between two consecutive rooms, is divided by a partition wall 10cms. thick projecting outside about 30 cms. This preserves the privacy and the independence of each room from the other.

b. First Class Rooms: These rooms are different from the

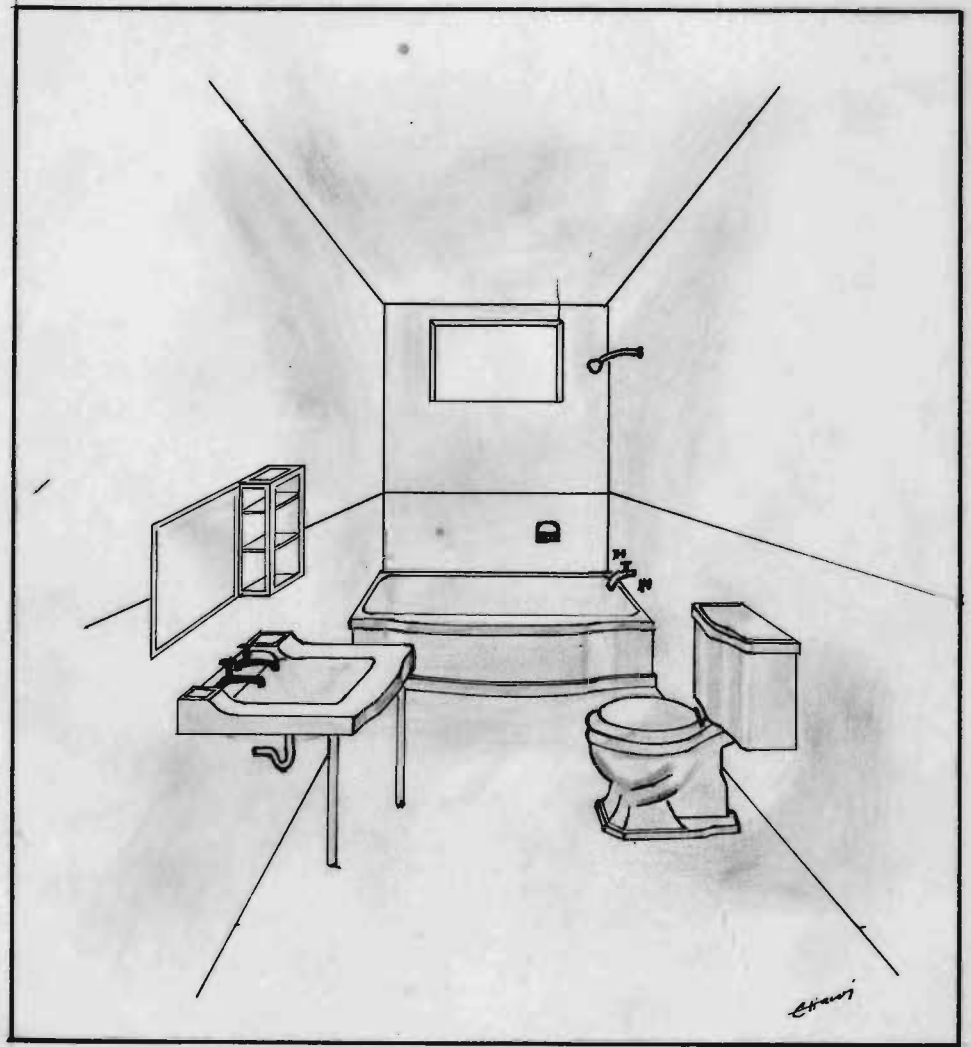
second class ones . Here, each room has its private bath, built-in closet and balcony. The dimensions 3.40 X 4.20 meters fit very well the furniture , a bed , a toilet-table and a table of four seats. The closets are not meant only for clothes , but they could be used for suit cases also . In the rooms named "Just married rooms" , there are two such closets, one for each person .

Some difficulty was found in the design of the space named "Private apartment" . To use this space as a saloon or resting room would be waste of rentable space . It is therefore more economical and wiser to manage, somehow, a room . This room could not be a second class one, because there would be then, 9 rooms for two bath-rooms . It must then be made a first class room . The western wall of this room is to<sup>be</sup> projected at least 1.60 meters outside so that the balcony here will be completely isolated from the second class room balcony. This projection of the wall increases the length of the room to about 6.00 meters, which is too big a dimension for a sleeping room. The best solution is to have a vestibule and a built-in closet as shown in the plan , thus reducing the room to its normal dimensions 3.40 X 4.20 meters.

## B. Bath Rooms:

### a. Second class bath rooms;

The idea was to have two bathrooms for every eight bedrooms . This limited number of bathrooms has its disadvantages; disadvantages , which have been reduced



*Perspective of a Bathroom*

by reducing the number of bathrooms itself , as we shall see now . When a bath room is being used it is obvious that the W.C. seat there, could not be used by others; and the worst condition occurs when the two bathrooms are being used, in which case, no W.C. seat will be left free for the other 14 passengers . The use of W.C. seats being much greater than the bathrooms, it is therefore wiser to have a greater number of them. Investigations showed that most of our passengers take daily showers, which means, that showers are the most important in a bathroom . If , instead of one bathroom , we adopt the arrangement shown in the plan, that means, a shower with a closet and 2 W.Cs. , The number of W.C. seats will increase while the number of showers remains the same . It is to be noticed here that shower and W.C. are independent from each other .

The walls of the bathrooms and W.Cs. will be covered with white porcelain tiles 10X10cms. up to height of 1.50 meters. While in the showers the porcelain tiles will cover all the height of the walls .

b. First class bathrooms:

There is nothing special to be said here; every thing is clear in the plan .

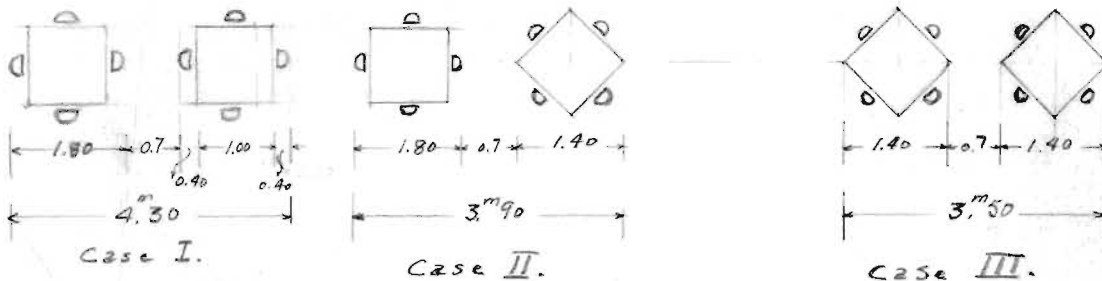
c. DINING ROOM:

The purpose of the "L" shape of the diningroom is to reduce the amount of excavations .

see  
15X15

The most difficult problem which faces an engineer, in the design of dining rooms, is the disposition of the tables and chairs. What would be the best arrangement in order to have the biggest number of tables?

There are three different ways of arranging the tables, as shown in the sketches below.



Taking a table of 1.00 meter and allowing 0.40 m. for a chair and 0.70 m. clear spacing between 2 consecutive chairs, we see that, in case I we need 4.30 ms. for every two tables; in case II. , we need 3.90 ms. and in case III., we need 3.50ms. The latter case, is therefore the most convenient as an arrangement. Adopting this last arrangement, we see that the number of tables of 4 persons each, is 17 and the number of tables of 2 persons each is 15. That makes a total of 98 persons. This shows that the dining room dimensions are fully satisfactory for the needs of the hotel.

#### D. Staircases:

All stairs are made of reinforced concrete. The width, 1.50 ms. , is designed to meet the worst conditions; i.e. when two waiters, one going up, the other coming down, and both with baggages meet together. The stairs leading

to the diningroom turn under the second class bedroom. These stairs are not devided equally on both sides. The righthand side contains 16 stairs and the left side 8. This arrangement leaves a height of 2.30 ms. between the last stair of the right hand side and the beam directly above it as shown in section C-D. This height is plenty for a tall man to pass . The window giving light to the main staircase , is 1.50 ms. wide and is carried all through the height of the building . This window is closed with roughened glasses mounted on an iron frame . Below the main staircase there is the information desck and a small office to be used by the manager .

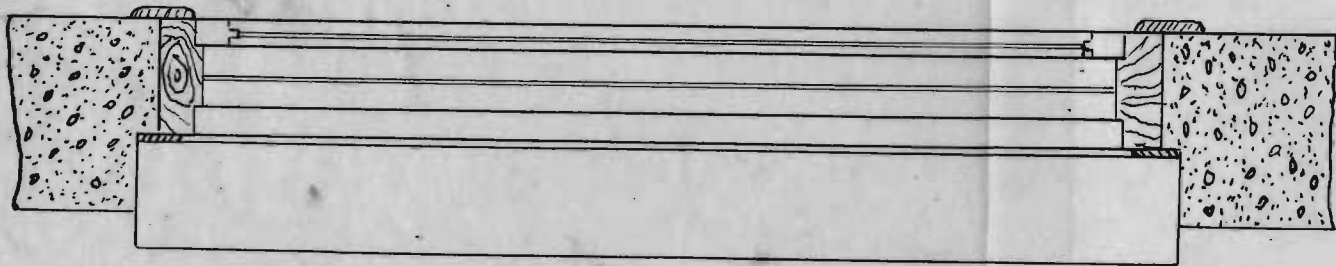
E. Dancing Hall:

The dancing hall is 12X9.70 ms. It has two terraces, one to the south, 9.90 X 3.00ms., with brick walls and another to the North, facing the road, 12.6MS. long times 5.90ms. wide . The perimeter of the latter consists of two walls 10cms. thick each, with a clear distance of 30cms. between them. These 30cms. are meant for planting flowers and roses. From the hall , a door of 1.50 ms. leads to a bar room, 7 X5 ms., which provides for the consumptions of the former.

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Vertical Section



Horizontal Section

Etting

Wood work of a window scale 1:10

PART III.

CONCLUSION. GENERAL DISCUSSION OF THE PROBLEM.

Just as a poet waits for his extasy moments which help give birth to his portraits, just as a musician waits for his subconscious moments to produce his master piece, so does an engineer wait for his inspiration moments to achieve his plan and dress it with guarments of beauty.

A building is a piece of art, the engineer has ruminated incessantly . He enters, with his thoughts , into the building, goes thru the corridors, visits the rooms, sits in the saloon etc., in order to examine his plan and test its reflexion in practice.

Let us then visit together the hotel in question to see what impression does it give to the passengers and whether it presents or not, the facilities it was intended for.

An alley, having guardens on both sides, leads to an anti-chamber , well lighted , with for<sup>u</sup> windows and protecting the entrance . Passing the entrance, we have to our left, a small room where the janitor sits waiting for passengers. Further to the left starts a staircase reaching to the basement and particularly to the dining room. Facing the entrance, on the opposite side, stands the main staircase leading to the upper



stories . Taking the corridor to our left , we arrive to the second class quarter where eight bedrooms are waiting for passengers . A visit to one room will convince us of the perfect freedom of movement that one could have in crossing it lengthwise and widthwise and how easy it is to reach the balcony wher beautiful sceneries are waiting for us . What an inviting atmosphere and how tidy the room looks! Few meters after, we have , to the left, a bathroom with a tub, a lavabo, a W.C. seat and where ever y thing is neat, and to the right, a shower with its closet and 2 W.Cs. Here showers and W.Cs. are independant. Coming back to the right hand side corridor, we have to our left a reading room where the passengers could sit and read quietly and peacefully . To the further end we see the dancing hall, acceeding to a bar.

It is now time to visit the basement . In the dining room the cleat space between the tables is 0.70 ms. which is enough for the waiters to circulate easily . From the diningroom we reach the pantry where dishes are washed and then ranged on shelves and in closets. Then comes the kitchen which has an access to the outside and opens at the inside on a corridor 2 meters wide . Here we find a W.C., a bath; two waiters sleeping rooms, an iron plated room , the machines room, where a dynamo and a heater are installed , a laundry divided into two rooms, one for cleaning and another for ironing, a store and at last the waiter's dining room . We leave the corridor now, thru a door 1.40 ms. wide from which, we reach the staircase .

In the second and third floors we have, facing the

staircase, a private apartment, consisting of a vestibule, a sleeping room, a built-in closet, a toilet room and a shower. On each side of the <sup>right</sup> ~~left~~ hand corridor there is one row of private rooms. Every room has its private bath and built-in closet. Here also the movement is not handicaped by the furnitures. What a peace and what a discretion clustered in these rooms!.

No one could tell how far the success of this hotel will go. No one could prove the reliability of the principles and assumptions adopted unless life comes into the building and puts it under test.

Hoping that my hotel has fulfilled the requirements or part of them, and hoping that this hurried visit was convincing enough, I hope also that, as we said previously, it clusters PEACE, CALM AND ACTIVITY.

*E. H. Hawij*

