

DEVELOPMENT OF THE PARK SUMMER

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DEVELOPMENT OF THE "PARK" SUMMER

Thesis submitted by Ramiz S. Rizk
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FOREWORD.

Hotel business in Lebanon has experienced a rapid growth and change during the past decade, and is now occupying an important place in the public eye, since it is one of the chief incomes of the Lebanese people. This is an attempt to plan a modern luxury hotel, without having any practical experience in the subject, before. I wish to thank Prof. Nicholas Manasseh for his help and advice. I also wish to thank Prof. K. Yeramian for his help in making the plans for the swimming pool. The author owes a special debt to Amin Bey Rizk, who gave so generously of his time for helpfull discussion.

Ramiz S. Rizk.

C O N T E N T S

1. Plans of the Main Building.
 2. Plans of the garages.
 3. Plans of the swimming Pool.
 4. Plans of the Annex.
 5. Plans of the Bungalows.
 6. Plans of the Cabins for swimming pool.
 7. General plan of grounds as they exist.
 8. General plan of grounds after development.
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INTRODUCTION.

With land and aerial traffic between Lebanon and the other Arab countries at an all-time high, especially in summer, the modern luxury hotel is becoming a ubiquitous feature of Lebanese towns and villages. The Park Hotel of Broummana is another on the growing list. These luxury hotels occupy a unique position, serving more as social centers or clubs which facilitate the meeting of local Aristocracy, tourists and business men, than as simple hostelries.

The Park Hotel is situated on a hill facing the sea on one side and overlooking the mountains of the other sides. It has spacious grounds, about thirty five acres big enough for any future development.

The hill is situated near the main road to Broummana; a new road twelve meters wide, is being constructed on the eastern side of the hill, leaving the hotel grounds surrounded by roads on three sides out of four. The hotel buildings are high on the hill, for from any traffic disturbances or noises. A foot path, about three hundred meters, leads, through the pine woods, from the hotel grounds to the main square of the village. This makes the position of the Park Hotel a central one, being at the same time secluded from other parts of the village.

CHOICE OF THE SUBJECT.

There are many reasons why I chose this subject for my thesis; the chief one is that I am the son of a hotel owner and have lived in a hotel all my life. I believe I know, from experience, the necessities of a modern luxury hotel in this country. The other important reason is that in a few years, the hotel in question is going to be remodelled, and I thought it a nice opportunity for me to try and find a solution for the problem.

The idea occurred to me while seeing a picture in which the main events took place in a hotel similar to the one I have planned. Such a resort is a novelty in this country & I thought it would be profitable to build one like it. The general idea, namely a main building and bungalows around it, is copied from this picture, but not the details. It has been an interesting experience for me, because in working out the plan it was ^e easy for me to visualize things, since I know very well every part of the grounds. Other reasons combined with the two mentioned above, made me choose this subject for my thesis.

DEFINITION.

This work deals in the development of the Park Hotel, converting it into a modern summer resort, having all the necessary equipment for the comfort and distraction, of the tourist. The hotel as it is could be called a quiet homelike hostel, favoured by old couples and honeymooners, but rarely by pleasure seekers because of the existence of rival hotels, in the neighbouring villages, concentrating on all forms of distractions such as dancing, gambling, etc. The present income of the hotel depends chiefly on the number of guest rooms it has, added to it a small part which comes from other means. The income of the planned hotel from its rentable area will be but a small percentage of the total income. The chief part of the income will be from drinks, balls and the card room. A well run card room will easily give an income of a few thousand pounds daily.

The proposed plan converts the hotel into a club-like place; this is apparent from the big ratio of the area of the public rooms, to the area of guest rooms in the main building. On the other hand the hotel will retain its reputation for quietness, because of the bungalows, situated in remote parts of the grounds, far from any noise coming from the main building. These bungalows will serve as resorts for quietness seekers, while the card room, the dancing hall, the swimming pool and the tennis court, will offer enough dis-

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traction for pleasure reekers. It would be absurd to destroy the hotel's reputation for quietness and comfort by converting it into a club-like center; the only way to increase its income is by creating for it a two-sided career. (Increasing the number of guest rooms would increase the income; this comes to ones mind as a solution for the problem; but unfortunately, it does not work; other hotels in Lebanon have above a hundred rooms, but they operate at a loss for eleven months out of twelve) The optimum number of bed rooms for a hotel in the mountains is fifty or sixty bed rooms. Mone room would be empty for most of the time. Therefore it is clear that the proposed plan is a good solution for the problem.

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Construction

The advange of the plan is its divisibility. A part of the buildings could be used while other buildings are closed down avoiding unnecessary maintainance costs; this makes it serviceable for both the summer and winter seasons.

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DIVISION.

The main parts which form the plan area,

1.- The Main Building-. The proposed material of construction is stone since stone is cheap in the locality. Details are made with reinforced concrete faced with stone. The building is of three stories. The ground floor is 150 cms below ground level. It is reached through a door under the main entrance, and by two storis inside the building. It contains the kitchen, the stores, the dormitory and dening room for workers, the games rooms, and the cold room. The kitchen has excess to the pantry in the first floor through a private stairts; it has also excess to the cold room and stores through side doors. There are three stores, one for drinks, and the others for fuel and food. The drink's store could be reached from the first floor either through the kitchen, or down the main stairs. The workers' dormitory and dining room are large enough for a big staff, and their position in the building makes them well ventilated and well lit. The cold room is well inside the building and it has all the necessary condition for succers ful refrigeration. The games rooms is large enough for billiards and ping-pong tables, and it is reached through a stairs from the first floor; it is well lit and ventilated, and is near enough the bar. >

The first floor is reached through the main entrance or from the terrace stairs leading to the garden and swimming pool. The office and coats room are situated near the entrance; this position enables them to survey any incoming or outgoing guests.

The lobby is central, having a stairs ^{leading} leading to its upper part and the card room. The dining room, and dining terrace are situated near the ball room, which in turn is overlooks the dancing terrace. The Bar's position facilitates serving rinks to the games room, the dancing terrace, and the lobby. The banquet ~~'s~~ room is secluded in the eastern side of the building, and is used for special dinner and parties; it could be served from the pantry directly. Two pantries side by side are used for preparing breakfasts, and getting food from the kitchen to the dining room. The Men's and women's toilets are near the lobby and could be reached from different parts easily of the building.

The second floor contains the guest rooms, the upper part of the lobby and the card room. The guest rooms are mostly single rooms having a private bath each. The baths are 1.20 meters by 1.80 meters and they contain a shower, a toilet seat and a wash ~~and~~ basin. The cubboards are constructed inside the walls, then reducing the cost of furniture. There is a private suite in the eastern side, and it could be used as a bridal suite. The Pobby and card room have a private

toilet room and they could be served from the pantry which also commands the guest room area. The guest rooms are reached through the main stairs.

2.- The Annex.-

An addition of one storey is planned, and the existing building is constructed with rubble masonry and reinforced concrete. According to plan the building will be of four stories. The ground floor has three bed rooms with two baths, and a pantry serving as boiler room and bed room for the night servant. The other three stories have five bed rooms and four baths each; each room has a balcony. The baths contain a tub, a wash-hand basin, a toilet seat and a bidet. The main stairs leads to the roof which could be used by guests for sunbathing. The annex is very near the main building and could be served from it without trouble. It has a private garden which could be used for parties or teas.

3.- The Bungalows.

Material of construction is stone; the roof of red tiles. The bungalows are all of the same plan; they are situated in places far enough from the main building where any disturbances might come. The plan consists of two bed rooms, a living room and a bathroom. The bed rooms are double, having excess to a porch. The living room is quite large and could be used as a dining room if needed. The bathroom is a large one containing a tub, a toilet seat, and a ~~wash~~ basin; it has an extension on one side, used as a place for the boiler. All closets are in the walls; there is a special closet for the linen. As a whole, these bungalows have ~~ev~~erything needed for the comfort of the guests.

4.- The Swimming Pool :

Dimensions are twenty five by eleven meters, with an extension used for the children. The depth ranges from 3.50 meters to 1.20 meters, construction material is rubble masonry faced with concrete; the rubble masonry is 50 cms at the bottom and 40 cms at the top; the concrete facing is reinforced with iron bars, and has a thickness of 10 cms at the top and 15 cms at the bottom. The slope of the bottom laterally is 2 cms to the meter making the center 10 cms deeper than the sides.

Twelve cabins are built nearby; the material of construction is concrete tiles faced with stucco. One showers room is enough to serve the twelve cabins, since the hotel guests can get changed before coming down to the pool. The water from the pool, after being discharged, could be used for watering the fruit gardens which are at a lower level inside the hotel grounds.

5.- The Garage.

Material of construction is dressed stone. The building stands on concrete columns, the area between the columns being used as the garage. The car space is 12 meters by 12 meters; if 6 by 3 meters is given for every car, be the garage will have space enough for eight cars. Outside the garage there is parking space enough for twenty or ~~more~~ cars. There is in the ground floor a room which could be used for the attendant and the telephone. The upper storey is divided into bed rooms used for drivers and private servants. The position of the drivers' sleeping place enables them to offer quick service, being so near their waiting cars.

CONCLUSION.

There are very little difficulties in carrying out such a project in such a place. A few years ago it would have been difficult to obtain the money for such projects, but nowadays there are many banks in the country which back them. In the locality, the construction material, stone, is cheap and labour is very cheap compared to other parts of the country. All is needed is an interested party.

Such a project would be a profitable investment; the summer season is usually good, and a luxury hotel like the proposed one would be the rendezvous of the cream of the tourists, and millionaires. There is no fear of the hotel being vacant for a long part of the summer, because, as it was made clear before, it is not of a very big size. Such a place, having a proper management would be a gold mine to its owner.

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