SUMMER RESORT.AND SKI CENTER
IN THE CEDARS OF LEBANON

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SUMMER RESORT & SKI CENTER

in the

CEDARS OF LEBANON

by

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CHAPTER I.

INTRODUCTION

One of the marked facts about Lebanon is its tremendous potentialities as a summer-holiday-resort and a center for winter sports. These potentialities, however, are still potentialities and nothing worth while mentioning has been done to develop them. It is true, conditions in Lebanon have improved in the last twenty years or so, as to facilities in transport and the general conditions affecting the comfort and pleasure of holiday-makers. But these improvements are far from being satisfactory. The problem is much too complicated especially when ample consideration is given the fact of diversity of tastes of holiday-makers and in general to the fact that it is not an easy matter to please such a big group with a wide and varied range of demands and wishes. Many holiday-makers for instance, would like to swim, even if the summer resort is far from the sea. Swimming pools will have to be provided. Others might not have enough swimming and might want to swim even in winter, and covered heated swimming pools should be provided. Libraries for literary minded people, movies for screen fans, bars for alcohol stricken men, and women, quiet and peaceful sanctuaries for old folks and peace lovers, etc. are to be found together with many other things, to create a satisfied group of holiday-makers and pleasure seekers.

Many places in Lebanon, have the possibilities to afford the perfect locale for such enterprises. This thesis is an endeavour to develop one of the ideal places in Lebanon into a summer resort and a ski-center meeting all requirements of a modern resort and answering to the demands and tastes of people spending the summer and the winter in this part of the world. The region of the Cedars was chosen because it affords the climate for a summer resort in summer and a perfect place for winter sports in winter. Especially so now that the government has officially adopted the idea, and actually putting it to execution, of making the Cedars a ski-center. This started when the government forbade all building within the skiing zone and installed the electric elevators called "telesiege" With a perfectly self-sufficient sort of colony and the official encouragement, the Cedars thus provides a solution to the problem that holds in check the development of Lebanon in general as a first class holiday-center.

CHAPTER II.

THE PROJECT.

Description:

The plot was chosen on a relatively gentle slope to the North-west of the cluster of cedar trees. It is a piece of ground about 1600 meters long and 950 meters at its widest, with a fairly gentle slope, and quite steeper slopes above and below it. The land is bounded on one side by the existing road, which of course, will have to be widened, in case of execution of the project. A wide road was planned to cross the plot from end to end and the different centers and buildings of the colony all branch off to the right and left of this road. The road is a two lane highway with a planted lane in the middle and ample sidewalks on both sides. The road ends with a circular park which has a formal setting around its center, including a long shallow pool and a monument, and which approaches the natural forest setting as one proceeds towards the periphery. The main highway encircles the park, but reducing to a single lane as it does so. One entrance only is provided to motorized traffic, limiting the excess of cars to the region around the pool and monument.

As this region is not a village or town all facilities for modern comfortable living had to be provided. This is why a hotel, kitchenless villas served by a dining hall, bungalows, etc. were included. Also athletic fields, recreational centers, shopping centers, play grounds etc, became essential parts of the project. All in all the project was formulated to accomodate a

maximum of a 1000 people during summer, and a little less during winter.

Divisions:

The project was studied under seven main divisions, each constituting a unit by itself. Thus facilitating the study of such a large project. The first of these divisions is the main central unit, composed of the hotel buildings which, also serves as headquarters for the management of the colony.

The second is the Social center which is made up of two principal buildings:

- 1. the recreational hall building
- 2. the cinema-theatre building.

The third is the residential quarters, made up of three groups of buildings, two of which are complete villas with bedrooms, kitchens and dining rooms. The third group includes a number of small houses having bedrooms, baths and living rooms only. Along with them goes a dining hall which serves as a restaurant for people occupying them.

The fourth division is the staff quarters, which is one building only, quartering all employees and their families.

The fifth is made up of public utilities necessary for such a project, which in this case are the pump house and water supply system, drainage and sewer systems, parks and playgrounds, garage and maintenance shop, lighting and heating systems, and fire fighting system. To these should be added an infirmary building equipped to meet all emergency cases.

The sixth is the athletics centre, which is made up of a gymnasium, grandstands, tennis courts, football field, and race tracks, basket-ball and volley-ball fields.

The last division is the shopping centre which is a department store with all necessities to render the colony completely independent from outside markets.

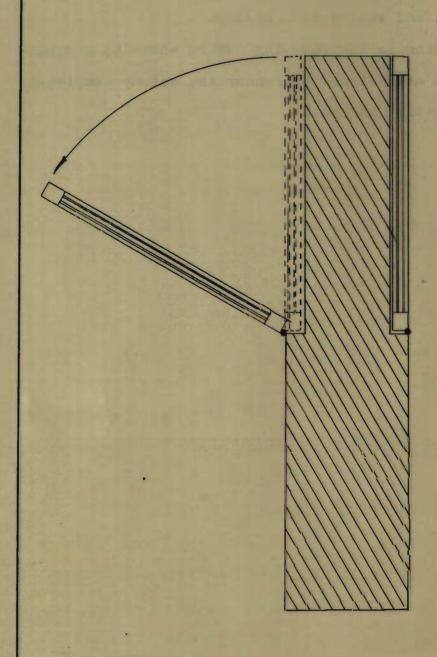


FIG. 1.

PLAN

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CHAPTER III. THE CENTRAL BUILDING.

The hotel building is located on a fairly level piece of ground, on the edge of a steep slope. Its location there places it far from the main highway, thus taking it away from the noise encountered in buildings falling on street lines, and giving it the quiet and restful atmosphere required in such an establishment. The building was oriented to have the two rows of bed rooms, one facing west and the other facing east, permitting the maximum amount of sunlight. This orientation gives it a command over beautiful sceneries, namely the deep valleys beyond it and the distant sea showing between the two ranges of steep mountains flanking the valleys.

Since the hotel is going to be used in summer and in winter, the design proved a problem. The "closed" type of building should be cozy and home-like during winter, but would be terribly oppressive during summer. On the other hand, if the "open" type plan proves satisfactory during summer, it would certainly not do so during winter. Thus, a plan that could be midway between the two and that could pass for an open or closed type plan when required, was to be found. A solution to the problem came out in the form of thin rectangular columns, from 1.2 to 1.5 meters wide, and built at right angles to the direction of the walls. Those columns and the spaces between them, replace the usual walls and windows. In the spaces between the columns, double-glass, double-panel doors are incorporated. A detail plan of this construction is shown in fig. 1. As shown in the figure, when the door is opened against the column, it becomes flush with

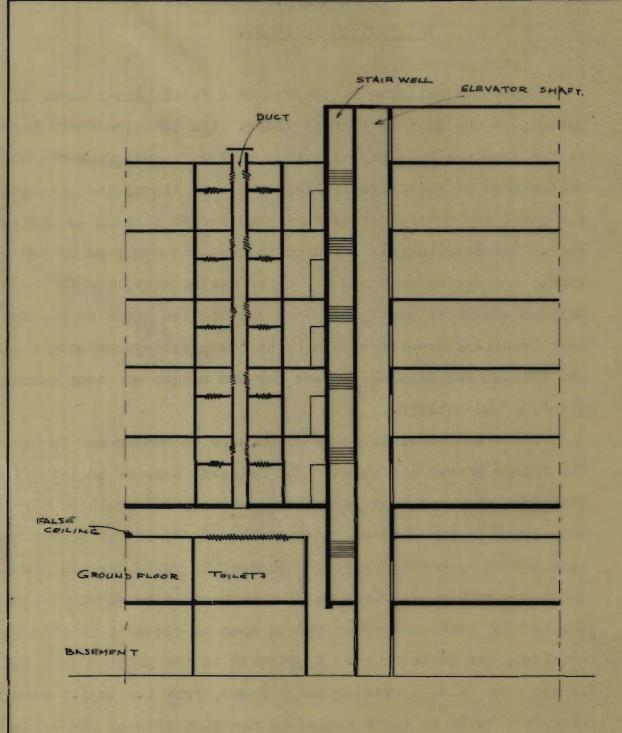


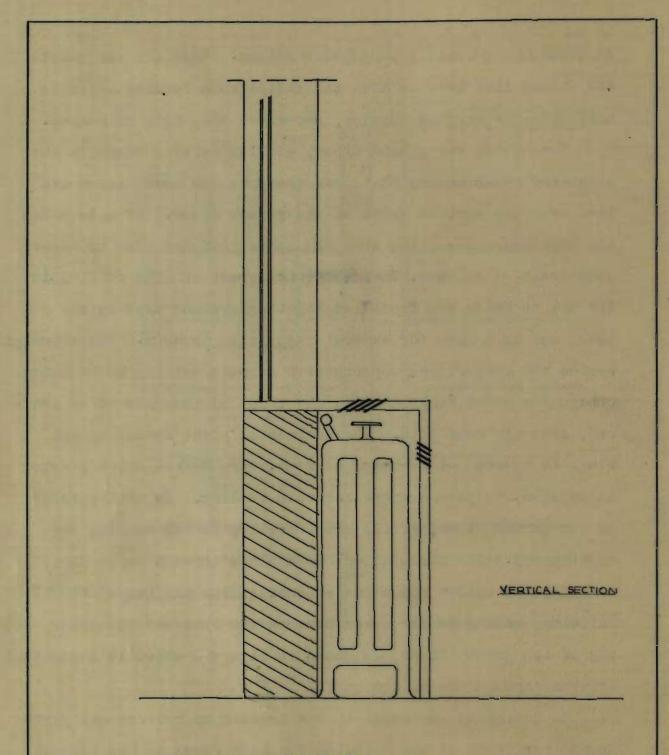
FIG. 2

VERTICAL SECTION

it forming a perfectly rectagular column. When all the panels are opened like this we have the inside room forming a single unit with the terrace outside, separated only by a colonnade.

Throughout the ground floor, a false ceiling conceals the pipes and sewer drains that come from the bed rooms above and pass over the various parts of the ground floor. It also hides the huge beams resulting from big spans that are used to clear some areas of columns. The aesthetic aspect of this ceiling is its use to house the concealed lighting systems used in the hotel and as a base for several decorative aspects. The principle behind the support and construction of this ceiling is to hang concentric steel rings, having the shape of the room to be covered, from the roof slab. The horizontal plane formed by the rings is covered with sheets of 2 mm. wire mést to which plaster is applied, to give a light and thin ceiling. In toilet rooms on the ground floor, grills are installed in the ceiling for ventilation. Air circulation takes place through ample ducts left between toilet rooms and extending from the top of the building, ending in the space between the roof and the false ceiling of the ground floor, as shown in figure 2 which is a vertical section through one of the ducts.

In designing the hotel it was decided to reserve all parts on the pehiphery of the building for such rooms as the lounges, the bar, the dining hall etc. For this reason and to get rid of inconveniences resulting from the incorporation of the kitchen with the living areas of the hotel, the kitchen and service area



F16. 3

were put in the basement. Only a service room was left near the dining hall, and food is sent to it through a number of dumb-waiters.

The dining hall was proportioned to accomodate about 300 persons, including other than the hotel residents, any guests that happen to be there. Two square meters were allowed for every person giving a total floor area of about 600 sq. m. with tables arranged to allow easy circulation. At one end of the dining hall an area is reserved for the dining of children, where a special nurse is assigned to look after them at meal times. The floor of the dining hall extends outside beyond the colonnade to form a wide dining terrace, beyond which the land assumes a greater slope to allow a perfect view of the valleys beyond for those dining on the terrace.

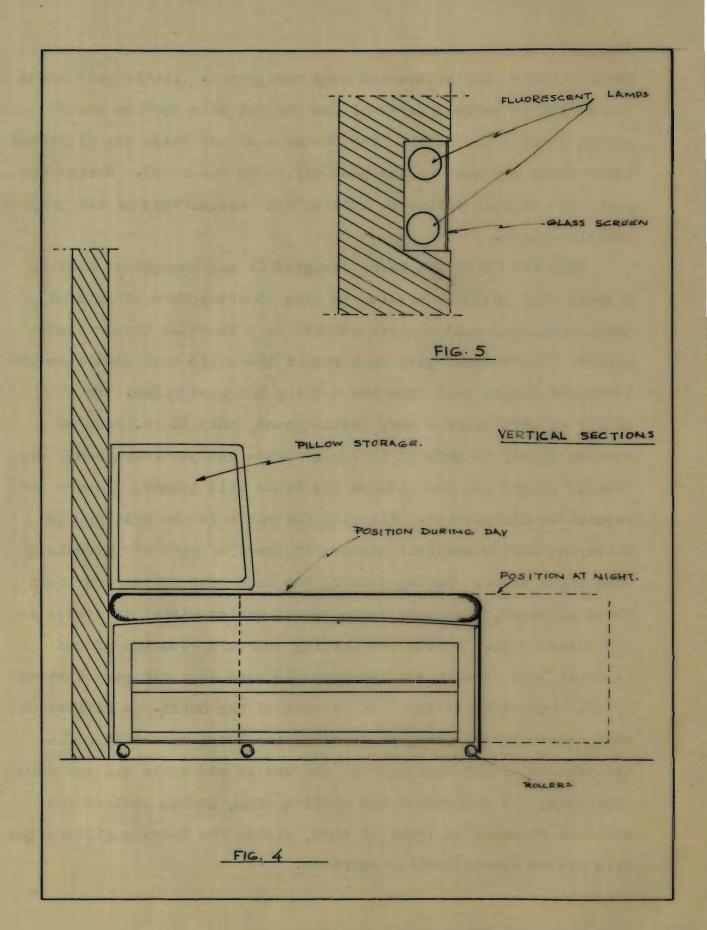
The lobby was made wide and spacious to allow the relatively heavy traffic to proceed unhampered. The chairs and sitting
places were purposely placed on one side to allow free circulation. The space between the desk and the elevators is left
empty to keep the circulation as uniform and smooth as possible.

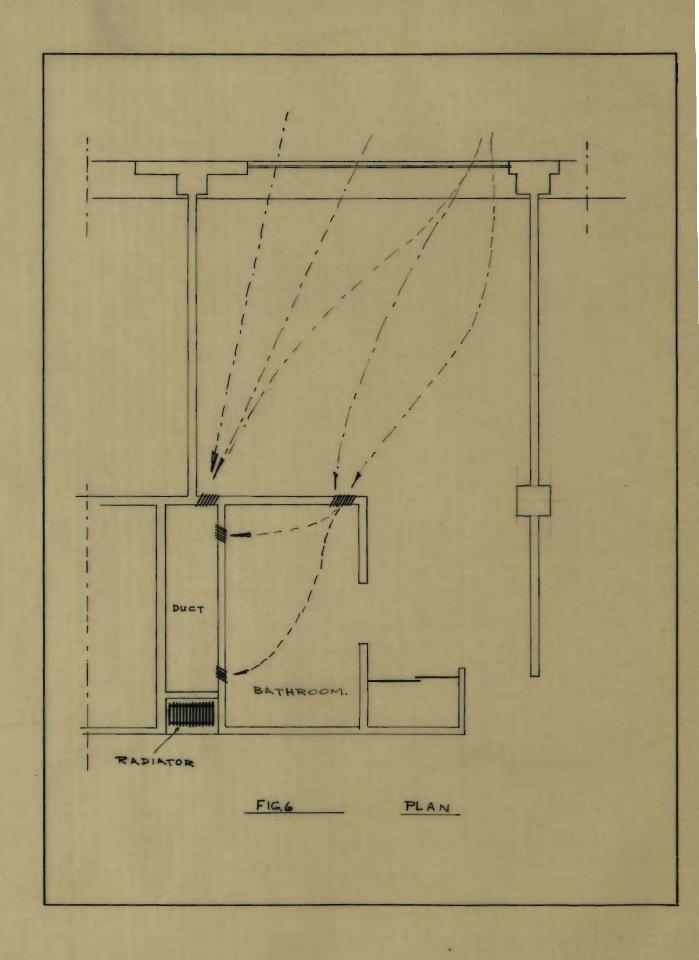
The building is centrally heated and a large area is reserved in the basement for the boilers. Radiattors are placed inside wooden panels under the window sills in such a way as to form a sort of a wide sill as shown in figure 3. The same boilers are used to supply bathrooms, toilets, the laundry and the kitchen with the necessary hot water.

In the lobby, and at one end of the front desk, a space was left to act as a post office where the hotel guests can mail

their letters, buy stamps and send telegraphs. Little post boxes are placed in various parts of the project site for the use of guests outside the hotel. The contents of the boxes are collected twice daily and sent to the post office in the hotel. Behind the desk and the post office is located the headquarters of the project administration.

When the hotel was being designed it was thought of leaving a space that would be treated to give an atmosphere of natural water banks and wild prairie aspects in a somewhat indoor atmosphere. This thought gave as a result the patio that seperates the lobby and dining hall from the writing and card rooms. In the middle of this patio a very shallow pool, only 10 cm. deep of running water, is made of irregular shape and paved with rough sea stones, around the pool and on its banks wild country flowers and vegetation are planted. Flanking the patio is the writing room which has narrow and tall windows in front of each of which is a desk and a chair. During summer, the card room serves for such games as cards, dominoes, darts etc.., during winter it serves as a billiard room. Beyond the writing and card room the ground floor is left unbuilt and the space is used as a car park covered by the right wing of the upper floors of the hotel. A reflection pool, again 10 cm. deep, in front of the hotel serves to reflect the picture of the colonnade at the end of the patio and the ones seperating the windows of the writing room, and to reflect the memorial monument in front of them, giving the hotel a picturesque view as one approaches its entrance.





The Bedrooms:

Every floor contains 33 single bedrooms and 4 suites. Each bedroom has a couch, and a bed-stead. Figure 4 shows how the bed is partly concealed to make a couch during the day, and a bed during the night. During the day the bed is pushed, on rollers, under the wooden panel above it. The part that is left protruding is used during the day as a couch. The panel above the bed is used to store pillows, sheets and covers. In case the room is required for two people, the couch is pulled out and used as a bed. The room is also provided with a telephone, a radio a movable lamp-shade and a desk which has the lower part of its back used to store suit cases. Indirect lighting is installed in every room, as well as in the ground floor, with lamps placed in grooves in the wall and concealed with glass panels as shown in Figure 5. For cross-ventilation, a grille is put in the narrow strip of wall which is common between the room and the duct. Fig. 6.

The hotel building stays open all the year round. In winter, a part of the basement garage is used to store skis. In case more guests than the hotel capacity happen to be there at one time or the other, some of the small villas can be used.

CHAPTER IV.

THE SOCIAL CENTER.

A. The Recreational Hall.

The recreational hall is made up of a basement, a ground floor, a small first floor and a crow's nest on top. The general shape of the building is shown in Fig. 7. The wing on the right houses the beauty parlor, which has its entrance near the main entrance to the building, the powder room for ladies and in the back a kitchen that serves the night club. The central circular part of the building constitutes the night club which has the three walls made up of the long narrow columns described under the hotel building. A fair sizedstage occupies one part of the club's circular wall. This stage is used by the orchestra in ordinary times, and small dressing rooms are provided for the use by actors and actresses in case floor shows are arranged for. A long bar occupies another corner where a recession is created by building a wall between the outside ends of two of the columns described before. A few easy chairs and a couch are put there to make a sort of a little lounge around the bar. The main floor of the club is lower in level, by 60 cms; than the rest of the areas of the ground floor. Above the bar a wide arbor conceals the lights; and reduces the height of the ceiling to make it feel cozier.

The dance floor extends through the colonnade to a terrace formed by paving the enclosure between the two right wings, to act as an open air dance floor during the summer. The terrace

is lit with colored flood lights incorporated in the upper parts of the enclosing walls. The wing on the left of the entrance has the men's toilets and a large billiards room made to accommodate four billiard tables and a few raised rows of seats for spectators. The upper right wing is an extension of the night club, where people who want to be away from the dancing floor can find table s. The opposite wing has a lounge and a games room with a terrace similar to that on the right side of the building.

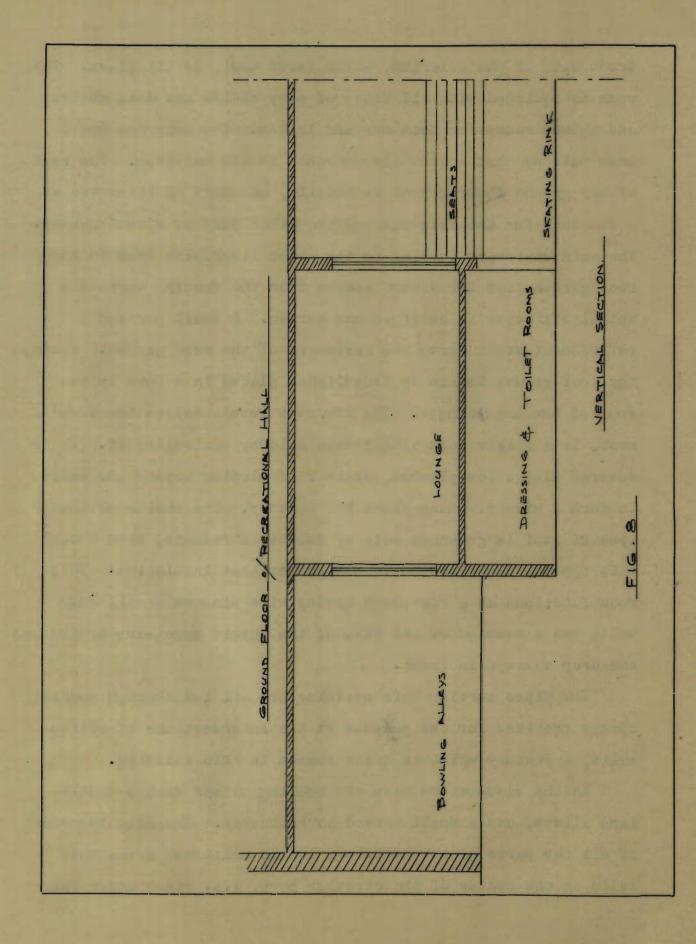
The small lobby contains an office for whoever is in charge of the place and a coat room at one end, and a florist shop at the other end. To make the lobby look large and spacious, a wide mirror covers the circular wall which is the back wall of the stage and which faces the main entrance.

Two staircases at each end of the lobby lead to the first floor which is built over the two lower wings and the entrance. One wing is a library and reading room, and the other is a pingpong room with the necessary toilets for men and ladies. The two rooms are both built two meters short of the end of the lower wings, the unbuilt areas being used as decks for the library and the ping-pong room. The library is made for a capacity of 5000 volumes, with seating for about 25 persons. This does not include those who can sit on the deck or elsewhere. The ping-pong room is also made for four tables and raised seating for spectators. The space right above the entrance and the lobby is made into a solarium which is a necessity in such a colony. The

front wall of the solarium, which faces west, is all glass. room is equipped with all kinds of easy chairs and deck chairs, and shower rooms for both men and ladies. The solarium has a wide balcony that covers the entrance to the building. The rest of the ground floor's roof is unbuilt, and part of it serves as a sun deck for the solarium and the other part as a roof garden. The main stairways leading to the first floor also lead to the roof garden, and for direct access from the dancing terrace a spiral staircase is built at one corner. A small bar and a refreshment stand serve the customers of the roof garden. Again the roof garden is lit by floodlights placed in a cove in the roof of the crow's nest. The top most level, called the crow's nest, is a single room with a wide balcony encircling it. It is covered with a low-pitched, slate roof sloping beyond the walls to form a wide overhang above the balcony. The choice of this type of roof is governed only by aesthetic reasons, even though this type of construction is better for heat insulation. This room functions as a rest room having wide windows on all four walls and a command of the view of the scenic mountains behind and the deep valleys in front.

The pipes serving this building are all led through special spaces provided for the purpose at the intersections of oblique walls, a feature which is quite common in this building.

In the basement we have the bowling alleys with 5 doublelane alleys, and a small raised amphitheater. The most important of all the parts of the building, is the multi-use arena that falls in the center of the circular part, i.e. right under the

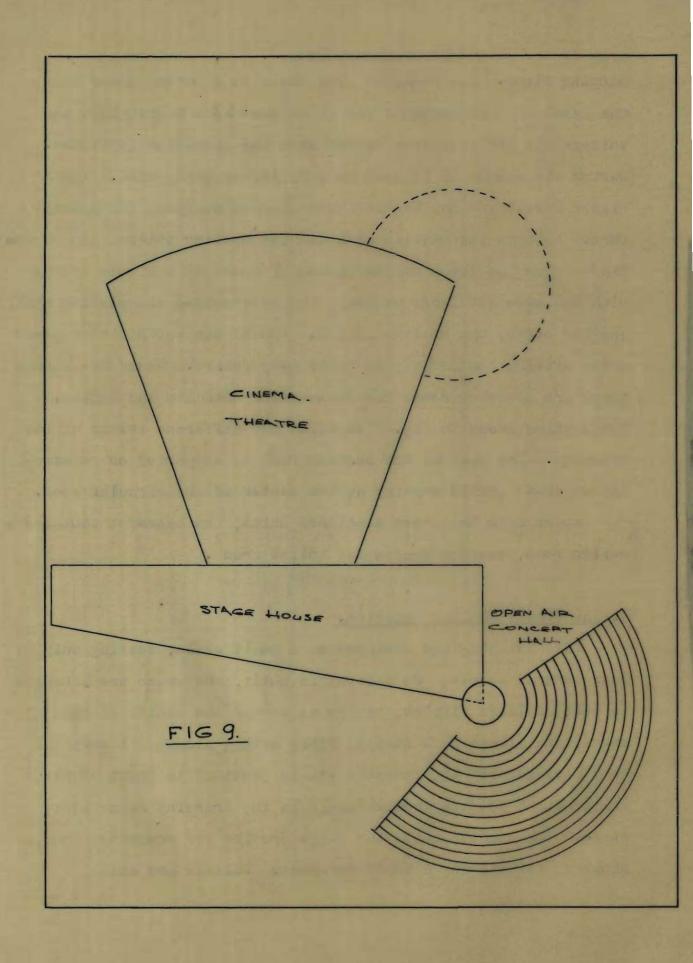


dancing floor. The reserved area there is 2 meters lower than the level of the basement, and it is used as a basket-ball and volley-ball courts during winter when the gymnasium is closed. During the summer it is used as a roller-ska#ting rink. The higher levels around the rink have stepped seatings for spectators. Between the skating rink and the bowling alleys, and 60 cms higher than the level of the basement, there is a little lounge with two wide and large windows, one overlooking the skating rink, and the other, the bowling alleys. People can watch either games while sitting comfortably in their easy chairs. Under the lounge there are dressing rooms and showers for both men and ladies. The section shown in Fig. 8 explains the different levels of the basement. The roof of the skating rink is supported on reinforced concrete arches meeting at the center of the circular roof.

Apart from the above mentioned units, the basement contains a boiler room, storage spaces and toilet rooms.

B. The Cinema Theater Building.

This building was designed on a small scale, seating only four hundred people. No balcony is built, and seats are arranged in arcs of large circles, having as center the center of the stage, and placed on a stepped floor with a slope of 1 vertical to 3 horizontal. An orchestra pit is provided in front of the stage with a passage connecting it to the dressing rooms backstage. The spaces around the stage provide for dressing rooms, showers, toilets and a small workshop. Pulleys and small



elevators are fitted in a tower above the stage for the purpose of changing scenes. This building functions as a cinema, theater and lecture and concert hall. The stage house is trapezoidal in plan, the tip at the longer of the two parallel sides being made as a circular outdoor stage, with a concentric amphitheater to serve as an open-air concert hall. A single plan shows this arrangement in Fig. 9. The lobby of the cinema leads to an elevated circular soda-fountain which is supported on columns and which thus provides for a covered parking space under it.

The open-air concert hall is designed to accommodate about 500 people. A wall, built on the western side of the amphitheatre, is raised 2.20 meters to provide shelter from the setting sun. Under the amphitheater is reserved as a parking lot. Since the stage is at one corner of the cinema's stage house, shower rooms and dressing rooms therein are also used for the open-air concert hall.

CHAPTER V.

THE RESIDENTIAL QUARTERS

The residential quarters may be divided into four parts: 1st, Complete villas. These villas are also of two types the two-bedroom and the three-bedroom types. In design they are exactly similar in every detail except for the number of the bedrooms. Since the two-bedroom villas usually meet the requirements of most of the families, twenty two of the 32 villas are made of two bed rooms, and the other 10 are of the three-bedroom type. For the start only those 32 are built, and when later it is seen that there is demand for those complete villas, some more may be added Ample space has been left for such future additions. A typical villa has, besides the two or three bedrooms, a western bathroom, a spacious living room, a dining room, a kitchen and a study. maid's room is also provided, which in case there is no maid, it could be used as a nursery. To accomplish the double functions two doors are provided for this room, one opening to the kitchen corridor, and the other opening to the bedroom corridor, this latter having its bolt on the side of the main bedrooms. Like all mountain houses in Lebanon, those villas are closed up during winter and opened in summer, since it is definite no families would rent a house in the mountain to spend the winter there, and skiers don't usually stay more than two days, namely week-ends, the hotel being open to accommodate them. This is the reason why no attempt to heat them. This does not mean that the question was not accorded any thought, and that the villas are condemned for winter use. If the future brings about a change in the habits of the resorters and the general conditions, and facilities made satisfactory in the

mountains for winter living it will be an easy matter to heat the villas. This could be done by building a central heating plant to supply hot water to those villas. Since part of those villas are built around the small kitchenless villas, one central heating plant can be made to supply them and the group of kitchenless villas nearest to them. The rest of the small villas can be heated by water from the dining hall boiler. Twelve of the complete villas are built just to the north-west of the hotel, where they can be supplied by the hotel boiler.

Built-in storage spaces along corridor walls, and built in closets in bedrooms, saves the customers the trouble of transporting back and forth such furniture as required for clothes and storage purposes. Again built-in furniture makes the customer required to bring only the beds and a few chairs for use in the garden or on the terrace.

As it rarely gets really hot, if ever, in the Cedars, the villas are built of the ordinary simple frame structure and the thin reinforced concrete slab for roofing.

No regular arrangement was followed in distributing those villas, so as to keep the individuality of each. No boundaries to plots were fixed, in order to create around each villa the atmosphere of real free country life, in contrast with the systematized, prearranged "city-lots" of the small villas.

This type of villas we built for those people who would like to be completely independent, lead their own life and cook their own food without minding the trouble.

To make holiday making and summer resorting * still easier and more enjoyable, and to satisfy people who prefer not to bother

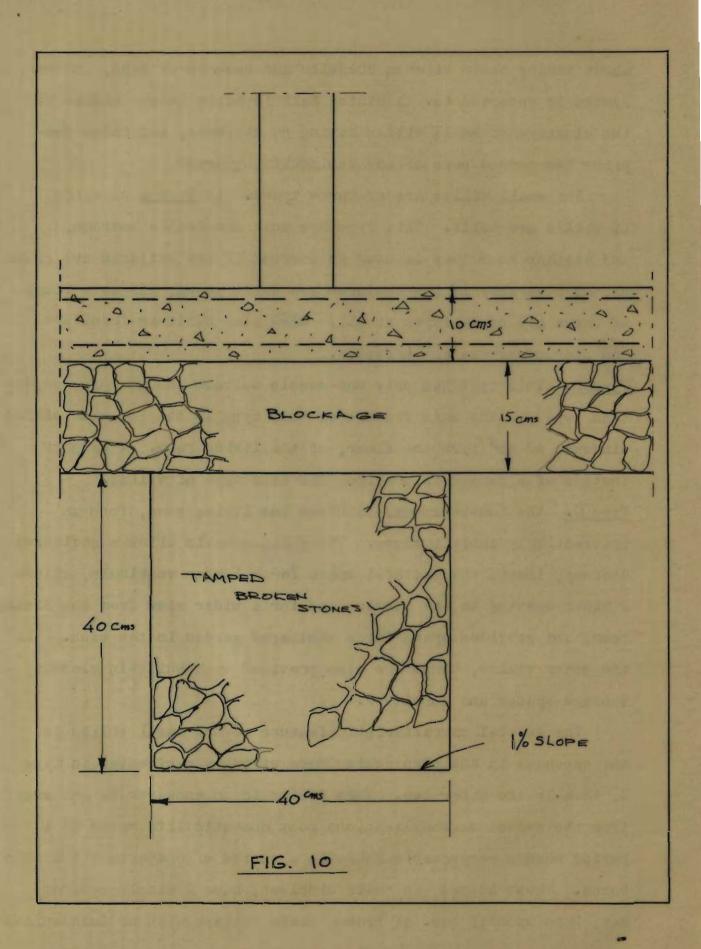
about taking their kitchen uten ils and cook their food, another system is resorted to. A dining hall is built in the middle of two clusters of small villas having no kitchens, and those comprise the second part of the residential quarter.

The small villas are of three types. (1) Type A of which 17 villas are built. This type has only one double bedroom, and another room that is used as bedroom if the children are grown up, as a nursery if the children are still young, and as a study if there are no children at all. Have also built-in furniture and storage spaces are proveded.

Type B. This type has only one double bedroom and is more compact than type A. The main feature of this type is the low wide silled windows, 60 cm from the floor, of the living room. A carport instead of a garage is provided for this type of villas.

Type C. The two-bedrooms, bathroom and living room, form an interestingly compact house. The oblique walls allow a sheltered doorway, limits the wasteful space for a larger vestibule, allows a wider opening to the terrace and for a wider view from the living room, and provides space for a sheltered garden in the back. Like the other villas, those are also provided with built-in closets, storage spaces and furniture.

The general characteristic feature of the small villas is the openness in the plan design, more strongly manifested in type B, than in the other two. This design is an endeavor to get away from the senseless complications most domestic life meets in a period when a respectable house is a series of compartments within boxes. Those houses, at their simplest, have a simple concrete mat, laid upon 15 cms. of broken stone ballest with no foundations



other than shallow trenches dug to drain, and then filled with broken stones. The walls rise directly on this stone ballast of the foundation belt. Details are shown in Fig. 10.

People living in the aforementioned three types of villas eat in a common dining hall built in a central place among the villas. The building is of one floor with a little part under it made as basement. The design of the dining hall is based upon two square meters per person and is made large enough to accommodate 300 persons, thus allowing some outsiders to eat there too. If more than 300 people are expected to eat there, one year or the other, the area per person may be reduced, by bringing the tables closer and adding some more, without introducing any inconveniences to circulation or any overcrowding. In the kitchen wall overlooking the dining terrace, a circular counter is built, through which diners on the terrace are served. The bar has the same feature columns as in the hotel dining room; The basement of this building has only two units. The service toilets and locker room, and the boiler room . The corridor in front of the two units has two high windows each at one end of it, opening to the garden outside. High windows between the corridor and the two units with two fans help the circulation of air in the basement. The two wings housing the kitchen on one side and the bakter on the other, have clere stories for lighting and aireation. The dining hall has no columns, and a low pitched roof covers it. The wiremesh false ceiling used in the hotel is also used here to cover the trusses.

Among the small villas, four small nurseries are built, where mothers can have their children in the care of a special nurse put there for this purpose.

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CHAPTER VI. STAFF QUARTERS.

For those employees working in the different buildings of the project, other than simple laborers and workers, an apartment building is provided. The building is L - shaped with the shorter leg reserved as small apartments and rooms for single employees and the longer one, reserved for married employees and their families. Only employees of higher designation are given living accommodations. The building is set away from the rest of the colony to keep the employees from getting in direct touch with the customers.

CHAPTER VII. PUBLIC UTILITIES

Public utilities include (1) the pump house, reservoir and the water supply system. The pump house is built near the Kadischa Grotto where it pumps up the extra water flowing out. A small filter plant is provided. Water is pumped to a reservoir built high above the buildings of the colony. The water supply system is similar to that of a town and similarly designed.

- (2) <u>Drainage</u>: Every seperate house, except those on plain ground, and building has drainage ditches dug around it. On the higher slopes above the built area interception ditches are dug to lead the running water away from the colony.
- (3) Sewers: The sewer system is based on the principle as a small town system. A main sewer laid in the lower slopes and running from just below the garage and maintenance building to the western most tip of the land, where it flows into a septic tank. A leaching field is prepared below the septic tank for the sewage disposal. The location of the septic tank was chosen keeping in mind the south westerly direction of the prevailing wind. In mind. Sewers from the buildings connect to sublaterals which leads the sewage directly to the main.
- (4) Parks and playgrounds: Besides the open country around the site, two parks are incorporated. One was described in chapter II, and the other is located among the small villas and which serves as a playground for children, with swings, sand heaps, and the rest of children's attractions placed in it. Several

other smaller playgrounds are prepared near the main buildings.

- (5) Garage and Maintenance Building: This building serves as a filling station, a maintenance shop for any of the customers' cars that need maintenance. It also serves as a garage for the buses that work in transport service from and to the colony. Those buses have a regular service leaving to and from the colony on definite times. For this reason, a bus shelter was built at the entrance of the colony where people can wait for the bus if need be.
- (6) Fire Fighting Appliances: At definite intervals and near main building and among the villas, sacks are provided to carry sand buckets, shovels, fire extinguishers and fire hoses, and a fire fighting truck is kept ready for action.

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CHAPTER VIII.

ATHLETICS CENTER & SHOPPING CENTER

The importance of athletics in modern life need not be repeated here. To meet such modern life requirements, a gymnasium is built housing the following, 1) boxing rings, 2) an indoor swimming pool; 3) wrestling rings; 4) body improvement devices and all other indoor sports. It also contains, offices, changing rooms, shower rooms, toilets, sun decks and seating arrangements for spectators. Outdoor sports are provided for with the football field, tennis courts, volley-ball fields, basket-ball fields, horse shoe pitching, archery, field tracks, etc.. Four grand stands serve the different fields.

To give the colony residents all conveniences possible, a department store is built, with vegetable and fruit shops seperated in the back of the building. The store would be a large scale department store containing all that a resident may require, saving him the trouble of going to town every time he needs something. Barber shops, shoe shine shops, tailor shops and such are also included.

General Remarks:

This project is not a project to be executed by an individual or even a company with profit as the ultimate aim. It will certainly not be a profitable investment with such a wide scope and complicated scheme. Such project to function properly and accomplish its aim, mainly improving and creating a Lebanon that will become a first class tourist country and a summer and winter

resort, such a project should be adopted and executed by the government. In the first years of its operation, the project might lose, but in the long run it will start, if not bringing in profit, balancing its costs and expenses. The main income comes from the following sources.

- 1. Returns from the hotel.
- 2. Cinema and theatre performances
- 3. Returns from the different bars and soda-fountains.
- 4. Rents of villas and returns from the dining hall.
- 5. Income from athletic events arranged periodically.
- 6. Income from wrestling and boxing events.
- 7. Income from festivals also arranged by the colony management.
- 8. Finally, a small tax similar to that levied from cars passing over certain bridges in the United States.

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