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- T H E S I S -

ARCHITECTURAL DESIGN

OF

A HOTEL AND A BEACH RESORT IN JUNIEH

By

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1951

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A HOTEL and A BEACH RESORT IN JUNIEH

By

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May 1951

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in partial fulfillment of the requirements for the degree of Bachelor
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I N T R O D U C T I O N

On Beirut-Tripoli highway, at approximately 20 kms. from Beirut is found the bay of Junieh. This bay is well known to Lebanese citizens, and to the majority of our neighbours, Syrians, Palestinians, etc... Those driving by are fascinated by its picturesque sites. One such person, a foreigner, was struck by the beauty of it, and more so by the lack of hotels and beach resorts in that region. "In our country, he said, we would have had competing hotels as well as beach resorts."

Indeed I quite believe that in a country like Lebanon, which claims to be in the first place a touristic country, a place like Junieh deserves a hotel.

A project of a hotel and a beach resort in combination will attract many tourists and a number of Beiruties. As a matter of fact, two projects along that line are under discussion; their executors, however, are waiting for the new straight-cut 20 meters highway between Beirut and Junieh, to replace the existing narrow and meandering road. Once this is done, to travel from Beirut to Junieh will take 15 minutes atmost, quite a short distance in our era.

In what follows I shall discuss the feasibility of the project and supplement my plans with remarks and informations regarding the hotel and the beach resort.

CHAPTER I
THE PROJECT

1. THE NEED FOR THE PROJECT

Of the many reasons that require the establishment of such a project, I list the followings:

a. The lack of good hotels and beach resorts in a place like Junieh is no credit to Lebanon. In fact it is a cause of wonder and surprise that this place be kept so undeveloped.

b. In the cold months of the year when the hotels of Beirut are overcrowded, a tourist may find it a real pleasure and relief to be able to drive to Junieh in 15 minutes on a wide and smooth highway and find equally good accomodations.

c. People wishing to spend a restful week-end may find in the Junieh hotel an ideal place.

From October to June young and old search the area for nice drives to public places where a lunch or tea, music or dancing soothes out the nerves and revives the spirits. Tanios Hotel in Saidah which is over fourty minutes drive has proved itself successful in this respect. This being the case a place like Junieh, three times as near and as beautiful, will surely meet the satisfaction of many and prove itself as successful, if not more.

d. From April up to October, the beach resort will be the main attraction of the project. Beirut beaches whether rocky ,

or sandy have become overcrowded and in a most chaotic manner. Furthermore, recent laboratory tests for the cleanliness of bathing areas have found most places filthy and most unfit for that purpose.

In contrast to this is Junieh bay. The water is clean and clear of sewage disposal (unlike many beaches in Beirut). The shoreline is kept intact and has not yet lost its splendour by the hazard distribution of cabins. There is a lot of chance for descent and modern arrangement of changing places, which everybody can delightfully use. The St. Simon customers will find a marked difference and will welcome the change.

The successful season for such a project is obviously spring. In that season both hotel and beach resort work at full capacity.

Will a project work if it is efficient only for one season ?

Experience is showing us that though Tanios Hotel in Aley, Ambassador Hotel in Bhandoun and many others in the mountain work efficiently during summer season only, yet they remain open during the whole year. If it were not paying to do so, they would have closed.

It is my belief that winter customers who look for quiet places, will prefer Junieh to elevated resorts. Winter

weather is excellent by the sea-shore.

2. TRANSPORT

Those who do not have cars of their own may be easily transported by taxi or bus service. The prices of transport at present are as follows :

Taxi (5 seats)	L.Ps. 75 per person
Station-Wagon (8 seats)	" 50 per person
Bus	" 25 per person

Further, the train-coach (automotrice) is in service between Beirut and Tripoli. It may, in case of the realization of such a project, have a special stop near the Hotel. Customers from Tripoli will find it a convenience.

3. LOCATION

A problem arises in finding a suitable land for such a project.

As seen from the general lay-out, if we consider the existing highway in the bay region as the future one, there will not be left enough space between the road and the sea for the proposed project. If placed on the opposite side of the road the Hotel must be as near as possible to the sea, as it is a beach resort as well.

Considering the above mentioned facts, the plot is chosen on the east side of the road at the foot of a hill. It is located midway between Junieh and Maameltein, an adjacent village on the

northern side, quite a clean open space, with practically no dwelling houses around.

4. ARCHITECTURAL TREATMENT

The general architecture will have to depend upon the mass of the building.

As revealed by the elevations, the mass has a definite horizontal axis of direction. The function of all architectural details is therefore to strengthen that horizontal direction: Nearly all openings and iron works are rectangular in shape. However, some openings at the center are larger than others. The reasons are : 1. to attract the attention to that part; 2. to give more light to the inside, and 3. to break the monotony or the repetition of identical units.

The major reason for having rooms up on the roof is not, as one may readily think, the need of having recessed rooms, but to contrast with horizontal direction. Contrast is the best way of drawing attention.

STONE WORK. The building will be of concrete frame structure and carved limestones. This type of construction seems most appropriate as limestone quarries are abundant in the neighbourhood.

To keep within the principles stated above, the approximate stone dimensions will be 40 X 20 cm., the 40 cm. side being in horizontal direction. This size need not be strictly kept as the cost otherwise will increase. The longer side may range from

35 to 45 cm. and the short one from 18 to 24 cm. However, as a general rule a difference in size of not more than 2 cm. is allowed for adjacent stones.

CHAPTER II
T H E H O T E L

1. LAW CONCERNING HOTELS

A new law concerning hotels has been passed on December 14th, 1950. This law considers to be "hotel" any boarding house with more than 15 rooms. If less than that it is called a "hostel" (Pension).

One general requirement is that $1/3$ the number of rooms be single bed rooms. Other requirements vary according to the classification.

On the following 2 pages, is presented in a tabulated form the law concerning hotels. One glance is enough to grasp the whole system of classification.

Junieh Hotel falls under 3-star class A division. It contains the following :

- a. A number of rooms more than 35 (minimum requirement of the class) They are divided into :
 1. 37 double bed rooms with private baths
 2. 22 single bed rooms with private baths
 3. 4 wings with two bed rooms and a bath room in eachOne of the wing's room may be used as a single or double bed room, the other as a bed room or a private reception room.
- b. Private bath rooms for more than 90 % of the rooms.
(63 bath rooms for 67 bed rooms = 94 %)
- c. Private halls

Classification	4 Star		3 Star		C	2 Star			1 Star	
	A	B	A	B		A	B	C	A	B
Division										
Geographical position	Convenient	Convenient	Convenient	Convenient	Less convenient	.....	.....	.....	.....	.....
Least no. of room with private bath room	50	40	35	30	25	20	15	12	.....	.....
% of rooms with	Priv.bath	100 %	100 %	90 %	80 %	70 %	50 %	35 %	25 %	2(No.)
	Telephone	100 %	100 %	.....	.....	.....	.....	.....	.....	.....
Halls and reception rooms	Large	Spacious	Halls and private reception rooms			Reception rooms			.....
Wings with reception room	Necessary	Necessary	.....			.....			.....
Cashier and information office	"	"	.....			.....			.....
Expert manager and trained employees	"	.....	.....			.....			.....
Installation and different equipments	Complete	Complete	Minimum requirement			.....			.....
Air conditioning	Necessary	Necessary	.....			.....			.....
Central heating	"	"	Necessary for winter hotels			Necessary for winter hotels			.....
Distingtive feature	Excellence	Extra luxury	Luxury			.....			.....
Type	World fame		Grand modern tourist hotel			Tourist hotel			Average tourist hotel	
Genitor Elevator	Necessary		Necessary			Necessary			.....
Switch board or telephone	"		"			"			.....
Dumb waiter	"		.....			.....			.....
Kitchen	Modern and complete		Best equipment			Fully equipted			Good	
Running water in all rooms	Hot and cold		Hot and cold			Hot and cold			Cold	
Public bath rooms	.....		One for every 6 beds			One for every 6 beds			One for every 8 beds	

- d. A telephone in each storey and a telephone booth
- e. An elevator
- f. Hot and cold running water

To comply with the 3-star class A specifications the hotel has the minimum luxurious installations of modern equipments.

2. RULES FOLLOWED IN THE DESIGN.

The preceeding law has guided the design in a broad way, specially as to what is required and waht approximate size is used. But nothing is mentioned about dimensions of dining rooms and bed rooms.

The following graph taken from Don Graf's "Data Sheets" gives the approximate area of a dining room. (fig.1)

Junieh Hotel is designed to hold 100 customers. As seen on the graph 100 persons will require 16.8 sq.ft. per head. The total floor area required is therefore

$$16.8 \times 100 = 1680 \text{ sq.ft.}$$

The area provided is 1780 sq.ft.

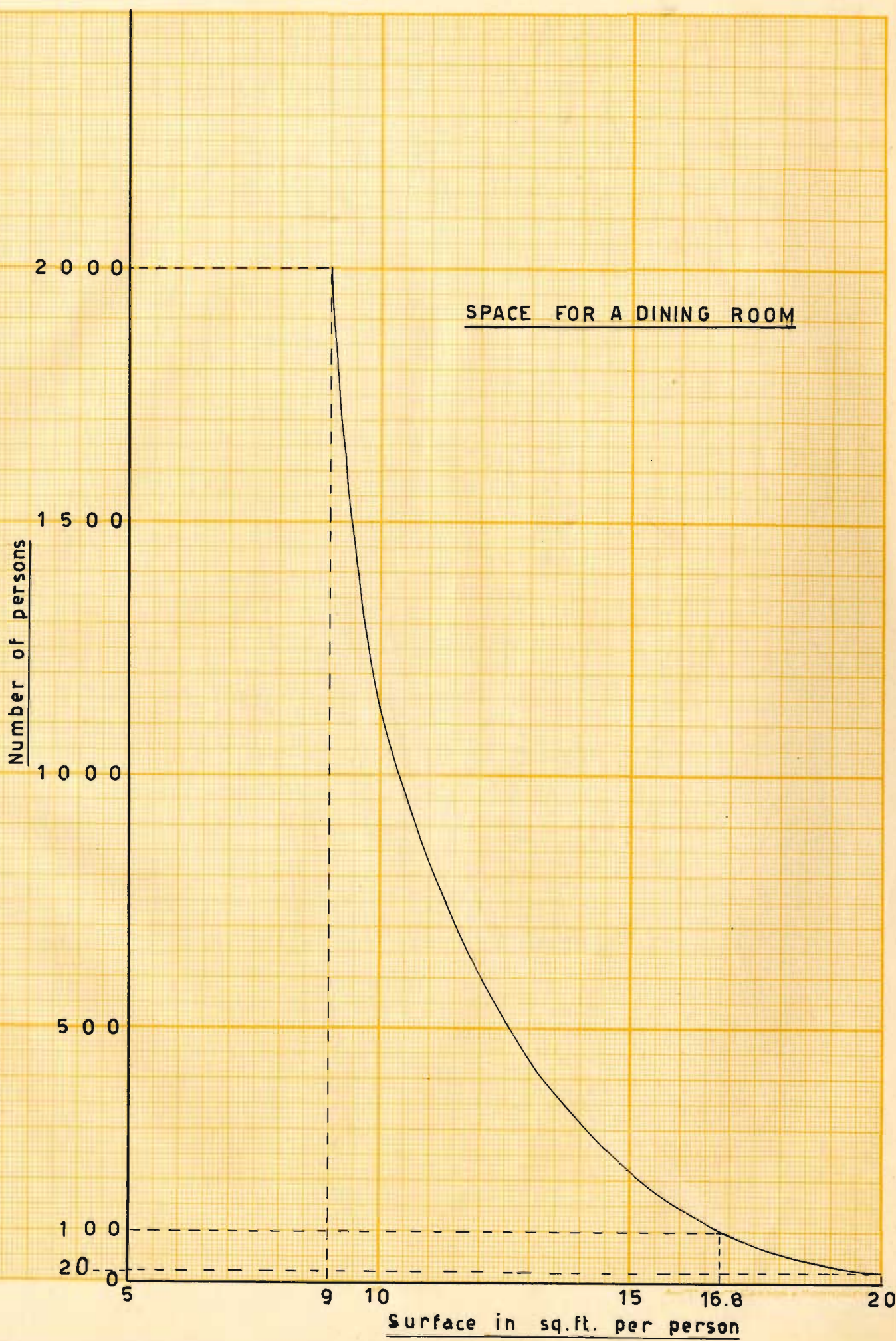
Adjacent to this area is a large open terrace which, with the exception of the winter season, can very well be used as a dining place.

As for the sleeping quarter the general rule is to give a minimum of 25 cubic meters per person. An average bed room in this hotel has the following dimensions :

$$3.35 \times 4.00 \times 3.50 = 46 \text{ cu.m. which is ample}$$

A double bed room has

$$3.35 \times 5.00 \times 3.50 = 58 \text{ cu.m. which is good enough}$$



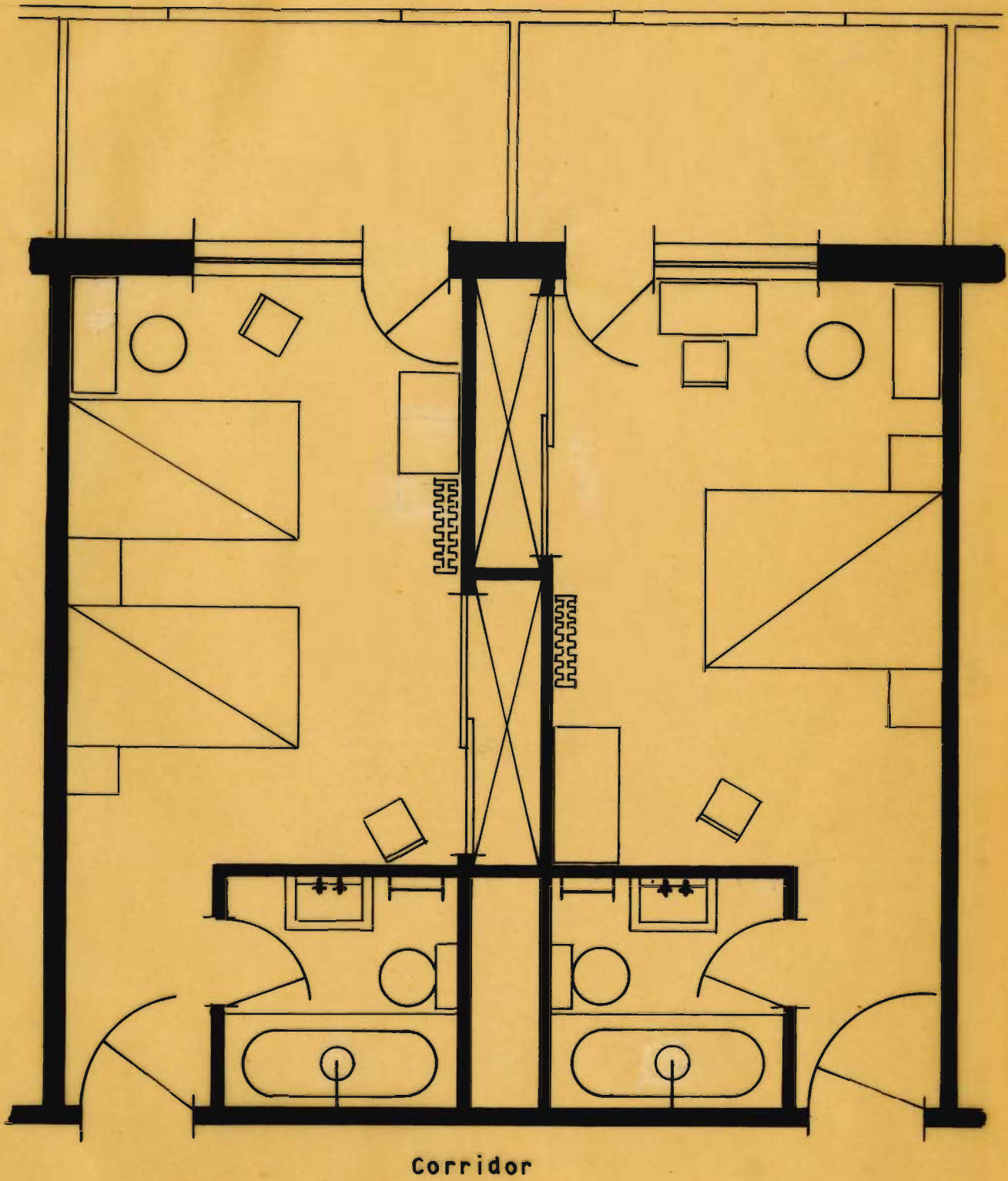


Fig. 2

Most of the double bed rooms will have 2 separate beds; few, however, will have a single bed, wide enough for a married couple. The few ones can at times be used as a large single bed room.

Figure 2 shows on 1/50 scale a typical arrangement of the units in 2 double bed rooms, one with two beds, the other with one double bed.

3. CENTRAL HEATING.

The project is as much a winter resort as it is a summer resort. Central heating is therefore a necessity. Moreover, heating is required by the law of the class under which this hotel is designed.

A two-pipe central heating system will be used: that is a flow pipe will carry the hot water to the different radiators and a return pipe will bring back the cooled water. Each floor will be served by 2 pipes. (Figure 3)

The boilers are tanks large enough to supply hot water for central heating as well as for bath rooms. They are three in number. One, separate, to supply the first floor and two are in parallel, to supply the rest of the building. The central heating room is quite large for the purpose. This is so to provide enough room for storage of wood or any other fuel.

The cold water is supplied from the tank built over the stair-case shaft. Its elevation is seen on the facades.

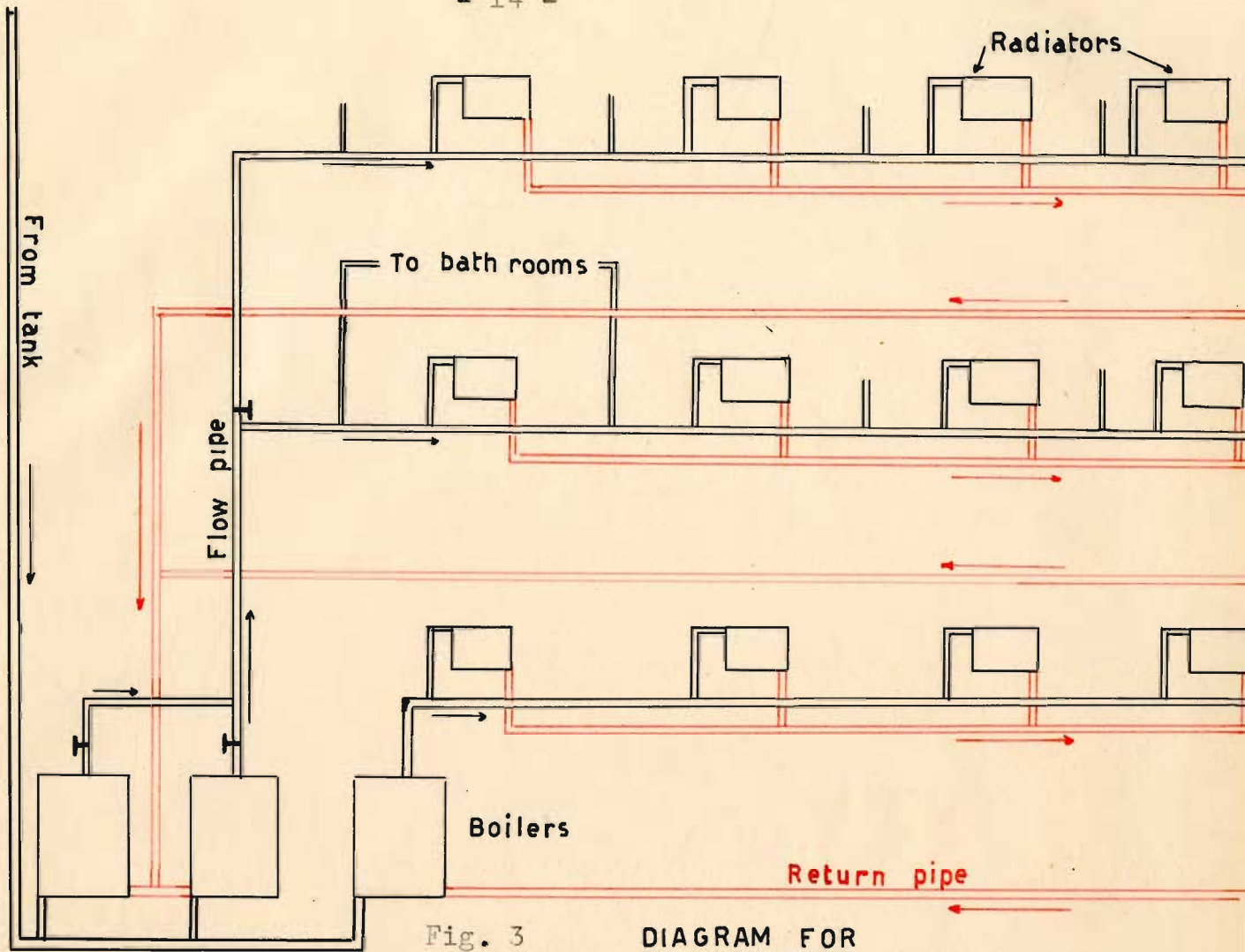


Fig. 3

DIAGRAM FOR
CENTRAL HEATING SYSTEM

4. WATER SUPPLY

Water will flow into the tank from Junieh water system. The tank supplies the boilers and the bath rooms thru large main pipes. Each floor has one such pipe from which distributerics convey the water to small tanks in every bath room. (Fig. 4)

Hot water as already mentioned, will be supplied from the flow pipe of the central heating system.

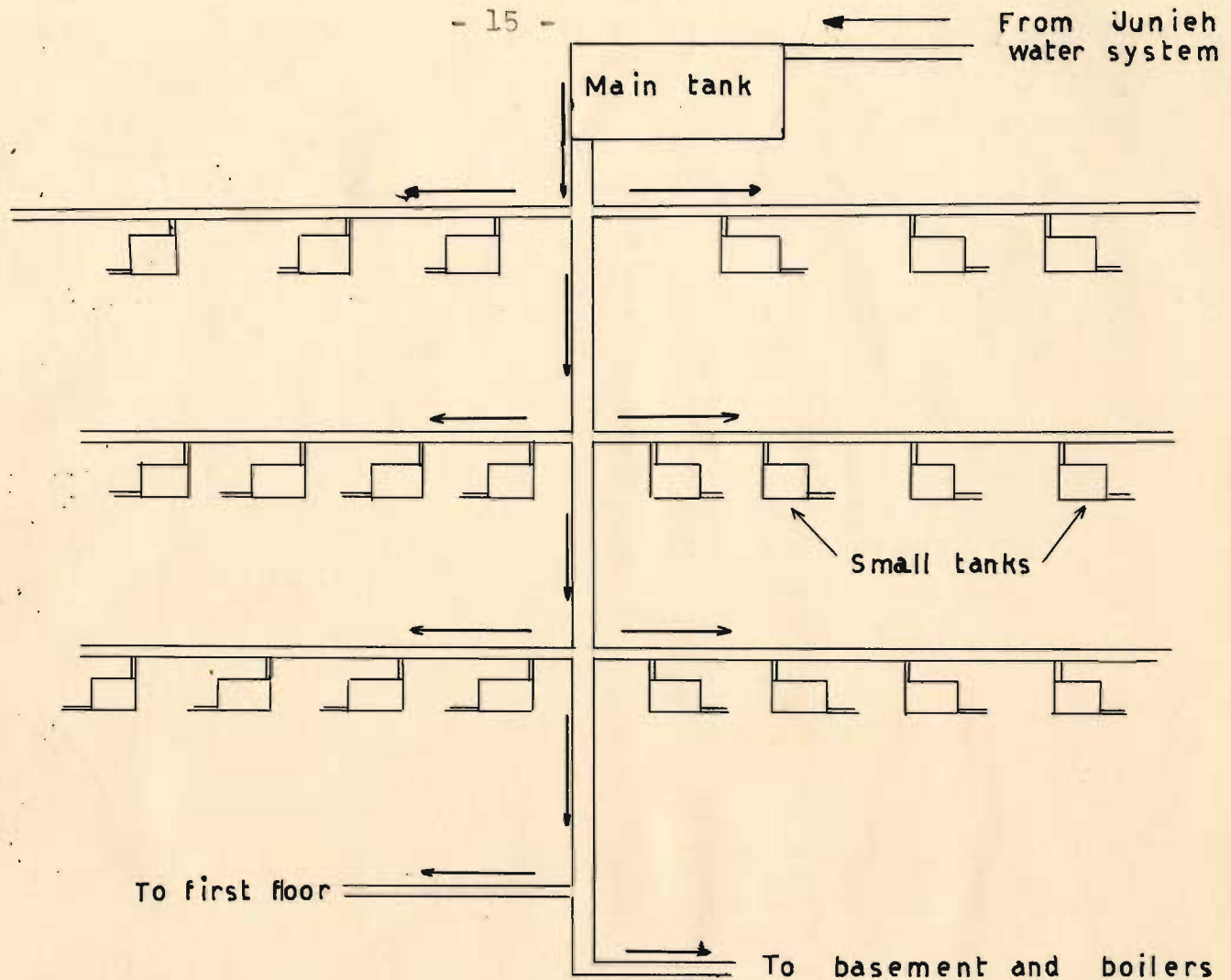


Fig. 4

WATER DISTRIBUTION SYSTEM

5. SEPTIC TANK

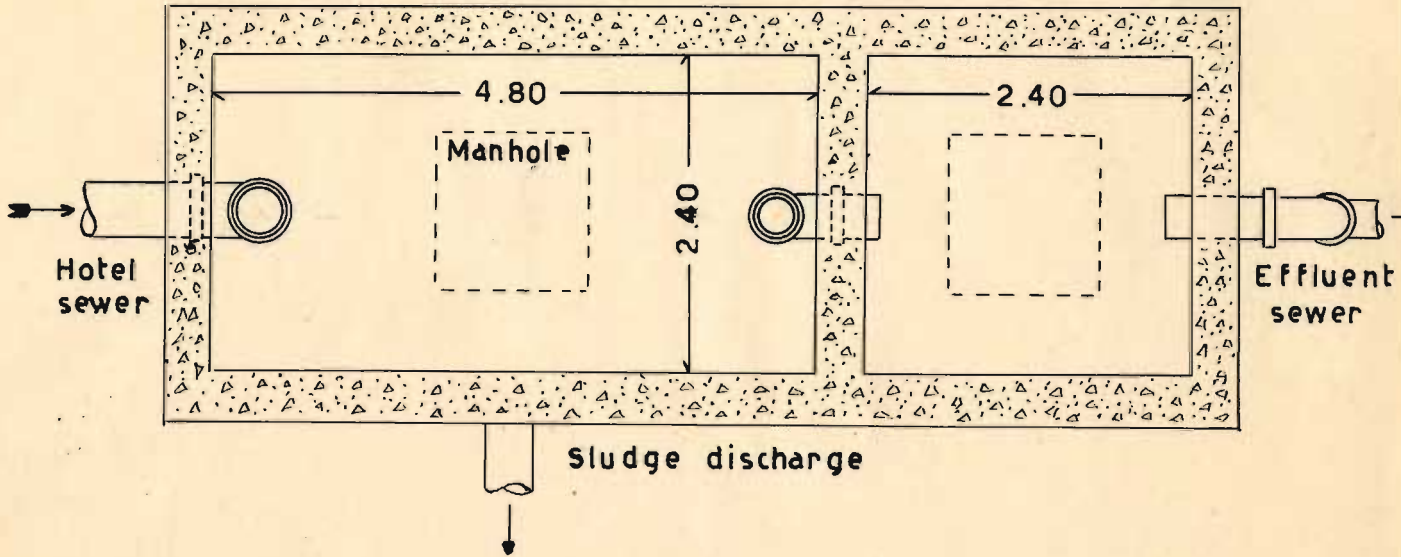
Unfortunately, Junieh, as an undevelopped town, does not own a sewage system. A septic tank is, therefore, a necessity.

The septic tank with syphon chamber, as recommended by the New York State College of Agriculture, Cornell University, will be used. (fig. 5)

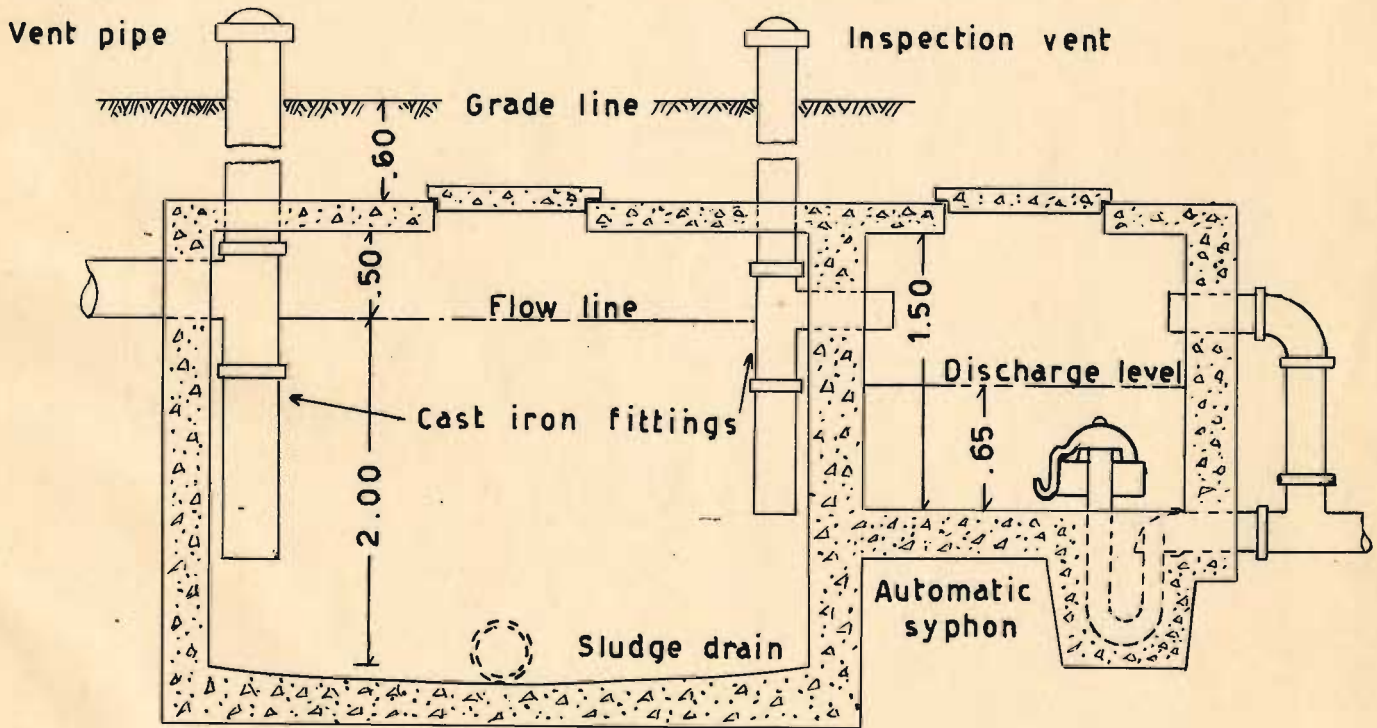
The Capacity of the liquifier (first pool) is given by the American Commission of Public Health rules as 10 cu.ft. or 270 l. per person.

The liquifier's total capacity will be: $270 \times 100 = 27,000$ l.

The effluent from the tank will be sent far out to sea.



HORIZONTAL SECTION



VERTICAL SECTION

Fig. 5



CHAPTER III

T H E B E A C H R E S O R T

As stated previously, the space between the highway and the sea is not sufficient to take the building of the beach resort. Further, the high tide and the waves in winter reach far in. This is why the larger part of the basement of the Hotel is consecrated to the beach resort.

The main attraction of the resort is the recreation room. It is divided into three parts as follows :

1. The inner part : this section is used for indoor games. Such games include billiards, darts, chess, tric-trac, cards, etc...

2. The central part: It includes a bar, some tables and seats. It is handy to serve refreshments.

3. The outer part: This section by the windows acts as a general reading room. A radio-pick-up set is installed in it to add to the pleasant atmosphere.

Most of the seats and tables, among which two ping-pong tables, are put on the outside porch. In case of disturbance by the wind, one of them can be included in the games room.

BOATING

Junieh is appropriate for a beach resort. The beach is sandy and the land sinks gradually as you go further out. Because of lack of depth at the shore line, a jetty, as seen on the general lay-out, is provided. This allows the people to land safely from the boats. This jetty is also a provision for a sport that may very

easily attract adherents: I mean boating.

Junieh bay is well adapted for such a sport: Being in a bay, the water is kept calm and still for the larger part of the year. A boating club may easily take roots and arouse competitions.

C O N C L U S I O N

In the preceeding pages I have tried to point out the natural resources of Junieh bay that distinguish it from other shore line locations.

Unfortunately no man with power enough has so far been willing to improve the town and its surroundings. Junieh Hotel will have the function, besides the above mentioned, of showing to all classes of the society the points of interest that this region has been hiding. Such points include Faraya's beautiful cascades, Harissa's dominating point of the region, Kattin's peaceful cafee houses and the ruins of Aphka's temple. Those places have, so far, been known to a limited number of persons.

The project I have chosen is a small part of a big scheme of construction that must be executed in that region. Junieh Hotel is but a spark.

