

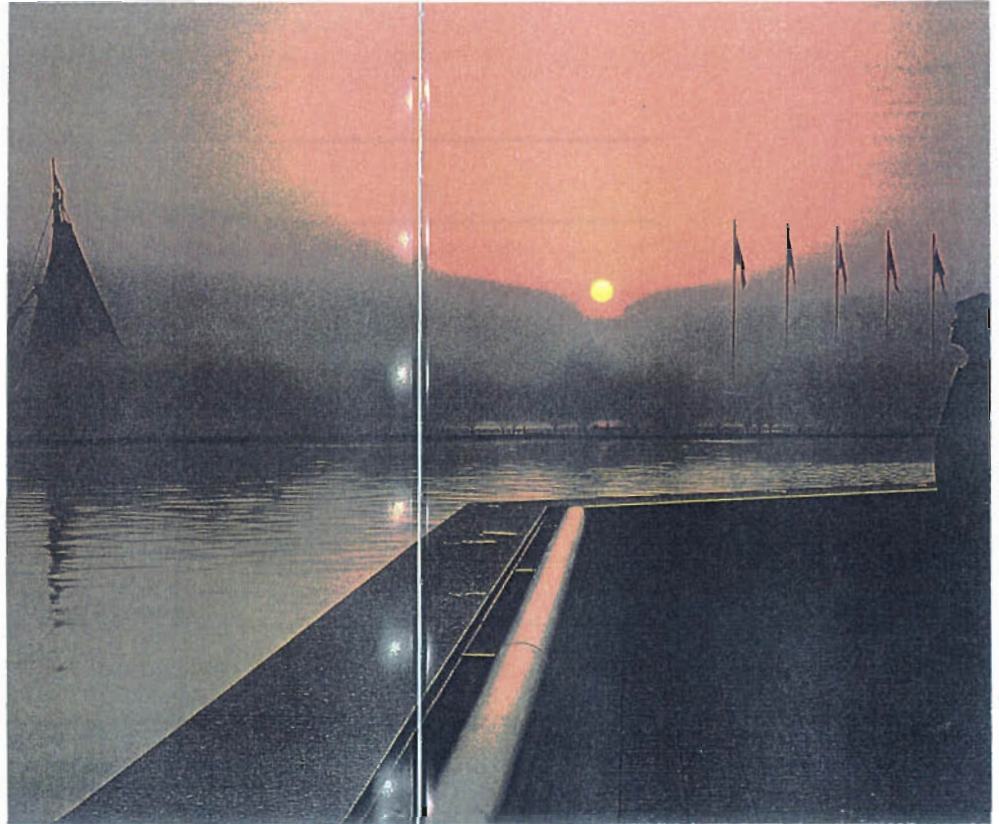
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BEACH RESORT

"Away From It All"

TYRE

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class of '97



AMERICAN UNIVERSITY OF BEIRUT
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COURSE: A 535 - FINAL PROJECT RESEARCH
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Introduction

"For always coming with a hungry heart"

The post-war years have seen a world-wide increase in leisure time for most people in both the developed and the developing areas of the world. Shorter working hours, greater individual prosperity, faster and cheaper travel, the mass use of radio and television have all helped to make the leisure and travel industry the fastest growing industry in the world¹.

The phenomenon of mass tourism, in less than a century of existence, has become one of man's most highly developed and professionally run industries. At the beginning, recreation was enjoyed by aristocratic and middle class elite, which led to the construction of structures such as large hotels, casinos, etc., concentrated in well defined localities and fulfilling precise purposes for a defined social class. The major factors which have contributed to the rapid growth of this activity have been the increased free time, the fast changing work-leisure equation, the availability of increasingly cheap travel.

"Tourism can offer relaxation and mental and physical recreation, thus an important role to play in the modern world and can help break down barriers of colour, creed and class. Young and old, fit and disabled people should be allowed to enjoy the benefits of holidays and tourism on both near and remote parts of the world - ancient cities or unspoiled natural beauty spots, but these places must not only be available for today's visitors, their preservation must be guaranteed so that future generations may also enjoy them"¹.

However, modern man in a world already environmentally threatened by a variety of chemicals, spin-offs, can ill-afford to disregard kilometers of precious coastal areas together with the rarer man-made cultural centers. Tourism with its goals focused on the enjoyment of natural and man-made beauty spots, when not carefully controlled, becomes one of man's worst forms of 20th century pollution. In fact, tourism becomes involved in a process of destruction of the very qualities which attract man to the first place - a form of genocide of all the genes which have laid the golden eggs.

For a less-developed country (such as Uruguay), that has the ingredients for an almost unlimited presence of diverse, unspoiled history and geographic sites, tourism industry is potentially a fundamental (catalyst) in the development process. The

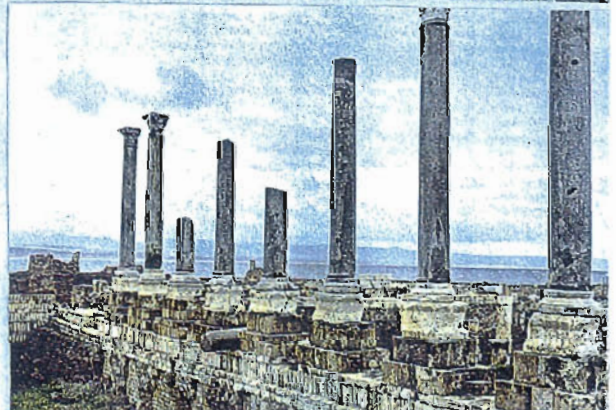
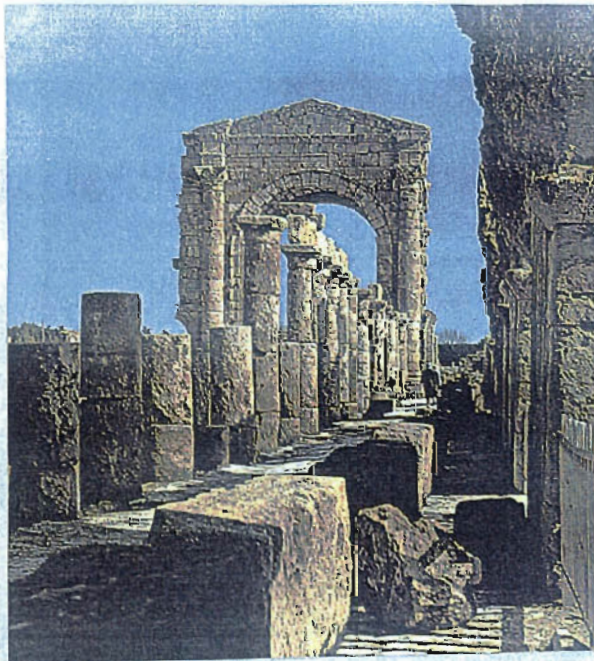
¹ Lawson, E. "Tourism and recreational development"

product , when compared with traditional exports of primary products , has the advantage of a source of foreign exchange with growth potential ; a source of domestic savings and capital formation ; a means of implementing labor absorption . When compared with exports of manufactures , tourism has the advantage of a easier short-term implementation . Each of these advantages is extremely important to a country in the early stages of recovering from a drastic "break-down" of twenty years of civil war that touched all levels of human existence .

Lebanon is a country which used to rely heavily on the touristic sector to constitute part of its national income . In 1974 , before the civil war , Lebanon had a prosperous period . the touristic sector became more significant due to the large number of projects such as hotels , restaurants , beaches and the like .

The return of peace to Lebanon and the dawning of a new era in the middle east are certain to create a development boom , more particularly an expansion in tourist activities , an expansion which will encompass the national scale .

Inevitably , Tyre , as a major city in the south , will undergo such development . It offers high potentials of naturalistic as well as historic sigh-seeing . those are considered as national treasure yet to be explored



LEBANON
TYRE

"Tyre , emerges today from a forgotten past . excavations on the site by Emir Maurice Chehab , director general of antiquities of Lebanon , have uncovered remains of the crusader , Arab , Byzantine and graeco-roman cities....."

"The remains of roman Tyre are silent witnesses to the city's past grandeur . A monumental archway , aqueduct , large civic buildings , baths and a theater were built . One of the largest hippodromes of the roman period has recently been uncovered at tyre . Built during the second century a.d. it lay buried under six meters of wind-swept sand"²

In addition to its historic treasure , Tyre sandy beaches are known to be among the most beautiful beaches along the Lebanese coast .Having such attractions and for reasons to be stated in the objective , the aim is to provide a beach resort that would benefit from both potentials .



² Ministry of tourism "Tyre "

Psychological aspect of recreational behavior .

" to strive to seek to find " ...

" come my friends , tis not too late to seek a newer world "

" a behavioral definition of recreation was adopted that defined recreation as human experience based on intrinsically rewarding engagements during non-obligated time ... The objects of human planning were posted as opportunities for activities in particular settings to realize desired experiences "³



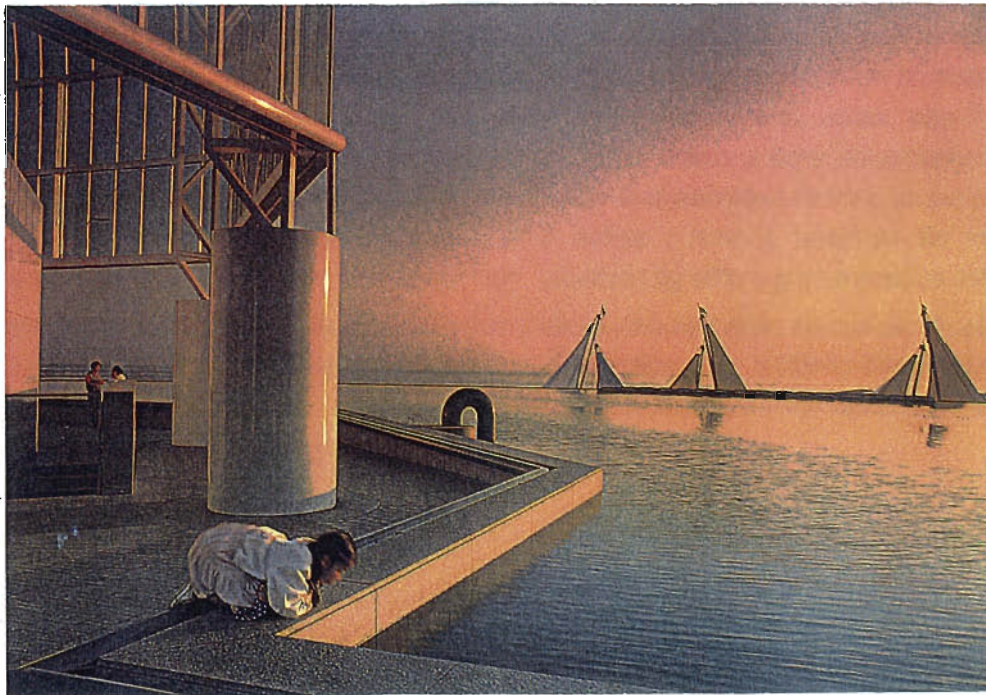
The authors further contend that demand and supply for recreation can be related if both have been expressed in terms of "opportunity" . More they argue that a recreation opportunity can be defined as an opportunity to engage in a preferred activity in a preferred setting to achieve specific experiences ." In the present century holidays have become something of a cult ... for many they are the principal objects of life - saved and planned for during the rest of the year and enjoyed in retrospect when they are over "⁴

³ Pearce , P . "The Ulysses factor "

⁴ Idem.

TOURIST ATTITUDES IN NATURAL ENVIRONMENTS

One of the fundamental psychological concepts which is central to understanding the tourist experience is that of attitudes. The future trends for tourism seem to suggest that travelers will be especially concerned not with just being there, but with some participating, learning and experiencing the "there" they visit. Viewed in this way the future of tourism lies not so much in providing the infrastructure to give travelers access to places but in structuring and organizing tourism products which motivate travelers to select that particular destination. One cannot build a tourism industry without the special, unique defining tourist experiences which are at the core of travelers' interests and motivation. This aspect of build up experiences is discussed further in later stage. (refer to architectural goals)



Historic sites and the concept of place

Tourist information services, both in large cities and in rural towns, usually provide visitors with a listing of sites of historic interest. The sites themselves, however, vary in physical scale, institutional status and significance. It is rare, however, that an on-site visitor one – enjoying or edifying to the tourists. Many historic sites, such as the case in Tyne nowadays (refer to page 10), are dwarfed by buildings or twentieth-century, by massive highways or by unsympathetic scattered retail businesses outlets nearby. Furthermore many of the structures are fenced in, walled off or boarded up to deter vandals, prevent decay and discourage bowdlerising: an idealistic objective but not conducive to the visitors' experience of history.

Many of the historic sites listed in national registers for preservation and conservation suffer from the problem of finding themselves in an unsympathetic urban context of another era. Non-urban sites are also beset by commercial, industrial and transport pressures. As a result of these pressures a common fate of many historic sites is a truncated tourist visit. Clearly some historic sites are always going to be short visits, but it is valuable to turn to the conception of place in the environmental psychology literature to explore the timing and the limits and possibilities of these kinds of "place" experience.

"By considering the task of presenting historic sites to be one of simply "preserving the site", the early planners and managers neglected the on-site activities of the tourists and their conception of the setting – with little to do in the setting except to look and listen, and with no substantial literature or interpretation to challenge the visitors' memory of the experience of place at Tyne historic sites was frequently disappointing. The responses confirmed the view that visitors were dissatisfied with the lack of explanatory displays the activities on site and assist visitors to connect with the cultural setting in wider context. In a sense, moving towards an integrated conception of place for the visitors – for example by offering interactive information arrangements on site. The suggestions for change can be taken as a clear indication of the importance of activities and conceptual preparation for historic site visitors: thus extent of activities are born and these activities work as the time spent and a conducive a more satisfying place experience.

¹ Pearce, P. "The Ulysses factor"



The variety of historic sites promotes a diversity of potential meanings for visitors ; on some occasions visitors may appreciate the significance of another culture , they may respond to a critical event in their own nation's past or simply inspired by human endeavor , achievement and mortality .

In conclusion : as with natural resources , tourism demands on monuments may be excessive . in Tyre the roman sites , for example , the quality of the experience is for most visitors at peak holiday times marred by the crowds and noise . for planning purposes some provisions within the master plan of the resort could be taken such as:

replacing part of the actual visit by a detail briefing , 'processing' of the visitors in a separate structure , with maps , brochures , models , slides , even films ; this would highly encourage the presence of a theater or auditorium , and an amphitheater which encourages festivities .



OBJECTIVES AND GOALS

1-Architectural goals

"Many of today's holiday makers , seductively lured by sophisticated advertising system to their lawry from idyllic holiday end up facing traumatic and other images of the nightmare cities which prompted their exodus in the first place. The search for change inevitably ends up in boring predictability. The process leading to the catastrophic end-product is repeated with alarming consistency. Unspoiled places with unique characteristics attract a tourist; the need for accommodation produces a craze ,to such an extent that the original tracts are transformed, more often than not, tragic paradigms of dense high rise urban fabrics"⁶ The unity of construction and landscape has been lost , also lacking is the feeling for harmony and respect for new buildings spring up in every conceivable shape and without any relationship to their surroundings (figure 9.10)⁷ This is mainly because of the attitude of the landscape businessman , who are open to all innovation , and will generally disregard cultural and environmental values if commercial advantages are at stake

Briefly one of the project's objectives is then a rebellion against the damage that has been done to the environment by poorly planned , misconceived and ill designed architecture

This goal further emphasizes the urgent necessity of sensitive planning , if this is to survive against the greedy aspect of man's money making speculative ideas. The Tourist facilities can be integrated with the landscape , and bring benefits to the local as well as the visitors , and tourist income can help to preserve historic buildings , endangered wild life and areas of great natural beauty .

HOW ?

It is not possible to find standard solutions applicable to all situations , because besides being in varying physical situations such as the sea , mountains , etc , the structures concerned are different geographical positions in terms of latitude , are constructed by different methods , and can arise from different cultural models such as the return to nature , reproduction of the environment , imitation of urban recovery , etc. in addition , the weekly or seasonal exodus poses great organization problems in terms of space and time for large masses of users at various project levels

⁶ Mills , "Design for holiday and tourism"

these levels correspond to different tourist behavior phenomena , often derived from psychological and sociological factors such as the requirement to create something different from one has been used to , which is so frequent in the case of city populations , or the classical holiday linked to a more traditional concept of life , or the travel holiday deriving from the inexhaustible search for the new and the cultural , or the opportunity for physical recreation , etc.

HOWEVER :

The landscape (figure below) of the site instigates as a first reaction : the adoption of pavilion hotels , bungalows and cluster housing units that are usually better integrated in an attractive natural surroundings than high rise buildings . Coupled with the need to ensure solution to the problems stated earlier , would lead to immediately positive results such as the requirement for a smaller quantity of structures , and consequently lesser compromising with the land and environment. Nevertheless , it should comprise situations of individual freedom and social life blended with nature and the environment , free from the requirement of daily conformity in order to generate a new method of living during the holiday , and a new method of recreation .

As an instigator for development , and because of geographical location of the site , the theme of nature was chosen . The project is a packaged experience , a designed promenade which highlights touristic and recreational activities .



The promenade will form the main spine of the project. Functions are arranged, housed within the spine, generate animation and maximize the intensification of the experience of different layers of activities, with filtering circulation render the spine more dynamic. Minimally intervening on the site, the promenade allows itself appropriation: it is, mainly a cultural conquest of nature, through a stroll, a walk and functions along a spine.

"A frequent response to the terrifying and threatening spaces of mountains, seas or desert has been to annex them in many so words is termed the 'taming' of a wild point. We start talking of the grandeur of the mountains and so on, with a certain wild, primal forcefulness. First nature has now been subsumed and managed culturally."⁷

The design gesture is left open ended, allowing personal interpretations, and even personal contribution.

"It is a switch of emphasis from what is there to be left to the reader's act of reading, from inherent meaning to the potentials of readability."⁸

The design will always call for the user to interact, through analogical thinking, visual and mental connotations.

"... the humans are actors and spectators of the representation, and they seem to know they are clearly aware of that dual role in these THEATERS OF LANDSCAPE. Today, we have wholly lost this response: what we see are people simply looking at scenery, without even realising that the world's scenery 'has theatrical connotations'.⁹

The structures within the promenade have a further dimension in their conception: other than their utilitarian purpose, their function is to intensify the experience of the user. This might be achieved through their location, their integration with the promenade, their visual and physical interaction with the site, and their proper volumetrics, material, facade and plan.

The promenade defines a superimposed system, differentiating itself from nature, nevertheless not trying in any sense to compete with it but rather generating a new dialogue with it. Special interest will be on the users experience and his interaction with different parts of the project: which ensures the continuation of an happening all through the promenade. Hence maximizing the circumference of the contextual activities, and thus increases the number of the panels of higher value. Building a proper environment which generates its own ambiance, in an extroversion way for maximal interaction with nature.

"Even in the limited meaning of the physical world of earth, water, and vegetation and so on, there were different natures depending, perhaps chiefly, upon the cultural, rhetorical and topographical situation of the spectator... Nature had always taken its meaning in some structural relationship with other concepts."¹⁰

⁷ Dixon Hunt, J. "Gardens and Picturesque..."

⁸ Idem.

⁹ Dixon Hunt, J. "Gardens and Picturesque..."

¹⁰ Idem.

2-Socio-Economic

A-Importance of tourism in Lebanon.

The touristic sector plays an important role in the Lebanese economy. It contributes substantially to the credit side of the balance of payments and represented 13.1% of GNP in 1974. As a matter of fact, "In 1974, there were 210 million visitors to Lebanon in the first three quarters, and foreign exchange earned from tourism was L.L. 880 million compared to L.L. 573 million in 1973." Tourism has an indirect role in developing the regions near to the touristic centers. In addition, it plays a role for public relations, hereby, the tourists get acquainted with the host country and its agricultural and industrial products, as well as with its citizens and the various commercial and economic centers of that country.

1- Effect on national income. "In 1973 tourism's contribution to national income was around 16 percent when indirect effect of tourist spending were included."¹¹

Moreover, in 1974, tourism contributed to 20% of GNP. However, from 1975 and on, there was a tremendous drop in the contribution of the touristic sector to GNP, which dropped to 7.5% in 1977, and 6.5% in 1978. This drop continued due to the decrease in external tourism. Also we can notice the importance of tourism, as a percentage of gross domestic product as shown in table (Refer to appendix table - tourism contribution to gross domestic product)

2- Effect on the balance of payments. To see the significance of tourism, one can look at its contribution to the credit side of the balance of payments in table below. Where, the expenditure by tourists and nonresidential from about 13% of the total credits of 1973. (Refer to appendix - table balance of payments of Lebanon)

NB: New statistics from the NATIONAL COUNCIL OF TOURISM will be added to the research as soon as the documents are available.

¹¹ Ministry of tourism

3- Requirement for successful tourist's projects

1- Security and political stability : the prevailing political situation in Lebanon encourages the development of tourism . many investors have since 1990 been preparing plans for the development of new establishments . however due to the instability in the political situation in the south 20% of these plans were implemented . For example , three huge projects were about to be launched in 1995 , but it was due to the poor security situation that prevailed in June 95 , these projects comprised beach touristic complexes and hotels , in Tyre and its vicinity : one of which was the extension of the resort house in Tyre , it consisted of a 60 room hotel and its related facilities . the other two projects were beach complexes comprising five stars hotels , the development was supposed to take place in "al abbaaleh" area near Tyre : since land price in this area is low comparing to Tyre . This means that the projects will benefit meanwhile from tourism

2- Improvement of the country 's physical infrastructure : another main requirement for a successful touristic sector is the existence of adequate infrastructure . Surveys showed that the civil war resulted in serious damages , however since 1990 a reconstruction plan was launched based on an effective coordination between the private sector and the public sector with its both monetary and fiscal reconstruction policies . Improvements reached all levels : such as the present conditions in Tyre , especially in telecommunication , electricity , potable water network , roads , expressways , and public utilities

3- Role of the private sector : the private sector has the greatest role in initiating and developing the touristic sector . But its investment was directed first to tourism investment , second it was mostly oriented towards internal tourism . this is mainly due to the banking laws that prevented long-term debt and the absence of general planning . For these reasons , private investment was not motivated to invest in areas that is guaranteed by government and supported by banks . the Lebanese government ought to take some action to stimulate the private sector . A very important requirement without which Lebanon can not be expected to implement its reconstruction program , are the Lebanese expatriates that have billions of dollars invested outside , of which many want to come back provided that sufficient conditions of security , required infrastructure and adequate fiscal and monetary policy exist .

4- Efficient management : the qualified management is the most important requirement in such projects that are expected to offer a high level of services . As a matter of fact , a highly specialized Lebanese training schools in hotel management are

providing a internationally qualified managers that just need an opportunity to prove their services .

C-External and internal tourism

Due to the deterioration of the Lebanese political situation it is likely to go as more people will find it difficult to travel. Encouraged by the implementation of basic touristic projects on the Lebanese shore . For the time being the complex will depend mostly on internal tourism . However, when political stability is restored , the complex will benefit from external tourism as well.

D-Suggestion of some Lebanese businessmen.

In an interview done by "Al-Iktisad walama" magazine with some Lebanese businessman , for there opinion about the future of Lebanon as a touristic country , the following suggestion were quoted

According to Mr. Raja Saab , the chairman of the board of directors of "the corporation of general touristic enterprises", investors in tourism must not rely heavily on aids from the government sector. However, the government according to Mr. Saab offer the necessary infrastructure which could be more important than the financial aide

And there are other facilities that must be offered by the government sector namely: 1- exports that used for the reconstruction of the touristic projects must be completely tax free , 2- facilitating the use of foreign experts . 3- tax grace period of 3 to 5 years . 4- price ceiling must not be allowed . 5- letting the owners of large touristic establishments to contribute in the legislation's

Hotels & Resorts : Origin and Development

Typological analysis

Introduction

While prior to world war two , downtown hotels and resorts virtually monopolized the lodging industry , today's contemporary hotels are as rich in variety as they are in location , with new specialties being created almost daily . In addition , development of hotels , resorts and other tourist accommodations is subject to many influences . In the first place , it depends on the demands which stems from tourism , recreation , business or other activities and which are very much influenced by local attractions . Secondly , it depends on the availability of a suitable infrastructure and services and on the economic feasibility of the development .

More than 30 types of hotels go try to thrive in today's increasingly differentiated market . For example , the suburban hotel includes several subdivisions as diverse as airport hotels are from country inns .

My project falls within the resort type , determining what makes the resort different , for instance , from the convention center , conference hotel or mega-hotel is clearly addressed in terms of specified location , design options , and planning considerations , as well as social and cultural implications , while future trends are also outlined for each category .

"While the quality of hotels improved immeasurably over several centuries , the basic categories remained almost as simple and familiar as in ancient times . But in the last few decades the competition created by the continuing hotel boom has spawned a series of more diverse and complex hotel types responding to an ever-growing variety of carefully discerned guest preferences"¹² .

Among the thirty types , many have evolved only in the past decade . The more prominent forms expanding on the market today include suites hotels , condo hotels , hotel/office buildings , hotel/shopping mall , time sharing resorts , vacation villas , marina hotels , casino hotels , and health and sport restorations . Country inns and small downtown hotels have enjoyed renewed popularity .

Other variations include airport/conference centers , casino/convention resorts , and new breed with facilities so broad that it can only be described as a "mega hotel" . Driven by the growing consumer sophistication and demands , intensive competition of various chains and a better understanding of what the public wants , the hotel industry

¹² Gearing , C. "Planning for tourism"

has committed itself to supplying an ever-widening spectrum of varied new product lines . This has been further stimulated by recognition of the increased marketing potentials when imaginatively packaged and designed to create and satisfy a variety of needs . While it was possible to divide hotels into a few major types - downtown , roadside , and resort - there are so many varieties today , each with its own standards and special features . Even professionals specializing in a few of these categories may be surprised by the number of different types proliferating on the market today and the wide variations in their facilities programs . for example less than a decade ago , suite hotel did not exist , while today there are several types . with changing economic conditions , the residential hotel , while new life style have spawned the casual vacation village & the fitness spa . The casino hotel has continued to develop its own new form while the mega -hotel is just in its infancy . Convention hotels have grown dramatically to keep up with increasingly larger groups , while another new breed , the conference center , has responded to the changing needs of the business world . Mixed used complexes have vast new territories all over the world .

To expose some light on the resort , its typology , is essential . What features the resort is recreational spaces and related facilities specially designed and equipped to serve the large group ; (refer to space analysis and standard).

Grand Wailea Resort, Maui, Hawaii



Scope of the project:

The project can be characterized as a regional socio/recreational center because of its location next to a high resource attractions of the locality . These are inherent (sea side , mountain , ancient monuments , historic town)or created (resort , marina) . The activities of the project are of wide range . It starts from the activities of the region where one can go sight seeing , visit the old 'souk', and the old fishing port , appreciating the simplicity of area . it ends in the functions of the project itself .these functions are :

a-residential facilities : the project has provided residential facilities for its visitors , the choice is open between a hotel room , or a private rented condominiums . all options are fully equipped to ensure a comfortable stay , in terms of gastronomic services , as well as entertainment activities . cafeterias next to sport activities also serve the users . different kinds of restaurants and a night club , offer variety of ambiance and food .



b-recreation in sports : the sport activities may be grouped in two or more activities , according to the need and the convenience . the main aim is to extend the sportive happening along the spine , and thus maximize its presence within the communal activities offered by the project management , and extend the experience of the user to more than one domain .

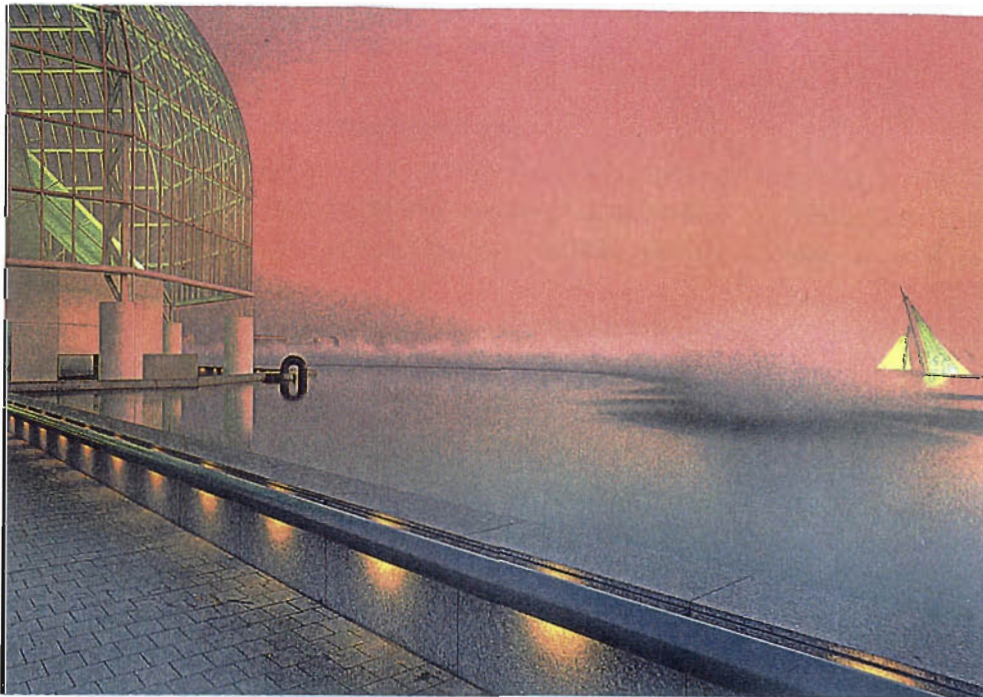


c-recreation in audio-visual : the presence of an auditorium will enhance the experience of sight seeing . the open air theater is also conceptualized in relation to the site characteristics ; the historic setting will provide an ideal stage background . the openness of the area is another positive characteristic which enhance an open air show .

1-The accommodation section includes 80 rooms and suites having typical twin bedroom , convertible meeting bedrooms , royal suites and 10 condominiums units (having their own entrance).

2-The recreational section includes coffee shops , restaurants , nightclub , health club , swimming pools and training centers for diving , water skiing and jet ski . An amphitheater , a multipurpose hall and a auditorium .

5



SPACE ANALYSIS AND STANDARDS

PRINCIPLES IN DESIGNING TOURIST RESORTS

In addition to providing adequate facilities, the planning of a resort must meet other criteria: to satisfy market investment needs, to create an attractive 'image', to harmonize with the environment, and to meet social and economic objectives.

Each locality to be developed as a resort presents individual features and also limitations, which require original solutions, imaginative planning and a flair for creativity. As a basis for planning however, it is impossible to identify a number of underlying principles which can be applied in most cases and reflect the main objectives in developing tourist resorts.

Objectives:

To meet individual requirements

Tourists often seek, paradoxically:

- Tranquility and rest - but also facilities for entertainment and sport.
- Anonymity - but also the opportunity to meet other people and participate in the social activities of the changing community.
- Contact with nature, with foreign countries and customs - but with ease and/or home comfort.
- Seclusion and privacy - but with the benefit of security and close proximity to a variety of leisure and recreational facilities.

To provide a different experience

Most tourists are city and town dwellers, for whom holidays essentially mean escape from urban conditions, high densities, pollution and organized routine lives. To provide a refreshing experience of contrasts, tourist resorts may be planned as 'anti-cities' offering such features as:

- Quietness, change of pace, and opportunity for relaxation.
- Contact with nature, sun, sea, forest and mountain.
- A human scale.
- A change in activity, provided by sport and recreation.
- Contact with other people outside the circle of work and home.
- Discovery of other cultures, and other ways of life.

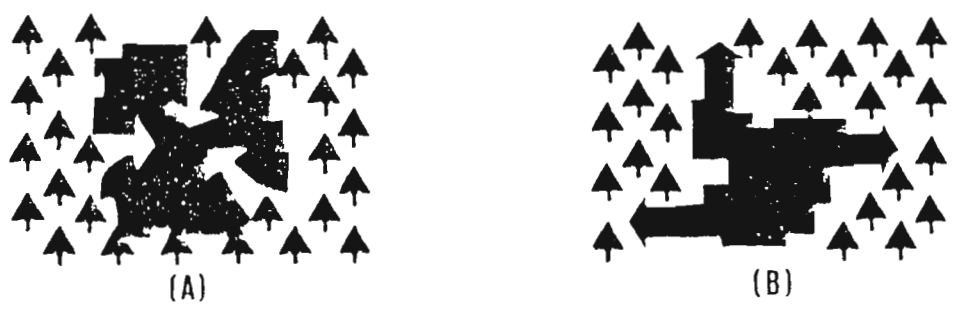
To create an attractive 'tourist image'

A tourist image should be as original as possible to give the resort a personality, an easily remembered image.

Ways and means : DESIGN CONCEPT A

Contact with nature

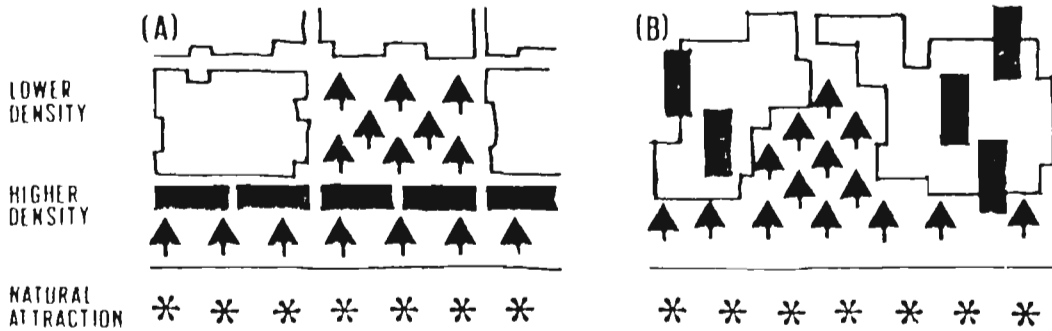
Contact with nature may be visual, such as a panoramic view from a balcony, or physical, providing opportunities to become surrounded by, and possibly to touch, the flowers, trees, rocks and other features of the natural landscape. In many situations both may exist together, contact with the immediate surroundings being complemented by a back cloth of distant views. Physical contact, which is probably more important than visual, is almost impossible to achieve in high rise buildings. Small cluster construction may provide a better solution, particularly where the site configurations and infrastructures allow flexibility of layout. In many cases, contact between the buildings and the environment may be emphasized by allowing trees and gardens, water (natural or artificial) to penetrate into or extend through the resort (sketch A).



In other situations, the resort may be stretched to take advantage of the views of the sea or mountains (sketch B), while maintaining contact with the natural surroundings. The center of the resort activity (such as the promenade) should have always direct contact with nature. This is one of the main recreational assets and will be largely responsible for creating the image by which the majority of the tourists will identify the resort.

A line of high density, tall buildings, arranged to take maximum advantage of the main natural attraction (along the sea front) creates a visual barrier to the resort areas situated behind (A). By maintaining a balance of lower building and orientating the

building lines at right angles , attractive visual links can be extended throughout the resort (B) .



Uniform distribution of buildings over the whole area (O) tends to produce a large number of small and uninteresting garden spaces - an exception , perhaps , being where dense introverted buildings extend around patios and atriums creating internal landscapes which link and extend building activities . Concentration of building into specific zones is usually preferable to allow preservation of most valuable natural areas of the site (B) or (A).



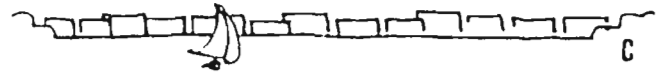
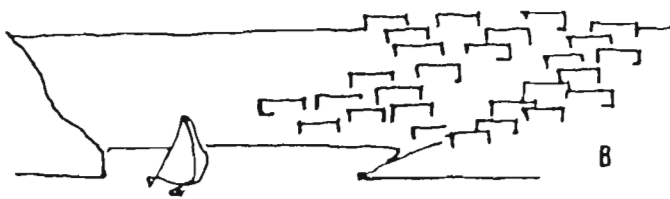
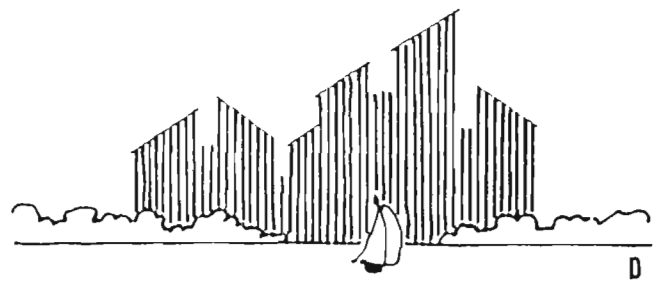
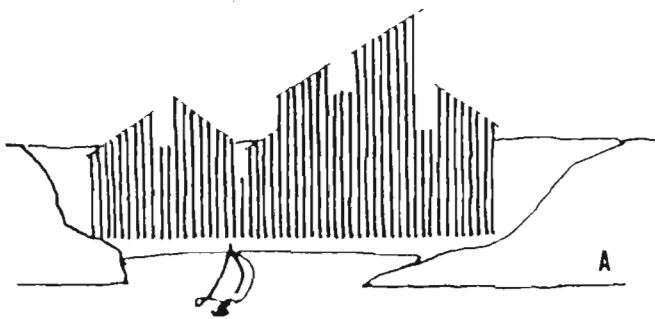
Provision should be made in the layout and design to make the most of the climate , particularly the sun . Open , sunny beaches and squares in hot climate should be adjoined by cool gardens , sheltering trees and deep porticoes .

Good landscaping is of the utmost importance in a resort, perhaps even more than a building. Natural features such as rocks, mature trees and running water should be retained, even in the most densely built-up areas, and emphasized as components of the landscape design. Steep slopes and rock formations may be incorporated by constructing terraces, steps and even elevator shafts for access.

Environmental integration

At different scale there is a need to establish a good relationships between resort as a whole and its environment. Two main principles are usually involved:

- Where the environment is attractive with high scenic value, the scale and character of building developments should be subdued (B). Strong profiled, dominating buildings tend to contradict the surroundings (A).
- In an insignificant setting, the buildings of equally neutral design and arrangement generally produce a poor image (C). The personality of the resort may be deliberately created by buildings of character and man made features of striking interest (D).



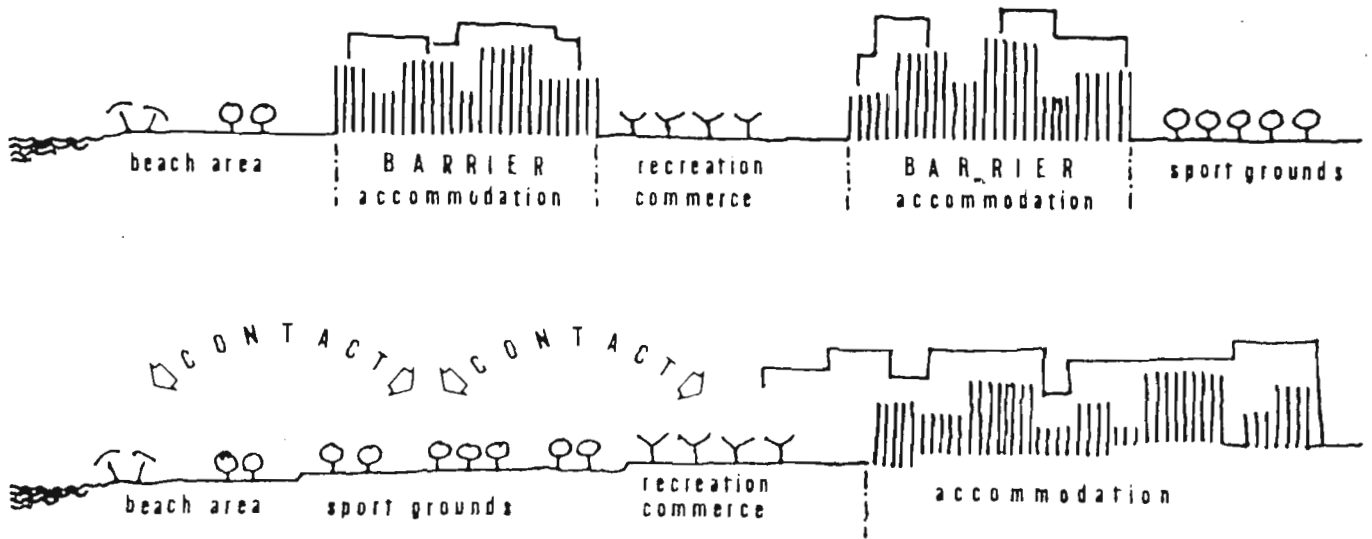
Just the same, the scale of the building should be related to the situation of the surrounding environment.

Grouping of activities

Segregation of recreational activities into isolated pockets must be avoided. Facilities must be assembled in a way which allows some degree of contact between related zones of recreation: a spill over of excitement and interest from one zone to the next and from these zones to the residential areas.

At the same time there is a need to avoid:

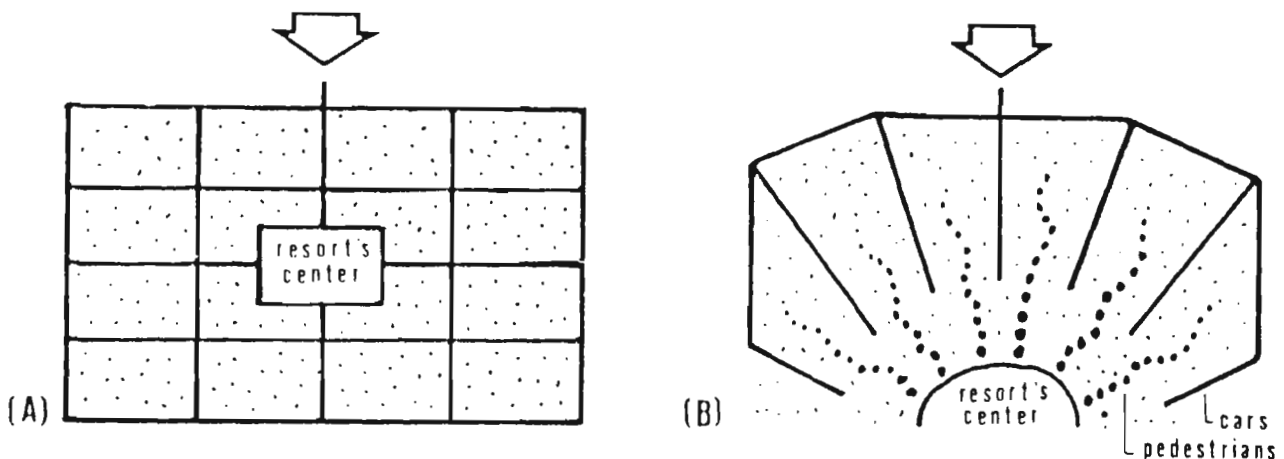
- The overall recreational area becoming too exposed or monotonously large and impersonal.
- Conflict between different interests (for example, noisy activity and quiet relaxation).



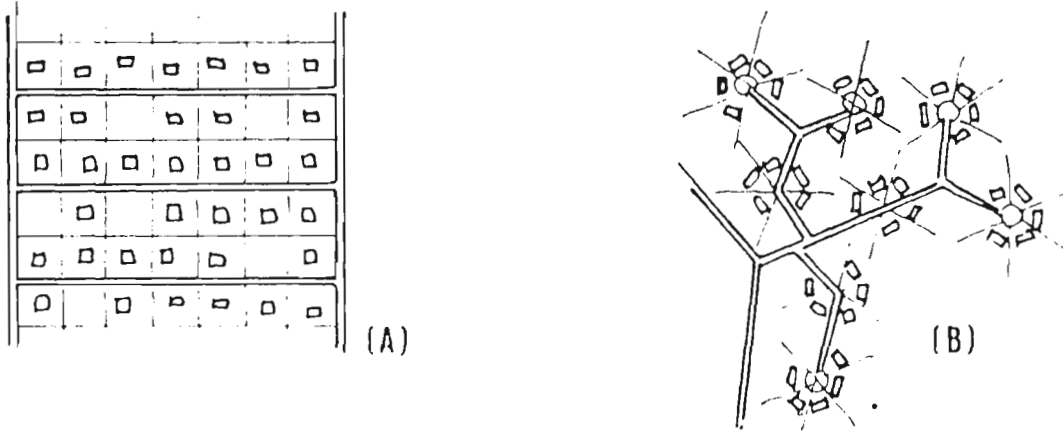
Avoiding poor environments

In the initial stages of resort planning, policies must be determined to control both traffic, particularly provisions for motor cars, and building constructions.

Traffic control is usually based on the separation of vehicles and pedestrians. For example, instead of routes passing through the resort (A), traffic may be confined to the periphery (B) allowing pedestrian access to the center without the need to cross any traffic flow.



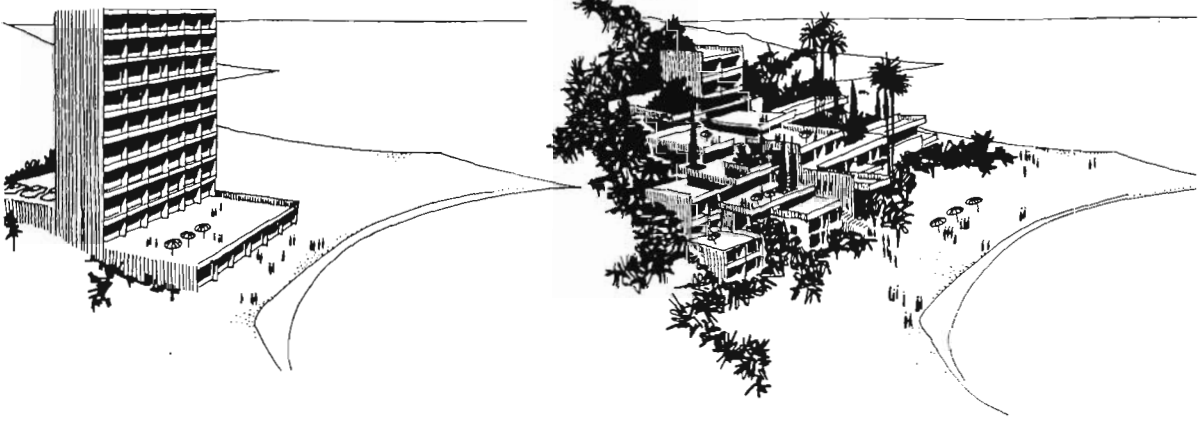
The same principle may be also applied at the scale of individual neighborhood units . Compared with traditional street layouts (A) , cluster type development of residences (B) represents an economy of about 30 % in infrastructure costs .



In large integrated resorts , provision may be made for free public transportation within the resort area proper . Apart from the benefits of isolating the private car (infrastructure savings , reduction in congestion , noise , fumes , hazards , etc.) this often has an attractive novelty value . However , requirements for transient visitors , car parking , reception , luggage handling and transfer , passenger inter-movement , accommodation services and maintenance and the effect of weather must all be taken into account at the initial planning stage . In resorts catering for a wide spectrum of tourists , from groups to individual transient and recreation users , complete segregation of the private car may not be feasible . In this case , it is necessary to identify specific zones of activity to which private and , possible , service or commercial vehicles will need access , and for which local car parks will be required (for example a marina , sports facilities) . Some form of barrier (trees , shrubs , walls , etc.) must be provided to screen major traffic and parking zones .

location :

Most beach resort hotels are based on the leisure attractions of water both as visual setting and recreational amenity. The hotel sites may front beaches directly or provide elevated views with convenient access to the waterfront activities. Planning and regulatory controls generally require beach areas and sensitive coastlines to be kept free from obscuring development and hotel building usually subject to zoning requirements. Controls include wide setbacks from the beach front (often sixty to eighty meters, there is a new master plan to the city of Tyre that one of its essential concerns is the preservation of Tyre beaches) and in many cases, restrictions on building height and density. In new resorts, plot ratio limits of 2:1 are common. While the views and setting of the sea or lake are critical, much of the recreational activity is normally focused in the grounds of the hotel itself. The location and landscaping of swimming pools may be used to create an interest for rooms and restaurants separated from the beach.



WHAT TO AVOID

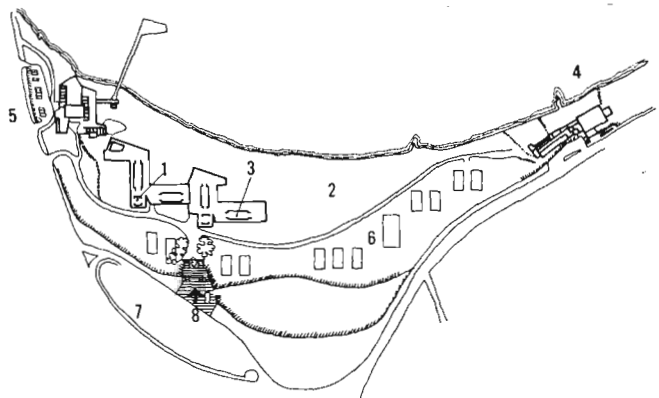
WHAT TO DO
Pavilion hotels, bungalows and cluster housing units are usually better integrated in attractive natural surroundings than high rise buildings.

Planning :

In addition to the main hotel building the development may include supplementary accommodation in the form of executive suites, individual villas or village-style developments to provide alternative choice for long-stay or family visitors. Smaller scale units can be integrated into the grounds, associated with particular recreational interests (riding, fishing, tennis). Sites are usually extensive to allow for recreational needs and landscaping.

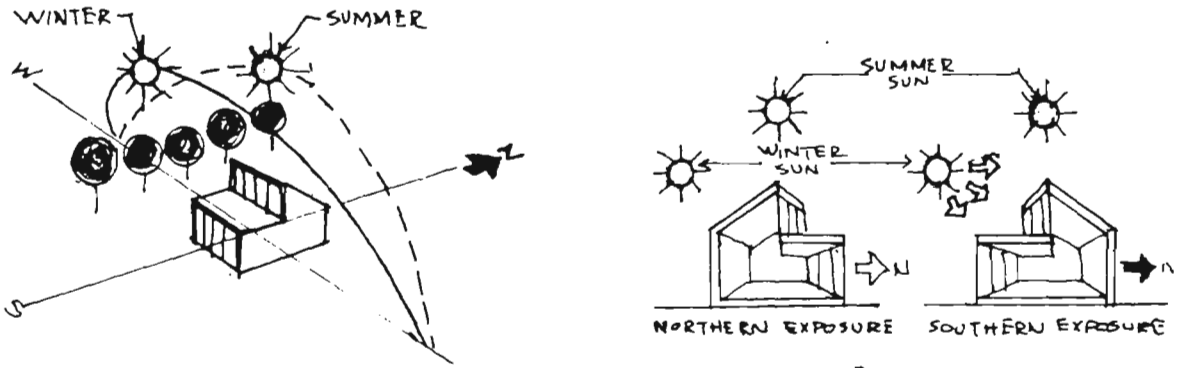
Key

- 1 Toilets
- 2 Beach
- 3 Changing rooms and lockers
- 4 Restaurant
- 5 SnackBar
- 6 Playing area
- 7 Parking
- 8 Entrance



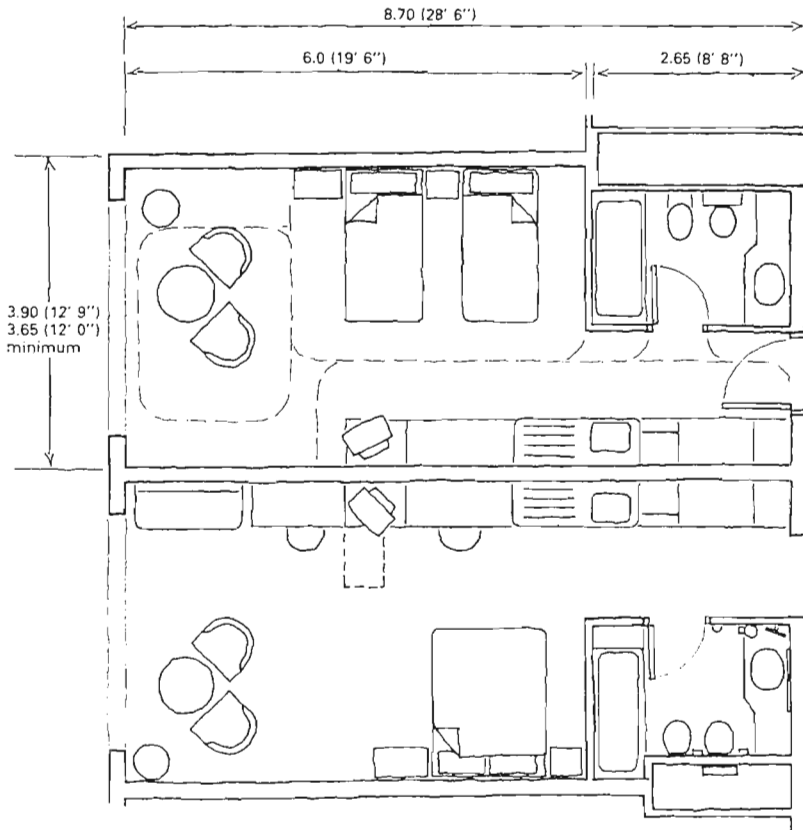
Orientation :

Orientation of the guest room wings perpendicular to the sea is most efficient allowing rooms on each side of a double loaded corridor to enjoy 90 degree views . external walls and balconies may be serrated to increase the viewing angle . single loaded corridors add 12-15 per cent to the cost but may be required for linkage areas or high-value rooms and suites .



facilities :

a-rooms : the guest rooms in a resort hotel need to be large allowing for vacation (1-2 weeks or more).extensive wardrobe and luggage storage must be provided with adequate day space as well as sleeping areas . balconies are an advantage and must be at least 1.5 m wide for two sets of lounges and chairs plus a table . rooms are normally planned for twin beds with a proportion of double bedrooms and family room combinations .

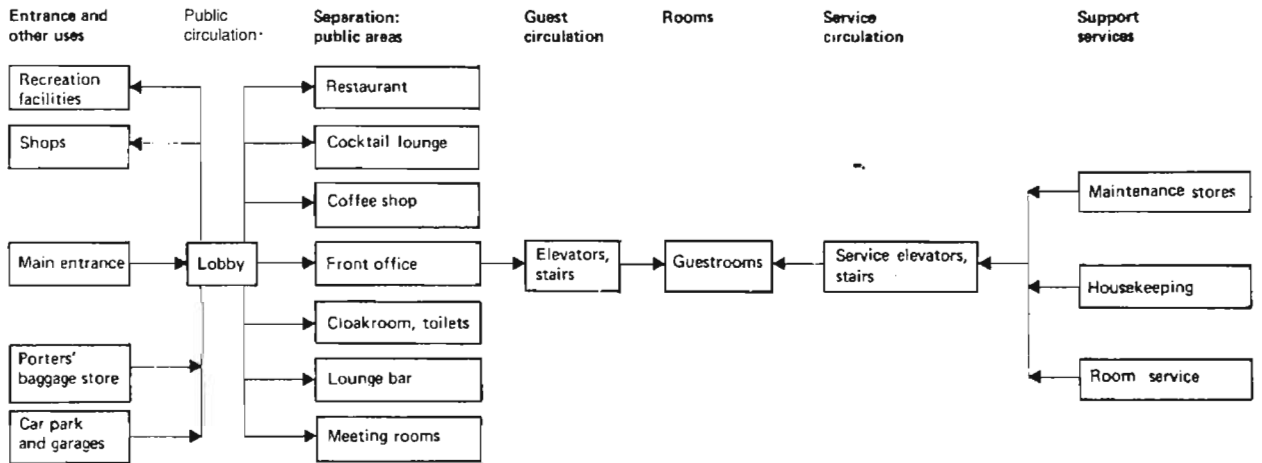


b-public areas : in resort hotels the lobby serves as a focus for information , assembly and relaxation . shops may form part of the lobby or an arcade outside the main building to allow easier access .Restaurants and lounges are more extensive to provide for high coincidence of demand at breakfast and evening meals . the lounge , piano bar and traditional areas may be adjacent to allow extension for entertainment events . the main restaurant is often subdivided to create more personal space and variety of choice is offered , typically with a themed speciality or gourmet restaurant , café-bar , pool bar and barbecue area .

Space relationships

1. Resident guests

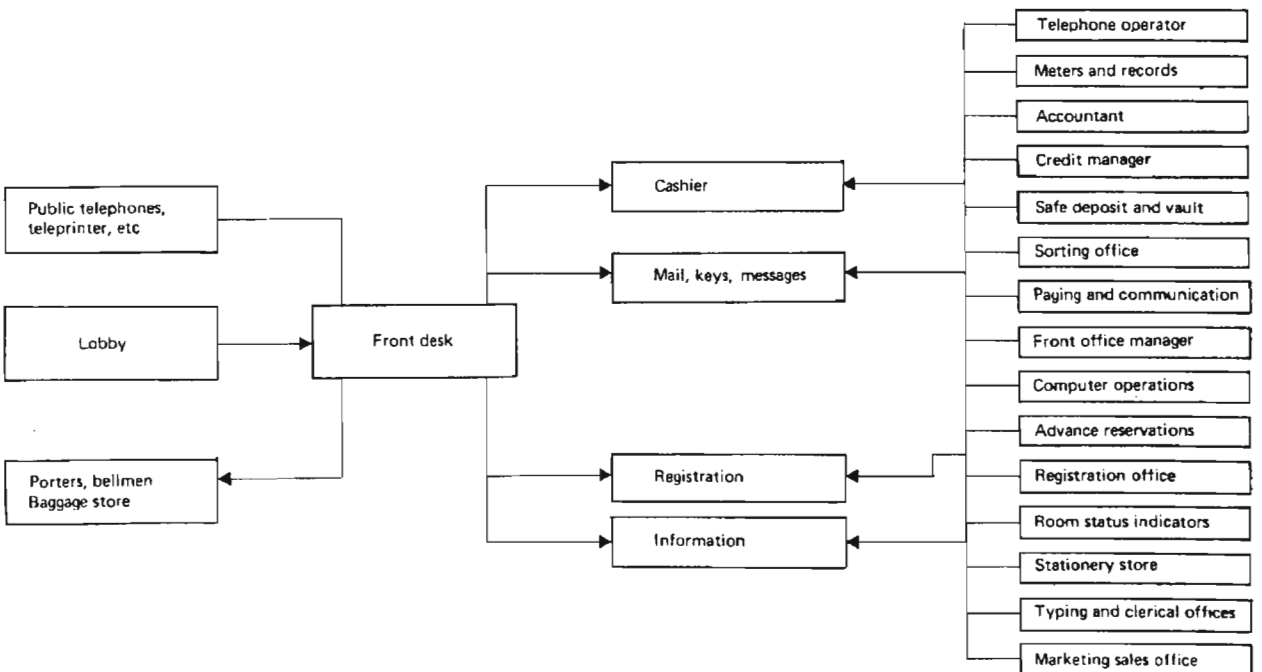
2. Front office



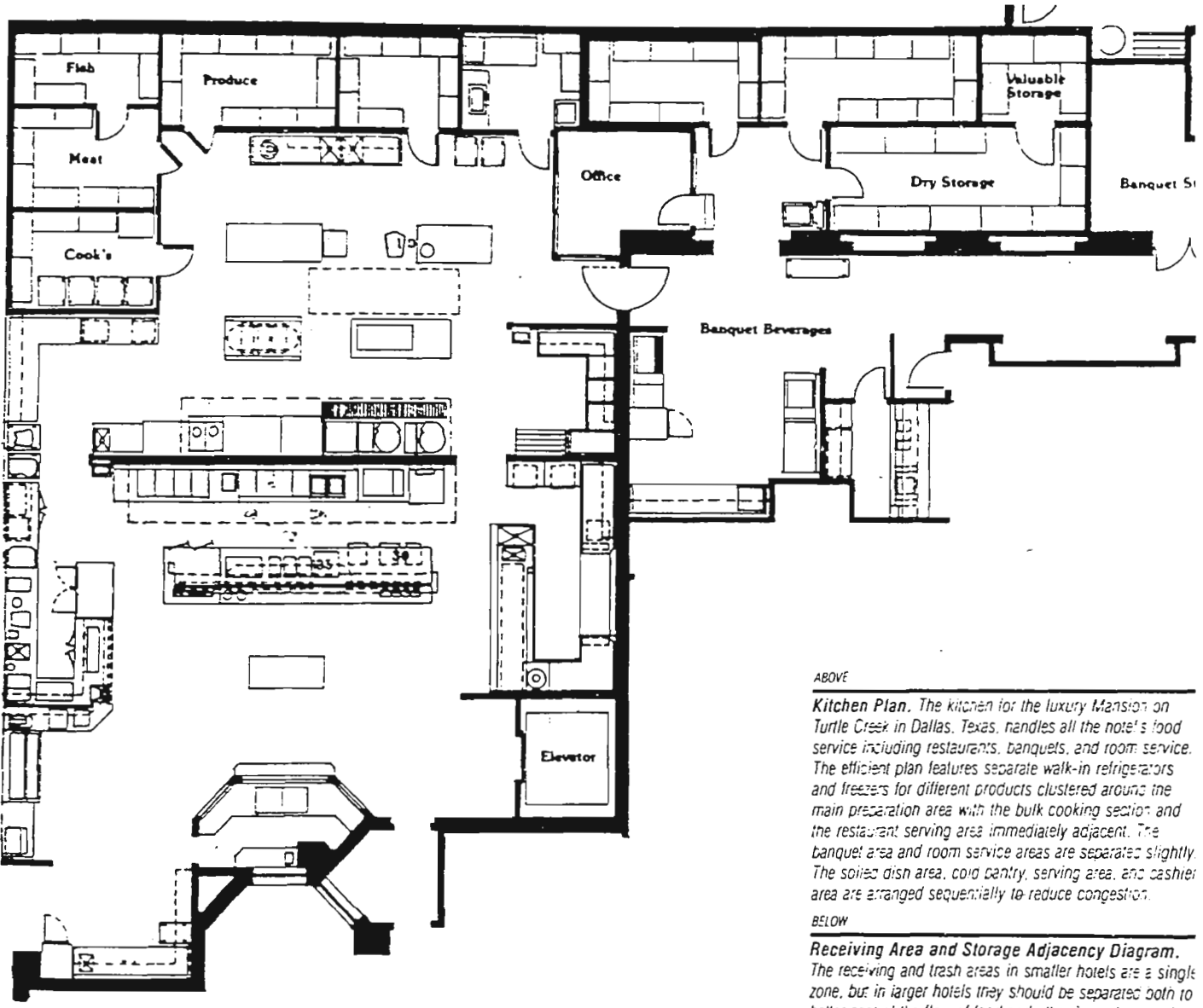
Direct services

Front desk services

Back-up services



back-of-house : the extent of individual provision for kitchen , laundry , maintenance and plant areas is usually large because of the lack or remoteness of outside services .

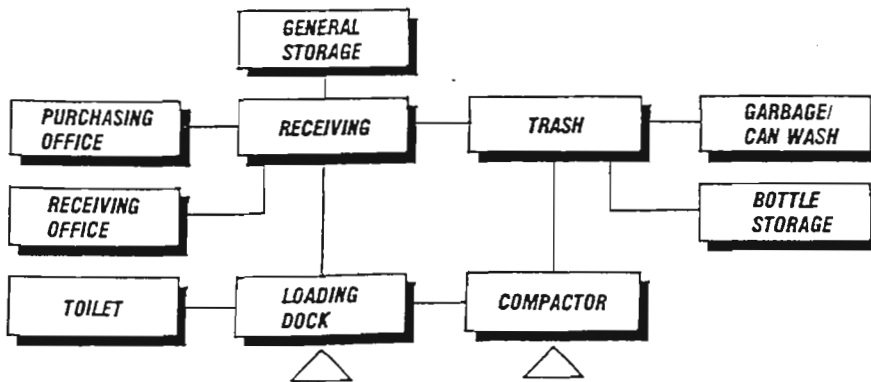


ABOVE

Kitchen Plan. The kitchen for the luxury Mansion on Turtle Creek in Dallas, Texas, handles all the hotel's food service including restaurants, banquets, and room service. The efficient plan features separate walk-in refrigerators and freezers for different products clustered around the main preparation area with the bulk cooking section and the restaurant serving area immediately adjacent. The banquet area and room service areas are separated slightly. The soiled dish area, cold pantry, serving area, and cashier area are arranged sequentially to reduce congestion.

BELOW

Receiving Area and Storage Adjacency Diagram. The receiving and trash areas in smaller hotels are a single zone, but in larger hotels they should be separated both to better control the flow of food and other incoming goods and to isolate the trash and garbage.



Condominiums :

Condominiums and other residential units may be self-contained houses and apartments, convertible studios or suites of one or more bedrooms. Since letting rates are usually based on the number of persons accommodated, living rooms are often adaptable with convertible sofas and fold-away beds.

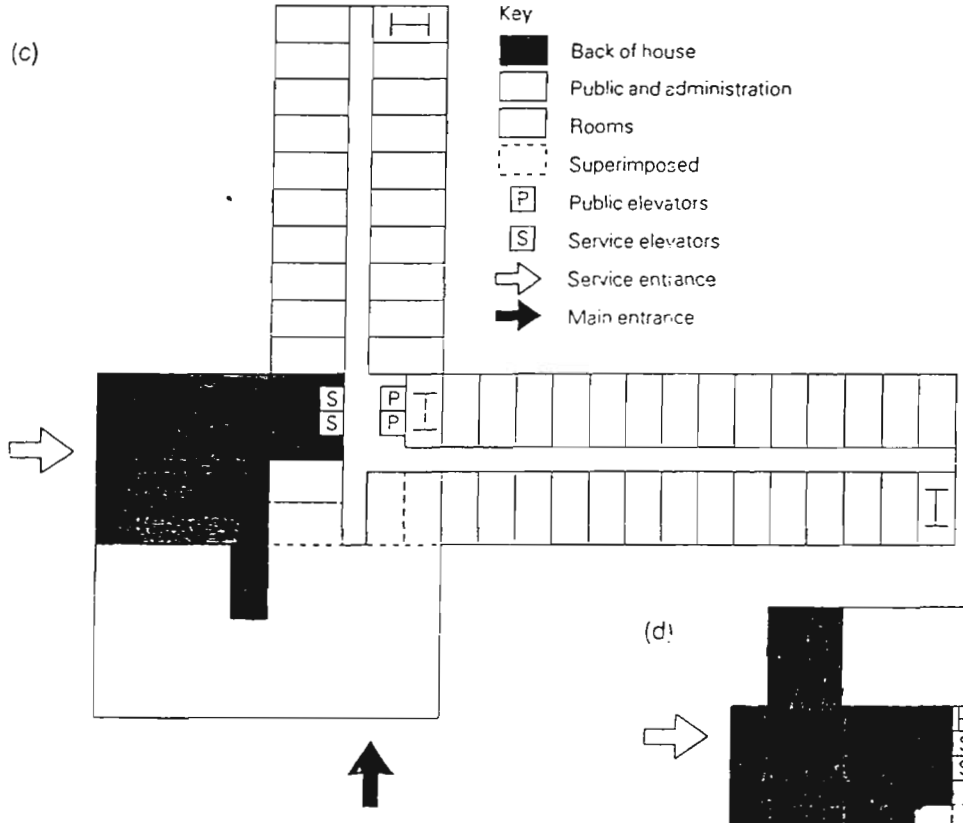
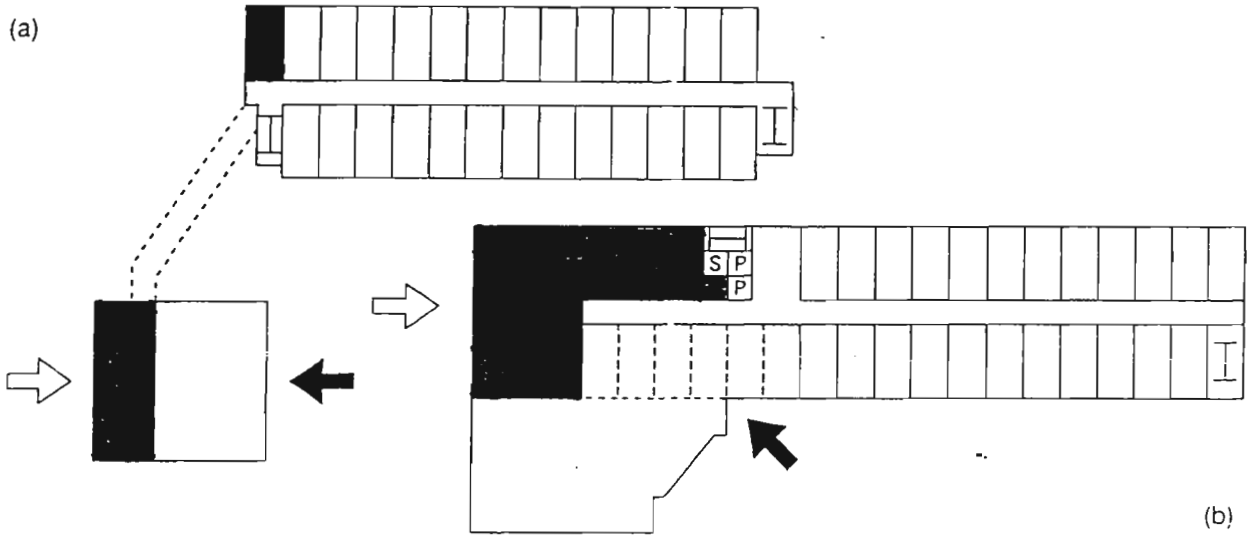


In resort developments the trend is away from uniform rows to variety with choices of sizes and shapes of property in compatible designs clustered around particular attractions (piazzas, swimming pools, gardens, etc.). Duplex units may be preferred in marinas and other activity-related properties. The landscaping is closely integrated with buildings providing contact with the environment and screening where required. Zoning requirements for resort must provide for the separation of cars and other traffic from pedestrian areas. Urban development of condominiums is often closely integrated with that of hotels enabling the rooms to be operated as part of the hotel complex. As a rule this necessitates multistory buildings with planned guest and service circulation.

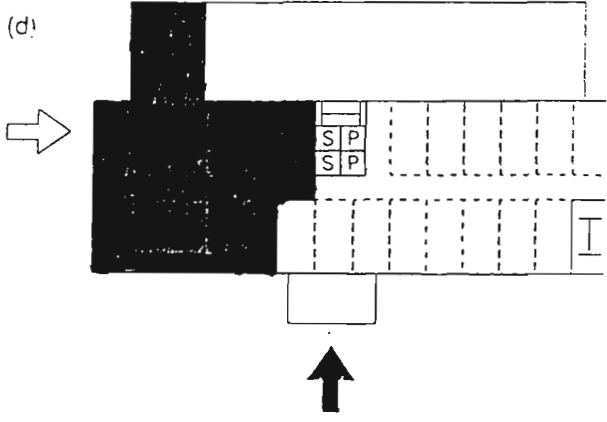
together with hotel support facilities. Because it makes for the owner's personal items to usually required in each condominium.

Service Arrangements.

Separate access routes must be provided for guests and operation services. The service road and goods entry point determine the location for back-of-house and internal servicing circulations.



- Key
- Back of house
 - Public and administration
 - Rooms
 - Superimposed
 - P Public elevators
 - S Service elevators
 - Service entrance
 - Main entrance



(a) Separated buildings (lodges, motels, resorts); (b) mid-tariff hotels with limited public areas; (c) hotels with more extensive public areas; (d) multistorey hotels with service areas in basement

Program

RESIDENTIAL FACILITIES

- **Hotel**

30 rooms	
typical apartment (1 w.c. + oil)	
15x70	2260
convertible meeting	
3x35	108
manager's suite	
2x45	90
royal suite	
5x65	325
total guest room	2763
+40% total gross	3820

- **Condominium**

10 (FOUR + 2)	770
---------------	-----

total accommodation

4670

Others

lobby	350
reception / counter	80
lobby bar	60
public rest room	15
administration	150
general manager	50
secretary	10
accountant	
operator	150
maintenance staff offices	30

auditoria	.....	20
staff	.....	10
laundry	.....	80
storage	.....	80
Restaurant 1:		
coffee shop	.....	100
oriental food rest (100 p)	.....	150
Western food rest (100 p)	.....	150
night club (250)	.....	300
ballroom (400)	.....	400
TOTAL	.....
2075		

RECREATION FACILITIES

• Recreation in sports

swimming 16 door rest door	.....	700
circulation waiting space	.....	100
showers	.....	80
changing rooms	.....	150
restaurant (100 p)	.....	100
kitchen	.....	75
storage	.....	40
rest rooms	.....	15
outdoor ball games		
3 multi-use courts, for basketball, volleyball and handball	.....	1020
6 tennis courts	.....	2250
cafeteria for bus p	.....	75
rest room	.....	15
storage	.....	40
indoor ball game		
3 squash courts	.....	75

500	billiard center	.....
500	bowling	.....
1000	bowling hall	.....
1000	storage for equipment	.....
	rest rooms	.....	15
	scuba diving (training)	.....	100
	storage	.....	100
	shop	.....	15
8900	TOTAL	.....

• RECREATION IN AUDIO-VISUAL

	classroom for audio-visual	.....	400
	stage	.....	220
	projection room	.....	20
	artists lounge	.....	30
	rehearsal room	.....	50
	dressing room	.....	30
	workshop	.....	50
	stage storage	.....	30
	showers	.....	20
	rest room	.....	10
920	TOTAL	.....

• RECREATION IN NATURE

Follies (depending on design constraints)
 promenades



SUPPORTING FACILITIES

shops		
newspaper/tobacco	.....	15
drugstore	.....	20
men's and women's boutique	.....	20
gifts	.....	15
beauty	.....	20
car rental	.....	10
snack bar	.....	20
shop storage	.....	40
TOTAL	.....	170

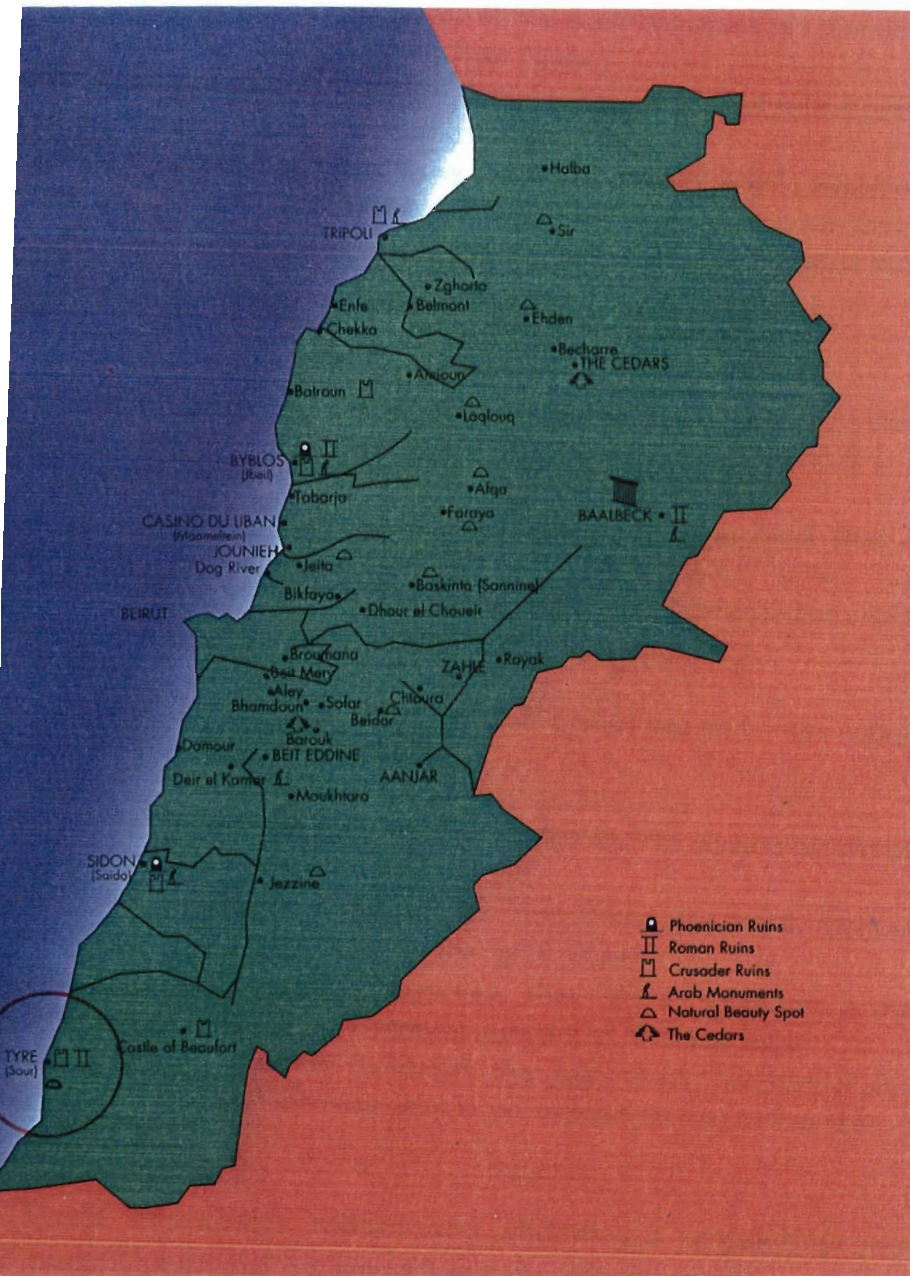
170

GENERAL FACILITIES \ INFRASTRUCTURE

vault house	.....	5 mil
guard house	.....	5
parking for 2000 cars	.....	2500
mechanical & art	.....	250
electrical & art	.....	25
water distribution	.....	.....

28000

TOTAL BUILD UP AREA OF THE PROJECT
17000M2



- ☐ Phoenician Ruins
- ▢ Roman Ruins
- ▣ Crusader Ruins
- ⚡ Arab Monuments
- △ Natural Beauty Spot
- 🌲 The Cedars

Site analysis and documentation

Actual state of tyre : (history / socio-economic conditions)

1- situation : Tyre is a Lebanese city situated on the southern coast of Lebanon , on the Mediterranean (84 Km from Beirut & 40 Km from Saida)

Because of its geographical location , Tyre has been & will always be a prosperous commercial center envied by all the people of the antiquity .

Tyre is composed of "the Imperial city " and " the modern city " , the hippodrome and the crossed cathedral . Its is only a part of ancient Tyre . An important part of Tyre is still drowned in the Mediterranean and up till now the government is indifferent concerning this problem .

2-Tyre :

The daily transport : it is a concentration pole of different activities of an ancient town that stretches out to the southern border , to a depth of 15 to 30 Km towards the east and the north .

It is accessible from the bekaa through the hills of jabal Amel that can be crossed easily .

It occupies a strategic point on the coastal route which connects the capital and the border.

3- Many geographical criterias made up the fundamental basics for the occupation and preservation of mankind in this city :

1- Its fertile plain is surrounded with mountains and the climate is favorable for the agricultural exploitation .

2-The presence of numerous water sources ; from these : The most important are 6 Km to the south (ras -el-ain) and 10 Km to the north (litani)

3-the marine situation which supposes that there should be a massive exploitation of marine resources , Sour history is maintained till these days .

4- Its geographical situation facilitates the liaisons with the interior and with the orient . An ideal situation for diffusion point of commercial foreign exchanges

In 1980 , Tyre's impressive roman and phoenician remains prompted UNESCO to make the one of its world heritage sites .

PROBLEMS : Many problems are evidently very important to pick up .

Every year Tyre with its historical monuments captis the interest of thousands of visitors , but a great number of these visitors are perturbed in front of these archeological monuments mainly because there are more than 9 historical periods that have left traces on the land of Tyre . we observe a lack of lodging facilities which host those tourist .

To define well my project : tourist development when carefully planned and applied it reestablishes the role of a certain area and gives way to future developments .

the site : it is located in a highly attractive area ; the southern coast of Tyre offers one of the most beautiful beaches in Lebanon (sandy beaches). The site is witnessing a development of tourist facilities especially that the Rest House of Tyre re-opened for guests two years ago . the site surrounded by beautiful scenery , a chain of mountains that form an interesting back view to the area .

site features and constraints:

neighborhood : character and condition of adjacent properties ; empty lots to be developed by private or public sector , for touristic purposes only

climate : is the typical Mediterranean moderate climate (dry summer with average temperature 27 degrees .

soil : sandy , water table reaching zero level .

legal factors : the zoning of this area ; according to the master plan of 1991 ,specified it as touristic zone .

- surface exploitation _____ 20 %
- exploitation factor _____ 0.4
- maximum height _____ 5 m

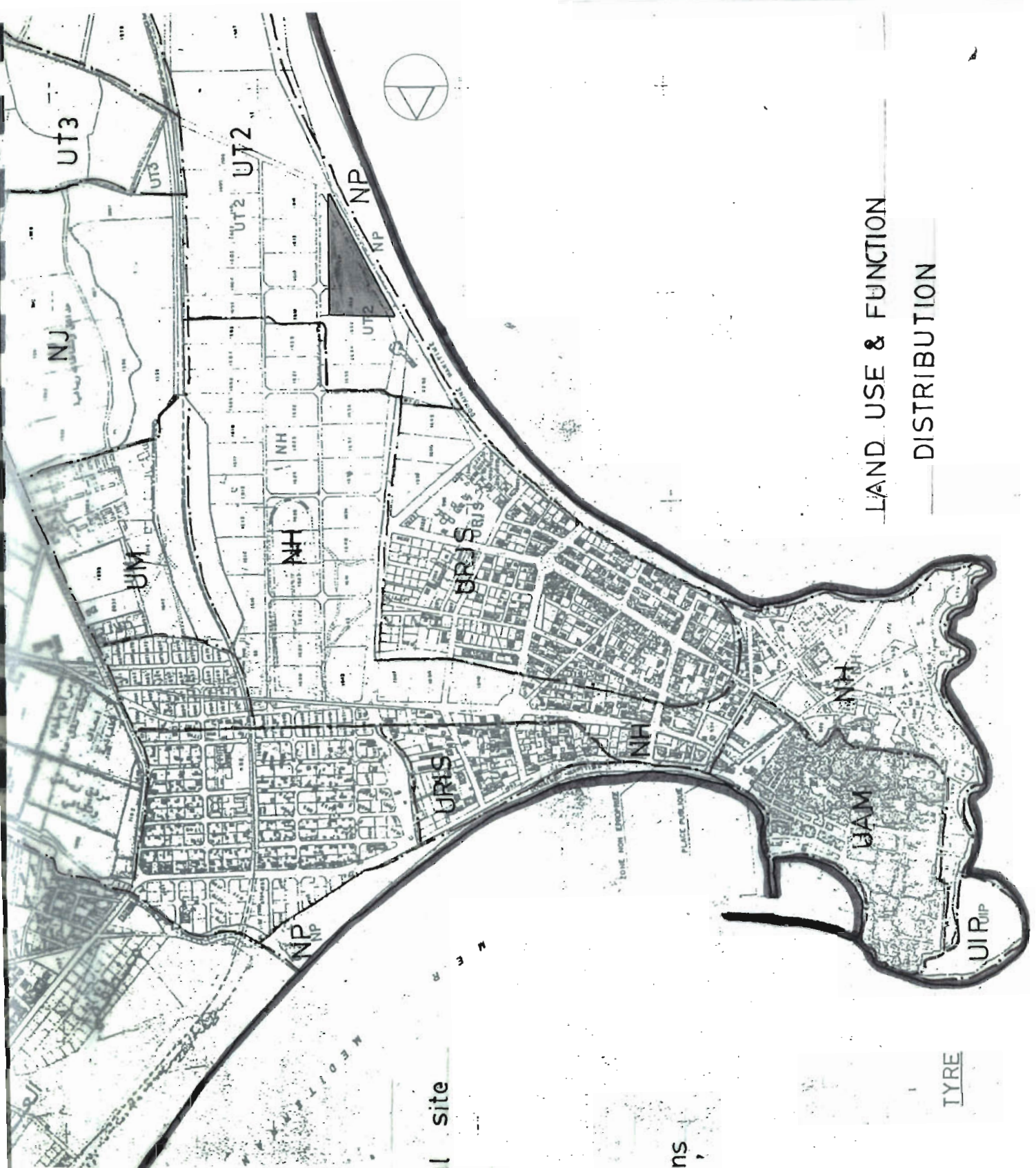
Exceptional rule : being a special project and to encourage touristic developments ,(according to the director general of the civic dept. Mr. Saad Khaled) , a special permission will be issued regarding the zoning factors , allowing slight modification . However the setback from the shore line should be respected .



TOPOGRAPHY MAP

General level 1.5 a.s.l
 Highest pt. 3m a.s.l
 Lowest pt. at.s.l

99 100 101 102 103



- URIS residential
- NH archaeological site
- UT2 touristic
- UT3 agrc.
- UAM old town
- NP beaches
- NJ public gardens

LAND USE & FUNCTION
DISTRIBUTION

TYRE



REST HOUSE



Mediterranean Sea



site



REST HOUSE

Mediterranean sea

LOT AREA
143197.79 SQ.M

SITE

500M

0

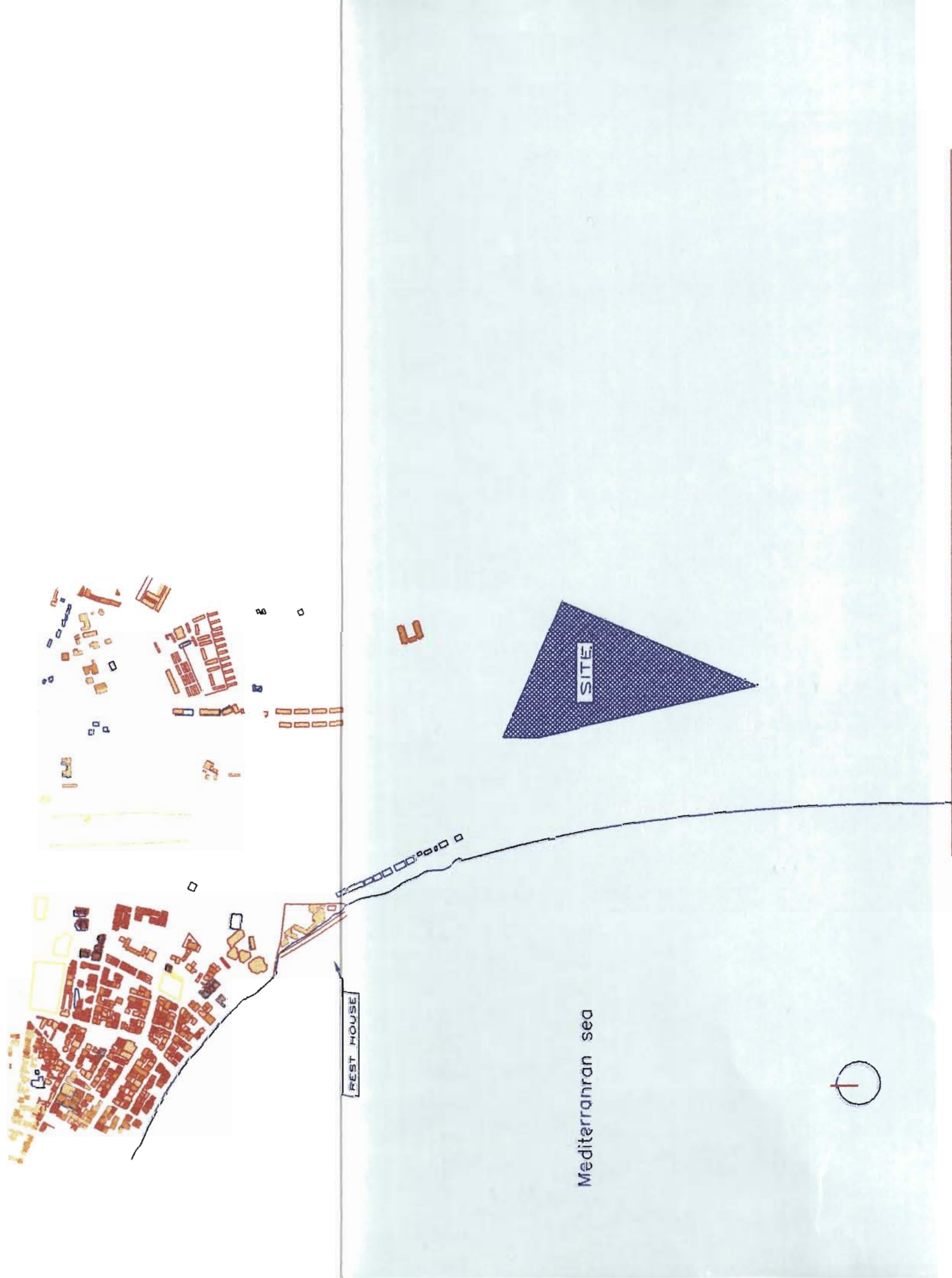
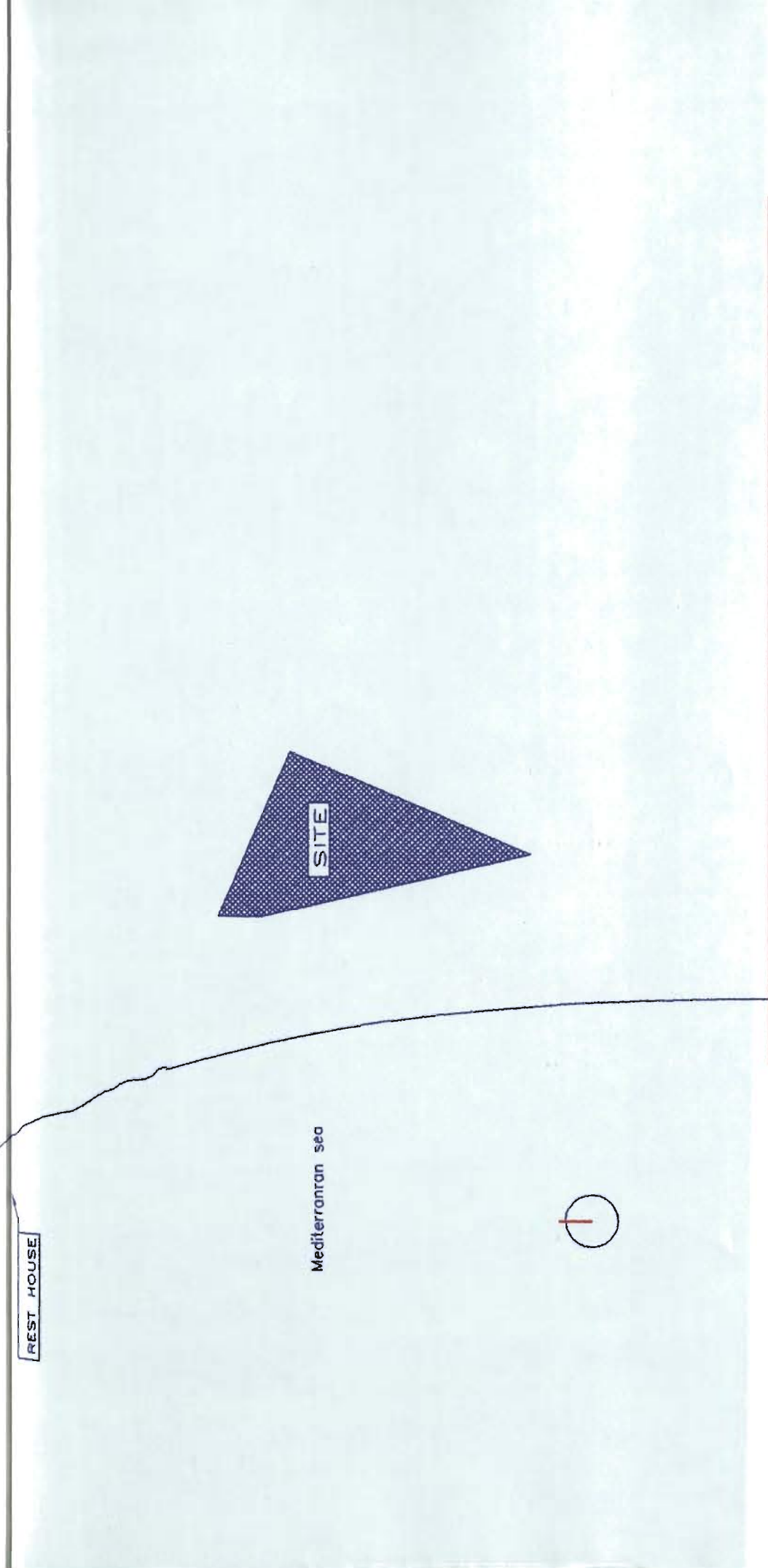
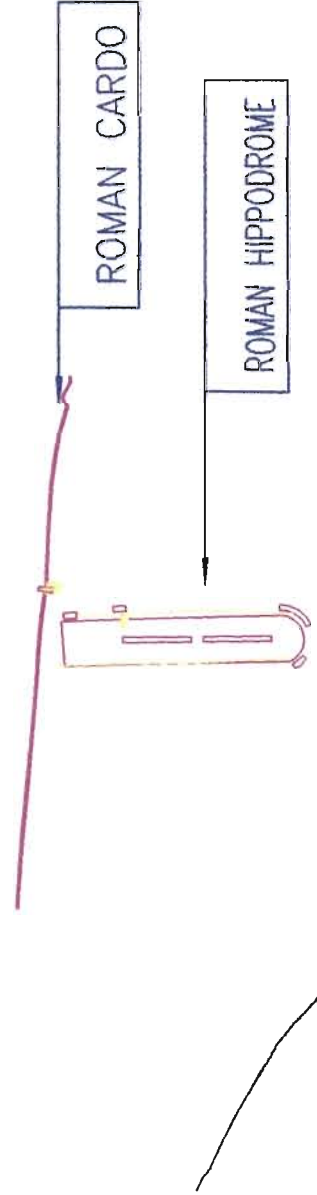


FIGURE GROUND PLAN



ARCHEOLOGICAL MAP

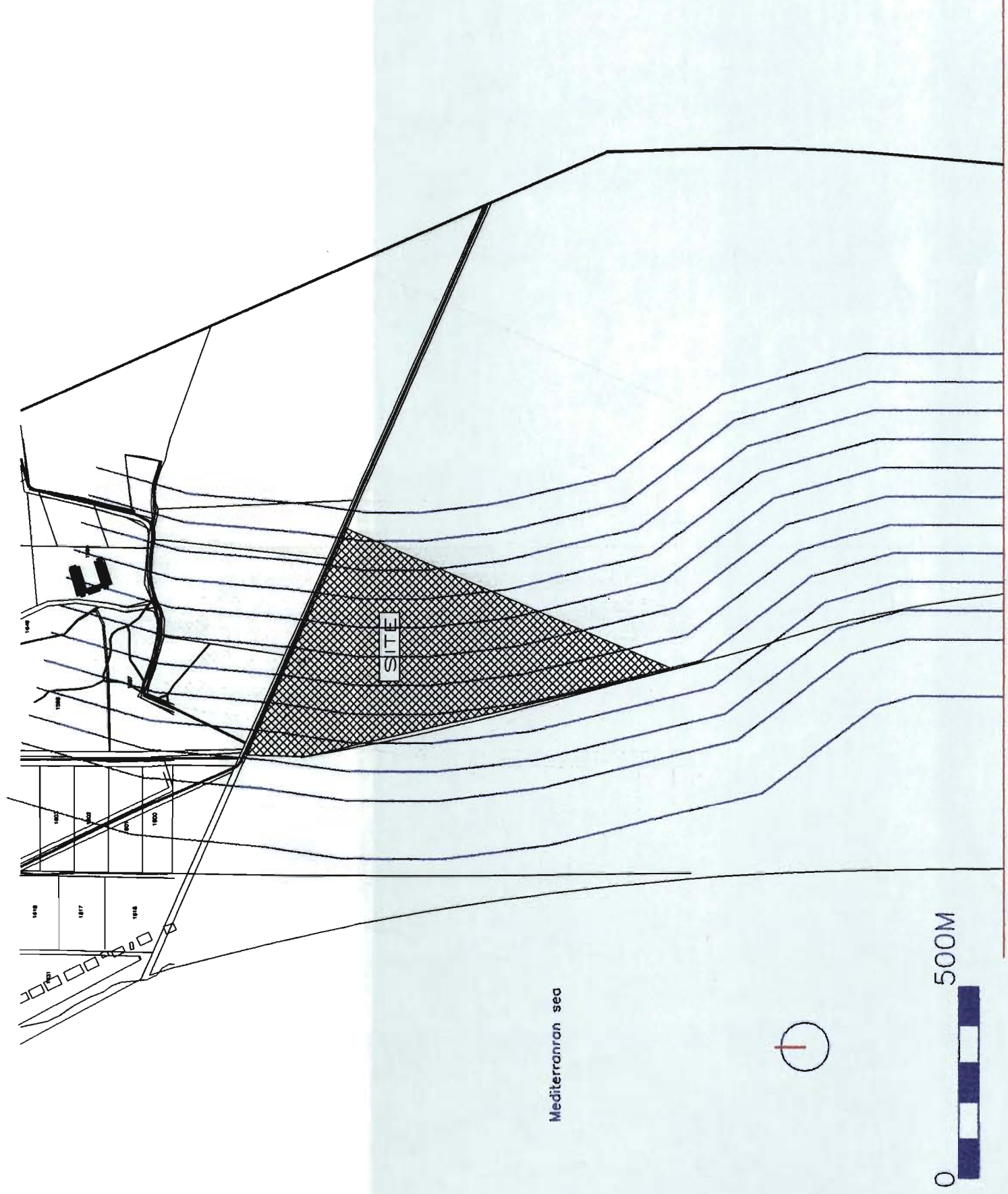


legend	
HIGHWAY	
MAJOR ROAD	
SECONDARY ROAD	
NEW NETWORK	

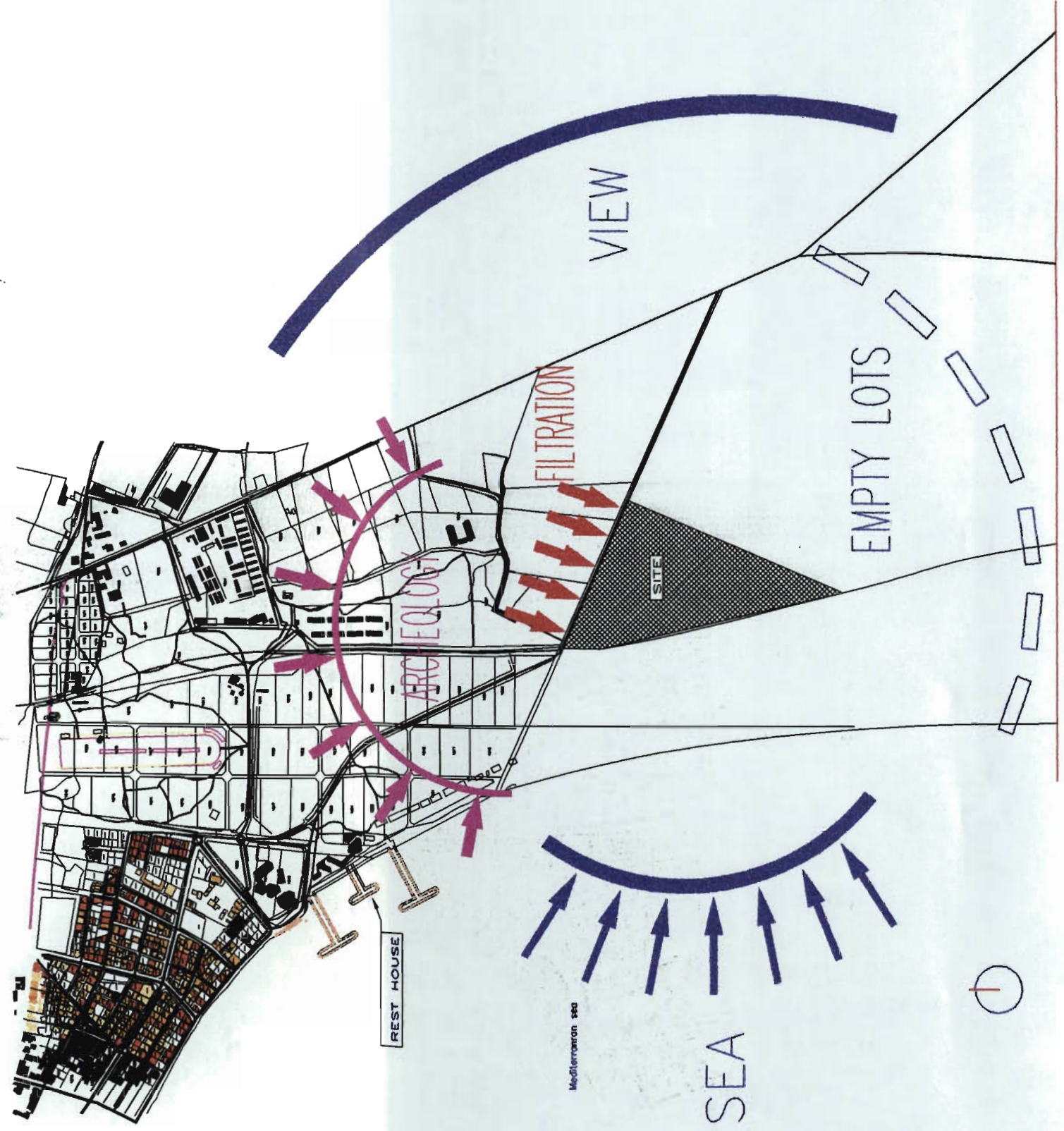
Mezitiernonon 340



ACCESSIBILITY/ROAD NETWORK



TOPOGRAPHIC MAP



SITE FORCES



PHOTOGRAPHIC SURVEY

MOUNTAIN
VIEW



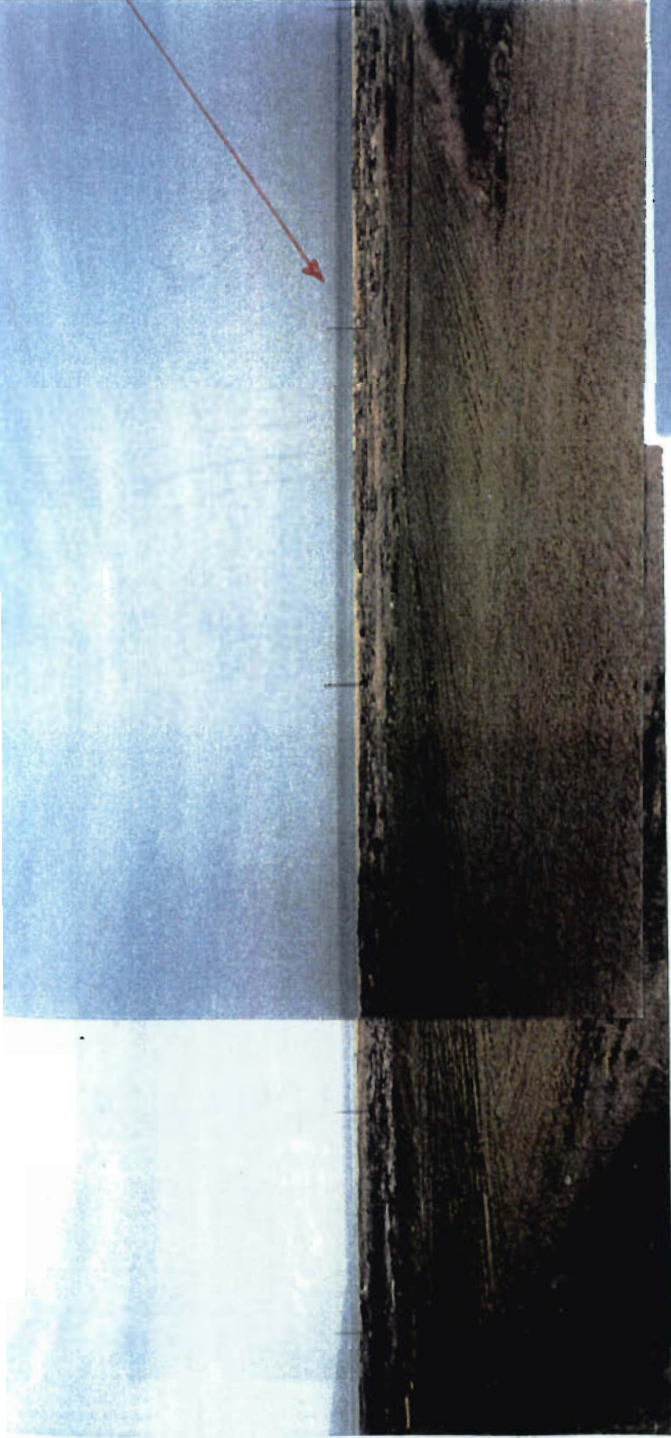
"Jabal EL SHEIKH"



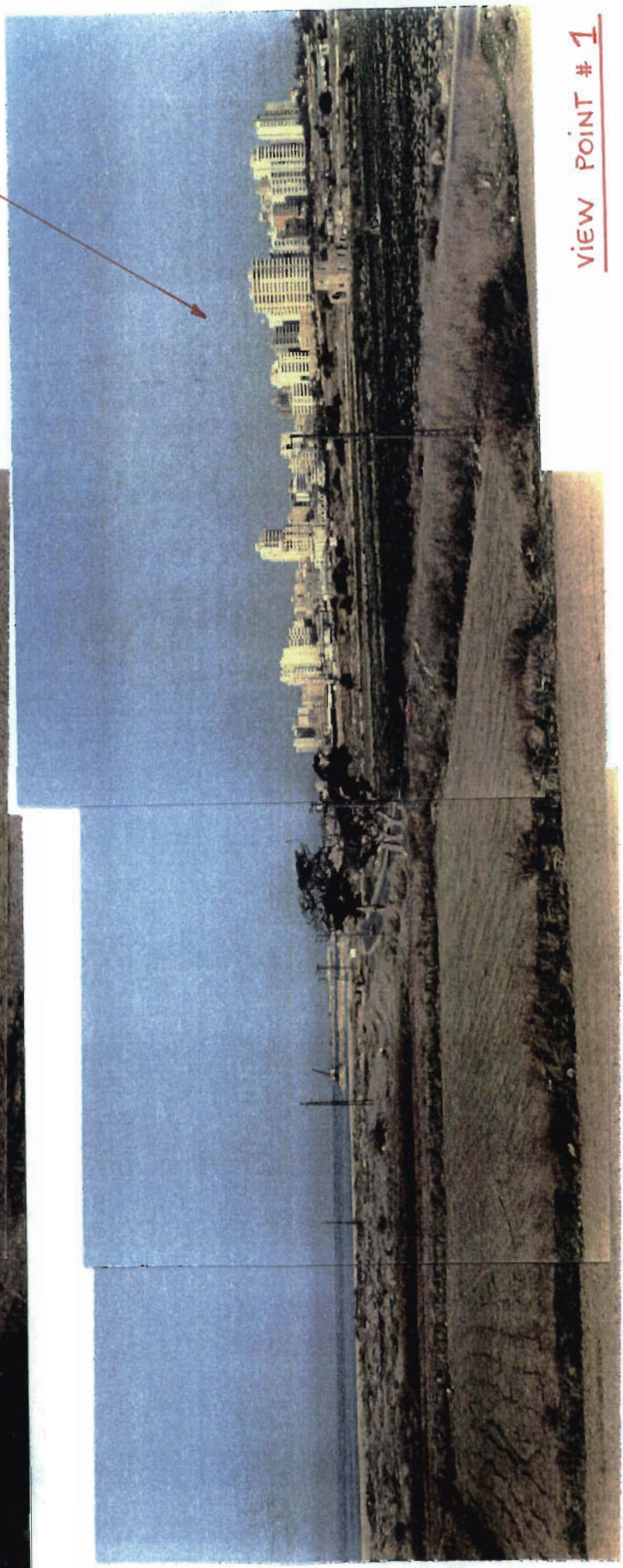
VIEW POINT #3

NEIGHBORHOOD

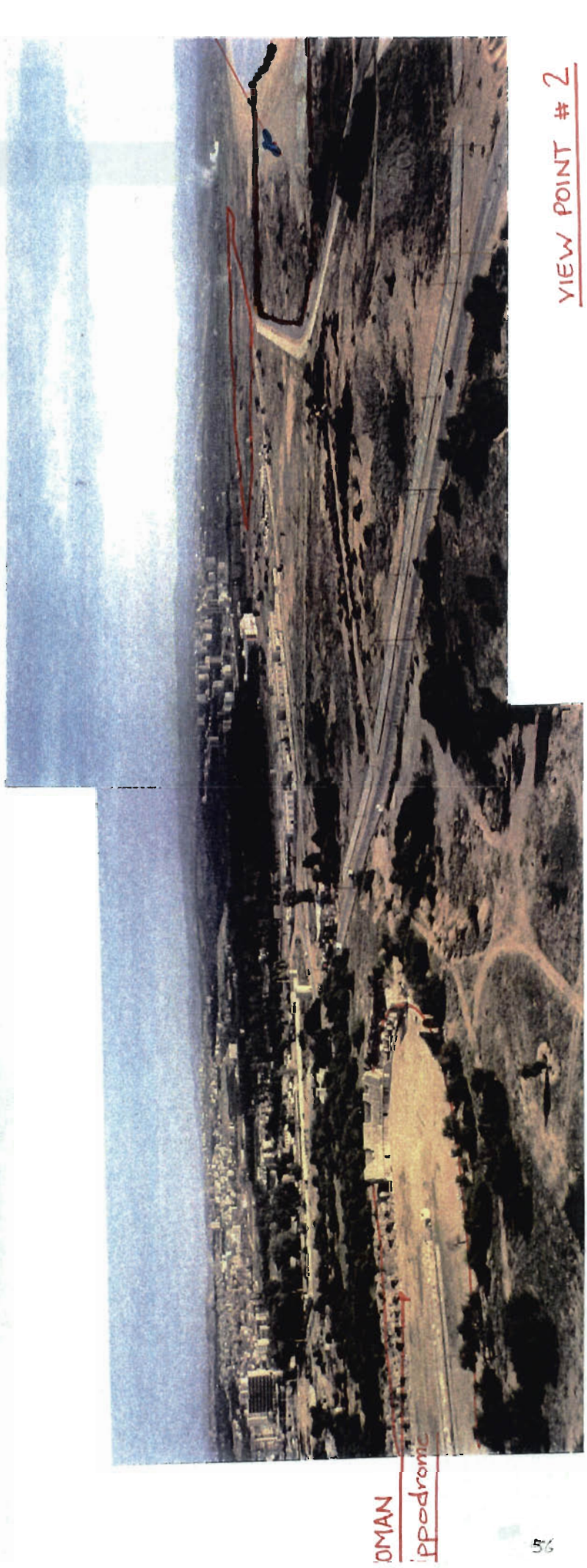
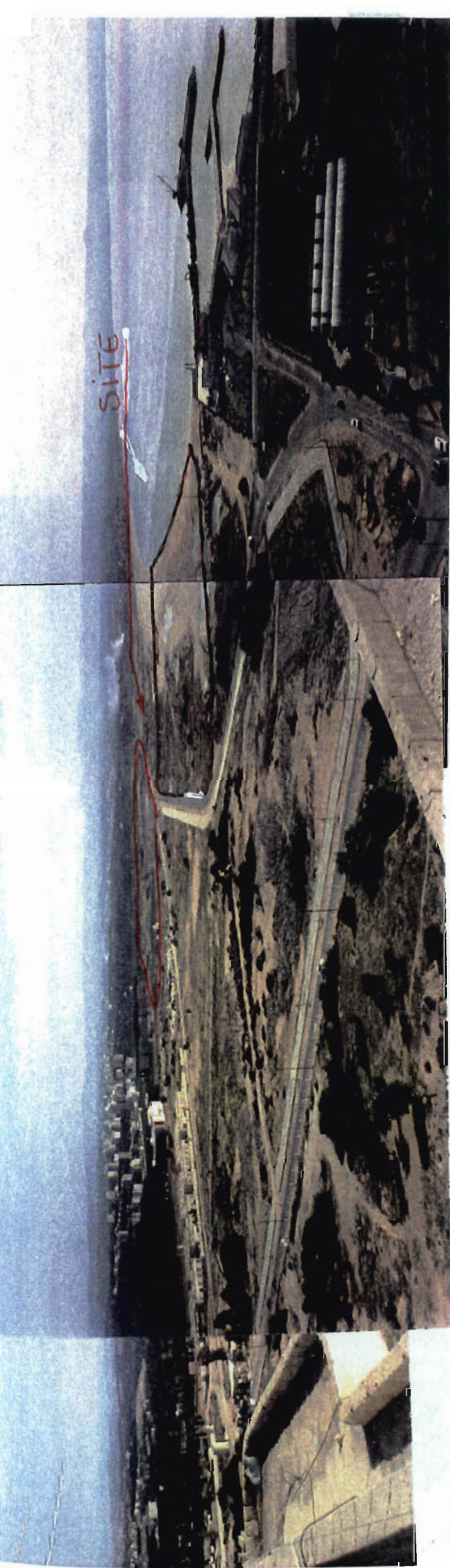
adjacent site.



VIEW TOWARD Tyre



VIEW POINT # 1



VIEW POINT # 2

OMAN
ippodromic

SIMILAR EXAMPLES

1. *Example 1*
[Faint text]

2. *Example 2*
[Faint text]

3. *Example 3*

4. *Example 4*

5. *Example 5*



• RISONARE VIVRE CLUB KOBUCHIZAWA

Mario Bellini Associates ; Takida Associates Architects.Tokyo.

Program : Residential buildings , 200 hotel rooms with restaurants , gyms , music hall , theater , plaza , swimming pools , bars and a health spa .

Concept and massing : Despite Risonare's large scale , volumes are restrained and coordinated in a layout , which , while clarifying the division of functions , admirably avoids dispersion . With buildings laid out in axes determined by topographical and geographical conditions , the urban aspect of the design is characterized by several sequences .

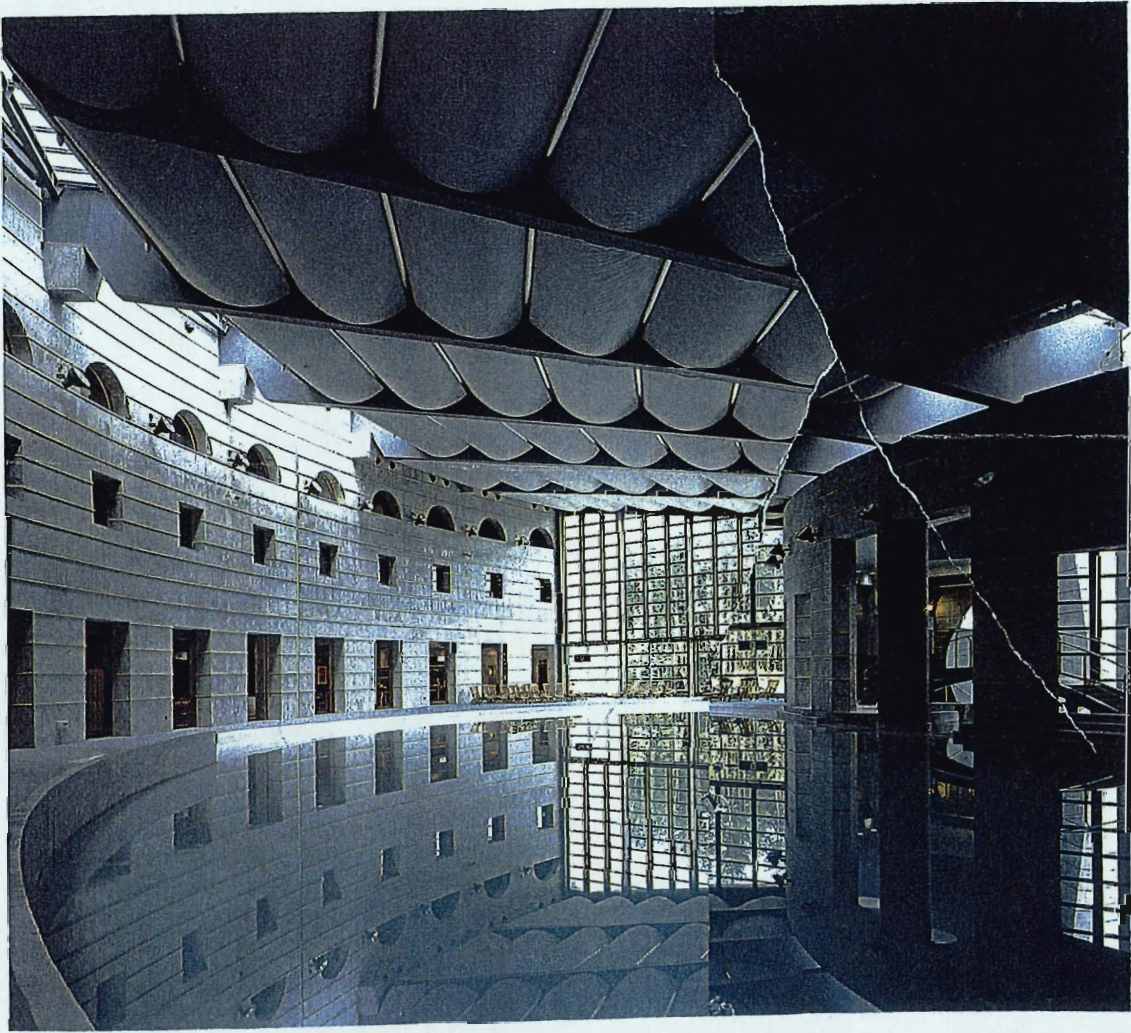
The adoption of longitudinally extended structures for each function made it possible to conceal overall perspectives within the site (figure below)

- 
- 1 ENTRANCE GATE
 - 2 RESIDENTIAL BUILDING
 - 3 PLAZA
 - 4 MUSICAL HALL
 - 5 HOTEL
 - 6 SWIMMING POOL
 - 7 TENNIS COURT



Site: scale: 1/3.000.

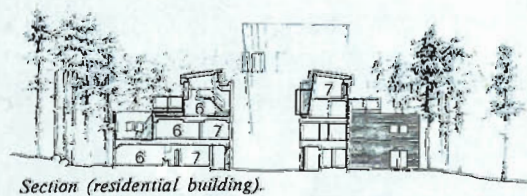
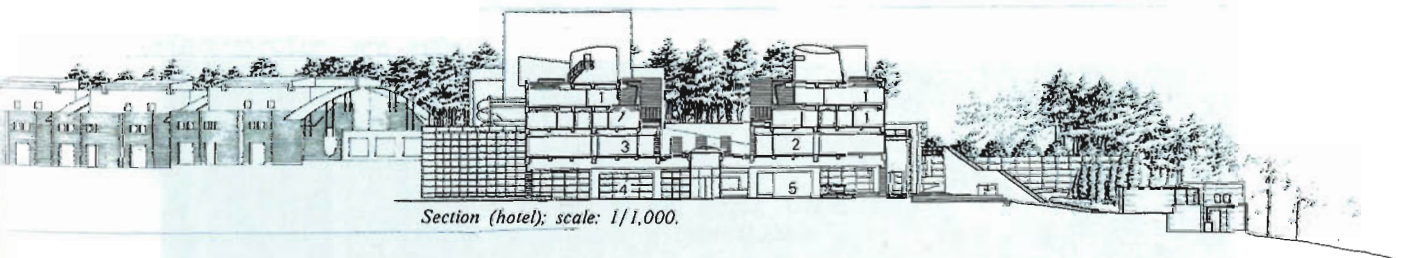
Highlighting the beauty of the site the axis of the road through the residential section is oriented to mount Fuji. Nevertheless , axuality in the layout is also discernible in perspectives from the plaza to the south and the north of the komagatake and yatsugatake mountains , respectively . Taking into consideration all year round ; A classical theater style roof extends out from the south side of the longitudinal plaza .It covers the swimming pool , intentionally located on a low level of the site , which is designed for use all year round . (figure below)



this play of axes starts beyond the entrance gate , it extends linearly , along the road between the residential blocks until it runs into a real eye-catcher : an inverted conical tower . At this point the road turns an oblique angle to the left as the field of vision changes completely with the appearance of the red-walled hotel . Rising to meet the hotel building , the road extends into the hotel plaza . (figure below)



View towards the north with Mt. Yatsugatake in the background , seen from the plaza of the hotel building .(figure below)



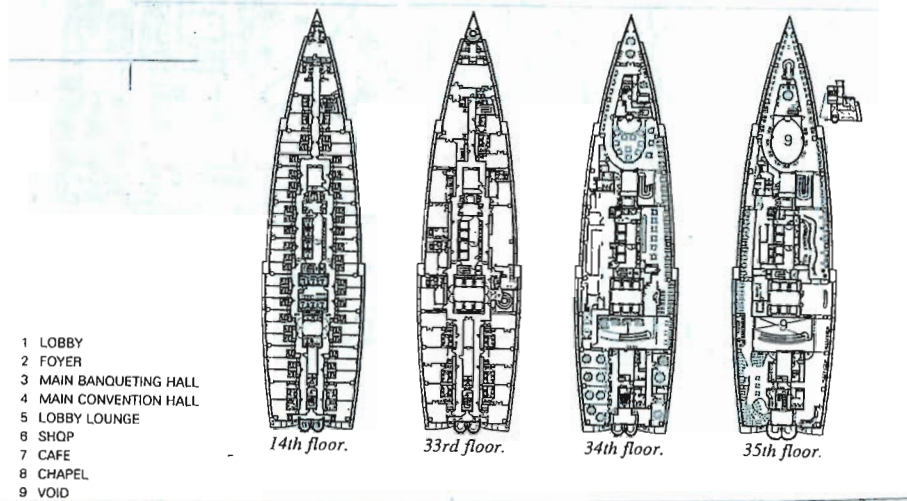
- 1 GUEST ROOM
- 2 RESTAURANT
- 3 SHOP
- 4 ENTRANCE
- 5 LOBBY
- 6 LIVING ROOM
- 7 BEDROOM

• SEA HAWK HOTEL & RESORT

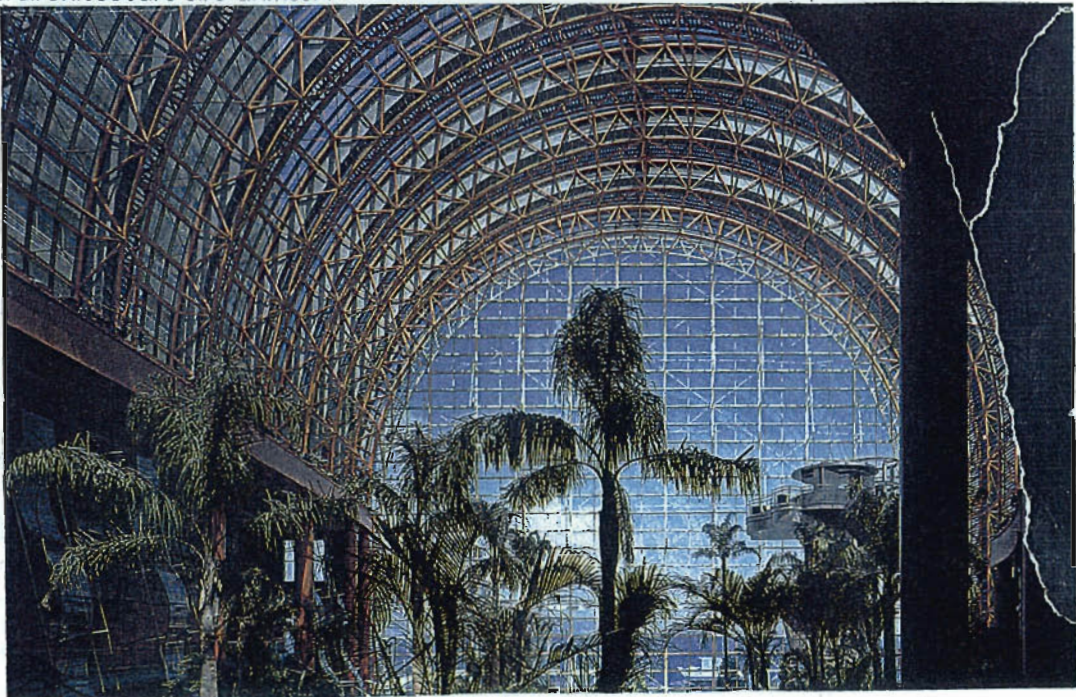
Cesar Pelli & Associates , Tekenaka Corporation , Tokyo .

Program : 600 hotel rooms , suites , restaurants , bars and banqueting rooms etc...

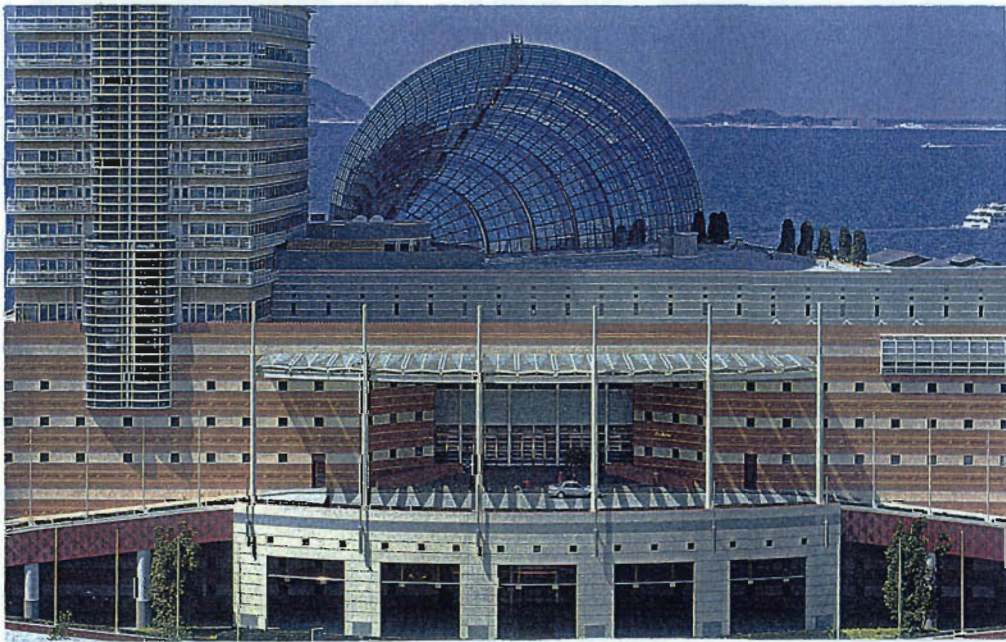
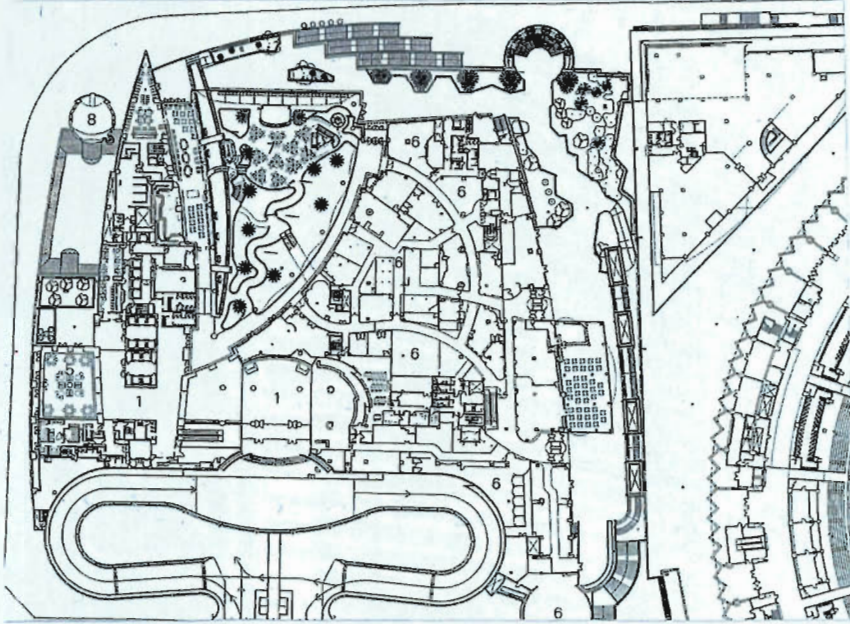
Concept and Design : The exterior design of the high-rise block was based on the theme of " ocean liner " , and the glass atrium of the two block took the theme of " south sea paradise " . Internally the idea is continued through the theme of " traveling the world by boat " .

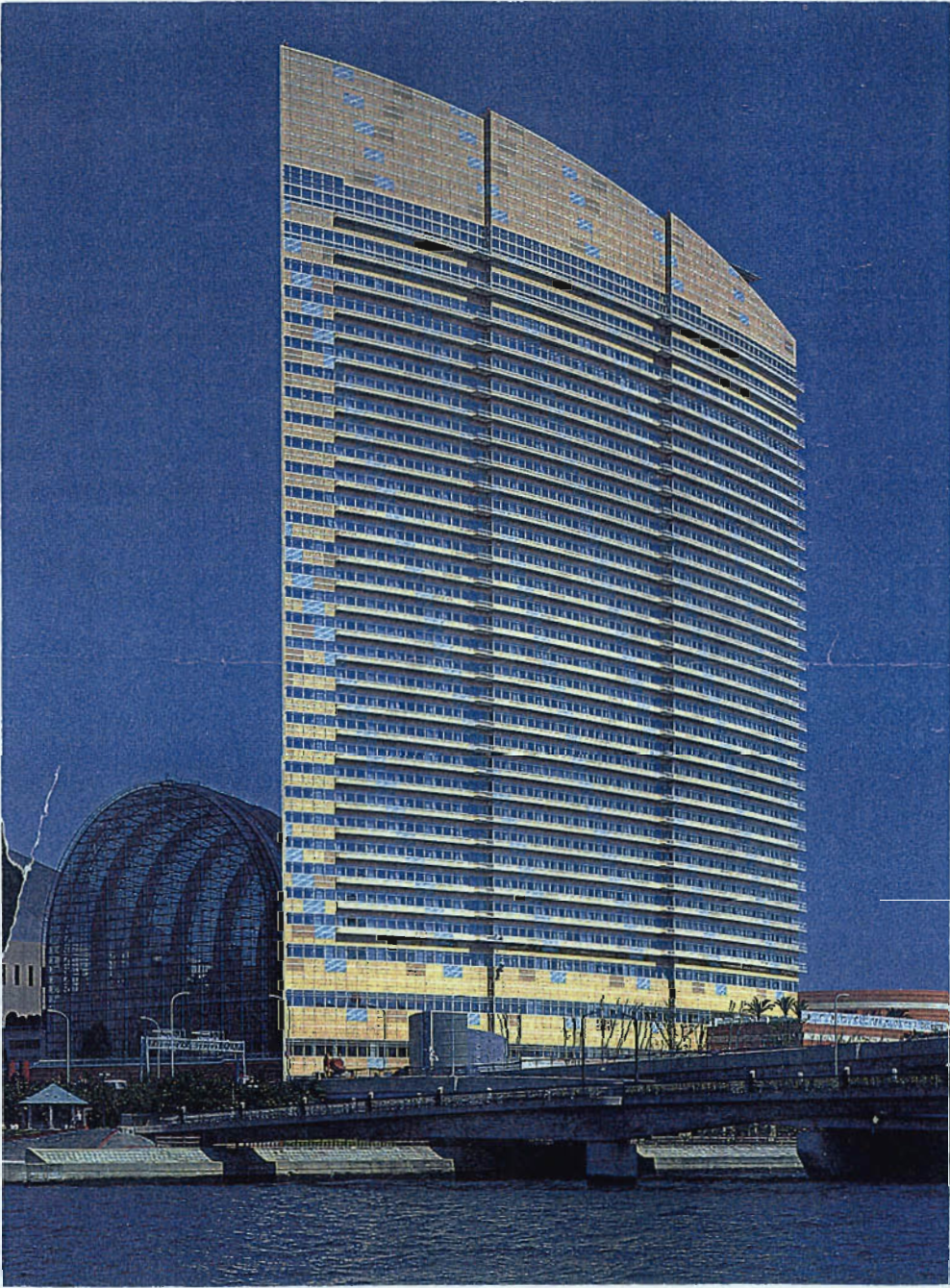


The external wall is wrapped in a skin of glass and bright ceramic tiles encouraging a special , festive atmosphere appropriate to a city resort . To ensure that the external space formed , would become a key public amenity for the area as a whole , an atrium and stepped garden have been created , producing an exterior environment in which landscape and architecture are unified .



CESAR PELLI & Associates, TAKENAKA Corporation
Sea Hawk Hotel & Resort





1 General view from the northwest. The exterior design of the high-rise wing was based on the theme of an "Ocean Liner".

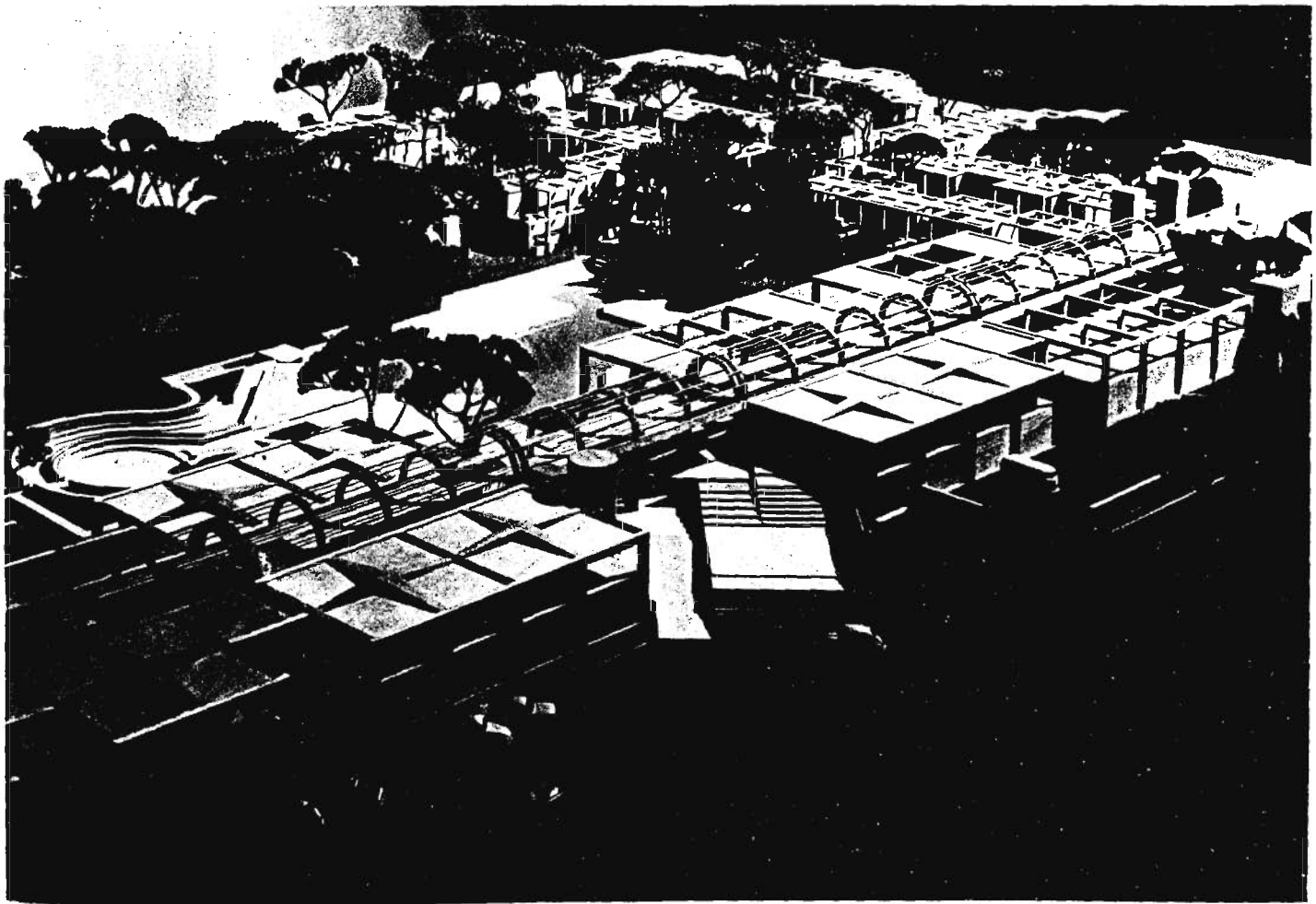
• TOURIST COMPLEX AT NICOTERA , CATAZARO , ITALY.

O.T.E. - Organizzazione Tecnico Edilizia S.p.a.

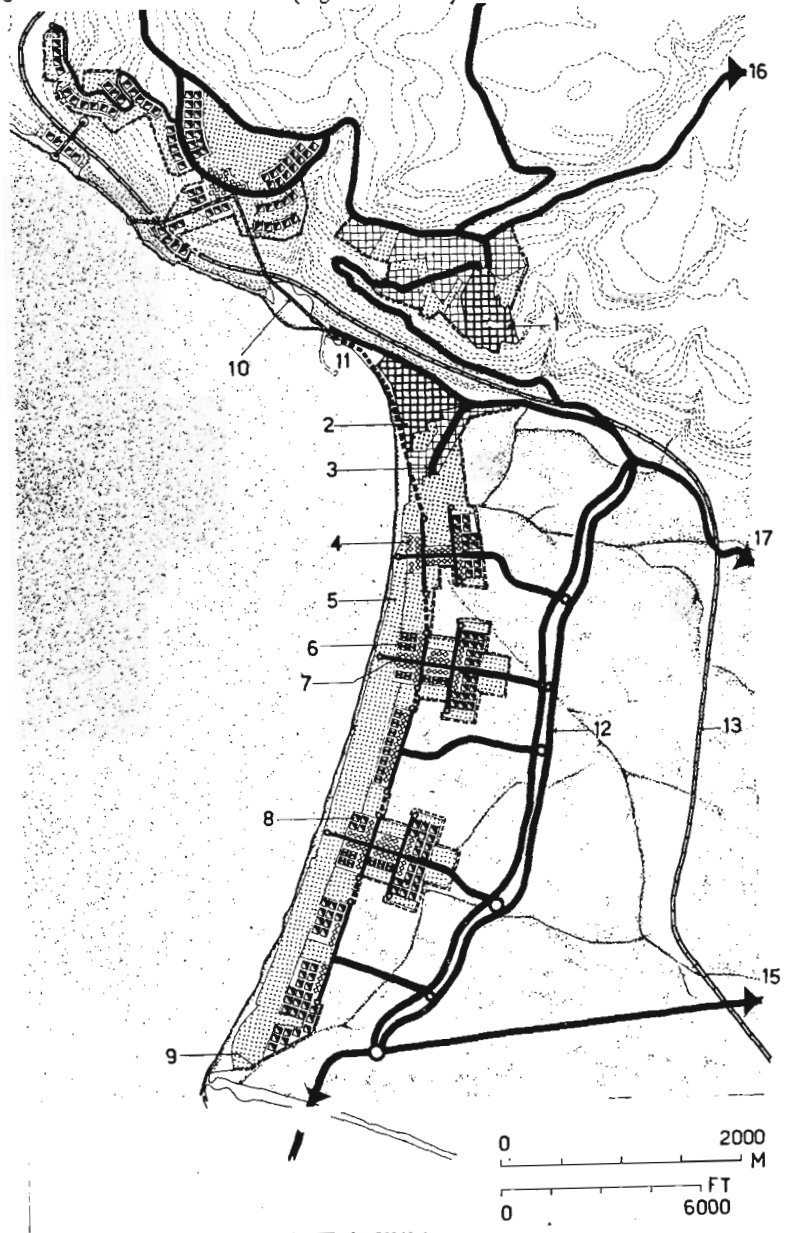
Program : Residential blocks , hotel (all in all 1,050 beds ; aiming at 3,600beds in total), restaurants ,gyms, theater , amphitheater , night clubs and shops .

Concept and massing : the Nicotera development is one of the numerous developments under study or construction in southern Italy within the general programmes of territorial planning . The projects are coordinated through tourist development plans collated by the Italian government .

In general the choice of positions has been made not only on the basis of natural beauty but also in consideration of the possibility of interchange with historical-environment pre-existences to avoid the risk of imposing models of tourist life which were not integrated and strange .



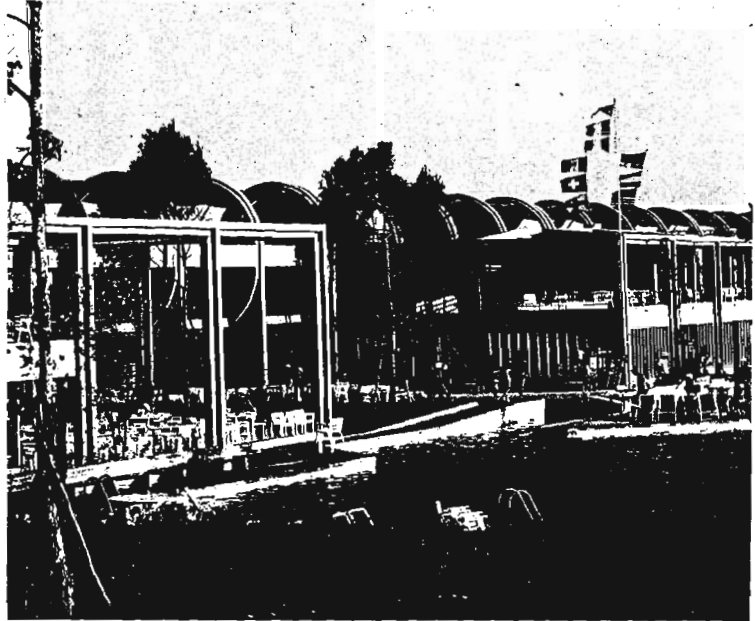
Total capacity of the development reached at the final phase about 3,600 beds in total .It occupies the central part of the runway of an ex-military airport , inserted in an environment which had no peculiar emerging details or characters . The idea of the project comes from this absence of natural suggestions to propose the constitution from new of a landscape centered on a strong easily recognizable architectural element : the distribution " gallery " and on a landscape " restoration " , which recreates artificial dunes and architectural details in the landscape complementary to the woodland development already existing on the coastal belt . (figure below)



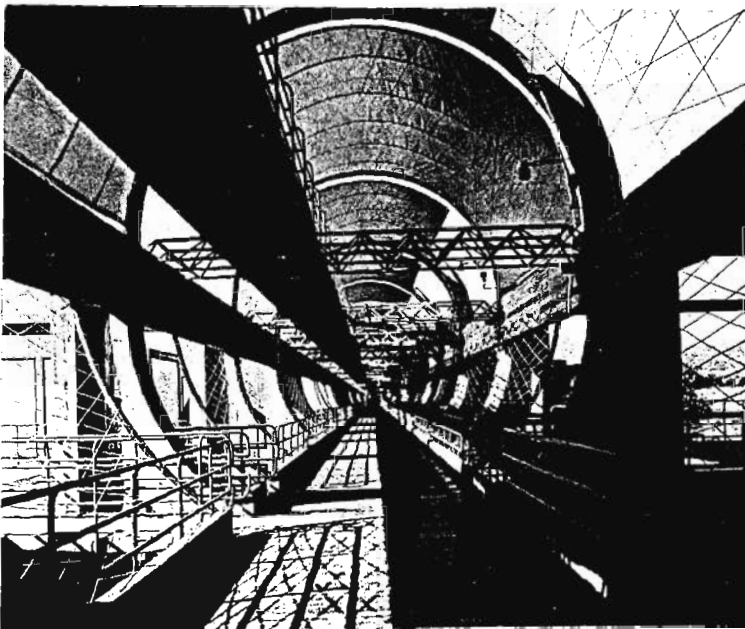
General site plan of the Nicotera tourist development

- 1 Nicotera houses - 2 Nicotera coast - 3 main road - 4 relevant services of the hotel semi-hotel and extra-hotel reception facilities - 5 green area - 6 hotel reception facilities - 7 secondary road - 8 receptive fittings - 9 mechanical sidewalk - 10 cabin cableway - 11 tourist port - 12 parkway - 13 railway - 14 to Capo Vaticano - 15 to super highway - 16 to Vibo Valentia - 17 to super highway.

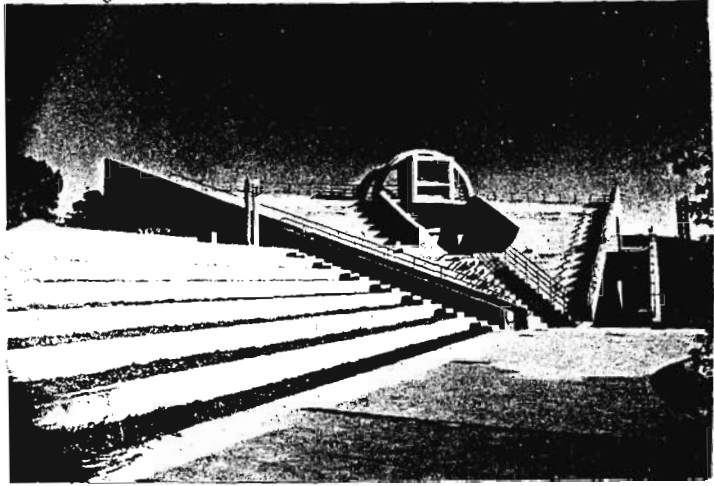
The distribution gallery , 820 ft. long and 21.6 ft. diameter , made with a series of reinforced concrete hoops connected by continuous passageways , by cloth coverings , three dimensional metal structures , hyperbolic paraboloids woven in steel cable , etc. , separate all the numerous services of the complex longitudinally to the coast , and is laid out on three levels of which the ground floor is reserved for services , the central floor distributes the various requirements for guests and the upper floor operates as an open or covered resting space and for enjoying the view . (figure below)



The gallery also serves the two blocks in which the dwellings for guests of the village are situated , by way of two vertical distribution sections at its end . This structure , a unifying element for the block already constructed , is not conceived as something concluded but must extend until it assumes the configuration of a connecting element for all the buildings which will be added to complete the tourist complex until it reaches the area of Nicotera marina and the future port , as an equipped passageway.



The reconstruction of the dunes was done to protect the coast from winds , a natural phenomenon which originates from the tyrrhenian coast .



Top: open air theatre as seen from an access gallery. Below: the balcony passages placed at first floor level in the dwelling « cell » sector.



• BANYOLS HOTEL

Spain by Eisenman Architects

Program: 150 rooms hotel with restaurant, bars, retail, gym and out door swimming pool.

Concept & massing : two rows of conventional hotel rooms are strung along curving, split corridors which undulate vertically, breaking with the conventional system of layering floor slabs. The horizontal continuity of the elongated masses is also interrupted, making the location of the main entrance and lobby. At this juncture, the building elevations read as sections. While it is possible to move from one level to another along inclined passages. (figure below)



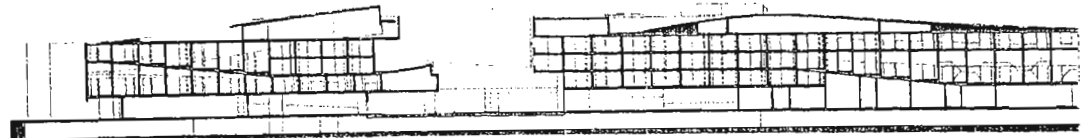
SOUTH ELEVATION



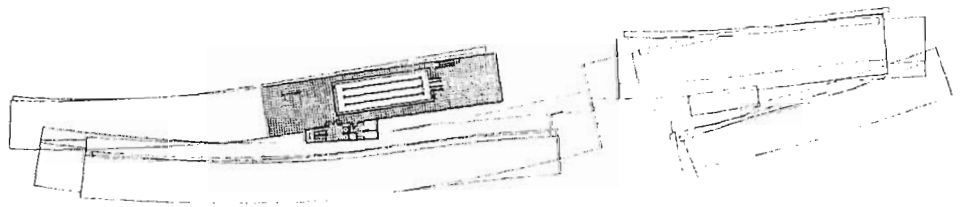
NORTH ELEVATION



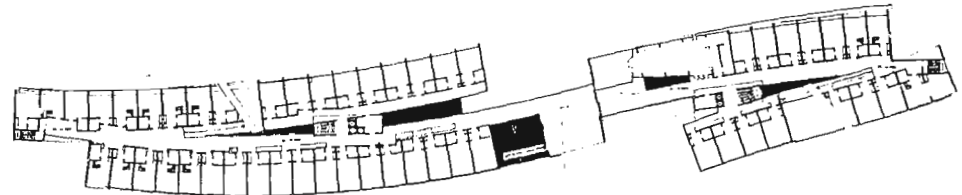
WEST ELEVATION/SECTION



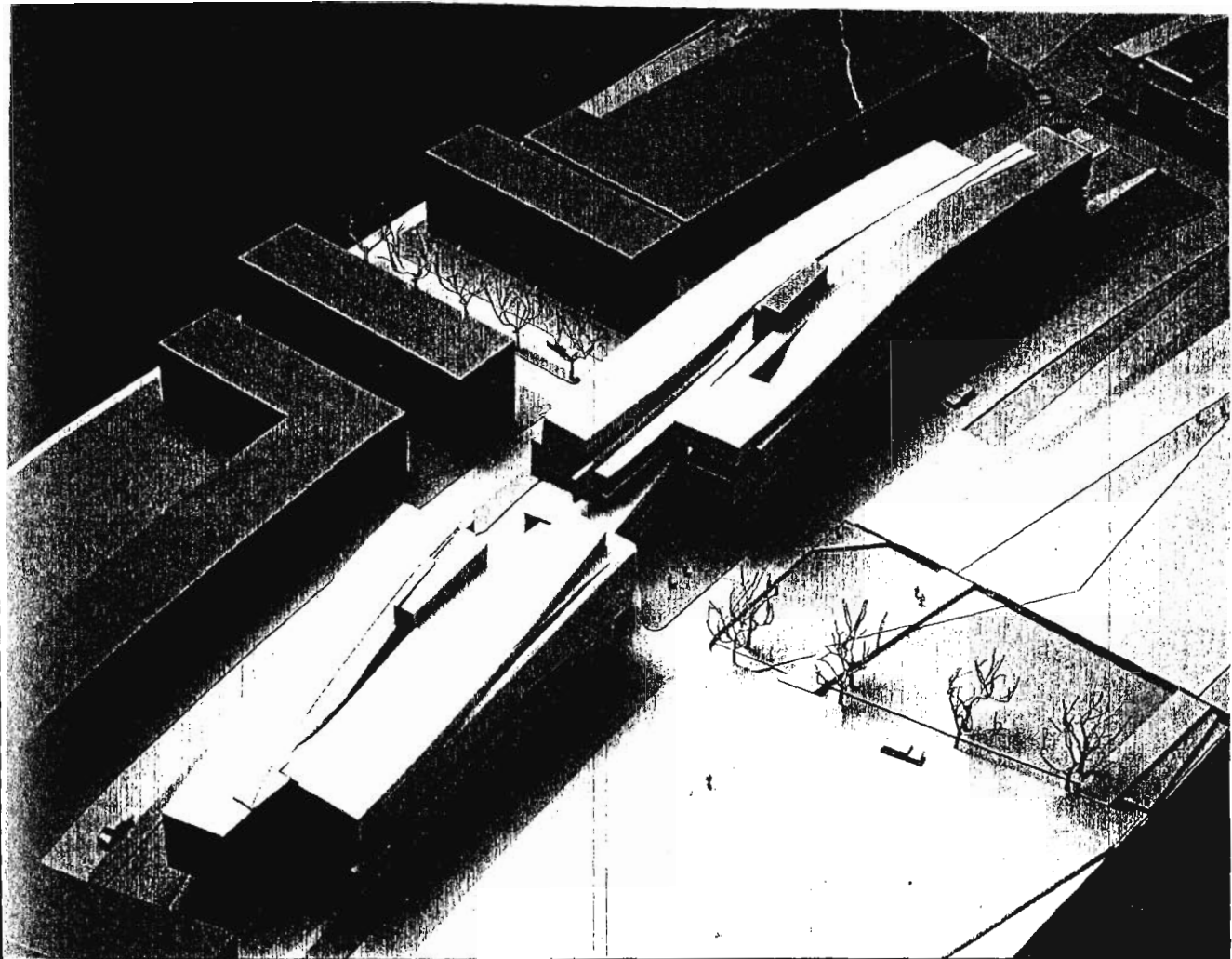
LONGITUDINAL SECTION A-A



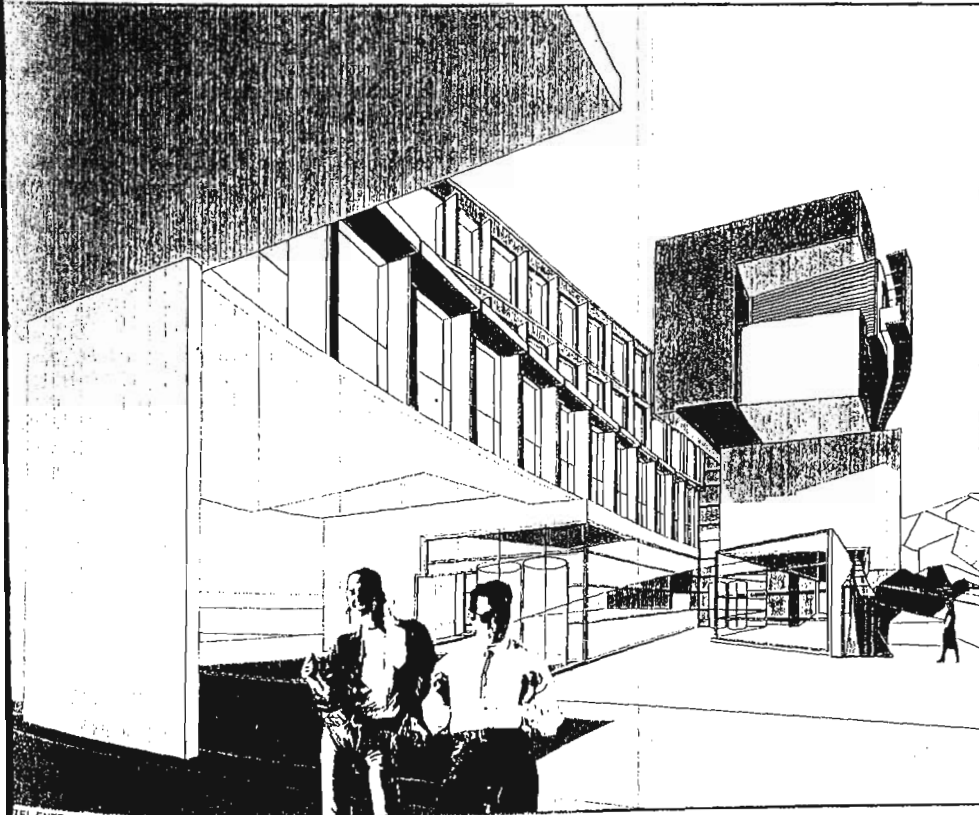
ROOF PLAN



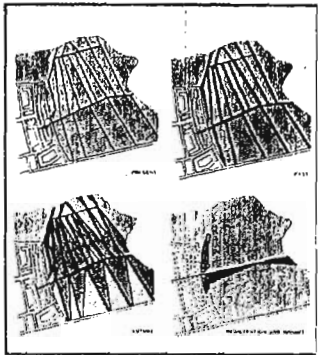
The landscaping of the terraced park that descends to the lakefront is derived in part from early agricultural patterns set in this area. In addition, both the park's geometric parceling and the divisions of the building allude to the movement patterns of an eight -



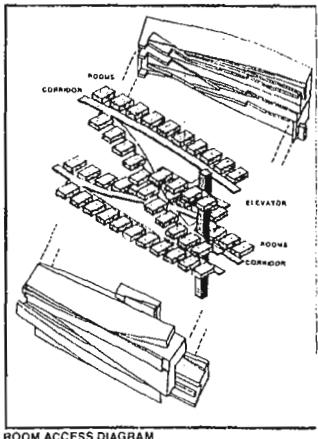
MODEL VIEW OF NORTH ELEVATION



HOTEL ENTRANCE

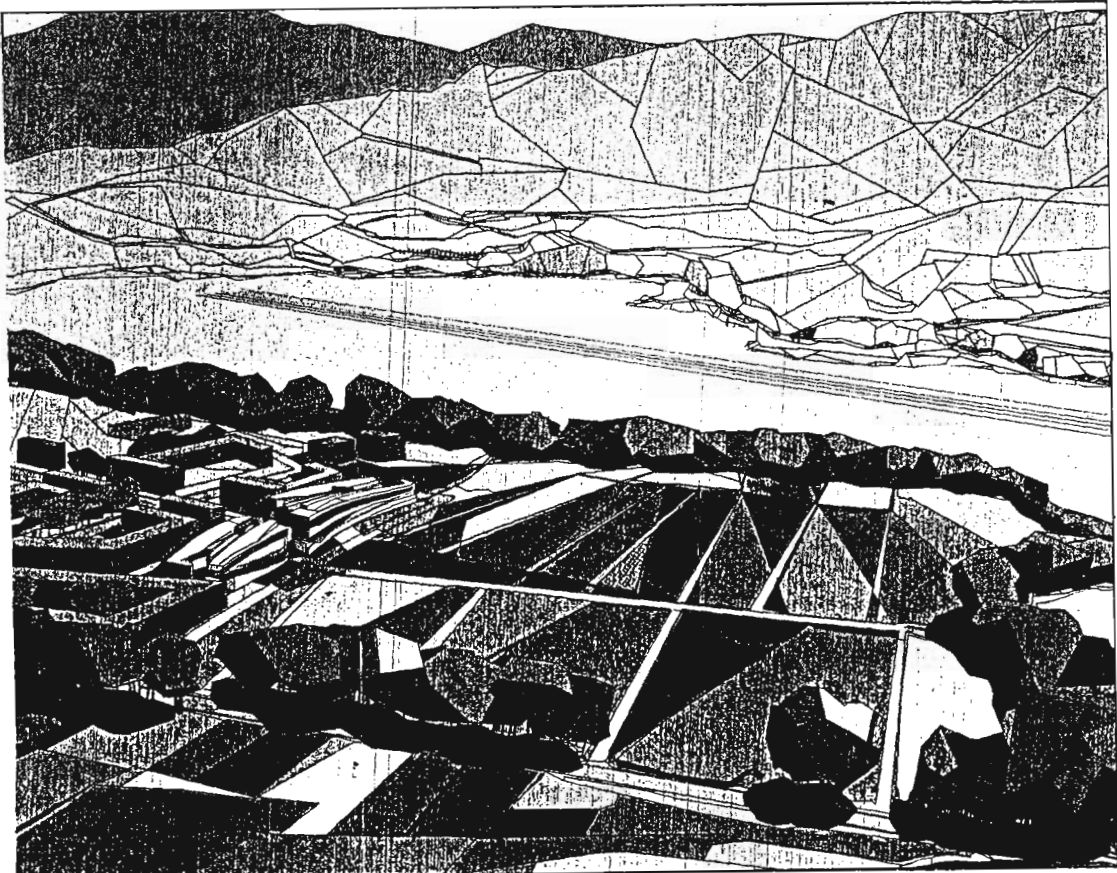


CONCEPTUAL DIAGRAM FOR PARK

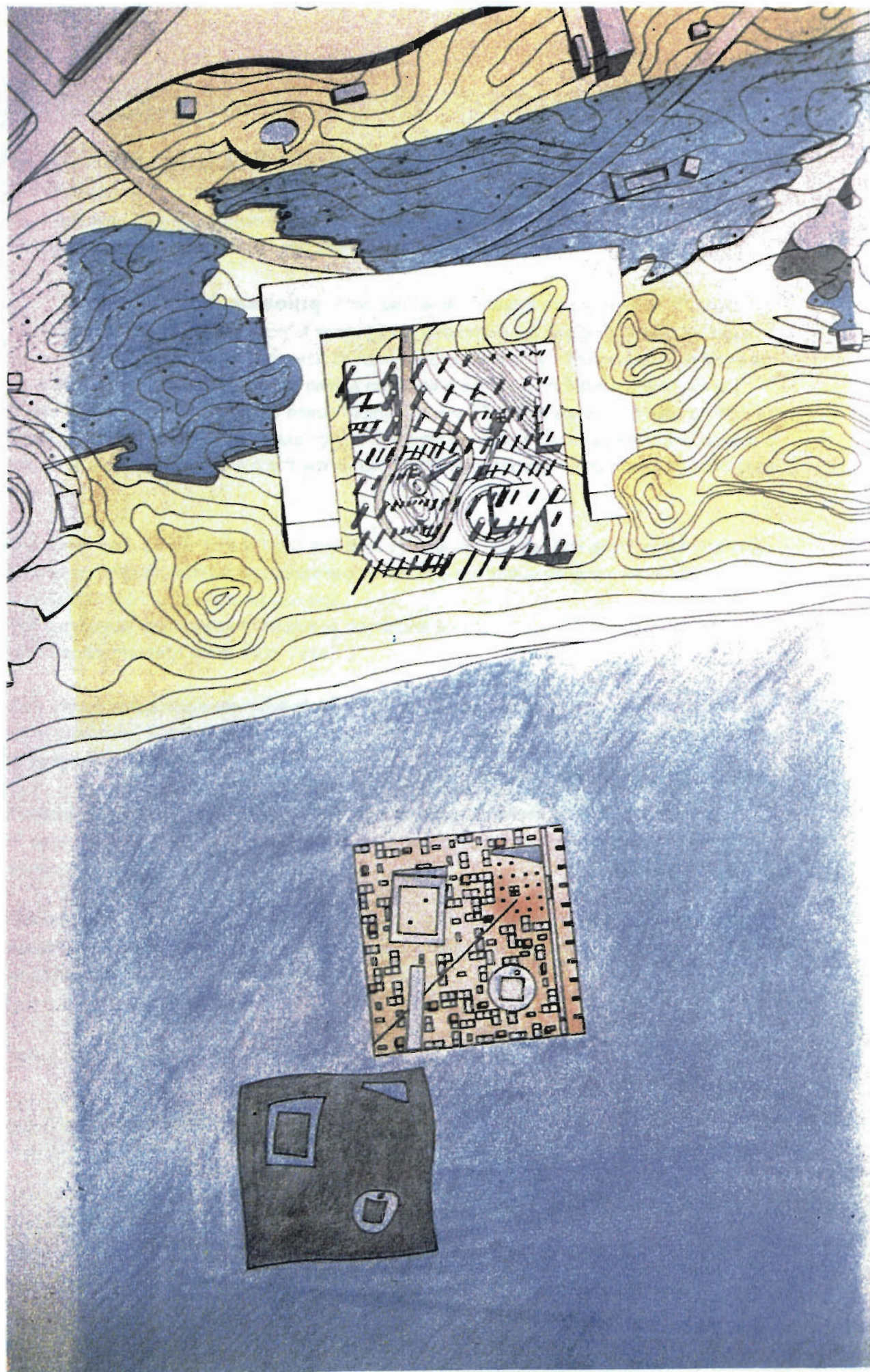


ROOM ACCESS DIAGRAM

oared rowing shell : its advance through the water , the arcing sweeps of the oars that propel it , and the sliding motion of the rowers . In this , the architects purposely pursued a nonliteral , or 'weak" - rather explicit - image to generate building and landscape forms .(figure below)



BIRD'S EYE PERSPECTIVE OF HOTEL AND PARK



• AGADIR, MARRUECOS . 1990.

Morocco by Rem Koolhaas

Program : 150 hotel rooms with restaurant , convention center , auditorium , multipurpose hall , bars , retail and swimming pool.

Concept and massing : One can hardly imagine an expression of modern Morocco in which the expression of formal axes determines a design. It would be equally dated to equate monumentality with 3 - dimensional enormity . The project can be read as a single building " split " in two part: a roof and a socle , to create a major urban "room" - a covered plaza on the beach facing the sea . The two axes culminate on the plaza . Floating above the veranda : the hotel a single layer of rooms , each its own patio house . Raised parts of the courtyard make it possible for each inhabitant to have their own view .

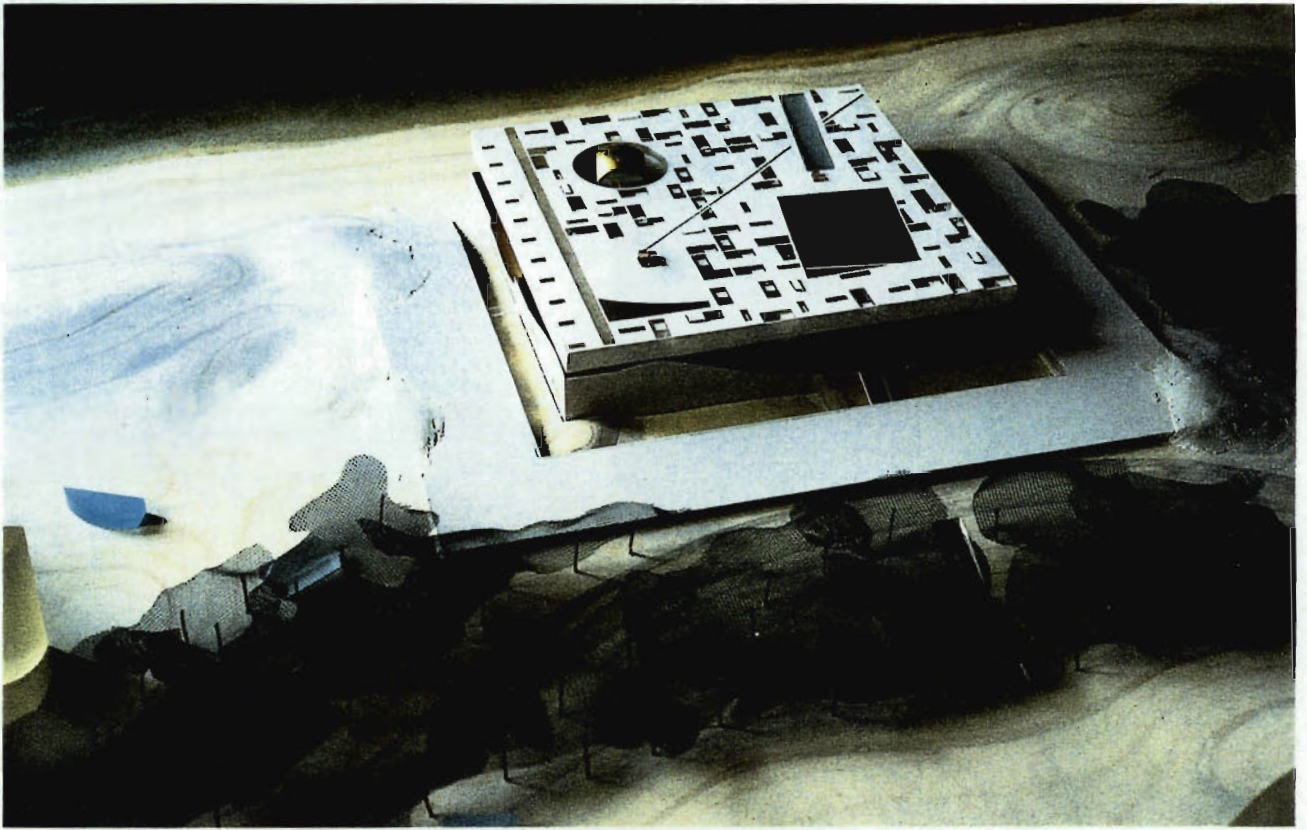
The conference center forms the lower part , the socle . It was the architect's challenge to find an original architectural expression for this enormous program which is compatible with the beauty of the site .

The curvilinear landscape of the dunes continues as the Hills and Valleys of the socle , which accommodate auditorium , etc....

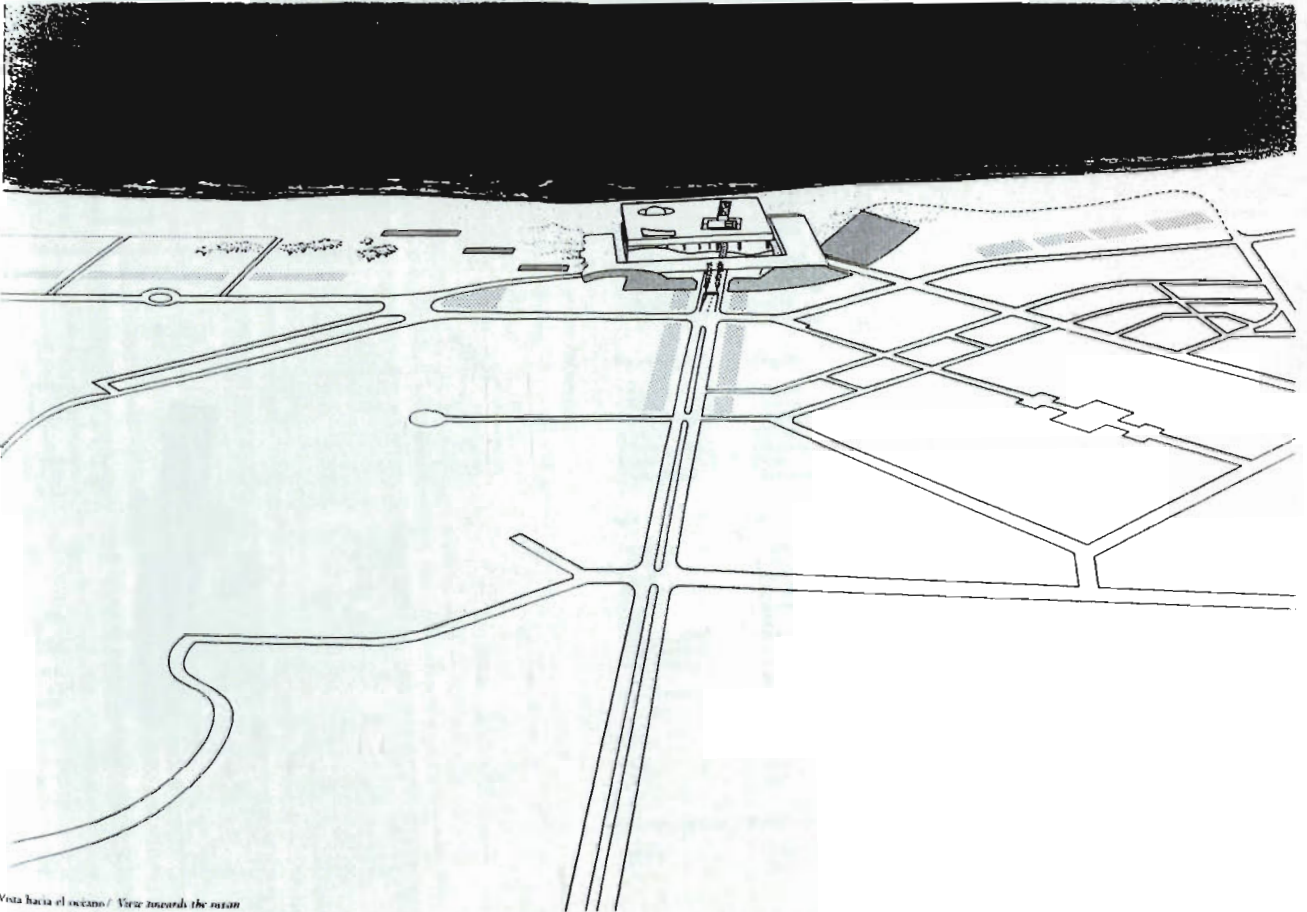
As I mirror image the same kind of relief appears on the roof where it accommodate the royal chamber . In this way the experience of the plaza will be determined by the similarity between above and below .

The landscape which is generated with its concave and convex domes , with the "forest " of columns , its shafts of lights , is the architect's modern interpretation of Islamic space .

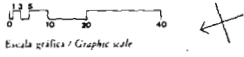
Closeness to water was an essential ingredient of the project . It was the challenge of establishing a cultural oasis , an urban room , in the intermediate zone between the sea and the dunes



Vista general de la maqueta del concurso (R. Steiner - OMA) / Overall view of the competition model (R. Steiner - OMA)

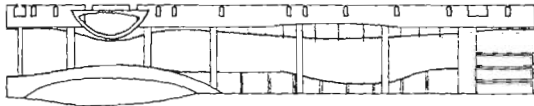


Vista hacia el océano / View towards the ocean

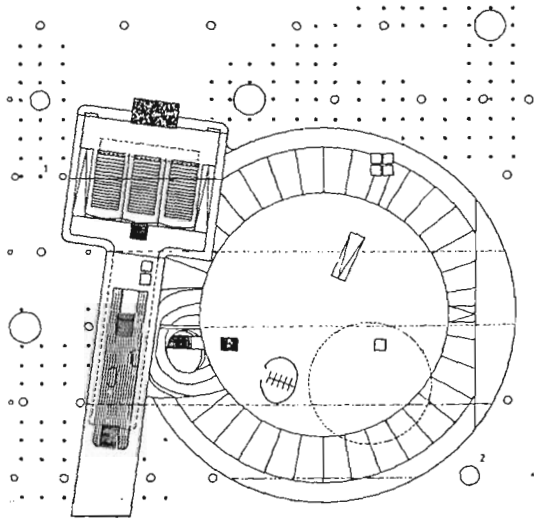


Escala gráfica / Graphic scale

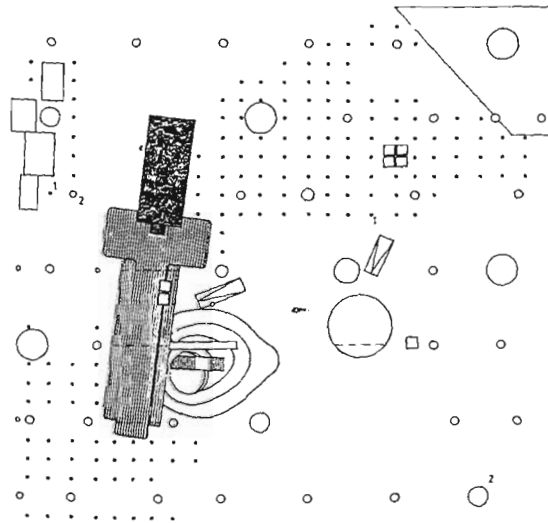
Plaza urbana. Maqueta
Urban square. Model
Photo: Hans Werfmann



Sección G / Section G



Club nocturno y suite real. h = 17 m / Night club and royal chamber. h = 17 m



Casino = 14 m.

Centro de conferencias / Conference center

- | | |
|----------------------|-------------------|
| 1 Pilar | 1 Column |
| 2 Escalera mecánica | 2 Escalator |
| 3 Montacargas | 3 Elevator |
| 4 Recepción | 4 Reception |
| 5 Auditorio | 5 Auditorium |
| 6 Sala de juntas | 6 Conference room |
| 7 Sala de exposición | 7 Exhibition hall |
| 8 Ala de servicio | 8 Service |
| 9 Patio | 9 Patio |
| 10 Bar | 10 Bar |

Plaza urbana / Urban square

- | | |
|------------------------|-----------------|
| 1 Tirante | 1 Hanger |
| 2 Pilar | 2 Column |
| 3 Escalera mecánica | 3 Escalator |
| 4 Ascensor | 4 Elevator |
| 5 Patio | 5 Patio |
| 6 Recepción | 6 Reception |
| 7 Entrada | 7 Entrance |
| 8 Desembalco carretera | 8 Drop off road |
| 9 Ala de servicio | 9 Service |
| 10 Curva de nivel | 10 Contour line |

Manta de techos / Ceiling plan

- | | |
|---------------------|------------------|
| 1 Tirantes | 1 Hangers |
| 2 Pilares | 2 Columns |
| 3 Escalera mecánica | 3 Escalator |
| 4 Ascensor | 4 Elevator |
| 5 Sala suspendida | 5 Suspended room |
| 6 Vacío | 6 Void |
| 7 Curva de nivel | 7 Contour line |

Hotel / Hotel

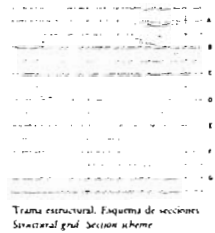
- | | |
|---------------------|-----------------|
| 1 Vestíbulo | 1 Lobby |
| 2 Ascensor | 2 Elevator |
| 3 Vaco | 3 Void |
| 4 Corredor | 4 Corridor |
| 5 Piscina | 5 Swimming pool |
| 6 Bar | 6 Bar |
| 7 Centro de belleza | 7 Beauty centre |
| 8 Habitación tipo 1 | 8 Room type 1 |
| 9 Habitación tipo 2 | 9 Room type 2 |
| 10 Suite real | 10 Royal suite |
| 11 Ala de servicio | 11 Service |

Casino / Casino

- | | |
|-----------|----------|
| 1 Tirante | 1 Hanger |
| 2 Pilar | 2 Column |

Night club y cámara real / Nightclub and royal chamber

- | | |
|-----------|----------|
| 1 Tirante | 1 Hanger |
| 2 Pilar | 2 Column |



Trama estructural. Esquema de secciones
Structural grid. Section scheme

Site.

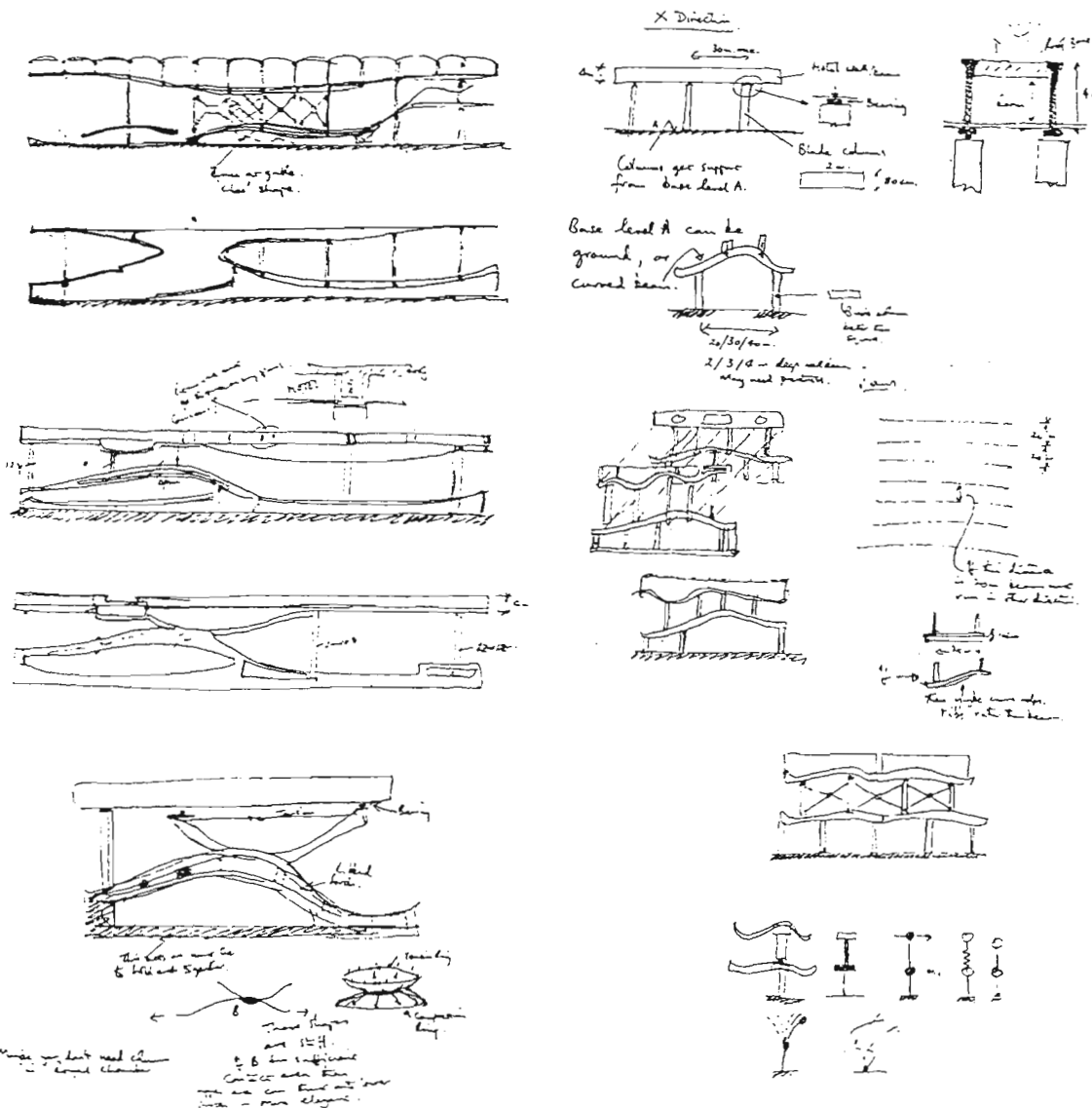
Closeness to the water was an essential ingredient of the project. It was the challenge of establishing a cultural oasis, an urban room, in the intermediary zone between the sea & the Dunes.

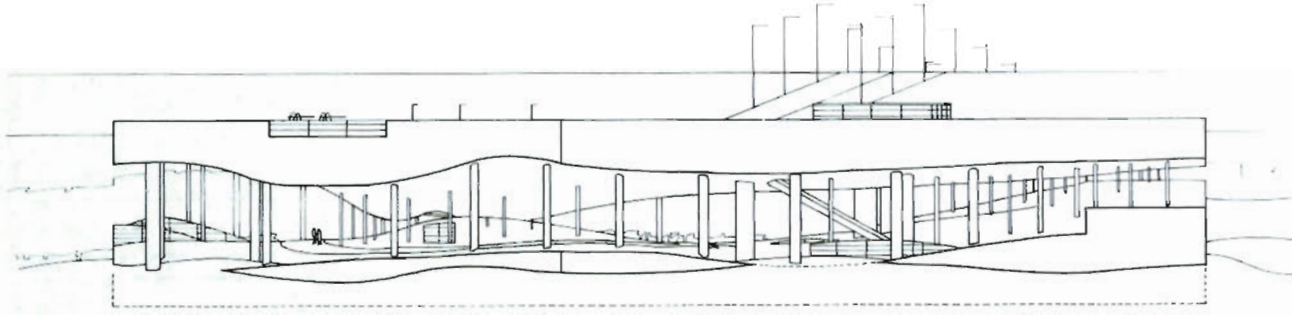
STRUCTURE.

The floor and the ceiling of the verandah are formed concrete "shells" which have been cast upon the dunes, using the sand as a natural form work. Ribs strengthen the shells and form patterns on the interior surfaces. The upper shell is supported by columns, which are deferent in height, thickness, and spacing. The lower shell and the roof are supported by vierendeel beams.

Stability is achieved by means of the connection between the two shells combined with steel bracing. "Soft" joints have been integrated between the columns and upper beams because of seismic considerations.

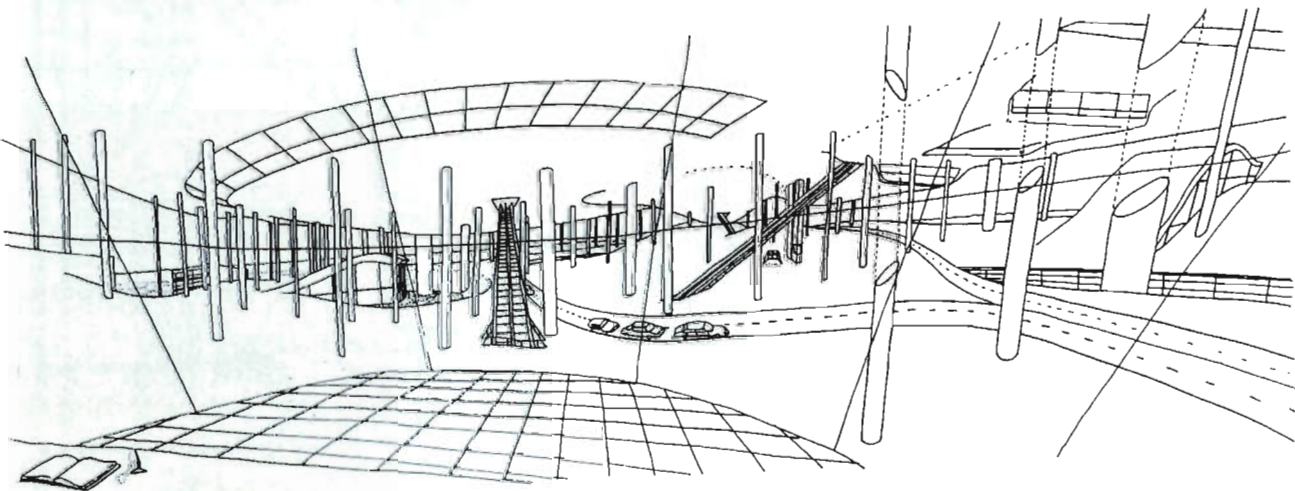
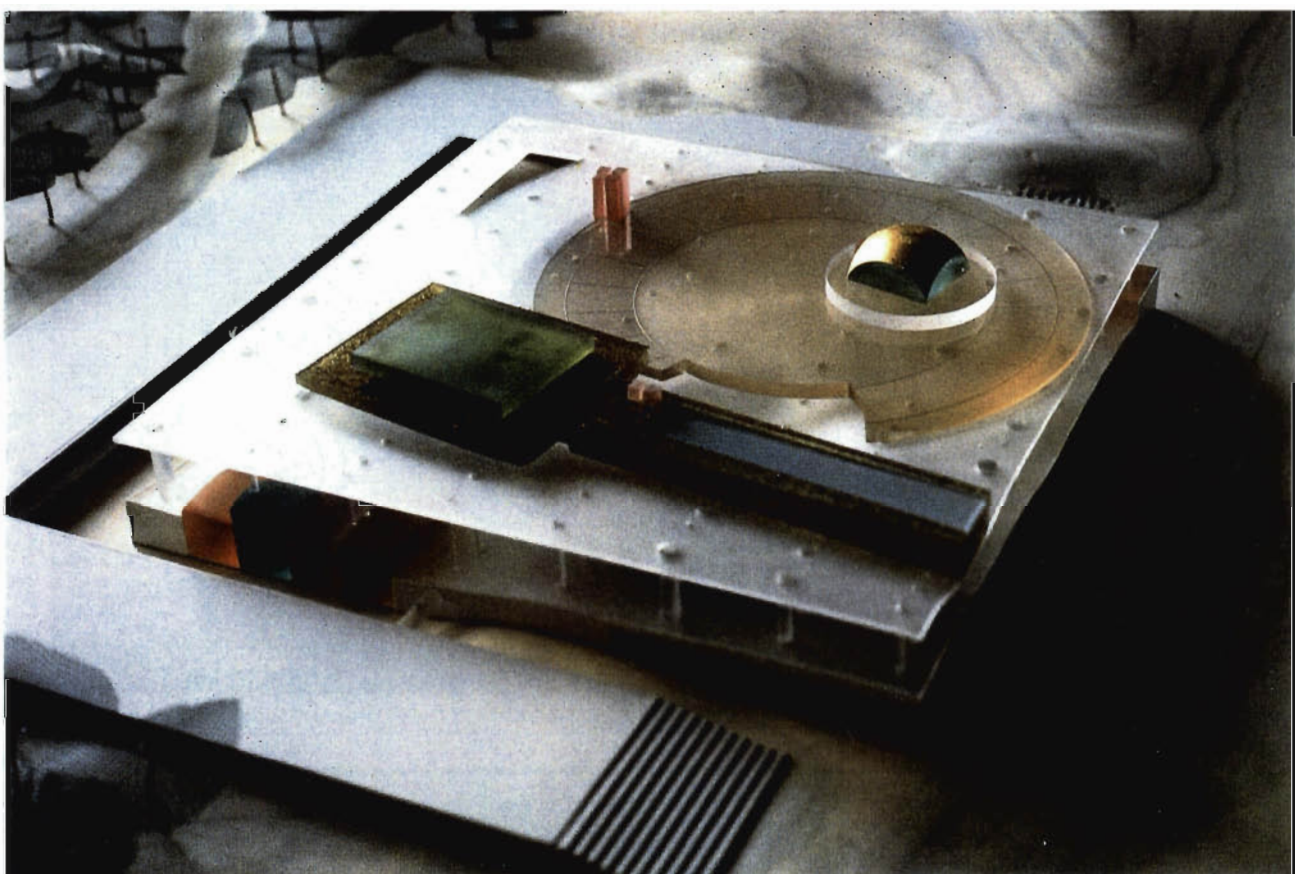
The elevations and the roof, clad with polished and unpolished local stones, give the building its rock-like appearance.





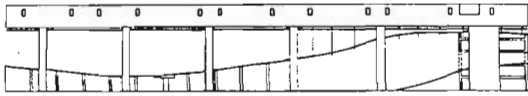
Fachada a la playa (Oeste) (perspectiva)
 Seaside elevation (West) (perspective)

Maqueta seccinonal. Vista de las plantas superiores. Casino, nightclub y suite real (Maqueta del concurso. R. Steiner - OMA)
 Sectional model. View of the top floors: casino, night club and royal chambre (Competition model. R. Steiner - OMA)

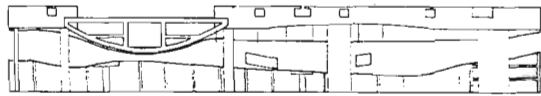


La Plaza Urbana desde la recepcion / Urban Square from reception

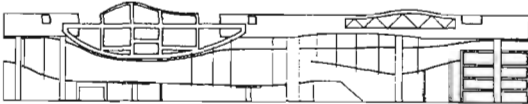
HOTEL Y PALACIO DE CONGRESOS DE AGADJR



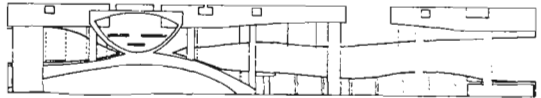
Sección A / Section A



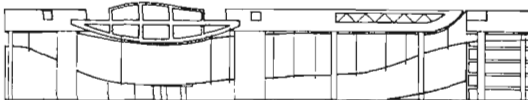
Sección D / Section D



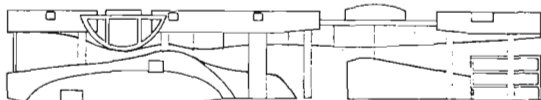
Sección B / Section B



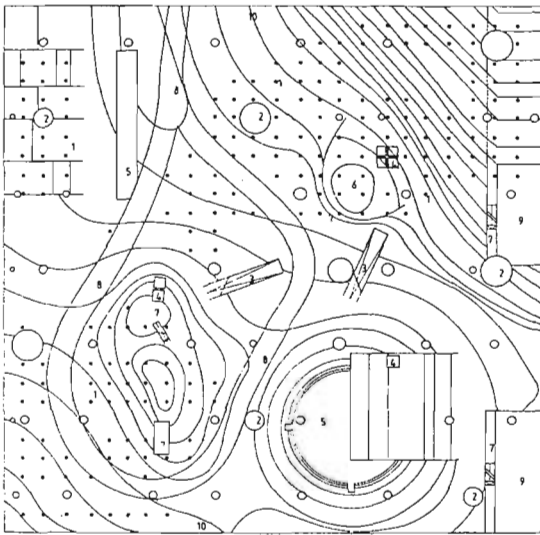
Sección E / Section E



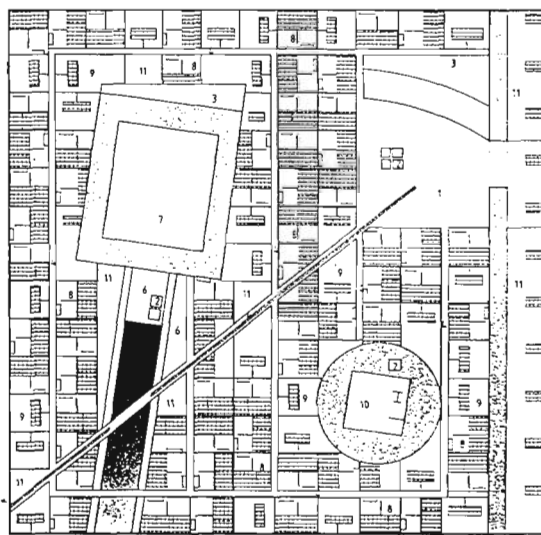
Sección C / Section C



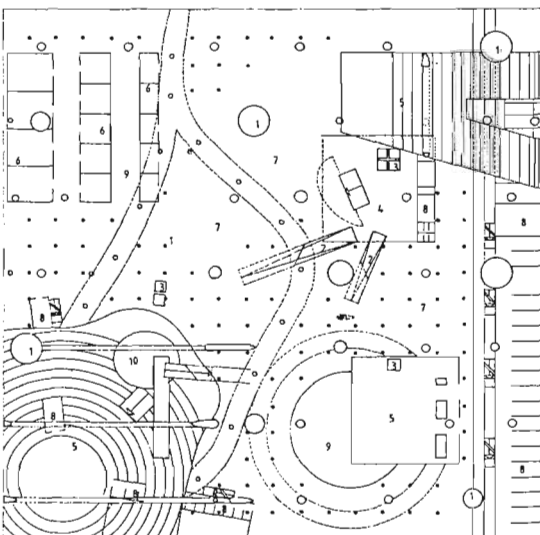
Sección F / Section F



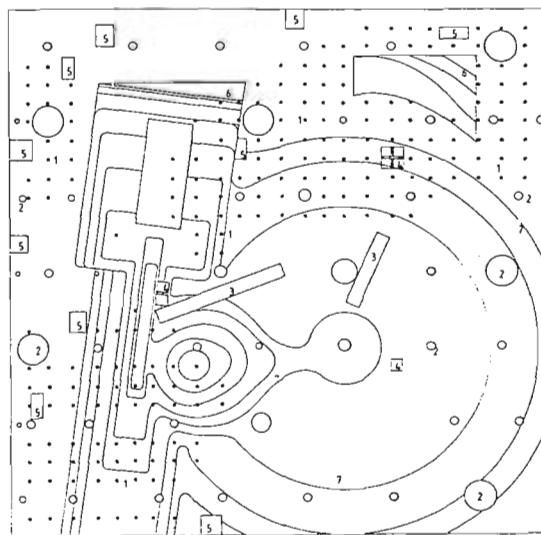
Plaza urbana. h = 4 - 18 m / Urban square. h = 4 - 18 m



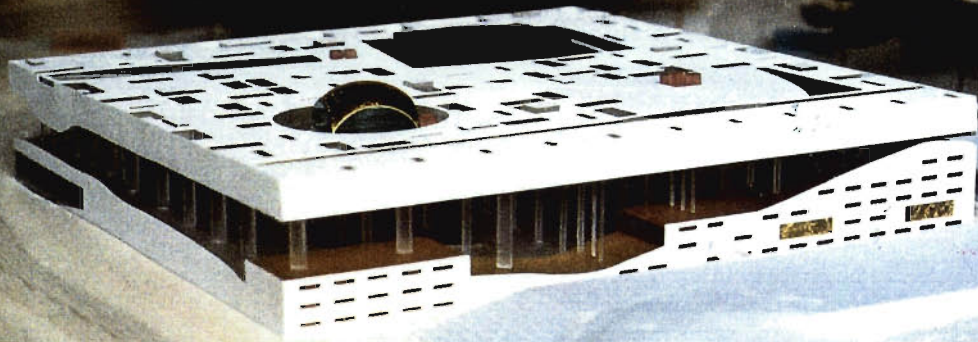
Hotel h = 20 m



Sala de Conferencias. h = 0 m / Conference Centre. h = 0 m



Planta de techos. h = 10 - 18 m / Ceiling plan. h = 10 - 18 m



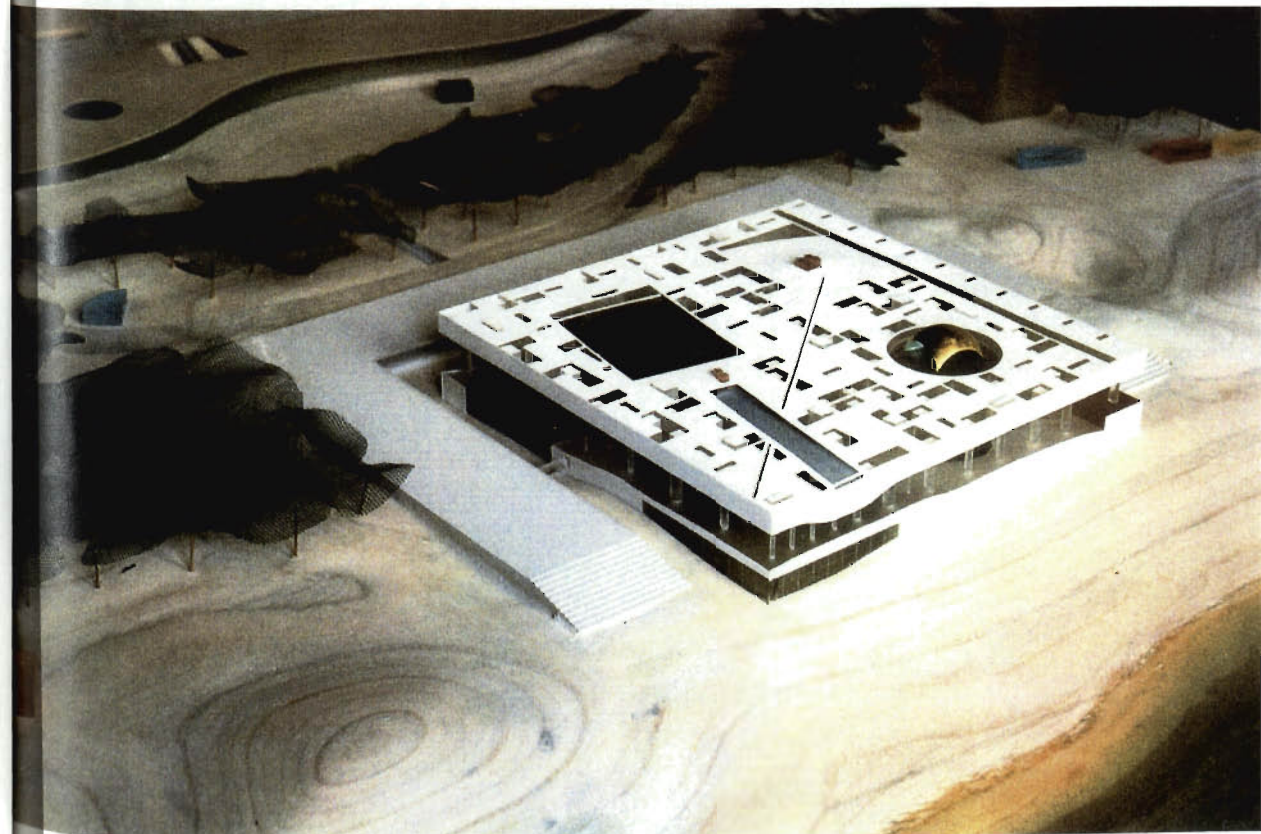
obra del concurso (R. Steiner - OMA) / Competition model (R. Steiner - OMA)

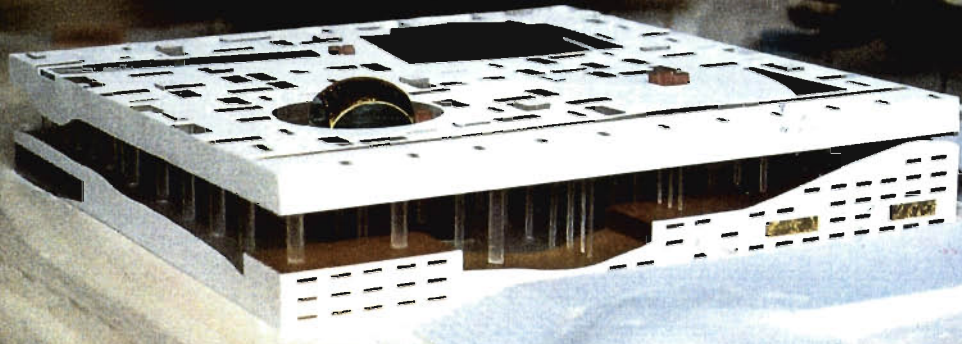
highest point



lowest point

obra del concurso (R. Steiner - OMA) / Competition model (R. Steiner - OMA)



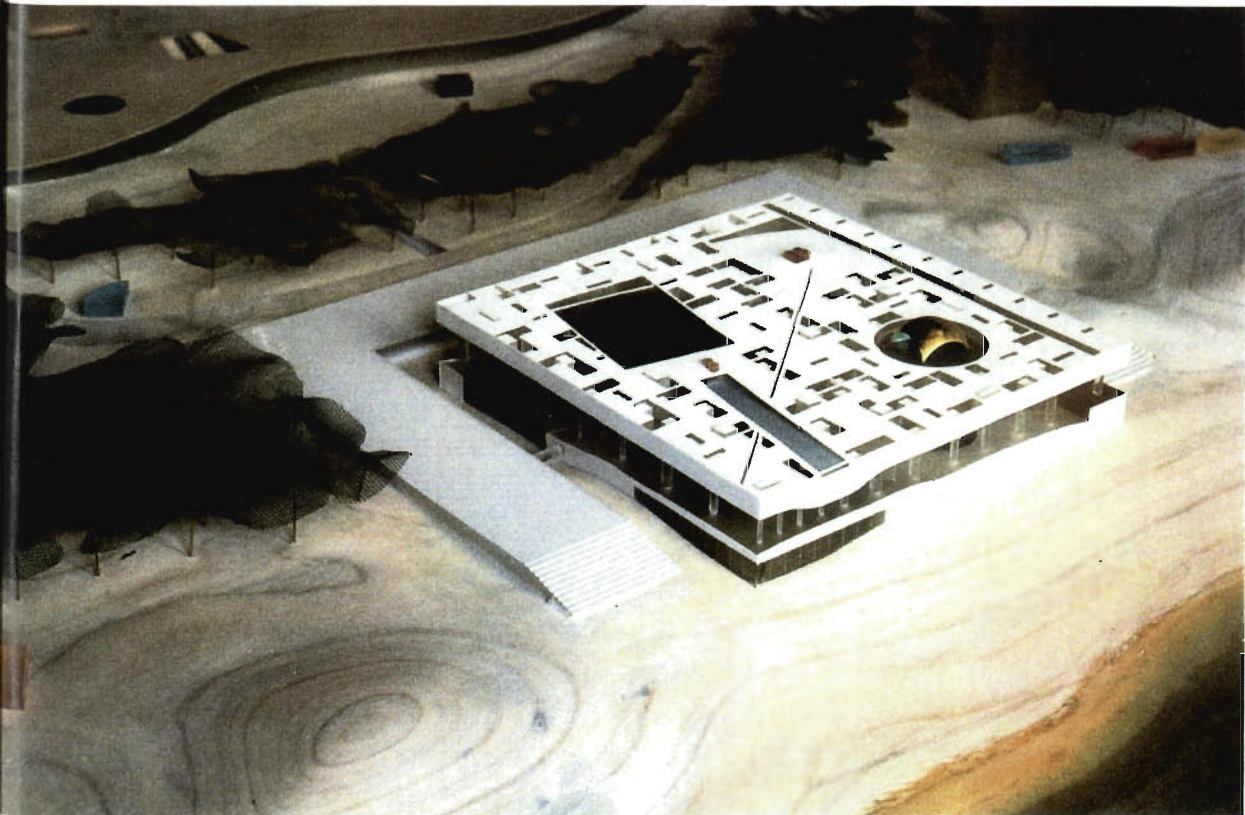


Modelo del concurso (R. Steiner - OMA) / Competition model (R. Steiner - OMA)



Sección por eje
a-a through axis

Modelo del concurso (R. Steiner - OMA) / Competition model (R. Steiner - OMA)



PROJECT CONCEPT

Project concept:

If we could fit the current generation of vacationers on a small island, and analyze them as a group, we would discover an interesting pattern to their fantasies. Diversity abounds, but a common thread ties various dreams together. People want to get away from their every day lives, the rat race, the 20th century. They want to go back to simpler times. At least for a week or so.

The pursuit of fantasy can easily lead to the frivolous - the whimsy of "fantasy" architecture. In all the building types in which to try out fantasy settings, the resort hotel, where people go to get away from it all, seems the most appropriate.

But the architect must still tell a story simple enough for everyone to get, yet no one will easily tire of. Theme projects tend to have a high level of detail involved. And in designing these oasis, the architect must provide a setting to withstand whatever extended scrutiny.

A growing number of resorts are using the village model to bring people together. Courtyards, building clusters, a village commons and amenities are borrowed from residential sources for use in vacation projects. One reason for growing popularity of residential models in hotel design is their usefulness in organizing a complex into easily understandable parts. Breaking down sprawling resorts into individual compounds or villages reduces their scale and offers another way to make the property feel like a real design theme.

Opening up the building and adding lots of water. A major requirement for landscaping and water features is a key element to creating an oasis that would serve as a destination resort.

Treating each courtyard as a separate experience, emphasizing passive activities in some and active ones in others. Commanding a part of the site to be a nature preserve in general and water in specific. Finding local outdoor amenities, which may have specific kinds of plants and features, such as fountains or waterfalls.

Yes, models, aren't there a lot of experiences for one? Well, not really. Good craftsmanship and use of materials are still very much a part of the overall effect.

For example, by eliminating barriers between inside and out, the architecture sends a powerful message to guests - one that says this place is such a paradise, there is no need to separate people from nature. This final touch is done through a lot of glass walls - panels that slide out of the way so interior spaces merge with the outdoors.

Recreation in nature

follies

" As the emblem of foolish luxury , it offered a warning to unambitious and unproductive interiors ; as totality without function , it provide a specter of emptiness and uselessness without which function itself was meaningless (as close to madness) , it described a realm and embodied a visual metaphor that deconstructed and domesticated an otherwise awesome concept , one that was naively inaugurated behind ornate painted walls ; as a vehicle for all sorts of fashionable literary notions , from the sublime to the picturesque , the folly exhibited them in a kind of museum of meditative object ."¹

foolish luxury , but also contemplation points , visual landmarks , and physical appropriation of the virgin beaches of tyre . The follies in the resort are afunctional structures ; afunctional in their generating concept , where the main theme is not a fulfilling of a certain function , but rather an objectification of an idea . These ideas stem either from the subjective memory or interest of the designer , or from the characteristics of the site . The number of the follies is to be determined within the design process .

Some themes of the follies are :

- Fictional castles

" picture meant human history"²

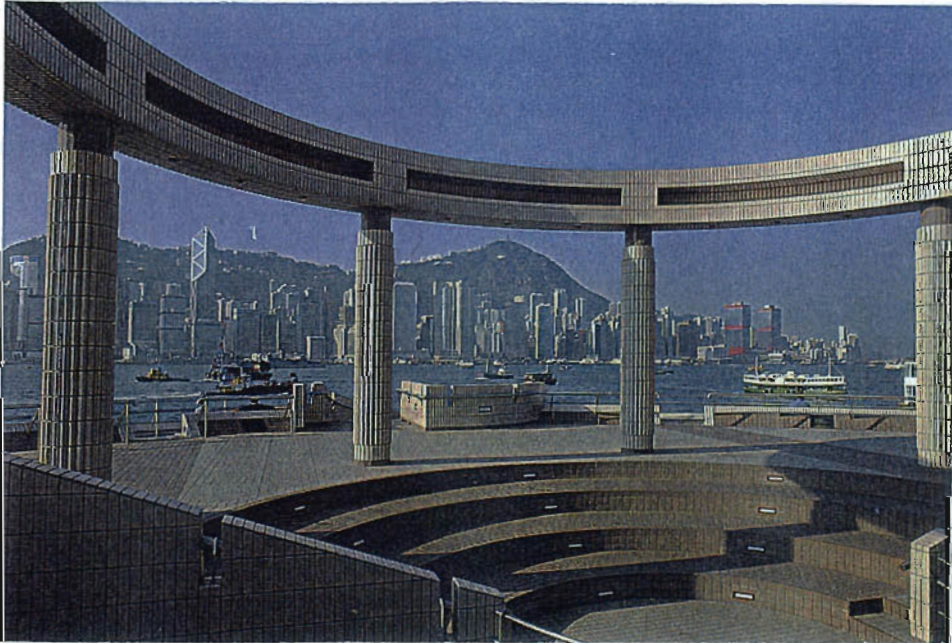
To recall history as a mean for meditation , and intellectual celebration of their reconstruction . This revisiting of history will be through pictorial language , where *vestiges of the past will be in use* (figure 1)

¹ B. J. ARCHER AND A. WILDER : " FOLLIES : ARCHITECTURE FOR THE LATE 20TH LANDSCAPE "

² J. DIXON HUNT : " GARDENS... "

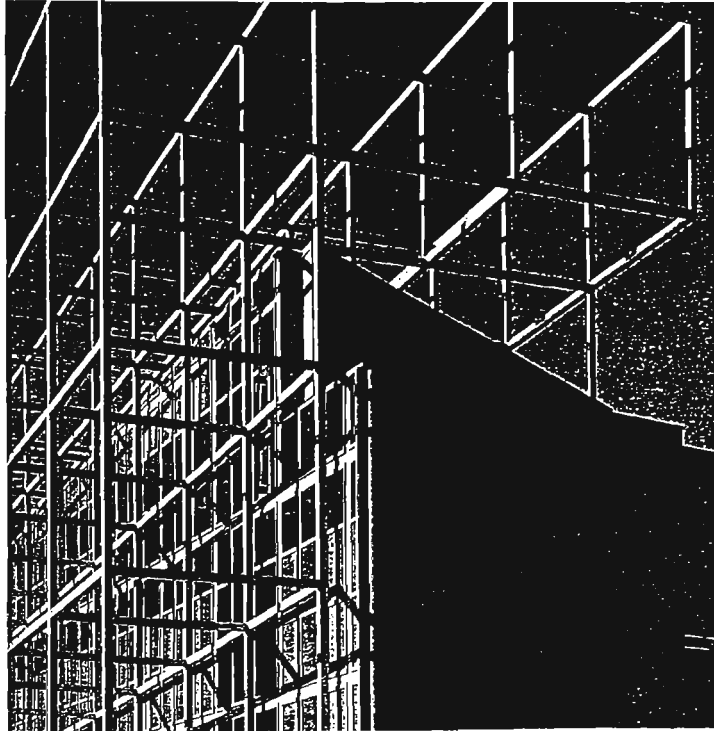


Figure : Perfection in the past



- Un-reference

To visit the absolute, through history. The unreferential, the ahistoric, the a priori... Geometry, the grid, and other un-referenced concepts will be here subjectively interpreted, with the aim to open horizons for personal re-interpretation and contemplation.



: Un-reference/ some visions

- Perfection

"The present cannot achieve the perfection of the past"³

Perfection is found in the past; may we recall it by a simulation of the past? And may this simulation be achieved through the ruins, the 'suggestively incomplete'?(f)



The gardens of Versailles during winter, 1774 -5, by Hubert Robert

³ J. DIXON HUNT ." GARDENS....."

- Within nature without

Experiencing nature from within . It is the experience through the roots of the trees , but also the experience from within the nature into nature .(figure &)

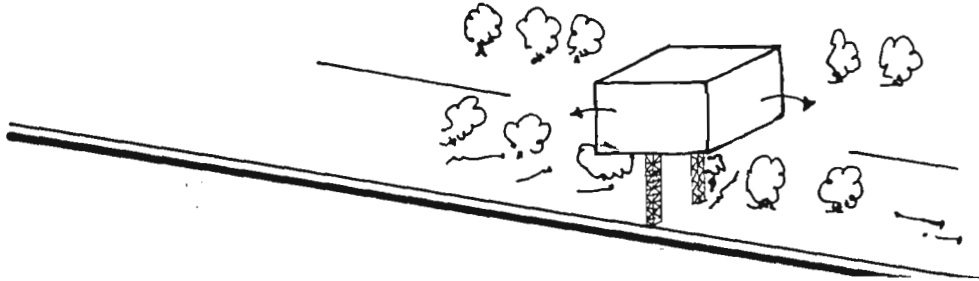


Figure . Nature from without

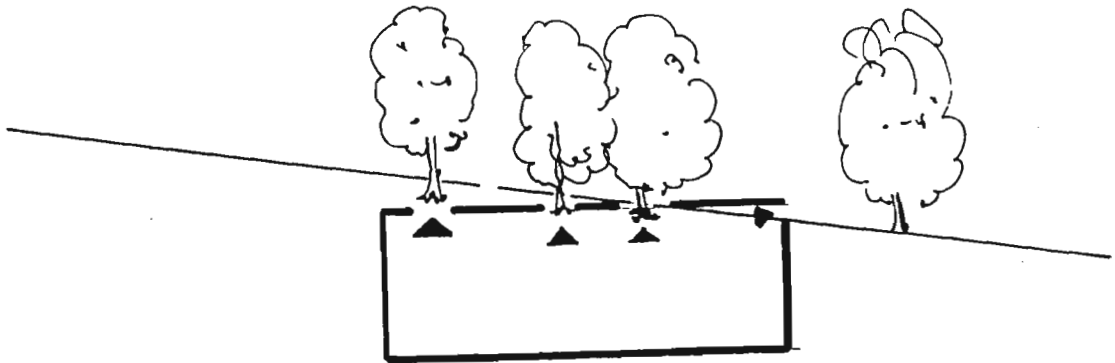
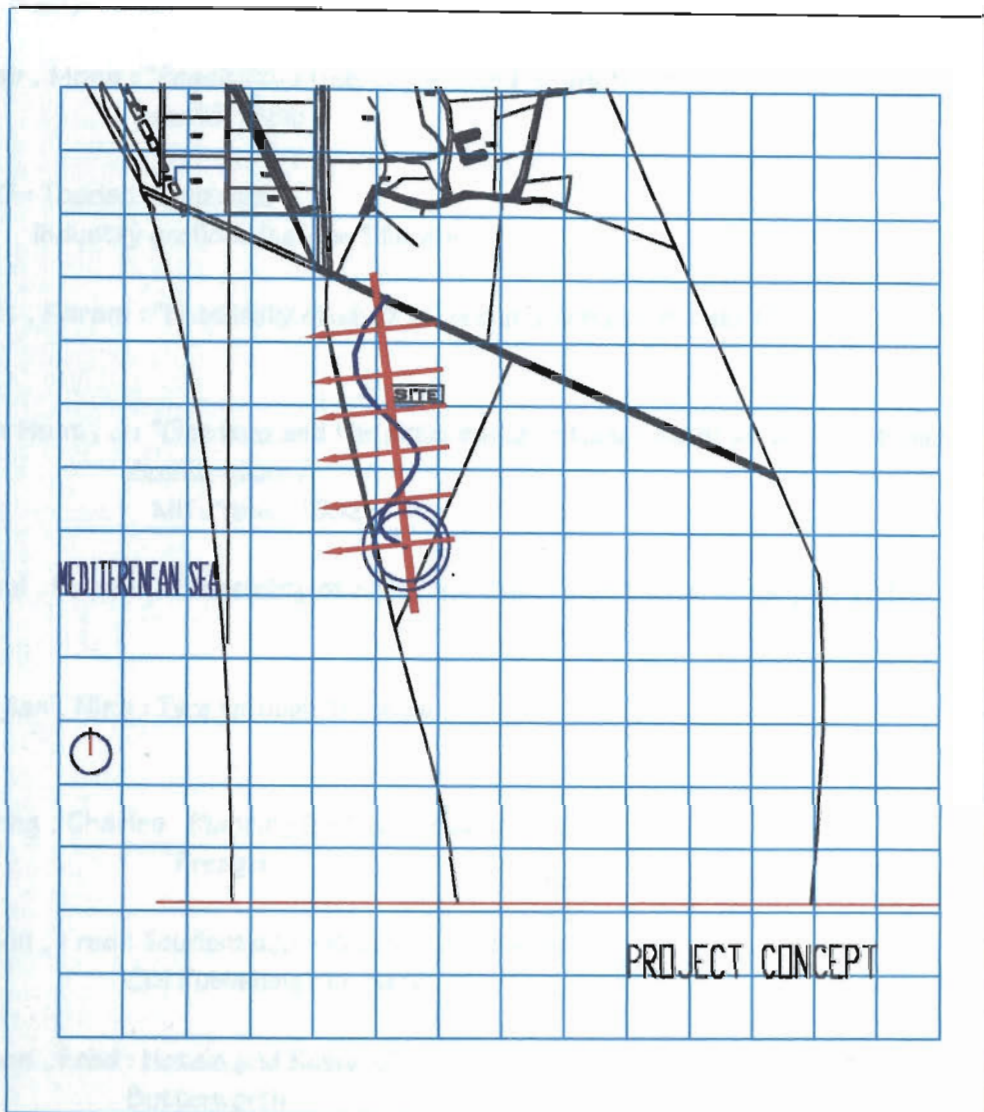


Figure : Nature from within



THE MAIN CONCEPT OF THE DESIGN PROCESS IS DOUBLE FACETED

ONE WHICH RELY ON A LINEAR APPROACH , CUTTING THE SITE ;
 THE OTHER IS 'THE ' EXPERIENCE ; UNRAVELLING THE SITE
 THROUGH A SERIES OF SPACES THAT ARE ANIMATED BY ; THEMED
 SPACES , FOLLIES , SPORTS AND RECREATIONAL ACTIVITIES .

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