

Epsm 16

Epsm



AKKA · HOTEL

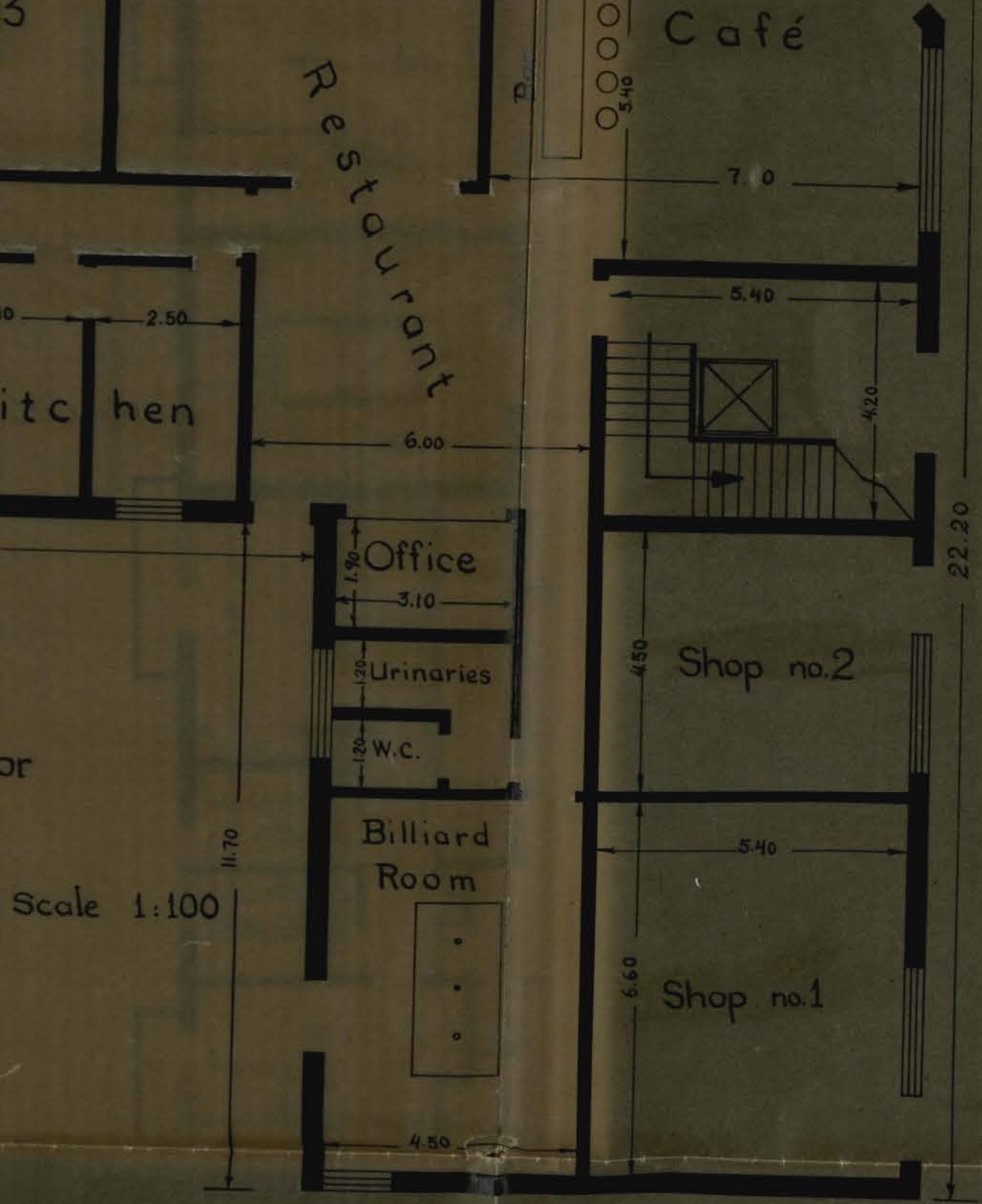
ACRE TOWN

Applicant and owner : Jamal Jarrah
Locality : Rashidieh
Kind of building : Stone and R. concrete
Purpose : Commercial
Zone : Commercial
Block : Parcel :
Area of plot : 1600 M²
Building area : 387 M²

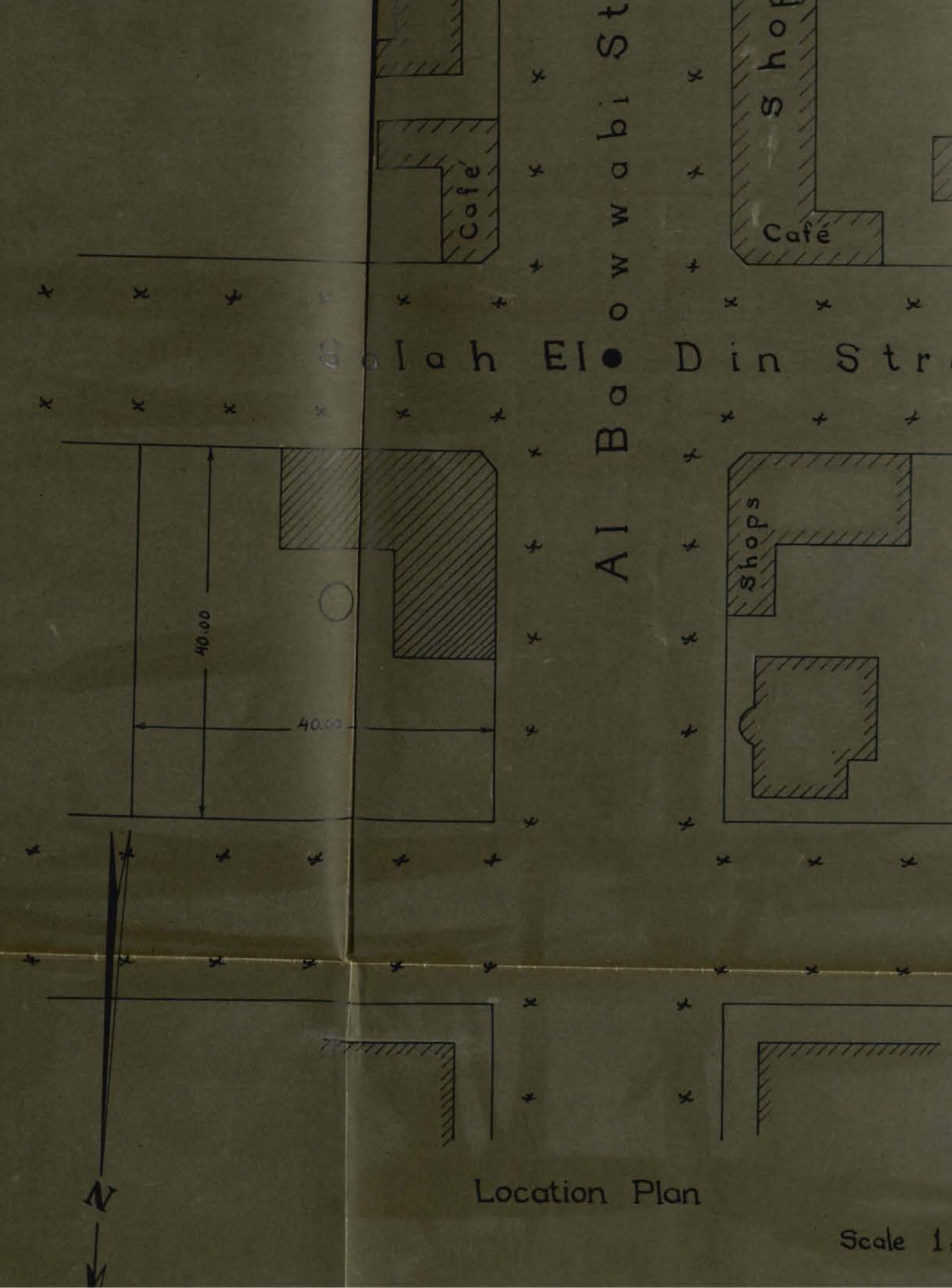
May 19, 1945

Engineer : Yusuf Jarrah

Yusuf Jarrah

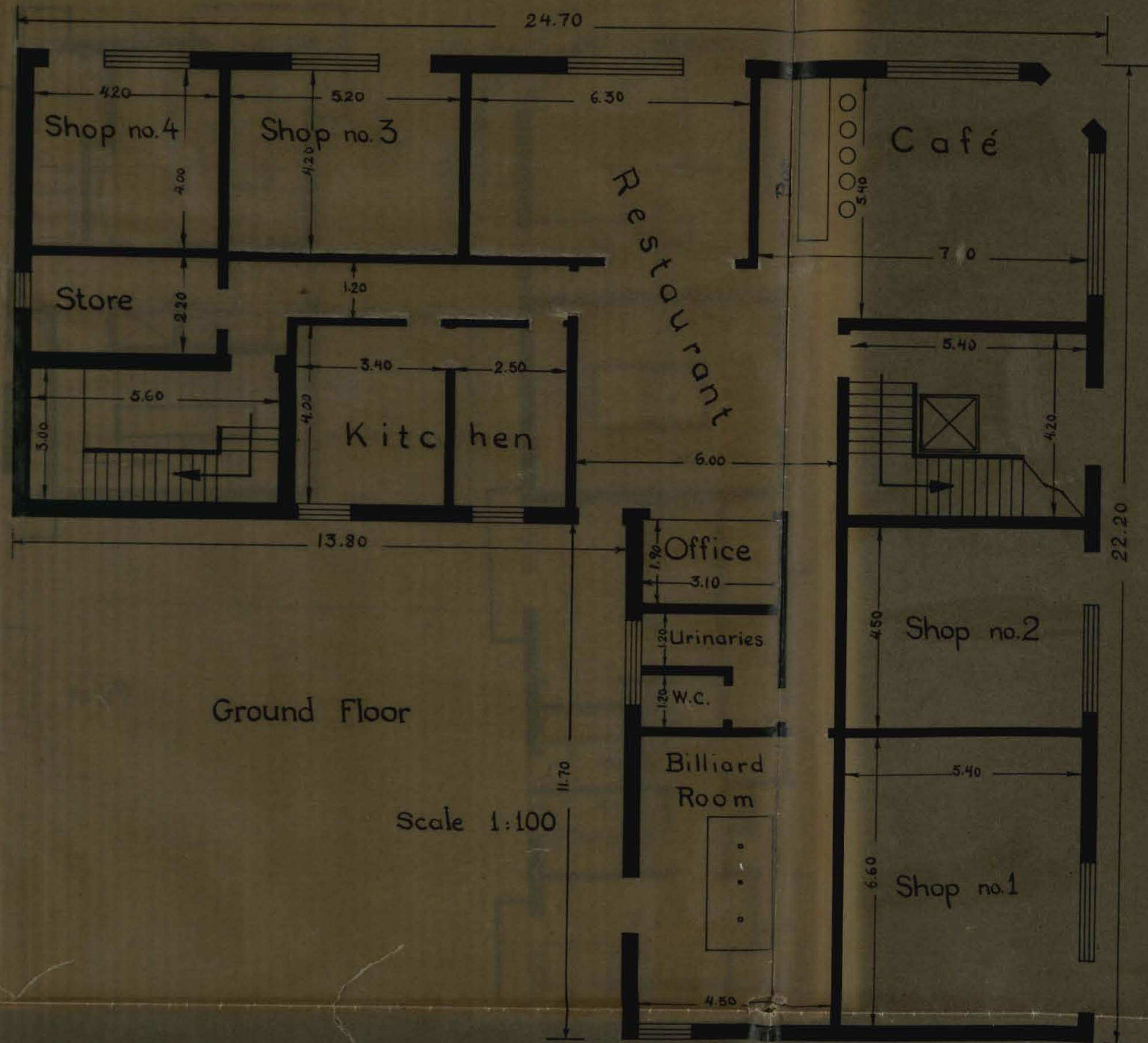


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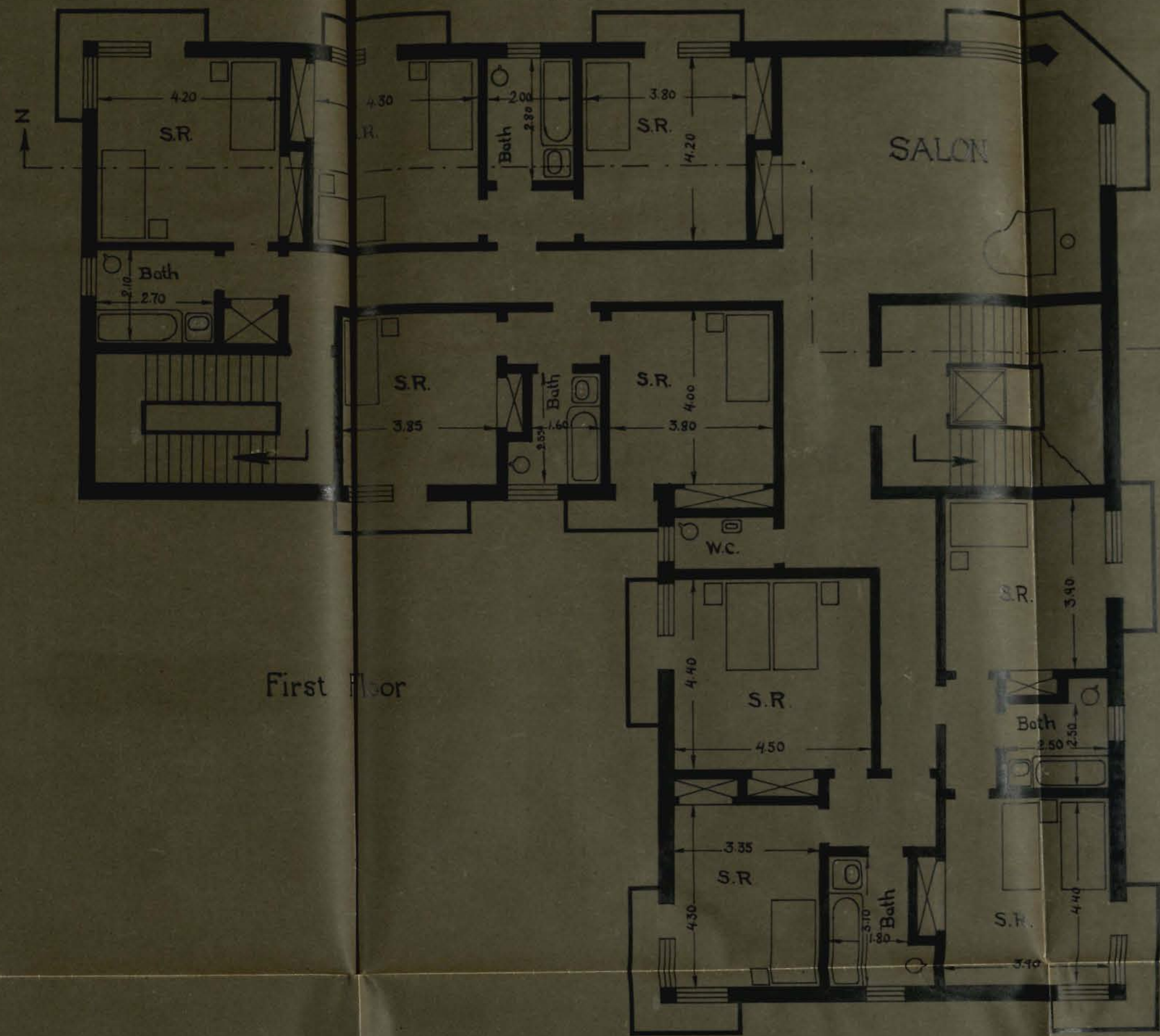
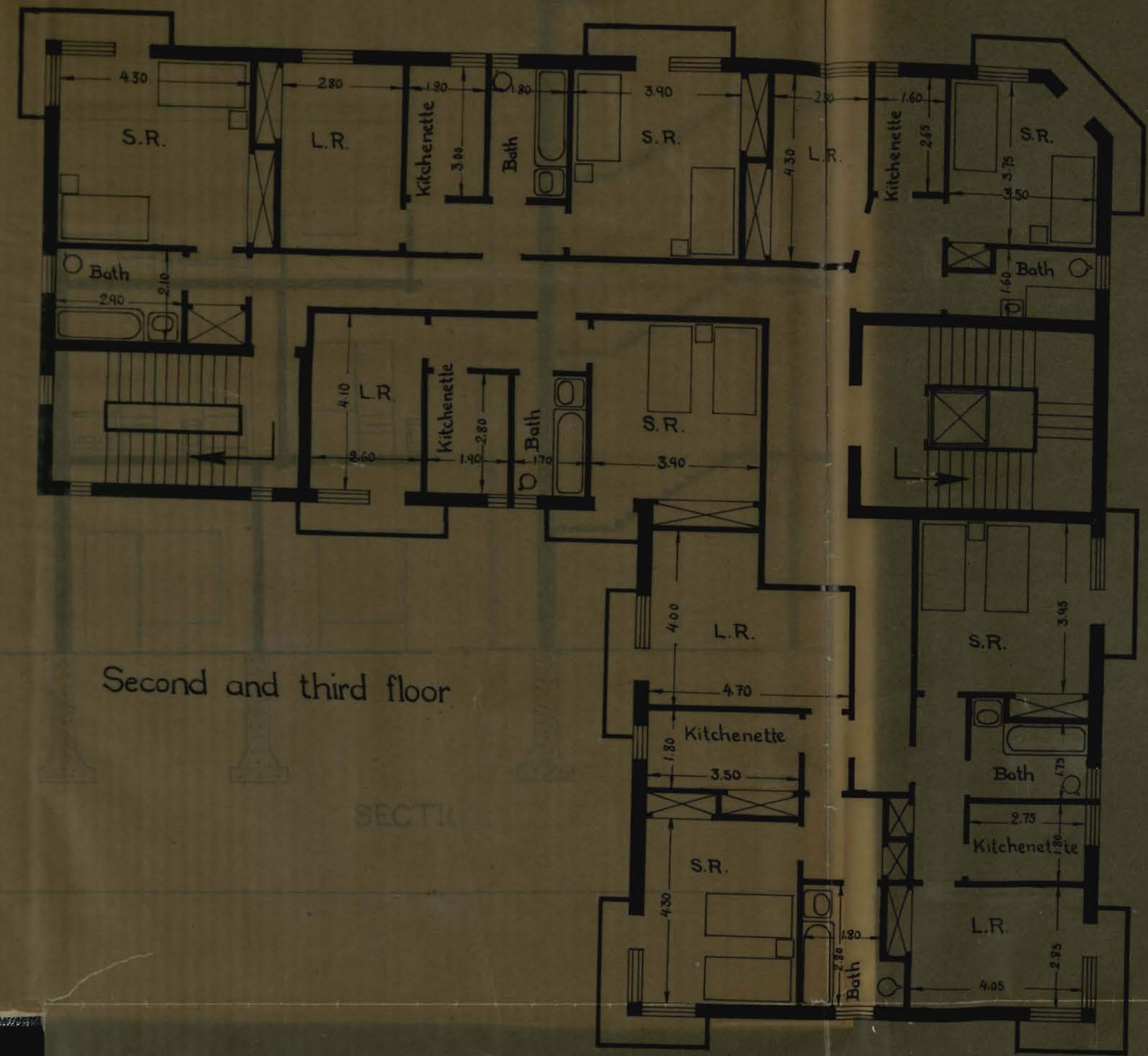


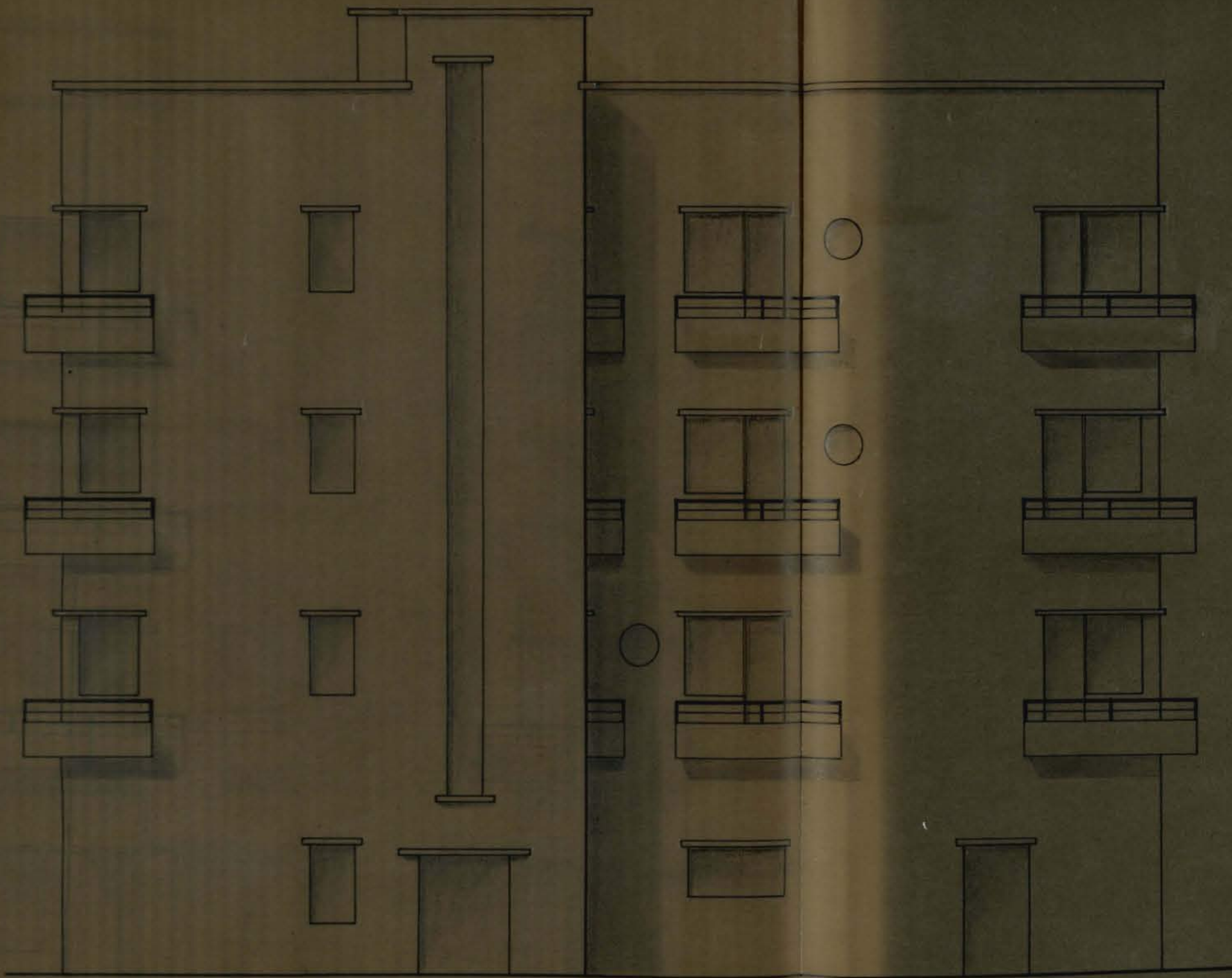
Location Plan

Scale 1:1000

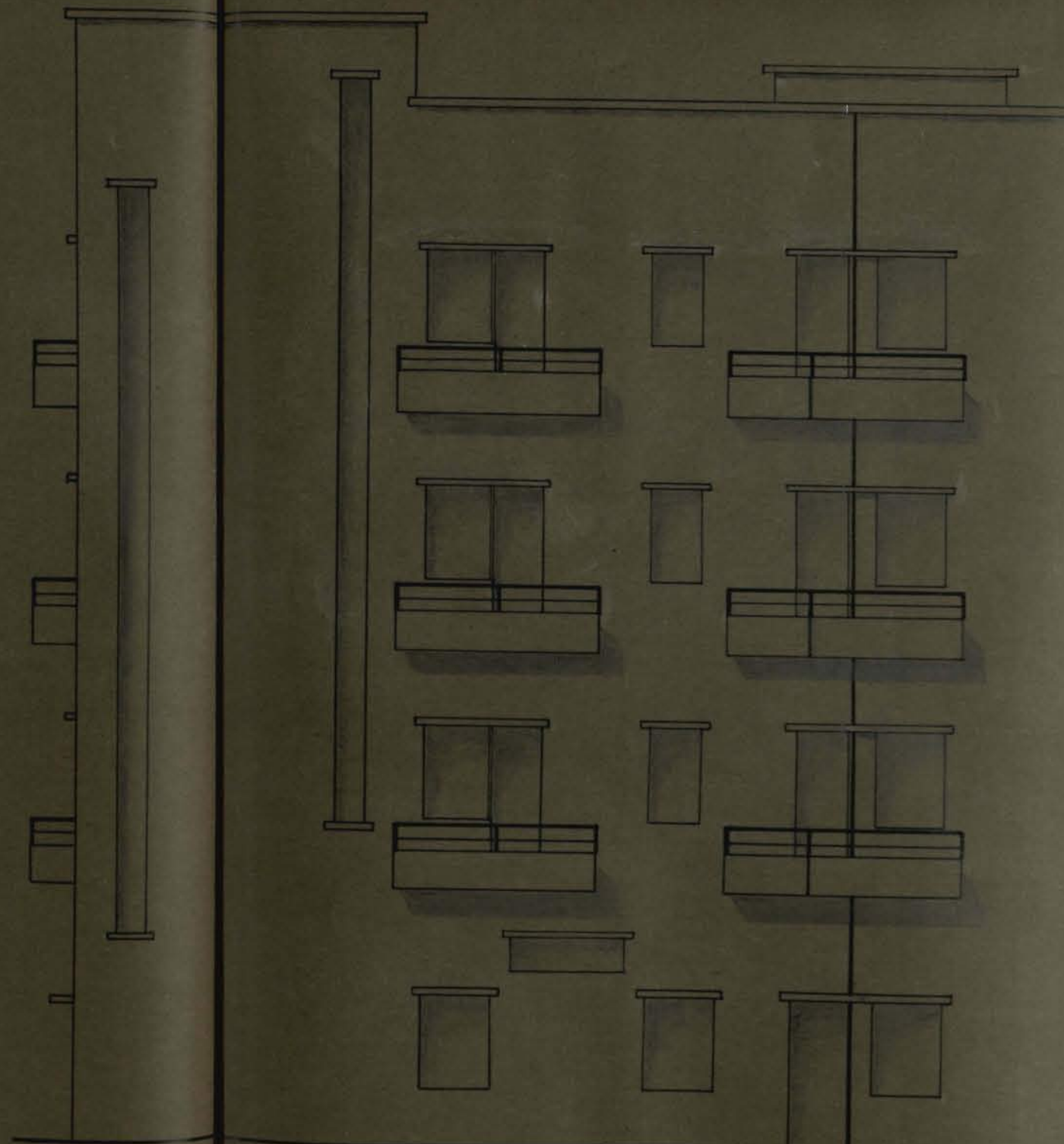


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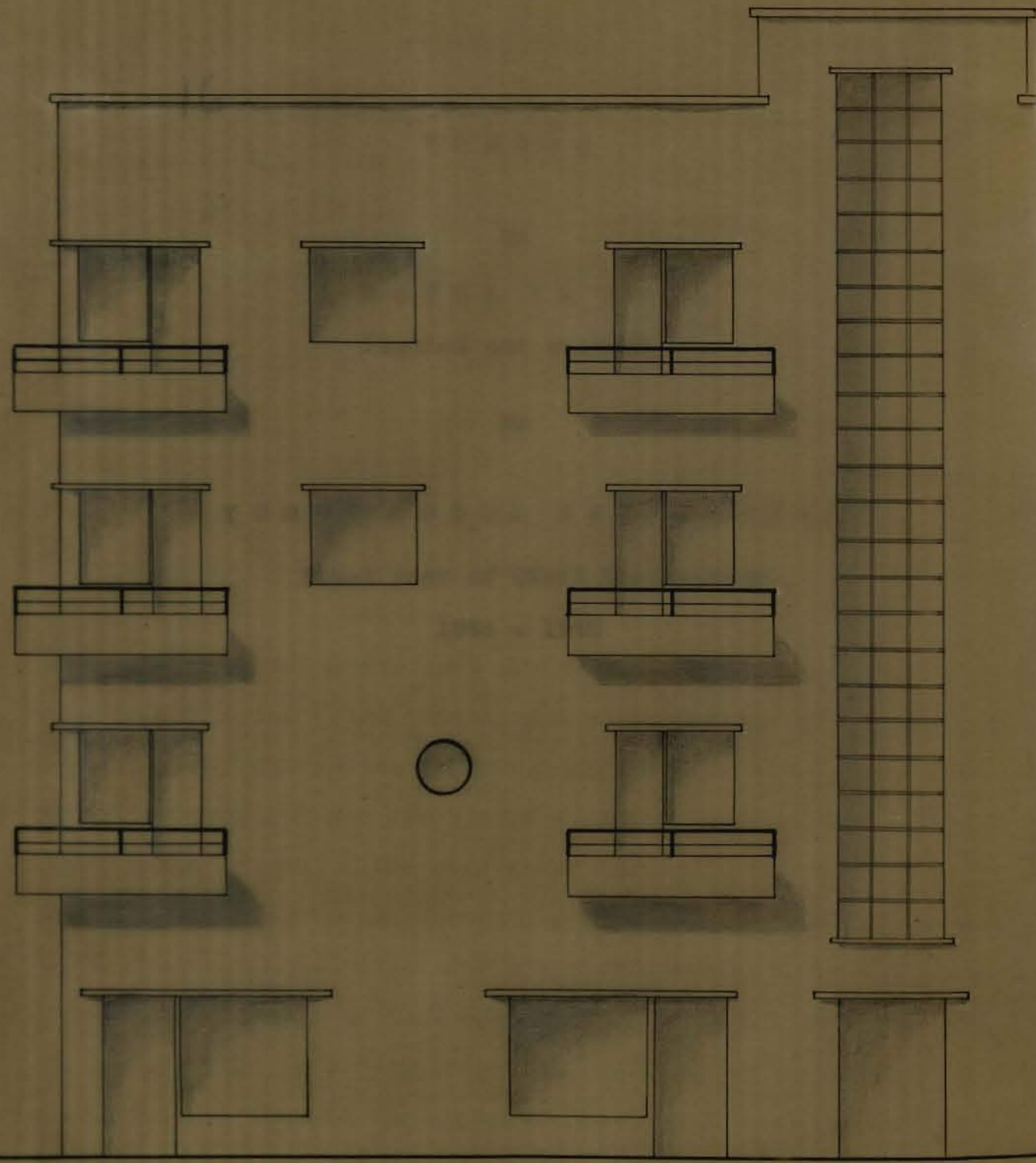




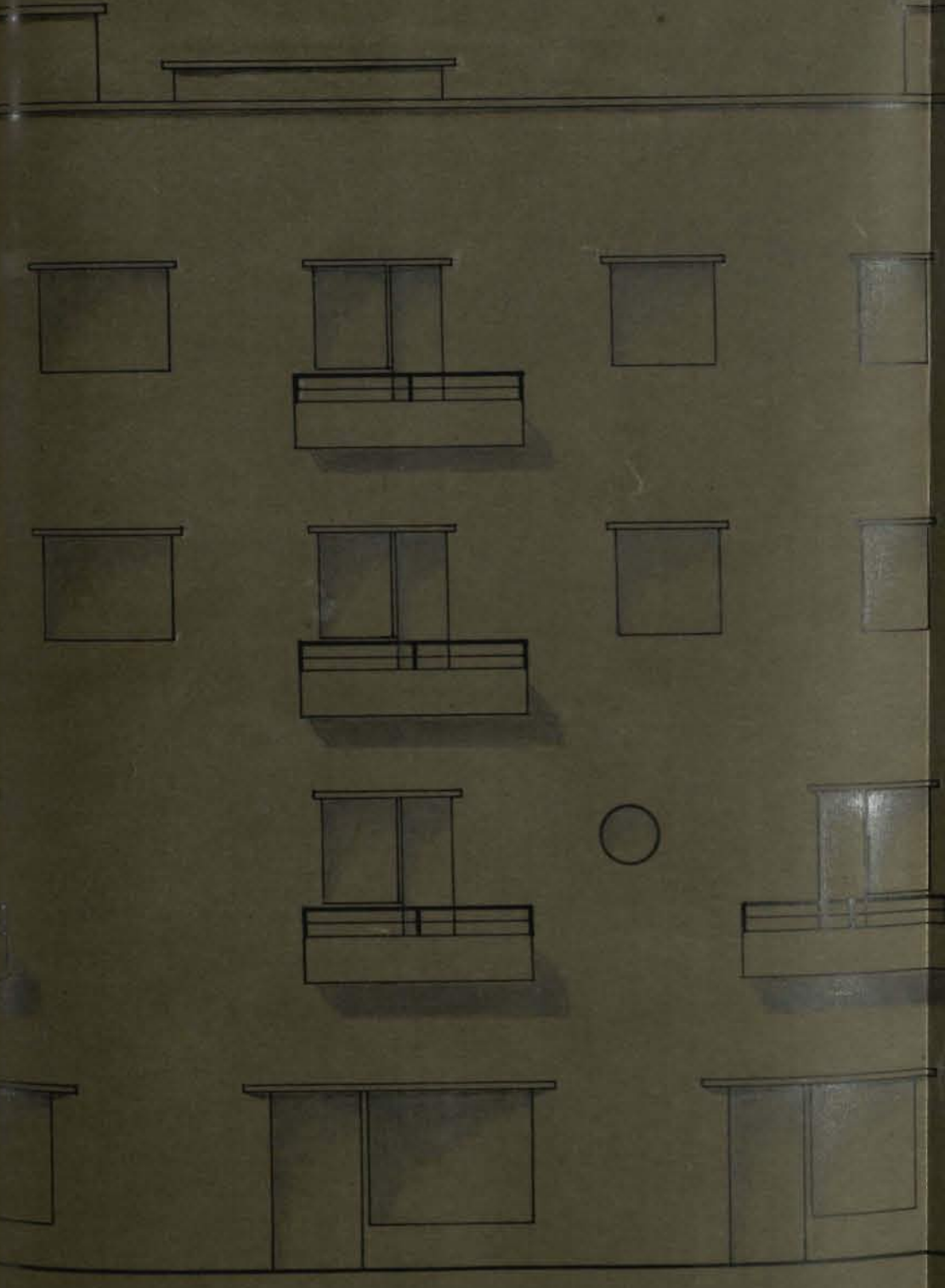
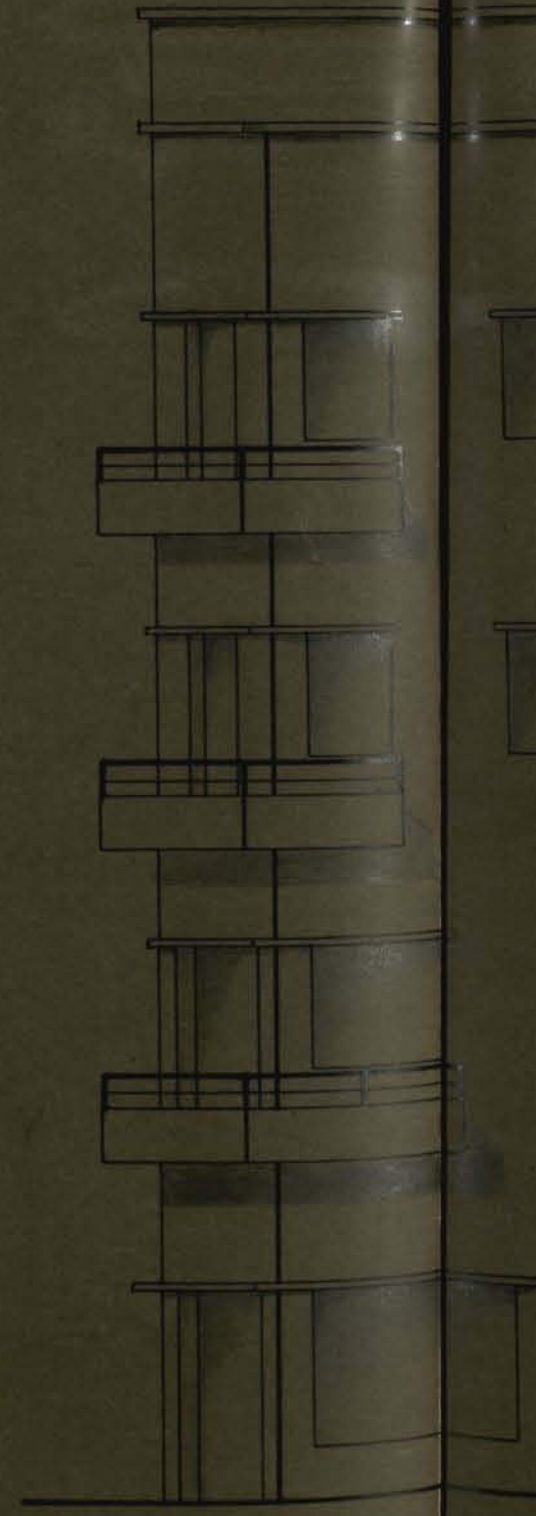
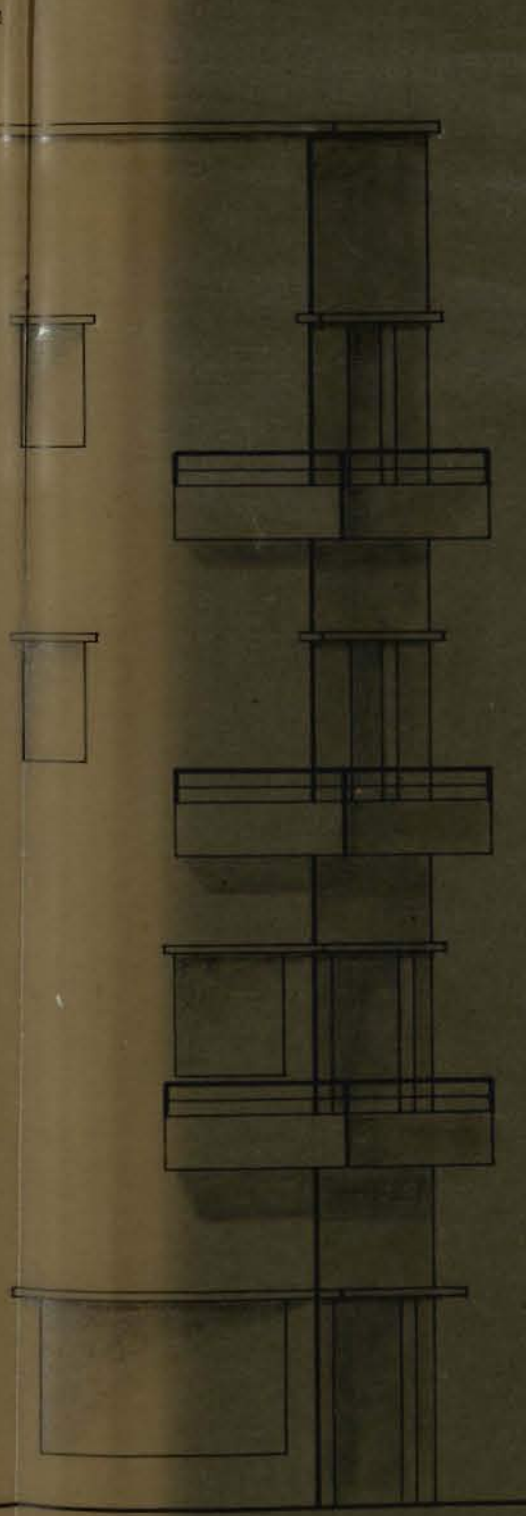
EASTERN FAÇADE



NORTHERN FAÇADE



WESTERN FACADE



SOUTHERN FAÇADE

16



THE S I S

on

A H O T E L I N A C R E

Planned and studied

by

Y U S U F A B D U L R A H . J A R R A H

Final year of Civil Engineering

1944 - 1945

Introduction

I should like to start my report by a historical word about the place in which the project is going to be constructed. It is the town Acre-Palestine, on the North side of Acre Bay. Acre is a small town, but it has its grand history. It contains, at present, about twenty thousand inhabitants. Up-till the end of the 1st World War, it was only the part within the fortress whose maximum length is 3300 feet and the average width is 1500 feet. The houses are terribly crowded and the streets are narrow, crooked, and dirty. When the World War was over the building area started to spread out-side the fortress until it became at the present time ten times as much as the area within. So from that, one could see that it is progressing very rapidly. During the last few years, the Army works increased its importance a lot. Many camps were built around the city, like: The Base Amunition Depot, Saint Jenes, Sydney Smith Baracks, and the Air-Drums which is one of the biggest Air-Drums in the Near East. It is a foot-step to the forsooth advance of the town in the future. Although all these facts are very clear, yet none of the inhabitants of my home town have thought of building even a single hotel which is a very essential element in every town. Our grand-fathers did not neglect that point, and they realized the importance of the hotel in the town. They had five instead of one. They were and are still called "Khans" but are no more used as hotels, because they cannot serve for the same purpose nowadays due to the change in people and conditions. The Khan

is simply a quadrangular building with a ground floor and an upper story around a great open court. The façade of each side of this quadrangle had arcades and columns. From these arcades door opened into vaulted magazines which were rented by the leading merchants in town. A single stair-case led up to the arcades of the upper story. Again, doors opened from these arcades into a series of living rooms which were let by the week or month to whoever chose to rent them. I don't want to go very deep in showing how hotels started and evolved until it appeared in the present form, but the main point I am driving at is to show how hotels are important every-where and in all times.

Importance of Hotels:

Hotels, nowadays, are needed by practically everyone, at sometime or another, no matter what their station in life is. Travelling has increased to so great an extent, owing to the facilities offered by rail-ways, shipping, motor-transport and air-ways. To these improved travel facilities must be added the wonderful development of the hotel trade during the last generation. The accommodations now provided are nevertheless hardly adequate to meet the demands of the large number of people travelling. Whether for business purposes or for pleasure, everybody at times must travel, and in the increased activity of life the only oasis in their continual journey from point to point is the hotel.

The Project:-

By this time one can realize why I have chosen a hotel for my project; but now the question arises: What kind of

hotel is it going to be? Is-it going to be a big hotel which will be sufficient for few hundreds of peoples? No, a big and grand hotel will not do in such a small town like ours, but what we need is a well planned, small provincial hotel and service apartments. I preferred to have my thesis something practical rather than to have something theoretical that cannot be applied. I planned my project with the idea that I am going to construct it in the near future as soon as conditions permit. It is the first big job that I am going to do,. This hotel consists of a restaurant, cafe, individual sleeping rooms, and service apartments all of which are under the same management. The final plans as represented might look unusual to those who are not familiar with the general conditions of the town, but when they have an idea about it, they will realize that such an arrangement as the one presented is one of the best that can be done in a hotel to be constructed in Acre. Most of the houses in Acre are big ones. The land-lords, when building the houses, never thought of butchelors or couples who do not need more than an apartment of one or two rooms. For example in my case, after graduating from the A.U.B. I happened to work in the P.W.D. of Acre for two years and few months, during all that period I occupied one of our houses which contains three rooms, a big salon, a kitchen, a bath. etc. which was much more than what I needed. All what I needed was a single room. There are so many cases like mine. Two of my friends who work in Acre are living in Naharia, a Jewish colony twelve kms. to the North of the town. Others go to sleep

in Haifa while their daily business is in Acre...etc. Another difficulty is in arranging the food for such persons. In the whole town, there is only one restaurant which is located in the old part of the town. So, such a hotel will meet all the necessary requirements that the people of the town need. When such a project is constructed, a young man like me will be very much satisfied to live in it.

Locality:-

The hotel building is going to be almost in the center of Rashidieh quarter at the crossing of two main streets. The one to its West is 25 m. wide and that to its South is 20 m. wide. They are going to be very beautiful streets,. On both sides trees were planted, and the Municipality have already started building the sidewalks. Being on the crossing of these two main streets, I found it most advisable to use a part of the ground floor for shops. They will be rented for different uses, and will not be under the same administration that runs the other parts of the building.

Specifications and Regulations:-

In designing such a building, one is very much restricted by the Municipal and Town planning laws. I have read these laws and found that my project comes under the heading "Domestic Buildings", because it has a cubical extent of less than thirteen thousand cubic meters, and has sleeping accommodations for less than fifty persons.

So after studying all the regulations concerning the elements

that compose the hotel building, I made the plans accordingly. Hence there is nothing in the plans that conflicts with the regulations in Palestine.

The followings are some extracts taken from the "Municipal and Town Planning By-Laws".

- 1/ Height of a building:- No part of any building shall be at a greater height above the footway than five fourths of the horizontal distance between the face of such part of such building and the building line on the opposite side of the street to which such building fronts.
- 2/ Open Spaces:- There shall be provided in the rear of every building an open space and such an open space shall conform to the following rules:
 - a/ The distance across such space shall in no place be less than three meters and twenty five cms.
 - b/ c/.....etc.
- 3/ Stair-cases and corridors:- In every building having a floor at a height of two meters or more above the level of the ground, a stair-case or stair-cases leading to the level of the ground shall be provided in such a way that a person standing at any point on any floor of such building shall not need to walk more than twenty five meters to gain access to such stair-case or stair-cases.

In a domestic building, every stair-case, other than a stair-case additional to the stair-cases thus mentioned in the preceding article and other than a stair-case leading directly to a basement storey or a topmost storey is

not not habitable, shall conform to the following rules:

- a/ No flight shall be less in width than one meter.
- b/ The rise of every stair shall be not greater than eighteen centimeters and the going in centimeters shall be such that when added to twice the rise in centimeters the resulting sum shall be not less than sixty nor more than sixty three.
- c/ Every such stair-case shall be adequately ventilated and illumined or every storey above the ground floor by means of windows or skylights opening into the external air, . d/ e/.....etc.

5/ Sanitation and Water Supply:- All the items that make up the building are discussed in the book and limitations are explained. So I don't need to go very deep in the classification of the items, but I refer to that book.

4/ Projection:- Window gilles may be constructed to project not more than fifty cms. . etc.

In a street, the public way of which is more than ten meters in width, the projection of balconies over the public way shall not exceed seventy five centimeters.

Water Supply:-

Water is an essential element; and so one must be very careful in studying the ways of supplying the hotel with water in a proper way.

The town gets its water from the village "Al-Kabri" which is about 15 kms. to its North. A canal connects the source with the main reservoir of the town which is located on the highest

point in the town. Though this reservoir is high, yet I found that most of the owners in ^{the} surroundings are finding difficulties during summer in getting up the water to their second or third storey. So they are using pumps for this purpose. In our building I made a reservoir on the roof and from it pipe line will lead to the different parts of the building.

An electrical pump will be used to pump the water into the reservoir.

Concerning the size of this reservoir, I did my calculations on the assumption that a single person demands 100 liters per day; and if we say that 50 persons are going to use the water of the reservoir, then we need $50 \times 100 = 5000$ liters per day. For a factor of safety, assume that the water from the Municipality reservoir may not be available for four days. Hence the capacity will be $5000 \times 4 = 20,000$ liters. On this basis, I made the dimensions of the reservoir to be:

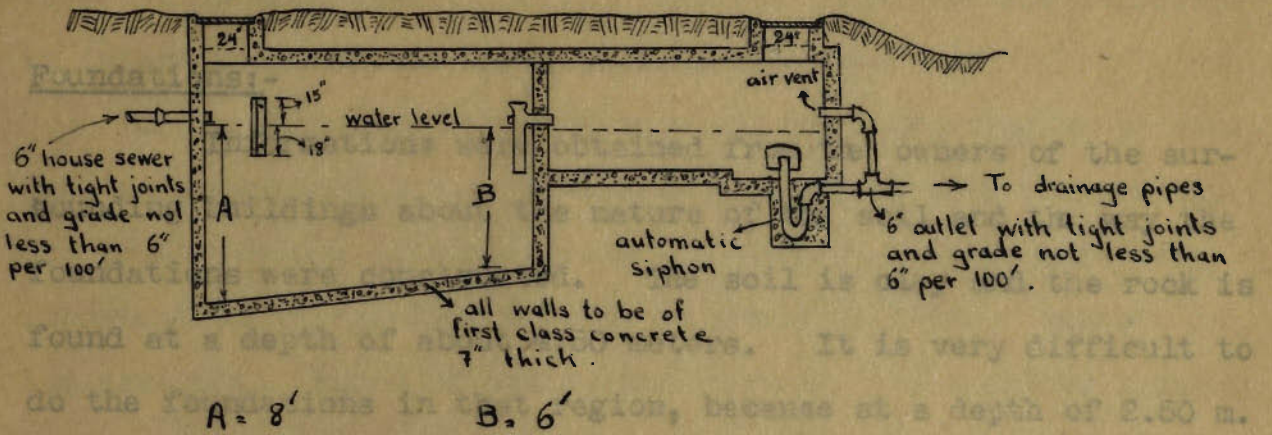
A line from the main pipes should directly lead to the first floor and the garden.

Hot Water:-

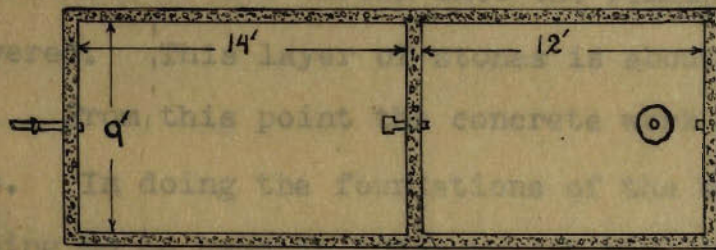
A new system of heating water is going to be used in this building. It is by electricity. Electric heaters are already designed and ready for sale in the markets. Up-till now, they are not popular but in the future they are going to be used every-where. They are like the boilers that we see in our bathrooms. In this heater a thermostat is used to heat the water. Its casing is best white enamel. It is efficiently heat insulated by lagging material inserted between the inner and outer casing, and will maintain the water hot for many hours at practi-

Septic tank

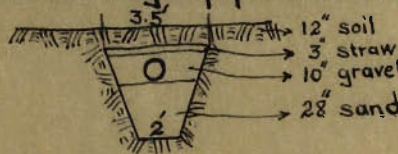
The figure shows details of the construction of this septic tank.



Plan with cover removed



Section of drainage pipe and the surroundings



The figure explains fully all the details of the construction of this septic tank.

Foundations:-

Informations were obtained from the owners of the surrounding buildings about the nature of the soil and the way the foundations were constructed. The soil is clay and the rock is found at a depth of about 4.50 meters. It is very difficult to do the foundations in that region, because at a depth of 2.50 m. water starts to appear and increases with the increase of depth until it becomes very difficult to overcome its flow. So the usual way which is followed is to throw out the mud and get rid as much as it is possible by the use of puckets. Then big pieces of stones are thrown into the remaining water until it is covered. This layer of stones is about 1-1.50 meters in depth. From this point the concrete work in the foundations starts. In doing the foundations of the hotel, proper pumps are going to be used in order to get rid off all the water and have the concrete footings directly over the rock.

Kind of Building:-

It is going to be framed structure with Ramli stones for the exterior walls and hollow concrete blocks and brick for the interior walls.

-:Classification of the Parts of the Building:-

The Garden:-

The North and East sides of the building are going to be used as the garden of the building, because it is considered that

a garden is an integral part of such an organization; even it is becoming very essential part of every house and its influence is interwoven with the daily life of the home.

In the middle of our garden, a big pool is going to be constructed and around it trees will be planted so that to give shadow to the people sitting around the pool. This pool is very important to the garden, because it gives it life. Without it the garden is robbed of poetry and romance. One enjoys looking on exquisite reflections, hearing the sound that the water dropping from the fountain makes, and is refreshed by the impression of its life-giving moisture.

Shop No. 1:-

It is meant to be used as a pharmacy, because in this new part of the town, there is no pharmacy. The only pharmacy in Acre is in the old part.

Shop No. 2:-

Is to be used for selling clothes.

Shop No. 3:-

Is to be a grocery.

Shop No. 4:-

Is meant to be a barber shop. It is very necessary to have such a shop in the ground floor of such a building which is going to contain a big number of people.

The Kitchen:-

To give its utmost return, it must be well planned and

its locality carefully studied, so as to realize the utmost economy in time and expenditure and attain the maximum of good and quick service with the minimum effort. A mere look at the plan of the ground floor will show that the kitchen is located in the most ideal spot. It has easy access to the restaurant, coffee hall, the service stair-case, and has at the same time windows looking unto the garden. An objection might arise for placing the kitchen in the North part of the building, while if it were in the South side it would have been much better. The reason for being thus is that the frontage to the street is very important and it pays a lot to have shops on the sides of such streets.

The kitchen is large enough to the small cafe and restaurant that we have. So it serves its purpose very well. It is hygienic, well ventilated, and is separated from the corridor and the corridor from the restaurant by means of doors so that the kitchen odors cannot spread although the different parts of the building. The flooring must be non-slippery and washable with running water. Special attention must be paid to the sinks and drains, there being a great danger of bad odours and infection. The fire range must have the most convenient position in the kitchen, and within easy distance from it must be the scullery and sink for the kitchen. The hot table for serving must be just opposite the entrance leading to the restaurant. The kitchen must also be provided with a refrigerator big enough to serve the purpose.

Concerning the rest of the parts in the ground floor, there is not much to say. In the restaurant and the coffee hall, for

example, it is necessary to have a good arrangement of the tables and chairs and the other particles that are needed.

Upper Floors:-

The number of the bed-rooms and the arrangement of the furniture in them are shown clearly in the attached plans. Every bed-room is equipped by either one or two beds, a small table near each bed, a bedside candle-stand, and one or two chairs.

Importance of the Management of the Building

Tenants of such an apartment hotel look upon it as their permanent house, though of course it will never replace home which remain and will always have its place in the heart of every man, but we have to bear in mind that such a place must and will acquire more and more the home atmosphere. The atmosphere is essential, and the difficulty is in making the hotel "home from home". So the duty of the owner and his employees is to strive to attain this object, and to create a really home-like atmosphere. Hence much care must be exercised by the manager in the choice of his employees and he must pay equally careful attention to the way in which they carry out their duties. To-day most people expect to find in the hotel the comfort of home; so it is the duty of the hotel owner and his interest to meet the wishes of the people. The employees must be interested in the work so that they may supply the comforts on the same line as in any comfortable home and impart the bright home atmosphere; because after all, running a hotel is merely running a house on a large scale.

Visitors appreciate little individual attentions, and they,

as satisfied visitors will be the medium of everincreasing trade. How detriment to the hotel is a bad first impression of a visitor who arrives to find that his express orders with regards to the accomodations have been disregarded or still worse if, on arrival upstairs, he finds the room untidy, towels.. etc. omitted, or the furniture obviously notsuited to the room. Under such circumstances even people who are easily pleased retain a certain feeling of dissatisfaction which cannot be removed by any later efforts of the management to please them. Hence a good customer is often lost in this way, and he certainly will not recommend the establishment to friends. So this is very important and essential point that we have to bear in mind. A clever and well experienced manager must be chosen directly at the start of running the establishment, or else it will be a failure.

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