

FRIDAY 24/4-81

①

הסוכנות היהודית לארץ ישראל

המחלקה להתישבות חקלאית

האגף לתכנון התישבותי

ת"ד 92, ירושלים

טל. 32268, 39261

מס'.....  
תאריך.....  
DEAR CHRIS.

AT THE MOMENT I AM IN SAFAD. SO I DID NOT HAVE a chance to phone you except the time when I left a message on your machine. I spent few days on the site together with Mark & GERI (FRANK is on Holiday) and managed to come to my mind with beautiful alternative to the builders yard as shown on the drawing. The feeling of that place is great with the tree in the courtyard, and the driveway leading to it from the Road. Beside that we thought about access roads for materials to the various building sites as shown on the drawing which to my mind solve the problem. The only case which will have to be considered is Mark & David houses. Foundation can be done from main Rd as it does not exceed 30 meter. and Blocks & other materials will have to be delivered by other means from the path next to Roberta's. As far as Frank's cluster I have added two houses which can substitute the houses near the grove and ties the whole cluster better to the Hostel area. just near the gate to Frank's cluster there is a beautiful lawn which can act as a place from which the stairs going up the Hill can start in the future and create a natural axes between it and the Hostel, which we spoke about before you left. The Area on the right of that street I feel should stay open just with very low wall to define the street. on the left there could be buildings in the future.

Anyway I feel that the whole plan looks great and much more relaxed than any simulation we would do


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on paper. The dense or the more crystallized feeling that appears on the simulation, to my mind can only be achieved in a real and relaxed way, only during the years, and not from the beginning. After I spoke to you on the phone I thought about it, looked again on what was there, and I do feel that the way the plan was developed is the same way that all other places which today looks more crystallized, started. I hope I understood your worry correct.

Beside that I managed to collect a lot of material on construction details of various kinds, by photographs (which I will send you next week) and by talking to various contractors.

So far the followings:

① FOUNDATIONS: IF THE ROCKS ARE HARD AND THE EARTH IN THE DEPTH IS NOT WET, IT IS CHEAPER TO DO FOUNDATION WALLS THAN COLUMNS. THE REASON FOR THAT IS THAT THE FILLING CAN PUT ON FILLING WITH NO REINFORCED CONCRETE SLAB.  and in that case THE OVERALL COST OF FOUNDATION

AND FLOOR IS 1/5. But at the moment they are checking in the MOH the soil and will give us the report in a week.

concrete floor slab is 30 \$/sqm.

② THERE IS NO DIFFERENCE IN PRICE BETWEEN CASTING THE COLUMNS FIRST AND THEN FILL IN THE BLOCKS OR THE REVERSE. TO MY MIND IS BETTER TO BUILD THE WALL FIRST AND THEN TO POUR THE COLUMNS WHICH MAKES THE WHOLE THING MORE SOLID AND ONE THING.

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3) ceiling

in making nonflat ceilings, they claim that it is cheaper to form the shapes in the casting of the concrete, than to do a false ceiling with plaster. And that is because the materials which are left inside are more expensive (mesh, plywood) than making the form for the concrete. But anyway, any ceiling which is vaulted is 50% more expensive than flat one.

4) Itung Blocks:

They are good for double <sup>insulation</sup> wall, but not really for external wall. First they are so soft that they break a lot, and the external plaster don't stick to them easily in a nice way even with a mesh. They do make now special concrete blocks with better finish which cost almost the same as ordinary ones. The Itung cost about 20% more than conc. blk.

[For all the details I am speaking about I took a lot of photographs so you can see it clearly. I will send all of them next week

Now. about the Road to the moshave:

I pushed myself today to a meeting that took place in Herta between the MOH and the Engineers who design the Road. I made it clear that there design start from the point that we layed out the Rd and there is no discussion about that. I managed to force the Engineers to actually go today to the site and work out there proposal on the site and not by sketching on the paper, which was a big step forward. I made it clear to them that we don't want any big digging or filling and that they should stick to the Natural topography and try to make the Road

as low as possible so it will not be visible from the Masbav. They will send me their proposal which I will send to you, and I made it clear that you will have to approve it before it goes to the approval committee in the MOH. a good lesson which I learned and I told you in Berkeley that all consultants should be proposed by us and not by the MOH. As happens with the Road Engineers, for them the main reference is the MOH and I have to push myself inside so as to be involved in the decisions. If a consultant is chosen by the MOH, they have the control and we have less to say. Anyway it was good that I was in the meeting and made it clear that we are active part in every decision. The site plan and the Road has to be presented when ready to the approval committee, and it is important that it will be done when you will be here next time. once this is approved by all parties, they can make contracts with the various consultants (infrastructure + structural engineer, and Road engineer) and they can start make detailed plans so work on the site can start immediately.

I will get all the photographs that I made so far for details etc, ready next week and I will send them to you. I will go on with the more detailed plans of the Hostel & workshops.

Now, I am trying hard to push Mark & Frank to join some construction project and learn the work.

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But I always have the feeling that don't take it serious enough. About the other people from the Moshav I do believe that in order to carry the construction the way we want it to be there should be a minimum commitment of each family to participate in the work. If each member give one day a week it could save atleast 15% of the 50% of the total budget.

Every contractor claims that 50% of the total cost is labour and 20% of that is just unskilled labour which they must contribute. At the moment here Attitude is quite negative to that they are simply not interested. They are looking too much for salvation from the outside (Dani Kritchman etc), and from this attitude nothing good will come out. It has to come from them, in order to be of any value, not from us.

As you see I send you the original, as by chance I met this person who is going to S.F so I just traced it for myself. so please take care on the drawing.

Love

Nili.

# just Remarks to Explain the plans

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מס' .....

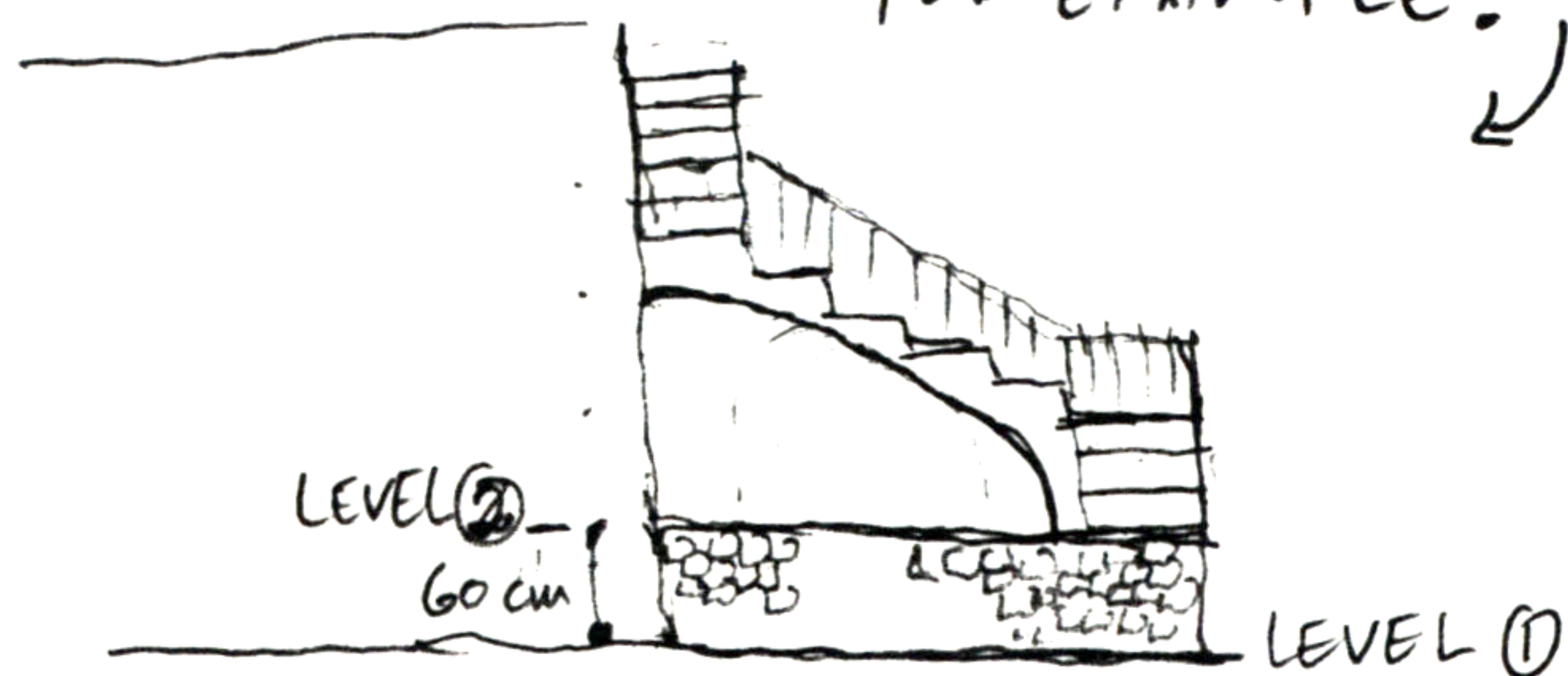
תאריך .....

## ① HOSTEL

② THE DIFFERENT LEVEL OF FLATS ARE WITHIN THE NATURAL LEVELS OF THE GROUND. AND THE STAIRS IN THE STREET ARE IN THE EXACT PLACES WHERE THE LEVELS OCCUR

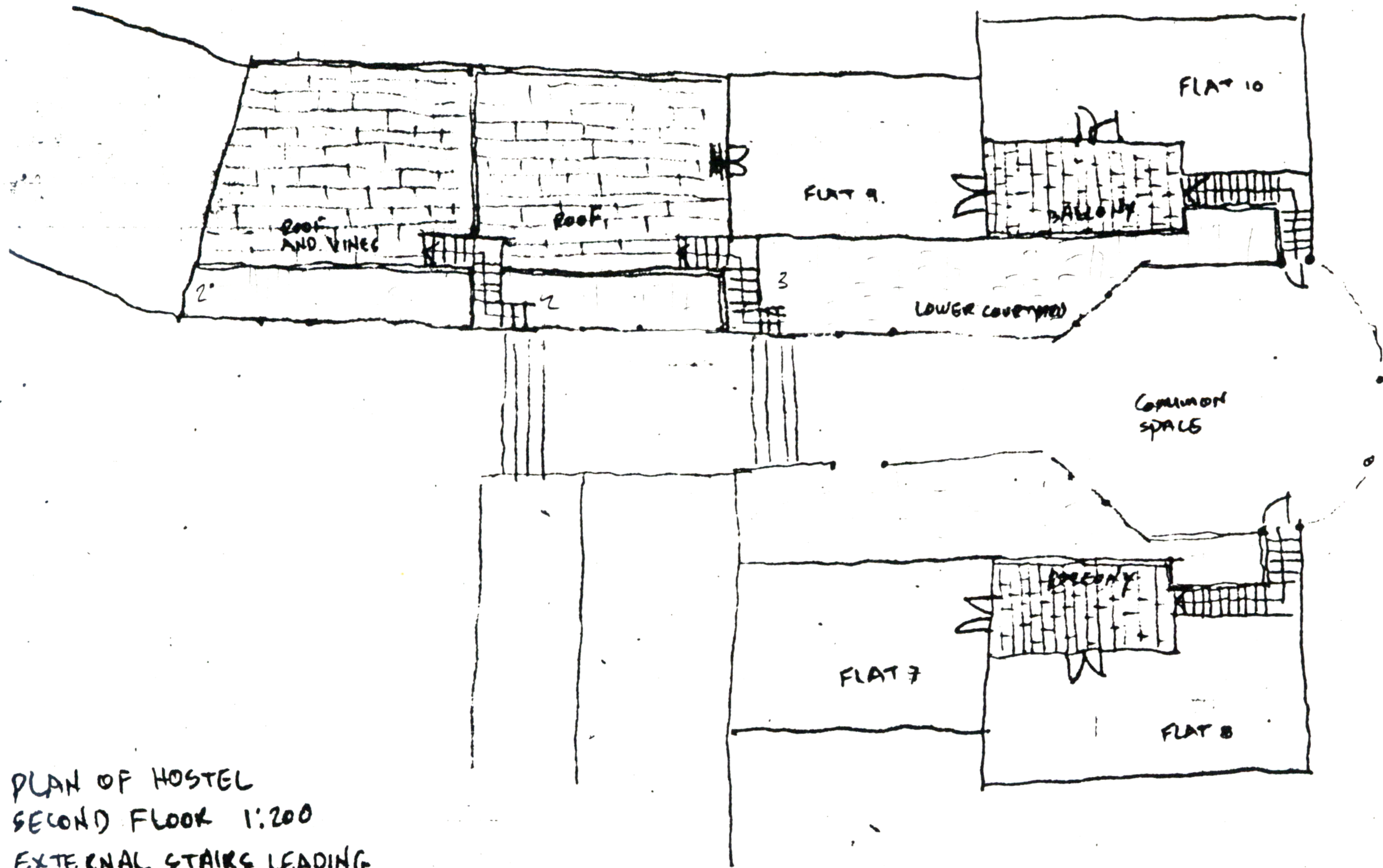
③ THE STREET IS DEFINED BY THE <sup>LOW</sup> WALLS <sup>OF THE FRONT YARDS</sup> MADE OF DRY CONSTRUCTION OF WILD STONES (ROCKS) WITHOUT MORTAR JUST MABY ON THE TOP. I WILL SEND YOU PHOTOGRAPHS WHICH I TOOK FROM DIFFERENT PLACES IN THE AREA, SO YOU CAN SEE HOW BEAUTIFULL IT WILL BE. I DO FEEL THAT ALL WALLS WHICH ARE BOUNDARIES OF THE STREETS OR COMMON OPEN SPACE SHOULD BE OF THIS KIND, IT <sup>IS</sup> EASY AND CHEAP TO DO AND BEAUTIFULL, AND SO NATURAL TO ITS SURROUNDING.

④ FROM THE COURTYARD THERE ARE EXTERNAL STAIRS LEADING TO THE ROOFS AT LOWER LEVEL. I.E. FROM LEVEL OF FLAT ② TO ROOF ① AND FROM LEVEL ③ TO ROOF ②. UNDER THE STAIRS WHICH DIVIDES TWO COURTYARD CAN BE <sup>AN</sup> ARCHWAY. FOR EXAMPLE: OVERLOOKING FROM COURTYARD ① TO ②

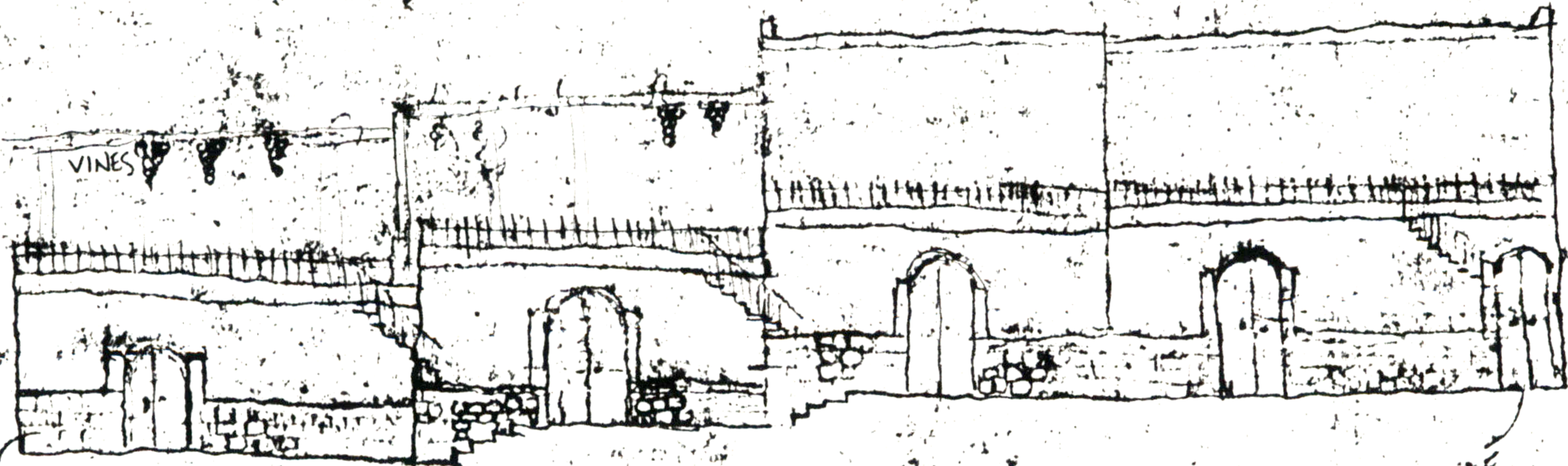


⑤ THE STAIRS LEADING TO THE FLATS ON SECOND FLOOR ARE APPROACHED THROUGH GATES FROM MAIN OPEN SPACE

⑥ THE TOTAL N° OF FLATS ARE 10. WHERE THE SECOND FLOOR'S ONES ARE ON FLATS 3-4-5-6 AND HAVE ENTRANCE BALCONIES FACING THE STREET AND THE MAIN OPEN SPACE.



PLAN OF HOSTEL  
 SECOND FLOOR 1:200  
 EXTERNAL STAIRS LEADING  
 TO SECOND FLOOR, COMING TO  
 THE ENTRANCE BALCONY,  
 GATES TO STAIRS OPEN TO  
 COMMON SPACE ON GROUND FLOOR.



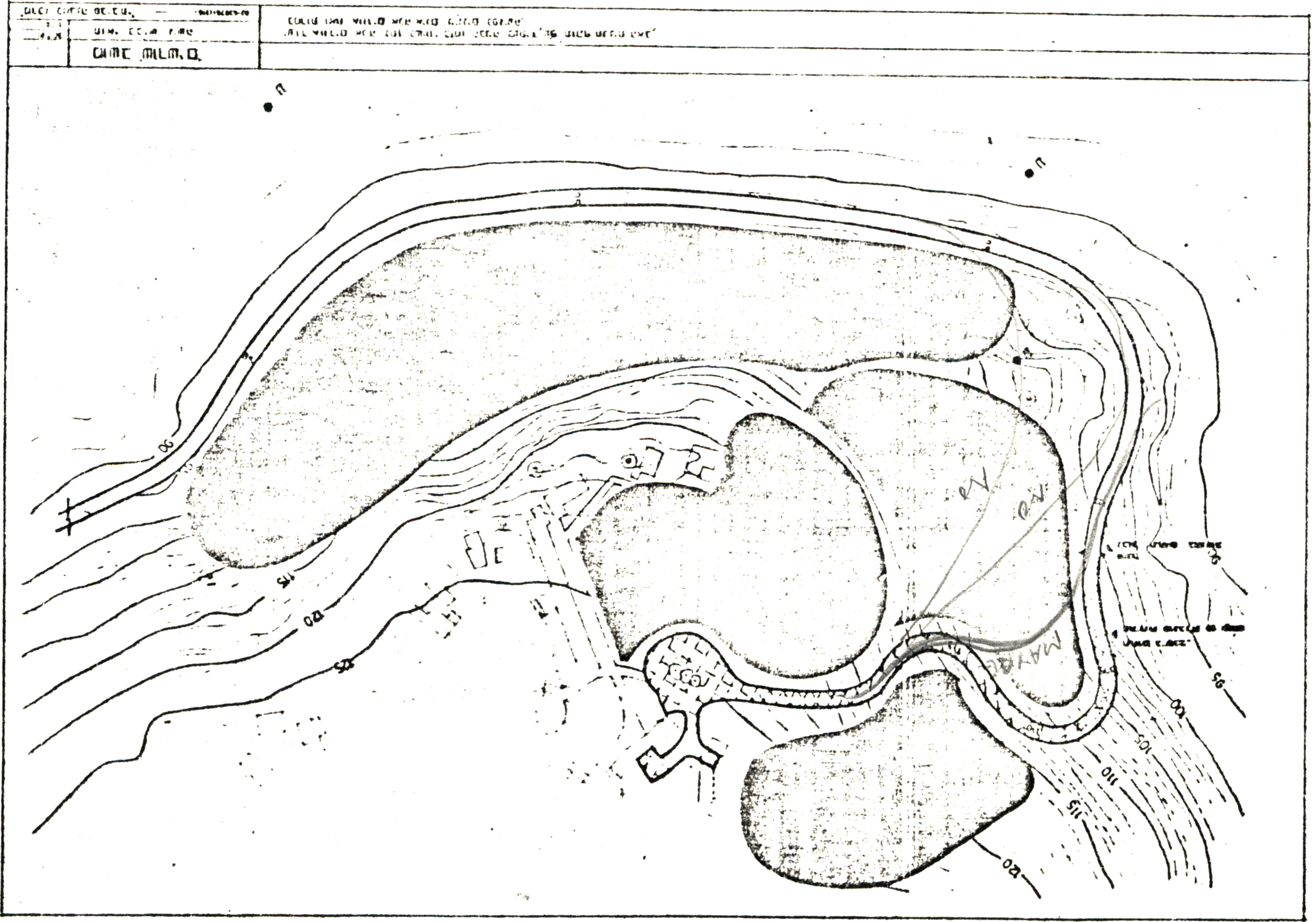
ELEVATION  
FROM STREET  
TO HOSTEL

LOW  
WALL  
BUILT OF  
WILD STONES  
WITH GRASS  
IN BETWEEN  
& GATES

GATE  
TO SECOND  
FLOOR  
EXTERNAL  
STAIRS

LOW  
FENCE





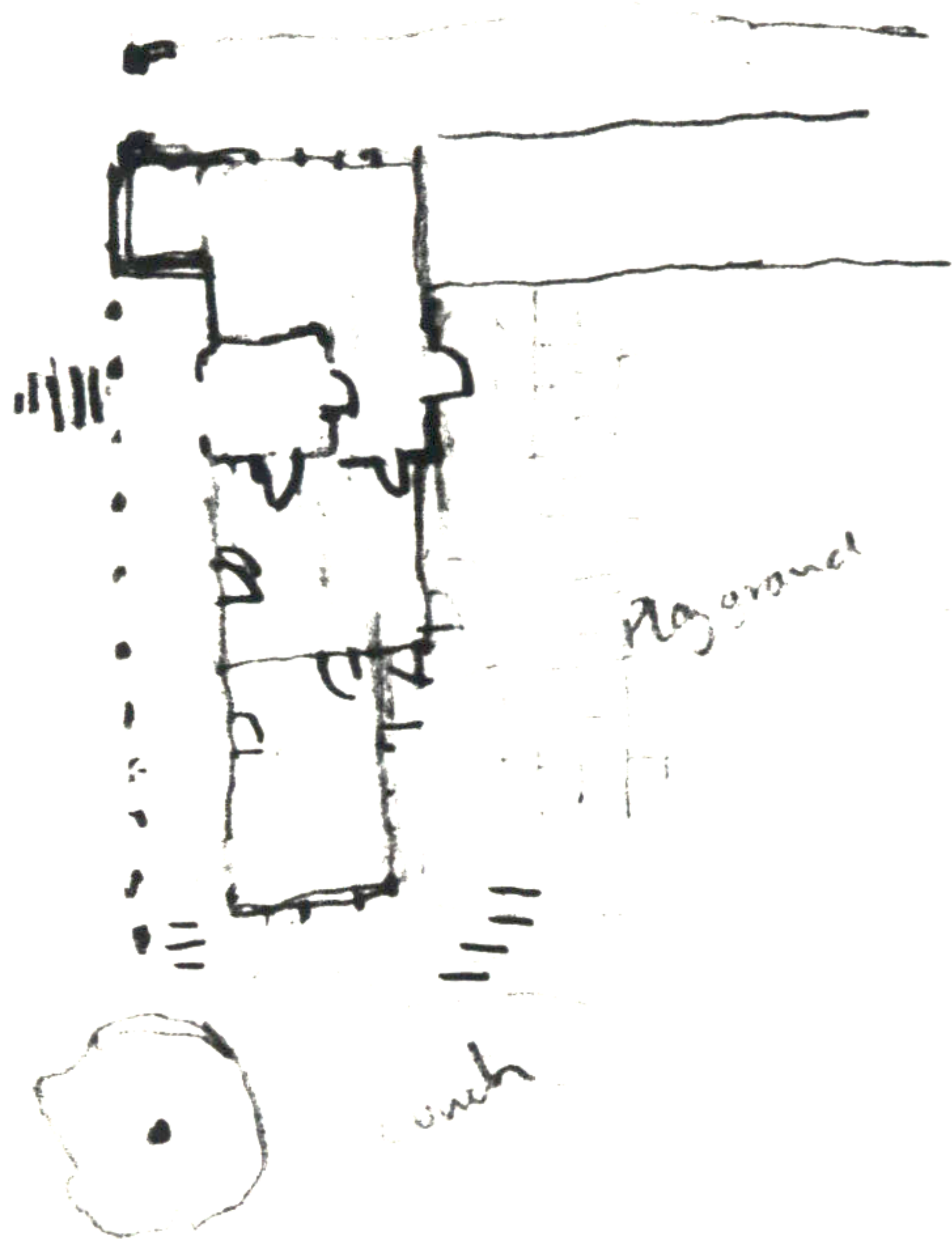
2057-12

Entrance  
colonnade leading to  
classrooms

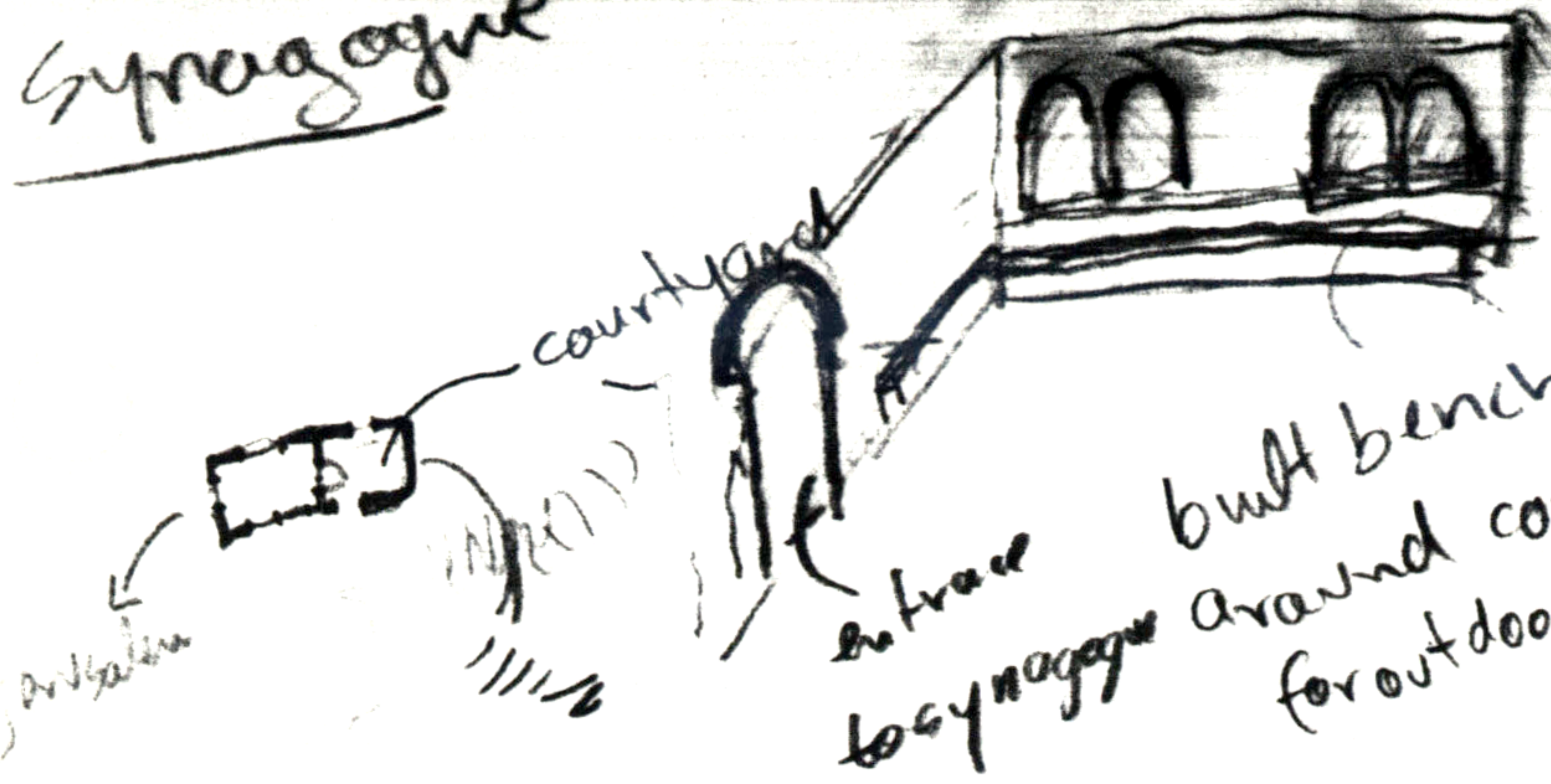
wall

Balcony  
leading  
to office

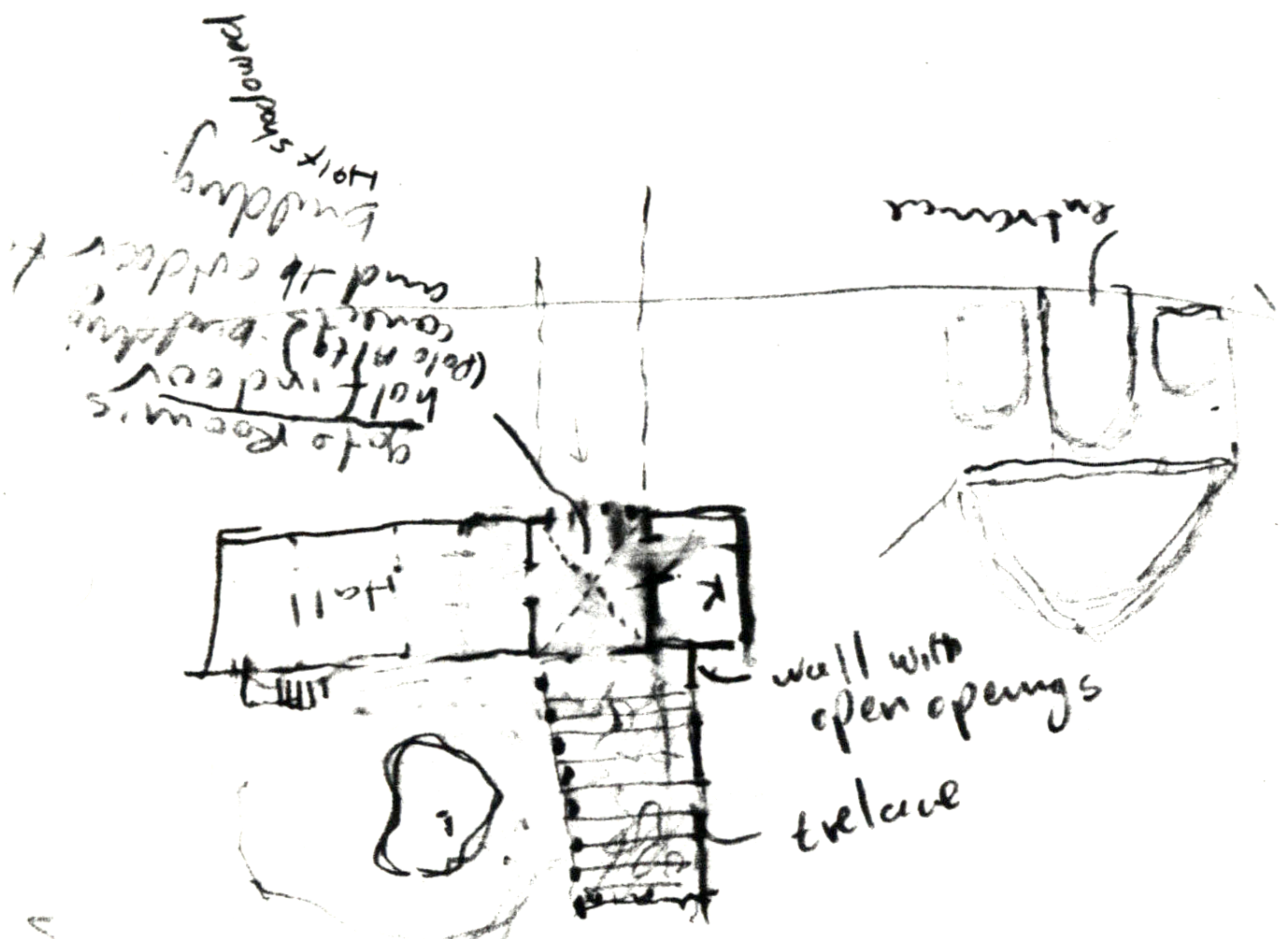
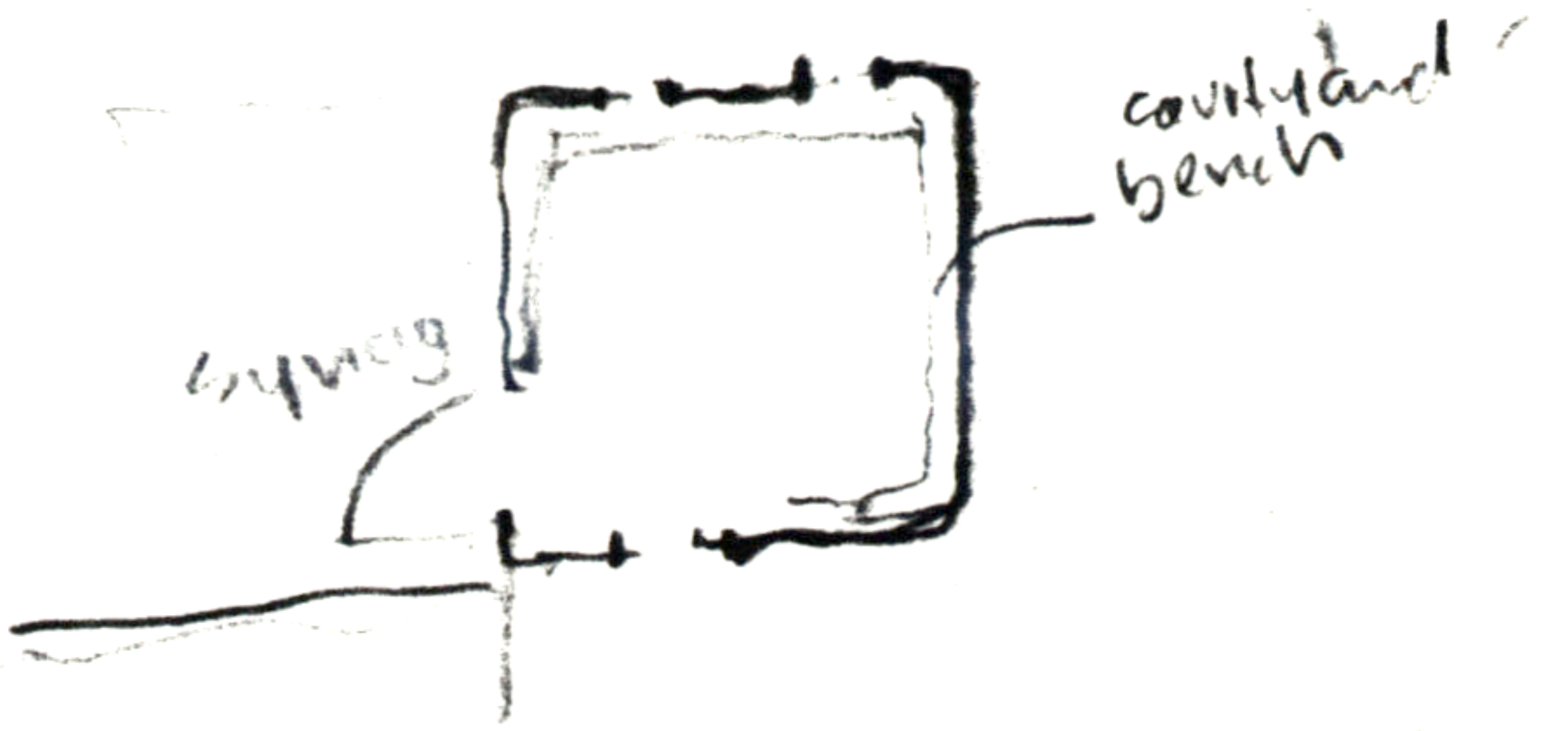
playground  
paved area lunch near tree



Synagogue



entrance  
to synagogue around courtyard  
for outdoor pray  
built bench



Holt's proposed building  
and 16 eiders  
half indoor (pole high) building  
Auto Rooms

entrance  
wall with open openings  
terrace

club

PAVED  
GOING & VINES

↑ Elevation



terrace covered and built at east with openings. so cluster can see through

main Hall