

Hotels, Motels and Condominiums: Design, Planning and Maintenance

FRED LAWSON



THE ARCHITECTURAL PRESS LTD
9 Queen Anne's Gate, London SW1H 9BY
CAHNERS BOOKS INTERNATIONAL, INC.
221 Columbus Avenue
Boston, Massachusetts 02116

Contents

Preface	vii	4. Baggage handling	115
Acknowledgements	ix	5. Front desk	115
		6. Equipment	117
		7. Cloakrooms, toilets and restrooms	118
Chapter 1 Developments in Tourism and Accommodation			
1. Tourism	1	Chapter 7 Circulation and Transportation	
2. Convention business	7	1. Circulation planning	121
3. Participation in hotel development	9	2. Corridors and stairs	128
4. Types of accommodation	10	3. Elevators	130
5. Hotel classifications	11	4. Service circulation	132
6. Supplementary accommodation	11	5. Escalators and other transport facilities	133
		6. Engineering services—circulation and enclosure	134
Chapter 2 Marketing and Location			
1. Market considerations	18	Chapter 8 Guestrooms	
2. Market classification and development	20	1. Planning considerations	135
3. Location	23	2. Servicing of rooms	141
4. Effects of change	28	3. Space requirements	143
5. Transient accommodation	36	4. Furniture—beds	149
6. Services and staff	39	5. Hanging, shelf and drawer space	153
		6. Other facilities	155
		7. Constructional features	156
Chapter 3 Investment Appraisal		8. Lighting and electrical fittings	157
1. Economic feasibility	40	9. Bathrooms	158
2. Revenue and expenditure	42		
3. Sources of finance for capital projects	46	Chapter 9 Dining Areas, Lounges, Bars, Convention Rooms, Ballrooms	
4. Economies in construction	51	1. Planning criteria	163
		2. Cocktail lounge design	167
Chapter 4 Site Development		3. Restaurant design	170
1. Land areas	54	4. Function rooms	176
2. Planning standards	63	5. Ballrooms and convention halls	182
3. Organisation	68		
4. Car parking	68	Chapter 10 Internal Environment, Safety and Security	
5. Landscape and amenity space	70	1. Requirements	185
6. Directions and access	76	2. Lighting	185
		3. Noise	188
Chapter 5 Constructional Features		4. Safety	190
1. Building requirements and trends	79	5. Fire safety	191
2. Structural considerations	82	6. Security	193
3. Vertical circulation and service cores	86	7. Hygiene	195
4. Structural systems	91		
5. External envelope	99	Chapter 11 Engineering Services and Equipment	
6. Service areas	99	1. Importance	196
		2. Water supply	197
Chapter 6 Entrances and Lobbies		3. Waste and soil pipes	199
1. Hotel entrances	100	4. Drainage and sewage disposal	200
2. Lobby or reception hall	106		
3. Interior construction—lobbies and public circulation areas	110		

5. Electrical engineering services	200	2. Food and beverage service	217
6. Gas installations	202	3. Laundries	220
7. Heating, ventilating and air conditioning	203	4. Stores and workshops	221
8. Central heating and cooling plant	207	5. Cleaning and disposal	222
		6. Recreation facilities	223
Chapter 12 Communication and Control Equipment		Chapter 14 Maintenance Planning	
1. Telephone systems	210	1. Financial aspects	228
2. Other electronic services	212	2. Maintenance work	229
3. Document transportation	213	3. Planned maintenance	229
4. Electronic transmission of data and information	214	4. Administration	230
Chapter 13 Operational Areas		Bibliography	233
1. Staffing	216	Index	235

Index

- Access 76-78
—for fire fighting 192
Access roads 69, 70, 192
Accommodation
—developments in 1-17
—low cost 51
—transient 36-39
—types 10-17
Acoustic considerations
 see Noise reduction
Africa
—tourism 5
Air conditioning 203-209
—air flow 203, 204
—cocktail lounges 167
—restaurants 171
Air tubes 213
Airports
—as convention centres 39
—market demands, effect of 38
Amenity space 70-76
Apartment hotels
—capital costs 41, 42
Apartments
—planning requirements 65
Apartotel, definition of 15
Appearance
—lobbies 114
Arrangements
—bathrooms 158
Areas of hotel
—analysis of 64
—inter-relationship 124
—public 82
Audio-visual aids 182, 213
Automatic doors 104, 106
Automatic fire detection 192

Background music systems 212
Baggage handling 115
Balconies 139
Ballrooms 182-184
Bars 170
Basement car parks 54, 107
Basements 56
Bathroom fittings 160-162
Bathrooms 158-162
—layouts 158
Baths 160, 161
Bed and breakfast establishments,
 definition of 11
Bedding 155, 156
Bedrooms
 see Guestrooms
Beds 143-153
—dimensions 149
—positions of 143-149
Bedside tables 154
Bidets, provision of 161
Boarding house, definition of 11

Boilers 208
Brand image 21, 72
Budget motels 10
Building boom 3
Building regulations
—staircases 129
Building shell, value of 41
Built-in furniture 154
Buttery bars 164

Camping sites 17
Canteens for staff 217
Capital costs
—economic feasibility 40
Car design 131, 132, 133
Car parks
—costs 54
—planning requirements 68, 69
Carpeting, guestrooms 157
Cashier
—desk 115
Catchment areas 19
Ceiling voids 134, 183
Ceilings
—guestrooms 149
—halls 183
—lobbies 114
—constructions 115
—restaurants 173
Central heating and cooling plant
 207-209
Central kitchens 217
Changing facilities for staff 217
Chutes, garbage disposal 222
Circulation planning 121-128
—dining areas 165, 170, 171
—open layouts 122
City hotels, provision of restaurants
 164
Cleaning services 223
Cloakrooms 118, 119, 180, 183
Closed circuit television 212
Closets
 see Hanging space
Cocktail bars, design 170
Cocktail lounge design 167-170
Commercial investment 47
Commissary systems 217
Communications equipment 210-215
—front desk 118
Company policy 21
Competition 30
Computer accounting equipment
 214
Computer rooms 215
Computerised reservation systems
 215
—front desk 118
Computers, use in hotels 118,
 214-215

Concierge, the 115
Condominiums 15, 17, 41, 49, 62, 63
—individual units 63
—market areas 19
—multistorey apartment buildings
 62
—safety 190
Conservation 28
Construction 51-53
—arrangements 68
—ballrooms 183
—ceilings 115
—convention halls 183
—developments in 79
—economies in 51-53
—engineering services 134
—function rooms 180
—hotels
—costs 40, 92
—lift slab methods 89
—lobbies 110-118
—standardisation 93
—structural panel methods 92
—unit construction methods 41
—walls 99
Construction modules 91
Continuous ceilings 115
Contract work 230
Convention business 4, 7-8, 79
—airports, effect on 38
—United States 4
Convention centres 8, 183
—airports as 39
Convention halls 182-184
Convertibility, single to double
 rooms 138
Cooling plant 208
Corridors 128-130
Costs 55
—car parks 54
—construction
—reduction of 51
—engineering services
—operation of 196-197
—fittings 41
—hotels
—costs 40, 41
—maintenance 228
—site 54
Counter design 117
Created attractions 32-33

Data
—market 40
—ski resorts, planning requirements
 65
—site survey 19
Deliveries
—food 217
—freight 77

Demand loads 201
Depreciation 51
Design
—front desk 116, 117
—lobbies 109
Design
 see also under individual subjects
Desk research 19
Development
—hotels 1-7
—markets 20-21
—sources of finance for 46-49
—tourism 1-7
Development companies 10
Development subsidies 3, 4
Developments in tourism 1-7
Dining facilities 163-176
—in bars 170
—range of provision 163-164
Disabled, facilities for 100, 130,
 161, 162, 191
Discotheques, noise from 190
Dishwashing 220
Disney World, Florida 33
Divan beds 149
Document transportation 213-214
Domestic hot water supplies 199
Doors
—bedrooms 156
—entrances 110, 104
—locking systems 194
Double glazing 189
Drainage 200
Drink storage 170
Drying lines, provision of 161
Ductwork, air conditioning 207

Eastern Europe
—tourism 4
Economic feasibility 40-42
—hotel development 18
Economic recession
—decline in revenue 42
Economies
—construction 51-53
—engineering services 196
Electrical distribution 201, 202
Electrical engineering services
 200-202
Electrical equipment
—function rooms 178
—lobbies 114
Electrical installations 202
Electrical outlets
—guestrooms 158
Electrical services
—ballrooms 184
—function rooms 182
—guestrooms 158
Electronic data transmission 214-215

- Elevators 130-132
 - for baggage 115
 - for document transportation 213
 - location of 89
- Emergency lighting 193
- Emergency supplies 200-202
- Energy conservation 208
- Engineering services 196-209
 - building costs 41
 - electrical 200-202
 - function rooms 180
 - laundries 221
 - noise from 189
 - planning of 134
- Entrance vestibule 104
- Entrances 100-106
 - to halls 183
- Entrepreneurial hotel building 24
- Escalators 107, 133, 134
- Europe
 - height of buildings 60
 - tourism 1
- Exit staircases 60
- Expenditure 42-43
- Extensions 60-62
 - construction of 93
 - electrical services, provision for 202
- External envelope 99
- External noise 189

- Facsimile transmission 212
- Far East
 - tourism 7
- Field research 19
- Finance
 - capital projects 46
- Fire exits 191, 193
 - ballrooms 183
 - maximum travel distances to 193
- Fire fighting equipment 192
- Fire regulations 60
- Fire resistance 192
 - lobbies 114
- Fire safety 191-193
 - ballrooms 183
 - corridors 129
 - elevators 130, 131
 - in lobbies 114
 - protection of service cores 86, 89
- Fireman's elevators 130
- Fires, incidence of 191
- Fittings
 - costs 41
- Floor plans
 - effect of structural design 89
- Flooring
 - dining areas 173
 - public areas 110
- Floors
 - ballrooms 184
 - dining areas 173
 - guestrooms 157
 - public areas
 - construction 110
- Flow patterns 121, 127
- Food deliveries 217
- Food service 217
- Food storage 217
- Foyers
 - see Lobbies
- Franchising 49
- Freestanding furniture 154
- Freight deliveries 77
- Front desk 115-117
- Front office 118
- Function rooms 176
- Furnishings
 - guestrooms 155, 156
- Furniture
 - dining areas 173
 - guestrooms 148-155
- specifications of 154
- front desk 115-117
- Garbage disposal 77, 78, 222, 223
- Gas installations 202-203
- Goods deliveries 77, 78
- Government
 - see State
- Grilles 106
- Grounds, security of 194, 195
- Guestroom wings 81-82
- Guestrooms 135-162
 - as meeting rooms 180
 - furniture 148-155
 - layouts 143-149
 - maintenance schedules 232
 - modular design 82
 - number per floor 60
 - security of 194
 - size of 63, 64, 143-149
- Hand driers 120
- Hanging space 153-154
- Hard pavings 71
- Headboards 151
- Heat gain 204
- Heathrow Airport, London, England
 - as convention centre 39
- Heating requirements 203-209
- Height
 - hotels 79
 - restrictions 60
- High cost accommodation 56
- High rise buildings 56, 79
 - Japan 60
 - structural considerations 82, 86
 - United States 60
- Highway development
 - effect on motel siting 38
- Holiday complexes 139
- Holiday villages 12
- Hoses 192
- Hotel, definition of 11
- Hotel classifications 11-12
- Hotel companies
 - role in development 10
- Hotel development 1-7
 - economic effects of 30
 - land areas for 54
 - transportation developments, effect on 38
- Hotel Development Incentives Scheme 3
- Hotel entrances 100-106
- Hotels
 - construction costs 40
 - height of 60
 - numbers of rooms 53
 - size of 53
- Hotels-garnis
 - see Bed and breakfast establishments
- Housekeeping
 - number of rooms per floor 60
 - office 142
- Hygiene 195

- Impact noise 189
- Indoor landscaping 74-75
- Inflation 49
 - building tender prices 4
- Information desk 115
- Infrastructure
 - costs 56
 - effect on location 23
 - finance for development 46
- Insulation
 - against noise 188, 189
- Integrated ceilings 115
- Inter-relationship, of areas in hotels 124
- Internal environment 185-195
 - temperature control 203-209
- International Bank for Reconstruction and Development, the 46
- International Development Association, the 46
- International development funds 46
- International Finance Corporation, the 46
- Interviews
 - market surveys 19
- Japan
 - high rise buildings 60
 - room occupancy 135
 - tourism 7
- Kitchens 217-220
 - layouts 218
 - planning 217
- Land
 - amenity space 70-76
 - areas for development 54
 - car parking 69
 - costs 55
 - value of 41, 56
- Landscape furniture 72
- Landscaping 3, 70-75
- Laundries 220-221
 - ventilation 205
- Lavatory basins 161
- Layouts
 - see under individual rooms
- Legal requirements
 - fire exits 193
 - safety 190
- Leisure centres 33
- Life cycle of use 228, 229
- Lifts
 - see Elevators
- Light sources, choice of 185
- Lighting 185
 - cocktail lounges 167
 - colour 186
 - entrances 100
 - external 76
 - function rooms 180, 182
 - guestrooms 157
 - restaurants 171
 - standards 185
 - toilets 119
- Load bearing walls 91, 92
- Lobbies 106-118
 - interior construction 110-118
 - service 132
- Local leisure 4
- Local materials, in construction 96, 99
- Location 23-28
 - motels 38-39
- Location plans 20
- Lounges
 - cocktail 167-170
 - in guestroom areas 143
- Low cost accommodation 51
- Low rise buildings 79, 80-81, 82
 - construction costs 53, 92
- Luggage handling
 - see Baggage handling
- Luggage racks, in guestrooms 154

- Mains supplies 200-202
- Maintenance services 143, 228-232
 - administration of 230, 231, 232
 - planning 228-232
 - provision of workshops 222
- Market areas 19
- Market classification 20-21
- Market demands 18
 - airports, effect on 38
 - for dining facilities 163-164
 - for low cost accommodation 51
- Market development 20-21
- Market research 18
- Market surveys 19, 40, 53, 163
 - methods 19
 - use of 18
- Marketing 18-39, 135, 163-164
- Master keys 194
- Merchandising features 38
 - lighting as 76
- Miami Beach, Florida 32
- Middle East
 - tourism 5
- Mirrors
 - bathrooms 162
 - guestrooms 155
- Modular construction
 - guestrooms 82, 91
- Monte Carlo, France 32
- Motels
 - access roads 69, 70
 - budget 10
 - definition of 11
 - franchised units 49
 - guestroom layouts 139
 - land requirements 64
 - revenue 42
- National Fire Protection Association, the 191
 - standards for fire exits 193
 - standards for staircases 129-130
- Noise 188-190
 - noise criteria (NC) 188
 - noise rating (NR) 188
 - noise reduction 188, 189, 190
 - acoustic design 190
 - bars 167
 - function rooms 180
 - guestroom furniture 155
 - lobbies 114
 - toilets 119
- Non-residential business 163, 164
 - use of bars 170

- Olympic Games 8
- Offices
 - front office 118
 - housekeeping office 142
 - reservation office 118
- Open grid ceilings 115
- Open roof car parks 54
- Operating costs
 - engineering services 196-197
- Operational policy 40

- PABX
 - see Private automatic branch exchanges
- Paging systems 212
- Paving 71
- Peachtree Center Plaza, Atlanta, Georgia 60
- Pension
 - see Boarding house
- Planned maintenance 229-232
- Planning
 - see under individual subjects
- Planning criteria
 - dining areas 163-164
- Planning modules 91
- Planning requirements 23-24
 - function rooms 176, 178
 - heating and ventilating 203-209
 - service areas 142
 - ski resorts 65
- Planning standards 63-65
 - staircases 129
 - toilets 119
- Plastered walls 114
- Plot ratios 60

- Plumbing installations, materials for 199
- Pneumatic tubes
 - see Air tubes
- Portal frames 99
- Porter
 - station for 115
- Portes-cochères 100
- Prefabricated plumbing 200
- Prefabricated units 93, 96
- Private automatic branch exchanges (PABX) 210, 211
- Private finance 49
- Property developers
 - see Development companies
- Public areas
 - bars 163–182
 - convention facilities 182–184
 - dining areas 163–182
 - heating and ventilating of 206, 207
 - lobbies 106–118
 - interior construction 110–118
 - relative position of 82
- Public facilities 118
- Public telephones 118, 211

- Radio
 - in guestrooms 155
- Ramps 130
- Reception desk 115
- Reception halls
 - see Lobbies
- Recreation facilities 223–227
- Refuse
 - see Garbage disposal
- Regional variations
 - in revenue 42
 - in room occupancy 135
- Registration desk 115
 - equipment for 117
- Renewal periods 228
- Rented accommodation 15, 17
- Reservation offices 118
- Restaurants 164
 - design 170–176
 - toilets near 118
- Restrooms 118–120
- Revenue 42–43
 - loss of 135
 - per employee 216
- Roads
 - see Highways
- Roof design 99
 - motels
 - as merchandising feature 38
- Room numbering 143
- Room occupancy 43, 135
- Room rates 43
- Room service 132, 141, 142
- Rooms
 - division of 178
 - number per floor 60
 - sizes 63, 64, 135–139
 - space requirements 143–149

- Safety 60, 190–193
 - ballrooms 183
 - corridors 128
 - design for 190–191
 - elevators 130, 131
 - emergency supplies 201
 - escalators 133
 - legal requirements 190
 - staircases 129, 130
- Sanitary fixtures 120
 - materials for 162
- Seaports 39
- Seasonal demand
 - effect of exhibitions on 30
- Seasonal variations
 - room occupancy 43
- Second homes 10
 - finance for 49
- Security 193–195
- Self-catering accommodation 15, 17
- Self-financed accommodation 10, 11, 49
- Separation of structures 86
- Septic tanks 200
- Service areas
 - planning requirements 142
 - staffing 217–218
- Service cores 134
 - structural considerations 86–91
- Service elevators 132, 220
- Services
 - ballrooms 183
 - corridors 129
 - elevators 132
 - food and beverages 217
 - rooms 141, 142
 - see also Engineering services
- Servicing of rooms
 - see Room service
- Sewage disposal 200
- Shelf space 154
- Showers, provision of 161
- Shutters 106
- Signs 76, 77
- Simulation techniques
 - in circulation planning 121, 122
- Single rooms 63
 - ratio to double rooms 138
- Site costs 54
- Site organisation 68
- Site surveys 19
- Siting
 - see Location
- Size
 - hotels 53
 - lobbies 108, 109
 - of site 54
 - rooms 63, 64, 135–139
- Skeletal structures 92
- Ski resorts
 - planning standards 65
- Snow clearance 223
- Social tourism 10
- Socio-economic class
 - influence on market 20
- Soil pipes 199
- Solar heat 204, 205, 208
- Sources of finance
 - capital projects 46
 - summary of 47
- Space allowances
 - for clothing 153–154
 - front desk 116
- Space requirements
 - cocktail lounges 167
 - front desk 116
 - function rooms 180
- Sports-hotels 33
- Sprung floors, in ballroom 184
- Staff circulation
 - dining areas 170, 171
- Staff entrances 78
- Staffing 216–217
 - as factor in location 39
 - cashier 115
 - circulation planning 122–128
 - facilities 216
 - front desk 115, 117, 118
 - front office 118
 - maintenance 230
 - porter's station 115
 - provision of master keys 194
 - telephones 211
- Staffing ratios 216
- Staircases 129–130
 - as fire exits 60, 129–130
- Standardisation 63, 93
- Standards
 - fire exits 193
 - noise criteria (NC) 188
 - provision of toilet facilities 119
 - water supply 197
- State, role of
 - as source of finance 46
 - in hotel development 8
- Storage space
 - in guestrooms 153–154
- Stores 221, 222
 - for baggage 115
 - for food 217
- Storm water drainage 200
- Structural grids 91–92
- Structural protection 191–192
- Structural considerations 82–86
- Structural cores 89
- Structural elements
 - building costs 41
- Structural panel construction 92
- Studio beds 149, 150
- Subsidies
 - for low cost accommodation 51
- Supplementary accommodation 11, 12, 139, 141
- Surface flame spread 192
- Survey methods 19
- Surveys
 - highway 36
 - market 19
 - site 19
- Swimming pools 223–227
 - planning 226
- Switching equipment, for telephones 211

- Table appointments 176
- Telautographs 212
- Telephones
 - guest lines 210
 - in guestrooms 155
 - public
- Telephone systems 210–212
- Television
 - closed circuit 212, 213
 - in guestrooms 155
- Telex 212
- Temperature control 203–209
 - internal design temperatures 203
- Terraces 139
- Toilets 118–120, 180, 183
 - ventilation 205
- Tourism 1–7
 - Africa 5
 - airports, effect on 38, 39
 - Eastern Europe 4
 - Europe 1
 - Far East 7
 - market studies of 19
 - Middle East 5
 - social 10
 - United States 4
- Towers
 - as merchandising features 38
 - with structural cores 89
- Traffic
 - effect on market for transient accommodation 36
- Traffic noise 188
- Transient accommodation 36–39
- Transport
 - see Transportation
- Transportation
 - highway developments
 - effect on motel siting 38
 - internal 121–134
 - documents 213–214
 - food 220
- Travel distances, to fire exits 195

- UNDP
 - see United Nations Development Programme
- Unit construction methods
 - apartment condominiums 41
- Unit pavings 71
- Unitary equipment, air conditioning 204, 205
- United Nations Development Programme 46
- United States
 - convention business 4
 - high rise buildings 60
 - leisure centres 33
 - tourism 4

- Vending machines 143, 155
- Ventilation requirements 203–207
 - cocktail lounges 167
 - restaurants 171
 - toilets 119
- Vertical circulation
 - cores 86–91
- Visibility
 - motels 38

- Walls
 - construction 99
 - load bearing 91, 92
 - noise reduction 189
 - public areas 114
 - restaurants 173
- Wardrobes
 - see Hanging space
- Warning systems
 - fire safety 193
- Wash basins
 - see Lavatory basins
- Waste pipes 199
- Waste pulping systems 222
- Water closets 160
- Water supply 197–200
- Water treatment, swimming pools 226–227
- Western Europe
 - see Europe
- Windows
 - cleaning 223
 - guestrooms 157
 - restaurants 171
- Workshops 222
- World Bank
 - see International Bank for Reconstruction and Development
- World trade centres 8

- Zoning requirements, general 23–24

Hotel or motel conversions (or conversions of other similar transient properties). A condominium plat or similar development plan and any phases delineated therein have been reviewed and approved by the local jurisdiction and, if applicable, recorded in the land records, and the construction of the project's infrastructure (streets, storm water management, water and sewage systems, utilities), and facilities (e.g., parking lots, community building, swimming pools, golf course, playground, etc.) and Insurance and maintenance costs are totally the responsibility of the unit owner; and Any common assessments collected will be for amenities outside of the footprint of the individual site. Condominiums that do not meet this definition will require full project approval. Book Park Place Condominiums, Gatlinburg on TripAdvisor: See 148 traveler reviews, 44 candid photos, and great deals for Park Place Condominiums, ranked #17 of 55 specialty lodging in Gatlinburg and rated 4 of 5 at TripAdvisor. Save money. We search 200+ sites for the lowest hotel prices. Park Place Condominiums. 148 reviews. #17 of 55 Specialty Lodging in Gatlinburg. It needed a lot of maintenance and repair Carpet on stairs was worn and dirty. Shower curtain upstairs had mold. Shower door in master bath did not open and close properly.