

**University of Salahaddin  
College of Engineering  
Department of Architecture**



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# **Hotel Guest Rooms and Suites**

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# Guest Rooms and Suites[Planning and design]

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## 1-Marketing

The income from rooms is invariably the largest source of hotel revenue and makes the largest contribution to gross profit.

The requirements for guestrooms are largely dictated by the market analysis:-

**Main markets:-** Demand for single, double, twin and family rooms.

**Fluctuation (seasonal, weekend):-** Furniture and equipment needs. adaptability.

**Quality and grades:-** Standards of sophistication, room size and individuality suites room service.



# Guest Rooms and Suites[Planning and design]

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## 1-Marketing

**Lengths of stay:-** Size of rooms, amount of furniture, wardrobe and drawer space, facilities in rooms, lounge- work areas.

**Feasibility:-** Rationalization and space saving: construction method, equipment and furnishings budget, housekeeping needs.

## 2-Space saving

Room dimensions are critical. Reductions in the area of a room are multiplied by the number of rooms involved. A **12 %**saving in room area represents more than the total space usually required for all public areas. However, rooms which are too small are often visually restrictive or crowded, inflexible and difficult to service. Often this leads to increased wall and furniture damage.



# Guest Rooms and Suites[Planning and design]

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## **Circulation**

Usually between **25%** and **35%** of the total gross built area is taken up by corridors, stairs, lift shafts, associated service rooms and ducts.

## **3-Standardization**

Rooms are mainly repetitive in size with various options of furniture arrangement. Standardization is important in:-

- **Cost and time savings in construction and prefabrication.**
- **Uniform quality and pricing in chain operations.**
- **Efficiency in organization of room cleaning.**
- **Economy in bulk purchasing of equipment, furniture and furnishings.**
- **Rationalization of maintenance, work and replacements.**



# Guest Rooms and Suites[Planning and design]

## Typical ratios of room types

	<b>Single/ double (a)</b>	<b>Twin</b>	<b>Notes</b>
<b>Resort hotels</b>	<b>15%</b>	<b>85%</b>	<b>Convertible family rooms with sofa bed</b>
<b>City/suburban hotels</b>	<b>50%</b>	<b>50%</b>	
<b>Budget hotels/motels</b>		<b>100%</b>	<b>Standardized family rooms</b>

**Note: (a) Usually with double or queen-sized beds for flexibility.**



## **Guest Rooms and Suites[Planning and design]**

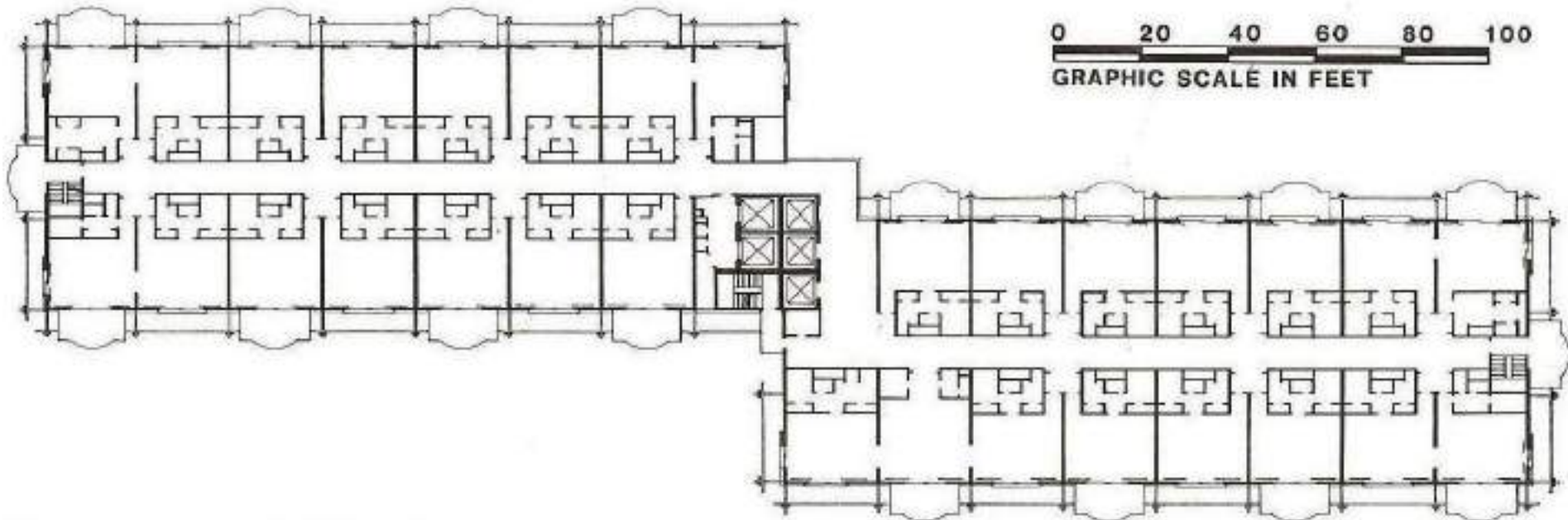
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### **Variations in room dimensions in multistory buildings:-**

- **Column spacing to accommodate two room widths - usually within a practical limit of 7-8 m . For maximum flexibility the inner rows of columns should coincide with the service ducts.**
- **Variations in lengths of rooms on each side of a double loaded corridor. Balconies may also be restricted to one side.**
- **Changes in room sizes in different wings of the building.**
- **Use of structural irregularity at corners and junctions to provide changes in room shape and suites.**

# Guest Rooms and Suites [Planning and design]

## Kahala Hilton, Hawaii Typical guestroom floor





# Guest Rooms and Suites[Room dimensions]

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## Functional zones

Rooms are planned to provide zoned areas for the various functions, each with sufficient activity space for convenient use and cleaning. For economy, zones should overlap to serve more than one purpose.

## Minimum activity spaces

- Lounge/work :- Near window, daylight, views - movable furniture.
- Beds :- Quiet area, away from window, screened from entrance.
- Dressing :- Good lighting, mirror, chair/stool , multiple use.
- Luggage and storage:- Near entrance, convenient access supplementary lighting.
- Bathroom:- Internal , noise isolated, servicing access.
- Bedside:- Controls, lights, telephone, access for making up.
- Circulation:- Adequate width (luggage) other use of space.





# Guest Rooms and Suites[Planning and design]

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## Room widths

As a rule maximum benefit should be obtained from the outside walls (natural light, views) and the most critical dimension for hotel rooms is the width.

Increase of width reduces the numbers of rooms or increases length of corridors and the ratio of perimeter wall length: volume enclosed.

Standard rooms are normally based on a bed length of **2000 mm** with wall furniture widths of 600 mm leaving a circulation and activity space of **1000 mm**.

This room width can be reduced slightly for economy - minimum **3.5 m** - or increased to give a more spacious impression to **3.75 m** or **3.90 m** .

Construction modules (to wall centers) add **0.2- 0.23 m** .



# Guest Rooms and Suites[Room dimensions]

## Room widths

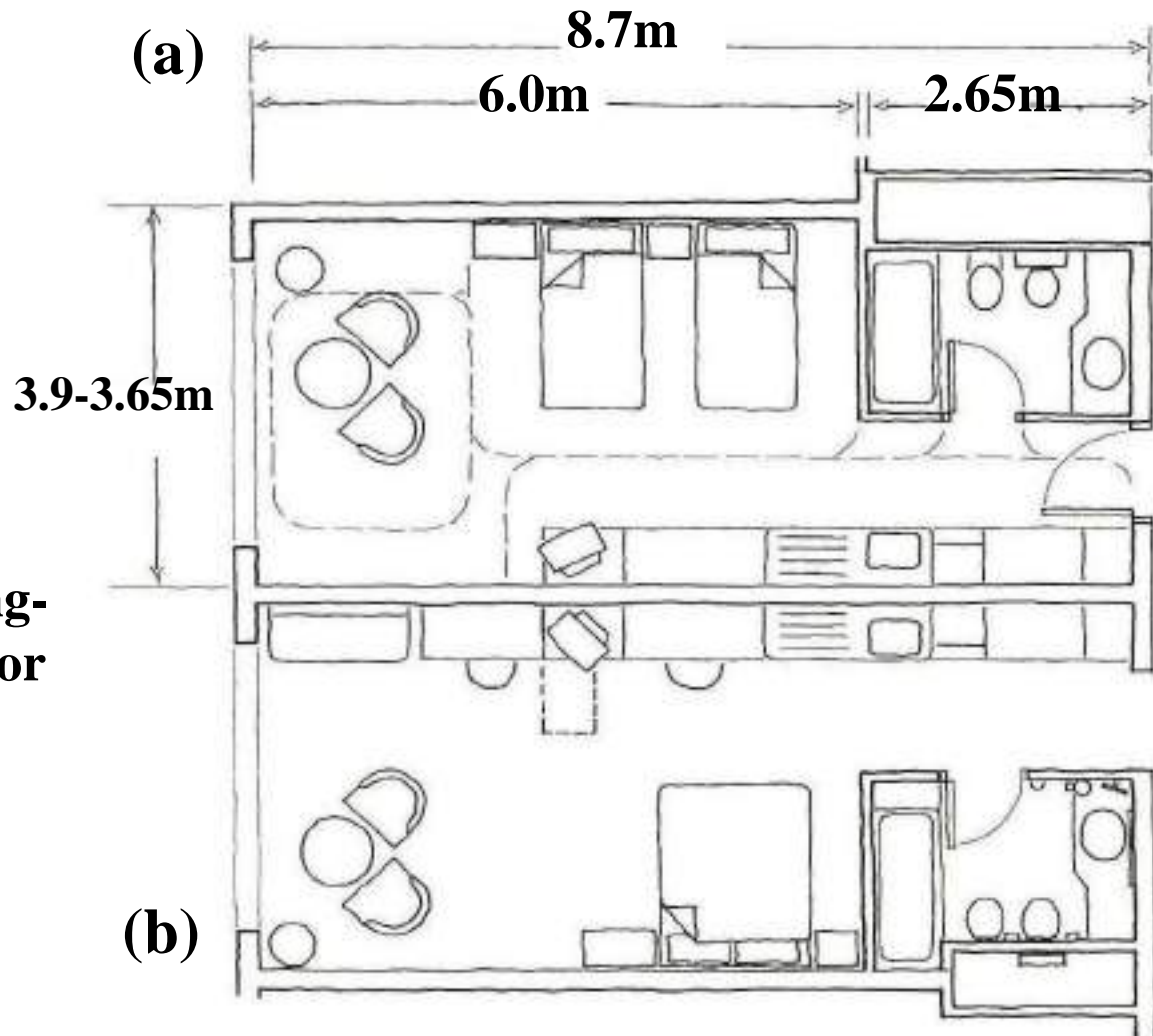
<b>Width</b>	<b>m</b>	<b>Comments</b>
<b>Minimum</b>	<b>3.0</b>	<b>Suitable for single bed lengthwise. Otherwise inefficient, long narrow room</b>
<b>Standard</b>	<b>3.65</b>	<b>Allows for crosswise beds with wall furniture and space between. Minimum 3.5 m clear</b>
<b>Luxury</b>	<b>4.1</b>	<b>Allows alternative lengthwise or cornerwise positioning of beds and generous spacing</b>
<b>Suite<sub>(minimum)</sub></b>	<b>6.0</b>	<b>Adjacent bedroom/ living room areas with minimum space.</b>

# Guest Rooms and Suites [Room dimensions]

## High grade hotel:-

(a) standard twin bedroom showing usage spaces required around the furniture and fittings for planning room layouts.

(b) Alternative double or king-sized bedroom. This allows for a larger workstation and the option of a convertible sofa-bed.



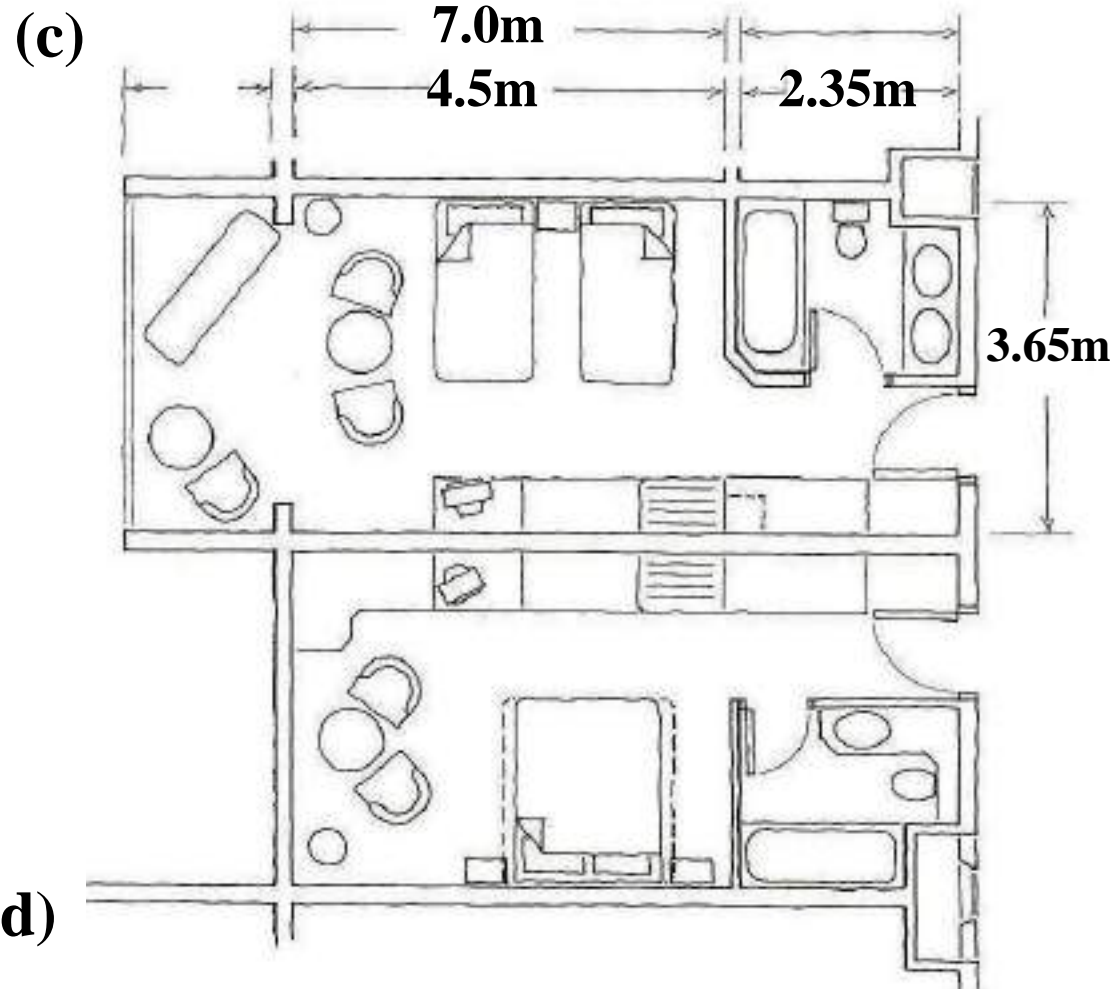
# Guest Rooms and Suites [Room dimensions]

## Mid-grade hotel :-

(c) with twin beds and balcony.

The bathroom is planned for a standard 1700x700 mm bath.

(d) Alternative with 1.5 m, bed and a fitted workstation. The bathroom layout allows for a bedroom door recess.

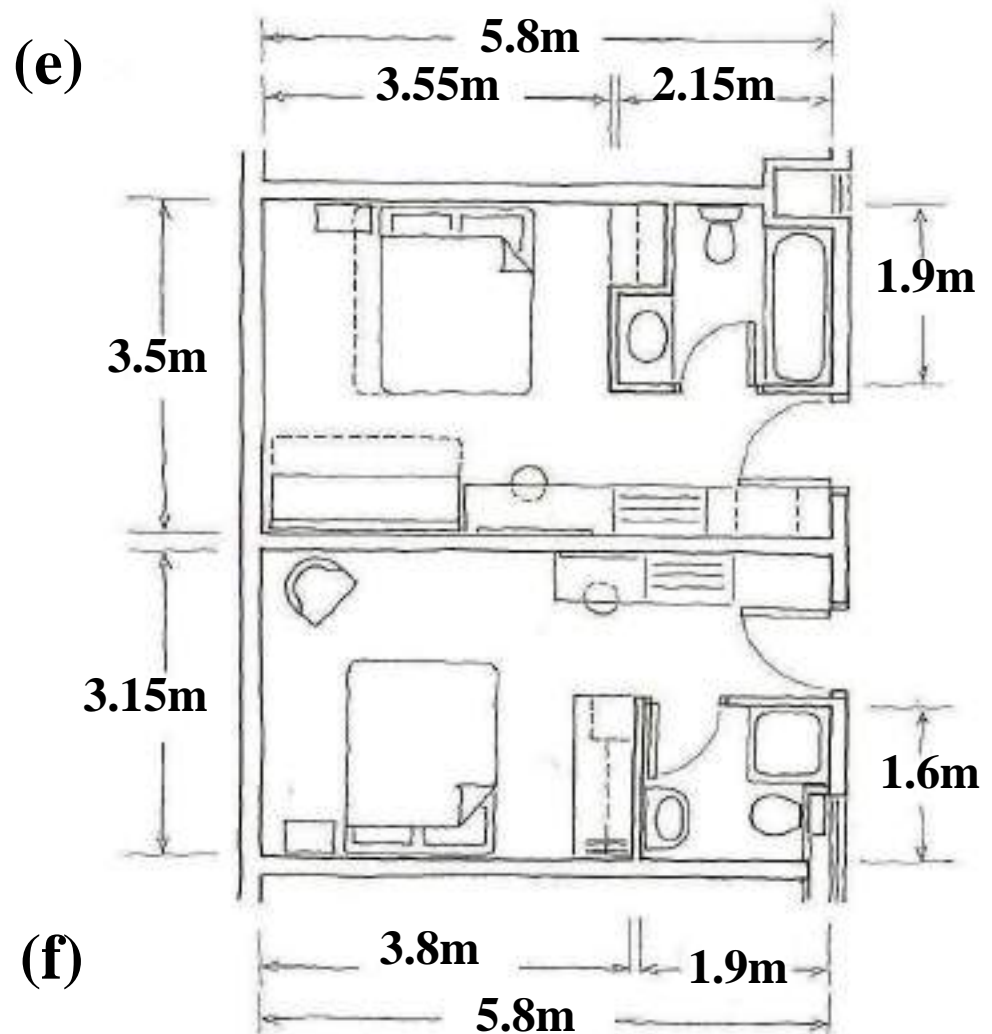


# Guest Rooms and Suites [Room dimensions]

## Budget hotel :-

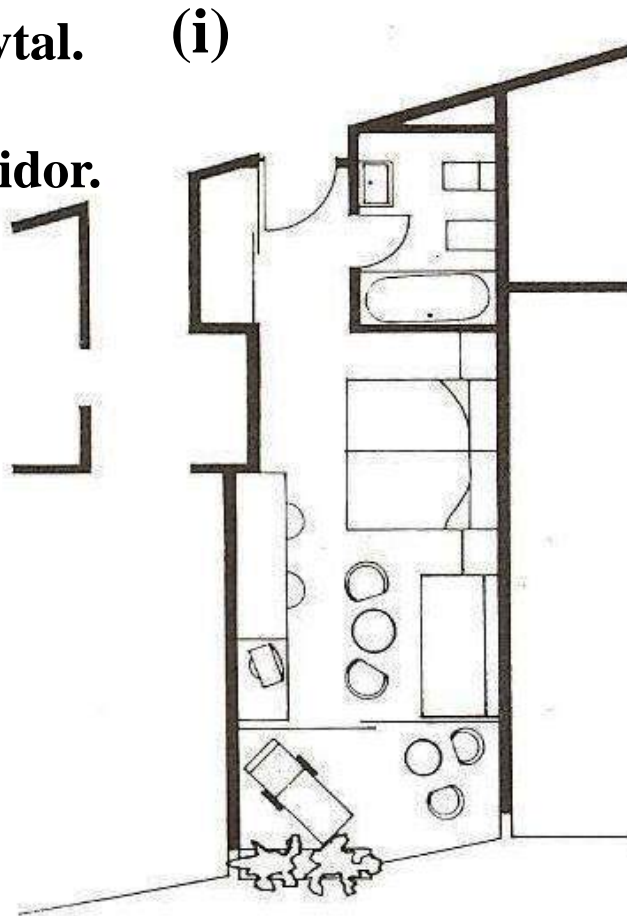
(e) with 1.5 m bed together with a single bed or convertible sofa. The wash basin may be located in the bedroom.

(f) Alternative for a budget hotel with a shower-room reducing the width to 3.15 m

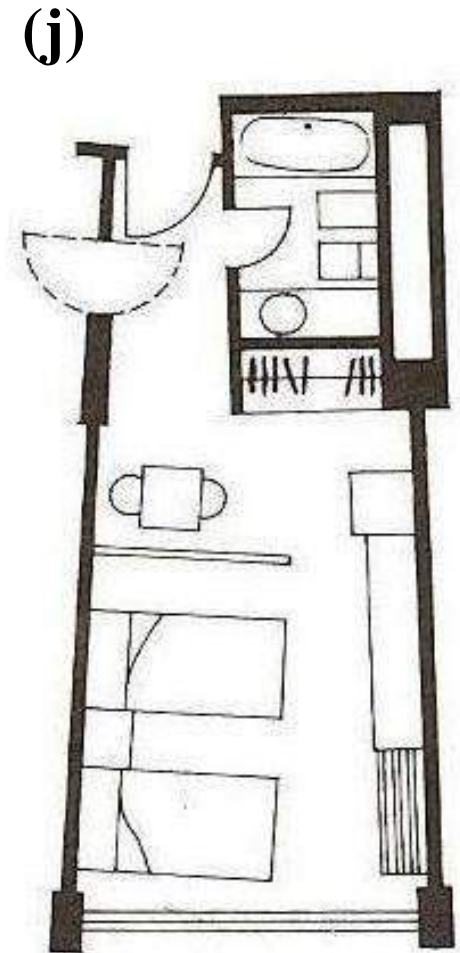


# Guest Rooms and Suites [Room dimensions]

**(i) Hotel Croatia de luxe, Cavtat.**  
Compact room units, with balconies, angled to the corridor.



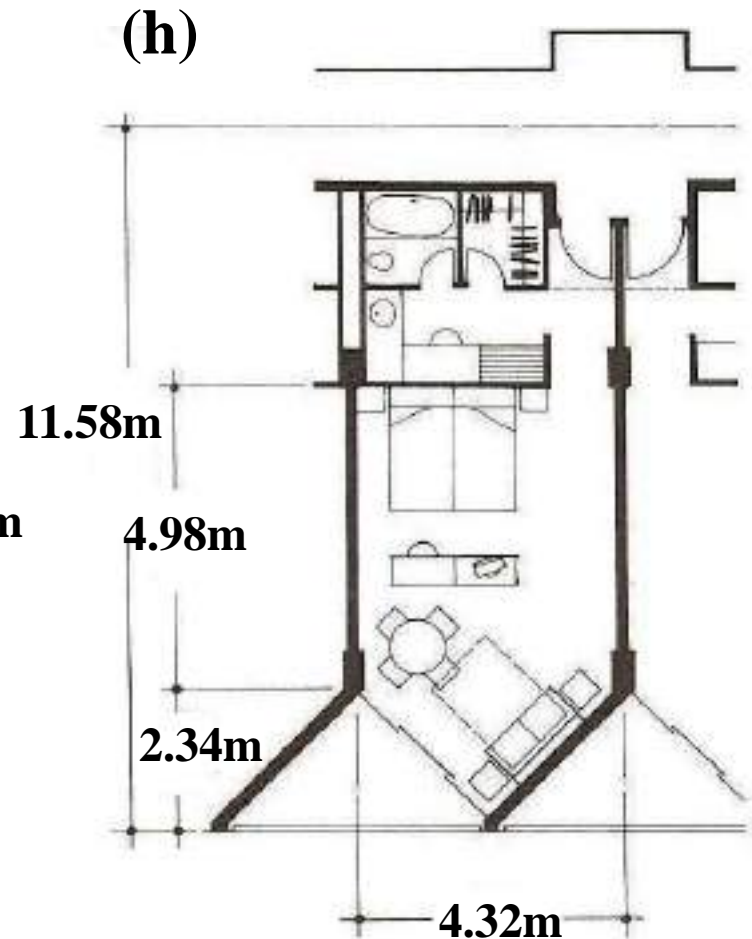
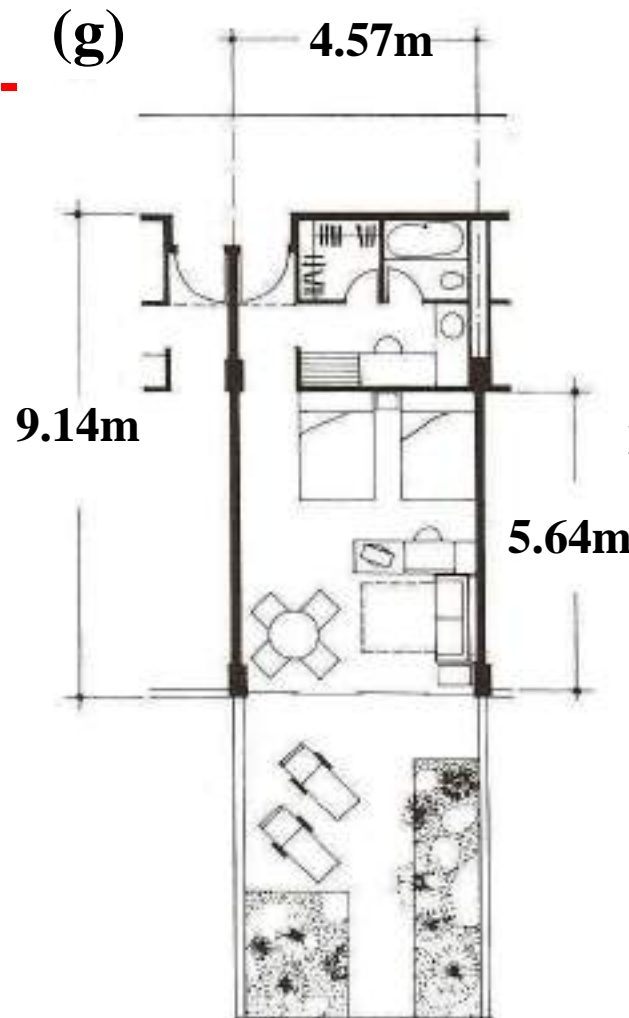
**(j) Belo Horizonte Othon  
Palace Hotel.**  
Based on a curved plan.



# Guest Rooms and Suites [Room dimensions]

## Mid-grade hotel :-

(g) ,(h) Shadow Mountain Resort, W. Virginia. Proposed arrangement of rooms to provide separation of sleeping and living areas-extending on to a private balcony or terrace.





# Standard Room Type Definition

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## Different Room Types in hotels

In hotels the rooms are categorized and priced according to the **type of bed, number of occupants, number of bed, decor, specific furnishings or features** and nowadays special even the **special theme** available in the room.

Later when assigning the guest room before the arrival of the guest the front desk agent must be aware of guest room characteristics for each room type available in the hotel. Also not to forget any guest specific request or room specific request requested by the guest for eg:- **room away** from the **elevator, King bed** room, **twin bed** room, **non-smoking** room etc.



# Standard Room Type Definition

## 1) Single:

A room assigned to one person. May have one or more beds. Area of Single Rooms are between 37-45 m<sup>2</sup>



# Standard Room Type Definition

## 2) Double:

A room assigned to two people. May have one or more beds.

Area of Double Rooms is between 40-45 m<sup>2</sup> .



# Standard Room Type Definition

## 3) Triple:

A room that can accommodate three persons and has been fitted with three twin beds, one double bed and one twin bed or two double beds.



# Standard Room Type Definition

## 4) Quad:

A room assigned to four people. May have two or more beds.

Area of Quad Rooms is between 70-85 m<sup>2</sup> .



# Standard Room Type Definition

## 5) Queen:

A room with a queen-sized bed.  
May be occupied by one or more people.  
Area of Queen Rooms is between 32-50 m<sup>2</sup> .



# Standard Room Type Definition

## 6) King:

A room with a king-sized bed. May be occupied by one or more people.

Area of King Rooms is 32-50 m<sup>2</sup>



# Standard Room Type Definition

## 7) Twin:

A room with two twin beds.  
May be occupied by one or more people.  
Area of Twin Rooms is between 32-40 m<sup>2</sup>



## Standard Room Type Definition

### 8) Hollywood Twin Room:

A room that can accommodate two persons with two twin beds joined together by a common headboard. Most of the budget hotels tend to provide many of these room settings which cater both couples and parties in two. Area of Hollywood Twin Rooms is 32-40 m<sup>2</sup>





## Standard Room Type Definition

### 9) Double-double:

A Room with two double ( or perhaps queen) beds. And can accommodate two to four persons with two twin, double or queen-size beds. Area of Double-double / Double Twin rooms is 50-70 m<sup>2</sup>



# Standard Room Type Definition

## 10) Studio:

A room with a studio bed- a couch which can be converted into a bed. May also have an additional bed. Area of Studio room types is between 25-40 m<sup>2</sup>



# Standard Room Type Definition

## 11) Suite / Executive Suite:

A parlor or living room connected with to one or more bedrooms.  
(A room with one or more bedrooms and a separate living space.)

The room size or area of Suite rooms are generally between 70 m<sup>2</sup> to 100 m<sup>2</sup>.



## Standard Room Type Definition

### **12) Mini Suite or Junior Suite:**

A single room with a bed and sitting area. Sometimes the sleeping area is in a bedroom separate from the parlor or living room.

The room size between 60 m<sup>2</sup> to 80 m<sup>2</sup>.



## Standard Room Type Definition

### 13) President Suite | Presidential Suite:

The most expensive room provided by a hotel. Usually, only one president suite is available in one single hotel property. Similar to the normal suites, a president suite always has one or more bedrooms and a living space with a strong emphasis on grand in-room decoration, high-quality amenities and supplies, and tailor-made services (e.g. personal butler during the stay).

The room size between 80 m<sup>2</sup> to 350 m<sup>2</sup>.



## Standard Room Type Definition

### 14) Apartments / Room for Extended Stay:

This room type can be found in service apartments and hotels which target for long stay guests. Open kitchens, cooking equipment, dryer, washer etc. are usually available in the room. Housekeeping services are only provided once in a week or two times in a week.

The room size or area of Serviced Apartments are generally between 96 m<sup>2</sup> to 250 m<sup>2</sup>.



# Standard Room Type Definition

## 15) Connecting rooms:

Rooms with individual entrance doors from the outside and a connecting door between. Guests can move between rooms without going through the hallway. The room size or area of Connecting rooms are generally between 30 m<sup>2</sup> to 50 m<sup>2</sup>.



# Standard Room Type Definition

## 16) Murphy Room:

A room that is fitted with a sofa bed or a Murphy bed (i.e. a bed that folds out of a wall or closet) which can be transformed from a bedroom in the night time to a living room in daytime. The room size or area of Murphy Room Types are between 20-40 m<sup>2</sup> .





## Standard Room Type Definition

### 17) Accessible Room / Disabled Room:

This room type is mainly designed for disabled guests and it is required by law that hotels must provide a certain number of accessible rooms to avoid discrimination. The room area of Accessible Room is between 30-42 m<sup>2</sup>



# Standard Room Type Definition

## 18) Cabana:

This type of room is always adjoining to the swimming pool or have a private pool attached to the room. Area of Cabana Room is between 30-45 m<sup>2</sup>.



# Standard Room Type Definition

## 19) Adjoining rooms:

Rooms with a common wall but no connecting door.

Area of Adjoining Room is between 30-45 m<sup>2</sup>



# Standard Room Type Definition

## 20) Adjacent rooms:

Rooms close to each other,  
perhaps across the hall.  
Area of Adjacent Room is  
between 30-45 m<sup>2</sup>.



## Standard Room Type Definition

### 21) Villa:

A special form of accommodation which can be found in some resort hotels. It is a kind of stand-alone house which gives extra privacy and space to hotel guests. A fully equipped villa contains not only bedrooms and a living room but a private swimming pool, Jacuzzi and balcony. It is suitable for couples, families and large groups. Area of Villa's is between 100-150 m<sup>2</sup>



# Standard Room Type Definition

## 22) Executive Floor/Floored Room:

A room located on the 'executive floor' which enables convenient access to the executive lounge. Besides, some hotels also provide 'female executive floors' with their rooms assigned to female guests only due to safety and security reasons.

Area of Executive Floor is between 32-50 m<sup>2</sup>



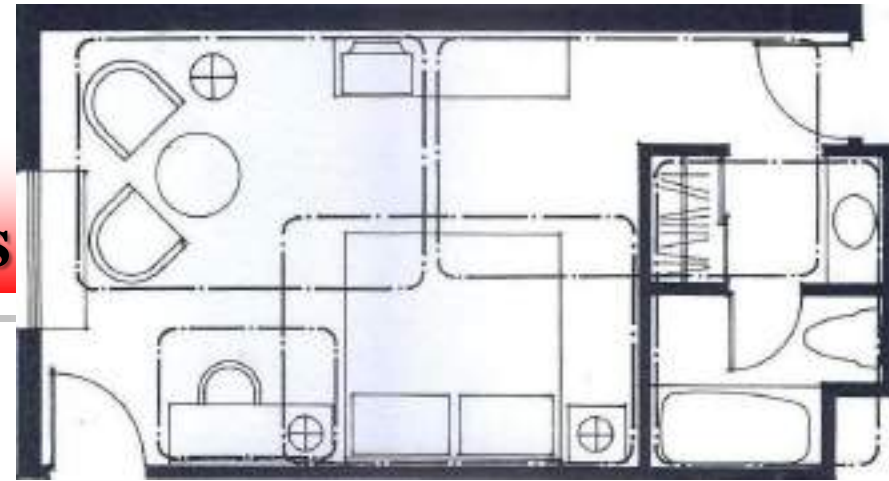
## Standard Room Type Definition

### 23) Smoking / Non-Smoking Room:

Many hotels provide both smoking and non-smoking rooms for their guests. In order to minimize the effects of secondhand smoke exposure on non-smoking guests. Area of Smoking / Non-Smoking Room is between 30-250 m<sup>2</sup>



# Guest Rooms and Suites

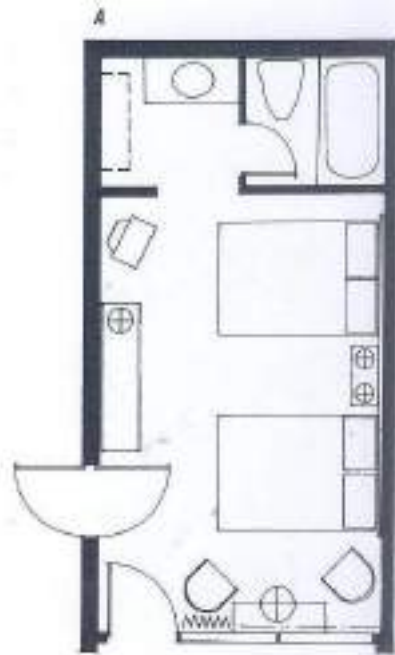


## Guestroom bed types

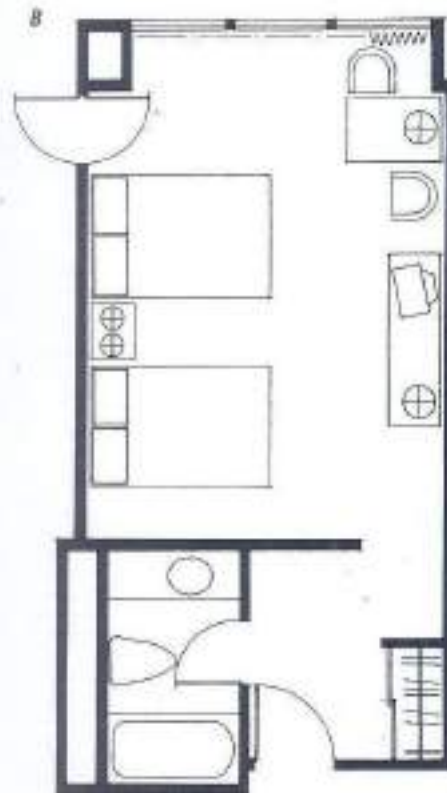
TYPE	SIZE
Twin	2 twin beds (1 × 2 m)
*Double–double	2 double beds (1.35 × 2 m)
Queen	1 queen bed (1.5 × 2 m)
*King	1 king bed (2 × 2 m)
California king	1 king bed (1.8 × 2 m)
Oversized twin	2 twin beds (1.15 × 2 m)
Queen–queen	2 queen beds
Double–studio	1 double bed and convertible sofa
Queen–studio	1 queen bed and convertible sofa
*King–studio	1 king bed and convertible sofa
*Parlor	1 convertible sofa
Wall bed (Sico room)	1 wall bed



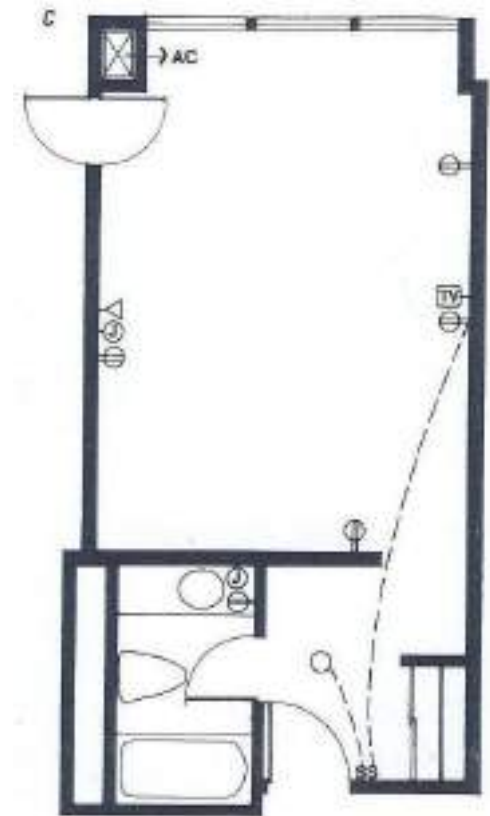
# Guest Rooms and Suites [Room dimensions]



**A.** Budget inn double-double (Day's Inn): Small room layout with outside rather than corridor access; limited seating (AC unit used for end table); sink and hanging clothesrod in dressing area.

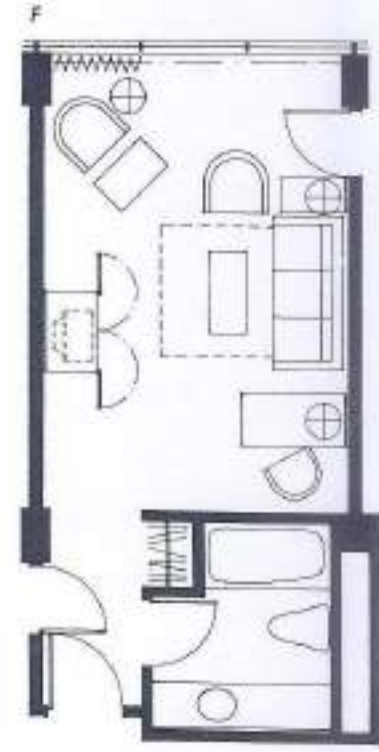
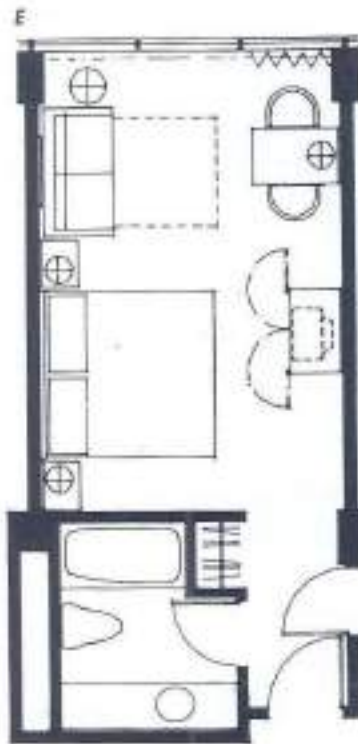
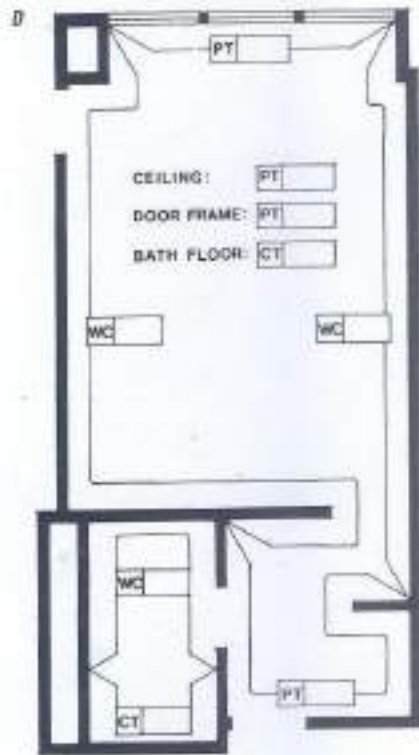


**B.** Typical double-double: Standard motor inn and hotel room; beds take up 70 percent of living area; limited seating space.



**C.** Typical double-double—electrical/mechanical plan: Identify all electrical outlets, TV, phone, HVAC units; outlets and cable connections should be planned around proposed furnishings.

# Guest Rooms and Suites [Room dimensions]

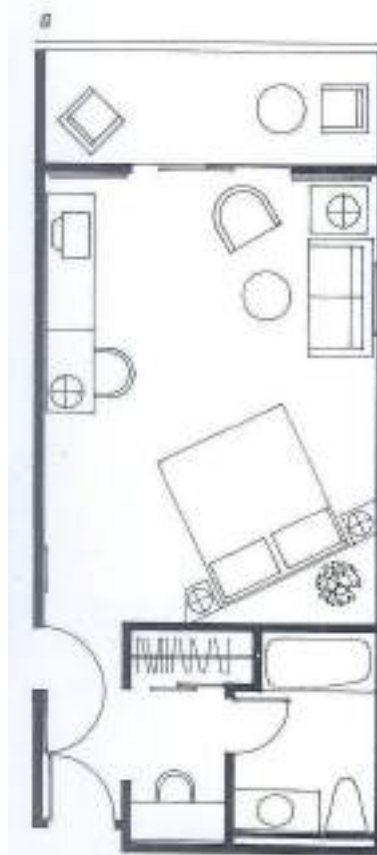


**D.** Typical double-double—finishes plan: Vinyl wallcovering (WVC), paint (P), carpet (C), ceramic tile (CT) identified and keyed to legend.

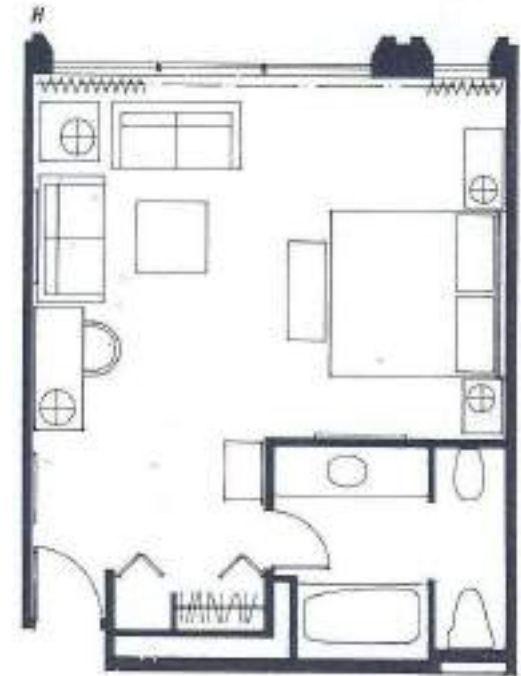
**E.** King-studio (Holiday Inn): Standard layout with armoire unit and large lounge area including a convertible sofa.

**F.** Parlor (Holiday Inn): Convertible sofa and small conference area and adjoining typical king and double-double rooms.

# Guest Rooms and Suites [Room dimensions]

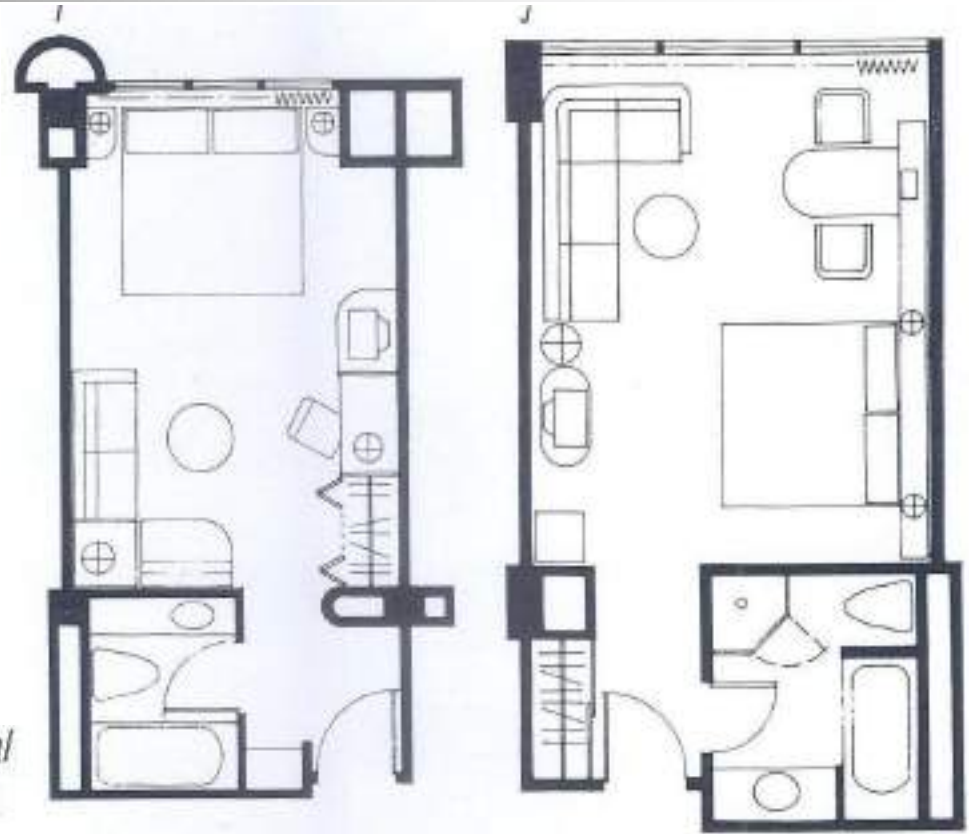


**G.** King room—diagonal bed placement (Sheraton Plaza, Palm Springs): Resort layout, larger room size, with bed splayed to reduce institutional look.



**H.** Luxury room (Four Seasons, Montreal, Canada): Room with wider window dimension than depth including luxurious lounge group and oversized four-fixture bath.

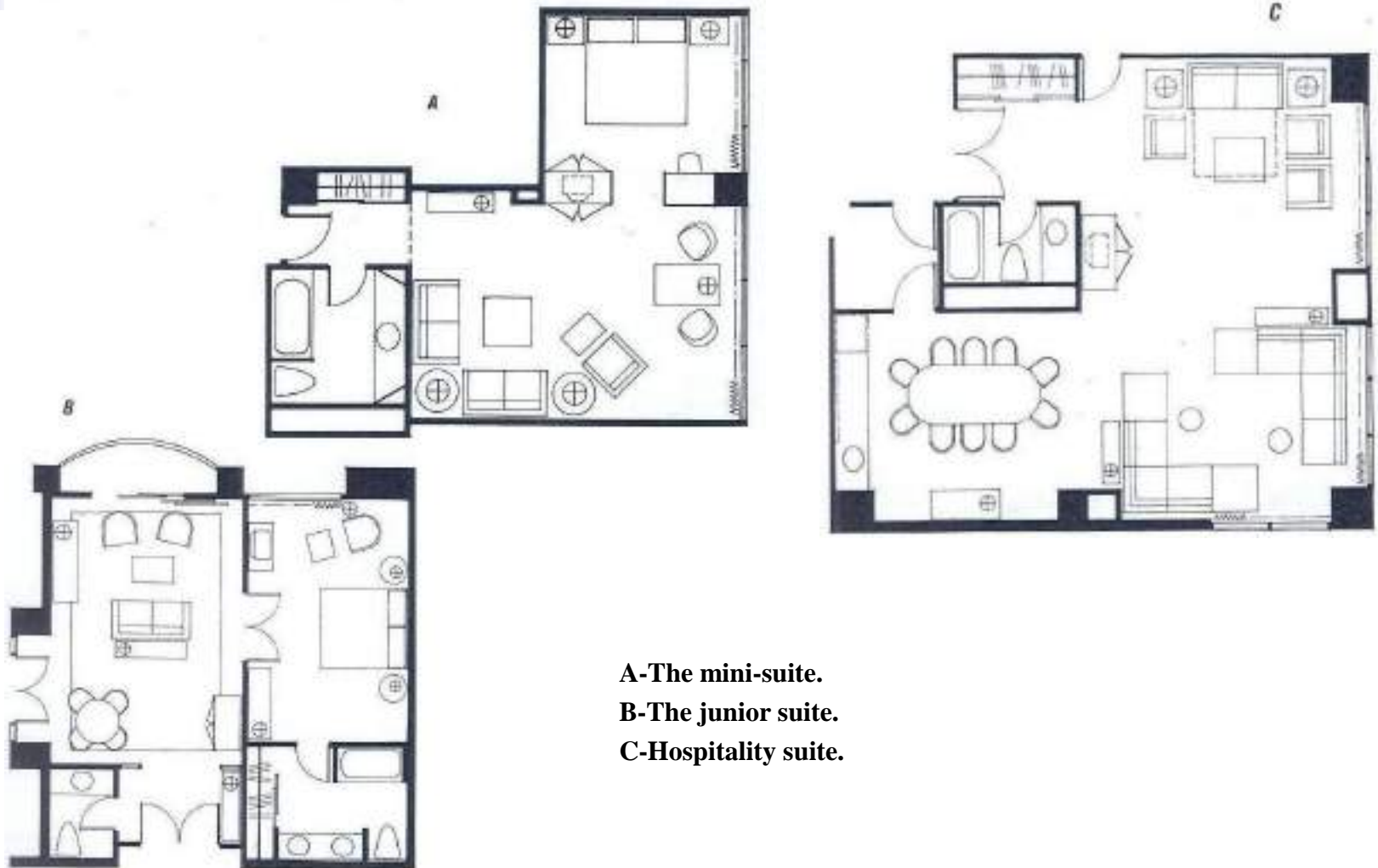
## Guest Rooms and Suites [Room dimensions]



**I.** Reversed layout (Sheraton, Washington, D.C.): Unusual room with bed placed in front of window and lounge area near bathroom.

**J.** Luxury king room (Sheraton Grande, Los Angeles): Oversized room with shelf/ledge in place of headboard, large desk surface and lounge area; four-fixture bathroom.

# Guest Rooms and Suites [Room dimensions]



**A-The mini-suite.**  
**B-The junior suite.**  
**C-Hospitality suite.**



# Guest Rooms and Suites[Planning and design]

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## Room lengths and areas

Room lengths are generally more variable although they may be dictated by structural or site restrictions.

The layout usually provides for bathroom/sleeping/working/day use areas to allow maximum benefit from natural light and views. Bathroom dimensions are dictated by the number and spacing of fitments. A separate dressing area may be provided in luxury hotels.

The sleeping area extends about **2.40 m** for a metric double or queen-sized bed, **2.90 m** for metric twin beds and **3.70 m** for double- double beds allowing for side access. The day use area is more flexible. Two easy chairs with coffee table takes up about **1.70 m**.

This may be extended to **2.3 m** to accommodate a convertible sofa or settee. A similar space provides a good office/work area . The minimum is about **1.0 m** in economy units.

# Guest Rooms and Suites[Planning and design]

## Internal Area

Hotel type	Room without bathroom or lobby		Bathroom only(internal) (a)		Overall including lobby area	
	m	m <sup>2</sup>	m	m <sup>2</sup>	m	M <sub>2</sub> ( c)
<b>Budget</b>	<b>3.6×3.5</b>	<b>14.70</b>	<b>2.15×1.9</b>	<b>4.09 (b)</b>	<b>5.8×3.5</b>	<b>20.3</b>
<b>Mid-grade</b>	<b>4.9×3.6</b>	<b>17.64</b>	<b>2.35×2.0</b>	<b>4.70</b>	<b>7.0×3.6</b>	<b>25.2</b>
<b>High-grade</b>	<b>6.0×3.9</b>	<b>24.20</b>	<b>2.65×2.2</b>	<b>5.83</b>	<b>8.7×3.9</b>	<b>33.9</b>

- Notes:
- (a) Metric dimensions include pipe ducts
  - (b) May have compact shower room 2.8 m<sup>2</sup>.
  - (c) Figures rounded.



# Guest Rooms and Suites[Planning and design]

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## **Extent of variation**

Luxury and high-grade hotels provide rooms with greater variety in size and arrangement. In cities with frontage space at a premium, emphasis may be given to length, with larger beds (**king-size or double-double**) and furnished lounge areas. Bathrooms usually include four fittings and may extend to a dressing area with separate washbasin.

Suites are provided as a proportion of the rooms (**4 to 8**)% in most high-grade hotels. These are economically located at the corners, ends or top floor of buildings usually with other advantages of better outlook and privacy.

All-suite hotels offer suite combinations of rooms and high-ceilinged rooms may also be planned with sleeping and living areas at different levels.





# Guest Rooms and Suites[Planning and design]

## Ceiling heights

Room ceiling heights are related to room areas- particularly lengths - and also tend to be higher in hot climates. The ceiling over the entrance lobby and bathroom may be lowered to house air-conditioning and extraction equipment

<b>Ceiling heights</b>	<b>m</b>
<b>Normal - over sleeping/living areas</b>	<b>2.5</b>
<b>Minimum</b>	<b>2.3</b>
<b>Preferable in hot climates</b>	<b>3.0</b>
<b>Bathroom and entrance lobby</b>	<b>2.2</b>



# **Guest Rooms and Suites[Planning and design]**

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## **Balconies and terraces**

**Amenity space in the form of balconies and terraces can add significant costs (extension of building structure, loss of room space).**

**There may be problems with security (access), wind funneling and suction, waterproofing (at junctions), drainage, air-conditioning regulation in rooms and safety (raised thresholds, low wall or railing enclosure). Balconies and terraces are usually limited to resort hotel and apartment rooms which provide an attractive vista justifying the price differential.**

**Terraces may be formed by stepping back construction to utilize lower roof areas. This may be used on a steeply sloping site, or to reduce the abrupt outline of a large building by providing a relationship with the scale of the surroundings.**