

**University of Salahaddin  
College of engineering  
Department of architecture**



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# **Hotel Public Facilities**

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# **Public Facilities [Extent of provisions]**

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## **Variations**

**The range and scale of public facilities in a hotel are determined by three main factors:-**

- **Type of hotel and market emphasis.**
- **Size (number of rooms), location, extent of competition.**
- **Non-residential use of hotel facilities.**

**Hotel grading or company requirements usually specify minimum standards for particular categories of hotels.**

**In some situations, such as isolated tourist resorts, the markets for inclusive packaged holidays will require extensive food, beverage, entertainment and leisure facilities.**

**Specific provisions will apply in accommodating conventions and business meetings and hotels may market their facilities for local banquets and other functions.**

# Public Facilities [Extent of provisions]

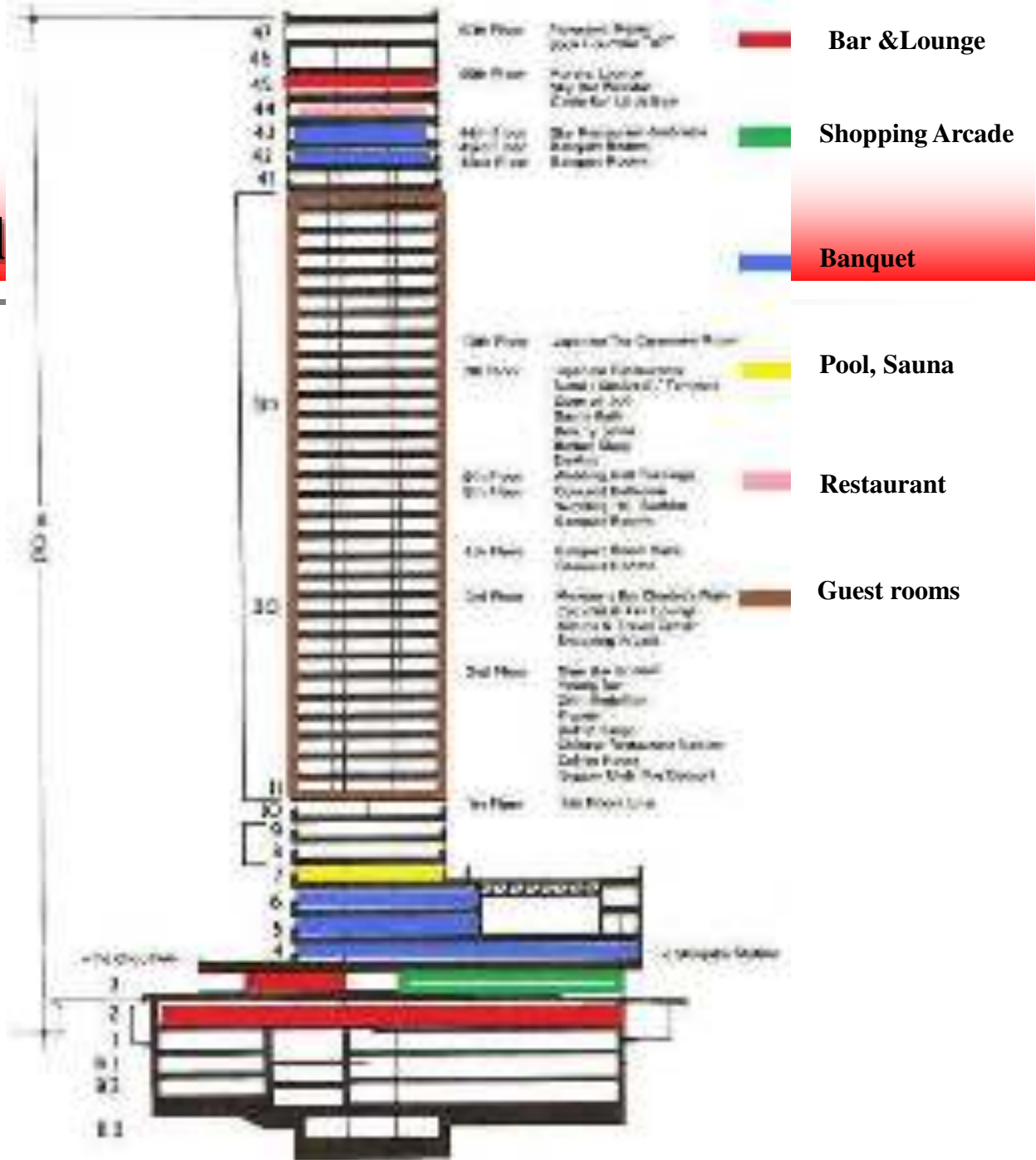
## Public areas per room, by hotel type

Hotel type	Seats and net areas per room (a)					
	Restaurants, cafes		Bars, lounges		Function, meeting rooms(b)	
	Seats	m2	Seats	m2	Seats	m2
City centre hotel (d)	0.8	1.5	0.8	1.4	3.0	4.5
High-grade resort hotel (C)	1.5	2.8	0.8	1.6	2.0	3.0
Suburban hotel (e)	0.9	1.6	0.6	1.0	2.0	2.8
Airport hotel (d)	0.8	1.4	0.6	1.0	2.5	3.5

- Note:**
- (a) Depends on particular location and marketing. For gross areas (access, cloaks) add 20-25%. With kitchens and stores (gross) add 40-50%
  - (b) Including foyer reception area.
  - (c) Several lounges and meeting/function rooms.
  - (d) Attracting conferences and banquets.
  - (e) Also provincial towns.

# Public Facil

**Keio Plaza, Inter-Continental Hotel, Tokyo**  
**The Keio Plaza hotel is part of a vast skyscraper redevelopment of West side Tokyo.**  
**Occupying a land area of 14500 m2 the hotel accommodates 200 guests with multiple dining and convention facilities.**



# Public Facilities

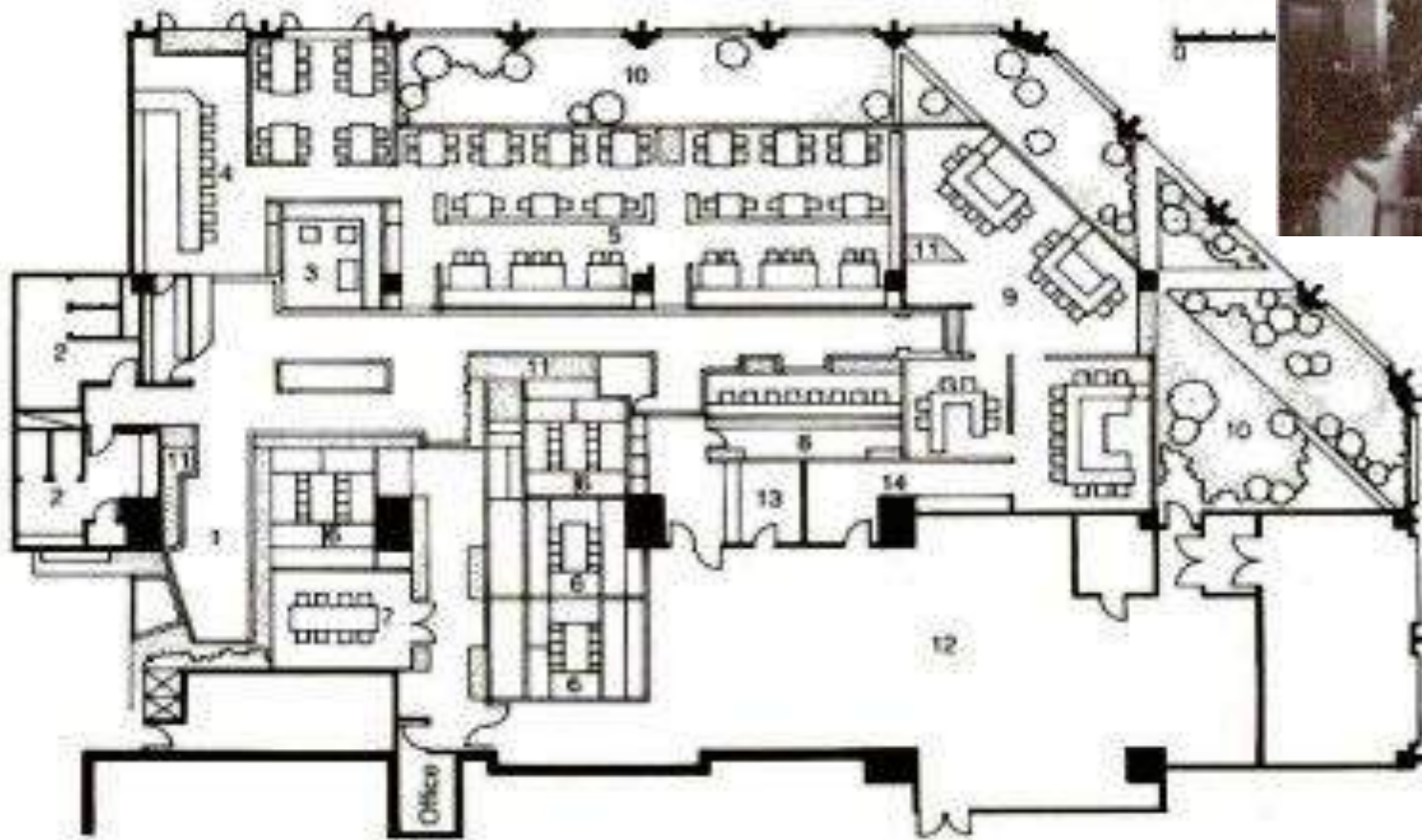
## Furama hotel, Singapore

The Furama shows a typical Japanese restaurant arrangement



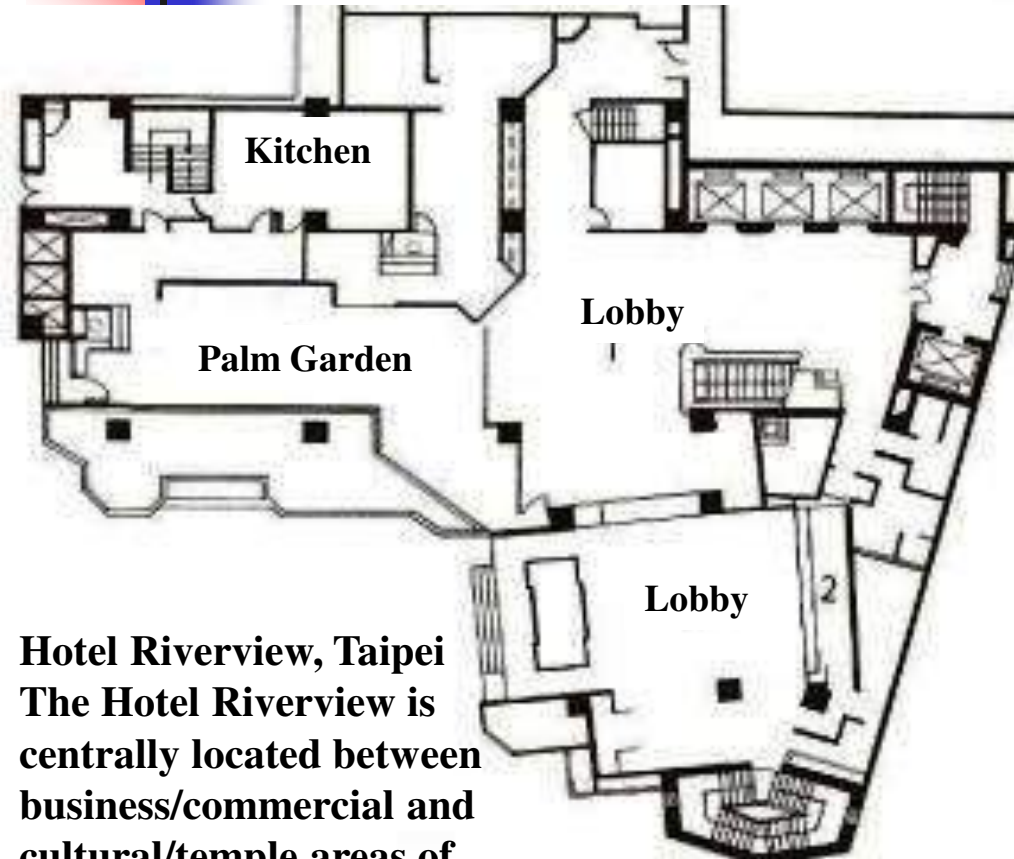
# Public Facilities

## Shangri-La Hotel, Kuala Lumpur

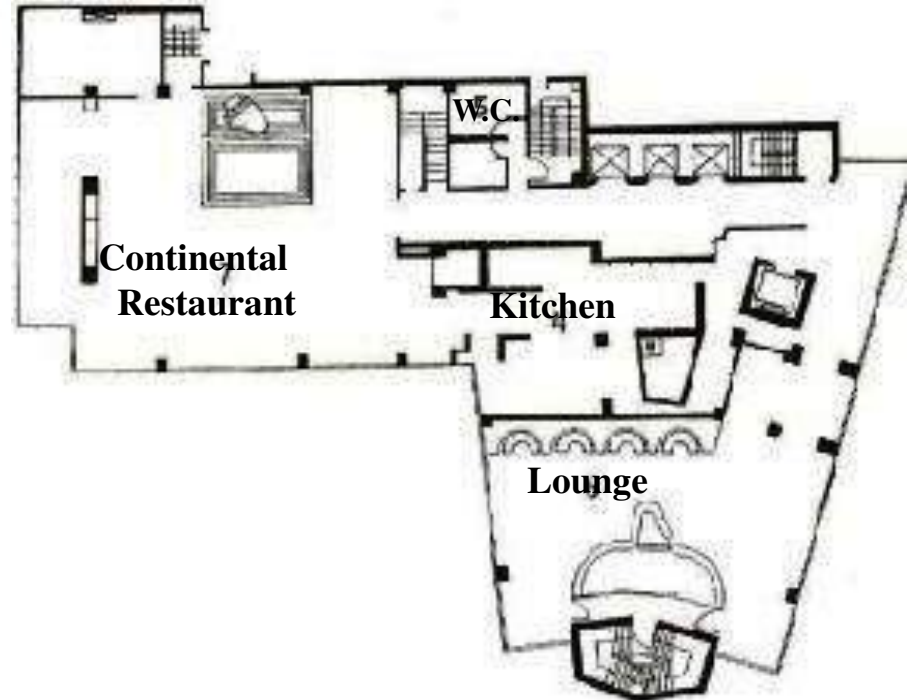
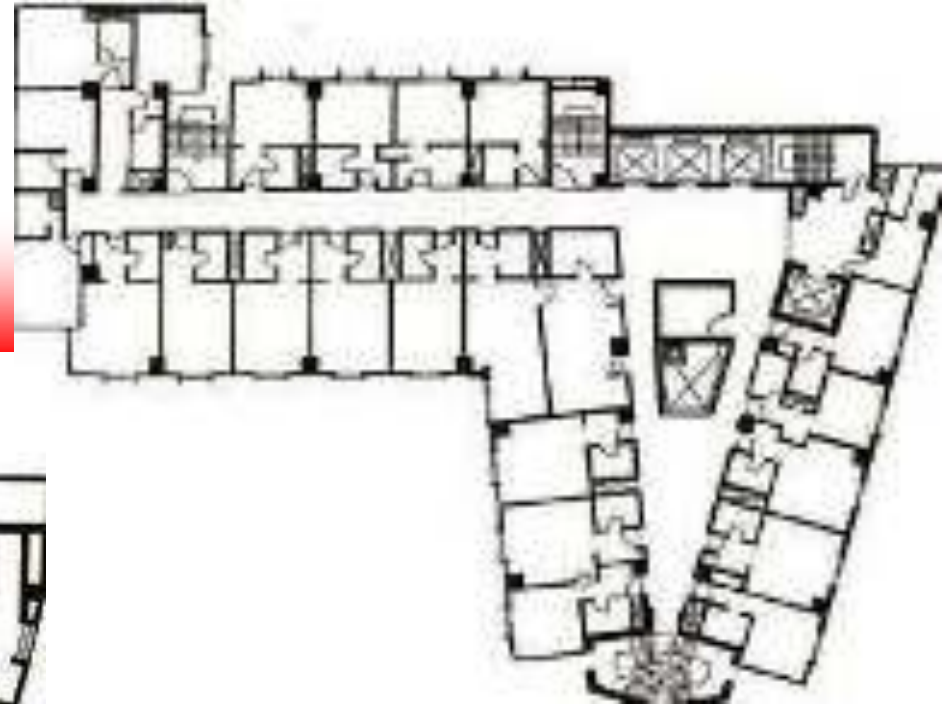




## Public Facilities



**Hotel Riverview, Taipei**  
The Hotel Riverview is centrally located between business/commercial and cultural/temple areas of Taipei. Each of the 220 rooms has a scenic view of the river and city.





# Public Facilities [Extent of provisions]

## Food and Beverage services

<b>Food and beverage services</b>	<b>Net area/seat [Average (m2)]</b>	<b>Notes</b>
<b>Main restaurant</b>	<b>1.8</b>	<b>Mainly tables for two people</b>
<b>Special restaurant</b>	<b>2.0</b>	<b>Also themed restaurant</b>
<b>Cafe</b>	<b>1.5</b>	
<b>Coffee shop, grill bar</b>	<b>1.6</b>	<b>Including counter</b>
<b>Nightclub</b>	<b>2.1</b>	<b>Including dance square</b>
<b>Staff dining room</b>	<b>1.4</b>	<b>Cafeteria services</b>
<b>Public bar, lobby bar</b>	<b>1.5</b>	<b>Themed or pub style</b>
<b>Cocktail lounge</b>	<b>1.6</b>	
<b>Lobby lounge seating</b>	<b>2.0</b>	<b>Settee style seats</b>
<b>Entertainment lounge</b>	<b>1.6</b>	<b>Close seating, includes stage</b>





# Public Facilities [Extent of provisions]

## Function areas

<b>Ballroom</b>	<b>Net area/seat [Average (m2)]</b>	<b>Notes</b>
banquet seating	1.2	1.0 - 1.4 depending on layout
buffet	0.8	0.7-1.0 depending on display
reception	0.6	Standing
<b>Foyer</b>	0.3	Perfection or breakout space
<b>Functions</b>		
party seating	1.6	Round tables
<b>Conferences</b>		
theatre style	0.9	Close seating in rows
classroom style	1.6	Individual desks/writing pallets
boardroom style	2.0	10-20 seated round table



# Public Facilities [Extent of provisions]

## Support areas

Toilets	Net area/seat [Average (m2)]	Notes
men's	0.04	
women's	0.06	
<b>Cloakroom</b>	0.04	
<b>Circulation</b>	0.2	20% - depending on layout
<b>Furniture and equipment stores</b>	0.14	
<b>Main kitchen</b>	0.8	0.5 min preparation - 1.0 full service
<b>Satellite kitchen</b>	0.3	Supplied from main kitchen
<b>Banquet kitchen or pantry</b>	0.2	Additional to main kitchen
<b>Room service pantry</b>	0.2	Per room served 1 :30 rooms
<b>Food and beverage stores</b>	0.2	Based on total seating



## Public Facilities [Extent of provisions]

### Style of restaurant and range of choice

<b>Hotel size (rooms)</b>	<b>Coffee shop, café (a), (seats)</b>	<b>Main or special Restaurant (seats)</b>	<b>Ethnic or gourmet Restaurant (seats)</b>
<b>50</b>	<b>50-75</b>	<b>-</b>	<b>-</b>
<b>150</b>	<b>80</b>	<b>60</b>	<b>-</b>
<b>250</b>	<b>100</b>	<b>60</b>	<b>50</b>
<b>Space provision/ Seat (b)</b>	<b>1.6 m<sup>2</sup></b>	<b>2.0 m<sup>2</sup></b>	<b>2.0 m<sup>2</sup></b>

- Note:**
- (a)** Excluding poolside, cafe-bar and other club facilities. This area is also used for breakfast meals with buffet or table service.
  - (b)** The area required per seat is dictated mainly by the size and spacing of the furniture, proportion of tables seating two persons and arrangements for food service (buffet, table service, etc.) .



## Public Facilities [Extent of provisions]

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### **1- Relationship to kitchens**

In planning restaurant requirements, the need for adjacent kitchens or service pantries must be considered:-

**Adjacent to main kitchen:-** Savings in kitchen space, equipment and staff.  
Higher operational efficiency with detailed planning.

**Remote or on another floor:-** Requiring separate satellite or service kitchen with 25- 35% duplication of space, equipment and work, individuality suites room service.



# Public Facilities [Extent of provisions]

## Characteristics of food and beverage outlets

Type	Operation	Characteristics
Coffee shop	Open 18+hours/day . Limited menu of broad appeal. Informal atmosphere. Quick service	Individual stylized design. Bright and lively ambience.
Cafe		Fitted bar for counter or buffet-style services may include counter seating. Combination of booth, banquet and loose furniture. Usually closely grouped, with seat areas screened by planters, etc. May spill out into atrium or terrace
Brasserie		
Main restaurant	Main meal periods. Cyclical table d'hôte menu with a la carte 'option'. Formal atmosphere. Waited/buffet service	Traditional design reflecting character and sophistication of hotel. Entered through foyer space with host station. Seating plans arranged around external views or internal focuses of interest. Tables and chairs, mainly for two, in small groups with some separation and privacy. High quality linen and tableware



# Public Facilities [Extent of provisions]

## Characteristics of food and beverage outlets

Type	Operation	Characteristics
Special restaurant	May be limited to midday and evening. Specific a la carte menu and style of service	Theme-based design with emphasis on food special, ethnic or local character, display and presentation. Furniture, tableware, furnishings and equipment specifically designed. Authentic features incorporated. Styled uniforms and graphic design.
Entertainment restaurant Night club	May be separate, purposely designed room or provided by rearrangement of furniture in restaurant and/or lounge	Loose furniture - although raised balcony or alcove seating may be provided round perimeter. Equipped with dance square, special lighting and sound systems. Service entry from performers changing rooms and equipment store. Acoustic separation from other areas.



## **Public Facilities [Lounges and bars]**

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### **Location**

**Lounges and associated bars or refreshment service are often provided:-**

- in or near the lobby for waiting and meetings between guests and visitors.**
- for entertainment, social relaxation, including piano or cocktail bars.**
- in association with high class restaurants and other services.**
- for conference groups and functions as informal breakout areas.**

**In city centers the lobby tends to be a popular meeting place for visitors and guests.**



## Public Facilities

### **Kuusamon Hotel, Kuulama, Lapland**

Located on the edge of the Arctic Circle, the Kuusamon Hotel providing 44 guestrooms with restaurants, a dance hall, small casino and swimming pool. The design reflects the character of the area and features an octagonal tent-like roof as well as exposed hewn stonework in the facades.







## **Public Facilities [Lounges and bars]**

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### **Features [Lobby lounge and bar]**

**Lounge seating is required in or adjacent to the lobby usually taking up some 10% of this space.**

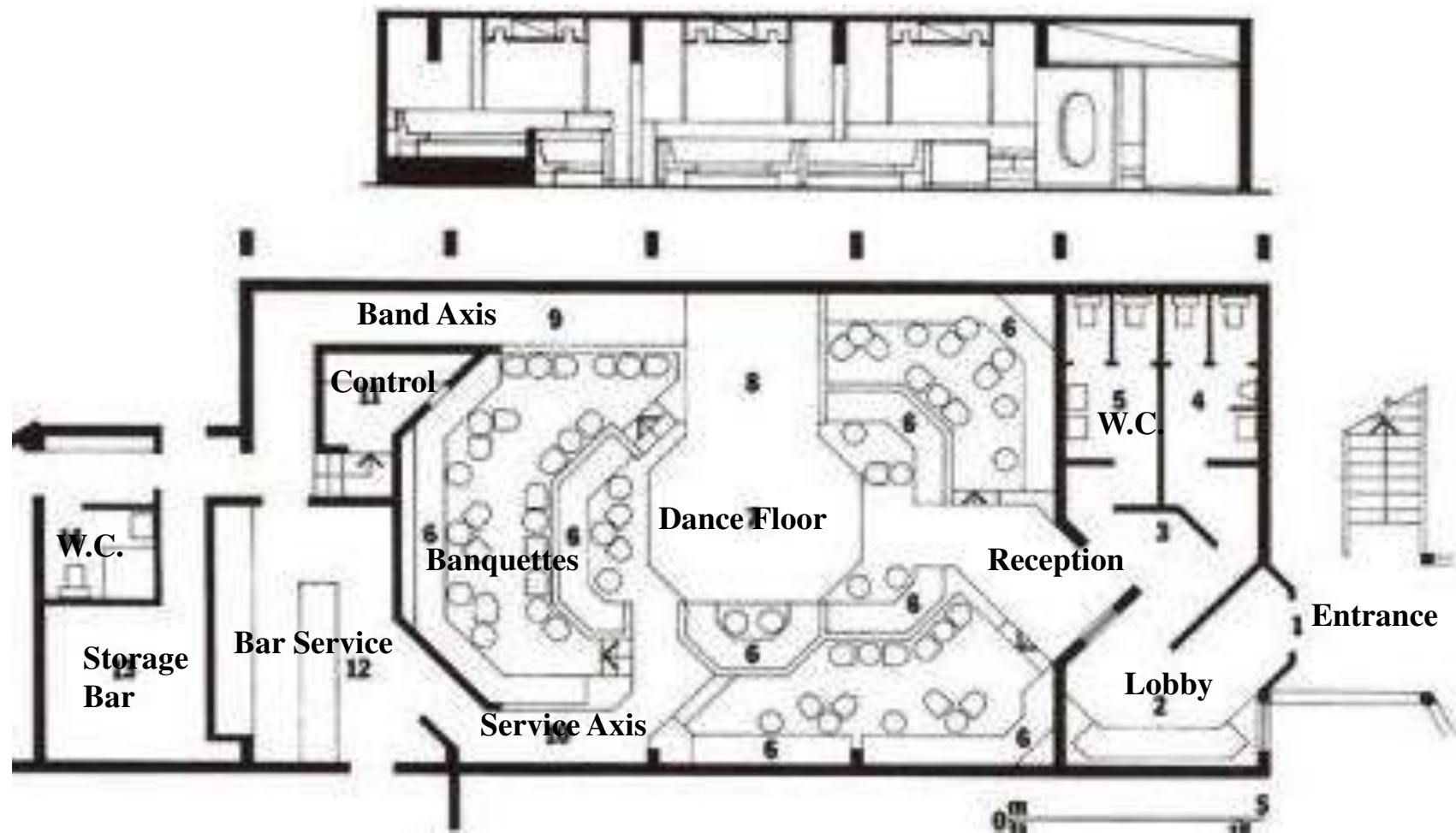
**The lounge must be clearly visible but separated from desk areas and circulation. Service of beverages and light refreshments is provided through a small dispense bar with access to the kitchen or local pantry. A piano may be provided for quiet entertainment.**

### **Design**

**In restaurant design emphasis is usually given to the views out of windows (of scenery or recreational activities). Lounges are normally orientated around the bar and entertainment areas.**

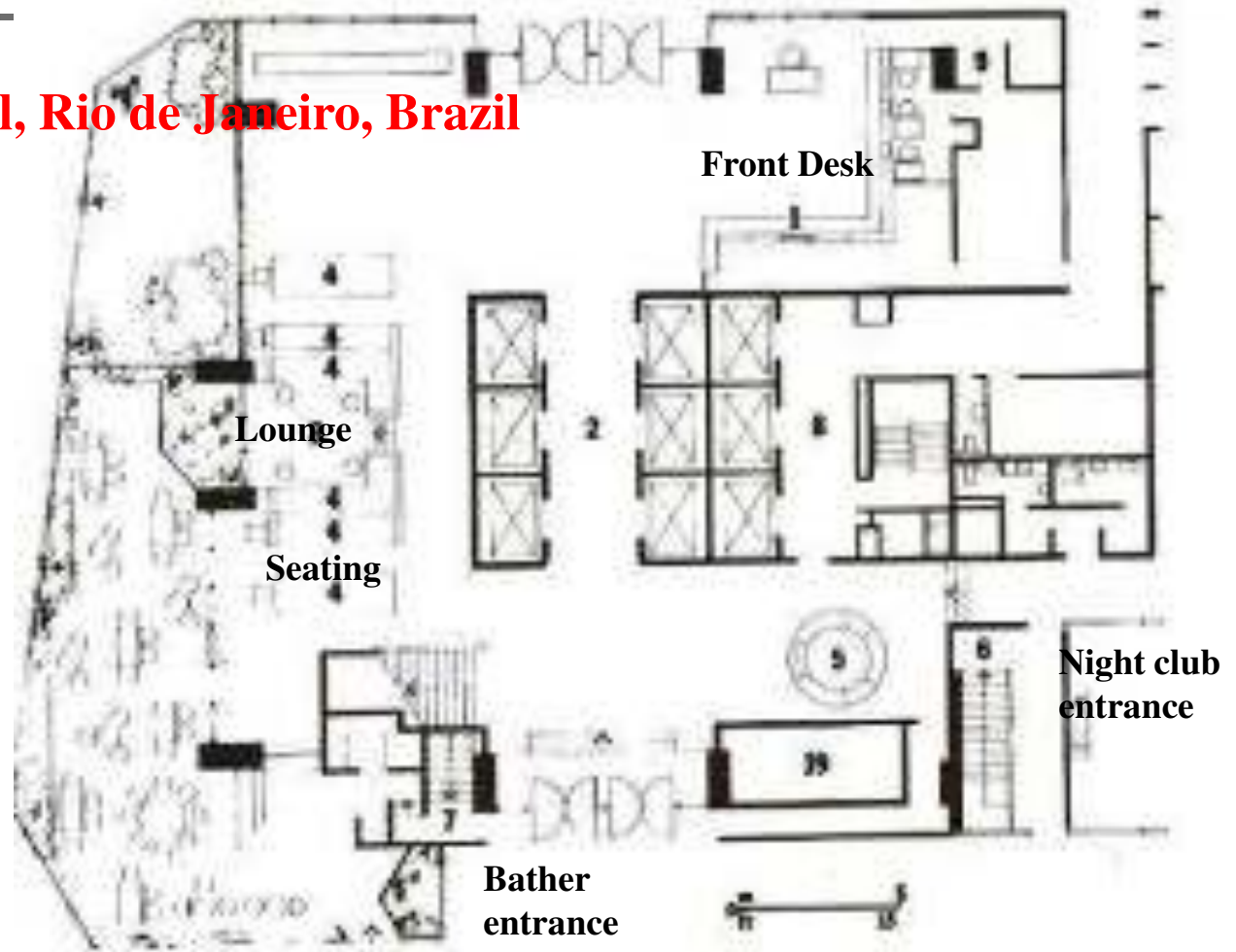
# Public Facilities

## Othon Palace Hotel, Bahia, Brazil



# Public Facilities

## Othon Palace Hotel, Rio de Janeiro, Brazil



Street Level

# Public Facilities

## Othon Palace Hotel, Rio de Janeiro, Brazil



First Basement Level



## **Public Facilities [Conference, banqueting and function rooms]**

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### **Marketing benefits**

**The provision of facilities for group functions offers a number of advantages:-**

- **Association conventions, large conferences and exhibitions mainly occur outside peak tourist seasons. Convention expenditure is typically 2 to 2.5 times that of transient users.**
- **Facilities for meetings - often with food service - are regularly used by business visitors and local companies. Social functions and banquets generate demands at weekends, and high food and beverage revenues.**
- **The rooms can be hired for exhibitions, product launches, receptions, parties and other events.**



## **Public Facilities [Conference, banqueting and function rooms]**

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### **Areas**

**In most city centre hotels of high grade, the function areas account for 2.0- 3.0 m<sup>2</sup> per guestroom:**

**in resort and suburban hotels this reduces to 1.0--2.0 m<sup>2</sup> per guestroom, Depending on market emphasis .**

**Luxury hotels and other hotels of mid-grade generally omit large ballrooms but usually include a suite of rooms for business meetings and Social functions.**



# Public Facilities [Conference]

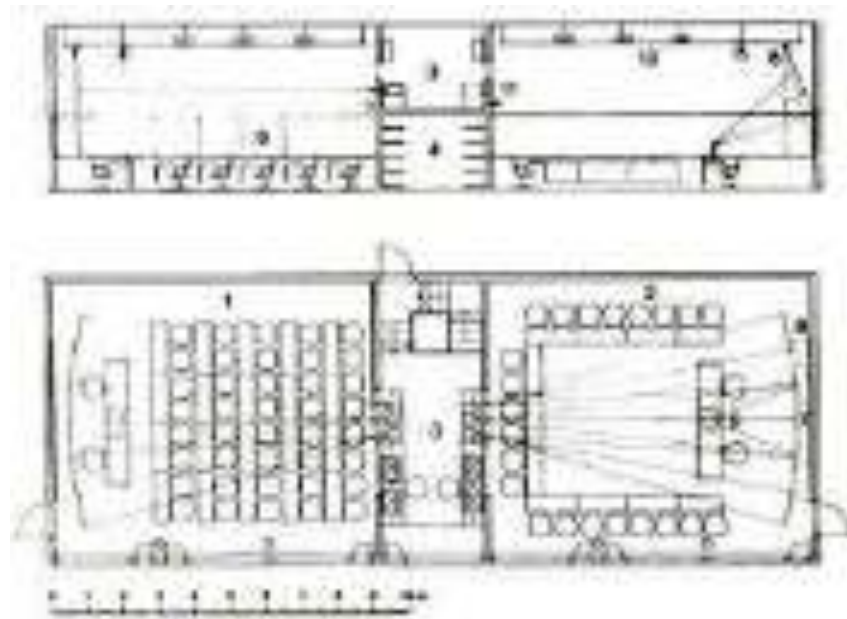
**Sandpiper Hotel, Hyvinkaa, Finland**



**Auditorium**



**Team working room**



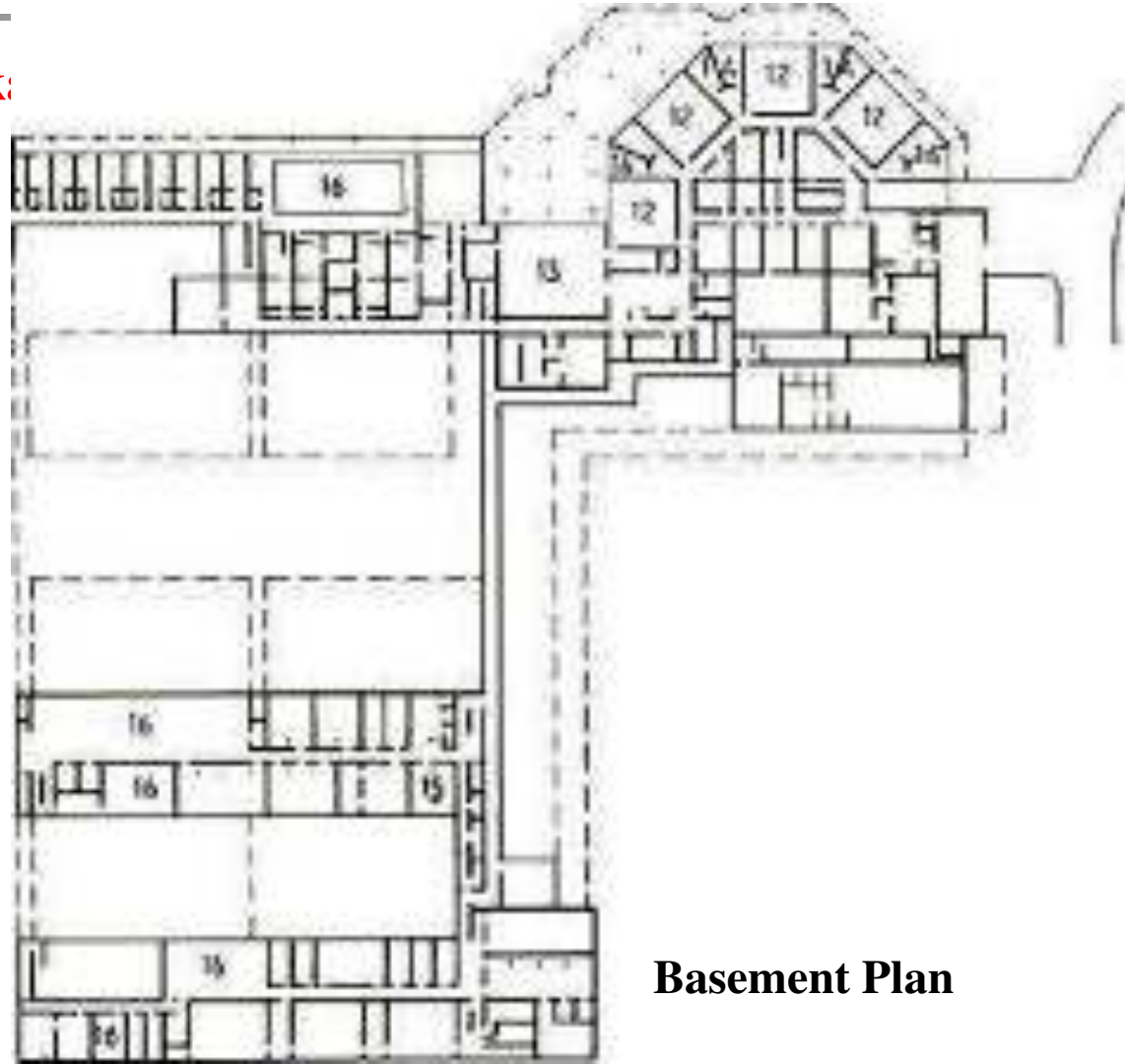
**Plan of conference room**

# Public Facilities

## Key Sandpiper Hotel, Hyvinko

### Key

- 1-Lobby
- 2 -Lobby bar
- 3- Restaurant with 500 seats
- 4- Multipurpose room with 200 seats
- 5- Private dining room
- 6- Night club
- 7- Kitchen
- 8- Reception
- 9- Offices
- 10 -Accommodation rooms,  
19-1 in number
- 11-Auditorium with 220 seats
- 12 -Conference rooms
- 13- Conference rooms
- 14 -Team-working rooms
- 15 -Copy- and printing center,  
photograph studio and laboratories
- 16- Leisure facilities (saunas,  
swimming pools, clubrooms, billiard ,  
squash-courts, bowling, health club, etc)



**Basement Plan**



# Public Facilities

## Key Sandpiper Hotel, Hyvinkaa, Finland

### Key

- 1-Lobby
- 2 -Lobby bar
- 3- Restaurant with 500 seats
- 4- Multipurpose room with 200 seats
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Ground Floor Plan

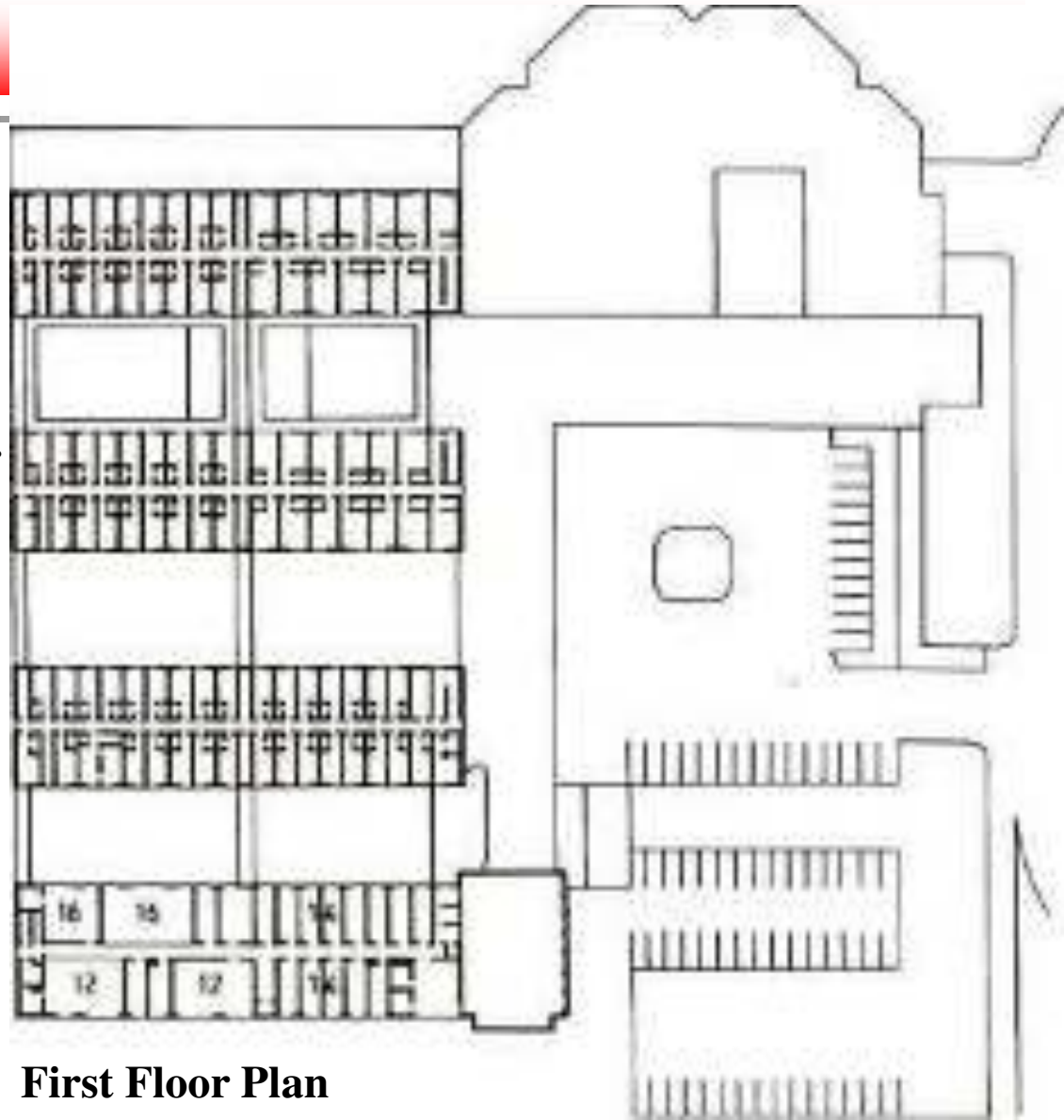
# Public Facilities

## Miyako Hotel, Tokyo

12- Conference rooms.

14- Team-working rooms.

16- Leisure facilities (saunas, swimming pools, clubrooms, billiard squash-courts, bowling, health club, etc).



First Floor Plan

# Public Facilities

## Miyako Hotel, Tokyo

### Key

- 1- Main entrance
- 2 -Hall
- 3 -Lounge
- 4 -Reception desk
- 5- Parking
- 6- Terrace
- 7- Shop
- 8 -Administration offices
- 9- Garden
- 10- Cocktail lounge
- 11- Coffee shop
- 12 -Kitchen
- 13 -Banquet hall



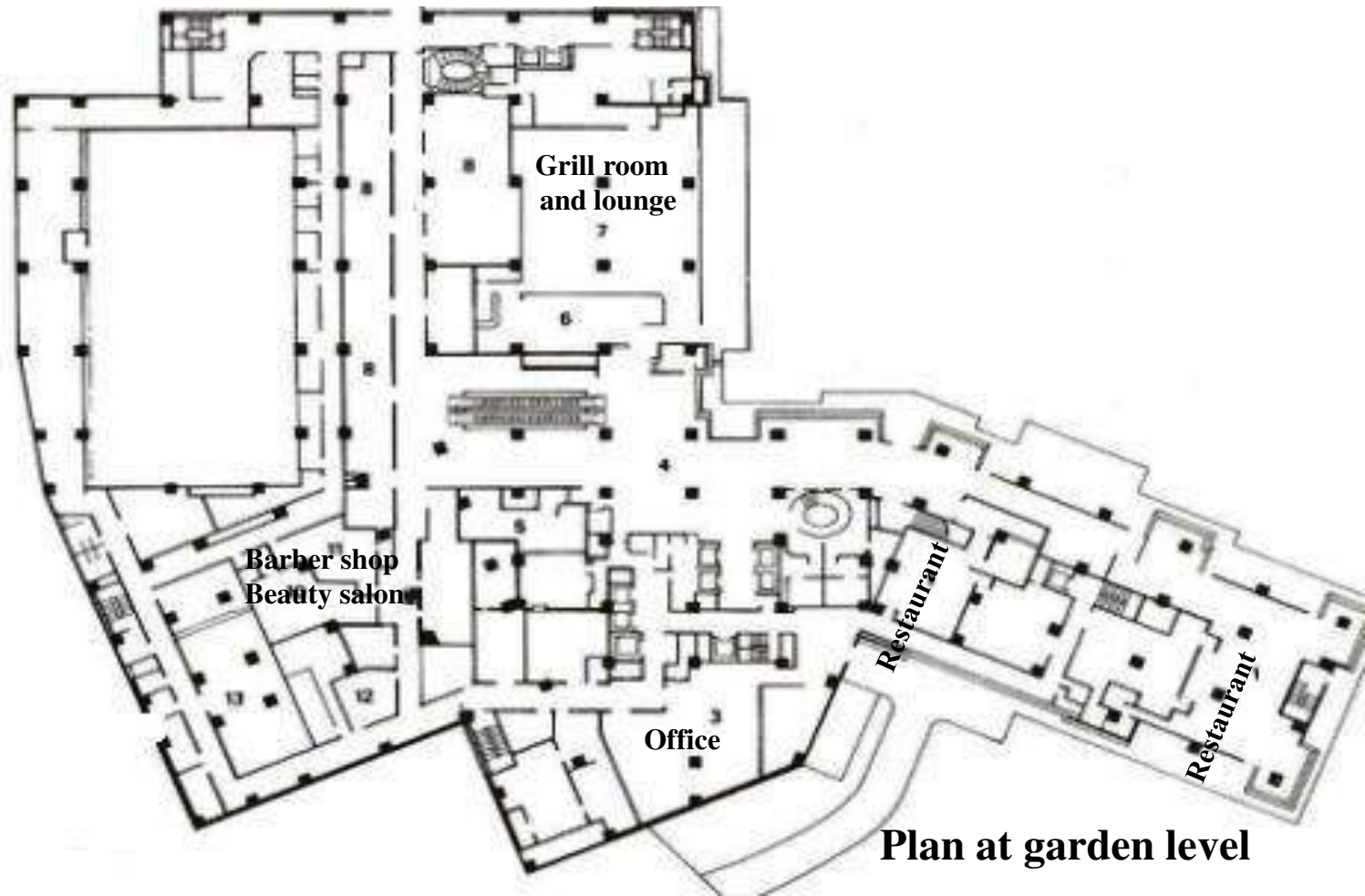
Plan at entrance level

# Public Facilities

## Miyako Hotel, Tokyo

### Key

- 1- Restaurant
- 2 -Kitchen
- 3 -Office
- 4 -Lobby
- 5- Main bar
- 6- Members bar
- 7- Grill room and lounge
- 8 -Shop
- 9- Garden
- 10- Beauty salon
- 11- Barber shop
- 12 -Clinic
- 13 -Staff room

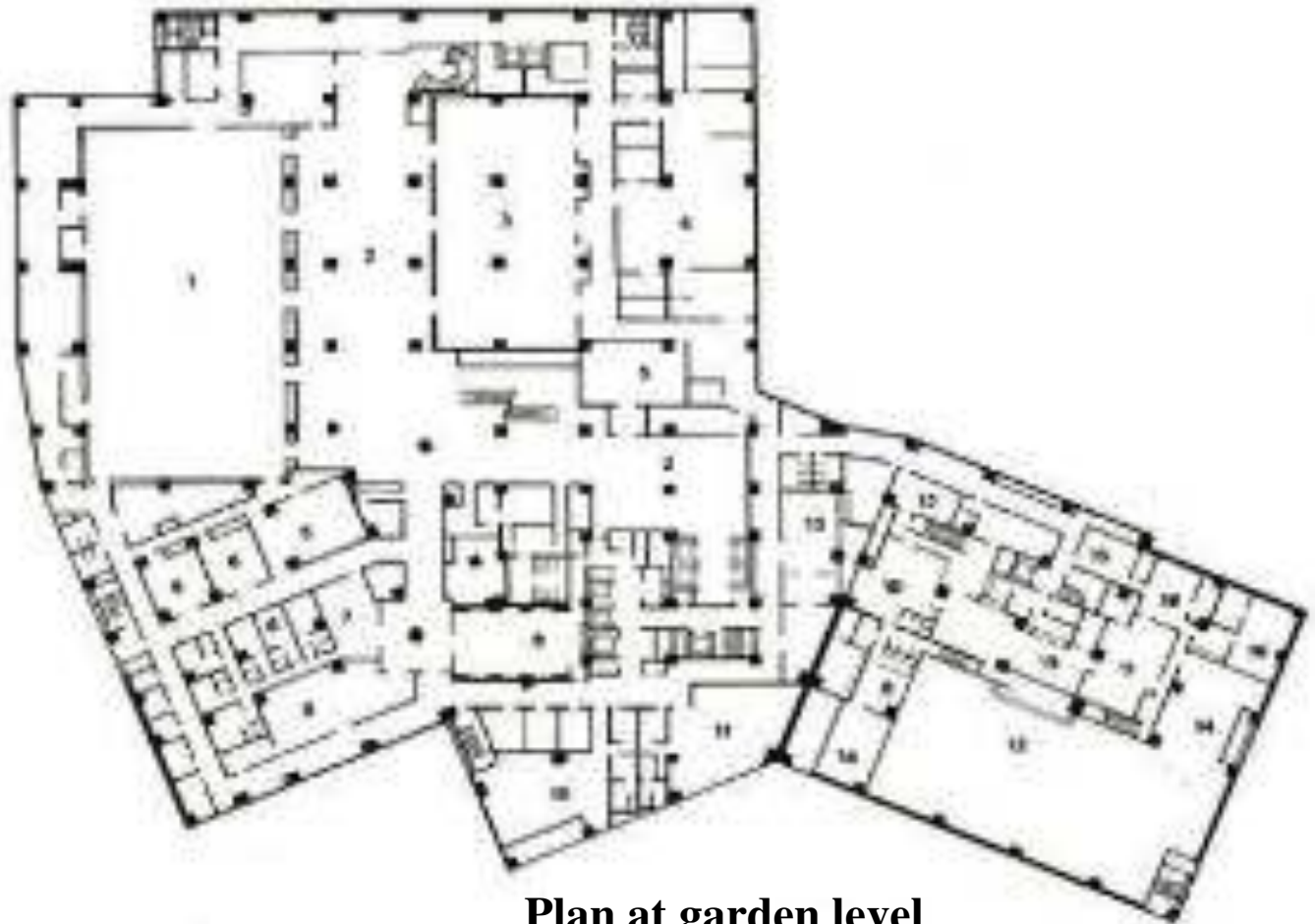


# Public Facilities

## Miyako Hotel, Tokyo

### Key

- 1- Ballroom
- 2- Lobby
- 3- Banquet hall
- 4 -Kitchen
- 5 -Meeting room
- 6 -Dressing room
- 7 -Clothes rental
- 8 -Photo studio
- 9 -Marriage hall
- 10 Ladies' changing room
- 11- Men's changing room
- 12 -Swimming pool
- 13-Laundry 18 Rest room
- 14 -Gymnasium
- 15 -Massage
- 16 -Bathroom
- 17 -Masseuse
- 18 -Rest room
- 19 -Lounge



Plan at garden level

# Public Facilities

## AI Bustan Palace Hotel, Oman



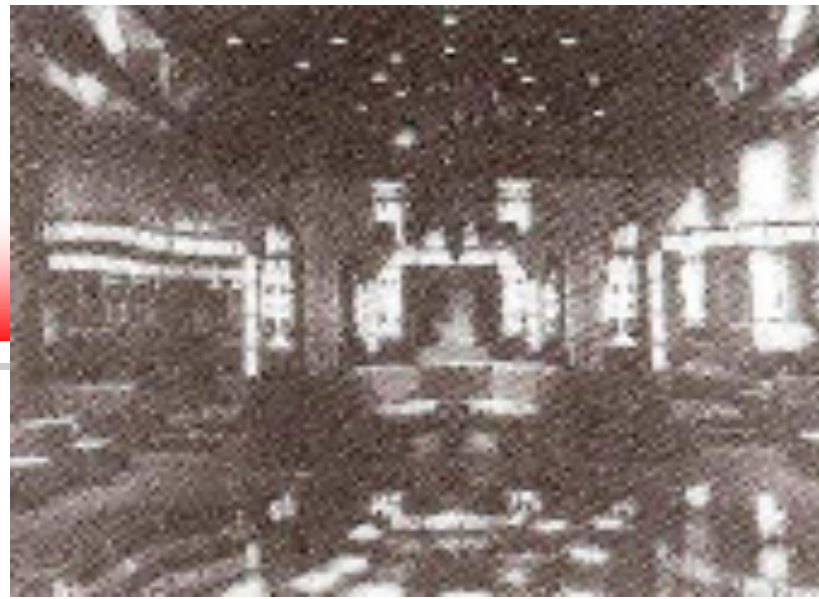
**(a) AI Bustan Palace Hotel**



**(b) AI Maha lounge**

# Public Facilities

## AI Bustan Palace Hotel, Oman



(d) AI Sindbad club



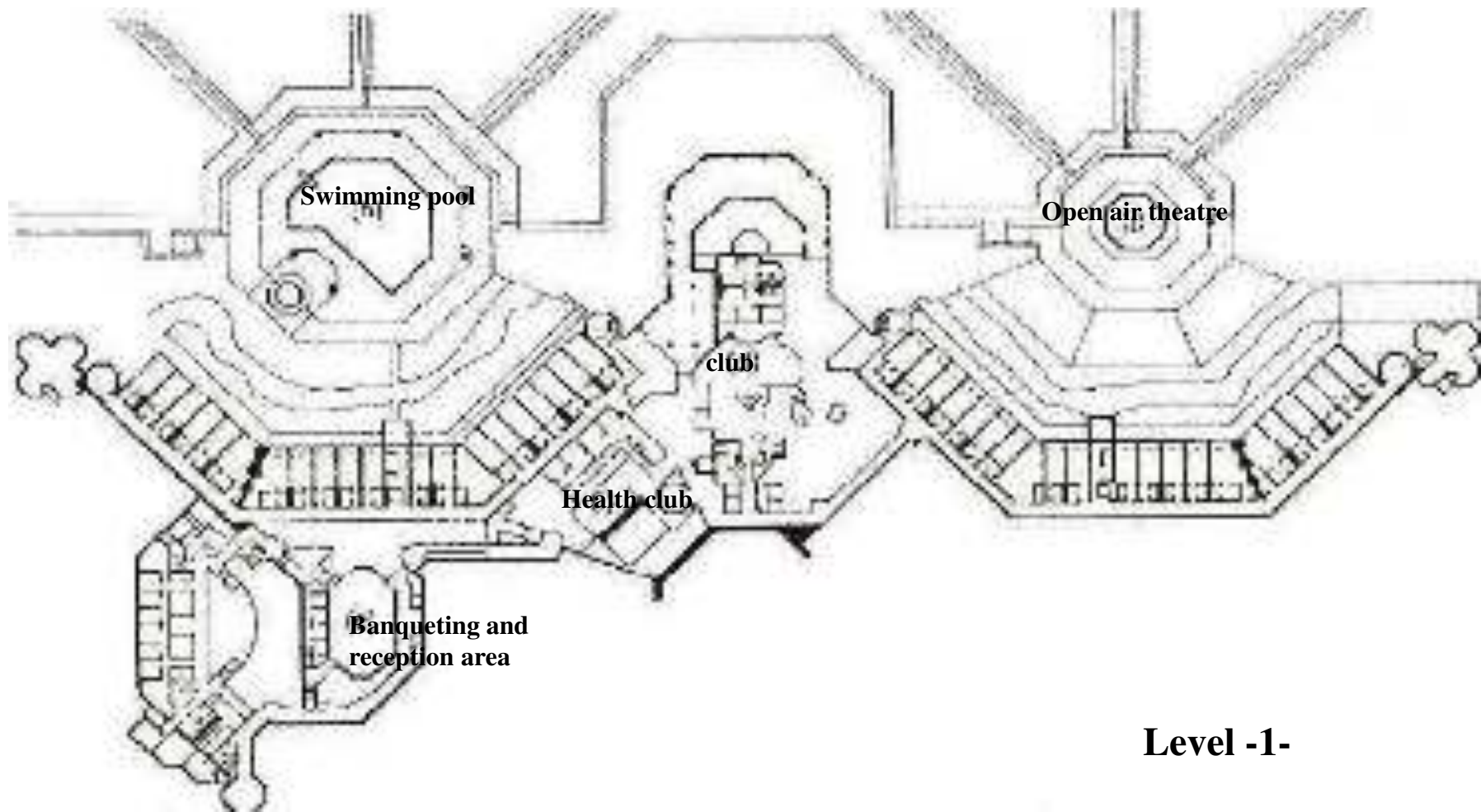
(e) Banqueting room



(c) AI Bustan cafe

# Public Facilities

## Al Bustan Palace Hotel, Oman

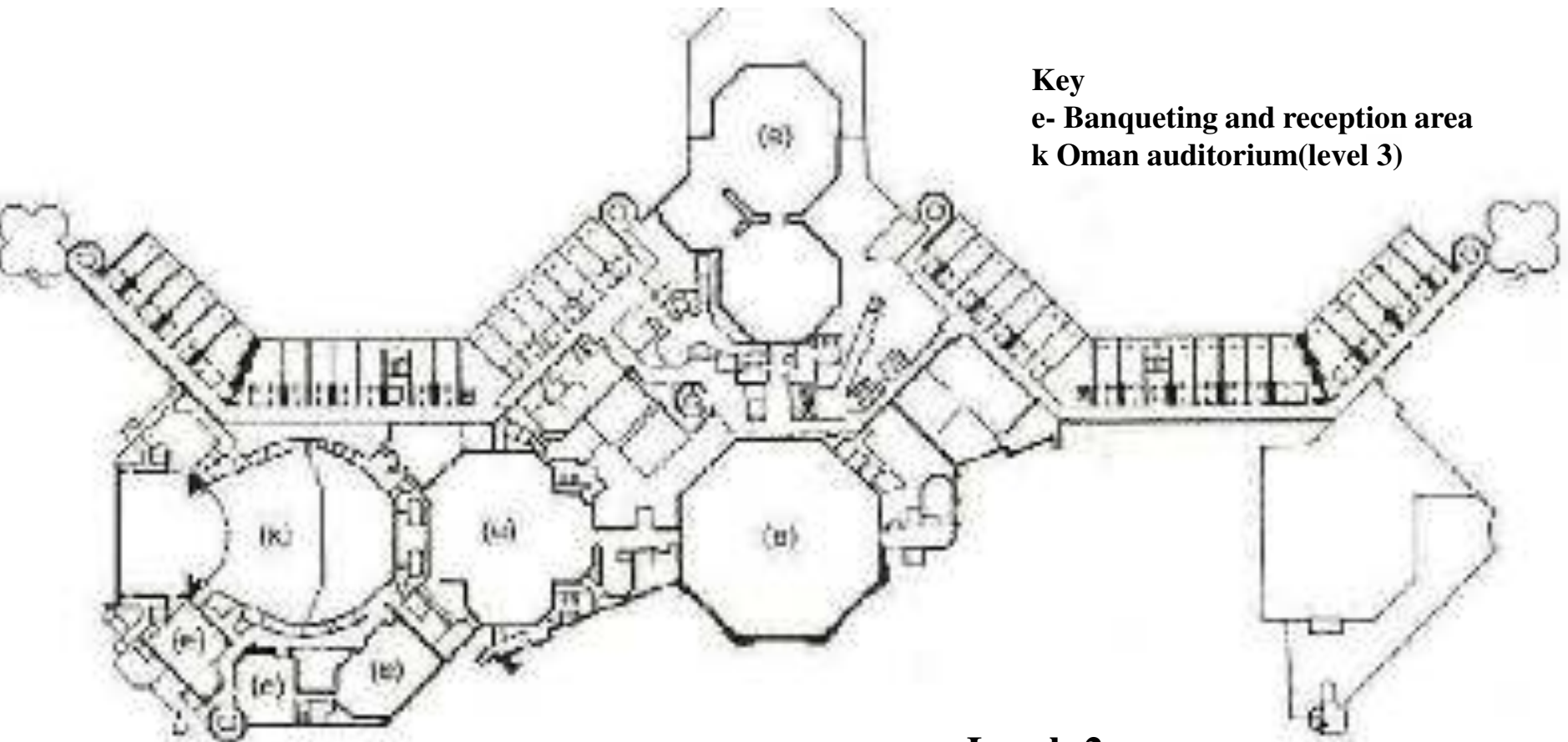


Level -1-



# Public Facilities

## Al Bustan Palace Hotel, Oman



**Key**  
e- Banqueting and reception area  
k Oman auditorium(level 3)

**Level -2-**



## Public Facilities [Ballroom]

### Ballroom and convention halls

Ballrooms provide a large flexible space which can be used for conventions, exhibitions, social activities, banquets or dances. These areas are usually divisible by movable partitions to create a range of smaller rooms social functions.

### Ballroom divisibility

Halls area	Length :width	Length division
250 m <sup>2</sup> and over	2:1	into 3
Less than 250 m <sup>2</sup>	3:2	into 2



## Public Facilities [Ballroom]

**Ceiling heights are related to the size of the hall**

	<b>m</b>	<b>Notes</b>
<b>Large ballrooms</b>	<b>3.6-4.2</b>	<b>4.6 m for exhibitions</b>
<b>Medium capacity/conference halls</b>	<b>3.0-3.1</b>	
<b>Minimum for function rooms</b>	<b>2.7</b>	

### **Doors and windows**

**As a rule, doors should open outwards and be recessed to avoid obstruction. Main entrance doors should be central, in proportion with the room, at least **2.4 m** and usually **3.0 m** high.**



## **Public Facilities [Ballroom]**

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### **Requirements**

**include attractive durable facings and furnishings, silent easy opening and closure, fire resistance and sound insulation .**

**Exit doors must open outwards, and locking release mechanism, approved signs and emergency illumination.**

**Windows may not be necessary in larger ballrooms but natural light is beneficial in smaller function and meeting rooms. Mechanized blackout blinds with automatic lighting should be provided.**



## **Public Facilities [Other Facilities]**

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### **Meeting rooms**

**Smaller meeting and function rooms often have a high utilization. They are usually grouped together and are of various sizes, designed and fitted out for alternative seating plans.**

**Partitioning may be used to increase flexibility.**

**If no other banquet rooms are provided, some of the rooms may have service access.**

### **Lecture theatres, cinemas**

**Executive conference centers and hotels with a specialized requirement for executive training and conferences may also include purpose designed lecture theatres and/or cinemas. These areas have raked floors with permanent stepped seating and fixed equipment ensuring better viewing and communication.**



## Public Facilities [Leisure and Recreation]

### Range of provision

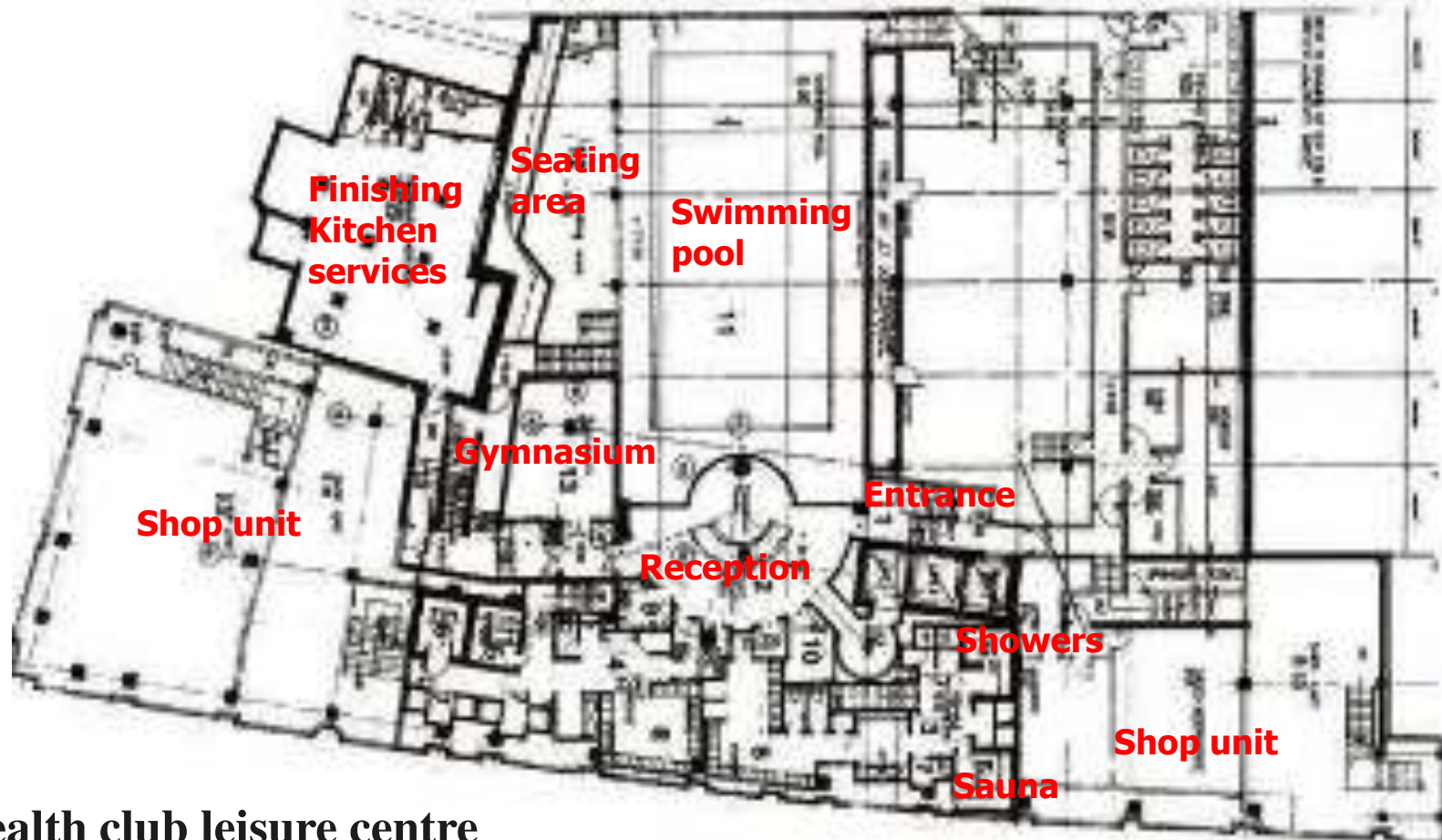
The extent and types of facilities provided in hotels varies widely, depending on:-

- location and marketing emphasis, including local club membership.
- number of rooms, grading and level of charges.
- availability and cost of land.

<b>Budget hotels</b>	<b>Games room, outdoor pool, children's play area</b>
<b>Mid-grade urban hotel</b>	<b>Health club: gymnasium/exercise room, aerobics room, squash courts. Swimming pool, spray/whirl pools, sauna, rest area, beautician/ hairdressing salon. Massage rooms('I. Changing facilities, club bar and lounge. Billiard room.</b>
<b>High-grade resort</b>	<b>Health club: indoor facilities.</b>
<b>hotels and resort complexes</b>	<b>Outdoor: swimming pool, tennis courts, handball/volleyball, putting green, boules ,children's play area, changing rooms.</b>

# Public Facilities [Leisure and Recreation]

The Leeds Marriott



Plan of health club leisure centre

# Public Facilities

## Leisure Club, Stoke on Trent Moathouse



Front elevation and Porte cochere



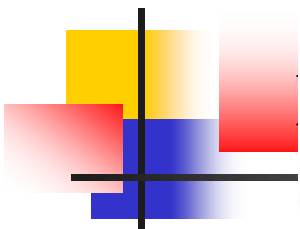
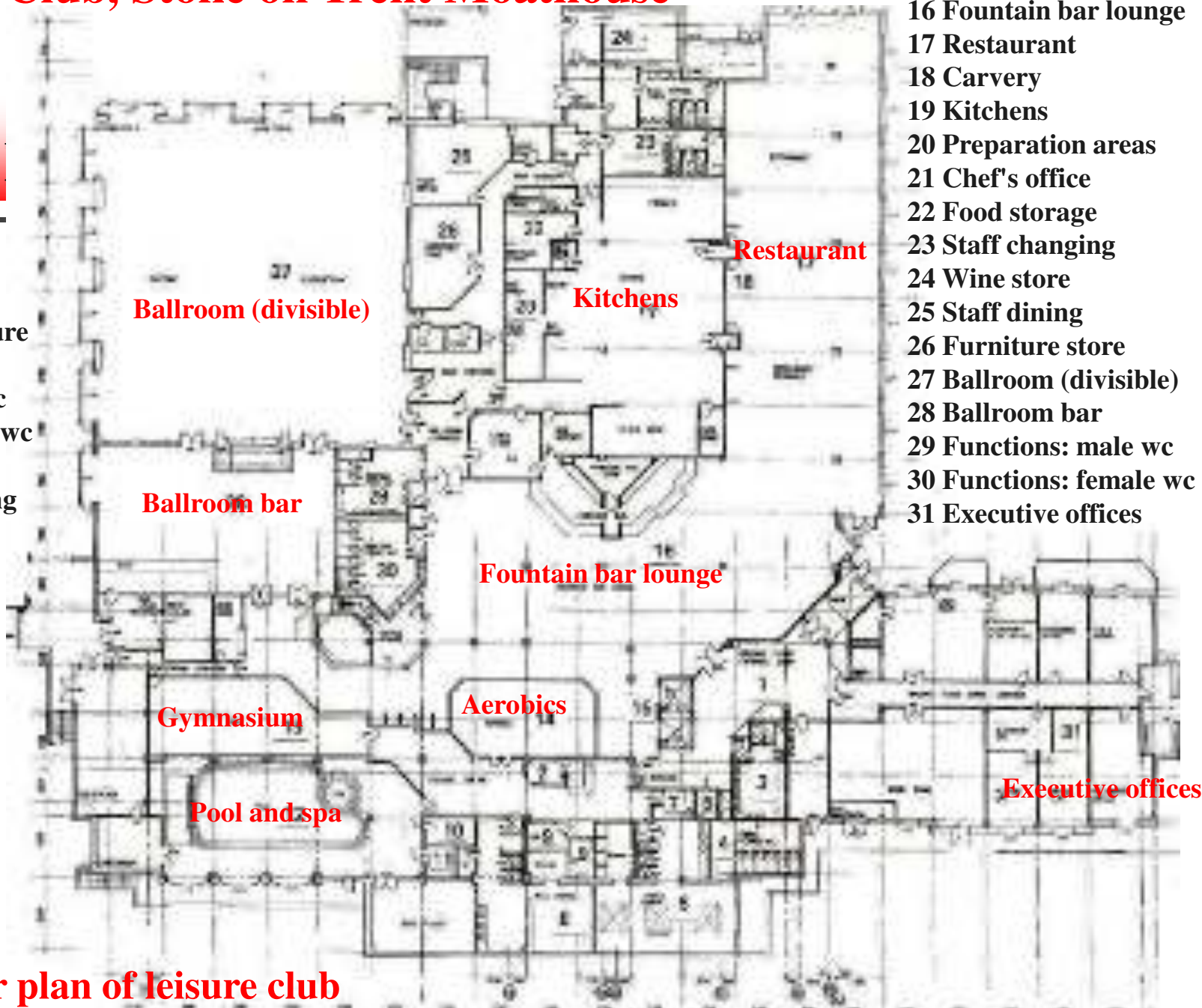
11m swimming pool



Gymnasium



# Leisure Club, Stoke on Trent Moathouse



- 1 Entrance lobby
- 2 Reception: leisure centre
- 3 Public: Male wc
- 4 Public: Female wc
- 5 Disabled wc
- 6 Female changing
- 7 Beautician
- 8 Male changing
- 9 Sun rooms
- 10 Sauna
- 11 Steam room
- 12 Pool and spa
- 13 Gymnasium
- 14 Aerobics
- 15 Elevators

- 16 Fountain bar lounge
- 17 Restaurant
- 18 Carvery
- 19 Kitchens
- 20 Preparation areas
- 21 Chef's office
- 22 Food storage
- 23 Staff changing
- 24 Wine store
- 25 Staff dining
- 26 Furniture store
- 27 Ballroom (divisible)
- 28 Ballroom bar
- 29 Functions: male wc
- 30 Functions: female wc
- 31 Executive offices

**Ground floor plan of leisure club**



## Public Facilities [Leisure and Recreation-Dry Area]

### Changing areas

Includes towel issue, separated areas each with lockers, cubicles, water closets, showers, wash basins, dryers.

Hotel	m <sup>2</sup>
150 rooms	50-60
250 rooms	65-75

### Area and height of dry areas

Hotel	m <sup>2</sup>	Notes
Fitness room	25-50	5 to 10 stations
Gymnasium/ aerobics studio	65-75	12 to 28 persons
Height: 3.5 m small fitness rooms		
Height: 4.0 m larger gymnasia, dance studios		



## Public Facilities [Leisure and Recreation-Wet Area]

### Changing areas

Cubicles are usually **920 x 1070 mm** fitted with mirrors, seats, clothes hooks and door locks. A disabled cubicle **2000 x 2000 mm** may be provided with ramped or level access through the area.

The changing area should provide full-size lockers, hairdryers, mirrors and seats. Toilets (separate for sexes), shower and foot sprays/baths are sited between the changing and pool areas.

### Swimming pool

Indoor pools are usually rectangular and relatively small: **4.6 x 9.1 m** to **7.6 x 15.2 m**. Most of the area may be a uniform depth of **1.2 m** reducing to **0.9 m** at the shallow end. Deeper pools – usually **1.8 m** deep - should have a resting ledge at a depth of **1.2 m**. The deck area is mainly **2.0 m** wide increasing to **2.8 m** for a rest area with loungers. The deck area may also extend to include circular jet and surge pools. Saunas usually form part of this area and are provided with associated showers or plunge pools



## Public Facilities [Leisure and Recreation-Wet Area]

### Planning standards for wet areas

<b>Hotel</b>	<b>Unit space(a) m<sup>2</sup></b>	<b>Notes</b>
Swimming pool	8.0	Water area only (b)
Whirlpool, Jacuzzi	2.0	Total including 0.5 m surround
Sauna, steam bath	2.0	Cabinet space only (b)
Shower and foot baths	1.0	12 to 28 persons

**Notes: (a)Unit space per person based on average high occupancy.**

**(b)Not including surround or access.**



## Public Facilities [External Recreation Area]

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### Swimming Pools

#### Size

**25.0 X 12.5 m** – larger hotels and resorts

**15.0 X 8.0 m** – large hotels

**9.0 X 4.5 m** – small hotels

(usually with free-form outline).

#### Deck

Minimum **1.2 m** clear for access to pool. **3.2 m** width including sunbathing increasing to **6.2 m** for larger pools. Smooth, non-slip , resistance materials with drainage away from pool.

#### Depth

Indicated by markings. May be gradual slope **0.9- 1.8 m** deepening to **2.4 m** or uniform level **1.2 m** . (The depth must be increased for diving.)