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A HOTEL, CONVENTION CENTER FOR BOZEMAN, MONTANA

Part 1 of a

Terminal Project in Architecture

By

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Submitted to the School of Architecture as partial of the
requirement for the degree of Bachelor of Architecture

at

Montana State University

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THESIS PROPOSAL

TERMINAL PROJECT

Hotel & Convention Complex

The terminal project that I propose is a hotel convention center complex for the downtown business center of Bozeman. The purpose of this complex is to help define the downtown area into a focal point in which the city can revolve around. The downtown district of Bozeman is comprised of Main Street running from one end of town to the other end with an extension off of it on North 7. There is no definite starting or ending, or focal point to the downtown. Only four of the blocks can be said to be pedestrian, the rest being strictly orientated to automobile traffic with drive up windows or own individual parking lots. This is the situation that I want to prevent, that is the desintegration of the downtown area into individual shopping centers at the ends of Main and Nth 7.

The downtown district of a city is the heart beat from which the city functions from. This is the place where social activities takes place- where the masses meet and rub shoulders no matter what social status. Social interaction ranges from formal to informal meetings, to shopping to business appointments. It is therefore essential to not let the suburban shopping centers become dominated over the city's center. My purpose is therefore to create a center in which Bozeman can revolve around and to promote further growth into the downtown to make it the focal point of the city in not only commercial but social activities.

To do this, the complex will have to comprise of several essential elements to create this atmosphere. First, there will have to be shops

preferably speciality shops or high quality merchandize. This will give the complex a broader economic base. Second, there is a lack of sufficient parking space downtown, so parking will have to be provided not /only for these shops but for the downtown district as a whole so that the area can be on equal footing with the shopping centers and their parking lots.

Third, the hotel and its banqueting facilities will provide the social and cultural setting for Bozeman with its meeting rooms, banquet halls, bars and lounges and restaurant. It will also bring into the center of town the tourists, convention delegates and businessmen not only increasing social interaction but also providing extra income to the downtown business area.

In conjunction with the hotel will be a convention hall. This will be owned and operated by the city aand rented out to the hotel. This will enable the hotel attract large conventions who want to show off their hardware. It will also give a distinct advantage to the hotel over any other convention facility in the state of Montana. The convention hall would be located across the street from the hotel and will not be designed in this project but assumed built as part of the project.

The map on the following page shows the appraisal map fo Bozeman that was done in a planning studio. It shows the growth pattern for Bozeman for the last five. yearsr. The orange represents the commercial district that extends along Main from East to West and along Nth &th. The orange with the cross hatching represents the new commercial growth which shows the trend is to build out along these avenues instead of rebuilding the downtown district which causes or helps promote its decay. The heavy black dotted line represents the major pedestrian traffic in the down town area. This is the core that I wnat to preserve and reinforce into a focal point od the city.

The site of the complex will be on Main and on Church, which will be starting point of the business area on the ~~North~~ east side of Main. The complex will creat an axis on which the city can revolve around. the room block will be the vertical axis, the bridge will be the horizontal axis across the street, and the two buildings will form an axis parallel to them.

UNIVERSITY OF MONTANA
BOZEMAN
LIBRARY
ASSOCIATION

APPRaisal MAP



MARKET RESEARCH

PRESENT AND POTENTIAL MARKET

At the present time, there is a great need for a convention center in the state of Montana, since no one city, in the state has facilities purposely designed for that activity. Billings and Great Falls are the two cities that do provide for most of the conventions that are held in the state since they are the two largest, each hosting about 36-46 thousand delegates a year. Missoula and Bozeman are the next for only because of the facilities provided there by the state universities located there. There is a definite market for the convention center, there are 150 state associations and societies chartered by the state plus there are 4700 national trade and professional associations in the U.S. that have state representations in Montana. Therefore, it is feasible not only to host local and state conventions, but national, if the facility is that well designed. The average delegate number from conventions in the past is 350-400 for large and 40 for small conventions. On the average, a delegate spends 2.5 days at the convention at \$32 to \$36 per day. This would be quite a shot in the arm to the economy of a city especially in a small community as is Bozeman.

The growth rate of Bozeman and the Gallatin County is the highest in the state. The city of Bozeman grew from 13,361 population in 1960 to 18,670 in 1970 for a 40% increase. Gallatin County had an increase of 25% in population. The Upper Midwest Economic Study Report projected the growth of Bozeman in 1975 to be 23,500, a 36% increase, one half the time of the 40% increase for the last ten years. It is also projected

that Bozeman's activities as the center for manufacturing, construction, retail trade, service and government will increase with the decline of agriculture. This will increase as the growth of the university and the recreational facilities are developed here for winter and summer activities.

The recreational activities around Bozeman for growth is one of its best resources. The recreational industry is Bozeman's major asset. It brings in thousands of tourists each month plus provide employment for residents in the area. Bozeman is located 90 miles from Yellowstone National Park, which in between is the beautiful Gallatin Canyon National Park, which is the site of the Big Sky Recreational Complex. Through the Yellowstone National Park each year passes two million tourists of which one half a million enter through West Yellowstone, and it can be assumed at least that many leave by that exit. For summer activities, Bozeman has mountains, rivers, forests, and wildlife that provide hiking, camping, hunting, and scenic vistas.

For winter activities, again, Bozeman is the center of the activities. For skiing, there is Bridger Bowl, 18 miles from Bozeman, which has slopes for all skiers from novis to expert. It is one of the best areas in the Northwest. It was first a community area, now that it is being developed, it is also a frequent area for out of state skiers. The average weekend there is an excess of 2000 skiers per day and on the best weekends thatere is over 3000 skiers per day. The facilities at Bridger Bowl are directed towards at the present to develeping the hill with more runs and chairs. There is no lodging at the present except for a few summer and winter homes.

Within 46 miles of Bozeman in the Gallatin Canyon is the Big Sky Recreational Complex. It is surrounded by Mountains, rivers, forests and wildlife that will provide all year round activities and lodging. There will be separated villages, one for each season. The Mountain Village will be the node for the winter activities. Lone Mountain will be a major ski resort in the nation. It will provide runs from novice to expert and to championship competition runs. The season will last from November to May. The population of the village is expected to be about 4500. For the summer activities, the node point will be Meadow Village, about 3000 persons. It will have a championship golf course, dude ranch, hunting lodge and other facilities. The complex will be serviced by an all weather highway and two jet airports, one at West Yellowstone and one at Bozeman.

The recreational industry will grow even more larger especially if the present trend of the U.S.'s economy continues as it is now. For the population is not only earning more money than ever before, but also is spending more as a result. The work week is also under change, the work week is decreasing leaving more increased blocks of leisure time for recreational activities and the time to travel long distances to reach it.

Existing Hotel & Motel Accommodations

At the present, there are 14 motels and 4 hotels in Bozeman. Shown on the chart, Group 1 consists of 4 motels, City Center, Holiday Inn, Imperial 400 Motel and Rambler Motel, which have facilities or access to food and beverages. This groups consists of 216 units, all above average room accommodations. The Holiday Inn alone has 120 units over one half, 30% of the entire motel capacity of Bozeman. Group 2, are the motels located on Nth 7th which do not have the facilities for other than room accommodations, but are located near good dining facilities. The last group comprises 7 motel units which have only the basic room accommodations, which are not considered as first rate. This group consists of 127 units. Of the 14 motels, there are 424 units, of which 216 are first class and belong to group 1.

There are 4 hotels in Bozeman for a total of 245 units, but the Baxter is the only one suited for average room accommodations. The other three hotels are of the poorest quality and one would be torn down for the convention hall on MAIN.

TABLE 2
MOTEL AND HOTEL ROOM ACCOMMODATIONS
INVENTORY, BOZEMAN, MONTANA, 1970¹

<u>Motels</u>		Total	Room Rates (\$)²		
		Units	Single	Double	Twin
<u>Group 1</u>					
1.	Bair's Rambler Motel	32	-	14-16	15-18
2.	City Center Motel	28	-	16	18
3.	Holiday Inn	120	11	-	17
4.	Imperial 400 Motel	36	-	14	16-18
	Total	216			
<u>Group 2</u>					
5.	Rainbow Motel	43	-	10-12	12-14
6.	Sunset Motel	10	-	10-11	15
7.	Travelier Motel	28	-	9-12	13-15
	Total	81			
<u>Other Motels</u>					
8.	Ranch House Motel	16	-	9-10	10-14
9.	Mountain View Motel	25	-	9-12	12-16
10.	Bair's Little "5"	13	-	8	12
11.	Alpine Lodge	28	-	10	11
12.	Siesta Motel	21	-	9	12
13.	Tana Motel	13	-	7-10	10-14
14.	Gallatin Motel	11	-	6-7	9
	Total	127			
TOTAL MOTEL		424			
<u>Hotels</u>					
15.	Baxter Hotel	75	4.50-5.50	6.50-9.50	8.00-9.50
16.	Bozeman Hotel	75	4.00-8.00	6.00-8.00	7.50-9.00
17.	Range Hotel	55	5.00-8.00	7.00-10.00	10.00-12.00
18.	Kester Hotel	40	4.50-5.50	5.50-7.00	6.50-7.50
TOTAL HOTEL		245			

*Source: Season Rates, 1970, Bozeman Innkeepers Association

²One room with bath

Existing Dining & Banquet Facilities

Upon examining Bozeman's dining, banquet, and lounge facilities, there is a definite need for a complex that would have all of these on a first class rating basis. There are many good quality, family restaurants in Bozeman, but these are limited in capacity, menus, and atmosphere. The largest facility to handle banquet activities is the Sub at the University, which is remote from downtown. At the present the Holiday Inn and the Baxter are the two that do have banquet facilities, but these are limited in ^{capacity} numbers, the Holiday having seating for 240, while the Baxter has two rooms each at 250.

Banquets

Baxter Hotel	-	2 banquet rooms - each at 250 capacity
Holiday Inn	-	240 capacity
Cartwheel Inn	--	300 capacity

Dining Facilities

Baxter Hotel	-	downtown Bozeman
Holiday Inn	-	Coachman Restuarant
St. Bernard	-	18 miles Bridger Bowl
Cartwheel Inn	-	7 miles west Bozeman
Topper Supper Club		Rambler Motel

Again, each of these facilities are small, limited in capacity, except for the Cartwheel Inn, and two of which including the Cartwheel Inn are located outside of Bozeman. The hotel convention center not only needs to

provide for large size banquets such as 700 to 800 persons, but a formal dining facility for the population of Bozeman which would be first class and have a higher seating capacity. Of the first class lounges in Bozeman, only those listed under dining facilities have separate lounges which meet ^{THIS} the standard of first class,. But, none of these provide ~~good~~ live entertainment, nor have the seating capacity.

HISTORICAL BOZEMAN

Bozeman is located at the southern end of the Gallatin Valley. The Gallatin Valley was originally called the "Valley of the Flowers" by the Indians. It was an area used for only hunting by all tribes, and not for living there. The settlement of Bozeman was planned by John Bozeman and Daniel Rouse in 1863. The town grew up around the rich farming lands instead of the usual mining camps as did most of Montana's other cities. It since has become known for its crops and cattle.

CLIMATE & TOPOGRAPHY

Bozeman is located at a northern latitude of 45 degrees and 40', a longitude of 111 degrees and 93' west of Greenwich and at an altitude of 4856 feet above sea level.

Temperatures:

Winter:	Average Min:	13.8 F
	Average Max:	33.8 F
	Mean:	23.8 F

Summer:	Average Min:	51.3 F
	Average Max:	81.5 F
	Mean:	66.4 F

Mean Annual Precipitation: 17.65"

Mean Annual Snowfall: 70.20"

Bozeman is very fortunate in its geographic location. Bozeman is nearly surrounded on all sides by mountains. On the east side is the Bozeman Mountain Pass, height of 6002' surmounted by Bridger Peak of the north at 9162'. On the south is the Bridger Range, west of Bozeman are the Madison Range, Gallatin Range, and ~~the Ga~~ the Tobacco Roots Mts.

TRANSPORTATION FACILITIES

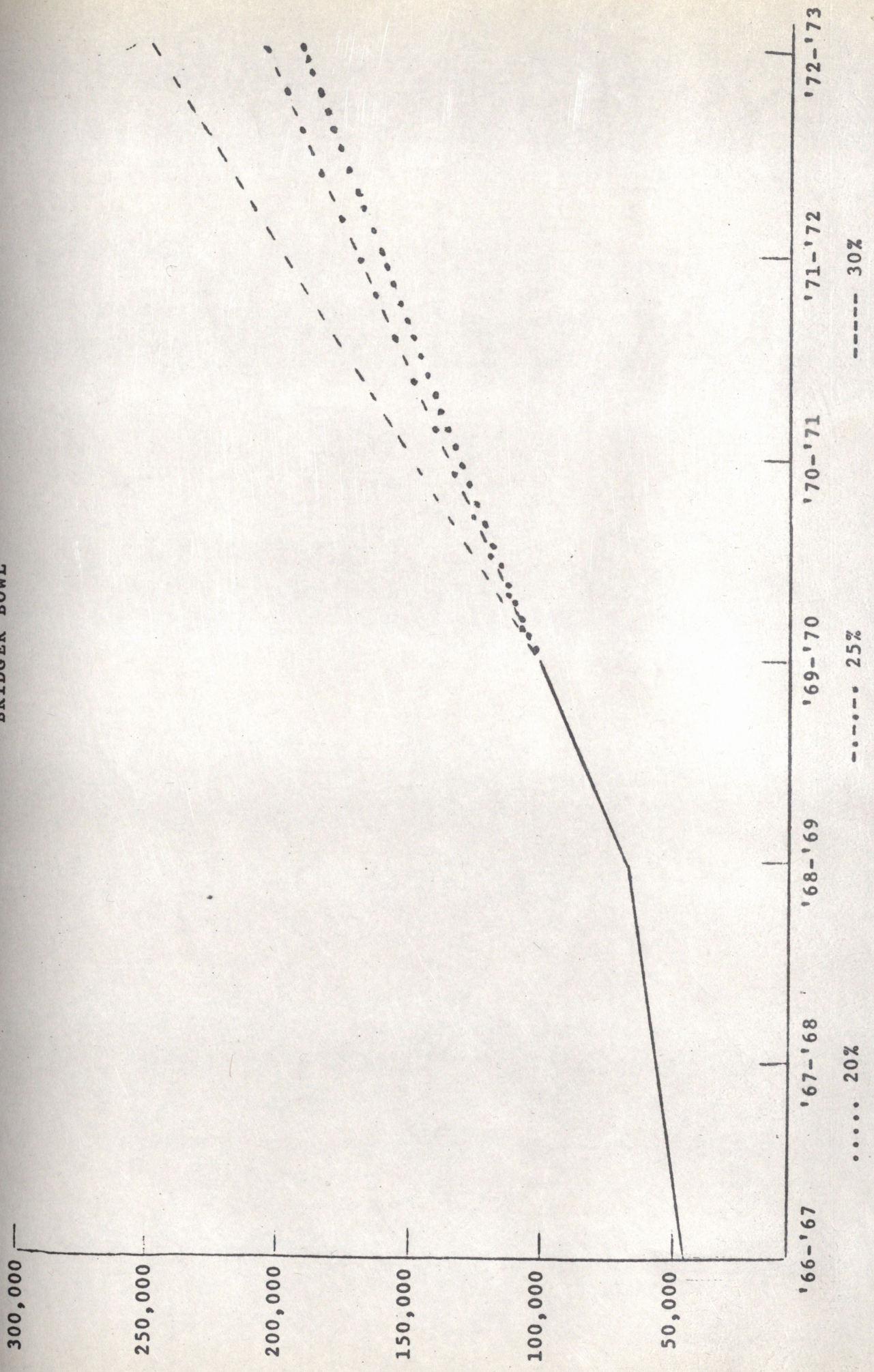
Bozeman is strategically located on Interstate 90 which is one of the major east west routes across the United States. Bozeman is also served by U.S. Highways 10 and 191. The Grey Hound Bus Lines and the Burlington-Northern Railroad also serves the community. Bozeman is the center of recreational activities for heavily populated areas for about 1000 miles in radius. Denver, Colo. is seven hundred miles, Omaha, Neb. is 1000 miles, Spokane, Wash. is 400 miles, Seattle, Wash. is seven hundred miles and Minneapolis, Minn. is 1000 miles away. This makes easy accessibility by air traffic an important factor in the growth of the tourist trade and recreational industry.

Gallatin Field Airport is within ten minute drive from downtown Bozeman. It is served by two major airlines, Northwest and Frontier. The air traffic is expected to rise sharply in the future as the recreational facilities are developed and become known. It is estimated that 65% of Big Sky's winter guests and 35% of summer guests will arrive by air. The Gallatin Airport Board is now studying plans for future expansion to handle the anticipated air traffic.

MONTANA STATE UNIVERSITY

Montana State University is a prime generator of economic activity in Bozeman. Not only because of the number of students and faculty, but by the activities that radiate out from it, such as the sponsored culture affairs, lectures, and research to name of few. All of the buildings could be used in some way in conjunction with the center downtown, such as the Sub and the field house. At the present, because of the facilities at the university, it draws a large number of conventions and conferences in the state, which could be potential contributors to the hotel convention center downtown.

NUMBER OF SKIERS PRESENT AND PROJECTED - 1966 to 1973
BRIDGER BOWL



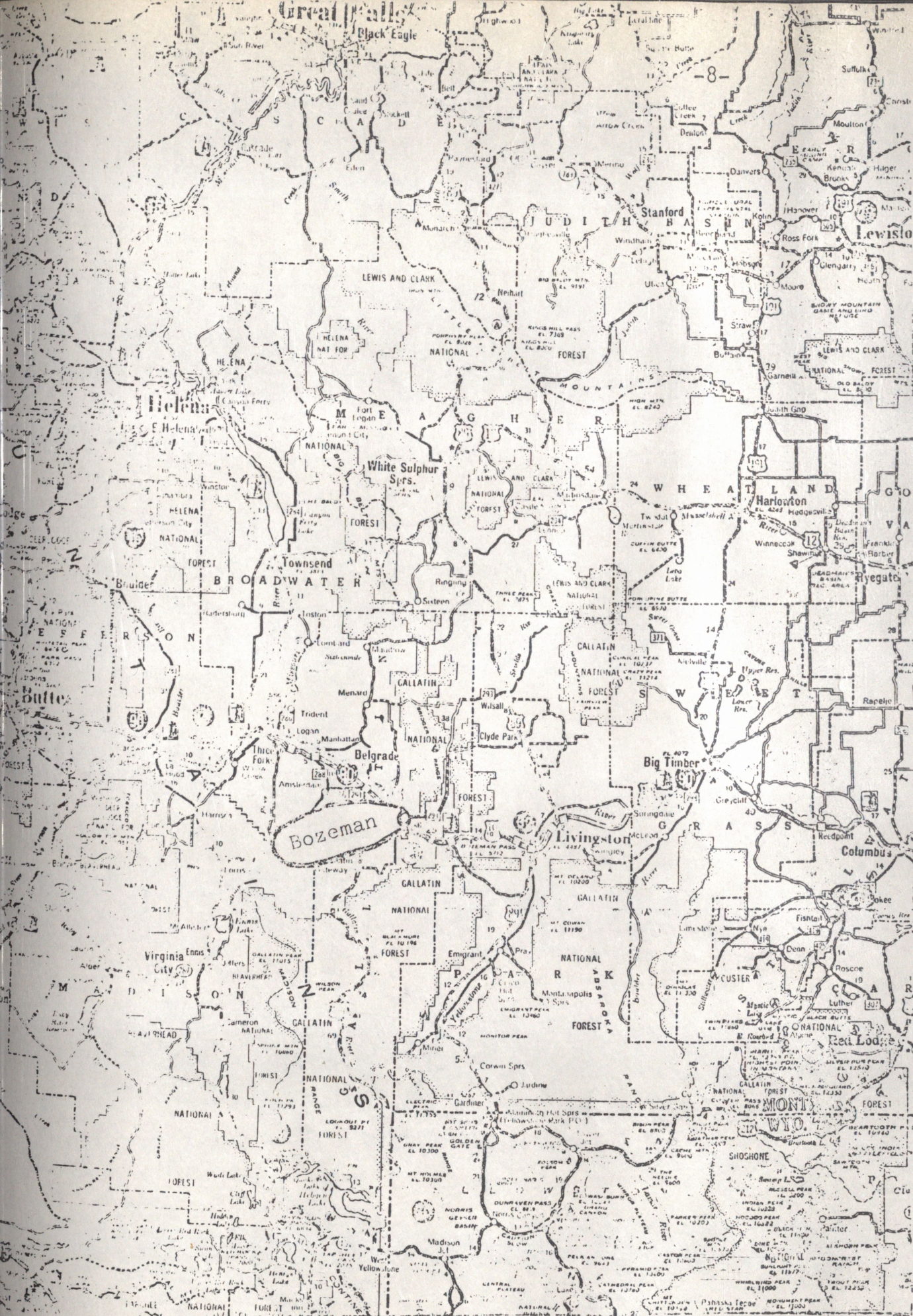
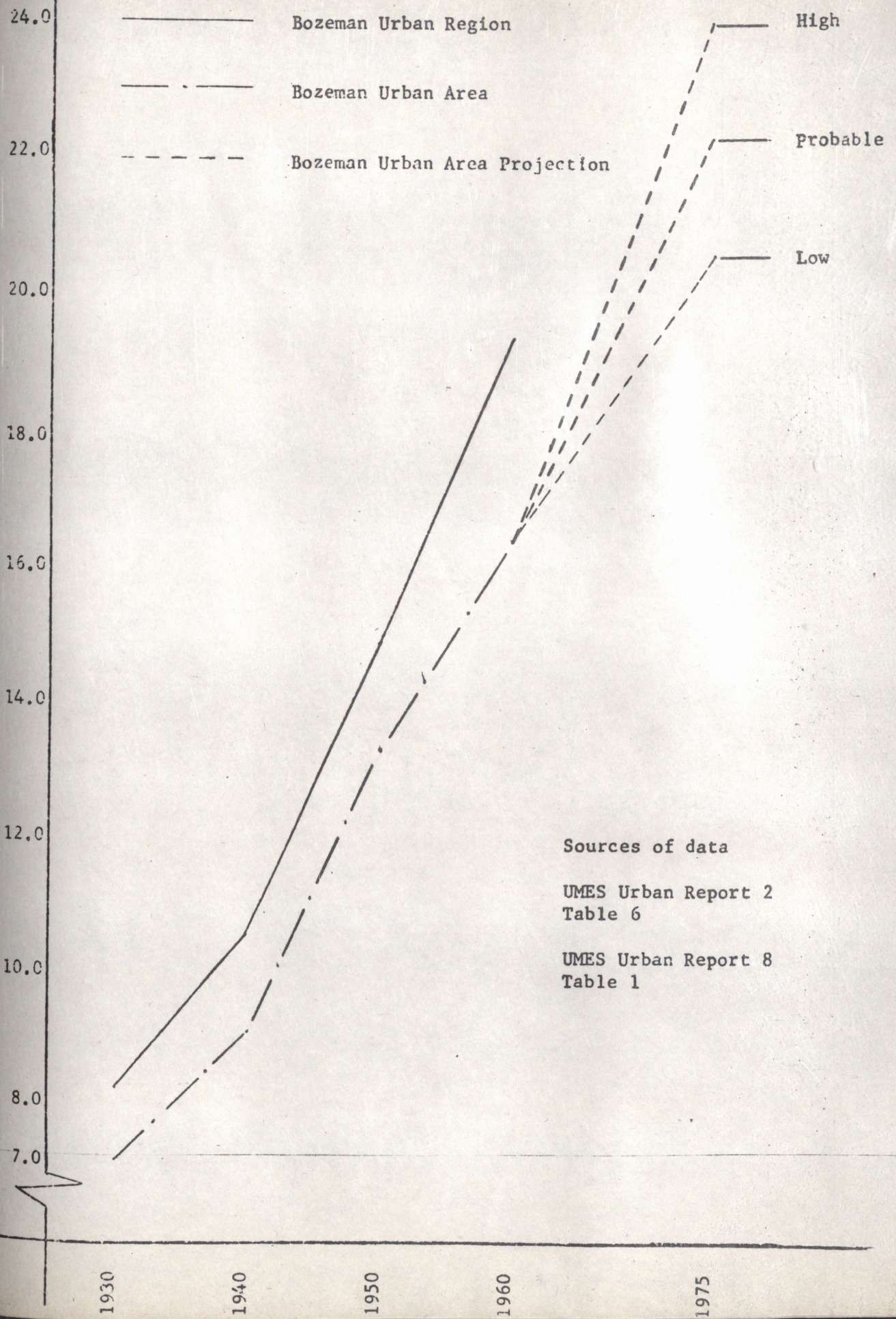


Figure IV Bozeman as a Major Service Center in South-Central Montana

FIGURE III Bozeman Area and Region Population 1930 - 1975



LABOR FORCE BY SECTOR 1970 & 1975
FOR BOZEMAN, MONTANA *

Sector:	<u>1970</u>	<u>1975</u>
Agriculture	1,400	1,122
Manufacturing	1,100	1,600
Construction	1,620	2,430
Retail Trade	1,840	2,320
Service and Government	5,300	7,100

*Source: National Growth and Economic Change in the Upper Midwest
by James E. Henderson and Anne O. Krueger.

Out of this labor force, the hotel convention center complex will need to employ labor for Management, Bell staff, maid staff, custodian staff, food service, beverage service, front desk, and probably parking.

HOTEL ; MARKET POTENTIAL

PURPOSE: To provide accommodations for the migration of people, families, and groups to places outside their residential areas for limited periods of time and by personal choice.

TYPES OF CLIENTELE: Seeking liesure - recheap and medium to luxury accommodations - Business - medium to luxury- Conventions - medium to luxury.

TOURISM: Tourism brings in about 1500 to 4500 people per day nine months of the year. Bozeman is the center ofr recreational activities - six natiional parks for hunting, hiking, fishing, camping and scencic vistas. Bridger Bowl has 250,000 skiers per year, guests stay in Bozeman on ski packages arranged Through Bridger Bowl.

EXISTING ACCOMMODATIONS: 14 motels and 4 hotels- 4 motels with above average room accommodations and dining facilities. Hotels have 245 units with Baxter with 75 units that are average. Motels have an high occupancy rate 85%

DINING AND BANQUETING FACILITIES: There are only three places in Bozeman suitable for banquets - Baxter 2 rooms at 250 persons each, Holiday Inn 240 persons, Cartwheel Inn - 300 persons,

CONVENTION FACILITIES: Holiday Inn and Baxter Hotel have limited capacities - large conventions can't accommO

dated over 300 persons at one time.

HOTEL----- CONCLUSIONS

TYPE OF CLIENTELE : Hotel will incline itself to convention delegates businessmen, tourists with above average room accommodations to luxury.

TOURISM: Increasing every year by 22%, an increase in demand on existing facilities.

EXISTING ACCOMMODATIONS : An undersupply of rooms - 300 units undersupply of above average units. - 250 to 600 units, only 300 are of average or better conditions. Hotel to fill the undersupply of good quality of rooms by the increasing demand of the tourist trade.

EXISTING DINING & BANQUETING FACILITIES : Hotel must provide the community with larger dining facilities of high class along with bar and lounges. Banqueting facilities must be enlarged to handle more people - 600 to 800.

Convention Facilities: Hotel need to handle average size of convention of 450 to 600 delegates and 40 to 60 delegates for small conventions at the same time.

POTENTIAL FOR ADDITIONAL UNITS

Conventions and Meetings -----100 units
Tourism ----- 22% increase yearly -----101 units
Existing Undersupply -----300 units
To Replace Obsolete facilities -----100 units

600 total max.

PROPOSE: 300 units - easier to operate a 300 unit at 70%
to 80% occupancy rather than a 400 unit or higher
at a 60% to 70% occupancy.

POTENTIAL DINING & BANQUET CAPACITY

Banquets ----- 400 to 600 seats
Future growth ----- 200 seats

600 to 800 seats

Dining & lounge - bar	<u>Dining</u>	Capacity	<u>Lounge</u>
Holiday Inn	120		50
Topper	50 & 70		50
Red Lion	84		50
Baxter	47 & 24		20

Propose: Lounge 100 seats
Dining 150 seats

POTENTIAL CONVENTION FACILITIES

150 State Associations in Montana
4700 National Trade and Professional Associations with representatives
in Montana

National Average ----- 400 to 600 delegates
Bozeman Average (due to lack of facilities) 200 to 300

BUILDING PROGRAM

BUILDING PROGRAM

PUBLIC SPACES: Space Standards

Lounge and Bar - 70 seats at 15sq.ft. per person	<u>1050</u>	sq.ft.
Storage	<u>300</u>	" "
Main Lounge & Bar - 100 seats at 15sq.ft. per person	<u>1500</u>	" "
Storage	<u>350</u>	" "
Supper Club - 150 seats at 15 sq. ft. per person	<u>2250</u>	" "
Storage	<u>400</u>	" "
Public Toilets - 6 Men and Women 20' x 20'	<u>2400</u>	" "
Coffee Shop -- 150 seats at 15 sq. ft. per person	<u>2250</u>	" "

CONVENTION FACILITIES:

Grand Ballroom and Banquet Room - 800 persons at 10 sq.ft. per person	<u>8000</u>	sq.ft.
Small Ballroom - 300 persons at 10 sq. ft. per person	<u>3000</u>	" "
2 Meeting Rooms at 50 persons each at 15 sq. ft. per person	<u>total-1500</u>	" "
Storage for Grand Ballroom = 8%	<u>800</u>	" "
Storage for Small Ballroom = 8%	<u>640</u>	" "
Bar and Storage	<u>500</u>	" "

RECEPTION & MANAGEMENT:

General Office	<u>900</u>	sq.ft.
Accounting Office	<u>800</u>	" "
Manager	<u>625</u>	" "
Assistant Manager	<u>400</u>	" "
Convention Manager	<u>400</u>	" "
Sales and Purchasing	<u>225</u>	" "
Food and Beverage	<u>225</u>	" "
Chef	<u>225</u>	" "
Budget Director	<u>225</u>	" "

2 Secretaries -----	300 sq. ft.
Housekeeper -----	240 " "
Engineer -----	240 " "
Security Office -----	240 " "
Receiving Office -----	240 " "
Reception Desk and Workspace -----	100 " "
Main Lobby	

Service Areas

Coffee Shop Kitchen = 45% of Coffee shop -----	1012 sq. ft.
Storage = one half of that space -----	506 " "
Banquet Kitchen = 20 % of Banquet facilities -----	1600 " "
Supper Club Kitchen = 50% of seating -----	1125 " "
Storage is = to 50% of that space	
Main Storage and Refrigeration Rooms -----	2000 " "
Laundry -----	1600 " "
Boiler Rooms -----	528 " "
Fan Rooms, Refrigeration unit, water storage -----	6000 " "
Cooling Tower	
Workshop and storage -----	1000 " "

PARKING GARAGE

300 cars and 100 for staff at 9' x18' -----	48,600 sq. ft.
Circulation and Ramps -----	20,000 " "

SHOPS

12 shops from 30' wide to 100' long -----	36,000 sq. ft.
Storage -----	15% of space

Lobbies:

Grand Ballroom 3sq. ft. per person ---	2400 sq. ft.
Small Ballroom -----	900 " "
Elevators 3 sq. ft. per person for 100 x 13% -----	165 " "
Supper Club and Lounge	

CLOAK ROOMS:

Dining -2 sq. ft. per person -----	500 " "
Grand Ballroom -----	1600 " "
Small Ballroom -----	600 " "

POOL:

Swimming Pool 30' x 60'	-----	1800 sq.ft.	
Men and Women changing rooms	-----	500 "	"
Equipment and Storage	-----	400 "	"

Elevators :

3 Service elevators	-----	200 "	"
5 Public elevators	-----	400 "	"
2 Esculators at 40 ' long and 8' wide	-----		

<u>BEDROOMS:</u> 300 units at 21' x 22' = 441	-----	132300 "	"
Baths 10' x10' =100		30000 "	"
Circulation = 15%	-----	19 440"	"
Service -1 maid per 10 rooms at 9sq. ft. per room		- 2700 "	"

APPROXIMATE SQUARE FOOTAGE 500,000 sq. ft.

Assuming 32 dollars per sq. ft. = -----\$16,000,000.00

PRO FORMA OPERATING STATEMENT

300 UNITS

PER CENT OCCUPANCY

SALES - \$ 18.00

REVENUES

	90	80	70	60	50
ROOMS	1,773,900	1,576,800	1,379,700	1,182,600	985,500
TELEPHONE AND TELEGRAPH	117,960	104,860	91,750	78,640	65,540
NEWS-STAND	29,270	26,020	22,770	19,510	16,260
GUEST LAUNDRY AND VALET	23,950	21,290	18,630	15,970	13,300
MISCELLANEOUS MACHINES	7,100	6,310	5,520	4,730	3,940
OTHER INCOME	7,980	7,100	6,210	5,320	4,430
FOOD AND BEVERAGE	1,100,000	1,050,000	1,000,000	950,000	900,000
TOTAL REVENUE	3,060,160	2,792,380	2,524,580	2,256,770	1,988,970

DIRECT COSTS

ROOMS	368,970	361,090	344,930	299,200	252,290
TELEPHONE AND TELEGRAPH	140,370	124,780	109,180	93,580	77,990
NEWS-STAND	28,160	25,030	21,900	18,770	15,640
GUEST LAUNDRY AND VALET	17,840	15,860	13,880	11,900	9,910
MISCELLANEOUS MACHINES	2,170	1,920	1,680	1,440	1,200
FOOD AND BEVERAGE	392,700	374,850	357,000	339,150	321,300
TOTAL DIRECT COSTS	950,210	903,530	848,570	764,040	678,330

GROSS OPERATING PROFIT	2,109,950	1,888,850	1,676,010	1,492,730	1,310,640
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OPERATING EXPENSES

ADMINISTRATIVE AND GENERAL	120,640	118,670	116,700	114,730	112,760
ADVERTISING	50,870	49,880	48,900	47,910	46,930
UTILITIES	49,660	50,420	51,180	51,940	52,700
REPAIRS AND MAINTENANCE	85,150	81,990	78,640	72,140	65,040
INSURANCE	12,000	12,000	12,000	12,000	12,000
PROPERTY TAXES			ACTUAL		
FOOD AND BEVERAGE PAYROLL	374,000	357,000	340,000	323,000	306,000
OTHER REST. EXPENSE	157,300	150,150	143,000	135,850	128,700
LICENSE ROYALTIES (2.5)	44,350	39,420	34,490	29,570	24,640
TOTAL OPER. EXPENSE	893,970	859,530	824,910	787,140	748,770

AVAILABLE FOR DEBT
SERVICE, INCOME AND
PROPERTY TAXES

1,215,980	1,029,320	851,100	705,590	561,870
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DESIGN CONCEPTS

DESIGN CONCEPTS

IMAGE: Hotel shall be a motor inn catering to conventions, businessmen, and middle and higher income tourists with above average room accommodations and decor. Hotel will provide shops to the downtown shoppers with and interior and exterior malls to create an atmosphere pleasant to shop in and the to raise the image of the downtown district area.

FLEXIBILITY : Changing requirements should be accommodated by flexible space arrangements, multi-purpose rooms, moveable partitions to facilitate the use of the available spaces to the full now and in the future.

MANAGEMENT & COMMUNICATIONS: Management is the control center of the hotel, needs communications to deliver and receive instructions to staff.

CIRCULATION: Must be efficient and segregated - five generators of circulation are hotel guests, public shoppers, staff, delivering and service.

SPACE STANDARDS - Most will be established by set standards of square footage per person for different functions.

MAJOR RELATIONSHIPS ESTABLISHED BY DIFFERENT
GENERATORS OF CIRCULATION PATTERNS

SHOPS :

- * Entrance on Main Street from pedestrian traffic separate from hotel entrance
- * Entrance on ground floor and from parking facility via bridge from convention hall
- * Interior circulation and mall
- * Delivery entry and service of the shops.

RECEPTION:

- * Entrance off Church and separate
- * Direct route to stairs and elevators, escalators to bedroom units
- * Baggage handling and route
- * Route from car parking

BEDROOMS:

- * Vertical circulation
- * Separate from noise and traffic
- * No public throughfare
- * Fire Escapes

PUBLIC AREAS:

- * Easily accessible by hotel guests and community by separate paths
- * Access to conventions and banqueting facilities
- * Fire Escapes

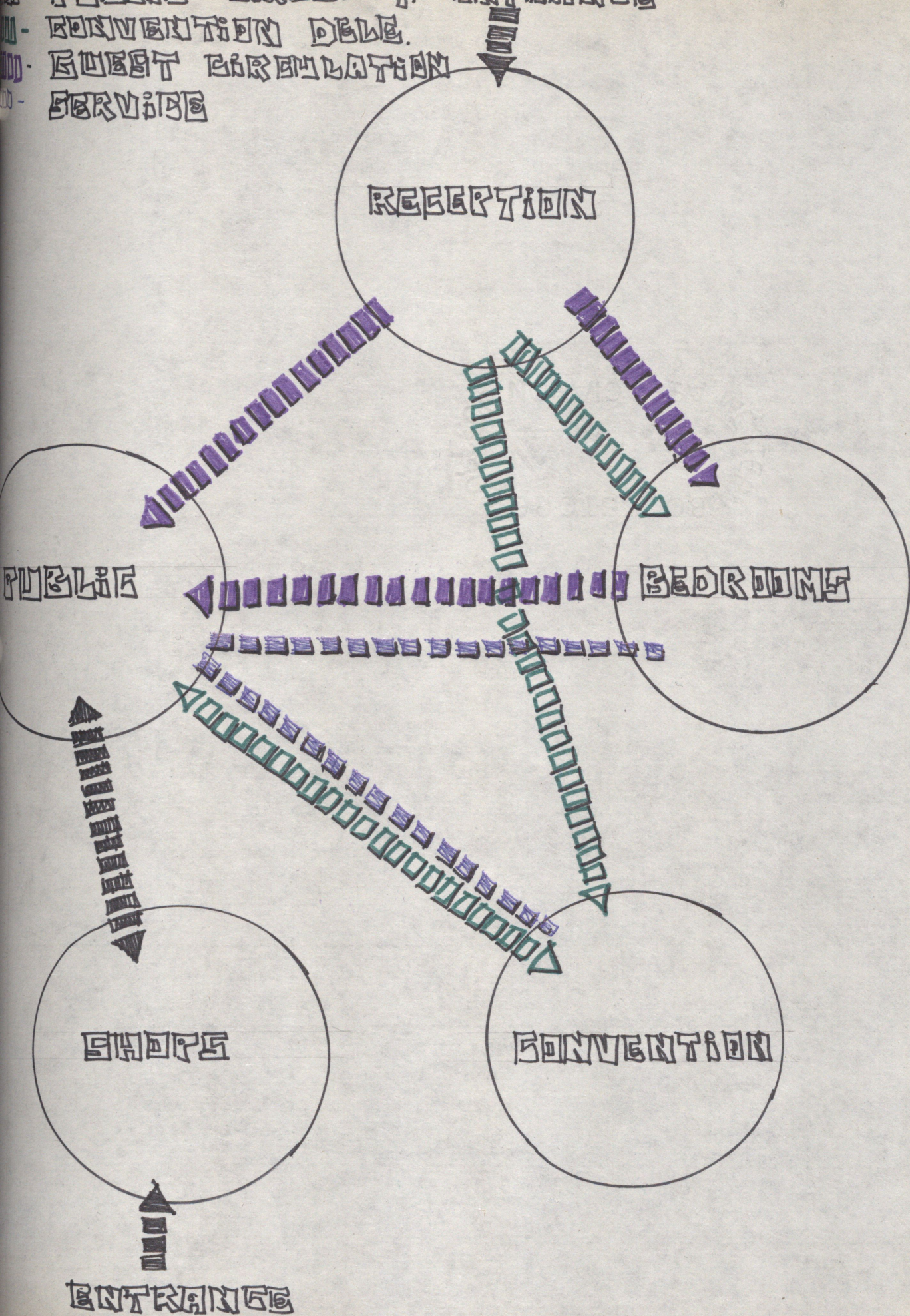
CONVENTION AND BANQUET FACILITES:

- * Vertical and horizontal transportation must handle large numbers of people fast and efficiently.
- * Escalators required for vertical movement
- * Bridge between Banqueting facilities and convention hall for delegates and shoppers

BASIC relationships

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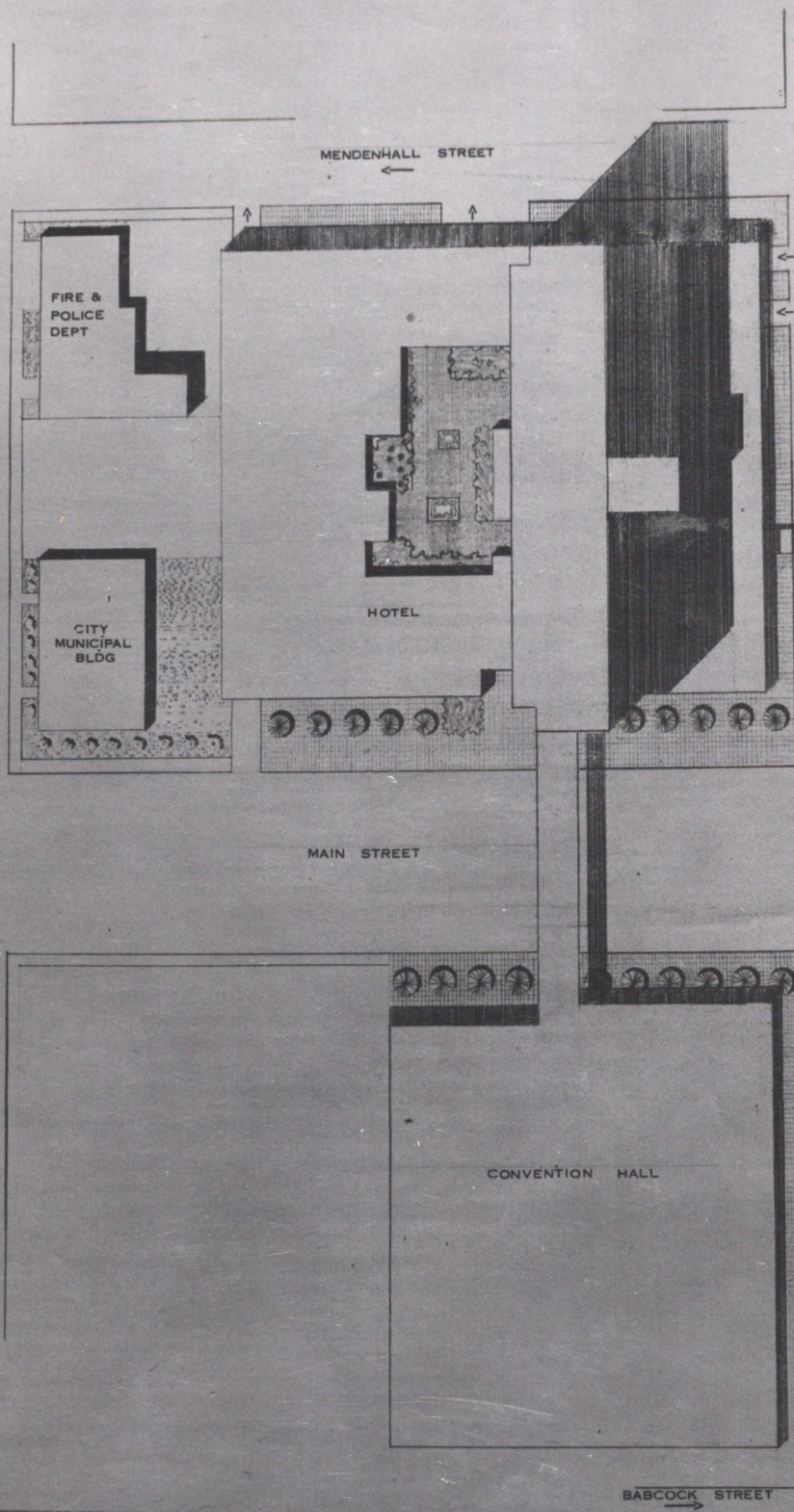
- 00 - PUBLIC BUREAU. ENTRANCE
- 00 - CONVENTION DELE.
- 00 - GUEST FORMULATION
- 00 - SERVICE



SPACESPACE RELATED TO DIRECTLY AND INDIRECT

1. Bedrooms	2, 21, 23, 24, 27
2. Service & Linen	1, 12, 16, 25
3. Banquet Rooms	5, 7, 16, 23, 24, 31, 32
4. Meeting rooms	
5. Banquet Kitchen	3, 8, 11, 16, 25
6. Restaurant	2, 23, 24, 29, 31, 32
7. Bar Banquet	3, 25, 29,
8. Kitchen - Restaurant	5, 6, 10, 11, 16, 17, 19, 25, 32
9. Coffee Shop	10, 30, 31, 32
10. Coffee Shop Kitchen	8, 9, 11, 16, 25
11. China & Silver Storage	5, 8, 10, 25
12. Laundry	2, 19, 25
13. Offices	2, 3, 8, 13, 21, 22
14. Service & Loading	11, 16, 25
15. Entrance	21, 22
16. Reception Desk	20, 22, 24
17. Lobby	20, 21, 22, 24, 31
18. Fire Exits	1, 3, 6, 29, 30
19. Elevators	1, 3, 6, 22, 26, 29
20. Service Elevators	2, 3, 5, 8, 10, 11, 16, 19, 7, 12, 26
21. Garage	22, 24, 26
22. Swimming Pool	28
23. Lounge & Bar	6, 7, 24, 25, 31, 32
24. Public Restrooms	3, 6, 9, 17, 22, 27, 29 32
25. Cloakrooms	3, 6, 9, 24, 31
26. Staff Canteen	31

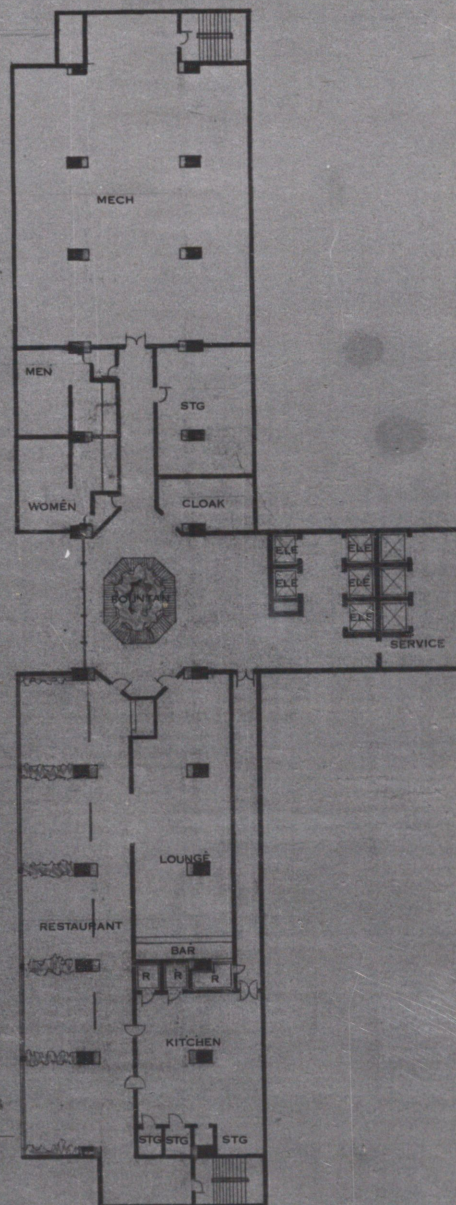
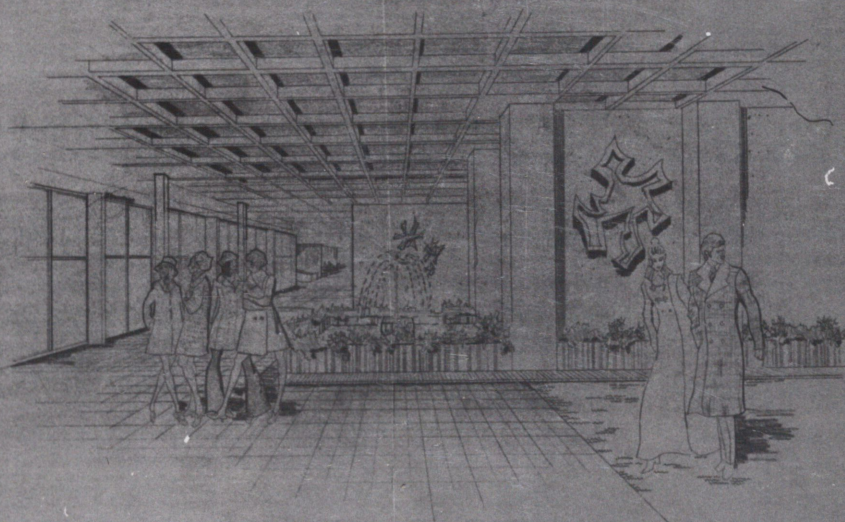
FINAL SOLUTION



THESIS

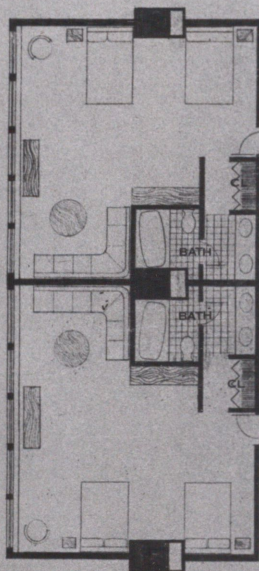
PLOT PLAN

SCALE 1"=30'

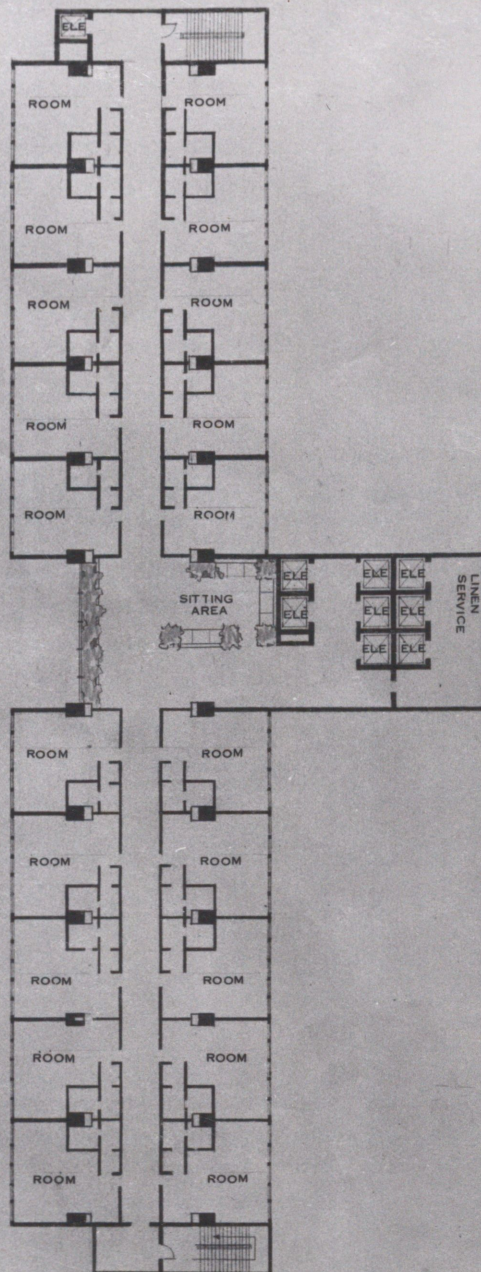


THESIS

TOP FLOOR
PLAN



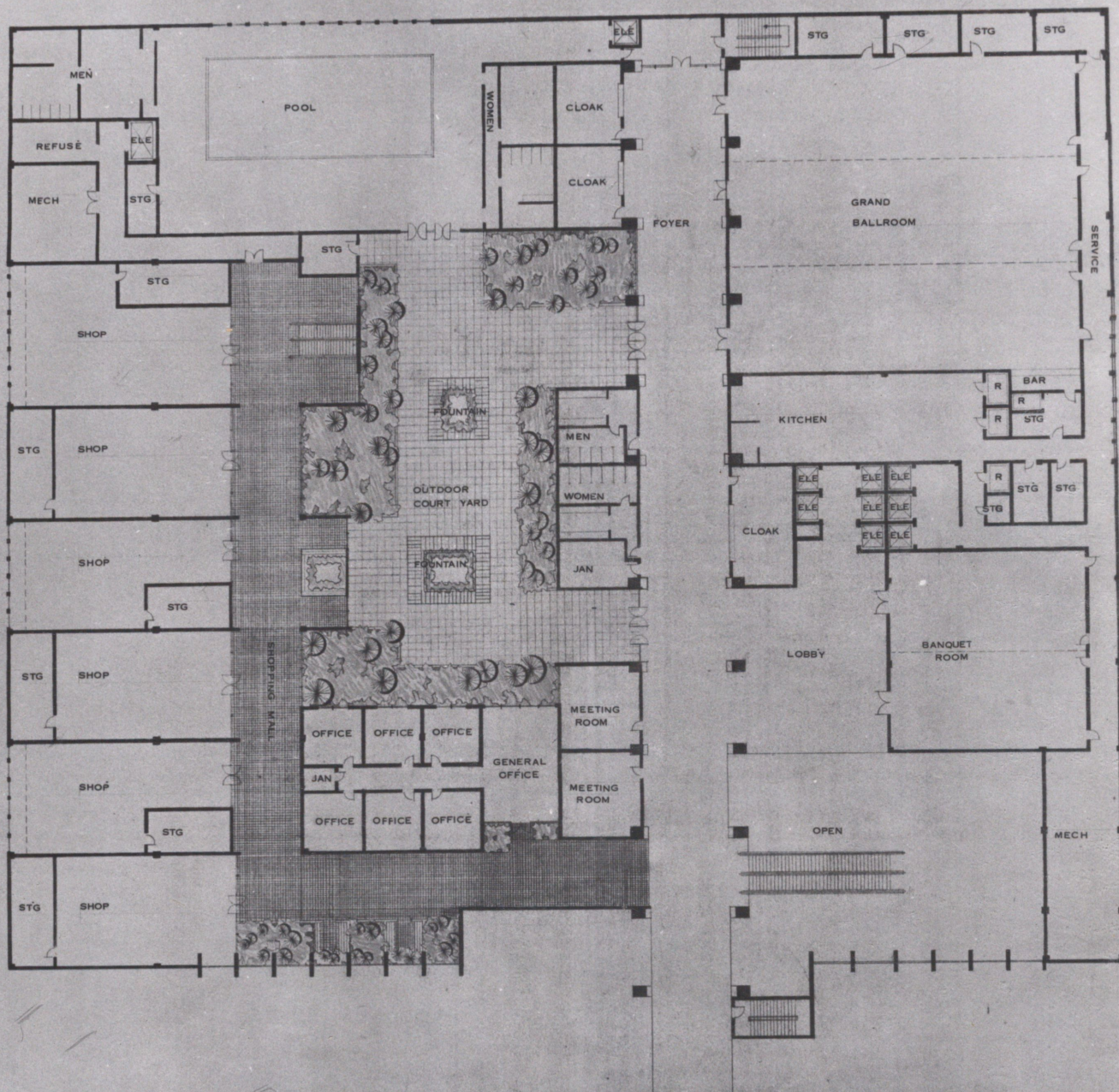
SCALE $1/4" = 1'-0"$



THESIS

TYPICAL FLOOR &
ROOM PLAN

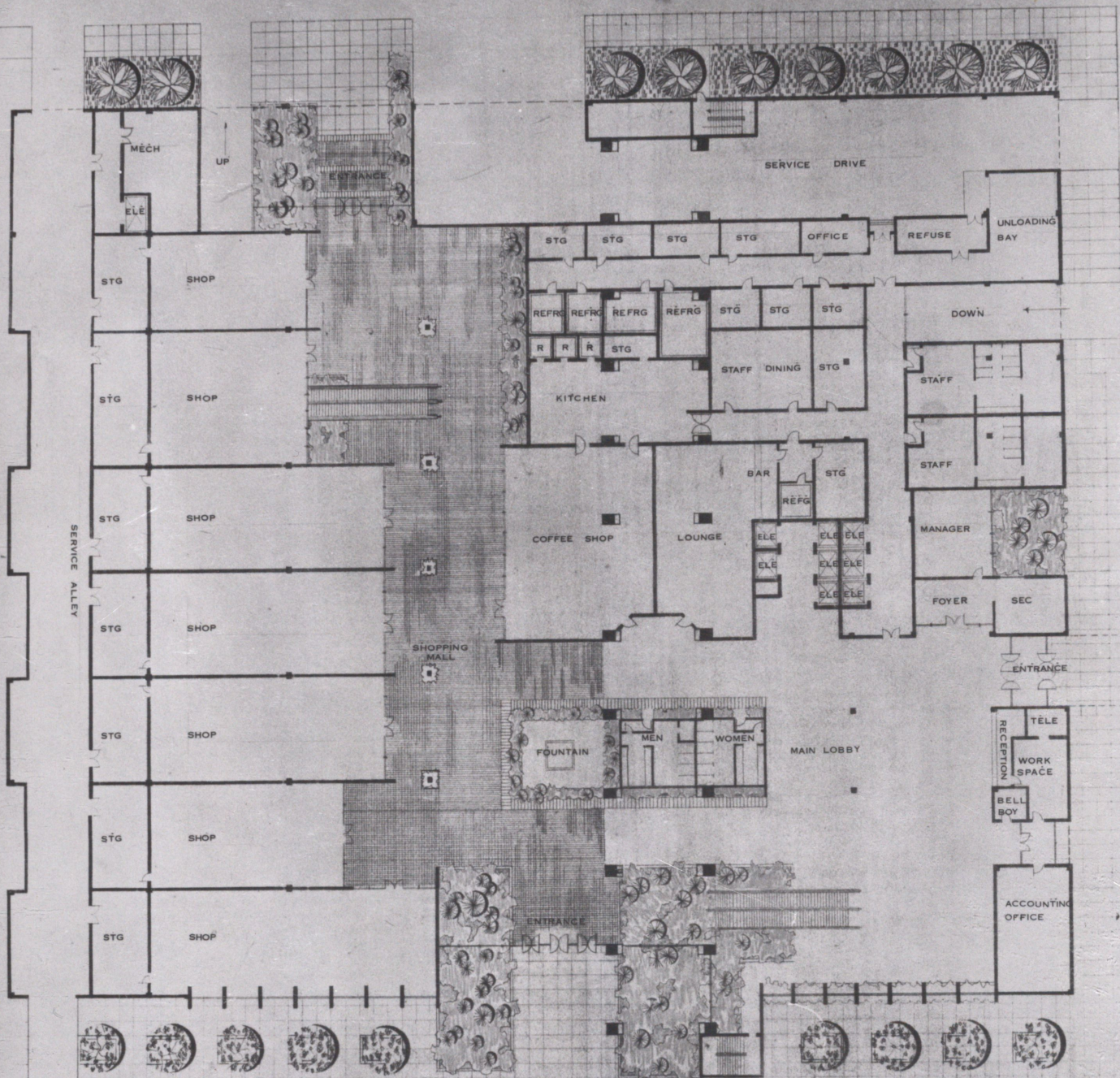
SCALE $1/32" = 1'-0"$



THESIS

SECOND FLOOR
PLAN

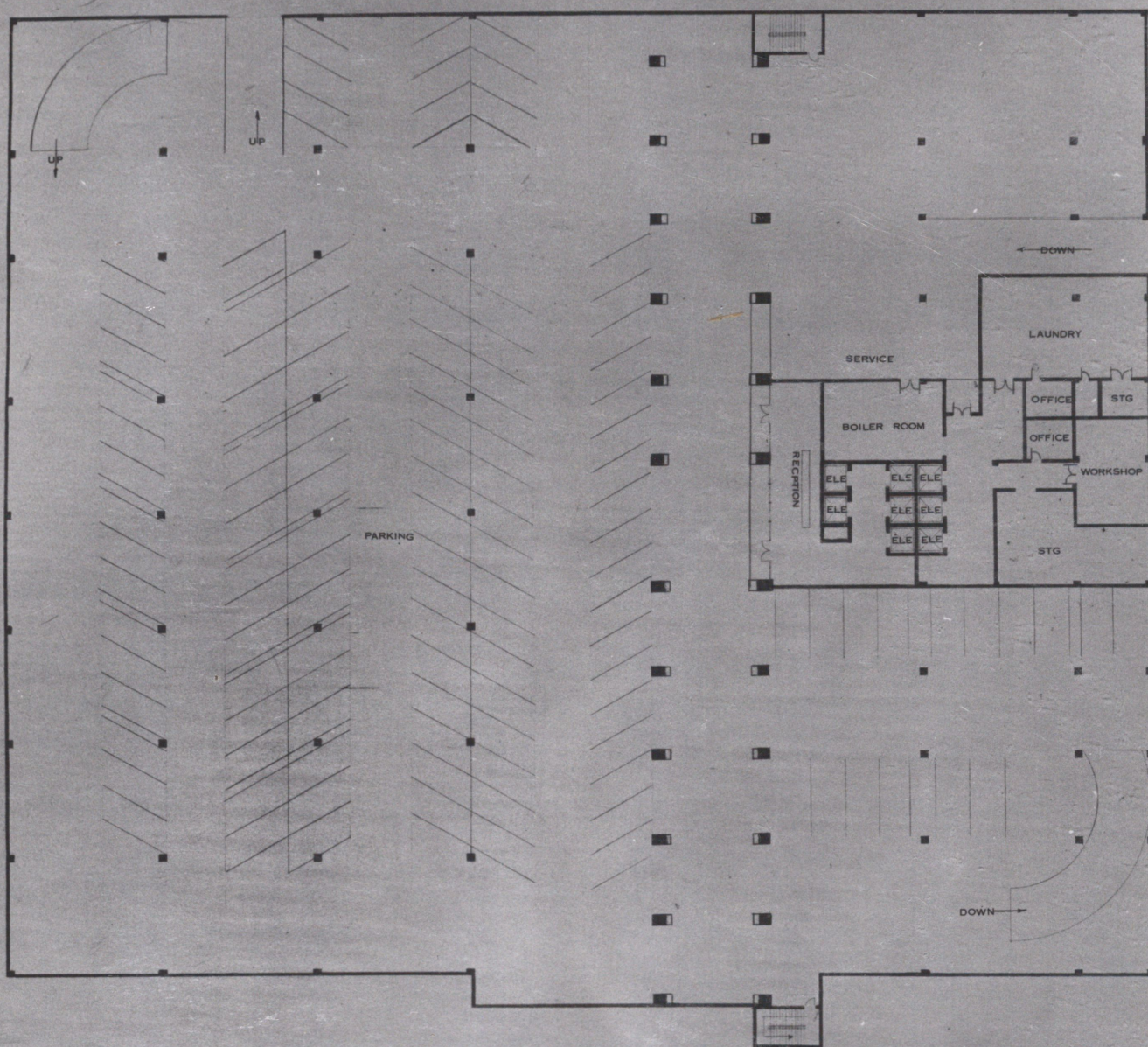
SCALE 3/32"=1'-0"



THESIS

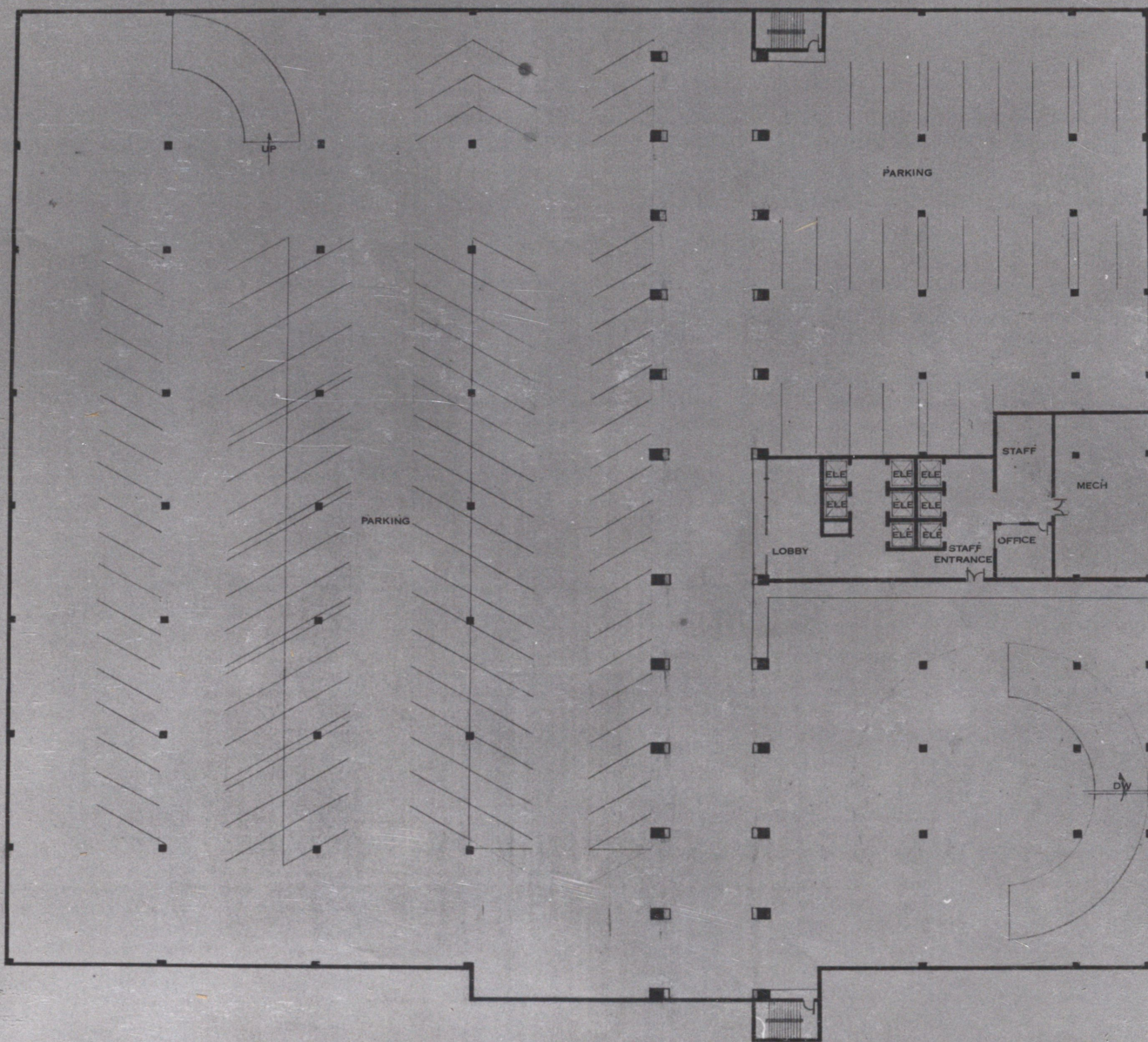
FIRST FLOOR
PLAN

SCALE 3/32" = 1'-0"



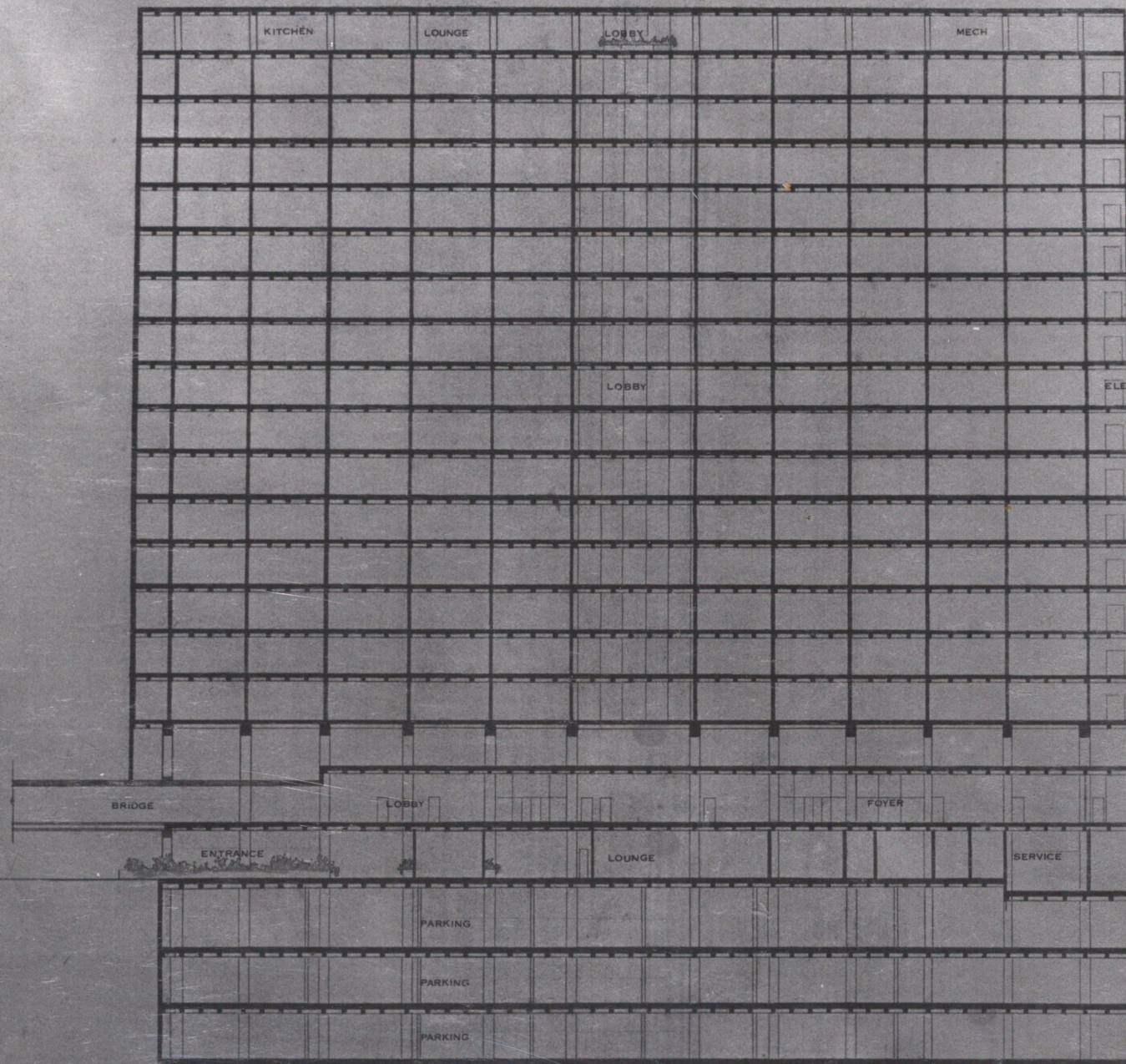
THESIS

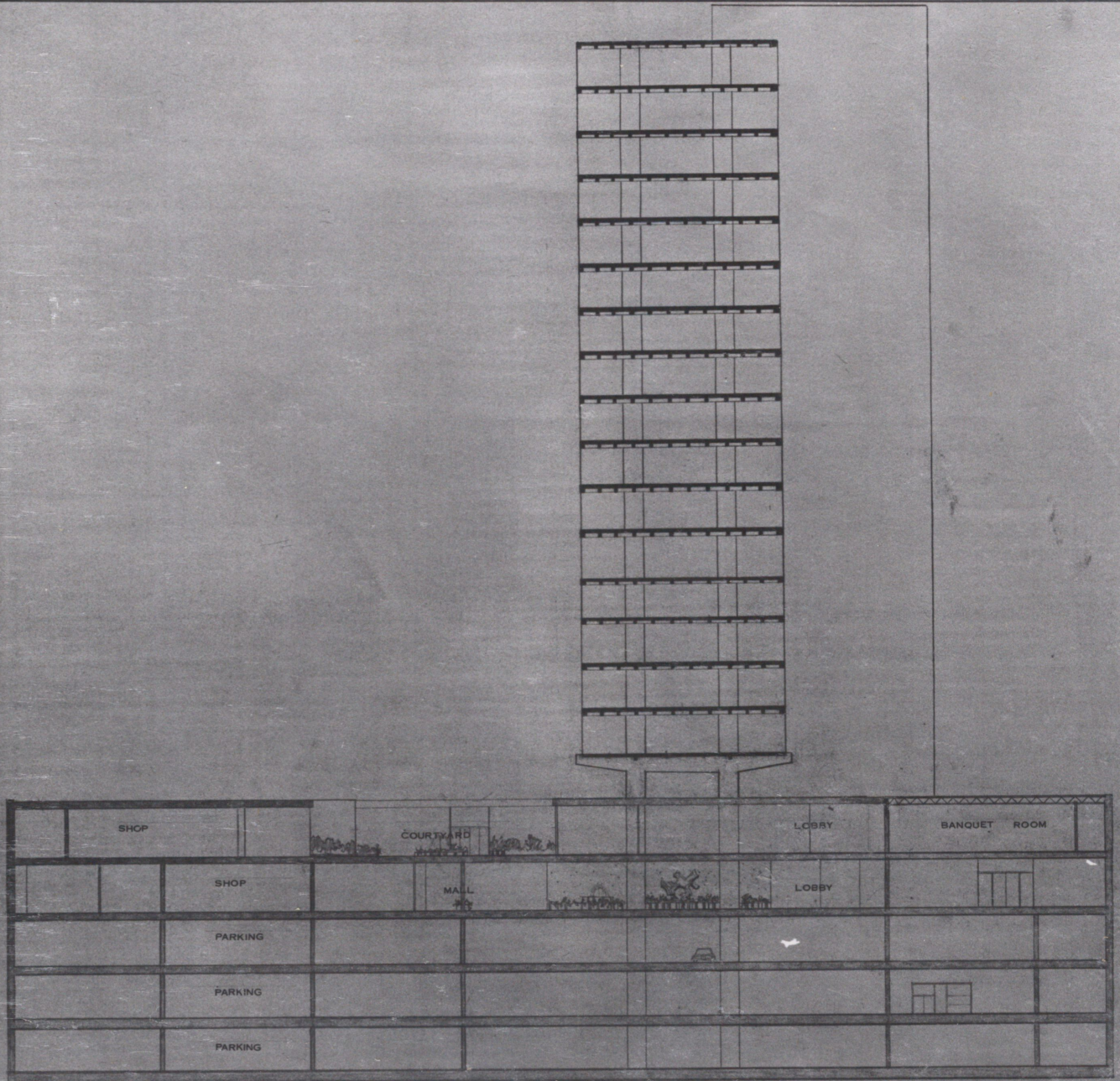
FIRST PARKING LEVEL SCALE 3/32" = 1'-0"



THESIS

SECOND & THIRD PARKING
LEVEL





THESIS

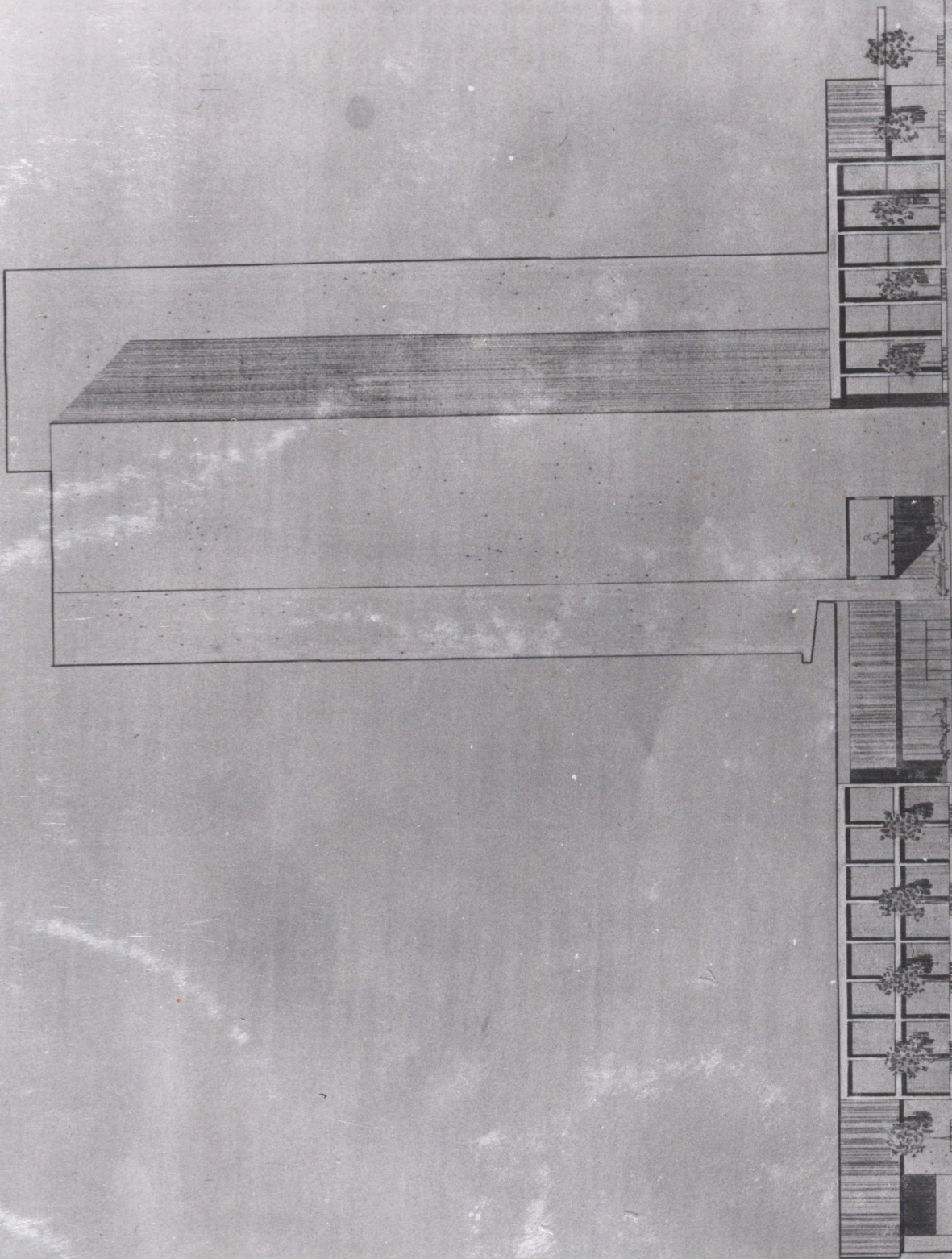
SECTION



THESIS

NORTH ELEVATION

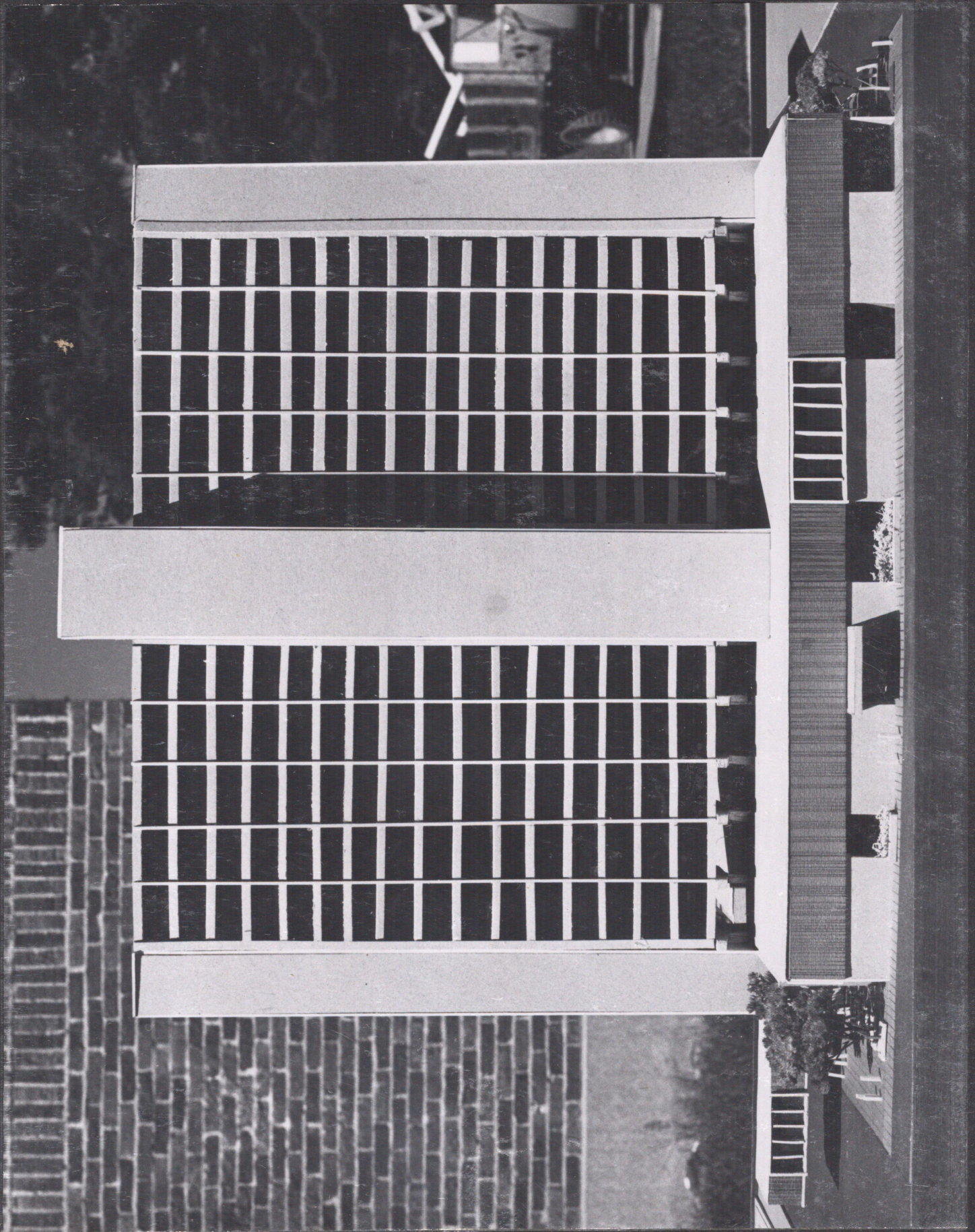
SCALE 3/32" = 1'-0"

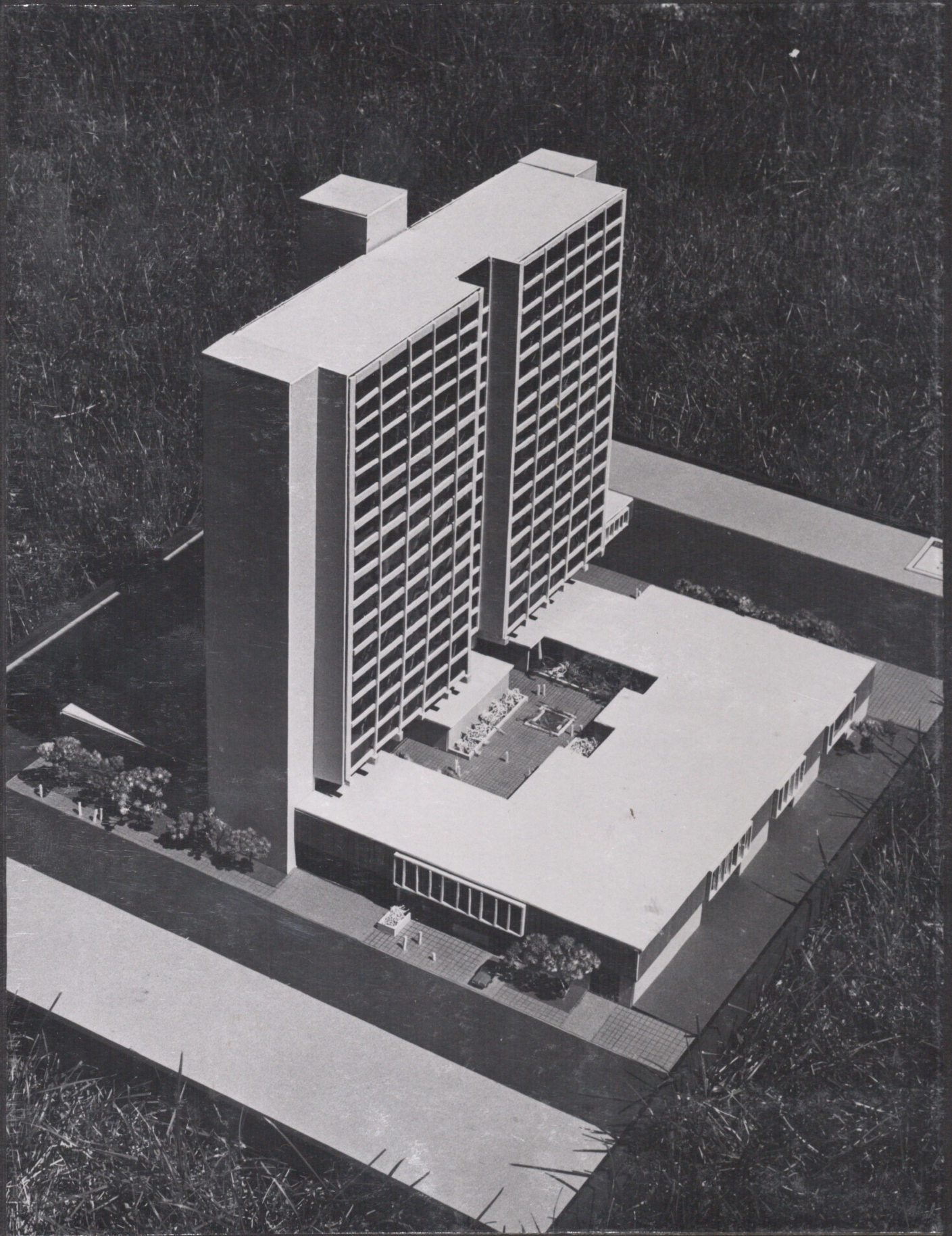


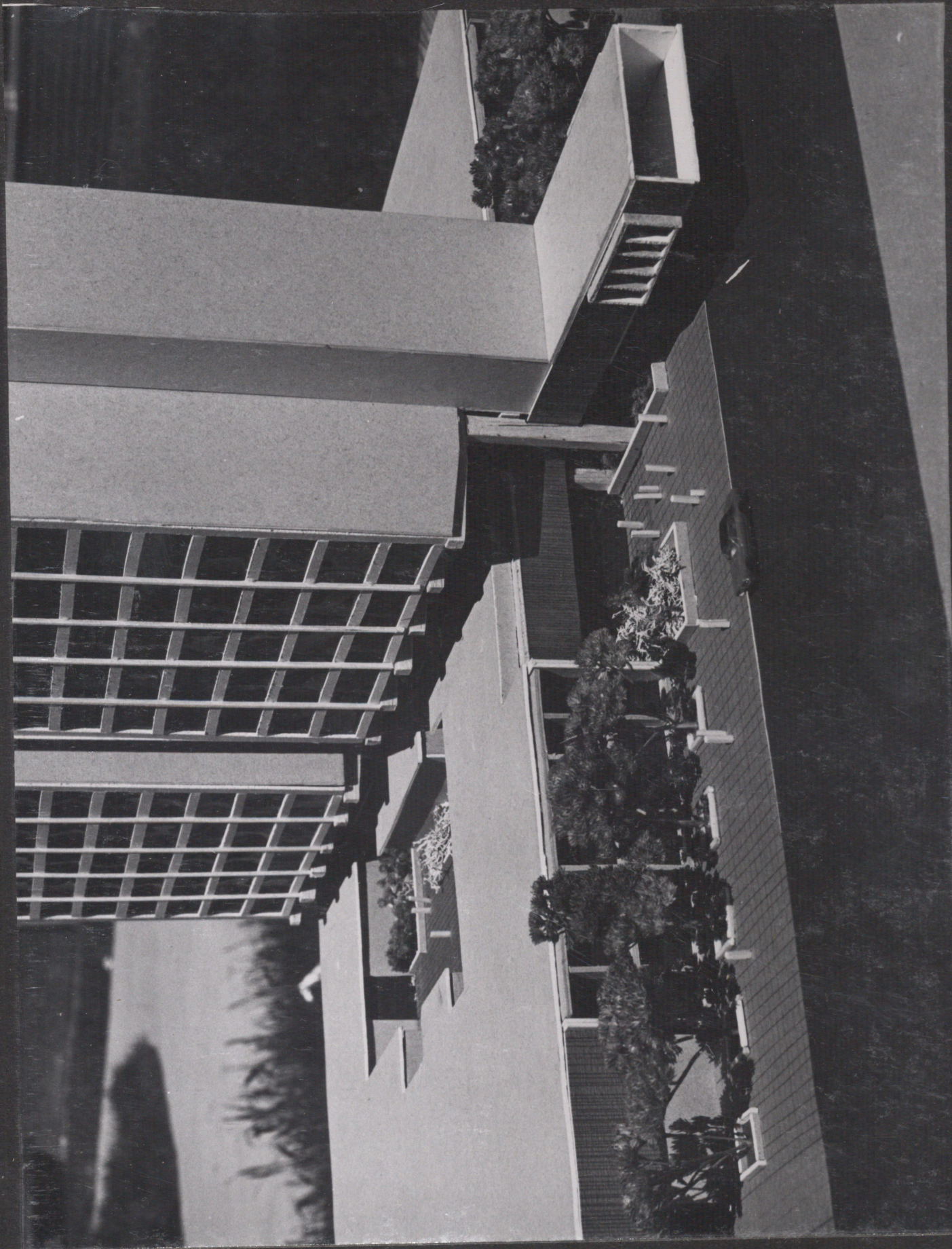
SOUTH ELEVATION

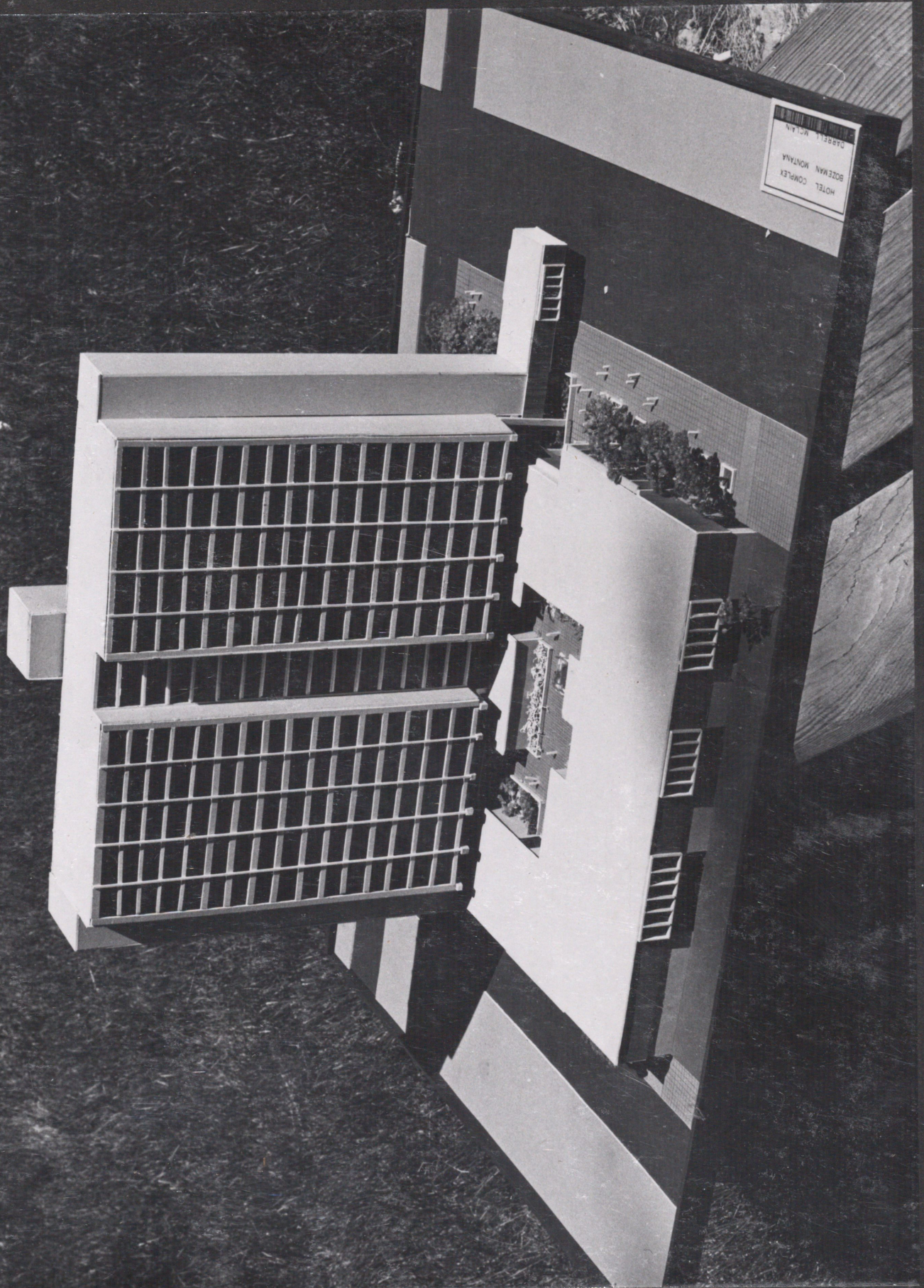
SCALE 3/32" = 1'-0"

THESIS









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