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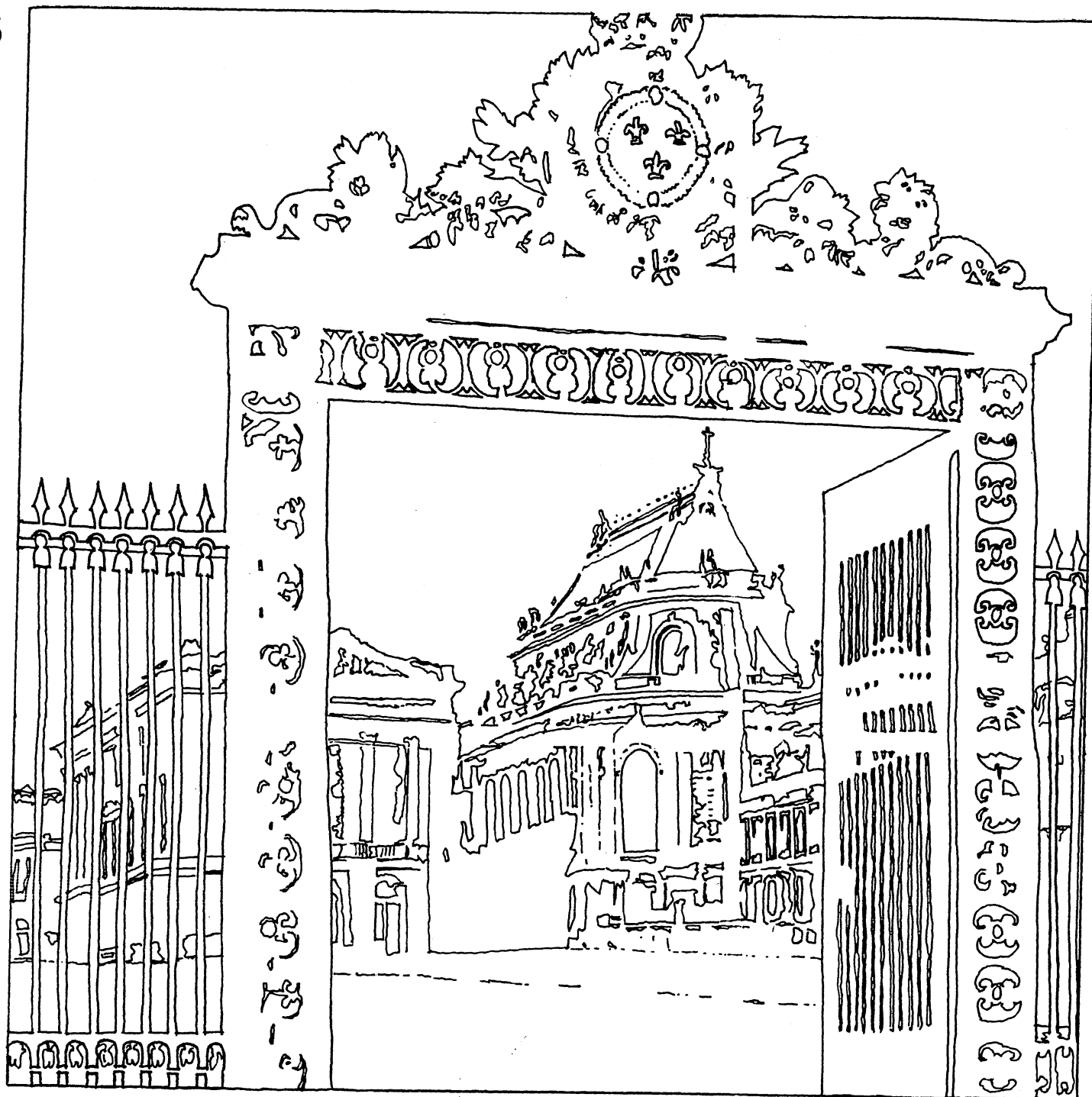
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PALAIS DES
CONGRÈS
VERSAILLES
FRANCE



C H A R L E S

J O S E P H

S H A W J R

T H E S I S

I 9 8 8

DEDICATION

I would like to dedicate this to my mother and father for if it was not for their patience, support, and understanding, I would have never been able to undertake this.

Thanks Mom and Dad!

Charles J Shaw Jr
Charles Joseph Shaw, Jr.

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RESOURCE PEOPLE

To the following people I would like to express my thanks and appreciation for their cooperation in helping me with this project. Without their assistance it would not have been possible to compile the endless amounts of information needed to push this project to its full realization.

Thank you, Gentlemen.

Professor Bob Wright
Thesis Advisor
Professor Alan Brunken
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PARAMETER OF THE PROJECT

This facility is to be a five star deluxe, low rise executive conference center and resort hotel containing 200 guestrooms. Located in a governmental, commercial, and historical district of Versailles, France, it should be designed to accomodate conference groups, the commercial traveler visiting corporate headquarters or research facilities for stays of relatively short dutation, and should also attract the weekend vacationer. The project site exists in an urban setting and its climate is moderate. Business and commercial organizations will comprise two-thirds or more of the meetings held and overnight accommodation is expected for 40% of the delegates. The nature of the meetings is as follows: 65% will last the duration of one day; 20% will be extended two day meetings; 15% will be three-to-five days. Meeting size will range from a maximum of 250 for presentations, 125 for medium conference and 50 for small conference, although groups of 20-30 are expected most of the time. Public facilities should cater to the urban population, business groups associated with industry in the area, and local, regional civic, business and professional organizations.

In addition to the hotel, a new bus station will be designed to replace the existing facility. This new station shall accommodate the same requirements as it presently does, but in a more pleasing manner. Services to be rendered consist of a ticketing counter, waiting area, and an area to handle 20 bus stalls. The ownership and operation of the bus station shall remain in the hands of the SNCF of the French government. The primary purpose for its existance is to serve commuters in and around Versailles that use the bus lines to gain access to the Rive Gauche train station. These trains depart on the average of every quarter-hour and go directly into the center of Paris.

BACKGROUND

DEFINITION

The British Tourist Authority conducted a study in 1977 and defined a 'conference' in the following manner:

- "A meeting held in hired premises
- Lasting a minimum of six hours
- Attended by a minimum of 25 people
- Having a fixed agenda or programme"

CONFERENCES

"These are usually general sessions and face-to-face groups with a high participation primarily concerned with planning, obtaining facts and information or in solving organizational and operational problems. They are mainly confined to members of the same company, association or profession. The meetings are less formally organized but encourage collective participation in reaching stated objectives or goals. Numbers of delegates attending a conference may range up to 150 or more but 30-50 is more typical. In the UK, 'conference' tends to be used as a generic term for all meetings.

The characteristics of a conference influence the way the furniture is arranged. Tables are usually set out in a hollow square, circle, semi-circle (senate style) or horseshoe shape, whilst for smaller groups 'round the table' seating in 'boardroom' style is most often required."

EXECUTIVE CONFERENCE CENTERS

"Demand for purpose-built conference centers in the US and Europe, too has been accelerated by several needs:

- Management development courses at all levels, including mid- and upper-management
- Continuing education in the professions
- Retraining and familiarization with new techniques and company products
- Information sessions to cover prolific changes in legislation
- Revitalization of interest and involvement

Training arrangements and programmes vary with individual requirements. Large companies with continuous training commitments may operate their own centers or lease accommodation and offices on a long term basis (typically for three years). Others may book facilities on a regular or ad hoc basis with their own lecturers or as a full training package. Most programmes last from three to five days, but longer periods may be required for scientific and technological coverage."

1.-Fred Lawson. CONFERENCE, CONVENTION, AND EXHIBITION FACILITIES. London. Architectural Press. 1981. pp.1
2.-Ibid, pp.2
3.-Ibid, pp.71

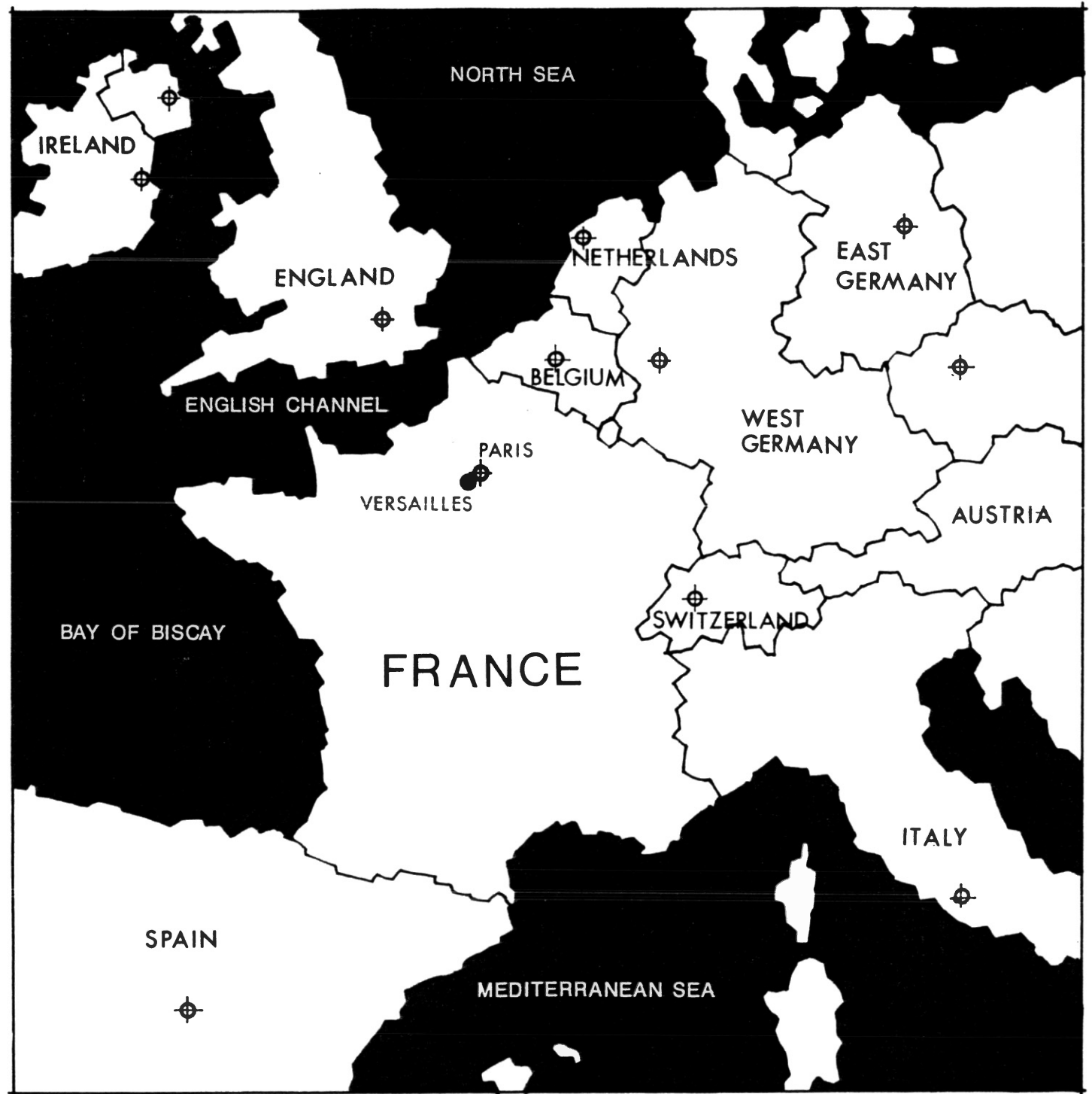
WORLD MAP

The country of France is found in the eastern hemisphere of the world. Its location on the western edge of the European continent allows her easy access to the Atlantic Ocean and therefore the western hemisphere. An overall moderate climate exists much like that of the United States due to its geographic location north of the equator. Whether by air, land, or sea, France is virtually accessible by any means of transportation. All of these factors combine to provide an excellent environment for tourism and conference meetings. In fact, they both compliment the other by their very nature.



REGIONAL MAP

With natural boundaries defined by the Mediterranean Sea and the Atlantic Ocean, France has convenient shipping routes to most parts of Europe and the world. The country of Spain borders to the south while Belgium, West Germany, Switzerland, and Italy stretch along the eastern frontier. The combination of water and land mass gives France its hexagonal shape. The city of Versailles is located in the north central part of the country and southwest of Paris, the cultural center of western Europe. Two international airports serve the Paris area which provide the most convenient access to the hotel as it is only an hour away by car. There are also train connections from the airports that can take one to Versailles in under two hours.



FRANCE THE COUNTRY

Since the dawn of mankind, France has been connected with the many developments in civilization. For many centuries it had been the foremost political power throughout Europe. It also led the way in the arts and literature, in social manners, in fashion, cuisine and in the refined enjoyment of everyday living. French rational thought set a standard in Europe by the works of Voltaire and others as did the novels of Proust and the art of the Impressionists. The architectural contributions of the Ecole des Beaux Arts, Viollet-le-Duc and many others proved to have a lasting impact on the direction of architecture throughout the world. As a result of this concentration of cultural amenities Paris is one of the world's most brilliant capitals.

Today the prominence of the French civilization has diminished however, France's genius shows signs of awakening. It still remains a remarkable land with a remarkable people. Their notorious individualism is at once their strength and their weakness although they lack some of the more disciplined civic virtues. France's profound traditionalism is similarly a strength and weakness: it is a secret of the nation's inner stability but it also makes it more difficult for the French to adapt to a modern age.

France has been favored by geography and by nature for the role it has played in history. Located on the western edge of Europe with outlets to the Mediterranean and the Atlantic, France has a rugged hexagonal shape and is second in area to the Soviet Union. Nearly all its frontiers are natural ones. Within these frontiers lies a fertile land cut by well known rivers such as the Rhone, Seine, and the Loire. The physical presence of Gothic cathedrals can be found throughout the entire country in both large and small towns alike. Castles and fortresses are also a typical characteristics that dot the landscape.

France's economy has made significant progress since the devastation of World War II. After a slower beginning than that of Great Britain and Germany, France has been modernizing its heavy industry and presently has some highly efficient firms notably in the steel, automobile, and aircraft sectors. These industries supplement France's traditional leadership in quality consumer goods such as perfumes, wines, and porcelain. The Common Market has done much to shake the French industry out of its previous sluggish, protectionist attitudes. But the economy is still vulnerable with too many small, unmodernized firms, poor taxation and distribution systems, a weak capital market, and too many state controls which hamper personal initiative. In fact, approximately one-half of all investments are controlled by the state.

In order for France to remain competitive in world markets it must concentrate its resources into developing better communication systems amongst the corporate management in industry and other related fields. The need to communicate at the personal level will always remain an innate human characteristic. Electronic and printed information are not the ultimate substitutes. Therefore conference centers play an important role in bringing together all of the elements that produce productive exchanges of information. The location of conference facilities can also serve to be a reward for its participants. The country of France has always enjoyed a tourism industry because of its rich history and this allows many options when selecting a site.

VERSAILLES ENVIRONS

The city of Versailles lies approximately 20 kilometers southwest of Paris. The Avenue de Paris divides the city in half and leads out of town to the right bank of the Seine at the southwestern edge of Paris. This street is the primary access to Paris for the area and it defines the northern edge of the hotel site. Several other routes are available, however this is the most convenient and therefore the most heavily travelled.

SEINE RIVER

VERSAILLES

AVE. de PARIS

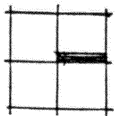
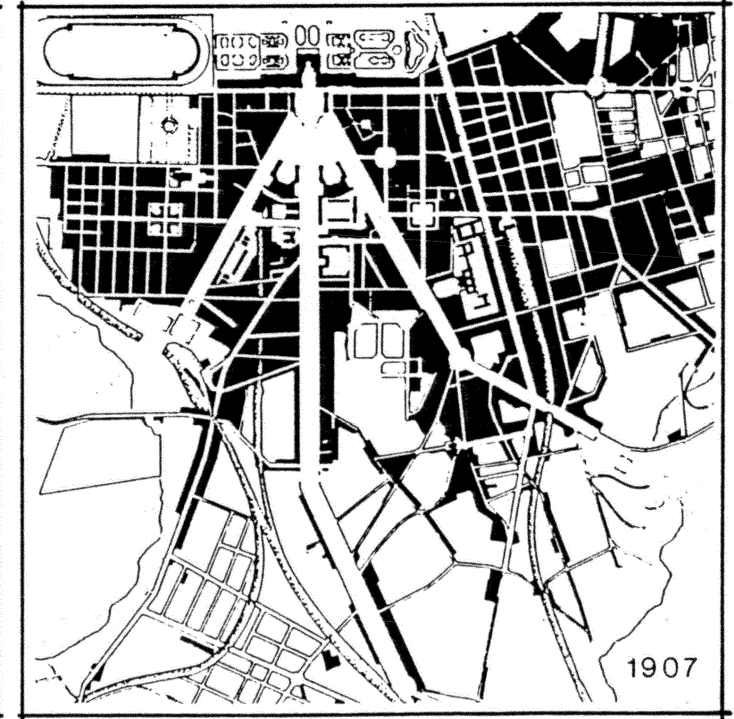
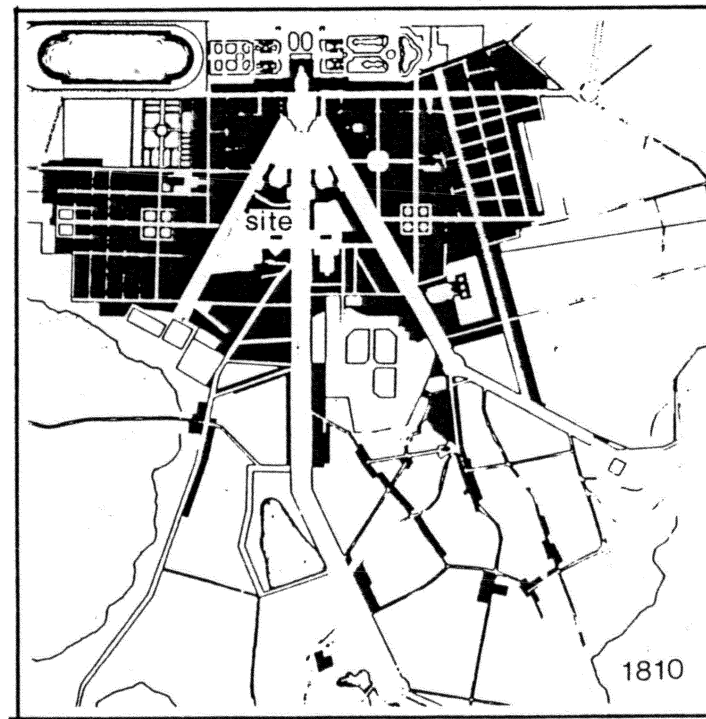
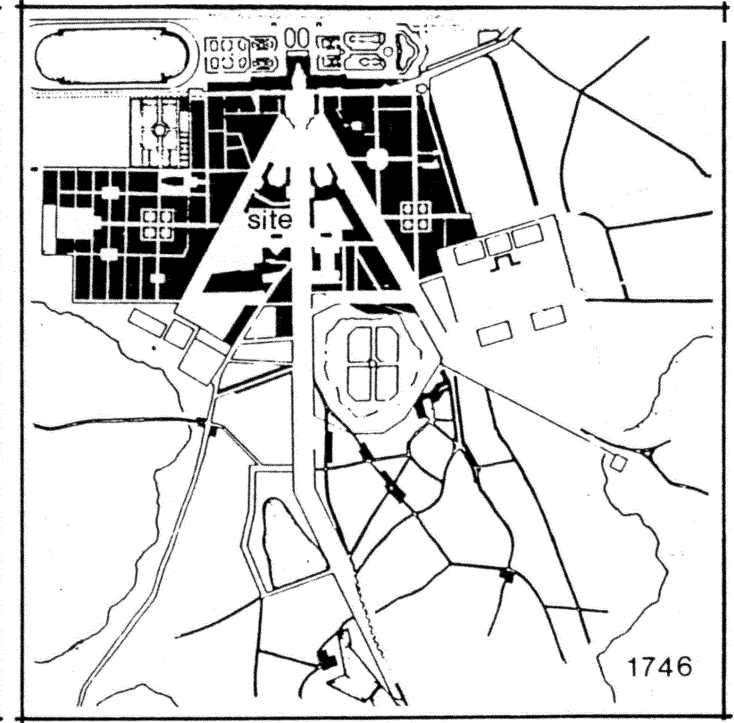
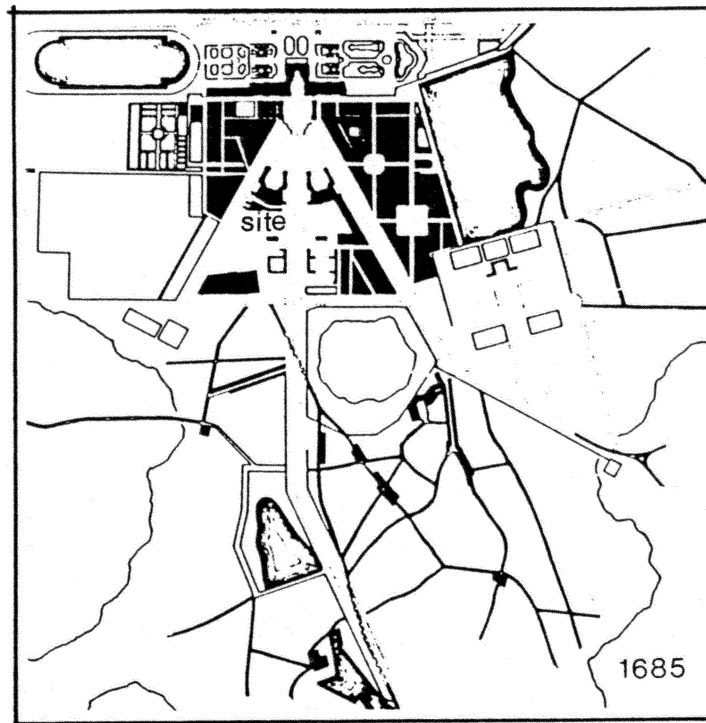


CITY GROWTH

This chronology of the growth of Versailles shows a separation and development of two towns, Notre-Dame to the north and St. Louis to the south. The government center remains in the middle portion. To this day these two towns operate independent of each other. The Avenue de Paris runs east-west beginning at the chateau and bisects the triangular parcel of land that was part of the original town plan.

"The growth of Versailles: 1685, 1746, 1810, 1907 (after the plan of Chalcographie, the plan of the Abbe de la Grive, the map of Chasses, and the plan of Bieuville)."

Jean Castex, Patrick Celeste, Philippe Panerai. LECTURE D'UNE VILLE: VERSAILLES. Paris. Editions du Moniteur. 1979. pp.20



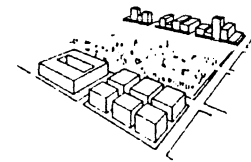
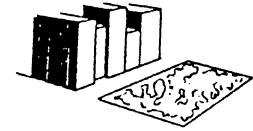
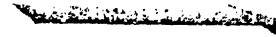
THE IMAGE OF THE CITY

Kevin Lynch states in his book *THE IMAGE OF THE CITY* that "the contents of the city image...can conveniently be classified into five types of elements: paths, edges, districts, nodes and landmarks." Although this type of analysis, general as it is, remains limited to physical, perceptible objects, its purpose is to indentify form and how it conveys a public image in any given city. The following definitions are provided for the five elements:

" 1. *Paths*. Paths are the channels along which the observer customarily, occasionally, or potentially moves. They may be streets, walkways, transit lines, canals, railroads. For many people, these are the predominant elements in their image. People observe the city while moving through it, and along these paths the other environmental elements are arranged and related.

2. *Edges*. Edges are the linear elements not used or considered as paths by the observer. They are the boundaries between two phases, linear breaks in continuity: shores, railroad cuts, edges of development, walls. They are lateral references rather than coordinate axes. Such edges may be barriers, more or less penetrable, which close one region off from another; or they may be seams, lines along which two regions are related and joined together. These edge elements, although probably not as dominant as paths, are for many people important organizing features, particularly in the role of holding together generalized areas, as in the outline of a city by water or wall.

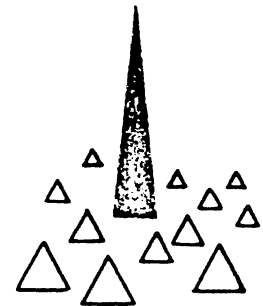
3. *Districts*. Districts are the medium-to-large sections of the city, conceived of as having two-dimensional extent, which the observer mentally enters "inside of," and which are recognizable as having some common, identifying character. Always identifiable from the inside, they are also used for exterior reference if visible from the outside. Most people structure their city to some extent in this way, with individual differences as to whether paths or districts are the dominant elements. It seems to depend not only upon the individual but also upon the given city.



4. *Nodes.* Nodes are points, the strategic spots in a city into which an observer can enter, and which are the intensive foci to and from which he is traveling. They may be primarily junctions, places of a break in transportation, a crossing or convergence of paths, moments of shift from one structure to another. Or the nodes may be simply concentrations, which gain their importance from being the condensation of some use or physical character, as a street-corner hangout or an enclosed square. Some of these concentration nodes are the focus and epitome of a district, over which their influence radiates and of which they stand as a symbol. They may be called cores. Many nodes, of course, partake of the nature of both junctions and concentrations. The concept of node is related to the concept of path, since junctions are typically the convergence of paths, events on the journey. It is similarly related to the concept of district, since cores are typically the intensive foci of districts, their polarizing center. In any event, some nodal points are to be found in almost every image, and in certain cases they may be the dominant feature.



5. *Landmarks.* Landmarks are another type of point-reference, but in this case the observer does not enter within them, they are external. They are usually a rather simply defined physical object: building, sign, store, or mountain. Their use involves the singling out of one element from a host of possibilities. Some landmarks are distant ones, typically seen from many angles and distances, over the tops of smaller elements, and used as radial references. They may be within the city or at such a distance that for all practical purposes they symbolize a constant direction. Such are isolated towers, golden domes, great hills. Even a mobile point, like the sun, whose motion is sufficiently slow and regular, may be employed. Other landmarks are primarily local, being visible only in restricted localities and from certain approaches. These are the innumerable signs, store fronts, trees, doorknobs, and other urban detail, which fill in the image of most observers. They are frequently used clues of identity and even of structure, and seem to be increasingly relied upon as a journey becomes more and more familiar."



THE IMAGE OF VERSAILLES

PATHS

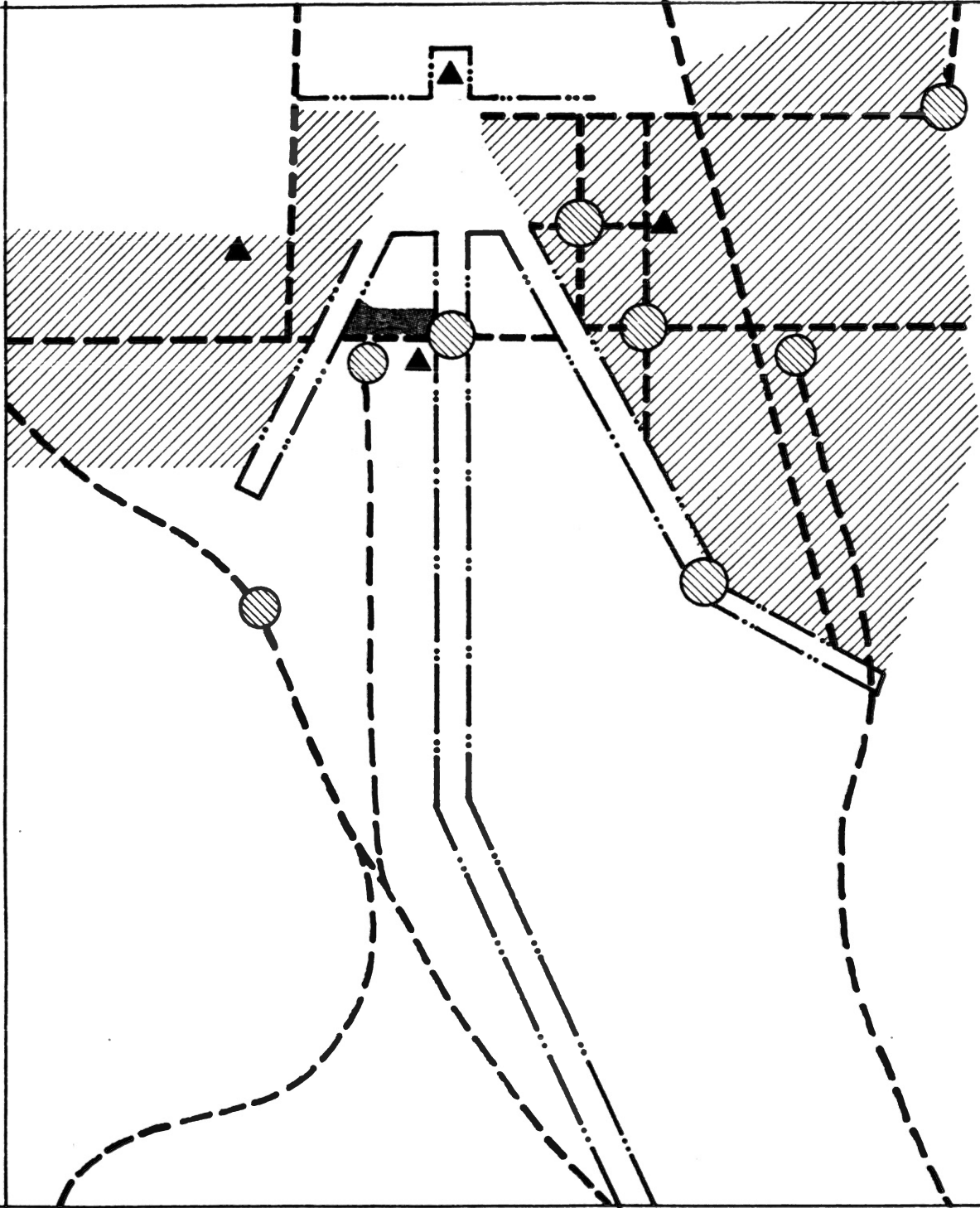
EDGES

DISTRICTS

NODES

LANDMARKS

SITE



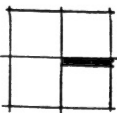
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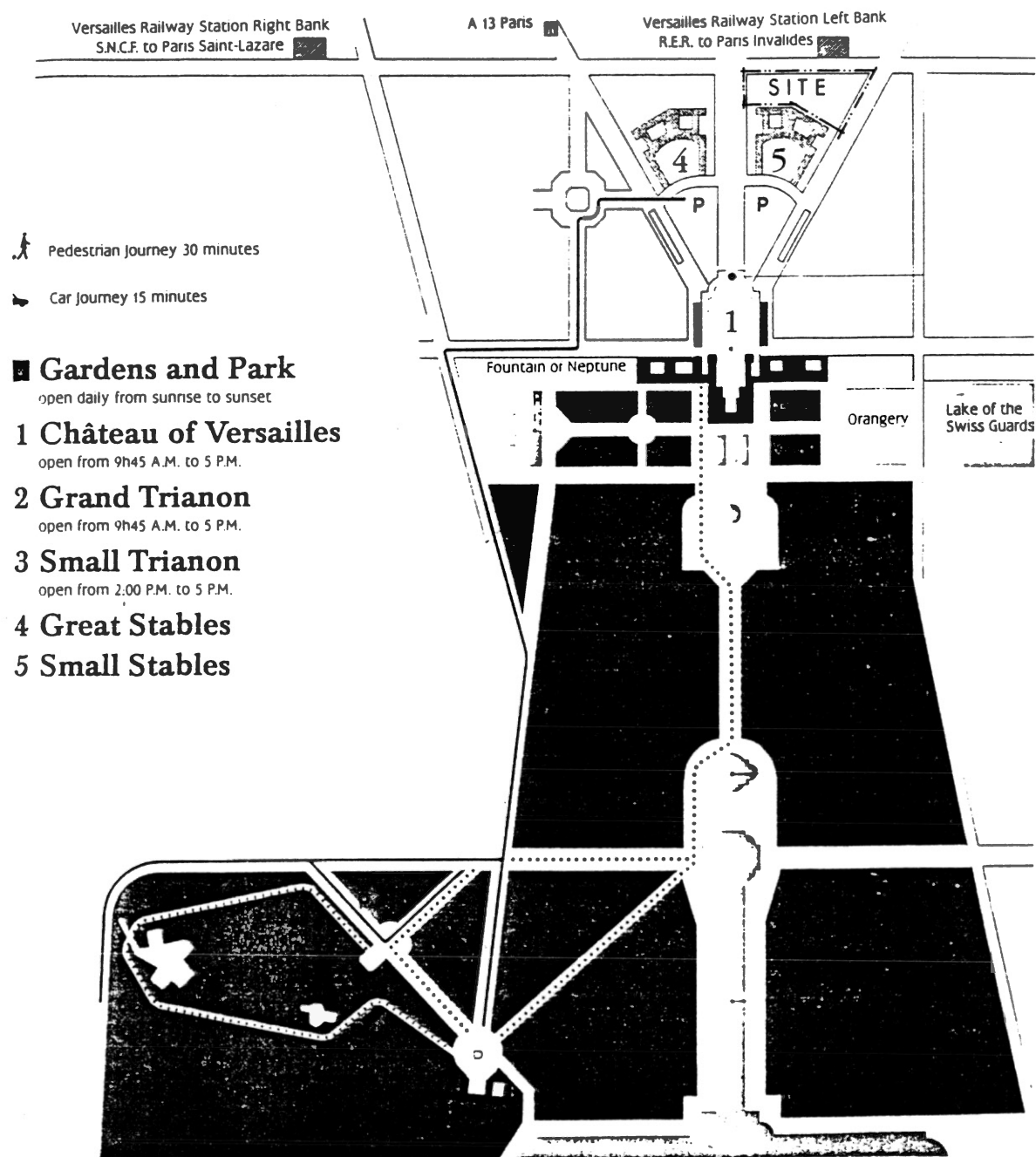
VERSAILLES COMPLETE GUIDE TO THE VISIT

The following is an excerpt from the tour guide that can be purchased when visiting the chateau. It is included here to give some background on one of France's most famous landmarks.

Pierre Lemoine. VERSAILLES:
COMPLETE GUIDE TO THE
VISIT. Versailles. Les Editions
D'Art. 1988. pp.3-11



National Domain of Versailles



PREFACE

VERSAILLES : ANTECEDENTS AND STYLE

The vision of the ensemble of Versailles – on the plans of the domain or the aerial views – represents perfect order in the lay-out of the axes, the arrangement of the buildings, the groves, the fountains, the avenues and the suite of rooms. One recalls that all of that was neither created at one time, nor even always executed to last, but the ensemble is so imposing with such harmony that it seems to have been imagined from the beginning by Louis XIV in its final aspect. Nevertheless, Versailles is inscribed in a tradition of which the splendour tends to efface the souvenir, and the poetry of the site conceals the complexity of the style.

From the time of the first Valois, Charles V and his brothers, the Dukes of Berry, Anjou and Burgundy, they had a firm belief that the splendour of the sovereign's or princes' residence and the wealth of collections enhanced their owner's prestige. The Renaissance and Mannerism then brought a desire for unity and grandeur, linked to the rise of absolute monarchy; this is expressed by regularity and magnificence, at Chambord, at the Louvre, in the plan of the Tuileries by Philibert Delorme for Catherine de Medici and in that of Charleval by Jacques Ist Androuet du Cerceau for Charles IX. The Italianism of the interior decoration, more than the beauty of the exterior architecture, conferred on Fontainebleau its original seduction. Henry IV, who constructed a great deal, by personal taste and to make good the damage caused by the religious wars, provided this residence with a monumental entrance towards the East, the Service courtyard, and patronized the creation of appealing apartments, those of the second School of Fontainebleau. Under Louis XIII and Louis XIV, until Mazarin's death, the antecedents of Versailles were much more direct. Classicism developed in the mastering of pure volumes, as in the Luxembourg Palace by Salomon de Brosse, for Marie de Medici, and in the elegant and almost musical design of the architecture of François Mansart, in the wing of Gaston d'Orléans, in the castle of Blois, and in the castle of Maisons. The Parisian mansion attained to perfection in the staircase, the gallery, the adornment and the lay-out, as is shown in the hôtel de la Vrillière by Mansart and the hôtel Lambert by Louis Le Vau. This latter master has been qualified as a director, "metteur en scène" of buildings because, effectively, he was inspired by the Italian and Roman Baroque style, of which Mazarin favoured the diffusion in France. The Mazarine gallery, in his residence in the capital (National Library), and the summer apartments of Anne of Austria at the Louvre, painted by Romanelli, offered examples in Paris. The same artists who worked at Vaux-le-Vicomte for the Finance Minister, Fouquet, before his disgrace, were to achieve fame at Versailles: the architect, Louis Le Vau, the painter and decorator, Charles Le Brun, and the creator of the gardens, André Le Nôtre. The restrained dynamism of the facades and, even more, the sumptuous interior decoration present a French version of the Baroque; the gardens, however, by the sovereign adaptation of nature to a legible majesty of the site, are one of the highest expressions of French classicism.

One understands, then, that Versailles is complex. Louis XIV, who had the Colonnade of the Louvre erected, had previously accepted the project of Bernini for his grand Parisian palace. His policy demanded ostentation, by taste he was that way inclined, and the young members of the Court, in his suite, liked the gaiety and the vivacity of festivities. All Versailles was engulfed as a result of the influence of the Baroque, which found expression in the entertainment and the ephemeral architecture. The enchantments of the interior of the grotto of Thétis were also a manifestation of the Baroque. The king's state apartment, the hall of mirrors, the war drawing-room and the peace drawing-room constitute the adaptation, in the French manner, of the grand Italian Baroque decoration illustrated by Pierre de Cortone in the rooms of the planets in the Pitti palace in Florence. Even in the facades of Jules Hardouin-Mansart, there remain sumptuousness and animation rather close to the Baroque – two qualities that harmonize successfully with the grand and calm perspectives of Le Nôtre. In fact, beyond the subtleties of the stylistic differences, Versailles represents eternal art.

INTRODUCTION

There is probably no name in France which has as much prestige attached to it as that of Versailles and yet, how many of the millions of visitors who flock there every year see beyond the magnificence of the world's most famous palace and strive to discover its historical significance and deep symbolism ? The creation of Versailles can be regarded as the expression of a precise and coherent policy ; its decoration heralds the King's glory and the efficiency of his government. Versailles may, therefore, be described as being a very accurate image of absolute monarchy.

"A LITTLE CHATEAU MADE OF A PACK OF CARDS"

Yet there was, to begin with, no indication of what its future destiny was to be, considering the modesty of the initial structure and the fact that the estate was, for a long time, nothing but an unpretentious crown dependency until the end of the XVIth century, when it became the property of the powerful Gondi family. From then on it was to have a new destiny.

Henry IV used to enjoy stag hunting in this desolate country of forests and fens and would sometimes go in the company of his elder son ; this kind of countryside obviously suited the wild and gloomy temperament of the young Dauphin for later, as Louis XIII, he often hunted here with his select company. Shortly after, he purchased the surrounding land and in 1624 built a small pavilion on a hillock. A few years later, this building was to be replaced by a charming lodge, constructed in brick, stone and slate "a little château made of a pack of cards" as Saint-Simon scornfully called it. Then, having bought the domain of Versailles from the Gondi family, the King enlarged his estate and laid out the first flower beds, turning this charming abode into a sort of hermitage where he intended to retire for the rest of his days as soon as his son came of age.

His untimely death put a stop to these plans but he passed his passion for Versailles onto Louis XIV. The new King went hunting there during his childhood and adolescence. After his marriage, he introduced Queen Marie-Thérèse to it together with the young and brilliant court he had gathered round his person during the first years of his reign. He was soon to undertake the work, that within a quarter of a century, would transform his father's "château of cards" into a fairy tale palace.

He began by renovating the decoration of the apartments and then erected new outbuildings, a small Orangery and a Ménagerie to shelter his ever growing collection of exotic animals.

However, the largest sums were spent on the gardens. André Le Nôtre designed the general layout giving them perspectives that were out of proportion compared with the size of the building. It became evident that the lodge would either have to be destroyed or enlarged in order to put it on the same scale as the gardens.

Nevertheless, for the time being, Versailles was only a "country seat" where the King came to forget the worries and strain of ruling ; as can be seen in the Thetis Grotto, Apollo rests, surrounded by nymphs, amidst a scenery of rockery and gushing waters. Louis XIV soon began to come here more frequently and made no secret of his fondness for this new royal house. Moreover, gazettes, engravings and the works of poets soon spread the reputation of Versailles, throughout Europe. All that was missing was the consecration of this exquisite abode by great festivities, which took place in May, 1664. The chosen theme, that of "The Pleasure of the Enchanted Island", was taken from Ariosto and is still capable of firing our imagination..

THE NEW CHATEAU

The increasing interest in Versailles soon made it obvious that the Château of Louis XIII needed to be enlarged, so the King resolved to replace it by a larger scale building in order to accommodate visitors for longer periods of time and to make it more in keeping with the monumental proportions of the gardens. According to the original plans, the Lodge was to be destroyed, but the King finally decided to keep it, adding new buildings onto the three sides facing the gardens which thus comprised the New Château. The exact reasons for this decision have never been brought to light ; the King may have been reluctant to destroy the lovely house which had been part of his youth, nevertheless, the fact remains that the main parts of the first Château were preserved and their exquisite elegance is still today perceptible in the Marble Courtyard.

The New Château, designed by Louis Le Vau, is totally different from the former one ; the façades made of bricks, which blended in gaily with the stone and slate, have disappeared, and so have the high, French-style rooftops. Instead we may now admire a majestic palace in the Roman style with sand coloured façades. These outside walls are animated by statues, low reliefs and protruding columns, the flat roofing being concealed by a balustrade decorated with fire ornaments and trophies. The Italian and distinctly Baroque flavour of the Château is heightened by the presence of a terrace which takes up the centre of the façades on the main floor ("piano nobile").

Two symmetrical apartments, each comprising six rooms, are to be found at both ends of this terrace : at the North end the King's apartment ; at the South end that of the Queen. They were decorated by some of the best painters and sculptors living in that period ; their marble panelling and ceilings decorated with gilded stuccos and paintings are Baroque, the subjects of the paintings taken from antique history and alluding directly to the great moments of the King's reign. The carved and gilded doors, the brocade hangings, the embroidered velvet and the silver chiselled furniture bear witness to craftsmanship far more estimable than the actual materials used. All this, together with the rarest paintings and works of art to be found in the Crown Collections gave these apartments a lavishness unequalled by any other royal residence in France before. A monumental staircase, leading to the royal apartments and decorated with polychrome marbles, sets off the paintings in the vault which are the work of Charles Le Brun and abound in allegories, "trompe-l'œil" and false perspectives.

Meanwhile, Louis XIII's former château had not been neglected ; gilded ironwork balconies resting upon pink marble columns, gilded lead ornaments, allegorical statues placed on the edge of the roof had been added to increase its beauty and a splendid gilded gate now separated the Royal Courtyard from a forecourt which is surrounded by the ministers' wings and closed off by another gilded gate. Thus, the part of the palace facing the main entrance came to look as it does now.

A MASTERPIECE OF TOWN PLANNING

Neither were the gardens left unchanged ; enormous mounds were created to provide the platform on which the château stands, the ground was moulded fancifully by playing on the different ground levels and clumps of trees were planted to counterbalance the vast perspectives, as well as a multitude of groves. The Grand Canal and the Swiss Pool were dug, then costly channeling works carried out, in order to supply the numerous fountains with gushing water. This is how the designer of these gardens, Le Nôtre, put the finishing touches to this perfect model of a "jardin à la française" and what is also appropriately known as the "jardin de l'intelligence".

By placing a slowly increasing number of bronze and marble statues, the most famous villas of Antiquity seem to be called back to life under the dappled sky of the Ile-de-France. The iconographical theme of these statues mostly comes from the Legend of

Apollo and they probably make up the most important series of sculptures in the round executed in France. For this reason, Versailles can be considered as being the most extraordinary open air museum imaginable. Once again, it was Le Brun who provided the designs and ideas that the sculptors were to translate into marble and bronze.

Meanwhile, a whole town was in the process of being built. Its plan spreads out harmoniously from the main axis of the château for fourteen kilometers. The town, château, gardens and park represent, from that time on, the most grandiose example of town planning and served as models for all modern capital cities. It was also at that time that the Champs-Élysées, a rival project in urbanism, were being built.

"A KIND OF REGAL BEAUTY UNIQUE IN THE WORLD"

In 1678, when the Treaty of Nimègue sanctioned the supremacy of Louis XIV over Europe and when his reign reached its zenith, the palace seemed to be on the point of completion. And yet, hardly had peace been signed than the King undertook new projects. The resources, previously used for war purposes, were now devoted to his favourite château. Under the guidance of a new architect, Jules Hardouin-Mansart, Versailles became the grandiose edifice which we know today.

It was at this time that two long South and North wings, destined to house the princes and the courtiers were built, together with the Grand Stables for saddle horses ; the Small Stables for the carriage horses and the Grand Commun, which was the living quarters of the servants and where the kitchens were to be found. A new Orangery was built at the same time ; an imposing edifice which, with its two vast staircases, formed a cyclopean base to the long horizontal perspective of the château.

However, the main creation of this period was the construction of the Grand Gallery, built where the terrace used to be on the first floor. The most precious materials were used for this gallery which gloriously marks the end of the Grand Apartments ; rare marbles, gilded bronze and the mirrors, above all, dazzled contemporaries by their rarity ; the decoration of this vast gallery and its two salons, almost exclusively with mirrors, bears witness to unparalleled magnificence.

Le Brun was responsible for the painting of the vault and he excelled himself by producing a masterpiece which was to serve a model for regal decoration. These paintings glorify the King and depict the achievements of the first part of the reign, from the beginning of his personal government to the Treaty of Nimègue. Thus, in the principal hall of the château, the deeds accomplished by Louis XIV in less than twenty years have been emphasized. No other decoration could have better fitted the château which was henceforth to witness the splendour of the monarchy for a hundred years. Madame de Sévigné's phrase is fully justified : "It is a kind of regal beauty unique in the world."

The Château became a vast and pagan poem, but one essential element was missing : a monument to recall the fact that the master was not only a mythological hero but also a King of Christendom. For a long time, a temporary chapel was used, awaiting the triumphal church which was to crown this work of art. The final Chapel, begun in 1699, was not finished until 1710, five years before the death of Louis XIV.

The Royal Chapel is a majestic building in white stone and respects the tradition of two-floored palatine churches. Its delicate proportions and elegant colonnade give it a noble aspect ; the gold of the main altar and the organ gently glitters in the light which pours in through the high windows. Sculptures of a rare finesse decorate the walls and admirable low-reliefs illustrate the Stations of the Cross. The paintings in the vault, an exaltation of the glory of the Holy Trinity, are a Christian reply to the pagan apotheosis of the King, painted twenty-five years earlier by Le Brun on the vault of the Hall of Mirrors.

The Château had, at last, a chapel worthy of the religious pomp of the French Court. In

a building, where architecture and decoration are but the triumphant affirmation of faith, the mighty chords of the organ produced by François Couperin mingled with the majestic sounds of the motets accompanied by choirs and music by Lulli, Charpentier and Delalande.

VERSAILLES, CAPITAL OF FRANCE

However, the King did not wait for these gigantic works to be completed to carry out his cherished project ; from May 16, 1682, the seat of his Court and Government was officially transferred to Versailles, henceforth his principal residence and the veritable capital of his Kingdom.

Much has been said about this extraordinary decision which broke with the ancient privilege of Paris. Some maintain that the King was not fond of Paris, having bitter memories of the humiliation he had been subjected to during his childhood at the time of the Fronde. His relative indifference to the Louvre, the construction of which seemed to be never ending, must also be remembered. At the Louvre, he felt he was surrounded by what was still a medieval town. Moreover, the works carried out by his predecessors prevented him from creating a decorative setting bearing the seal of his reign. The fact that he loved the countryside and had a liking for physical exercise must also be borne in mind.

At Versailles, which he could justly claim as his personal creation, he had the possibility to erect the château of his dreams and to give himself the arrogant pleasure of modeling nature. By its very size and distance from Paris, his favourite château became a veritable instrument of government as it provided a shelter for the monarchy from the caprice of the parisian mob and enabled the King, not only to gather around his person, ministers, officials and administrators, thus accentuating its centralization, but also restrained the rebellious nobility by maintaining it in a condition of forced and domesticated leisure. Certainly, the monarchy was to pay dearly for this divorce from Paris, but one cannot help thinking that Louis XIV, by creating a political and administrative capital distinct from the traditional metropolis, anticipated our very age by setting an example which was to be followed later in Washington, Ottawa and Brasilia.

Meanwhile, however, the renown of Versailles had spread far afield. Both Frenchmen and foreigners flocked to admire the most magnificent royal Château and to be enraptured by the spectacle of the most brilliant and refined Court. Allowed to wander around the apartments freely, they were able to be acquainted with the artistic treasures of the Royal Collection and judge for themselves the excellence of French manufactures.

It must not be forgotten that Versailles played a leading role in the economic policy of Louis XIV and of his Minister, Colbert. In 1661, the young King took charge of the government at a time when France was dependant on foreign countries, particularly Italy, for all luxury products such as marble, mirrors, velvet and lace. These "foreign currency payments" weakened the Treasury. In order to put a stop to this outflow and to attract foreign customers, the King and his Minister reorganized the ancient Royal Manufactures and commissioned the best foreign scientists, artists and craftsmen to work for them in France. In the Pyrénées, they reopened the marble quarries which had not been exploited since the fall of the Roman Empire. Open to all, Versailles then became a sort of permanent exhibition of French arts and craftsmanship. An Italian, Primo Visconti wrote soon after : "All that is best in the whole world is now made in France."

The outcome of this protectionist policy was beyond expectations ; in less than twenty years, France became the leading manufacturer and exporter of luxury products in Europe. The expansion of French art throughout Europe and the extraordinary economic prosperity known in France during the XVIIIth Century originated in Versailles.

Thus, the King was the centre which everything radiated and converged onto. Ver-

sailles was the dazzling symbol of this sovereign order and erudites took pleasure in recognizing this in the decoration of the Château and Gardens, entirely placed under the sign of Apollo. Louis XIV did in fact choose himself the sun as an emblem and explained why he did so : "The Sun, by its brilliance and the blessings it radiates, is the most perfect image of the King" and, in a way, "... it represents the duties of a prince and prompts me to fulfill them forever."

DAILY LIFE AT THE COURT

In this Château forever being refashioned, court life was organized around the different events which made up the King's day. The rigid application of this timetable was rarely disturbed and then only by exceptional ceremonies.

Apart from the time he devoted to his various councils and private conversations with each Secretary of State (which meant eight or ten hours a day), the life of Louis XIV can truly said to have been public ; each subject was supposed to be able to see him go by on his way to mass and to approach him, hand him a petition or be present when he supped. As already mentioned, Versailles was freely open to everyone, even to the most humble subjects, provided they were decently dressed and refrained from begging in the salons. This liberalism, which implied a certain amount of disorder, may seem surprising, but all contemporary witnesses confirm it and such liberalism is in accordance with the secular tradition of French monarchy. This tradition was to be preserved until the end of the Ancien Régime and as Restif de La Bretonne was to write : "Everyone in France considered the King as a personal acquaintance."

In this vast Château of Versailles, the King's inner apartment was his only haven ; here he would stay before he officially rose (his "lever") and retired for the night (his "coucher"), feeding his dogs or spending time on his passion for collections. Nobody was allowed there, except for his closest relations and a privileged few, mostly art lovers like himself. These rooms were the shrine where his most precious collections were kept : famous paintings, such as the "Mona Lisa" and the "Concert Champêtre", gems, precious stones and gold medallions.

As for the State Apartment, it was most of the time used as a hallway except for Mondays, Wednesdays and Thursdays, from six o'clock to ten o'clock in the evening, when only courtiers were admitted. Each room was then assigned to a different purpose : one to spread out the buffet, set with vases of gold and silver and ewers, another was used for the light meal which was presented on silver trays and baskets. The third was used as a billiard room and we know that Louis XIV was a master at this game. The remaining rooms were for games, music and dancing. During those four hours, Etiquette became less formal and the King was no longer the sovereign to whom nobody dared speak but the master of the house who moved among his guests, seeing to their comfort and amusement. The most illustrious representatives of every field in France gathered here ; the Grand Condé rubbed shoulders with Racine and Bossuet. Speaking of these evenings, Madame de Maintenon reminisced about "the delights of Versailles" and Madame de Sévigné, who was an "habituée", never tried to hide her admiration.

TRIANON

This life of constantly being on display may have seemed tedious even to as tireless a man as Louis XIV, so Trianon was built to provide a haven and also perhaps to recapture the intimate atmosphere of the Versailles he had known during his youth.

The name comes from a hamlet the King had bought and demolished in 1661 in order to enlarge his park. In 1670, Le Vau built on this site, within a few months, the "porcelain house for partaking of refreshments" as Saint-Simon called it. Félibien writes that "this palace was considered as something enchanting because it was built between the end of winter and the beginning of spring and seemed to have sprung out of the ground like the flowers in the garden".

This charming building bears witness to the fascination of the time for everything coming from China ; the shape of its roof, the white and blue earthenware tiles that cover

the walls, the equally white and blue stucco decoration of its apartments, which all evoke some distant and fabulous pagoda.

Unfortunately, this wonderful little building could not stand up to the winter frost which split the tiles, besides, as the King grew older, he no longer continued to have the same taste for the baroque fantasies of his youth. Therefore, the Porcelain Trianon was to be short lived and was replaced in 1687 by "the little marble and porphyry palace with delightful gardens" described by Saint-Simon and that we can still admire today.

The light comes pouring in through the windows on this one storey building and a "peristyle" (the term comes from Louis XIV himself), links the two main buildings, without interrupting the line of perspective. The pilasters of Languedoc marble standing out against delicately carved white stone go to make up what really is dreamlike architecture. Inside, the eye is enhanced by the elegance and distinction of the decoration ; wood panelling with sculptured flowers, paintings representing mythological scenes, taken from Ovid's *Métamorphoses*. This inside decoration is an artistic extension of the gardens as this charming abode has only one luxury, that of flowers : orange trees planted in the open, bowers of jasmine and beautifully arrayed flower beds – their colour combinations and fragrances were, moreover, renewed every day.

The King would readily go to Trianon to spend the evening with the royal family and the Princesses' maids of honour. He would sometimes spend the night there or even two or three days without, however, interrupting his ministerial work. It was from Trianon that the King left to die at Versailles, with a serenity and a majesty which commanded the respect of even his enemies.

"LA DOUCEUR DE VIVRE"

Louis XV did all he could to complete the works left unfinished by his great grandfather, above all the Hercules Salon where the marble decoration and vault paintings are in the same tradition as those in the State Apartments. They offer the most sumptuous setting imaginable for Veronese's painting, "Christ in the House of Simon the Pharisee."

However, the charms of social life, to be found at that time in the Parisian "salons", were soon attracted to Versailles. The King, who was shy and reserved enjoyed the company of a small circle of good friends and used to invite them to his private "Small Apartments". He also carried out a personal foreign policy distinct from his official one and took refuge in the back rooms with those counsellors who shared the "King's secret". This accounts for the fact that the dining rooms and game rooms are to be found on one side, while the libraries and writing rooms are on the other. Gabriel and Verbeckt were responsible for the painted and gilded wood panelling of these private rooms which the delicate art of the XVIIIth Century was to endow with its most exquisite works. The best painters and cabinet makers contributed to this decoration ; silks from Lyons, China from Sèvres, tapestries from the Savonnerie and flowers from the Trianon went to make up the exceptional elegance that surrounded the King.

On her side, the Queen had her own company and everyone gathered in her private apartments, which had been furnished under her direction in the most delicate taste. Marie Leczinska, attractive and witty, was devotedly attached to her friends and had a sincere liking for fine arts. Though her circle was considered less brilliant than Louis XV's, it was frequented by some of the most highly appreciated wits of the Parisian salons. As for the Dauphin, the Dauphiness and Mesdames, they all lived in great intimacy and often played chamber music together. Thus the unity, that Louis XIV had maintained with authority in his Court until his death, was broken under his successor's reign. The Court became a number of individual courts, existing side by side where the members ignored each other and envied each other's existence.

This lost unity could, however, be reached again on grand occasions, particularly when there were princely marriages and the King had the opportunity of showing off a magnificence worthy of his great grandfather. It was precisely when his grandson's marriage with the Archduchess Marie-Antoinette took place on May 16, 1770, that Louis XV's

most important creation at Versailles, the Royal Opera, was inaugurated.

The Court was filled with admiration for the unusually large proportions of the stage, the complex machinery and, above all, the beauty of the auditorium. The new and daring conception of its plan, the perfect proportions, the exquisite harmony of decoration where green and pink imitation marbles blend in perfectly with the blue silks, the gilded low reliefs and the paintings in the vault make this the most splendid auditorium that has been built before or since.

A few years prior to this, Louis XV had a new part added to Trianon. It is well known that the King had a passion for botany and that he took a great interest in the Jardin des Plantes (botanical gardens), which he created at Trianon, and in Jussieu's scientific research, carried out there. In order to be able to spend more time among the flowers and exotic plants, he asked Gabriel to undertake the construction of the pavilion that is now known as "Petit" Trianon. The perfect proportions of this edifice make it a masterpiece of neo-classical architecture.

If Louis XV and Marie Leszczyńska new, to a certain extent, how to preserve the tradition of majestic grandeur that had been the work of Louis XIV, their successors let everything deteriorate little by little ; the King through shyness and the Queen through carelessness.

Louis XVI took on conscientiously but with little enthusiasm, this "profession of king" that Louis XIV found so delightful. As for his leisure time, it was divided up between hunting, manual work and reading. For this purpose, he installed several workshops in the attics and increased the number of libraries, the most beautiful one was created as soon as he came to the throne and is revealing of this modest king's studious character.

More noteworthy are the transformations ordered by the Queen ; she enlarged her apartments, and gave them a new decoration, inspired from the art of Pompeii and Herculaneum. Nevertheless, she left a more vivid memory of herself at Petit Trianon ; instead of Louis XV's botanical gardens, she had a picturesque garden designed in the fashion of the day, completed with "fabriques" (little huts), a theatre, where she and her friends acted comedies and a hamlet which, far from resembling an operetta scenery, was a veritable agricultural unit. At Trianon, where she established the customs of château life, Marie-Antoinette tried to forget that she was a queen and cherished the illusion that she lived as an ordinary individual.

Thus passed the last years of the Ancien Régime ; Talleyrand was to write of this period : "Those who have not lived before 1789 do not know what is meant by the "douceur de vivre" (sweetness of living).

The revolutionary days of October 1789 put a brutal stop to this idyllic life by ringing the death knell of absolute monarchy. The Versailles which had been its sanctuary became its shroud and the wonderful things which represented the work of over a century found their way into museums or were disposed of at public auctions.

Napoléon, Louis XVIII and Charles X all dreamt of restoring the seat of the Court and Government to Versailles. The death of one and the fall of the other two put an end to this ambition. Louis-Philippe realized that a constitutional monarch could not live under the shadow of a king like Louis XIV, so he wisely decided to renounce Versailles as a royal residence. In order to preserve it from ruin and dishonour, but at the expense of some irreparable demolitions, he turned it into a historical museum dedicated to the glories of France.

Thanks to patient work of restoration, the Château has been, for some years now in the process of retrieving its former splendour. Ruined decorations have been repaired, some furniture has found its way back, lost fabrics have been rewoven. Thus, Versailles which has been envied and imitated by all the crowned heads of Europe, is slowly becoming again what it should never have ceased to be ; the perfect example of an ideal palace and the radiant symbol of a civilization.

SETTING

Les Maneges buildings are nestled behind the Petit Ecurie at the foot of the hill below King Louis XIV's chateau between the Avenue de Paris and the Avenue de Sceaux. This linear site is oriented north-south with its east boundary defined by the Avenue du General de Gaulle. Although no views from the site to the chateau are possible, one still has many sights with which to behold, namely: the Hotel de Ville (Versailles's city hall), the SNCF Rive Gauche railroad terminal, and the abundance of large trees planted so orderly during the King's reign. On the west side of the Hotel de Ville is a beautifully planted garden complete with clock and a memorial to the city's soldiers that served in both world wars. The Hotel de Ville is an imposing structure by itself as it is the tallest building in Versailles and the only one that is allowed above the limit set by the base of King Louis's equestrian statue in front of the chateau. Across the Avenue de Paris to the north is the regional post office, the PTT, along with the Grand Ecurie (big brother to the Petit Ecurie) and Prefecture. To the south of the site are various sidewalk cafes, shops, and restaurants in the town of St. Louis. Another town of like composition is located north of the Avenue de Saint Cloud called Notre Dame.

Although the site is situated between the two towns stated above, it is only a ten minute walk from one of France's most historical and well known sites. Down the Avenue de Paris to the west is the royal chateau of King Louis XIV and his famous gardens. This tourist attraction draws visitors from all over the world and dates back to the mid-17th century. The entire ensemble is a most extravagant display of town planning and is the determining factor in Versailles growth.

The west boundary of the site is defined by a narrow strip of buildings that once housed the carriages of the King. This structure is two-storey in height and presently vacant, however the city of Versailles will not allow their destruction as they are one of only a few buildings in the entire town that date back to the period of the King. It is anticipated that they will be renovated into dwellings by the government.

The Petit Ecurie, located just west of the carriage shops, is another large structure that is home of a regional school of architecture. It also dates back too the time of the King. The north wing of the building is presently a storage point for works of art from the Louvre Museum in Paris. The remainder is occupied by architecture studios and classrooms. A year round exchange program is offered at the school and is run by the University of Illinois. During the summer, Oklahoma State University's school of architecture, in conjunction with other Illinois universities, offers a twelve week course that is based from here and continues the presence of American students studying abroad.

On the east side of the Avenue du General de Gualle is the SNCF Rive Gauche train terminal. This line runs into the heart of Paris in thirty minutes and primarily serves commuters. The station is constructed of white stone with cast iron trusses and maintains four tracks. Tourists use this station when coming into Versailles to see the chateau and when the fountains are turned on during the weekends. To the north of the terminal is the Cafe au Depart, a typical French sidewalk establishment, and to the south is a four-storey apartment block.

Sharing the project site is a small SNCF bus station that serves the Versailles area and the train terminal across the street. It should be noted that this is primarily a commuter line and is rarely used by tourists. There is also a small restaurant and some offices next to the bus station that are typically French in character.

CLIMATE

"The location of France at the edge of the European continent makes it a crossroads subjected to three kinds of climatic influences: oceanic, continental, and Mediterranean. It is largely exposed to winds from the Atlantic, which in temperate latitudes blow from the west to the east. About three-quarters of France is, for most of the year, under the influence of the great cyclonic depressions that come from the Atlantic. Their exact path is determined by the variations in the relative location of the polar and tropical masses of air. In winter, moreover, areas of high pressure frequently move over the eastern part of France, notably in the Alsatian plains and the Soane region. This, added to the proximity of the Mediterranean to the south, gives France an extremely varied but generally temperate climate, as well as sufficient rainfall.

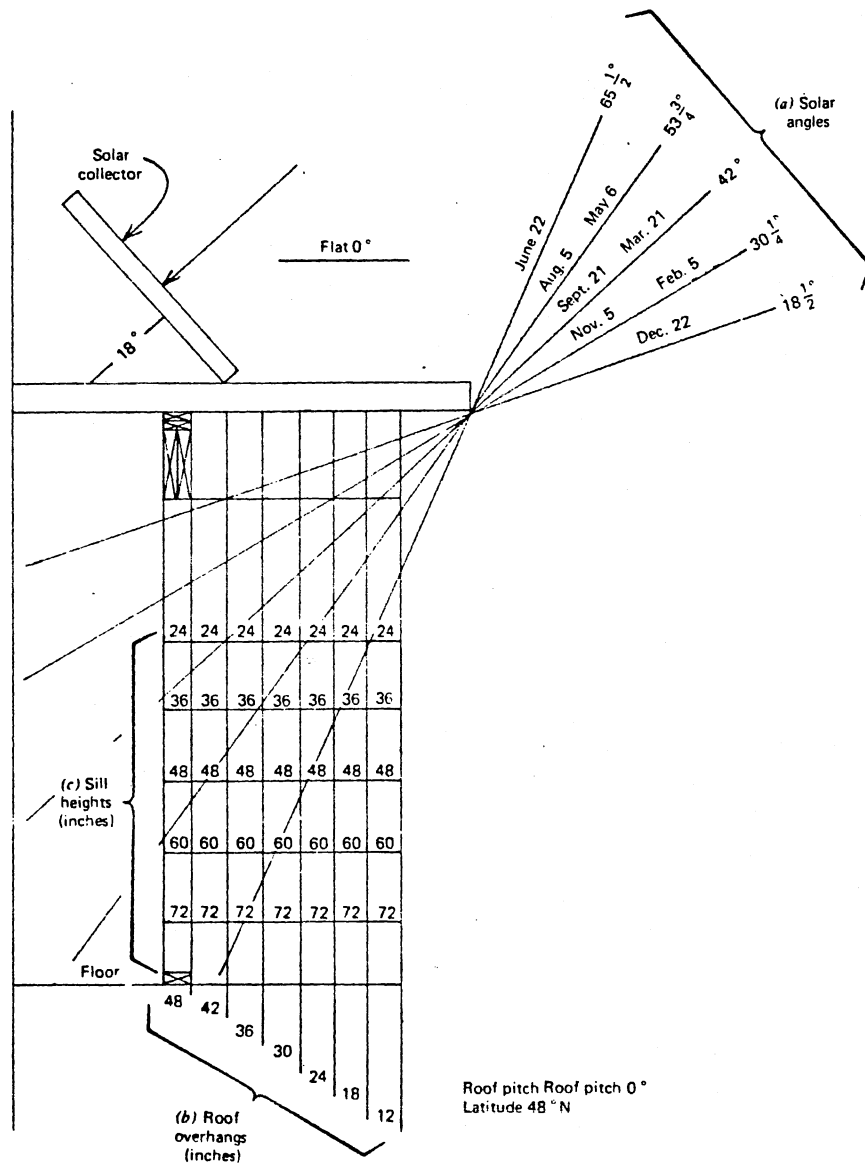
The French climate is generally very favorable for natural vegetation and cultivation. Snow lies permanently above 9000 feet in the Alps and 9500 feet in the Pyrenees; and only in the drier areas of France, irrigation is sometimes necessary, as in the plains of the lower Rhone and the Languedoc.

The climate of the Paris Basin is somewhere between the oceanic and the continental. The average yearly temperature is 53°F (12°C) in Paris. In addition, the relatively light rainfall (24 inches [619 millimeters]) follows a pattern of moderately heavy rain in spring and especially autumn, as in the oceanic countries, but the maximum amount of rain occurs in the summer, with storms of the continental type. Such a climate is very favorable to the cultivation of grain crops and especially to the growth of the great forests, which once covered the center of the Paris Basin and still exists over wide areas, even close to Paris. This same type of climate is found on the western slopes of mountains, including those of the Arddennes, Vosges, Massif Central, and western Pyrenees."

Since Versailles is located in the Paris Basin and approximately 20 miles southeast of Paris, it is concluded that the same type of weather will be experienced. The micro-climatic conditions at the project site are impacted by its north-south orientation. Sun exposure on both east and west sides of the site will be particularly strong, therefore, sun control will be an important design issue. Rainfall runoff is not a problem because of the natural slope that exists along the site.

Encyclopedia Britannica. THE NEW ENCYCLOPEDIA BRITANNICA. Chicago. William Benton, Publisher. 1977. pp.588-589

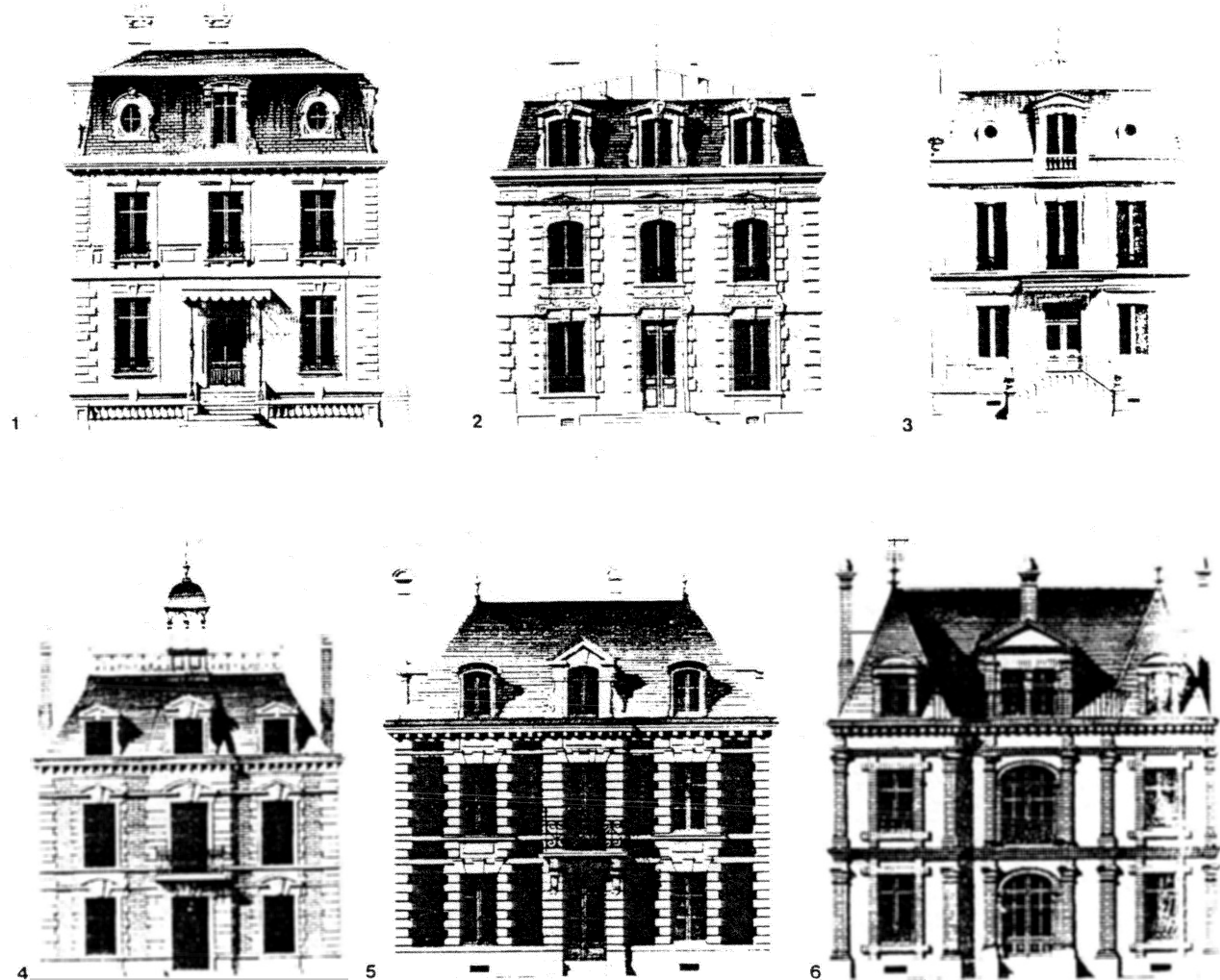
SOLAR ANGLES



VERSAILLES ARCHITECTURE

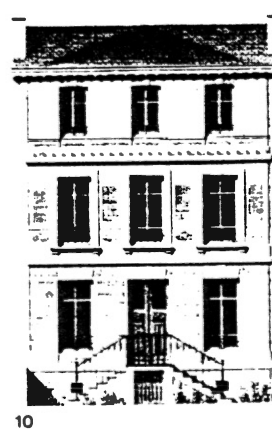
These illustrations show some examples of traditional Versailles architecture as found throughout the city. They date from several periods and provide a rich context with which to draw upon.

"Variations on the theme of the symmetrical facade: 1-2-3. modern villas; 4-5-6. villas of Louis XIII and Renaissance"



VERSAILLES ARCHITECTURE

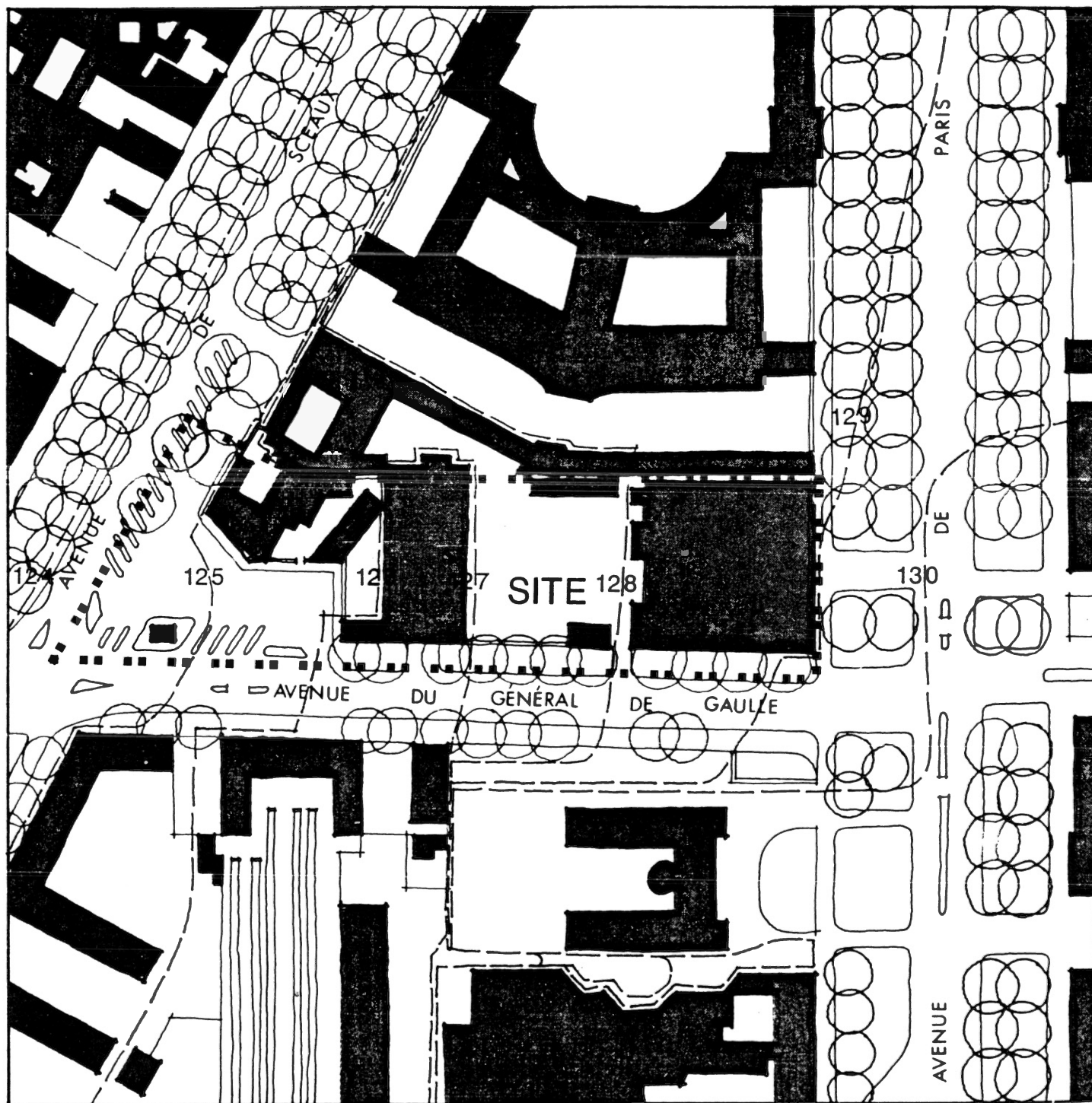
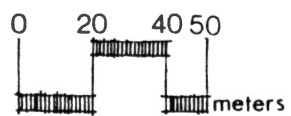
"7-8. Medieval variations;
9-10-11-12. adaptations from
the town houses of
'mitoyennes'."



Jean Castex, Patrick Celeste,
Philippe Panerai. LECTURE
D'UNE VILLE: VERSAILLES.
Paris. Editions du Moniteur.
1979. pp.216-217.

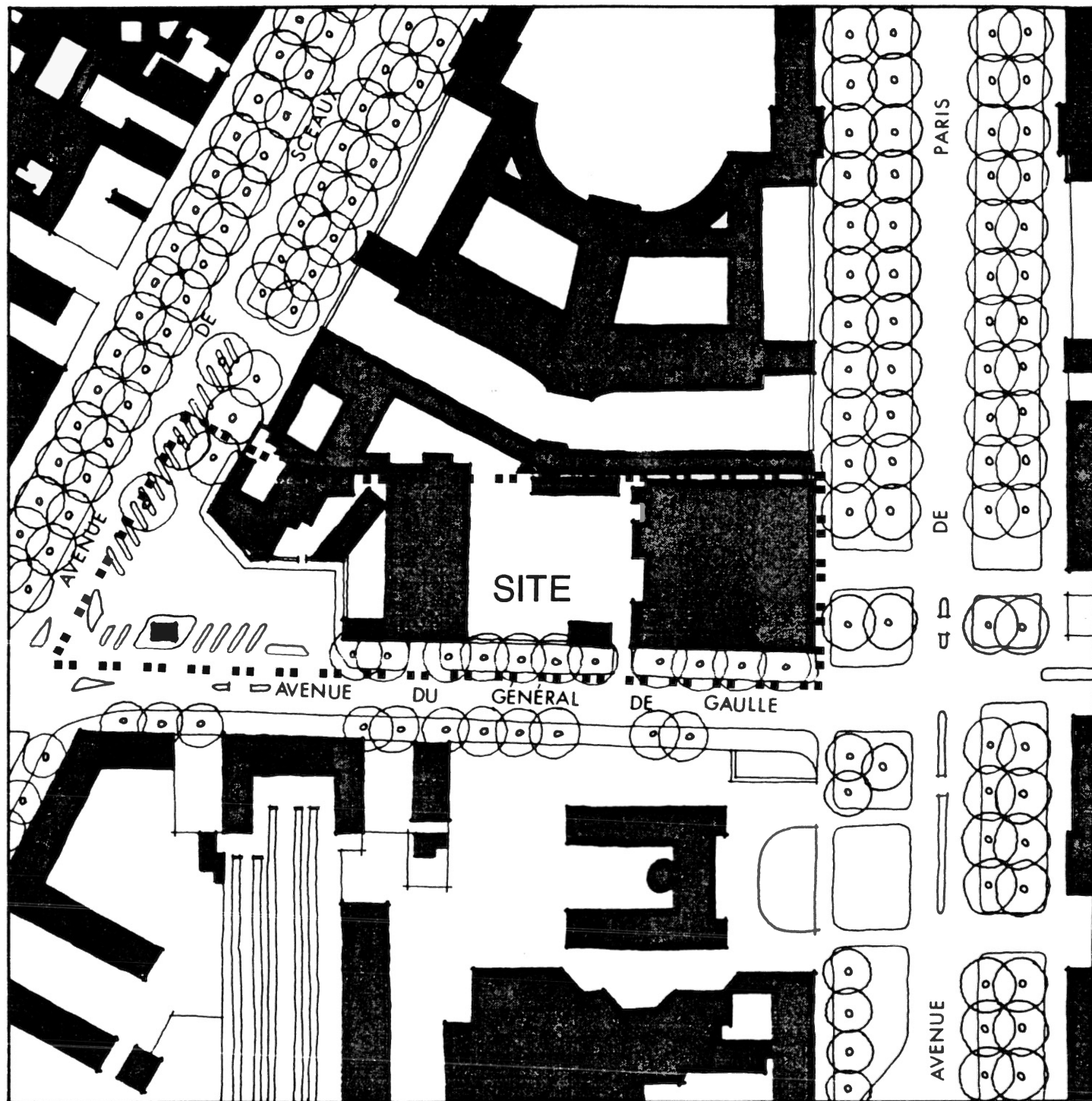
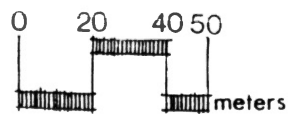
SITE CONTOUR MAP

NOTE: CONTOUR
INTERVAL = 1 METER



TREE LOCATIONS

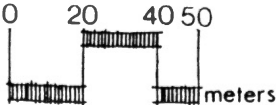
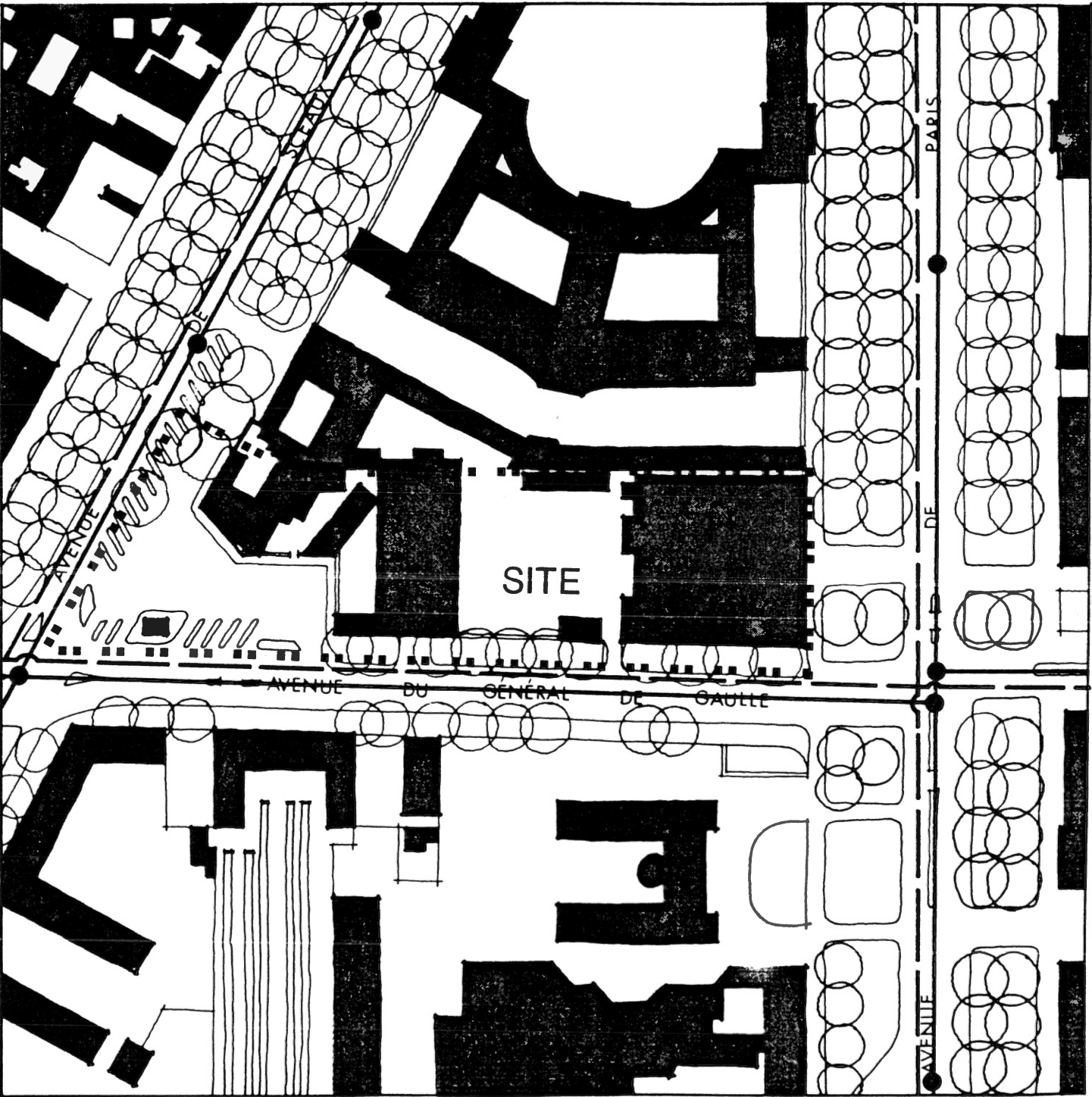
DENOTES EXISTING TREE
TO REMAIN



SITE UTILITIES

WATER 

SANITARY SEWER 

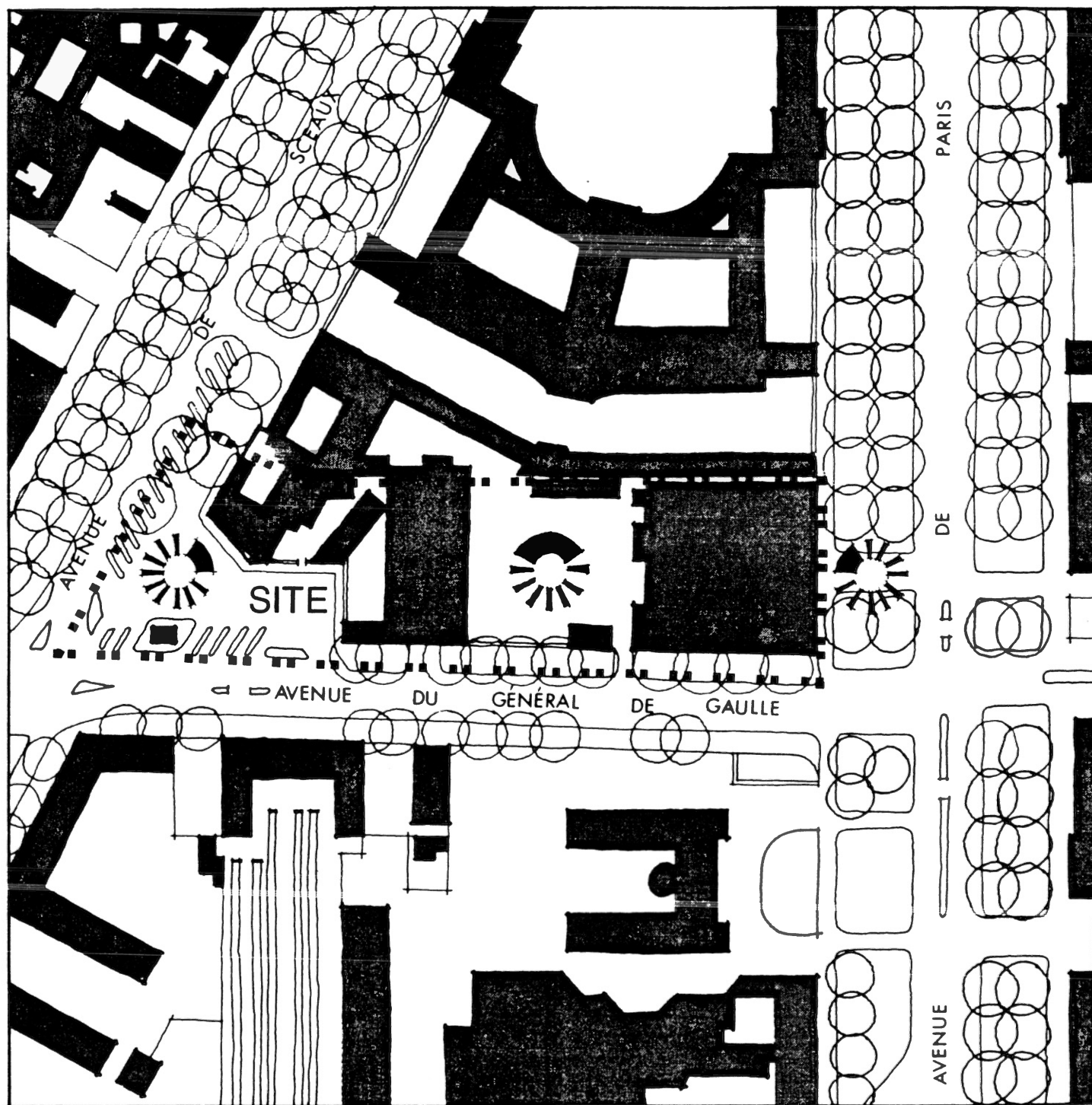


PROMINENT VIEWS

GOOD

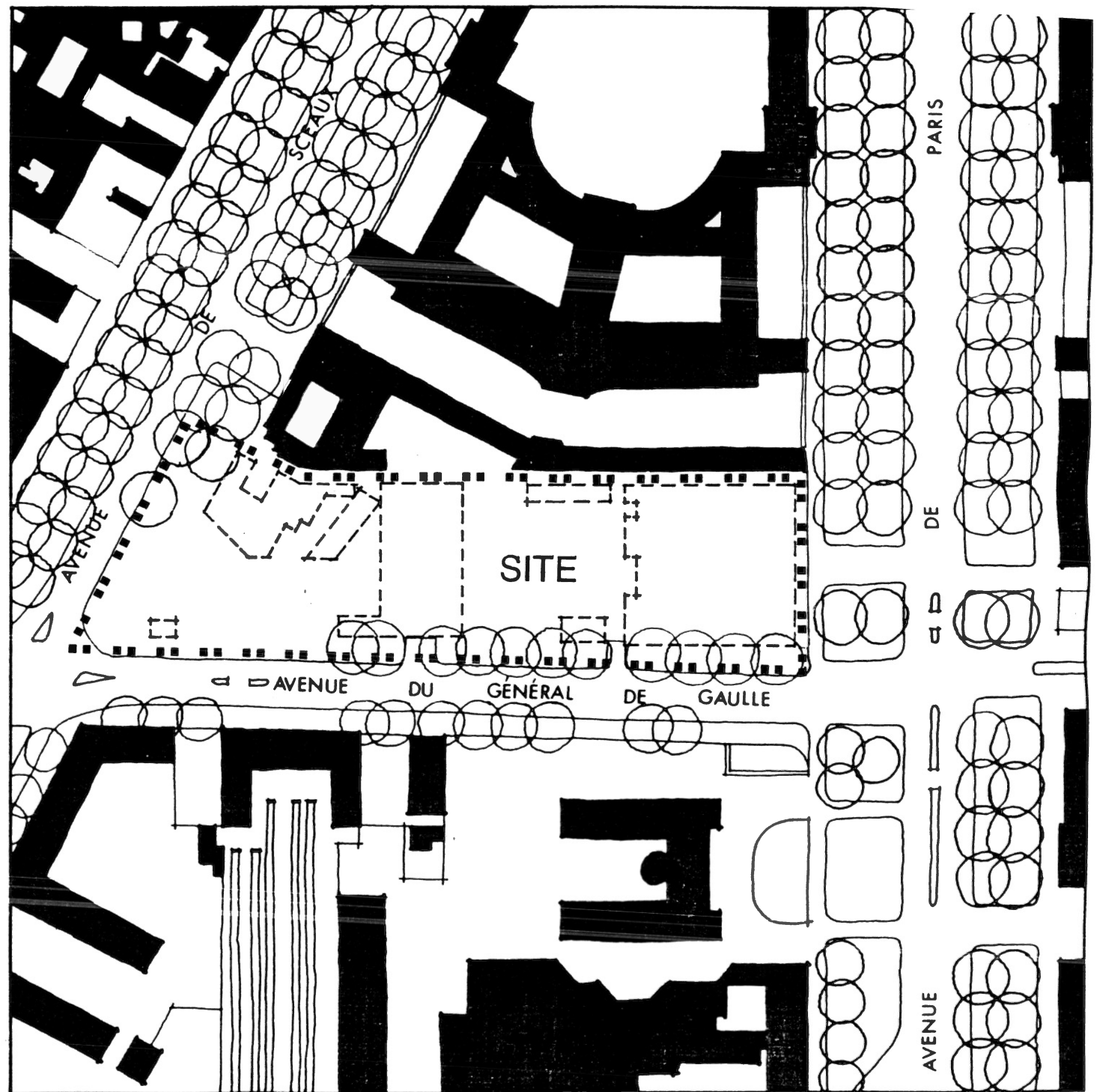
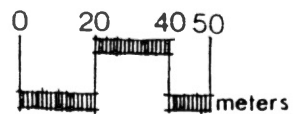


POOR



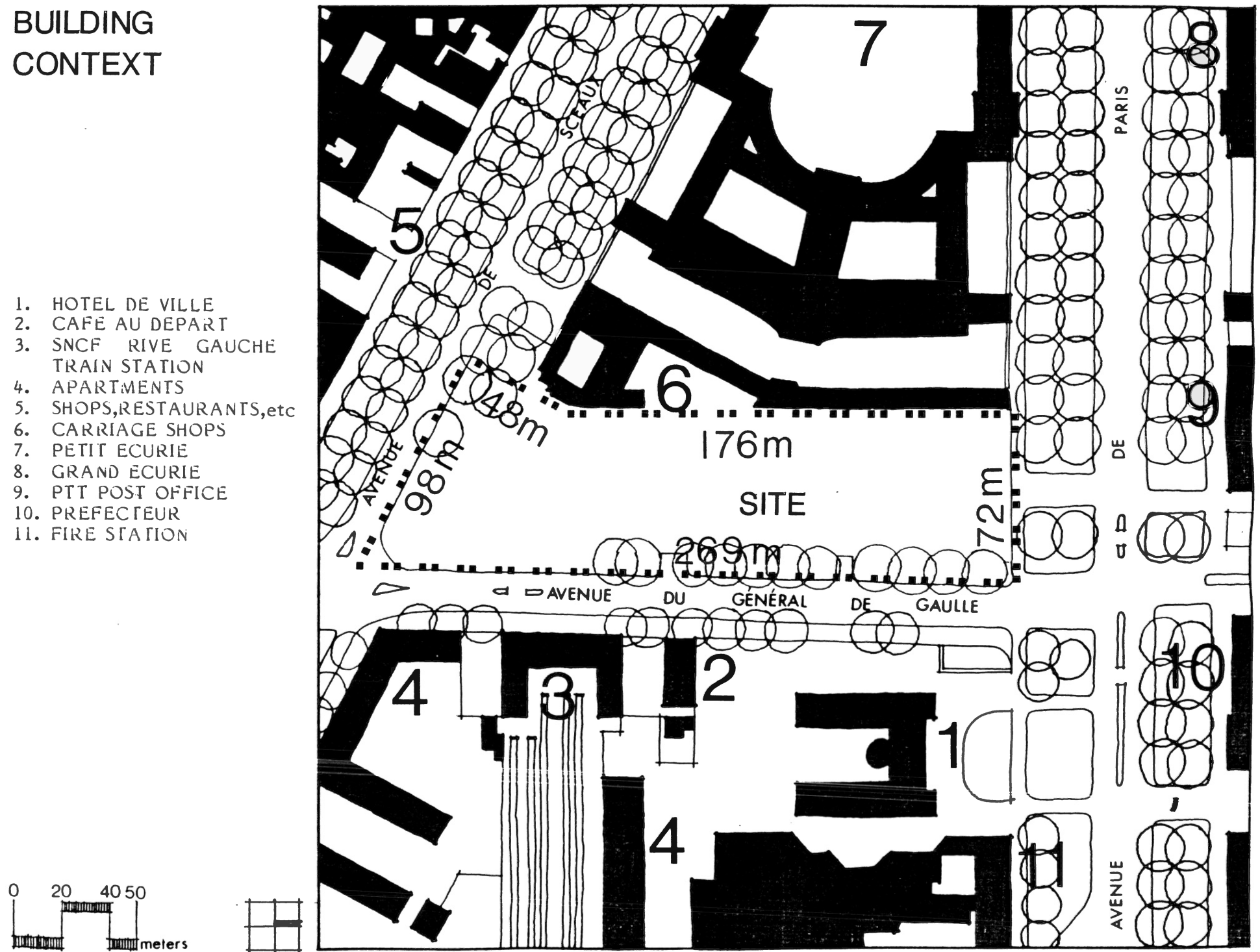
SITE DEMOLITION PLAN

DENOTES BUILDINGS
TO BE DEMOLISHED
AND REMOVED



BUILDING CONTEXT

1. HOTEL DE VILLE
2. CAFE AU DEPART
3. SNCF RIVE GAUCHE
TRAIN STATION
4. APARTMENTS
5. SHOPS,RESTAURANTS,etc
6. CARRIAGE SHOPS
7. PETIT ECURIE
8. GRAND ECURIE
9. PTT POST OFFICE
10. PREFECTEUR
11. FIRE STATION



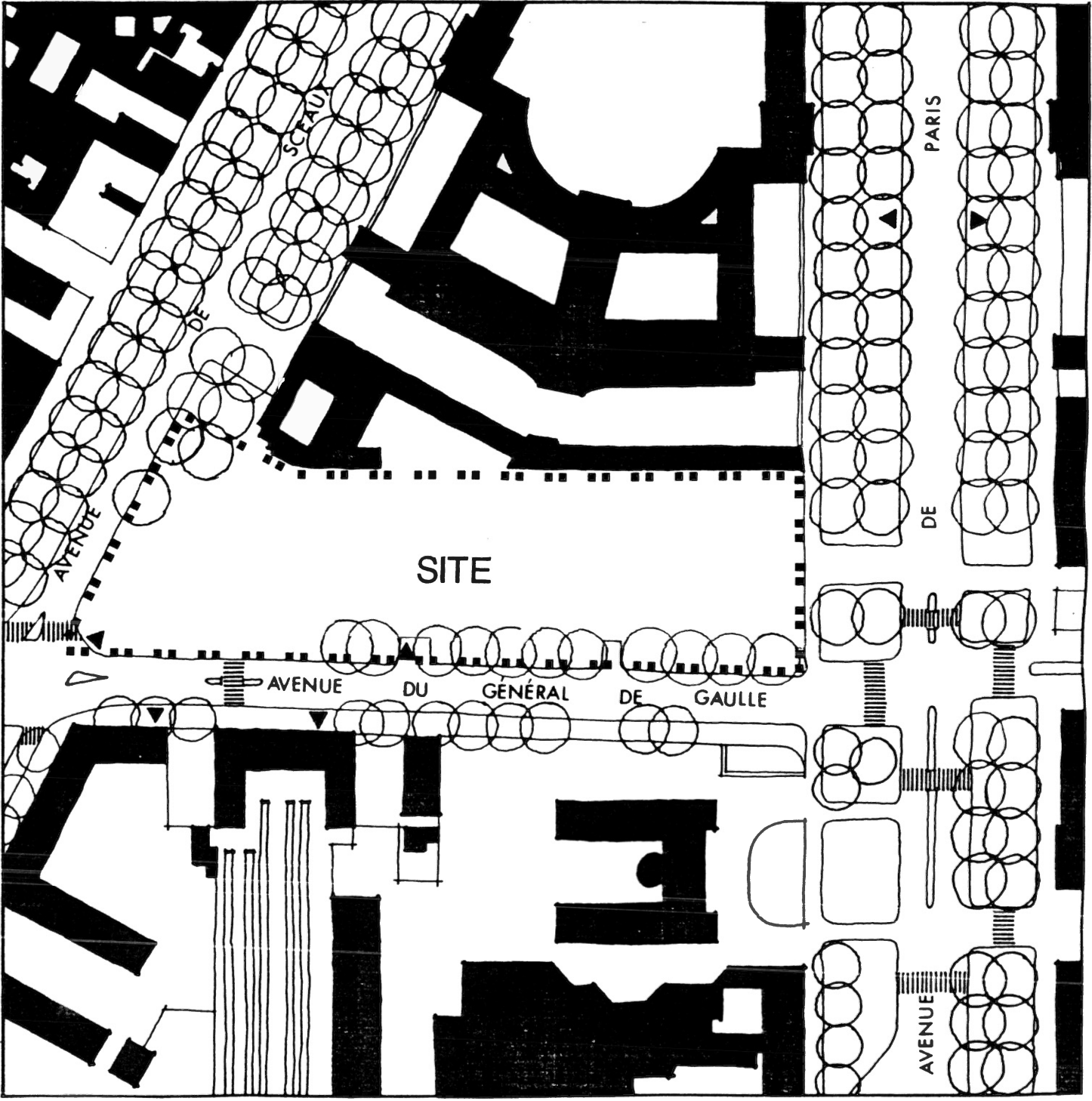
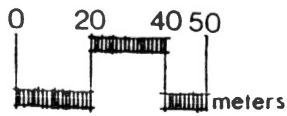
PEDESTRIAN
CROSSINGS



DENOTES DESIGNATED
PEDESTRIAN CROSSING

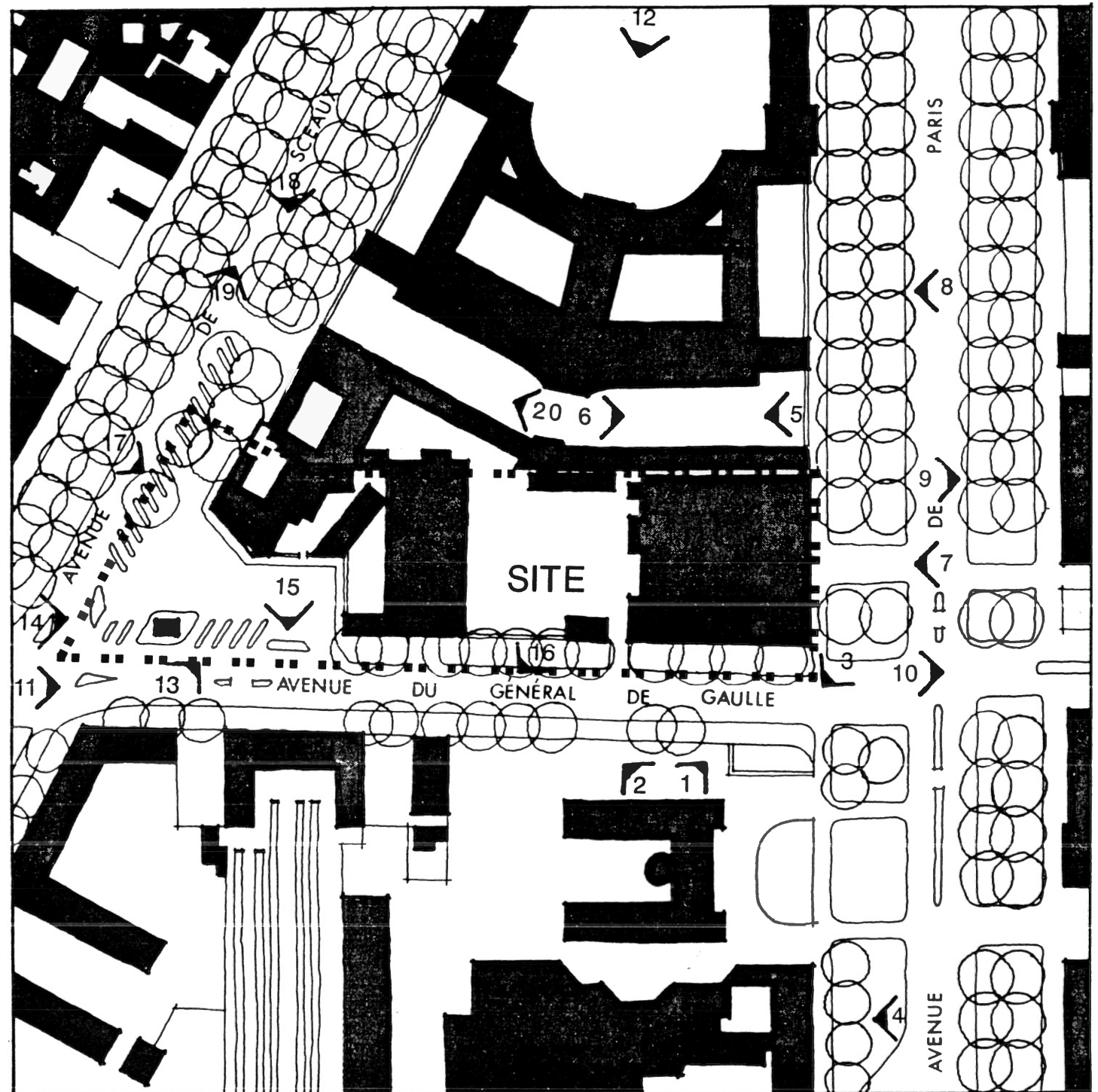


DENOTES DESIGNATED
BUS STOP



PHOTOGRAPHIC SURVEY MAP

0 20 40 50
meters



PHOTOGRAPHIC SURVEY

1 LES MANÈGES



2 LES MANÈGES



PHOTOGRAPHIC SURVEY

3 HOTEL DE VILLE



4 FIRE STATION



PHOTOGRAPHIC SURVEY

5 PETIT ECURIE



6 CARRIAGE SHOPS



PHOTOGRAPHIC SURVEY

7 LES MANÈGES



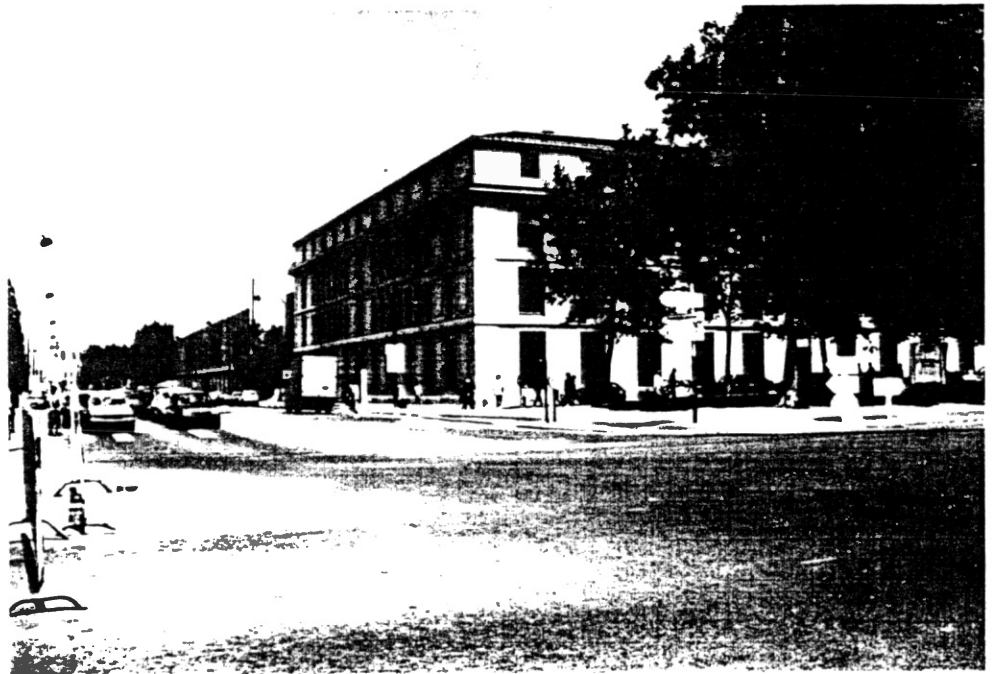
8 LES MANÈGES



PHOTOGRAPHIC SURVEY



9 POST OFFICE



10 PREFECTURE

PHOTOGRAPHIC SURVEY

11 APARTMENTS

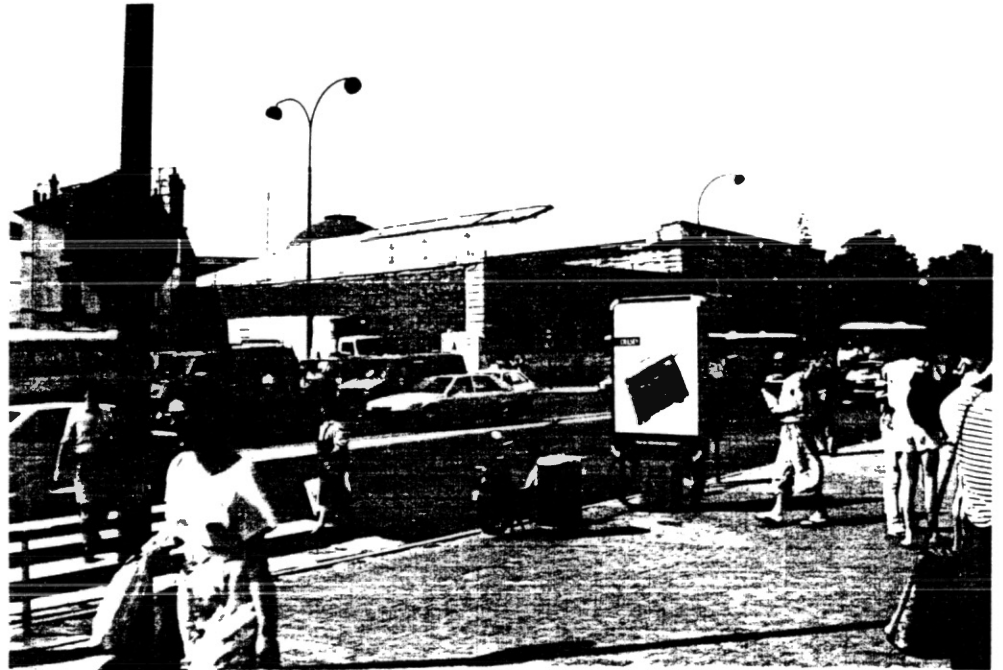


12 PETIT ECURIE



PHOTOGRAPHIC SURVEY

13 LES MANÈGES



14 BUS STATION

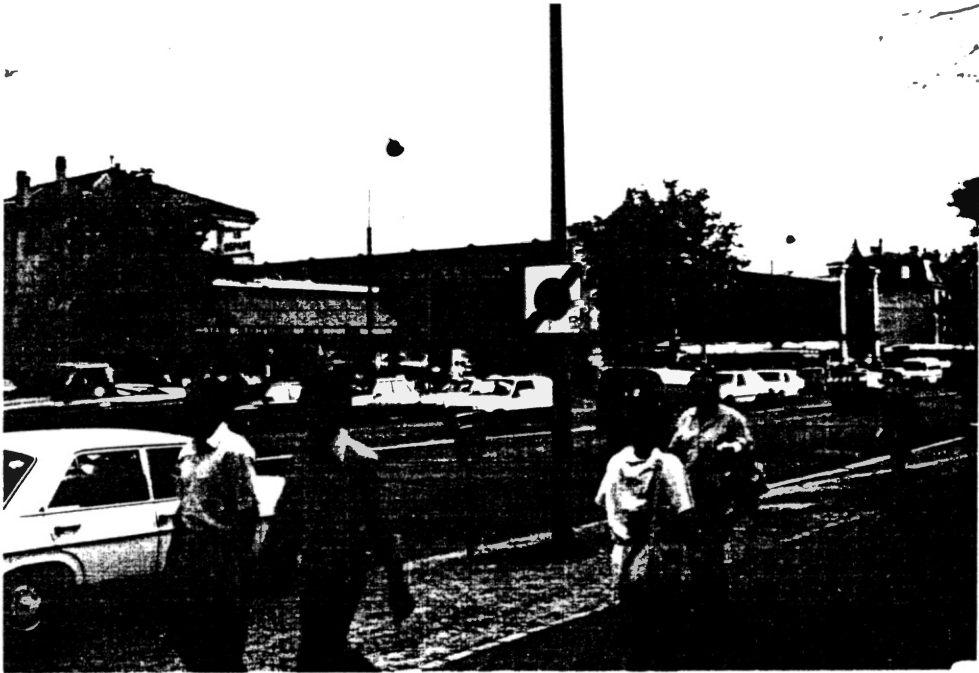


PHOTOGRAPHIC
SURVEY

15 TRAIN STATION



16 CAFE AU DEPART



PHOTOGRAPHIC SURVEY

17 BUS STATION



18 CARRIAGE SHOPS



PHOTOGRAPHIC SURVEY

19 AVENUE DE SCEAUX



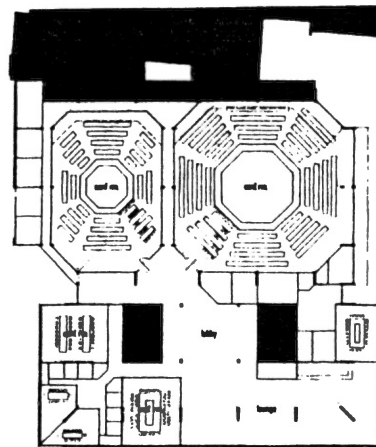
20 CARRIAGE SHOPS



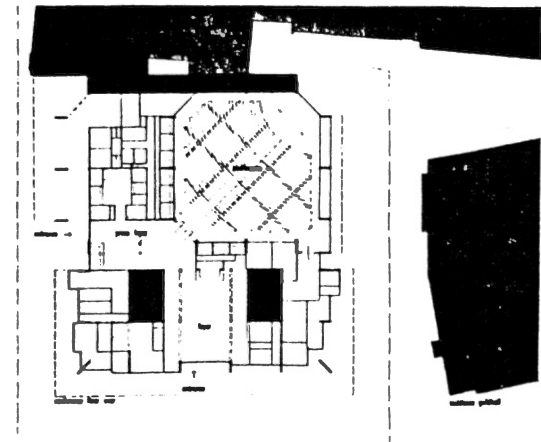
STATE OF THE
ART
CONFERENCE HOTELS/
BUS STATIONS

STATE OF THE ART

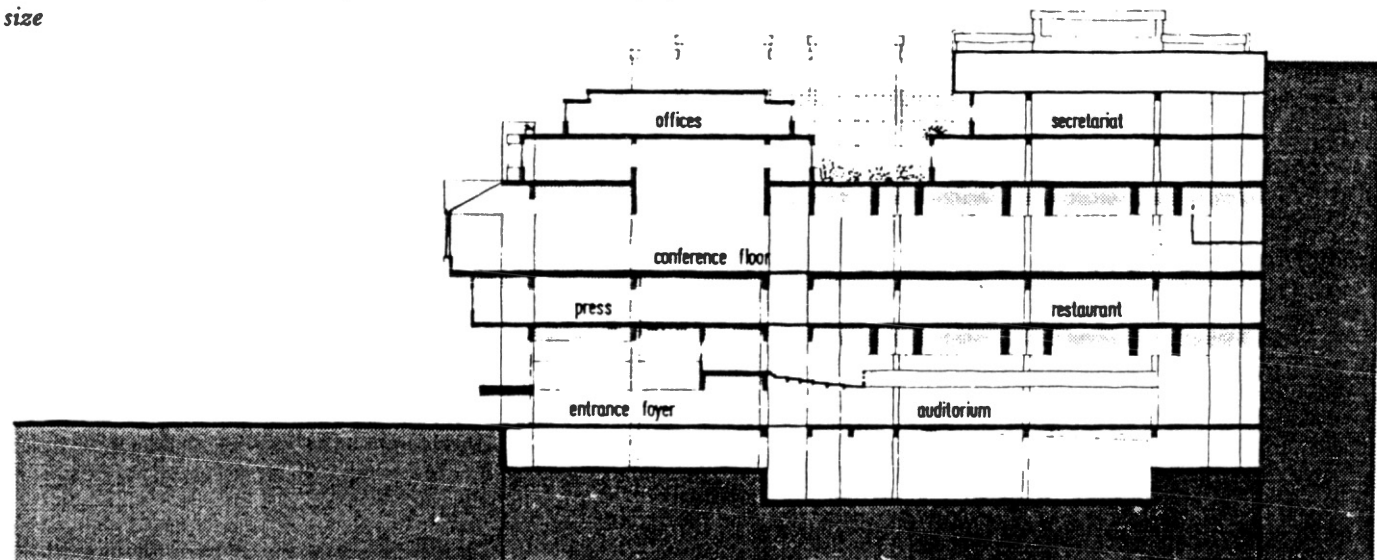
The International Conference Center in Westminster, London employs flexibility in the planning of its conference rooms to accommodate inter-governmental requirements. Five various sizes of 'round table' conference rooms are clustered around a main lobby on one floor and emphasized by the projection of this level from the facade. At the grade level beyond the foyer is a theatre type auditorium that can seat from 500 to 1000 people according to the desired arrangement. The architects, Powell, Maya, and Partners manipulated the scale and massing of the building to be in sympathy with the surrounding context.



First-floor plan, showing the major conference rooms of varying size



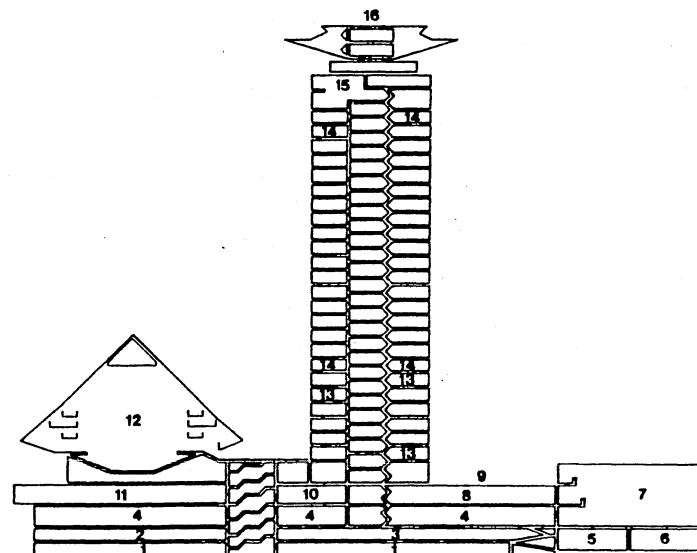
Theatre-type auditorium on ground floor



Section

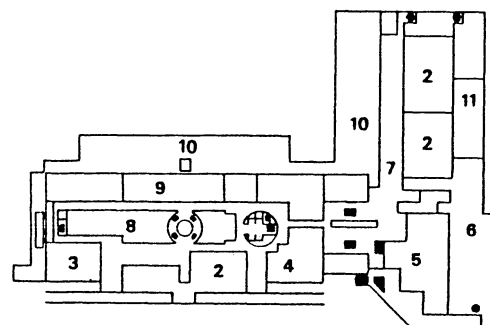
STATE OF THE ART

The Kenyetta Conference Center located in Nairobi, Kenya is composed of three different elements; a cylindrical tower containing offices and committee rooms topped off by a restaurant and helicopter landing pad; a cone shaped, 'in the round' amphitheatre with seating for 700; and two low rise rectangular masses occupied by the Plenary session hall with seating for 2500 to 4000, press room, lounge and main entry. This facility is a short distance from the airport and some first class hotels as it does not provide a n y o v e r n i g h t accommodations itself.



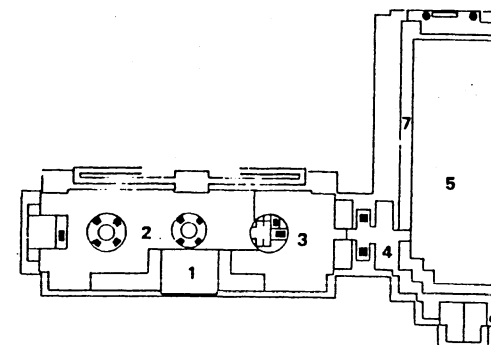
Key

- | | |
|------------------------|---------------------------|
| 1 Parking | 9 Roof terrace |
| 2 Documentation | 10 Lecture theatre |
| 3 Procurement | 11 Delegates' lounge |
| 4 Entrance hall | 12 Amphitheatre |
| 5 Lounge | 13 Offices and |
| 6 Meeting room | 14 Committee rooms |
| 7 Plenary session hall | 15 Revolving restaurant |
| 8 Press room | 16 Helicopter landing pad |



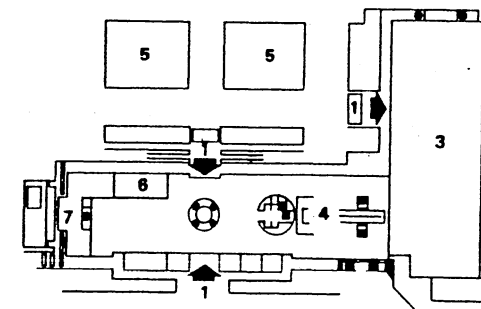
Key

- | | |
|----------------------|-----------------|
| 1 Security police | 6 Kitchen |
| 2 Meeting hall | 7 Lounge |
| 3 Telephone exchange | 8 Procurement |
| 4 Personnel | 9 Documentation |
| 5 Cafeteria | 10 Pool |
| | 11 Plant |



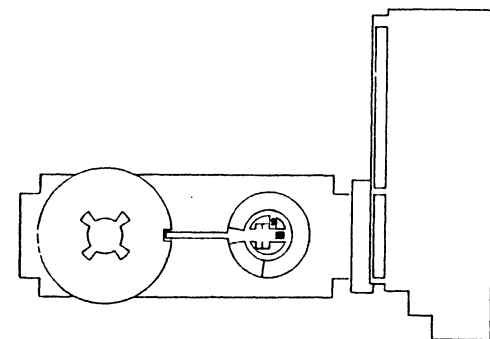
Key

- | | |
|---------------------|------------------------------|
| 1 Lecture theatre | 4 Lounge |
| 2 Delegates' lounge | 5 Upper part of session hall |
| 3 Press room | 6 Interpreters |
| | 7 Gallery |



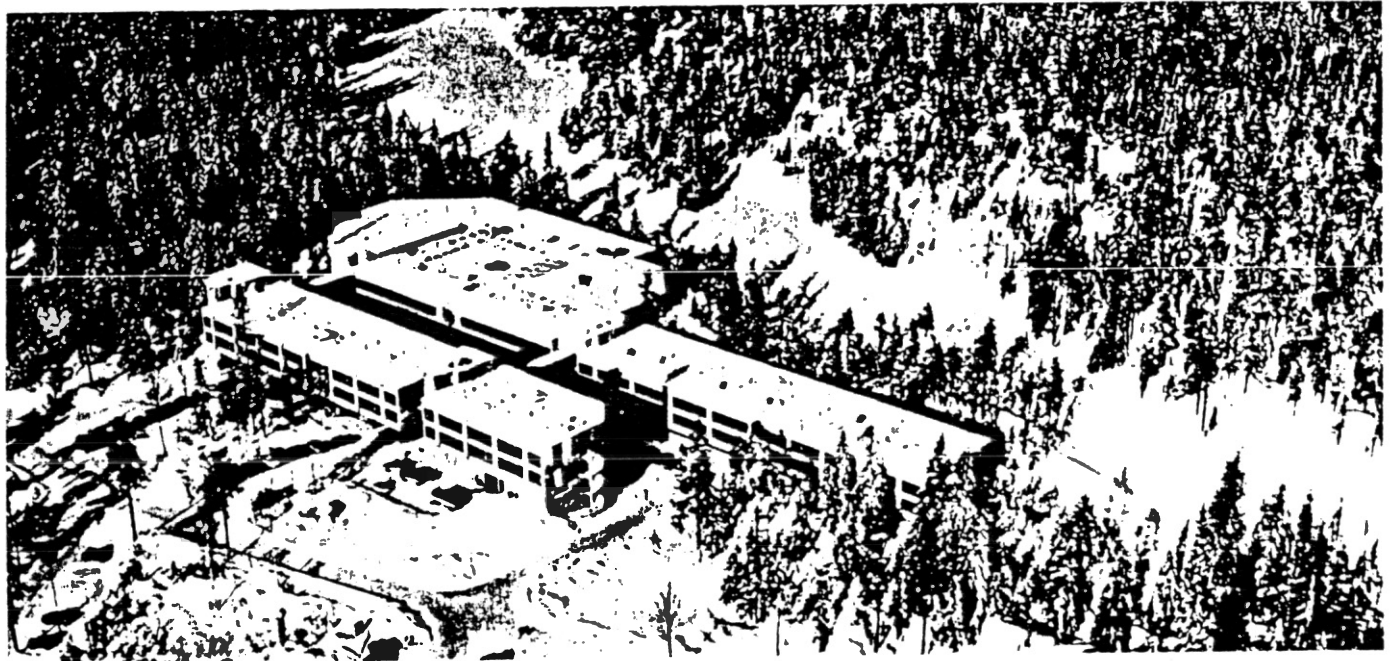
Key

- | | |
|------------------------|-------------------------|
| 1 Entrance | 4 Bank and post office |
| 2 Hall | 5 Pool |
| 3 Plenary session hall | 6 Registration |
| | 7 Document distribution |

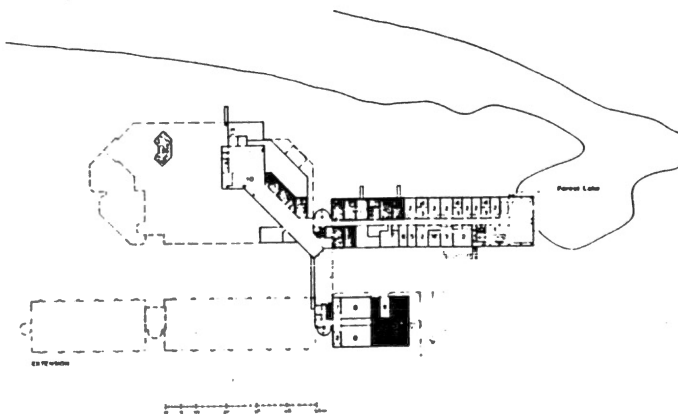


STATE OF THE ART

The Hotel Forest Lake found in the forests of Helsinki, Finland serves a dual purpose as a conference center on weekdays and a sports and leisure center on the weekends. It has a capacity for 350 seats in the auditorium and 450 seats in the conference and seminar rooms. Accommodations for 360 overnight guests is supplemented by several restaurants and bars. The recreation portion of the facility contains 2 tennis/squash courts, 8 saunas, gymnastic hall and a swimming pool. There are also forest and ski trails for everyone's outdoor enjoyment. The entire complex is two-storey in height in keeping with the low scale of the forest.



The hotel in its setting

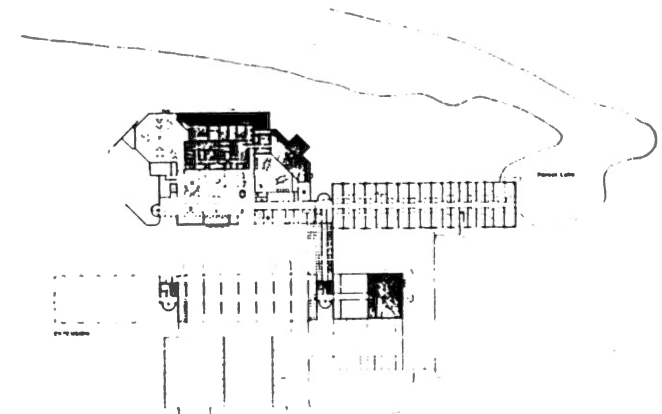


Key

- 1 Swimming pool and bar
- 2 Dressing rooms
- 3 Washrooms
- 4 Saunas
- 5 Water massage

Key

- 6 Massage
- 7 Gymnasium
- 8 Squash courts
- 9 Garage
- 10 Maintenance
- 11 Night club



Key

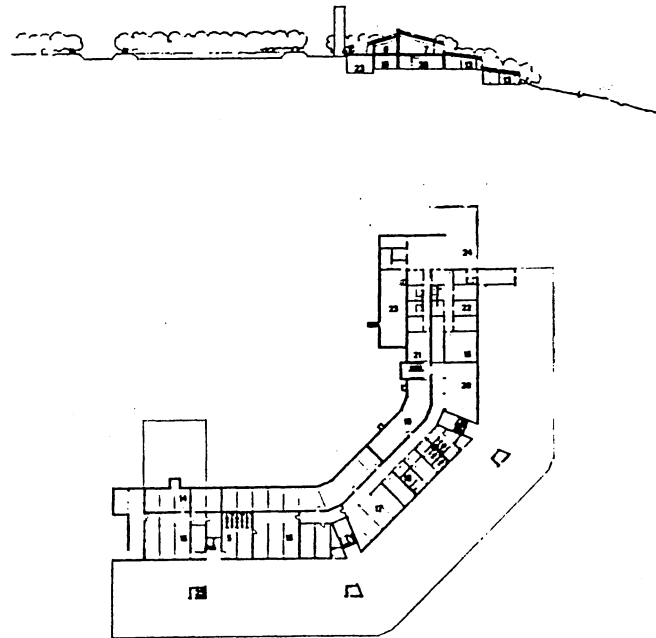
- 1 Main entrance
- 2 Reception
- 3 Wardrobe
- 4 Lobby bar

Key

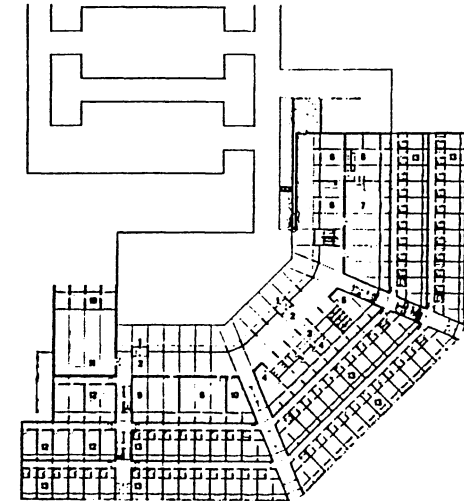
- 5 Auditorium
- 6 Roulette
- 7 Night club
- 8 Showroom/children's room
- 9 Offices

STATE OF THE ART

The Scanticon Conference Center is located on a sloping site in Aarhus, Denmark with a distinctive fan shape plan to provide the best views outward and to maintain a low building profile. This facility is composed of many functions ranging from conference rooms to recreational facilities. Fourteen conference units accommodate 60 to 240 delegates and contain sophisticated equipment including a television studio. Bedsitting suites are at the perimeter while supporting functions are more centrally located.



(Above) Ground floor plan



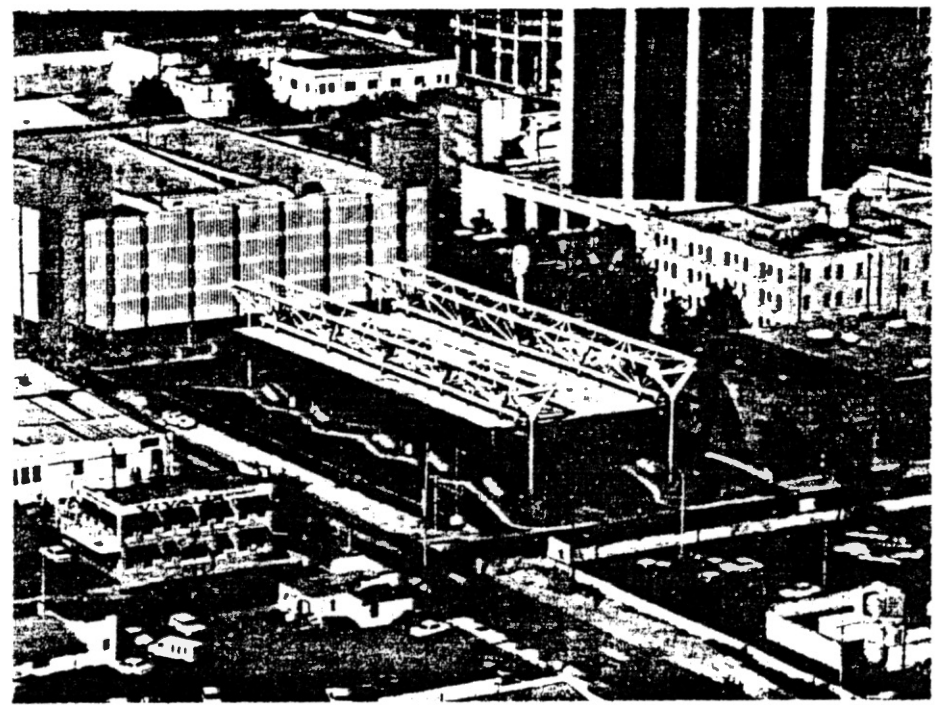
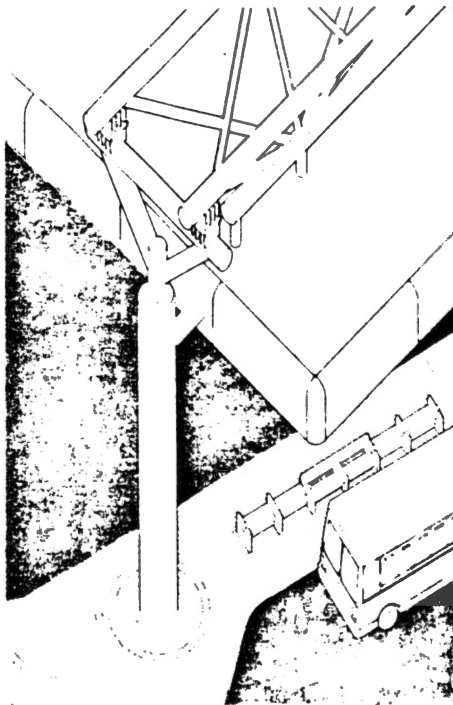
(Right) First floor plan

Key

- | | |
|-----------------------|-------------------------------------|
| 1 Entrance | 14 Services |
| 2 Concourse | 15 Laboratory |
| 3 Reception | 16 Ventilation plant room |
| 4 Administration | 17 Table tennis/billiards |
| 5 Cloakroom | 18 Sauna |
| 6 Lounge | 19 Lounge/reading room |
| 7 Restaurant | 20 Display room |
| 8 Kitchen | 21 Bar |
| 9 Laboratory | 22 Kitchen stores and refrigerators |
| 10 Technical services | 23 Heating plant |
| 11 Auditorium | 24 Service court |
| 12 Group room | 25 Cleaning materials |
| 13 Bed-sitting room | |

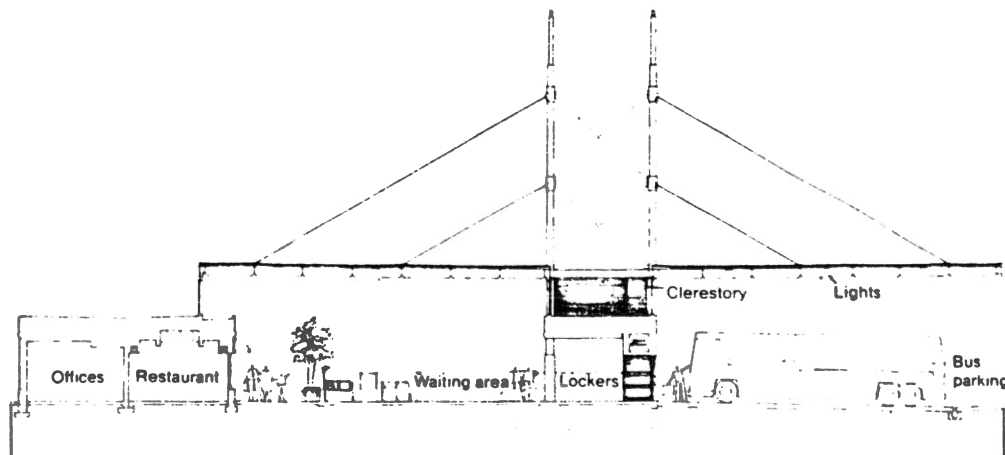
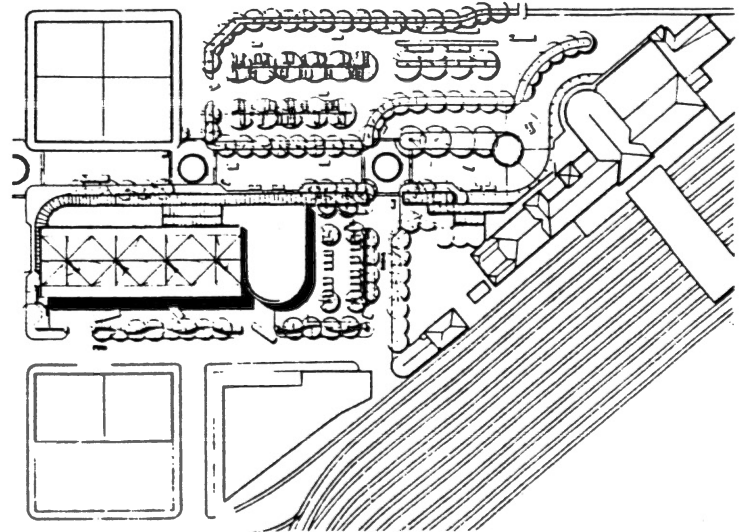
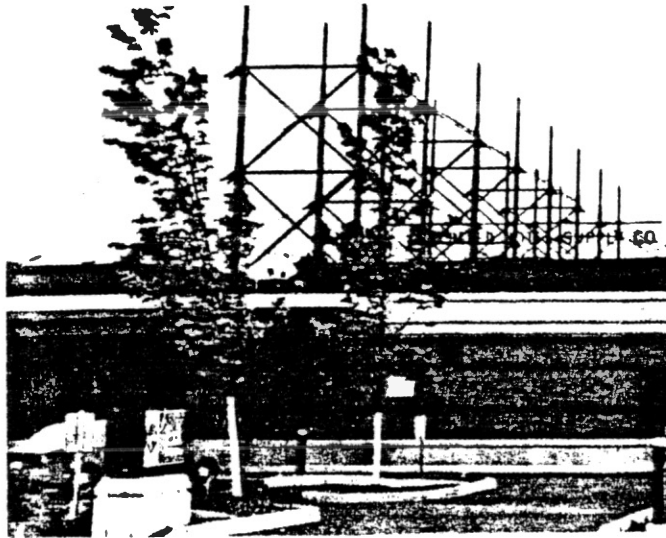
STATE OF THE ART

The city of Orlando, Florida commissioned the firm of Architects Design Group to provide a column-free space for their bus terminal. This decision allows uninterrupted sight lines for dispatchers to work with the 'pulse' system whereby all buses arrive and depart at the same time. The roof structure spans 208 feet and is supported by two triangular steel pipe trusses. The technology for the structure is derived from oil rig construction. The resulting facility has an high-tech image that is reinforced by the slick, shiny finish of the materials.



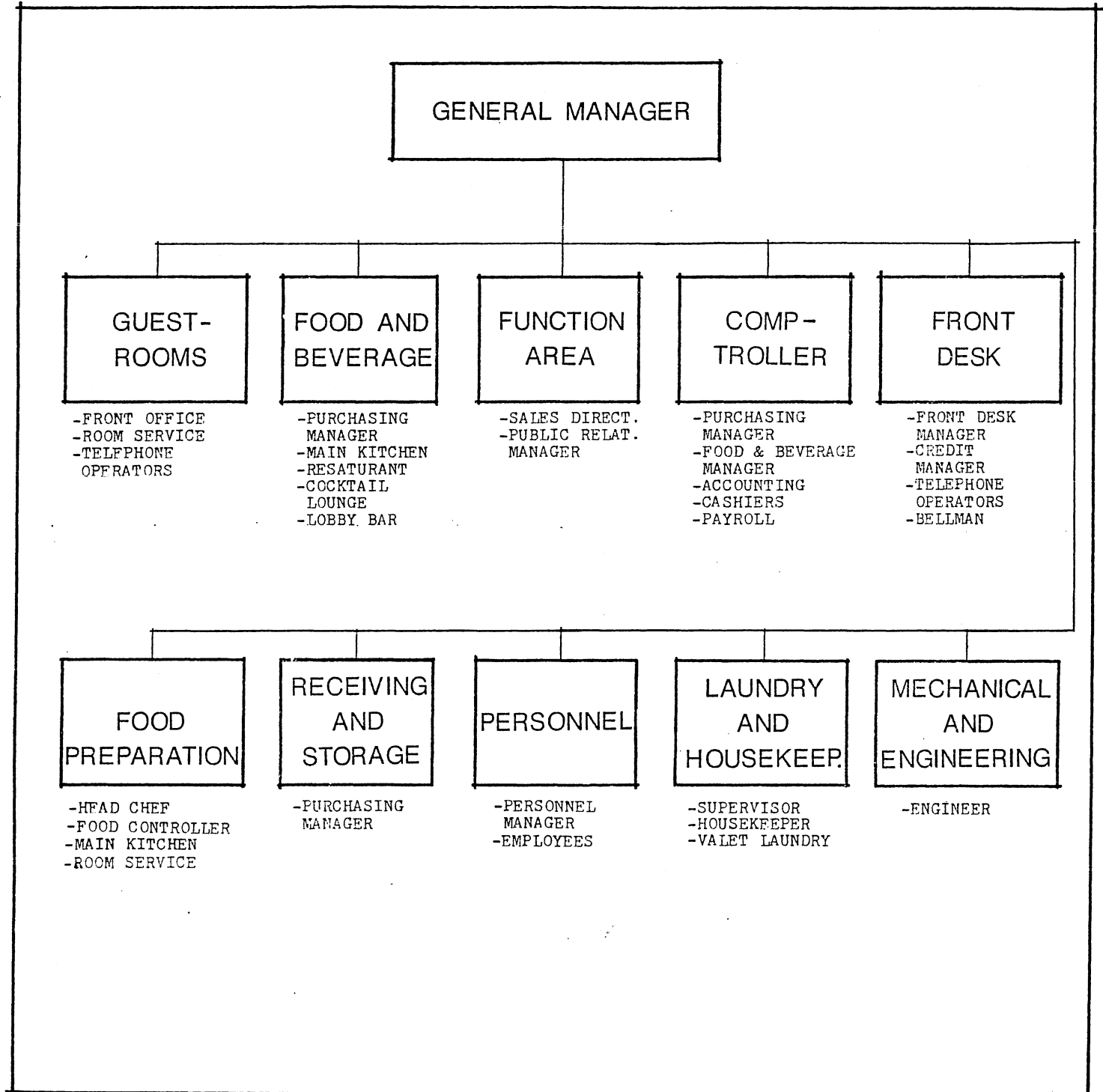
STATE OF THE ART

SOM's design for Portland, Oregon's Greyhound bus terminal incorporates the surrounding context through the use of brick and combines it with a high-tech image. The free span roof is held up by eight paired steel pylons strung with steel cables. The column-free space below is used for an interior waiting area and an exterior bus terminal. A restaurant and offices provide the enclosure for the waiting side of the facility.



SPACE
ADJACENCY
DIAGRAMS

ADMINISTRATIVE ORGANIZATIONAL CHART



HOTEL SPACE ADJACENCY DIAGRAM

DENOTES PUBLIC
CIRCULATION

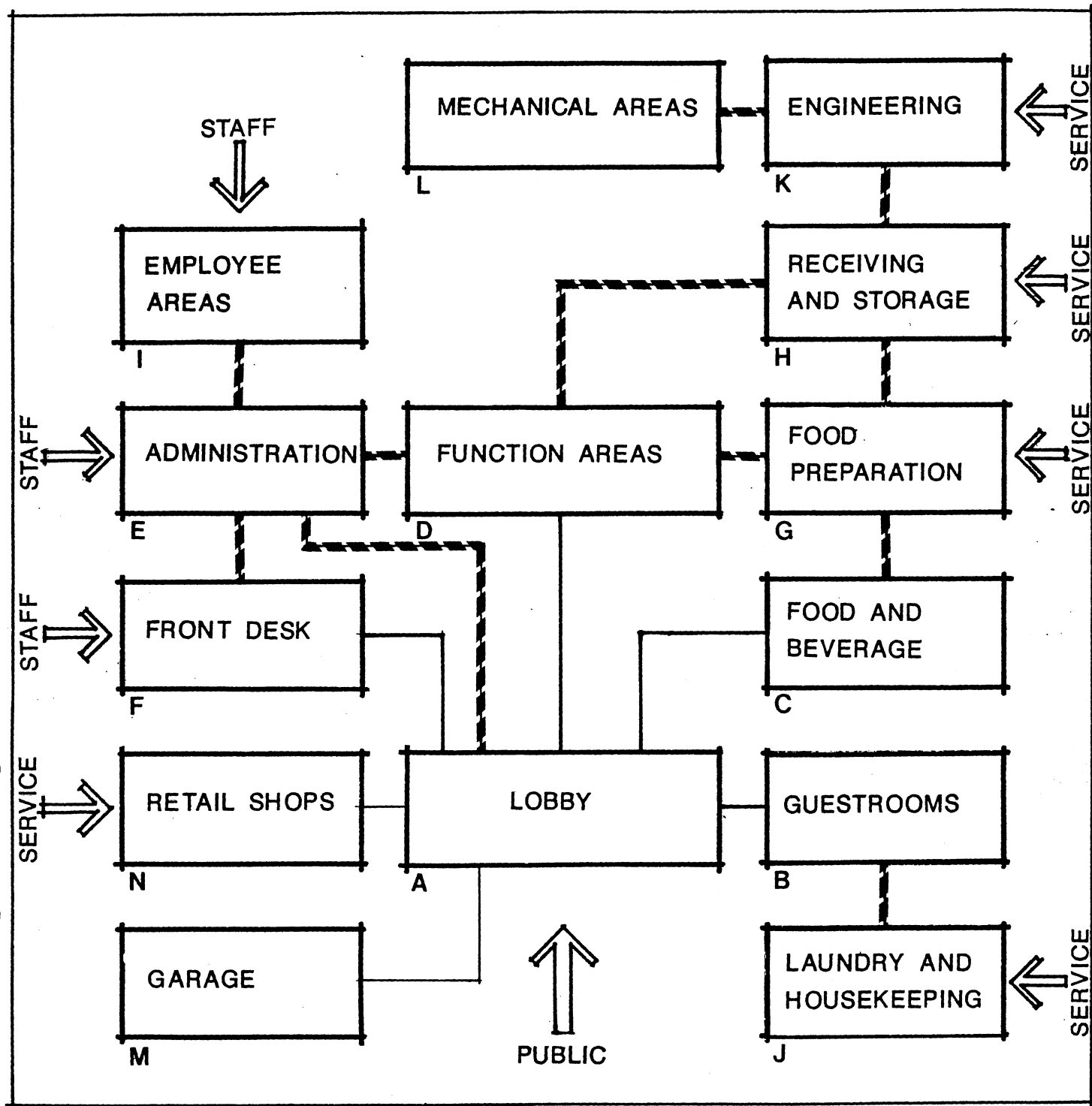
DENOTES
BACK-OF-HOUSE
CIRCULATION

HOTEL TOTAL NET AREA
(NOT INCLUDING PARKING)

150055 sq.ft.

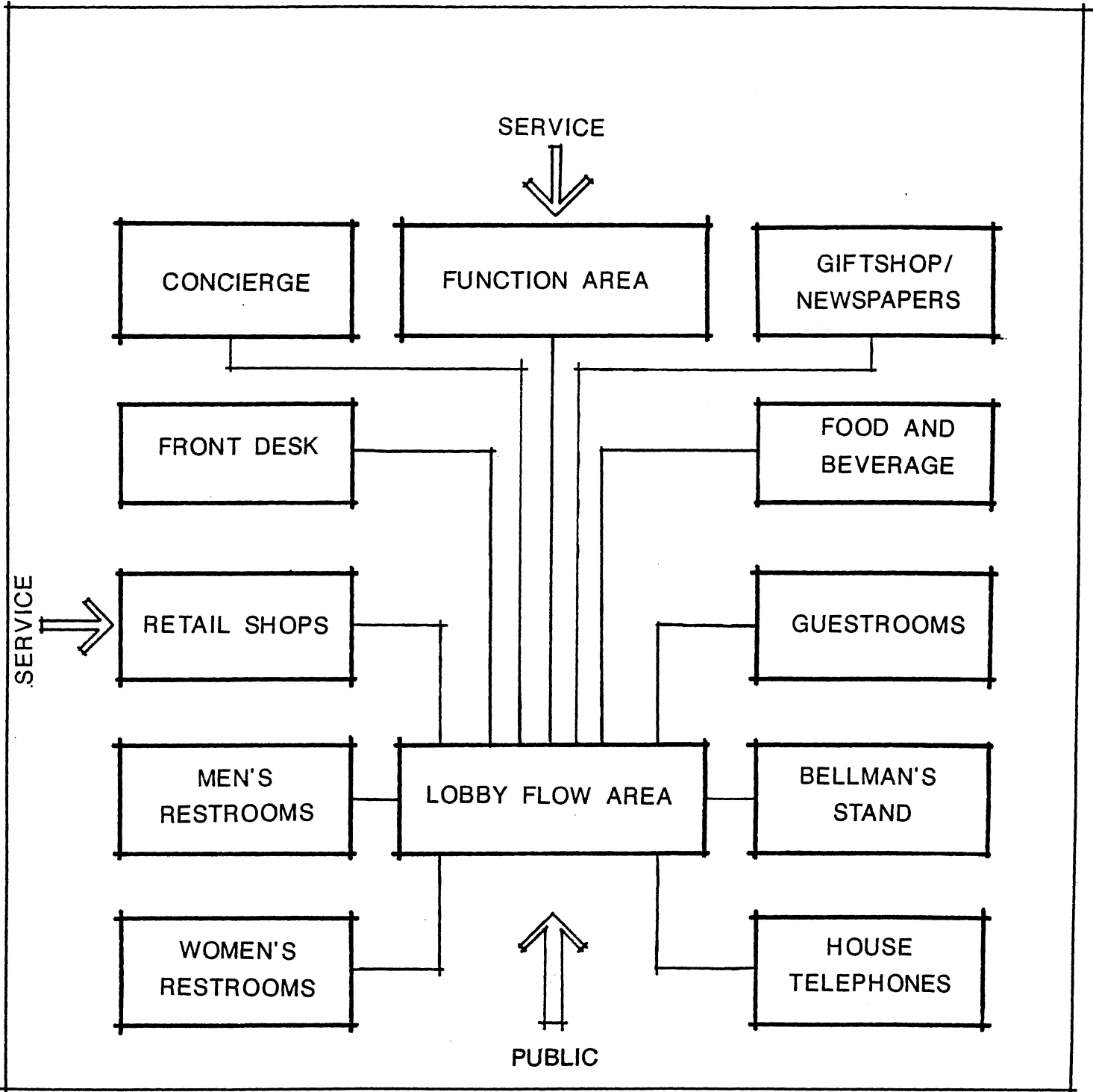
HOTEL TOTAL GROSS AREA
(NOT INCLUDING PARKING)

180066 sq.ft.



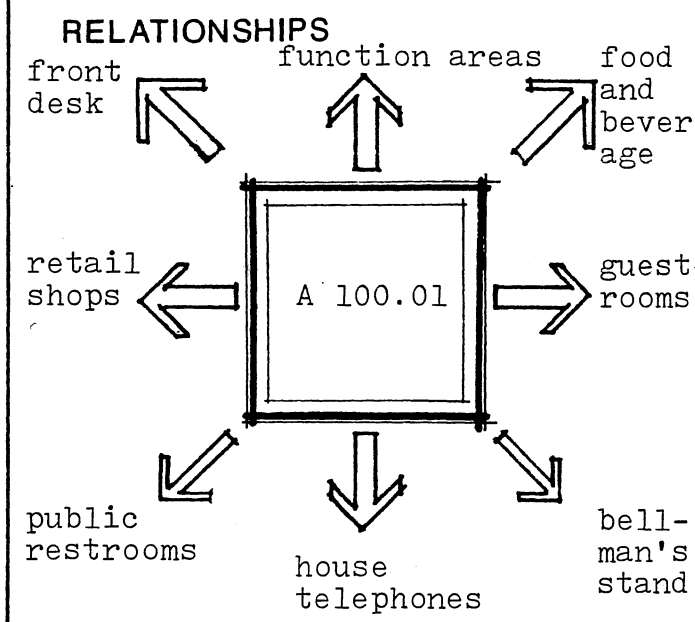
LOBBY SPACE
ADJACENCY
DIAGRAM "A"

LOBBY NET AREA
3850 sf



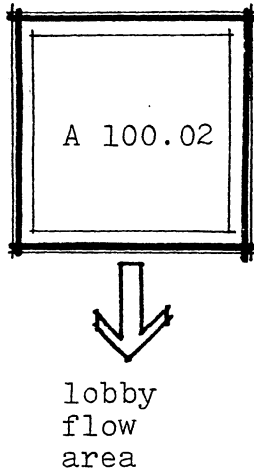
A100.01

LOBBY FLOW AREA

USERS hotel staff and general public		RELATIONSHIPS 	
FUNCTION/ACTIVITIES lobby circulation areas			
SPECIAL CONSIDERATIONS create variety not only in scale but in relative level of activity			
AREA	2000 sf		
HEIGHT	as designed		
FINISHES	Image	luxury	Ceiling as designed
	Floor	soft	Walls as designed
SYSTEMS	Lighting	natural, ambient	Plumbing none
	HVAC	integrate with lobby layout	
FURNITURE/EQUIPMENT		lounge seating, decorative lighting and artwork	

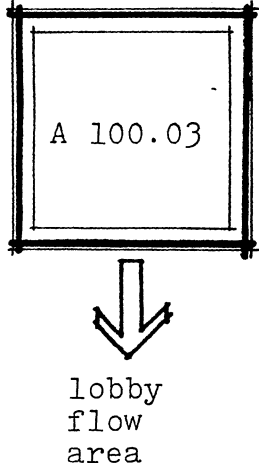
A100.02

MEN'S RESTROOM

USERS male general public		RELATIONSHIPS	
FUNCTION/ACTIVITIES men's public restrooms			
SPECIAL CONSIDERATIONS provide separate restroom areas and grooming areas			

AREA 500 sf			
HEIGHT 9 f min.			
FINISHES			
Image luxury		Ceiling acoustical treatment	
Floor soft		Walls acoustical treatment	
SYSTEMS			
Lighting ambient		Plumbing water closets and lavatories	
HVAC integrate with ceiling			
FURNITURE/EQUIPMENT chairs and lavatory tops			

A100.03
WOMEN'S
RESTROOM

USERS female general public		RELATIONSHIPS	
FUNCTION/ACTIVITIES woman's public restrooms			
SPECIAL CONSIDERATIONS provide separate restroom areas and grooming areas			
AREA 500 sf			
HEIGHT 9 f min.			
FINISHES			
Image luxury		Ceiling acoustical treatment	
Floor soft		Walls acoustical treatment	
SYSTEMS			
Lighting ambient		Plumbing water closets and lavatories	
HVAC integrate with ceiling			
FURNITURE/EQUIPMENT chairs and lavatory tops			

A100.04
HOUSE
TELEPHONES

USERS general public

FUNCTION/ACTIVITIES

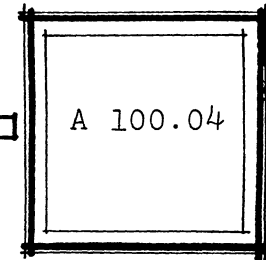
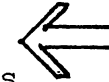
location of house
telephones

SPECIAL CONSIDERATIONS

locate close to the
front desk and
convenient to
the lobby

RELATIONSHIPS

house
tele-
phones



AREA 100 sf

HEIGHT 9 f min.

FINISHES

Image luxury

Floor soft

Ceiling acoustical treatment

Walls acoustical treatment

SYSTEMS

Lighting ambient

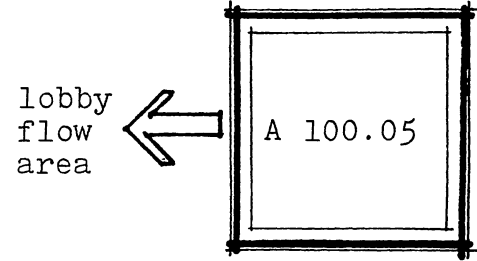
HVAC none

Plumbing none

FURNITURE/EQUIPMENT

telephones and booths

A100.05 BELLMAN'S STAND

USERS bellman		RELATIONSHIPS	
FUNCTION/ACTIVITIES carry luggage and do errands			
SPECIAL CONSIDERATIONS locate near front desk and main entrance; provide public phone, house phone			
AREA 100 sf			
HEIGHT as designed			
FINISHES			
Image luxury		Ceiling as designed	
Floor soft		Walls as designed	
SYSTEMS			
Lighting ambient		Plumbing none	
HVAC none			
FURNITURE/EQUIPMENT bellman's stand and an electrical outlet			

A100.06
GIFTSHOP/
NEWSPAPERS

USERS general public

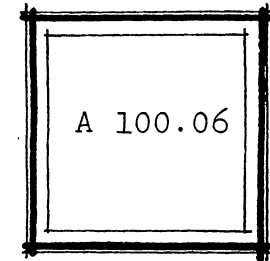
FUNCTION/ACTIVITIES

gift shop and
newspapers

SPECIAL CONSIDERATIONS

convenient to lobby
circulation

RELATIONSHIPS



↓
lobby
flow
area

AREA 500 sf

HEIGHT 9 f min.

FINISHES

Image luxury

Ceiling acoustical treatment

Floor soft

Walls acoustical treatment

SYSTEMS

Lighting ambient

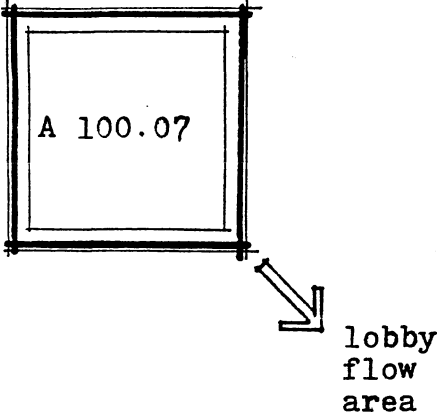
Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

as appropriate for shop operation

A100.07 CONCIERGE

USERS conciierge, conference delegates and tourists		RELATIONSHIPS	
FUNCTION/ACTIVITIES express checkin, baggage handling and other services requested by guests			
SPECIAL CONSIDERATIONS locate near elevator lobby			
AREA 150 sf			
HEIGHT 9 f min.			
FINISHES			
Image luxury		Ceiling acoustical treatment	
Floor soft		Walls acoustical treatment	
SYSTEMS			
Lighting ambient		Plumbing none	
HVAC integrate with ceiling			
FURNITURE/EQUIPMENT checkin desk, baggage cart and paging system			

GUESTROOM SPACE ADJACENCY DIAGRAM "B"

DOUBLE-DOUBLE MARQUIS
NET AREA

32000 sf

KING MARQUIS NET AREA

32000 sf

BEDSITTING SUITES
NET AREA

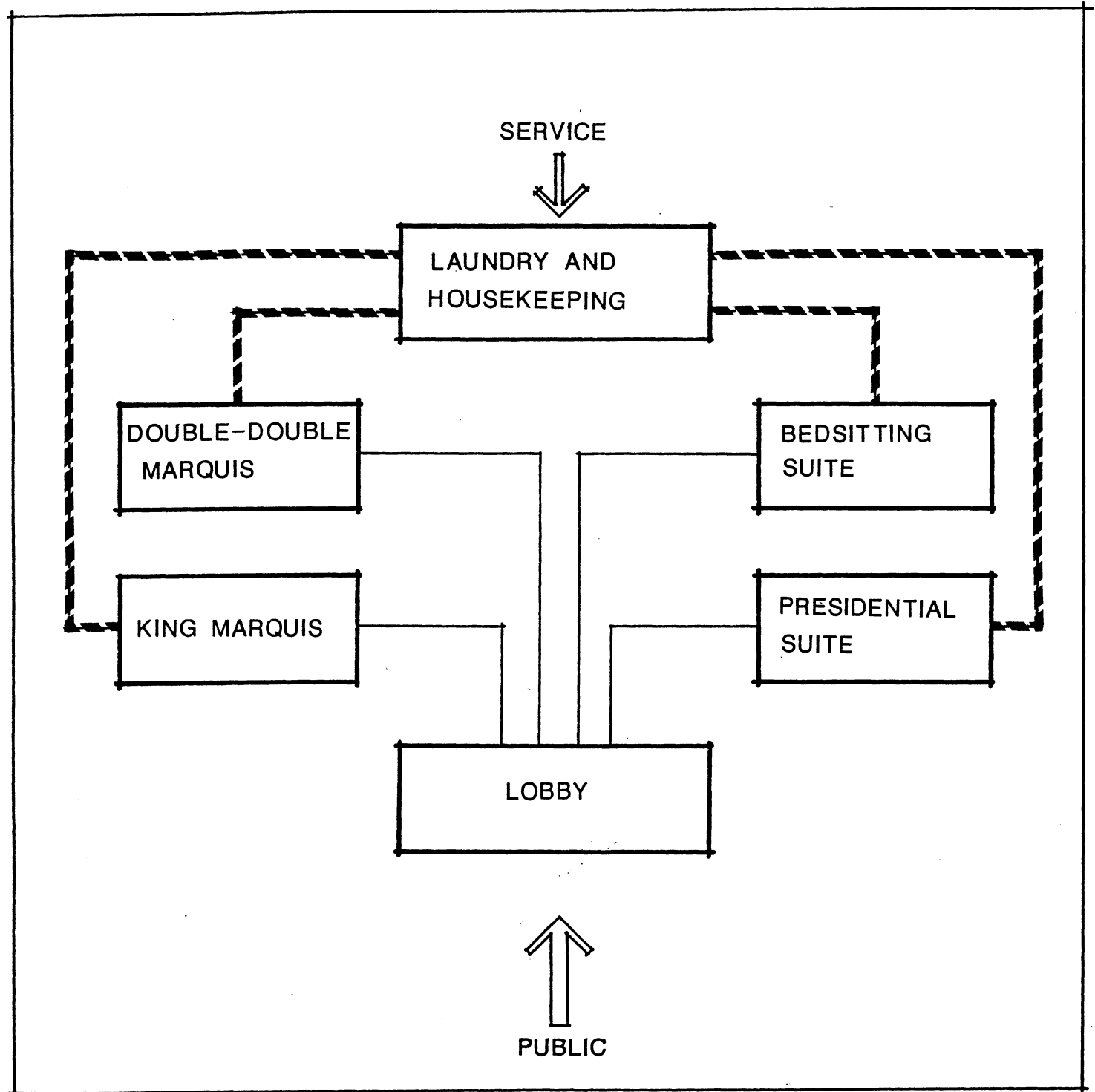
24000 sf

PRESIDENTIAL SUITES
NET AREA

12000 sf

GUESTROOMS NET AREA

100000 sf



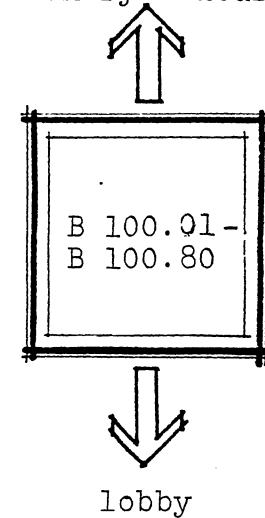
B100.01-100.80
DOUBLE-DOUBLE
MARQUIS

USERS conference delegates
and/or tourists

FUNCTION/ACTIVITIES
 conference business,
 intimate entertainment

SPECIAL CONSIDERATIONS
 work surface and
 seating area

RELATIONSHIPS
 laundry & housekeeping



AREA 80 at 400 sf each

HEIGHT 9 f min.

FINISHES

Image luxury

Ceiling acoustical treatment

Floor soft

Walls acoustical treatment

SYSTEMS

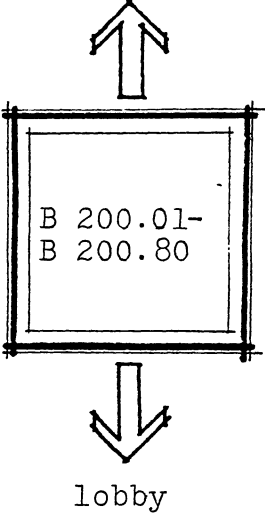
Lighting lamps at bedside,
desk, seating area

Plumbing three fixture bathroom

HVAC integrate with room layout; bathroom exhaust

FURNITURE/EQUIPMENT

B200.01-200.80
KING MARQUIS

<p>USERS conference delegates and/or tourists</p> <p>FUNCTION/ACTIVITIES conference business, intimate entertainment, and overnight</p> <p>SPECIAL CONSIDERATIONS work surface and seating area</p>	<p>RELATIONSHIPS laundry & housekeeping</p>  <p>lobby</p>								
<p>AREA 80 at 400 sf each</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table> <tr> <td>Image luxury</td><td>Ceiling acoustical treatment</td></tr> <tr> <td>Floor soft</td><td>Walls acoustical treatment</td></tr> </table> <p>SYSTEMS</p> <table> <tr> <td>Lighting lamps at bedside, desk, seating area</td><td>Plumbing four fixture bathroom</td></tr> <tr> <td>HVAC integrate with room layout;</td><td>bathroom exhaust</td></tr> </table> <p>FURNITURE/EQUIPMENT 1 king bed, large work surface, chairs and TV</p>		Image luxury	Ceiling acoustical treatment	Floor soft	Walls acoustical treatment	Lighting lamps at bedside, desk, seating area	Plumbing four fixture bathroom	HVAC integrate with room layout;	bathroom exhaust
Image luxury	Ceiling acoustical treatment								
Floor soft	Walls acoustical treatment								
Lighting lamps at bedside, desk, seating area	Plumbing four fixture bathroom								
HVAC integrate with room layout;	bathroom exhaust								

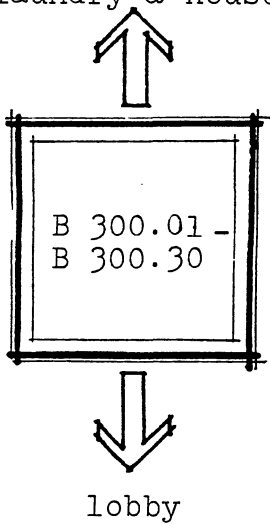
B300.01-300.30
BEDSITTING SUITE

USERS conference delegates

FUNCTION/ACTIVITIES
conference business,
entertainment,dining,
and overnight

SPECIAL CONSIDERATIONS
separate entertainment/
dining from work/sleep
areas

RELATIONSHIPS
laundry & housekeeping



AREA 30 at 1200 sf each

HEIGHT 9 f min.

FINISHES

Image	luxury	Ceiling	acoustical treatment
Floor	soft	Walls	acoustical treatment

SYSTEMS

Lighting	lamps at bedside, desk,seating areas	Plumbing	1-two fixture bathroom 1-three fixture bathroom
HVAC	integrate with room layout; bathroom exhaust		

FURNITURE/EQUIPMENT

1 king bed,seating group,dining table/chairs and TV

B400.01-400.10
PRESIDENTIAL
SUITE

USERS conference delegates

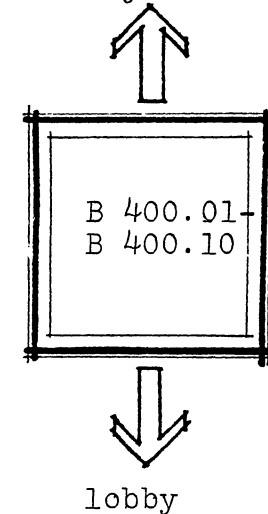
FUNCTION/ACTIVITIES

conference business,
entertainment, dining,
and overnight

SPECIAL CONSIDERATIONS

conference/dining area
with pantry and two
lounge areas; one or
more sleep areas inter-
connected

RELATIONSHIPS
laundry & housekeeping



AREA 10 at 800 sf each

HEIGHT 9 f min.

FINISHES

Image luxury

Ceiling acoustical treatment

Floor soft & hard areas

Walls acoustical treatment

SYSTEMS

Lighting lamps at lounge
areas, dining

Plumbing three fixture bathroom

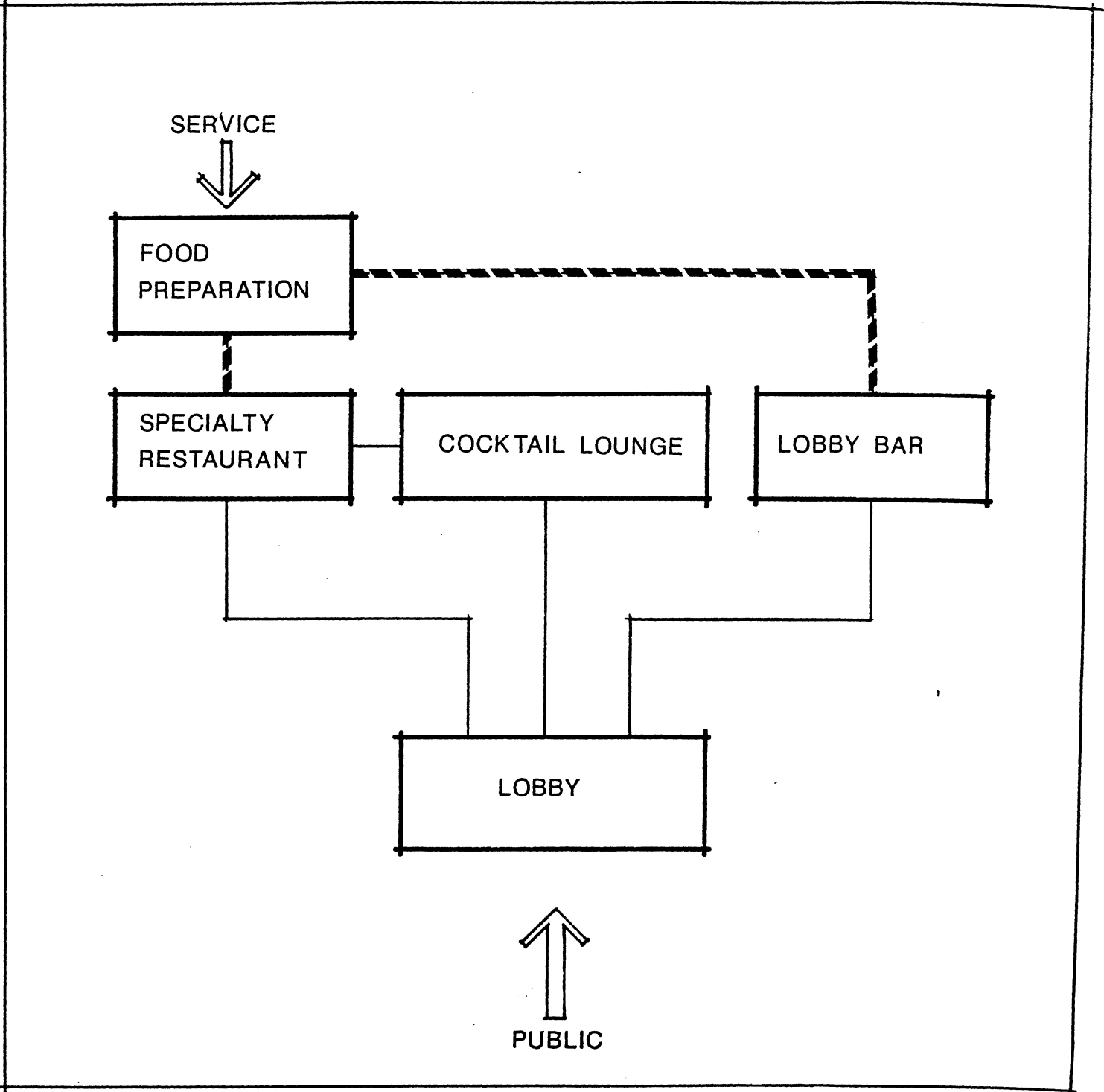
HVAC integrate with room layout; bathroom exhaust

FURNITURE/EQUIPMENT

dining table/chairs, two seating groups and TV

FOOD AND
BEVERAGE SPACE
ADJACENCY
DIAGRAM "C"

FOOD AND BEVERAGE
NET AREA
5600 sf



C100.01 SPECIALTY RESTAURANT

USERS conference delegates,
tourists and public

FUNCTION/ACTIVITIES

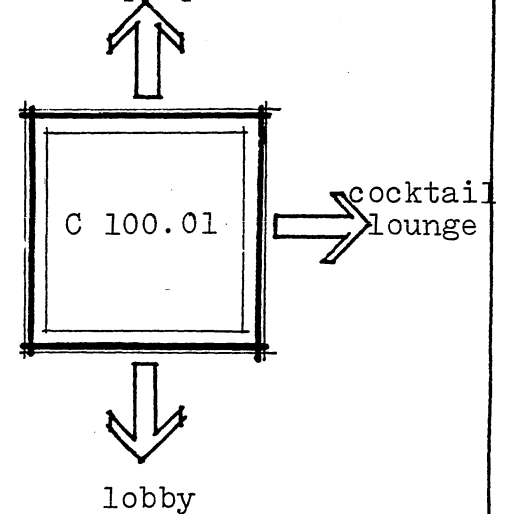
tableside service
using service carts and
gourmet cooking menu

SPECIAL CONSIDERATIONS

design variable lighting;
intimate seating areas;
restaurant divisible
into two or more areas

RELATIONSHIPS

food preparation



AREA 3000 sf (150 seat capacity)

HEIGHT as designed

FINISHES

Image luxury

Ceiling acoustical treatment

Floor soft

Walls textured and acoustical
treatment

SYSTEMS

Lighting provide variable
lighting throughout

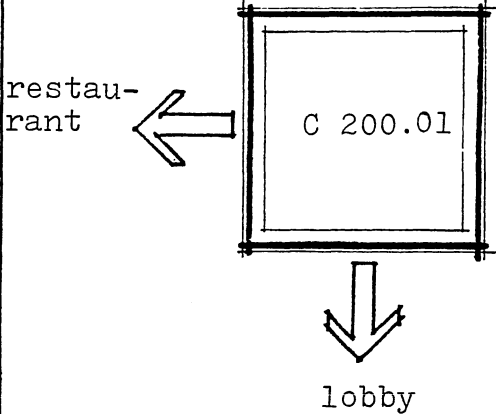
Plumbing none

HVAC integrate with seating areas

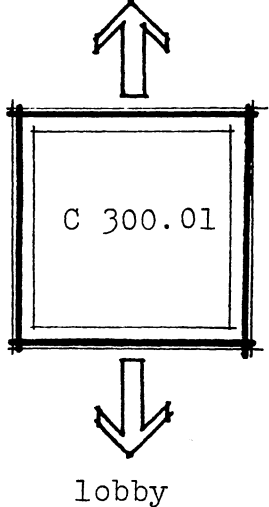
FURNITURE/EQUIPMENT

provide clear definition to seating areas

C200.01
COCKTAIL
LOUNGE

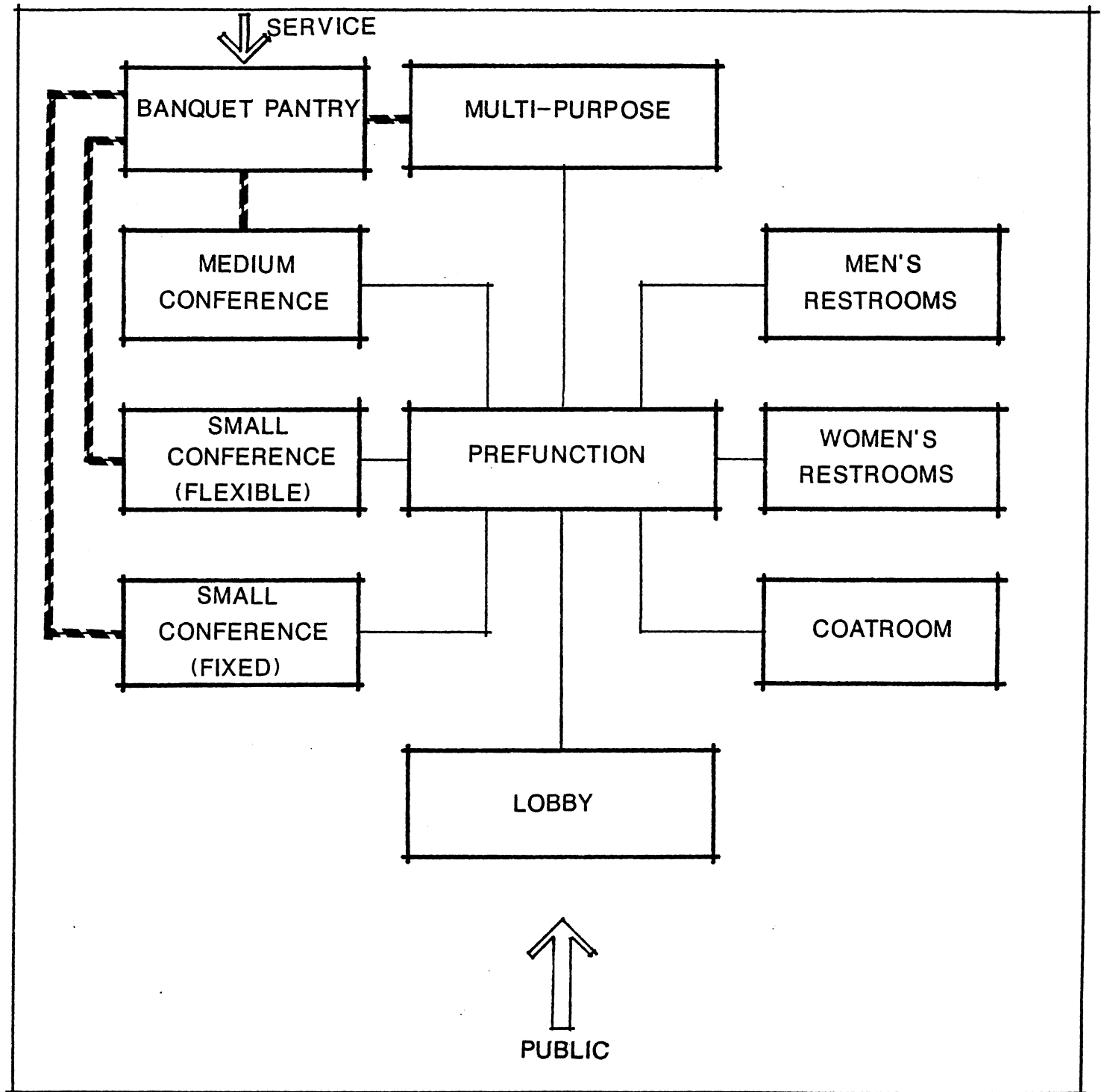
<p>USERS conference delegates, tourists and public</p> <p>FUNCTION/ACTIVITIES</p> <p> entertainment,dancing and cocktail service</p> <p>SPECIAL CONSIDERATIONS</p> <p> establish separate entertainment/dancing area and quieter lounge area</p>		<p>RELATIONSHIPS</p> 																					
<p>AREA 1800 sf (100 seat capacity)</p> <p>HEIGHT as designed</p> <p>FINISHES</p> <table><tr><td>Image</td><td>intimate</td><td>Ceiling</td><td>acoustical treatment</td></tr><tr><td>Floor</td><td>soft</td><td>Walls</td><td>acoustical treatment</td></tr></table> <p>SYSTEMS</p> <table><tr><td>Lighting</td><td>flexible and</td><td>Plumbing</td><td>as needed for bar</td></tr><tr><td></td><td>controlled at the bar</td><td></td><td>operation</td></tr><tr><td>HVAC</td><td>integrate with various lounge areas</td><td></td><td></td></tr></table> <p>FURNITURE/EQUIPMENT</p> <p> stage platform,sound equipment and soft lounge seating</p>		Image	intimate	Ceiling	acoustical treatment	Floor	soft	Walls	acoustical treatment	Lighting	flexible and	Plumbing	as needed for bar		controlled at the bar		operation	HVAC	integrate with various lounge areas				
Image	intimate	Ceiling	acoustical treatment																				
Floor	soft	Walls	acoustical treatment																				
Lighting	flexible and	Plumbing	as needed for bar																				
	controlled at the bar		operation																				
HVAC	integrate with various lounge areas																						

BAR

<p>USERS conference delegates, tourists and public</p> <p>FUNCTION/ACTIVITIES cocktails, limited entertainment, limited food service and lounge seating</p> <p>SPECIAL CONSIDERATIONS primarily lounge seating with few seats at the bar</p>	<p>RELATIONSHIPS food preparation</p>  <p>lobby</p>																
<p>AREA 800 sf (50 seat capacity)</p> <p>HEIGHT as designed</p> <p>FINISHES</p> <table><tr><td>Image</td><td>relaxing</td><td>Ceiling</td><td>as designed</td></tr><tr><td>Floor</td><td>soft</td><td>Walls</td><td>textured</td></tr></table> <p>SYSTEMS</p> <table><tr><td>Lighting</td><td>natural with area lamps</td><td>Plumbing</td><td>as needed for bar operation</td></tr><tr><td>HVAC</td><td colspan="3">integrate with bar layout</td></tr></table> <p>FURNITURE/EQUIPMENT primarily lounge seating and few bar seats</p>		Image	relaxing	Ceiling	as designed	Floor	soft	Walls	textured	Lighting	natural with area lamps	Plumbing	as needed for bar operation	HVAC	integrate with bar layout		
Image	relaxing	Ceiling	as designed														
Floor	soft	Walls	textured														
Lighting	natural with area lamps	Plumbing	as needed for bar operation														
HVAC	integrate with bar layout																

FUNCTION AREA
SPACE
ADJACENCY
DIAGRAM "D"

FUNCTION NET AREA
16900 sf



D100.01

PREFUNCTION

<div>USERS<div>conference delegates</div></div> <div>FUNCTION/ACTIVITIES<div>prefunction area(s)</div></div> <div>SPECIAL CONSIDERATIONS<div>provide a separate entry from street or parking;easily access-able from lobby and to public support areas</div></div>	<div>RELATIONSHIPS</div> <div><div>medium conference</div><div>multi-purpose rm.</div><div>small confer-ence (flexible)</div><div>small conference (fixed)</div><div>lobby</div><div>coat-room</div><div>public rest-rooms</div></div> <div><div>D 100.01</div></div>
<div>AREA<div>as designed</div></div> <div>HEIGHT<div>as designed</div></div> <div>FINISHES<div>Image<div>luxury</div></div><div>Floor<div>soft</div></div></div> <div>SYSTEMS<div>Lighting<div>natural, ambient</div></div><div>HVAC<div>integrate with ceiling</div></div></div> <div>FURNITURE/EQUIPMENT</div>	<div>Ceiling<div>acoustical treatment</div></div> <div>Walls<div>acoustical treatment</div></div> <div>Plumbing<div>none</div></div>

D100.02-100.04
 SMALL
 CONFERENCE
 ROOMS (FIXED)

<div>USERS</div> <div>business corporations</div>	<div>RELATIONSHIPS</div> <div><div><div>D 100.02-100.04</div><div>pre-function</div></div></div>
<div>FUNCTION/ACTIVITIES</div> <div>small conference room for 30 to 50 persons for sales and management meetings</div>	
<div>SPECIAL CONSIDERATIONS</div> <div>high quality and fixed partitions not allowing flexibility; blackout capability for windows</div>	

<div>AREA</div> <div>3 at 900 sf each</div>	
<div>HEIGHT</div> <div>9 f min.</div>	
<div>FINISHES</div> <div><div>Imagehigh quality</div><div>Floorsoft</div></div>	<div><div>Ceilingacoustical treatment</div><div>Wallsacoustical treatment</div></div>
<div>SYSTEMS</div> <div><div>Lightingdimmable, flexible</div><div>HVACintegrate with ceiling</div></div>	<div><div>Plumbingnone</div></div>
<div>FURNITURE/EQUIPMENT</div> <div>conference table, chairs, lecturn, A/V equipment</div>	

D100.05 100.07
 SMALL
 CONFERENCE
 ROOMS (FLEXIBLE)

USERS professional associations and local organizations		RELATIONSHIPS	
FUNCTION/ACTIVITIES small conference room for 30 to 50 persons for seminars and workshops		<div><div>D 100.05- 100.07</div><div>pre- func- tion</div></div>	
SPECIAL CONSIDERATIONS high quality with collapsible partitions for full flexibility; black out capability for windows			

AREA	3 at 900 sf each		
HEIGHT	9 f min.		
FINISHES			
	Image	high quality	Ceiling acoustical treatment
	Floor	soft	Walls acoustical treatment
SYSTEMS			
	Lighting	dimmmable, flexible	Plumbing none
	HVAC	integrate with ceiling	
FURNITURE/EQUIPMENT conference table, chairs, lecturn, A/V equipment			

D100.08-D100.09

**MEDIUM
CONFERENCE
ROOMS**

USERS business corporations,
professional associa-
tions and local
organizations

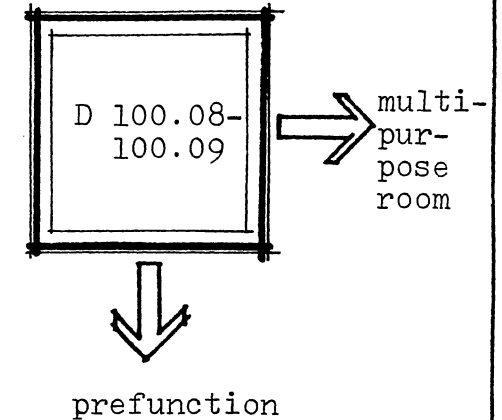
FUNCTION/ACTIVITIES

medium conference
room for 125 persons
for seminars, workshops
sales and management
meetings

SPECIAL CONSIDERATIONS

high quality; all three
rooms to be adjacent
to multi-purpose room
for incorporation into
one large space; col-
lapsible partitions

RELATIONSHIPS



AREA 2 at 2500 sf each

HEIGHT 12 f min.

FINISHES

Image high quality

Ceiling acoustical treatment

Floor soft

Walls acoustical treatment

SYSTEMS

Lighting dimmable, flexible

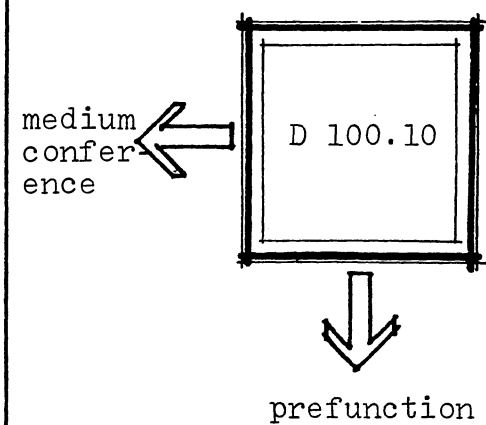
Plumbing none

HVAC integrate with ceiling

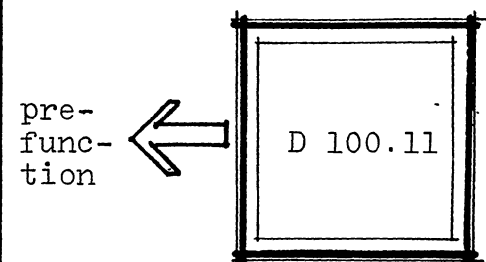
FURNITURE/EQUIPMENT

conference table, chairs, lecturn, stage, A/V equipment

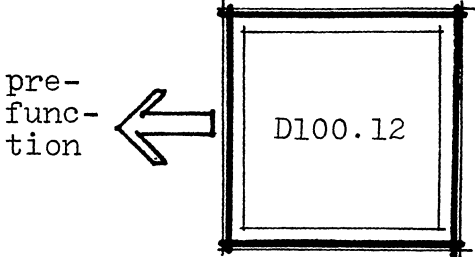
D100.10 MULTI-PURPOSE ROOM

<div><div>USERS</div><div>business corporations, professional associa- tions, and local organization</div></div> <div><div>FUNCTION/ACTIVITIES</div><div>multi-purpose room for meetings,banquets and receptions for 250 to 500 persons</div></div> <div><div>SPECIAL CONSIDERATIONS</div><div>high quality;full flexibility for the division of space on a one-third /two-third basis;collapsible par- titions required</div></div>	<div>RELATIONSHIPS</div> <div></div>
<div><div>AREA</div><div>5000 sf</div></div> <div><div>HEIGHT</div><div>15 f min.</div></div> <div><div>FINISHES</div><div><div>Image</div><div>high quality</div><div>Ceiling</div><div>acoustical treatment</div><div>Floor</div><div>soft</div><div>Walls</div><div>acoustical treatment</div></div></div> <div><div>SYSTEMS</div><div><div>Lighting</div><div>dimnable,flexible</div><div>Plumbing</div><div>none</div><div>HVAC</div><div>integrate with ceiling</div></div></div> <div><div>FURNITURE/EQUIPMENT</div><div>various table sizes,chairs,lecturn,stage,A/V equip.</div></div>	

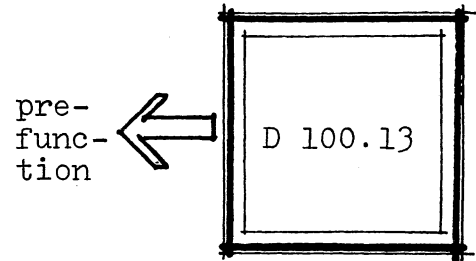
D100.11
MEN'S
RESTROOMS

USERS male conference delegates		RELATIONSHIPS	
FUNCTION/ACTIVITIES men's restrooms			
SPECIAL CONSIDERATIONS provide separate restroom areas and grooming areas			
AREA 500 sf			
HEIGHT 9 f min.			
FINISHES			
	Image	luxury	Ceiling acoustical treatment
	Floor	soft	Walls acoustical treatment
SYSTEMS			
	Lighting	ambient	Plumbing water closets and lavatories
	HVAC	integrate with ceiling	
FURNITURE/EQUIPMENT chairs and lavatory tops			

D100.12
WOMEN'S
RESTROOMS

USERS female conference delegates		RELATIONSHIPS	
FUNCTION/ACTIVITIES women' restrooms			
SPECIAL CONSIDERATIONS provide separate restroom areas and grooming areas			
AREA 500 sf			
HEIGHT 9 f min.			
FINISHES			
	Image luxury	Ceiling	acoustical treatment
	Floor soft	Walls	acoustical treatment
SYSTEMS			
	Lighting ambient	Plumbing	water closets and lavatories
	HVAC integrate with ceiling		
FURNITURE/EQUIPMENT			
		chairs and lavatory tops	

D100.13 COATROOM

USERS conference delegates		RELATIONSHIPS	
FUNCTION/ACTIVITIES coatroom			
SPECIAL CONSIDERATIONS			
AREA 500 sf			
HEIGHT 9 f min.			
FINISHES			
	Image	luxury	Ceiling acoustical treatment
	Floor	soft	Walls acoustical treatment
SYSTEMS			
	Lighting	ambient	Plumbing none
	HVAC	integrate with ceiling	
FURNITURE/EQUIPMENT coat racks			

ADMINISTRATION
SPACE
ADJACENCY
DIAGRAM "E"

EXECUTIVE OFFICES
NET AREA

845 sf

SALES AND CATERING
NET AREA

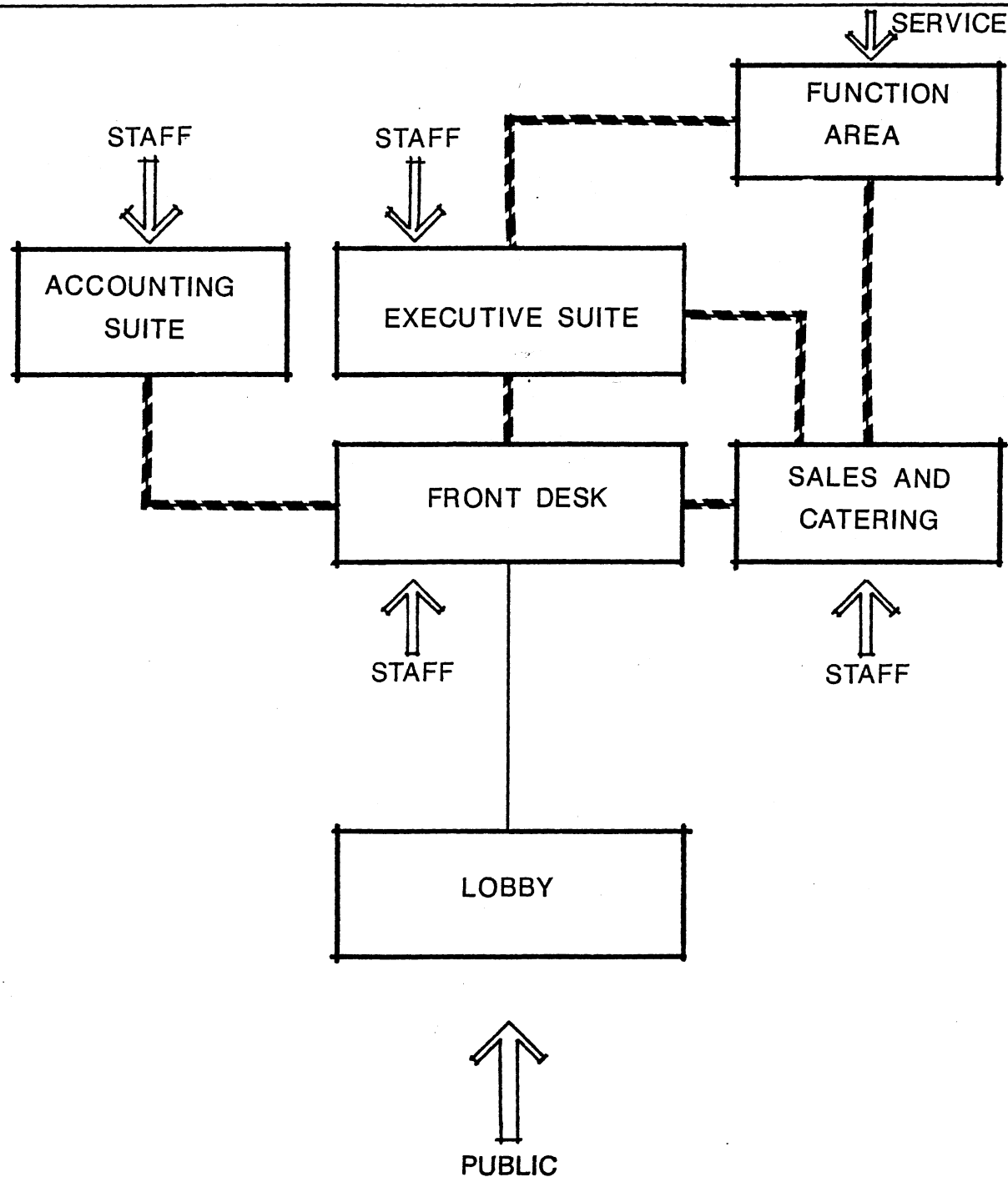
790 sf

ACCOUNTING NET AREA

640 sf

ADMINISTRATION
NET AREA

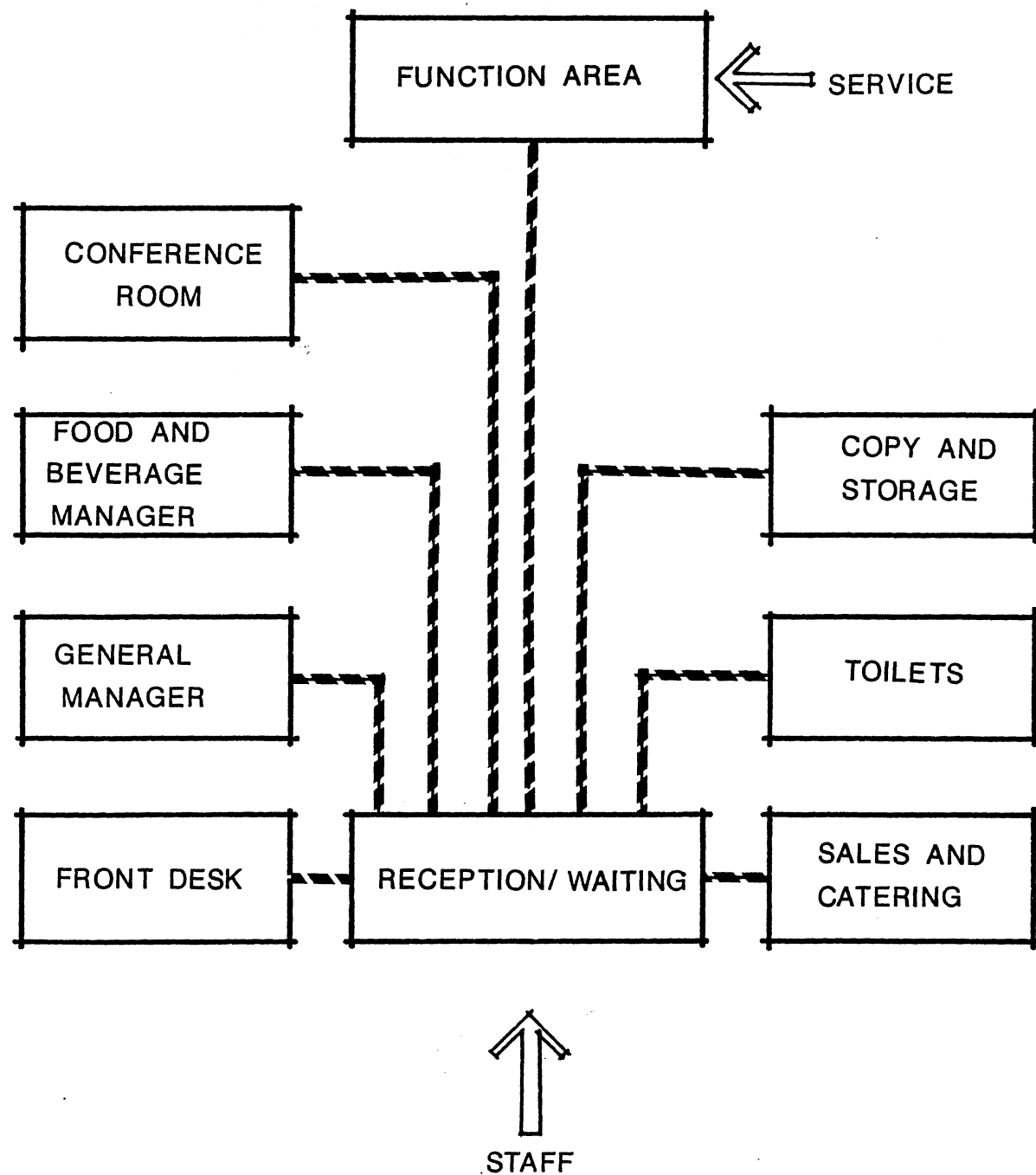
2275 sf



EXECUTIVE
OFFICES SPACE
ADJACENCY
DIAGRAM "E100"

EXECUTIVE OFFICES
NET AREA

845 sf

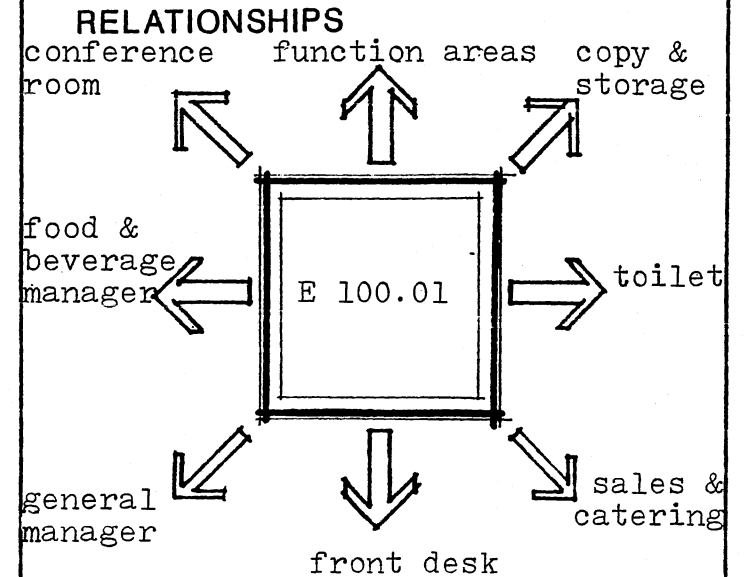


E100.01 RECEPTION/ WAITING

USERS executive secretary,
executive officers,
dignitaries and special
visitors

FUNCTION/ACTIVITIES
reception area for
executive offices

SPECIAL CONSIDERATIONS
located so guests can
readily find offices
and conveniently to
the accounting suite



AREA 200 sf

HEIGHT 9 f min.

FINISHES

Image luxury

Ceiling acoustical treatment

Floor soft

Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

work station, chair, and side chairs

E100.02
GENERAL
MANAGER

USERS general manager,
 dignitaries and
 special guests

FUNCTION/ACTIVITIES
to greet dignitaries,
hosting special visitors
and general administra-
tive matters

SPECIAL CONSIDERATIONS
noise control and
high visibility

RELATIONSHIPS



reception/
waiting

AREA 175 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
 represent quality
Floor soft

Ceiling acoustical treatment

Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

executive desk, chair, side chairs and wall shelves

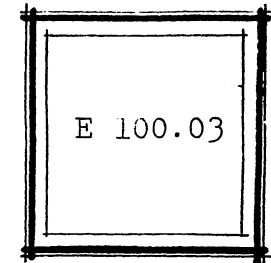
E100.03 FOOD AND BEVERAGE MANAGER

USERS food and beverage
manager

FUNCTION/ACTIVITIES
administration of food
and beverage facilities

SPECIAL CONSIDERATIONS
accessibility to kitchen
and restaurant facilities

RELATIONSHIPS



reception/
waiting

AREA 120 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor soft

Ceiling acoustical treatment
Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

work station, chair, side chairs and wall shelves

E100.04 CONFERENCE ROOM

USERS executive officers,
dignitaries and special
visitors

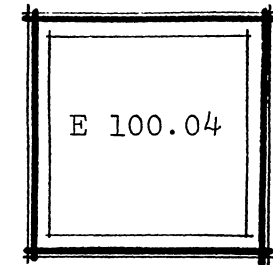
FUNCTION/ACTIVITIES

meetings with dignitaries
and special visitors
concerning accomodations

SPECIAL CONSIDERATIONS

noise control

RELATIONSHIPS



reception/
waiting

AREA 200 sf

HEIGHT 9 f min.

FINISHES

Image luxury

Ceiling acoustical treatment

Floor soft

Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

conference table, chairs and telephone

E100.05 COPY AND STORAGE

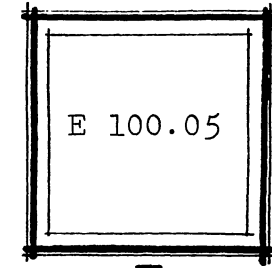
USERS executive staff

FUNCTION/ACTIVITIES

copying and general
storage

SPECIAL CONSIDERATIONS

RELATIONSHIPS



reception/
waiting

AREA 50 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor hard

Ceiling textured

Walls textured

SYSTEMS

Lighting ambient

Plumbing none

HVAC none

FURNITURE/EQUIPMENT

copy machine and wall shelves

E100.06 TOILETS

USERS executive staff,
dignitaries and special
visitors

FUNCTION/ACTIVITIES

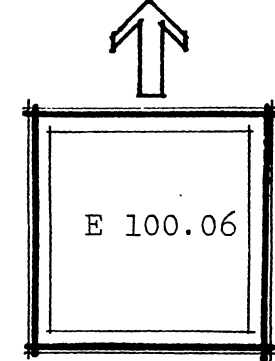
restrooms

SPECIAL CONSIDERATIONS

one each for men
and women; also to
be used by the sales
and catering suite

RELATIONSHIPS

sales and catering



E 100.06

reception/
waiting

AREA 100 sf each

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor hard

Ceiling acoustical treatment

Walls washable

SYSTEMS

Lighting ambient

Plumbing water closet and lavatory

HVAC integrate with ceiling

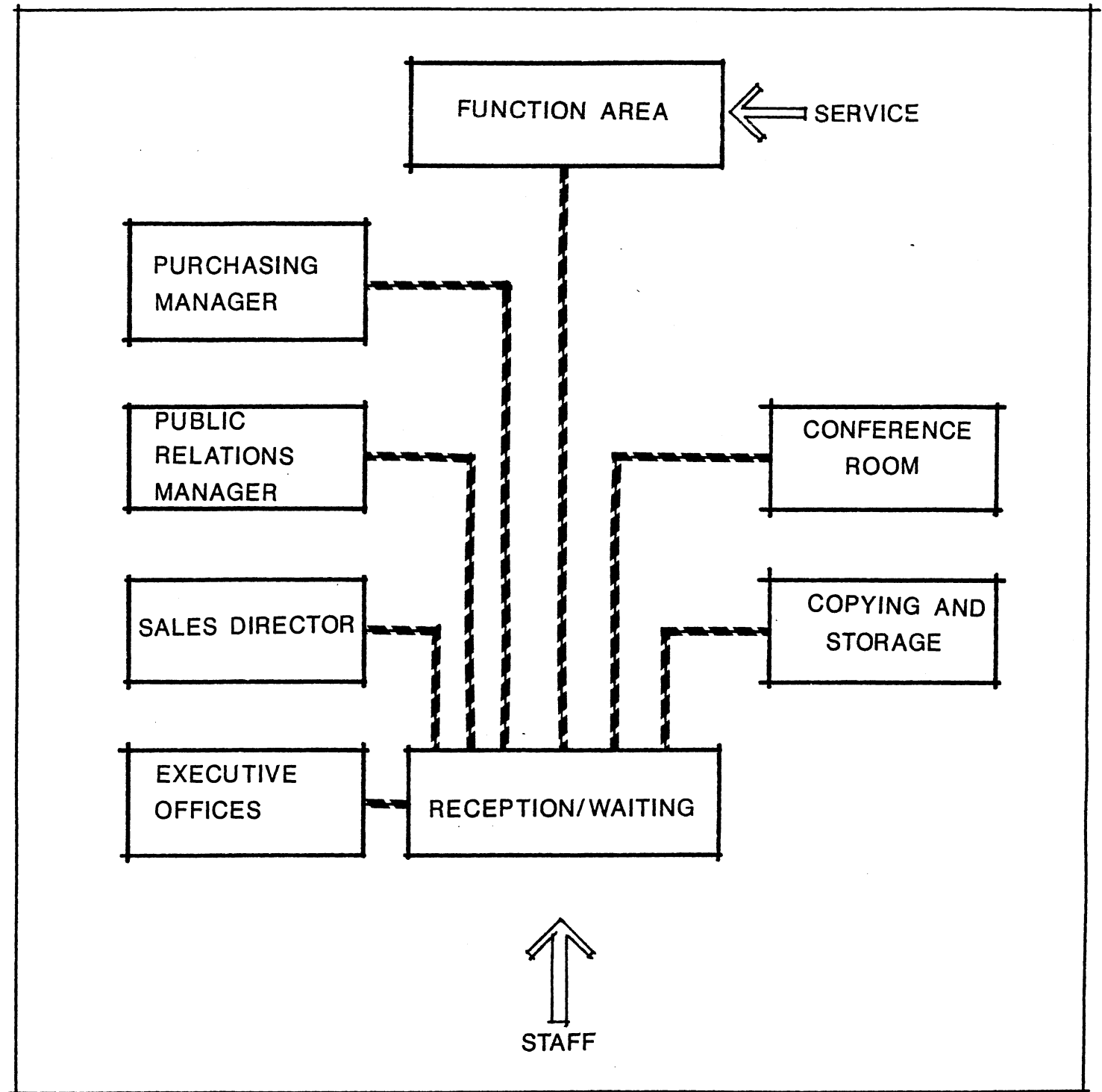
FURNITURE/EQUIPMENT

mirror

SALES AND
CATERING SPACE
ADJACENCY
DIAGRAM "E200"

SALES AND CATERING
NET AREA

790 sf



E200.01 RECEPTION/ WAITING

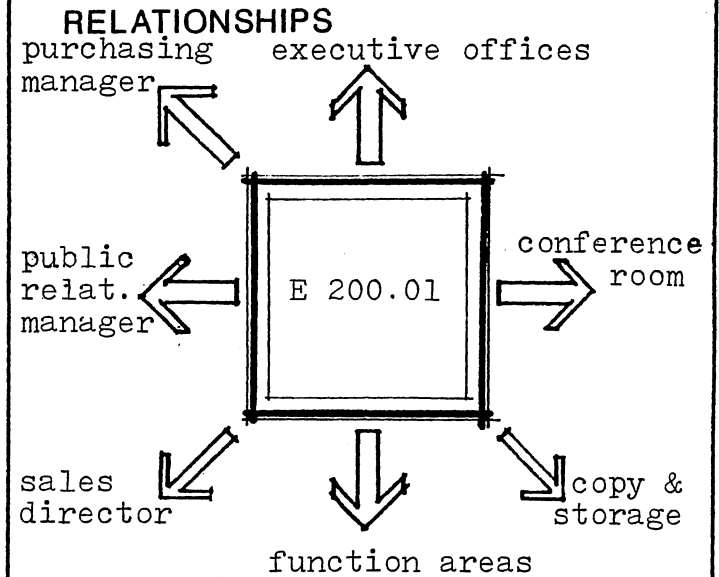
USERS sales and catering
secretary, officers,
dignitaries and
special visitors

FUNCTION/ACTIVITIES

reception area for
sales and catering
offices

SPECIAL CONSIDERATIONS

located so guests can
readily find offices
and in the general
area of the function
spaces



AREA 150 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor soft

Ceiling acoustical treatment

Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

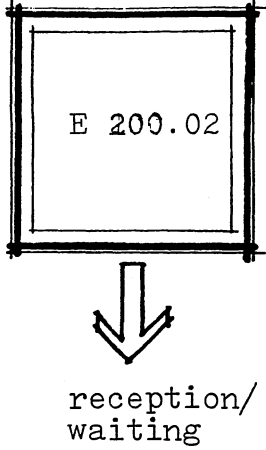
HVAC integrate with ceiling

FURNITURE/EQUIPMENT

work station, chair and side chairs

E200.02

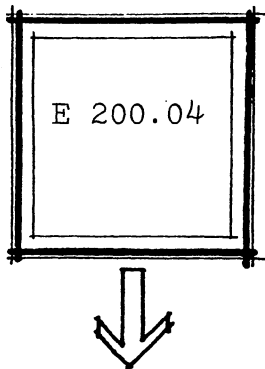
SALES DIRECTOR

USERS sales director		RELATIONSHIPS	
FUNCTION/ACTIVITIES director of sales pertaining to the operation of conference activities			
SPECIAL CONSIDERATIONS noise control and high visibility			
AREA 120 sf			
HEIGHT 9 f min.			
FINISHES			
	Image	appropriate to represent quality	Ceiling acoustical treatment
	Floor	soft	Walls acoustical treatment
SYSTEMS			
	Lighting	ambient	Plumbing none
	HVAC	integrate with ceiling	
FURNITURE/EQUIPMENT executive desk, chair, side chairs and wall shelves			

E200.03 PUBLIC RELATIONS MANAGER

<div>USERS<div>public relations manager,dignitaries and special visitors</div></div> <div>FUNCTION/ACTIVITIES<div>responsible for attracting conference groups, dignitaries, and general public relations duties</div></div> <div>SPECIAL CONSIDERATIONS<div>noise control and high visibility</div></div>	<div>RELATIONSHIPS<div><div>E 200.03</div><div>↓</div><div>reception/ waiting</div></div></div>
<div>AREA<div>150 sf</div></div> <div>HEIGHT<div>9 f min.</div></div> <div>FINISHES<div><div>Image<div>luxury</div></div><div>Floor<div>soft</div></div><div>Ceiling<div>acoustical treatment</div></div><div>Walls<div>acoustical treatment</div></div></div><div>SYSTEMS<div><div>Lighting<div>ambient</div></div><div>Plumbing<div>none</div></div><div>HVAC<div>integrate with ceiling</div></div></div><div>FURNITURE/EQUIPMENT<div>executive desk,chair,side chairs and wall shelves</div></div></div></div>	

E200.04 PURCHASING MANAGER

USERS purchasing manager		RELATIONSHIPS	
FUNCTION/ACTIVITIES provides servicing for the meetings and banquets			
SPECIAL CONSIDERATIONS noise control		reception/ waiting	
AREA 120 sf			
HEIGHT 9 fmin.			
FINISHES			
	Image	appropriate to represent quality	Ceiling acoustical treatment
	Floor	soft	Walls acoustical treatment
SYSTEMS			
	Lighting	ambient	Plumbing none
	HVAC	integrate with ceiling	
FURNITURE/EQUIPMENT executive desk, chair, side chairs and wall shelves			

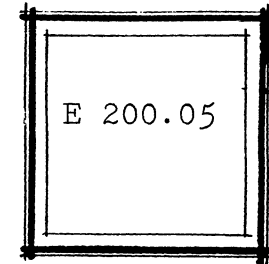
E200.05 CONFERENCE ROOM

USERS sales and catering
officers, dignitaries
and special visitors

FUNCTION/ACTIVITIES
meetings with business
groups and special
visitors concerning
meeting and banquet
accommodations

SPECIAL CONSIDERATIONS
noise control

RELATIONSHIPS



reception/
waiting

AREA 200 sf

HEIGHT 9 f min.

FINISHES

Image luxury

Ceiling acoustical treatment

Floor soft

Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

conference table, chairs and telephones

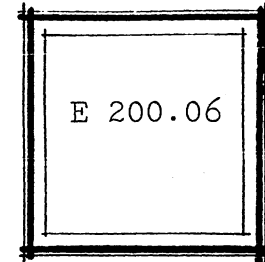
E200.06
COPYING AND
STORAGE

USERS sales and catering
 staff

FUNCTION/ACTIVITIES
 copying and
 general storage

SPECIAL CONSIDERATIONS

RELATIONSHIPS



reception/
waiting

AREA 50 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
 represent quality
Floor hard

Ceiling textured

Walls textured

SYSTEMS

Lighting ambient

Plumbing none

HVAC none

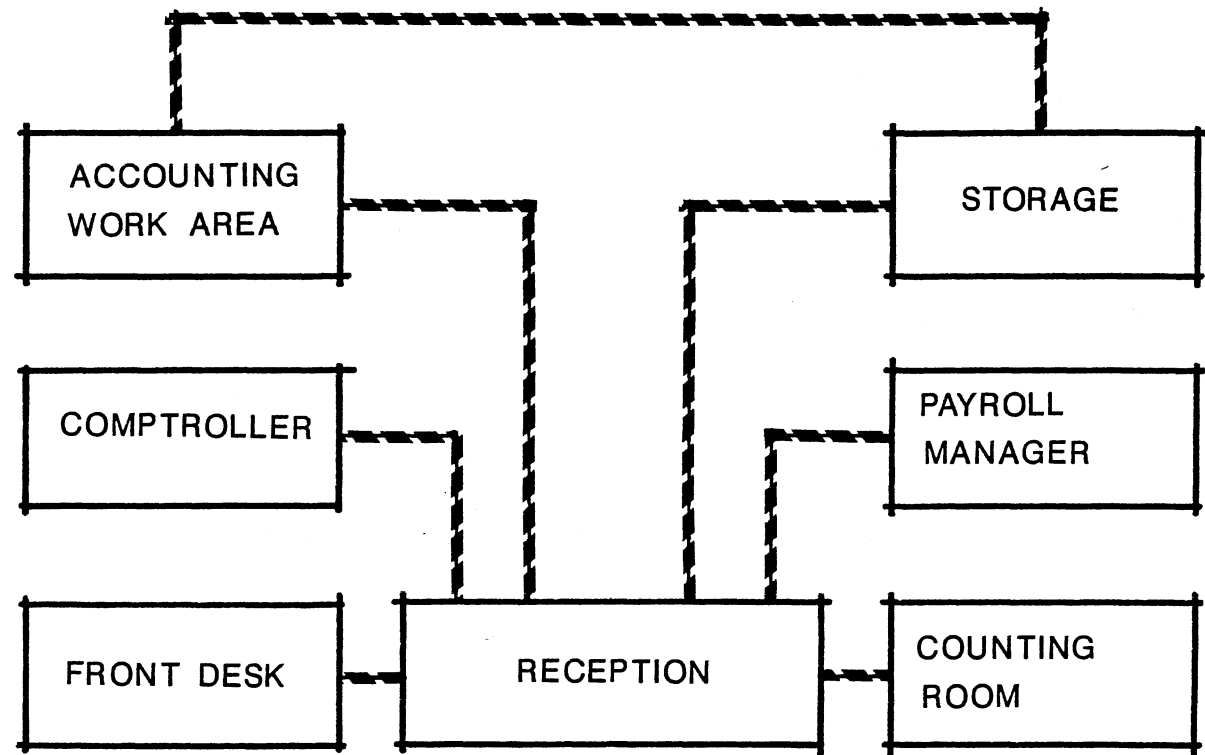
FURNITURE/EQUIPMENT

copy machine and wall shelves

ACCOUNTING
SPACE
ADJACENCY
DIAGRAM "E300"

ACCOUNTING NET AREA

640 sf

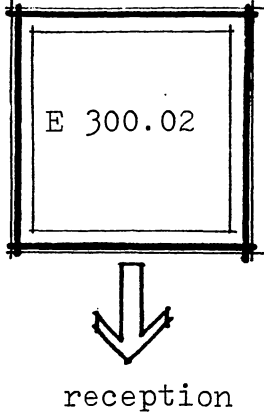


STAFF

E300.01 RECEPTION

<p>USERS accounting secretary</p> <p>FUNCTION/ACTIVITIES reception area for accounting offices</p> <p>SPECIAL CONSIDERATIONS located conveniently to the executive offices suite</p>	<p>RELATIONSHIPS</p> <pre> graph TD E30001[E 300.01] E30001 --> Accounting[accounting work area] E30001 --> DeadFiles[dead files] E30001 --> CopyStorage[copy & storage] E30001 --> Payroll[payroll manag.] E30001 --> Counting[counting room] E30001 --> FrontDesk[front desk] </pre>														
<p>AREA 150 sf</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table> <tr> <td>Image</td><td>appropriate to represent quality</td></tr> <tr> <td>Floor</td><td>soft</td></tr> </table> <p>SYSTEMS</p> <table> <tr> <td>Lighting</td><td>ambient</td></tr> <tr> <td>HVAC</td><td>integrate with ceiling</td></tr> </table> <p>FURNITURE/EQUIPMENT work station, chair and side chairs</p>	Image	appropriate to represent quality	Floor	soft	Lighting	ambient	HVAC	integrate with ceiling	<table> <tr> <td>Ceiling</td><td>acoustical treatment</td></tr> <tr> <td>Walls</td><td>acoustical treatment</td></tr> <tr> <td>Plumbing</td><td>none</td></tr> </table>	Ceiling	acoustical treatment	Walls	acoustical treatment	Plumbing	none
Image	appropriate to represent quality														
Floor	soft														
Lighting	ambient														
HVAC	integrate with ceiling														
Ceiling	acoustical treatment														
Walls	acoustical treatment														
Plumbing	none														

E300.02 COMPTROLLER

USERS comptroller		RELATIONSHIPS	
FUNCTION/ACTIVITIES oversees daily transactions of the hotel and other monetary concerns			
SPECIAL CONSIDERATIONS noise control			
AREA 120 sf			
HEIGHT 9 f min.			
FINISHES			
	Image	Ceiling	acoustical treatment
	Floor	Walls	acoustical treatment
SYSTEMS			
	Lighting	Plumbing	none
	HVAC	integrate with ceiling	
FURNITURE/EQUIPMENT executive desk, chair, side chairs and wall shelves			

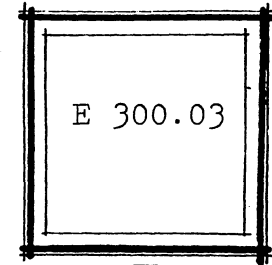
E300.03
ACCOUNTING
WORK AREA

USERS accounting officers
 and staff

FUNCTION/ACTIVITIES
 mailing, filing
 and copying

SPECIAL CONSIDERATIONS
 noise control

RELATIONSHIPS



reception

AREA 150 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
 represent quality
Floor soft

Ceiling acoustical treatment

Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

E300.04
PAYROLL
MANAGER

USERS payroll manager

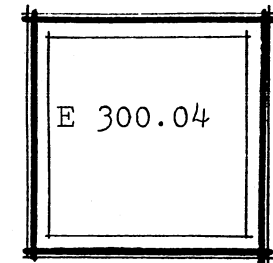
FUNCTION/ACTIVITIES

oversees employee
payroll and distributes
income

SPECIAL CONSIDERATIONS

high security and
noise control

RELATIONSHIPS



reception

AREA 120 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor soft

Ceiling acoustical treatment

Walls acoustical treatment

SYSTEMS

Lighting ambient

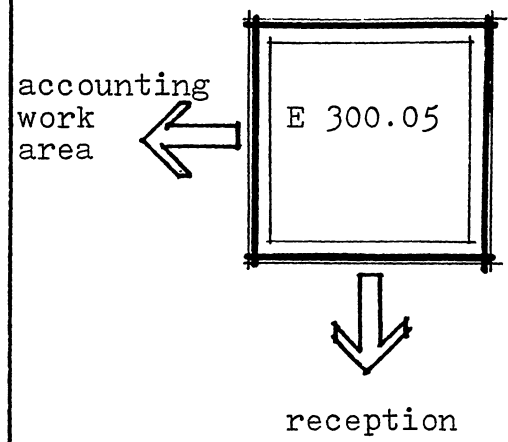
Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

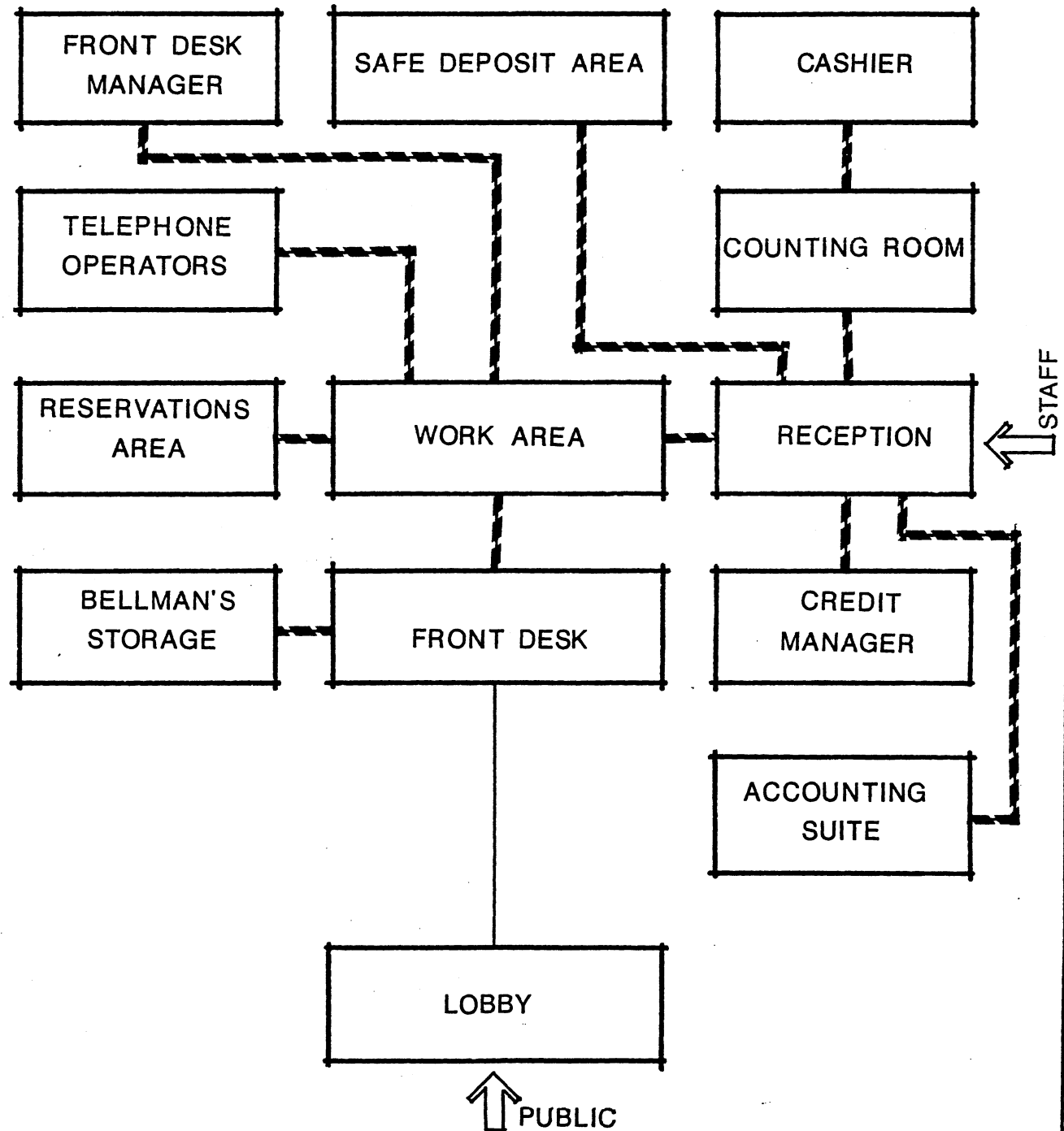
work station, chair, computer and side chairs

E300.05 STORAGE

USERS accounting staff	RELATIONSHIPS
FUNCTION/ACTIVITIES general storage for dead files	
SPECIAL CONSIDERATIONS high security and fire protection capabilities	

AREA 100 sf	
HEIGHT 9 f min.	
FINISHES	
Image appropriate to represent quality	Ceiling textured
Floor hard	Walls textured
SYSTEMS	
Lighting ambient	Plumbing none
HVAC none	
FURNITURE/EQUIPMENT	
keyed locks and fire suppression equipment	

FRONT DESK NET AREA
1340 sf



F100.01 FRONT DESK

USERS staff, conference delegates, tourists and public

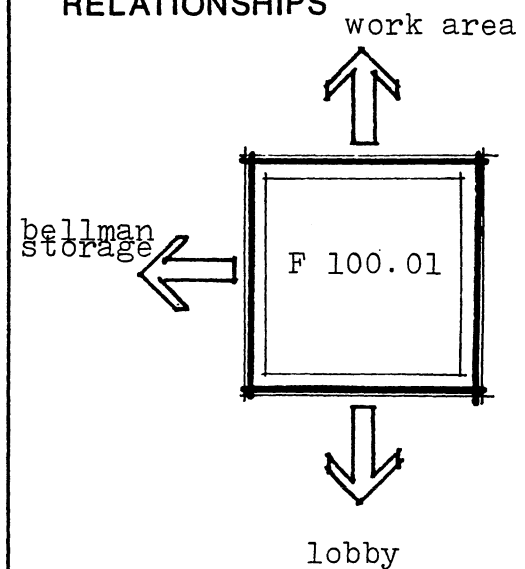
FUNCTION/ACTIVITIES

guest check-in and check-out, reservations, information and conference registration

SPECIAL CONSIDERATIONS

high visibility, free of structural columns, flexibly staffed and provide decorative focus at the desk

RELATIONSHIPS



AREA 200 sf

HEIGHT 9 f min.

FINISHES

Image luxury

Ceiling acoustical treatment

Floor hard

Walls textured

SYSTEMS

Lighting high levels

Plumbing none

HVAC integrate with desk layout

FURNITURE/EQUIPMENT

computers, room/information/reservations rack, paging

F100.02 WORK AREA

USERS front desk staff

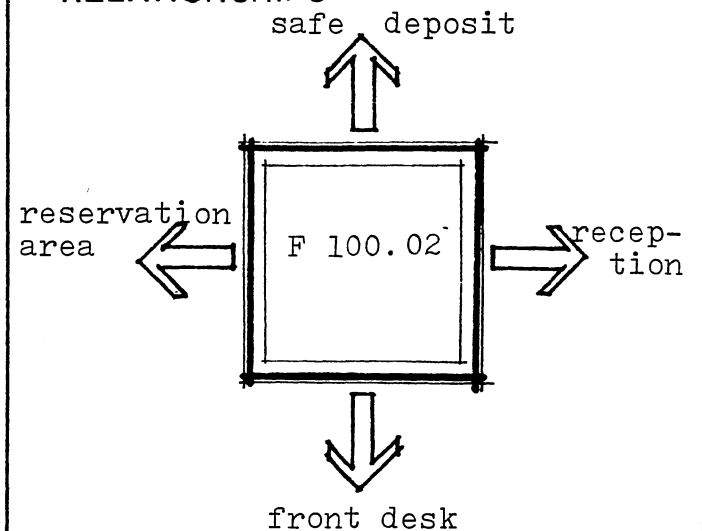
FUNCTION/ACTIVITIES

copy , mail and
general business

SPECIAL CONSIDERATIONS

screen guest's view
into the work area

RELATIONSHIPS



AREA 100 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor hard

Ceiling acoustical treatment
Walls acoustical treatment

SYSTEMS

Lighting ambient

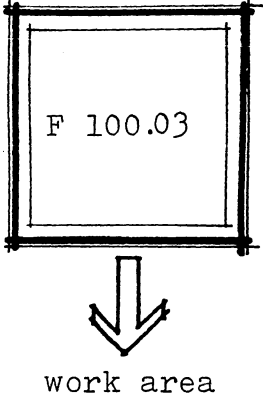
Plumbing none

HVAC integrate with ceiling

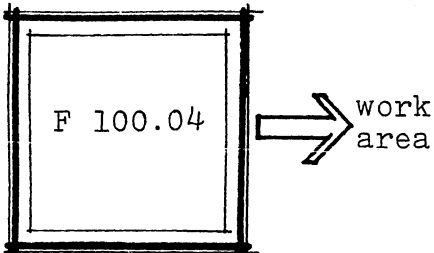
FURNITURE/EQUIPMENT

large work surface, copy machine

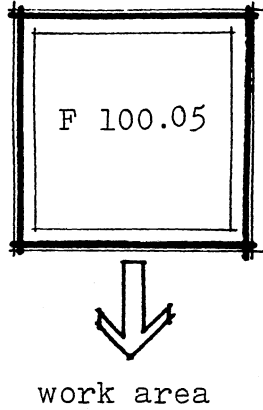
F100.03 FRONT DESK MANAGER

USERS front desk manager FUNCTION/ACTIVITIES manage daily hotel business and coordinate employee activities SPECIAL CONSIDERATIONS provide close relationship to front desk and employee areas		RELATIONSHIPS 																	
AREA 150 sf HEIGHT 9 f min. FINISHES <table border="0"> <tr> <td>Image</td> <td>appropriate to represent quality</td> <td>Ceiling</td> <td>acoustical treatment</td> </tr> <tr> <td>Floor</td> <td>soft</td> <td>Walls</td> <td>acoustical treatment</td> </tr> </table> SYSTEMS <table border="0"> <tr> <td>Lighting</td> <td>ambient</td> <td>Plumbing</td> <td>none</td> </tr> <tr> <td>HVAC</td> <td colspan="3">integrate with ceiling</td> </tr> </table> FURNITURE/EQUIPMENT desk, chair, side chairs and wall shelves				Image	appropriate to represent quality	Ceiling	acoustical treatment	Floor	soft	Walls	acoustical treatment	Lighting	ambient	Plumbing	none	HVAC	integrate with ceiling		
Image	appropriate to represent quality	Ceiling	acoustical treatment																
Floor	soft	Walls	acoustical treatment																
Lighting	ambient	Plumbing	none																
HVAC	integrate with ceiling																		

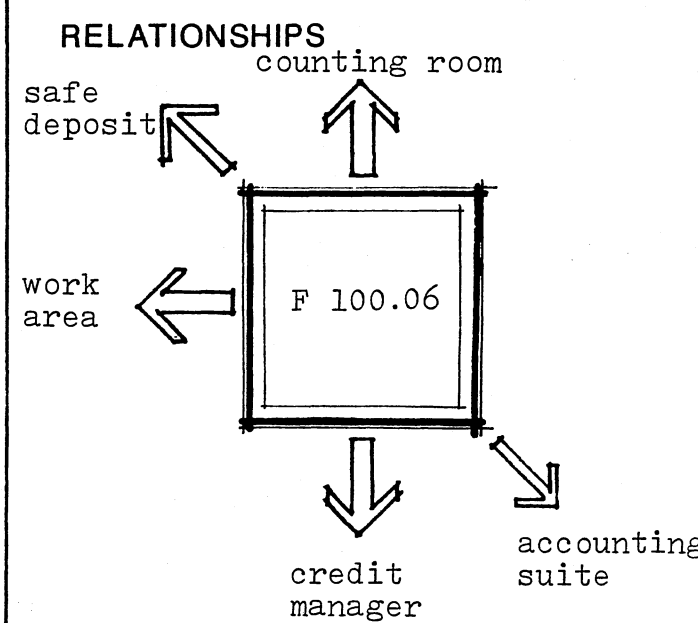
F100.04 RESERVATIONS AREA

USERS front desk staff		RELATIONSHIPS	
FUNCTION/ACTIVITIES receive and record guest reservations			
SPECIAL CONSIDERATIONS capable of being flexibly staffed			
AREA 100 sf			
HEIGHT 9 f min			
FINISHES			
	Image appropriate to represent quality	Ceiling acoustical treatment	
	Floor soft	Walls acoustical treatment.	
SYSTEMS			
	Lighting ambient	Plumbing none	
	HVAC integrate with ceiling		
FURNITURE/EQUIPMENT computers, work station and chairs			

F100.05
TELEPHONE
OPERATORS

USERS telephone operators		RELATIONSHIPS	
FUNCTION/ACTIVITIES receive telephone calls and messages for guests			
SPECIAL CONSIDERATIONS noise control			
AREA 100 sf			
HEIGHT 9 f min.			
FINISHES			
	Image	appropriate to represent quality	Ceiling acoustical treatment
	Floor	soft	Walls acoustical treatment
SYSTEMS			
	Lighting	ambient	Plumbing none
	HVAC	integrate with ceiling	
FURNITURE/EQUIPMENT			
telephone equipment, work station and chairs			

F100.06 RECEPTION

USERS front desk secretary and front desk staff		RELATIONSHIPS 	
FUNCTION/ACTIVITIES reception for front office suite			
SPECIAL CONSIDERATIONS noise control			

AREA	150 sf		
HEIGHT	9 f min.		
FINISHES		Ceiling	acoustical treatment
Image	appropriate to represent quality	Walls	acoustical treatment
Floor	soft		
SYSTEMS		Plumbing	none
Lighting	ambient		
HVAC	integrate with ceiling		
FURNITURE/EQUIPMENT	work station, chair and side chairs		

F100.07

CREDIT MANAGER

USERS credit manager

FUNCTION/ACTIVITIES

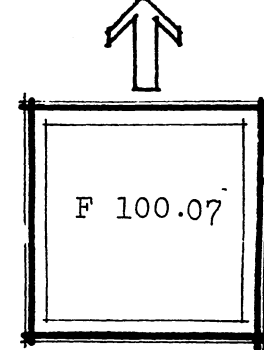
oversee daily guest
credit transactions

SPECIAL CONSIDERATIONS

noise control
and state-of-art
credit referencing

RELATIONSHIPS

reception



AREA 100 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor soft

Ceiling acoustical treatment

Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

work station, chair, computer and telex

F 100.08 COUNTING ROOM

USERS front desk staff and
accounting staff

FUNCTION/ACTIVITIES

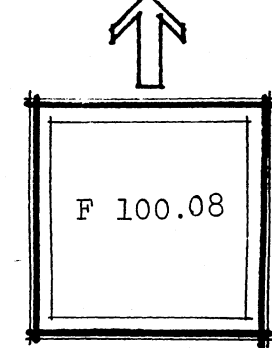
receive and record
daily receipts
of daily hotel
operations

SPECIAL CONSIDERATIONS

noise control

RELATIONSHIPS

cashier



reception

AREA 120 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor soft

Ceiling

Walls

SYSTEMS

Lighting ambient

Plumbing

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

work station, chair, computer

stem and locks

F100.09 SAFE DEPOSIT AREA

USERS front desk staff

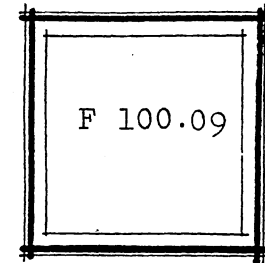
FUNCTION/ACTIVITIES

secure area for
articles of guests

SPECIAL CONSIDERATIONS

high security and
lockable, keyed
receptacles

RELATIONSHIPS



reception

AREA 50 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality

Floor hard

Ceiling acoustical treatment

Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

safe deposit boxes, fire control system and locks

F100.10 CASHIER

USERS front desk cashier

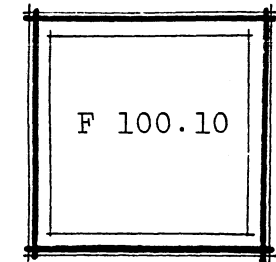
FUNCTION/ACTIVITIES

receive and record
money and transactions
from guests

SPECIAL CONSIDERATIONS

high security

RELATIONSHIPS



counting room

AREA 120 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor soft

Ceiling acoustical treatment
Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

cash registers, work station and invoice trays

F100.11 BELLMAN'S STORAGE

USERS bellman

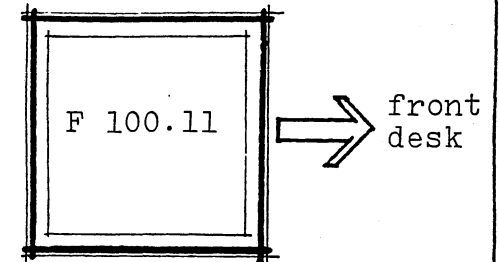
FUNCTION/ACTIVITIES

storage of baggage
and other personal
effects of guests

SPECIAL CONSIDERATIONS

secure area by
lock and key

RELATIONSHIPS



AREA 150 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor soft

Ceiling acoustical treatment
Walls scuff resistant

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

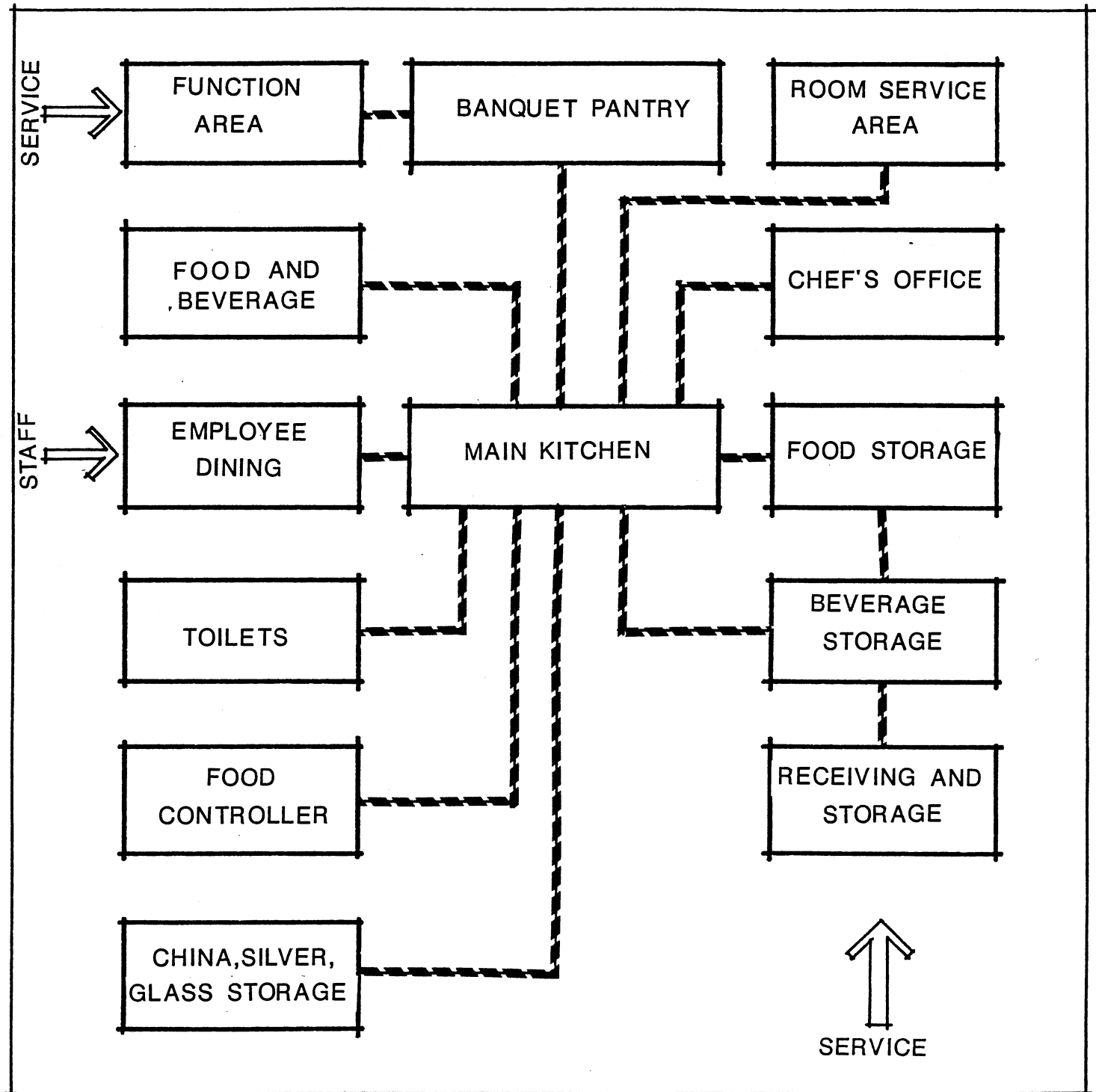
FURNITURE/EQUIPMENT

bellman's baggage cart

FOOD
PREPARATION
SPACE
ADJACENCY
DIAGRAM "G"

FOOD PREPARATION
NET AREA

3835 sf



G100.01

MAIN KITCHEN

USERS head chef and kitchen staff

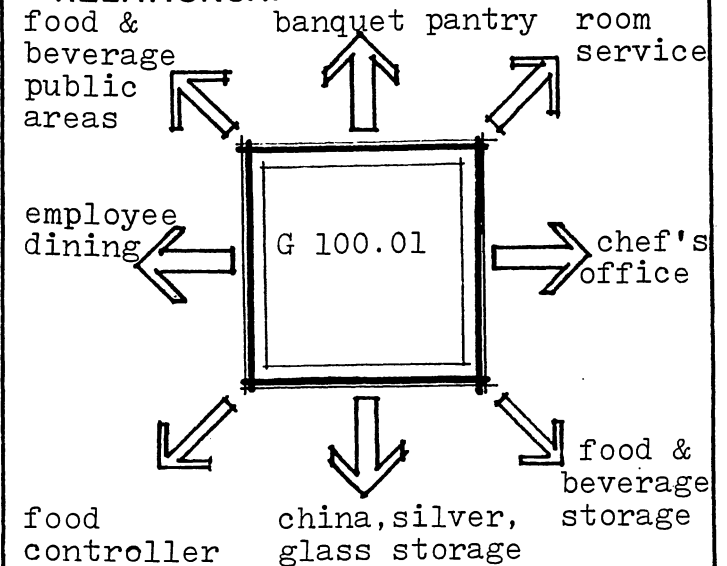
FUNCTION/ACTIVITIES

preparation of food and beverage for the restaurant, lobby bar and employee dining

SPECIAL CONSIDERATIONS

eliminate cross traffic and back-tracking; arrange compact work centers; place shared facilities centrally and provide fire suppression

RELATIONSHIPS



AREA 2000 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to represent quality
Floor hard

Ceiling acoustical treatment
Walls hard and washable

SYSTEMS

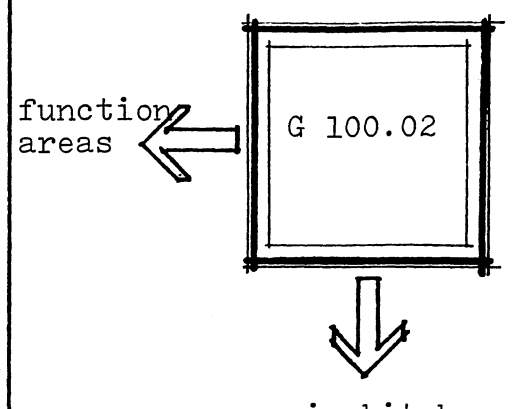
Lighting ambient
HVAC integrate with kitchen layout

Plumbing integrate with cooking, mechanical and electric

FURNITURE/EQUIPMENT

fire suppression over cooking areas

G100.02 BANQUET PANTRY

<p>USERS banquet service staff</p> <p>FUNCTION/ACTIVITIES</p> <p style="margin-left: 40px;">food and beverage staging area for servicing conference and multi-purpose rooms</p> <p>SPECIAL CONSIDERATIONS</p> <p style="margin-left: 40px;">maintain close proximity to main kitchen and function areas</p>	<p>RELATIONSHIPS</p> <div style="text-align: center;">  </div>
---	---

<p>AREA 650 sf</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 30%;">Image</td> <td style="width: 30%;">appropriate to represent quality</td> <td style="width: 30%;">Ceiling</td> <td style="width: 10%;">acoustical treatment</td> </tr> <tr> <td>Floor</td> <td>hard</td> <td>Walls</td> <td>hard and washable</td> </tr> </table> <p>SYSTEMS</p> <table style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 30%;">Lighting</td> <td style="width: 30%;">ambient</td> <td style="width: 30%;">Plumbing</td> <td style="width: 10%;">appropriate for maintaining food freshness</td> </tr> <tr> <td>HVAC</td> <td>integrate with ceiling</td> <td></td> <td></td> </tr> </table> <p>FURNITURE/EQUIPMENT</p> <p style="margin-left: 40px;">appropriate for maintaining food warmth and freshness</p>	Image	appropriate to represent quality	Ceiling	acoustical treatment	Floor	hard	Walls	hard and washable	Lighting	ambient	Plumbing	appropriate for maintaining food freshness	HVAC	integrate with ceiling			
Image	appropriate to represent quality	Ceiling	acoustical treatment														
Floor	hard	Walls	hard and washable														
Lighting	ambient	Plumbing	appropriate for maintaining food freshness														
HVAC	integrate with ceiling																

G100.03 ROOM SERVICE AREA

USERS room service staff

FUNCTION/ACTIVITIES

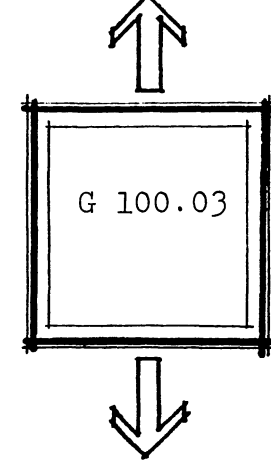
delivery of room
service food and
beverages

SPECIAL CONSIDERATIONS

located at service
elevators

RELATIONSHIPS

service elevators



main kitchen

AREA 75 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor hard

Ceiling acoustical treatment

Walls hard and washable

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

waiter station equipment

G100.04
CHEF'S OFFICE

USERS head chef

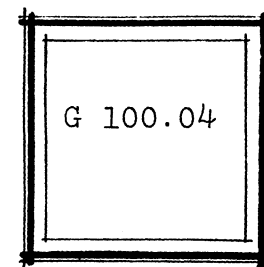
FUNCTION/ACTIVITIES

administrative duties
related to operation
of the main kitchen

SPECIAL CONSIDERATIONS

security and noise
control

RELATIONSHIPS



main kitchen

AREA 120 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor soft

Ceiling acoustical treatment
Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

desk chair and side chairs

G100.05
DRY FOOD
STORAGE

USERS kitchen staff

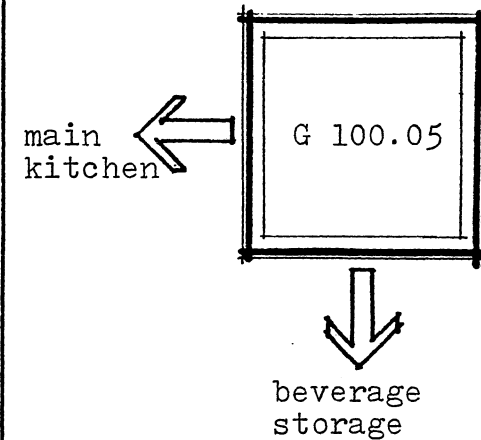
FUNCTION/ACTIVITIES

storage of dry foods

SPECIAL CONSIDERATIONS

group with other
storage areas

RELATIONSHIPS



AREA 100 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor hard

Ceiling textured
Walls hard

SYSTEMS

Lighting ambient

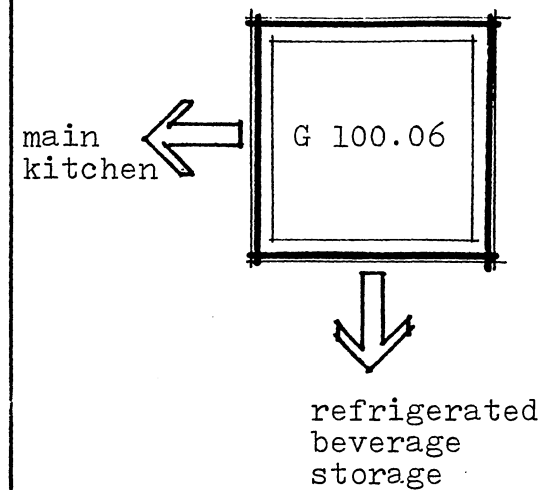
Plumbing none

HVAC integrate with ceiling

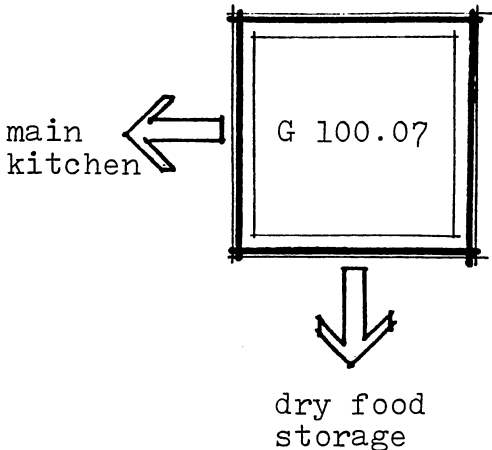
FURNITURE/EQUIPMENT

shelving

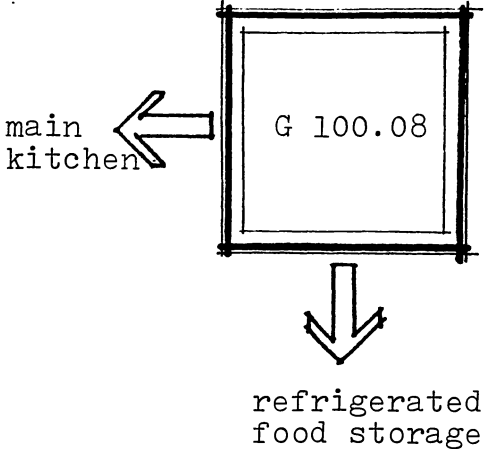
G100.06 REFRIGERATED FOOD STORAGE

<p>USERS kitchen staff</p> <p>FUNCTION/ACTIVITIES storage of frozen and refrigerated foods</p> <p>SPECIAL CONSIDERATIONS provide depressed floor slab for floor insulation and share common insulated walls and compressor system</p>	<p>RELATIONSHIPS</p> <div style="text-align: center; margin-top: 20px;">  <pre> graph TD GK[main kitchen] --> G10006[G 100.06] G10006 --> RBS[refrigerated beverage storage] </pre> </div>				
<p>AREA 200 sf</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Image appropriate to represent quality</p> <p>Floor hard and insulated</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Ceiling hard and insulated</p> <p>Walls hard and insulated</p> </td> </tr> </table> <p>SYSTEMS</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Lighting ambient</p> <p>HVAC none</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Plumbing appropriate for refrigerator compressor</p> </td> </tr> </table> <p>FURNITURE/EQUIPMENT refrigerator compressor</p>		<p>Image appropriate to represent quality</p> <p>Floor hard and insulated</p>	<p>Ceiling hard and insulated</p> <p>Walls hard and insulated</p>	<p>Lighting ambient</p> <p>HVAC none</p>	<p>Plumbing appropriate for refrigerator compressor</p>
<p>Image appropriate to represent quality</p> <p>Floor hard and insulated</p>	<p>Ceiling hard and insulated</p> <p>Walls hard and insulated</p>				
<p>Lighting ambient</p> <p>HVAC none</p>	<p>Plumbing appropriate for refrigerator compressor</p>				

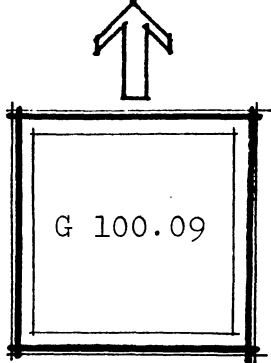
G100.07 BEVERAGE STORAGE

<p>USERS kitchen staff</p> <p>FUNCTION/ACTIVITIES storage of beverages not requiring refrigeration</p> <p>SPECIAL CONSIDERATIONS group with other storage areas</p>	<p>RELATIONSHIPS</p> <div style="text-align: center; margin-top: 20px;">  <pre> graph TD GK[main kitchen] --> G10007[G 100.07] G10007 --> DFS[dry food storage] </pre> </div>																								
<p>AREA 150 sf</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 30%;">Image</td> <td style="width: 30%;">appropriate to represent quality</td> <td style="width: 10%;"></td> <td style="width: 10%;">Ceiling</td> <td style="width: 10%;">textured</td> </tr> <tr> <td></td> <td>Floor</td> <td>hard</td> <td></td> <td>Walls</td> <td>hard</td> </tr> </table> <p>SYSTEMS</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 30%;">Lighting</td> <td style="width: 30%;">ambient</td> <td style="width: 10%;"></td> <td style="width: 10%;">Plumbing</td> <td style="width: 10%;">none</td> </tr> <tr> <td></td> <td>HVAC</td> <td>integrate with ceiling</td> <td></td> <td></td> <td></td> </tr> </table> <p>FURNITURE/EQUIPMENT shelving</p>			Image	appropriate to represent quality		Ceiling	textured		Floor	hard		Walls	hard		Lighting	ambient		Plumbing	none		HVAC	integrate with ceiling			
	Image	appropriate to represent quality		Ceiling	textured																				
	Floor	hard		Walls	hard																				
	Lighting	ambient		Plumbing	none																				
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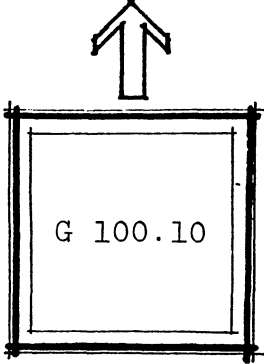
G100.08
REFRIGERATED
BEVERAGE
STORAGE

USERS kitchen staff		RELATIONSHIPS	
FUNCTION/ACTIVITIES storage of frozen and refrigerated beverages			
SPECIAL CONSIDERATIONS provide depressed floor slab for floor insulation and share common insulated walls and compressor system			
AREA 100 sf			
HEIGHT 9 f min.			
FINISHES			
Image appropriate to represent quality		Ceiling hard and insulated	
Floor hard and insulated		Walls hard and insulated	
SYSTEMS			
Lighting ambient		Plumbing appropriate for refrigerator compressor	
HVAC none			
FURNITURE/EQUIPMENT refrigerator compressor			

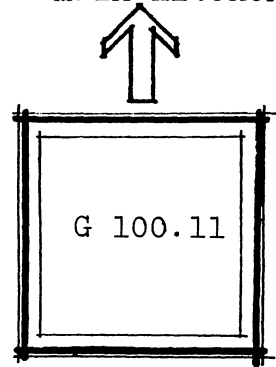
G100.09
CHINA, SILVER,
GLASS STORAGE

<p>USERS kitchen staff</p> <p>FUNCTION/ACTIVITIES storage for china, silver and glassware</p> <p>SPECIAL CONSIDERATIONS group with other storage areas</p>	<p>RELATIONSHIPS main kitchen</p> <div style="text-align: center;">  </div>																								
<p>AREA 200 sf</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 30%;">Image</td> <td style="width: 30%;">appropriate to represent quality</td> <td style="width: 10%;"></td> <td style="width: 10%;">Ceiling</td> <td style="width: 10%;">textured</td> </tr> <tr> <td></td> <td>Floor</td> <td>hard</td> <td></td> <td>Walls</td> <td>textured</td> </tr> </table> <p>SYSTEMS</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 30%;">Lighting</td> <td style="width: 30%;">ambient</td> <td style="width: 10%;"></td> <td style="width: 10%;">Plumbing</td> <td style="width: 10%;">none</td> </tr> <tr> <td></td> <td>HVAC</td> <td>integrate with ceiling</td> <td></td> <td></td> <td></td> </tr> </table> <p>FURNITURE/EQUIPMENT shelving and dollies</p>			Image	appropriate to represent quality		Ceiling	textured		Floor	hard		Walls	textured		Lighting	ambient		Plumbing	none		HVAC	integrate with ceiling			
	Image	appropriate to represent quality		Ceiling	textured																				
	Floor	hard		Walls	textured																				
	Lighting	ambient		Plumbing	none																				
	HVAC	integrate with ceiling																							

G100.10
FOOD
CONTROLLER

<p>USERS food controller officer</p> <p>FUNCTION/ACTIVITIES oversees daily food and beverage deliveries along with general administration</p> <p>SPECIAL CONSIDERATIONS noise control</p>	<p>RELATIONSHIPS main kitchen</p> 																
<p>AREA 120 sf</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table><tr><td>Image</td><td>appropriate to represent quality</td><td>Ceiling</td><td>acoustical treatment</td></tr><tr><td>Floor</td><td>soft</td><td>Walls</td><td>acoustical treatment</td></tr></table> <p>SYSTEMS</p> <table><tr><td>Lighting</td><td>ambient</td><td>Plumbing</td><td>none</td></tr><tr><td>HVAC</td><td colspan="3">integrate with ceiling</td></tr></table> <p>FURNITURE/EQUIPMENT executive desk, chair</p>		Image	appropriate to represent quality	Ceiling	acoustical treatment	Floor	soft	Walls	acoustical treatment	Lighting	ambient	Plumbing	none	HVAC	integrate with ceiling		
Image	appropriate to represent quality	Ceiling	acoustical treatment														
Floor	soft	Walls	acoustical treatment														
Lighting	ambient	Plumbing	none														
HVAC	integrate with ceiling																

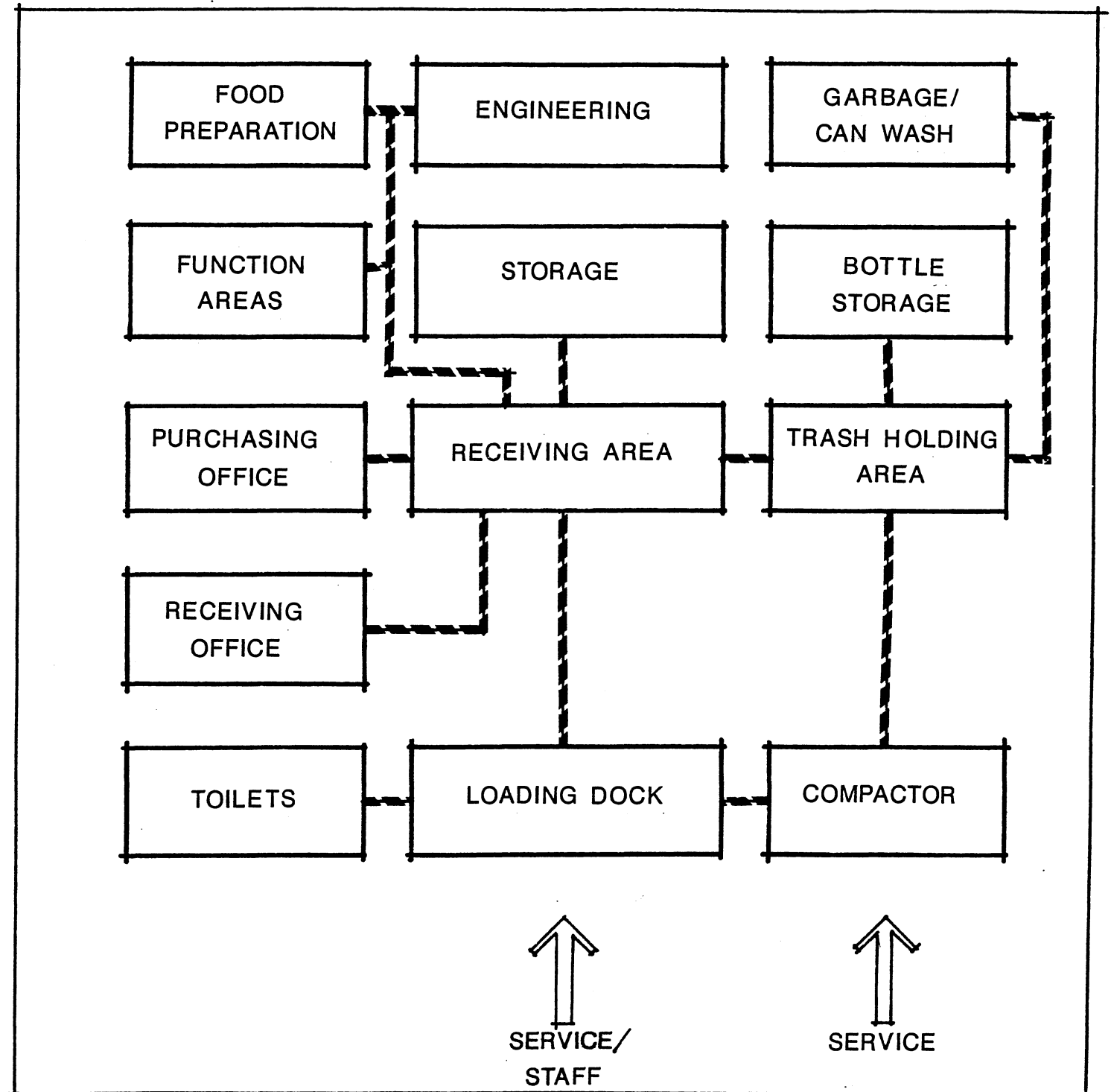
G100.11 TOILETS

<p>USERS kitchen staff, banquet service staff and room service staff</p> <p>FUNCTION/ACTIVITIES staff restrooms</p> <p>SPECIAL CONSIDERATIONS one each for men and women</p>	<p>RELATIONSHIPS main kitchen</p> <div style="text-align: center;">  <p>G 100.11</p> </div>																
<p>AREA 120 sf each</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table style="width: 100%;"> <tr> <td style="width: 30%;">Image</td> <td style="width: 30%;">appropriate to represent quality</td> <td style="width: 30%;">Ceiling</td> <td style="width: 10%;">acoustical treatment</td> </tr> <tr> <td>Floor</td> <td>hard</td> <td>Walls</td> <td>hard and washable</td> </tr> </table> <p>SYSTEMS</p> <table style="width: 100%;"> <tr> <td style="width: 30%;">Lighting</td> <td style="width: 30%;">ambient</td> <td style="width: 30%;">Plumbing</td> <td style="width: 10%;">water closets and lavatories</td> </tr> <tr> <td>HVAC</td> <td>integrate with ceiling</td> <td></td> <td></td> </tr> </table> <p>FURNITURE/EQUIPMENT mirrors</p>		Image	appropriate to represent quality	Ceiling	acoustical treatment	Floor	hard	Walls	hard and washable	Lighting	ambient	Plumbing	water closets and lavatories	HVAC	integrate with ceiling		
Image	appropriate to represent quality	Ceiling	acoustical treatment														
Floor	hard	Walls	hard and washable														
Lighting	ambient	Plumbing	water closets and lavatories														
HVAC	integrate with ceiling																

RECEIVING AND STORAGE SPACE ADJACENCY DIAGRAM "H"

RECEIVING AND STORAGE
NET AREA

2565 sf



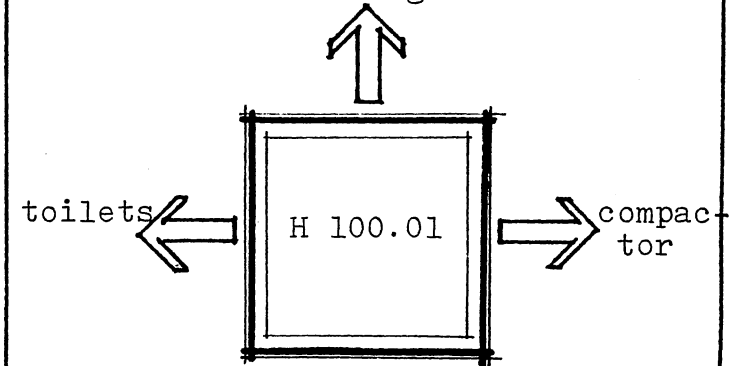
H100.01 LOADING DOCK

USERS receiving and storage staff

FUNCTION/ACTIVITIES
loading dock

SPECIAL CONSIDERATIONS
provide a raised dock area large enough for two trucks at one time

RELATIONSHIPS
receiving area



AREA 200 sf

HEIGHT 14 f min. clearance

FINISHES

Image

Ceiling hard

Floor hard

Walls hard

SYSTEMS

Lighting ambient

Plumbing none

HVAC none

FURNITURE/EQUIPMENT

forklift

H100.02
RECEIVING AREA

USERS receiving and storage staff		RELATIONSHIPS <pre>graph TD H10002[H 100.02] FA[function areas] FP[food preparation] EN[engi-neering] PO[purch-asing office] RO[receiving office] LD[loading dock] THA[trash hold-ing area] FA --> H10002 FP --> H10002 EN --> H10002 PO --> H10002 RO --> H10002 LD --> H10002 THA --> H10002</pre>	
FUNCTION/ACTIVITIES receiving area and distribution point for kitchen, laundry, housekeeping, garbage and maintenance			
SPECIAL CONSIDERATIONS security for these areas is provided at this point			
AREA	250 sf		
HEIGHT	14 f min. clearance		
FINISHES			
	Image	Ceiling	hard
	Floor	hard	Walls hard
SYSTEMS			
	Lighting	ambient	Plumbing none
	HVAC	none	
FURNITURE/EQUIPMENT			
	forklift		

H100.03 RECEIVING OFFICE

USERS receiving officer

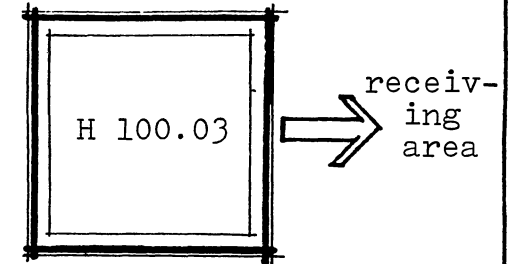
FUNCTION/ACTIVITIES

oversees receiving
area and general
administration

SPECIAL CONSIDERATIONS

provide visual access
between receiving office
and both the dock and
receiving area; enclose
receiving area for
security, weather, sound

RELATIONSHIPS



AREA 120 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor hard

Ceiling acoustical treatment

Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

desk, chair, side chairs, telephone and computer

H100.04
PURCHASING
OFFICE

USERS purchasing officer

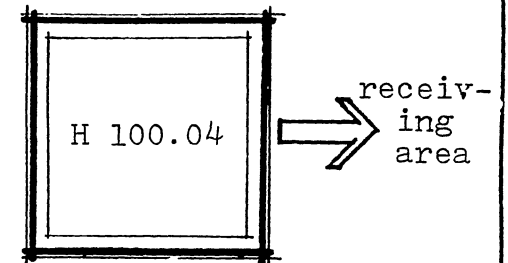
FUNCTION/ACTIVITIES

oversees purchasing
for hotel back of
house operations

SPECIAL CONSIDERATIONS

noise control

RELATIONSHIPS



AREA 120 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor hard

Ceiling acoustical treatment

Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

desk, chair, side chairs, telephone and computer

H100.05
LOCKED
STORAGE

USERS receiving and storage
staff

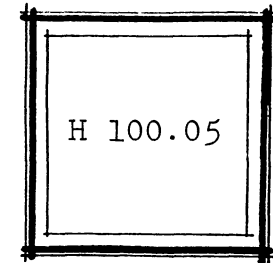
FUNCTION/ACTIVITIES

storage for records,
printed material and
unassigned items

SPECIAL CONSIDERATIONS

high security and
keyed entry

RELATIONSHIPS



receiving area

AREA 125 sf

HEIGHT 9 f min.

FINISHES

Image

Ceiling hard

Floor hard

Walls hard

SYSTEMS

Lighting ambient

Plumbing none

HVAC none

FURNITURE/EQUIPMENT

shelving

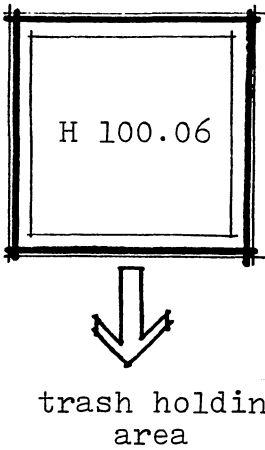
H100.06
BOTTLE
STORAGE

USERS kitchen staff and
 receiving and storage
 staff

FUNCTION/ACTIVITIES
 storage for empty
 bottles to be picked
 up at another time

SPECIAL CONSIDERATIONS

RELATIONSHIPS



AREA 100 sf

HEIGHT 9 f min.

FINISHES

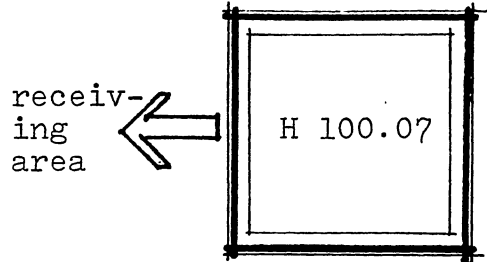
Image		Ceiling	hard
Floor	hard	Walls	hard

SYSTEMS

Lighting	ambient	Plumbing	none
HVAC	none		

FURNITURE/EQUIPMENT

H100.07 TRASH HOLDING AREA

<p>USERS receiving and storage staff</p> <p>FUNCTION/ACTIVITIES trash holding area</p> <p>SPECIAL CONSIDERATIONS separate the trash/garbage holding area from the receiving dock</p>	<p>RELATIONSHIPS</p> <div style="text-align: center; margin-top: 50px;">  <p style="position: absolute; left: 0; top: 50%; transform: translateY(-50%);">receiving area</p> <p style="position: absolute; left: 100px; top: 50%; transform: translateY(-50%);">H 100.07</p> </div>								
<p>AREA 150 sf</p> <p>HEIGHT as designed</p> <p>FINISHES</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">Image</td> <td style="width: 50%;">Ceiling</td> </tr> <tr> <td>Floor hard</td> <td>Walls hard</td> </tr> </table> <p>SYSTEMS</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">Lighting ambient</td> <td style="width: 50%;">Plumbing none</td> </tr> <tr> <td>HVAC none</td> <td></td> </tr> </table> <p>FURNITURE/EQUIPMENT trash dumpsters</p>		Image	Ceiling	Floor hard	Walls hard	Lighting ambient	Plumbing none	HVAC none	
Image	Ceiling								
Floor hard	Walls hard								
Lighting ambient	Plumbing none								
HVAC none									

H100.08 REFRIGERATED GARBAGE

USERS receiving and storage staff

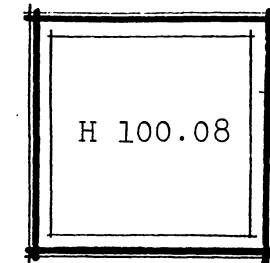
FUNCTION/ACTIVITIES

holding area for the refrigeration of garbage

SPECIAL CONSIDERATIONS

seperate the trash/garbage holding area from the receiving area

RELATIONSHIPS



trash holding area

AREA 100 sf

HEIGHT 10 f min.

FINISHES

Image

Ceiling hard and insulated

Floor

hard and insulated

Walls

hard and insulated

SYSTEMS

Lighting ambient

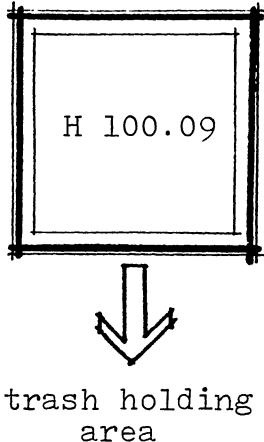
Plumbing appropriate for refrigerator compressor

HVAC none

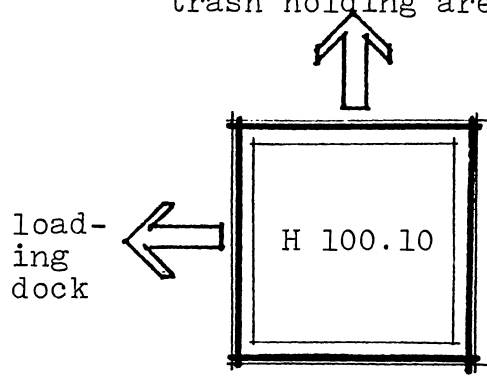
FURNITURE/EQUIPMENT

refrigerator compressor

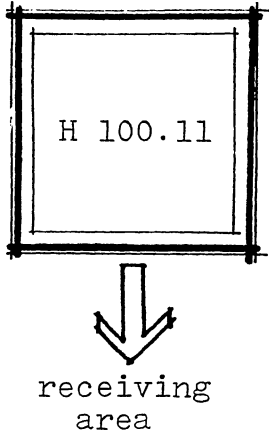
100.09
AN WASH

<p>USERS kitchen staff and receiving and storage staff</p> <p>FUNCTION/ACTIVITIES holding and cleaning area for the disposal of kitchen food cans</p> <p>SPECIAL CONSIDERATIONS enclose this area so that odors are contained</p>	<p>RELATIONSHIPS</p> <div style="text-align: center;"><p>trash holding area</p></div>																
<p>AREA 100 sf</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table><tr><td>Image</td><td></td><td>Ceiling</td><td>hard</td></tr><tr><td>Floor</td><td>hard</td><td>Walls</td><td>hard and washable</td></tr></table> <p>SYSTEMS</p> <table><tr><td>Lighting</td><td>ambient</td><td>Plumbing</td><td>floor drain</td></tr><tr><td>HVAC</td><td colspan="3">provide outside ventilation</td></tr></table> <p>FURNITURE/EQUIPMENT washing equipment and racks</p>		Image		Ceiling	hard	Floor	hard	Walls	hard and washable	Lighting	ambient	Plumbing	floor drain	HVAC	provide outside ventilation		
Image		Ceiling	hard														
Floor	hard	Walls	hard and washable														
Lighting	ambient	Plumbing	floor drain														
HVAC	provide outside ventilation																

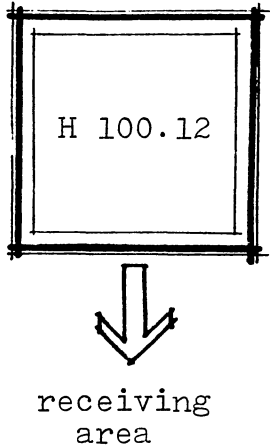
H100.10
COMPACTOR

USERS receiving and storage staff		RELATIONSHIPS trash holding area	
FUNCTION/ACTIVITIES trash compaction for all hotel department			
SPECIAL CONSIDERATIONS enclose compactor yet allow accessibility at all times; provide a small compactor at the outlet of the trash chute to reduce bulk			
AREA	100 sf		
HEIGHT	as designed		
FINISHES			
	Image	Ceiling	
	Floor hard	Walls hard	
SYSTEMS			
	Lighting natural, ambient	Plumbing none	
	HVAC none		
FURNITURE/EQUIPMENT			
		compactor equipment	

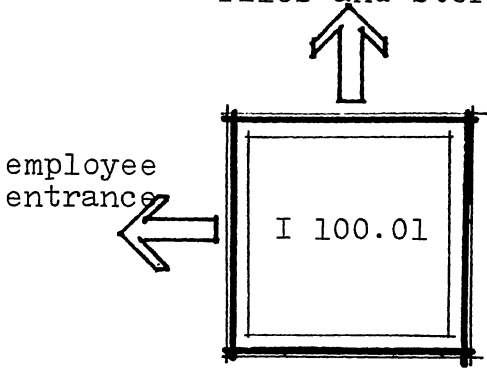
H100.11
EQUIPMENT
STORAGE

<p>USERS groundskeeper staff</p> <p>FUNCTION/ACTIVITIES storage for ground-keeping equipment</p> <p>SPECIAL CONSIDERATIONS security and keyed entry</p>	<p>RELATIONSHIPS</p> <div></div>																
<p>AREA 200 sf</p> <p>HEIGHT 10 f min.</p> <p>FINISHES</p> <table><tr><td>Image</td><td></td><td>Ceiling</td><td>hard</td></tr><tr><td>Floor</td><td>hard</td><td>Walls</td><td>hard</td></tr></table> <p>SYSTEMS</p> <table><tr><td>Lighting</td><td>ambient</td><td>Plumbing</td><td>none</td></tr><tr><td>HVAC</td><td>none</td><td></td><td></td></tr></table> <p>FURNITURE/EQUIPMENT grounds maintenance equipment and outdoor furniture</p>		Image		Ceiling	hard	Floor	hard	Walls	hard	Lighting	ambient	Plumbing	none	HVAC	none		
Image		Ceiling	hard														
Floor	hard	Walls	hard														
Lighting	ambient	Plumbing	none														
HVAC	none																

H100.12
GENERAL
STORAGE

USERS receiving and storage staff		RELATIONSHIPS	
FUNCTION/ACTIVITIES storage for unassigned and general items			
SPECIAL CONSIDERATIONS security and keyed entry			
AREA 1000 sf			
HEIGHT 10 f min.			
FINISHES			
	Image	Ceiling	hard
	Floor hard	Walls	hard
SYSTEMS			
	Lighting ambient	Plumbing	none
	HVAC minimal		
FURNITURE/EQUIPMENT extra furnishings and equipment, records and unassigned			

I100.01
PERSONNEL
MANAGER

<p>USERS personnel manager</p> <p>FUNCTION/ACTIVITIES oversees daily administration of employees</p> <p>SPECIAL CONSIDERATIONS provide visual control of the entrance and main service corridor</p>	<p>RELATIONSHIPS files and storage</p>  <p>employee entrance</p>																
<p>AREA 120 sf</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table><tr><td>Image</td><td>appropriate to represent quality</td><td>Ceiling</td><td>acoustical treatment</td></tr><tr><td>Floor</td><td>soft</td><td>Walls</td><td>acoustical treatment</td></tr></table> <p>SYSTEMS</p> <table><tr><td>Lighting</td><td>ambient</td><td>Plumbing</td><td>none</td></tr><tr><td>HVAC</td><td colspan="3">integrate with ceiling</td></tr></table> <p>FURNITURE/EQUIPMENT executive desk, chair, side chairs and wall shelves</p>		Image	appropriate to represent quality	Ceiling	acoustical treatment	Floor	soft	Walls	acoustical treatment	Lighting	ambient	Plumbing	none	HVAC	integrate with ceiling		
Image	appropriate to represent quality	Ceiling	acoustical treatment														
Floor	soft	Walls	acoustical treatment														
Lighting	ambient	Plumbing	none														
HVAC	integrate with ceiling																

I100.02 FILES AND STORAGE

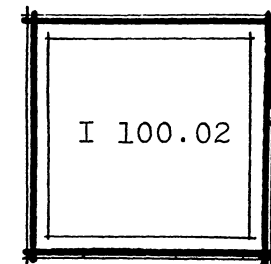
USERS personnel manager

FUNCTION/ACTIVITIES

storage for employee
files and other
unassigned items

SPECIAL CONSIDERATIONS

RELATIONSHIPS



personnel
manager

AREA 50 sf

HEIGHT 9 f min.

FINISHES

Image

Ceiling textured

Floor soft

Walls textured

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

filing cabinets and wall shelves

I100.03
FIRST AID

<p>USERS back of house staff</p> <p>FUNCTION/ACTIVITIES administration of first aid</p> <p>SPECIAL CONSIDERATIONS</p>	<p>RELATIONSHIPS</p> <div><div>I 100.03</div><div>→ employee entrance</div></div>																
<p>AREA 80 sf</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table><tr><td>Image</td><td>appropriate to represent quality</td><td>Ceiling</td><td>acoustical treatment</td></tr><tr><td>Floor</td><td>soft</td><td>Walls</td><td>textured</td></tr></table> <p>SYSTEMS</p> <table><tr><td>Lighting</td><td>ambient</td><td>Plumbing</td><td>lavatory</td></tr><tr><td>HVAC</td><td>none</td><td></td><td></td></tr></table> <p>FURNITURE/EQUIPMENT desk and chairs</p>		Image	appropriate to represent quality	Ceiling	acoustical treatment	Floor	soft	Walls	textured	Lighting	ambient	Plumbing	lavatory	HVAC	none		
Image	appropriate to represent quality	Ceiling	acoustical treatment														
Floor	soft	Walls	textured														
Lighting	ambient	Plumbing	lavatory														
HVAC	none																

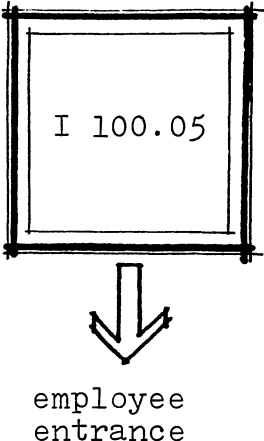
I100.04

MEN'S LOCKERS

USERS	male employees	RELATIONSHIPS	<div><div>I 100.04</div><div>↓</div><div>employee entrance</div></div>
FUNCTION/ACTIVITIES	employee dressing and restroom facilities		
SPECIAL CONSIDERATIONS	provide seperate access to toilets without passing through lockers		

AREA	400 sf			
HEIGHT	9 f min.			
FINISHES				
	Image	appropriate to represent quality	Ceiling	acoustical treatment
	Floor	hard	Walls	acoustical treatment
SYSTEMS				
	Lighting	ambient	Plumbing	showers,water closets and lavatories
	HVAC	integrate with restroom/locker layout		
FURNITURE/EQUIPMENT	lockers,seating area and mirrors			

I100.05 WOMEN'S LOCKERS

USERS female employees		RELATIONSHIPS	
FUNCTION/ACTIVITIES employee dressing and restroom facilities			
SPECIAL CONSIDERATIONS provide seperate access to toilets without passing through lockers			

AREA 400 sf			
HEIGHT 9 f min.			
FINISHES			
	Image	appropriate to represent quality	Ceiling acoustical treatment
	Floor	hard	Walls acoustical treatment
SYSTEMS			
	Lighting	ambient	Plumbing showers,water closets and lavatories
	HVAC	integrate with restroom/locker layout	
FURNITURE/EQUIPMENT lockers,seating area and mirrors			

I100.06 EMPLOYEE DINING

USERS back of house staff

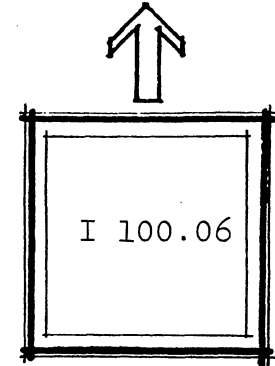
FUNCTION/ACTIVITIES

dining area for
back of house staff

SPECIAL CONSIDERATIONS

locate near main
kitchen and provide
sufficient capacity
for peak periods

RELATIONSHIPS
main kitchen



employee
entrance

AREA 400 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor hard

Ceiling acoustical treatment

Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing appropriate to service
line and soiled dish area

HVAC integrate with layout

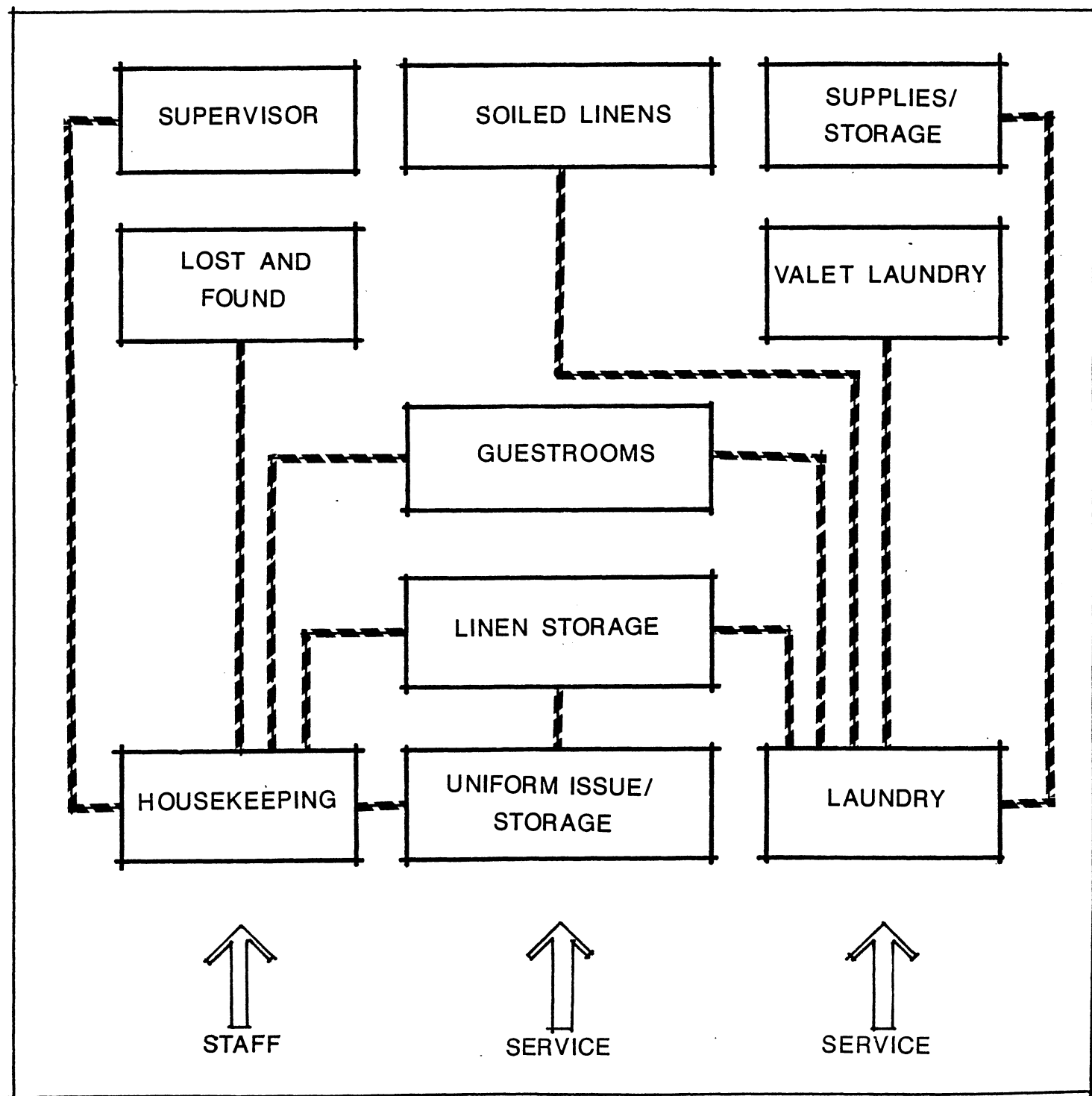
FURNITURE/EQUIPMENT

vending machines, seating areas and serving line

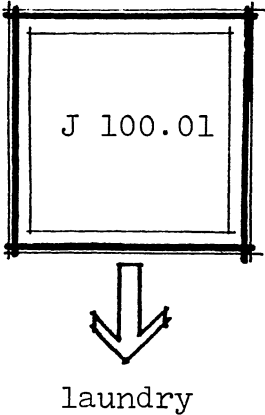
LAUNDRY AND
HOUSEKEEPING
SPACE
ADJACENCY
DIAGRAM "J"

LAUNDRY AND
HOUSEKEEPING
NET AREA

2220 sf



J100.01 SOILED LINEN ROOM

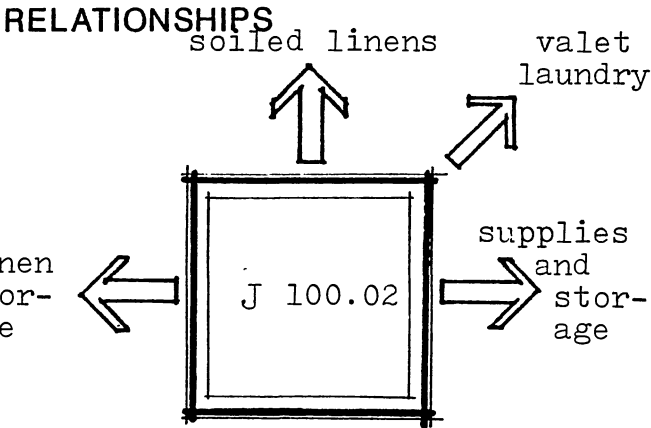
USERS laundry and housekeeping staff		RELATIONSHIPS	
FUNCTION/ACTIVITIES collection of soiled linens from guestrooms, kitchen, restaurant, and employee uniforms for storage			
SPECIAL CONSIDERATIONS			
AREA 100 sf			
HEIGHT 9 f min.			
FINISHES			
	Image	appropriate to represent quality	Ceiling acoustical treatment
	Floor	hard	Walls acoustical treatment
SYSTEMS			
	Lighting	ambient	Plumbing none
	HVAC	integrate with ceiling	
FURNITURE/EQUIPMENT linen storage bins and transport carts			

J100.02
LAUNDRY

USERS laundry and housekeeping staff

FUNCTION/ACTIVITIES
washing and drying of hotel linens

SPECIAL CONSIDERATIONS
consider energy conservation approaches such as heat recovery for all equipment



AREA 1000 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to represent quality
Floor hard

Ceiling acoustical treatment
Walls acoustical treatment

SYSTEMS

Lighting ambient
HVAC integrate with ceiling

Plumbing integrate mechanical/electrical with plumbing

FURNITURE/EQUIPMENT

washers, dryers, linen carts and work tables

J100.03

VALET LAUNDRY

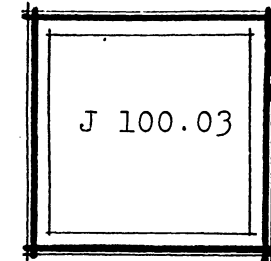
USERS laundry,
housekeeping staff
and valet

FUNCTION/ACTIVITIES

laundry pick-up
service for guests
by valet

SPECIAL CONSIDERATIONS

RELATIONSHIPS



laundry

AREA 100 sf

HEIGHT 9 f min.

FINISHES

Image appropriate to
represent quality
Floor soft

Ceiling acoustical treatment

Walls acoustical treatment

SYSTEMS

Lighting ambient

Plumbing none

HVAC integrate with ceiling

FURNITURE/EQUIPMENT

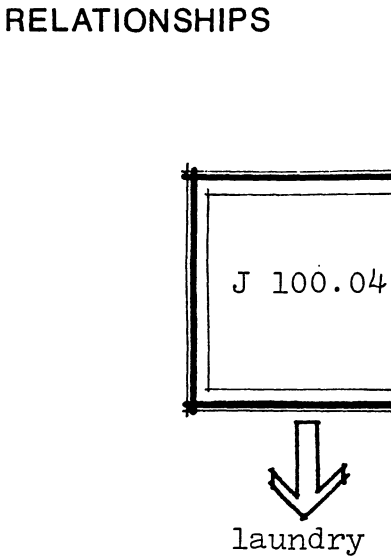
J100.04
SUPPLIES/STORAGE

USERS laundry and
 housekeeping

FUNCTION/ACTIVITIES

 storage for supplies

SPECIAL CONSIDERATIONS



AREA 50 sf

HEIGHT 9 f min.

FINISHES

Image		Ceiling	textured
Floor	hard	Walls	textured

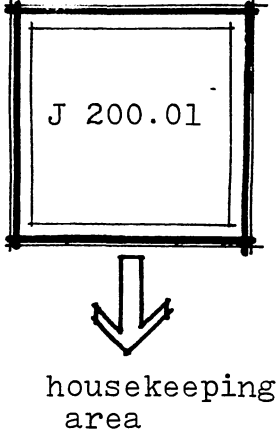
SYSTEMS

Lighting	ambient	Plumbing	none
HVAC	none		

FURNITURE/EQUIPMENT

 wall shelves

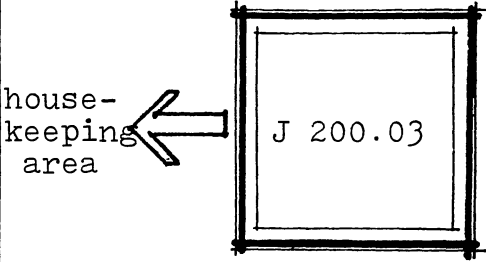
J200.01 SUPERVISOR

USERS housekeeping supervisor		RELATIONSHIPS	
FUNCTION/ACTIVITIES oversees daily administration of laundry and housekeeping duties			
SPECIAL CONSIDERATIONS provide visual control over laundry and housekeeping areas; noise control			
AREA 120 sf			
HEIGHT 9 f min.			
FINISHES			
	Image	appropriate to represent quality	Ceiling acoustical treatment
	Floor	soft	Walls acoustical treatment
SYSTEMS			
	Lighting	ambient	Plumbing none
	HVAC	integrate with ceiling	
FURNITURE/EQUIPMENT desk, chair, side chairs and wall shelves			

J200.02 LINEN STORAGE

USERS laundry and housekeeping staff		RELATIONSHIPS	
FUNCTION/ACTIVITIES storage for table linens, guestroom linens and banquet linens		<pre> graph LR HK[house-keeping area] --> J20002[J 200.02] J20002 --> LA[laundry] J20002 --> UIS[uniform issue/storage] </pre>	
SPECIAL CONSIDERATIONS provide seperate locked linen storage for particular departments			
AREA 500 sf			
HEIGHT 9 f min.			
FINISHES			
	Image appropriate to represent quality	Ceiling acoustical treatment	
	Floor hard	Walls acoustical treatment	
SYSTEMS			
	Lighting ambient	Plumbing none	
	HVAC integrate with ceiling		
FURNITURE/EQUIPMENT linen carts and wall shelves			

J200.03 UNIFORM ISSUE/ STORAGE

USERS laundry and housekeeping staff, and general staff		RELATIONSHIPS	
FUNCTION/ACTIVITIES distribution point for employee uniforms and storage			
SPECIAL CONSIDERATIONS			
AREA 250 sf			
HEIGHT 9 f min.			
FINISHES			
	Image	appropriate to represent quality soft	Ceiling textured
	Floor		Walls textured
SYSTEMS			
	Lighting	ambient	Plumbing none
	HVAC	integrate with ceiling	
FURNITURE/EQUIPMENT wall shelves			

J200.04

LOST AND FOUND

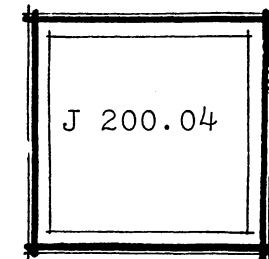
USERS laundry and
housekeeping staff

FUNCTION/ACTIVITIES

lost and found
holding area for
hotel

SPECIAL CONSIDERATIONS

RELATIONSHIPS



housekeeping
area

AREA 100 sf

HEIGHT 9 f min.

FINISHES

Image

Ceiling textured

Floor hard

Walls textured

SYSTEMS

Lighting ambient

Plumbing none

HVAC none

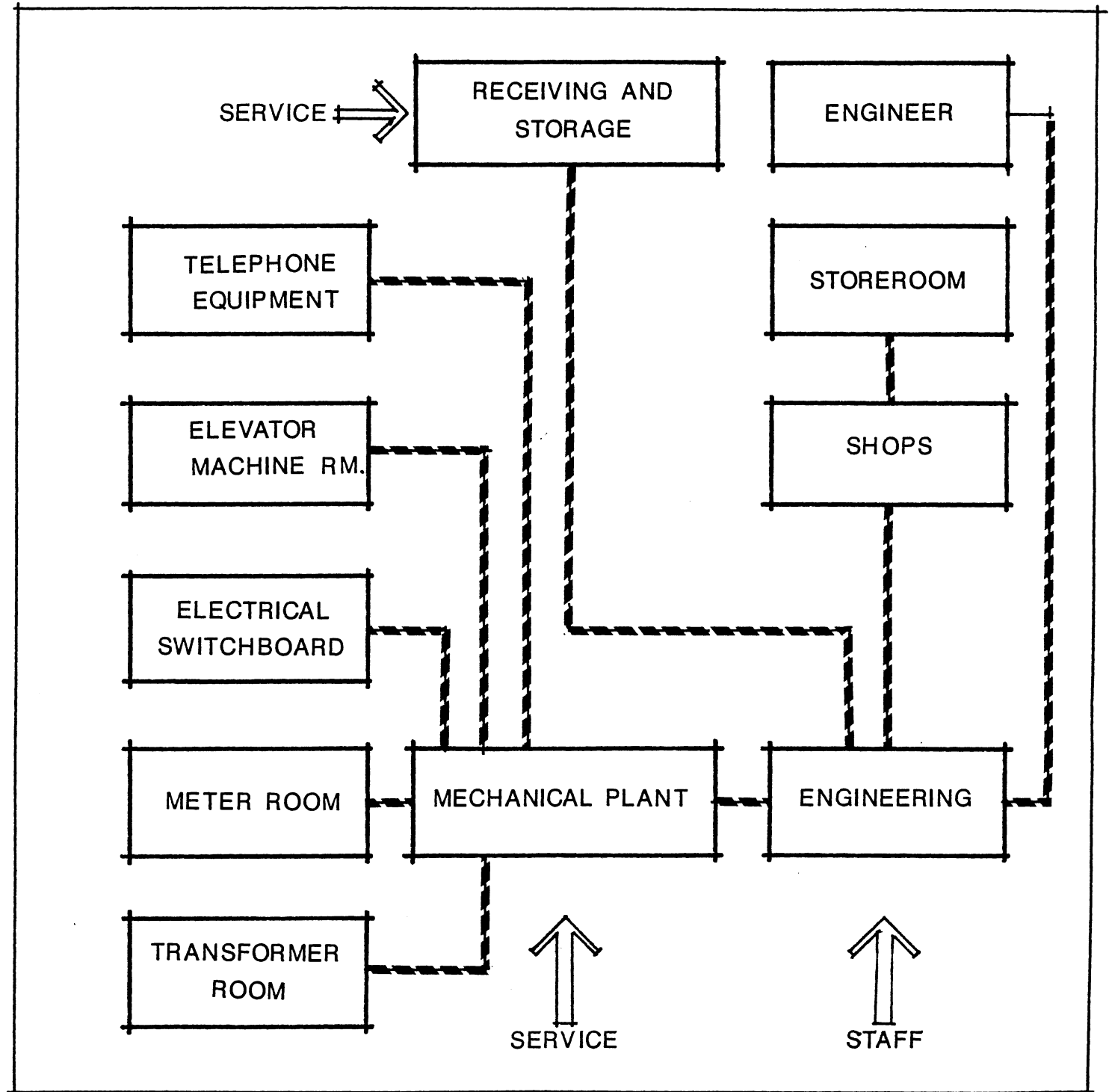
FURNITURE/EQUIPMENT

wall shelves

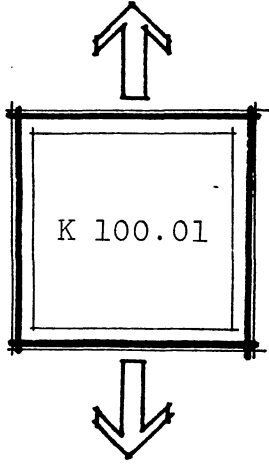
MECHANICAL AND ENGINEERING SPACE ADJACENCY DIAGRAM "K","L"

MECHANICAL AND
ENGINEERING
NFT AREA

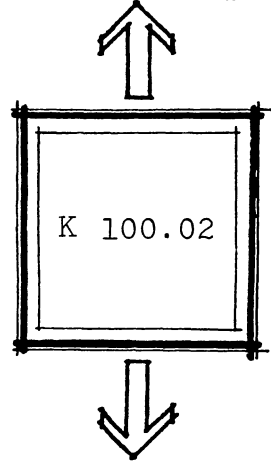
2520 sf



K100.01 ENGINEER

<p>USERS engineer</p> <p>FUNCTION/ACTIVITIES</p> <p style="padding-left: 40px;">oversees 24 hour operation of mechanical and engineering areas</p> <p>SPECIAL CONSIDERATIONS</p> <p style="padding-left: 40px;">locate at control area and provide noise control</p>	<p>RELATIONSHIPS</p> <div style="text-align: center; margin-top: 20px;"> <p>shops</p>  <p>engineering area</p> </div>																
<p>AREA 120 sf</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Image</td> <td style="width: 30%;">appropriate to represent quality</td> <td style="width: 30%;">Ceiling</td> <td style="width: 10%;">acoustical treatment</td> </tr> <tr> <td>Floor</td> <td>soft</td> <td>Walls</td> <td>acoustical treatment</td> </tr> </table> <p>SYSTEMS</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Lighting</td> <td style="width: 30%;">ambient</td> <td style="width: 30%;">Plumbing</td> <td style="width: 10%;">none</td> </tr> <tr> <td>HVAC</td> <td colspan="3">integrate with ceiling</td> </tr> </table> <p>FURNITURE/EQUIPMENT</p> <p style="padding-left: 40px;">desk, chair and wall shelves</p>		Image	appropriate to represent quality	Ceiling	acoustical treatment	Floor	soft	Walls	acoustical treatment	Lighting	ambient	Plumbing	none	HVAC	integrate with ceiling		
Image	appropriate to represent quality	Ceiling	acoustical treatment														
Floor	soft	Walls	acoustical treatment														
Lighting	ambient	Plumbing	none														
HVAC	integrate with ceiling																

K100.02 SHOPS

<p>USERS engineering and mechanical staff</p> <p>FUNCTION/ACTIVITIES shop area for TV repair, keys and paint</p> <p>SPECIAL CONSIDERATIONS</p>	<p>RELATIONSHIPS</p> <div style="text-align: center;"> <p>storeroom</p>  <p>engineering area</p> </div>																
<p>AREA 300 sf</p> <p>HEIGHT 9 f min.</p> <p>FINISHES</p> <table style="width: 100%;"> <tr> <td style="width: 30%;">Image</td> <td style="width: 30%;">appropriate to represent quality</td> <td style="width: 30%;">Ceiling</td> <td style="width: 10%;">acoustical treatment</td> </tr> <tr> <td>Floor</td> <td>hard</td> <td>Walls</td> <td>acoustical treatment</td> </tr> </table> <p>SYSTEMS</p> <table style="width: 100%;"> <tr> <td style="width: 30%;">Lighting</td> <td style="width: 30%;">ambient</td> <td style="width: 30%;">Plumbing</td> <td style="width: 10%;">utility sinks and floor drains</td> </tr> <tr> <td>HVAC</td> <td>integrate with ceiling</td> <td></td> <td></td> </tr> </table> <p>FURNITURE/EQUIPMENT work bench, power tools and shop lights</p>		Image	appropriate to represent quality	Ceiling	acoustical treatment	Floor	hard	Walls	acoustical treatment	Lighting	ambient	Plumbing	utility sinks and floor drains	HVAC	integrate with ceiling		
Image	appropriate to represent quality	Ceiling	acoustical treatment														
Floor	hard	Walls	acoustical treatment														
Lighting	ambient	Plumbing	utility sinks and floor drains														
HVAC	integrate with ceiling																

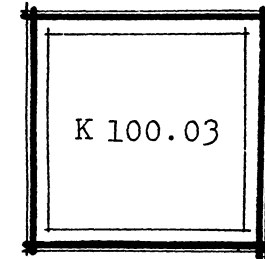
K100.03
STOREROOM

USERS engineering and
 mechanical staff

FUNCTION/ACTIVITIES
 storage for unassigned
 items

SPECIAL CONSIDERATIONS

RELATIONSHIPS



shops

AREA 300 sf

HEIGHT 9 f min.

FINISHES

Image

Ceiling textured

Floor hard

Walls textured

SYSTEMS

Lighting ambient

Plumbing none

HVAC none

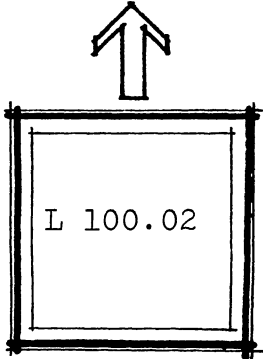
FURNITURE/EQUIPMENT

 wall shelves

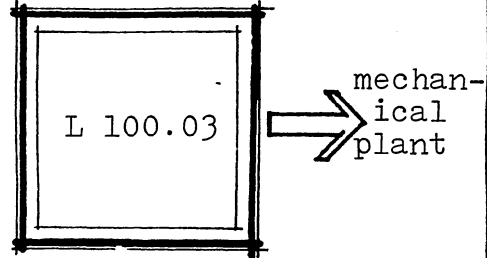
L100.01 MECHANICAL PLANT

<div>USERS<div>engineering and mechanical staff</div></div> <div>FUNCTION/ACTIVITIES<div>mechanical and HVAC systems for hotel</div></div> <div>SPECIAL CONSIDERATIONS<div>locate mechanical areas so that noise and vibration do not affect guests</div></div>	<div>RELATIONSHIPS</div> <div><div>electrical switchboard</div><div>elev.mach.rm.</div><div>tele-phone equip.rm.</div><div>meter room</div><div>L 100.01</div><div>engin-eering area</div><div>transformer room</div></div>
<div>AREA<div>1200 sf</div></div> <div>HEIGHT<div>as designed for proper equipment clearance</div></div> <div>FINISHES<div><div>Image<div></div></div><div>Ceiling<div>acoustical treatment</div></div><div>Floor<div>hard</div></div><div>Walls<div>acoustical treatment</div></div></div><div>SYSTEMS<div><div>Lighting<div>high discharge</div></div><div>Plumbing<div>appropriate for mechanical equipment</div></div><div>HVAC<div>integrate with layout</div></div></div><div>FURNITURE/EQUIPMENT<div>mechanical and HVAC equipment</div></div></div></div>	

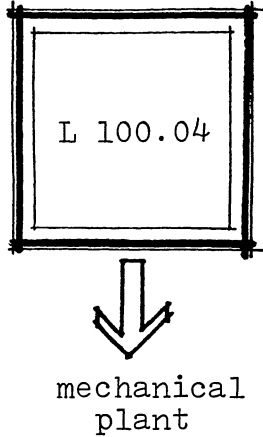
L100.02 TRANSFORMER ROOM

USERS engineering and mechanical staff		RELATIONSHIPS mechanical plant 	
FUNCTION/ACTIVITIES location of transformers			
SPECIAL CONSIDERATIONS locate so that large equipment can be replaced easily and so that vibration does not affect guests			
AREA 150 sf			
HEIGHT as designed for proper equipment clearances			
FINISHES			
	Image	Ceiling	hard
	Floor hard	Walls	hard
SYSTEMS			
	Lighting high discharge	Plumbing	floor drains
	HVAC integrate with ceiling		
FURNITURE/EQUIPMENT transformer equipment			

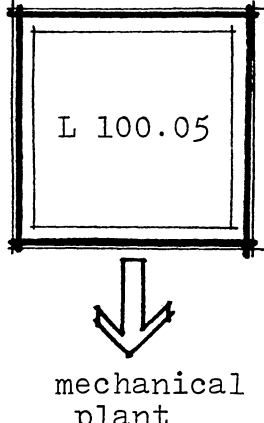
L100.03 METER ROOM

USERS engineering and mechanical staff		RELATIONSHIPS	
FUNCTION/ACTIVITIES location of mechanical, electrical and unassigned meters			
SPECIAL CONSIDERATIONS locate so that large equipment can be replaced easily and so that vibration does not affect guests			
AREA 50 sf			
HEIGHT 9 f min.			
FINISHES			
Image		Ceiling hard	
Floor hard		Walls hard	
SYSTEMS			
Lighting high discharge		Plumbing none	
HVAC none			
FURNITURE/EQUIPMENT meter equipment			

L100.04 ELECTRICAL SWITCHBOARD

<p>USERS engineering and mechanical staff</p> <p>FUNCTION/ACTIVITIES location of electrical switching equipment</p> <p>SPECIAL CONSIDERATIONS locate so that large equipment can be replaced easily</p>		<p>RELATIONSHIPS</p> <div style="text-align: center;">  <p>L 100.04</p> <p>mechanical plant</p> </div>																	
<p>AREA 200 sf</p> <p>HEIGHT as designed for proper equipment clearances</p> <p>FINISHES</p> <table border="0"> <tr> <td>Image</td> <td></td> <td>Ceiling</td> <td>hard</td> </tr> <tr> <td>Floor</td> <td>hard</td> <td>Walls</td> <td>hard</td> </tr> </table> <p>SYSTEMS</p> <table border="0"> <tr> <td>Lighting</td> <td>high discharge</td> <td>Plumbing</td> <td>none</td> </tr> <tr> <td>HVAC</td> <td colspan="3">integrate with ceiling</td> </tr> </table> <p>FURNITURE/EQUIPMENT electrical switching equipment</p>				Image		Ceiling	hard	Floor	hard	Walls	hard	Lighting	high discharge	Plumbing	none	HVAC	integrate with ceiling		
Image		Ceiling	hard																
Floor	hard	Walls	hard																
Lighting	high discharge	Plumbing	none																
HVAC	integrate with ceiling																		

L100.05
ELEVATOR
MACHINE ROOM

USERS engineering and mechanical staff		RELATIONSHIPS	
FUNCTION/ACTIVITIES location of elevator machine equipment			
SPECIAL CONSIDERATIONS locate so that large equipment can be replaced easily and so that vibration does not affect guests			

AREA 100 sf			
HEIGHT as designed for proper equipment clearances			
FINISHES			
Image		Ceiling	hard
Floor hard		Walls	hard
SYSTEMS			
Lighting high discharge		Plumbing	appropriate for machine equipment
HVAC			
FURNITURE/EQUIPMENT elevator machine equipment			

L100.06
TELEPHONE
EQUIPMENT
ROOM

USERS engineering and
 mechanical staff.

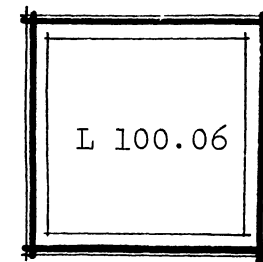
FUNCTION/ACTIVITIES

location of telephone
switching equipment

SPECIAL CONSIDERATIONS

locate so that large
equipment can be
replaced easily

RELATIONSHIPS



↓
mechanical
plant

AREA 100 sf

HEIGHT as designed for proper equipment clearances

FINISHES

Image

Ceiling hard

Floor hard

Walls hard

SYSTEMS

Lighting high discharge

Plumbing none

HVAC none

FURNITURE/EQUIPMENT

telephone switching equipment

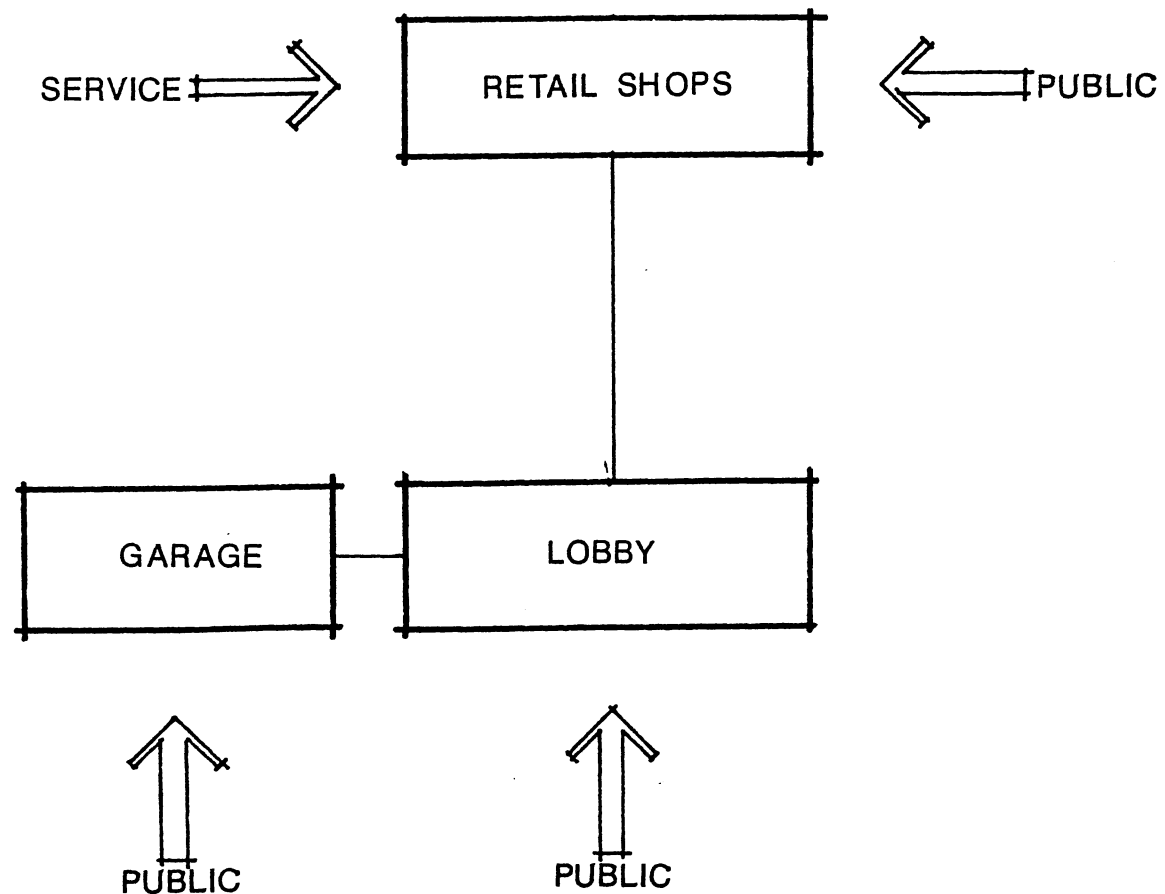
GARAGE AND
RETAIL SHOPS
SPACE
ADJACENCY
DIAGRAMS "M","N"

GARAGE NET AREA

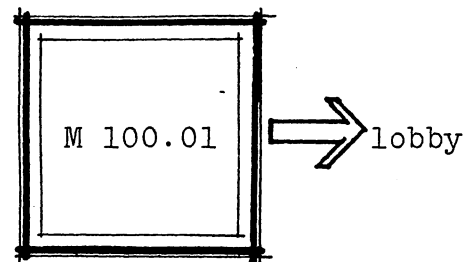
21000 sf

RETAIL SHOPS NET AREA

7500 sf

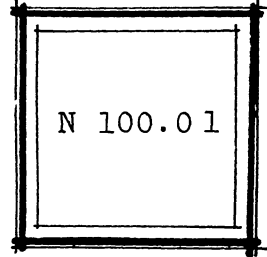


M100.01 GARAGE

USERS general public and valet staff	RELATIONSHIPS
FUNCTION/ACTIVITIES underground parking	
SPECIAL CONSIDERATIONS provide garage ventilation	

AREA	as designed for 60 automobiles		
HEIGHT	7 f min. clearance		
FINISHES			
	Image	Ceiling	hard
	Floor	Walls	hard
SYSTEMS			
	Lighting	Plumbing	none
	HVAC	natural ventilation	
FURNITURE/EQUIPMENT			

N100.01
RETAIL SHOPS

USERS FUNCTION/ACTIVITIES SPECIAL CONSIDERATIONS	general public and hotel guests retail shops to supplement and compliment hotel independently operated from the hotel and oriented to the street	RELATIONSHIPS 																
AREA HEIGHT FINISHES SYSTEMS FURNITURE/EQUIPMENT	7500 sf total as designed 9 f min. <table><tr><td>Image</td><td>luxury</td><td>Ceiling</td><td>acoustical treatment</td></tr><tr><td>Floor</td><td>soft</td><td>Walls</td><td>acoustical treatment</td></tr><tr><td>Lighting</td><td>ambient</td><td>Plumbing</td><td>none</td></tr><tr><td>HVAC</td><td colspan="3">integrate with ceiling</td></tr></table> as appropriate to each individual shop	Image	luxury	Ceiling	acoustical treatment	Floor	soft	Walls	acoustical treatment	Lighting	ambient	Plumbing	none	HVAC	integrate with ceiling			
Image	luxury	Ceiling	acoustical treatment															
Floor	soft	Walls	acoustical treatment															
Lighting	ambient	Plumbing	none															
HVAC	integrate with ceiling																	

ECONOMY

Because total project cost varies enormously, strict budget control throughout the entire design and construction process is critical. The extraordinary amounts of non-construction dollars required to equip and open a hotel emphasizes the need to establish budget controls at the outset. Since the hotel derives its income mainly from the number of occupied guestrooms and that they have an inseperable relationship to the function area, the need exists to complete construction without a reliance on phasing.

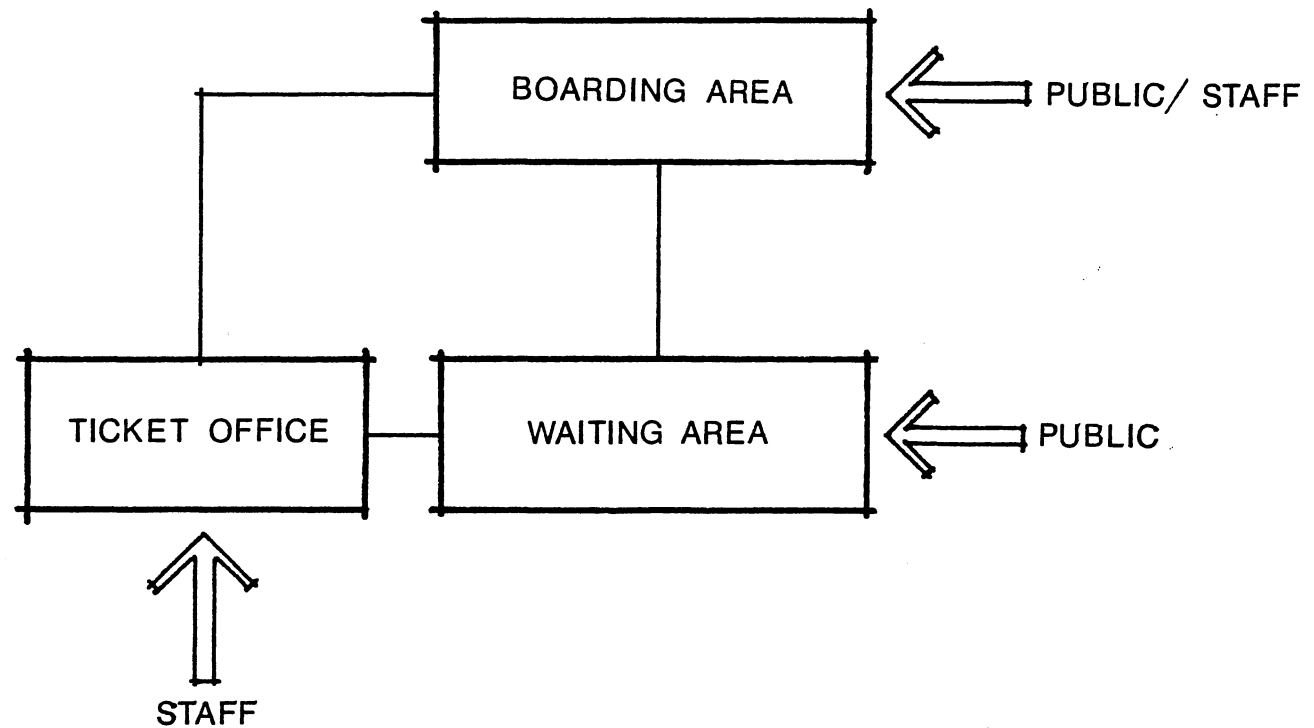
TIME

The continuing evolvement of executive conferences and management meetings requires that the function area maintain flexibility to accomodate change. Increasing demands for management training and information are likely to lead to ongoing improvements in the basic standards of accomodation (in both seminar/conference room) to bring these to an acceptable level. Therefore, flexibility is warranted as well as more professionalism in management and promotion activities. In addition, the periodic upgrading of guestrooms is necessary as the life-cycle of the materials is realized.

BUS STATION SPACE ADJACENCY DIAGRAM

BUS STATION TOTAL
GROSS AREA
(NOT INCLUDING BUS
BOARDING AREA)

650 sq.ft



A100.01 BUS STATION TICKET OFFICE

USERS one staff and
 general public

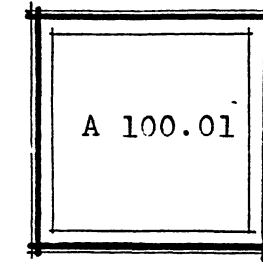
FUNCTION/ACTIVITIES

bus ticket purchasing
counter

SPECIAL CONSIDERATIONS

clearly visible;
to be owned and
operated by the SNCF;
visual access to all
bus parking stalls

RELATIONSHIPS



AREA 150 sf

HEIGHT 9 f min.

FINISHES

Image friendly

Ceiling acoustical treatment

Floor hard

Walls acoustical treatment

SYSTEMS

Lighting ambient, natural

Plumbing none

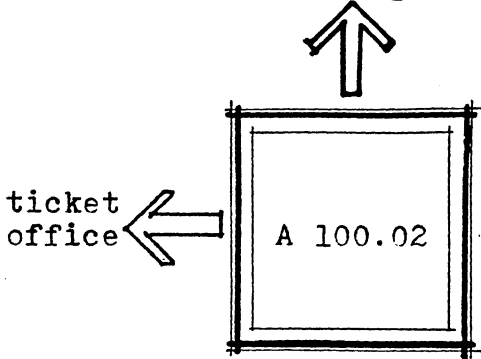
HVAC roof top unit

FURNITURE/EQUIPMENT

counter, chair, computer, cash register and storage

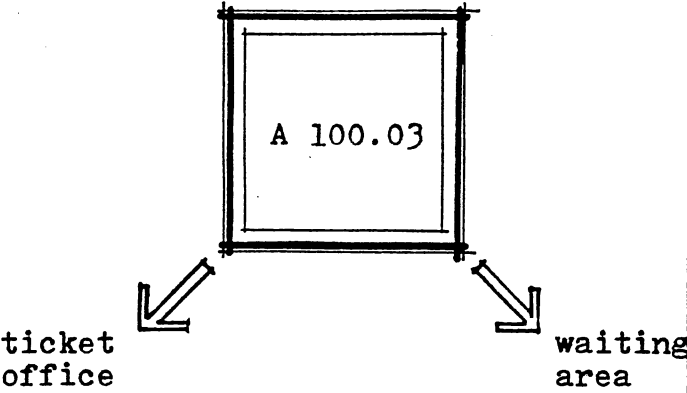
A100.02
 BUS STATION
 WAITING AREA

USERS		general public	
FUNCTION/ACTIVITIES		waiting area	
SPECIAL CONSIDERATIONS		visual access to bus parking stalls	

RELATIONSHIPS	
boarding area	
	
ticket office	

AREA		500 sf	
HEIGHT		9 f min.	
FINISHES			
Image		friendly	
Floor		hard	
Ceiling		acoustical treatment	
Walls		acoustical treatment	
SYSTEMS			
Lighting		ambient. natural	
Plumbing		none	
HVAC		roof top unit	
FURNITURE/EQUIPMENT			
seating group			

A100.03 BUS BOARDING AREA

USERS bus drivers and general public		RELATIONSHIPS	
FUNCTION/ACTIVITIES bus parking stalls for ingress and egress of passengers			
SPECIAL CONSIDERATIONS 20 stalls covered @ 12' x 45' minimum per stall			
AREA as designed			
HEIGHT 14 f min. clearance			
FINISHES			
	Image	friendly	Ceiling as designed
	Floor	hard	Walls as designed
SYSTEMS			
	Lighting	ambient, natural	Plumbing none
	HVAC	none	
FURNITURE/EQUIPMENT			

FUNCTION

- (1) To provide a 'state of the art' facility to supplement the existing Palais de Congres in the city of Versailles.
- (2) To accomodate primarily 80% conference delegates and 20% tourists.
- (3) To address the needs of not only the conference groups as an entity but also the needs of the individual delegate in addition to the individual tourist.
- (4) To locate the Function Area seperate from that of the remaining hotel public activities to foster privacy and concentration, and provide smaller zones within the Function Area for potential group interaction.
- (5) To promote human interaction within the public areas at all levels between conference delegates, tourists and hotel staff.
- (6) To encourage the exchange of information between conference delegates and to create a total learning environment for the serious meeting.
- (7) To promote quieter, more businesslike surroundings in the Function Area as conducive to more productive meetings in a luxurious atmosphere.

To promote the closeness in proximity of the recreational amenities found in in the city as not only a tourist attraction but as a needed balance to the business/pleasure equation.

To promote the Restaurant as an indentifiable feature of the hotel with a luxurious ambience and a potential for it to become a marketing tool.
- (8) To provide priority in the relationship and access of the Function Area/Guest-rooms/Lobby Bar to that of the lobby flow area.
- (9) To protect guests, staff, and physical properties from crime and to monitor the access of the several hotel entrances, storage rooms, and areas where large quantities of cash are handled.
- (10) To establish clear paths of circulation to the Front Desk, elevators, Food and Beverage outlets, and Function Areas, and to seperate hotel guest traffic from purely conference traffic.
- (11) To segregate public activities, service activities, and food and beverage outlets and to relate them to their respective area that they serve.

- (12) To provide intimate interior spaces throughout the various levels of the hotel for accomodating chance and planned encounters for conference delegates, tourists and the general public.
- (13) To cluster public functions, service functions, and food outlets around their respective activity that they serve to promote functional efficiency.
- (14) To provide the optimum number of parking spaces that is accessible to the lobby.

- (1) To maintain all existing trees and vegetation on the site and develop remaining open spaces around the hotel for recreation breaks, outdoor meetings, and as a fresh natural environment to free the spirit for creative production.
- (2) To provide rolling topography and natural landscaping to soften building forms and screen the Service/Receiving area.
- (3) To cultivate the image of the hotel with a more residential flavor resembling a parklike estate.
- (4) To provide several areas throughout the hotel that are identifiable elements to the user for their orientation within the facility.
- (5) To project a luxurious image to the public and conference delegates alike.
- (6) To provide a distraction free, luxurious atmosphere conducive to learning, training, and problem solving to assure more productive meetings.
- (7) To strike a balance between small, intimate spaces and luxury amenities for an overall sense of privacy and separation from surrounding development.

ECONOMY

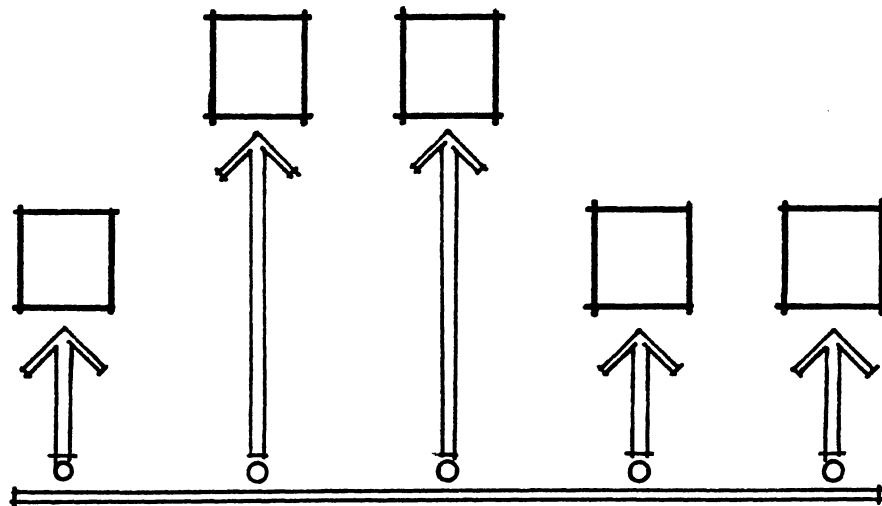
- (1) To appropriate judicious funds to build and operate a five star, luxury hotel.
- (2) To achieve a maximum efficiency between usable floor area and final costs.
- (3) To seek a proper balance between room rates and occupancy that will result in the maximum return on the initial investment.
- (4) To reinvest capital for future upgrading and refurbishing to maintain earning capacity.
- (5) To employ efficient mechanical systems in addition to capitalizing on active and passive technologies to promote cost effectiveness.
- (6) To employ a Planned Maintenance program so that work can be organized, equipment obtained and replaced, and costs kept to a minimum.
- (7) To phase and coincide material and equipment life cycles with other work so that a comprehensive modernization and refurbishing program can be carried out at the same time to maximize benefits.

- (1) To respect historical precedent around the site context and to respond to this appropriately.
- (2) To create a dynamic facility that lends itself to the notion that this is a 'destination hotel'.
- (3) To provide for change of services and amenities within the Function Area to meet emerging needs and trends of the conference delegates.
- (4) To employ a range of services that are offered to hotel guests and conference delegates that provide flexibility needed to meet changing trends.
- (5) To occupy the entire hotel facility upon completion at the earliest date.

PROGRAMMATIC CONCEPTS

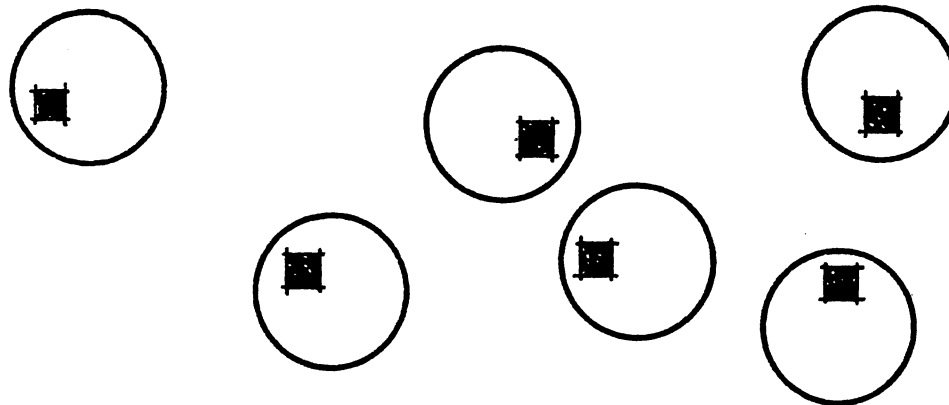
PRIORITY.

Place higher importance on Function Area and Service traffic than on other remaining hotel traffic.



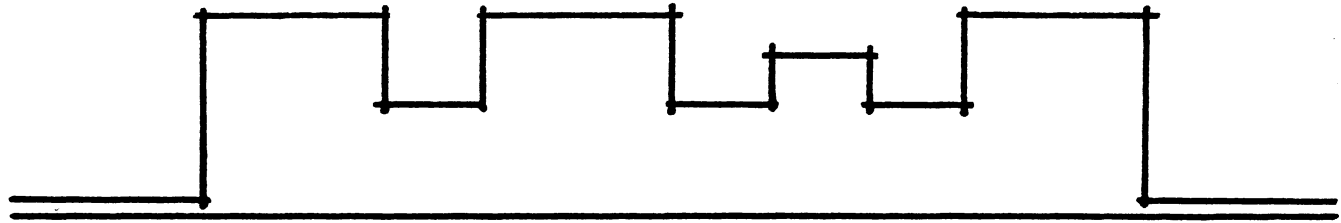
HIERARCHY.

Decentralize managers into their respective departments for easier management of their duties.



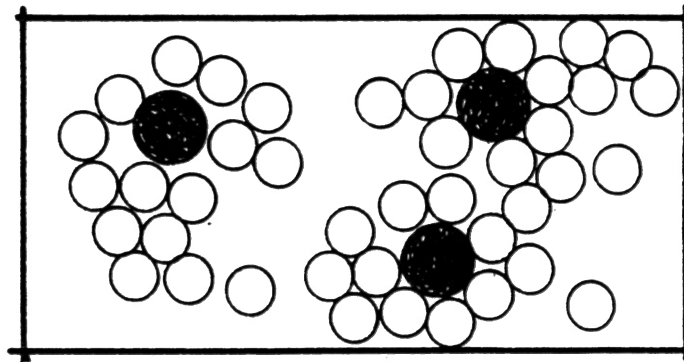
CHARACTER.

Break up building massing to convey a friendly image so as not to overwhelm the public and hotel users.



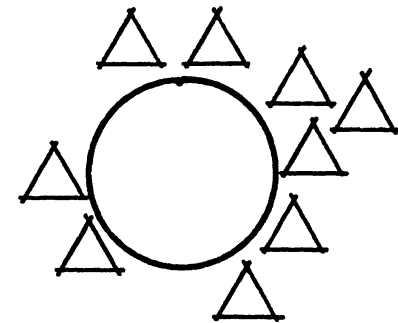
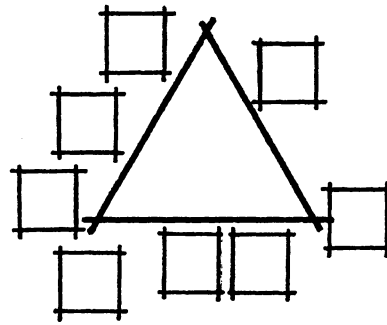
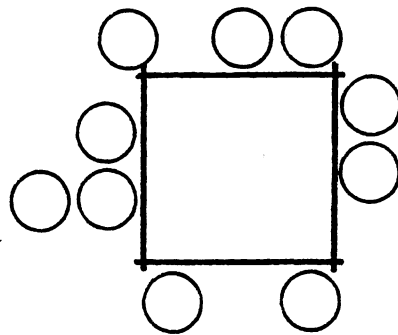
DENSITY.

Create high density areas that are dispersed throughout the hotel using the Function Area, Food and Beverage, and Lobby elements.



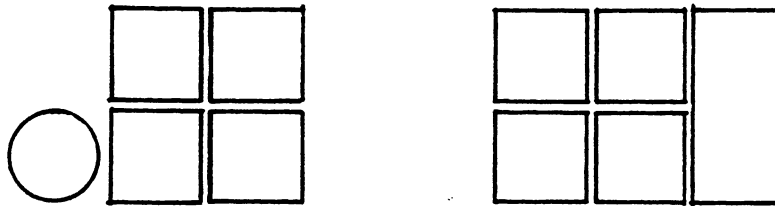
SERVICE GROUPING.

Decentralize the support components to promote functional efficiency by grouping public zones around the Lobby, positioning service zones around the Receiving area, and clustering food outlets and function areas around the Kitchen.



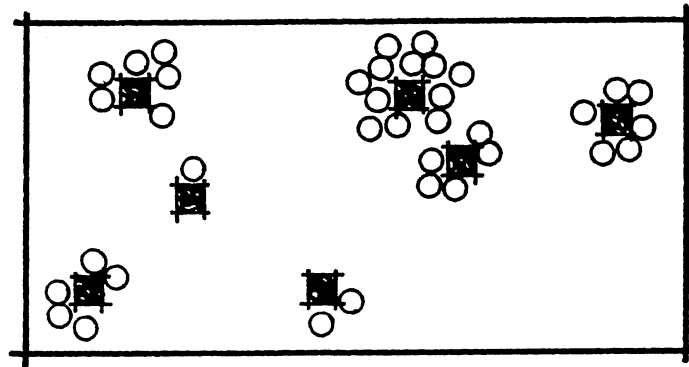
ACTIVITY GROUPING.

Group Food and Beverage outlets and locate Function Areas in a seperate but indentifiable zone.



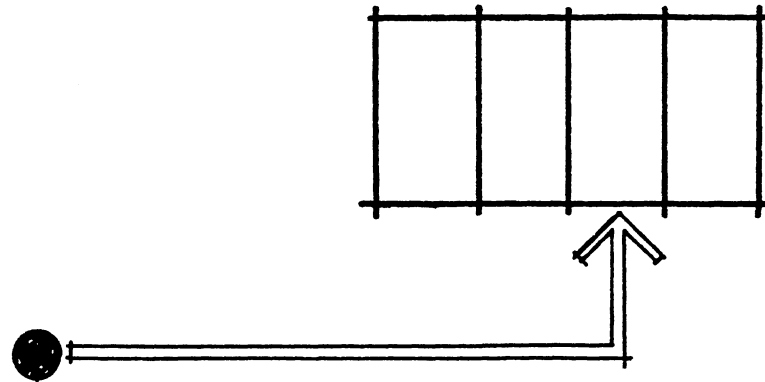
PEOPLE GROUPING.

Provide intimate areas throughout the hotel for individual and small groups to mingle, contemplate and relax.



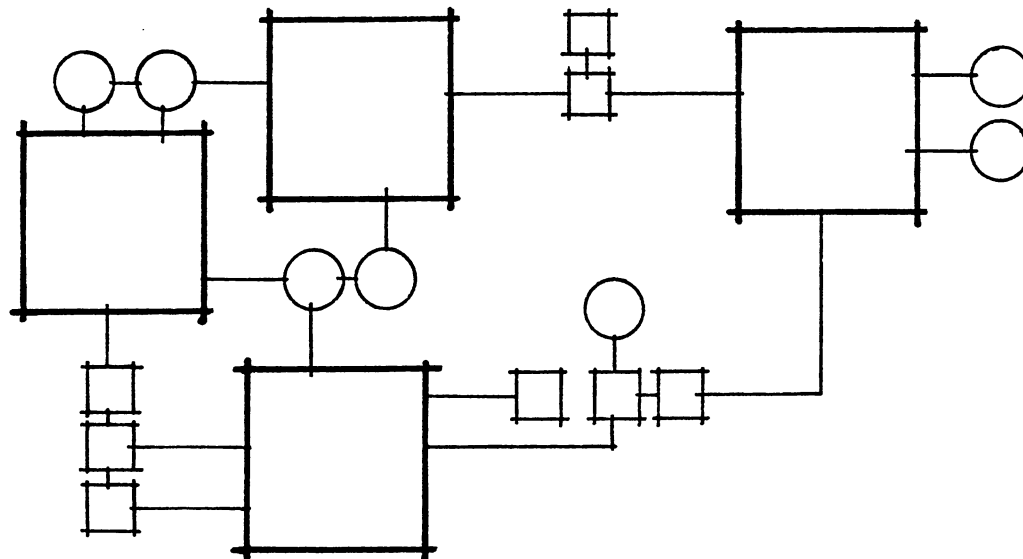
HOME BASE.

Develop Guestrooms as easily identifiable entities with a luxurious ambience and as destination points.



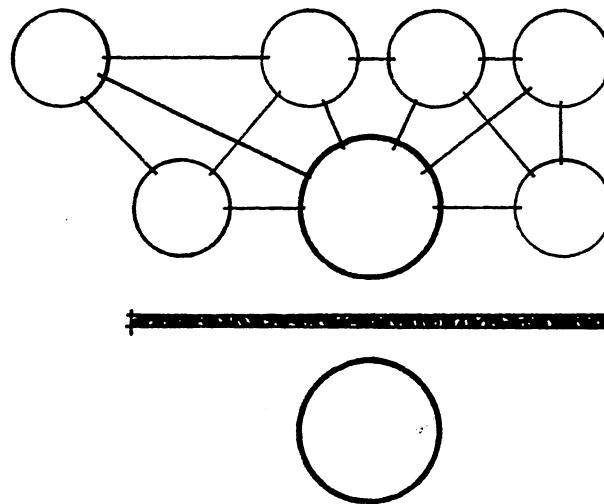
RELATIONSHIPS.

Group common and shared activities with the four basic hotel zones: Lobby, Food and Beverage, Function Area and Receiving/Storage to promote optimum functional relationships.



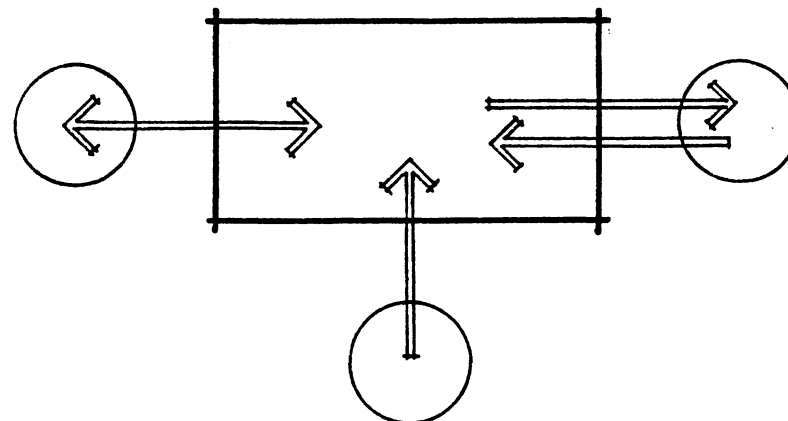
COMMUNICATIONS.

Seperate back-of-house activities from public areas for better intra-communications of hotel staff.



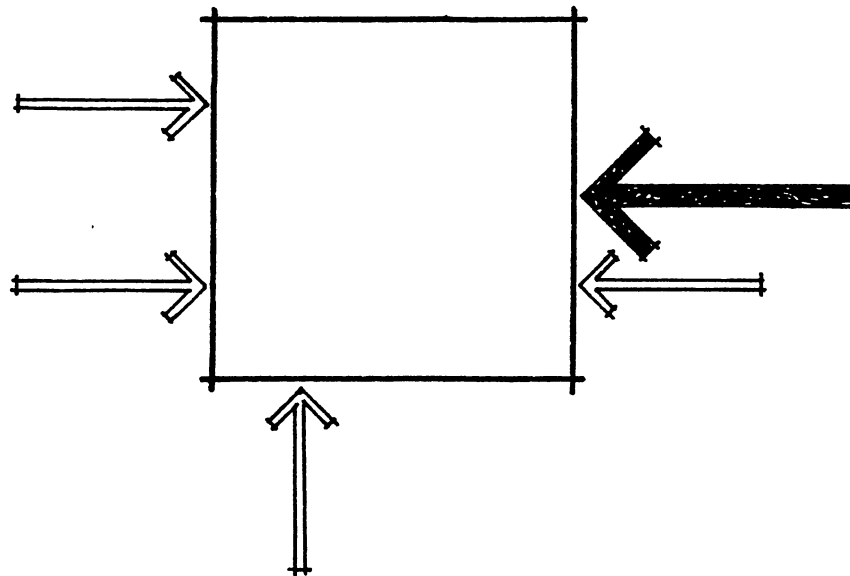
NEIGHBORS.

Integrate hotel complex into city context to promote a social relationship with the local population.



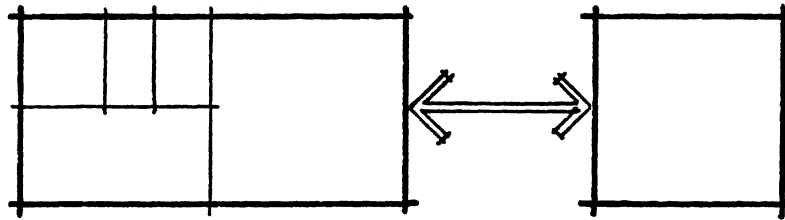
ACCESSIBILITY.

Designate multiple entrances for the public and a single entry for staff with the main entry having the highest visibility and accessibility.



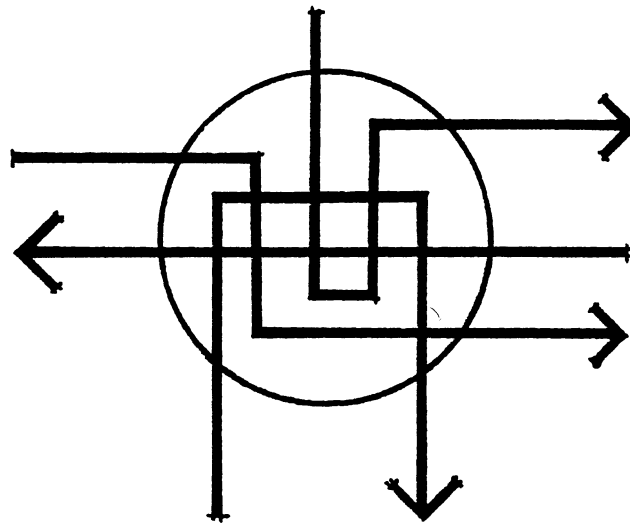
SEPERATED FLOW.

Seperate Function Area from remaining hotel activities for effeciency, identity and accessibility.



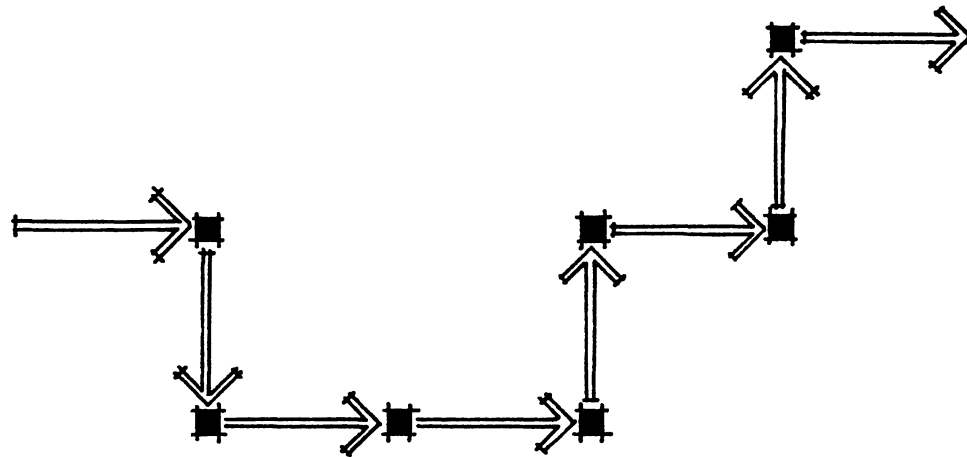
MIXED FLOW.

Develop Lobby and Prefunction areas as multi-directional flow areas to encourage chance and planned encounters.



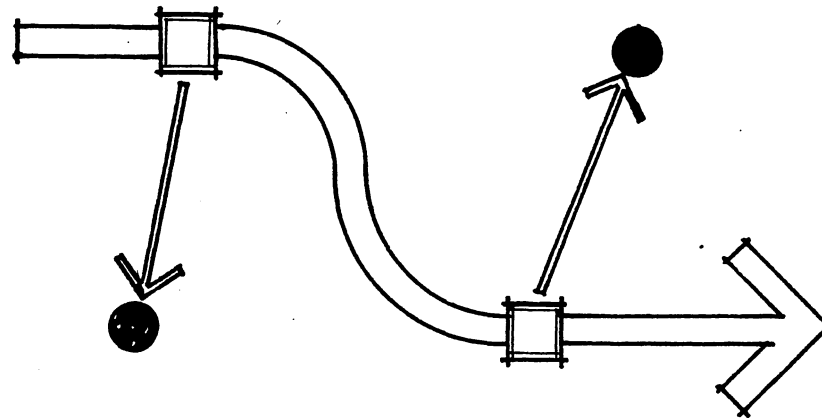
SEQUENTIAL FLOW.

Develop progressions of flow for people and things at Function Areas, Food and Beverage outlets, and back-of-house areas.



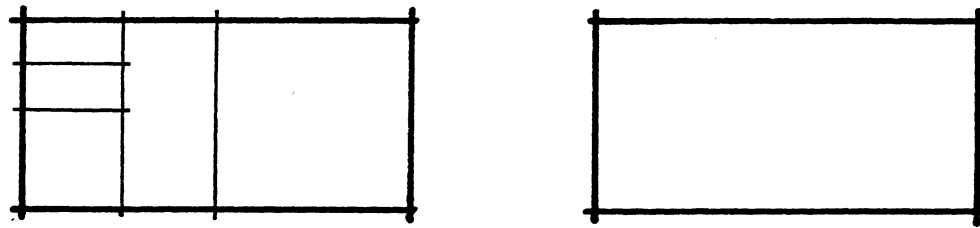
ORIENTATION.

Develop the Restaurant and Lobby areas as points of reference within the hotel.



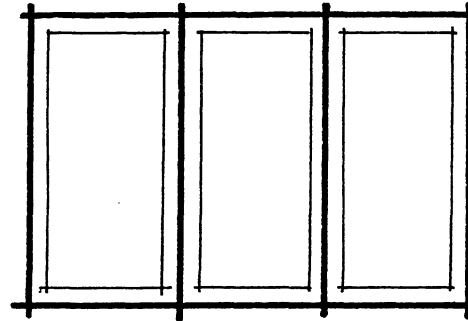
FLEXIBILITY.

Employ flexibility (i.e. expansibility, convertibility, and versatility) into the Function Area so that a complete integration and/or compartmentalization of this space can respond to day to day needs and activities.



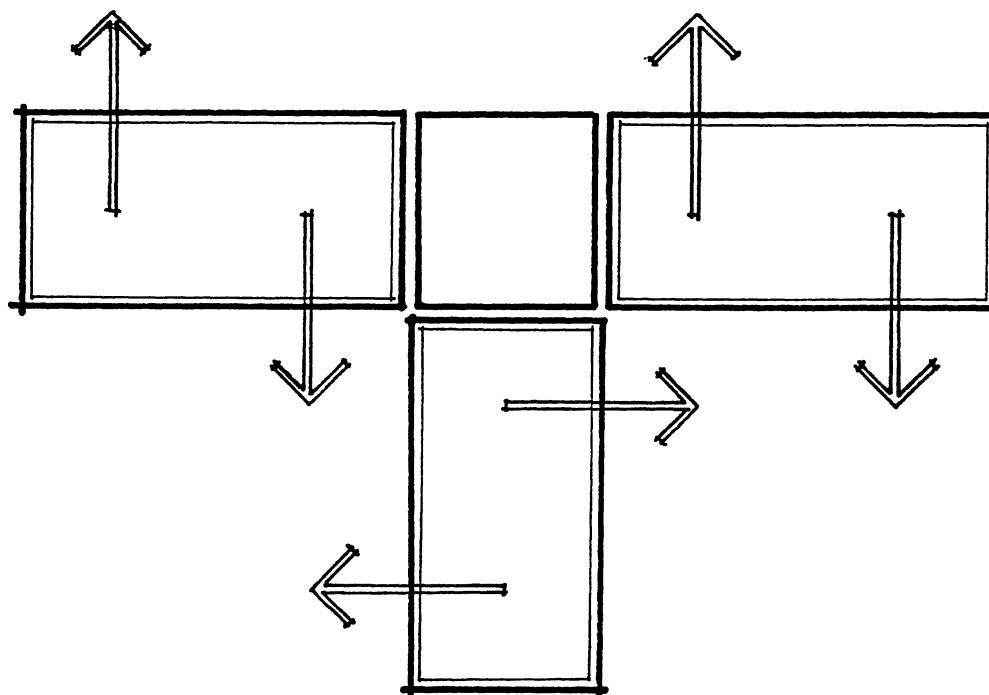
TOLERANCE.

Develop the three fixed conference rooms as individually tailored suites for specific meetings and presentations.



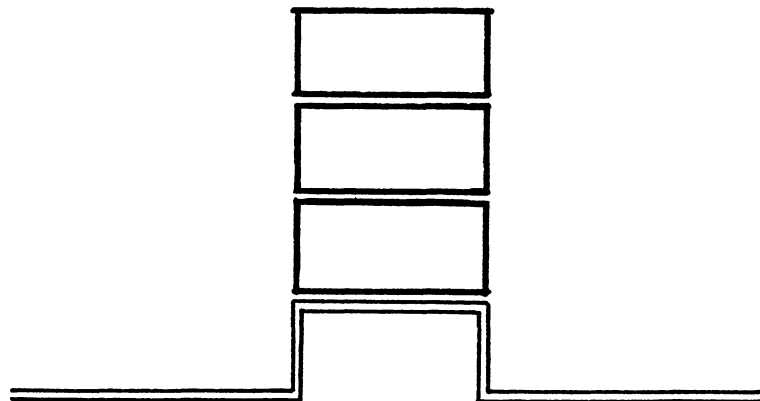
SAFETY.

Arrange the blocks of Guestrooms into several parts or wings to provide more points of emergency egress.



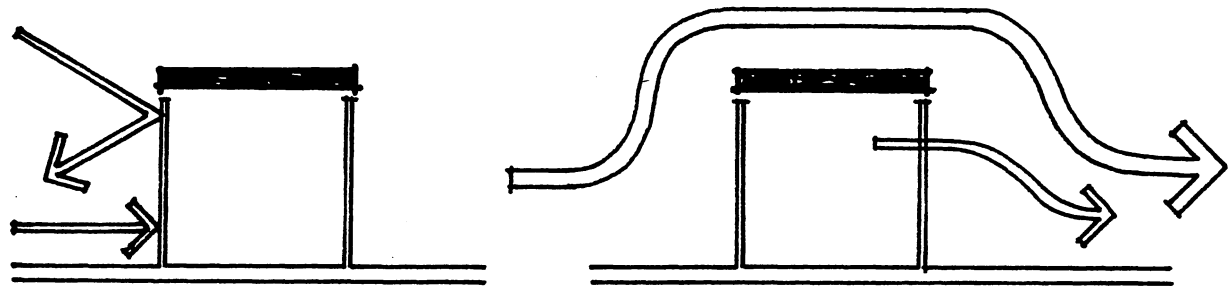
SECURITY CONTROLS.

Locate Guestrooms above the ground floor for maximum security.



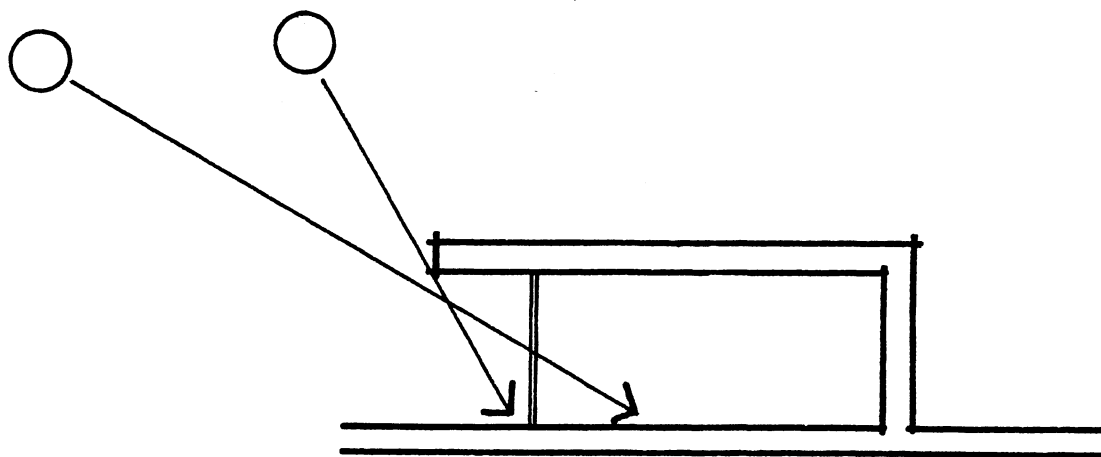
ENERGY CONSERVATION.

Employ passive heating and cooling techniques through building orientation and massing.



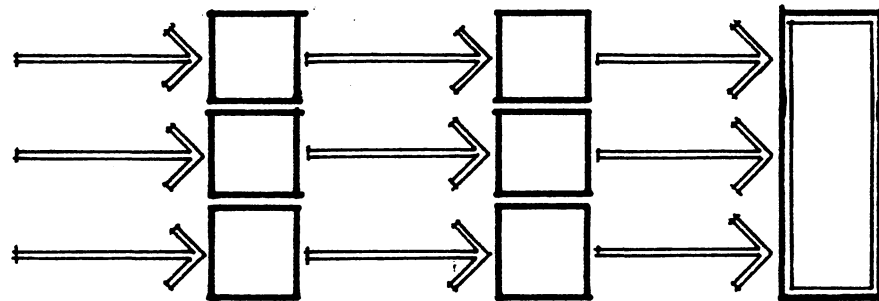
ENVIRONMENTAL CONTROLS.

Locate public areas and Guestrooms for optimum heat gain in the winter and provide sun control in the summer.



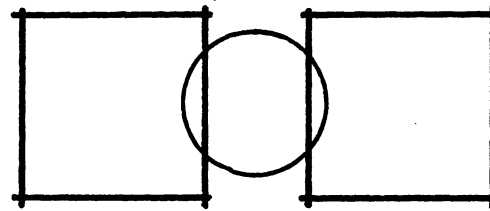
PHASING.

Employ concurrent scheduling to bring entire hotel facility to its finished state for opening day.



COST CONTROL.

Streamline hotel operations by locating activities that can be shared by several areas to provide the most effecient functional arrangement.



STATEMENT OF THE PROBLEM

FUNCTION

- (1) The organizational structure of the hotel is to be departmentalized into four basic zones: 1) guestrooms, 2) public spaces, 3) administration, 4) service or (back-of-house areas); therefore, the design should locate support activities with their respective area to provide the most efficient functional relationships.
- (2) Since the major user is business and commercial organizations ranging from 30 up to 250 delegates attending meetings lasting the duration of one day, the design should sensitively address orientation and circulation systems in the public spaces.

CONTEXT

- (1) Since the project site is in an urban setting with many historically rich elements, the design should respond to these external influences in addition to providing an identity for the hotel facility itself.
- (2) Since the hotel facility is limited to a low rise structure by ordinances, the design should optimize the ratio of built area to open space so that the latter can be developed as a natural environment for external activities around the site.

ECONOMY

- (1) Since the facility is a five star hotel, the solution should use materials, services, and amenities that reinforce the luxury ambience.
- (2) Since the distribution of people and goods is so complex in a facility of this type, the solution should place a priority on operational efficiency and functional efficiency.

TIME

- (1) Since the hotel facility needs to be accessible to the conference users and the community on a continuing on-going basis, the design should convey the spirit of a 24-hour luxury estate.
- (2) Since emerging needs and trends of the Function Area will inevitably evolve, the design should be adaptable and convertible to meet these demands.