

# COLUMBIA CONVENTION HQ HOTEL

## 1 GUESTROOMS

165,704 sf

NET PROGRAM	ROOM MIX	Count	NSF	TOTAL AREA
King Room	67%	200	360 sf	72,000 sf
Double Queen	27%	80	380 sf	30,400 sf
2 Bay Suite	6.3%	19	720 sf	13,680 sf
Presidential	0.3%	1	1,080 sf	1,080 sf
		300		117,160 sf

CORRIDOR CIRCULATION SPACE	WIDTH (A)	MOD WIDTH (B)	NUMBER OF MODULES (C)	AREA = (A x B x C)
Double Loaded Corridor (full corridor width)	4.0 ft	13.0 ft	322	16,744 sf

GUEST ELEVATOR LOBBY	WIDTH	LENGTH	/FLOOR	AREA
Elevator Lobby	10.0 ft	30.0 ft	300	3,300 sf
			Corridor Module Area:	20,044 sf

VERTICAL CIRCULATION	MOD AREA Per Floor	Floors	AREA = (A x B)
Guestroom Elevators	250 sf	20	5,000 sf
Exit Stairs	400 sf	20	8,000 sf
Total Vertical Circulation Area in Guestroom Tower:			13,000 sf

BACK OF HOUSE SPACE	MOD AREA Per Floor	Floors	AREA = (A x B)
Housekeeping/Linen	225 sf	20	4,500 sf
Service Elevator	200 sf	20	4,000 sf
Service Elevator Lobby	150 sf	20	3,000 sf
Ice / Vending	100 sf	20	2,000 sf
Mechanical/Electrical/IT	100 sf	20	2,000 sf
Total Back of House Area:			15,500 sf

## 2 LOBBY ENTRANCE

5,630 sf

PUBLIC ENTRY	EXT. AREA	AREA
Porte Cochere (not included in area calcu	800 sf	
Lobby and Registration		2,000 sf
Lounge		1,800 sf
Elevator Lobby		200 sf
Front Desk		160 sf

Luggage Storage	120 sf
Fire Command (By Code)	200 sf
Stairs	300 sf
Market (24HR)	300 sf
Coffee and Lobby Bar	450 sf
Business Center	100 sf

**3 FOOD AND BEVERAGE 10,005 sf**

3-MEAL RESTAURANT	# OF SEATS	SF PER SEAT	EXTERIOR AREA	INTERIOR AREA
Table Seating	150	22 sf		3,300 sf
Private Dining (Flexible / Connected)	25	35 sf		875 sf
Kitchen				1,800 sf
Restrooms				300 sf
Outdoor Seating	40	20 sf	800 sf	
Sub-Total:	215			6,275 sf

ROOF TOP BAR AND LOUNGE	# OF SEATS	SF PER SEAT	EXTERIOR AREA	INTERIOR AREA
Table Seating	40	22 sf		880 sf
Lounge Seating	40	28 sf		1,120 sf
Bar Seating	10	18 sf		180 sf
Bar/ Small Kitchen				900 sf
Restrooms				350 sf
Furniture Storage				300 sf
Outdoor Seating	40	25 sf	1,000 sf	
Sub-Total:	130			3,730 sf

**4 EVENT SPACE 29,040 sf**

BALLROOM	QUANTITY (A)	SIZE (B)	NET AREA (A) X (B)
Net Area	1	7,200 sf	7,200 sf

	FACTOR	AREA
Walls, Panel Storage & Transition Space	5%	360 sf
Prefunction Area	35%	2,520 sf
Circulation	20%	1,440 sf
Sub-Total:		4,320 sf
Ballroom Sub-Total:		11,520 sf

QUANTITY AVG SIZE NET AREA

JR BALLROOM / MEETING ROOMS	(A)	(B)	(A) X (B)
Meeting Room Net Area	4	1,700 sf	6,800 sf
Executive Board Room	2	850 sf	1,700 sf
		L	AREA
Prefunction Area		30%	2,040 sf
Circulation		20%	1,360 sf
		Sub-Total:	3,400 sf
		Meeting Room Sub-Total:	11,900 sf
		Meeting and Banquet Space Sub-Total:	23,420 sf

	NET AREA (A)	FACTOR (B)	NET AREA (A) X (B)
STORAGE			
Banquet Storage	14,000 sf	10.00%	1,400 sf
A/V Storage	14,000 sf	2.00%	280 sf
	Sub-Total:	12.00%	1,680 sf

RESTROOMS			
Public Restrooms	14,000 sf	11.00%	1,540 sf
	Sub-Total:	11.00%	1,540 sf

KITCHEN			
Banquet Kitchen	14,000 sf	10.00%	1,400 sf
Banquet Beverage, Ice and Storage	14,000 sf	3.00%	420 sf
Warewash	14,000 sf	2.00%	280 sf
Internal Circulation			300 sf
	Sub-Total:	15.00%	2,400 sf

Meeting and Banquet Space Support Area Sub-Total: 5,620 sf

**5 RECREATIONAL AMENITIES 4,350 sf**

RECREATIONAL AMENITIES	EXT. AREA	AREA
Fitness Center		1,800 sf
Storage Areas		50 sf
Pool and Terrace		2,500 sf

**6 ADMINISTRATION 1,772 sf**

FRONT OFFICES	FACTOR	STAFF	SIZE	AREA
Front Desk Manager		1	60	100 sf
Front Office		2		400 sf
IT Storage				50 sf
Pantry/ Storage/ Copy Rooms				100 sf

Safe Deposit				60 sf
Internal Circulation	20.00%			142 sf
Sub-Total:				852 sf

ADMINISTRATION, SALES, MARKETING	FACTOR	STAFF	SIZE	AREA
GM / Managing Director (Enclosed Office)		1	150	150 sf
Director of Sales and Marketing (Enclosed Office)		1	100	100 sf
Director of Finance		1	100	100 sf
Director of Catering		1	100	100 sf
Director of F&B		1	100	100 sf
Reception/Administrative Assistant		1	60	60 sf
Restroom				50 sf
Workroom/ Storage				40 sf
Internal Circulation	20.00%			100 sf
Sub-Total:				800 sf

ACCOUNTING	FACTOR	STAFF	SIZE	AREA
Controller (Enclosed Room)		1	60	100 sf
Internal Circulation	20.00%			20 sf
Sub-Total:				120 sf

**7 BACK OF HOUSE 4,708 sf**

FOOD AND BEVERAGE	FACTOR	STAFF	SIZE	AREA
F&B Executive Chef		1	60	60 sf
Ware Wash				100 sf
Room Service Carts				50 sf
Dry Food Storage				200 sf
Refridgerated Food Storage				200 sf
Beverage Storage				200 sf
Refrigerated Beverage Storage				100 sf
Internal Circulation	20.00%			182 sf
Sub-Total:				1,092 sf

RECEIVING & SECURITY	NUMBER	SIZE	EXT. AREA	AREA
Truck Dock Apron	2	800 sf	1,600 sf	
Truck Dock	2	168 sf	336 sf	
Trash Compactor Access	1	168 sf	168 sf	
Trash Compactor Apron	1	400 sf	400 sf	
Security / Dock Office				100 sf
Receiving/ Holding Area				100 sf
Trash/ Compactor/ Recycle/ Wash				100 sf
General Storage				100 sf
Internal Circulation	20.00%			60 sf

Sub-Total: 460 sf  
 Sub-Total Exterior: 2,504 sf

EMPLOYEE FACILITIES	FACTOR	STAFF	SIZE	AREA
Reception and Waiting				80 sf
Breakroom				500 sf
Lockers and restroom				500 sf
Interview Room				100 sf
Records, Storage, Workroom				100 sf
Internal Circulation	20.00%			256 sf
Sub-Total:				1,536 sf

HOUSEKEEPING AND LAUNDRY		AREA
Work Areas		100 sf
Uniforms		100 sf
Linens/Sorting/Soiled-Linen Storage		300 sf
Laundry		300 sf
Equipment & Supplies /Storage /Issue		100 sf
Lost & Found		100 sf
Internal Circulation	20.00%	200 sf
Sub-Total:		1,200 sf

ENGINEERING AND MAINTENANCE		AREA
Engineering Office/ Workshops/ Electric/ Plumbing/Mechanical		250 sf
Storage Areas		50 sf
IT MER (Systems, Servers)		50 sf
Internal Circulation	20.00%	70 sf
Sub-Total:		420 sf

**8 MEP SYSTEMS 8,575 sf**

MECH / ELEC / PLUMB / IT	FACTOR	AREA
Boiler Room		1,600 sf
Chiller Plant		1,500 sf
Main Electrical Room		1,000 sf
AHU Rooms		4,000 sf
Secondary Electrical Rooms-First Floor		50 sf
Emergency Generator (Outside)		
Fire Pump Room		250 sf
Independent Distribution Frame (IDF) Rooms		100 sf
Elevator Control Room		75 sf

**9 FACILITIES ENCLOSED AREA SUMMARY**

SUMMARY

	AREA
Guestrooms	165,704 sf
Lobby Entrance	5,630 sf
Food and Beverage	10,005 sf
Event Space	29,040 sf
Recreational Amenities	4,350 sf
Administration	1,772 sf
Back of House	4,708 sf
MEP Systems	8,575 sf
Total:	<b>229,784 sf</b>

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**PARKING**

PARKING	NUMBER	SIZE	AREA
Hotel Parking	200	325 sf	65,000 sf
Event Parking	0	325 sf	0 sf
	200		65,000 sf