

Inn Development & Management Group
Hotel Space Allocation Worksheet

Project: Maryville Hotel Project Mozingo Lake Park
Date: 5/5/2013

45 Double Queen Suites
 15 King Suites
 10 King Rooms

Description		70 Keys		45 Double Queen Suites	
Number of Guest Rooms		Sub-Totals		Total Area	% of Area
				SF Per Key	
Residential Areas/ Rooms					
Double Queen Suites	Gross Width	14 Ft			
	Gross Length	32 Ft			
	Area Per Guestroom	448 Sq Ft	20,160		
King Suites	Gross Width	14 Ft			
	Gross Length	32 Ft			
	Area Per Guestroom	448 Sq Ft	6,720		
King Rooms	Gross Width	12 Ft		30,720	
	Gross Length	32 Ft			
	Area Per Guestroom	384 Sq Ft	3,840		
Circulation & Service		35%		10,752	
Total Guestroom Areas				41,472	62.81%
Public Areas					
Lobby	Area Per Key	15 Sq Ft	1050		
Lounge	Area Per Key	43 Seats	3000		
Retail	Area per Key	7 Sq Ft	500		
Restrooms	Area per Key	11 Sq Ft	800		
Swimming Pool	Area per Key	50 Sq Ft	3465		
Hotel Fitness Center	Area per Key	11 Sq Ft	800		
Total Public				9,615	14.56%
Restaurant					
2-3 Meal Day Restaurant	Restaurant Seating	80	1600	1600	176000
	Area per Seat	20 Sq Ft			
Lounge	Estimated Above				
Circulation	% Addition to Net Area	20%			
Food Prep Area					
Food Lounge & Banquet Prep	Area Per Seat- Banquets	8 Sq Ft	1880		
F&B Storage	Area Per Seat- Banquets	2 Sq Ft	533	3216	
Circulation and Misc	% of Net Area	20%	803		
Total Food & Beverage				4,283	6.49%
Meeting Space					
Main Ballroom	Maximum Ballroom Occupancy	267 People			
	Area Per Seat	15 Sq Ft	4000		
Break- out space	Area Per Seat	15 Sq Ft			
	Break-out spaces Occupancy	67 People	1000		
Board Room	Maximum Space Occupancy	15			
	Area Per Seat	30 Sq Ft	0		
			0		
Men's Restrooms	% of Net Meeting Area	4%	160		
Women's Restrooms	% of Net Meeting Area	5%	200		
Circulation	% of Net Meeting Area	15%	804		
Total Meeting Space				6,164	9.34%
Administrative & Back of House					
Front Office	Area per Key	6 Sq Ft	450		
Executive Offices	Area per Key	5 Sq Ft	350		
Housekeeping	Area per Key	8 Sq Ft	560		
Housekeeping & Laundry	Area per Key	8 Sq Ft	560		
Linen Storage	Area per Key	2 Sq Ft	140		
Engineering	Area per Key	3 Sq Ft	210		
Mechanical	Area per Key	18 Sq Ft	1260		
Staff Break Area	Area per Key	3 Sq Ft	210	3740	
Misc & Circulation	% of Net Area	20%	748		
Total Admin & Back of House				4,488	6.80%
Hotel Area				66,023	100%
Area Per Key				943	Sq Ft Per Key
Parking					
Guest Parking	Stalls Per Key	1.5			
	Guest Stalls	105		Hotel Space	59,858
Ballroom Parking	Stalls Per Ballroom Seat	0.5		Events Space	6,164
	Meeting Space Parking	133		Total	66,023
Total Parking Stalls		238			
Stalls Per Key		3.4			