

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		15 King Suites		
				10 King Rooms		
				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%	592.46
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%	137.36
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%	61.18
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%	88.06
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%	64.11
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				