A
RESORT HOTEL
AND ENTERTAINMENT FACILITY
FOR
VAL VERDE COUNTY, TEXAS

Presented to
Asst. Prof. Nelson
DIVISION OF ARCHITECTURE
TEXAS TECH UNIVERSITY

In Partial Fulfillment
of the Requirements of the
Bachelor of Architecture Degree

by
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12 - 9 - 83
This Document could not have been completed without the presence of dear God.
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GOALS

-To provide skilled and unskilled job positions for the area.

-To promote new development in the SPCB area while also helping the city of Del Rio grow accordingly.

-To determine which design theory the resort complex will follow:
   a- Informal, "home away from home"
   b- Formal, glamorous.

-The complex is to work in conjunction with a Mexican Center also located in the SPCB area.

OBJECTIVES

-The complex to be sensitive and responsive to its surroundings

-The semi-tropical setting to influence the complexes' image; interior & exterior.

-The exterior image to be prestigious and of landmark quality.
The border city of Del Rio is located in the southern tip of Val Verde County, Texas, U.S.A. It is a rapidly growing area for tourism, businesses, and conventions, as well as for residents and retirees. The area is just now being respected for its prosperous Texas/Mexico border location. (figure 1.1)

source: Val Verde Labor Market Report
The huge Amistad International Reservoir just north and west of the city, has long been considered a popular recreation spot by tourists. It is here that Peekskill Investment Corporation established San Pedro Canyon Estates (SPCE).

(figure 1.2)
The site is three (3) miles from Del Rio and located in the city's natural growth pattern. Private development have initiated several residential subdivisions and some very limited lodging and dining facilities. Peekskill Corporation sees the immediate market for these facilities as part of a resort complex to serve as a tourist, convention, and new business center for the Del Rio area. Possible functions to be included within the complex appear in Table 1.1

<table>
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<td>MAIN FACILITIES</td>
</tr>
<tr>
<td>Hotel</td>
</tr>
<tr>
<td>Restaurants</td>
</tr>
<tr>
<td>Auditorium</td>
</tr>
<tr>
<td>Health Club</td>
</tr>
<tr>
<td>Gift Shops</td>
</tr>
<tr>
<td>Theater</td>
</tr>
</tbody>
</table>

Table 1.1

Source: Peekskill Investment Corporation
BACKGROUND CONTENTS

A: SOCIO-ECONOMIC OUTLOOK:
   1: Population Characteristics:
   2: Economic Base:
   3: Work Force and Unemployment Rate:
   4: Income and Poverty Rate:

B: NATURAL RESOURCES:
   1: Agriculture:
   2: Water:
   3: Minerals:
   4: Wildlife:

C: INDUSTRY:
   1: Manufacturing Industries:
   2: Twin Plant/Intra-Nation Industry:

D: TOURISM:
   1: Tourist Attractions:
   2: Tourists and Visitors:
   3: Tourism Facilities:

E. SAN PEDRO'S REAL ESTATE AND DEVELOPMENT MARKETING:
   1: Land Use:
   2: Land Ownership and Land Value:
   3: Housing Needs, Supply, and Building Permits:
This will be a study to investigate the existing conditions and future potential for economic, physical, social, and cultural growth in Del Rio, in conjunction with San Pedro Canyon Estates.

Val Verde officially became a county in 1885 and claims 3,242, square miles of Texas. The area which is now San Pedro Canyon Estates was established fourteen years ago when the Rio Conchos, Rio Grande, Devils and Pecos Rivers were dam regulated to form Lake Amistad (spanish for friendly). San Pedro consists of terrain that varies from a gentle slope on the southern end to more pronounced gradation on the northern boundaries. From the property, views of large expanses of water and the Mexican mountains fifty miles away are possible. According to Peekskill Corporation and the National Park Service, San Pedro is ideal for major recreational development and facilities for public involvement.
1. Population Characteristics:

Del Rio is a rapidly expanding border city. The population of Val Verde County and Del Rio has tripled since the 1920's and shows no signs of slowing down. (figure 1.3)

Del Rio Population

Figure 1.3

Source: 1980 U.S. Census
According to the 1980 U.S. Census, Del Rio had a population of 30,034. The estimated city population in the year 1990 is 34,641, while the county population is expected to approach 44,000.\(^2\) That is an increase of about 35% for the county from 1980 to 1990. Table 1.2 shows that the average age for residents in Val Verde County is mid to early twenties and predominantly white. We also see that ages 5-9 is the greatest population for a four year age bracket. This seems to show that many families bring children into the community at an early age. When these become 30 years and older, they appear to move elsewhere. If these citizens would continue to reside in Val Verde, the population graph would be much higher. The further development of the SPGCA area could positively affect these people.

<table>
<thead>
<tr>
<th>Age</th>
<th>White</th>
<th>Black</th>
<th>Spanish Origin</th>
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</thead>
<tbody>
<tr>
<td>under 5</td>
<td>2900</td>
<td>83</td>
<td>2473</td>
</tr>
<tr>
<td>5-9</td>
<td>3046</td>
<td>77</td>
<td>2852</td>
</tr>
<tr>
<td>10-19</td>
<td>5836</td>
<td>165</td>
<td>5387</td>
</tr>
<tr>
<td>20-29</td>
<td>5285</td>
<td>199</td>
<td>2833</td>
</tr>
<tr>
<td>30-49</td>
<td>6577</td>
<td>148</td>
<td>4834</td>
</tr>
<tr>
<td>50-84</td>
<td>5685</td>
<td>76</td>
<td>3752</td>
</tr>
<tr>
<td>85 &amp; over</td>
<td>149</td>
<td>3</td>
<td>82</td>
</tr>
<tr>
<td>median age</td>
<td>25.2</td>
<td>22.2</td>
<td>21.7</td>
</tr>
</tbody>
</table>

Table 1.2

source: 1980 U.S. Census: General Population Characteristics
2: Economic Base:

For forty years government and defense payrolls have been the basis for the Del Rio economy. Laughlin Air Force Base employs over 1000 persons and therefore plays an important role in Del Rio's economic structure.

(Appendix A.1)

The construction of Amistad Dam and the resulting reservoir not only provides electrical service but also creates a tourist attraction which brings in thousands of tourists monthly.\(^5\) (figure 1.4) This creates the need for facilities to accommodate these visitors.

source: Amistad Visitation Statistics

8
Just recently the Del Rio manufacturing industry has become one of the greatest contributors to the city's economic base. Figure B:3 seems to suggest that Government/Defense could be surpassed by the Manufacturing Industry by 1990. The installation of a Foreign Trade Zone in Del Rio will draw more and more industries to the area. (see Twin Plants under INDUSTRY, C:21)

Del Rio agriculture has for a long time been a major contributor to the economy. Although it doesn't show a great future increase, it is a strong base nevertheless. (see Agriculture under NATURAL RESOURCES, B:11)

3: Work Force and Unemployment Rate:

The labor market in Del Rio is very unstable with an approximate unemployment rate of 13% in March 1982. This being a high figure, it was thought in 1982 that two thousand (2000) persons could be persuaded to work if new jobs with suitable working conditions were available. The opening of a resort community would provide thousands of skilled and unskilled job positions not available at the present time.

4: Income and Poverty Rate:

Val Verde County income per capita is relatively small, with the average at $5,764 dollars in 1979. An upper class resort area could substantially raise the average income for those employed.

D: NATURAL RESOURCES:

1: Agriculture:

The majority of the farmland around Del Rio is not suitable for cultivation. Most crops produced are for local use only. This is a convenient situation for a self-contained facility such as a resort community. Many
of the materials would not need to be brought in, as they could be fur-
nished locally.

2: Water:

One of Texas' largest springs, San Felipe, supplies good quality water
in abundance.

3: Minerals:

Val Verde County has produced oil, gas, caliche, sand, gravel, barite,
and flagstone, in small amounts. The availability of these raw mate-
rials would also be an asset to a resort community.

4: Wildlife:

The native game in the area provide income for any landowners, as well
as a recreational sport for tourists and visitors. Deer, javelina, quail
and, dove are present throughout the county.

C: INDUSTRY:

1: Manufacturing Industries:

Del Rio has several apparel manufacturers and is a major wool-producing
area. A small but prosperous winery called "San Felipe Del Rio Wines"
is also located in Del Rio.

2: Twin Plant/Intra-Nation Industry:

There are approximately twenty (20) twin plant operations in the Del Rio/
Ciudad Acuna area, including coupon processing, electronics, and cut/sew
operations. Del Rio is in the process of applying for Foreign Trade
Zone consideration. Being in a Trade Zone enables monies normally spent
on customs' fees to be saved by putting into banks and collecting in-
terest. This can be done as long as the product is inside the zone itself.
To avoid paying fees on any profit made through interest, the object is to only break even. Three (3) to five (5) years is usually the time it takes for the Trade Zone to pay for itself. The Foreign Trade Zone is very much needed in Del Rio and much support has been given to the idea. The installation of this zone will be the major factor that draws new industries to this profitable border location. To accommodate the businesses and executives that will follow the new companies, a modern facility for conventions, meetings, and lodgings is needed. The resort complex on Lake Amistad would furnish such facilities.

D: TOURISM:

1: Tourist Attractions:

Amistad International Reservoir, with its camp grounds, fishing, swimming, diving, and boating, is one of two major tourist attractions in the Del Rio region. The other is the Mexican border town of Cuidad Acuna. American tourists enjoy visiting our neighbors to the south for various reasons, not the least of which is American purchasing power. Hunting, horse racing, and museums are added attractions.

2: Tourists and Visitors:

Del Rio held twenty-seven (27) conventions and welcomed 4,532 conventioneers in 1982. Also that year the city moved from number seventeen (17) to number thirteen (13) on the list of the most popular destination cities in Texas. Statistics prove that efforts to American visitors are paying off.

3: Tourism Facilities:

As of March 1982 there were forty-six (46) restaurants, three (3)
shopping centers, and a shopping mall. There were hotels and motels, with the best one appearing to be the Ramada Inn. Of the forty-six restaurants, the Applegates Landing seems to be the one of the highest caliber. The majority of these restaurants fall into the "fast food" category. There is a desperate need for a quality dining establishment as well as a nice hotel for visitors to the area. The banks of Lake Amistad provide a convenient setting for these facilities in the form of a resort complex supplementing a Mexican Center and resulting in a total community. This community is hoping to start a movement to the North, around Lake Amistad. It is hoped that this community will be the new town center in the future.
San Pedro developers (see Land Ownership E:2) propose the Canyon estate land to be divided into basically 1-Residential, 2-Parks/Recreation and 3-Civic/Cultural and Commercial.\(^2\) (see SITE ANALYSIS: Land use under PHYSICAL DATA A: 2) Table 1.3 suggests how the residential areas might be broken down further.

### Table 1.3

<table>
<thead>
<tr>
<th>PROPOSED RESIDENTIAL TYPES</th>
<th>HIGH INCOME</th>
<th>MIDDLE INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td></td>
<td>Single Family</td>
</tr>
<tr>
<td>Rent Housing</td>
<td></td>
<td>Multi-Family</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Elderly Housing</td>
</tr>
</tbody>
</table>

Source: James Long, Peekskill Representative

Possible facilities for the civic/cultural and commercial area appears in Table 1.1. There will also be areas left for future commercial and residential development.
2: Land Ownership and Land Value:

A small portion of SPCE is owned by the H. Land Company (figure 1.5). The land costs around $12,000 per acre and requires Low Income Residential Types. (figure 1.6) The remaining areas of SPCE are owned by Peekskill Investment Corporation. The land runs approximately $25,000 - $30,000 per acre at the water and $19,000 away.

The surrounding land is owned by several different companies. Ruth Greenwood owns the Lakeview Addition to the southwest. It costs between $12,000 and $15,000 per acre and consists of mobile home lots and some small stores.

LAND OWNERSHIP

National Park

Claude Kelly Ranch

Peekskill Prop.

H. Land Co.

Lakeridge Prop.

Spur 454

Lakeview Prop.

Figure 1.5

source: James Long; Peekskill Representative
Directly to the south of SPCs are the Lakeridge Properties owned by Lakeridge Properties Incorporated. This land costs $3,500 per acre and includes Low, Middle, and High Income housing. (figure 1.6)

To the east is the Claude Kelly Ranch owned by Charles Kelly. The Kelly Ranch land is utilized for ranching and occasional deer hunting.

All the above information was furnished by Mr. James Long of Peekskill Investment Corp.

LAND VALUES

![Land Values Graph]

Figure 1.6

source: James Long: Peekskill Representative
In Del Rio the number of houses started in 1982 dropped to 86. That is a decline from the 1980 figure of 152 housing starts.²¹ (appendix B: 2)

In 1960 there were 6,149 Housing Units (H.U.) in Val Verde County with 5,594 of them being occupied. Of that amount, 2,798 were owner-occupied and 2,796 were rented.²² (appendix B: 3)

In 1970 the total H.U. in Val Verde was 8,375 with 7,281 occupied. Out of that figure there were 4,119 H.U. that were owner-occupied, and 3,162 that were renter-occupied.²³ (appendix B: 3)

In 1980 there were 12,261 H.U. with 10,355 of them being occupied. Out of that amount 6,383 were owner-occupied and 2,012 units were rented.²⁴ (appendix B: 3)

In 1980 the number of rented houses dropped below the previous ten year periods. This seems to show that more people are becoming permanent residents instead of renting for a while and leaving.
BACKGROUND

BIBLIOGRAPHIC NOTES

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3 "Population Trends", Del Rio Chamber of Commerce.
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8 Ibid. p. 12.
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ACTIVITY ANALYSIS

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D: PRIVATE FUNCTIONS: Living Activities 21
   1: Semi-Private:
   2: Private:
A: BASIC ACTIVITY RELATIONSHIPS

Public, private, and semi-private functions periodically interface with one another through time. Through an Activity Score (appendix B: 4), possible interactions can be analyzed.

a- A semi-private support activity such as maid service can interface with the private living activity (interface A) via a time period of several minutes (transition A). This interface period, consisting of room clean-up and service, could last an hour or so.

b- While the support function is in contact with the private sector, the users of the private sector (guests) will have moved on through time (transition B) to interface with the public and entertainment facilities (interface B). This means while their rooms are getting cleaned, the guests go to breakfast and then shopping or to the pool.

c- Later in the evening Interface C occurs between the support functions and living activity. This happens when the guests request cocktails in their rooms.

d- A pattern can be projected from the Basic Activity Score in the appendix. It suggests that Public, Private, and Semi-Private activities should exist separately while being able to sustain interfaces between each. (appendix B: 5)

B: PUBLIC FUNCTIONS: Entertainment Activities

This is the most broadly utilized group of activities to be offered by the complex. The user group includes tourists, visitors, and locals alike.

1: Recreational

Recreation activities can occur at the same time but usually in different places. An Activity Score (appendix B: 6) explores possible interactions.
a- A person or group will enter recreation phase through a transition period (transition A) and interface with an activity that is already in progress such as Shopping. The patron will come in contact with persons that will arrive after him. (Interface A) The person or group may then proceed to other activities such as Picnicing or Boating.

b- Another person or group may enter the recreation phase via a transition period and proceed to the activity of playing Tennis. After this, another transition (transition B) may be required to interface with a different activity, such as Fishing. (Interface B) When entering the Fishing activity, the person could come in contact with other persons already participating in the activity.

c- A Pattern results from the Recreational Score. (appendix B: 7) It suggests that recreational activities all exist in different areas, spaces, and places, but may and do exist at the same point in time.

2: Socialization:

Another form of recreation exists in the act of socializing. It too falls under PUBLIC FUNCTIONS and can be conducted alone, or with company.

a- Looking at a Score of typical social activities, we see that they can occur at the same time and, in the same place. (appendix B: 8) A gathering of persons may meet in one space, such as a night club, and partake of dancing, dining, talking, and/or drinking.

b- The projected Pattern (appendix B: 9) expresses graphically how many a social/recreational activity can exist in the same space and time.
C: SEMI-PRIVATE FUNCTIONS: Support Activities

The user group for the Semi-Private activities consists of employee and support organizations for the complex itself. These activities can be divided into Administration and Service facilities.

1: Administration:

The function of the administration facility is to govern and control the PUBLIC, SEMI-PRIVATE, and PRIVATE FUNCTIONS. It should be in service to each one, 24 hours a day. Figure 10 in appendix B shows how the administration is in contact with all other functions.

2: Service:

The service organizations are semi-private facilities that support the complex as a whole. They consist of Food Service, Maid Service, Maintenance, and Security. (appendix B: 11)

D: PRIVATE FUNCTIONS: Living Activities

The living activity can be further divided into its own private and semi-private functions. Through an Activity Score, interactions between the two can be seen. (appendix B: 12)

1: Semi-Private:

Semi-private activities could begin with the act of meal preparation. After its completion, the person could watch television for entertainment and or relaxation. Toward the end of the time frame, the person or persons then proceeds with Private functions.

2: Private:

This includes process beginning with personal hygiene and ending with sleep. The act of sleeping itself can be an either private or shared activity.
SITE ANALYSIS

CONTENTS

A: PHYSICAL DATA:

1: Site Location:
2: Land Use:
3: Geology and Soils:
4: Climate:
5: Topography:
6: Water:

B: SPIRITUAL QUALITIES:

1: Response to Environment:
1. Site Location:

San Pedro Canyon Estates is 498.43 acres\(^1\) of prime lakefront property located three (3) miles north and west of Del Rio on the Amistad International Reservoir. The Estates are on the southeast corner of the lake and are conveniently located between Highways 277/377 and U.S. Highway 90. (figure 3.1) Spur 454 acts as the southwest boundary for the site, as well as the access road.

![Specific Area Map](Image)

**Figure 3.1**

source: International Boundary and Water Commission
a. San Pedro Canyon Estates (SPC) are bounded on the east by the Claude Kelly Ranch, on the southeast by the Lakeridge Estates, and on the southwest by the Lakeview Addition. (Figure 3.2) The north and west edges of the site are determined by the fluctuations of Lake Amistad.
b- The H-Land Company owns San Pedro Village at the southwest corner of SPGE. Their site consists of a peninsula and a section that penetrates the Peekskill Corp. property. H-Land Co. has plotted eight (8) rectangular blocks consisting of eighty (80) Low Income residential lots. Of that amount, one (1) has been sold and developed upon. The Peekskill Investment Corporation has plotted 132 High Income lots on the northwest peninsula of SPGE, of which 19 have been purchased and developed. The remainder of the site has been zoned as in Figure 3.3. The zoning provides an area in the middle of SPGE property that can be developed commercially. A mixed use project such as a resort complex could be established here.

COMPREHENSIVE PLAN

Site Location

Lake Amsbad

- R1-8 Single Family
- M1-2 Multi Family
- C1-2 Commercial

Figure 3.3

source: Comprehensive Plan: C.A. Bolner Engineer

25
Circulation to the northwest peninsula consists of a major thoroughfare that intersects Spur 454 on the south end of the site. (Figure 3.4)

Collector streets branch off from the main thoroughfare and into the residential blocks. There are several roads planned for the near future.

Figure 3.4

Source: Existing Improvements Plan; C.A. Bolner Engineer
Figure 3.5 shows the electrical easement running the length of the eastern most site boundary. This easement also contains television and telephone cables. There are no organized disposal systems existing or planned for the SPGE area. A resort facility would demand the installation of such a waste discharge system. At present, each residence utilizes individual septic tanks for sewage disposal.
3. Geology and Soils:

a- Figure 3.6 shows the proposed site to consist of 55% Felipe and 30% Zorra type soils. The remaining 15% consists of Rock Outcrop and other soil types. Surface runoff is rapid and erosion hazard is fairly severe. Short grasses, woody plants, and low shrubs are the common vegetation present, with the lack of any trees. There is no known soil bearing strength for the Del Rio area. Knowing that Caliche is the predominant soil, we can assume 5000 pounds per square foot of bearing strength.

Figure 3.6

source: Val Verde Soil Survey; U.S. Dept. of Agriculture
4: Climate:

a- The Del Rio area receives an average of eighteen (18) inches of rain annually. The monthly distribution shows May, June and September to be the wettest of the year. (figure 3.7) There is less than one (1) inch of snow per year.

MONTHLY PRECIPITATION (in.)

DUL RIO, TX.

Figure 3.7

The average wind direction is from the south-southeast at an average speed of three (3) to five (5) miles per hour December through February, and ten (10) to fifteen (15) mph March through November. The breezes come from inland and blow towards the lake. The temperature of these breezes are probably warmer in temperature than the breezes that occasionally blow off the lake.

**Figure 3.8**

John Marin of Trinity Testing Corporation in San Antonio, Texas, said there are very little knowns in the Del Rio area. This applies to wind loads also. According to Rusty Thomas of Fanning Fanning & Agnew in Lubbock, Texas, the winds in Del Rio are comparable to Lubbock's. Therefore, for a height of 0-20 feet, design loads are 26.5 pounds per square foot. For 20-40 feet, the load is 28.7 pounds per square foot. For a 40-60 foot height, the design loads are 33.2 pounds per square foot.

e- Sixty-five percent (65%) is the average amount of sunshine to bathe the Del Rio area annually. During July and August it is as high as 80%, while from November to February it is sunny 59% of the time. Tables 13 and 14 in appendix B show the sun's height on the 21st of each month at 8:00 am and 3:00 pm. The tables conclude that Del Rio's direct sun rays add to heat gain in the summer and should be handled accordingly.

d- Table 15 in appendix B shows the High, Medium and Low temperatures for each month. May through September are the months that express a temperature of 90° or above. The coldest months are December, January, and February, but it rarely gets below freezing. The average temperature is not over 86° or under 50°.

e- The humidity for the region varies between 50% and 60% with the annual average at 59%. The months of March and April show the lowest with 51%, while from October to January it is highest at 59%.  

5: Topography:

The site grading ranges from a gradual slope on the south end to some very steep banks on the north end. (figure 3.9) The ridge lines,
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e- The humidity for the region varies between 50\% and 60\% with the annual average at 59\%. The months of March and April show the lowest with 51\%, while from October to January it is highest at 59\%.\textsuperscript{13}

5: Topography:

The site grading ranges from a gradual slope on the south end to some very steep banks on the north end.\textsuperscript{14} (figure 3.9) The ridge lines,
Figure 3.9

Source: Hydrology Survey Plan; C.A. Bolner Engineer
floodplain limits, and drainage swales are as noted in Figure 12. The circulatory roads are on high ground and as near the ridge as possible.

6: Water:

a- All the water supply lines are in the streets as in Figure 3.4. The water is from wells that feed directly to the residences. A "golf-ball" water tower is proposed for SPCs and this would furnish a resort complex with its water supply.

b- Drainage to the lake is natural and is as seen in Figure 3.10.

B: SPIRITUAL QUALITIES:

1: Response to Environment:

A resort community and its structures should not invade, but compliment and uplift its surroundings. A resort complex can adhere to one of two hotel theories.15 (1) It can be formal and a total change for the patrons, or (2) it can be informal and a "home away from home".

The environment should not suffer from a man made addition. All wastes and supplies must be handled properly. The use of existing R.O.U.'s are one way, as is the use of the site without major alterations.
DRAINAGE SWALES

Figure 3.10

source: Hydorlogy Survey Plan; C.A. Bolner Engineer
SITE ANALYSIS

BIBLIOGRAPHIC NOTES

1. C.A. Bolner, "Comprehensive Plan", (San Antonio, Tx.)

2. Ibid.

3. C.A. Bolner, "Existing Improvements" Plan, (San Antonio, Texas)

4. Ibid.


7. Rusty Thoma, phone conversation; Fanning, Fanning & Agnew Inc., 11-83.


9. Ibid.

10. Ibid.

11. Ibid.

12. Ibid.

13. Ibid.

14. C.A. Bolner, "Hydrology Survey" Plan, (San Antonio, Texas)


SYSTEMS PERFORMANCE CRITERIA

CONTENTS

A: STRUCTURAL:
   1: General:
   2: Exterior Enclosure:
   3: Interior Elements:

B: MECHANICAL:
   1: Heating:
   2: Cooling:

C: ELECTRICAL:
   1: Power:
   2: Lighting:
   3: Safety:

D: PLUMBING:
   1: Supply:
   2: Disposal:
   3: Safety:

E: SERVICE:
   1: Shipping/Receiving:

F: CONVEYING SYSTEMS:
Will conform to the Southern Building Code (SBC) regulations.

1: General:

a- Public and Semi-Private Areas:

Concrete construction systems are the preferred type, but they are uneconomical for low rise development. The steel post and beam system is the least expensive and the quickest to install. Steel bar joists are the most economical floor structure, but the composite floor slab is preferred.

Structural system should allow for versatility of space in appropriate areas. An example of these areas would be meeting halls, dance halls, and the like.

System will allow flexibility of open space, for free movement of live loads that consist of furniture, and persons.

b- Private Areas:

Structure should be more static and rigid, allowing for less flexibility of space, except for live load movement.

2: Exterior Enclosure:

Since the location is in a semi-tropical area, the utilization of breezes, sun, and shade should be taken into account for a cost effective design.

Appropriate and effective use of natural lighting can reduce the amount of artificial lighting needed.

The exterior materials should reflect the site and its regional locale.

Maintenance free materials are preferred, but at least provide materials with an ease of maintenance.
3: Interior Elements:

Flexibility of spaces to be obtained by appropriate use of mobile partitions. (see Structural: A: 1)

Openness of the public spaces should respond to the site, weather, location, and user groups.

3: MECHANICAL:

Should follow SBC criteria.

1: Heating:

   a- The region requires only occasional heating periods. (see Climate under Physical Data and Site Analysis A:4:4d)

   b- Reduction of heating costs and requirements can be obtained by Passive Solar means.

       ie:

       -acceptance and retention of solar radiation in required amounts.
       -Least amount of exposure to the North.
       -Most amount of exposure to the East, West, and South.

   c- In Private areas heating/cooling can be obtained by individual HVA/C units for each accommodation.

   d- A Central HVA/C system could be supplied for the Public and Semi-Public areas.

2: Cooling:

   a- In this location an Evaporative Cooling system could be an economical solution.

   b- A forced air system could be more effective as well as adaptable for heating purposes.
c- The location of a central system should be easily reached for mainte-
nance and yet centrally located.

d- A good control on the sound isolation techniques should be established.

3. ELECTRICAL:

Must conform to SBC specifications.

1. Power:

The site is supplied with all electric power. The electrical Right-of-Way

can be adjusted and tapped into accordingly.

2. Lighting:

a- Fluorescent and Incandescent lighting is to be supplemented by natu-

ral light to reduce loads and cost.

b- General area lighting is to be augmented by Local area lighting, ie

lamps, spots, floods etc.

c- Accent lighting should be utilized both on the interior and exterior

to add pleasing effects and changes in mood.

d- The General lighting layout should comply with the structural system

as much as possible.

e- The illumination of the grounds should be executed not only for en-

joyment but for protection. The parking, pools, and exterior corridors

are examples.

f- A supplementary system is to be installed in the case of an emergency.

This system could be battery or generator driven.

g- Some suggested illumination levels are listed in Table 4.1
<table>
<thead>
<tr>
<th>LIGHTING LEVELS (footcandles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting Rooms ................ 35 fc</td>
</tr>
<tr>
<td>Corridors ...................... 15 fc</td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td>Outdoor ........................ 1 fc</td>
</tr>
<tr>
<td>Enclosed ....................... 5-10 fc</td>
</tr>
<tr>
<td>Vanity ........................ 50 fc</td>
</tr>
</tbody>
</table>

Table 4.1

source: Marriott Corporation Wash. D.C.
3: Safety:

a- A type of smoke alarm system should be installed for protective purposes.

b- This system should be available for use by anyone at anytime.

c- The system should be in contact with proper authorities.

d- A system utilizing video cameras for protection should be considered.

D: PLUMBING:

The plumbing system is to conform to the National Plumbing Code and the SBC.

1: Supply:

a- The water supply is from wells located on the site itself. (see Water under Site Analysis A:6:1a)

b- A larger water supply is needed for a project of this scope.

c- All lines should be easily accessible for maintenance.

d- All supply cutoffs should be located in their appropriate places.

2: Disposal:

a- Plans need to be initiated regarding the installation of an organized sewage system. (see Land Use under Site Analysis A:2:1d) The resort complex will need an efficient discharge system.

b- All cleanouts should be appropriately located and with easy access.

3: Safety:

An effective sprinkler system needs to be devised so as to douse any fire that may get started.
1: SHIPPING/RECEIVING:

a- Supplies and merchandise entering or leaving the complex should be handled as inconspicuous and as easily as possible.

b- The facility that handles such activities should be centrally located but yet be considered a semi-private organization.

c- The facilities that service the complex should be central to the main service area and yet have easy access to all parts of the complex.

F: CONVEYING SYSTEMS:

a- Elevator types will be determined by the height of the building itself. In this region and on this site, a low-rise concept is very acceptable.

b- With a low-rise theme, another possibility for level change systems would be the escalator.
INTRODUCTION

The size of a hotel, whether it be a resort or a downtown hotel, is determined by the number of room units proposed. The quantity of guest spaces is determined and then the support facilities are sized accordingly. The Employee/Guest ratio for a resort is 1.5 to 1. Not all of these employees would be present at the same time, but all would be available. The high ratio is a result of the many varied positions that are required to provide for the needs and services of the resort complex.

Peekskill Investment Corporation requires an initial room count of at least 200 units in this, the first in a series of phases for the hotel.

The net to gross square footage ratio for resort hotels fluctuates around 40 percent.
### Guest Rooms

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Description</th>
<th>Includes Toilet</th>
<th>Square Feet</th>
<th>Cost per Room</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1: 125 Double B.R.</td>
<td>360 net x 125 rooms = 45,000 net</td>
<td>360 net</td>
<td>125 rooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A2: 75 King B.R.</td>
<td>320 net x 75 rooms = 24,000 net</td>
<td>320 net</td>
<td>75 rooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A3: 6 Suites</td>
<td>360 net x 6 rooms = 2,160 net</td>
<td>360 net</td>
<td>6 rooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A4: 1 Presidential Suite</td>
<td>460 net x 1 room = 460 net</td>
<td>460 net</td>
<td>1 room</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A5: 1 Vice Pres. Suite</td>
<td>400 net x 1 room = 400 net</td>
<td>400 net</td>
<td>1 room</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A6: 17 Cabanas</td>
<td>600 net x 17 rooms = 10,200 net</td>
<td>600 net</td>
<td>17 rooms</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

225 total accommodations

Net subtotal: 82,220 net

---

Square footage per person estimated according to Marriott Corporation standards unless otherwise noted.
## CORE FACILITY/ADMINISTRATION:

<table>
<thead>
<tr>
<th>Role</th>
<th>Calculation</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lobby</td>
<td>15 net/ person x 230 persons = 3450 net/</td>
<td></td>
</tr>
<tr>
<td>Front Desk</td>
<td>30 net/ person x 5 persons = 150 net/</td>
<td></td>
</tr>
<tr>
<td>Gen. Mgr.</td>
<td>75 net/ person x 4 persons = 300 net/</td>
<td></td>
</tr>
<tr>
<td>Asst. Mgr.</td>
<td>75 net/ person x 4 persons = 300 net/</td>
<td></td>
</tr>
<tr>
<td>(2) Secretaries</td>
<td>50 net/ person x 5 persons = 250 net x 2 = 500 net/</td>
<td></td>
</tr>
<tr>
<td>Sales</td>
<td>75 net/ person x 5 person = 375 net/</td>
<td></td>
</tr>
<tr>
<td>Personnel</td>
<td>50 net/ person x 10 persons = 500 net/</td>
<td></td>
</tr>
<tr>
<td>Accounting</td>
<td>50 net/ person x 6 persons = 300 net/</td>
<td></td>
</tr>
<tr>
<td>Baggage</td>
<td>100 net/ person x 3 persons = 300 net/</td>
<td></td>
</tr>
<tr>
<td>Reception/Info.</td>
<td>50 net/ person x 3 persons = 150 net/</td>
<td></td>
</tr>
<tr>
<td>Telephone Board</td>
<td>100 net/ person x 2 persons = 200 net/</td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td></td>
<td>700 net/</td>
</tr>
<tr>
<td>Men/Women</td>
<td>75 net/ person x 4 persons = 600 net/</td>
<td></td>
</tr>
</tbody>
</table>

**Net subtotal**: 8425 net/
C: GENERAL SUPPORT FACILITIES:

C:1: Laundry
   100 net\$person x 20 persons = 2000 net\$
C:2: Linen Issue
   150 net\$person x 5 persons = 750 net\$
C:3: (2) Employee Lockers /R.R
   22 net\$person x 50 persons x 2 = 2250 net\$
C:4: Housekeepers Office
   70 net\$person x 5 persons = 350 net\$
C:5: Maid Equip. Room
   75 net\$person x 8 persons = 600 net\$
C:6: Maid Storage
      500 net\$
C:7: Maint. Shop
   200 net\$person x 5 persons = 1000 net\$
C:8: Maint. Office
   75 net\$person x 4 persons = 300 net\$
C:9: Shipping/Receiving
   80 net\$person x 15 persons = 1200 net\$
C:10: Refrigerated Trash Sto.
      500 net\$
C:11: Trash Compactor
      400 net\$
C:12: Mechanical: 7% of Core Facility, Dining, Entertainment,
      Retail & Support 9170 net\$
net subtotal 19,020\$

D: DINING:

D:1: Informal Dining
   300 seats at 25 net\$each = 7500 net\$
D:2: Coffee Shop
   200 seats at 28 net\$each = 5600 net\$
D:3: Specialty Rest
   100 seats at 28 net\$each = 2800 net\$
D:4: Gourmet Rest
   75 seats at 28 net\$each = 2100 net\$
D:5: Ballroom/Theatre/
     Banquet/Meeting
   1500 seats at 28 net\$each = 42,000 net\$
D:6: (8) Seminar Rooms
     50 seats at 25 net\$each x 8 = 10,000 net\$
net subtotal 70,000\$

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I: DINING SUPPORT:

E: Main Kitchen
E: China, Glass
Silver Storage
E: Staff Dining
E: Dry Storage
E: Walk-In Refrigeration
E: Beverage Storage

300 net\$ per person x 30 persons = 9000 net\$

F: 750 net\$

150 seats at 20 net\$ each = 3000 net\$

E: 1000 net\$

E: 1000 net\$

E: 750 net\$

net subtotal = 15,500 net\$

F: ENTERTAINMENT:

F: Nightclub
F: (2) Bars
F: (2) Cocktail Lounges
F: Lobby Lounge

250 seats at 20 net\$ each = 5000 net\$

75 seats at 15 net\$ each = 1125 net\$

100 seats at 15 net\$ each = 1500 net\$

150 seats at 15 net\$ each = 2250 net\$

net subtotal = 12,500 net\$

G: RETAIL:

G: Beauty Shop
G: Barber Shop
G: Gift Shops (8)\(^9\)
G: Sports Shops\(^10\)
G: Drug Storage
G: Tourist Information

50 net\$ per person x 12 persons = 600 net\$

50 net\$ per person x 12 persons = 600 net\$

40 net\$ per person x 15 persons = 600 net\$

50 net\$ per person x 16 persons = 800 net\$

50 net\$ per person x 12 persons = 600 net\$

50 net\$ per person x 6 persons = 300 net\$

net subtotal = 7,700 net\$
Hi: RECREATION:

Hi:1: Men's Lockers
  50 net $/person x 20 persons = 1000 net $

Hi:2: Women's Lockers
  50 net $/person x 20 persons = 1000 net $

Hi:3: Indoor Pool
  100 net $/person x 40 persons = 4000 net $

Hi:4: Equipment Room
  10% of pool area = 400 net $

Hi:5: Tennis Courts (2)

Hi:6: Racquetball Courts (2)

Hi:7: Putting Green

Hi:8: Shuffle Boards (4)

Hi:9: Outdoor Pool

Hi:10: Sauna (2)
  30 net $/person x 10 persons x 2 = 600 net $

net subtotal 7000 $

total net assignable 222,365 $

222,365 $ x 1.411 = 311,311 gross square footage

J: MISC:

J:1: Parking:

A rule of thumb for determining the number of parking spaces for a resort hotel is, 1.3 cars per guest room. Using this figure multiplied by the 225 rooms results in 293 spaces for cars. The extra spaces serve the restaurants, bars, and shops.

The amount of square footage per car depends on the angle of parking chosen. (table 5.1)
<table>
<thead>
<tr>
<th>PARKING SQUARE FOOTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>30° parking</td>
</tr>
<tr>
<td>45° parking</td>
</tr>
<tr>
<td>60° parking</td>
</tr>
<tr>
<td>90° parking</td>
</tr>
</tbody>
</table>

Table 5.1

Source: Walt Calvert parking information.
BIBLIOGRAPHIC NOTES

SPACE SUMMARY


2 Ibid.


4 Criteria/Program Summary of a Resort Hotel in Virgin Islands, Marriott Corp.

5 Ibid.

6 Long, op. cit.

7 Ibid.

8 Ibid.

9 Ibid.

10 Ibid.

11 Marriott Corp. op. cit.

12 Tommy Henry, phone conversation, Marriner Development Corporation, Houston, Texas 11-8-83
# Detailed Space List

## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A: Guestrooms</td>
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<tr>
<td>B: Core Facility/Administration</td>
<td>64</td>
</tr>
<tr>
<td>C: General Support</td>
<td>75</td>
</tr>
<tr>
<td>D: Dining</td>
<td>81</td>
</tr>
<tr>
<td>E: Dining Support</td>
<td>87</td>
</tr>
<tr>
<td>F: Entertainment</td>
<td>88</td>
</tr>
<tr>
<td>G: Retail</td>
<td>91</td>
</tr>
<tr>
<td>H: Recreation</td>
<td>92</td>
</tr>
</tbody>
</table>
Area: A1: Double Bed Room

Quantity: One hundred twenty-five (125)

Expected No. of Occupants: Two (2) minimum

Four (4) maximum

Floor Area (S.F.): 360 net sq each

Criteria: Functional, Qualitative, Technical:

-The purpose of a double room is to accommodate two to four persons with
the maximum of efficiency and the minimum of luxury.

-An atmosphere of comfort and homeyness, should be conveyed.

-This is the most private of the hotel's functions and it should facili-
tate such activity.

-The air circulation method is to be an individual HVA/C unit for each
living accommodation.

Environmental Requirement:

-Room configuration could be a typical compared to current hotel accommo-
dations of this type.

-Localized lighting to play an important role as should indirect and
general lighting techniques.

-Wall construction and acoustics are to prevent the transmission of
noises from room to room.

-Ventilation to be provided by operable windows and individually con-
trolled HVA/C units.

Furnishings/Equipment/Storage Requirements:

-The minimum of furniture and equipment is to be supplied in a double
room, yet enough good quality furnishings to make it comfortable.

List:

- chairs
- couch

Storage:

- Linnen
- Dirty Laundry
- Hanging clothes
List:
- Lamps
- Coffee tables
- Desks
- Beds
- Telephone
- Radio
- T.V.

Storage:
- Folding clothes
- Counter space
- Open shelving
- Closed shelving
- Hygiene storage
At GUEST ROOMS:

Area: A:2: King size Bed Room

Quantity: Seventy-Five (75)

Expected No. of Occupants: two (2) maximum, one (1) minimum

Floor Area (S.F.): 360 net sf each

Criteria: Functional, Qualitative, Technical:

- The function of a King-size room is to accommodate one to two persons with the maximum of efficiency and the minimum of luxury. The King should, however, provide a level of comfort above that of the Double room.

- This is one of the hotel's most private functions and it should promote such activities.

- The method for air circulation is to be an individual unit for each room.

Environmental Requirements:

- Room shape is to differ from the normal, accepted configurations for King accommodations. The minimum should be 14 feet x 19 feet, excluding toilet.

- Local lighting techniques should supplement general lighting, as should indirect lighting.

- Wall construction and acoustics are to prevent the transmission of noises from room to room.

- Ventilation will be provided by operable windows and individually controlled HVA/C units.

Furnishings/Equipment/Storage Requirements:

- The King size room should maintain basically the same quality of equipment and furnishings as the Double room except for a King size bed.

List:

<table>
<thead>
<tr>
<th>Chairs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Couch</td>
</tr>
<tr>
<td>Endtables</td>
</tr>
</tbody>
</table>

Storage:

| Linen |
| Dirty Laundry |
| Hanging Clothes |

56
<table>
<thead>
<tr>
<th><strong>List:</strong></th>
<th><strong>Storage:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lamps</td>
<td>Folding Clothes</td>
</tr>
<tr>
<td>Coffee tables</td>
<td>Counter space</td>
</tr>
<tr>
<td>Desks</td>
<td>Open shelving</td>
</tr>
<tr>
<td>Beds</td>
<td>Closed shelving</td>
</tr>
<tr>
<td>Telephone</td>
<td>Hygiene storage</td>
</tr>
<tr>
<td>Radio</td>
<td></td>
</tr>
<tr>
<td>T.V.</td>
<td></td>
</tr>
</tbody>
</table>
Area: A13; Suite

Quantity: Six (6)

Expected No. of Occupants: Two (2) maximum, one (1) minimum

Floor Area (S.F.): 360 net² each

Criteria: Functional, qualitative, technical:

- The purpose of Suite types of accommodations, is to offer luxury surroundings above and beyond that of Double and King units.
- The Suite should generously accommodate one to two persons, remembering that this is a very private activity.
- Air supply is to be handled by an individually controlled HVAC unit in each room.

Environmental Requirements:

- The room configuration should be unique through area arrangements.
- Localized lighting, area lighting, exterior lighting and indirect lighting should supplement natural and general lighting techniques.
- Wall construction and acoustics are to prevent the transmission of noises from room to room.
- Location of the suite should play an important role in its environment.

Furnishings/Equipment/Storage Requirements:

- The Suite will have basically the same list of furnishings but of better quality.

<table>
<thead>
<tr>
<th>List</th>
<th>Storage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chairs</td>
<td>Linen</td>
</tr>
<tr>
<td>Couch</td>
<td>Dirty Laundry</td>
</tr>
<tr>
<td>Endtables</td>
<td>Hanging Clothes</td>
</tr>
<tr>
<td>Lamps</td>
<td>Folding Clothes</td>
</tr>
<tr>
<td>Coffee tables</td>
<td>Counter space</td>
</tr>
<tr>
<td>Desks</td>
<td>Open shelving</td>
</tr>
<tr>
<td></td>
<td>Closed shelving</td>
</tr>
</tbody>
</table>
List:
Telephone
Radio
T.V.

Storage:
Hygiene Storage
GUSSTROOMS:

Area: A14: Presidential Suite

Quantity: One (1)

Expected No. of Occupants: two (2) maximum, one (1) minimum

Floor Area (S.F.) 460 net sq' each

Criteria: Functional, Qualitative, Technical:

-The Presidential Suite is to accommodate one to two well-to-do patrons, or visiting dignitaries etc.

-The Presidential Suite's surroundings should be the most luxurious in the hotel.

-The Suite should possibly be located away from the mainstream of activities.

-Privacy and security are of the utmost importance.

-The supply of air and ventilation will be handled by operable windows and an individually controlled HVA/C system.

Environmental Requirements:

-Location of the Presidential Suite should take into account the best views.

-The room configuration should consist of several different areas, i.e. Living, Kitchen, Dining, etc.

-Wall construction and acoustics should insure privacy and security.

Furnishings/Equipment/Storage Requirements:

-The equipment and furnishings in the Presidential Suite should be the most luxurious and plentiful in the hotel.

<table>
<thead>
<tr>
<th>List:</th>
<th>Storage:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chairs</td>
<td>Linen</td>
</tr>
<tr>
<td>Couch</td>
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</tr>
<tr>
<td>Endtables</td>
<td>Hanging clothes</td>
</tr>
<tr>
<td>Lamps</td>
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</tr>
<tr>
<td>Coffeestables</td>
<td>Counter space</td>
</tr>
<tr>
<td></td>
<td>Open shelving</td>
</tr>
</tbody>
</table>
List:
- Beds
- Telephone
- Radio
- T.V.

Storage:
- Closed shelving
- Hygiene storage
Area: A15: Vice-Presidential Suite

Quantity: One (1)

Expected No. of Occupants: two (2) maximum, one (1) minimum

Floor Area (S.F.): 400 net² each

Criteria: Functional, Qualitative, Technical:

- The Vice-Presidential Suite is to be outdone only by the Presidential Suite. It is to accommodate one of two special guests in plush surroundings.

- Location of the Suite should be near the Presidential Suite and away from the main public.

- Security and Privacy are necessities.

- An individually controlled HVA/C unit will supply air-conditioning and heat.

Environmental Requirements:

- The configuration of the Vice-Presidential Suite should resemble the Presidential Suite. There is possibility of separate areas such as living, dining, etc.

- The location should reflect its purpose and function.

- Acoustics and construction should eliminate sound transference.

Furnishings/Equipment/Storage Requirements:

- Vice Presidential furnishings should be close in caliber to the Presidential Suites' own equipment.
GUESTROOMS:

Area: A.16: Cabana

Quantity: Seventeen (17)

Expected No. of Occupants: three (3) maximum, one (1) minimum

Floor Area (S.F.): 600 net sq. each

Criteria: Functional, qualitative, technical:

- The purpose of a Cabana is to provide an alternative to the other hotel accommodations.
- It will provide space for one to three people.
- Its location could be separate from the other living areas.

Environmental Requirements:

- The location should reflect the Cabana's function.
- The room configuration should be atypical yet simple.
- Acoustic and wall treatments should eliminate or reduce the transfer of sound.

Furnishings / Equipment / Storage Requirements:

- The Cabana furnishings should be different from the other accommodations, possibly a Spanish motif.
Area: B1: Lobby

Quantity: One (1)

Expected No. of Occupants: two hundred thirty (230) maximum

Floor Area: (S.F.): 3450 sq. net

Criteria: Functional, Qualitative, Technical:

- This lobby facility is the most public of all areas in the hotel.
- The lobby functions as a central core and congregating area as well as a circulation space with connections to many other areas. i.e. retail, entertainment, dining, etc.
- A blend of homeliness, with some glamour and excitement is the desired atmosphere.
- Provision for an area to be utilized as a money exchange facility. i.e. Pesos to Dollars and vice versa.

Environmental Requirements:
- Possibilities of different levels. i.e. atrium, courtyard, semi-enclosed etc.
- Possibilities for many different areas and spaces of varying sizes and configurations.
- Day lighting to play an important role in lobby.
- Specific lighting techniques to emphasize certain important areas. i.e. entrances, exits, bars, retail, front desk, etc.
- Acoustics to let "activity sounds" to be heard in appropriate surrounding areas.
- Ventilation could be supplied by natural breezes and supplemented by the central system.
- Much space to be left for circulation.

Furnishings/Equipment/Storage Requirements:
- In appropriate areas of the lobby comfortable chairs and couches should be provided for the function of gatherings.
-These gathering areas will be utilized for the meeting of people, relaxing, and the watching of other activities.

-The main function of a lobby is a transition space and a circulation space.
Core: FACILITY/ADMINISTRATION:

Area: B:2: Front Desk

Quantity: One (1)

Expected No. of Occupants: Twenty-Five (25) maximum

Floor Area (S.F.): 750 sq net

Criteria: Functional, Qualitative, Technical:
- The Front Desk functions off of the lobby.
- The Front Desk registers and checks out hotel patrons and provides necessary services such as mail, messages and keys.
- The desk should be well visible and easily accessible.
- Friendly atmosphere with quick and efficient service.

Environmental Requirements:
- Expression of welcome, friendliness and helpfulness.
- Connection with Lobby, Administration Offices, Baggage, and Telephone Switchboard.

Furnishings/Equipment/Storage Requirements:
- Large desk with provisions for phone, computer and security hook-ups.
- Storage for Mail, Keys, and filing cabinets.
GORE FACILITY/ADMINISTRATION:

Area: 3; General Manager:
Quantity: One (1)
Expected No. of Occupants: Four (4) maximum
Floor Area (S.F.): 300^2 net

Criteria: Functional, Qualitative, Technical:
- This office is in charge of all facilities and functions in the hotel.
  It must reflect this position in decor and atmosphere.
- The office should have connections to a Secretary and appropriate other executive offices.

Environmental Requirements:
- The office is to be comfortable, exclusive, and impressive.
- Expressive of authority.

Furnishings/Equipment/Storage Requirements:
- Comfortable chairs
- Couch
- Large desk
- File cabinet
- Plants
- Bookcases
- Coat Closet
CORE FACILITY/ADMINISTRATION:

Area: B14: Assistant Manager

Quantity: One (1)

Expected No. of Occupants: Four (4) maximum

Floor Area (S.F.): 300sf net

Criteria: Functional, Qualitative, Technical:

- This office’s purpose is to assist the General Manager in affairs that concern the hotel.
- It should connect with a Secretary, the General Manager, and other appropriate offices.

Environmental Requirements:

- The office atmosphere will be comfortable and exclusive.
- Air supply will be from a central system and from operable windows.

Furnishings/Equipment/Storage Requirements:

- Comfortable chairs
- Couch
- Large desk
- File cabinet
- Plants
- Bookcases
- Coat closet
CORE FACILITY/ADMINISTRATION:

Area: B15: Secretary

Quantity: Two (2)

Expected No. of Occupants: Five (5) Maximum

Floor Area (S.F.): 250 net sq each

Criteria: Functional, Qualitative, Technical:

- The Secretaries office is to assist and support the head administration offices, ie. General and Assistant Managers.

- It should be easily accessible for the public as well as for the hotel staff.

Environmental Requirements:

- The office emphasis should be on functionality.

Furnishings/Equipment/Storage Requirements:

- Chairs
- Plants
- Large Desk
- File Cabinets
- Book Cases
CORE FACILITY/ADMINISTRATION:

Area: B16: Sales

Quantity: One (1)

Expected No. of Occupants: Five (5) maximum

Floor Area (S.F.): 375

Criteria: Functional, Qualitative, Technical:

-The Sales department is responsible for special bookings, such as group rates. It also is responsible for the hotel's public relations.

Environmental Requirements:

-The office emphasis should be on functionality.

Furnishings/Equipment/Storage Requirements:

-Five desks
-Five chairs
-File cabinets
-Coat closets
-Desk lamps
-Computer Hook-ups
**CORE FACILITY/ADMINISTRATION:**

**Area:** Bi7; Personnel

**Quantity:** One (1)

**Expected No. of Occupants:** Ten (10) maximum

**Floor Area (S.F.):** 500 net

**Criteria: Functional, Qualitative, Technical:**

- The Personnel department is the mediator between management and employees. It is also responsible for the hiring and firing of the personnel.

**Environmental Requirements:**

- The office should emphasize functionality

**Furnishings/Aquipment/Storage Requirements:**

- Ten Work Desks
- Ten chairs
- File cabinets
- Desk lamps
- Computer Hook-ups
Area: B:8; Accounting
Quantity: One (1)
Expected No. of Occupants: Six (6) maximum
Floor Area (S.F.): 300 net

Criteria: Functional, Qualitative, Technical:
- The Accounting office is responsible for the economic upkeep of the hotel. All records on money spent, and money made, are kept by the Accounting office.

Environmental Requirements:
- The emphasis of the office should be on functionalism

Furnishings/Equipment/Storage Requirements:
- Six Work Desks
- Six Chairs
- File Cabinets
- Desk Lamps
- Computer Hook-ups
COR: FACILITY/ADMINISTRATION:

Area: B:9: Baggage

Quantity: One (1)

Expected No. of Occupants: Three (3) maximum

Floor Area (S.F.): 300 sq net

Criteria: Functional, Qualitative, Technical:

- The function of the Baggage department is to check, load, and carry patrons' luggage to their assigned accommodations.

Environmental Requirements:

- This area is basically for storage of lost luggage and a waiting area for the baggage handlers.
- The area should be totally functioned.

Furnishings/Equipment/Storage Requirements:

- Three chairs
- Luggage Storage racks
Area: B10: Reception/Information

Quantity: One (1)

Expected No. of Occupants: Three (3) maximum

Floor Area (S.F.): 150\text{sf net}

Criteria: Functional, Qualitative, Technical:

- This area should be considered a reception desk that is located in the lobby area.

Environmental Requirements:

- The area should be open and inviting for persons wanting information about the hotel, the city, etc.
GENERAL SUPPORT FACILITIES:

Area: C.1: Laundry

Quantity: One (1)

Expected No. of Occupants: Twenty (20) maximum

Floor Area (S.F.): 2000 ft² net

Criteria: Functional, Qualitative, Technical:

- The laundry area is to be the cleaning space for all the linen and cloth material that is used by the hotel.

- It will also function as a cleaning service for hotel patrons for a fee.

Environmental Requirements:

- The laundry area is purely a service space and therefore should function as such, with a minimum of luxury.

- Access to Linen Issue.

Furnishings/equipment/Storage Requirements:

- The equipment should be heavy duty and fit for professional use.

- Dryers

- Washers

- Folding counters near dryers

- Open shelves for storage.
General Support Facilities:

Area: C:2; Linen Issue

Quantity: One (1)

Expected No. of Occupants: Five (5) maximum

Floor Area (S.F.): 750² net

Criteria; Functional, Qualitative, Technical:

- The function of the Linen Issue area is to obtain the freshly cleaned laundry from the Laundry area, store it, and then issue it to maids, who in turn restock the various rooms.
- This Linen area should be located near the Laundry and Maid Equipment Room.

Environmental Requirements:

- This is a purely functional storage and issue space.
- The storage should prevent mildew or linens

Furnishings/Equipment/Storage Requirements:

- 100 feet of shelves
- Closet space
GENERAL SUPPORT FACILITIES:

Area: C14: Housekeepers Office

Quantity: One (1)

Expected No. of Occupants: Five (5) maximum

Floor Area (S.F.): 3504 net

Criteria: Functional, Qualitative, Technical:

- This office space functions as a control center for the Maids and Housekeepers.

- It will function as a meeting place, personnel records, etc.

- It is not a public area so a minimum of luxury is required.

Environmental Requirements:

- The office is purely a control space for service facilities and should not be viewed as a "faculty lounge".

Furnishings/Equipment/Storage Requirements:

- Maximum efficiency and minimum of comfort.

- Chairs

- Desk

- File cabinet

- Shelves
GENERAL SUPPORT FACILITIES:

Area: C15: Maid Equipment Room.

Quantity: One (1)

Expected No. of Occupants: Eight (8) maximum

Floor Area (S.F.): 600 sq ft net

Criteria: Functional, Qualitative, Technical:

- The purpose of the maid's equipment room is to provide storage for work utensils and general equipment.
GENERAL SUPPORT FACILITIES:

Area: C47: Maintenance Shop

Quantity: One (1)

Expected No. of Occupants: Five (5) maximum

Floor Area (S.F.): 10004 net

Criteria: Functional, Qualitative, Technical:

-The maintenance shop provides maintenance services for hotel equipment and work utensils.

-Services include mechanical systems upkeep and electrical appliance repair.

Furnishings/equipment/Storage Requirements:

- Repair tools
- Metal working tools
- Electrical working tools
DINING:

Area: D1: Informal Dining

Quantity: One (1)

Expected No. of Occupants: Three hundred (300) maximum

Floor Area (S.F.): 7500 net

Criteria: Functional, Qualitative, Technical:

- This eating area should feature standard typical foods for a variety of customers.
- The emphasis should be on fairly speedy service but yet good quality food.
- Access to an outdoor area is possible.
- Some customers expected to be of local origin.
- It should be located near the main kitchen.

Environmental Requirements:

- The atmosphere is to be informal yet comfortable, inviting, and non-rushed.
- Open planning should be considered, as to compliment the more intimate Specialty & Gourmet Restaurants.
- Lighting should accent and compliment the space.
- Waiting area could be in adjacent bar.

Furnishings/Equipment/Storage Requirements:

- Provisions should be made to accommodate both large and small parties.
- Tables, (Large, Small)
- Chairs
Area: D:2: Coffee Shop

Quantity: One (1)

Expected No. of Occupants: Two hundred (200) maximum

Floor Area (S.F.): 5600² net

Criteria: Functional, Qualitative, Technical:

- This eating area will feature quickly served foods, such as sandwiches.
- A cafeteria style of ordering is appropriate
- Access to the outside
- Most customers will patronize the shop from a spontaneous impulse.
- This shop could have its own food preparation equipment

Environmental Requirements:

- The Coffee Shop should not tempt patrons to stay over long periods of time.
- The atmosphere should prompt a quick turnover.

Furnishings/Equipment/Storage Requirements:

- Tables
- Chairs
- Oven
- Grill
- Refrigerator
- Freezer
Area: Dî; Specialty Restaurant

Quantity: One (1)

Expected No. of Occupants: One-hundred (100) maximum

Floor Area (S.F.): 2800 net

Criteria: Functional, Qualitative, Technical:
- This restaurant should offer certain dishes that are uncommon to the typical eating establishment.
- It should be located next to the Main Kitchen.
- The restaurant could overlook the Lobby and/or the exterior.
- Access to a Lounge or Bar.

Environmental Requirements:
- The atmosphere will be comfortable and subdued.
- It should be conducive to relaxation and slow turnover.
- Lighting should be subtle and localized.

Furnishings/equipment/Storage Requirements:
- Comfortable Chairs
- Elegant furnishings & surroundings
DINING:

Area: D14: Gourmet Restaurant

Quantity: One (1)

Expected No. of Occupants: Seventy-Five (75) maximum

Floor Area (S.F.): 2100# net

Criteria: Functional, Qualitative, Technical:

- This restaurant will offer exquisite dishes offered nowhere else in the complex.

- There should be access to a Lounge

- It could interface with the Lobby or the outdoors.

- It should be located next to the Main Kitchen.

Environmental Requirements:

- The atmosphere will reflect the quality of the food served.

- It will be expressive of relaxation and conversation

- Lighting should be subdued and localized.

Furnishings/Equipment/Storage Requirements:

- Comfortable surroundings i.e. chairs, couches
Dining:

Area: Dining/ Theatre/ Banquet/ Meeting Hall

Quantity: One (1)

Expected No. of Occupants: 1500 maximum

Floor Area (S.F.): 42,000+ net

Criteria: Functional, Qualitative, Technical:

- This should be a large multi-purpose area.
- It will have moveable partitions to facilitate the larger activities.
- It will be located near the Main Kitchen to provide food service for banquets, balls, and dinner theaters.

Environmental Requirements:

- Atmosphere will be formal and open
- Tables and chairs will be portable, as to adjust to varying group sizes.

Furnishings/Equipment/Storage Requirements:

- Chandeliers
- Stage
- 190 Tables
- 1500 chairs
- Public address System
- Located next to table & chair storage
**Requirements:**

**Area:** Di6: Seminar Room

**Quantity:** Eight (8)

**Expected no. of Occupants:** Fifty (50) maximum

**Floor Area (S.F.):** 1250 sq ft each

**Criteria: Functional, Qualitative, Technical:**

- The Seminar Room will offer meeting space for smaller groups.
- Several rooms will be next to each other so that the movable partitions can be removed to make for bigger meeting areas.

**Furnishings/equipment/Storage Requirements:**

- 13 tables per room
- 50 chairs
- Speakers platform
- P.A. System
- General overhead lighting
- Located next to chair and table storage.
DINING SUPPORT:

**Area:** Main kitchen

**Quantity:** One (1)

**Expected No. of Occupants:** Three-hundred (300) maximum

**Floor Area (S.F.):** 900^2

**Criteria: Functional, Qualitative, Technical:**

- This kitchen is the supplier of food and non-alcoholic beverages to all eating establishments in the hotel, excluding the coffee shop.

**Environmental Requirements:**

- Totally functional atmosphere
- Sterile surroundings
- General lighting techniques.

**Furnishings/Equipment/Storage Requirements:**

- Located next to its storage areas
- Ranges
- Ovens
- Freezes
- Refrigerators
- Dish Washers
- Grills
Area: F:1: Nightclub

Quantity: One (1)

Expected No. of Occupants: Two-hundred Fifty (250) maximum

Floor Area (S.F.): 2500 net

Criteria: Functional, Qualitative, Technical:

- Dancing of all types needs to be expected by visitors to the club.
- Some areas to be quieter for small talk.

Environmental Requirements:

- The atmosphere should be exciting and promote dancing.
- Seating should not be extremely comfortable as to prohibit constant sitting down of customers.
- Connection to a lounge for quiet and conversation should be required.

Furnishings/Equipment/Storage Requirements:

- bar stools
- tables
- chairs
- dance floor
- stereo equip.
- stage
- liquor racks
- glass racks
- liquor storage
- ice makers
ENTERTAINMENT:

Area: F:2: Bar

Quantity: Two (2)

Expected No. of Occupants: Seventy Five (75) maximum

Floor Area (S.F.) 1125 m²

Criteria: Functional, Qualitative, Technical:

- Perhaps one of the two bars could be formal while the other is informal.
- "Bar" means a heavy emphasis on quickly served drinks with a quick turnover rate.

Environmental Requirements:

- The atmosphere should emphasize the bar itself.
- Conversations would normally exist between bar customer and bartender.
- Possible gamerooms.
- Area lighting very important.

Furnishings/equipment/Storage Requirements:

- bar stools
- games: pool, video
- some tables
- chairs
- liquor shelves or racks
- glass racks
- liquor storage
- coolers
- ice makers
- T.V.
Area: F3; Cocktail Lounge

Quantity: Two (2)

Expected No. of Occupants: One hundred (100) maximum

Floor Area (S.F.): 1500 sq ft

Criteria: Functional, Qualitative, Technical:

- A lounge is a place to relax, drink, and converse with friends or strangers.
- The lighting should produce a feeling of welcome and invite customers to stay a while.

Environmental Requirements:

- The atmosphere should be plush and comfortable
- Lighting should be subdued and localized.

Furnishings/Equipment/Storage Requirements:

- Couches
- Chairs
- Low tables
- Bar stools
- T.V.
- Ice makers
- Liquor storage & Racks
- Glass Racks
RETAIL:

(Typical of retail lease spaces)

Area: G13: Gift Shop

Quantity: Eight (8)

Expected No. of Occupants: Fifteen (15) maximum

Floor Area (S.F.): 600 net each

Criteria: Functional, Qualitative, Technical:

- Each of the eight shops should carry a different specialty item.
- This would deter competition between the stores and promote a better working atmosphere.

Environmental Requirements:

- Each lease space should be equipped to handle a change of occupant.

Furnishings/Equipment/Storage Requirements:

- Each space/shop to be furnished w/ HVA/C.
- The shops should be acceptable to each individual occupants' materials and equipment.
(Typical of Recreation Lockers)

**Area:** Hi: Mens Locker Room

**Quantity:** One (1)

**Expected No. of Occupants:** Twenty (20) maximum

**Floor Area (S.F.):** 1000 sq ft each

**Criteria: Functional, Qualitative, Technical:**

- After the use of any recreational facilities, this locker facility provides Sauna, showers, baths, and lockers.

**Environmental Requirements:**

- The facility should be easily maintained.
- Clean

**Furnishings/equipment/Storage Requirements:**

- 250 lockers
- 20 shower heads
- 5 baths
- Benches
- Sinks
- Hygiene equipment
The Cost Analysis figures were based on the 1982 Dodge reports. Figure 7.1 shows dollars per square foot and percent of total square footage chosen for calculation. Percentage and $/S.F. figures were chosen from Low Average, Average, or High Average columns. An explanation of the choices is as follows:

**Foundations:** The low average was chosen because the structural needs will not be very strict if a low-rise theme is chosen.

**Floors on Grade:** The high average was utilized because in a low-rise concept, there is more ground floor area.

**Superstructure:** There should be no need for extensive superstructure so a low figure was used.

**Roofing:** A high average figure was used because in a low-rise, there is more roof area.

**Exterior Walls:** An average figure was chosen because there should be no above average wall work.

**Partitions:** A low average number was used because a below average amount of partition work is required.

**Wall Finishes:** Low average was used because finishes should be nominal.

**Floor Finishes:** An average figure was chosen because finishes are to be average.

**Ceiling Finishes:** An average number was used because of average requirements.

**Conveying Systems:** The low average was used because specialties should be average.

**Specialties:** The average figure was used because specialties should be average.

**Fixed Equipment:** Average was chosen because equipment requirements are average.

**HVA/C:** Average was chosen because equipment requirements are average.

**Plumbing:** A high average figure was used because each guest unit will have plumbing.

**Electrical:** Average figure was used because electrical requirements should be normal.
The starting date for construction is to 1986 with the midpoint of construction in June 1988.

Formulas used in calculations:

\[
\left( \frac{\text{of total S.F.}}{311,311} \right) = \text{S.F. Cost 1982}
\]

Cost at midpoint of completion: June 1988

\[
(6 \text{ pay periods} \times 75\% \text{ inflation rate}) \times (\text{Local adjustment}^2) = \text{S.F. Cost in 1988.}
\]
### PROJECTED COST OF BUILDING IN 1985

<table>
<thead>
<tr>
<th>System</th>
<th>Percent of Total</th>
<th>Cost per 1982</th>
<th>$/S.F. 1982</th>
<th>$/S.F. 1986</th>
<th>Local Adjustment</th>
<th>Adjusted Total $/S.F. 1986</th>
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</thead>
<tbody>
<tr>
<td>Foundations</td>
<td>6.7 Low</td>
<td>2.61</td>
<td>54438.96</td>
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100% $45,349.84 $2,479,338.0

Adjusted Total $2,026,499.80
2 Ibid., p. 207.
When travelers needed overnight lodging in the early days, they would bed down in what was then termed inns and taverns. The service was bad, as was the food and accommodations.

Despite the negative aspects of the first lodgings, the first hotels utilized some of those same traditional characteristics. The inn courtyards were transformed into roofed but open atriums. The San Francisco Palace Court was crystal-roofed and measured 144 feet by 48 feet. (see figure 1) John Portman re-established the inner court as the central element it is today. The Palace boasted 775 rooms and a monumental cost of five million dollars in 1875.\(^1\) The San Francisco Palace was the culmination of 45 years of nationwide competition between cities rivalling for the "largest hotel" status.

This hotel race originated from Boston in 1828, which saw the first grand hotel, the Tremont House. (see figure 2) All we expect in hotels today was initiated by the Tremont in the form of lobbies, clerks, and room keys.\(^2\)

At the same time The Palace in San Francisco made history as the largest city hotel in the world, Saratoga Springs, N.Y. spawned the first resort in the guise of the 1,000 room United States Hotel.\(^3\) (see figure 3) Resort hotels are vacation spots, places to get away, a refuge from the everyday hustle and bustle. Tourism is the major income for resorts. Urban hotels accommodate tourists and business-persons alike. Most urban hotels reject the surrounding site characteristics, in exchange for elements that immediately attract the passerby's eye. Resorts try to preserve and embellish the site that they interface. Architect John Storrs says that "nature and presence of greenery and trees are neglected factors in resort planning, yet they are the very things that give a sense of relaxation."\(^4\) Architect Killingsworth on resorts: "If I haven't designed it so it disappears into its surroundings, I haven't done my job."\(^5\) Hotels must not only enhance their surroundings, they also reflect the local color & personality of their region.\(^6\) The qualities of urban and resort hotel types are equal in many respects. The major difference seen the two, is the locale.\(^7\)
The resorts tourist appeal depends heavily on the hotel staff and its willingness to please. A must for the resorts' survival is the convenience of an airport. The majority of travelers use air travel to get them to their destination. A not un-realistic ratio can be drawn: for each jet built, a new hotel must also be constructed.

There are two opposite and opposing theories for hotel designs. One says travelers desire a complete change of atmosphere from their permanent surroundings. This entails excitement, glamour, and variation. The other suggests that guests prefer a "home away from home" and an informal atmosphere.

Ski resorts that are located in wooded areas usually consist of clusters of rustic villa-type housing units. (see figure 4) An advantage of this type of layout is the great ease of expansion. These units rarely extend above one or two stories. This style of resort follows the informal theory. The room types include suites, large (2 single beds), and family or group size (2 double beds). Room sizes always vary but the typical room size is 12' to 14' ft. wide by 16' to 18' ft. deep. The most requested room styles are double (1 double bed) and two bedroom (2 single or 2 double beds). Some hotels have several room color schemes to choose from. This can cause unnecessary problems when a certain color scheme is requested and not available. Therefore, there should be no need for more than one color scheme for guest rooms.

Ski resorts that are located in very mountainous regions are often of the high rise type. (see figure 5) These tower designs are in total contrast to the villa type units. The high rise schemes more often than not follow the glamorous, formal style.

Ski resorts that utilize tropical and semi-tropical settings may also be of the high rise style. (see figure 6) The tower design could result out of necessity, as does here because of parking. A tower offers wonderful views and an excellent location for penthouse suites. A tower often has a prestigious image that it conveys.

A high rise is not always the appropriate solution however. In some cases a rise would be the desired goal. (see figure 7) Stair-stepped grid systems seem
to be very popular in the tropical and beach areas. Skidmore, Owings, and Merrill
designed one of the most stimulating resort areas to date. (see figures 8 & 9)
The stepped back units provide sun & views for each guest room. (see figure 10) be-
tween the two sloped exterior faces, is a beautifully landscaped atrium. (see figure
11) Palm trees reach skyward throughout the atrium. This space gives the feeling of
being outdoors, while actually being indoors. The atmosphere is informal and homey
yet exciting and glamorous. The whole exterior image compliments the surroundings
while at the same time standing apart from them.

Tropical settings are receptive also to the villa-style of resort. (see figure
2) The Spanish influence is reflected in the color scheme and unit configuration.
this villa-style respects the informal "home away from home" theory. (see figure 13)

After comparing the several different styles of resorts, there always remains
the inevitable solution: The compilation of one or more styles. (see figure 14)
A high rise tower with a low rise or villa section could theoretically contain the
best elements of each resort type.

Ninety-nine percent of all resort complexes consist of a central core facility
at has access to and from the housing units. Whether the design is high-rise, low
rise, or separate units, the core facility is the focal point of the complex. The
normally contains service, maintenance, and administration facilities as well
dining, drinking, conversation, and meeting areas. This central facility is the
heart and brain of the whole resort system.

The success of a resort community or hotel stems from its capability for new
construction and new investments. Success also is vulnerable to public taste,
sonal trade, local turmoil, and all economic drops. The resort market is re-
ed as the toughest in the business.14
GENERAL SUPPORT FACILITIES:

Area C-3: Employee Lockers and Rest Rooms

Quantity: Two (2) One male and One female

Expected No. of Occupants: Fifty (50) maximum

Floor Area (S.F.): 1125# net each

Criteria: Functional, Qualitative, Technical:

- The purpose of the Employee Locker space is to provide an area where employees can change for work, or clean up before going home.

Environmental Requirements:

- This area should be carpeted and nice, yet purely functional.

Furnishings/equipment/Storage Requirements:

- Toilets
- Showers
- Lockers
- Sinks
- Mirrors
figure 1

Palace Hotel, San Francisco, California
The Bettman Archive
Hotels and Motor Hotels p.1
figure 2
Tremont House, Boston, Massachusetts
The Bettman Archive
Hotels and Motor Hotels p.1

figure 3
The United States Hotel, Saratoga Springs, N.Y.
The Bettman Archive
Hotels and Motor Hotels p.6
figure 4

Salishan Lodge, Oregon
Architectural Record p.147
January 1967
figure 5

Flaine Haute Savoie, France
Architectural Record p. 136
September 1978
figure 6
aden Boc Hotel, Florida
Resort Hotels: Planning and Management
p. 159
figure 8

Hotel Mauna Key, Hawaii
AIA Journal p.74
March 1982
figure 9

Hotel Mauna Key, Hawaii

AIA Journal p. 72
March 1982
figure 12

Rio Mar Hotel, Puerto Rico
Landscape Architecture p.395
July 1979
figure 13

Hotel Palmas Del Mar, Puerto Rico
Architectural Record p.140
September 1978
figure 14

Hotel San Juan Americana, Puerto Rico
Resort Hotels: Planning and Management
p. 172
Table 3:1

INCREASE IN BASIC EMPLOYMENT
DEL RIO 1964-1989

Number of Employees

1100
1000
900
800
700
600
500
400
300
200
100
90
80
70
60
50
40
30
20

1964 1989

Government & Defense
Manufacturing
Agriculture Retail Trade
Construction Education
Hotel/Motel
Transportation, Communication and Public Utilities
Wholesale Trade

Source: Area Economic Survey #21 - Del Rio
Figure B: 2

HOUSING STARTS:

Del Rio


175
150
125
100
75
50

152
86

source: Housing Information; Del Rio Chamber of Commerce.
OCCUPATION OF HOUSING:

VAL VERDE COUNTY

Figure B: 4

BASIC ACTIVITY SCORE

12 am

Public
Entertainment

Private
Living

Semi-Private
Support

transition B

transition A

interface A

interface B

interface C

12 N

Activities

Source: Concept from Prof. Nelson 10-19-83
Facilities are separate entities, yet are serviceable by the Semi-Private service functions. The Public entertainment facilities are for use by guests and from outside sources.

source: Concept from Prof. Nelson 10-19-83
Figure B: 6

RECREATIONAL SCORE

Transition A

interface A

Transition B

interface B

Activities

source: Concept from Prof. Nelson 10-19-83
Activities exist in all different places and areas, but possibly at the same point in time.
SOCIALIZATION SCORE

A Gathering

Shows : Drinking : Talking
Dancing : Dining

source: Concept from Prof. Nelson 10-19-83
Many social activities can and may function in the same place, and at the same point in time.

source: Concept from Prof. Nelson 10-19-83.
ADMINISTRATION

Administration

Interface

Public Activities (Entertainment)

Private Activities (Living)

Semi-Private Activities (Support)

source: Concept from Prof. Nelson 10-19-83
Figure B: 11

SERVICE SCORE

- Services
  - Maintenance
  - Food
  - Maid
  - Security
  - Service
  - Service

Source: Concept from Prof. Nelson 10-19-83
Source: Concept from Prof. Nelson 10-19-83
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Source: Libbey - Owens - Ford 24° 41' Lat. Sun Chart
### SUN ANGLES: 3:00 pm

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*Source: LOF 24° N. Lat. Sun Chart*
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Del Rio-Chamber of Commerce Real Estate Members
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Laughlin AFB-General Information
Laughlin AFB-Resource/Financial Impact Statement
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Park Service News Release
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Texas Cities SMSA Populations
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on Pekskill Investment Corp.

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SPCE-Property on Market
SPCE-Street Addresses & Prices
SPGE-Water Co., Water Consumption
SPCE-Tax Assessor List


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fam, Joe. Phone Conversation. 9-83.

Q. James. Phone Conversation. 10-83.


Mr. Suresh Supekar, AIA Marriott Corporation, Washington, D.C.

Mr. Russ Jordan, Vice President, Architect Division, Marriott Corporation, Washington, D.C.

Mr. Leonard Doss, Hilton Hotels Corporation, L.A. California

Mr. Paul Gibbs, Mgr. Lubbock Hilton, Lubbock, Texas

Mr. Tommy Henry, AIA, Mariner Development Corporation, Houston, Texas

Mr. James Long, Peekskill Investment Corporation

Mr. Rusty Thoma, Fanning Fanning & Agnew, Lubbock, Texas

Mr. John Marin, Trinity Testing, San Antonio, Texas
A RESORT COMMUNITY
for
San Pedro Canyon Estates
Del Rio, Texas, USA

DOCUMENTATION
by
Steve Brandt
Thesis Spring 1984
5-7-84
luxurious lodgings that the hotel will offer. They will include a dinette, kitchenette, and bedroom, as well as a living area.

(slide 10) Connecting each cabana will be a pedestrian walk that follows alongside a vehicular access drive, with parking adjacent to it. Above this walk and parking, is an open, colorful and breezy cover, protecting pedestrians from the elements. (slide 11&12)

Between the two land peninsulas is a valley that will hold outdoor recreational facilities such as jogging, tennis, handball, horseshoes and shuffleboard. (slide 13) This open area is a transitional element between the small scale of the cabanas and the larger scale of the north peninsula.

Also between the two peninsulas and closer to the main road, (slide 14) is a proposed space for a phase II. This is seen as hotel guest rooms of a similar architectural design as phase I.

A major decision in the design phase was the location of the core facility. This houses the hotel's main lobby and check-in as well as lease spaces for shops and restaurants. (slide 15) Logically the core facility is centrally located between phases I and II.

(slide 14) Connected to and across from the core, is a building mass similar in form which contains an exhibit hall, restaurant, and lounge. (slide 16)

The service and kitchen facilities are located below grade, with vertical access via service elevators. The majority of the parking is also underground. The parking areas are ventilated by natural circulation of air through open parking terraces. The service areas are vented through a water sculpture located at the main entrance. (slides 17&18) This fountain makes an analogy to the border location by symbolizing Lake Amistad and its Dam, with the United States on one side and old Mexico on the other.
Each country that is a participant at the Convention facility will have its emblem placed around the fountains waterfall.

The result is a fully developed, large scale community that is responsive to its site and surroundings, while still illustrating architectural aesthetics. This resort-Convention Center Community is only a small part of an extensive research and design study, done to aid in the growth and development of Del Rio, and its border regions.
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<td>SPCE Total property</td>
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<td>View from SPCE land toward lake</td>
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<td>Close-up of Resort Property-towards lake</td>
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<td>Guest Rooms building mass-model</td>
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<td>Main Entrance of Hotel area-model</td>
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<td>Rendering of entry fountain and its detail</td>
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<td>Aerial of Model looking North-East</td>
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