

SUN-CITY HOTEL, AKURE

Enriching Interior Environment To Enhance Comfort

(5-Star Hotel)

BY



AYODELE STEPHEN OLUWATOPE

PGD ARCHITECTURE

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A THESIS SUBMITTED TO THE SCHOOL OF POST GRADUATE STUDIES, THE FEDERAL UNIVERSITY OF TECHNOLOGY, AKURE, ONDO STATE, NIGERIA IN PARTIAL FULFILMENT OF THE REQUIREMENTS FOR THE AWARD OF THE MASTER OF TECHNOLOGY (M. TECH) IN ARCHITECTURE.

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DECLARATION

I hereby declare that this thesis has been written by me and is a record of my work. It has not been delivered elsewhere in any previous pursuit for degree in this or other institution. All sources of information cited have been duly acknowledged.

A handwritten signature in black ink, appearing to read 'Ayodele Stephen Oluwatope', written over a horizontal dotted line.

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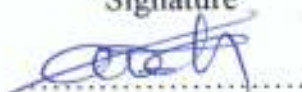
CERTIFICATION

This thesis entitled "A research and design proposal for Sun City Hotel Akure" by *AYODELE STEPHEN OLUWATOPE* meets the regulation governing the award of master of Technology (M. TECH) in Architecture of the Federal University of Technology Akure, Ondo State, Nigeria and it is approved of its knowledge and library presentation.

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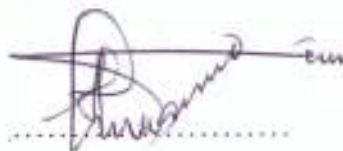
Date

Dr. O.A. Olotuah
(Supervisor)



...22 APRIL 2006

Dr. J.A. Fadamiro
(Project Co-ordinator)



08 05 08

Professor Arayela Tunde
(Head of Department)

.....

.....



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DEDICATION

To my Lord Christ Jesus who strengthens me for His guidance, protection, provision and knowledge. May His Holy name be praised for Ever. (Amen).



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ABSTRACT

The title of this thesis is a research and design proposal for Sun City Hotel, Akure. The Hotel is a commercial establishment that provides lodging, food, and other services to the public.

This is very important and viable in Ondo State being an Oil Based State attracting a large tourist trade.

The transient hotel is located within the state capital boundaries along the Akure-Owo high way, at a proximity to the lone Airport in Ondo and Ekiti State.

The proposed 5 stars Hotel is to serve the potential business class oil investors, politicians and the government dignitaries, intended to find value for money and comfort.

A hotel, no matter the luxury, is to serve its guests and to ensure comfortability and satisfaction. This had lead the researcher to adopt the efficacy, the purpose and the biology of the heart serving the human body.

To ensure effective service, and comfort therefore, the thesis sub-topic "ENRICHING INTERIOR ENVIRONMENT TO ENHANCE COMFORT" is the focus of the researcher because he shares the philosophy that one spends the majority of ones life indoor, in the interior spaces created by the structures and shells of building.

Emphasis is therefore placed on basic design principles and how design relationships determine the functional, structural and aesthetic qualities of interior spaces.

To achieve the exotic interior environment, philosophy, elegance, scale and proportion without forgetting the value of innovation, the researcher collected data, studied the existing eminent hotels, correlated behavioural architecture, analyzed spaces, functions, image and style to evolve an extravagantly designed luxury hotel that can match with its international counterparts across the globe

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CHAPTER ONE



1.0 INTRODUCTION

In most countries " a hotel" is defined as a public establishment offering travelers and temporary visitors, against payment, two basic services: accommodation and meals.

The last thirty years have witnessed a vast growth in travel and tourism and to cater for this, there has been a parallel growth and diversification in accommodation. The need to balance the extensive economic benefits and the conservation of environment in attractive and sensitive locations therefore emanates. Therefore carefully sited development can provide the need for financial and environmental conservation. Equally important more than most buildings, hotels and resorts provides for continual maintenance and life cycle refurbishments.

The profile of the hotel industry is affected by a few influences: Hotel provision, Hotel categories, ownership, operation and investment.

1.1 AIM

The aim of this research thesis is to evolve an internationally prestige city hotel as a progressive architecture creating a landmark and fantasy that this generation of tourism and recreation need with particular attention on the late 10r environment as a visual point in hotels

1.2 OBJECTIVES

This hotel will embrace the following objectives and applicable conceptual insight.

1. To develop a structure that will serve as a tourist attraction and status symbol to the people and government of sunshine state
2. To develop a highly functional concept minimizing wastage of space and materials.
3. To showcase a beautifully designed exotic interiors attractive to tourists and investors coming to the state
4. To evolve a structurally stable conceptual hotel designs that ascertain safety and security to occupants.

1.3 RESEARCH METHODOLOGY

Research for the purpose of this thesis was carried out using basically two methods.

First, case studies of existing hotels within and outside the country were carried out. This involved taking photographs, making sketches, administering questionnaires, making direct observations and on the spot assessments of the use of the spaces and general functioning of some hotels. Informal discussions and oral interviews were also held with both users and staff of these hotels.

The second method adopted was the literature review and library research. This involved studying past attempts made on this topic and studying the laid down

principles and internationally accepted methods of the hotel design found in various books, journals, encyclopedias and websites. The collation of the above data and information formed a strong basis and reference for the design proposal of the Sun City Hotel.

1.4 JUSTIFICATION FOR STUDY

The needs for a standard and befitting hotel complex in an oil-based state capital is justified for the following reasons:

- i. The state capital, being the administrative head quarters of the state government where the affairs of the oil base riverine area are directed, becomes a centre of attraction for international investors, business men, tourists and friends who are rushing to embrace the of ever rare potentiality and endowment.
- ii. Conventions, conferences, meeting, lectures inductions and social functions organized in respect of the allied training required by the oil business requires exclusive hotel supports in no small measures.
- iii. With the poor and dilapidating interior environment of most so called hotels consisting of serviced rooms, and consequent to the comments of friends outside the state who often shared their bitter experiences about such unkept environment, it is hereby justified to propose a contemporary purpose built luxury city hotel as a progressive architecture forcing a visual point to re-appraise modern movement.

- iv. The venture, if actualized, shall be a prime source of Internal Revenue Generation for the state as a whole.

1.5 LIMITATION OF THE STUDY

There is always a limit and also a course for limit. It is quite inevitable researchers must face limitations, which only creates a point of dilemma whether to continue the project, change the project or to defer the programme. That is what life is about; it is not always a bed of roses. The grace of God abounds forever.

It is imperative to note some of these limitations as summarized bellow:

i. Finances

The prevailing economic situation in the world contributes to the scope of studies carried out.

ii. Hoarding of information

The Nigeria factor and fear of insecurity of the Aliens makes data collections and case studies matters of confidentiality particularly in Hotel market.

iii. "NEPA"

The global failure of Nigerian Electrification power Authority is another prime constraint faced in the course of this thesis research.

1.6 SCOPE OF THESIS

The scope of this thesis is beyond a simple motel consisting of serviced rooms. It is seen as the vast complexity of a holiday centre or prestige city hotel with all essential facilities and ancillary services of international standard.

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1.7 EXPECTED CONTRIBUTION TO KNOWLEDGE

At the end of this research, it is expected that hotels of international interest fulfilling the practical and expressive requirements of both foreign and local guests using interior environment as a visual point is a mater of invention

1.8 PROBLEM DEFINITON

The growth and performance of hotels in Nigerian has been perpetually hindered by a host of problems highlighted bellow:

- i. Space planning techniques
- ii. Hotel organization & management
- iii. The economic appraisal of the site.
- iv. Available services (water, power, drainage)
- v. Land values and long term land use values
- vi. Ground bearing capacity and water level
- vii. Orientation and aspect
- viii. Legislative control, planning, zoning, byelaws etc
- ix. Traffic circulations
- x. Availability of materials
- xi. Flexibility and change



CHAPTER TWO

2.0 LITERATURE REVIEW

2.1 BRIEF HISTORICAL BACKGROUND OF HOTEL

The concept of hotel has a distant origin. It may be traced to ancient times when it existed as a roadside shelter for man and beast.

The emergence of the hotel as a significant commercial institution, however, is a development of the past few centuries and may be traced by example in the U.S. The location of hotels has always been related to the transportation available. During the colonial times hotels were usually situated in seaport towns; but by the end of the 18th century, when the stagecoach had increased travel within the U.S., many inns and taverns were constructed to offer lodging along highway routes. After the construction of railroads in the 19th century, larger hotels were built near railroad stations to accommodate railway travellers.

The Hotel is essentially a building for providing a service to guests (Anthony Wilson, R.I.B.A). Hotels have long been important elements in the economy of many countries. The enormous increase in tourism of the 20th century have caused the industry to outgrow national boundaries and become international. Growth has been especially large in certain resort areas, such as the Mediterranean and Caribbean seas (Lawson, 1977). The Old Waldorf-Astoria Hotel in New York City and the Brown Palace in Denver, Colorado, were among the first hotels. Another example of ancient hotel was the Startler Hotel in Buffalo, New York, which opened in 1908. (New port Arms, 1880-2000)

The general prosperity following World War I made travel possible for more people, and the volume of hotel construction increases greatly. Because of the growing importance of business travel, most new hotels were situated near central business.

2.2 HISTORIAL BACKGROUND OF HOTELS IN NIGERIA.

Hotel is a ubiquitous phenomenon in several cities in the country, ranging from small one, comprising mainly of alternative row of rooms with a centralized toilet done in a various substandard materials to bigger and better equipped ones with emphasis on comfort and convenience.

The industry has a circumstantial beginning in Nigeria. Its origin can be woven round the development of temporary residence and housing estates following the abolition of slave trade in 1862 by the then governor of Lagos to accommodate the Egba refugee. The increase in commercial activities in Lagos with the resultant influx of people from the hinterland, this development brought about an urgent need to accommodate a growing number of visitors to Lagos, which led to the establishment of traveler's inn and guesthouses in Lagos. The Olympic Hotel owned by a Greek national said to be the first privately owned hotel then situated at Number 6, Broad street, Lagos.

The civil war in 1960's cum the unstable political atmosphere has adversely affected the socio-economic growth in Nigeria. Attempts to revive the nation from these devastating ruins through business and trade which began to flourish thus leading

to the proliferation of airports, seaports, railways, industrial and commercial establishments.

The Royal Hotel and the "Federal Place Hotel" were established only after the submission of professor Author Levis report on the strategic importance of the hotel industry.

Numbers of hotel and guest inns have since then been springing up on daily basis following the widen radius of travelers and tourists.

Governments, regions, corporate bodies and individuals invested in hotel industries until of recent when governments are backing out from such investments to concentrate more on governance.

2.3 HOTEL TYPES

Hotel varies with location, size and the purpose for which it is designed before it could be denoted to be either any of the classification below. The environment really matters to the kind of hotel to be built, i.e. A resort hotel should be situated where much fun could be experienced such as waterside, and other recreational areas. Likewise is the situation of a motel, which should be at proximity with motor parks and near busy roads. Hotels are generally grouped into four main categories: Commercial or Transient Hotels; Resort Hotels; Residential Hotels; and Motels or Motor Hotel (Dechiara, 1990)

2.3.1 COMMERCIAL HOTELS

The commercial hotel directs its appeal primarily to the individual trading for business reasons. These great customers are also referred to as 'commercial travels',

although most commercial hotels have some permanent guests. To replace this business, the hotel relies on executive engineers, and more upon the individual traveling for pleasure or official duty. Recent years have seen a very active hotel campaign for family business. Early hotels of this type were always built in or very close to railroad stations, airport on the downtown area of large or medium sized cities. Commercial hotels offered special rates to commercial travelers from the beginning, and they soon provided public rooms for meetings and conventions.

The guests in most commercial hotels have a choice of several restaurants ranging from inexpensive shops to elegant dining rooms. Some of these hotel restaurants offer music, dancing and other entertainments. Shops in commercial hotels include barbershops and beauty salons, and some have gymnasium and supermarkets. The majority of commercial hotels in the United States and Canada operate under the European plan of payment. The commercial hotel guest can expect a large room with its own private bath, telephone, radio and probably televisions at little extra cost. There were times when commercial hotels were becoming increasingly important as informal civic centers, venue for political meetings and banquets, graduation, dances, private wedding and receptions. As more and more business booms likewise the urge for varied services in commercial hotel grows. (Lawson, 1976).

2.3.2 RESORT HOTELS

The majorities of resort hotels are seasonal businesses and are opened for either the summer or winter season. A small number operate year round and there is an apparent trend toward all year activity on the part of the winter resorts. Resorts cater for

vacationers and recreation-minded people. From history it is understood that the Romans were probably the first to build hotels entirely for recreational purposes originally at such nearby points as Ostia and later for their legionaries and consuls across the coast of North Africa.

Resort hotel designs take note of accessibility by automobile and because of this, thousands of city dwellers leave work especially on Fridays and head for the resort areas for a weekend to escape the usual hustle and bustle associated with cities. Resort hotels feature off, skiing, swimming and other outdoor activities that attract vacationers. Resort hotels also provide appreciable numbers accommodation depending on the area of location. It proffers much comfort even through provision of balconies which allows for easy perception of the landscape and other recreational facilities by the guests (Lawson, 1976.)

2.3.3 RESIDENTIAL HOTELS

A residential hotel is an apartment building offering maid service, room service, a dining room, and possibly a cocktail lounge. Today many residential hotels have banquet facilities and also, a large-scale food and beverage business. Residential hotels range from the luxurious, offering tasteful suites for families; to the moderate, offering single rooms. There is a trend today for luxurious residential hotels to become cooperative hotels in which the residents actually own a hotel. Residential hotels sometimes termed "retirement hotels" specialize in the accommodation for senior citizens. They offer medical care in addition to regular hotel services. (Dechiara 1990)

The condominium may be considered a form of residential hotel. In this concept, the apartments or suites are actually purchased by the occupant and the ownership is his. In resort areas, people often purchase condominiums as an investment. The owner may spend his vacation there and offer the condominiums for rent by transients at other times, under the supervision of the condominium management. (Lawson, 1976)

2.4 HOTEL CATEGORIES

As at 1955 over a hundred-classification system were found in operation based on the W.T.O. (World tourism Organization) model. Each was customized to suit local conditions. They fall broadly into two groups:

- (i) Official classifications
- (ii) Independent ratings

Architects promote diversions i.e. the basic in the use of 'stars' to classify hotels in the difference in size of hotels; the degree of luxury provided from only a few rooms- to- several thousand. Thus the considerable variance in the services provided differentiates various star groups.

The award of 'stars' to hotels and 'crossed knife and fork' ratings to restaurants is based on the degree of comfort, the range of facilities and the standard of services provided. The classification indicates the type of hotel or restaurant a visitor may expect to find.

Classifications are decided on a purely objective basis, as distinct from accolades such as red stars and rosettes, which reflect personal opinions. The A.A. (American

Awards) in 1955 felt that an accolade should be awarded to hotels and restaurants, so the award of rosettes and red star was instituted for cuisines etc. The red star indicates the hotels which inspectors of A.A. (American Awards) have recommended as the best of their kind i.e. warm welcome and high standard of hospitality but when such hotels changes or lacks in the management, the award is withdrawn. The classifications are as referred to in table 2.1.

TABLE 2.1: Hotel Categories

★	<p>Good hotels and inns generally of small scale and with modest facilities and furnishings frequently run by the proprietor himself. All bedrooms with hot and cold water, adequate bath and lavatory arrangements, main meals with a choice of dishes served to residents. At times guest are limited to launch at weekdays or weekends.</p>
★ ★	<p>Hotels offer a higher standard of accommodation; more baths and perhaps a few private bathrooms/shower; lavatories on all floors; wider choice of meals.</p>
★ ★ ★	<p>Well appointed hotels with more spacious accommodation and at least 40% of the bedrooms with private bathrooms/showers, full meal facilities for residents everyday of the week but at weekends service to non-residents may be restricted.</p>
★ ★ ★ ★	<p>They are exceptionally well-appointed hotels offering a high standard of comfort and cuisine with 80% of the bedrooms providing bathrooms/showers. At weekends meal service to non-residents may be restricted.</p>

<p>★ ★ and ★ ★</p>	<p>Luxury hotels; offering very high standard of accommodation, service comfort. All bedrooms with private bathrooms/showers, fully air conditioned etc.</p>
<p>ap</p>	<p>Recommended hotels, which do not conform to the minimum classification requirements in respect of porte-cochere, reception facilities, choice of dishes and where facilities for non-residents are often limited</p>
	<p>Denotes purpose- built hotels and similar establishment, which conform to the requirements of black star classification. In some cases porte-cochere, room service and lounge accommodation may be rather restricted; this is to offset by the provision of purpose - built bedrooms all with private bath and/or shower; more parking space and extended meals hours. It is emphasized that 'white stars' are an indication of a type of hotel only.</p>
<p>P</p>	<p>Denote hotels, which are considered to be of outstanding merit within their normal star ratings.</p>

(Fensome 1981)

Apart from all these description several symbols are also created to direct people with dogs or pets, handicapped/disabled (Fensome, 1981). Other symbols include the cuisines and restaurant indications of their difference level of operation via crossing of

knife and fork indications just as in 4 stars, 5 stars. Emphatically, only hotels finding value for money will survive because price is not as important to the customer as the value and comfort the hotel presents

2.5 DESIGN CONSIDERATIONS AND BASIC PLANNING

2.5.1 GENERAL CONSIDERATION

The location of the site is fundamental to the feasibility of the project, as location will either promote or obstruct the acceptability of the hotel to the intending guest. Accessibility, surroundings, availability of transport, aspect noise, and amenities must all be evaluated (Anthony, 1976)

a. Principal Function within the planning of hotel: There are five principal functions to be related.

(i) The public areas: Including access for traffic, parking, loading and offloading, entrance hall, reception, access for services and refuse disposal. In large hotels the general circulation area includes small shop, a space for commercial display.

(ii) Function rooms: These range from simple dining room to an extensive complex of restaurant, cafeteria, bar, ballroom, recreational room, swimming pool, T. V. room, cinema and discotheque.

(iii) Bedroom accommodation: Including bathrooms, linen stores, room service etc.

(iv) Staff facilities and administrative offices

(v) Service rooms, boiler room, ventilation and electrical intake.

All these functions can be categorized into two zones, namely public zone and private/staff zone. This function vary in importance and scale depending upon the size and location of the hotel (Anthony, 1976)

2.5.2 SITTING

The economic appraisal of the site and detailed market research of the particular locations requires specialist analysis; the significance of the site will vary according to the market orientation of the project and to the relative significance of the component services.

Thus the objectives of the market analysis in relation to sitting are:

1. To define the feasibility criteria of the project
2. To outline the primary design objectives, category and identity.
3. To establish relative cost limitation relating land cost, building cost and running cost.
4. To identify significant related factors, such as abnormal cost implication.

With the basic appraisal, it is possible for the designer to consider the suitability and potential of the site.

2.5.3 PLANNING

The range of hotel buildings can vary from a simple motel consisting of serviced rooms to a vast complexity of a holiday centre, a prestige city hotel, each varies in category length of stay of guests, essential facilities and ancillary services.

The basic planning problem is considered in relation to the principal section within a hotel complex and the disposition of these in relation to the site.

Service room, ducts and installation must be planned not only for efficiency, but also to protect residents from noise and inconvenience caused when maintenance operation are carried out.

The clarity of circulation patterns is most important both to the general efficient running of the hotel and the speedy understanding by the residents.

From the points of entry by the public, attention should be given to avoiding obstruction either by service traffic or the accumulation of luggage.

Other factor, that need consideration in the planning include, feasibility appraisal, hotel organization, circulation, choice of materials, services, fire regulation, sound insulation, Garages and Car parking, (Anthony 1976)

2.6 SPATIAL CHARACTERISTICS

Services provided by a hotel are accommodated by a number of different spaces. In discussing these spaces they shall first be separated into two kinds depending on the category of services each space provides. Two categories were earlier mentioned

(a) Public zone

(b) Private / staff zone

(LAWSON (1976)

The spaces in each of these categories will be taken separately and each shall be analysed carefully and its spatial characteristics discussed.

2.6.1 PUBLIC ZONE

The public zone can be described as the area which concerns itself with the guest as distinct from that area which concerns itself with the smooth running of the hotel hence, planning of this area should be done bearing in mind convenience and continued approbation of the guests.

To make the study of the public zone meaningful one shall trace the path of an arriving guest from the time he gets to the main entrance of the hotel. These areas include.

- i) Main entrance and reception.
- ii) Lobby
- iii) Lounge
- iv) Bar lounge or Bar
- v) Dining room, Restaurant, coffee shops
- vi) Elevators, Staircases.
- vii) Guest Floor Corridors
- viii) Guest Rooms
- ix) Guest Bathrooms and Closets.
- x) Function Rooms and Banqueting Facilities

2.6.1.1 MAIN ENTRANCE AND RECEPTIONS

The impression created by the main entrance is important since it tends to express image of the hotel. It must always be clearly defined and provide direct access to the hotel reception.

A hotel should have only one main entrance.

a) Porte-cochere

Something more protective than a canopy is desirable to provide shelter at the entrance from wind and rain. A porte-cochere should be used and should be wide enough to accommodate buses or coaches. Special lighting may be needed to illuminate the entrance. The porte-cochere could be done in two ways. Independent of the main hotel structure or formed by overhanging bedrooms.

b) Entrance doors

Doors should have sufficient clear width to allow for porter plus bags (minimum of 900mm clear opening) or trolley, with revolving doors, side running escape doors will also be required.

c) Disabled guest

All public entrances must be accessible to ambulant disabled people and least one must be available for the chair bound. At least one entrance served from the hotel garage must be accessible to chair bound people.

d) Flooring

An area of transition is needed at the entrance before using the floor finishes. Allow for dirt, and patches of wears from foot traffic.

2.6.1.2 RECEPTION HALL

This area should be immediately visible as one enters the hotel lobby. Inside it is placed the registration desk, the size of which may vary depending on the size and type

of hotel. Though there is no steadfast rule governing the size of the registration desk, an approximation guide could be, for larger hotels.

For 2,000 room hotel - 4.6m registration desk

For 100-200 hotel - 1.2m registration desk

Behind the registration clerk is the mail and key rack. In some cases, the hotel may be large enough to require a separate area and separate personnel for handling the mail and keys. This area is however usually alongside the registration desk. It is most desirable that mail sorting and handling is done in an area where the guest does not see the operation-taking place, ideally this would be behind the mail and key rack. A well-designed unit will enable the mail clerk to place the mail into individual mail slots from behind rather than working in the front and interfering with activities of the registrar clerk.

In an average hotel, the cashier's counter is placed adjacent to the registration desk. This however is not a steadfast rule. Larger hotels may place cashiers in the so-called front desk area, but somewhat remote from the actual registration area. This is necessary to prevent congestion especially in hotel used for convention where one may be checking out at the same time another checking in. Line forming in front of each desk (registration and cashier) should not be allowed to conflict with each other.

In small hotels, the book-keeping is handled by the cashier using quick and efficient book-keeping machines and equipment. Larger hotels usually have a complete book-keeping department which requires more than just the cashiers, who will remain

at the station, while the book keeping department handles all entries and book-keeping for guest.

The book-keeping department should be located close to and if possible backed up to the front desk cashiers so as to facilitate cost exchange of information between the two stations.

Safety deposit boxes may also be provided by a hotel. This is usually under the control of the cashier. A small close room is usually provided in which there is a pass-through window through which the guest passes his valuables to the cashier. The pass-through window should have a view of the result or safe so that the guest can watch 'as valuable is being deposited properly'. Transfer of valuables between the guest and the cashier should be done off the sight of the public occupying the main lobby. (Lawson, 1976)

2.6.1.3 LOBBY

Every hotel, no matter its size, must have a public lobby. The size of this space is largely depended on the number of guest-room as well as on the type of hotel being designed. The lobby of a hotel sets the mood, and this space more than any others creates the first and usually the most lasting impression of the hotel. Its interior design is hence of paramount importance. (Lawson, 1976).

In hotels that employed the services of porters and a bell captain, the lobby should provide a space for bell - captain's station which should be located such that it commands a view of the hotels main entrance, the registration desk, the cashier and the elevators.

2.6.1.4 LOUNGE

The traditional image of a lounge as a distinct room is changing and lounge space may now often be limited to the irregular area joining the reception to other public rooms or, more profitably, it may be associated with the bar isolated winged lounge earn no revenue. The lounge must be associated with liquor service or have special function such as a tea lounge. Resort hotels will have lounge for entertaining guests, and these lounges are intended to foster feelings of the community. Lounge should be informal and relaxing.

2.6.1.5 BAR LOUNGE OR BAR

Design of bar will be largely influenced by the number of areas it has to serve, e.g lounge, restaurant, coffee shop, banqueting rooms, rooms, room service, and the degree to which waiter service is employed. In size it may range from the intimate to a larger, more utilitarian series of spaces. When the bar is closed, if the lounge is to be used, the area must not appear dead. Main items to be noted in the bar are listed below: Seating, Cash System., Wash up Facilities, Steward service, General security, Bar store, and disposal of empties, Bar counter, Storage for glasses, Shawls, Cold shelve, Ice making., Wine racks., Cigarette storage, Bottle Display, Telephone jack points., Acoustics., Ventilation, Lighting Level, Wine cooling.

2.6.1.6 DINING ROOM, RESTAURANT, COFFEE SHOPS

Providing catering service to guest is an important aspect of the hotel business, hence all hotels must provide an adequate space for this function. Small hotels may get by with a simple but pleasant coffee shop restaurant in which feeding facilities are kept to a bare minimum. Such a facility will cater for quick coffee shop service for guests

either at a counter or at a table. Larger hotels may provide, besides the hotel restaurant, cocktail lounge and coffee shops. The cocktail lounge, where provided, should be placed closed to the dinning room so as to enable guest to pause for a cocktail before lunch or dinner.

A hotel may have both a coffee shop and restaurant in such case, a visual screen separate the two, and this is usually moveable so that it can be taken away to vary the size of the coffee shop and restaurant as desired.

No special requirements guide the design of hotel restaurants. A consideration is the decor of this space, which must be developed to entice the hotel guest to eat in the hotel rather than outside in other specialty restaurant that may be located nearby. (Lawson, 1976)

Roof top restaurant may also be considered especially where a beautiful view can be captured from the top of the hotel. It should however be noted that only fairly limited menus are offered, which requires very small kitchen that can be situated on the hotel roof.

2.6.1.7 ELEVATORS AND STAIR CASES

Excluding one to three storey hotels or motels, every hotel will require elevator for conveying guests to the different floors in the hotel. (Dechiar, et al, 1980).

Location of the elevators and stairs should be such that they are immediately visible either from the entrance of the hotel or from registration area.

On guests floors, the elevators should be placed centrally so that the distance walked by guests going to their rooms in either direction is reduced to a minimum.

Elevators being a part of the hotel atmosphere, should possess the proper ambience characteristic of the hotel. Their lobbies (i.e. elevators lobbies) should also give a pleasant feeling to the guest using the elevators as transitional point between the main hotel lobby and the guest floors.

Service elevators should also be provided separately; under no circumstance should guest elevators be used for service.

Each bank of elevator (service and guest) should be strategically located to the best service, the front and back of the house. (Dechiara. et. al., 1980)

2.6.1.8 GUEST FLOOR CORRIDORS

On alighting from guest elevator, and before reaching the corridor a guest must find himself in what can be designated as an elevator foyer, this may be a larger open space or a space slightly larger than the corridor 'itself. It may be made distinguishable from the guest room corridors by its decor. Furniture items such as these include a small bench for sitting, a full-length mirror, ash receiver and a trash can are provided.

Advisably, a hotel corridor should not exceed 30.5 metres in length where the size of configuration of the hotel necessitates the corridor being longer; it will be necessary to introduce interruption of some sort in the corridor planning so as to keep the guest from feeling as if his approach to his room were an endless path. (Lawson, 1976).

2.6.1.9 GUEST ROOMS

These can be considered to be the final products for sale in the hotel business. They must thus be of a maximum quality at all times and their design must reflect in

them this quality. There are some important factors and considerations that should be taken into account in the design of guest room.

First and foremost is the size (Length and width of the rooms). For the moment, bathrooms and closets wouldn't be discussed. These shall be dealt with separately. The length and width of the rooms are determined by the amount of furniture they will hold, and by the degree of luxury hoped to be achieved by the hotel proprietor. Large spaces may be expensive if we consider cost of construction, but space may be an asset if used properly to convey a feeling of luxury when aiming for a high priced market. It is advisable to create rooms that are sized not only for actual furniture requirement but also for the sheer luxury of spaciousness.

Considering the type of furniture and the space that will accommodate it, design decisions will depend on the type of hotel room in question. A hotel provides guests with different types of rooms among which are:

- i Twin bedded rooms.
- ii Single occupancy rooms.
- iii Suite (or studio rooms).

The twin bedded room is the most common type in hotels. The smallest of these will have a pair of twin beds placed either directly side by side, or with a night table separating them. The latter arrangement (i.e. with night table) is preferable due to the fact that much double occupancy that may occur does not necessarily involve married couple. Placing the beds directly side by side may help achieve economy of space, but this is not a very desirable arrangement.

The size of the beds should also be considered. Various size of hotel beds include

- | | | | |
|-----|------------------|---|----------------|
| i | Single size beds | - | 1 metre wide |
| ii | Full sized beds | - | 1.4 metre wide |
| iii | Queen sized beds | - | 1.5 metre wide |
| iv | King sized beds | - | 1.8 metre wide |

(Dechiar et. al, 1980)

All beds are usually about 2 metre long. The headboard also constitutes a part of the total length of the bed from the wall to the foot of the bed, and should not be overlooked, as it is an important part of the hotel equipment. Hence, a total of about 2.3 metres of space required from wall to the foot of the bed and if possible there should be a minimum of about 0.9 metres between two beds.

If no furniture is placed opposite the beds, the room would require a minimum width of about 3.2 metres this is a very rear situation and usually a dresser or cupboard is placed opposite the foot of the bed.

This would require a space of between 0.45 - 0.60 metres. Since drawers have to be opened, an aisle of at least 0.9 metres will also be required. It is all these dimension that are summed up, it would be found that a minimum of about 3.8 metres width would be required for each room where the plan and budget permit, however, a width of up to 4 metres would be preferable.

As for the length of the rooms, this may vary depending on a number of factors among which are the type and arrangement of the sleeping as well as the sitting furniture to be accommodated in the room.

Typical furniture in hotel rooms, include such items as comfortable arm chairs of which there should be at least two, with a cocktail table between them. This table should be able to double as among table, and the chair should be arranged so as to afford a beautiful view out of the window.

A writing and make-up area is also necessary. This consists of a sort of table arrangement where a guest may sit and write or where a female guest may sit to apply her make up. This piece of furniture may be combined with the dresser and its chest of drawers. A luggage stand may also be desirable as a piece of fixed furniture. In a resort hotel where a guest may stay for a considerable amount of time and hence have more than a single piece of luggage, space to store such luggage must also be considered.

Apart from the armchairs, a straight back chair or a stool placed in front of the writing /making up table. A fourth chair for sitting may also be desirable.

Before a pair of twin beds, the ubiquitous nightstand with its small storage space below is a standard fixture. If a dinning table or one that can be used as such is not provided in room, there must be sufficient space for setting up a room service table, with at least 2 or 3 chair around it (Lawson 1976).

2.6.1.10 GUEST BATHROOM AND CLOSETS

A minimum bathroom in a hotel will provide for the guest a combination of bath shower, a lavatory and a water closet. Bidets may be included in very luxurious hotels. The bathroom should be sized to facilitate effective use of these facilities.

The water closet should be the kind that does not produce a loud flushing noise.

General planning requirement for bathroom should be observed in the planning of hotel bathrooms.

The type of hotel determines the sizes of closets. In a Motel such a facility is obviously of little use, since the guest are mostly expected to stay overnight, and hence - requires little accommodation for hanging clothes. Open hanging arrangements where space is provided for hanging clothes in the room is the usual practice in motels and this helps to obviate the possibility of guests forgetting their clothes in a closet. The longer the guest stays, if anticipated, then the larger the closet. The larger walk in closets may be considered especially where guest will be staying for a length of time. In resort hostel where the guest will be arriving with many pieces of luggage the closets should be large enough to accommodate the emptied luggage during the guest stay. (Dechiar, et.al, 1980).

2.6.1.11 BANQUETING FACILITIES

A hotel may provide meeting and banqueting facilities ranging from a number of meeting rooms which may also be used for luncheon and dinners, to a more diversified arrangement for meeting, luncheons, dinners and banquets depending on the size and type of the hotel.

Very large hotels are usually designated to provide full banqueting and convention facilities, and it is important for the architect to have a thorough knowledge of what the feeding and space requirement of these facilities are:

Normal meeting room requirements are quite simple with rooms varying in size to accommodate between 10-100 people. Where feasible, these meeting rooms should be arranged in a straight line, so that wall separating them can be made moveable for greater flexibility in term of size. Large rooms, used for conventions or large banquet spaces may be sub-divided so as to create smaller rooms when a large room is not required.

The material to be used for moveable walls that will sub-divide the large meeting spaces, should be satisfactory aesthetically as well as acoustically, and sound isolating devices may be introduced.

Most of these spaces will also be used to serve meals, which may range from small luncheons or dinner for 10-12 people to dining for as many people as 1,000 people seated at the table. The food should be brought in directly from the banquet kitchen to the banquet spaces. Sub-division of the banquet spaces must be planned such that each space is contiguous to the kitchen, and its own doors to enable waiter to come and go between the banquet spaces and the banquet kitchen.

In very large meeting, banquet and convention space in hotels, space for people before they go into their various meeting rooms, convention halls or banquet halls should be planned for. The space may be called banquet foyer. It should be about one third of the size of the meeting place it leads into (Lawson, 1976)

2.6.1.12 OUT DOOR BAR AND RELAXATION FACILITIES

The out door bar is an open out door space where drinks could be taken. They are usually arranged informally. Relaxation facilities found in hotels include swimming pool and tennis courts. There is no steadfast guide about planning for these facilities but the architect should keep in mind that they are usually of noise and disturbance to most other activities within the hotel complex. Therefore there is a need to locate them in a position where they would not constitute a nuisance: (Lawson and Manuel, 1977)

2.6.2 PRIVATE/STAFF ZONE

As mentioned earlier, the economic operations of a hotels depends entirely on the private/staff zone services, which are principally concerned with the hotels personnel. The guest rarely sees this area. It is a crucial part of the plan and must be laid out with two paramount objectives in mind control and efficiency.

Spaces that can be categorized as belonging to the back-of -the -house include:

- i) Delivery area
- ii) Employees entrance.
- iii) Employees locker / Changing rooms.
- iv) House keeping department.
- v) Laundry.
- vi) Garbage collection area.
- v) Laundry.
- vi) Staff canteen
- vii) Food preparation area.

viii) Kitchen area.

i) Other food service area.

x) Mechanical and Electrical service rooms and workshops

xi) Administration area.

(Lawson, 1976).

2.6.2.1 DELIVERY AREA

This is usually out of sight of the hotel guests; it consists of a loading bay, which should be covered through which foodstuff, housekeeping supplies, and other items used- in the hotel are received.

Receiving of shipment and finally sending of various items to their proper destination must be under tight control is needed in two directives.

i) To ensure that materials just delivered and left on loading desk are not stolen or made to disappear.

ii) To ensure that materials get directly to their destination without getting lost on the way.

Control is usually the function of a receiving department, which should be located directly on, or adjacent to, the loading dock, a tight well planned back of the house will provide the utmost in control. The flow of supplies can be tightly monitored by the security that architect builds into his plans. Another important thing to be provided in the cause of planning is an area where large trucks can turn circle properly and generally smooth circulation of traffic. (Lawson, 1976).

2.6.2.2 EMPLOYEE ENTRANCE

All service personnel enter the hotel through the service bay while delivery personnel's enter through the delivery bay. Two small offices, one for the receiving clerk and another for the timekeeper, may be located in this area. Outside the receiving clerk's office, there should be a floor scale for checking weight of products as they enter. The timekeeper's office should be so located such that it will help discourage stealing of supplies by employees through the delivery area. Since tight control at the point of entry of all employees is highly desirable, it is best for employees to enter and depart through the same point. (Lawson, 1976).

2.6.2.3 EMPLOYEE CHANGING ROOM

Lockers rooms should be provided for employees and these should be situated such as to enable to reach their various dressing and locker areas with a minimum of travel time lost.

In providing locker rooms, the existence of a class distinction among employees should be borne in mind. Dishwashers for instance should not be placed in the same locker rooms as headwaiters and reception clerks. It should however be noted that this class distinction is not by a fine line.

The operators of the hotel are thus left with the duty to determine the mix of hotel employees. The locker rooms should contain ample toilet facilities and shower in addition to lockers and uniform storage areas. (Lawson, 1976).



2.6.2.4 HOUSE KEEPING DEPARTMENT

This area is usually under the province of the chief housekeeper who usually has assistant floor housekeepers. Under the Housekeeper's strict control and supervision will be all the maids and porters. These people, after putting on their uniforms, go to the housekeeper for instructions and very often for supplies to take with them to the various guest room floors. The house keeping department also has a storage area, for here are kept all the supplies that became a part of housekeeping. Also stored in the housekeeper's warehouse are such things as additional lamps and small items of furniture, which are easily removed or broken. Space for a sew-mistress to mend sheets and pillowcases, and drapes that need repair is also provided in house keeper's area.

Employees' uniforms are usually issued in an area, as close to the locker rooms or part of entry as possible since issuing of uniforms is usually under the control of the housekeeper, the proximity of uniform issuing room to the department becomes a most important consideration.

It should also be borne in mind that the housekeeper controls soiled and clean laundry in addition to clean uniform ready for. Hence, as a uniform issue is related to the housekeeper, so is the housekeeper related to the laundry room and the laundry room is in turn related to the soiled inner room.

2.6.2.5 LAUNDRY

Hotel laundry can be handled in three alternative ways.

- i. Linen supply services: In this case, a hotel contractor with supplier who furnishes and launders then inn is engaged. This kind of laundry service has

made gain and is acceptable (especially in developed countries). It is the simplest solution since no investments are required. However, costs, quality, and general satisfaction may vary.

ii. Commercial Laundry: In this case, the hotel owns the linen (bed pillowcases, tablecloth and napkins) and sends it to a commercial laundry. Competition in commercial laundries generally requires them to give attention to quality and service.

iii. Hotel laundry: Some hotels have discontinued the operation of their laundry, whereas others initially without laundries have installed them, and have been pleased with the results. The decision to operate a hotel laundry is usually based on consideration of the advantages and disadvantages of setting up such a service in the hotel. In a situation where space and fund are limited, the management should consider the following.

- i) The necessity for separate department to supervise and maintain the laundry.
- ii) Increase in size of building so as to be able to contain laundry.
- iii) Increase plant investment in laundry machinery.
- iv) Additional spaces for extra employees.
- v) Provision of such services as hot and cold water supply, sewers, high-pressure steam or gas, electric service, exhaust fans and ventilation ducts.
- vi) Limited capacity of plant may be inadequate for peak loads.
- vii) Disturbance caused by vibration, noise, heat and odour.
- viii) Hazard of fire and water leakage.
- ix) Possible prohibition by community zoning and building regulations.

Where space and investment capital are both available, the management should consider the following advantages of providing a hotel laundry:

- i) The cost of laundering goods in the hotel may be as much as 20-40% less than if they are sent out.
- ii) Since more care and supervision is administered to linen laundered in the hotel, their life is usually lengthened.
- iii) Materials laundered in the hotel is returned more quickly such as that the re linen inventory is reduced.
- iv) Since the laundry work is under closer control in the hotel laundry, the output may be better.
- v) Since material does not leave the hotel, record keeping and possibility of loss or damage are reduced.

Normally, smaller and medium sized hotels launder only the flat worktable cloth, bedding, napkins, and employees' uniform. In such a case one or two ironing board and a garment press is installed for employees. If immediate installation for such equipment is not contemplated, it is nevertheless advisable to provide extra space for possible future installation.

The hotel laundry unit may also handle guests' works, but this requires considering more space, equipment and employees. Profitability of this service may be great, especially if there is a sufficient volume of customers.

The restaurant service of a hotel also imposes a load on a hotel laundry, but this load may vary depending on the number of meals served per day, and the elaborateness of the restaurant's linen service.

The final decision of the laundry method to be adopted will depend on the particular needs and circumstances of the hotel.

2.6.2.6 GARBAGE COLLECTION AREA

Due to the domestic nature of the service provided by a hotel, a considerable amount of garbage wastes accumulate. These have to be disposed of effectively in order to ensure the smooth operation of the hotel. (Lawson, 1976).

Movement of garbage out of the hotel to a point where it will be picked up by garbage trucks is hence of great importance. Where garbage is shipped off the hotel premises, it is wise to have the garbage rooms placed such that the material receiving office in the delivery area of the hotel has full view. This will help discourage people from entering the garbage rooms to pick up things previously placed there by someone in the kitchen or supply area, acting as accomplice in stealing or pilferage from the hotel.

In large hotels, garbage dissectors or compressors may be used. There, tight surveillance is necessary only in the garbage receiving area.

The next group or space to be discussed can be categorized as belonging to the food and beverage service area of the hotel. Today food operation is highly complicated and it is necessary for an architect to be familiar with the entire operation. The architect should have a good working knowledge of what takes place in, the food preparation

area and the kitchen of a hotel, despite the fact that kitchen engineers plan most of these facilities. The flow of raw food shall be followed from the time it is delivered to the steward until it is finally cooked and ready to be served by waiter and waitresses.

2.6.2.7 FOOD STORAGE AREAS

Food supply is brought into the hotel through the service entry. At the loading dock the goods are weighed in, checked and signed for. They are then sent either to the dry storage, or liquor storage or one of the cold storage rooms or boxes.

Freezers or refrigeration and cold storage boxes require heavy insulation. Slabs, therefore, have to be provided. This should be considered during the planning stage for if overlooked, the slab carrying boxes will be placed directly on the concrete floor, and will therefore require a ramp from the work area to the box. This is not desirable for a smooth functioning kitchen. (Lawson 1976).

2.7.2.8 FOOD PREPARATION AREAS

When the various food are required, they are taken from the storage to the food preparation areas. There is a vegetable preparation area for the preparation of vegetable, peeling of tubers like yam and potatoes, and cleaning of various vegetable foods. All these are done essentially in the vegetable preparation area.

An area for preparation of fish is desirable and meat preparation area may not be required depending on which form the hotel intend to buy its meat. If the hotel management intends having its own bakery shop, this should be made separate entity having its own refrigerator boxes as well as all the necessary equipment that will be

useful to the baker. The bakery should be close to the actual food service area so that pilferage is minimized.

2.6.2.9 KITCHEN

Food that has been prepared for cooking in the various preparation areas is then taken to the area where it will be used. An ideal kitchen in a hotel consists of most of the following areas.

- a. Rough cooking area: This is the area where most of the bulk food is actually cooked. In this area, such equipment as big soup kettle, vegetable steamers, oven, hot tops are provided.
- b. Pot Wash area: In this area, large pots used in the rough kitchen are washed. These areas are thus close to each other.
- c. Finish Cooking area: This area usually backs up the rough cooking area. There, cooking touches are put to the cooking of various items of food.
- d. Serving table: The chef's oven, boilers and fryers in the rough cooking area are arranged in a straight line. Between these is an aisle for the chef to move around, and on the opposite side of the aisle serving tables will be placed. It is from this serving table that the waiters pick up finished food.
- e. Garden Manager: In a hotel restaurant whose menu includes fruit and vegetable salads, there is the need for a "garden manager" section in the kitchen. This is usually placed off to one side, somewhere in the waiter's line of traffic. It is in this area that prepared vegetables and fruits are delivered to that the "garden manager" who arranges salads and, prepares cold deserts.

- f. Self Service Area: Along the waiter course to the restaurant will be a section close to the exit of the kitchen where such items as bread, rolls, butter, coffee, tea, ice and other items are placed. This area is for self-service for the waiters who pick up the items they need on their way to the guest waiting in the restaurant for delivery of his food.
- g. Dish washing area: This area, though, usually noisy and messy is, located within the kitchen since dishes are needed for use immediately they are cleaned. The area should be well insulated for sound and should be placed as close, to the dining room area and can be deposited as soon as they are brought into the kitchen.
- h) Checking Area: This area includes a checker's desk where all foods and beverages' leaving the kitchen are checked to make sure that the items are correct and price are properly indicated. The area is so positioned such that a waiter after picking up his order will necessarily go by the checker's desk.
- i. Service bar: This area is also on the direct path of travel of the waiter, a bartender who prepared the drinks ordered by the waiter mans it. The placement of this area is such that it is after picking up prepared drinks that the waiter passes the checker who checks the drinks items along with the others carried by the waiter.
- j. Chef's office: This is positioned such that the chef can observe all the activities in kitchen. It is usually enclosed in glass to give him aural privacy, but complete usual control.
- k. Room service Area: This area should have sufficient space for fairly large number of room service rolling tables which are set and ready to carry the dishes that

have been ordered by the guest via telephone. The room service area should be placed close to the service elevators, which must of course come down to the kitchen from the service area or each of the guest floors.

1. **Banquet Service Area:** Depending on the type of hotel, banquet facilities may be offered. In such, a case where the hotel is not too large, it may not require a separate banquet kitchen but rather a banquet serving area. There will be mobile cabinets that take trays if the hotel is to have a large banquet area, it will require a separate banquet kitchen with its own cooking facilities as well a its own dish washing area.

The floor should be of some material, which can be easily cleared like ceramic tiles. There are new floor applications applicable directly over concrete slabs, which are easily cleaned and offer foothold to prevent slipping or wet spots.

Wall should also be of easily cleared material like ceramic tile or some new plastic material tested and proven adequate as material for kitchen walls.

Ceilings should help provide noise control in the kitchen. This may be best achieved by using a perforated metal ceiling material with acoustic baits above, or cereal treated acoustical material.

Regulations and building codes concerning kitchen equipment should be checked and made to comply by the architect.

Toilet and washroom should be provided for kitchen staff in a location that will make it unnecessary for them to return to their locker rooms, which may be at considerable distance from the kitchen.

Doors leading from the kitchen to the dining room(s) must be strategically placed, and they should be baffled to prevent diners from having visual access to what is going on in the kitchen. The doors should also prevent noise transmission. (Lawson, 1976).

2.6.2.10 OTHER FOOD SERVICE FACILITIES

Other food service facilities that may be provided in a hotel include the following:

- a. **Coffee shop:** This is usually combined with the restaurant especially in the case of the smaller hotels. It may also be a separate entity. The ideal plan for a coffee shop would be to place it backed up to the kitchen so that certain furnished dishes and prepared foods can be delivered to the coffee work shop area, directly from the main kitchen under complete control as it passes from preparation area to kitchen to coffee shops. The plan of the coffee shop will include as a counter over which food is served, cold storage area and a pick up area usually at the counter and placed such that the waiters picking up orders do not disturb the diners sitting at the counter. A few tables and chairs may be arranged to seat customers and space for this should be considered.
- b) **Employees Cafeteria:** This facility may or may not be provided in hotel depending on number of employees, under the hotel's service, and the type of hotel being considered. Large hotels usually provide an employee cafeteria, which is close to the locker rooms and at the same time contiguous to the main kitchen. Hence, food prepared for this cafeteria comes directly from the main kitchen. The dishes used in this

area should be returned directly to the dish-washing area in the main kitchen, hence a pass-through connecting these two area should be arranged on the plan (Lawson, 1976).

2.6.2.11 MECHANICAL AND ELECTRICAL SERVICE ROOMS AND WORKSHOPS

In modern hotels (especially the larger ones), there is a need for mechanical and electrical service space. In these areas, equipment for air-conditioning, as well as all the tanks and pumps necessary to keep all-mechanical systems in operation are found. The size and shape of these spaces should satisfy all the comforts that a modern hotel has to offer. All the central switchgear that control electric current in the hotel is also placed in the mechanical and electrical service rooms. The house/hotels engineer is usually in charge of this area, and office space should be provided here for him.

Other shops that may be located in this part of the hotel include carpentry workshop, upholstery workshop and Locksmith workshop for him.

2.6.2.12 ADMINISTRATIVE AREA

This area can be categorized technically as belonging to the back of the house. However, personnel who may very often have reason to come into contact with hotel guests occupy it; included in this area are the following:

- a. Accounting and book keeping office: This act as back up to the front cashiers
- b. Reservation office: This is a back up to the front registration desks
- c. Office for management: This includes a reception area, a manager's office and an assistant manager's office
- d. Mail sorting room: This is usually placed behind the registration desk since guest mail is delivered at this point
- e. Secretarial Pool or General office: This may handle all the spaces mentioned above.

CHAPTER THREE

3.0 FURTHER REVIEW OF RELATED LITERATURE

3.1 ANALYSIS ON INTERIOR ENVIRONMENT

Throughout one's life cycle either at home, in the office or in transits, one spends the majority of ones life indoors, in the interior spaces created by the structures and shells of buildings. These interior environments include the lounge, study room, courtyard, dinning and winning areas, conference rooms, offices, toilets, bedrooms and many more (Ching, 1943).

These spaces provide the physical context for much of what we do, and give substance and life to the architecture, which houses them. In this research thesis, emphasis is placed on basic design principles and how design relationships determine the functional, structural, and aesthetic qualities of interior environment. This exploration of the ways and means of developing interior spaces begins with space itself, for it is the prime material with which the interior designer must work.

The limits of interior design are difficult to define precisely since it lies in the continuum between architecture and product design. It encompasses both visual and functional design as well as aspect of materials, construction, and technology. It is therefore broad enough in scope and worth making research of. The intent is to treat the subject with clarity, make it as accessible as possible, and stimulate further in-depth study research using the proposed Sun City Hotel, Akure as a case study to express dynamics of characteristics architectural creation with particular emphasis on the

interior of a realistic structurally stable conceptual design of a typical luxury hotel of International standard.

3.2 INTERIOR SPACE.

An interior is a space that is enclosed by walls, floors and ceiling. It has one or more opening such as windows for light and ventilation. Those enclosing elements may compose of any number of materials and forms of countless shapes. "Interiors" are distinguished from "spaces" which can be fully outdoor as in landscapes or the infinite cosmos or partly enclosed as in plazas or open-roofed atriums and courtyards (Friedman, 1982).

The geometric element of point, line, plane, and volume can be arranged to articulate and define space. At the scale of architecture, these fundamental elements become linear: columns and beams, and planar: walls, floors and roofs. In architectural design, these elements are organized to give a building form, differentiate inside and outside and define the boundaries of interior spaces. Terms such as grand hall, loft space, sun room are used to describe not simply how large or small a space is but also to characterize its scale and proportion, its quality of light, the nature of its enclosing surfaces and how it relates to the adjacent spaces (Ching, 1943).

In summary, space is structured by how it is used. The nature of activities and the rituals developed in performing them influence its plan, arrangement and organization of interior space.

3.3 HISTORICAL PERSPECTIVE OF INTERIOR DESIGN.

Every interior, as argued by Manson (1990) whether designed by a professional or by its occupants, is situated in design history. The Arts and Crafts movement that began in Britain in the nineteenth century substantially influenced the growth of interior design. Architects in the epoch began to pay as much attention to the interior of building as to the exterior. The ideas that building's function should dictate its design that it should be built where possible of carefully selected, undisguised materials and should contain related interior fittings became the order of the day, (Cumming & Kaplan, 1991). As exterior design reflected interior function and form, so too interior element as ceiling floor and wall finishes, furniture, textiles and metal work played their parts in social design. Many Arts and Crafts architects design the furniture for their client thus developing the idea of the integrated interior.

At the turn of the century the effect of the arts and crafts movement on conventional interior design waned. The prevalent style was the Baux-Arts, which in interior decoration was marked by lavish use of carving, gilding, rich marble and extravagant lightning. It was a glorification of ornamentation and was elitist in orientation.

Interior design was later to be influenced by Modern movement, which stripped unnecessary ornamentation from the interior. It was also influenced by French art Deco and American Modern thereafter culminating in the birth of a new profession of interior decoration.

4 SPATIAL ORGANIZATION

Skillful functional planning is required in the production of good architecture. As an art, architecture is concerned with the transmitting ideas and emotion that goes beyond a strictly utilitarian level. It is the art that deals with the organization and use of space. Spaces must of necessity be of the sizes and shapes and they must be designed with due consideration required of them and the utmost comfort of the users.

Interior spaces are most central to the expressive possibilities of architecture as an art. The most exciting and interesting buildings are always those with interior space concept. A philosophical school that do not envelope space do not qualify as architecture. It holds further that plans, sections, elevations, ornaments or moulding do not make architecture but the void created to enclose man and his activities, therefore it is the internal space which merits appreciation, (Awotona, 1985; Gideon, 1971; Sa'ad, 1984; Zevi, 1957).

A totally composed interior is designed to fulfill certain functions and purposes. It should offer a visually and coherent aesthetic statement. Such a statement bestows on the interior a sense of place, a characteristics that makes the forms of a space distinguishable from another's. (Olotuah, 1999).

Having achieved the organization of space and interrelationship of spaces the interior decoration follows which is the second aspect of interior design, to bring into focus the aesthetic of the environment, as it would be discussed further in the subsequent chapters.

3.5 CLASSIFICATION OF INTERIOR SPACES AND THEIR ENVIRONMENTAL QUALITIES.

3.5.1 RESIDENTIAL INTERIOR ENVIRONMENTS.

Residential interiors are obviously much more personal for both the interior designer and the occupants than other types of interiors. In fact, homes that have been designed unconsciously by creative occupants without standard decorative rules are often most beautiful ones. Certain planning and financial functional considerations are constant in any residence, and, although the occupant who wishes to be strongly individualistic too may ignore these, they can provide at least basic guidelines.

The planning of modern houses or apartments must take into consideration the location of certain needs in relation to others. The dining space should be close to the food preparation area, should be accessible to the entrance used to bring in food supplied, and remove waste. Access to children's sleeping areas should not be through the adults' living spaces. Access to bathrooms should be close to the bedroom area; should not be through living or dining space (Ayodele, 1990).

The furniture arrangement for a living space must take into account the occupant's life-style and preferences. If a space is planned for young people, no seating might be provided other than the floor, but for the more conservative or older occupants, comfortable seating for conversation and other activities is essential. Open plan houses (living, dining, and eating facilities without separate rooms) work splendidly and beautifully for some people but might not be the ideal answer for a family with many children who desire privacy at the same time. The special storage

needed that must be considered for many homes vary from bookshelves to storage areas, from bicycles to farm facilities, from recorded music to storage of sporting equipment. Such facilities can often be added by interior designers, if not provided by the architect. (Ching, 1943)

There are several types of residence, and each one may require a different approach, partially based on economic considerations. The private house owned by the occupant warrants not only built-in-designs and other permanent design features (lighting, flooring) but in general lends itself naturally to anything within the imagination of the designer and the budget of the owner. Cooperative apartments are prevalent in larger cities, and those that are bought outright by the owners can be designed and changed as long as the structure of the building is not tampered with. A different approach is usually called for in rental features and would be considered a poor investment by the client and would, as a rule, be frowned upon by the landlords.

3.5.2 PUBLIC INTERIORS' ENVIRONMENTS

Space Planning: Although many designers are engaged in residential interior design, there has been a marked shift away from that field since 1950, and more designers than ever work in the design of public, institutional, and commercial spaces. Space planning for business firms, governmental agencies, and institutions is a significant aspect of office design and is concerned primarily with planning, allocation of spaces, and interrelations between offices, departments and individuals. (Adeyankinnu, 1998).

The aesthetic or design phase varies with the degree of importance attached to offices by clients. In a large firm, the clerical, accounting, or filing areas, and conference rooms, on the other hand, are frequently elaborately and luxuriously designed, since they serve as images for the corporations as well as status symbols for their occupants. Decision relating to size of offices and their furnishings are basically arrived at through functional considerations. A department manager or clerk will rarely need more than one to two extra chairs. Pre-architectural planning has taken on such importance that many design firms provide this service.

However, careful study and analysis, standards of typical offices, relationship of offices and departments to each other, the need for flexibility and change, and many aspects of work within a given business can be arrived at, and such a study then becomes the program for the actual design of a new building or premises. When truly large firms or governmental agencies are involved, space studies preceding the actual design may take several months or even years. It is interesting to note that even in conventional office planning there is controversy about whether or not the occupant of an office should be involved in its design. Designers tend to insist on making all decisions, and management usually supports that point of view, yet psychologists, among others counsel that a greater involvement would be desirable.

3.5.3 GOVERNMENTAL INTERIOR ENVIRONMENTS

A notable characteristic of interior design for public buildings such as Courtrooms, assembly halls (on all levels of government including the United Nation), city halls, and cultural buildings is that the consumer is excluded for participation in

decision-making. Another is that in all cases the interiors try to present a very definite image or symbol. Governmental buildings, especially in the past, were designed to present a solemn, awe-inspiring, majestic, and even slightly ominous look, both in their architectural composition and their interior treatment of spaces. For centuries, marble, stone, lofty ceilings, and imposing architectural elements have been traditional. (Nelson, 1952)

3.5.4 INSTITUTIONAL INTERIOR ENVIRONMENTS

Schools, hospital and universities are examples of institutions now extensively using the services of interior designers and architects. Many universities have staff designers dealing with the institution design needs. Certain institutional needs, such as operating rooms in hospitals, are strictly functional, yet the patient's rooms and many other hospital facilities are very much within the scope of interior design. Until recently, however, such involvement was not prevalent and it has been common to refer to a sterile, dull-looking space as "looking like a hospital" (Ching, 1943). A greater recognition of the influence of the environment upon human behaviour has brought about increased emphasis on interior design for all kinds of institutional interiors. Indeed, even though up to now little work has been done by designers in penal institutions, it is a safe prediction that in a short time there will be considerable concern for the environmental qualities of these institutions.

3.5.5 COMMERCIAL INTERIOR ENVIRONMENTS

Contemporary designers are much involved with commercial spaces such as stores, hotels, motels, and restaurants. Many designers and design firms specialize in

highly specific spaces such as restaurants, and others may become specialists in the design of showrooms for the garment industry. Frequently, the design of a restaurant, shop or hotel must be keyed to a theme. It might be a nautical theme or a yacht club or a theme based on the artifacts of the particular region in which a hotel is located. (Collier, 1967)

Obviously, all commercial spaces must be designed; interior will fail if it does not work for circulation of customers, for display, for storage, and above all sales. Some of these functional needs create difficult design problems. Individuals, couples, and family groups, for instance, must be considered when designing a hotel or motel for use. Maintenance is also an important factor in the design of commercial spaces.

3.5.6 RELIGIONS' INTERIOR ENVIRONMENTS.

Religions architecture is heavily influenced by symbolic concepts as well as by the ritual and traditions of a particular faith. Designers of religions interior must, therefore, base their approach on a set of rules preceding all other design considerations. The simple and modest Quaker prayer house for instance, express the tenets of faith as clearly as some of the richly appointed Roman Catholic and Eastern Orthodox churches. (Ching, 1943).

3.5.7 INDUSTRIAL INTERIOR ENVIRONMENTS

Although an attempt was made to classify the kinds of interior that are the prevalent concern of industrial designers, there are many kinds of special interiors that at times fall within the larger field of environmental design and that do not fit into a particular category or even a professional subspecialty. Transportation design may be

partly engineering, partly industrial architecture, and partly interior design. Interiors of ships are certainly interior design, but the interiors of automobiles, aircraft, and trains are often a combination of many specialties.

The advent of large commercial aircraft has taken the aircraft out of the area of the strictly functional, and, indeed the introduction of these large planes has been an intense competition among the airlines to create spaces that go beyond the concept of mere seating. Also included in transportation design are the terminal buildings associated with air, road and water transportation systems. A less spectacular example is the field of exhibition design and the preservation and restoration of historic buildings. (Friedman, et al, 1982)

In summary, Architecture at this level should not be restricted to mere space allocation or creating of spaces, there by creating job opportunities to irrelevant non-professionals touts who parades themselves as interior designers or decorators encroaching the environmental industry by style.

3.6.0 PHYSICAL COMPONENTS OF INTERIOR DESIGN

The foregoing section on aesthetic components stressed the fact that, in design, the whole or total effect is more important than the specific device or element used. The same is true of architectural components, and this should be kept in mind in the following discussion.

3.6.1 CEILINGS

Although ceilings are in most interiors the largest unbroken surface, they are often ignored by amateur designers and even by professional designers. The result, especially in public and office interior, is frequently a mass of unrelated lighting devices, air conditioning outlets, and the like. Ceilings were emphasized in the Baroque and 18th century traditions; beautiful interiors of these periods had high ornamental, decorated ceilings, with painted surfaces or with intricate plaster details and trceries. (Nuckolls, 1976)

Few modern designers take advantage of possibilities offered by ceilings. One such possibility is the creation of textural effect with wood. Of course, one must respect the effect of a simpler plaster ceiling in an otherwise well designed interior; often the white plaster ceiling is needed to reflect light and to provide a calm cohesiveness to the spaces. Since most modern ceilings are low, a heavy texture or a strong colour create a depressing feeling; hence, the popularity of a plain white ceiling. It is important for a plain ceiling to be just that: small-unrelated areas of different height.

In contemporary public buildings, there is frequently a "hung" ceiling interior under concrete structural slab. The space between the slab and the "ceiling" is needed for mechanical equipment as well as to allow for the recessing of the lighting system. (Nuckolls, 1976).

A later section of this research thesis shall discuss the variation of heights in relation to scale and space. It is important to keep such varying ceiling heights related to the plan of the room, if such a device is to succeed. A lowered ceiling in a dining

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area, for instance, can be pleasant and intimate, but a lowered ceiling covering only part of the area can be most distracting.

3.6.2 FLOORS

Basically, there are two kinds of floors for interiors: those that are an integral part of the structure and those that are applied after the structure is completed. Interior designers working together with architects have the opportunity to specify flooring such as terrazzo or stone, brick, concrete, or wood, but in most interiors, the flooring is designed at a later stage and is often changed in the course of a building's life. Sometimes it is possible to introduce a heavy floor, such as terrazzo or stone, in a finished building or during remodeling, but these materials, as beautiful as they are, tend to be too costly as surface applications.

Fabricated, or synthetic floor coverings are usually classified as resilient floors. The oldest of this type is linoleum. The resilient flooring materials marketed in the late 20th century include asphalt, Vinyl asbestos, linoleum, cork and vinyl Cork, which is not a synthetic, is handsome, but is difficult to maintain and is not exceptionally durable. Basically, other resilient floor tiles are excellent flooring materials that are both economical and easily maintained. (Araniyi, 1980)

They can be given almost any appearance which is a temptation that manufacturer are unable to resist. When the tiles are plain, in good colours or textures, they are very attractive and appropriate, but often are made to imitate stone, brick, mosaic, or other materials, and the results are generally of a less satisfactory nature. Pure vinyl's are the most expensive of the resilient floorings and above the most

tortured in terms of "design". The vinyl's are the softest and most resilient tiles and are very easy to maintain. Asphalt tile is the least expensive and consequently the most widely used resilient flooring, although it is quite brittle and hard underfoot. Vinyl asbestos is somewhat softer underfoot and, being grease resistant, is easier to maintain than asphalt, but its cost is generally higher. Linoleum, which ranges in cost between the asphalt and pure vinyl floorings, strong and suitable for heavy-duty uses.

Ceramic tiles and quarry (unglazed) tiles are made only for such areas as bathrooms but, particularly in the case of quarry tiles, are suitable for almost any space. Installation usually requires a cement bed over the existing sub floor, making these materials difficult to use in existing buildings. Like other natural materials, quarry tile floors possess a natural beauty and have the additional advantage of easy maintenance. (Ching, 1943).

Wood floors still account for a very large percentage of all floors, especially in residence. In addition to the strip oak floors, the standard for many apartment houses or homes, many beautiful prefabricated parquet patterns are available in a variety of woods and in many shapes and sizes. These wood tiles can be installed, just like the resilient floor tiles over existing floors; wood floors have great warmth and beauty but have the disadvantages of needing more care than do some of the synthetic tiles or quarry tiles.

3.6.3 WALLS

Every wall is a material in itself; and ideally no materials, if properly used, needs to be covered up. Some elegant buildings constructed since 1960 have used concrete in

its natural texture- i.e., showing the formwork left by wooden forms as a conscious expression of materials. During the 19th century, fakery in design was popular, and part of the concern with the true expression of materials today is revolt against the earlier tradition. In the 20th century, for instance, interior brick walls are considered very beautiful and desirable, yet many old town houses have layers of plaster and paint or wallpaper on top of attractive brickwork.

It is not unusual for a decorative detail or device to survive long after the valid reason for it has disappeared. Wall paneling has been popular for hundred of years, and indeed, a natural wood texture add warmth and elegance. The only way the craftsman of earlier periods were able to apply wood paneling was made of solid wood and has to be broken up into narrow dimensions in order to prevent warping and shrinking. Out of that need developed beautiful details of moldings, carved details and carefully proportioned paneling.

The use of fake moldings, with printed moldings or paneling or with any of the countless imitation wall-surfacing materials from brick wallpaper to artistically poor wall murals, is the kind of decoration that a good designer avoids. Even so, not every interior should be a plain space with nothing but the natural walls.

Highly decorative wallpapers have long been available in bold and exciting patterns, often in 20th century design, strong paper is employed on will only, instead of having the whole space surrounded by a dominant pattern. Many types of wallpaper, such as grass cloth and shiki silk papers from Far East, have natural textures. For public spaces and for any space requiring easy maintenance and special cleanliness, a number

of wallpapers have been developed that are completely washable sanitary. Most of these are vinyl-coated fabrics, and some of them are extremely strong and durable and are particularly befitting for such spaces as hospital or hotel corridors. Because these vinyl-coated wall fabrics are between the two, drapery implies elaborates treatments with lining, over drapes, valances, and tassels. (Araniyi, 1980).

A curtain on the other hand, is lighter, more direct, less theatrical, and more functional. Frequently, a light material is chosen to provide privacy or light, control with minimum emphasis. Curtains, however, offer only partial control over light, glare, and privacy; complete control or privacy often requires shades, blinds, or shutters. Window shades without overly ornate borders and tassels are a perfectly good device for house controls, and Venetian blinds area also a most acceptable treatment.

Since 1960s, designers have tried to simplify window treatments, and if curtains, shades or blinds were not deemed appropriate for functional or aesthetic reasons, devices such as chains or beads on windows or very simple sliding panels were found to be more effective more than elaborate treatments. The essential considerations for windows must be based on the functional needs and on the overall aesthetic intent. If a space is well designed in architectural terms and presents a cohesive image, it rarely makes sense to feature a window or door. Poorly detailed windows in office buildings or apartment houses are often overcome or played down by using a simple curtain material covering a complete window wall. The wall to-wall and floor-to-ceiling treatment of a window wall is frequently the only way to screen out unattractive details. (Adeyankunnu, 2003).

Doors must be carefully planned, relating the swing and location to the functional needs, and their heights, colour, material, or textures to the adjoining usually specified by designers and architect, the level of design is far superior to those made for the home.

These are many wall-surfacing materials using fabrics laminated paper. These coverings provide warmth and texture, as well as acoustic properties. Fabrics in general have been used widely as wall-coverings in the past and continue to be popular.

A designer's imagination and the client's budget are only limitation on the materials that may be used for wall surfacing. Some, such ceramic or mosaic tiles are extremely practical; some such as cork have excellent acoustical characteristics. For functional or for aesthetic reasons the designer may elect to use such materials as leather, metals, plastic laminates, or glass. No wall in itself should be designed or selected without relation to the total scheme.

3.6.4 WINDOWS AND DOORS

Windows and doors in contemporary design are not placed as decorative elements or as parts of symmetrical compositions but are primarily considered as functional elements and are expressed as such. If windows are carefully designed and placed for light, for ventilation, for air and for view, decorative treatment is often unnecessary and a simple device such as shade or shutter will suffice to control light and privacy.

Most buildings, however, need window treatments, since the builders took no particular care in the placement of fenestration. The most frequent used devices are

curtains and draperies. Sometimes the entrance doors to important spaces are designed or decorated as compositional focal points, but usually the emphasis is on excellence in detailing and hardware rather than on decorative surface designs. (Godman, 1980).

3.7.0 ELEMENTS OF DESIGN

The elements of design are line, form, texture and colour.

3.7.1 LINE

Lines give direction to a design. They can be used to emphasize pleasing elements or to disguise an undesirable one. Different types of lines have different effects on design.

Vertical lines lead the eye up, adding height, formality, and strength to a design. They can be seen in tall furniture, striped wallpaper, long, narrow draperies and columns and pillars. It can make a ceiling appear higher and rooms seem more spacious than they actually are.

Horizontal lines lead the eye to the left or right, suggesting informality and restfulness. They can be seen in long, low roofs, and in long, low furniture such as sofas and chairs. Horizontal-lines can make buildings, rooms; and furniture seem wider and lower.

Diagonal lines suggest action, movement, and enticement. Since diagonal lines can be overpowering and tiring, they should be used sparingly in design. Diagonal lines are present in gable roofs, cathedral ceilings and staircases.

Curved lines add a softening, graceful effect to designs. However, too many signs create a busy look. Curved lines can be seen in doorway arches, ruffled curtain curved furniture and accessories.

In interior design, one type of line should dominate. Others may be added on interest. For example, horizontal lines may dominate room while. Accessories with diagonal or curved lines may be added. (Adeyakinnu, 2004)

3.7.2 FORM

Form is the three-dimensional element of design. The form of a structure, a room, or an object should generally be determined by its function. The phrase "form follows function", is a guideline for good design. For example, a chair should be attractive, but its form should allow a person to sit comfortably. The form of an object may convey a stable or fragile appearance. Related forms tend to look better together than unrelated form. A room is more pleasing within a room. (Adeyankinnu, 2004)

3.7.3 TEXTURE

Texture is the way a surface feels to the touch or the way it looks like it would feel if it were touched. Thus, texture appeals to sight as well as touch. Often, patterns or colours are used to create the illusion of texture. Ribbed, crinkled, rough, and smooth are some words used to describe various textures.

Texture can affect colour by subduing or intensifying. Smooth surface reflect more light than rough surfaces, making them look lighter and brighter. Rough textured surfaces absorb more light, making them look darker and less tense. For instance, red carpet looks darker and duller than red ceramic tile.

A balance of textures is needed in a well-designed room. A room decorated with the same texture throughout would be monotonous; however, too many different textures can give a design a disjointed and distracting appearance. Most well designed rooms have a dominant texture with accents of contrasting textures.

3.7.4 COLOUR

Colour is the most exciting tool of a designer. It offers unlimited opportunities for decorating. Colour can help to create a mood within a room. It can communicate excitement romance solitude. The way colour influences human behaviour has been the subject of many research projects. The result shows that certain perceptions are linked to certain colours. Many perceptions affect the way people feel about a room. Below are some of the colours and their functions:

- (i) **RED:** is associated with danger and power. It stimulates the Nervous system and increase blood pressure, respiration rate and heartbeat.
- (ii) **Orange:** is cheerful, warm and less aggressive than red. It expresses friendliness, courage, hospitality, energy and hope.
- (iii) **Yellow:** is cheerful, friendly and warm- it has traditionally been associated with happiness, Sympathy, prosperity, cowardice, and widow. Yellow rooms are light and airy.
- (iv) **Green:** is refreshing. It is the colour of nature; it is cool, peaceful and friendly. Green is often associated with hope, envy, and the "luck of the

Irish". Green mixes well with other colours and looks especially good with white.

- (v) **Blue:** it has the effect of red. It is cool, calm, tranquility and formality. However, too much blue in a room can be depressing.
- (vi) **Violet:** are the colour of royalty, dignity and mystery. It is dramatic and it works well with other colours.
- (vii) **White:** is the symbol of youth, freshness, innocence, purity, faith and peace. White can make colours look cleaner and livelier. (Ching, 1943).

When making colour decisions for a home; the colour references of all the family members should be considered. The social area of a home should be decorated in colours that will make all members feels comfortable while individual colour preferences can be used in the sleeping area of the home.

3.8 SUMMARY.

Understanding that interior space design is a great asset in buildings, most particularly in hotels, but one that is not always exploited to best advantages. Equally convinced that through out one's life cycle, either at home, in the office or in transits, one spends the majority of ones life indoors, in the interior spaces created by the structures and shells of buildings. To optimize comfort, and to ascertain users satisfaction, in hotel buildings, therefore enriching of interior environments is the revolutionary approach of the researcher and the younger generation of Architects in general to crown the palatial façade of impressive buildings. Introducing a new

classical monumentality with Doric loggia to create a Gothic concept of space and structure epitomized by the researcher using the proposed Sun City Hotel, Akure as a case study to reveal his inspiration of new modernism, there is daring fusion of the following areas of exploration: creating a functional interior spaces, effective interrelationship of spaces, the interior design, the use of design Vocabularies, the interior design elements, the interior environmental systems and many more. This is therefore more than an interior decorating that the non professionals tout who parades themselves as interior decorators thereby encroaching the building industry could judiciously undertake in such a Five Star Hotel internationally acclaimed.

To achieve such a significantly emotional and amusing interiors, Comprehensive Space Analysis, Space Programming, Functional Relationship Diagrams and Space Allotment Criteria Graphs are adequately considered.



CHAPTER FOUR

4.0 AIM AND OBJECTIVES OF THE CASE STUDIES

The aim of doing these case studies is to be able to make comparative analysis and to carefully study the existing hotels of similar peculiarities to the intended design, to understand the concepts behind the design, deduct the merits and demerits of the design and most especially to be able to make useful evaluation to arrive at a balance which would act as inspirational guide in the formulation of ideas and concept for the design of Sun-City Hotel Akure.

A case study on existing hotels in Nigeria were thus carried out by examining their concepts in terms of design, orientation, site and building construction, and the historical background of such hotels. However, most of this information could be missing in some hotels description owing to lack of access to information.

Case studies were therefore carried out in Akure, Ibadan and Lagos so as to give a wide variation in taste for their values and a test of what impact it would have on the proposed Sun-City Hotel Akure.

4.1.0 EKO HOTEL AND SUITES

4.1.1 GENERAL DESCRIPTION

The Eko Hotel and suites is located at 27, Adeṣokunbo Ademola Street on the Victoria Islands. The hotel, formerly run and managed by Le Meridian Hotels and Resorts, is an example of a modern hotel with exquisite furnishes and style.

- The Eko Hotel runs 11 floors, 416 Rooms (including 32 Suites).

- The Eko Suites runs 8 floors, 88 Deluxe Rooms and Suites.
- Kuramo lodge runs 2 floors, 100 Rooms.
- The total number of rooms in the Hotel is 604.
- It has 10 private meeting rooms of 883m² total meeting space.
- 1 Grand Ballroom of 890m² total banquet space.
- 1 Exhibition Centre: 1370m² total conference/Exhibition Centre.
- It also has guest laundry, bookshop/gift shop; flower shop, in house Guest Clinic, house doctor call, e.t.c.
- Hotel information sheet, 2006.
- Eko Hotel is usually 90-95% occupied per day and sometimes at its peak periods, provides accommodation for all its guests.
- The administrative block which houses the administrative section, offices etc is located at Kuramo Lodge, a 2-storey building separated from the main hotel by parking facilities.
- Each room comes with a reading table, cable, sofa and foreign news with a view of the peninsula.
- The hotel has several restaurants, which include poolside restaurant, cocktail restaurant on ground floor, Chinese restaurant on upper floors, and a restaurant on the top most floor, known as the Roof Garden.
- They also provide out conference rooms, pavilion for exhibitions and banquet halls.

- The Le meridian provides a standard, which meets international requirements and customer satisfaction.

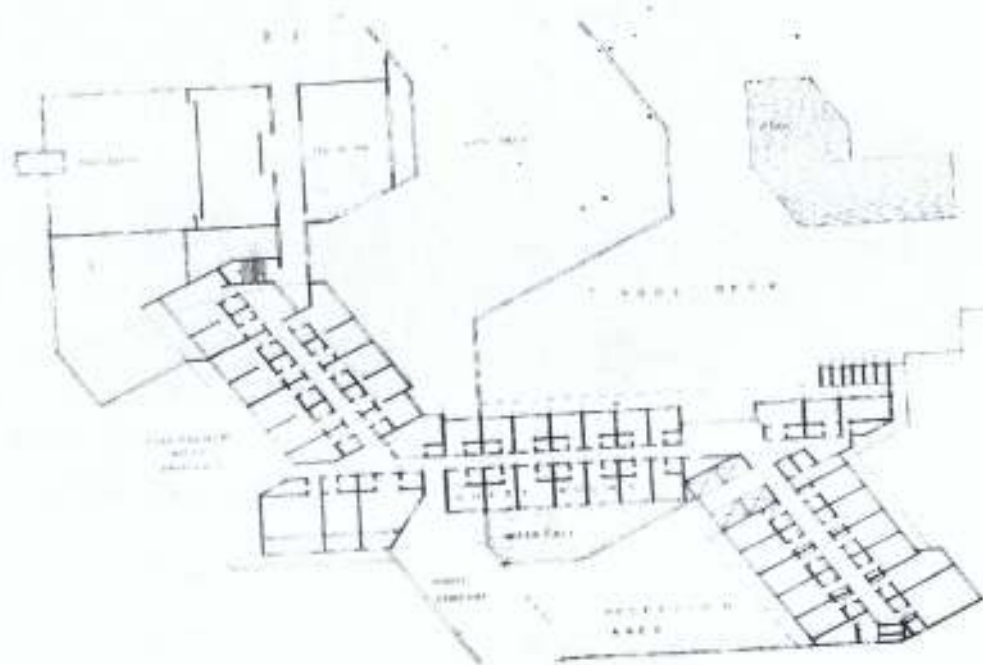


Fig 4.1a: Eko Hotel's Floor Plan

4.1.2 PROFILE AND CHARACTERISTICS

a. CATEGORY

Rating: ***** (Five star)

Target market: Business travelers.

Facilities: Guest rooms and suites, Swimming pool, Tennis courts, Banquet hall Meeting and conference rooms, Arts and craft center, Car rental, Shopping arcade Restaurants and bar, Casino, full Business Centre, cash point, concierge services and adequate security network.



Plate 4.1a: Approach view of Eko Hotel

b. SCALE OF OPERATION

-Capacity: 604 rooms

-Occupancy rate: 90 - 95% occupancy at any given time

-Staff strength: 65%

-Staff to customer ratio: Adequate



Plate 4.1b: Poolside View of Eko Hotel



Plate 4.1c: Interior Views of Restaurant and Bars.

4.1.3 MERITS

- a. It is located with good aspect towards the Atlantic Ocean.
- b. It has excellent tourism and business potentials
- c. There are three generator sets to backup power supply
- d. Tight security and automated monitoring devices are provide
- e. Efficient telephone lines and wireless Internet connection are provided in all rooms.
- f. Well landscaped external environment regularly maintained are provided
- g. The reception Foyer is appropriately located
- h. There is adequate staff to customer's ratio

4.1.4 DEMERITS

- a. The location, If Environmental Impact Assessment is worth consideration, is poor and can cause security hazard to the neighbours who are mainly residents of Ikoyi

- b. The distant detached administrative building causes delayed services and failures.
- c. There is Inadequate car park particularly at its peak period
- d. The site is becoming relatively small for future expansion
- e. Disabled guests are not considered because of several steps available round the parking lots
- f. The hotel is located too far from the airport
- g. There are no standard Tennis courts

4.2 SOLTON HOTEL IJAPO, AKURE, ONDO STATE

4.2.1 LOCATION: The Solton Hotel is located within Ijapo residential estate of Ondo State Housing Corporation (fig 4.2a)

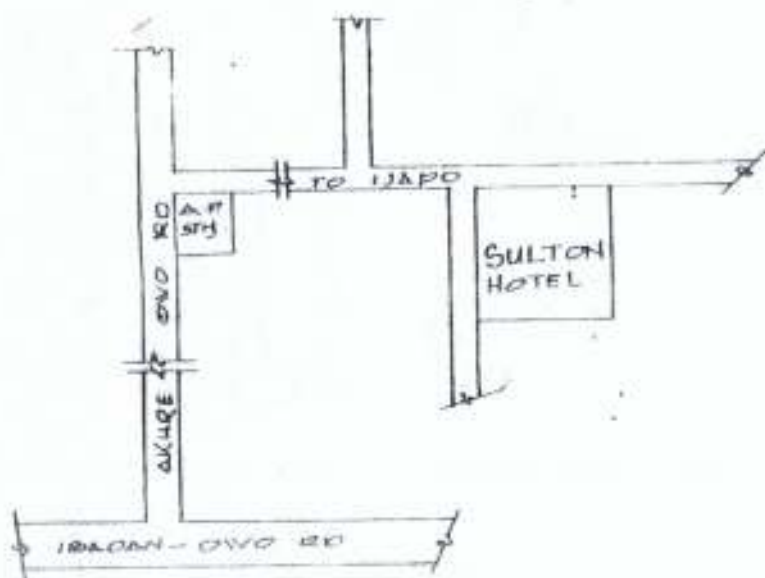


Fig 4.2a: Location Plan, Solton Hotel

4.2.2 ARCHITECT

Fodun Association Limited Ikeja Lagos Nigeria.

4.2.3 GENERAL DESCRIPTION

The hotel consists of two-storey building with the ground floor comprising of the main entrance canopy, the lobby which contains cashier desk, shops (3 number), toilets, lounge and bar, stair hall, banquet hall, dining hall, kitchen (comprising preparation, cooking and storage area). It also includes the administration offices and en-suite bedrooms. The first and second floors are typical and each floor containing two number suites of lounges and bedroom, linen store and twenty eight number of en-suite bedrooms. The hotel comprises total number of two suites and 72 bedroom (en-suite)

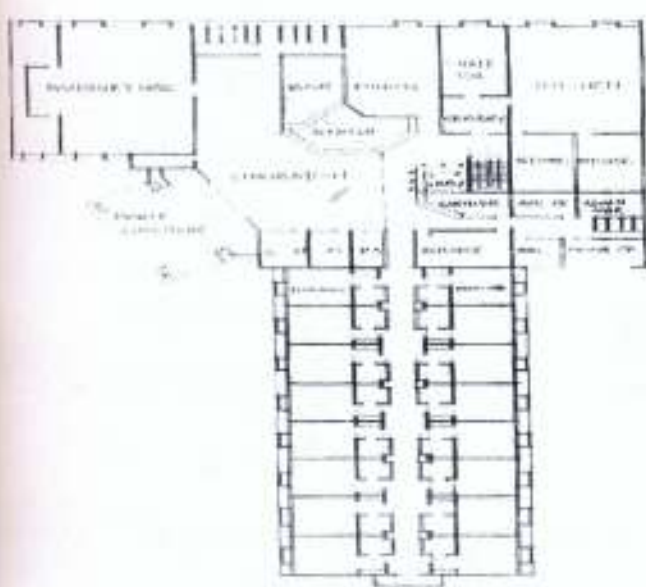


Fig 4.2b: Ground Floor Plan, Solton Hotel



Fig 4.2c: Typical Upper Floor Plan, Solton Hotel

4.2.4 MERITS

- a. The conspicuous Porte-cochere gives a sense of welcome and protection to its prospective guests.



Plate 4.2a: Approach View of Solton Hotel

- b. All bedrooms are en-suite with toilets and dressing area creating a level of comfort to its guests.
- c. The provision of escape stairwells in strategic positions creates a level of security and assurance to the guests against hazards.
- d. The hotel lobbies are spacious and well maintained, it thus makes the guests have value for the money.
- e. The provision of shop arcades creates more comfort to the prospective guests



Plate 4.2b: Open Bar of Solton Hotel

4.2.5 DEMERITS

- a. Lack of recreation facilities in the hotel environment makes it not attractive for resort and tourism.
- b. The bedroom toilets have no natural lighting and ventilation thereby causing offensives odours and perpetual darkness when there is power failure.
- c. The long tunnel-like internal corridors is not good enough in case of fire outbreak
- d. There is no garbage room for refuse disposal within the hotel building.

4.3.0 PREMIER HOTEL, IBADAN

4.3.1 LOCATION:

Premier hotel is situated on Mokola hill and overlooks the city of Ibadan. This location is about 125 kilometres from Lagos. This location is believed to be a sign of elegance, fame and security.

4.3.2 GENERAL DESCRIPTION

The entrance to the hotel is covered by a large Porte-cochere from which one gets to the reception and information desk. The hotel is built on split-levels to take advantage of the sloppy nature of the site. From the lounge there is a stair case which leads down to the basement level where the following facilities are located, the restaurant kitchen and store, pre-conference foyer and the banquet hall.

The ground floor is open, moving to the left of the reception one gets to the lounge which is surrounded by gift shops a business center, a snacks bar and a bureau de change. Straight ahead and to the right is the entrance to the bamboo bar and a staircase, which leads to the upper floor. Behind the reception desk is the cashiers and office spaces. Turning right immediately after the reception desk are two lifts, male and female toilets, moving straight ahead there is an exit door which leads to the swimming pool and lawn tennis court. There is a separate entrance from outside that leads to the casino and Chinese restaurant. The guest bedrooms are located on the upper floors.

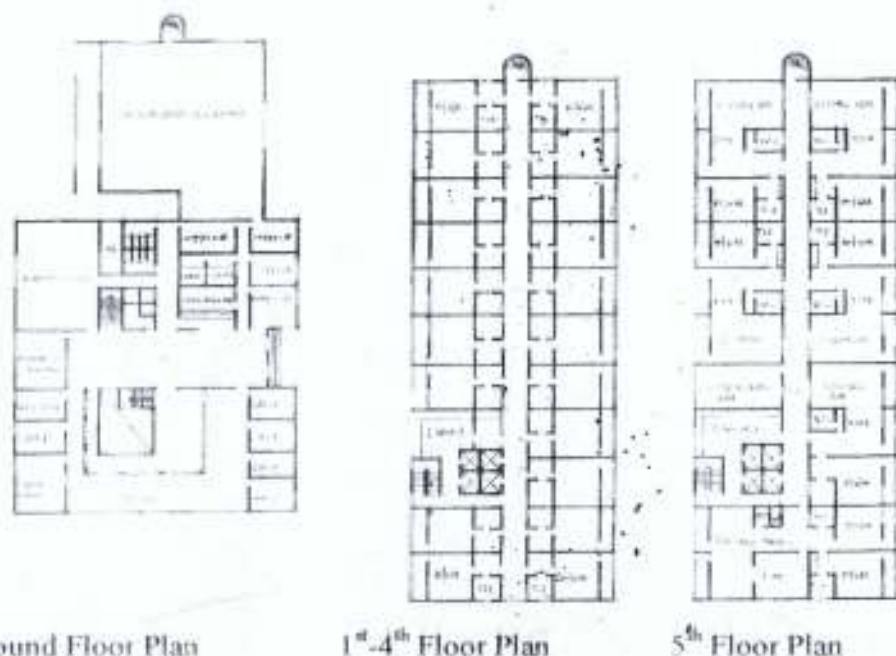


Fig 4.3a: Premier Hotel Floor Plans

Facilities provided in the hotel include:

Lawn tennis court, Swimming pool, Art and craft shop, Business centre, Generous parking space, Bedrooms with their facilities, Cable T.V., Telephone, Internet connections, Private Bath/W.C., Video and T.V. set, Casino, Restaurant, Banking and Bureau De change, Banquet hall (Basement), Bar, Reception/information desk, 80 double rooms, 6 executive suites, 1 luxury suite.

4.3.3 MERITS

- (a) The hotel is strategically located on Mokola hill from where it overlooks a large part of Ibadan city.
- (b) There is adequate noise reduction in the banquet hall by means of synthetic wood partitions.
- (c) The landscaping of the site in relation to the slope shares the advantages of organic architecture of Frank Lyord Right.

- (4) The road network within the hotel complex was well planned and it is in a very good condition.



Plate 4.3a: Pictorial View of Premier Hotel, Ibadan

4.3.4 DEMERITS

- (a) Too sophisticated and expensive in nature thus, the cost of construction may be enormous due to the present economic situation.
- (b) The Poor natural illumination and ventilation noticed in the rooms causes discomfort to the guests.
- (c) The parcel of land is becoming inadequate for future expansion and growth.
- (d) Aged and dilapidated interior finishes calls for face lift and renovation at regular basis.

- (e) The low ratio of the staffs to the quests results to poor service and performance in the hotel.



Plate 4.3b: Pool side View of Premier Hotel, Ibadan

CHAPTER FIVE

5.0 SYNTHESIS OF STUDY

5.1 PROJECT TOWN, AKURE

Akure is the Capital city of Ondo State. A state with an area of 20, 555 square Kilometer. It is bounded by Osun, Ogun and Ekiti states at the west, Kwara and Kogi at the North, Edo and Delta at the East and at the Southern part by the Atlantic Ocean.

Topographically, the land rises steadily from the shores of the Atlantic Ocean to giant highlands of the Akoko's in the North. These highlands which are part of the famous Yoruba highlands of Western Nigeria constitutes a great water shed from where most of the notable rivers draining Ondo State take their sources. River Owena, which supplies water for domestic use to one-third of the inhabitants of the states, is the most prominent amongst the rivers. The importance of this river is seen in its usage in the naming of various Government establishments and enterprises, which includes, Owena Bank PLC. Owena Motel, Owena Mass Transport Company.

The 1990 National census puts the figure for the population of the state at which could be demographically logical to state that this number have been greatly exceeded the past 15 years.

Akure is a city that is significant in areas of importance covering a wide range, which includes administrative, educational, tourism and commercial matters. It's attainment of administrative importance dates back to the days of colonial era when it was made a district headquarter. In July 1915 the division of Owo, Akoko and Ondo were merged into a province known as the Ondo province. Akure was made the

provincial headquarter, which it was until the creation of Ondo State in 1976 when it became a state headquarter. Some important government establishment were already located in the city, which include the Public works Department (P.W.D), The Ministry and Natural Resources, The Ministry of Education (inspectorate Division), The Federal Ministry of Communication, The Police headquarters, The Federal Ministry of Trades and Industries, The water corporation and the National Electric Power Authority (Now Power Holdings Plc).

The establishment of Ondo State in February, 1976, had since led to the establishment of many ministries and statutory co-operations, as well as quasi-governmental institutions, that has greatly influenced the demographic structure of the city.

5.2 GEOGRAPHICAL LOCATION

Akure lies on latitude $7^{\circ} 15'$ North of the equator and on longitude $5^{\circ} 15'$ east of the Greenwich meridian. It stands on an altitude of about 370 metres above the sea level. The land, towards Ado-Ekiti, is hilly and studded with granite formations believed to be of volcanic origin. Spreading over an area of 99.287 kilometres, Akure is situated 204 kilometres east of Ibadan, the capital city of Oyo state 168 kilometres west of Benin City, the capital of Edo state; 311 kilometres north-east of Lagos, capital of Lagos; 189 km South-East of Ilorin, the capital of Kwara state.

In relation to all big town in the state, Akure is vintagely located, being surrounded within a 48 kilometre radius by those important towns. It is bounded by

Ondo and Idanre to South, Owo to the East, Iju/Itaogbolu, to the North and Ile-oluji to the West.



Fig 5.1a: Map of Nigeria
Showing Ondo state

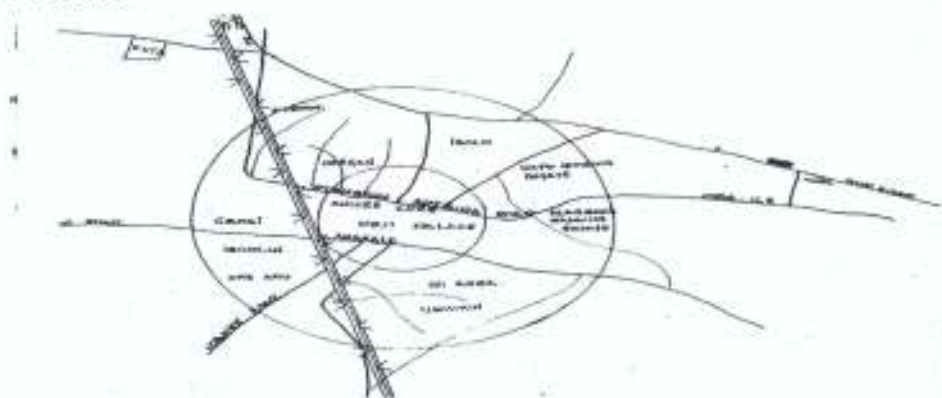


Fig 5.2a: Map of Akure City

5.3 DEMOGRAPHIC SURVEY.

Akure has been growing steadily since it began about fifteen and sixteen centuries ago. It started as an agrarian city, the settlement of a great hunter called Asodeboyede. It grew to become a kingdom, before the arrival of the British colonial administration in Nigeria, consisting of Akure the mother town, Ilara, Igbara-oke, Ijare, Iju, Ita-ogbolu and other villages and hamlets, under the leadership of paramount traditional ruler called by the title "Deji". It was a small kingdom comprising of a few

people. The upsurge in the city's population can be adduced to its administrative, commercial, educational, as well as tourism importance.

The 1952 census figures indicated that the town had a population of 38,853 while the 1963, census figure shows a remarkable increment, being 71, 105.

5.4 GEOLOGY, RELIEF AND VEGETATION

The geology of Akure, according to the meteorological station, domestic Air Port Akure, is Paleocene and Jurassic, which give room for high effective use of local materials. Akure is characterized by lowland, rugged hills and granite outcrops found in northern part of the town with some typical marshy land.

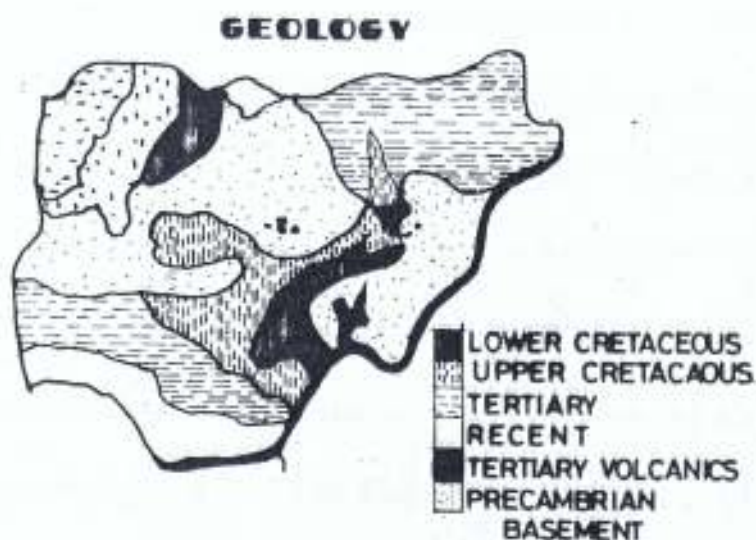


Fig 5.4a: Map showing Geology of Nigeria

Topographically, the site is generally flat and the soil area falls into large quantity of red laterite and very little of mangrove swamp soil of Humid Tropical Equatorial area.

NATURAL SOIL

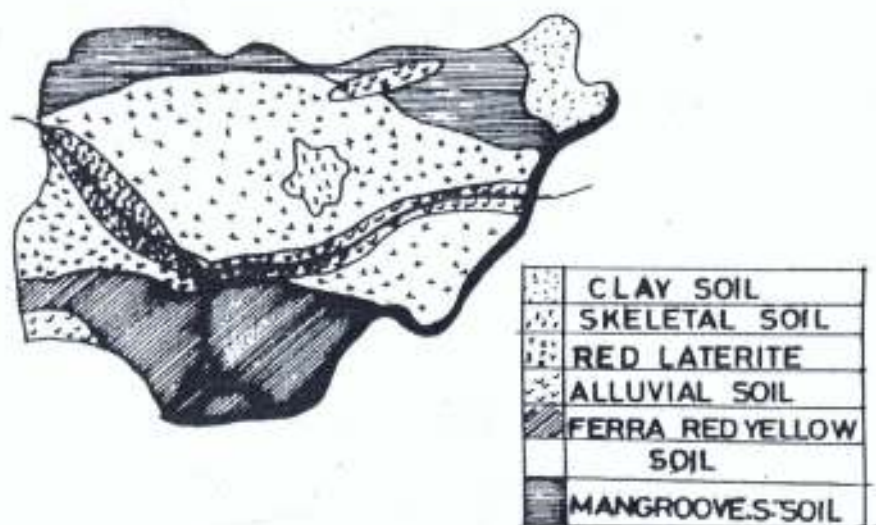


Fig5.4b: Map showing Natural Soil of Nigeria

Climatically, Ondo State has a tropical climate and belongs to the equatorial rain forest belt. There is an attractive variety of vegetations in Ondo State. Numerous creeks and lagoons, bordering the Atlantic Ocean, are naturally separated one from another by mangrove swamps of raffia swamps. After this lies the well-drained rain forest region, which stretches to about two hundred kilometers inland. This zone provided the most fertile agricultural lands. The major cash crop is cocoa, which provided about 90% of the annual revenue of Ondo State. Timber is another source of wealth of the rainforest belt and includes iroko, mahoghany, obeche, danta, opepe e.t.c These trees usually big in girth and of height sometimes up to 15 to 20 metres, provides the basis for the prosperous lumbering and wood processing industries found all over the state. Lastly there is the Guinea savannah forest, which fruiges the northern part of the state.

Farmers in this area concentrate more on the cultivation of subsistence crops such as cassava, yams, maize, rice, cocoyam. e.t.c.

Akure town and neighbouring ones like Idanre, Ile-oluji, and Owo falls into the second groups. i.e, the equatorial rain forest.

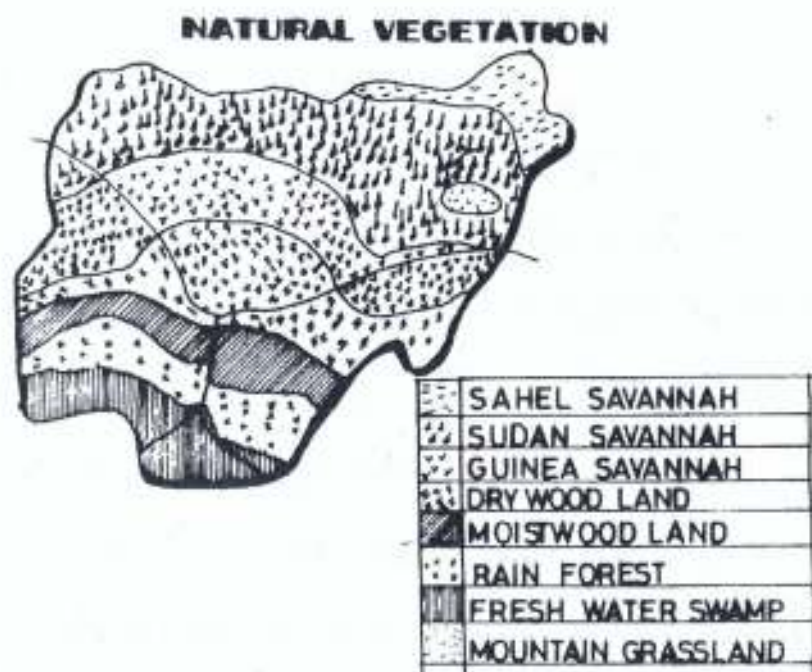


Fig 5.4c: Map showing Natural Vegetation of Nigeria

5.5 CLIMATIC ANALYSIS

Akure being located in the equatorial zone, has a predominant climatic characteristics of being warm humid, with little seasonal variation. Like the other parts of the western states and the nation at large, the main climatic features that affects

human comfort are; rainfall, Temperature, Relative Humidity, Sunshine and Wind.

These are treated briefly below.

5.5.1 RAINFALL

Akure falling within the equatorial tropical interland, two distinct seasons are experienced in the year, viz:

The rainy season: characteristically wet and ranges between April to October; and the *Harmattan season:* which is characteristically dry and ranges between November and March. Rainfall usually begins around March/April and reaches a maximum in May/June, decreasing from thereafter until September/October when it finally ebbs out. The South Westerly moisture laden wind brings the rain while the North Easterly wind brings harmatan during the dry season.

In Ondo state, annual rainfall varies from 1150mm in the northern part to 2550mm in the south. On the average this can be considered to create a need for adequate drainage system in order to avoid the damaging and loss of properties.

The table 5.5.1a below explains the monthly total rainfall.

Table 5.5.1a: Monthly Rainfall (mm)

Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
	0.0	87.2	187.6	125.5	284.7	162.4	198.0	216.3	176.3	23.4	0.0
	0.0	70.7	253.0	106.6	125.9	155.1	52.0	185.4	74.5	1.2	0.0
0.0	40.7	121.3	130.1	80.6	272.8	255.6	204.2	236.9	125.5	78.8	2.0
1.1	44.5	30.5	87.3	115.3	158.9		58.7	320.8	114.0	60.0	0.0
1.1	42.6	77.4	165.0	107.0	236.3	191.0	128.2	239.9	122.6	40.9	2.0

Source: Nigeria Airport Authority Metrological Station, Akure

5.5.2 TEMPERATURE

Akure maintains a moderately high temperature throughout the year. The maximum temperature of about 34.7°C (ref: Table 55.2a) is usually in march while the minimum stands around 21.5°C (ref: Table 55.2b). The annual mean temperature is

about 26.7°C. The dense cloud cover in the rainy season accounts for the annual minimum temperature. The diurnal range is very low, often times not more than 70°C in July and August. Hotness in interiors is a common problem. Therefore, openings should be as wide as possible to enable the cooling of the interior spaces. Trees should be used as shade against solar and diffused radiation from the sky.

Table 5.5.2a: Maximum air temperature (DBT)

Year	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
2000	33.0	34.5	35.9	32.3	32.1		28.7	27.7	29.7	30.4	33.1	33.2
2001	33.3	33.3	35.3	34.8	31.2	29.7	28.2	27.1	28.3	30.9	32.7	33.5
2002	33.3	35.3	33.3	31.3	31.1	29.9	28.7	27.2	28.7	29.8	32.1	33.1
2003	33.1	34.4	34.6	32.3	31.9	29.7	-	28.2	28.6	31.0	32.1	32.9
Mean	33.2	34.9	34.7	32	31.3	29.8	28.5	27.6	28.8	30.5	32.5	33.2

Source: Nigeria Airport Authority Metrological Station, Akure.

5.5.3 RELATIVE HUMIDITY

In Akure town, the high annual rainfall makes the relative humidity to be high throughout the year, and it ranges between 60% and 90% ref: Table 5.5.3Ad. In the morning times, during the raining season, over 80% is commonly observed. In times of high temperature, coupled with high relative humidity, the atmosphere could be pretty uncomfortable, creating a heat-trap. However, a pleasant atmosphere is generally experienced at the onset and ending of the raining season when the relative humidity generally fall. Observation shows that the mean maximal at 10.00 a.m 77% from December to February and 80% in August. The annual average maximum is 83%. The extreme mean minima at 4.00 p.m is 57.5% in January and 81.9% in July and August. The annual mean minimum humidity is 71.85%.

Efficient wall opening for breeze and cross ventilation is recommended. Thermal resistant materials are preferred for the exterior surfaces to withstand disintegration from wetting and drying.

Table 5.5.3a: Monthly Average Relative Humidity (%)

	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
	71	45	63	82	80	-	84	87	85	83	76	63
	65	53	63	82	83	85	89	91	86	84	75	76
	50	62	75	82	83	86	89	93	88	86	80	62
	76	79	81	81	80	85		87	88	82	78	67
	66	60	74	82	82	85	87	90	87	84	77	67

5.5.4 SUNSHINE

The effect of sunshine is influenced by the humid, South West Trade wind, with high rate of cloud coverage. Available statistics shows that an extreme mean of 2.5 hrs/day is registered in the months of January and October. In the months of July and August about 20.8% of sunshine is recorded, while 54.1% is registered in the peak period of January and October.

5.5.5 WIND

Two major air masses dominate the climate of Akure. The South-West trade wind (Tropical marine air mass) which is formed over the Atlantic ocean to the South of the country and is therefore warm moist, moves inland generally in a South-West to North -East direction and is prevalent for about 50% of the local time. The North-East Trade Wind (Continental air mass) is developed over the Sahara desert and is, therefore, warm and dry and blows in the North-East to the South-West direction and is prevalent for about 25% of the time. The remaining 25% is combination of various winds blowing from different directions such as North, South, West, North-West and

South East. The wind velocity is a 1-10 knot with occasional velocity of 11-21 knots.

But at very rare occasions, wind velocity goes as high as between 22-33 knots.

The oscillation between the two major air masses produces the highly seasonal characteristics of weather condition in the state. While the South-West wind is humid, desirable and soothing, and is associated with rain, the North-East wind is dry, dusty and brings hamattan. The dust also brings reduced visibility.

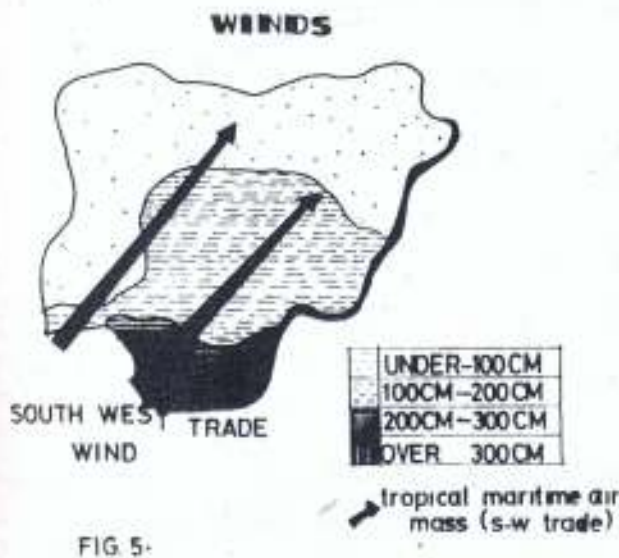


Fig 5.5.5a: South West Trade Wind

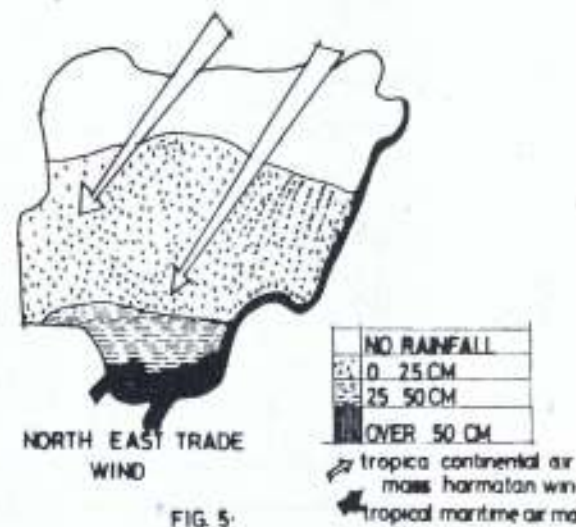


Fig 5.5.5b: North East Trade Wind

5.5.6 DETERMINATION OF IDEAL SHADING DEVICE

STEP 1.

The climatic data sheet for Akure showing the maximum air temperature (DBT)⁰C, the wind, the minimum air temperature (WBT)⁰C, the monthly total rainfall

and the monthly average relative humidity, for a period of four years (200-2003) were gathered from Nigeria Air Port Authority metrological station, Akure.

These data's were used to compute the Effective Temperature monogram where the maximum effective temperature, the minimum effective temperature were determined. Using the two variables just mentioned, on the hourly temperature calculator. (see fig. 5f) the period when shading should start and stop were determined (see Table 5.5.6a) (Assuming the lower comfort limit = 22°C).

Table 5.5.6a: The effective Temperature Monogram.

Location	Year	Monogram/or 2		ET or CET		Comfort limits							
						Lower			Upper				
Notes: Air Velocity Assumed.													
	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	
Mean air velocity m/s	0.8	0.9	1.0	1.1	1.0	1.0	1.3	1.4	1.0	0.8	0.6	0.6	
Mean max DBT °C	33.2	34.9	34.7	32.0	31.3	29.8	28.5	27.6	28.8	30.5	32.5	33.2	
Mean min RH%	66	60	74	82	82	85	87	90	87	84	77	67	
Mean max DBT °C	19.1	20.4	2.7	22.6	22.3	21.3	21.5	21.2	21.4	21.7	22.2	19.6	
Max ET (°C)	25.2	22.0	27.0	26.0	25.9	24.5	23.8	23.0	24.3	25.3	26.4	25.0	
Mean min DBT (°C)	19.1	20.4	22.7	22.6	22.3	21.3	21.5	21.2	21.4	21.7	22.2	19.6	
Mean max RH %	66	60	74	82	82	85	87	90	87	84	77	67	
Mean min WBT (°C)	19.0	18.5	20.6	22.3	21.3	21.0	20.3	20.8	20.4	21.1	20.5	17.6	
Min ET (°C)	18.0	18.8	20.6	21.5	20.4	21.6	19.8	19.4	19.2	20.2	20.3	17.6	
Shading	Start	0955	N	0840	0820	0840	0820	0940	0930	0940	0900	0840	0950
	Stop	1900	N	2230	2400	2300	2400	1930	1800	1930	2140	2300	1900

It is therefore gathered from the table that shading is required through out the year except in February with the latest time being 1030 hour in August.

5.6 SITE SELECTION

The proposed Sun City Hotel is expected to serve not only Akure but the surrounding cities; most especially the tourist and investors that just arrived the state airport, the Government dignitaries who have come for conventions and the politicians who have come for rallies. Hence, in selecting the site the following factors were taken into consideration.

- i. It was located in an area in the town where access from other parts of the country is readily available either by air or by road.
- ii. Considering the Environmental Impact Assessment in the course of appraisals and viability studies the site was located not within the residential zone but on the periphery so as not to constitute hazardness to the neighbour and perhaps causing environmental degradation in the nearest future.
- iii. The choice of site was influenced by the proximity of police station/post or barrack to ensure security.
- iv. The location was accessible by public transport.
- v. Following the economic appraisal done and detailed market research of the proposal, the rate of commercial and social value of cities like Owo,

Ado-Ekiti, Benin-City and Ondo town is an added assurance for the investors towards the site selection.

- vi. The significance of the site is determined according to the Market orientation of the proposal, which is purely commercial.
- vii. The business activities, the civic engagement, the consultancy services and the political rallies identified with the state capital was an indicator for site selection.
- viii. The market analysis of the site taking into account availability of staff, and the cost of housing staff and availability of basic amenities are determinants to the choice of site.
- ix. The land cost, the ground bearing capacity and water level measured the suitability and potentials of the site
- x. Environmental conditions sympathetic to customers needs (characteristics of leisure center, quite knitting e.t.c) were appeals for site selection.
- xi. The site has prestige and value that the hotel was identified with; this acted as influencing factor in the choice of site selection
- xii. The legislative control, planning, zoning, and bylaws favours the choice of site location.
- xiii. The availability of adequate parcel of land that was sufficient for the proposal, parking and future expansion was a criterium considered for site selection.

- xiv. The site is considerably far from the airport landing tower hence the height of the hotel building is not affected by the landing aircrafts.
- xv. The site selected was free from possible flooding and other hazards

5.7 SITE ANALYSIS

5.7.1 LOCATION

The site is located off the Akure-Owo express road, on the periphery of Akure land. Precisely, it is located on the left side of the express road; at a distance from Ado-Ekiti junction; almost opposite Oba-Ile junction; and adjacent to the FUTA Guest House and Police Mobile Force Station, 17squadron. It is about 2km to the Airport junction, about 35km to Owo, 48km to Ado-Ekiti and 4km from the State House Akure. It is within the territory of Owode community, which owes the jurisdiction of the site. (See fi5.7a for precise details).

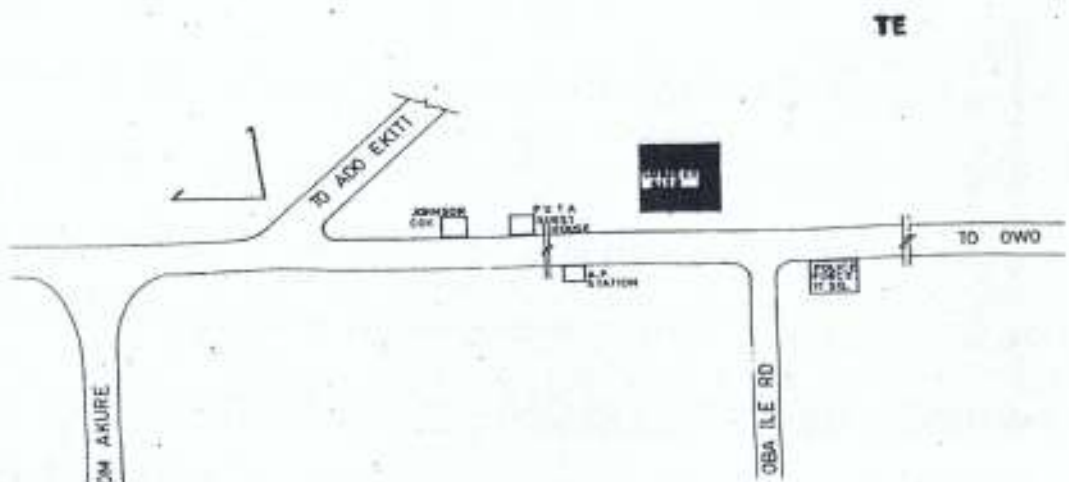


Fig 5.7.a: Location Plan of the Proposed Site

5.7.2 ACCESS

The major access to the site is the Akure-Owo express road. However, it could be accessed via Oba-Ile road. Both roads are tarred in asphalt coats; busy traffic flow is frequent on this axis.

5.7.3 TOPOGRAPHY AND DRAINAGE

The site has considerable gentle slope tending towards the express road for easy drainage.

5.7.4 SOIL AND VEGETATION

The soil is sandy-clay loamy with good subsurface conditions for hotel construction. It contains dense foliage vegetation with few trees like Iroko and mahogany. It is presently cultivated for cassava and maize farming.

5.7.5 LOAD BEARING CAPACITY OF THE SOIL

The load bearing capacity of the site as previously determined by the engineers is capable to withstand high-rise buildings.

5.7.6 POLLUTION

The site is approximately 14km from the Landing tower of the local airport. It is therefore far from noise pollution generated by aircrafts. Likewise, the distance of the site from the adjoining Asphalt Company is good enough to avoid noise pollution. The site is of course off the express road to eliminate or reduce the nuisance noise pollution caused by the vehicular movement. Trees could also be planted to act as buffer zone.

5.7.7 ORIENTATION

The building shall be located on the site with due consideration to:

- a. The prevailing wind

- b. Direction of good views
- c. Solar Orientation (sun movement)
- d. Circulation pattern
- e. The access to the site and the access from the site (reference to the site Analysis plan in fig 5.7 and Plates 5.7a, 5.7b and 5.7c below:

5.5c and 5.5d)

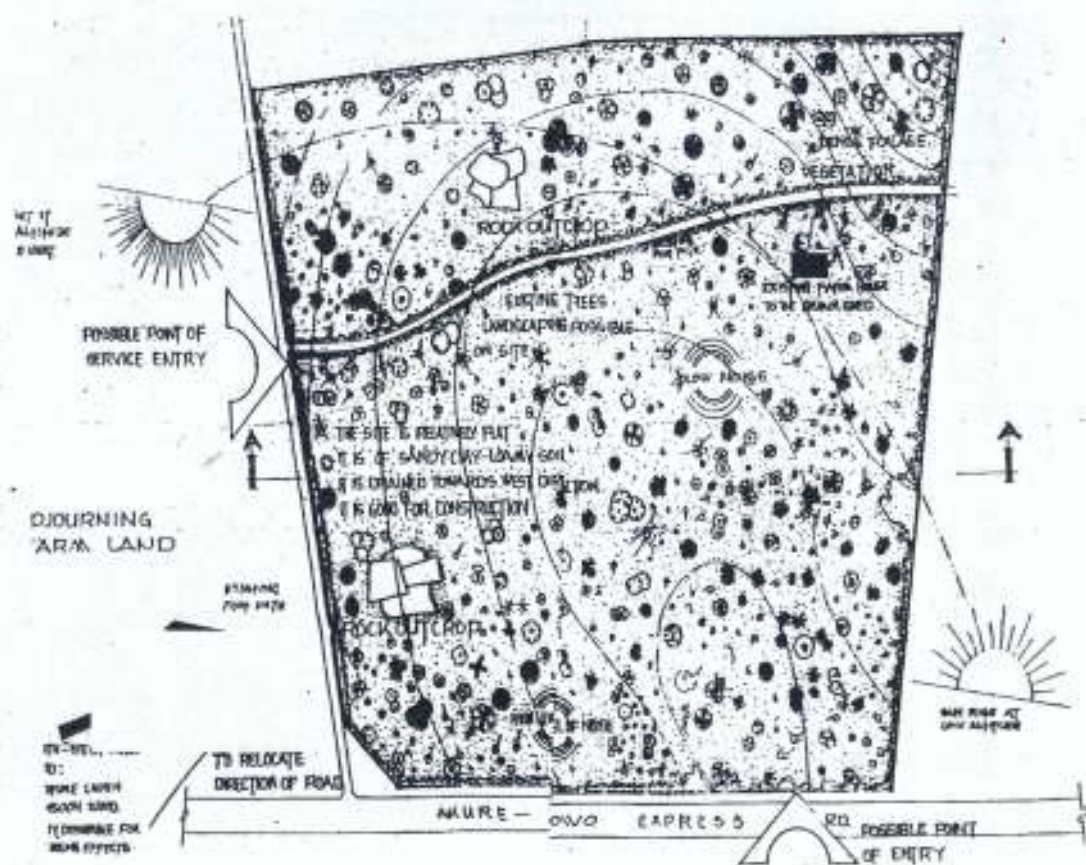


Fig 5.7c: Site analysis



Plate 5.7a: Pictorial View showing the Access Road from the Site



Plate 5.7b: Pictorial View showing the Adjoining Mobile Police Station



Plate 5.7c: The Site

CHAPTER SIX

6.0 THE DESIGN PROPOSAL

6.1.0 THE BRIEF

6.1.1 CLIENT

Adson Properties and Developments Limited.

5, Akin Osiyemi Street,

Off Allen Avenue

Lagos

6.1.2 PROJECT TITLE

Sun-City Hotel, Akure,

Ondo State, Nigeria.

6.1.3 STATEMENT OF INTENT

Sub Topic

Enriching interiors environments to enhance comfort

a. Problem definition

With the poor and dilapidating interior environments of surrounding hotels (caused by design failure resulting from the popular area of interest, of today hotel designers, on the exteriors only) it is intended, therefore, to explore interior environments as a focal point to create style and image of a rich historic commercial hotel to catch the interest of tourists, and intending guests.

c. Category

A 5-Star Hotel for Commercial Purpose.

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d. Ownership and Operation

Adson Properties and Developments limited is a company registered in Nigeria with No 431732.

It is an advocator of properties and financier to building developments across the nation. In its proposal and economic appraisals, its bank, Zenith Bank Plc, had entered into an agreement of fixed-used investment as long time loan to sponsor the project and monitor its operations.

It is proposed that the hotel shall be managed by directors determined by investment market through sales of private and public share capitals.

6.2.0 DESIGN CRITERIA

Having collected the brief and further developing the brief, having done the economic appraisal to determine the viability of the proposal, emphasis is hitherto placed on basic design principles and how design relationships determine the functional, structural and aesthetic qualities of a whole impressive and realistic hotel complex.

The revolutionary approach epitomized by the researcher to evolve an internationally acclaimed, fit for purpose hotel was done through the two basic design criteria:-

- a. Site Design Criteria
- b. Building Design Criteria.

6.2.1 SITE DESIGN CRITERIA

The site standard as influenced by the principles of the site design evolves comprehensive Site Concept Development, Site Analyses, Site zoning, Site structure, and Site Planning.

The following criteria are considered at every stages of the site design:

- a. Ingress and egress points for both vehicle and pedestrian movements.
- b. Car park (public, staff & supplies)
- c. The security and safety
- d. The indoor-outdoor interrelationship.
- e. The daring fusion of the public zones and the private zones.
- f. The economic implications of spaces allotment
- g. Functionality and workability of created spaces and their interrelationship.
- h. The adjoining neighbourhood easement
- i. The environmental impact assessment.
- j. Comfort
- k. Human value, style & image.
- l. Services (electricity, telecommunication, water and drainage)
- m. The micro climatic impact
- n. Pollution control.

6.2.2 SITE CONCEPT DEVELOPMENT

The site, having been carefully chosen, will front on the highway, making development easy and living pleasant.

Following the arterials adjacent to the site (Highway, space route etc.), living next to the arterials will be noisy. Hence, buffers are necessary.

The search for form in site planning is a thinking process of problem solving and rationalization with a number of factors to consider. Factors, which affect the form of a housing development, include:

- Physical characteristics of the site and neighbourhood
- Human needs
- Technology
- Cost

There are many approaches to the design stage of site planning. For the purpose of this proposal, the researcher is able to adopt analogies, which stimulates creative processes.

Before the analogy of the researcher is discussed, he asked himself some questions, which actually influenced his design philosophy. These questions, he considered, include: For whom is he designing? How many and what types of units? How many bedrooms, How many cars? What is resident income level? How much and what kinds of open spaces? Any special user requirements?

These questions are part of the development program. The program is a judgmental evaluation based on:

- Marketability and Income levels of anticipated residents.
- Existing site potentials or constraints.
- The developer's profit requirements.

WHAT IS A CONCEPT?

A concept is an abstract idea or way to satisfy a developer's program, develop a memorable housing environment, and satisfy users needs for a specific site.

Concepts are based upon particular impressions and information that can be expressed graphically and from which a design can be developed.

Concepts are the product of understanding and interpreting the sites potentials and limitations (through analysis), users needs and combining them into an overall idea.

Concepts have hence been analyzed to be of five types:

i. ANALOGIES

This is drawing relationship laterally between objects. A thing is identified as having all the derived characteristics and thus becomes a model for the project at hand.

ii. METAPHORS

These draw relationships between things. However, the relationship are abstract rather than lateral. They identify possible patterns of parallel relationship.

iii. ESSENCE

Essences distill and concentrate aspect of more complex issues into fair and explicit statements. It connotes insights into the most critical & intrinsic aspect of the thing being analysed.

iv. IDEALS

This is looking at universal values. It suggests that the architect looks inside the problem or at a similar problem to discover appropriate concepts.

iv. PRAGMATIC CONCEPTS

Direct responses and problem solving. It is meeting the stated requirements and consequently resolving the issue practically.

6.2.3 THE EVOLUTION OF SITE CONCEPT

The type of site design concept shall be ANALOGIES, because of the way of thinking in which the researcher use his imagination to make connections between things that are not normally thought of together.

To the researcher, he imagined hotel as essentially a building for providing a service to guests as epitomized by Anthony Wylson, R.I.B.A. The tireless servility of a hotel is synonymous to that of Circulatory System of Man by the heart. The researcher identified Hotel Environment as having all the desired characteristics of the Heart. Hence, the Heart is used as a model for the proposed hotel project. (References to figures 6.2a, 6.2b).

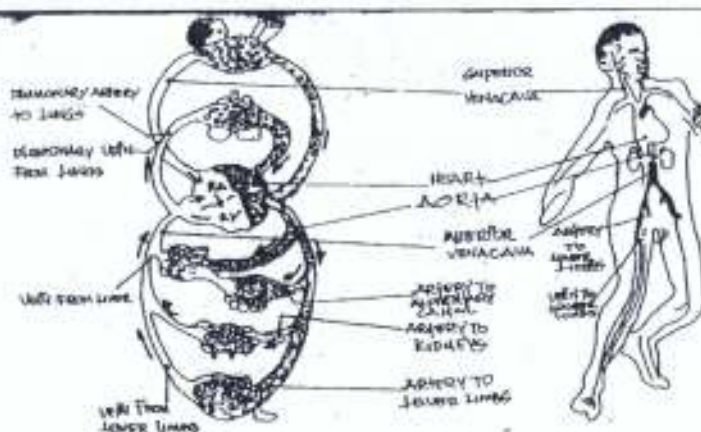
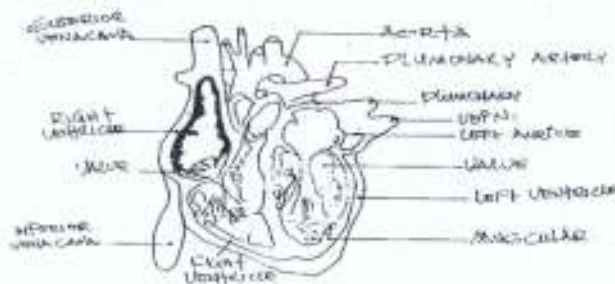


Fig 6.2a: The Circulatory System of Man

FRONT VIEW - R.A.
 LEFT VIEW - L.A.
 RIGHT VENTRICLE - R.V.
 LEFT VENTRICLE - L.V.



THE INSIDE OF THE HEART

SYMMETRICAL
 BILATERAL
 SYMMETRICAL
 SYMMETRICAL
 SYMMETRICAL
 SYMMETRICAL



THE CONFIGURATION OF THE HEART

Fig 6.2b: Configuration and Inside of the Heart

Site Design concept shall be based on:

(a) SPATIAL ORGANIZATION

The Guests' movement from the arrival (reception being the core heart) until he enters his room, and throughout his stay in the environment is the thrust for which the spaces are organized. The focal point of a typical heart seemed to the researcher to be the very epitome of the Entrance Hall, which is a point that opens the quests as their point of servitude. The location of the said core area at the center of the site can be said to be synonymous to the location of the heart secured at the center of the human body. It is therefore concluded that the skillful functional planning required in the production of good architecture, which is concerned with transmitting ideas and emotions, goes beyond a strictly utilitarian level.

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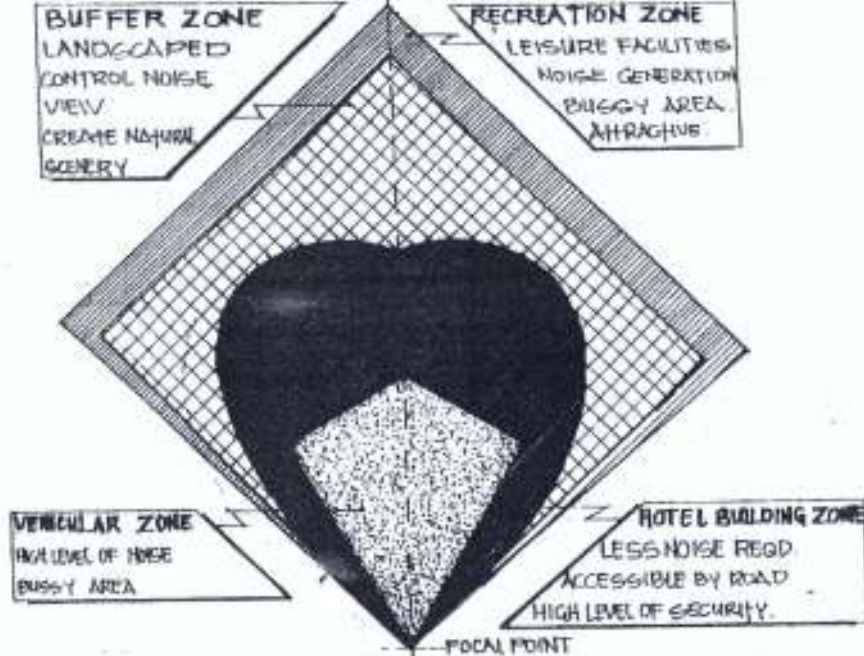


Fig. 6.2c: Evolution of the Site Concept

(b) CIRCULATION

The essence of the heart is to circulate continually blood through the three blood vessels (Arteries, veins and capillaries) in the human body

In the same vein, the main entrance and reception of a hotel should be welcoming to the quests. It should be clear to the quest where he is to park his car, where to find the reception counter and how to cope with his luggage. It is of prime importance to consider the basic circulation at an early stage in site layout. There are three patterns: one route for quests; one for staff; and a general route for deliveries. The movement of food, drinks, lodging facilities, recreation items and the evacuation of rubbish from the premises should flow uninterruptedly for the convenience of the quests. Reference to the site structure fig 6.2d.

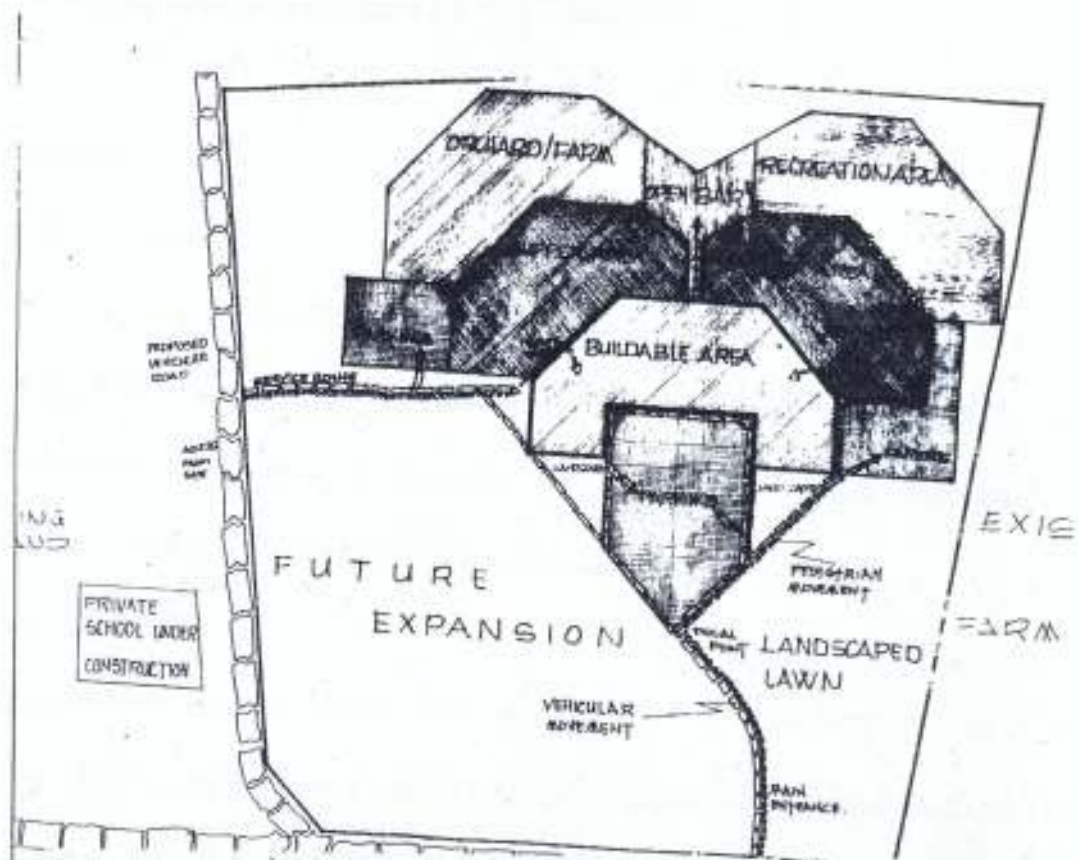


Fig 6.2d: Site Structure

6.3.0 THE BUILDING DESIGN CRITERIA

The design proposal takes the following criteria into consideration together with all aforementioned issues from the preceding chapters. These include:

- a. Design brief and brief development
- b. Space analysis
- c. Schedule of accommodation
- d. Functional analysis of functional relationship
- e. Functional diagrams and flow charts

- f. Building materials consideration and design consideration.

6.3.10 ZONING

6.3.1.a PUBLIC ZONES

These are areas where the public (guests and visitors has access).

These include: Porte-cochere, entrance lobby, reception atrium, Shops arcades, banquet halls, conference halls, bars, restaurants, accommodation units, recreation and relaxation units, stair halls, ramps, hall, elevators, lettable spaces e.t.c

6.3.1.b PRIVATE ZONE

This, in other word, is called "back of the house". It includes the service areas (food service & catering), general services areas (cleaning and maintenance), the staffs accommodation units, the housekeeping areas the laundry, the staff offices etc. (ref: fig 6.3a and 6.3b for more clarification)

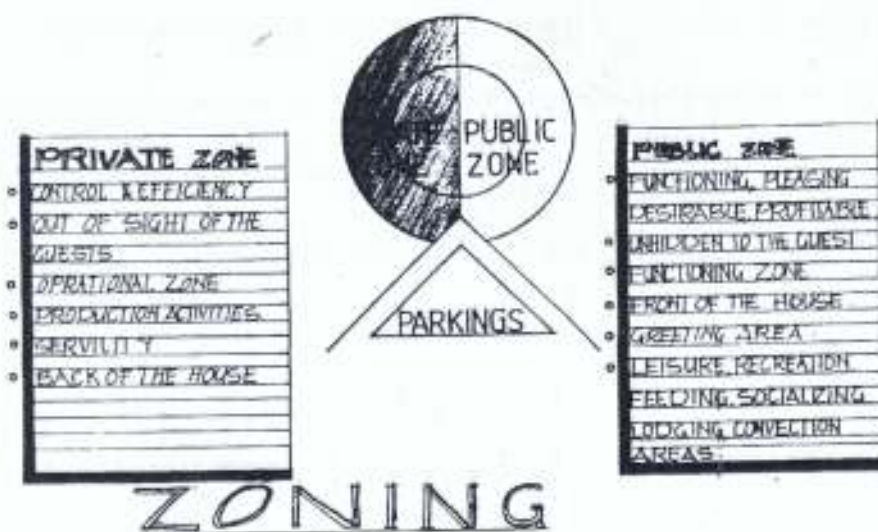


Fig 6.3a: Zoning

SPATIAL RELATIONSHIP DIAGRAM

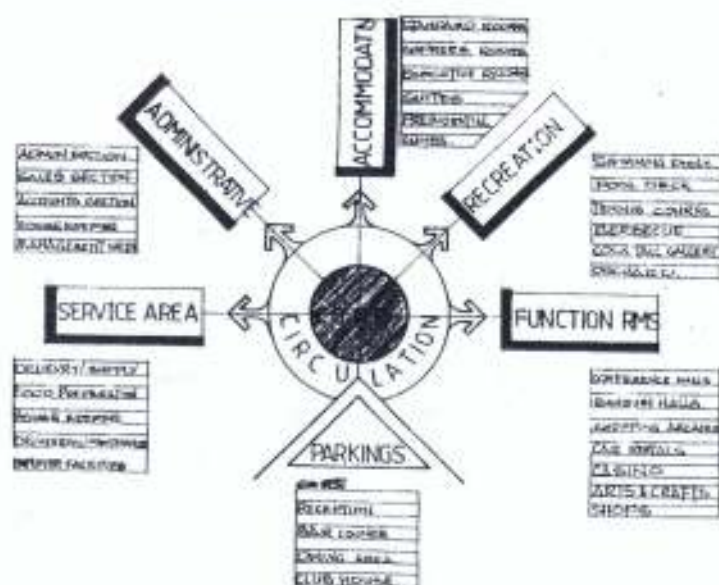


Fig 6.3b: Spatial Relationship Diagram

6.3.2 SPACE ANALYSIS AND SCHEDULE OF ACCOMMODATION

The space analysis is based on the principle of anthropometrics i.e. human dimension in relation to functional spaces, people-spaces and non-people-spaces.

From the space analysis, evolve the schedule of accommodation, which is the floor area per square meter allocated to functional spaces.

Table 6.3c: Schedule of Accommodation

SPACE PROGRAMMING					
	A	core	FLR.AREA (m ²)	NO	
MAINT		DROP OFF	72	1	72
		PORTE-COCHERE	36		36
		SIGNAGE	9	1	9

	LUGGAGE RM	18	1	18
	PORTERS RM	18	1	18
	CIRCULATION AREA	100.8	1	100.8
	RECEPTION AREA	21	1	21
	CASHIERS CUBICLES	4	3	12
	WATERS LOUNGE	36	1	36
	CUSTOMERS RELATION OFFICE	18	1	18
	INTERCOM RM	16	1	16
	GUESTS ELEVATORS	2.52	2	5.0
	ELEVATOR FOR DISABLED GUEST	2.52	1	2.5
	LUGGAGE ELEVATOR	2.52	1	2.5
	CONVENENCES	2	4	8
	MAIN STAIRS	18	1	18
TOTAL FLOOR AREA				392
ENVIRONMENT	RESTAURANT	165	1	165
	CONVINENCES	2	4	8
	COFFEE SHOP	160	1	160
	CONVINENCES	2	4	8
	BAR LOUNGE	165	1	165
	CONVINENCES	2	4	8
TOTAL FLOOR AREA				514
CONFERENCE	B FUNCTION CMS	FLR AREA (CMS)	M ²	AREA
	CONFERENCE FOYER	30	1	30
	CONFERENCE HALL	288	1	288
	PODIUM	36	1	36
	CLOAK RMS	6	2	12
	CONVINENCES	2	4	8
	PORTE COCHERE	18	2	36
TOTAL FLOOR AREA				410
BANQUET	PORTE COCHERE	18	2	36
	BANQUET FOYER	30	1	30
	BANQUET HALL	240	1	240

	SURVERY	15	1	15
	BANQUET KITCHEN	32	1	32
	INNER BANQUET HALL	60	1	60
TOTAL FLOOR AREA				413
SHOPPING ARCADE	CASINO	64	1	64
	CYBER CAFÉ	80	1	80
	BUREAU DE CHANGE	54	1	54
	BEAUTY DE CHANGE	63	1	63
	CONVINENCES	2	4	8
TOTAL FLOOR AREA				269

C	SERVICES	FLR AREA (M ²)	NO	TOTAL FLR AREA (M ²)
	DELIVERY DOCK	18	1	18
	CONTROL RM	24	1	24
	STORE KEEPERS RM	24	1	24
	STORES	16	2	32
	LAUNDRY	36	1	36
	IRONING RM	18	1	18
	LINEN STORE	36	1	36
	HOUSE KEEPERS RM	30	1	30
	TOTAL FLOOR AREA			218
	PORTE COCHERE	18	1	18
	FOYER	24	1	24
	BOILER RM	24	1	16
	MECHANICAL WORK SHOP	16	1	24
	CAPENTARY UPHOSTERY W/SHOP	36	1	60
	ELECTRICAL W/SHOP	18	1	60
	EMPLOYEES CAFETERIA	38	1	150
	CONVINENCES	30	4	8
	TOTAL FLOOR AREA			360
	ENT PORCH	12	1	12
E N C	SUPPLY YARD	24	1	24

		STORES	6	4	24
		CLOAK RMS	8	2	16
		FOOD PREPARATION	54	1	54
		WASH UP	18	1	18
		COOKING RM	90	1	90
		SERVICE RM	30	1	30
ENGINEERING		SERVICE ELEVATOR	2.52	1	2.52
		SERVICE STAIR	18	1	18
		CHUTE	6	1	6
D		ADMIN/MANAGEMENT	FLR AREA (m²)	NO	TOTAL AREA (m²)
		RESERVATION RM	18	1	18
		CASH OFFICE	36	1	36
		ACCOUNTANT		1	36
KITCHEN		SALES OFFICE	36	1	36
		ADMIN OFFICE	36	1	36
		PERSONEL OFFICE	36	1	36
		STORES	16	2	16
		CONVINENCES	8	4	8
		COMPUTER POOL	60	1	60
		MANAGER OFFICES		5	180
STAFF		CONVINENCES	10	5	10
		BOARD RM	272	1	272
		TOTAL FLOOR AREA			744

LOD	E	ACCOMMODATION	FLR AREA	NO	TOTAL FLR AREA
GIN		STANDARD RM	21.6	60	21.6
		SUPREME RMS	33.6	36	33.6

	EXECUTIVE RMS	43.2	12	43.2
	SUITES	72	24	72
	PRESIDENTIAL SUITES	264	1	264
	TOTAL FLOOR AREA			
F	RECREATION	FLR AREA (m²)	NO	TOTAL FLR AREA (m²)
		416.5	1	416.5
		668.2	2	668.2
		144	1	144
		120	1	120
		108	1	108
	TOTAL FLOOR AREA			2124.9

6.3.3 FUNCTIONAL ANALYSIS/FUNCTIONAL RELATIONSHIP DIAGRAM.

To achieve a functional hotel design, thorough knowledge of the functional relationship of the facilities is required. To achieve this, functional-space relationship ("strong", "weak" or "non-existent at all") has been analyzed from which functional relationship and flow diagrams are developed.

The functional flow diagram shows the movement circulation and flow of guests and staff within the hotel complex. Its also shows the relationship between the two main areas of the hotel that is in the front of the house and the back of the house. Point of principle that were noted include:

- (a) Separation of guests and services areas i.e. distinction between the public and private zones.
- (b) All catering outlets, if possible should be on same level as kitchen. If not, main restaurant should be directly related to the kitchen.

Other restaurants and banqueting room should have service room connected by elevators, stairs and main kitchen where bulk cooking is undertaken.

- (c) Organization of private zone such that the staff and goods are separated as far as possible and control can be maintained over both.

6.4.0 THE DESIGN PRINCIPLES.

The design concept for this proposal is the creating and using an architecture inspired from nature to break the dependence on the dead architectural styles. However, Organic Architecture, in Frank Lloyd Wright's case does not necessarily mean using natural forms as decorative elements. Instead, As a philosophy Wright (and to an extent, Sullivan) felt that building should be organic as a tree or plant is: influenced by their surroundings, economic, their materials, and rationally proportional. Wright stresses to define Organic Architecture as a philosophy as opposed to style. As a philosophy; Wright's design change in appearance, but retain the same organizing principles.

The researcher continued to defined and refine his thought on organic architecture using the following basic tenets of organic Architecture:

- a. Nature of the site (i.e respect and response to landscape)
- b. Needs of the client (i.e. respect for the needs of the client for whom the structure is designed)
- c. Nature of materials (i.e. use of local building materials where possible)

An example of a framed landscape view in the proposed Sun City Hotel is the breezeway at the center of the reception atrium. Guests to the hotel, after being dropped off at porte-cochere would see a framed view, hear the interesting sound and feel the natural cooling effect of the blue tilled scenic water fall directly in front of them

The Need of the Clients can mean not only “how much rooms does the client need” or “what do they like to gather” but “how is the structure going to enhance these activities and elevate living into an art?”

The “Nature of materials” extends beyond the use of local materials to include the respect for materials themselves

As Frank Lloyd Wright stated in 1908”

“Bring out the nature of materials, always let their nature intimately into your scheme. If the wood of varnish and greasy paint, let it alone or stain it. Develop the natural texture of the wood, plaster, brick or stone in your design; they are all by nature friendly and beautiful.” Reprinted in Frank Lloyd Wright article, vol.1, ed., Bruce Brooks Pfeiffer (1992, Rizzoli publications, New York), p.88.

6.5.0 DESIGN CONCEPT

The anatomy of human Heart as illustrated in fig 6.2a and fig 6.2b cum its accurate placement in human body expresses its value and function to human life. The pumping activity of the heart expressing servility, its location within the core part of the body expressing its values, its configuration expressing balance, symmetry, tenderness, fairness, delight, quality, emotion, rhythm, and love; (all these combined) makes a heart outstandingly important and worth taking as a model in the design of a hotel. A hotel has a calm appearance/posture towards service, ability to create emotion, causing feelings of happiness and pleasure.

To serve; means to perform duties, to be useful, to satisfy the need, to deliver, to be helpful. Hence, the researcher who considered a hotel building as a domestic servant borrowed the principles, the philosophy and the behaviour of human heart and therefore considered it a model upon which his design is based. Analogy, as earlier discussed in the site concept, is adopted by the researcher in the evolution of his building design concept (ref fig 6.5a).

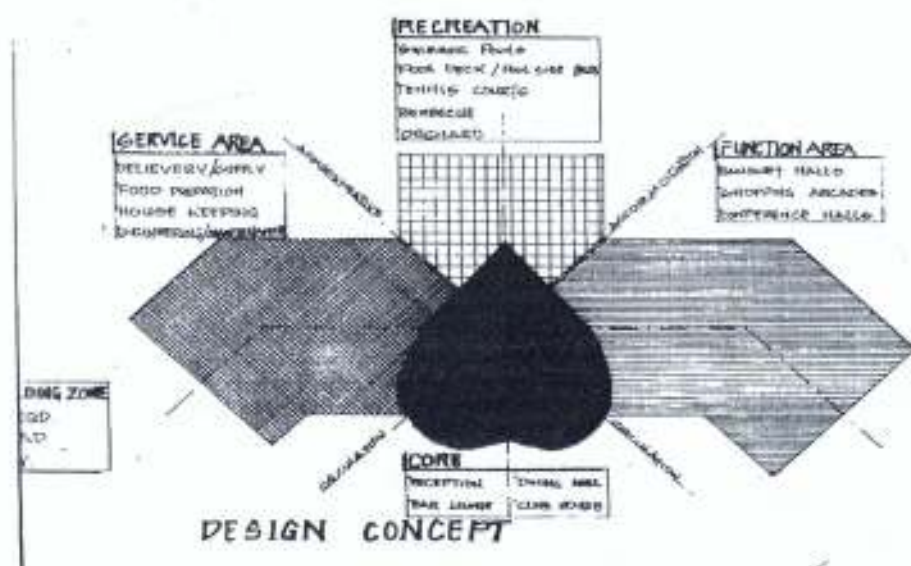


Fig 6.5a: Design Concept

The floor plans and their facades should therefore be an expression of the following servile flatteries: functional quality, balance, symmetry, tenderness, heart warming, slenderness, fitness for purpose, fairness, commodity, delight, emotional, durability, stability, heartthrob, comfortability e.t.c

The character should be an exhibition of the heart. To achieve this, the following areas shall be explored:

- (a) Creating functional spaces through; space allotment chart, space programming, space organization, functional relationship/flow diagram e.t.c.
- (b) Effective space interrelationship
- (c) Interior Decoration by means of interior enrichment items such as interior flowers (e.g. Yukas, Yellow Dedrum etc.)
- (d) The use of design vocabularies (ref: Chapter 3)

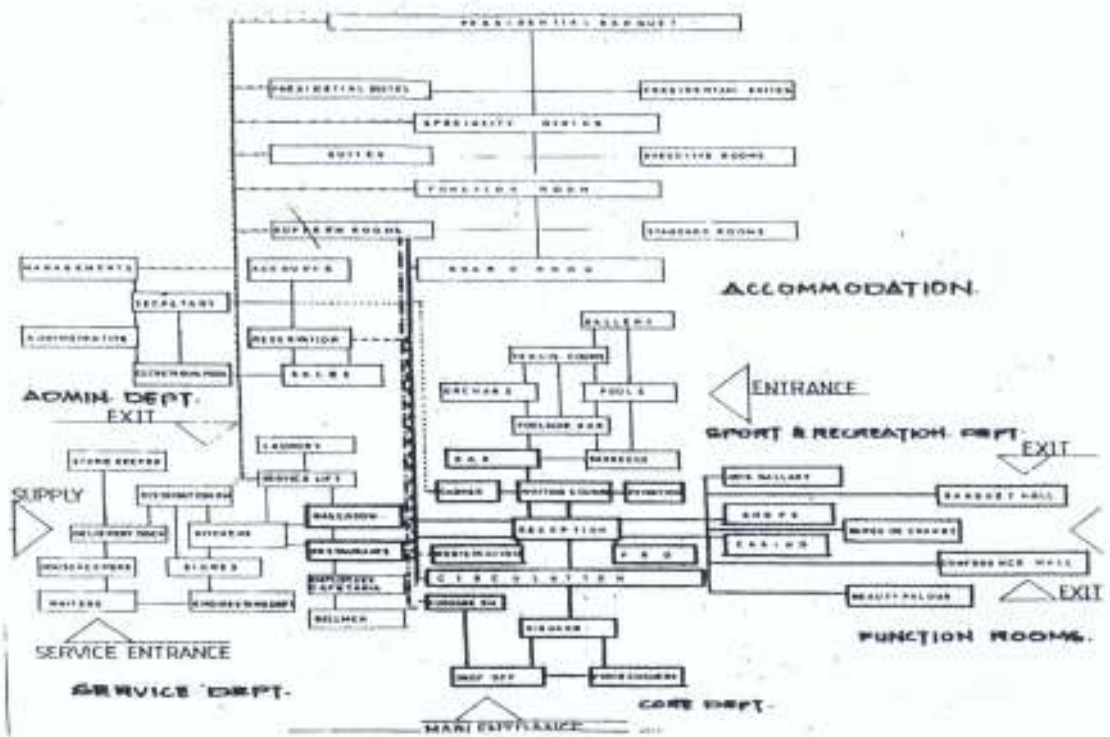


Fig 6.3c: Functional Relationship/flow Diagram

CHAPTER SEVEN

7.0 BUILDING MATERIALS & CONSTRUCTION TECHNIQUES

The choice of building materials and construction method of the proposed hotel is determined from the functional requirements of the facilities provided and their exposure to weather and climatic conditions.

The following factors are thus to determine the suitable materials and construction techniques:

- a. The comfortability coefficient
- b. Aesthetics
- c. Economy
- d. Durability and easy of maintenance
- e. Climatic and soil condition
- f. Fire resistance properties and requirements.

7.1 BUILDING STRUCTURAL SYSTEM

The needs of the clients can mean not only "how much rooms does the clients need" or what do they like to gather, "but how is the structure going to enhance these activities and elevate living into an art?"

Essentially, the structural system to be adopted is a matter of intent in the design proposal. For Sun-City Hotel, it is going to be Bulk Active Structural System and can span spaces by redirecting loads by means of their bulk e.g columns and beams.

The design considerations, which aid in eliciting positive human response and reinforcing the perceptual and conceptual understanding of this proposal are partial organisation (size, scale, proportion relationship, hierarchy etc.), functional organisation (zoning), circulation system (horizontal and vertical), physical imagery (form, space, height, colour, texture, and pattern) and context (buildings as integrated elements within the natural and man's made environment. The structural system of this proposal is therefore guided by structural grids; the floor type is waffle-floor. The building structural elements are designed in form of frame work (posts and beams methods). The principal structural material includes bricks, concrete (great resistance to compression) and timber (strong in tension as well as in compression).

7.1.1 FOUNDATION

The foundation of a building, its substructure, is a crucial link in the transmission of building loads (imposed dead loads) to the ground. It is required that a foundation should satisfy the following criteria as identified by Fadamiro and Ogunsemi (1996).

- a. It shall safely sustain and transmit to the ground the combined dead load, imposed load and wind load in such a way as not to cause structural failure either to the building, to the adjoining properties or to both
- b. The depth of foundation should be such that would safeguard the building from shrinking, swelling or freezing of the subsoil. The following are therefore taken into consideration to determine the foundation techniques and its choice of materials:
 - i. The soil type is sandy-clay loamy soil with good substructure conditions for a high rise building construction.

- ii. The geology of the site (as determined by the geologist) is "Paleocene and Jurassic" which the geologist confirmed suitable for high-rise building construction.
- iii. The type of foundation as influenced by the calculated super-imposed load made by the structural engineer who specified "Reinforced concrete Raft Foundation" of minimum depth of 900mm as most suitable for foundation construction.
- v. The economic consideration as determined by the quantity surveyor and confirmed by the client supports the construction techniques is suggested by the engineers who recommended "reinforced Concrete and Steel Structural Elements".

7.1.2 FLOORS

The floor, a structural member must meet certain requirements which includes ability to withstand imposed loads, prevention of the growth of vegetative matters and damp penetration, ability to absorb heat and fire resistance, ease of maintenance, good appearance comfort, safety and cleanliness. It is therefore specified that the floors shall be "Waffle Floors of reinforced concrete, 300mm thick with Damp-Proof Course, laid on head beams using structural grids designed on the floor plans (plate 7.1b).

7.1.3 WALLS

Walls are the enveloping elements that demarcate the internal spaces, or separates the internal spaces from the external surroundings. It must be designed to protect against wind, dust, noise, moisture, and animals. e.t.c. It must have good appearance, aesthetic, strength as well as resistance to dampness, and thermal insulation and fire resistance.

The external and internal walls shall therefore be hollow sand-crete block walls, with variation of sizes wherever applicable. In other words, the external and some internal walls will be of 225 x 225 x 450mm blocks, while most partitions (except curtain walls) will be 150 x 225 x 450mm sand-crete blocks; all rendered and painted to suit the functions of respective spaces.

The construction technique found suitable is "Frame structures of posts and Beams".

7.1.4 ROOF

Roof is more of functional element than aesthetic, for it to be functional, it must have the following requirements; strength, durability, fire resistance, weather resistance, sound insulation, thermal insulation, e.t.c.

The choice of roofing materials is influenced by cost of purchase, method of construction weight, durability, availability, maintenance cost, e.t.c. The type of roof will also depend on spans and shapes of the building, the supporting structure, the lighting and the aesthetic needed. The roofing sheet material shall be long span aluminum run to fall into gutters to collect the storm water and drain into reservoir for recycling. The roof carcass shall be of steel.

7.1.5 DOORS

Doors are movable barriers to opening in buildings. It may be hung, slide, swing, fold or revolve type; framed, ledged, braced or battened in diverse materials ranging from wood glass, bronze to steel. The operation could be automated or manual depending on cost of purchase, security, function, durability and availability. Precisely,

all external doors to public spaces of the hotel building will be constructed with glass either swinging, sliding, or removing; either manual or automated depending on the location and purpose. The doors frames could range between "Critical Hope" metal, "A T & P" seasoned wood to Anodized Aluminum by Tower Aluminum or Equivalents.

The doors to service units of the hotel will be paneled doors. In administrative units and in lavatories, doors will be flush, plywood surface with soft core.

7.1.6 WINDOWS

Windows are designed primarily to let light and /or air into building. They also provide a view of the outside. For the purpose of harmony, uniformity aesthetic and balance in design, glass (either plain toughened, tempered, wired, coloured, hollowed or corrugated) is considered major material for all windows; the choice depending on location, purpose and function.

7.1.7 CEILING

Ceilings are in most interiors the largest unbroken surface. Often the white plaster ceiling is needed to reflect light and to provide a calm cohesiveness. The type of ceiling needed for this hotel complex is the "SUSPENDED CEILING SYSTEM". The space between the slab and the ceiling is needed for mechanical and electrical equipments. Acoustic ceiling Tiles, acoustic suspended ceiling and wood cover fillets (noted for durability, resistance to wear, heat and good acoustic property) are the choice of the researcher for the public areas of the hotel complex for the purpose of comfort of the guests.

7.2.0 SCHEDULE OF FINISHES PROVIDED IN DESIGN & PROPOSALS

ROOM/SPACE	FLOOR FINISHES	PROPERTIES	APPLICATION
Entrance Foyer & Reception Atrium	Granite Tiles	Highly resistance to wear, cold and noisy, resistant to alkali and acid attacks	Laid into cement screed
Restaurant, lounge bar	Vitrified Ceramic floor Tiles	Resistance to alcohol, water, solvents, acids, oils & grease	Ditto.
Conference Hall Banquet Hall Multipurpose Hall	Coloured terrazzo finish	Excellent resistance to abrasion & Chemicals does not absorb dust	Applied on concrete or even on damp proof membrane
Lobbies, Stair Halls & Elevator Foyers.	Italian marble	Same as granite	Same as granite
Let-able shop	Rustic Agg terrazzo finish	Same as coloured terrazzo	Same as coloured terrazzo
Kitchen, laundry & stores.	Ceramic tiles	Same as vitrified ceramic tiles	Same as vitrified ceramic tiles.
Housekeeper's office & Adim. Offices	Dove marble	Same as Italian marble	Same
Accommodation Rooms & Suites	Cornished granite	Resistance to alkali & acid attacks, resistance to wear, cold and attractive	Same as granite

Source: (Ayodele, 2006)

7.2.2 WALLS

ROOMS /SPACE	WALL FINISHEES	PROPERTIES	APPLICATION
Entrance foyer & reception Atrium	Texcoat wall finish	Hide irregularities in walls surfaces attractive	Applied to platform or metals for walls
Restaurant lounge & Bars	Glass wall, Glass block	Same as concrete low acoustic value durable, resistance to stain	Ditto steel or timber frames
Multi purpose halls	Special acoustic plasters, insulating gypsum plaster board	Sound insulation	Rendered walls and partition frames
Lobbies Stair, Halls & Elevator foyers	Walls papers	Performed wall covering save labour and time economical attractive	Use of adhesive, solvent free adhesive
Let-able shops	Emulsion paint	Bound by emulsion of vinyl Harden quickly provide matt	Applied to plaster Rendered wall
Kitchen /store & laundry	Oil modified alkyd paint	Durable & resistant to wear & stain	Dito
House keeper's office & admin. Offices	Plaster/ paint	Dito as Emulsion	Dito
Accommodation	Acoustic wall tiles	Sound insulation	Dito

Source: (Ayodele, 2006)

7.2.3 CEILING

ROOMS/SPACE	FINISHES	PROPERTIES	APPLICATION
Entrance Foyer & Reception Atrium	Red cedar boards	Preservative, Natural wood finish or vanish	Construction should minimize the effects of shrinkage, waging & displacement
Restaurant lounge & Bars	Suspended ceiling	Durable resistant to wear heat & good acoustic properties	Frame & panel construction
Multi purpose Halls	Acoustic suspended ceiling	Dito	Dito
Lobbies, stair Halls & Elevator Foyer	Cellotex board	Dito	Dito
Let-able shops	Celotex ceiling board	Dito	Dito
Kitchen /store & laundry	Fire resistant glass	Durable wear resistant attractive appearance fire resistant	Frame & panel construction is used
Housekeeper's office & Admin. Office	Celotex ceiling board	Dito	Dito
Accommodation Rooms & Suites	Wood paneling	Preservative Natural wood finishes or vanish	Dito red cedar
Multi purpose Halls	Acoustic suspended ceiling	Durable, resistant to wear, heat and good acoustic fine finishes	Frame & panel construction or serviced ceiling construction

Source: (Ayodele, 2006)

7.3 MAINTENANCE OPERATION

Most purpose built hotels that gained popularity and high patronage in the past and suddenly lost their prestige and fame are traced to their poor maintenance operation. Maintenance culture is very important to improve the aesthetics, comfort and

satisfaction derived by the guest. Elaborate maintenance unit is therefore considered in this desertion to look after the following areas:

- General sanitation must be observed regularly within the hotel premises particularly in the reception hall, corridors and other public areas
- Landscape maintenance by the horticulturists and gardeners.
- The accommodation units must be thoroughly maintained such that any time each guest is visiting or revisiting, the interior environment is hommy and charming with new bed sheets, roses, towels; neat T.V. set center rug, perfume sprays and efficient low-noise air conditional units.
- Maintenance of broken furnitures, mechanical and electrical fittings.
- Generators, air conditioning units and other mechanical appliances should be maintained to reduce a noisy
- A balanced, credible and prompt reception should be maintained e.t.c (Herman, 1972).

7.4 UTILITY SERVICES

To put the building into maximum effective use, it is paramount that utility services be provided; among which are electrical supply, intercommunication system, Internet, water supply, sewage disposal, fire protection and vertical transportation mechanism.

7.4.1 ELECRICITY SUPPLY

Owode community within which the site falls is at present benefiting from the on going national programme on electrification to rural areas in Nigeria. This shall afford the hotel the same benefit. Distribution network shall be provided on site to supply each building and space with the required power.

However the generator house designed for in the proposal would be equipped with powerful industrial solar-energy power generating plant taking the advantages of the intensive solar radiation of Ondo state.

7.4.2 WATER SUPPLY

With the existence of water mains within the community extending to the adjacent mobile police barracks, the hotel environment shall enjoy direct system of supply linking with the nearest main available. Provision shall also be made for an automated deep borehole to supply water to the environment. Water distribution shall be through a system of sub-mains divided into channels for controlled pressure. Underground water reservoir and storage cisterns strategically located shall be equipped with water treatment plants to avoid impurity and alegy.

7.4.3 SEWAGE DISPOSAL

Sewage system shall be available at various locations on the premises. The network consists of soil pipes, waste pipes, manholes, inspection chambers, septic tanks and soak away pits, and the sanitary appliances include the bath tubs, showers, water closets, bidets, basins, sinks, urinals e.t.c.

7.4.4 FIRE PROTECTION

The proposal was designed with the consideration of fire protection network. The effective design of entranceways, exits, stair halls, elevators, gang ways, boilers room, balconies corridors, e.t.c within the travel distance not exceeding 30m is a design precaution used for fire protection. Hose reels to be serviced by underground tanks with pump, individual cells with fire extinguishers (carbon tetrachloride/carbondioxide) and fire/smoke detectors/alarms were also provided as an alternative means of fire protection within the hotel premises. Provision is also made for parking space meant for fire fighting ambulances.

7.4.5 SECURITY

Security and safety of both the guests and the staffs was one of the pre-requisites of the design proposal. To judiciously do this, automated security alarms device was designed for, security posts were strategically located, and periodic surveillance through close circuit to provide reasonable security checks was also designed for.

7.4.6 VENTILATION

The number of air changes per hour will depend on the space and occupancy relationship. This was moderated and controlled by effective orientation of building along the S.W. Trade Wind. However, artificial ventilation by the use of both central and split Air Conditioning System was designed for through horizontal and vertical ducts.

7.4.7 AIR CONDITIONING

The necessary combinations of natural and mechanical systems of air conditioning are essentially important to improve ventilation. (David, 1995). Air

conditioning is a mean of controlling the interior environment to maintain specified conditions for a certain purpose.

The objectives of air conditioning in this design proposal is to provide a thermally comfortable temperature, humidity, air cleanliness and refreshness for the prospective occupants to satisfy operational conditions and comfortability.

Mechanical ventilation, by mean of fans, for air filtration, heating and humidification are essentially required in services and food preparation areas of the proposed Sun-City Hotel. Air conditioning system is of paramount importance in all the public zones, the offices and the accommodation areas of the hotel. There are different categories of air conditioning system, which gives the researcher the privilege to make choice, these categories include the following:

1. Single Duct Variable Air Temperature with 100% fresh air (SDVATF)
2. Single Duct Variable Air Temperature with re-circulation of room air (SDVATR)
3. Single Duct Variable Air Temperature for multi-zones (SDVATM)
4. Single Duct Variable Air Volume (SDVAV)
5. Single Duct Variable Air Volume and Temperature (SDVAVT)
6. Single Duct Variable Air Volume with separate perimeter heating system (SDVAVPH)
7. Single Duct with Induction Unit (SDI).
8. Single Duct with Fan Coil Units (SDFC).
9. Single Duct with Reversible Heat Pumps (SDRHP).

10. Dual Duct with Variable Air Temperature (DDVT).
11. Dual Duct with Variable Air Volume (DDVAV).
12. Independence Unit through the Wall (IU)
13. Split System (SS)
14. Reversible Heat Pumps (HP)
15. Chilled Ceiling (CC)
16. District Cooling (DC)

In a tropical environment a through-the-wall room air conditioning unit i.e. (IU) can provide the welcome relief and comfort so necessary in a hot climate, without excessive noise constituting a nuisance. In Europe or America, the guest might not be satisfied (W.P Jones, 1980). Nigeria being a tropical region might not need all these sophisticated, delicate and expensive duct systems in order to please both indigenous and foreign guests in hotels. (David, 1995). Spit System (S.S) is therefore proposed for the Sun –City Hotel, Akure.

Air extracting units: Are used in locations like bathrooms, toilets, stores and cloakrooms of the hotel.

7.4.8 LIGHTING

The proposed Sun-City Hotel, Akure was designed such that natural illumination by the penetration of direct solar energy is adequate to illuminate any units of the hotel in case of public power failure and perhaps when the back-up plants are under repairs. For this reason therefore the researcher specified fenestrations of 1.8m high, large enough to provide for sufficient day lighting; nevertheless sun shading devices are

considered to guide against glare and over heating. Artificial light sometimes serves as a helping aid for the partial or totally blind people especially where colors of light are altered on passages, walkways and lobbies. It also insinuates an artistic and engineering combination of architecture, interior design decoration, illumination functionality, a challenge in the economical use of electrical energy, maintenance ability, safety, environmental health, controllability prestige and the overall and specific requirements of the user. Artificially illuminated hotels are preferred by most guests and are internationally acclaimed.

In the proposed Sun City Hotel, therefore, both natural and artificial lightings are matters of intent in the design principle.

7.4.9 ACOUSTICS

Acoustics is simply defined as the techniques used to control noise. The comfortability expected by the researcher in the interior environments of the hotel further enhance\ed through proper management of sounds generated either within or outside the hotel through the following ways:

- a. The Owode environment where the site is located is appreciably silent
- b. The appropriate site zoning and space interrelationship is used to avoid unnecessary sound.
- c. The use of buffer to screen sound pollution.
- d. The use of acoustic materials for the floors, walls and the ceiling.
- e. The use of duct to eliminate noise generated from mechanical appliances

CHAPTER EIGHT

8.0 CONCLUSION

8.1 SUMMARY

During this research hotel is seen as a commercial building meant to serve guests for the purpose of comfort and satisfaction. From the above stated definition of a hotel building as expressed by the researcher, a well-designed hotel building must have the following attributes:

- It is a commercial building
- To serve guests
- For the purpose of comfort
- For the satisfaction of the guests

The very material essence of a hotel is therefore comfort. To achieve this, the researcher thus captioned his research theme "Enriching Interior Environment to Enhance Comfort". Understanding that interior space is a great asset in hotels, equally convinced that throughout ones life cycle, one spends the majority of ones life indoors, in the interior spaces created by the structures and shells of building; to optimize comfort, and to ascertain users satisfaction in hotel buildings, therefore, enriching of interior environments is the revolutionary approach of the researcher as he believes the South African proverb which says: 'As long as you keep a green leaf in your heart, you will always find a bird singing there'. The researcher sees a hotel building as a commercial one where there must be cost control to limit the client's expenditure and to provide the client with a value for money project. To secure cost effectiveness for the

client, the researcher during the design process made economic analysis through the following processes:

1. Preparation, which includes the understanding the projects, defining the client's objectives and collecting the appropriate data.
2. Analysis, which requires an interpretation of the available data and the formulation of alternative solutions.
3. Evaluation, which is a combination of the assessment of the suggested alternatives and the identification of the optimum solution
4. Decision-making which involves choosing to proceed with the course of action now identified.

The servility coeffiece of a hotel is measured by the level of satisfaction of the guests not withstand how much the guest has incurred; the researcher therefore intensified his studies on the service areas (back of the house) and its network system to the public areas ("front of the house"). Putting in mind the Lesotho proverb which says "The bird that is about to brood is the one that is most worried about the condition of the nest".

8.2 RECOMMENDATIONS

To provide high quality living with efficient sustainability in hotels, the government should extend to the site the necessary facilities such as pipe borne water, electricity, security, telephone and many more infrastructures to promote development and tourism in the state.

The end result of the building structure and their arrangements on the landscaped environment should be associated with a combination of social and empirical factors as well as including environmental considerations (parry, 1979).

To abate the harsh effects of climate, the interior environments should be moderated to aid the comfort expected of an internationally acclaimed hotel.

To allow for flexibility in public buildings such like hotel buildings, fully relocatable partitions are recommended for a smart and efficient living environment that will adapt to the constant need for change.

Effective maintenance and management of the hotel should be a matter of priority to uphold dignity, human values and intense quality that can be obtained in low key project of modest demeanour. Durability quality of the construction materials should be considered to alleviate unwanted climate impact (Gerbesi *et al*, 1989).

The fabrics used for the enrichment of the interiors should be of fitness of purpose, a statement of design altitudes, socially significant, outstandingly important and easy to maintain.

The palatial facade of hotels should be crowned with impressive and comfortable interiors revealing the renaissance inspiration. Introducing a new classical formality to the townscape through a daring fusion of antique columnar trabated architecture with gothic concept of space and structure should be embraced. Sun-City Hotel Akure, 5-Star-Hotel, an heaven on earth, should be a taste that demands to be tasted. It should be a heart beat, a heart throb; a heart land; a heart warming and a domestic servant.

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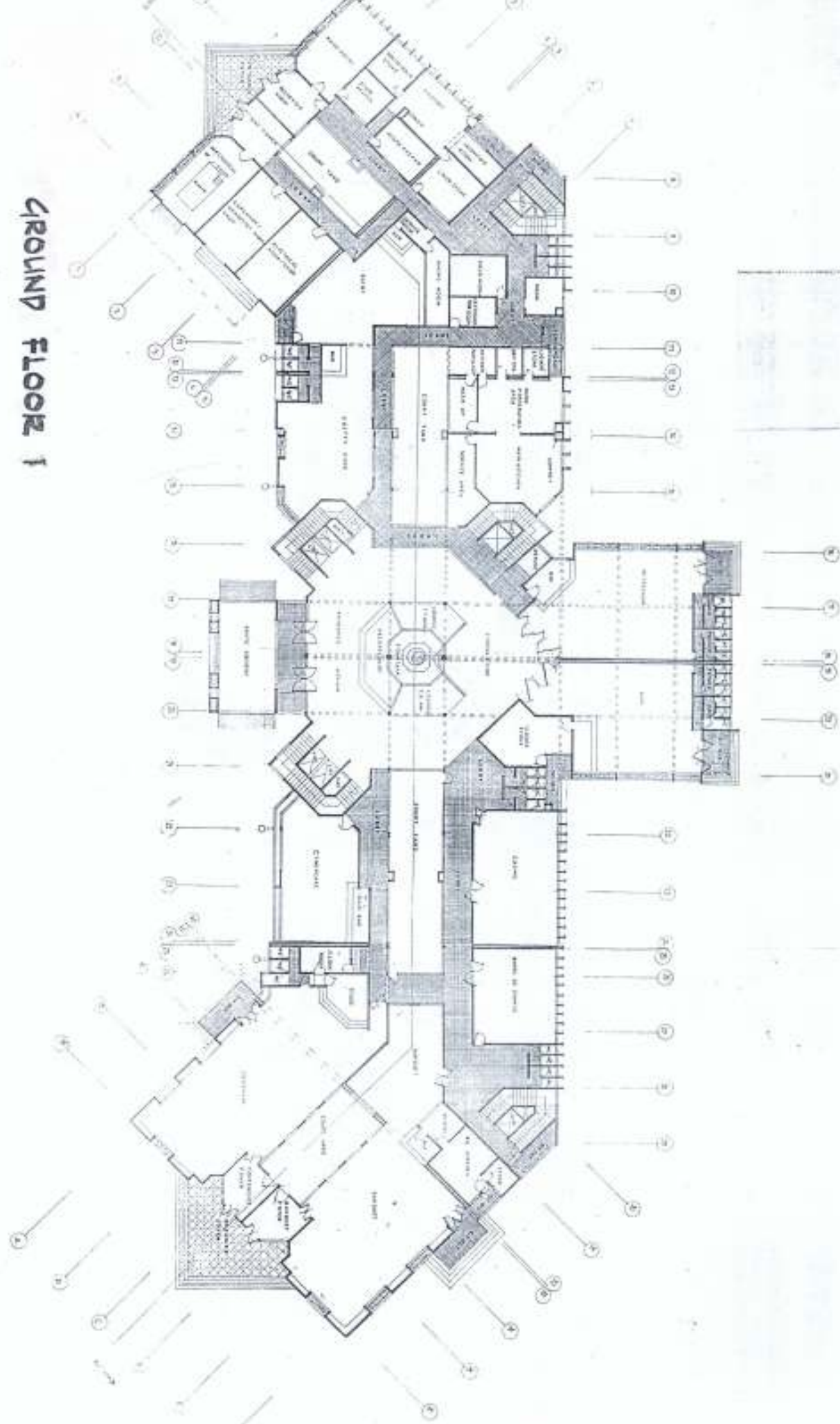
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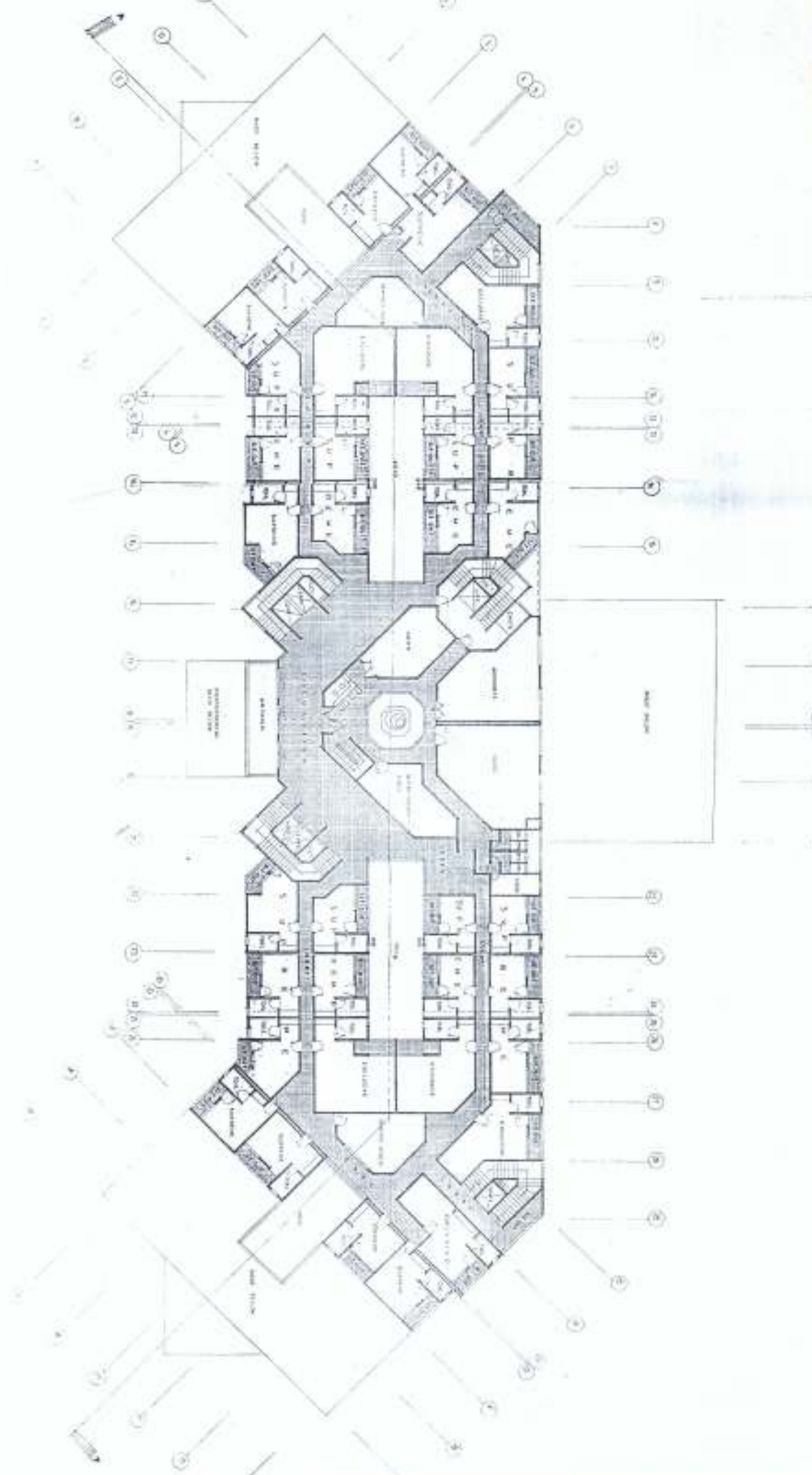
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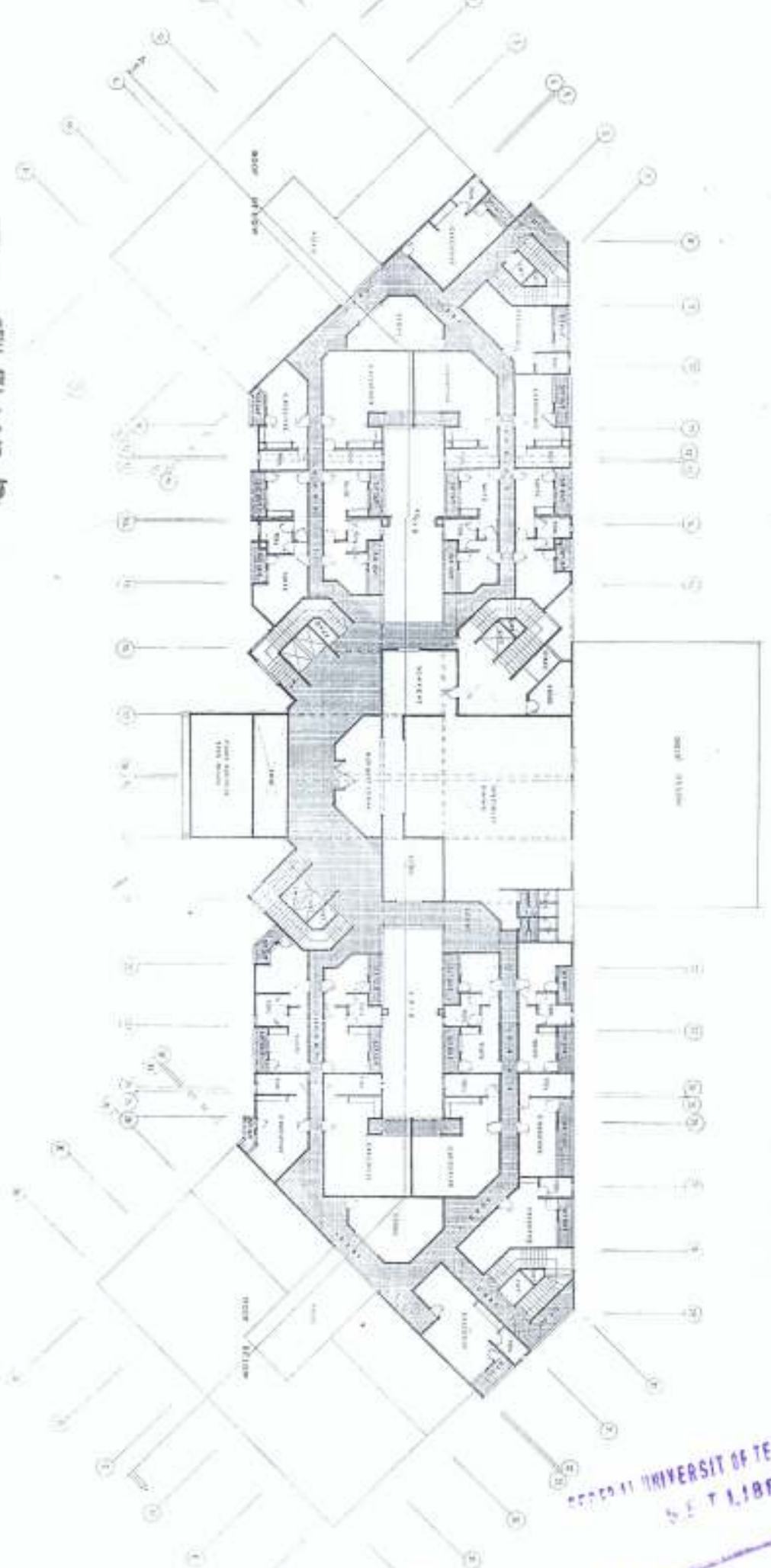
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1ST-3RD FLOOR PLAN

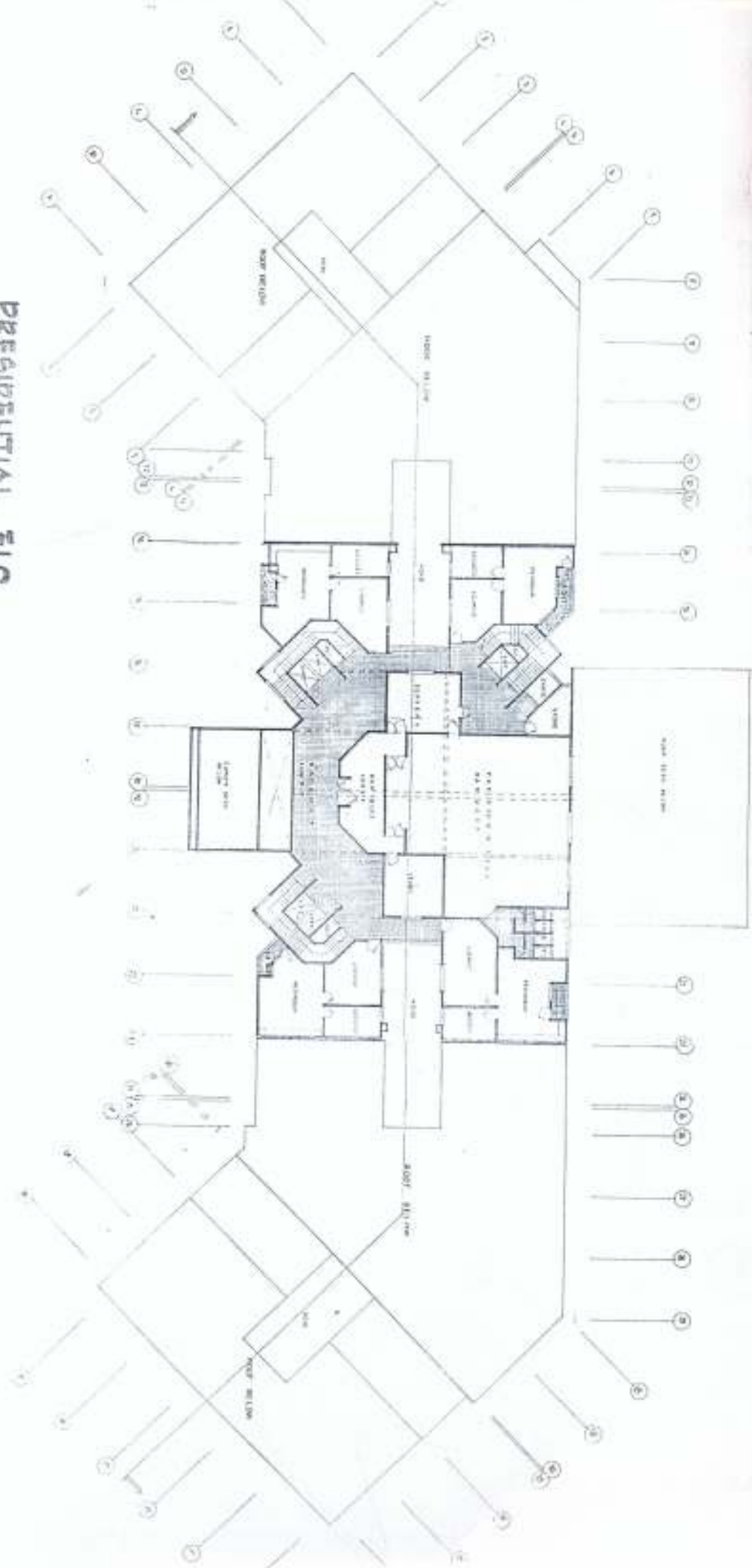


4TH TO 6TH FLOOR PL

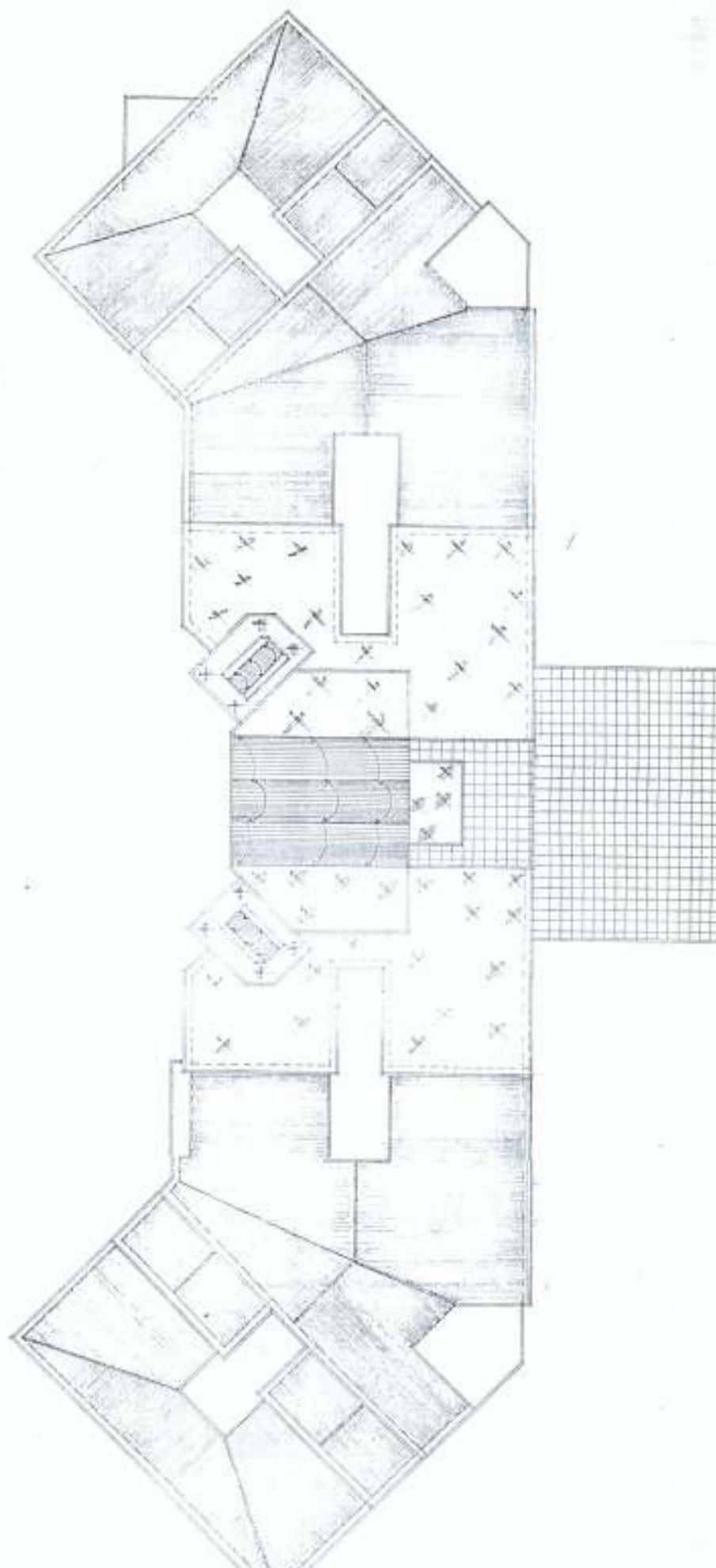


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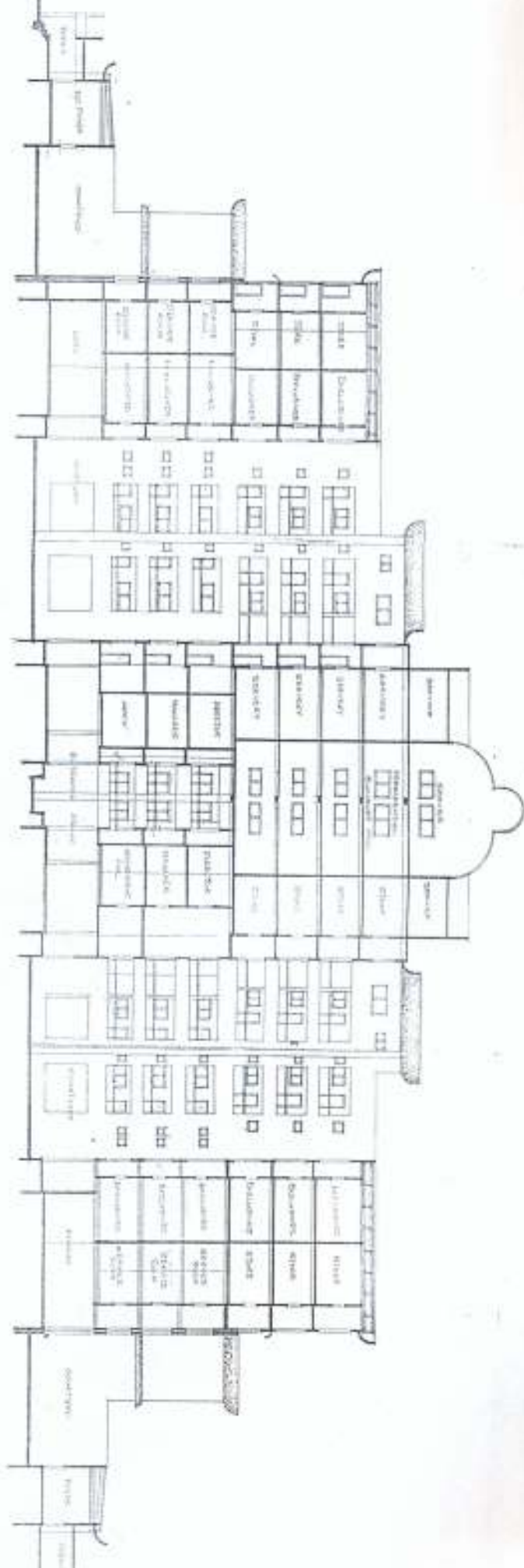
PRESIDENTIAL FLO



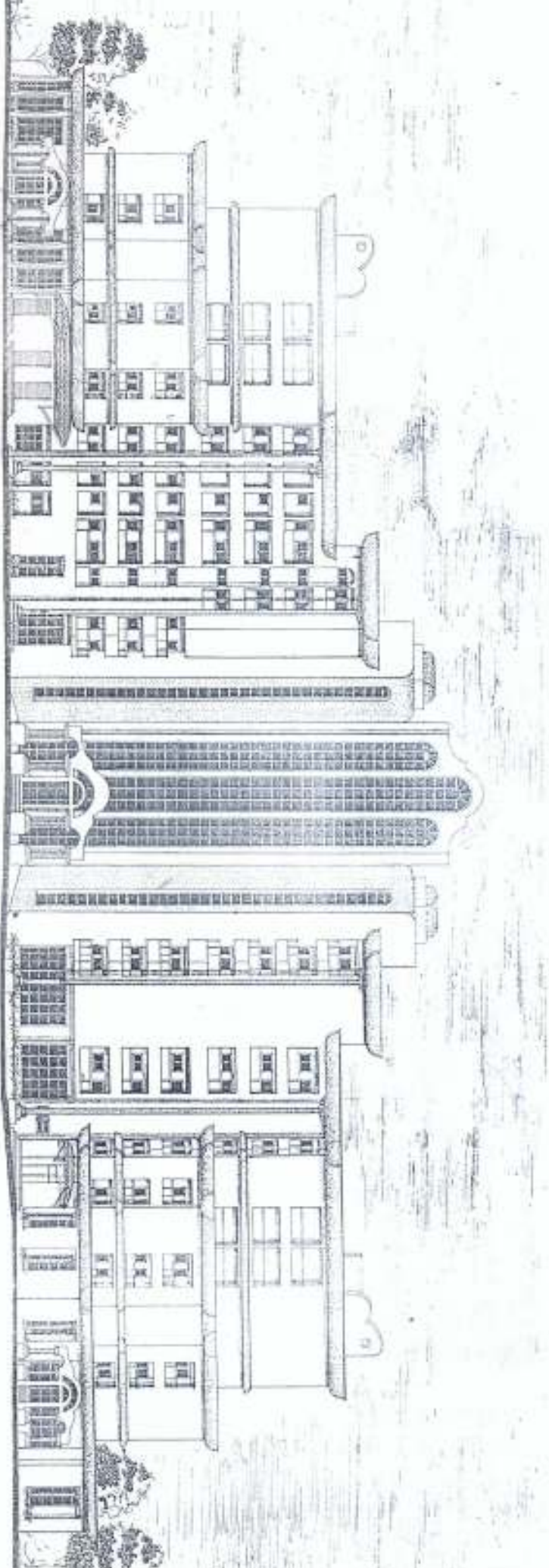
ROOF PLAN

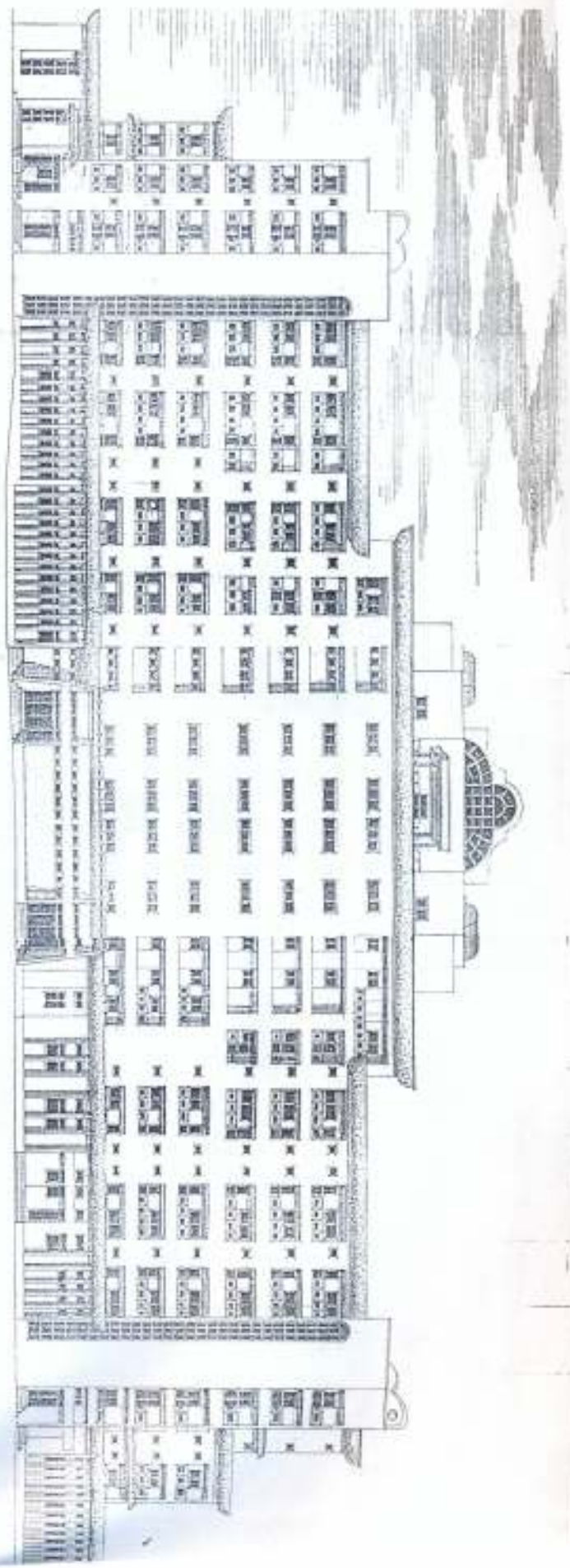


SECTION A-A



FRONT ELEVATION





BACK ELEVATION

Q

LEFT & RIGHT SIDE ELEVATION

