

HOTEL & RESORT SPA FOR SQ GROUP

Site: Bhaluka, Mymensingh

Size: 5.09 acre (2,21,720 sqft approx)

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REFERENCES

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I would also like to mention SQ Group and FE&A Ltd. for their complete support and availability while doing my thesis project.

ABSTRACT

SQ Group of companies consists of factories dealing with the RMG sector of Bangladesh. SQ's new venture is to construct a resort, mainly aimed towards their employees and foreign guests. The resort is to obtain a 5-star status incorporating their belief in sustainability as-well as achieving LEEDs status- like their factories. The resort is to house the finest facilities available for the employees and their families at any given time. The resort will also cater to the many foreign buyers visiting factories around the area. The resort will symbolize SQ's commitment to being the best in the industry. It will not only symbolize its commitment but also become an addition to the company's portfolio of trying to provide the best working benefits and environment for their employees.

CHAPTER 1: INTRODUCTION

1.1. PROJECT BACKGROUND

SQ Group of companies deals with exporting Ready Made Garments from Bangladesh. It is founded by Muhammad Ghulam Faruq in 1993. It began with 160 machines in a small factory in Dhaka. Its initial business began with only sweaters now expanding to lingerie and shirts; also producing knitting and dyeing facilities. It strives on being able to push out high-end quality goods to their customers. The company is also cautious about the environment. In the year 2016, SQ has achieved Platinum certification in 4 of its factories becoming a forefront in the industry.

SQ strives at creating an atmosphere for their employees that promote admirable work satisfaction. Their new objective is to be able to give their employees a resort situated at Bhaluka, just half a kilometer away from their factory station. The resort will house sporting facilities as well as health & spa facilities to allow employees to take their families and loved ones to spend recreational periods over there.

In an interview with Muhammad Ghulam Faruq, Chairman of SQ, an idea is perceived of what the company stands for. He mentions their slogan "*Stand tall or naught;*" - which to him means "either being the best or nothing at all." Mr. Faruq goes on to acknowledge the efforts made to providing the best of working environments for his employees and that the resort is another push in that direction. He believes that in such a competitive industry, being able to stand out has become a requirement and that the resort is their symbol of the next step forward. He also believes in providing better worker benefits means incentives to be more productive.

Mr. Faruq is also proud of what the company has been able to achieve in the arena of sustainability. He hopes the next venture - the resort; will also be a reflection of the sustainable ways applied in the factories.

1.2. AIMS OF THE PROJECT

The aim of the project is to allow SQ's employees and their families use the facility as they choose to. They would also like to create a 5-star rated resort to attract potential buyers that have come to visit factories, to be able to have accommodation near their business purposes. SQ's entire business proposal behind the resort has been to allow their employees to use the facility whenever they would please. Not only has the resort been made for their employees, but it is also seen that when foreign buyers come to factory visits, the closest 5-star accommodation is in Dhaka city. Their marketing team believes the resort may allow foreign buyers to use the resort as a means to travel to their destinations that are in close proximity.

One of the key objectives of SQ is to allow their guests and employees at the resort be taken care of and to recharge and relax. In other words, they want to reduce stress.

1.3. GIVEN PROGRAM

The program for this given by the client are to be able to maintain a 5-star rated health & spa resort. It will house sporting and gym facilities and require a dedicated reservation of 25 rooms for SQ Group. The rest is as follows:

- Lobby space (Main Lobby, seating area, Front Desk, Luggage room, Public Wash)
- 1 Specialty Restaurant

- Coffee Shop
- Formal Dining
- BBQ Restaurant
- Bar
- Conference/Ball Room
- 3 Meeting Rooms
- Swimming Pool
- Health Club
- Kitchen Facilities
- Employee Facilities (Locker room, washroom)
- Laundry room
- Storage spaces (For hotel, employees and guests)
- Security facilities
- Hotel Administration
- Tennis Court
- Football Field (For employees mainly)

CHAPTER 2: LITERATURE REVIEW

2.1. RATING SYSTEM OF HOTELS & RESORTS

According to the World Tourism Organization and the International Hotel and Restaurant Association, hotel rating is the classification of accommodation establishments denoting a system, duly published, “in which accommodation establishments of the same type (e.g., hotels, motels, and inns) have been conventionally broken down into classes, categories, or grades according to their common physical and service characteristics and established at government, industry or other private levels” (World Tourism Organization [WTO] & International Hotel and Restaurant Association [IH&RA], 2004, p.9). The European Standardization Committee (CEN, the Comité Européen de Normalisation) clarifies the term “accommodation rating or classification scheme” as “a system providing an assessment of the quality standards and provision of facility and/or service of tourist accommodation, typically within five categories, often indicated by one to five symbols” (WTO & IH&RA, 2004, p.68). The rating system provides consumers with an easy way to compare hotels. Governments use hotel ratings or classification systems to regulate the hotel industry with tariffs and taxes, and to meet basic requirements of safety and hygiene (Narangajavana & Hu, 2008). Research found that, when choosing hotels, customers staying at three- to five-star (or other equivalent symbols) hotels use rating systems more often than do those staying at one- and two-star hotels (Callan, 1995). A hotel rating system embraces two parts: a basic registration standard and a grading standard (Callan, 1993). The basic registration standard is the physical requirement that a hotel property must meet; it is the minimum quality requirement. The grading standard is an extension of basic requirements of qualitative and intangible services, allowing a hotel to be compared with other properties. To communicate the quality level a hotel achieves, a variety of grading symbols is used—such as stars, crowns, diamonds etc. The symbol most universally

recognized is stars, as most countries have at least one rating system using stars to represent quality grades (Callan, 1993; WTO & IH&RA, 2004).

The hotel rating systems worldwide can be categorized into two groups: official and nonofficial (Qing & Liu, 1993). Official hotel rating systems are established and conducted by government agencies and followed on a compulsory and regulatory basis, while nonofficial hotel rating systems are developed and implemented by private organizations, such as hotel or tourism associations and national or regional automobile associations, on a voluntary participation basis by hotels. The purpose of official systems is mainly to control lodging tariff and taxes, whereas nonofficial systems impose no social obligations (WTO & IH&RA, 2004). China is one of the countries with an official hotel rating system, while some countries—such as the U.S. and Britain—have only nonofficial rating systems. In the U.S., the three most popular hotel rating systems are AAA (diamond rating), Mobil (star rating) or at presently known as Forbes Travel Guide, and Utell (Official Hotel Guide-OHG). In Britain, there are a number of hotel classification schemes offered by private organizations and regional tourist boards. For example, the English Tourist Board (ETB) awards crowns to hotels in England, whereas the Automobile Association (AA) and the Royal Automobile Club (RAC) rate tourist accommodations by star systems with different criteria and judgments (Conway, 2004). As a result, the same property could have multiple ratings. In 2004, the World Tourism Organization (WTO) and the International Hotel and Restaurant Association (IH&RA) conducted an international study to survey hotel classification schemes in both public sectors, such as the National Tourism Organizations (NTOs), and private sectors, such as the National Hotel Association. The study revealed the complexity of hotel rating systems by reviewing their evaluation criteria and administration in different countries. To reduce the complexity of numerous hotel rating systems in existence, the WTO and the IH&RA have been developing a universal hotel grading scheme that can be used in countries throughout the world to benefit both customers and tourism service

providers (Daily, 2004). A joint promotional campaign among AA, RAC, and ETB was also undertaken recently to develop a harmonized hotel-classification scheme (Conway, 2004).

2.1.1. KEY FEATURES OF 5-STAR HOTELS BY AA HOTEL SERVICES

- Five-star hotels must be open seven days a week all year round
- Five-star hotels must provide enhanced services such as valet parking, escort to bedrooms, pro-active attentive table service in bars and lounges and at breakfast; a concierge service; 24-hour reception; 24-hour room service. At a four-star this may be offered but is not compulsory.
- Five-star hotels must have at least one restaurant open to residents and non-residents for all meals seven days a week.
- Five-star hotels must have ensuite bathrooms with WC, and thermostatically controlled showers, in each of its rooms. Only 20% of the rooms can have shower-only facilities if the size and quality of the en-suites is exceptional. A four-star hotel can offer thermostatically controlled showers only.
- Five-star hotels must have additional facilities, such as secondary dining, a business centre and spa.
- Five-star hotels must offer permanent luxury suites, comprising of three separate rooms – bedroom, lounge and bathroom.
- Five-star hotels will have excellent staffing levels with well-structured and dedicated teams with depth in management levels, as well as exceptional levels of proactive service and customer care. A five-star establishment is based on perfection, extreme luxury and exceptional attention to detail.
- With four-star hotels, the service should come to the guest as needed, but with a five-star hotel every need should be anticipated in advance of when the guest wants them (e.g., hotel staff of a five-star hotel will take control of luggage from guest's arrival outside to prompt delivery in bedroom, full 24-hour room service and 24-hour reception and concierge services).
- With a five-star hotel, from the biggest chain to the smallest boutique hotel, the customer is treated as an individual. The customer service experience is seamless. The high caliber of professionally trained

staff means that knowledge provided is expert whether it comes from a bar staff, receptionists or any other department and is without detriment to other service areas.

- In order to maintain this exceptional level of service the guest would expect a higher ratio of staff to guests. In a four-star they would expect the average ratio to be one member of staff to three guests. In a five-star it could be as high as two staff members to one guest.
- In most five-star hotels the guests would normally expect a renowned chef who has achieved accolades ranging from Rosettes to Michelin stars.
- In a five-star hotel every physical aspect of 'look and feel' has been specifically designed or chosen for that accommodation whether it's tableware, bed linen, fabrics, color schemes, so even within a group of hotels it will still remain individually designed.

Service in a five-star hotel is above average. The hotel should offer Reception, Concierge, Housekeeping and Room Service 24 hours a day.

For a hotel to be rated with five stars, it must have expensive and quality furnishing and decorations such as 400-count sheets. The rating also requires that in-room video, a CD/DVD player and a bath and shower in the bathroom.

The hotel itself should have more than one restaurant at the location and the restaurants are expected to offer a variety of gourmet dining options.

2.2. UNDERSTANDING RESORTS

2.2.1. DIFFERENCES BETWEEN HOTELS AND RESORTS

1. Resorts tends to have larger room space, closet and land for recreational facilities. These are not usually seen for hotels
2. Managerial know how of both tend to be the same

3. Location-wise hotels are usually situated in urban areas, whereas resorts are located in rural areas. Remoteness of the resort has an appeal to the traveler who seeks an environment different from the urban and sub-urban environment.
4. Labor Skills are also the same but are usually rotated year round
5. Sources of Revenue: Hotels get most of their income from rooms and food & beverages while resorts try earning their revenues from recreational facilities they have on site
6. Resorts tend to have repeat visitors so traditions are important. Resorts should develop traditions which are image-building and memorable such as annual festivals, themed weekends, sport contests and parties.

2.2.2. CLASSIFICATION OF RESORTS

The definition of a resort is a place where guests visit for recreation, health and pleasure. The location is very important and resorts can be found in places such as beaches, mountains, lakes, tropical settings or in areas that offer outdoor facilities for recreation and sports, such as golf, skiing, tennis and others (Monteson and Singer, 2004). These features all attribute to the classification of what the resort is going to be.

The main attribute this project looks to consider are spa-based resorts. There may be two kinds of spa-based resorts - the 'resort spa' and the 'destination spa' or spa resort. At the destination spa, guests at the property are there for a spa vacation and the outside 'temptations' such as non-spa cuisine, alcohol, etc are usually non-existent. While guests at destination spas usually participate in a programme based on exercise, healthy eating and spa services such as massage, facials and various body/bath services. Conversely, at the resort spa the guests may not only 'spa' but can also participate in other recreational and social activities typically available in a destination resort (Monteson and Singer, 2004).

Examples of Resorts:

Dolder Grand Hotel, Zurich, Switzerland



Source: <http://www.fosterandpartners.com/projects/dolder-grand-hotel/>

Verdura Golf & Spa Resort, Sicily, Italy



Source: <https://www.pinterest.com/pin/84512930480490126/>

Myola Plantation, Fiji



Source: <http://www.reod.com.au/properties.php?id=3751602>

CHAPTER:3 SITE ANALYSIS

3.1. SITE BACKGROUND & DESIGN CONSIDERATIONS

The site is situated in Bhaluka, Mymensingh approximately 0.5 km away from the SQ Station. The current state of the site is barren land with natural vegetation. An attempt of keeping much of the existing vegetation will be in effect. Although, the owner has pushed for creating a new landscape for the site. The land is flat and does not require preparation for construction.

Two accesses have been taken into account, one directly required from the SQ station for regular use. The other would be from the secondary road that connects to the primary Dhaka-Mymensingh highway.

The other consideration taken to account is the surrounding. As most of the site surrounding from North-east-west is agricultural and farmlands, views from the guest block may be considered.

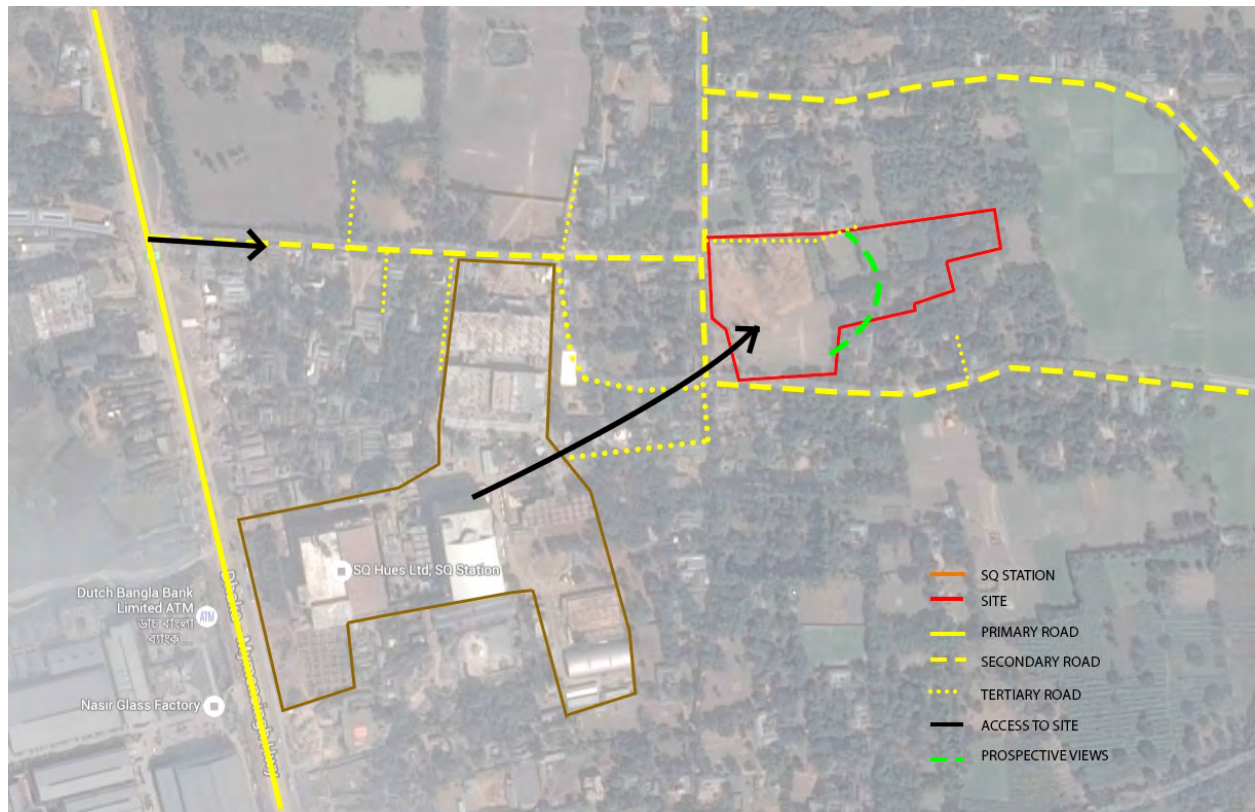


Figure 3.1.1.

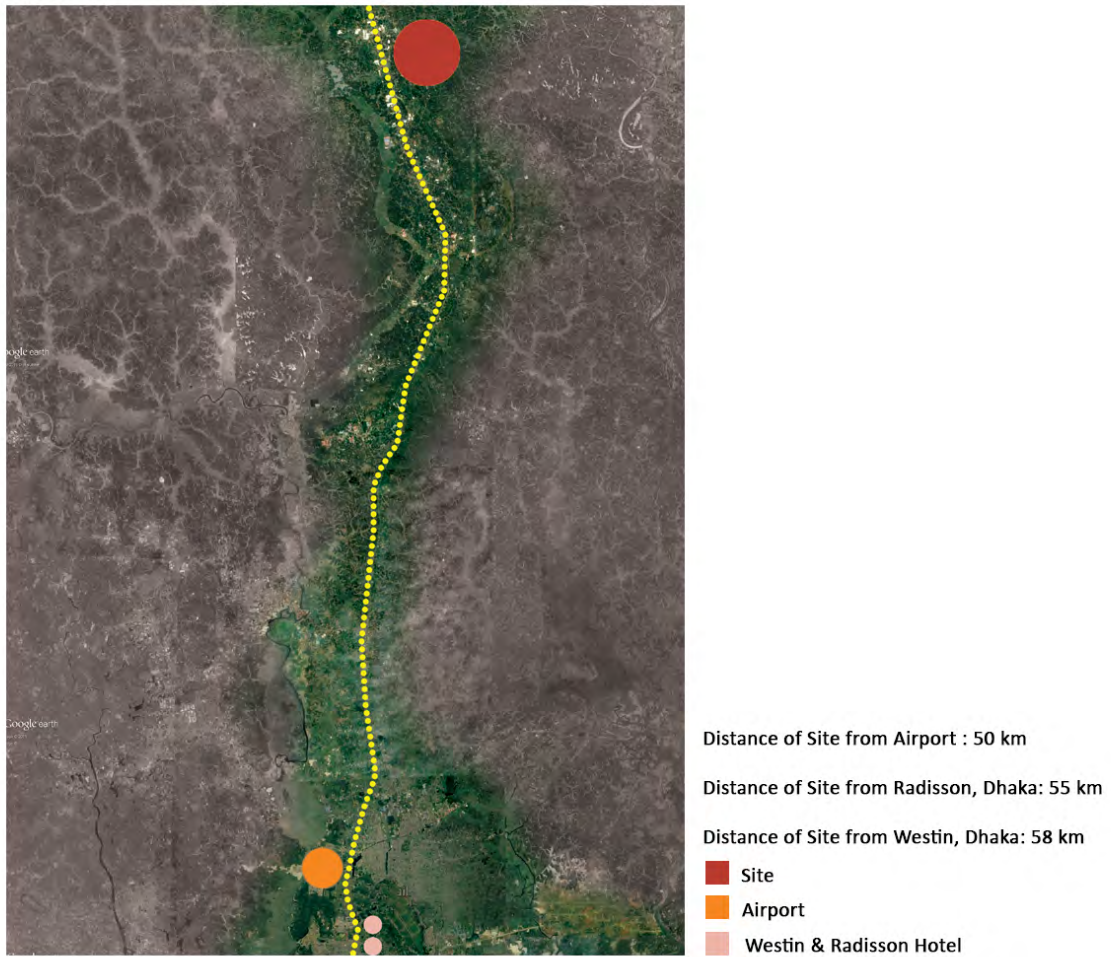


Figure 3.1.2.

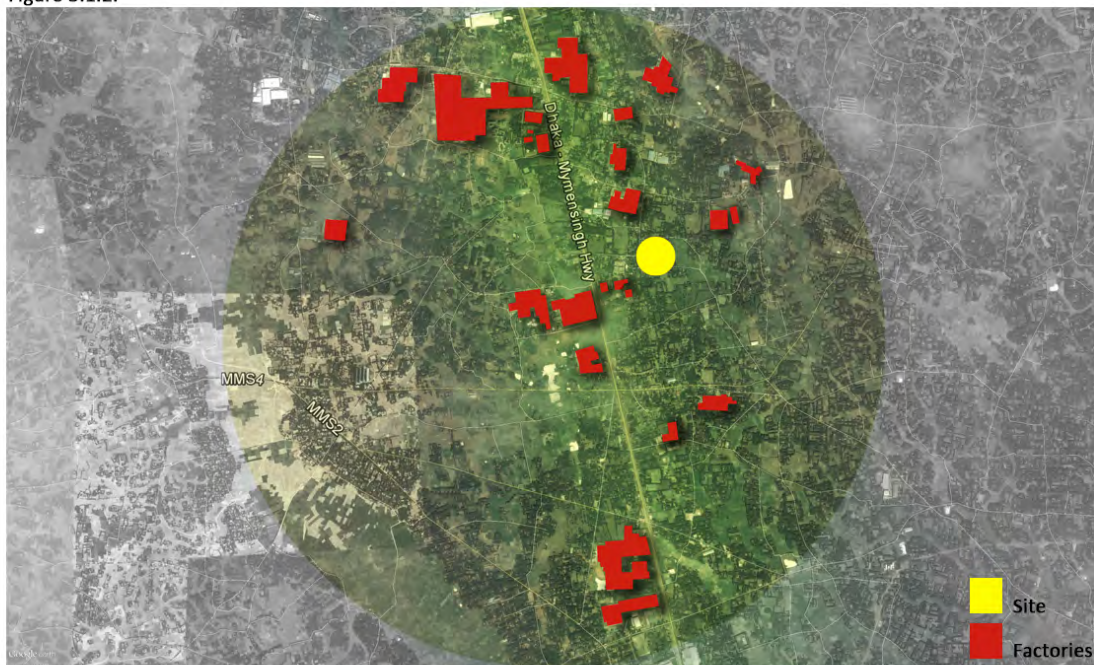


Figure 3.1.3. Site Pictures



Contents of a Typical Building Program

- Overall design philosophy of the look and feel of the property
- Site layout and Site planning
- Public circulation and lobby
- Guestroom
- Food and Beverage areas
- Meeting space and circulation
- Recreational Amenities
- Back-of-the-house areas

Figure 2. (deRoos, J. A., 2011)

Figures 3 and 4 give a preliminary perspective of a hotel program. A comparison can be made from the various type and size of hotels. In Figure 3, an economy hotel may have only 420 square feet of gross hotel area per guestroom while a resort hotel may have almost double the area. The reason can be twofold. First, the resort's guestroom tend to be 30 percent larger and secondly, resorts tend to have much larger percentage of overall program devoted to public areas and back-of-the-house areas (deRoos, J. A., 2011).

Overall Hotel Program			
	Guestroom Area (ft ²)		Total Hotel
	Net	Gross	Gross Area (ft ²)
Motel, economy hotel	300	380	420
All-Suite hotel	430	590	750
Urban Business hotel	340	480	650
Resort	390	540	780
Convention hotel	340	480	750

Note: Figures are floor area in square feet per guestroom. Guestroom net area is the usable area including bathroom and vestibule. Guestroom gross area includes walls, elevators, stairways, corridors, storage, and mechanical areas on the guestroom floors. Total hotel gross area is the entire hotel, excluding parking.

Figure 3. (deRoos, J. A., 2011)

Hotel Space Allocation				
	Number of Guestrooms	Percentage of Total Hotel Area		
		Guestrooms	Public Areas	Back-of-House
Motel, economy hotel	<100	90	5	5
All-suite hotel	100–200	80	12	8
Urban business hotel	100–300+	75	14	11
Resort	100–500	70	16	14
Convention hotel	300–1,000+	65	20	15

Note: The number of guestrooms/hotel depends on local market conditions and shows a large variation from country to country. The space allocations (percentages) remain largely the same worldwide.

Figure 4. (deRoos, J. A., 2011)

The most important phase of planning is the guestroom. Not only does it consume the most amount of space but a large measure of time is spent in the guestroom.

The choice of guestroom floor layout is driven by design, site, and cost considerations. Figure 5 shows the most common guestroom floor types and their overall efficiencies, as indicated by the guestrooms.

Guestroom Floor Analysis					
Configuration	Rooms per Floor	Dimensions	Guestrooms (percent)	Corridor ft ² (m ²) Per Room	Comments
Single-loaded slab 	Varies 12–30+	32 ft. (10 m) × any length	65%	80 ft. ² (7.5 m ²)	Vertical core usually not affected by room module
Double-loaded slab 	Varies 16–40+	60 ft. (18 m) × any length	70%	45 ft. ² (4.2 m ²)	Economical; length limited to egress stair placement to meet building code
Offset slab 	Varies 24–40+	80 ft. (24 m) × any length	72%	50 ft. ² (4.6 m ²)	Core is buried, creating less perimeter wall per room, more corridor because of elevator lobby
Rectangular tower 	16–24	110 × 110 ft. (34 × 34 m)	65%	60 ft. (5.6 m ²)	Planning issues focus on access to corner rooms, fewer rooms per floor make core layout difficult
Circular tower 	16–24	90–130 ft. diameter (27–40 m)	67%	45–65 ft. ² (4.2–6 m ²)	High amounts of exterior wall per room, difficult to plan guest bathroom
Triangular tower 	24–30	Varies	64%	65–85 ft. ² (6–7.9 m ²)	Central core inefficient due to shape; corner rooms easier to plan than with square tower
Atrium 	24+	90 ft. + (27 m)	62%	95 ft. ² (8.8 m ²)	Open volume creates spectacular space, open corridors, opportunity for glass elevators; requires careful engineering for HVAC and smoke evacuation

Figure 5. (deRoos, J. A., 2011)

Figure 6 shows dimensions of guestrooms based on the type of hotel, while Figure 7 & 8 are plans the different type of guestrooms based on sizes.

TABLE 4 Guestroom Dimensions

	Living area*		Bathroom		Total guestroom	
	Dimensions, feet (meters)	Area	Dimensions, feet (meters)	Area	Dimensions, feet (meters)	Area
Budget	11'6" x 15' (3.5 x 4.5)	172 (16)	5' x 5' (1.5 x 1.5)	251 (2.3)	11'6" x 20'6" (3.5 x 6.2)	236 (21.9)
Midprice	12' x 18' (3.6 x 5.5)	216 (20.1)	5' x 7'6" (1.5 x 2.3)	37 (3.4)	12' x 26' (3.6 x 6.6)	312 (29)
First class	13'6" x 19' (4.1 x 5.8)	256 (23.8)	5'6" x 8'6" (1.7 x 2.6)	47 (4.4)	13'6" x 28'6" (4.1 x 8.6)	378 (35.2)
Luxury	15' x 20' (4.5 x 6.1)	300 (27.9)	7'6" x 9' (2.3 x 2.7)	71 (6.6)	15' x 30' (4.5 x 9.1)	450 (41.8)

*Living area does not include the bathroom, closet, or entry.

†Bathroom of budget guestroom includes tub/shower and toilet; sink is part of dressing area.

Figure 6. (Chiara & Callender, 2012)

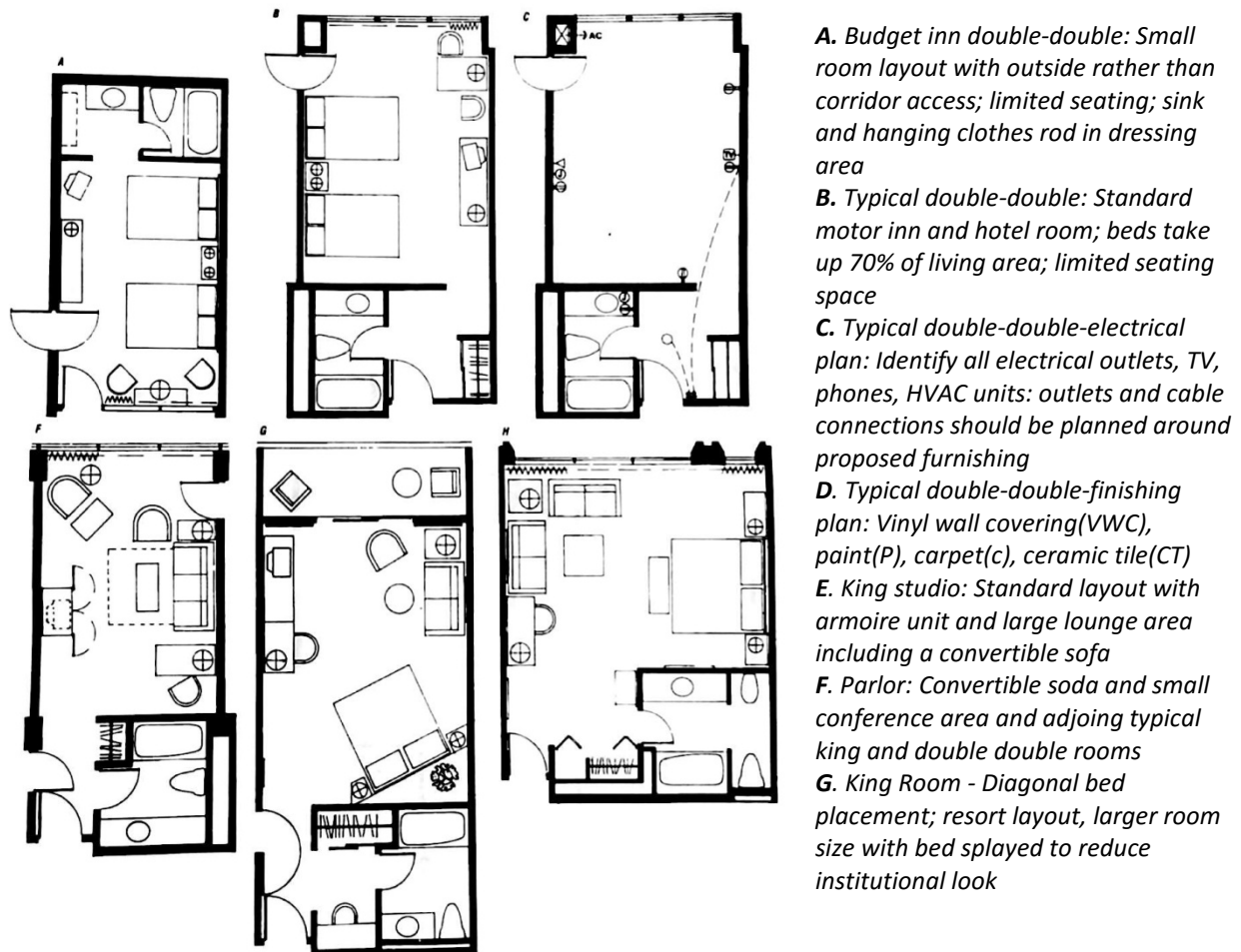
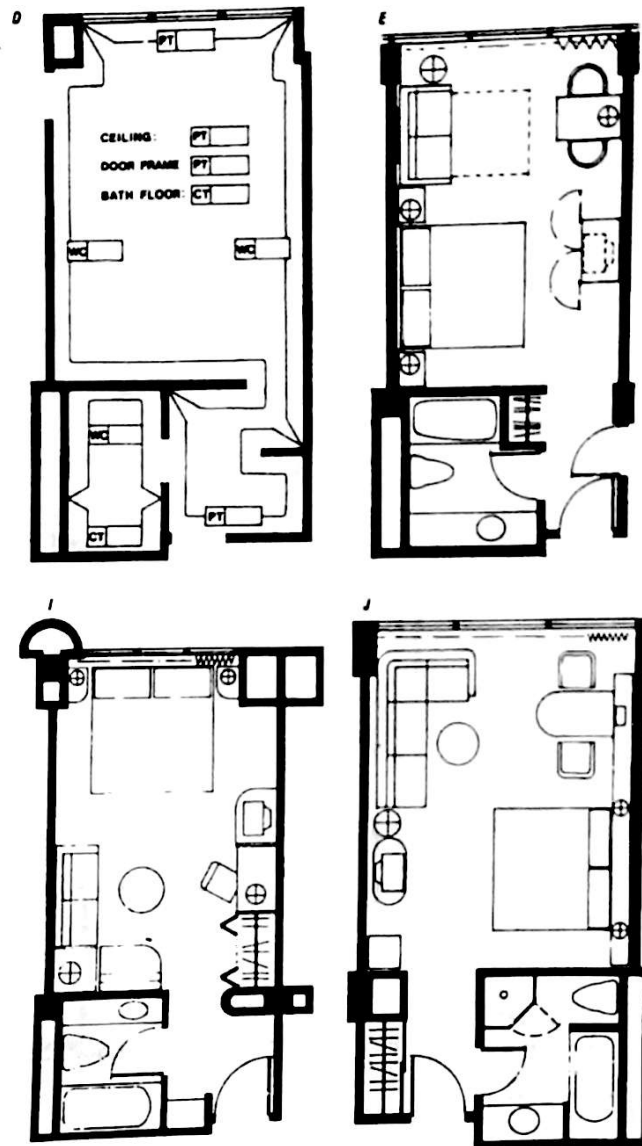


Figure 7. (Chiara & Callender, 2012)



H. Luxury Room: Room with wider window dimension than depth including luxurious lounge group and oversized four-fixture bath

I. Reversed Layout: Unusual room with bed placed in front of window and lounge area near bath

J. Luxury king room Oversized room with shelf in place of headboard, large desk surface and lounge area; four-fixture bathroom

Figure 8. (Chiara & Callender, 2012)

4.2. FINAL PROGRAM

After a thorough analysis of the various programs, a defined space allocation can be obtained as mentioned in Figure 9 & 10.

FIGURE 9.OVERVIEW OF SQUARE FEET REQUIRMENT IN PERCENTAGE

PROGRAM	PERCENTAGE
GUESTROOM	65-75%
PUBLIC FACILITY (LOBBY; DINING...)	10-20%
SUPPORT FACILITIES (KITCHEN; LAUNDRY..)	10-15%
HOTEL ADMINISTRATION	01-02%

Figure 10. Final Space Allocation in Square Feet

PROGRAM	DIVISIONS	TOTAL SQUARE FEET
GUESTROOM:		
SUITE (2)	375*2	1500
DELUXE ROOMS (52)	450*52	23400
DELUXE ROOMS (23)	450*23	10350
CIRCULATION+AMENITIES	10350*50%	5175
TOTAL GUESTBLOCK		40425
PUBLIC FACILITY:		
MAIN LOBBY(CIRCULATION)	7% to 10 sqft/guestroom	750
SEATING AREA	0.7% to 1 sqft/guestroom	75
FRONT DESK	3-4 sqft/guestroom	300
LEFT LUGGAGE	0.5% to 1 sqft/guestroom	75
PUBLIC WASHROOM	0.5% to 1 sqft/guestroom	450
DINING ROOM	4-6% of total hotel area	3789
COFFEE SHOP (30 PEOPLE)	15-18 sqft/seat	540
SPECIALITY RESTAURANT(80	18-20 sqft/seat	1600

PEOPLE)		
FORMAL DINING (150 PEOPLE)	20-22 sqft/seat	3300
BAR (20 PEOPLE)	15-18 sqft/seat	360
RETAIL STORE (3 SHOPS)	200 sqft	600
FUNCTIONAL SPACE		
CONFERENCE/MEETING (100 PEOPLE)	10-12 sqft/seat	1200
BOARD ROOM (10 PEOPLE)	12-16 sqft/seat	160
PUBLIC WASHROOM	0.4-0.6 sqft/seat	450
PRE-FUNCTION AREA	25-40% of Meeting room area	480
RECREATIONAL FACILITY		
SWIMMING POOL	10-20 sqft/guestroom	1500
LOCKER/SHOWER/TOILET	2 sqft/guestroom	150
HEALTH CLUB	2 sqft/guestroom	150
CIRCULATION	15-20% of Public Area excluding Meeting area	12140
TOTAL FRONT OF THE HOUSE		18277
SUPPORT FACILITY		
COFFEE SHOP KITCHEN	10-20% of coffee shop area	135
RESTAURANT KITCHEN	30-45% of restaurant area	720
FORMAL DINING	20-30% of dining area	990
ROOM SERVICE	01 sqft/guestroom	100
FOOD & BEVERAGE STORAGE	35-40% of Kitchen area	288
HOTEL EMPLOYEE FACILITY		
LOCKER/RESTROOM	6-10 sqft/guestroom	750
CAFETERIA	04 sqft/guestroom	200

LOUNGE	01 sqft/guestroom	75
HOUSE-KEEPING		
LAUNDRY	7 sqft/guestroom	525
LINEN-STORAGE	3 sqft/guestroom	225
GUEST-LAUNDRY	0.8 -1.5 sqft/guestroom	120
UNIFORM-ISSUEING	01 sqft/guestroom	75
OTHER STORAGE FACILITIES		
HOTEL GENERAL STORAGE	3-7 sqft/guestroom	525
MEETING ROOM STORAGE	1-1.5 sqft/seat or 10-20% of meeting area	480
MISCELLANEOUS STORAGE	1-1.5 sqft/guestroom	120
COMPUTER ROOM	1-1.5 sqft/guestroom	120
MAINTENANCE WORKSHOP	5 sqft/guestroom	120
MEP+HVAC	13-18 sqft/guestroom	1350
SECUIRITY	0.3-0.6 sqft/guestroom	50
CIRCULATION	10% of total area of support facilities	1360
TOTAL BACK OF THE HOUSE		8328
PARKING (102)	1 every 200m	22500
TENNIS COURT		2106
FOOTBALL FIELD	Depending on site	
TOTAL SQFT		91636

CHAPTER 5: CASE STUDY

Project Name: Naman Spa

Design: MIA Design Studio

Location: Da Nang, Da Nang, Vietnam

Area: 1600 sqm (17222 sqft)

Completion: 2015



Figure 11. Source: <http://www.archdaily.com/770560/naman-spa-mia-design-studio>

The spa is a 5-star retreat in Danang. It has fifteen treatment rooms consumed with open air gardens, deep soak bathtubs and cushioned daybed built for two. The ground floor contains open spaces with relaxing platforms surrounded by lotus ponds and hanging gardens. "A true space where all senses are touched and the mind comes to peace..." by the architect.

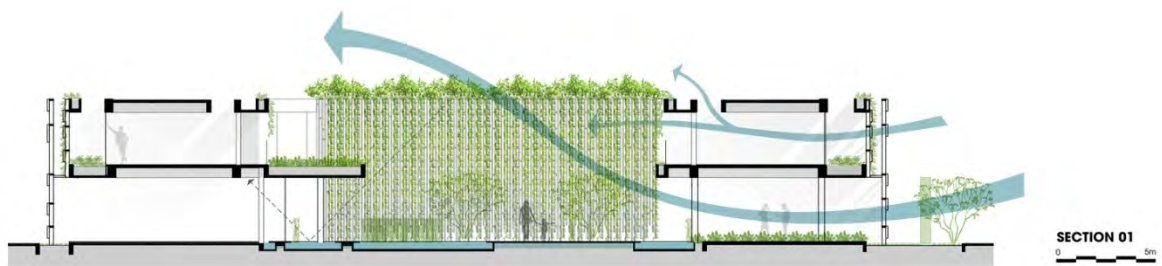
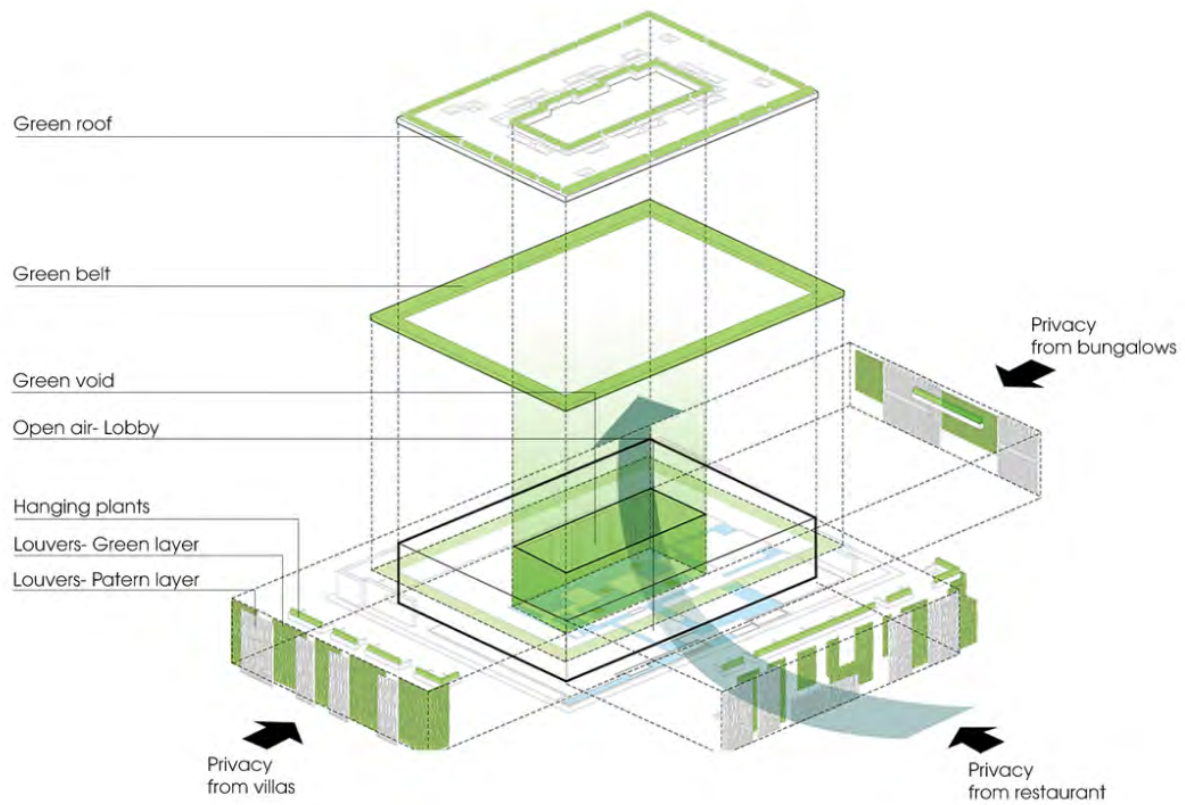


Different area's flow smoothly into each other and the beautiful landscape creates an amazing journey into a dream like experience.

Figure 12. Source: <http://www.archdaily.com/770560/naman-spa-mia-design-studio>

Figure 13. Plans and sections of Naman Spa, Vietnam (Source: <http://www.archdaily.com/770560/naman-spa-mia-design-studio>)





Project Name: Dusai Resort & Spa

Location: Moulovi Bazar, Sylhet,
Bangladesh

Completion: 2014

Design: VITTI Sthapati Brindo Ltd.



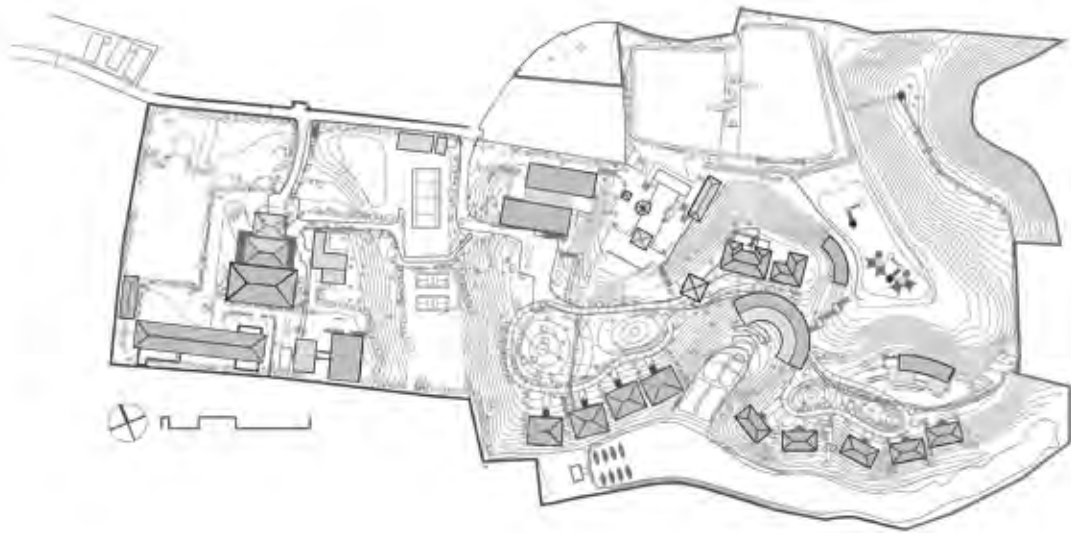
Figure 14. Source: <http://vitti.com.bd/project/dusai/>

Dusai Resort & Spa is a Gold Awarded project in the 9th IDA Competition (<http://vitti.com.bd/project/dusai/>). It is situated in the middle of tea plantations in northeast Bangladesh. It blends in semi private and private zones creating a humbleness that blends into the surrounding wilderness.

Figure 15. Plans and further pictures of Dusai Resort & Spa, Bangladesh

(Source: <http://vitti.com.bd/project/dusai/>)





CHAPTER 6: DESIGN DEVELOPMENT

Figure 6.1.1. Concept

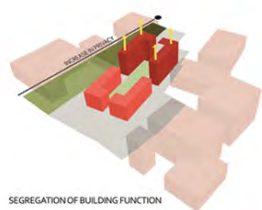
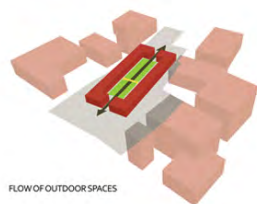
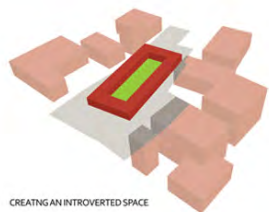
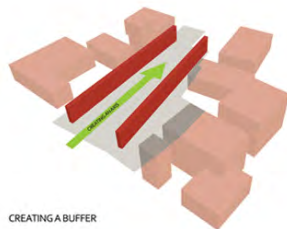
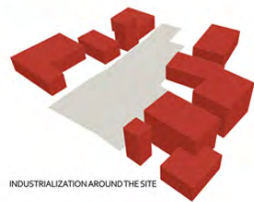


Figure 6.1.2. Zoning

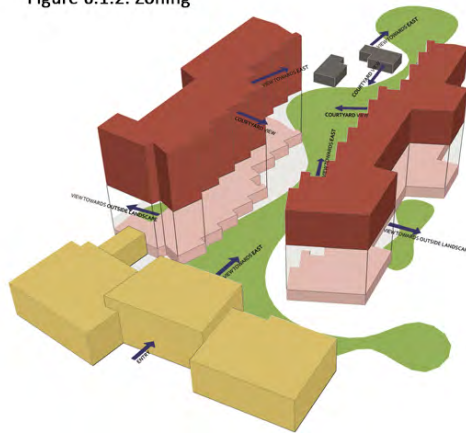


Figure 6.1.3. Sketches

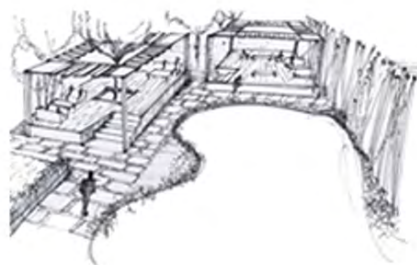
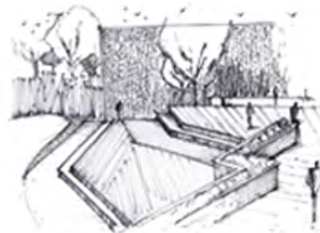
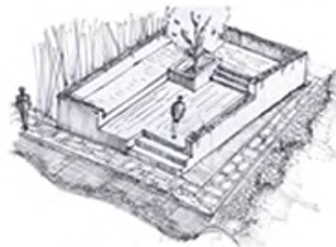
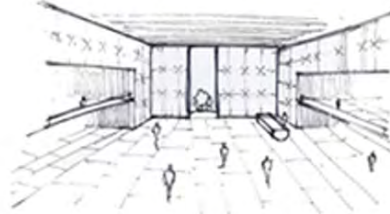


Figure 6.1.2. SITE PLAN



Figure 6.1.4. GROUND FLOOR PLAN



Figure 6.1.5. FIRST FLOOR PLAN



Figure 6.1.6. SECOND FLOOR PLAN

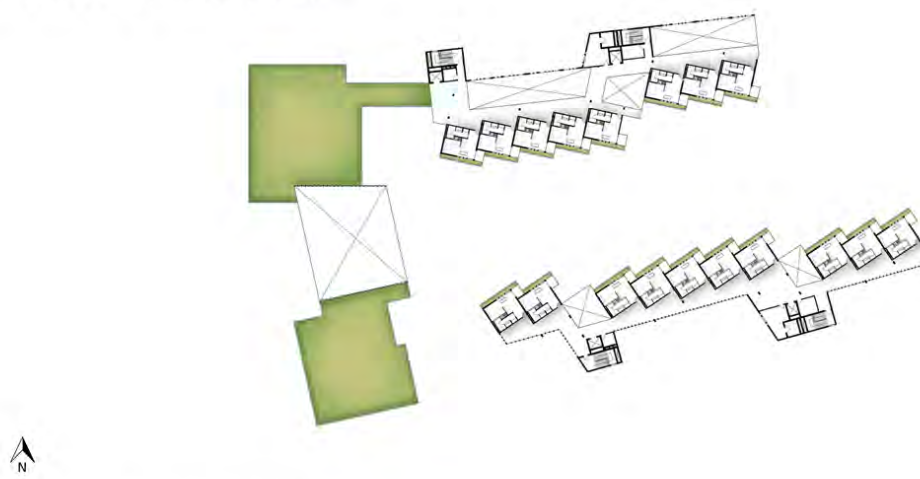


Figure 6.1.7. THIRD FLOOR PLAN

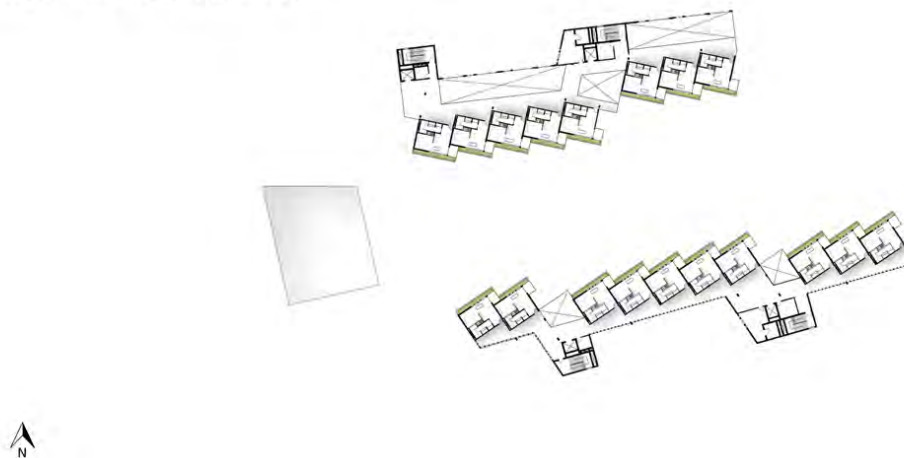


Figure 6.1.8. FOURTH FLOOR PLAN

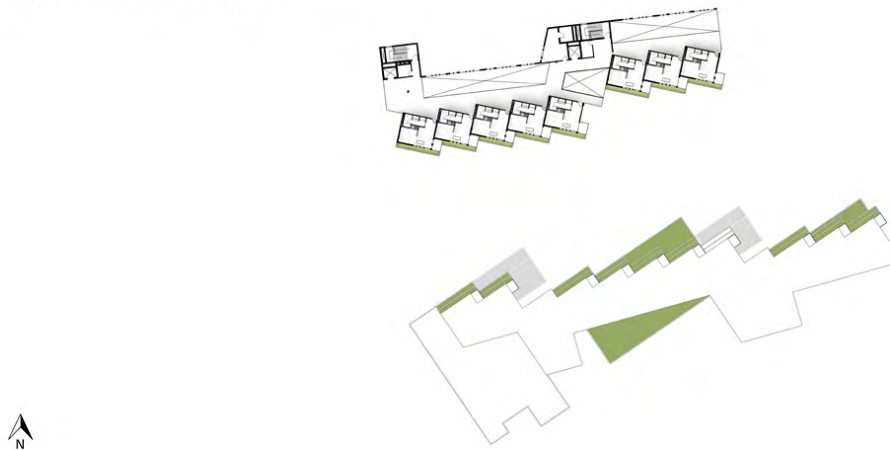


Figure 6.1.9. FIFTH FLOOR PLAN

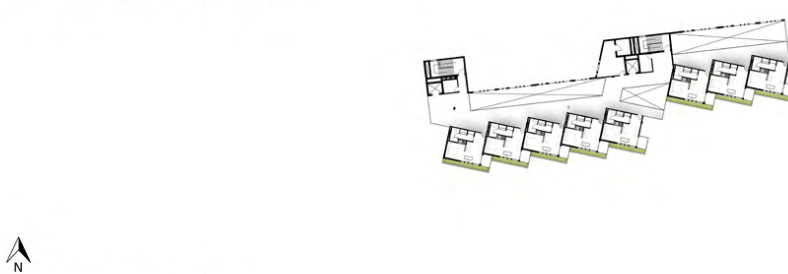


Figure 6.1.10. 3D IMAGES



Figure 6.1.11. SECTION AA'



Figure 6.1.12. SECTION CC'



Figure 6.1.13. WEST ELEVATION



Figure 6.1.14. SECTION BB'

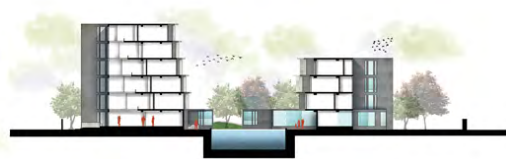


Figure 6.1.15. SOUTH ELEVATION



Figure 6.1.16. 3D IMAGES



Figure 6.1.17 Model Images



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THANK YOU