**Hostel**

Lobby / Reception 1,000 sf minimum

\*include adj.100 sf office

Lobby bar/café 2000sq. ft

Retail/Theme/Secondary Program based on theme 1,500 sq. ft

Lobby level public washrooms (2) 80 sf each

\*single occupancy ADA type

Public Corridors 5 feet width, min., as required

Ceremonial Stair or Ramps as req’d

Fire Stair (2) as req’d +/-135-145sf each

Passenger Elevators (1 or 2) +/-45sf each

Service / Freight Elevator (1) 8 x 8 +/- 80sf shaft

\*if required must be accessed through closed service rooms @ each level

Fitness Center 600 sf or as required

Administrative Suite 500 sf

Storage Room / Housekeeping 200 sf

Storage Room / General 200 sf

Laundry Room 300 sf

Trash Room 200 sf

Janitor Room 40 sf per floor (room)

\*1 per floor w/ 3’ x 3’ chute to basement 9 sf continuous trash chute (tube)

**Hostel Rooms**

There must be a minimum of 30 Rooms with a total of 102 Beds.

Room Types:

14 Total– Private Rooms 150sf maximum, Queen Bed, shower, toilet, sink, storage or are to hang clothes

This is a room for either a single person or a couple traveling together. This room will be private, cost more to stay in. It will have its own bathroom, a place to hang clothing and a place set a piece of luggage. It is a very small room. An Example to look at would be the Arlo Hotel Rooms.

8 Total – Four-Bed Dorms 200sf maximum, Four beds (two bunk beds), shower, toilet, sink\*\*. Each person staying in the room will be assigned a bed and a storage locker to keep their belongings during their stay. There will be a toilet, shower and sink located in the room – in any configuration. Shower/toilets can be in separate compartments to allow multiple people to get ready at the same time. The sink can be located in one of these spaces or open to the rooms. These rooms are for sleeping, not socializing, watching tv, working….

4 Total – Six-Bed Dorms 250sf maximum, Six beds (three bunk beds), shower, toilet, sink\*\*. Each person staying in the room will be assigned a bed and a storage locker to keep their belongings during their stay. There will be a toilet, shower and sink located in the room – in any configuration. Shower/toilets can be in separate compartments to allow multiple people to get ready at the same time. The sink can be located in one of these spaces or open to the rooms. There may be more than one sink. These rooms are for sleeping, not socializing, watching tv, working….

4 Total –Eight-Bed Dorms 300sf maximum, Eight beds (four bunk beds or other configuration), shower, toilet, sink\*\*. Each person staying in the room will be assigned a bed and a storage locker to keep their belongings during their stay. There will be a toilet, shower and sink located in the room – in any configuration. Shower/toilets can be in separate compartments to allow multiple people to get ready at the same time. The sink can be located in one of these spaces or open to the rooms. There may be more than one sink, toilet, and shower. These rooms are for sleeping, not socializing, watching tv, working….

\*\*There may be an opportunity to have common bathrooms on each floor instead of within the rooms – this will decrease the SF of each room type by 35sf. The number of fixtures will need to be enough to support the number of beds on each floor.

Guest Kitchen and Dining Room 300

There is a guest kitchen, similar to a residential kitchen where guests can cook small meals to offset the cost of traveling. It will have the basic appliances and cabinets as a residential kitchen – Range, Sink, Dishwasher, Refrigerator, and microwave. This kitchen should also accommodate seating for a group of ten guests.

Exterior Space

The use of roofs for recreation and relaxation is highly encouraged. Part of the roof must be developed as a roof terrace.

Additional Areas

Additional spaces can be added to the upper floors as deemed important to your hostel. These could be lounge areas for gathering or working. We want to minimize the amount of time that is spent upstairs to encourage the guest to gather in the Phase 1 project on the lower levels.

Support Areas

Linen closets, laundry rooms, Housekeeping rooms can/should be added to each floor. These can be smaller rooms/closets to support the larger spaces in the lower levels.