Tool: Implications of Room Mix for Planning Decisions

If you have…	You may need to…
A high proportion of **DD or QQ rooms**	• Increase bay length for DD keys, or lose lounging space in DD keys • Increase closet space • Compartmentalize toilet in guest bathrooms or have exterior sink and vanity • Have more linen handling and a larger linen inventory • Expect longer cleaning time for room attendants • Increase capacity in F&B outlets • Increase circulation area in lobby • Increase luggage storage area off lobby
A high proportion of **suites**	• Have fewer keys per floor on suite levels • Provide a larger room attendant closet on guestroom floors to accommodate larger range of amenities • Expect longer cleaning time for room attendants • Plan for greater demand for room service, which means a larger support area in the back of house, including storage for empty carts • Expect more demand for concierge and other guest services • Plan for back-of-house storage in housekeeping area
A club lounge on a guestroom floor	• Place the lounge near elevators (lifts) • Consider requirements relating to circulation and noise • Provide support space adjacent to the lounge for warewashing, beverage support, refrigeration, cart storage, and other services
Fitness facilities on a guestroom floor	• Place the facilities near elevators (lifts) • Consider requirements relating to circulation, noise, and vibration

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