

# Luca Hotel Rehabilitation

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# Systematic Investigation

# What is a Hotel?

According to the RAE, a hotel is a hospitality establishment capable of comfortably accommodating guests or travelers.

Building prepared and designed to temporarily house people, especially those who are traveling, either for tourism or for some work reason.



## Background:

- There were inns that offered rudimentary accommodation including horse stables for people traveling from one town to another.
- In the middle of the 16th century, taverns and inns grew in importance as a consequence of the development of trade in England.
- Stagecoaches became a fairly fast means of transportation in the 17th century.
- In the 18th century, the stagecoach became the most important means of travel, as the growth of trade increased the need to move from one place to another.
- In the 18th century, recreational facilities such as baths were developed, which over time became places for social gatherings and vacations.
- The hotel industry was due to the needs arising from the increasing frequency of wealthy travelers.
- The appearance of the locomotive and the extension of the railways in the 19th century revolutionized transportation and enabled the growth of coastal cities.
- The large working population living in the industrial cities could easily go to vacation spots and at reasonable prices.

# Hotel Types

**Urban or city hotels:** these are located in the historic centers of cities, as well as in business and commercial areas. These are oriented both to tourism and accommodation in business trips.

**Airport Hotels:** these are located near airports. Its clients are generally transit passengers and airline crews. A characteristic of this type of hotel is that its stays are generally very short.

**Beach hotels:** as their name indicates, they are located near the beach. Its clientele are usually tourists led by tours, their stays lasting several days.

**Nature hotels:** they are located near scientific reserves, protected areas and natural parks, their stays, like beach hotels, last several days.

**Apartment hotels or apart-hotel:** due to their structures, these hotels have a good facility for the conservation and consumption of food within the accommodation.

**Family Hotels:** these are small and run by families for people who provide accommodation and catering services.



# Hotel Types

**Tourist hostels:** this lodges its clients for short stays, they are cheap and generally they usually share the beds, the living room, the kitchen and the bathroom.

**Inn hotels:** these are very old, their clientele are travelers who provide accommodation and restaurant services.

**Monument Hotels:** These are located in places of cultural interest.

**Spa hotels:** in this their lodgings are inside spas.

**Motels:** they are close to the roads, have their own garage and are short-term.

**Club hotels:** in this type of hotel we find nightclubs where people dance and drink.

**Transit hotel:** these hotels are used mainly for sexual encounters, rooms are rented for several hours where each hour has a specific price.

**Casino hotels:** their facilities are characterized by the offer of gambling.

**Sports hotels:** these hotels are oriented towards the practice of certain sports.

**Mountain hotels:** this is located in the mountains.

**Seasonal hotels:** these develop their activity only during part of the year.

**Rustic Hotels:** These are located on rural or rustic land.



# Choice of Typology

**Boutique hotel:** characterized by being small, since they have from 3 to 100 rooms, but personalized, since they intend to make you feel at home, with various amenities, so they are very modernized, they also have facilities for dinners, bars and rooms that are usually open to the general public.

**Gastronomic hotel:** characterized by having an exclusive gastronomic offer that is presented as the main one of the establishment. They have excellent creative cuisine with international influences in their restaurants, tasting of different culinary styles and a varied selection of wines.

**Theme hotel:** it is a trend that has been gradually gaining ground among tourists, these hotels aim to provide excellent comfort, having different and entertaining elements.



# Boutique Hotels

## Puertas del Bosque, Mexico City

- 18 rooms
- Modern & Luxurious.
- Common Areas: "garden roof", terrace, library.
- Big rooms & good service.
- 24 hour security.
- 5 ★



## Hotel de Seze, Paris

- 22 rooms.
- Near Touristic places.
- Common Areas: gym, sauna, lounge y business area.
- Room service.
- Big rooms chic style inspired in nature.
- High quality service
- 4 ★



# Gastronomic Hotels

## Hotel me, Barcelona

- 259 rooms.
- Luxurious, Fresh & Modern.
- Common Areas: pool, terrace, bar, event salons, underground parking & gym.
- Restaurant: DOS CIELOS 300 M2.
- Rooms with views to Barcelona city.
- 5 ★



## Gran Hotel Domine, Bilbao

- 326 rooms.
- Big and luxurious spaces.
- Common areas: gym, sauna, spa, lounge, event salon, terrace, garden & pool.
- Excellent service.
- Passion for art & design.
- Restaurant: DOMA.
- 5 ★



# Theme Hotels

## Hard Day's Night Hotel, Liverpool

- 110 rooms.
- Hotel "beatlemaniacs".
- Luxurious accommodations and unique event salons.
- Common areas: restaurants, lounge, business salons.
- 24/7 service.
- High quality facilities.
- Elegant and specially designed furniture.
- 4 ★



## Magna Pars Suites, Milan

- 39 suites.
- Perfumes hotel.
- Common areas: gym, sauna, restaurant, event salon & gardens.
- High quality in lighting.
- Individually designed spacious rooms.
- High quality services.
- 5 ★



# STARS

## One Star Hotel ★

The cheapest and those with the least services. You will have a private room, sometimes with a private bathroom and sometimes with a shared bathroom. They are strictly functional, only to sleep and continue traveling, they do not have a cleaning service. The furniture is usually a bed and a chair, and sometimes you can find a wardrobe and a bedside table.

## Two Stars Hotel ★★

These medium-range hotels offer a private bathroom and a larger living space with some extra furniture, such as a wardrobe or a table and chairs. They generally have food and beverage service, although at short hours and with basic menus.

## Three Stars Hotel ★★★

These hotels have an average cost. They have wide spaces in each room and are fully furnished with chairs, tables, closets, television, private telephone, and comfortable bathrooms. Some have a small refrigerator that already comes with drinks that are paid at the end of the stay in case you consume them. They are always well located, either because they are in the downtown area of the city or because they are in tourist places near major attractions.

## Four Stars Hotel ★★★★

These hotels are considered first class: they are luxurious, with extensive amenities such as large and luxuriously decorated rooms, which include accessories such as hair dryers, body washes and Cable TV. They also offer a series of facilities such as: duty free style store, laundry service, business and business meeting center and leisure centers, such as pool tables or cards.

## Five Stars Hotel ★★★★★

These luxury hotels are characterized by offering you the best care and the widest range of services, ranging from space for swimming pools, gymnastics rooms with teachers and children's entertainers included, to a childcare service for children, shows and events almost every day, nights. They have a space for meals and evenings with live music, as well as a menu developed by several chefs specialized in the region's gastronomy.

6 & 7 ★

Six Stars Hotel ★★★★★★

Any hotel that considers that it exceeds 5 stars can be promoted with 6 or 7 stars without prejudice to the fact that its qualification in European and American territory will not reach more than the 5 recognized.



Seven Stars Hotel ★★★★★★

The characteristics of a seven-star hotel are above those of international hotels with the best benefits: the rooms are not mostly normal, but have a high percentage of large double suites that can reach exorbitant prices. They also offer luxury, comfort and services and also a variety of options that we did not think possible: heliport, luxury car service at the service of guests. The rooms are also special, with dimensions that reach almost 1,000 square meters.

Ex.

The Burj Al Arab hotel in Dubai has reasons to be clearly different from a normal 5-star hotel: in addition to being one of the 10 rarest buildings in the world, it has a luxury Rolls-Royce car service for each guest. In addition to suite rooms that can reach \$28,000 per night, its restaurants prepare some of the most sophisticated dishes in the world by the most internationally renowned chefs, and each space is exquisitely decorated. The Burj Al Arab is the most expensive seven-star hotel in the world and also the most famous, but it is not the only one.

# Types of Rooms in a Hotel

- Individual: Ideal for those who travel alone. You don't have more space than you need, and also the price is adapted to the needs of all those guests who seek to have a quiet place to rest on their business or pleasure trips.
- Double for single use: These types of rooms are usually offered when the hotel, in the absence of being able to offer a room with a small bed, provides the guest with a room designed for two people; obviously, being larger, its price rises.
- Double room: As its name indicates, these kinds of rooms are for two people. The beds vary, they can be double or two independent single beds.
- With extra bed: These rooms are ideal for those traveling with a minor. Although there is a cost for the additional bed, it is usually cheaper than hiring a triple room. Depending on the age of the child, the bed that best suits him is placed. Some hotels even have cots for babies.



# Types of Rooms in a Hotel

- **Triple room:** Simple: these rooms have 3 beds, or 2 plus an extra bed. It is perfect for trips with your friends.
- **Junior Suites:** have a double bedroom, bathroom and living room.
- **Suites:** Known for being the best and most luxurious rooms in any hotel, they have two double rooms, 2 bathrooms, a living room and a living room. Of course, its price is the highest. The most complete and luxurious suites are usually called the Presidential Suite, and are generally reserved for distinguished people.
- **Bridal Suite:** Designed for newly married couples who want to enjoy a honeymoon with privacy and intimacy, these rooms are in the most exclusive places in the hotels (generally accompanied only by the presidential suite). In addition to a large double bed, they generally have a Jacuzzi and a unique view.



# Luca Hotel

- Location: Calle 19 de marzo #164, Santo Domingo 10210.
- 11 rooms of 24 - 35 M<sup>2</sup> showing the colonial era, where a story is told by being located in the colonial city. Its design is a combination of elegant and contemporary. The rooms are equipped with high quality technology: WiFi, air conditioning, telephone with direct line, LED TV with digital channels, iPod dock, comfortable pillow tops for the beds, night services, safe deposit box, minibar, blower, coffee machine and desks.
- The bathroom walls lined with Spanish marble.
- 4 modern rooms: 1 bed (queen size), 24 M<sup>2</sup>, bordering the colonial garden, French balconies overlooking the garden and works of art.
- 4 colonial rooms: 2 of them with 2 beds (full size), 34 M<sup>2</sup>, bordering on the fountain. 2 with 1 bed (Queen size), 24 M<sup>2</sup> colonial walls.
- 2 Deluxe rooms with 1 King size bed, colonial walls, 34 M<sup>2</sup>, view of the colonial garden. French balconies overlooking the Spanish garden.
- 1 Virreina Suite with 1 King size bed, 35 M<sup>2</sup>, overlooking the colonial garden and the Spanish patio, located next to the jacuzzi.
- 3 ★



## Services

- Comfortable rooms
- Breakfast
- Jacuzzi
- Day Pass
- Availability for activities or meetings
- Cleaning service
- Airport transport service
- Child care service
- Elevator
- Technology: WiFi, air conditioning, telephone, LED TV with digital channels, iPod dock, security box, minibar, blower y coffee machine.



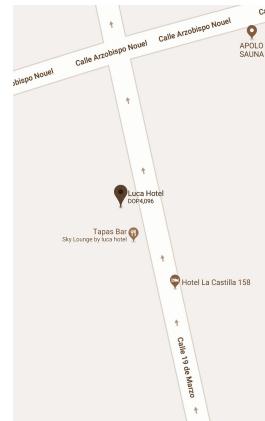
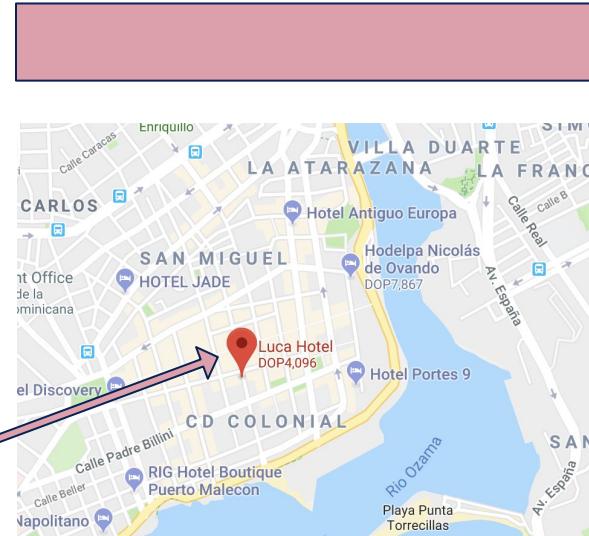
## Areas

- Lobby
- Kitchen
- Business Rooms
- 2 bars
- Rooms with bathroom and closet
- Green Area
- Jacuzzi
- Terrace
- Laundry

# Site Survey

# Location y situación de la obra

Calle 19 de marzo #164, Santo Domingo 10210.  
República Dominicana.



# Environmental Analysis

The Colonial City appears in history as the first city founded by European colonizers in America, making it the oldest part of the City of Santo Domingo. Its impressive monuments, fortresses, churches, alleys, ruins, stone streets, and the imposing houses of renowned colonial characters, make the Historic Center the point of reference in the Caribbean area in architectural wealth and colonial memories.

## Characteristics:

- The structure of the place is built various materials. The first floor, the façade, the dividing wall with the adjoining land and some areas are built in masonry from the colonial era, while floors 2, 3 and 4 are a reinforced concrete construction.
- It has brick columns, wooden ceilings
- Electric power equipment, water, internet, cable, power plant and elevator.
- Colonial furniture.
- There is no parking space and it is accessed by land.



# Photographic Survey



# Design Proposal

# Styles

## Classic Renovated

- A new version of the oldest of all, the classic. The classic style has evolved towards more contemporary environments, leaving behind the heaviness of fabrics and hardwoods.



## Rustic

- The objective of the rustic style is to achieve a relaxed, folksy, and traditional atmosphere that revolves around nature. Within this style, several trends can be distinguished, but they all share the basis of the rustic environment: tranquility and harmony with nature.



# Concept

## Luca's Secret

- The design is inspired by the game CLUE, which evokes a sense of mystery regarding a historical fact that is pending to be solved. The various elements, such as wood, antique objects, classic furniture, warm lighting, amber, among others, make the space cozy and resembles to the 19th century and how people lived back then.

## Sensations

- Elegance
- Tranquility
- Fun
- Impact
- Relaxation
- Mystery



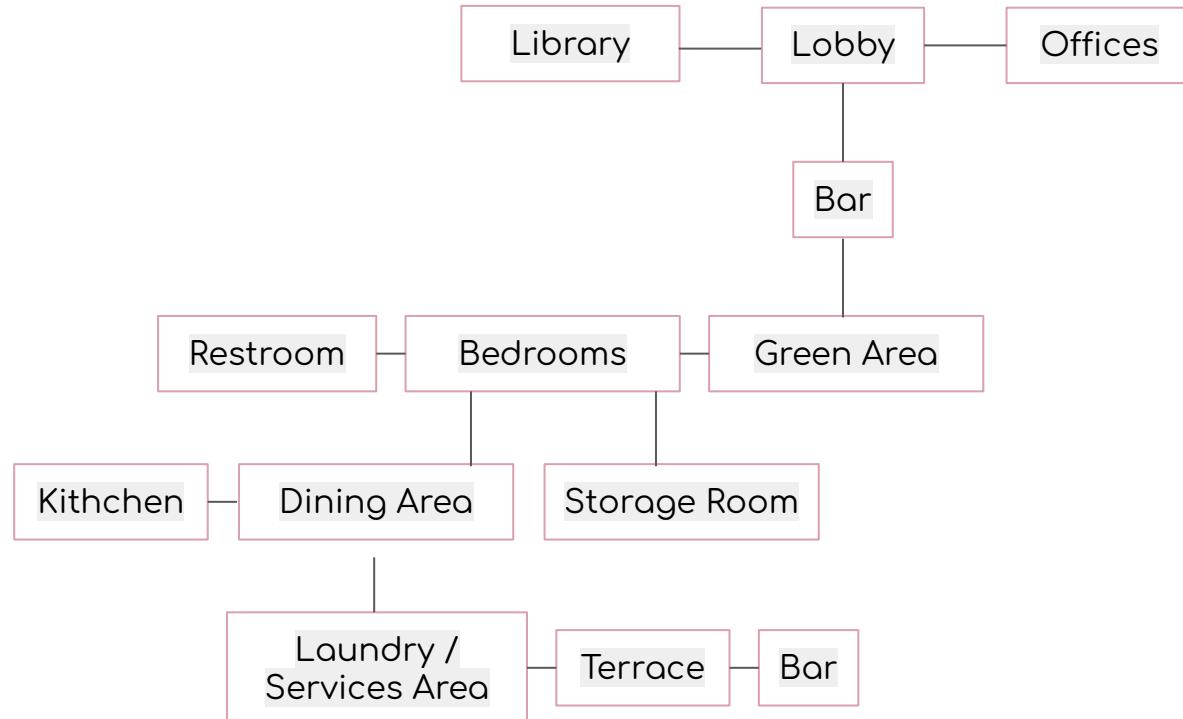
# Areas Identification & Characteristics

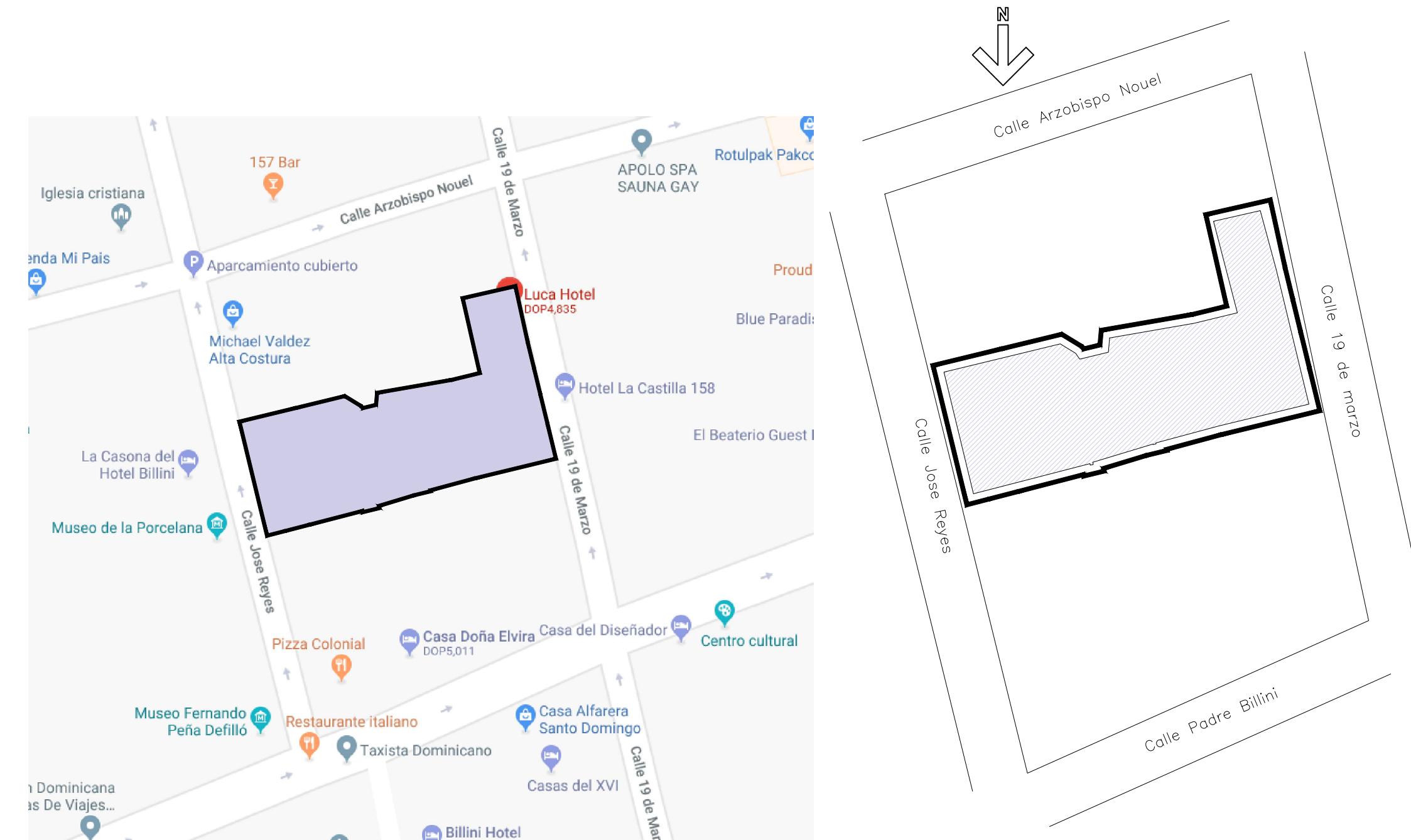
Area	Characteristics & Necessities
Lobby	Guest reception area. Desk, computers, waiting furniture, air conditioning, speakers, lighting.
Bedrooms	Private rest area for guests. Bed, TV, nightstands, closet, bathroom, chairs, Minibar, relief table, air conditioning, lighting.
Laundry/Service Area	Private space for the operational management of the hotel and recreation for employees. Washers, dryers, dining rooms, lockers, bathrooms, lighting.
Kitchen	Food preparation space to serve food and room service. Refrigerator, stove, pantry, sink, cabinets and plateau, lighting.
Dining Area	Space for guests where they have breakfast, lunch and dinner. Tables, chairs, cutlery, waiters station, lighting.

# Areas Identification & Characteristics

Area	Characteristics & Necessities
Storage	Storage area to store hotel linen and other items. Plots, lighting.
Green Area	Interior garden in which guests recreate. Lighting, outdoor furniture.
Terrace	Recreation area for guests. Jacuzzi, lighting, chaise lounge.
Library	Recreation area for guests. Shelves, comfortable furniture for reading, chairs, desk, computer.
Offices	Administrative operations management area. Desks, chairs, file cabinets, printer, air conditioning, lighting.
Bar	Recreation space for guests. Bar station, sink, wine rack, bottle display, bar stools, lighting.

# Logical Path





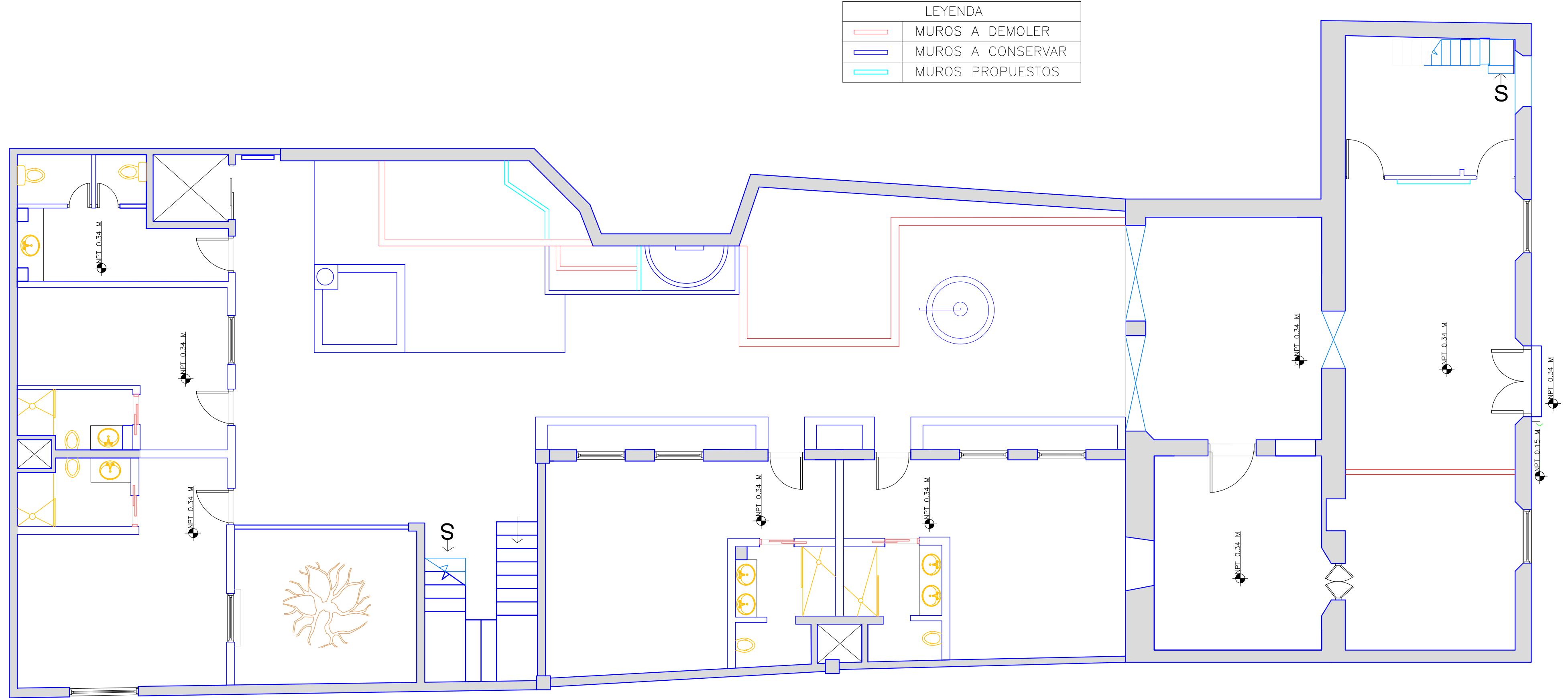
Hotel de 4 niveles con jardín interior, consta de 11 habitaciones, recepción, oficina administrativa, ascensor, laundry, almacén, bar, rooftop y jacuzzi.

Ubicado en la calle 19 de marzo #164, Ciudad Colonial. Santo Domingo, República Dominicana.

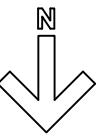


Zonificación Propuesta  
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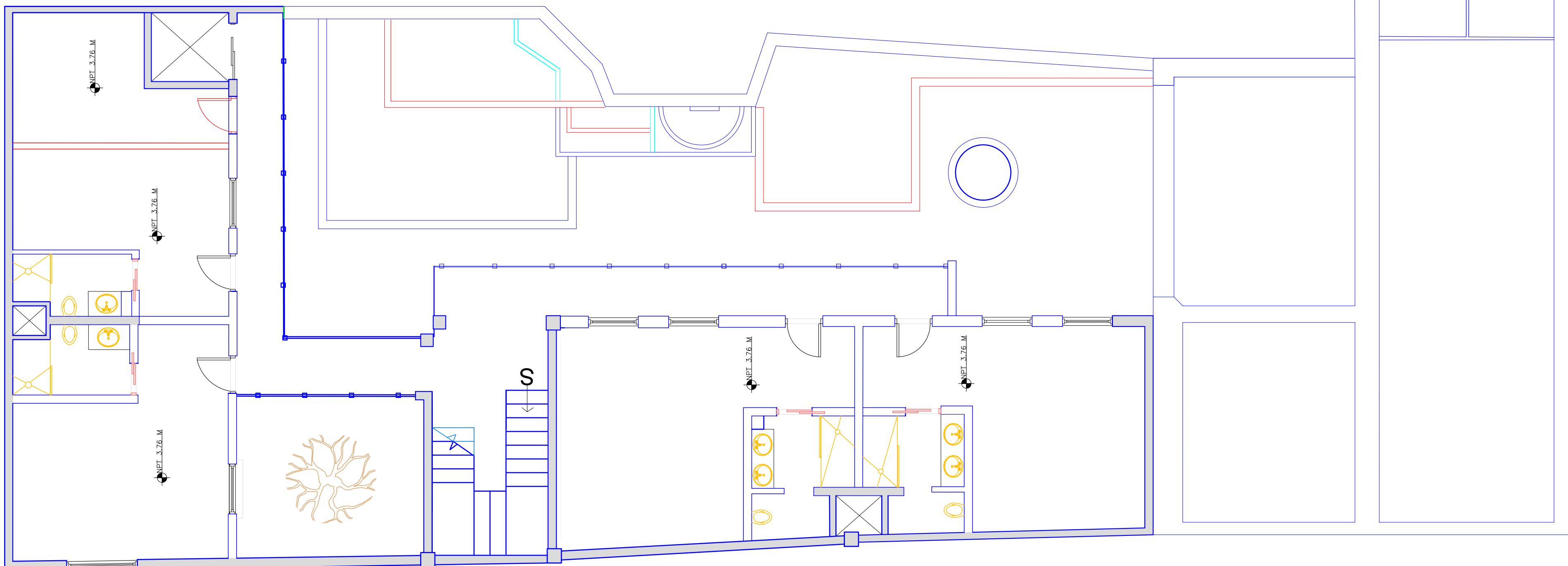
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Planta Situación de Muro Primer Nivel  
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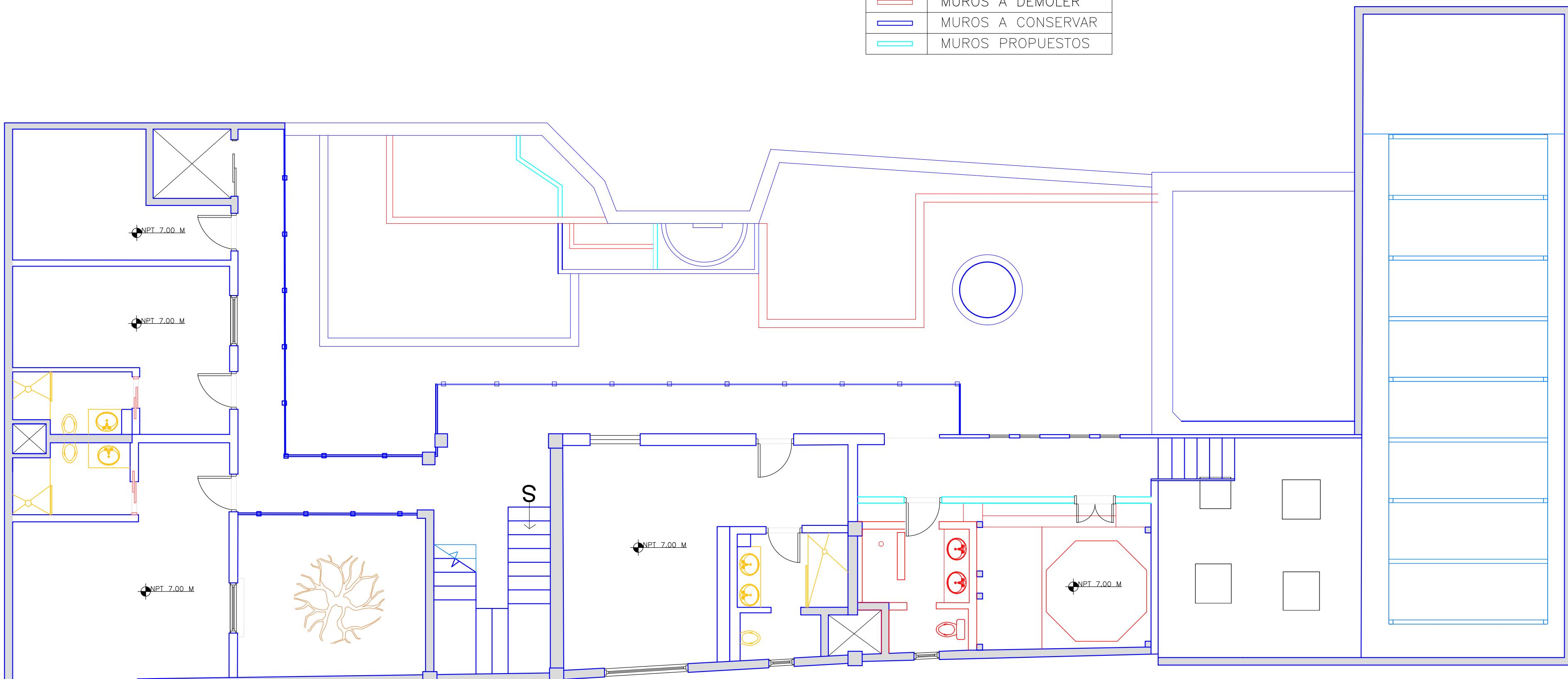
LEYENDA		
	MUROS A DEMOLER	
	MUROS A CONSERVAR	
	MUROS PROPUESTOS	



Planta Situación de Muro Segundo Nivel  
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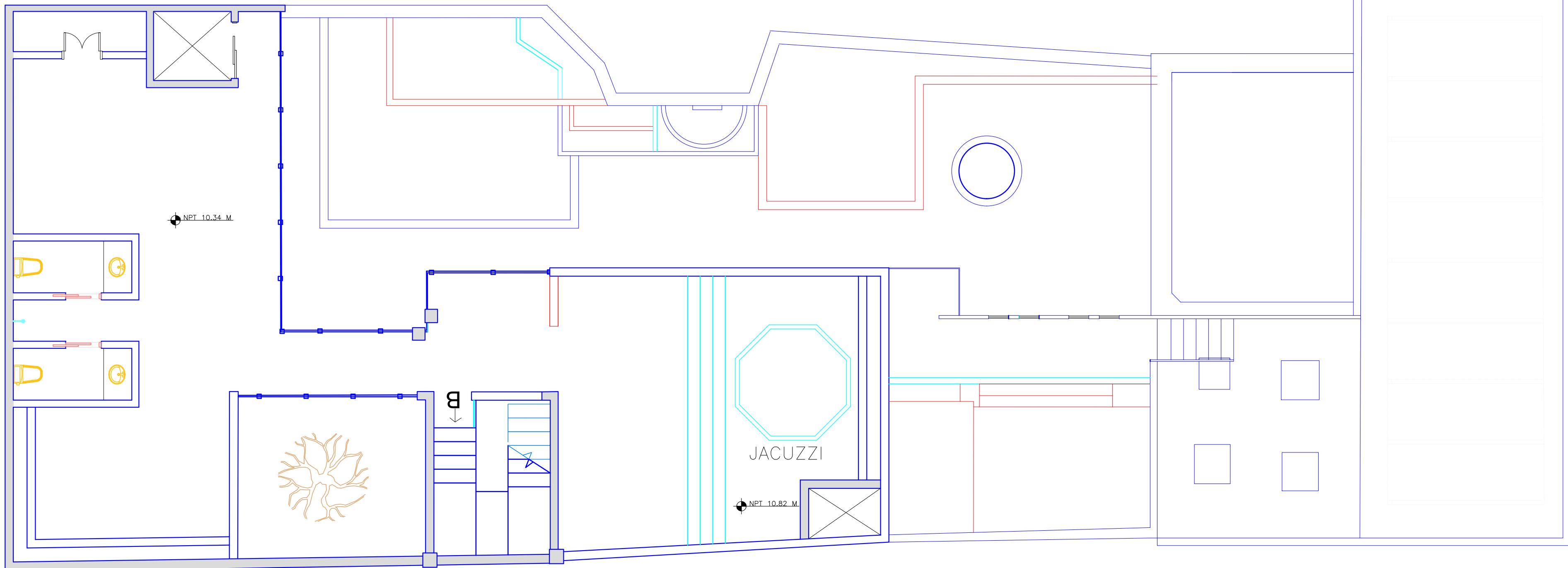
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■	MUROS A CONSERVAR	
■	MUROS PROPUESTOS	



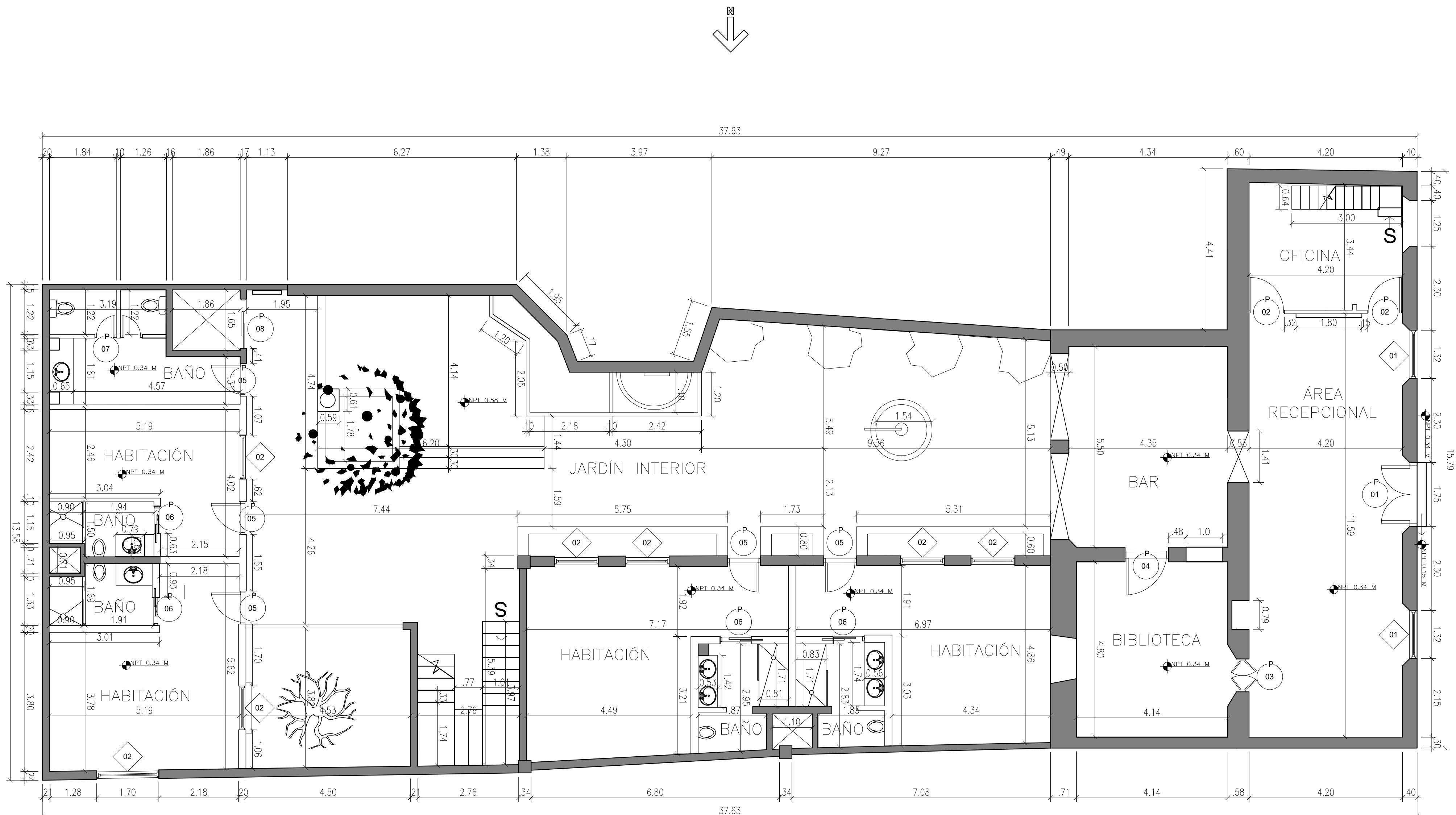
Planta Situación de Muro Tercer Nivel  
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LEYENDA		
■	MUROS A DEMOLER	
■	MUROS A CONSERVAR	
■	MUROS PROPUESTOS	



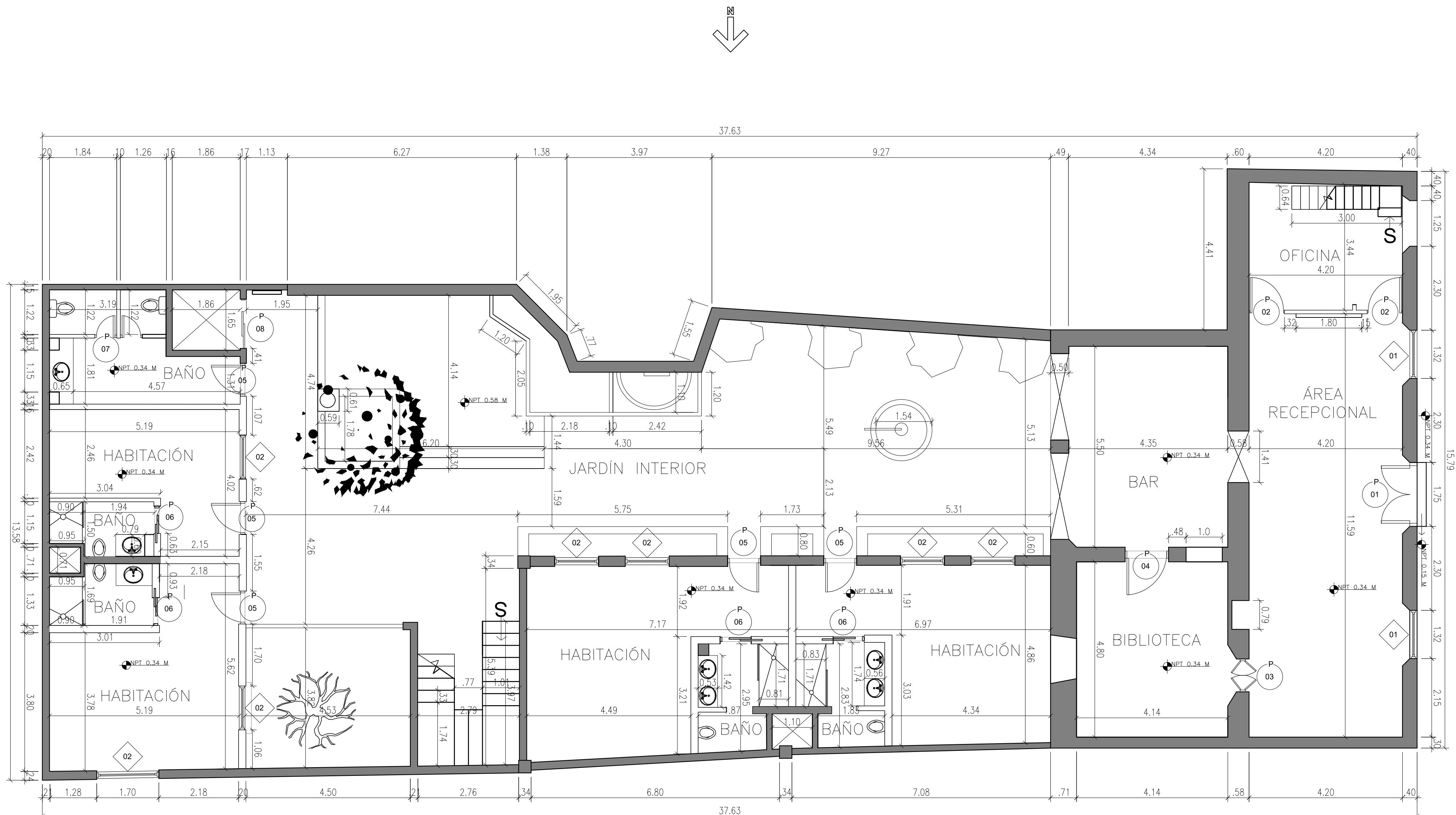
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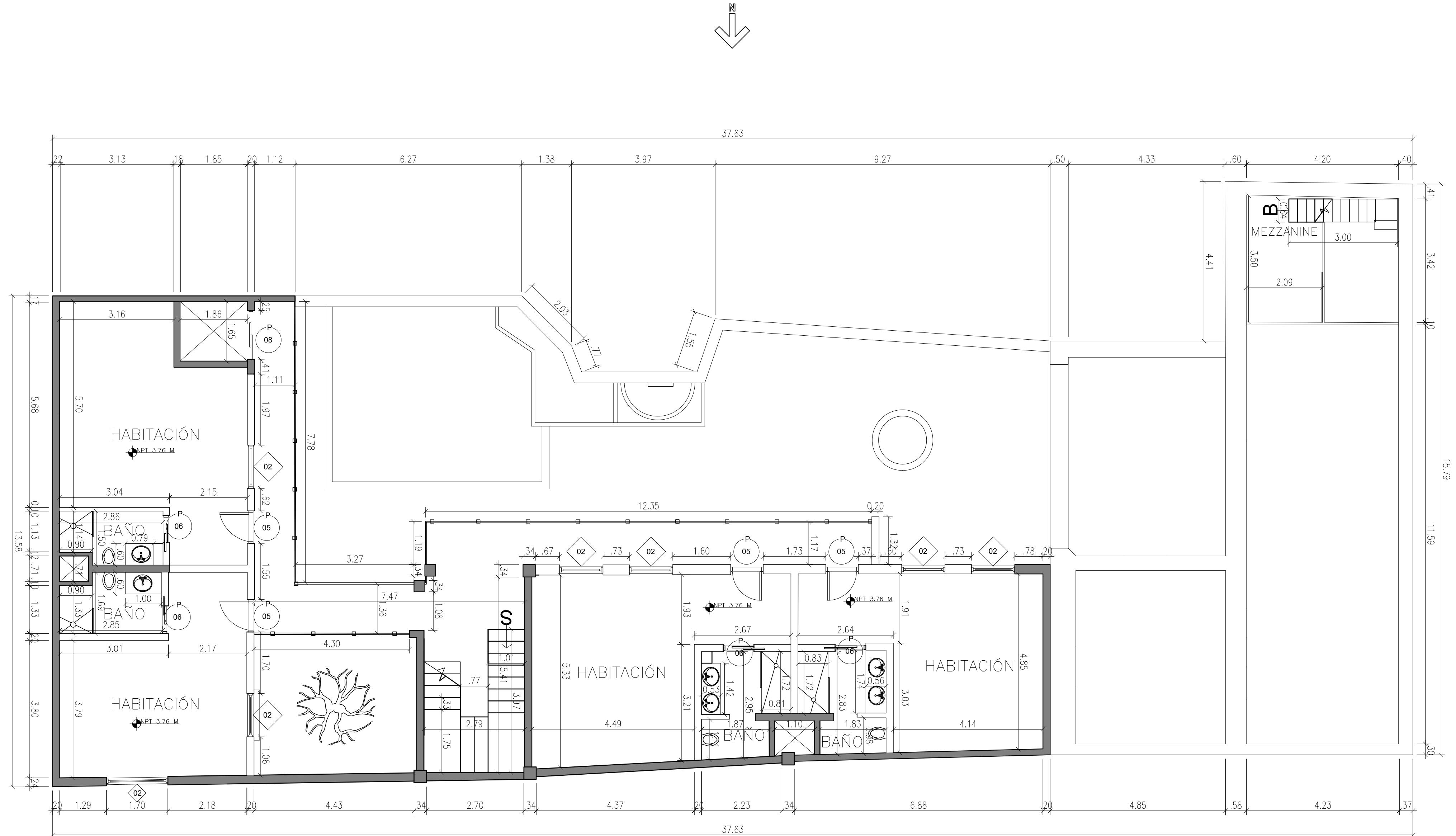


# Planta Arquitectónica Primer Nivel

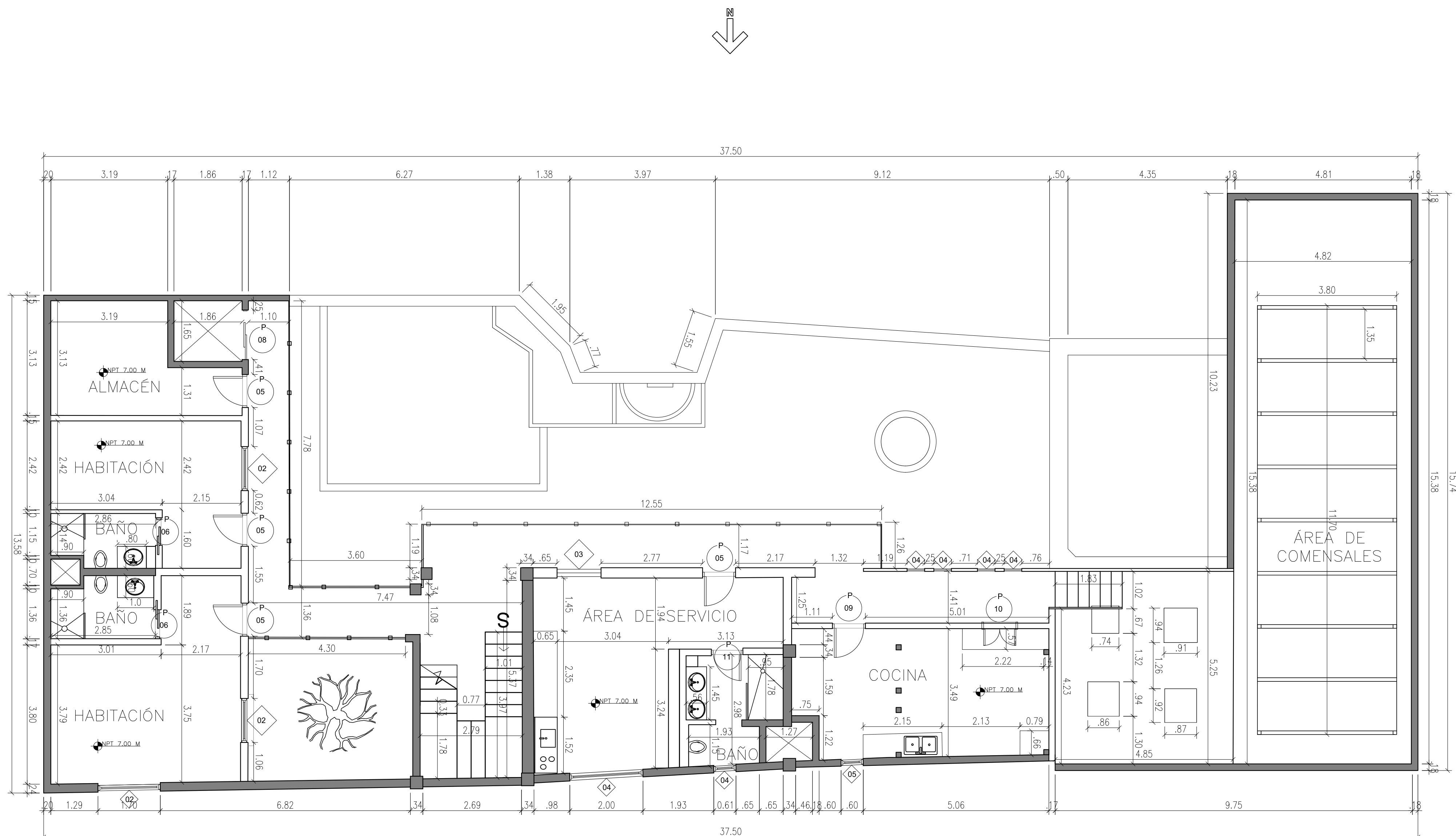
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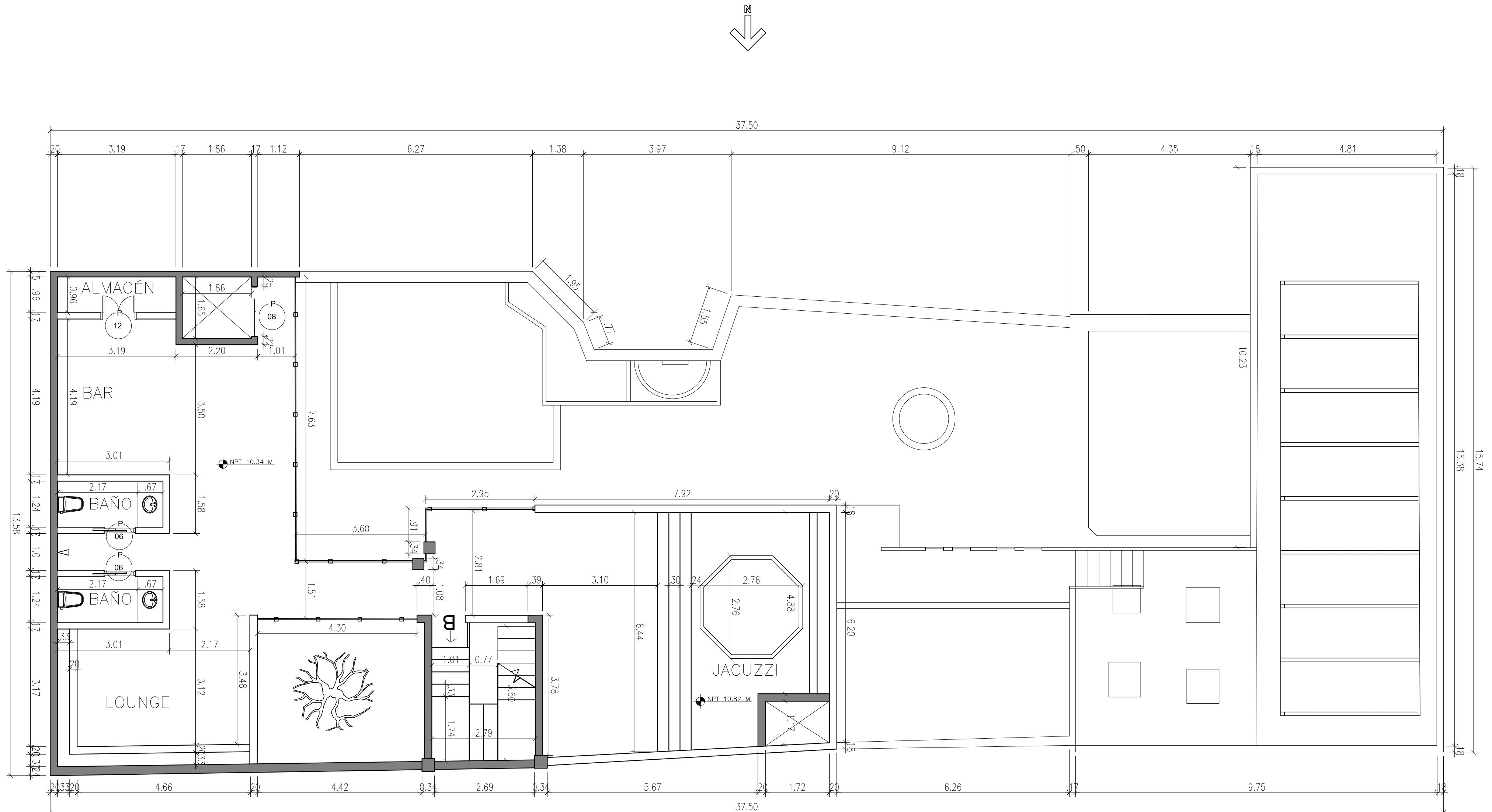
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Planta Arquitectónica Segundo Nivel  
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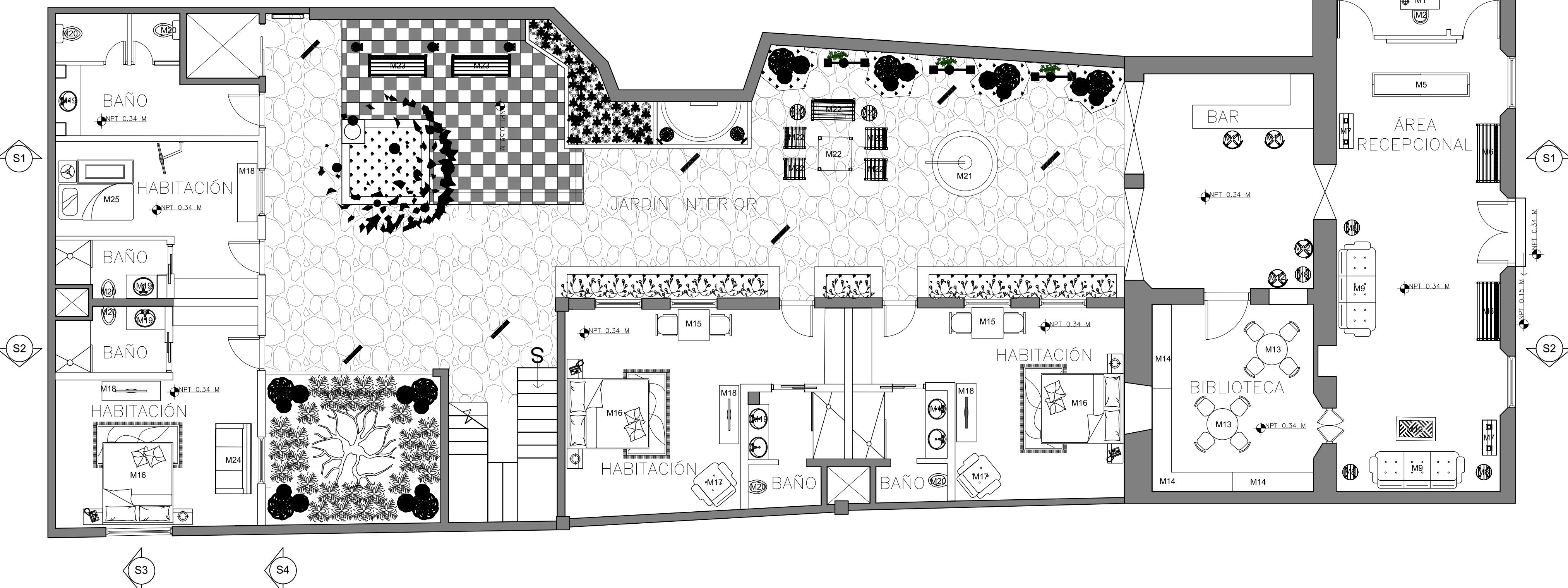


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Planta Arquitectónica Cuarto Nivel  
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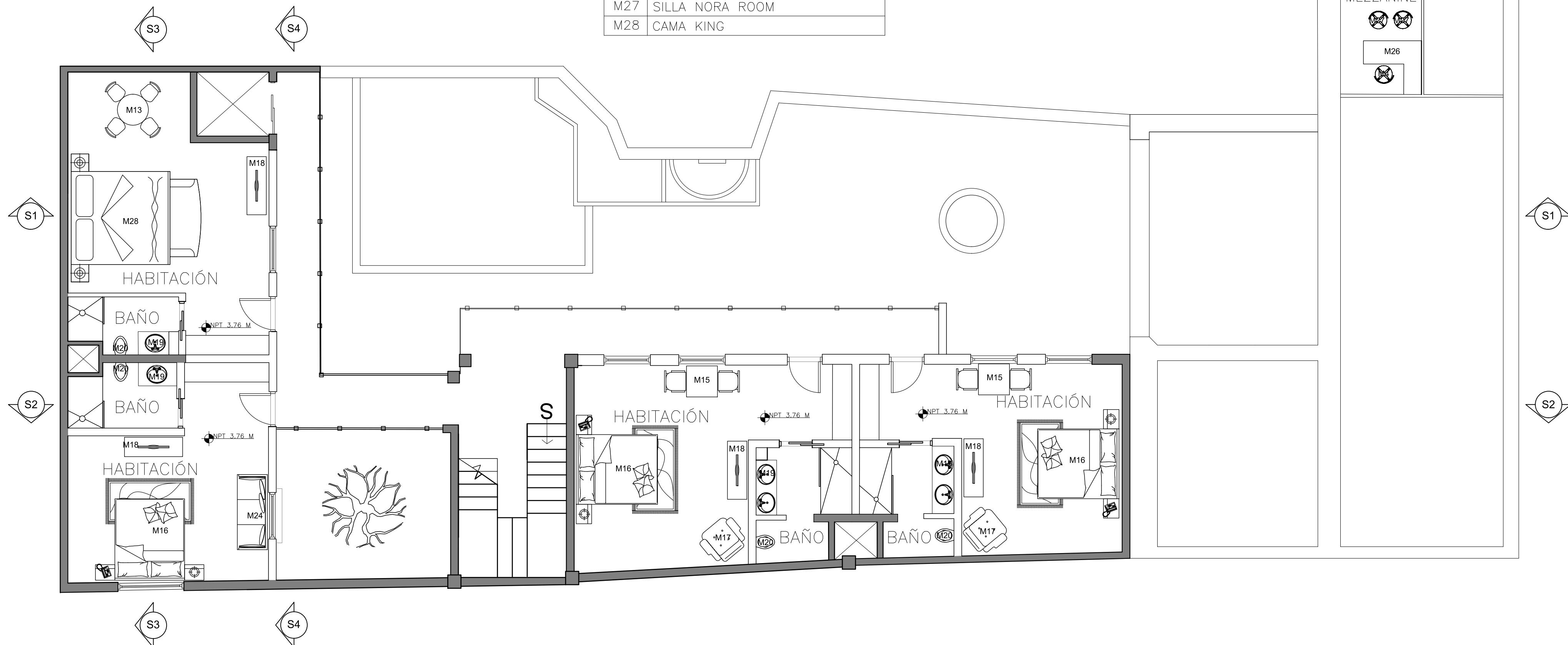
LEYENDA DE ESPECIES		LEYENDA DE MOBILIARIO		
LAGRIMITAS (HELXINE)	M1	MESA DE OFICINA CASANOVA	M14	TRAMOS WOODSEN
IRIS CAMINANTE (NEOMARICA LONGIFOLIA)	M2	SILLA DE OFICINA ALTA	M15	SILLAS Y MESA RALPH
HELECHO (POLYPODIUM)	M3	MESA DE OFICINA VIPER	M16	JUEGO DE HABITACIÓN CAPITONE
ÁRBOL DE MANGO (MANGIFERA)	M4	SILLA DE OFICINA LOGIC	M17	SILLÓN DOVER
CIPrés TOPIARIO (CUPRESSUS)	M5	COUNTER DE LOBBY	M18	MESA PARA TV NÓRDICA
TRONCO DE ÁRBOL SECO	M6	BANCO WOODEN	M19	LAVAMANOS
ROSA HOT COCOA (ROSA)	M7	BANCO SESAMO	M20	INODORO
HIEDRA (HEDERA HELIX)	M8	MESA DORADA PEQUEÑA	M21	POZO
LEYENDA MATERIALES Y LUMINARIA		M9	SILLÓN CHESTERFIELD DE LEATHER	M22
CERÁMICA SAN LORENZO DAMERO	M10	MESA RUSTICA DE MADERA	M23	SALA DE EXTERIOR VILA-RICA
PISO DE LAJAS SAN LUIS	M11	SILLA DE BAR WALLEA	M24	BANCO DE JARDÍN
LÁMPARA DE JARDÍN LED SOLAR	M12	SILLA MEDAILLÓN	M25	SILLÓN NÓRDICO
POSTE DE 2 LÁMPARAS DE EXTERIOR	M13	MESA CON SILLAS NÓRDICAS		CAMA TWIN



Planta Amueblada Primer Nivel  
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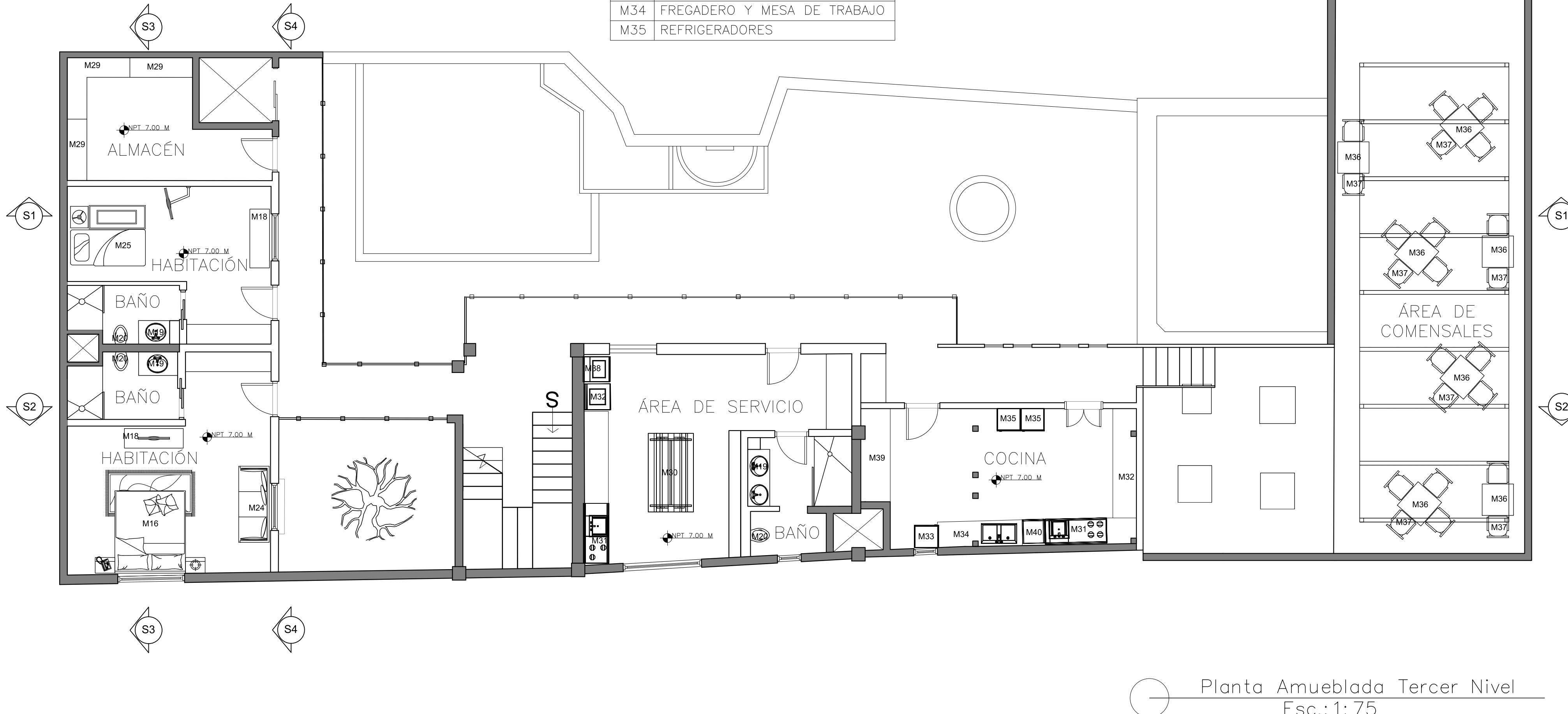
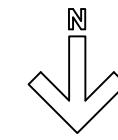
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LEYENDA DE MOBILIARIO	
M4	SILLA DE OFICINA LOGIC
M13	MESA CON SILLAS NÓRDICAS
M15	SILLAS Y MESA RALPH
M16	JUEGO DE HABITACIÓN CAPITONE
M17	SILLÓN DOVER
M18	MESA PARA TV NÓRDICA
M19	LAVAMANOS
M20	INODORO
M24	SILLÓN NÓRDICO
M26	ESCRITORIO MADERKIT
M27	SILLA NORA ROOM
M28	CAMA KING



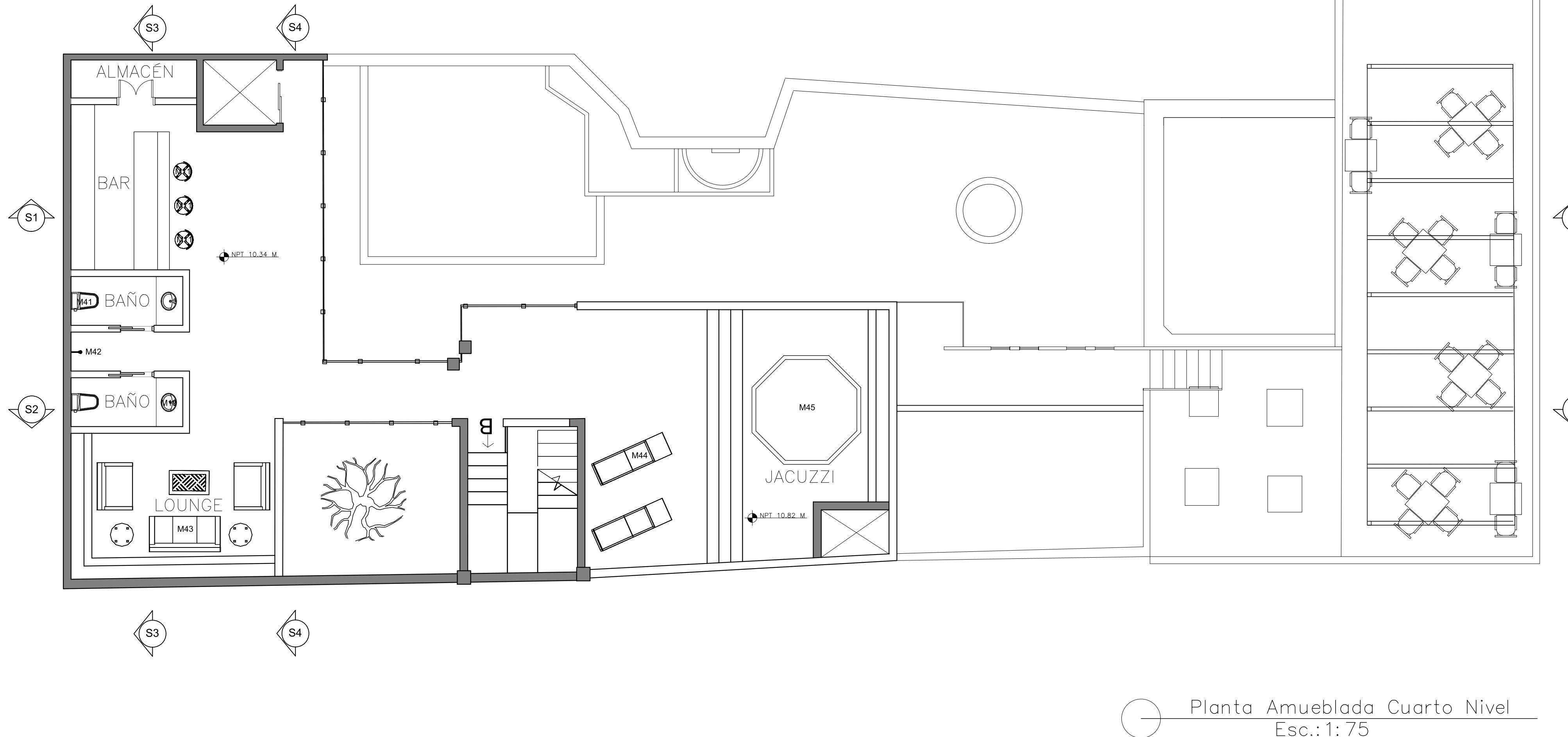
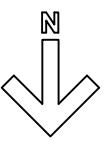
Planta Amueblada Segundo Nivel  
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LEYENDA DE MOBILIARIO					
M16	JUEGO DE HABITACIÓN CAPITONE	M36	MESA BAGNAL		
M18	MESA PARA TV NÓRDICA	M37	SILLA OLMO		
M19	LAVAMANOS	M38	SECADORA		
M20	INODORO	M39	MESA CALIENTE		
M24	SILLÓN NÓRDICO	M40	ESTUFA		
M25	CAMA TWIN				
M29	ESTANTES DE ALMACENAJE				
M30	BANCO DE PICNIC				
M31	KITCHENETE				
M32	LAVADORA				
M33	FREIDORA				
M34	FREGADERO Y MESA DE TRABAJO				
M35	REFRIGERADORES				



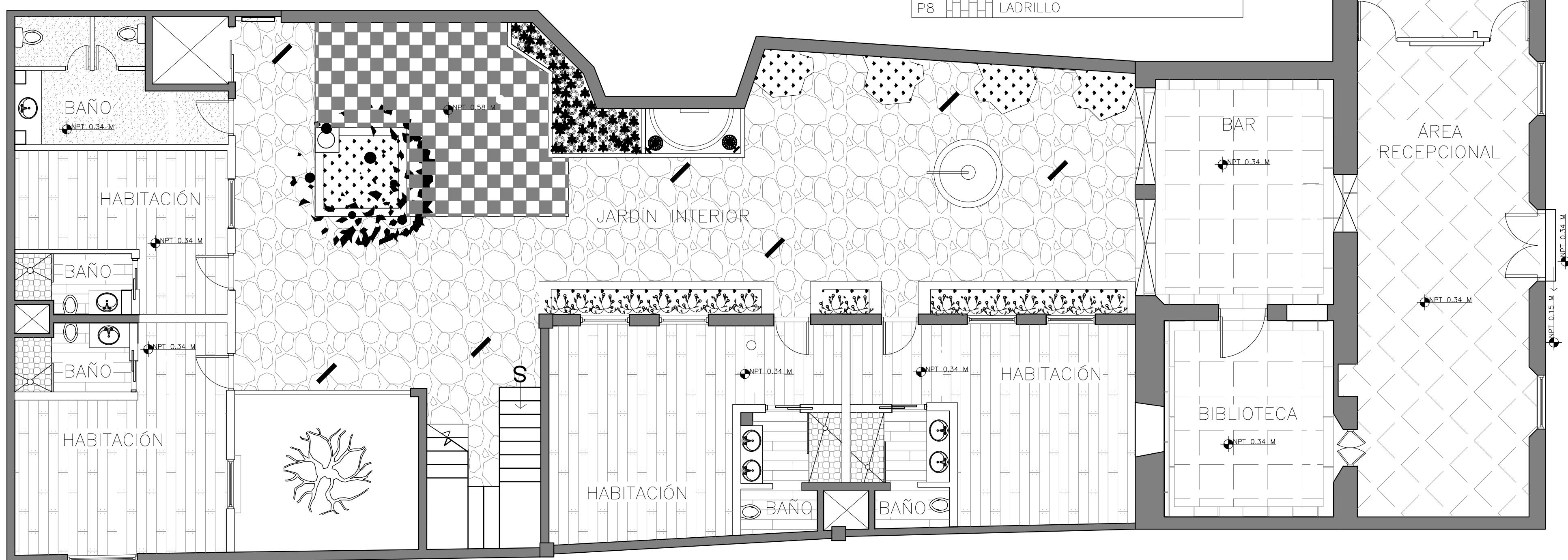
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LEYENDA DE MOBILIARIO	
M11	SILLA DE BAR WALLEA
M19	LAVAMANOS
M41	INODORO
M42	DUCHA
M43	JUEGO DE MUEBLES DE EXTERIOR
M44	WESTMINSTER CHAISE LOUNGE
M45	JACUZZI SUIT

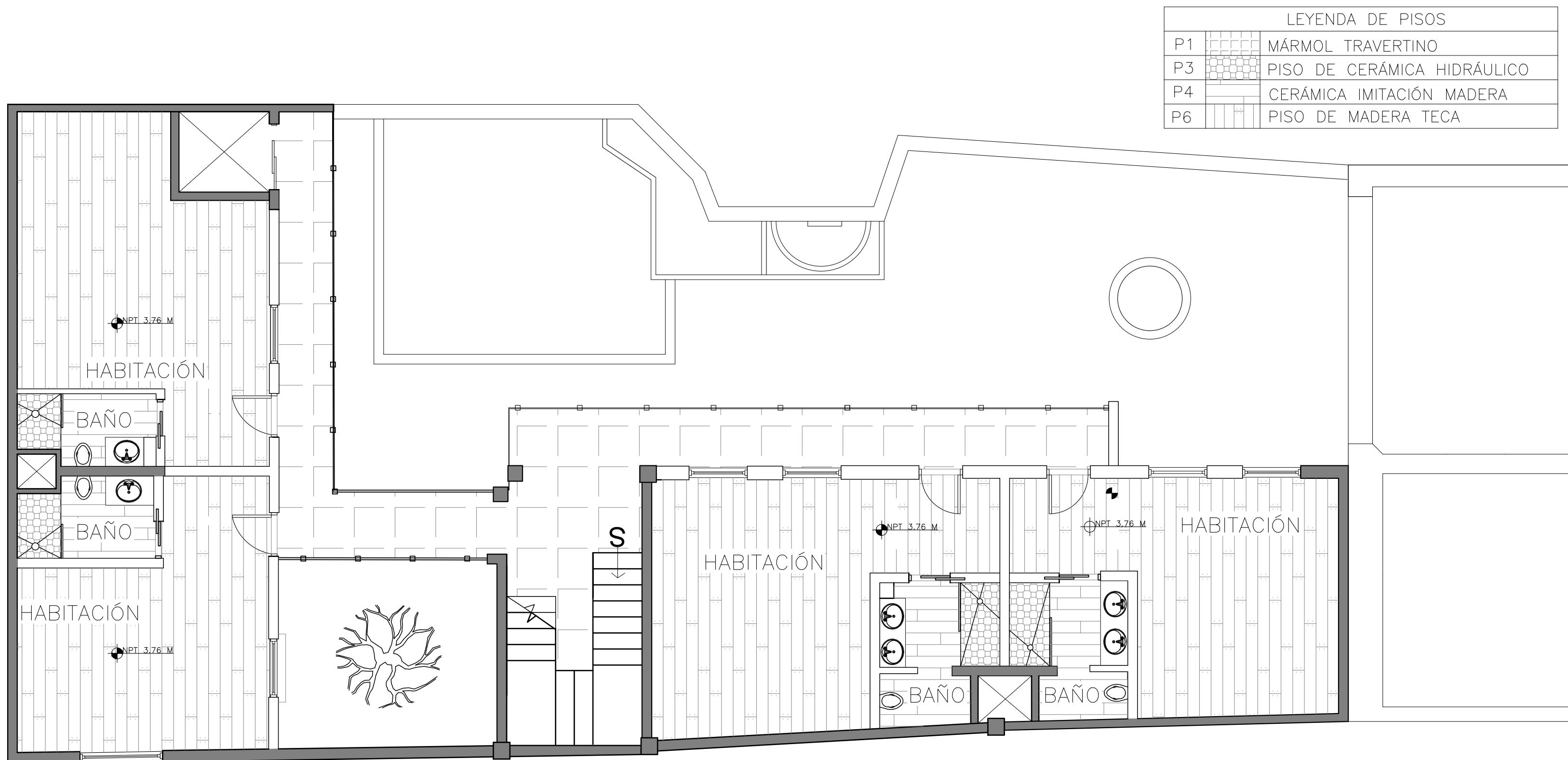
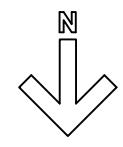


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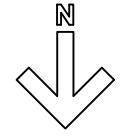
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P2	PISO DE LAJAS DE PIEDRA
P3	PISO DE CERÁMICA HIDRÁULICO
P4	CERÁMICA IMITACIÓN MADERA
P5	CERÁMICA SAN LORENZO DAMERO
P6	PISO DE MADERA TECA
P7	PISO DE MICRO-CEMENTO
P8	LADRILLO



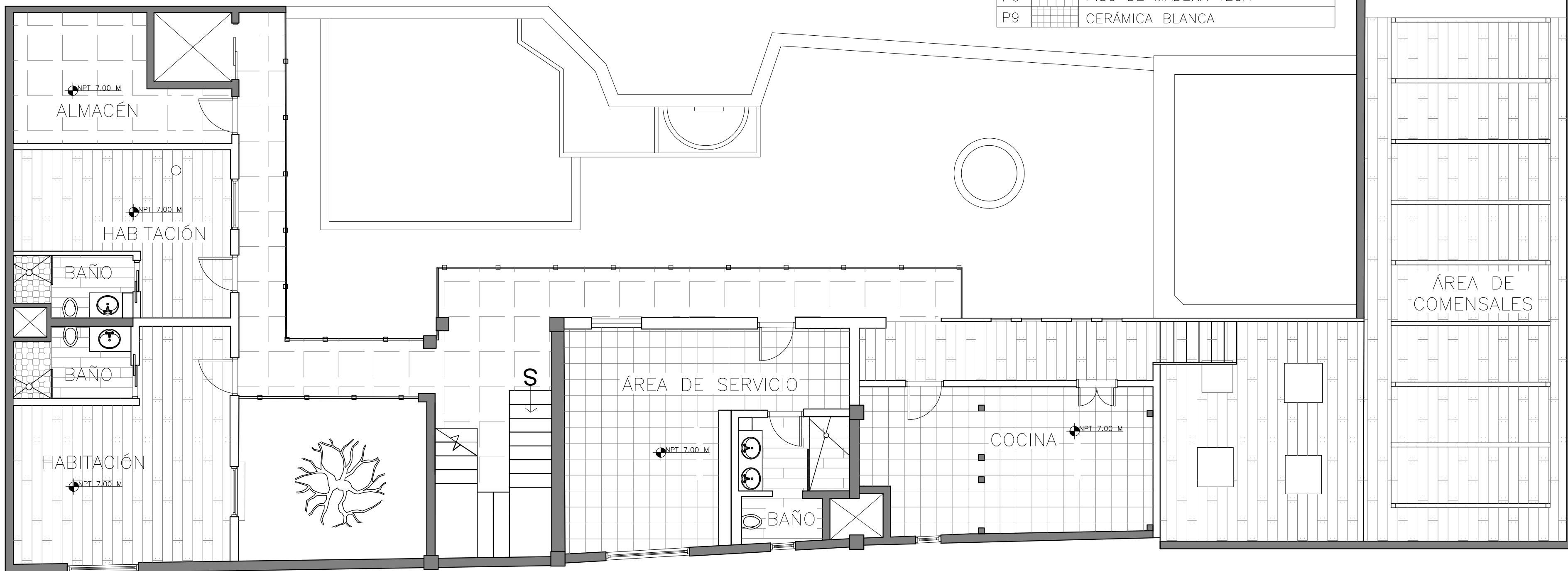
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Planta de Pisos Segundo Nivel  
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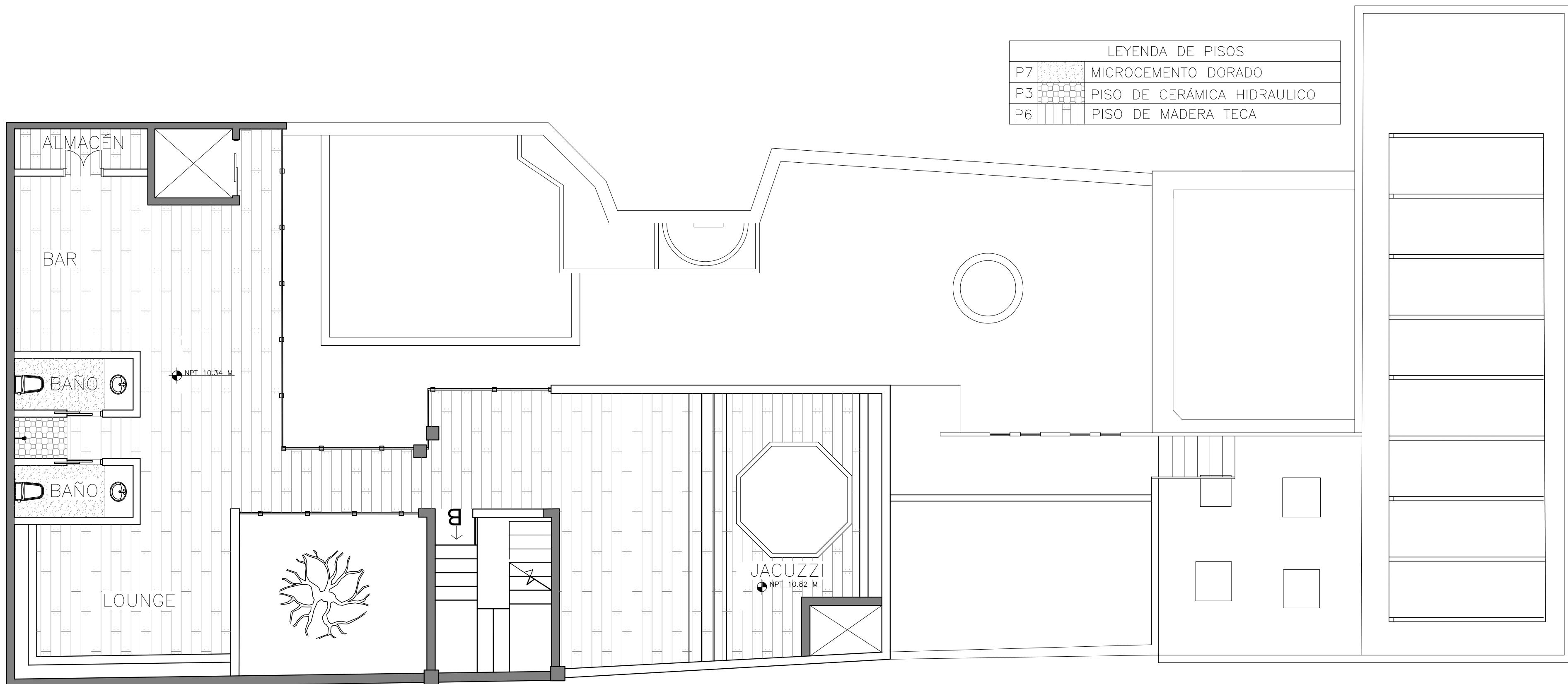


LEYENDA DE PISOS	
P1	MÁRMOL TRAVERTINO
P3	PISO DE CERÁMICA HIDRAULICO
P4	CERÁMICA IMITACIÓN MADERA
P6	PISO DE MADERA TECA
P9	CERÁMICA BLANCA

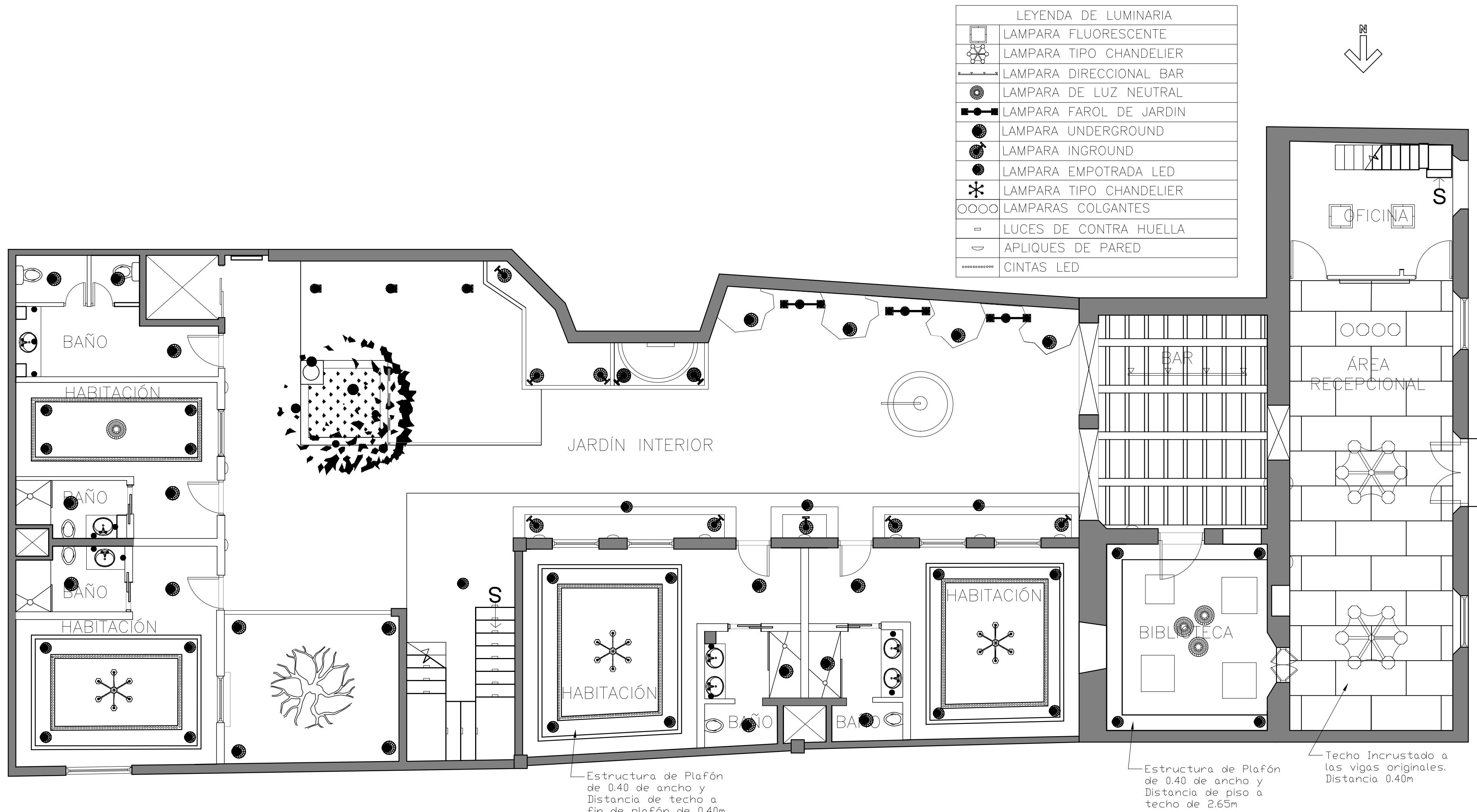


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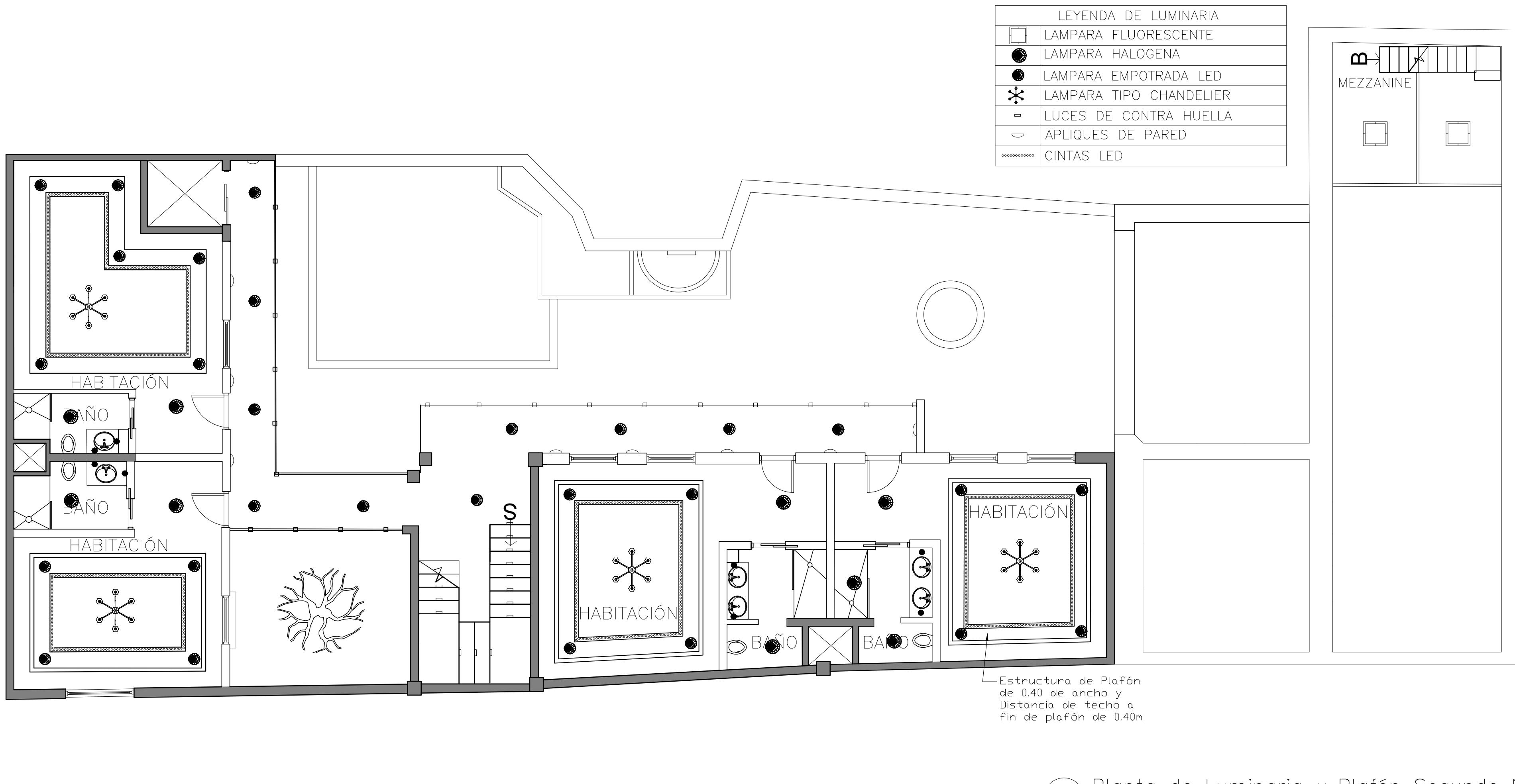
Planta de Pisos Cuarto Nivel  
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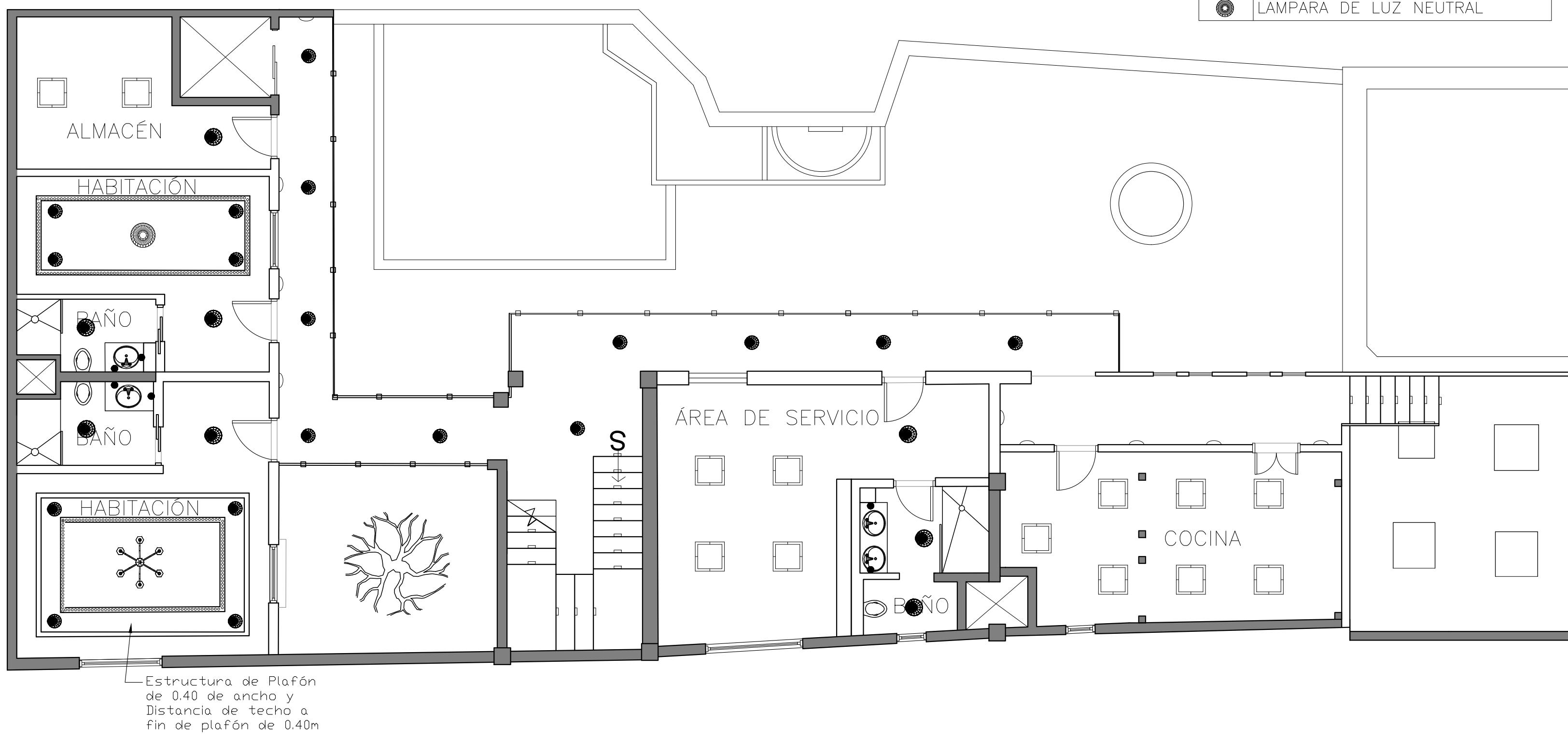


Planta de Luminaria y Plafón Primer Nivel  
Esc.: 1: 75

AMVIANZ DESIGN STUDIO	Universidad Iberoamericana UNIBE	Escuela Diseño de Interiores	Métodos y Sistemas Constructivos Prof.: Alba Etanislao	Alumnas: Yamilca Fernández 15-0189 Isabella D'alessandro 15-0685	Rehabilitación Hotel Luca Planta De Luminaria y Plafón Primer Nivel	15-08-2018 Esc.: 1: 75
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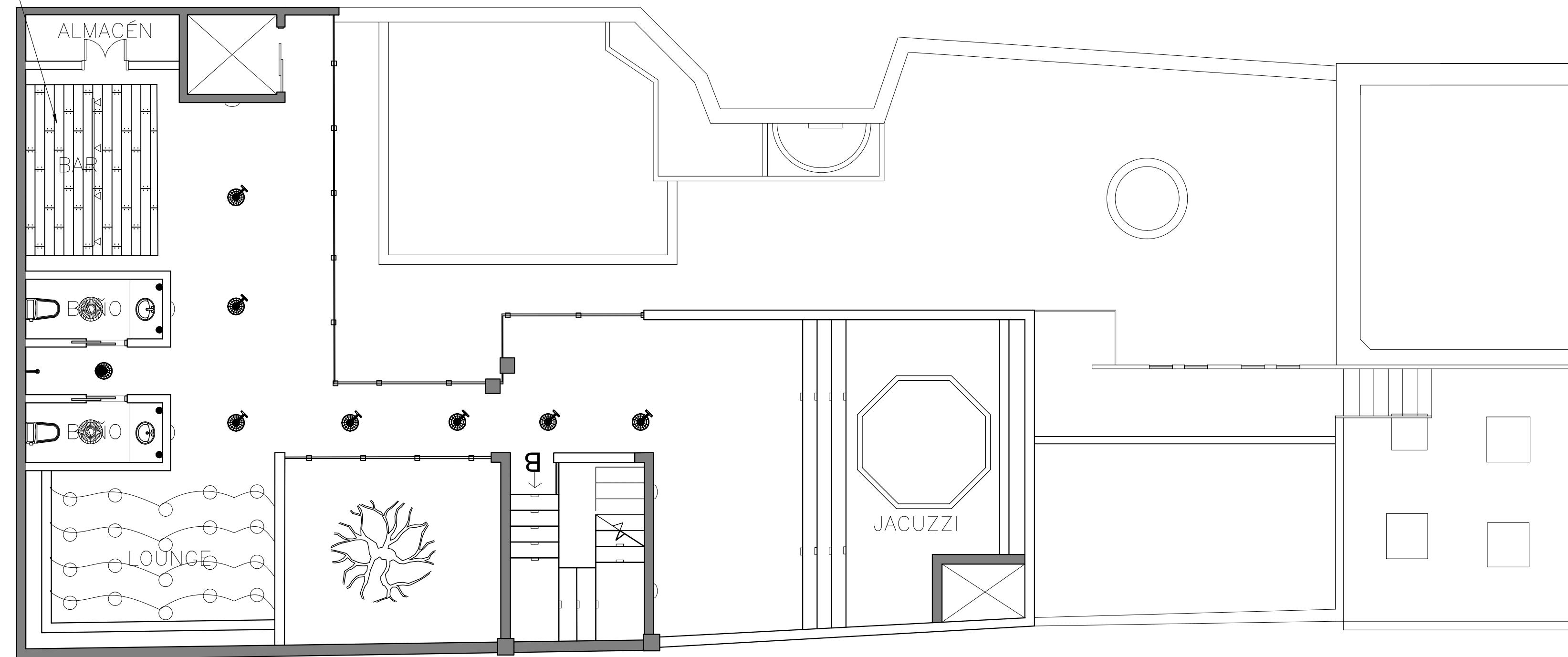




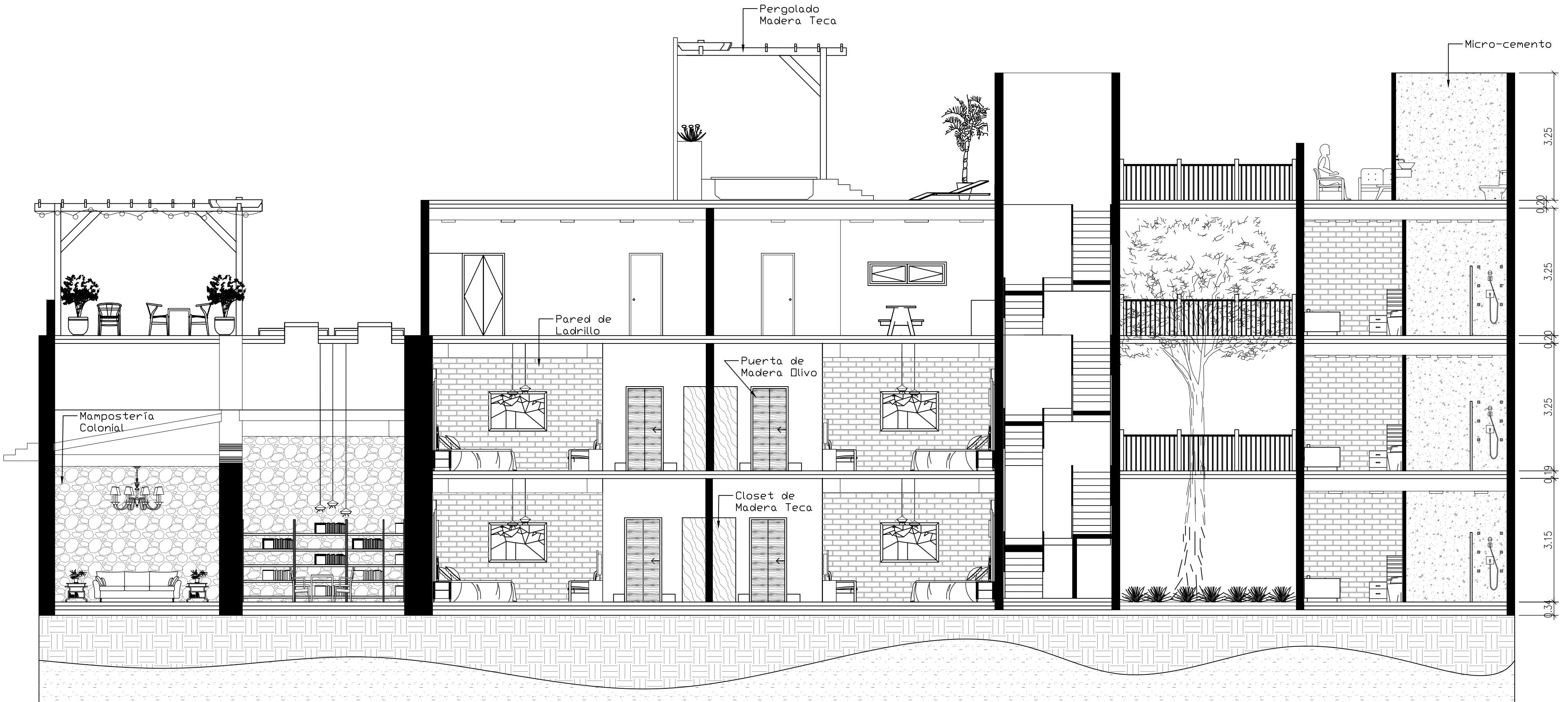
Planta de Luminaria y Plafón Tercer Nivel  
Esc.: 1: 75

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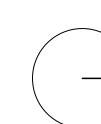
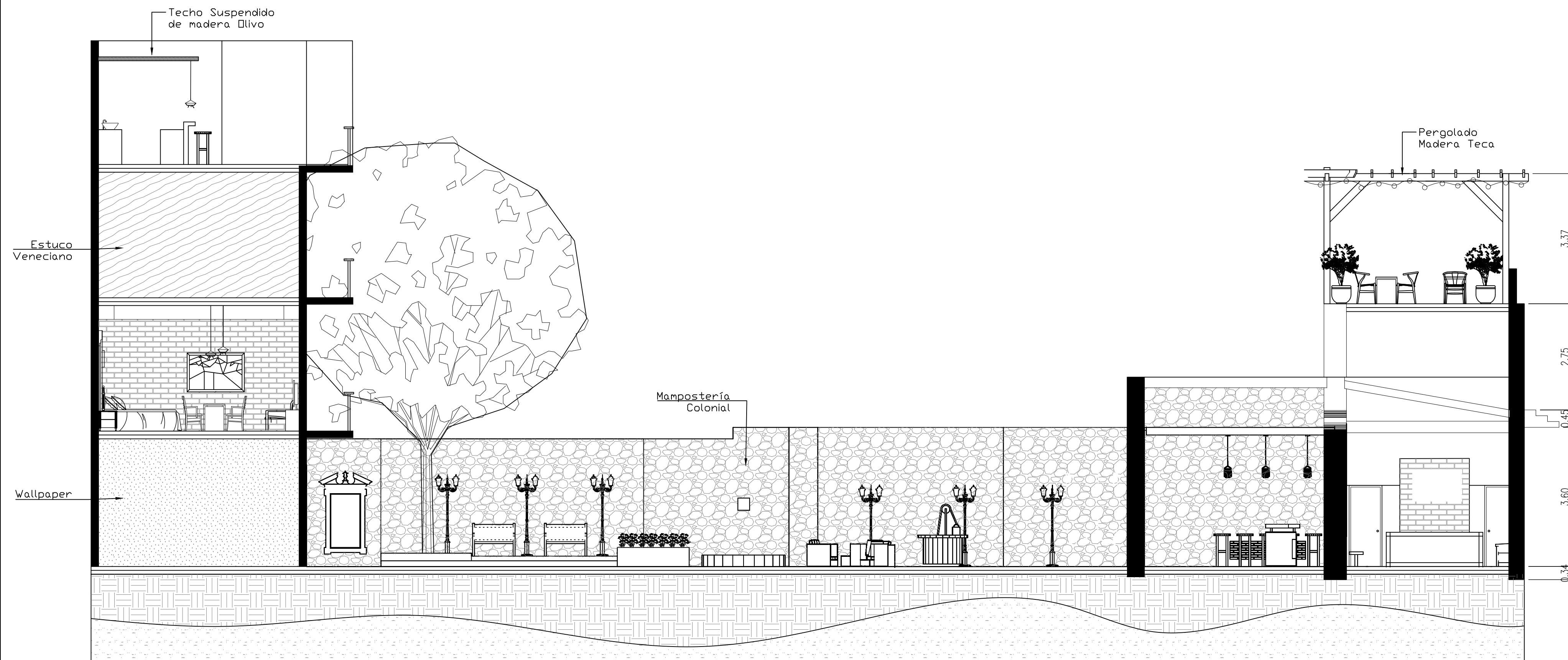
Estructura flotante de Madera Olivo a 2.80m de piso a techo



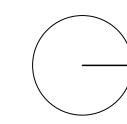
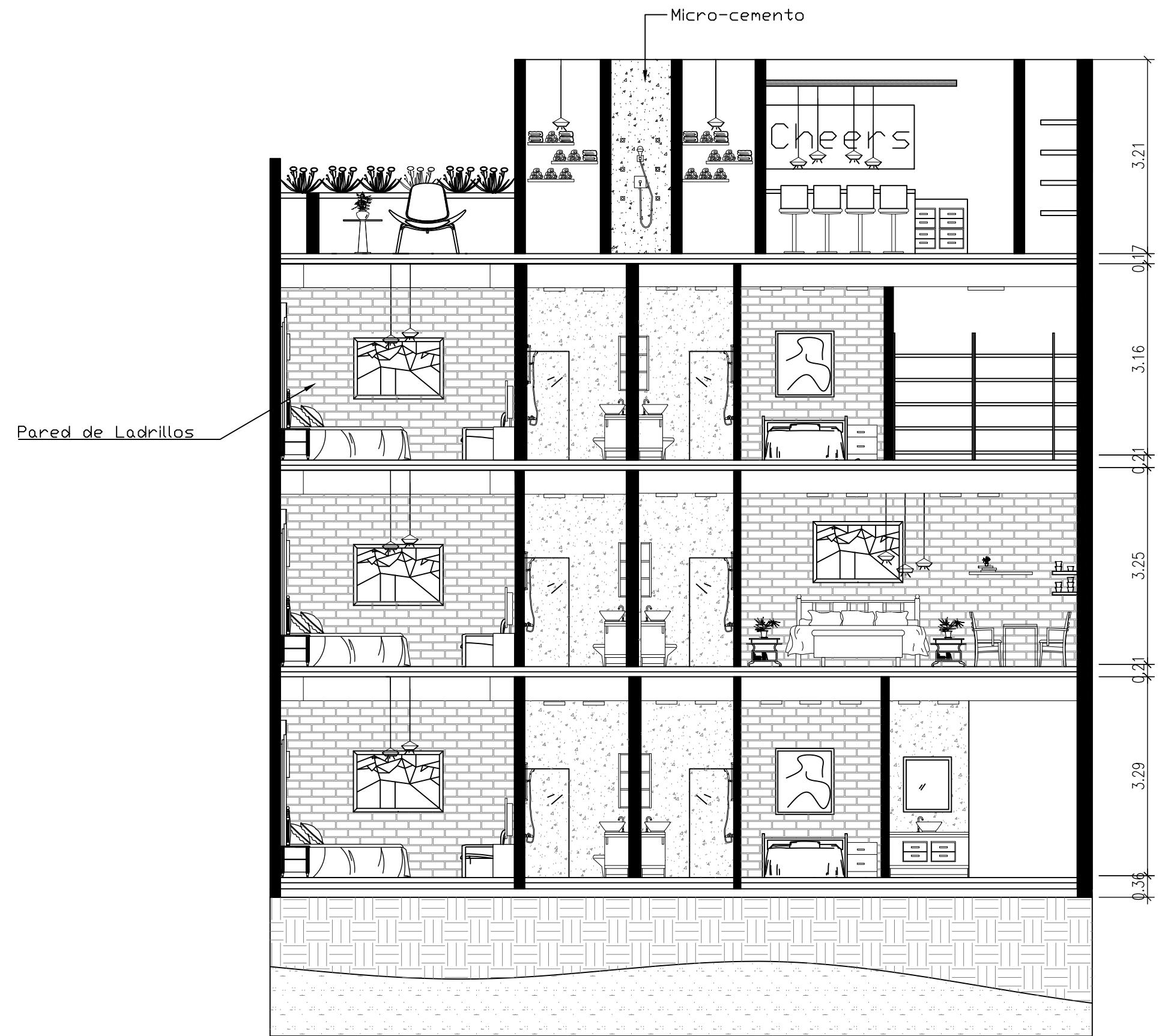
Planta de Luminaria y Plafón Cuarto Nivel  
Esc.:1: 75



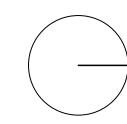
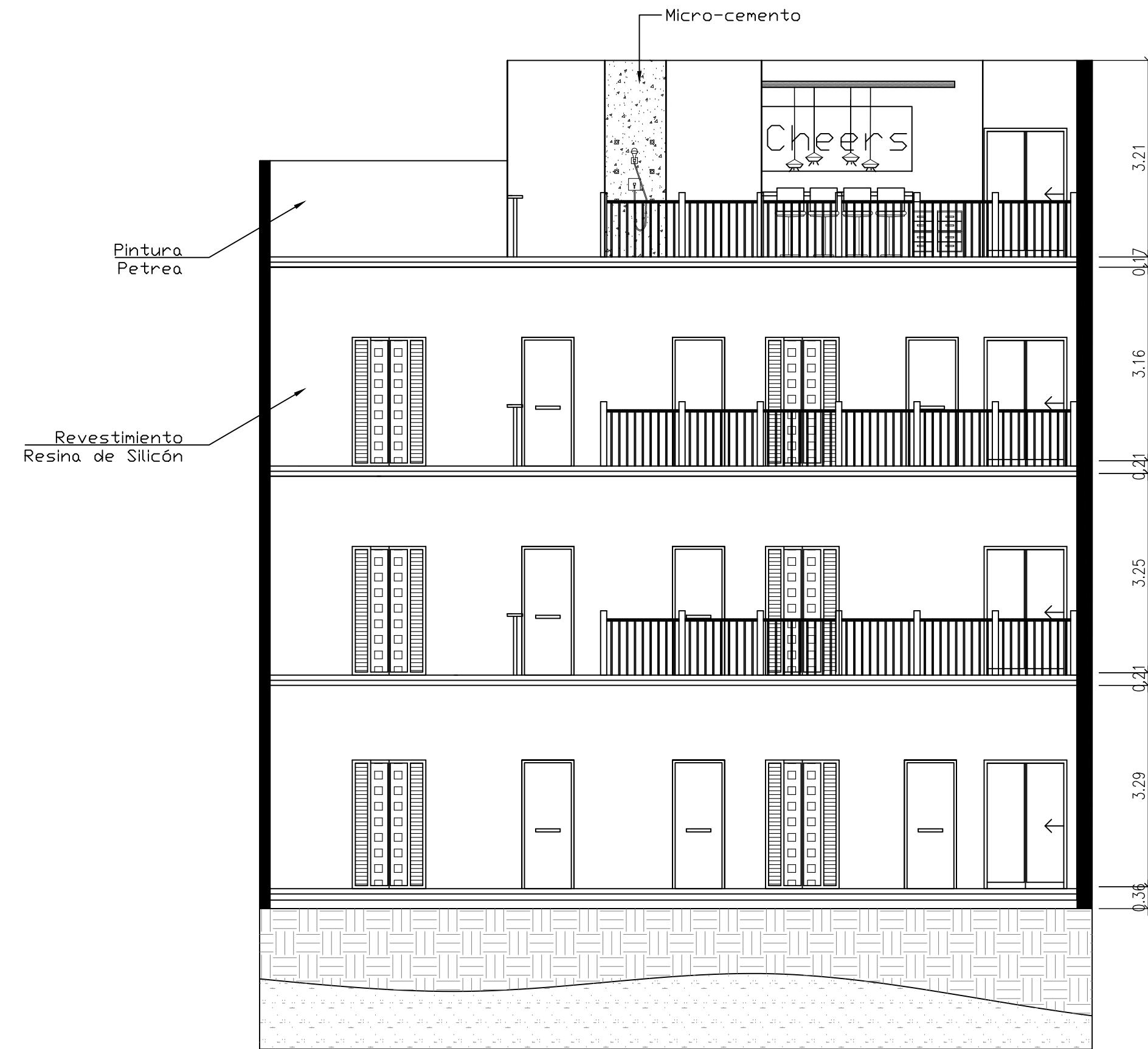
Sección Longitudinal 1  
Esc.: 1: 75



Sección Longitudinal 2  
Esc.: 1: 75



Sección Transversal 3  
Esc.: 1:75



Sección Transversal 4  
Esc.: 1:75