



RESIDENCE INN

If your hotel is an engine roar away from the Daytona International Speedway, your address might be Richard Petty Boulevard. This 5-story Residence Inn serves not only the race market, which regularly fills all the rooms for miles around, but the nearby airport travelers and local business activity. The 3.28 acre site has a narrow dog-leg that is used for storm detention, with the L-shaped hotel fronting on the busy boulevard and a secondary street. Parking wraps the building except for a lushly landscaped pool / garden area at the inside corner of the L.

The cantilevered arrival canopy off the secondary street opens into an under-the-tower variation of the Residence Inn Lodge. Inside, the registration desk is immediately to the left and the library to the right. Further, one enters the two story dining area and Hearth Room, and beyond through an expansive window wall, we see the pool and garden. The pool shape and location was calculated to create trick-of-the-eye vanishing vista, which attracts lobby guests to that amenity. The focal point of the public area is a large saltwater aquarium, visible from anywhere in the lobby. Other first floor amenities include meeting space, Market, fitness and guest laundry. Guest suites are studios, one-bedroom and two-bedroom units – with some rooms viewing the race track. The hotel was developed just as Marriott introduced the new Infusion room décor package – an extremely striking blend of colors and furnishing, setting a new standard for the competition.

The façade is stucco on CMU back-up, with a rusticated base, smooth upper level and decorative banding and cornice work to accent the horizontal character of the building. Parapet elements move up and down in concert with projecting building masses, adding further interest to the design. Windows are all a very regular 5' by 5', divided into four panels. Since the rooms are conditioned with vertical PTAC's, the windows are not combined with PTAC grills, for a cleaner look.



The structure for the building is block and plank on masonry load-bearing walls, on shallow spread concrete footings. The building is pressurized with 100% conditioned outside air, to prevent moisture intrusion. The hotel is owned, and was developed and constructed by the same entity.

architecture	L
engineering	P
interiors	B
	C

DAYTONA, FL

- Units
122
- Gross Square Footage
90,581
- Construction Cost
\$9,250,000
- Cost/Square Foot
\$102.12
- Cost/Unit
\$75,820
- Gross Square Feet/Unit
742
- Acreage
3.28
- Construction Start
February 2005
- Construction Time
12 Months
- Contractor
Irwin Construction Inc.
- Owner
Oceanside Two, LLC

