

FUTURE OF,

# CANOPY YORKVILLE

SCHEMATIC DESIGN PRESENTATION - MODERN HOME - JANUARY 30, 2017



EASTON'S GROUP  
A STEVE GUPTA COMPANY

STUDIO  
MUNGE

## WE DO MORE THAN INTERIOR DESIGN.

We think beyond walls and floors and imagine the shared experience.

## WE CREATE MORE THAN PRETTY PICTURES.

Studio Munge creates the energy that audiences respond to and brings businesses to life.

Since 1997, we have been positively impacting the communities and cities we design in.

## WE IMAGINE EXCITING SPACES.

Spaces that people want to be a part of. We have a keen insight, foresight, and passion for the flow of design that brings a space to life.



LOCAL CONTEXT SITE MAP



1. THE ROYAL ONTARIO MUSEUM



2. TELUS CENTRE FOR PERFORMING ARTS



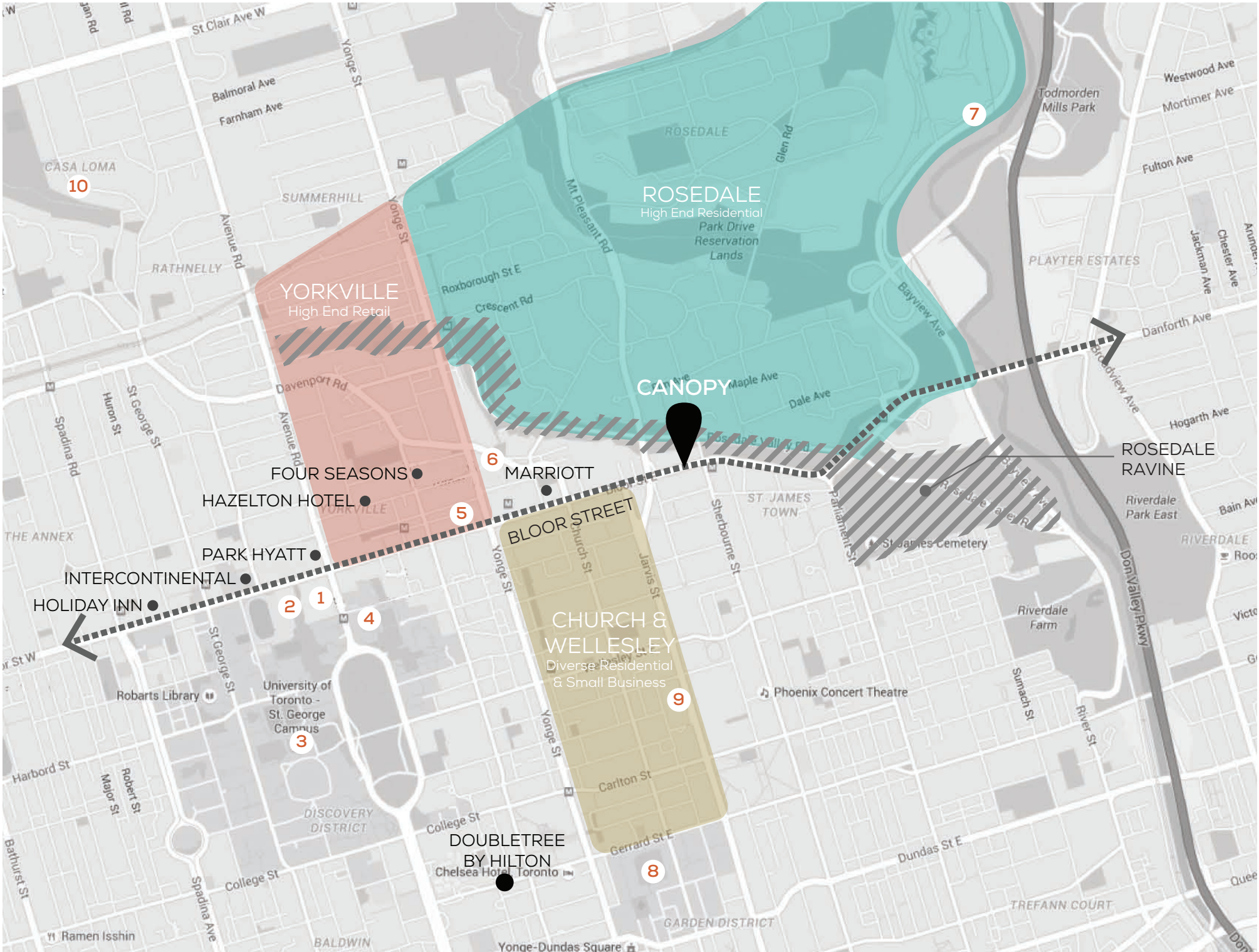
3. UNIVERSITY OF TORONTO



4. THE GARDINER MUSEUM



5. HOLT RENFREW



6. TORONTO REFERENCE LIBRARY



7. EVERGREEN BRICK WORKS



8. RYERSON UNIVERSITY



9. THE NATIONAL BALLET SCHOOL



10. CASALOMA







CONTEMPORARY



INFLUENTIAL



SOCIAL







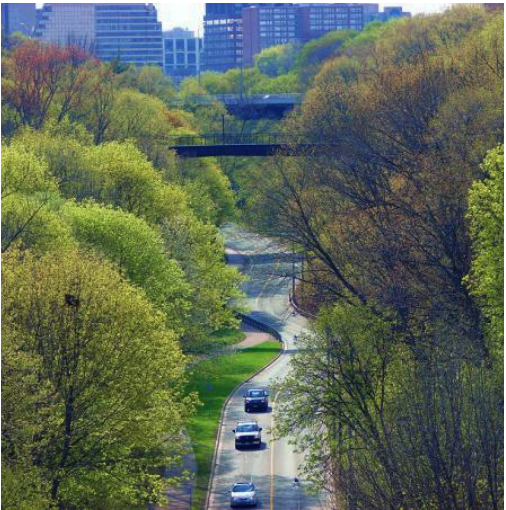
RESIDENTIAL SOPHISTICATION



LUSH



ESTABLISHED





RE-DEVELOPED



FOCUSED ON QUALITY



FAMILY FOCUSED





LIKE MINDS, MEET THESE NOTABLE CANADIANS WHO EMBODY THE SENSIBILITIES OF OUR GUESTS

ORIGINALS



Vanessa Cesario, the young Toronto based personality behind the fashion identity “Brunette Salad”, embodies the sensibilities of our “Original”. Her clean evolving aesthetic and passion for digital media align with the future thinking spirit of Canopy Yorkville.

ROOM CENTRICS



His career in film is only beginning and Xavier Dolan, of Montreal, Quebec, has already established himself as a screenwriter, director and an actor among other titles. We believe that a creative mind such as Dolan’s requires a room with thoughtful details to encourage reading, writing and deep thinking.

MODERN BUSINESS



**“Fashion doesn’t dictate their style- innovation does”**, this was the response from Montreal natives Ethan Song and Hicham Ratnani when asked about the values of their consumers. Song and Ritnani are the creators of men’s fashion label “Frank & Oak” . To us, their response is a sentiment about looking inward and designing something relevant to the future.

CULTURED VACATIONER



Actor and Jewelery Designer Waris Ahluwalia is our Cultured Vacationer. Ahliwalia’s work takes him all over the world and although not a Canadian he has become a regular face in our city during the Toronto International Film Festival (TIFF). His distinguished sense of style and appreciation for both quality and beauty are values we share.

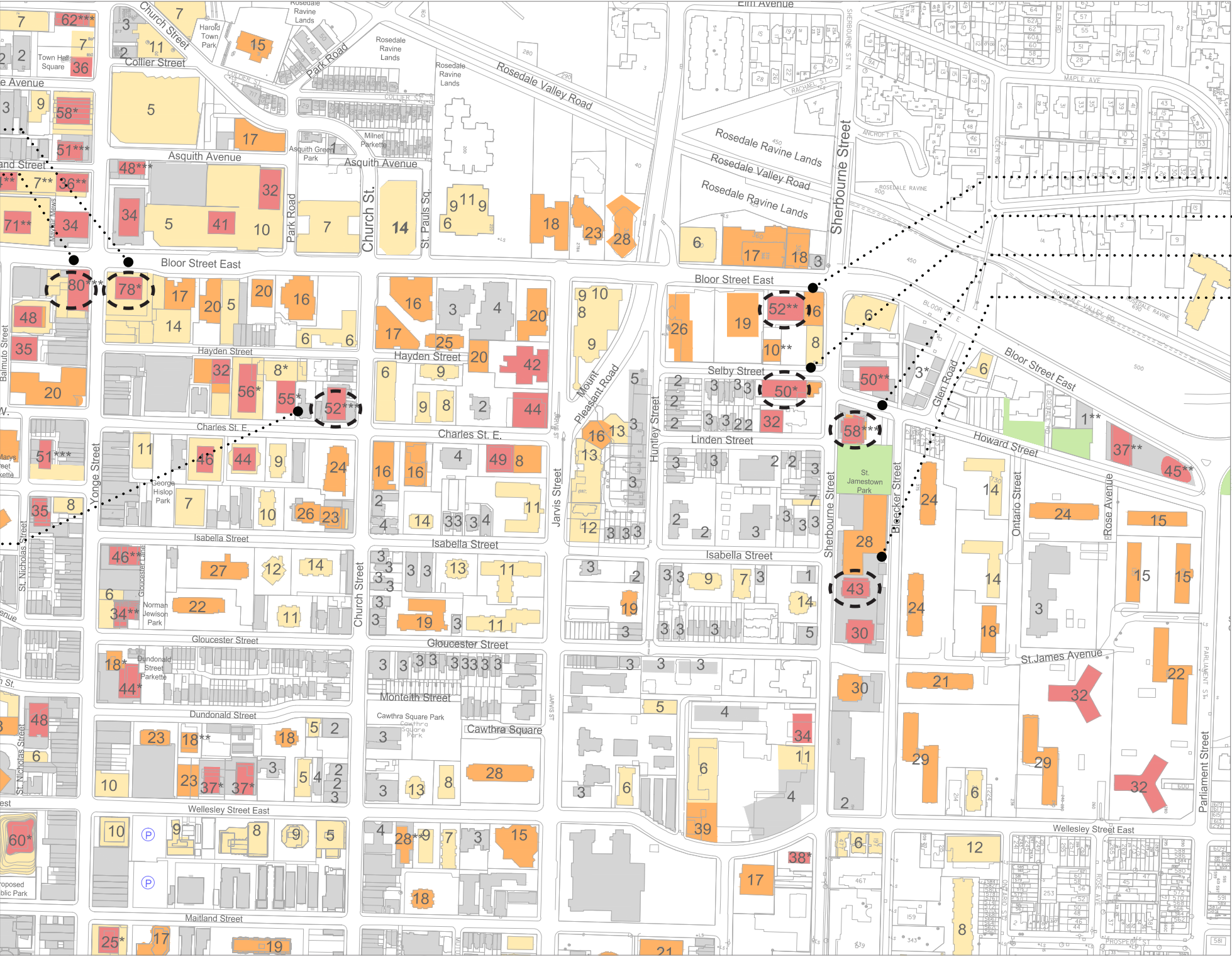


# BUILDING ARCHITECTURE

FUTURE HIGH RISE DEVELOPMENTS  
EXTERIOR FINISHES  
EXTERIOR RENDERINGS



LOCAL CONTEXT FUTURE HIGH RISE DEVELOPMENT



HEIGHT MAP

LEGEND

- # Height in metres
- \* Under Construction
- \*\* Approved/Not yet built
- \*\*\* Proposed
- 1 - 4 storeys
- 5 - 14 storeys
- 15 - 30 storeys
- 31+ storeys
- Parks
- Subject Site

1 BLOOR ST.E.....

1 BLOOR ST.W.....

CANOPY YORKVILLE

592 SHERBOURNE ST.

591 SHERBOURNE ST.

561 SHERBOURNE ST.

68 CHARLES ST. E.....





LOCAL CONTEXT FUTURE HIGH RISE DEVELOPMENT

\*\*Note: Refer to map on previous page for building locations



591 Sherbourne St.



561 Sherbourne St.



The Manhattan, .68 Charles St. E



One Bloor East, 1 Bloor St. E



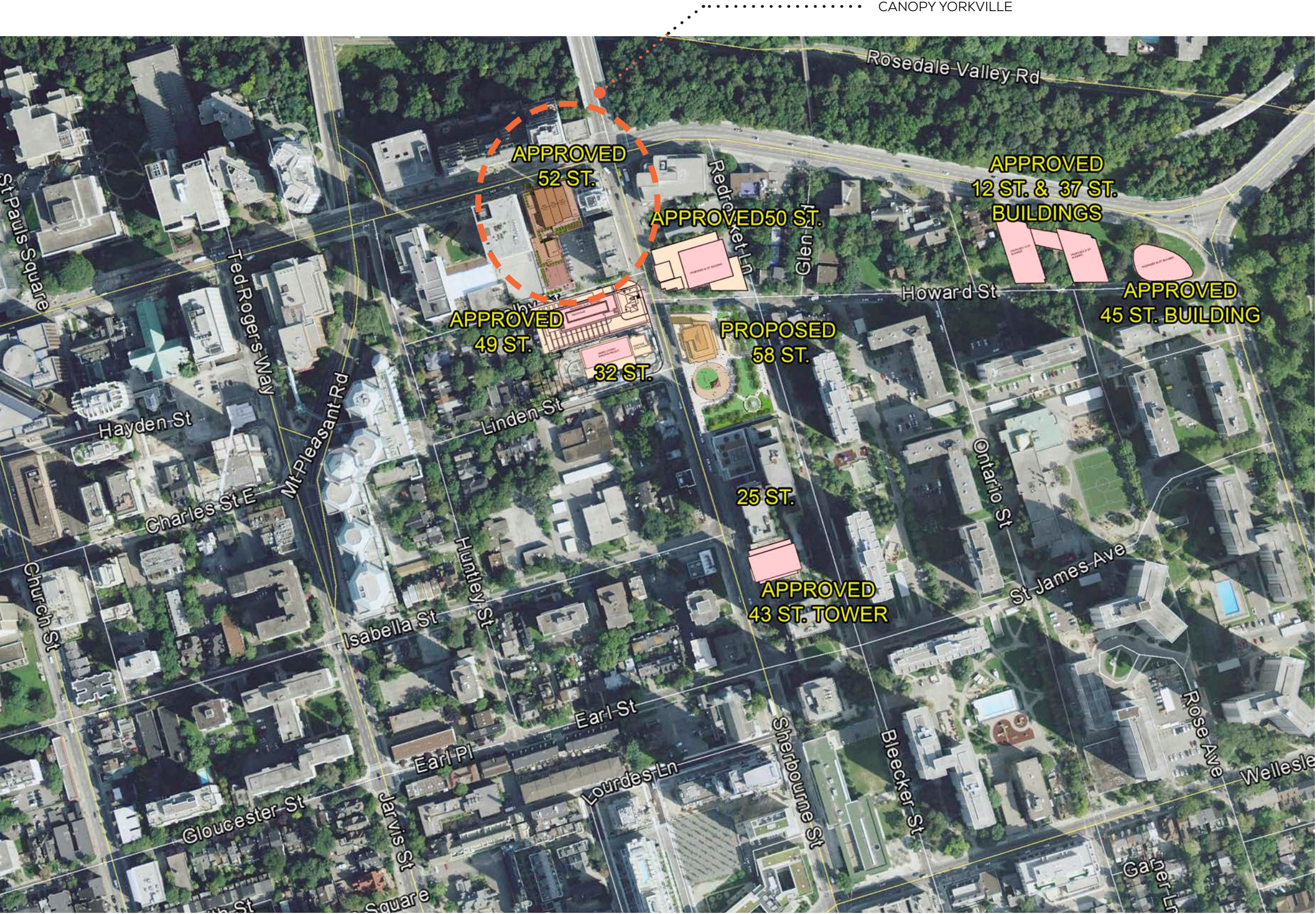
The One, 1 Bloor St. W



The Selby, 592 Sherbourne St.

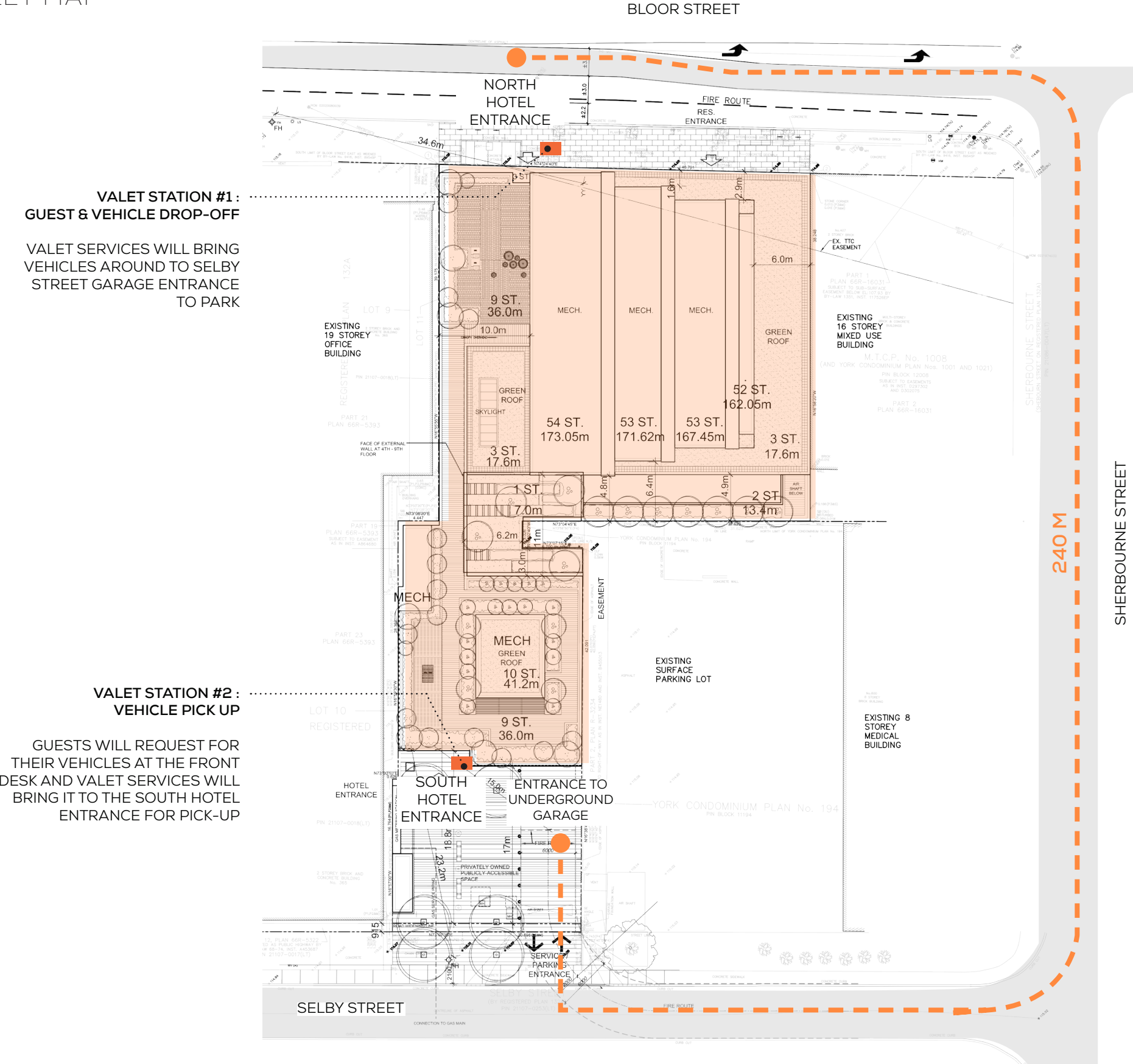






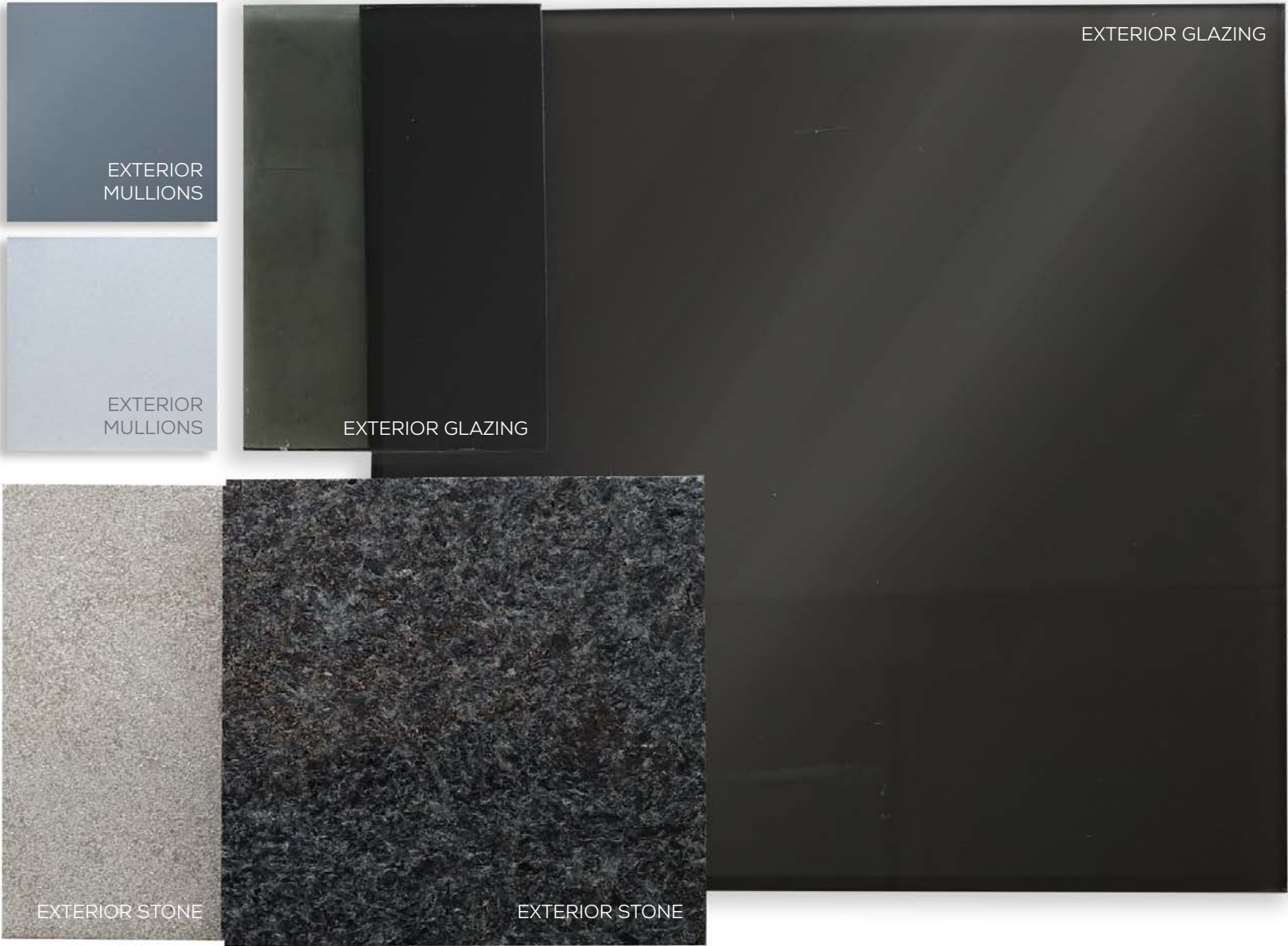


LOCAL CONTEXT VALET MAP

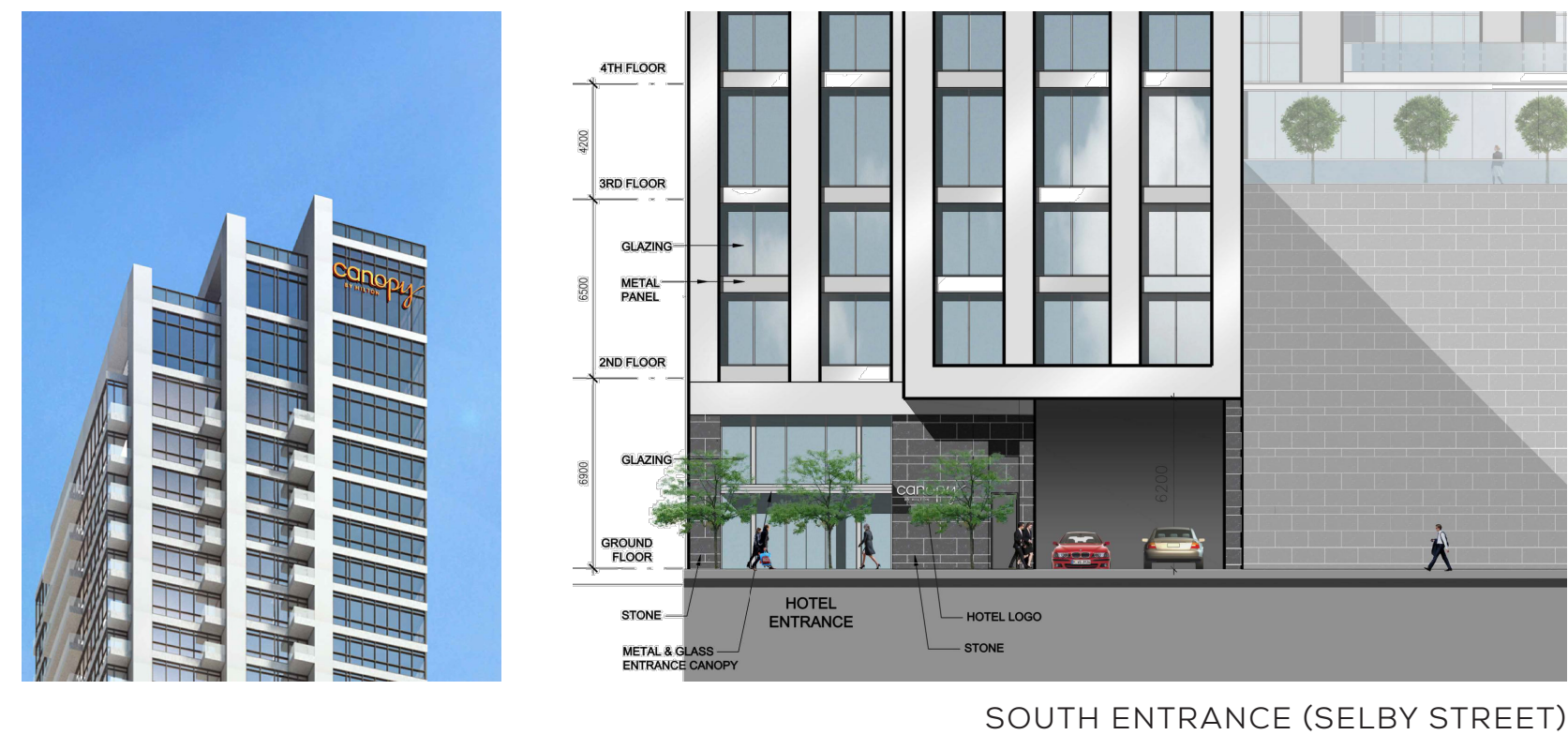
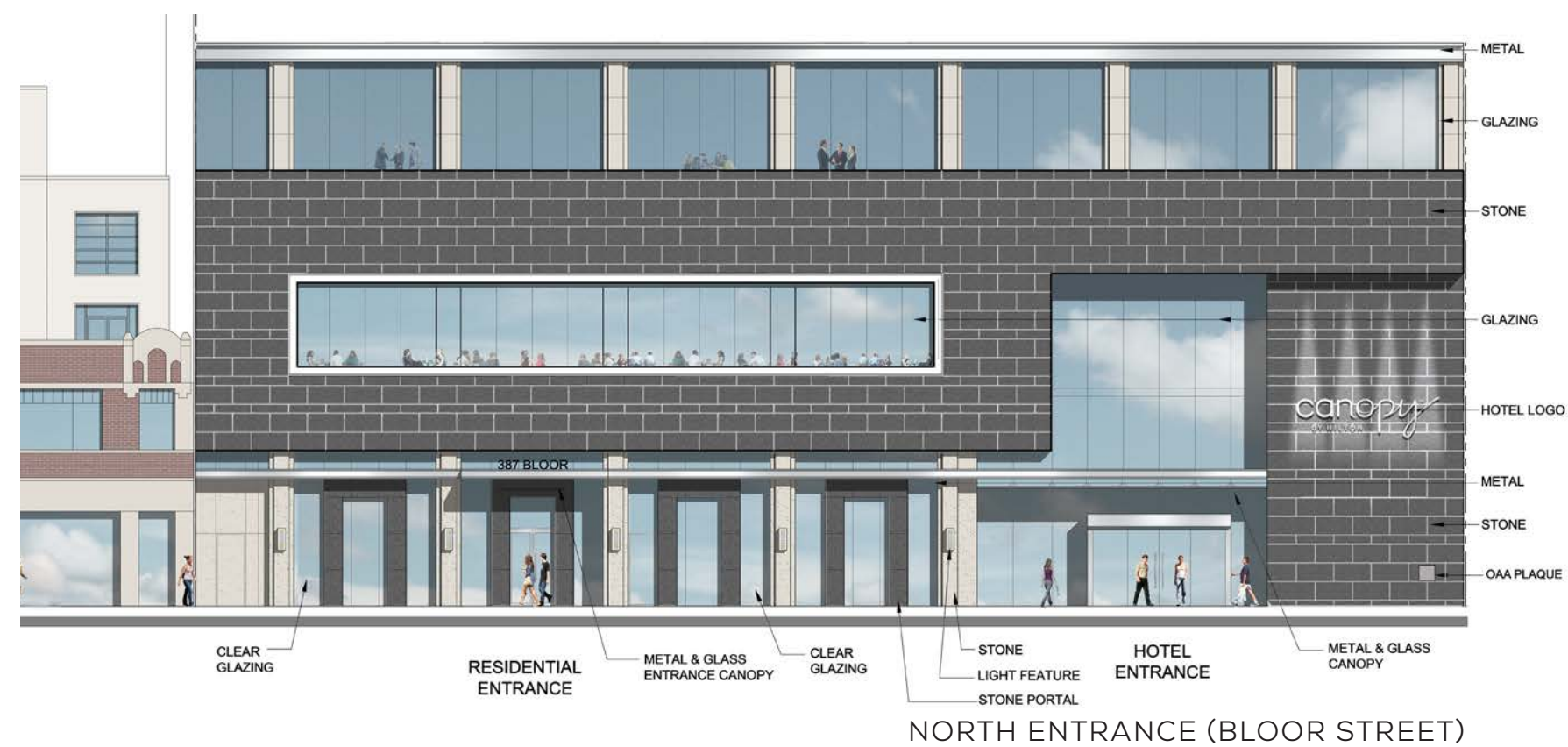




EXTERIOR ARCHITECTURE FINISHES PALETTE



EXTERIOR ARCHITECTURE NORTH & SOUTH ELEVATIONS







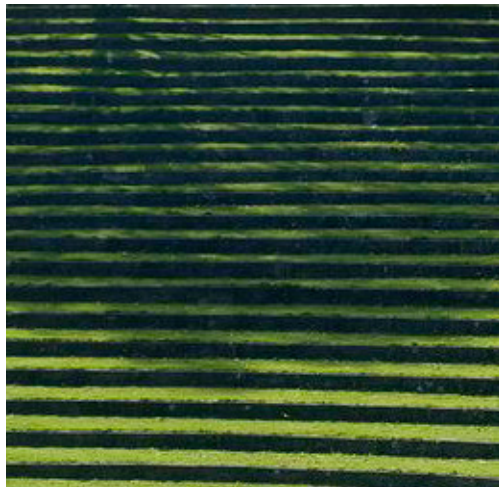






# AMENITY LEVEL INTERIORS

GROUND FLOOR AMENITIES  
P1 LEVEL AMENITIES  
SECOND FLOOR AMENITIES  
THIRD FLOOR AMENITIES



## CANOPY YORKVILLE

Toronto is a city that embraces the unique character of its many neighbourhoods. Canopy Yorkville, located at the juncture of three neighbourhoods : Yorkville, Rosedale and Church and Wellesley, will unify qualities of each, offering its guests a truly distinct, personal and local experience.

### OVERALL FEEL: MODERN HOME

Filled with daylight and views to outdoor green space, we see Canopy Yorkville as an unexpected retreat within the city. A property marrying an appreciation for the great outdoors with the contemporary sensibilities of a growing cosmopolitan city.

SIMPLE

NATURAL

RESIDENTIAL

CLASSIC

HONEST



# THE GUEST WALKTHROUGH:

Exploring the guests' journey through the lens of interior design across all touchpoints:

- 01 SENSE OF ARRIVAL
- 02 RECEPTION & RETAIL
- 03 TRANSFER LOUNGE
- 04 GARDEN
- 05 CANOPY CENTRAL
- 06 RETREAT
- 07 PUBLIC WASHROOMS
- 08 MEETING SPACES
- 09 GYM & CHANGEROOMS
- 10 ELEVATOR & CORRIDORS
- 11 THE JUST-RIGHT ROOM

EXTRA DETAILS



CURVED FORMS



SOFT LAYERED LINES



QUIETLY IMPRESSIVE



SCULPTURAL FOLDS



DRAPING LAYERS



CARVED WOOD



LIGHTNESS



LOCALLY INSPIRED RETAIL



“THE ESSENCE OF THE  
BEAUTIFUL IS UNITY  
IN VARIETY”

- FELIX MENDELSSOHN

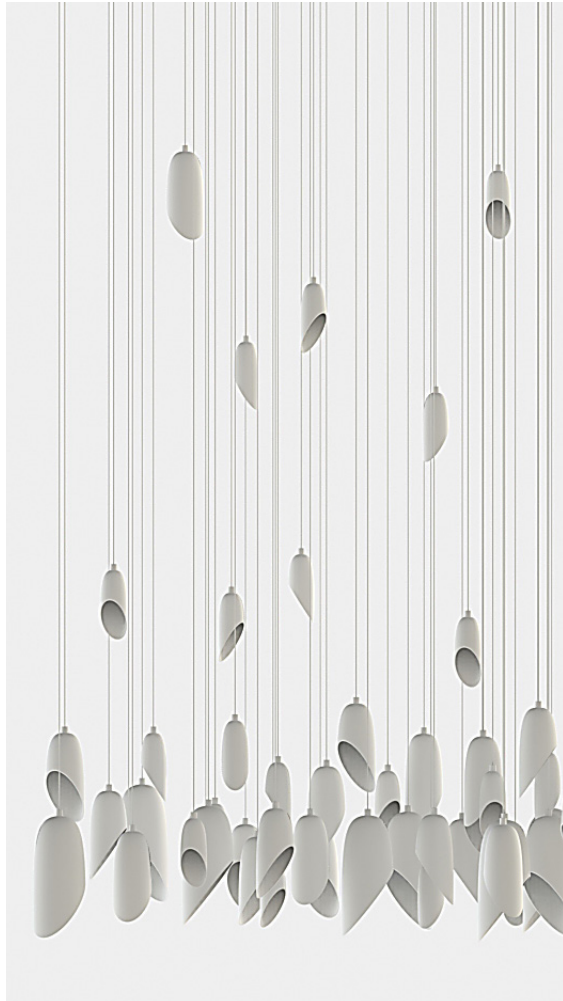




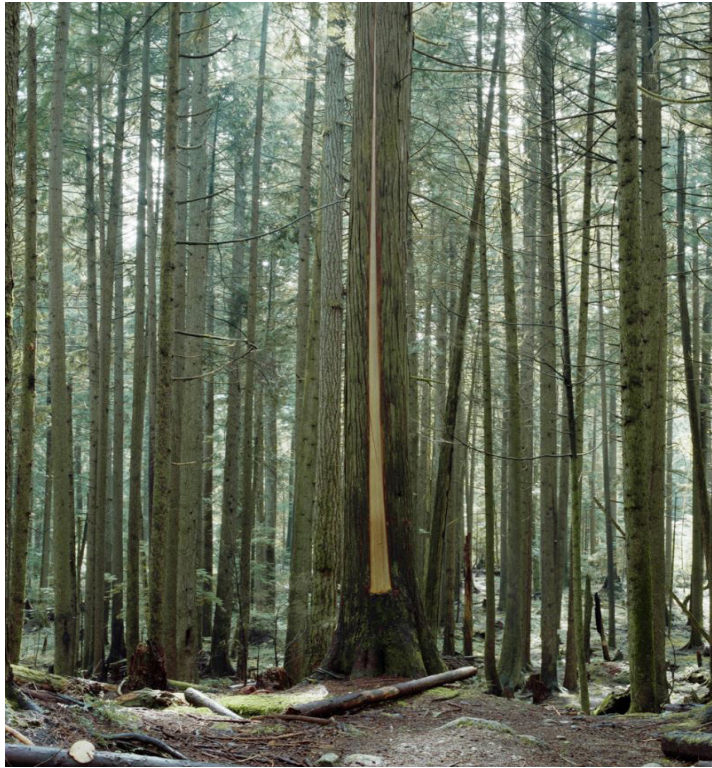
GROUND FLOOR NORTH & SOUTH LOBBY FINISHES PALETTE







CANADIAN LANDSCAPE

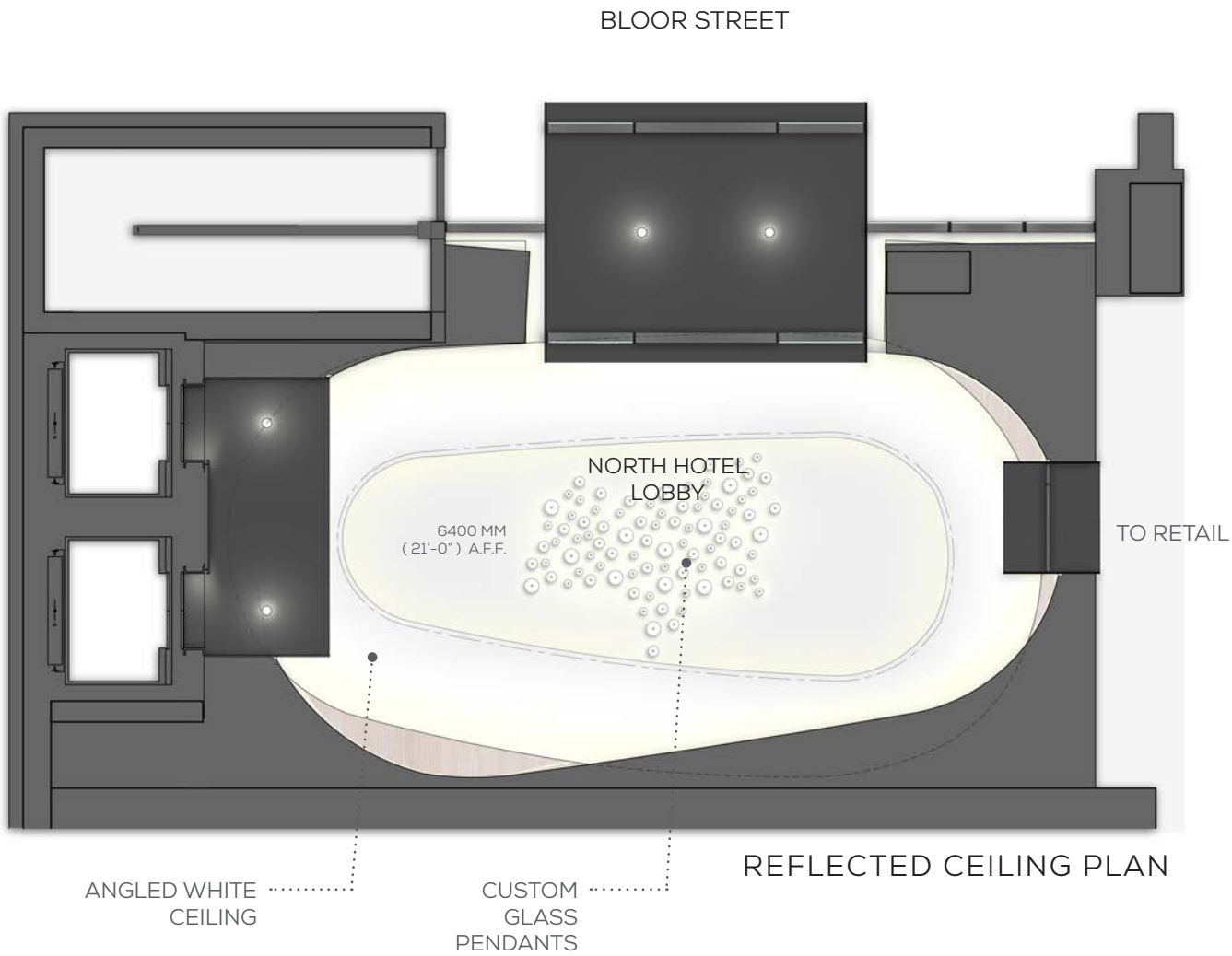
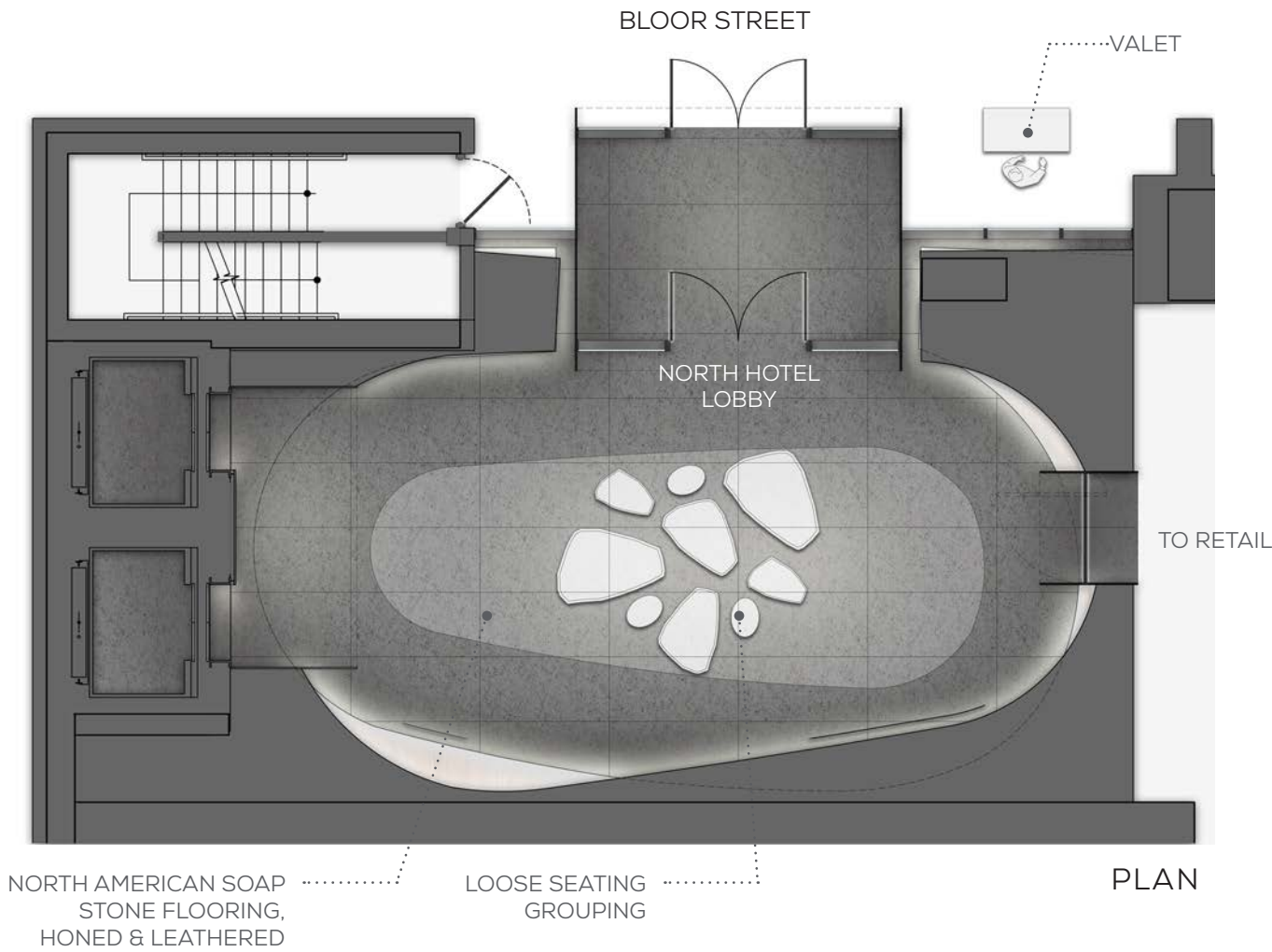


NATURAL MATERIALS

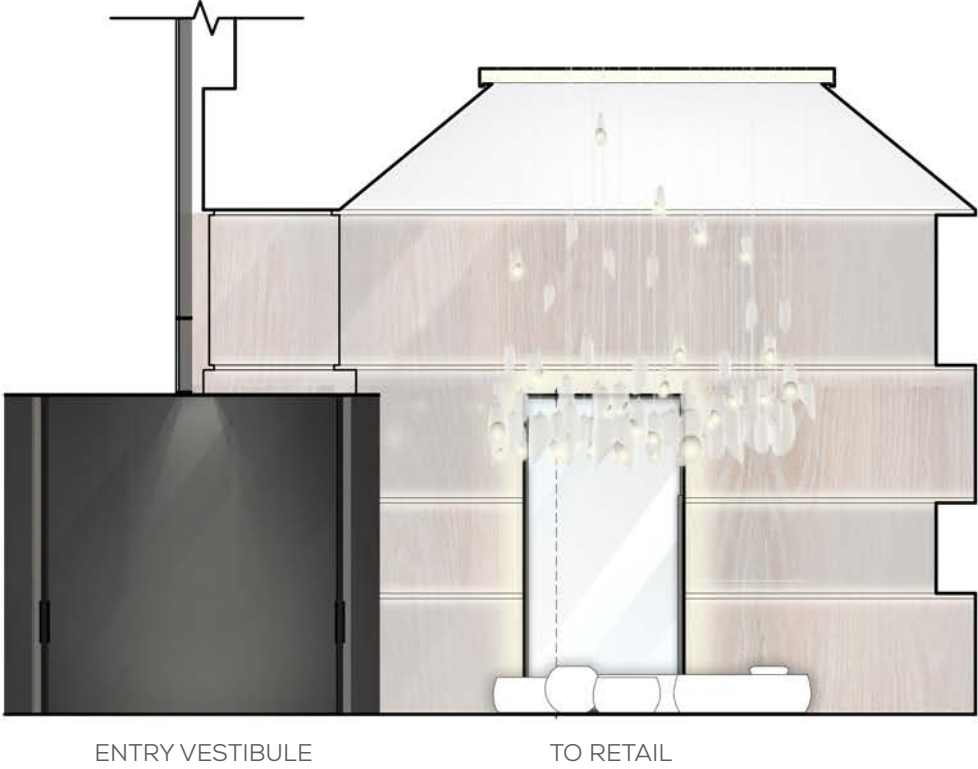
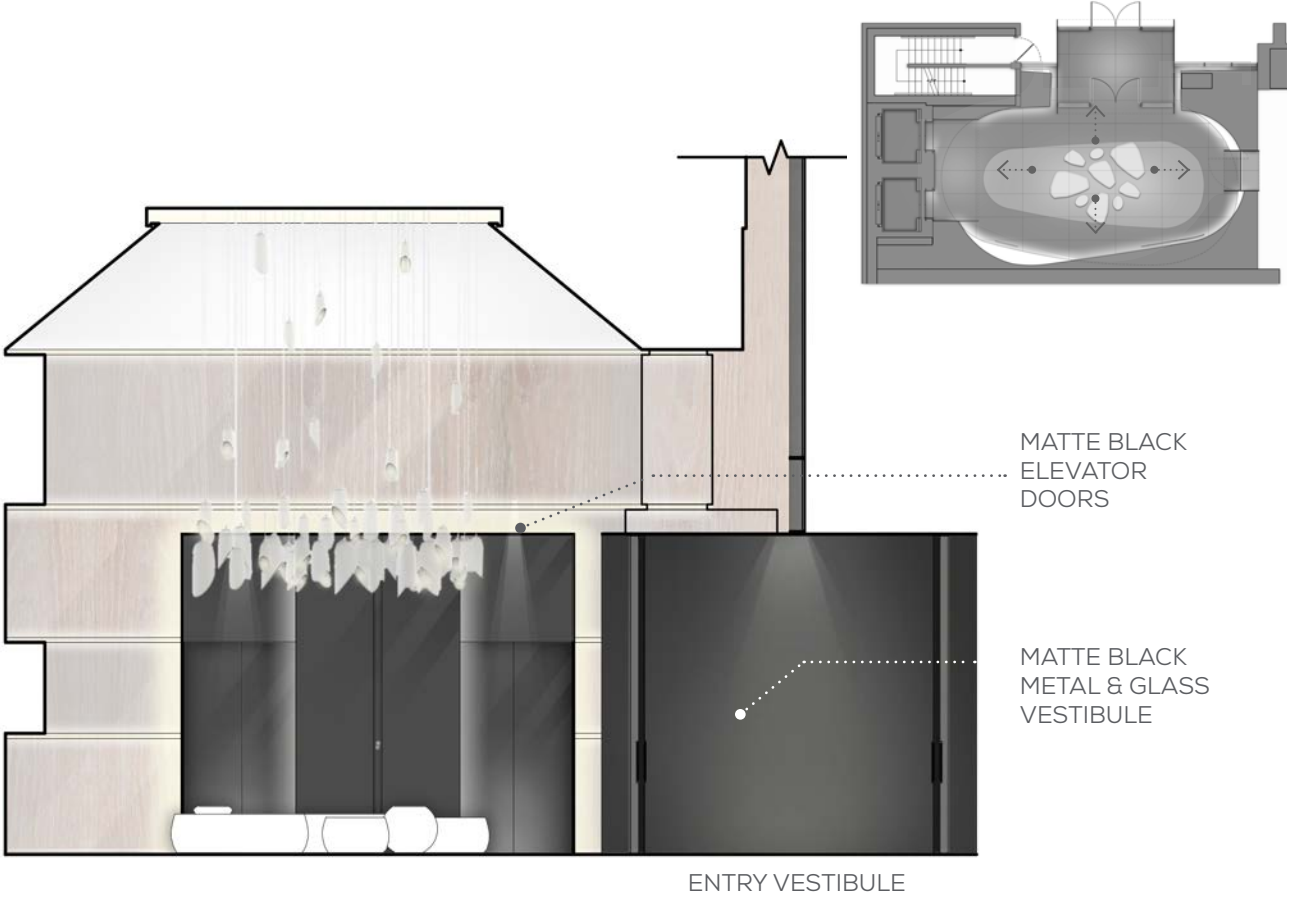
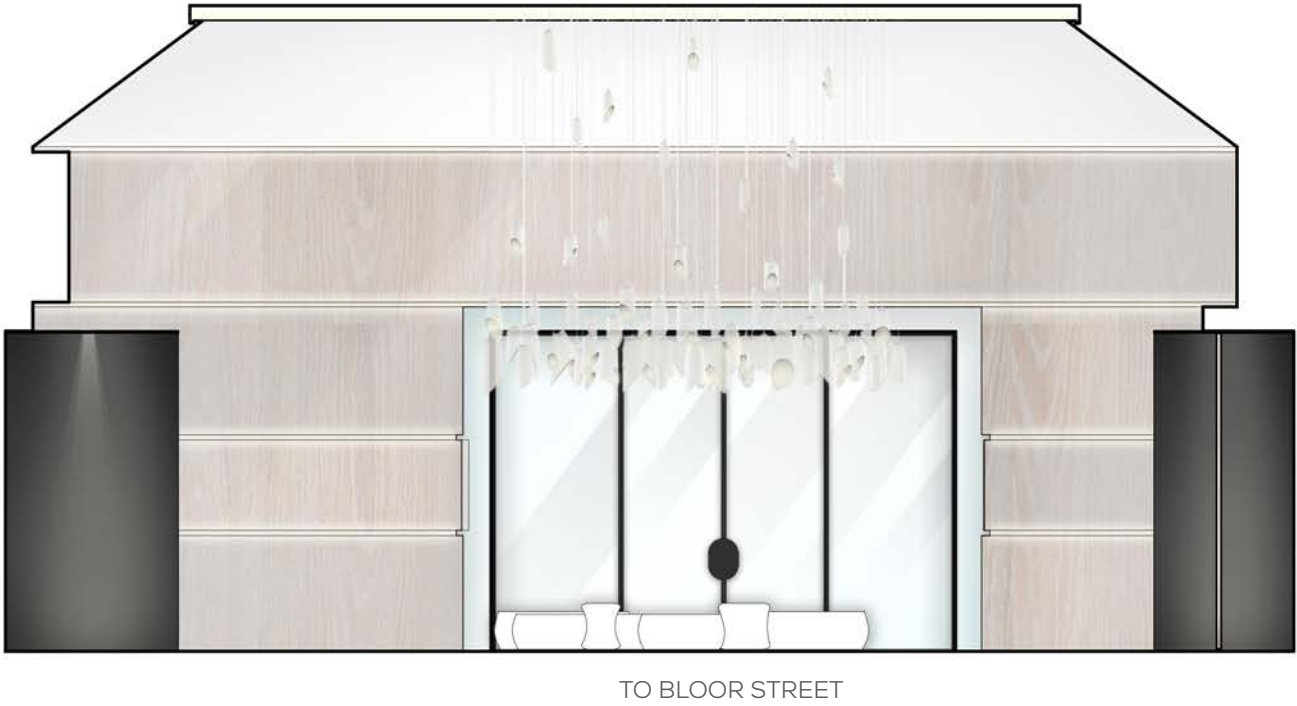
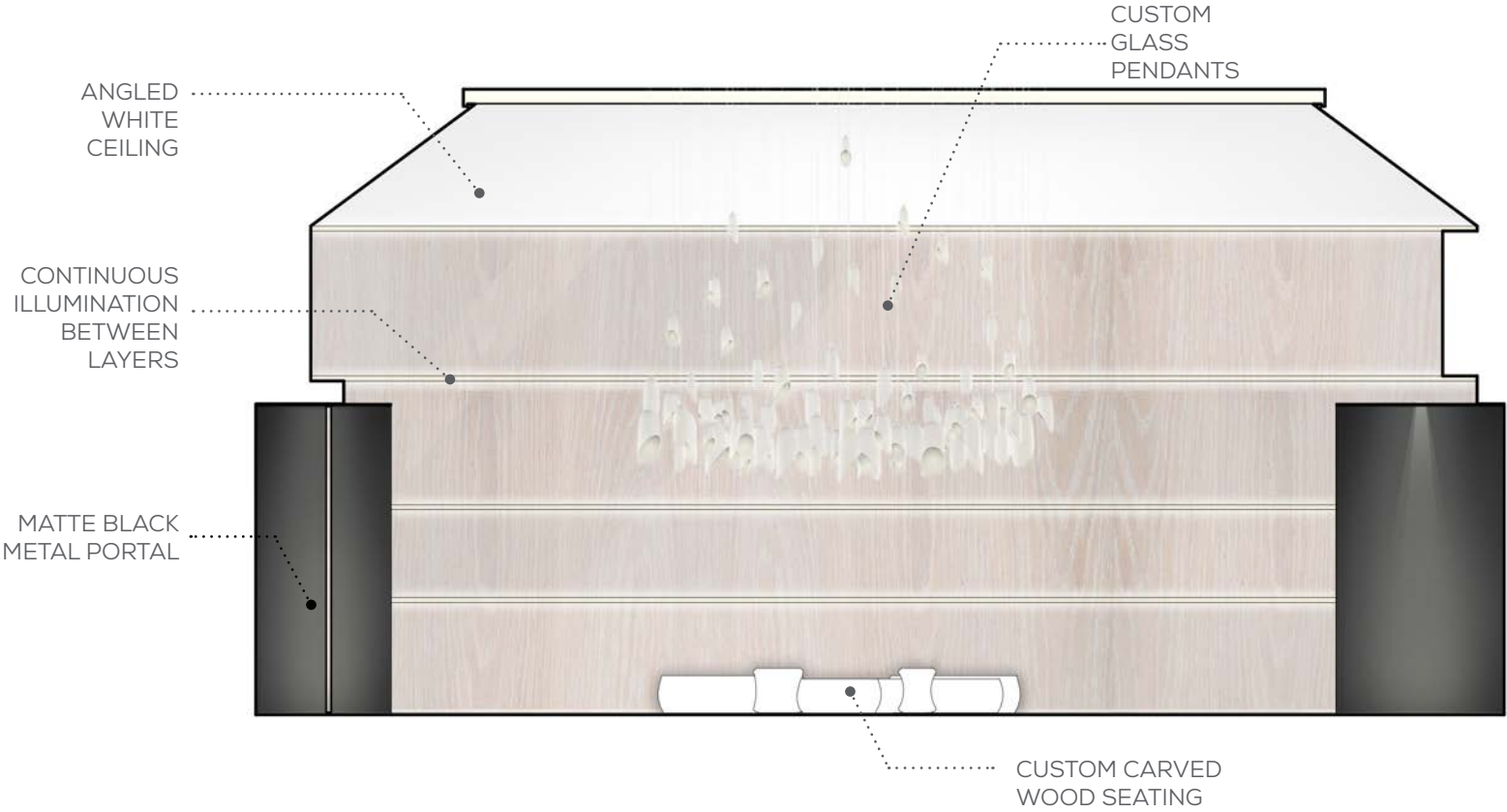




GROUND FLOOR NORTH LOBBY FLOOR PLAN & REFLECTED CEILING PLAN



GROUND FLOOR NORTH LOBBY FEATURE ELEVATIONS











SOFA



LOUNGE CHAIR



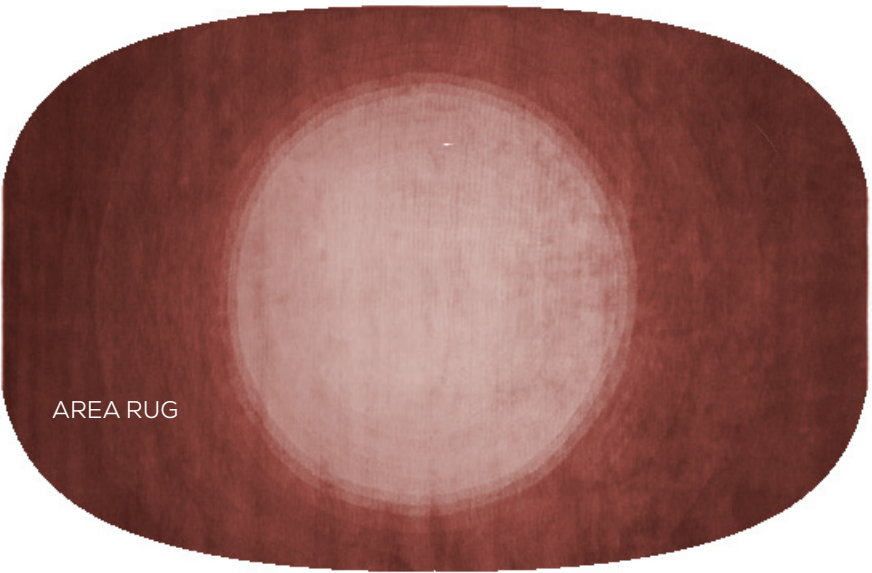
SIDE TABLE



COFFEE TABLE



SCULPTURE



AREA RUG

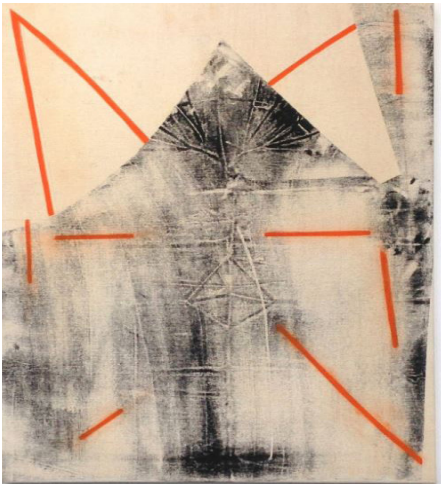




GALLERY-LIKE ARRANGEMENT

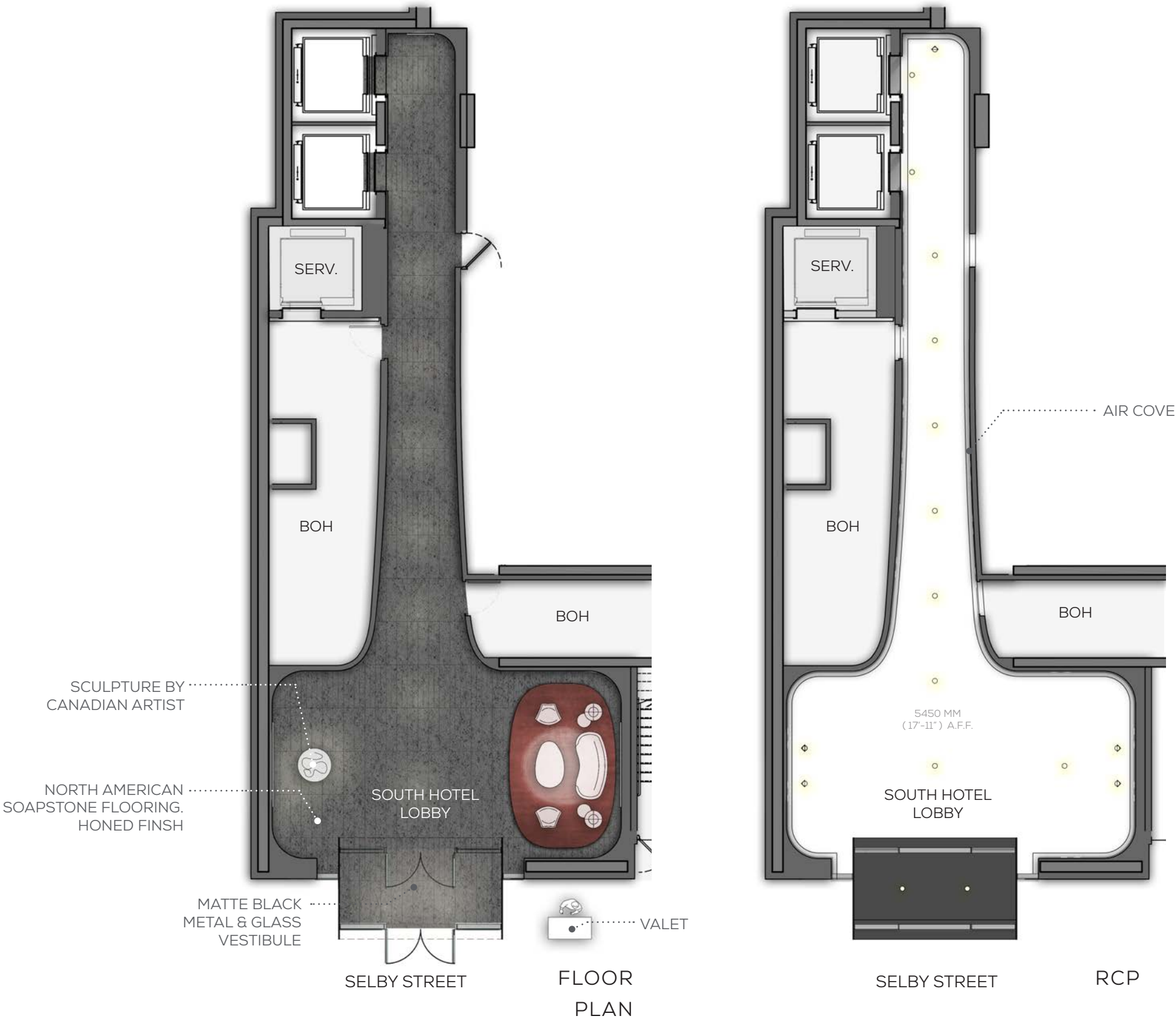


MODERN COLOUR



ENERGETIC LINES

GROUND FLOOR SOUTH LOBBY FLOOR PLAN & REFLECTED CEILING PLAN



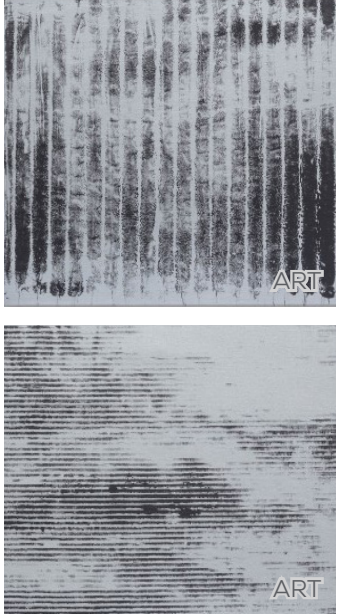


P1 PARKING LEVEL FINISHES PALETTE





PENDANT LIGHTING



ART

ART



CARPET



PENDANT LIGHTING



DINING TABLES



DINING CHAIRS



MEETING ROOM TABLE

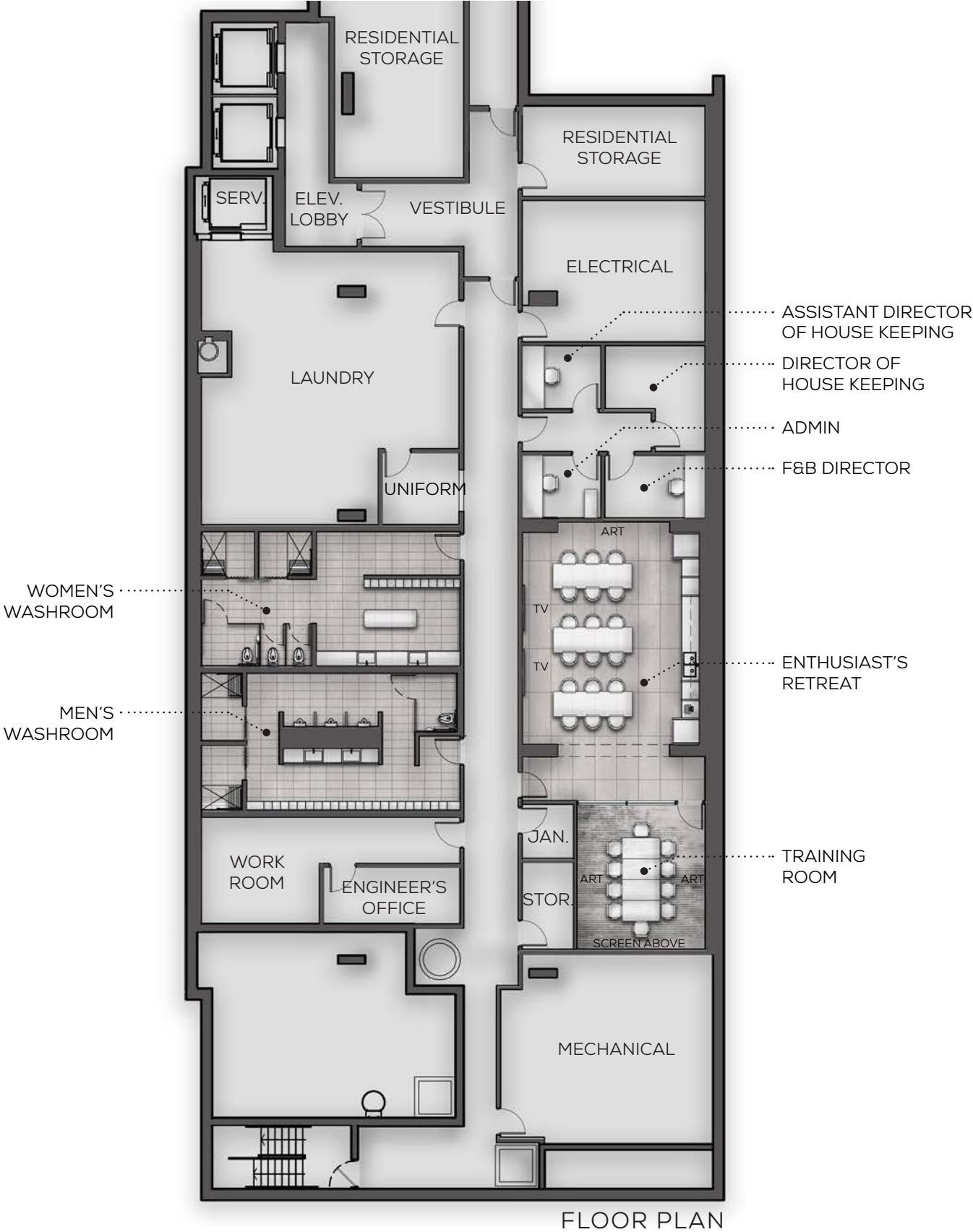


MEETING ROOM CHAIR

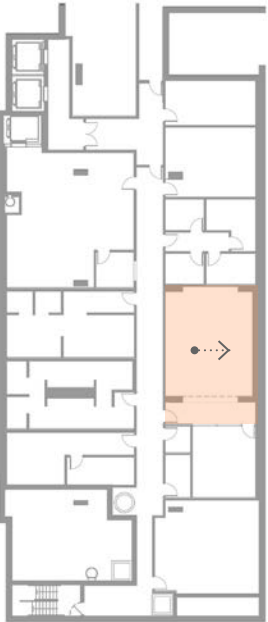
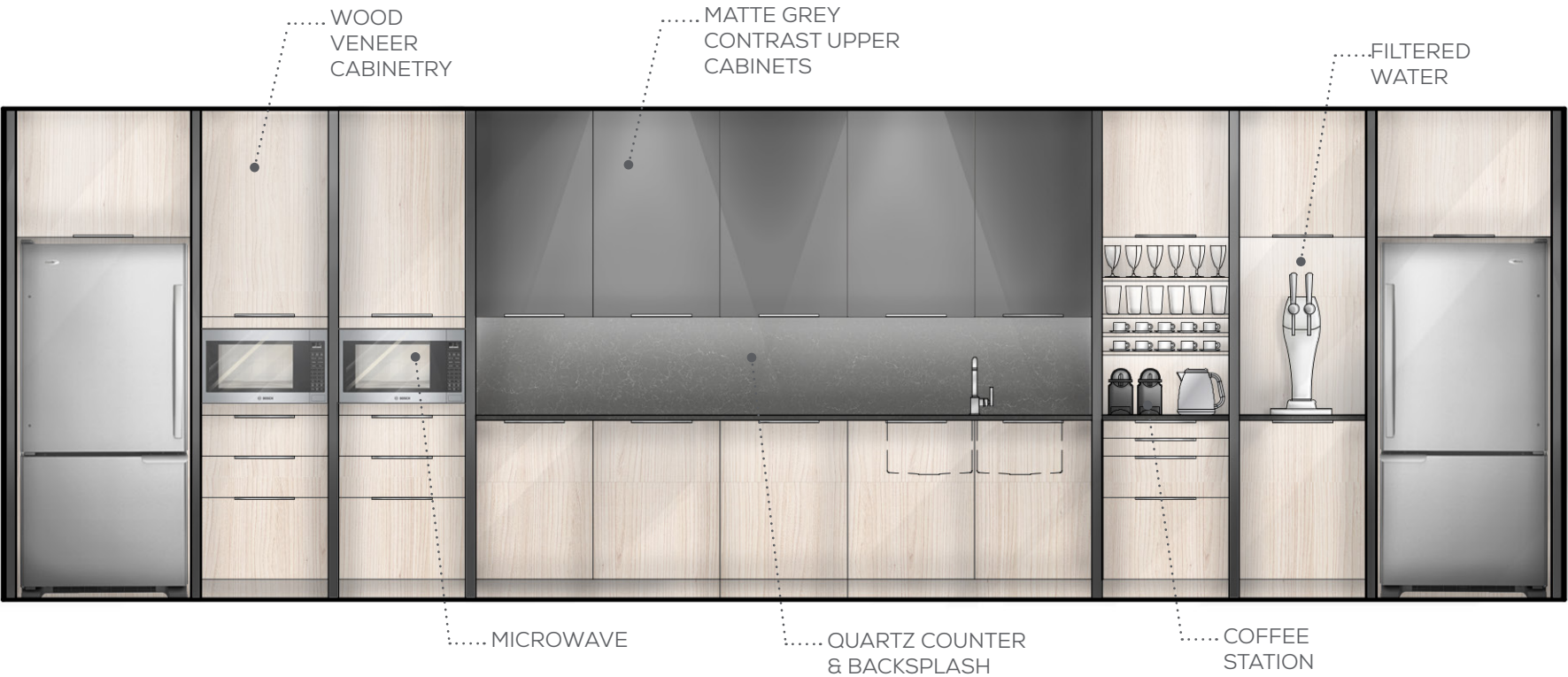




P1 PARKING LEVEL FLOOR PLAN & REFLECTED CEILING PLAN



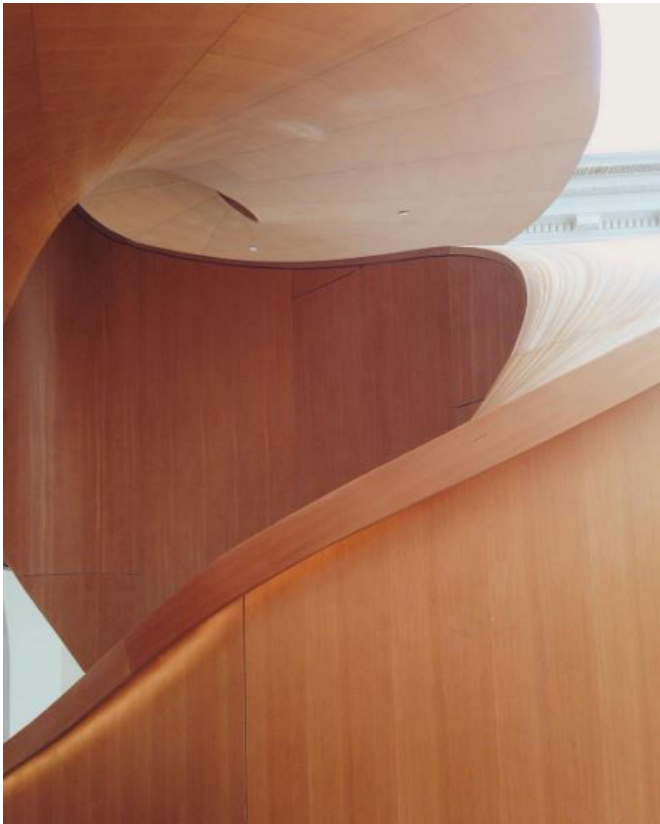
P1 PARKING LEVEL FEATURE ELEVATIONS - STAFF DINING





A GALLERY LIKE EXPERIENCE

SWEEPING CURVES



EXPRESSIVE REPETITION



TASTEFULLY CURATED

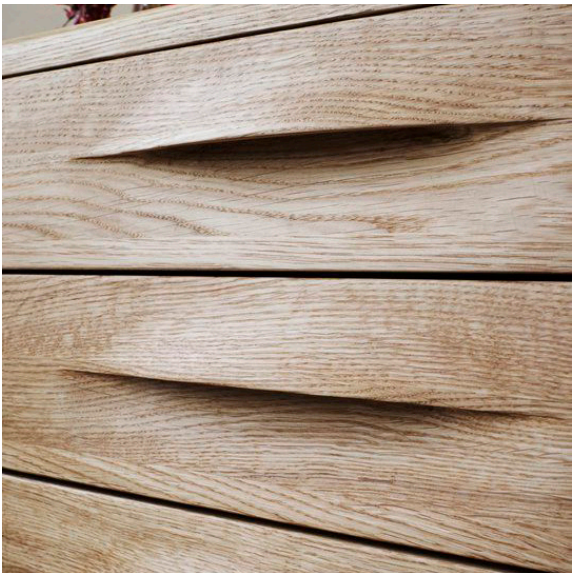




A SPACE TO REFRESH



INTERCONNECTED FORMS



ORGANIC & REFINED



CARVED SPACES





AN OPEN AIR RETREAT



MANICURED GARDENS



CONTEMPORARY CAMPFIRE



SOCIAL SEATING







SUBTLE TEXTURES



MADE BY LOCAL ARTISANS

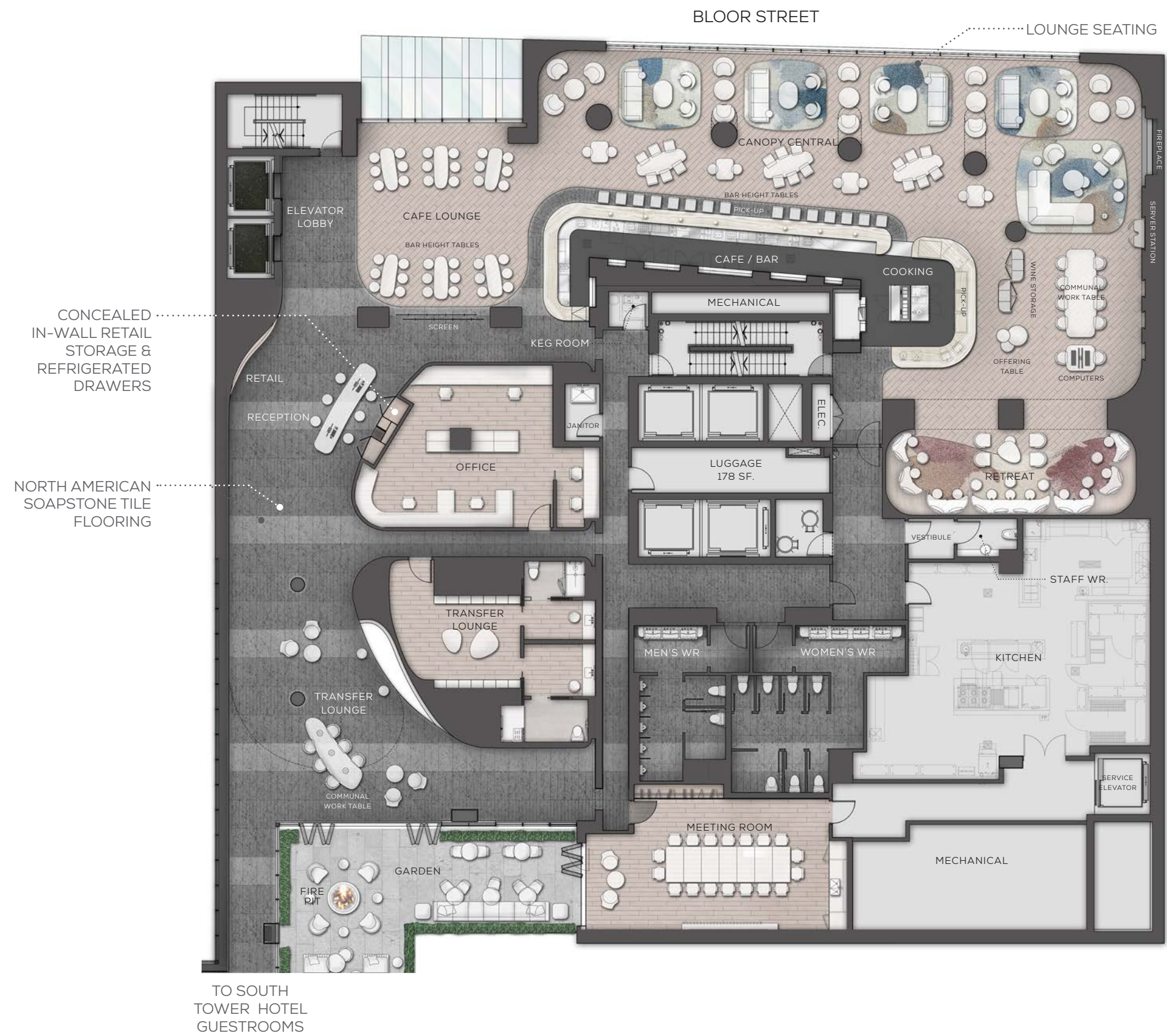


INSPIRED BY TORONTO'S  
CHANGING SEASONS



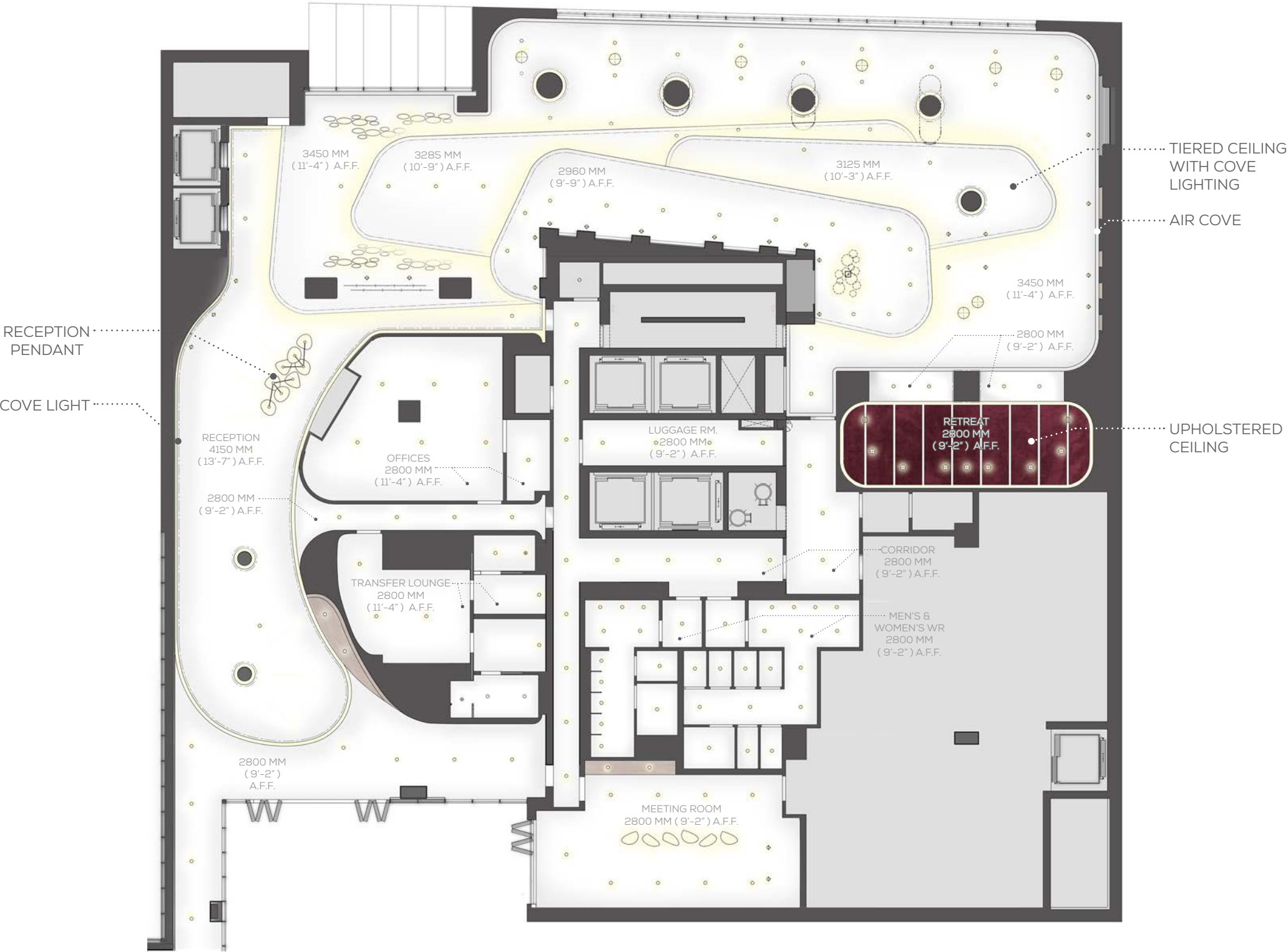


SECOND FLOOR AMENITIES FLOOR PLAN



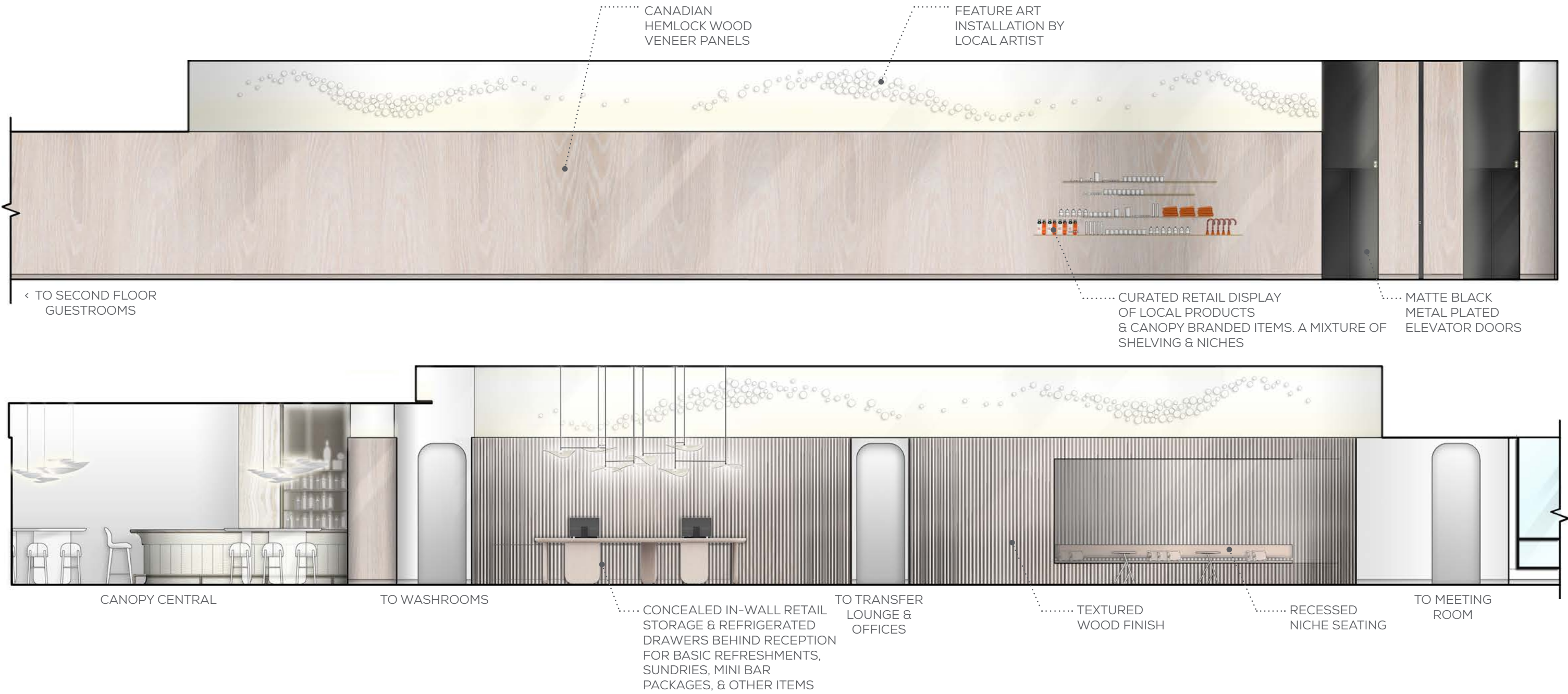
CANOPY CENTRAL SEAT COUNT : X PPL
CAFE - 36 PPL
BAR - 46 PPL
LOUNGE - 50 PPL
RETREAT- 11 PPL
TRANSFER LOUNGE - 11 PPL
MEETING ROOM - 24 PPL
GARDEN - 32 PPL

SECOND FLOOR AMENITIES REFLECTED CEILING PLAN





SECOND FLOOR AMENITIES / RECEPTION FEATURE ELEVATIONS



FLEXIBLE & OPEN



SOFT TEXTURES



ARTFUL LIGHTING



FRESH LOCAL OFFERINGS





TASTINGS, DAY & NIGHT



ARTFUL & ORGANIC



ARTISANAL TEXTURES



RETAIL INSPIRED  
DISPLAY





RESIDENTIAL COMFORTS

CURATED & ECLECTIC



SOFT LAYERED FORMS



FAMILIAR DETAILS





SECOND FLOOR AMENITIES / CANOPY CENTRAL FINISHES PALETTE





STOOLS AT CAFE



PENDANTS ABOVE  
CAFE TABLES



CUSTOM BAR  
HEIGHT TABLES



PENDANT LIGHTING  
ABOVE COOKING AREA



CUSTOM CAFE TABLES



TYPICAL BARSTOOL



CUSTOM  
BAR TOP  
LAMPS





SOFA AT WINDOWS



PENDANT LIGHTING NEAR WINDOWS



COFFEE TABLES NEAR FIREPLACE



CHAIRS AT WINDOWS



SIDE TABLE NEAR FIREPLACE



STOOL NEAR FIREPLACE



CHAIR AT COMMUNAL TABLE



PENDANTS ABOVE OFFERING TABLES



INTEGRATED  
DESKTOP  
POWER

CUSTOM  
COMMUNAL  
TABLE



BESPOKE



ECLECTIC MIX

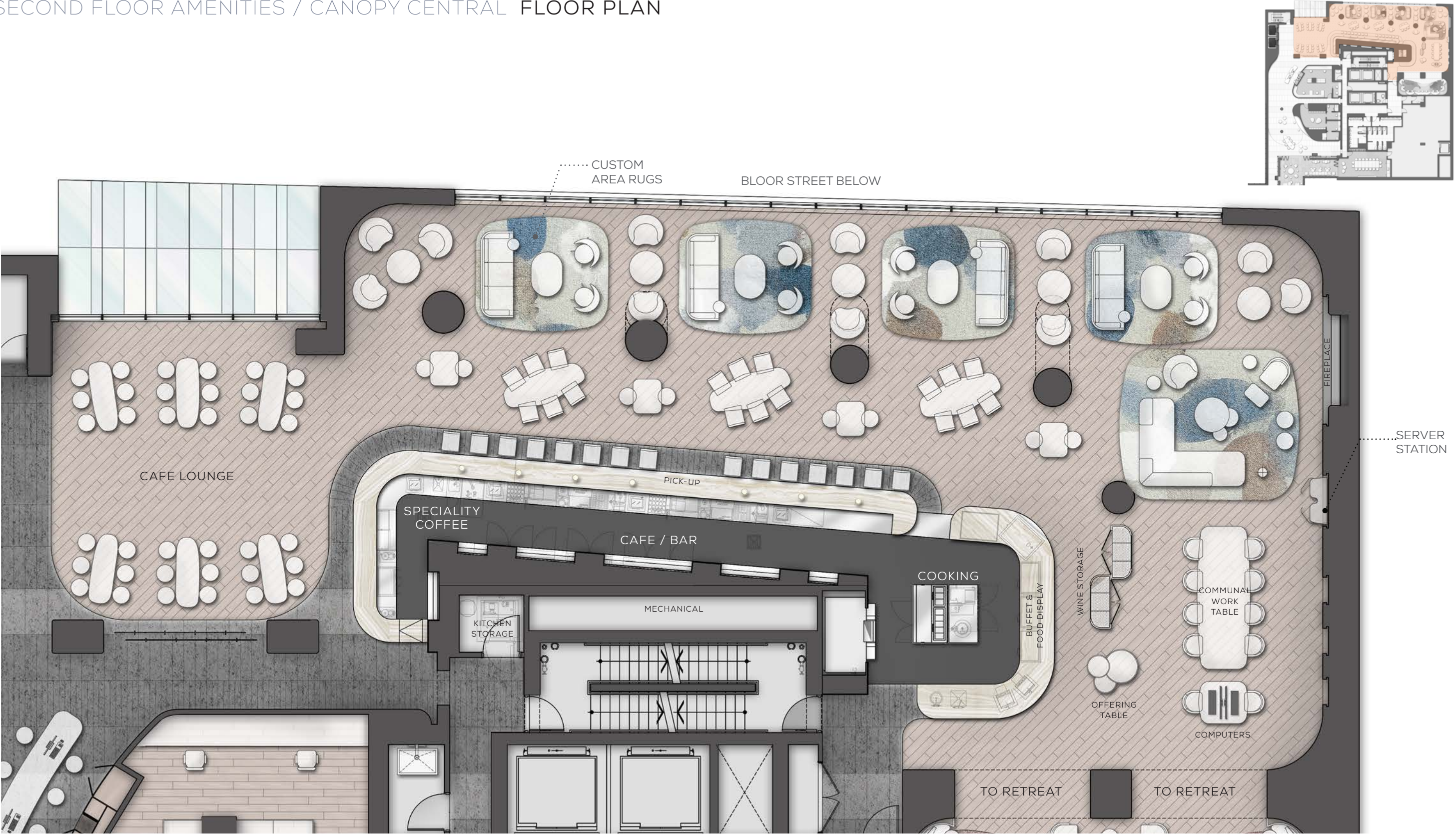


LOCAL  
STUDIOS



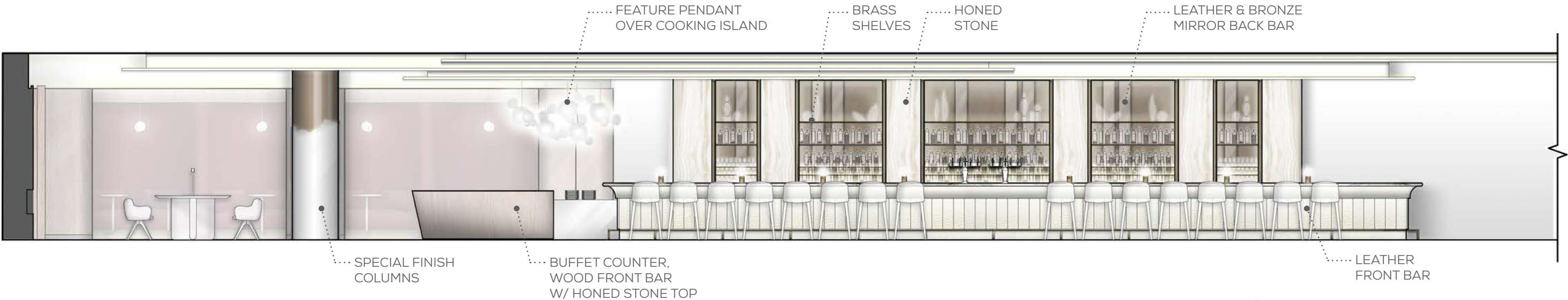


SECOND FLOOR AMENITIES / CANOPY CENTRAL FLOOR PLAN





SECOND FLOOR AMENITIES / CANOPY CENTRAL FEATURE ELEVATIONS

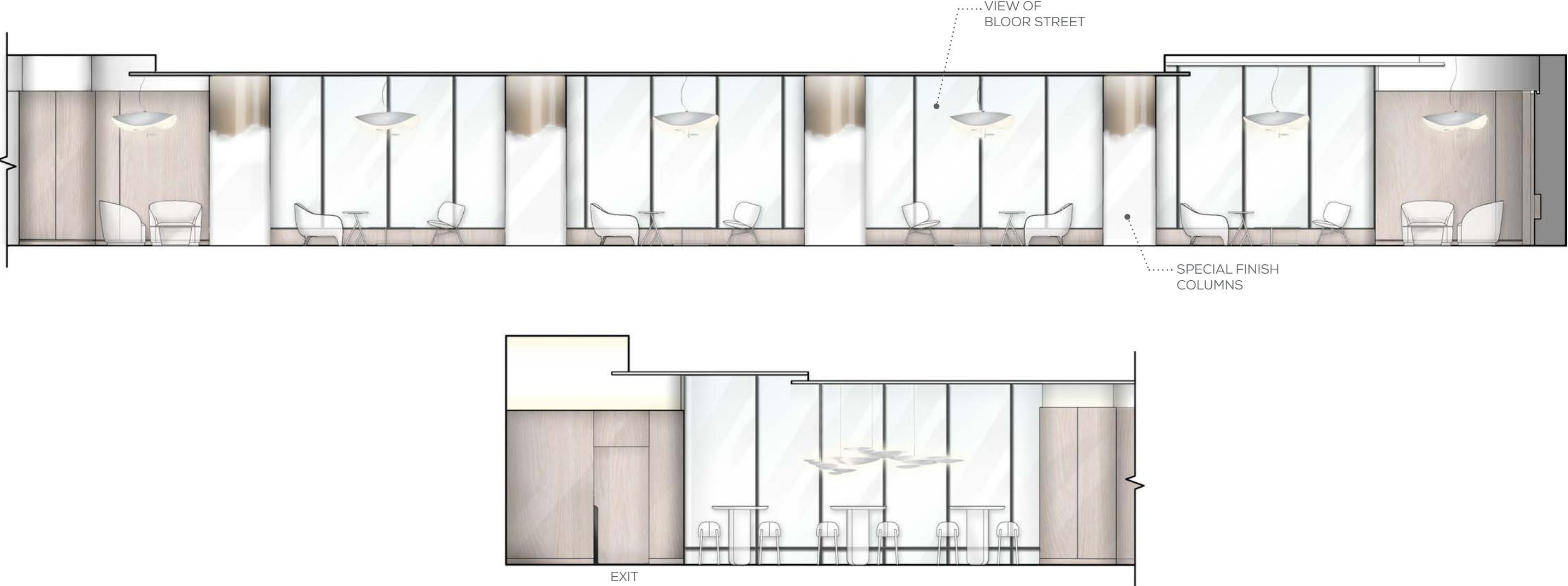




SECOND FLOOR AMENITIES / CANOPY CENTRAL FEATURE ELEVATIONS



SECOND FLOOR AMENITIES / CANOPY CENTRAL FEATURE ELEVATIONS







ELEGANCE



A QUIET  
CORNER



PRIVATE SPACES

INSPIRED BY NATURE





SECOND FLOOR AMENITIES / RETREAT FINISHES PALETTE



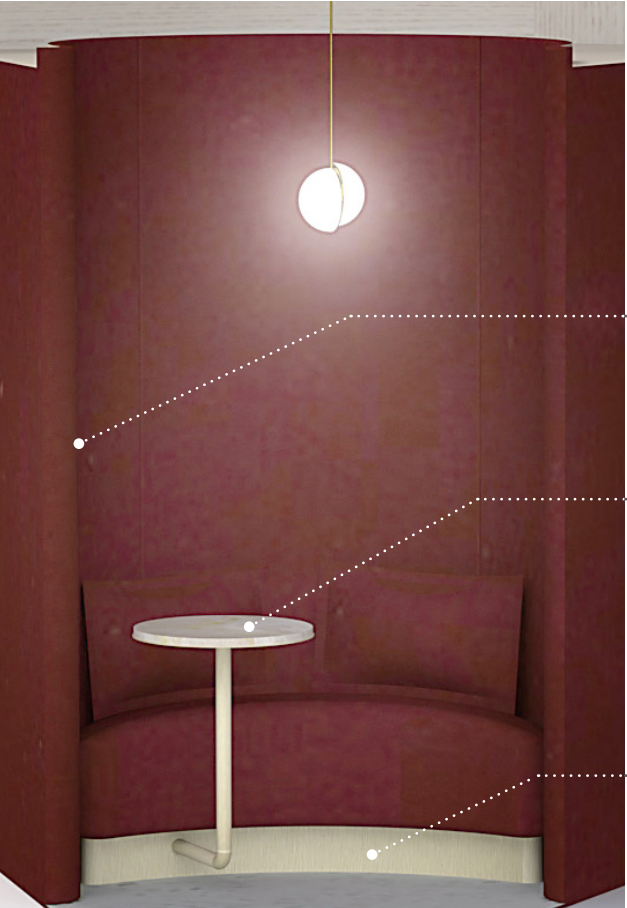
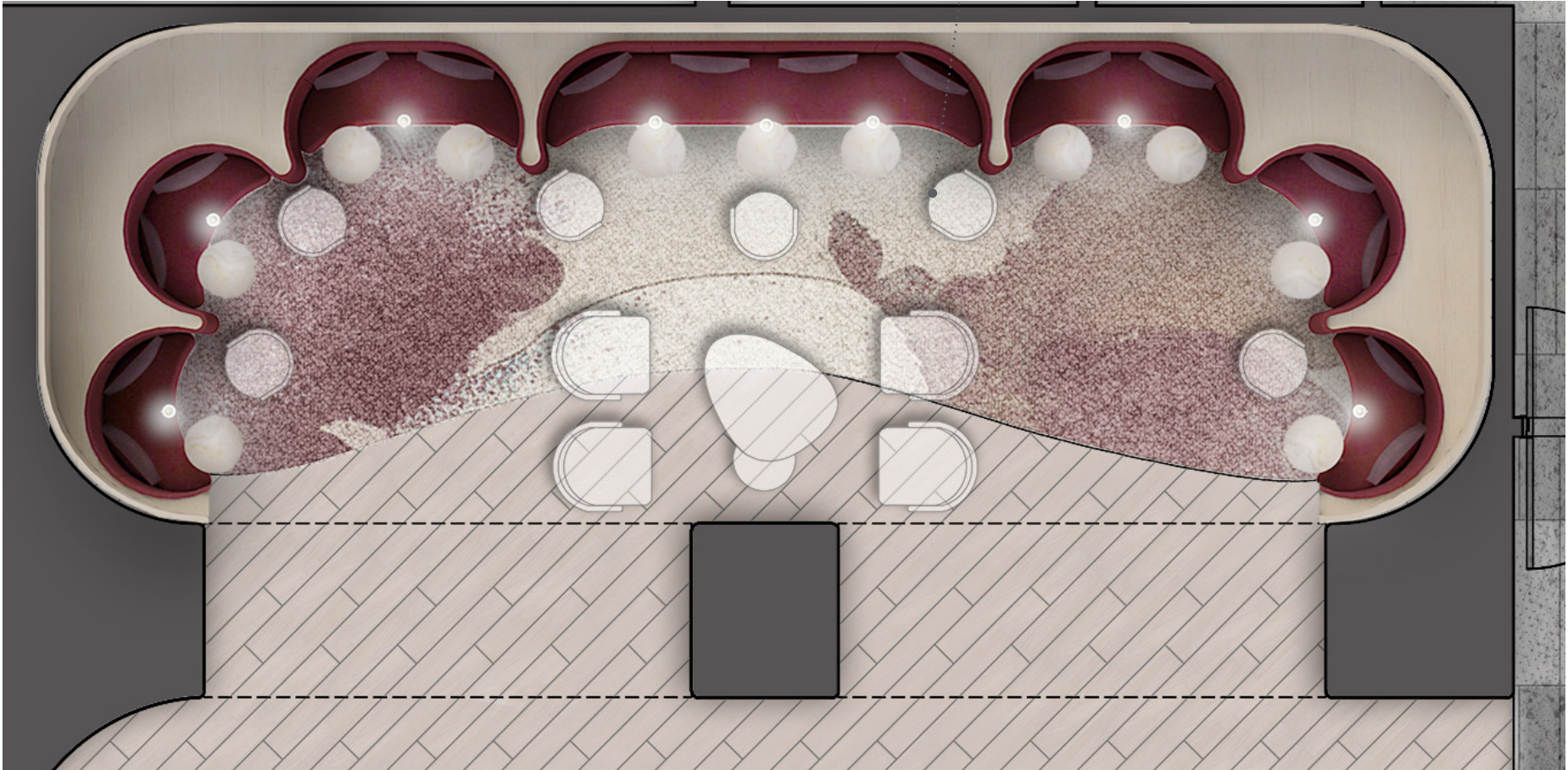


SECOND FLOOR AMENITIES / RETREAT FLOOR PLAN & ELEVATIONS



PRIVATE UPHOLSTERED ENCLAVES  
OF VARIOUS SIZES

CUSTOM INSET AREA RUG



INTEGRATED  
POWER IN WALL

SWIVEL SIDE  
TABLE WITH  
STONE TOP

METAL  
BASE

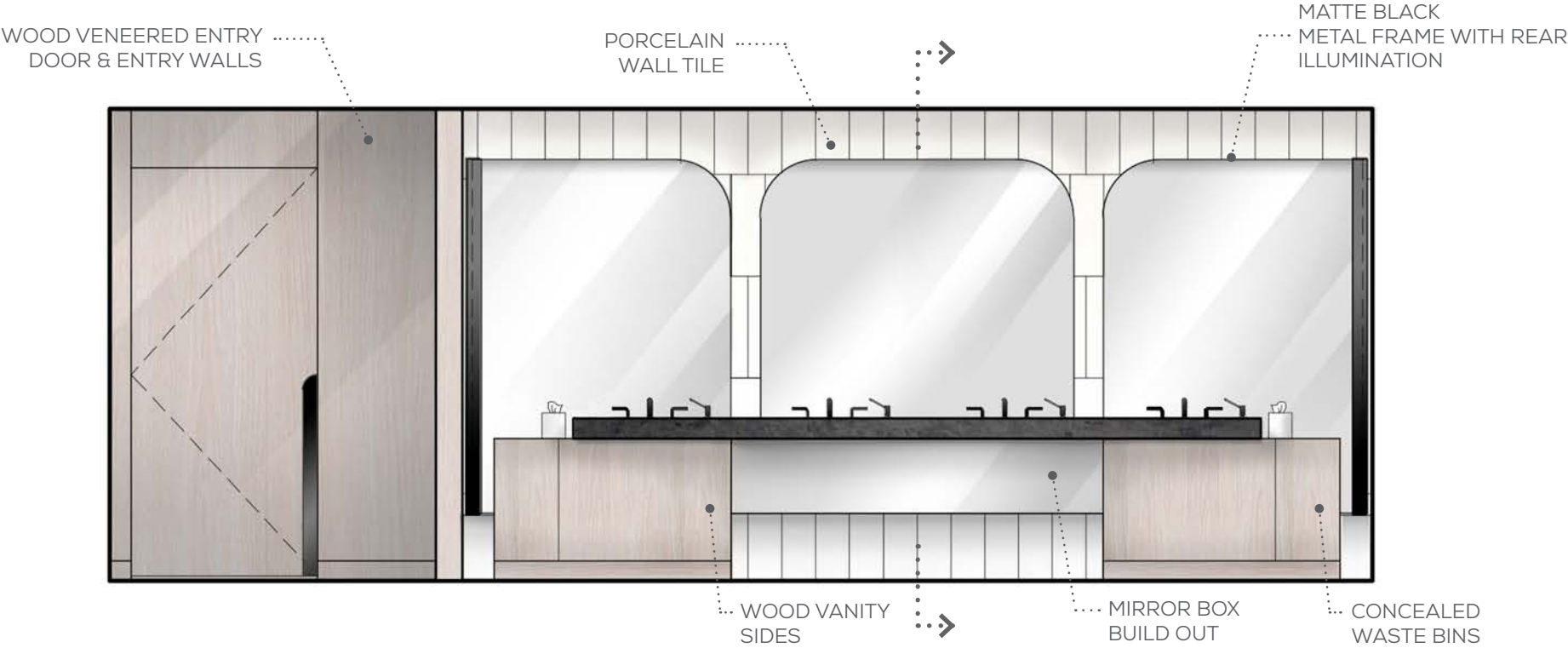




SECOND FLOOR AMENITIES / WASHROOMS FINISHES PALETTE



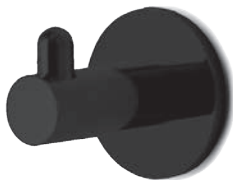
SECOND FLOOR AMENITIES / WASHROOMS FEATURE ELEVATIONS







FAUCET



HOOK



URINAL



UNDERCOUNTER SINK



FLOOR  
MOUNTED  
TOILET



AN ELEVATED WORKSPACE



MADE BY HAND



CLEAN LINES



FRAMED VISTAS



INTERACTIVE STORAGE





SWEEPING VIEWS

MINDFUL & APPROACHABLE



CALMING NEUTRALS

## THIRD FLOOR AMENITIES FINISHES PALETTE







LOUNGE CHAIRS



MEETING ROOM CHAIRS



MEETING ROOM TABLES



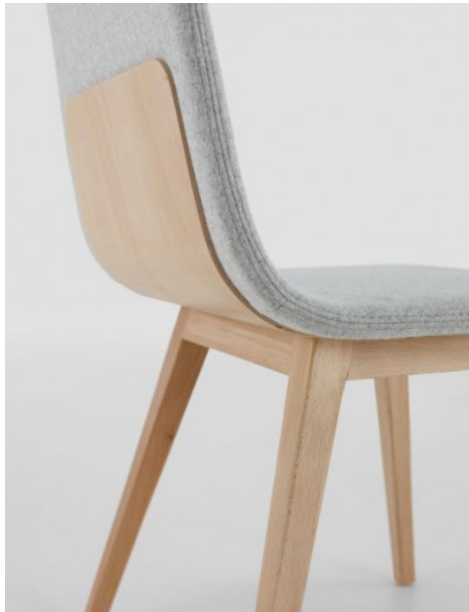
DECORATIVE PENDANTS



CREDENZA



DECORATIVE PENDANTS



DINING CHAIR



DINING HEIGHT TABLE



BAR STOOL

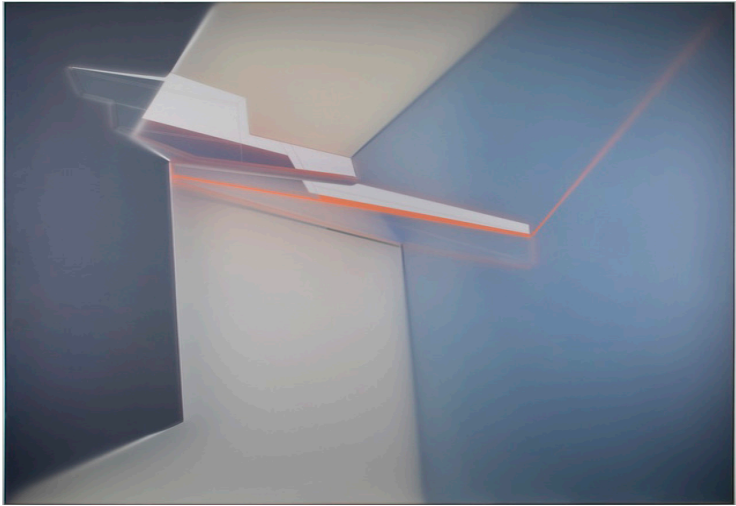
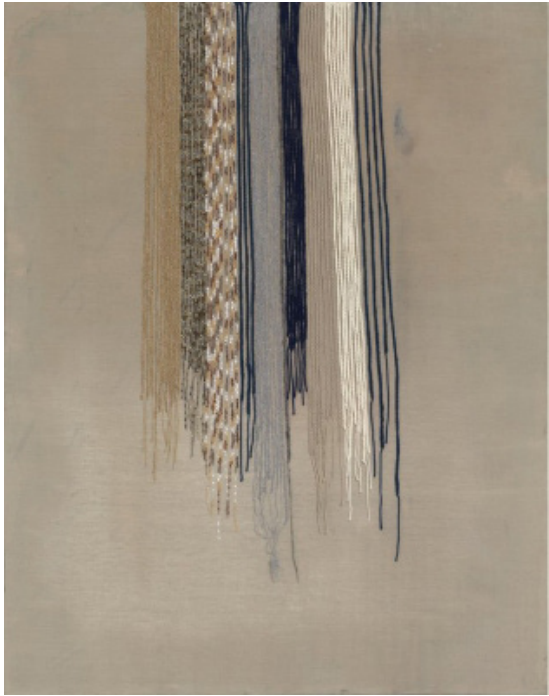
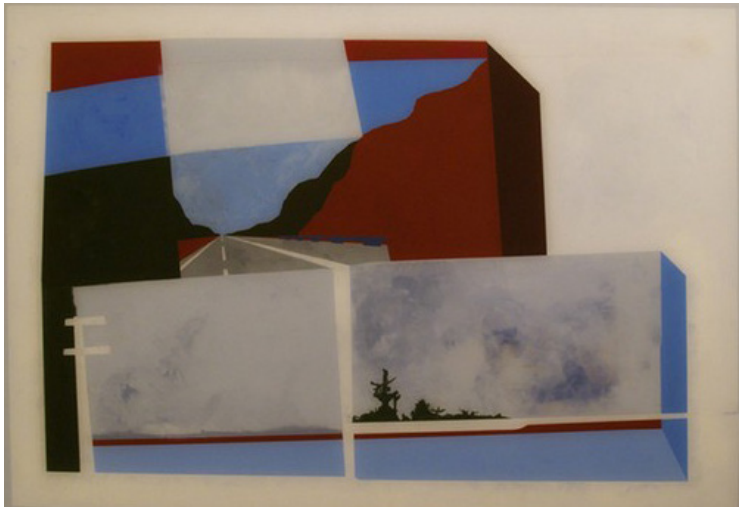
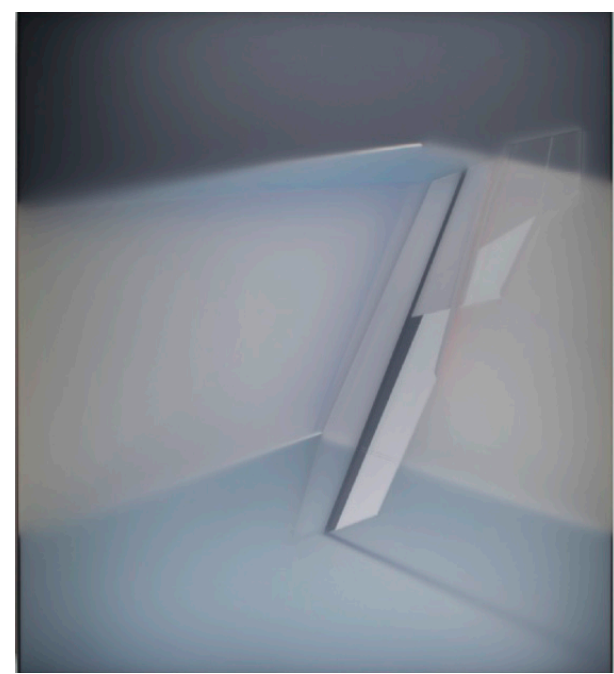


HIGH TOP TABLES





GEOMETRIC YET NATURAL



LAND & WATER



THIRD FLOOR AMENITIES FLOOR PLAN



SEAT COUNTS

MEETING ROOMS- 92 PPL

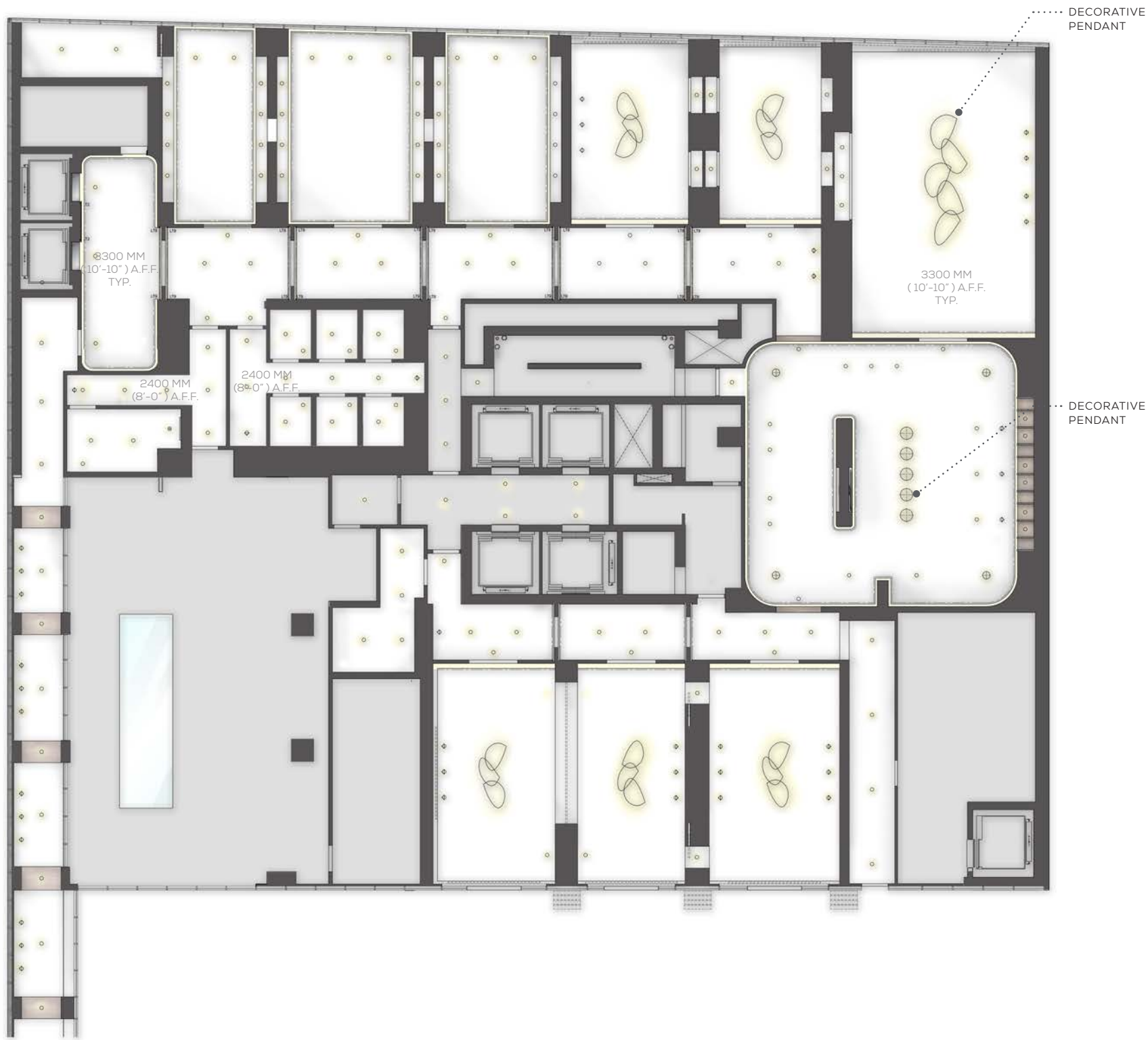
PANTRY SEATING - 38 PPL

TERRACE - 30 PPL

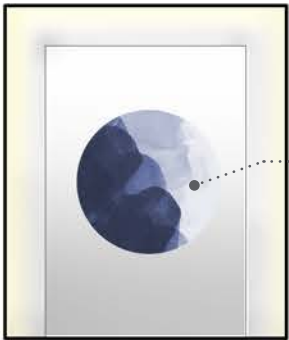
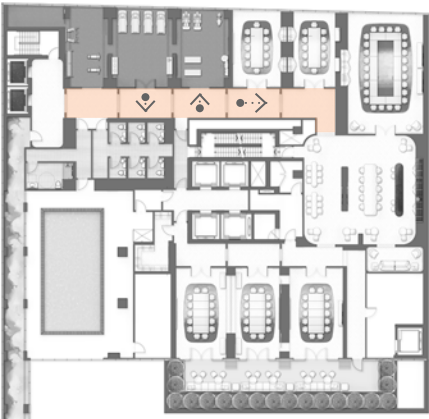




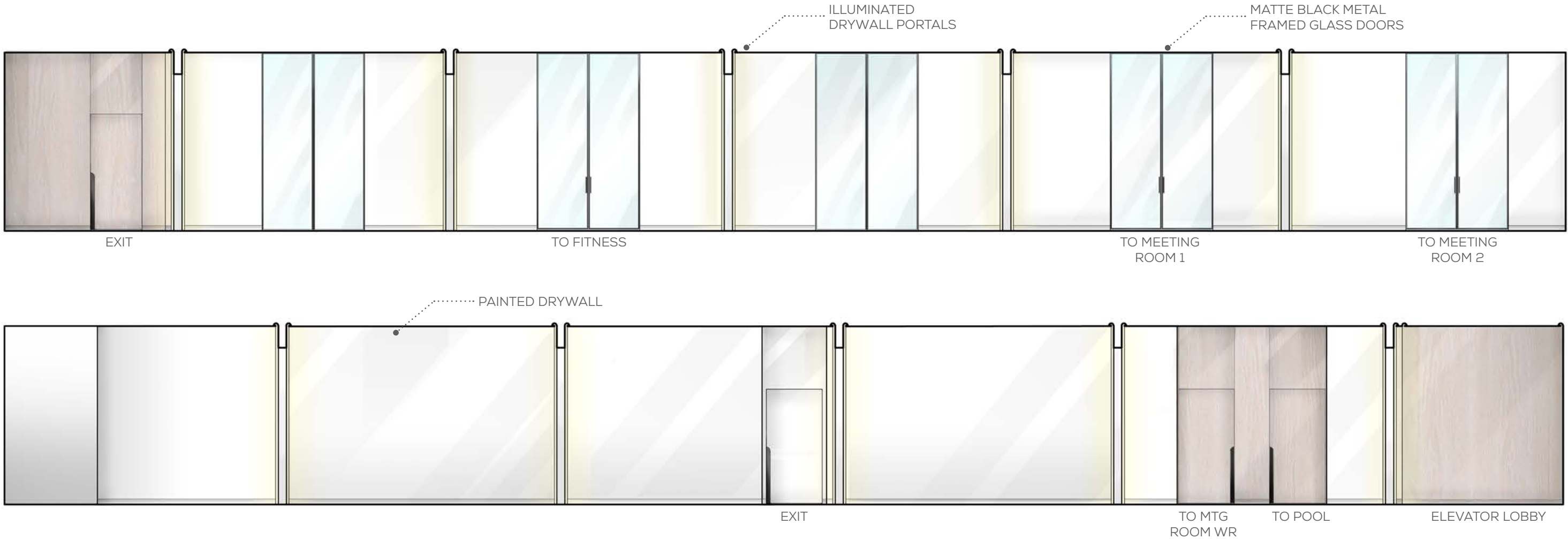
THIRD FLOOR AMENITIES REFLECTED CEILING PLAN



THIRD FLOOR AMENITIES / CORRIDOR FEATURE ELEVATIONS

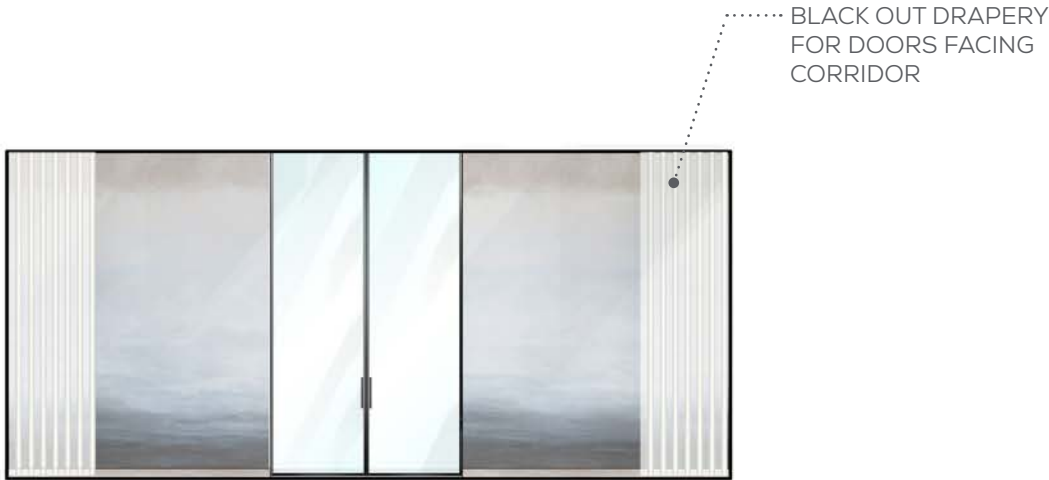
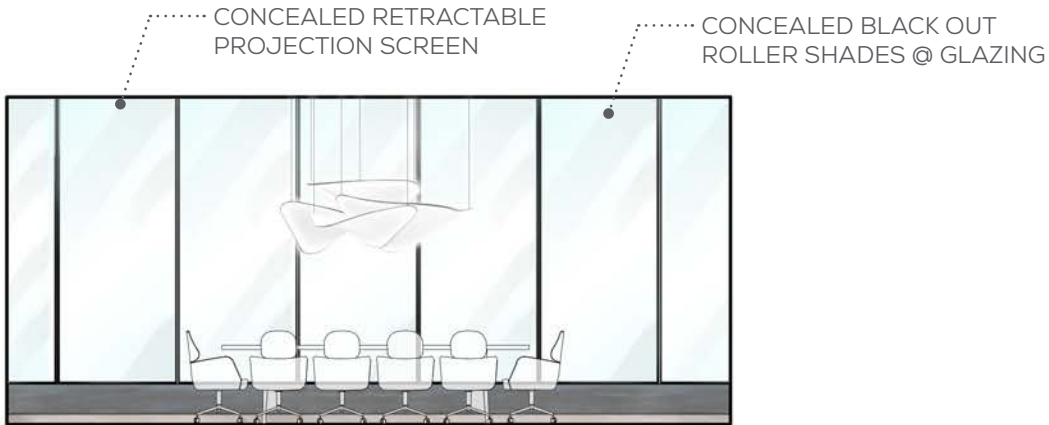
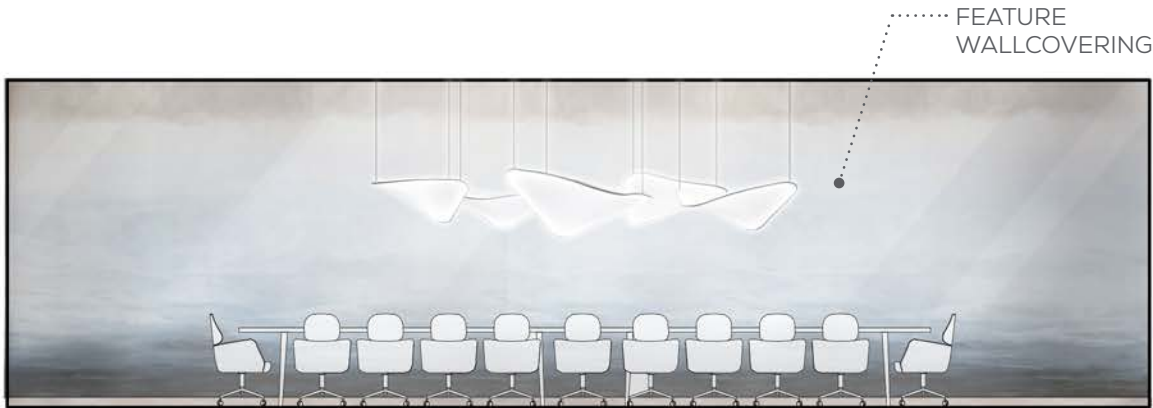
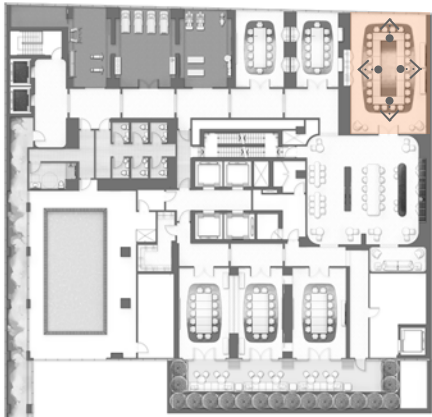


FEATURE ART





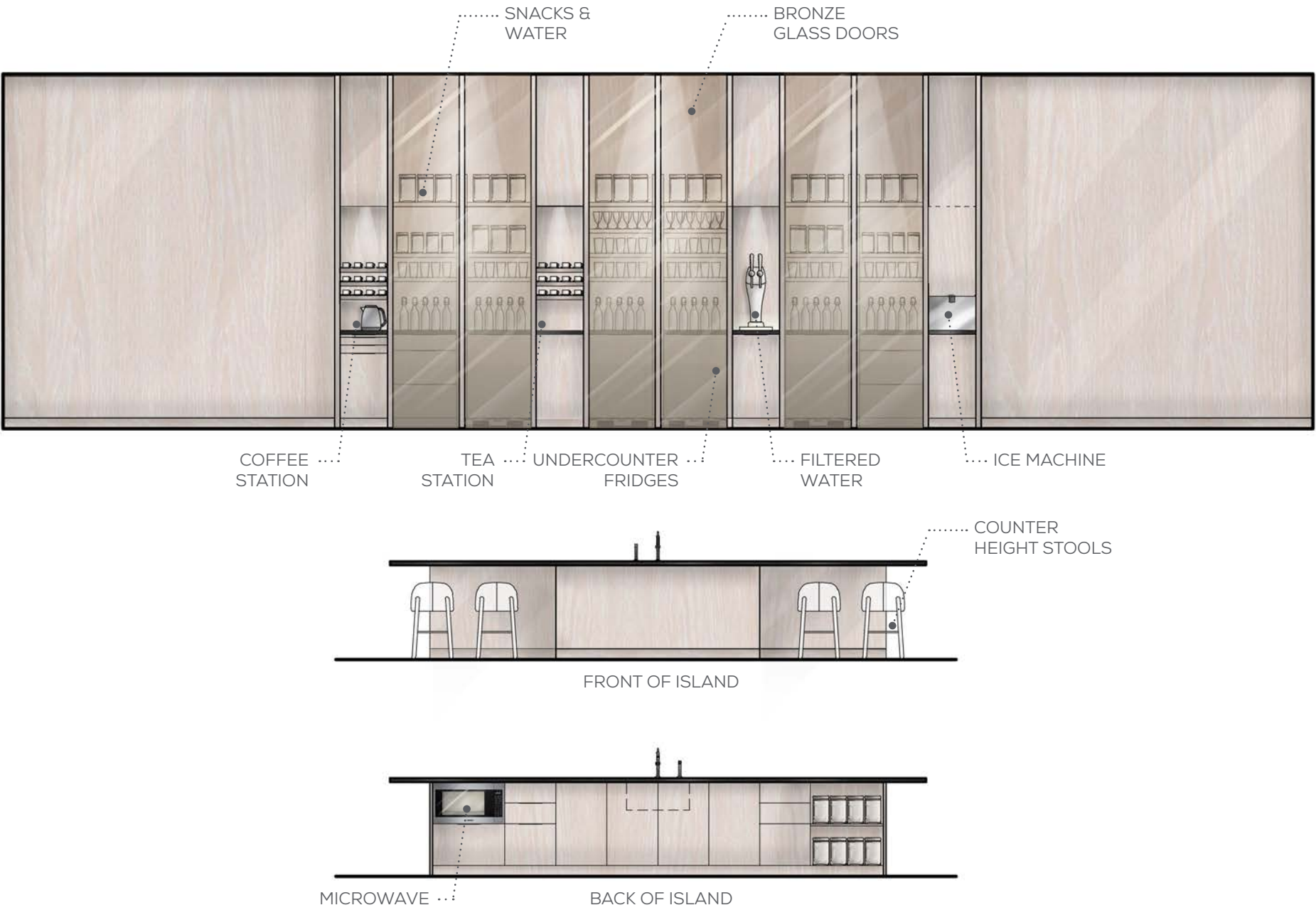
THIRD FLOOR AMENITIES / MEETING ROOMS FEATURE ELEVATIONS



TO PANTRY



THIRD FLOOR AMENITIES / PANTRY FEATURE ELEVATIONS





THIRD FLOOR AMENITIES / POOL PERSPECTIVE RENDERING \*Pool is shared with condominium. Included for reference only.



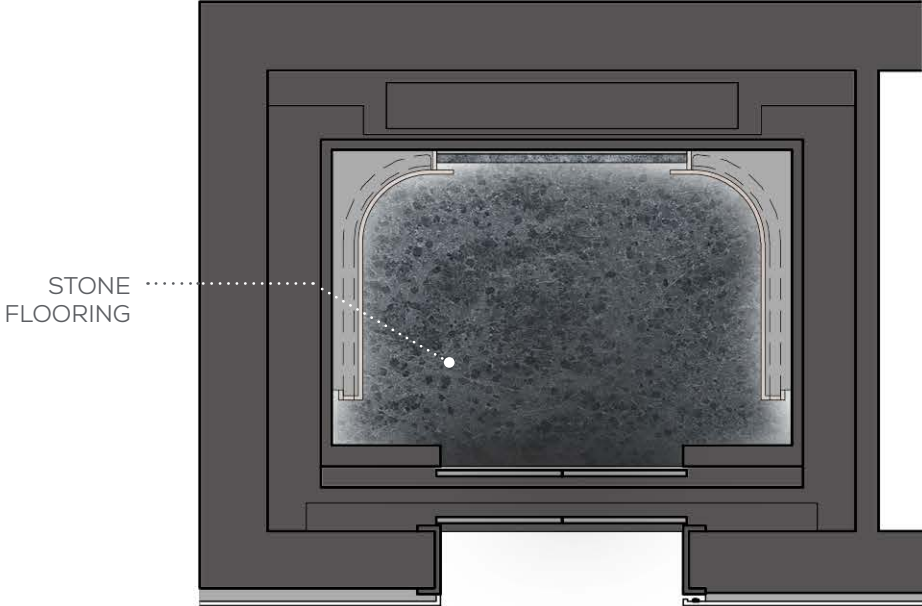
# HOTEL CORRIDORS

ELEVATOR CAB  
TYPICAL ELEVATOR LOBBY  
TYPICAL CORRIDOR

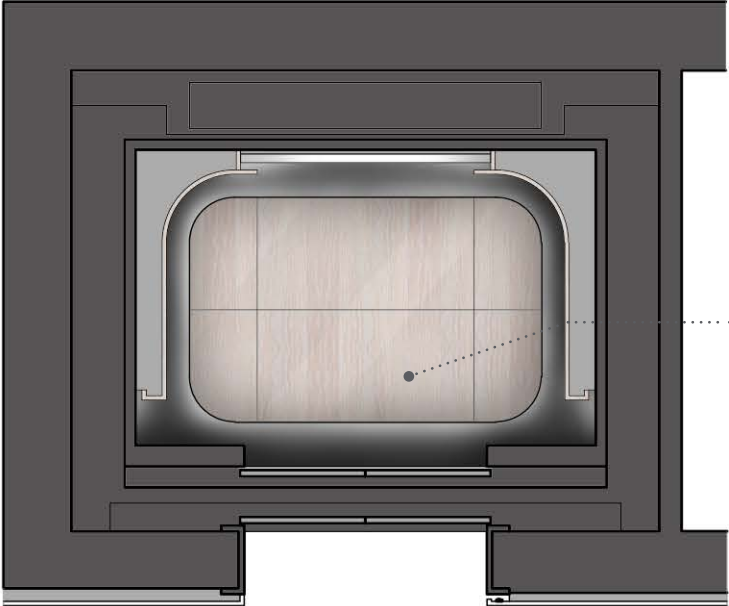


TYPICAL ELEVATOR LOBBY FINISHES PALETTE





FLOOR PLAN



RCP



LEATHERED  
FEATURE  
STONE



WOOD PANEL  
WITH COVE  
LIGHT

LIT  
RECESSED  
HANDRAIL

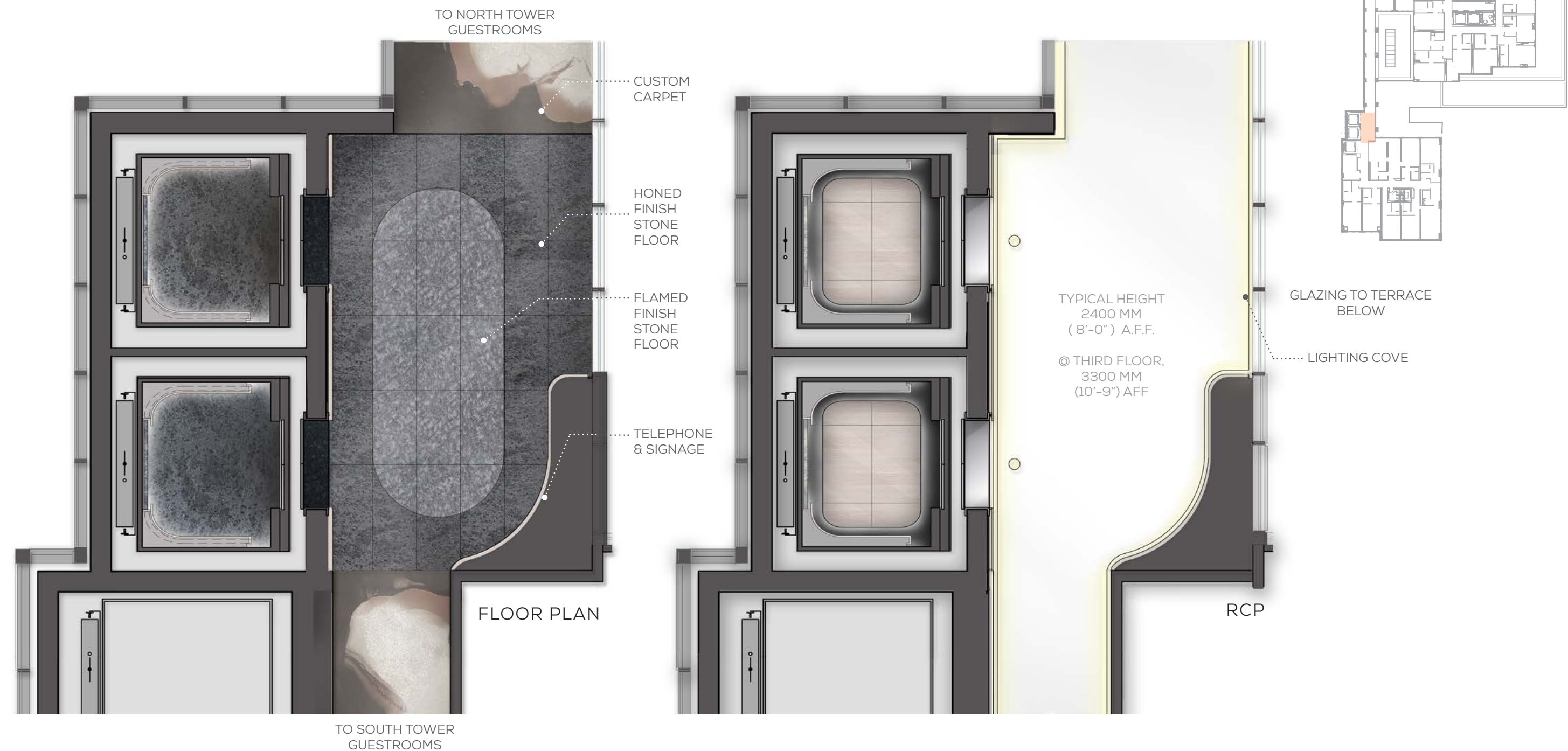


MATTE BLACK  
METAL





TYPICAL ELEVATOR LOBBY FLOOR PLAN & REFLECTED CEILING PLAN



TYPICAL ELEVATOR LOBBY FEATURE ELEVATION





CLASSIC LINES



WOOD WITH CHARACTER



NOSTALGIC DETAILS



WARM AUTUMNAL HUES

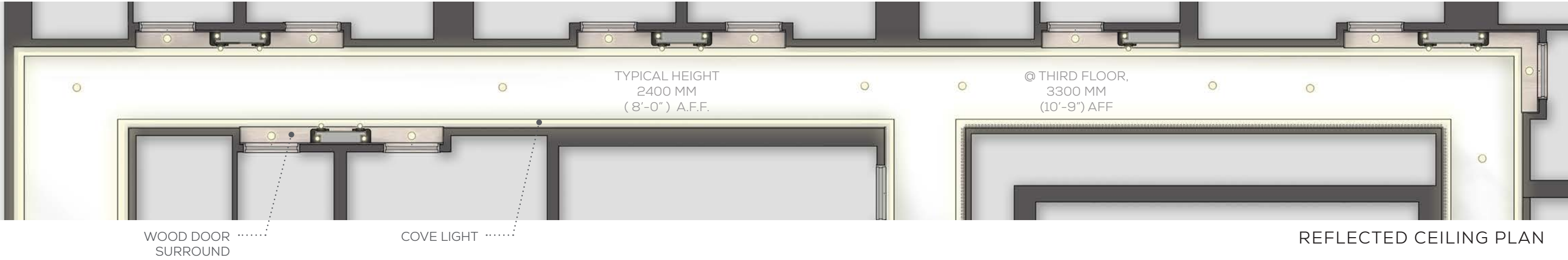
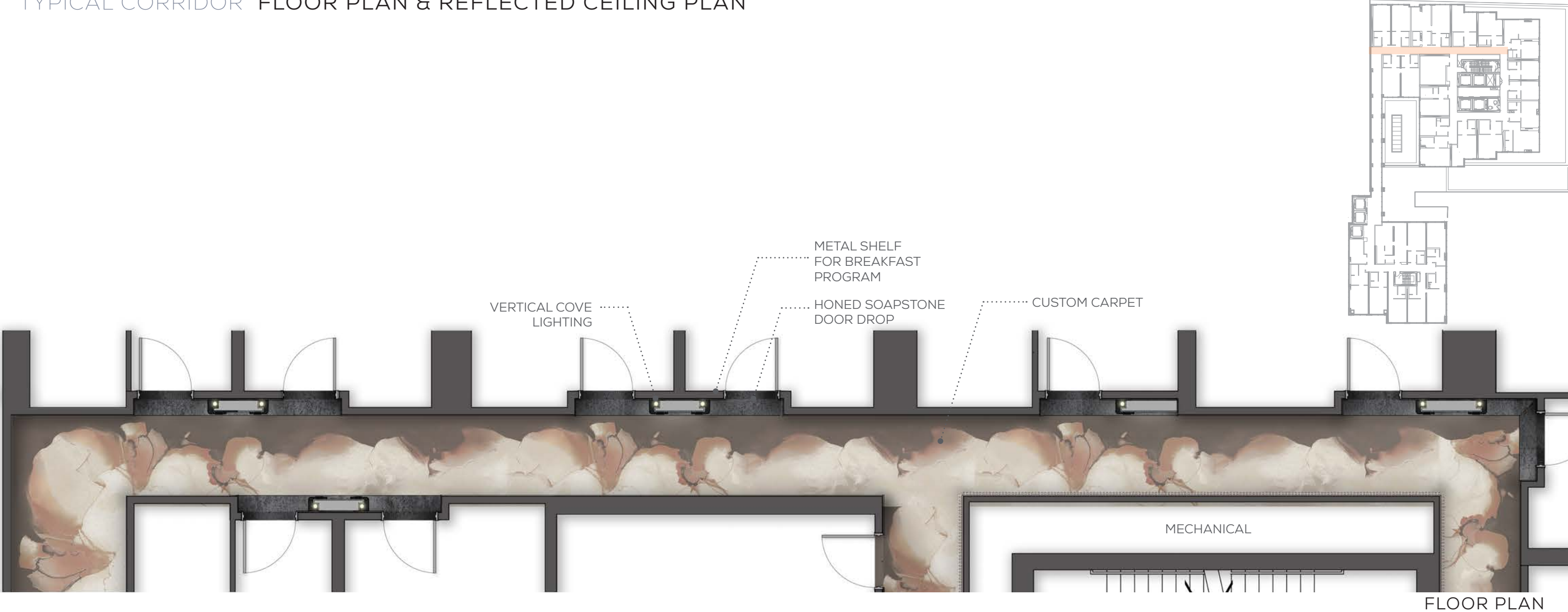


TYPICAL CORRIDOR FINISHES PALETTE

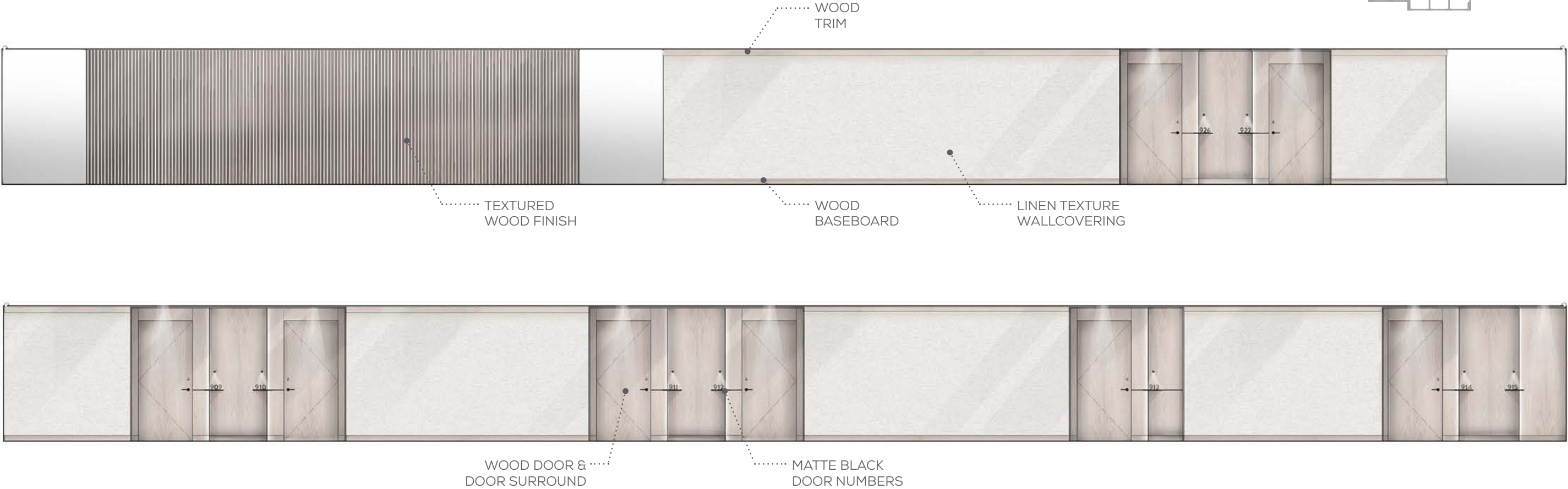




TYPICAL CORRIDOR FLOOR PLAN & REFLECTED CEILING PLAN

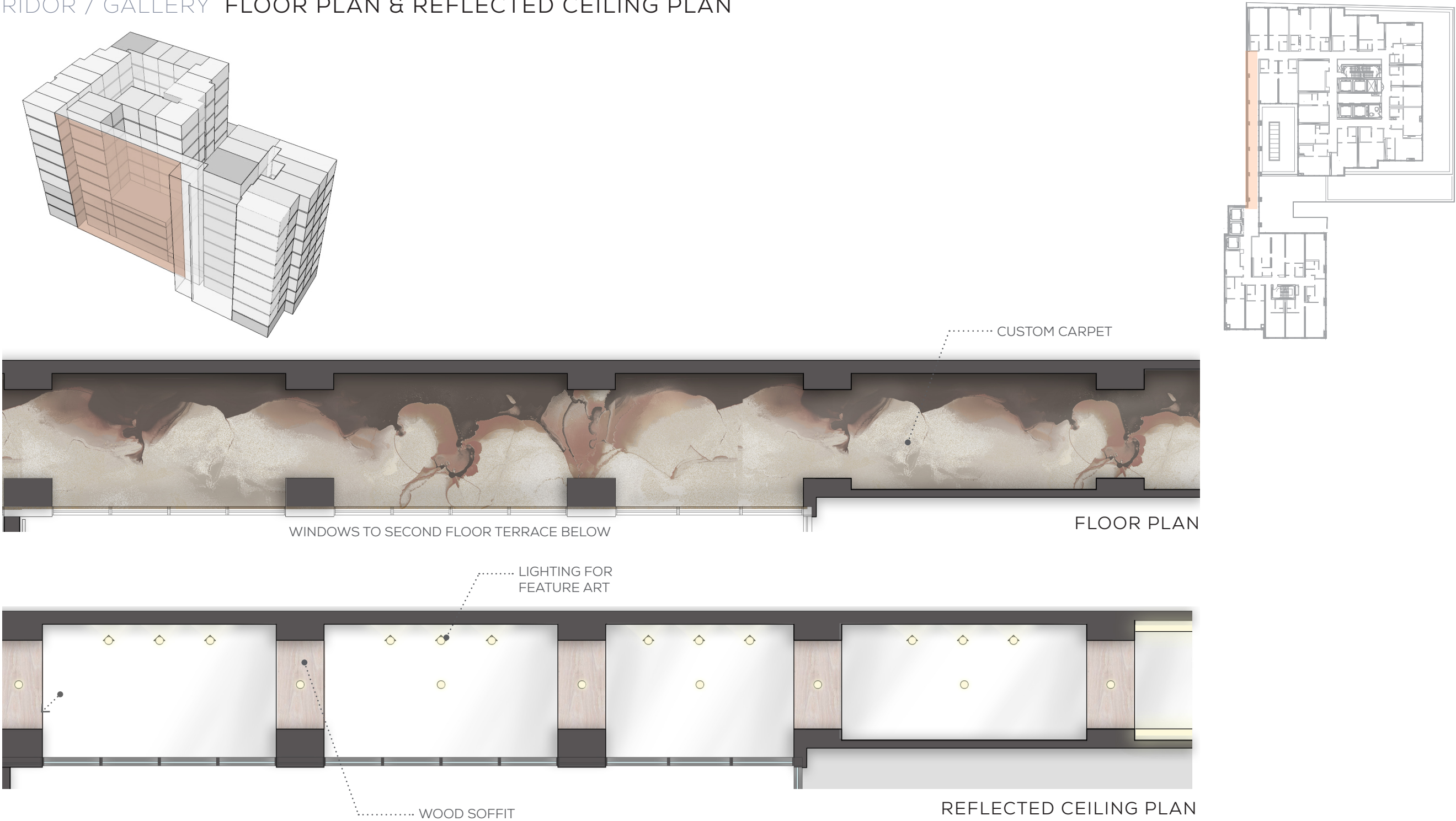


TYPICAL CORRIDOR FEATURE ELEVATIONS

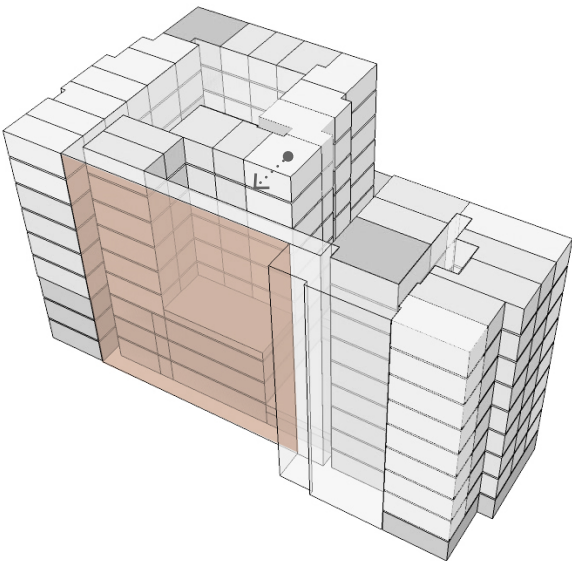
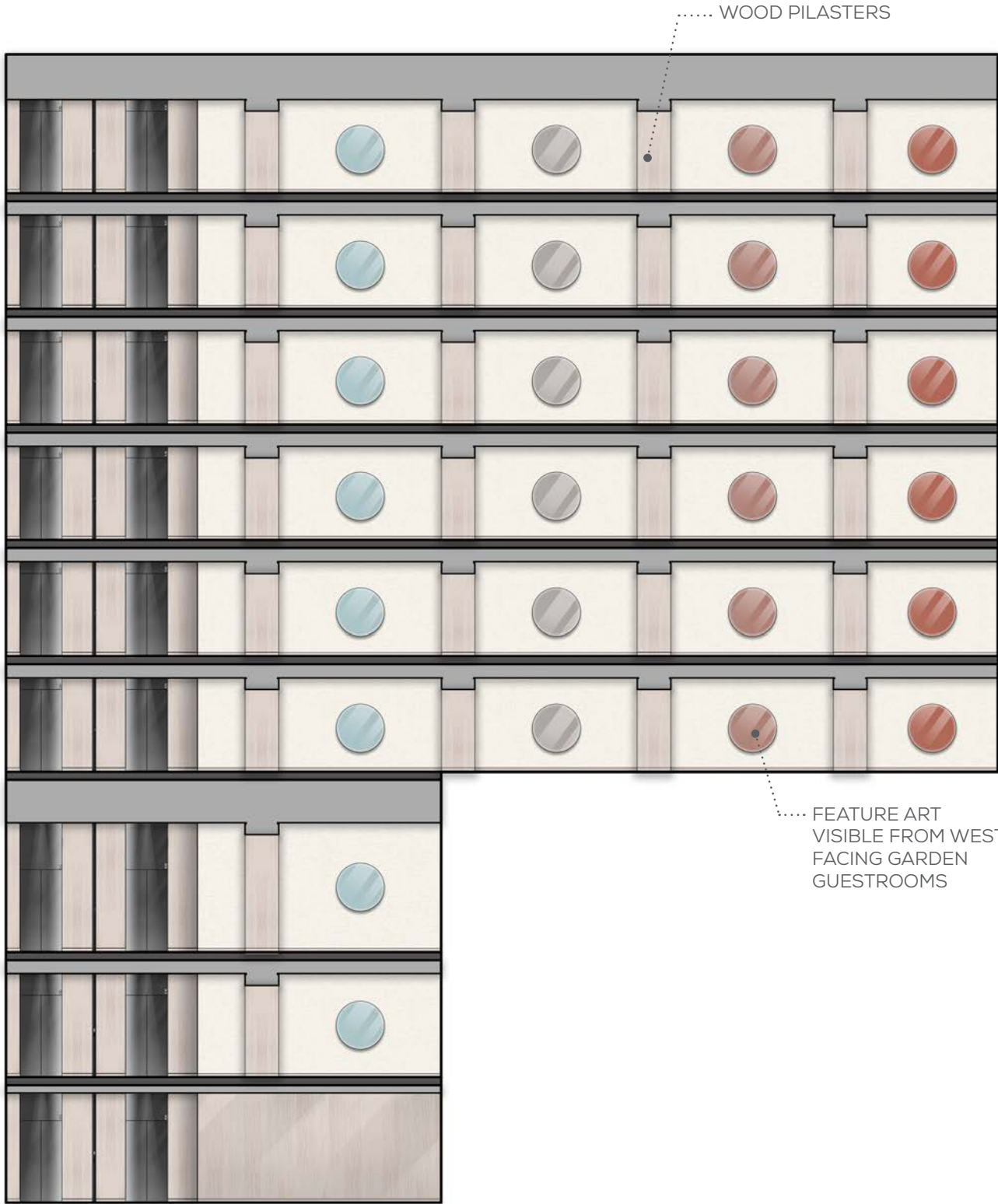




TYPICAL CORRIDOR / GALLERY FLOOR PLAN & REFLECTED CEILING PLAN



TYPICAL CORRIDOR / GALLERY SECTION ELEVATION





TYPICAL CORRIDOR / CORRIDOR PANTRY ELEVATIONS



TYPICAL CORRIDOR PERSPECTIVE RENDERING





# THE JUST RIGHT ROOM

TYPICAL STANDARD KING GUESTROOM

HOME AWAY FROM HOME



RETAIL INSPIRED FIXTURES



NATURAL TEXTURES





ARTFULLY LIVED IN



CANOPY INSPIRATION

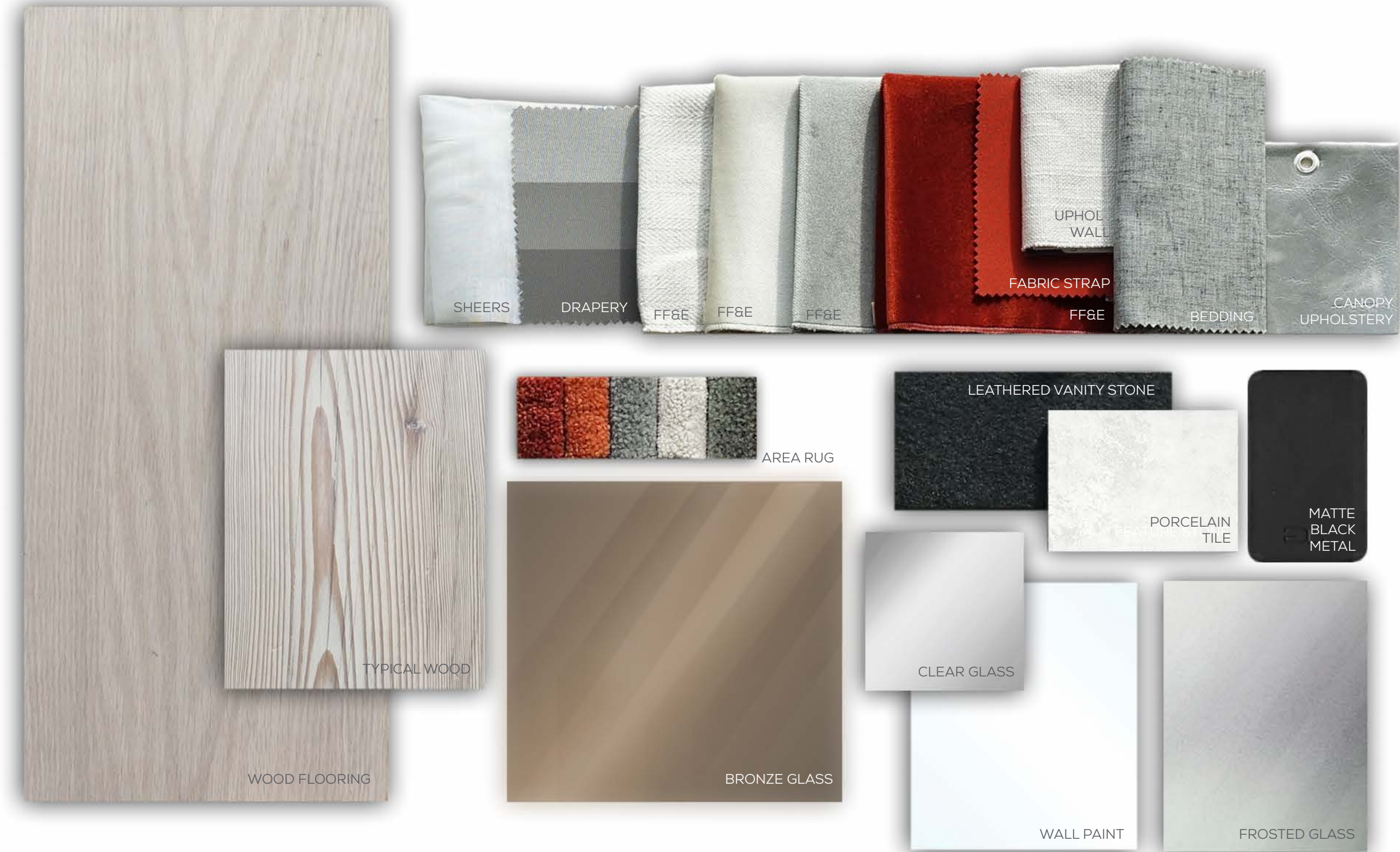
LIGHT & SOFT



THOUGHTFUL DETAILS



THE JUST RIGHT ROOM FINISHES PALETTE





THE JUST RIGHT ROOM FF&E - CLOSET



CLOSED POSITION



OPENED POSITION



ISOMETRIC VIEW

THE JUST RIGHT ROOM FF&E - BED

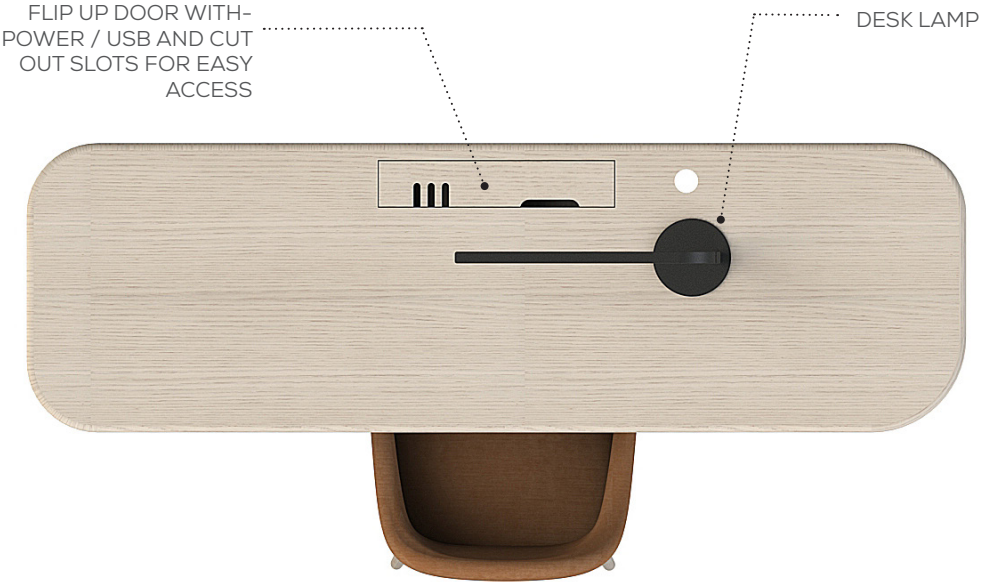




THE JUST RIGHT ROOM FF&E - DESK



DESK FRONT ELEVATION



DESK ASSEMBLY PLAN



DESK CHAIR



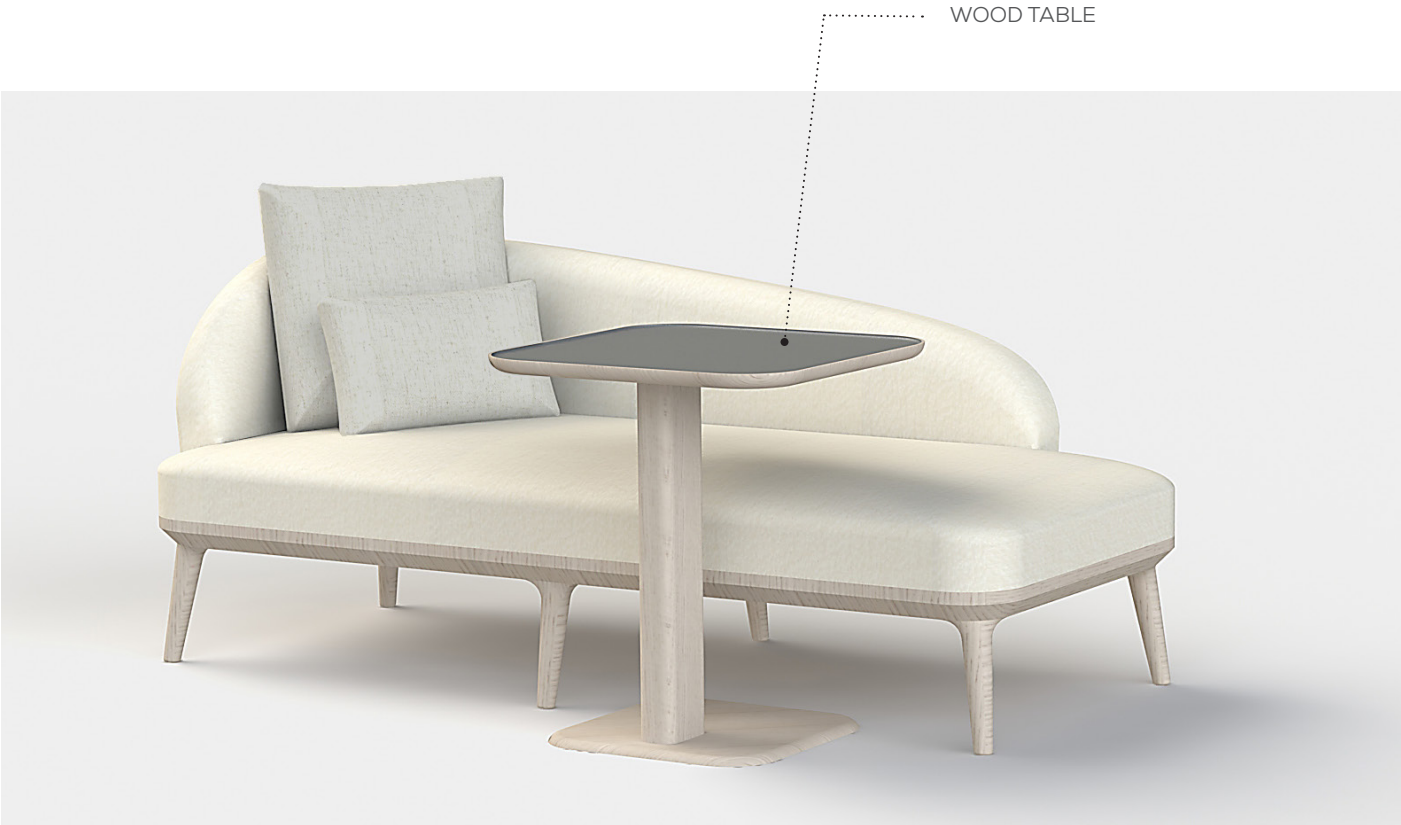
OTTOMAN



DESK ASSEMBLY FRONT ELEVATION



CHAISE FRONT ELEVATION



CHAISE ISOMETRIC VIEW



A COLLECTION FROM NATURE



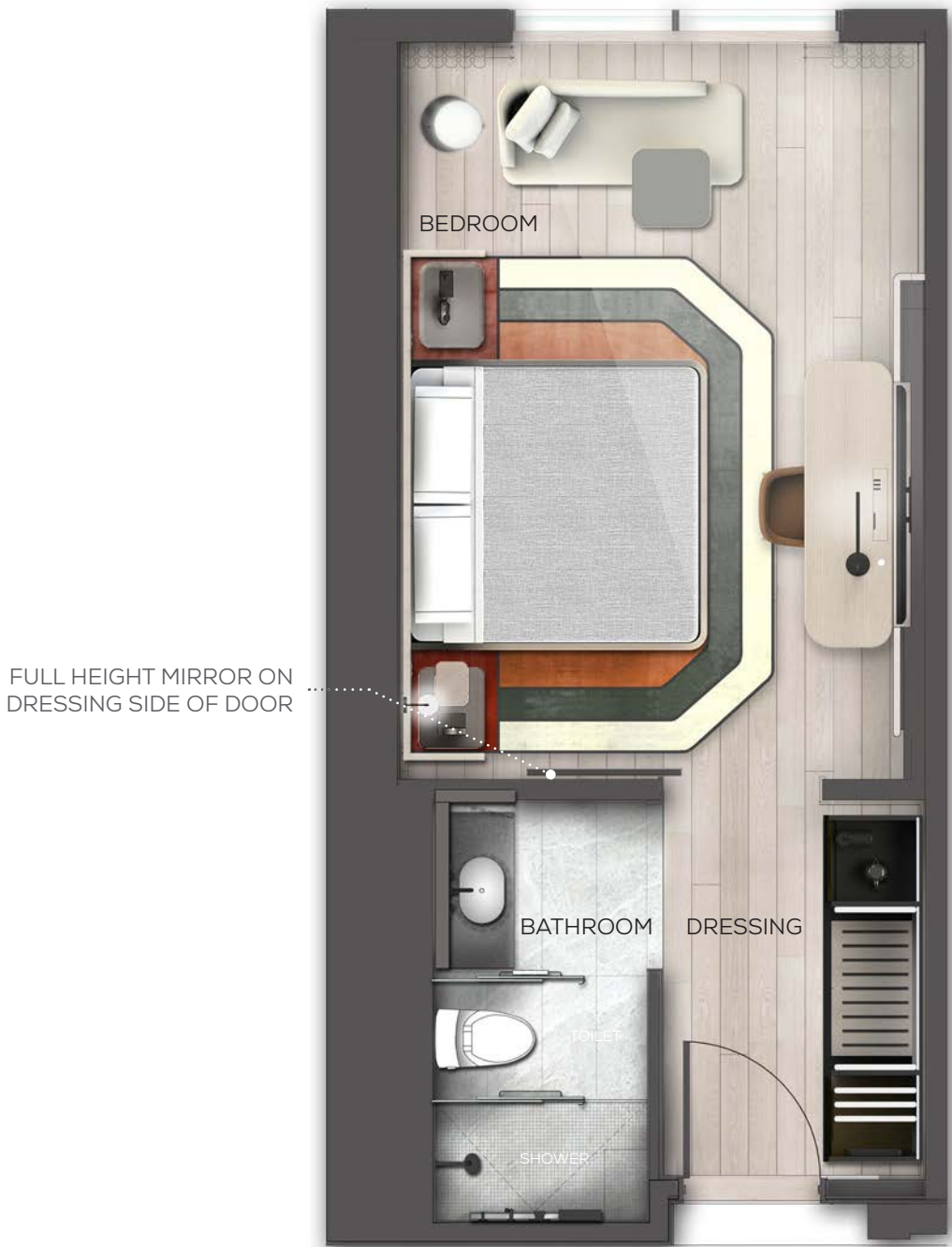
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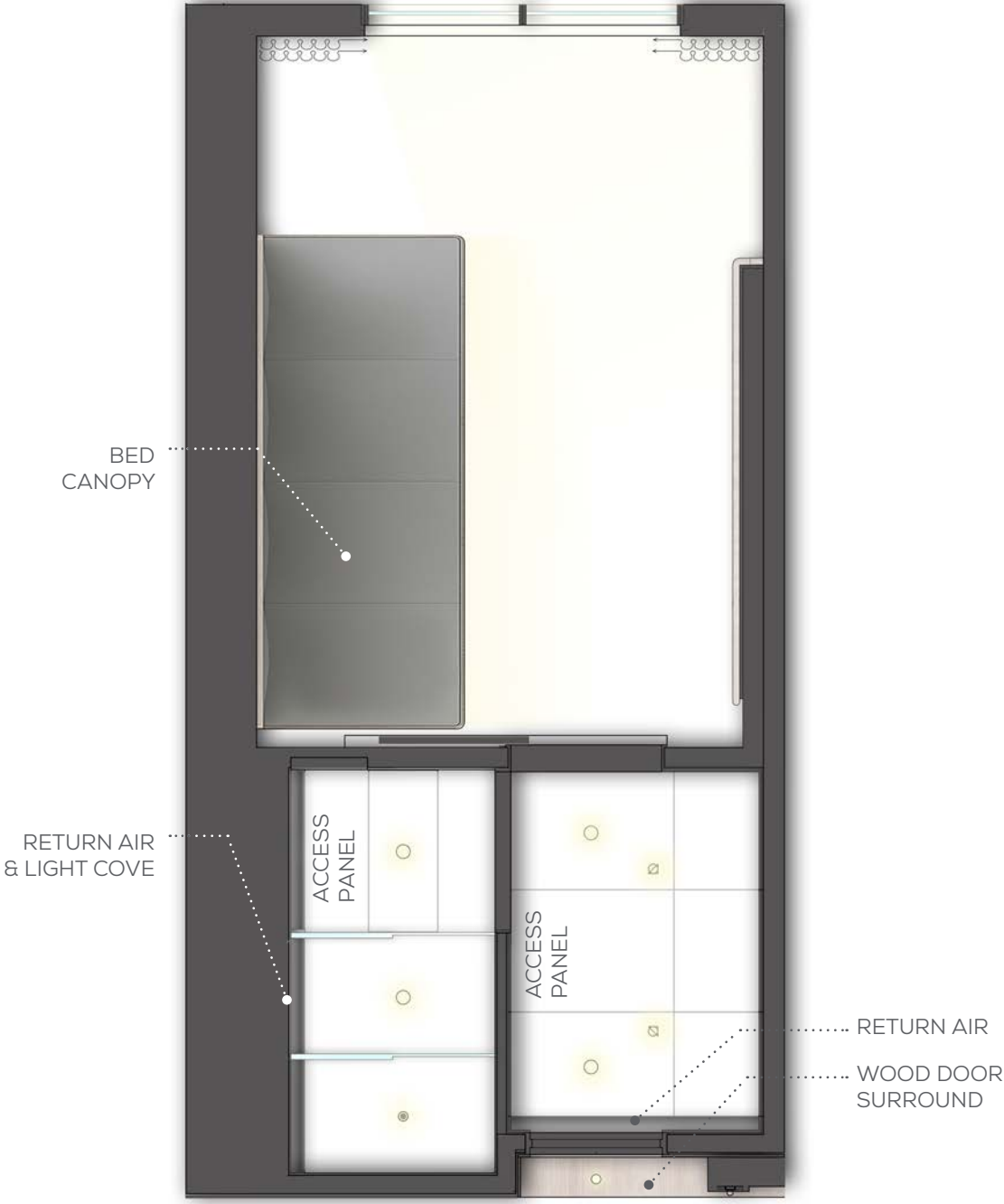
OUR NORTHERN LANDSCAPE



THE JUST RIGHT ROOM FLOOR PLAN & REFLECTED CEILING PLAN



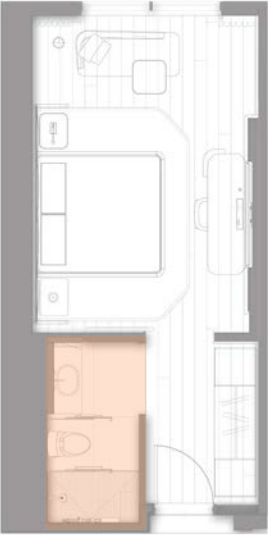
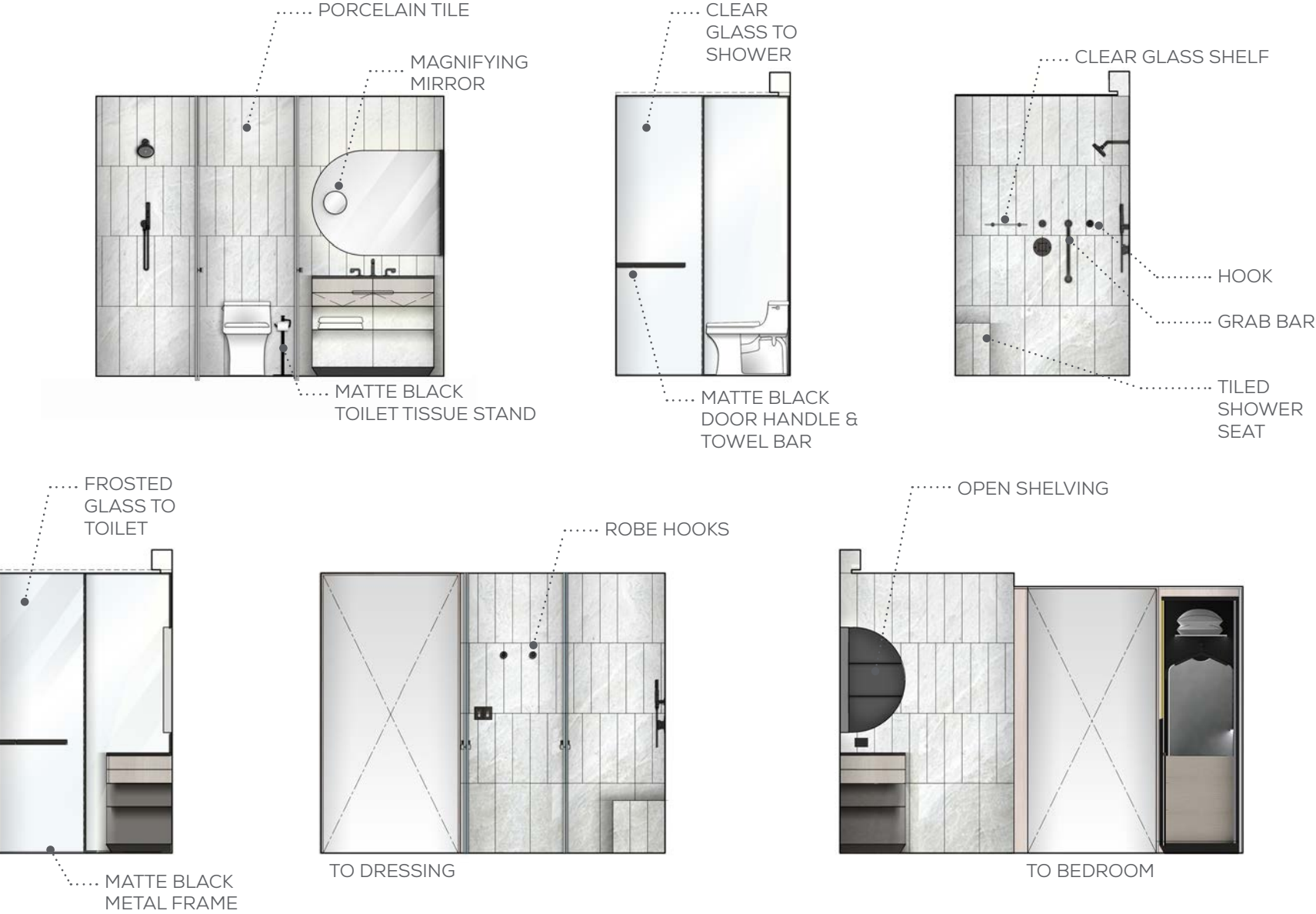
FLOOR PLAN



REFLECTED CEILING PLAN









DECK MOUNTED FAUCET



UNDER MOUNT SINK



FLOOR  
MOUNTED  
TOILET



WALL  
HOOK



SHOWER  
DIVERTER



FREE STANDING  
TOILET TISSUE STAND



SHOWER  
HEAD



VALVE



HAND  
SHOWER



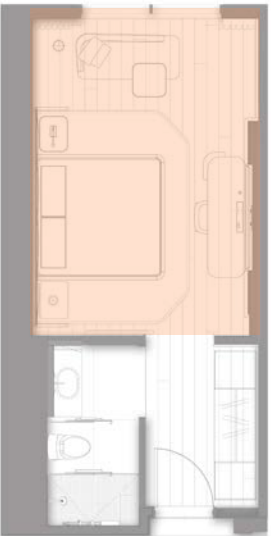
GRAB  
BAR







THE JUST RIGHT ROOM BEDROOM ELEVATIONS







THANK YOU!



# APPENDIX

PUBLIC SPACE AREA PROGRAM  
GUESTROOM AREA PROGRAM  
HOTEL STACKING DIAGRAM

PUBLIC SPACE AREA PROGRAM

	AREA HILTON	AREA AOR	AREA STUDIO MUNGE
GROUND FLOOR	F1 AREA TOTAL: 680 SF	F1 AREA TOTAL: 3785 SF	F1 AREA TOTAL: 3624 SF
NORTH HOTEL LOBBY VESTIBULE/ENTRY	180 SF / 26 %	125 SF / 3 %	125 SF / 3 %
SOUTH HOTEL LOBBY VESTIBULE/ENTRY	180 SF / 26 %	100 SF / 3 %	100 SF / 2 %
NORTH HOTEL ELEVATOR LOBBY	160 SF / 24 %	2138 SF / 56 %	710SF / 20 %
TENANT	-	-	1065 SF / 31 %
SOUTH HOTEL ELEVATOR LOBBY	160 SF / 24 %	1238 SF / 33 %	1166 SF / 33 %
BACK OF HOUSE	-	184 SF / 5 %	458 SF / 13 %
SECOND FLOOR AREAS	F2 AREA TOTAL: 7,525 SF	F2 AREA TOTAL: 12,781 SF	F2 AREA TOTAL: 13,602 SF
ELEVATOR LOBBY, 2 ELEVATORS	160 SF / 2 %	211 SF / 2 %	248 SF / 2 %
RECEPTION/RETAIL	300 SF / 4 %	873 SF / 7 %	651 SF / 5 %
TRANSFER LOUNGE + SEATING	450 SF / 5 %	265 SF / 2 %	1475 SF / 11 %
CAFE/BAR	2000 SF / 26 %	4020 SF / 31 %	4535 SF / 33 %
SOCIAL SEATING	910 SF / 11 %	* PART OF CANOPY CENTRAL	* PART OF CANOPY CENTRAL
RETREAT	500 SF / 6 %	850 SF / 7 %	678 SF / 5 %
GARDEN	600 SF	1238 SF	1238 SF
BUSINESS ZONE	120 SF / 2 %	-	*PART OF TRANSFER LOUNGE
MEETING ROOM	-	-	660SF / 5 %
PUBLIC WASHROOMS	440 SF / 5 %	818 SF / 6 %	716 SF / 6 %
STAFF WASHROOMS	-	118 SF / 2 %	82 SF / 1 %
KITCHEN	1920 SF / 25 %	1938 SF / 15 %	1480 SF / 11 %
LUGGAGE ROOM	200 SF / 3 %	100 SF / 1 %	178 SF / 1 %
JANITOR'S CLOSET	35 SF / 1 %	111 SF / 1 %	38 SF / 1 %
STORAGE	-	183 SF / 1 %	-
MECHANICAL	-	-	422 SQ. FT / 3%
BACK OF HOUSE OFFICES:	490 SF TOTAL / 6 %	1238 SF TOTAL / 10 %	598 SF TOTAL / 4 %
GENERAL MANAGER'S OFFICE	80 SF	-	105 SF
ASSISTANT GM/ FRONT DESK MANAGER	80 SF	-	105 SF
SALES OFFICE	80 SF	-	80 SF
CASHIER	100 SF	-	-
COUNT ROOM	50 SF	-	67 SF
DIRECTOR OF SALES	100 SF	-	103 SF
CIRCULATION	354 SF / 4 %	2056 SF / 16 %	1830 SF / 13 %





PUBLIC SPACE AREA PROGRAM

	AREA HILTON	AREA AOR	AREA STUDIO MUNGE
THIRD FLOOR AREAS	F3 AREA TOTAL: 8745 SF	F3 AREA TOTAL: 11, 792 SF	F3 AREA TOTAL: 11,100 SF
ELEVATOR LOBBY, 2 ELEVATORS	160 SF / 2 %	282 SF / 2 %	340 SF / 3 %
POOL SURFACE	900 SF / 10 %	661 SF / 6 %	592 SF / 5 %
POOL DECK	750 SF / 9 %	1164 SF / 10 %	1239 SF / 10 %
POOL EQUIPMENT ROOM	180 SF / 2 %	337 SF / 3 %	297 SF / 2 %
FITNESS CENTRE	690 SF / 8 %	1420 SF / 12 %	1284 SF / 13 %
PRE-FUNCTION SPACE	1300 SF / 15 %	1188 SF / 10 %	*PART OF PANTRY
MEETING ROOMS	3705 SF / 42 %	3513 SF / 30 %	3010 SF / 27 % + SECOND FLOOR
PANTRY	210 SF / 2 %	-	1354 SF / 12 %
MEETING ROOM TERRACE	-	952 SF	952 SF
STORAGE	210 SF / 2 %	248 SF / 2 %	108 SF / 1 %
COATS	-	173 SF / 1 %	141 SF / 1 %
POOL CHANGEROOM	640 SF / 8 %	1046 SF / 9 %	110 SF / 8 %
BACK OF HOUSE	-	635 SF / 5 %	376 SF / 4 %
MEETING ROOM WASHROOMS	-	-	218 SF / 2%
CIRCULATION	-	1125 SF / 10 %	2030 SF / 19 %



PUBLIC SPACE AREA PROGRAM

	AREA HILTON	AREA AOR	AREA STUDIO MUNGE
P1 AREAS	P1 AREA TOTAL: 4285 SF	F3 AREA TOTAL: 8090 SF	F3 AREA TOTAL: 6314 SF
ELEVATOR LOBBY, 2 ELEVATORS	160 SF / 4 %	326 SF / 4 %	263 SF / 4%
F&B DIRECTOR	90 SF / 2 %	100 SF / 1 %	90 SF / 1%
F&B ADMIN	70 SF /2 %	156 SF / 2 %	71 SF / 1%
DIRECTOR OF HOUSE KEEPING	-	119 SF / 1 %	122 SF / 2%
ASSIST. DIR. OF HOUSE KEEPING	-	104 SF / 1 %	72 SF / 1%
STAFF DINING	-	500 SF / 6 %	700 SF / 11%
LAUNDRY	975 SF / 22 %	415 SF / 5 %	994 SF / 16%
UNIFORM COUNTER	-	160 SF / 2 %	89 SF / 1%
JANITOR'S CLOSET	-	43 SF / 1 %	45 SF / 1%
STORAGE ROOM	1000 SF / 23 %	480 SF / 6 %	65 SF / 1%
TRAINING ROOM	325 SF / 8 %	528 SF / 7 %	270 SF / 4%
WORK AREA	-	300 SF / 4 %	273 SF / 4%
STAFF WR	815 SF / 19 %	1289 SF / 16 %	1130 SF / 18%
ENGINEERING OFFICE	150 SF /4 %	167 SF / 2 %	112 SF / 2%
MEP CHASES/ROOMS	700 SF / 16 %	1854 SF /23 %	916 SF / 16%
CIRCULATION	-	1125 SF / 14 %	1102 SF / 17%





GUESTROOM AREA PROGRAM

ROOM TYPES	AREA HILTON	AREA AOR	AREA STUDIO MUNGE
<b>KING BEDS</b>			
JUST RIGHT ROOM - STANDARD KING (350 NET SF. OR LESS)	114 KEYS	129 KEYS	86 KEYS
JUST RIGHT ROOM PLUS - STANDARD KING (350+ NET SF. OR BETTER VIEW)	-	-	49 KEYS
JUST RIGHT ROOM PLUS MORE - STANDARD KING (350+ NET SF. AND BETTER VIEW)	-	-	2 KEYS
<b>TOTAL KING BEDS</b>	<b>114 KEYS / 70%</b> (OF BED MIX)	<b>129 KEYS / 71%</b> (OF BED MIX)	<b>137 KEYS / 79%</b> (OF BED MIX)
<b>QUEEN BEDS</b>			
JUST RIGHT ROOM - DOUBLE QUEEN (350 NET SF. OR LESS)	49 KEYS	54 KEYS	25 KEYS
JUST RIGHT ROOM PLUS - DOUBLE QUEEN (350+ NET SF. OR BETTER VIEW)	-	-	11 KEYS
JUST RIGHT ROOM PLUS MORE - DOUBLE QUEEN (350+ NET SF. AND BETTER VIEW)	-	-	-
<b>TOTAL QUEEN BEDS</b>	<b>49 KEYS / 30%</b> (OF BED MIX)	<b>54 KEYS / 29%</b> (OF BED MIX)	<b>36 KEYS / 21%</b> (OF BED MIX)
<b>SUITES</b> (600+ NET SF. INCLUDING LOUNGE, DINING, VANITY FOR 2)	9 KEYS / 5% (OF OVERALL KEYS)	6 KEYS / 3% (OF OVERALL KEYS)	11 KEYS / 6% (OF OVERALL KEYS)
<b>PREMIUM ROOMS</b> (JUST RIGHT ROOM PLUS, JUST RIGHT ROOM PLUS MORE)	54 KEYS / 30% (OF OVERALL KEYS)	-	62 KEYS / 34% (OF OVERALL KEYS)
<b>CONNECTING ROOMS</b>	28 KEYS / 15% (OF OVERALL KEYS)	33 KEYS / 17% (OF OVERALL KEYS)	30 KEYS / 16% (OF OVERALL KEYS)
<b>ACCESSIBLE ROOMS</b>	8 KEYS / 4% (OF OVERALL KEYS)	24 KEYS / 13% (OF OVERALL KEYS)	19 KEYS / 10% (OF OVERALL KEYS)
<b>TOTAL NO. OF ROOMS</b>	<b>180 KEYS</b>	<b>189 KEYS</b> (9 HAD INSUFFICIENT GLAZING)	<b>184 KEYS</b>
<b>TOTAL NO. OF ROOM TYPES</b>	-	<b>4</b> (KING, QUEEN, SUITE, KING+QUEEN)	<b>5</b> (KING, QUEEN, SUITE, KING+QUEEN, SUITE+KING)
GUESTROOM FLOORS	7	9 (SOUTH), 6 (NORTH)	9 (SOUTH), 6 (NORTH)
GUESTROOM BAYS	189	195	195



GUESTROOM CIRCULATION & SUPPORT (TOTALS PER SINGLE AREA, PER FLOOR)

AREA	AREA HILTON	AREA AOR	AREA STUDIO MUNGE
ELEVATOR + LOBBY-2 ELEVATORS	160 SF	139 SF	139 SF
CIRCULATION, CORRIDOR PER BAY	36 SF + 15 SF ADDITIONAL	42 SF	42 SF
MEP CHASES/ROOMS-BOTH TOWERS	50 SF	236 SF	236 SF
B.O.H (IT CLOSETS/HOUSE KEEPING/LINEN STORAGE)-BOTH TOWERS	130 SF	754 SF	754 SF
WATER STATIONS	25 SF	-	33 SF





GUESTROOM MIX FLOOR 4, NORTH TOWER



NO. OF GUESTROOMS PER FLOOR, NORTH TOWER: **19**

- JUST RIGHT ROOM-STANDARD KING (~350 SF TYP.)
- JUST RIGHT ROOM-DOUBLE QUEEN
- JUST RIGHT ROOM + PLUS (350+ SF *OR* BETTER VIEW)
- JUST RIGHT ROOM + PLUS MORE (350+ SF & BETTER VIEW)
- JUST MORE SUITE



GUESTROOM MIX FLOORS 5-7, NORTH TOWER



NO. OF GUESTROOMS PER FLOOR, NORTH TOWER: **19**

- JUST RIGHT ROOM-STANDARD KING (~350 SF TYP.)
- JUST RIGHT ROOM-DOUBLE QUEEN
- JUST RIGHT ROOM + PLUS (350+ SF *OR* BETTER VIEW)
- JUST RIGHT ROOM + PLUS MORE (350+ SF & BETTER VIEW)
- JUST MORE SUITE





GUESTROOM MIX FLOORS 8 & 9, NORTH TOWER



NO. OF GUESTROOMS PER FLOOR, NORTH TOWER: **19**

- JUST RIGHT ROOM-STANDARD KING (~350 SF TYP.)
- JUST RIGHT ROOM-DOUBLE QUEEN
- JUST RIGHT ROOM + PLUS (350+ SF *OR* BETTER VIEW)
- JUST RIGHT ROOM + PLUS MORE (350+ SF & BETTER VIEW)
- JUST MORE SUITE



GUESTROOM MIX FLOORS 2-9, SOUTH TOWER



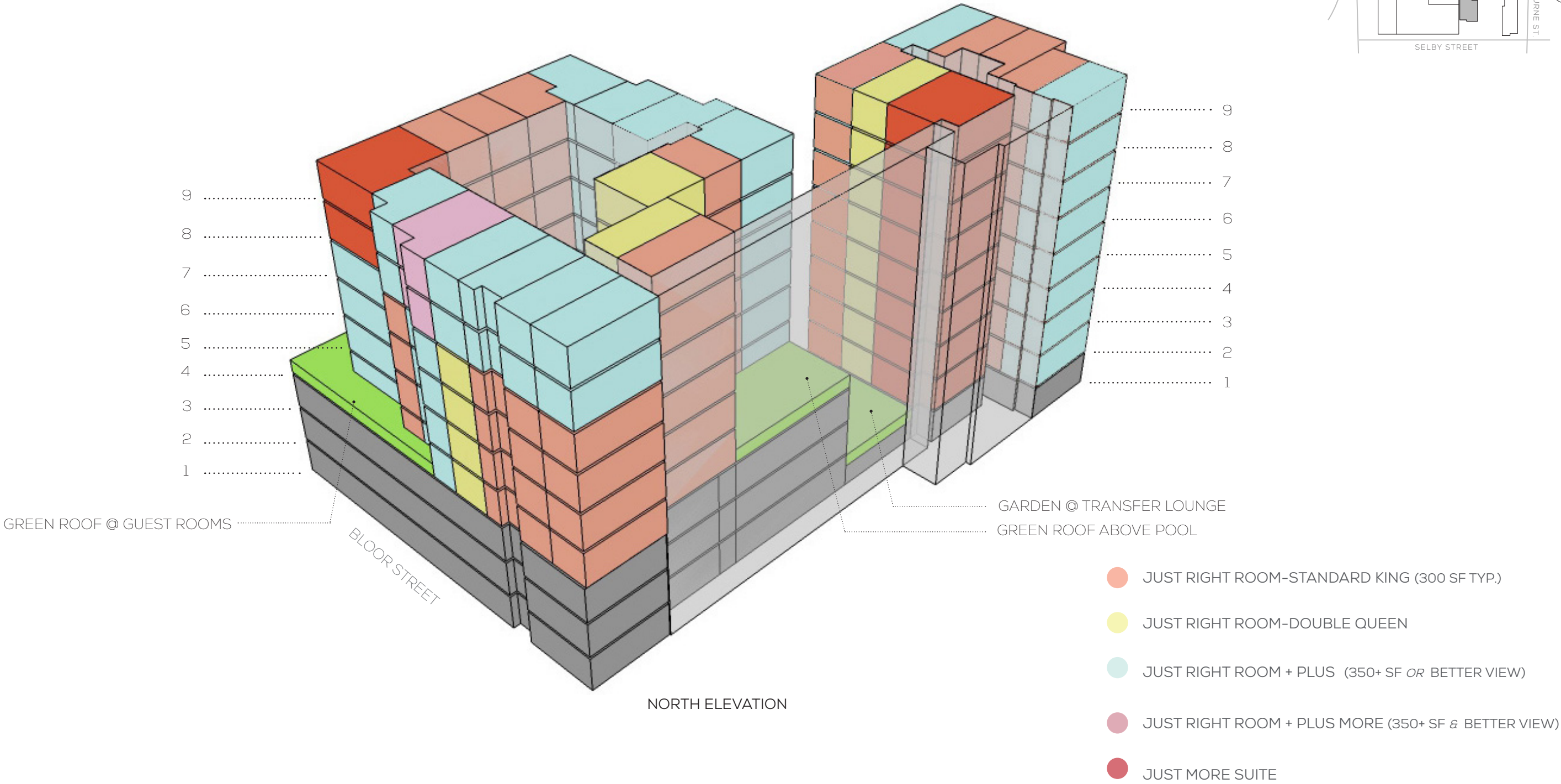
NO. OF GUESTROOMS PER FLOOR, SOUTH TOWER: **8**

- JUST RIGHT ROOM-STANDARD KING (300 SF TYP.)
- JUST RIGHT ROOM-DOUBLE QUEEN
- JUST RIGHT ROOM + PLUS (350+ SF *OR* BETTER VIEW)
- JUST RIGHT ROOM + PLUS MORE (350+ SF & BETTER VIEW)
- JUST MORE SUITE

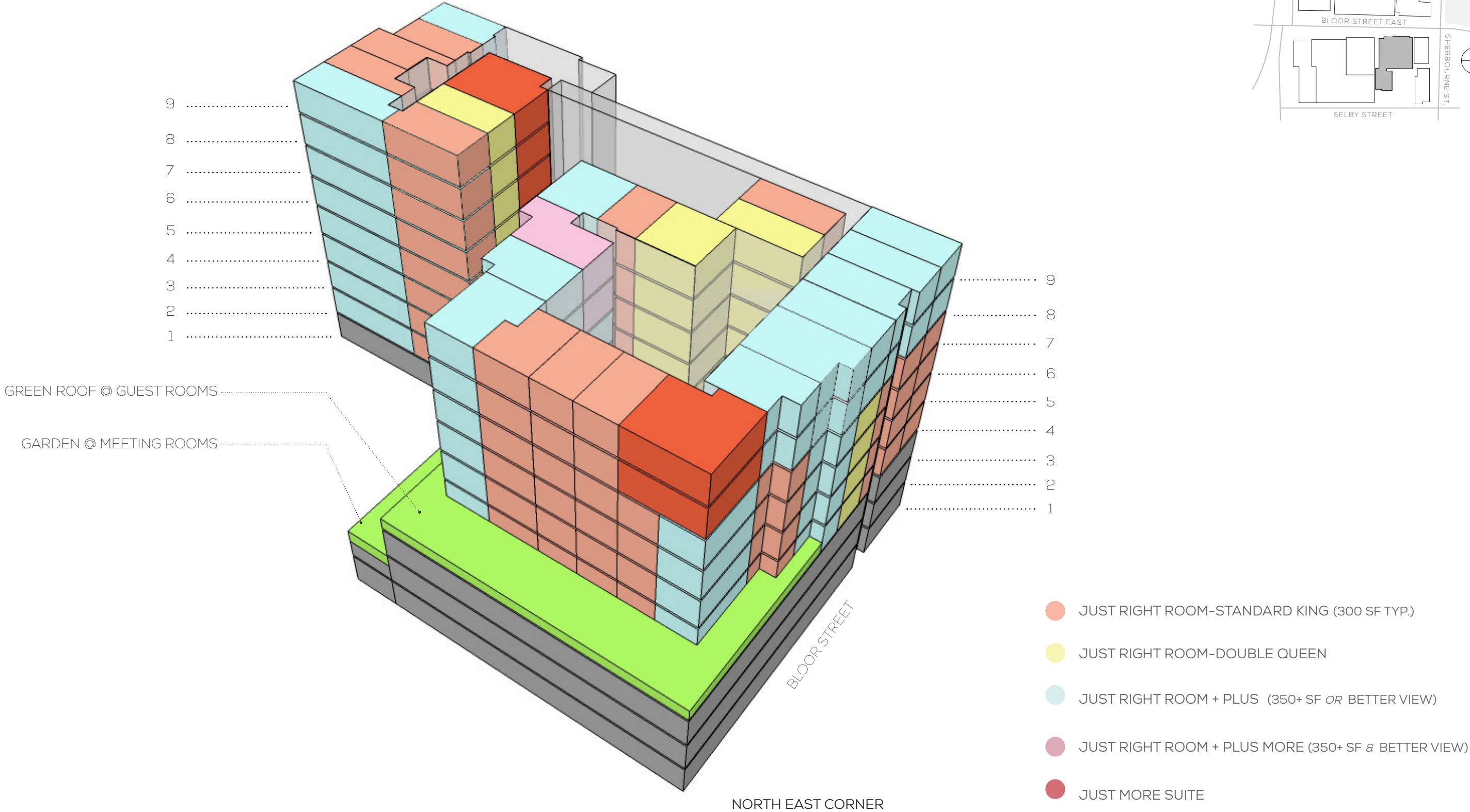




GUESTROOM MIX STACKING DIAGRAM

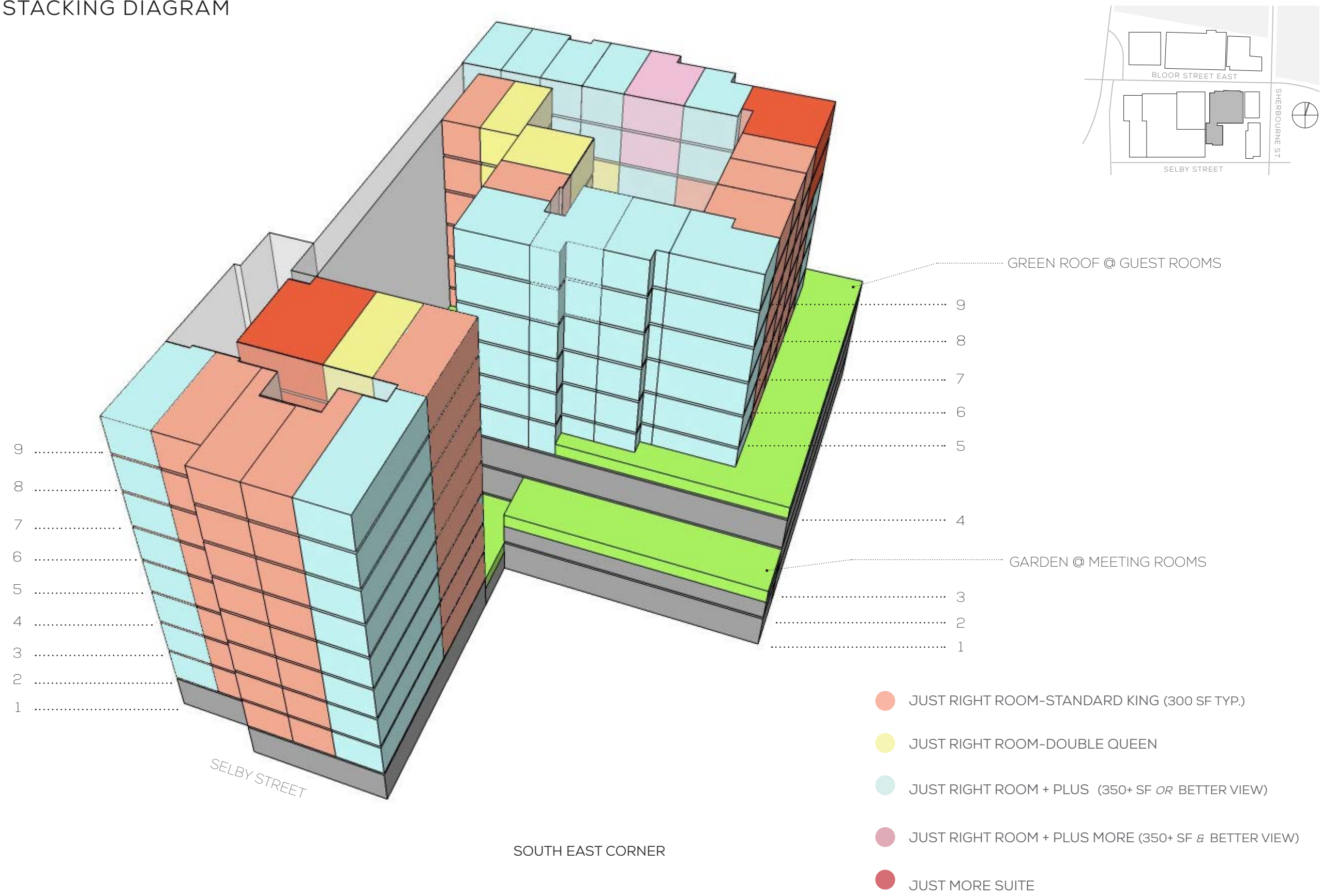


GUESTROOM MIX STACKING DIAGRAM





GUESTROOM MIX STACKING DIAGRAM



GUESTROOM MIX STACKING DIAGRAM

