

# MANDARIN ORIENTAL

50% CONCEPT NARRATIVE - FEBRUARY 3RD, 2020



- BRAND IMMERSION
- GUEST PROFILE
- DESIGN ELEMENTS
- ARRIVAL
- RECEPTION & CONCEIRGE
- LOUNGE
- PASSAGE & STAIR
- TYPICAL CORRIDOR & SUITE ENTRY
- TYPICAL GUEST SUITES

- BALLROOM
  - MEETING ROOM / FACILITIES
  - RESIDENTIAL SUITES
  - RESIDENTIAL LOBBY & AMENITIES
- 
- SPA
  - HOTEL POOL (LEVEL 9)
  - F&B (LOWER LEVEL)
  - F&B (LEVEL 9)

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.

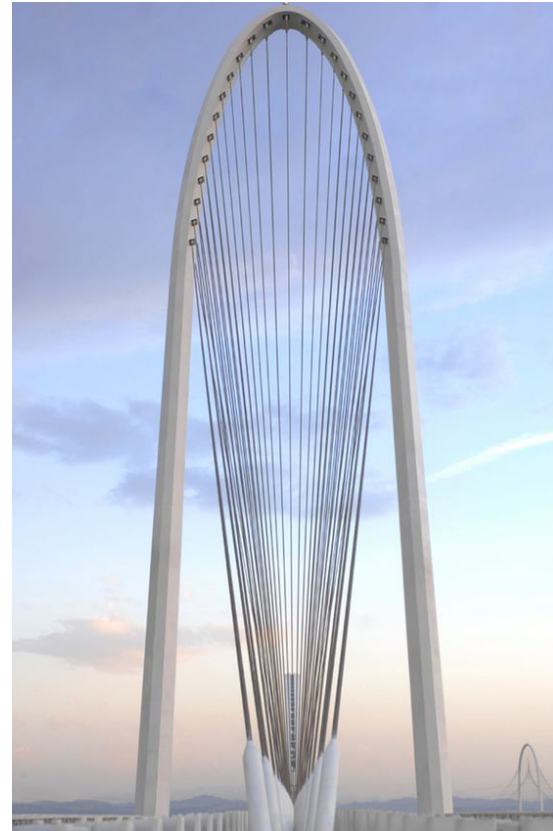
Since 1997, we have been positively impacting the communities and cities we design in.

## 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 | TEXAS, DALLAS

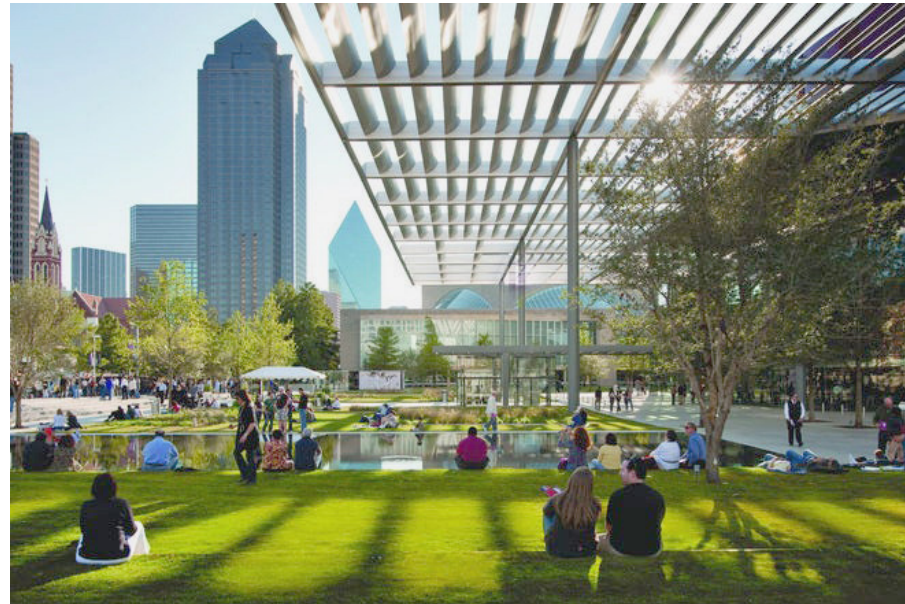
"MARGARET HUNT HILL BRIDGE", DALLAS  
DESIGNED BY SANTIAGO CALATRAVA



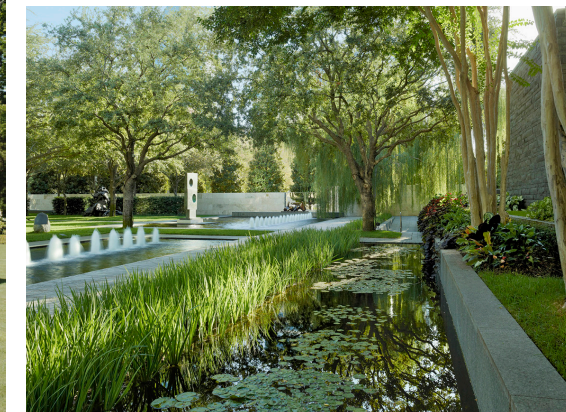
"PHASE OF NOTHINGNESS SCULPTURE"  
AT DALLAS PRIVATE RESIDENCE



DALLAS ART DISTRICT



NASHER SCULPTURE CENTER



TEXAS CREATION, COLOURFUL  
"TEX-MEX" FOOD



CLASSIC DALLAS DRINK, MARGARITA



ORIGINAL NEIMAN MARCUS DEPARTMENT STORE

LOCAL CONTEXT | TURTLE CREEK

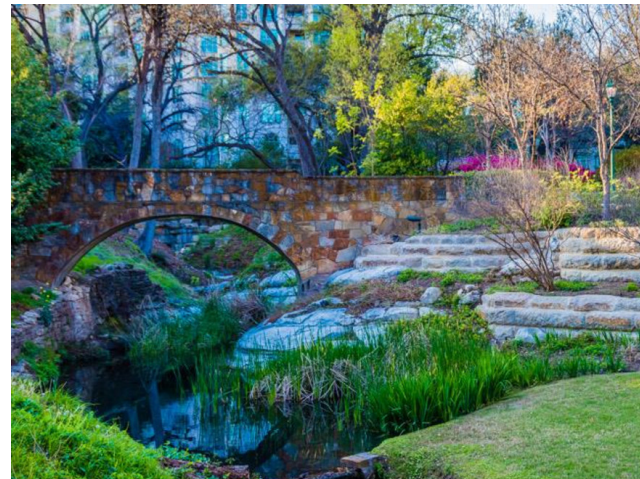
TURTLE CREEK FOUNTAIN



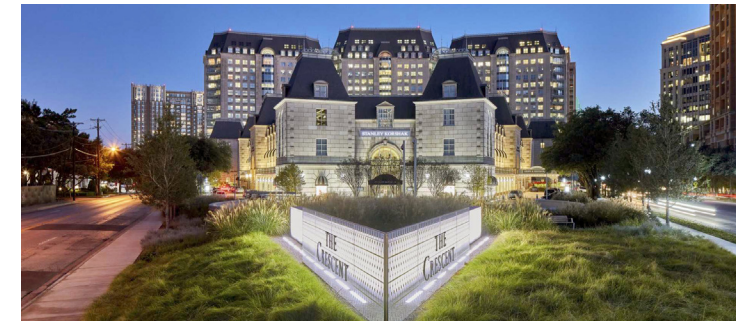
STATELY ARCHITECTURE  
ARLINGTON HALL CONSERVANCY  
AT TURTLE CREEK PARK



UPSCALE RESIDENCES



AN URBAN RETREAT  
BRIDGE IN TURTLE CREEK PARK



LUXURY RETAIL  
THE CRESCENT

GUEST-CENTERED SERVICE



THOUGHTFUL ASIAN MENTALITY, COMBINED WITH A DESIGN THAT TRULY REFLECTS THE INDIVIDUALITY OF TURTLE CREEK



HARMONIOUS

DISTINCTIVE



IMAGINATIVE



REMARKABLE MICHELIN STAR RESTAURANTS



HOLISTIC SPAS AND WELLNESS FACILITIES

SOPHISTICATED  
& GLAMOROUS



GLITZY



MODERN CLASSIC



UNDERSTATED ELEGANCE



CONFIDENT



LAI D BACK

THE JOURNEY | DESIGN ELEMENTS

ORGANIC



CRAFTED



TEXTURED



TEXAS LIMESTONE

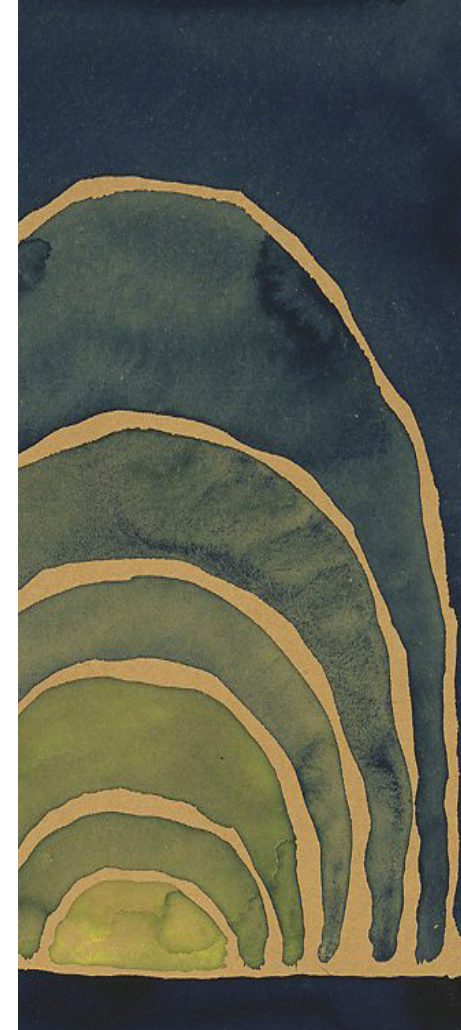
MODERNIZED



SOFT



ARTFUL



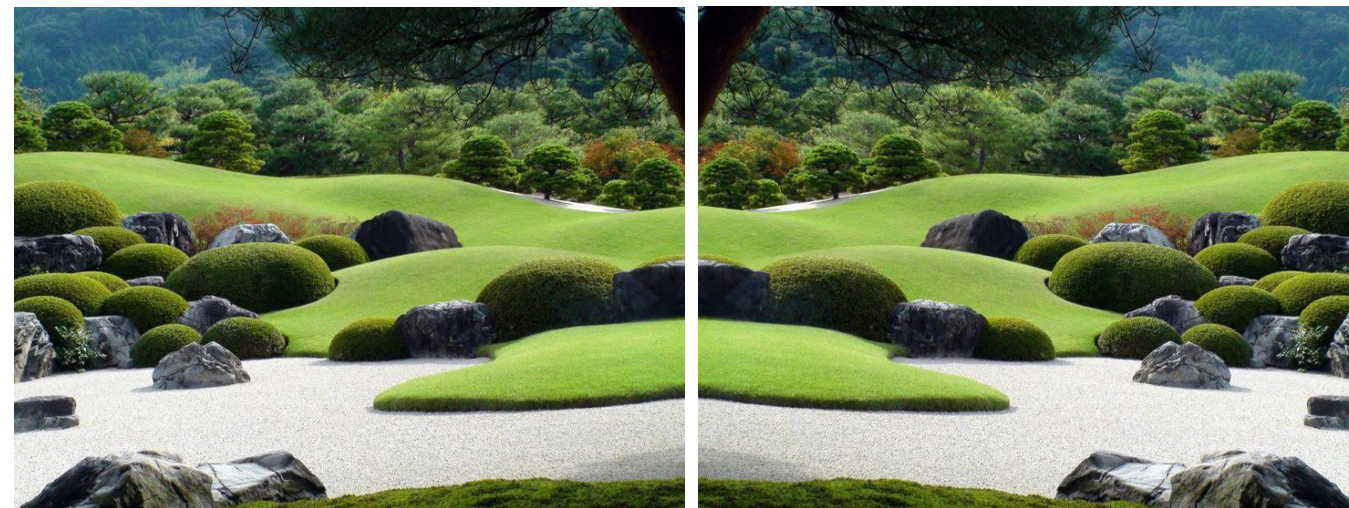
"LIGHT COMING ON THE PLAINS NO. 1"  
BY GEORGIA O'KEEFFE

SCENIC



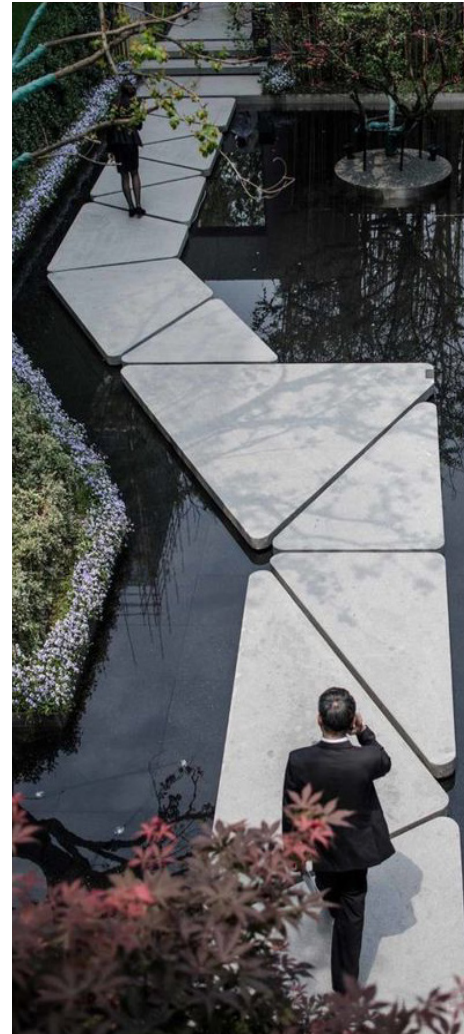
THE JOURNEY | THE RESIDENCE ON THE PARK

A VIEW OF THE PARK, FROM THE HILLTOP



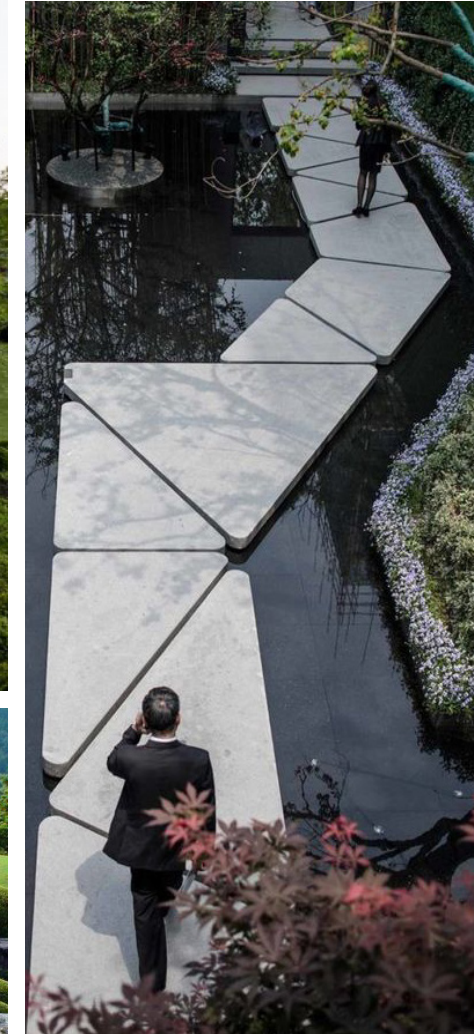
THOUGHTFUL LANDSCAPING REFLECTING THE ESSENCE OF THE PARK

DISCRETE ART



BRIDGE OVER WATER

CURATED COURTYARD



CONNECTING  
COURTYARD TO FOYER



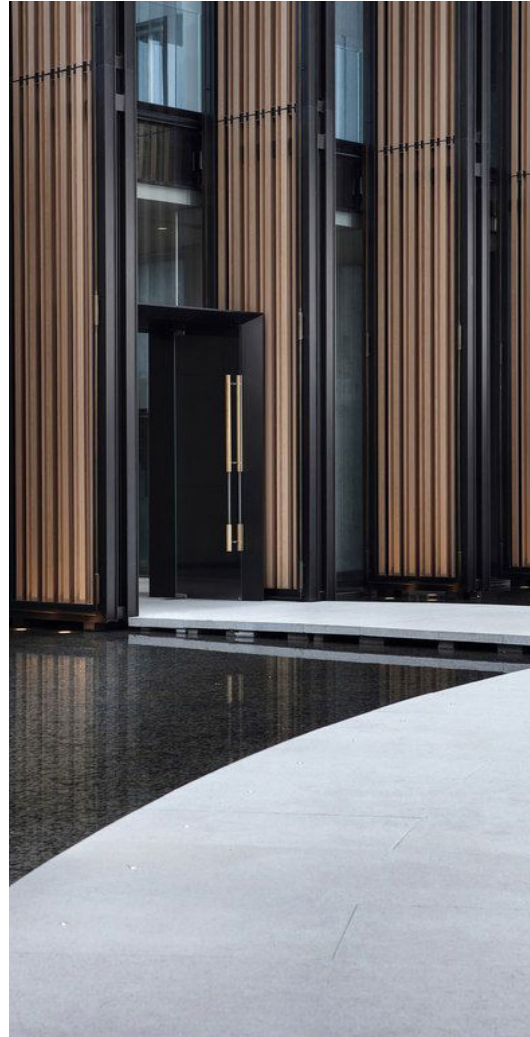


## THE JOURNEY | THE COURTYARD

**THE COURTYARD** IS AN OPEN AIR SPACE POSITIONED AT THE ENTRANCE OF THE HOME PROVIDING SENSE OF ARRIVAL. BLENDING THE INDOORS AND OUTDOORS, LEADING GUESTS TO ENTER THE HOUSE.



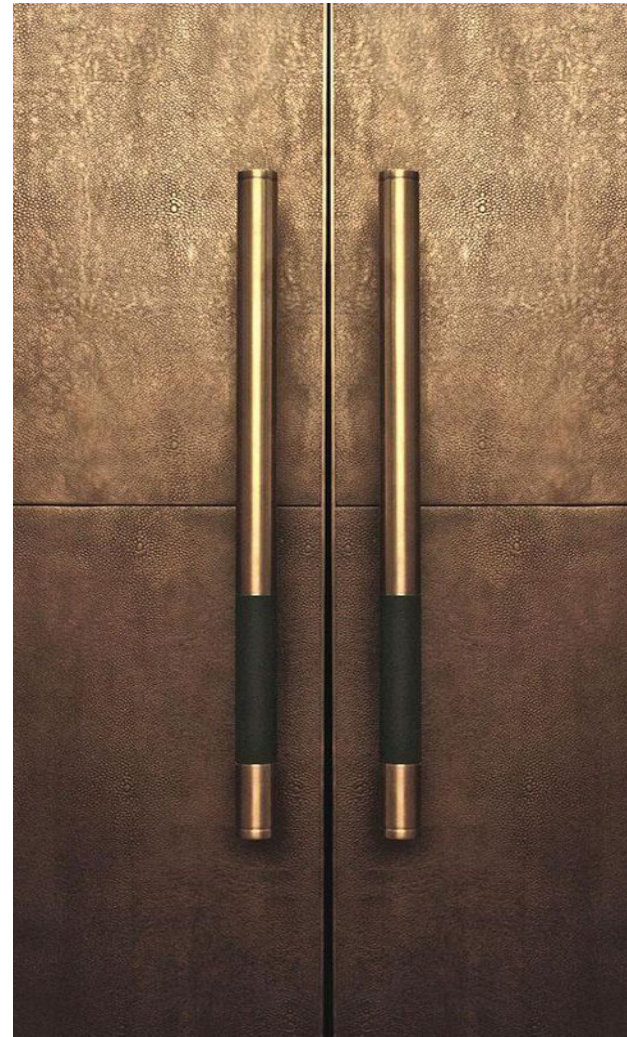
ORGANIC MATERIAL



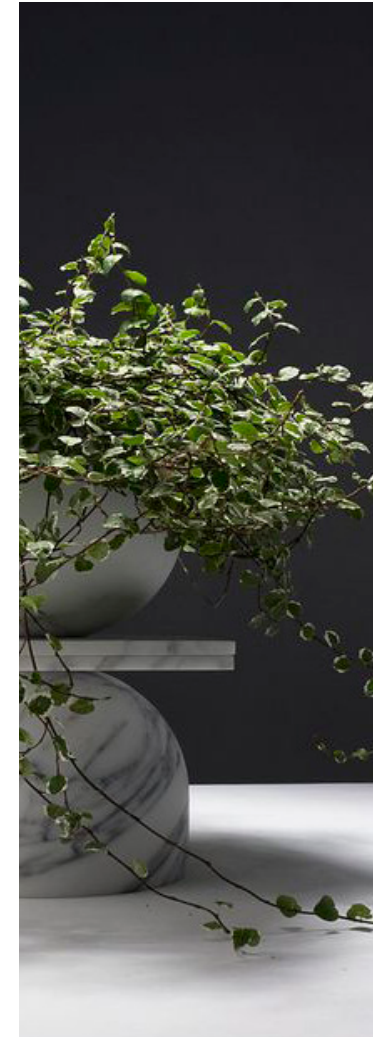
MONUMENTAL  
ARCHITECTURAL ELEMENTS



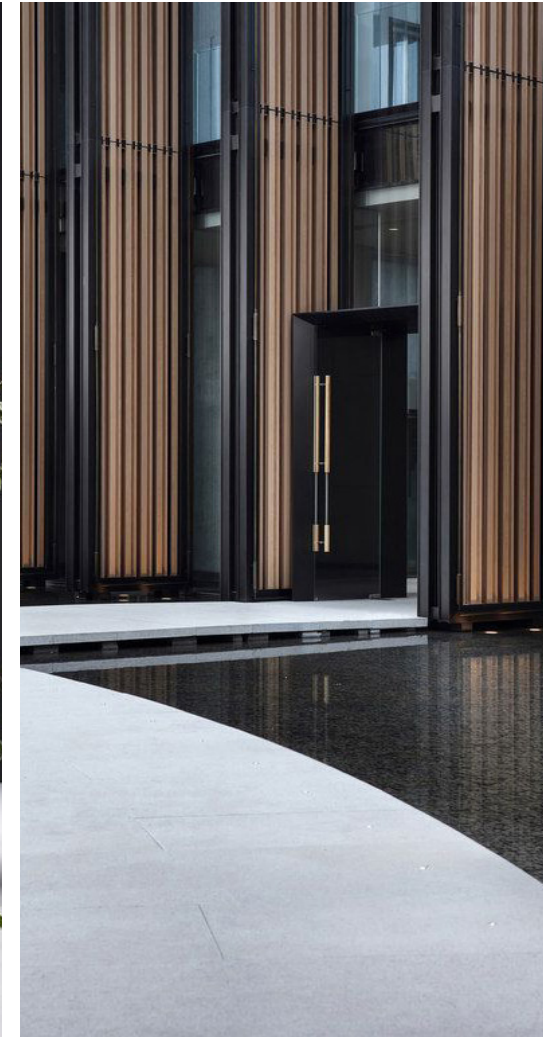
SCULPTURAL  
LANDSCAPING



INTIMATE ARRIVAL



DEFINING  
THE ENTRANCE



LAYERING TO  
CREATE EXCLUSIVENESS



LOCAL MATERIAL  
ON THE FACADE

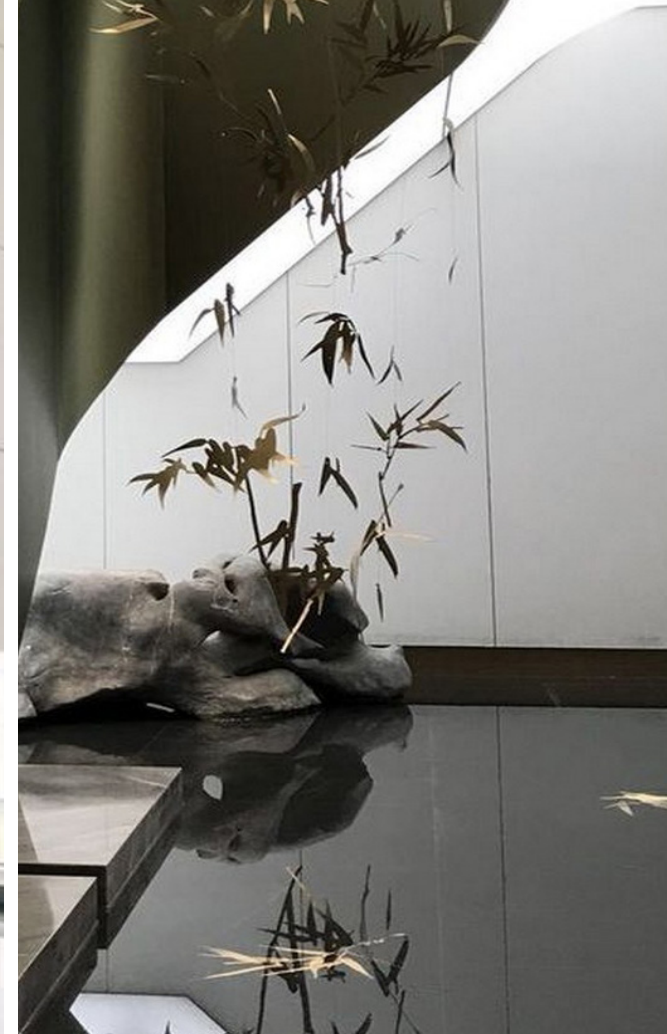
# THE JOURNEY | THE FOYER AND ARRIVAL

THE FOYER IS THE FIRST IMPRESSION OF THE HOUSE, REPRESENTING THE PROPERTIES PERSONALITY

SOFT LIGHTING



FORMING ATMOSPHERE



RIPPLES FROM A COIN,  
DROPPED IN THE FOUNTAIN

REFLECTING POOL

MONUMENTAL ART,  
CREATING A HOSPITABLE  
SENSE OF ARRIVAL

INSPIRED BY THE ESSENCE  
OF THE PARK

CALMING NATURAL RHYTHM

# THE JOURNEY | THE GREETING ROOM

THE GREETING ROOM IS A HOSPITABLE SPACE THAT RECEIVES AND GREETES GUESTS

ASIAN PRINCIPAL OF  
BALANCE



LIGHTING TO REFLECT THE SOFT SPRAY OF WATER FROM  
THE PARK'S FOUNTAIN



ASIAN PRINCIPAL OF  
SYMMETRY



ARTISTIC CACOONING DEFINING SPACE



RECEPTION DESK INSPIRED BY MODERNIZED CLASSIC DETAILS



SOFT ARTISTIC ELEMENTS REFLECTING NATURE

# THE JOURNEY | THE DRAWING ROOM

**THE DRAWING ROOM** THE DRAWING ROOM IS WHERE GUESTS ARE ENTERTAINED IN A PRIVATE RESIDENCE.

COMFORTABLE  
SOFT SEATING



HARMONIZED  
ARTIFACTS



EMBRACING A VIEW INTO NATURE



INTIMATE  
LIGHTING EFFECTS



ENCOURAGING  
INTERACTION



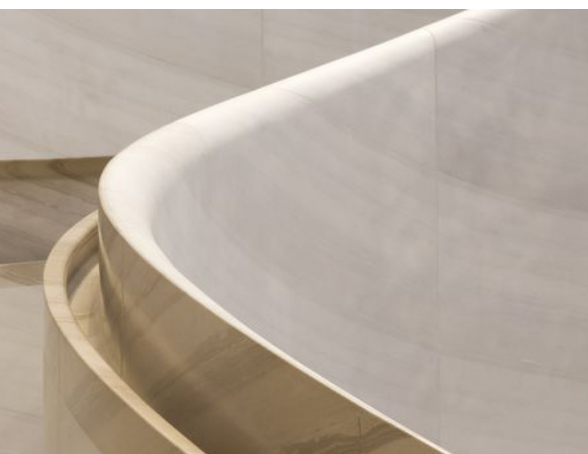
A CONNECTION TO NATURE WITH  
WATERCOLOUR TEXTILES

"TRAIN COMING IN CANYON TEXAS"  
BY GEORGIA O'KEEFFE

# THE JOURNEY | THE PASSAGE

THE PASSAGE IS A FORM OF HALLWAY CONNECTING BETWEEN SPACES IN THE HOUSE.

INSPIRED BY  
FOUNTAIN DROPLETS



SOFT FLOWING LINES



LUCKY COINS FROM  
THE PARK'S FOUNTAIN



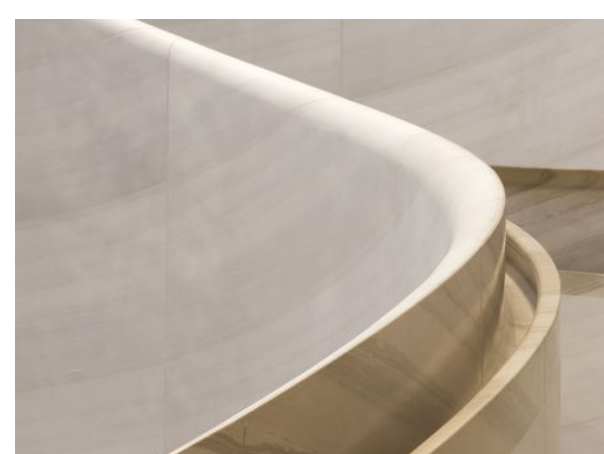
DISPLAY LOCAL  
COLLECTOR'S ART



DISCRETE  
WAYFINDING



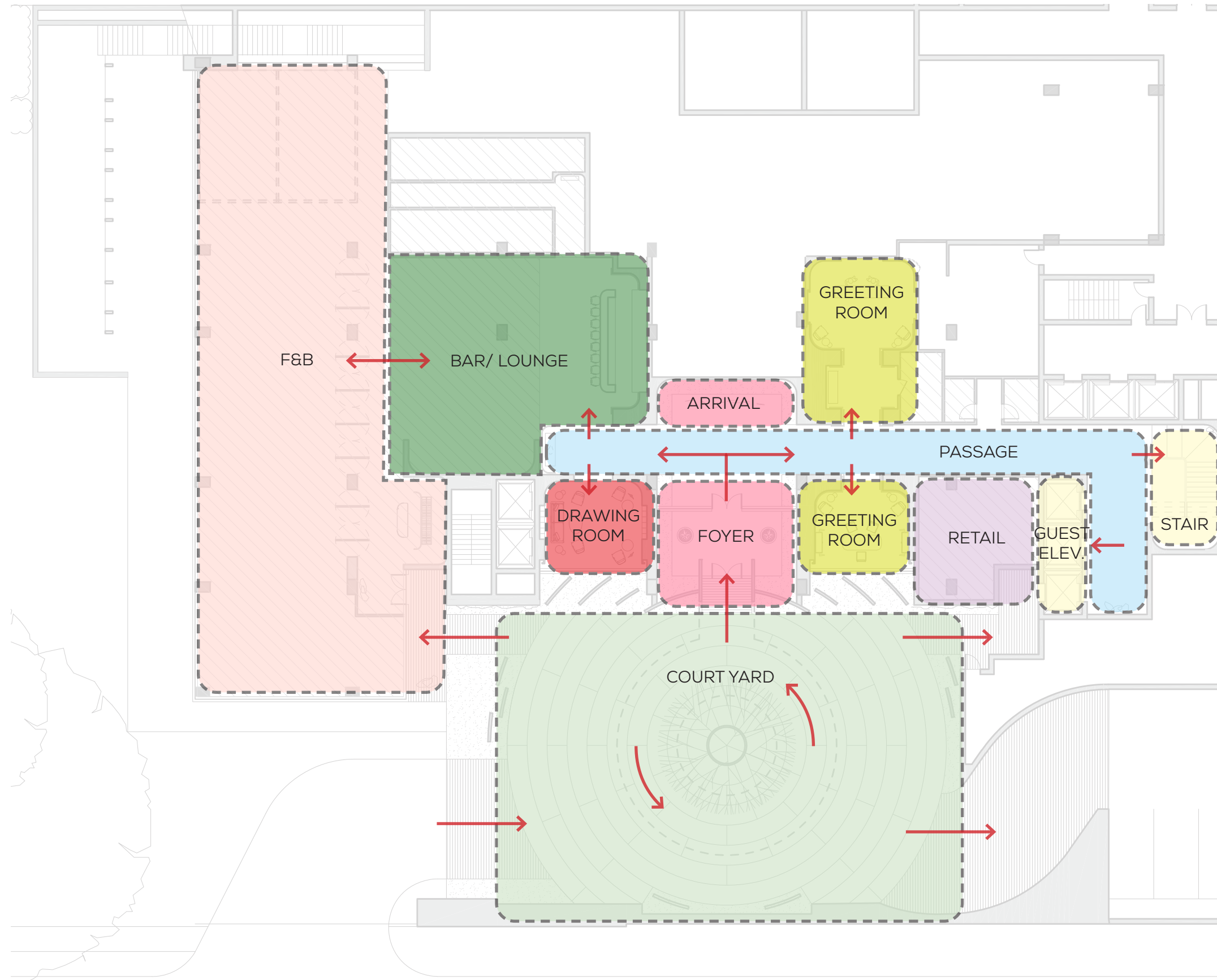
SUBTLE REFERENCES TO THE  
CIRCULAR COIN SHAPE



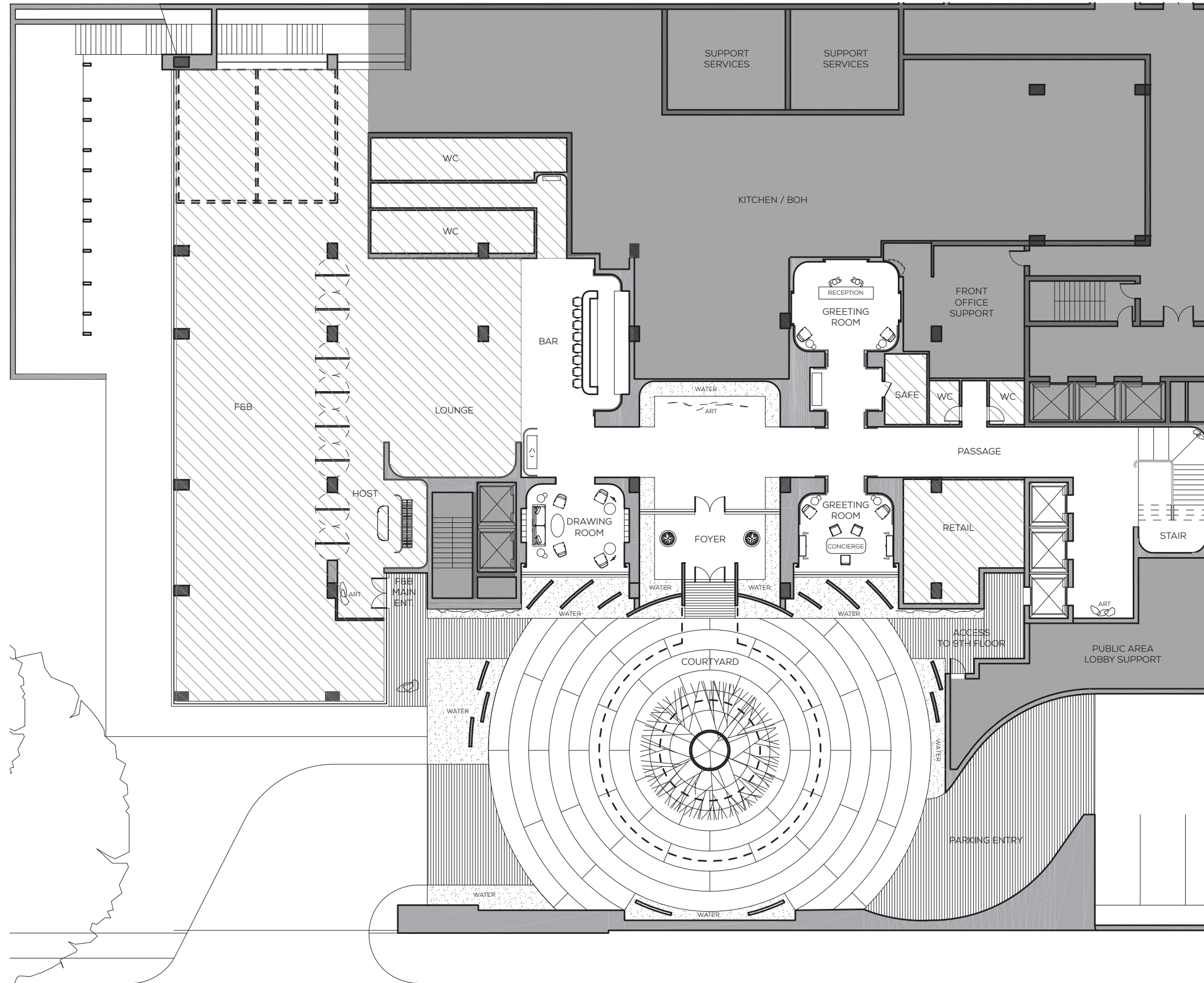
SUSPENDED  
ARTISTIC ELEMENTS

FEATURE  
STAIRCASE

PUBLIC SPACE | LOBBY LEVEL ZONING DIAGRAM



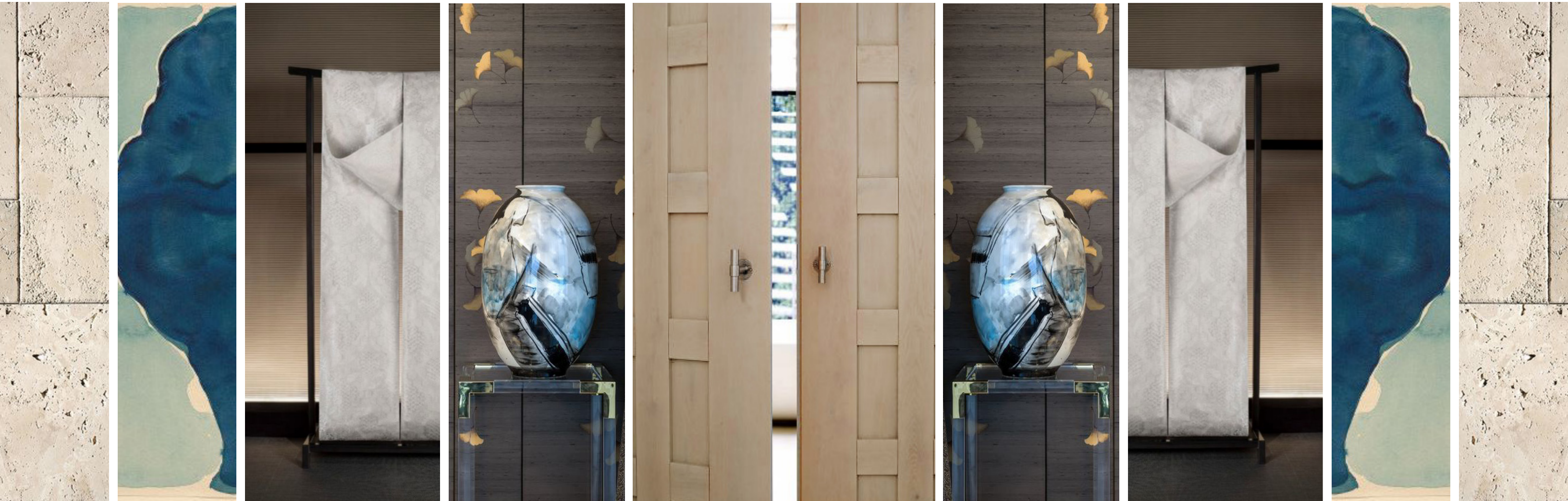
PUBLIC SPACE | LOBBY LEVEL FLOOR PLAN



# THE JOURNEY | THE GALLERY

THE GALLERY IS A JOURNEY OF ANTICIPATION BEFORE GUESTS REACH THEIR PRIVATE SUITES

STONE BORDER INSPIRED  
BY THE PEBBLES  
AROUND THE POND



A VIEW OF THE POND  
FROM THE TERRACE

OBJECTS & TEXTILE ART

SERENE CALM FINISHES

PERSONALIZING  
EACH SUITE ENTRY

INSET CARPET INSPIRED  
BY THE FLOWING WATER  
IN THE POND



THE JOURNEY | THE GUEST SUITE - SLEEP

PRIVATE DRESSING ROOM

CEILING FAN TO EMULATE THE PARK'S SOFT BREEZE

THOUGHTFULLY DESIGNED FOR PERSONAL BELONGINGS



INSPIRED BY TEXAS TEXTILE AND FASHION HISTORY

UNDERSTATED ELEGANCE

WARM RICH MATERIALS

COMFORT TO UNWIND

SOFT DRAPERY WITH JEWELRY DETAIL



ACCENT  
TEXTILES INSPIRED BY  
COLOURS OF  
TURTLE CREEK PARK



CRAFTED LEATHER,  
REMINISCENT OF  
LOCAL HISTORY



LAYERED DETAILS

THOUGHTFULLY  
PROGRAMMED



NATURAL AND  
ORGANIC MATERIALS



ARTFUL MOMENTS

THE JOURNEY | THE GUEST SUITE - EN-SUITE

SOPHISTICATED ELEGANCE

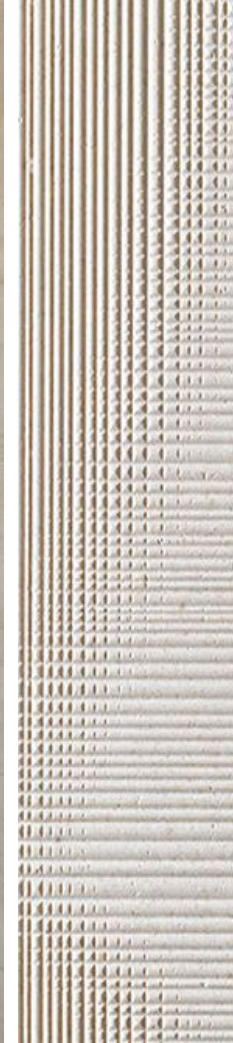


REFINEMENT

TEXTURE ACCENTS

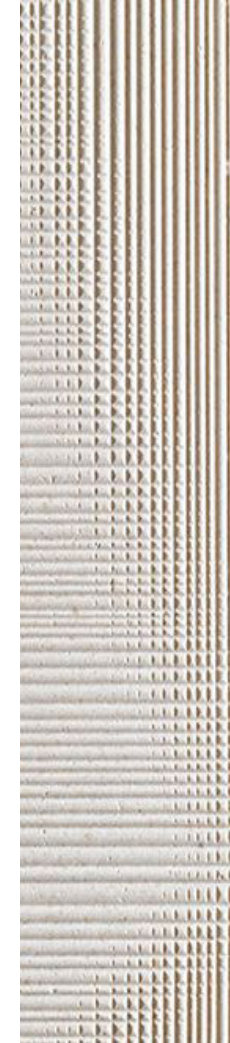


TIMELESS MODERN



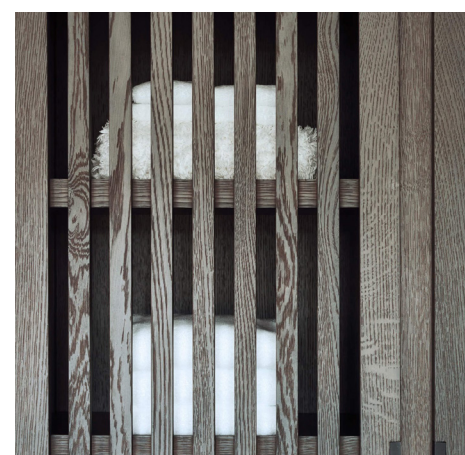
A VIEW TO THE GARDEN

EVOKE THE SENSES



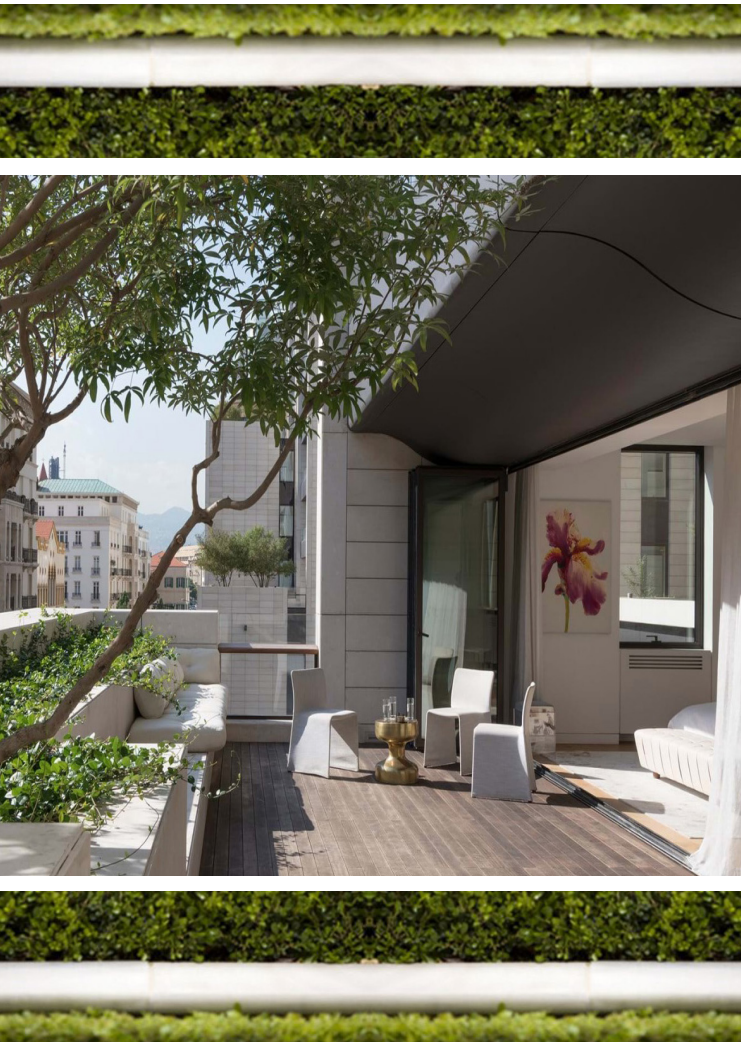
LIGHT AND AIRY

RELAXING ATMOSPHERE



PERSONAL SPA EXPERIENCE

THE JOURNEY | THE GUEST SUITE - TERRACE



URBAN OASIS



SEAMLESS TRANSITION



DECOMPRESS

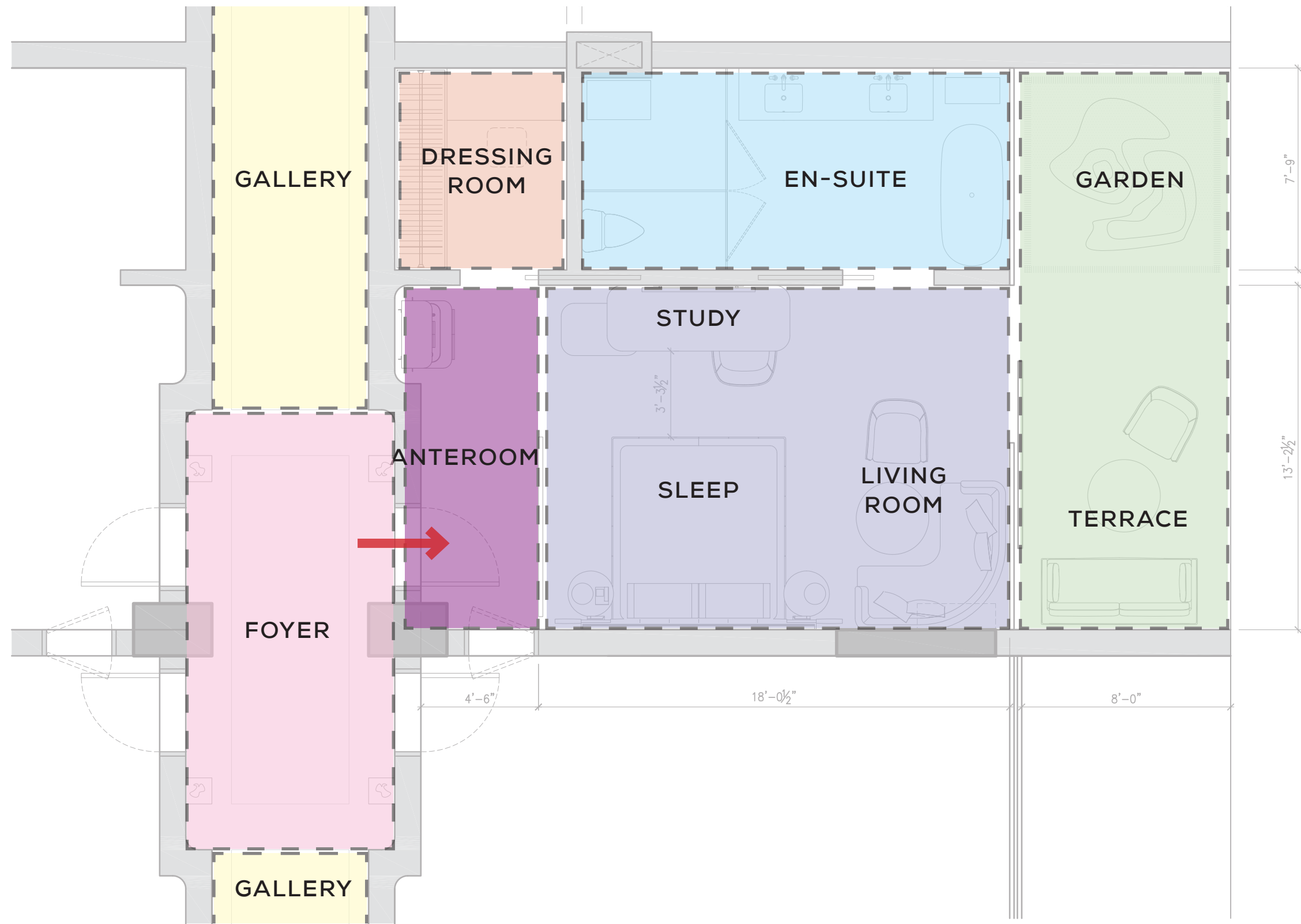


MODERNIZATION

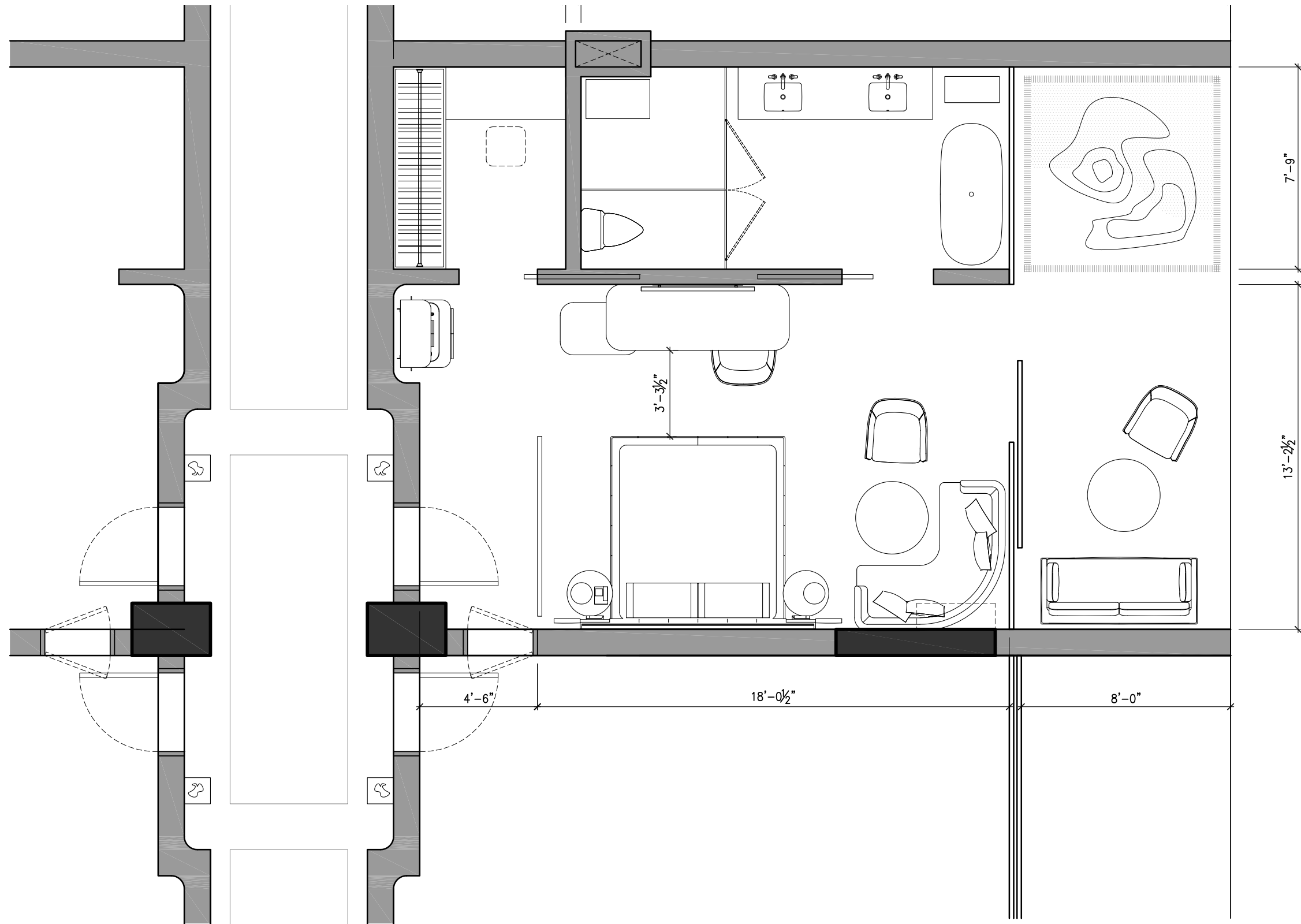


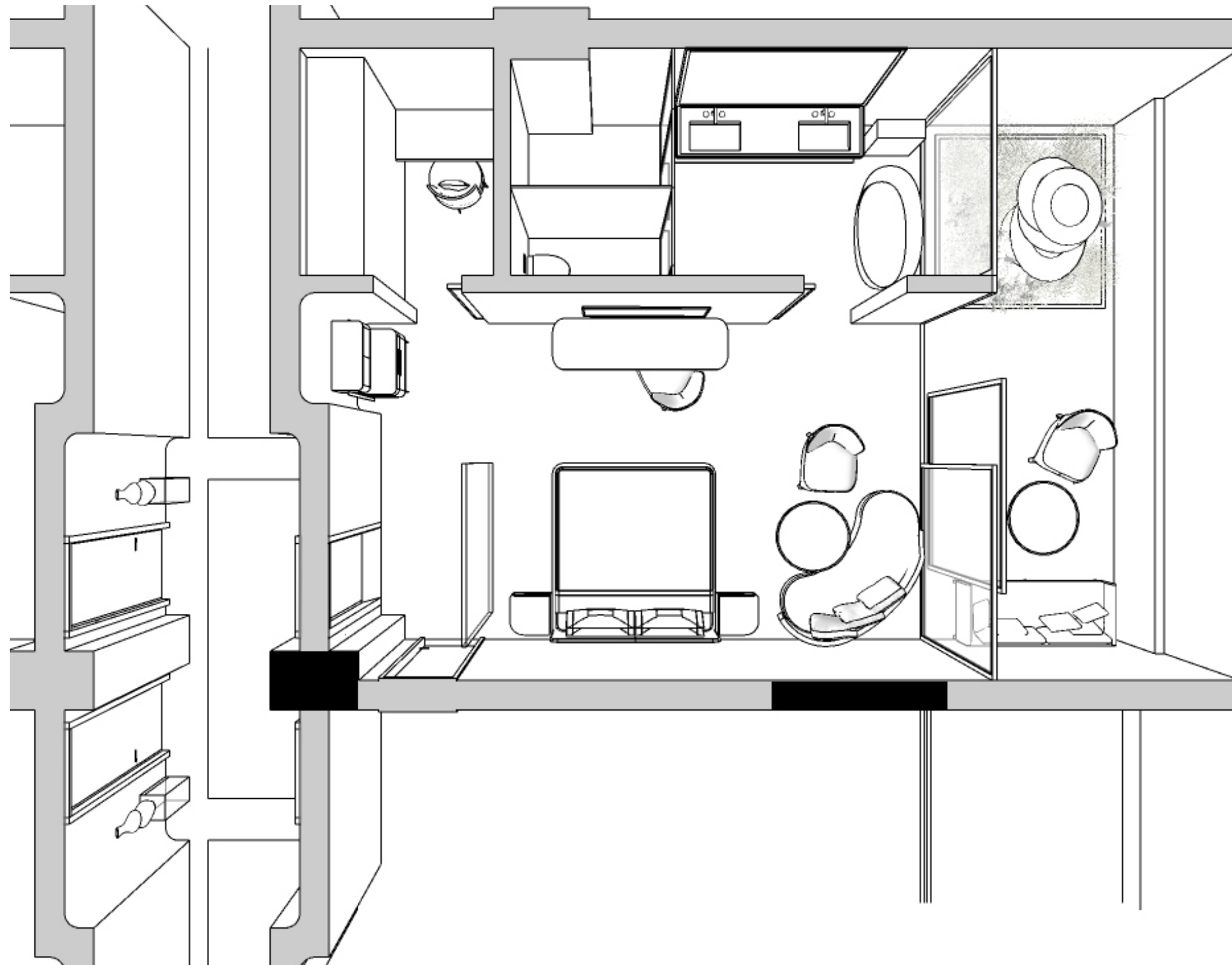
A CONNECTION TO NATURE

STANDARD KING | OPTION 1 - DIAGRAM

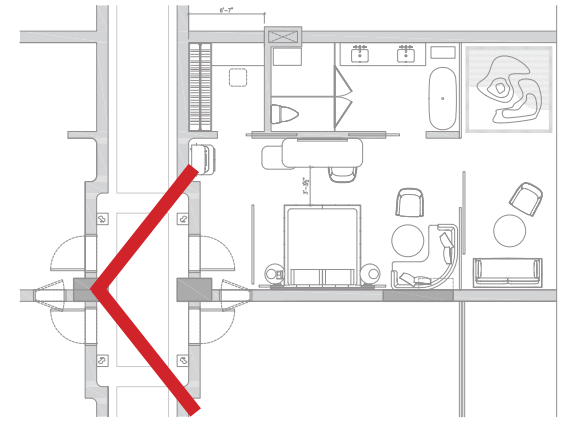


STANDARD KING | OPTION 1 - FLOOR PLAN



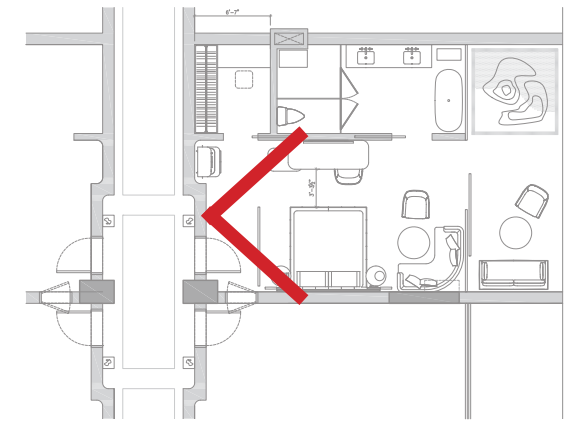
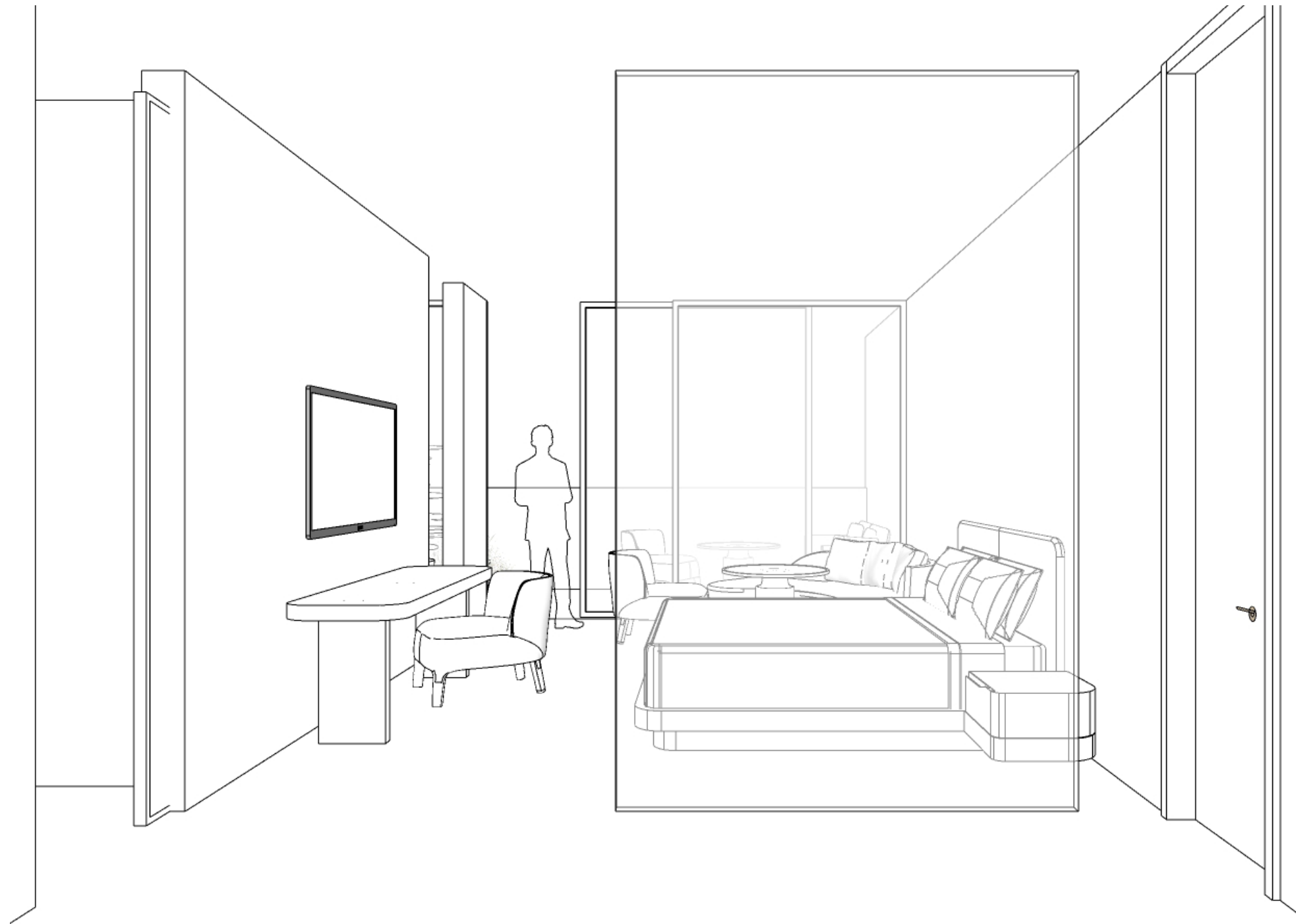


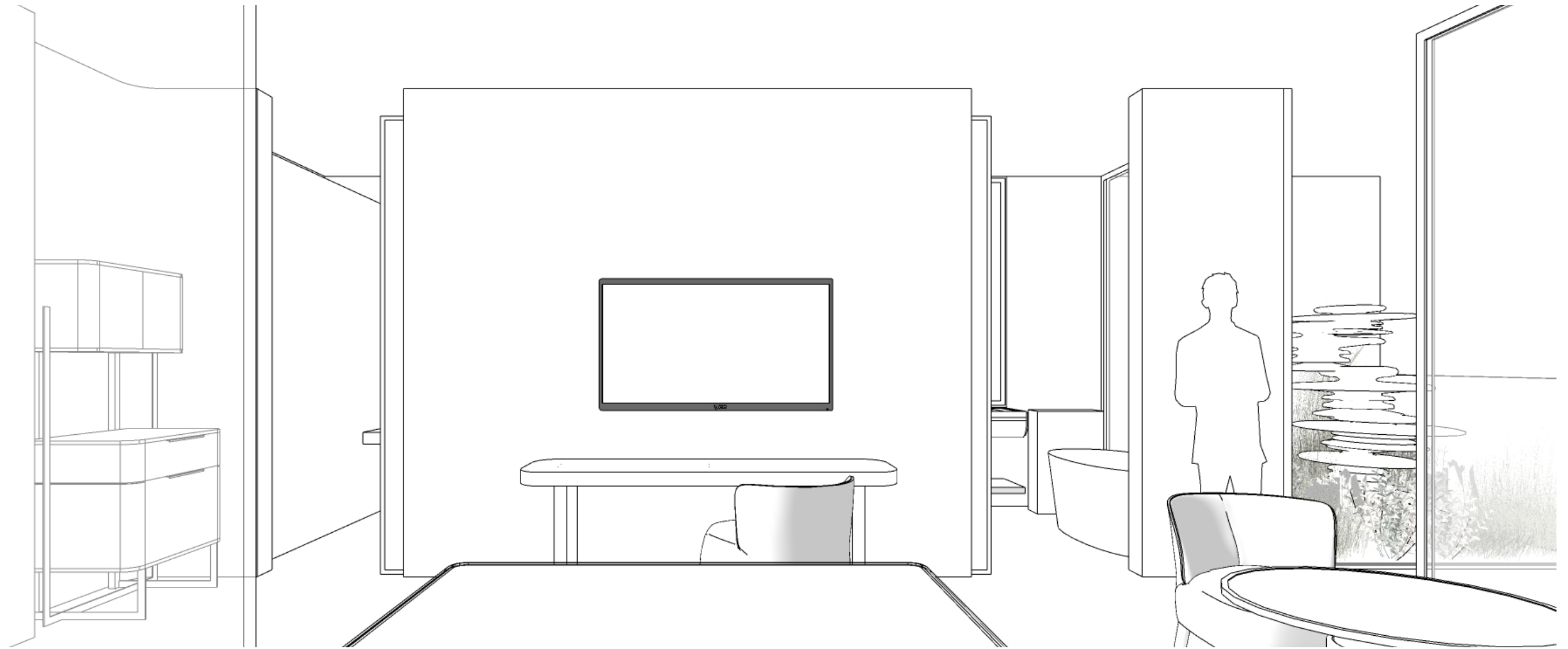
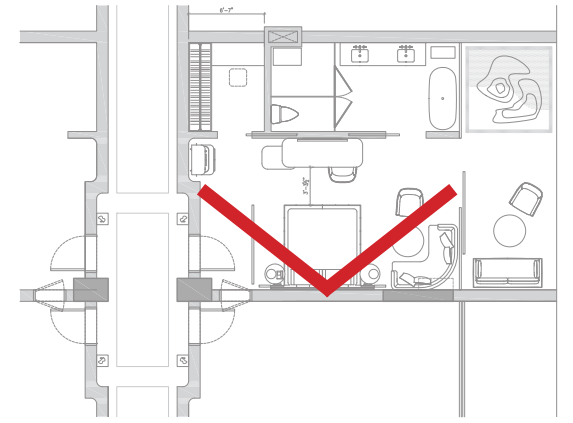
STANDARD KING | OPTION 1 - SPATIAL STUDIES



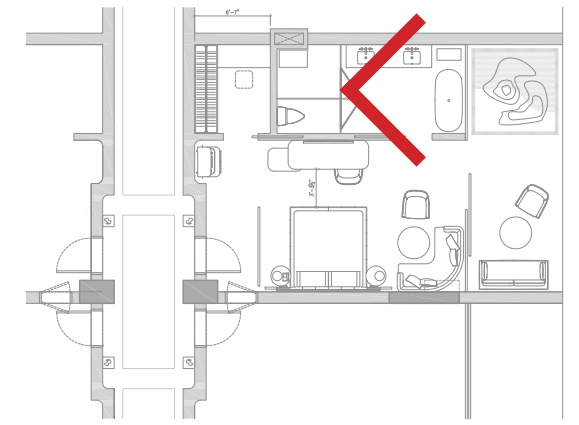
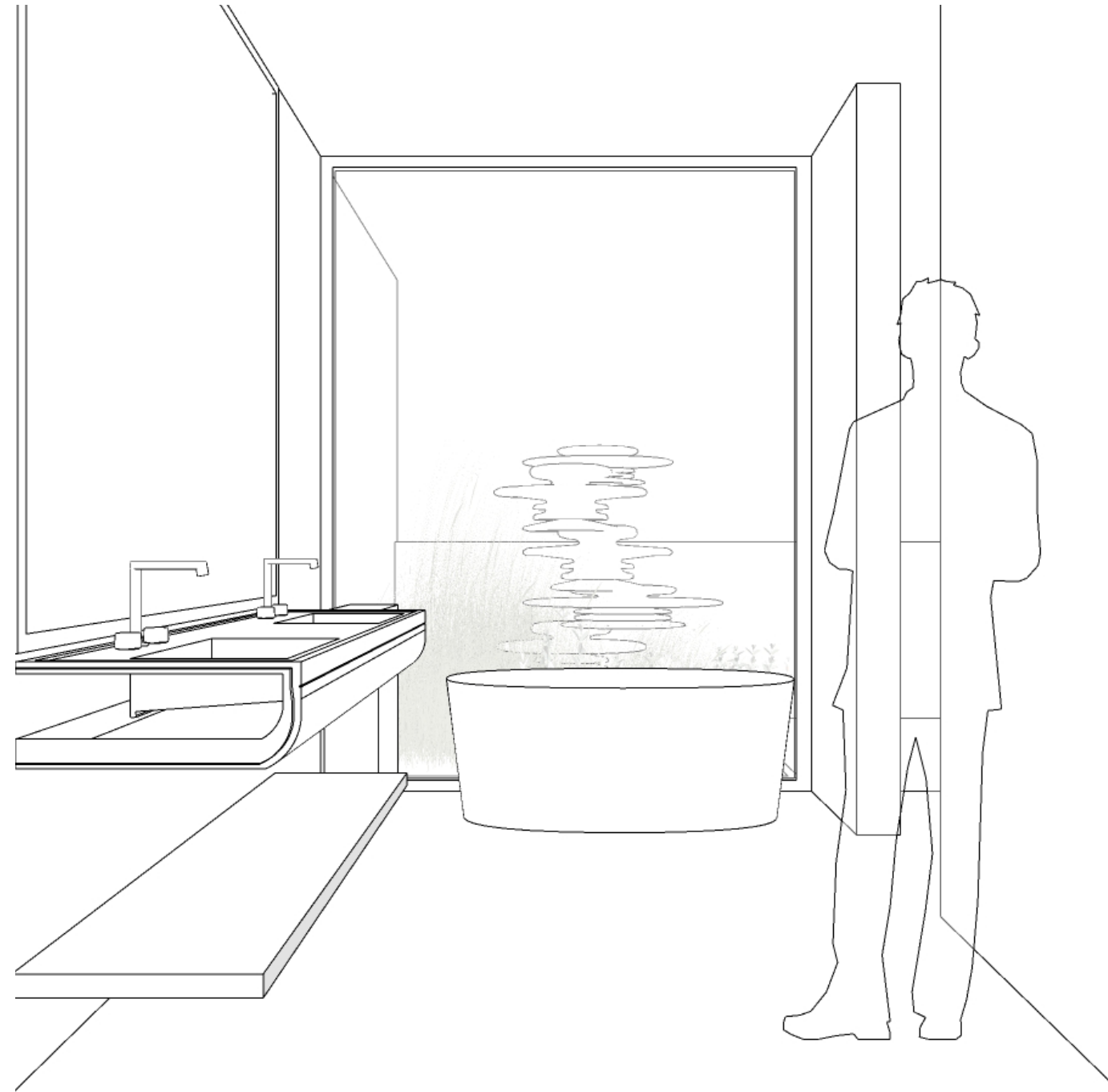


STANDARD KING | OPTION 1 - SPATIAL STUDIES

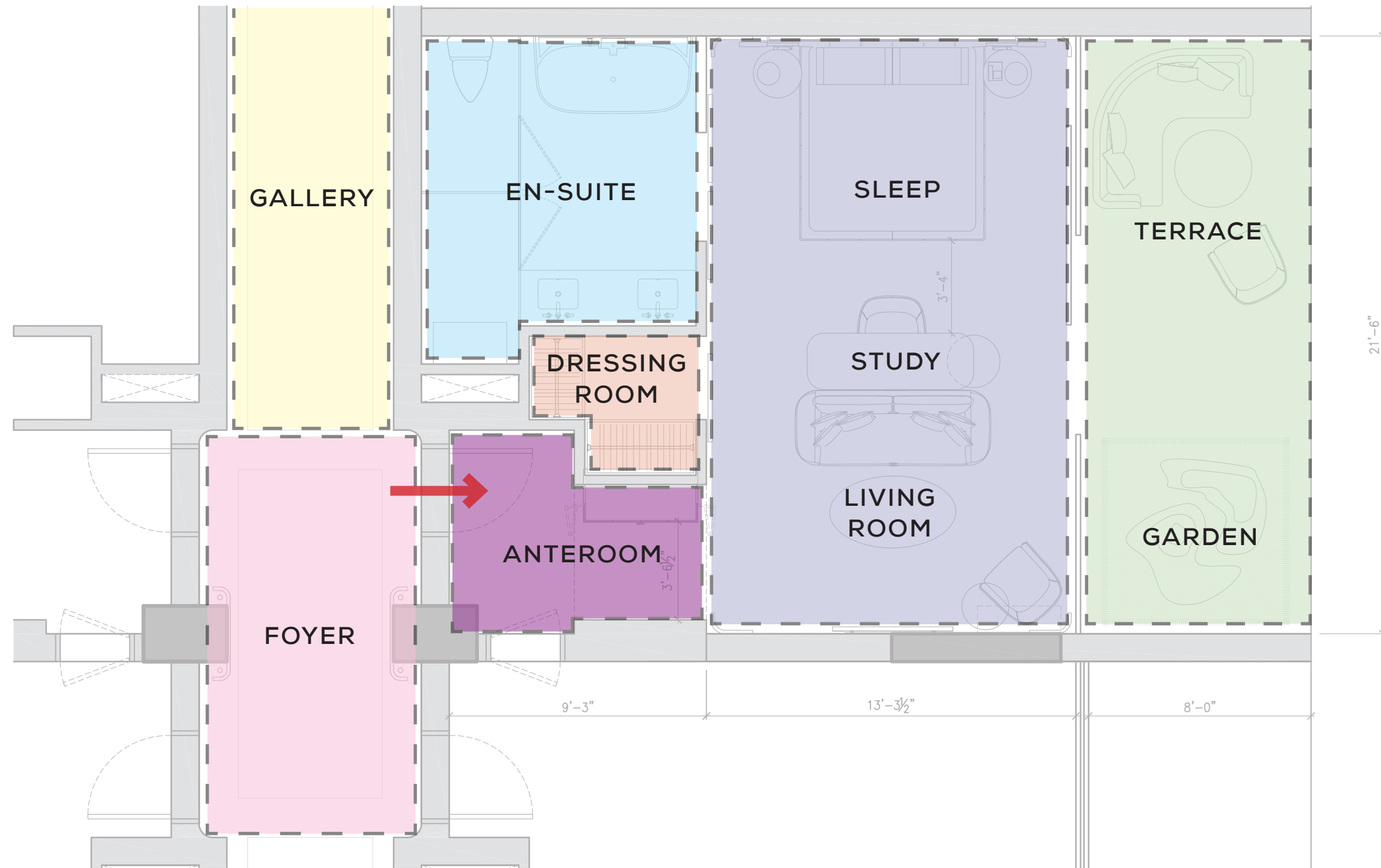




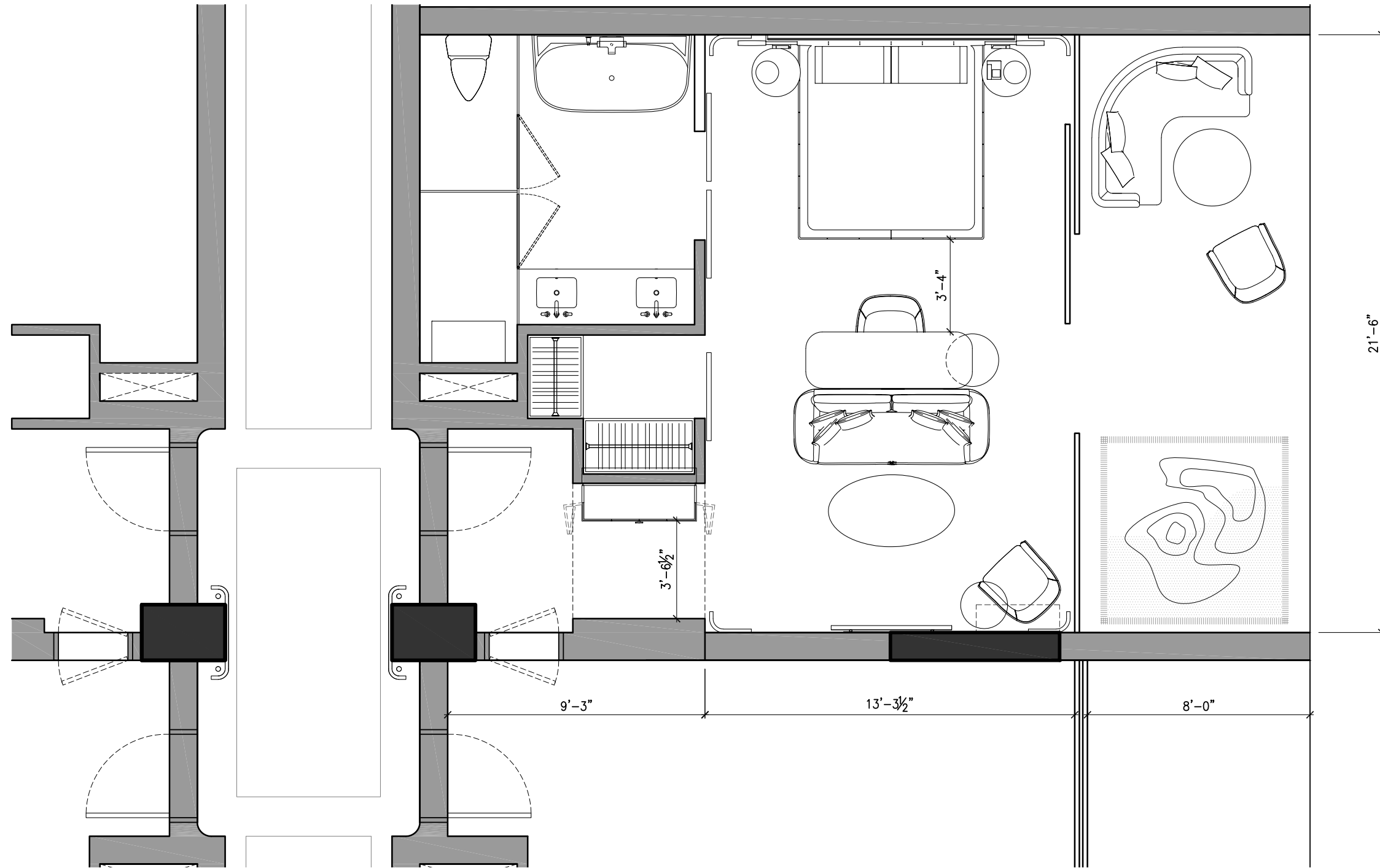
STANDARD KING | OPTION 1 - SPATIAL STUDIES

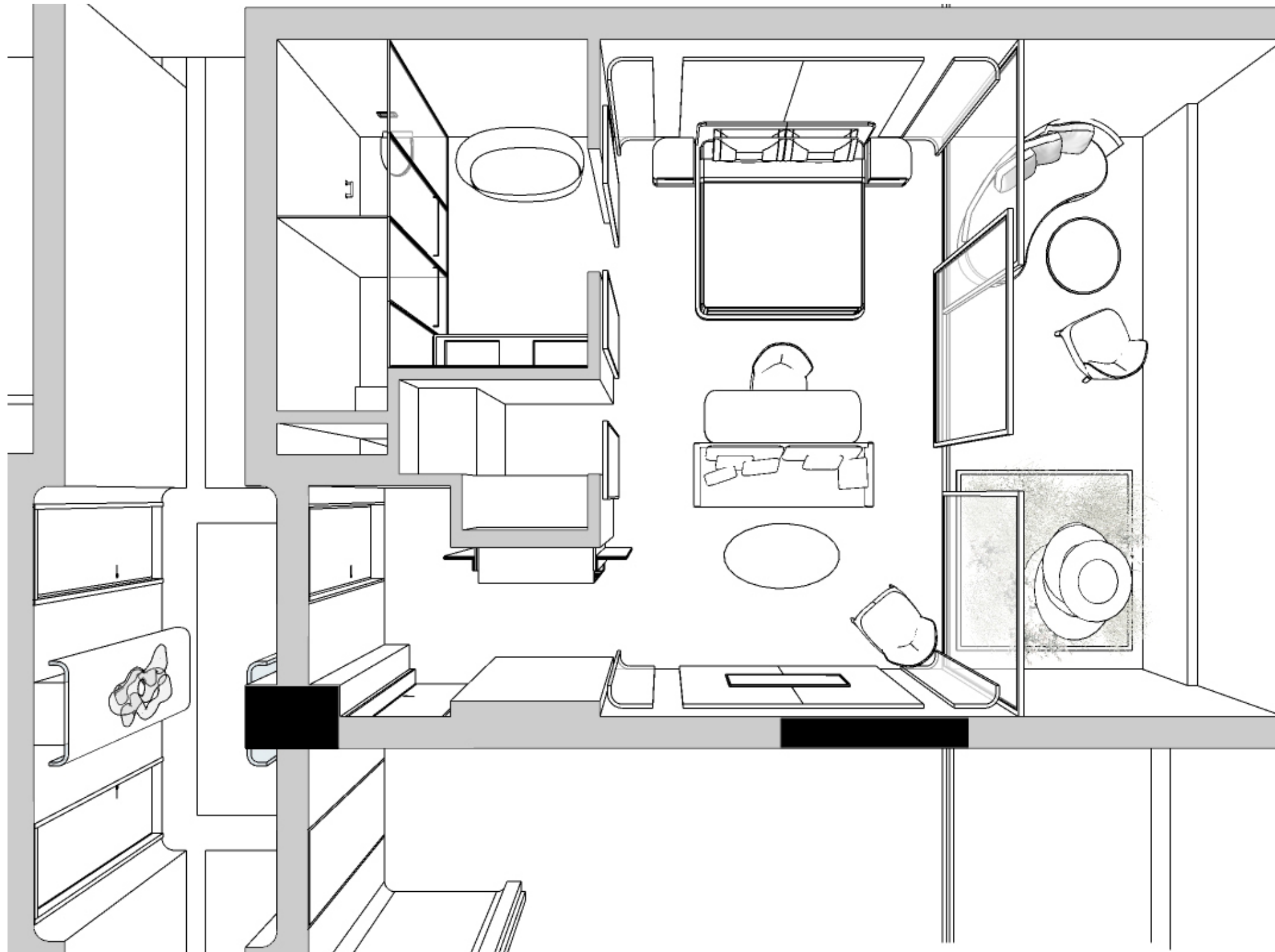


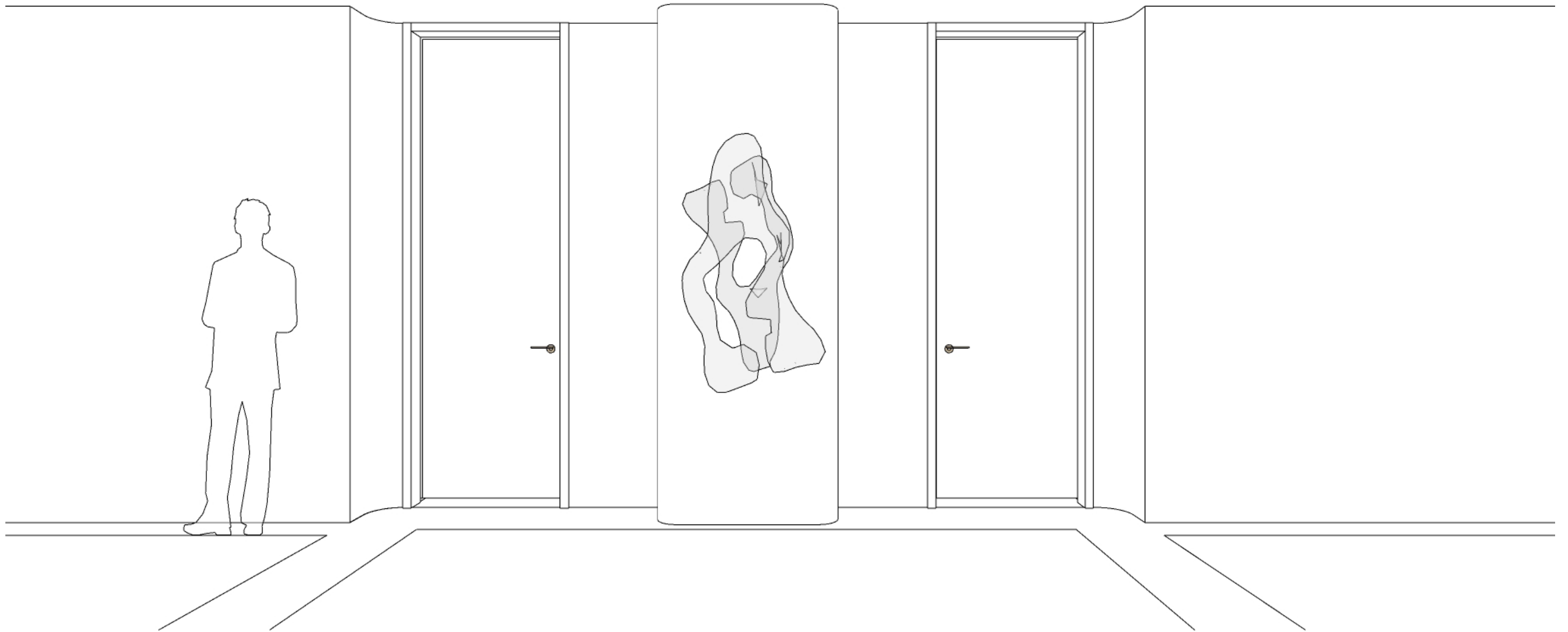
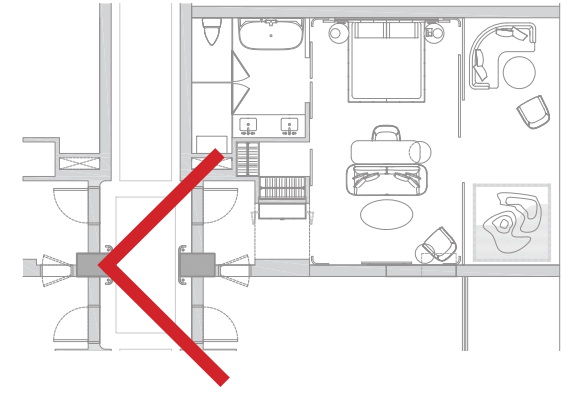
STANDARD KING | OPTION 2 - DIAGRAM

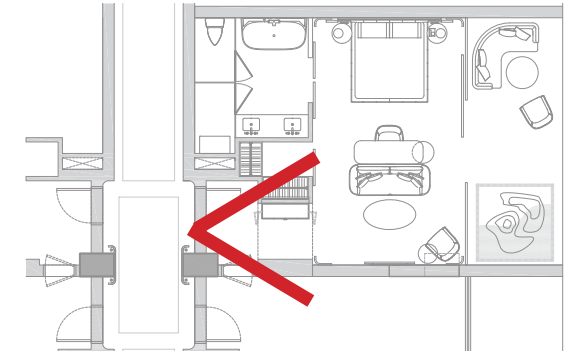
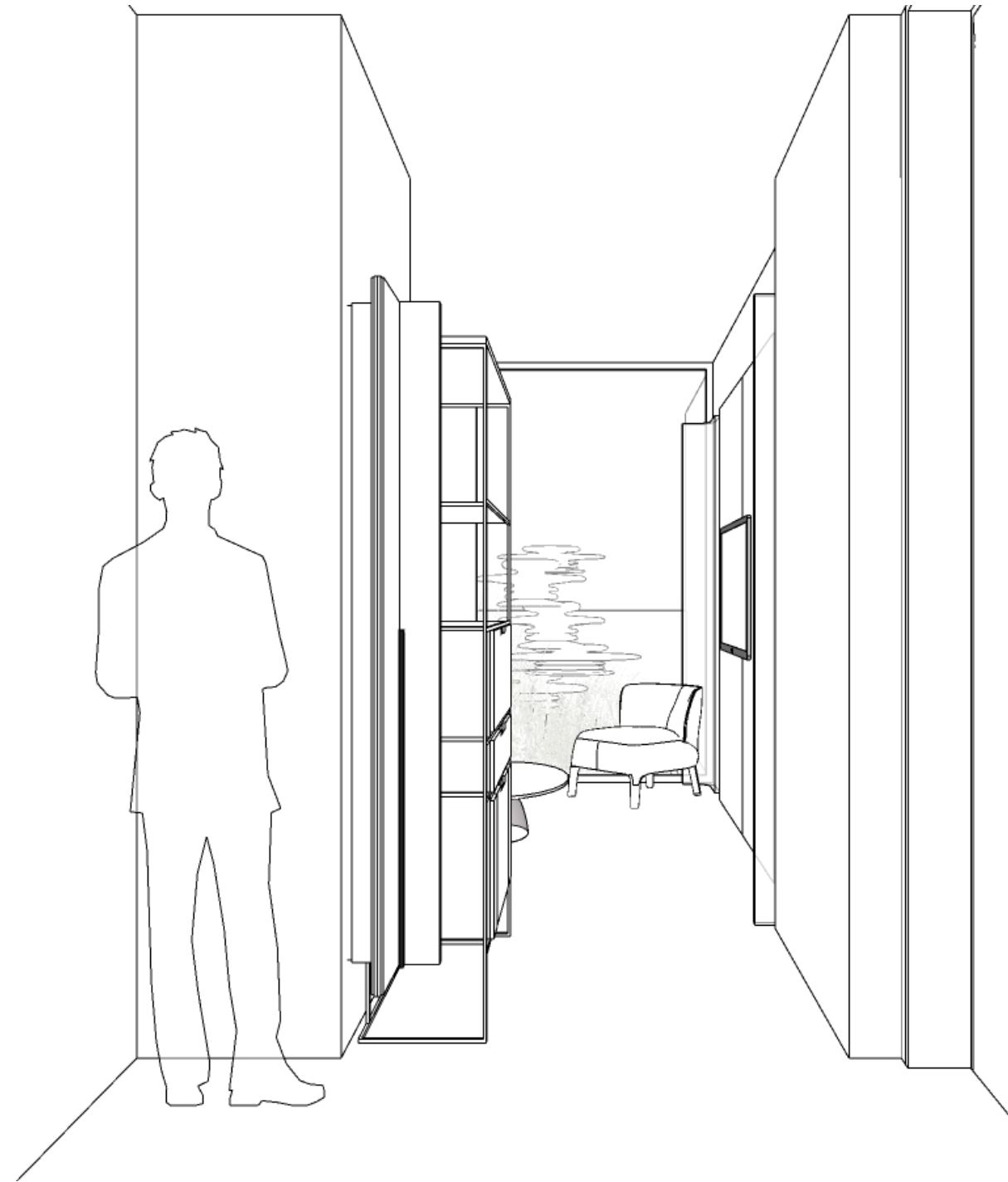


STANDARD KING | OPTION 2 - FLOOR PLAN

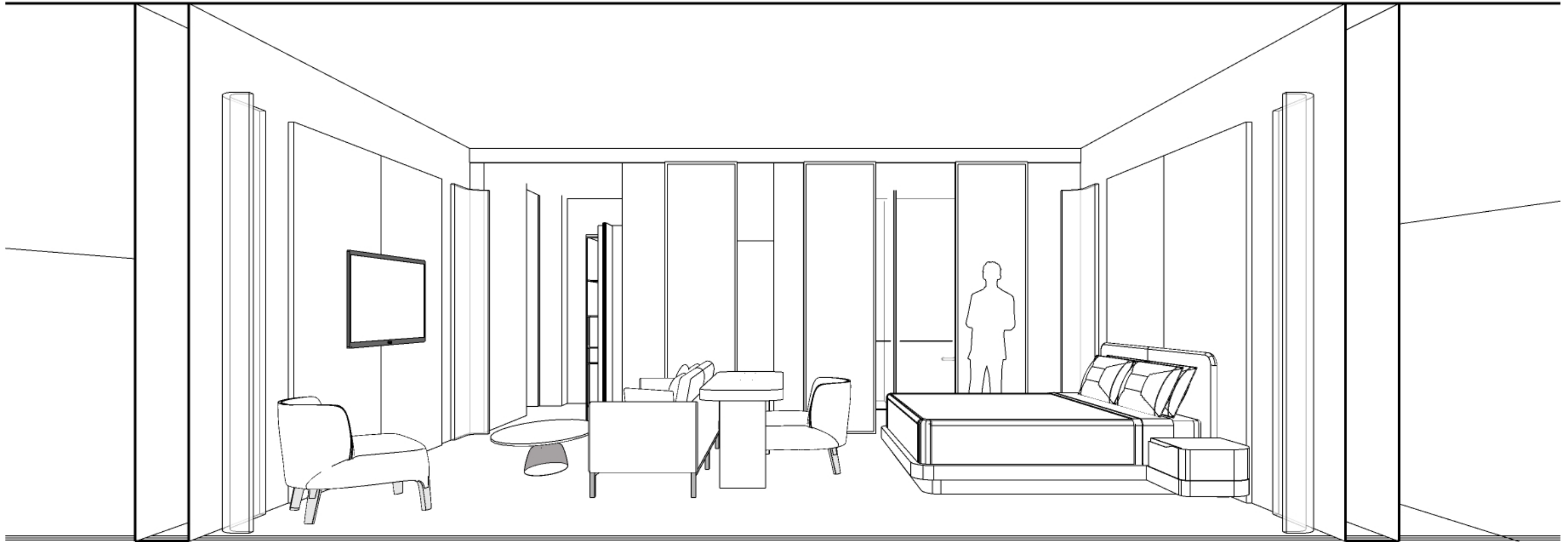
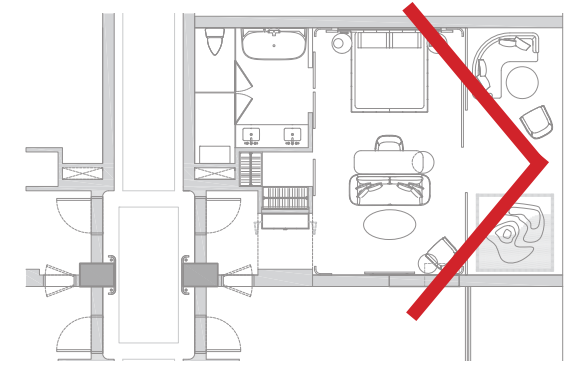




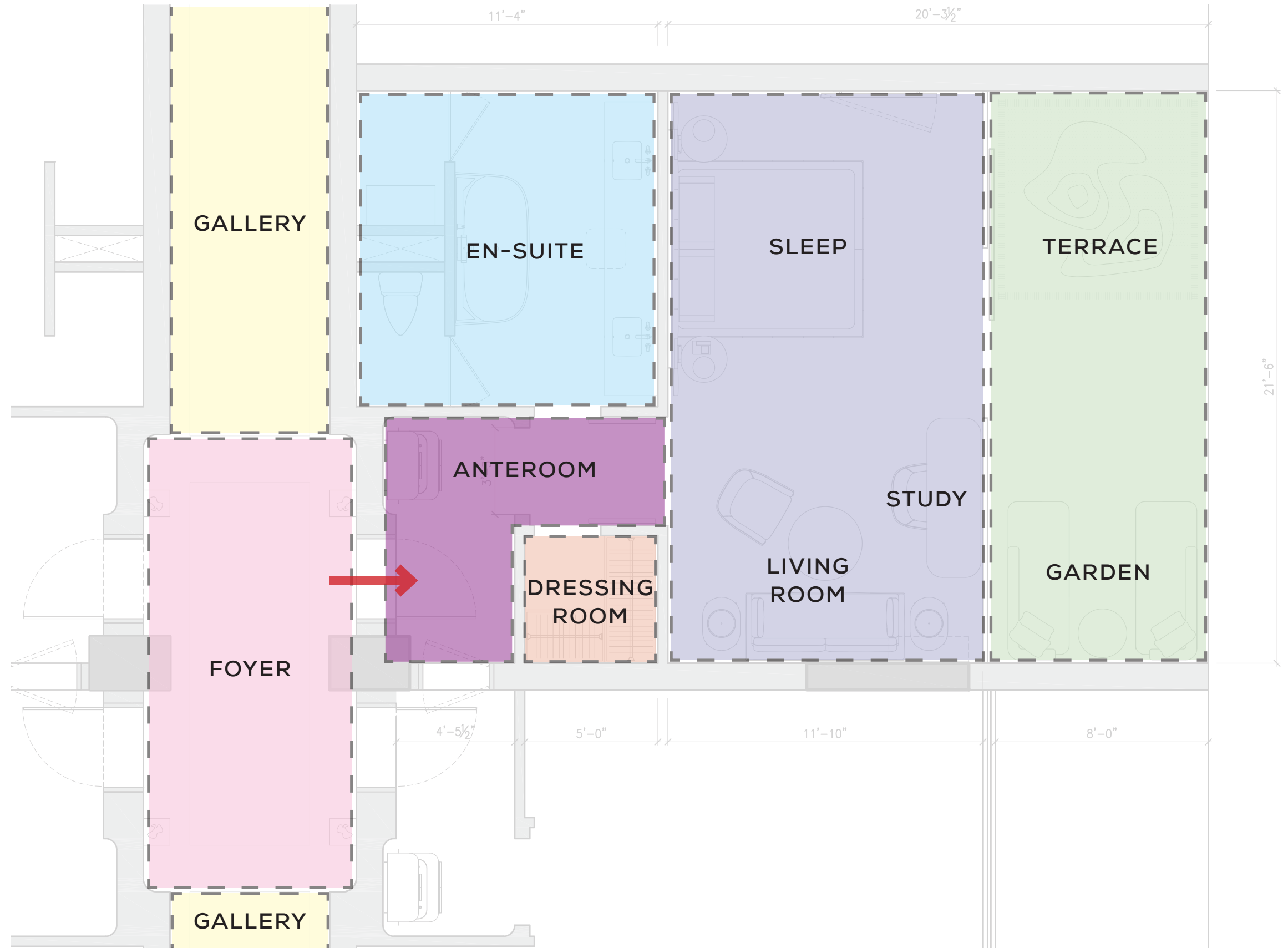




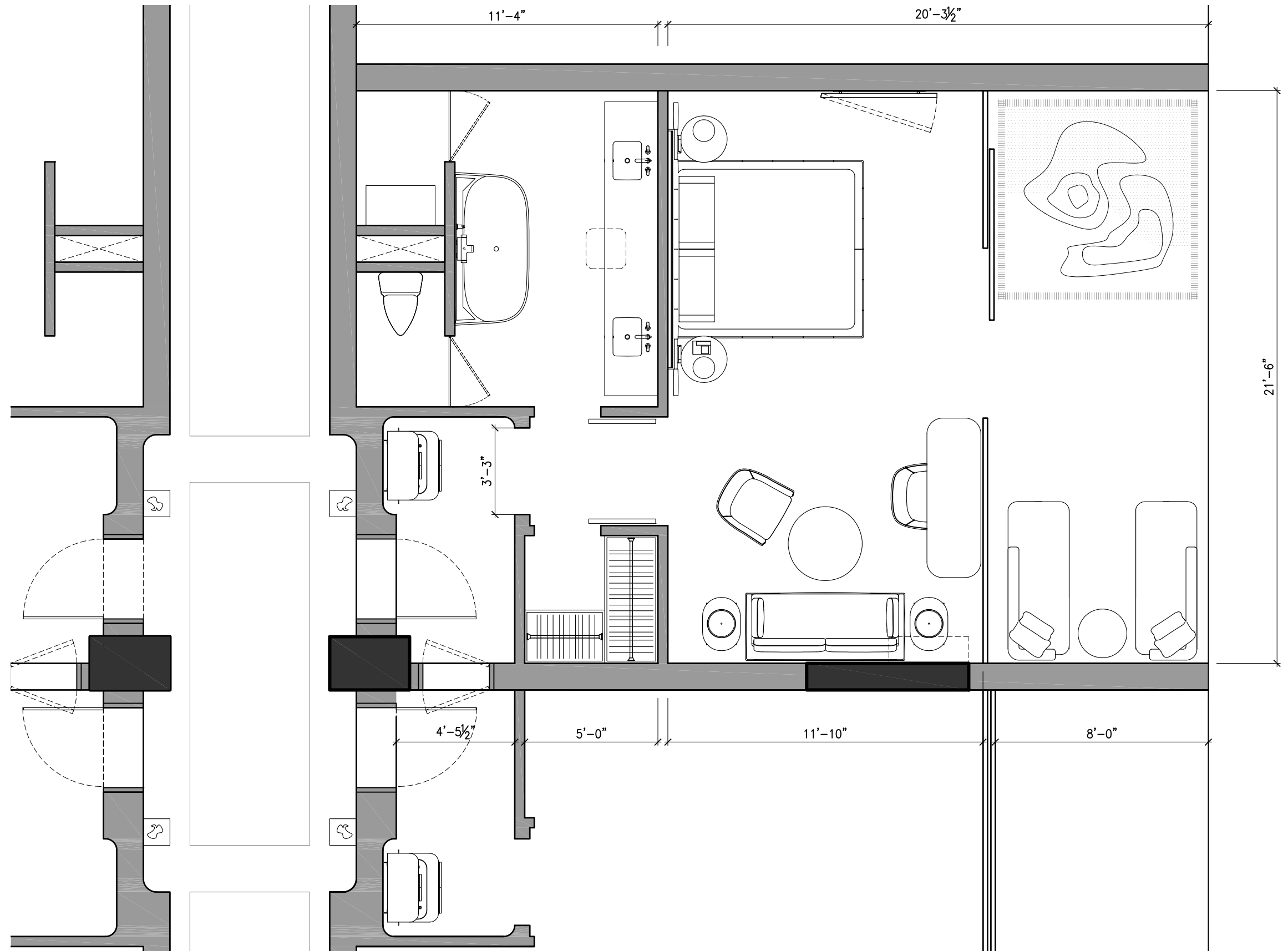




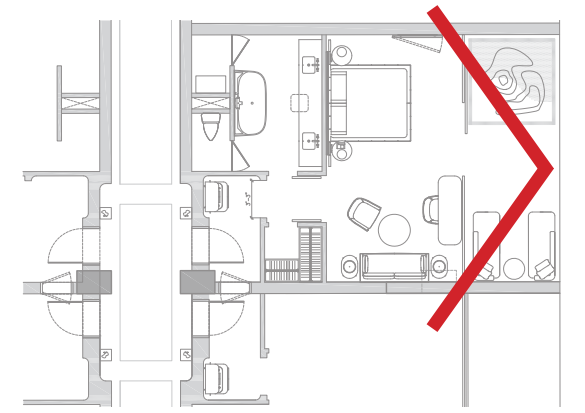
STANDARD KING | OPTION 3 - DIAGRAM



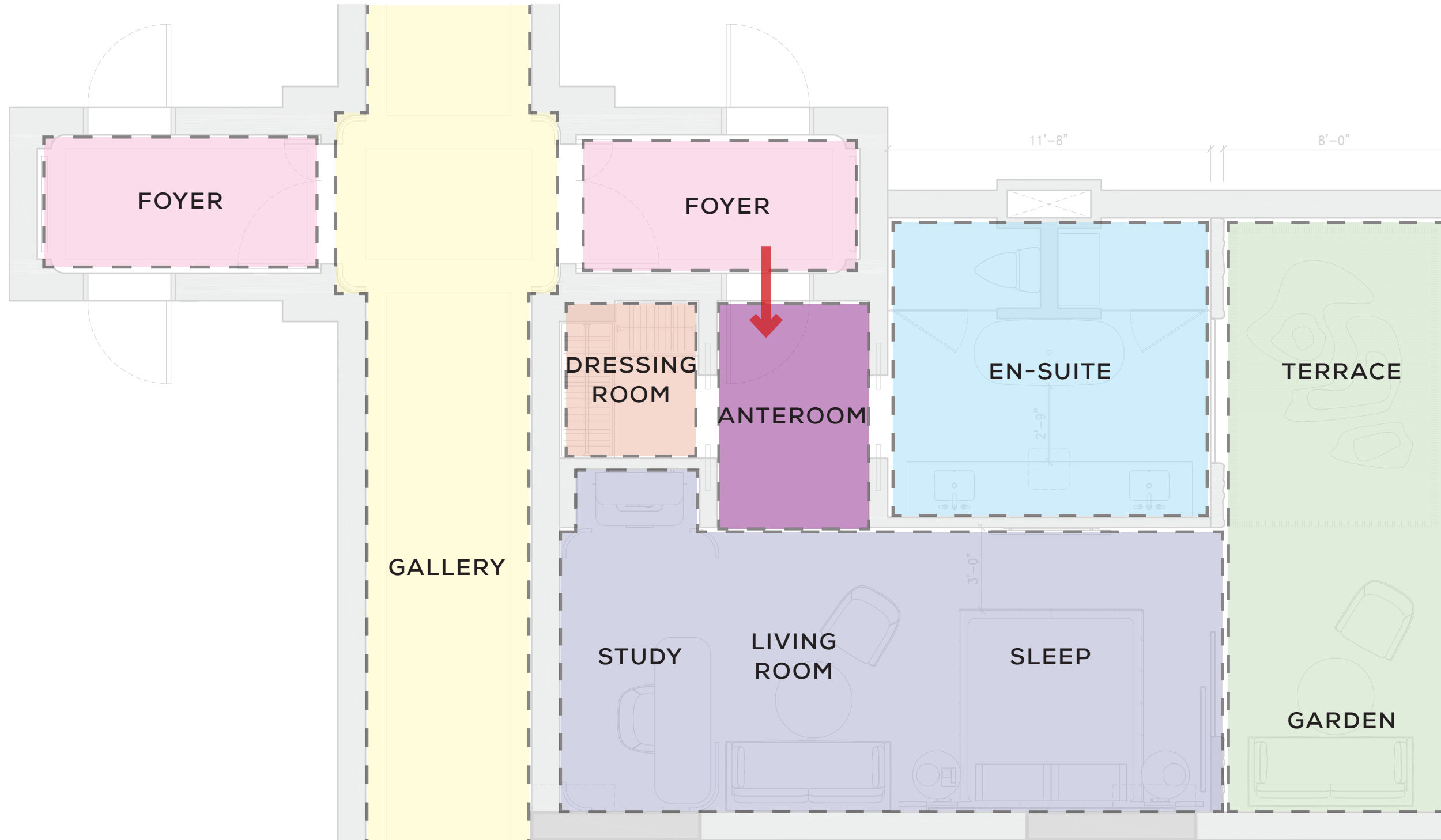
STANDARD KING | OPTION 3 - FLOOR PLAN



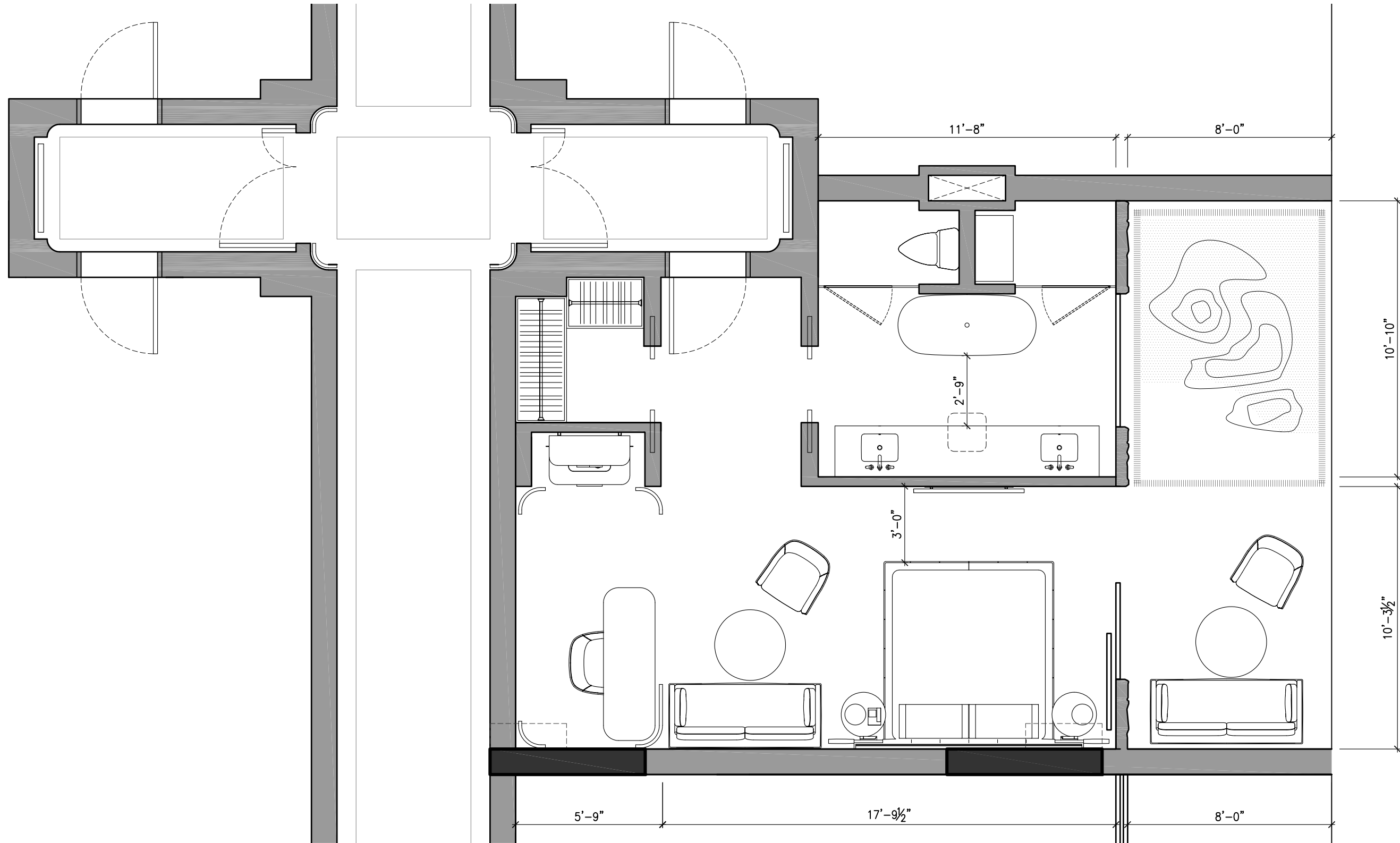


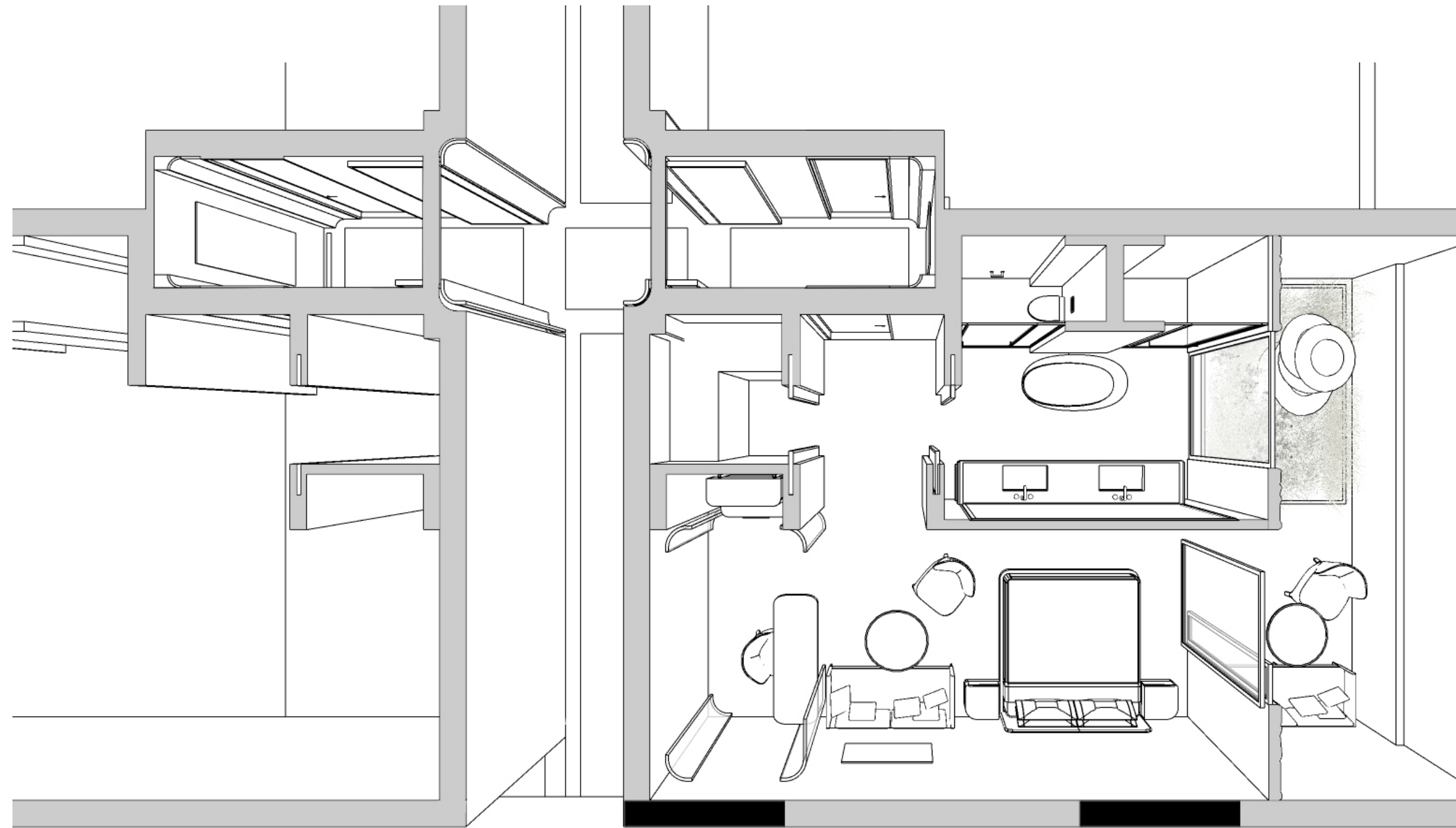


STANDARD KING | OPTION 4 - DIAGRAM

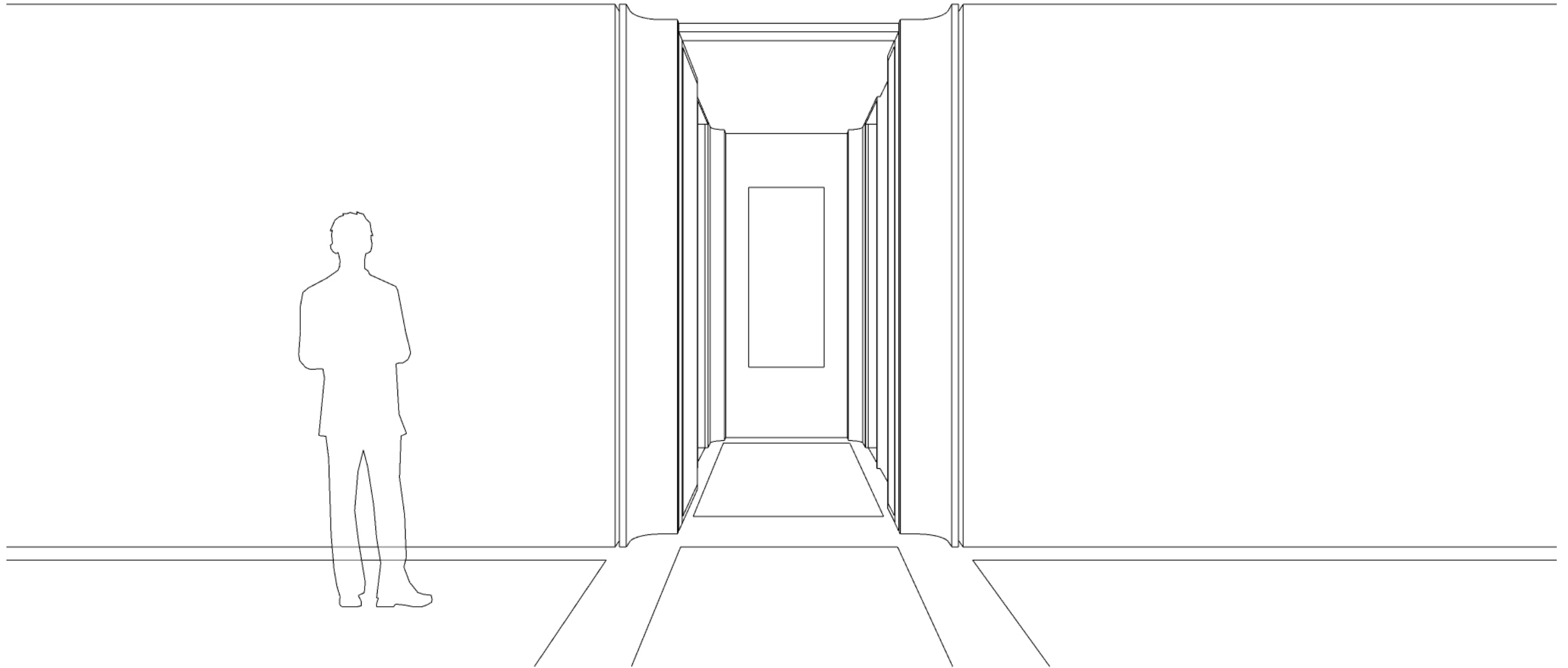
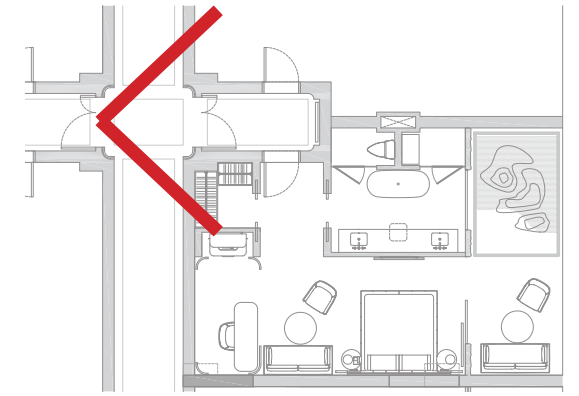


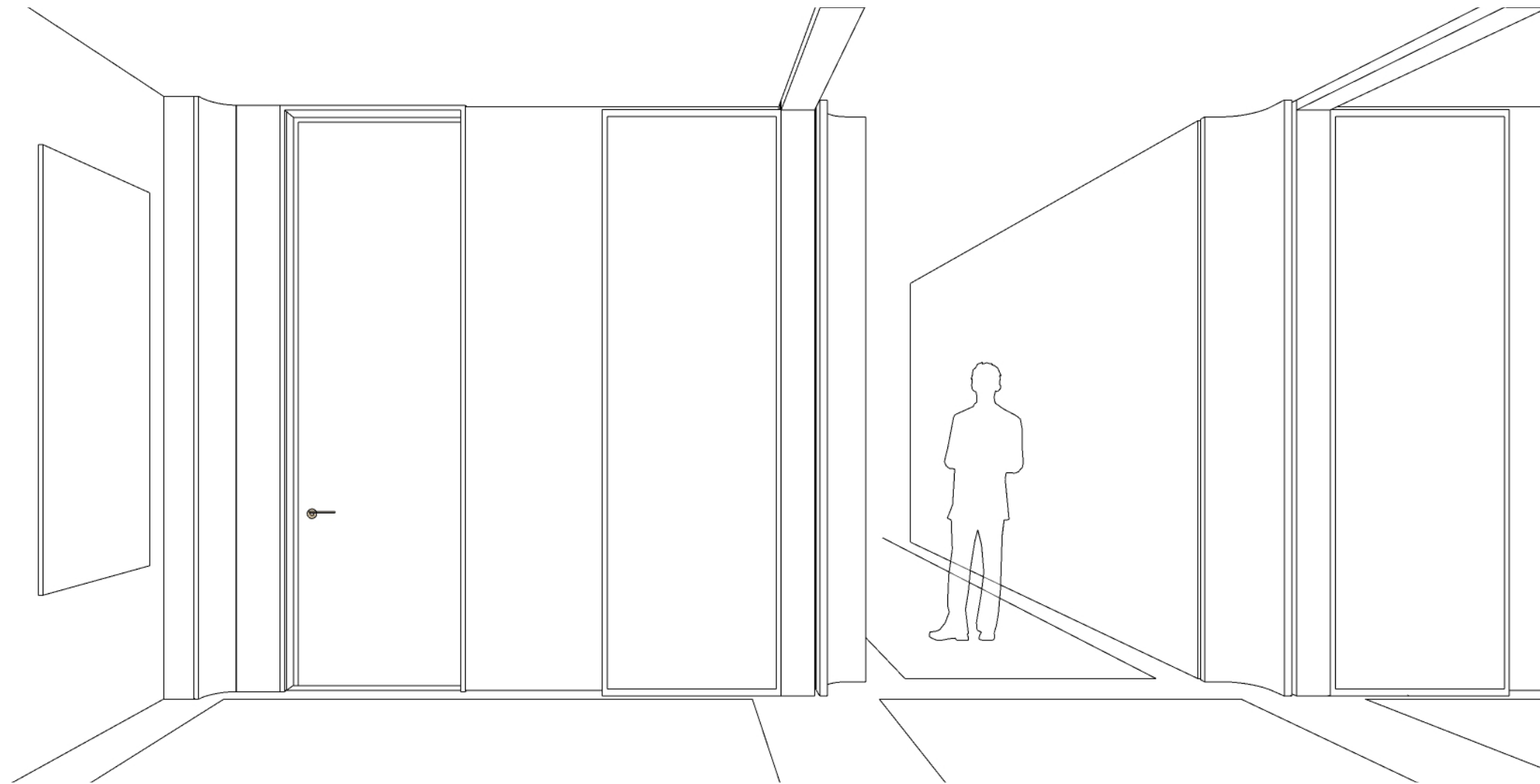
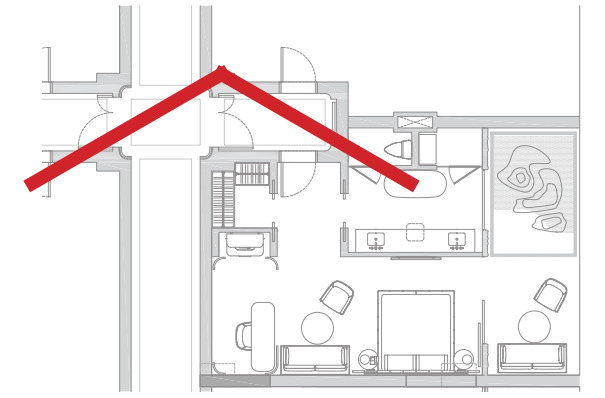
STANDARD KING | OPTION 4 - FLOOR PLAN

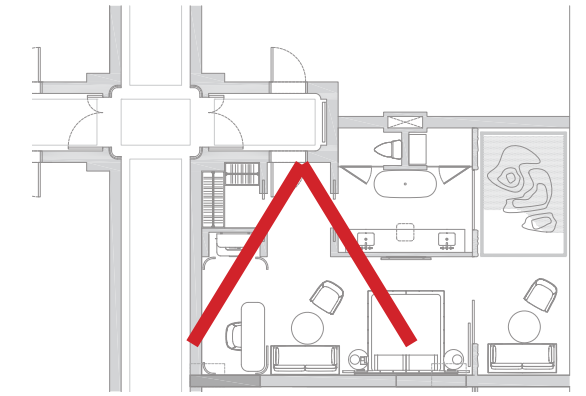
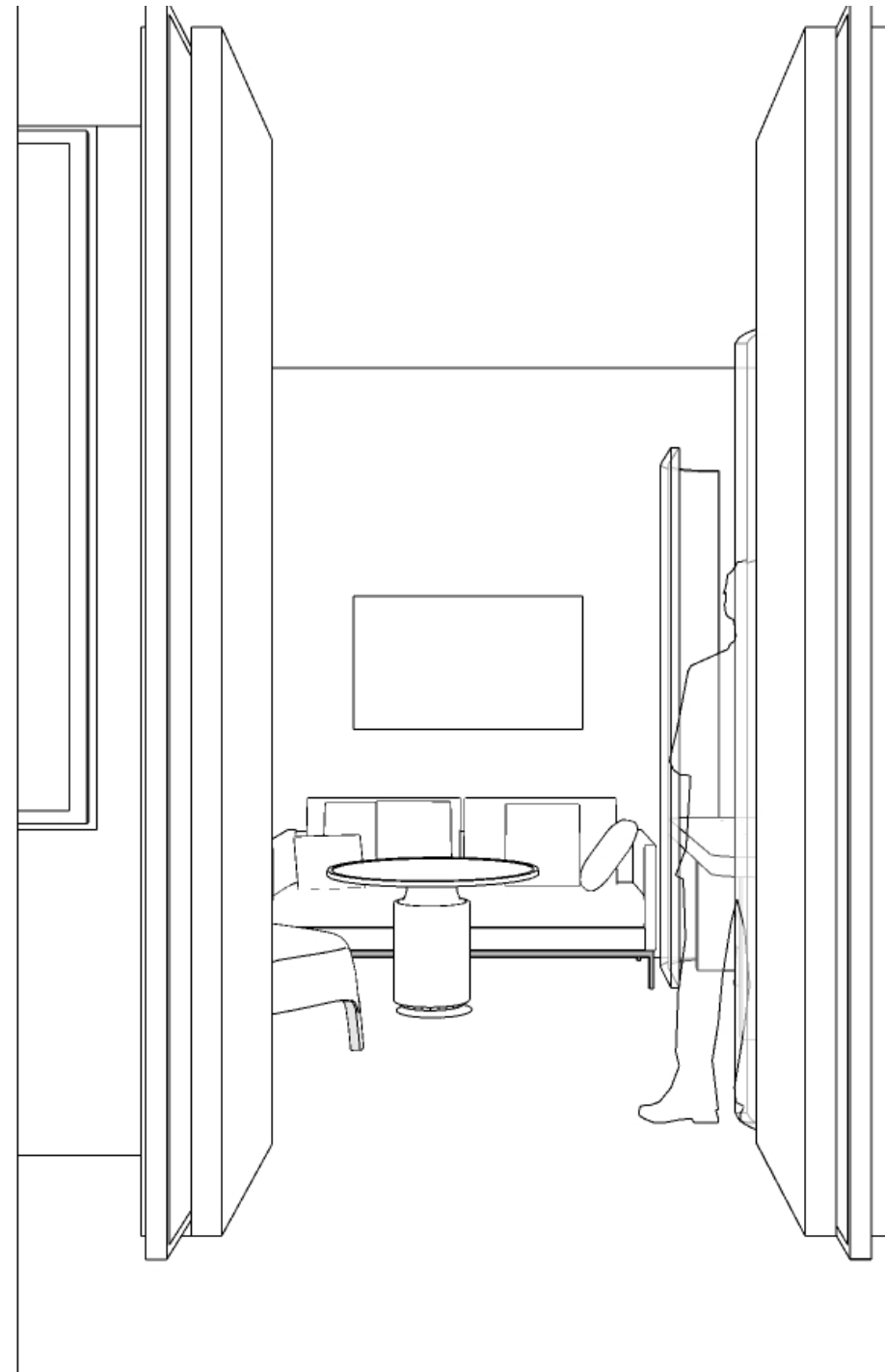


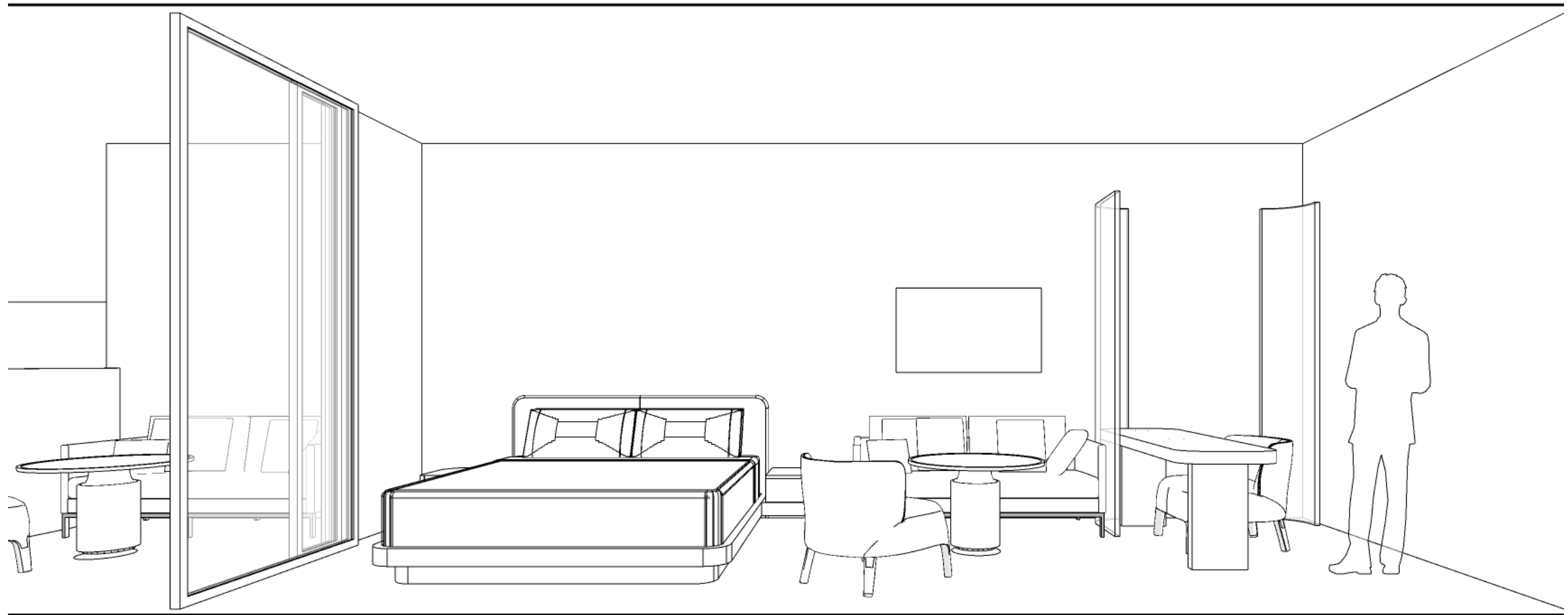
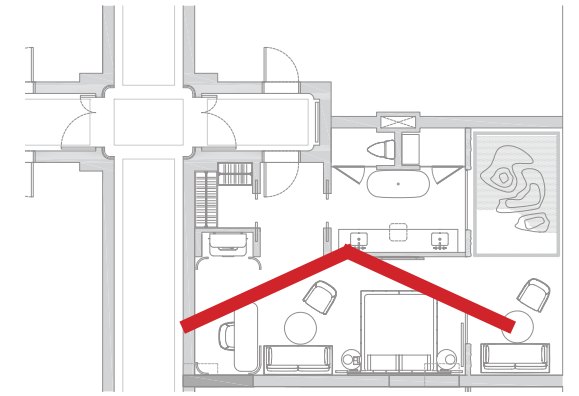


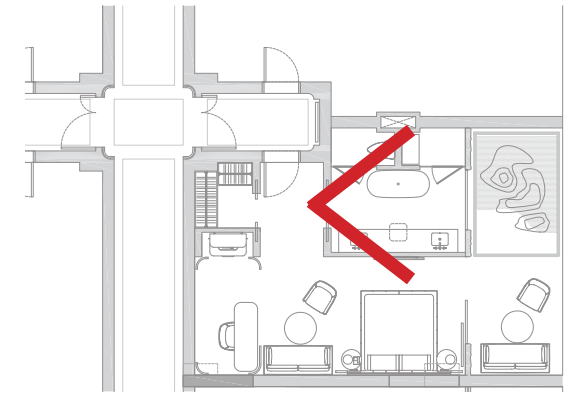




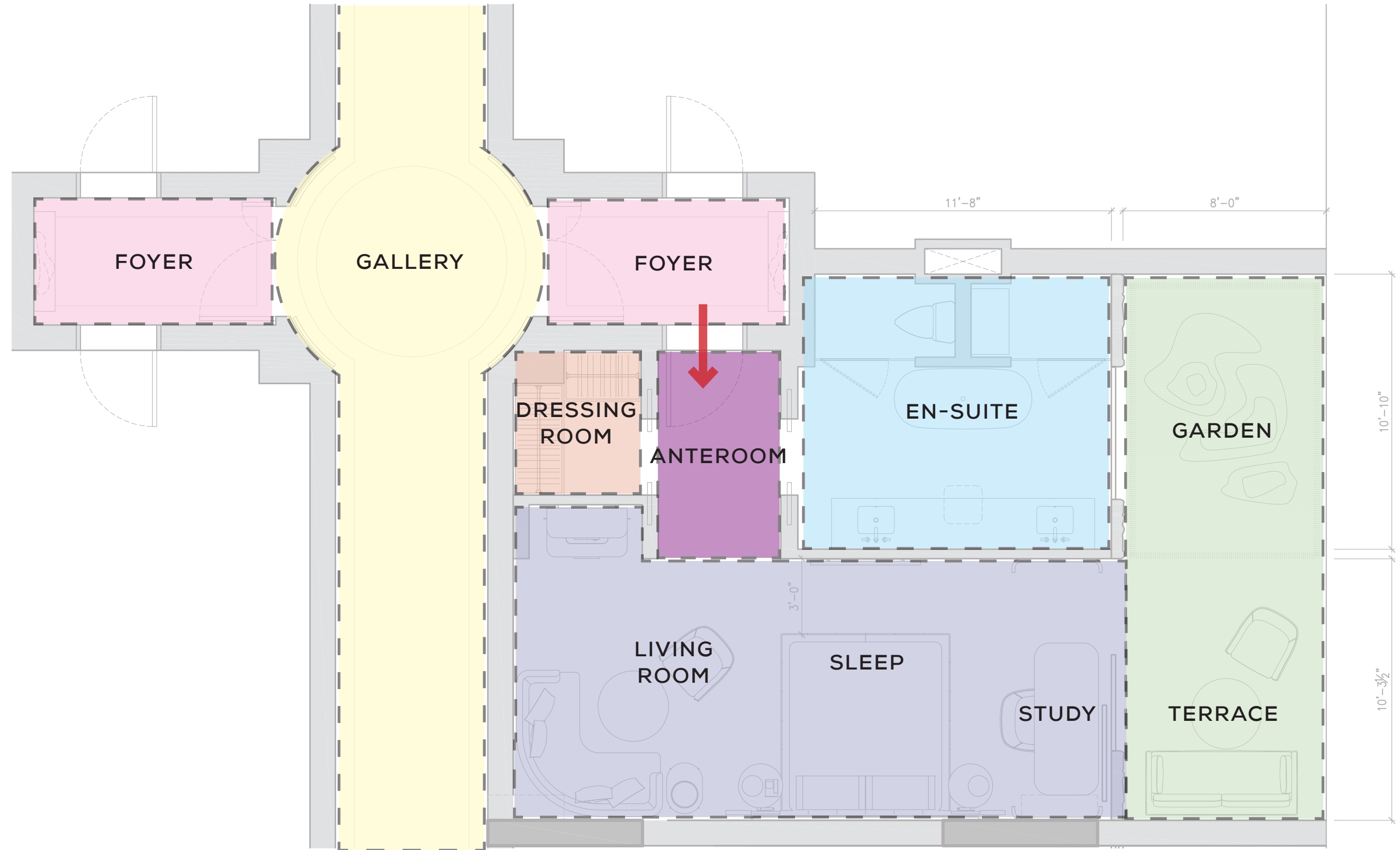




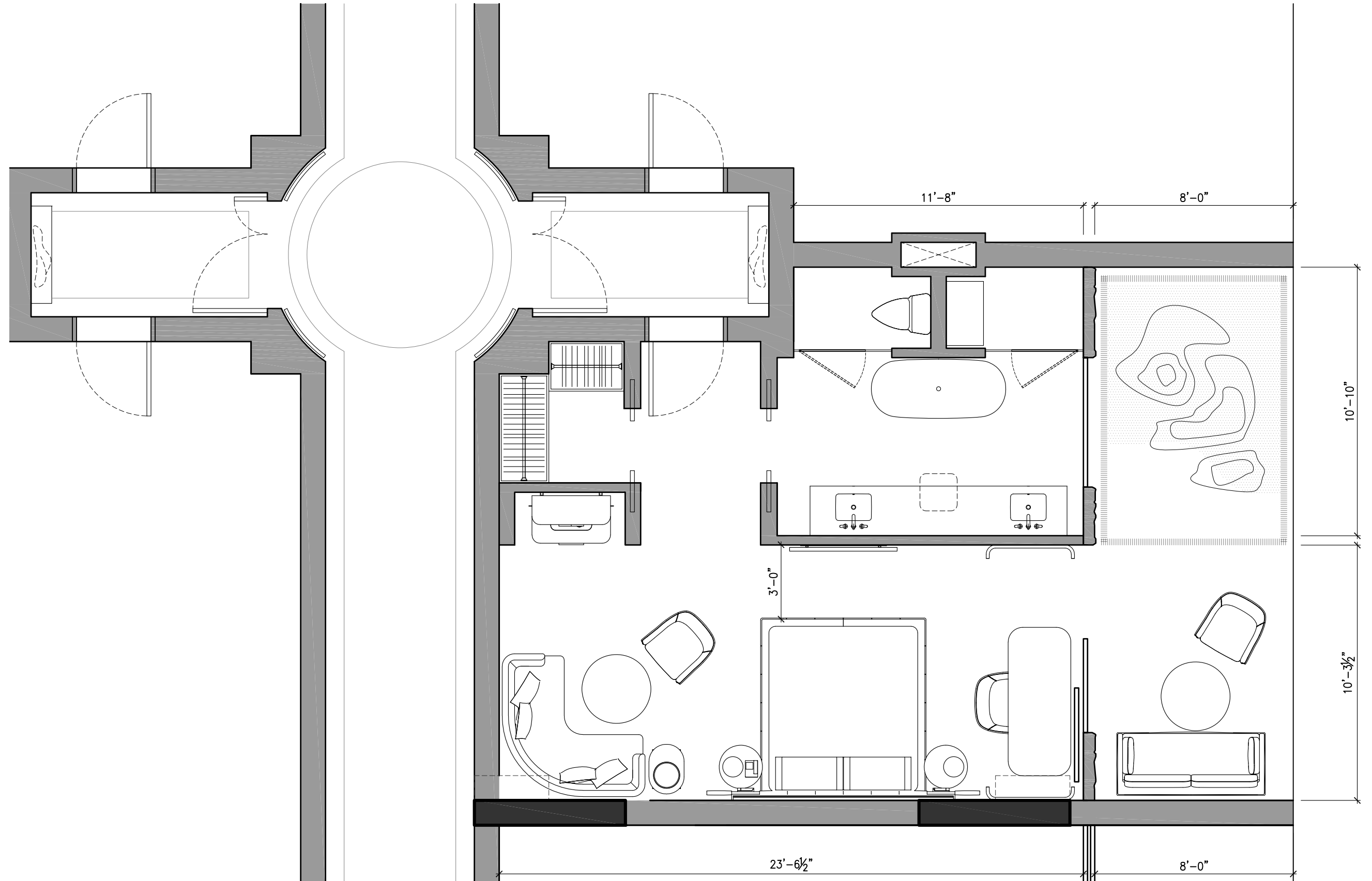


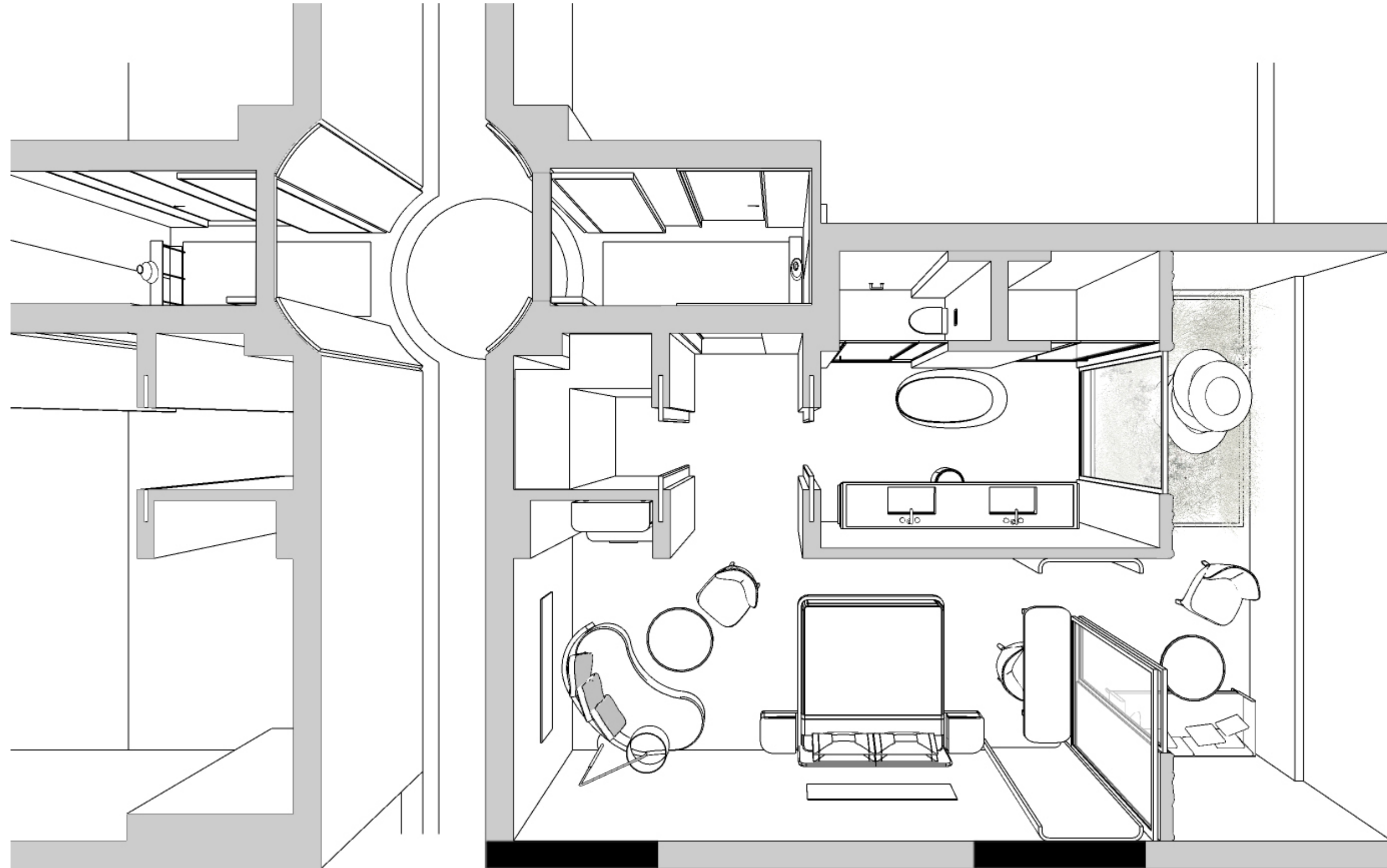


STANDARD KING | OPTION 5 - DIAGRAM

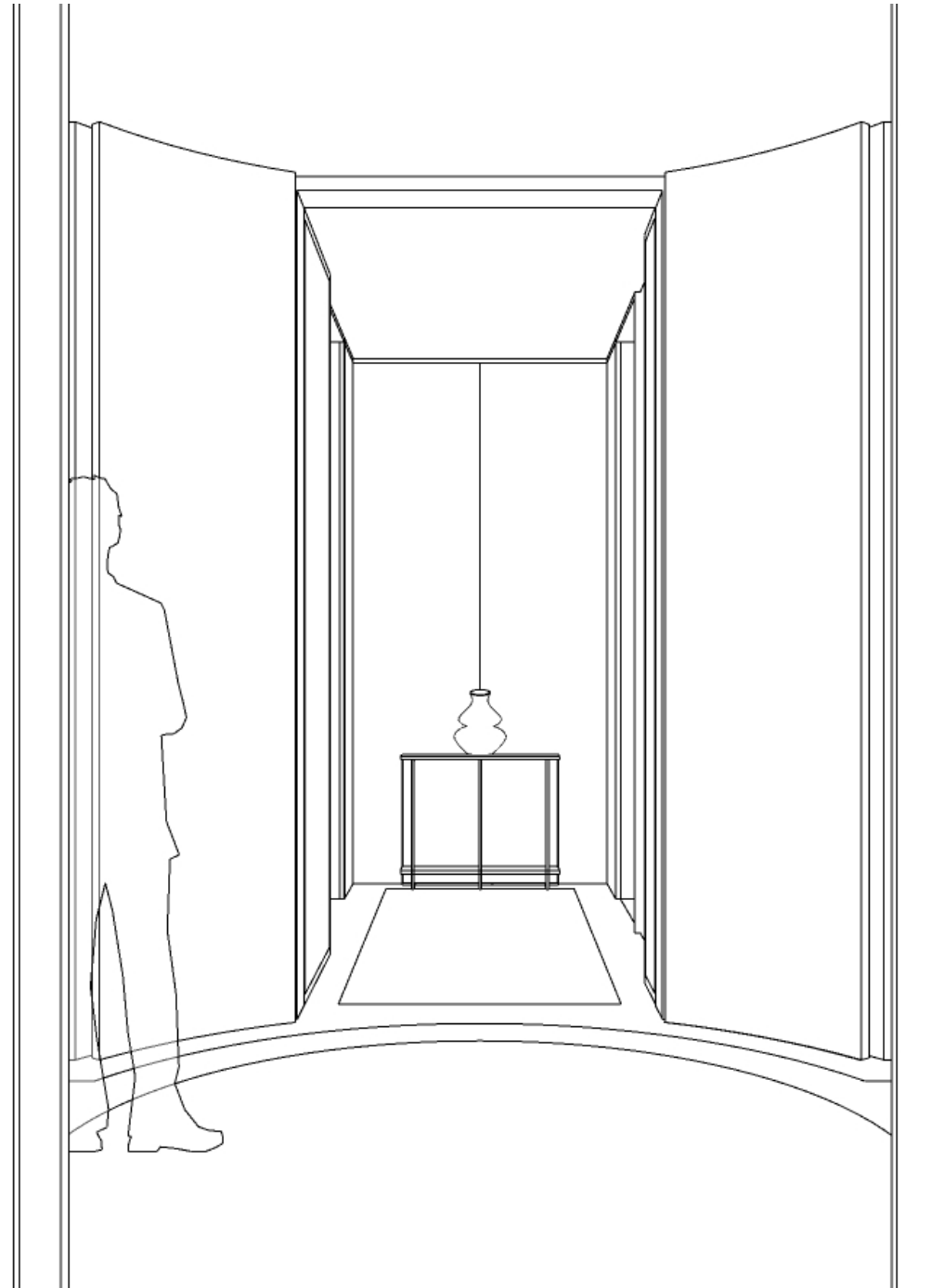
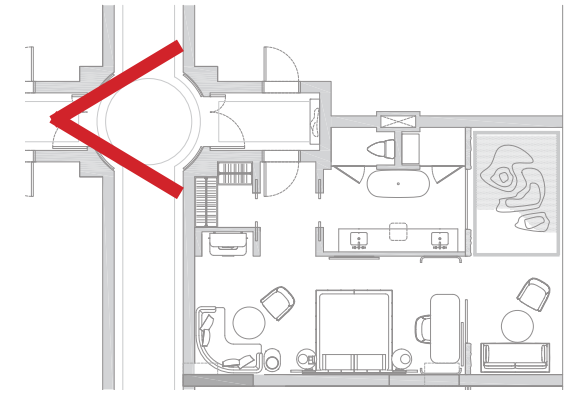


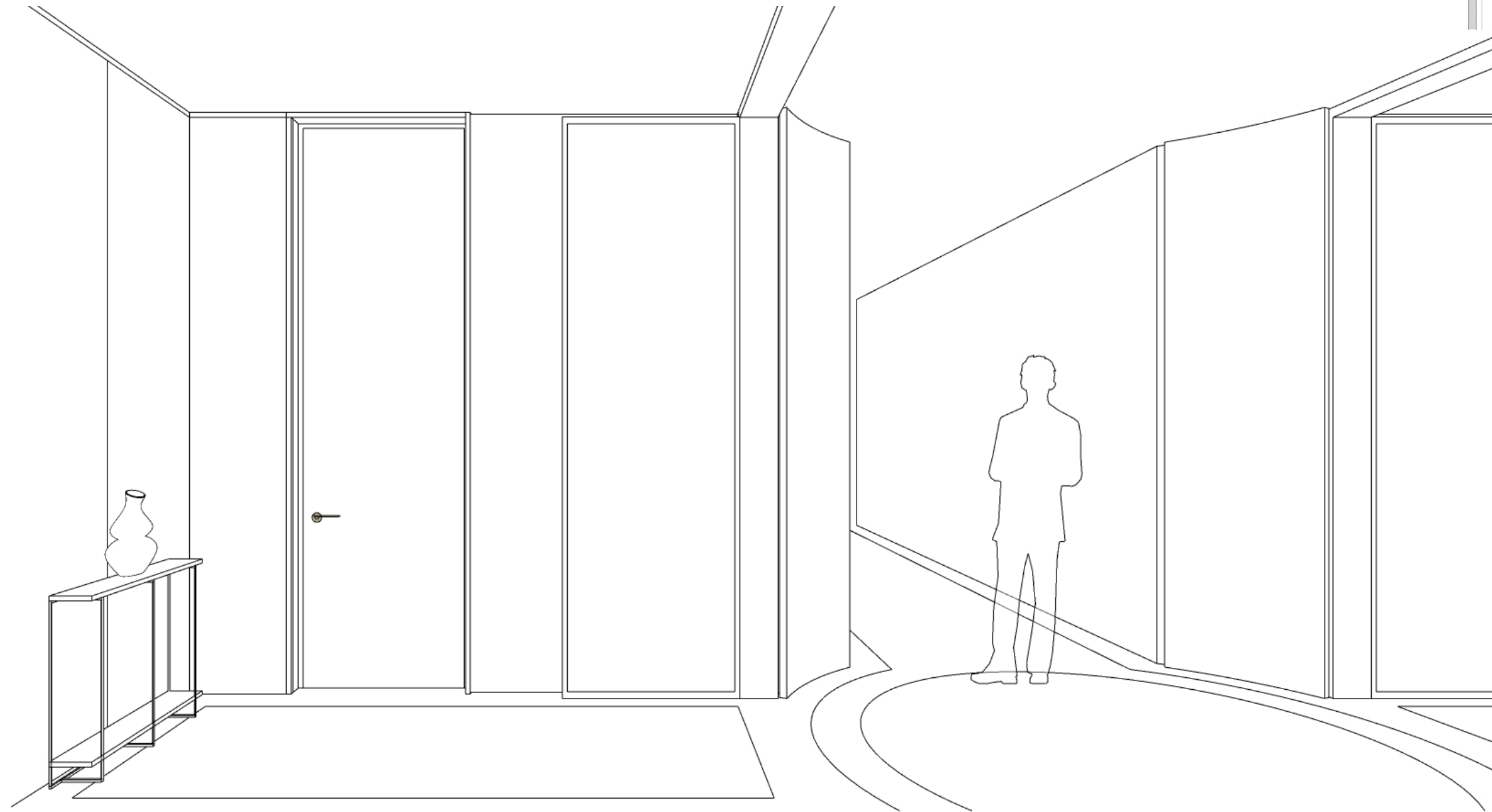
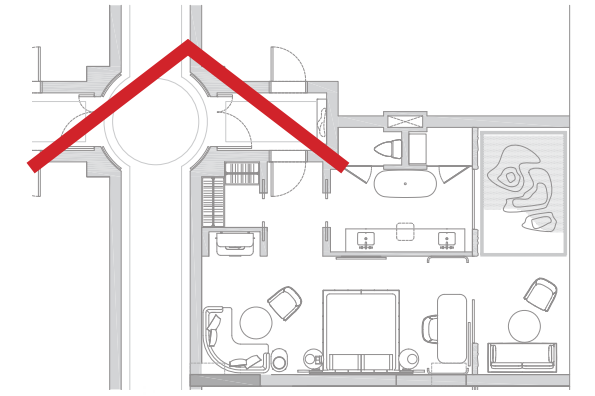
STANDARD KING | OPTION 5 - FLOOR PLAN

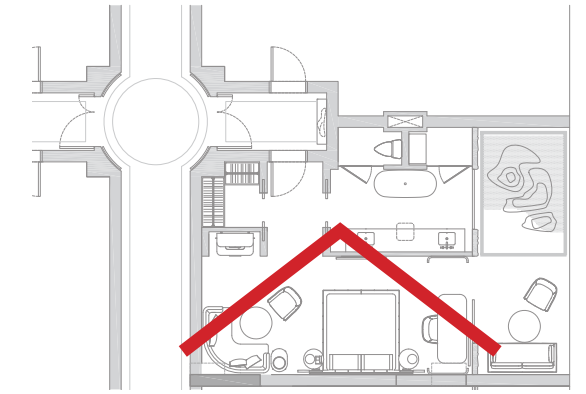


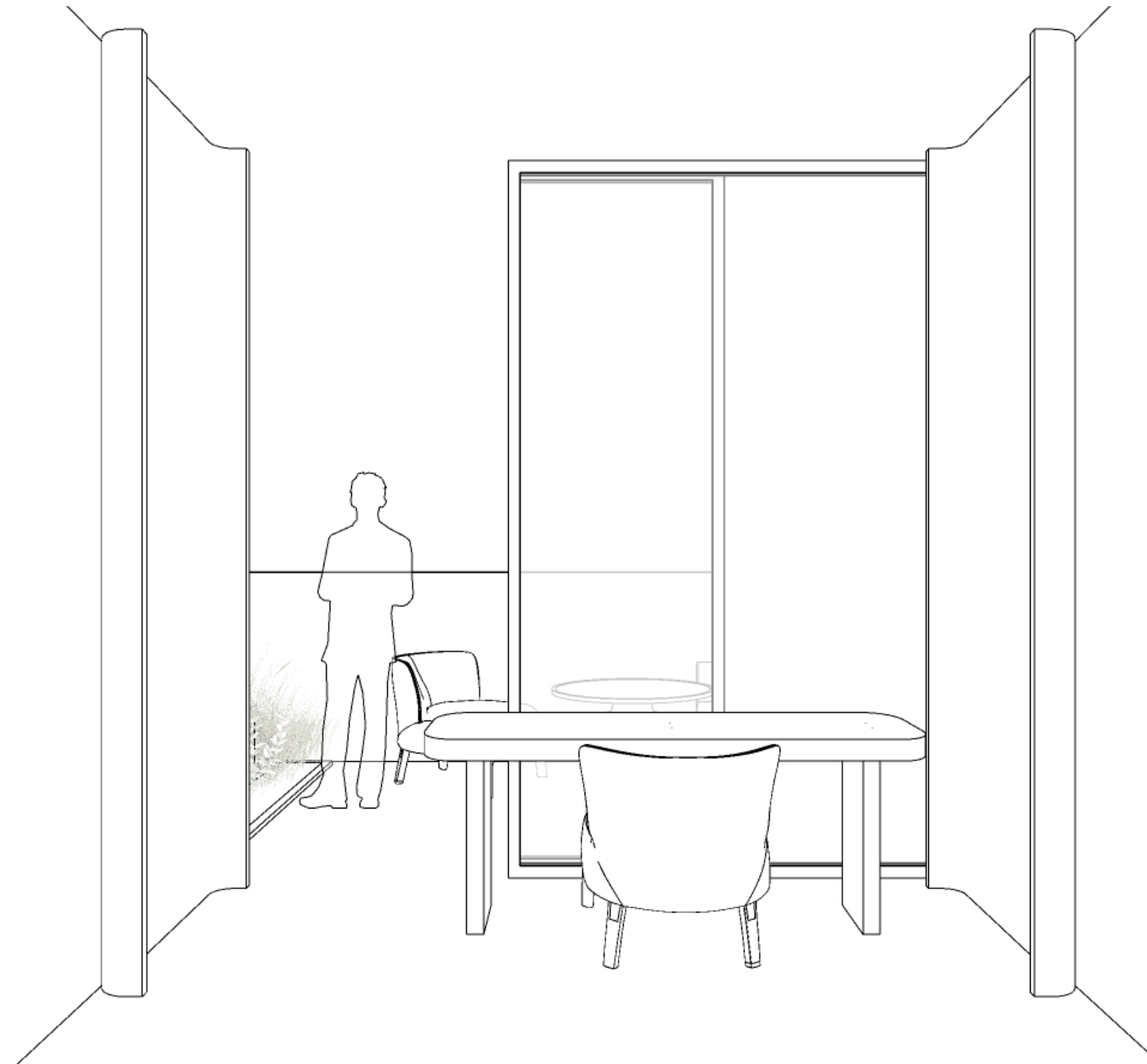
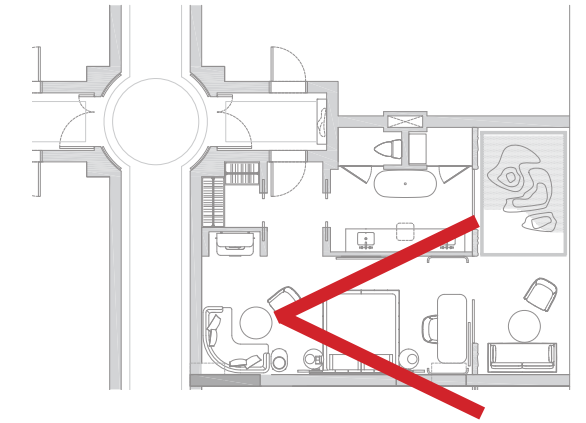


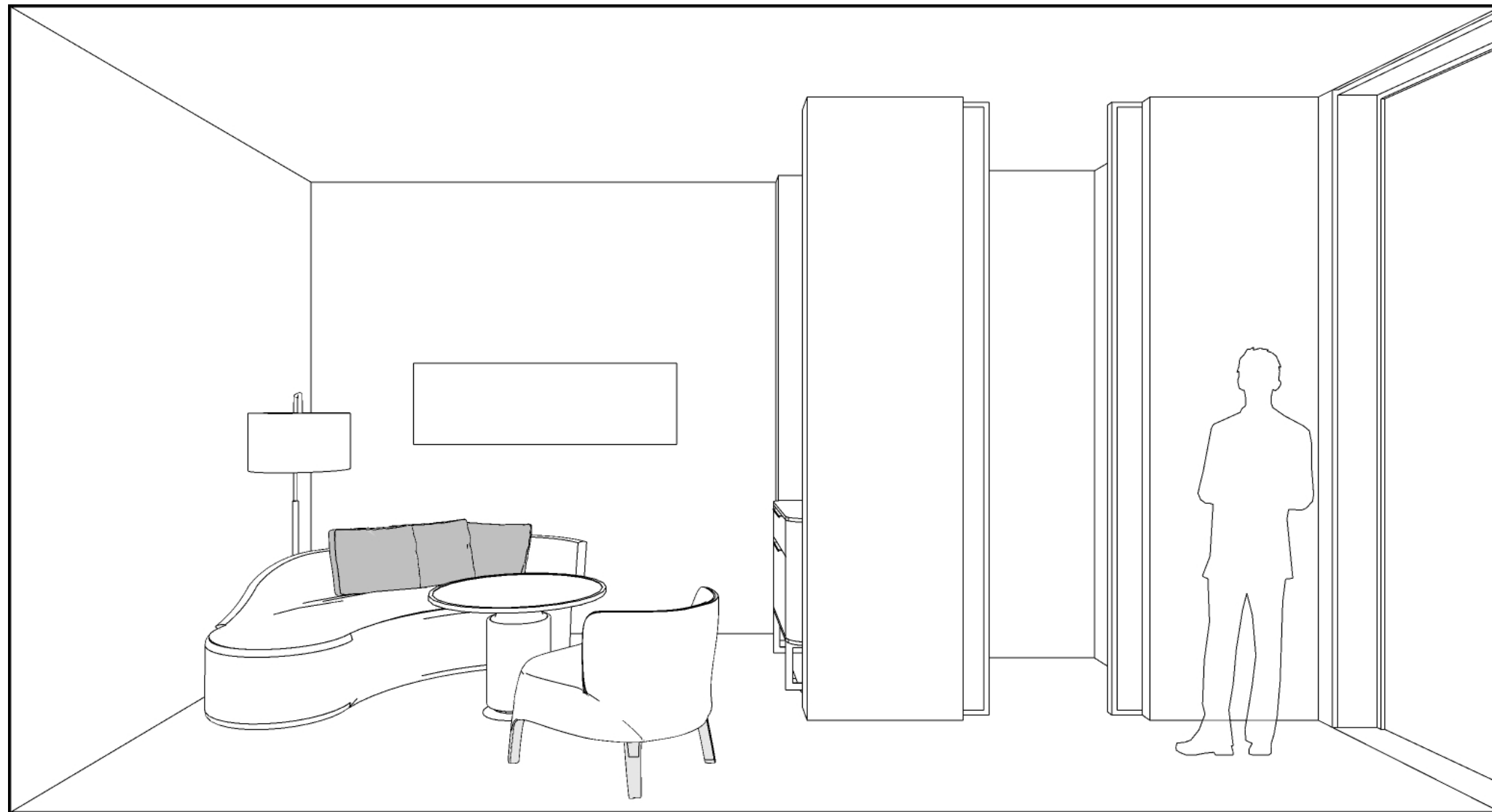
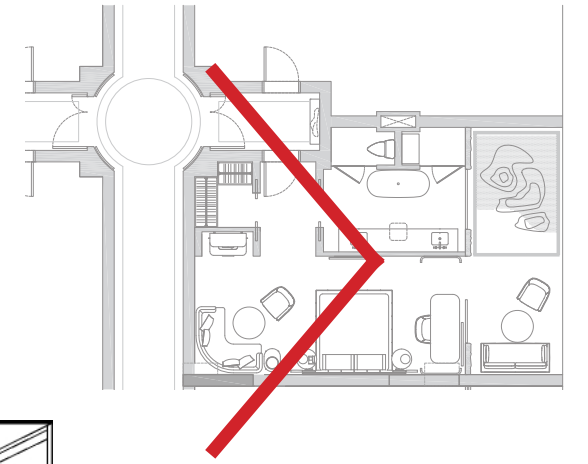


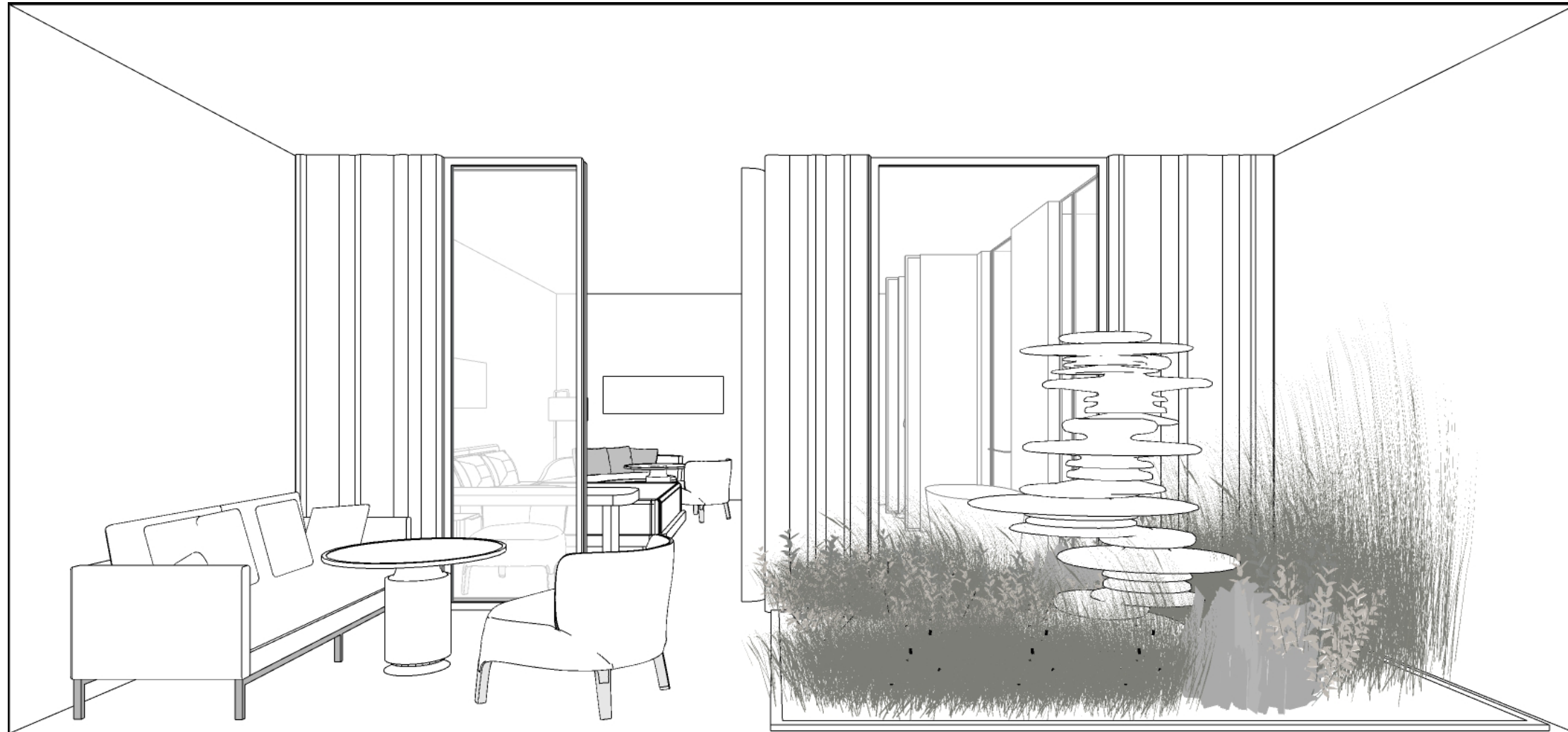
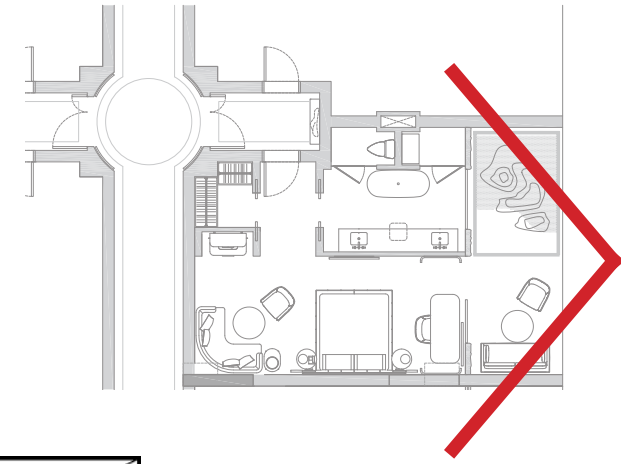






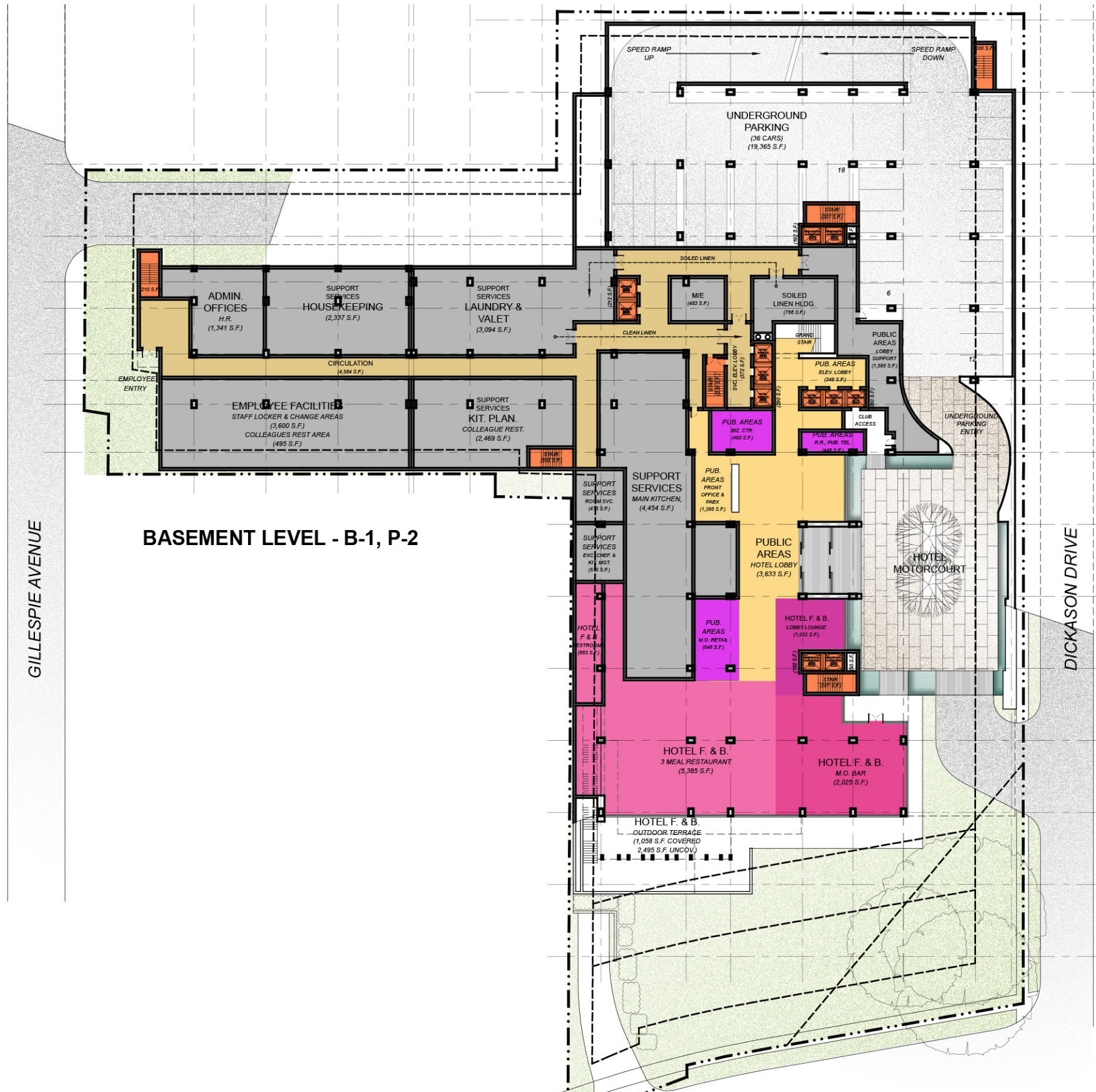






# APPENDIX A

FAB'S ARCHITECTURAL PLANS FOR DISCUSSION

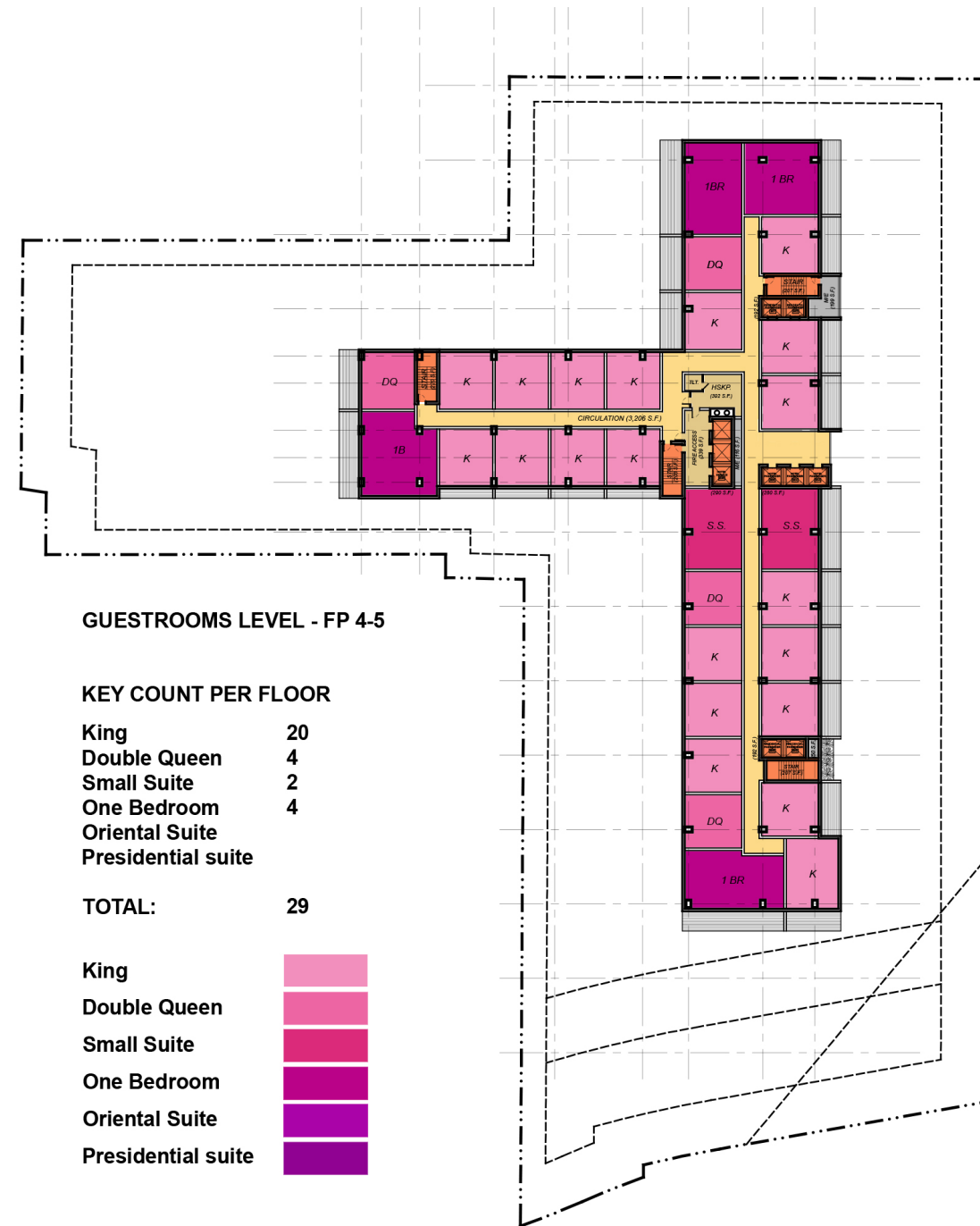
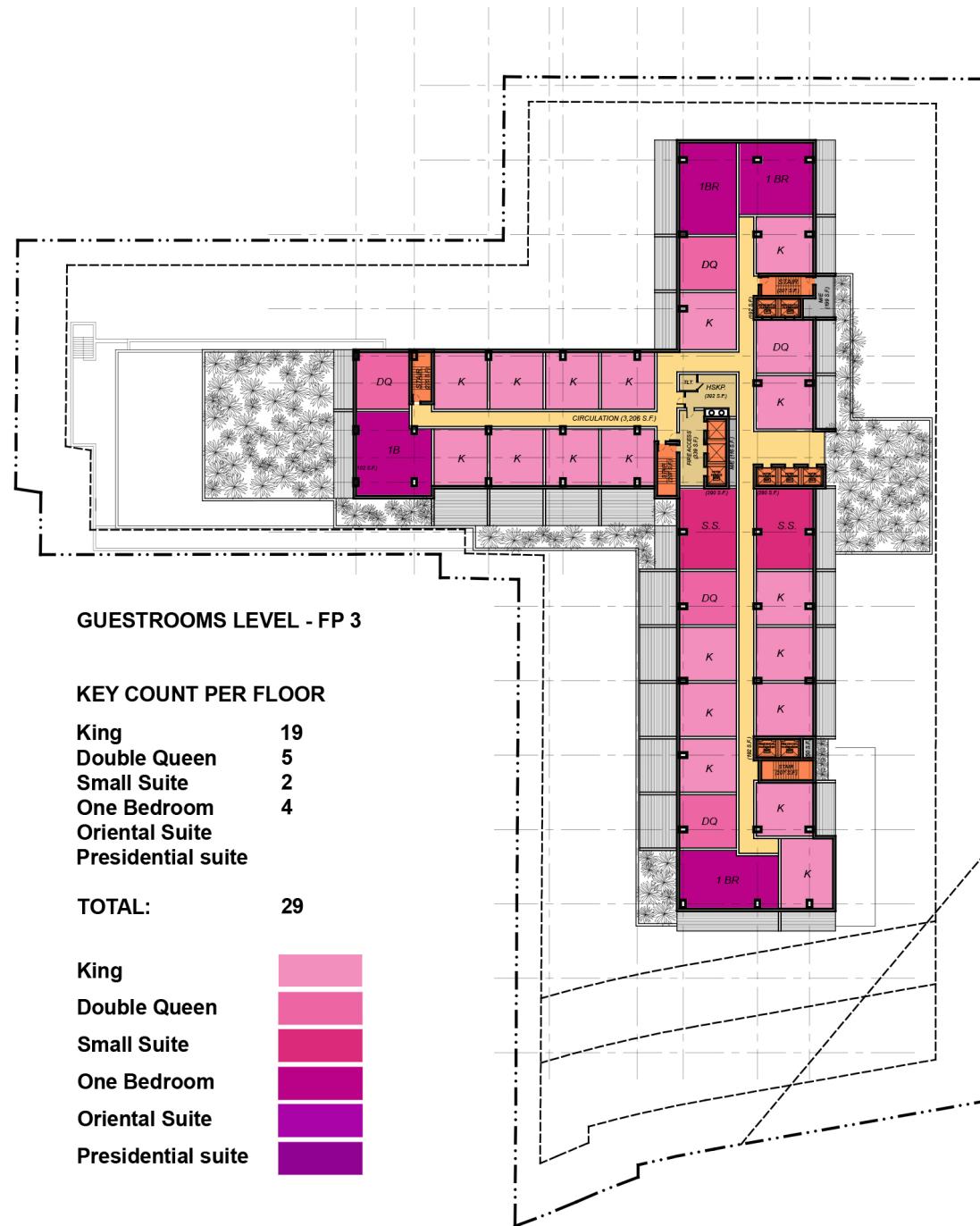


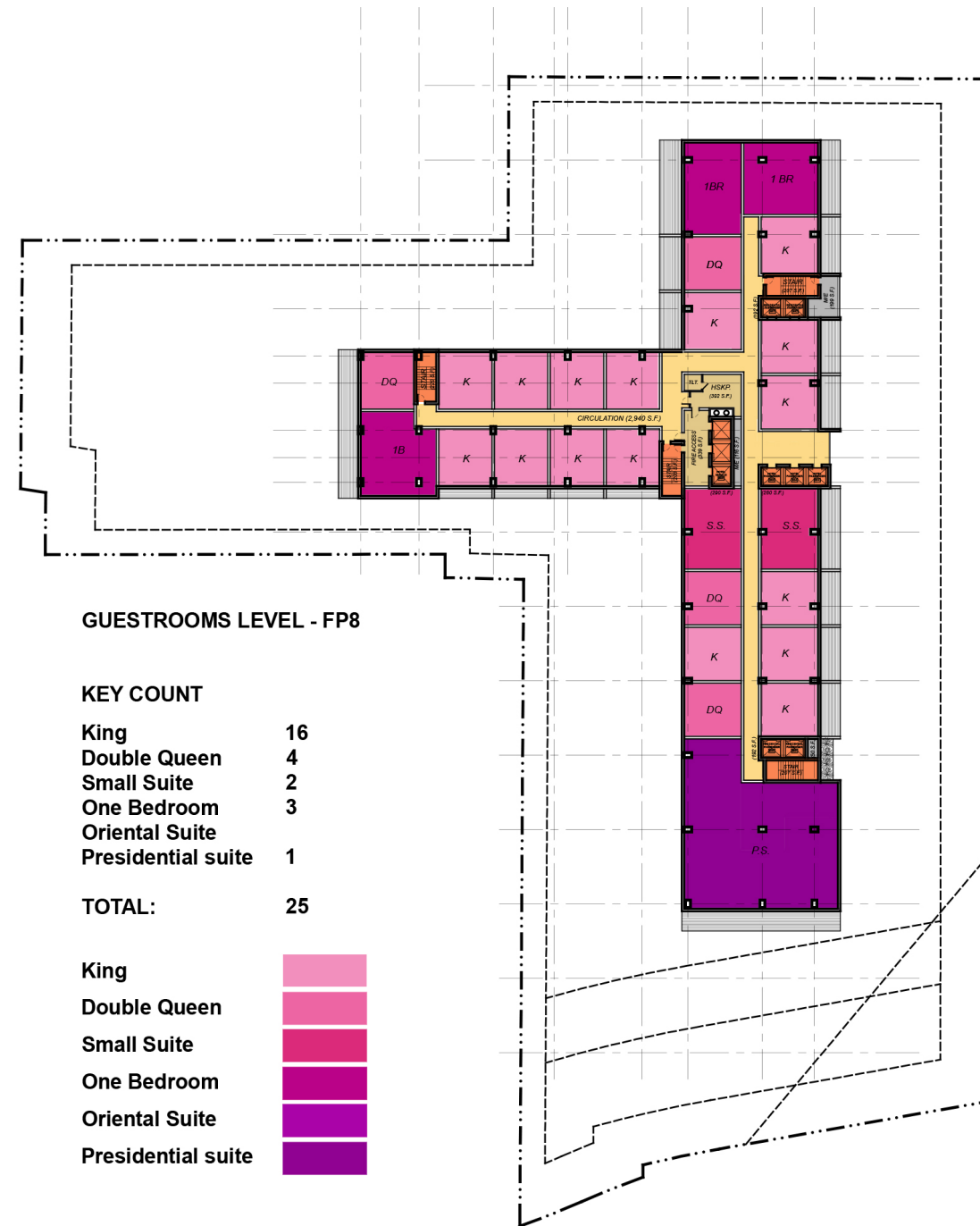
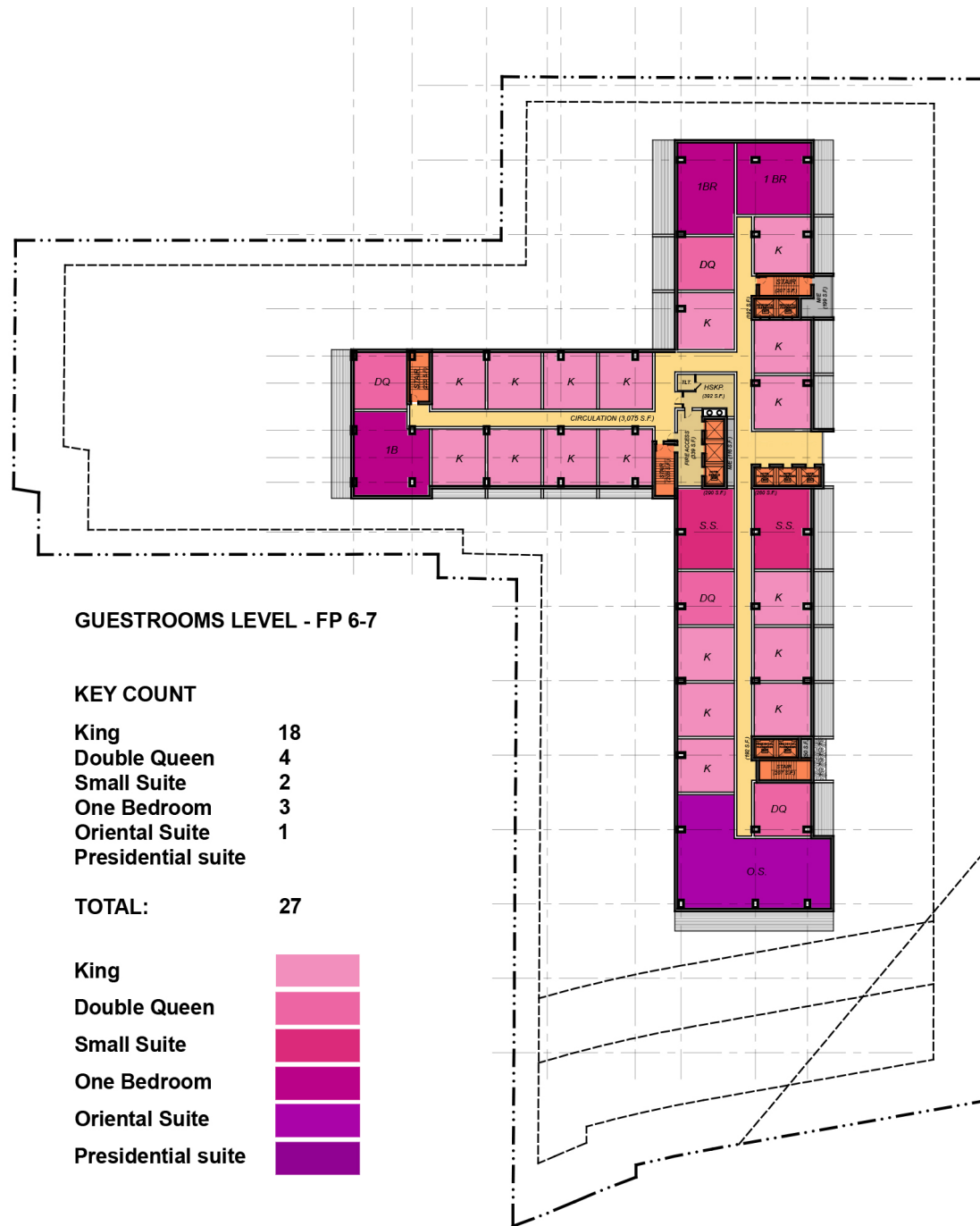


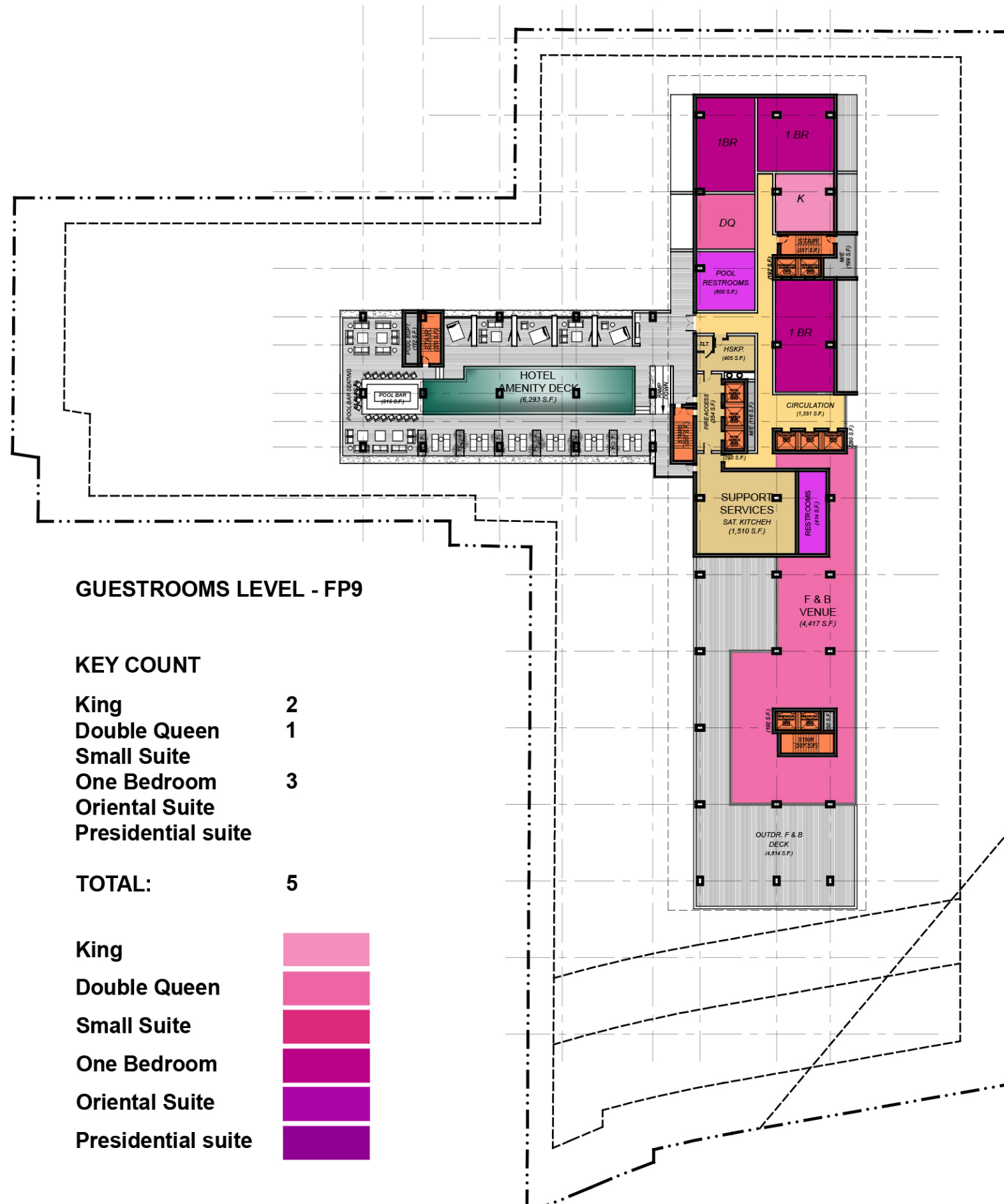


**GROUND LEVEL - FP-1**







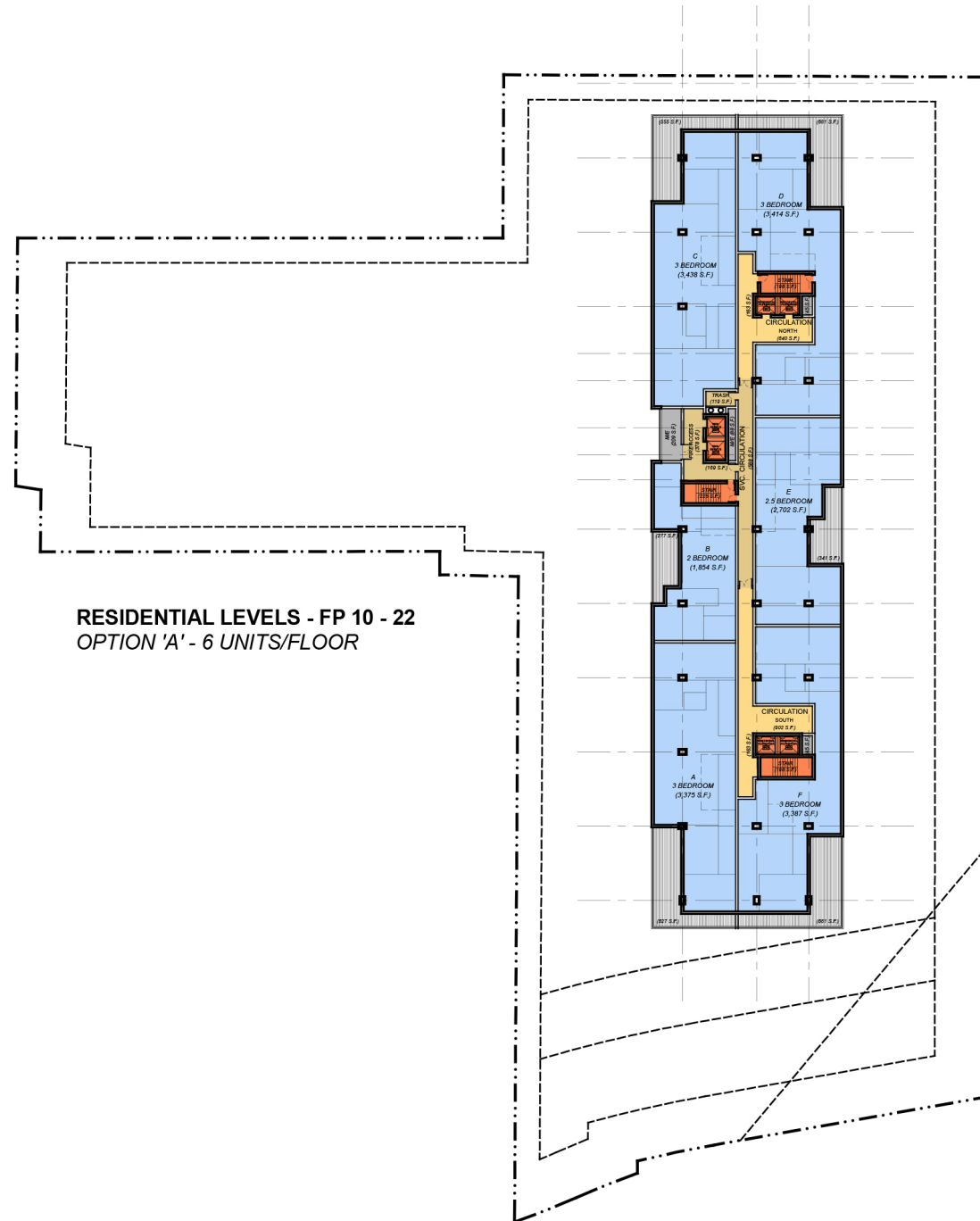


**GUESTROOMS LEVEL - FP9**

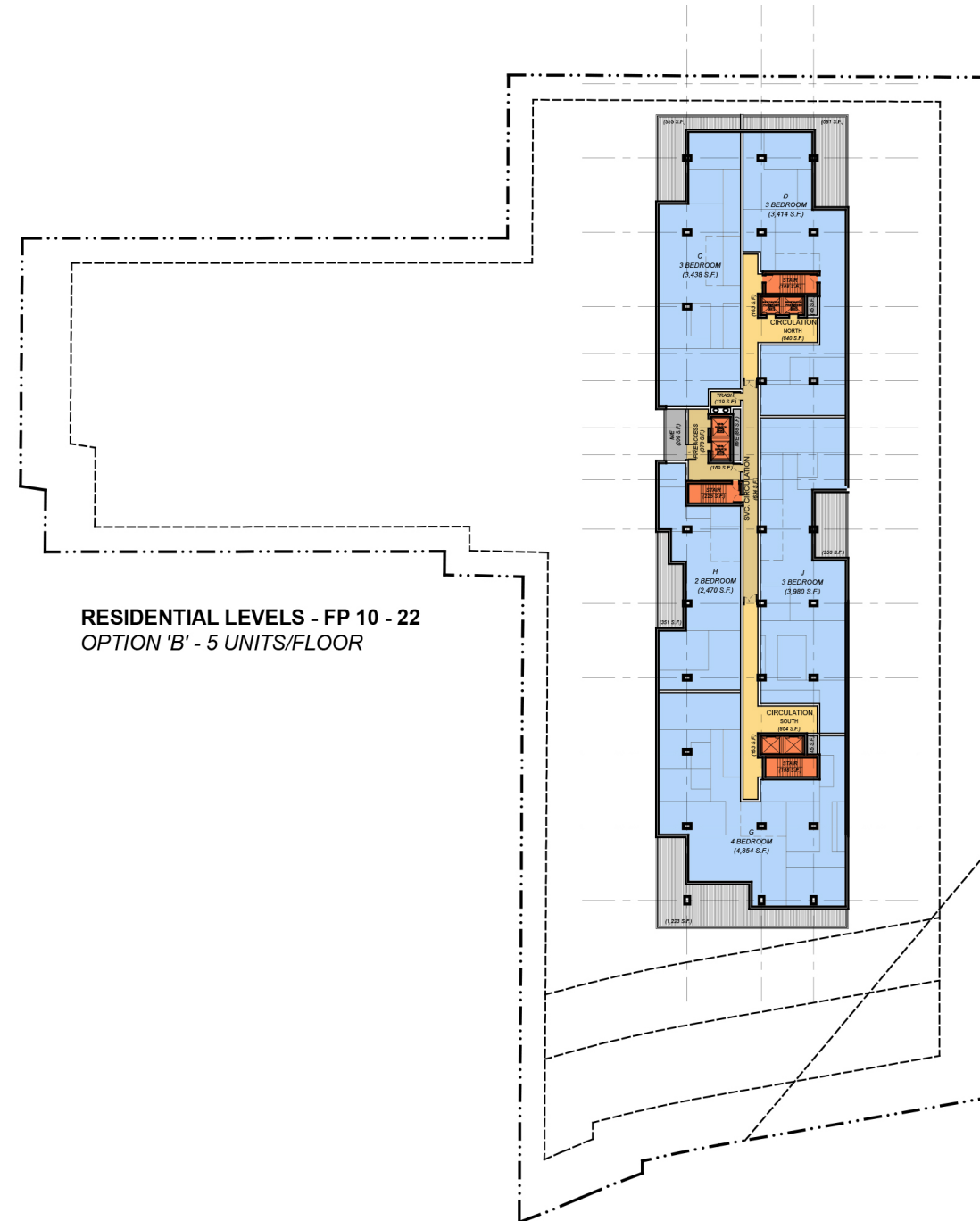
**KEY COUNT**

King	2
Double Queen	1
Small Suite	
One Bedroom	3
Oriental Suite	
Presidential suite	
<b>TOTAL:</b>	<b>5</b>

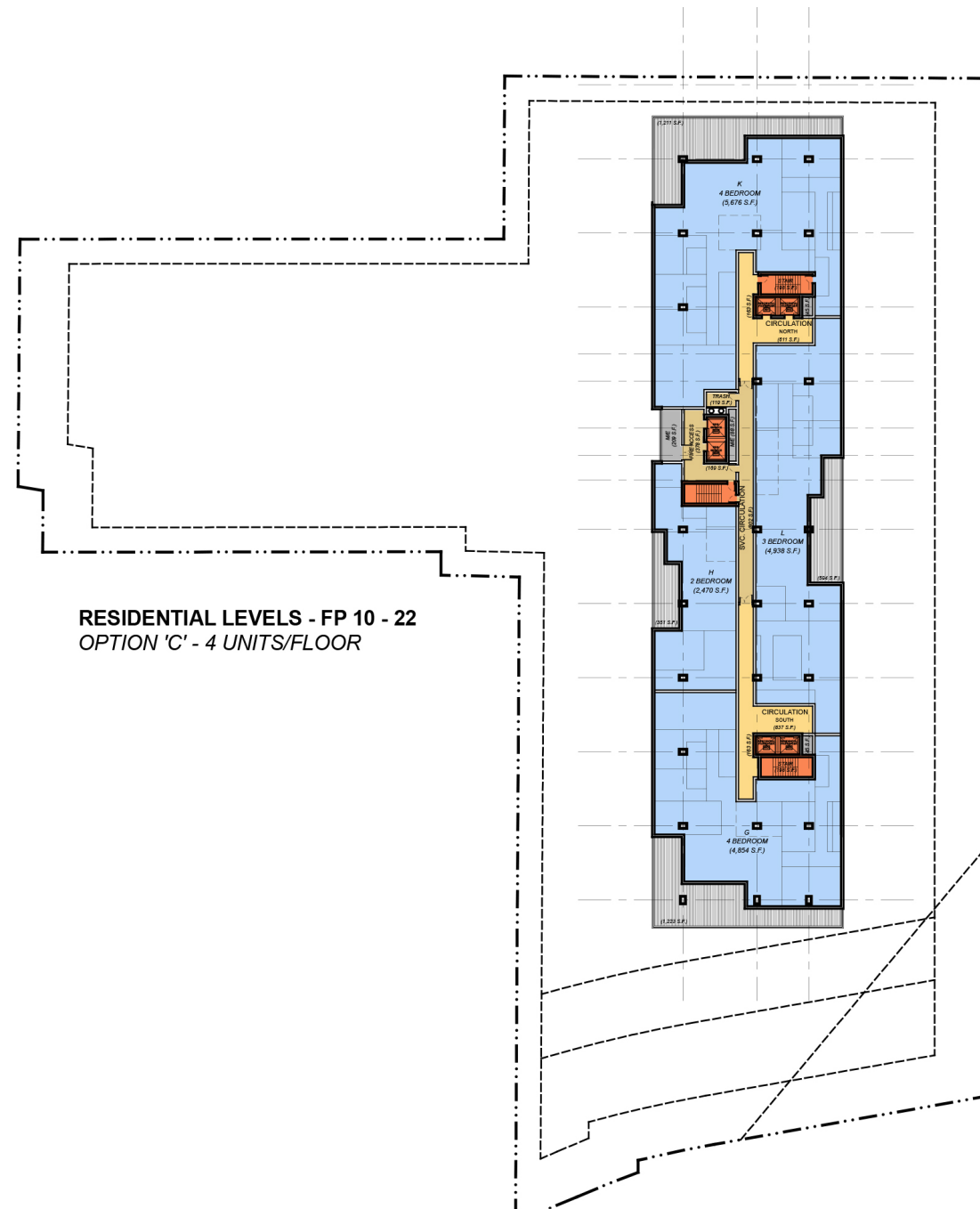
King	
Double Queen	
Small Suite	
One Bedroom	
Oriental Suite	
Presidential suite	



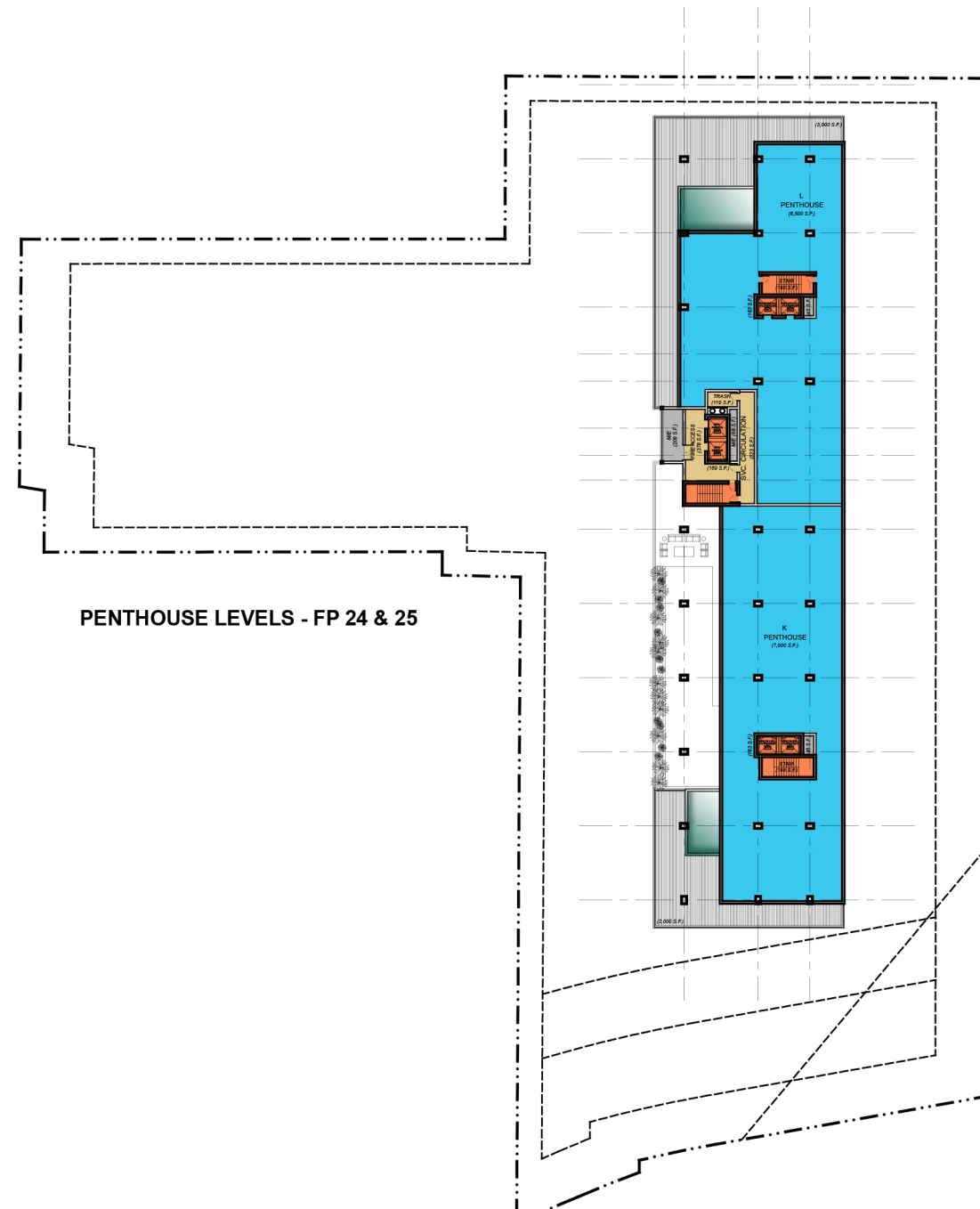
**RESIDENTIAL LEVELS - FP 10 - 22**  
**OPTION 'A' - 6 UNITS/FLOOR**



**RESIDENTIAL LEVELS - FP 10 - 22**  
**OPTION 'B' - 5 UNITS/FLOOR**

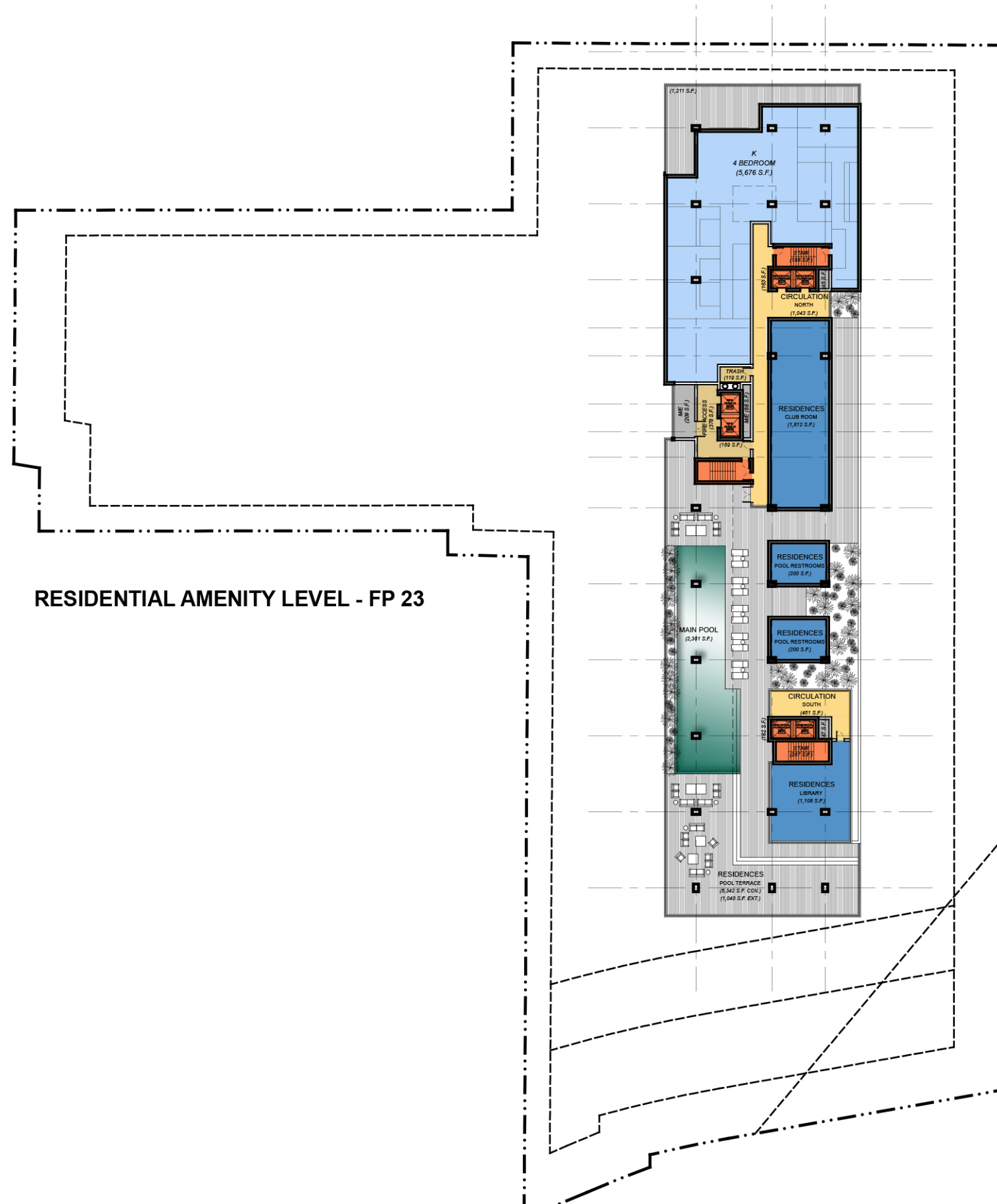


RESIDENTIAL LEVELS - FP 10 - 22  
OPTION 'C' - 4 UNITS/FLOOR



PENTHOUSE LEVELS - FP 24 & 25

RESIDENTIAL AMENITY LEVEL - FP 23





THANK YOU

