



QUEEN'S MARQUE

HOTEL SCHEMATIC DESIGN PRESENTATION

L2 ART GALLERY

L3 SPEAKEASY & ROOFTOP

L2 PRESIDENTIAL SUITE

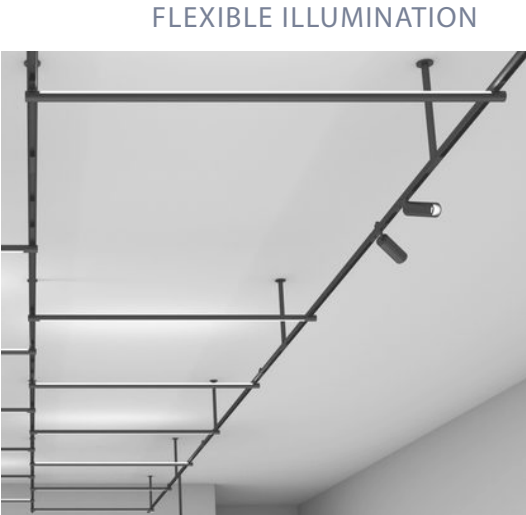
L4 & 5 EXECUTIVE SUITES FF&E

MARCH 26TH, 2020

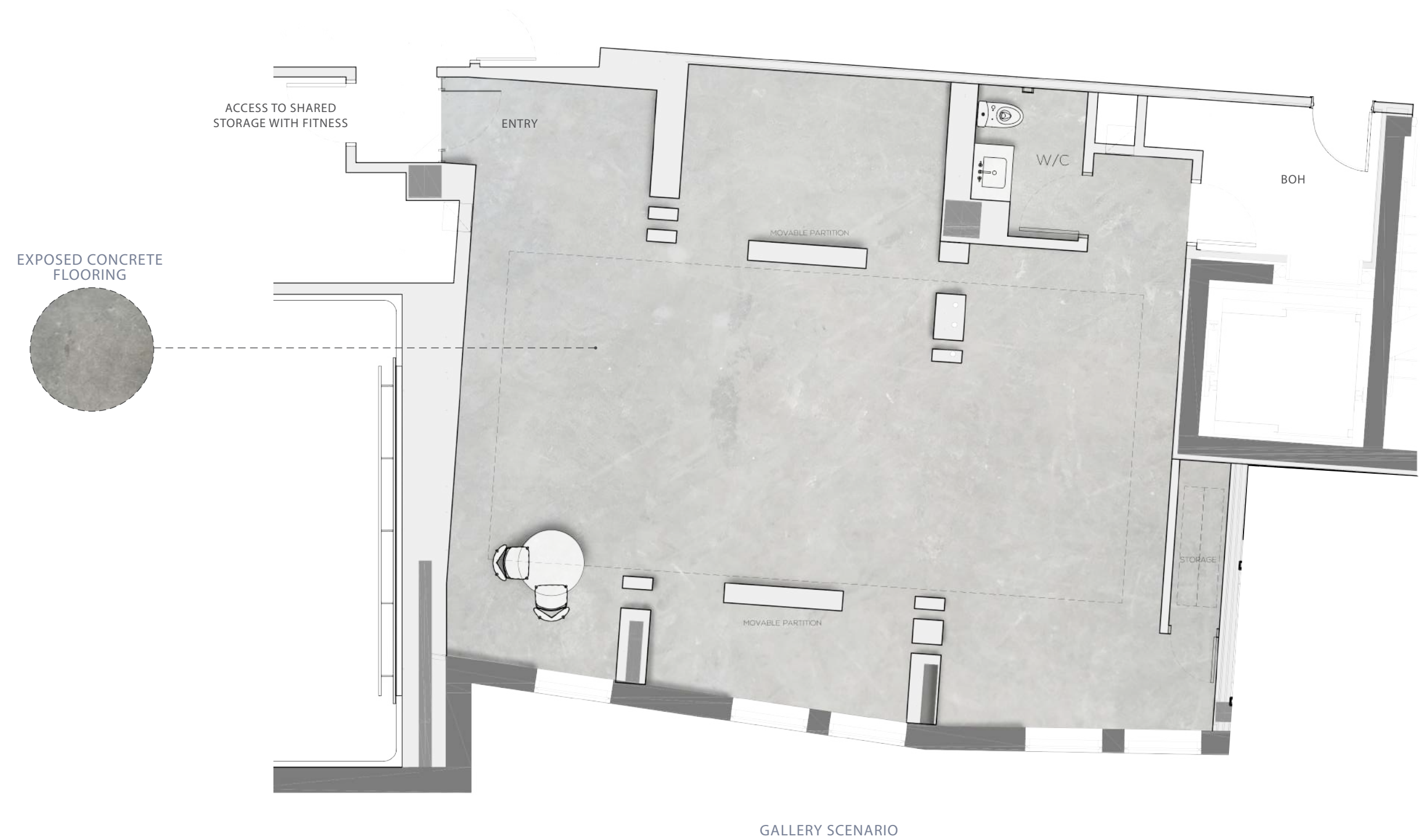
MOMENTS OF CURIOSITY



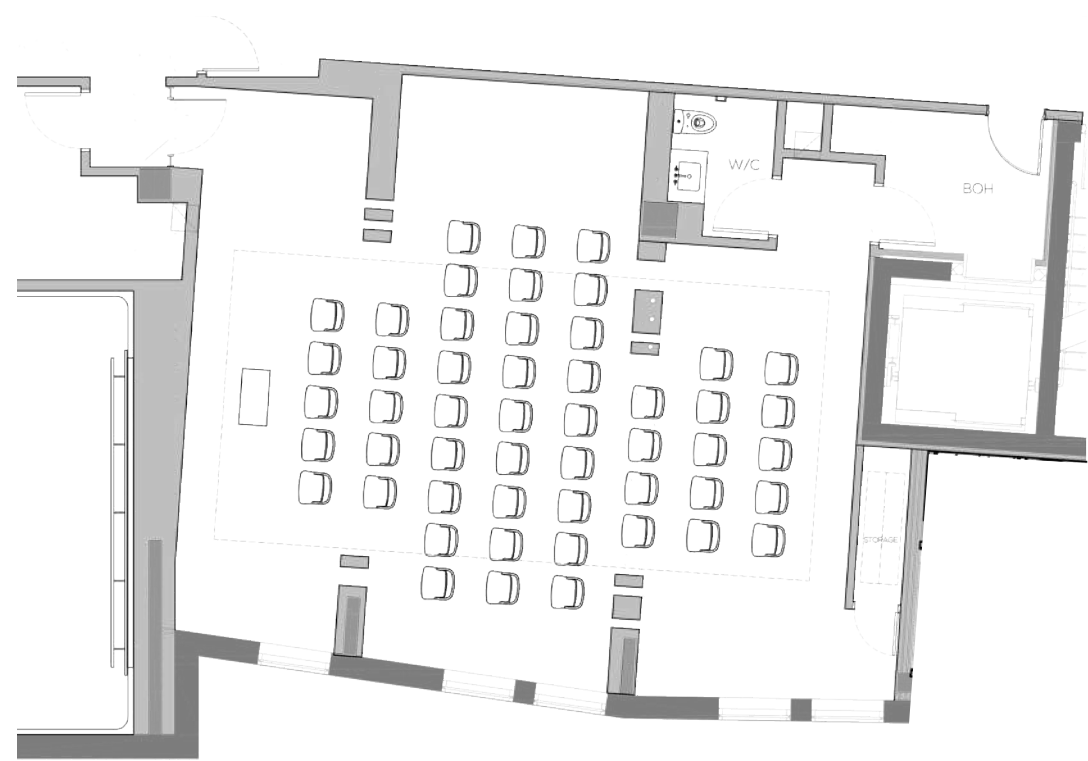
SIMPLE MATERIALS



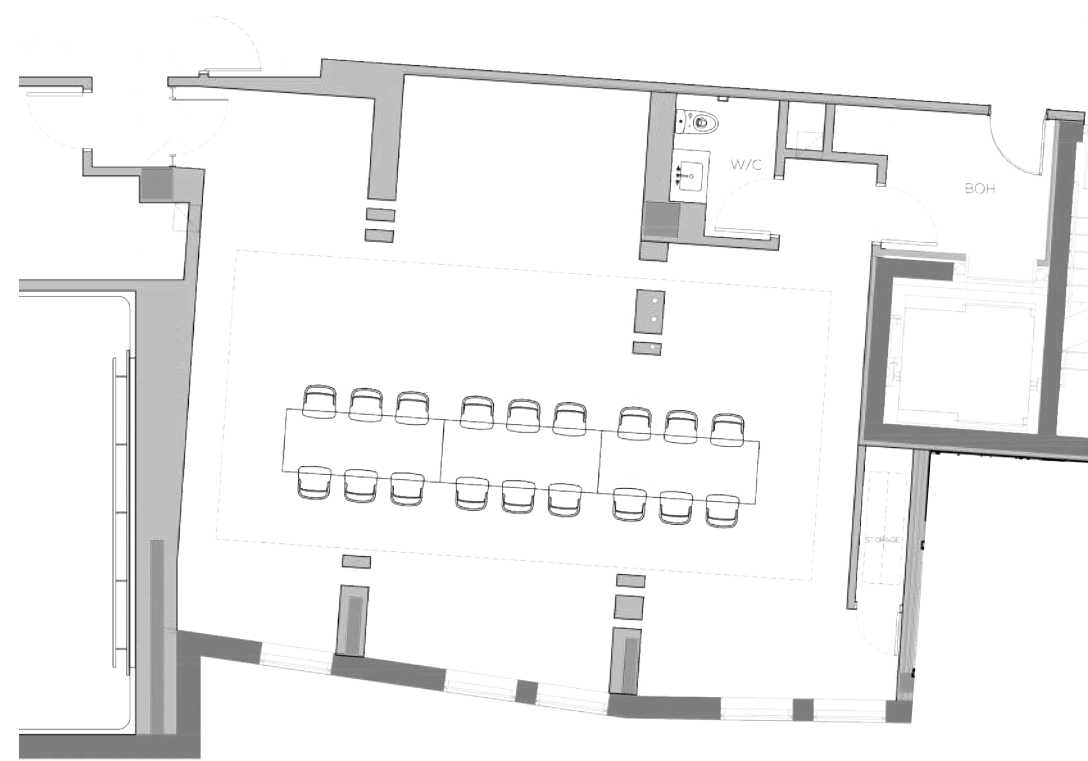
L2 ART GALLERY FLOOR PLAN



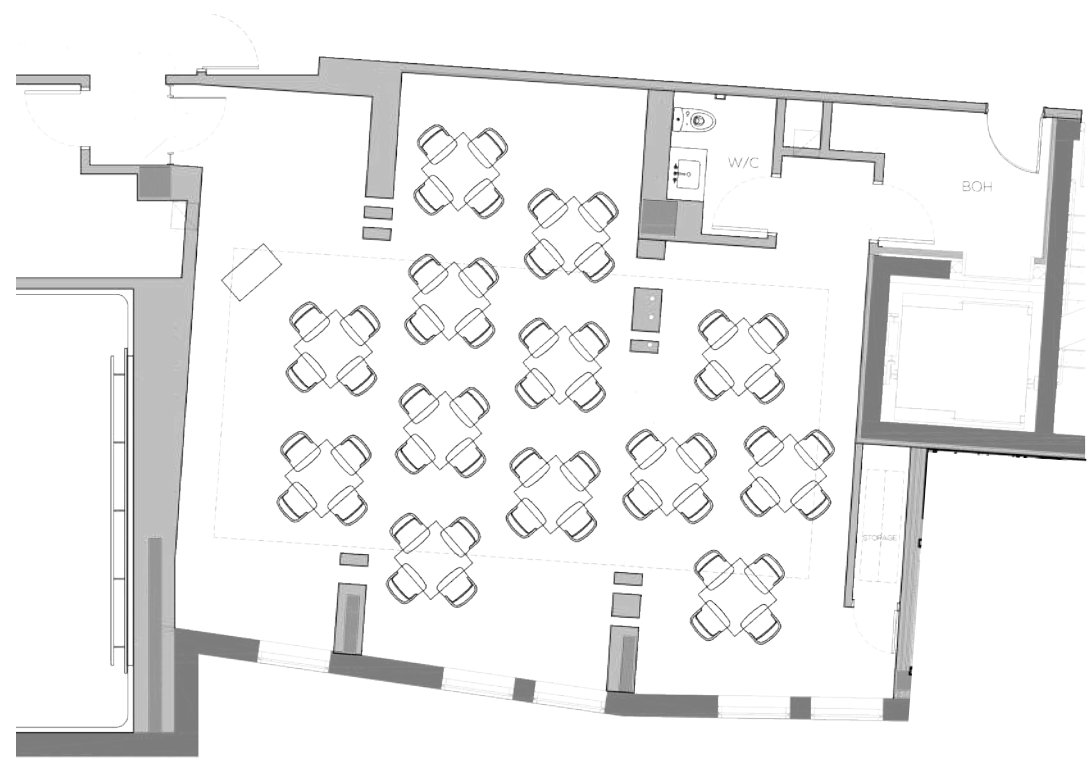
L2 ART GALLERY FLOOR PLAN
WITH VARIOUS FURNITURE PROGRAM EXAMPLES



LECTURE SCENARIO



BOARDROOM SCENARIO



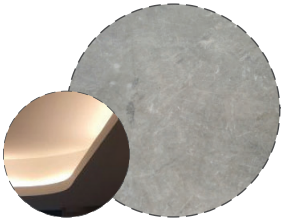
BANQUET SCENARIO

L2 ART GALLERY REFLECTED CEILING PLAN

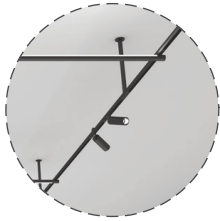
DROPPED DRYWALL
CEILING



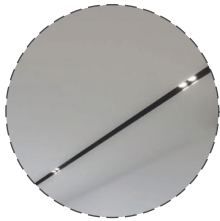
POP UP COVE
CEILING TO EXPOSED
CONCRETE



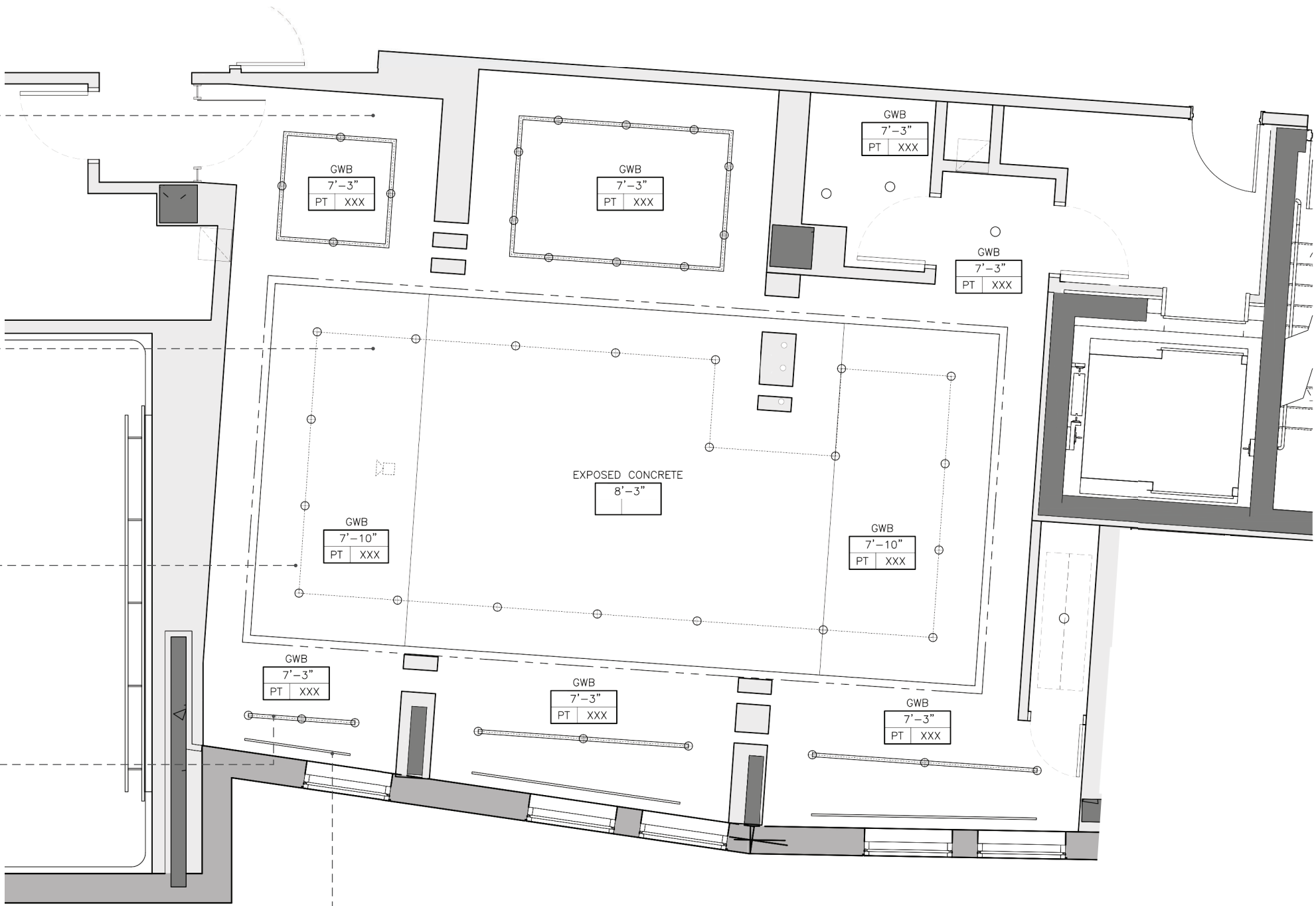
FLEXIBLE DROPPED
TRACK LIGHTING



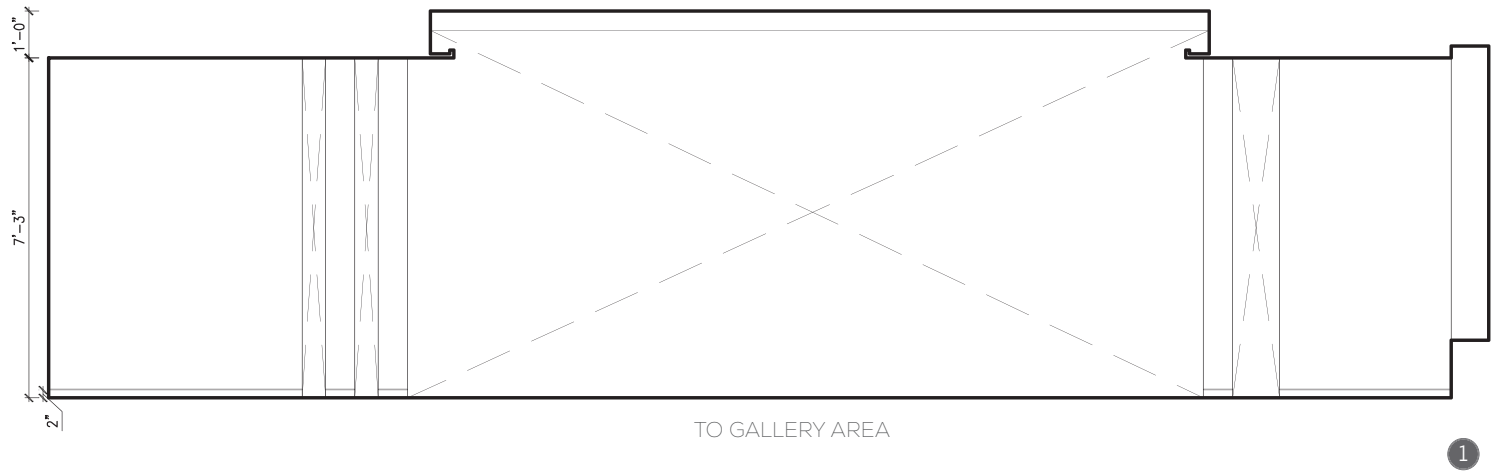
SLOTTED DRYWALL
TRACK LIGHTING



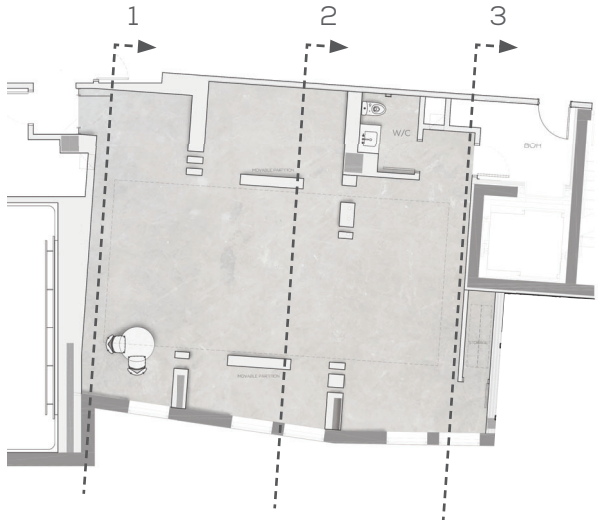
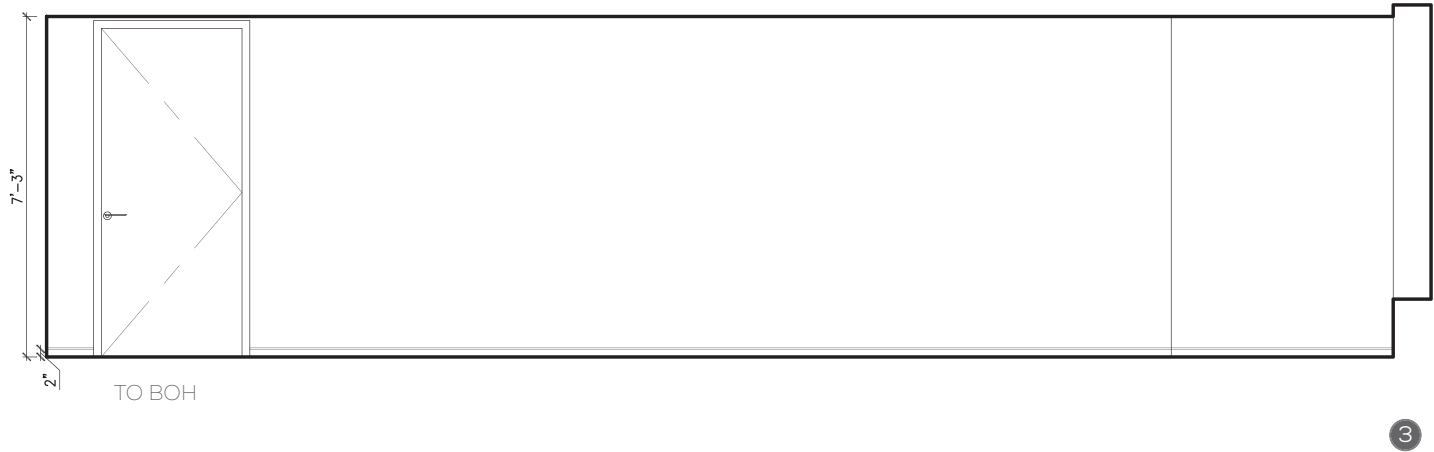
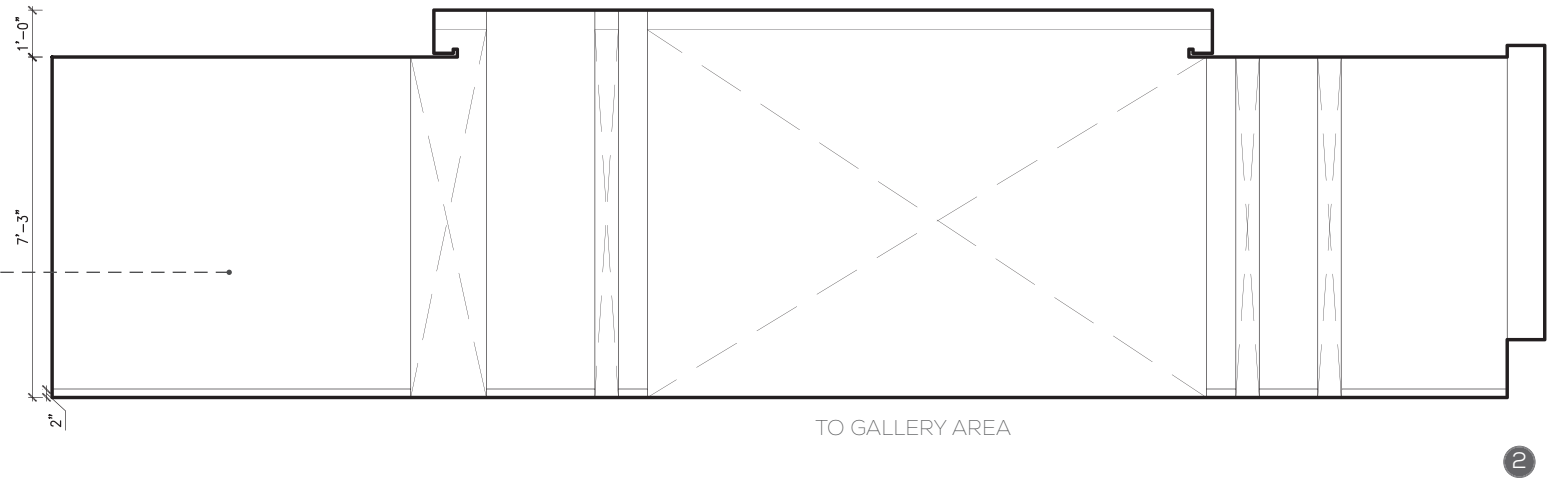
FRAMELESS MUD-IN
SUPPLY AIR GRILLES



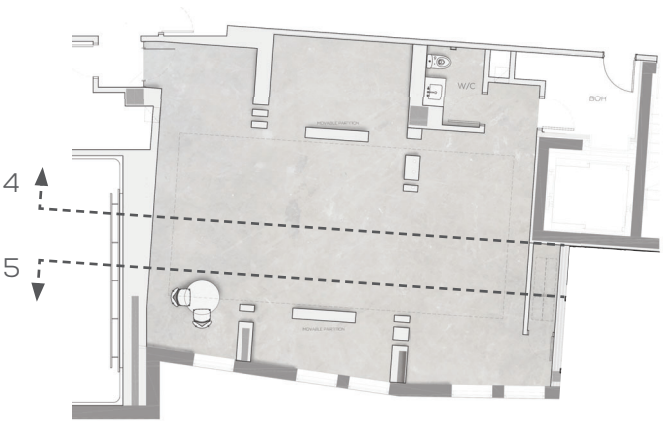
L2 ART GALLERY KEY ELEVATIONS



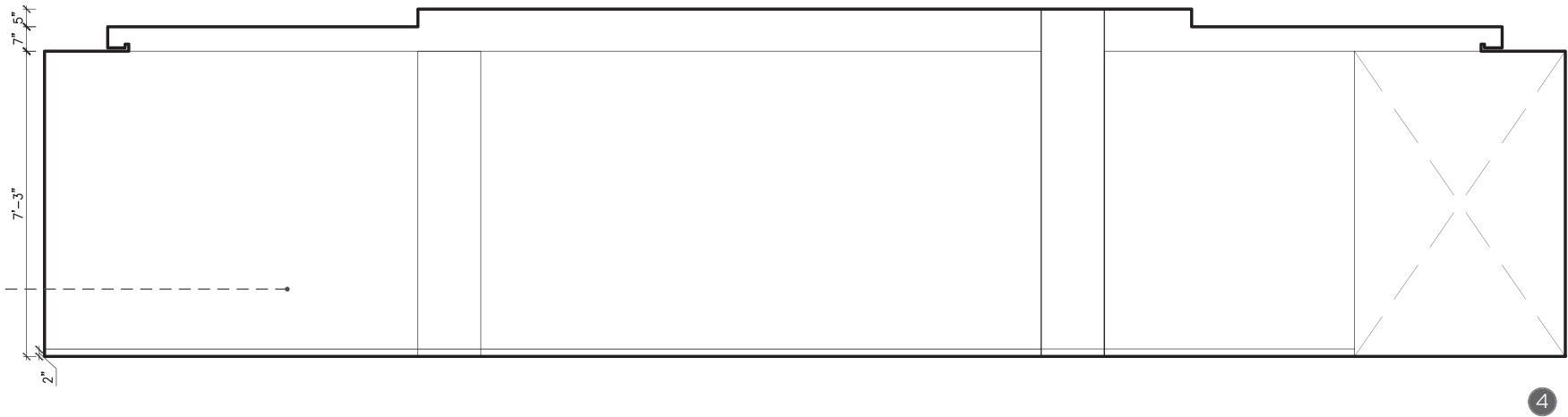
PAINTED DRYWALL
WITH 2" FLUSH BASE



L2 ART GALLERY KEY ELEVATIONS

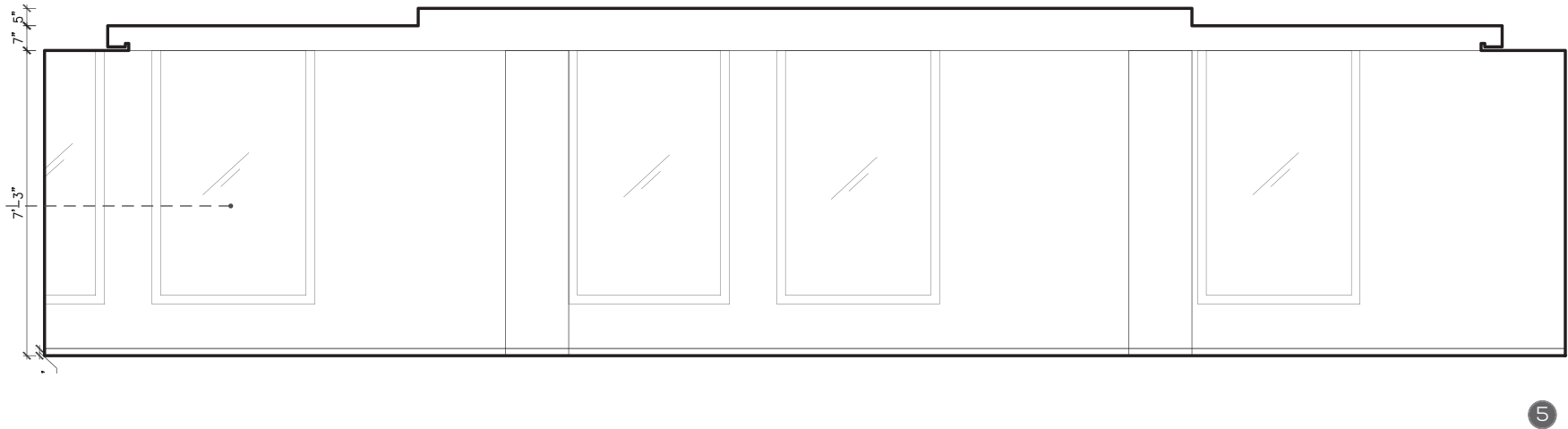


PAINTED DRYWALL
WITH 2" FLUSH BASE



4

MOTORIZED BLACK
OUT ROLLER SHADES



5











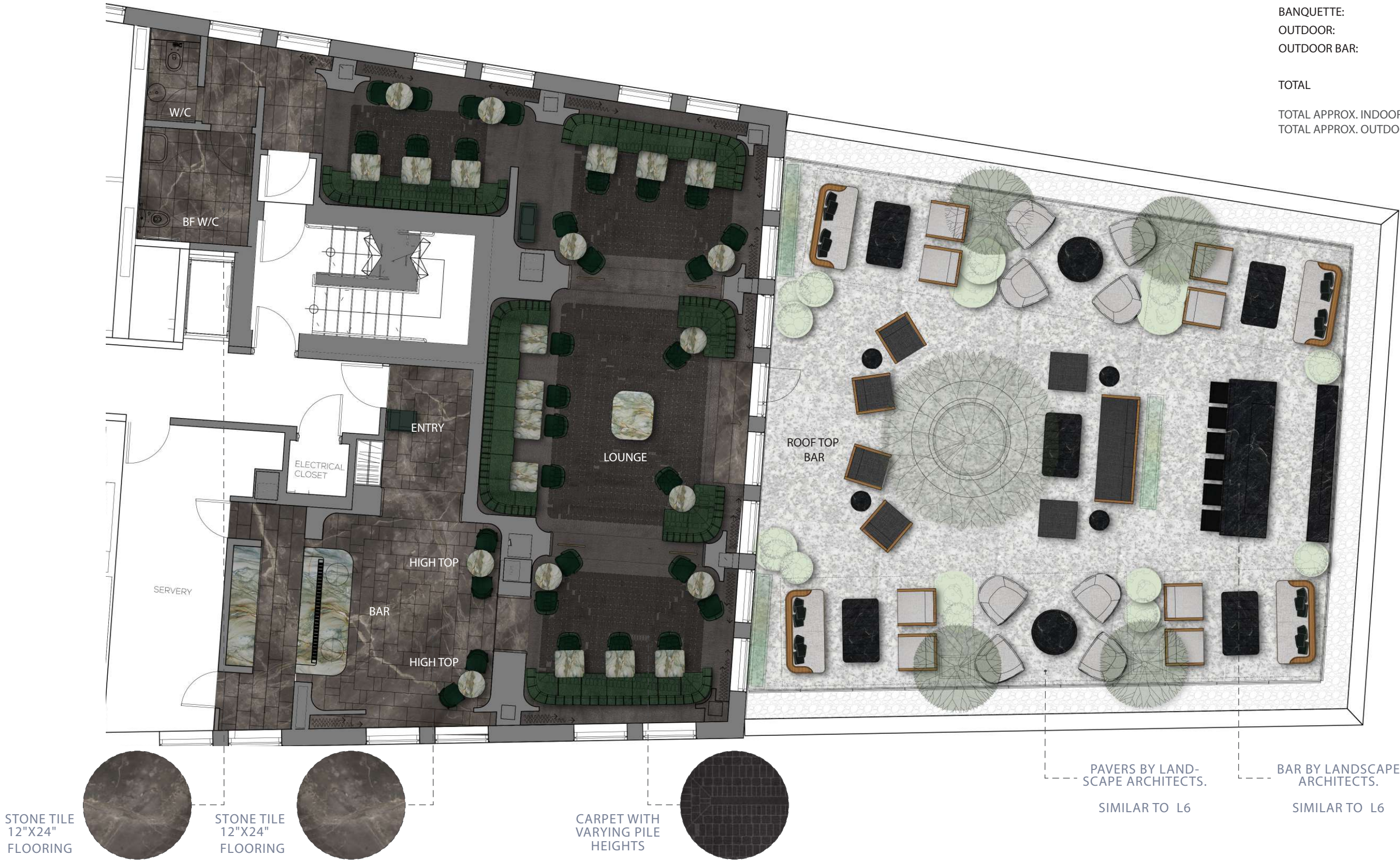


A HIDDEN GEM READY TO BE
DISCOVERED

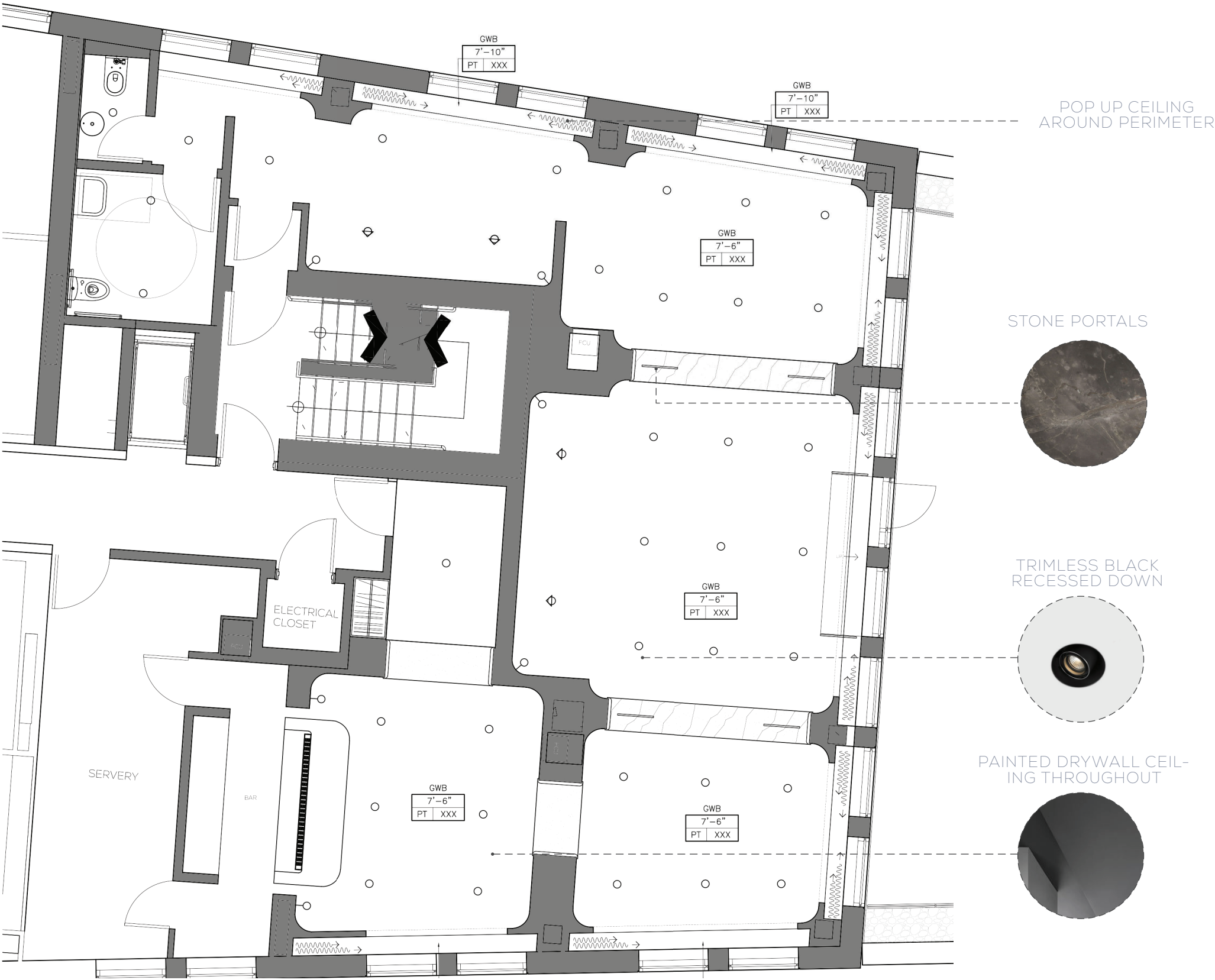


L3 SPEAKEASY FLOOR PLAN

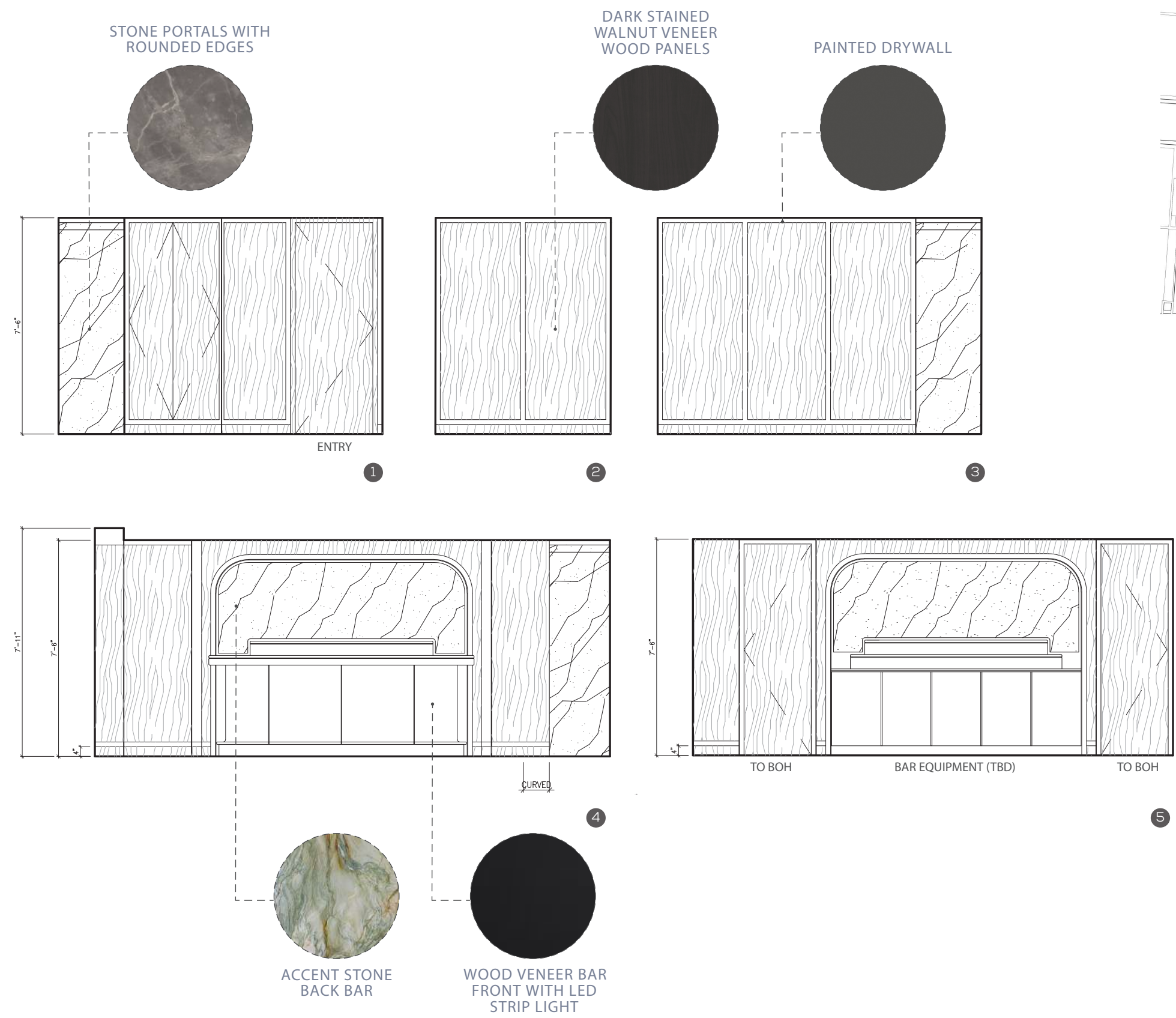
SEAT COUNT	
BAR:	4
DINING:	12
BANQUETTE:	40
OUTDOOR:	33
OUTDOOR BAR:	6
TOTAL	95
TOTAL APPROX. INDOOR = 1652 SF	
TOTAL APPROX. OUTDOOR = 1486 SF	



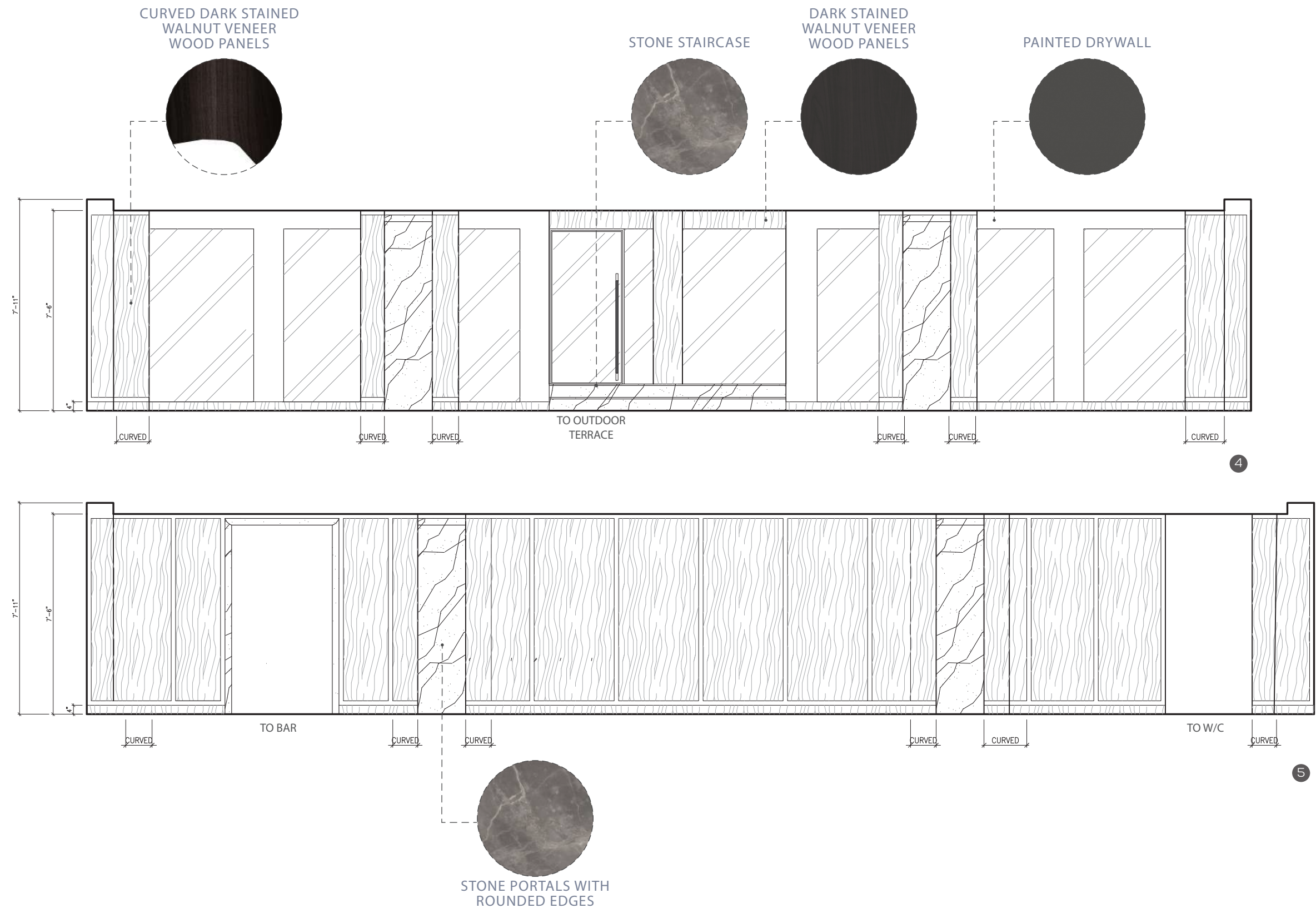
L3 SPEAKEASY REFLECTED CEILING PLAN



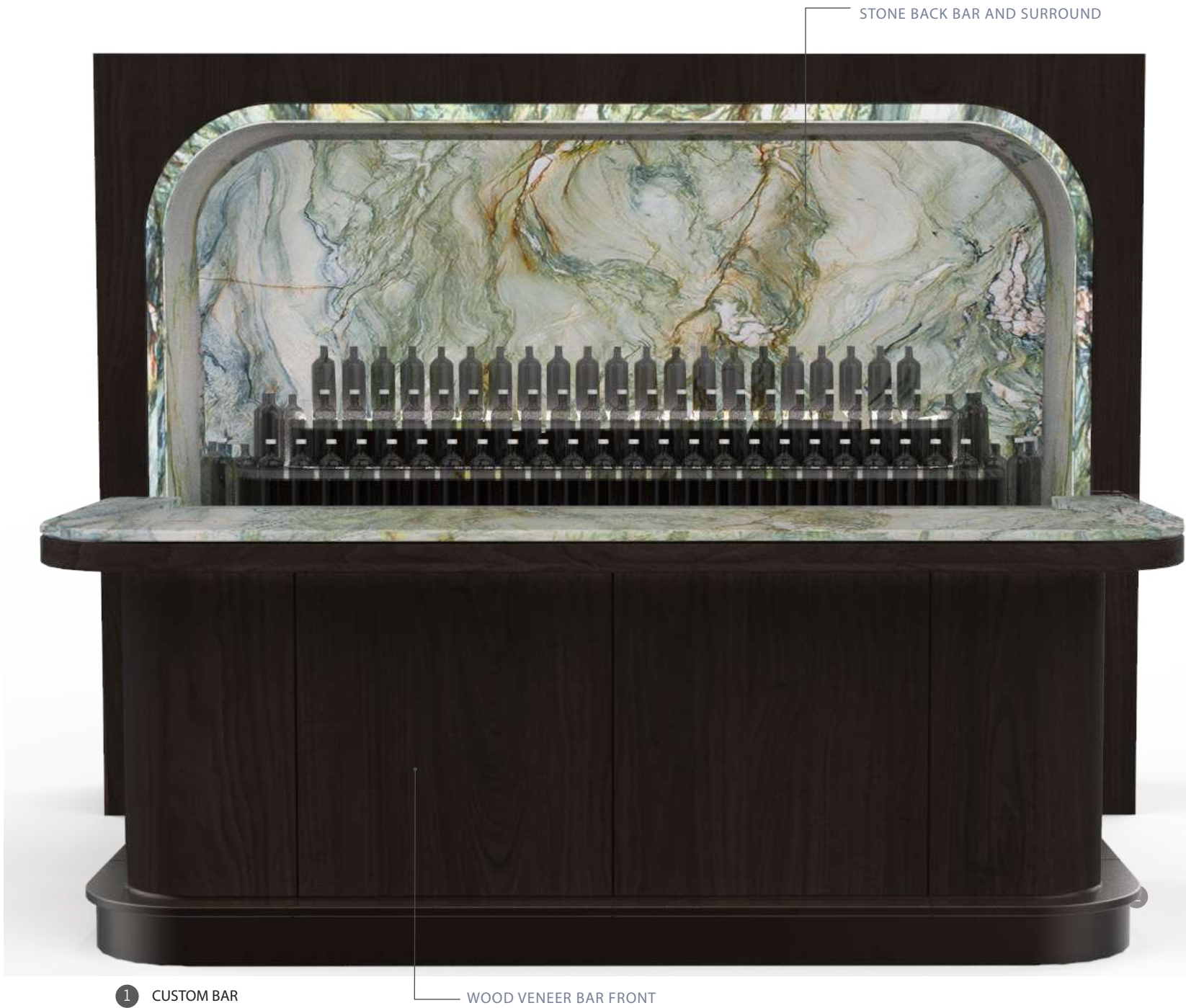
L3 SPEAKEASY KEY ELEVATIONS



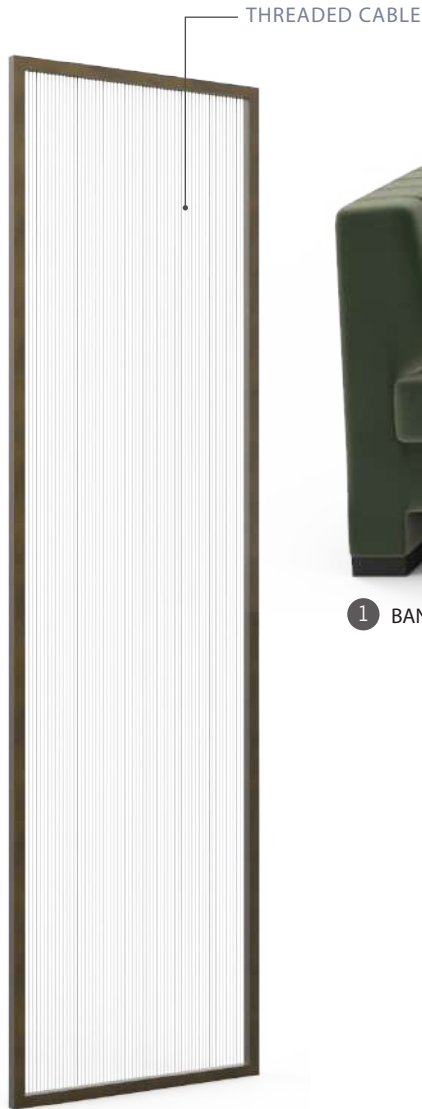
L3 SPEAKEASY KEY ELEVATIONS



L3 SPEAKEASY CUSTOM BAR FF&E



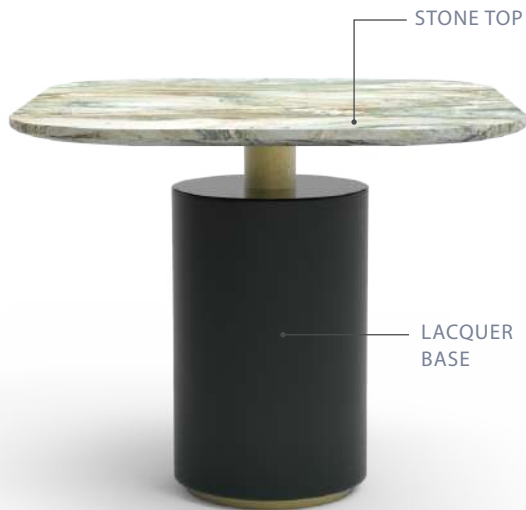
L3 SPEAKEASY CUSTOM LOUNGE FURNITURE



2 CUSTOM SCREEN



1 BANQUETTE



3 OFFERING TABLE



4 DINING TABLE



5 CLUB CHAIR

L3 SPEAKEASY CUSTOM SERVICE STATION



1 SERVICE STATION - FRONT

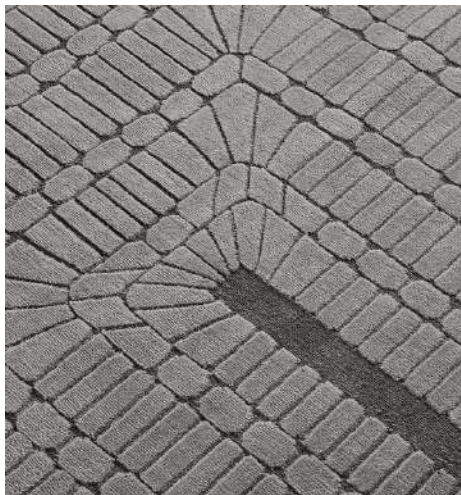
SERVICE STATION - SIDE



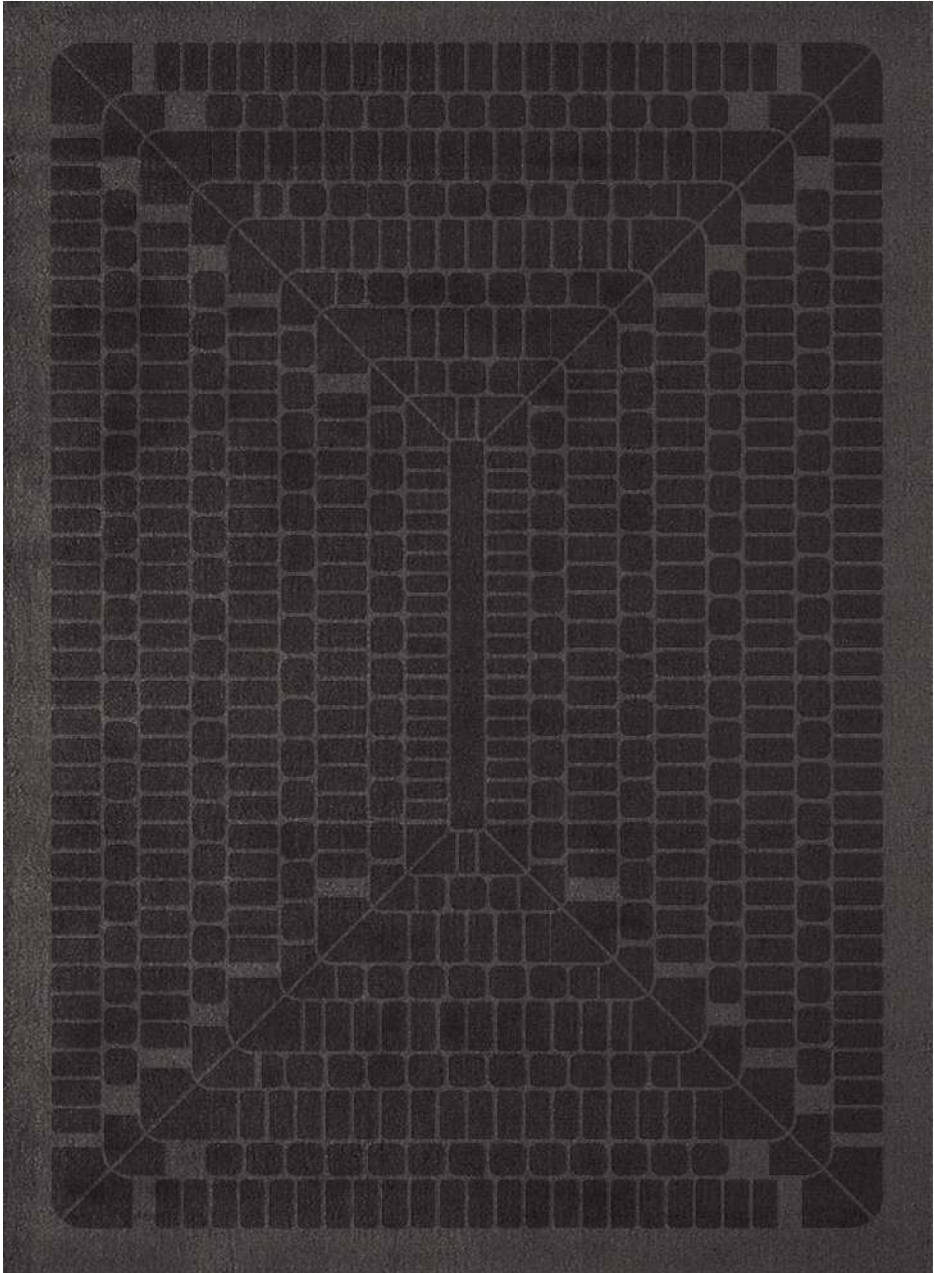
2 HOST STAND - FRONT

HOST STAND - BACK

L3 SPEAKEASY CUSTOM CARPET DESIGN



GRAPHIC INSPIRATION



L3 SPEAKEASY PATIO FURNITURE



1 ETHIMO SWING SOFA
TEAK, FABRIC



6 HARBOUR PIER SOFA
TEAK, FABRIC



2 CUSTOM COFFEE TABLE
TEAK, PORCELAIN TOP



5 HARBOUR ANTIGUA COFFEE TABLE
PORCELAIN TOP



3 HARBOUR PIER CHAIR
TEAK, FABRIC



4 ETHIMO SWING CHAIR
TEAK, FABRIC



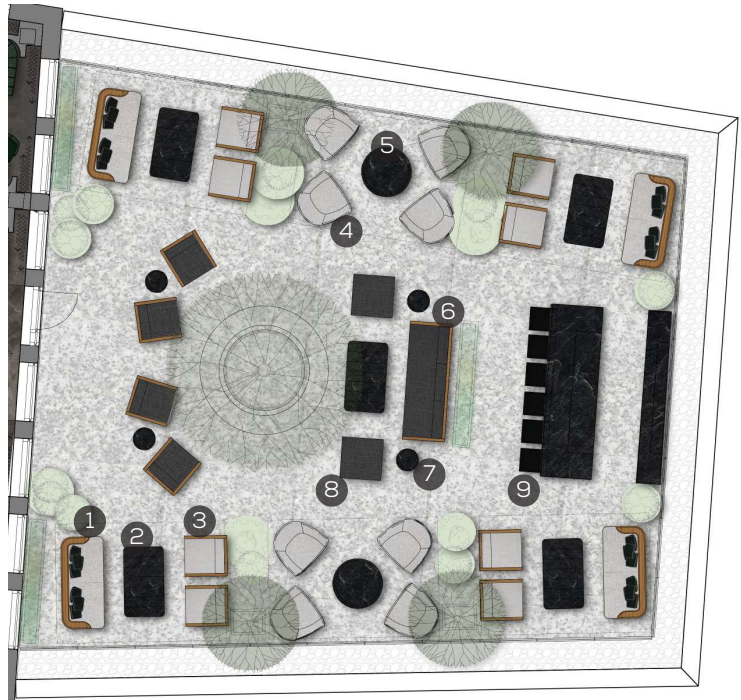
7 HARBOUR
ANTIGUA SIDE
TABLE
PORCELAIN TOP



8 HARBOUR PIER OTTOMAN
TEAK, FABRIC



9 HARBOUR BYRON STOOL
TEAK, BLACK MESH



L3 SPEAKEASY BAR PERSPECTIVE VIEW



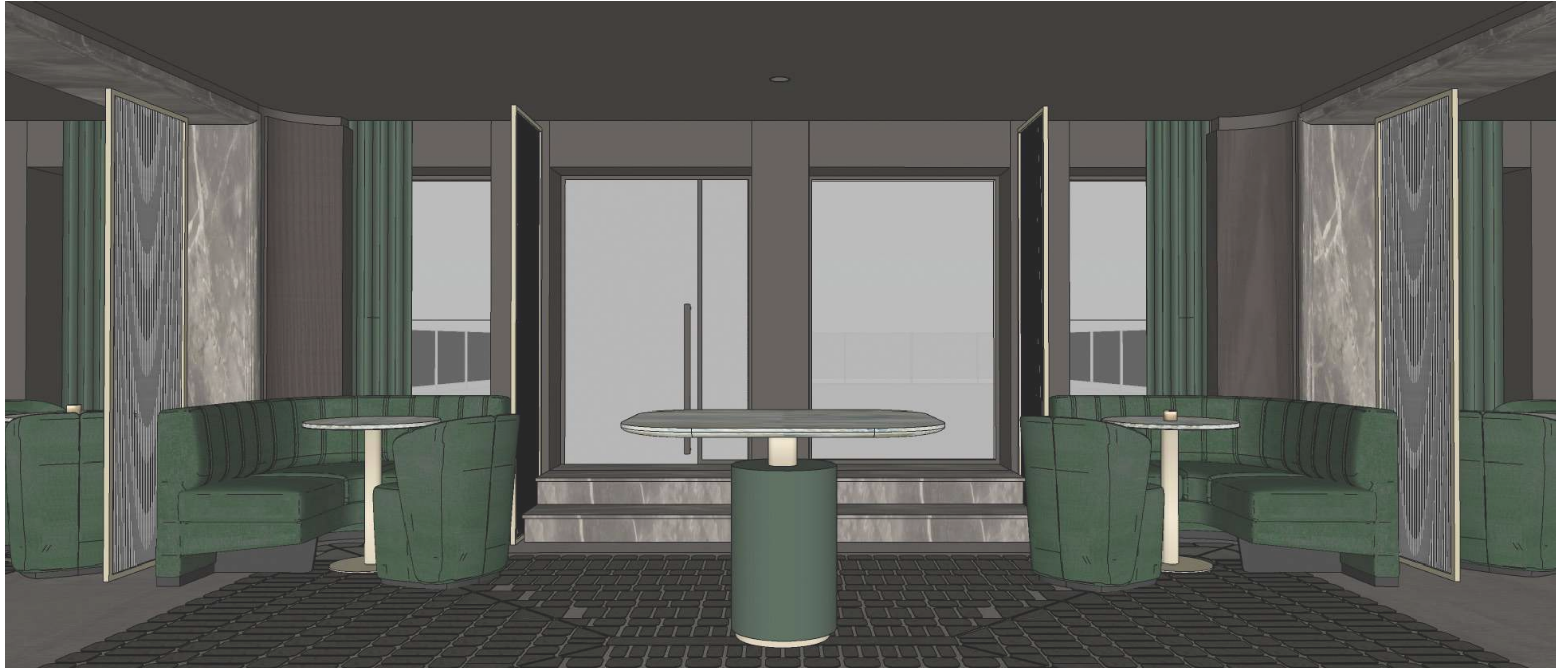
L3 SPEAKEASY LOUNGE PERSPECTIVE VIEW



L3 SPEAKEASY LOUNGE PERSPECTIVE VIEW



L3 SPEAKEASY LOUNGE PERSPECTIVE VIEW



L3 SPEAKEASY LOUNGE PERSPECTIVE VIEW



L3 SPEAKEASY FFE FINISHES

- INTERIOR
- 1

FEATURE STONE - BAR & DINING TABLE TOPS
- 2

BANQUETTE FABRIC & CLUB CHAIR OUTER BACK
- 3

CLUB CHAIR INNER BACK & SEAT FABRIC
- 4

LACQUER - HOST STAND, SERVICE STATION, OFFERING TABLE BASE
- 5

SATIN BRASS ACCENTS

EXTERIOR

6

PORCELAIN - COFFEE TABLE & SIDE TABLE

7

NATURAL TEAK - FURNITURE FRAMES

8

MESH - BARSTOOL SEAT & BACK

9

SOFT SEATING FABRIC

10

SOFT SEATING FABRIC

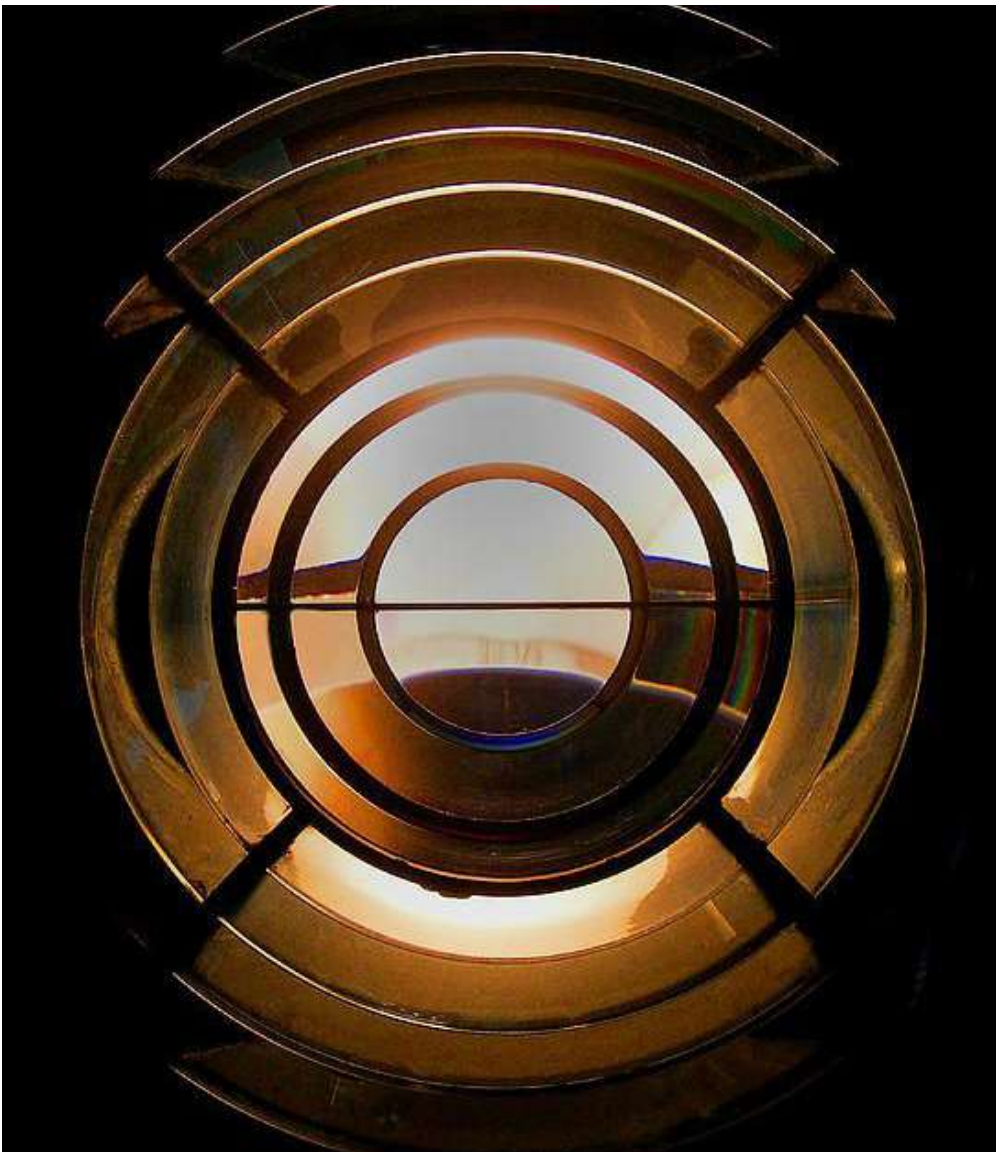
11

TOSS PILLOWS FOR SOFT SEATING

IMPACTFUL & WARM WELCOMING



WOOD PANEL DETAILS



SENSE OF WONDER

SOPHISTICATED & TIMELESS
REMAINING TRUE TO PLACE



ELEGANT TEXTILES



ATTENTION TO DETAIL



ELEGANT & RESIDENTIAL



LOCAL ARTISTAN POTTERY



CLASSIC DETAILS



MIXED USE OF NATURAL MATERIALS



CRAFTMANSHIP





PURPOSEFUL



FUNCTIONAL
& TASTEFUL



SOFT CURVES



INTIMATE & MYSTERI-



EXCLUSIVE EXPERIENCES



ENTICING DISPLAY

COMFORTABLE SEATING



ELEVATED
SIMPLICITY



ELEVATED DETAILS

ACCENT GRANITE



VIEWS FROM BATH



OASIS FROM
DUSK TO DAWN



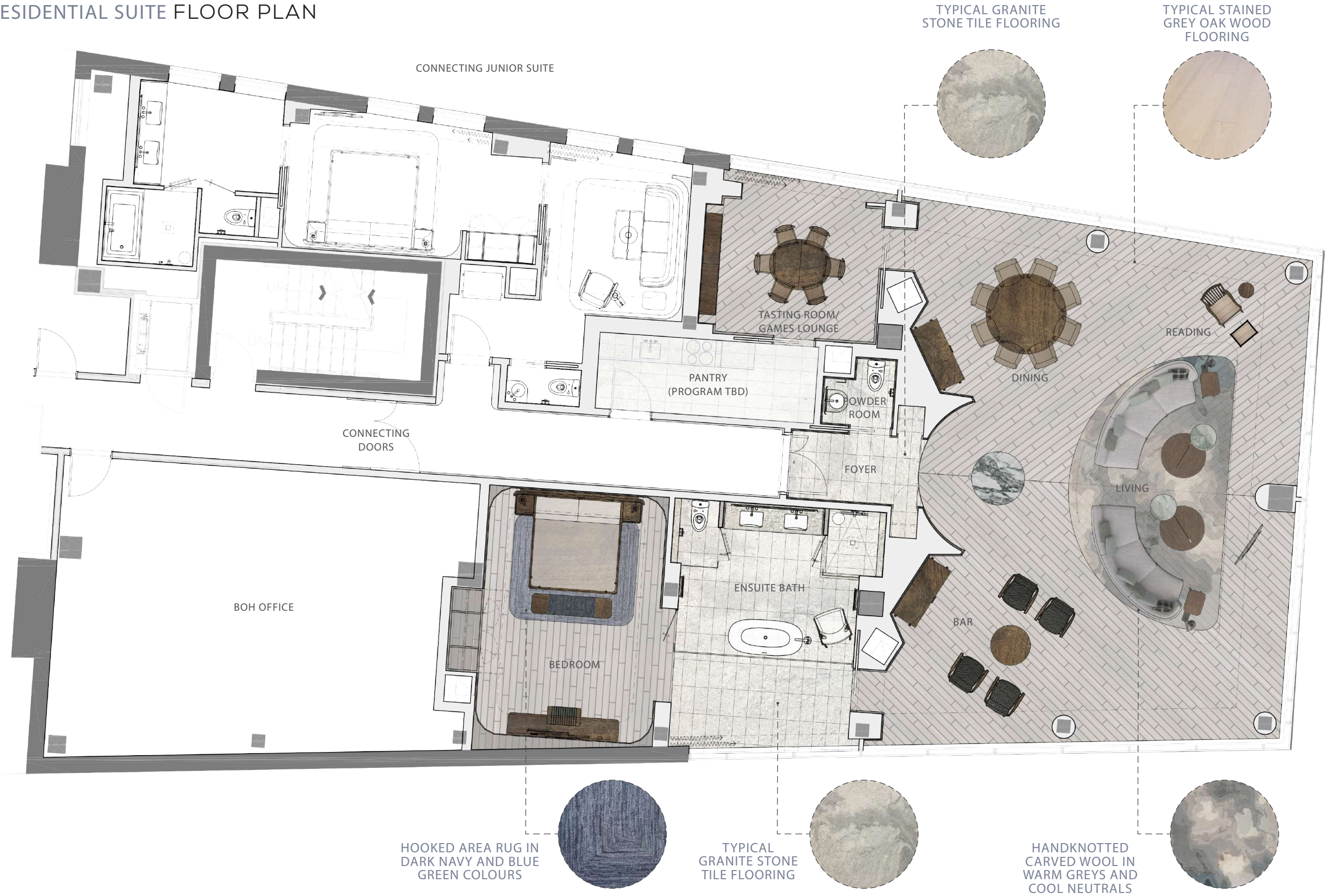
DIFFUSED LIGHTING



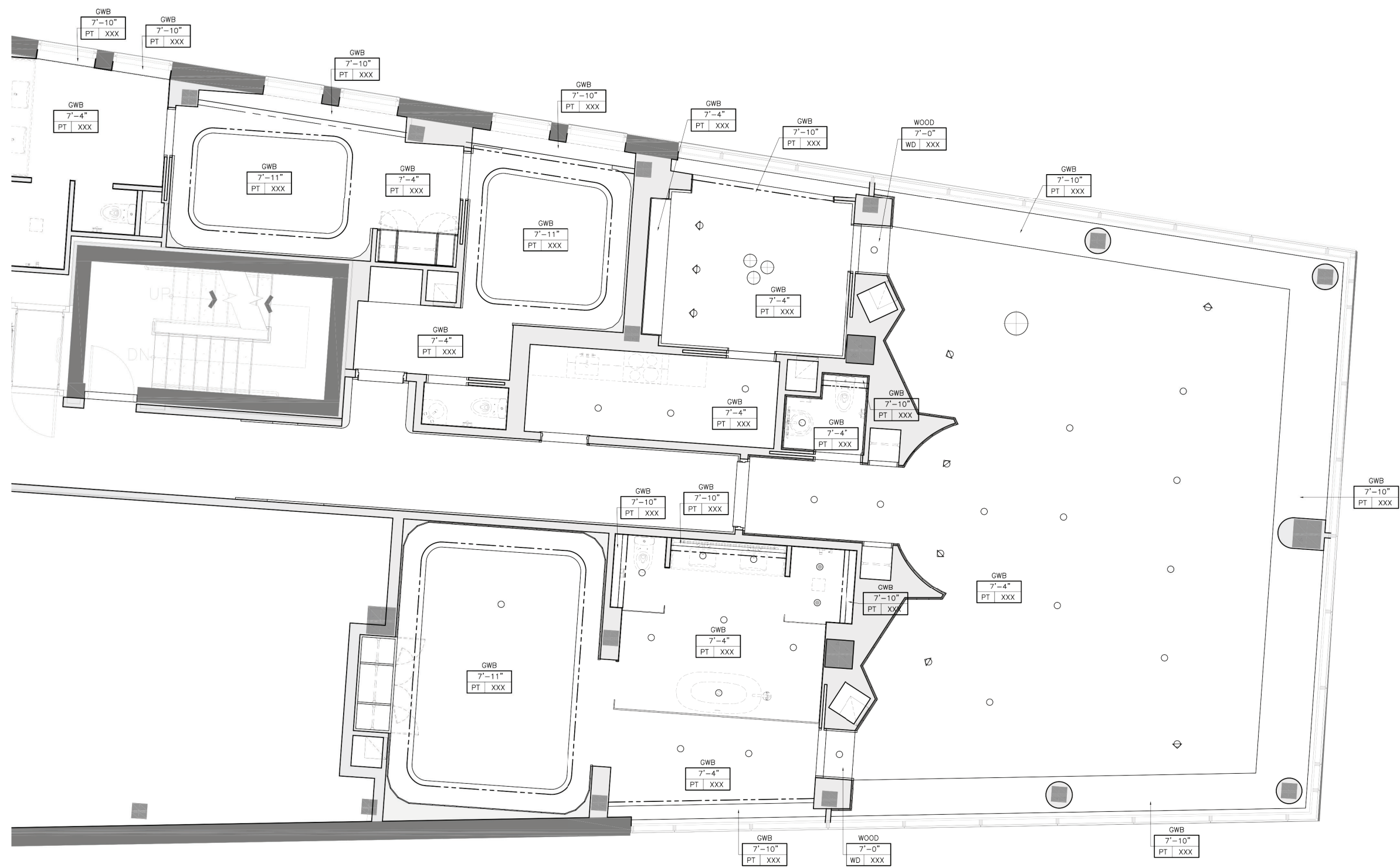
ELEVATED COMFORT



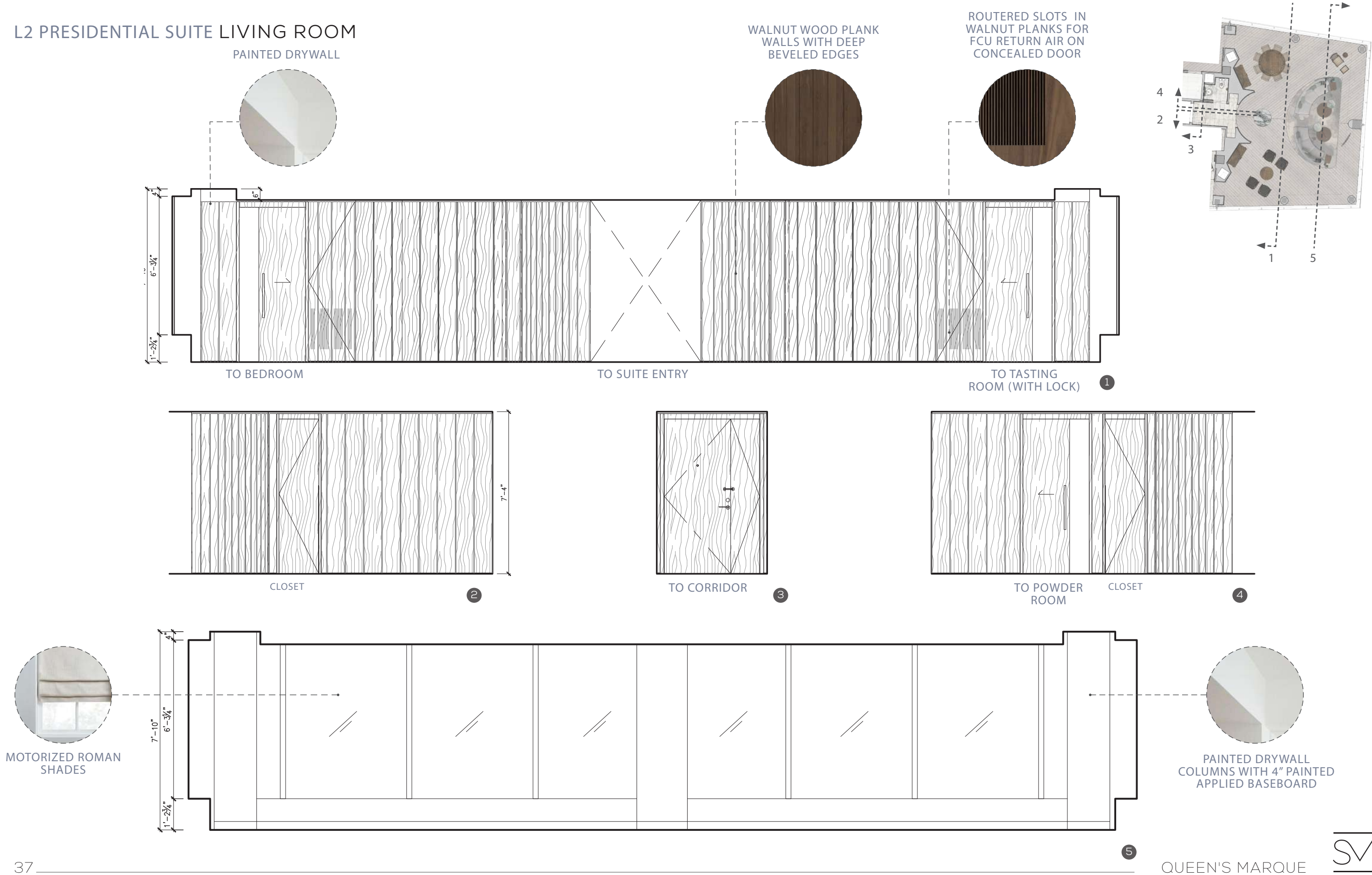
L2 PRESIDENTIAL SUITE FLOOR PLAN



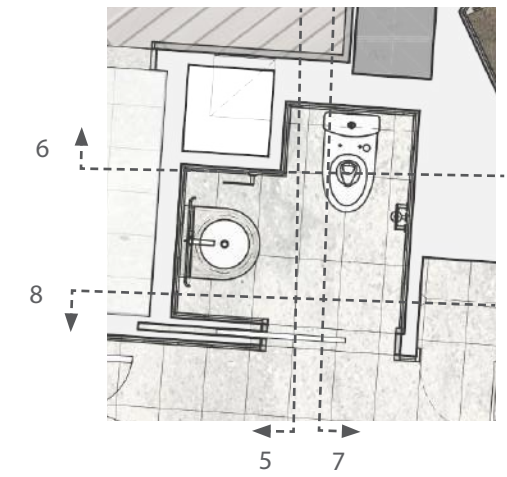
L2 PRESIDENTIAL SUITE REFLECTED CEILING PLAN



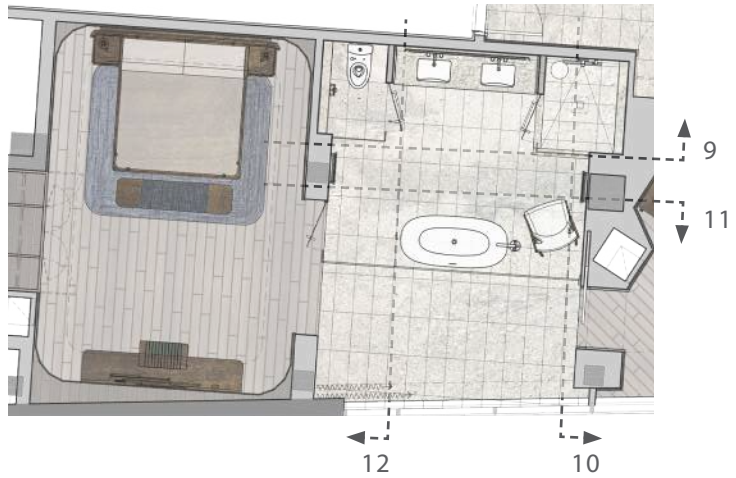
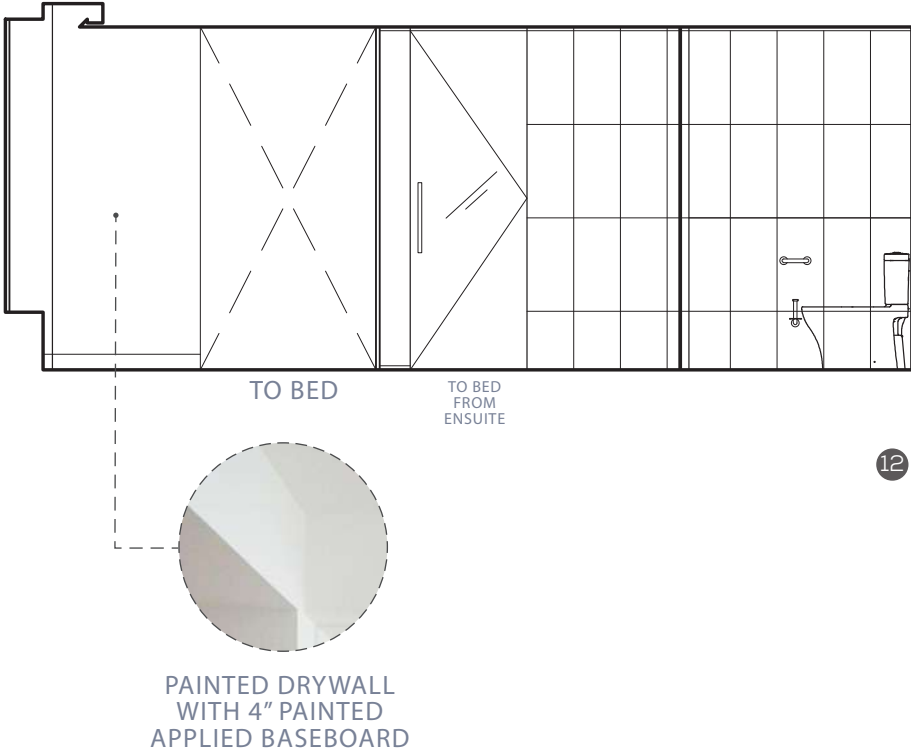
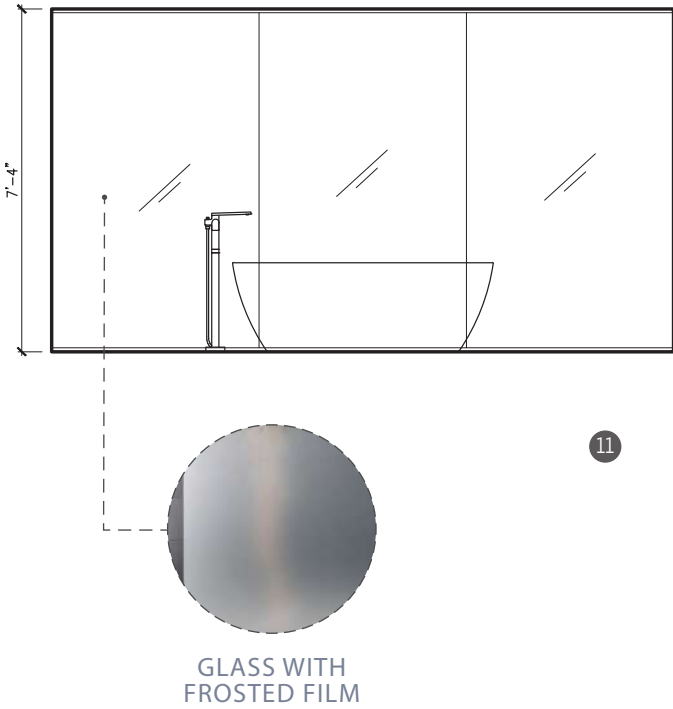
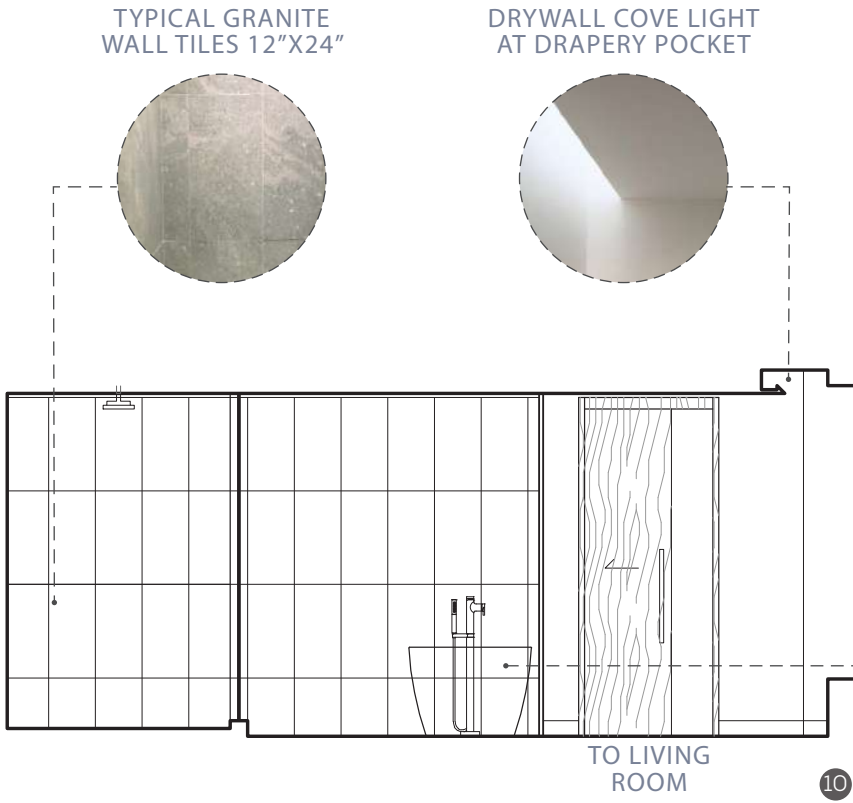
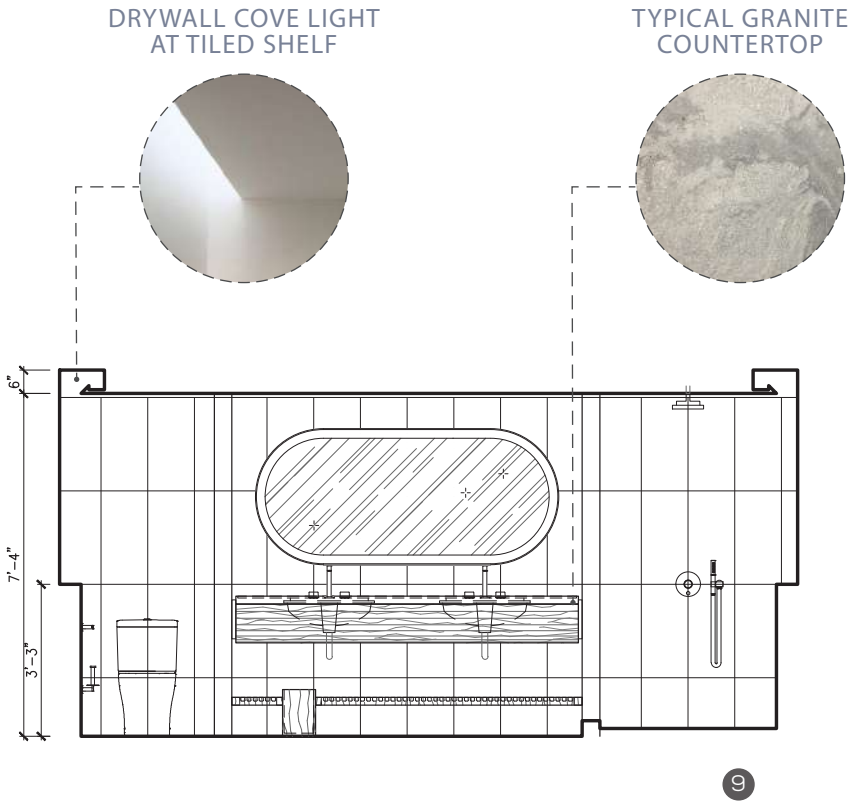
L2 PRESIDENTIAL SUITE LIVING ROOM



L2 PRESIDENTIAL SUITE LIVING ROOM & POWDER ROOM ELEVATIONS



L2 PRESIDENTIAL SUITE BEDROOM & ENSUITE ELEVATIONS

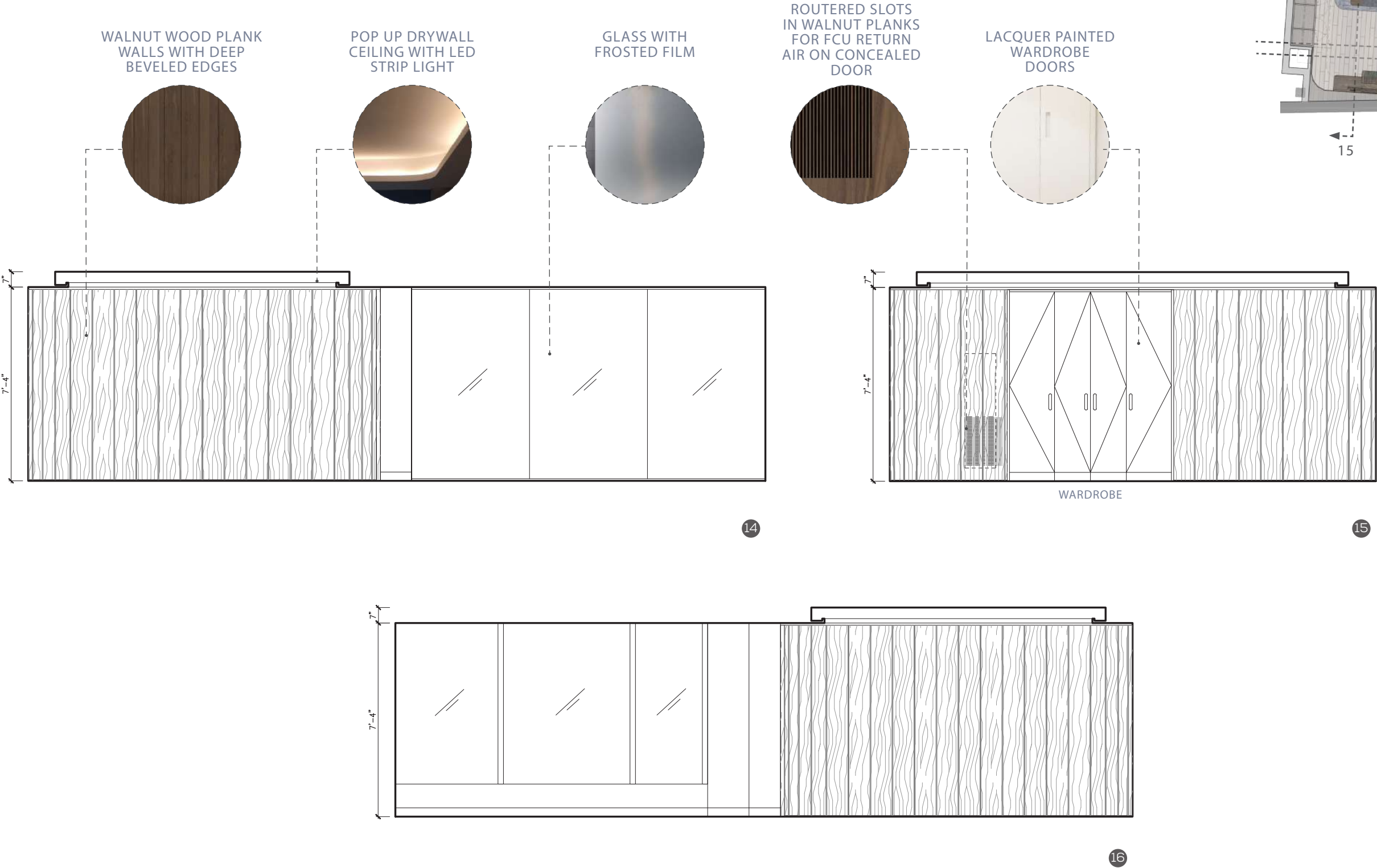


STERLING UNWIND
67"X32" TYPICAL
FREESTANDING TUB



KOHLER COMPOSED
FREESTANDING TUB
FILLER WITH HAND
SHOWER IN POLISHED
CHROME FINISH

L2 PRESIDENTIAL SUITE BEDROOM & ENSUITE ELEVATIONS



L2 PRESIDENTIAL SUITE TASTING ROOM ELEVATIONS

UPHOLSTERED SUEDE
LEATHER WALL CONCEALED
DOOR WITH MATCHING
PAINTED GRILLE FOR FCU

UPHOLstered SUEDE
LEATHER WALL
PANELS WITH WALNUT
WOOD TRIM

WALNUT WOOD
PORTAL

DRYWALL COVE LIGHT
AT DRAPERY POCKET

7'-4"

TO PANTRY

17

6"

7'-4"

FF&E WINE CABINET

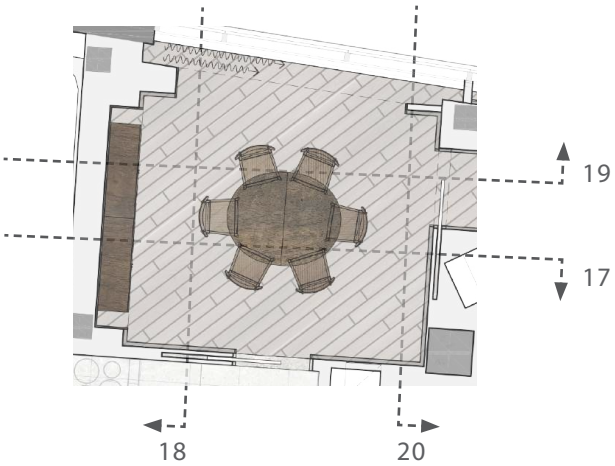
18

7'-4"

19

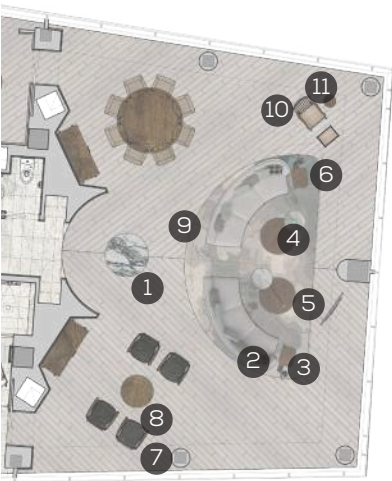
TO LIVING ROOM

20





L2 PRESIDENTIAL SUITE FF&E



FOYER TABLE
HAMILTON HOMES LAKESIDE TABLE
48"DIA CUSTOM STONE TOP TO MATCH SM NESTING TABLE
WALNUT BASE



CARL HANSEN
CH008 COFFEE TABLE

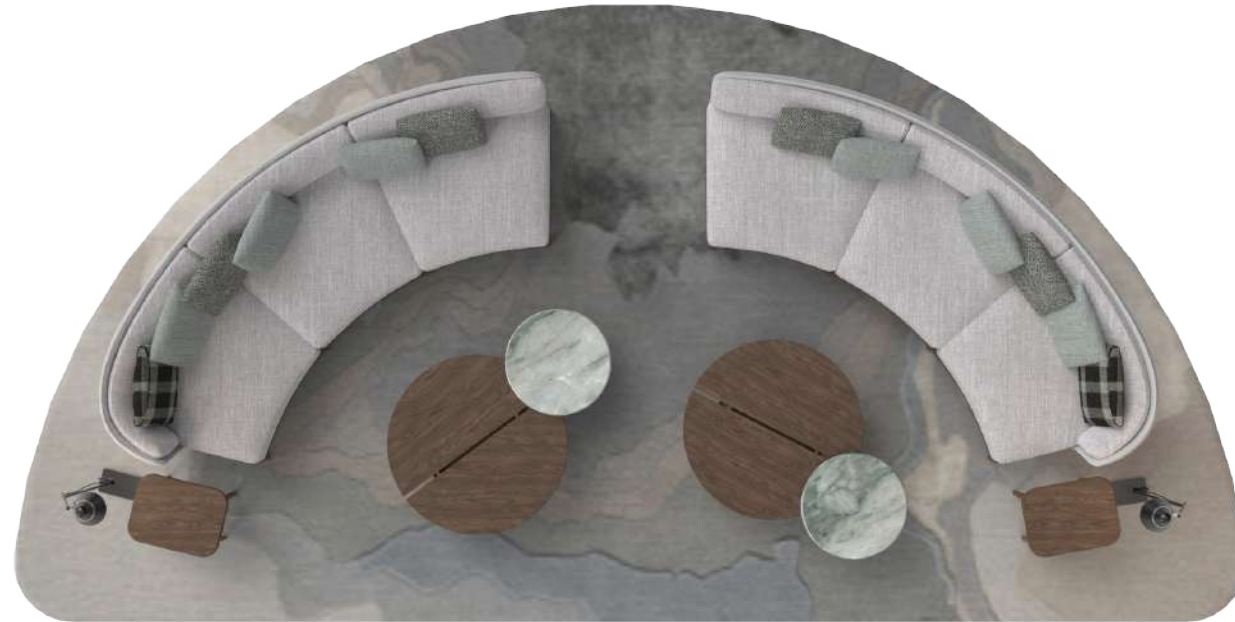


HANS WEGNER J16 ROCKING CHAIR &
FOOT STOOL
WALNUT & NAURAL ROPE

SOLID WALNUT SIDE TABLE



L2 PRESIDENTIAL SUITE CUSTOM LIVING ROOM ASSEMBLY



L2 PRESIDENTIAL SUITE CUSTOM MINI BAR AND DISPLAY CABINET



STONE INLAY
MINI BAR SINK
REFRIDGERATOR
DRAWER



1 REFRESHMENT CENTRE



TRIMLESS AC-
CENT LIGHT

STONE
SLAB

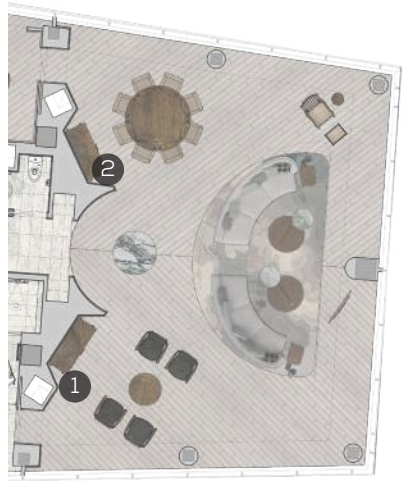
BRONZE
GLASS

CUSTOM
PULLS

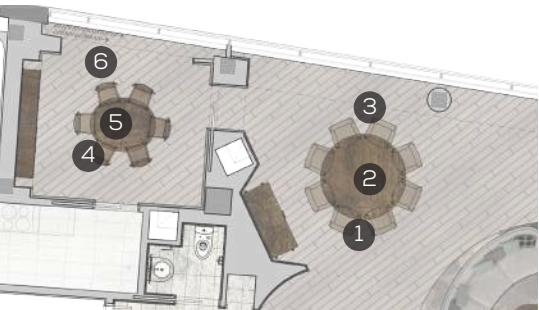
WALNUT
WOOD
VENEER

GLASS
SHELVES

2 DISPLAY CABINET



L2 PRESIDENTIAL SUITE DINING ROOM & TASTING ROOM FURNITURE



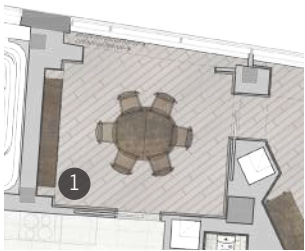
1 CUSTOM WALNUT TABLE

3 CARL HANSEN
E005 DINING CHAIR
WALNUT, LEATHER

4 CARL HANSEN
CH337 DINING TABLE
WALNUT

6 CARL HANSEN
CH30 CHAIR
WALNUT, FABRIC

L2 PRESIDENTIAL SUITE WINE STORAGE CABINET



1 WINE STORAGE CABINET



WINE STORAGE CABINET - DOOR DETAIL

CUSTOM
PULL



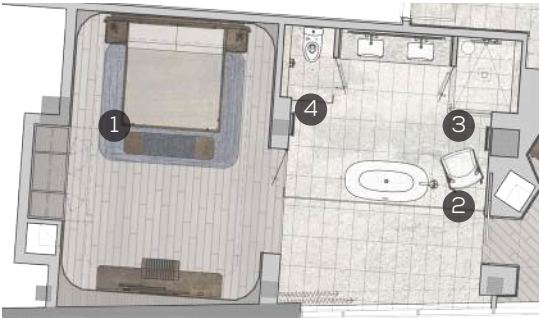
WINE STORAGE CABINET - DRAWER

CONCEALED
REFRIDGERATION

WALNUT
WOOD
VENEER



L2 PRESIDENTIAL SUITE MASTER BEDROOM FURNITURE



1 CUSTOM BED AND BENCH



2 MENU KNITTING CHAIR @ TUB
DARK SMOKED FRAME
COM UPHOLSTERY

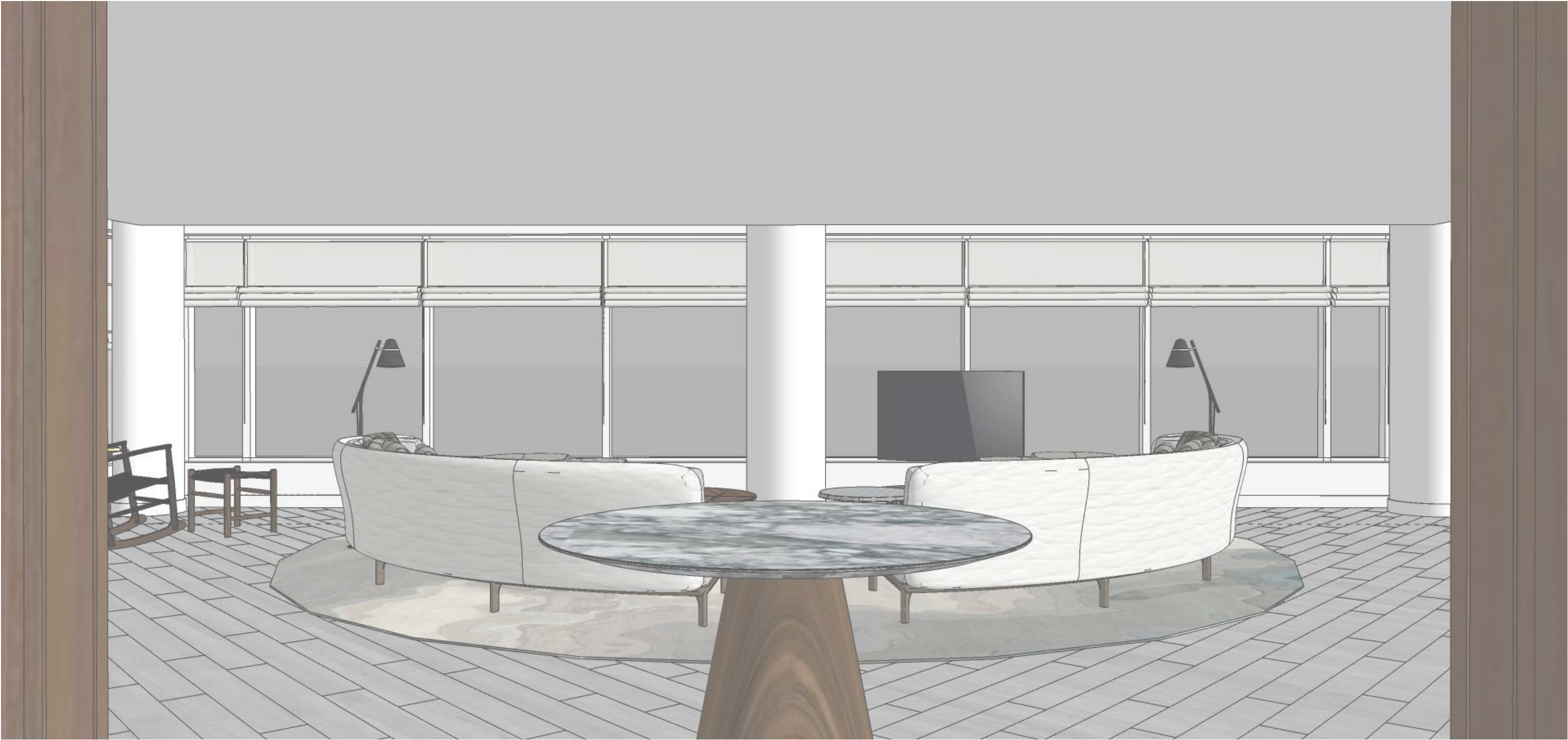


3 CUSTOM WALNUT MIRROR



4 CUSTOM WALNUT TOWEL RACK

L2 PRESIDENTIAL SUITE LIVING & DINING ROOM PERSPECTIVE VIEW



L2 PRESIDENTIAL SUITE LIVING & DINING ROOM PERSPECTIVE VIEW



L2 PRESIDENTIAL SUITE MINI BAR & LOUNGE PERSPECTIVE VIEW



L2 PRESIDENTIAL SUITE DINING ROOM PERSPECTIVE VIEW



L2 PRESIDENTIAL SUITE LIVING ROOM PERSPECTIVE VIEW



L2 PRESIDENTIAL SUITE TASTING ROOM PERSPECTIVE VIEW



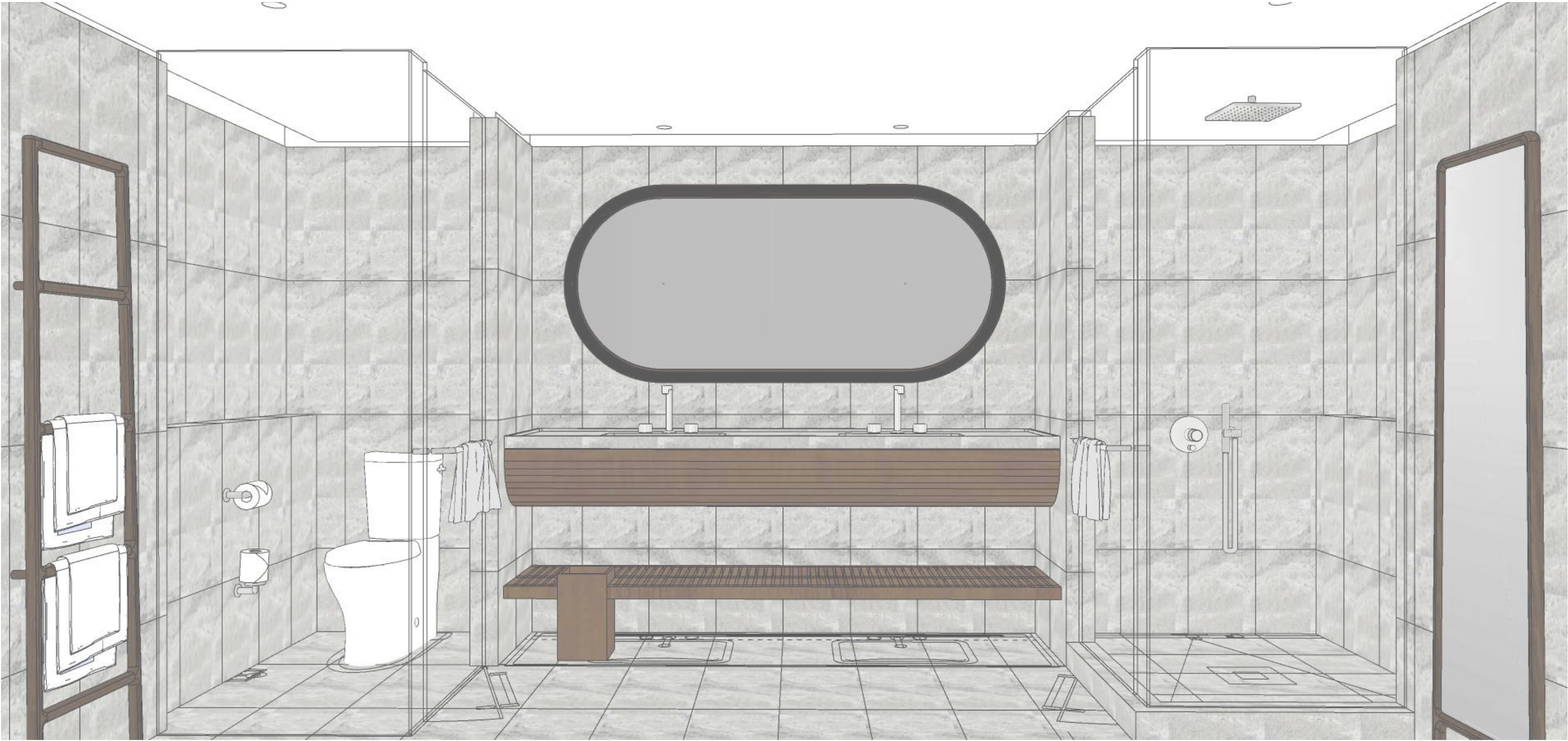
L2 PRESIDENTIAL SUITE POWDER ROOM PERSPECTIVE VIEW



L2 PRESIDENTIAL SUITE MASTER BEDROOM PERSPECTIVE VIEW



L2 PRESIDENTIAL SUITE MASTER ENSUITE PERSPECTIVE VIEW

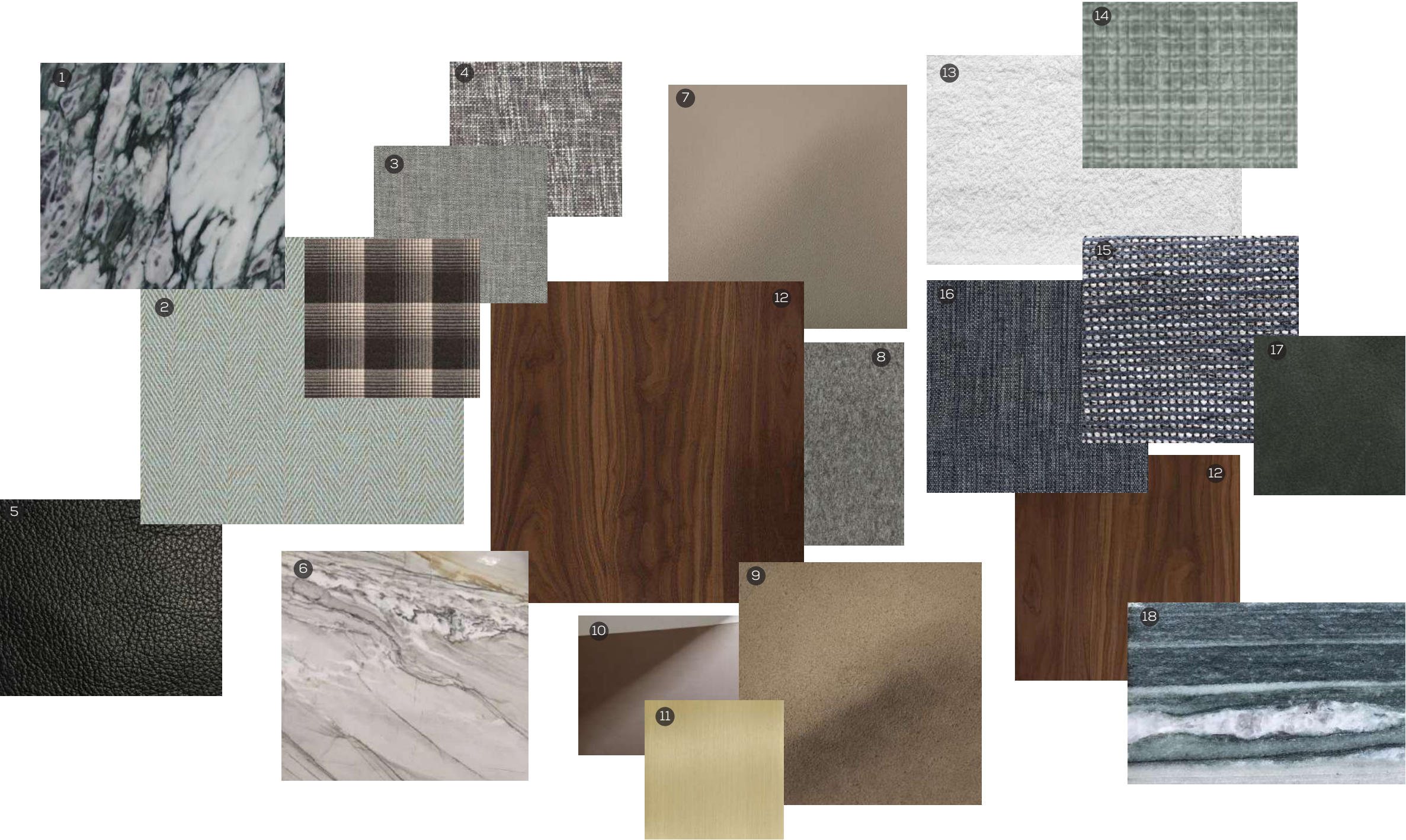


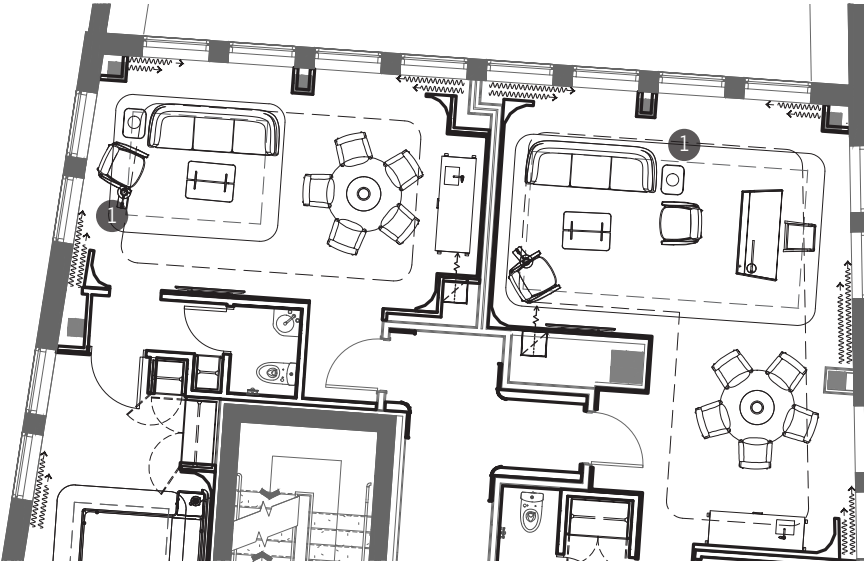
L2 PRESIDENTIAL SUITE MASTER ENSUITE PERSPECTIVE VIEW



L2 PRESIDENTIAL SUITE FF&E FINISHES

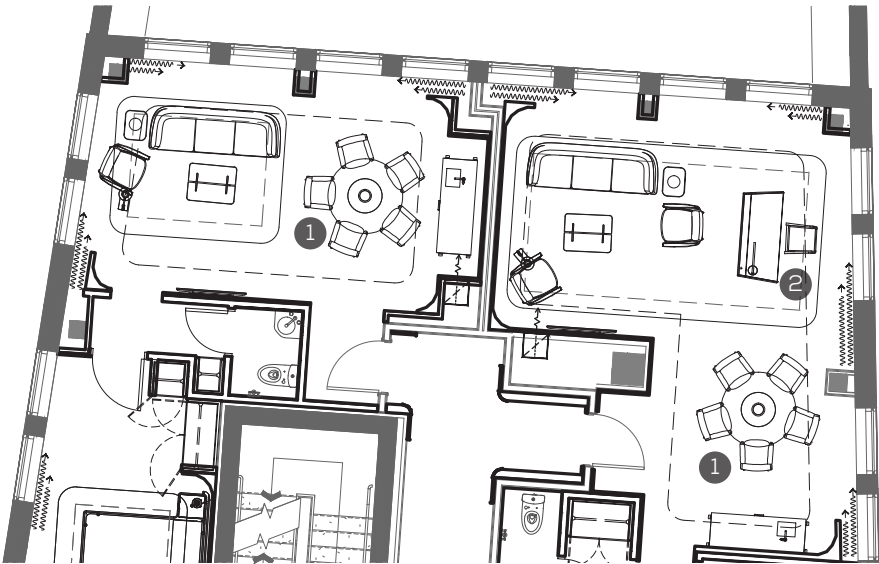
- 1 FOYER TABLE TOP & NESTING TABLE TOP
- 2 SECTIONAL SOFAS
- 3 SECTIONAL SOFA - TOSS CUSHIONS
- 4 SECTIONAL SOFA - TOSS CUSHIONS
- 5 LOUNGE CHAIR LEATHER
- 6 BAR STONE
- 7 DINING CHAIR - LEATHER
- 8 TASTING ROOM CHAIR FABRIC
- 9 TASTING ROOM SUEDE PANELS
- 10 WINE DISPLAY BRONZE GLASS
- 11 WINE DISPLAY SATIN BRASS ACCENT
- 12 WALNUT THROUGHOUT
- 13 MASTER BATH LOUNGE CHAIR FABRIC
- 14 MASTER BATH LOUNGE CHAIR TOSS CUSHION
- 15 MASTER HEADBOARD FABRIC
- 16 UPHOLSTERED BENCH FABRIC
- 17 DESK BENCH - LEATHER
- 18 BEDSIDE TABLE STONE TOP





MENU REVERSE
TABLE LAMP

1 LIVING ROOM ASSEMBLY



DIRK WINKEL DESK LAMP
BLACK



CARL HANSEN
E005 DINING CHAIR
WALNUT, FABRIC



1 DINING ROOM ASSEMBLY



2 DESK ASSEMBLY



EAMES ALUMINUM SIDE CHAIR
BLACK FRAME, LEATHER



THANK YOU