

60 MILL STREET HOTEL

CONCEPT DESIGN PRESENTATION - NARRATIVE & PLANNING PROGRESS | APRIL 06TH, 2022



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.

CURIO COLLECTION

BY HILTON

BRAND RESEARCH

CURIO COLLECTION - IDENTITY & KEY BRAND STANDARDS

CURIO COLLECTION - HOTELS IN THE AMERICAS

LOCAL CONTEXT

COMPETITOR ANALYSIS





A COLLECTION OF HOTELS THAT:

ARE ROOTED WITH UNIQUE
PROPERTY STORIES

Are story-telling and inspire travel, inviting
and welcoming,
and celebrate independence.

OFFER LOCAL & AUTHENTIC
EXPERIENCES

Are part of the fabric of their communities:
true locals, each embodying the spirit of the
cities they call home.

FEATURE FOOD &
BEVERAGE HIGHLIGHTS

Have high-end food & beverage offerings that
are a destination within themselves,
local hot-spots authentic to the city they're in.



KEY BRAND STANDARDS INCLUDE...

- PROPERTY SPECIFIC STORY REQUIRED
- PROPERTY LOGO REQUIRED W/ CURIO SIGNAGE AT ENTRY
- HIGH-END, DISTINCT FOOD & BEVERAGE EXPERIENCE:
- THREE-MEAL RESTAURANT
- ROOM SERVICE
- EXTRAORDINARY BAR IS EXPECTED DRIVEN BY MARKET DEMAND
- FITNESS CENTER REQUIRED MIN. 750 SF EXCLUDING LOCKERS & W/C
- POOL DRIVEN BY MARKET DEMAND
- SPA DRIVEN BY MARKET DEMAND
- MEETING ROOMS, BOARDROOMS, BUSINESS CENTERS OPTIONAL
- MIN. KING GUESTROOM/DOUBLE GUESTROOM MUST BE 350 NET SF
- MIN. 3 FIXTURE BATHROOM IN GUESTROOMS



C. BALDWIN, HOUSTON

A Hotel honouring the "mother of Houston" Charlotte Baldwin who had great influence in building the city, with Houston modernism design and southern hospitality.



THE RENWICK HOTEL, NYC

A Hotel in a restored building formerly home to artists' studios such as Steinbeck & Fitzgerald that boasts luxurious artistic flare and a great respect for it's heritage.



THE LOGAN, PHILADELPHIA

A Hotel honoring James Logan, a prominent statesman and scholar which takes to heart the rebellious and freethinking spirit of the forefathers of Philly's colonial years.



LOCAL CONTEXT | COMPETITOR ANALYSIS

THE BROADVIEW HOTEL

Boutique hotel in a restored and re-imagined building built in 1891, celebrating the historic east end neighbourhood and its colourful influential past



CANOPY HOTEL

Boutique hotel focused on providing a relaxed, local lifestyle with amenities collaborated with the neighbourhood from musicians, artisans, and chefs



ACE HOTEL

The 124-room hotel is a new-build in the city's Garment District, set to open in June 2022. Amenities include 6000+ square feet of events space.



THE W HOTEL

Toronto's first W Hotel will be a 9-story, 255-room luxury property. It will feature a ground floor cafe, a rooftop restaurant, a fitness centre, and event spaces.



THE DISTILLERY HISTORIC DISTRICT

LOCATION CONTEXT

THE DISTILLERY DISTRICT WITHIN TORONTO
HISTORY OF THE DISTILLERY DISTRICT
CHRONOLOGY OF THE DISTILLERY DISTRICT
THE CURRENT DISTILLERY DISTRICT
VISITORS OF THE DISTILLERY DISTRICT

HOTEL SITE CONTEXT

RACK HOUSE D IN THE DISTILLERY
RACK HOUSE D
ORIGINAL PALETTE & CHARACTER

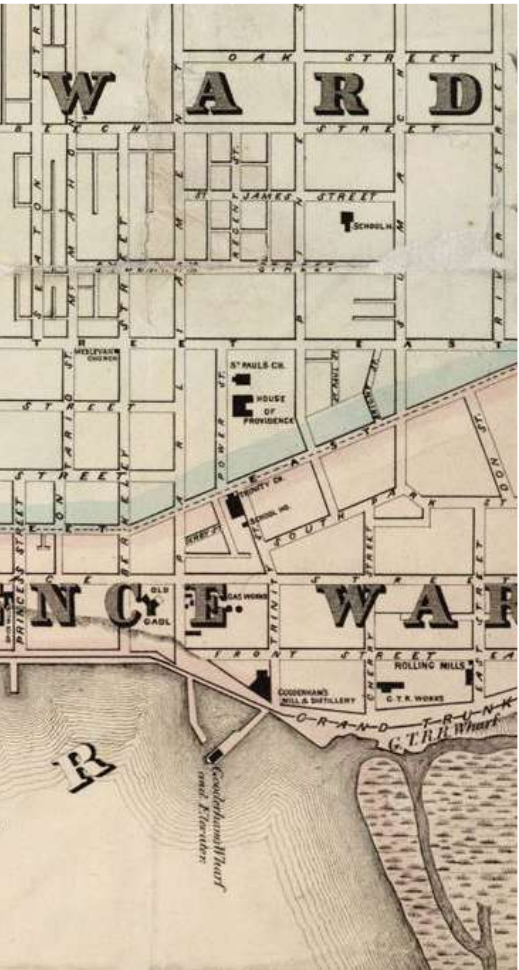
LOCATION CONTEXT | THE DISTILLERY DISTRICT WITHIN TORONTO



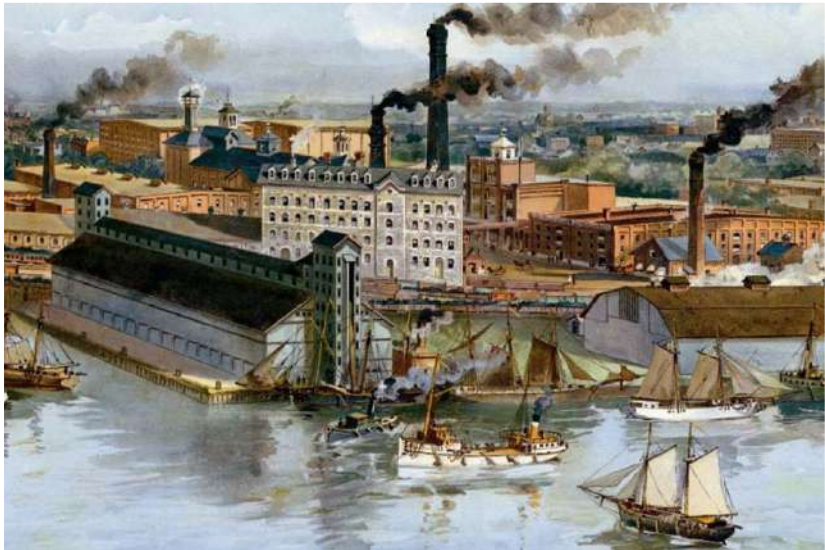
The Distillery District is a commercial and residential district in Toronto, Ontario, Canada. It is located east of downtown, bordering Corktown, St. Lawrence and East Bayfront neighborhoods.



LOCATION CONTEXT | HISTORY OF THE DISTILLERY DISTRICT



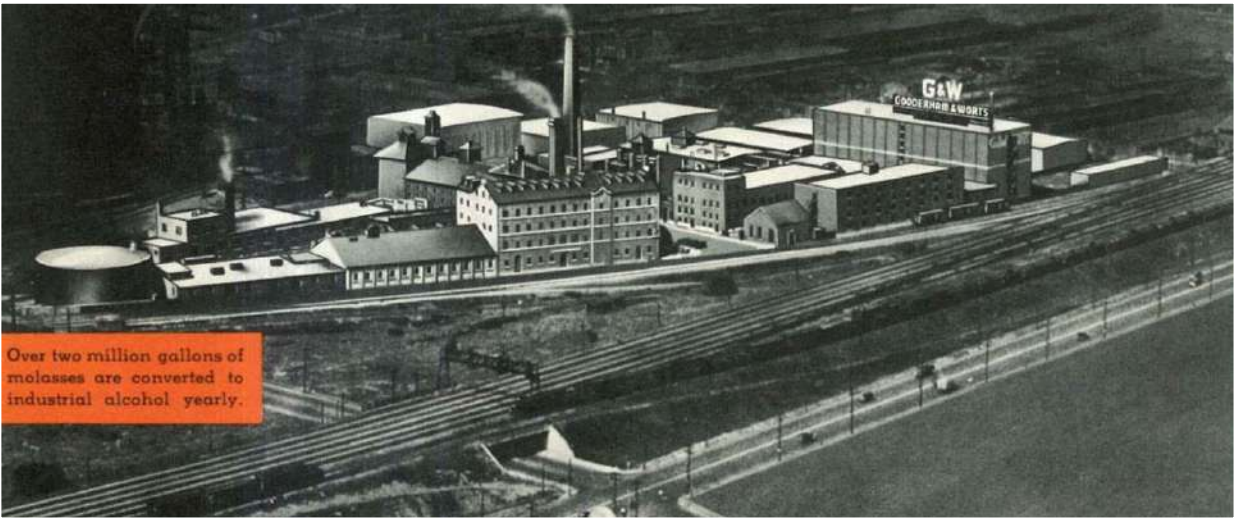
CITY OF TORONTO, 1866



GOODERHAM & WORTS BY A. H. HIDER, 1896



DISTILLERY DISTRICT BEFORE THE GARDINER EXPRESSWAY OPENED, 1938



CONSTRUCTION OF WINDMILL COMPLETED, 1832



DAVID ROBERTS JR.
CANADIAN ARCHITECT & BUILDER 1845-1907

G&W OLD RYE LABEL FROM SCRAPBOOK, 1948



FROM WINDMILL TO DISTILLERY

"Recognized as a national historic site, Toronto's Distillery Historic District contains over 30 Victorian buildings that document the nation's architectural and industrial heritage. Between the 1830s and 1890s, the firm of Gooderham & Worts grew from a small windmill in the wilderness to the largest distillery in the British Empire and, for a time, in the world.

The twentieth century brought war, prohibition, globalization, decline, and rebirth as a vibrant arts and cultural district."

Source from www.distilleryheritage.com



KEY DATES TIMELINE



1831 - 1837

- James Worts and son emigrate from England and settle in York (later Toronto).
- Windmill site selected and construction started.
- Steam engine later purchased to supplement unpredictable wind power.
- William Gooderham establishes distillery.

1841-1867

- Gas illumination added.
- Entire plant converted to steam power.
- Firm renamed "Gooderham & Worts"
- Grand Trunk Railway tracks run south of distillery.

1869-1877

- October 26, 1869 fire destroys interior of Stone Distillery.
- Reconstructed Stone Distillery opens.
- Pure Spirits and Cannery buildings open.
- Gooderham & Worts described as "largest distillery in the world".

1885

- Federal government requires whisky to be aged at least 2 years.
- Major expansion of storage space, with a dozen tank and rack houses, designed by David Roberts, Jr., built in about 5 years.

1902-1934

- General Distilling Company to produce industrial alcohol.
- Prohibition in Canada.
- Gooderhams offer G&W Distillery to Government for duration of the War.
- British Acetones established at distillery to produce essential ingredient of smokeless gunpowder.

1927

- Prohibition ends in Ontario. Ontario government liquor stores open.
- Ontario bars, taverns, hotels allowed to sell alcohol by the glass.

1934-1957

- Last grain alcohol (whisky) produced at Gooderham & Worts plant.
- Industrial alcohols and rum continue as major products.
- Consolidated Alcohol formed with Corby's to manufacture and market industrial alcohols.

1987-1990

- Gooderham & Worts site designated a national historic site.
- Gooderham & Worts Distillery closes down.
- Cityscape Holdings purchases site to promote arts, culture, and entertainment in a renewed historic district

2003

- The Distillery Historic District opens to the public with nearly 200,000 square feet of space refurbished.

2022

- Redesign of 60 Mill Street (previously known as Rack Warehouse "D") marks a new chapter in the Distillery District History.





SOULPEPPER THEATRE CO.



TORONTO LIGHT FESTIVAL



MADRINA RESTAURANT



WHISKY TASTING



CORKIN GALLERY



BLACKBIRD VINTAGE FINDS



ANNUAL WINTER VILLAGE

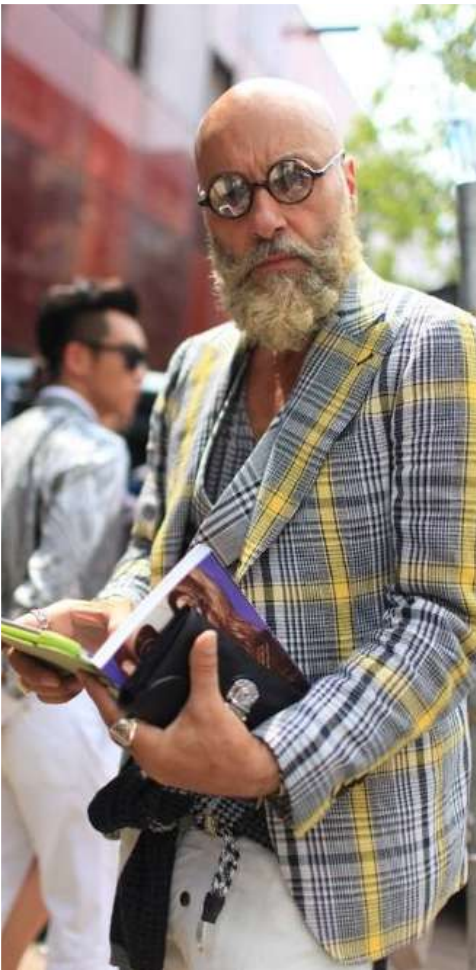
FROM DISTILLERY TO CULTURAL HUB

"Nearly 20 years ago Cityscape Holdings purchased Distillery District to promote arts, culture, and entertainment in a renewed historic district. Their dream was to provide a place where creativity would flourish and passion would be aroused – where artists, artisans, entrepreneurs and business people could rub shoulders and inspire each other. The result is an internationally acclaimed village of one-of-a-kind stores, shops, galleries, studios, restaurants, cafes, theatres and more.

The Distillery Historic District opened in 2003 and today it is widely regarded as Canada's premier arts, culture and entertainment destination."

Source from www.distilleryheritage.com





TRENDY



TIMELESS



ROMANTICS



AUTHENTIC



CONFIDENT



CARING



ARTISTIC

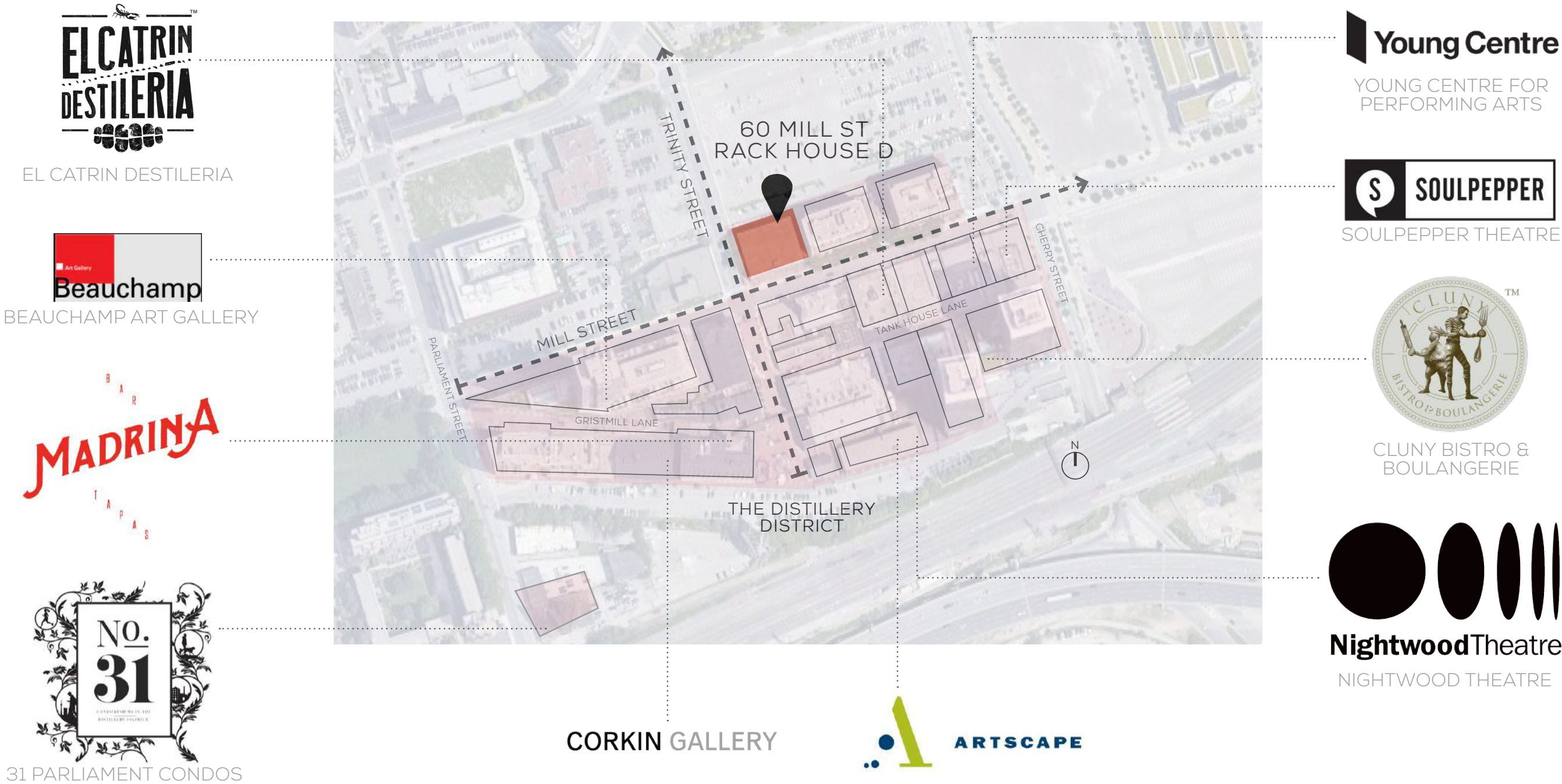
ARTISANS OF THE PAST & PRESENT

The visitors of the Distillery District are young professionals, artists, performers, and the established and affluent, looking to discover Toronto's most iconic historical district. They are trend-conscious and love the mix of industrial, downtown, modern and historical architecture.

Whether on a short work trip to unveil their new installation or a more extended winter holiday vacation with family, they choose Distillery District to be in the center of it all. Thanks to numerous local galleries, theatres, dance studios, and artisan boutiques, visitors are immediately immersed in Toronto's rich art and entertainment scene.

They also have a refined interest in food, making Distillery District another perfect destination for the visitors. Every day over thirty restaurants, cafes, bakeries and bars are ready to welcome locals and visitors alike, so the long-lasting history of Gooderham & Worts Distillery continues.







ARCHED METAL DOORS



HOIST WHEEL



ELEVATOR LIFT



RACK HOUSE ENTRANCE



BARREL RACKING



METAL SHUTTERS



ARCHED WINDOWS

THE MONUMENTAL RACK HOUSE D

In 1885, Federal government required whisky to be aged at least two years, which prompted the major expansion of storage space, resulting in a dozen tank and rack houses, designed by David Roberts, Jr., built in about five years.

"Between 1879 and 1891, rack houses (for barrels) and tank houses were built around the old core. Of these, ten remain. The common size and form (mostly one-storey boxes with gently sloping rooflines and few windows) and regular spacing contribute to the site's particular industrial character.

The largest, Rack House D, was built in 1890, along with three other rack houses along the north side of Mill Street. Each of these brick buildings were designed with an interior structure of timber racks, designed to store up to 22,000 barrels of alcohol, as part of the liquor manufacturing operations of the distillery district, until its closure in 1990."

Source from www.distilleryheritage.com



HOTEL SITE CONTEXT | ORIGINAL PALETTE & CHARACTER

RED BRICK PAVING



GREEN METAL DOORS AND SHUTTERS



RED BRICK CORBELS



KINGSTON LIMESTONE



LIMEWASHED BRICK



AGED TIMBER



ARCHED OPENINGS



CONCRETE



THE WHISKY NARRATIVE

WHISKY: A STORY

INTRODUCTION TO WHISKY

WHISKY GRAINS

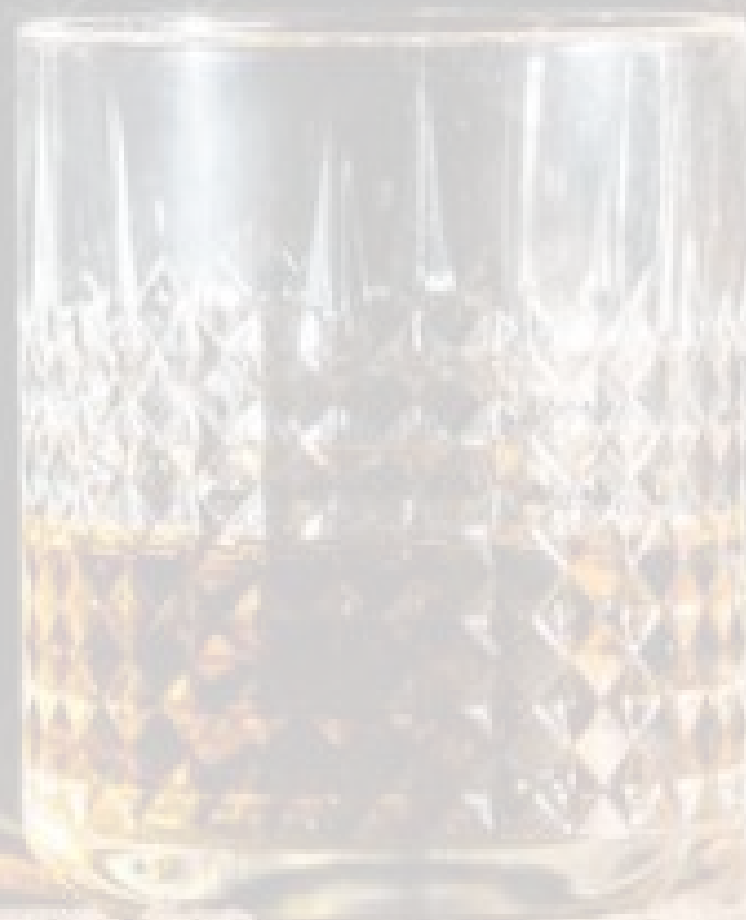
DISTILLATION

AGED IN A BARREL

THE ANGEL'S SHARE

A SENSORY EXPERIENCE

PRESERVATION & EVOLUTION



AQUA VITAE

Whisky (or whiskey) is known as "aqua vitae", water of life , and water is certainly one of the prime ingredients. The others are grain, malt, and yeast.

Although Gooderham & Worts distilled many alcoholic beverages over the years, whisky was the first and the most important. The type of whisky produced became a distinctively Canadian whisky often known as "rye."

The alcohol-making process involves four basic stages: milling, mashing, fermenting, distilling, followed by ageing in wooden barrels and bottling.

THE MAKING OF WHISKY



PREPARATION

Various grains are ground and cooked. Barley is malted, soaking the barley and spreading it for about three weeks, allowing it to sprout, then drying and heating it.

MASHING

The cooked grain and malted barley are added to warm water, converts into a liquid known as mash.

FERMENTING

The mash is added to a fermentation tank, along with yeast. The yeast converts the sugar to alcohol. After three or four days, the resulting liquid is about 10% alcohol, known as distiller's beer or wash.

DISTILLING

The wash is heated to the point where the alcohol turns to vapour, but the water remains liquid. The alcohol is then collected in a second container. This process is repeated to produce "high wine" or "new whisky."

AGEING

Water is added to the high wine and then aged in wooden barrels made from charred white oak. Ageing increases the depth of taste and adds colour. The whisky should age at least three or four years to be legally considered whisky, and some are aged up to ten or fifteen years.

BOTTLING

The resulting whisky is stored in glass bottles, which do not react with the whisky's flavour, preserving it for future consumption.





BARLEY IN THE FIELD



HARVESTING GRAIN



WHISKY GRAINS: BARLEY, RYE, CORN



MALTED BARLEY



THE MALTING FLOOR

DISTINCTLY CANADIAN WHISKY GRAINS

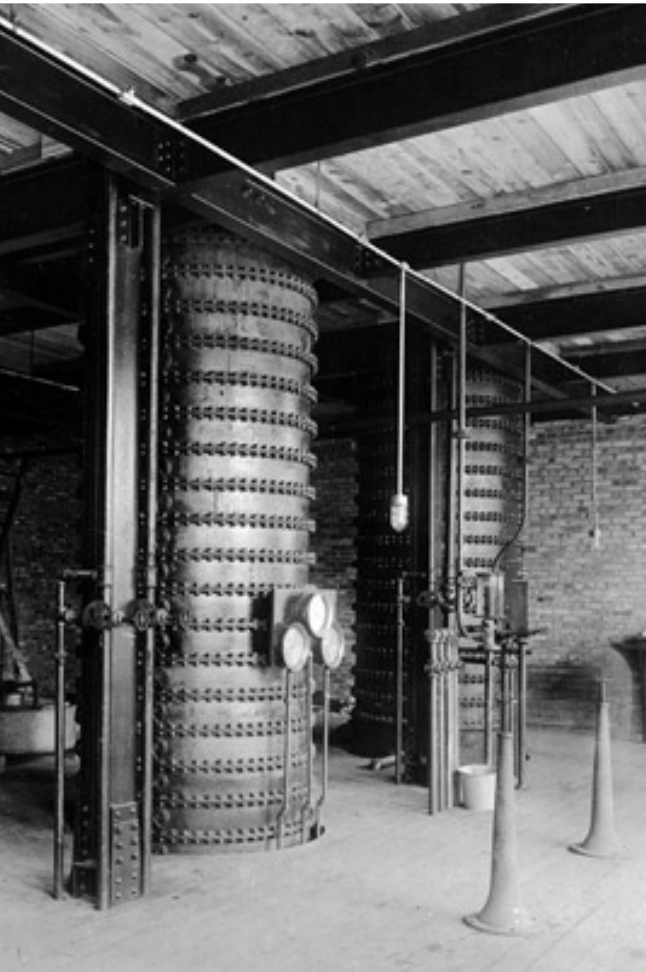
Along with whisky-making skills and tools, early Canadian settlers brought whisky-making grains with them from their many homelands. It was Dutch and German immigrants who brought rye, the grain that in time would become the signature of Canadian whisky, to North America.

Barley came to Canada primarily from England and the Netherlands. Wheat came from England and other European countries. Corn, the softest flavour and the creamiest of whisky grains, originated in North America long before the Pilgrims arrived on the continent.

There is a lot of landscape in a bottle of Canadian whisky. To this day, the most common Canadian whisky grains are malted barley, corn, rye, and wheat (rarely). Our design will celebrate distinctly Canadian whisky grains by referencing their forms, textures, and colours.



CITY OF TORONTO ARCHIVES



RECTIFYING COLUMNS IN
DISTILLERY DISTRICT, 1918

HIGHLAND DISTILLERY GLENMORANGIE (SCOTLAND)



POT STILL

COPPER "CANCELS OUT" THE SULFUR TASTE IN WHISKY



COLUMN STILL

LIBERTY DISTILLERY IN VANCOUVER



QUALITY CONTROL

AENEAS COFFEY PATENTED HIS VERSION IN 1830



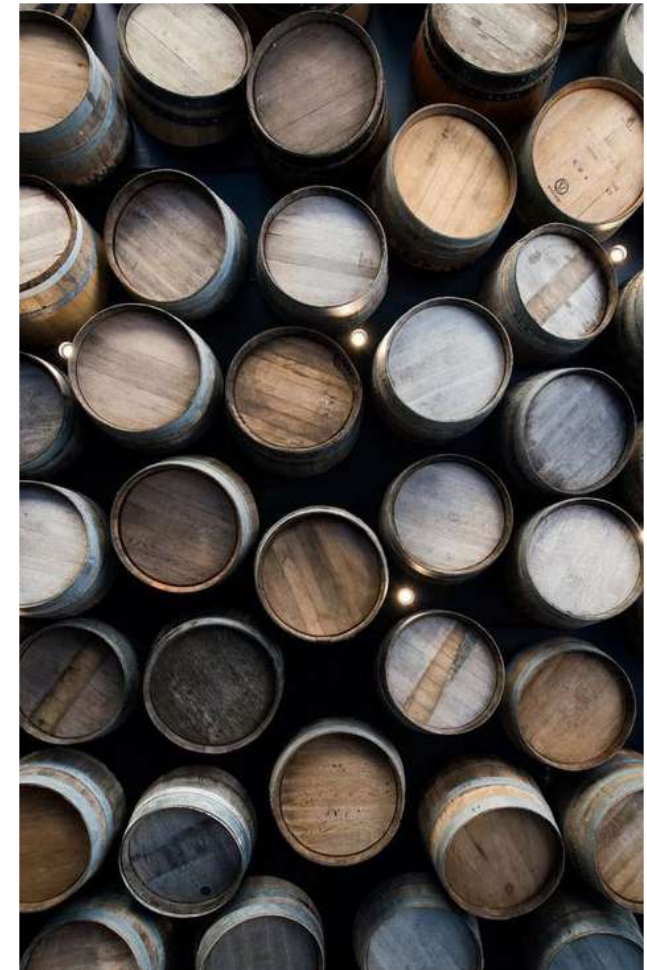
COFFEY STILL (A VERSION OF
COLUMN STILL)

TYPES OF STILLS

Essentially two types of stills are used in Canadian distilleries: the traditional pot still familiar to the earliest Canadian distillers and a carefully tuned column still. Pot stills have been used by whisky makers for many centuries. Today, several Canadian distilleries use some form of pot still for specialty whiskies, but most Canadian whisky is distilled in column stills. To be fully effective, column stills would need to be very tall. This is why, for practical purposes, most are split into two adjacent columns called an analyzer and a rectifier.

In 1842 William Gooderham added a rectifying column to the distillery. Not to be confused with modern rectifiers, in the early days of Canadian whisky making, typically the new spirit was slowly trickled through tall wooden columns that had been filled with charcoal. James Gooderham Worts (William's nephew) soon had two copper pot mills installed in the old windmill to re-distill the low wines into full-strength whisky. At the same time, in order to improve the flavour of the whisky, he made it a practise to add small amounts of rye grain to the mash. It would be some time yet before the distillery really hit its stride, but with these two giant steps it was well on its way.





THE IMPORTANCE OF WHISKY AGEING

Barrels are essential to producing fine wines and whisky's because the wood itself imparts flavours to the raw alcohol and allows in just the right amount of oxygen to make the final liquid perfect.

To get even more flavour out of whisky, the inside of the barrels are often charred with fire. The wood is also critical, with the American white oak being the most popular choice. How many times and for what a barrel has been used also contributes to the whisky flavour and colour (ex. first fill, ex-bourbon cask, ex-sherry cask).

Most whisky starts off clear, but during the charring stage of cooperage, the caramelization of the tannins and wood sugars within the barrel staves gives the interior of the casks a ruddy glow, which over time is absorbed by the whisky.



THE ANGEL'S SHARE

Although the wood barrels lend themselves as a critical part of the whisky process, they exist in a careful balance as, due to the porousness of the barrel, some of the liquor inside the barrels would also disappear during this critical aging process. The wood absorbs some of the more unpleasant aspects of the distillate and in return, imprints the liquid with flavours unique to itself, allowing for a more soft, smooth and clean whisky.

The result is a loss of about 2% of the total volume per year. The part that disappears is known as the "angel's share", as this is the portion of the liquid that has evaporated and metaphorically offered to the heavens. This unavoidable circumstance is both a blessing and curse, as the longer the whisky is aged, the greater the offering.

The heritage architecture represents the body of the whisky left behind and the new addition becomes the "angel's share", the vital essence of the whisky. The podium as the start of the ageing process, paying homage to everything that was, and the top representing the end of the ageing process, housing the celebration of what the building has become.

SHORTER WHISKY CORKS



LOOK

NEAT GLASS



CONTEMPLATE

GLENCAIRN STYLE GLASS



SWIRL

TUMBLER GLASS



TASTE

TULIP OR COPITA STYLE GLASS



SMELL

THE MAGIC IN THE VESSEL

In whisky tasting, every little detail is essential. From smelling the cork (which is always shorter than the standard wine corks) to selecting the proper glassware, tasting whisky is as much art as science.

The tulip-shaped glasses (or the copita-style) are best suited to the true appreciation of the nuances of whisky: its long stem prevents the drinker's hand from coming too close to the nose.

Another great option is a Glencairn glass-the perfect glass for swirling whisky, which will reveal its legs (or tears): the slower they run, the more full-bodied and old it is. Tumbler glass is a classic choice, and neat glass has been adopted by dozens of international spirits competitions as an official tasting glass.





ORIGINAL MATERIALS PRESERVED



HOMAGE TO ORIGINAL FORMS



COMFORT AND SOPHISTICATION



CRAFTSMANSHIP



AUTHENTIC MATERIALS RE-IMAGINED

PRESERVING THE ESSENCE OF RACK HOUSE D

Just like how the barrel is an important vessel to deliver the final character and taste of its whisky through the ageing process, Rack House D is also an important and a symbolic vessel that shapes the things that occupy it over time.

What started off as a house in which whisky rested and turned from simple & non-descriptive alcohol to the distinctive and rich-tasting whisky, has now become the place where people rest, enjoy, and soak in the history and importance of the entire Distillery District.

Our design will bring what traditionally is kept behind closed shutters, hidden amongst each other on rows and rows of racking, to light for all curious guests to admire, learn, and toast to. The historic Rack House D, our 'barrel', is what gives its guest the flavour & colour that they are craving, the excitement and sentiment that whisky is to the Distillery District.



THE GUEST WALKTHROUGH

EXPLORING THE GUESTS' JOURNEY THROUGH THE LENS OF INTERIOR DESIGN ACROSS ALL TOUCH POINTS

THE NARRATIVE

OUR BUILDING: IBI ARCHITECTURE DESIGN
INTERIOR PALETTE
GUEST PROFILE

THE JOURNEY | HERITAGE PODIUM

01 GROUND FLOOR SENSE OF ARRIVAL | LOBBY BAR | LOBBY LOUNGE | RECEPTION | ELEVATOR LOBBY & CAB
03 THIRD FLOOR PREFUNCTION | GRAND BALLROOM

THE JOURNEY | TOWER

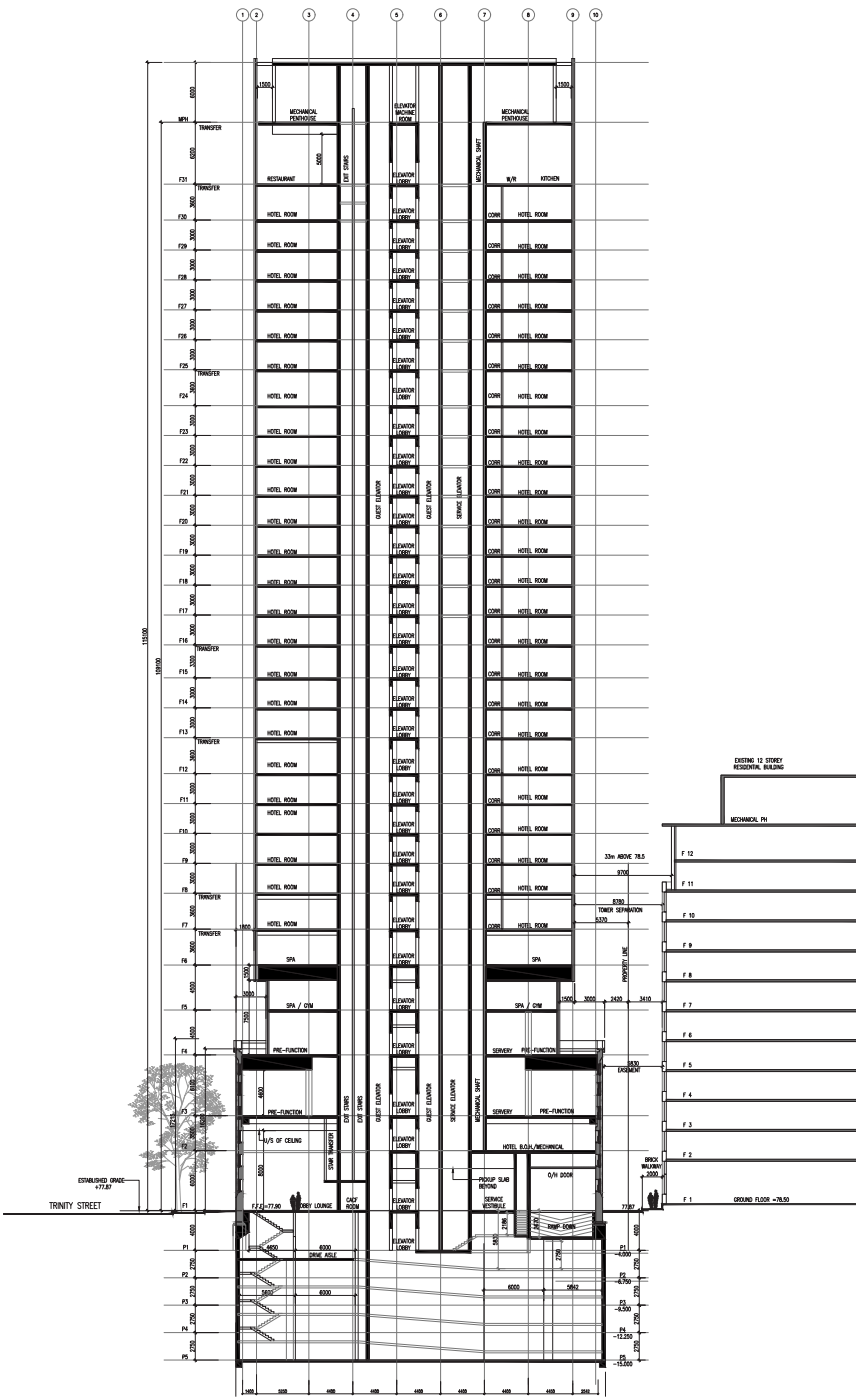
04 FOURTH FLOOR MEETING ROOMS | MEETING LOUNGE & KITCHEN
05-06 FLOOR SPA | FITNESS
07-28 FLOOR TYPICAL CORRIDOR | GUESTROOMS
29-30 FLOOR PENTHOUSE LOFT

THE PLANS

PUBLIC AREA PLANS (01-04)
GUESTROOM MATRIX
TYPICAL GUESTROOM FLOOR PLATE
TYPICAL STANDARD KING & DOUBLE QUEEN GUESTROOMS



SOUTH WEST RENDERING VIEW



WEST EAST SECTION



SOUTH WEST HERITAGE FACADE



THE NARRATIVE | INTERIOR PALETTE & CHARACTER

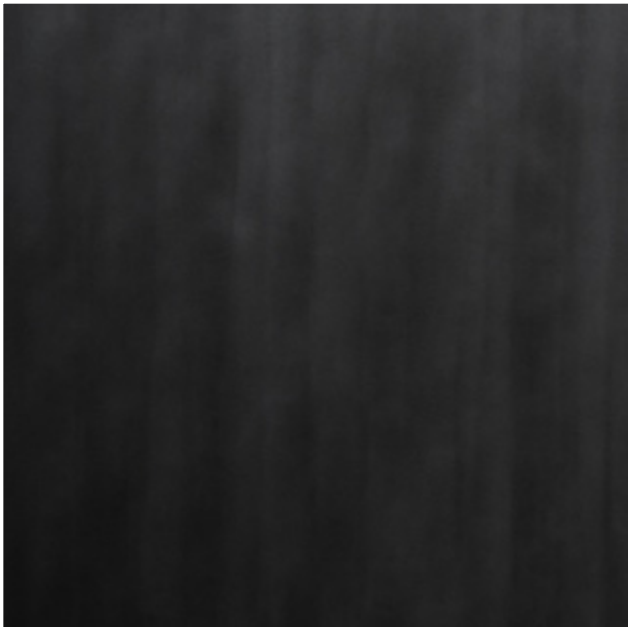
STAINED OAK



TEXTURED GLASS



OIL RUBBED BRONZE



COPPER DETAILS



LIMEWASHED BRICK



AGED TIMBER



CONCRETE



ARCHED OPENINGS





RICH IN TASTE



UNIQUE



DIVERGENT



SOCIAL



RELAXED

THE PASSIONATE BON VIVANT

Our guest is one-of-a-kind in taste and experiences, driven by unconventional spaces and events that are luxurious and relaxed at the same time. They have a thirst to learn and are passionate about cultivating meaningful adventures and encounters.

Our guests appreciate locally-made pieces and meaning behind their purchases. They are well-rounded in arts and food and have developed their own sense of style over time.



THE JOURNEY | GROUND FLOOR

01 GROUND FLOOR

SENSE OF ARRIVAL

LOBBY BAR

LOBBY LOUNGE

CHECK-IN

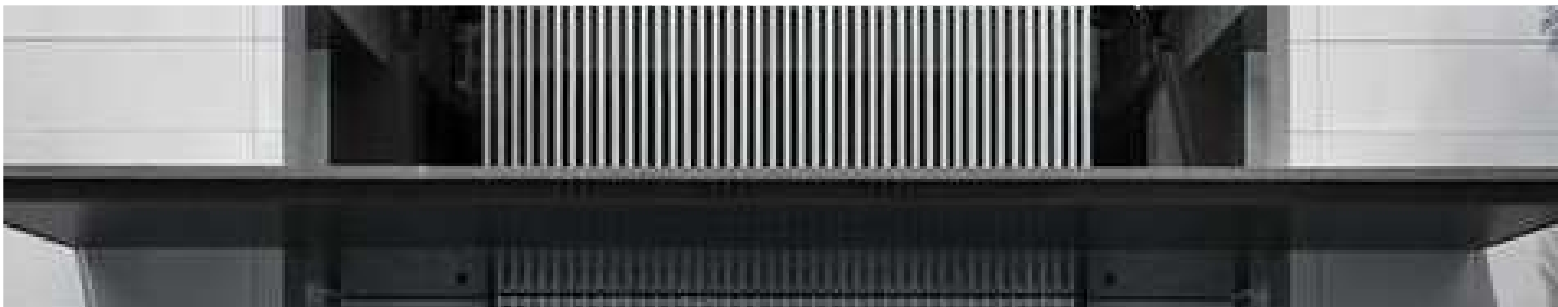
ELEVATOR LOBBY & CAB

THE JOURNEY | SENSE OF ARRIVAL

OIL RUBBED BRONZE METAL



SOPHISTICATED INDUSTRIAL DETAILS



LAYERED WITH PLANTING

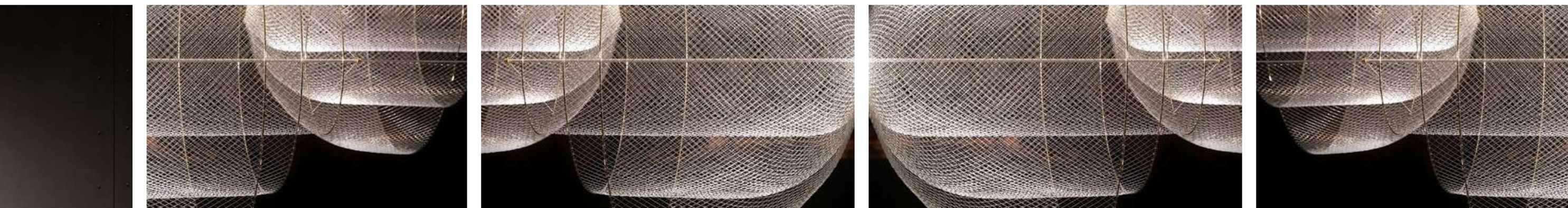


CONCRETE FLOOR

ORIGINAL BRICK PRESERVED



BARREL FORMS REINTERPRETED AS FEATURE CHANDELIER



ENVELOPING LIBRARY BAR

TEXTURED BAR FRONT AND SOFT GLOWING BACK BAR

REFURBISHED TIMBER SHELVING

MONUMENTAL SCULPTED FIREPLACE



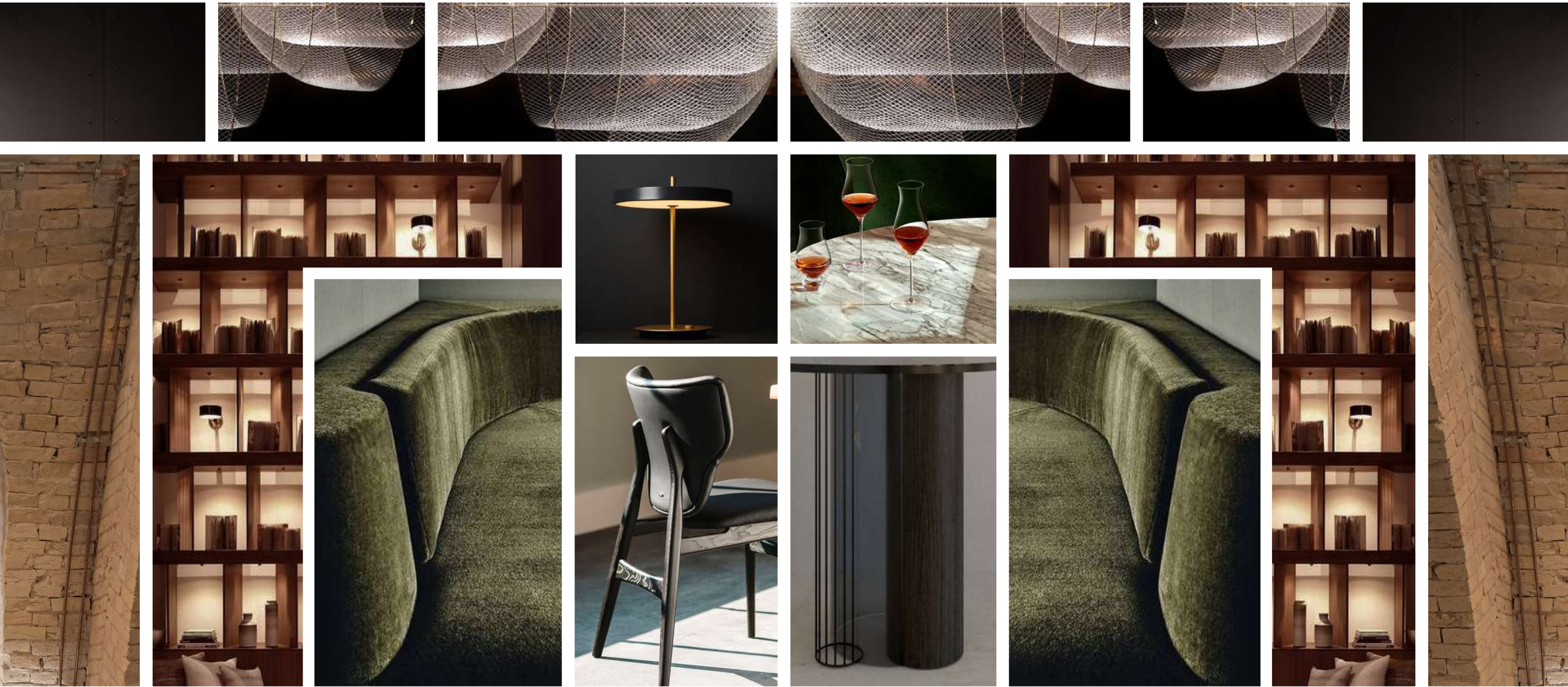
TEXTURED CARPETS INSPIRED BY WHISKY MASH

WARM AND INVITING CRACKLING FIRE

HONEST MATERIALS



SOPHISTICATED & REFINED

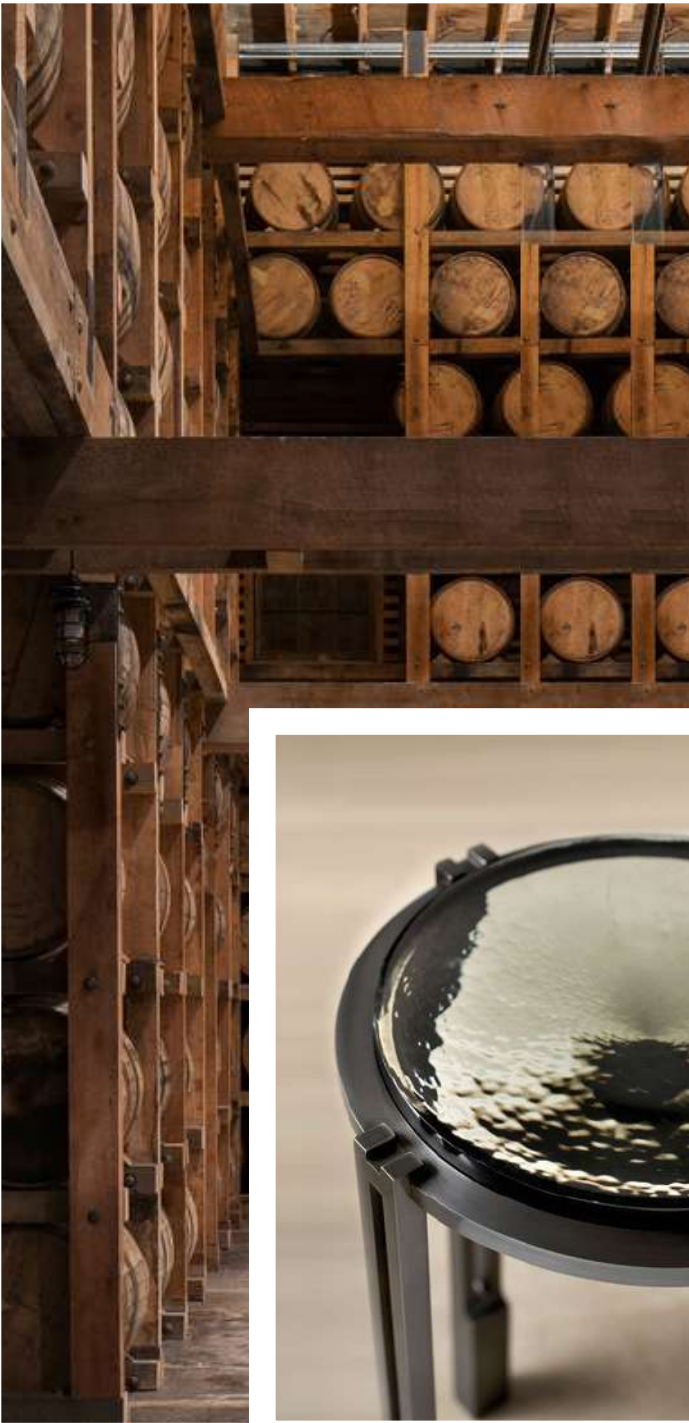


TAILORED UPHOLSTERY

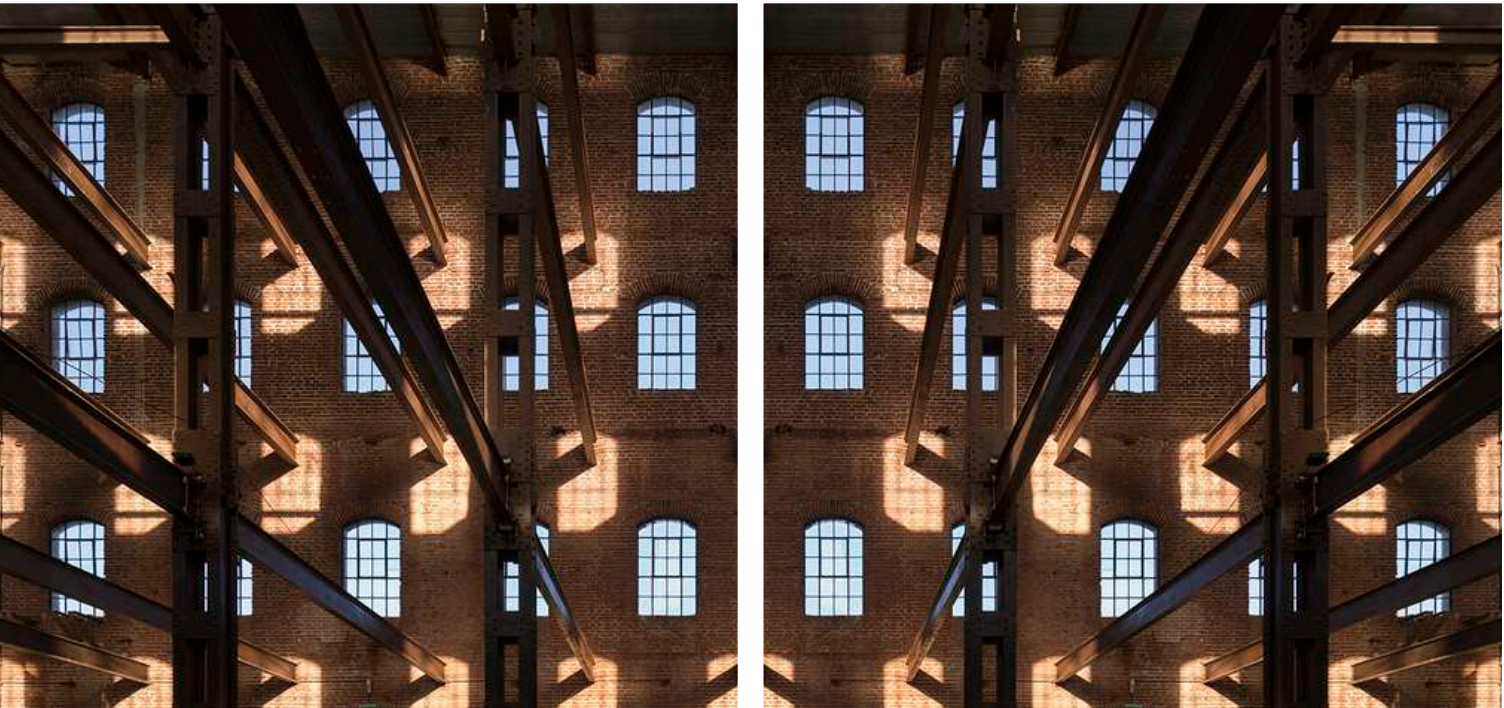
SOFT VELVETS



JUXTAPOSITION OF HISTORICAL & CONTEMPORARY



FEATURE RACK AND BARREL INSTALLATION



FULLY ENCOMPASSED



TEXTURED FINISHES



CONCRETE FLOOR



HONEST & TAILORED

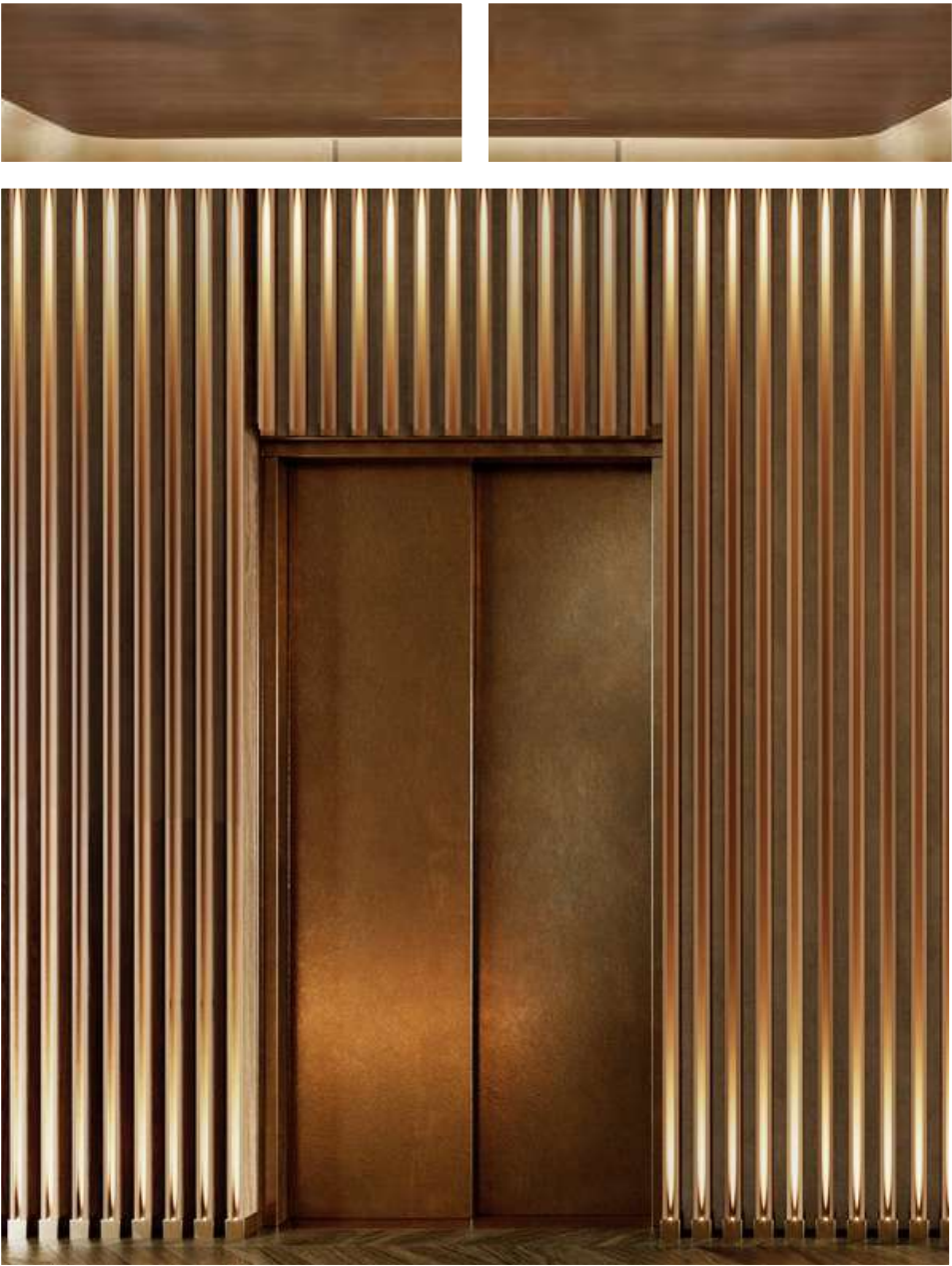


THE JOURNEY | ELEVATOR LOBBY & CAB

SOFT GLOW



TEXTURES INSPIRED BY THE EXISTING CAB



BLACK METAL ACCENTS



JOURNEY FROM THE PAST TO THE PRESENT

UNEXPECTED FEATURE LIFT

BUILDING UP EXCITEMENT



THE JOURNEY | THIRD FLOOR

03 THIRD FLOOR

BALLROOM PREFUNCTION

GRAND BALLROOM

THE JOURNEY | THIRD FLOOR BALLROOM PREFUNCTION (WITH STAIRCASE)

TIMBER CEILINGS



SPIRAL STAIRCASE INSPIRED BY BARREL CONVEYORS



SOFT SEATING



ELEVATED FLOOR PATTERN



ARCHED DOORS WITH TEXTURED GLASS



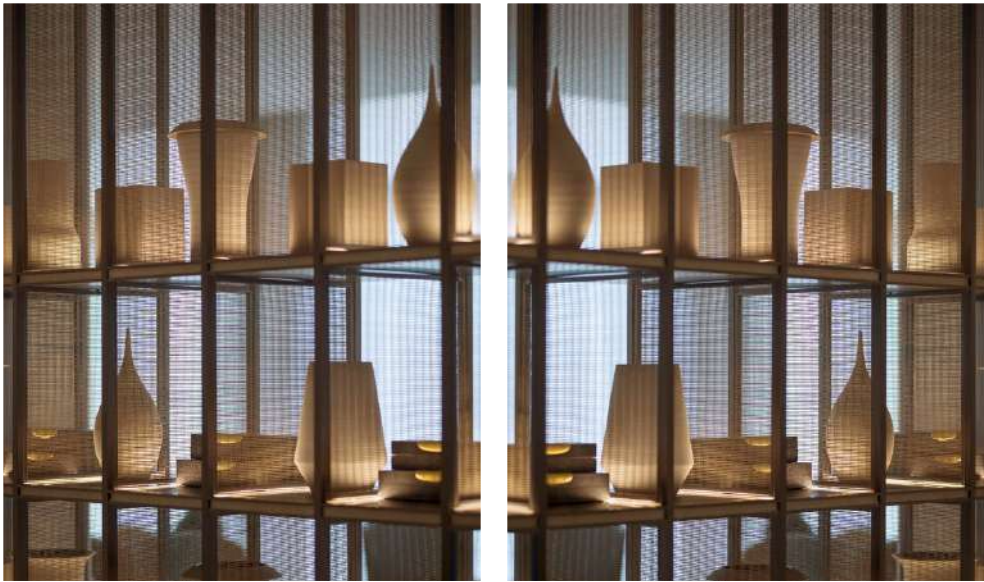
HARMONY OF DISTINCT MATERIALS

THE JOURNEY | THIRD FLOOR BALLROOM PREFUNCTION (WITH BAR)

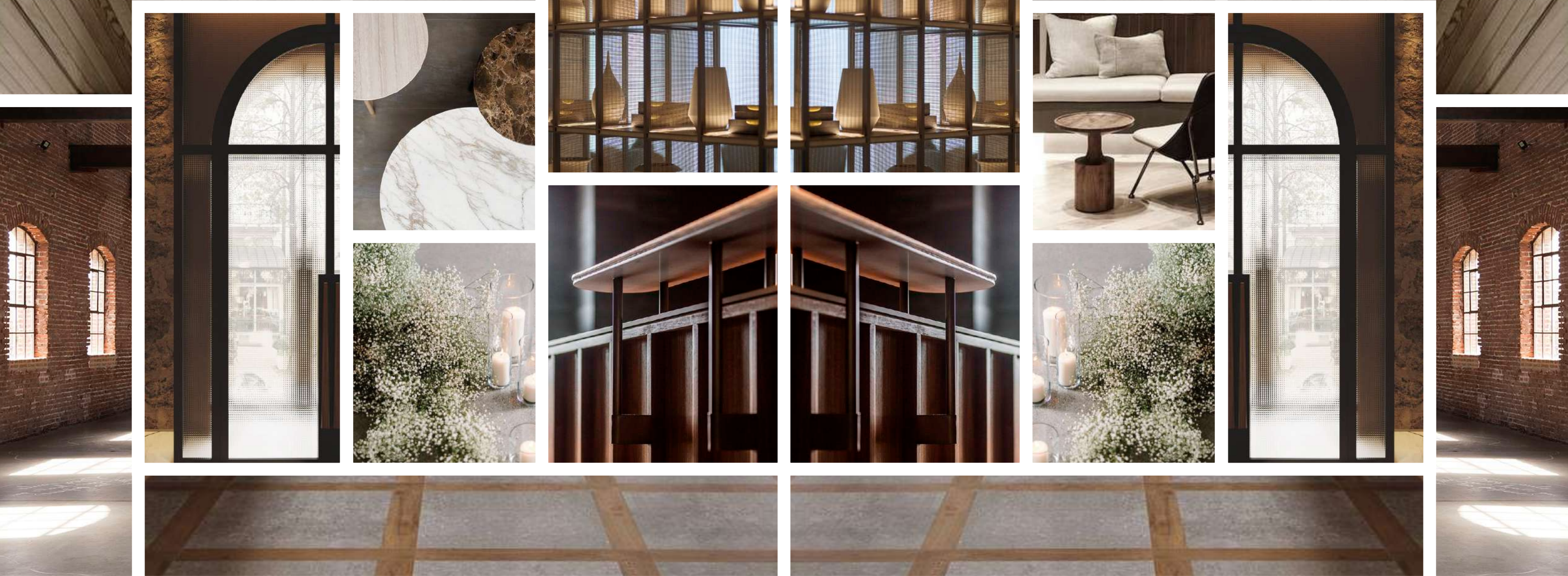
TIMBER CEILINGS



DELICATE BAR



SOFT SEATING



ELEVATED FLOOR PATTERN



THE JOURNEY | THIRD FLOOR GRAND BALLROOM

ELEGANT COVE DETAILS



GRAIN GRASS-INSPIRED FEATURE CHANDELIER



SUBTLE INDUSTRIAL ELEMENTS



CARPET INSPIRED BY THE MOVEMENT OF RYE GRAIN FIELDS

THE JOURNEY | FOURTH FLOOR

04 FOURTH FLOOR

MEETING ROOMS
MEETING LOUNGE & KITCHEN

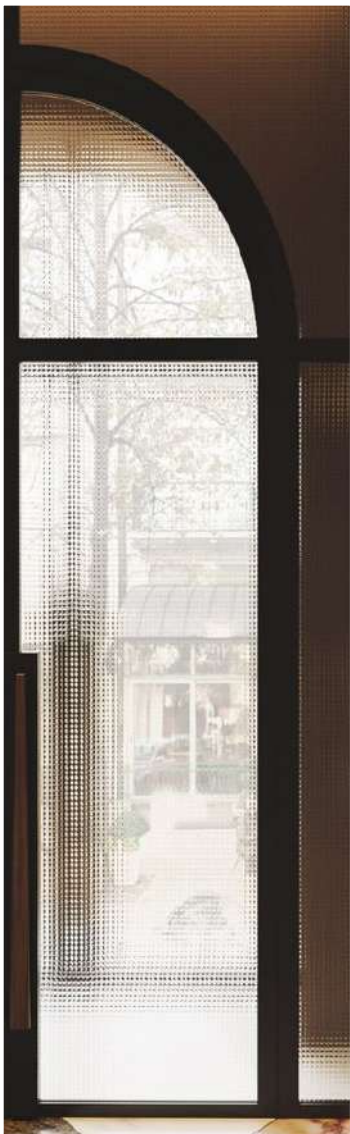
THE JOURNEY | FIFTH & SIXTH FLOOR

05-06 FIFTH & SIXTH FLOOR

SPA ARRIVAL
SPA RECEPTION
SPA TREATMENT ROOMS
SPA CHANGEROOMS, STEAM ROOM & SAUNA
FITNESS

05 FIFTH FLOOR

REFINED INDUSTRIALISM



PURPOSEFUL DETAILS

SHAPES & FORMS OF THE PAST

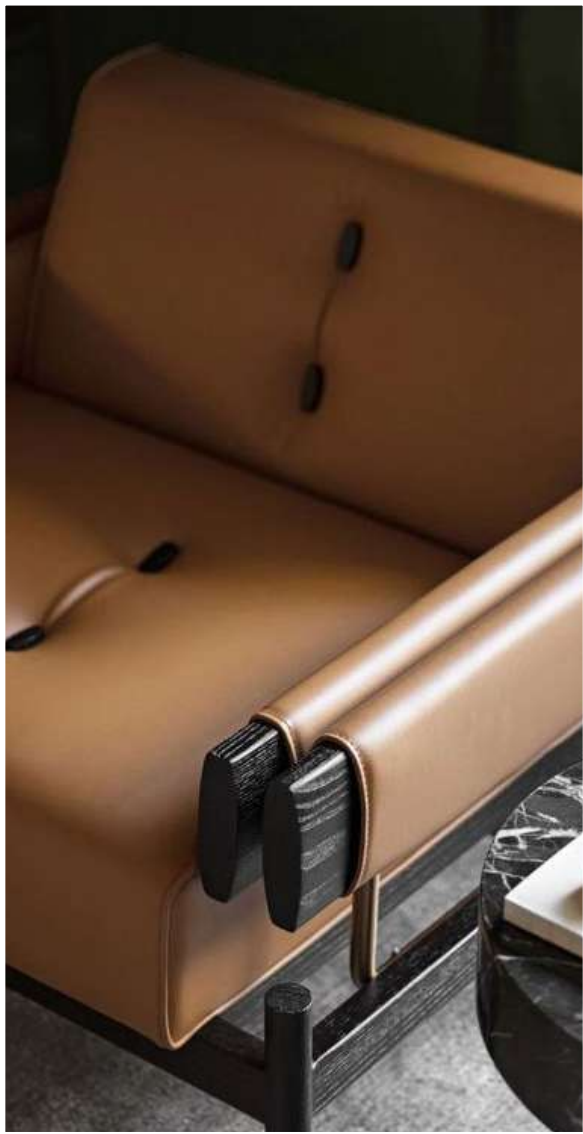
CONCEALED FUNCTIONS

THE JOURNEY | FOURTH FLOOR MEETING LOUNGE & KITCHEN

MOMENTS OF PRIVACY



INDUSTRIAL BUT ELEVATED



THOUGHTFUL SPACES



REFLECTING HERITAGE FORMS AND MATERIALS



THE JOURNEY | FIFTH & SIXTH FLOOR SPA ARRIVAL

SOFT AND DELICATE



GROUNDING

HOMAGE TO WHISKY'S HUMBLE BEGINNINGS



CELEBRATING THE GRAINS OF THE EARTH



QUIET & PEACEFUL WELCOME



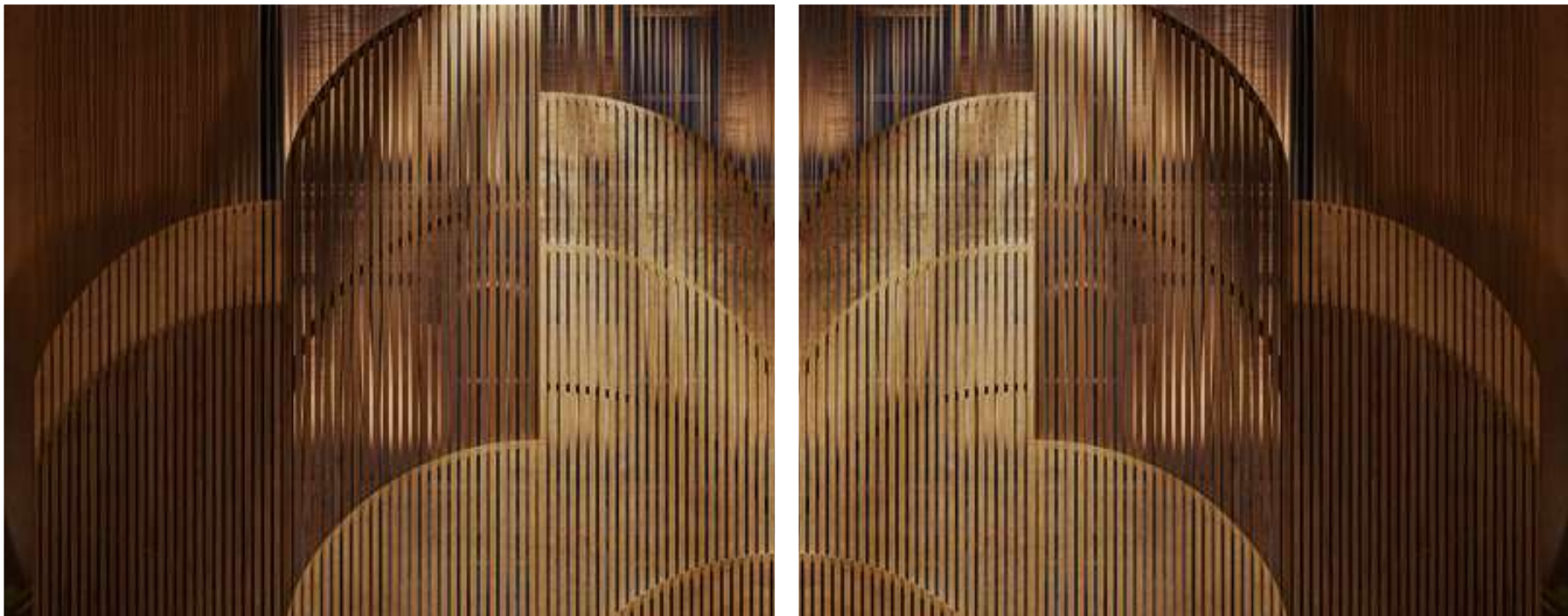
HONEST

THE JOURNEY | FIFTH & SIXTH FLOOR SPA RECEPTION

SOFT MOVEMENT



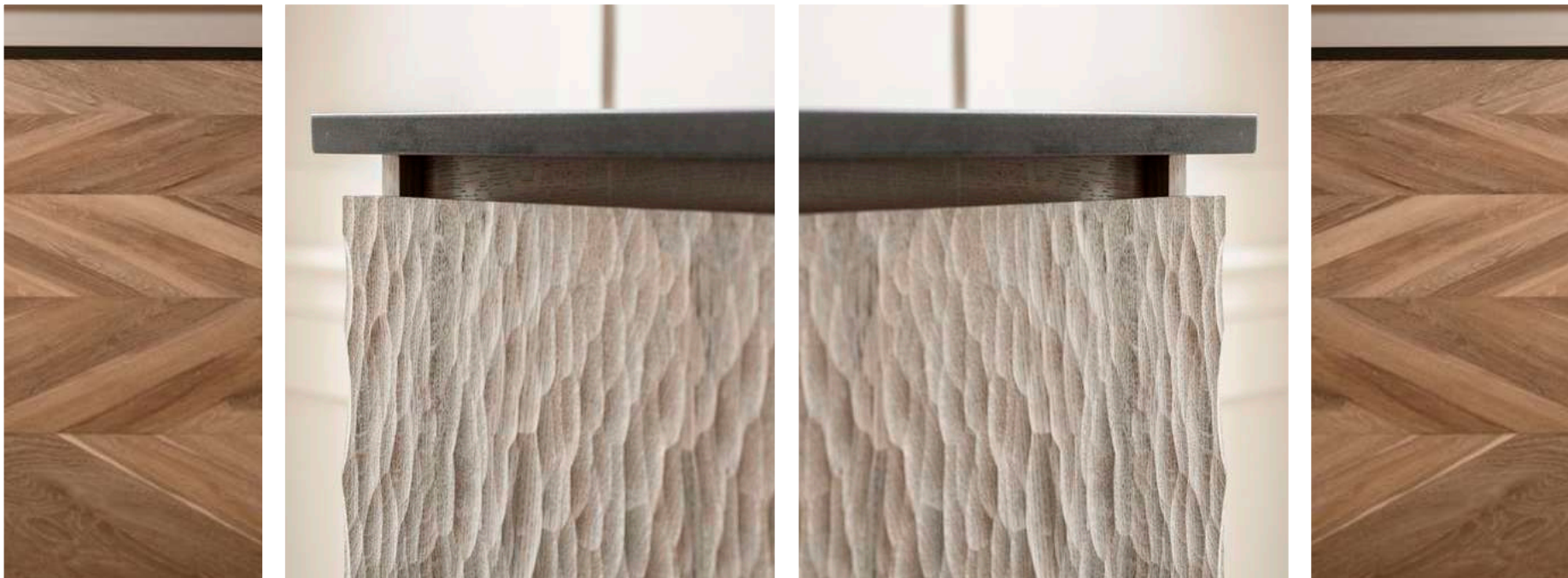
GRAIN INSPIRED SCREENS



SUBTLE GLOW



ENVELOPED IN COMFORT



ORGANIC TEXTURES



LAYERED RETAIL DISPLAYS

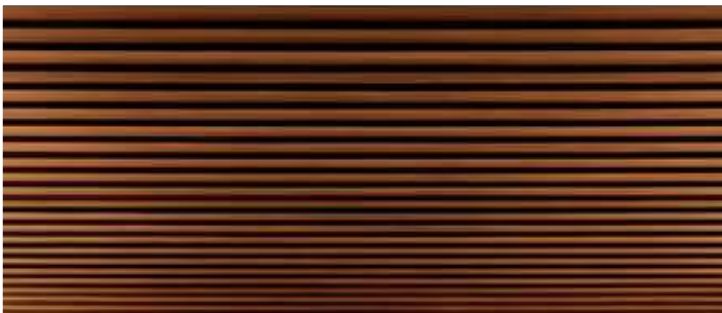


THE JOURNEY | FIFTH & SIXTH FLOOR SPA TREATMENT ROOMS

WARM LIGHTING



A SENSORY EXPERIENCE



LUXURIOUS TRANQUILITY



TEXTURED & OF-EARTH



BALANCED ARCHITECTURAL DETAILS



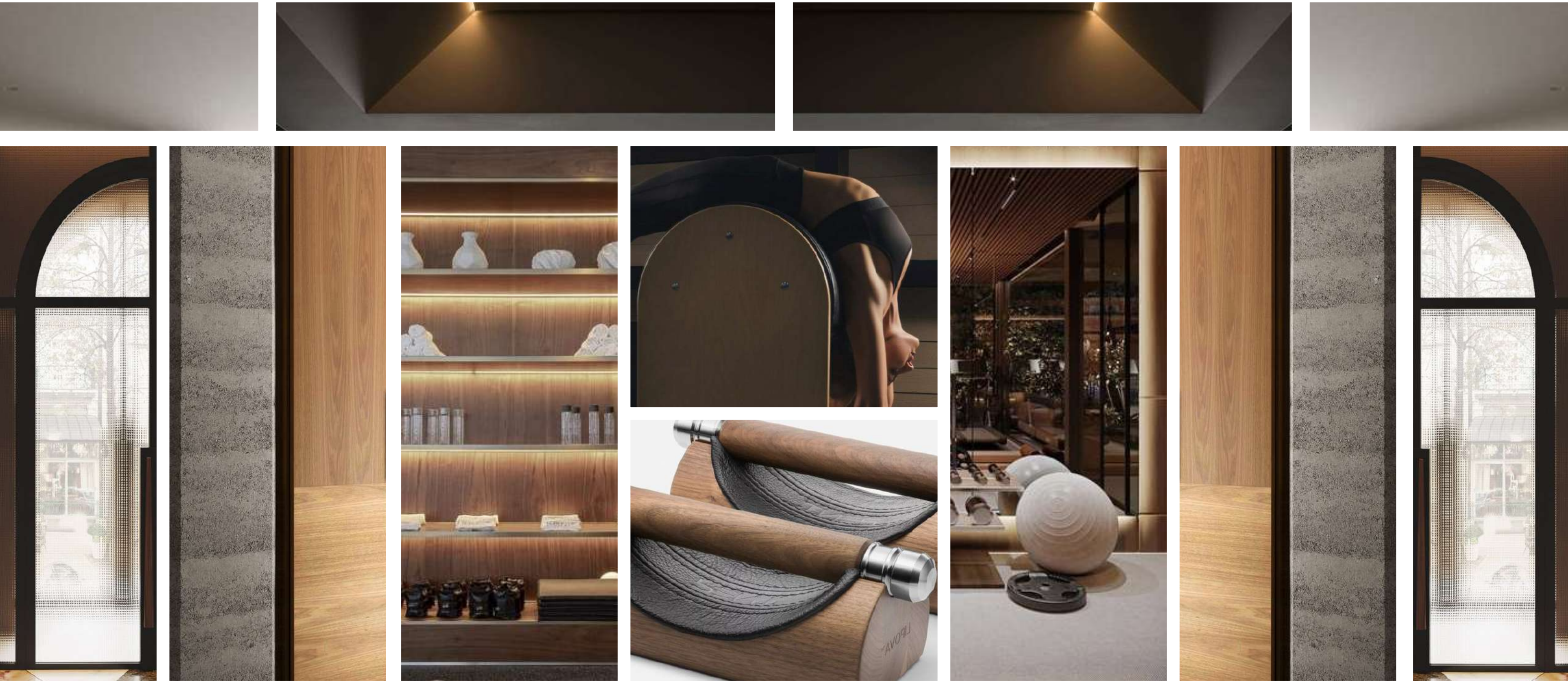
CONCRETE MOSAICS

QUIET AND PEACEFUL

SIMPLE FORMS



SILENTLY POWERFUL



CLEAN & SIMPLE YET STRONG



THE JOURNEY | SEVENTH - THIRTIETH FLOOR

07-30 SEVENTH - THIRTIETH FLOOR

TYPICAL CORRIDOR
TYPICAL GUESTROOM DRESSING AREA
TYPICAL GUESTROOM SLEEPING AREA
TYPICAL GUESTROOM LOUNGE AREA
TYPICAL GUESTROOM WORK AREA
TYPICAL GUESTROOM ENSUITE

29-30 TWENTY NINTH - THIRTIETH FLOOR

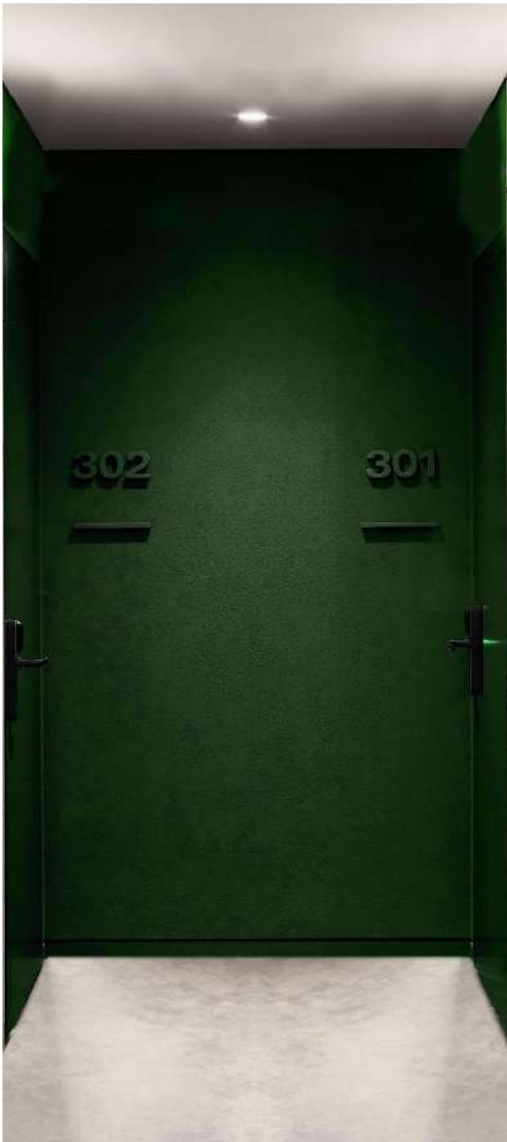
PENTHOUSE LOFT

THE JOURNEY | TYPICAL CORRIDOR

BOLD & INVITING



HOMMAGE TO ICONIC GREEN SHUTTERS



BLACK METAL ACCENTS



CONCRETE FLOORS



THE JOURNEY | TYPICAL GUESTROOM SLEEPING AREA

MODERN SIMPLICITY



RESIDENTIAL SENSIBILITY



CALM & HONEST MATERIALS

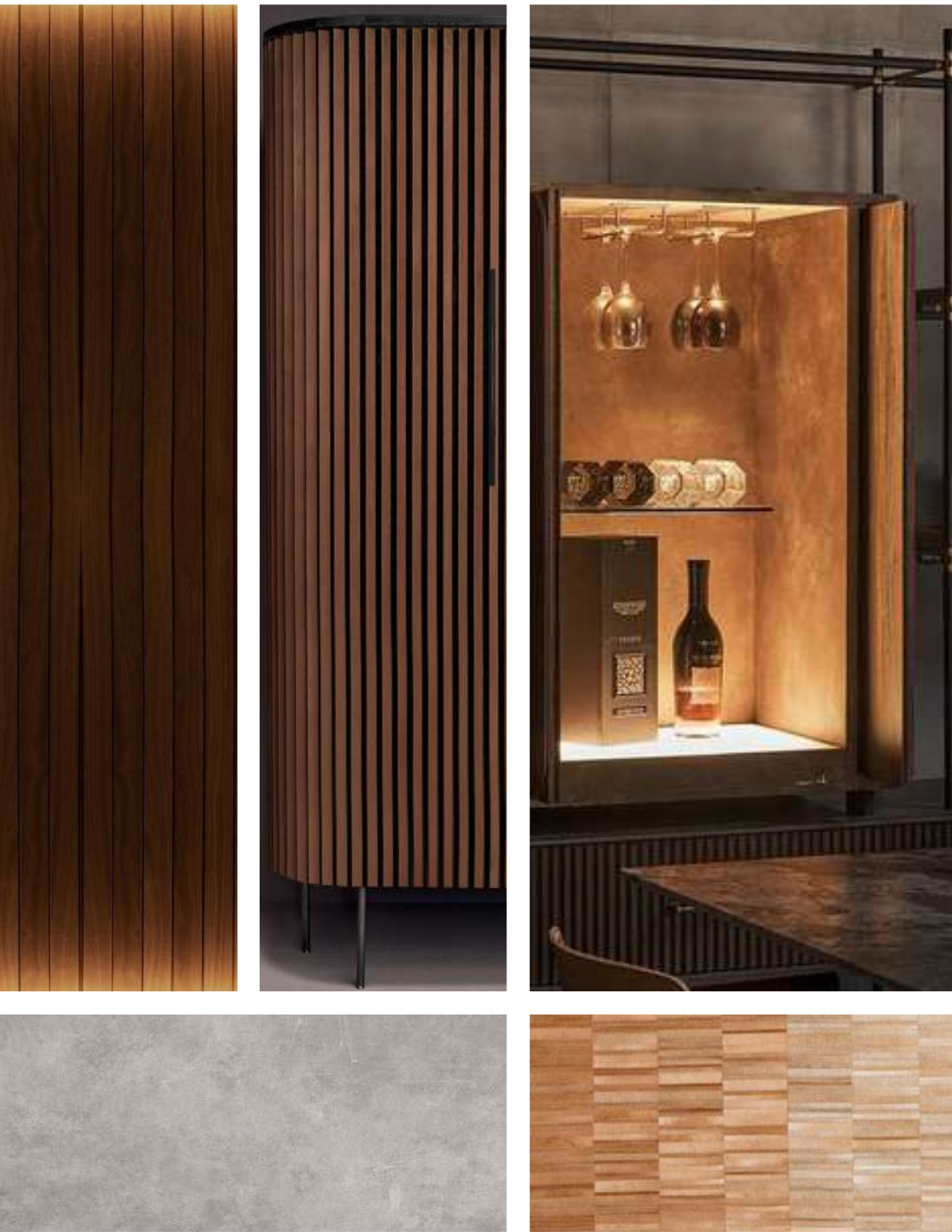


GRAPHIC CARPET PATTERNS INSPIRED BY WHISKY AGEING AND COLOUR TRANSFORMATION

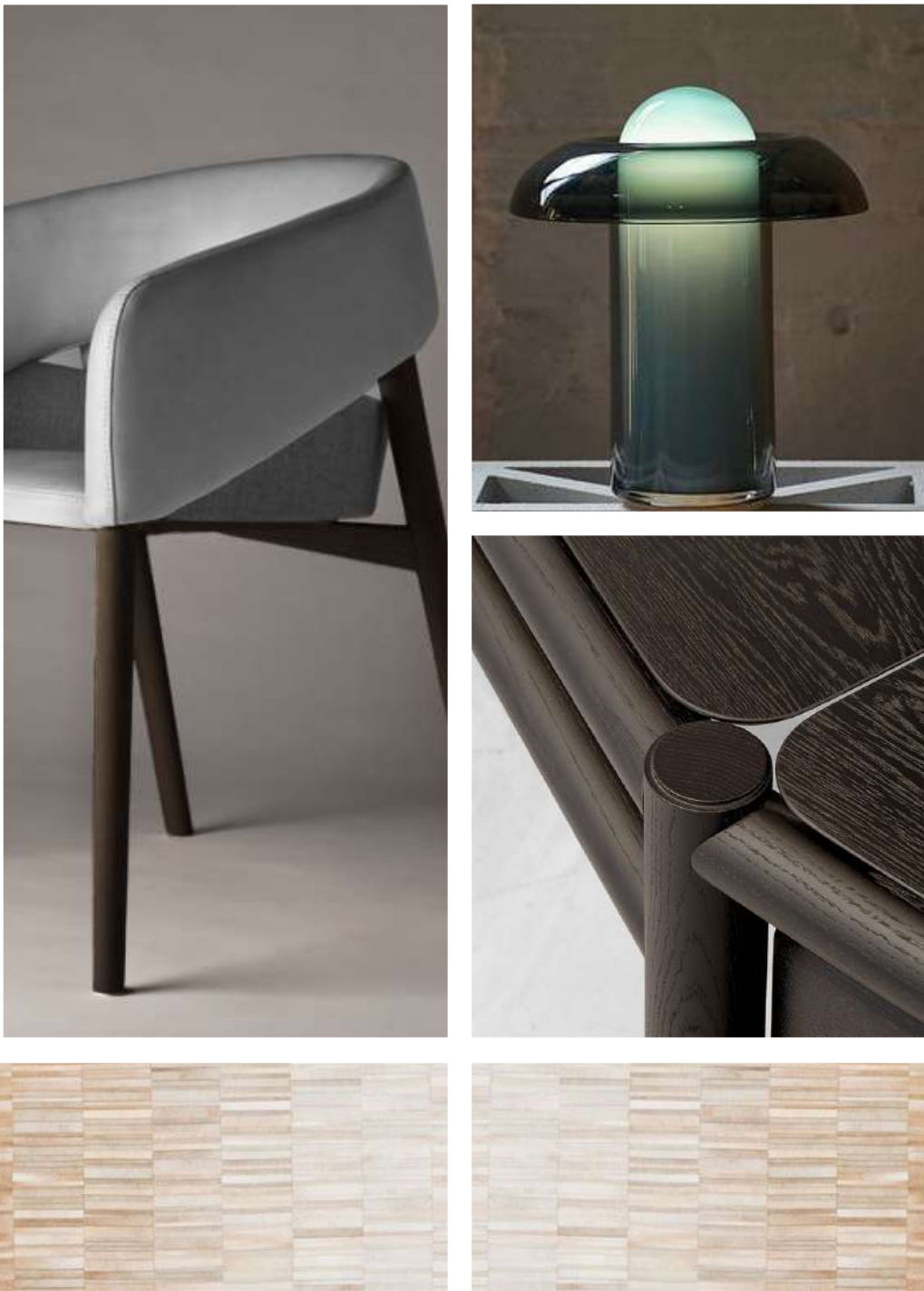


THE JOURNEY | TYPICAL GUESTROOM WORK AREA

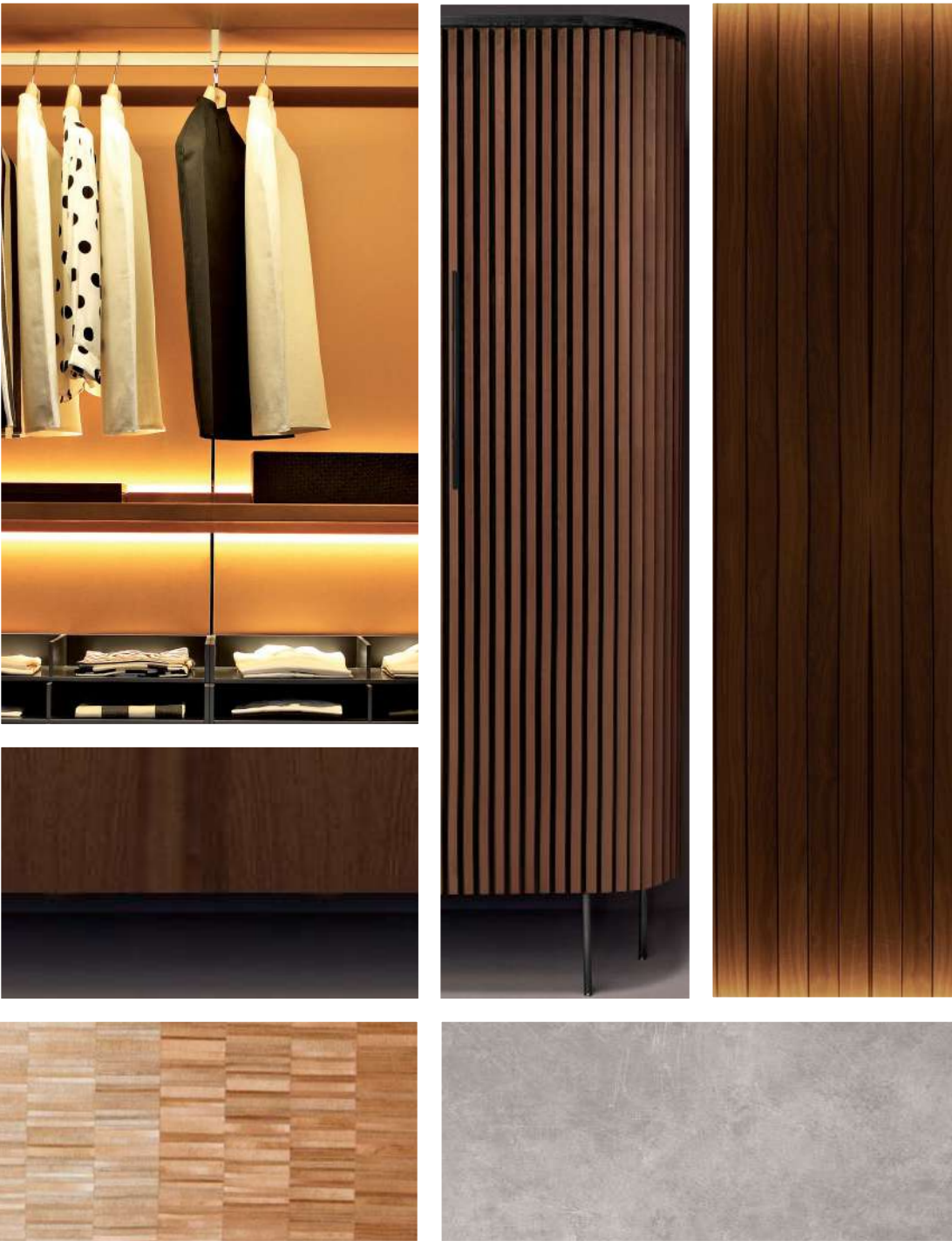
GLOWING ELEMENTS OF SURPRISE



INTEGRATED DESK, CLOSET & MINIBAR



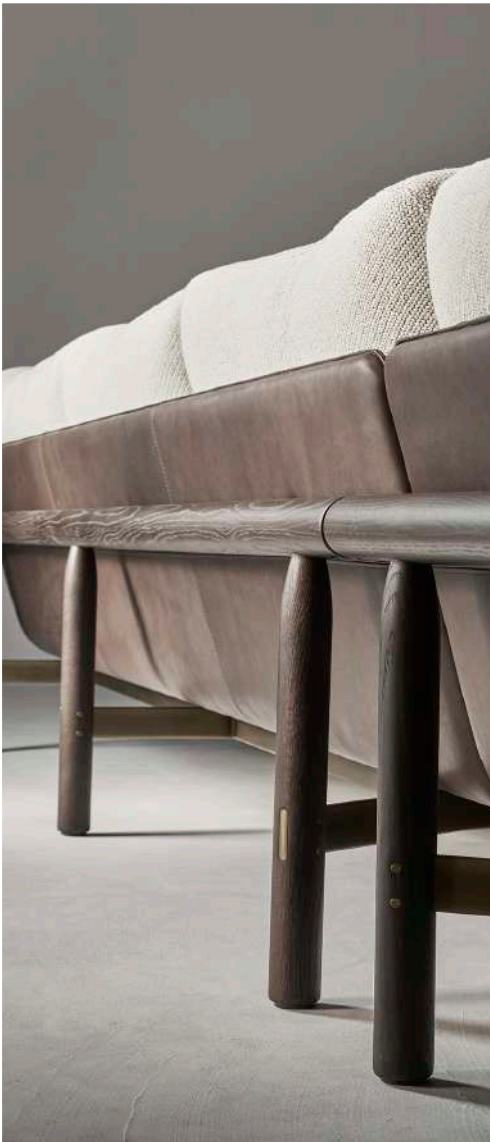
SHAPES & FORMS OF THE PAST



BLACK METAL & DARK WOOD ACCENTS AGAINST A WHISKY GLOW

THE JOURNEY | TYPICAL GUESTROOM LOUNGE AREA

MEANINGFUL FF&E DETAILS



TRUE TO FORMS



HONEST & TAILORED



WHISKY-INSPIRED GLOW



LAYERED TEXTURES

REEDED GLASS DOOR & WALL



HOMAGE TO AUTHENTIC MATERIALS & RACKING FORMS



NEUTRAL TONES



BLACK ACCENTS



REFINED TEXTURED FINISHES



REFLECTION

RESIDENTIAL COMFORT



SOFT GLOW

SPIRAL STAIRCASE INSPIRED BY BARREL CONVEYORS



SIMPLE SOPHISTICATION

HONEST MATERIALS



INTIMATE

THE PLANS

01 GROUND FLOOR

LOBBY BAR | LOBBY LOUNGE | CHECK-IN | ELEVATOR LOBBY | BOH

02 SECOND FLOOR

BOH: OFFICES | STAFF DINING & LOUNGE | CHANGEROOMS

03 THIRD FLOOR

PREFUNCTION | GRAND BALLROOM | JR BALLROOM | BOH

04 FOURTH FLOOR

MEETING ROOMS | MEETING LOUNGE & KITCHEN | BOH

07-30 SEVENTH - THIRTIETH

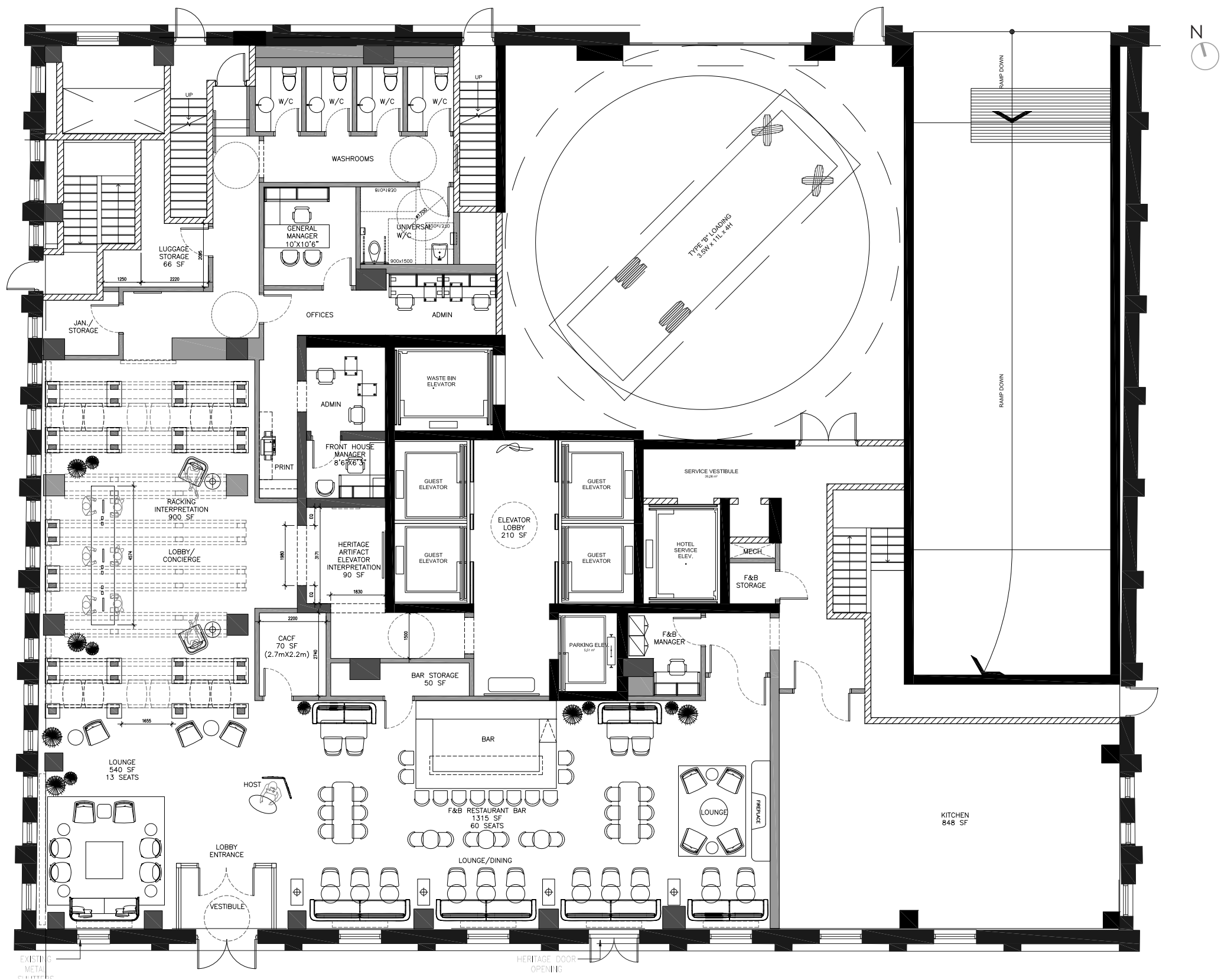
GUESTROOM MATRIX

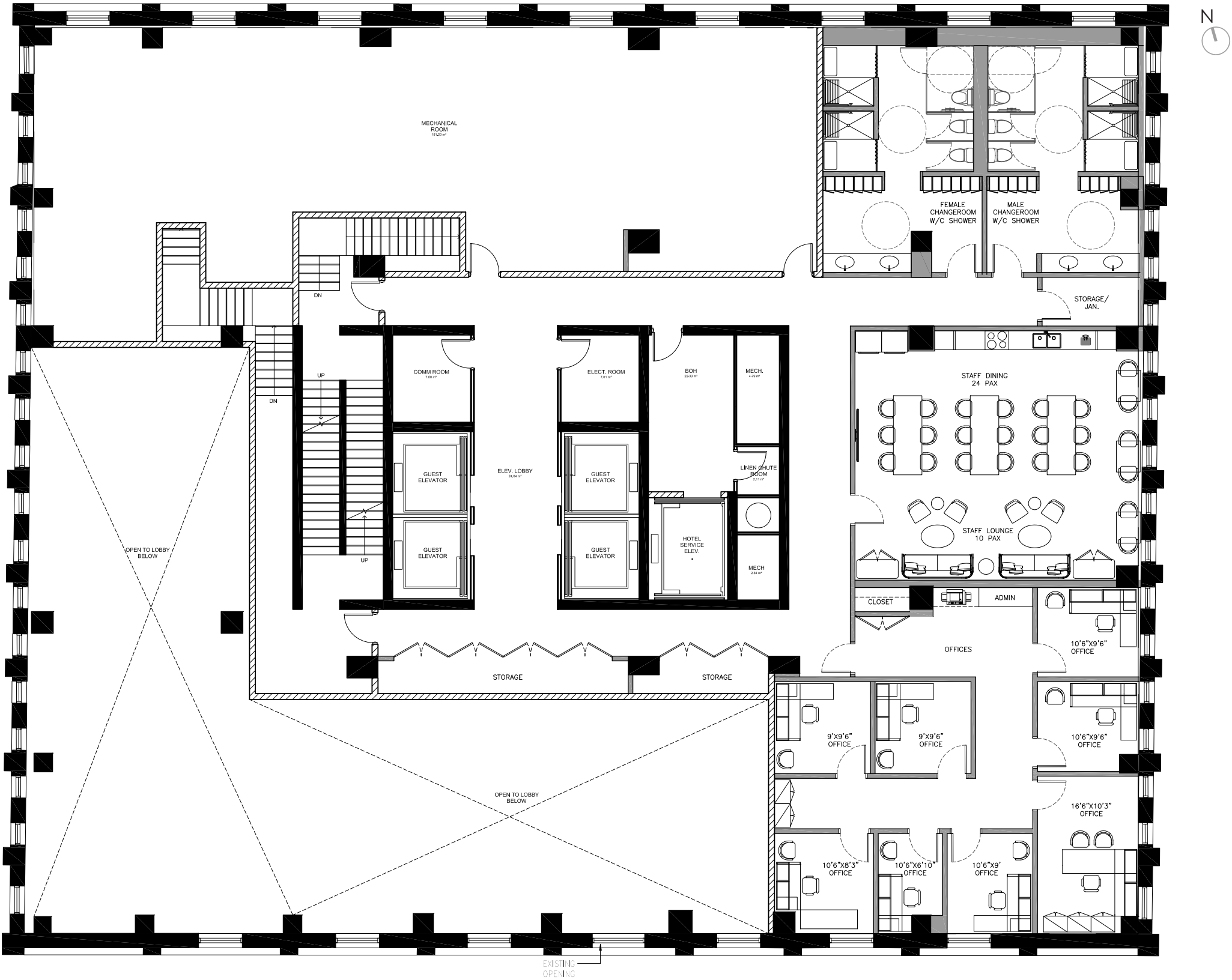
07-28 SEVENTH - TWENTY-EIGHTH

TYPICAL GUESTROOM FLOOR PLATE

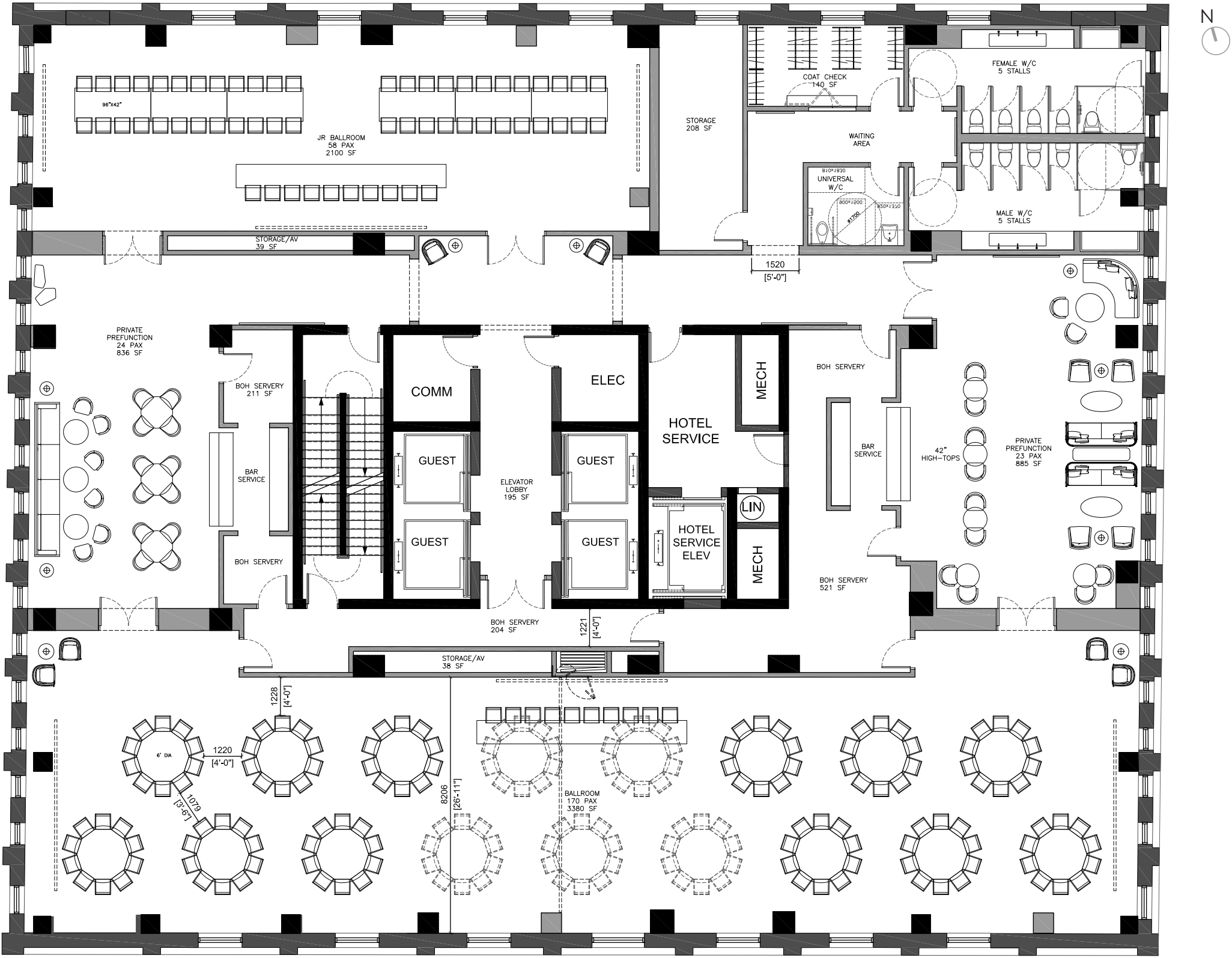
07-29 SEVENTH - TWENTY-NINTH

STANDARD KING & DOUBLE QUEEN

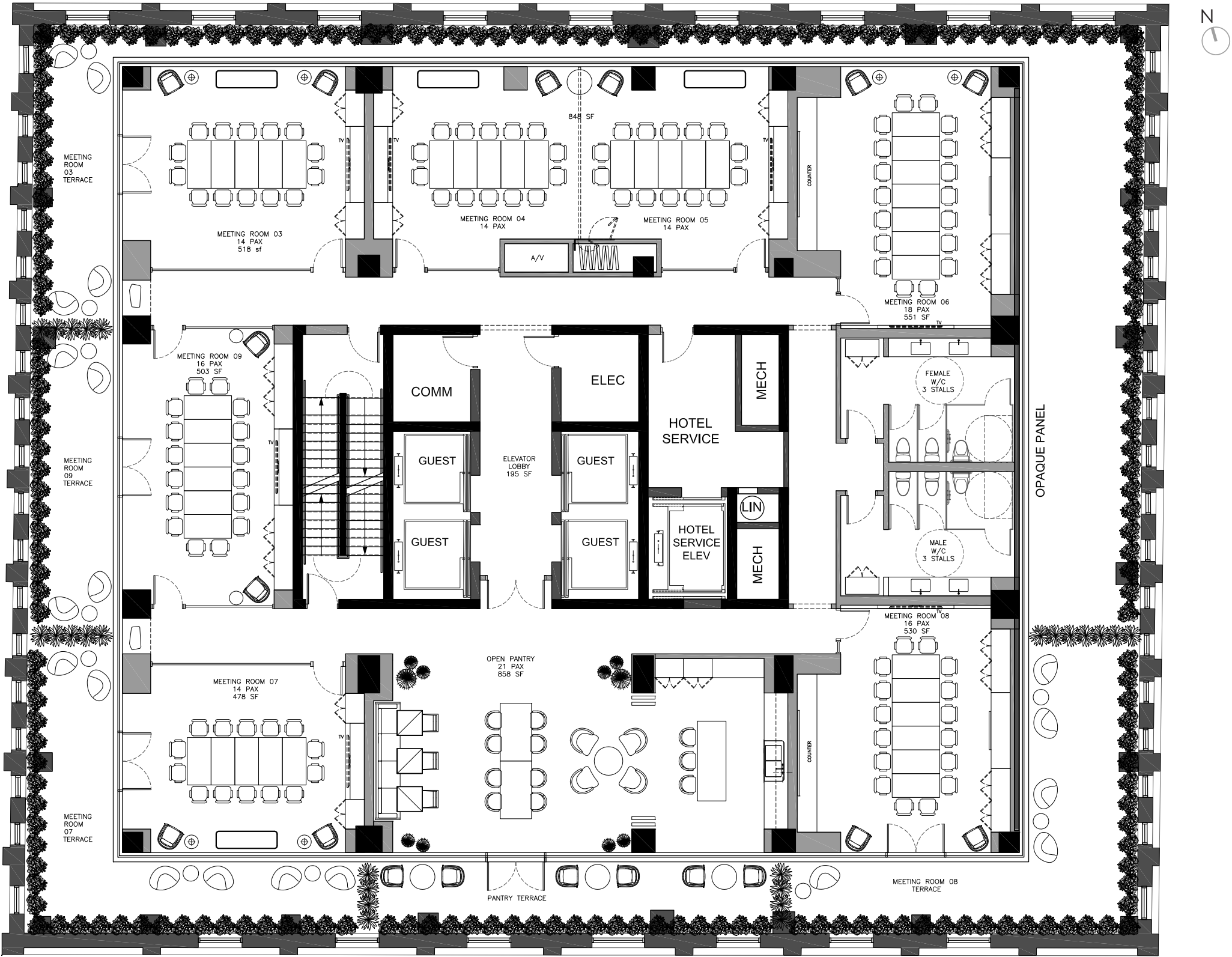




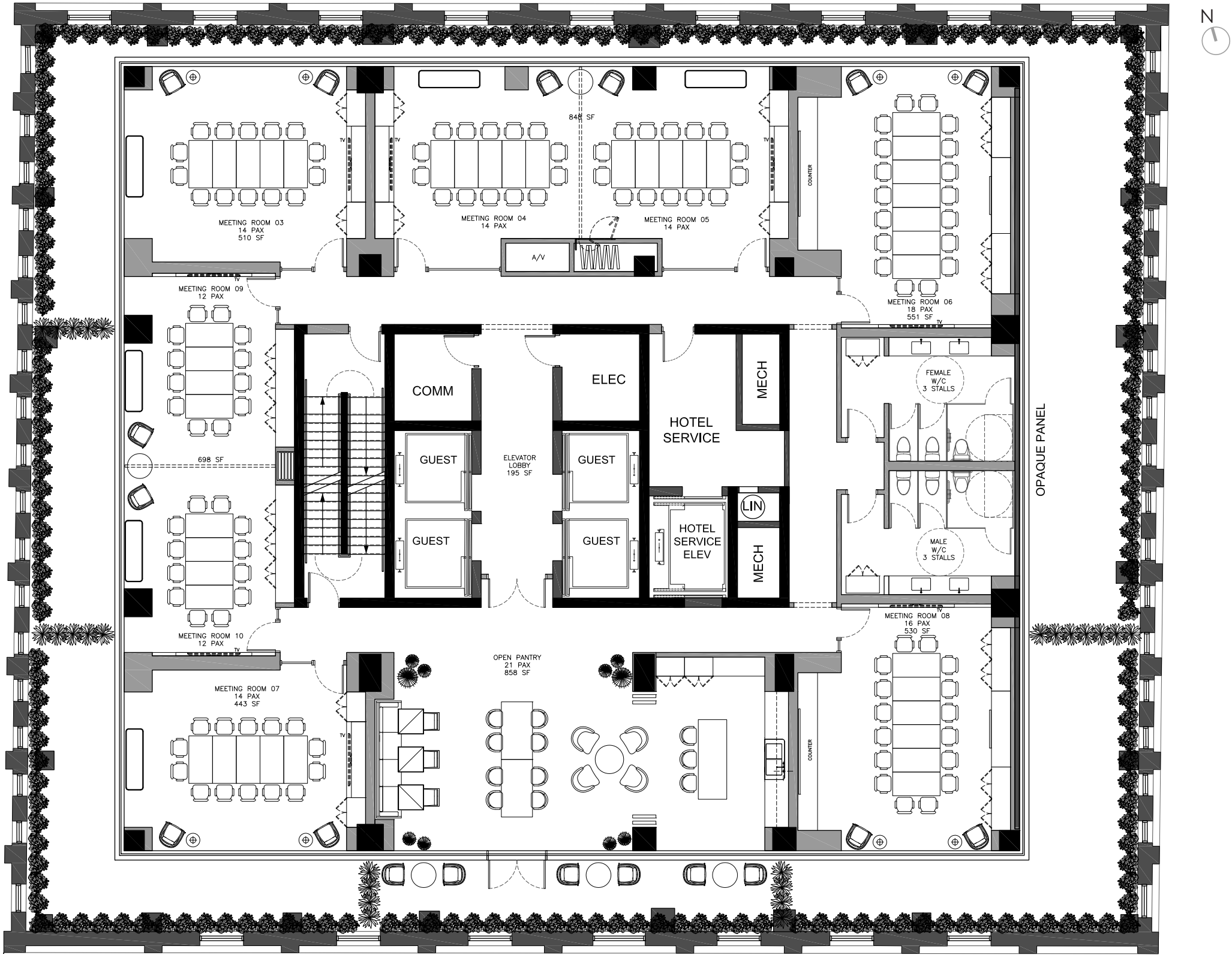
SEAT COUNT: 279



SEAT COUNT: 127

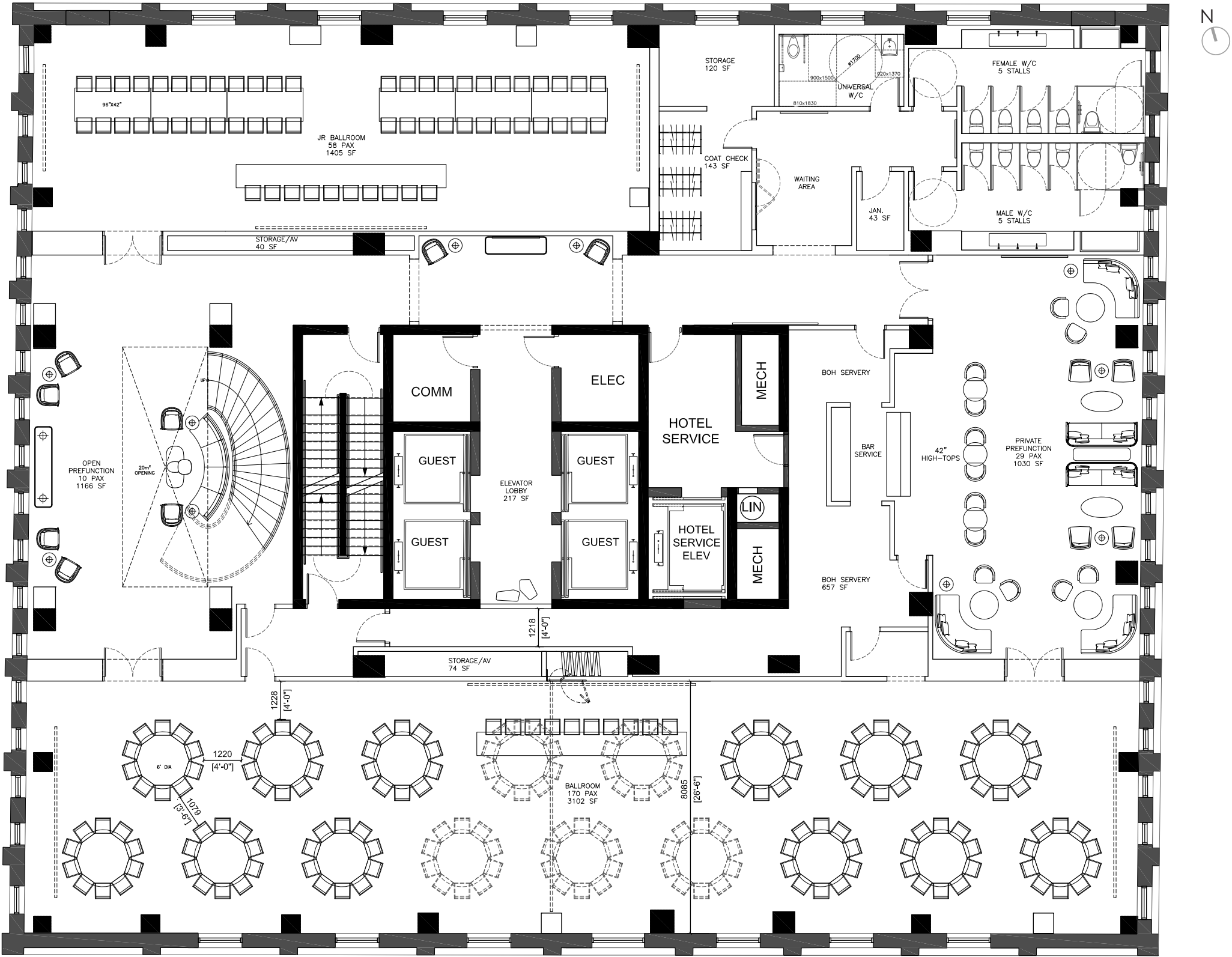


SEAT COUNT: 135



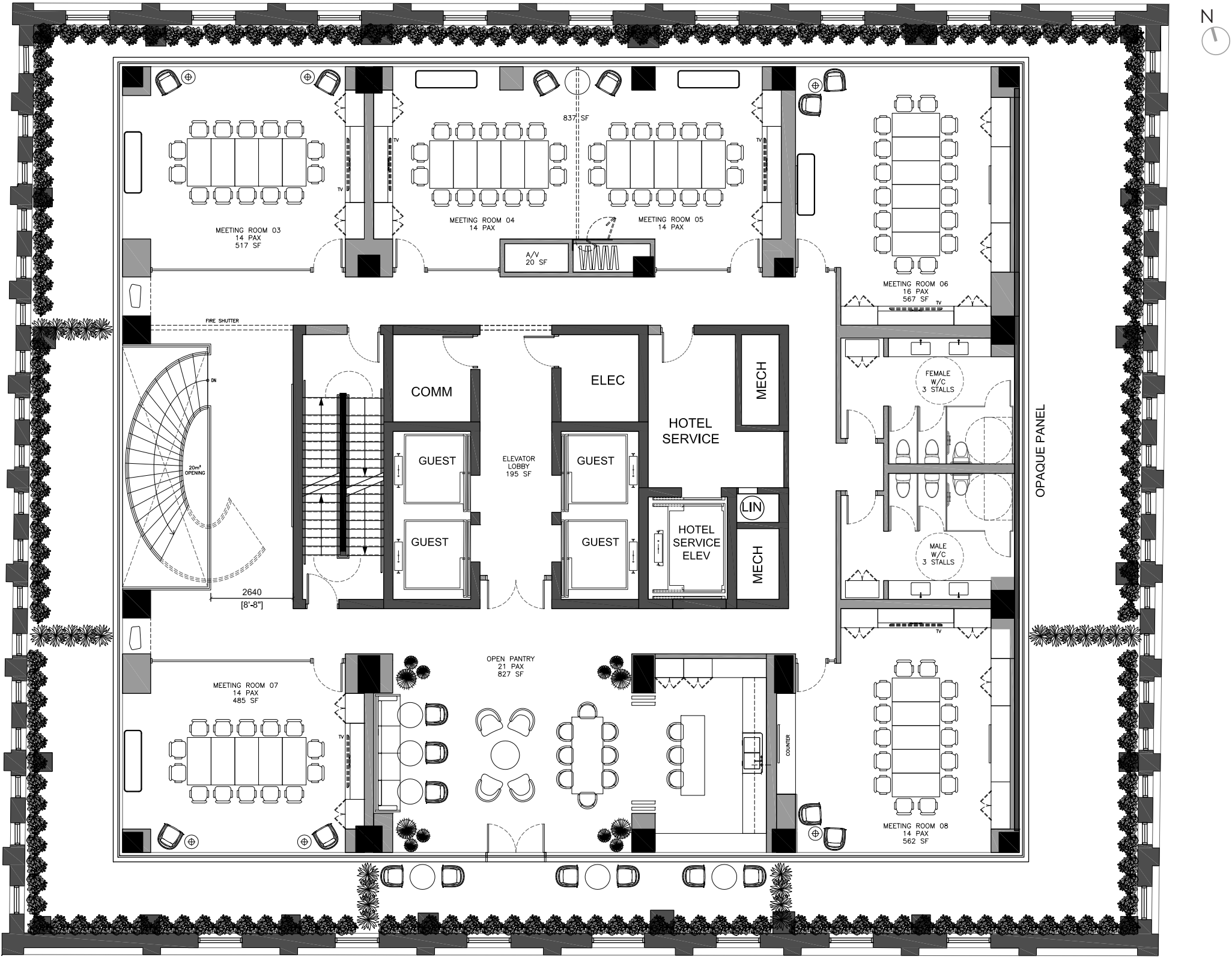
THE PLANS | THIRD FLOOR - OPT 2 (WITH STAIRCASE)

SEAT COUNT: 267

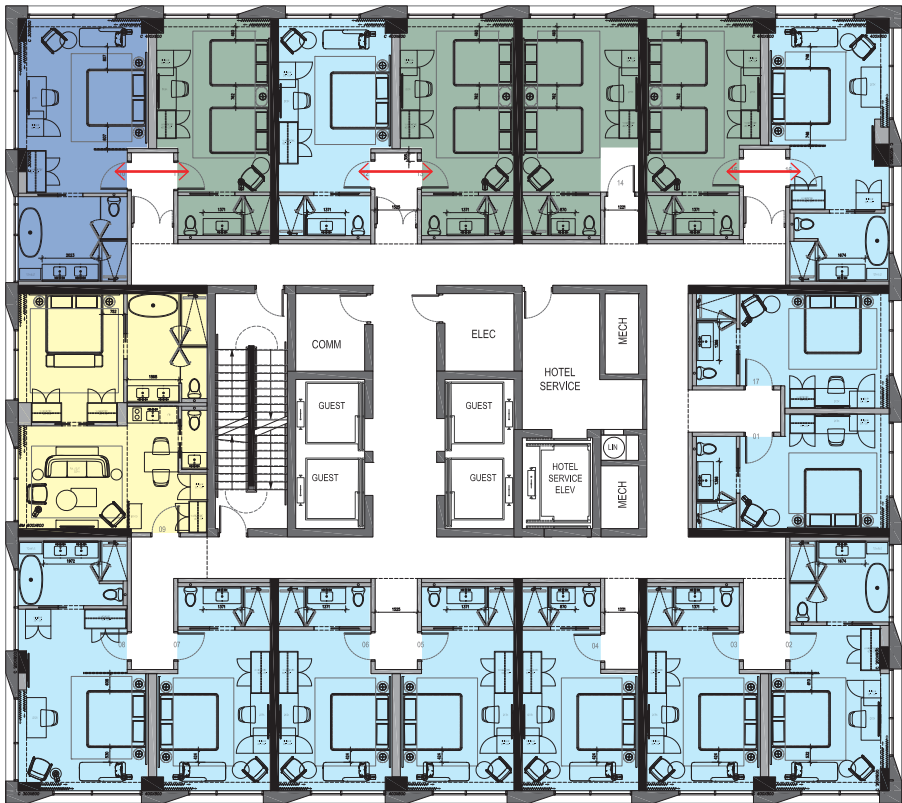


THE PLANS | FOURTH FLOOR - OPT 2 (WITH STAIRCASE)

SEAT COUNT: 107



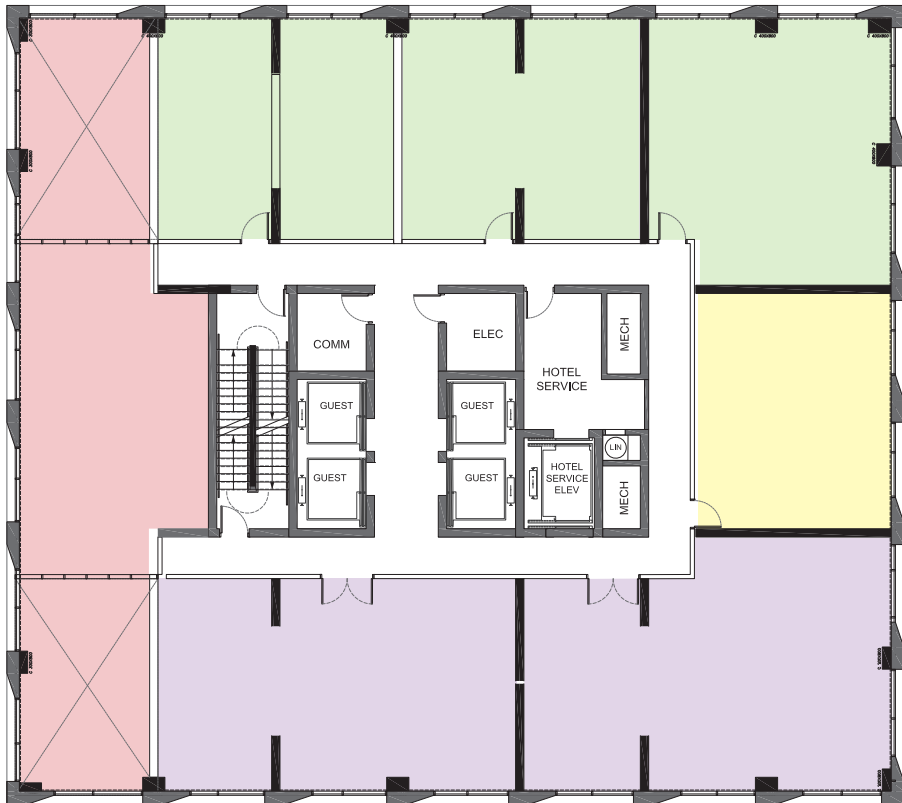
THE PLANS | GUESTROOM MATRIX (7-30 FLOORS)



FLOOR 7-28 (ADA ROOM ON 7-26TH FLOOR ONLY)
(PROPOSE TO BE "BRIDAL SUITE" FOR LEVEL 7 WITH 3-ROOM CONNECTOR)



FLOOR 29 (PLAN LAYOUT IN PROGRESS)

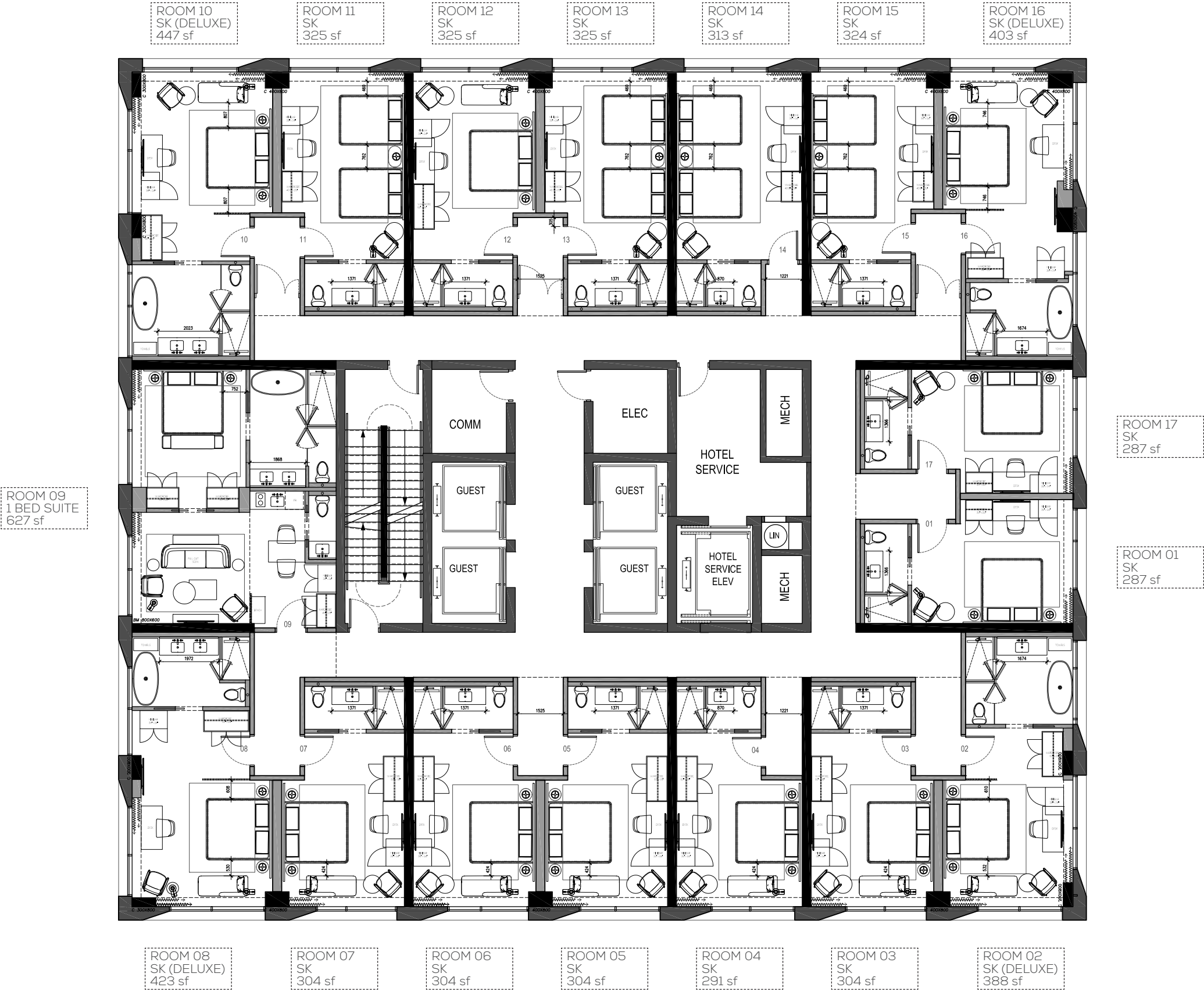


FLOOR 30 (PLAN LAYOUT IN PROGRESS)

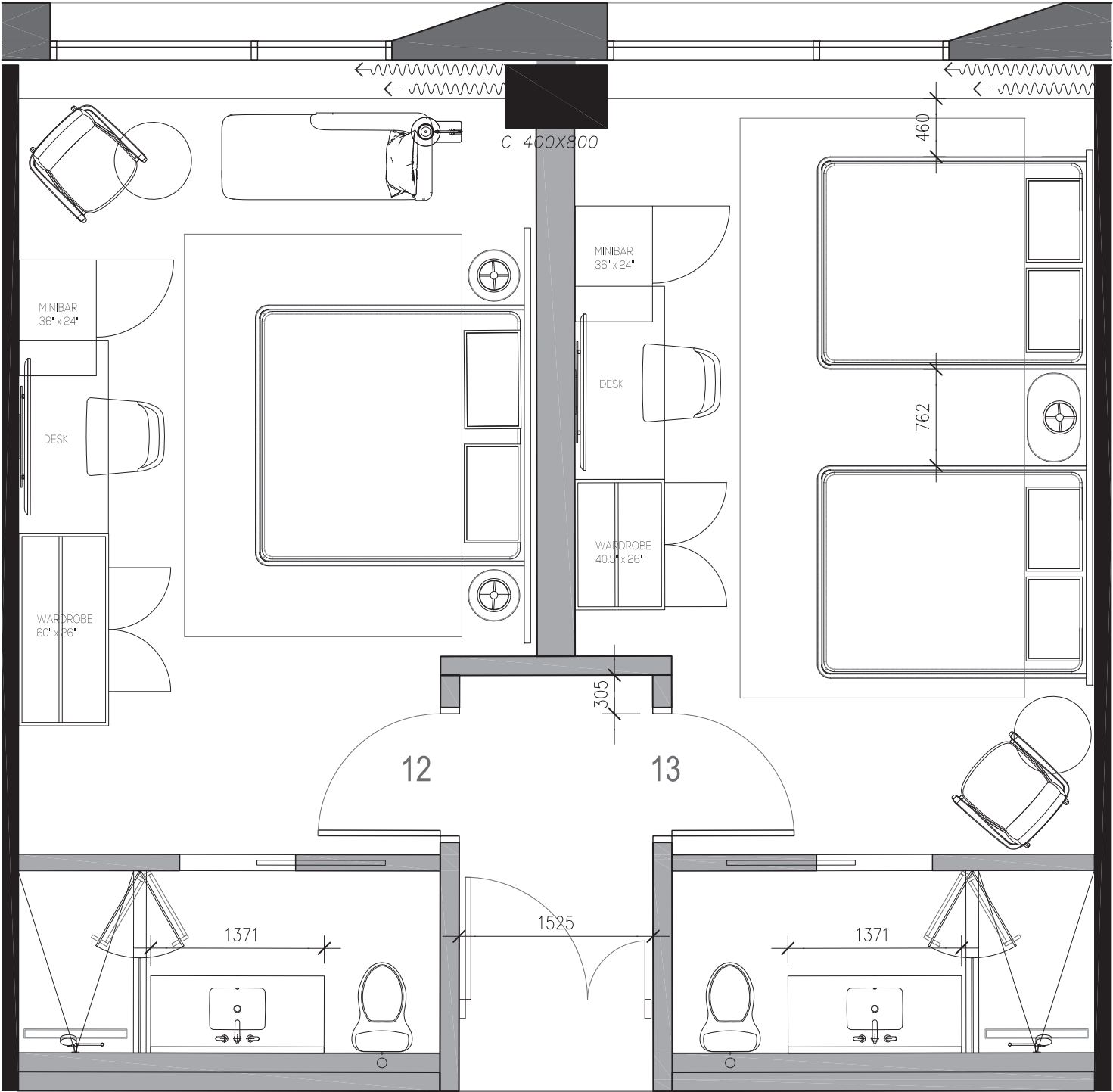
Guestroom Type	Area (SF)	Connectors	Total Number of Rooms	ADA	Percentage per Type	Percentage Grouped
Standard King	287-447	67	268	20	68%	92% Guestrooms
Double Queen	313-325	67	92	0	23%	
1 Bedroom Suite	653-673	0	24	0	6%	8% Suites
1 Bedroom Suite Deluxe	757-930	1	5	0	1%	
2 Bedroom Suite	1110-1256	0	2	0	0.5%	
2 Bedroom Penthouse Loft	2580	1	1	0	0.25%	



THE PLANS | TYPICAL GUESTROOM FLOOR PLATE (7-28 FLOORS) (PLANS TO BE UPDATED)

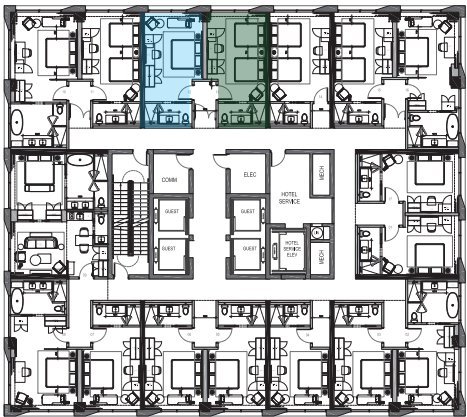


THE PLANS | TYPICAL STANDARD KING & DOUBLE QUEEN GUESTROOMS



STANDARD KING
325 SF

DOUBLE QUEEN
325 SF



L7-L28



THANK YOU