

92 PETER STREET HOTEL

TORONTO, ONTARIO, CANADA

SCHEMATIC DESIGN PRESENTATION | PUBLIC SPACES & GUESTROOM DESIGN



EASTON'S GROUP
A STEVE GUPTA COMPANY

CURIO

A COLLECTION BY HILTON™

STUDIO
MUNGE

GUEST WALKTHROUGH

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

BRAND RESEARCH | CURIO COLLECTION

CURIO COLLECTION BY HILTON
CURIO COLLECTION HOTELS IN THE AMERICAS

LOCAL CONTEXT & COMPETITOR RESEARCH

SURROUNDING LOCAL COMPETITORS
OUR NEIGHBORHOOD (ENTERTAINMENT DISTRICT)

EXISTING BUILDING

EXISTING GUESTROOM & CORRIDOR

THE NARRATIVE

THE THEATRE / PLAYHOUSE

GROUND FLOOR DESIGN | FACADE & PORTE COCHERE, LOBBY & CAFE BAR

PLANS, RENDERINGS, VIGNETTES, FF&E, MATERIAL PALETTE

SECOND FLOOR DESIGN | RESTAURANT & PDR, MEETING ROOM, SPEAKEASY & FITNESS AREA

PLANS, RENDERINGS, VIGNETTES, FF&E, MATERIAL PALETTE

GUESTROOM EXPERIENCE | ELEVATOR LOBBY, CORRIDOR DESIGN & FF&E

ELEVATOR LOBBY & GUESTROOM CORRIDOR DESIGN

GUESTROOM PLANS

TYPICAL GUESTROOM PLANS & SUITE PLAN

GUESTROOM EXPERIENCE | MUR DESIGN & FF&E

TYPICAL KING & DOUBLE QUEEN GUESTROOM

92 PETER STREET HOTEL | DESIGN SUMMARY



A COLLECTION OF HOTELS THAT...

Are story-telling and inspire travel, invite and welcome, and celebrate independence.

UNIQUE PROPERTY STORIES

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

LOCAL & AUTHENTIC EXPERIENCES

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

FOOD & BEVERAGE HIGHLIGHTS

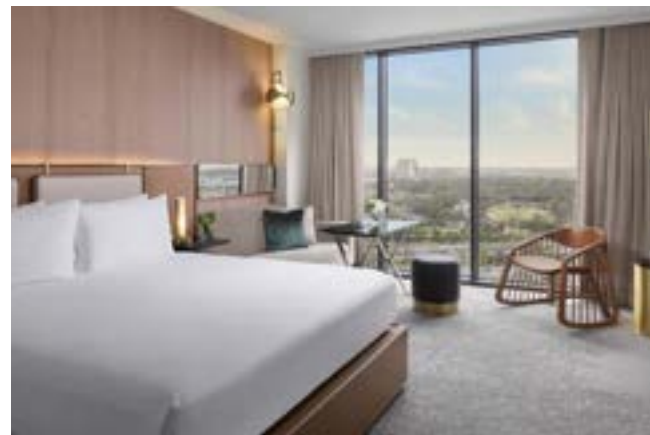
KEY BRAND STANDARDS INCLUDE...

- CURIO SIGNAGE REQUIRED AT ENTRY
- PROPERTY SPECIFIC STORY REQUIRED
- PROPERTY LOGO REQUIRED
- 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

BRAND RESEARCH | CURIO COLLECTION HOTELS IN THE AMERICAS

C. BALDWIN, HOUSTON

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



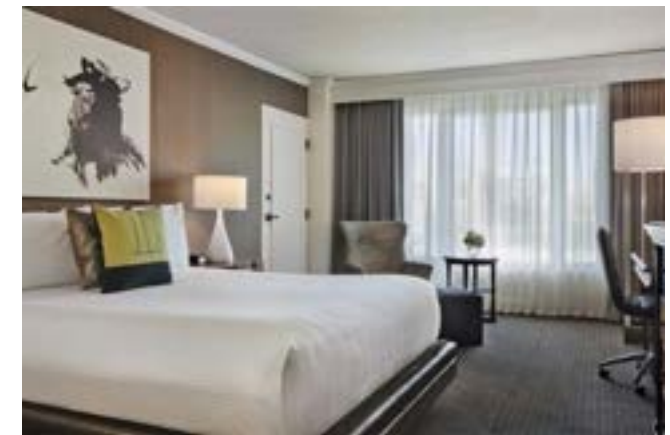
THE RENWICK HOTEL, NYC

Hotel in a restored building formerly home to artists' studios such as Steinbeck & Fitzgerald that boasts luxurious artistic flare.



THE LOGAN, PHILADELPHIA

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



LOCAL CONTEXT | COMPETITORS BY PROXIMITY

BISHA HOTEL

Luxury boutique hotel celebrating the rockstar lifestyle with extravagant design & art



THE SOHO HOTEL

Luxury boutique hotel boasting spacious rooms, Canadian maple mill work and marble bathrooms.



LOCAL CONTEXT | COMPETITORS BY BRAND STYLE

1 HOTEL

Branded hotel focused on the beauty of lake Ontario, passing seasons and bringing a sustainable urban retreat to Toronto



KIMPTON SAINT GEORGE

Luxury boutique hotel reflecting the relaxed sophistication of the surrounding neighbourhood by referencing the various design eras found in that area.



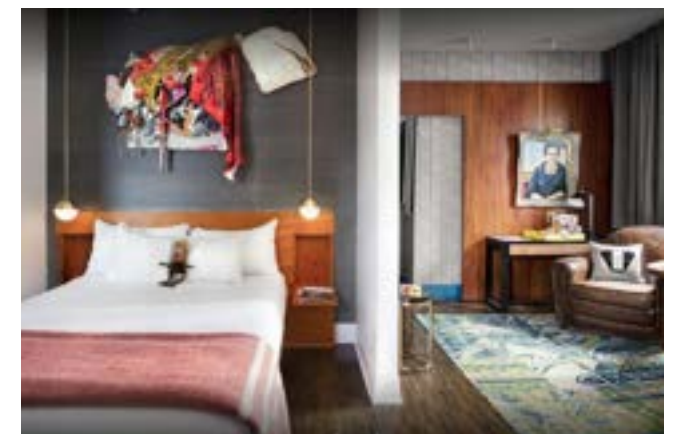
BROADVIEW HOTEL

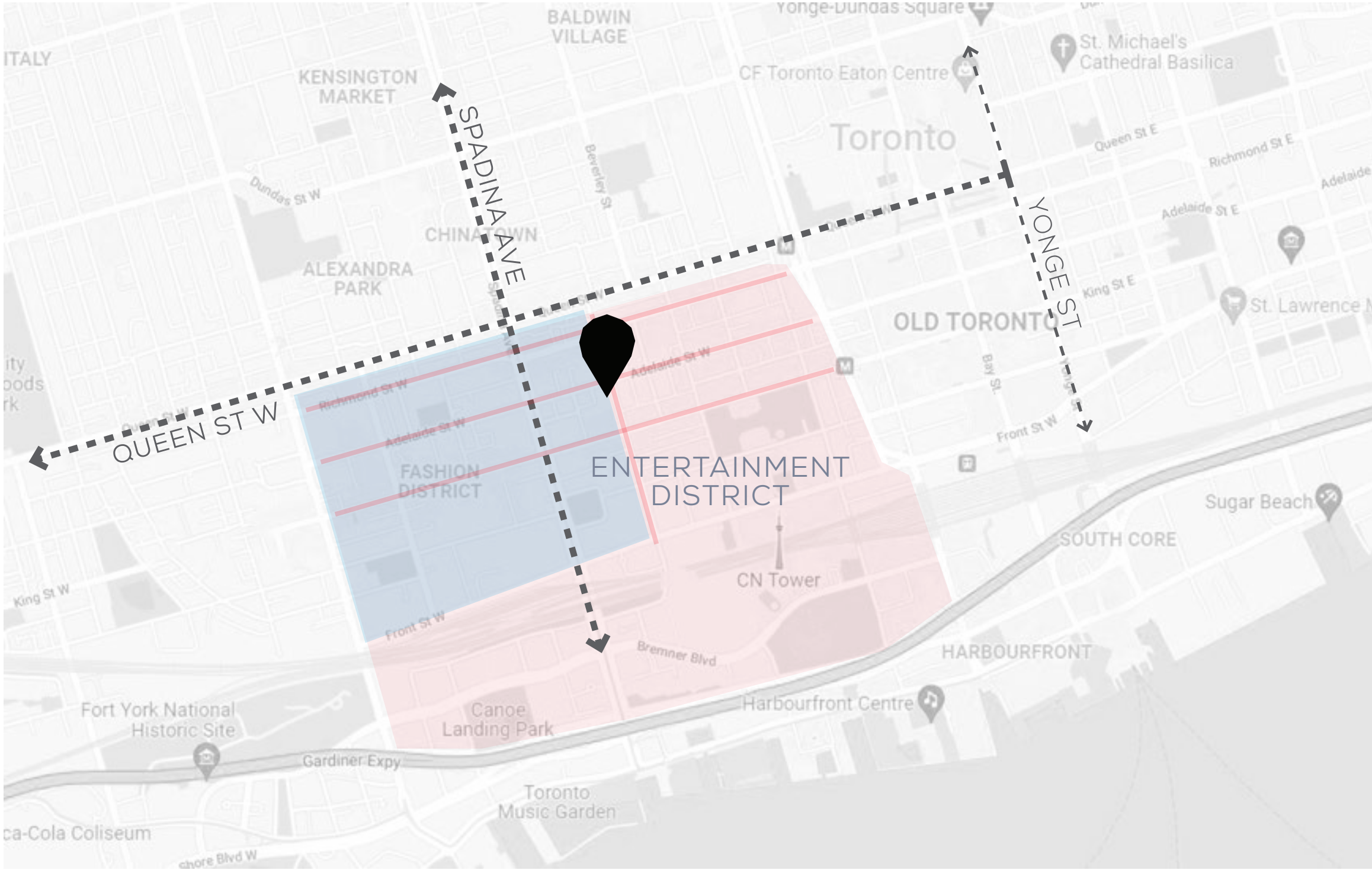
Boutique hotel in a restored and re-imagined building built in 1891, celebrating the historic east end neighbourhood and its colourful past.



THE DRAKE HOTEL

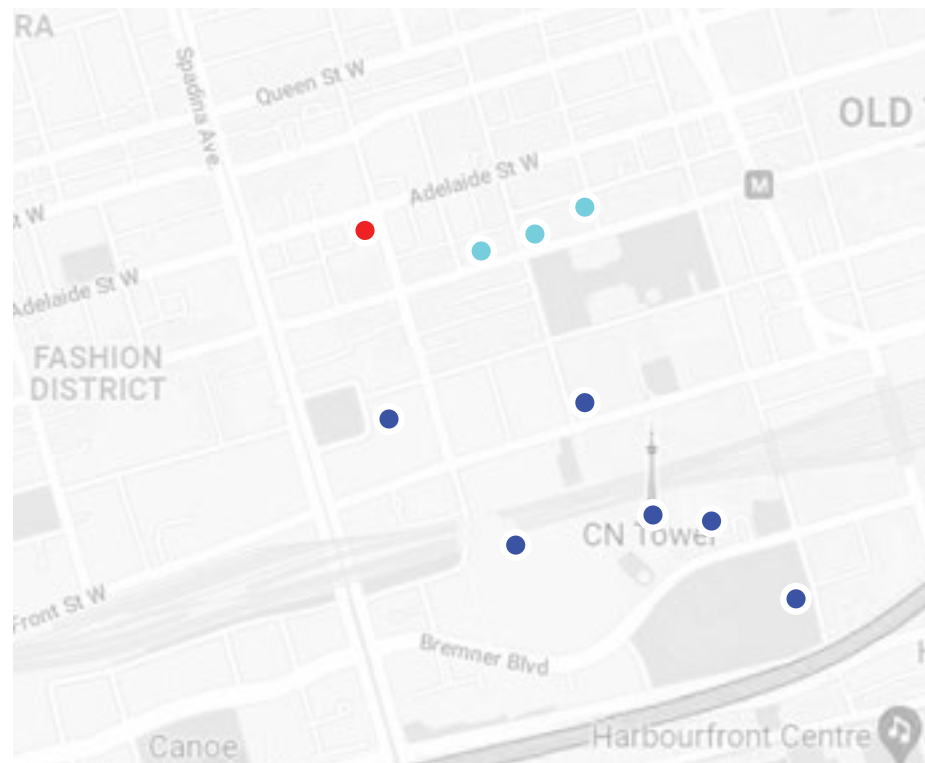
Bespoke boutique hotel rooted in contemporary art, culture, genuine hospitality, and celebrating the local surroundings and communities





ENTERTAINMENT DISTRICT

The birth of the Entertainment District arose in the 1980's when the arrival of nightclubs, lively entertainment halls, Sports complexes/venues and a newly founded success for Theaters came on scene. Today, the majority of the district's visitors focus on Sports, Entertainment Venue & Live Theatre, Concerts, nightclubs, hospitality experiences, attractions, meetings & conventions.



NIGHTCLUBS, CONCERTS
REBEL, SCOTIA BANK ARENA, ROY
THOMPSON HALL & MORE



SPORTS VENUES
SCOTIA-BANK ARENA,
ROGERS CENTRE



LIVE THEATRE, ORCHESTRAS
TIFF BELL LIGHTBOX, PRINCESS OF WHALES, ROYAL
ALEXANDRA THEATRE, ED MIRVISH & MORE



ATTRACTIONS, MEETINGS & CONVENTIONS
METRO TORONTO CONVENTION
CENTRE (AUTO SHOW, COMIC CON, ETC)

A LOVE FOR DRAMA

Live Theatre constitutes for the second largest percentage of the visitor population of Entertainment District. With a long, rich history on its back, dating back from the beginning of the 20th century, Toronto's Theatre Experience has gained a reputation for high-quality productions and today it boasts one of the liveliest theatre scenes in the world consisting of notable, historic theaters such as Royal Alexandra Theatre, The Princess of Wales, Ed Mirvish and TIFF Bell Light-box. Tourists from all over the globe and Torontonians come out to laugh, to cry and marvel to the sounds and sights of the big stages.



TIFF BELL LIGHT-BOX



THE PRINCESS OF WHALES



ROYAL ALEXANDRA THEATRE



ED MIRVISH THEATRE

EXISTING BUILDING | 92 PETER STREET HOTEL



FLOORS:	17
ROOMS:	224
LAST RENOVATION:	2016
EXISTING AMENITIES:	Fitness and Health Center, Office and Business Center, Swimming Pool/ Jacuzzi, Restaurant/ Bar, Shop, TV, Room, Baggage Storage



GLAZING

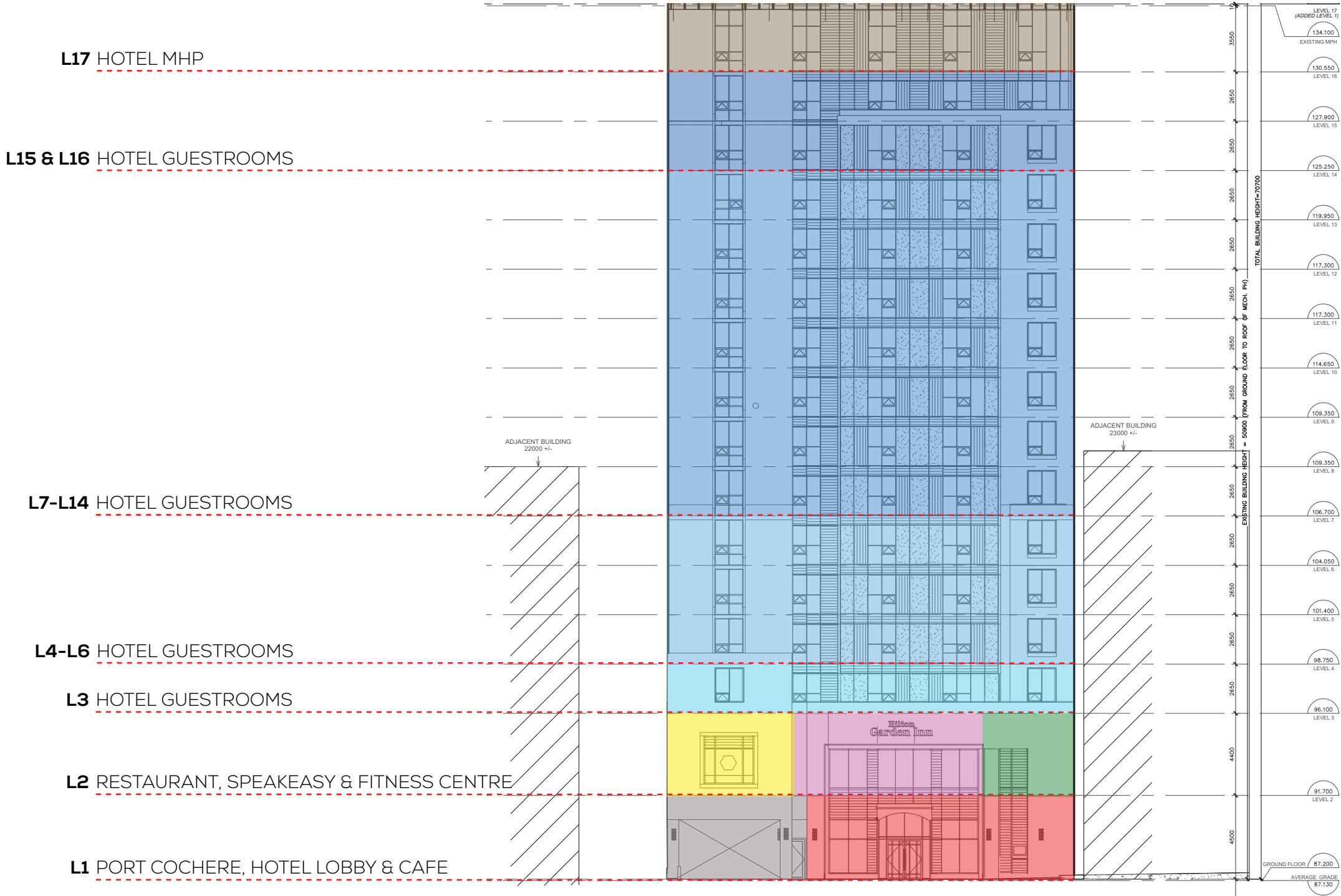


RED BRICK



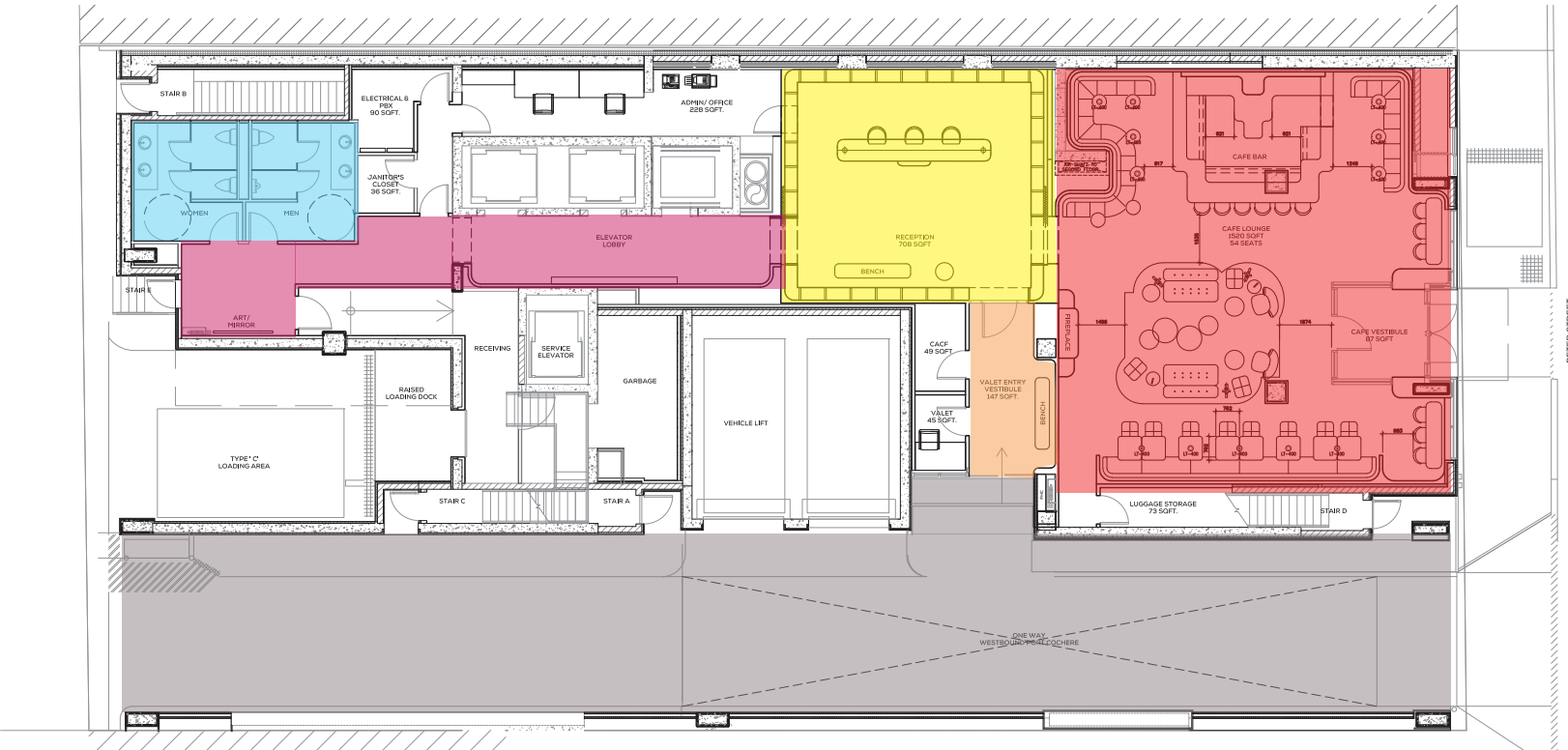
LIME STONE TILE

EXISTING BUILDING | 92 PETER STREET HOTEL - BUILDING SECTION

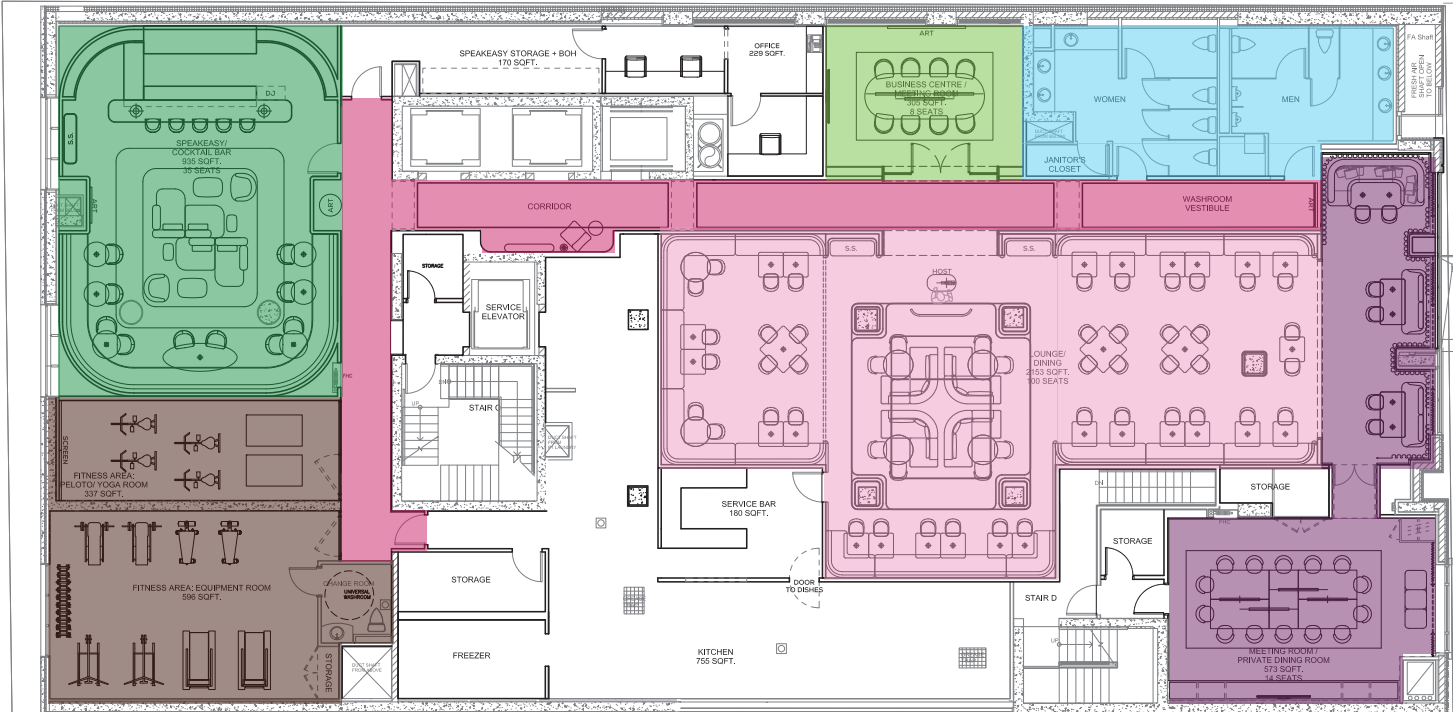


HOTEL PUBLIC SPACE
 L1: 3333 SQ.FT.
 L2: 5949 SQ.FT.
TOTAL AREA: 9282 SQ.FT.

EXISTING BUILDING | 92 PETER STREET HOTEL - ZONING PLANS



GROUND FLOOR



SECOND FLOOR

- PORT COCHERE
- VESTIBULE
- LOBBY RECEPTION
- CAFE
- RESTAURANT
- PRIVATE DINING ROOM
- MEETING ROOM
- SPEAKEASY
- FITNESS CENTRE & PELOTON YOGA ROOM
- PUBLIC CORRIDORS
- PUBLIC WASHROOMS

EXISTING BUILDING | 92 PETER STREET HOTEL - GROUND FLOOR & SECOND FLOOR PUBLIC AREAS

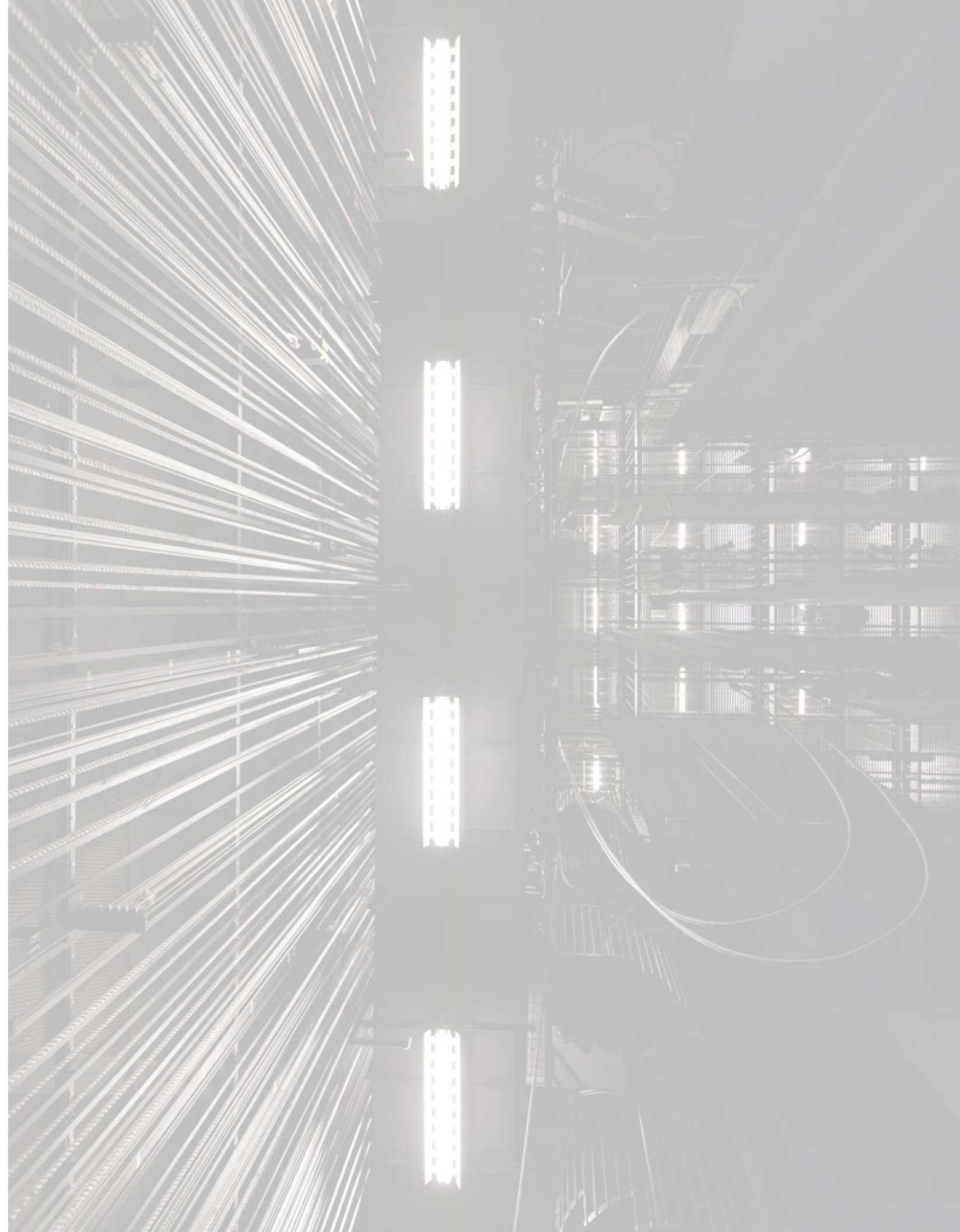


EXISTING BUILDING | 92 PETER STREET HOTEL - ELEVATOR LOBBY, CORRIDORS & GUESTROOMS



CONCEPT DIRECTION NARRATIVE
THE PLAYHOUSE

THE PLAYHOUSE | THE VISUAL CONTRAST
DESIGN PRINCIPLES | THE CONTRAST OF THE PLAYHOUSE
DESIGN PRINCIPLES | THE EMOTIVE PERFORMANCE
GUEST WALK-THROUGH | PERFORMER'S EXPERIENCE





THE VISUAL CONTRAST

A Theatre can be a glamorous experience that consists of layers of ornate, romance and mystique of soft fabrics and draperies incomparable to the bare bones of backstage. The spaces will bring to life a reality of the experience of an actor's flow through the playhouse through the contrasting sides of the house and backstage.



THE CONTRAST OF THE PLAYHOUSE



DARK METALS & DIMLY LIT



RAW & TEXTURED



ILLUSIONARY
BACKDROPS



SUBTLE GLAMOUR



DRAMA

THE EMOTIVE PERFORMANCE



ANTICIPATION



SURPRISE



ENLIGHTENMENT



PASSION



POISE

THE PLAYHOUSE NARRATIVE | GUEST WALK-THROUGH

THE PERFORMER'S EXPERIENCE

BUY TICKETS IN THE
BOX OFFICE



RECEPTION

HANG OUT IN THE
CONCESSION



CAFE LOUNGE

INTERMISSION ON
STAGE



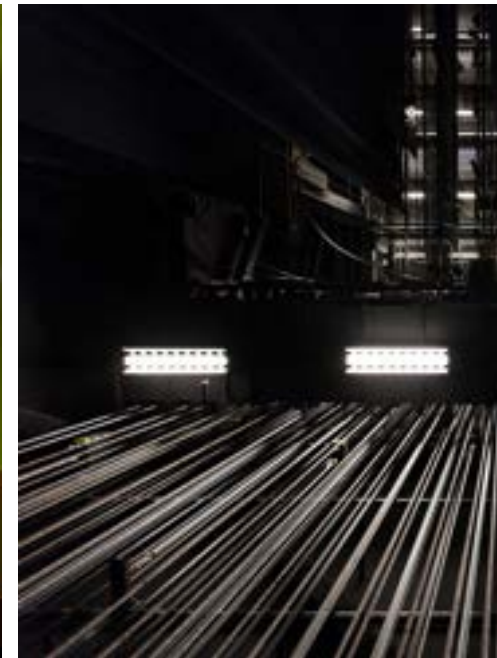
UPSTAIRS LOUNGE

UNWIND IN THE
GREEN ROOM



SPEAKEASY

ANTICIPATION IN THE
BACKSTAGE



CORRIDOR/ELEVATOR

GET READY/UNREADY IN
THE DRESSING ROOM



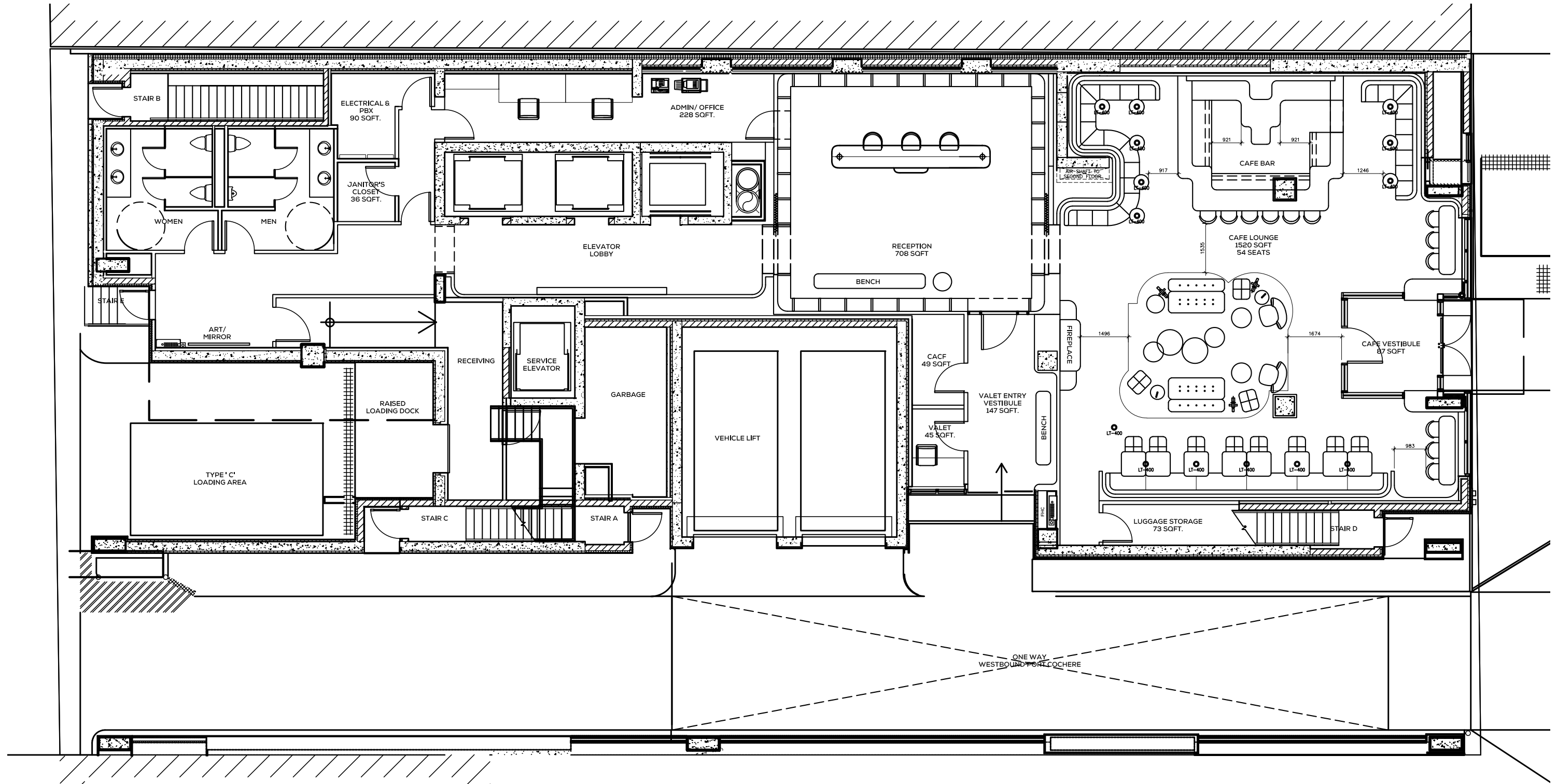
GUESTROOM

PUBLIC SPACE SCHEMATIC DESIGN
GROUND FLOOR

FLOOR PLATE
FACADE & PORT COCHERE
VESTIBULE & LOBBY
CAFE LOUNGE



THE JOURNEY | GROUND FLOOR PLAN



THE BOX OFFICE | HOTEL ENTRY

FACADE, PORT COCHERE

THE PLAYHOUSE NARRATIVE | PORT COCHERE (BOX OFFICE)

STRIKING LIGHTING



A WELCOMING GLOW



ENVELOPING METAL FORMS

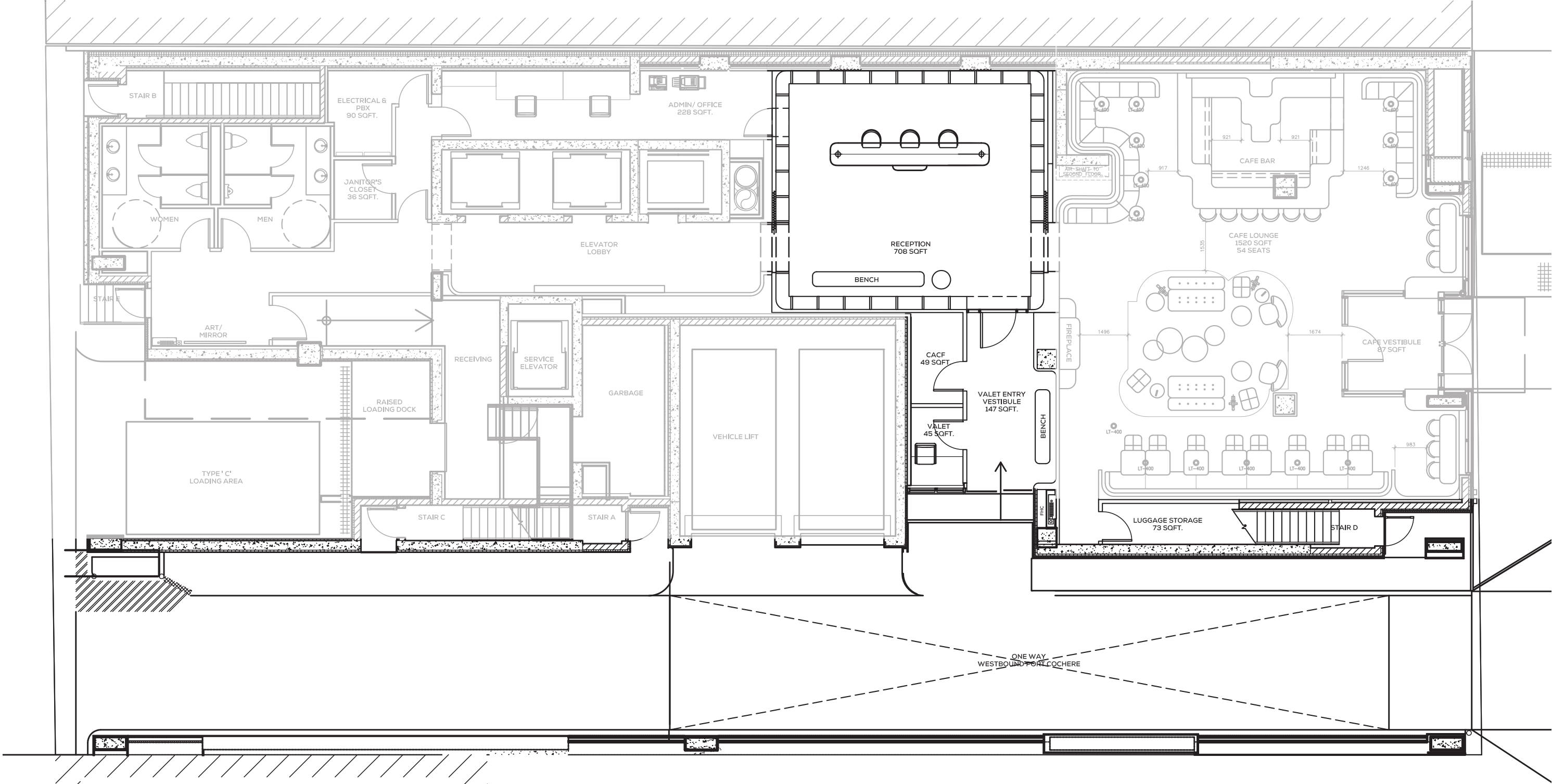


A HINT OF ART DECO

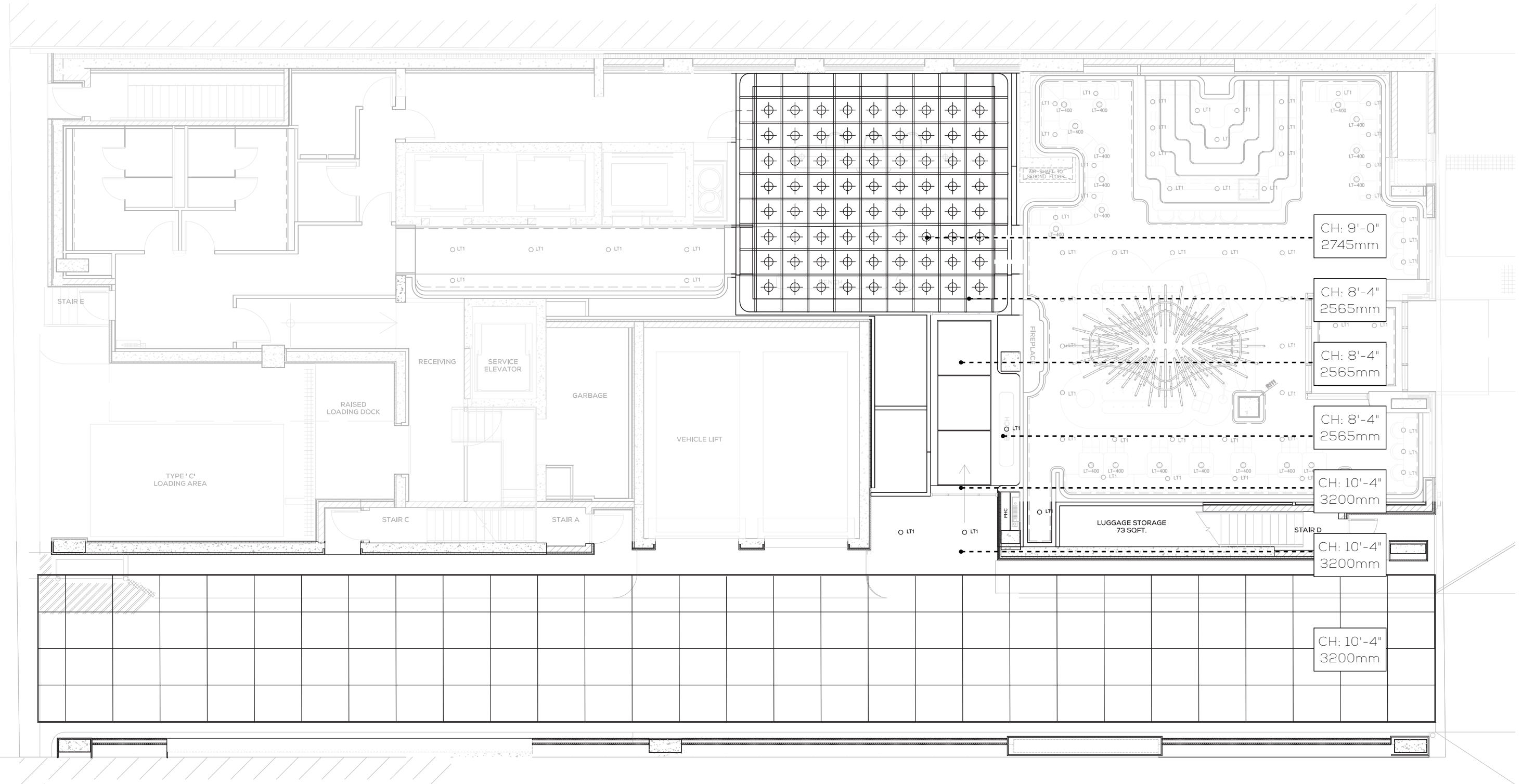


MODERN, ELEGANT DETAILS

THE JOURNEY | HOTEL ENTRY - FLOOR PLAN



THE JOURNEY | HOTEL ENTRY - REFLECTIVE CEILING PLAN



THE JOURNEY | FRONT FACADE - EXISTING CONDITIONS



RED BRICK



LIME STONE TILE

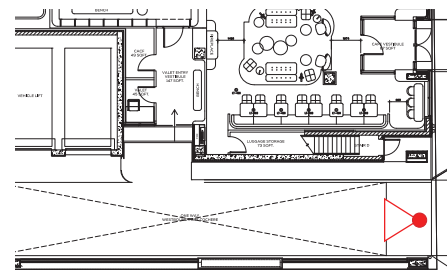
THE JOURNEY | FRONT FACADE & PORT COCHERE

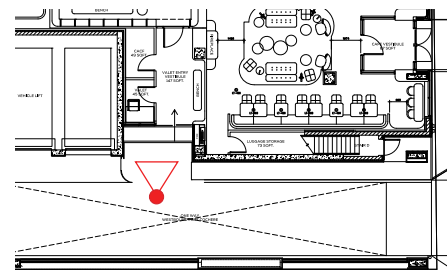




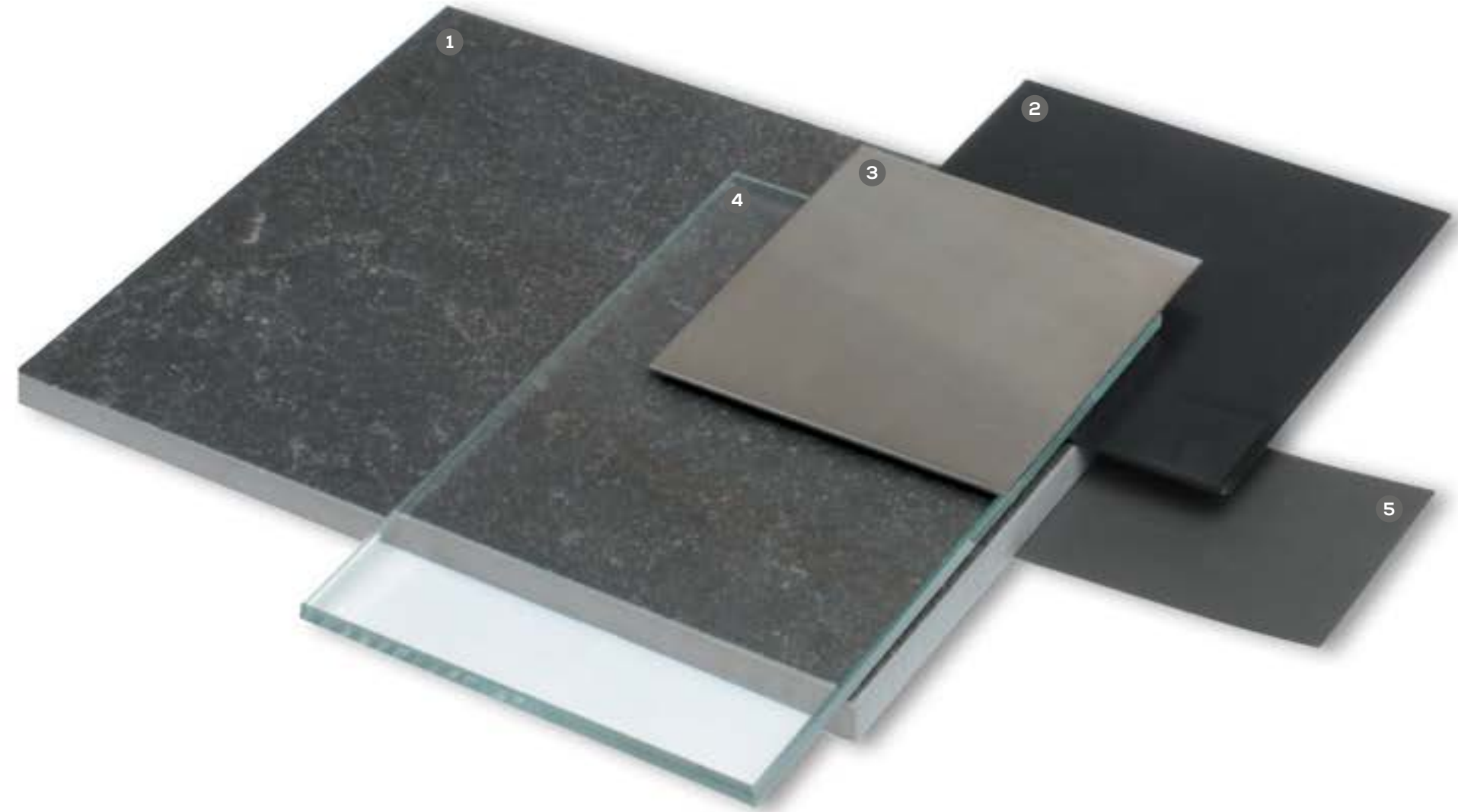
THE JOURNEY | PORT COCHERE & VESTIBULE - PLAN VIEW







THE JOURNEY | FRONT FACADE & PORT COCHERE MATERIAL PALETTE



- 1 LIMESTONE STAIN BLACK
- 2 BLACK METAL FRAME
- 3 STAINLESS STEEL WALL PANEL
- 4 GLAZING
- 5 LIMESTONE PAINT STAIN

THE BOX OFFICE | HOTEL ENTRY

VESTIBULE & LOBBY

THE PLAYHOUSE NARRATIVE | GROUND FLOOR LOBBY (BOX OFFICE)

STRIKING LIGHTING



A WELCOMING GLOW



ENVELOPING METAL FORMS

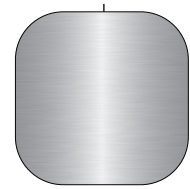
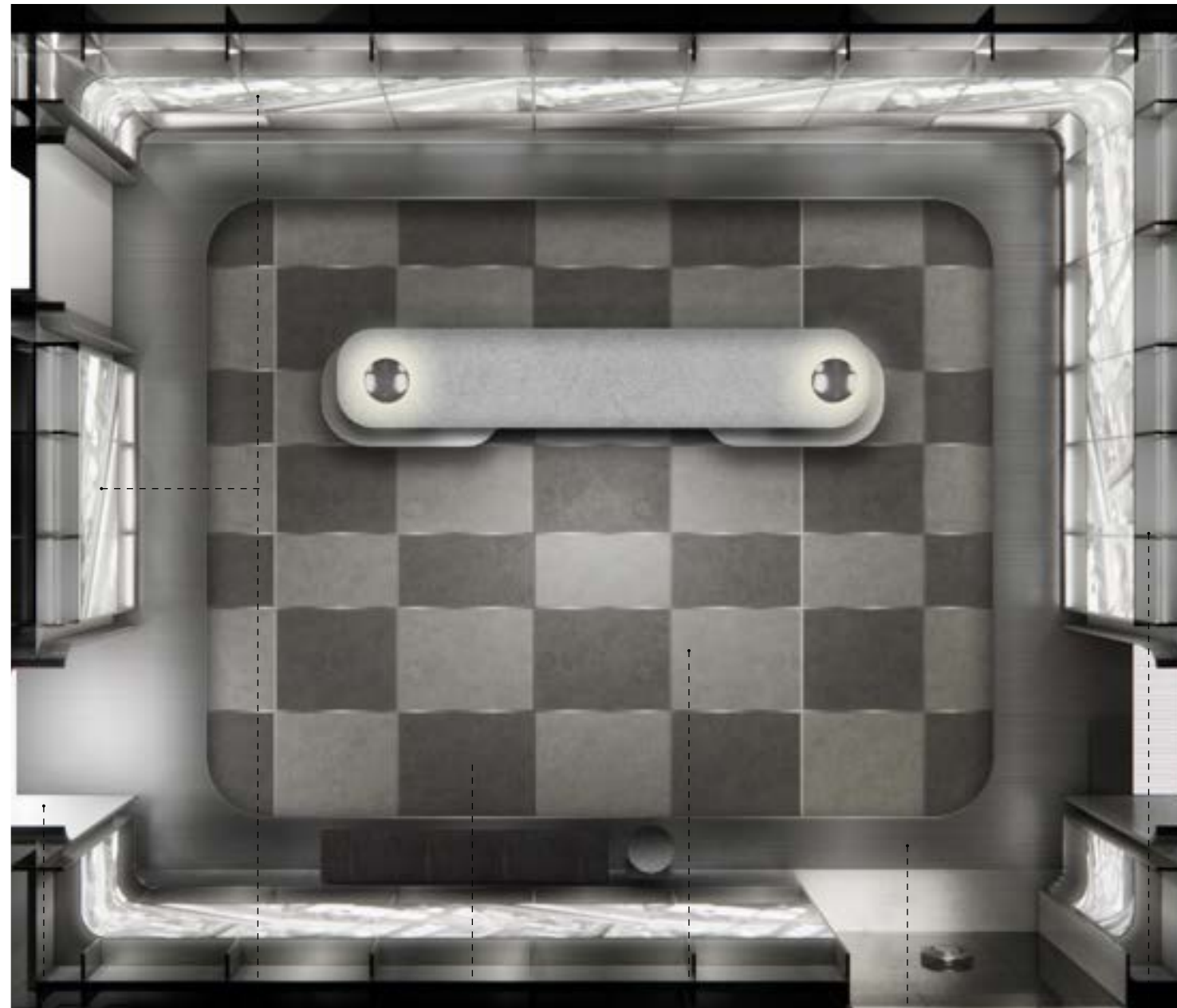


MODERN, ELEGANT DETAILS

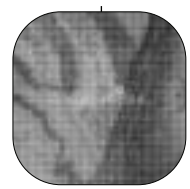


A HINT OF ART DECO

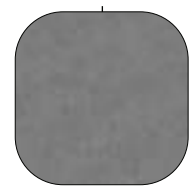
THE JOURNEY | RECEPTION - PLAN VIEW



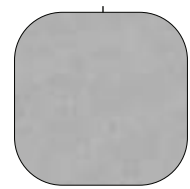
STAINLESS STEEL
PORTAL



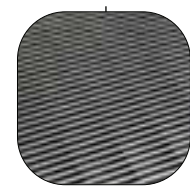
DIGITAL SCREEN



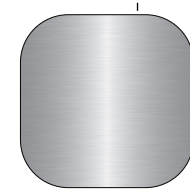
POLISHED
CONCRETE FLOOR



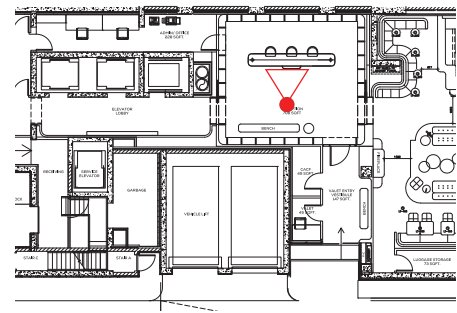
MATTE CONCRETE
FLOOR

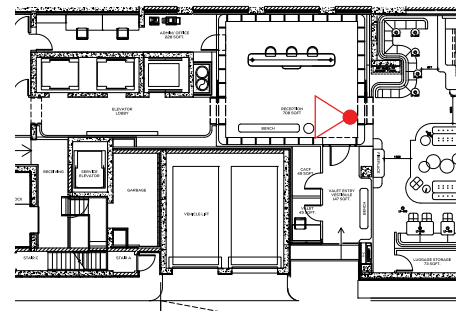


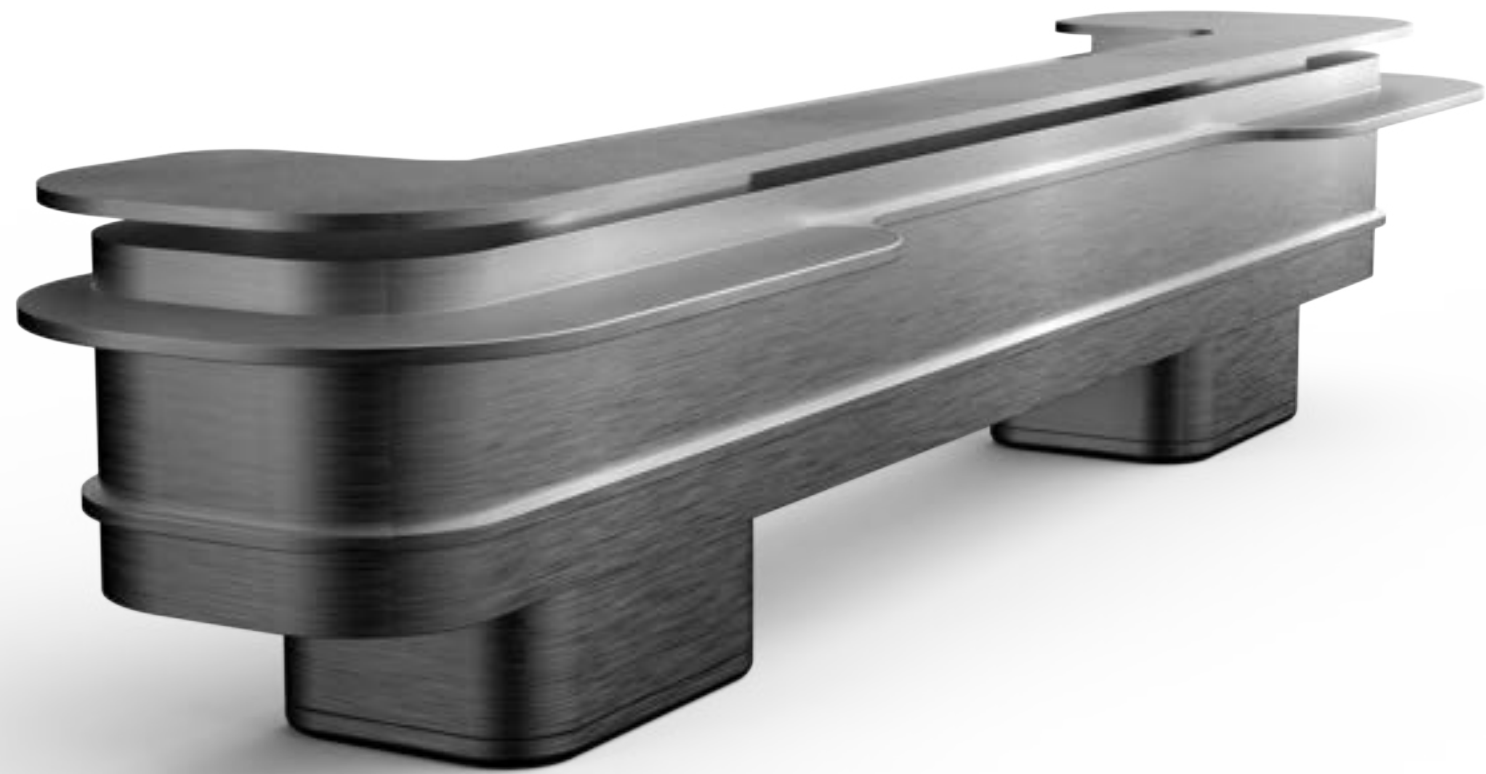
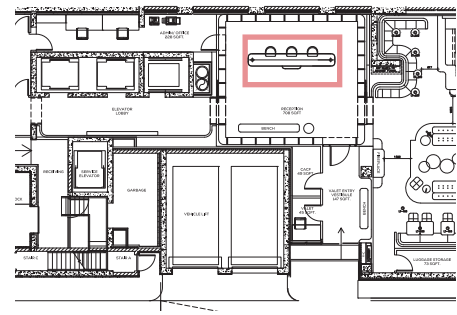
STAINLESS STEEL
GRATE FLOOR



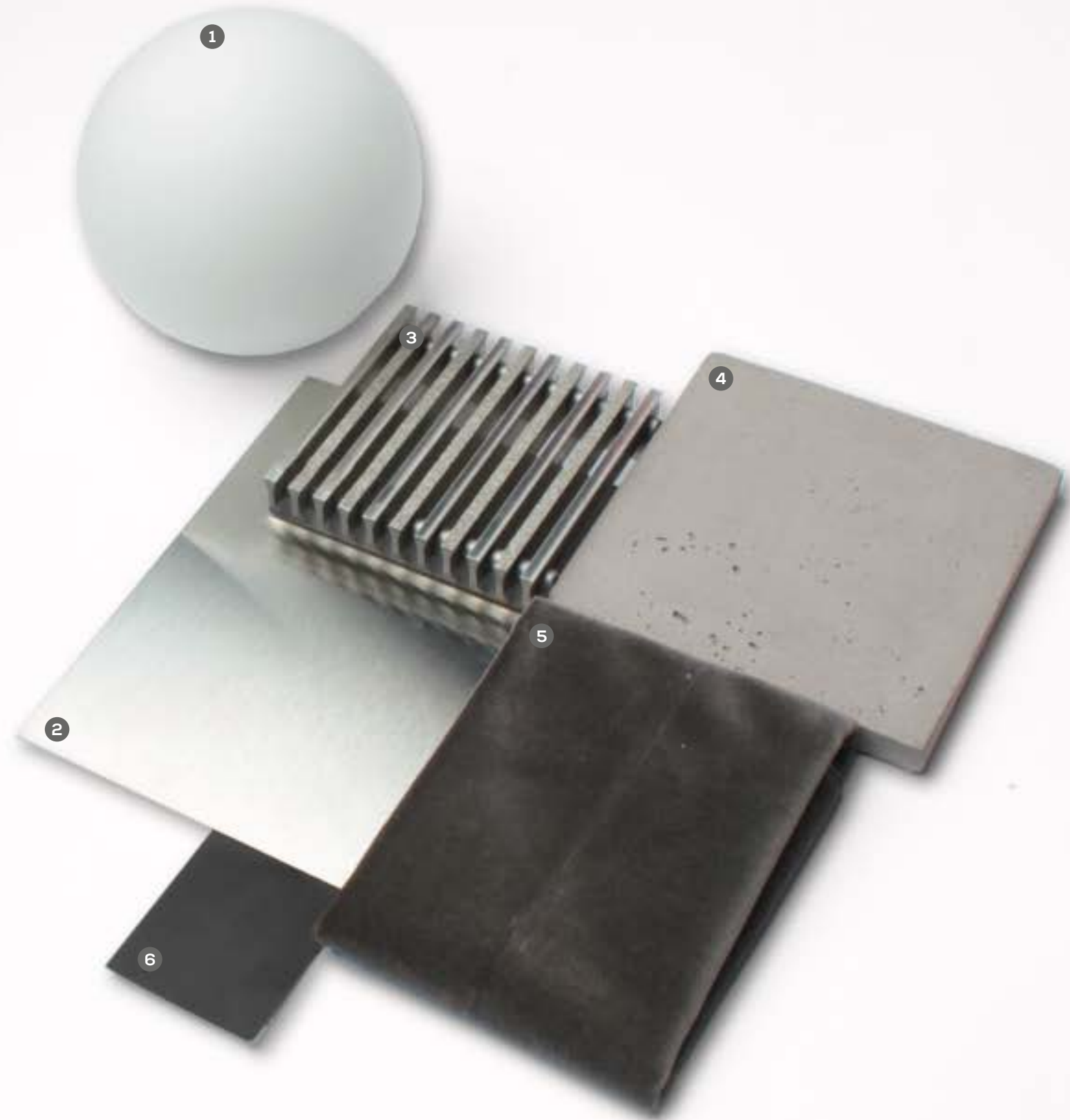
STAINLESS STEEL
FINS







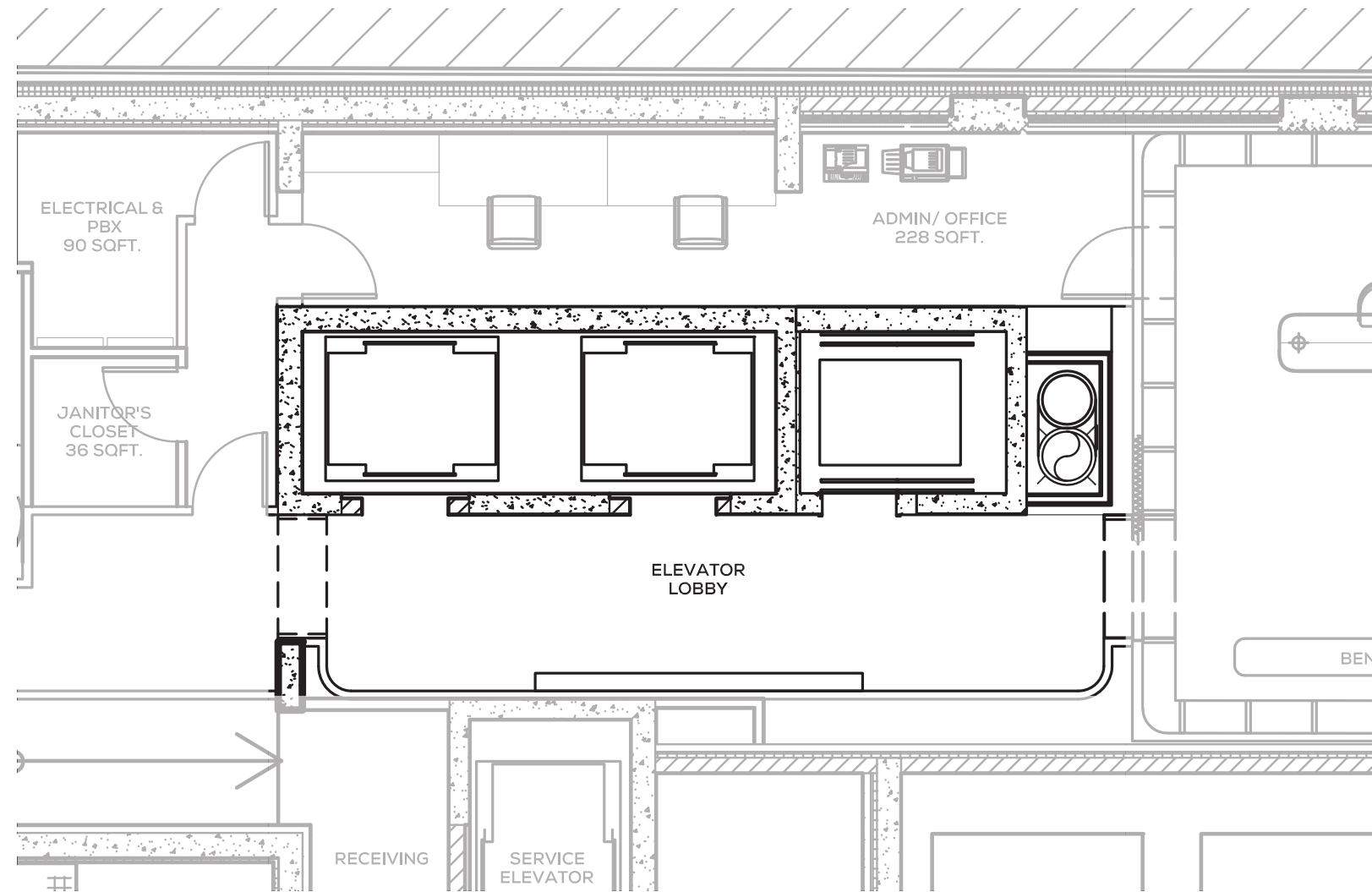
THE JOURNEY | ENTRY, VESTIBULE & RECEPTION MATERIAL PALETTE



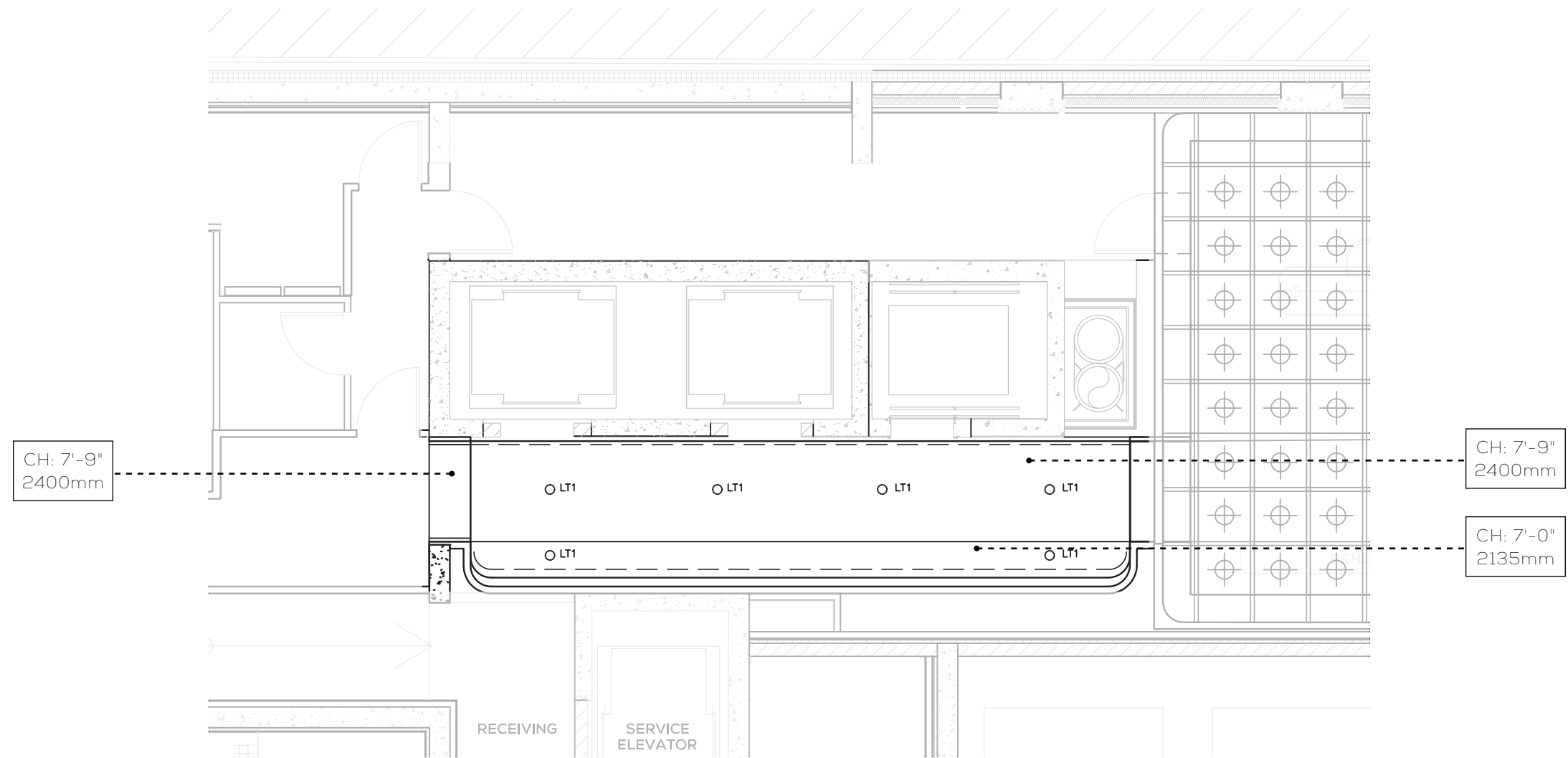
- 1 OPAL GLASS LIGHT FIXTURE
- 2 STAINLESS STEEL WALL & CEILING PANEL
- 3 STAINLESS STEEL GRATE FLOOR
- 4 LOBBY CONCRETE FLOOR MATTE & POLISHED
- 5 LOBBY BENCH DARK GREY SEAT UPHOLSTERY
- 6 BLACK CEILING PAINT AND TILE STAIN

INTERMISSION ON STAGE | ELEVATOR LOBBIES

THE JOURNEY | ELEVATOR LOBBY - FLOOR PLAN

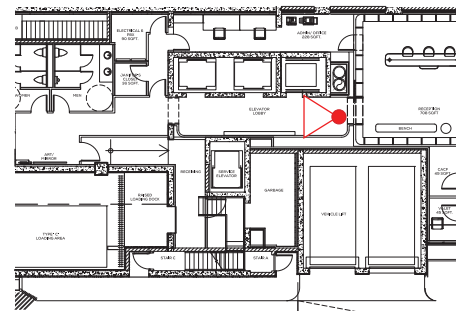


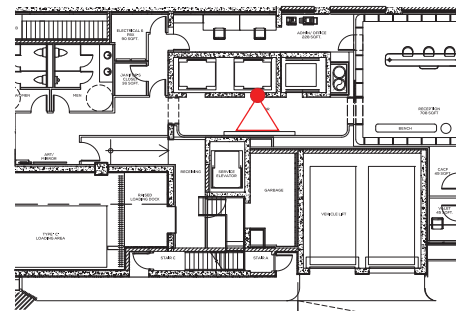
THE JOURNEY | ELEVATOR LOBBY - REFLECTIVE CEILING PLAN





THE JOURNEY | ELEVATOR LOBBY



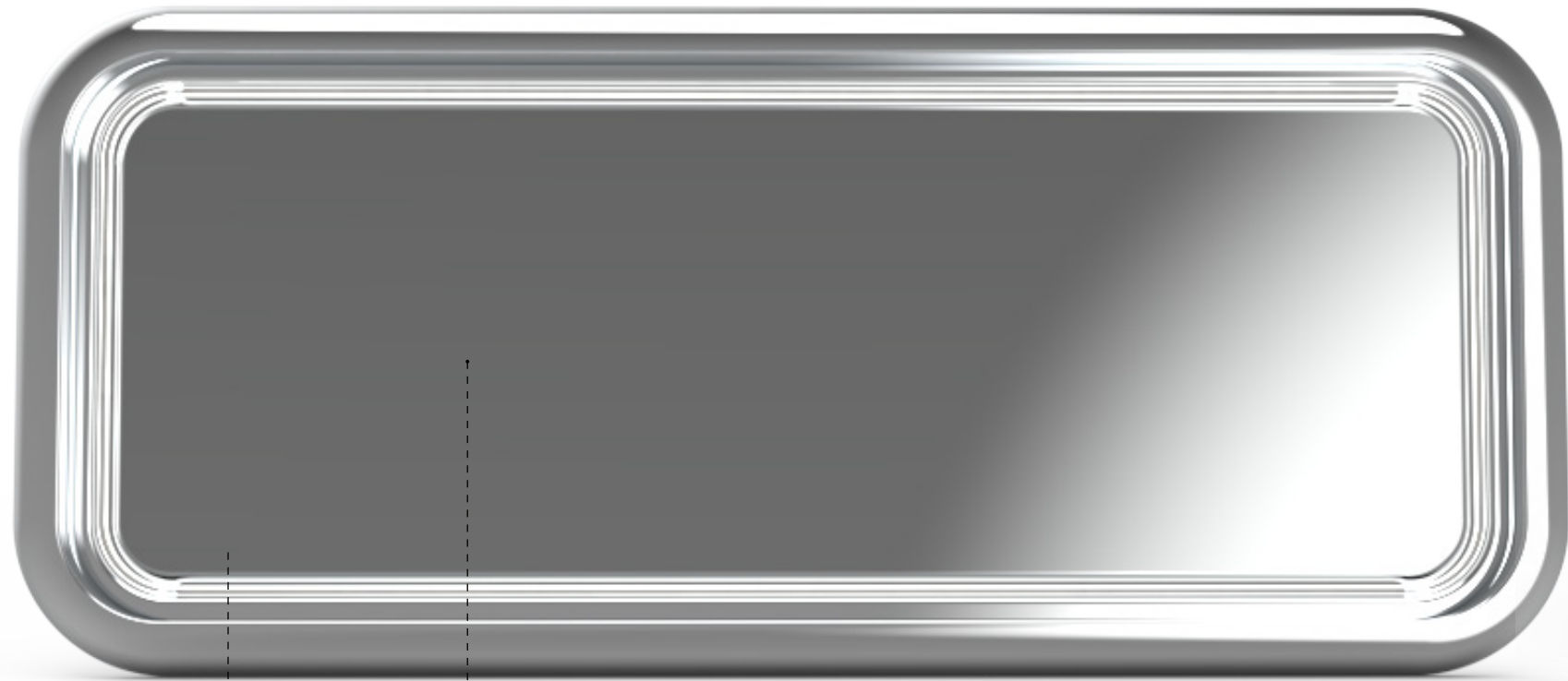
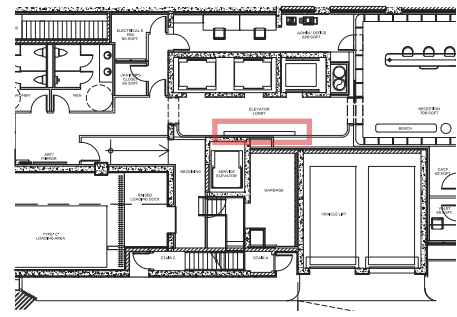


GROUND FLOOR LOBBY MIRROR



SECOND FLOOR LOBBY MIRROR & FF&E

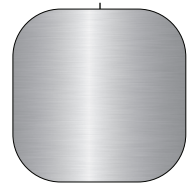
& THE JOURNEY | ELEVATOR LOBBY, GROUND FLOOR & SECOND FLOOR - MIRROR



GROUND FLOOR LOBBY MIRROR



SECOND FLOOR LOBBY MIRROR



POLISHED CHROME
METAL FRAME



CLEAR
MIRROR

THE JOURNEY | ELEVATOR LOBBY - MATERIAL PALETTE



- 1 RED VELVET DRAPES
- 2 WHITE PAINT FOR CEILING AND WALLS
- 3 STAINLESS STEEL PORTALS & ACCENT
- 4 POLISHED CHROME METAL ACCENT
- 5 WHITE PORCELAIN FLOOR BORDER
- 6 INSET CARPET

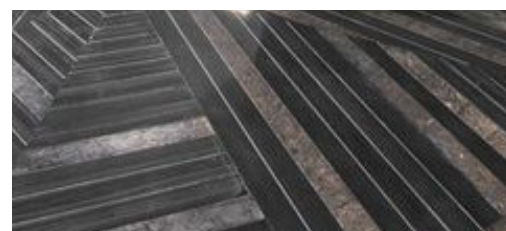
CONCESSION STAND | CAFE LOUNGE

THE PLAYHOUSE NARRATIVE | CAFE LOUNGE (THE CONCESSION STAND)

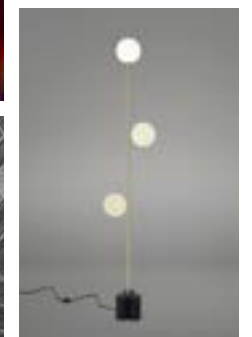
ELECTRIFYING FEATURE

THEATRICAL ELEMENTS

ORGANIC ARCHITECTURAL FORMS

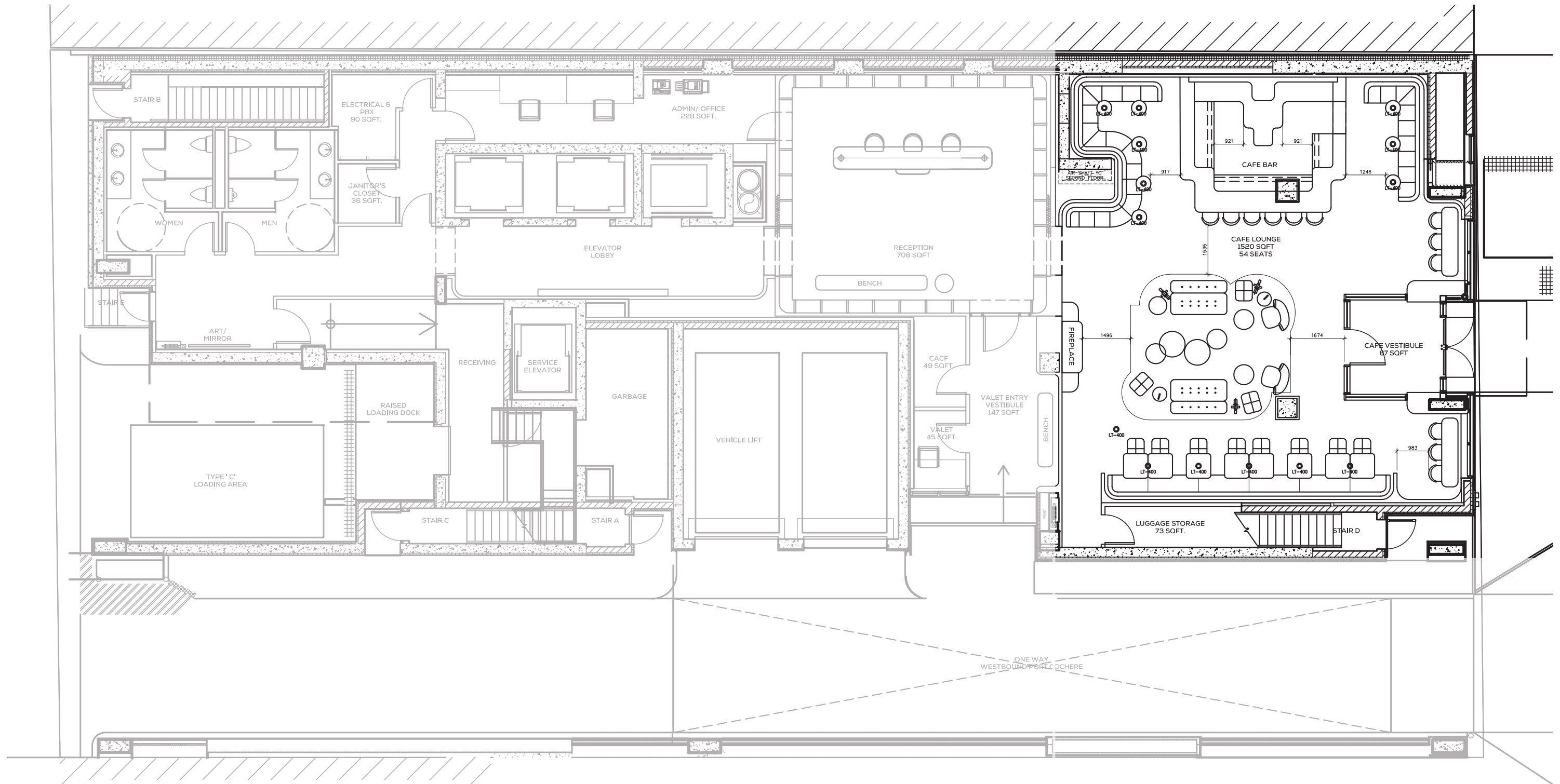


WARM, NOSTALGIC TEXTURES

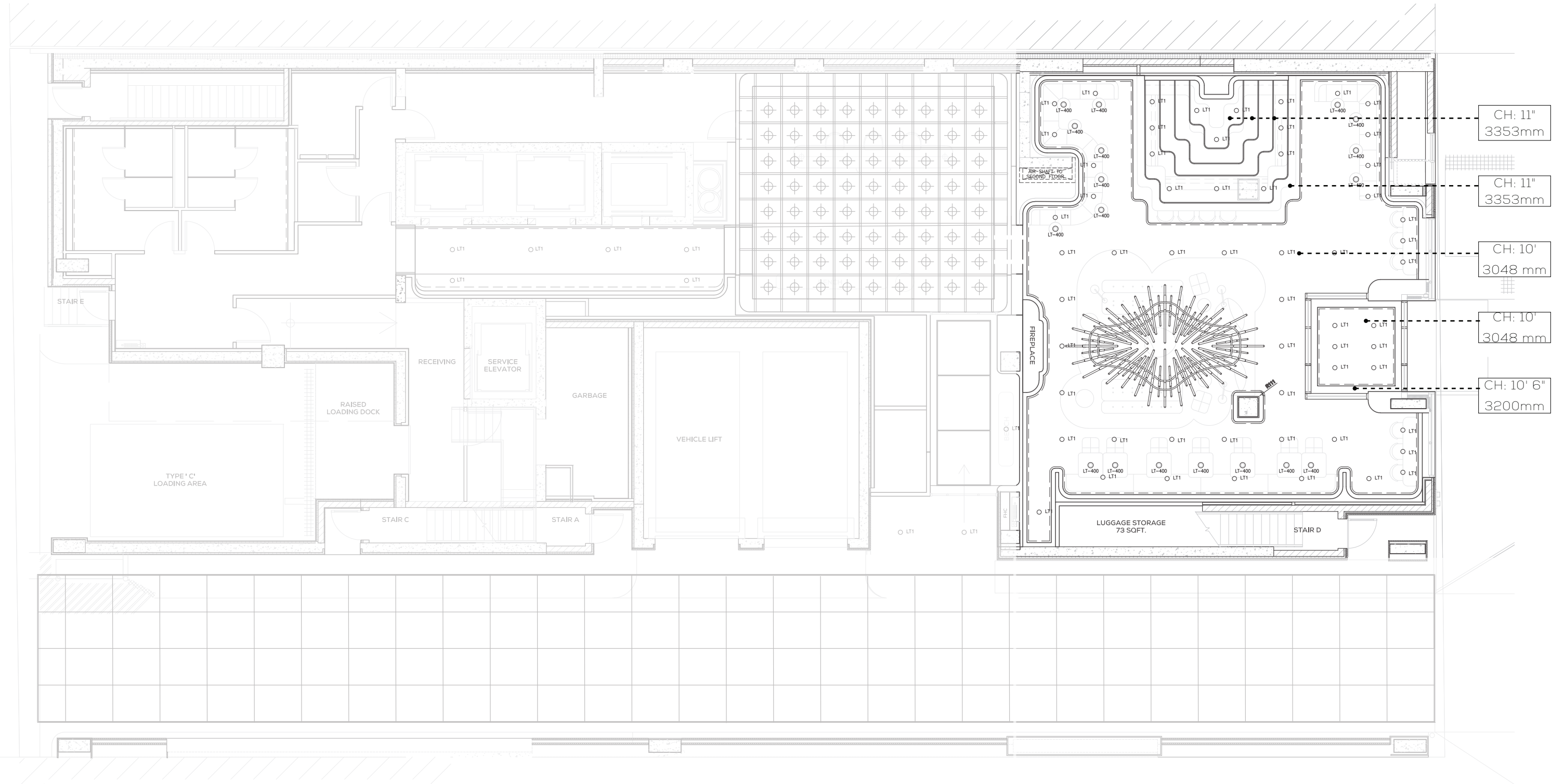


SOFT, ELEGANT DETAILS

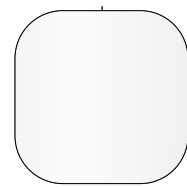
THE JOURNEY | CAFE LOUNGE - FLOOR PLAN



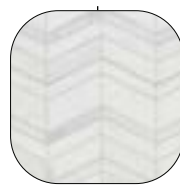
THE JOURNEY | CAFE LOUNGE- REFLECTIVE CEILING PLAN



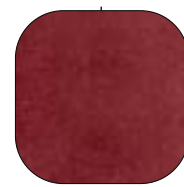
THE JOURNEY | CAFE LOUNGE - PLAN VIEW



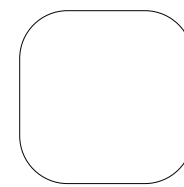
WHITE BACKLIT
GLASS



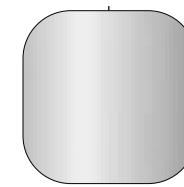
CHEVRON
PORCELAIN
FLOORING



RED VELVET
UPHOLSTERY

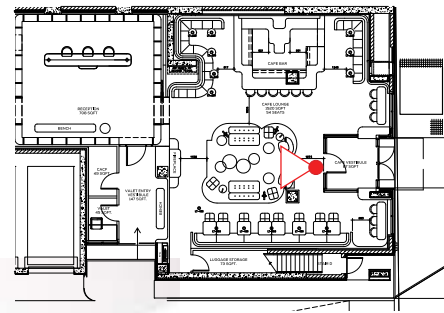


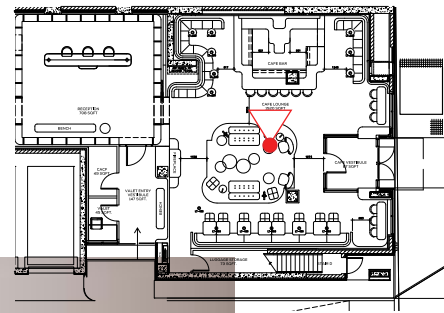
WHITE PAINT



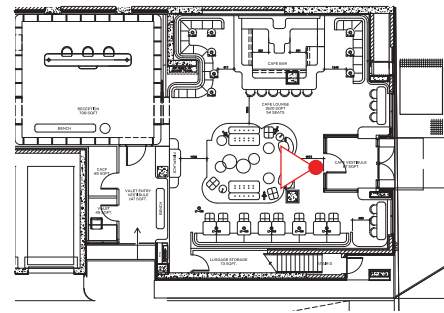
STAINLESS STEEL
METAL

THE JOURNEY | CAFE LOUNGE - ENTRY VIEW

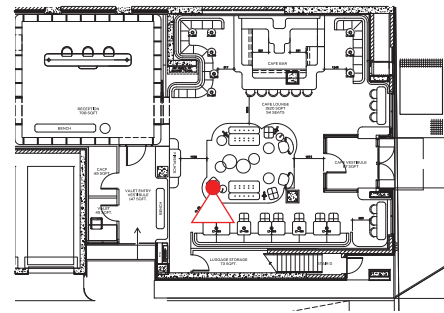


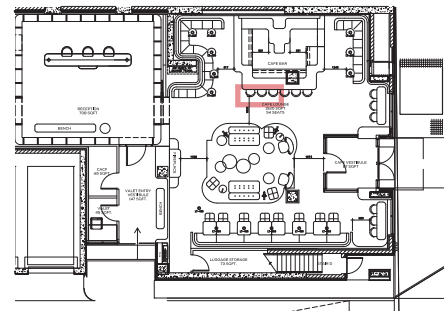


THE JOURNEY | CAFE - CENTER SEATING, FF&E VIGNETTE



THE JOURNEY | CAFE - FF&E WRAP AROUND BANQUETTE





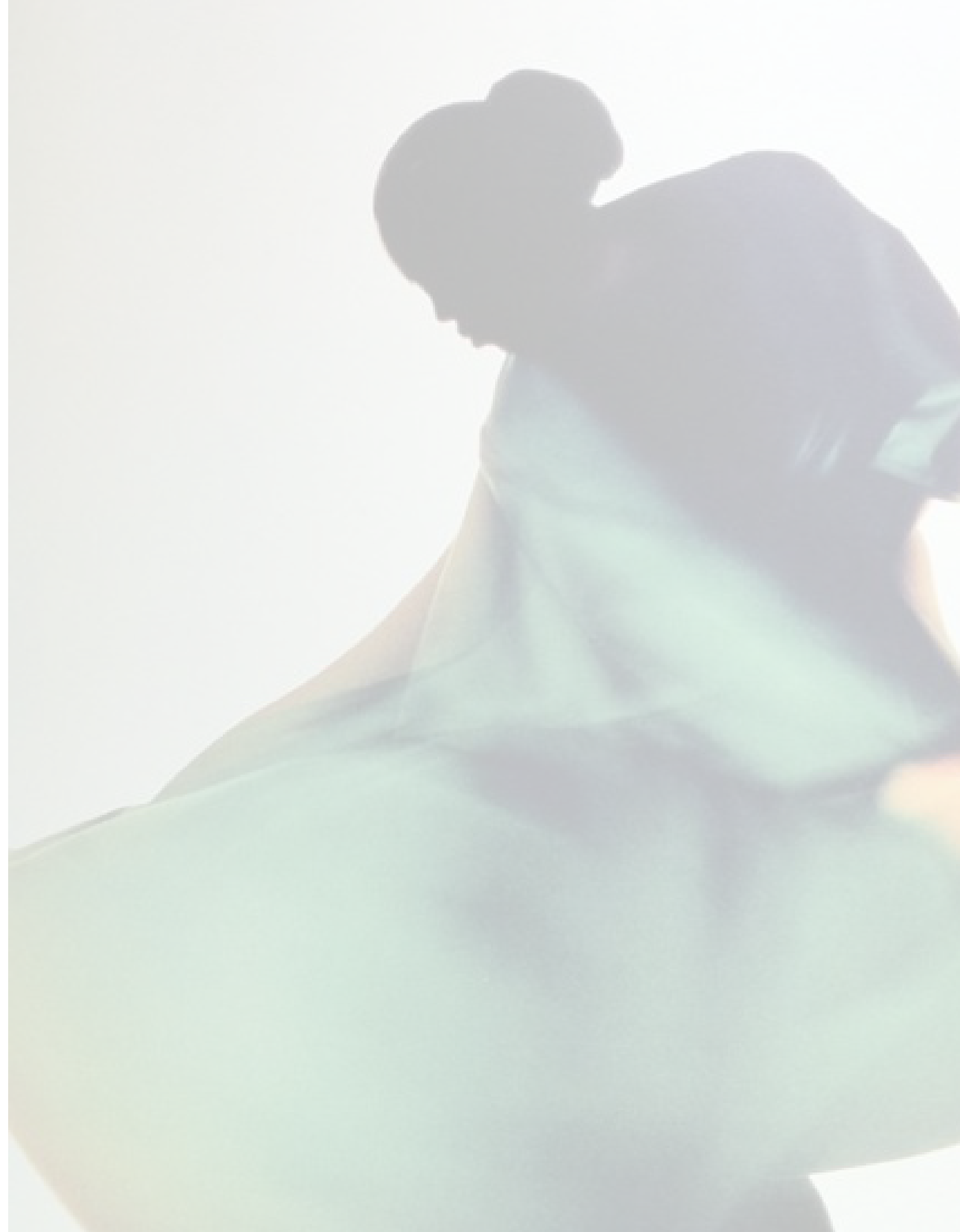
THE JOURNEY | CAFE LOUNGE - MATERIAL PALETTE

- 1 WHITE PAINT FOR CEILING & WALLS
- 2 WHITE BACKLIT GLASS FOR BACK BAR
- 3 SOLID SURFACE COUNTERTOP AND BAR FLOOR BORDER
- 4 STAINLESS STEEL METAL
- 5 WHITE VINYL BARSTOOLS UPHOLSTERY
- 6 PORCELAIN FLOOR
- 7 FF&E FABRICS
- 8 FF&E RED POWDER-COAT METAL
- 9 BRUSHED CHROME ACCENTS
- 10 AREA RUG POMS
- 11 WHITE HIGH GLOSS LACQUER FOR BAR
- 12 FF&E RED BACK PAINTED GLASS
- 13 FF&E LACQUER
- 14 POLISHED CHROME ACCENT METAL

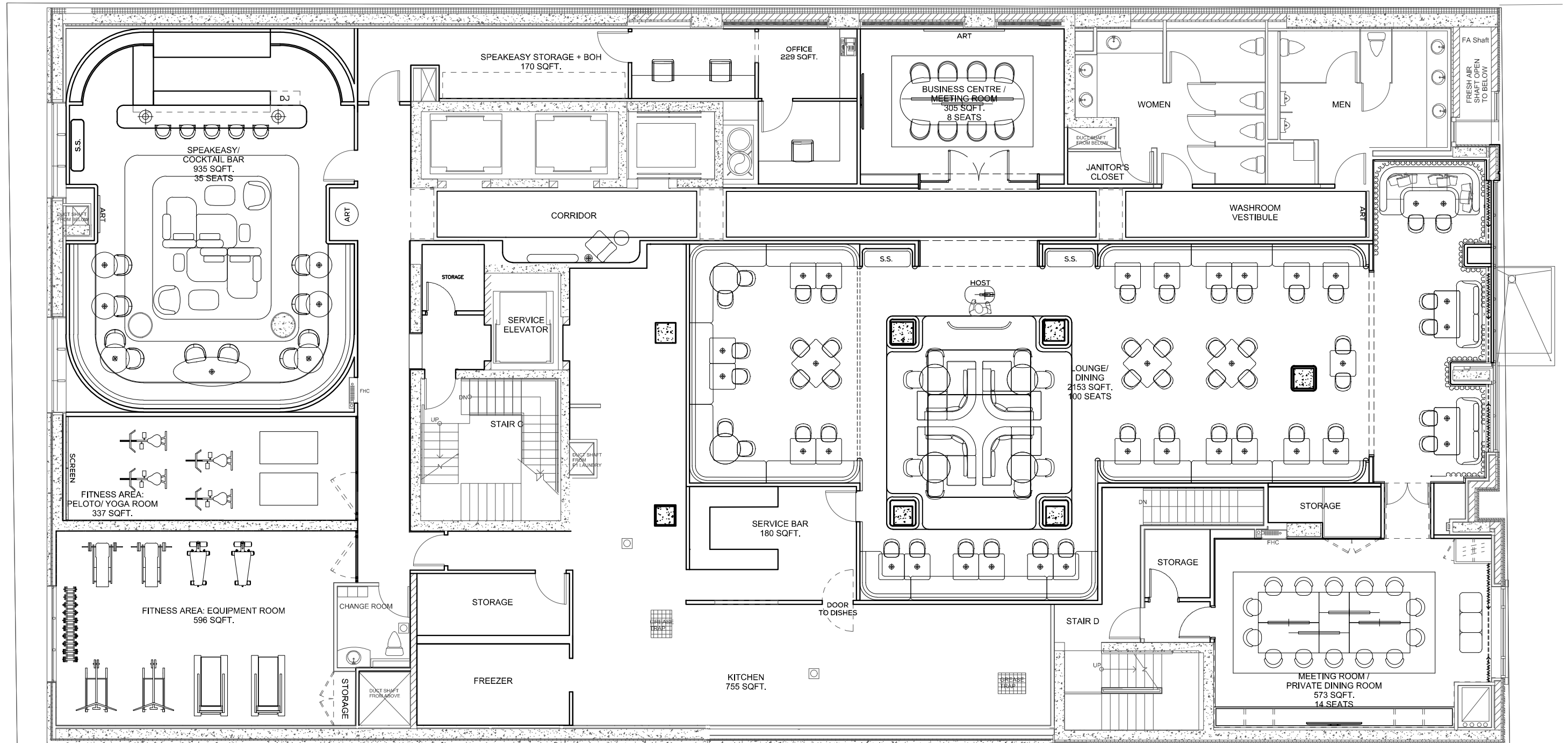


PUBLIC SPACE SCHEMATIC DESIGN
SECOND FLOOR

FLOOR PLATE
RESTAURANT DESIGN
SPEAKEASY DESIGN
FITNESS AREA & PELOTON ROOM DESIGN



THE JOURNEY | SECOND FLOOR PLAN



STAGE | RESTAURANT

RESTAURANT, PRIVATE DINING ROOM & MEETING DESIGN

THE PLAYHOUSE NARRATIVE | SECOND FLOOR LOUNGE (HOUSE)

ORCHESTRA INSPIRED



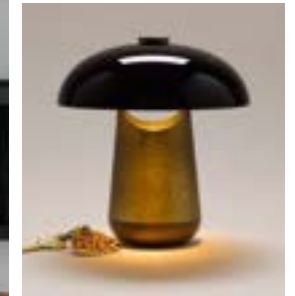
PLUSH STAGE DRAPES



AIRY AND WELCOMING



MOMENTS OF DRAMA



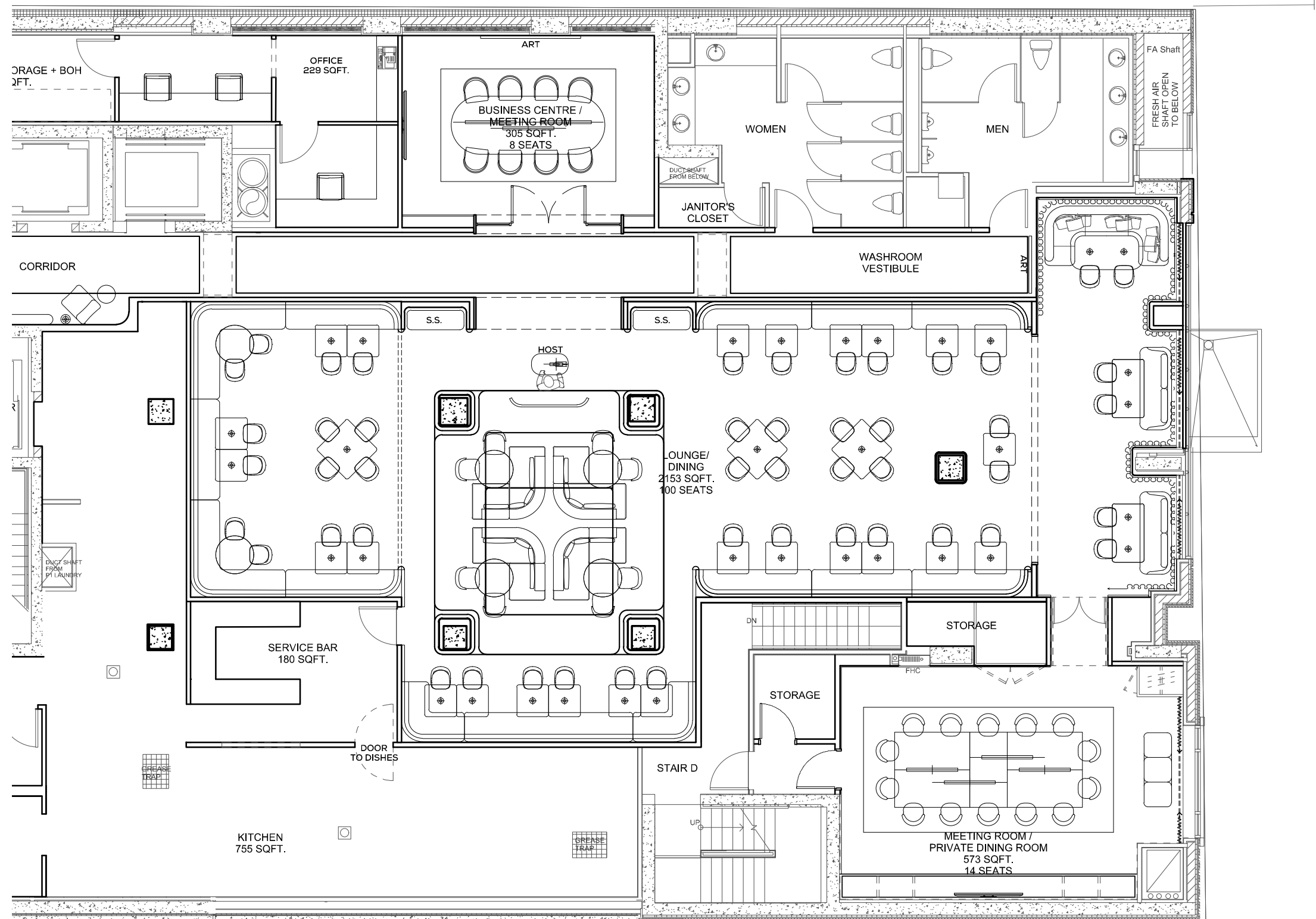
SOFT CURVES



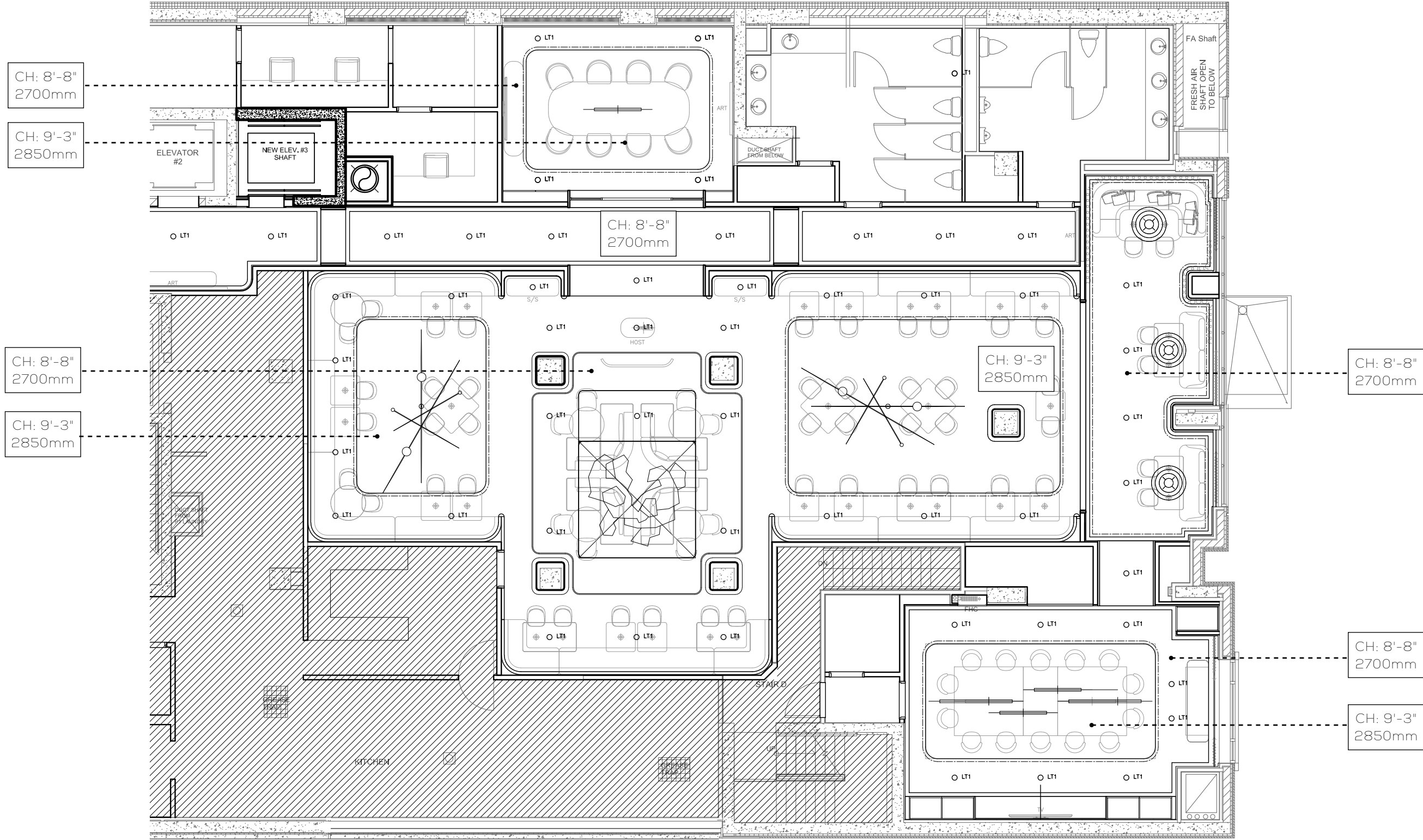
MODERN RUG PATTERNS



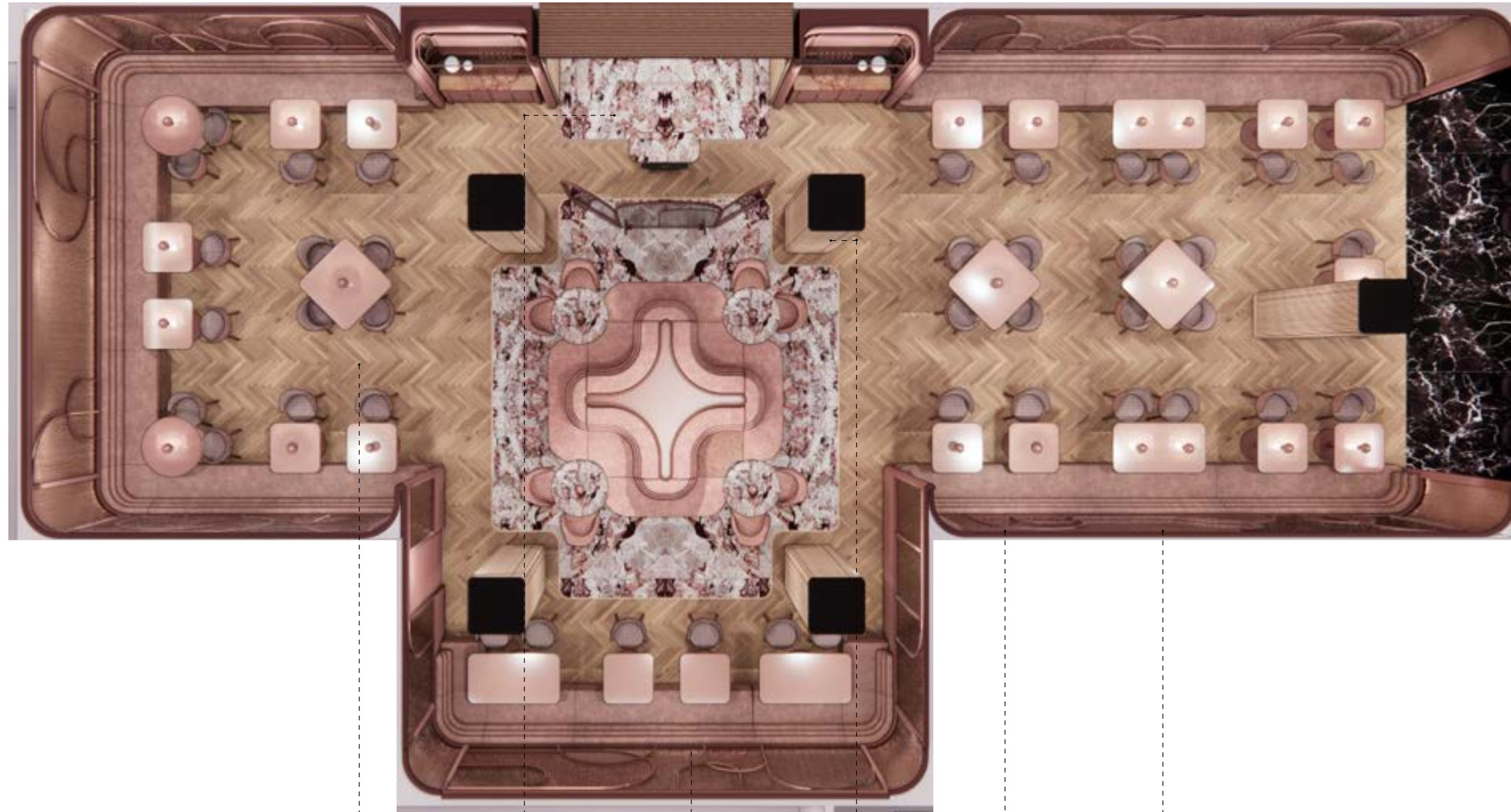
THE JOURNEY | RESTAURANT FLOOR PLAN



THE JOURNEY | RESTAURANT REFLECTIVE CEILING PLAN



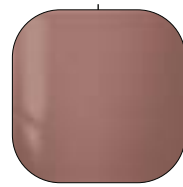
THE JOURNEY | RESTAURANT - PLAN VIEW



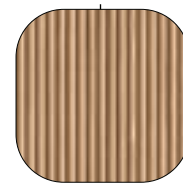
OAK HARDWOOD FLOOR



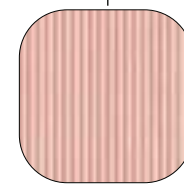
STONE TILE FLOOR PORTAL



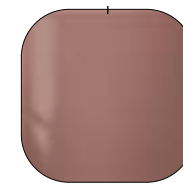
MATTE LACQUER SCREEN BASE



FLUTED WOOD PANEL

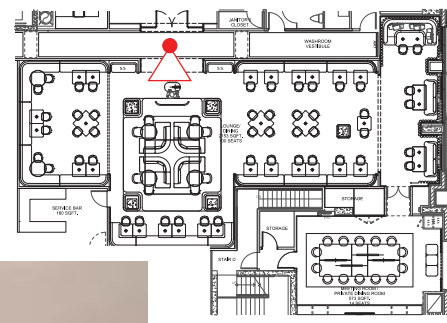


FLUTED TINTED GLASS

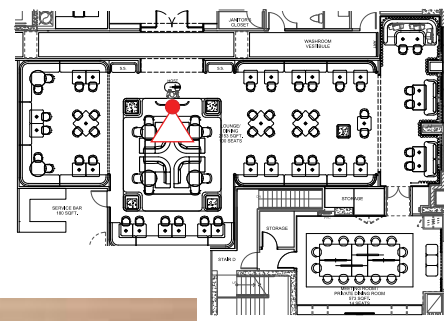


POWDER COATED METAL FRAME

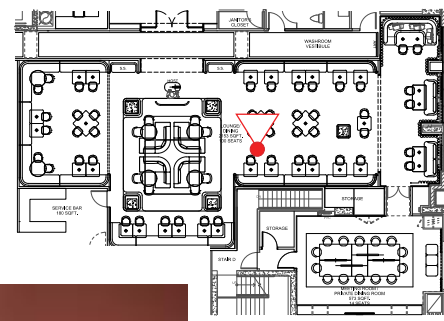
THE JOURNEY | RESTAURANT - ENTRY VIEW



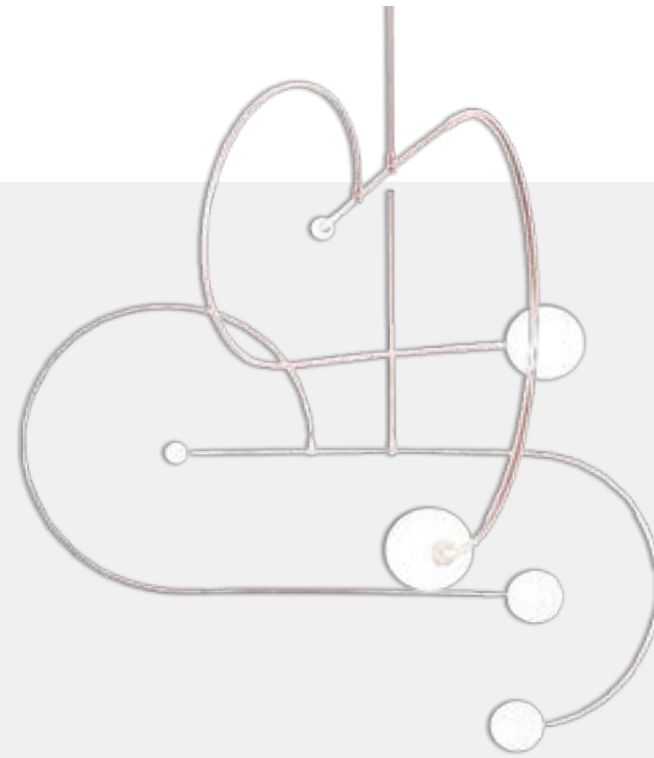
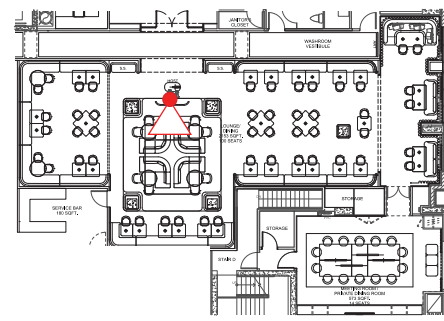
THE JOURNEY | RESTAURANT - CENTRE SKYLIGHT VIEW



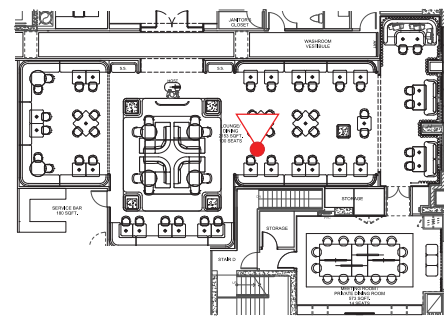
THE JOURNEY | RESTAURANT - BANQUETTE VIEW



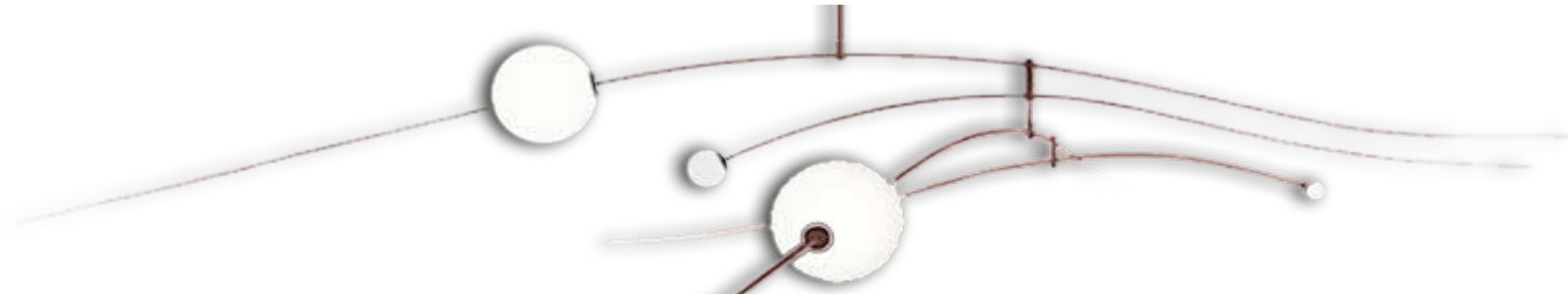
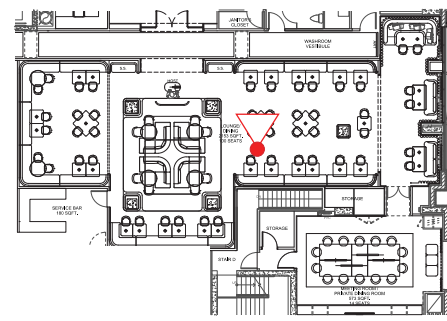
THE JOURNEY | RESTAURANT - CENTRAL SOFA VIGNETTE

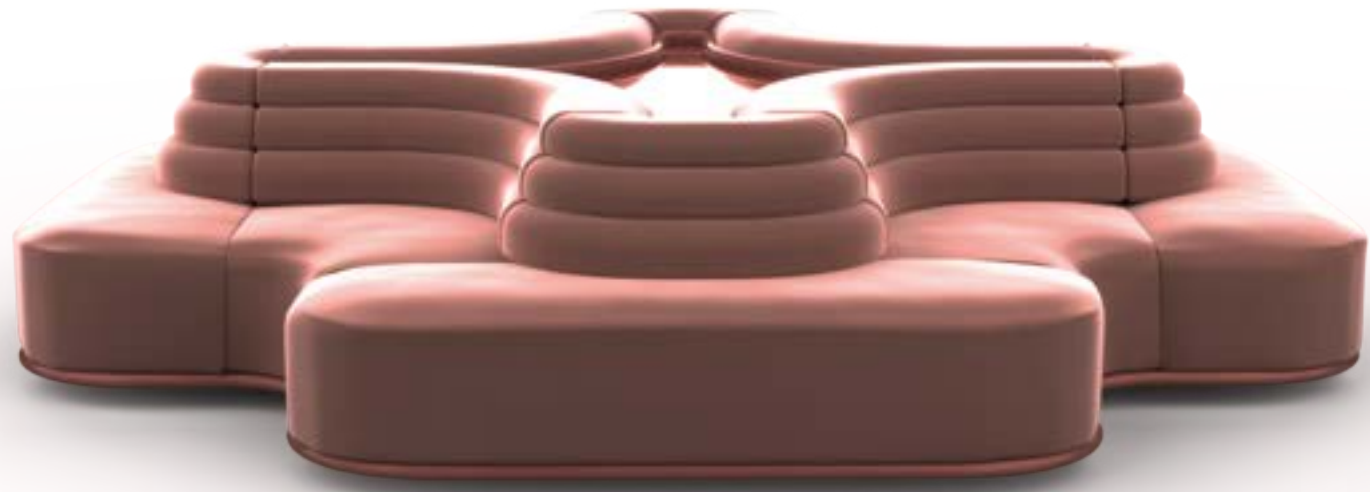


THE JOURNEY | RESTAURANT - PERIMETER BANQUETTE W/ TYPICAL TABLE VIGNETTE



THE JOURNEY | RESTAURANT - DINING AREA VIGNETTE





STAGE | VIP & PRIVATE DINING ROOM

THE JOURNEY | RESTAURANT - VIP & PRIVATE DINING ROOM - PLAN VIEW



MARBLE STONE
TILE FLOOR



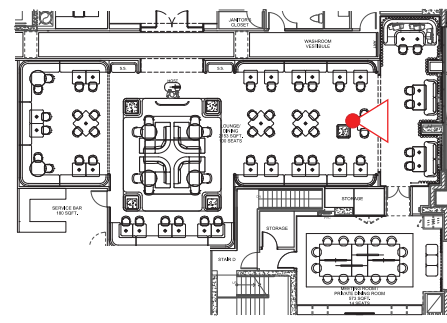
MATTE LACQUER
CABINETS



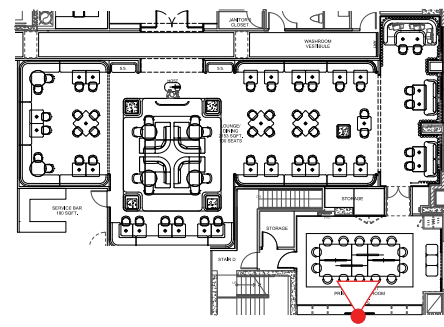
VELVET UPHOLSTERED
WALL PANEL



VELVET DRAPERY



THE JOURNEY | RESTAURANT - PRIVATE DINING ROOM - VIGNETTE

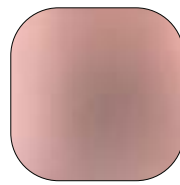






STAGE | MEETING ROOM

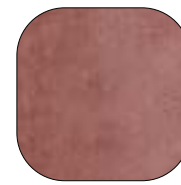
THE JOURNEY | MEETING ROOM - PLAN VIEW



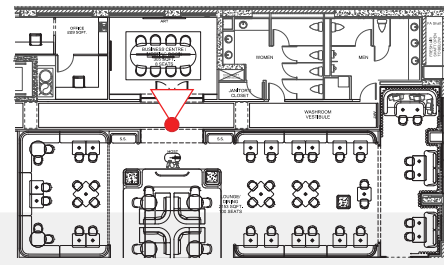
ACID ETCHED
MIRROR CEILING

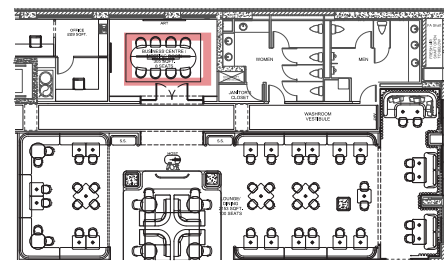


OAK HARDWOOD
FLOOR

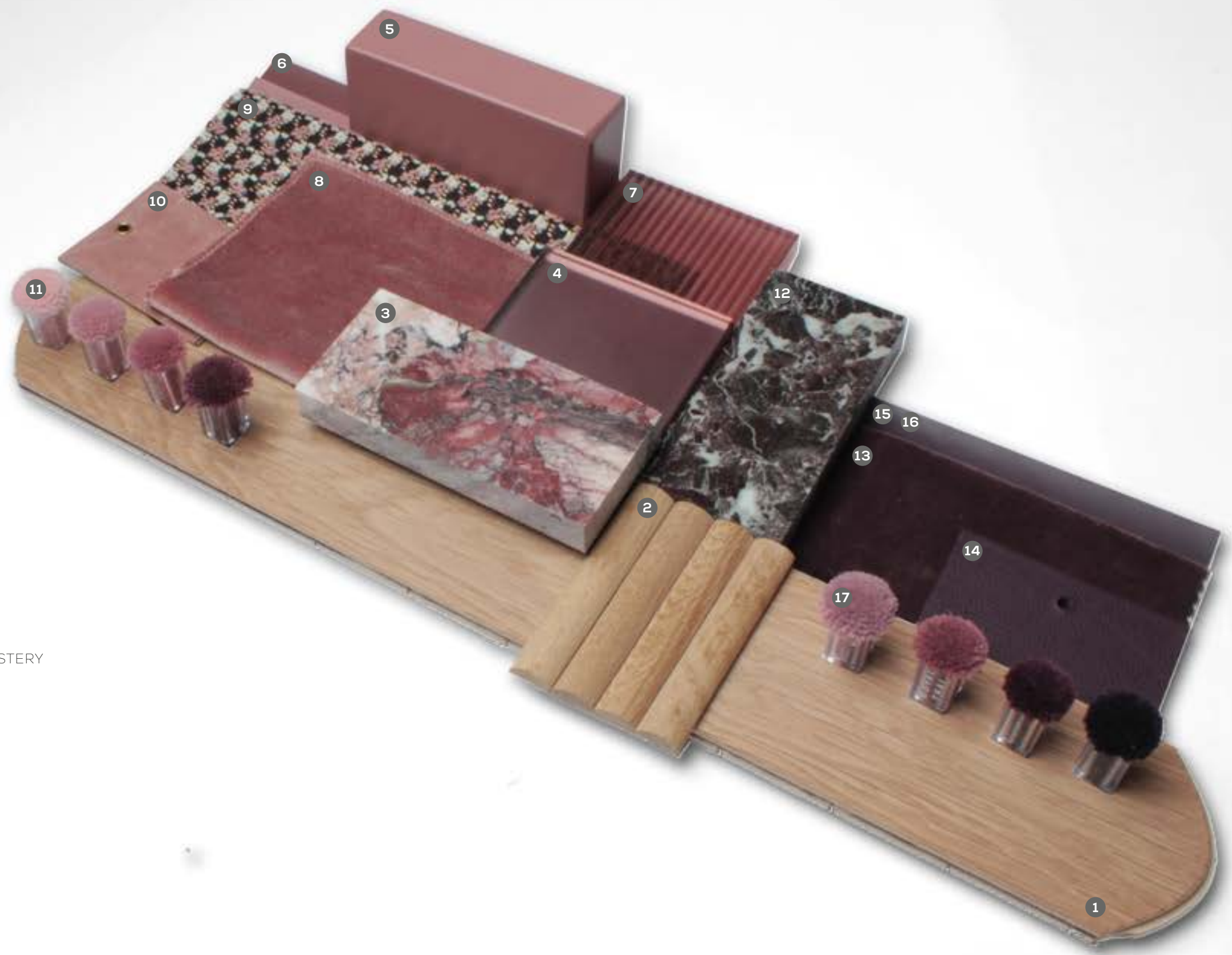


VELVET UPHOLSTERED
WALL PANELS





PUBLIC SPACE | RESTAURANT MATERIAL PALETTE



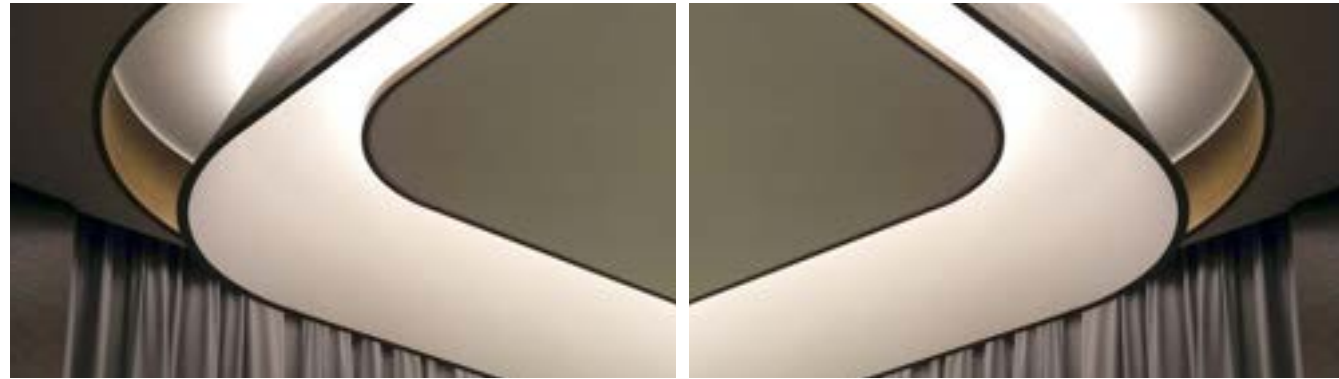
- 1 NATURAL OAK HARDWOOD
HERRINGBONE FLOORING
- 2 NATURAL OAK FLUTED WOOD PANEL
- 3 PINK MARBLE STONE TILE FLOOR
- 4 PINK ACID ETCHED MIRROR CEILING & TABLE
- 5 PINK LACQUER
- 6 PINK POWDER COATED METAL
- 7 FROSTED TINTED FLUTED GLASS
- 8 BANQUETTE & TYPICAL DINING CHAIR VELVET UPHOLSTERY
- 9 TYPICAL DINING CHAIR SEAT UPHOLSTERY
- 10 CENTRE DINING CHAIR BACK LEATHER
- 11 MEETING ROOM AREA RUG POM
- 12 PURPLE MARBLE STONE TILE FLOOR
- 13 PURPLE VELVET UPHOLSTERY & DRAPERY
- 14 PURPLE LEATHER CHAIR BACK
- 15 PURPLE ACID ETCHED MIRROR CEILING & TABLE TOP
- 16 PURPLE LACQUER
- 17 PDR PURPLE AREA RUG POM

THE GREEN ROOM | SPEAKEASY

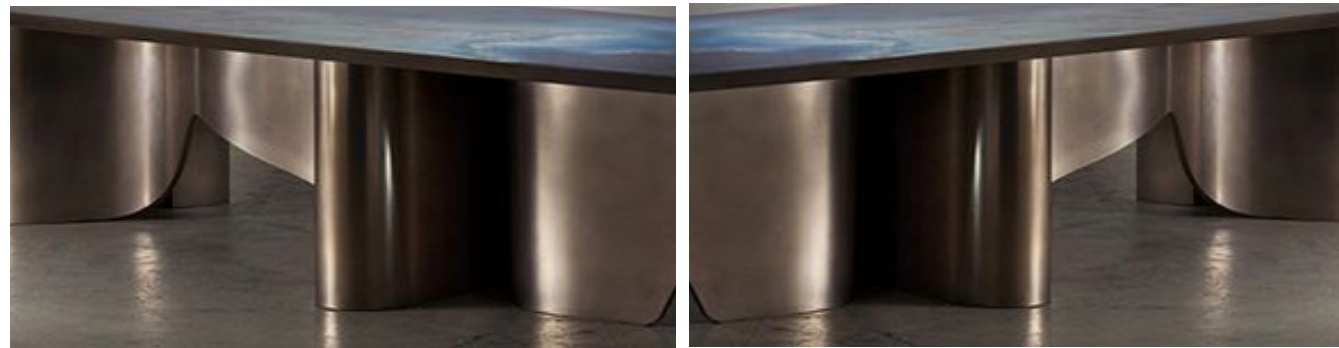
THE PLAYHOUSE NARRATIVE | SECOND FLOOR SPEAKEASY (THE GREEN ROOM)

ORGANIC ENVELOPING FORMS

ROMANTIC DETAILS



RELAXED & INTIMATE

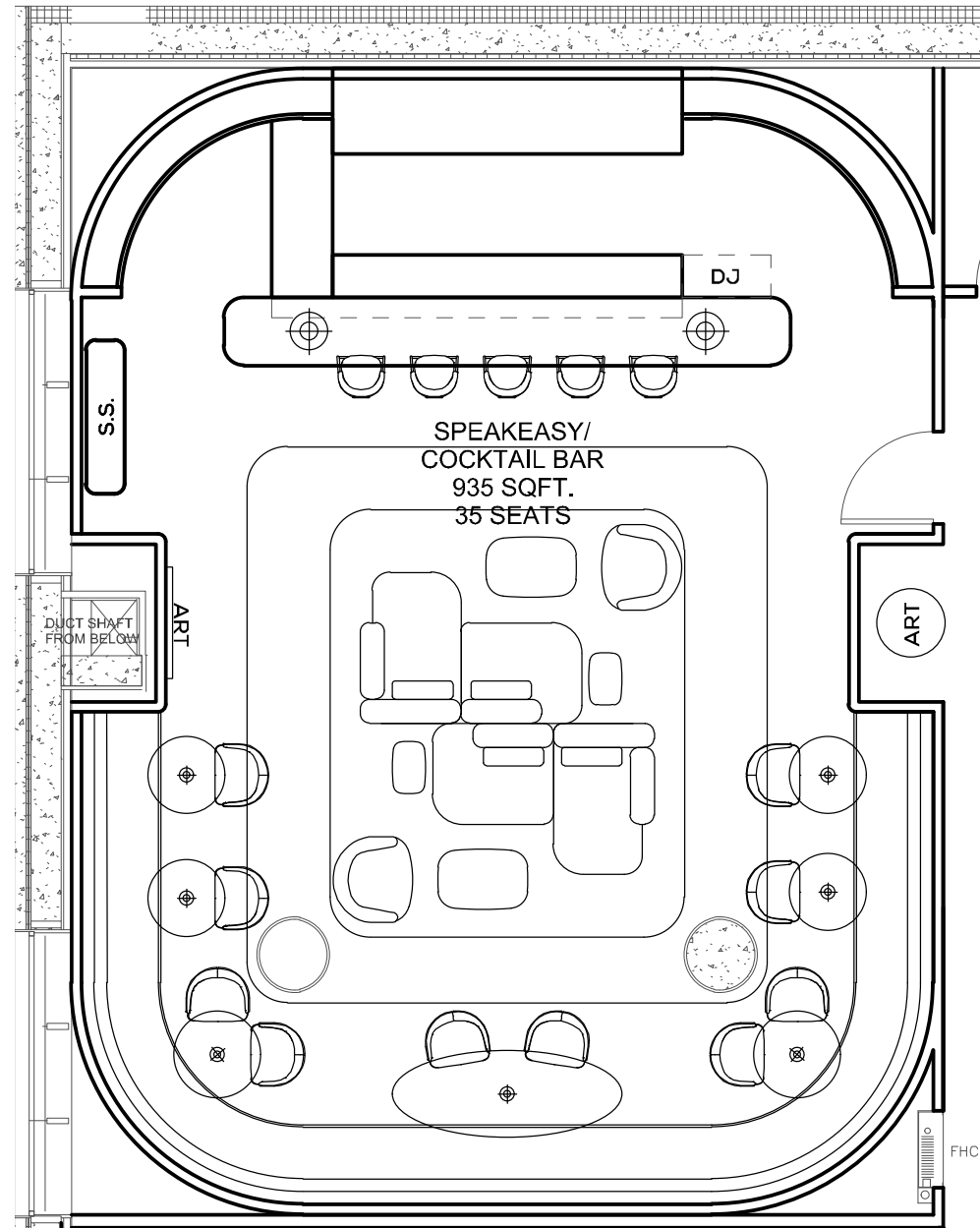


BAR HEIGHT FURNISHINGS

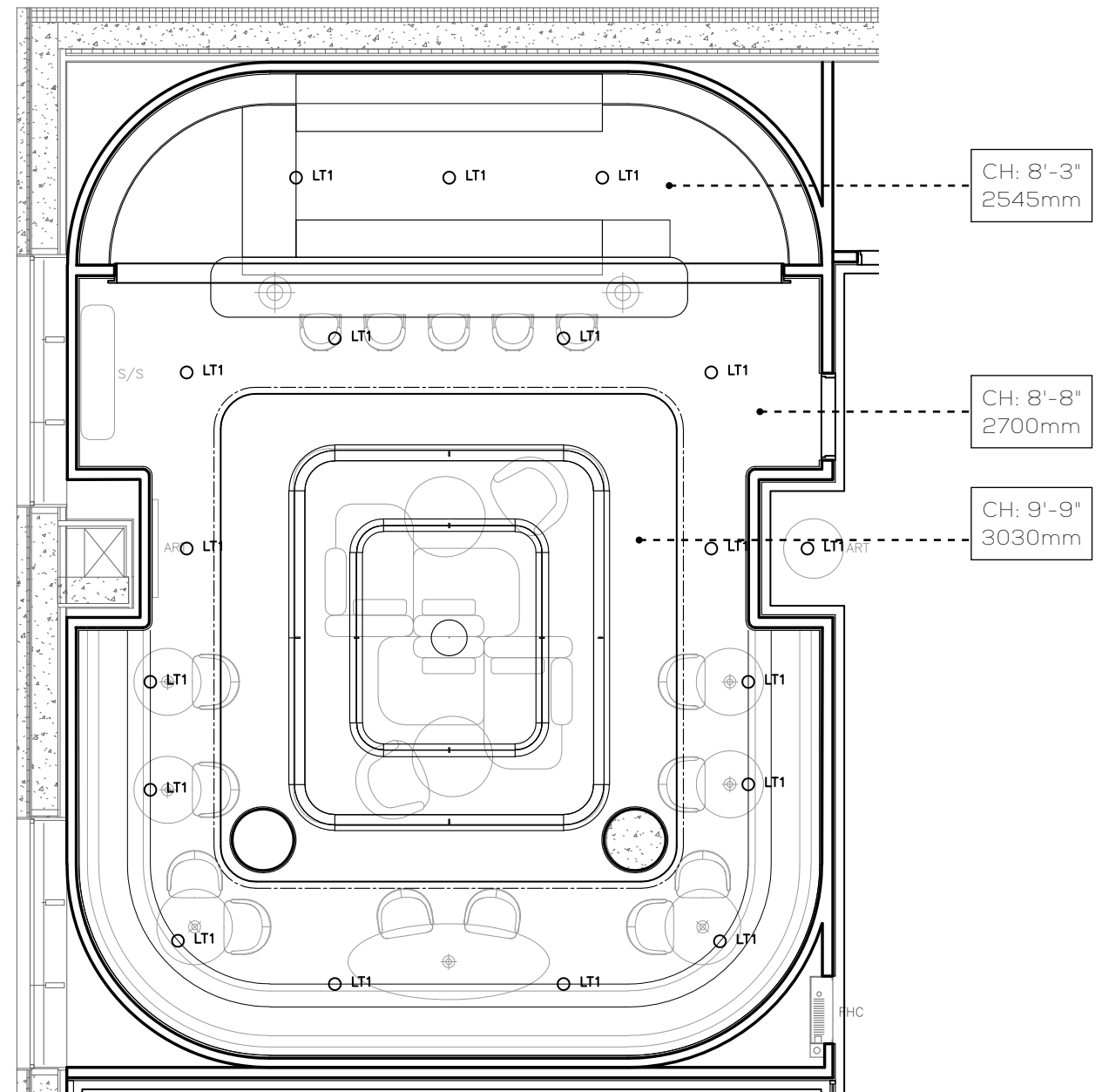
SCULPTURAL BAR

SOFT, LAID BACK FF&E

THE JOURNEY | SPEAKEASY FLOOR PLAN



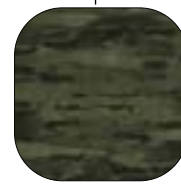
THE JOURNEY | SPEAKEASY REFLECTIVE CEILING PLAN



THE JOURNEY | SPEAKEASY - PLAN VIEW



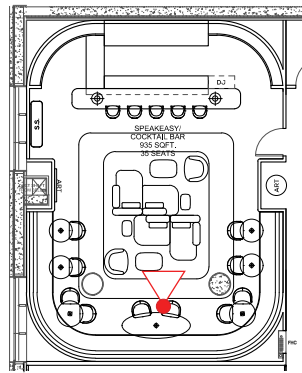
DARK OAK
HARDWOOD FLOOR



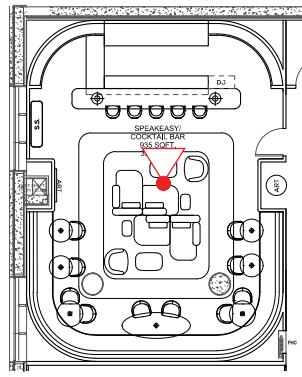
AREA RUG

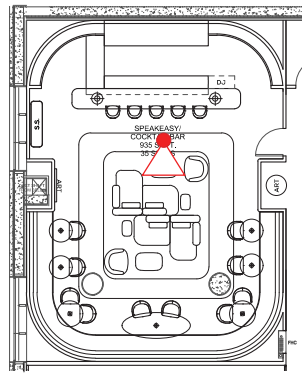


VELVET
UPHOLSTERED WALL



THE JOURNEY | SPEAKEASY - BAR VIEW







THE JOURNEY | SPEAKEASY MATERIAL PALETTE



- 1 DARK OAK HARDWOOD FLOORING
- 2 BAR FRONT MARBLE STONE
- 3 GREEN ACID ETCHED MIRROR TABLE TOP
- 4 BACK BAR HAIRLINE BRUSHED BLACK METAL
- 5 GREEN LACQUER
- 6 GREEN CEILING PAINT
- 7 GREEN VELVET UPHOLSTERY
- 8 GREEN POWDER COATED ACCENT METAL
- 9 GREEN VELVET LOUNGE UPHOLSTERY
- 10 GREEN VINYL SEAT UPHOLSTERED BAR
- 11 PINK LOUNGE CHAIR UPHOLSTERY
- 12 PINK ACCENT METAL
- 13 AREA RUG POM

BACKSTAGE | FITNESS CENTRE DESIGN

FITNESS CENTRE, SPIN & PELOTON ROOM DESIGN

THE PLAYHOUSE NARRATIVE | FITNESS CENTRE

BACKDROP-LIKE ILLUSIONS



DARK REFINED MATERIALS



INDUSTRIAL ELEMENTS

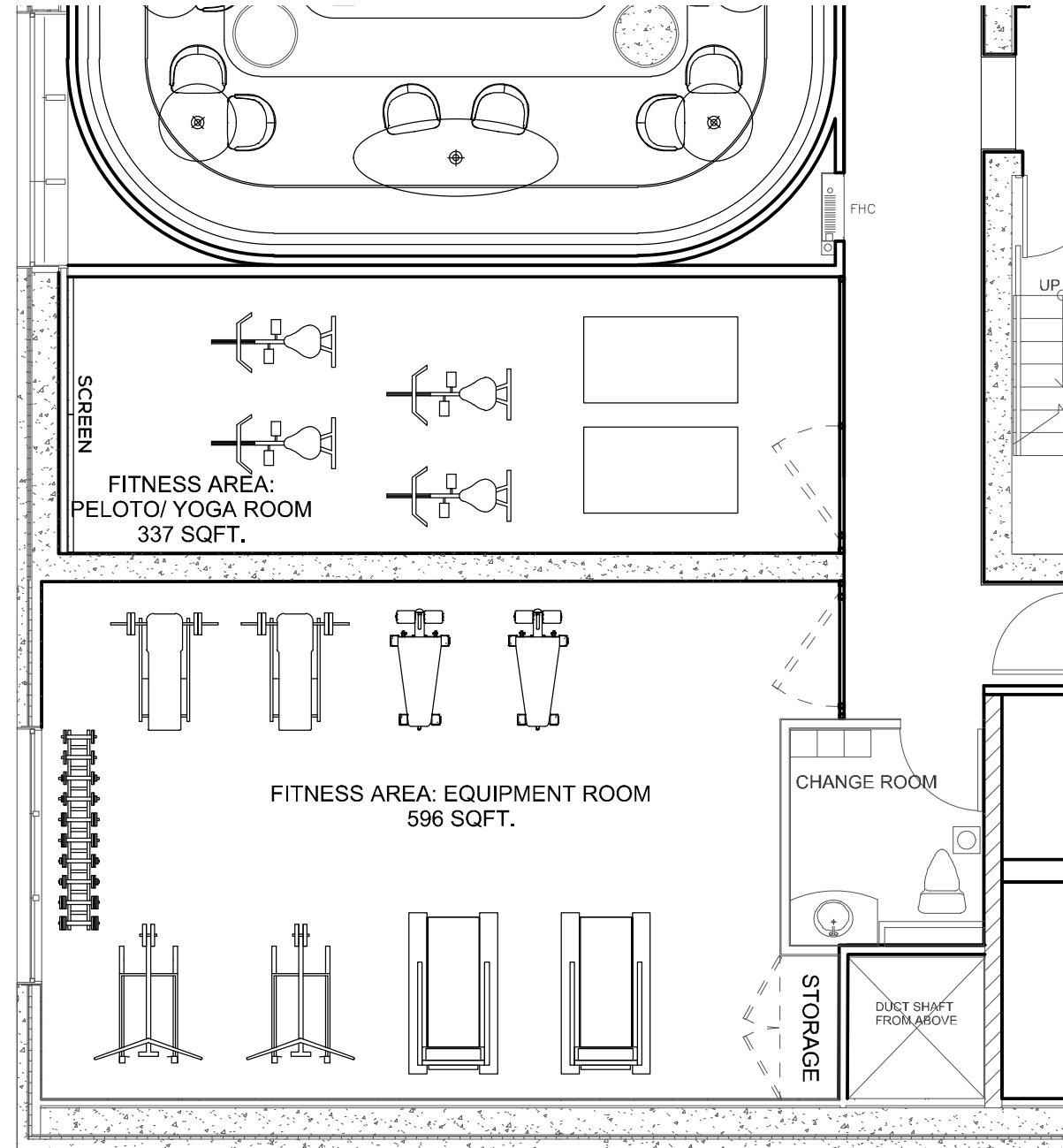


MOODY

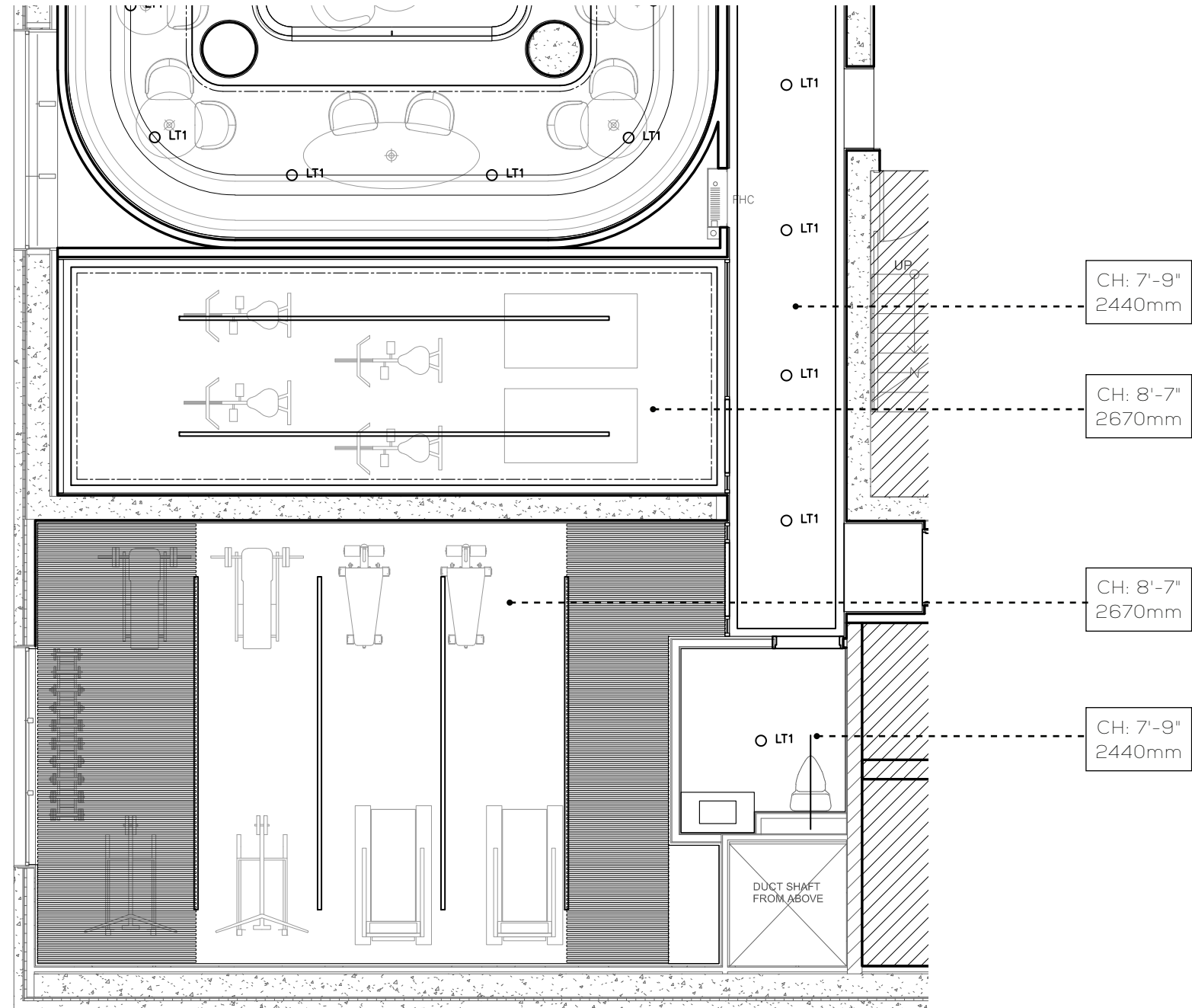
ENERGETIC

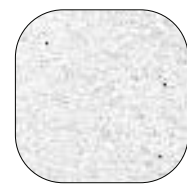
SIMPLISTIC DETAILS

THE JOURNEY | FITNESS AREA FLOOR PLAN



THE JOURNEY | FITNESS AREA REFLECTIVE CEILING PLAN





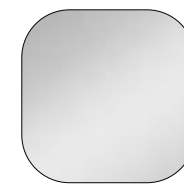
WHITE ACCENT
RUBBER FLOORING



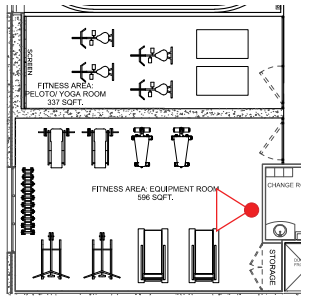
RUBBER
FLOORING



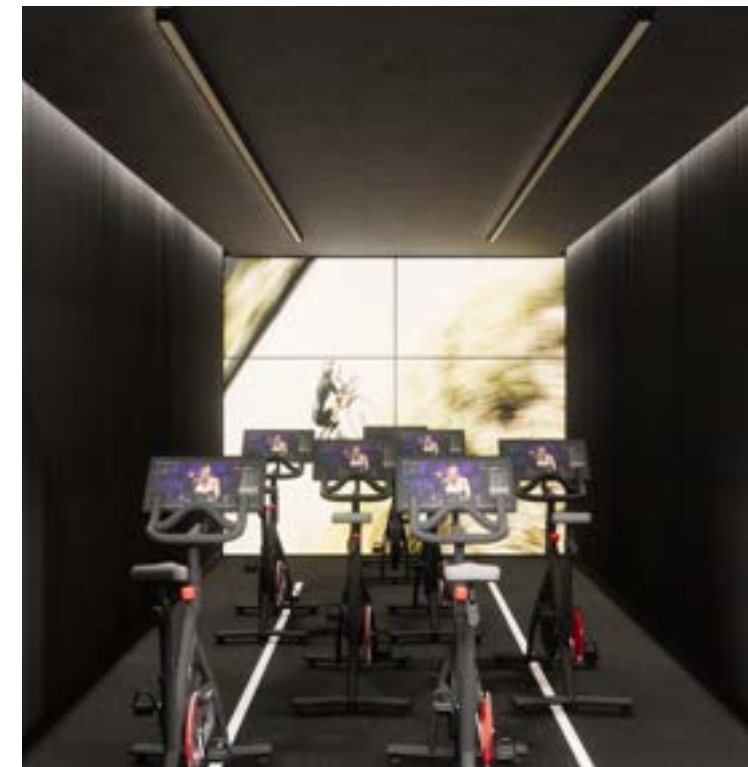
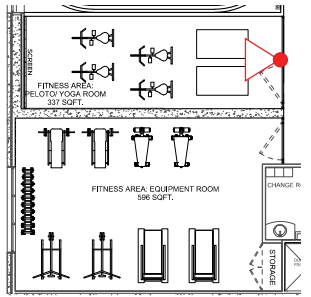
WOOD SLATS IN
FRONT OF MIRROR



MIRROR
WALLS



THE JOURNEY | PELOTON/ YOGA ROOM



THE JOURNEY | FITNESS CENTRE MATERIAL PALETTE



- 1 BLACK RUBBER FLOORING
- 2 WHITE ACCENT RUBBER FLOORING
- 3 GREY TINTED MIRROR
- 4 FAUX CONCRETE CEILING
- 5 BLACK METAL ACCENT
- 6 BLACK WOOD LAMINATE & WOOD SLAT

GUESTROOM & SUITES SCHEMATIC DESIGN
GUESTROOM FLOOR

FLOOR PLATE
CORRIDOR DESIGN



GUESTROOM PLANS

TYPICAL GUESTROOMS & SUITES

GUESTROOM PLANS | EXISTING TYPICAL FLOOR PLATE

GUESTROOM TYPE	ROOMS	REGULAR	CONNECTING DOOR	ADA	SOFT
King	88	59	26	3	300-315
King Sofa	42	29	13	0	325-330
Wide King Spa	28	28	0	0	415
Double Queen	66	53	13	0	325-330
TOTAL ROOMS :	224				



GUESTROOM PLANS | EXISTING TYPICAL FLOOR PLATES PER FLOOR



FLOOR PLATE - 3RD



FLOOR PLATE - 4 TO 6TH (ADA ROOM ON 4 & 5TH ONLY)

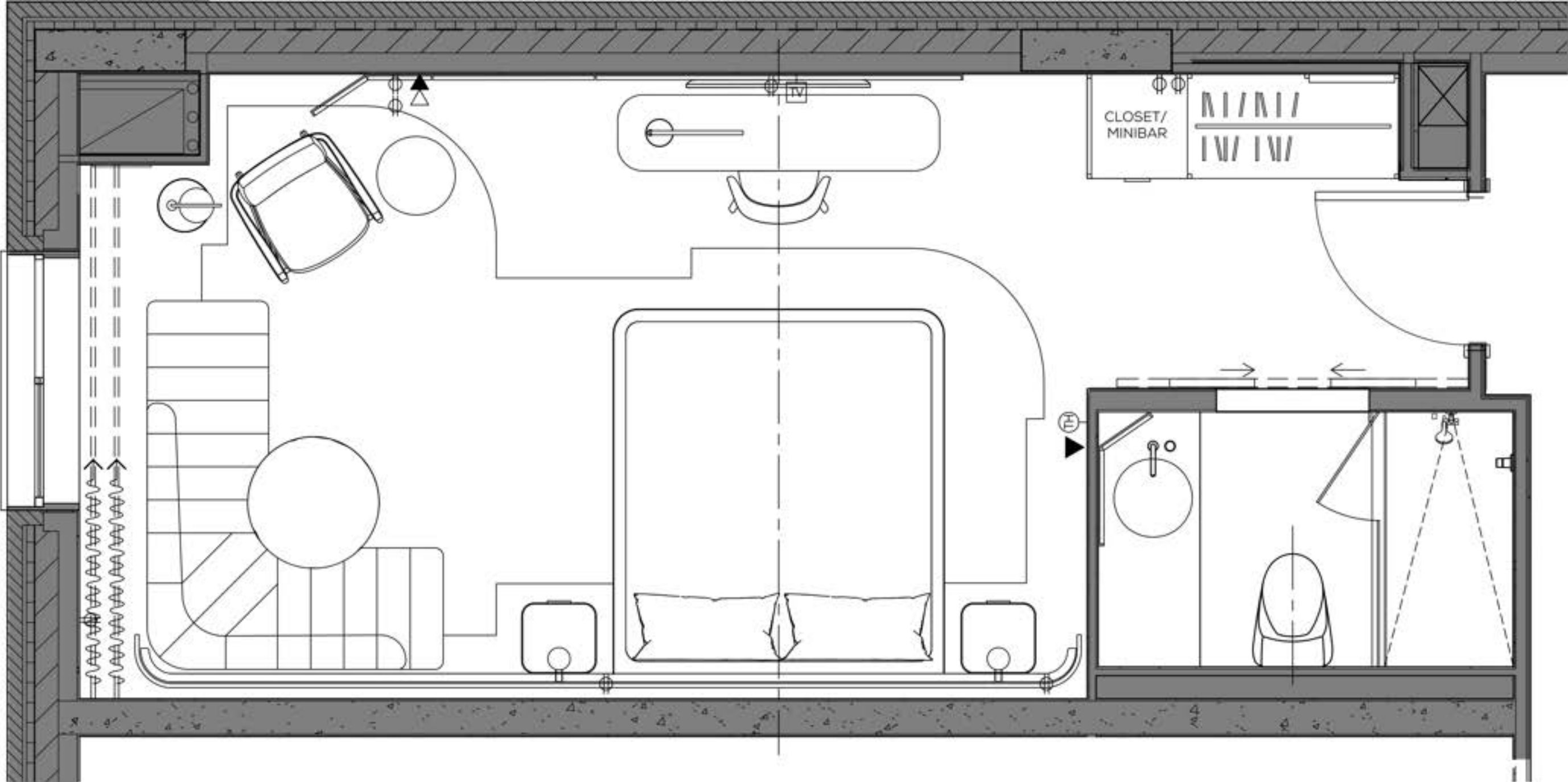


FLOOR PLATE - 7 TO 14TH

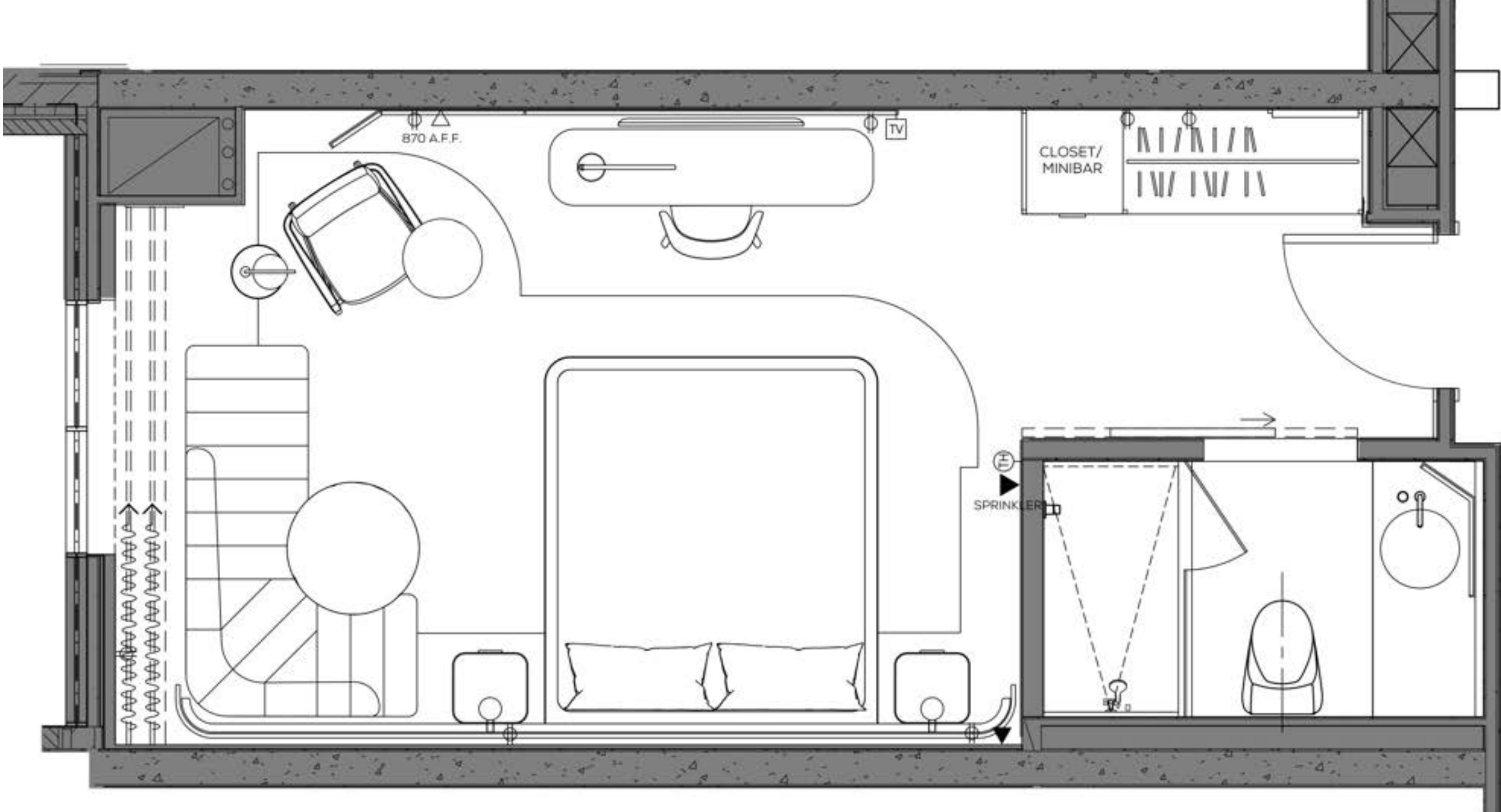


FLOOR PLATE - 15 TO 16TH

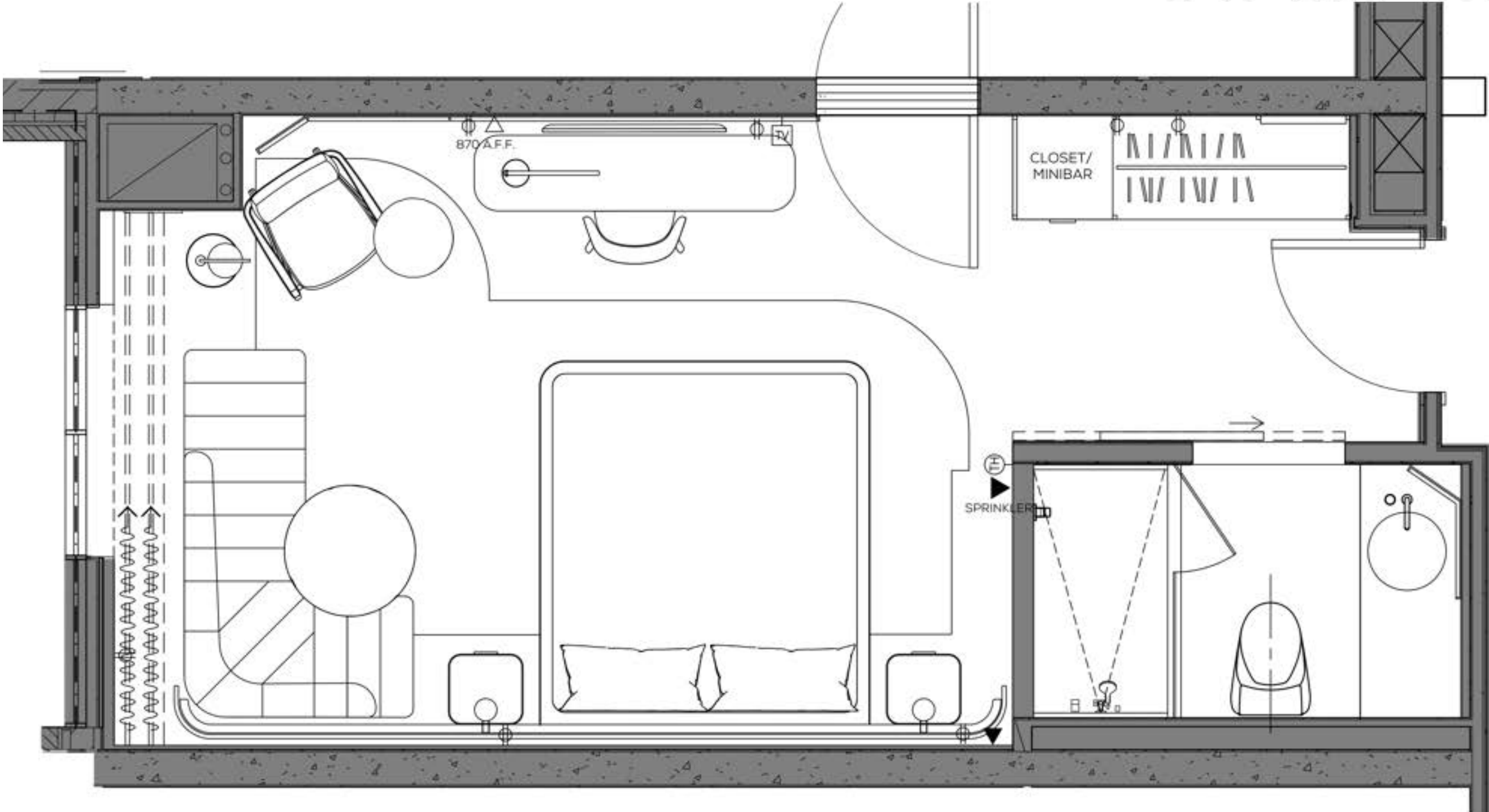
GUESTROOM PLANS | KING ROOM (EXTENDED) (1509-1609) 327 SQFT.



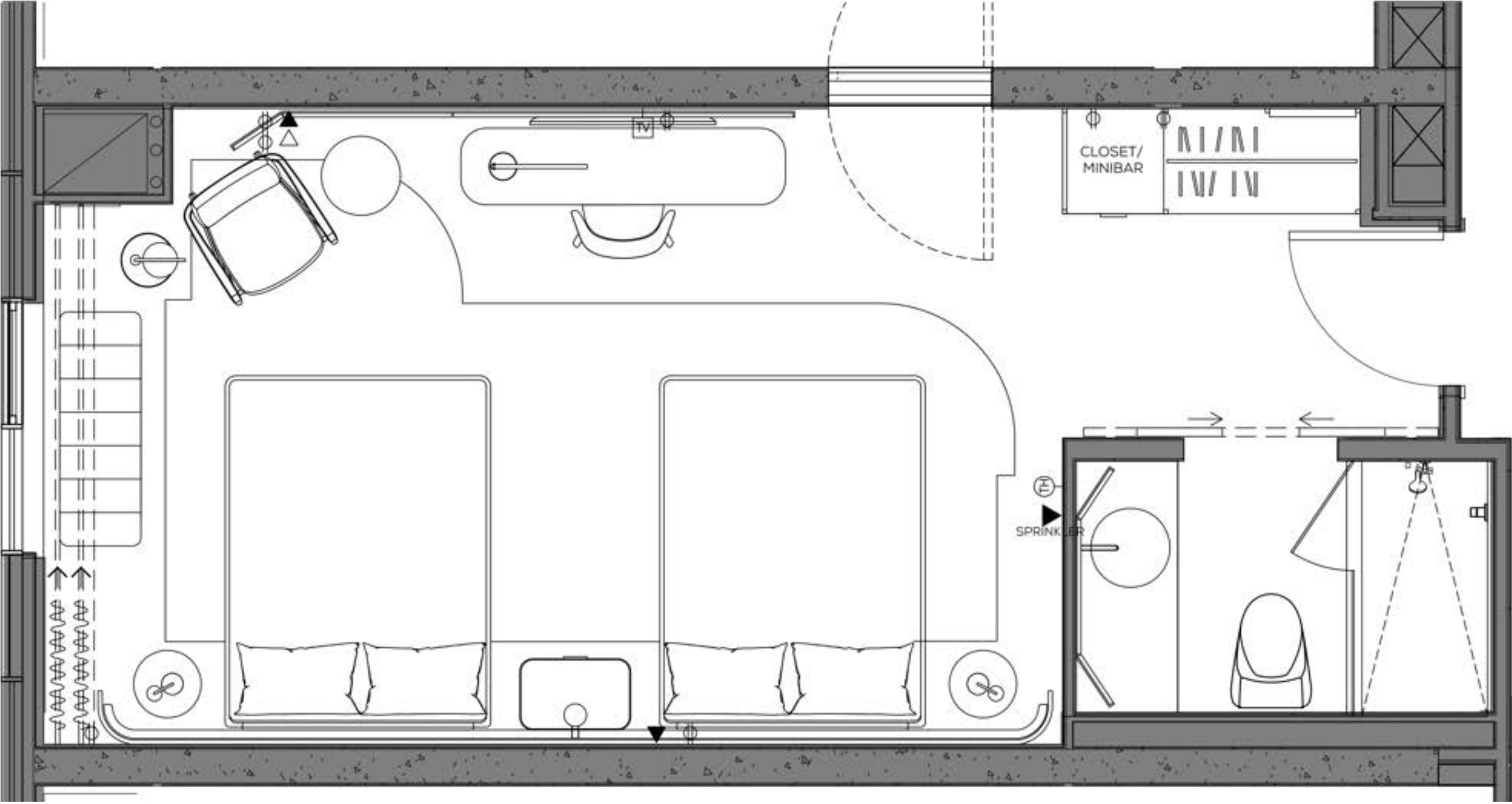
GUESTROOM PLANS | KING ROOM (1514-1614) 315 SQFT



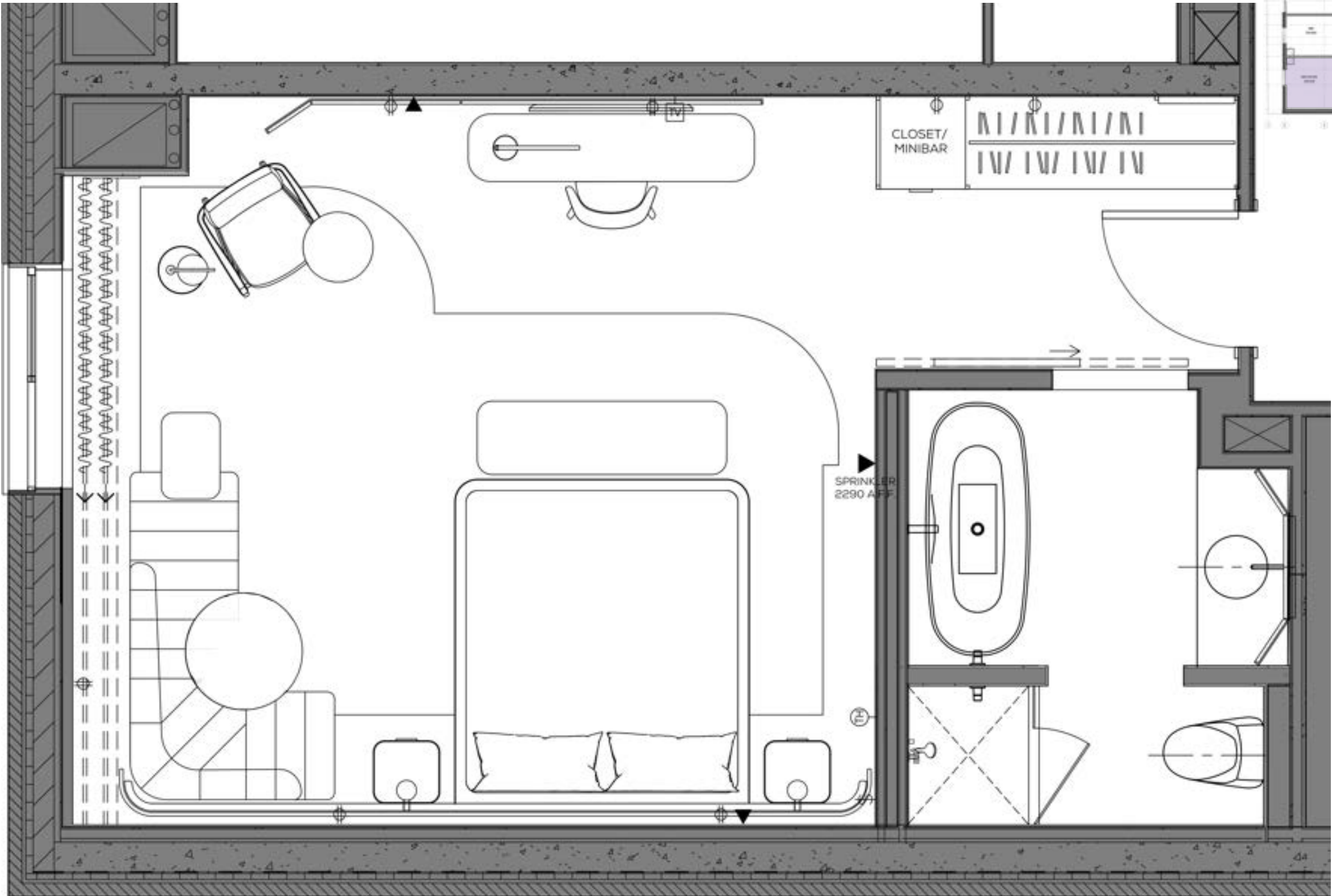
GUESTROOM PLANS | KING CONNECTING ROOM (1512-1612) 310 SQFT



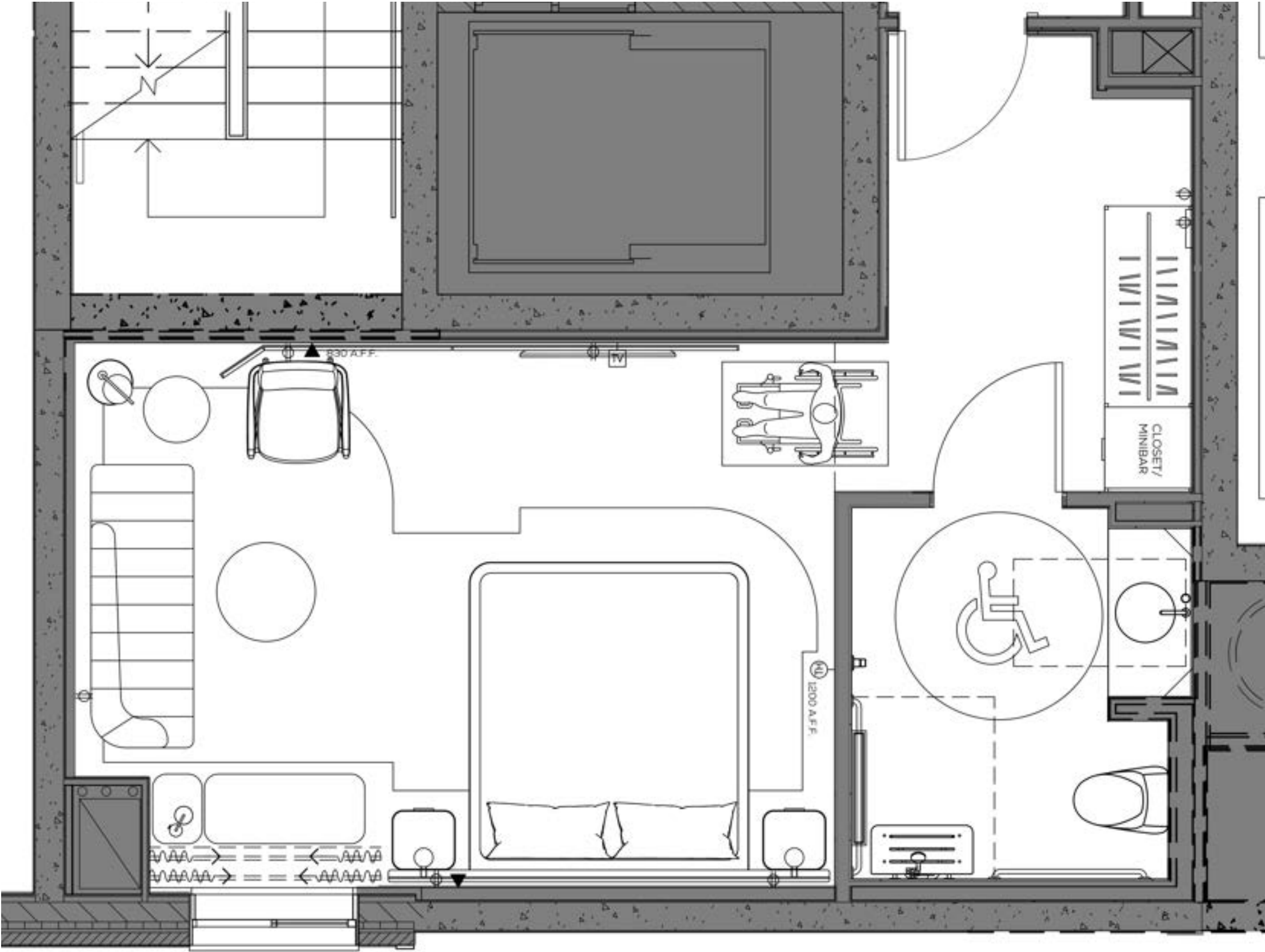
GUESTROOM PLANS | DQ ROOM (1513-1613)332 SQFT & DQ CONNECTING ROOM (1507-1607)328 SQFT



GUESTROOM PLANS | KING SUITE (1516-1616) 415 SQFT.



GUESTROOM PLANS | KING ROOM ADA (311, 411, 511) 366 SQFT.

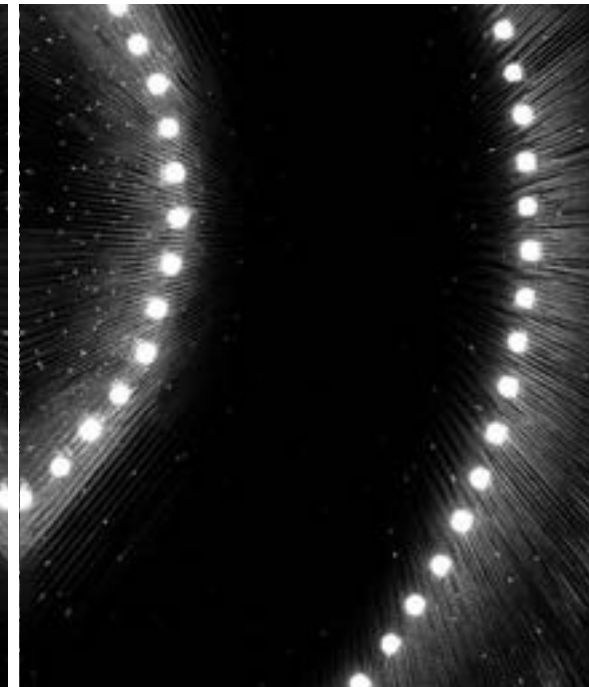
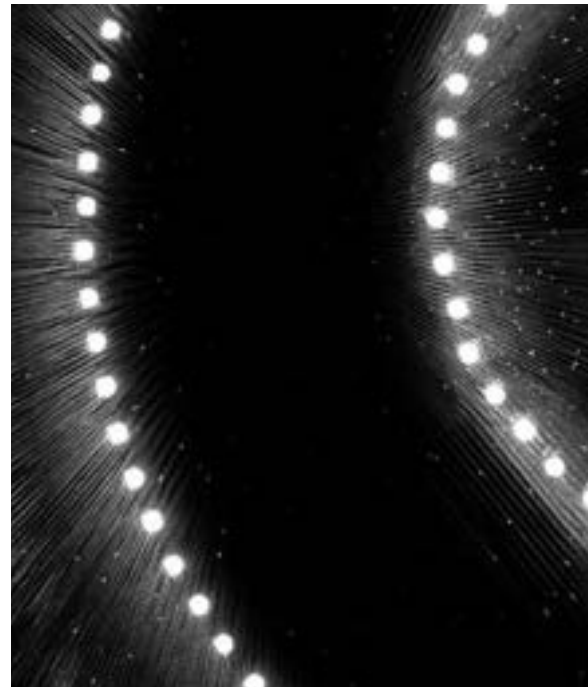


GUESTROOM EXPERIENCE | CORRIDOR DESIGN

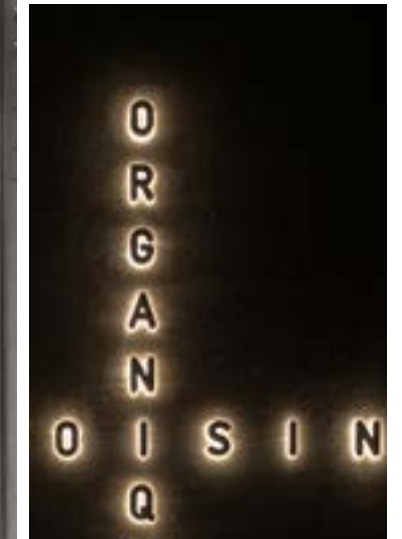
ELEVATOR LOBBY & GUESTROOM CORRIDOR DESIGN

THE PLAYHOUSE NARRATIVE | GUESTROOM CORRIDORS (BACKSTAGE)

BACKSTAGE
RIGGING ROPES



SOFT GLOW
WAY-FINDING



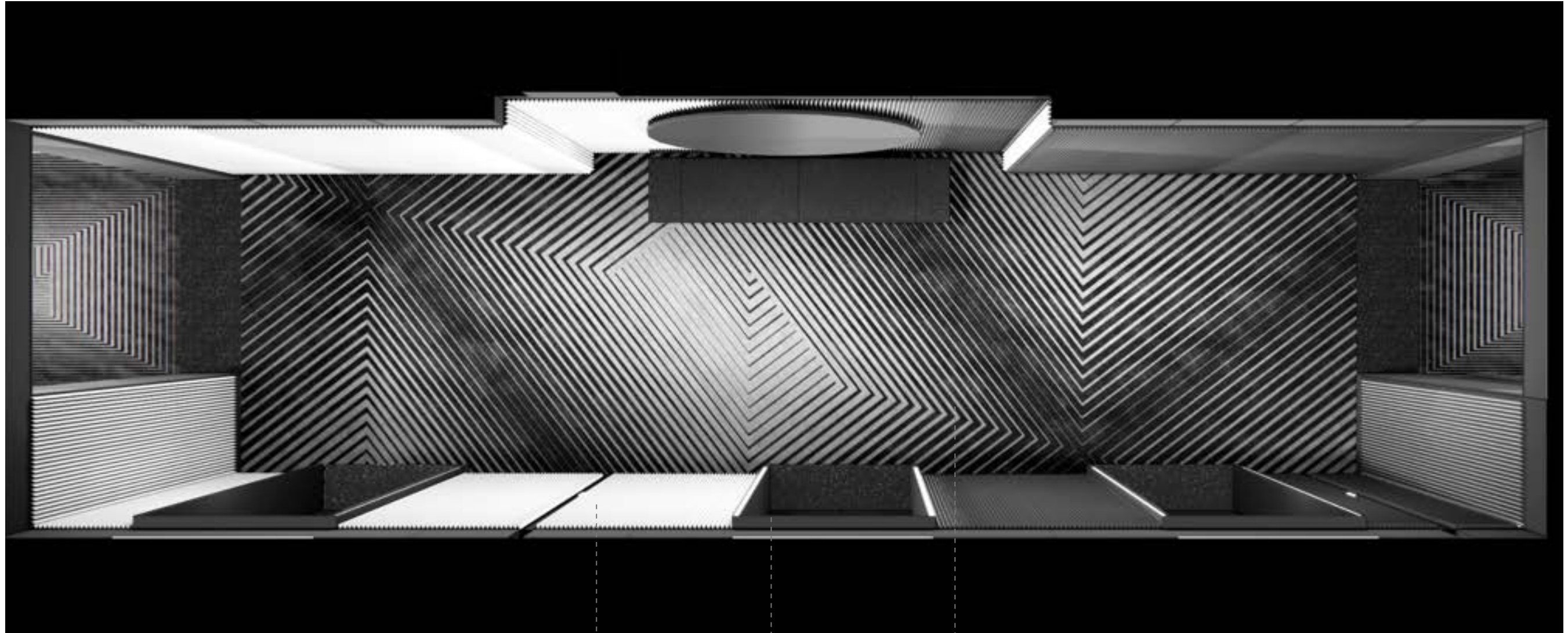
INDUSTRIAL ELEMENTS & DETAILS



LIGHT GUIDED PATHS



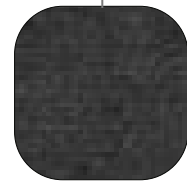
CURATED FF&E PIECES



3D WALLCOVERING

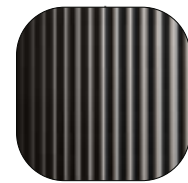
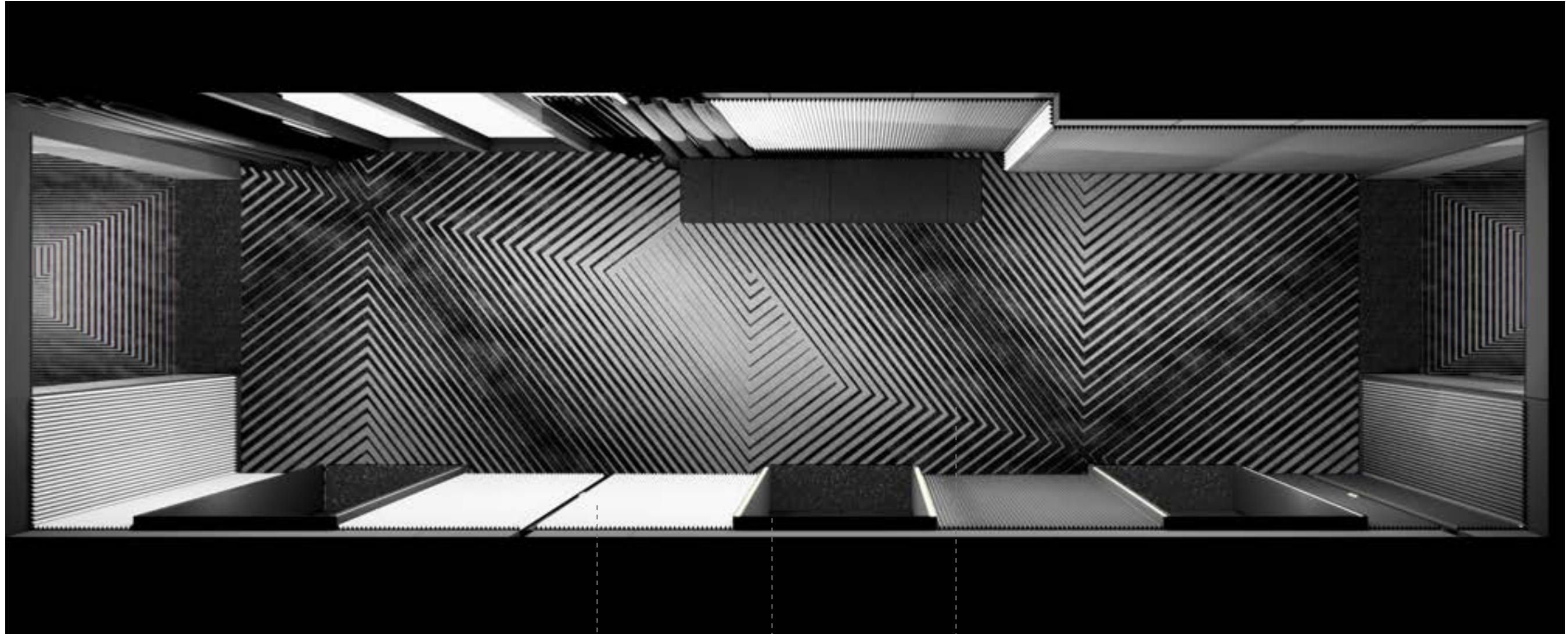


BLACK
PAINTED
METAL

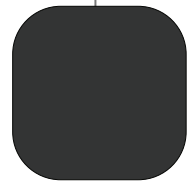


AXMINSTER CARPET
W/ CUSTOM
PATTERN

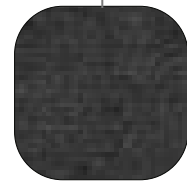
GUESTROOM EXPERIENCE | ELEVATOR LOBBY (FLOOR WITH WINDOW) - PLAN



3D WALLCOVERING



BLACK
PAINTED
METAL



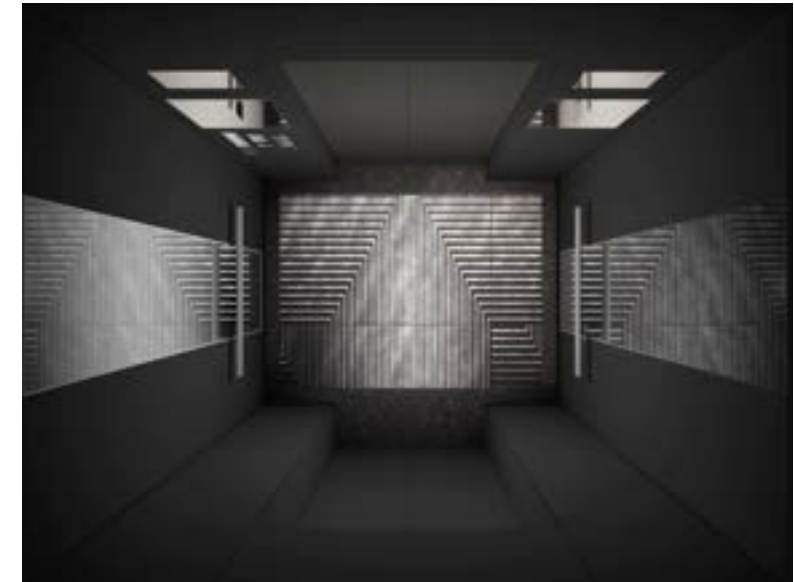
AXMINSTER CARPET
W/ CUSTOM
PATTERN



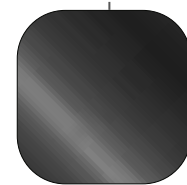


GUESTROOM EXPERIENCE | ELEVATOR LOBBY (FLOOR WITH WINDOW)





PLAN VIEW



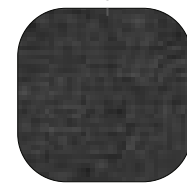
POLISHED
BLACK
CHROME



BLACK SOFT
TOUCH
LAMINATE



4" TILE
BORDER



AXMINSTER
CARPET W/
CUSTOM PATTERN



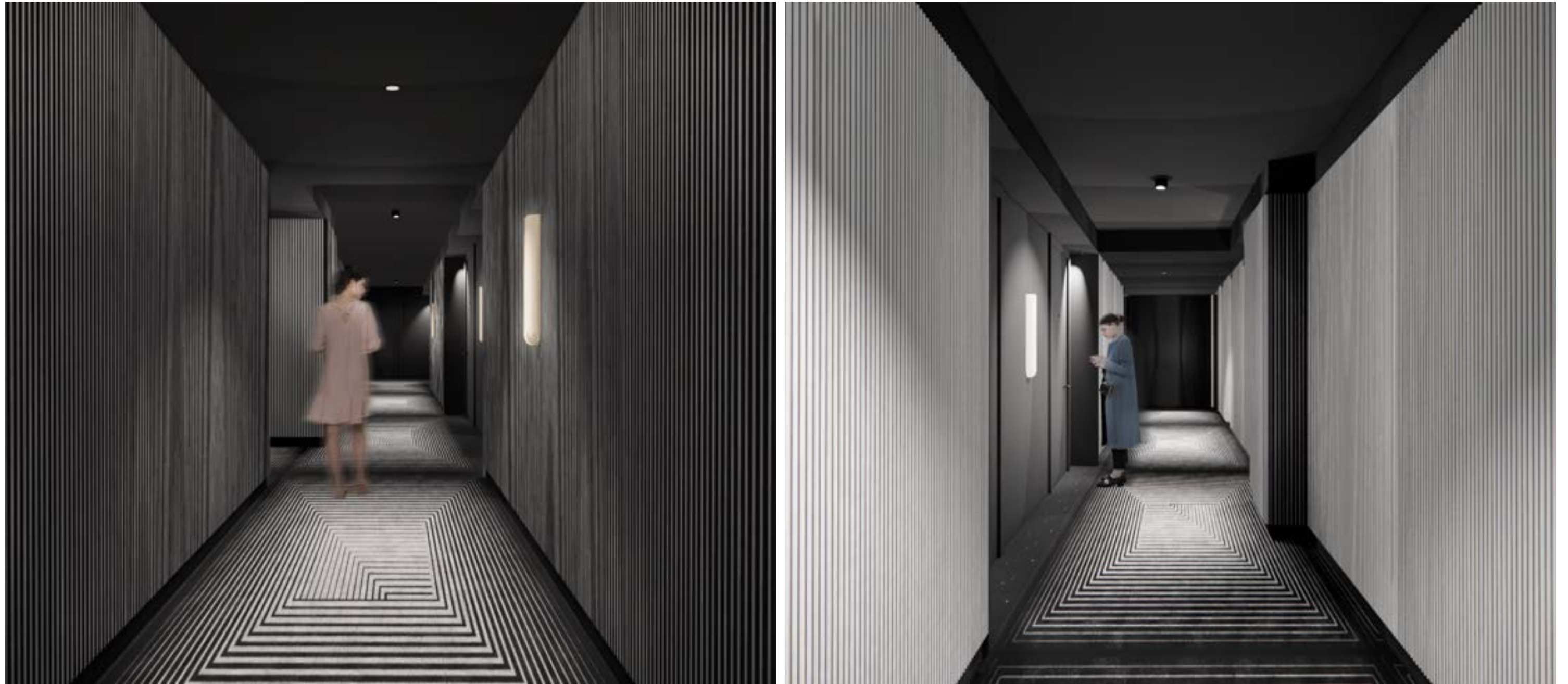
BLACK
PAINTED
METAL

GUESTROOM EXPERIENCE | GUESTROOM CORRIDOR - ELEVATION VIEW



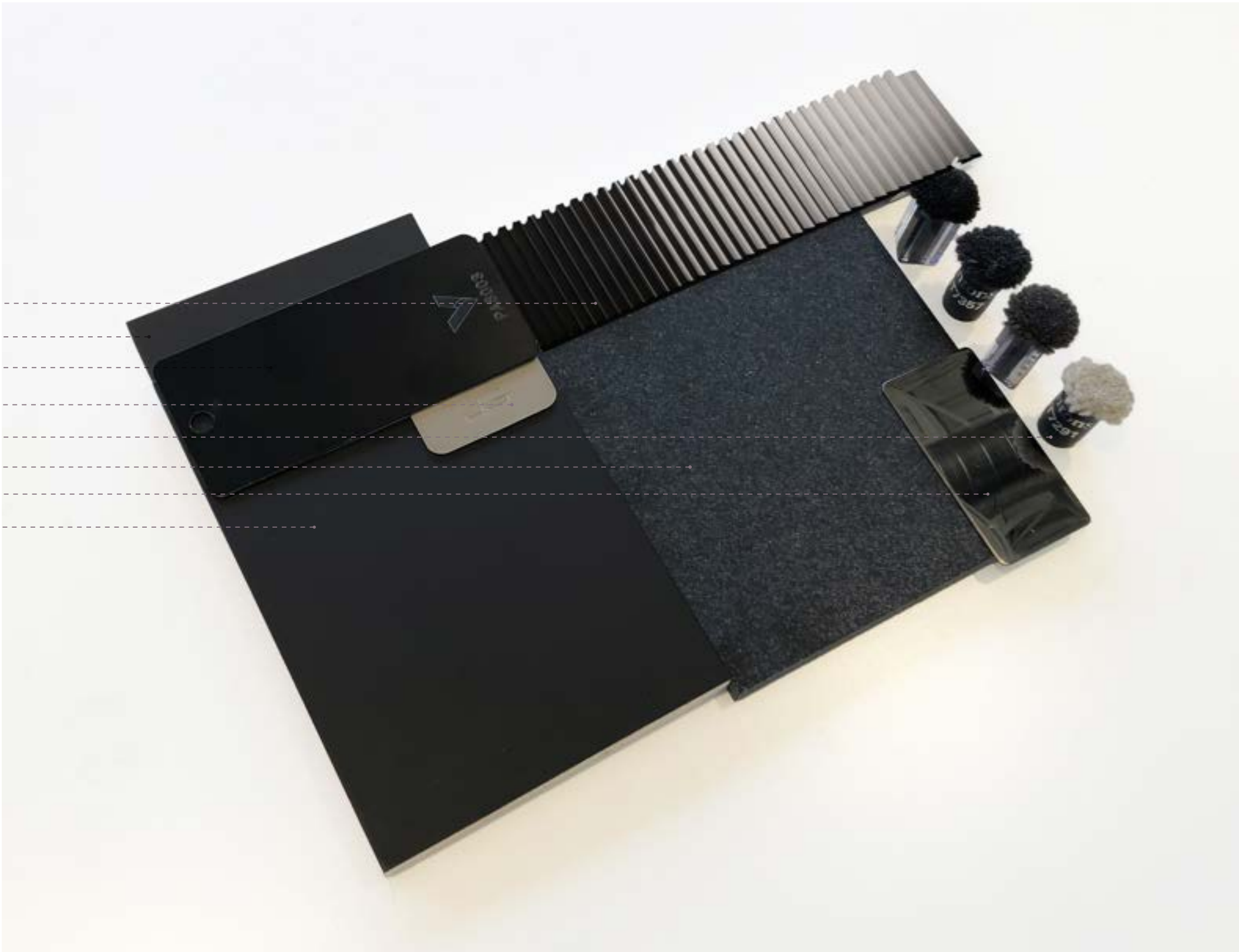


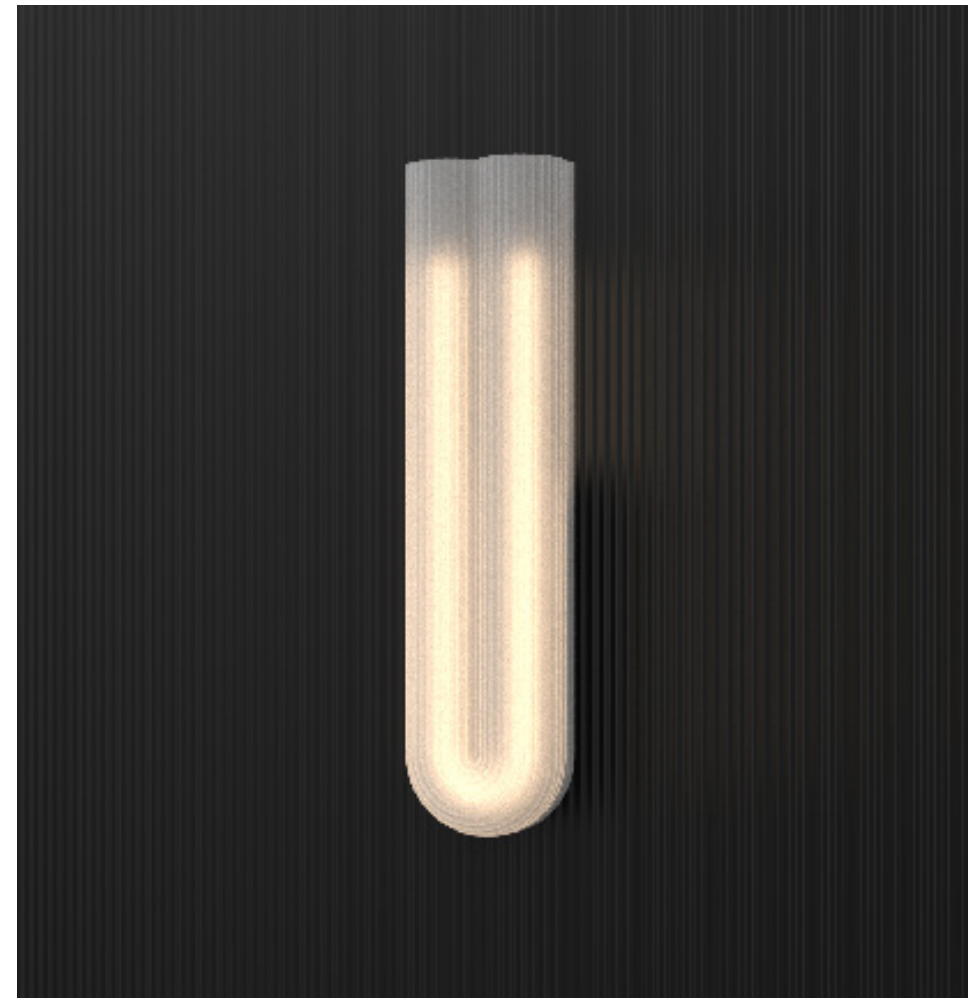
GUESTROOM EXPERIENCE | GUESTROOM CORRIDOR - PERSPECTIVE VIEWS



GUESTROOM EXPERIENCE | GUESTROOM CORRIDOR & ELEVATOR LOBBY - FINISHES PALETTE

- 3D WALLCOVERING
- BLACK PAINT @ CEILING
- MATTE BLACK HARDWARES
- BRUSHED NICKEL SIGNAGE
- CARPET POMS
- BLACK PORCELAIN TILE
- FF&E ACCENT METAL
- BLACK SOFT TOUCH LAMINATE





GUESTROOM EXPERIENCE | MUR DESIGN

TYPICAL SINGLE KING AND DOUBLE QUEEN GUESTROOMS

GUESTROOM & SUITES SCHEMATIC DESIGN

GUESTROOMS

FLOOR PLANS

GUESTROOM PALETTE | MODERN THEATRE

GUESTROOM PALETTE | SILENT THEATRE



THE PLAYHOUSE NARRATIVE | GUESTROOMS (DRESSING ROOM)

ENVELOPING MIRRORS

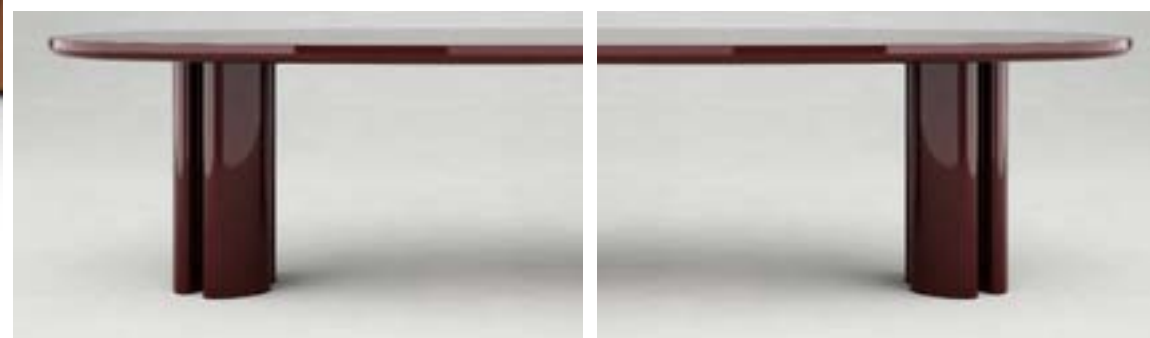
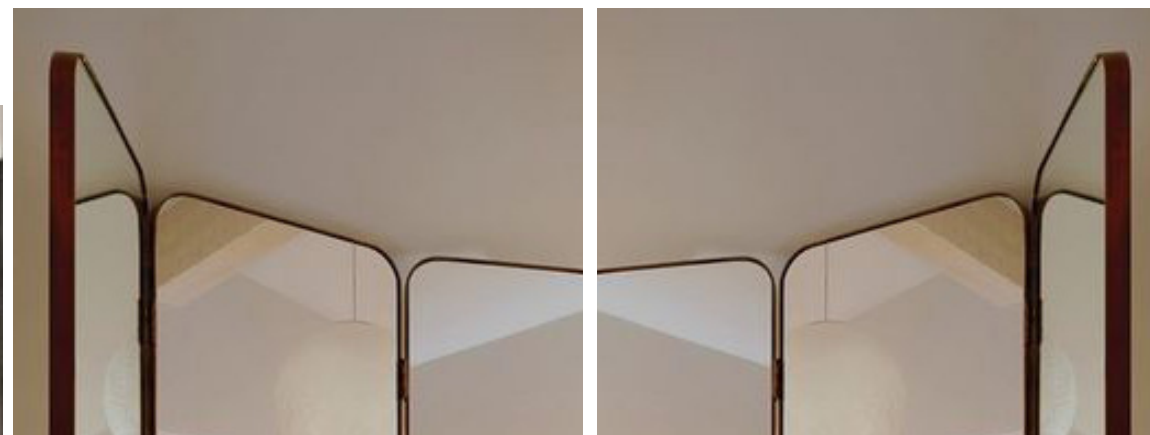
SOFT GLAMOUR

OPEN CLOSET

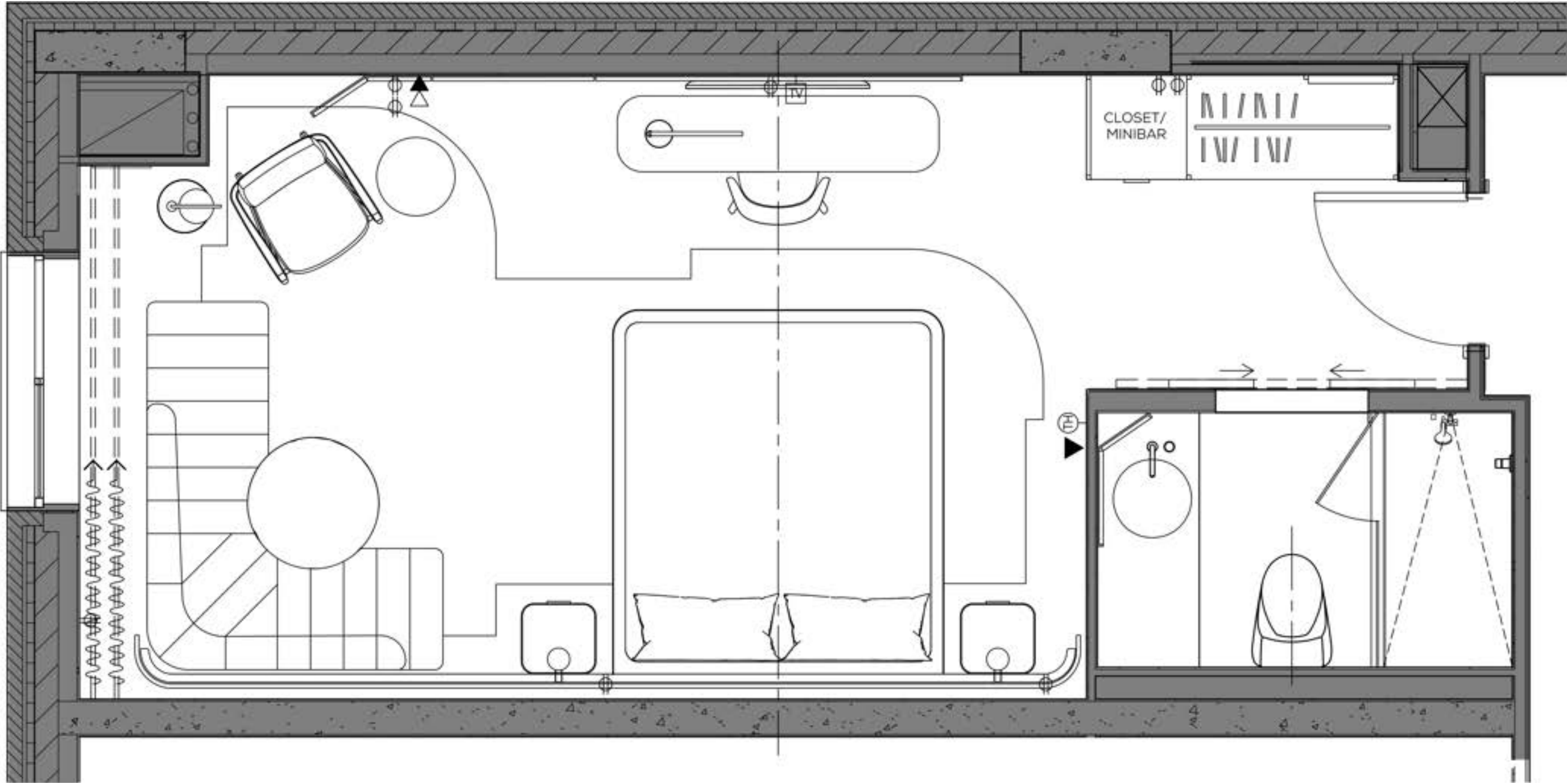
RESIDENTIAL LAYERING

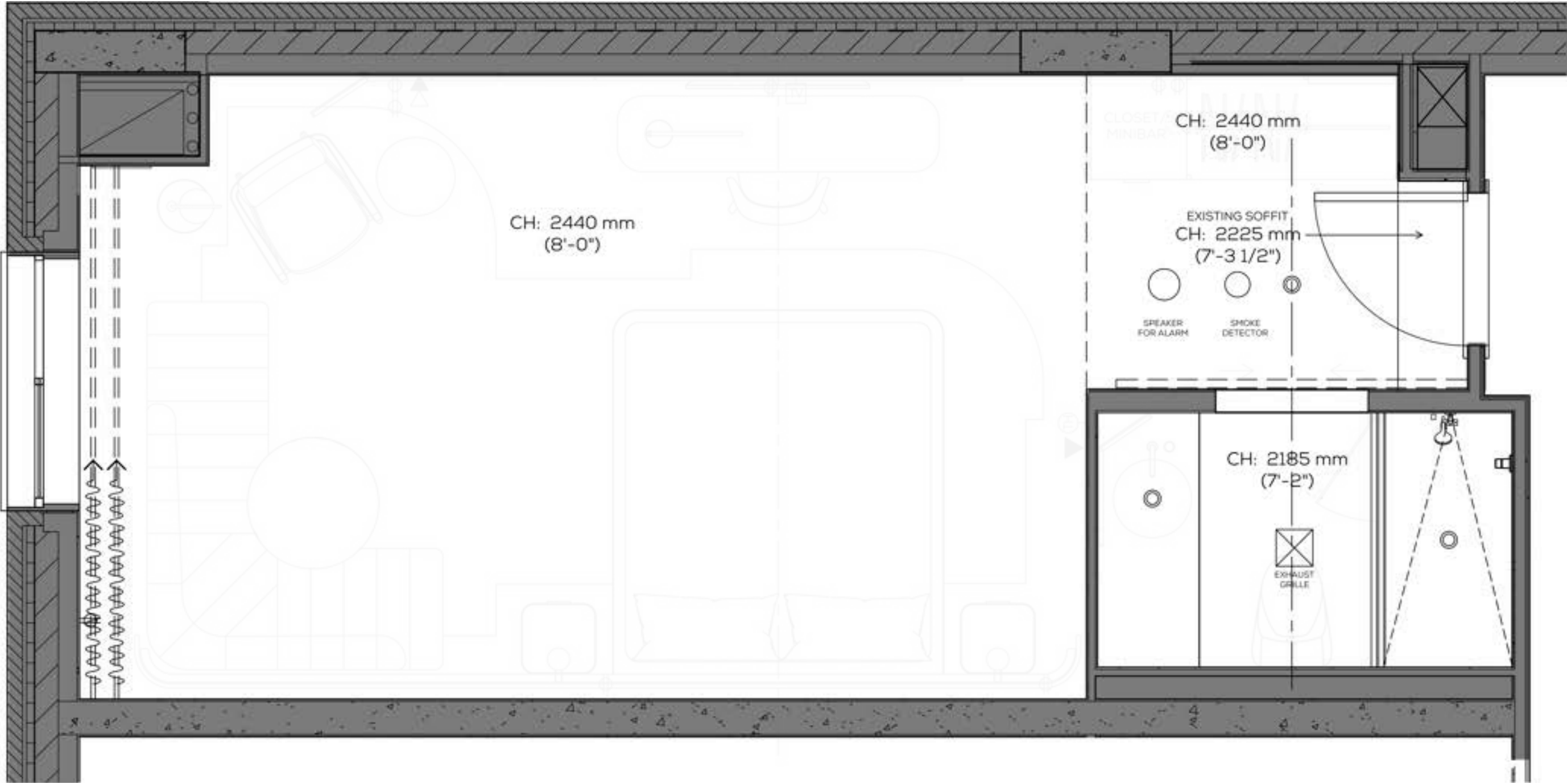
LAYERED TEXTILES

DARK WOOD OAK FLOORING

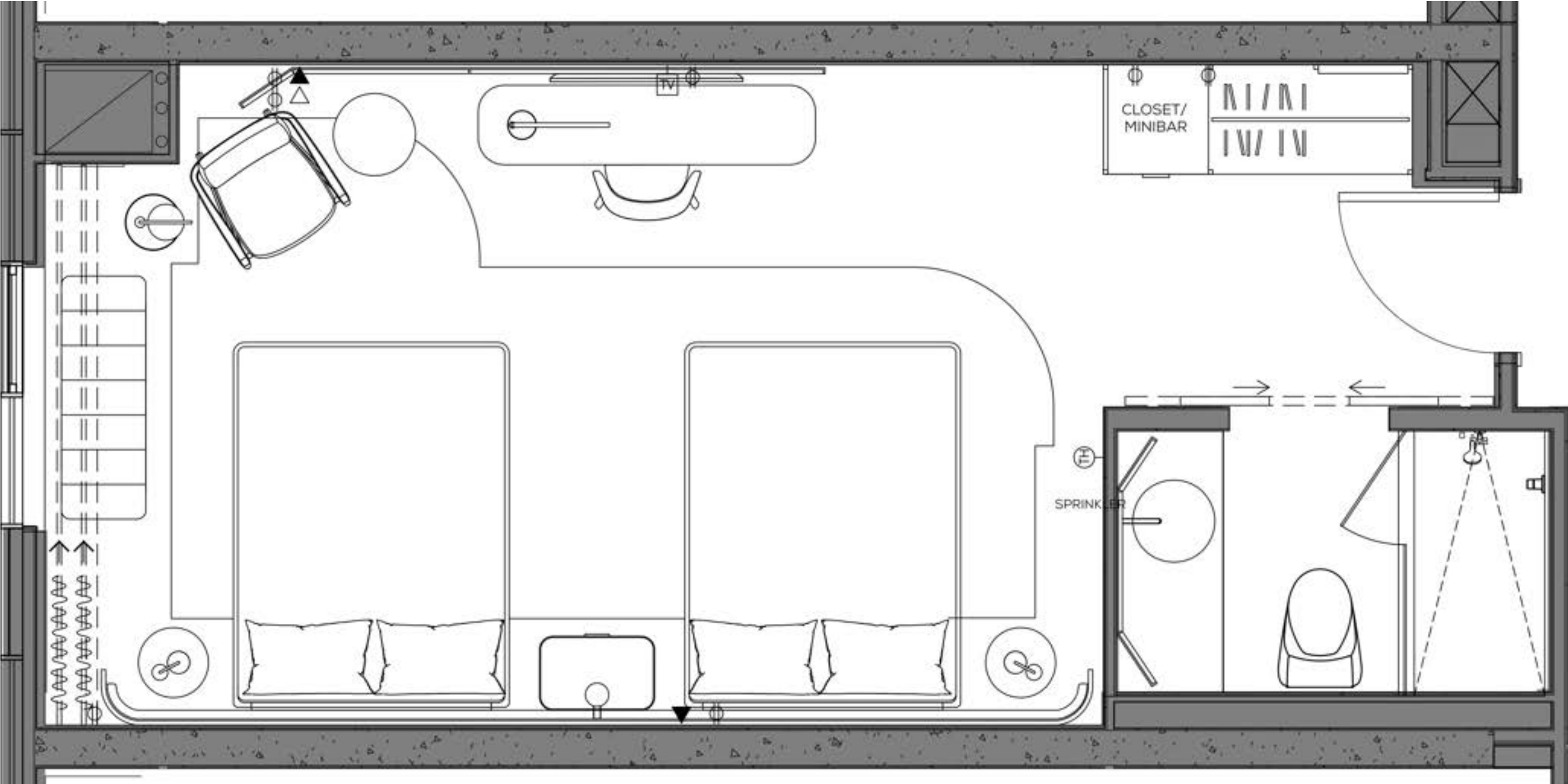


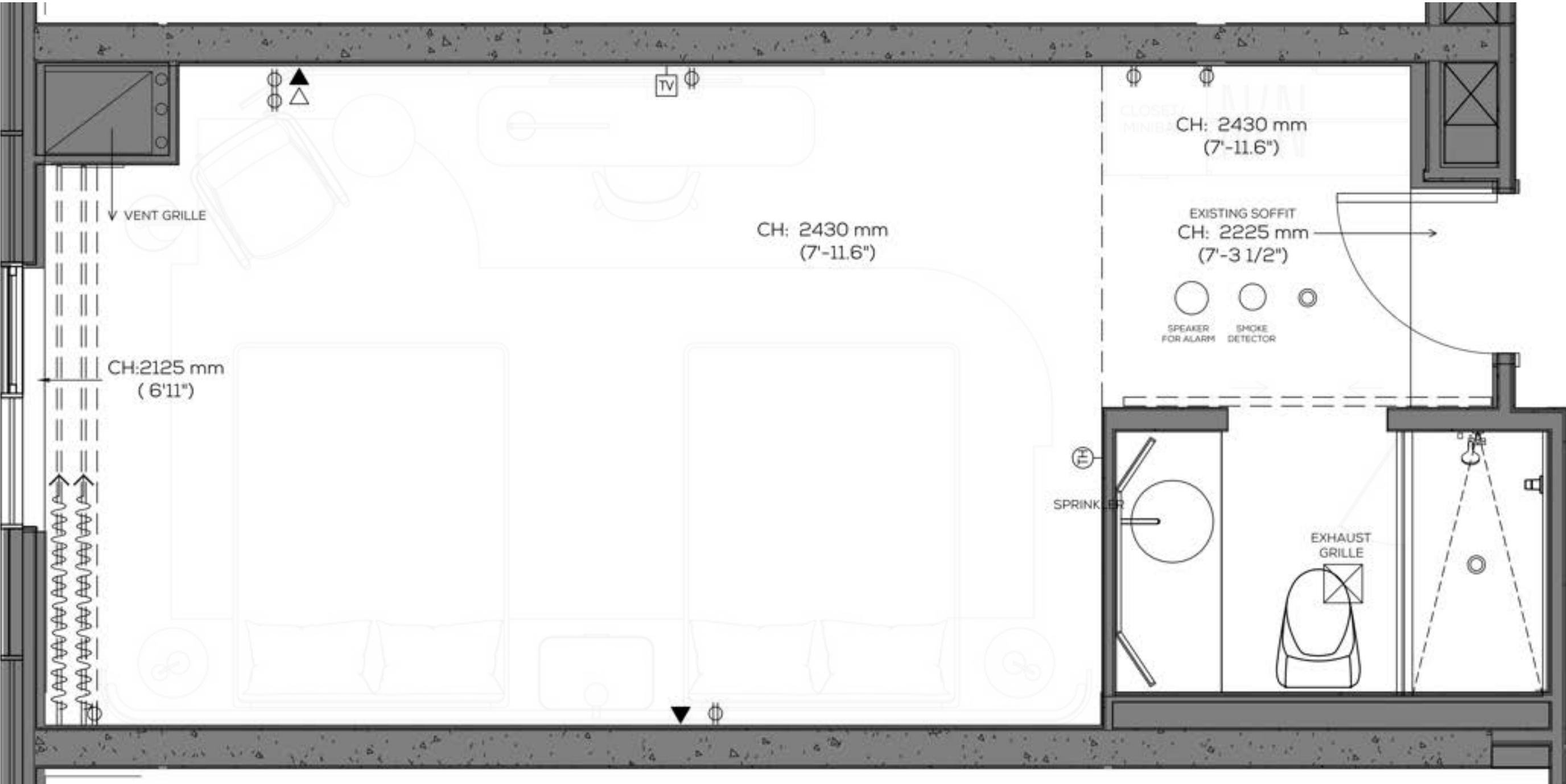
GUESTROOM EXPERIENCE | KING GUESTROOM - PLAN





GUESTROOM EXPERIENCE | DOUBLE QUEEN GUESTROOM - PLAN





GUESTROOM PALETTE | MODERN THEATRE





GUESTROOM EXPERIENCE | REVISED PALETTE - MODERN THEATRE (APPLIED TO SINGLE KING MOCK UP ROOM)





GUESTROOM EXPERIENCE | REVISED PALETTE - MODERN THEATRE (APPLIED TO SINGLE KING MOCK UP ROOM)





GUESTROOM EXPERIENCE | REVISED PALETTE - MODERN THEATRE (APPLIED TO SINGLE KING MOCK UP ROOM)

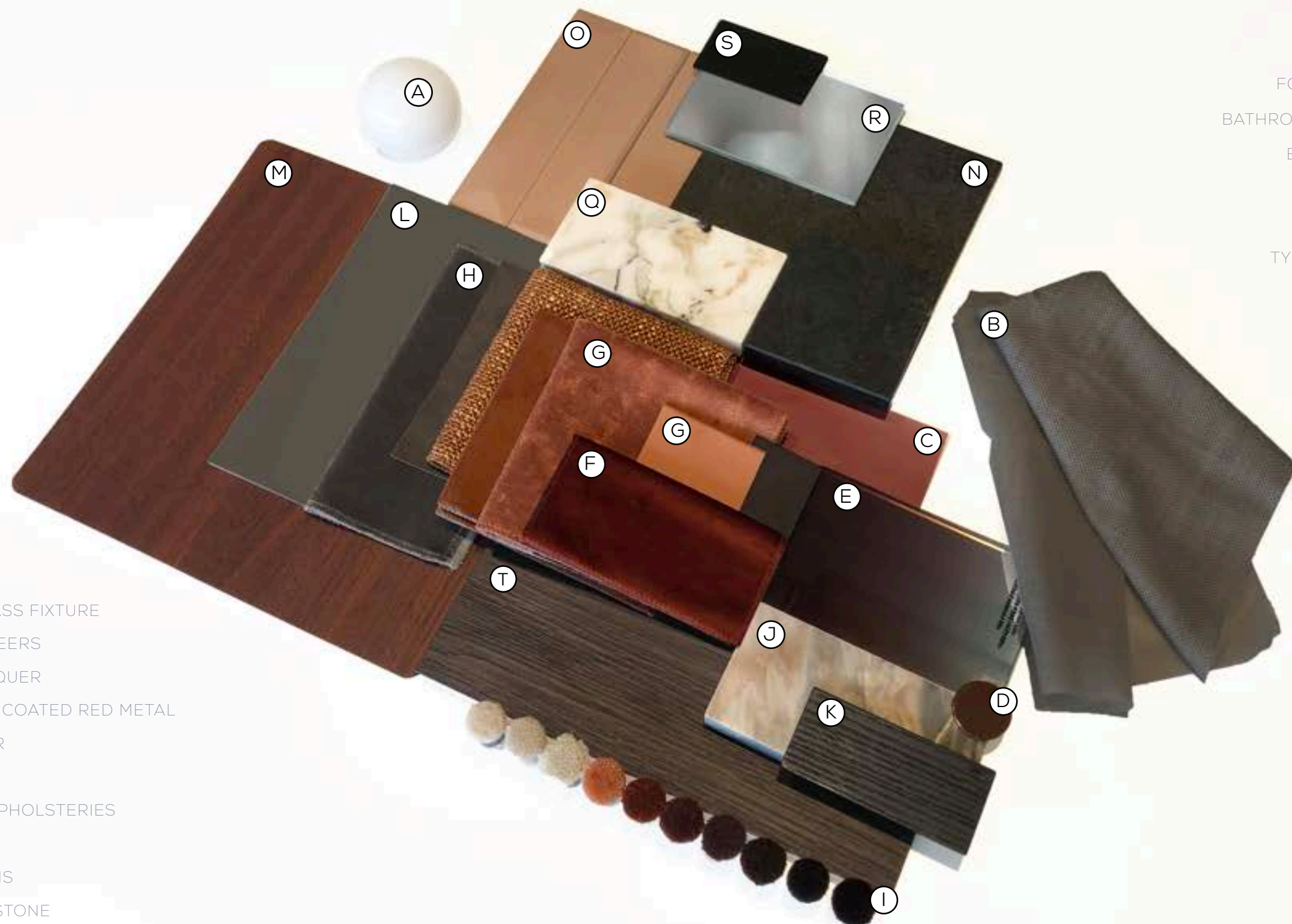








GUESTROOM EXPERIENCE | REVISED PALETTE - MODERN THEATRE (APPLIED TO SINGLE KING MOCK UP ROOM)



FF&E

- (A) OFF WHITE GLASS FIXTURE
- (B) DRAPERY & SHEERS
- (C) FF&E RED LACQUER
- (D) FF&E POWDER COATED RED METAL
- (E) OMBRE MIRROR
- (F) SOFA VELVET
- (G) HEADBOARD UPHOLSTERIES
- (H) FF&E FABRICS
- (I) AREA RUG POMS
- (J) FF&E ACCENT STONE
- (K) FF&E ACCENT WOOD

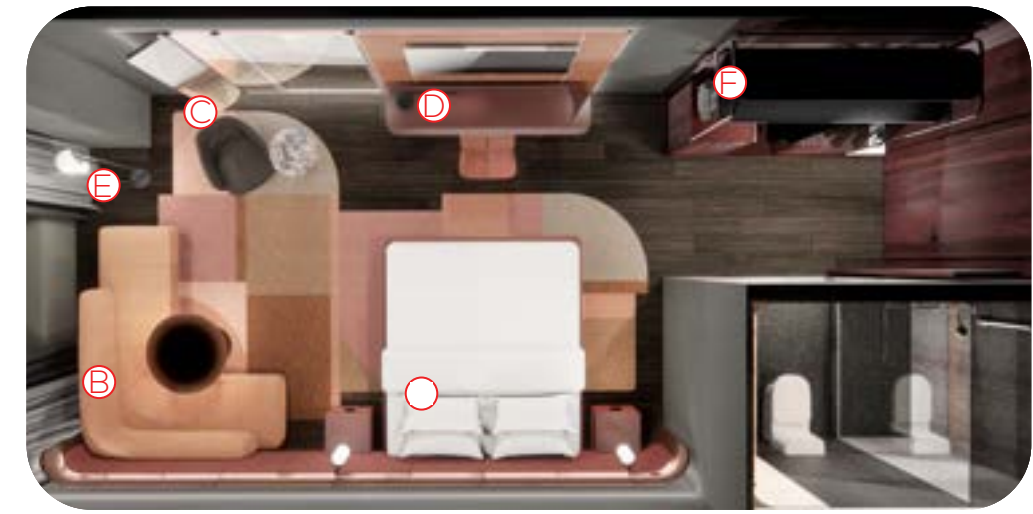
ARCHITECTURAL FINISHES

- WALL & CEILING PAINT (L)
- FOYER LAMINATE WALLS (M)
- BATHROOM PORCELAIN FLOOR (N)
- BATHROOM WALL TILES (O)
- VANITY TOP STONE (Q)
- CLEAR MIRROR (R)
- TYP. MATTE BLACK METAL (S)
- VINYL FLOORING (T)

GUESTROOM EXPERIENCE | FF&E

TYPICAL SINGLE KING AND DOUBLE QUEEN GUESTROOMS

GUESTROOM EXPERIENCE | KING GUESTROOM - CUSTOM FF&E PIECES



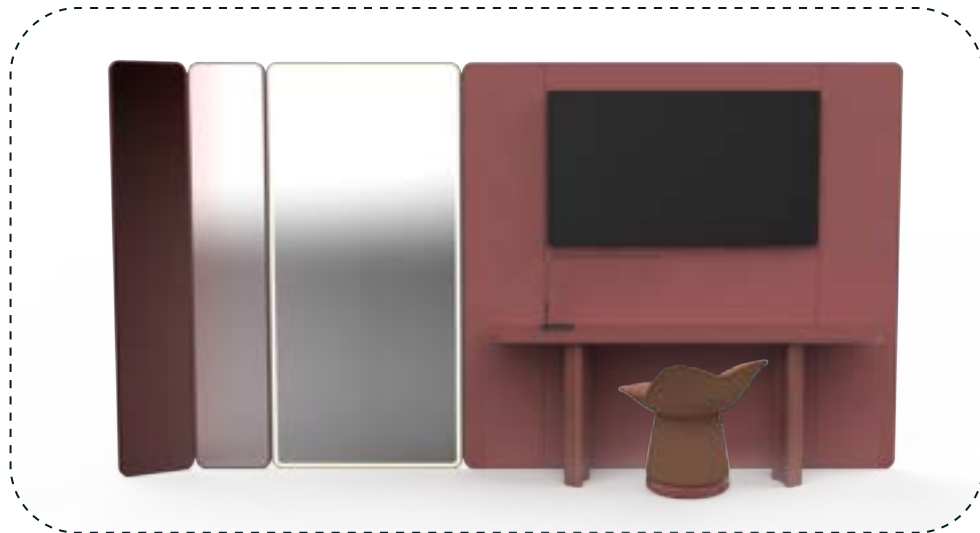
A KING BED W/ BEDSIDE TABLES & LIGHTS



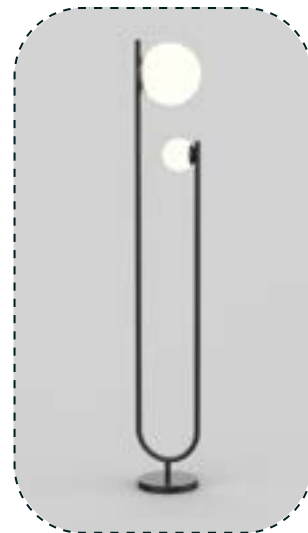
B SECTIONAL & DINING/LOUNGE TABLE



C ARMCHAIR & SIDE TABLE



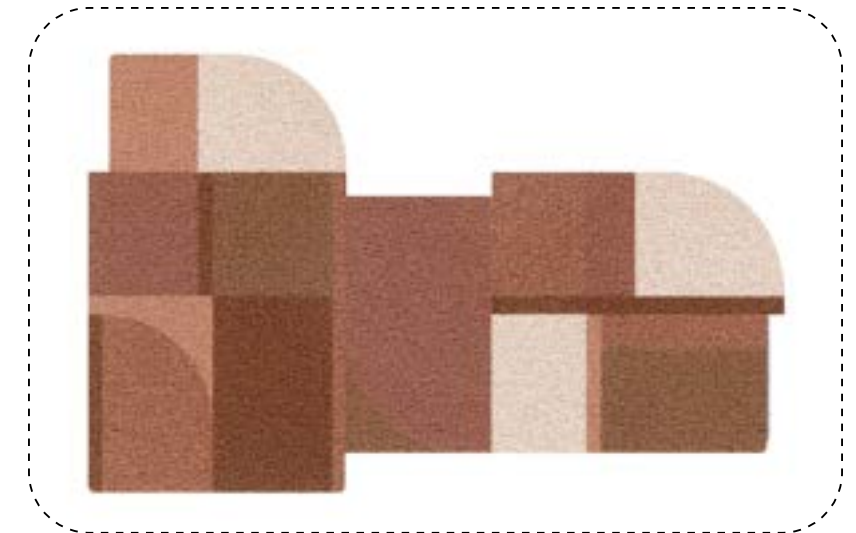
D MIRROR, DESK AND DESK CHAIR



E FLOOR LAMP

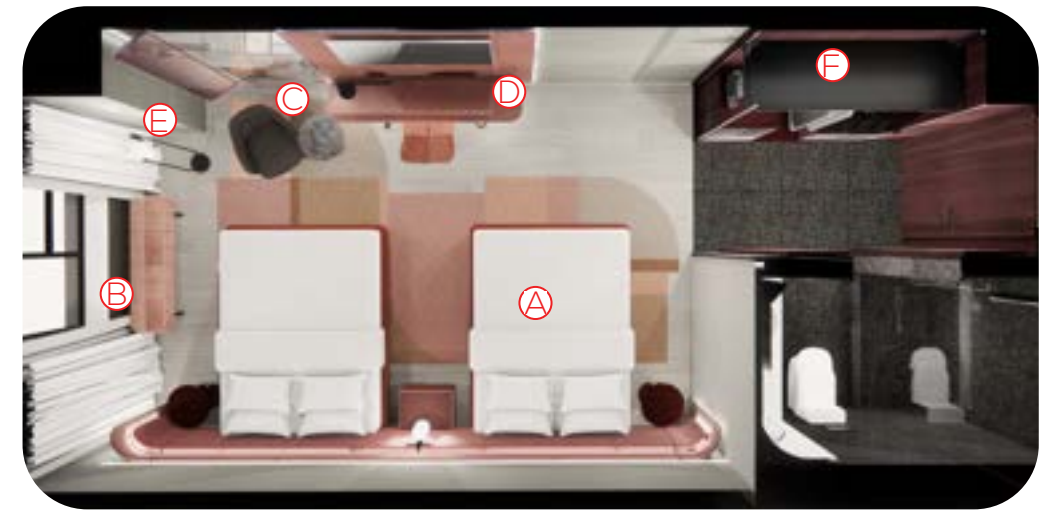


F CLOSET & MINI BAR



G AREA RUG

GUESTROOM EXPERIENCE | DOUBLE QUEEN GUESTROOM - CUSTOM FF&E PIECES



Ⓐ KING BED W/ BEDSIDE TABLES & LIGHTS



Ⓑ SECTIONAL & DINING/LOUNGE TABLE



Ⓒ ARMCHAIR & SIDE TABLE



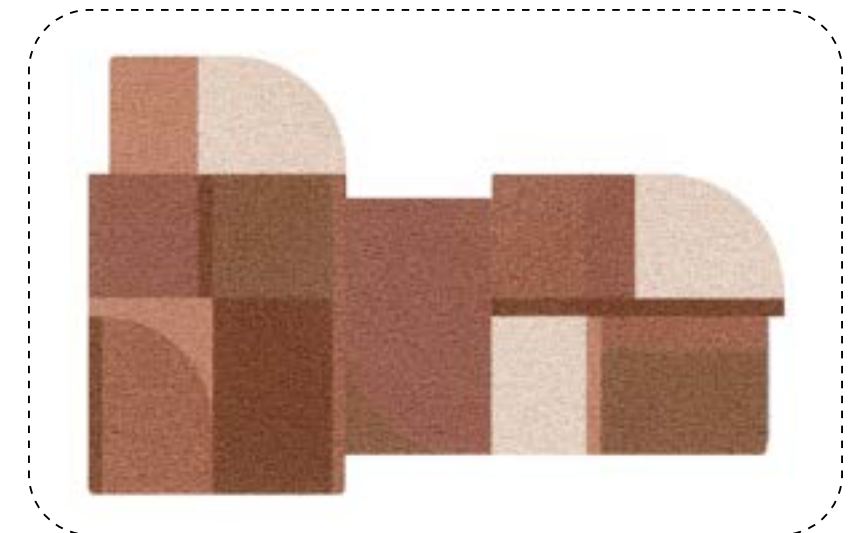
Ⓓ MIRROR, DESK AND DESK CHAIR



Ⓔ FLOOR LAMP



Ⓕ CLOSET & MINI BAR



Ⓖ AREA RUG

GUESTROOM PALETTE | SILENT THEATRE



GUESTROOM EXPERIENCE | REVISED PALETTE - SILENT THEATRE (APPLIED TO DOUBLE QUEEN MOCK UP ROOM)



GUESTROOM EXPERIENCE | REVISED PALETTE - SILENT THEATRE (APPLIED TO DOUBLE QUEEN MOCK UP ROOM)





GUESTROOM EXPERIENCE | REVISED PALETTE - SILENT THEATRE (APPLIED TO DOUBLE QUEEN MOCK UP ROOM)





GUESTROOM EXPERIENCE | REVISED PALETTE - SILENT THEATRE (APPLIED TO DOUBLE QUEEN MOCK UP ROOM)

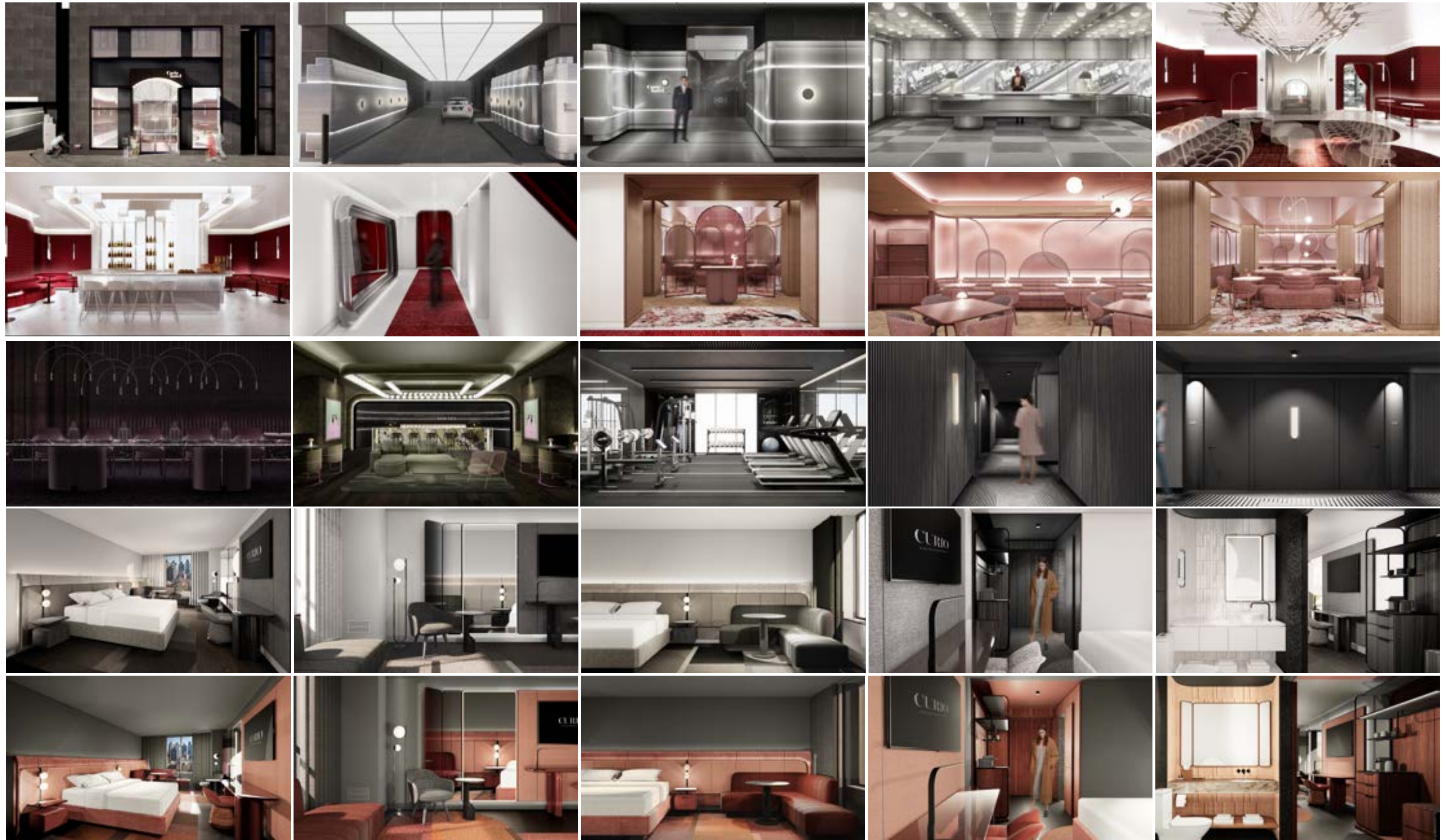








DESIGN SUMMARY



|S|