

### Program Summary:

This project is the adaptive re-use of an office building into a mixed-use development containing a dual-branded hotel, tenant office space, and a rooftop bar.

### Program Statement:

This project celebrates the importance of purposeful design with an unwavering attention to small but impactful details.

The design for the hotel leans toward a minimalist aesthetic, with the use of natural but high-end materials blended with a local ode to Southwestern hill country.

Perched above the fourteenth-and-a-half floor, a bespoke new rooftop bar tells a story of curiosity and adventure.

This post-modern building was constructed over two periods of construction, with several previous renovations. The project required a high level of innovation due to the unique conditions present in a building that has evolved over the past century.

As an adaptive-reuse project, the building's revitalization is inherently sustainable. In addition to the striking reduction in embodied carbon, the design team was mindful in the selection of natural materials. The team also worked closely with lighting and electrical consultants to design custom light fixtures connected to state-of-the-art control systems to reduce operational energy use.

# IA-115.01

Building Area: (sf)  
**300,000**

Cost per Square Foot:  
**\$150**

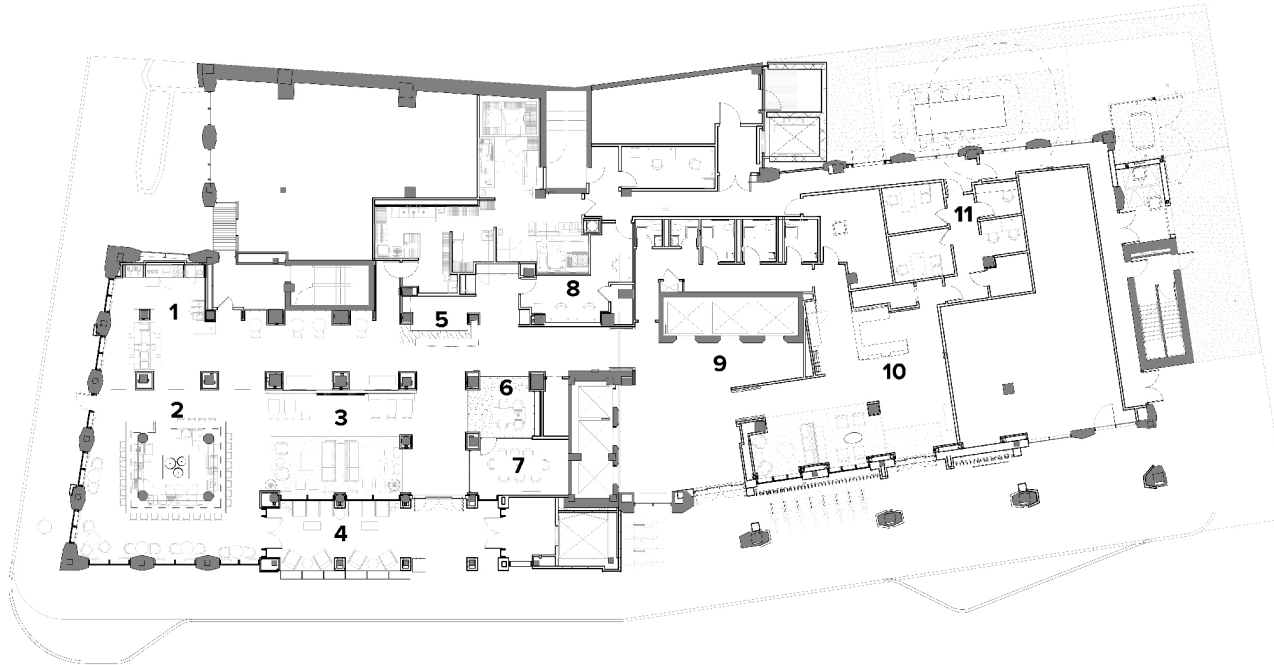
Construction Cost  
**\$45,000,000**

Date of Completion:  
**December 2022**

# IA-115.02

## FLOOR PLAN

The first floor of the existing building was completely re-programmed to house separate reception areas for the two distinct hotel brands, a full-service bar, breakfast buffet, and a shared elevator lobby serving both hotels as well as office tenants.



### FIRST FLOOR PLAN

- |                     |                   |                   |
|---------------------|-------------------|-------------------|
| 1. BREAKFAST BUFFET | 5. RECEPTION DESK | 9. ELEVATOR LOBBY |
| 2. BAR & DINING     | 6. LIBRARY        | 10. LOBBY         |
| 3. LOUNGE           | 7. MEDIA SALON    | 11. OFFICES       |
| 4. OUTDOOR LOUNGE   | 8. WORK ROOM      |                   |



# IA-115.03

## HOTEL ATRIUM

The hotel lounge is located in a double-height atrium space occupying a prominent corner of the site.

The lounge is anchored by a custom two-story acoustic wood slat wall, designed to absorb sound in the large space. This vertical feature is flanked on either side by illuminated chain screens, inspired by the idea of a mirage in the desert.

Tightly spaced columns at irregular intervals populated the hotel lobby area. This challenge was overcome by creating wood veneer clad portals enhanced with illuminated chain-link screens that designate major destination points within the space.



A feature bar wraps around four existing octagonal columns. A custom designed gold-chain chandelier hangs low over the bar, creating a sense of scale and intimacy within the large volume of space.



# IA-115.04

## LOUNGE & ENTRY

Warm wood tones throughout the hotel are paired with stark furnishings. Soft flowing draperies against floor-to-ceiling windows allow an abundance of filtered natural daylight.

Large custom chandeliers were designed for the space, constructed from gold chain-link, and cut to various lengths to create a glowing, undulating beacon, inspired by the city's local vernacular.



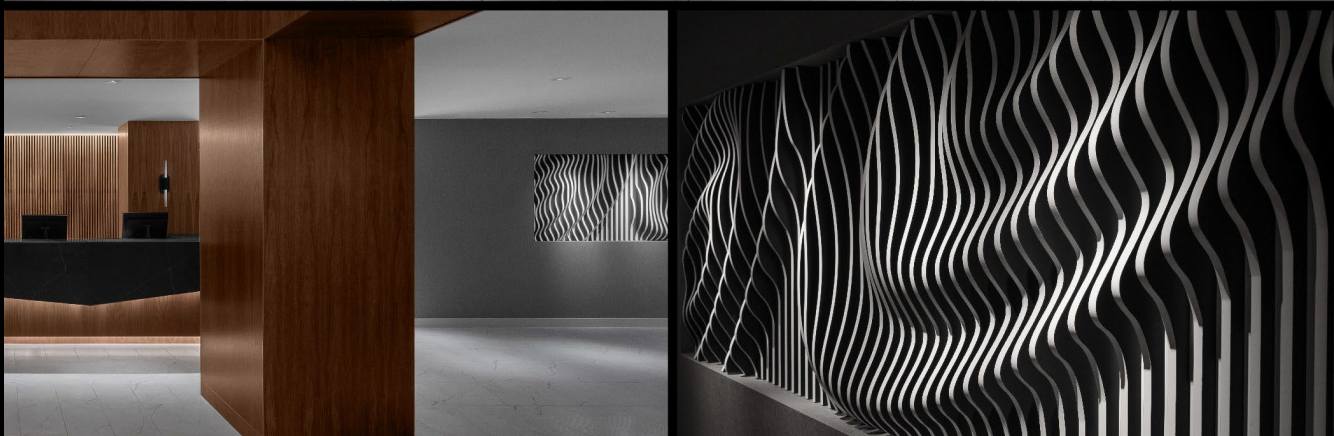


# IA-115.05

## HOTEL RECEPTION

Heavy contrast between warm wood tones, deep ebony stone and light porcelain tile, reminiscent of local limestone quarries, work harmoniously to create a dramatic but contemporary reception experience.

A custom designed art installation was commissioned to represent the movement of sand by the wind. This feature was recessed into the corridor wall adjacent to reception, creating a dynamic form that appears to undulate as one walks past.



# IA-115.06

## LIBRARY & MEDIA SALON

The design team carefully crafted custom millwork with refined details throughout the space. A library style work zone in the lobby includes functional shelving with metal screening. The warm glow of integrated lighting creates an ethereal vibe for this intimate space.





# IA-115.07

## DINING NICHES & BREAKFAST AREA

Small seating nooks were carved into the spaces between existing columns. These dining niches feature upholstered back panels with vertical channel detailing, paired with green leather chairs, which add softness and character.

A versatile breakfast area with mobile food service equipment is designed to be used as a buffet during breakfast hours, then transformed into a communal table for overflow bar seating in the evening. Retractable doors were incorporated into the custom millwork in order to screen the area when not in use.





# IA-115.08

## GUESTROOMS

The minimalist aesthetic is carried into the hotel guestrooms, offering functional beauty without distraction.

The room is a flexible, open space with precisely placed amenities. The building's large existing windows maximize natural daylight and views from the rooms.



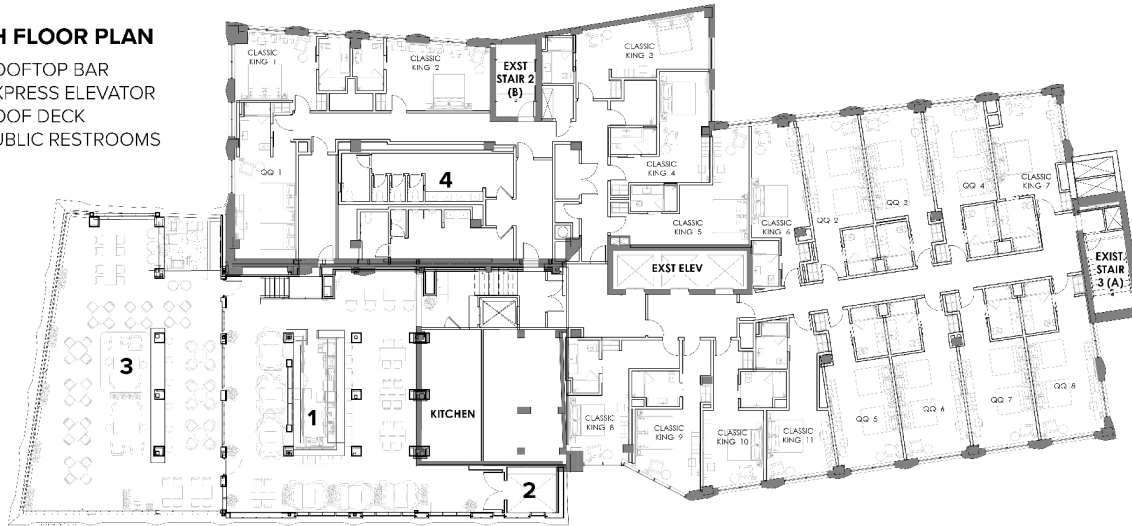


# IA-115.09

## ROOFTOP BAR

### 15TH FLOOR PLAN

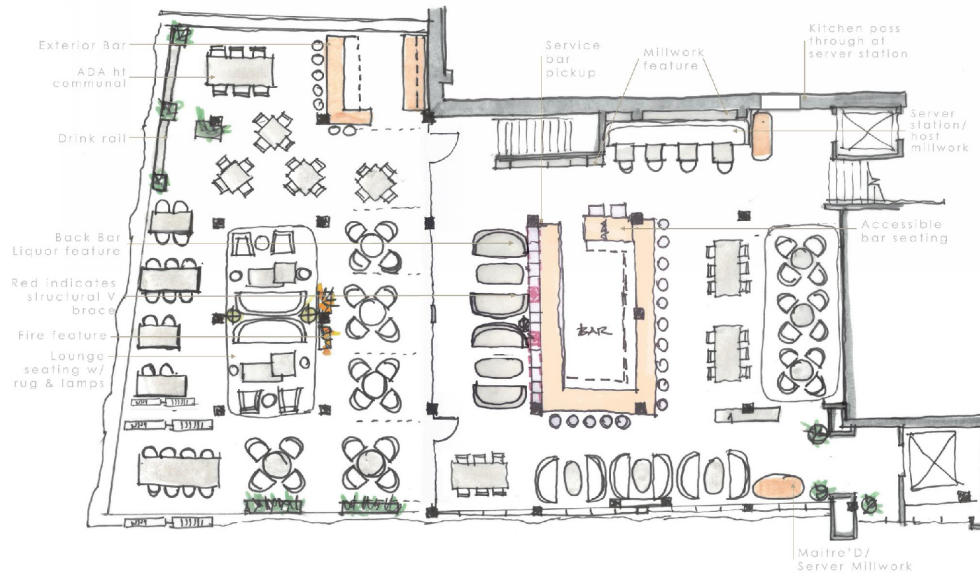
1. ROOFTOP BAR
2. EXPRESS ELEVATOR
3. ROOF DECK
4. PUBLIC RESTROOMS



Space for the new rooftop bar was carved out of an existing roof area, half a level above a floor of hotel guestrooms. A new express elevator was cut through 14 floors to provide direct public access to the bar.

The bar includes 3,800 SF of interior space and 2,000 SF of exterior space. Large operable garage-door style windows allow the space to be opened for a true indoor/outdoor experience.

Updated floor plan





## IA-115.10

### ROOFTOP BAR ENTRY VIEW

The bar's interior is a re-imagination of a southwestern ranch transplanted to the urban heart of the city. Rustic barnwood becomes charred Shou Sugu Ban textured gator wood, and barbed wire fence is represented by chain link tiles.

The industrial chic aesthetic of the bar blends rich, warm materials with touches of modern flair and elegance. The use of lighting in the space was carefully considered to highlight unique materials and textures.

Custom furniture was designed specifically for this space, including carefully thought-out details, such as contrast stitching and leather belt straps.



# IA-115.11

## BAR BACK FEATURE

Exposed W-shaped structural columns form the backdrop to the interior bar. This element is the result of interdisciplinary coordination between design and structural teams. Backlit chain-link panels accent the metal and glass liquor display.

Saw cut wood bar front is accented with vertical black glass planks and a dark zinc bar top. A smoked mirror soffit is suspended above the exposed structural bracing of the bar. The industrial materials are softened by richly colored upholstered seating.

Through carefully placed lighting, the contrast of light and shadow gives the space a bespoke and intimate atmosphere.



# IA-115.12

## ROOFTOP BAR LOUNGE

Reclaimed barn wood was used for a multi-colored chevron feature wall installation.

An exposed ceiling required careful coordination with building mechanical systems, ductwork and lighting.

Aged Corten steel columns boldly march through the space, adding warmth through their hue and shadow play from the riveting details.

Dark-toned mirror and glass create exploratory moments, punctuated by yellow tufted leather.



# IA-115.13

## OUTDOOR LOUNGE

The design embraces the building's structure by exposing the industrial raw steel columns.

Massive retractable glass doors remove sightlines and create a true open-air environment.

Carefully placed lighting accentuates architectural details, such as exposed rivets on structural beams.

The intriguing play of textures and light above the city skyline blends modern technology into a rustic, industrial setting.

