

GEORGIA WORLD CONGRESS CENTER HOTEL

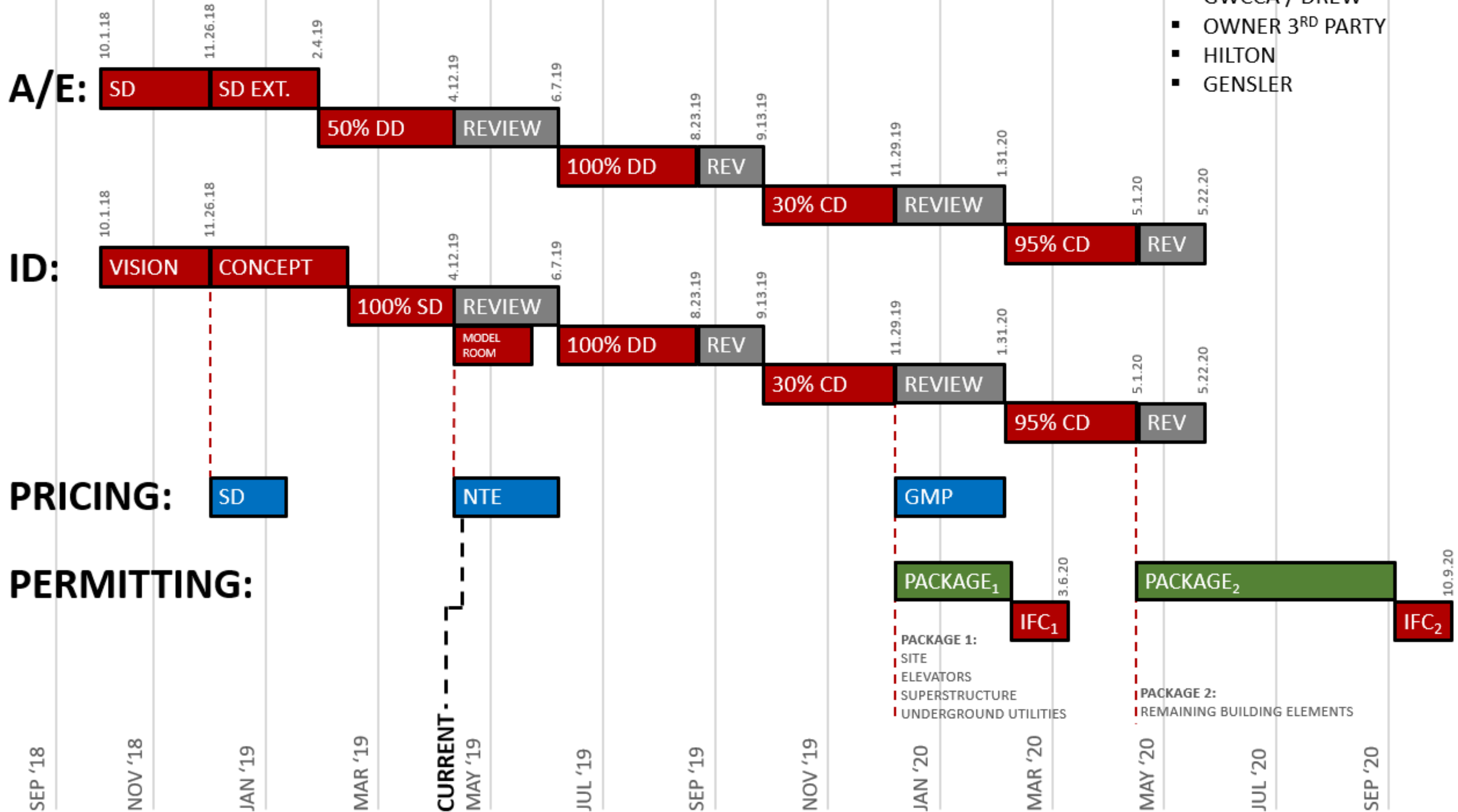
signia hilton



TOTAL SF	911,400 SF
GUESTROOMS	975 KEYS
EVENT	75,000 SF
GRAND BALLROOM	40,000 SF
SOCIAL BALLROOM	8,500 SF
MEETING ROOMS	26,500 SF
AMENITY SF	554,400 SF
MARKET/BAR	2,900 SF
TERRACE LOUNGE	1,500 SF
CLUB SIGNIA	2,400 SF
EVENT LAWN	16,000 SF
ALL DAY DINING	6,100 SF
SIGNATURE RESTAURANT	3,400 SF
SPORTS BAR	4,800 SF
FITNESS CENTER	TBD
POOL DECK	5,900 SF
EVENT DECK	11,400 SF
GSF / GUESTROOM	935 SF
PARKING COUNT	490 CARS
SELF-PARK	260 CARS
VALET PARKING	230 CARS

PHASE MILESTONES:

REVIEW PERIODS:



ATLANTA? I THINK IT'S THE GREATEST CITY
ANYWHERE I KNOW OF.
IVAN ALLEN JR.

The Georgia World Congress Center is located within a portion of Atlanta that began to expand in the 1890s as a working class neighborhood supporting the railroad industry. Racial tension forced changes upon the neighborhood in the 1920s-1940s, and the area became known for its regular riots during the Civil Rights movement in Atlanta.

Since 1994, parks, schools, retail districts, housing, and several other neighborhood-oriented businesses have been funded to revitalize the neighborhoods. In 2010, the new Mercedes Benz stadium was announced, bringing worldwide attention to the area.

Current development is causing GWCC to sit at the center of a new downtown dynamic, acting as a bridge between the historical neighborhood and a newly-defined Westside district.

HISTORIC CONTEXT

The site is positioned at an intersection of four neighborhoods: English Avenue, Vine City, Castleberry Hill, and Downtown Atlanta. The site is quickly becoming a bridge between the old downtown Atlanta and new development on the Westside.

The neighborhood is serviced by the blue westbound MARTA rail and is along the future planned route for the Atlanta streetcar.

The surrounding neighborhoods contain 7 large parks and a network of walking trails to connect pedestrian traffic with the downtown community.

Clark University, Morris Brown College, and Georgia State University surround the neighborhood, creating hubs of local activity and bringing a consistent stream of new residents to the area.

PHYSICAL CONTEXT

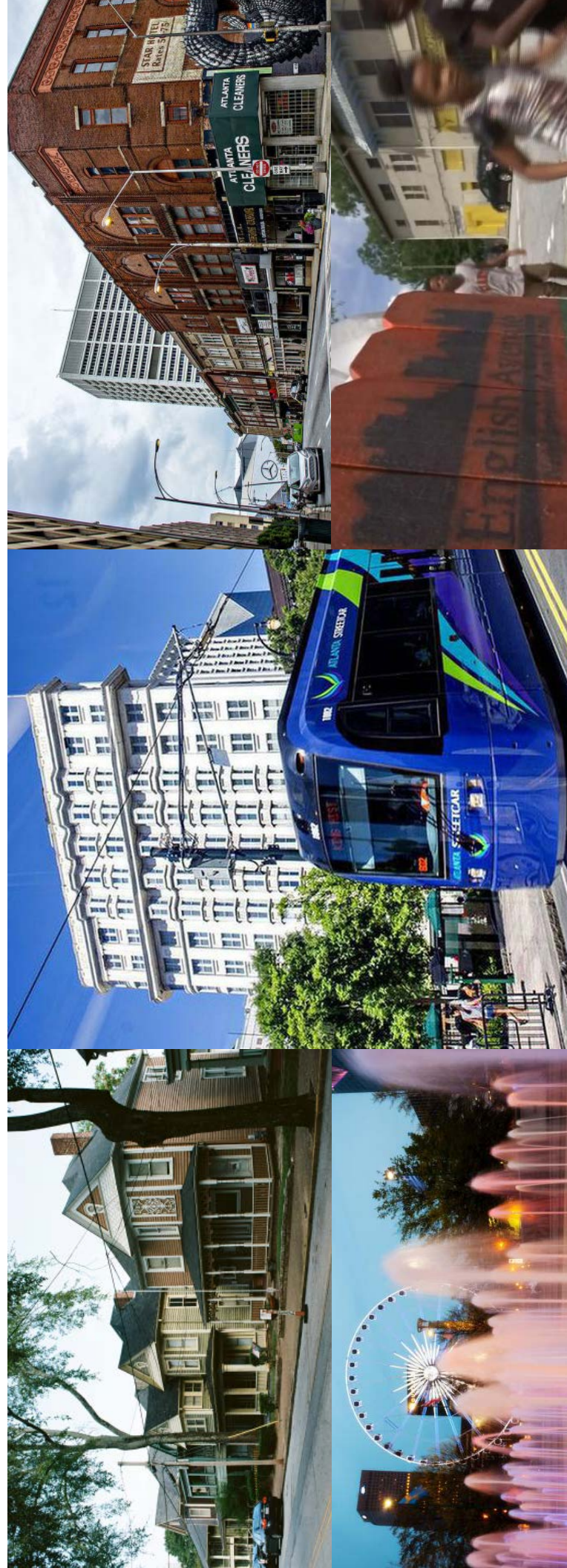
Atlanta is the seventh-most visited city in the United States, with over 35 million visitors each year.

It is home to a diverse cultural arts scene, with permanent, professional, and resident companies in all major performing arts disciplines. Atlanta is a national center for cinema and television production and has been known for its music scene since the 1920's.

Known as "the South's Sports City", Atlanta is home to professional franchises in four major league sports. Fans are known for their dedication and enthusiasm, and Atlanta will host Superbowl LIII in 2019.

Fine dining, shopping and rich history combine with inspiration-inducing attractions to create a city with Southern charm and world-class sophistication.

SOCIAL CONTEXT



DEEPLY ROOTED

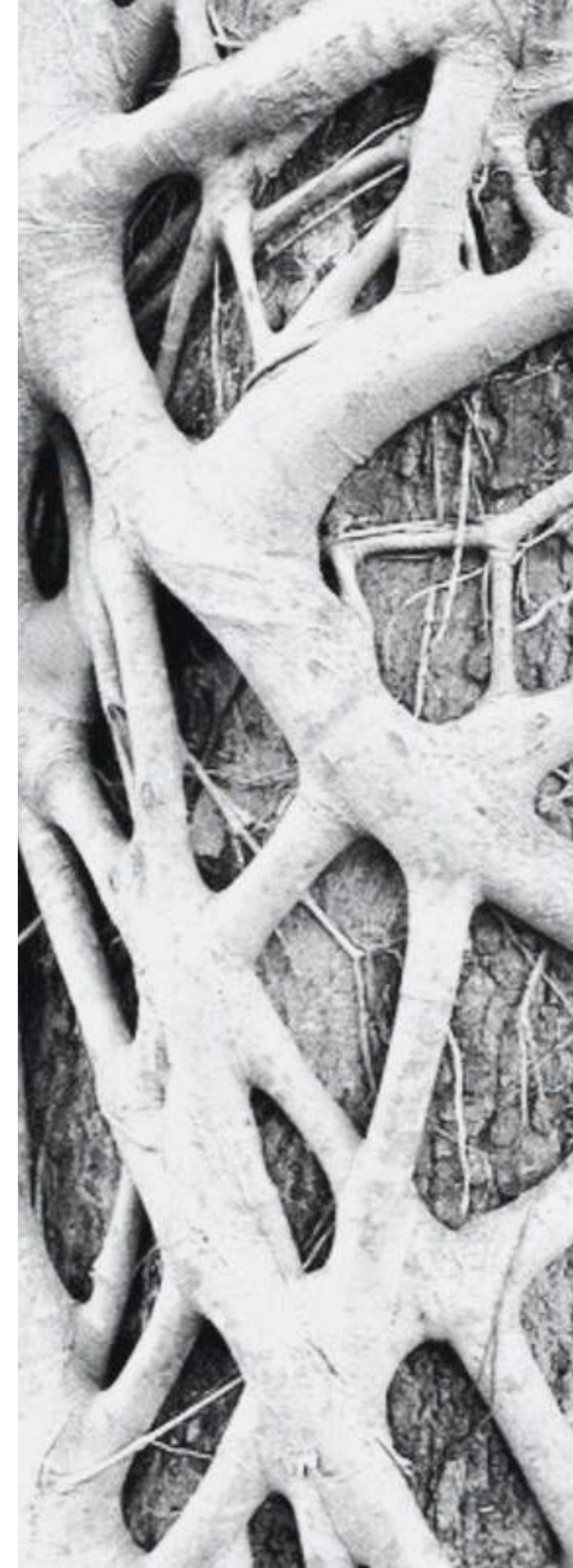
GROUNDED. THRIVING. CULTIVATING A LEGACY.

A foundation rooted deeply in the south, our history is a story we tell together. We celebrate Atlanta - its past, its present and the shifting landscape it has become and will become. We build this beacon like a towering tree, its roots reach well below the surface, its branches stretch outwardly, embracing you. Here, you are ya'll, and ya'll are always welcome.

Drawing the world 24/7 365, our charm and gracious efforts are in our hearts, in our blood, in the air we breathe. Creating an authentic experience of Southern luxury, the warmth that comes from being welcomed not only into our city, but directly into our home, is an experience that cannot be recreated or reproduced.

Drawing your senses to

PIVOT SOUTH.



WELCOME TO...

atlanta



DEFINING A DISTRICT

creating a destination

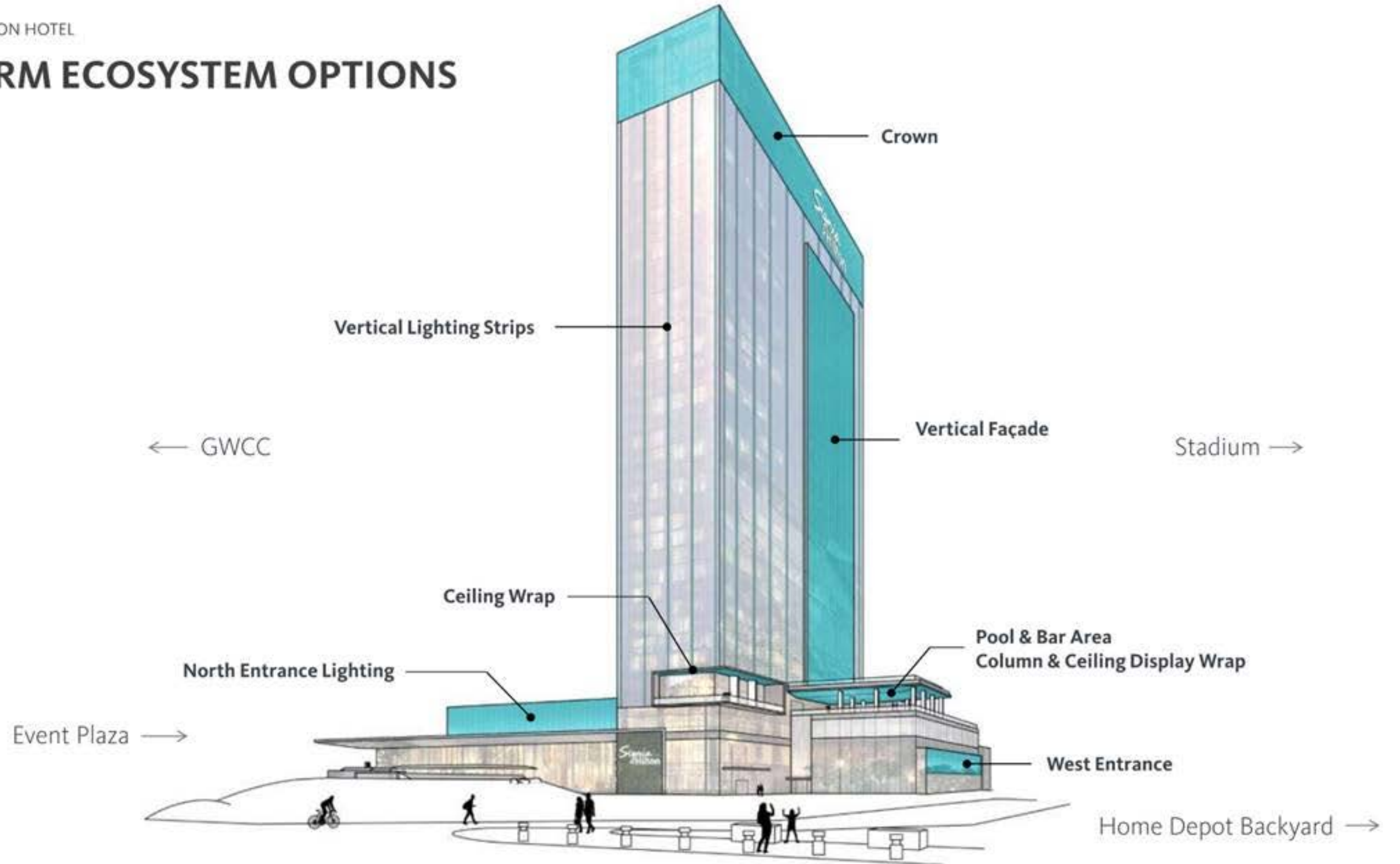


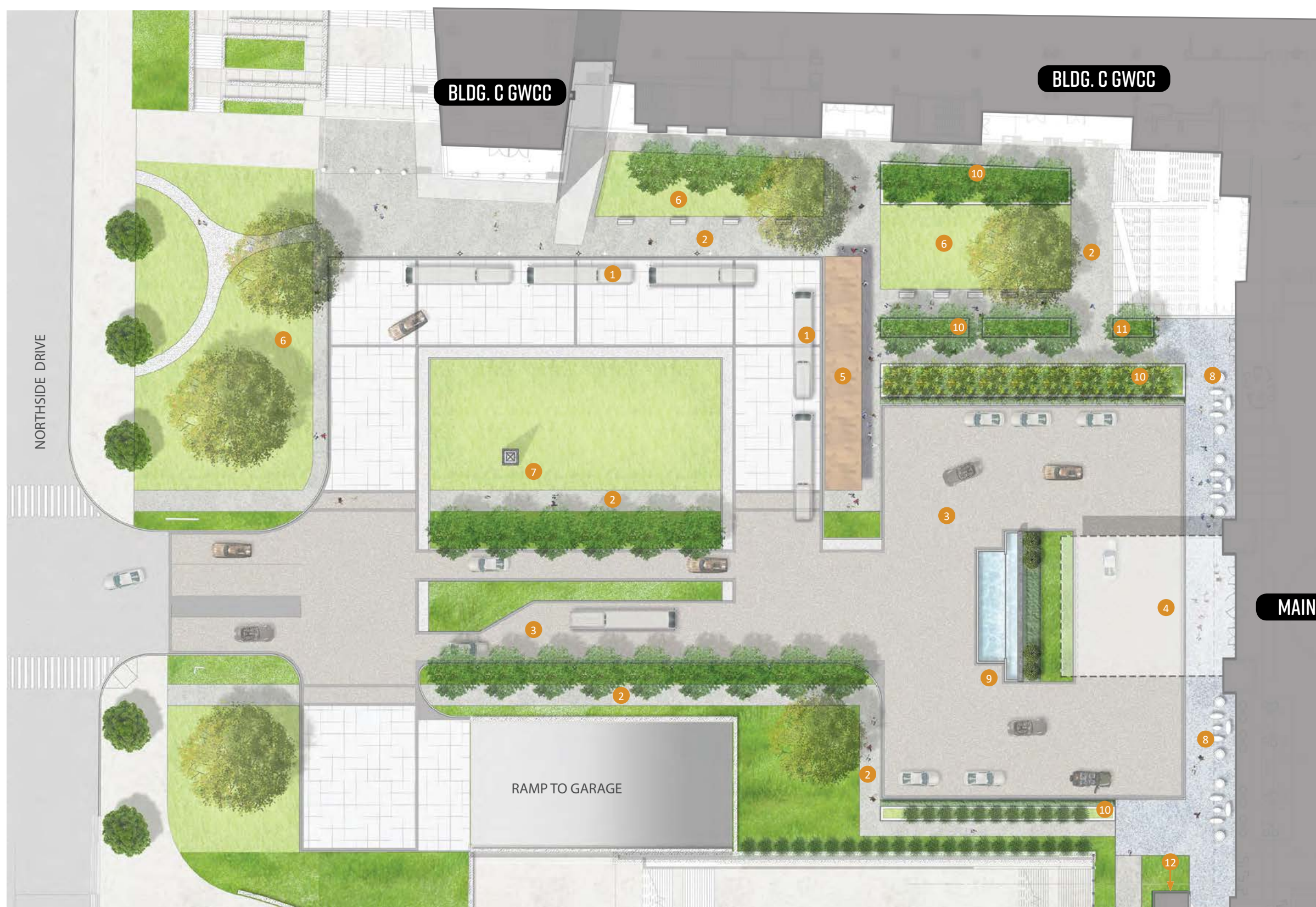
VIEW FROM NORTHSIDE
entry approach



VIEW FROM AYIB

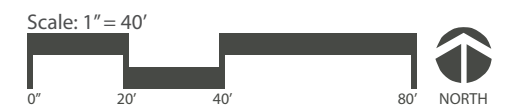
PLATFORM ECOSYSTEM OPTIONS





- 1 BUS DROP OFF
- 2 PAVED WALK
- 3 ENTRY DRIVE & MOTOR COURT
- 4 HOTEL DROP OFF
- 5 SHELTER
- 6 GARDEN GROUNDS
- 7 EXISTING MONUMENT
- 8 HOTEL FRONT PORCH
- 9 WATER FEATURE (SIGN OPPORTUNITY)
- 10 RAISED PLANTER
- 11 GREEN SCREEN AT STAIR
- 12 LIVING WALL

MAIN LOBBY

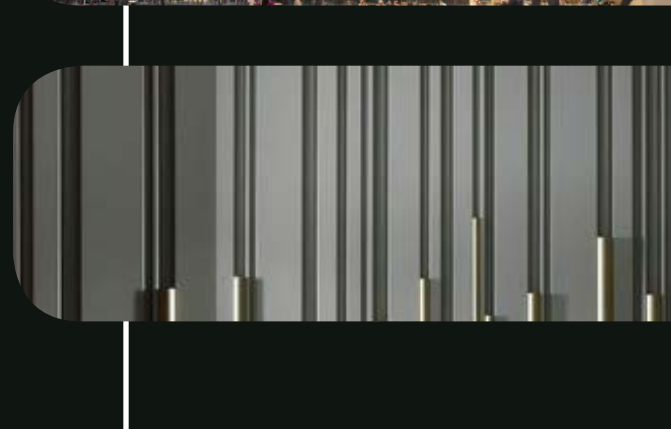
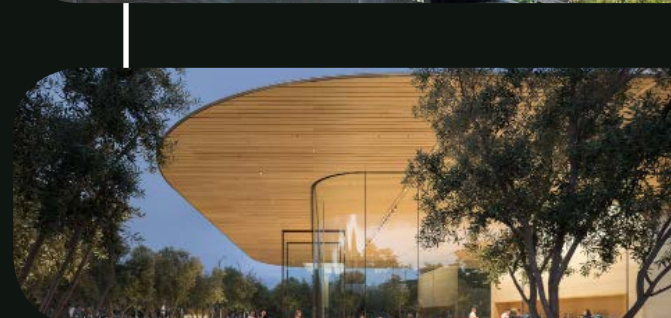


ENTRY + PORTE COCHERE

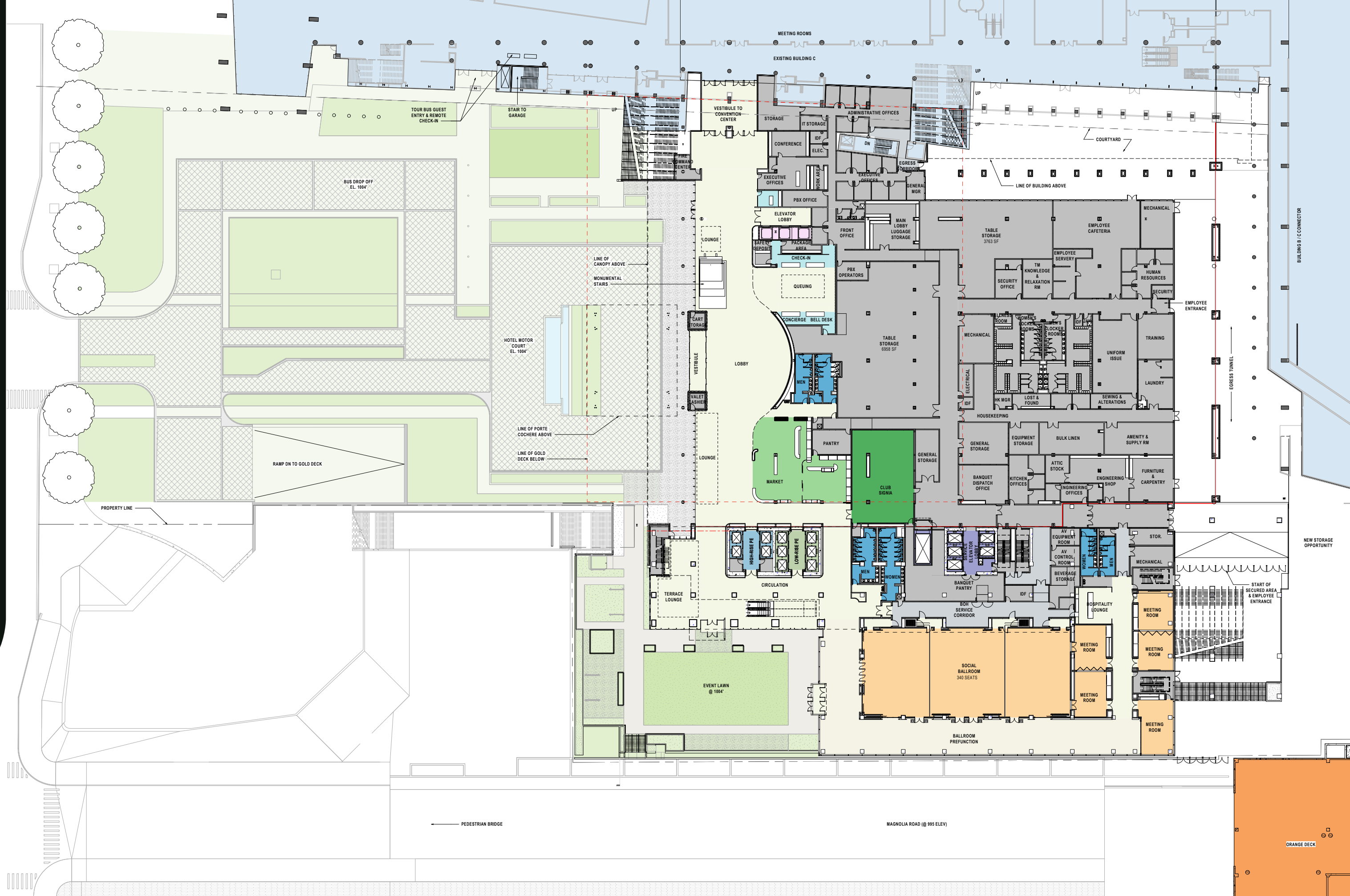


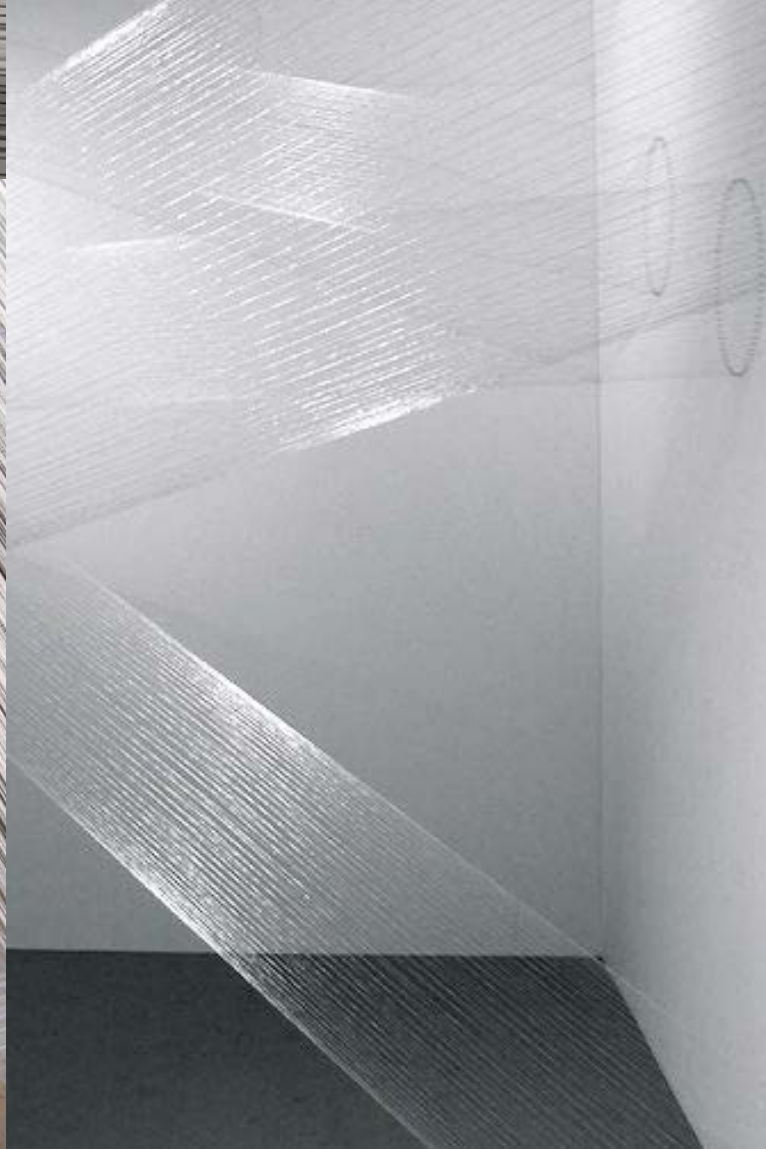
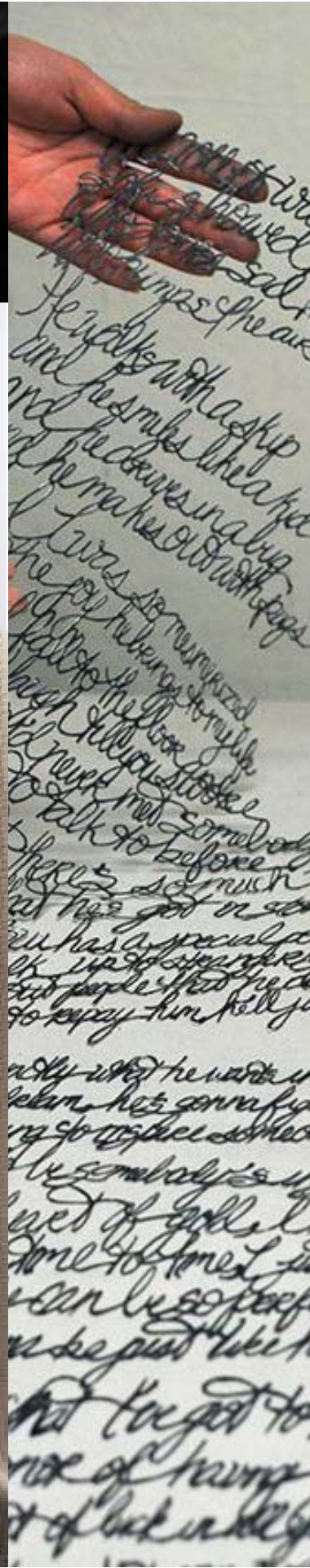
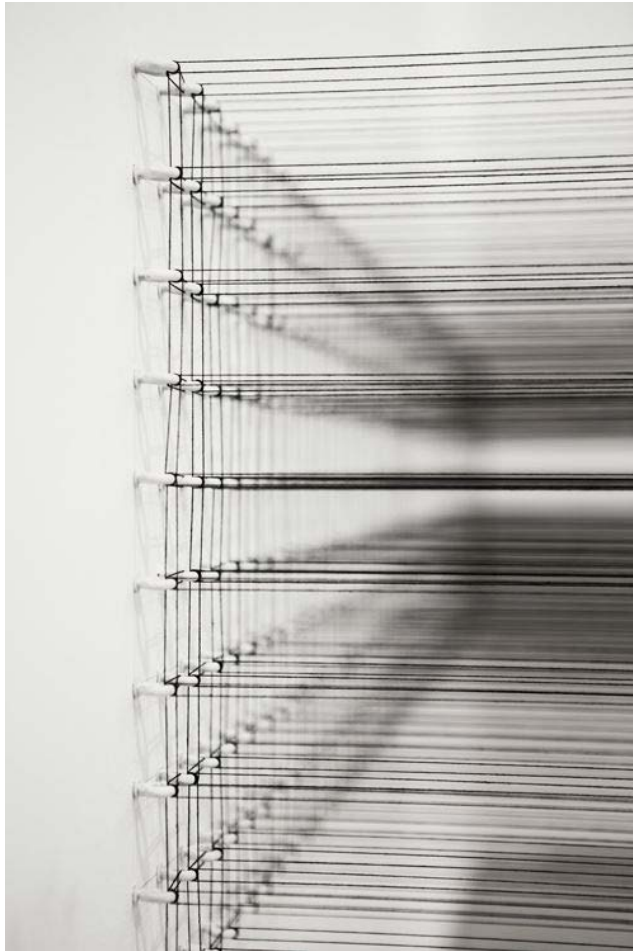


ENTRY + PORTE COCHERE
monumental stair



LEVEL 01
OVERALL PLAN





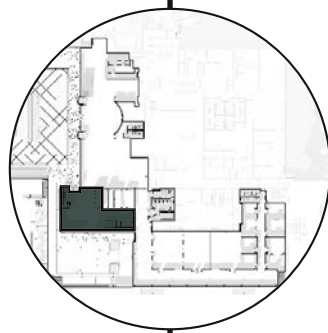
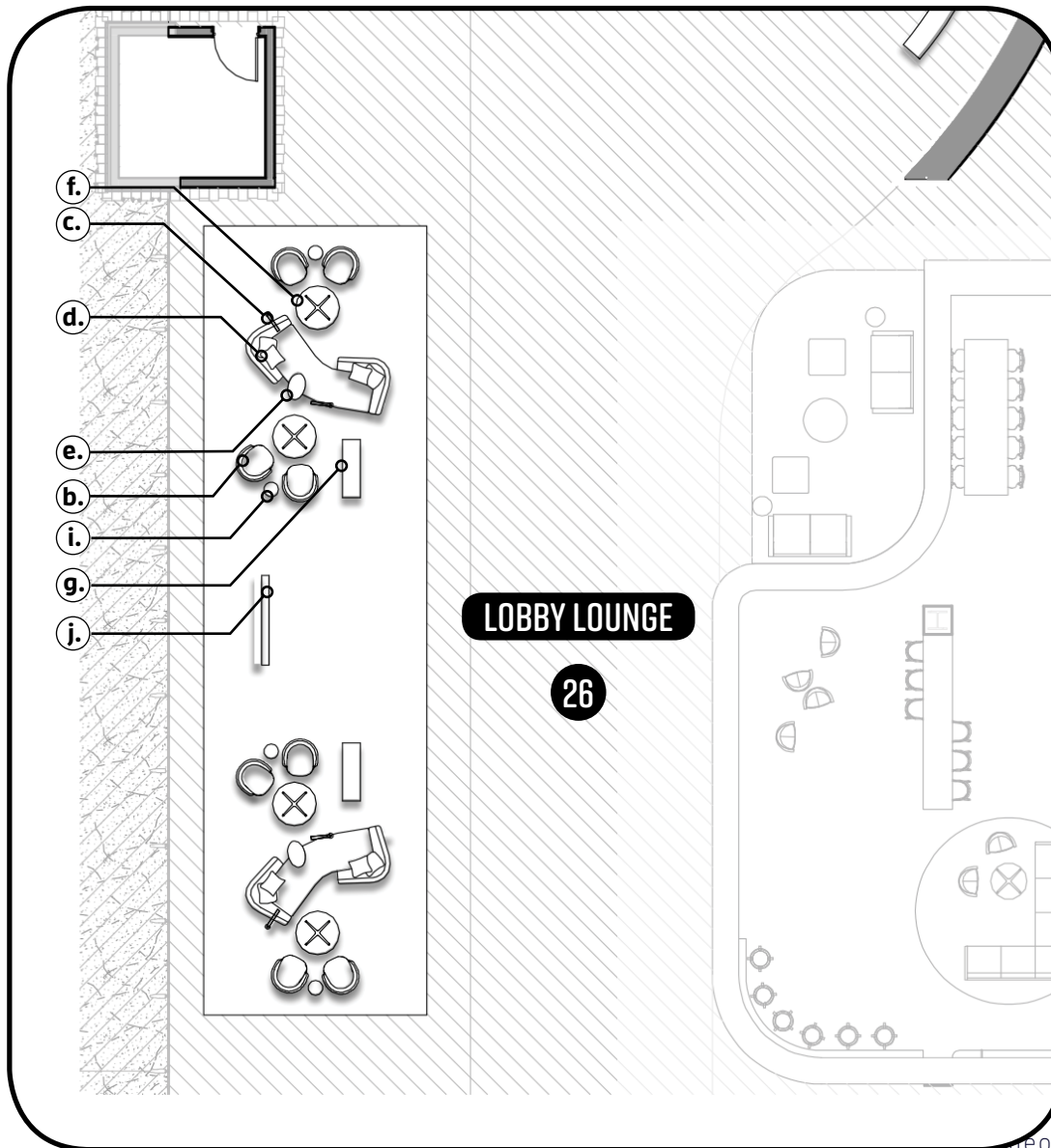
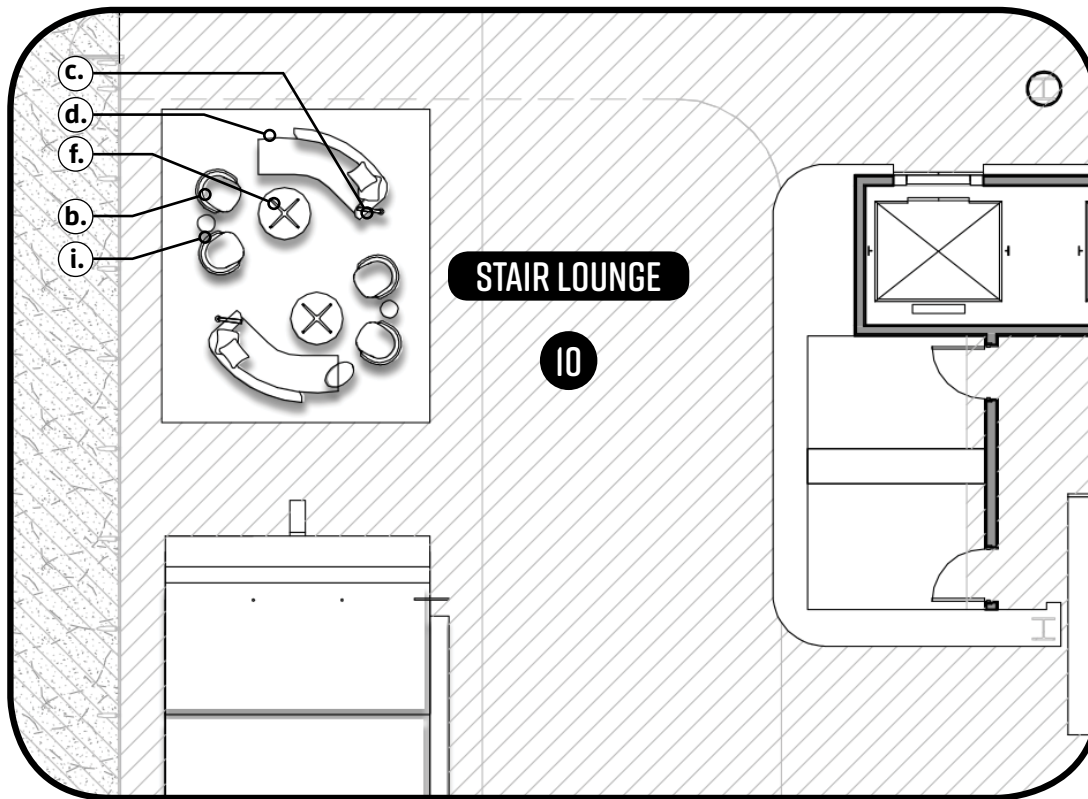
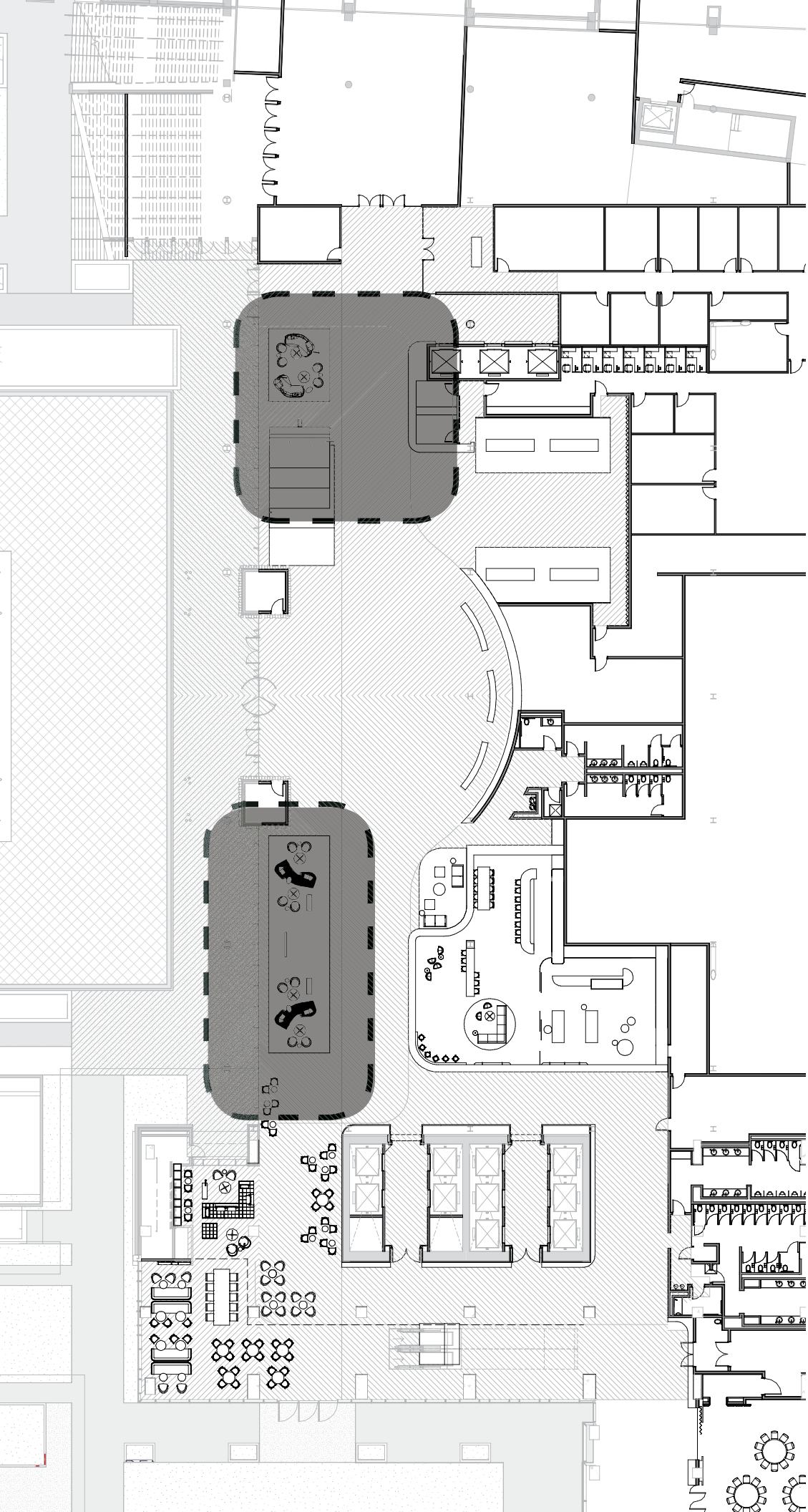
THE SOUL

entry experience



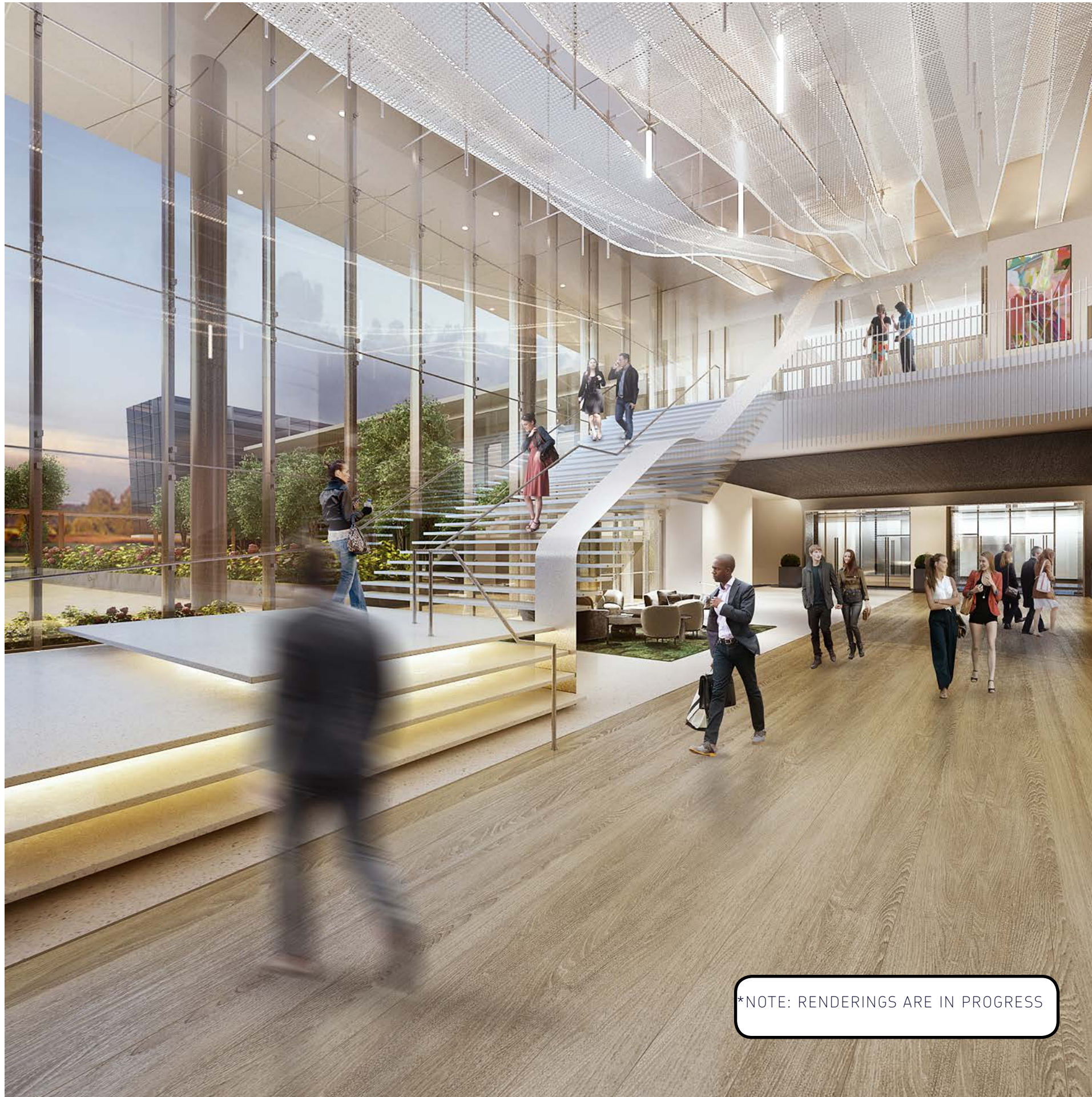
LOBBY + RECEPTION
monumental stair





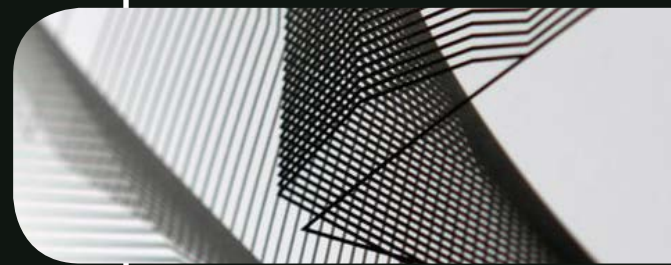
XX - SEAT COUNT

LOBBY + RECEPTION
OVERALL PLAN



*NOTE: RENDERINGS ARE IN PROGRESS

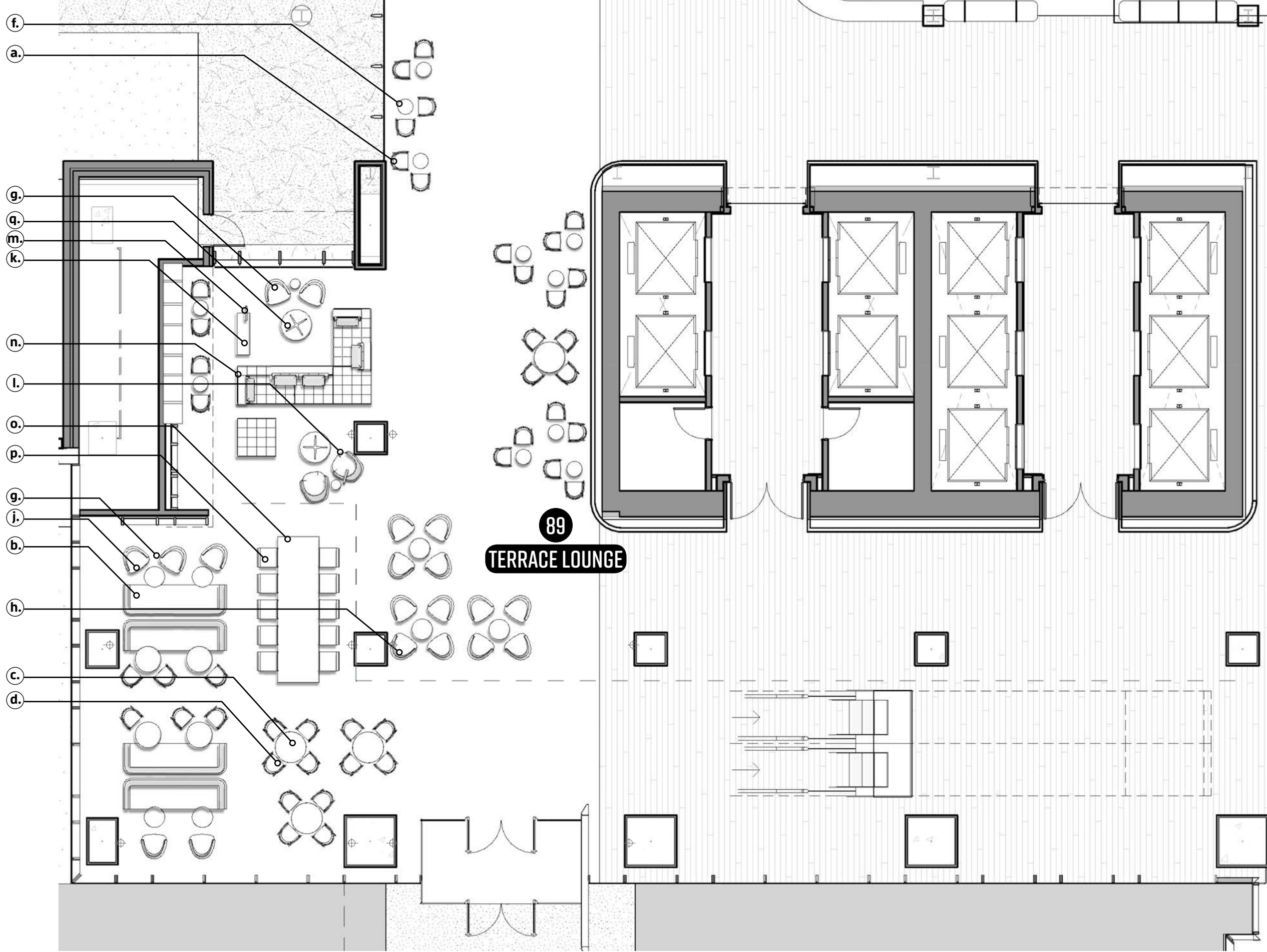
LOBBY + RECEPTION
monumental stair





LOBBY + RECEPTION
Lounge

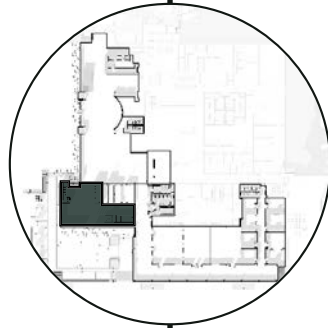




89
TERRACE LOUNGE

XX - SEAT COUNT

TERRACE LOUNGE
 OPTION A.





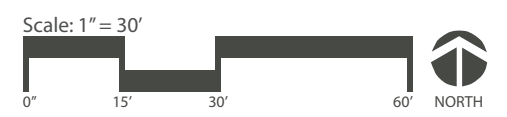
*NOTE: RENDERINGS ARE IN PROGRESS

TERRACE LOUNGE
lounge + dining

A vertical decorative panel on the right side of the page. It features the text 'TERRACE LOUNGE' in a bold, sans-serif font, with 'lounge + dining' written below it in a smaller, italicized font. Below the text are three horizontal graphic elements: a grid of glowing lights, a series of vertical lines of varying lengths, and a purple abstract shape.

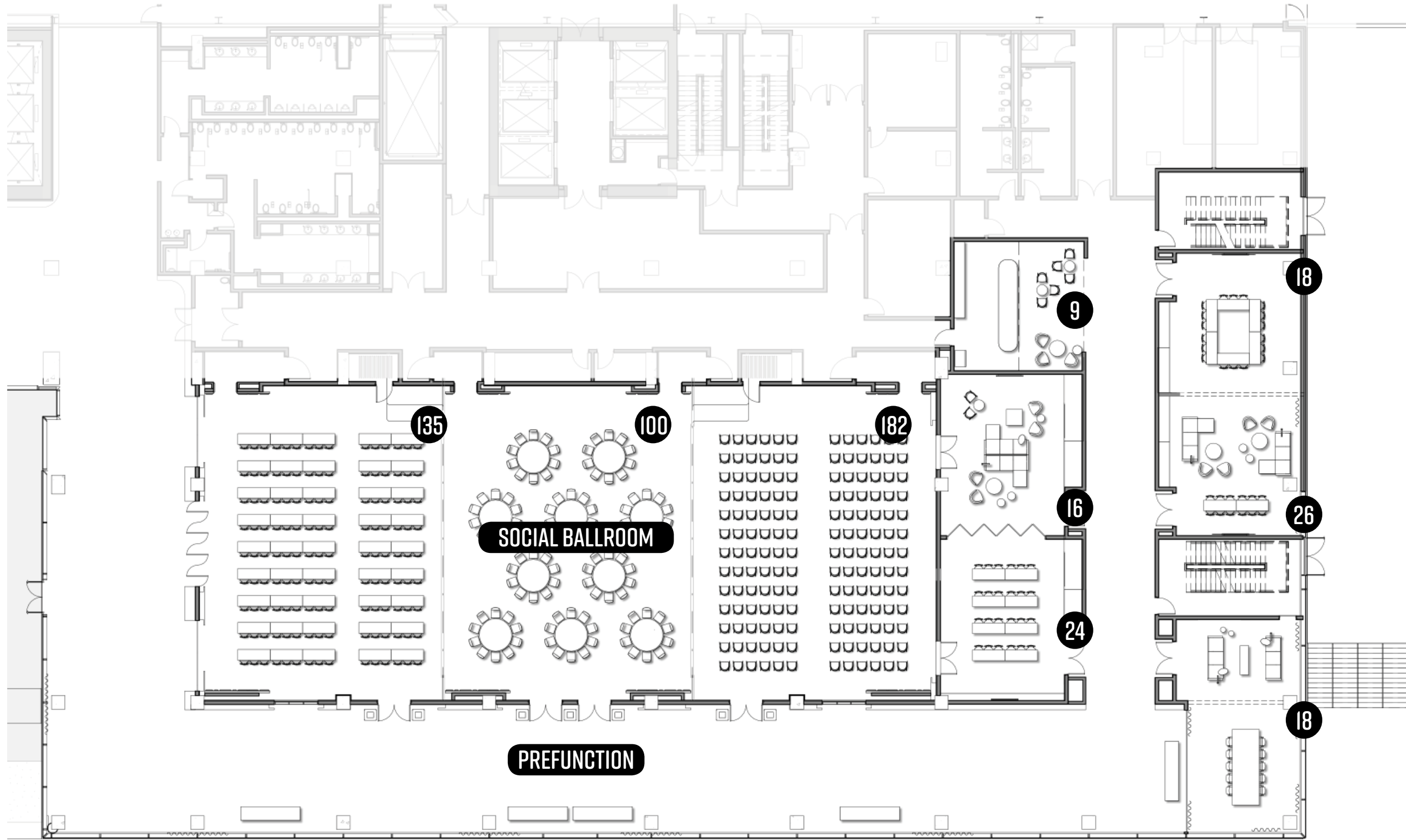


- 1 PAVED PLAZA
- 2 PAVED WALK
- 3 RAISED PLANTER
- 4 ARTIFICIAL TURF (OPEN LAWN)
- 5 PLANTING POT
- 6 ARCHITECTURAL CANOPY
- 7 EVENT BAR (POTENTIAL LOCATION)
- 8 TRELIS STRUCTURE
- 9 WATER FEATURE
- 10 LIVING WALL
- 11 FURNITURE GROUPING
- 12 PLANTING AREA (FLUSH WITH PAVING)
- 13 VEHICULAR ACCESS TO GARAGE
- 14 PEDESTRAIN EGRESS FROM GARAGE
- 15 HIGH PARAPET RAIL
 - Leaning height, 4'-0" min
- 16 STAIR



TERRACE LAWN

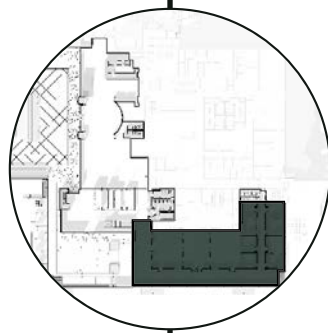




CONFERENCE LEVEL 01

OPTION B.

XX - SEAT COUNT





*NOTE: RENDERINGS ARE IN PROGRESS

CONFERENCE LEVEL 01
prefunction





CONFERENCE, LEVEL 01
social ballroom

*NOTE: RENDERINGS ARE IN PROGRESS



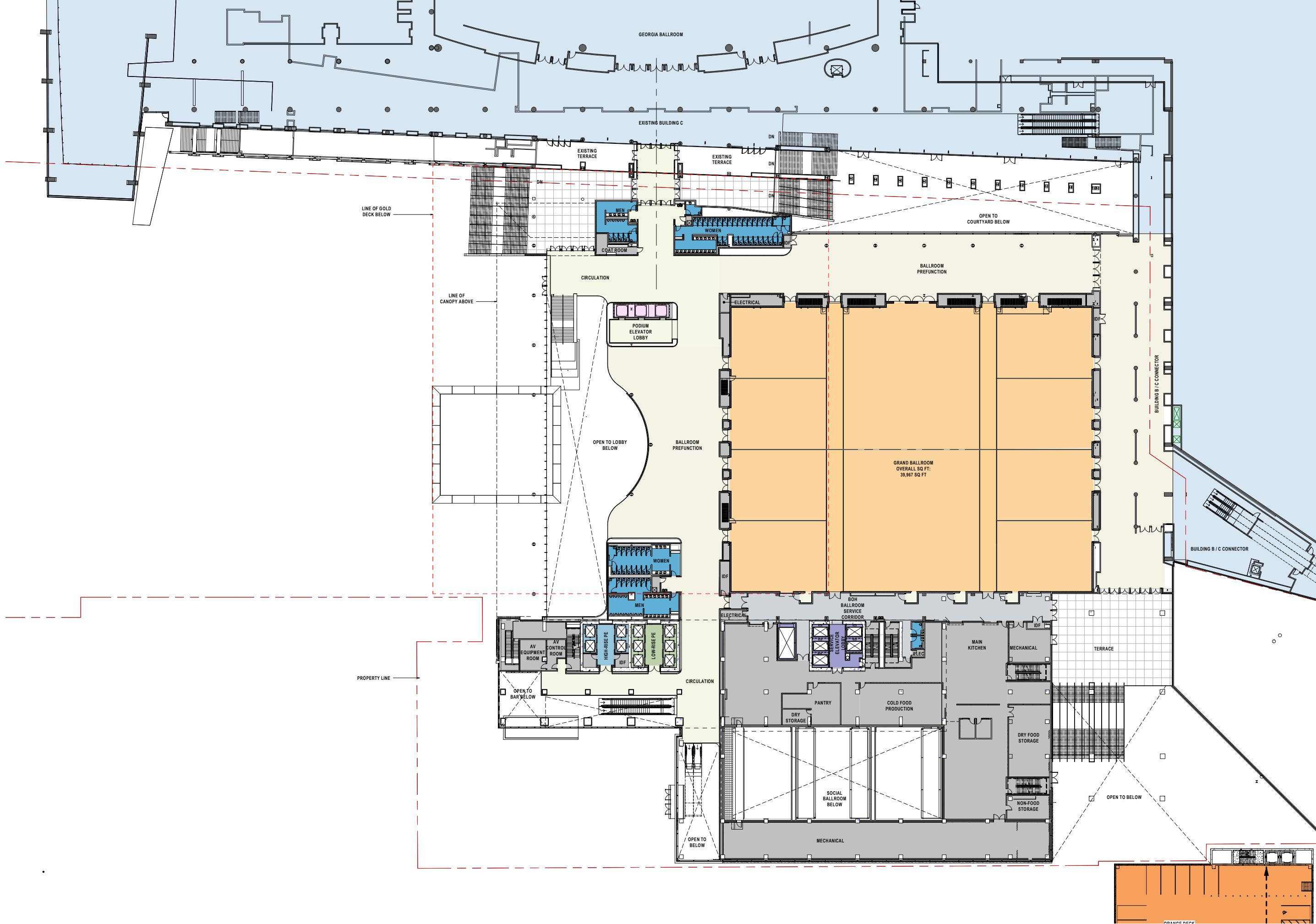
*NOTE: RENDERINGS ARE IN PROGRESS

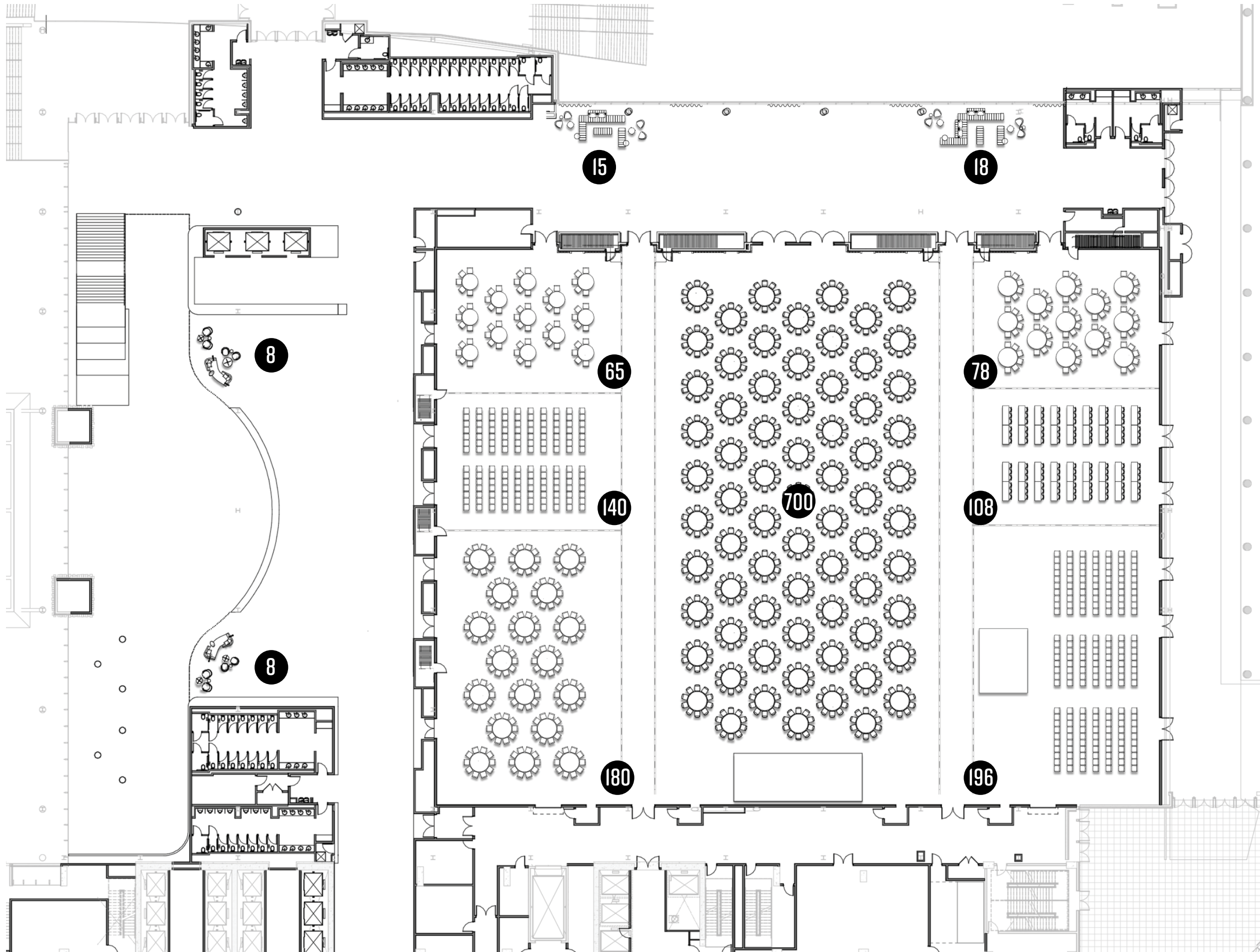
CONFERENCE | LEVEL 01
social ballroom



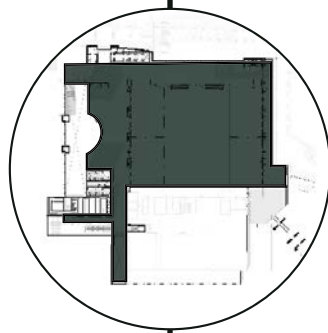
LEVEL 02

OVERALL PLAN





XX - SEAT COUNT



CONFERENCE LEVEL 02
OPTION B.



*NOTE: RENDERINGS ARE IN PROGRESS

CONFERENCE LEVEL 02
refunction





*NOTE: RENDERINGS ARE IN PROGRESS

CONFERENCE LEVEL 02
refunction





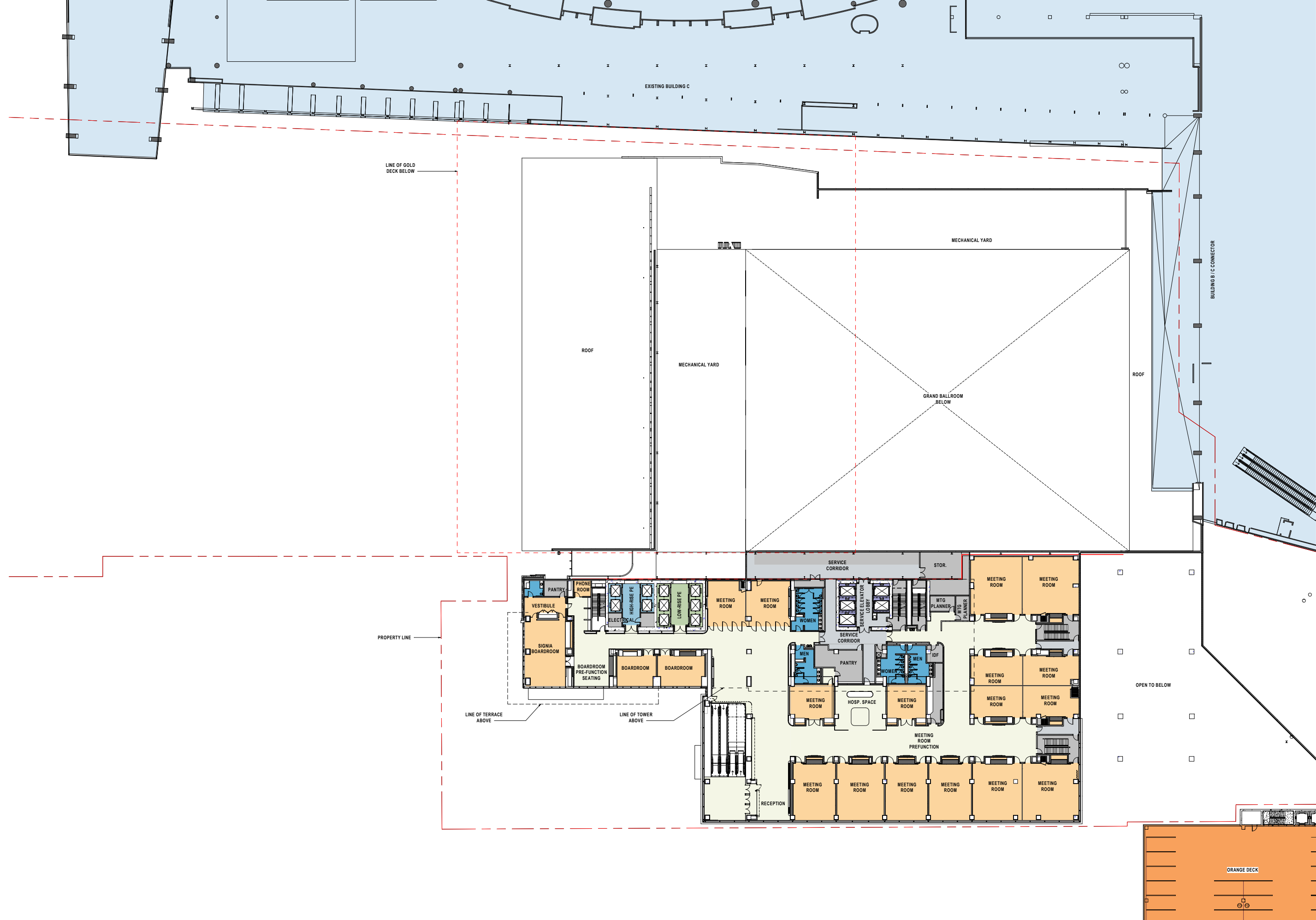
*NOTE: RENDERINGS ARE IN PROGRESS

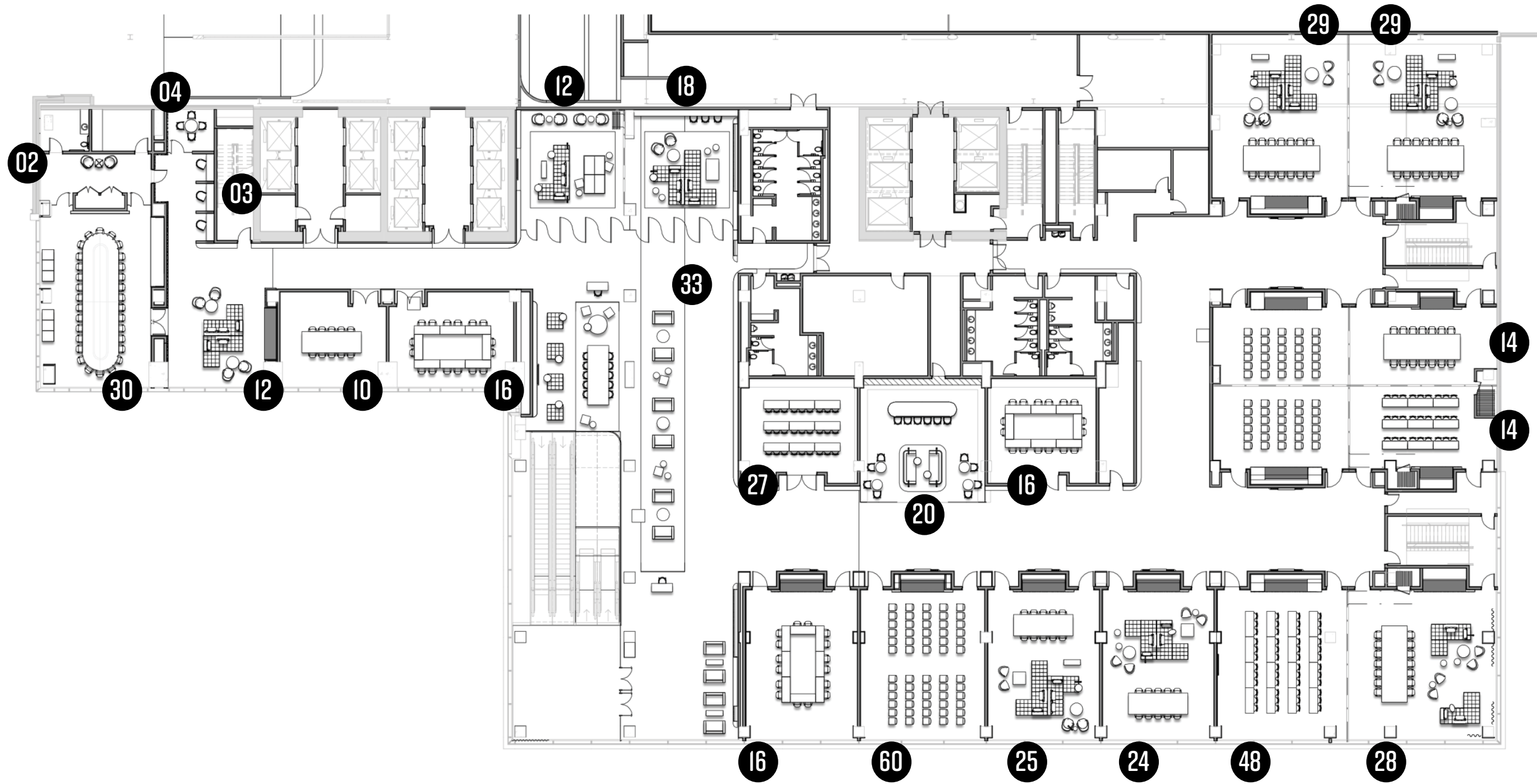
CONFERENCE LEVEL 02
grand ballroom



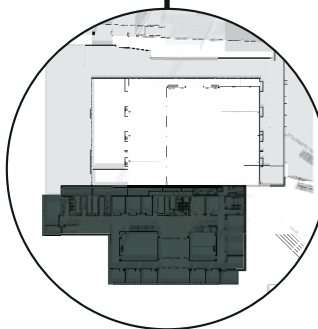
LEVEL 03

OVERALL PLAN





XX - SEAT COUNT

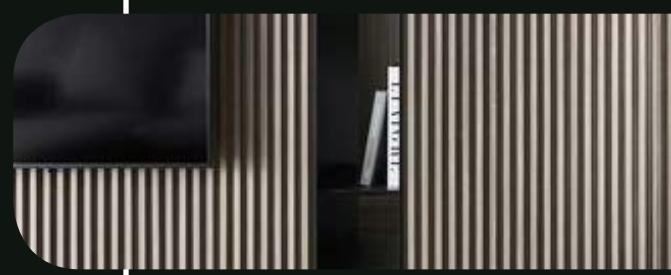
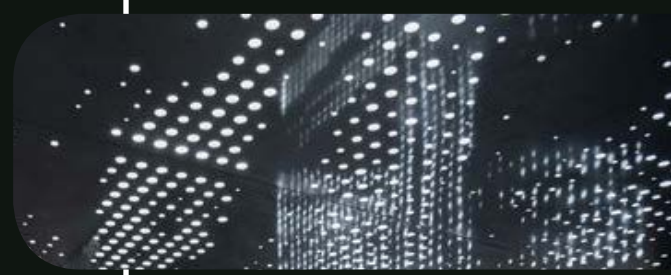


CONFERENCE | LEVEL 03



*NOTE: RENDERINGS ARE IN PROGRESS

CONFERENCE | LEVEL 03
flex meeting



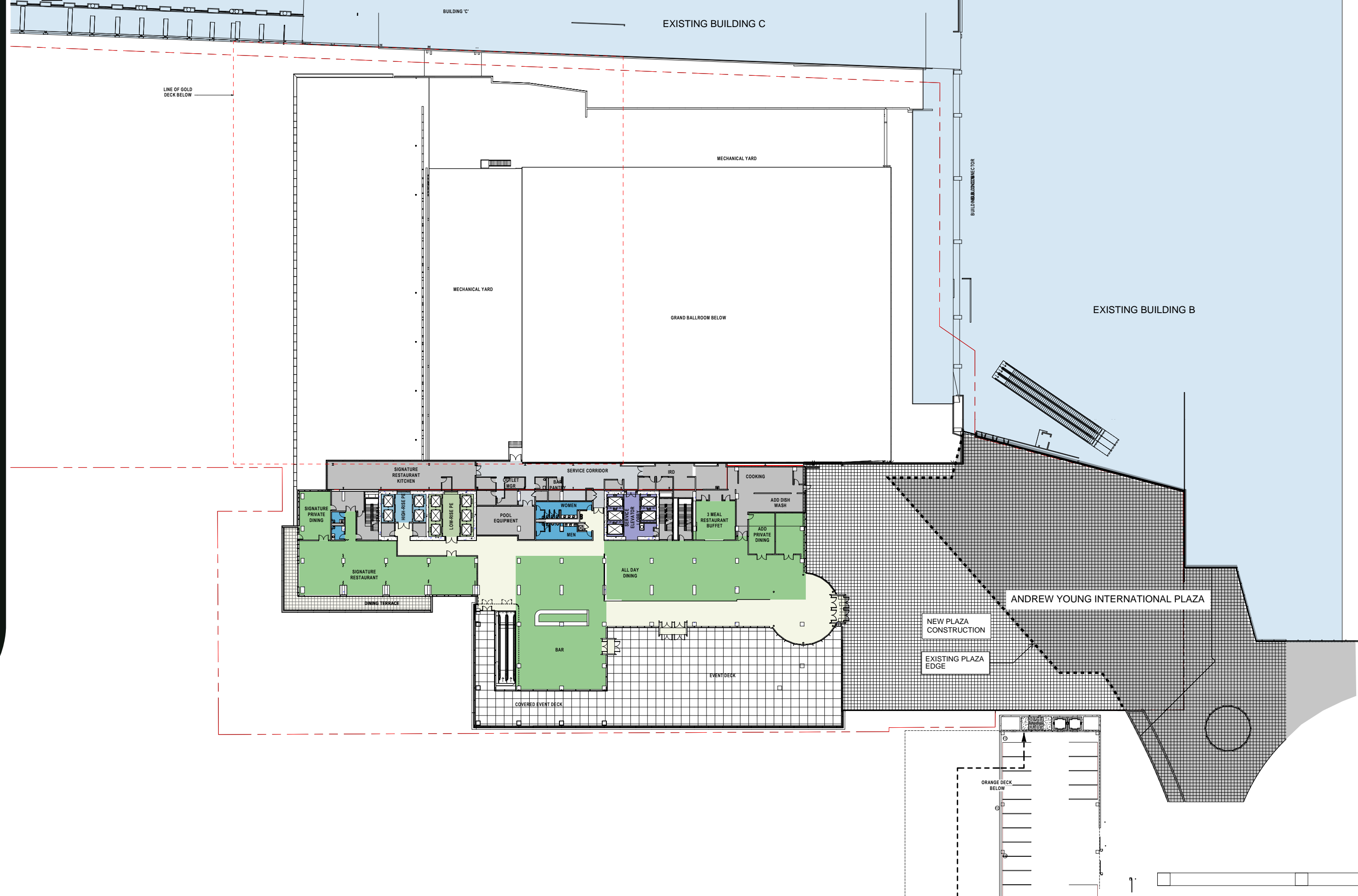


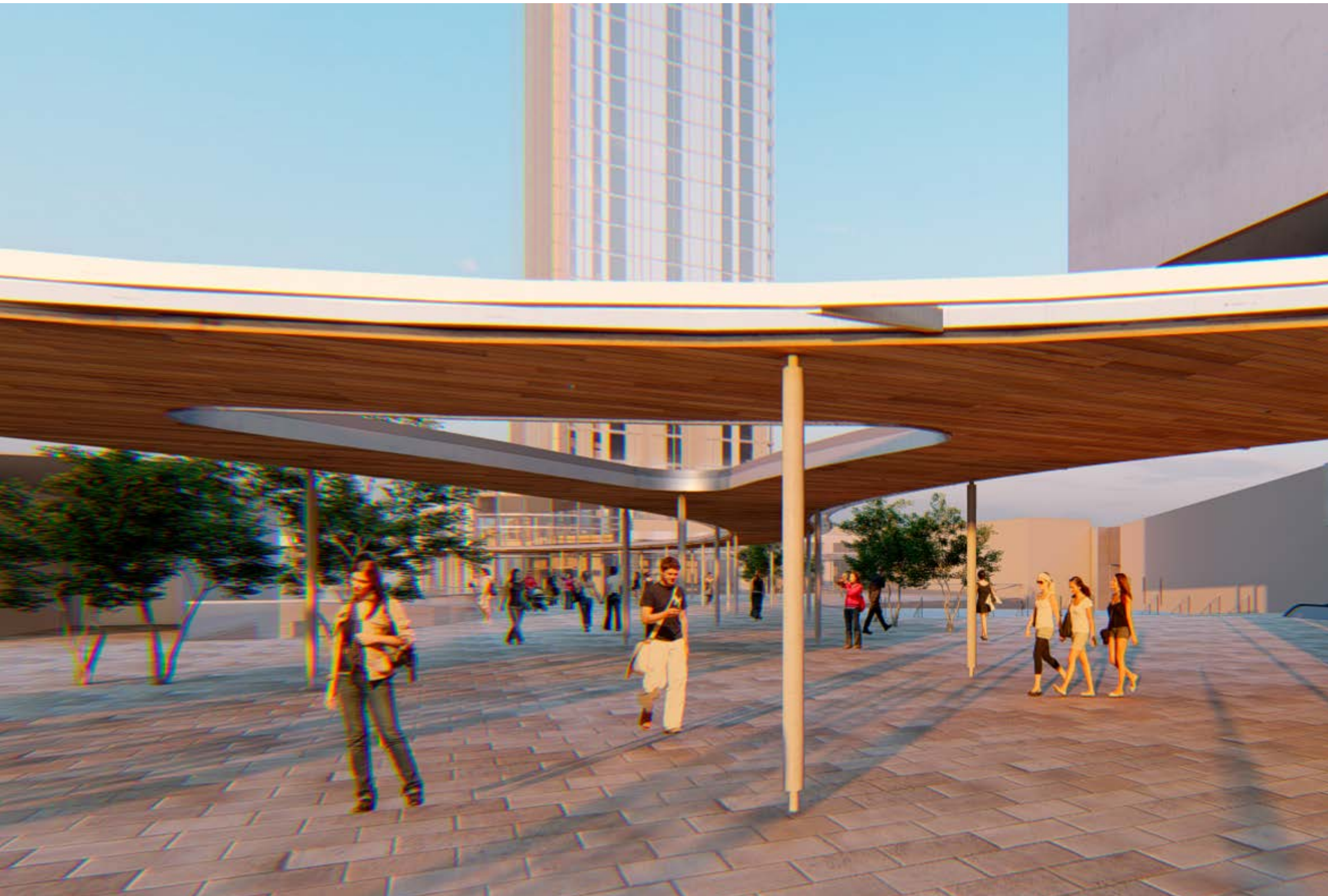
CONFERENCE | LEVEL 03
flex meeting



LEVEL 04

OVERALL PLAN





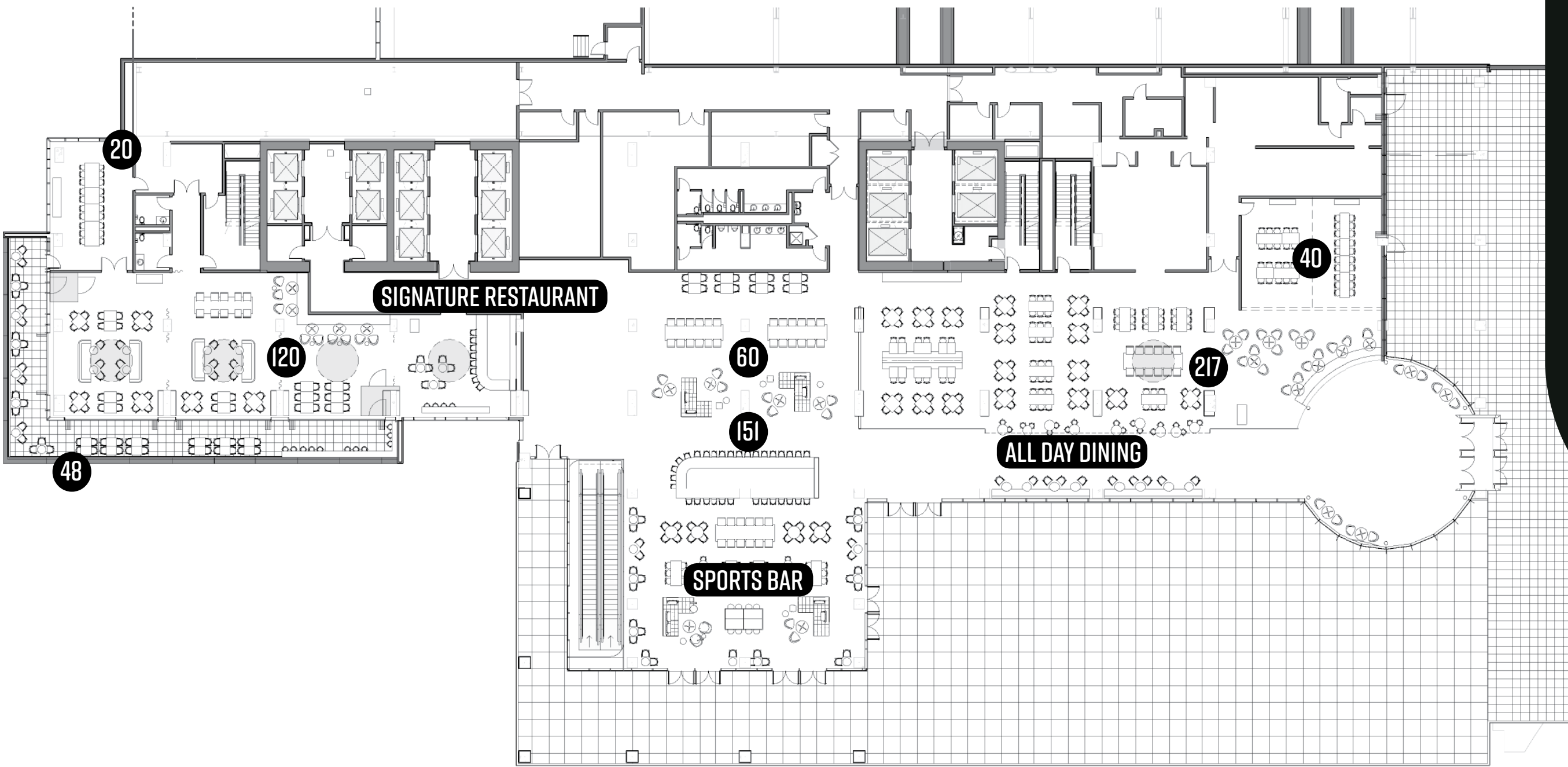
AYIB PEDESTRIAN VIEW

OPT. 01

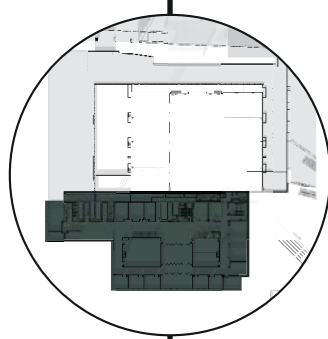


AYIB PEDESTRIAN VIEW

OPT. 01



XX - SEAT COUNT



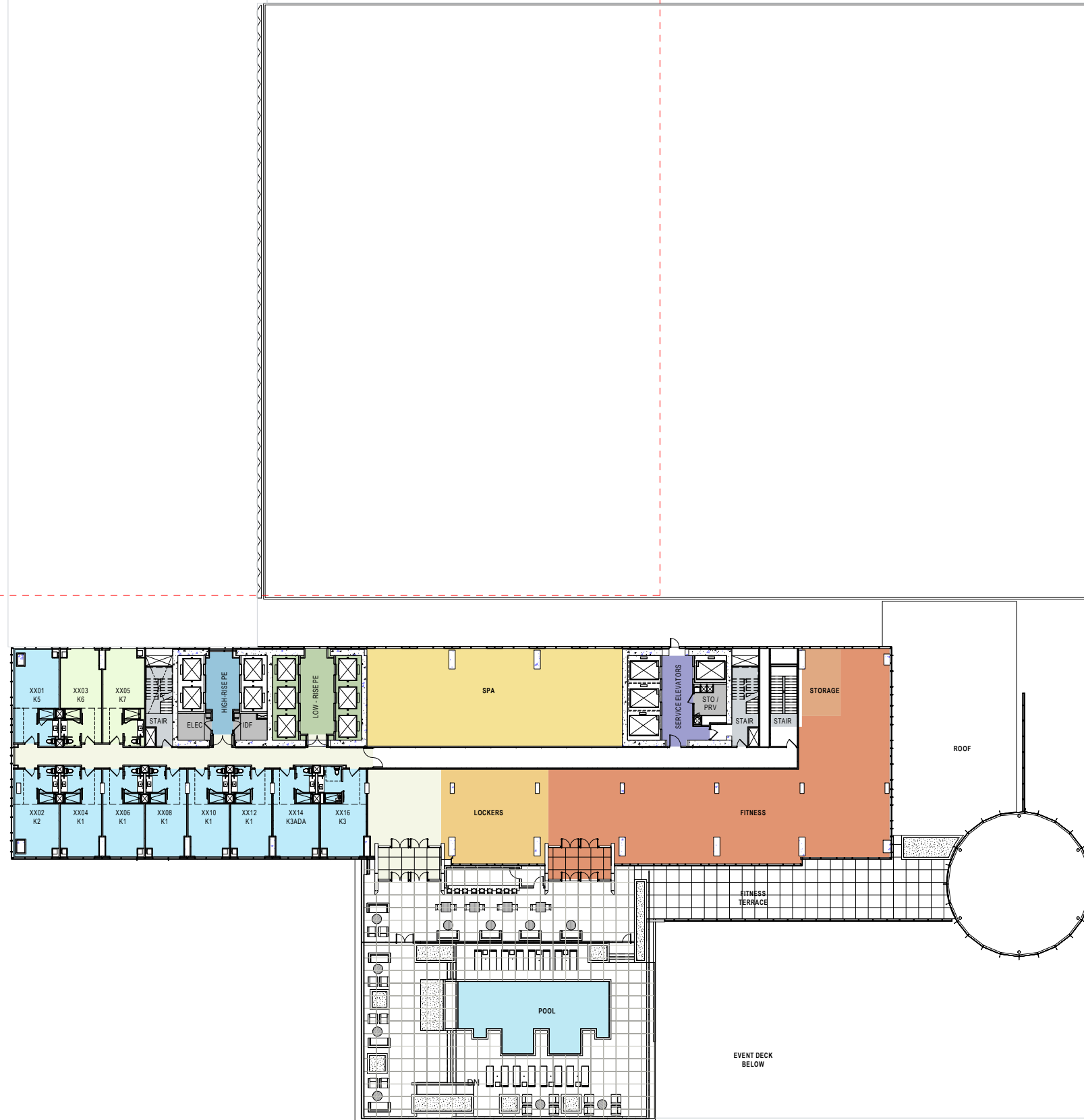
LEVEL 04 AMENITY
ALL DAY DINING



LEVEL 05

OVERALL PLAN

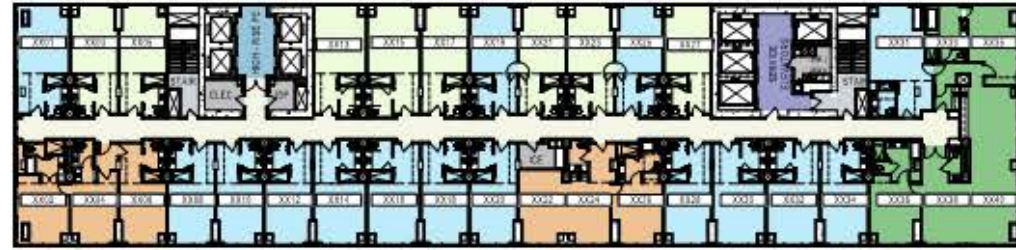
LINE OF GOLD
DECK BELOW



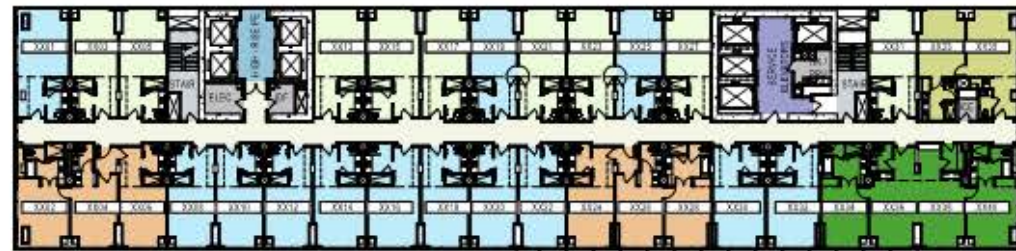


POOL AMENITY LEVEL

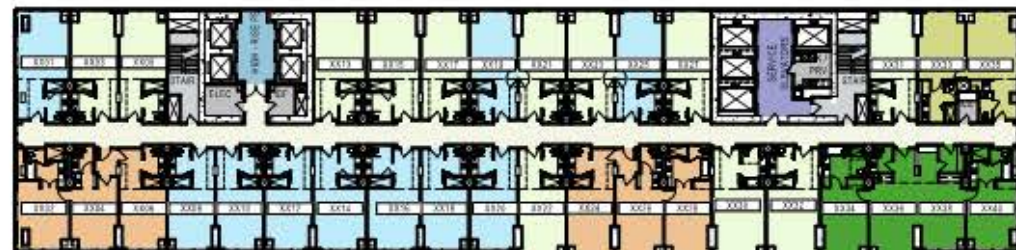
VIEW 01



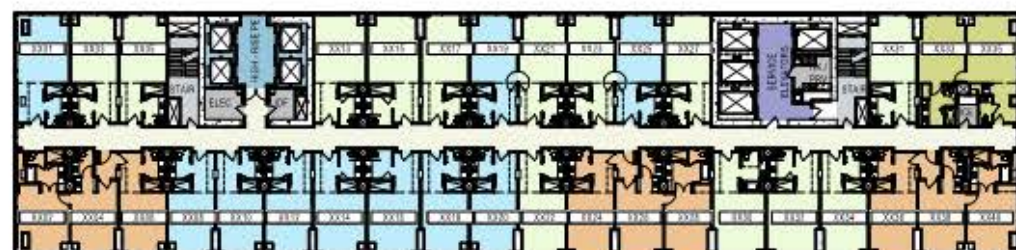
10 LEVEL 38 ILLUSTRATIVE FLOOR PLAN - HOTEL
SCALE: 1"=20'-0"



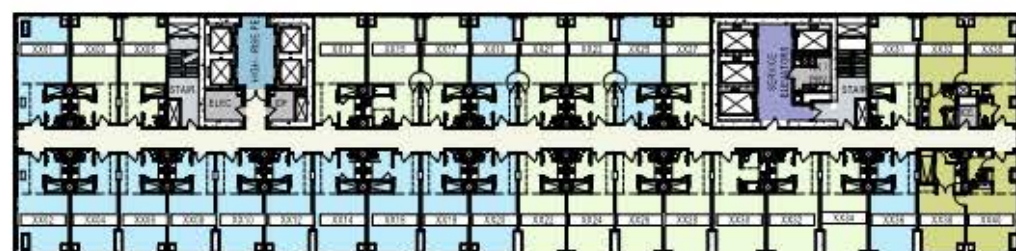
09 LEVEL 37 ILLUSTRATIVE FLOOR PLAN - HOTEL
SCALE: 1"=20'-0"



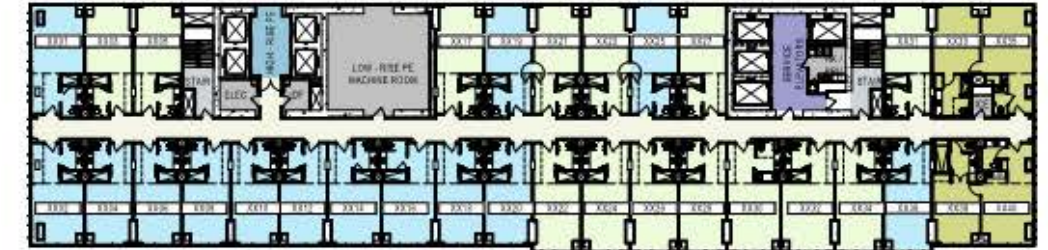
08 LEVEL 36 ILLUSTRATIVE FLOOR PLAN - HOTEL
SCALE: 1"=20'-0"



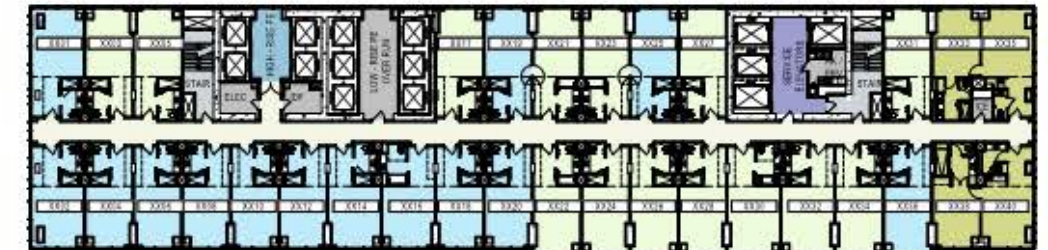
07 LEVEL 34 & 35 - ILLUSTRATIVE FLOOR PLAN - HOTEL
SCALE: 1"=20'-0"



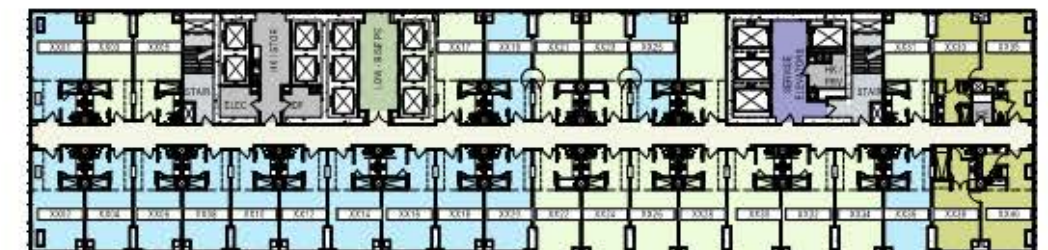
06 LEVEL 30-33 ILLUSTRATIVE FLOOR PLAN - HOTEL
SCALE: 1"=20'-0"



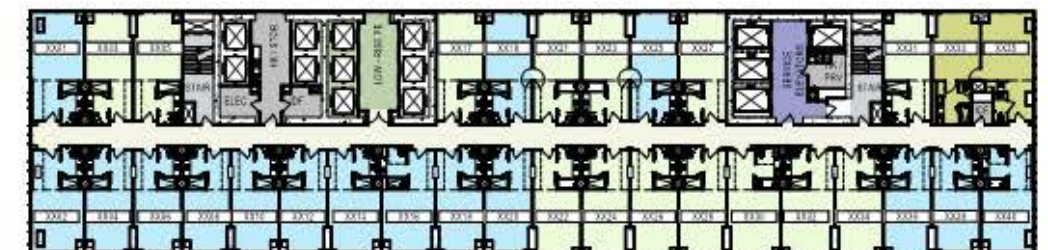
05 LEVEL 29 ILLUSTRATIVE FLOOR PLAN - HOTEL
SCALE: 1"=20'-0"



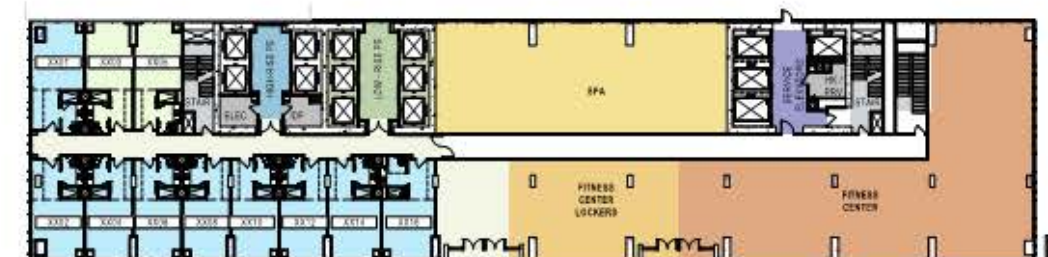
04 LEVEL 27-28 ILLUSTRATIVE FLOOR PLAN - HOTEL
SCALE: 1"=20'-0"



03 LEVEL 9-26 ILLUSTRATIVE FLOOR PLAN - HOTEL
SCALE: 1"=20'-0"



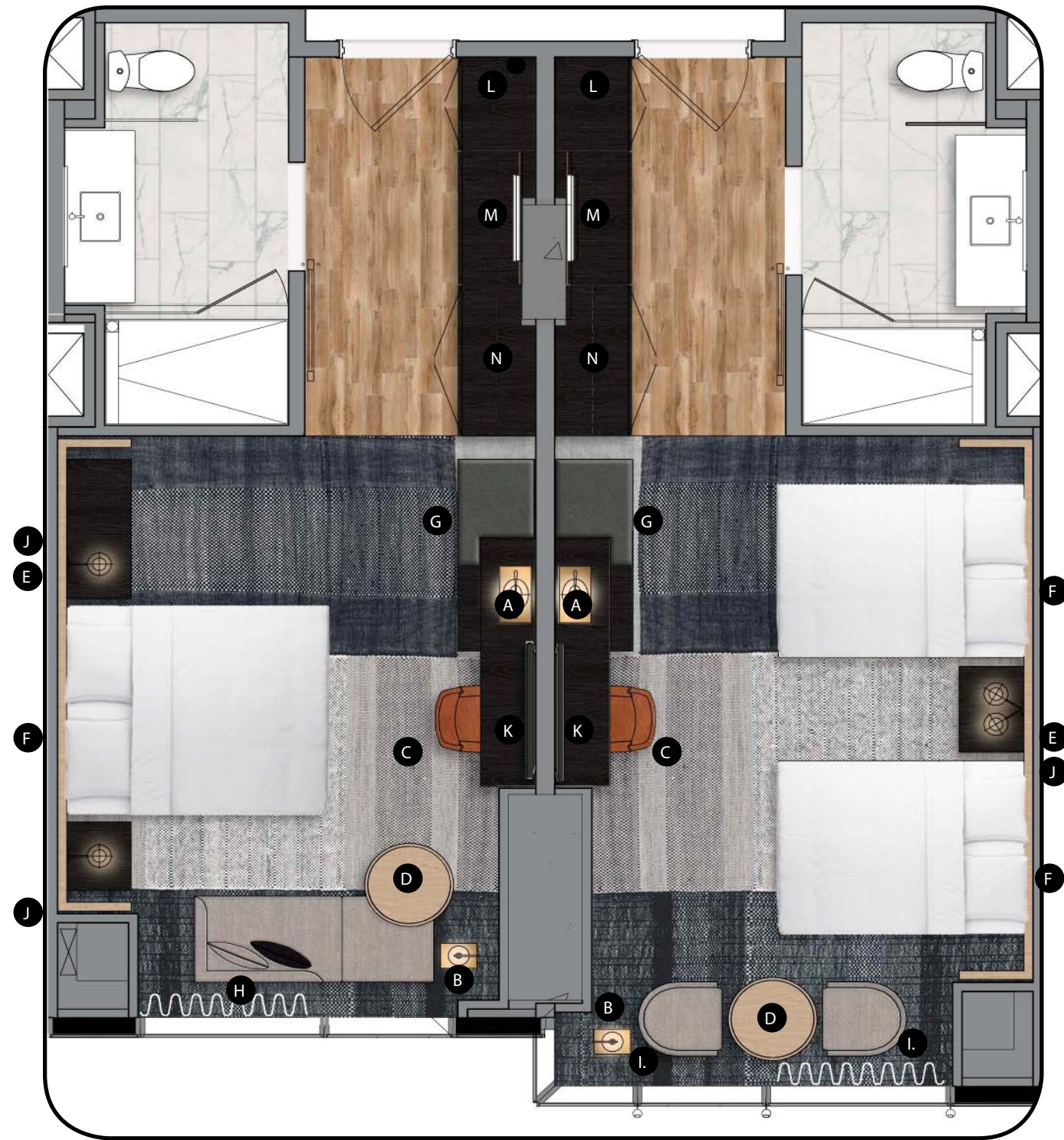
02 LEVEL 6-8 ILLUSTRATIVE FLOOR PLAN - HOTEL
SCALE: 1"=20'-0"



01 LEVEL 5 ILLUSTRATIVE FLOOR PLAN - FITNESS AND HOTEL
SCALE: 1"=20'-0"

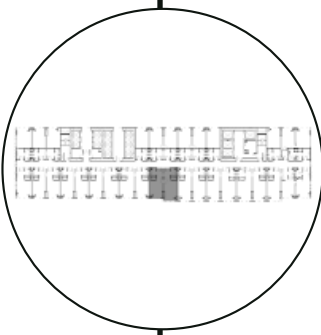
LEGEND

- A. DESK LAMP
- B. FLOOR LAMP
- C. DESK CHAIR
- D. DINING TABLE
- E. BEDSIDE SCNCE
- F. HEADBOARD
- G. DRESSER
- H. CHAISE
- I. LOUNGE CHAIR AT DBL Q.
- J. BEDSIDE TABLE
- K. T.V.
- L. MINI BAR / SAFE
- M. ART / LUGGAGE SHELF
- N. CLOSET



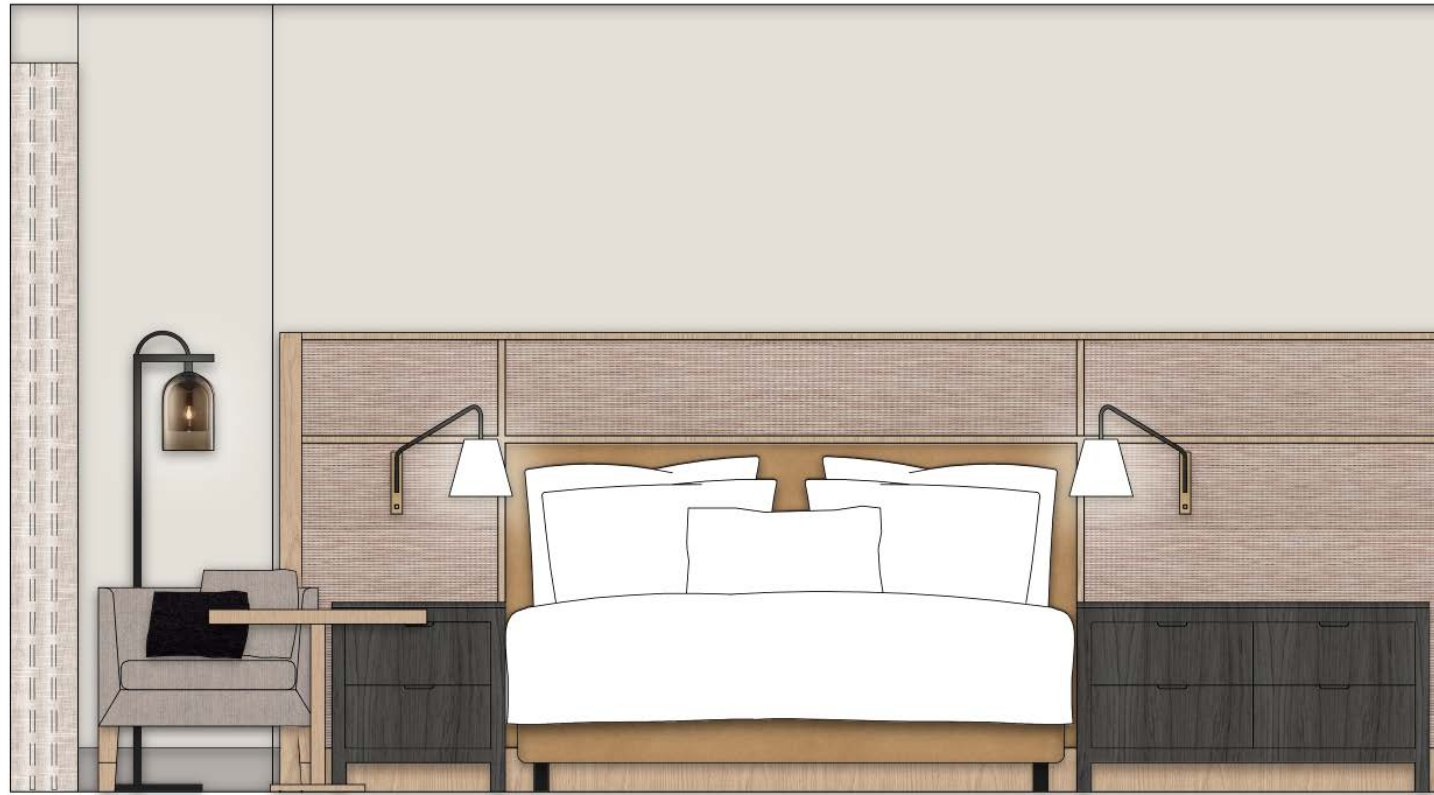
GUESTROOM TOWER

TYPICAL KING + DOUBLE QUEEN





TYPICAL KING

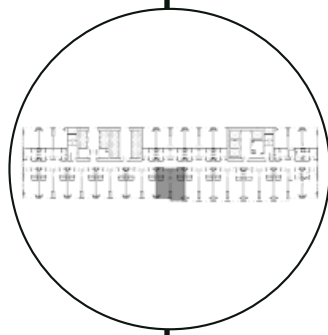


TYPICAL K ELEVATION A



TYPICAL K ELEVATION B

GUESTROOM TOWER
TYPICAL KING

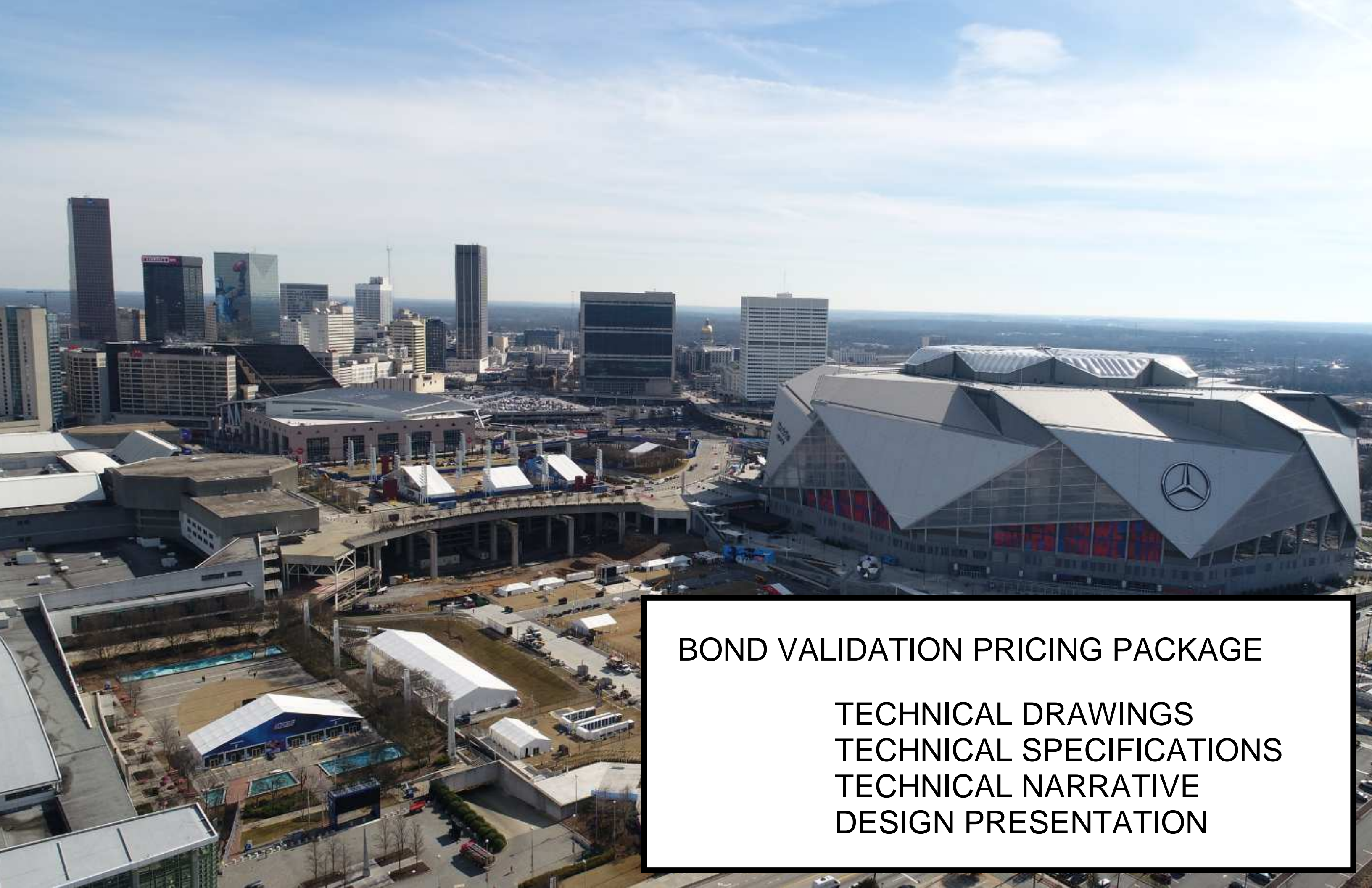


ATLANTA HAS BECOME AND HAS ALWAYS BEEN A
PLACE WHERE YOU CREATE YOUR OWN UNIVERSE.
BRIAN TYREE HENRY



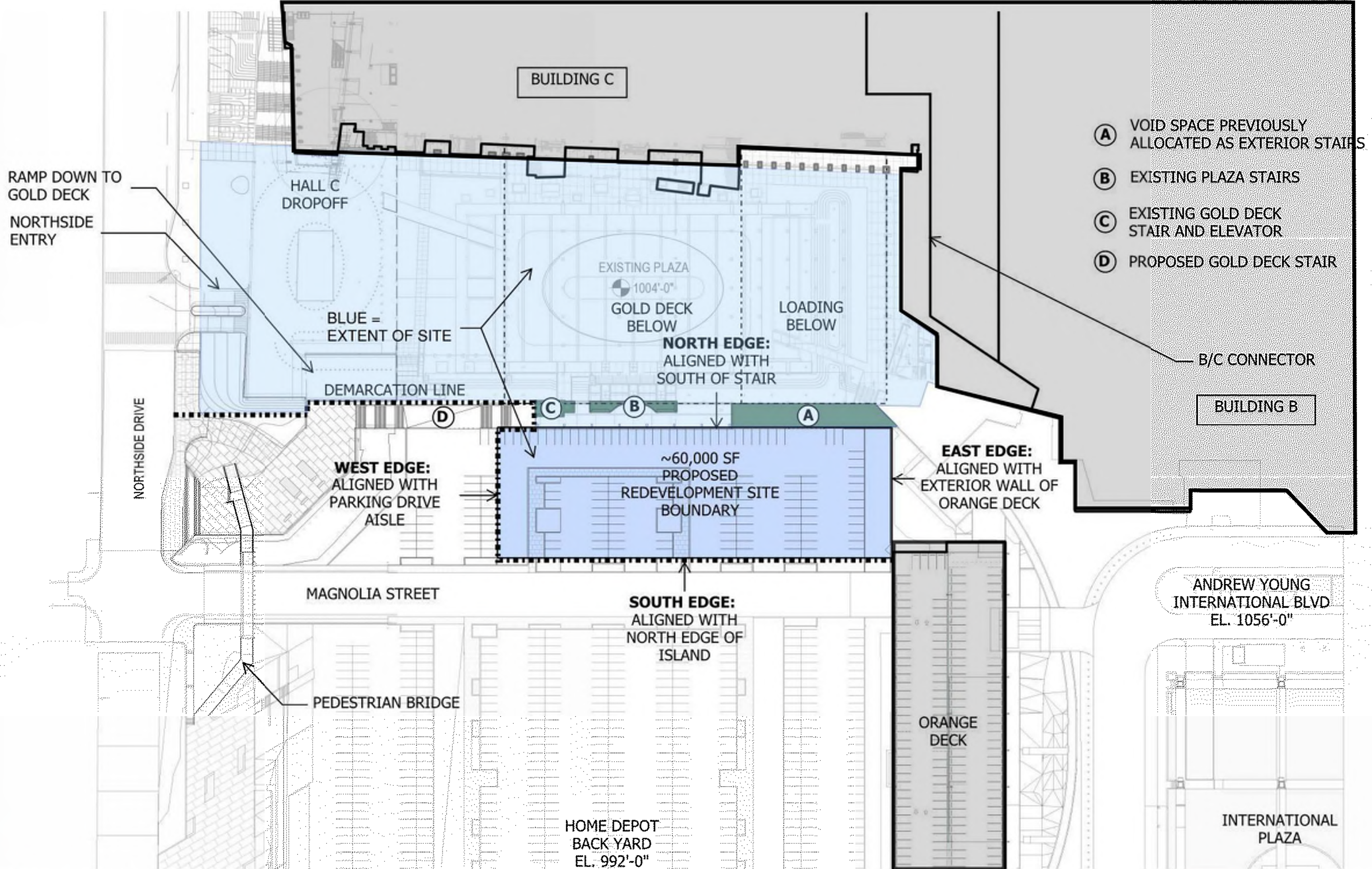
AERIAL VIEW
overall site + context

APPENDIX

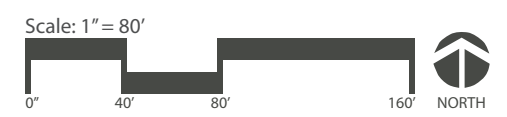


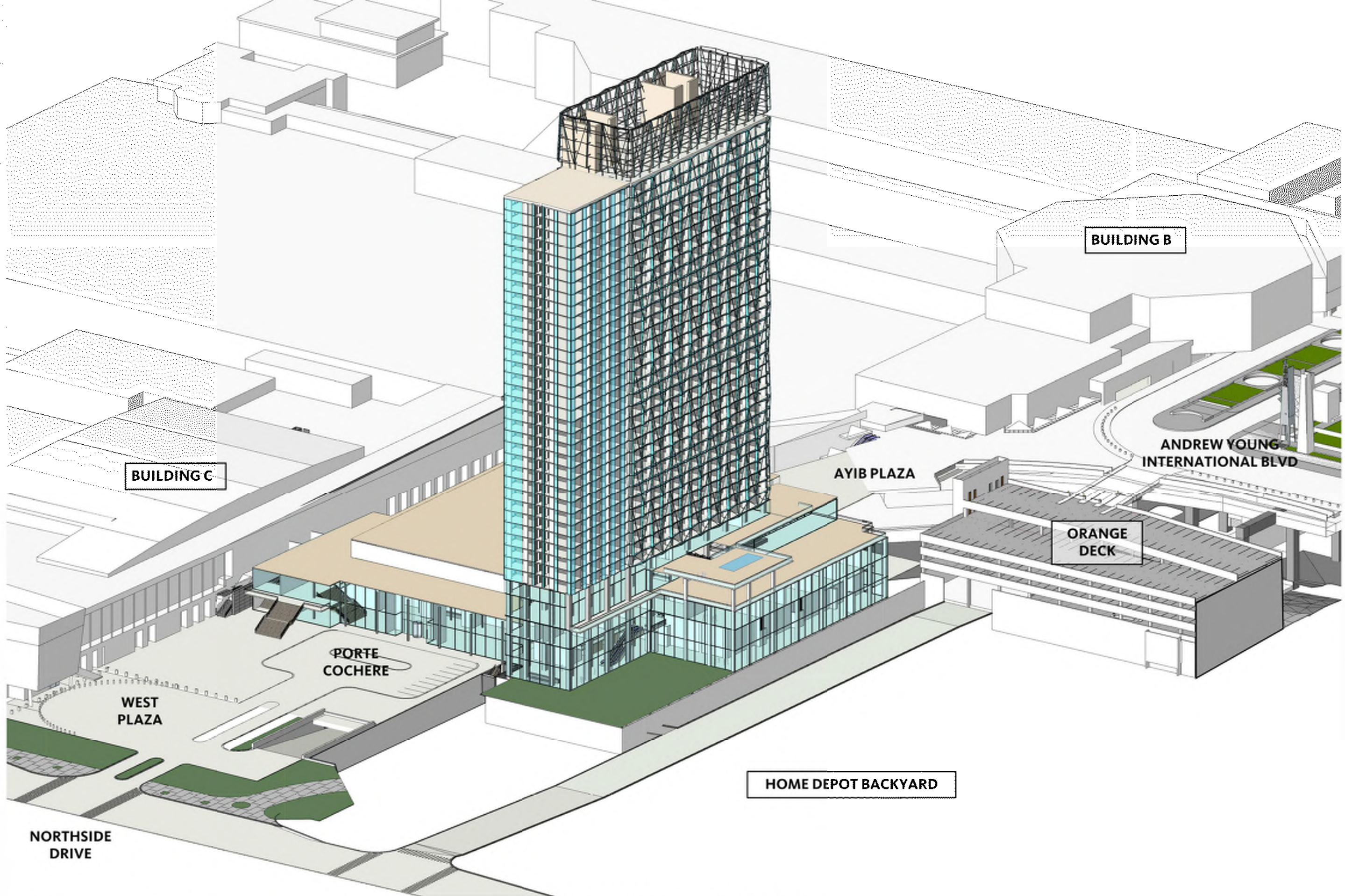
BOND VALIDATION PRICING PACKAGE

TECHNICAL DRAWINGS
TECHNICAL SPECIFICATIONS
TECHNICAL NARRATIVE
DESIGN PRESENTATION

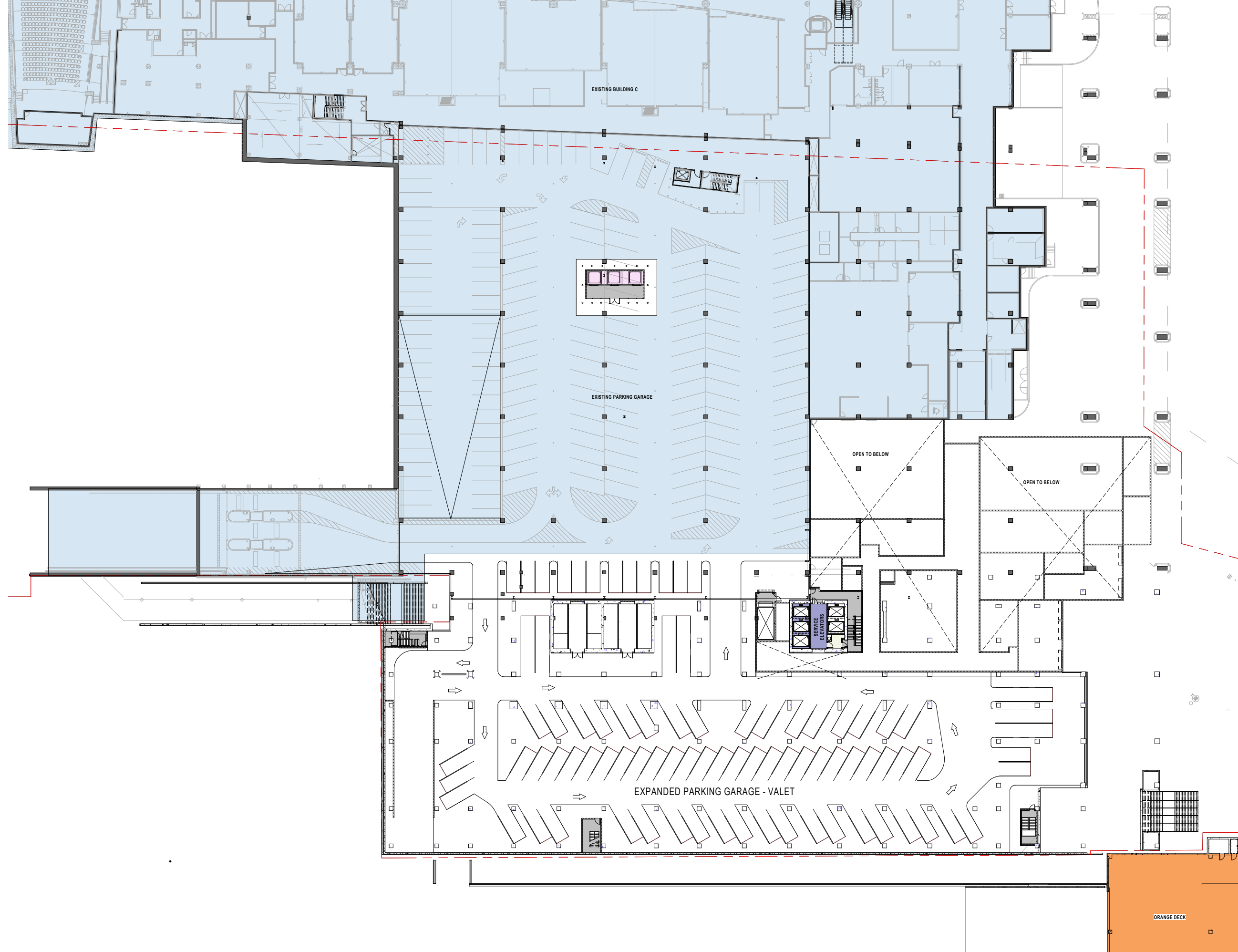


SITE PLAN



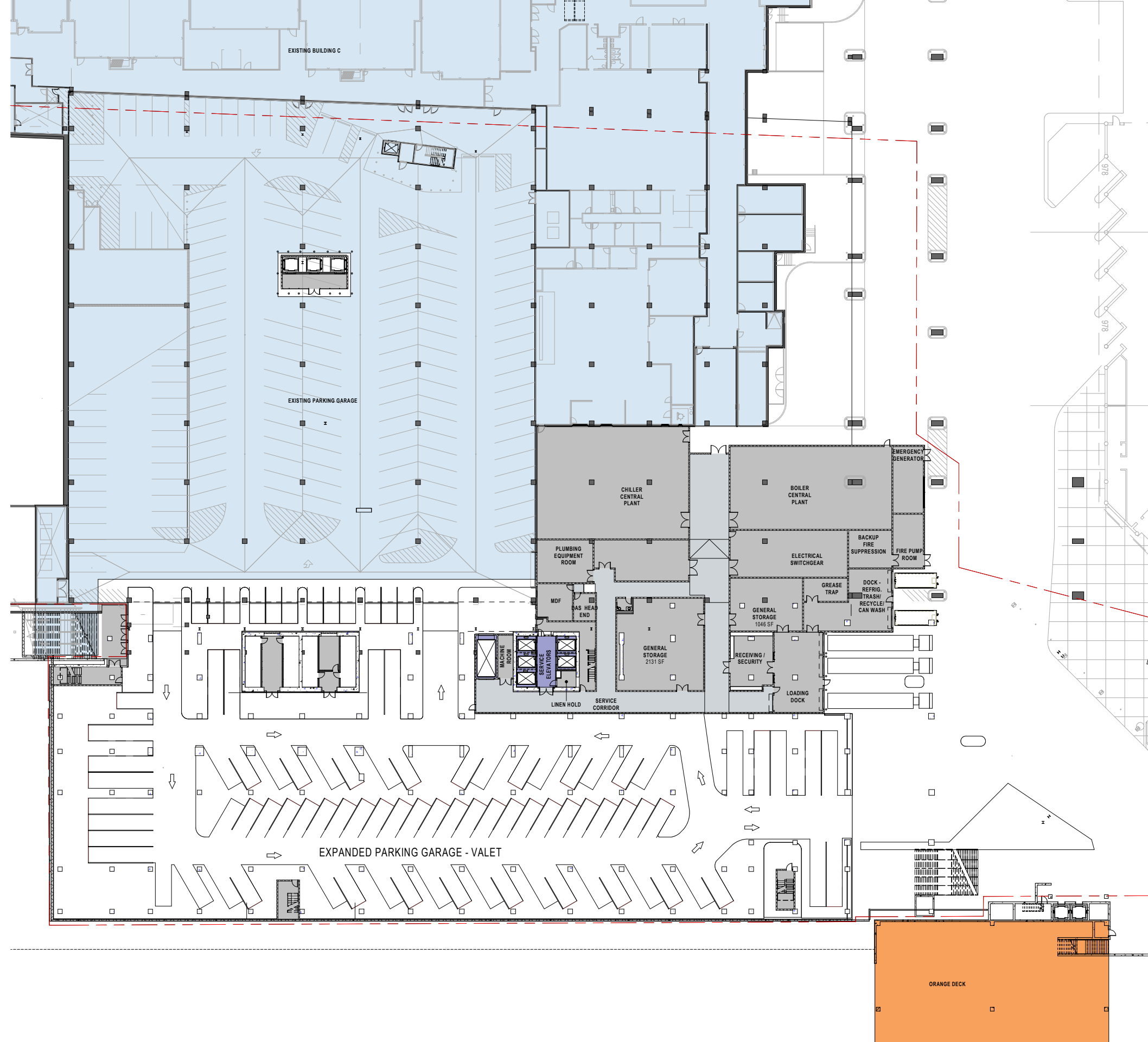


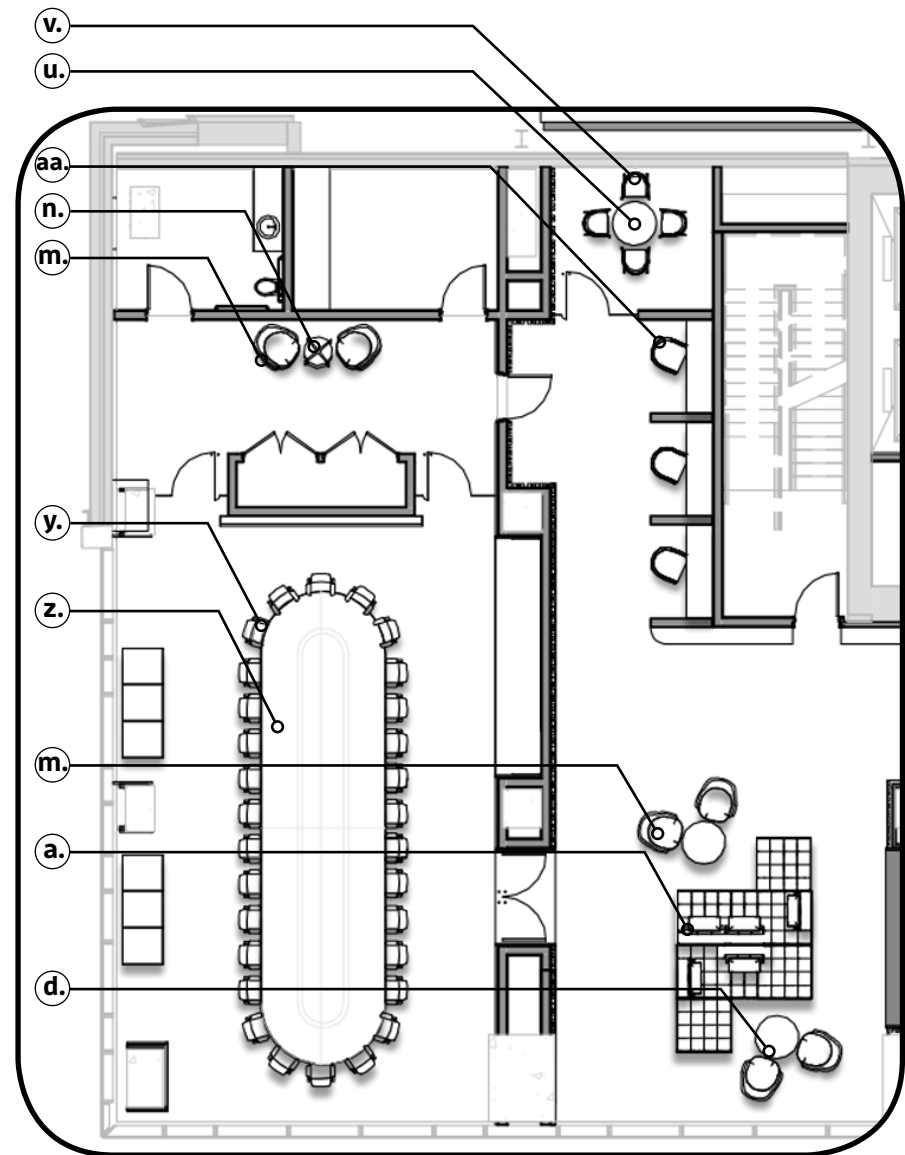
LOWER LEVEL 01
OVERALL PLAN



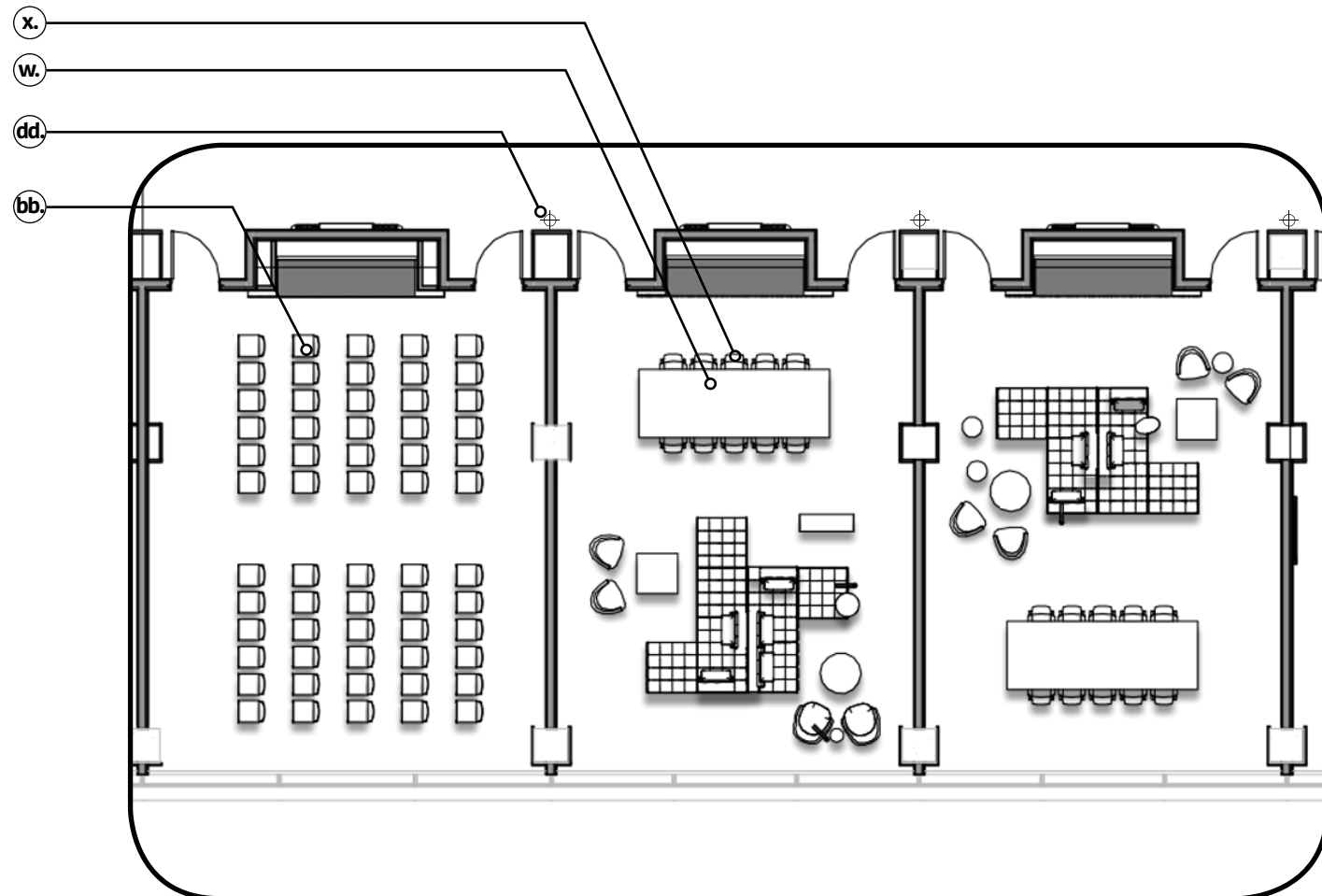
LOWER LEVEL 02

OVERALL PLAN

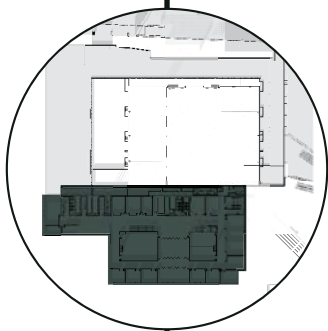


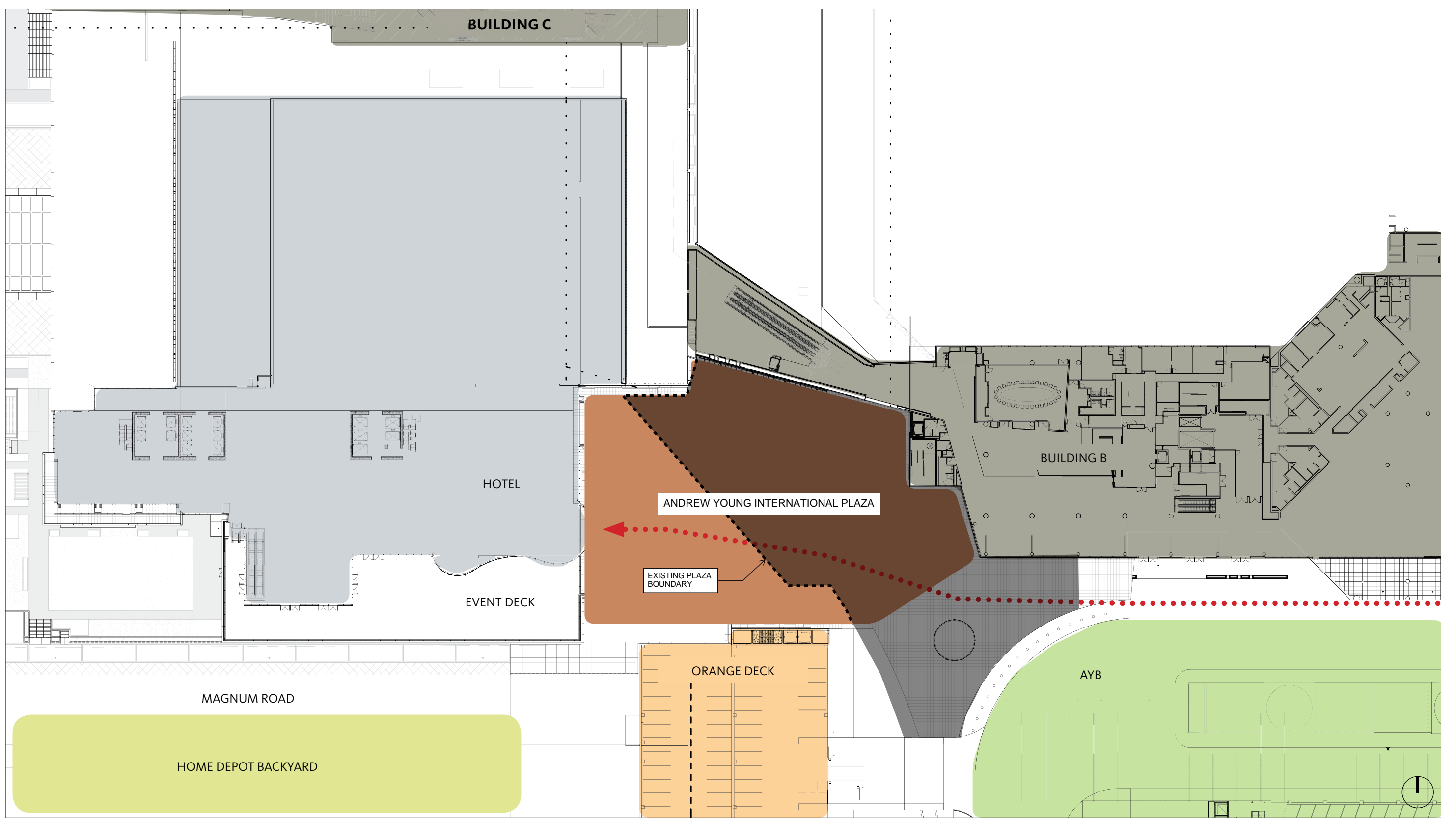


BOARD ROOM ZONE



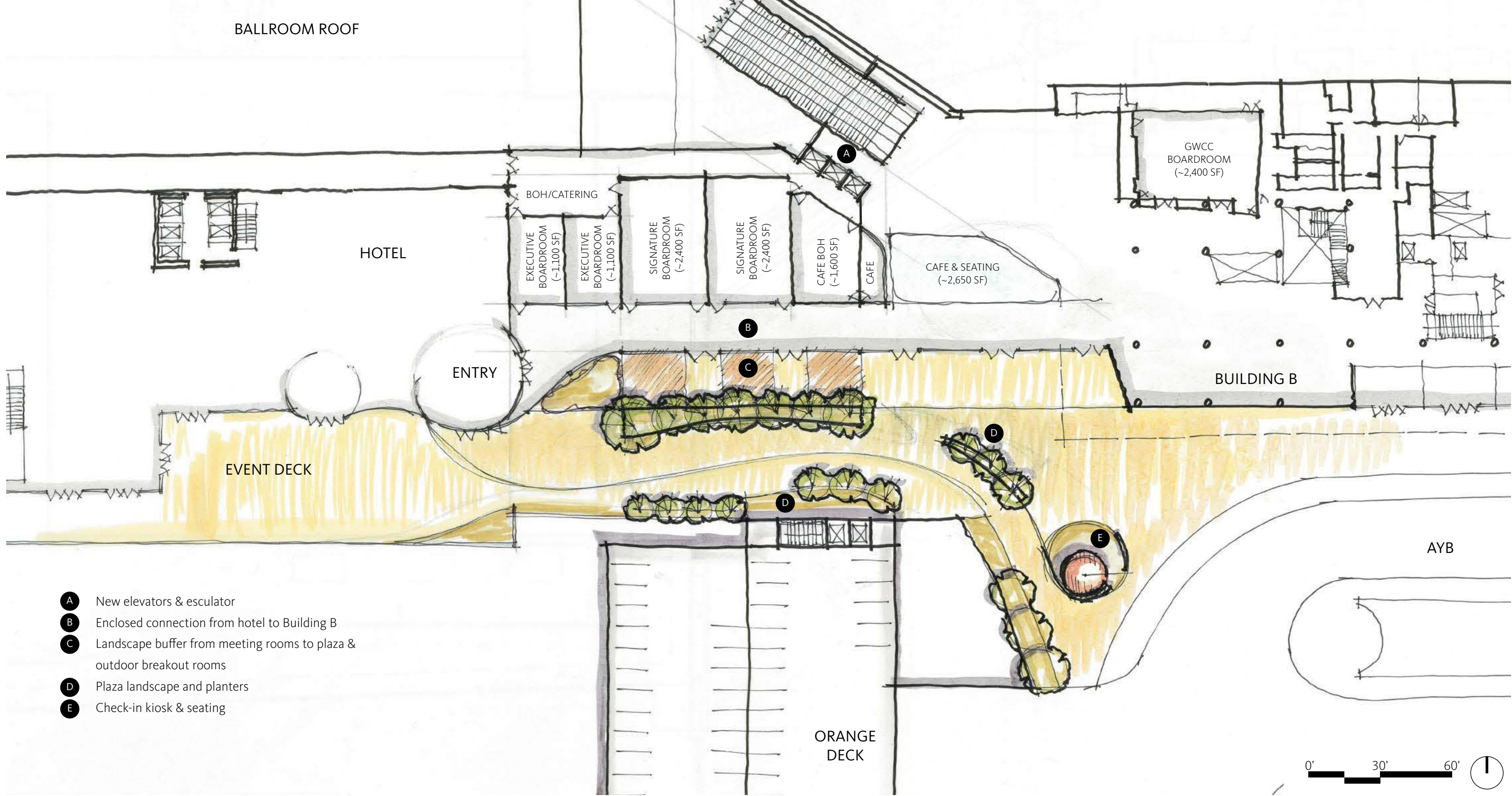
TYPICAL MEETING ROOMS





AYIB PLAZA

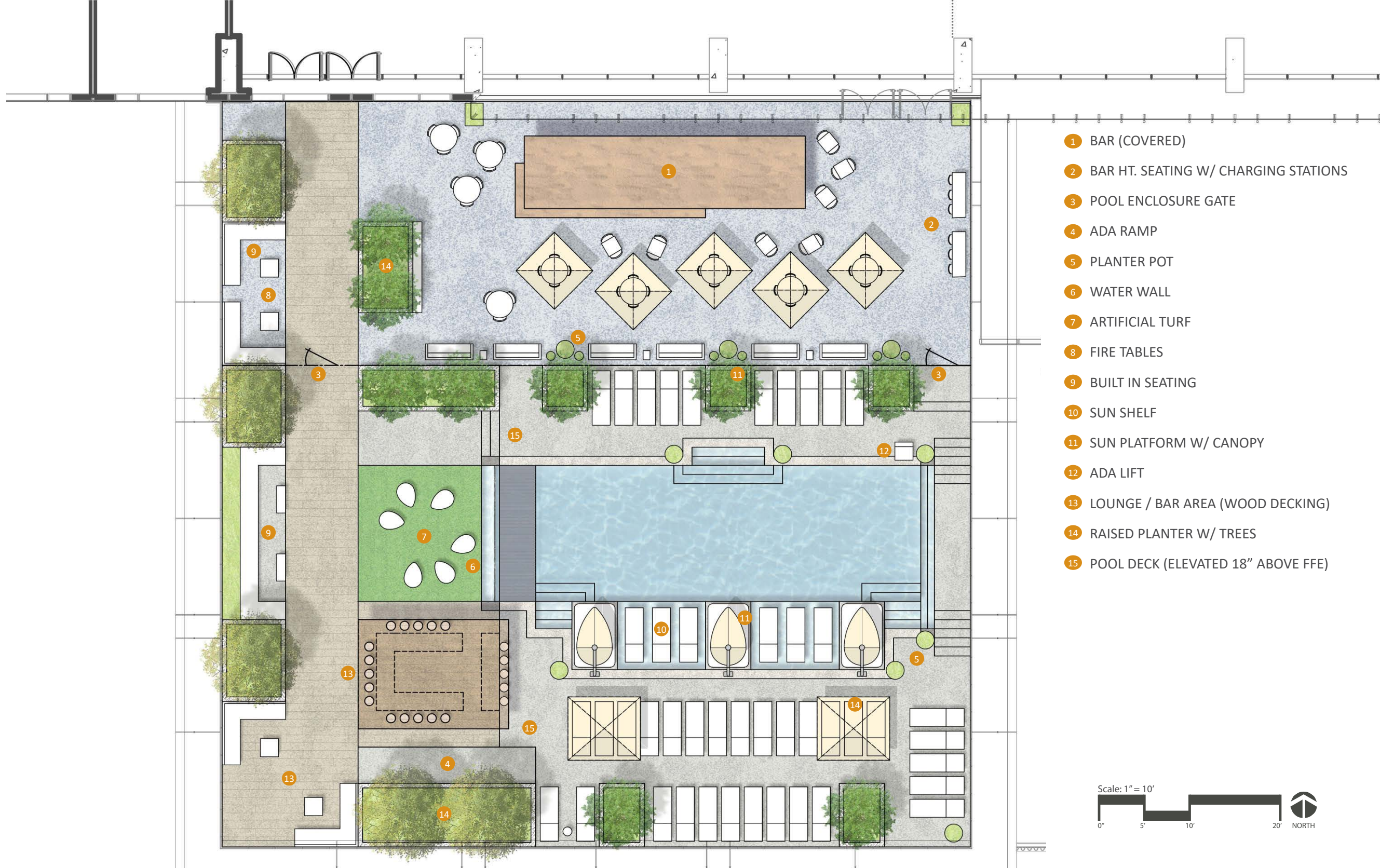
OPPORTUNITY DIAGRAM



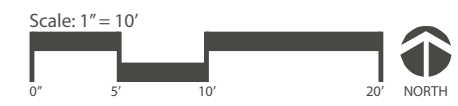
- A** New elevators & escalator
- B** Enclosed connection from hotel to Building B
- C** Landscape buffer from meeting rooms to plaza & outdoor breakout rooms
- D** Plaza landscape and planters
- E** Check-in kiosk & seating

AYIB PLAZA

LEVEL 04 SKETCH - OPT. 03



- 1 BAR (COVERED)
- 2 BAR HT. SEATING W/ CHARGING STATIONS
- 3 POOL ENCLOSURE GATE
- 4 ADA RAMP
- 5 PLANTER POT
- 6 WATER WALL
- 7 ARTIFICIAL TURF
- 8 FIRE TABLES
- 9 BUILT IN SEATING
- 10 SUN SHELF
- 11 SUN PLATFORM W/ CANOPY
- 12 ADA LIFT
- 13 LOUNGE / BAR AREA (WOOD DECKING)
- 14 RAISED PLANTER W/ TREES
- 15 POOL DECK (ELEVATED 18" ABOVE FFE)



POOL AMENITY LEVEL

LANDSCAPE SKETCH - LEVEL 05

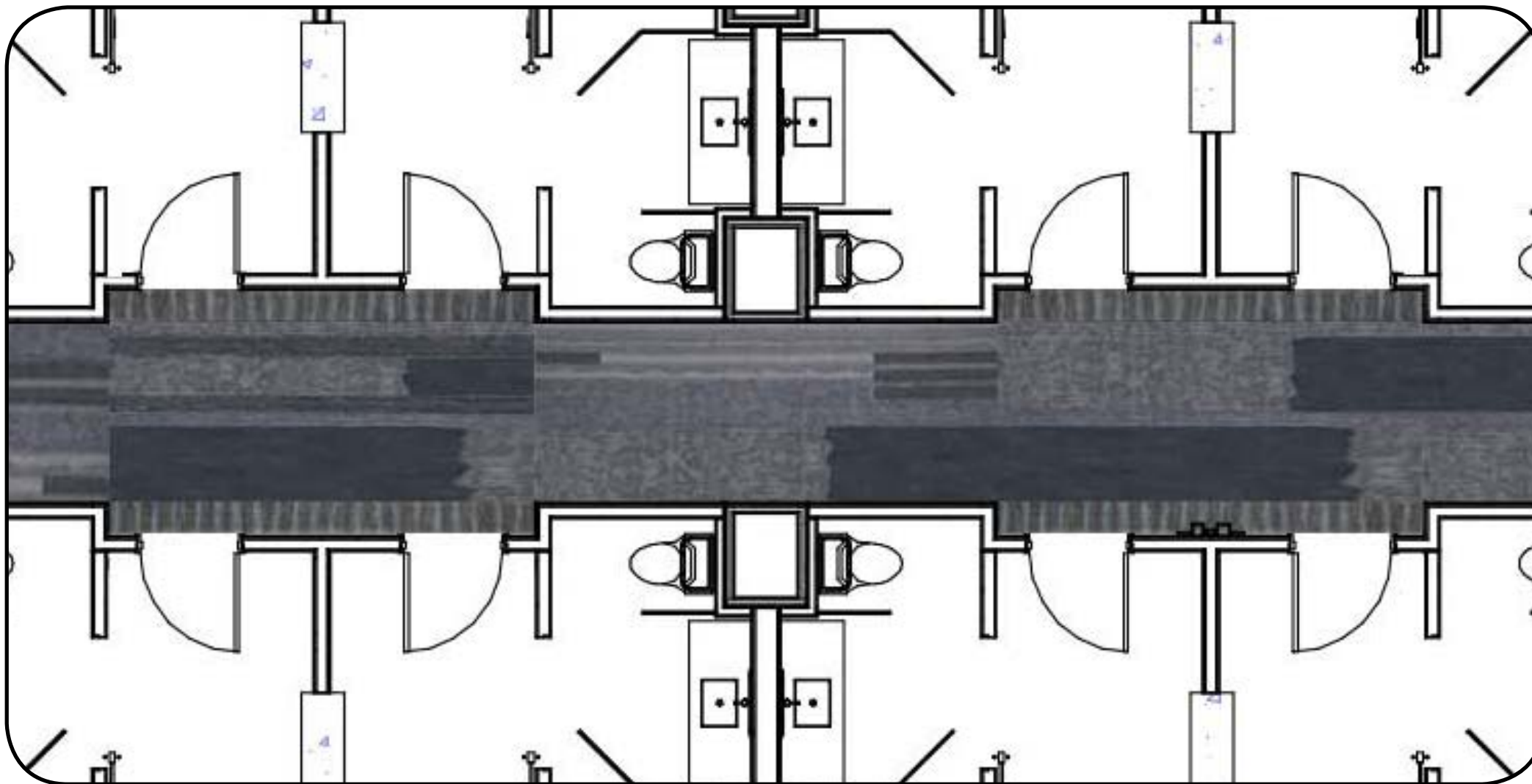


POOL AMENITY LEVEL

VIEW 05

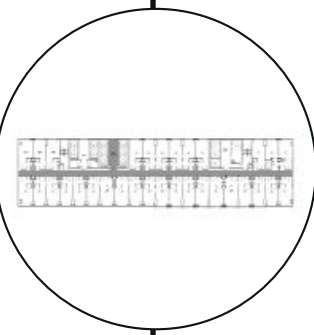


TYPICAL CORRIDOR ELEVATION



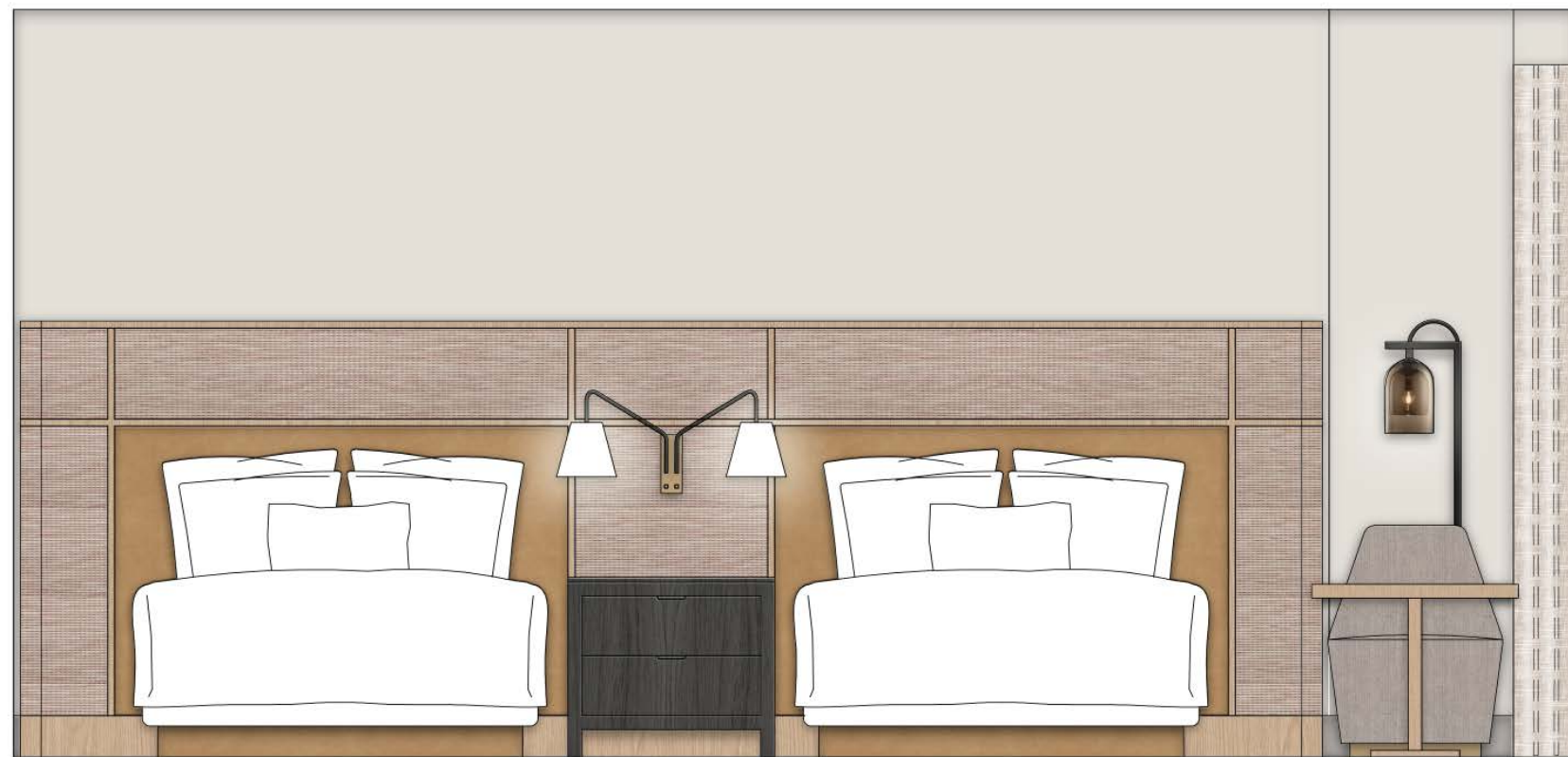
ENLARGED CORRIDOR FLOOR PLAN

GUESTROOM TOWER
ELEVATION AND ENLARGED PLAN - OPT A





TYPICAL Q0



TYPICAL Q0 ELEVATION A



TYPICAL Q0 ELEVATION B

GUESTROOM TOWER
TYPICAL DOUBLE QUEEN

