74-room hotel

Renovation and conversion

A renovation proposal covering guestrooms, corridors, the lobby and breakfast areas, exterior finishes, electrical work and plumbing.



PROPOSED EXTERIOR VISUALIZATION

Slate-blue EIFS, cedar-look metal siding and dark trim at the entrance.

74	4	$1,910,401 CAD
Guestrooms	Levels	Proposed total before HST

Planning a hotel renovation?

Request a hotel assessment **Call (647) 558-8439**

Inside the proposed lobby

Arrival, reception and breakfast seating



ILLUSTRATIVE PROPOSED FINISHES

View from the arrival area toward reception, with breakfast seating to the left.

Reception millwork

White stone counter, wood-slat cladding and dark laminate trim.

Lighting and walls

Globe pendants, recessed lighting and warm neutral wallcovering.

Public areas

Lounge seating, a communal breakfast table and a market nook near reception.

Discuss your hotel renovation

What the proposal covers

Six work packages across guestrooms, public areas and building systems

The scope identified the following work packages. The architectural and interior design drawings define finish locations and coordination points.

Guestrooms	Selective demolition, rough materials, wall and ceiling preparation, painting, flooring installation labour, door preparation and painting, and trade coordination.
Guestroom corridors	Flooring demolition and installation labour, wall preparation and painting, corridor door painting and minor patching.
Lobby and public areas	Main lobby, reception, breakfast seating, elevator lobby, circulation and support areas. The proposal covered finish and ceiling demolition, wall and ceiling preparation and reconstruction, flooring installation labour, painting and selected HVAC and plumbing adjustments.
Exterior finish work	Exterior surface preparation and repainting, selected joint repairs, soffit and metal work labour, and access equipment.
Electrical	Guestroom modifications, corridor and public lighting, emergency and exit lighting, switches and dimmers, selected fixture reuse and reconnection, permits, inspections, testing and closeout.
Plumbing	Guestroom shower valves, lavatory and toilet work and shower pans where specified. Ground-floor work included riser valves, guest laundry and breakfast-area plumbing, shutdown coordination and related restoration.

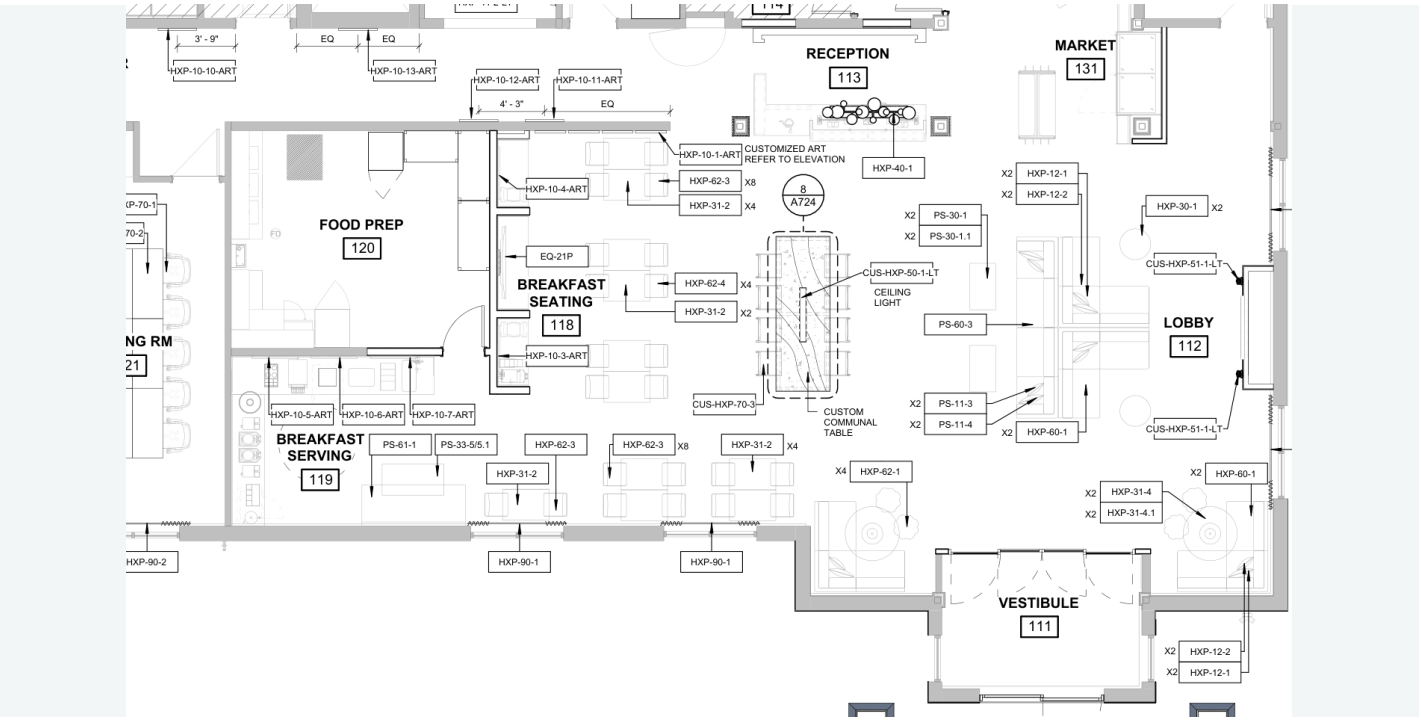
Proposed total before HST $1,910,401 CAD

Request a scope for your hotel

Lobby and breakfast areas

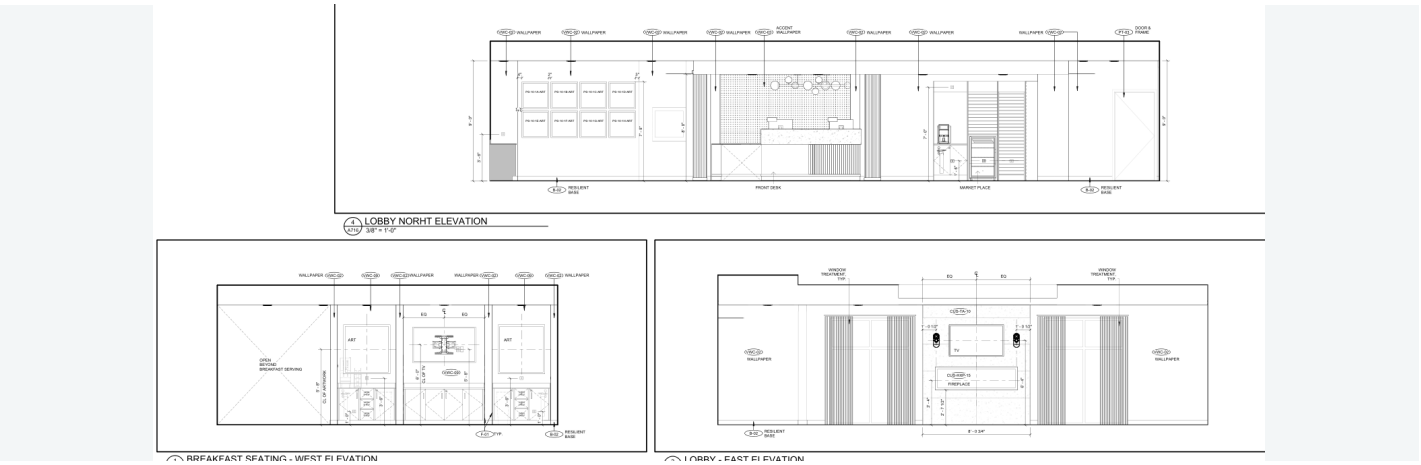
Ground-floor plan and interior elevation excerpts

The ground-floor design connects reception, the lobby, breakfast seating and service areas. Review circulation, millwork and finish responsibilities alongside the written scope.



GROUND-FLOOR FURNITURE AND EQUIPMENT PLAN

Reception, lobby, breakfast seating and service areas.



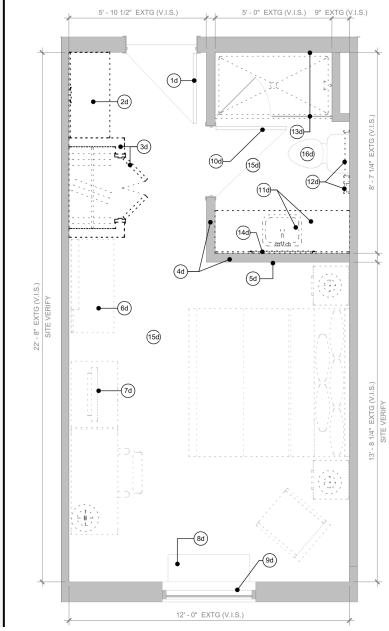
LOBBY AND BREAKFAST ELEVATIONS

Reception millwork, wall treatments and breakfast-area details.

Guestroom types and sequencing

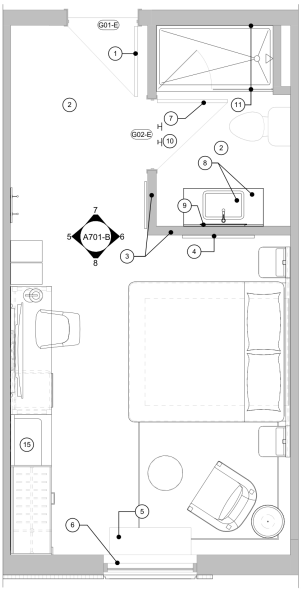
Representative king-room plans and the proposed room mix

Compare the existing and proposed king-room layouts, then confirm the scope by room type and floor before setting the turnover sequence.



EXISTING AND DEMOLITION PLAN

Representative king room before renovation.



PROPOSED FLOOR PLAN

Representative king room layout for review.



EXISTING GUESTROOM

Photo from the design package.

Room mix in the proposal

Double queen	31	Connecting queen	3
King	21	King suite	9
Wide king	6	Accessible king suite	1
Connecting king	3	**Total guestrooms**	74

For a similar project

Share current drawings, the room schedule, brand requirements, owner-supplied items, work windows and target room release dates.

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