

The Hoxton- Rio de Janeiro

PROJ03- Group Presentation

INDS 350

Prof Sweny

Spring 2023

Team 2

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Who and Where

WHO

THE CLIENT

The Hoxton is a series of open-house hotels inspired by the diversity and originality of the streets and scenes that surround them.

Their **lobbies** are the **most significant** part of the hotels. Open round the clock, with comfy seats, cozy corners, and food and drink on tap, they're spaces where guests can hang out alongside the locals and immerse themselves in the neighborhood.

They are owned and operated by Ennismore.

the hoxton



The Hoxton: Holborn - London

WHERE

RIO DE JANEIRO, BRAZIL

Named by navigators from Portugal. Rio de Janeiro translates to "River of January"

Rio de Janeiro is known to be the "center of leisure" and the country's cultural center.

The biggest event in the city would be the **Pre-Lenten Carnival**. From morning until night, the city is alive with countless parties and parades. Most of the festivities are centered around **Copacabana**.

Population: over **11 million**

"Marvelous City"

Has 4 main areas: the Center, the South Zone, the North Zone, and the West Zone



WHERE

The property sits adjacent to a mountain in the **south zone** and is surrounded primarily by condos with a few restaurants and bars.

There are a lot of pedestrian-only walking paths along the waterfront.

There are also bus stands nearby for **easy transportation** access.

Cultural context:

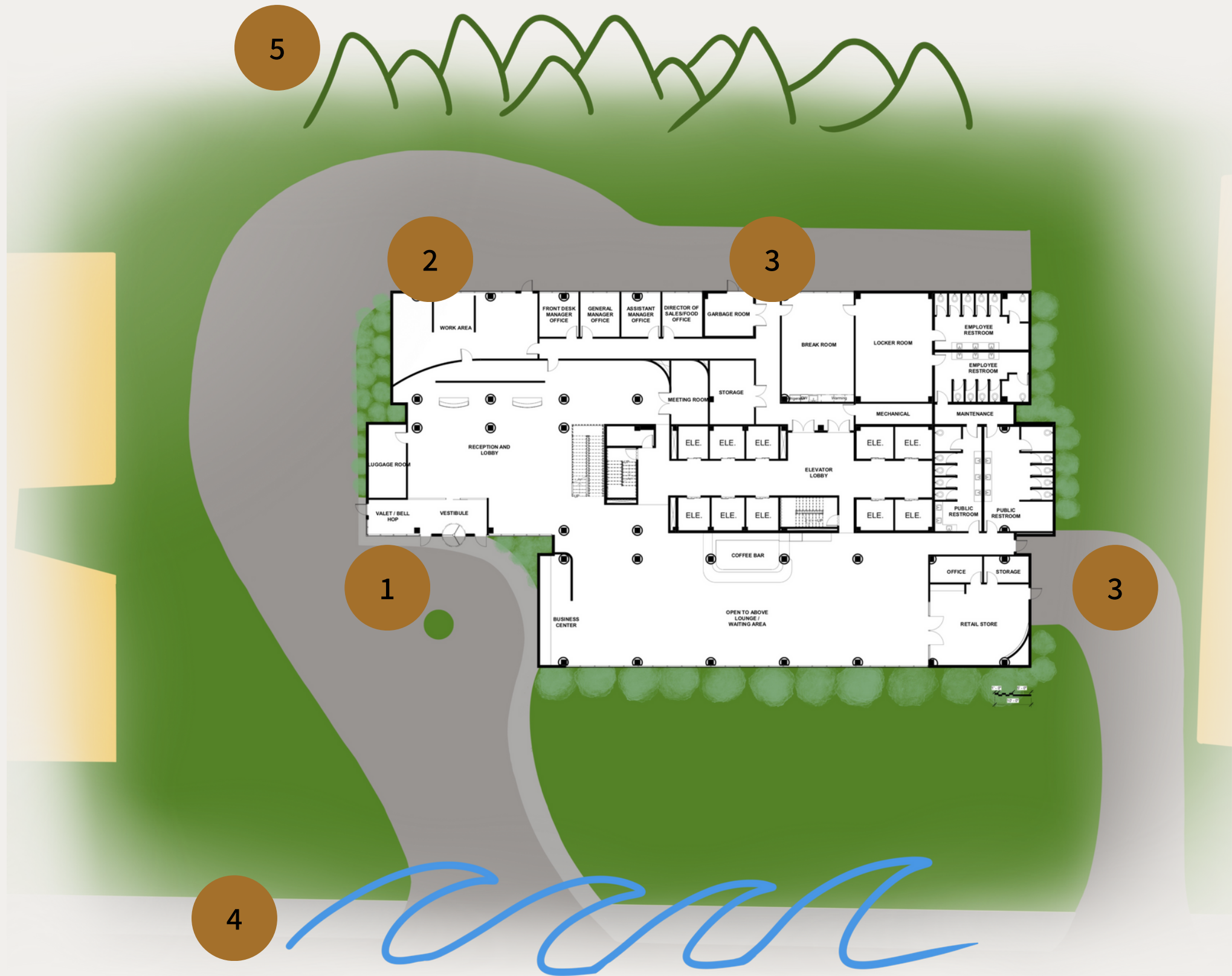
- Ipanema is considered a financially stable neighborhood with high-end residential properties and high-cost living.
- A **popular neighborhood** for both tourists and local people.

Natural elements:

- Ipanema Beach is located a few blocks away.
- The Parque Garota de Ipanema has a lot of greenery, walking trails, and a playground.
- Lagoons like the **Lagoa Rodrigo de Freitas** are located a short distance from the site.

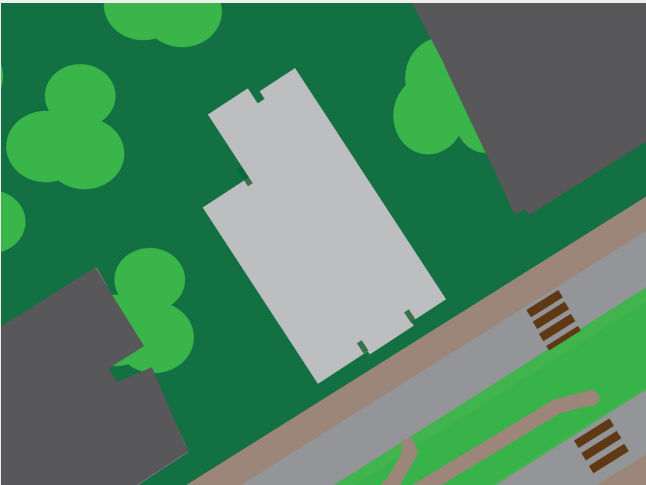


WHERE



- 1 Drop Off/ Pick Up
- 2 Underground Garage
- 3 Loading Dock
- 4 Lagoon Views
- 5 Mountain Views

ORIGINAL ORIENTATION



HOTEL VIEW OF THE LAGOON





How are we designing the hotel?

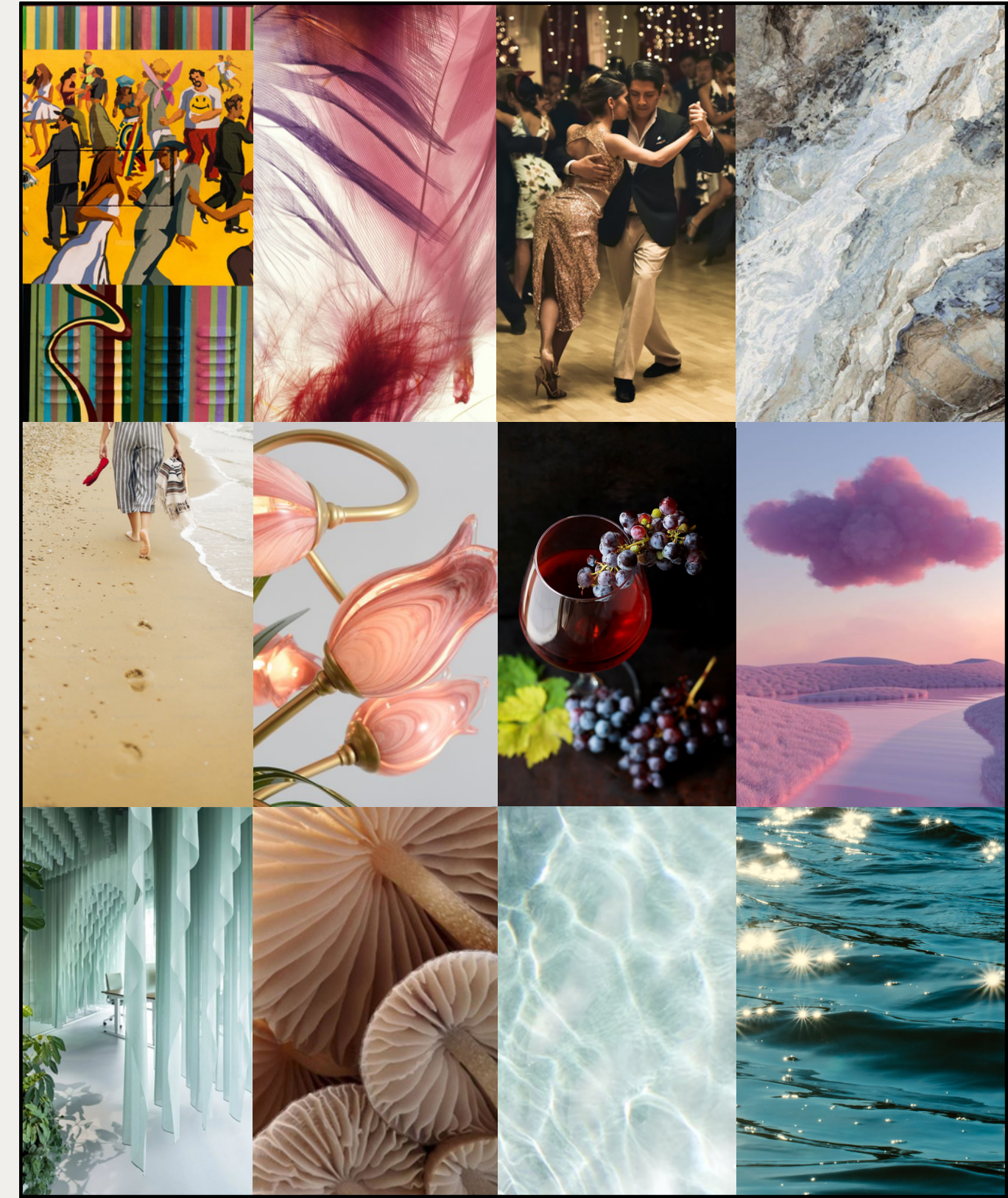
CONCEPT

PARADOXICAL FUSION

Flirtatious Tranquility

Rio de Janeiro is also known as a marvelous city. From the landscape to the culture, there is a **mixture of excitement and tranquility**. From the **vibrant costumes** and the **rhythms of the Carnival**, the city is electrified. The city's lively events, fun beaches, and **vivacious clubs** allow visitors to **unwind and let loose**. On the other hand, people can get a **sense of peace and serenity** from **mountains and lagoons** throughout the city. The **natural environment** is filled with huge amounts of **diversity**, from plant life to birds. People can escape the rustle of the city and relax to the ruffles of a toucan's feathers and the rushing of the water.

Through the **hotel's design**, we aim to **represent the city's contrasting moods**. **Social spaces** like bars and restaurants will have a **more flirty and exciting atmosphere** by incorporating **bold accents, colors, and accessories**. Spaces like **guestrooms** or the **spa** will have a **calmer atmosphere**. Inspiration will be drawn from the **lightness of a bird's feather** and the **idyllic feeling of the mountains and lagoons** in the city.



STANDARDS

LEED

Total: 100 Platinum



LEED v4 for ID+C: Commercial Interiors

Project Checklist

Y

?

N

✓

Credit

Integrative Process2

0

0

0

Location and Transportation18

✓

Credit

LEED for Neighborhood Development Location18

✓

Credit

Surrounding Density and Diverse Uses8

✓

Credit

Access to Quality Transit7

✓

Credit

Bicycle Facilities1

✓

Credit

Reduced Parking Footprint2

0

0

0

Water Efficiency12

Y

Prereq

Indoor Water Use ReductionRequired

✓

Credit

Indoor Water Use Reduction12

0

0

0

Energy and Atmosphere38

Y

Prereq

Fundamental Commissioning and VerificationRequired

Y

Prereq

Minimum Energy PerformanceRequired

Y

Prereq

Fundamental Refrigerant ManagementRequired

✓

Credit

Enhanced Commissioning5

✓

Credit

Optimize Energy Performance25

✓

Credit

Advanced Energy Metering2

✓

Credit

Renewable Energy Production3

✓

Credit

Enhanced Refrigerant Management1

✓

Credit

Green Power and Carbon Offsets2

0

0

0

Materials and Resources13

Y

Prereq

Storage and Collection of RecyclablesRequired

Y

Prereq

Construction and Demolition Waste Management PlanningRequired

✓

✓

Credit

Long-Term Commitment1

✓

Credit

Interiors Life-Cycle Impact Reduction4

✓

Credit

Building Product Disclosure and Optimization - Environmental Product Declarations2

✓

Credit

Building Product Disclosure and Optimization - Sourcing of Raw Materials2

✓

Credit

Building Product Disclosure and Optimization - Material Ingredients2

✓

Credit

Construction and Demolition Waste Management2

Project Name:

Date:

0

0

0

Indoor Environmental Quality17

Y

Prereq

Minimum Indoor Air Quality PerformanceRequired

Y

Prereq

Environmental Tobacco Smoke ControlRequired

✓

Credit

Enhanced Indoor Air Quality Strategies2

✓

Credit

Low-Emitting Materials3

✓

✓

Credit

Construction Indoor Air Quality Management Plan1

✓

Credit

Indoor Air Quality Assessment2

✓

Credit

Thermal Comfort1

✓

Credit

Interior Lighting2

✓

Credit

Daylight3

✓

Credit

Quality Views1

✓

Credit

Acoustic Performance2

0

0

✓

0

Innovation6

Credit

Innovation5

✓

Credit

LEED Accredited Professional1

0

0

0

Regional Priority4

✓

Credit

Regional Priority: Specific Credit1

✓

Credit

Regional Priority: Specific Credit1

✓

Credit

Regional Priority: Specific Credit1

✓

Credit

Regional Priority: Specific Credit1

0

0

0

TOTALS

Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80+

STANDARDS

DESIGN STANDARDS

SBCLASS SYSTEM

The SBClass System is Brazil's hotel rating system. Within this system, a resort hotel automatically has a 4 or 5-star rating. In order to be a 5-star rating, the hotel must have "24-hour reception areas, in-room breakfasts, branded bathrobes and slippers, cable television, sauna or steam room and eco-friendly initiatives."

VOCO INTERIOR DESIGN GUIDE

All of the guestrooms will have "flexible lighting" and "comply with IHG acoustic standards. In order to provide a high-quality food & beverage experience, the hotel will include a bar, barista-served coffee, and hot food.

ACCOR GROUP

Accor Group had a goal of eliminating single-use plastic by 2022, which is why there are water stations included on each guestroom floor so guests can refill their cups or waterbottles.

BUILDING

THE HOXTON

Number of Buildings: 1

Number of Floors: 20

Hotel: The Hoxton- Rio de Janeiro

Café (First Floor): Hyacinth Café

Restaurant (Mezzanine): The Aracari

Spa & Fitness (Wellness): Floresta Serenity Spa & Fitness Center

Rooftop Bar (Rooftop): The Scarlett

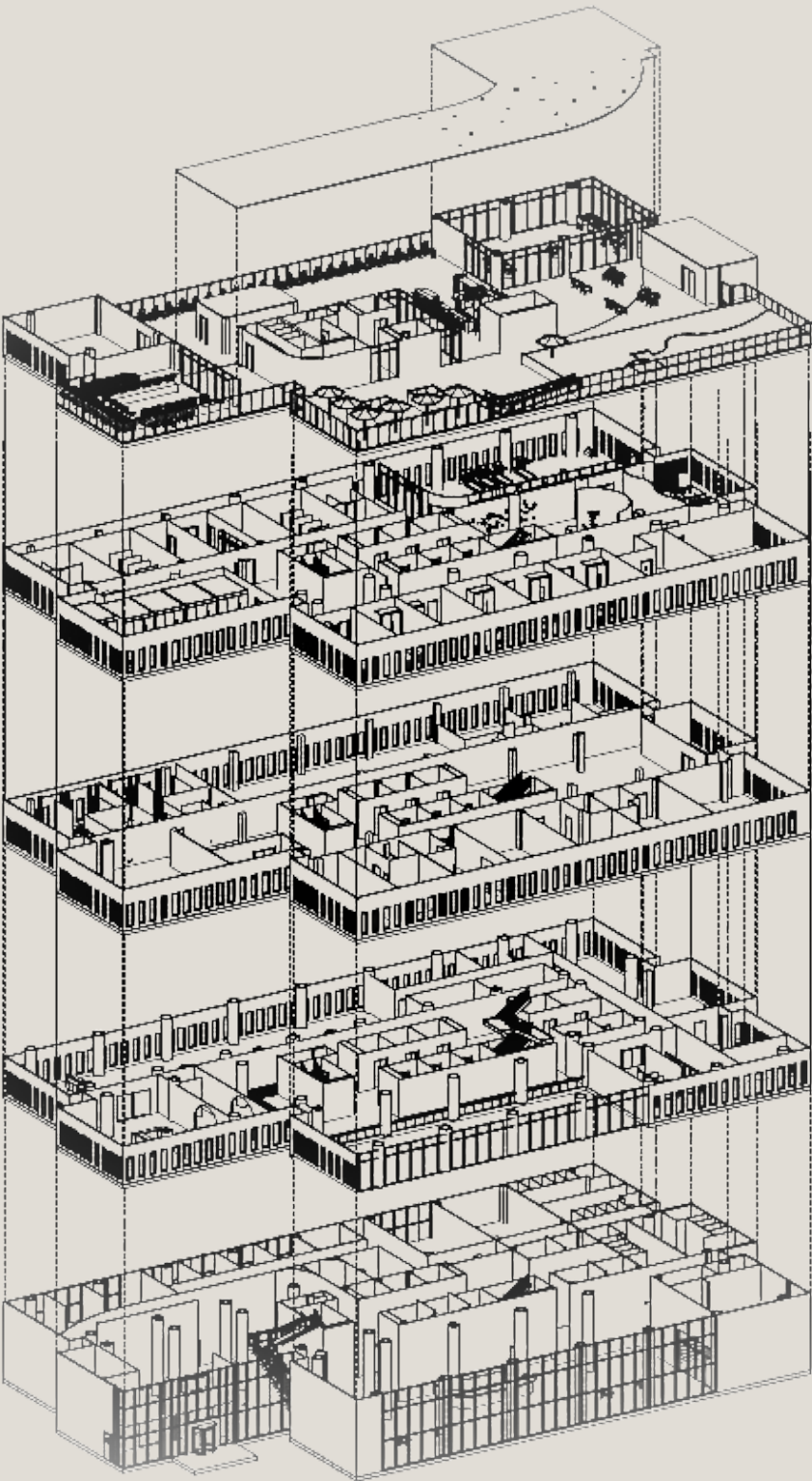
LEVEL 20
ROOFTOP

LEVEL 19
WELLNESS

LEVEL 3 - 18
GUESTOOM

LEVEL 2
MEZZANINE

LEVEL 1
FIRST FLOOR



DESIGN GOALS

DESIGN GOALS & DRIVERS

OPEN HOUSE

Designing an inviting environment that brings together locals and guests to create a social hub

OPEN MIND

Bringing the outside in through biophilia as well as using local materials to promote sustainability to improve physical and mental wellness

COMMUNITY CULTURE

Learning about the location, people, and traditions to bring authenticity to the hotel

USER EXPERIENCE

Creating an easy to navigate and memorable space that can be flexible to the users and provide comfort

EFFICIENCY

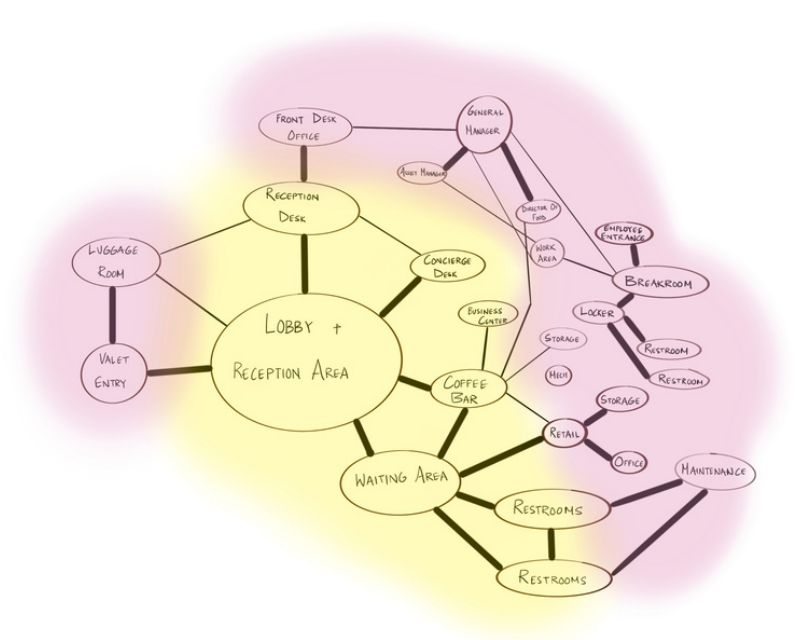
Using technology and spatial planning to improve accessibility for others



The Design

ADJACENCY MATRIX

LOBBY PROGRAMMING



- Public Spaces
- Back-of-House/ Private Spaces
- Direct Adjacency
- Secondary Adjacency

Room Names	Approx. ft²	Daylight/View	Noise Levels	Plumbing	Privacy Level
Valet – staff Entry	300	Ideally	Low	No	Public
Lobby with Reception Area	2,600	Yes	High	No	Public
Reception Desk	120	Ideally	Medium	No	Public
Luggage Room	200	No	Low	No	Back-of-House
Waiting Area	3100	Ideally	Medium	No	Public
Concierge Desk	30	Ideally	Low	No	Public
Coffee Bar	400	Yes	High	Yes	Public
Retail Store	800	No	Medium	No	Public
Business Center	400	Ideally	Low	No	Semi-Public
General Manager Office	150	Ideally	Low	No	Back-of-House
Assistant Manager Office	100	Ideally	Low	No	Back-of-House
Front Desk Manager Office	120	Ideally	Low	No	Back-of-House
Director of Sales/Food and Beverages	150	Ideally	Low	No	Back-of-House
Work Room	600	Ideally	Low	No	Back-of-House
Employee Locker Room	800	No	Low	Yes	Back-of-House
Employee Break Room	800	Ideally	Medium	Yes	Back-of-House
Employee Bathroom	750	No	Medium	Yes	Back-of-House
Mechanical Room	120	No	Low	No	Back-of-House
General Storage	1000	No	Low	No	Back-of-House
Maintenance Area	200	No	Low	Yes	Back-of-House
Public Restrooms	900	No	Medium	Yes	Semi-Public
Subtotal	13640				
25% Circulation Factor	17050				

LOBBY

FIRST FLOOR FLOOR PLAN



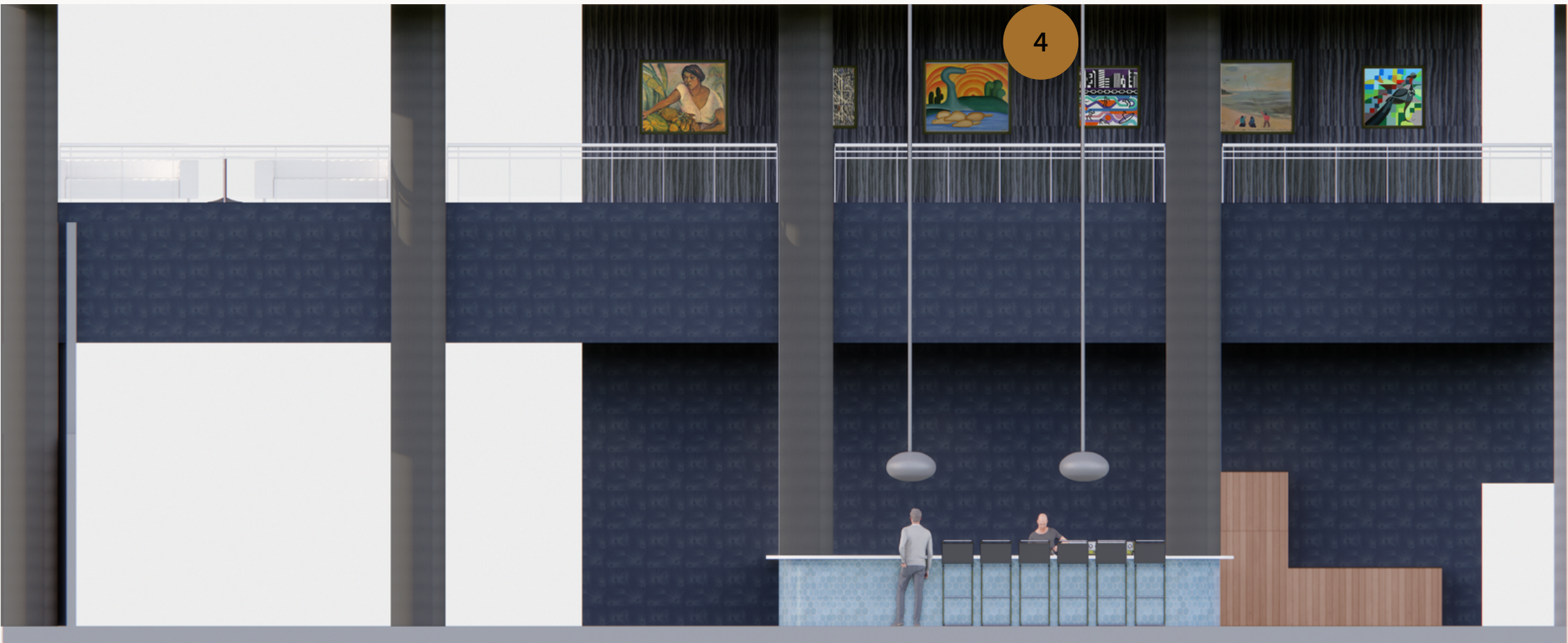
Upon entering The Hoxton - Rio De Janeiro from the main entrance, you are greeted with a **luxurious atmosphere** with high ceilings and various seating.

The first floor also is home to the in-house coffee bar, **Hyacinth Cafe**, with seating arrangements designed to **promote socialization between guests and locals**. The Hyacinth Cafe has **playful colors** inspired by Hyacinth Macaw, complimented with **flirtatious colors, patterns, and materials** in the lounge. In addition, there are **floor-to-ceiling windows** for guests to enjoy views of the Lagoon while in the company of others and coffee.

The first floor includes back-of-house spaces like offices, a break room, and lockers. While also ensuring that employee spaces have access to **natural daylight**.

LOBBY

FF&E CALLOUTS



- 1 Referred wood
- 2 Wallcovering - 100% Non-Phthalate Vinyl; High Traffic Area
- 3 Fabric - Greenguard Gold Certified
- 4 Art Callout:
All art in this area is done by local artists or depict moments and scenes of Rio de Janeiro

LOBBY

LOUNGE & HYACINTH CAFE PERSPECTIVE

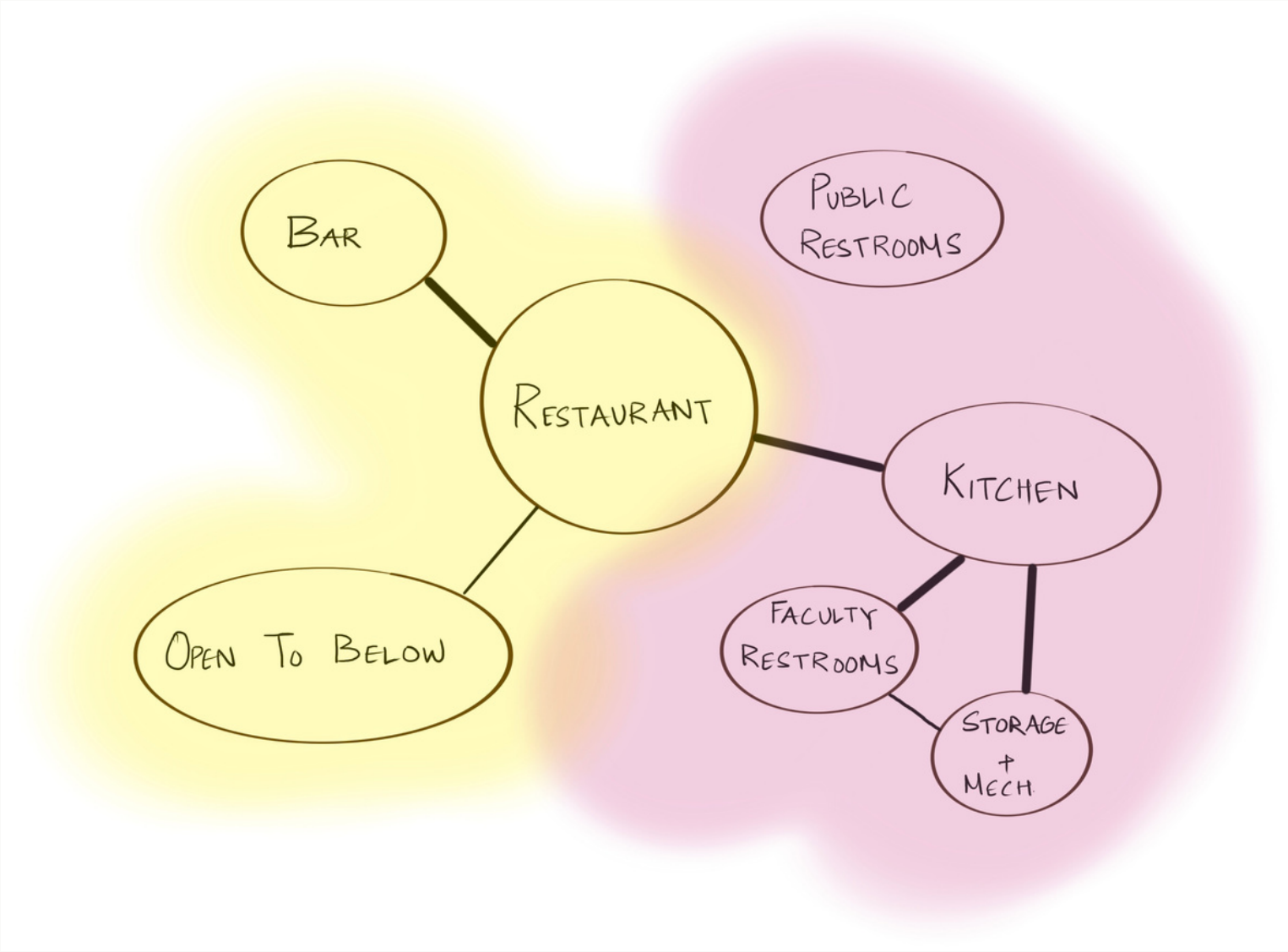


Inclusivity through various seating options

Inclusion of a moss wall and plants, improving air quality

ADJACENCY MATRIX

MEZZANINE PROGRAMMING

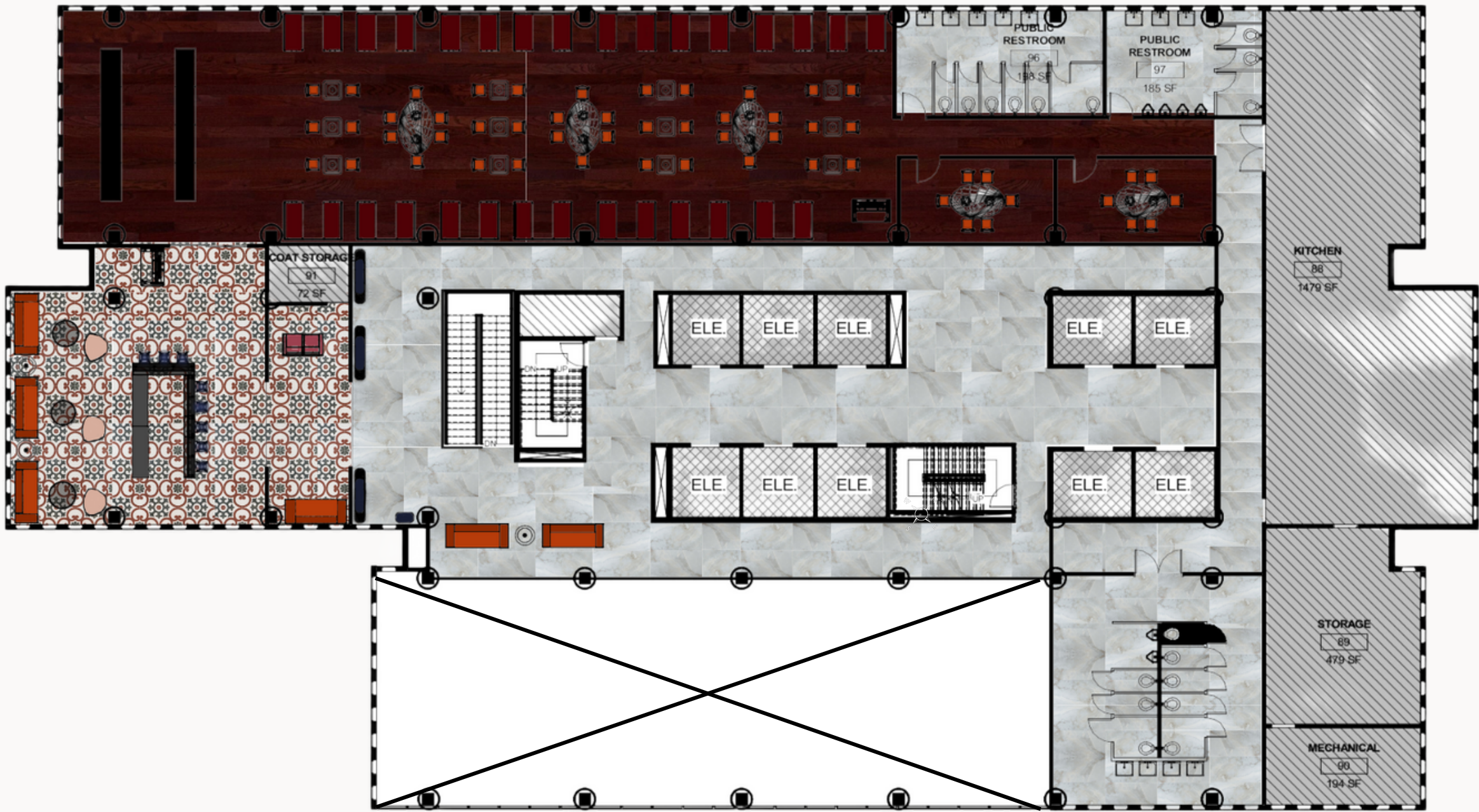


- Public Spaces
- Back-of-House/ Private Spaces
- Direct Adjacency
- Secondary Adjacency

Room Names	Approx. SQFT	Daylight/View	Noise Levels	Plumbing	Privacy Level
Restaurant	4,800	Yes	High	No	Public
Bar	1,800	Yes	High	Yes	Public
Host/Waiting Area	350	No	Medium	No	Public
Coat Storage	400	No	Low	No	Back-of-House
Mezzanine	N/A	Yes	Low	No	Public
Public Restrooms	300	No	Low	Yes	Public
Kitchen	1,650	No	High	Yes	Back-of-House
Faculty Bathrooms	150	No	Low	Yes	Back-of-House
Storage	400	No	Low	No	Back-of-House
Mechanical	200	No	Low	No	Back-of-House
Subtotal	9850				
25% Circulation Factor	12312.5				

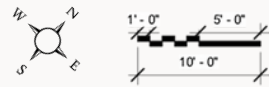
MEZZANINE FLOORPLAN

ARACARI STEAKHOUSE & BAR



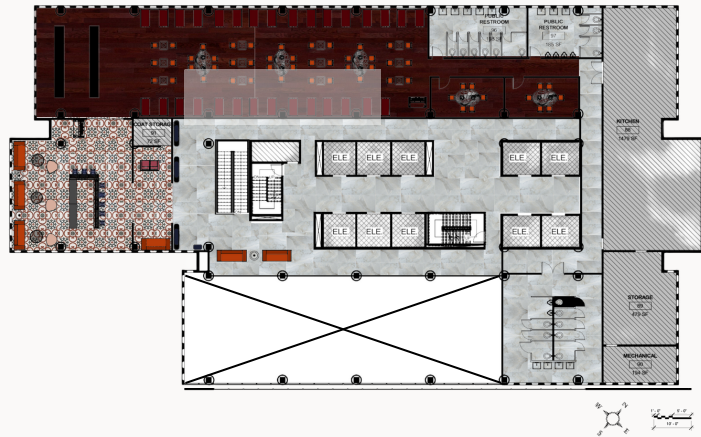
The mezzanine floor consists of the **Aracari Restaurant & Bar**. Since this floor acts as a social hub for guests and visitors to unwind, the design draws from the **flirtatious** side of the hotel's over-arching concept.

Both the bar and restaurant create a playful atmosphere through **rich colors, geometric patterns, and bold materials**. The color scheme of the restaurant and bar draws from the namesake, the **Curl-Crested Aracari bird**.



MEZZANINE

FF&E CALLOUTS



Onyx

Wood Flooring

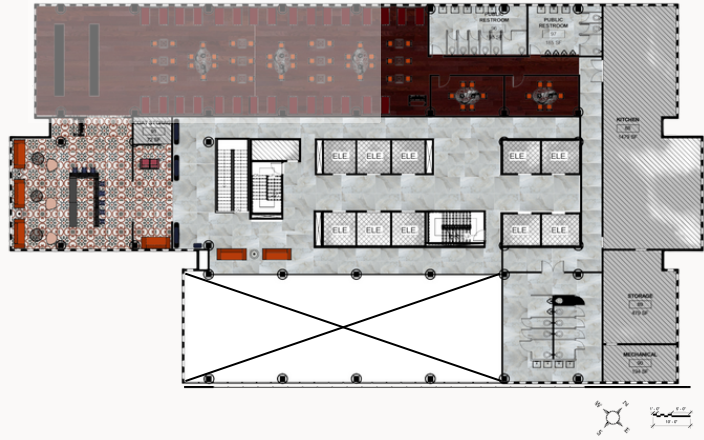
Lounge Sofa



- 1 Design Standards Application
The restaurant provides a space for guests to have hot food either in the restaurant or as room service. The restaurant also reduces plastic waste by using reusable cutlery.
- 2 LEED Standards
Recycled materials
Locally sourced
Daylight
- 3 Artwork by the Brazilian artist, Tarsila do Amaral
The Lake & An Angler

MEZZANINE

THE ARACARI PERSPECTIVE

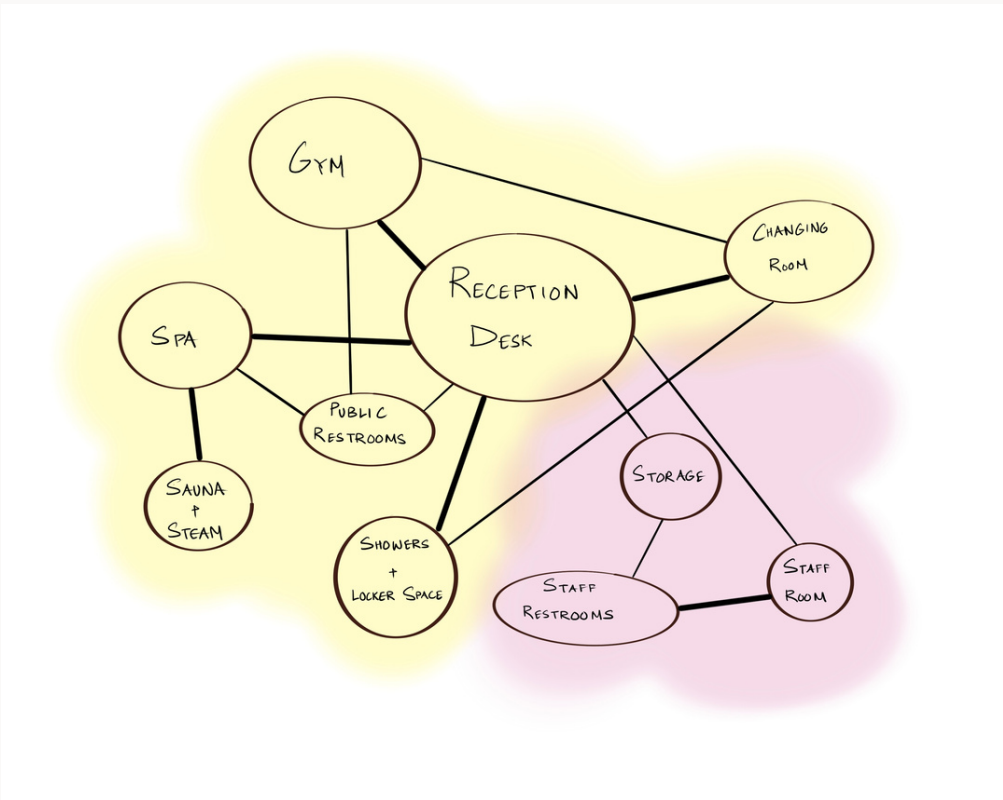


Chairs that are easily cleaned and maintained.

The Backlight onyx wall draws attention to the salad bar.

ADJACENCY MATRIX

WELLNESS PROGRAMMING



- Public Spaces
- Back-of-House/ Private Spaces
- Direct Adjacency
- Secondary Adjacency

PRIVACY LEVEL	PLUMBING	NOISE LEVELS	DAYLIGHT /VIEW	APPROX. SQFT	ROOM NAMES
PUBLIC	NO	HIGH	YES	2000	gym area
PUBLIC	YES	LOW	NO	3000	spa area
BACK-OF-HOUSE	NO	LOW	NO	600	storage area
PUBLIC	YES	HIGH	NO	1000	showers and lockers space
PUBLIC	NO	LOW	YES	400	reception desk
PUBLIC	YES	MEDIUM	YES	800	public bathrooms
PUBLIC	NO	LOW	NO	600	changing rooms
PUBLIC	YES	LOW	NO	800	sauna and steam
BACK-OF-HOUSE	YES	MEDIUM	YES	700	staff bathrooms
BACK-OF-HOUSE	NO	HIGH	YES	800	staff room
				10,700,	Subtotal
				13,375	25% Circulation Factor

FLORESTA FLOOR PLAN

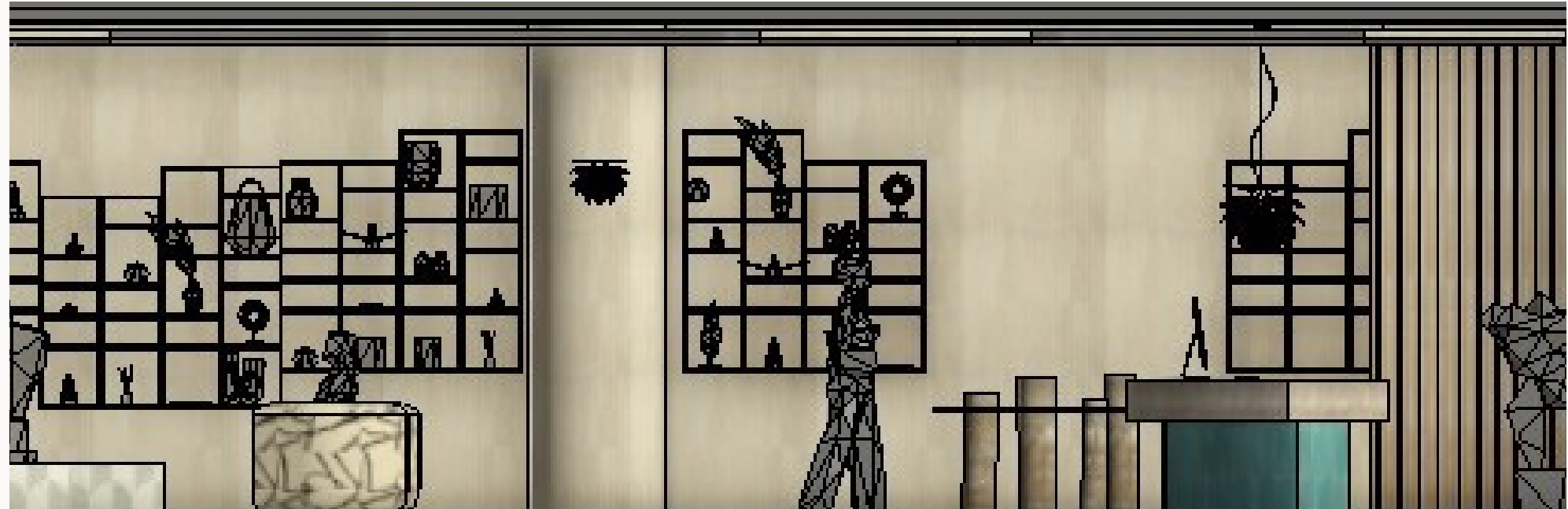
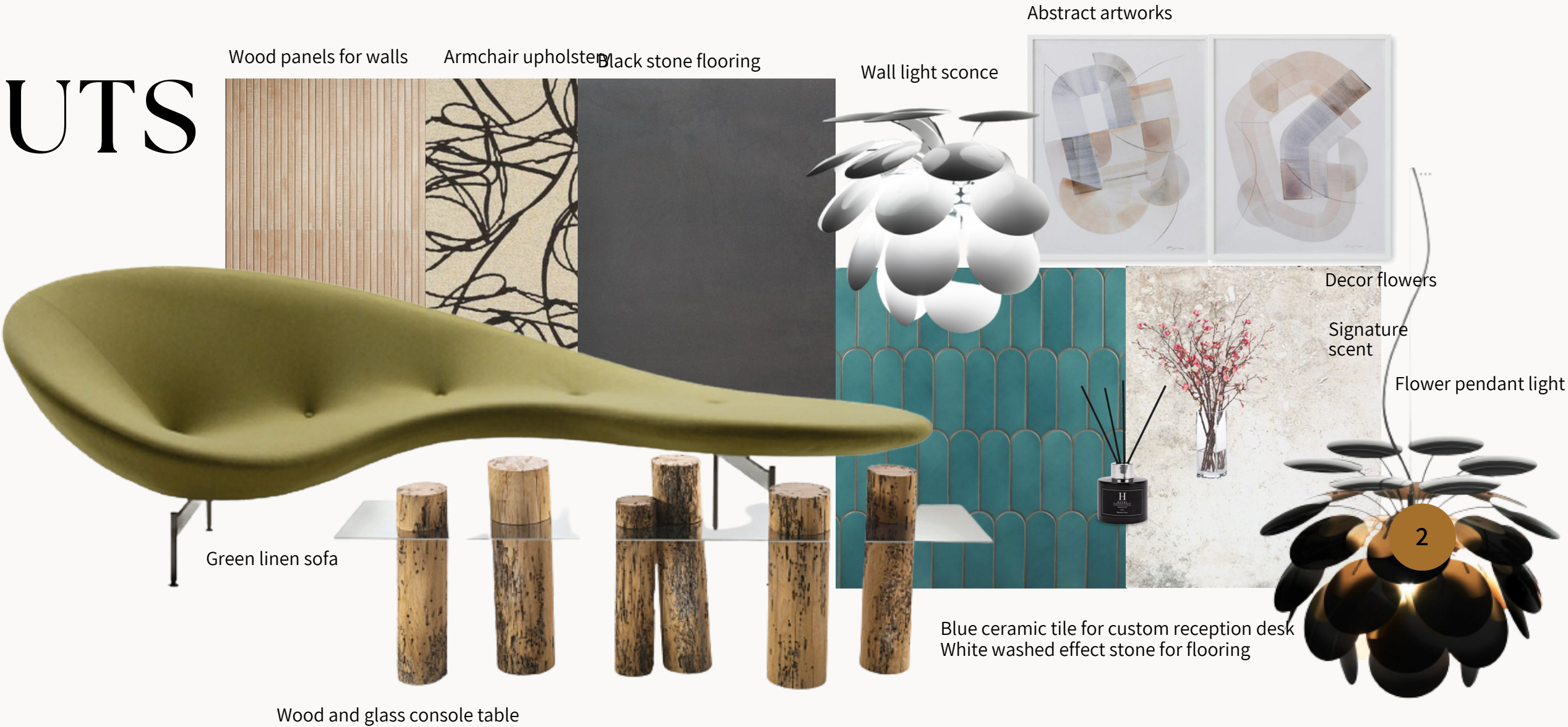


The "Floresta Serenity Spa & Fitness Center" provides spa and gym facilities where serenity and natural beauty seamlessly combine to form an enchanting sanctuary, creating an environment that promotes relaxation and physical activity.

Inspired by the natural elements surrounding Rio de Janeiro, the Portuguese word "floresta" translates to "forest," which refers to guests immersing themselves in the city's natural beauty. The reception area is in a centralized location, composed of natural stones and blue and green tones, with a curved ceiling that attracts guests into the space.

The Hoxton's Spa and Fitness facilities are on either side of the reception. The gym faces the mountain's beautiful views, and the spa amenities overview the blue water of the Lagoon.

FF&E CALLOUTS



- 1 The wellness and fitness center provides a space for guests to relax and do physical activity, promoting well-being. Creating spaces with natural materials will enhance this experience.
- 2 Use of warm light for the relaxing areas, and for the fitness areas, the use of natural light through big windows with beautiful views.

SPA & WELLNESS

FLORESTA RECEPTION PERSPECTIVE

Custom reception desk, made with
aquamarine ceramic tile and
brown granite countertop on the
side



Warm light behind the shelves
to make them stand out

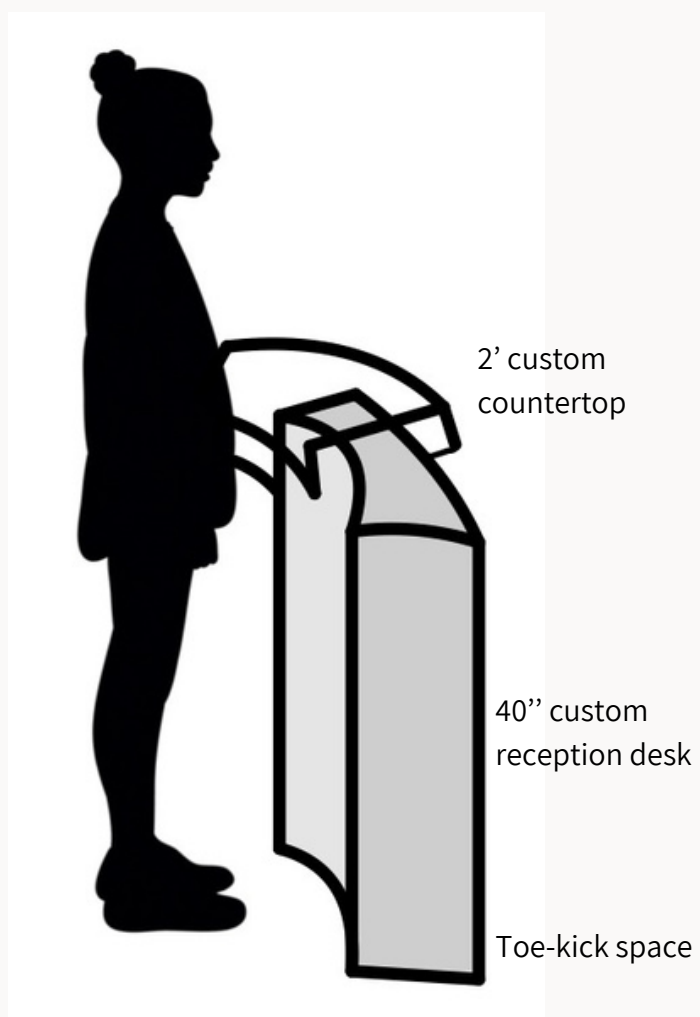
Addition of plants into the
space, that contribute to the
organic feel

Black stone creates contrast
with walls and mirrors the
curved ceiling



SPA & WELLNESS

DETAIL



Curved custom reception desk for the wellness floor. Made of aquamarine ceramic tile and an additional brown granite countertop on the side for more texture and balance. The shape contributes overall to the concept behind the wellness area of an organic, relaxing atmosphere once the guest enters the room.

ROOFTOP PROGRAMMING



Room Names	Approx. sq ft	Daylight/ View	Noise Levels	Plumbing	Privacy Level
Hot Tub 1	700	Yes	High	Yes	Public
Hot Tub 2	350	Yes	High	Yes	Public
Pool	450	Yes	High	Yes	Public
Bar	200	Yes	High	Yes	Public
Seating/ Lounge	1000	Yes	High	No	Public
Back of House	200	No	Low	No	Back-of-House
Subtotal	2490				
25% Circulation Factor	5625				

ROOFTOP

ROOFTOP FLOOR PLAN



The rooftop's primary feature is **The Scarlett**, The Hoxton Bar, accompanied by a swimming pool and hot tubs with breathtaking views. The bar's name was derived from a local **Brazilian bird- the Scarlet Ibis** and the aim of the rooftop is to be a friendly, energetic, and **social gathering hub**.

The floor also consists of a **gaming room**, an **open garden space** for guests to enjoy, and various seating areas to enjoy the different views of the beautiful mountains and the Rodrigo de Freitas Lagoon.

The overall theme of the rooftop is mainly focused on the **flirtatious** aspect of our concept but also provides **hints of tranquility**.

ROOFTOP

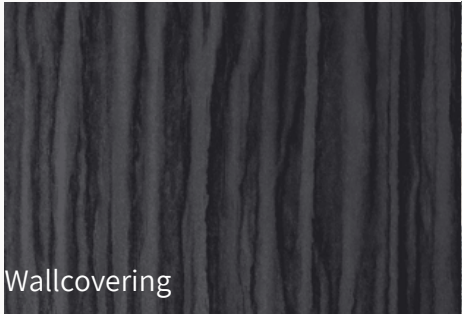
FF&E CALLOUTS



LED Linear Light



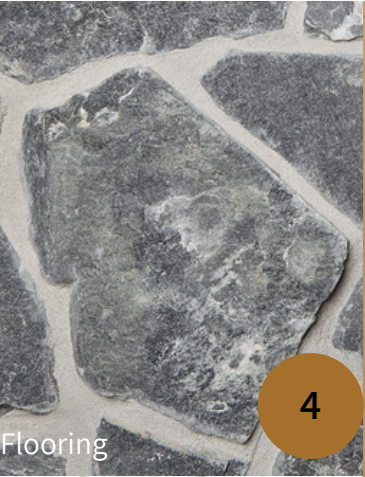
Pathway Light



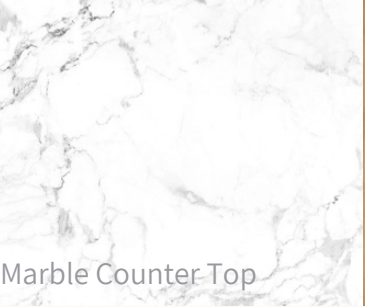
Wallcovering



Tile



Flooring



Marble Counter Top



Refurbish Wood



Custom Neon Sign Décor



- 1 The grass flooring improves the thermal efficiency of the building
- 2 Using regionally sourced materials (xeriscaping)
- 3 LEED Certified Hydropack for modular green roof
- 4 Performance-based Roof Pavers

WELLNESS

THE SCARLETT BAR PERSPECTIVE



Custom neon-lit sign to invite people in and create a fun and engaging atmosphere

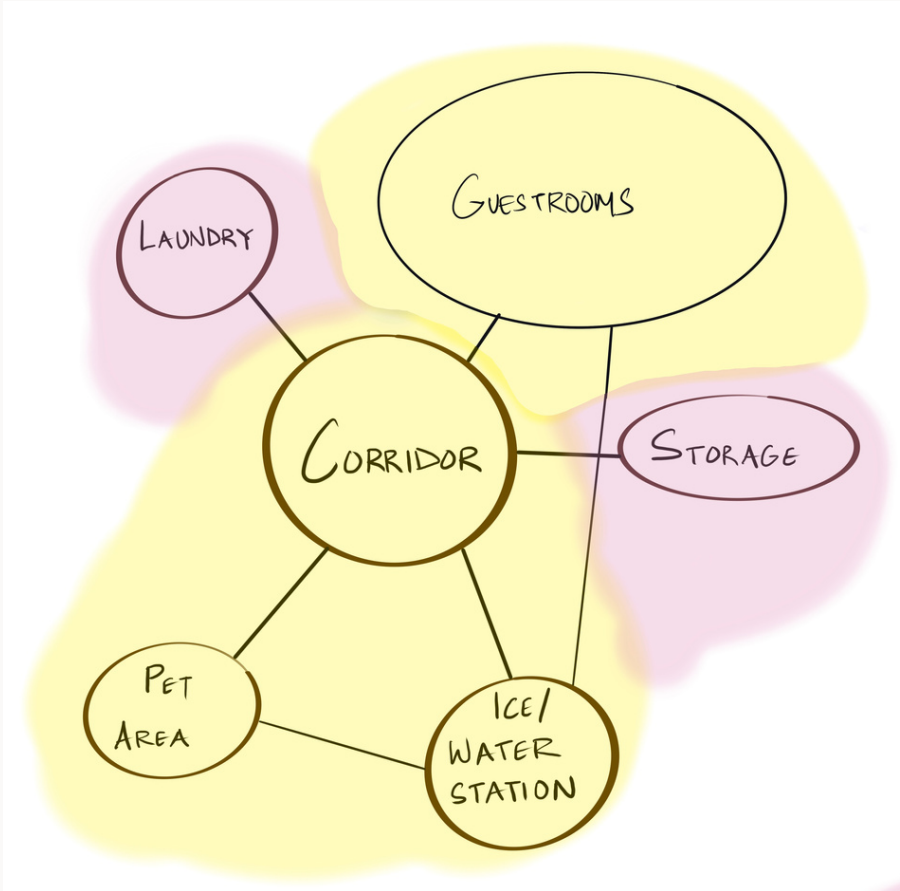
Concealed bar tables for bartenders to cover messy work tops

Performance-based Roof Pavers for durability



ADJACENCY MATRIX

GUESTROOMS PROGRAMMING



- Public Spaces
- Back-of-House/ Private Spaces
- Direct Adjacency
- Secondary Adjacency

Room Names	Approx. sq. ft.	Daylight/ View	Noise Levels	plumbing	Privacy Level
Guest Rooms	300	Yes	Low	Yes	Semi-Public
Corridor	6800	Ideally	High	No	Public
Laundry Room	600	Medium	Medium	Yes	Back-of-House
Water/ Ice Station	250	No	Low	Yes	Public
Housekeeping/ Storage Room	300	No	Low	No	Back-of-House
Pet Area	500	Ideally	High	No	Public
Subtotal	8750				
25% Circulation Factor	10938				

GUESTROOM

GUESTROOM FLOOR PLAN

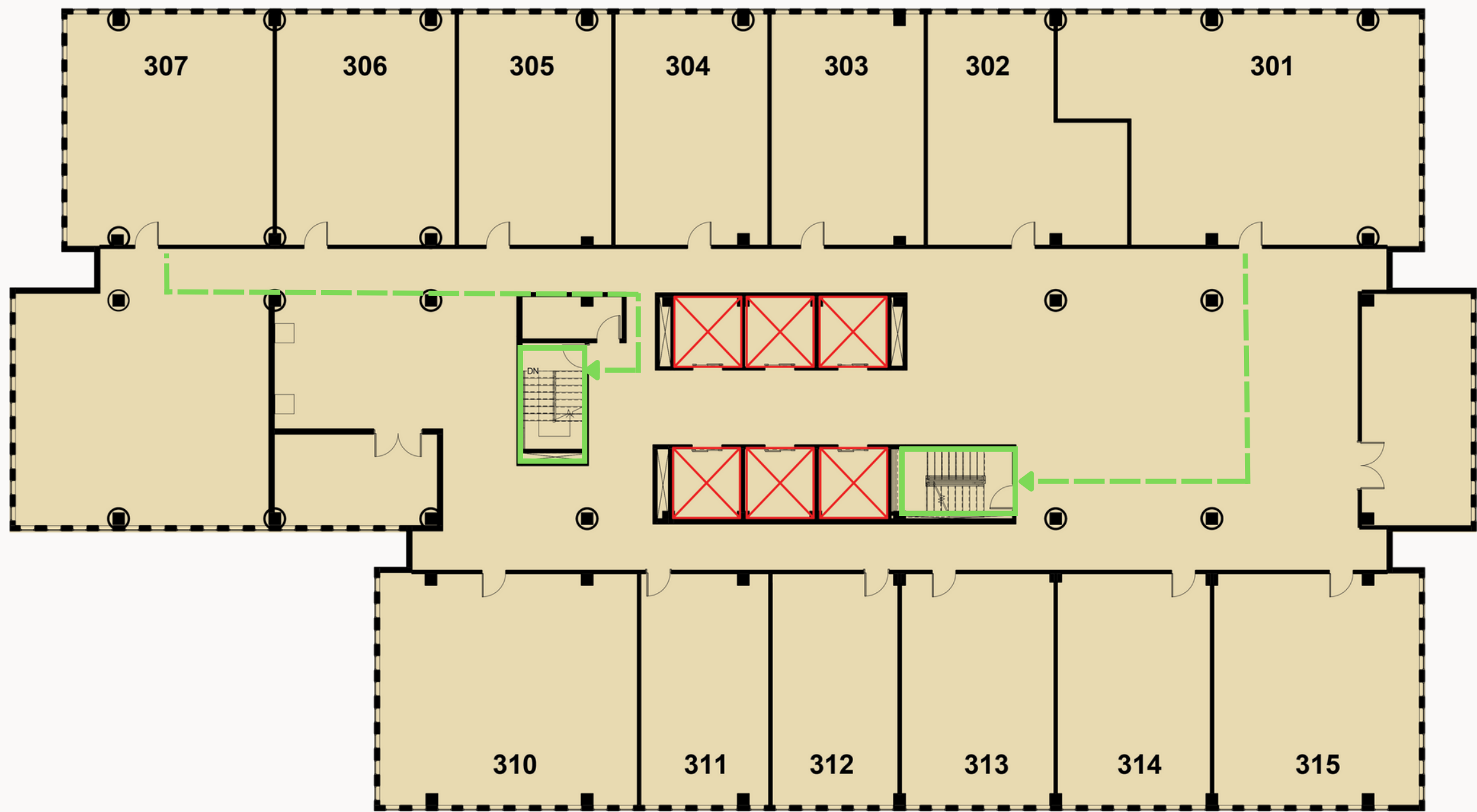


Our guestroom floors include a lounge, water station, dog area, along with a variety of different room types.



GUESTROOM

FIRE EXIT PLAN





Individual Guest Rooms

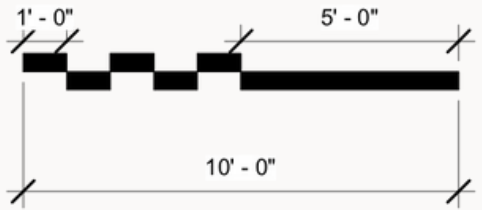
KRISHNA

FLOOR PLAN

Thousands of people visit Brazil every year to get a glimpse of the Rio Carnival. Like the dances of the Carnival samba schools, each samba tells a unique story. **Rhythm of Propulsion** follows the steps of the dances that are filled with passion and can often get flirty and intimate.

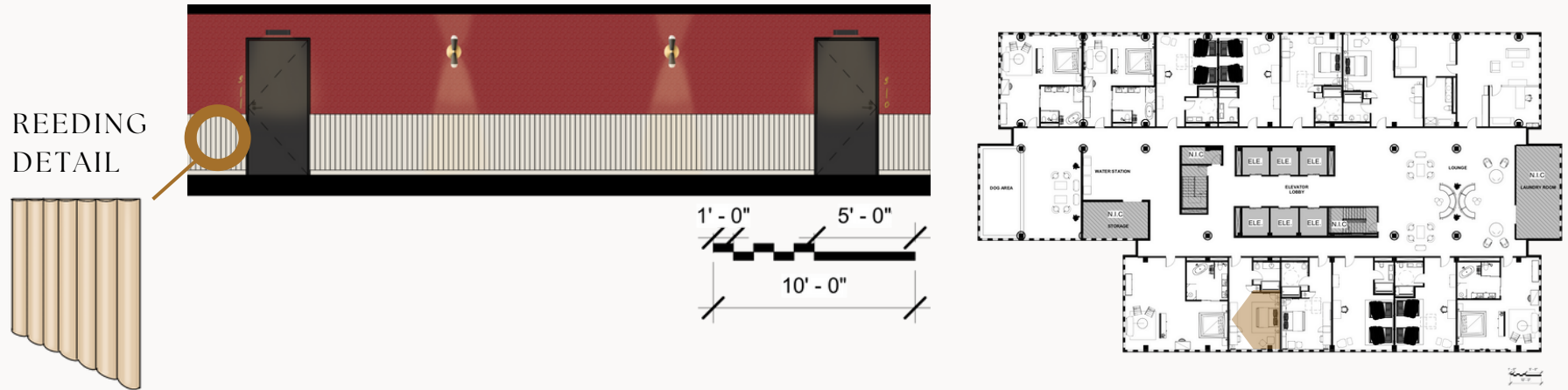
Left: Standard Guestroom

Right: ADA - Compliant Guestroom



KRISHNA

PERSPECTIVE



Padded headboard spanning the entire shared wall for acoustics

Framed artwork, complying with Voco interior design standards

Dimmable side table lighting, complying with Voco interior design standards

Bed on platform in non-ADA guestrooms



KRISHNA

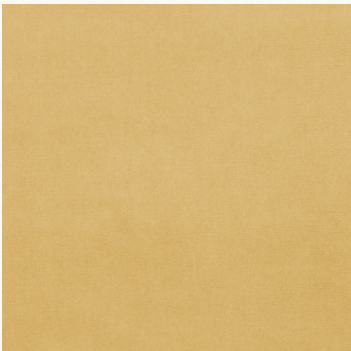
FF&E AND DETAIL



Flooring - Limestone Tile

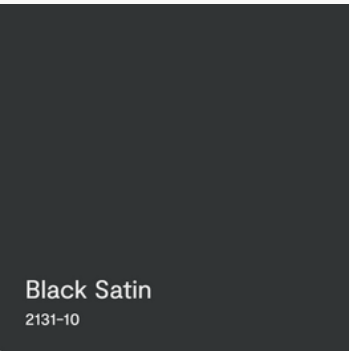


Refurbished Wood for millwork



Fabric - Maharam Stark Marigold

100% leather, Greenguard Gold Certified



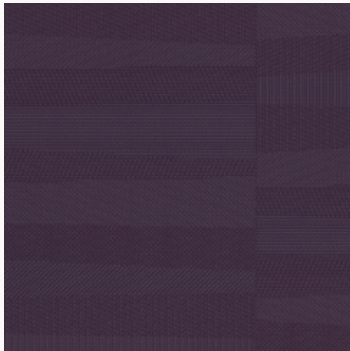
Paint - Benjamin Moore Black Satin



Decor - Vibia



Side Table Light -
Örsjö Belysning

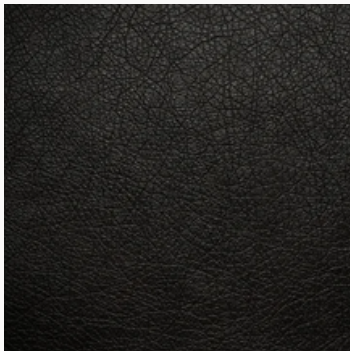


Wallcovering - Maharam Grit Eclipse

100% Non-Phthalate Vinyl
High Traffic



Rug - Flor Lunaire



Fabric - Maharam Stark
Blackout

100% leather, Greenguard
Gold Certified

CHERIE'S 1-BEDROOM SUITE

GUEST ROOM FF&E

THE SERENITY OF BRUGMANSIA



The guestroom design aims to provide a peaceful escape for the guests to rest after enjoying the lively festivities found throughout the city. To create a calming atmosphere, the design draws inspiration from the nature scenes found throughout Rio, specifically the flower, Brugmansia, native to Brazil. The space features colors from the flower, lightweight materials, and warm lighting.

LIVING ROOM PERSPECTIVE

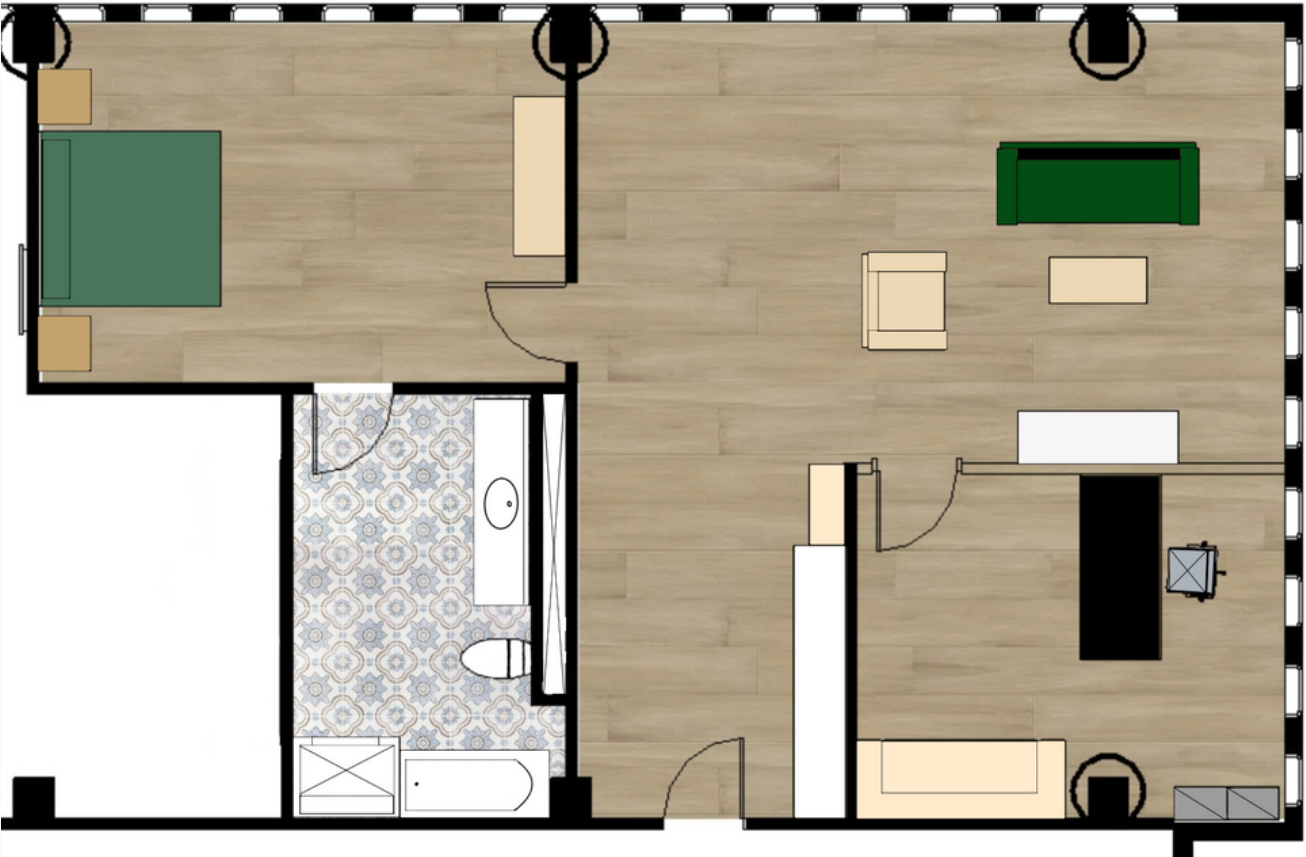


BEDROOM PERSPECTIVE

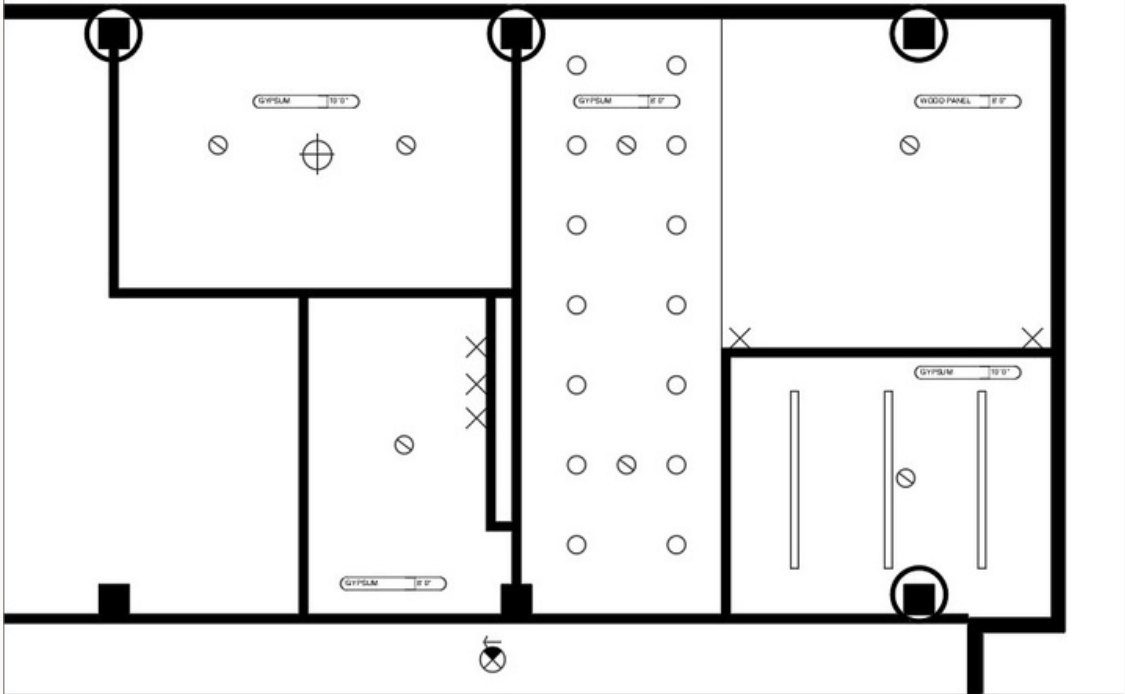


CHERIE'S 1-BEDROOM SUITE

THE SERENITY OF BRUGMANSIA



RENDERED PLAN



SYMBOL LEGEND

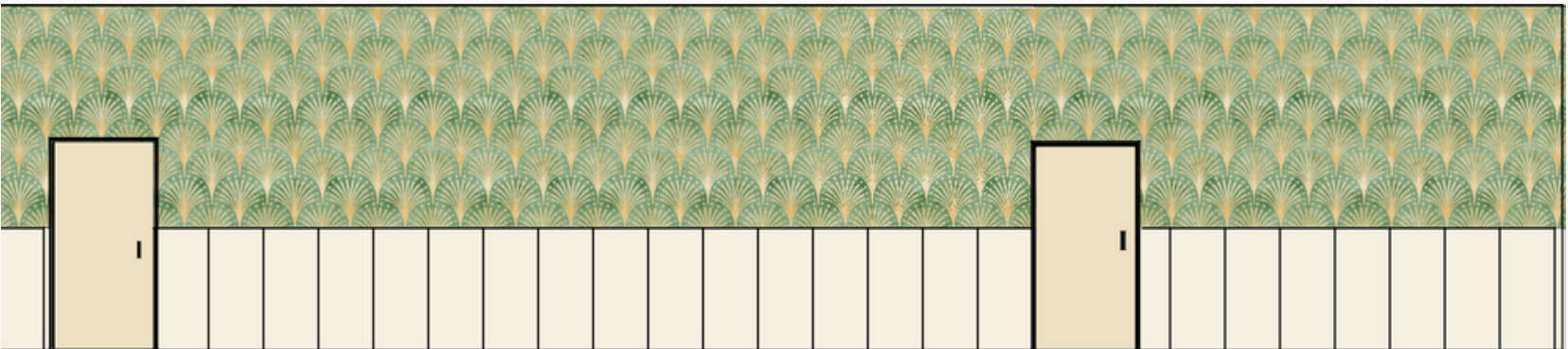
X X" - X"	CEILING TAG	□	SUSPENDED LINEAR LIGHT	X	WALL LIGHT	⊗	EXIT SIGN: WALL & CEILING MOUNTED, DARKENED QUADRANT INDICATES LIGHTED FACE: IF PRESENT, ARROWS INDICATE DIRECTION
⊕	PENDANT LIGHT	⊙	SPRINKLER HEAD	○	RECESSED LIGHT		
RCP							

DESIGN STANDARDS APPLICATION

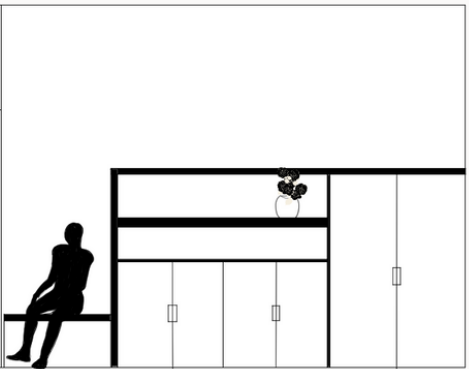
- Adjustable lighting
- Branded robes and slippers
- Complies with IHG acoustic standards

LEED STANDARDS

- Dual-flush toilet
- Daylight
- Low-VOC materials



CORRIDOR ELEVATION



MILLWORK ELEVATION

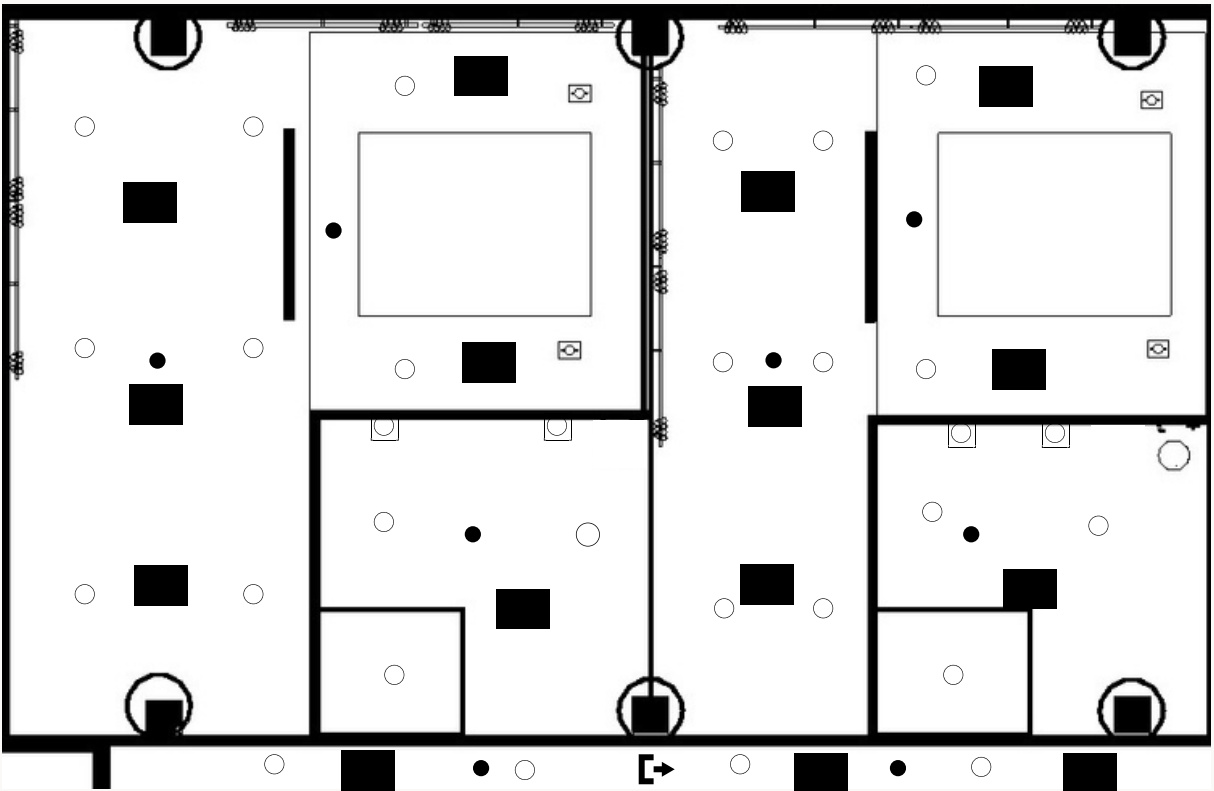
MILLWORK DETAIL

- Built-in cabinetry with a bench, shelves, and cabinets for storage. The fridge is tucked inside one of the base cabinets.

MARINA

FLOOR PLAN

AZURE RETREAT



LEGEND SYMBOL

- RECESSED LIGHT
- ◐ PENDANT LIGHT
- ◑ BATHROOM PENDANT LIGHT
- SMOKE DETECTOR
- ➡ EXIT SIGN
- SPRINKLER

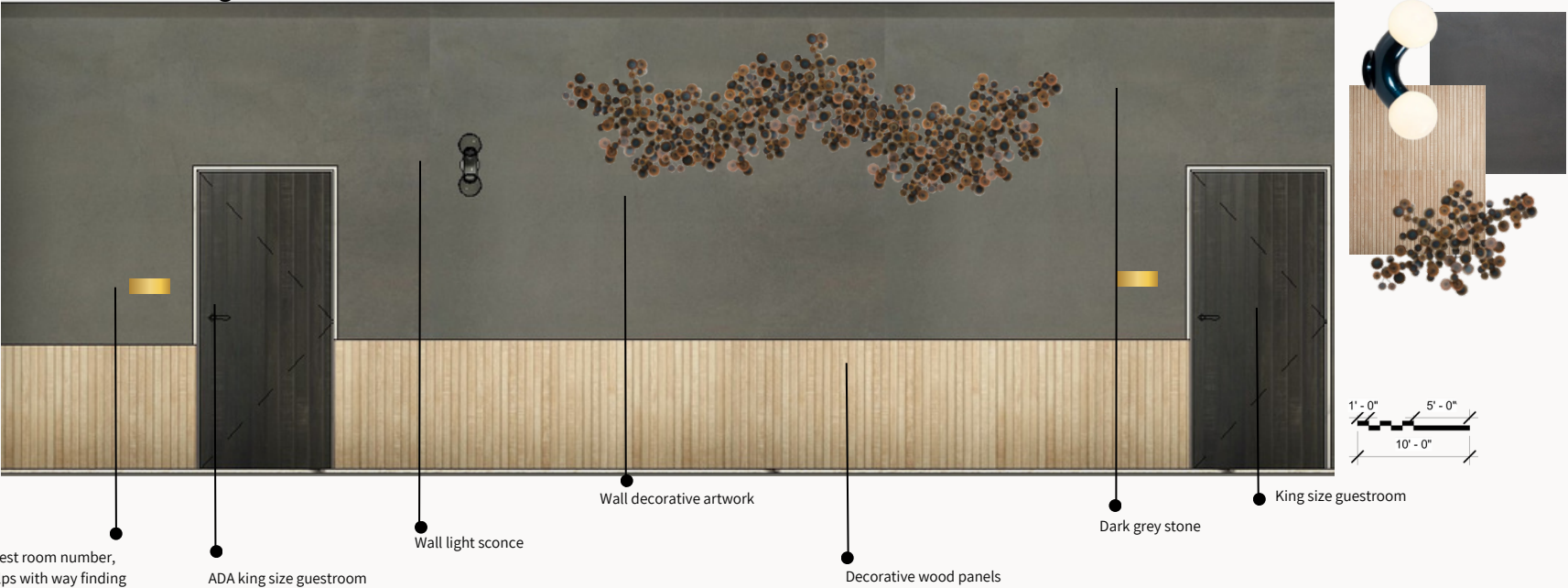
The use of thick drapery also helps with noise reduction in the space.

Implementing smart water fixtures like faucets, shower heads and toilets will help with water reduction and will control the water usage of the guests. With the use of sensors, water will activate when in use, with the goal of significant water saving.

The use of carpet helps with noise absorption in the space and avoids the bouncing of sound with hard surfaces.

GUEST ROOM CORRIDOR

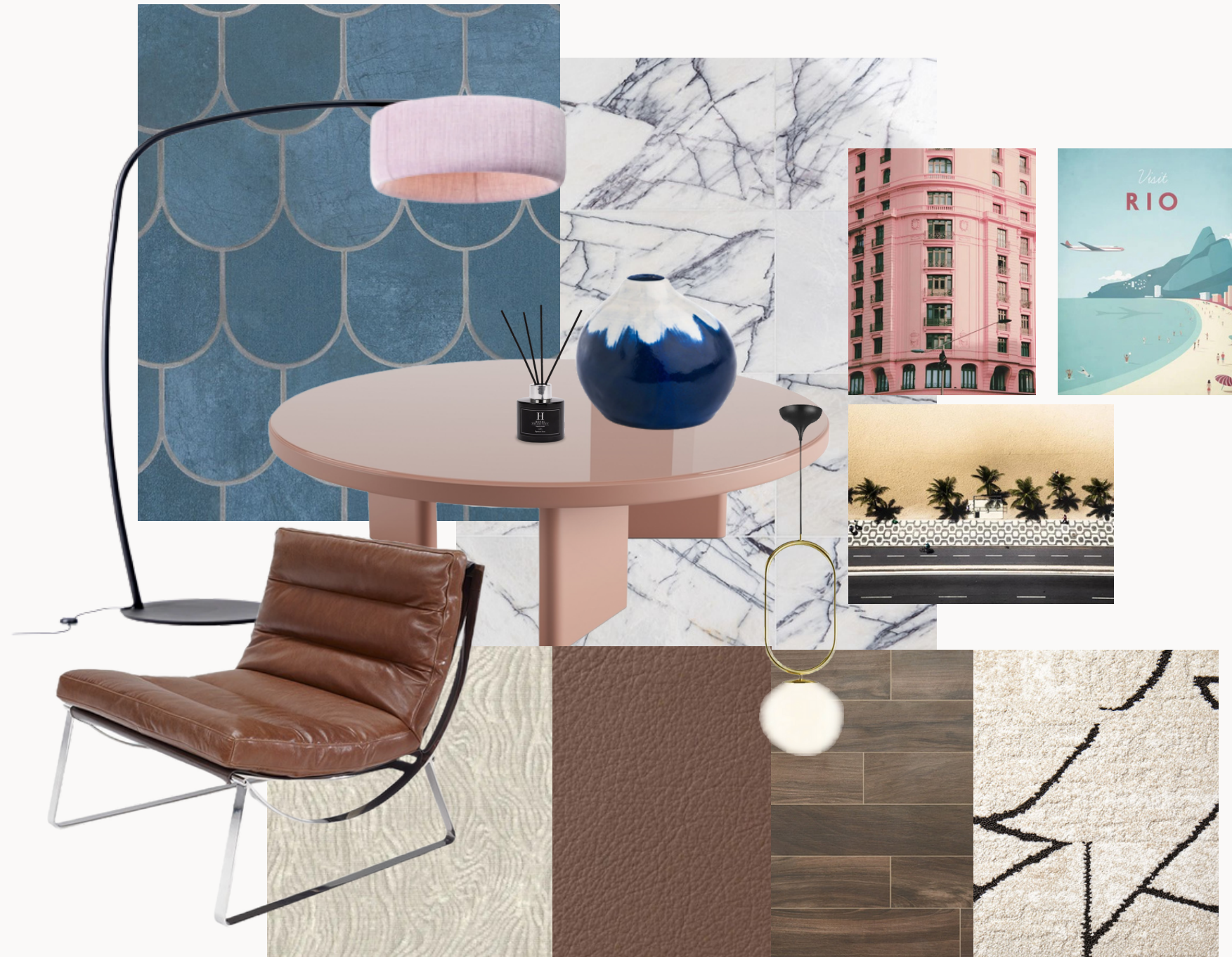
KEY PLAN



MARINA

GUEST ROOM & CORRIDOR FF&E

AZURE RETREAT



- Hardwood dark flooring that creates contrast with the white walls.
- The use of carpet to absorb sound.
- White marble stone for partition wall and nightstands.
- Leather for armchair upholstery and linen sofa.
- Ceramic blue tile for the custom made tv board and for the bed “headboard”.
- Soft warm lighting for a calming and serene atmosphere.
- Pastel colors for the artwork selection, referring Rio de Janeiro and the neighborhood where the hotel is located.
- Neutral carpet for guest room corridor for sound absorption and contrast.

AZURE RETREAT PERSPECTIVE



KEY PLAN



Using the HVAC system (heating, ventilation and air conditioning) guest are able to control their room temperature as desired. These systems provide centralized heating and cooling throughout the entire hotel and through the guest-rooms.

The use of carpet helps with noise absorption in the space and avoids the bouncing of sound with hard surfaces.

The use of reusable glassware in each room will help with waste reduction and will invite guests to participate in reusing and refilling the water bottles.

The use of thick drapery also helps with noise reduction in the space.

ABBY

FLOOR PLAN

The guestroom design is aimed to depict a contrast between the hustle of the Carnival and the peaceful valleys and beaches of Rio. **Idyllic Exuberance** is all about contrasting and balancing colors, focal points, furniture, and décor are used to translate this concept. The guest must feel some sense of calm in all the commotion, activities, and celebrations around the city.

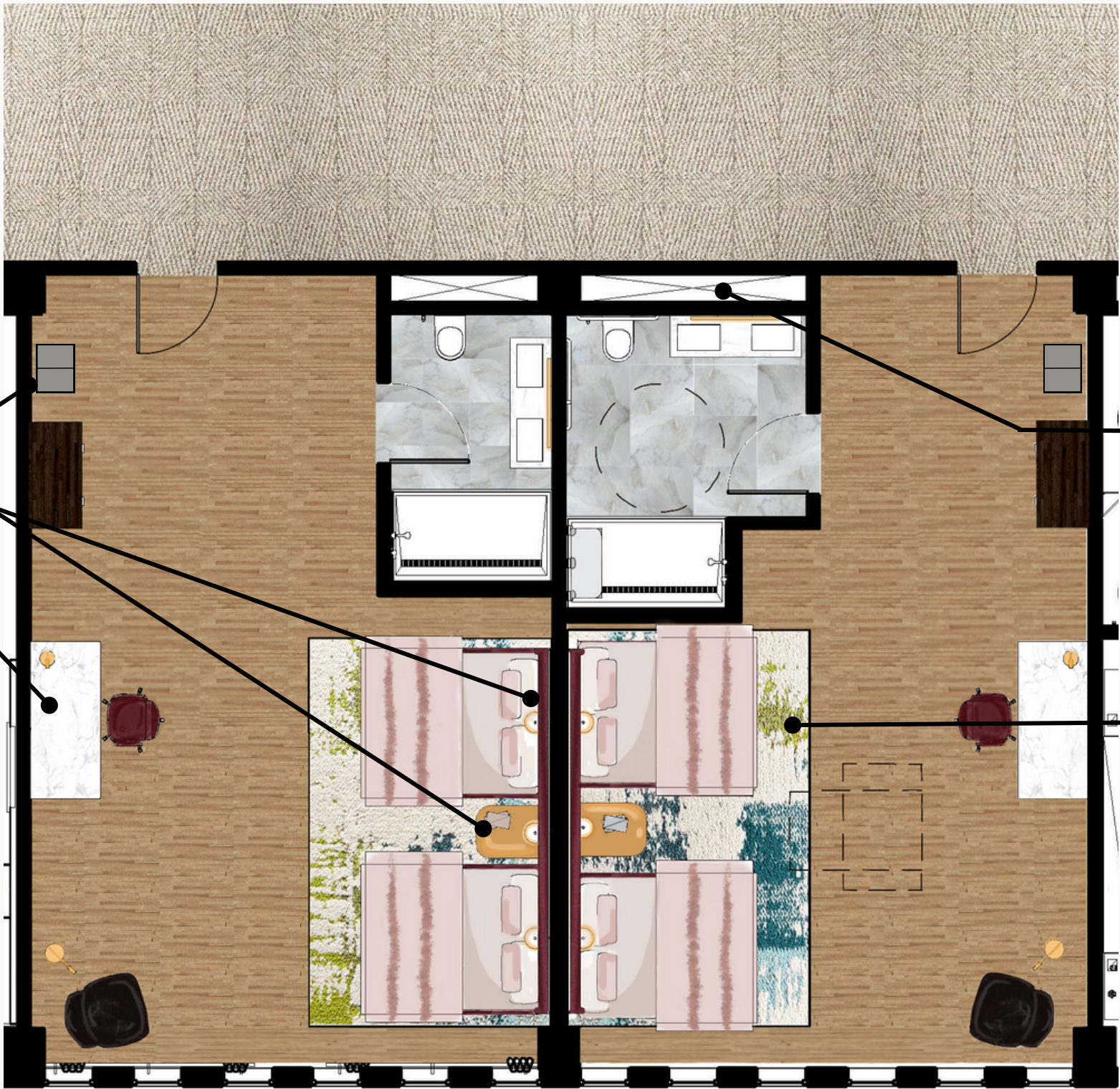
Left: Standard Guestroom
Right: ADA -Compliant Guestroom



Waste and Recycling Bins

Custom millwork

Adjustable Desk with dimmable table lamp

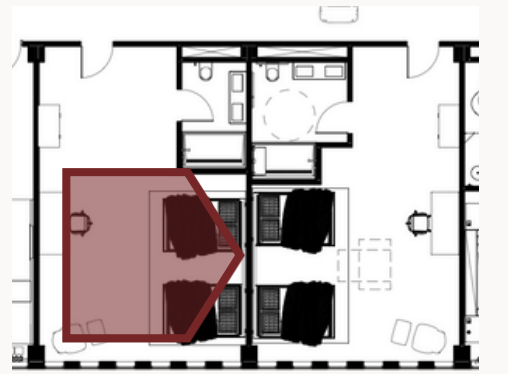


Plumbing Chase Wall - min 8.5" clear

ADA compliant carpet tile for seamless floor transition

ABBY

PERSPECTIVE



15- ounce Class A Wallcovering for low-traffic areas

Framed local artwork by Vic Muniz, complying with Voco interior design standards

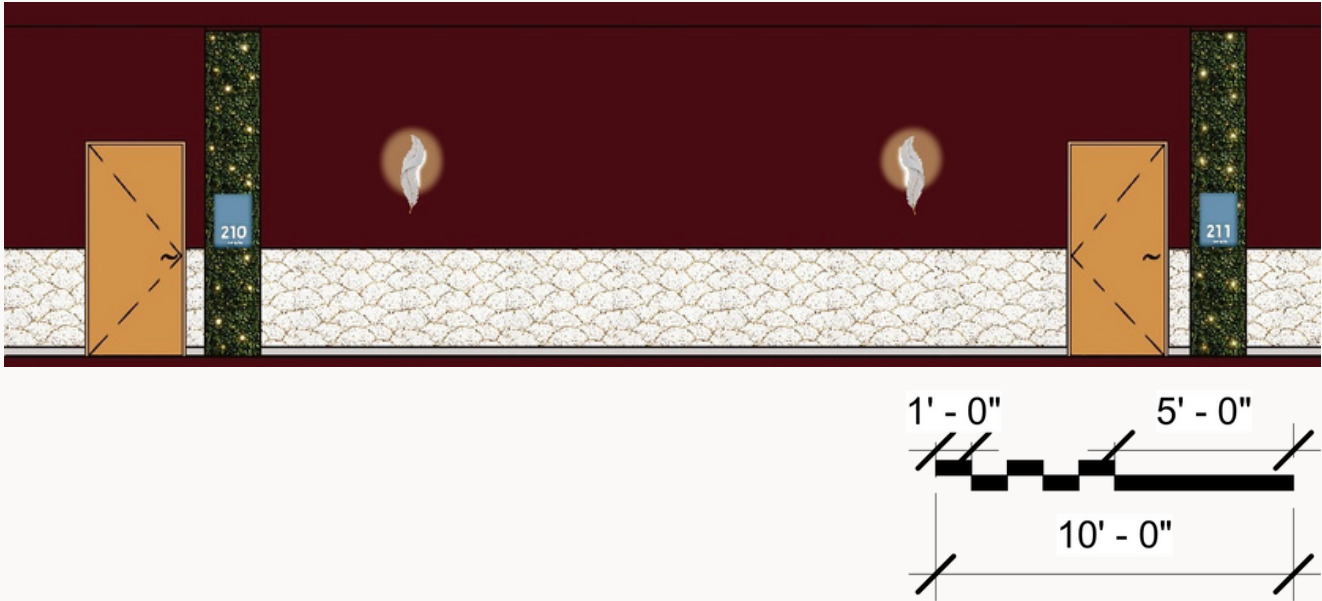
Dimmable sconce lighting, complying with Voco interior design standards

Low profile beds for all guestrooms for health benefits and ADA compliancy



ABBY

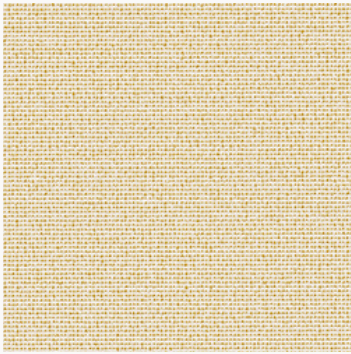
FF&E AND CORRIDOR



Flooring - Wood Floor Tile



Wallcovering
Sway
Knoll Textiles
Clean Air GOLD Certification
Greenguard Certified



Wallcovering
Viewpoint
Knoll Textiles
Clean Air GOLD Certification



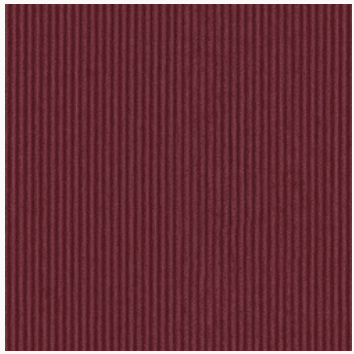
Refurnished Wood for Wardrobe



Tratten Mini Wall Lamp-
Örsjö Belysning



Rug
Splish Splash
Flor



Fabric
Cozy Cord
Knoll Textiles
Clean Air GOLD Certification



Wall Sconce -
JKTOLKY



Fabric
Blackout
Maharam Stark
100% leather, Greenguard Gold
Certified

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