



TOWNE PLACE SUITES

The Towne Place Suites was the first of three hotels built on a 20 acre site, planned and developed by the hotel developer. Using an architectural theme defined by the developer with the help of Alphonso Architects, the design objective was to express the high-tech image and technology of airports, while maintaining the 'Florida' feel. The designers chose to break the building into a series of masses, each colored with a complimentary hue from the south Florida palette of earth tones: off-white, ochre, yellow and deep red. Window detailing is clean and modern, and aluminum sunshades and black canvas awnings are used for both shading and design accent. The building profile is accented with two aluminum sculptural elements, suggesting the feeling of flight.

This hotel was one of the first of the new Towne Place Suites prototype, bringing a highly refined lobby concept to the hotel, intended to more perfectly serve the 'today' guest. A community kiosk provides space for news updates and stand-up gatherings. Computer desks, coffee /snack area and a Map Wall assist the guests in getting their day started. Other amenities include a fitness room, guest laundry and business office. The outside pool is uniquely fitted to this hotel – a 100' long by 15' wide pool in a soft "S" form perfectly suited for both play and lap swimming. Parking is provided in a structured deck across the entry boulevard.

The updated Towne Place Suites theme also applies to the guestrooms. The furniture and cabinetry was selected and detailed to present a much cleaner, more organized layout of room activities. Colors and fabrics are more Floridian, to compliment the direction of the exterior design direction. Room types include Studios, One-Bedroom units and a high percentage of Two-Bedroom units to serve the extended stay families that pass thru the area.

The structure is load-bearing wood frame with TJI floors and roof trusses. Special attention was required to accommodate the high wide loads of this coastal area, with most party walls in the building serving as shear walls. Detailing the wood systems for fire integrity and for sound isolation was of high concern. PTAC's and split system fail coil units provide space conditioning, and roof top 100% outside air units keep the building pressurized, to prevent humid air entry, and the myriad of problems moist air can bring to a hotel. The project was negotiated and awarded as a GMP contract.

architecture

L

engineering

P

interiors

B

C

TAMPA, FL

Units	122
Gross Square Foot	61,397
Construction Cost	\$7,676,000
Cost/Square Foot	\$125.02
Cost/Unit	\$62,918
Gross Square Foot/Unit	503
Acreage	1.66
Construction Start	November 2006
Construction Time	12 Months
Contractor	Kellogg & Kimsey, Inc.
Owner	McKibbin Hotel Group

