

The background of the cover is a detailed architectural drawing of a multi-story building facade. The drawing uses fine lines and cross-hatching to create texture and depth. Overlaid on the building are several stylized trees, also rendered with fine lines and cross-hatching, giving the impression of a sketch or a conceptual architectural study. The overall style is technical and artistic.

SELECTED WORKS: HOSPITALITY



OBERMEIER·SHEYKHET
ARCHITECTURE

INTRODUCTION TO HOSPITALITY

Obermeier ■ Sheykhet Architecture, Inc. (Studio OS) proudly presents our expertise in hospitality project planning and design, encompassing destination resorts, hotels, fractional ownership clubs, branded living developments, and mixed-use ventures.

Our accomplished team has successfully completed over 150 hospitality projects for prestigious clients like Marriott, Starwood, Hyatt, Hilton, Raintree, and Welk, underscoring our unwavering commitment to excellence. Leveraging cutting-edge technology, our international team collaborates seamlessly across continents.

Our non-signature approach prioritizes client-centric, innovative design and avoids preconceived notions of what architectural style shall be used. Rather, we work collaboratively to craft a solution that best fits the complex demands of the site, program, and client's vision.

We combine technology with cultural, environmental, and visionary considerations, as showcased in our selected hospitality portfolio. Moreover, we excel in other project types including commercial, multi-family housing, mixed-use, and government projects.

Studio OS eagerly anticipates the opportunity to partner with you and discuss your vision. Please feel free to reach out at your convenience.

Respectfully,



Aleksandr M. Sheykhet, President

Obermeier ■ Sheykhet Architecture, Inc.

Wingfield Tower Mixed-Use Development

Reno, NV

Owner: CAI Investments

Use: Hotel, Multi-family Residential, General Office, Retail

Area: 650,000 sf

Services Provided: Planning, Architecture, Interior Design



Wingfield Tower Mixed-Use Development is located on the Truckee River in downtown Reno just across from Wingfield Park. It is rare to find such an incredible site for an urban project of this scale. As such, the design is composed to follow the sloping landscape to the river, respond to the vibrant pedestrian experience, and maximize the magnificent mountain and downtown views surrounding the project.

[Project Video Link](#)

Wingfield Tower is exceptionally sited across from the Truckee River and Wingfield Park in downtown Reno, Nevada.



Court St. - Third Level



Typical Hotel Level



20th Level Condominiums



Hyatt Northstar Resort at Lake Tahoe

Northstar Village, California

Owner: Hyatt Residence Club

Use: Timeshare Resort

Total Area: 220,000 sf

Services: Master Planning, Architecture, Interior Design



The resort sits on the steep bluff overlooking entry into spectacular NorthStar Village at the base of ski gondola, 11 miles off the north shore of Lake Tahoe.



Design inspiration came from desire to give the visitors and residents a gateway into the village and a capstone for the resort.



The exterior material palette features natural stone, 3 shades of stained natural wood, and heavy timber. Resort accommodations range from studio to 5-bedroom units. Amenities include extensive facilities for fitness and entertainment both indoor and outdoor.



The Ranahan Resort by Hyatt

Breckenridge, Colorado

Owner: Hyatt Residence Club
Use: Ground-up new construction destination resort
Program: 128 fractional ownership units; 11,000 sf sales and activities center; Indoor-outdoor aquatic park; lobby bar; health center; employee housing & engineering building; 6.5 acre riverfront site with extensive site amenities
Services: Architecture, Master Planning, Interior Design



This fractional ownership ski resort is positioned as the Northern Gateway into the town of Breckenridge.

The site houses large accommodations and amenities building, an employee housing and maintenance facility and a meeting center.

The design vision is firmly rooted in the industrial past, incorporating the mining elements and industrial revolution artifacts indicative to the historic town it resides in.



Site planning was informed by and developed into a metaphoric representation of the three native Colorado climatic zones.

Replete with indigenous vegetation, lavish amenities and an emphasis on pedestrian connectivity to the natural features of the site, i.e. the Blue River, and the various man-made aquatic and fire harnessing elements.



Palmetto Bay Plantation Resort

Isla de Roatan, Honduras

Owner: Eco-Resort Inc.

Amenities: Restaurant, Pool, Cabanas, Covered Dock

Site: 120 acres

Services: Architecture, Planning, Interior Design



Palmetto Bay Plantation is a secluded eco-friendly resort on the North shore of Isla de Roatan, Honduras. It is situated on a sparkling bay with a spectacular untouched coral reef. It offers Balinese style villas and wide sun decks surrounded by lush tropical gardens and oceanfront views. Other amenities include a beautiful beachfront restaurant and bar, a pool and spa tub looking out onto a private sand beach.

* Aleksandr Sheykhet was a design team member with Pentress-Bradburn Architects.

The resort design immerses the guests in the outdoor experience.



Nurai Island Retreat

Abu Dhabi, United Arab Emirates

Owner: Zaya LLC

Use: Full-Island Private Exclusive Resort.

Total Area: 281,000 sq. ft.

Services: Master planning, Architecture, Interior design.



Warm shallow waters of the Persian Gulf... Secluded dream island



Pearl-like private villas arranged upon a Persian rug of island's greenery

Sand... Palms. Soft breeze... Warm shallow waters of the Persian Gulf... Secluded dream island...

OS was honored to partake in the invited international design completion to program, plan, and design a private exclusive resort located on the artificially constructed island of Nurai. Initial vision for the island construction was developed by the internationally-renowned designer Dror Benshetrit based in NYC.

OS's concept used a metaphor of pearl-like private villas carefully arranged upon a Persian rug of island's lush greenery. Serenity, privacy, natural beauty, unparalleled amenities will be offered to the most discriminating guests.

Each villa's shape resembled that of a shell within undulating ground plane and emphasize beauty of nature. Materials were fossil-rock seabed, crystal clear glass, and champagne-colored metal roof curving softly to emphasize the shell-inspired imagery.

Behind poetic vision hides very pragmatic, sustainable, technologically, and financially justified scheme. Our local partners developed extensive engineering measures to allow for remote infrastructure to support a world-class experience; prevent erosion, and provide exclusive access by boat and helicopter.



Gold Creek Resort

County of Garfield, Utah, USA

Owner: Gold Creek Development Corp.

Use: Eco-resort

Total Area: 87 acres

Services: Master planning, Architecture



Nested on the side on Mount Hillers in the untouched, unspoiled part of Utah, overlooking natural wander of Lake Powell, this ecological resort offers serenity, exclusivity, and chance to be in harmony with nature and yourself.

Design inspiration came from the desire to live little developmental footprint and preserve the national forest, petrified trees of this unique place. Creek running through the site is home for some rare species of amphibians.

This fractional ownership resort and private club offers 80 cabins and private villas, extensive amenities, breathtaking views, access to the lake and trails, private air stip.

This site amenity package was designed for a Eco-Friendly development in rural Utah. The design elements are taken out of the local landscape and highlighted here to show the bio-diveristy in this area



Indian Peaks Lodge At Snow Mountain Ranch

Tabernash, Colorado

Owner: YMCA of the Rockies

Use: Lodging, Conference

Area: 60,000 sf



The grand Porte Cochere emphasises the majestic link to nature while providing a sense of arrival for the guests.



Indian Peaks Lodge, which is nestled among the Colorado pines, offers 79 rooms all with extraordinary view of the Indian Peaks mountains. Facilities at Indian Peaks include a Porte Cochere for arriving guests, conference rooms that accommodate up to 450 people, and an arrival lobby with a 35-foot-high ceiling.



St. Regis Tower

Chicago, IL

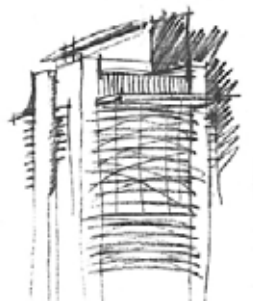
Owner: Starwood Vacation Ownership Inc.

Program: Hotel, Branded Residential Condo, Time Share, Spa, Restaurants

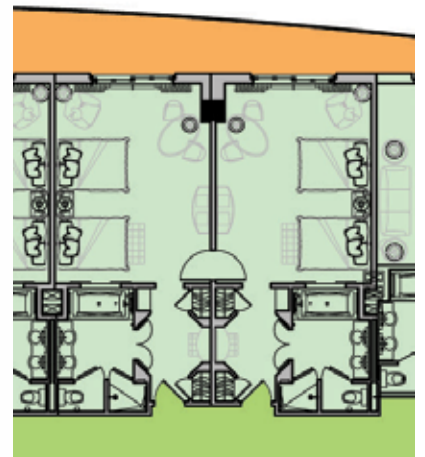
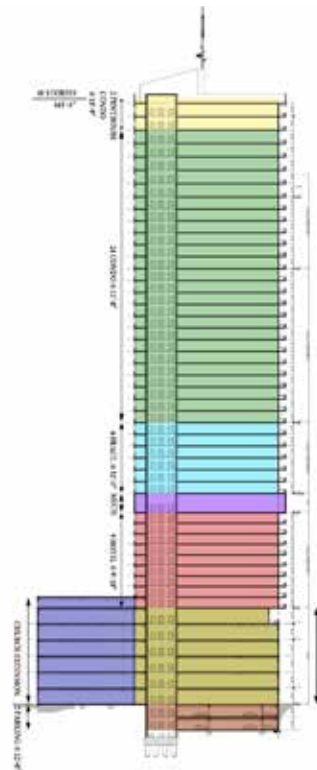
Services: Schematic Design & Visioning Packages for Master Planning, Architecture, Coordination with Historic Church Renovation Team



This building in downtown Chicago features Starwood's full ownership, fractional ownership, and hotel luxury product lines. It also has high end fitness facilities, spa and four restaurants, including the new location for the popular Mike Didka's Restaurant.



St. Regis Tower



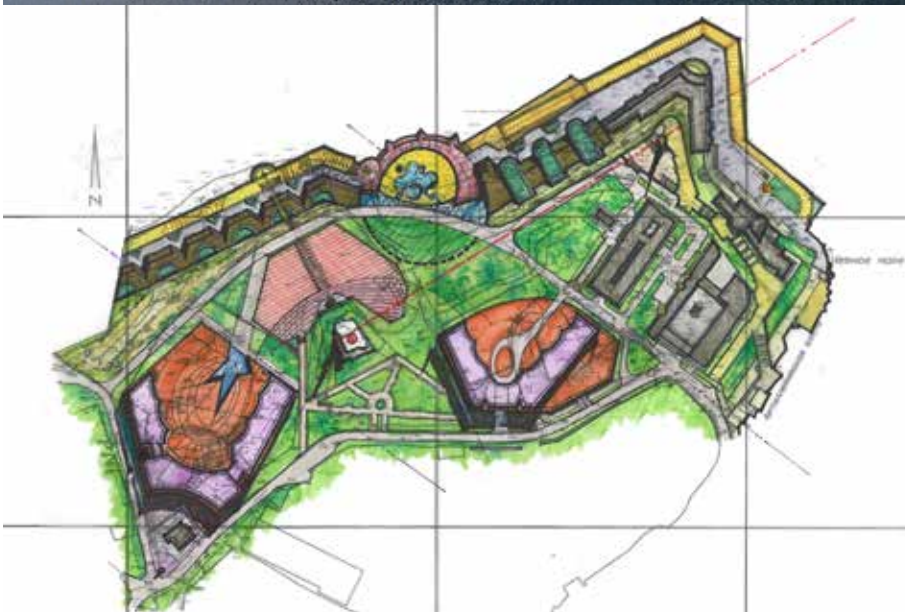
Typical Hotel Room



Crystal Bay Town

Sevastopol, Ukraine

Owner: PPP City of Sevastopol, Alzona Inc.
Use: Mix use resort, residential, cultural district.
Total Area: 42 acres
Services: Master planning, architecture



OS was invite to participate in master planning competition on this stunning site full of natural beauty and military history.

Following our submittal, we were selected to work on the mixed use resort complex on Kapitanskaya 2



Wind River Lodge

Estes Park, Colorado

Owner: YMCA of the Rockies

Area: 40,000 sf



The energy efficient design of the lodge works to ensure that the serenity its Rocky Mountain setting remains inspiring.



The Wind River Lodge is a 100-room lodge and conference facility situated on a hillside and partially built into the hill at the YMCA of the Rockies. Three conference rooms each seat 100 people or create one large 300-seat conference room. The main lobby's focal point is a large stone fireplace crafted of native river rock. Energy efficient glazing and insulation provides a consistent interior environment despite regional extremes in temperature.



Sheraton's Mountain Vista

Avon, Colorado

Owner: Starwood Vacation Development, Inc.

Area: 393,250 sf

Services: Master Planning, Architecture, Interior Design



This mixed-use resort project included time-share units, ground-level commercial office/retail space, employee housing, an office/retail building, a 125-room hotel and underground parking. The shape of the adjacent mountain peaks is reflected in the resort's roof line and the interiors are tastefully decorated with a Southwestern theme.

Large windows overlook the picturesque Town of Avon and one of nature's gateways to year-round recreation, Vail Valley. The courtyard boasts a fountain/sculpture garden and an outdoor swimming pool is an added amenity. A rooftop sun deck with full views of the Beaver Creek Ski Resort and a fitness center with indoor/outdoor spas complement this resort community.



This phased, mixed-use project included office/retail, time share units, employee housing and a hotel.



Winter Park Mountain Lodge

Winter Park, Colorado

Owner: Winter Park Mountain Properties, LLC

Use: Resort, Conference, Recreation

Area: Phase I - 60,000 sf

Phase II Renovation - 30,000 sf

Phase II Addition - 40,000 sf



A renovation and facelift tripled the size of this hotel and resulted in a new entrance, landscaping and parking facilities.

The Phase I renovation included the restoration and expansion of the 58-room lodge to 181 rooms, a new entrance, landscaping and parking facilities. A new 3,400 sf conference facility and 1,200 sf kitchen was added on top of an existing swimming pool during the second phase.

** This project was undertaken when Tom Obermeier was CEO of OZ Architecture.*



Dedicated to the proposition that architecture is art



Westin Riverfront Resort

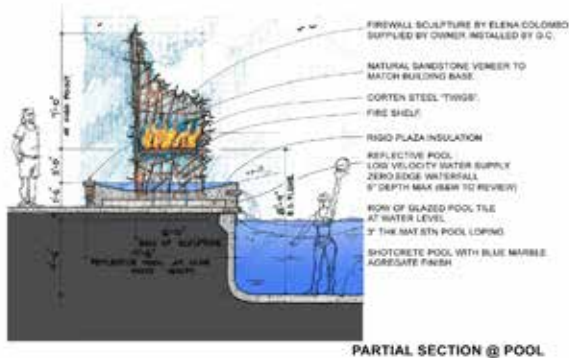
Avon, Colorado

Owner: Starwood Vacation Ownership

Area: 226 timeshare units, 6,000 sf retail, structured parking, amenities



Sited on the scenic Eagle River in Avon, Colorado, this upscale residential development for one of our repeat clients features 226 timeshare units with retail space and structured parking. The buildings are 6-, 7- and 3-story structures with outstanding views, sited around a common courtyard with recreational amenities. The project is a key component of a larger mixed use development containing a Westin hotel, whole ownership condominiums, a retail plaza and a new ski gondola accessing the Beaver Creek ski resort. The first phase of sales has been very successful to date.



Delta Hotel Las Vegas

Las Vegas, Nevada

Owner: Marriott International

Use: Upper Upscale Hotel, Retail, Rooftop Pool & Bar

Program: 265,000 sf building, 284 hotel rooms, 6 level parking garage, amenities

Services: Architecture



New non-gaming high rise hotel is intended as flagship of the USA's Delta portfolio. The building is located 1.4 miles off The Strip near the new football stadium.

Exterior of the building, its shaping and material palette are related to the desert and mountains of the region.



Hilton Santa Fe Historic Plaza

Santa Fe, New Mexico

Owner: Hilton Hotels & Resorts

Use: Destination Resort

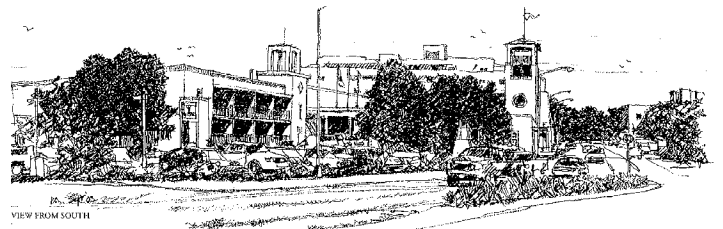
Services: Master Planning, Architecture



This master planning/image heightening scheme introduced landmark element terminating important vista to one of the well-know and well-loved spaces in the USA.

Rethinking of the resort's vehicular and pedestrian approach, visibility, and presence in the city were port of project's program. Our proposal envisioned addition of time-tested element to terminate important existing view corridor.

**This project was completed by Peter Arnold*



Waterside at Flathead Lake Resort

Lakeside, Montana

Owner: Waterside Development, LLC

Area: 120,000 sf

Amenities: Clubhouse, Private Marina, Fishing Dock, Pool, Hot Tub and Picnic Area



This upscale 76-unit community was designed to maximize breathtaking lake views and create cohesive outdoor spaces, defined by building edges. The 1,300 to 2,200 square foot units are oriented in a way that allows unobstructed lake views from every living room..

Indigenous natural materials were used in both the building design and the landscaping. The meandering walkways connect to a private marina, fishing dock, outdoor cooking area, observation deck and a pool and sunken hot tub.



The Peak South Tahoe

Sateline, Nevada

Owner: WP

Use: Multifamily Residential - Luxury Condominiums

Area: 152,000 sf

Services Provided: Architecture, Interior Design

Program: 41 Dwelling Units, Pool, Clubhouse, Hot Tubs, Fitness Center, Underground Parking



The Peak is a luxurious high-end condo project located on the crest of the Sierra Nevada mountains. It offers stunning views of both Lake Tahoe and the Carson Valley. The design is inspired by the stunning site and combines the comfort of a traditional cabin with clean, modern lines. Natural wood and stone take center stage, creating a warm and inviting atmosphere. The rich neutral colors add a touch of sophistication.



The Peak consists of 41 high-end residential condos with resident amenities including underground parking garage, hot tubs, a pool, Clubhouse areas, and a fitness center. The Condos range from 2 bedroom to 4 bedroom configurations, with private balconies and large open layouts.





Environmental Sensitivity

Every successful design is sustainable and we embrace the need for environmental factors to share the same footing as financial and programmatic demands. We create structures and places that preserve our planet and reduce waste and pollution and our design decisions are impacted by these beliefs on every level.

Breaking Tradition

Members of our team have worked on completed projects utilizing cost-effective construction methods and techniques such as:

- Pre-fabricated wood framed dwelling units (town houses)
- Modular pre-cast dwelling units (apartment buildings)
- Structural Insulated Panel: plywood and rigid insulation (duplex)
- Innovative techniques and finishes: ceramic tile exterior finish system patented by Tom Obermeier, dirt floors, unpainted fiber cement siding and pellet stoves.

Staff Accomplishments

- Pioneered environmentally responsible building while working with National Outdoor Leadership School
- Early adapters of in-house environmental division
- Sustainability Seminar Series
- Pioneered use of energy conscious consultants and contractors for project work
- LEED Accredited Professionals

Design Approach

Design approach utilizes the best of LEED, Green Globes, and Enterprise Foundation Green Communities approaches

- Focus on sustainable design including passive systems, natural ventilation, reducing waste, water recovery, under floor heating and building commissioning
- Multiple projects we were involved with featured sponsored Green Charettes and initialed Sustainability Grant Funding process.
- Studio Obermeier Sheykheth Architecture is a past member of the EPA Energy Star Partnering program.



“The project was built for a modest \$33 per square foot about ten years ago and still looks good.”

Early Sustainable Innovation at NOLS Headquarters in Conway, WA.

Quote to Note: Green Building Materials

“... These projects were accomplished before LEED’s evaluation procedure. During my tenure as a trustee of National Outdoor Leadership School (NOLS), we did a number of projects that were sensitive to the environment. One in particular, a headquarters facility design in Conway, Washington, included: Beetle-killed trees for structural elements

- *Dirt floors (some concrete)*
- *Fiber cement siding – no paint*
- *Solid vinyl double-paned windows*
- *Pellet stoves for heat – no air conditioning*
- *Energy saving lighting and water heaters*

The project was built for a modest \$33 per square foot about ten years ago and still looks good.”

~ Tom Obermeier, Founding Partner

Sustainability Consulting

Some clients chose not to formally apply to the recognized sustainability system, but established sustainability goals that the project should meet. Such projects have included housing for the National Park Service in Rocky Mountain National Park and Yellowstone, sustainable design guidelines for the Denver Public Schools, and design assistance to the Denver Housing Authority. In 2005 Presentation of seminars on pre-fabrication and green construction was hosted by Studio Obermeier Sheykheth Architecture.

Testimonials

“During their tenure as SVO’s prime design consultant Studio OS, and the engineers they retain, have demonstrated creativity, professionalism, upmost dedication and leadership. Studio OS’s principles and staff are true experts...”

~ Jim Neely, VP Construction management
Starwood Vacation Ownership

“Studio OS has exhibited a very high level of professional service with human touch. Studio OS has been creative, supportive, and professional in every step of the process- from brainstorming and addressing opposition with community groups to coordinating assembly detail and code requirements to ensure that our design remained within budget and follows flag standards.”

~ Jeffrey W. Edwards, Senior vice President of Development
Welk Resorts

“I wish to express my appreciation for the excellent service that [Obermeier-Sheykhet Architecture] provide... Quality drawings, attention to detail, timeliness of design input helped us all... through the project my team felt that Studio OS truly acted as a partner not only to the owner, but with each member of our construction team.”

~ Dave Ivis, Executive Vice President
GE Johnson Construction Company

“They (Studio OS) are professional, experienced, deeply concerned about the client, and very responsive to the General Contractor and the Subcontractors...”

~ J. Mark Halvorson, President
Snow country Construction, Inc.

“In my opinion OS is exceptionally creative in developing design solutions to achieve extraordinary results, and at the same time are also very cost conscious. They pay attention to detail.

It takes a well managed team with good leadership from the architect to successfully execute a project. OS is a team leader that I admire and respect.”

~ Mike H Barrett, Principal
Martin/Martin Consulting Engineers

“Studio OS is always professional, creative and flexible in their design and planning approach. Above all, they are simply a joy to work with as they are attentive to client’s needs, desires, and limitations. I would highly recommend them for any job...”

~ MiYeon Seo, Principal
Terresolutions

Selected Awards, Recognitions & Patents

INDUSTRY RECOGNITION

- **Award of Honor** | AIA, Denver Chapter *
8th & Gilpin Residences
- **Award of Honor** | AIA, Western Mountain Region*
Spectrum Building
- **Award of Merit** | American Concrete Institute
- **Award of Merit** | Colorado Masonry Institute,
Colorado Mason Contractors Association, Masonry
Advancement Program*
- **Award of Honor** | Downtown Denver, Inc.*
- **Firm of the Year** | AIA Western Mountain Region*
- **Life Member** | The National Registry of Who is Who
Among Design Professionals*

* Awarded to OZ Architecture while Tom was CEO and principal-in-charge of the above projects.

DESIGN COMPETITIONS

- **Invitation-Only Design Competition Winning Entry**
National Event and Wedding Complex, Al Ain, UAE
- **National Traveling Design Exhibit** | Open Design
Competition
Indian Memorial at the Little Bighorn Battlefield
- **Winning Entry** | Invitational Design Competition
Mixed Use Complex at Ostrovotianova 4
- **Winning Entry** | Invitational Design Competition
Doha International Airport - *Team Member with
Fentress Bradburn Architects*

PATENTS

- **Cygnus Panel System**
- **Elemental Fountain (Patent Pending)**



artful. uplifting. inspired.

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