

PLD
NYC

Hotel Process Case Study
Thompson DC - Part One
Public Space



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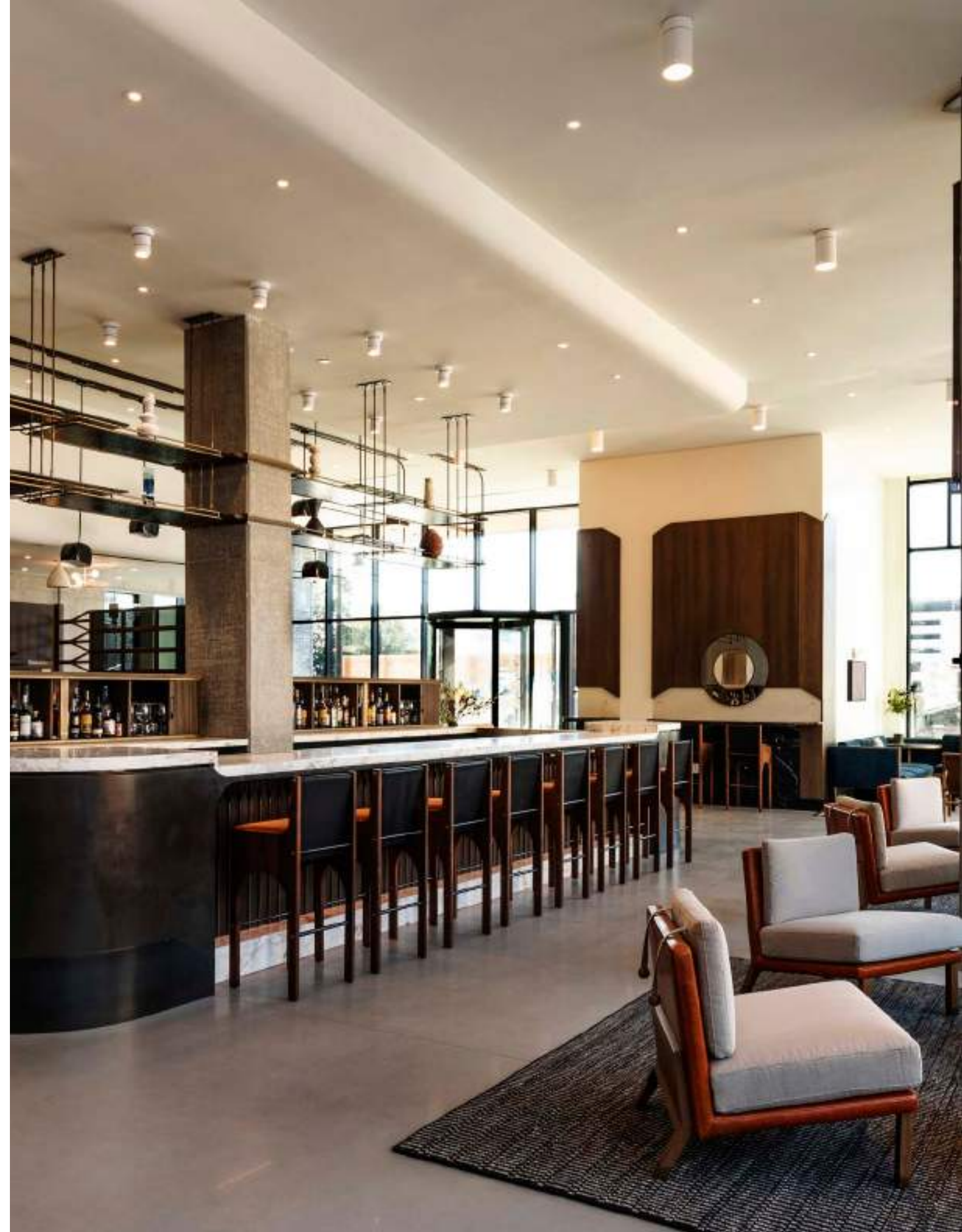
59

Construction
Administration

Thompson Hotel Washington D.C

The Thompson Hotel in Washington DC is located in 'The Yards' venture which is a 42-acre waterfront development in the capital's backyard that sits mere steps from the Anacostia Riverwalk Trail. PLD was brought on board to design the hotel interiors and were naturally inspired to connect the design language with the historic Navy Yard site and waterfront location.

The design follows two main narratives, one being a gallery-esque style of architectural expression that celebrates figures in space in an 'art as object' methodology and the other being an indirect celebration of the nautical influence based on the site location.



Overall Hotel Schedule

This is an example schedule based on a ground up 220 key hotel. The schedule outlines each phase and duration for the full project scope and typical ID build out.

01 Concept Overall property vision and programming strategy. <i>Duration: 4-6 weeks.</i>	06 Construction Documentation Phase I Public and F&B areas architectural and FF&E design construction documentation sets. Model Room architectural and FF&E tender documentation set refinement. <i>Duration: 12-14 weeks</i>
02 Schematic Design Phase I Public and F&B areas design renderings and architectural plan set. <i>Duration: 12-14 weeks.</i>	07 Construction Documentation Phase II Guest Rooms/Suite architectural and FF&E design construction documentation sets. (Rollout for all room types) <i>Duration: 4-6 weeks (initiates after final model room approval.)</i>
03 Schematic Design Phase II Guest Rooms/Suites design renderings and architectural plan set. <i>Duration: 6-8 weeks (initiates midway through SD Phase I)</i>	08 Bidding/Negotiation Overall project architectural and FF&E bid assistance, and coordination. <i>Duration: 8-10 weeks</i>
04 Design Development Phase I Model Room architectural and FF&E tender documentation sets. <i>Duration: 6-8 weeks</i>	09 Construction Administration Construction for core and shell may commence prior to interior CD submittal. This is a typical ID build out scenario. <i>Duration: 12-18 months plus</i>
05 Design Development Phase II Public and F&B areas architectural and FF&E tender documentation sets. Model Room build out and procurement. <i>Duration: 12-14 weeks (initiates midway through DD Phase I)</i>	

Concept



SD Phase I



SD Phase II



DD Phase I
(Model Room)



DD Phase II



CD Phase I



CD Phase II
(Guest Room Rollout)



Bid/Negotiation



Construction
Administration



* Timeline based specifically on Thompson DC case study, reflecting a typical 220 key ground up build.

*Timeline does not reflect any other consultant scheduled deliverables other than ID.

Concept Development

PLD will explore many ideas about the overall experience of the space, and establish a shared vision for the project.

This will include the following:

- 01

Inspirational design elements, architecture, fashion and styling.
- 02

Materiality inspirations that may be utilized throughout the space.
- 03

Furniture and lighting inspirations relevant to overall concept.
- 04

Preliminary schematic programming and plan development.

Deliverables:

- 01

Presentation book of approximately 4 pages illustrating the overall elements described.

Schedule:

- 01

Overall Property - Vision Programming Strategy
Duration: 4-6 weeks



1



2



3



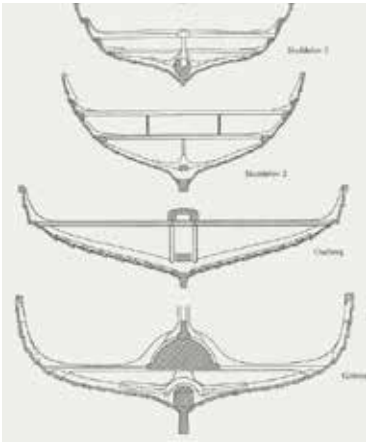
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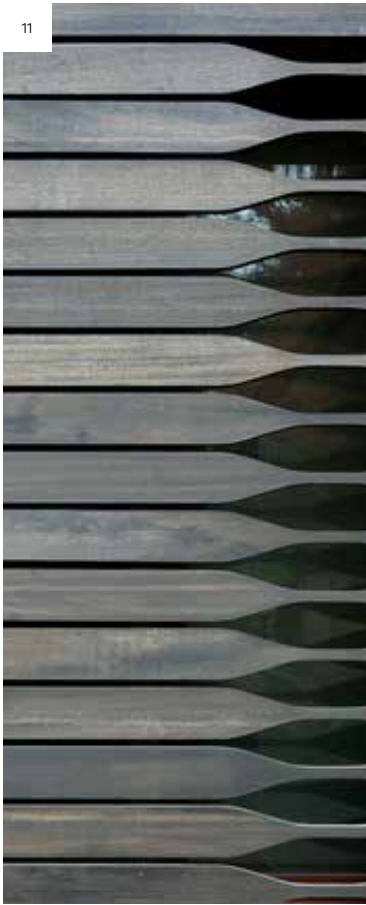
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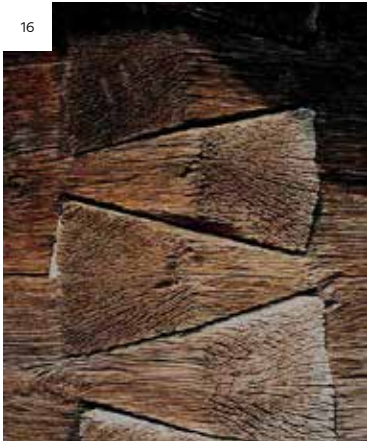
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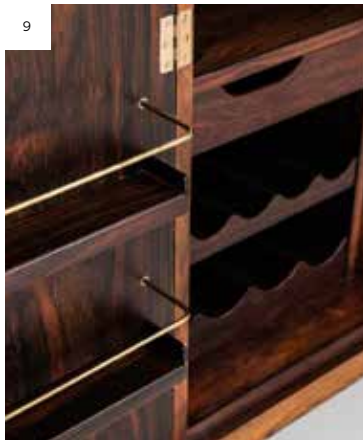
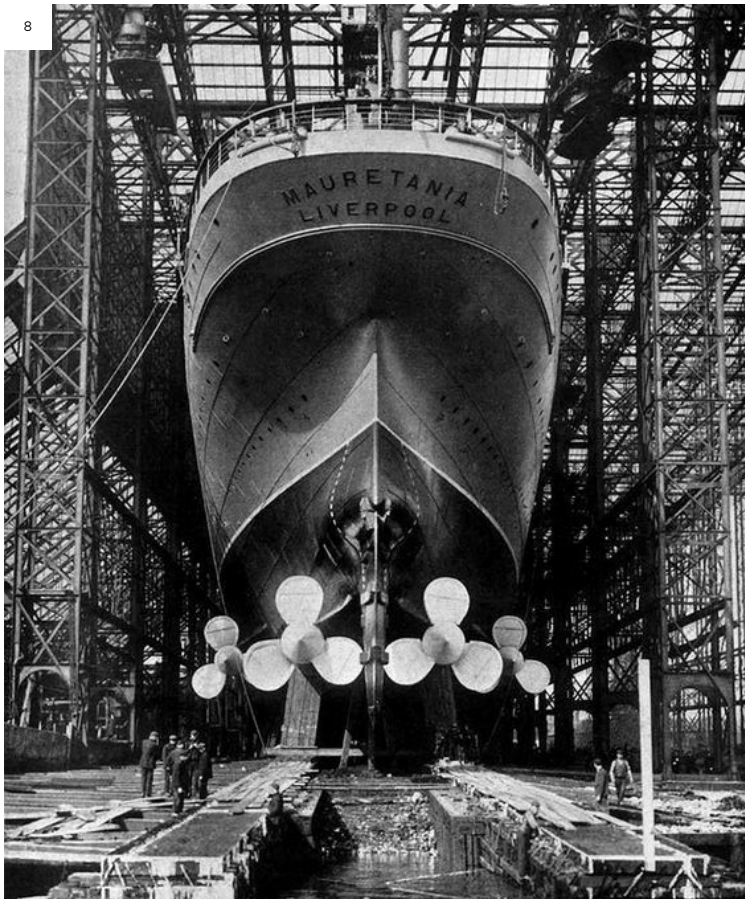
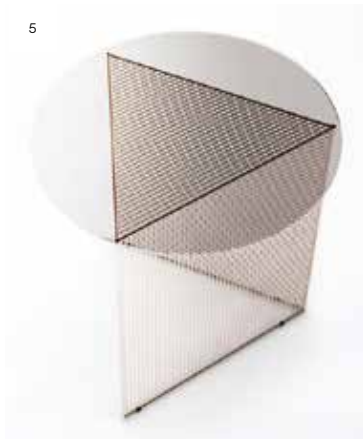


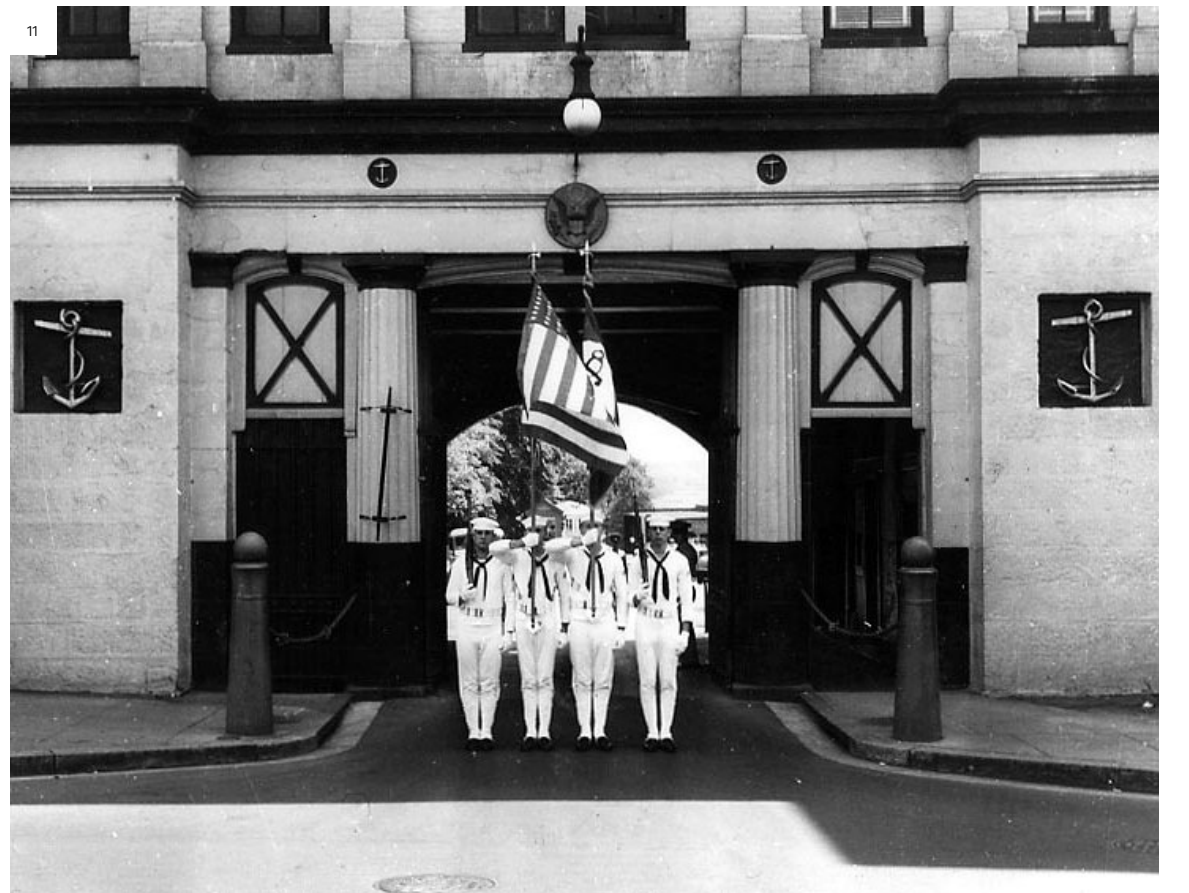
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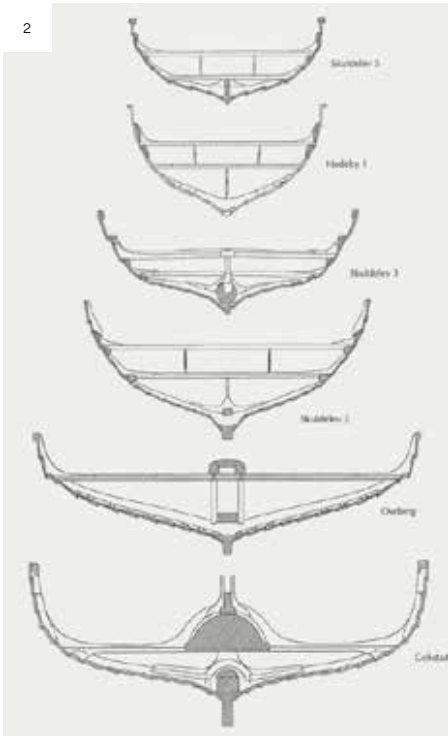


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LEGEND

- 1. Entrance Vestibule / Bell desk
- 2. Check in desk
- 3. Lobby Bar
- 4. Lobby Lounge
- 5. Conference Entrance
- 6. Conference Room
- 7. Elevator Lobby
- 8. Lobby Den
- 9. Restaurant Corridor
- 10. Bathrooms
- 11. Lobby Seating
- 12. Bar Seating

SEAT COUNT : BAR

- Bar Seats: 16
- Bar Seating high tops: 9

Total: 25

SEAT COUNT : LOUNGE

- Lounge Seats: 23

Total: 23

SEAT COUNT : CONFERENCE

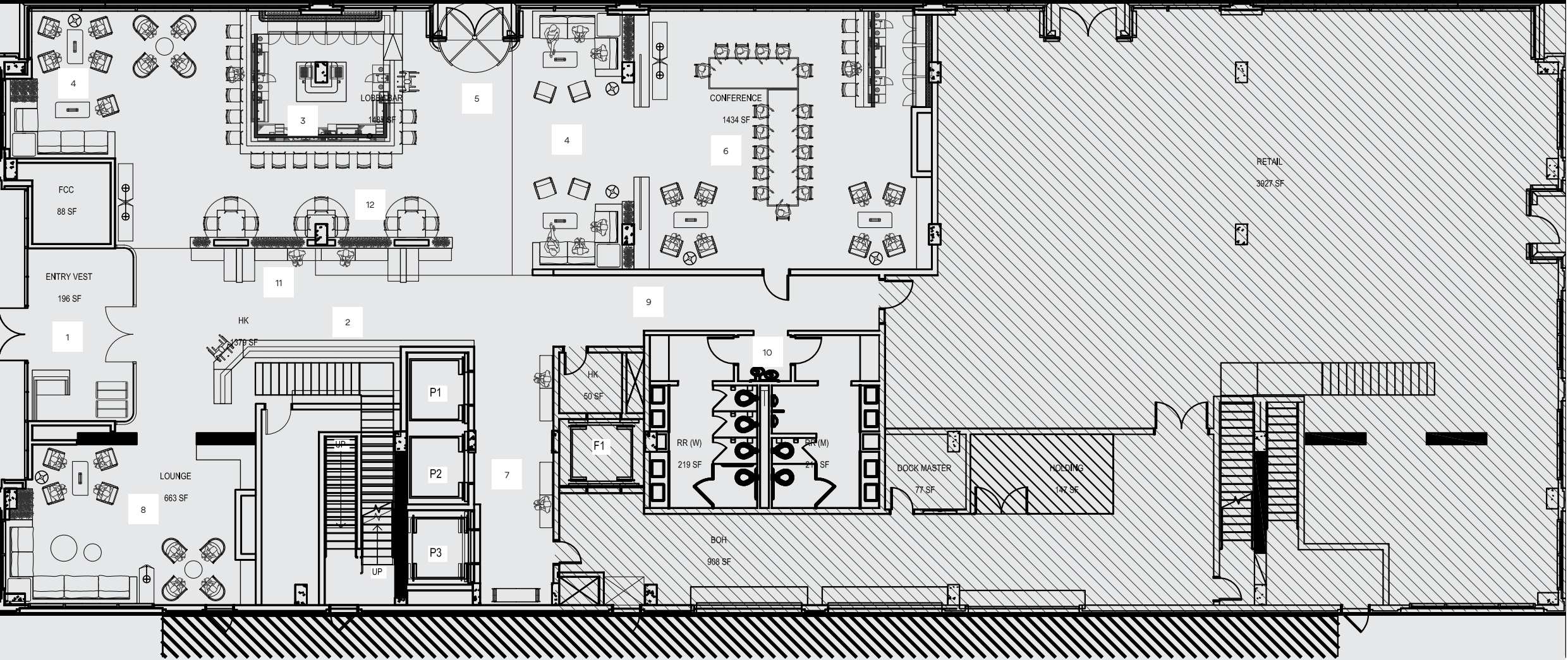
- Conference table: 17
- Conference Bar: 4
- Conference lounge: 8

Total: 29

SEAT COUNT : LOBBY DEN

- Conference table: 13

Total: 13



Schematic Development

PLD will translate the conceptual inspirations to reality using 3D modeling and photo-realistic rendering. Critical client feedback and initial consultant coordination efforts are key in establishing final arrangement of programmatic elements.

This will include the following:

- 01

Further development of inspirational design elements, materials, furniture and lighting concepts as relates to overall design direction.
- 02

Critical development of schematic programming and plan development.
- 03

Rendered 3D perspectives - both photo realistic and black and white.
- 04

Coordination with Client's consultants as required.

Deliverables:

- 01

Program and floor plans with all major elements firmly fixed. Finalized plans are considered critical aid to Client's Consultants for initial permitting purposes.
- 02

Presentation book of approximately 8 pages illustrating the overall elements described.

Schedule:

- 01

Schematic Design Phase I
Public and F&B design renderings and architectural plan set.

Duration: 12 - 14 weeks

*Case study reflects Phase I
- 02

Schematic Design Phase II
Guest Room suites design renderings and architectural plan set.

Duration: 6-8 weeks (initiates halfway through SD Phase 1)

LEGEND

- 1. Entrance Vestibule / Bell desk
- 2. Check in desk
- 3. Lobby Bar
- 4. Lobby Lounge
- 5. Pre-function / Lobby seating
- 6. Conference Room
- 7. Elevator Lobby
- 8. Check in Lounge
- 9. Restaurant Corridor
- 10. Bathrooms
- 11. Baggage storage
- 12. Bar Seating
- 13. Communal table
- 14. Patio
- 15. BOH
- 16. Drink rail / leaner

SEAT COUNT : BAR

- Bar Seats: 8

Total: 8

SEAT COUNT : LOBBY

- Lounge Seats: 24
- Additional: 17

Total: 41

SEAT COUNT : CONFERENCE

- Conference Table: 17
- Conference Lounge: 8
- Lobby Lounge / Prefunction: 8

Total: 33

SEAT COUNT : CHECK IN LOUNGE

- Lounge: 8

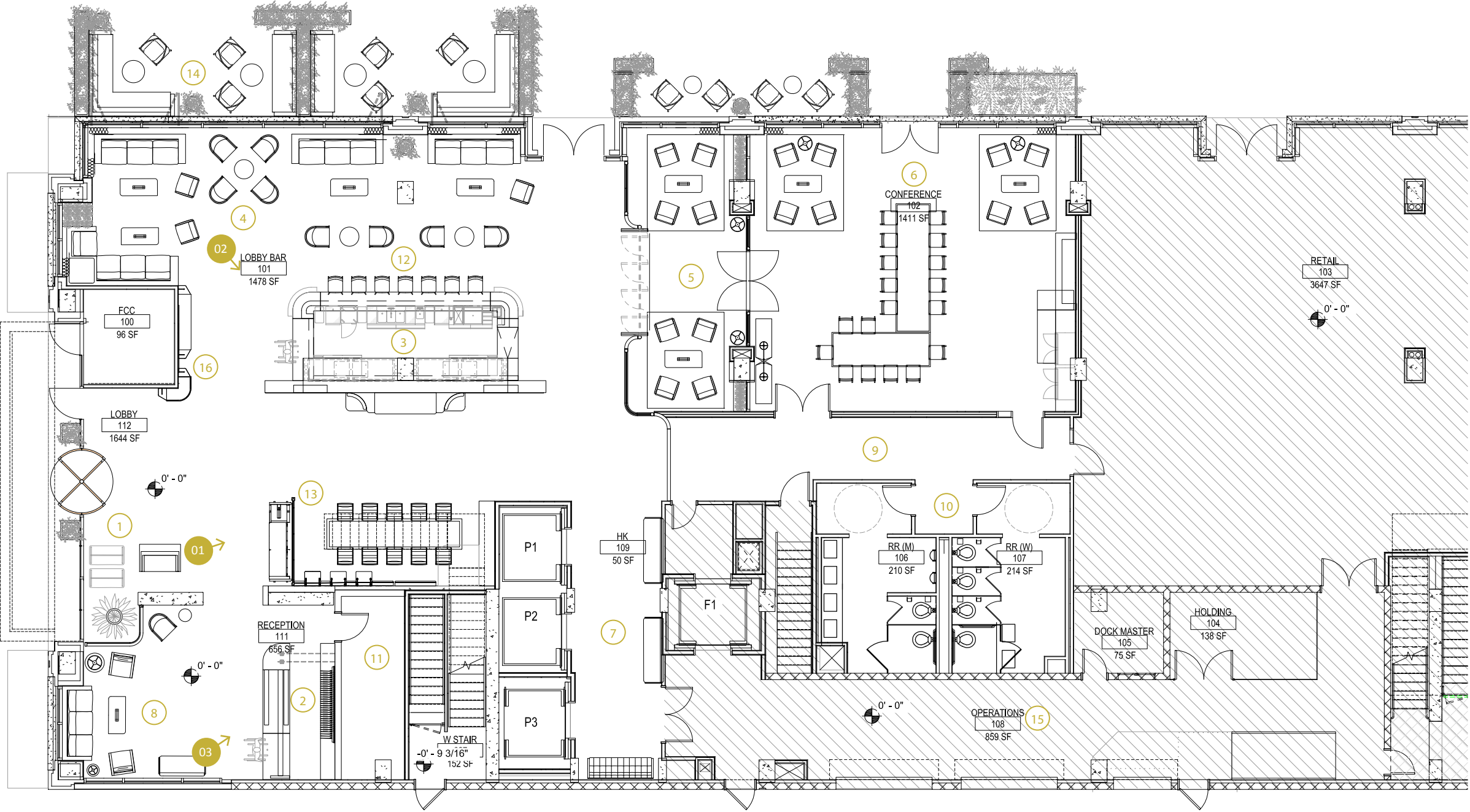
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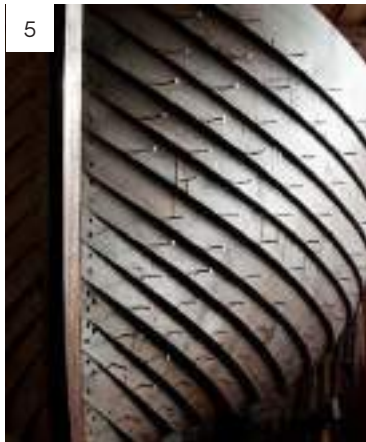
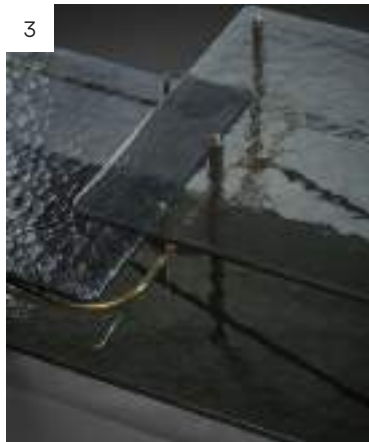
SEAT COUNT : PATIO

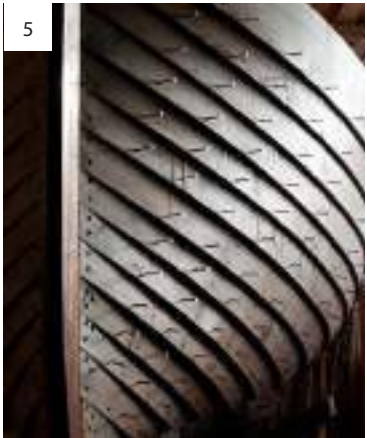
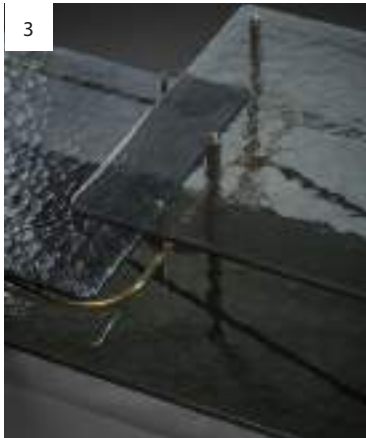
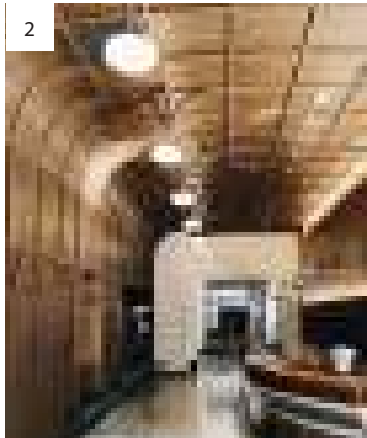
- Lounge: 28

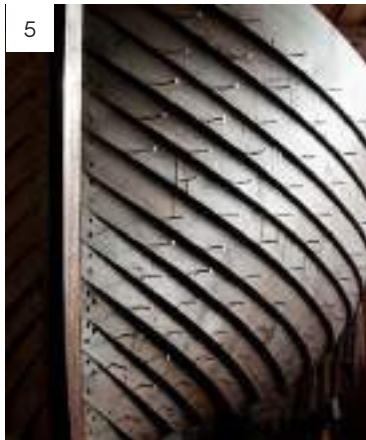
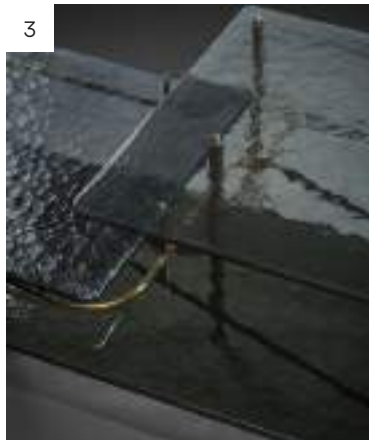
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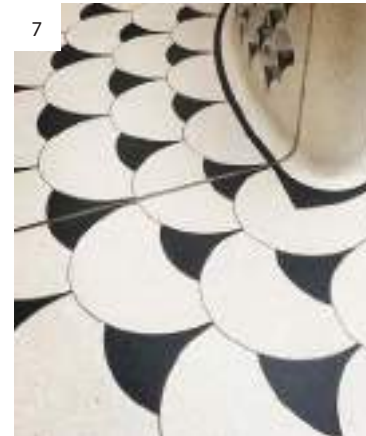
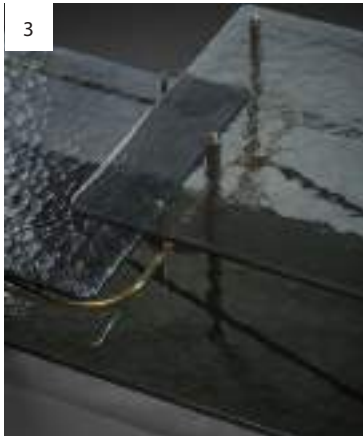
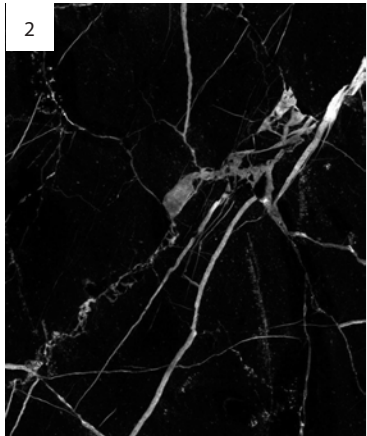
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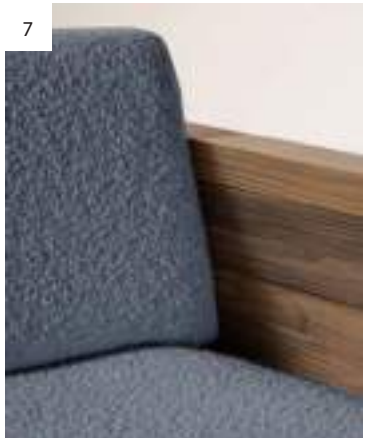
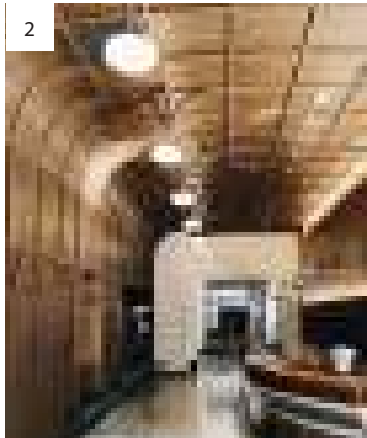












Design Development

PLD will begin formal documentation in development of scale plans, elevations, details, specs and schedules. This will include critical interior details that are integral to the design intent of the project. The set of deliverables may be used for preliminary pricing in coordination with client’s consultants.

This will include the following:

- 01

DD drawing set development. Coordinate with Client’s Consultants as required.
- 02

Develop materials, hardware and finishes package.
- 03

Develop decorative lighting fixture package.
- 04

Develop furniture and casegoods package.
- 05

Develop preliminary bid set and budget for custom decorative and lighting and furniture.

Deliverables:

- 01

Design Development drawing set and specifications documents.
- 02

Preliminary bid set documents. Budget for decorative lighting and furniture (upon request).

Schedule:

- 01

Design Development Phase I
Model Room architectural and FF&E tender documentation sets.

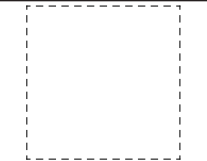
Duration: 6-8 weeks
- 02

Design Development Phase II
Public and F&B areas architectural and FF&E tender documentation sets. Model Room build out and procurement.

Duration: 12-14 weeks (initiates midway through DD Phase I)

*Case study reflects Phase II

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SHEET INDEX										PROJECT TEAM									
		ISSUE DATE										ISSUE DATE							
SHEET	CONTENT	10/18/17 LEVEL 1	10/18/17 LEVEL 2	10/18/17 LEVEL 3	10/18/17 LEVEL 4	10/18/17 LEVEL 5	10/18/17 LEVEL 6	10/18/17 LEVEL 7	10/18/17 LEVEL 8	SHEET	CONTENT	10/18/17 LEVEL 1	10/18/17 LEVEL 2	10/18/17 LEVEL 3	10/18/17 LEVEL 4	10/18/17 LEVEL 5	10/18/17 LEVEL 6	10/18/17 LEVEL 7	10/18/17 LEVEL 8
ID-001.00	COVER SHEET & INDEX																		
ID-002.00	GENERAL NOTES																		
ID-003.00	FINISH SCHEDULE																		
ID-004.00	FINISH SCHEDULE																		
ID-100.01	LEVEL 1 RESTROOMS PLAN & ELEVATIONS																		
ID-100.02	LEVEL 1 RESTROOMS PLAN & ELEVATIONS																		
ID-100.03	LEVEL 1 RESTROOMS PLAN & ELEVATIONS																		
ID-100.04	LEVEL 1 RESTROOMS BENCH DETAIL																		
ID-100.05	LEVEL 1 RESTROOMS VANITY DETAIL																		
ID-101.00	LEVEL 1 CONSTRUCTION KEY PLAN																		
ID-102.00	LEVEL 1 FLOORING DETAIL																		
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ID-103.01	LEVEL 1 CEILING DETAIL																		
ID-103.02	LEVEL 1 CEILING DETAIL																		
ID-104.00	LEVEL 1 WALL DETAIL																		
ID-105.00	LEVEL 1 DOOR AND HARDWARE SCHEDULE																		
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ID-105.06	LEVEL 1 DOOR AND HARDWARE SCHEDULE																		
ID-105.07	LEVEL 1 DOOR AND HARDWARE SCHEDULE																		
ID-105.08	LEVEL 1 DOOR AND HARDWARE SCHEDULE																		
ID-111.00	LEVEL 1 CONSTRUCTION PLAN																		
ID-112.00	LEVEL 1 FLOOR FINISH PLAN																		
ID-113.00	LEVEL 1 MILLWORK PLAN																		
ID-114.00	LEVEL 1 FURNITURE PLAN																		
ID-115.00	LEVEL 1 RC PLAN																		
ID-116.00	LEVEL 1 POWER AND DATA PLAN																		
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ID-117.01	LEVEL 1 INTERIOR ELEVATIONS																		
ID-117.02	LEVEL 1 INTERIOR ELEVATIONS																		
ID-118.00	LEVEL 1 LOBBY MAIN BAR DETAIL																		
ID-118.01	LEVEL 1 LOBBY MAIN BAR DETAIL																		
ID-118.02	LEVEL 1 LOBBY DRINK RAIL DETAIL																		
ID-118.03	LEVEL 1 LOBBY BELL HOP COUNTER DETAIL																		
ID-118.04	LEVEL 1 RECEPTION CHECK IN DESK DETAIL																		
ID-118.05	LEVEL 1 RECEPTION BACK COUNTER DETAIL																		
ID-118.10	LEVEL 1 RECEPTION PARTITION DETAIL																		
ID-118.11	LEVEL 1 LOBBY PARTITION DETAIL																		
ID-118.12	LEVEL 1 PRE-FUNCTION PARTITION 1 DETAIL																		
ID-118.13	LEVEL 1 PRE-FUNCTION PARTITION 2 DETAIL																		
ID-118.14	LEVEL 1 PRE-FUNCTION PARTITION 3 DETAIL																		
ID-118.20	LEVEL 1 LOBBY COLUMN DETAIL																		
ID-118.30	LEVEL 1 LOBBY SHELVING DETAIL																		
ID-118.31	LEVEL 1 LOBBY SHELVING DETAIL																		
ID-118.32	LEVEL 1 CONFERENCE SHELVING 1 DETAIL																		
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ID-118.50	LEVEL 1 CONFERENCE HEARTH DETAIL																		
ID-118.60	LEVEL 1 LOBBY STRAP DETAIL																		
ID-118.70	LEVEL 1 CORRIDOR OPENING DETAIL																		
ID-118.80	LEVEL 1 TYPICAL LOBBY WALL WOOD WRAP DETAIL																		

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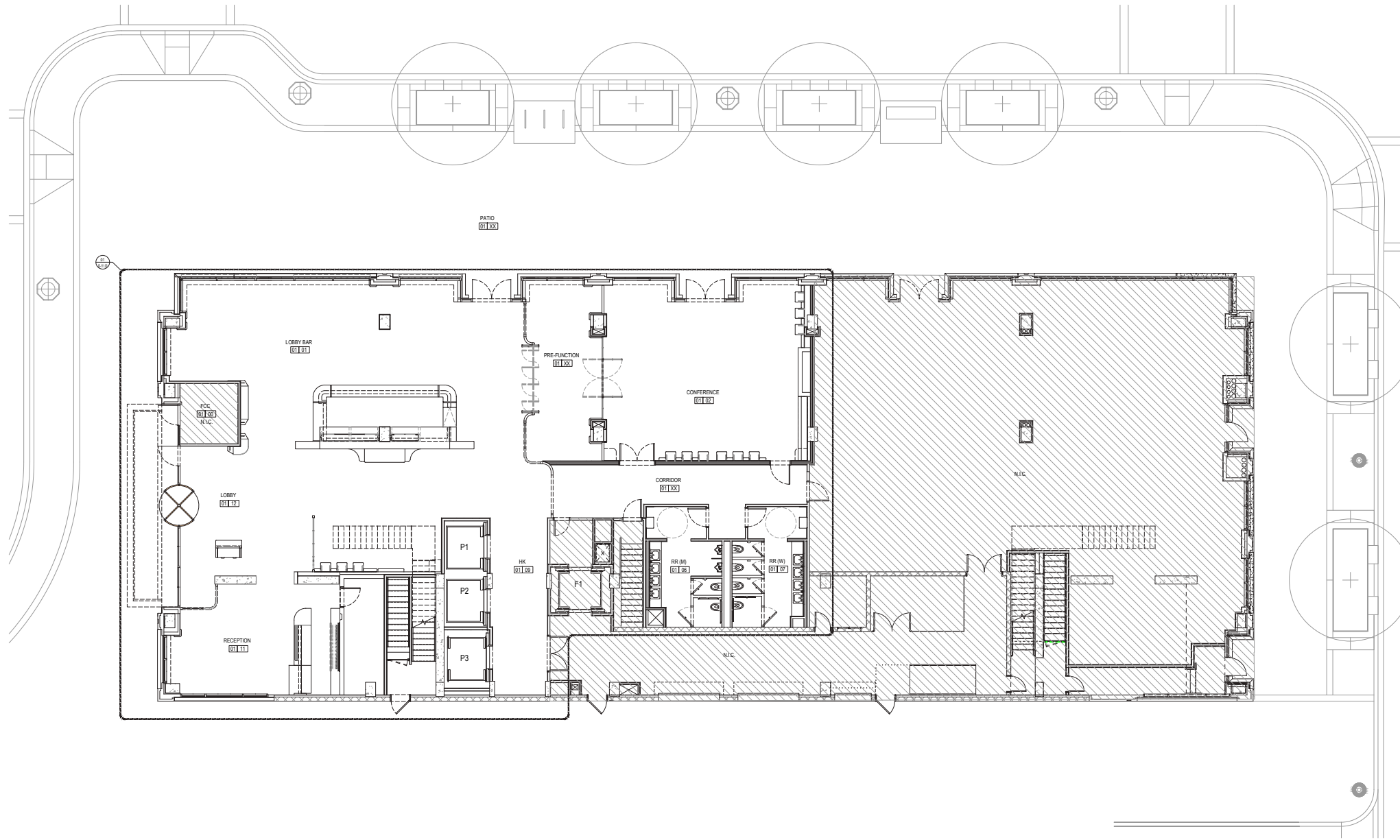
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GENERAL NOTESDEMOLITION NOTESREFERENCE SYM.

LOCATION PLAN

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01 CONSTRUCTION KEY PLAN
3/16" = 1'-0" 0 2 4 8'



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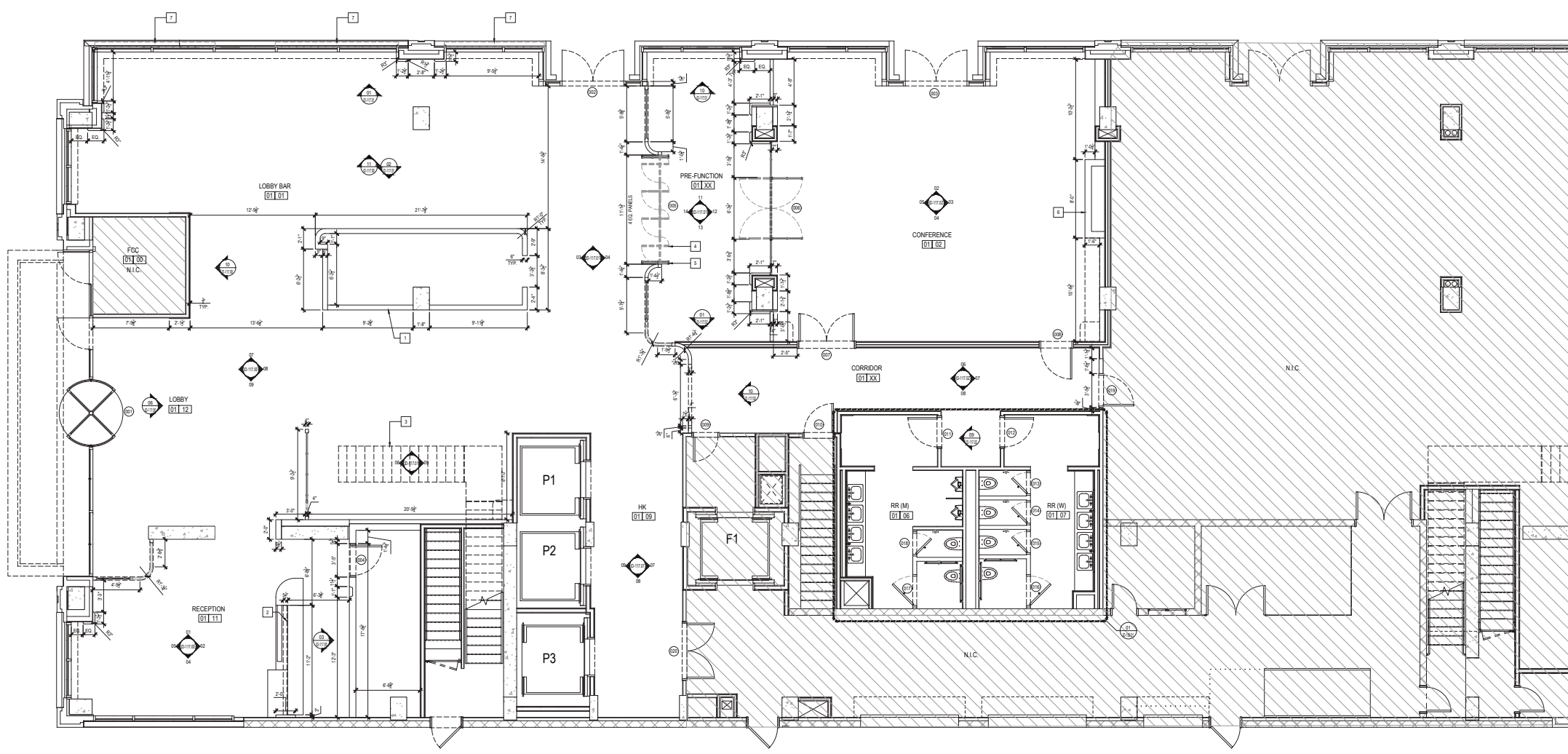
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CONSTRUCTION PLAN
-LEVEL 1
DWG NUMBER:



01 CONSTRUCTION PLAN
1/4" = 1'-0"

1. KEY DETAIL NOTE	2. GENERAL NOTES	3. CONSTRUCTION KEY
<ul style="list-style-type: none">1. BAR DIE WALL2. CHECK IN DESK DIE WALL3. DASHED LINE INDICATES STAIRS ABOVE4. PIVOT POSITION5. HINGED DETACHED POSITION6. FUR OUT FOR FIRE PLACE, COORDINATE W/ ACR7. AREA OF OPERABLE WINDOW TO BE COORDINATED W/ ACR. SYSTEM TO BE SPECIFIED BY ACR	<ul style="list-style-type: none">1. ALL DIMENSIONS TO BE VERIFIED IN FIELD. DISCREPANCIES THAT EFFECT CODE COMPLIANCE OR ORNAMENTAL DESIGN CHANGES SHALL BE REPORTED BEFORE WORK IS PERFORMED.2. MILLWORKER TO PROVIDE COMPREHENSIVE SHOP DRAWING PACKAGE TO DESIGNER WITH ADEQUATE TIME FOR REVIEW.	<ul style="list-style-type: none">AREA NOT IN SCOPE
01-02 REFER TO DOOR SCHEDULE		



THE YARDS WASHINGTON, DC

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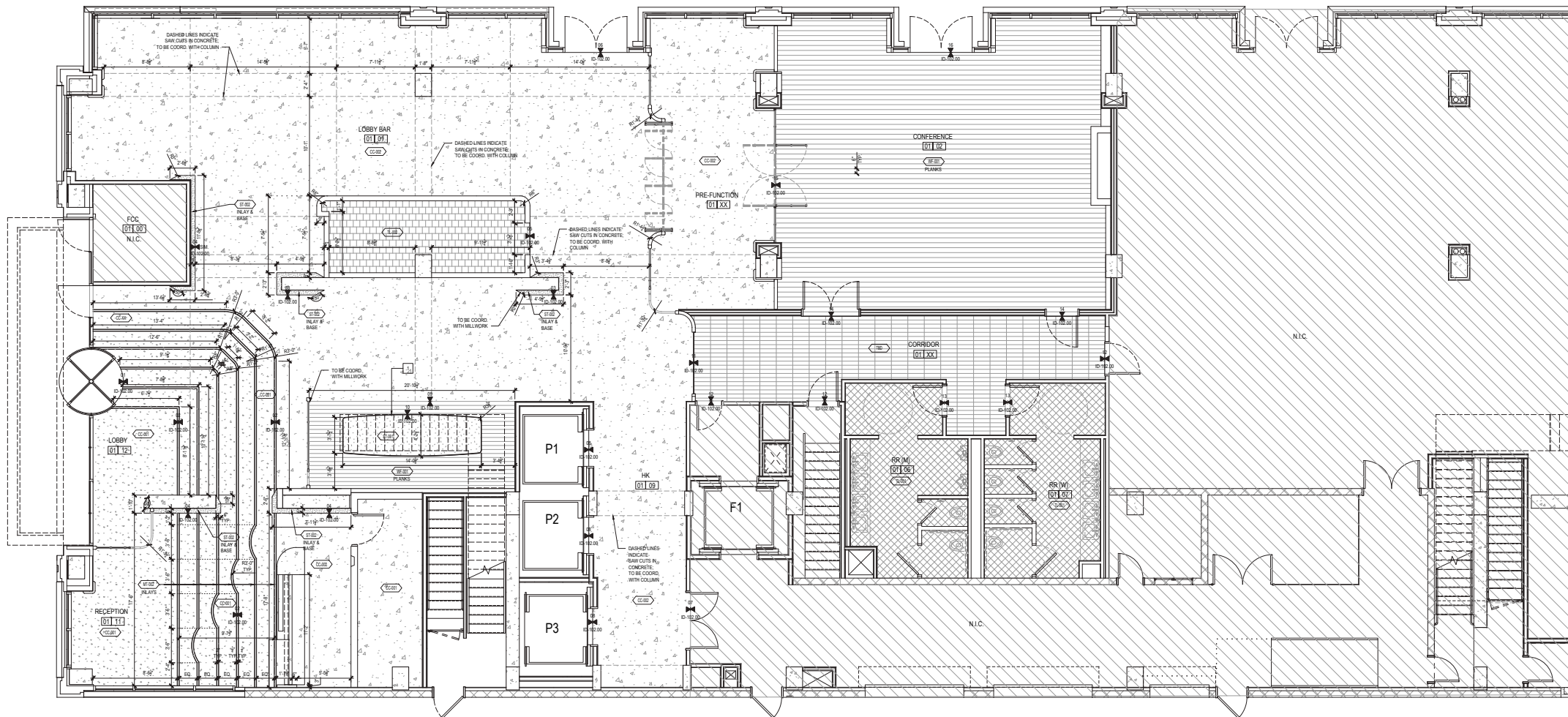
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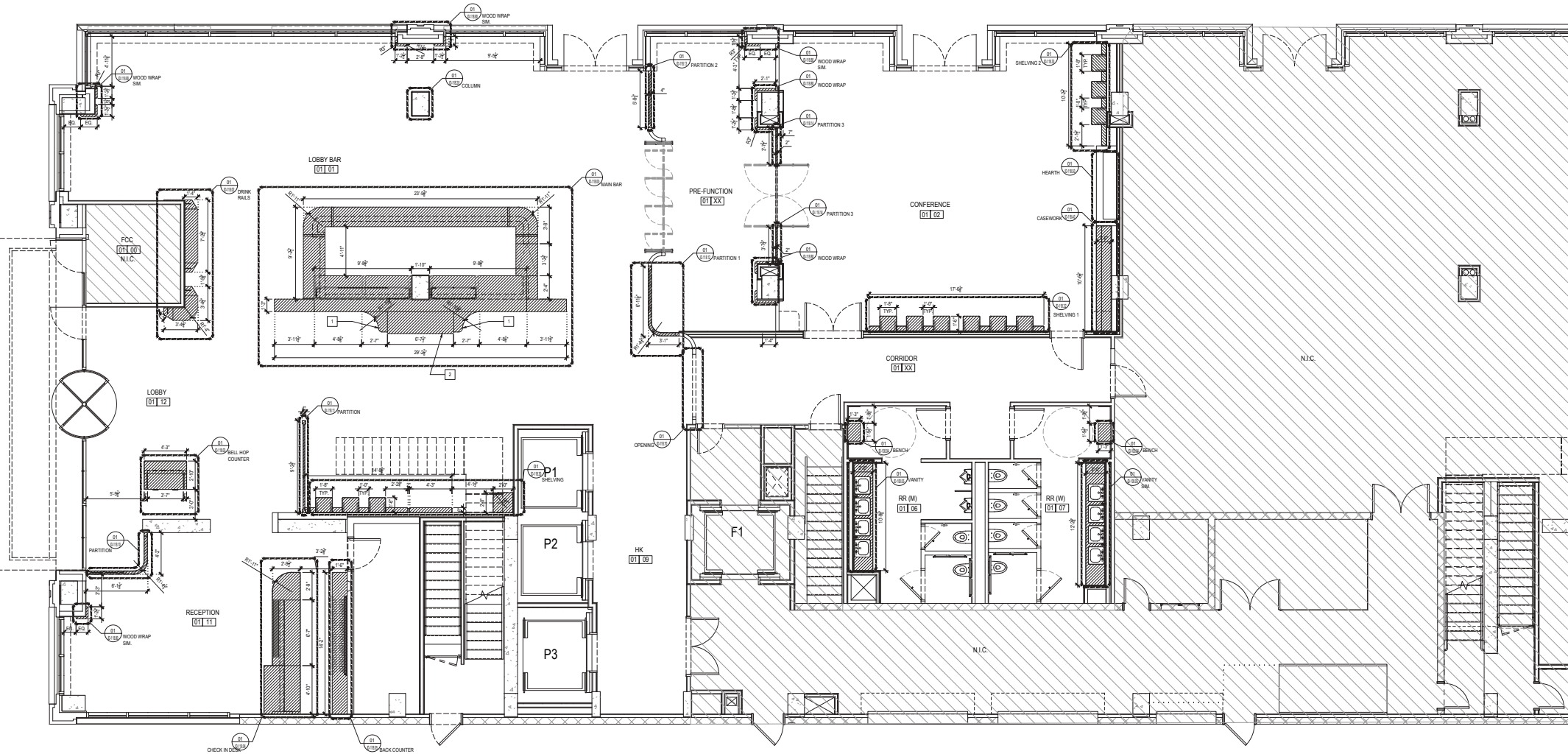
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FLOOR FINISH PLAN
-LEVEL 1

DWG NUMBER:



01 FLOOR FINISH PLAN
1/4" = 1'-0"

1. KEY DETAIL NOTE		2. GENERAL NOTES		3. MATERIAL KEY			
<div>1</div>	TO BE COORDINATED WITH LGS-03	<div>1.</div>	ALL FLOOR TRANSITIONS TO BE COORDINATED WITH ARCHITECT.	<div></div>	CC-001: CONCRETE	<div></div>	ST-001: STONE INLAY
		<div>2.</div>	SEE D-XXX-XX FOR FLOORING DETAILS.	<div></div>	CC-002: CONCRETE	<div></div>	ST-002: STONE INLAY
		<div>3.</div>	THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE ADJACENT FINISHED WORK, FLOORING, ETC. IF APPLICABLE.				
		<div>4.</div>	REFER TO DETAIL SHEETS FOR ALL APPLICABLE FLOOR TRANSITION DETAILS.				
		<div>5.</div>	COORDINATE REFLECTED CEILING PLAN, DETAILS AND OTHER DRAWINGS OR SPECIFICATIONS BEFORE EXECUTING THIS WORK. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT AT ONCE.				
		<div>6.</div>	ALL CEILING SURFACES TO BE PAINTED SHALL BE FLAT PAINT UNLESS OTHERWISE NOTED. ALL OTHER WALL SURFACES SHALL BE EGGSHELL UNLESS OTHERWISE NOTED. REFER TO FINISH SCHEDULE AND PROJECT MANUAL FOR FURTHER INFORMATION.	<div></div>	TL-001: TILE	<div></div>	MT-002: METAL INLAY
		<div>7.</div>	ANY FLOORING OUTLETS OR NECESSARY RECEPTACLES OF ANY KIND WHICH LAY IN FINISHED FLOORING ARE TO BE EXPOSED AND CLEANLY TRIMMED OR CUT AROUND.	<div></div>	TL-002: TILE	<div></div>	WF-001: WOOD PLANK
		<div>8.</div>	ALL FLOORS TO BE LEVELED PRIOR TO RECEIVING FINISH MATERIAL. REFER TO SPECIFICATIONS FOR ALL REQUIRED WORK.	<div></div>	TB-0: TILE		
		<div>9.</div>	FINISH FLOORING INSTALLATION: GC SHALL USE MANUFACTURERS RECOMMENDED SETTING MATERIALS AS COMMENSURATE WITH EXISTING FLOOR SUBSTRATES. PROVIDE A SINGLE SHEET MEMORANDUM THAT PROVIDES WATERPROOFING AND CRACK ISOLATION JOINT BRIDGING.				
		<div>10.</div>	THE FINISH FLOORING IS TO BE PROTECTED BY GC AFTER INSTALLATION.				



01 MILLWORK PLAN
1/4" = 1'-0"

1. KEY DETAIL NOTE	2. GENERAL NOTES	3. MILLWORK KEY
1. COORDINATE MILLWORK BENCH WITH FINISH SHOP DRAWINGS 2. INTEGRATED BENCH	1. FINISH SAMPLES, HARDWARE CUT SHEETS AND MILLWORK SHOP DRAWINGS ARE TO BE PROVIDED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ITEM FABRICATION AND/OR INSTALLATION. 2. ALL MILLWORK CABINETRY LOOKING DEVICES ARE TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR. ALL CABINETRY LOOKING DEVICES ARE TO BE PROVIDED WITH INTERCHANGEABLE CORES. CONTRACTOR IS TO COORDINATE WITH PROPERTY LOOKING FOR PREDEFINED DEVICE MANUFACTURERS AND INSTALLATION LOCATIONS. CONTRACTOR IS TO TURN OVER ALL EXISTING KEYS TO PROPERTY LOOKSMITHS AT PROJECT COMPLETION. 3. ALL STAINED WOOD AND WOOD RECEIVING A SPECIAL FINISH SHALL BE FABRICATED FROM A STAIN GRADE WOOD AS SPECIFIED BY DESIGNER. ANY SUBSTITUTION OF MATERIALS OR SPECIES MUST RECEIVE DESIGNER APPROVAL PRIOR TO FABRICATION. 4. ALL STAINED WOOD AND WOOD RECEIVING A SPECIAL FINISH SHALL BE FABRICATED FROM A STAIN GRADE WOOD AS SPECIFIED BY DESIGNER. ANY SUBSTITUTION OF MATERIALS OR SPECIES MUST RECEIVE DESIGNER APPROVAL PRIOR TO FABRICATION. 5. SUBMITTAL OF ALL MILLWORK SAMPLES SHALL HAVE THEIR FINISH APPLIED TO ACTUAL PRODUCTION MATERIAL. 6. WAREHOUSE GRADE PLYWOOD SHALL BE USED AT ALL HET LOCATIONS INCLUDING SUBSTRATES FOR STONE AND TILE FINISHES, UNLESS NOTED OTHERWISE.	NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR DESIGNER APPROVAL FOR ALL MILLWORK ITEMS. CONTRACTOR TO SUBMIT FINISH SAMPLES FOR APPROVAL PRIOR TO FABRICATION FOR ALL MILLWORK ITEMS.



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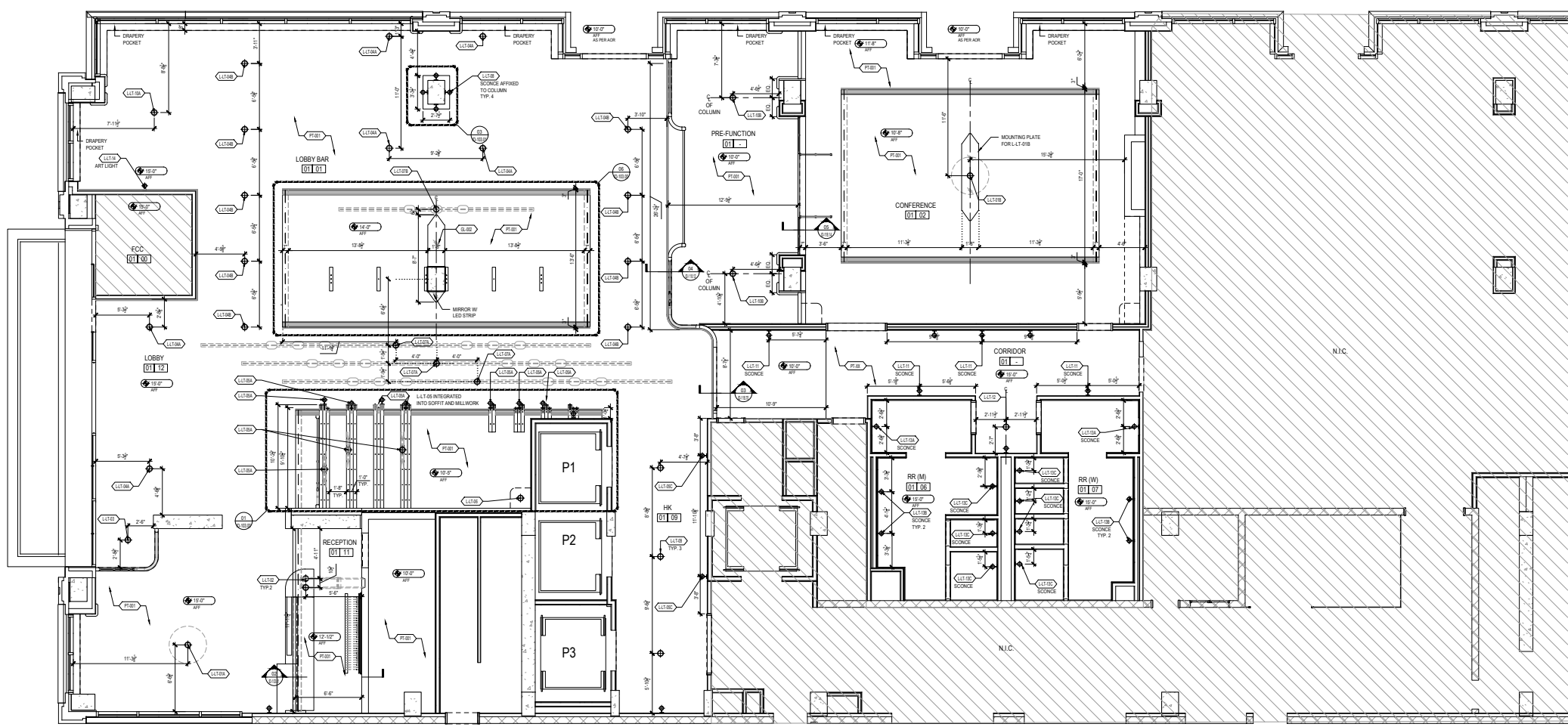
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DESIGN**
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NEW YORK, NY 10003 P: 646.248.7321

ISSUED FOR:	DATE:
50% DD - LOBBY	10/18/2017

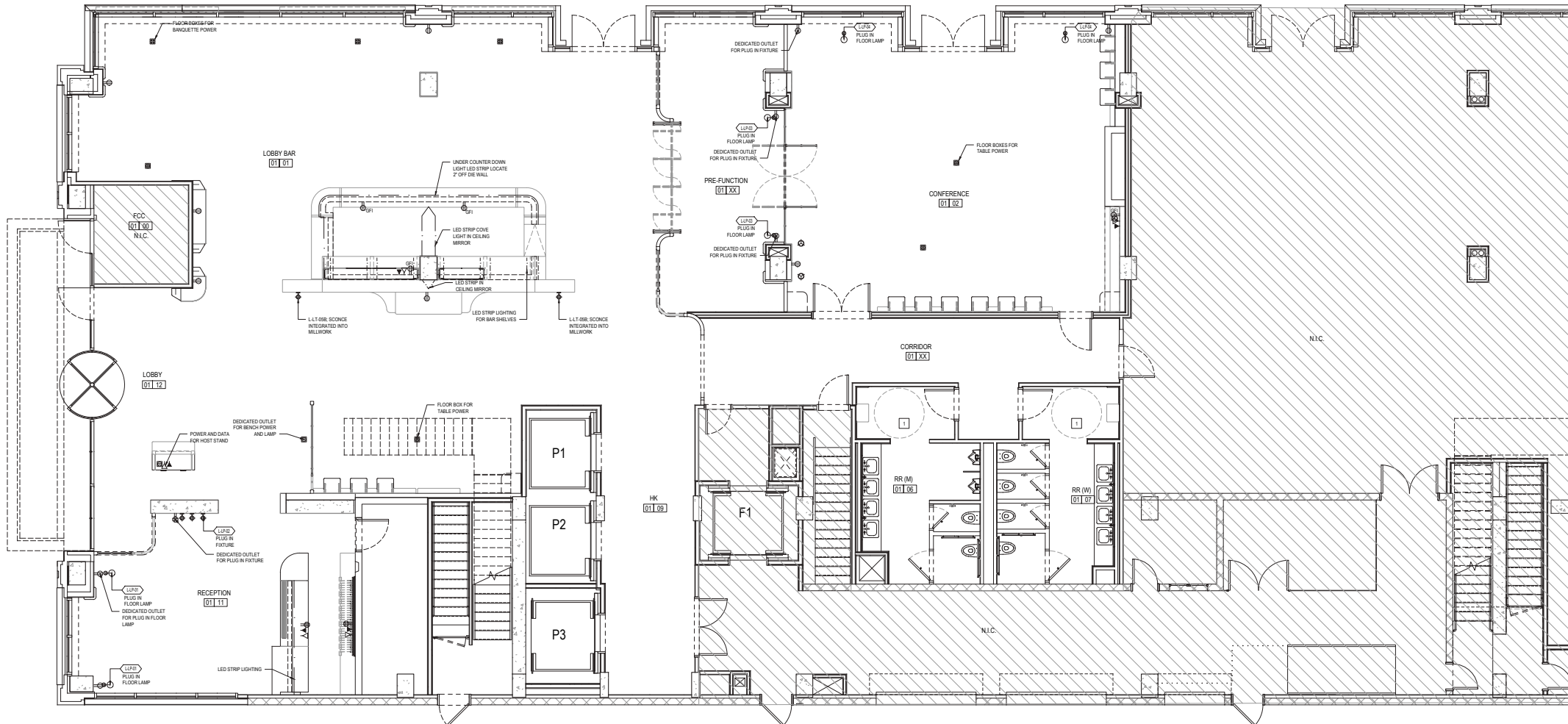
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

Sheet Title:
REFLECTED CEILING PLAN
-LEVEL 1
DWG NUMBER:



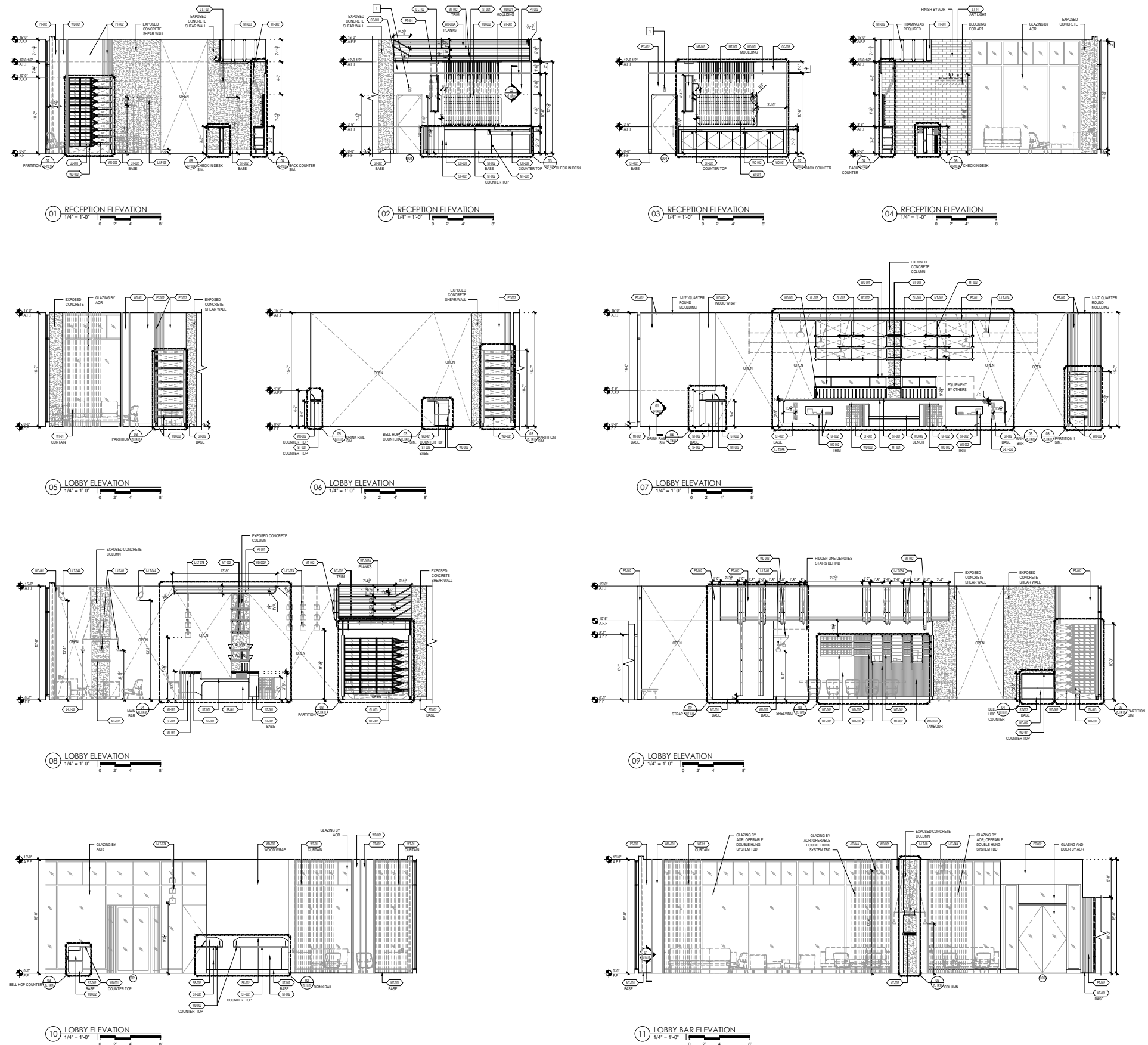
01 REFLECTED CEILING PLAN
1/4" = 1'-0"
0 2 4 8

CONFIDENTIAL



01 POWER AND DATA PLAN
1/4" = 1'-0"

KEY	DETAIL NOTE	2. GENERAL NOTES	3. LEGEND
1	SEE ADD-MET FOR BATHROOM POWER REQUIREMENTS.	NOTE: FOR LIGHTING & SOFFIT DIMENSIONS & LAYOUT, SEE DRAWINGS UNLESS NOTED OTHERWISE. 1. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN. A COPY OF LICENSE TO BE SUBMITTED / PASSED TO ARCHITECT PRIOR TO WORK STARTING. 2. REPLACE ALL REMAINING EXISTING OUTLETS AND SWITCHES WITH NEW. 3. ALL SWITCHES (IF SWITCH NOT ON DIMMER) TO BE STANDARD TOGGLE TYPE, COLOR: WHITE. 4. VERIFY WITH ARCHITECT ANY DIMMER SWITCHED LOCATIONS & 3-WAY SWITCHED LIGHTING. 5. LIGHTING SWITCHES TO BE MTD. 48" A.F.F. U.O.N. 6. OUTLETS MTD. @ 12" A.F.F. U.O.N. UNLESS SPECIFIED OTHERWISE. 7. OUTLETS, SWITCHES & DIMMERS SUPPLIED BY CONTRACTOR. 8. INSTALL MIN. 5 TELEPHONE LINES FOR DATA & PHONE. ALL LINES TO BE CATEGORY 6 TYPE WIRE. VERIFY PHONE & DATA REQUIREMENTS WITH OWNER.	SYM. DESCRIPTION NEW WALL MTD. SWITCH NOTE: ALL FIXTURES ON DIMMERS U.O.N. 3-WAY LIGHT SWITCH CONTACT SWITCH SINGLE DEDICATED OUTLET QUAD OUTLET, ORIENT VERTICALLY U.O.N. DUPLX OUTLET EXTENSION MTD. DUPLX WITH WATERPROOF COVER PLATE G.F.I. DUPLX OUTLET PHONE JACK, CATEGORY 6 FAX / DATA JACK, CATEGORY 6 FLOOR RECESSED DUPLX OUTLET FLR RECESSED DATA JACK, CATEGORY 6 FLR RECESSED PHONE JACK, CATEGORY 6 IPOD STATION, PROVIDE MEDIA CABLE TO OFFICE, VERIFY CABLE REQUIREMENT SMOKE DETECTOR, HARDWIRED PER CODE CARBON MONOXIDE DETECTOR, HARDWIRED PER CODE SPEAKER - CEILING MTD., WIRE BACK TO STEREO LOCATION STEREO AMPLIFIER WIRED TO SPEAKERS & IPOD DOCK STATION CABLE BOX, PROVIDE VIDEO CABLE FROM CABLE BOX TO FLAT SCREEN TV'S ELECTRICAL PANEL



KEY DETAIL NOTE
1 BRACKETS/SHADE TO BE COORDINATED

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architecture
1625 M STREET, NW - WASHINGTON, DC 20036 - 202.736.5900

PARTS AND LABOR
DESIGN
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NEW YORK, NY 10003 P: 646.248.7321

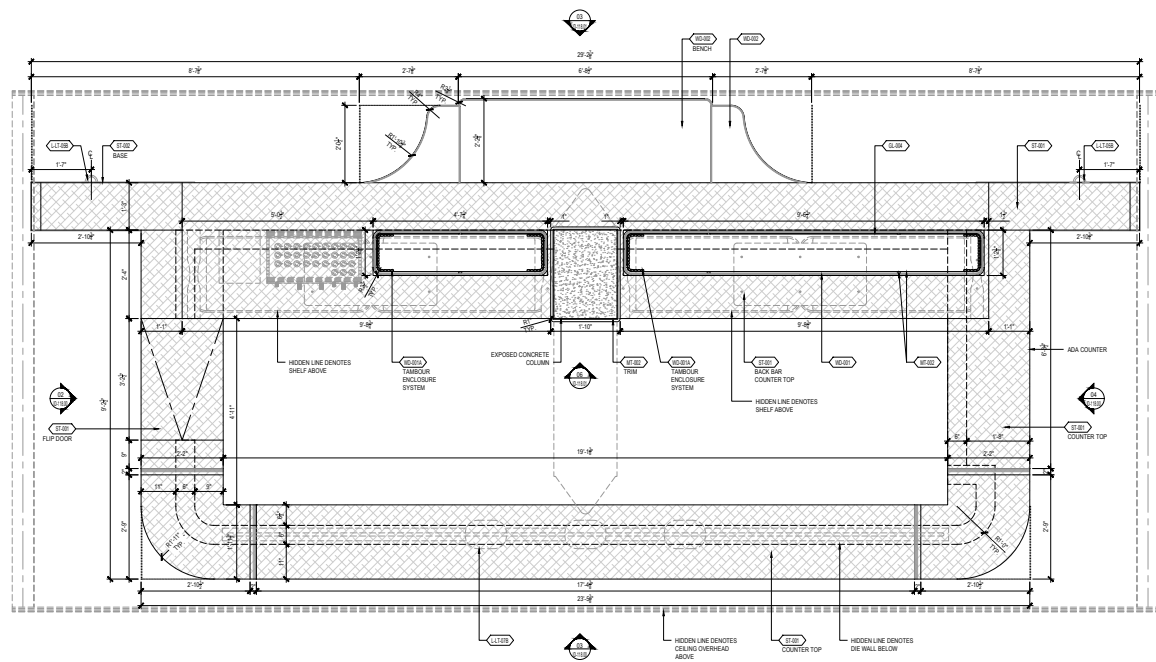
ISSUED FOR:	DATE:
50% DD - LOBBY	10/18/2017

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

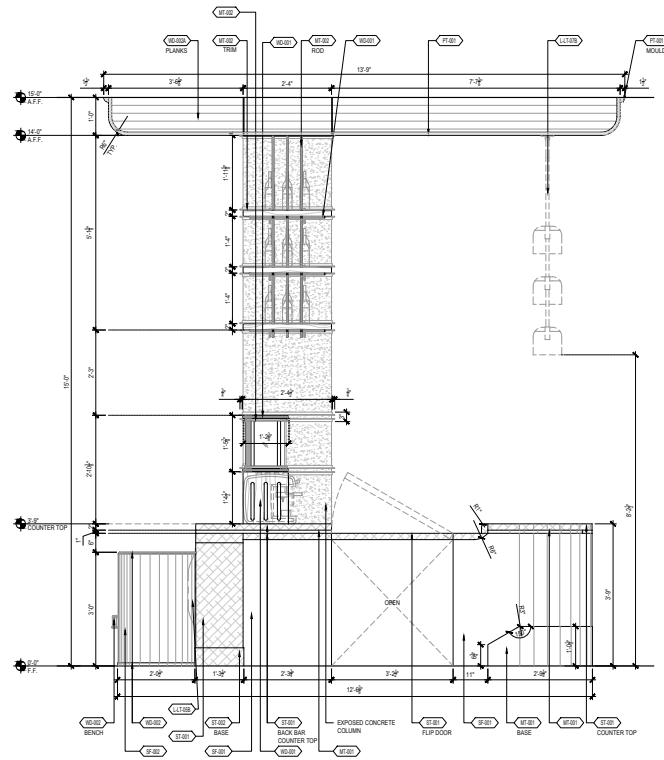
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INTERIOR ELEVATIONS
-LEVEL 1
DWG NUMBER:
ID-117.00

PROJECT NO. 14139

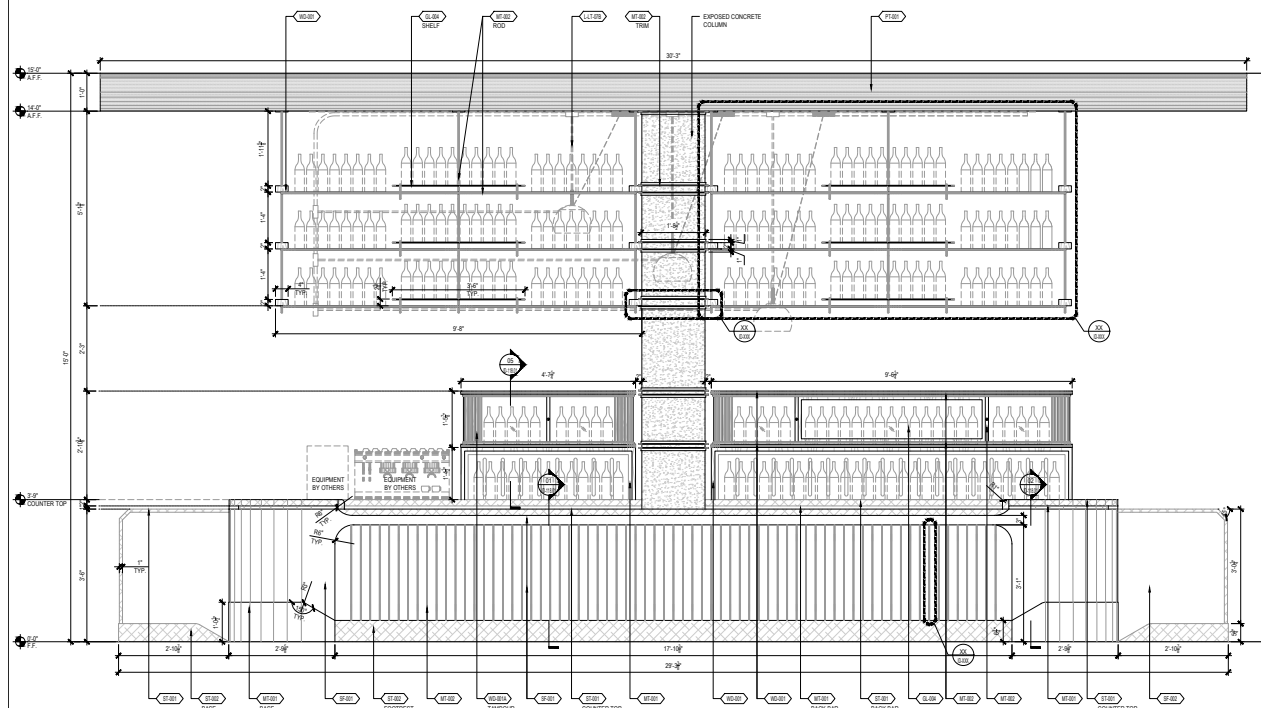
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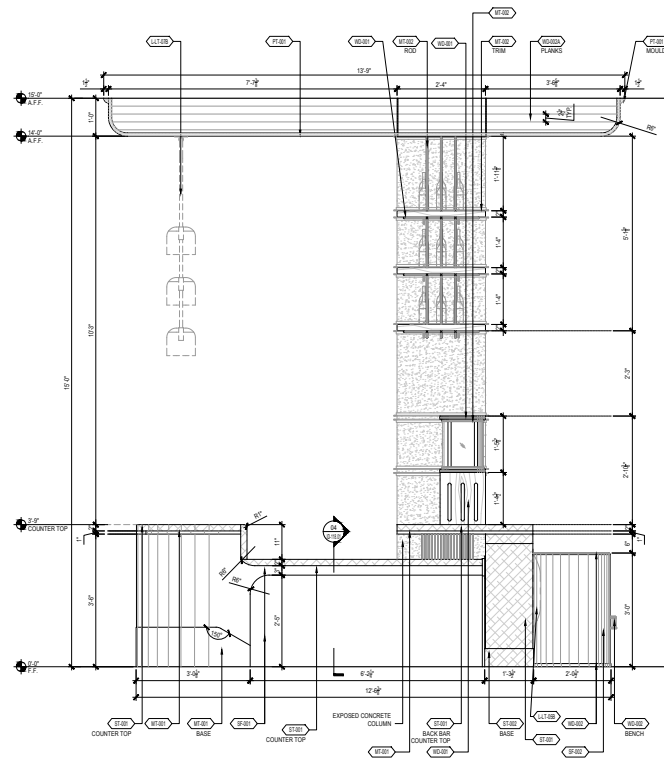
01 PLAN: MAIN BAR
3/4" = 1'-0"



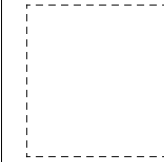
02 ELEVATION: MAIN BAR
3/4" = 1'-0"



03 ELEVATION: MAIN BAR
3/4" = 1'-0"



04 ELEVATION: MAIN BAR
3/4" = 1'-0"



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THE YARDS WASHINGTON, DC

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1405 M STREET, NW - WASHINGTON, DC 20004 - 202.796.5300

PARTS AND LABOR
DESIGN
5 EAST 19TH STREET, 2ND FLOOR
NEW YORK, NY 10003 P: 646.248.7321

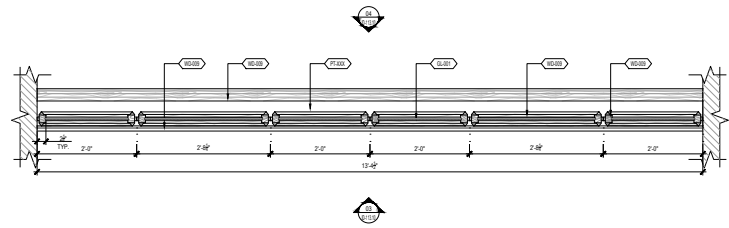
ISSUED FOR:	DATE:
50% DD - LOBBY	10/18/2017

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

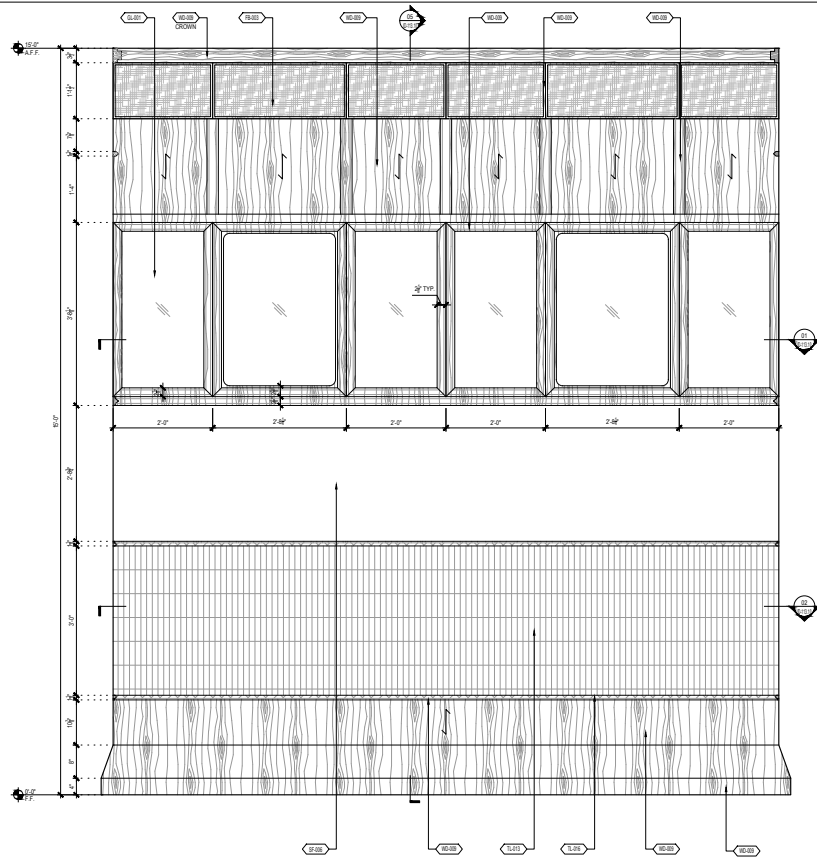
Sheet Title:
LOBBY MAIN BAR
DETAIL - LEVEL 1
DWG NUMBER:
ID-118.00

PROJECT NO. 14139

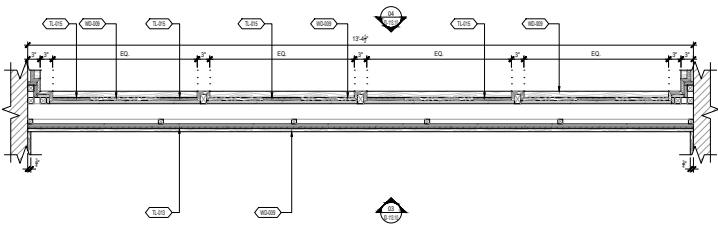
CONFIDENTIAL



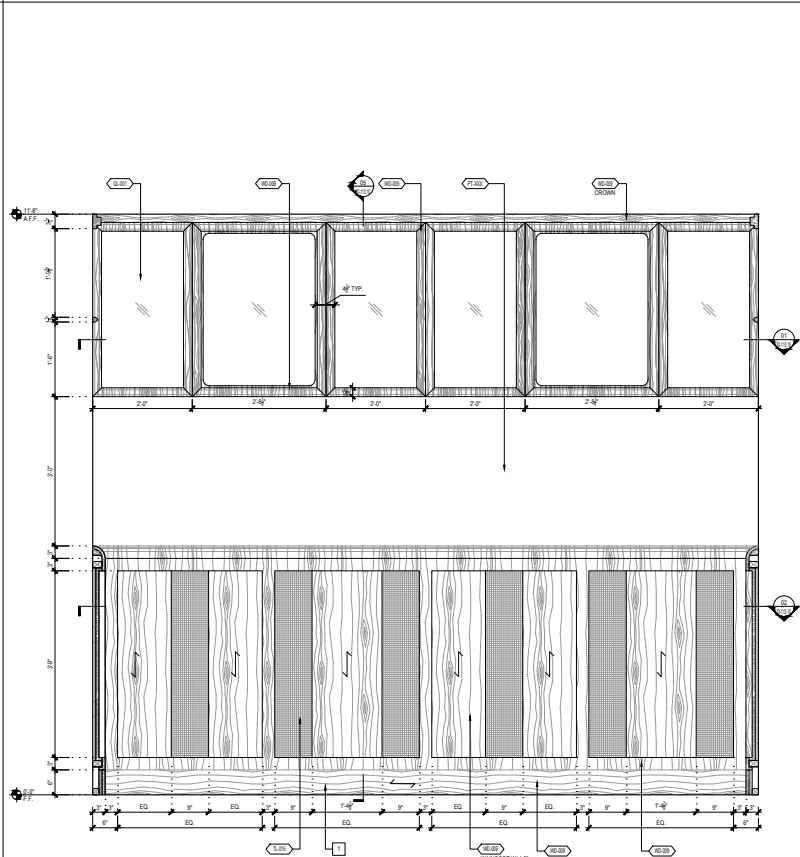
01 PLAN: TYP. GLAZING
1" = 1'-0"



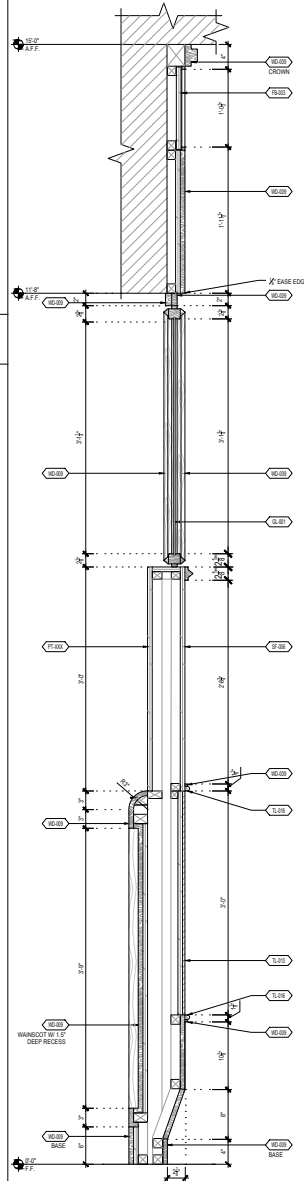
03 ELEVATION: TYP. GLAZING @ CAFE BAR
1" = 1'-0"



02 SECTIONAL PLAN: TYP. GLAZING
1" = 1'-0"



04 ELEVATION: TYP. GLAZING @ PDR
1" = 1'-0"



05 SECTION: TYP. GLAZING
1:1/2" = 1'-0"

KEY DETAIL NOTE
BASE TO ALIGN WITH AGR GLAZING SILL
COORDINATE WITH AGR SET



PARTS AND LABOR
DESIGN
5 EAST 19TH STREET, 2ND FLOOR
NEW YORK, NY 10003 P: 646.248.7321

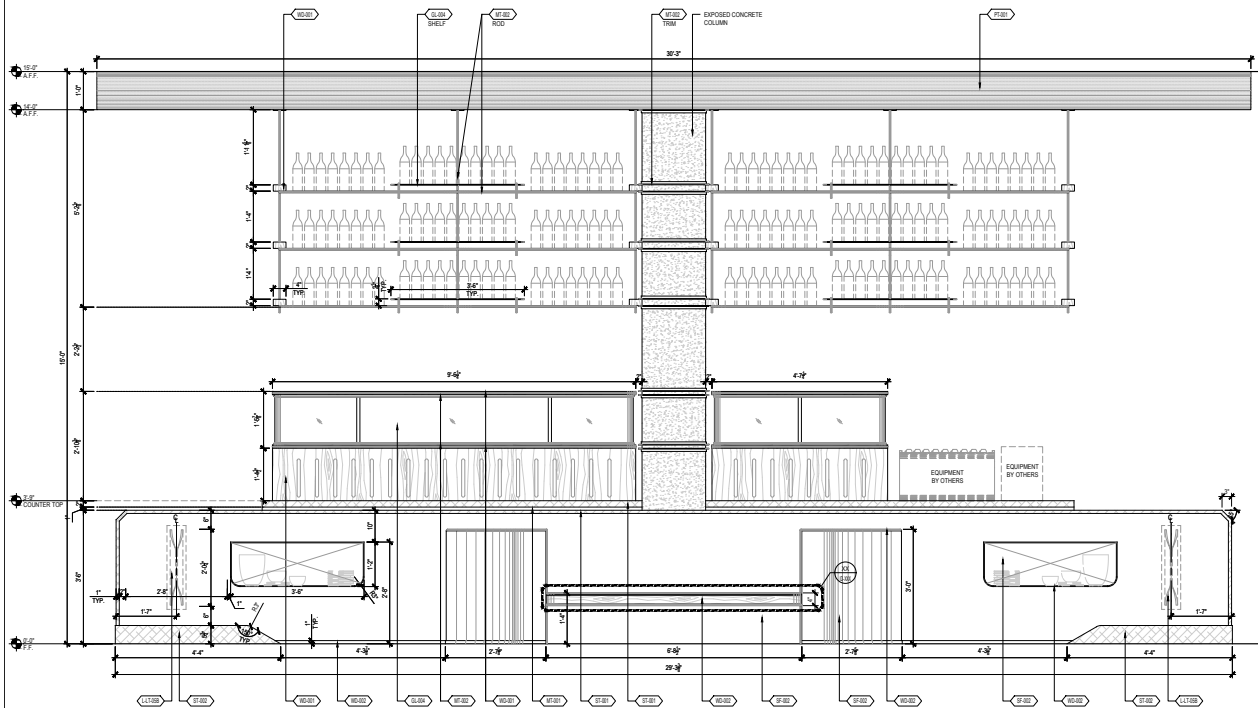
ISSUED FOR: DATE:
MAIALINO TYP. GLAZING 05/11/2018
@ PDR DETAILS - LEVEL 1
DWG NUMBER: 05/25/2018

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

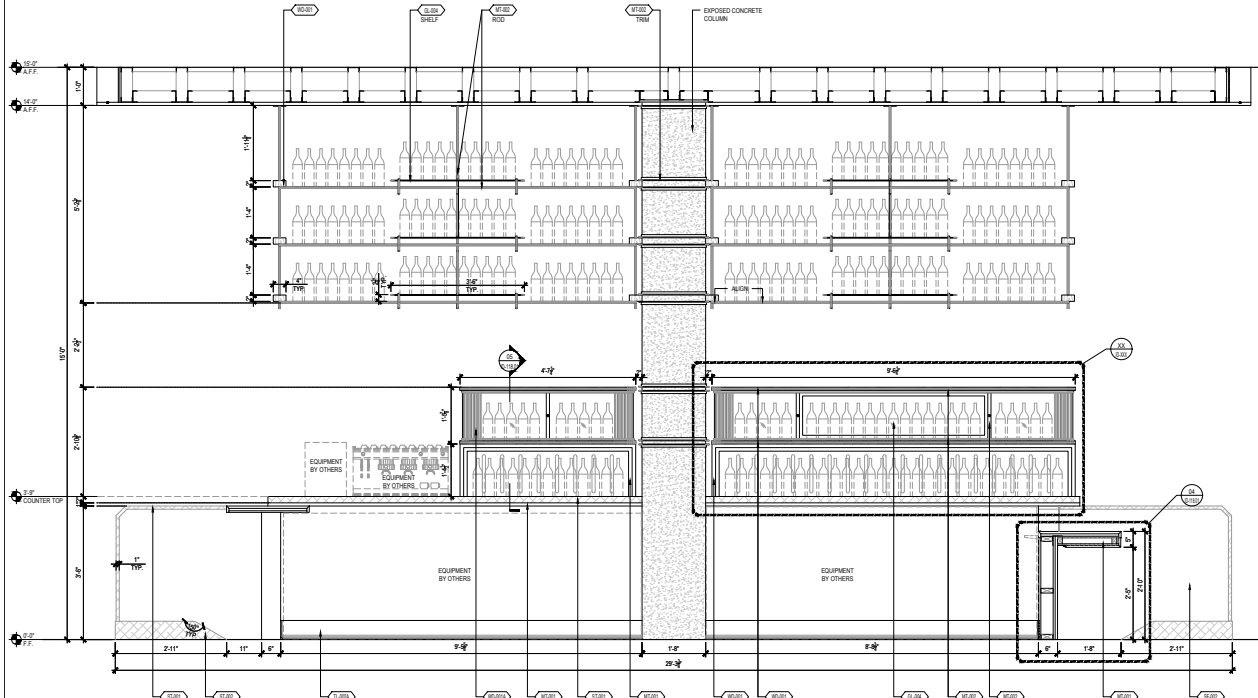
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MAIALINO TYP. GLAZING
@ PDR DETAILS - LEVEL 1
DWG NUMBER:
ID-113.10

PROJECT NO. 14139

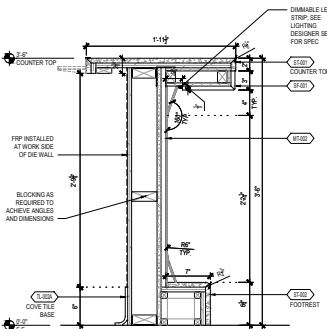
CONFIDENTIAL



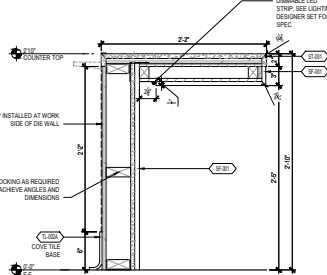
03 ELEVATION: MAIN BAR
3/4" = 1'-0"



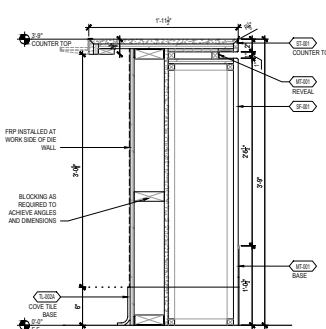
06 ELEVATION: MAIN BAR
3/4" = 1'-0"



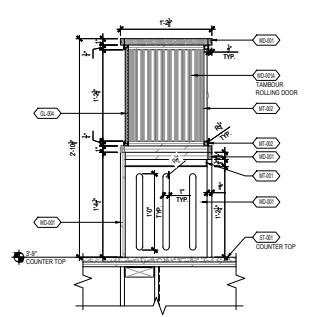
01 SECTION: MAIN BAR
1-1/2" = 1'-0"



04 SECTION: MAIN BAR
1-1/2" = 1'-0"



02 SECTION: MAIN BAR
1-1/2" = 1'-0"



05 SECTION: MAIN BAR
1-1/2" = 1'-0"



PARTS AND LABOR
DESIGN
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NEW YORK, NY 10003 P: 646.248.7321

ISSUED FOR: DATE:
50% DD - LOBBY 10/18/2017

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

Sheet Title:
LOBBY MAIN BAR
DETAIL -LEVEL 1
DWG NUMBER:
ID-118.01

PROJECT NO. 14130

CONFIDENTIAL

L-CH-02
LOUNGE CHAIR AT RECEPTION

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 11/13/2017
REVISED: 12/7/2018

AREAS: GROUND FLOOR LOBBY
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWGS
SEAT HEIGHT: 17"
BACK CUSHION UPHOLSTERED
STYLE:
SEAT CUSHION UPHOLSTERED
STYLE:
CUSHION DACRON WRAPPED FOAM
CONTENT:
FINISH: NATURAL WALNUT, TARNISHED
NICKEL
COM/COL: L-CHF-02.1



OFCI OFOI CFCI CFOI Arch FFE

FABRIC: L-CHF-02.1



METAL: MTF-01



WOOD: WDF-01



VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

☒ CFA ☒ FINISH ☒ FLAME CERT ☐ PROTOTYPE ☐ SEAMING ☒ SHOP DWGS ☐ STRIKE OFF

INSTRUCTIONS:

"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.
REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES.
IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, PLEASE CONTACT PLD IMMEDIATELY FOR WRITTEN CLARIFICATION.
ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURCHASE / PRODUCTION.
ALL MATERIALS TO MEET LOCAL FIRE CODES.
ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITABLE FOR COMMERCIAL USE.
MANUFACTURER TO PROVIDE REQUIRED HARDWARE AND INSTRUCTIONS FOR PROPER INSTALLATION. IN EVENT ADDITIONAL HARDWARE IS NEEDED, MFR IS RESPONSIBLE FOR NOTIFYING GENERAL CONTRACTOR AND PLD.
METALS: POLYURETHANE PROTECTIVE SURFACE TREATMENT TO BE APPLIED UNLESS OTHERWISE NOTED
WOODS: REFER TO DRAWINGS FOR INFORMATION ON CUT OF WOOD
STONES: COMMERCIAL GRADE SEALER TO BE APPLIED TO PREVENT STAINING
WOODS: FOR OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS PAINT
MANUFACTURER TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR DESIGNER APPROVAL TO MATCH DESIGNER'S CONTROL SAMPLE.
GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO ORDERING.
REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.
MANUFACTURER TO PROVIDE HEAVY DUTY CLEAR NYLON GLIDES TO SUITABLE FOR FLOORING TYPE.
ALL INTERIOR FOAM TO BE HIGH DENSITY & PASS CAL117 OR LOCAL GOVERNING CODES.

L-CG-02
SIDE TABLE @ RECEPTION

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 11/13/2017
REVISED: 12/7/2018
3/28/2019

AREAS: GROUND FLOOR LOBBY
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
KNOBS/PULLS: N/A
HINGES/SCREWS: TO BE CONCEALED
FINISH: GREY GLASS, MARBLE,
BLACKENED STEEL, WALNUT

OFCI OFOI CFCI CFOI Arch FFE

GLASS: GLF-06



METAL: MTF-01



STF: STF-01



WOOD: WDF-01



VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

☐ CFA ☒ FINISH ☒ FLAME CERT ☐ PROTOTYPE ☐ SEAMING ☒ SHOP DWGS ☐ STRIKE OFF

INSTRUCTIONS:

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ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURCHASE / PRODUCTION.
ALL MATERIALS TO MEET LOCAL FIRE CODES.
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METALS: POLYURETHANE PROTECTIVE SURFACE TREATMENT TO BE APPLIED UNLESS OTHERWISE NOTED
WOODS: REFER TO DRAWINGS FOR INFORMATION ON CUT OF WOOD
STONES: COMMERCIAL GRADE SEALER TO BE APPLIED TO PREVENT STAINING
WOODS: FOR OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS PAINT
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REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.
MANUFACTURER TO PROVIDE HEAVY DUTY CLEAR NYLON GLIDES TO SUITABLE FOR FLOORING TYPE.
ALL INTERIOR FOAM TO BE HIGH DENSITY & PASS CAL117 OR LOCAL GOVERNING CODES.

L-CH-04R
SIDE CHAIR @ LOBBY

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 11/13/2017
REVISED: 12/7/2018

AREAS: GROUND FLOOR LOBBY
QUANTITY: 2
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
SEAT HEIGHT: 18"
BACK CUSHION UPHOLSTERED - CHANNEL TUFTED
STYLE:
SEAT CUSHION UPHOLSTERED - CHANNEL TUFTED
STYLE:
CUSHION DACRON WRAPPED FOAM
CONTENT:
FINISH: NATURAL OAK, TARNISHED NICKEL
COM/COL: L-CHF-04R.1, L-CHF-04R.2



OFCI OFOI CFCI CFOI Arch FFE

FABRIC: L-CHF-04R.1



FABRIC: L-CHF-04R.2



METAL: MTF-01



WOOD: WDF-01



VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

INSTRUCTIONS:

"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.
REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES.
IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, PLEASE CONTACT PLD IMMEDIATELY FOR WRITTEN CLARIFICATION.
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WOODS: FOR OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS PAINT
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MANUFACTURER TO PROVIDE HEAVY DUTY CLEAR NYLON GLIDES TO SUITABLE FOR FLOORING TYPE.
ALL INTERIOR FOAM TO BE HIGH DENSITY & PASS CAL117 OR LOCAL GOVERNING CODES.

L-CG-05
COFFEE TABLE @ LOBBY

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 11/13/2017
REVISED: 12/7/2018

AREAS: GROUND FLOOR LOBBY
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
KNOBS/PULLS: N/A
HINGES/SCREWS: TO BE CONCEALED
FINISH: ENAMEL PAINT



OFCI OFOI CFCI CFOI Arch FFE

SPECIAL FINISH: SFF-10

VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

INSTRUCTIONS:

"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.
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ALL INTERIOR FOAM TO BE HIGH DENSITY & PASS CAL117 OR LOCAL GOVERNING CODES.

L-CH-05
BARSTOOL @ LOBBY BAR

AREAS: GROUND FLOOR LOBBY
QUANTITY: 10
MODEL NUMBER: ARC STOOL
DIMENSIONS: 17" W X 17 1/2" D X 36 1/2" H
SEAT HEIGHT: 30"
BACK CUSHION N/A
STYLE:
SEAT CUSHION FULLY UPHOLSTERED
STYLE:
FINISH: OILED WALNUT
COM/COL: L-CHF-05.2

OFCI OFOI CFCI CFOI Arch FFE
☐ ☒ ☐ ☐ | ☐ ☒

FABRIC: L-CHF-05.2



#4194 THOMPSON DC
WASHINGTON DC, USA



NOTES

SKYLAR MORGAN FURNITURE TO CUSTOMIZE STOOL TO RAISE BACKREST HEIGHT BY 3". COM FOR SEAT UPHOLSTERY. SKYLAR MORGAN TO CUSTOM MATCH COLOR FOR LEATHER HIDE ON BACK SLING. SKYLAR MORGAN TO SEND PLD CONTROL SAMPLE OF LEATHER FOR REVIEW AND APPROVAL.

VENDOR

SKYLAR MORGAN FURNITURE
1116 LOGAN CIRCLE
ATLANTA, GA
USA, 30318

VENDOR CONTACT

404 565 0537
INFO@SKYLARMORGANFURNITURE.COM
WWW.SKYLARMORGANFURNITURE.COM

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

☒ CFA ☒ FINISH ☐ FLAME CERT ☒ PROTOTYPE ☐ SEAMING ☒ SHOP DWGS ☐ STRIKE OFF

INSTRUCTIONS:

"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.
REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES.
IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, PLEASE CONTACT PLD IMMEDIATELY FOR WRITTEN CLARIFICATION.
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MANUFACTURER TO PROVIDE HEAVY DUTY CLEAR NYLON GLIDES TO SUITABLE FOR FLOORING TYPE.
ALL INTERIOR FOAM TO BE HIGH DENSITY & PASS CAL117 OR LOCAL GOVERNING CODES.

L-CG-07
CREDENZA @ ELEVATOR LOBBY

AREAS: GROUND FLOOR LOBBY
QUANTITY: 1
MODEL NUMBER: CASTE DESIGN PRYOR CONSOLE
DIMENSIONS: 71.5" W X 14" D X 32" H
KNOBS/PULLS: N/A
HINGES/SCREW S: N/A
FINISH: SOLID WALNUT - TRUE BLACK FINISH

OFCI OFOI CFCI CFOI Arch FFE
☐ ☒ ☐ ☐ | ☐ ☒

#4194 THOMPSON DC
WASHINGTON DC, USA



NOTES

CASTE DESIGN C/O HOLLY HUNT

VENDOR

HOLLY HUNT
150 EAST 58TH STREET
NEW YORK, NY
10155

VENDOR CONTACT

AMARA ERDRICH
212.891.2502
A.ERDRICH@HOLLYHUNT.COM
WWW.HOLLYHUNT.COM

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

☐ CFA ☒ FINISH ☐ FLAME CERT ☐ PROTOTYPE ☐ SEAMING ☒ SHOP DWGS ☐ STRIKE OFF

INSTRUCTIONS:

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REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES.
IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, PLEASE CONTACT PLD IMMEDIATELY FOR WRITTEN CLARIFICATION.
ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURCHASE / PRODUCTION.
ALL MATERIALS TO MEET LOCAL FIRE CODES.
ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITABLE FOR COMMERCIAL USE.
MANUFACTURER TO PROVIDE REQUIRED HARDWARE AND INSTRUCTIONS FOR PROPER INSTALLATION. IN EVENT ADDITIONAL HARDWARE IS NEEDED, MFR IS RESPONSIBLE FOR NOTIFYING GENERAL CONTRACTOR AND PLD.
METALS: POLYURETHANE PROTECTIVE SURFACE TREATMENT TO BE APPLIED UNLESS OTHERWISE NOTED
WOODS: REFER TO DRAWINGS FOR INFORMATION ON CUT OF WOOD
STONES: COMMERCIAL GRADE SEALER TO BE APPLIED TO PREVENT STAINING
WOODS: FOR OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS PAINT
MANUFACTURER TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR DESIGNER APPROVAL TO MATCH DESIGNER'S CONTROL SAMPLE.
GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO ORDERING.
REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.
MANUFACTURER TO PROVIDE HEAVY DUTY CLEAR NYLON GLIDES TO SUITABLE FOR FLOORING TYPE.
ALL INTERIOR FOAM TO BE HIGH DENSITY & PASS CAL117 OR LOCAL GOVERNING CODES.

L-LP-02
WALL MOUNTED PLUG FIXTURE

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 11/13/2017
REVISED: 12/7/2018

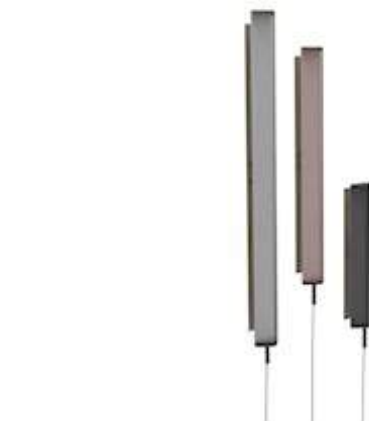
AREAS: GROUND FLOOR LOBBY
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
LAMPING: MFR TO ADVISE
SOCKET: MFR TO ADVISE
OF BULBS: MFR TO ADVISE
CORD: TBD / BLACK NYLON CORD

OFCI OFOI CFCI CFOI Arch FFE

GLASS: GLF-04 GLASS: GLF-06



METAL: MTF-03



VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

INSTRUCTIONS:

"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.
REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES.
IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, PLEASE CONTACT PLD IMMEDIATELY FOR WRITTEN CLARIFICATION.
ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURCHASE / PRODUCTION.
ALL MATERIALS TO MEET LOCAL FIRE CODES.
ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITABLE FOR COMMERCIAL USE.
MANUFACTURER TO PROVIDE REQUIRED HARDWARE AND INSTRUCTIONS FOR PROPER INSTALLATION. IN EVENT ADDITIONAL HARDWARE IS NEEDED, MFR IS RESPONSIBLE FOR NOTIFYING GENERAL CONTRACTOR AND PLD.
METALS: POLYURETHANE PROTECTIVE SURFACE TREATMENT TO BE APPLIED UNLESS OTHERWISE NOTED
WOODS: REFER TO DRAWINGS FOR INFORMATION ON CUT OF WOOD
STONES: COMMERCIAL GRADE SEALER TO BE APPLIED TO PREVENT STAINING
WOODS: FOR OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS PAINT
MANUFACTURER TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR DESIGNER APPROVAL TO MATCH DESIGNER'S CONTROL SAMPLE.
GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO ORDERING.
REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.

L-LT-01A
CHANDELIER AT RECEPTION

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 11/13/2017
REVISED: 12/7/2018

AREAS: GROUND FLOOR LOBBY
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWGS FOR DIMS
FINISH: CAST GLASS, TARNISHED NICKEL
SWITCH: DIMMABLE/HARDWIRED TO JBOX/VERIFIED GC
LAMPING: MFR TO ADVISE
SOCKET: MFR TO ADVISE
OF BULBS: 18

OFCI OFOI CFCI CFOI Arch FFE

GLASS: GLF-07



METAL: MTF-01



VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

INSTRUCTIONS:

"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.
REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES.
IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, PLEASE CONTACT PLD IMMEDIATELY FOR WRITTEN CLARIFICATION.
ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURCHASE / PRODUCTION.
ALL MATERIALS TO MEET LOCAL FIRE CODES.
ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITABLE FOR COMMERCIAL USE.
MANUFACTURER TO PROVIDE REQUIRED HARDWARE AND INSTRUCTIONS FOR PROPER INSTALLATION. IN EVENT ADDITIONAL HARDWARE IS NEEDED, MFR IS RESPONSIBLE FOR NOTIFYING GENERAL CONTRACTOR AND PLD.
METALS: POLYURETHANE PROTECTIVE SURFACE TREATMENT TO BE APPLIED UNLESS OTHERWISE NOTED
WOODS: REFER TO DRAWINGS FOR INFORMATION ON CUT OF WOOD
STONES: COMMERCIAL GRADE SEALER TO BE APPLIED TO PREVENT STAINING
WOODS: FOR OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS PAINT
MANUFACTURER TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR DESIGNER APPROVAL TO MATCH DESIGNER'S CONTROL SAMPLE.
GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO ORDERING.
REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.

L-LT-02
PENDANT @ RECEPTION

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 9/4/2018
REVISED: 9/4/2018
12/7/2018

AREAS: GROUND FLOOR LOBBY
QUANTITY: 1
MODEL NUMBER: N/A CUSTOM
DIMENSIONS: REFER TO DWG
FINISH: BLACKENED STEEL, WALNUT, MILK GLASS
SWITCH: DIMMABLE/HARDWIRED TO JBOX/VERIFIED GC
LAMPING: MFR TO ADVISE
SOCKET: MFR TO ADVISE
OF BULBS: 2



OFCI

OFOI

CFCI

CFOI

Arch

FFE

GLASS: GLF-02

METAL: MTF-03

WOOD: WDF-01

VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

☐ CFA

☒ FINISH

☐ FLAME CERT

☐ PROTOTYPE

☐ SEAMING

☒ SHOP DWGS

☐ STRIKE OFF

INSTRUCTIONS:

"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.

REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES.

IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, PLEASE CONTACT PLD IMMEDIATELY FOR WRITTEN CLARIFICATION.

ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURCHASE / PRODUCTION.

ALL MATERIALS TO MEET LOCAL FIRE CODES.

ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITABLE FOR COMMERCIAL USE.

MANUFACTURER TO PROVIDE REQUIRED HARDWARE AND INSTRUCTIONS FOR PROPER INSTALLATION. IN EVENT ADDITIONAL HARDWARE IS NEEDED, MFR IS RESPONSIBLE FOR NOTIFYING GENERAL CONTRACTOR AND PLD.

METALS: POLYURETHANE PROTECTIVE SURFACE TREATMENT TO BE APPLIED UNLESS OTHERWISE NOTED

WOODS: REFER TO DRAWINGS FOR INFORMATION ON CUT OF WOOD

STONES: COMMERCIAL GRADE SEALER TO BE APPLIED TO PREVENT STAINING

WOODS: FOR OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS PAINT

MANUFACTURER TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR DESIGNER APPROVAL TO MATCH DESIGNER'S CONTROL SAMPLE.

GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO ORDERING.

REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.

L-LT-05A
INTEGRATED FLUSH MOUNT AT LOW WALL

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 9/4/2018
REVISED: 9/4/2018
12/7/2018
6/12/2019

AREAS: GROUND FLOOR LOBBY
QUANTITY: 4
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
FINISH: TARNISHED NICKEL
SWITCH: DIMMABLE/HARDWIRED TO JBOX/VERIFIED GC
LAMPING: DIMMABLE LED - MFR TO ADVISE
SOCKET: MFR TO ADVISE
OF BULBS: TBD



OFCI

OFOI

CFCI

CFOI

Arch

FFE

NOTES

G.C. TO ENSURE 2" J-BOX IS PROVIDED.

VENDOR

CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

☐ CFA

☒ FINISH

☐ FLAME CERT

☐ PROTOTYPE

☐ SEAMING

☒ SHOP DWGS

☐ STRIKE OFF

INSTRUCTIONS:

"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.

REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES.

IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, PLEASE CONTACT PLD IMMEDIATELY FOR WRITTEN CLARIFICATION.

ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURCHASE / PRODUCTION.

ALL MATERIALS TO MEET LOCAL FIRE CODES.

ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITABLE FOR COMMERCIAL USE.

MANUFACTURER TO PROVIDE REQUIRED HARDWARE AND INSTRUCTIONS FOR PROPER INSTALLATION. IN EVENT ADDITIONAL HARDWARE IS NEEDED, MFR IS RESPONSIBLE FOR NOTIFYING GENERAL CONTRACTOR AND PLD.

METALS: POLYURETHANE PROTECTIVE SURFACE TREATMENT TO BE APPLIED UNLESS OTHERWISE NOTED

WOODS: REFER TO DRAWINGS FOR INFORMATION ON CUT OF WOOD

STONES: COMMERCIAL GRADE SEALER TO BE APPLIED TO PREVENT STAINING

WOODS: FOR OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS PAINT

MANUFACTURER TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR DESIGNER APPROVAL TO MATCH DESIGNER'S CONTROL SAMPLE.

GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO ORDERING.

REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.

Construction Documentation

PLD will finalize all documentation of scale plans, elevations, details, specs and schedules. This will include critical interior details that are integral to the design intent of the project, as well as millwork details for all built-in elements. The set of deliverables will be used for final bid and construction of the project.

This will include the following:

- 01

CD drawing set completion. Coordinate with Client's Consultants as required.
- 02

Finalize materials, hardware, finishes and accessories package.
- 03

Finalize decorative lighting fixture package.
- 04

Finalize furniture and casegoods package.
- 05

Finalize bid set for custom decorative lighting and furniture.

Deliverables:

- 01

Construction Document drawing set and specifications documents.
- 02

Final bid set documents for decorative lighting and furniture.
- 03

Comprehensive matrix of all furniture, fixtures, accessories and decorative lighting items to be included for use by Owner's consultants for final budgeting and procurement.

Schedule:

- 01

CD Phase I
Public and F&B areas architectural FF&E design construction documentation sets.

Duration: 12-14 weeks

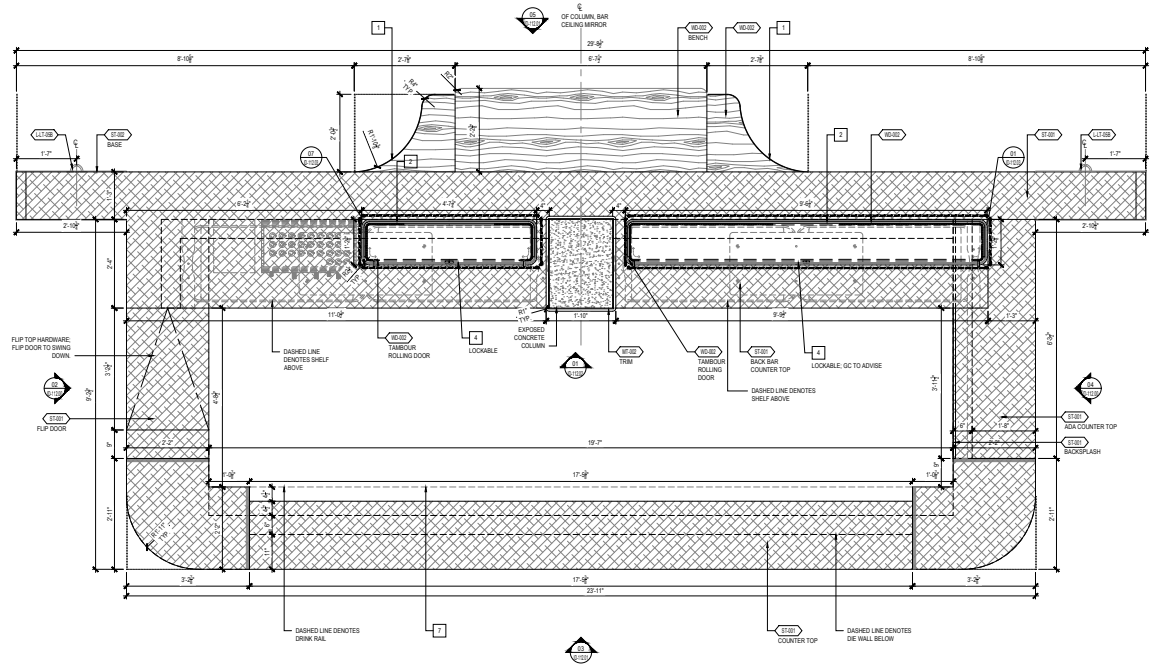
*Case study reflects Phase I
- 02

CD Phase II
Guest rooms/suite architectural and FF&E design construction documentation sets. (Rollout for all room types)

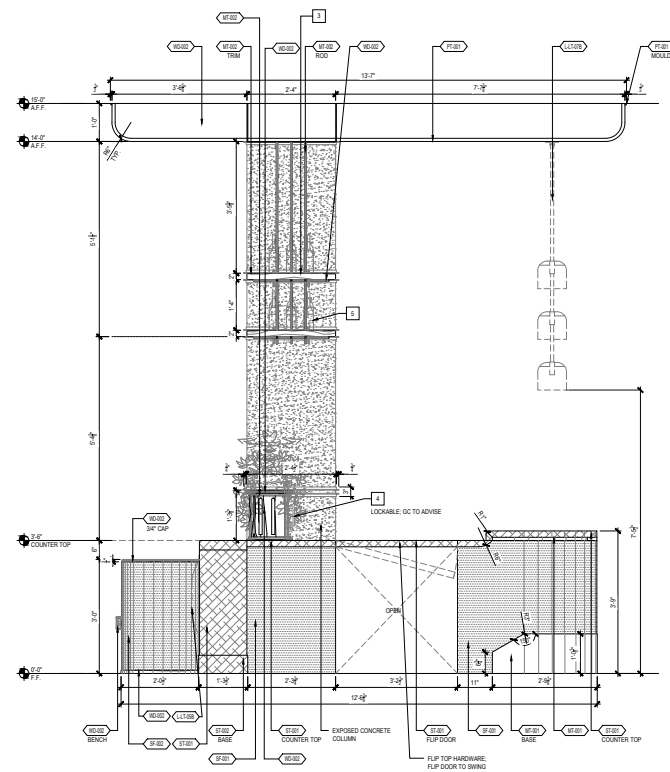
Duration: 4-6 weeks (initiates after final model room approval.)
- 03

Bidding / Negotiation
Finalize decorative lighting fixture package.

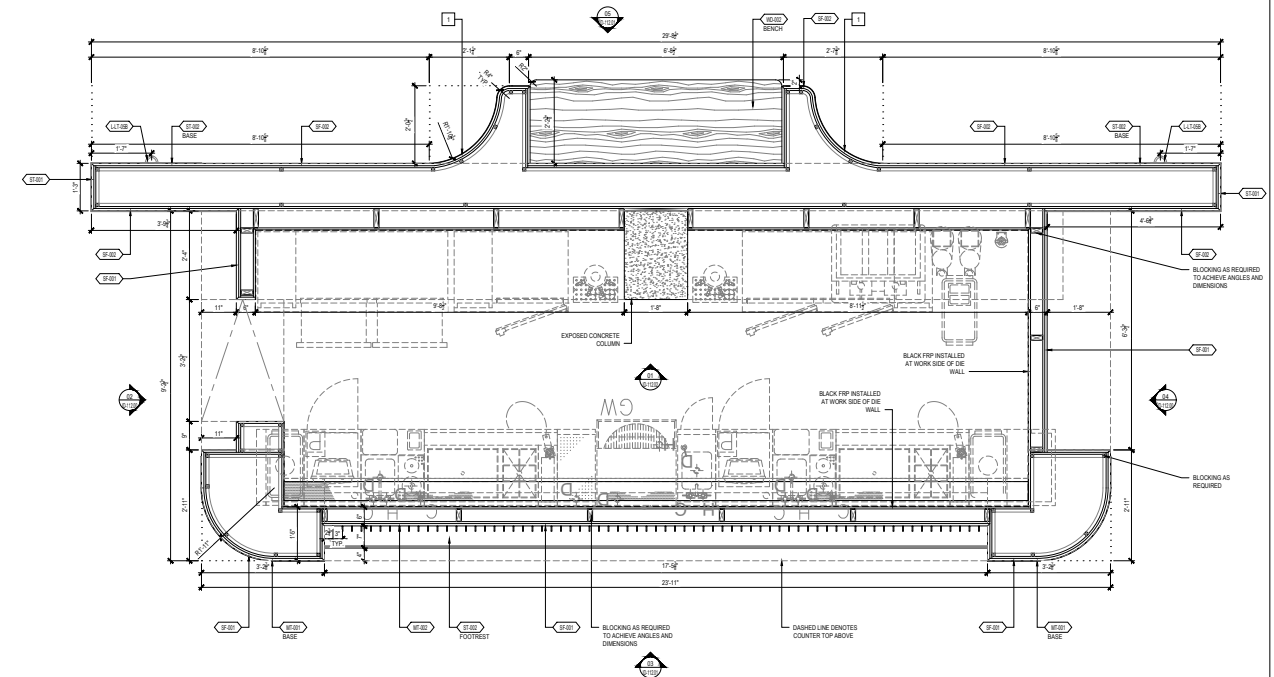
Duration: 8-10 weeks



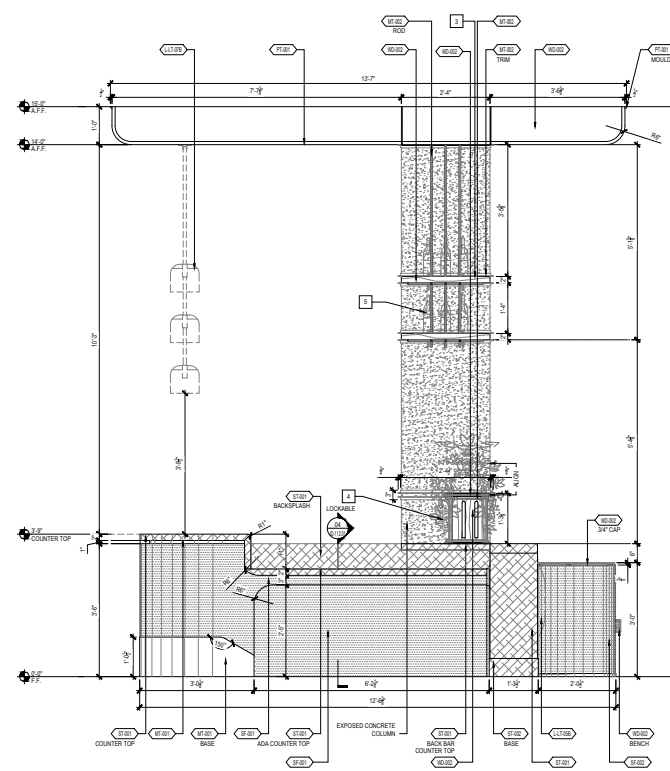
01 PLAN: LOBBY BAR
3/4" = 1'-0"



02 ELEVATION: LOBBY BAR
3/4" = 1'-0"



03 SECTIONAL PLAN: LOBBY BAR
3/4" = 1'-0"



04 ELEVATION: LOBBY BAR
3/4" = 1'-0"

- KEY DETAIL NOTE
- 1 MILLWORK INTEGRATED SEAT BACK TO BE COORDINATED WITH LCA-04 SHOP DRAWING
 - 2 OVERALL DIMENSIONS FOR SHELVING TO BE COORDINATED W/ F&E
 - 3 BUTTLER STORAGE TO BE COORDINATED W/ OPERATOR
 - 4 TAMBOUR ROLLING DOOR WITH LOCK
 - 5 DECORATIVE BOTTLE DISPLAY
 - 6 USB & OUTLET PLUG/MOD TO RUN ENTIRE LENGTH OF BAR
 - 7 PERSONATED DRINK RAIL, REFER TO F&E DETAILS

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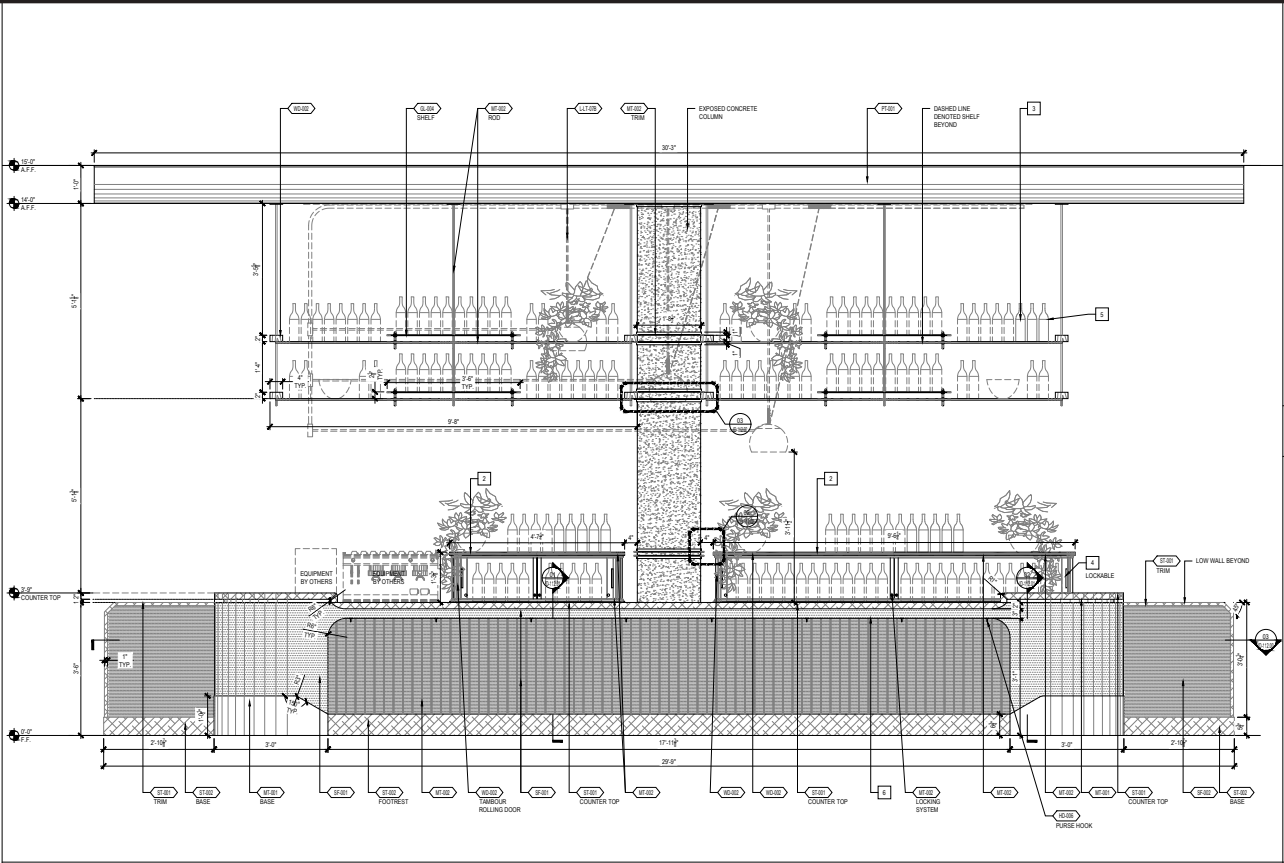
PARTS AND LABOR
DESIGN
5 EAST 19TH STREET, 2ND FLOOR
NEW YORK, NY 10003 P: 646.248.7321

ISSUED FOR:	DATE:
50% CD - LOBBY	10/18/2017
100% CD - LOBBY	11/13/2017
50% CD - PENTHOUSE	12/18/2017
100% CD - PENTHOUSE	01/25/2018
50% CD - MAJALINO	05/11/2018
50% CD - LOBBY LEVEL 2	05/18/2018
50% CD - PENTHOUSE & PENTHOUSE	05/29/2018
100% CD - MAJALINO	07/25/2018
100% CD - PUBLIC SPACES	07/25/2018

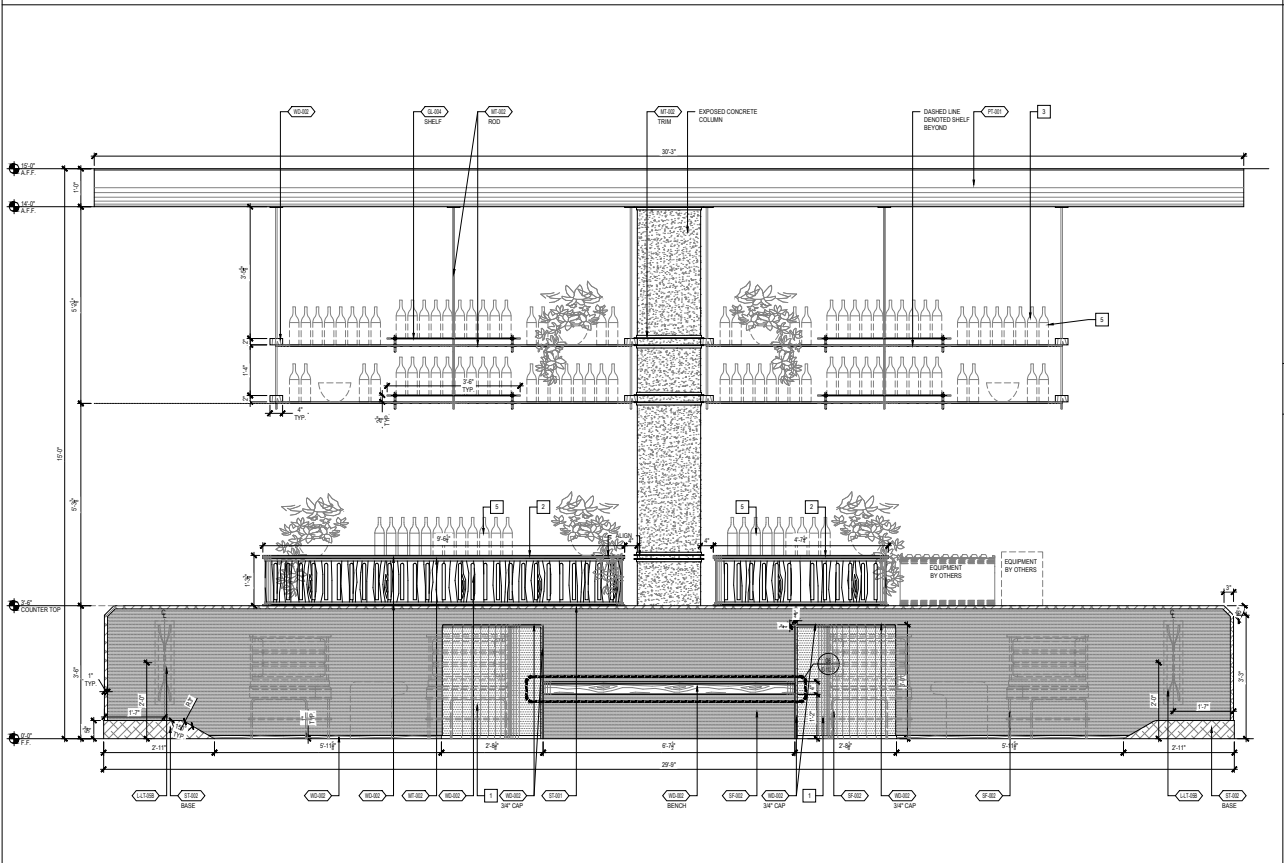
CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION

Sheet Title:
LOBBY BAR DETAILS
-LEVEL 1
DWG NUMBER:
ID-112.00

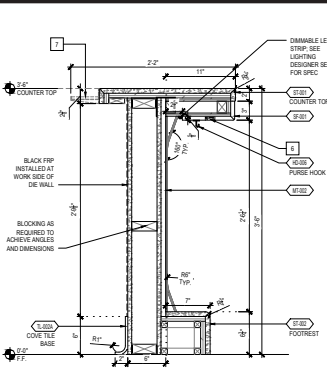
PROJECT NO. 14139



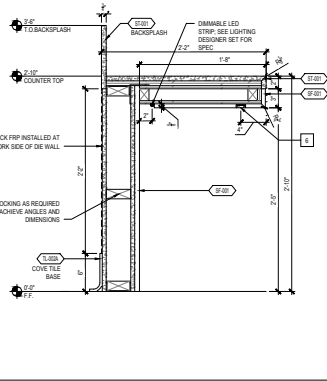
03 ELEVATION: LOBBY BAR
3/4" = 1'-0"



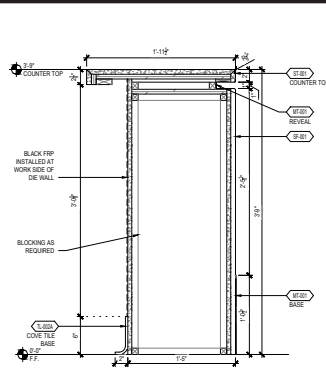
05 ELEVATION: LOBBY BAR
3/4" = 1'-0"



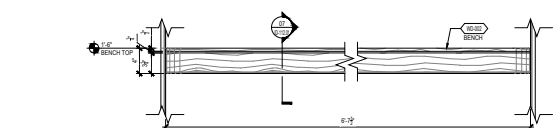
01 SECTION: LOBBY BAR
1-1/2" = 1'-0"



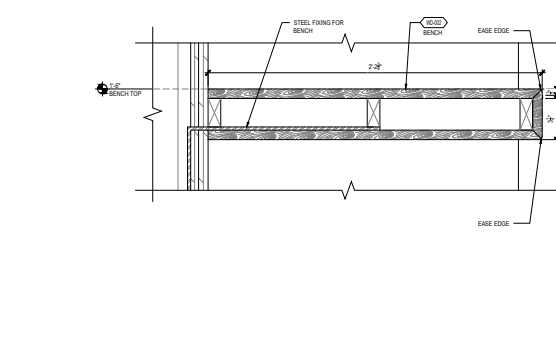
04 SECTION: LOBBY BAR @ ADA COUNTER
1-1/2" = 1'-0"



02 SECTION: LOBBY BAR @ POP-UP
1-1/2" = 1'-0"

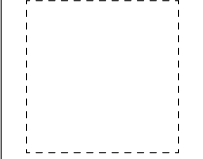


06 ENLARGED DETAIL: BENCH
1-1/2" = 1'-0"



07 SECTION: BENCH
3" = 1'-0"

- KEY DETAIL NOTE**
- 1 MILLWORK INTEGRATED SEAT BACK TO BE COORDINATED WITH LOK-04 SHOP DRAWINGS
 - 2 OVERALL DIMENSIONS FOR SHELVING TO BE COORDINATED W/ F&E
 - 3 BUTTL STORAGE TO BE COORDINATED W/ OPERATOR
 - 4 TAMBOUR ROLLING DOOR WITH LOCK
 - 5 DECORATIVE BOTTLE DISPLAY
 - 6 USB & OUTLET PLUGS/POLE TO RUN ENTIRE LENGTH OF BAR
 - 7 PERSONATED DRINK RAIL, REFER TO F&E DETAILS



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PARTS AND LABOR DESIGN
5 EAST 19TH STREET, 2ND FLOOR
NEW YORK, NY 10003 P: 646.248.7321

ISSUED FOR:	DATE:
50% CD - LOBBY	10/18/2017
100% CD - LOBBY	11/13/2017
50% CD - PENTHOUSE	12/19/2017
100% CD - PENTHOUSE	01/26/2018
50% CD - MAILING	05/11/2018
50% CD - LOBBY LEVEL 2	05/18/2018
50% CD - PENTHOUSE & PENTHOUSE	05/29/2018
100% CD - MAILING	07/25/2018
100% CD - PUBLIC SPACES	07/25/2018

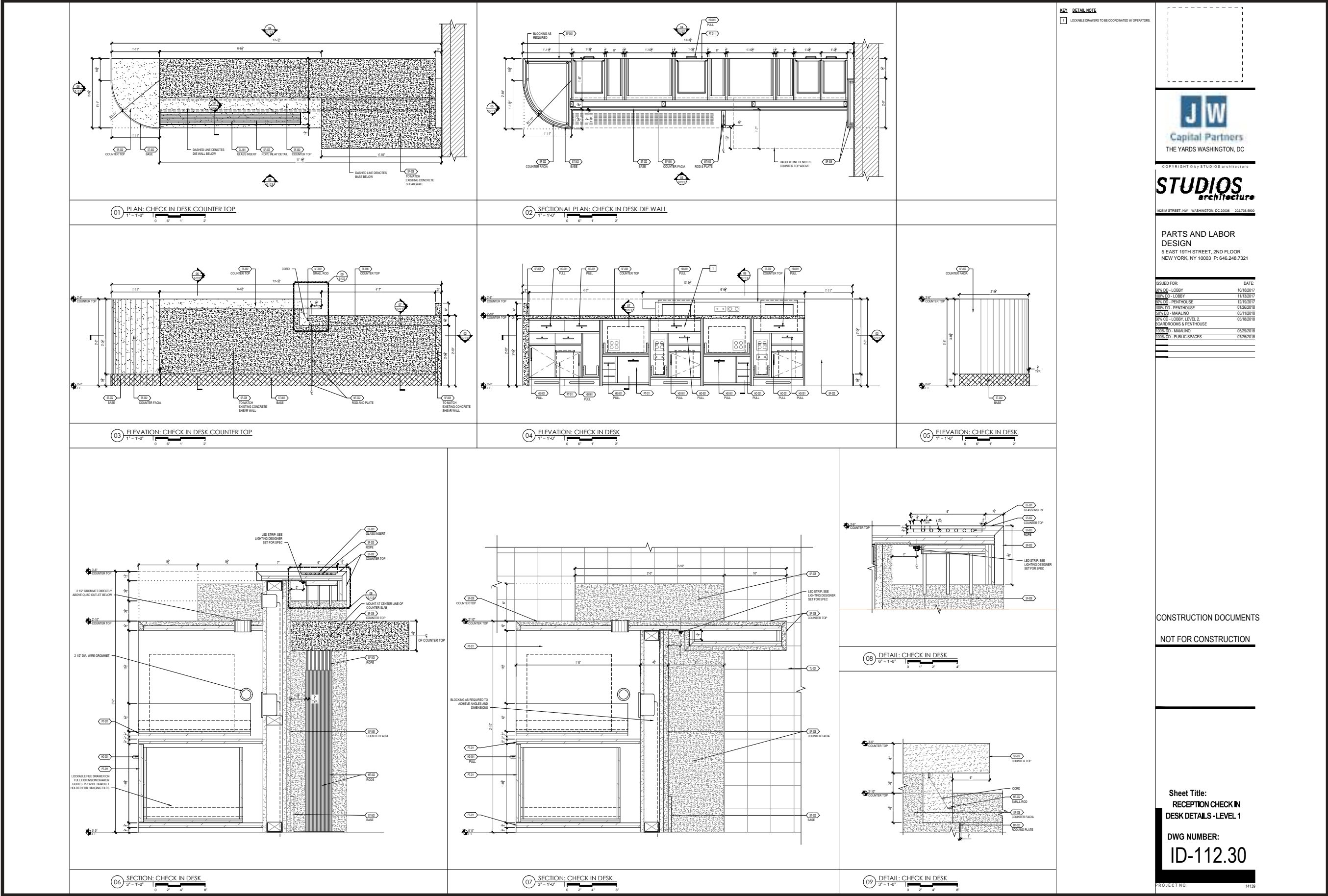
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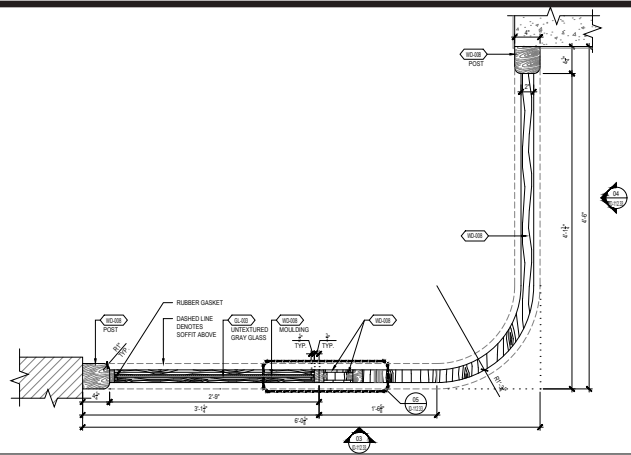
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Sheet Title:
LOBBY BAR DETAILS
-LEVEL 1
DWG NUMBER:
ID-112.01

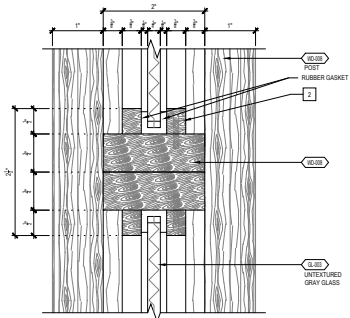
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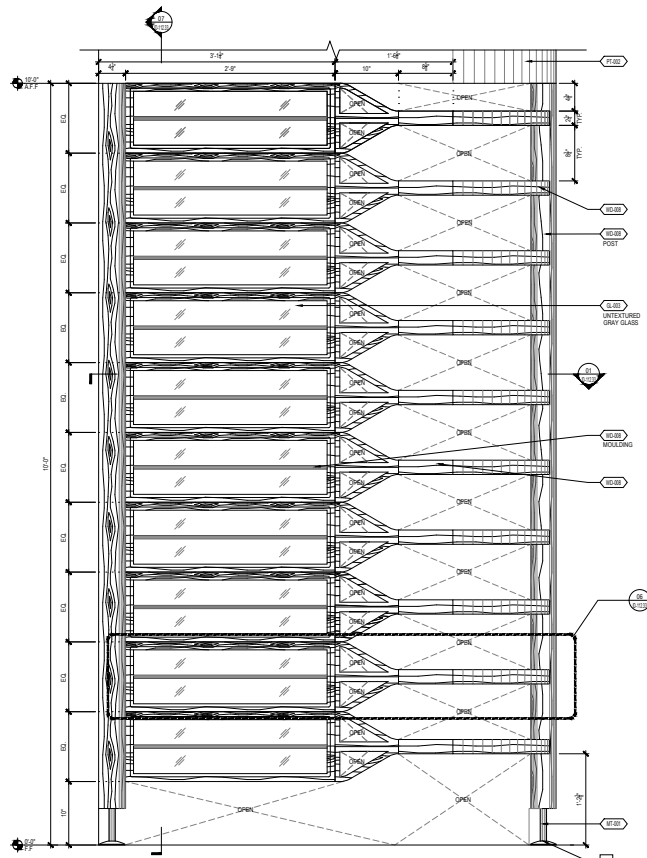




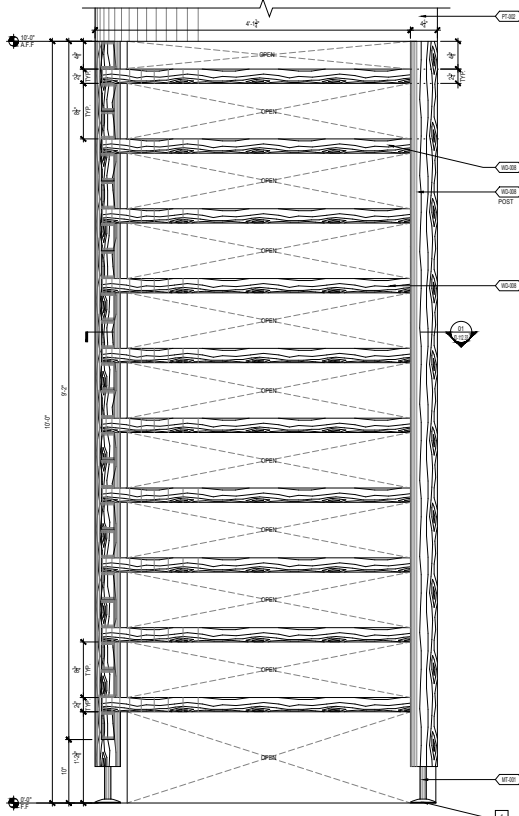
01 PLAN: PARTITION
1-1/2" = 1'-0"



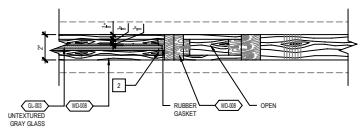
02 DETAIL: PARTITION
1'-0" = 1'-0"



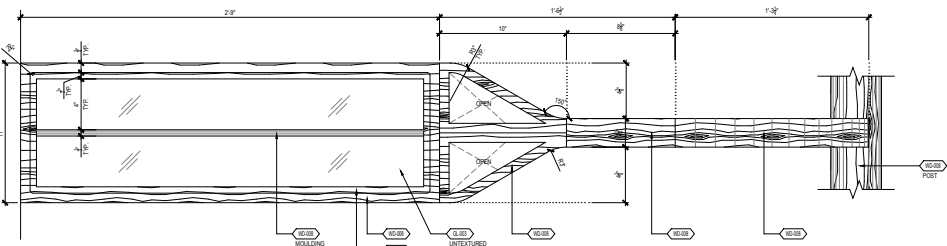
03 ELEVATION: PARTITION
1-1/2" = 1'-0"



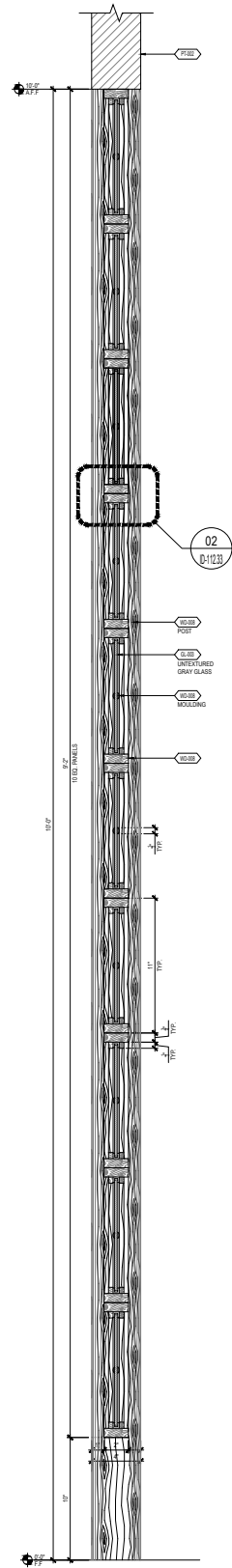
04 ELEVATION: PARTITION
1-1/2" = 1'-0"



05 DETAIL: PARTITION
3" = 1'-0"



06 DETAIL: PARTITION
3" = 1'-0"



07 SECTION: PARTITION
3" = 1'-0"

- KEY DETAIL NOTE
- 1 MOUNTING SYSTEM TO BE COORDINATED W/ GC
 - 2 GLAZING STOP W/ ONE SIDE REMOVABLE

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PARTS AND LABOR DESIGN
5 EAST 19TH STREET, 2ND FLOOR
NEW YORK, NY 10003 P: 646.248.7321

ISSUED FOR:	DATE:
50% CD - LOBBY	10/18/2017
100% CD - LOBBY	11/13/2017
50% CD - PENTHOUSE	12/18/2017
100% CD - PENTHOUSE	01/26/2018
50% CD - MAINTENANCE	05/11/2018
50% CD - LOBBY LEVEL 2, BOARDROOMS & PENTHOUSE	05/18/2018
100% CD - MAINTENANCE	05/29/2018
100% CD - PUBLIC SPACES	07/25/2018

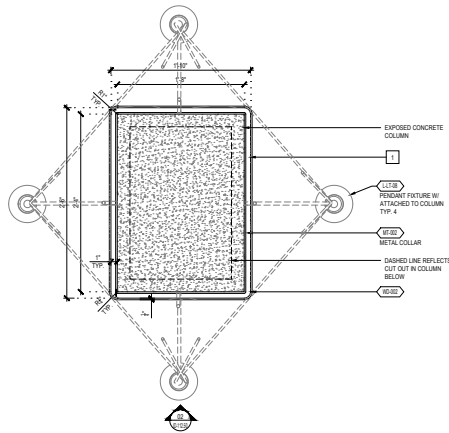
CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

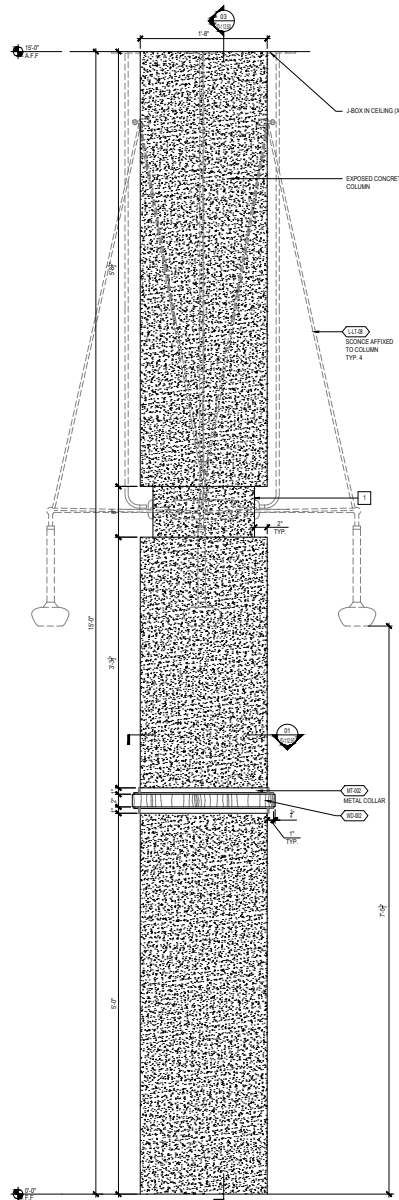
Sheet Title:
RECEPTION PARTITION
DETAILS - LEVEL 1

DWG NUMBER:
ID-112.33

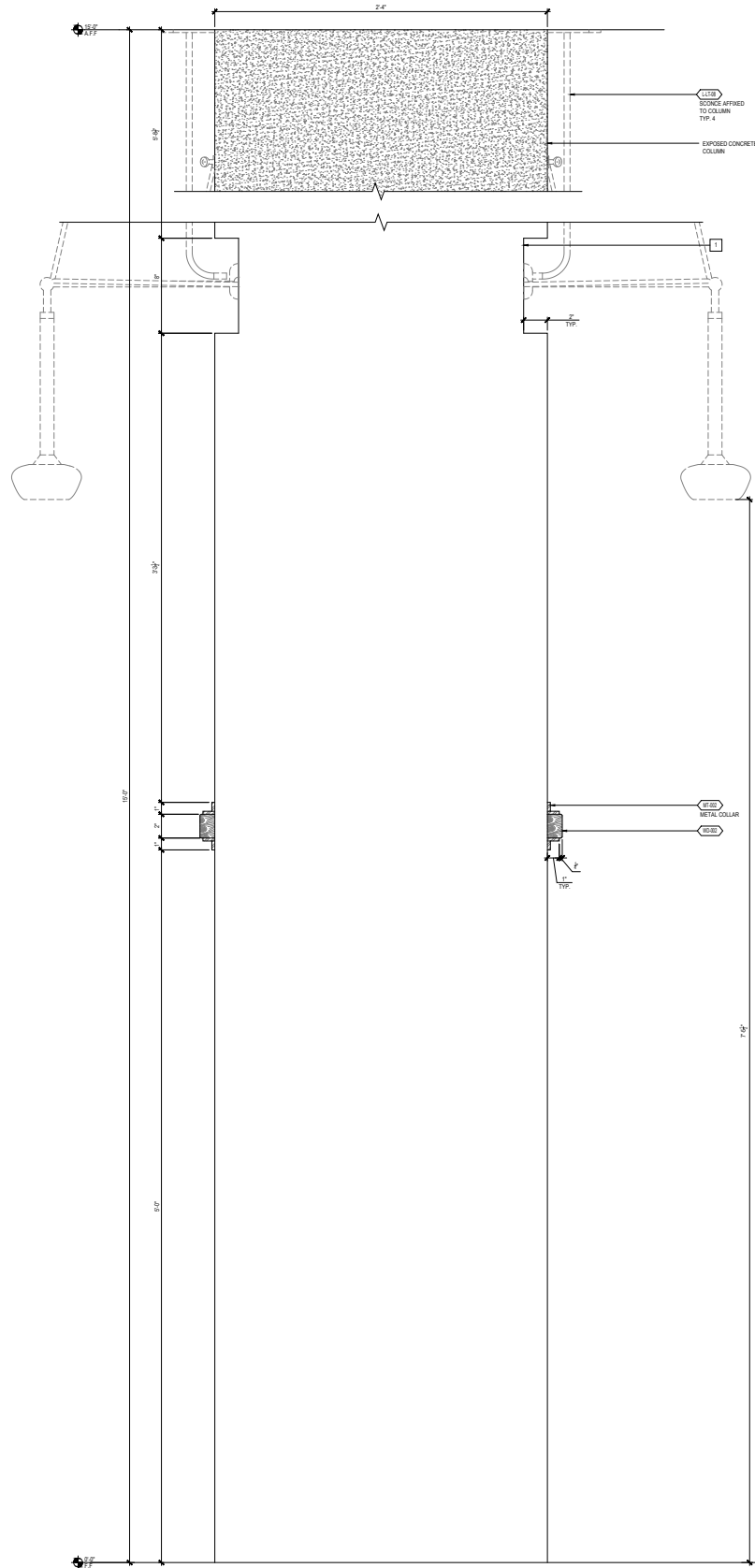
PROJECT NO. 14159



01 PLAN: COLUMN W/ LIGHT FIXTURE
1-1/2" = 1'-0"



02 ELEVATION: COLUMN W/ LIGHT FIXTURE
1-1/2" = 1'-0"



03 SECTION: COLUMN W/ LIGHT FIXTURE
3" = 1'-0"

KEY DETAIL NOTE
1 TO BE COORDINATED WITH A/E FINAL DIMENSIONS /
INITIALS PER MANUFACTURER DRAWINGS.



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PARTS AND LABOR
DESIGN
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NEW YORK, NY 10003 P: 646.248.7321

ISSUED FOR:	DATE:
50% CD - LOBBY	10/18/2017
100% CD - LOBBY	11/13/2017
50% CD - PENTHOUSE	12/18/2017
100% CD - PENTHOUSE	01/26/2018
50% CD - MAINTENANCE	05/11/2018
50% CD - LOBBY LEVEL 2	05/18/2018
BOARDROOMS & PENTHOUSE	
100% CD - MAINTENANCE	05/29/2018
100% CD - PUBLIC SPACES	07/25/2018

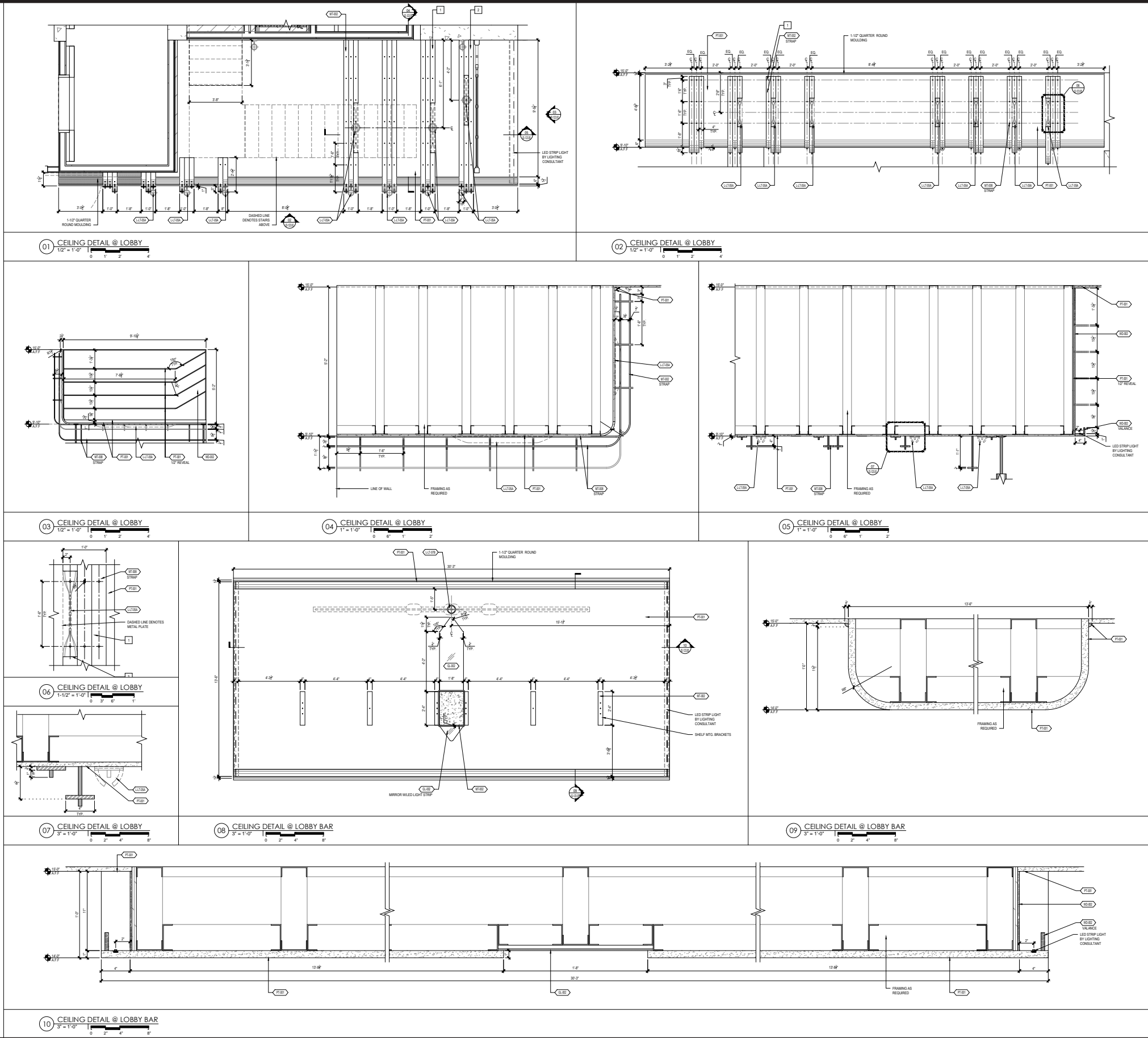
CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION

Sheet Title:
LOBBY COLUMN AND LIGHT
FIXTURE- LEVEL 1

DWG NUMBER:
ID-112.50

PROJECT NO. 14159

CONFIDENTIAL



- KEY DETAIL NOTE**
- 1 METAL STRIP DETAILS TO BE COORDINATED IN LIGHT FIXTURES REFER TO LIGHT FIXTURE SHOP DRAWINGS & MANUFACTURER.
 - 2 METAL STRIP DETAILS TO COORDINATE W/ PARTITION AND ALIGN AS SHOWN.
 - 3 LINE INDICATES BREAK IN STRIP DETAIL TO ACCOMMODATE LIGHT FIXTURE. REFER TO LIGHTING SHOP DOCS AND SHOPS.

JW

Capital Partners

THE YARDS WASHINGTON, DC

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PARTS AND LABOR DESIGN
5 EAST 19TH STREET, 2ND FLOOR
NEW YORK, NY 10003 P: 646.248.7321

ISSUED FOR:	DATE:
50% CD - LOBBY	10/18/2017
100% CD - LOBBY	11/13/2017
50% CD - PENTHOUSE	12/18/2017
100% CD - PENTHOUSE	01/26/2018
50% CD - MAINTENANCE	05/11/2018
50% CD - LOBBY LEVEL 2, BOARDROOMS & PENTHOUSE	05/18/2018
100% CD - MAINTENANCE	05/29/2018
100% CD - PUBLIC SPACES	07/25/2018

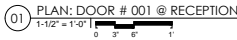
CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION

Sheet Title:
LOBBY CEILING
DETAILS -LEVEL 1

DWG NUMBER:
ID-123.00

PROJECT NO. 14159

CONFIDENTIAL

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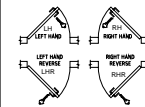
- ## 1. SUBMITTAL NOTES

- 1. MUST-CONVINCING TO THE ARCHITECT PRIOR TO EXECUTION
- 2. STORE / CAMP/ PLACE LAYOUT DRAWINGS IN ORDER & DETAILS WITH ALL DIMENSIONS SHOWN
- 3. MECHANICAL EQUIPMENT PRODUCT CATALOGS AND COMPLETE SHOP DRAWINGS
- 4. COMPLETE MILLWORK SHOP DRAWINGS, LAYOUT, ETC. DRAWINGS
- 5. ALL FINISH SAMPLES REGARDLESS OF SUPPLIER INCLUDING VET, BASE, PAINT, TILE, ETC.
- 6. ALL FINISH METAL SAMPLES INCLUDING THE ITEMS SUPPLIED BY THE OWNER
- 7. ELECTRICAL EQUIPMENT PRODUCT CATALOGS AND COMPLETE SHOP DRAWINGS
- 8. SPRINKLER SHOP DRAWINGS AND CONNECTION LAYOUT
- 9. FIRE EXTINGUISHER LOCATION PLAN

- ## 2. GENERAL NOTES

- | | | | |
|----|--|----|--|
| 1 | SEE DOOR DETAILS AND ELEVATIONS | 5 | AND INSTALL ALL HARDWARE IN CONFORM WITH MANUFACTURER'S REQUIREMENTS. ALL HARDWARE SHALL BE NEW UNLESS NOTED OTHERWISE. |
| 2 | CONTRACTOR TO PROVIDE SCHEDULING AND ADOPT SCHED OF WORK AS SHOWN ON DRAWINGS TO PREVENT SCHEDULING. | 6 | ALL FRAMES TO BE WELDED. |
| 3 | ALL FIRE RATED DOORS SHALL BE MARKED WITH AN APPROVED LABEL. | 7 | REFER TO MECHANICAL DRAWINGS FOR THE LOCATION OF DOOR LEVERS THROUGHOUT. |
| 4 | CONTRACTOR IS RESPONSIBLE FOR ORDERING AND DELIVERING ALL ITEMS OF HARDWARE. SEE HARDWARE GROUP FOR ORDER INFORMATION. | 8 | PROVIDE GLAZING AS NOTED ON FRAMES 1-3 JAMB. |
| 9 | CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL FROM ARCHITECT PRIOR TO INSTALLATION OF ALL DOORS. | 9 | CONTRACTOR TO PRIME 3/4" SEE OF SOOR AS NOTED ON DRAWINGS TO PREVENT SCHEDULING. |
| 10 | DOOR SUPPLY TO FIELD VERIFY AND MATCH ALL CONTRACTOR THICKNESS WITH THE CONTRACTOR PRIOR TO DELIVERY OF HARDWARE. | 10 | ALL DOOR SILL SHALL BE NEW UNLESS NOTED OTHERWISE. ALL HARDWARE SHALL BE NEW UNLESS NOTED OTHERWISE. ALL HARDWARE SHALL BE NEW UNLESS NOTED OTHERWISE. |
| 11 | CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL FROM ARCHITECT PRIOR TO INSTALLATION OF ALL DOORS. | 11 | SEE ARCHITECT'S DRAWINGS FOR SCHEDULING REQUIREMENTS. |

- ### 3. DOOR SWINGS



- #### 4. KEYING NOTES

1. DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. ALL LOCK CYLINDERS TO BE KEYS TO BUILDING MASTER, COORDINATE KEYING WITH APPROVED VENDOR.
3. FOR ALL SPACES THAT WILL NOT BE KEYS TO BUILDING MASTER, A KEY IS TO BE PROVIDED TO OPERATOR.

- ### 1. KEY DETAIL NOTE

1



**PARTS AND LABOR
DESIGN**
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NEW YORK, NY 10003 P: 646.248.7321

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100% DD - LOBBY	10/18/2018
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100% DD - PENTHOUSE	01/26/2019
100% DD - MAIALINO	05/11/2018
100% CD - LOBBY, LEVEL 2, JARDROOMS & PENTHOUSE	05/18/2018
100% DD - MAIALINO	05/29/2018
100% CD - PUBLIC SPACES	07/25/2018

CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

Sheet Title:
LOBBY DOOR AND
HARDWARE SCHEDULE
-LEVEL 1
DWG NUMBER:
ID-125.00

PROJECT NO. 14135

WD-002A
STAINED OAK (TO MATCH WD-002)

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 11/13/2017

AREAS: RESTAURANT, ROOFTOP, GROUND FLOOR LOBBY
LOCATION: THROUGHOUT
APPLICATION: THROUGHOUT
SPECIES: OAK
FINISH: FINISH TO MATCH WD-002
SHEEN: MATTE
CUT: 3" PLANKS
MODEL NUMBER: N/A
SIZE: REFER TO DWGS

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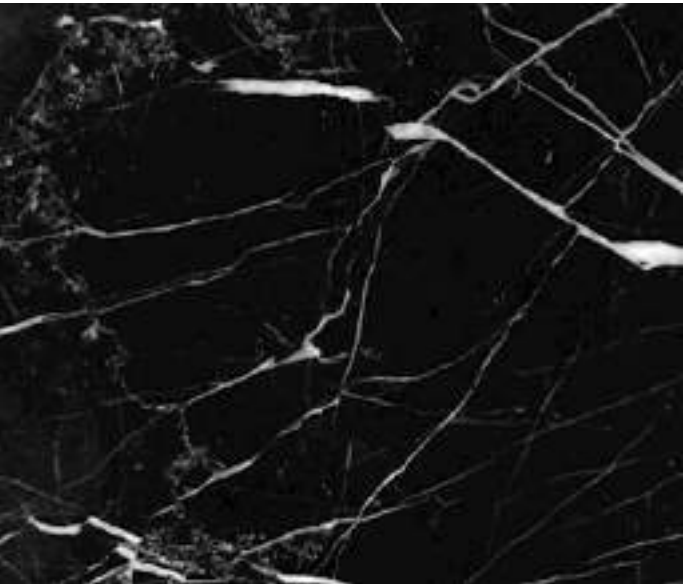
NOTES
TO MATCH DESIGNERS CONTROL SAMPLE

VENDOR VENDOR CONTACT
PER MILLWORKER PER MILLWORK/GC

INSTRUCTIONS:
"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.
REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES.
IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, PLEASE CONTACT PLD IMMEDIATELY FOR WRITTEN CLARIFICATION.
ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURCHASE / PRODUCTION.
ALL MATERIALS TO MEET LOCAL FIRE CODES.
ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITABLE FOR COMMERCIAL USE.
MANUFACTURER TO PROVIDE REQUIRED HARDWARE AND INSTRUCTIONS FOR PROPER INSTALLATION. IN EVENT ADDITIONAL HARDWARE IS NEEDED, MFR IS RESPONSIBLE FOR NOTIFYING GENERAL CONTRACTOR AND PLD.
METALS: POLYURETHANE PROTECTIVE SURFACE TREATMENT TO BE APPLIED UNLESS OTHERWISE NOTED
WOODS: REFER TO DRAWINGS FOR INFORMATION ON CUT OF WOOD
STONES: COMMERCIAL GRADE SEALER TO BE APPLIED TO PREVENT STAINING
WOODS: FOR OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS PAINT
MANUFACTURER TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR DESIGNER APPROVAL TO MATCH DESIGNER'S CONTROL SAMPLE.
GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO ORDERING.
REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.

ST-002
MARBLE
AREAS: GROUND FLOOR LOBBY
LOCATION: LOBBY
APPLICATION: THROUGHOUT
COLOR: NERO MARQUINA
SHEEN: POLISHED
SIZE: 3 CM THICK - REFER TO DWGS
MODEL NUMBER: N/A

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NOTES
COMMERCIAL GRADE SEALER TO BE APPLIED

VENDOR VENDOR CONTACT
ABC STONE KATHY STUART
234 BANKER STREET 914-760-0722
BROOKLYN, NY KATHY@ABCWORLDWIDESTONE.COM
11222 HTTP://ABCWORLDWIDESTONE.COM/

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SF-002
SPECIALTY PLASTER FINISH

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 11/13/2017

AREAS: GROUND FLOOR LOBBY
LOCATION: GROUND FLOOR LOBBY
APPLICATION: BAR FACE
COLOR: CREAM - FINAL COLOR TBD
FINISH: TO MATCH CONTROL
SAMPLE/IMAGE
MODEL NUMBER: N/A - CUSTOM FINISH
SIZE: REFER TO DWGS

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VENDOR

PER GENERAL CONTRACTOR

VENDOR CONTACT

PER GENERAL CONTRACTOR

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REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.

GL-001
CLEAR GLASS

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 11/13/2017

AREAS: RESTAURANT, ROOFTOP, GROUND
FLOOR LOBBY
LOCATION: THROUGHOUT
APPLICATION: THROUGHTOUT
COLOR: CLEAR
FINISH: N/A
MODEL NUMBER: STANDARD PER MFR
SIZE: REFER TO DWGS

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VENDOR

PER GENERAL CONTRACTOR

VENDOR CONTACT

PER GENERAL CONTRACTOR

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HD-001
DRAWER PULL: ALBERTA PULL

AREAS: GROUND FLOOR LOBBY
LOCATION: GROUND FLOOR LOBBY
MODEL NUMBER: 114626
SIZE: 6.5" X .25" THICK
FINISH: MATTE BRONZE
QUANTITY: 12

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#4194 THOMPSON DC
WASHINGTON DC, USA



VENDOR

SCHOOL HOUSE ELECTRIC
2181 NW NICOLAI STREET
PORTLAND, OR

VENDOR CONTACT

800-630-7113
TRADE@SCHOOLHOUSE.COM
HTTPS://WWW.SCHOOLHOUSE.COM

ISSUED: 11/13/2017

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REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.

HD-002
SCHLUTER: SCHIENE

AREAS: GROUND FLOOR LOBBY
LOCATION: GROUND FLOOR LOBBY
MODEL NUMBER: SCHIENE
SIZE: 1/8" WIDE SURFACE
FINISH: BRASS
QUANTITY: 0

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WASHINGTON DC, USA



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VENDOR CONTACT

PER GENERAL CONTRACTOR

ISSUED: 11/13/2017

INSTRUCTIONS:

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REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.

PF-001
TOILET: MARIS WALL HUNG DUAL
FLUSH

AREAS: GROUND FLOOR RESTROOMS
LOCATION: GROUND FLOOR RESTROOMS
QUANTITY: 6
MODEL NUMBER: CT486FG
FINISH: 001 COTTON
DIMENSIONS: N/A

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#4194 THOMPSON DC
WASHINGTON DC, USA



VENDOR
TOTO
7700 SPENCE ROAD
FAIRBURN, GA
30213

VENDOR CONTACT
KATHLEEN DEMEO
(888) 295-8134
KDEMO@TOTO.COM
HTTPS://WWW.TOTOUSA.COM/

ISSUED: 11/13/2017

INSTRUCTIONS:

"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.

REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES.

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ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITABLE FOR COMMERCIAL USE.

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GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO ORDERING.

REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.

PF-003A
FAUCET: URBANE 25 WIDE SPREAD

AREAS: GROUND FLOOR RESTROOMS
LOCATION: GROUND FLOOR RESTROOMS
QUANTITY: 8
MODEL NUMBER: 25-2-IN14
FINISH: PT - PEWTER
DIMENSIONS: 4 1/2" oa 5 7/8", ht 8 7/8"

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#4194 THOMPSON DC
WASHINGTON DC, USA

VENDOR
WATERMARK
350 DEWITT AVENUE
BROOKLYN, NY
11207

VENDOR CONTACT
JACK ABEL
T.718.257.2800 X20
JABEL@WATERMARK-DESIGNS.COM
WWW.WATERMARK-DESIGNS.COM

ISSUED: 11/13/2017

INSTRUCTIONS:

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REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.

L-CH-02
LOUNGE CHAIR AT RECEPTION

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 11/13/2017
REVISED: 12/7/2018

AREAS: GROUND FLOOR LOBBY
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWGS
SEAT HEIGHT: 17"
BACK CUSHION UPHOLSTERED
STYLE:
SEAT CUSHION UPHOLSTERED
STYLE:
CUSHION DACRON WRAPPED FOAM
CONTENT:
FINISH: NATURAL WALNUT, TARNISHED
NICKEL
COM/COL: L-CHF-02.1



OFCI OFOI CFCI CFOI Arch FFE

FABRIC: L-CHF-02.1



METAL: MTF-01



WOOD: WDF-01



VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

INSTRUCTIONS:

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REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.
MANUFACTURER TO PROVIDE HEAVY DUTY CLEAR NYLON GLIDES TO SUITABLE FOR FLOORING TYPE.
ALL INTERIOR FOAM TO BE HIGH DENSITY & PASS CAL117 OR LOCAL GOVERNING CODES.

L-CHF-02.1
FABRIC AT LOUNGE CHAIR

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 9/4/2018
REVISED: 9/4/2018
12/7/2018

AREAS: GROUND FLOOR LOBBY
PATTERN: BRUNSWICK
MODEL NUMBER: DE13296
COLOR: AVALON
SIZE: 53"
ABRASION: TBD
CONTENT: 100% WOOL
FIRE CODE: TBD

OFCI OFOI CFCI CFOI Arch FFE



VENDOR
HOLLAND AND SHERRY
979 3RD AVE, 14TH FLOOR
NEW YORK, NY
10022

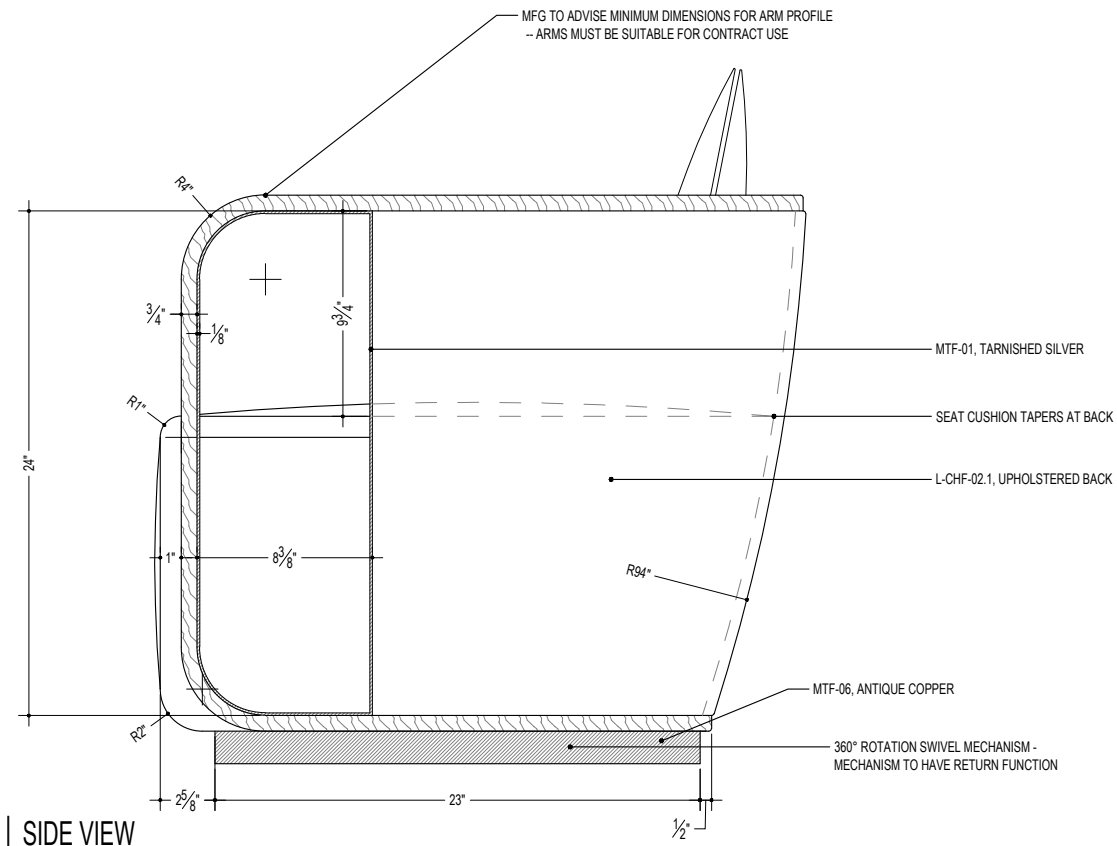
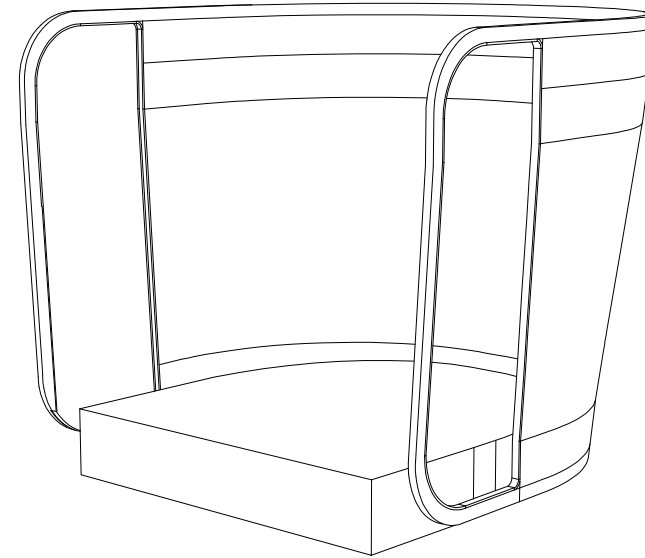
VENDOR CONTACT
NICHOLE SCOTT
212.355.6241X1200
NSCOTT@HOLLANDANDSHERRY.COM
INTERIORS.HOLLANDANDSHERRY.COM

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FLAME CERT

INSTRUCTIONS:

"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.
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METALS: POLYURETHANE PROTECTIVE SURFACE TREATMENT TO BE APPLIED UNLESS OTHERWISE NOTED
WOODS: REFER TO DRAWINGS FOR INFORMATION ON CUT OF WOOD
STONES: COMMERCIAL GRADE SEALER TO BE APPLIED TO PREVENT STAINING
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L-CG-02
SIDE TABLE @ RECEPTION

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 11/13/2017
REVISED: 12/7/2018
3/28/2019

AREAS: GROUND FLOOR LOBBY
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
KNOBS/PULLS: N/A
HINGES/SCREWS: TO BE CONCEALED
FINISH: GREY GLASS, MARBLE, BLACKENED STEEL, WALNUT

OFCI OFOI CFCI CFOI Arch FFE

GLASS: GLF-06 METAL: MTF-01



STF: STF-01 WOOD: WDF-01



VENDOR
CUSTOM - TO BID

VENDOR CONTACT



REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

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REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.
MANUFACTURER TO PROVIDE HEAVY DUTY CLEAR NYLON GLIDES TO SUITABLE FOR FLOORING TYPE.
ALL INTERIOR FOAM TO BE HIGH DENSITY & PASS CAL117 OR LOCAL GOVERNING CODES.

MTF-01
WARM TARNISHED SILVER

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 12/7/2018

AREAS: GUESTROOM BATH, GROUND FLOOR RESTROOMS, CORRIDORS, GUESTROOMS, RESTAURANT, ROOFTOP, GROUND FLOOR LOBBY

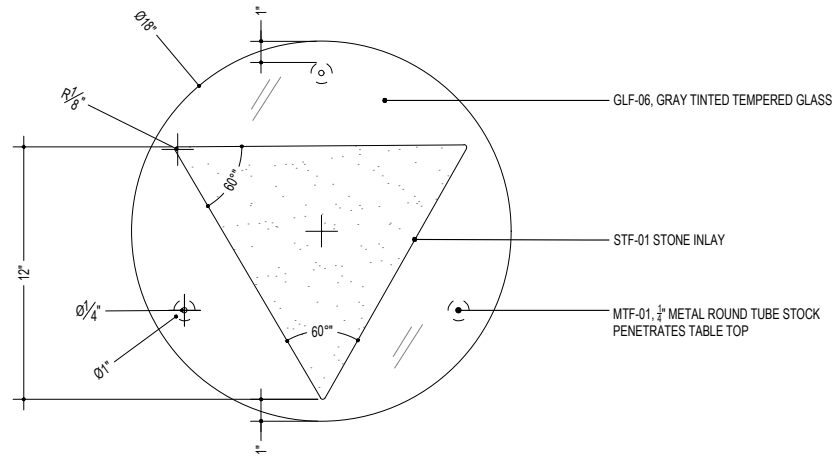
OFCI OFOI CFCI CFOI Arch FFE



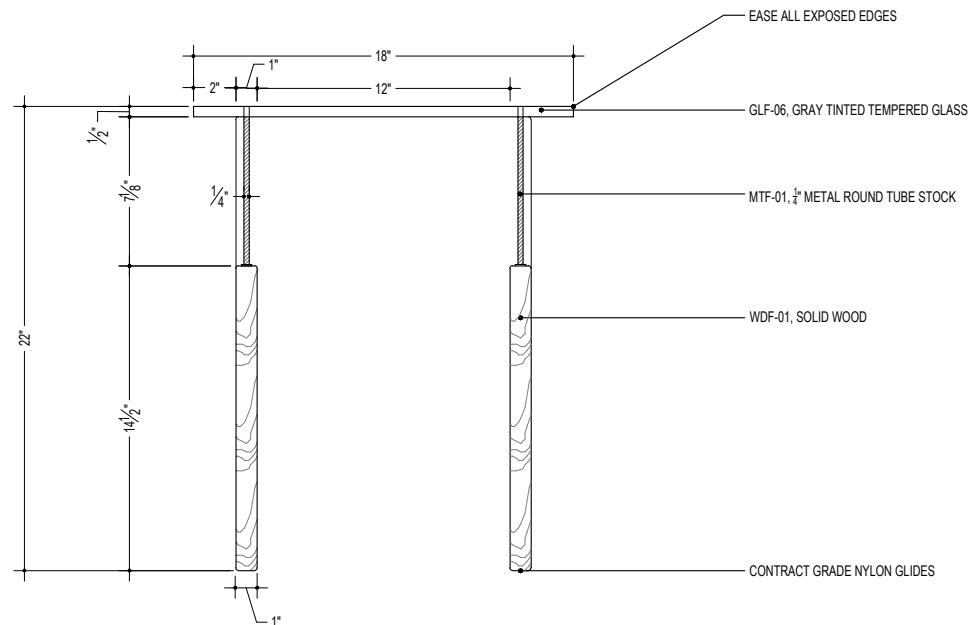
NOTES
TO MATCH DESIGNERS CONTROL SAMPLE
VENDOR VENDOR CONTACT
SUPPLIED BY FABRICATOR

INSTRUCTIONS:

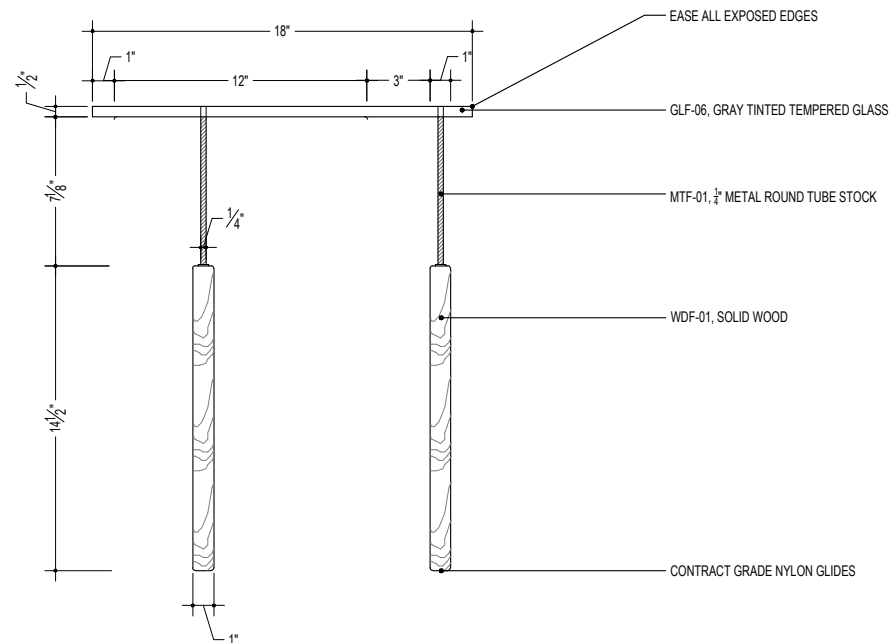
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1 | PLAN VIEW
SCALE: 1-1/2" = 1'-0"



2 | FRONT VIEW
SCALE: 1-1/2" = 1'-0"



3 | SIDE VIEW
SCALE: 1-1/2" = 1'-0"

PARTS AND LABOR DESIGN

5 EAST 19TH STREET
2ND FLOOR
NEW YORK, NY 10003
P: 646.248.7321
F: 646.248.7320
W: WWW.PLDNYC.COM

THOMPSON D.C. FF&E AND LIGHTING
227 TINGEY ST SE
WASHINGTON, D.C.

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without expressed written
permission.

NO. DATE REVISION:

L-CG-02

DWG TITLE:
SCALE:
DATE:
DWG BY:

L-LP-02
WALL MOUNTED PLUG FIXTURE

AREAS: GROUND FLOOR LOBBY
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
LAMPING: MFR TO ADVISE
SOCKET: MFR TO ADVISE
OF BULBS: MFR TO ADVISE
CORD: TBD / BLACK NYLON CORD

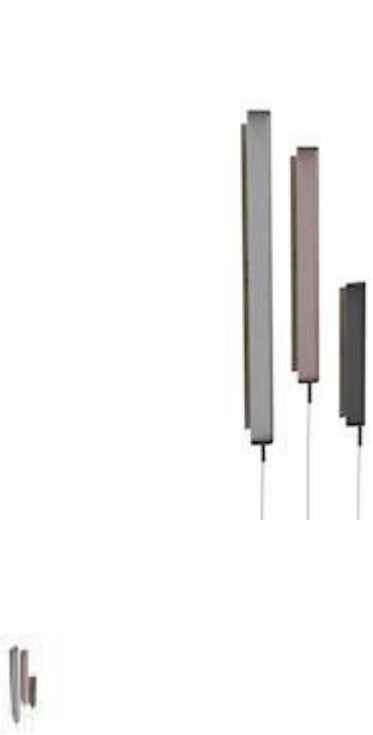
OFCI OFOI CFCI CFOI Arch FFE

GLASS: GLF-04 GLASS: GLF-06

METAL: MTF-03

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 11/13/2017
REVISED: 12/7/2018



VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

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GLF-04
TEMPERED PEACH TRANSPARENT
GLASS

AREAS: GUESTROOMS, GROUND FLOOR LOBBY
COLOR: PEACH
FINISH: N/A
MODEL NUMBER: GG 10174

OFCI OFOI CFCI CFOI Arch FFE



VENDOR
GRAY GLASS

VENDOR CONTACT
DENNIS BERBENTSEV
800-523-3320
SALES@GRAYGLASS.NET
GRAYGLASS.NET

INSTRUCTIONS:

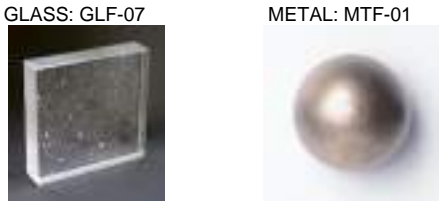
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L-LT-01A
CHANDELIER AT RECEPTION

#4194 THOMPSON DC
WASHINGTON DC, USA
ISSUED: 11/13/2017
REVISED: 12/7/2018

AREAS: GROUND FLOOR LOBBY
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWGS FOR DIMS
FINISH: CAST GLASS, TARNISHED NICKEL
SWITCH: DIMMABLE/HARDWIRED TO JBOX/VERIFIED GC
LAMPING: MFR TO ADVISE
SOCKET: MFR TO ADVISE
OF BULBS: 18

OFCI OFOI CFCI CFOI Arch FFE



VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

☐ CFA ☒ FINISH ☐ FLAME CERT ☐ PROTOTYPE ☐ SEAMING ☒ SHOP DWGS ☐ STRIKE OFF

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GLF-07
CAST GLASS

#4194 THOMPSON DC
WASHINGTON DC, USA
ISSUED: 12/7/2018

AREAS: RESTAURANT, GROUND FLOOR LOBBY
COLOR: TRANSLUCENT

OFCI OFOI CFCI CFOI Arch FFE

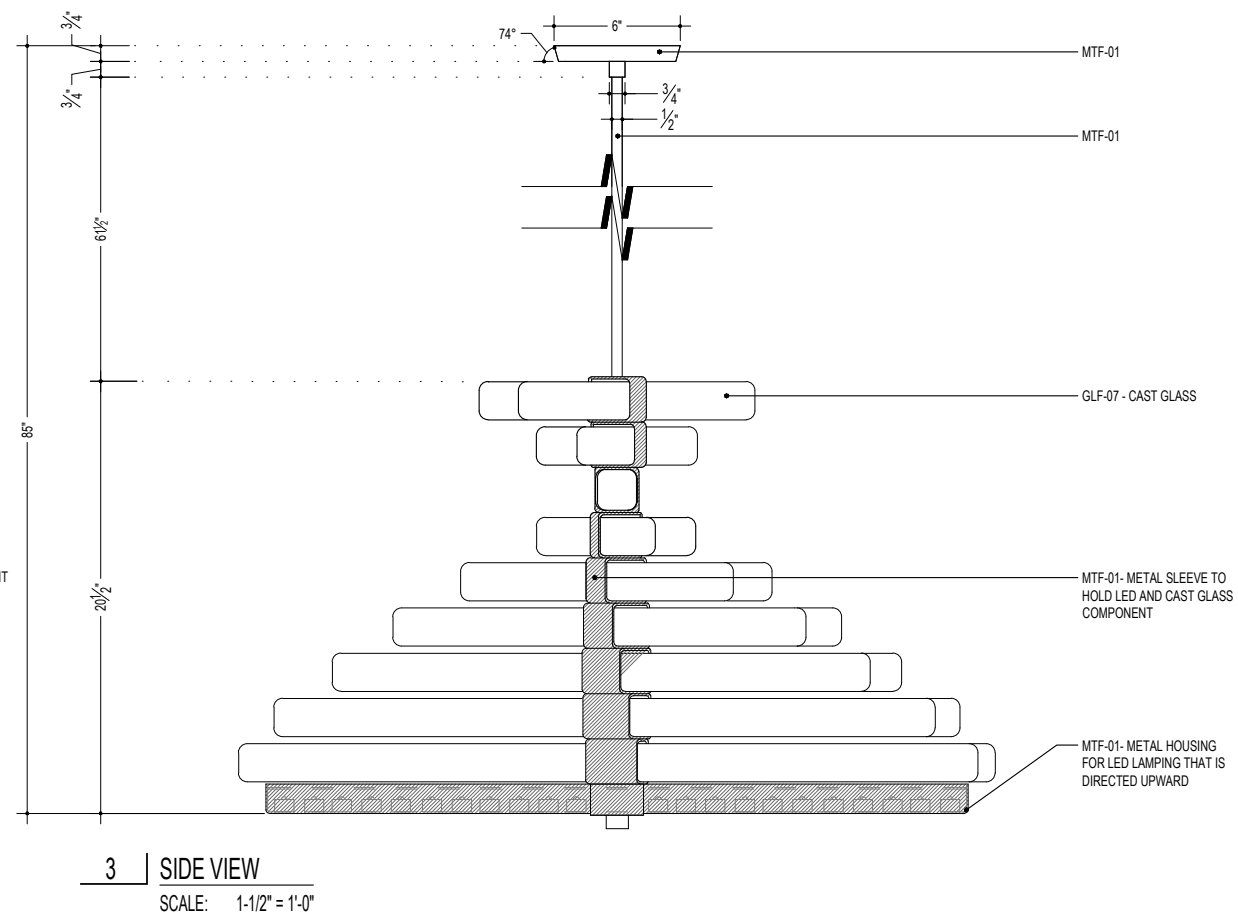
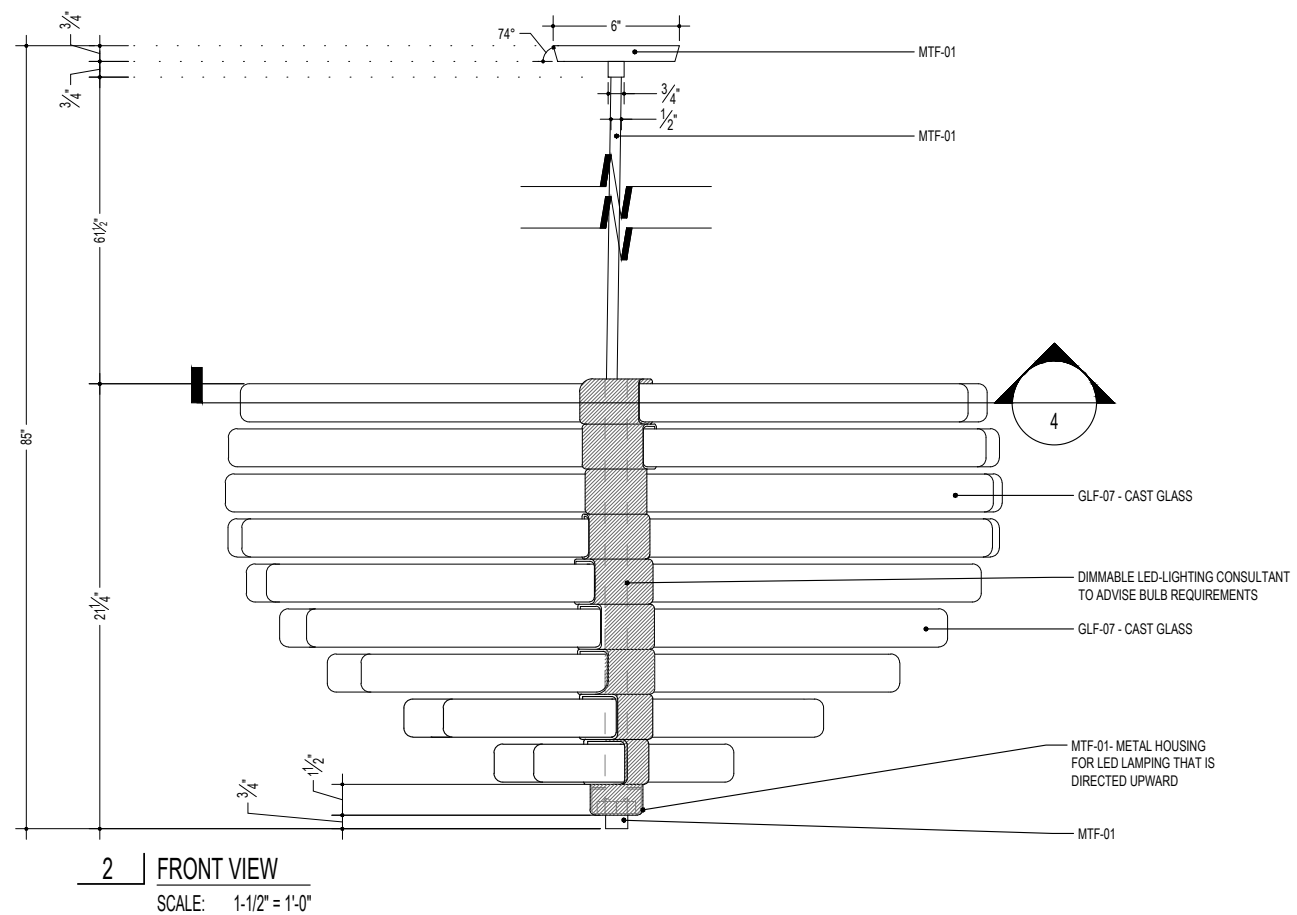
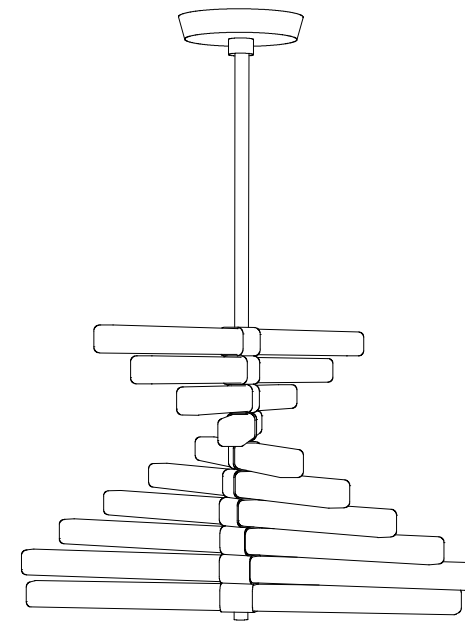
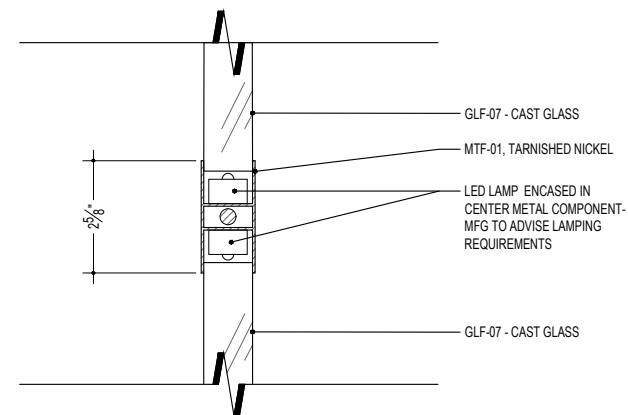
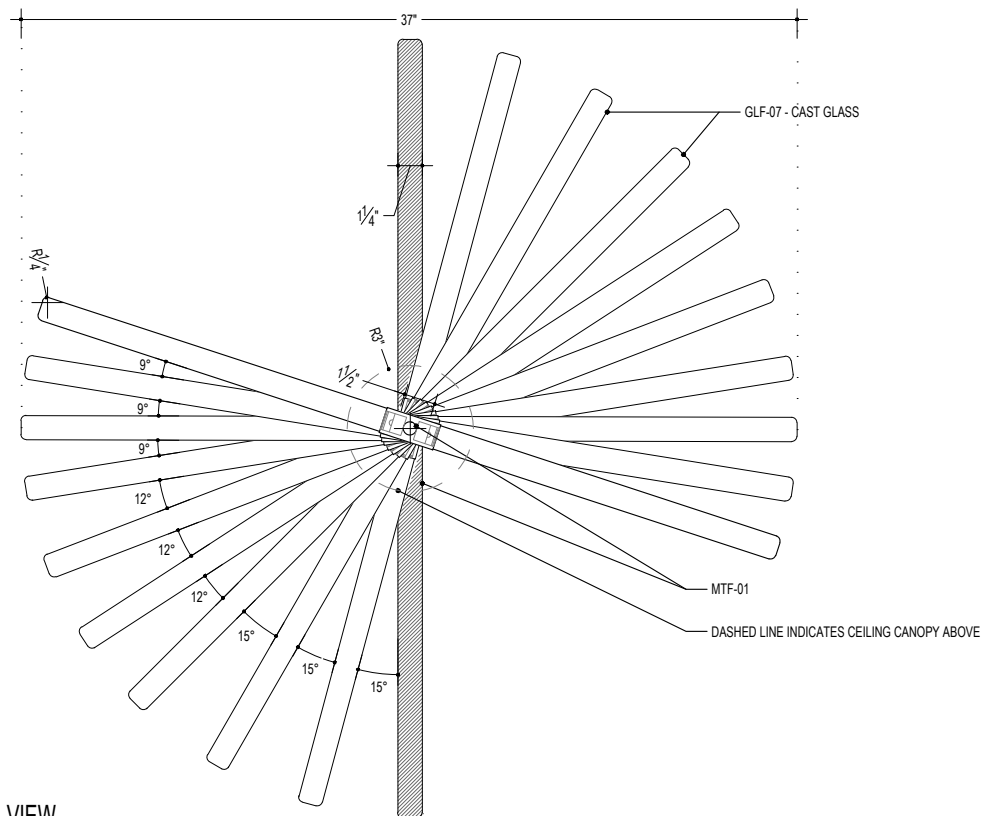


VENDOR
PER FABRICATOR

VENDOR CONTACT
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PARTS AND LABOR
DESIGN

5 EAST 19TH STREET
2ND FLOOR
NEW YORK, NY 10003
P: 646.248.7321
F: 646.248.7320
W: WWW.PLDNYC.COM

THOMPSON D.C. FF&E AND LIGHTING
227 TINGEY ST SE
WASHINGTON, D.C.

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[illegible]

L-LT-01A

DWG TITLE:	
SCALE:	
DATE:	
DWG BY:	

Construction Administration

During the construction process PLD will work alongside and support owner’s consultants and contractors. Our primary role will be to review progress of the build for both quality control and maintaining overall design intent. Our dedicated involvement during construction is integral to the success of the project.

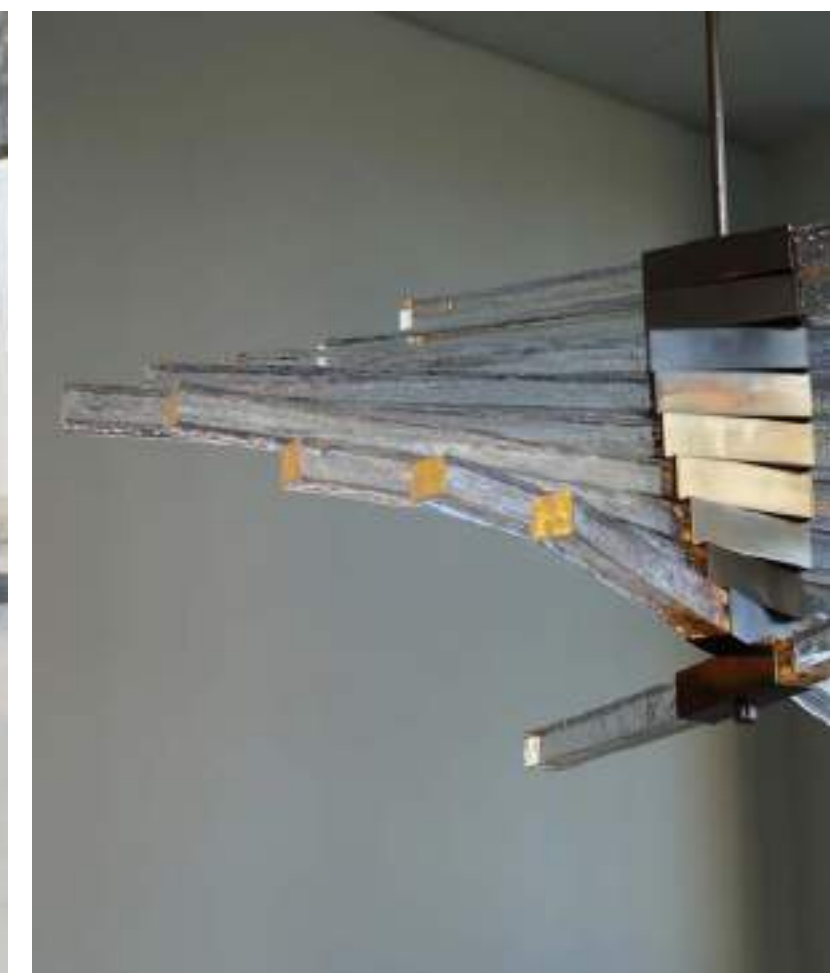
This will include the following:

- 01** Review progress and answer general field condition questions from the General Contractor.
- 02** Provide general clarification and sketch drawings to the GC and AOR in order to further clarify interior construction details, as required, that have not been translated in the field properly, or need adjustments due to unforeseen site/as-built conditions.
- 03** Review and respond to RFIs issued by GC and AOR.
- 04** Review and redline FF&E shop drawings from vendors and fabricators for adherence to design intent and overall quality control assurance.
- 05** Examine the construction of the project at its conclusion, and provide a punch-list of unsuitably finished elements in order to assure and acceptable level of quality control.
- 06** Work with Client and Client’s Consultants on styling and accessorizing the space to enhance design as seen fit with concept and overall experience.
- 07** Work with Client and Client’s Consultants to arrange professional project photography for marketing purposes and press/awards opportunities.

Schedule:

- 01** Construction for core and shell may commence prior to interior CD submittal. This is a typical build out scenario.

Duration: 12-18 months plus





Thank you