PLD NYC

Hotel Process Case Study Thompson DC - Part One *Public Space*



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Design Development

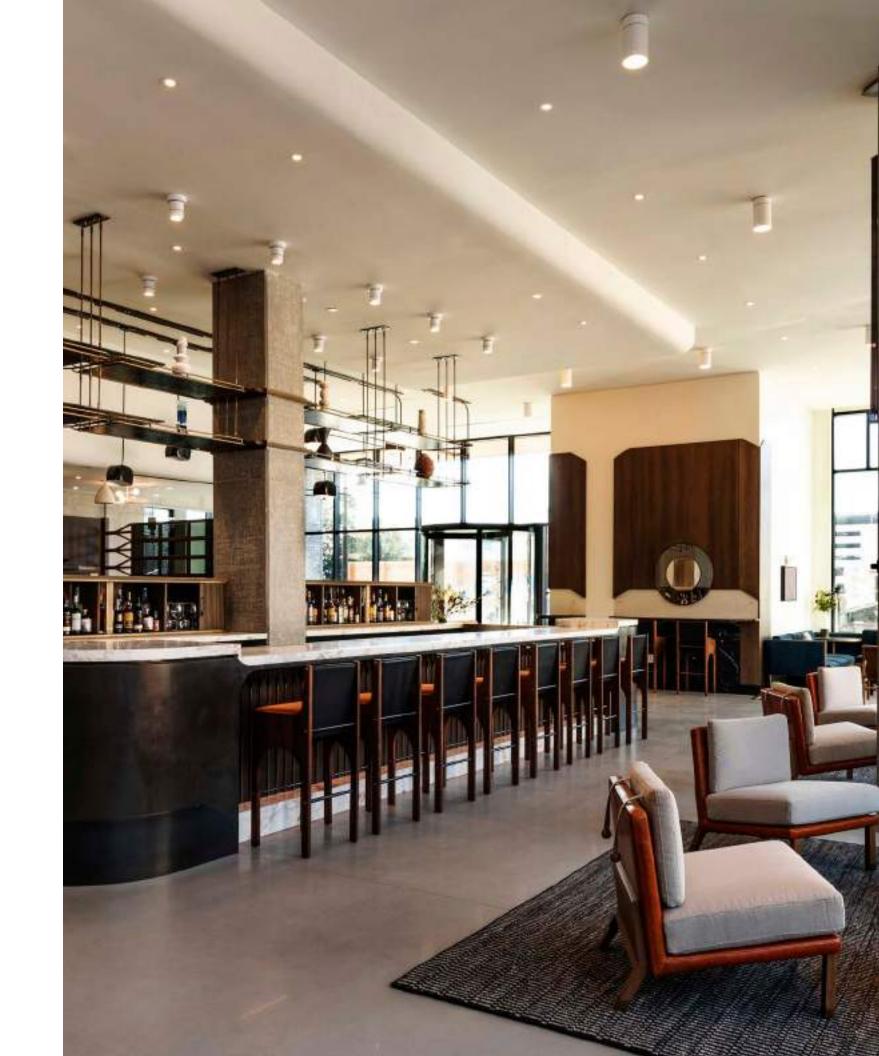


Construction Administration

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.

Duration: 4-6 weeks.

02 Schematic Design Phase I

Public and F&B areas design renderings and architectural plan set.

Duration: 12-14 weeks.

03 Schematic Design Phase II

Guest Rooms/Suites design renderings and architectural plan set.

Duration: 6-8 weeks (initiates midway through SD Phase I)

04 Design Development Phase I

Model Room architectural and FF&E tender documentation sets.

Duration: 6-8 weeks

05 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)

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.

Duration: 12-14 weeks

07 Construction Documentation 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.)

08 Bidding/Negotiation

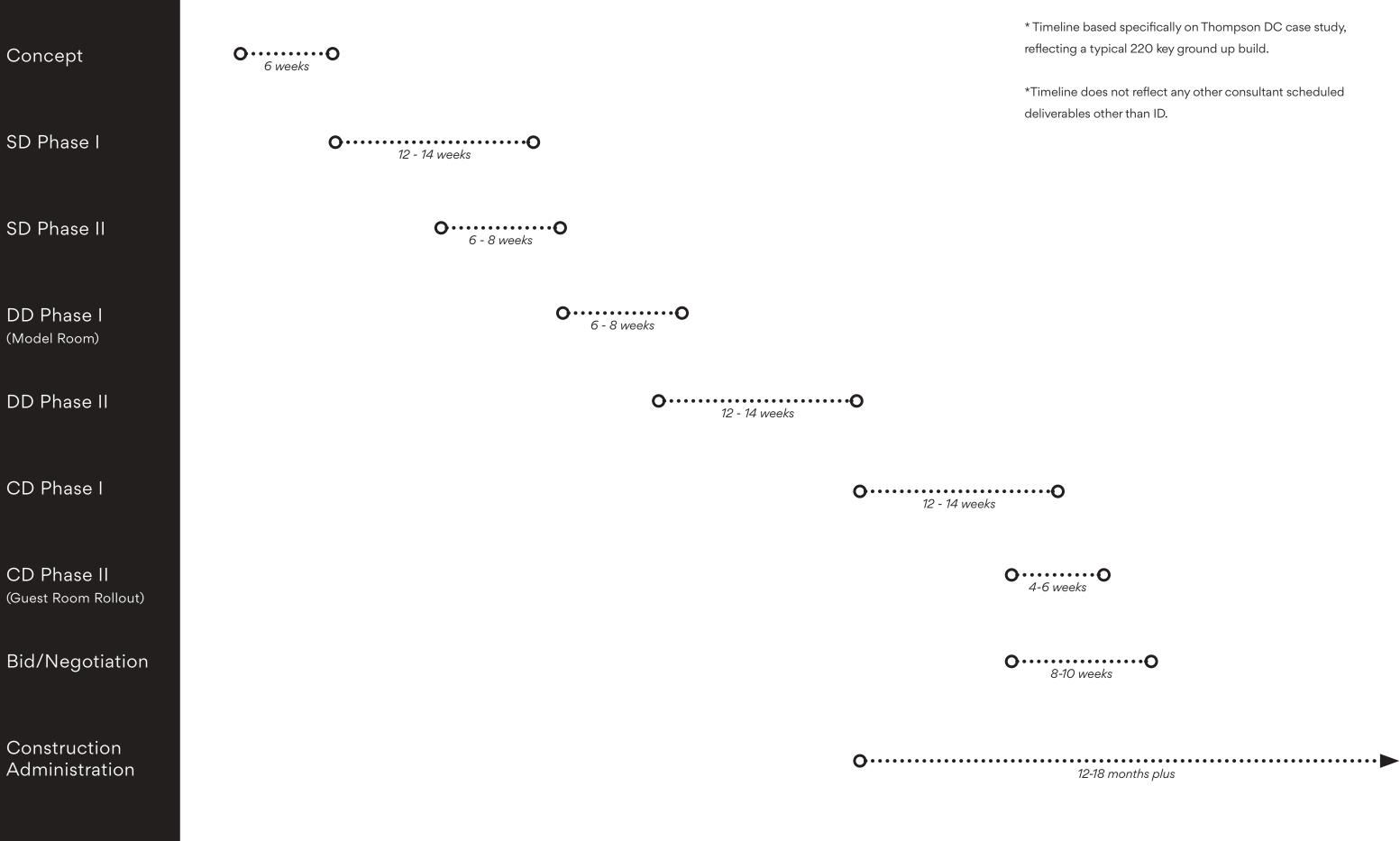
Overall project architectural and FF&E bid assistance, and coordination.

Duration: 8-10 weeks

09 Construction Administration

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

Duration: 12-18 months plus



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

*Timeline does not reflect any other consultant scheduled

12-18 months plus

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.

Deliverables:

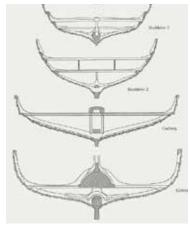
01 Presentation book of approximately 4 pages illustrating the overall elements described.

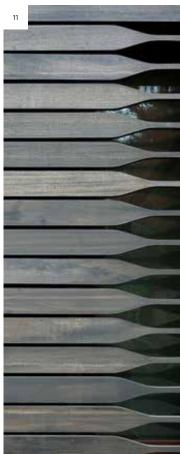
Schedule:

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

- **03** Furniture and lighting inspirations relevant to overall concept.
- **04** Preliminary schematic programming and plan development.















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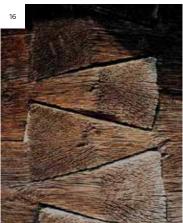


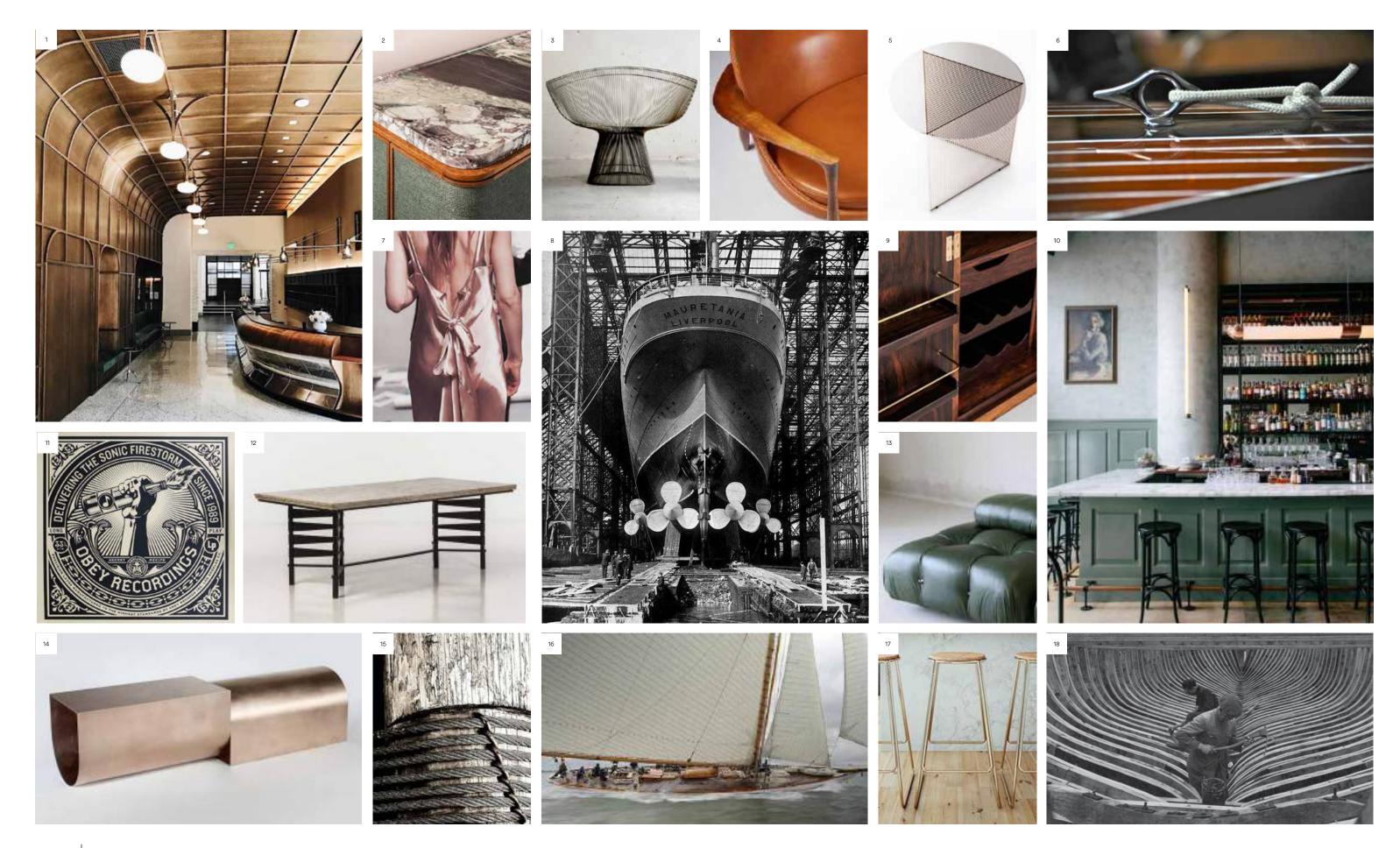
















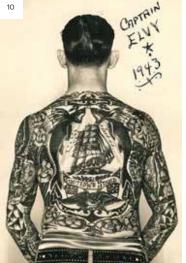




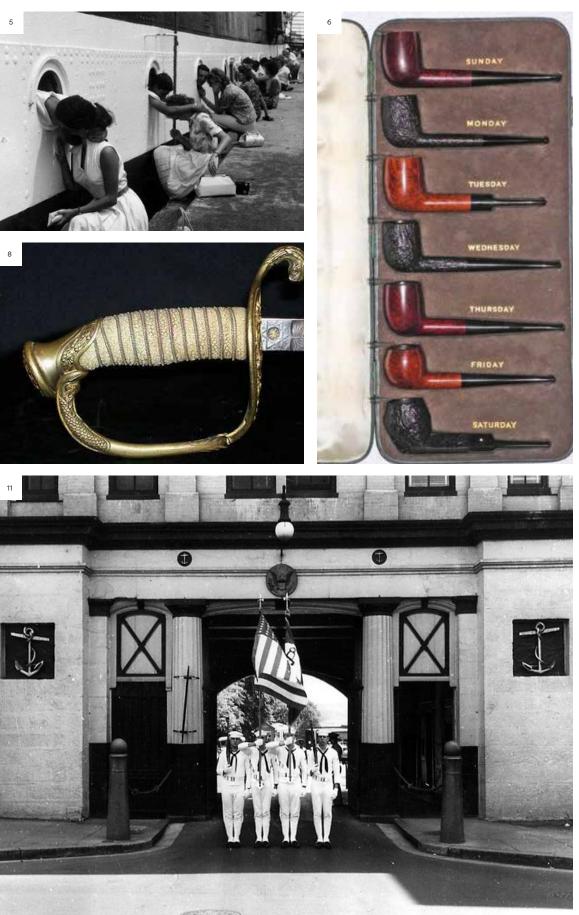


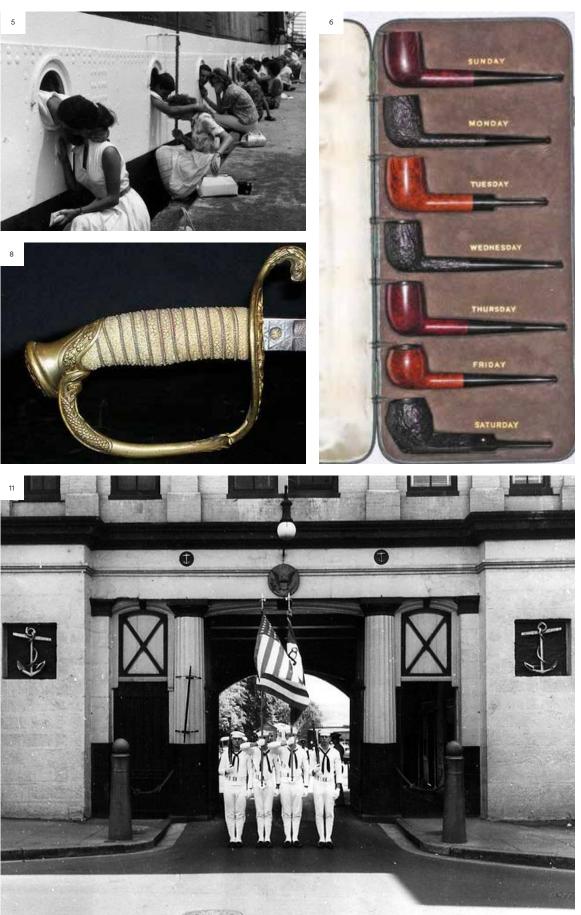


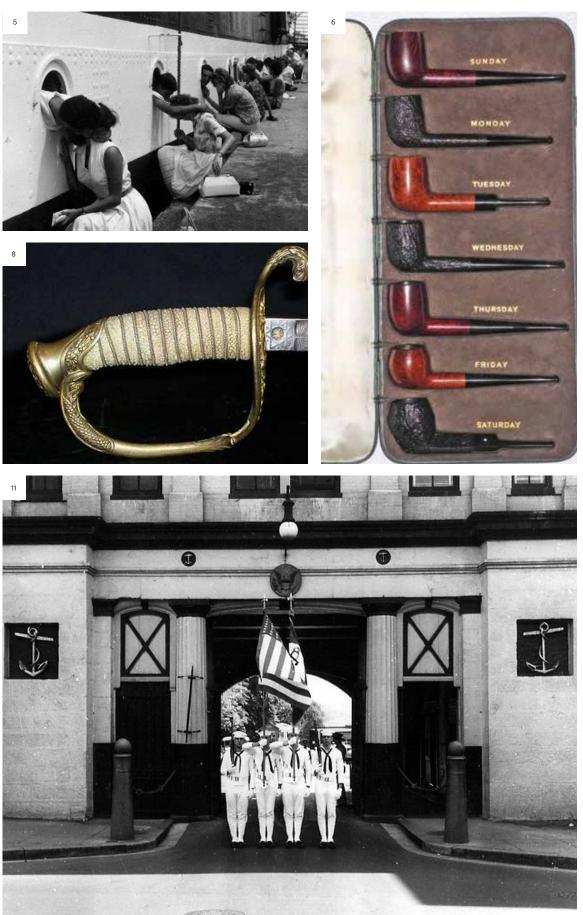




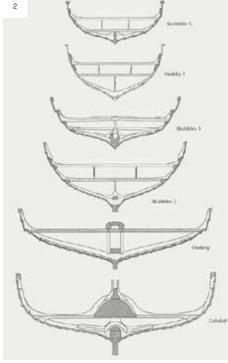
















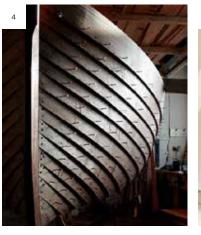




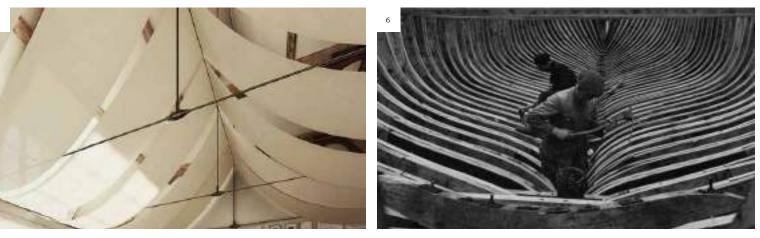


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LEGEND

- 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

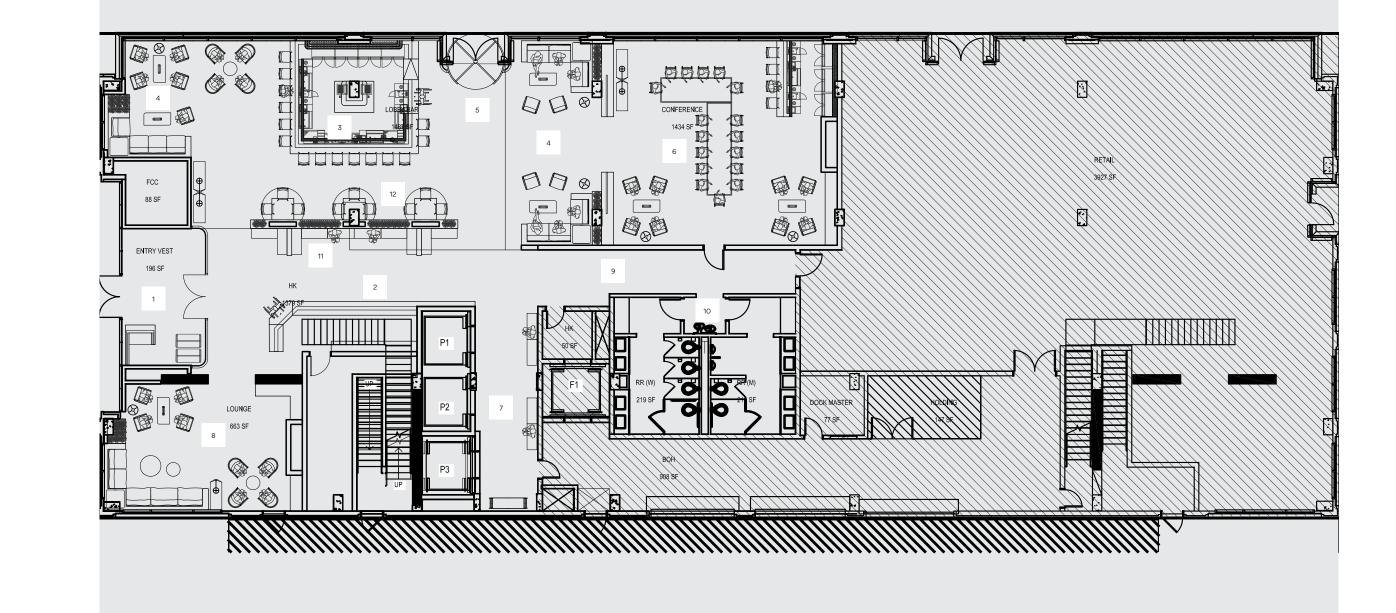
- Conference table: 17
- Conference Bar: 4
- Conference lounge: 8

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.

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.

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

- **03** Rendered 3D perspectives - both photo realistic and black and white.
- **04** Coordination with Client's consultants as required.

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

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

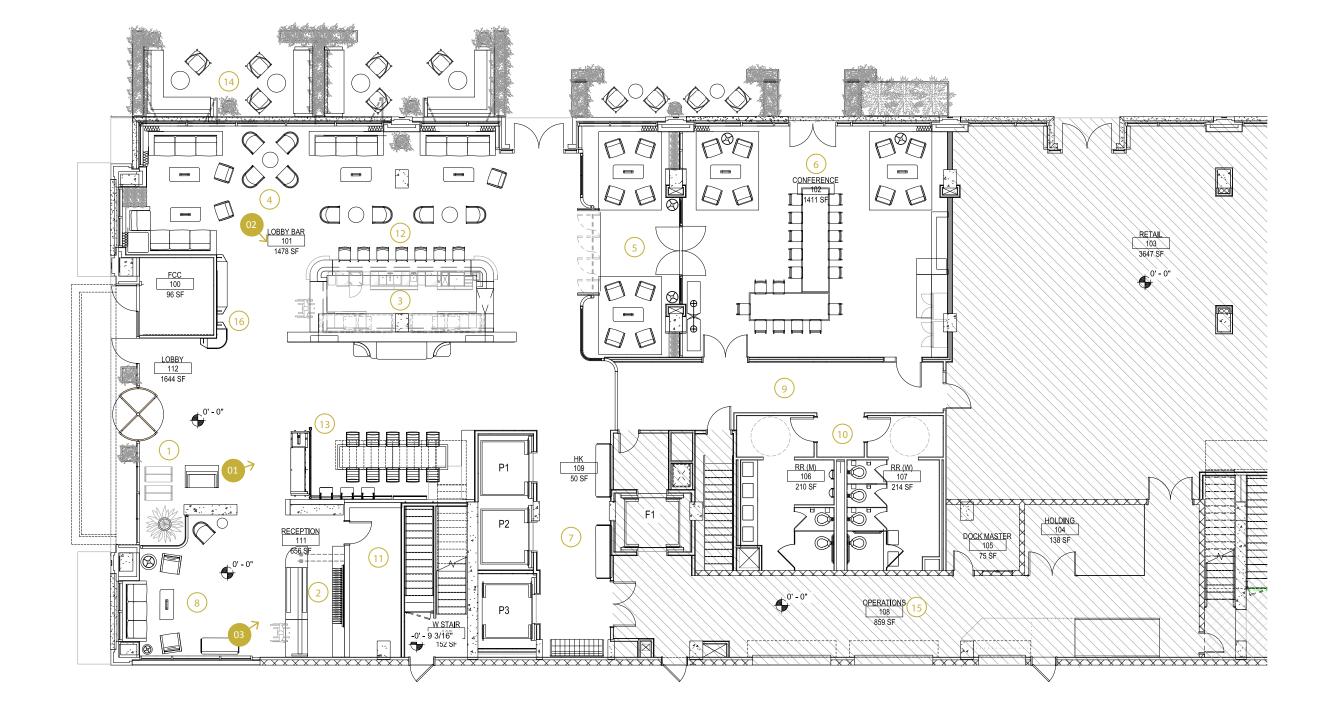
Total: 8

SEAT COUNT : PATIO

• Lounge: 28

Total: 28

TOTAL: 118



Thompson DC

















































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.

Deliverables:

01 Design Development drawing set and specifications documents.

Schedule:

- **01** Design Development Phase I Model Room architectural and FF&E tender documentation sets.
 - Duration: 6-8 weeks

- **04** Develop furniture and casegoods package.
- **05** Develop preliminary bid set and budget for custom decorative and lighting and furniture.

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

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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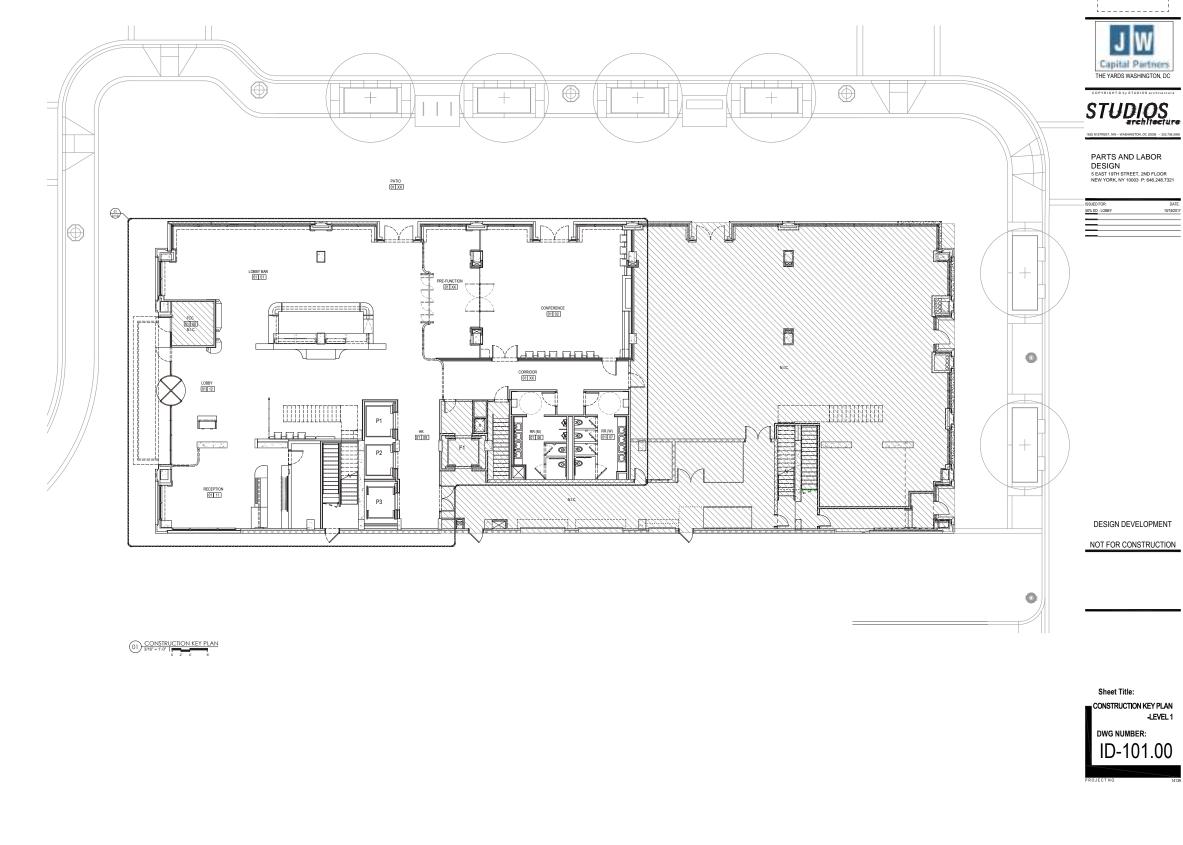
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PLD Thompson DC

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K ESCAL ESCALATOR HAND BOTTOM EST ESTIMATE K VALUE THOUSAND OPP GOPOSITE 30 BOLAD TE EXHANTE K VALUE THEMAL OPP OPTIONAL BELOW THEME EXP EXPOSED OR CONJULTIONTY OPD OPTIONAL	ATTACHED TO A FIRE-RESISTIVE SUB-STRATE WITH MECHANICAL FASTENERS AND/OR ADNESUE- URRING, IF REQUIRED, SHALL BE FIRE-STOPPED WITH SOLID BLOCKING SPACED A MAXIMUM OF 8' ON CENTER. WODD FURRING, WHERE REQUIRED SHALL BE FIRE-TREATED LUMBERE CONFORMING TO ASTIME RE&A. NOH AVING A THICKNESS NOT	DENSITY FIBERBOARD (MDF) WITH PRIMED FINISH ALL SEAMS TO BE FILLED FOR SMOOTH SEAMLESS FINISH UNLESS NOTED OTHERWISE. ANY SUBSTITUTION OF MATERIALS MUST RECIEVE APPROVAL PRIOR TO FABRICATION.	NOTATION ELEVATION HIEGHT DESIGNATOR CLC HT : 100-0 HEIGHT	
NINUO-AACAMA GALALE KITENDROR KO KINEKKKUTT OO NO ONTSDE BASELINE EXT EXTERIOROR (KO KINEKKUTT OO NO ONTSDE BASELINE EXTERIORORON EXTER EXTERIOLOGIE KIESPER ORN ORNAMENTAL 5 BLUCOMO EXTER EXTERIOR SQUAREFOOT 0, QUAKE	GREATER THAN 1-1/4". 10) INSTALL ALL ITEMS RIGID AND SECURE, PLUMB AND LEVEL. IN ALL INSTANCES WHERE MILLWORK OR CASEWORK ADJOINS OTHER WORK, THE	04) 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.	CEILING HIEGHT DESIGNATOR	
CLG BELOW GRADE KSI KIPSPER NG ELW FA FREALAMH KILOWAFE INAL P POLE BOTTOM FAR FLORA BELAMH KILOWAFT PARAPET BOTTOM FAR FLORA BELA BOTTOM FAR FLORA BELAMMATT BOARD E ACK OF BATTO FLORA TOTAN FLAM LAMMATT BOARD	MILLWORK OR CASEWORK SHALL BE SCRIBE CUT TO MAKE A NEAT AND PRESENTABLE JOINT. 11) THE GENERAL CONTRACTOR IS TO ALIGN AND FLOAT ALL FLOOR FINISH MATERIALS UNLESS NOTED OTHERWISE ON THE FLOOR FINISH	05) SUBMITTAL OF ALL MILLWORK SAMPLES SHALL HAVE THEIR FINISH APPLIED TO ACTUAL PRODUCTION MATERIAL. 06) MARINE GRADE PLYWOOD SHALL BE USED AT ALL WET LOCATIONS	DATUM MARKERS	
BRACK PD FLOOR DRAIN GLASS CEMENT BRACK PDK FREDOPT LAMPIL LAMBINITED BRATK PDK FREDOPT LAMPIL LAMBINITED CONCETTON FREDOPT PLASTIC VIC CENTRE TO FETTIN FEREDOPT PLASTIC C CENTRE TO FETTIN FEREDOPT PLASTIC C CENTRE TO FETTIN FEREDOPTION LAB PLANOIS CURFETET	PLANS. 12) WHERE NEW CONSTRUCTION MEETS EXISTING ADJACENT MATERIALS, CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT ALL AREAS	INCLUDING SUBSTRATES FOR STONE AND TILE FINISHES. UNLESS NOTED OTHERWISE.	(FLAMAC) DOOR NUMBER DOOR NUMBER	
ULUE THERMAL EXTINGUISER CHOTE NELASIVESIBLE CONDUCTANCE FEC FIGE ELCO LINEAR CONCRETE CARINET EXTINGUISER CELING UNEAR INSTITUTE M CATVALK CABARET DIFFUSER FCP PORTLAND TRUCTON FF L. PRIST-FLOOR LOGU LIGHTWEIGHT CEMENT FILLIZION FF L. TATVAN CONCRETE FILLIZION	REQUIRING TOUCH-UP WORK OR FINISH MATCHING TO BLEND NEW CONSTRUCTION WITH EXISTING. 13) CONTRACTOR TO COORDINATE WITH THE ARCHITECT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND THE AS-BUILT CONDITIONS	ELECT. GENERAL NOTES	PDR ROOM NAME 01 101 ROOM NUMBER 818 SF ROOM AREA	
DOUMENTS FF FACE OF HASONEY PERM PERMETER CONTRACT FINSH UNIT PERM PERMARAT XEXITS FFACE RUNITURE, LD LINEAR PERP CESANGE FILTURE CONTRACTOR AND LINEAR FEET PF DONG OF RUNRINGED FOLIPPINT LH LEFT MAD WITERSCTON	PRIOR TO ANY WORK OR INSTALLATION. 14) WHERE STONE MEETS A DIFFERENT MATERIAL, A METAL BAR (BUILDING STANDARD) IS TO BE INSTALLED AT THE STONE EDGE.	NOTED OTHERWISE ON CONSULTANT DRAWINGS & INTERIOR DRAWINGS. ELECTRICAL SHOWN IS FOR PLACEMENT LOCATION ONLY, SEE ELECTRICAL ENGINEERS PLANS FOR SWITCHING, CIRCUITRY, ETC. REPLACE ALL ELECTRICAL OUTLET SOCKETS AND COVERPLATES IN STANDARD FINISH		I BE CONTRACTOR
CONTRACTOR FG TWODD GLASS LIFE THAND PL PLASTER FIRENESSO PH FRE EXCIPEDELES PF GLAR PARAMA GUINPEAT HYDRAAT E BRAZEY CONTRACTOR FF FRE FRANKLON LIFE LIFE CONTRACTOR PARAMA CONTRACTOR CONTRACTOR FF FRE FIRENESSION LIFE LIFE CONTRACTOR NSTALLO FF FRE FIRENESSION LIFE LIFE CONTRACTOR NSTALLO FF FRE FIRENESSION LIFE CONTRACTOR NSTALLO FRE FIRENESSION FRE FIRENES	15) CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, ETC.	AS SPECIFIED. PROVIDE (AS SPECIFIED) OUTLETS AND COVERPLATES FOR NEW ELECTRICAL & PHONE OUTLETS. 22) ALL NEW ELECTRICAL, PHONE, FAX AND TELEVISION OUTLETS SHALL BE MOUNTED HORIZONTALLY WITH THE CENTER LINE OF THE COVER	ROOM MATRIX MARKER	
N CONTRACTOR SDES LL LANGLORD PLASTIC RURNISHED FIX FOXTURE LPW LUHENG PLAM PLASTIC ALLED ANNER FLASHING WATT LANKARE LUNGNIG DANKER FLASHING CONTUNT LIGHTLINGTHER FOXON PLANDING	16) PROIVDE SAMPLES OF ALL MATERIALS & FINISHES PRIOR TO INSTALLATION AND FULL SIZE SAMPLES / MOCKUPS WHERE REQUESTED BY THE DESIGNER OR ARCHITECT.	PLATE CENTERED AT +18" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE ON THE FLOOR FINISH PLAN OR INTERIOR ELEVATIONS. 03) ALL NEW THERMOSTAT SENSORS AND/OR THERMOSTAT CONTROLS	\square	MATERIAL INDICATORS
R CHLLED OPENNG LTG LLGHTING PPOL POLSHED ERRETURN FOC FACEOF LTG PALLGHTING PLATEGA S CHLLED CONCRETE PAREL DAVID TOTAL FACEOF LL DA VOLTAGE PAREA E CUBOY FOR A CALL OF A CALL OF DAVID A CALL OF	17) THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD OF DIRECTORS.	SHALL BE MOUNTED VERTICALLY WITH THE CENTER LINE OF THE COVER PLATE CENTERED AT -60° ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE ON THE FLOOR FINISH PLAN OR INTEROR FLEVATIONS. 04) ALL NEW WALL MOUNTED FIRE ALARM STROBE UNITS SHALL BE		
LL FOUNT FOURIAIN INSULATING Form POWING FOR CIRCLE FOW FACEOF CONCRETE FOR WALL FOR FOR FOR FOR STRUCTON JOINT FP FIRE PROOF M HETER FSI POUNDS FOR CONTROL FR FIRE BATING MAHOGANY SQUARE FRG FIRE MAINT	18) CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIFED CLEAN AND FREE OF DUST, MALLS, EXPOSED STRUCTURAL MEMBERS, STARS	MOUNTED VERTICALLY WITH THE BOTTOM EDGE OF THE COVER PLATE AT +80° ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE ON THE FLOOR FINISH PLAN OR INTERIOR ELEVATIONS.	REVISION CLOUD AND DELTA	MARNE GRADE PLYWOOD GRAVEL FILL VENERL LAMINATE, BIO PRO CERAMIC TLE PLYWOOD GRAVEL FILL VENERL LAMINATE, BIO PRO CERAMIC TLE PLYWOOD GRAVITALE BOARD
CENTER LINE GYPSUM MATL MATERIAL TENSIONED OR CELING FRP FIBERGLASS MAX MAXINUM PAINT INF FFILING DEVELOPMENT MAX MAXINUM PT CONC POST	AND RAILINGS, CABINETRY, DUCT WORK, SPRINKLER PIPES, INTERIOR AND EXTERIOR GLAZING. ALL FLOORS MUST BE MOPPED CLEAN. 19) CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSEOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTEES AND	CEILING GENERAL NOTES	VINDOW NUMBER	INSHED HARDWOOD CONCRETE BLOCK CONTINUOUS BLKG NO-CONTINUOUS GLASS
CAULKINNG FTG POTING NDO HEDUM PUR PURLINS COLUMINUR FURN DEGISTY COLUMINUR FURN COLUMINUR FURN LINE FURG FURNISH ME OVERLY RECOMPLICATE FURN LINE FURG FURNISH MEYNEN MEYNENNER (TAB FURNISH FURNISH MEYNEN) TAB FURNISH FURNISH MEYNENNER TAB FURNISH FURNISH MEYNENNER FURNISH FURNISH FURNISH FURNISH	WARRANTEES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY. COORDINATE WITH OWNER.	01) REFER TO ARCHITECTURAL DRAWINGS FOR CEILING CONSTRUCTION DETAILS. 02) ALL EXISTING FIRE SPRINKLER HEADS, HVAC DIFFUSERS, RETURN AIR	X	
COLUMN COVERING MECHANILA SECT. SECTION CONCRETE ROOM SIN SIMILAR NRRY MED MEDIUM STL STEEL UNIT GA GAUGE METD METALDOOR STRUKT. STRUCTURE CONCRETE GALV GALVANZED METF METAL DSST. STANLESS CONFERENCE GA. GAAB AR FLALSHIG STEEL	20) THE TENANT'S CONTRACTOR WILL REPAINT AND/OR REPAIR THE LANDLORD'S PROPERTY (BULKHEADS, NEUTRAL PIERS, REAR CORRIDOR, ETC.) DAMAGED DURING TENANT IMPROVEMENT.	GRILLES, LIGHT FIXTURES, SPEAKERS, CAMERAS, EXIT SIGNS, ETC. ARE TO REMAIN UNLESS NOTED OTHERWISE ON THE ARCHITECTURAL AND/OR CONSULTANT DRAWINGS TO BE REMOVED OR RELOCATED.	FLOOR TRANSITION	HARDBOARD CONCRETE BLOCK SOUND INSULATION CARPET ON PAD
TR CONTRACTOR CONTRACTOR CONTRACT, MP HLLFNISH COM- CONTRACTOR STRUCTURE CONSULT OFFIC CALLSFREER MP HLLFNISH SUCTANT CONSULT OFFIC CALLSFREER MP HLLFNISH CONTRACTOR CONFERENCE CALLSFREER CONTRACTOR CONFERENCE CALLSFREER MP HLLFNISH CONTRACTOR CO		03) ALL EXISTING & NEW CEILING HYAC GRILLES, LIGHT FIXTURE TRINS, SPEAKER TRINS, DOWE CAMERA MOUNTING PLATES AND OTHER PAINTABLE ELEMENTS SHALL BE FINISHED TO MATCH THE ADJACENT NEW CEILING FINISH IN SATIN ENAMEL UNLESS NOTED OTHERWISE.		
COMBINITY RECOMPOSITION DETERMINED CLARPET VPSUM RECOMPOSITION T-6.0 CLARPET RALSSTRER MLARALE. GROVOT CLARPET RALSSTRER. MLARALE. GROVOT <td></td> <td>04) ALL NEW FIRE SPRINKLER HEADS AND SPRINKLER ESCUTCHEON PLATES TO MATCH EXISTING.</td> <td></td> <td>EARTH & COMPACIFIEL STEEL & OTHER METALS BATT INSULATION STEEL & OTHER METALS</td>		04) ALL NEW FIRE SPRINKLER HEADS AND SPRINKLER ESCUTCHEON PLATES TO MATCH EXISTING.		EARTH & COMPACIFIEL STEEL & OTHER METALS BATT INSULATION STEEL & OTHER METALS

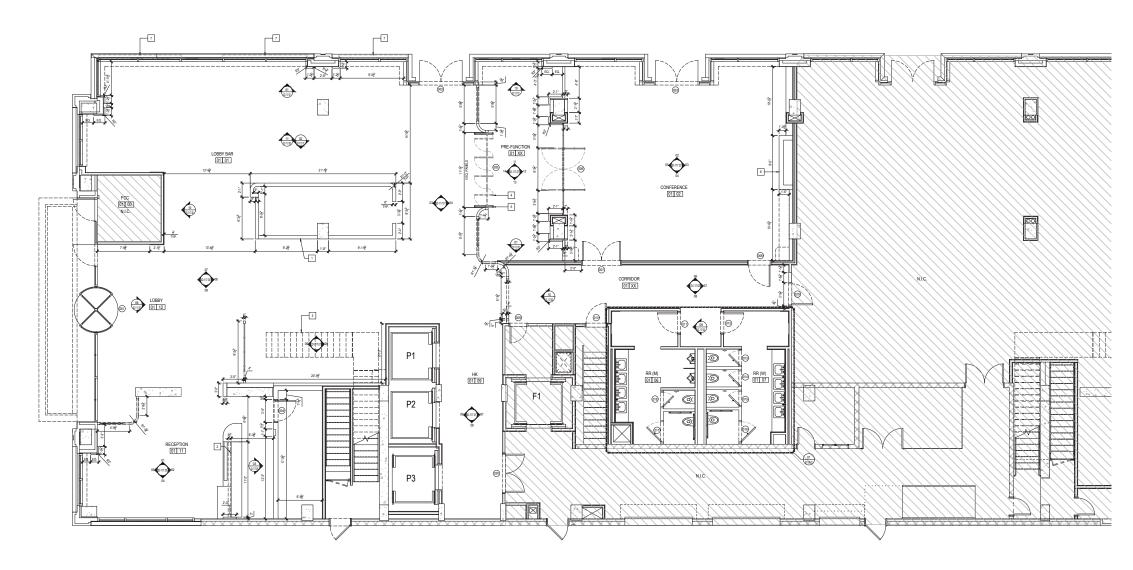
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1. KEY DETAIL NOTE	2. GENERAL NOTES	3. CONSTRUCTION KEY
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00) - 200 REFER TO DOOR SCHEDULE		

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01 FLOOR FINISH PLAN

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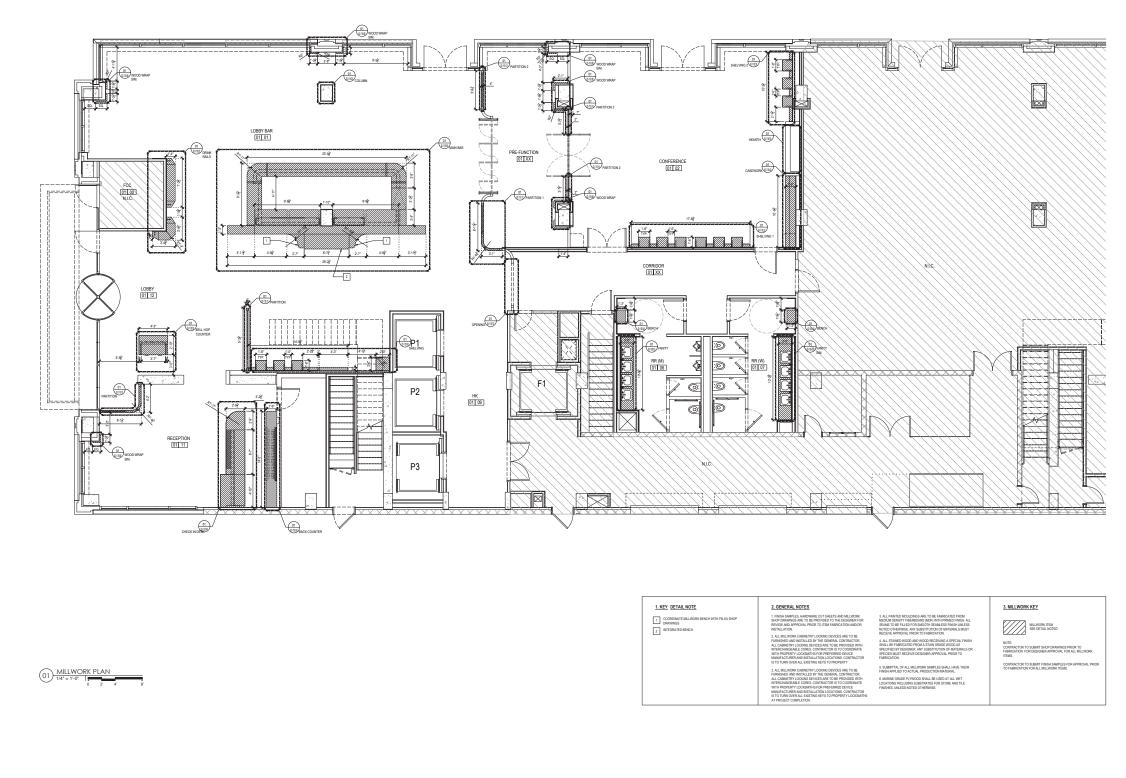
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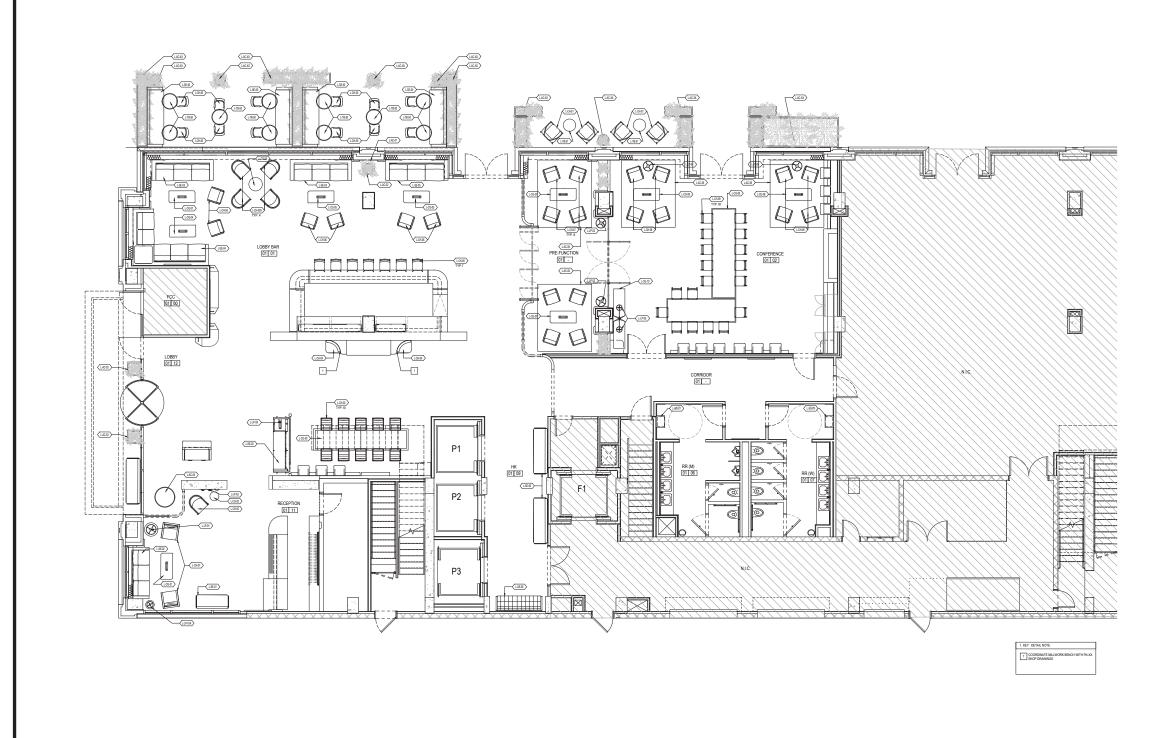
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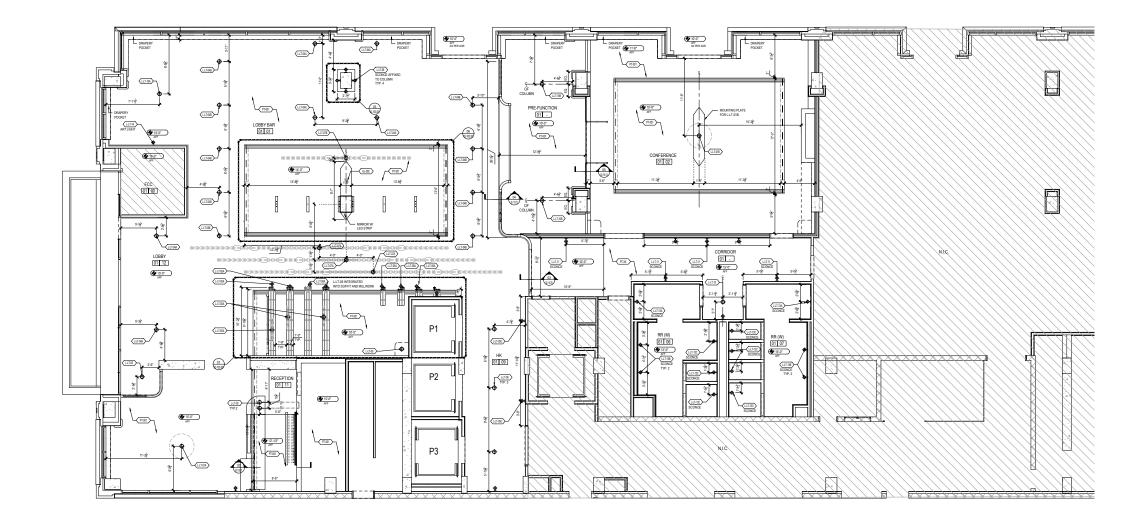
01 FURNITURE PLAN 1/4" = 1'-0" 0 2' 4'



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01 REFLECTED CEILING PLAN

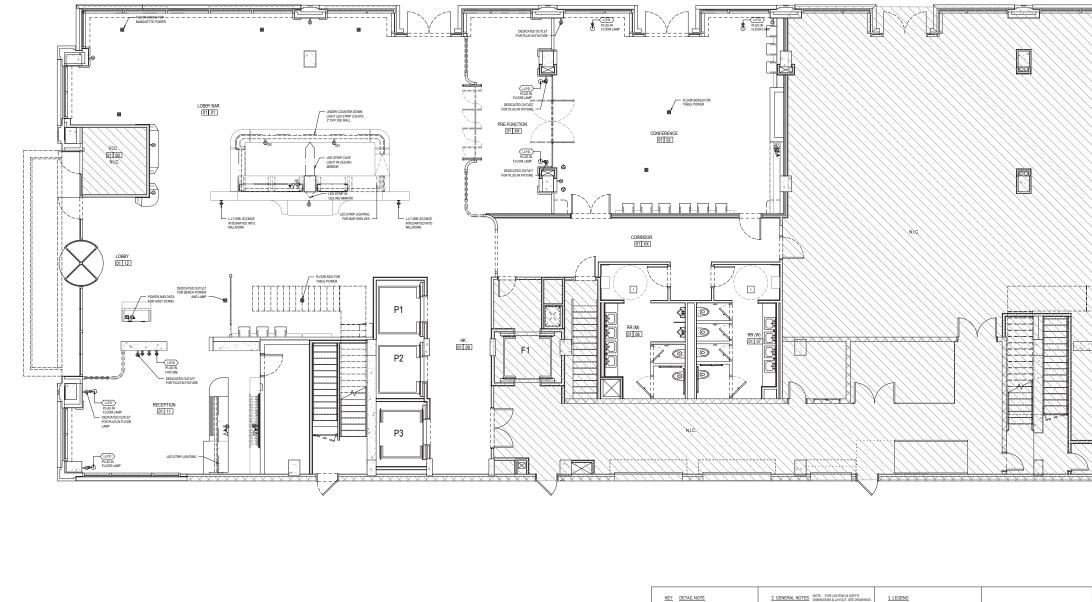
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KEY DETAIL NOTE	2. GENERAL NOTES DIMENSIONS & LAYOUT, SEE DRAWINGS	3. LEGEND	
SEE AOR SET FOR BATHROOM POWER	UNLESS NOTED OTHERWISE:	SYM. DESCRIPTION	
1 REQUIREMENTS.	1. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN. A COPY OF LICENSE TO BE SUBMITTED /	NEW WALL MTD. SWITCH NOTE: ALL FORTURES ON DIMMERS U.O.N.	FLOOR RECESSED DUPLEX OUTLET
	FAXED TO ARCHITECT PRIOR TO WORK STARTING.	\$' 3-WAY LIGHT SWITCH	FLR RECESSED DATA JACK, CATEGORY 6
	 REPLACE ALL REMAINING EXISTING OUTLETS AND SWITCHES WITH NEW. 	Q CONTACT SWITCH	FLR RECESSED PHONE JACK, CATEGORY 6
	 ALL SWITCHES [IF SWITCH NOT ON DIMMER] TO BE STANDARD TOGGLE TYPE, COLOR: WHITE. 	φ SINGLE DEDICATED OUTLET	 IPOD STATION, PROVIDE MEDIA CABLE TO OFFICE, VERIFY CABLE REQUIREMENT.
	4. VERIFY WITH ARCHITECT ANY DIMMER SWITCHED	QUAD OUTLET, ORIENT VERTICALLY U.O.N.	SD SMOKE DETECTOR, HARDWIRED PER CODE
		P DUPLEX OUTLET	CARBON MONOXIDE DETECTOR, HARDWIRED PER CODE
	6. OUTLETS MTD. (); 12" A F.F. U.O.N; UNLESS SPECIFIED	COVER PLATE	SPEAKER - CEILING MTD., WIRE BACK TO STEREO LOCATION
		G.F.L. DUPLEX OUTLET	AMP STEREO AMPLIFIER WIRED TO SPEAKERS & IPOD DOCK STATION
	 OUTLETS, SWITCHES & DIMMERS SUPPLIED BY CONTRACTOR 	PHONE JACK, CATEGORY 6	CATU CABLE BOX, PROVIDE VIDEO CABLE FROM CABLE BOX TO FLAT SCREEN TVS
	 INSTALL MN. 5 TELEPHONE LINES FOR DATA & PHONE. ALL LINES TO BE 'CATEGORY V' TYPE WIRE. VERIFY PHONE & DATA REQUIREMENTS WITH OWNER. 	FAX / DATA JACK, CATEGORY 6	ELECTRICAL PANEL
		SEGURE SERVICE SUPPORT OF SERVICE URLESS NOTION OFFENSIONE URLESS NOTION OFFENSIONE URLESS NOTION OF PERSIONE OF A VICTORID URLESS NOTIONAL REPORT OF A VICTORIDA VICTORI	ALE ADDRET FOR ANTI-ROOM POWER ULEES INCIDE DOFERINGE SUPER CONSTRUMES SUPER CONSTRUMENTS LE ACCINCLA VIEW ON TO BE REPORTINGED IN A LARGENCE LECTIONAL VIEW ON TO BE REPORTINGED IN A LARGENCE LECTIONAL VIEW ON TO BE REPORTINGED IN A LARGENCE LECTIONAL VIEW ON TO BE REPORTINGED IN A LARGENCE SUPER LARGENCE ADDRET IN A LARGENCE ADDRET IN A LARGENCE LECTIONAL VIEW ON TO BE REPORTINGED IN A LARGENCE LECTIONAL VIEW ON TO BE REPORTINGED SUPER LARGENCE ADDRET IN A LARGENCE LECTIONAL VIEW ON THE REPORTINGED SUPER LARGENCE ADDRET LECTIONAL VIEW ON THE REPORTINGED SUPER LARGENCE ADDRET LECTIONAL VIEW ON THE REPORTINGED SUPER LARGENCE ADDRET LECTIONAL VIEW ON THE REPORT IN A LARGENCE LECTIONAL VIEW ON THE REPORT IN A LARGENCE SUPER LARGENCE ADDRET LECTIONAL VIEW ON THE REPORT IN A LARGENCE SUPER LARGENCE ADDRET LECTIONAL VIEW ON THE REPORT IN A LARGENCE SUPER LARGENCE ADDRET LECTIONAL VIEW ON THE REPORT IN A LARGENCE SUPER LARGENCE ADDRET LECTIONAL VIEW ON THE REPORT IN A LARGENCE SUPER LARGENCE ADDRET SUPER LARGENCE SUPER LARGENCE ADDRET SUPER LARGENCE ADDRET SUPER LARGENCE ADDRET SUPER LARGENCE SUPER LARGENCE ADDRET SUPER LARGENCE ADDRET SUPER LARGENCE ADDRET SUPER LARGENCE SUPER LARGENCE ADDRET SUPER LARGENCE SUPER LARGENCE ADDRET SUPER LARGENCE SUPER LARGENCE SUPER LARGENCE SUPER

01 POWER AND DATA PLAN

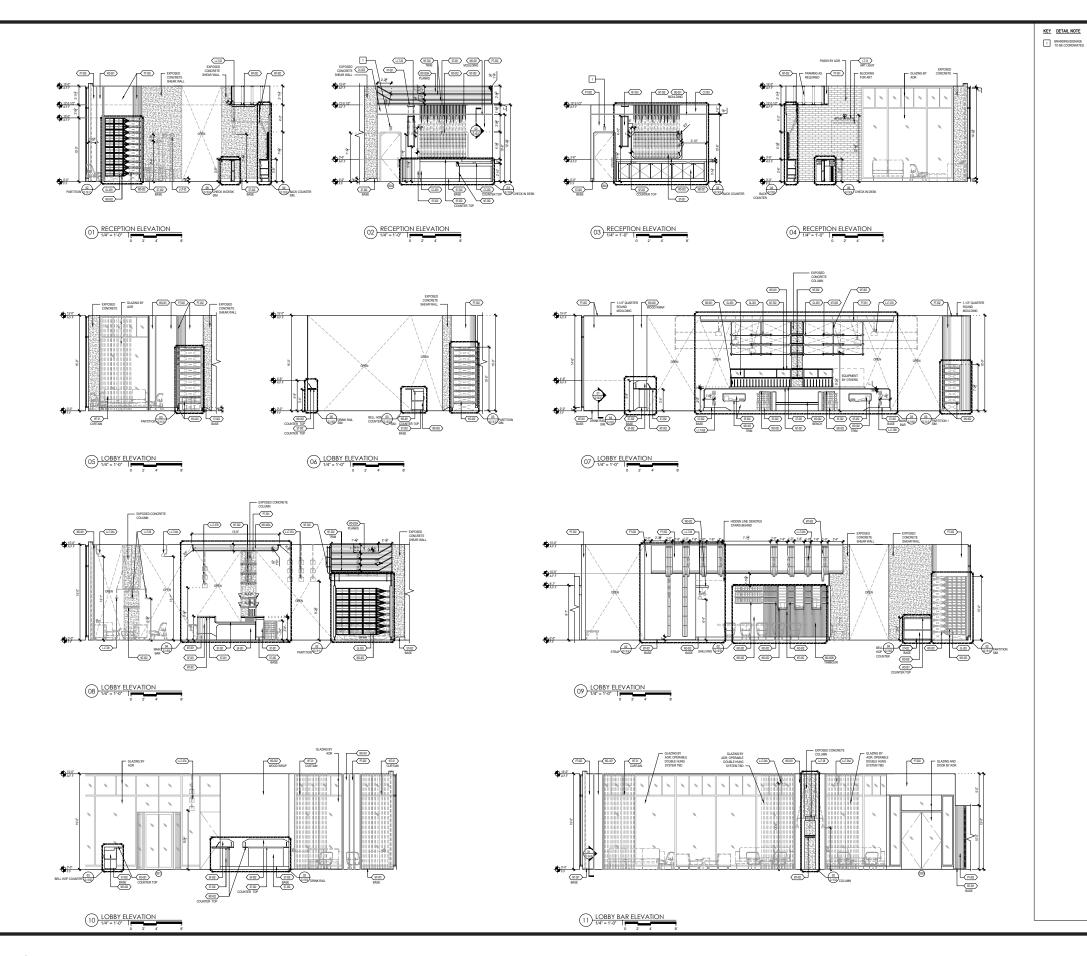
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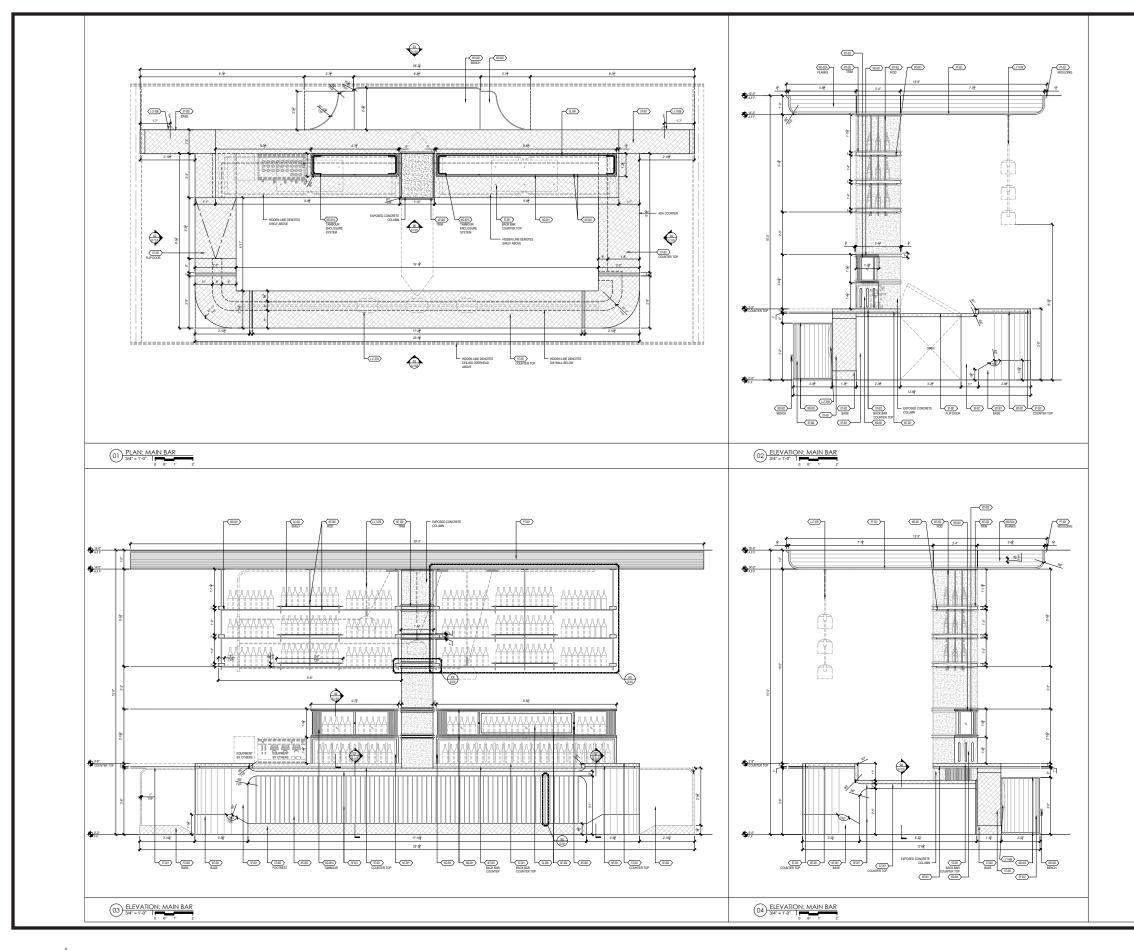
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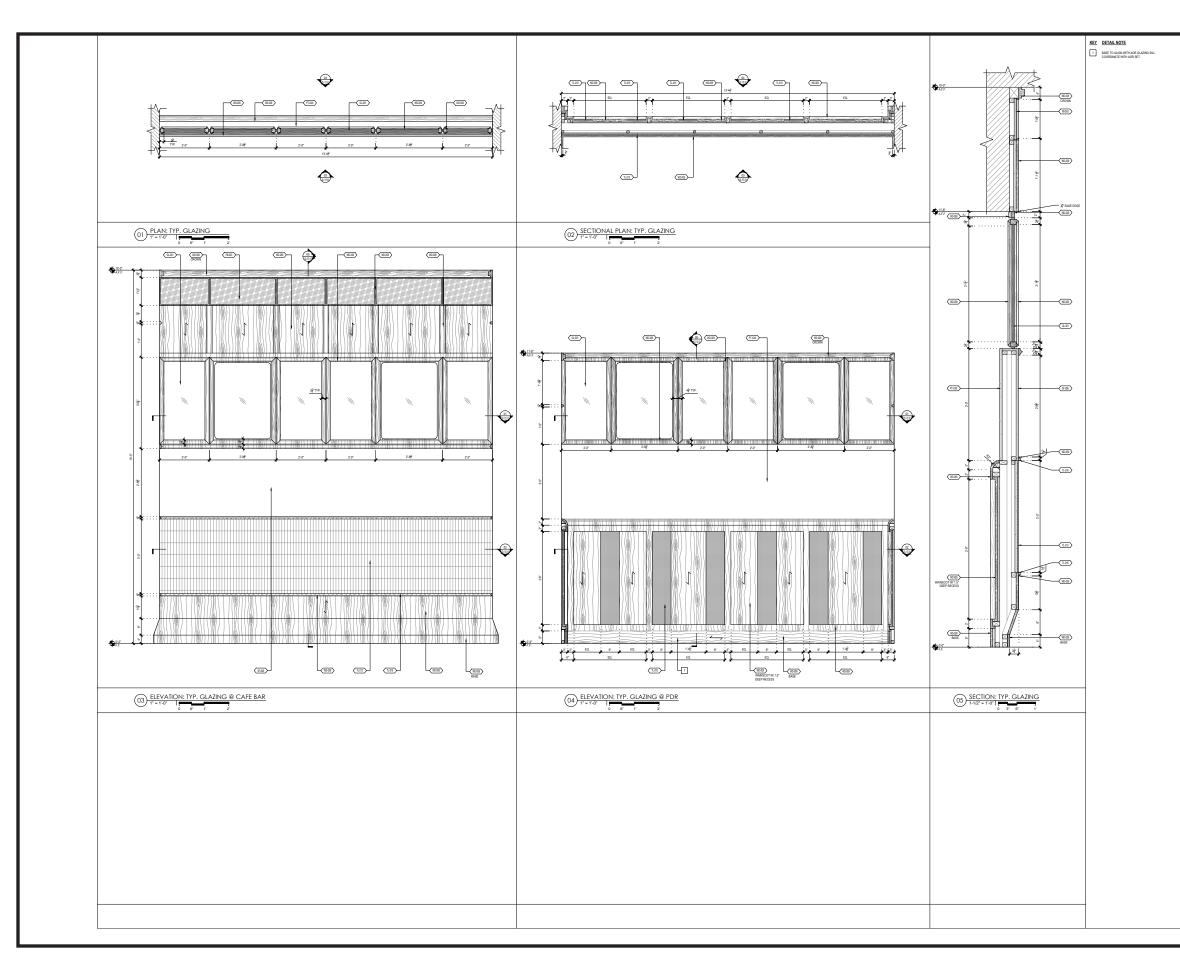
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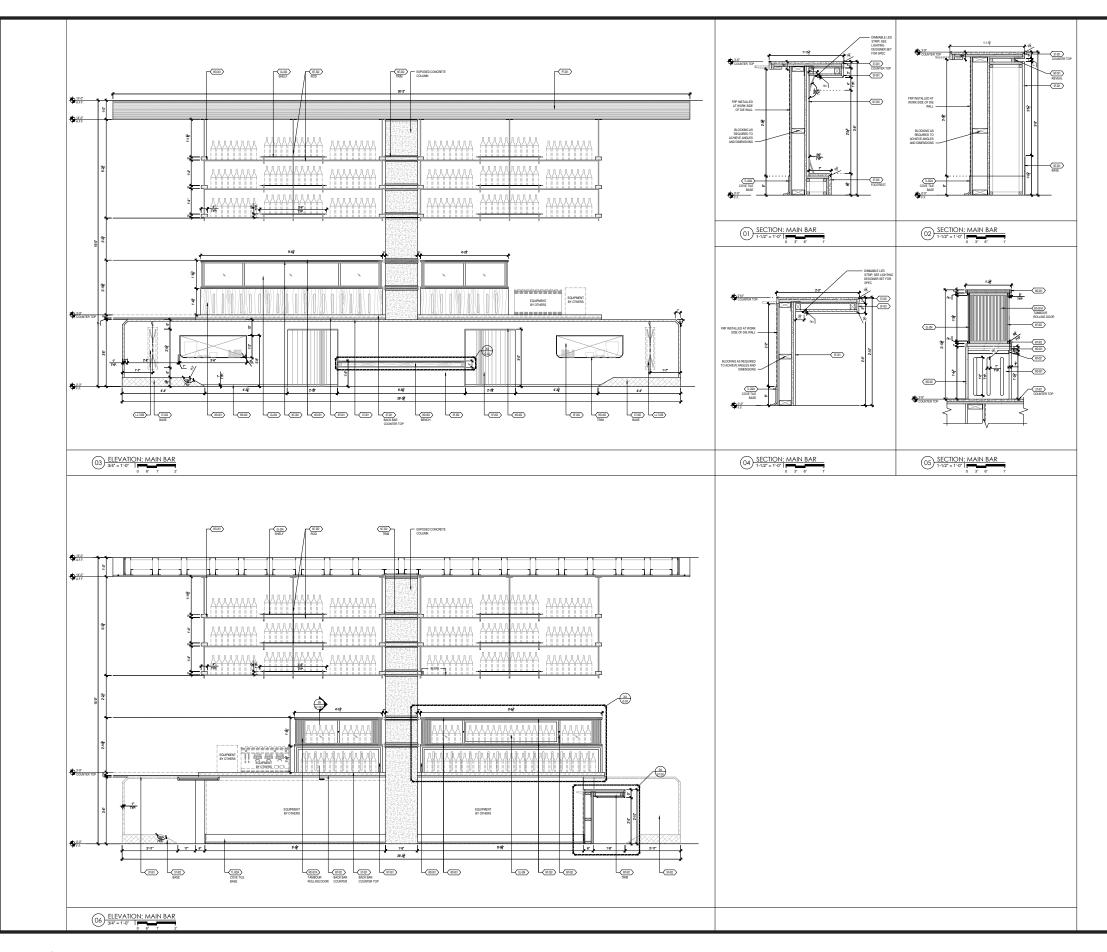
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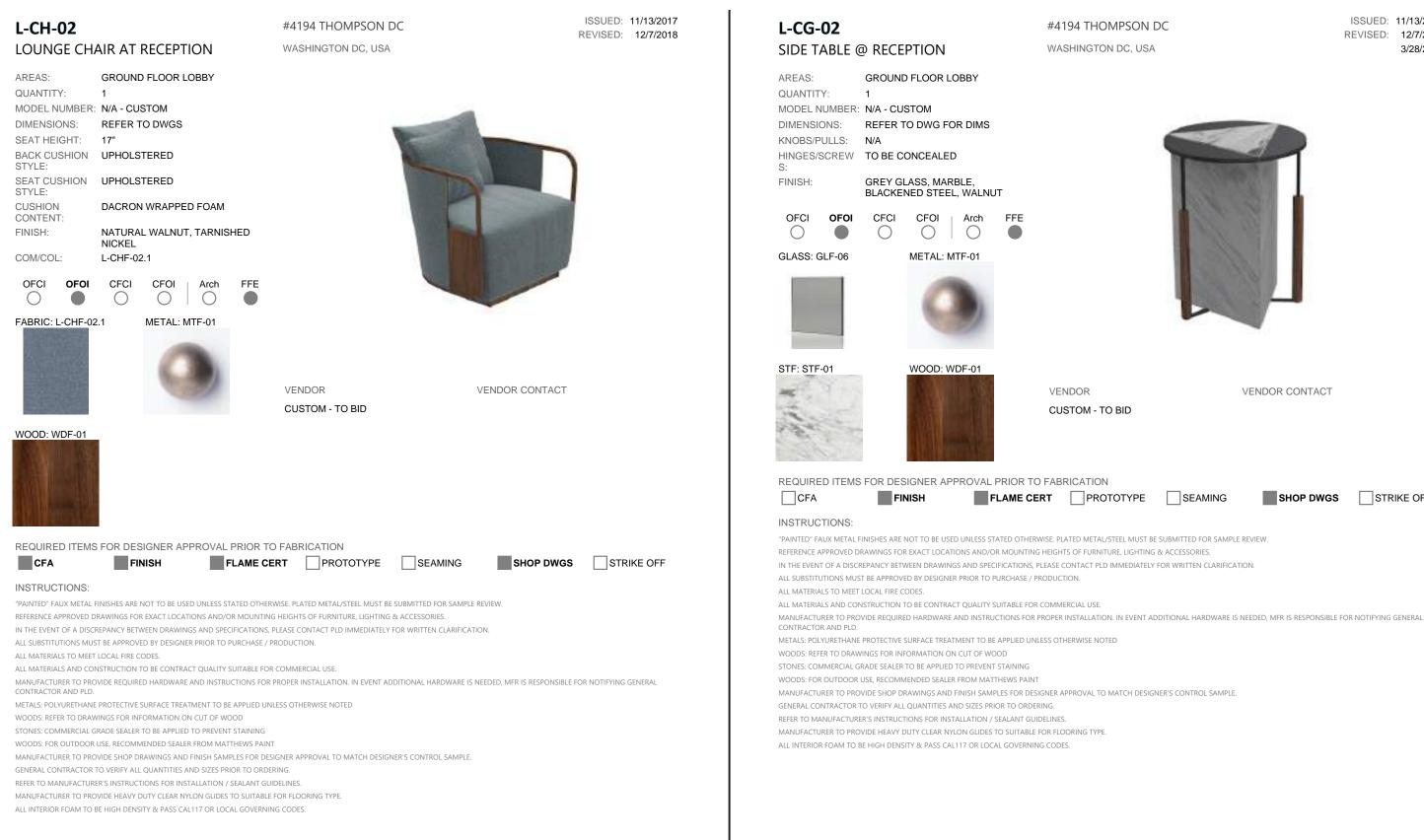
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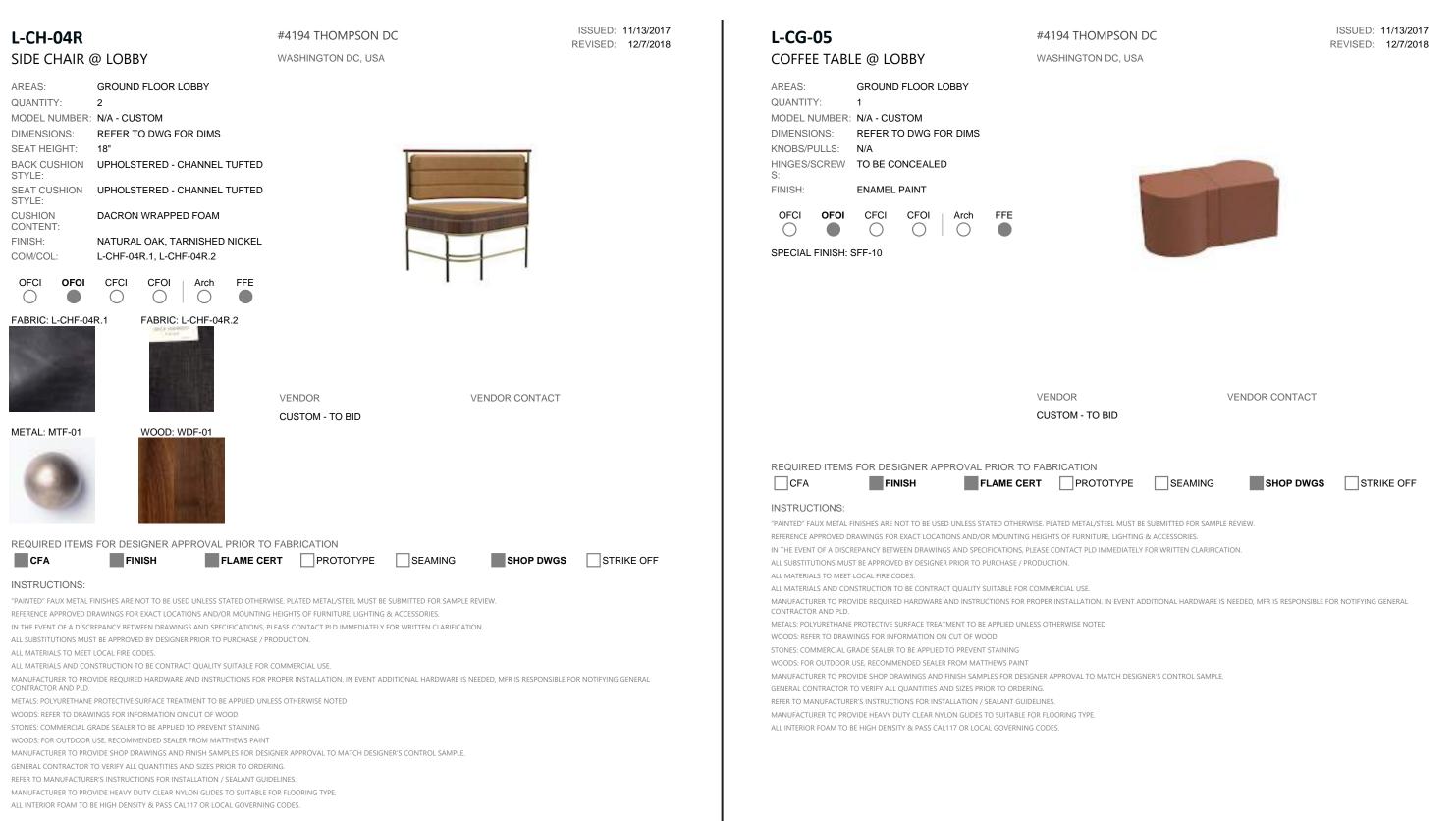


VENDOR CONTACT



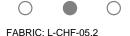






L-CH-05 BARSTOOL @ LOBBY BAR

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 STYLE:	N/A
SEAT CUSHION STYLE:	FULLY UPHOLSTERED
FINISH:	OILED WALNUT
COM/COL:	L-CHF-05.2
	CFCI CFOI Arch FFE





#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	VENDOR CONTACT
SKYLAR MORGAN FURNITURE 1116 LOGAN CIRCLE ATLANTA, GA USA, 30318	404 565 0537 INFO@SKYLARMORGANFURNITURE. WWW.SKYLARMORGANFURNITURE.C

SEAMING

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA	FINISH	FLAME CERT
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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

PROTOTYPE

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-07 CREDENZA @ ELEVATOR LOBBY

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AREAS: QUANTITY:	GROUND FLOOR LOBBY
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
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REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION FLAME CERT PROTOTYPE CFA FINISH

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.

Thompson DC NYC

ISSUED: 12/7/2018 REVISED: 3/28/2019

.COM .COM

SHOP DWGS

STRIKE OFF



IGN C/O HOLLY HUNT

VENDOR CONTACT

3TH STREET NY

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

SEAMING



STRIKE OFF

L-LP-02	#4194 THOMPSON DC	ISSUED: 11/13/2017 REVISED: 12/7/2018	L-LT-01A	#4194 THOMPSON
WALL MOUNTED PLUG FIXTURE AREAS: GROUND FLOOR LOBBY QUANTITY: 1 MODEL NUMBER: N/A - CUSTOM DIMENSIONS: REFER TO DWG FOR DIMS SOCKET: MFR TO ADVISE SOCKET: MFR TO ADVISE CORD: MFR TO ADVISE CORD: TBD / BLACK NYLON CORD OFCI OFOI OFCI OFOI OFCI OFOI OFCI OFOI CFCI COD OFCI OFOI OFCI OFOI OFCI OFOI OFOI CFCI CIASS: GLASS: GLASS: GLF-04	TE VENDOR VENDOR	DR CONTACT	CHANDELIER AT RECEPTION AREAS: GROUND FLOOR LOBBY AUANTITY: I MODEL NUMBER: N/A - CUSTOM MICH NUMBER: N/A - CUSTOM MICH NUMBER: N/A - CUSTOM MICH NUMBER: MICH NUMER: M	
INSTRUCTIONS: "PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MO IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICA ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURC ALL MATERIALS TO MEET LOCAL FIRE CODES. ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITA	CUSTOM - TO BID	SHOP DWGS STRIKE OFF	REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR CFA FINISH FLAME DISTRUCTIONS: PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OT REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUN IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIO ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURCHASS ALL MATERIALS TO MEET LOCAL FIRE CODES. ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITABLE MANUFACTURER TO PROVIDE REQUIRED HARDWARE AND INSTRUCTIONS FOR CONTRACTOR AND PLD. METALS: POLYURETHANE PROTECTIVE SURFACE TREATMENT TO BE APPLIED 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 P MANUFACTURER TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR GONS: CON OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS P MANUFACTURER TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO O	CERT PROTOTYPE HERWISE. PLATED METAL/STEEL MUST TING HEIGHTS OF FURNITURE, LIGHTIN NS, PLEASE CONTACT PLD IMMEDIATE E / PRODUCTION. FOR COMMERCIAL USE. FOR PROPER INSTALLATION. IN EVENT UNLESS OTHERWISE NOTED IG AINT DESIGNER APPROVAL TO MATCH DESI RDERING.

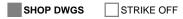
ON DC USA



VENDOR CONTACT







IUST BE SUBMITTED FOR SAMPLE REVIEW.

HTING & ACCESSORIES.

IATELY FOR WRITTEN CLARIFICATION.

ENT ADDITIONAL HARDWARE IS NEEDED, MFR IS RESPONSIBLE FOR NOTIFYING GENERAL

DESIGNER'S CONTROL SAMPLE.

L-LT-02 PENDANT @ RECEPTION	#4194 THOMPSON DC WASHINGTON DC, USA	ISSUED: 9/4/2018 REVISED: 9/4/2018 12/7/2018	L-LT-05A INTEGRATED FLUSH MOUNT AT LOW WALL	#4194 THOMPS WASHINGTON DC,
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			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 O O O O O	
WOOD: WDF-01	VENDOR VENDOR CONTACT			NOTES G.C. TO ENSURE 2 VENDOR CUSTOM - TO BID
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INSTRUCTIONS: "PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHER REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, I ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURCHASE / P ALL MATERIALS TO MEET LOCAL FIRE CODES. ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITABLE FOR MANUFACTURER TO PROVIDE REQUIRED HARDWARE AND INSTRUCTIONS FOR CONTRACTOR AND PLD. METALS: POLYURETHANE PROTECTIVE SURFACE TREATMENT TO BE APPLIED UNI- 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 DES GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO ORDER REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUI	G HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES. PLEASE CONTACT PLD IMMEDIATELY FOR WRITTEN CLARIFICATION. PRODUCTION. R COMMERCIAL USE. PROPER INSTALLATION. IN EVENT ADDITIONAL HARDWARE IS NEEDED, MFR IS RESPONSIBL LESS OTHERWISE NOTED T GIGNER APPROVAL TO MATCH DESIGNER'S CONTROL SAMPLE. RING.	E FOR NOTIFYING GENERAL	INSTRUCTIONS: "PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTH REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNT IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATION ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURCHASE ALL MATERIALS TO MEET LOCAL FIRE CODES. ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITABLE F MANUFACTURER TO PROVIDE REQUIRED HARDWARE AND INSTRUCTIONS FO CONTRACTOR AND PLD. METALS: POLYURETHANE PROTECTIVE SURFACE TREATMENT TO BE APPLIED O 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 PA MANUFACTURER TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR D GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO OR REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT O	ING HEIGHTS OF FURNITURE, LIG IS, PLEASE CONTACT PLD IMMED / PRODUCTION. OR COMMERCIAL USE. DR PROPER INSTALLATION. IN EV UNLESS OTHERWISE NOTED S INT DESIGNER APPROVAL TO MATCH DERING.

MPSON DC IDC, USA

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



RE 2" J-BOX IS PROVIDED.

VENDOR CONTACT

OTYPE SEAMING







TEEL MUST BE SUBMITTED FOR SAMPLE REVIEW. RE, LIGHTING & ACCESSORIES.

MMEDIATELY FOR WRITTEN CLARIFICATION.

I. IN EVENT ADDITIONAL HARDWARE IS NEEDED, MFR IS RESPONSIBLE FOR NOTIFYING GENERAL

ATCH DESIGNER'S CONTROL SAMPLE.

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.

Deliverables:

- **01** Construction Document drawing set and specifications documents.
- **02** Final bid set documents for decorative lighting and furniture.

Schedule:

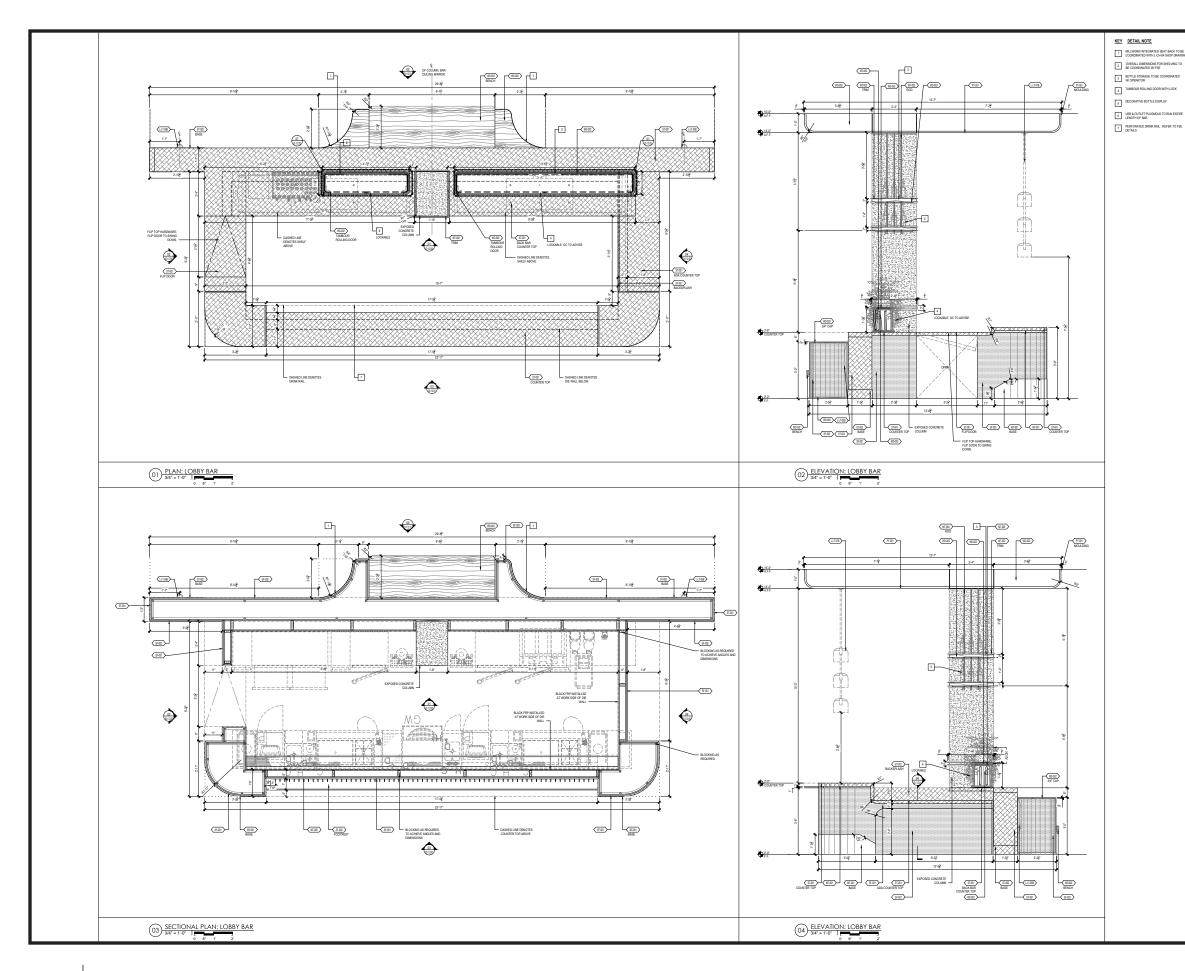
- **01** CD Phase I Public and F&B areas architectural FF&E design construction documentation sets.
 - Duration: 12-14 weeks
 - *Case study reflects Phase I
- **03** Bidding / Negotiation Finalize decorative lighting fixture package.
 - Duration: 8-10 weeks

- **04** Finalize furniture and casegoods package.
- **05** Finalize bid set for custom decorative lighting and furniture.

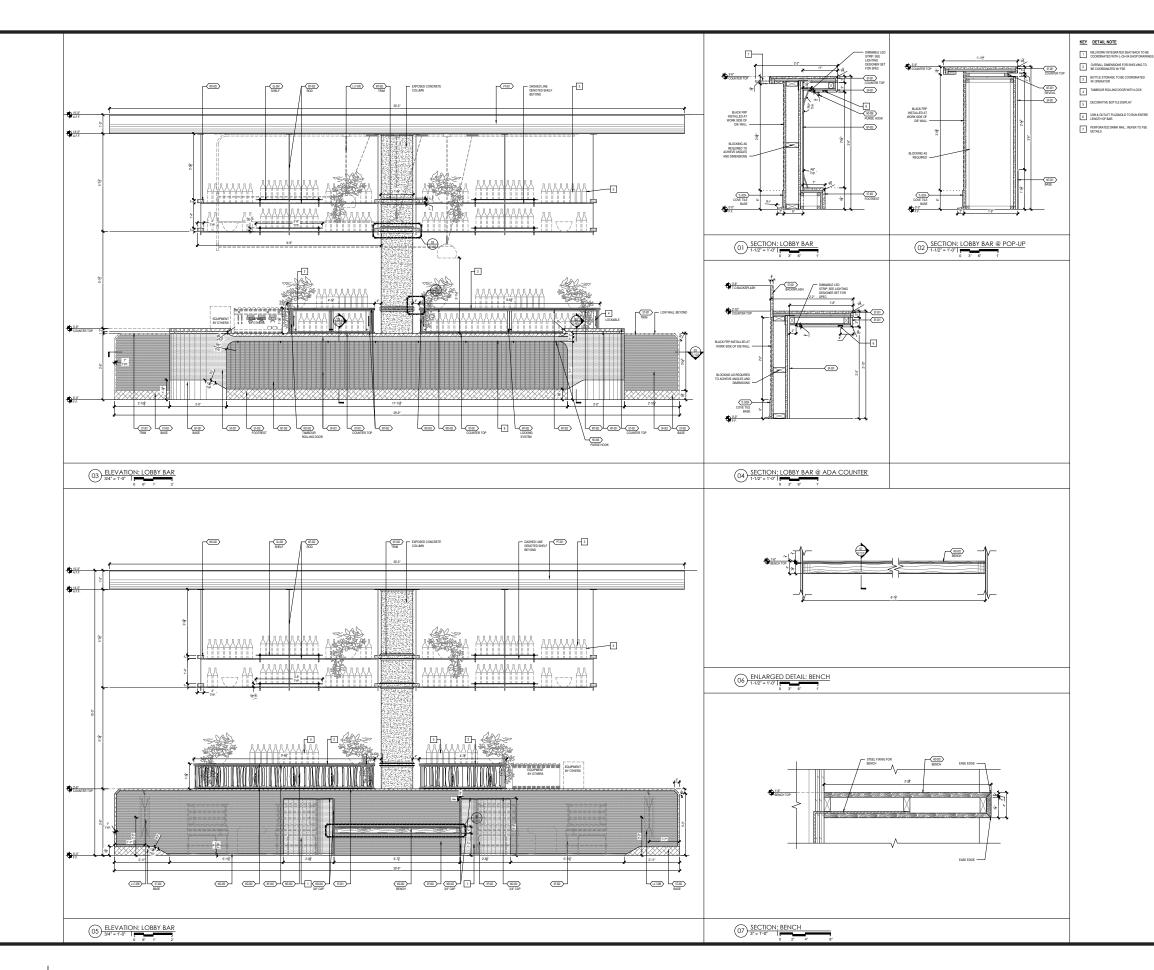
03 Comprehensive matrix of all furniture, fixtures, accessories and decorative lighting items to be included for use by Owner's consultants for final budgeting and procurement.

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

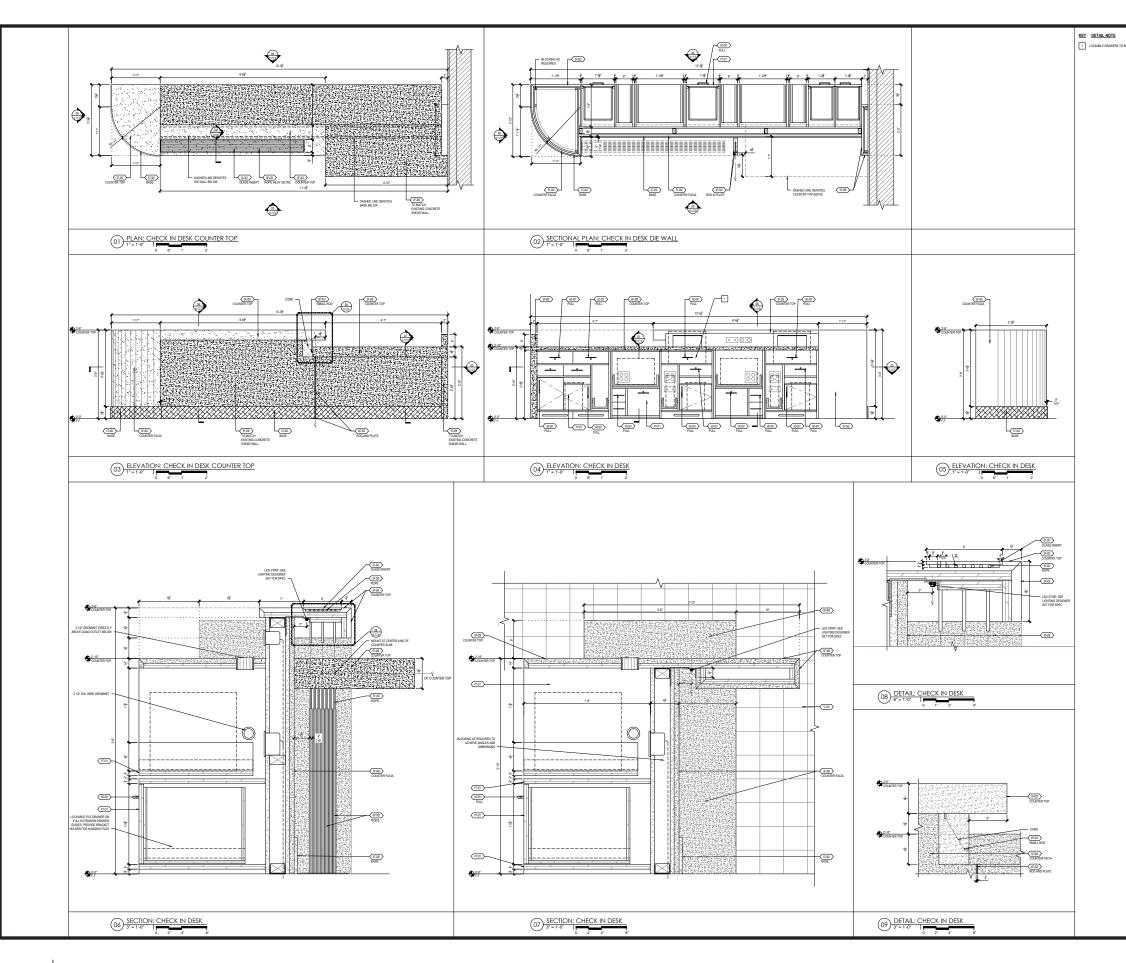
Duration: 4-6 weeks (initiates after final model room approval.)



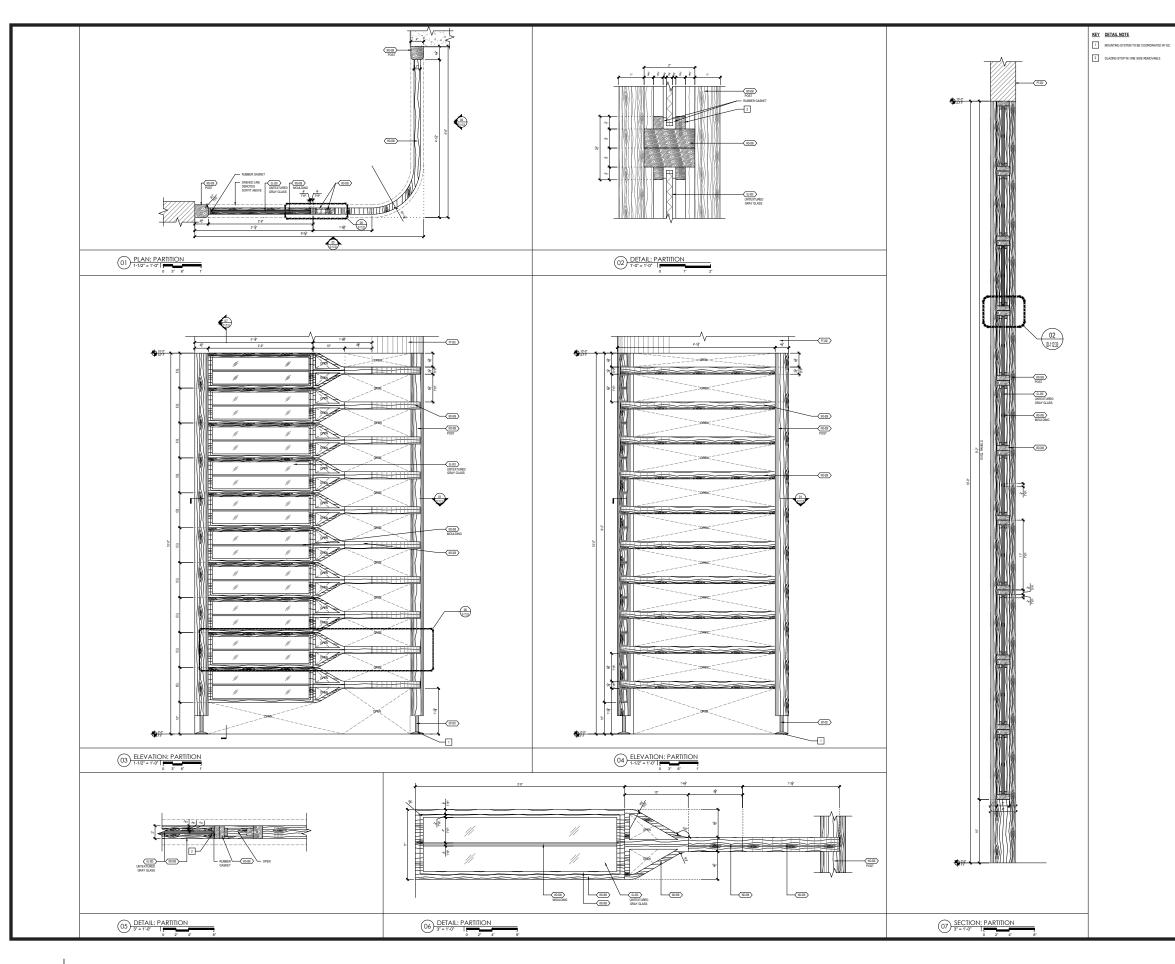
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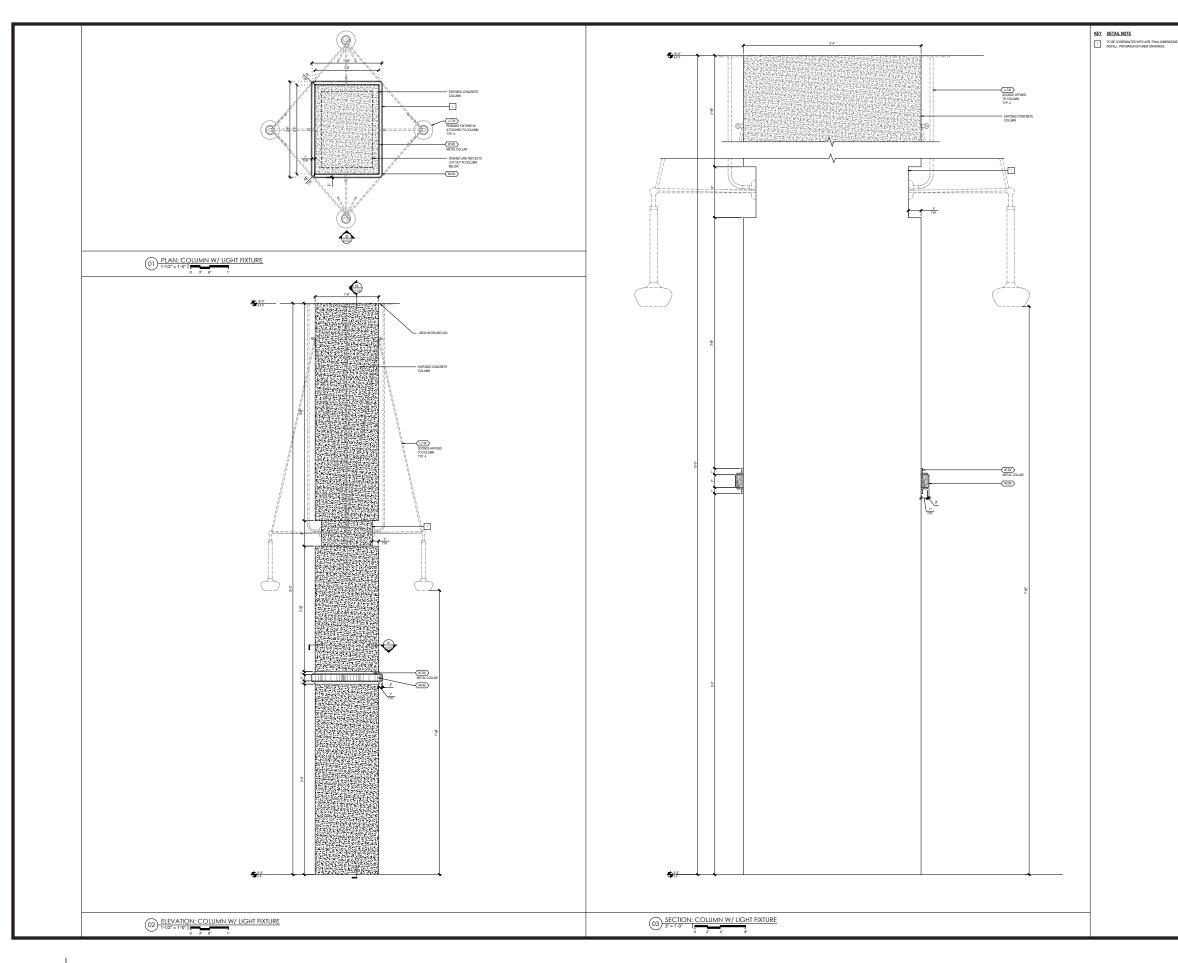
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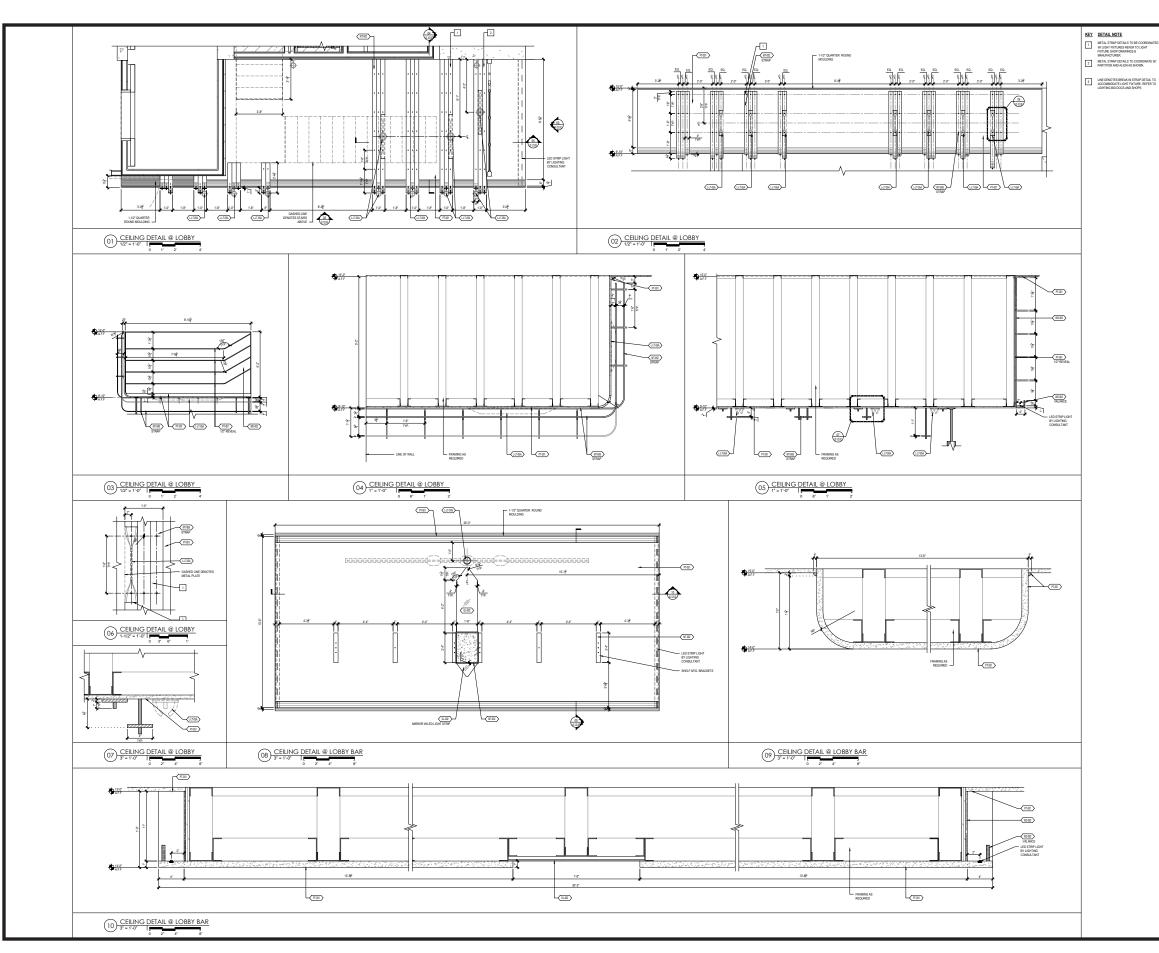


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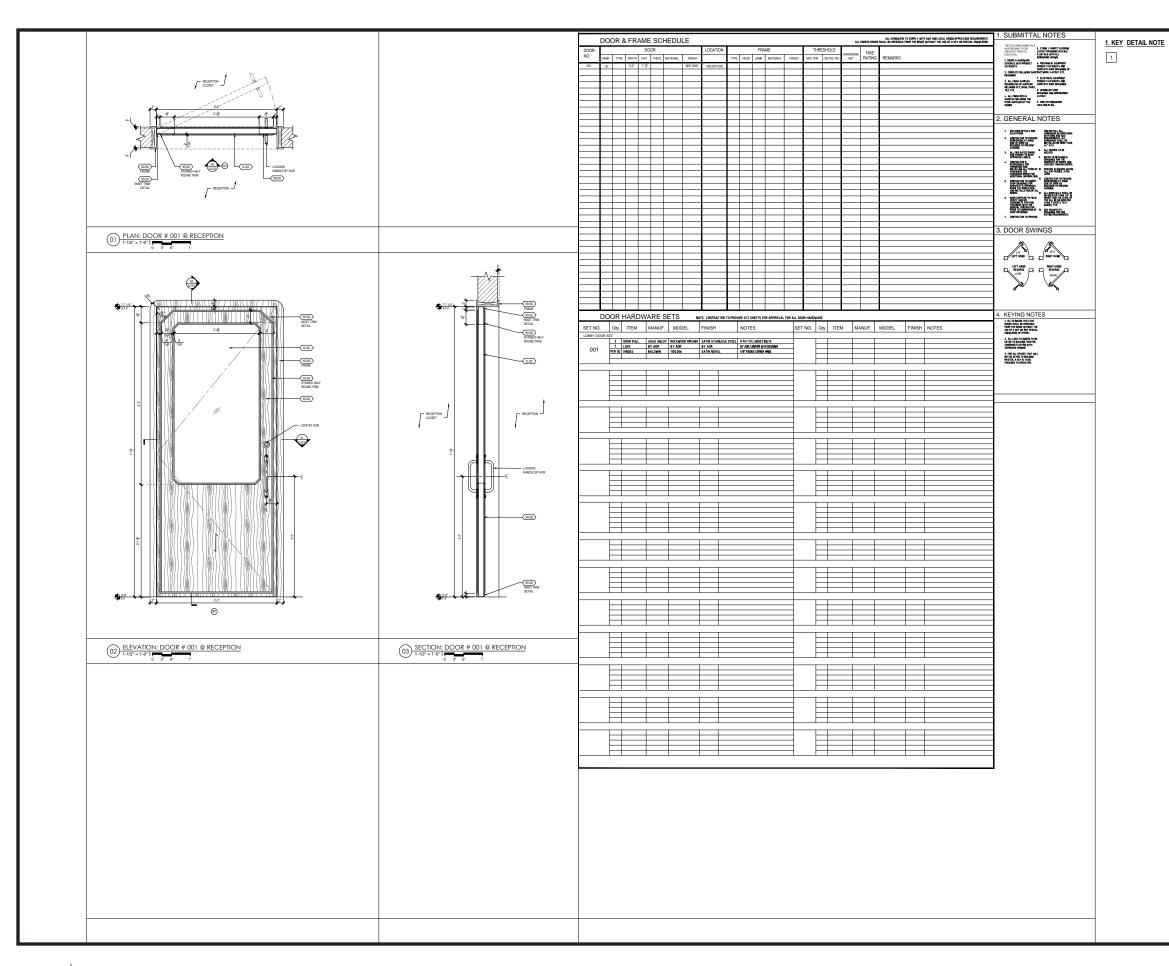


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dwg number: ID-112.50
PROJECTNO. 14139





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DWG NUMBER: ID-123.00



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LEVEL 1 DWG NUMBER: ID-125.00	
PROJECTNO. 14139	

WD-002A

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#4194 THOMPSON DC

ISSUED: 11/13/2017

ST-002

#4194 THOMPSON DC WASHINGTON DC, USA

AREAS:	RESTAUF FLOOR LO	,	TOP, GROUND
LOCATION:	THROUG	HOUT	
APPLICATION:	THROUG	HOUT	
SPECIES:	OAK		
FINISH:	FINISH TO	O MATCH WD	-002
SHEEN:	MATTE		
CUT:	3" PLANK	S	
MODEL NUMBE	R: N/A		
SIZE:	REFER TO	DWGS	
OFCI	ofoi	CFCI	CFOI

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STAINED OAK (TO MATCH WD-002)



NOTES

TO MATCH DESIGNERS CONTROL SAMPLE

VENDOR PER MILLWORKER VENDOR CONTACT 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

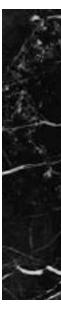
WOODS: FOR OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS PAINT

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.

MARBLE GROUND FLOOR LOBBY AREAS: LOCATION: LOBBY APPLICATION: THROUGHOUT NERO MARQUINA COLOR: SHEEN: POLISHED SIZE: 3 CM THICK - REFER TO DWGS MODEL NUMBER: N/A OFCI OFOI CFCI CFOI \bigcirc () \bigcirc



NOTES

VENDOR ABC STONE

234 BANKER STREET BROOKLYN, NY 11222

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.

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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

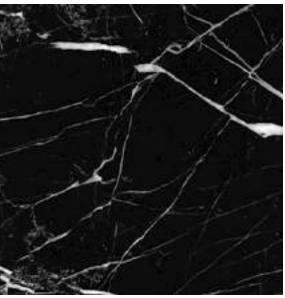
STONES: COMMERCIAL GRADE SEALER TO BE APPLIED TO PREVENT STAINING

WOODS: FOR OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS PAINT

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.

WASHINGTON DC, USA



COMMERCIAL GRADE SEALER TO BE APPLIED

VENDOR CONTACT

KATHY STUART 914-760-0722 KATHY@ABCWORLDWIDESTONE.COM HTTP://ABCWORLDWIDESTONE.COM/

SF-002

SPECIALTY PLASTER FINISH

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				
	FOI CFCI CFOI				
\mathbf{O}					

#4194 THOMPSON DC

WASHINGTON DC, USA



VENDOR

PER GENERAL CONTRACTOR

VENDOR CONTACT PER GENERAL CONTRACTOR

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.

ISSUED: 11/13/2017

GL-001

CLEAR GLASS

#4194 THOMPSON DC WASHINGTON DC, USA

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

VENDOR

INSTRUCTIONS:

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PER GENERAL CONTRACTOR

VENDOR CONTACT PER GENERAL CONTRACTOR

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

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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 OFOI CFOI OFCI CFCI \bigcirc \bigcirc \bigcirc



VENDOR PER GENERAL CONTRACTOR

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ISSUED: 11/13/2017

#4194 THOMPSON DC WASHINGTON DC, USA



VENDOR CONTACT PER GENERAL CONTRACTOR

PF-001

TOILET: MARIS WALL HUNG DUAL FLUSH

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

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#4194 THOMPSON DC

WASHINGTON DC, USA



VENDOR тото 7700 SPENCE ROAD FAIRBURN, GA 30213

VENDOR CONTACT

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

INSTRUCTIONS:

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

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

ISSUED: 11/13/2017

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"

OFOI CFOI OFCI CFCI \bigcirc \bigcirc \bigcirc

VENDOR WATERMARK 350 DEWITT AVENUE BROOKLYN, NY 11207

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.

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

#4194 THOMPSON DC

WASHINGTON DC, USA



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

	#4194 THOMPSON DC	ISSUED: 11/13/2017	I_CHF-02 1 #4194 THOMPSON I
L-CH-02		REVISED: 12/7/2018	
LOUNGE CHAIR AT RECEPTION	WASHINGTON DC, USA		FABRIC AT LOUNGE CHAIR WASHINGTON DC, USA
AREAS:GROUND FLOOR LOBBYQUANTITY:1MODEL NUMBER:N/A - CUSTOMDIMENSIONS:REFER TO DWGSSEAT HEIGHT:17"BACK CUSHIONUPHOLSTEREDSTYLE:UPHOLSTEREDSTYLE:DACRON WRAPPED FOAMCONTENT:NATURAL WALNUT, TARNISHEDFINISH:L-CHF-02.1			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			
FABRIC: L-CHF-02.1 METAL: MTF-01			
	VENDOR VENDOR CONTACT	Т	VENDOR
WOOD: WDF-01	CUSTOM - TO BID		HOLLAND AND SHERRY 979 3RD AVE, 14TH FLC NEW YORK, NY 10022
			REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION
REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR T			INSTRUCTIONS:
CFA FINISH FLAME CI INSTRUCTIONS: "PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHER REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTIN IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, ALL SUBSTITUTIONS MUST BE APPROVED BY DESIGNER PRIOR TO PURCHASE / ALL MATERIALS TO MEET LOCAL FIRE CODES. ALL MATERIALS AND CONSTRUCTION TO BE CONTRACT QUALITY SUITABLE FOR	ERT PROTOTYPE SEAMING SHOP DWG RWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW. NG HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES. NG HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES. N PLASE CONTACT PLD IMMEDIATELY FOR WRITTEN CLARIFICATION. PRODUCTION. R COMMERCIAL USE. R PROPER INSTALLATION. IN EVENT ADDITIONAL HARDWARE IS NEEDED, MFR IS RESPONSIBLE		 "PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING HEIGHTS OF FURNITURE, LIGHTING IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, PLEASE CONTACT PLD IMMEDIATELY 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 AE 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 DESIGN GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES PRIOR TO ORDERING.
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ON DC

USA

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



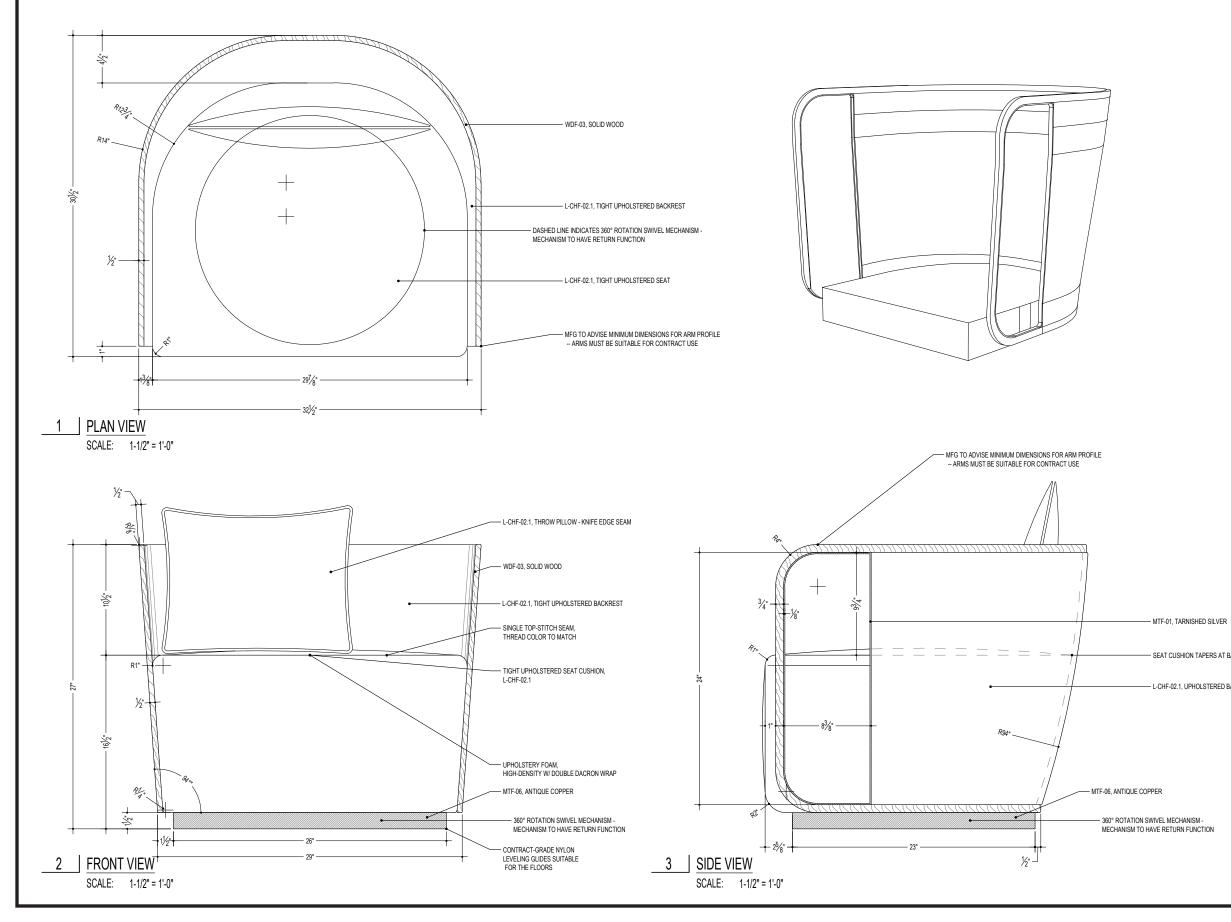
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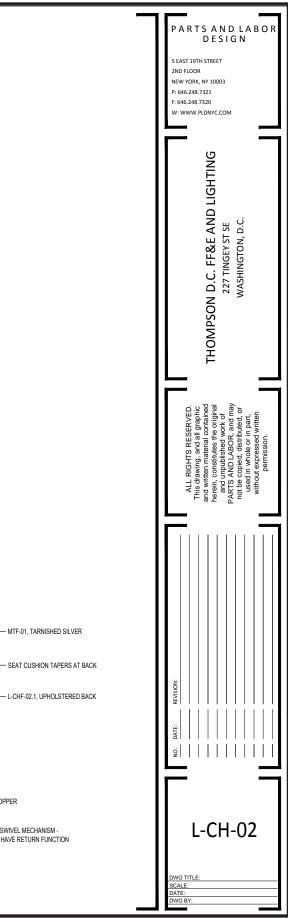
VENDOR CONTACT NICHOLE SCOTT 212.355.6241X1200 NSCOTT@HOLLANDANDSHERRY.COM INTERIORS.HOLLANDANDSHERRY.COM

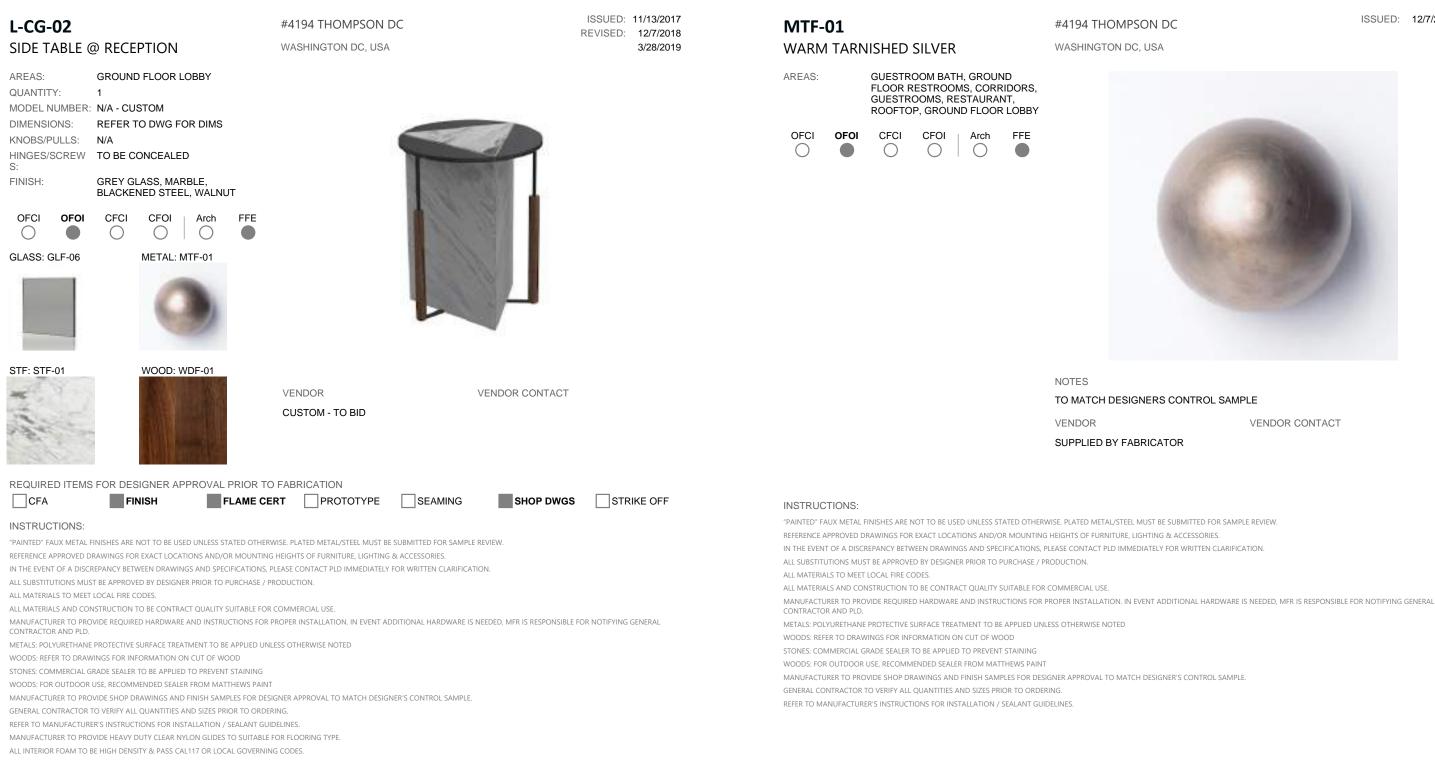
UST BE SUBMITTED FOR SAMPLE REVIEW. HTING & ACCESSORIES. ATELY FOR WRITTEN CLARIFICATION.

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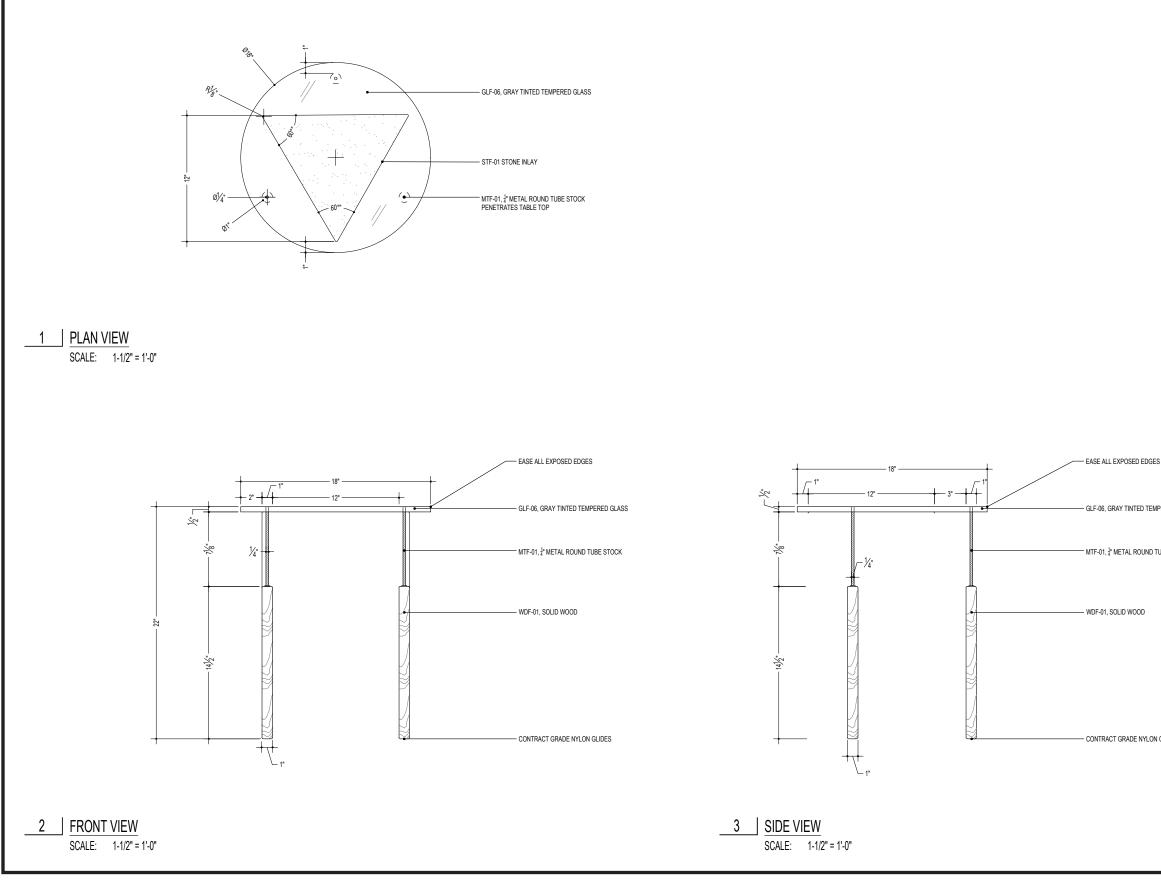
DESIGNER'S CONTROL SAMPLE.



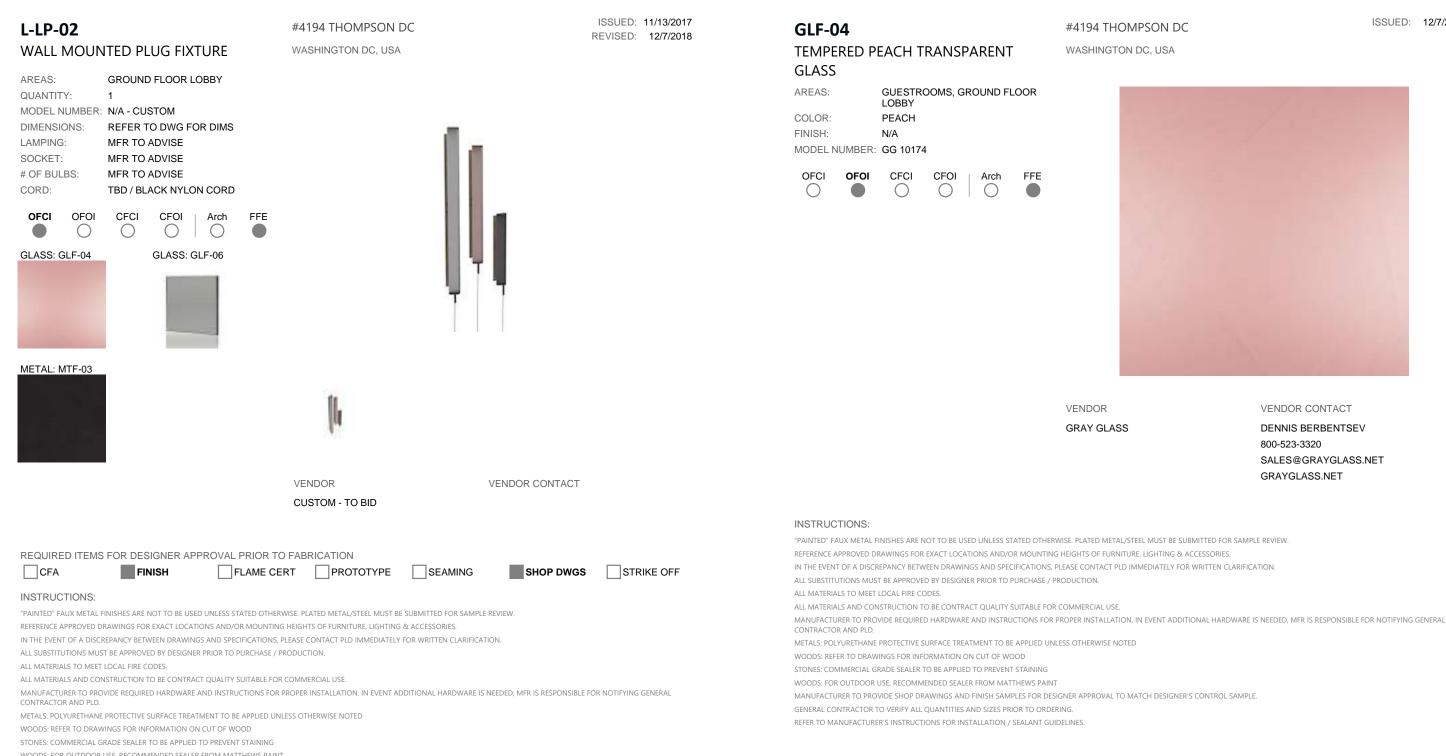




ISSUED: 12/7/2018



	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.
	ALL RIGHTS RESERVED. This draming, and written material contained and written material contained herein, constitutes the original and unpublished work of PARTS AND LABOR, and may not be copied, distributed, or used in whole or in part, writhout expressed written permission.
PERED GLASS	
JBE STOCK	
	NO: DATE: REVISION:
GLIDES	Γ
	L-CG-02
	DWG TITLE: SCALE: DATE: DWG BY:

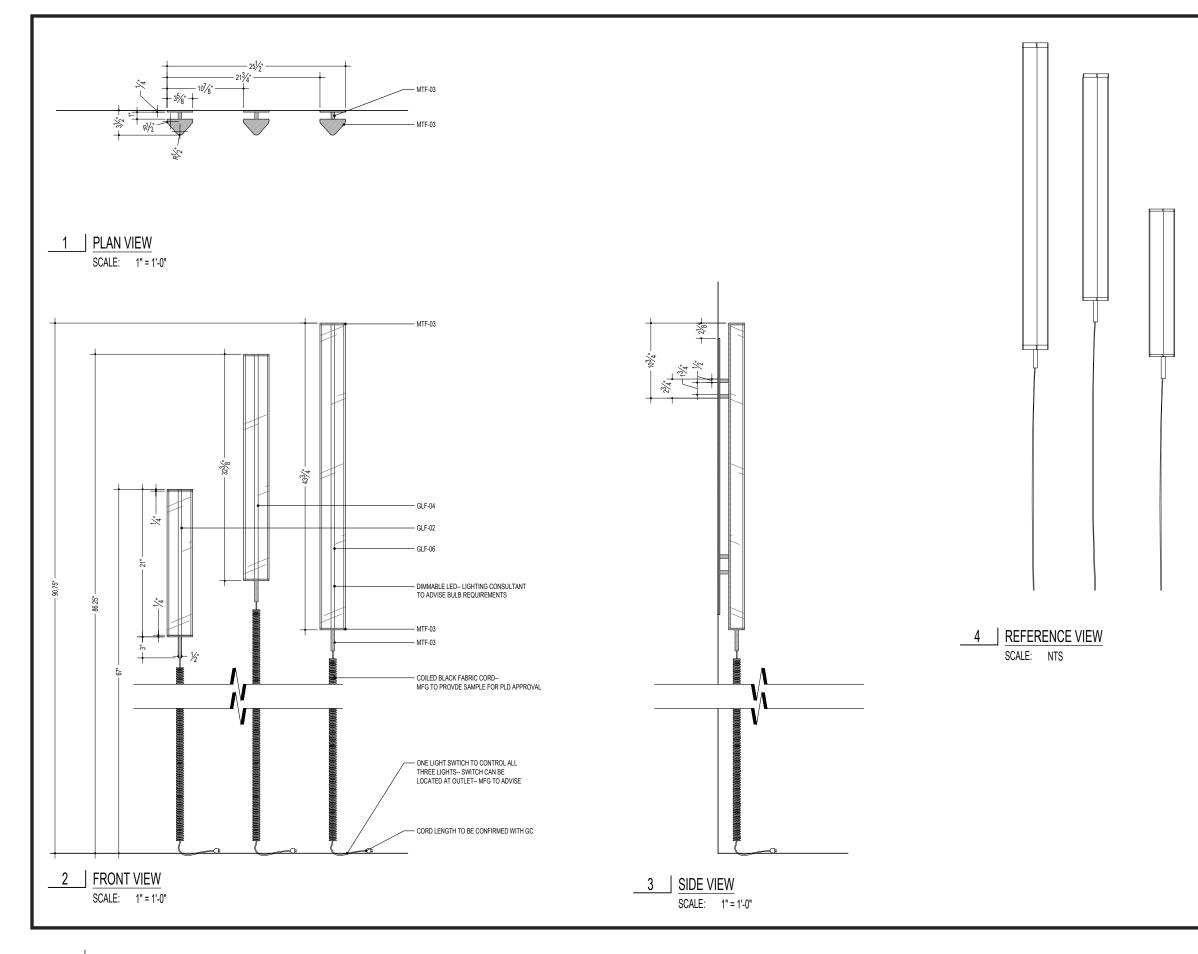


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MANUFACTURER TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLES FOR DESIGNER APPROVAL TO MATCH DESIGNER'S CONTROL SAMPLE.

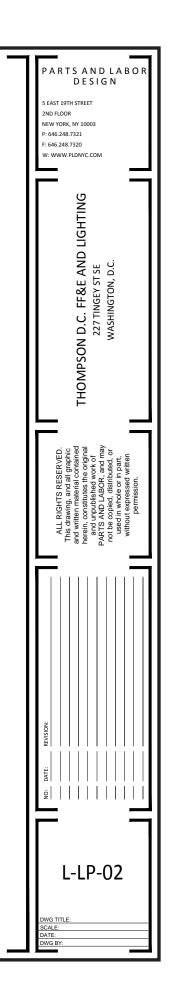
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PLD Thompson DC

CD | Custom Lighting Bid Set Drawing Sample





L-LT-01A CHANDELIER AT RECEPTION

1 MODEL NUMBER: N/A - CUSTOM

18

CFCI

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OFOI

 \bigcirc

GROUND FLOOR LOBBY

REFER TO DWGS FOR DIMS

CFOI

 \bigcirc

METAL: MTF-01

Arch

 \bigcirc

FFE

JBOX/VERIFIED GC

MFR TO ADVISE

MFR TO ADVISE

CAST GLASS, TARNISHED NICKEL DIMMABLE/HARDWIRED TO

AREAS:

SWITCH:

LAMPING:

SOCKET:

OFCI

OF BULBS:

GLASS: GLF-07

QUANTITY:

DIMENSIONS: FINISH:

#4194 THOMPSON DC

WASHINGTON DC, USA

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

GLF-07 CAST GLASS

#4194 THOMPSON DC

WASHINGTON DC, USA

AREAS: COLOR:		RESTAURANT, GROUND FLOOR LOBBY TRANSLUCENT			
OFCI	OFOI	CFCI		Arch	FFE

VENDOR PER FABRICATOR

VENDOR CUSTOM - TO BID

VENDOR CONTACT



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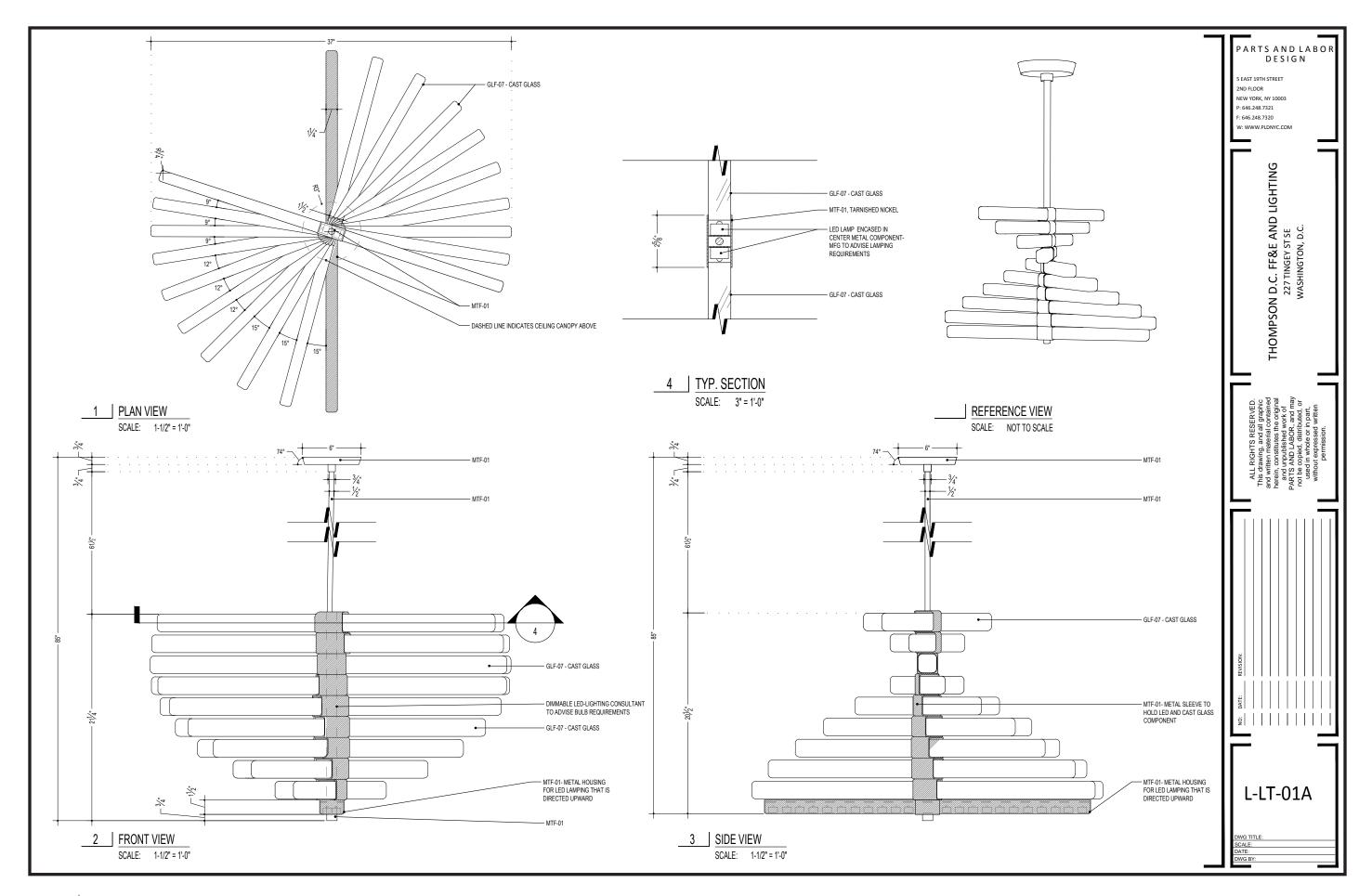
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ISSUED: 12/7/2018



VENDOR CONTACT PER FABRICATOR



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:

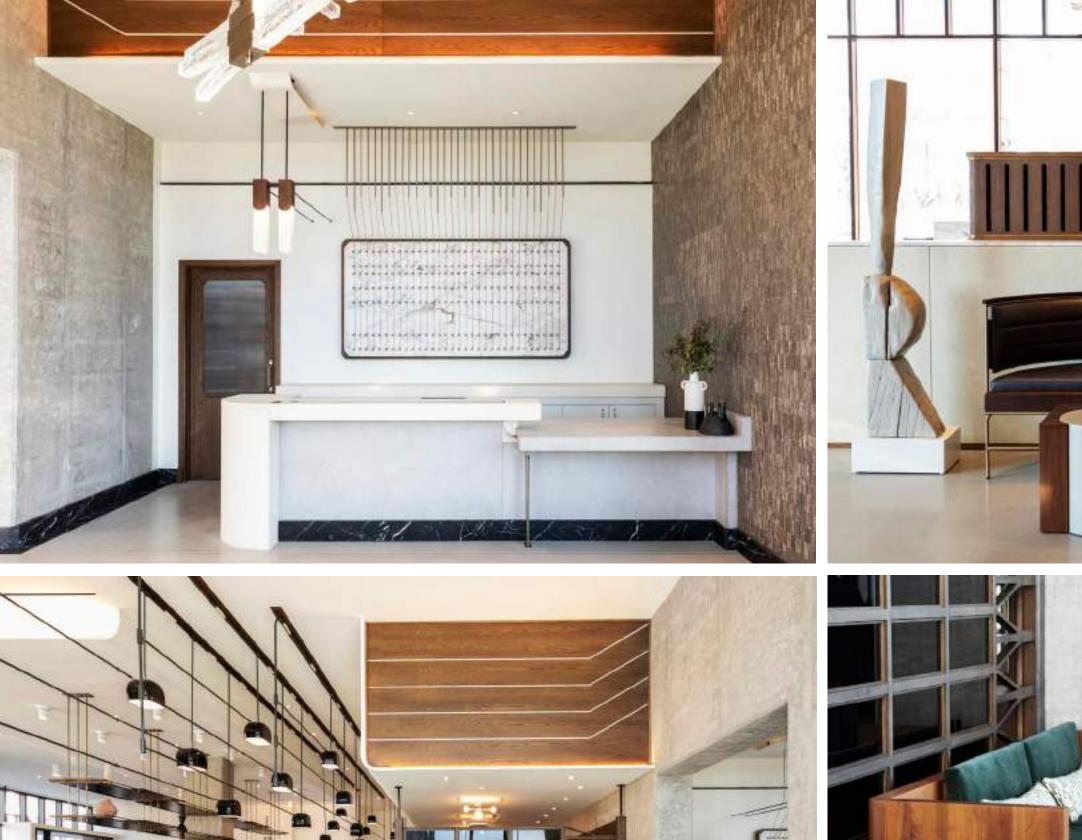
- **01** Review progress and answer general field condition questions from the General Contractor.
- **02** Provide general clarification and sketch drawings to the GC and AOR in order to further clarify interior construction details, as required, that have not been translated in the field properly, 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.

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

- **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.
- **o6** Work with Client and Client's Consultants on styling and accesorizing 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.



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HI-LEAD AND

PALA SALA

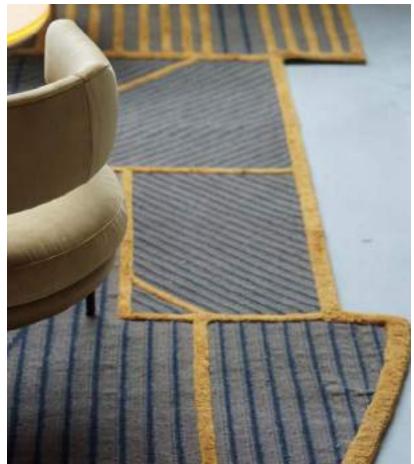














Thank you

5 E.19th St, 2nd Fl New York, NY 10003

pldnyc.com