

PLD  
NYC

Hotel Process Case Study  
Thompson DC - Part Three  
*Guestrooms*



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# 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

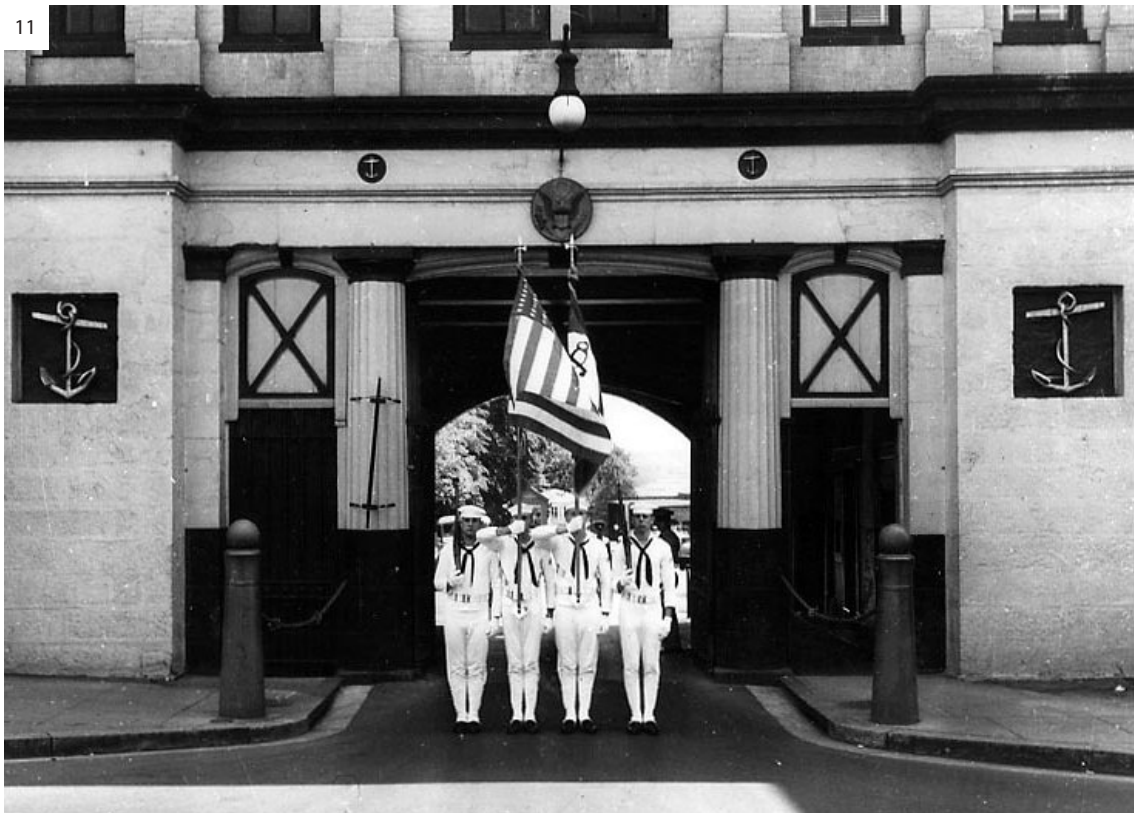
Overall Property - Vision Programming Strategy  
Duration: 4-6 weeks



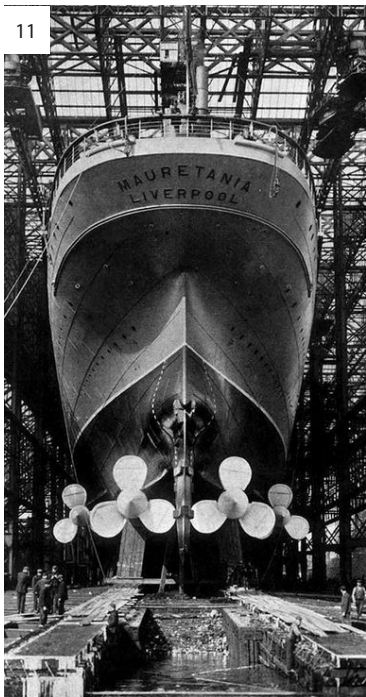
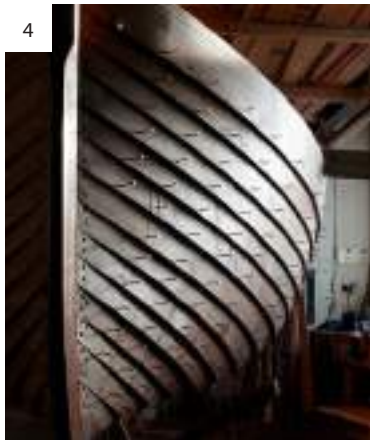
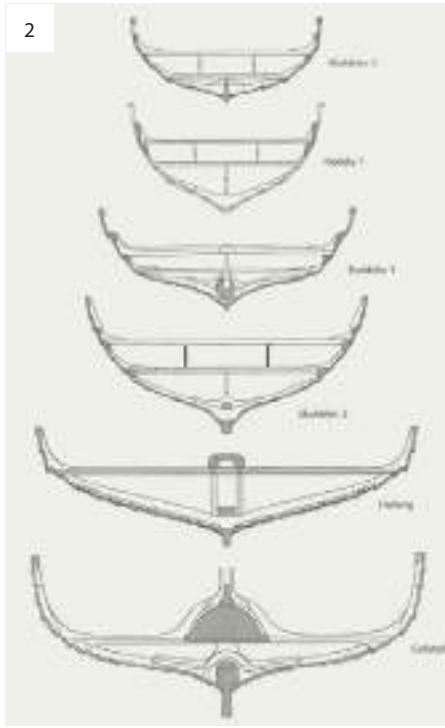




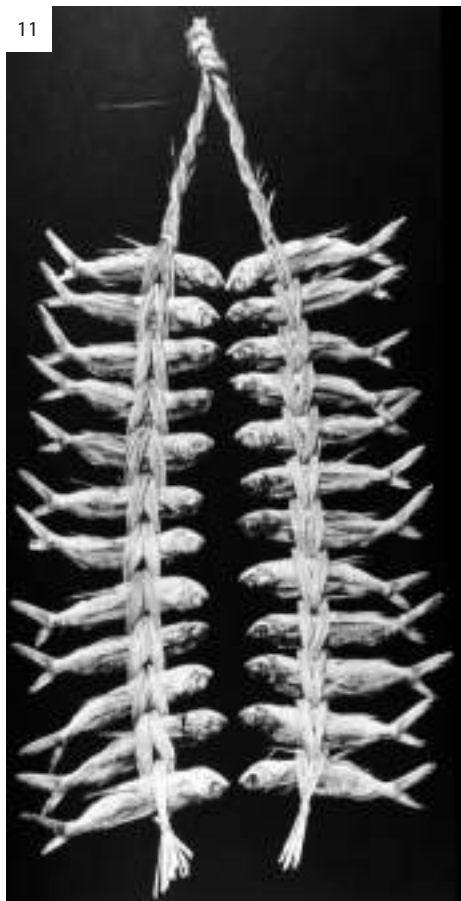




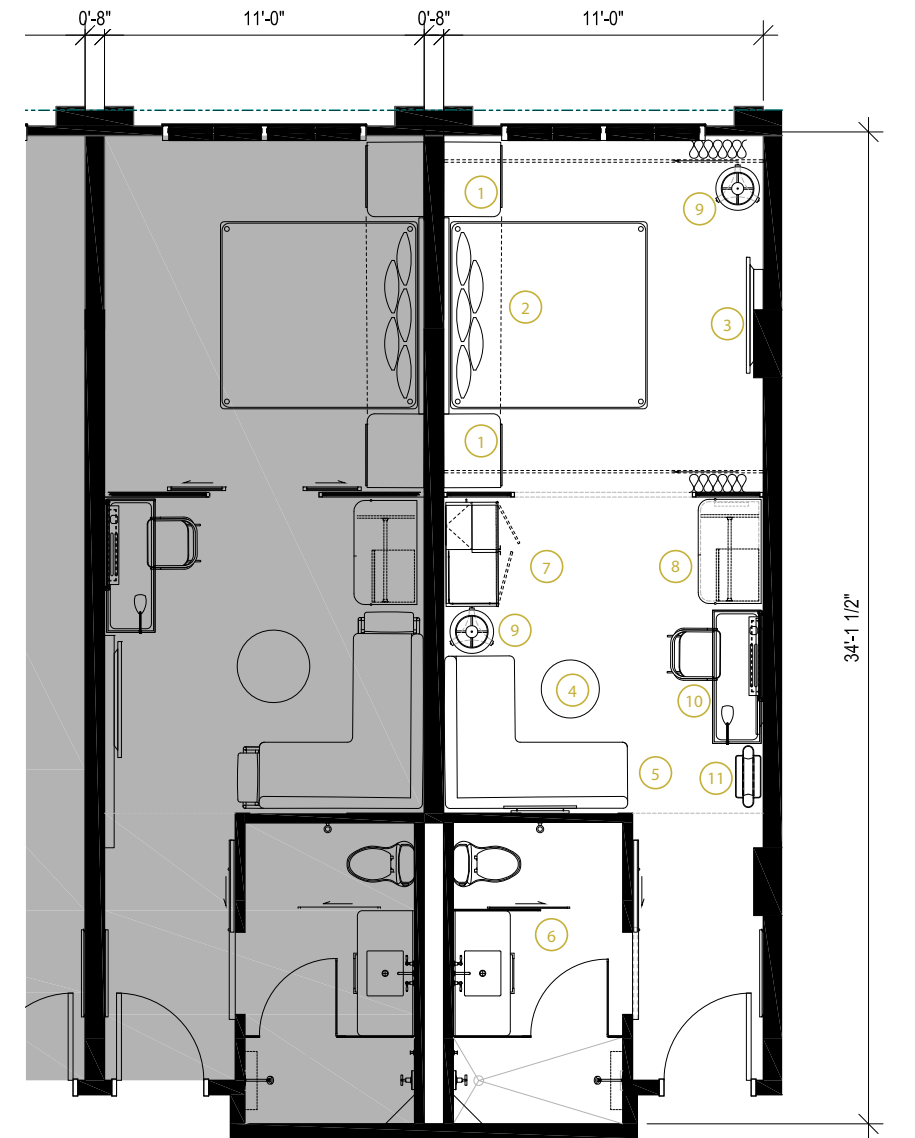
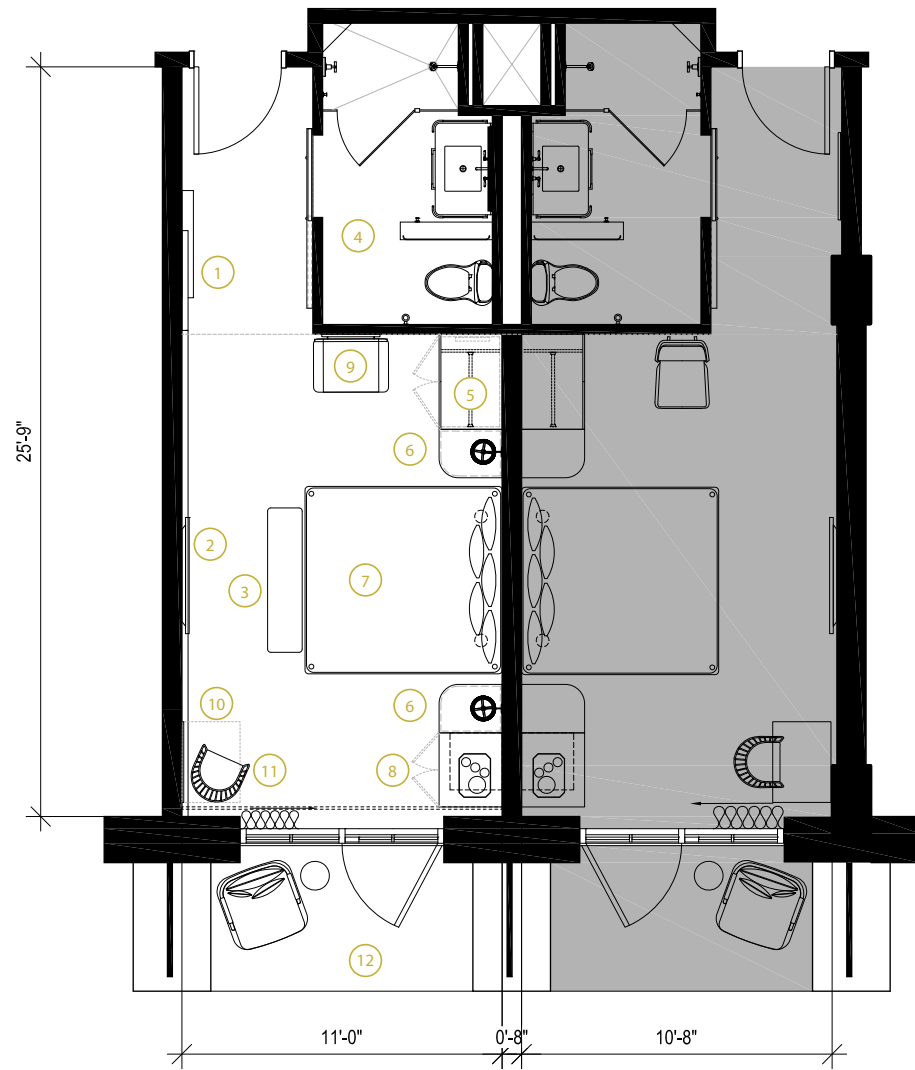












JW CAPITAL PARTNERS & GEOLO CAPITAL  
SD HOTEL KEY MATRIX - JUNE 26, 2017 - ROOM COUNT - AREA APPROX

	STD 1	STD 1 A	STD 1 B	STD 1 C	STD 2*	STD 3	QUEEN 11	JR STE 1	STU STE	THOMP STE	TOTAL	# ADA	# SUITE
	310 SF	300 SF	300 SF + T	326 SF	390 SF	306 SF + T	270 SF	425 SF	370 SF	800 SF			
PH	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 10	9	11	0	2	0	0	2	2	0	0	26	2	2
LEVEL 9	9	11	0	2	0	0	2	2	0	0	26	2	2
LEVEL 8	9	11	0	2	0	0	2	2	0	0	26	2	2
LEVEL 7	9	11	0	2	0	0	2	2	0	0	26	2	2
LEVEL 6	9	11	0	2	0	0	2	2	0	0	26	2	2
LEVEL 5	9	11	0	2	0	0	2	2	0	0	26	2	2
LEVEL 4	0	7	0	0	0	13	2	0	0	2	24	1	2
LEVEL 3	0	7	0	0	2	0	2	2	13	0	26	2	15
LEVEL 2	0	0	6	0	1	0	1	1	10	0	19	1	11
LEVEL 1											0		
KEY COUNT	54	80	6	12	3	13	17	15	23	2	225	16	40
% OF TOTAL	24%	36%	3%	5%	1%	6%	8%	7%	10%	1%		7%	18%
	82%							18%					
AVG KEY SF	306	300	300	326	370	306	270	425	370	805			
TOTAL KEY SF	16524	24000	1800	3912	1110	3978	4590	6375	8510	1610			

\* NORTH CORNER ROOMS LEVELS 2 & 3



# 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
- 02

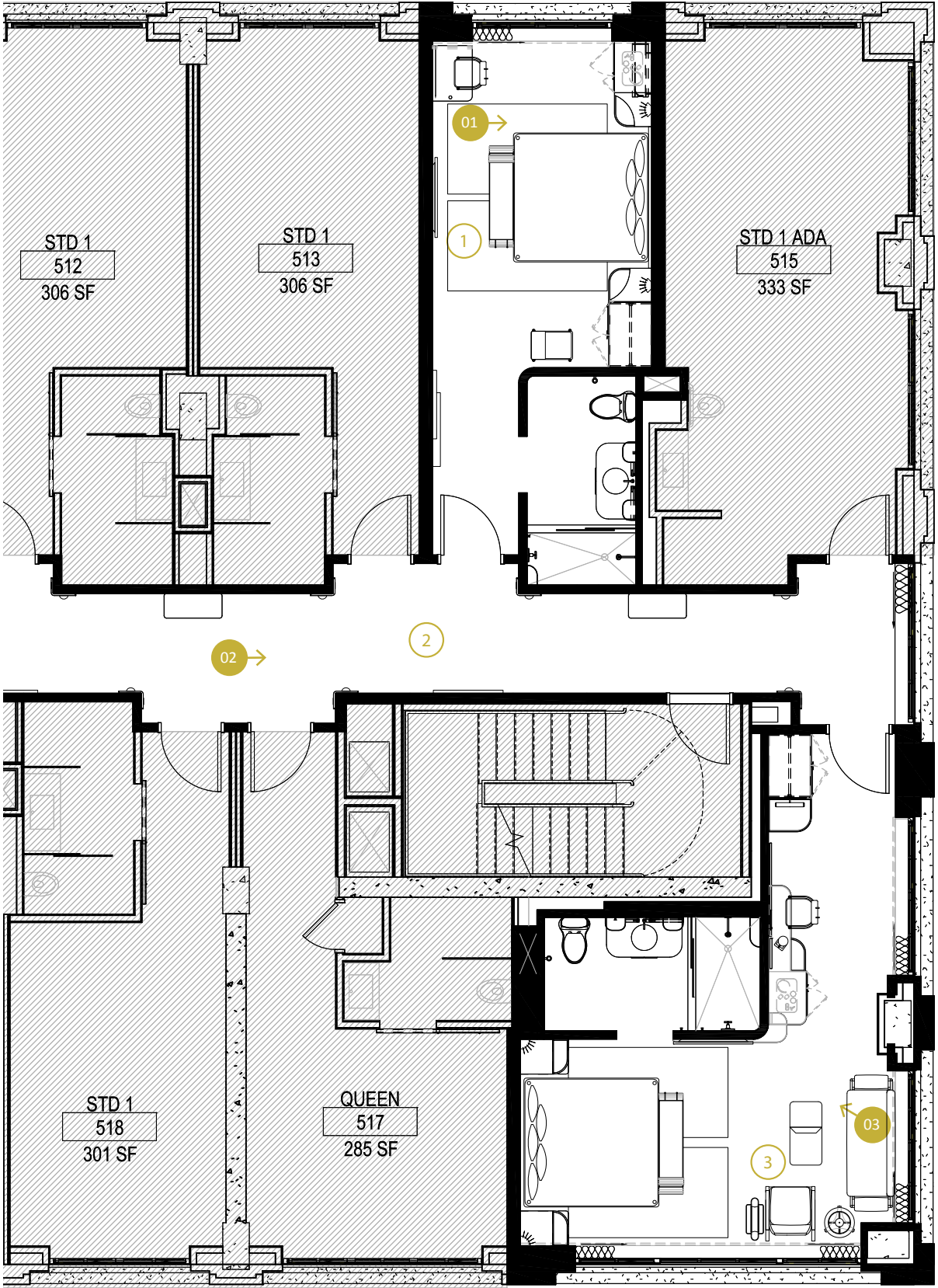
Schematic Design Phase II  
Guest Room suites design renderings and architectural plan set.

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

\*Case study reflects Phase II

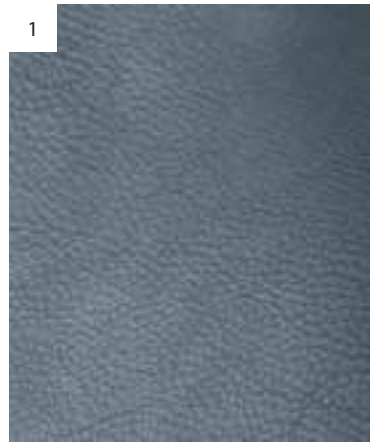
LEGEND

- 1. King Room | Approx 288 SQ.FT
- 2. Corridor | Approx 292 SQ.FT
- 3. Junior Suite | Approx 396 SQ.FT

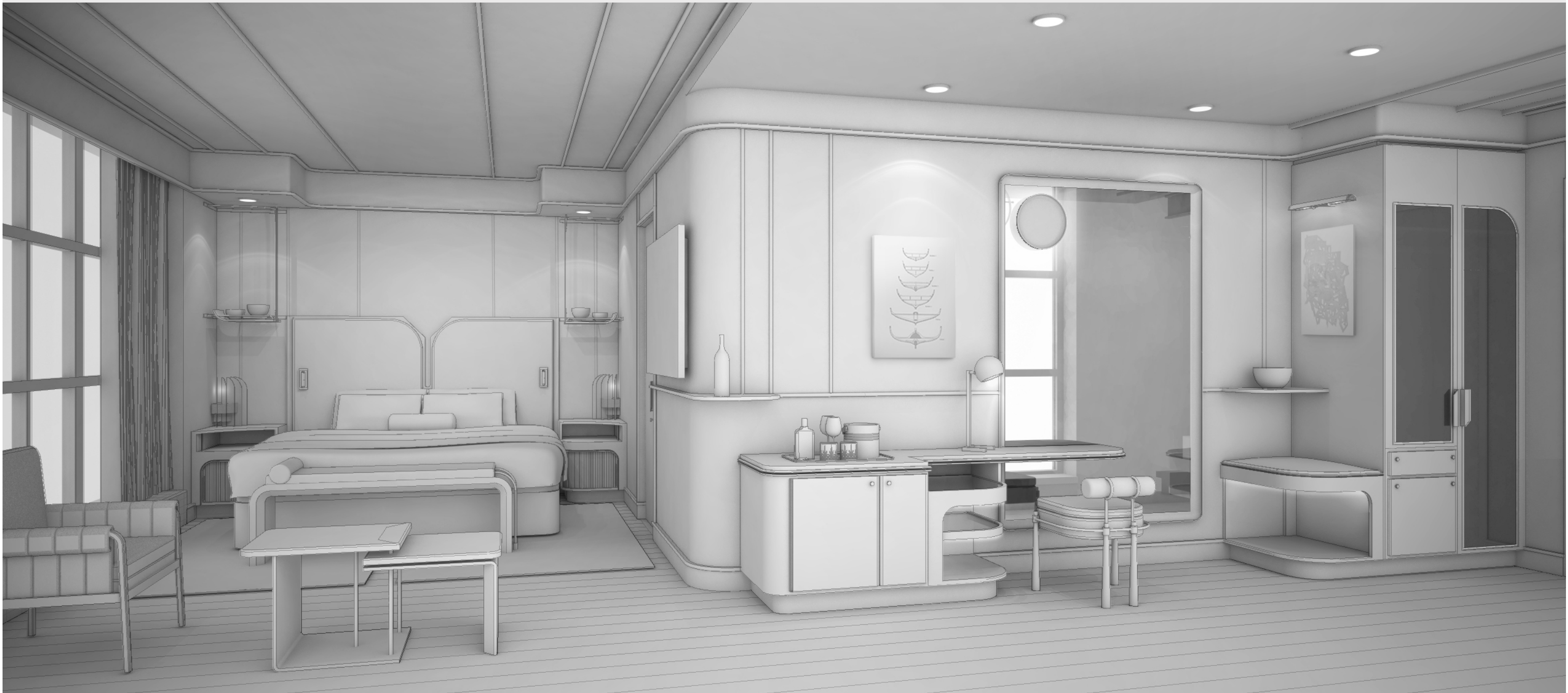




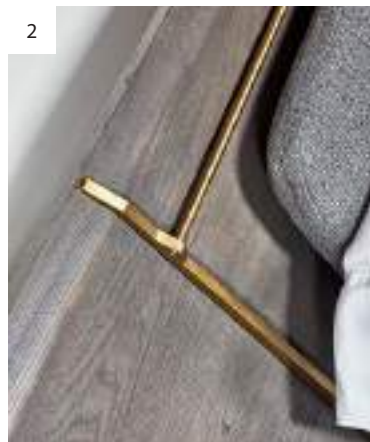




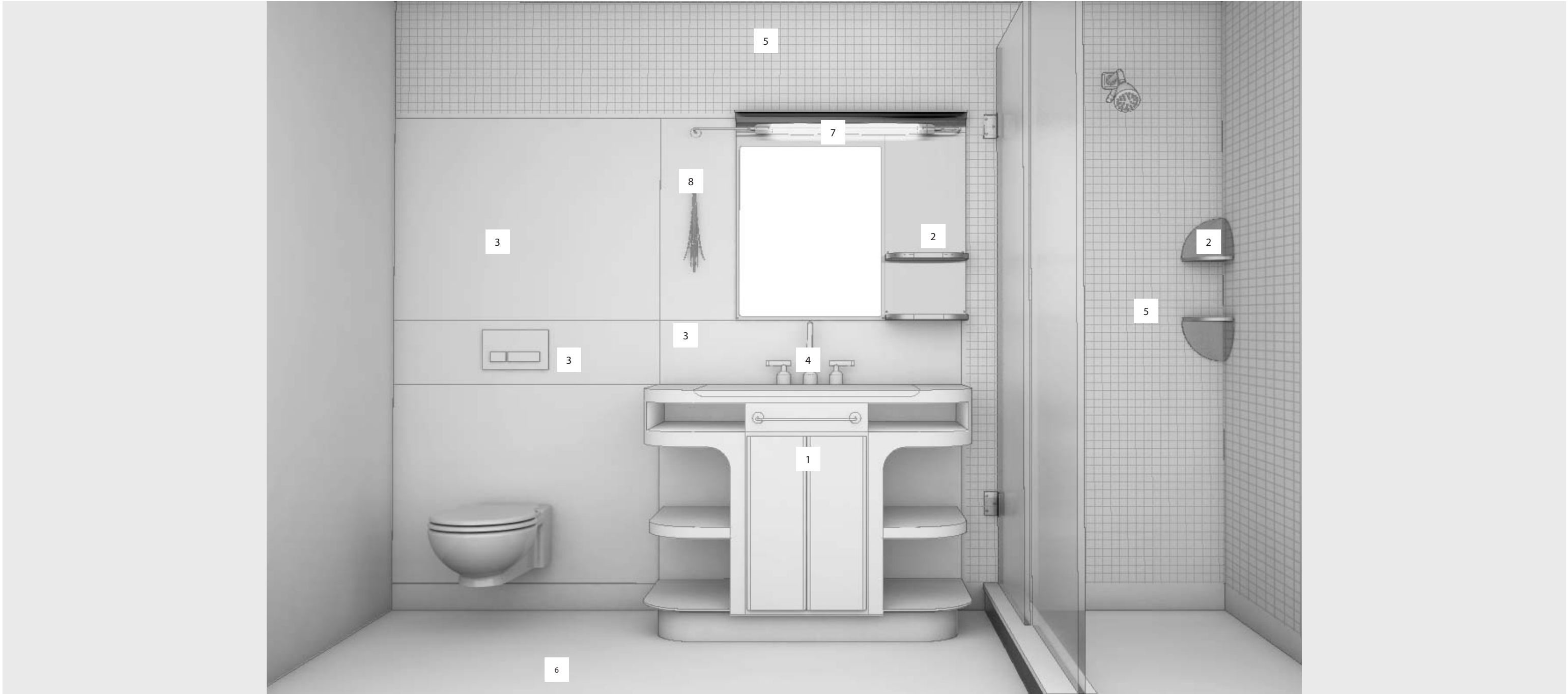


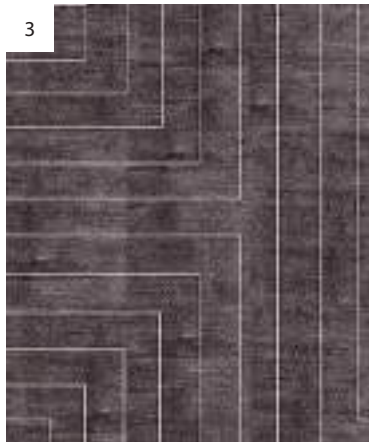




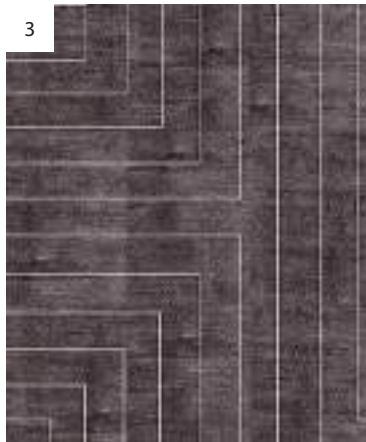












# Design Development

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)

THOMPSON D.C. YARDS - MODEL ROOMS  
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WASHINGTON, D.C.



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## PARTS AND LABOR DESIGN

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NEW YORK, NY 10003 P: 646.248.7321

SUED FOR:	DATE:
10% CD - MODEL ROOMS	01/18/20
REVISION 1 - MODEL ROOMS	03/02/20
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REVISION 6 - MODEL ROOMS	04/13/20
REVISION 7 - MODEL ROOMS	04/17/20
REVISION 8 - MODEL ROOMS	04/19/20
REVISION 9 - MODEL ROOMS	05/04/20

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MRS-114.01	MODEL ROOM - DOOR AND HARDWARE SCHEDULE
MRS-114.02	MODEL ROOM - DOOR AND HARDWARE SCHEDULE

PROJECT TEAM	
INTERIOR DESIGN WATTS AND CLARK DESIGN 5 EAST 19TH STREET, 2ND FLOOR NEW YORK, NY 10003 Phone: 646.248.7321 Contact: ANDREW COHEN	ARCHITECT STUDIOS ARCHITECTURE 1625 H ST NW WASHINGTON, DC 20036 Phone: 202.736.9900 Email: ad@studios.com Contact: ALEXANDER DEFFE
STRUCTURAL ENGINEER	MEP
LIGHTING DESIGN BOLD 227 WEST 20TH STREET 8TH FLOOR NEW YORK, NY 10001 Phone: 646.827.1468 Contact: GARY WONG Email: gary@brnarter.com	FIRE PROTECTION IT / SECURITY
MECHANICAL/PLUMBING	CIVIL ENGINEER

## DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

Sheet Title:

**COVER SHEET &  
INDEX - MODEL ROOM**

**DWG NUMBER:**

MRS-001.00

PROJECT NO. 1411



## GENERAL NOTES

01) ALL DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE UNLESS NOTED OTHERWISE.

02) DO NOT SCALE DRAWINGS.

03) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY MEASUREMENTS TAKEN AT THE JOB SITE, AND SHALL TAKE ANY AND ALL OTHER MEASUREMENTS NECESSARY TO VERIFY THE DRAWINGS AND OR PERFORM HIS WORK PROPERLY. ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE MEASURED DIMENSIONS AT THE SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. / DESIGNER AND NO WORK SHALL PROCEED UNTIL SUCH DISCREPANCY HAS BEEN RECTIFIED. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIMENSIONS SHALL NOT BE THE REASONS FOR AN EXTRA COST OR DELAY IN THE EXECUTION OF THE WORK AND SHALL BE PERFORMED PER THE INTENT OF THE CONTRACT DOCUMENTS AT NO EXTRA COST TO THE OWNER. THE ARCHITECT SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO A PORTION OF THE BUILDING IS EITHER DESIRABLE OR NECESSARY SO THAT SATISFACTORY REINFORCEMENT MAY BE PROVIDED.)

04) THE CONTRACTOR SHALL NOT DETAIL, ORDER AND/OR FABRICATE ANY MATERIAL WITHOUT FIRST COORDINATING THE SAME WITH THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR ALONE IS RESPONSIBLE FOR THE PROPER FITTING AND CONNECTION OF MATERIALS AND EQUIPMENT.

05) WHEREVER THE WORD "PROVIDE" IS USED IT SHALL MEAN "PROVIDE AND INSTALL," UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.

06) ALL WOOD NAILEDERS, BLOCKING, RAISED PLANOUM FRAMING, PLYWOOD, AND WHERE DETAILD OR REQUIRED FOR THE ATTACHMENT OF FINISHED MATERIALS SHALL BE PRESSURE TREATED WITH FIRE-RETARDANT CHEMICALS IN ACCORDANCE WITH ASTM #84-77. THE MATERIAL SHALL BEAR THE IDENTIFICATION OF AN AUTHORIZATIVE TESTING OR INSPECTION AGENCY BEING ACCEPTABLE TO THE GOVERNING AGENCY WITH THE PERFORMANCE RATING THEREOF.

07) THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF HIS WORK DURING STORAGE, TRANSIT, INSTALLATION AND UNTIL FINAL OWNER ACCEPTANCE. UPON COMPLETION, THE CONTRACTOR SHALL CLEAN ALL WORK AND REPAIR AND REFINISH ANY DAMAGE TO THE SATISFACTION OF THE DESIGNER AND THE OWNER AS PART OF THE CONTRACT.

08) WHEN THE MANUFACTURERS OF MATERIALS OR FIXTURES USED ON THIS PROJECT PROVIDE MAINTENANCE OR INSTALLATION DIRECTIONS NOT COVERED IN THE SPECIFICATIONS OR DETAILED ON THE DRAWINGS, THE CONTRACTOR SHALL BEAR THE IDENTIFICATION OF AN AUTHORIZATIVE TESTING OR INSPECTION AGENCY BEING ACCEPTABLE TO THE GOVERNING AGENCY WITH THE PERFORMANCE RATING THEREOF.

09) WOOD MOULDINGS, TRIM PANELS, AND SHALL BE DIRECTLY ATTACHED TO A FIRE-RESISTIVE SUB-STRATE WITH MECHANICAL FASTENERS AND/OR ADHESIVE. FURRING, IF REQUIRED, SHALL BE FIRE-STOPPED WITH SOLID BLOCKING SPACED A MAXIMUM OF 8" ON CENTER. WOOD FURRING, WHERE REQUIRED, SHALL BE FIRE-TREATED LUMBER CONFORMING TO ASTM E84, AND HAVING A THICKNESS NOT GREATER THAN 1-1/4".

10) INSTALL ALL ITEMS RIDGID AND SECURE, PLUMB AND LEVEL. IN ALL INSTANCES WHERE MILLWORK OR CASEWORK ADJOINS OTHER WORK, THE 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 PLANS.

12) WHERE NEW CONSTRUCTION MEETS EXISTING ADJACENT MATERIALS, CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT ALL AREAS 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 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.

15) CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR UNFLOATED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, ETC.

16) PROVIDE SAMPLES OF ALL MATERIALS & FINISHES PRIOR TO INSTALLATION AND FULL SIZE SAMPLES / MOCKUPS WHERE REQUESTED BY THE DESIGNER OR ARCHITECT.


17) THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD OF DIRECTORS.


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 WIPED CLEAN AND FREE OF DUST, WAXES, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CABINETRY, DUST WORK, SPARKLER PIPES, INTERIOR AND EXTERIOR GLAZING. ALL FLOORS MUST BE MOPPED CLEAN.

19) CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSETOUT, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD GUARANTEES AND WARRANTIES OF ALL APPLIED MATERIALS AND FINISHES. CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY, COORDINATE WITH OWNER.


20) THE TENANT'S CONTRACTOR SHALL REPAIR AND/OR REPAIR THE LANDLORD'S PROPERTY (BUKLDHEADS, NEUTRAL PERS, REAR CORRIDOR, ETC.) DAMAGED DURING TENANT IMPROVEMENT.

# REFERENCE SYM.


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
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 GRID NUMBER


EXISTING GRID DESIGNATOR

 MATCH LINE


MATCH LINE DESIGNATOR

 DETAIL NUMBER  
SHEET NUMBER  
AREA BEING  
DETAILED OR  
ENLARGED


ENLARGED PLAN OR DETAIL


 ELEVATION : 100'-0" ← HEIGHT  
← NOTATION

ELEVATION HEIGHT DESIGNATOR


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← NOTATION


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
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
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 DOOR NUMBER  
ROOM NUMBER


DOOR NUMBER

 ROOM NAME


 ROOM NUMBER

 ROOM AREA


ROOM IDENTIFICATION MARKER

 ROOM NUMBER  
COLOR SCHEME  
HOTEL REFERENCE  
BED TYPE


ROOM IDENTIFICATION MARKER

 AREA BEING REVISID


REFERENCE NORTH ARROW

 REVISION DELTA


REVISION CLOUD AND DELTA

 WINDOW NUMBER

WINDOW NUMBER

 FLOOR TRANSITION

FLOOR TRANSITION



THE YARDS WASHINGTON, DC

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## PARTS AND LABOR DESIGN

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ISSUED FOR:	DATE:
100% CD - MODEL ROOMS	01/18/2017
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REVISION 2 - MODEL ROOMS 	03/16/2018
REVISION 3 - MODEL ROOMS 	03/27/2018
REVISION 4 - MODEL ROOMS 	04/05/2018
REVISION 5 - MODEL ROOMS 	04/11/2018
REVISION 6 - MODEL ROOMS 	04/13/2018
REVISION 7 - MODEL ROOMS 	04/17/2018
REVISION 8 - MODEL ROOMS 	04/19/2018
REVISION 9 - MODEL ROOMS 	05/04/2018

## DESIGN DEVELOPMENT

## NOT FOR CONSTRUCTION

**Sheet Title:**

**MODEL ROOM  
GENERAL NOTES**

**DWG NUMBER:**

**MRS-002.00**



M-ST Stone (ARCH)										
M-ST-01	MODEL ROOMS	WALLS/CEILING	STONE/MARBLE	N/A	REFER TO DWGS	GREY OAK - CROSS CUT OR EQ, HONEY	IMAGE FOR DESIGN INTENT ONLY GC/FABRICATOR TO PROVIDE SAMPLE FOR DESIGNER APPROVAL	ABC STONE	ONCE	GATHY STUART, GATHYSTUART@WORLDWIDESTONE.COM
M-ST-02	DOORWAY THRESHOLD		TRAVERTINE		REFER TO SD DRAWINGS	CALACATTA VERDE OR EQ, TO MATCH DESIGNER'S SAMPLE, POLISHED	GC TO PROVIDE SLAB IMAGES FOR DESIGNER APPROVAL	ABC STONE	ONCE	DAN HESHER, DAN@ABCNEWYORKSTONE.COM
M-TL Tile (ARCH)										
M-TL-01	MODEL ROOM	WALLS	PAPER 1" MOSAIC	N/A	1" x 1"	DOT-95		N/A SIZES	ONCE	JENNIFFER CORP, JENNIFFER.CORP@WWWJACKS.COM
M-TL-02	MODEL ROOM	SHOWERS	STONE MOSAIC TILE	N/A	1" x 1"	HONEY, VERONA BLEND OR EQ.	GC/FABRICATOR TO PROVIDE SAMPLE FOR DESIGNER APPROVAL	COUNTRY FLOORS	ONCE	ARON GALELIEC, AGALELIEC@HARLESYSTEMS.COM
M-TL-03	MODEL ROOM BATH	WALLS	NANA MODERN GLAZED TILE	N/A	2" x 2"	GLOSSY, SPONGE BLUE		DESIGN AND DIRECT SOURCE	ONCE	JANARDI DESIGN, JANARDI@DESIGNDIRECTSOURCE.COM
M-WD Wood (ARCH)										
M-WD-01	THROUGHOUT	THROUGHOUT	WALNUT	N/A	REFER TO DWGS	NATURAL, WALNUT, MATTE		PER GENERAL CONTRACTOR	ONCE	PER GENERAL CONTRACTOR
M-WF Wood Flooring (ARCH)										
M-WF-01	MODEL ROOM	FLOORING	ASHLYNN WOOD FLOORING	N/A	1" WIDE PLANKS X 3/4" THICK	HAZEL OAK, ENGINEERED OAK, MATTE		COLUMBIA FLOORING	ONCE	CHRIS CARPENTER, CCARPENTER@BRIEFTEAM.COM

1. KEY DETAIL NOTE	2. GENERAL NOTES	3. CONSTRUCTION KEY
<p>REFER TO DOOR SCHEDULE</p>	<p>1. ALL DIMENSIONS TO BE VERIFIED IN FIELD. DISCREPANCIES THAT EFFECT CODE COMPLIANCE OR GRAPHIC DESIGN CHANGES SHALL BE REPORTED BEFORE WORK IS PERFORMED.</p> <p>2. MILL WORKER TO PROVIDE COMPREHENSIVE SHOP DRAWING PACKAGE TO DESIGNER WITH ADEQUATE TIME FOR REVIEW.</p>	<p>AREA NOT IN CONTRACT</p>



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REVISION 8 - MODEL ROOMS	04/19/2018
REVISION 9 - MODEL ROOMS	05/04/2018

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

Sheet Title:  
CONSTRUCTION PLAN  
- MODEL ROOM  
DWG NUMBER:  
MRS-101.00

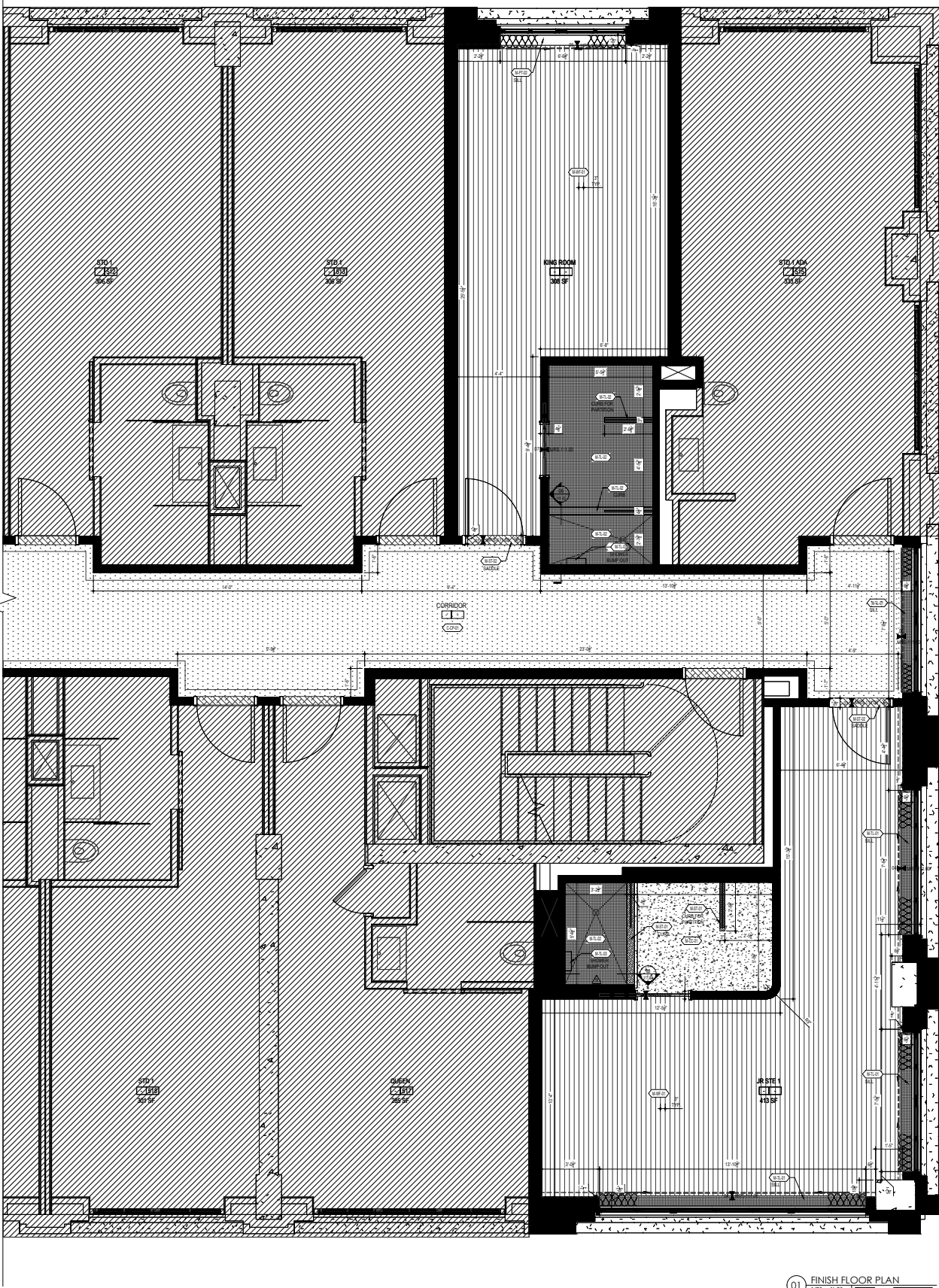
PROJECT NO. 14139

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1. FLOOR FINISH NOTES
1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE ADJACENT FINISHED WORK, FLOORING, ETC., IF APPLICABLE.
  2. REFER TO DETAIL SHEETS FOR ALL APPLICABLE FLOOR FINISH DETAILS.
  3. COORDINATE REFLECTED CEILING PLAN, DETAILS AND OTHER CHANGES OR SPECIFICATIONS BEFORE EXECUTING THIS WORK. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT AT ONCE.
  4. 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.
  5. ANY FLOORING OUTLETS OR NECESSARY RECEPTACLES OF ANY KIND SHALL BE IN FINISHED FLOORING ARE TO BE EXPOSED AND CLEANLY TRIMMED OR CUT AROUND.
  6. ALL FLOORING TO BE LEVELLED PRIOR TO RECEIVING FINISH MATERIAL. REFER TO SPECIFICATIONS FOR ALL REQUIRED WORK.
  7. FINISH FLOORING INSTALLATION: GC SHALL USE MANUFACTURER'S RECOMMENDED SETTING MATERIALS AND COMBINATION WITH EXISTING FLOOR SUBSTRATE. PROVIDE A SINGLE SHEET MANUFACTURER THAT PROVIDES WATERPROOFING AND CRACK ISOLATION JOINT BIDDING.
  8. THE FINISH FLOORING IS TO BE PROTECTED BY GC AFTER INSTALLATION.

2. FLOORING MATERIAL KEY

M-ST-01: WOOD FLOOR	M-ST-02: CARPET
M-ST-03: TILE	M-ST-04: STONE TILE
M-ST-05: STONE CURB	M-ST-06: STONE
M-ST-07: CARPET	



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2001-02 - MODEL ROOMS	01/18/2017
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REVISION 7 - MODEL ROOMS	04/17/2018
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REVISION 9 - MODEL ROOMS	05/04/2018

DESIGN DEVELOPMENT  
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Sheet Title:  
FINISH FLOOR PLAN -  
MODEL ROOM

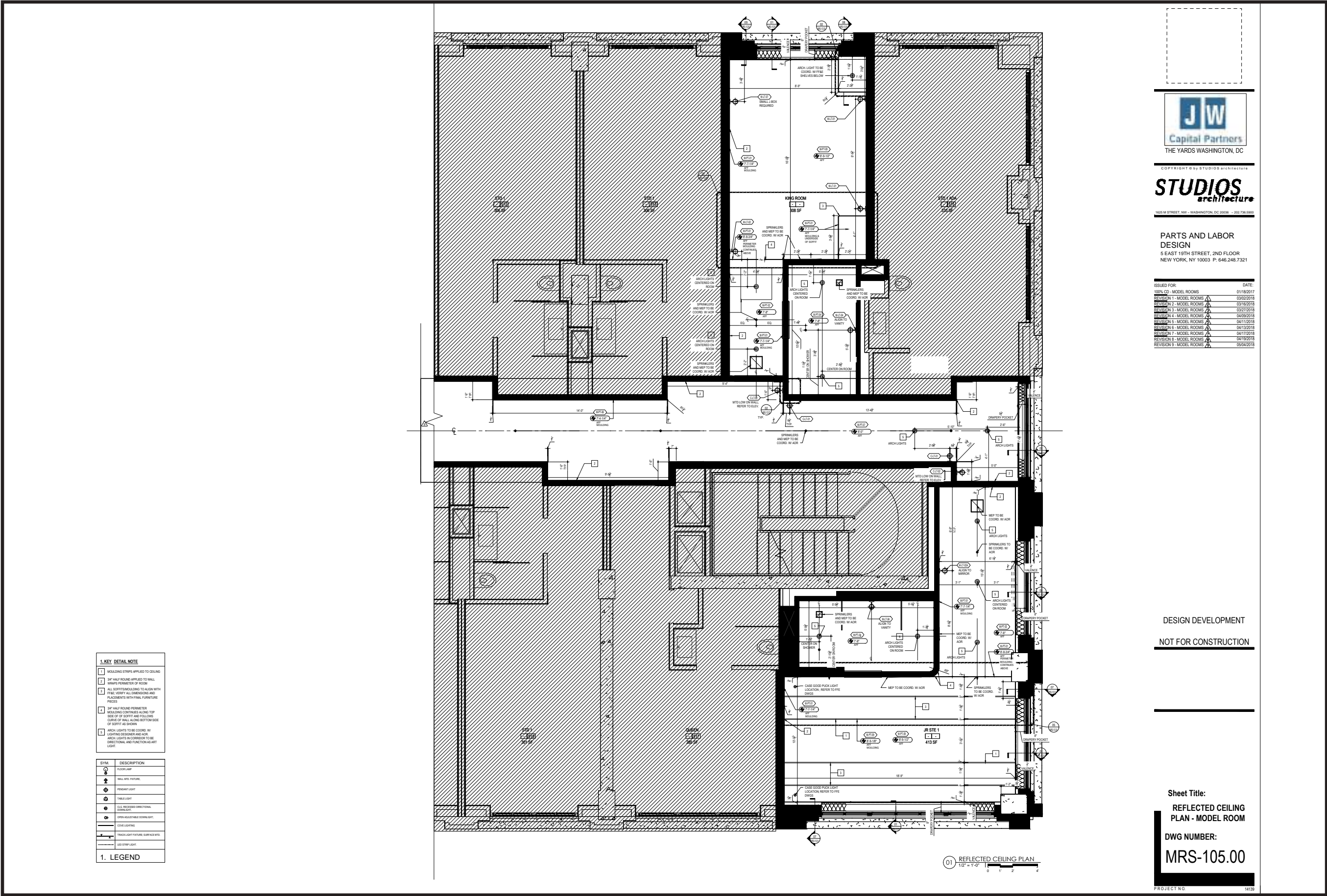
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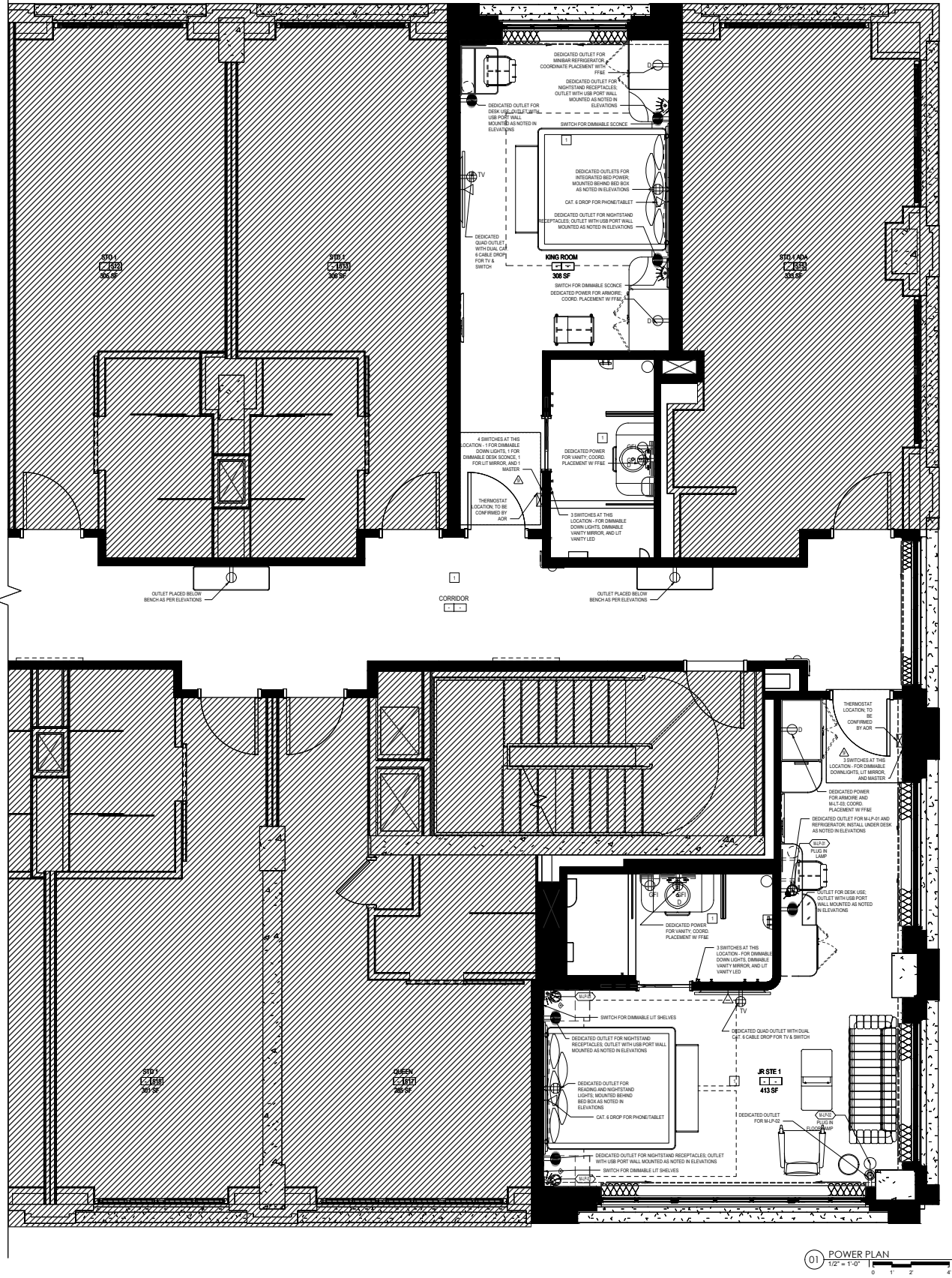






1. KEY DETAIL NOTE	
1	ADD TO COORDINATE POWER AND DATA REQUIREMENTS

GENERAL NOTES:		SHEET NOTES:	
1. ALL DIMENSIONS MUST BE VERIFIED IN FIELD. DISCREPANCIES THAT EFFECT CODE COMPLIANCE OR SHADISTIC DESIGN CHANGES SHALL BE REPORTED BEFORE WORK IS PERFORMED.		UNLESS NOTED OTHERWISE:	
2. MILLWORKER TO PROVIDE COMPREHENSIVE SHOP DRAWING PACKAGE TO DESIGNER WITH ADEQUATE TIME ALLOTTED FOR REVIEW.		1. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN. A COPY OF LICENSE TO BE SUBMITTED (FAVOR TO ARCHITECT) PRIOR TO WORK STARTING.	
3. SIGNAGE DETAILED BY OWNER, LIGHTING AND MEP CONSULTANTS TO ENSURE ADEQUATE POWER IS PROVIDED AS NEEDED. SIGNAGE SHOWN HERE IS FOR REFERENCE ONLY.		2. ALL SWITCHES (IF SWITCH NOT ON DIMMER) TO BE STANDARD TOGGLE TYPE.	
4. REFER TO L-SERIES FOR ALL LIGHTING SPECIFICATIONS AND LOCATIONS SHOWN HERE AS REFERENCE ONLY.		3. VERIFY WITH ARCHITECT ANY DIMMER SWITCHED LOCATIONS & 3-WAY SWITCHED LIGHTING.	
		4. LIGHTING SWITCHES TO BE MTD. 4" A.F.F. U.O.N.	
		5. OUTLETS MTD. 8" A.F.F. U.O.N.	
		6. OUTLETS, SWITCHES & DIMMERS SUPPLIED BY CONTRACTOR	
		7. INSTALL MIN. 3 TELEPHONE LINES FOR DATA & PHONE. ALL LINES TO BE CATEGORY V TYPE WIRE. VERIFY PHONE & DATA REQUIREMENTS WITH OWNER.	
LEGEND	ARCHITECTURAL, RECESSED CEILING DIRECTIONAL DOWNLIGHT	4" PENDANT DOWNLIGHT BY LIGHTING CONSULTANT	PHONE JACK CATEGORY 6
	WALL MOUNTED SCENE FUTURE	DOWNLIGHT BY LIGHTING CONSULTANT	RECESSED FLOOR DUPLEX OUTLET
	ARCHITECTURAL, WET LOCATION RECESSED CEILING DIRECTIONAL DOWNLIGHT	OPEN ACCESSIBLE DOWNLIGHT BY LIGHTING CONSULTANT	RECESSED FLOOR QUAD OUTLET
	PENDANT LIGHT	QUAD OUTLET, ORIENT VERTICALLY U.O.N.	DATA JACK
	TABLE LAMP	QUAD OUTLET WITH DUAL POWER/USB PORTS	NEW WALL MTD. SWITCH NOTE: ALL FEATURES ON DIMMERS U.O.N.
	LED STRIP LIGHT	DUPLEX OUTLET	THERMOSTAT
	STRING LIGHTING	DUPLEX OUTLET WITH DUAL POWER/USB PORTS	DEDICATED POWER FOR FFBE



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REVISION 8 - MODEL ROOMS	04/19/2018
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Sheet Title:  
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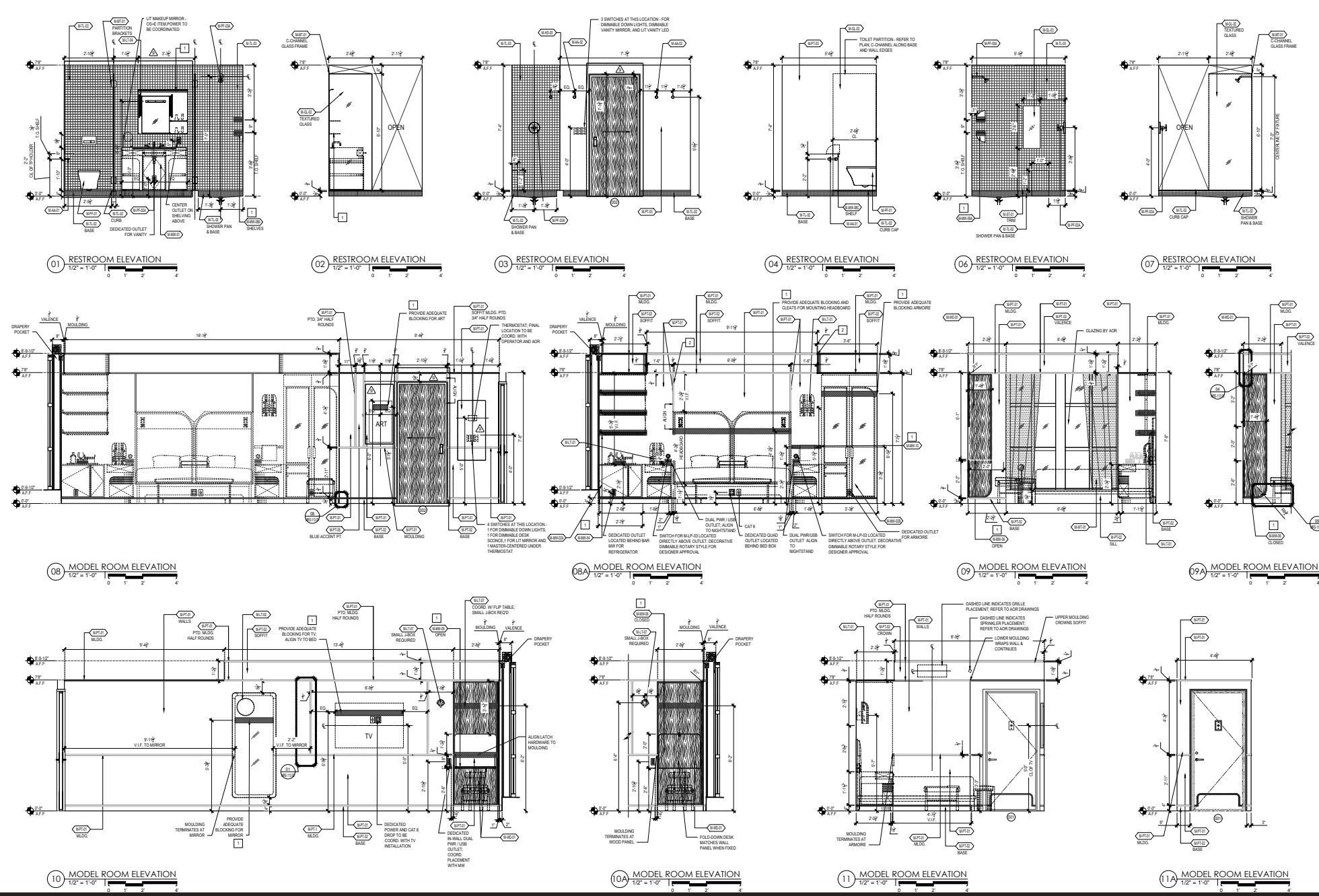
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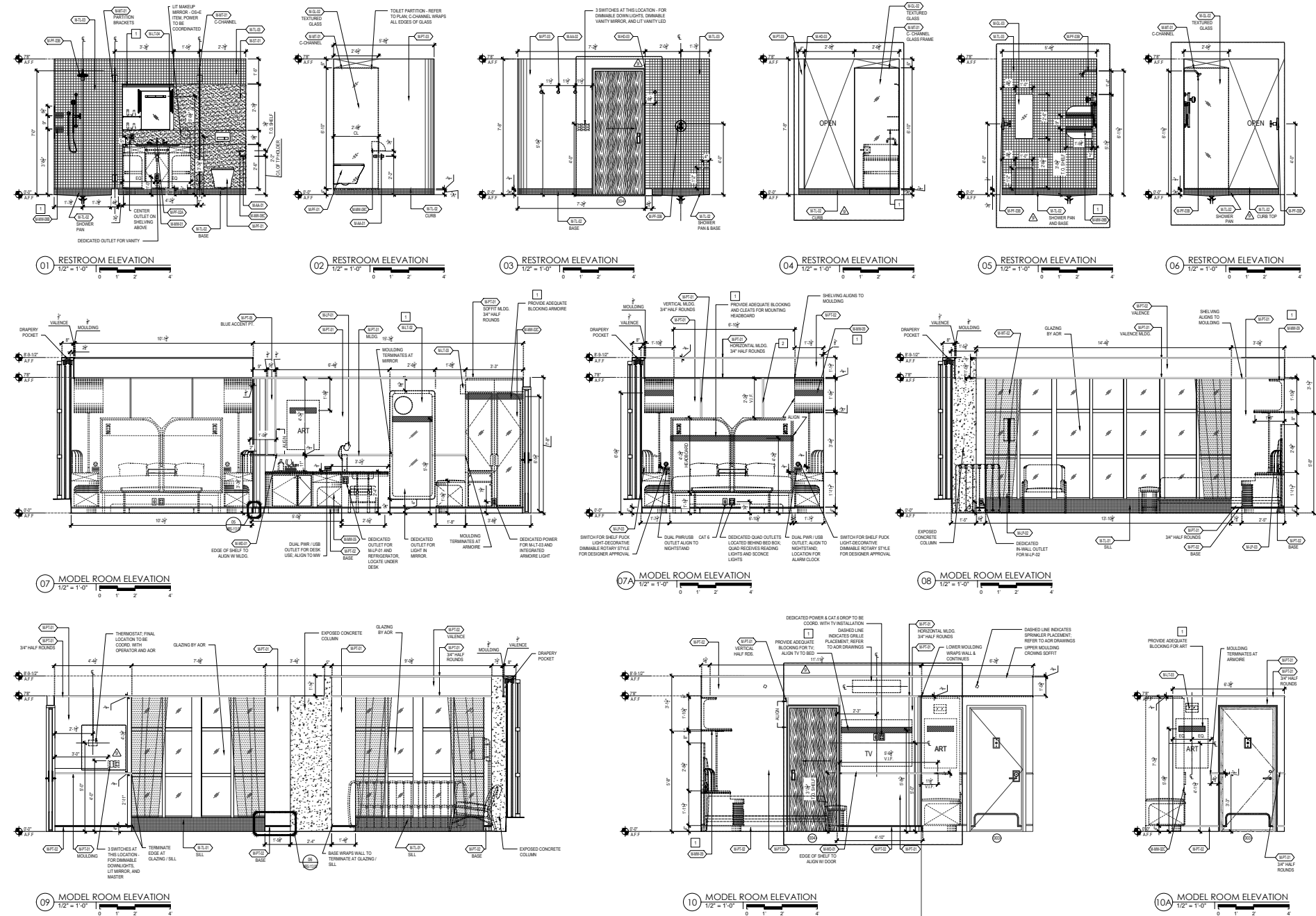
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Sheet Title:  
MODEL ROOM  
ELEVATIONS -  
KING ROOM  
DWG NUMBER:  
MRS-107.00





- KEY DETAIL NOTE
- 1 GC TO PROVIDE ADEQUATE BLOCKING FOR ALLITE INSTALLATIONS
  - 2 MOLDING ON WALLS/CEILING TO ALIGN AND FRAME FPE PIECES AS SHOWN



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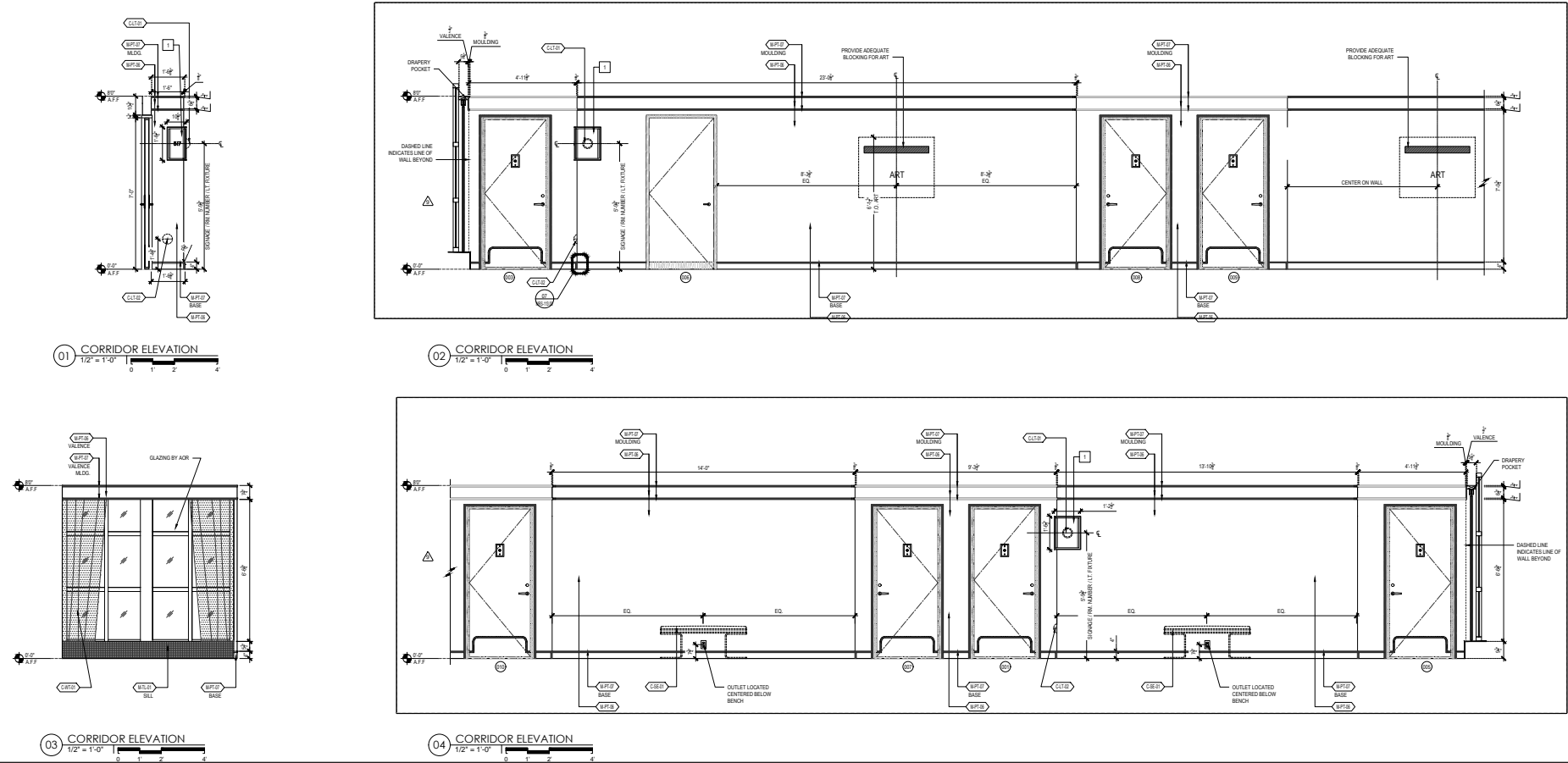
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DWG NUMBER:  
MRS-107.01

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ELEVATIONS -  
CORRIDOR  
DWG NUMBER:  
MRS-107.02

PROJECT NO. 14138

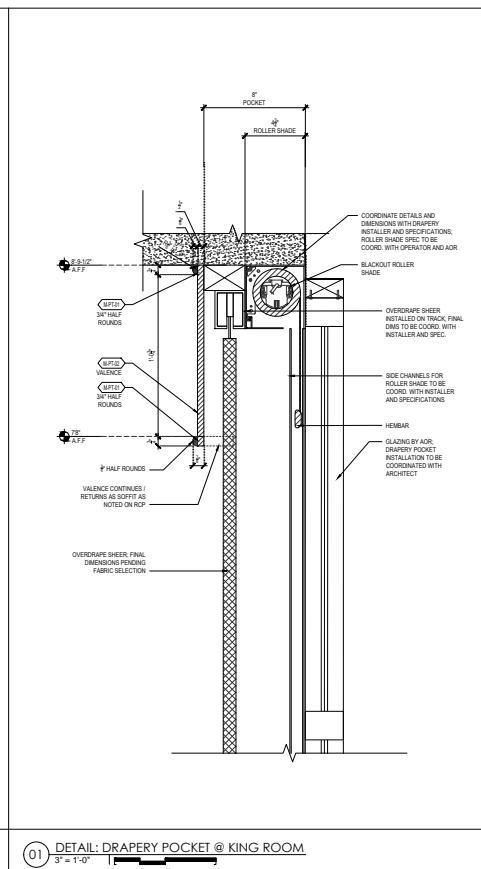
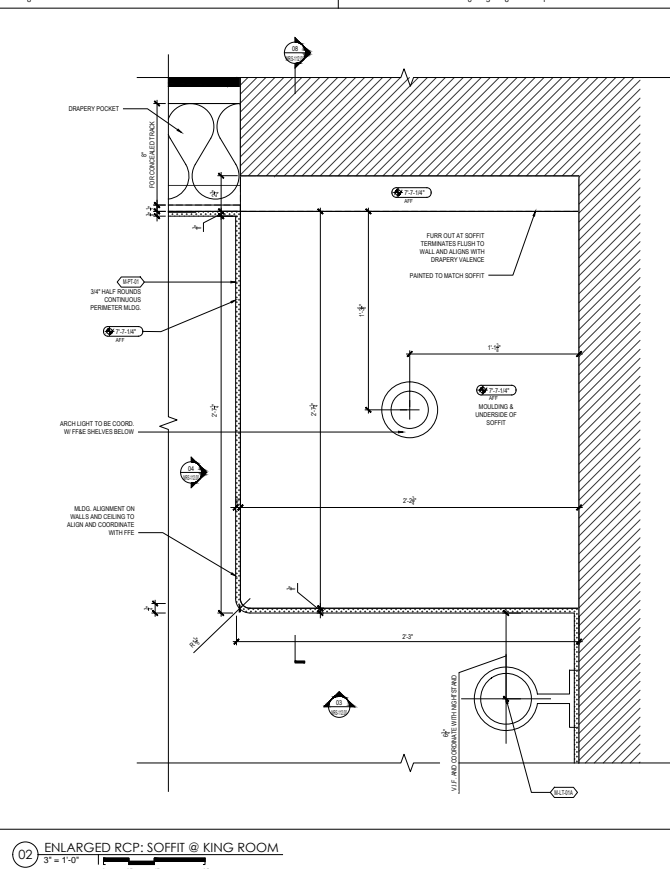
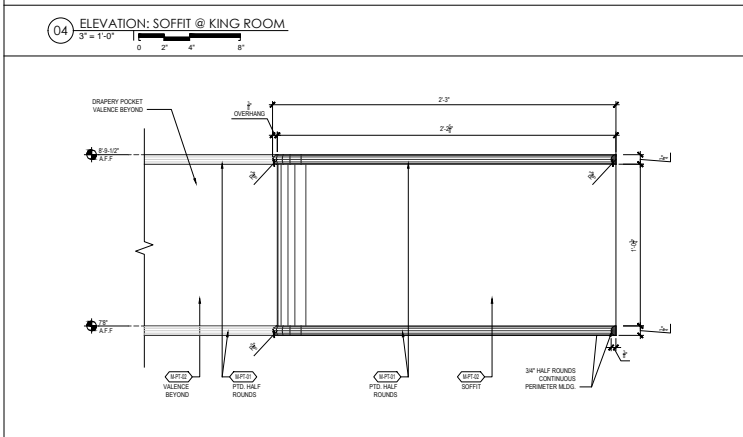
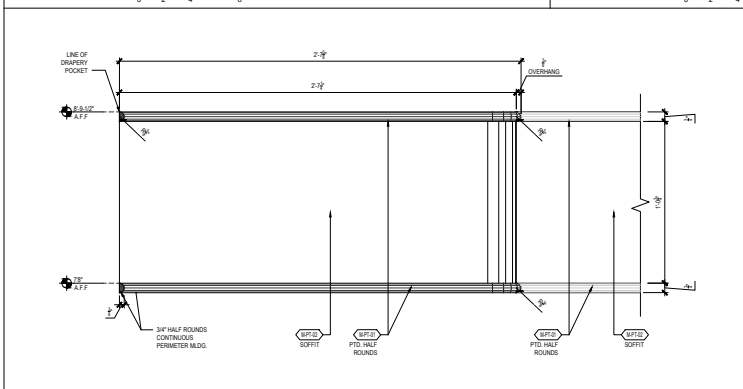
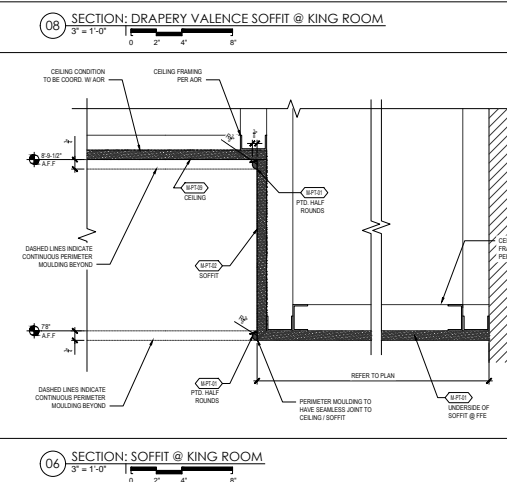
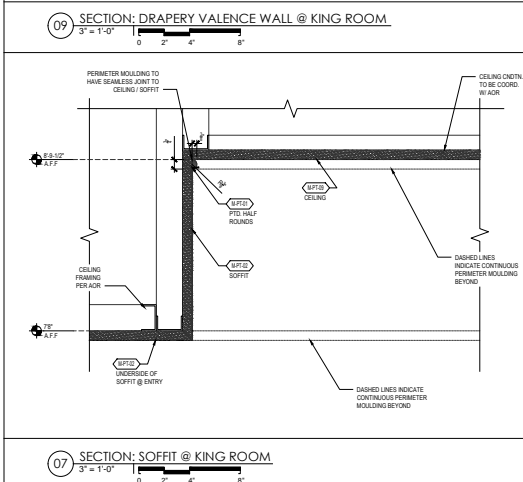
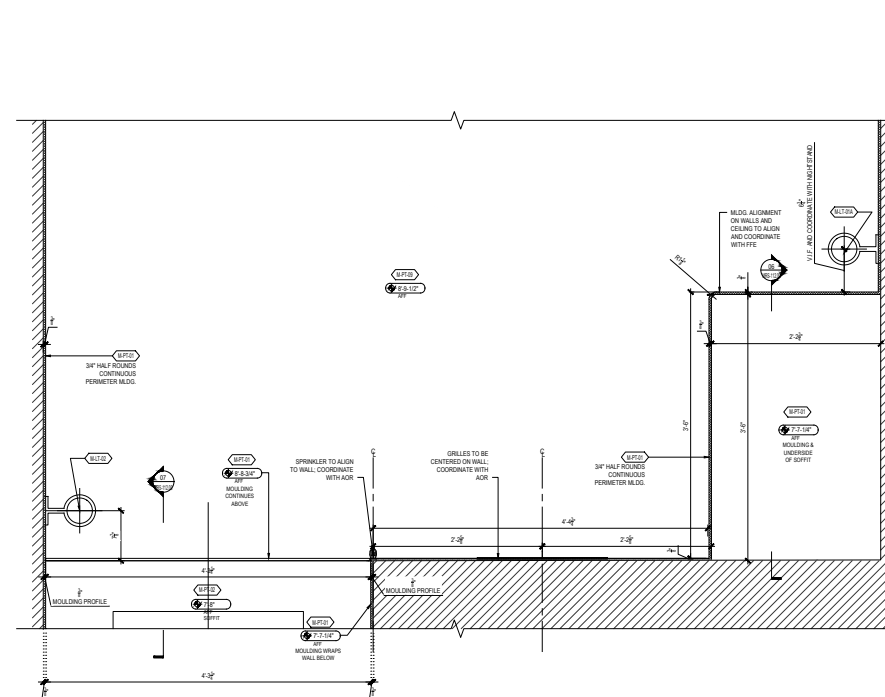
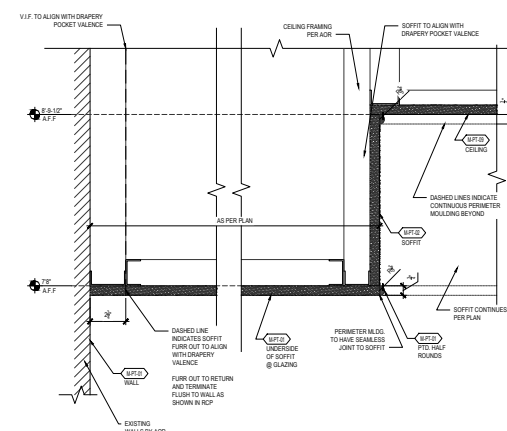
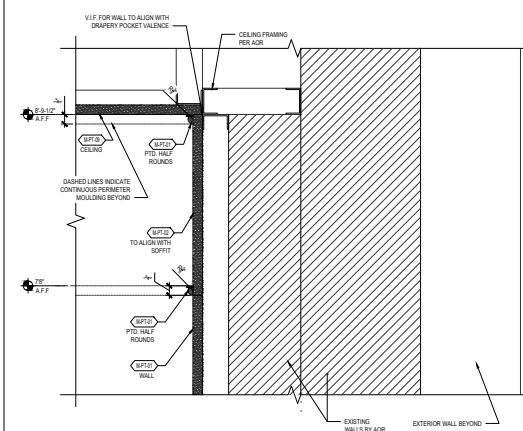
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Sheet Title:  
MODEL ROOM -  
FLOORING DETAILS

DWG NUMBER:  
MRS-111.00





KEY	DETAIL NOTE
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DESIGN DEVELOPMENT

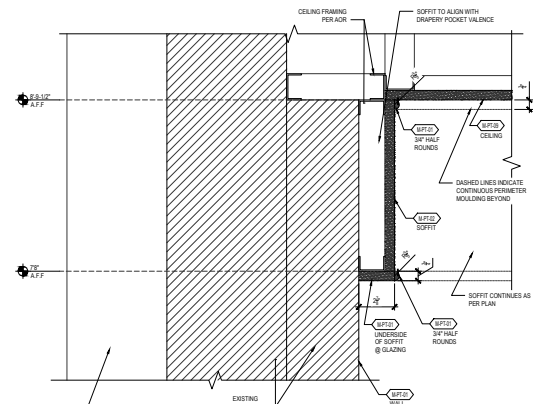
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CEILING DETAILS @  
KING ROM

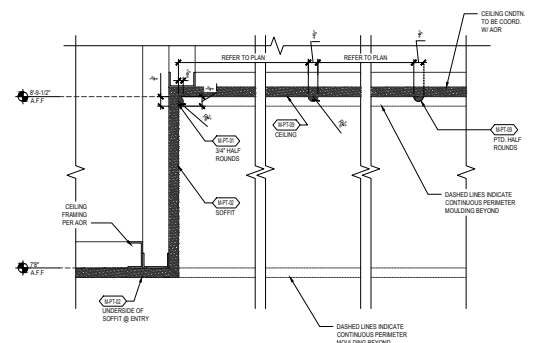
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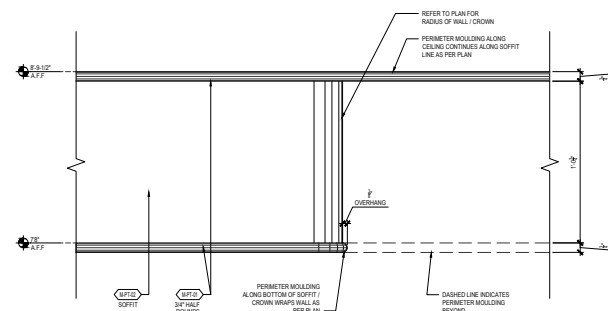
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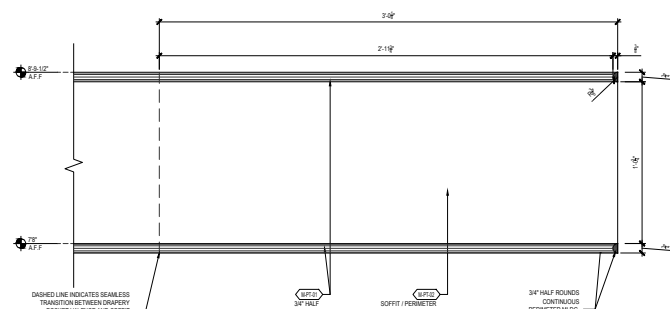
07 SECTION: DRAPERY VALENCE SOFFIT @ JR. SUITE



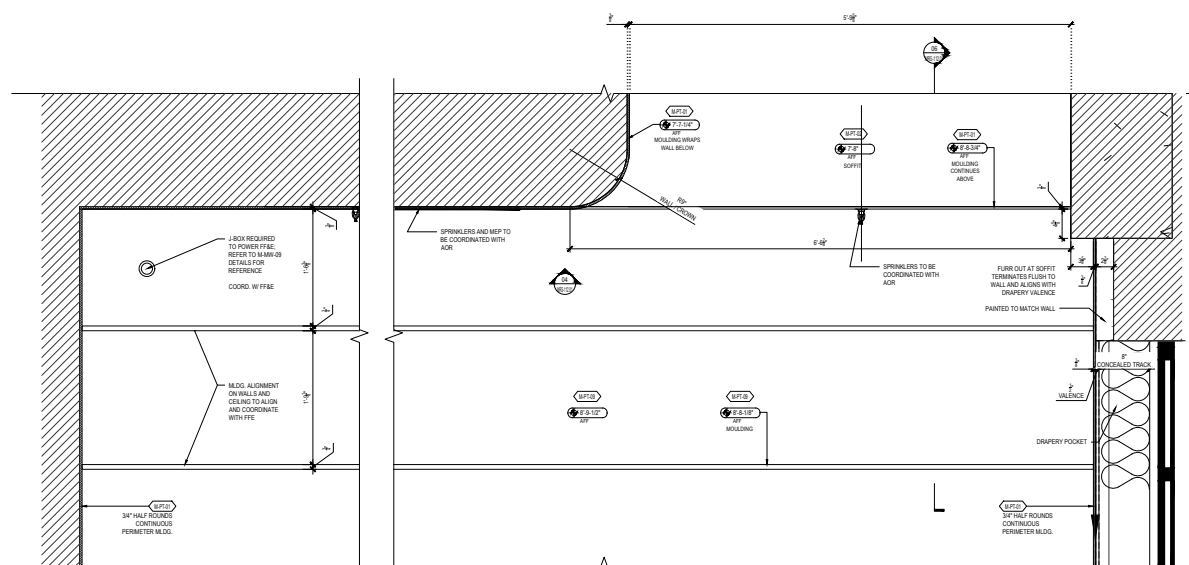
SECTION: ENTRY SOFFIT @ JR. SUITE



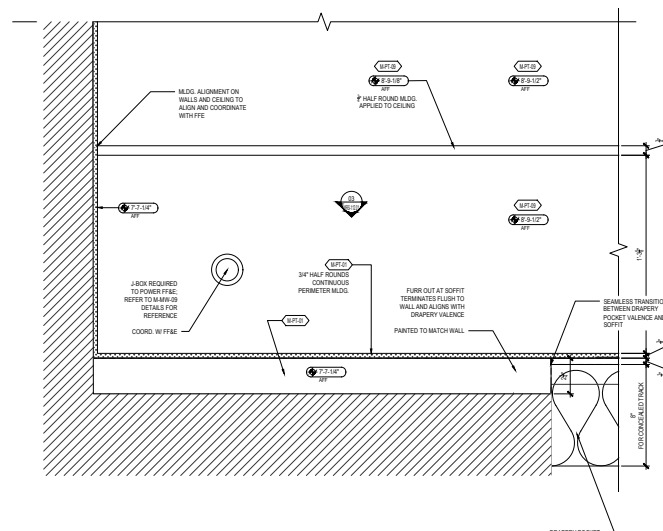
04 ELEVATION: CURVED WALL @ JR. SUITE



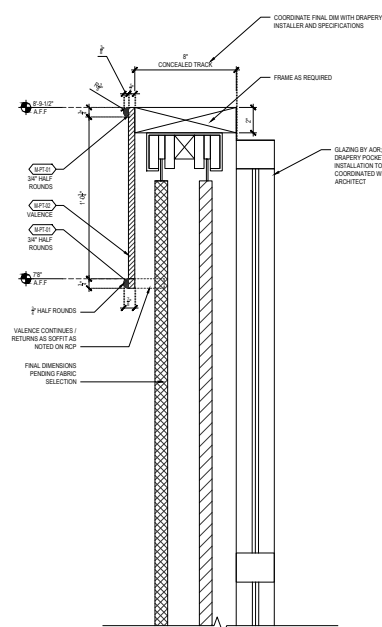
03 ELEVATION: DRAPERY POCKET VALANCE TRANSITION @ JR. SUITE



ENLARGED RCP: SOFFIT AND CEILING TRANSITION @ JR. SUITE



03 ENLARGED RCP: SOFFIT @ JR. SUITE



01 DETAIL: DRAPERY POCKET @ JR. SUITE

KEY	DETAIL NOTE
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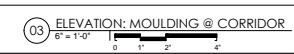
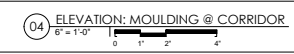
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Sheet Title:  
MODEL ROOM -  
CEILING DETAILS @  
JR. SUITE  
DWG NUMBER:  
MRS-112.01

PROJECT NO. 14139

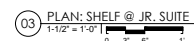
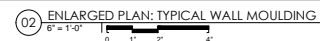
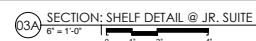
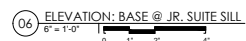
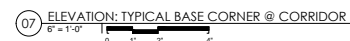
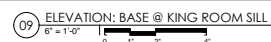
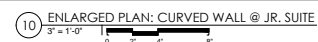




Sheet Title:  
MODEL ROOM -  
CEILING DETAILS @  
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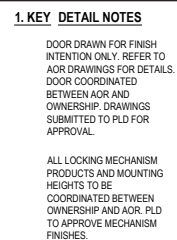
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Sheet Title:  
MODEL ROOM -  
WALL DETAILS

DWG NUMBER:  
MRS-113.00

PROJECT NO. 14139



[illegible]

01 SECTION: DOOR # 001 @ KING ROOM

[illegible][illegible]

1. SUBMITTAL NOTES

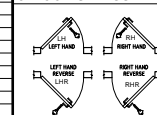
THE FOLLOWING SUBMITTALS MUST BE MADE TO THE ARCHITECT PRIOR TO SUBMISSION:

1. DOORS & HARDWARE SAMPLES WITH PRODUCT OUTLINES
2. COMPLETE MILLWORK SHOP DRAWINGS, LAYOUT, ETC.
3. ALL FINISH SAMPLES REGARDLESS OF SUPPLIER INCLUDING VET, BASE, PAINT, TILE, ETC.
4. ALL FINISH METAL SAMPLES INCLUDING THE ITEMS SUPPLIED BY THE MANUFACTURER
5. STONE / CARPET FLOOR LAYOUT DRAWINGS IN SCALE WITH ALL DIMENSIONS SHOWN.
6. MECHANICAL EQUIPMENT PRODUCT OUTLINES AND COMPLETE SHOP DRAWINGS, LAYOUT, ETC.
7. ELECTRICAL EQUIPMENT PRODUCT OUTLINES AND COMPLETE SHOP DRAWINGS, LAYOUT, ETC.
8. SPRINKLER SHOP DRAWINGS AND DIMENSION LAYOUT.
9. FIRE COSTUME/HAIR

## 2. GENERAL NOTES

1. SEE SHOP DETAILS AND ELEVATIONS	AND INSTALL ALL HARDWARE IN SHOP DRAWINGS.
2. CONTRACTOR TO PROVIDE MATERIALS AT RISK OF LOSS AS REQUIRED TO PREVENT SAGGING.	ALL FRAMES TO BE WELDED.
3. ALL VIBE RATES DOORS TO BE PROVIDED TO APPROVED FABRICATOR.	5. REPAIR OR RECAUSE DOORS TO BE IN LEAVES.
4. CONTRACTOR TO PROVIDE MATERIALS AND INSTALL ALL ITEMS OF HARDWARE GROUP PER SHOP DRAWINGS AND INFORMATION.	6. PROVIDE DOOR SILENCERS TO ALL FRAMES 1/4 INCH.
5. CONTRACTOR TO BURNISH SHOP DRAWINGS FOR PROOF OF APPROVAL. PROVIDE TO FABRICATOR AND INSTALLATION OF ALL DOORS.	7. CONTRACTOR TO BURNISH SHOP DRAWINGS FOR PROOF OF APPROVAL. PROVIDE TO FABRICATOR AND INSTALLATION OF ALL DOORS.
6. SHOP SUPPLIER TO FIELD ORDER AND COORDINATE PARTITION CONNECTIONS WITH THE GENERAL CONTRACTOR.	8. SHOP DRAWINGS TO BE APPROVED BY THE ARCHITECT.
7. CONTRACTOR TO PROVIDE	9. SHOP DRAWINGS TO BE APPROVED BY THE ARCHITECT.

### 3. DOOR SWINGS



4. KEYING NOTES

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



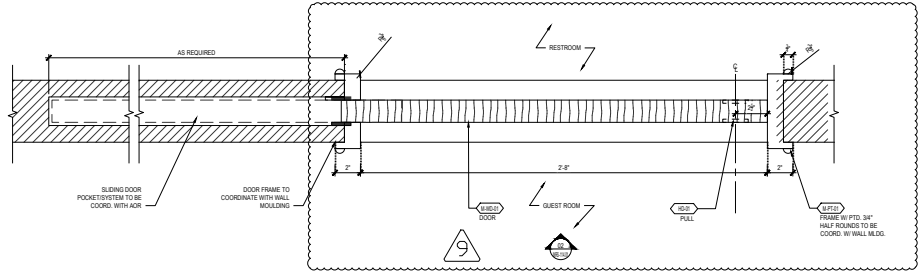
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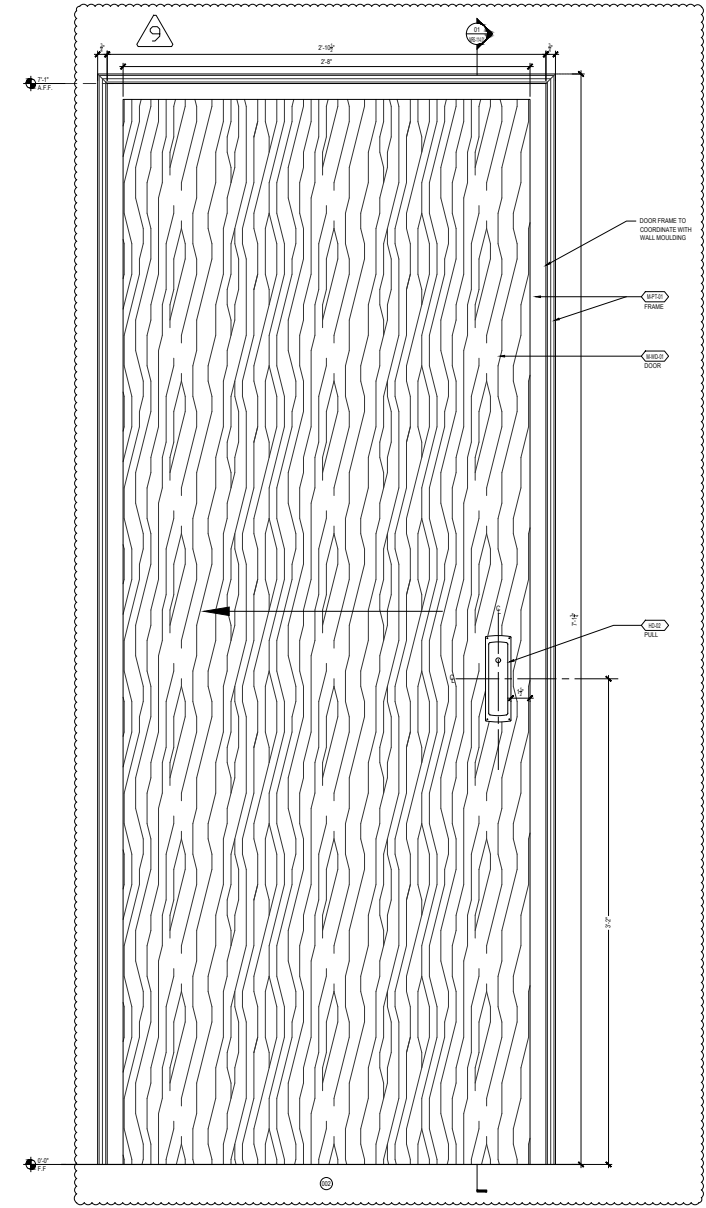
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Sheet Title:  
MODEL ROOM -  
DOOR AND HARDWARE  
SCHEDULE  
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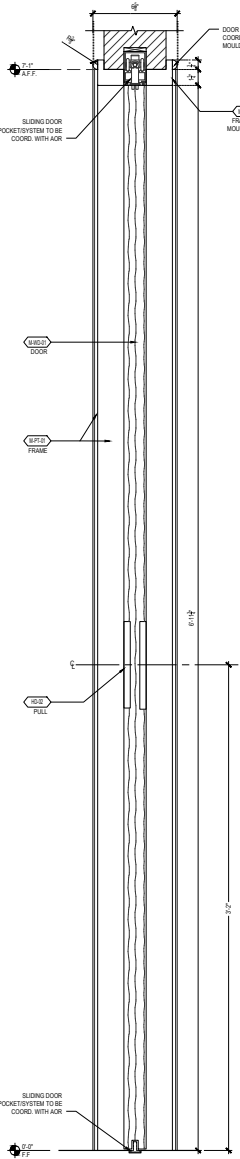
PROJECT NO. 1413



03 PLAN: DOOR # 002 @ KING ROOM  
3" = 1'-0"



02 ELEVATION: DOOR # 002 @ KING ROOM  
3" = 1'-0"



01 SECTION: DOOR # 002 @ KING ROOM  
3" = 1'-0"

1. KEY DETAIL NOTES

DOOR DRAWN FOR FINISH INTENTION ONLY. REFER TO AOR DRAWINGS FOR DETAILS. DOOR COORDINATED BETWEEN AOR AND OWNERSHIP. DRAWINGS SUBMITTED TO PLD FOR APPROVAL.

ALL LOCKING MECHANISM PRODUCTS AND MOUNTING HEIGHTS TO BE COORDINATED BETWEEN OWNERSHIP AND AOR. PLD TO APPROVE MECHANISM FINISHES.

DOOR & FRAME SCHEDULE													
DOOR NO.	DOOR						LOCATION	FRAME				THRESHOLD	
	HAND	TYPE	WIDTH	HEIGHT	THICK	MATERIAL		TYPE	HEAD	JAMB	MATERIAL	FINISH	DETAIL NO.
002	RL	POCKET	2'-0"	7'-0"	1"	SEE DWS	RESTROOM	SEE DWS	SEE DWS	SEE DWS	SEE DWS	SEE DWS	SEE DWS
004	LL	POCKET	2'-0"	7'-0"	1"	SEE DWS	RESTROOM	SEE DWS	SEE DWS	SEE DWS	SEE DWS	SEE DWS	SEE DWS

DOOR HARDWARE SETS													
SET NO.	Qty	ITEM	MANUF.	MODEL	FINISH	NOTES	SET NO.	Qty	ITEM	MANUF.	MODEL	FINISH	NOTES
RESTROOM DOOR SET	1	DOOR PULL	BALDWIN	POB7	SATIN NICKEL	PAIR ALTO POCKET DOOR							
HD-02	1	SLIDING SYSTEM	TIC	TIC	TIC	POCKET DOOR, INTEGRATED SLIDING SYSTEM TIC W/ AOR							

1. SUBMITTAL NOTES

1. SUBMITTAL NOTES
2. GENERAL NOTES
3. DOOR SWINGS
4. KEYING NOTES

1. SUBMITTAL NOTES
2. GENERAL NOTES
3. DOOR SWINGS
4. KEYING NOTES

1. SUBMITTAL NOTES
2. GENERAL NOTES
3. DOOR SWINGS
4. KEYING NOTES

THE YARDS WASHINGTON, DC

STUDIOS architecture

1625 M STREET, NW - WASHINGTON, DC 20008 - 202.736.8300

PARTS AND LABOR DESIGN

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

ISSUED FOR: DATE:  
100% CD - MODEL ROOMS 01/18/2017  
REVISION 1 - MODEL ROOMS 03/02/2018  
REVISION 2 - MODEL ROOMS 03/16/2018  
REVISION 3 - MODEL ROOMS 03/27/2018  
REVISION 4 - MODEL ROOMS 04/09/2018  
REVISION 5 - MODEL ROOMS 04/11/2018  
REVISION 6 - MODEL ROOMS 04/13/2018  
REVISION 7 - MODEL ROOMS 04/17/2018  
REVISION 8 - MODEL ROOMS 04/18/2018  
REVISION 9 - MODEL ROOMS 05/04/2018

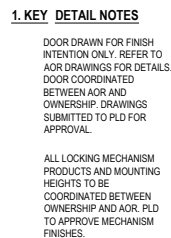
DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

Sheet Title:  
MODEL ROOM -  
DOOR AND HARDWARE  
SCHEDULE  
DWG NUMBER:  
MRS-114.01

PROJECT NO. 14133





03 PLAN: DOOR # 006 @ CORRIDOR



02 ELEVATION: DOOR # 006 @ CORRIDOR  
3" = 1'-0"

[illegible][illegible]

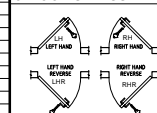
1. SUBMITTAL NOTES

- THE FOLLOWING SUBMITTALS MUST BE MADE TO THE ARCHITECT PRIOR TO INSTALLATION:
1. DOORS & HARDWARE EQUIPMENT WITH PRODUCT CUTSHEETS
  2. COMPLETE HOLLOW CORE DOOR/SHIELDING DRAWINGS
  3. ALL FRESH SAMPLES REGARDLESS OF SUPPLIER INCLUDING VET, BASE, PAINT, TALLIES, ETC.
  4. ALL FRESH METAL SAMPLES INCLUDING THE ITEMS SUPPLIED BY THE OWNER
  5. STONE / CARPET FLOOR LAYERS DRAWINGS IN SEAL & BURNISH WITH ALL DIMENSIONS SHOWN.
  6. MECHANICAL EQUIPMENT PRODUCT CUTSHEETS AND COMPLETE SHOP DRAWINGS
  7. ELECTRICAL EQUIPMENT PRODUCT CUTSHEETS AND COMPLETE SHOP DRAWINGS
  8. SINKER SHIELDING DRAWINGS AND DIMENSIONS LAYDOWN.
  9. FIRE EXTINGUISHER LOCATION PLAN.

## 2. GENERAL NOTES

- [illegible]

## 3. DOOR SWINGS



## 4. KEYING NOTES

1. I/C TO INSURE THAT EXIT DOORS SHALL BE OPENING FROM THE INSIDE WITHOUT THE USE OF A KEY ON ANY SPECIAL KNOWLEDGE OF EFFORT.
- PASSAGE SET
2. ALL LOCK CYLINDERS TO BE KEYS TO BUILDING MASTER, COORDINATE KEYS WITH APPROVED VENDOR.
3. FOR ALL SPACES THAT WILL NOT BE KEYS TO BUILDING MASTER, A KEY IS TO BE PROVIDED TO OPERATOR.

--	--



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

ISSUED FOR:	DATE:
100% CD - MODEL ROOMS	01/18/2017
REVISION 1 - MODEL ROOMS	03/02/2018
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REVISION 6 - MODEL ROOMS	04/13/2018
REVISION 7 - MODEL ROOMS	04/17/2018
REVISION 8 - MODEL ROOMS	04/19/2018
REVISION 9 - MODEL ROOMS	05/04/2018

DESIGN DEVELOPMENT  
NOT FOR CONSTRUCTION

Sheet Title:  
MODEL ROOM -  
DOOR AND HARDWARE  
SCHEDULE  
DWG NUMBER:  
MRS-114.02

PROJECT NO. 14139

PLD  
NYC

Thompson DC

DD | Drawing Set Sample - Typical Model Room Package

M-ST-01  
STONE/MARBLE

#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/28/2017

AREAS: MODEL ROOM BATH  
LOCATION: MODEL ROOMS  
APPLICATION: WALLS/TRIM  
COLOR: GREY ONYX - CROSS CUT OR EQ.  
SHEEN: HONED  
SIZE: REFER TO DWGS  
MODEL NUMBER: N/A

OFCI    OFOI    **CFCI**    CFOI  
☐    ☐    ☒    ☐



NOTES

IMAGE FOR DESIGN INTENT ONLY  
GC/FABRICATOR TO PROVIDE SAMPLE FOR DESIGNER APPROVAL

VENDOR	VENDOR CONTACT
PER GENERAL CONTRACTOR	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.  
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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.

M-TL-01  
PARIS 1" MOSAIC

#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/28/2017

AREAS: MODEL ROOMS  
LOCATION: MODEL ROOM  
APPLICATION: WALLS  
MODEL NUMBER: N/A  
SIZE: 1" X 1"  
COLOR: DOT-96  
GROUT: TBD

OFCI    OFOI    **CFCI**    CFOI  
☐    ☐    ☒    ☐



VENDOR  
ANN SACKS  
37 E 18TH ST  
NEW YORK, NY  
10003

VENDOR CONTACT  
JENNIFER COPE  
(212) 529-2800  
JENNIFER.COPE@ANNSACKS.COM  
WWW.ANNSACKS.COM

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

 **FINISH SAMPLE**

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M-WD-01  
WALNUT

#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/28/2017

AREAS: MODEL ROOMS  
LOCATION: THROUGHOUT  
APPLICATION: THROUGHOUT  
SPECIES: WALNUT  
FINISH: NATURAL  
SHEEN: MATTE  
CUT: REFER TO DWGS  
MODEL NUMBER: N/A  
SIZE: REFER TO DWGS



OFCI OFOI CFCI CFOI

VENDOR  
PER GENERAL CONTRACTOR

VENDOR CONTACT  
PER GENERAL CONTRACTOR

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

FINISH SAMPLE

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M-GL-04  
TEXTURED GLASS

#4194 THOMPSON DC  
WASHINGTON DC, USA

AREAS: MODEL ROOM BATH  
LOCATION: MODEL ROOM BATH  
APPLICATION: PARTITION  
COLOR: CLEAR  
FINISH: CORDOROY  
MODEL NUMBER: PL-1264



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VENDOR  
BENDHEIM GLASS  
122 HUDSON STREET  
NEW YORK, NY  
10013

VENDOR CONTACT  
ANNA LORENTE  
212.547.2945  
ALORENTE@BENDHEIM.COM  
WWW.BENDHEIMARCHITECTURAL.COM

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

FINISH SAMPLE

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M-AA-01  
TISSUE HOLDER: URBANE 25 HOLDER

#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/28/2017

AREAS: MODEL ROOM BATH  
LOCATION: MODEL ROOMS  
MODEL NUMBER: 25-0.4  
FINISH: PT - PEWTER  
QUANTITY: 2

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☐    ☐    ☒    ☐



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

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M-AA-02  
ROBE HOOK

#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/28/2017

AREAS: MODEL ROOM BATH  
LOCATION: MODEL ROOMS  
MODEL NUMBER: 25-0.5  
FINISH: PT-PEWTER  
QUANTITY: 8

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☐    ☐    ☒    ☐



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

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M-HD-01  
SCHLUTER STRIP

AREAS: MODEL ROOMS  
LOCATION: FLOOR  
MODEL NUMBER: SCHIENNE  
SIZE: 1/4"H  
COLOR: ATB (BRIGHT NICKEL)

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#4194 THOMPSON DC  
WASHINGTON DC, USA



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SCHLUTER

VENDOR CONTACT  
1-888-472-4588  
[HTTPS://WWW.SCHLUTER.COM/SCHLUTER-US/EN\\_US/](https://www.schluter.com/schluter-us/en_us/)

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

M-PF-01  
TOILET: MH WALL-HUNG DUAL-FLUSH  
TOILET

AREAS: MODEL ROOM BATH  
LOCATION: MODEL ROOMS  
QUANTITY: 2  
MODEL NUMBER: CT437FG#01  
FINISH: 01 COTTON

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#4194 THOMPSON DC  
WASHINGTON DC, USA



NOTES  
1.28 GPF & 0.9 GPF, D-SHAPE BOWL

VENDOR TOTO 7700 SPENCE ROAD FAIRBURN, GA 30213	VENDOR CONTACT KATHLEEN DEMEO (888) 295-8134 KDEMEO@TOTO.COM <a href="https://www.totousa.com/">HTTPS://WWW.TOTOUSA.COM/</a>
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M-CG-01  
KING BED AND HEADBOARD

AREAS: MODEL ROOMS  
QUANTITY: 2  
MODEL NUMBER: N/A - CUSTOM  
DIMENSIONS: REFER TO DRAWINGS  
KNOBS/PULLS: N/A  
HINGES/SCREWS: TO BE CONCEALED

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FABRIC: M-CGF-01.1 FABRIC: M-CGF-01.2



WOOD: M-WDF-01A



#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/28/2017  
REVISED: 12/20/2017



NOTES

HEADBOARD TO HAVE CUTOUT FOR READING LAMP. READING LIGHT M-LT-05

HEADBOARD TO ATTACH TO WALL WITH WALL CLEATS. RUBBER BUMPERS TO BE AFFIXED TO BACK OF HEADBOARD TO PREVENT DAMAGE TO WALL

VENDOR

VENDOR CONTACT

CUSTOM - TO BID

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH SAMPLE FLAME CERT PROTOTYPE SEAMING DIAGRAM SHOP DWGS STRIKE OFF

INSTRUCTIONS:

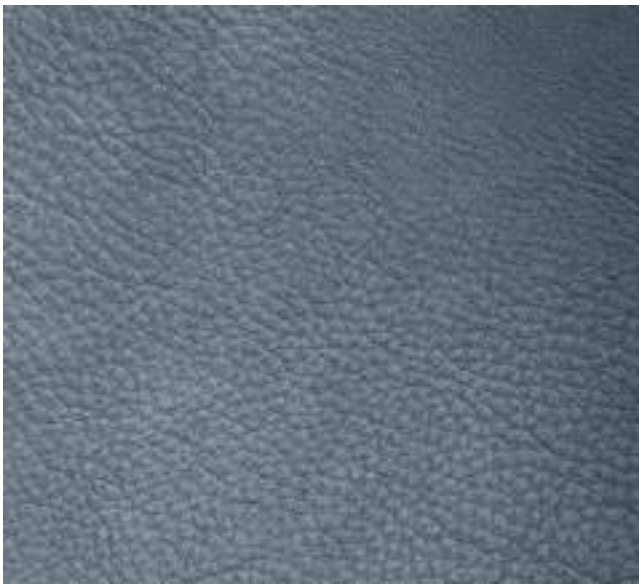
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STONES: COMMERCIAL GRADE SEALER TO BE APPLIED TO PREVENT STAINING  
WOODS: FOR OUTDOOR USE, RECOMMENDED SEALER FROM MATTHEWS PAINT  
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REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT 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.

M-CGF-01.2  
LEATHER

AREAS: MODEL ROOMS  
PATTERN: INCREDIBULL  
MODEL NUMBER: 11012/07  
COLOR: PLUME  
SIZE: 45 SQUARE FEET AVG.  
ABRASION: N/A  
CONTENT: 100% LEATHER  
FIRE CODE: Cal 117 - Pass UFAC1  
QUANTITY: 0

OFCI OFOI CFCI CFOI

#4194 THOMPSON DC  
WASHINGTON DC, USA



VENDOR

JERRY PAIR  
979 3RD AVENUE SUITE 502  
NEW YORK, NY  
10022

VENDOR CONTACT

MATTHEW PATTERNSON  
212.546.9001  
MPATTERNSON@JERRYPAIR.COM  
WWW.JERRYPAIR.COM

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

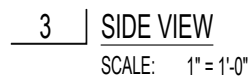
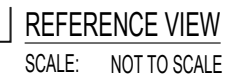
CFA FLAME CERT

INSTRUCTIONS:

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DWG TITLE:	
SCALE:	
DATE:	
DWG BY:	

M-CG-02  
COFFEE TABLE

AREAS: MODEL ROOMS  
QUANTITY: 1  
MODEL NUMBER: N/A - CUSTOM  
DIMENSIONS: REFER TO BID SET DWGS  
KNOBS/PULLS: N/A  
HINGES/SCREWS: TO BE CONCEALED

- OFCI

☐
- OFOI

☒
- CFCI

☐
- CFOI

☐

METAL: M-MTF-01



STONE: M-STF-01



WOOD: M-WDF-01



#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/28/2017  
REVISED: 12/20/2017



NOTES  
MFR TO PROVIDE HEAVY DUTY NYLON GLIDES  
VENDOR  
VENDOR CONTACT  
CUSTOM - TO BID

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

- ☐

CFA
- ☒

FINISH SAMPLE
- ☐

FLAME CERT
- ☐

PROTOTYPE
- ☐

SEAMING DIAGRAM
- ☒

SHOP DWGS
- ☐

STRIKE OFF

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WDF-01  
NATURAL WALNUT

AREAS: GUESTROOM BATH, GROUND FLOOR RESTROOMS, CORRIDORS, GUESTROOMS, RESTAURANT, ROOFTOP, GROUND FLOOR LOBBY  
SPECIES: WALNUT  
FINISH: NATURAL  
SHEEN: MATTE/OILED

- OFCI

☐
- OFOI

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- CFCI

☐
- CFOI

☐
- Arch

☐
- FFE

☒

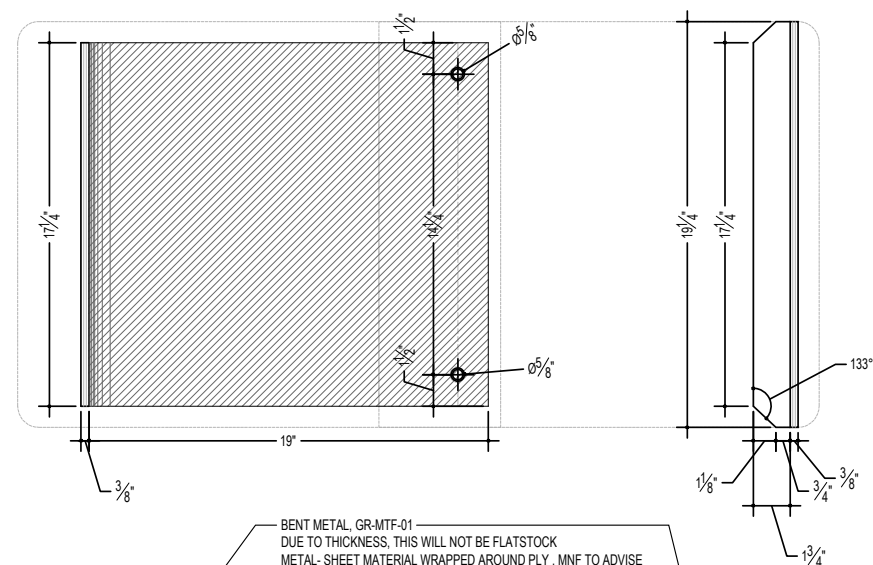
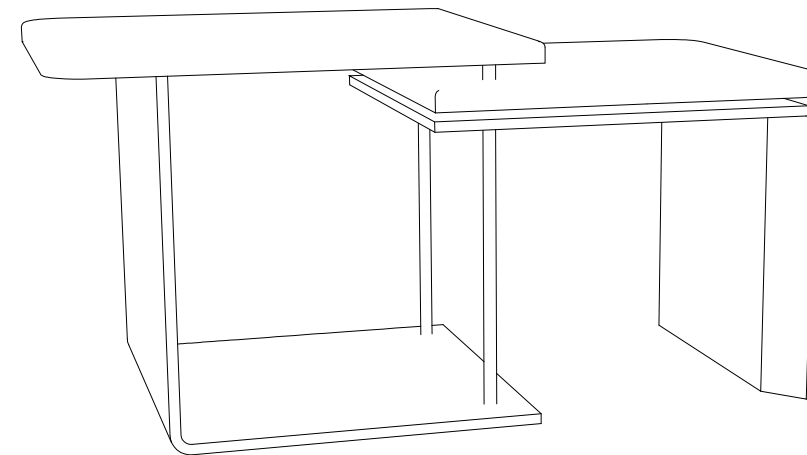
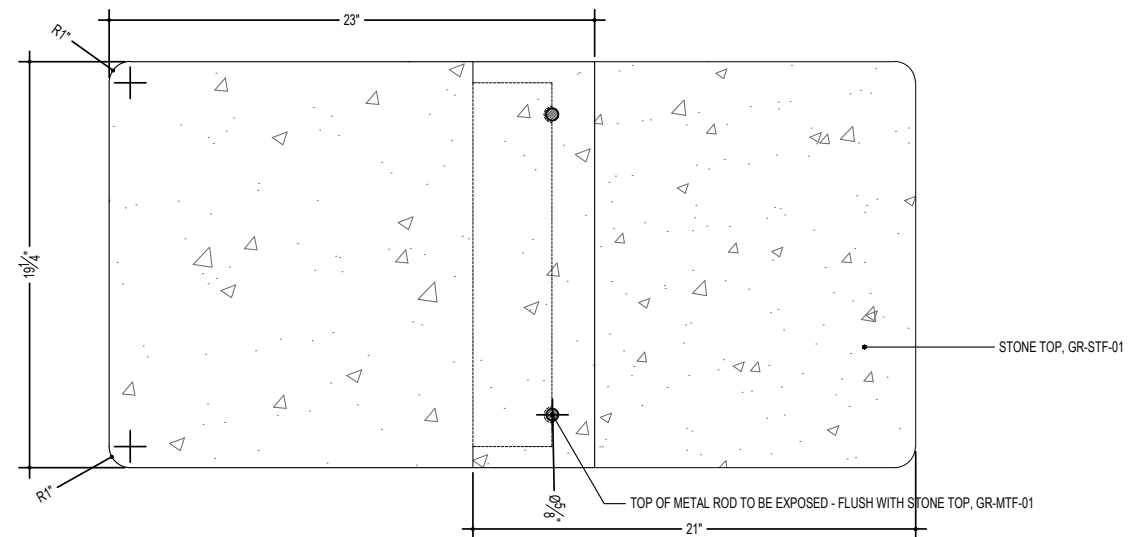


NOTES  
TO MATCH DESIGNER'S CONTROL SAMPLE  
ALL SOLIDS AND VENEERS TO BE WALNUT SPECIES  
NO PAINTED FINISHES  
VENDOR  
VENDOR CONTACT  
SUPPLIED BY FABRICATOR

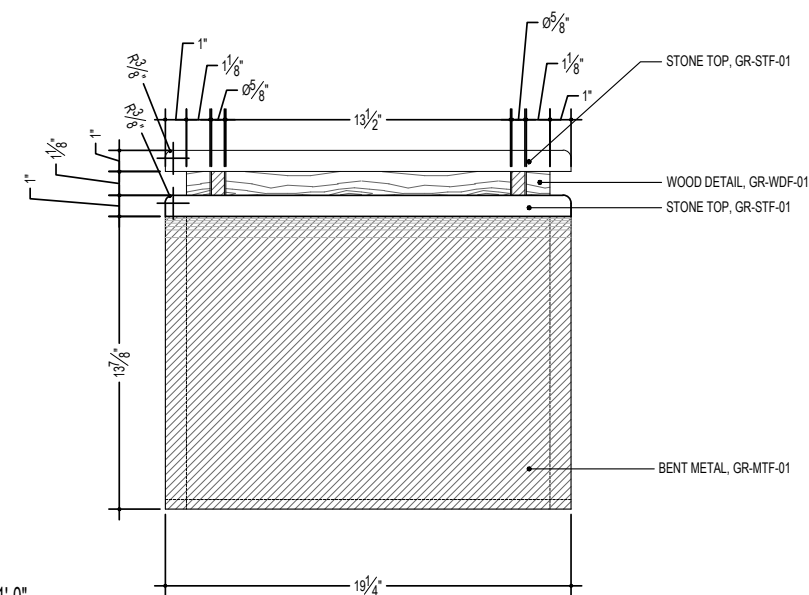
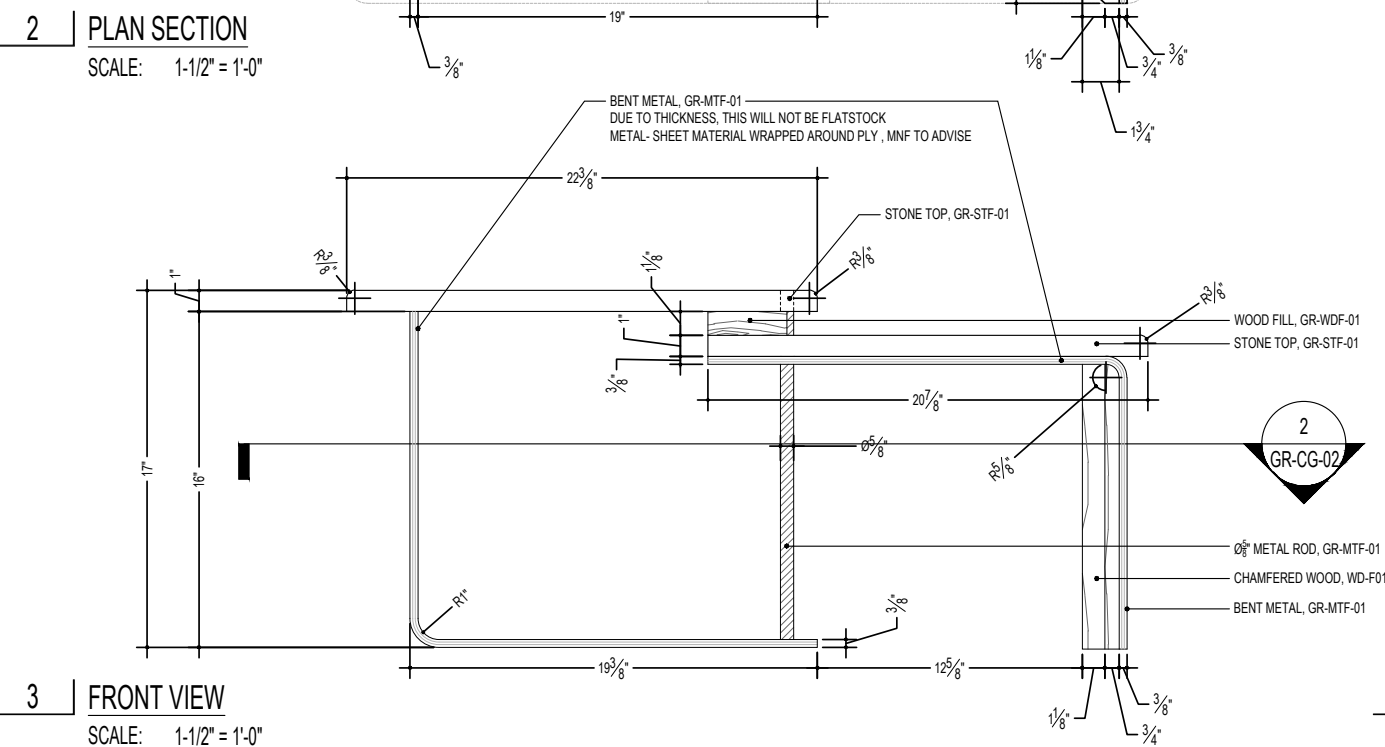
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NOTE:  
THIS DRAWING IS NOT UP TO DATE PER MODEL  
ROOM CHANGES -  
PLEASE REFER TO LATEST SHOP DRAWING WITH  
MODEL ROOM MARK UP FOR ALL DETAILS AND  
DIMENSIONS.

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 HOTEL  
WASHINGTON DC.

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[illegible]

GR-CG-02

DWG TITLE:	
SCALE:	
DATE:	
DWG BY:	

M-LP-01  
PLUG IN TASK LAMP

AREAS: MODEL ROOMS  
QUANTITY: 1  
MODEL NUMBER: N/A - CUSTOM  
DIMENSIONS: REFER TO BID SET DWGS  
LAMPING: 40W EQ. 2700K B10 DIMMABLE LED  
SOCKET: E12  
# OF BULBS: 1  
CORD: 3' BLACK NYLON CORD

OFCI OFOI CFCI CFOI



#4194 THOMPSON DC  
WASHINGTON DC, USA



NOTES  
ON/OFF DIMMER LOCATED ON CORD  
TO BE COORDINATED WITH M-MW-05 FOR ATTACHMENT TO DESK TOP

VENDOR VENDOR CONTACT  
CUSTOM - TO BID

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH SAMPLE FLAME CERT PROTOTYPE SEAMING DIAGRAM SHOP DWGS STRIKE OFF

INSTRUCTIONS:

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MTF-01  
WARM TARNISHED SILVER

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

OFCI OFOI CFCI CFOI Arch FFE

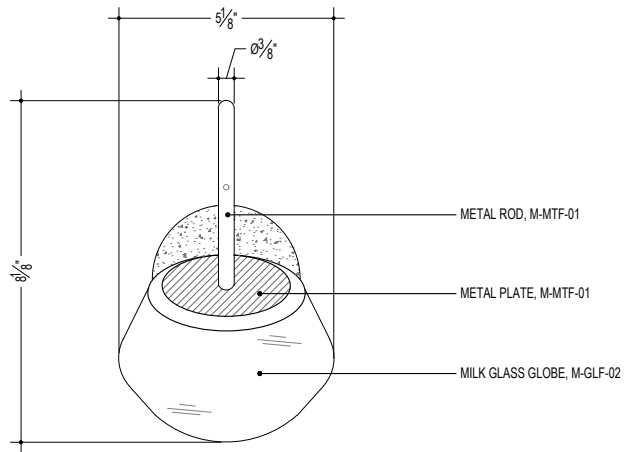


NOTES  
TO MATCH DESIGNERS CONTROL SAMPLE

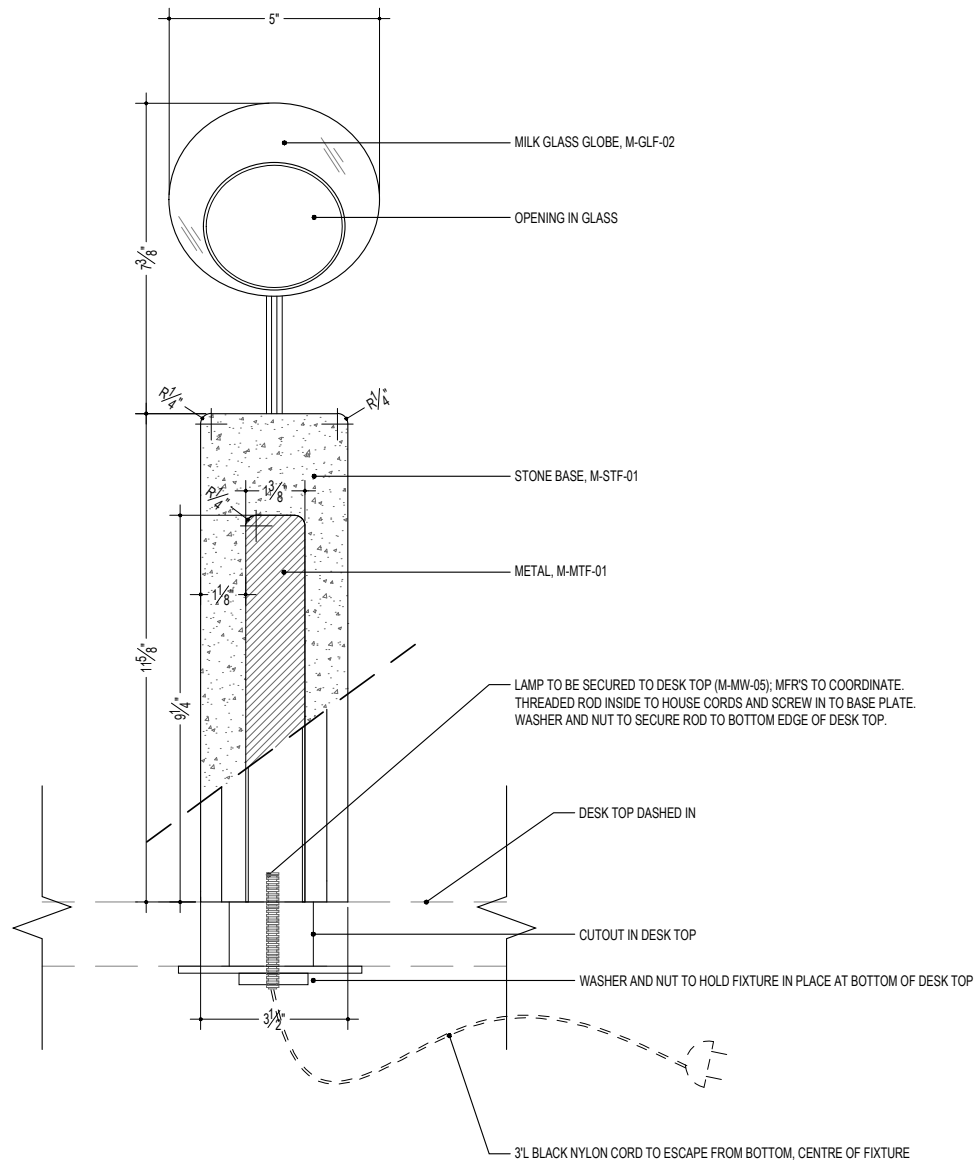
VENDOR VENDOR CONTACT  
SUPPLIED BY FABRICATOR

INSTRUCTIONS:

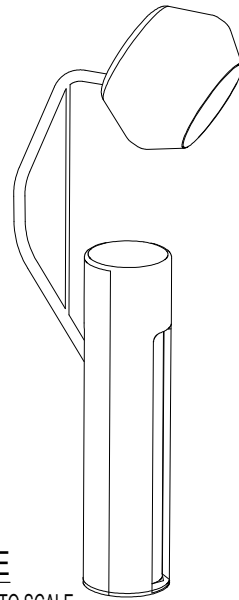
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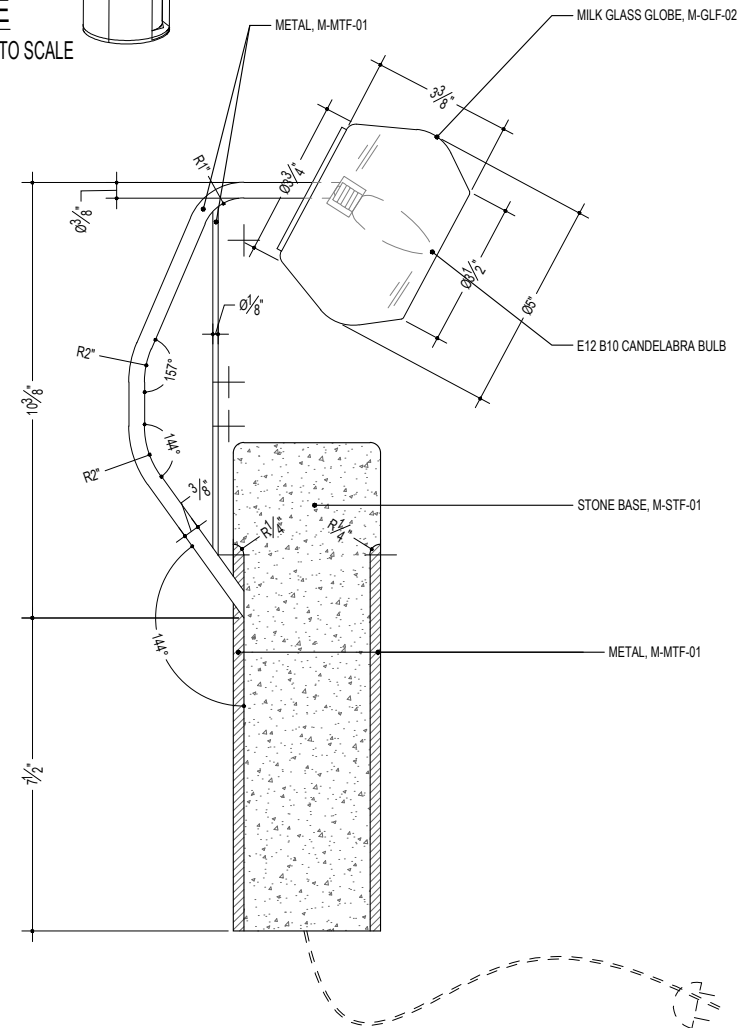
1 | PLAN VIEW  
SCALE: 3" = 1'-0"



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



REFERENCE  
SCALE: NOT TO SCALE



3 | SIDE VIEW  
SCALE: 3" = 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 HOTEL  
WASHINGTON DC.

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NO. DATE REVISION

M-LP-01

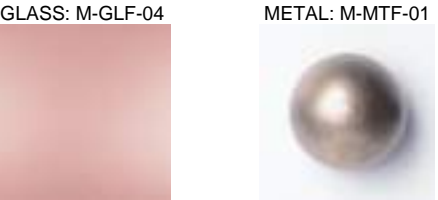
DWG TITLE:  
SCALE:  
DATE:  
DWG BY:



M-LT-01A  
KING ROOM SCNCE

AREAS: MODEL ROOMS  
QUANTITY: 2  
MODEL NUMBER: N/A - CUSTOM  
DIMENSIONS: REFER TO BID SET DWGS  
SWITCH: DIMMABLE/HARDWIRED TO JBOX/VERIFIED GC  
LAMPING: 40W EQ. 2700K T6 DIMMABLE LED BULB  
SOCKET: E26  
# OF BULBS: 1

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WASHINGTON DC, USA



VENDOR  
CUSTOM - TO BID

VENDOR CONTACT

ISSUED: 11/28/2017  
REVISED: 12/20/2017

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

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

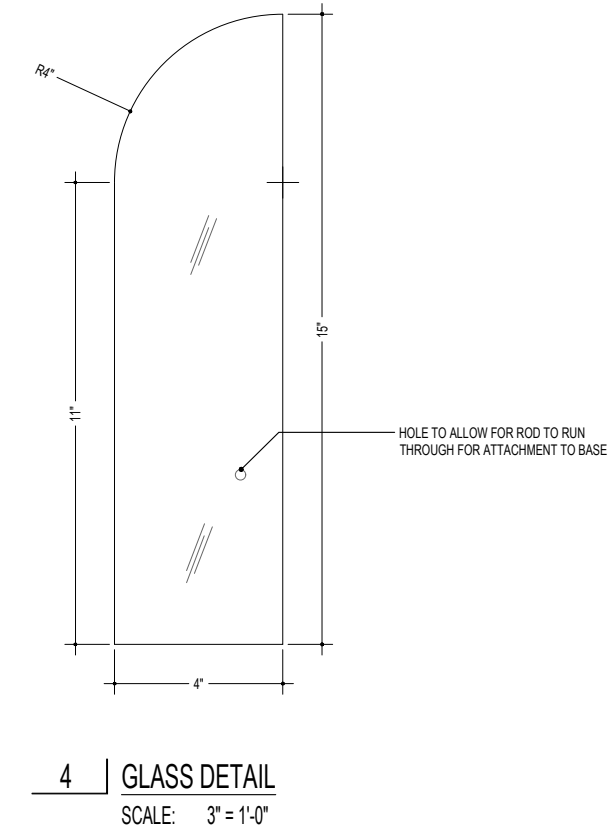
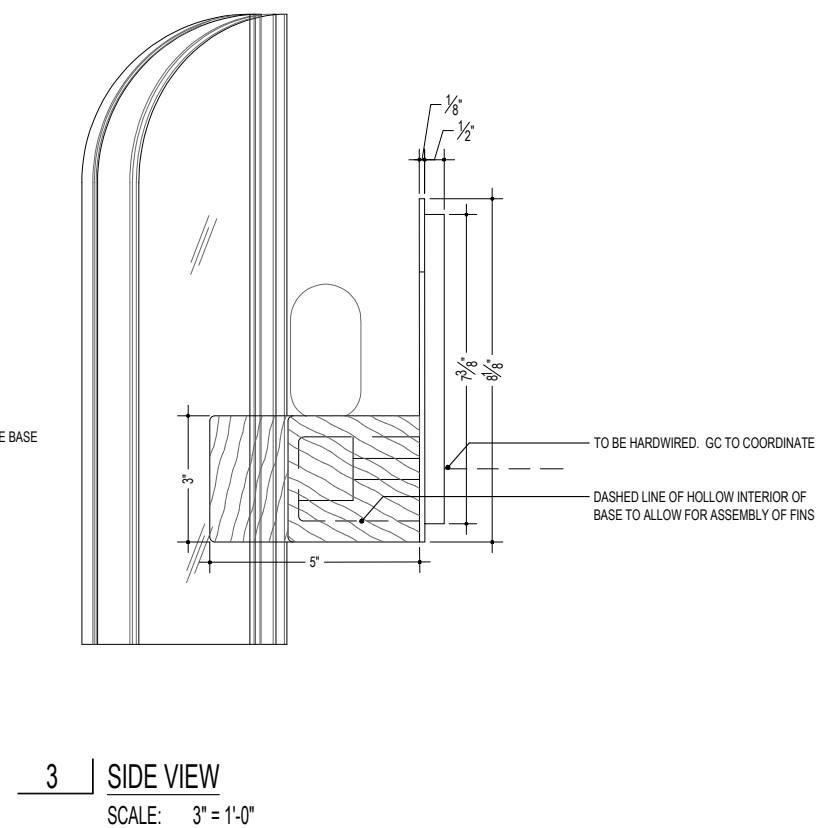
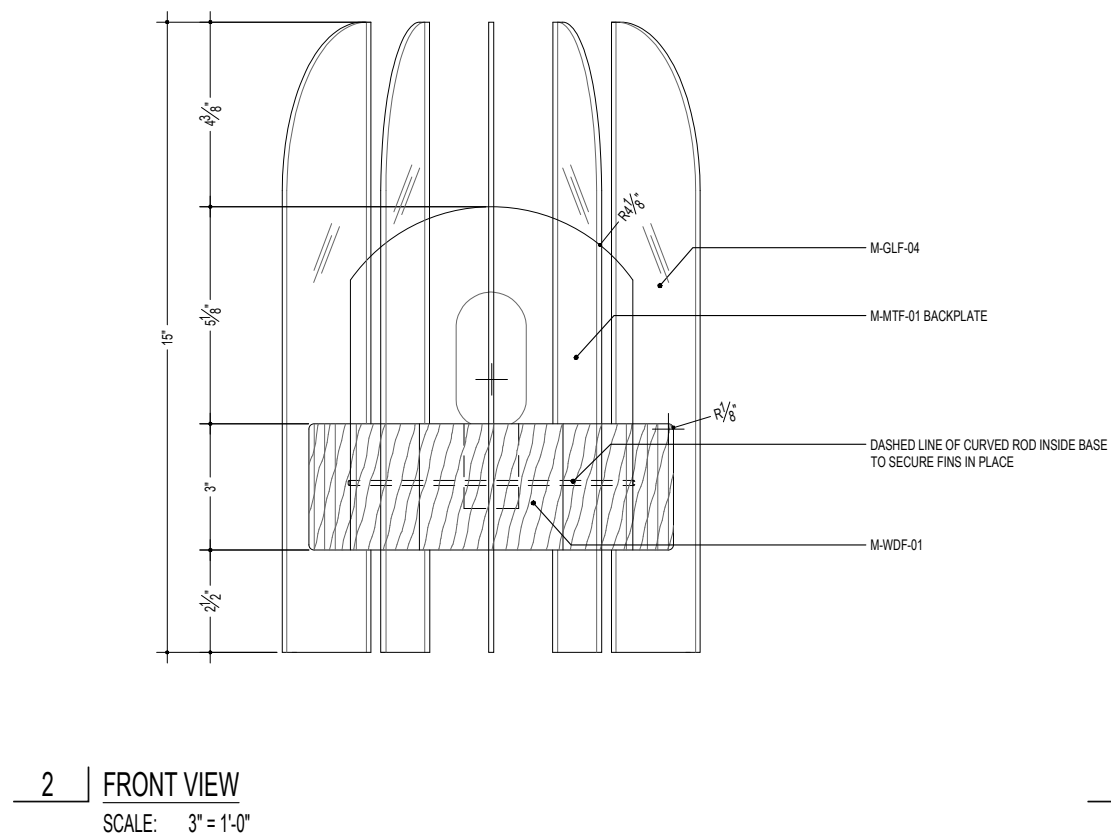
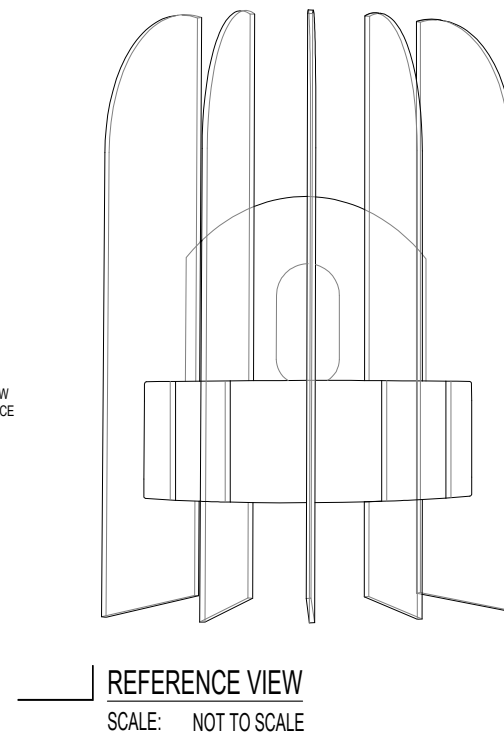
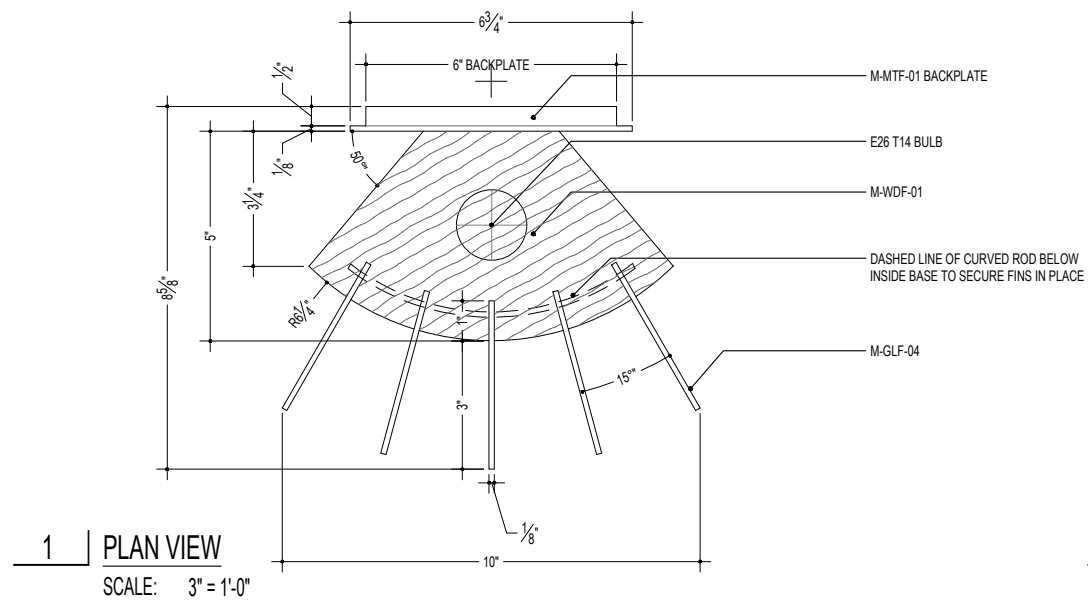
CFA FINISH SAMPLE FLAME CERT PROTOTYPE SEAMING DIAGRAM SHOP DWGS STRIKE OFF

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PARTS AND LABOR  
DESIGN

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[illegible]

M-LT-01A

DWG TITLE:	
SCALE:	
DATE:	
DWG BY:	

M-MW-01  
BATHROOM VANITY

AREAS: MODEL ROOM BATH  
QUANTITY: 2  
MODEL NUMBER: N/A - CUSTOM  
DIMENSIONS: REFER TO BID SET DWGS  
KNOBS/PULLS: CUSTOM TOWEL BAR - REFER TO DWGS  
HINGES/SCREWS: TO BE CONCEALED

OFCI OFOI CFCI CFOI

METAL: M-MTF-01



STONE: M-STF-02



WOOD: M-WDF-01



#4194 THOMPSON DC  
WASHINGTON DC, USA



NOTES

TO BE COORDINATED WITH SINK (M-PF-02), P-TRAP (M-PF-02B) AND WIDESPREAD FAUCET (M-PF-02A)

VENDOR

CUSTOM - TO BID

VENDOR CONTACT

ISSUED: 11/28/2017  
REVISED: 12/20/2017

STF-02  
STONE/MARBLE

AREAS: GUESTROOM BATH  
COLOR: GREY ONYX OR EQ. TO MATCH DESIGNER'S SAMPLE  
SHEEN: POLISHED

OFCI OFOI CFCI CFOI Arch FFE



NOTES

IMAGE FOR DESIGN INTENT ONLY  
GC/FABRICATOR TO PROVIDE SAMPLE FOR DESIGNER APPROVAL

VENDOR

PER MILLWORKER

VENDOR CONTACT

PER MILLWORK/GC

#4194 THOMPSON DC  
WASHINGTON DC, USA

INSTRUCTIONS:

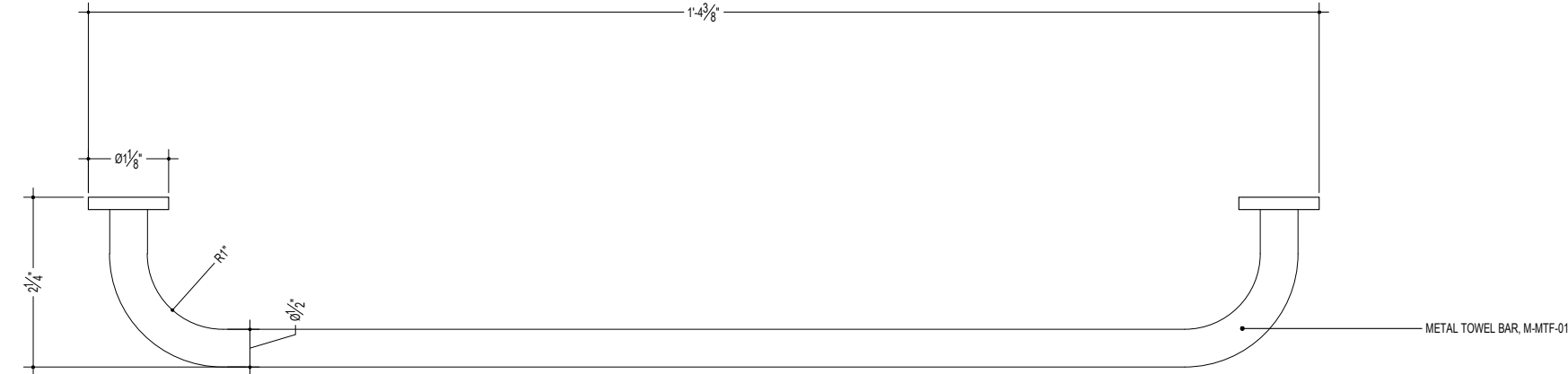
"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.  
REFERENCE APPROVED DRAWINGS FOR EXACT LOCATIONS AND/OR MOUNTING HEIGHTS OF FURNITURE, LIGHTING & ACCESSORIES.  
IN THE EVENT OF A DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS, 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 FACE VENEERS SHALL BE MATCHED FOR COLOR AND GRAIN TO PRESENT A UNIFORM APPEARANCE UNLESS STATED OTHERWISE

INSTRUCTIONS:

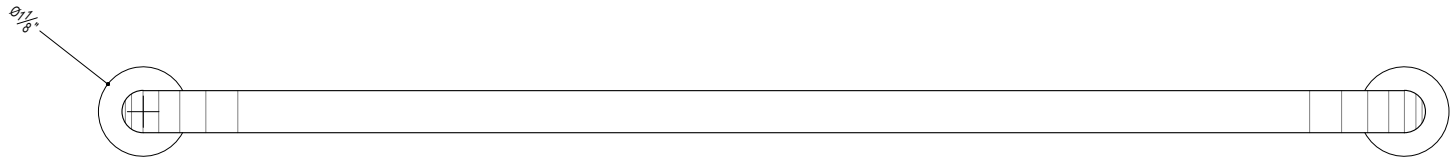
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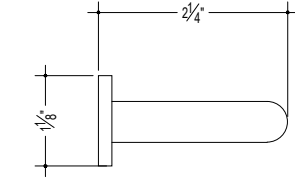
TOP



FRONT



SIDE



4 | TOWEL BAR DETAIL  
SCALE: 6\" = 1'-0\"

PARTS AND LABOR  
DESIGN

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2ND FLOOR  
NEW YORK, NY 10003  
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F: 646.248.7320  
W: WWW.PLDNYC.COM

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WASHINGTON DC.

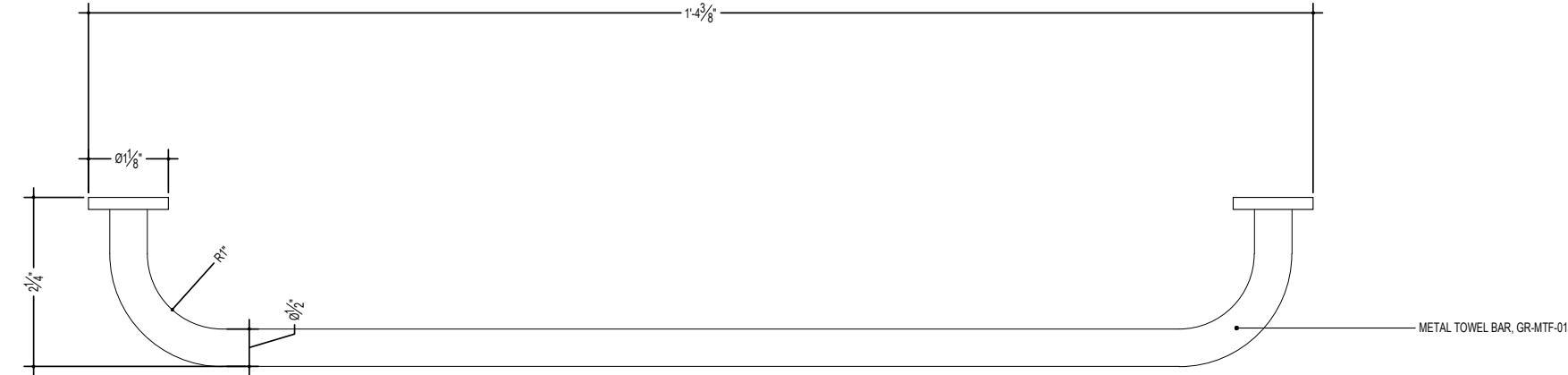
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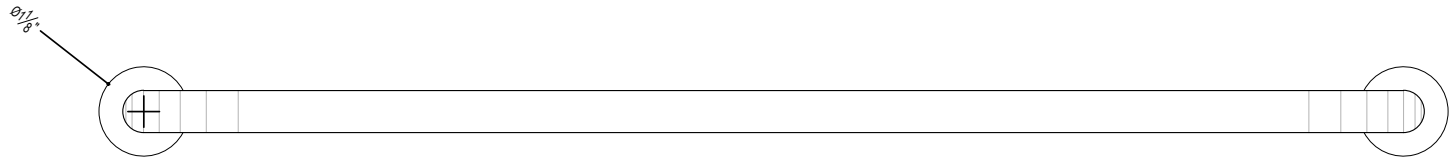
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DATE:  
DWG BY:

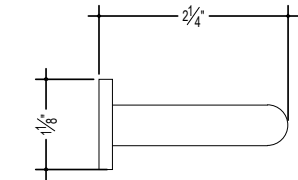
TOP



FRONT



SIDE



6 | TOWEL BAR DETAIL  
SCALE: 6" = 1'-0"

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GR-MW-01  
PAGE 2/2

DWG TITLE:  
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DATE:  
DWG BY:

# 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
- 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.)  
  
\*Case study reflects Phase II
- 03

Bidding / Negotiation  
Finalize decorative lighting fixture package.  
  
Duration: 8-10 weeks



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50% DD - MAIALINO	05/11/2018
50% CD - LOBBY, LEVEL 2 BOARDROOM & PENTHOUSE	05/18/2018
100% DD - MAIALINO	05/29/2018
100% CD - PUBLIC SPACES	07/25/2018
BULLETIN - PUBLIC SPACES	09/10/2018
100% CD - GUEST ROOMS	11/05/2018

CONSTRUCTION DOCUMENT  
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Sheet Title:  
COVER SHEET & INDEX

DWG NUMBER:  
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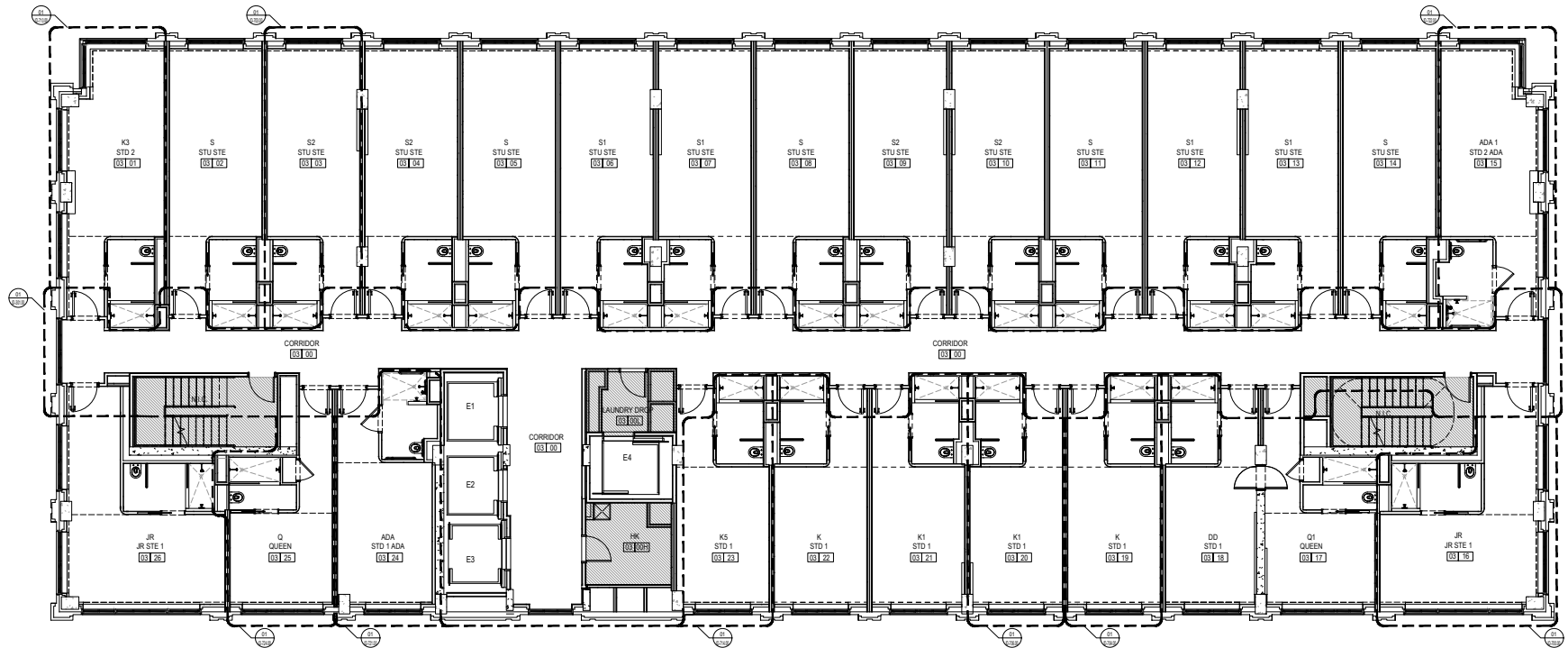
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BOARDROOMS & PENTHOUSE	
100% DD - MAILING	05/29/2018
100% CD - PUBLIC SPACES	07/25/2018
BULLETIN - PUBLIC SPACES	09/10/2018
100% CD - GUEST ROOMS	11/05/2018



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

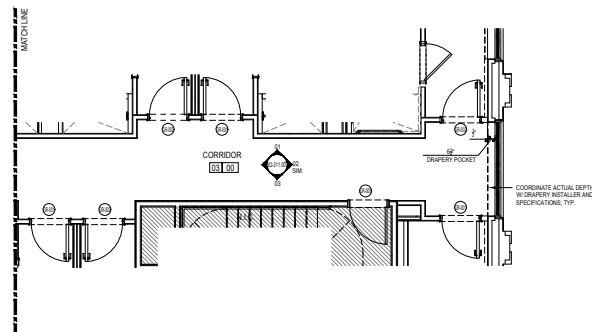
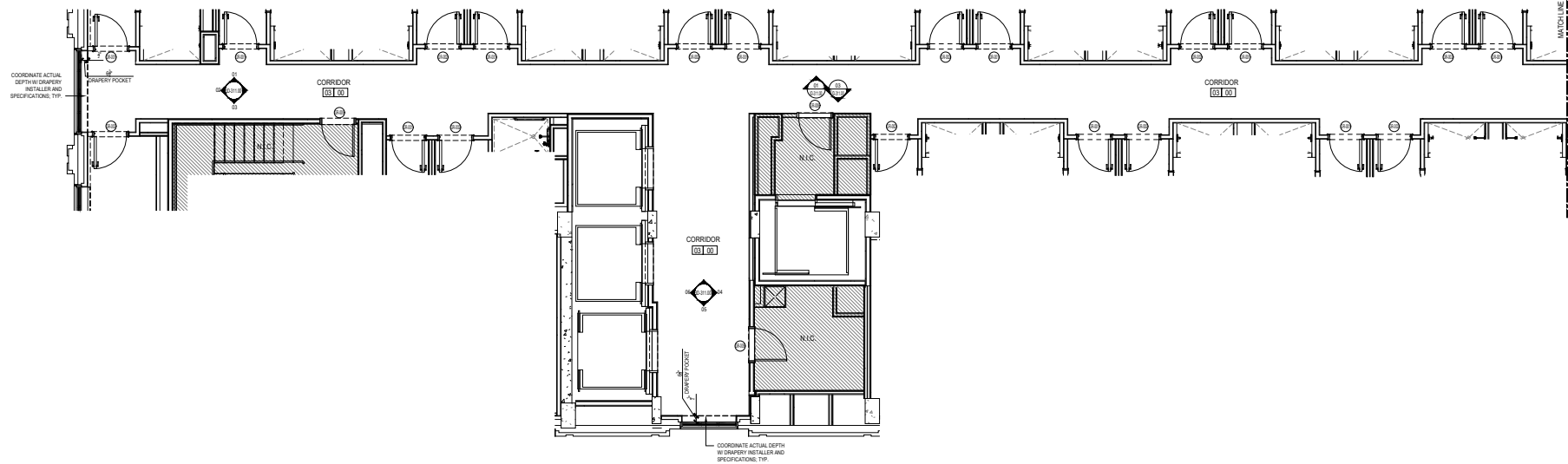
CONSTRUCTION DOCUMENTS

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Sheet Title:  
KEY PLAN  
LEVEL 3  
DWG NUMBER:  
ID-300.00

PROJECT NO. 14139

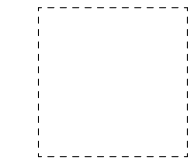
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01 CONSTRUCTION PLAN  
1/4" = 1'-0"

1. CONSTRUCTION PLAN NOTES:

1. KEY DETAIL NOTE	2. GENERAL NOTES	3. CONSTRUCTION KEY
<p>1. REFER TO DOOR SCHEDULE</p> <p>2.</p>	<p>1. ALL DIMENSIONS TO BE VERIFIED BY FIELD SURVEYANCE THAT EFFECT CODE COMPLIANCE OR DRAMATIC DESIGN CHANGES SHALL BE REPORTED BEFORE WORK IS PERFORMED.</p> <p>2. ALL WORKERS TO PROVIDE CORRESPONDING SHOP DRAWING PACKAGE TO DESIGNER WITH ADEQUATE TIME FOR REVIEW.</p>	<p>AREA NOT IN CONTRACT</p>



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BULLETIN - PUBLIC SPACES	09/10/2018
100% CD - GUEST ROOMS	11/05/2018

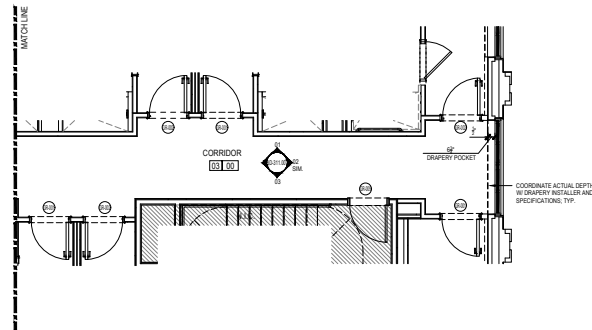
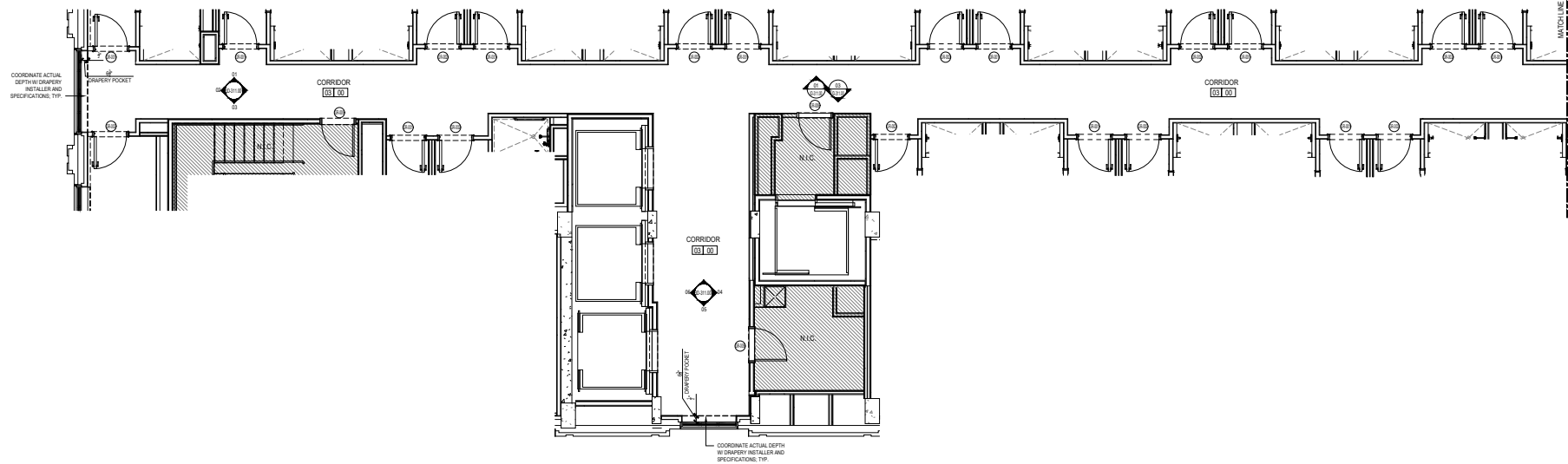
CONSTRUCTION DOCUMENTS

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Sheet Title:  
**CORRIDOR**  
**CONSTRUCTION PLAN -**  
**LEVEL 3 & TYP. LEVEL 5-10**  
**DWG NUMBER:**  
**ID-301.00**

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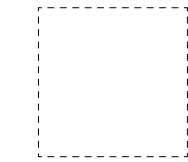




01 CONSTRUCTION PLAN  
1/4" = 1'-0"

1. CONSTRUCTION PLAN NOTES:

1. KEY DETAIL NOTE	2. GENERAL NOTES	3. CONSTRUCTION KEY
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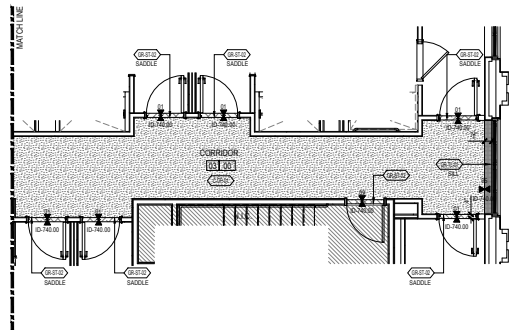
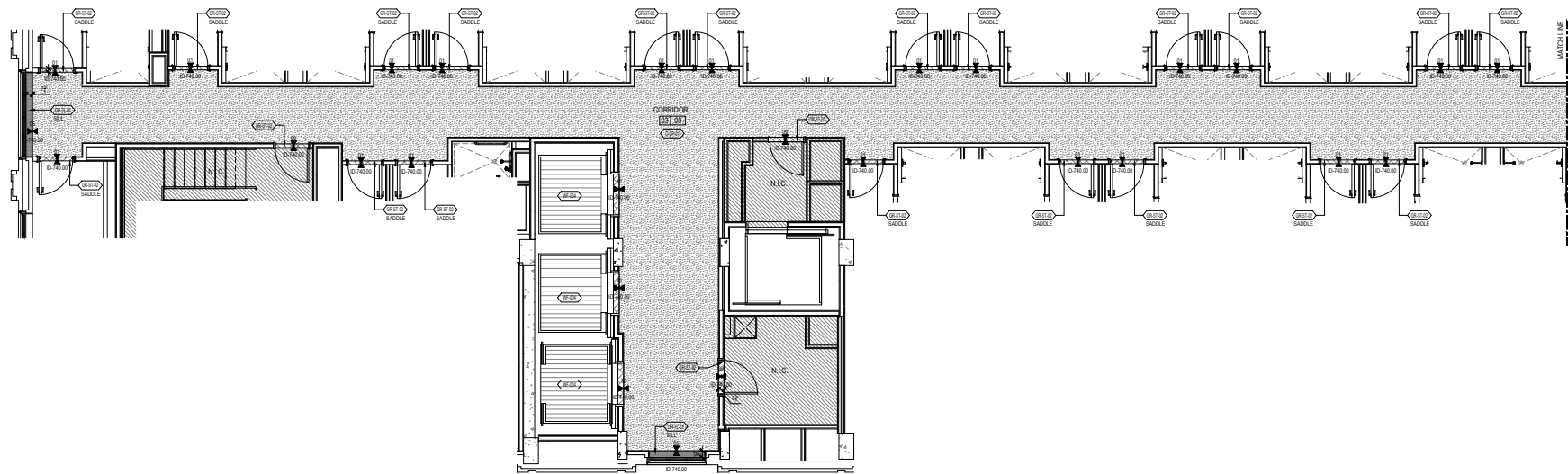
CONSTRUCTION DOCUMENTS

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CONSTRUCTION PLAN -  
LEVEL 3 & TYP. LEVEL 5-10  
DWG NUMBER:  
**ID-301.00**

PROJECT NO. 14139

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

#### 1. FLOOR FINISH PLAN NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE ADJACENT FINISHED WORK, FLOORING, ETC. IF APPLICABLE.
2. REFER TO DETAIL SHEETS FOR ALL APPLICABLE FLOOR TRANSITION DETAILS.
3. COORDINATE REFLECTED CEILING PLAN DETAILS AND OTHER DRAWINGS OR SPECIFICATIONS BEFORE EXECUTING THIS WORK. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT AT ONCE.
4. 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 OTHER INFORMATION.
5. ANY FLOORING OUTLETS OR NECESSARY RECEPTACLES OF ANY KIND WHICH MAY IN FINISHED FLOORING ARE TO BE EXPOSED AND CLEANLY TRIMMED OR CUT AROUND.
6. ALL FLOORS TO BE LEVELLED PRIOR TO RECEIVING FINISH MATERIAL. REFER TO SPECIFICATIONS FOR ALL REQUIRED WORK.
7. 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.
8. THE FINISH FLOORING IS TO BE PROTECTED BY GC AFTER INSTALLATION.

2. FLOORING MATERIAL KEY	
	GR-TL-01: 3x6 T&G TILE
	GR-ST-02: STONE
	C-CP-01: CARPET
	WF-004: WATERPROOFING

CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

Sheet Title:  
CORRIDOR FLOOR  
FINISH PLAN - LEVEL 3 &  
TYP. LEVEL 5-10  
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**ID-302.00**

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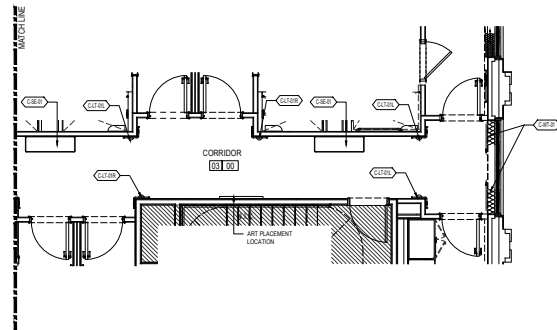
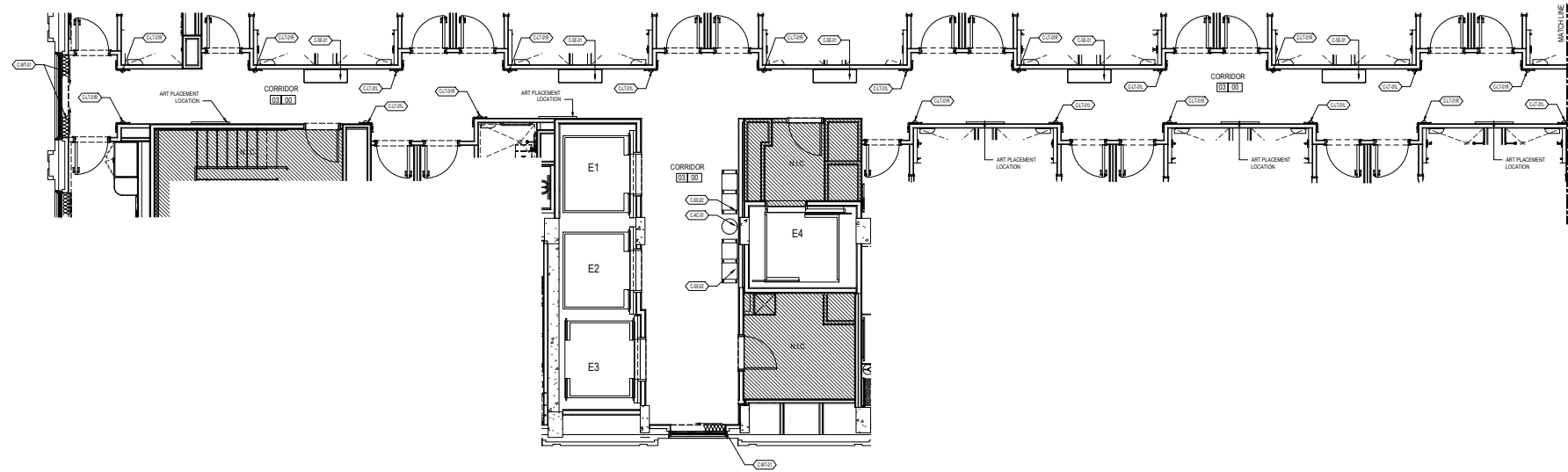
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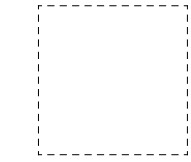
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01 FURNITURE PLAN  
1/4" = 1'-0"

1. FURNITURE PLAN NOTES:

1. KEY DETAIL NOTE
1.



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CONSTRUCTION DOCUMENTS

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FURNITURE PLAN -

LEVEL 3 & TYP.

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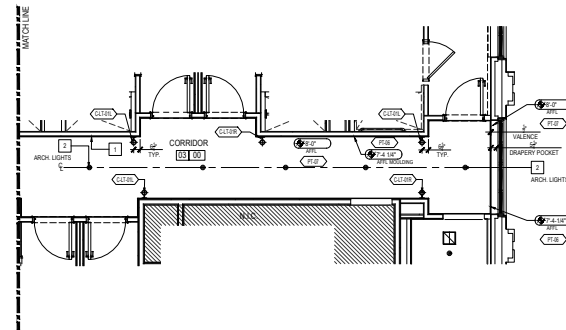
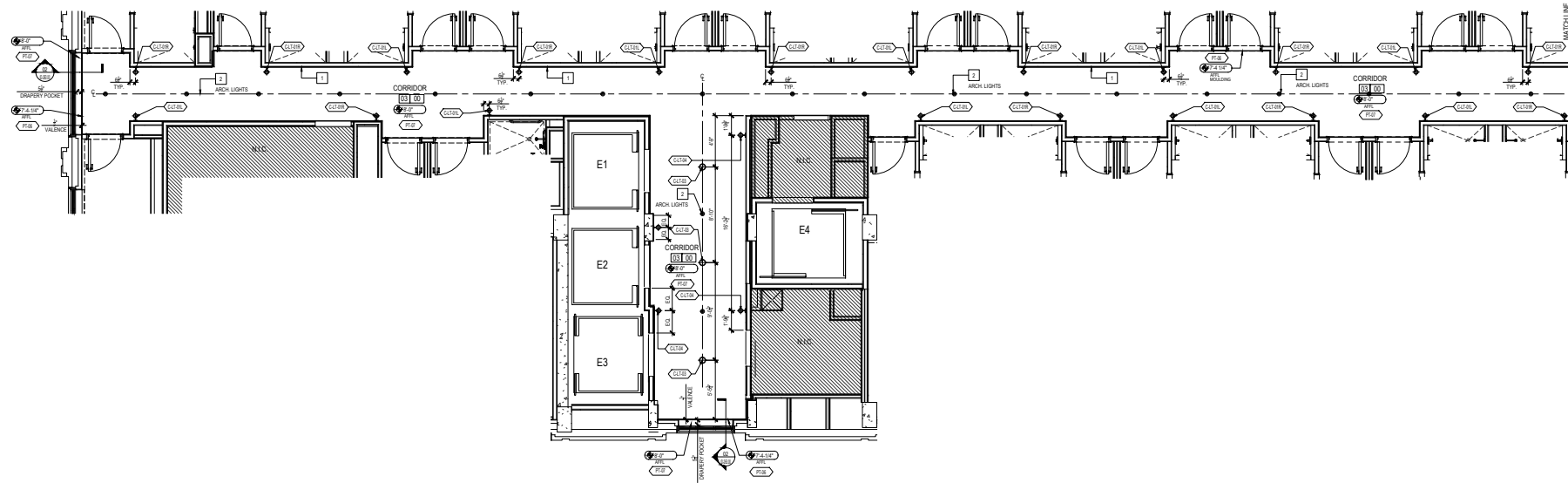
LEVEL 5-10

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PROJECT NO.

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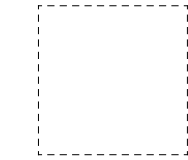




01 REFLECTED CEILING PLAN  
1/4" = 1'-0"

1. REFLECTED CEILING PLAN NOTES:

1. KEY DETAIL NOTE	SYMBOL	DESCRIPTION
1. 3/4" HALF ROUND MOULDING APPLIED TO WALL WRAPS PERIMETER OF ROOM.		WALL WRAP MOULDING
2. ARCH LIGHTS TO BE COORDINATED WITH LIGHTING DESIGNER AND ARCHITECT. ARCH LIGHTS IN CORRIDOR TO BE DIRECTIONAL AND FUNCTION AS ART LIGHT.		PENDANT LIGHT
		DIRECTIONAL DOWNLIGHT
		ADJUSTABLE DOWNLIGHT
		PINHOLE DOWNLIGHT
		LIGHTING CONSULTANT DOWNLIGHT
		LIGHTING CONSULTANT DOWNLIGHT
		TRACK LIGHTING
		TRACK LIGHT FIXTURE SURFACE WITH LED STRIP LIGHT



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100% DD - LOBBY LEVEL 2	09/18/2018
BOARDROOMS & PENTHOUSE	
100% DD - MAILING	05/29/2018
100% DD - PUBLIC SPACES	07/25/2018
BULLETIN - PUBLIC SPACES	09/10/2018
100% DD - GUEST ROOMS	11/05/2018

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Sheet Title:  
CORRIDOR RC PLAN -  
LEVEL 3 & TYP. LEVEL  
5-10  
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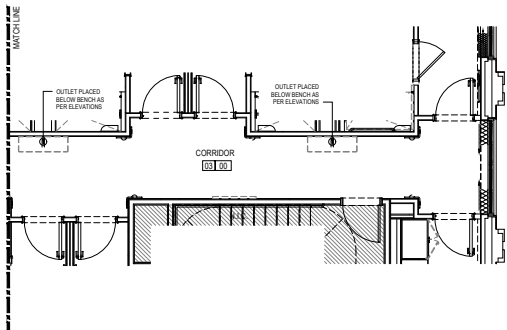
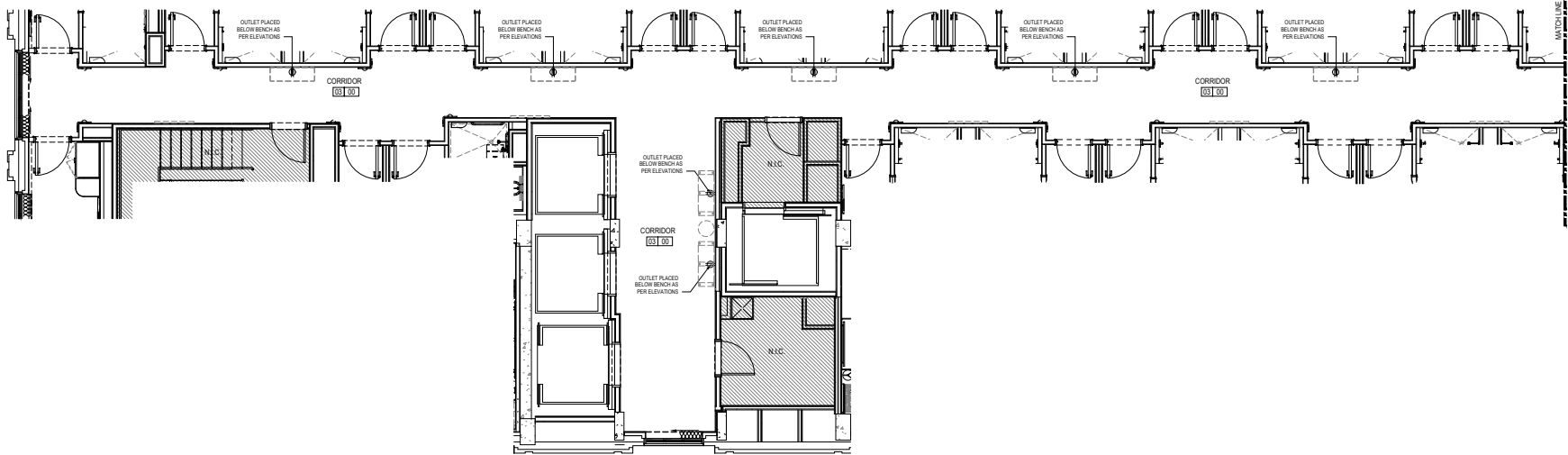
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50% CD - LOBBY, LEVEL 2, BOARDROOMS & PENTHOUSE	09/18/2018
100% CD - MAILING	05/29/2018
100% CD - PUBLIC SPACES	07/25/2018
BULLETIN - PUBLIC SPACES	09/10/2018
100% CD - GUEST ROOMS	11/05/2018



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

1. POWER & DATA PLAN NOTES:

GENERAL NOTES:

- ALL DIMENSIONS MUST BE VERIFIED IN FIELD. DISCREPANCIES THAT EFFECT CODE COMPLIANCE OR DRAMATIC DESIGN CHANGES SHALL BE REPORTED BEFORE WORK IS PERFORMED.
- MEP WORKER TO PROVIDE COMPREHENSIVE SHOP DRAWING PACKAGE TO DESIGNER WITH ADEQUATE TIME ALLOTTED FOR REVIEW.
- SIGNAGE DETAILED BY OWNER, LIGHTING AND MEP CONSULTANTS TO ENSURE ADEQUATE POWER IS PROVIDED AS NEEDED. SIGNAGE SHOWN HERE IS FOR REFERENCE ONLY.
- REFER TO L-SERIES FOR ALL LIGHTING SPECIFICATIONS AND LOCATIONS. SHOWN HERE AS REFERENCE ONLY.

SHEET NOTES:

- UNLESS NOTED OTHERWISE:
- ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN. A COPY OF LICENSE TO BE SUBMITTED / FAXED TO ARCHITECT PRIOR TO WORK STARTING.
  - ALL SWITCHES (IF SWITCH NOT ON DIMMER) TO BE STANDARD TOGGLE TYPE.
  - VERIFY WITH ARCHITECT ANY DIMMER SWITCHES LOCATIONS & 3-WAY SWITCHED LIGHTING.
  - LIGHTING SWITCHES TO BE MTD. 40" A.F.F. U.O.N.
  - OUTLETS MTD. @ 18" A.F.F. U.O.N.
  - OUTLETS, SWITCHES & DIMMERS SUPPLIED BY CONTRACTOR.
  - INSTALL MIN. 3 TELEPHONE LINES FOR DATA & PHONE. ALL LINES TO BE CATEGORY V TYPE WIRE. VERIFY PHONE & DATA REQUIREMENTS WITH OWNER.
  -

LEGEND

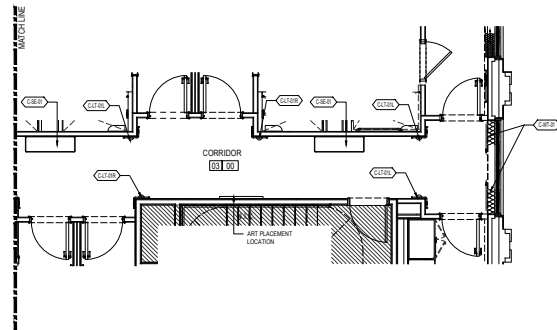
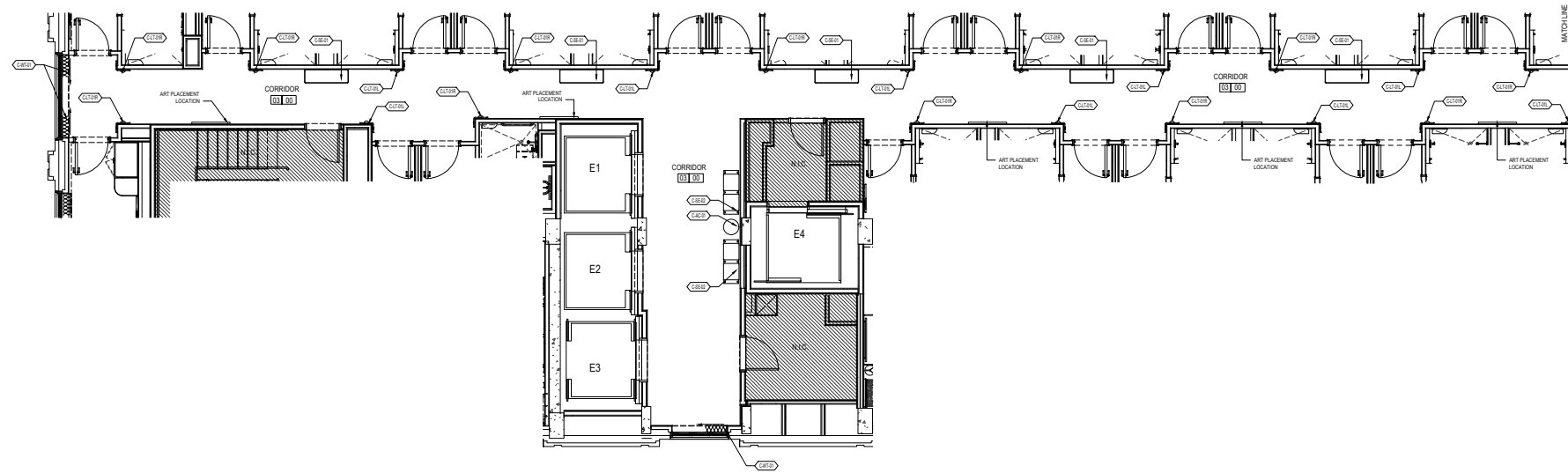
	TABLE LAMP		RECESSED FLOOR DUPLEX OUTLET
	LED STRIP LIGHT		RECESSED FLOOR QUAD OUTLET
	STRING LIGHTING		THERMOSTAT
	PHONE JACK CATEGORY 5		
	DATA JACK		
	NEW WALL MTD SWITCH NOTE: ALL FEATURES ON DIMMER U.O.N.		
	QUAD OUTLET ORIENT VERTICALLY U.O.N.		
	QUAD OUTLET WITH DUAL POWER/USB PORTS		
	DUPLEX OUTLET		
	DUPLEX OUTLET WITH DUAL POWER/USB PORTS		

CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

Sheet Title:  
CORRIDOR POWER  
AND DATA PLAN -  
LEVEL 3 & TYP. LEVEL  
DWG NUMBER: 5-10  
ID-306.00

PROJECT NO. 14139



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

1. FURNITURE PLAN NOTES:

1. KEY DETAIL NOTE
1.



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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:
30% DD - LOBBY	10/18/2017
100% CD - LOBBY	11/13/2017
30% DD - PENTHOUSE	12/18/2017
100% CD - PENTHOUSE	01/26/2018
30% DD - MAILING	09/11/2018
50% CD - LOBBY LEVEL 2	09/18/2018
BOARDROOMS & PENTHOUSE	
100% CD - MAILING	05/29/2018
100% CD - PUBLIC SPACES	07/25/2018
BULLETIN - PUBLIC SPACES	09/10/2018
100% CD - GUEST ROOMS	11/05/2018

CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

Sheet Title:

CORRIDOR  
FURNITURE PLAN -  
LEVEL 3 & TYP.

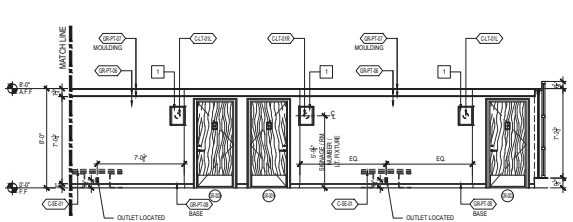
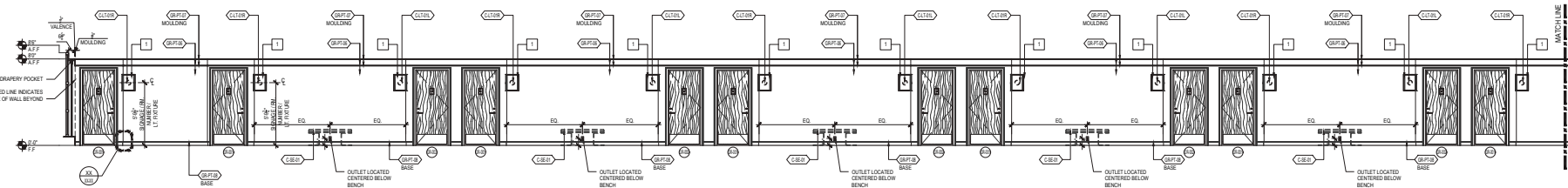
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ID-304.00

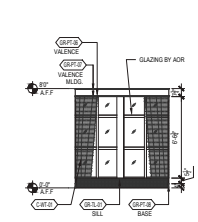
PROJECT NO.

14139

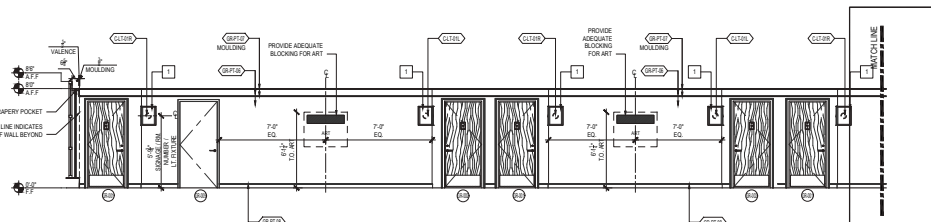




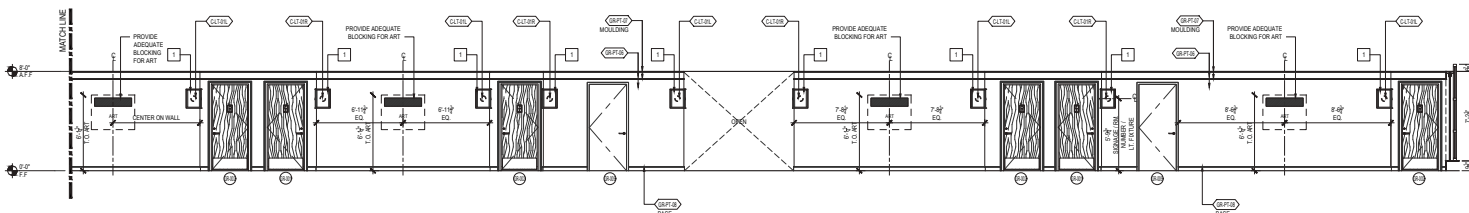
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1/4" = 1'-0"



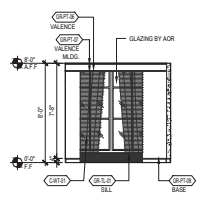
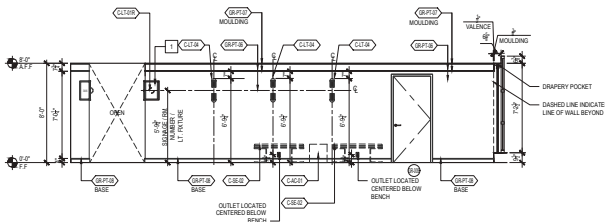
02 CORRIDOR ELEVATION  
1/4" = 1'-0"



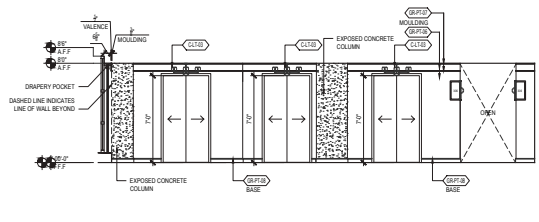
03 CORRIDOR ELEVATION  
1/4" = 1'-0"



04 CORRIDOR ELEVATION  
1/4" = 1'-0"



05 CORRIDOR ELEVATION  
1/4" = 1'-0"



06 CORRIDOR ELEVATION  
1/4" = 1'-0"

KEY DETAIL NOTE  
1 EG TO PROVIDE ADEQUATE BLOCKING FOR ALL FPE INSTALLATIONS REFER TO FINE SHOP DRAWING FOR CLUT LOCATIONS



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

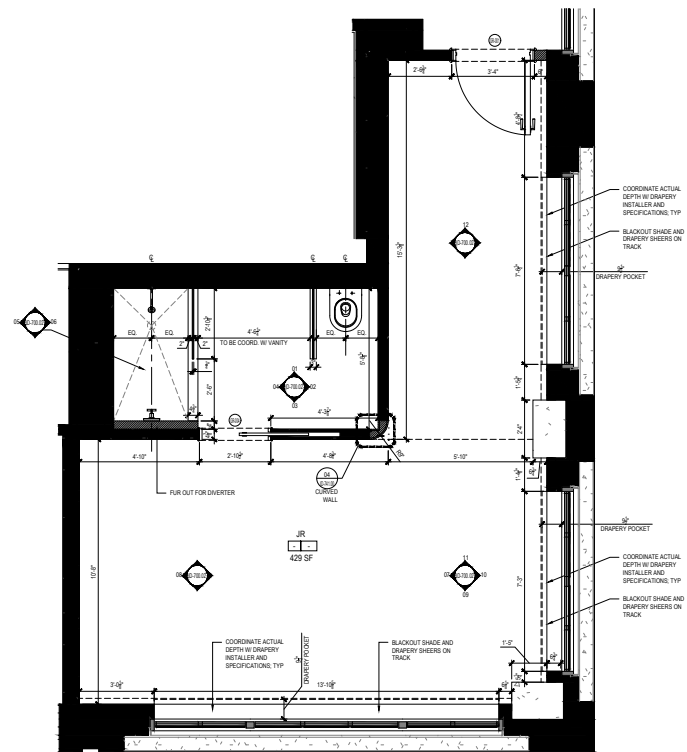
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30% DD - MAILING	09/11/2018
30% DD - LOBBY LEVEL 2	05/16/2018
BOARDROOMS & PENTHOUSE	
100% DD - MAILING	05/29/2018
100% DD - PUBLIC SPACES	07/25/2018
BULLETIN - PUBLIC SPACES	09/10/2018
100% DD - GUEST ROOMS	11/05/2018

CONSTRUCTION DOCUMENTS

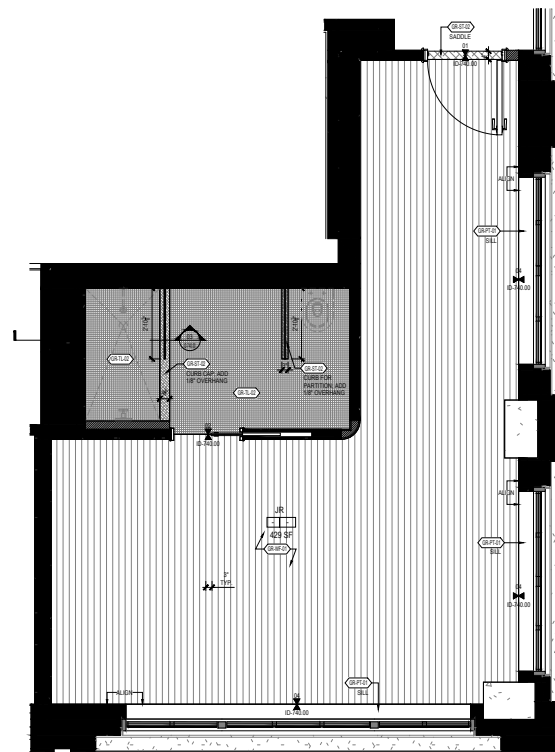
NOT FOR CONSTRUCTION

Sheet Title:  
**CORRIDOR INTERIOR  
ELEVATIONS - LEVEL 3 &  
TYP. LEVEL 5-10**  
DWG NUMBER:  
**ID-311.00**

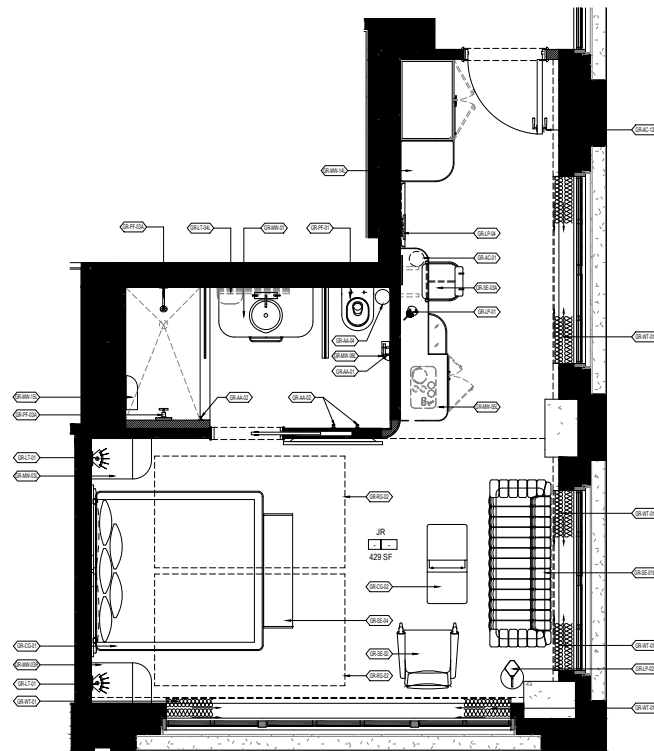
PROJECT NO. 14139



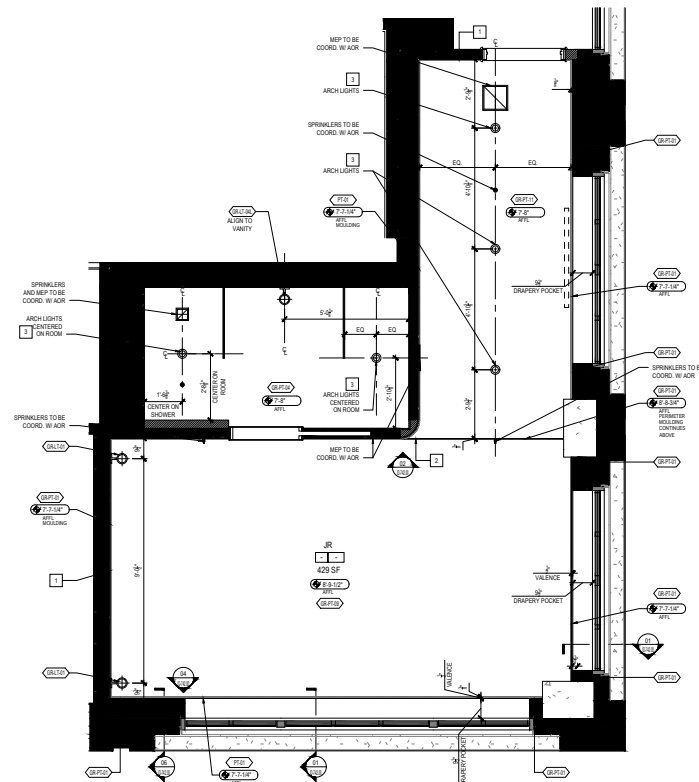
01 CONSTRUCTION PLAN  
1/2" = 1'-0"



02 FLOOR FINISH PLAN  
1/2" = 1'-0"



03 FURNITURE PLAN  
1/2" = 1'-0"



04 REFLECTED CEILING PLAN  
1/2" = 1'-0"

1. CONSTRUCTION PLAN NOTES:

1. KEY DETAIL NOTE	2. GENERAL NOTES	3. CONSTRUCTION KEY
1. REFER TO DOOR SCHEDULE	1. ALL DIMENSIONS TO BE SHOWN IN FIELD. DISCREPANCIES THAT EFFECT CODE COMPLIANCE OR DRAINAGE DESIGN CHANGES SHALL BE REPORTED BEFORE WORK IS PERFORMED.	AREA NOT IN CONTRACT
2. WALL WORKER TO PROVIDE COMPREHENSIVE SHOP DRAWING PACKAGE TO DESIGNER WITH ADEQUATE TIME FOR REVIEW.		

2. FLOOR FINISH PLAN NOTES:

1. FLOOR FINISH NOTES	2. FLOORING MATERIAL KEY
1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE ADJACENT FINISHED WORK, FLOORING, ETC. IF APPLICABLE.	GR-FP-01: WOOD FLR
2. REFER TO DETAIL SHEETS FOR ALL APPLICABLE FLOOR TRANSITION DETAILS.	GR-FP-02: 18\"/>
3. COORDINATE REFLECTED CEILING PLAN DETAILS AND OTHER DRAWINGS OR SPECIFICATIONS BEFORE EXECUTING THIS WORK. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT AT ONCE.	GR-FP-03: STONE
4. ALL CEILING SURFACES TO BE PAINTED SHALL BE PAINT WHITE UNLESS OTHERWISE NOTED. REFER TO FINISH SCHEDULE AND PROJECT MANUAL FOR FURTHER INFORMATION.	GR-FP-04: WINDOW SILL
5. ANY FLOORING OUTLETS OR NECESSARY RECEPTACLES OF ANY KIND WHICH LAY IN FINISHED FLOORING ARE TO BE EXPOSED AND CLEANLY TRIMMED OR CUT AWAY.	
6. ALL FLOORS TO BE LEVELED PRIOR TO RECEIVING FINISH MATERIAL. REFER TO SPECIFICATIONS FOR ALL REQUIRED WORK.	
7. FINISH FLOORING INSTALLATION: GC SHALL USE MANUFACTURER'S RECOMMENDED SETTING MATERIAL AS COMENSURATE WITH EXISTING FLOOR SUBSTRATE. PROVIDE A SINGLE SHEET MEMORANDUM THAT PROVIDES WATERPROOFING AND SINK ISOLATION. (JOINT BRIDGING).	
8. THE FINISH FLOORING IS TO BE PROTECTED BY GC AFTER INSTALLATION.	

3. FURNITURE PLAN NOTES:

1. KEY DETAIL NOTE
1. REFER TO DOOR SCHEDULE

4. REFLECTED CEILING PLAN NOTES:

1. KEY DETAIL NOTE	SYM.	DESCRIPTION
1. 3/4\"/>	1	WALL MTS. FEATURE
2. 3/4\"/>	2	PERIMETER LIGHT
3. 3/4\"/>	3	3/4\"/>
4. 3/4\"/>	4	3/4\"/>
5. 3/4\"/>	5	3/4\"/>
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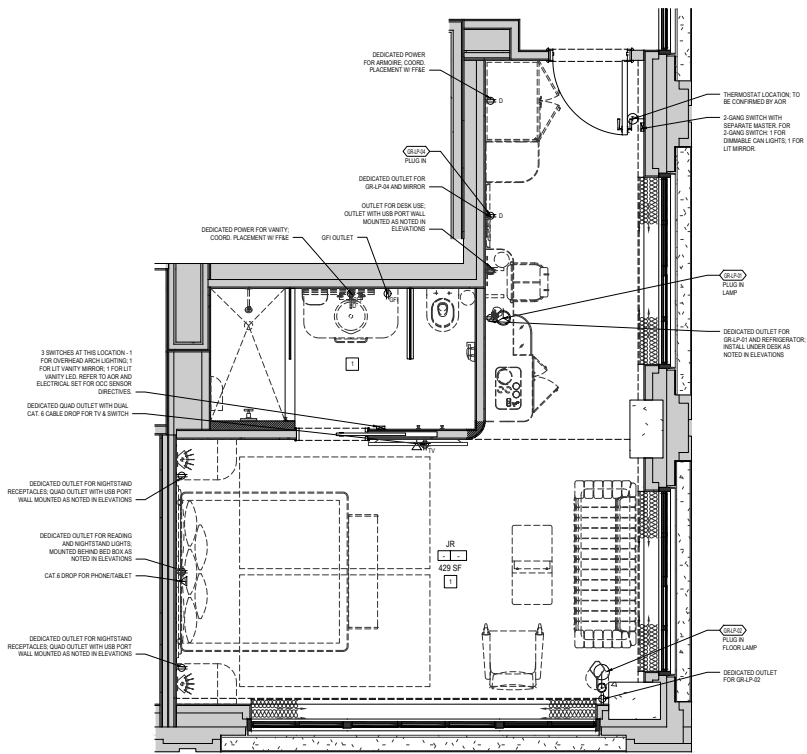
**PARTS AND LABOR DESIGN**  
5 EAST 19TH STREET, 2ND FLOOR  
NEW YORK, NY 10003 P: 646.248.7321

ISSUED FOR:	DATE:
30% DD - LOBBY	10/18/2017
100% DD - LOBBY	11/13/2017
30% DD - PENTHOUSE	12/18/2017
100% DD - PENTHOUSE	01/26/2018
30% DD - MAINTENANCE	09/11/2018
30% DD - LOBBY LEVEL 2	05/16/2018
BOARDROOMS & PENTHOUSE	
100% DD - MAINTENANCE	05/29/2018
100% DD - PUBLIC SPACES	07/25/2018
BULLETIN - PUBLIC SPACES	09/10/2018
100% DD - GUEST ROOMS	11/05/2018

CONSTRUCTION DOCUMENTS  
NOT FOR CONSTRUCTION

Sheet Title:  
JR-JUNIOR SUITE  
ENLARGED PLANS  
DWG NUMBER:  
ID-700.00

PROJECT NO. 14139



01 POWER & DATA PLAN  
1/2" = 1'-0"

1. POWER & DATA PLAN NOTES:

1. KEY DETAIL NOTE

1. AOR TO COORDINATE POWER AND DATA REQUIREMENTS.

GENERAL NOTES:

- ALL DIMENSIONS MUST BE VERIFIED IN FIELD. DISCREPANCIES THAT EFFECT CODE COMPLIANCE OR DRAMATIC DESIGN CHANGES SHALL BE REPORTED BEFORE WORK IS PERFORMED.
- MILLWORKER TO PROVIDE COMPREHENSIVE SHOP DRAWING PACKAGE TO DESIGNER WITH ADEQUATE TIME ALLOTTED FOR REVIEW.
- SIGNAGE DETAILED BY OWNER, LIGHTING AND MEP CONSULTANTS TO ENSURE ADEQUATE POWER IS PROVIDED AS NEEDED. SIGNAGE SHOWN HERE IS FOR REFERENCE ONLY.
- REFER TO L-SERIES FOR ALL LIGHTING SPECIFICATIONS AND LOCATIONS. SHOWN HERE AS REFERENCE ONLY.

SHEET NOTES:

- UNLESS NOTED OTHERWISE:
- ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN. A COPY OF LICENSE TO BE SUBMITTED // FAXED TO ARCHITECT PRIOR TO WORK STARTING.
  - ALL SWITCHES (IF SWITCH NOT ON DIMMER) TO BE STANDARD TOGGLE TYPE.
  - VERIFY WITH ARCHITECT ANY DIMMER SWITCHED LOCATIONS & 3-WAY SWITCHED LIGHTING.
  - LIGHTING SWITCHES TO BE MTD. 42" A.F.F. U.O.N.
  - OUTLETS MTD. 18" A.F.F. U.O.N.
  - OUTLETS, SWITCHES & DIMMERS SUPPLIED BY CONTRACTOR
  - INSTALL MIN. 3 TELEPHONE LINES FOR DATA & PHONE. ALL LINES TO BE CATEGORY V TYPE WIRE. VERIFY PHONE & DATA REQUIREMENTS WITH OWNER.

LEGEND

TABLE LAMP	RECESSED FLOOR DUPLEX OUTLET
LED STRIP LIGHT	RECESSED FLOOR QUAD OUTLET
SYNCHRO LIGHTING	THERMOSTAT
PHONE JACK GROSSDRIVE	SWITCHES
DATA JACK	
NEW WALL MTD. SWITCH NOTE: ALL SWITCHES ON DIMMERS U.O.N.	
QUAD OUTLET ORIENT VERTICALLY U.O.N.	
QUAD OUTLET WITH DUAL POWER/USB PORTS	
DUPLEX OUTLET	
DUPLEX OUTLET WITH DUAL POWER/USB PORTS	

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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:
80% DD - LOBBY	10/18/2017
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100% DD - PENTHOUSE	12/18/2017
100% DD - PENTHOUSE	01/26/2018
100% DD - MAILING	09/11/2018
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BOARDROOMS & PENTHOUSE	
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100% DD - PUBLIC SPACES	07/25/2018
BULLETIN - PUBLIC SPACES	09/10/2018
100% DD - GUEST ROOMS	11/05/2018

CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION


Sheet Title:  
JR-JUNIOR SUITE  
ENLARGED PLANS

DWG NUMBER:  
ID-700.01

PROJECT NO. 14139



KEY	DETAIL NOTE
<input type="checkbox"/>	GC TO PROVIDE ADEQUATE BLOODING FOR ALL PIPE INSTALLATIONS. REFER TO THE SHOP DRAWINGS FOR CLEAR LOCATIONS.
<input type="checkbox"/>	WELDING TO BE DONE WITH FRAME PIECES AS SHOWN. TO BE COORD. WITH PIPE.
<input type="checkbox"/>	ALSO TO TIE MODULE.



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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% DD - LOBBY	10/18/2017
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50% DD - PENTHOUSE	12/18/2017
100% DD - PENTHOUSE	07/25/2018
50% DD - MAJALINO	09/11/2018
50% DD - LOBBY LEVEL 2, BOARDROOMS & PENTHOUSE	05/18/2018
100% DD - MAJALINO	05/29/2018
100% DD - PUBLIC SPACES	07/05/2018
50% DD - PUBLIC SPACES	09/10/2018
100% DD - GUEST ROOMS	11/05/2018

CONSTRUCTION DOCUMENT

NOT FOR CONSTRUCTION

Sheet Title:  
**JR-JUNIOR SUITE**  
**ENLARGED ELEVATIONS**

DWG NUMBER:  
**ID-700.02**



ED FOR:	DATE:
DD - LOBBY	10/18/2017
DD - LOBBY	11/13/2017
DD - PENTHOUSE	12/19/2017
DD - PENTHOUSE	01/26/2018
DD - MAIALINO	05/11/2018
CD - LOBBY, LEVEL 2, RDROOMS & PENTHOUSE	05/18/2018
DD - MAIALINO	05/29/2018
CD - PUBLIC SPACES	07/25/2018
PETLIN - PUBLIC SPACES	09/10/2018
CD - GUEST ROOMS	11/05/2018

NOT FOR CONSTRUCTION

PROJECT NO. 14135



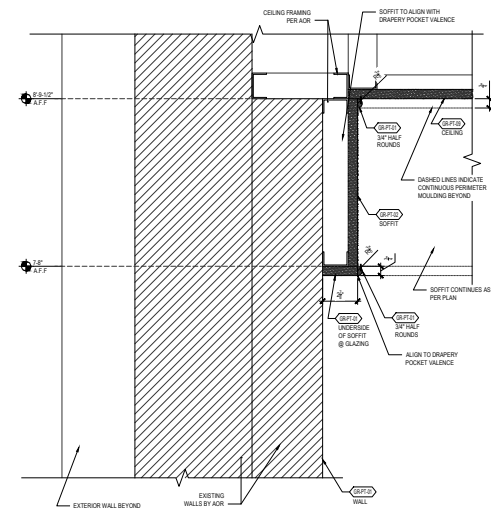
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50% DD - MAIALINO	05/11/2018
50% CD - LOBBY, LEVEL 2, BOARDROOMS & PENTHOUSE	05/18/2018
100% DD - MAIALINO	05/29/2018
100% CD - PUBLIC SPACES	07/25/2018
BULLETIN - PUBLIC SPACES	09/10/2018
100% CD - GUEST ROOMS	11/05/2018

NOT FOR CONSTRUCTION

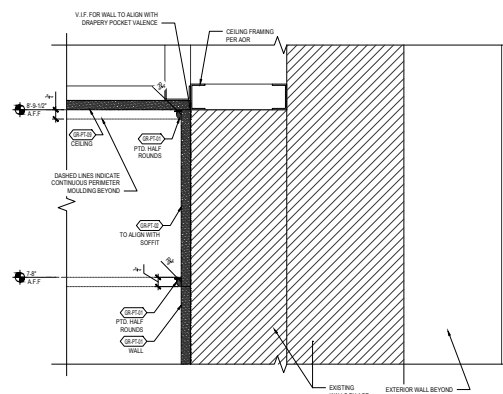
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GUEST ROOMS -  
TYP. CEILING DETAILS

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ID-742.00

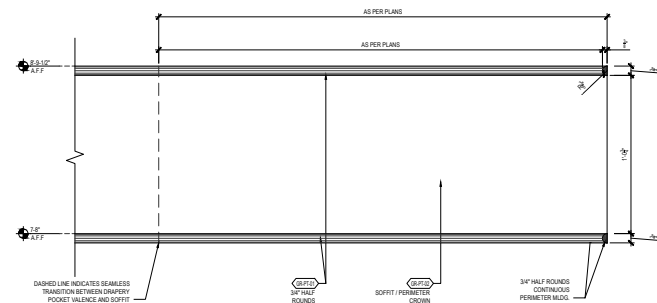
PROJECT NO.	14135
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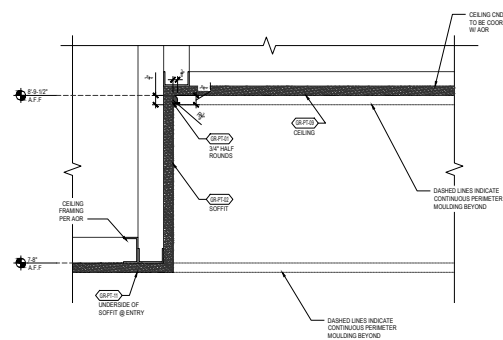
06 SECTION: TYP. DRAPERY VALENCE SOFFIT @ GUEST ROOMS



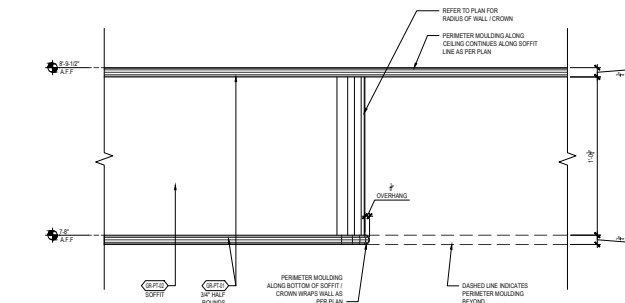
05 SECTION: TYP. DRAPERY POCKET VALENCE TRANSITION @ GUEST ROOMS  
3" = 1'-0" 0 2' 4' 8'



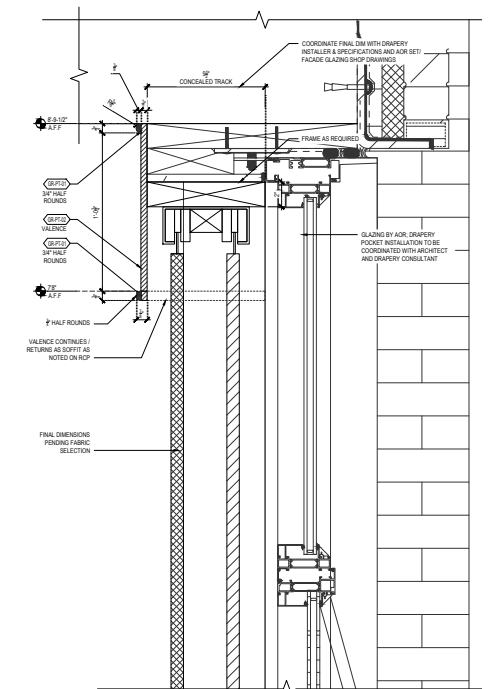
04 DETAIL: TYP. DRAPERY POCKET VALENCE TRANSITION @ GUEST ROOMS



03 SECTION: TYP. ENTRY SOFFIT @ GUEST ROOMS

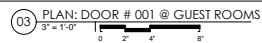


02 DETAIL: TYP. CURVED WALL @ GUEST ROOMS



01 DETAIL: TYP. DRAPERY POCKET @ GUEST ROOMS

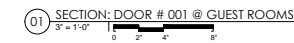




ALL LOCKING MECHANISM PRODUCTS AND MOUNTING HEIGHTS TO BE COORDINATED BETWEEN OWNERSHIP AND AOR. PLD TO APPROVE MECHANISM FINISHES.

[illegible]

1. ALL TO INQUIRE FROM EXISTING 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.



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

ISSUED FOR:	DATE:
50% DD - LOBBY	10/18/2011
100% DD - LOBBY	11/13/2011
50% DD - PENTHOUSE	12/19/2011
100% DD - PENTHOUSE	01/26/2012
50% DD - MAIALINO	05/11/2012
50% CD - LOBBY, LEVEL 2. BOARDROOMS & PENTHOUSE	05/18/2012
100% DD - MAIALINO	05/29/2012
100% CD - PUBLIC SPACES	07/25/2012
BULLETIN - PUBLIC SPACES	09/10/2012
100% CD - GUEST ROOMS	11/05/2012

NOT FOR CONSTRUCTION

Sheet Title:  
GUEST ROOMS -  
DOOR & HARDWARE  
SCHEDULE  
DWG NUMBER:  
ID-750.00

PROJECT NO.	1413
-------------	------

GR-SE-01R  
SOFA RIGHT ARM

#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/2/2018

AREAS: GUESTROOMS  
QUANTITY: 7  
MODEL NUMBER: N/A - CUSTOM  
DIMENSIONS: REFER TO DWG FOR DIMS  
SEAT HEIGHT: 17"  
CUSHION CONTENT: FIRE RATED DACRON WRAPPED FOAM  
BACK CUSHION STYLE: FULLY UPHOLSTERED  
SEAT CUSHION STYLE: FULLY UPHOLSTERED  
COM/COL: GR-SEF-01R.1 & GR-SEF-01R.2, ETC



OFCI OFOI CFCI CFOI Arch FFE

FABRIC: GR-SEF-01R.1



FABRIC: GR-SEF-01R.2



FABRIC: GR-SEF-01R.3



FABRIC: GR-SEF-01R.4



METAL: MTF-01



WOOD: WDF-01



REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS

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.

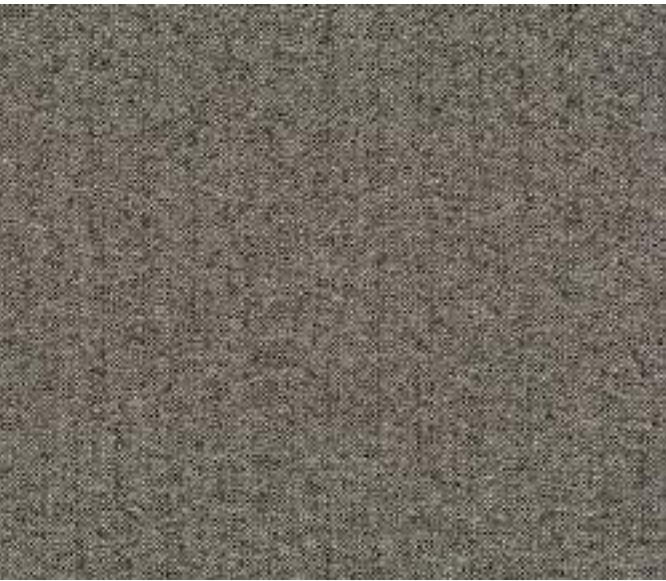
GR-SEF-01R.1  
FABRIC @ JR SUITE SOFA RIGHT

#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/2/2018  
REVISED: 12/13/2018

AREAS: GUESTROOMS  
PATTERN: BOUCLE BLOOM  
COLOR: 110-SYC  
SIZE: 54" W  
ABRASION: EXCEEDS 100,000  
CONTENT: 100% POLYESTER  
FIRE CODE: NFPA 260

OFCI OFOI CFCI CFOI Arch FFE



VENDOR

VALLEY FORGE FABRICS INC.  
1650 WEST MCNAB RD  
FORT LAUDERDALE, FL  
USA, 33309

VENDOR CONTACT

KATHERINE TREZZA  
954 801 5715  
KTREZZA@VALLEYFORGE.COM  
WWW.VALLEYFORGE.COM

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FLAME CERT

INSTRUCTIONS:

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



GR-LP-02A  
ADA FLOOR LAMP

#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/2/2018

AREAS: GUESTROOMS  
QUANTITY: 8  
MODEL NUMBER: N/A - CUSTOM  
DIMENSIONS: REFER TO DWG  
LAMPING: 40W EQ. 2700K T6 DIMMABLE LED BULB  
SOCKET: E26  
# OF BULBS: 2  
CORD: 2' BLACK NYLON CORD

OFCI OFOI CFCI CFOI Arch FFE

FABRIC: GR-LPF-02A.1

METAL: MTF-01

WOOD: WDF-01

NOTES

ON/OFF SWITCH TO BE ADA COMPLIANT. MFG TO ADVISE.

VENDOR

VENDOR CONTACT

CUSTOM - TO BID

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

INSTRUCTIONS:

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GR-LPF-02A.1  
LAMP SHADE FABRIC

#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/2/2018  
REVISED: 1/17/2019

AREAS: GUESTROOMS  
PATTERN: OSHIN LINEN BASICS II  
MODEL NUMBER: DE13625  
COLOR: PLATINUM  
SIZE: 53.9"  
ABRASION: N/A  
CONTENT: 100% LINEN  
FIRE CODE: PURCHASER TO CONFIRM FLAME TREATMENT

OFCI OFOI CFCI CFOI Arch FFE

NOTES

FABRIC TREATED WITH STAIN REPELLENT

VENDOR

VENDOR CONTACT

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

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

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

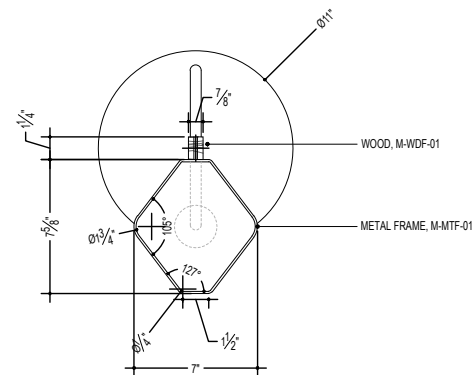
CFA FLAME CERT

INSTRUCTIONS:

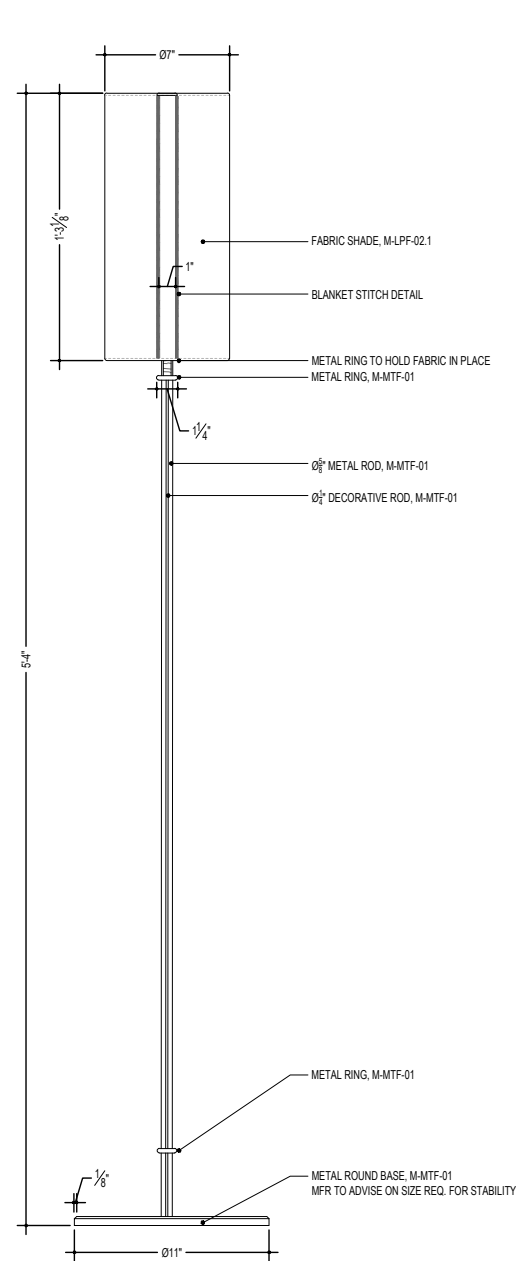
"PAINTED" FAUX METAL FINISHES ARE NOT TO BE USED UNLESS STATED OTHERWISE. PLATED METAL/STEEL MUST BE SUBMITTED FOR SAMPLE REVIEW.  
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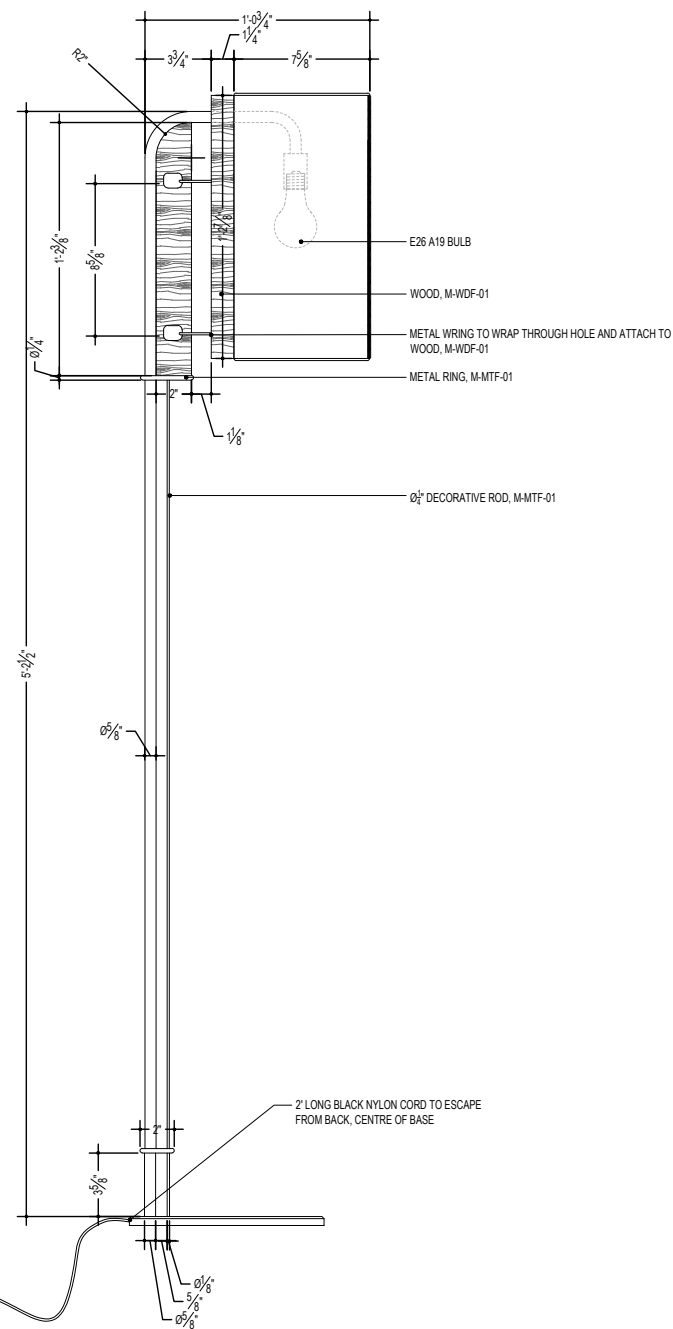
NOTE:  
MFG TO PROVIDE DETAIL OF ADA COMPLIANT  
SWITCHING INCLUDED ON FIXTURE.



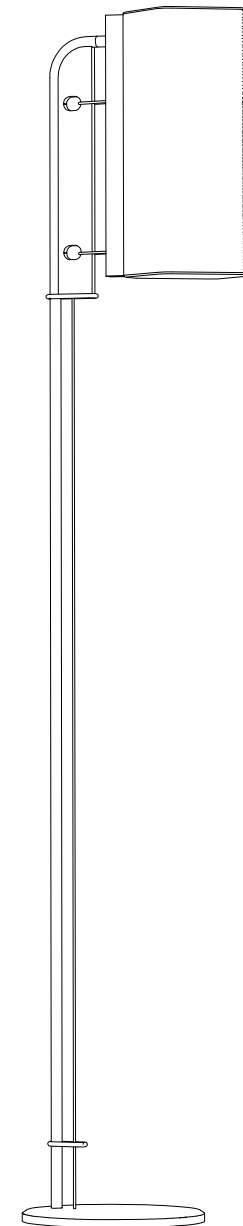
1 PLAN VIEW  
SCALE: 1-1/2" = 1'-0"



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



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



3 | REFERENCE VIEW  
SCALE: NOT TO SCALE

THOMPSON HOTEL  
WASHINGTON DC.

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without expressed written  
permission.

NO. DATE. REGION.

GR-LP-02A

DWG TITLE:
SCALE:
DATE:
DWG BY:

GR-MW-14L  
WARDROBE WITH SEAT LEFT

#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/2/2018

AREAS: GUESTROOMS  
QUANTITY: 9  
MODEL NUMBER: N/A - CUSTOM  
DIMENSIONS: REFER TO DWG FOR DIMS  
KNOBS/PULLS: CUSTOM METAL DRAWER PULLS - REFER TO DWG  
HINGES/SCREWS: CUSTOM METAL HINGE - REFER TO DWG

OFCI OFOI CFCI CFOI Arch FFE

GLASS: GLF-03 FABRIC: GR-MWF-14L.1



METAL: MTF-01 WOOD: WDF-01A



NOTES

PIECE TO BE COORDINATED WITH LIGHTING MFR - M-LT-03 LOCATED ON SIDE OF WARDROBE. WARDROBE TO PLUG TO DEDICATED OUTLET ON WALL TO PROVIDE POWER FOR LIGHT FIXTURE. HINGES & DRAWER GLIDES TO BE SOFT CLOSE. MFR TO PROVIDE SPECIFICATION FOR DOOR ACTIVATED INTERIOR CABINET LIGHT (OPEN/CLOSE SENSOR). FINAL LOCATION OF CABINET LIGHT TO BE DETERMINED WITH DESIGNER. MFR TO CONFIRM UL LISTING. MFR TO ADVISE ON LED STRIP LOCATION AND CONFIRM SPEC WITH DESIGNER.

VENDOR VENDOR CONTACT  
CUSTOM - TO BID

INSTRUCTIONS:

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GR-MWF-14L.1  
LEATHER @ WARDROBE SEAT LEFT

#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/2/2018

AREAS: GUESTROOMS  
PATTERN: VERMONT  
MODEL NUMBER: N/A  
COLOR: NAVY  
SIZE: 50 SQUARE FEET  
ABRASION: N/A  
FIRE CODE: NFPA 260, CAL 117

OFCI OFOI CFCI CFOI Arch FFE



VENDOR  
DEMAR LEATHER  
127-25 METROPOLITAN AVE  
JAMAICA, NY  
11415

VENDOR CONTACT  
SUZY SOKOL  
718-441-2226  
SUZY@DEMARLEATHER.COM  
WWW.DEMARLEATHER.COM/

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

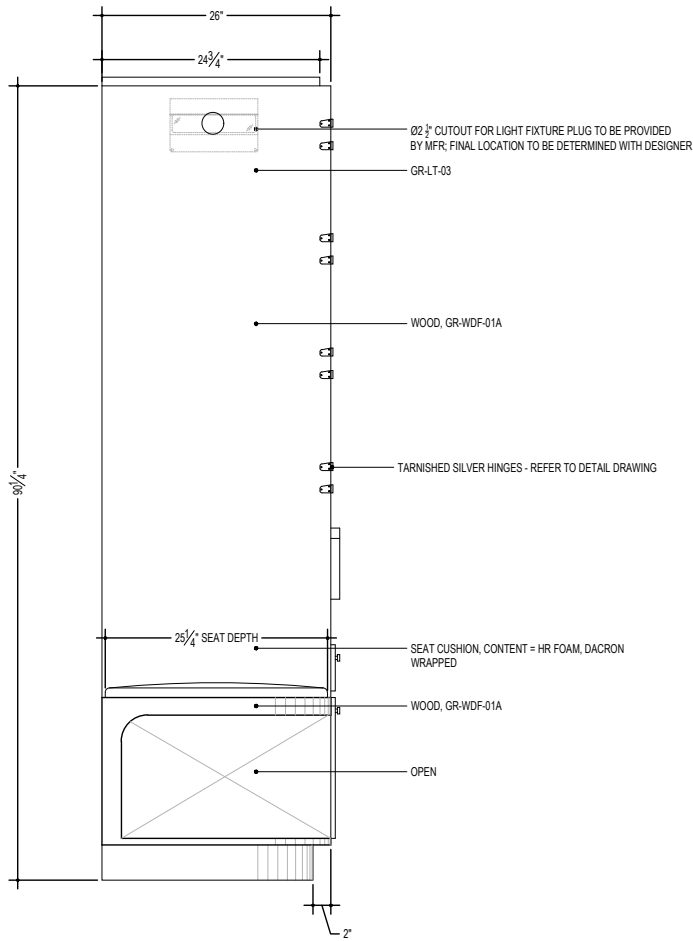
CFA FLAME CERT

INSTRUCTIONS:

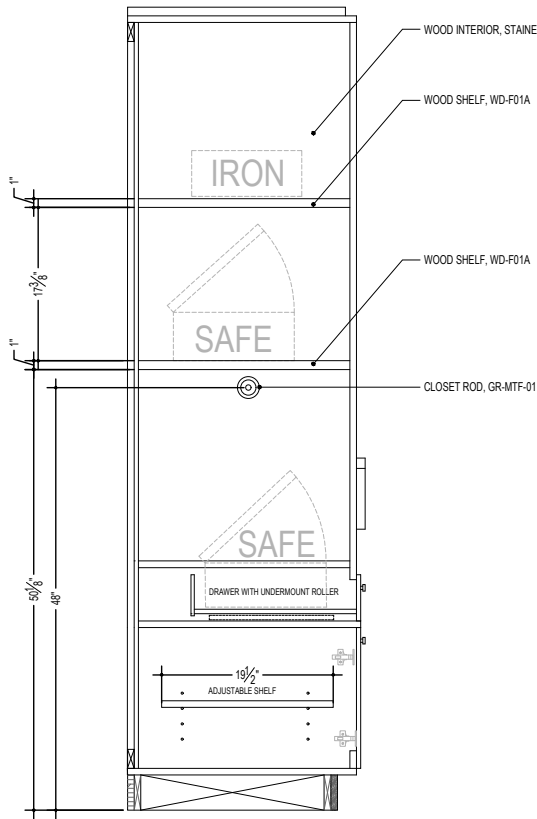
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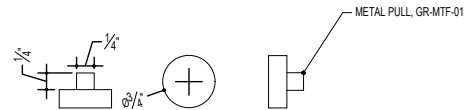
NOTE:  
THIS DRAWING IS NOT UP TO DATE PER MODEL  
ROOM CHANGES.  
PLEASE REFER TO LATEST SHOP DRAWING WITH  
MODEL ROOM MARK UP FOR ALL DETAILS AND  
DIMENSIONS.



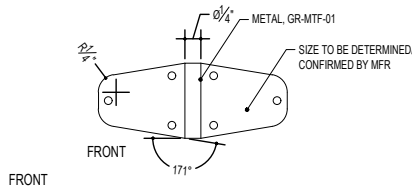
5 | SIDE VIEW  
SCALE: 3/4" = 1'-0"



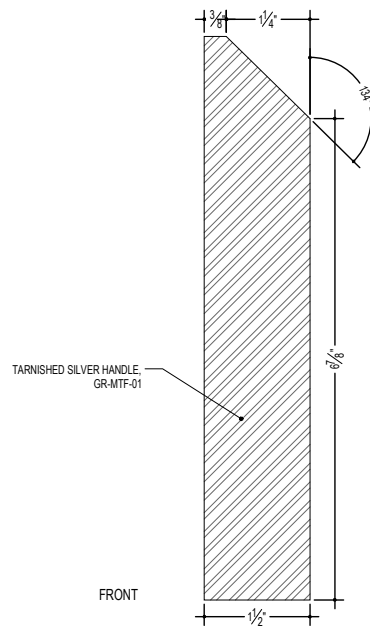
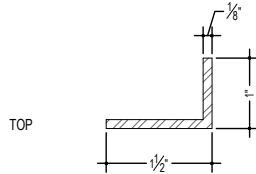
6 | SIDE SECTION  
SCALE: 3/4" = 1'-0"



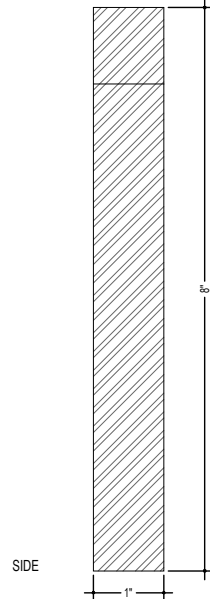
7 | DRAWER PULL DETAIL  
SCALE: 6" = 1'-0"



8 | HINGE DETAIL  
SCALE: 6" = 1'-0"



9 | HANDLE DETAIL  
SCALE: 6" = 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 HOTEL  
WASHINGTON DC.

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without the express written  
permission.

NO. DATE REVISION  
1 3/26/18 PLUG IN  
2 3/26/18 RECESSED LED STRIP

GR-MW-14L  
PAGE 2 OF 2

DWG TITLE:  
SCALE:  
DATE:  
DWG BY:



GR-CG-07  
SIDE TABLE AT SUITE BEDROOM

#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/2/2018

AREAS: GUESTROOMS  
QUANTITY: 2  
MODEL NUMBER: LATO LN8  
DIMENSIONS: 19.7"X15.7"X19.7"  
KNOBS/PULLS: N/A  
HINGES/SCREWS: N/A  
FINISH: IVORY WHITE & CREMA DIVA MARBLE

OFCI OFOI CFCI CFOI Arch FFE



VENDOR  
AND TRADITION

VENDOR CONTACT  
+45 39200233  
INFO@ANDTRADITION.COM  
HTTPS://WWW.ANDTRADITION.COM/

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

INSTRUCTIONS:

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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.

GR-CH-01  
DUET CHAIR

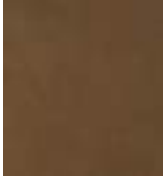
#4194 THOMPSON DC  
WASHINGTON DC, USA

ISSUED: 11/2/2018

AREAS: GUESTROOMS  
QUANTITY: 8  
MODEL NUMBER: NERI & HU FOR DE LA ESPADA  
DIMENSIONS: 22.5" W X 20.75" D X 30.1" H  
SEAT HEIGHT: 18.6"  
BACK CUSHION STYLE: N/A  
SEAT CUSHION STYLE: UPHOLSTERED  
CUSHION CONTENT: TBD  
FINISH: BLACK OILED WALNUT  
COM/COL: SEE SPEC FOR GR-CHF-01.1

OFCI OFOI CFCI CFOI Arch FFE

FABRIC: GR-CHF-01.1



VENDOR  
THE FUTURE PERFECT  
55 GREAT JONES ST  
NEW YORK, NY  
USA

VENDOR CONTACT  
1-877-388-7373  
PERFECT@THEFUTUREPERFECT.COM  
WWW.THEFUTUREPERFECT.COM

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

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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.

GR-LT-09  
SCONCE @ SUITE BAR

AREAS: GUESTROOMS  
QUANTITY: 2  
MODEL NUMBER: LADIES & GENTLEMEN STUDIO  
KAZIMIR SCONCE  
DIMENSIONS: 13" W X 1.5" D X 9.5" H  
FINISH: GLASS, STEEL, ALUMINUM, BRASS  
SWITCH: DIMMABLE, HARDWIRED TO JBOX  
LAMPING: LED 7 WATTS, 2700K, 120V/240V, 75 LUMENS  
SOCKET: N/A  
# OF BULBS: LED

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#4194 THOMPSON DC  
WASHINGTON DC, USA



NOTES

LADIES & GENTLEMAN STUDIO C/O THE FUTURE PERFECT

VENDOR

THE FUTURE PERFECT  
55 GREAT JONES ST  
NEW YORK, NY  
USA

VENDOR CONTACT

1-877-388-7373  
PERFECT@THEFUTUREPERFECT.COM  
WWW.THEFUTUREPERFECT.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.  
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REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION / SEALANT GUIDELINES.

GR-SE-08  
ARC LOUNGE CHAIR

AREAS: GUESTROOMS  
QUANTITY: 2  
MODEL NUMBER: ARC LOUNGE CHAIR  
DIMENSIONS: 29" W X 30" H X 31" D  
SEAT HEIGHT: TBD  
CUSHION CONTENT: TBD  
BACK CUSHION STYLE: UPHOLSTERED  
SEAT CUSHION STYLE: UPHOLSTERED  
FINISH: OILED WALNUT  
COM/COL: SEE SPEC FOR GR-SEF-08.1

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FABRIC: GR-SEF-08.1



#4194 THOMPSON DC  
WASHINGTON DC, USA



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

INSTRUCTIONS:

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# 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:

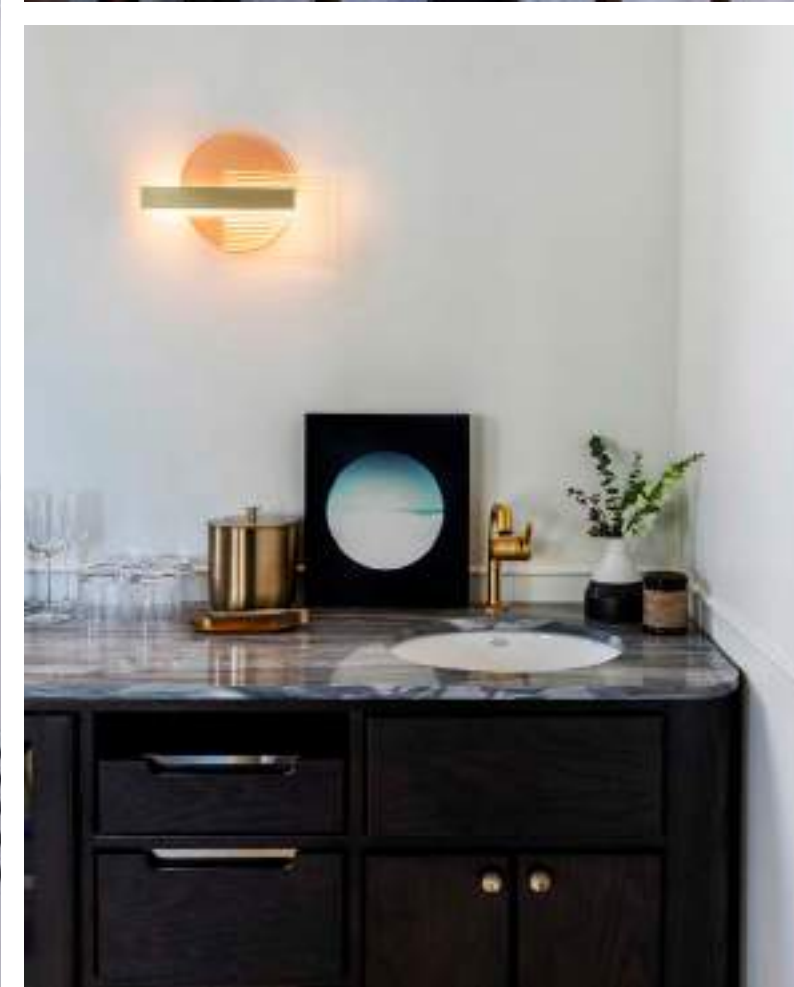
- 01** Review progress and answer general field condition questions from the General Contractor.
- 02** Provide general clarification and sketch drawings to the GC and AOR in order to further clarify interior construction details, as required, that have not been translated in the field properly, or need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

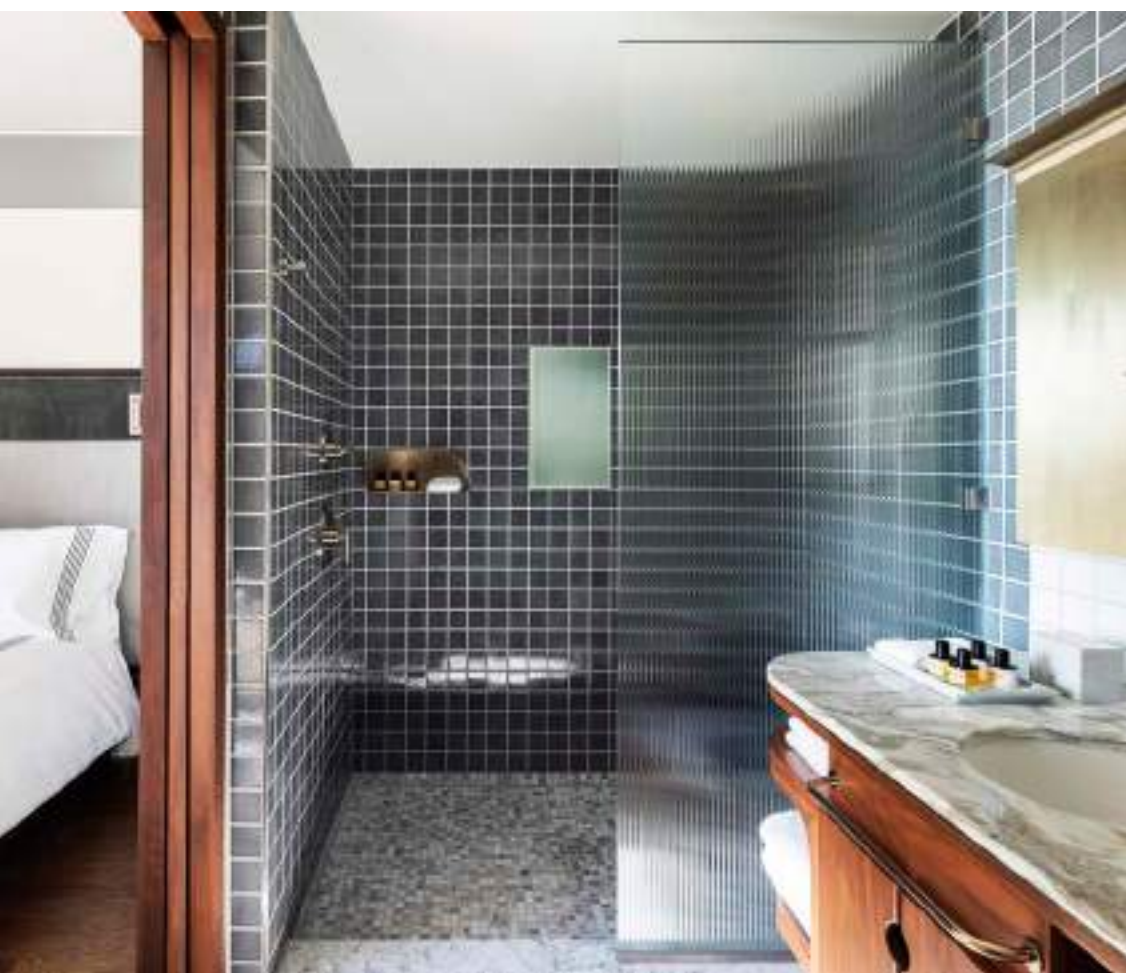
- 01** Construction for core and shell may commence prior to interior CD submittal. This is a typical build out scenario.

Duration: 12-18 months plus











# Thank you