

PLD
NYC

Hotel Process Case Study
Thompson DC - Part Two
F&B



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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





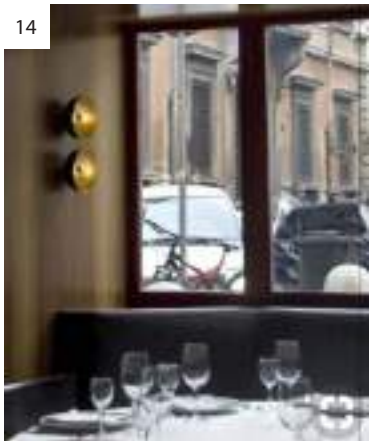
*... bringing a local
feel from the streets of Rome to the
D.C. waterfront*





*... radiating warmth
and light
it's a place that feels like home*

... a welcoming space
with a nod to the past
Maialino Mare is a classic trattoria
reimagined



LEGEND

1. Entry Vestibule	50 SF
2. Host Stand	
3. Bar	500 SF
4. Casual Dining	155 SF
5. Formal Dining	1050 SF
6. PDR	845 SF
7. Wine Room/PDR	440 SF
8. Closed Kitchen	1035 SF
9. Espresso Bar	89 SF
10. Hotel Entry	
11. Patio Entry/Exit	
12. Patio	
13. Service Station	
14. Restrooms	428 SF
15. Coat Check	80 SF

SEAT COUNT : BAR

- Bar Seats: 14

Total: 14

SEAT COUNT : MAIN DINING

- Casual Dining: 24
- Formal Dining: 56

Total: 80

SEAT COUNT : PDR

- Dining: 14
- Lounge: 8

Total: 22

SEAT COUNT : WINE ROOM PDR

- Wine Room: 12

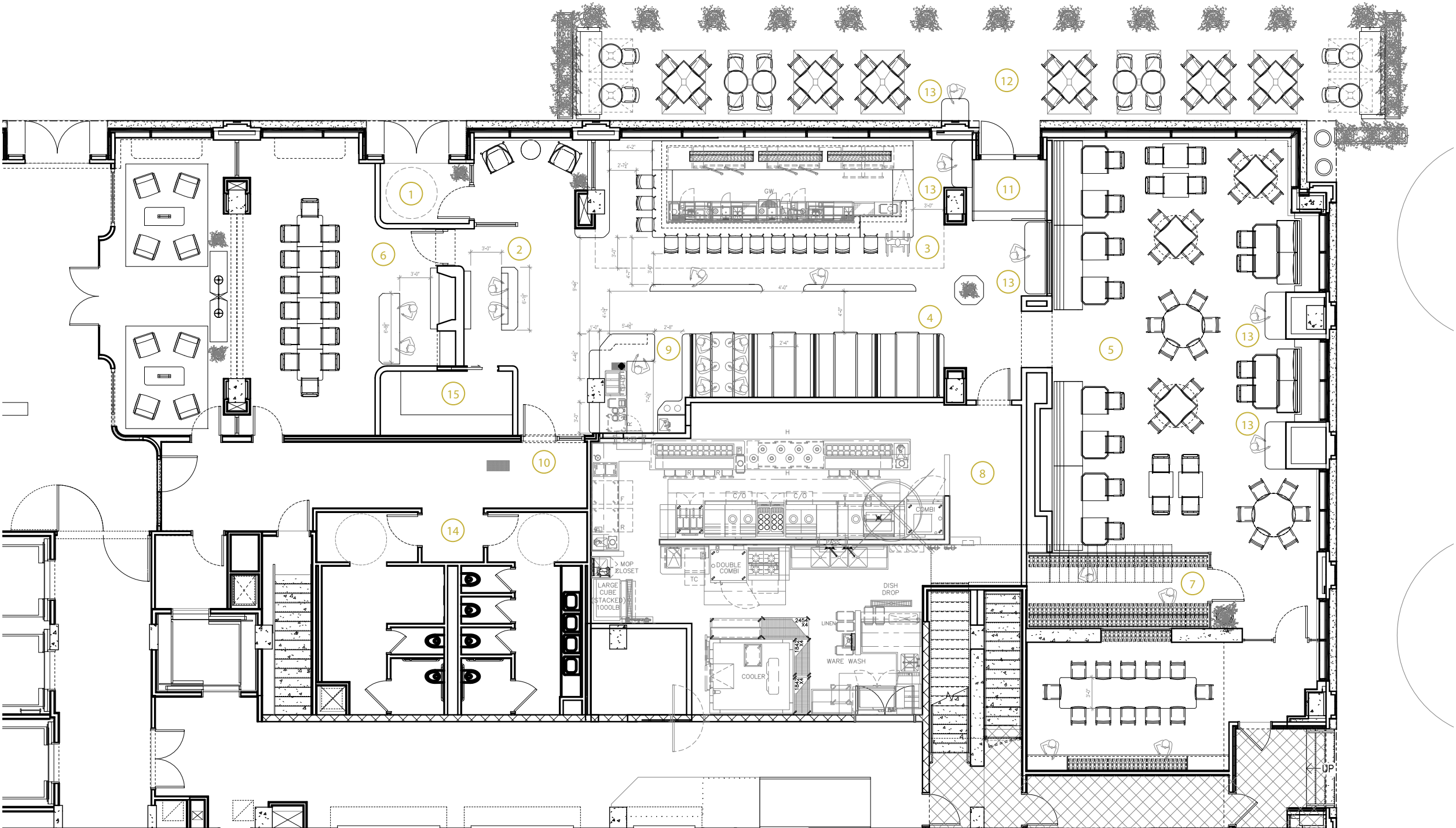
Total: 12

SEAT COUNT : PATIO

- Patio Dining: 40

Total: 40

TOTAL : 168



PROGRAMMING ATTRIBUTES

ENTRY: WEST
KITCHEN: CLOSED
BAR: NORTH
CASUAL / FORMAL DINING: OPEN

LEGEND

1. Entry Vestibule

2. Host Stand

3. Bar

4. Casual Dining

5. Formal Dining

6. PDR

7. Wine Room/PDR

8. Closed Kitchen

9. Espresso Bar

10. Hotel Entry

11. Patio Entry/Exit

12. Patio

13. Service Station

14. Restrooms

15. Coat Check

50 SF

500 SF

155 SF

1040 SF

845 SF

445 SF

1035 SF

89 SF

428 SF

80 SF

SEAT COUNT : BAR

- Bar Seats: 14

Total: 14

SEAT COUNT : MAIN DINING

- Casual Dining: 24
- Formal Dining: 62

Total: 86

SEAT COUNT : PDR

- Dining: 20
- Lounge: 8

Total: 28

SEAT COUNT : WINE ROOM PDR

- Wine Room: 12

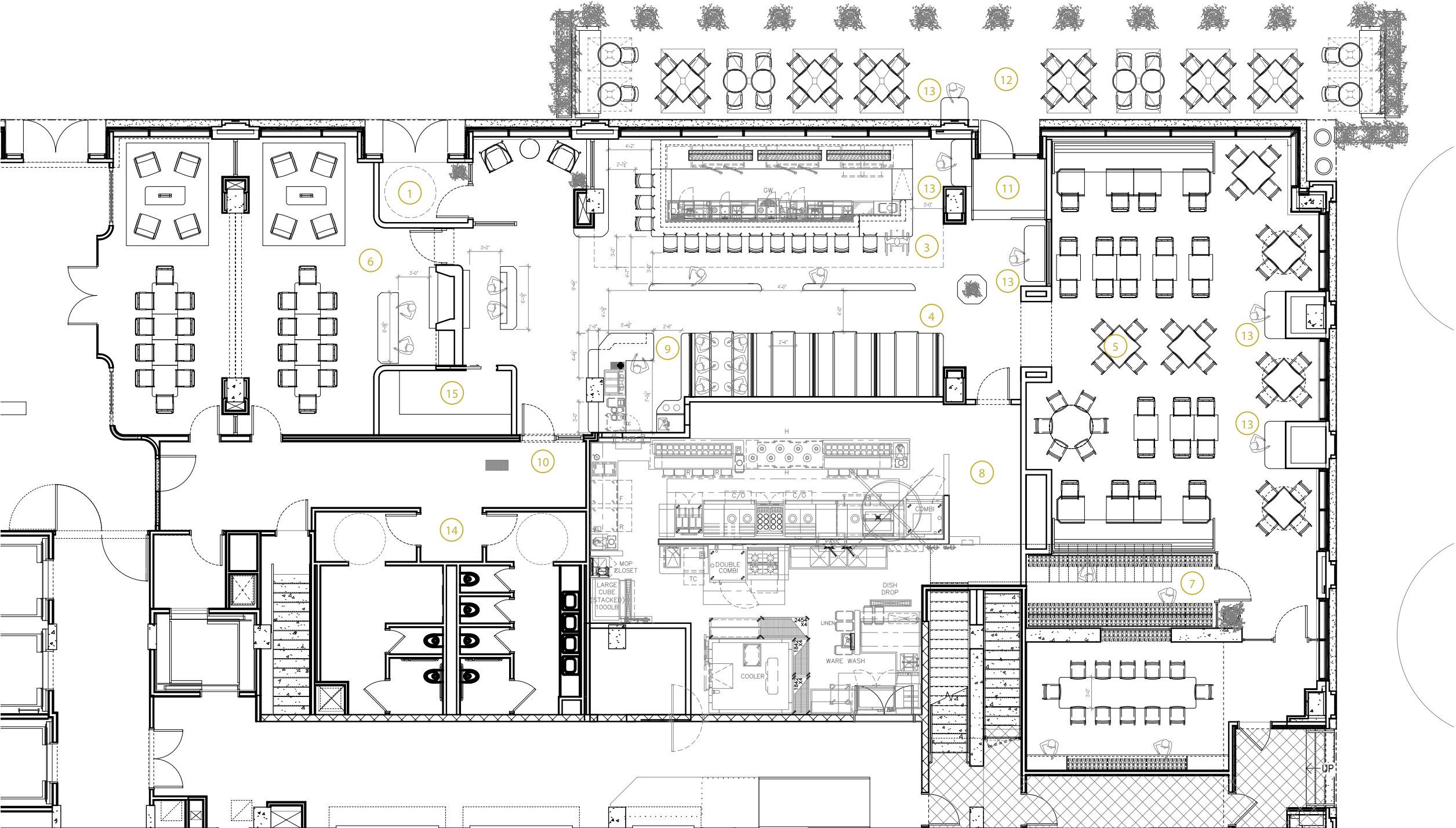
Total: 12

SEAT COUNT : PATIO

- Patio Dining: 40

Total: 40

TOTAL : 180



PROGRAMMING ATTRIBUTES

ENTRY: WEST
KITCHEN: CLOSED
BAR: NORTH
CASUAL / FORMAL DINING: OPEN

Schematic Development

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

This will include the following:

- 01

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

Critical development of schematic programming and plan development.
- 03

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

Coordination with Client's consultants as required.

Deliverables:

- 01

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

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

Schedule:

- 01

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

Duration: 12 - 14 weeks

*Case study reflects Phase I
- 02

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

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

LEGEND

1. Entry Vestibule

2. Host Stand

3. Bar

4. Bar Booth Seating

5. PDR

6. Main Dining Room

7. Wine Room

8. Closed Kitchen

9. Espresso Bar

10. Hotel Entry

11. Patio Entry/Exit

12. Patio

13. Service Station

14. Restrooms

15. Coat Check
- 55 SF

755 SF

512 SF

1236 SF

490 SF

1050 SF

95 SF

425 SF

47 SF

SEAT COUNT : BAR

- Bar Height Bar Seats: 12
- Booth Seats: 24

Total: 36

SEAT COUNT : MAIN DINING

- Banquette Seats: 16
- 2 Top Table:12
- 4 Top Table: 24
- 6 Top Table: 6

Total: 58

SEAT COUNT : PDR

- Dining: 16

Total: 16

SEAT COUNT : WINE ROOM PDR

- Dining: 12

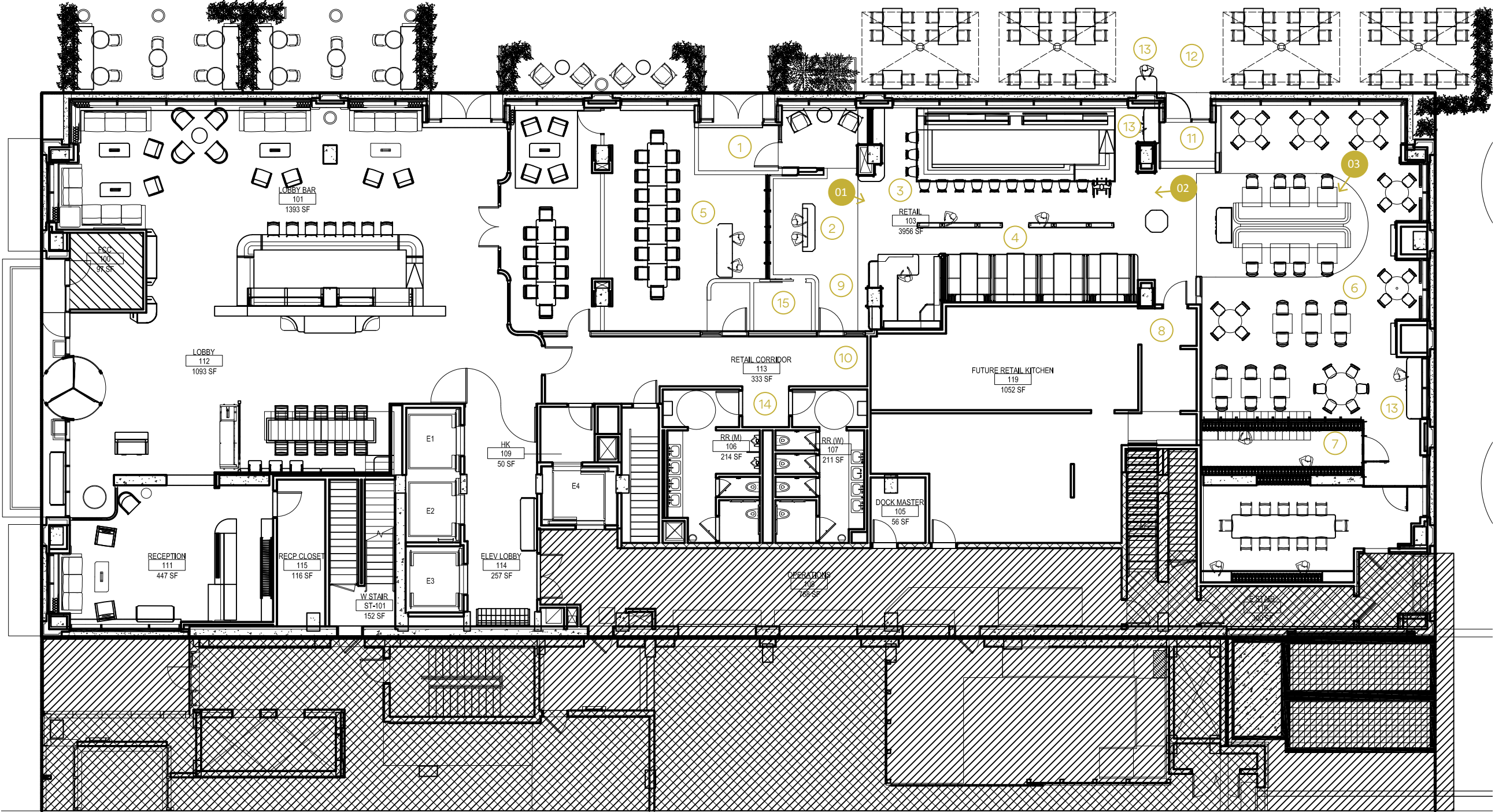
Total: 12

SEAT COUNT : PATIO

- Patio Dining:

Total: 48

TOTAL: 170















Design Development

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

This will include the following:

- 01

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

Develop materials, hardware and finishes package.
- 03

Develop decorative lighting fixture package.
- 04

Develop furniture and casegoods package.
- 05

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

Deliverables:

- 01

Design Development drawing set and specifications documents.
- 02

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

Schedule:

- 01

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

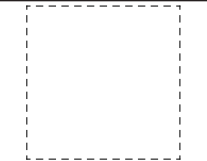
Duration: 6-8 weeks
- 02

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

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

*Case study reflects Phase II

THOMPSON D.C. YARDS -
MAIALINO MARE
227 TINGEY ST SE
WASHINGTON, D.C.



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DESIGN
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NEW YORK, NY 10003 P: 646.248.7321

ISSUED FOR:	DATE:
50% DD - MAIALINO	05/11/2018
100% DD - MAIALINO	05/29/2018

SHEET INDEX		ISSUE DATE										ISSUE DATE									
SHEET	CONTENT	50% DD	100% DD	100% DD	100% DD	100% DD	100% DD	100% DD	100% DD	100% DD	100% DD	50% DD	100% DD	100% DD	100% DD	100% DD	100% DD	100% DD	100% DD	100% DD	100% DD
ID-001.03	COVER SHEET & INDEX																				
ID-002.00	GENERAL NOTES																				
ID-003.00	FINISH SCHEDULE																				
ID-003.01	FINISH SCHEDULE																				
ID-100.01	LEVEL 1 MAIALINO KEY PLAN																				
ID-101.01	LEVEL 1 MAIALINO CONSTRUCTION PLAN																				
ID-102.01	LEVEL 1 MAIALINO FLOOR FINISH PLAN																				
ID-103.01	LEVEL 1 MAIALINO MILLWORK PLAN																				
ID-104.01	LEVEL 1 MAIALINO FURNITURE PLAN																				
ID-105.01	LEVEL 1 MAIALINO RC PLAN																				
ID-106.01	LEVEL 1 MAIALINO POWER AND DATA PLAN																				
ID-111.03	LEVEL 1 MAIALINO INTERIOR ELEVATIONS																				
ID-111.04	LEVEL 1 MAIALINO INTERIOR ELEVATIONS																				
ID-111.05	LEVEL 1 MAIALINO INTERIOR ELEVATIONS																				
ID-113.00	LEVEL 1 MAIALINO TYP. MOULDING DETAILS																				
ID-113.10	LEVEL 1 MAIALINO TYP. GLAZING @ POR DETAILS																				
ID-113.20	LEVEL 1 MAIALINO TYP. COLUMN DETAILS																				
ID-113.30	LEVEL 1 MAIALINO PARTITION WALL @ ENTRY DETAILS																				
ID-113.40	LEVEL 1 MAIALINO GLAZING @ ENTRY DETAILS																				
ID-113.50	LEVEL 1 MAIALINO DRINK RAIL @ ENTRY COLUMN DETAILS																				
ID-113.60	LEVEL 1 MAIALINO DRINK RAIL @ CENTER DETAILS																				
ID-113.70	LEVEL 1 MAIALINO BAR DETAILS																				
ID-113.71	LEVEL 1 MAIALINO BAR DETAILS																				
ID-113.80	LEVEL 1 MAIALINO ESPRESSO BAR DETAILS																				
ID-113.81	LEVEL 1 MAIALINO ESPRESSO BAR DETAILS																				
ID-113.90	LEVEL 1 MAIALINO CAFE SHELF DETAILS																				
ID-113.91	LEVEL 1 MAIALINO CAFE SHELF DETAILS																				
ID-114.00	LEVEL 1 MAIALINO PARTITION WALL 1 @ DINING DETAILS																				
ID-114.10	LEVEL 1 MAIALINO PARTITION WALL 2 @ DINING DETAILS																				
ID-114.11	LEVEL 1 MAIALINO PARTITION WALL 2 @ DINING DETAILS																				
ID-114.20	LEVEL 1 MAIALINO SHUTTER DETAILS																				
ID-114.30	LEVEL 1 MAIALINO WINE ROOM DETAILS																				
ID-114.31	LEVEL 1 MAIALINO WINE ROOM DETAILS																				
ID-114.40	LEVEL 1 MAIALINO WINE COUNTER DETAILS																				
ID-114.50	LEVEL 1 MAIALINO HOST STAND @ CAFE BAR DETAILS																				
ID-114.51	LEVEL 1 MAIALINO HOST STAND @ PATIO DETAILS																				
ID-114.60	LEVEL 1 MAIALINO PEDESTAL DETAILS																				
ID-114.70	LEVEL 1 MAIALINO CREDENZA @ POR DETAILS																				
ID-114.80	LEVEL 1 MAIALINO SERVICE STATION 1 DETAILS																				
ID-114.81	LEVEL 1 MAIALINO SERVICE STATION 2 DETAILS																				
ID-114.82	LEVEL 1 MAIALINO SERVICE STATION 3 DETAILS																				
ID-114.83	LEVEL 1 MAIALINO SERVICE STATION 1 @ PATIO DETAILS																				
ID-114.84	LEVEL 1 MAIALINO SERVICE STATION 2 @ PATIO DETAILS																				

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CLIENT	CIVIL ENGINEER	CODE
JW CAPITAL PARTNERS, LLC ONE LEVITT SQUARE, 3RD FLOOR BOSTON MA 02116 Phone: 617.353.4403	BOHLER DC 1301 Pennsylvania Ave NW #825, WASHINGTON, DC 20004 Phone: 202.524.5700	ADK ENGINEERING 6301 LYNN AVE #220 GREENBELT, MD 20770 Phone: 301.320.1212

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

Sheet Title:
COVER SHEET & INDEX

DWG NUMBER:
ID-001.03


PROJECT NO. 14138


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[illegible]


DEMOLITION NOTES	
01	ALL EXISTING CONDITIONS SHALL BE VERIFIED PRIOR TO STARTING ANY DEMOLITION OR NEW CONSTRUCTION.
02	OWNER RESERVES SALVAGE RIGHTS TO ALL DEMOLITION INCLUDING ALL EQUIPMENT, LIGHTING FIXTURES, CABINETRY, MILLWORK, DECORATIVE OBJECTS, FURNITURE, CONTROLS, SHELVING, SPECIALTY DOORS & HARDWARE, SOUNDCASE, HVAC EQUIPMENT, AND ANY ITEMS OF OBVIOUS VALUE. ALL MOULDING SHALL BECOME OWNER PROPERTY.
03	COORDINATE ALL DEMOLITION ACTIVITY WITH OWNER'S REPRESENTATIVE. DELIVER ALL SALVAGED ITEMS TO LOCATION AS SPECIFIED BY OWNER'S REPRESENTATIVE.
04	SPECIAL CARE SHALL BE GIVEN TO ALL MOULDING AND STONE TO BE DEMOLISHED. CAREFULLY REMOVE AND PROTECT FOR DELIVERY TO OWNERS REPRESENTATIVE.
05	ALL DAMAGED TO EXISTING WALLS THAT ARE TO REMAIN SHALL BE PROPERLY AND COMPLETELY PATCHED AND REFINISHED TO MATCH ADJACENT WALL SURFACES. USE SIMILAR MATERIALS TO MAINTAIN FIRE RATINGS, SOUND ISOLATION FACTORS, FINISH TEXTURES AND COLORS. WALL COVERING SPICES, ETC. UNLESS NOTED OTHERWISE. USE SIMILAR GAUGE MATT STUDS, SCREWS, NAILS, TAPING AND TAPING COMPOUND BASE MATERIALS, CARPETING, FLOORING ETC. FINISH WALL FLUSH TO ADJACENT WALLS.
06	ALL DAMAGE TO EXISTING CEILINGS THAT ARE TO REMAIN SHALL BE PROPERLY AND COMPLETELY PATCHED AND REFINISHED TO MATCH ADJACENT CEILING SURFACES AND FINISHES. MATCH ADJACENT CEILING HEIGHTS AND FINISHES. CONSTRUCTION METHODS, ASSEMBLIES, MATERIALS AND SYSTEMS TO MAINTAIN CONTINUITY OF FINISH, COLOR, CONSTRUCTION, FIRE AND SOUND RATINGS.
MILLWORK GENERAL NOTES	
01	FINISH SAMPLES, HARDWARE CUT SHEETS AND MILLWORK SHOP DRAWINGS ARE TO BE PROVIDED TO THE DESIGNER FOR REVIEW AND APPROVAL. PRIOR TO ITEM FABRICATION AND/OR INSTALLATION.
02	ALL MILLWORK CABINETRY LOCKING DEVICES ARE TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR. ALL CABINETRY LOCKING DEVICES ARE TO BE PROVIDED WITH INTERCHANGEABLE CORES. CONTRACTOR IS TO COORDINATE WITH PROPERTY LOCKSMITHS FOR PREFERRED DEVICE MANUFACTURER AND INSTALLATION LOCATIONS. CONTRACTOR IS TO TURN OVER ALL EXISTING KEYS TO PROPERTY LOCKSMITHS AT PROJECT COMPLETION.
03	ALL PAINTED MOULDINGS ARE TO BE FABRICATED FROM MEDIUM DENSITY FIBERBOARD (MDF) WITH PRIMED FINISH. ALL SEAMS TO BE FILLED FOR SMOOTH SEAMLESS FINISH UNLESS NOTED OTHERWISE. ANY SUBSTITUTION OF MATERIALS MUST RECEIVE APPROVAL. PRIOR TO FABRICATION.
04	ALL STAINED WOOD AND WOOD RECEIVING A SPECIAL FINISH SHALL BE FABRICATED FROM A STAIN GRADE WOOD AS SPECIFIED BY DESIGNER. ANY SUBSTITUTION OF MATERIALS OR SPECIES MUST RECEIVE DESIGNER APPROVAL. PRIOR TO FABRICATION.
05	SUBMITTAL OF ALL MILLWORK SAMPLES SHALL HAVE THEIR FINISH APPLIED TO ACTUAL PRODUCTION MATERIAL.
06	MARINE GRADE PLYWOOD SHALL BE USED AT ALL WET LOCATIONS INCLUDING SUBSTRATES FOR STONE AND TILE FINISHES. UNLESS NOTED OTHERWISE.
ELECT. GENERAL NOTES	
01	ALL EXISTING ELECTRICAL, PHONE, DATA, ETC. TO REMAIN UNLESS OTHERWISE ON CONSULTANT DRAWINGS & INTERIOR DRAWINGS. ELECTRICAL, SHOWN IN RED FOR PLACEMENT LOCATION ONLY. SEE ELECTRICAL ENGINEERS PLANS FOR SWITCHING, CIRCUITRY, ETC. REPLACE ALL ELECTRICAL OUTLET SOCKETS AND COVERPLATES IN STANDARD FINISH AS SPECIFIED. PROVIDE (AS SPECIFIED) OUTLETS AND COVERPLATES FOR NEW ELECTRICAL & PHONE OUTLETS.
02	ALL NEW ELECTRICAL, PHONE, FAX AND TELEVISION OUTLETS SHALL BE MOUNTED HORIZONTALLY WITH THE CENTER LINE OF THE COVER PLATE CENTERED AT +80" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE ON THE FLOOR FINISH PLAN OR INTERIOR ELEVATIONS.
03	ALL NEW THERMOSTAT SENSORS AND/OR THERMOSTAT CONTROLS SHALL BE MOUNTED VERTICALLY WITH THE CENTER LINE OF THE COVER PLATE CENTERED AT +60" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE ON THE FLOOR FINISH PLAN OR INTERIOR ELEVATIONS.
04	ALL NEW WALL MOUNTED FIRE ALARM STROBE UNITS SHALL BE MOUNTED VERTICALLY WITH THE BOTTOM EDGE OF THE COVER PLATE AT +80" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE ON THE FLOOR FINISH PLAN OR INTERIOR ELEVATIONS.
CEILING GENERAL NOTES	
01	REFER TO ARCHITECTURAL DRAWINGS FOR CEILING CONSTRUCTION DETAILS.
02	ALL EXISTING FIRE SPRINKLER HEADS, HVAC DIFFUSERS, RETURN AIR GRILLES, LIGHT FIXTURES, SPEAKERS, CAMERAS, ETC. SIGN, ETC. ARE TO REMAIN UNLESS NOTED OTHERWISE ON THE ARCHITECTURAL AND/OR CONSULTANT DRAWINGS TO BE REMOVED OR ELATED.
03	ALL EXISTING & NEW CEILING HVAC GRILLES, LIGHT FIXTURE TRIMS, SPEAKER TRIMS, CAMERA MOUNTING PLATES AND OTHER PAINTABLE ELEMENTS SHALL BE FINISHED TO MATCH THE ADJACENT NEW CEILING FINISH IN SATIN ENAMEL UNLESS NOTED OTHERWISE.
04	ALL NEW FIRE SPRINKLER HEADS AND SPRINKLER ESCUTCHEON PLATES TO MATCH EXISTING.

REFERENCE SYM.


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 SPECIFICATION NUMBER


SPECIFICATION BOX

 ELEVATION NUMBER
SHEET NUMBER


MULTIPLE ELEVATION MARKER

 ELEVATION NUMBER
SHEET NUMBER


SINGLE ELEVATION MARKER

 DETAIL NUMBER
SHEET NUMBER


DETAIL REFERENCE MARKER

 SECTION NUMBER
SHEET NUMBER


SECTION REFERENCE MARKER

 GRID NUMBER


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 GRID NUMBER


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 MATCH LINE


MATCH LINE DESIGNATOR

 DETAIL NUMBER
SHEET NUMBER


ENLARGED PLAN OR DETAIL

 ELEVATION : 100'-0" ← HEIGHT
NOTATION


ELEVATION HEIGHT DESIGNATOR

 CEILING HT : 100'-0" ← HEIGHT
NOTATION


Ceiling Height Designator

 ANNOTATION DATUM
WORK POINT DATUM


DATUM MARKERS

 FLOOR NUMBER
DOOR NUMBER
ROOM NUMBER


DOOR NUMBER


 ROOM NAME
ROOM NUMBER
COLOR SCHEME
HOTEL REFERENCE
BED TYPE

ROOM IDENTIFICATION MARKER


 AREA BEING REVIS'D
REVISION DELTA

REFERENCE NORTH ARROW

 REVISION CLOUD AND DELTA

 WINDOW NUMBER

WINDOW NUMBER

 FLOOR TRANSITION

LOCATION PLAN

SITE ADDRESS :

227 TINGEY ST SE

WASHINGTON, D.C.

Floors Of Work :

12

MATERIAL INDICATORS

MARINE GRADE PLYWOOD

GRAVEL FILL

FINISHED HARDWOOD

HARDBOARD

CONCRETE

EARTH or COMPACT FILL

CONCRETE BLOCK

CONCRETE BLOCK

BRICK

STEEL or OTHER METALS

VENEER, LAMINATE, and FRP ON PLYWOOD OR PARTICLE BOARD

CONTINUOUS BLAG

SOUND INSULATION

RIGID INSULATION

BATT INSULATION

VENEER OR LAMINATE

HARDWOOD EDGE BANDING TYPICAL

WOOD PANEL SUB-SURFACE

NON-CONTINUOUS BLGK

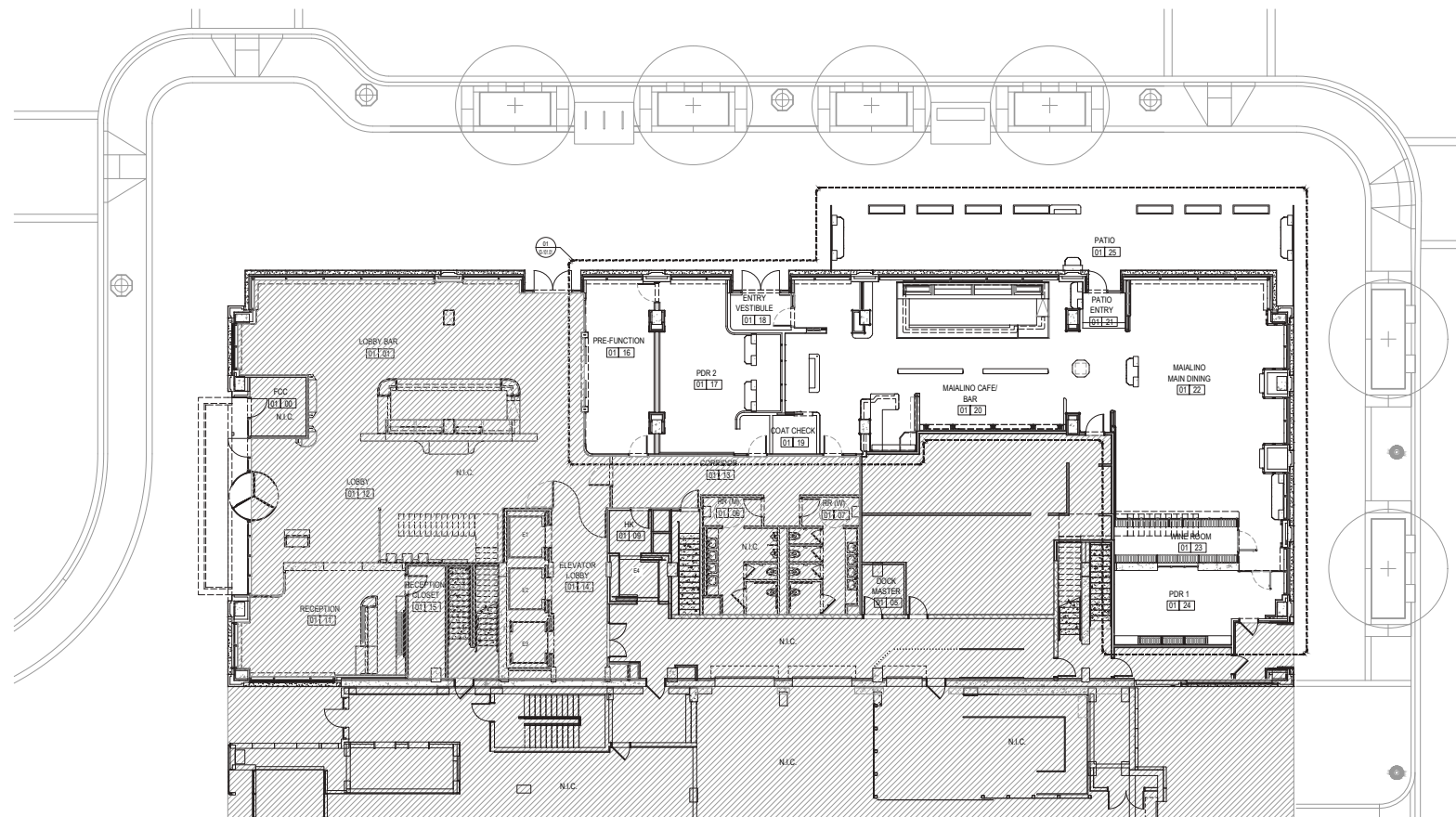
GLASS

CERAMIC TILE

CARPET ON PAD

MARBLE or STONE

STEEL or OTHER METALS



01 KEY PLAN - MAIALINO
1/8" = 1'-0"
0 4 8 16'



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architecture

1625 M STREET, NW - WASHINGTON, DC 20036 - 202.736.5800

**PARTS AND LABOR
DESIGN**
5 EAST 18TH STREET, 2ND FLOOR
NEW YORK, NY 10003 P: 646.248.7321

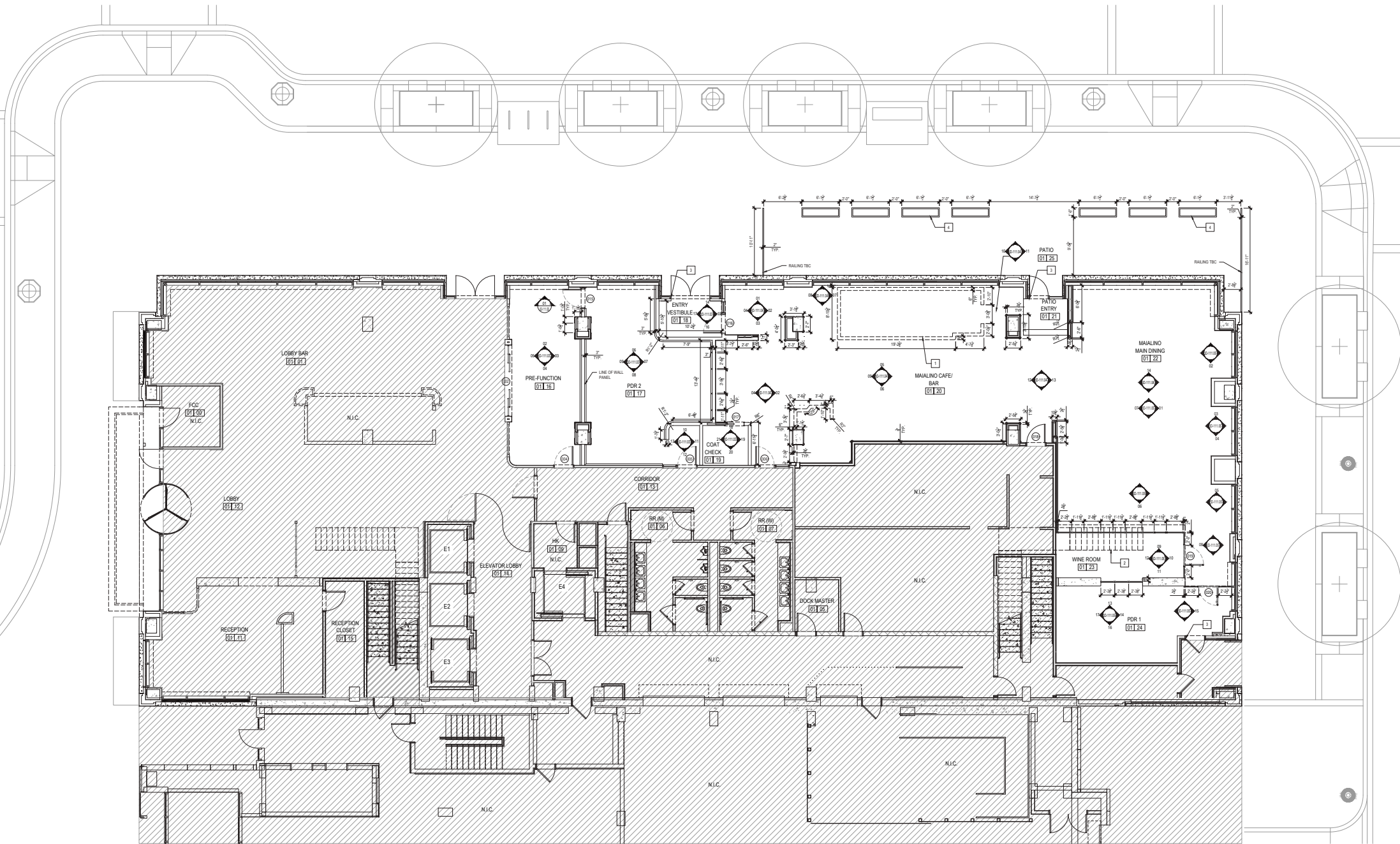
ISSUED FOR:	DATE:
50% DD - MAIALINO	05/11/2018
100% DD - MAIALINO	05/29/2018

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

Sheet Title:
**MAIALINO KEY PLAN
-LEVEL 1**
DWG NUMBER:
ID-100.01

PROJECT NO. 14139

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Capital Partners
THE YARDS WASHINGTON, DC
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PARTS AND LABOR DESIGN
5 EAST 19TH STREET, 2ND FLOOR
NEW YORK, NY 10003 P: 646.248.7321
ISSUED FOR: DATE:
50% DD - MAIALINO 05/11/2018
100% DD - MAIALINO 05/29/2018

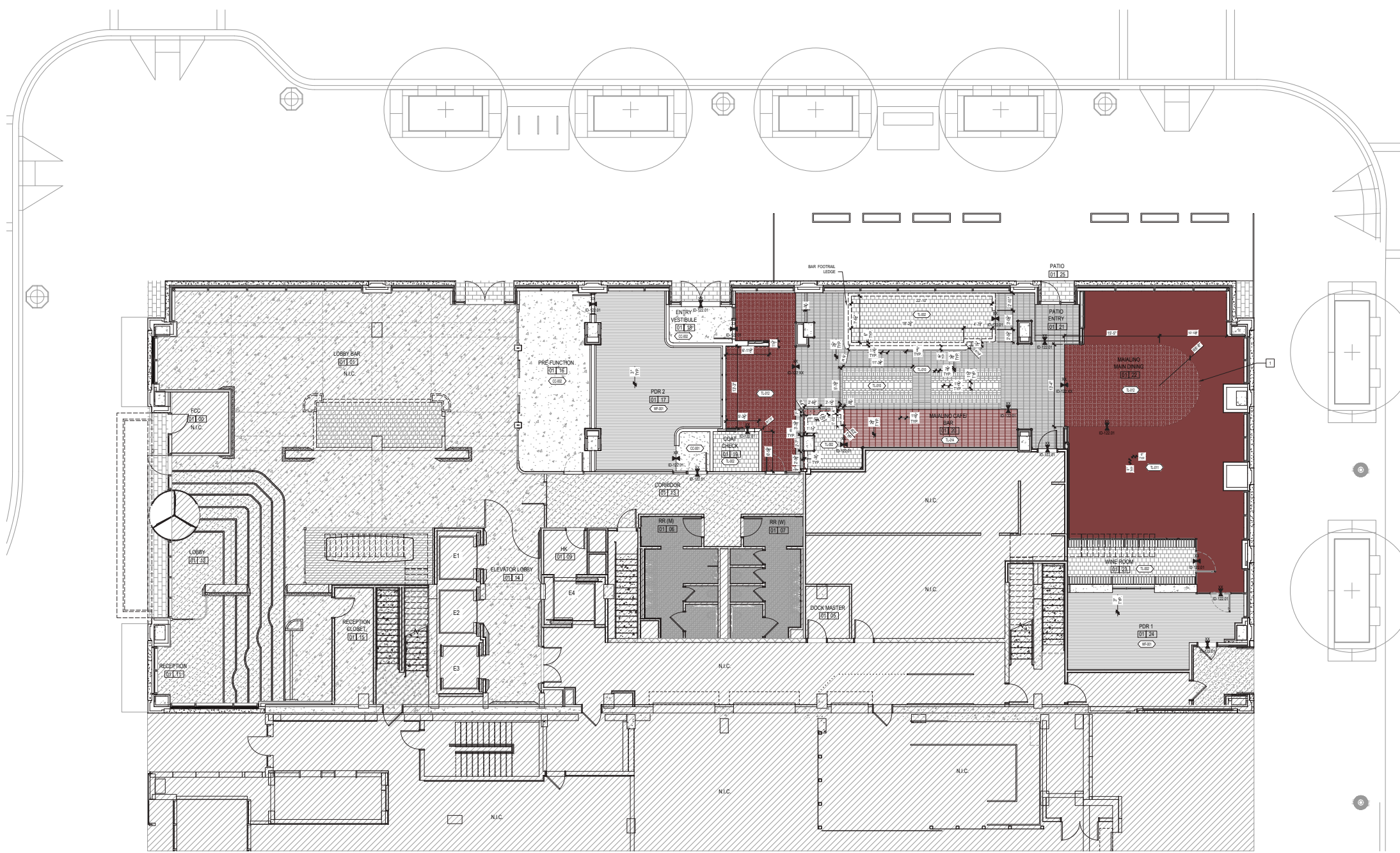
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

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

1. KEY DETAIL NOTE	2. GENERAL NOTES	3. CONSTRUCTION KEY
1. BAR ON WALL 2. DASHED LINE INDICATES STAIRS ABOVE 3. DOOR BY AOR 4. SEE AOR AND LANDSCAPE DRAWINGS FOR PLANTER BOXES AND RAILING	1. ALL DIMENSIONS TO BE VERIFIED IN FIELD. DISCREPANCIES THAT EFFECT CODE COMPLIANCE OR ORNAMENTAL DESIGN CHANGES SHALL BE REPORTED BEFORE WORK IS PERFORMED. 2. MILLWORKER TO PROVIDE COMPREHENSIVE SHOP DRAWING PACKAGE TO DESIGNER WITH ADEQUATE TIME FOR REVIEW.	AREA NOT IN SCOPE
01-02 REFER TO DOOR SCHEDULE		

Sheet Title:
MAIALINO CONSTRUCTION PLAN - LEVEL 1
DWG NUMBER:
ID-101.01
PROJECT NO. 14139

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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 - MAIALINO	05/11/2018
100% DD - MAIALINO	06/29/2018

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

01 FLOOR FINISH PLAN - MAIALINO
3/16" = 1'-0"
0 2' 4' 8'

1. KEY DETAIL NOTE

1 RADIUS PATTERN TBC WITH CEILING & BANQUETTE.

2. GENERAL NOTES

1. ALL FLOOR TRANSITIONS TO BE COORDINATED WITH ARCHITECT.
2. SEE 0-XXXX.XX FOR FLOORING DETAILS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE ADJACENT FINISHED WORK, FLOORING, ETC. IF APPLICABLE.
4. REFER TO DETAIL SHEETS FOR ALL APPLICABLE FLOOR TRANSITION DETAILS.
5. COORDINATE REFLECTED CEILING PLAN DETAILS AND OTHER DRAWINGS OR SPECIFICATIONS BEFORE EXECUTING THIS WORK. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT AT ONCE.
6. ALL CEILING SURFACES TO BE PAINTED SHALL BE FLAT PANT UNLESS OTHERWISE NOTED. ALL OTHER WALL SURFACES SHALL BE EGGSHELL UNLESS OTHERWISE NOTED. REFER TO FINISH SCHEDULE AND PROJECT MANUAL FOR FURTHER INFORMATION.
7. ANY FLOORING OUTLETS OR NECESSARY RECEPTACLES OF ANY KIND WHICH LAY IN FINISHED FLOORING ARE TO BE EXPOSED AND CLEANLY TRIMMED OR CUT AROUND.
8. ALL FLOORS TO BE LEVELED PRIOR TO RECEIVING FINISH MATERIAL. REFER TO SPECIFICATIONS FOR ALL REQUIRED WORK.
9. FINISH FLOORING INSTALLATION: GC SHALL USE MANUFACTURERS RECOMMENDED SETTING MATERIALS AS COMMENSURATE WITH EXISTING FLOOR SUBSTRATES. PROVIDE A SINGLE SHEET MEMBRANES THAT PROVIDES WATERPROOFING AND CRACK ISOLATION. JOINT BRIDGING.
10. THE FINISH FLOORING IS TO BE PROTECTED BY GC AFTER INSTALLATION.

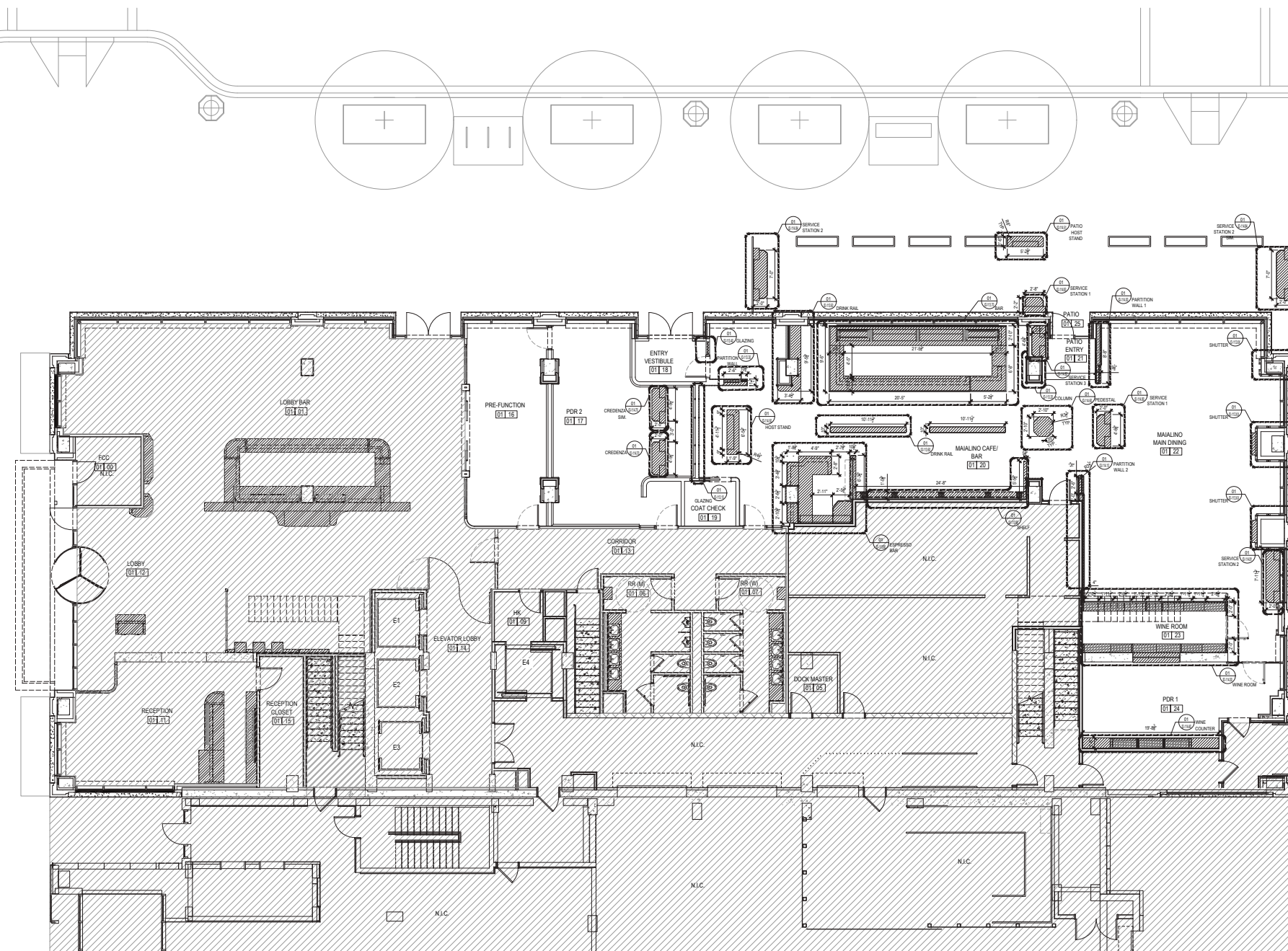
3. MATERIAL KEY

CC-002 CONCRETE	TL-014 TILE
TL-012 TILE	WF-001 WOOD PLANK
TL-002 QUARRY TILE	TL-010 TILE
CC-001 CONCRETE	TL-016 TILE
TL-011 TILE	

Sheet Title:
MAIALINO FLOOR FINISH
PLAN - LEVEL 1

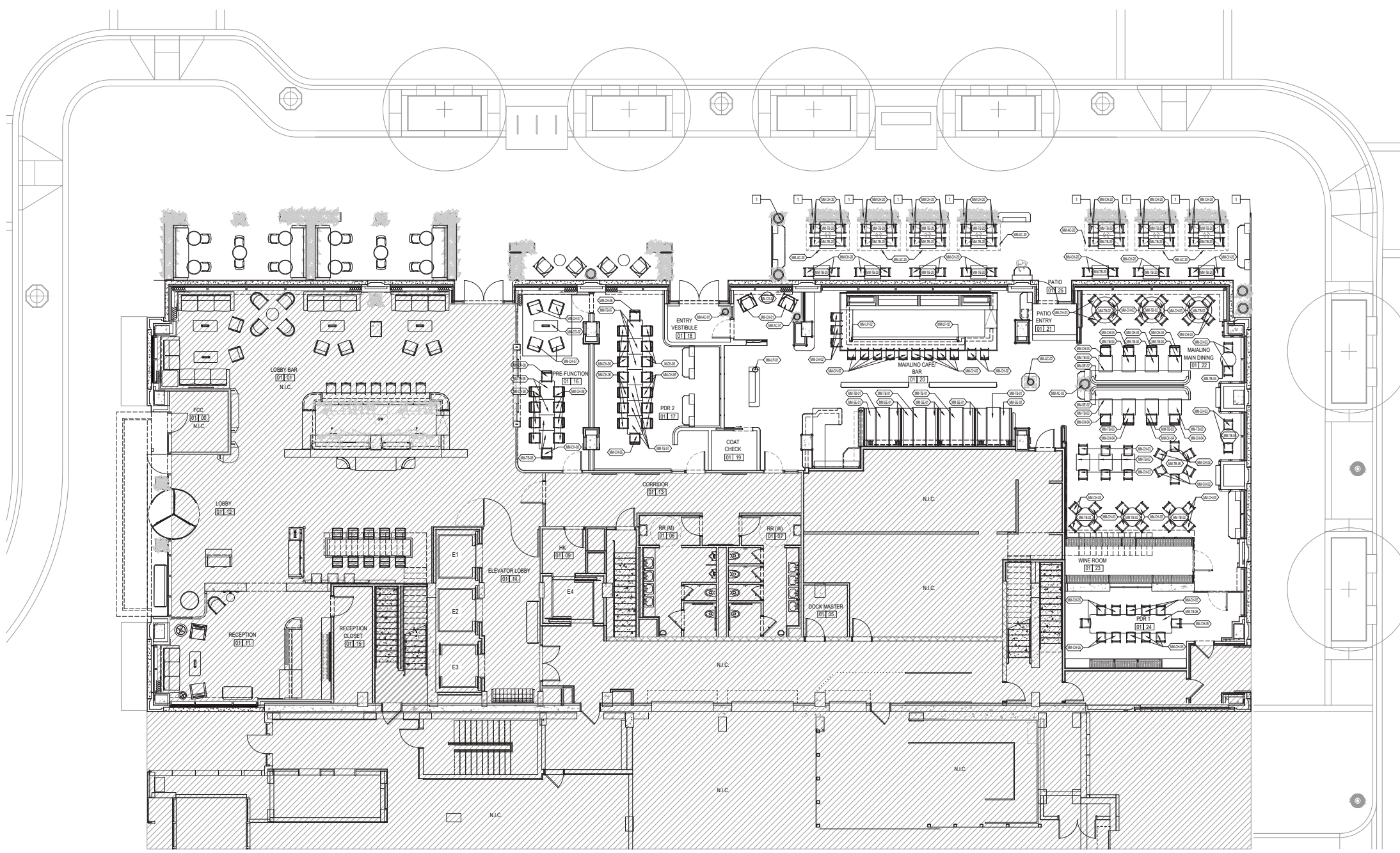
DWG NUMBER:
ID-102.01

PROJECT NO. 14139



01 MILLWORK PLAN - MAIALINO
3/16" = 1'-0"

1. KEY DETAIL NOTE 1	2. GENERAL NOTES 1. FINISH SAMPLES, HARDWARE CUT SHEETS AND MILLWORK SHOP DRAWINGS ARE TO BE PROVIDED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ITEM FABRICATION AND/OR INSTALLATION. 2. ALL MILLWORK CABINETRY LOCKING DEVICES ARE TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR. ALL CABINETRY LOCKING DEVICES ARE TO BE PROVIDED WITH INTERCHANGEABLE CORES. CONTRACTOR IS TO COORDINATE WITH PROPERTY LOCKSMITHS FOR PREFERRED DEVICE MANUFACTURER AND INSTALLATION LOCATIONS. CONTRACTOR IS TO TURN OVER ALL EXISTING KEYS TO PROPERTY. 3. ALL MILLWORK CABINETRY LOCKING DEVICES ARE TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR. ALL CABINETRY LOCKING DEVICES ARE TO BE PROVIDED WITH INTERCHANGEABLE CORES. CONTRACTOR IS TO COORDINATE WITH PROPERTY LOCKSMITHS FOR PREFERRED DEVICE MANUFACTURER AND INSTALLATION LOCATIONS. CONTRACTOR IS TO TURN OVER ALL EXISTING KEYS TO PROPERTY LOCKSMITHS AT PROJECT COMPLETION. 4. ALL STAINED WOOD AND WOOD RECEIVING A SPECIAL FINISH SHALL BE FABRICATED FROM A 3/4" THICK GRADE WOOD AS SPECIFIED BY DESIGNER. ANY SUBSTITUTION OF MATERIALS OR SPECIES MUST RECEIVE DESIGNER APPROVAL PRIOR TO FABRICATION. 5. SUBMITTAL OF ALL MILLWORK SAMPLES SHALL HAVE THEIR FINISH APPLIED TO ACTUAL PRODUCTION MATERIAL. 6. BAKING GRADE PLYWOOD SHALL BE USED AT ALL WEET LOCATIONS INCLUDING SUBSTRATES FOR STONE AND TILE FINISHES UNLESS NOTED OTHERWISE.	3. MILLWORK KEY MILLWORK ITEM SEE DETAIL NOTE NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR DESIGNER APPROVAL FOR ALL MILLWORK ITEMS. CONTRACTOR TO SUBMIT FINISH SAMPLES FOR APPROVAL PRIOR TO FABRICATION FOR ALL MILLWORK ITEMS.
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**PARTS AND LABOR
DESIGN**
5 EAST 19TH STREET, 2ND FLOOR
NEW YORK, NY 10003 P: 646.248.7321

ISSUED FOR:	DATE:
50% DD - MAIALINO	05/11/2018
100% DD - MAIALINO	05/29/2018

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

KEY	DETAIL NOTE
1	SEE ADR AND LANDSCAPE DRAWINGS FOR PLANTINGS AND HAILING.

01 FURNITURE PLAN - MAIALINO
3/16" = 1'-0"
0 2 4 8

Sheet Title:
MAIALINO FURNITURE
PLAN-LEVEL 1

DWG NUMBER:
ID-104.01

PROJECT NO. 14139

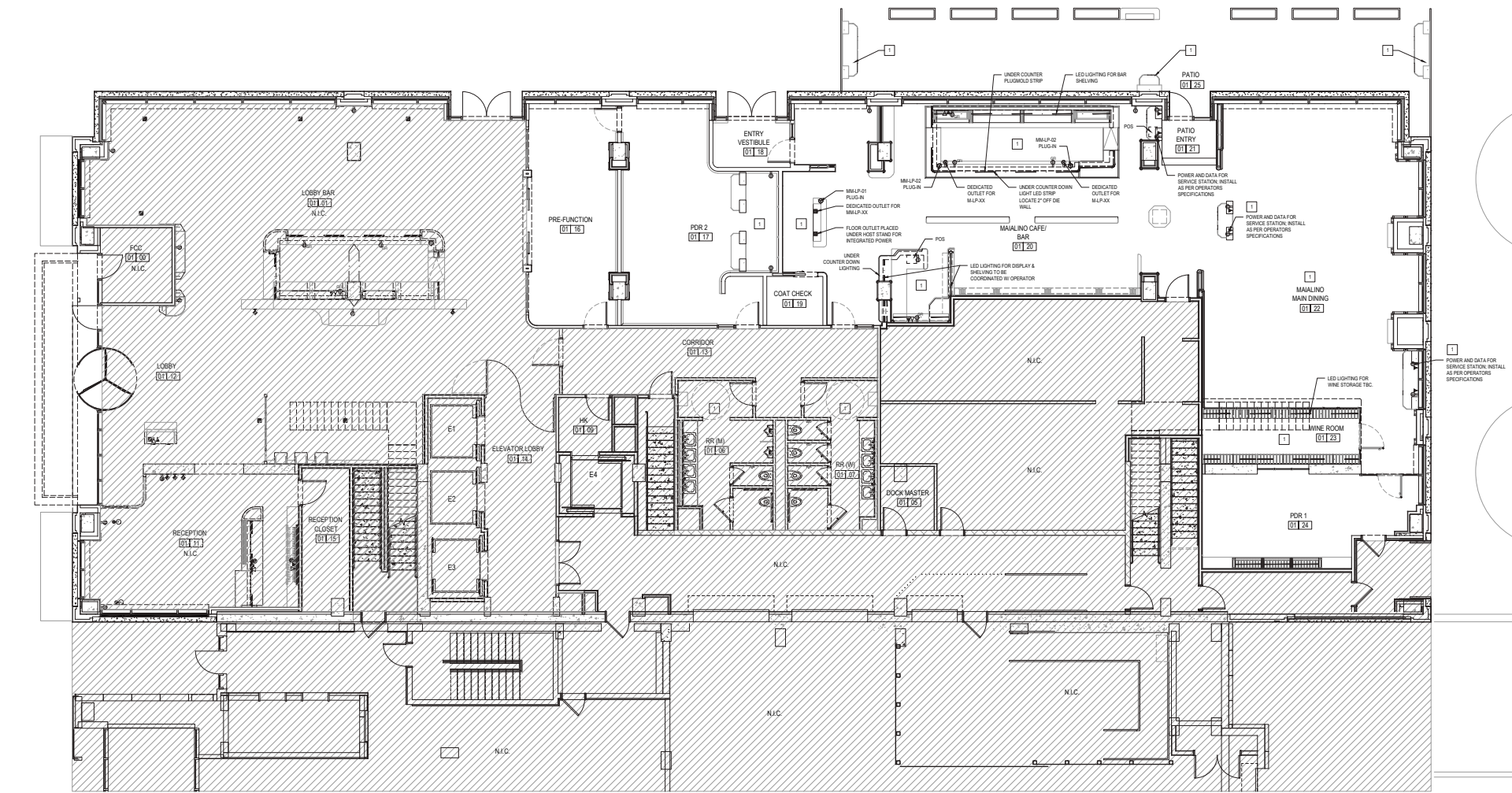
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01 REFLECTED CEILING PLAN - MAIALINO
3/16" = 1'-0"
0 2 4 8

1. KEY DETAIL NOTE 1. FABRIC PANELS TO ALIGN WITH SHELVING FABRIC PANELS ON WALL BELOW. 2. DIFFY TO BE COORDINATED W/ STAIRS ABOVE. REFER TO A-101 SET. 3. LOW SOUNDER, REFER TO ELEVATIONS FOR LOCATION.	2. GENERAL NOTES 1. HVAC LAYOUT OF DIFFUSERS & LINEAR RETURN GRILLES TO BE COORDINATED WITH ARCHITECT. 2. EXAMINE ALL SURFACES TO BE PAINTED UNDER THIS CONTRACT AND SEE THAT THE WORK OF OTHER TRADES HAVE BEEN SET OR INSTALLED IN A SATISFACTORY CONDITION TO RECEIVE PAINT OR SPECIFIED FINISH. 3. INTERIOR OPIUM WALLBOARD SURFACES SHALL BE WETTED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT OF PAINT IN ORDER TO LAY FLAT ANY MAP WHICH MAY HAVE FORMED IN BANDS. 4. PAINTING APPLICATION SCHEDULE: PAINTED OPIUM BROWN, 1 COAT PRIMER, 2 COATS FINISH. TYPE: SEE PAINT SCHEDULE. 5. COORDINATE WITH FUTURE PLAN, REFLECTED CEILING PLAN, DETAILS AND OTHER DRAWINGS OR SPECIFICATIONS BEFORE EXECUTING THE WORK. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT OR THE OWNER'S CONSTRUCTION DEPARTMENT AT ONCE. 6. SPRINKLER LAYOUT SHOWN HEREIN IS FOR REFERENCE ONLY AND TO INDICATE DESIGN INTENT FOR HEAD LAYOUT AS ALLOWED BY CODE AND AUTHORITY'S HAVING JURISDICTION OVER THE PROJECT.	3. CEILING NOTES 10. REFER TO SHEET _____ AND SPEC. FOR ALL THROUGH PENETRATION PRESTOP DETAILS. SEE ALSO REFERENCED UL LISTED ASSEMBLIES. 11. ANY CODE REQUIRED ACCESS PANEL SHALL BE FLUSH ACCESS TYPE. IN OPIUM, LOCATION SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. 12. KIDS: PLUMBING PIPING, HVAC EQUIPMENT AND DUCTING, ELECTRICAL CONDUIT AND SPRINKLER PIPING TIGHT TO STRUCTURE ABOVE. 13. ALL LIGHT FIXTURES IN FOOD PREPARATION / PACKAGING / STORAGE, UTENSIL WASH, REFUSE STORAGE, JANITORIAL, TOILET / HAND WASH AREAS, CHANGING & STORAGE AREAS TO BE AT LEAST 30 FT CANNEL 30" A.F.F. SHATTERPROOF OR WITH SHATTERPROOF SHIELDS. 14. PENDANT LIGHT, SEE LIGHTING PLAN.
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DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION



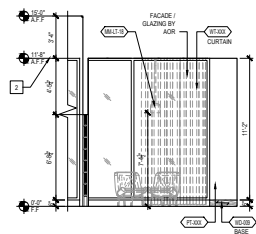
01 POWER AND DATA PLAN - MAIALINO
3/16" = 1'-0"

KEY	DETAIL NOTE
	ALL POWER AND DATA NEEDS TO BE COORDINATED.

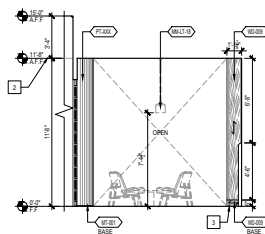
2. GENERAL NOTES	NOTE: FOR LIGHTING & SOFFIT DIMENSIONS BLAYOUT, SEE DRAWINGS UNLESS NOTED OTHERWISE.
1. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN. A COPY OF LICENSE TO BE SUBMITTED / FAXED TO ARCHITECT PRIOR TO WORK STARTING.	
2. REPLACE ALL REMAINING EXISTING OUTLETS AND SWITCHES WITH NEW.	
3. ALL SWITCHES BY SWITCH NOT ON DIMMER TO BE STANDARD TOGGLE TYPE, COLOR: WHITE.	
4. VERIFY WITH ARCHITECT ANY DIMMER SWITCHED LOCATIONS & 3-WAY SWITCHES LIGHTING.	
5. LIGHTING SWITCHES TO BE MTD. 48" A.F.F. U.O.N.	
6. OUTLETS MTD. @ 12" A.F.F. U.O.N. UNLESS SPECIFIED OTHERWISE.	
7. OUTLETS, SWITCHES & DIMMERS SUPPLIED BY CONTRACTOR.	
8. INSTALL MIN. 5 TELEPHONE LINES FOR DATA & PHONE. ALL LINES TO BE CATEGORY V TYPE WIRE. VERIFY PHONE & DATA REQUIREMENTS WITH OWNER.	

3. LEGEND	SYM.	DESCRIPTION
	NEW WALL MTD. SWITCH	NEW WALL MTD. SWITCH
	3-WAY LIGHT SWITCH	NOTE: ALL INSTALLED ON DIMMERS U.O.N.
	CONTACT SWITCH	
	SINGLE DEDICATED OUTLET	
	DUPLEX OUTLET	
	EXTERIOR MTD. DUPLEX WITH WATERPROOF COVER PLATE	
	G.F.I. DUPLEX OUTLET	
	PHONE JACK, CATEGORY 6	
	FAX/ DATA JACK, CATEGORY 6	
	FLOOR RECESSED DUPLEX OUTLET	
	FLOOR RECESSED DATA JACK, CATEGORY 6	
	FLOOR RECESSED PHONE JACK, CATEGORY 6	
	IPOD STATION, PROVIDE MEDIA CABLE TO OFFICE, VERIFY CABLE REQUIREMENT.	
	SMOKE DETECTOR, HARDWIRED PER CODE	
	CARBON MONOXIDE DETECTOR, HARDWIRED PER CODE	
	SPEAKER - CEILING MTD. WIRE BACK TO STEREO LOCATION	
	STEREO AMPLIFIER WIRED TO SPEAKERS & IPOD DOCK STATION	
	CABLE BOX, PROVIDE VIDEO CABLE FROM CABLE BOX TO FLAT SCREEN T.V.S	
	ELECTRICAL PANEL	

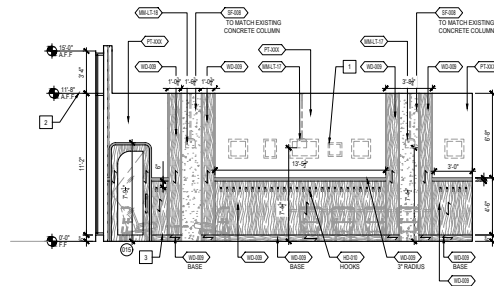
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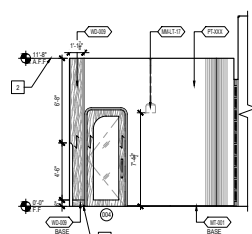
01 PRE-FUNCTION ELEVATION
1/4" = 1'-0"



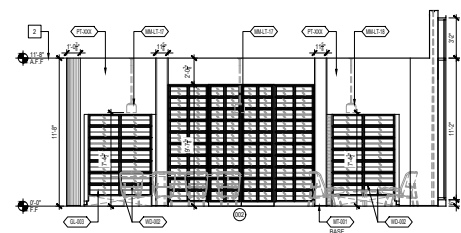
02 PRE-FUNCTION ELEVATION
1/4" = 1'-0"



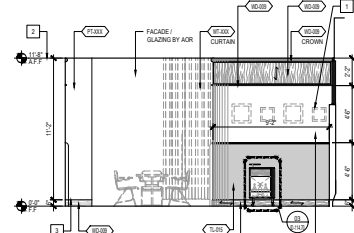
03 PRE-FUNCTION ELEVATION
1/4" = 1'-0"



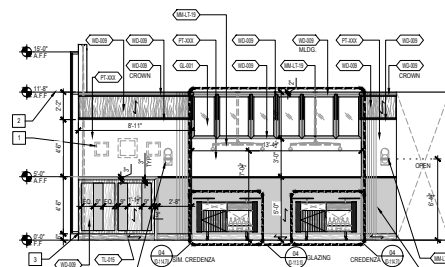
04 PRE-FUNCTION ELEVATION
1/4" = 1'-0"



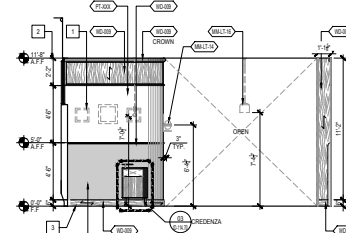
05 PRE-FUNCTION ELEVATION
1/4" = 1'-0"



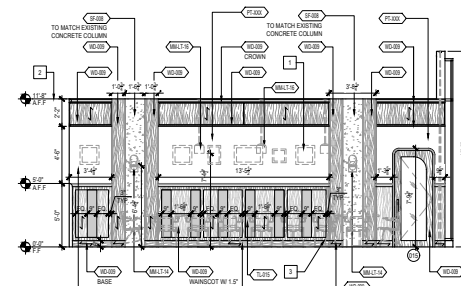
06 PDR 2 ELEVATION
1/4" = 1'-0"



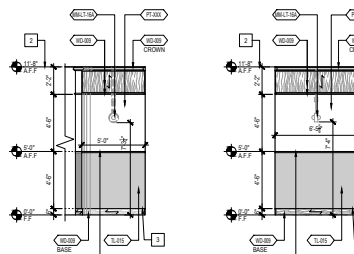
07 PDR 2 ELEVATION
1/4" = 1'-0"



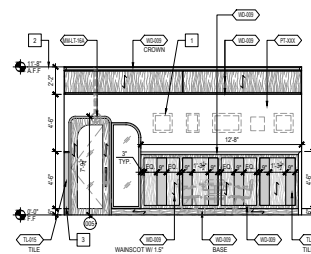
08 PDR 2 ELEVATION
1/4" = 1'-0"



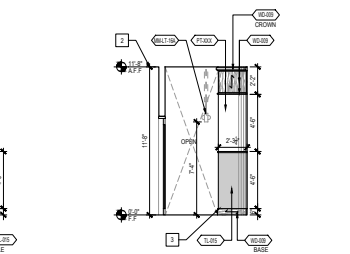
09 PDR 2 ELEVATION
1/4" = 1'-0"



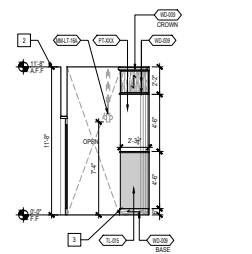
10 PDR 2 ELEVATION
1/4" = 1'-0"



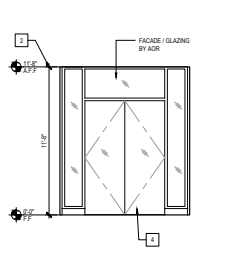
11 PDR 2 ELEVATION
1/4" = 1'-0"



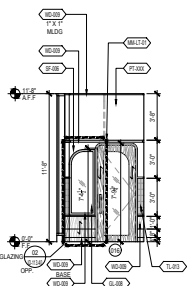
12 PDR 2 ELEVATION
1/4" = 1'-0"



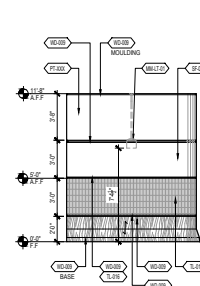
13 PDR 2 ELEVATION
1/4" = 1'-0"



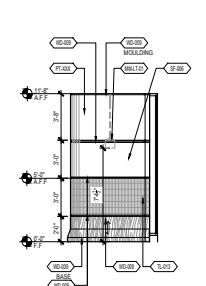
14 ENTRY VESTIBULE ELEVATION
1/4" = 1'-0"



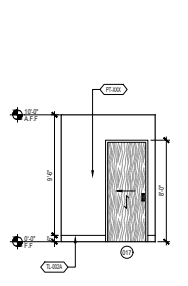
15 ENTRY VESTIBULE ELEVATION
1/4" = 1'-0"



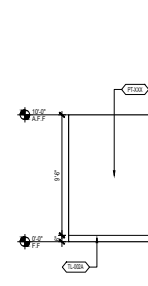
16 ENTRY VESTIBULE ELEVATION
1/4" = 1'-0"



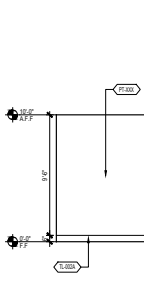
17 ENTRY VESTIBULE ELEVATION
1/4" = 1'-0"



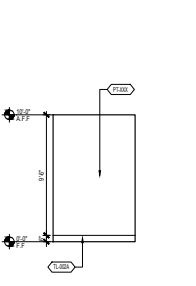
18 COAT CHECK ELEVATION
1/4" = 1'-0"



19 COAT CHECK ELEVATION
1/4" = 1'-0"



20 COAT CHECK ELEVATION
1/4" = 1'-0"



21 COAT CHECK ELEVATION
1/4" = 1'-0"

KEY DETAIL NOTE

- 1 GC TO PROVIDE BLOCKING AS REQUIRED FOR ART.
- 2 COORDINATE CEILING HEIGHT W/ AOR SET.
- 3 ALIGN TO WALL/ON.
- 4 BASE TO ALIGN W/ AOR GLAZING SILL.
- 5 COORDINATE W/ AOR SET.
- 6 DOOR BY AOR.



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ISSUED FOR: DATE:
50% DD - MAILING 05/11/2018
100% DD - MAILING 05/29/2018

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

Sheet Title:
MAIALINO INTERIOR
ELEVATIONS - LEVEL 1
DWG NUMBER:
ID-111.03

PROJECT NO. 14139

CONFIDENTIAL



- KEY DETAIL NOTE
- 1 DO TO PROVIDE SLOTTING AS REQUIRED FOR ART
 - 2 STYLING OR DISPLAY CASES
 - 3 BLACKBOARD PLACEMENT
 - 4 FABRIC PANELS TO BE COORDINATED W/ CEILING
 - 5 TO BE COORDINATED W/ OPERATIONS
 - 6 PATIO ENTRY TO BE COORDINATED WITH ARTIST
 - 7 BASE TO ALIGN W/ ACR GLAZING SILL COORDINATE W/ ACR SET
 - 8 DOOR BY ACR
 - 9 PANELS TO BE COORDINATED WITH SMOOTH INSTALL

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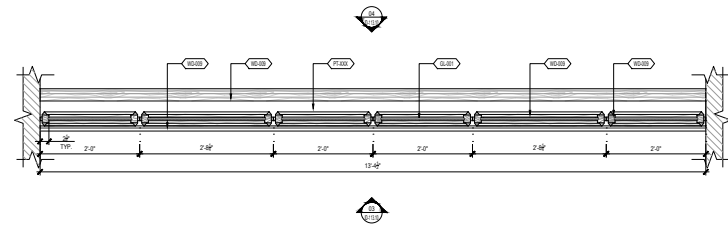
ISSUED FOR:	DATE:
50% DD - MAIALINO	05/11/2018
100% DD - MAIALINO	05/29/2018

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

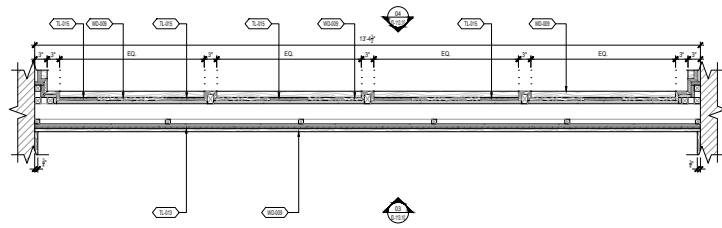
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ELEVATIONS - LEVEL 1
DWG NUMBER:
ID-111.04

PROJECT NO. 14138

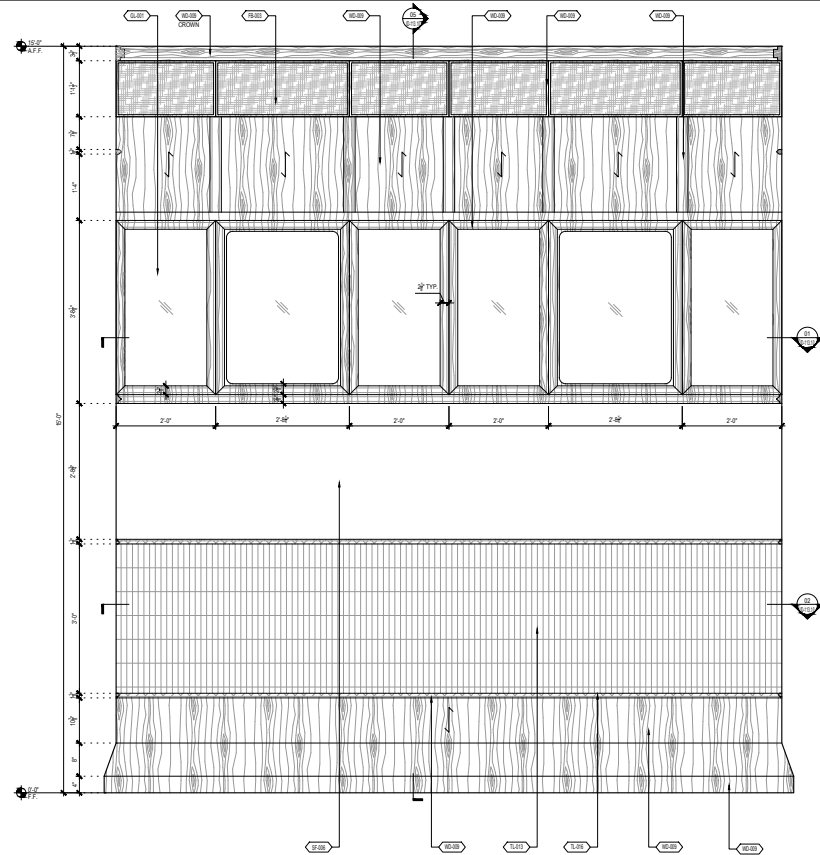
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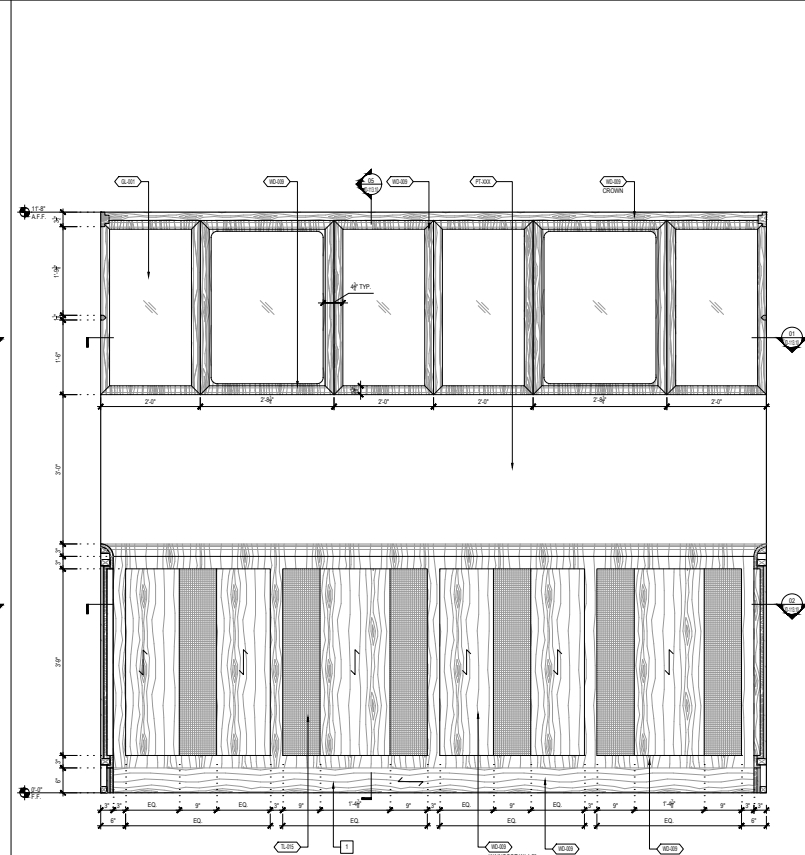
01 PLAN: TYP. GLAZING
1" = 1'-0"



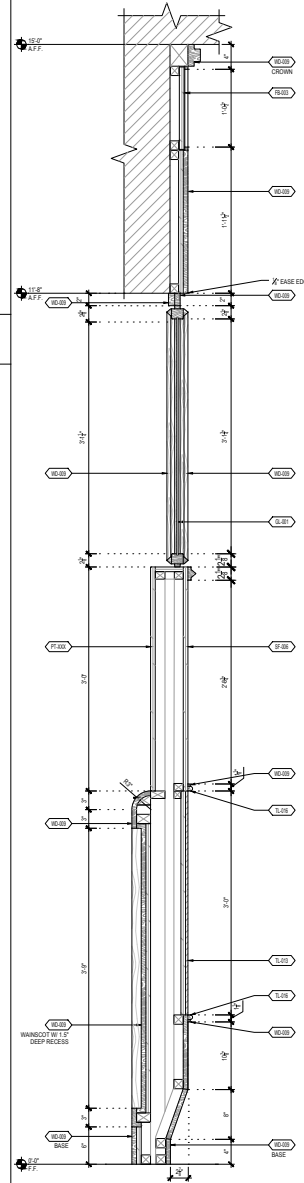
02 SECTIONAL PLAN: TYP. GLAZING
1" = 1'-0"



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



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



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

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

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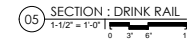
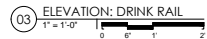
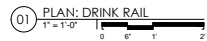
ISSUED FOR:	DATE:
MAIALINO - MAIALINO	05/11/2018
MAIALINO - MAIALINO	05/29/2018

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

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

PROJECT NO. 14139

CONFIDENTIAL



KEY	DETAIL NOTE
1	-



ISSUED FOR:	DATE:
50% DD - MAIALINO	05/11/201
100% DD - MAIALINO	05/29/201

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

Sheet Title:
MAJALINO DRINK RAIL @
ENTRY COLUMN DETAILS
DWG NUMBER: -LEVEL 1
ID-113.50

PROJECT NO. 1413

MM-CH-04
DINING CHAIR

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
QUANTITY: 78
MODEL NUMBER: CUSTOM
DIMENSIONS: REFER TO DWGS
SEAT HEIGHT: 18"
BACK CUSHION
STYLE: UPHOLSTERED / FULLY ATTACHED
SEAT CUSHION
STYLE: UPHOLSTERED / FULLY ATTACHED
CUSHION
CONTENT: DACRON WRAPPED FOAM
FINISH: DARK STAINED OAK
COM/COL: MM-CHF-04.1

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

FABRIC: MM-CHF-04.1



WOOD: WDF-01A



VENDOR
CUSTOM - TO BID



VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

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

INSTRUCTIONS:

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

MM-CH-02
BAR STOOL

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 9/4/2018
REVISED: 9/4/2018
12/7/2018
12/19/2018

AREAS: RESTAURANT
QUANTITY: 12
MODEL NUMBER: CUSTOM
DIMENSIONS: REFER TO DWGS
SEAT HEIGHT: 30"
BACK CUSHION
STYLE: N/A
SEAT CUSHION
STYLE: UPHOLSTERED, FULLY ATTACHED
CUSHION
CONTENT: DACRON WRAPPED FOAM
FINISH: BLEACHED WALNUT, BLACKENED STEEL
COM/COL: MM-CHF-02.1

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

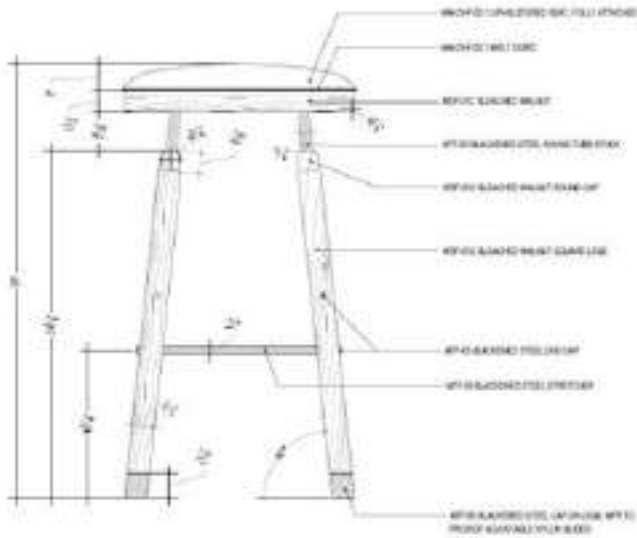
FABRIC: MM-CHF-02.1



METAL: MTF-03



VENDOR
CUSTOM - TO BID



VENDOR CONTACT

WOOD: WDF-01C



REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

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

INSTRUCTIONS:

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STONES: COMMERCIAL GRADE SEALER TO BE APPLIED TO PREVENT STAINING
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ALL INTERIOR FOAM TO BE HIGH DENSITY & PASS CAL117 OR LOCAL GOVERNING CODES.

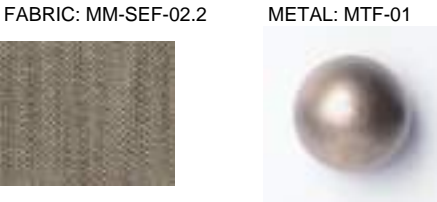
MM-SE-02
BANQUETTE @ MAIN DINING

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
QUANTITY: 2
MODEL NUMBER: N/A - CUSTOM
SEAT HEIGHT: 19"
CUSHION CONTENT: DACRON WRAPPED FOAM
BACK CUSHION STYLE: UPHOLSTERED - FULLY ATTACHED
SEAT CUSHION STYLE: UPHOLSTERED - FULLY ATTACHED
FINISH: NATURAL WALNUT
COM/COL: MM-SEF-02.1, MM-SEF-02.2

OFCI OFOI CFCI CFOI Arch FFE



VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

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

MM-TB-07
DINING TABLE

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
QUANTITY: 2
MODEL NUMBER: N/A - CUSTOM
TABLE TOP DIMENSIONS: TBD
FINISH: DARK WALNUT
DIMENSIONS: 30"H

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VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

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MM-CH-07
ISABELLA LOUNGE CHAIR

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
QUANTITY: 4
MODEL NUMBER: ISA001
DIMENSIONS: 26.4" X 23.2" X 26.8"h
SEAT HEIGHT: 15.7"
BACK CUSHION STYLE: N/A
SEAT CUSHION STYLE: N/A
CUSHION CONTENT: N/A
FINISH: BLACKENED STEEL FRAME
COM/COL: MM-CHF-01



OFCI OFOI CFCI CFOI Arch FFE

FABRIC: MM-CHF-07.1



VENDOR
RESIDENT

VENDOR CONTACT
PAUL VALENTINE
1 323 576 2165
PAUL@SMALLOFFICE.INFO
RESIDENT.CO.NZ

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

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MM-SE-03
WABI SABI TEAK BENCH AT MAIALINO ENTRY

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
QUANTITY: 1
MODEL NUMBER: SKU 888
SEAT HEIGHT: VARIOUS SIZES AVAILABLE
FINISH: NATURAL AGED TEAK



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NOTES

IMAGE FOR REFERENCE ONLY. FINAL SELECTION TO BE COORDINATED BETWEEN VENDOR AND PLD

VENDOR

ANDRIANNA SHAMARIS
261 SPRING ST
NEW YORK, NY
USA, 10013

VENDOR CONTACT

212.388.9898
INFO@ANDRIANNASHAMARISINC.COM
WWW.ANDRIANNASHAMARISINC

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

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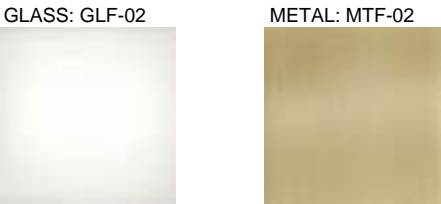
MM-LT-03
PENDANT

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
FINISH: SATIN BRASS, MILK GLASS,
MEDIUM OAK
SWITCH: DIMMABLE/HARDWIRED TO
JBOX/VERIFIED GC
LAMPING: TMFR TO ADVISE
SOCKET: MFR TO ADVISE
OF BULBS: MFR TO ADVISE

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VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

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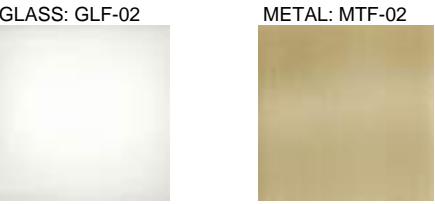
MM-LT-06
PENDANT @ PDR 2

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
FINISH: SATIN BRASS, NATURAL WALNUT,
MILK GLASS
SWITCH: DIMMABLE/HARDWIRED TO
JBOX/VERIFIED GC
LAMPING: MFR TO ADVISE
SOCKET: MFR TO ADVISE
OF BULBS: 2

OFCI OFOI CFCI CFOI Arch FFE



VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

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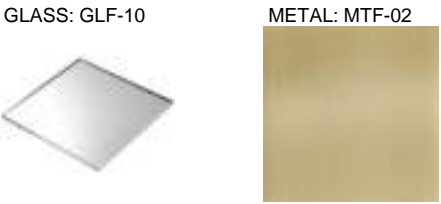
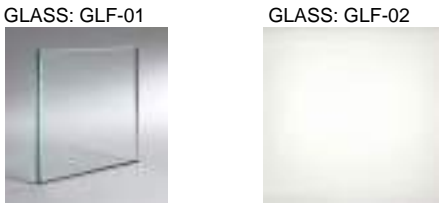
MM-LT-08
SCONCE @ MAIN DINING

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
QUANTITY: 9
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
FINISH: SATIN BRASS, MILK GLASS, MIRROR
SWITCH: DIMMABLE/HARDWIRED TO JBOX/VERIFIED GC
LAMPING: MFR TO ADVISE
SOCKET: MFR TO ADVISE
OF BULBS: 1

OFCI OFOI CFCI CFOI Arch FFE



VENDOR
CUSTOM - TO BID

VENDOR CONTACT



REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

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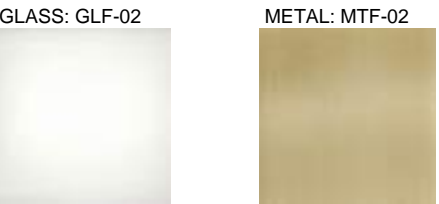
MM-LT-18
PENDANT @ ENTRY

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
FINISH: MILK GLASS, SATIN BRASS
SWITCH: DIMMABLE/HARDWIRED TO JBOX/VERIFIED GC
LAMPING: MFR TO ADVISE
SOCKET: MFR TO ADVISE
OF BULBS: TBD

OFCI OFOI CFCI CFOI Arch FFE



NOTES

MFG TO ADVISE ON LAMPING REQUIREMENTS FOR EVEN GLOW AT EACH DIFFUSER

VENDOR

CUSTOM - TO BID

VENDOR CONTACT



REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

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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.
- 01

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

Duration: 12-14 weeks

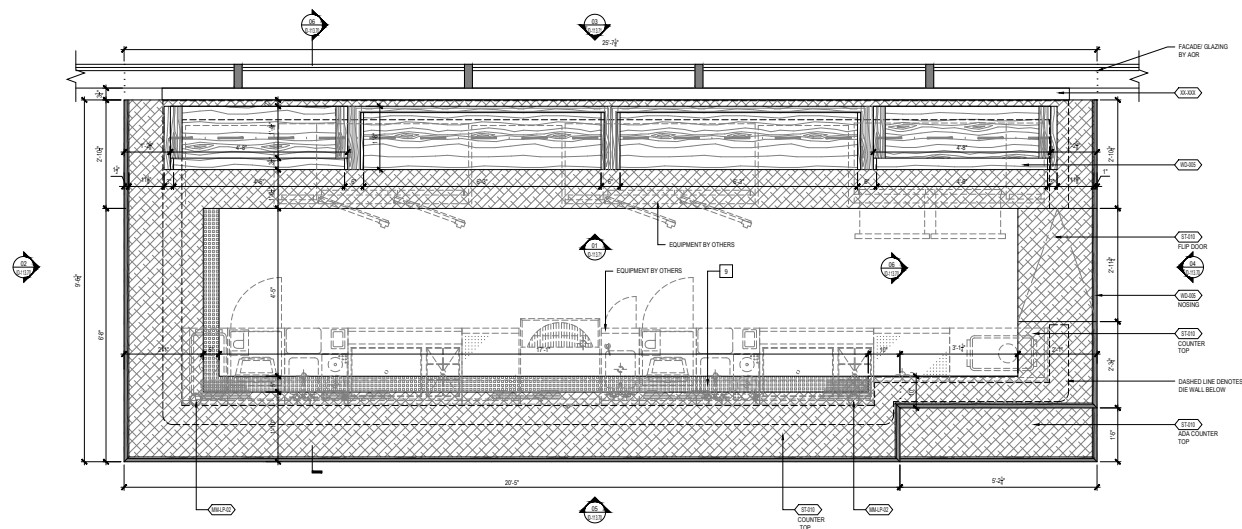
*Case study reflects Phase I
- 02

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

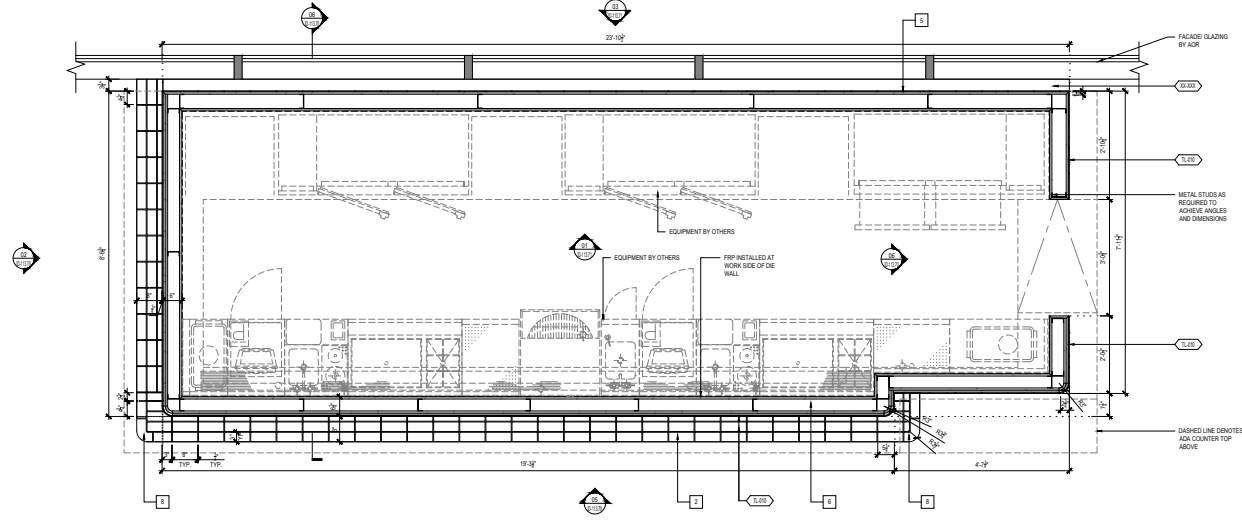
Duration: 4-6 weeks (initiates after final model room approval.)
- 03

Bidding / Negotiation
Finalize decorative lighting fixture package.

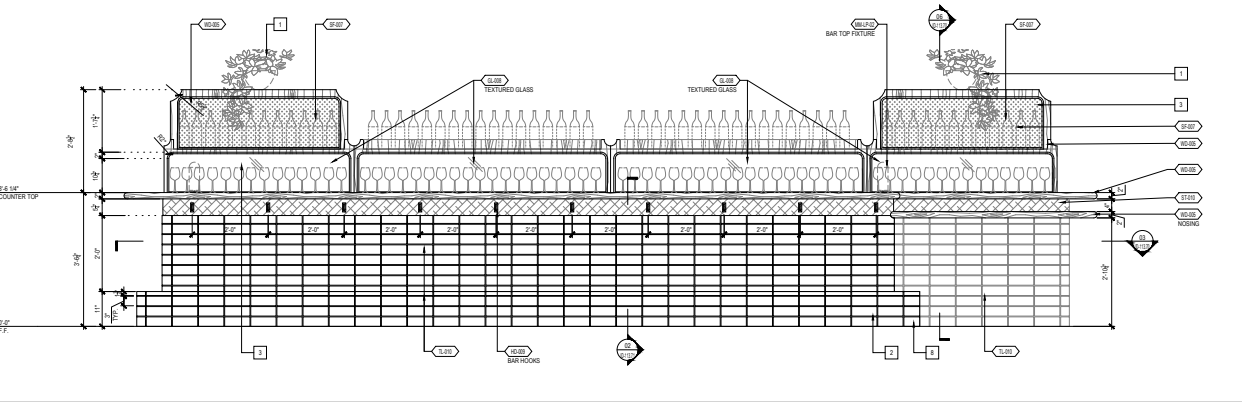
Duration: 8-10 weeks



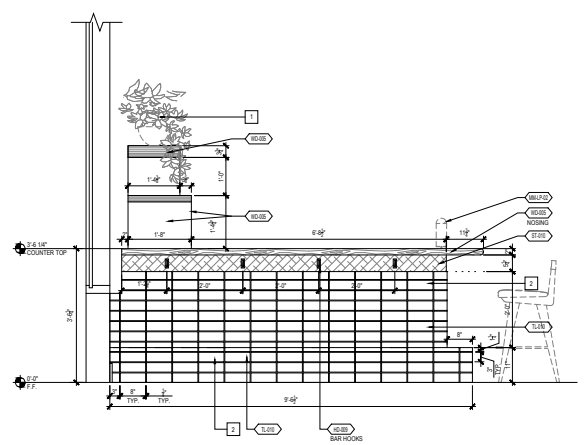
01 PLAN: BAR
3/4" = 1'-0"



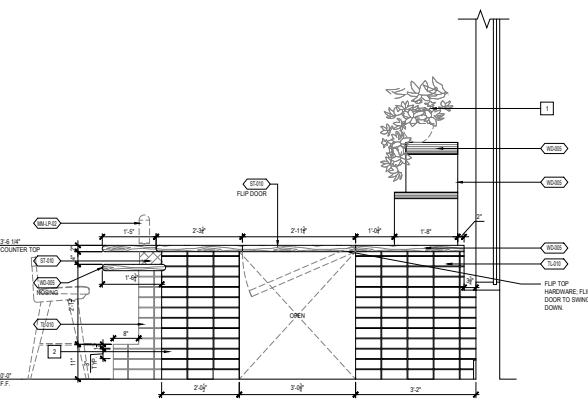
03 SECTIONAL PLAN: BAR
3/4" = 1'-0"



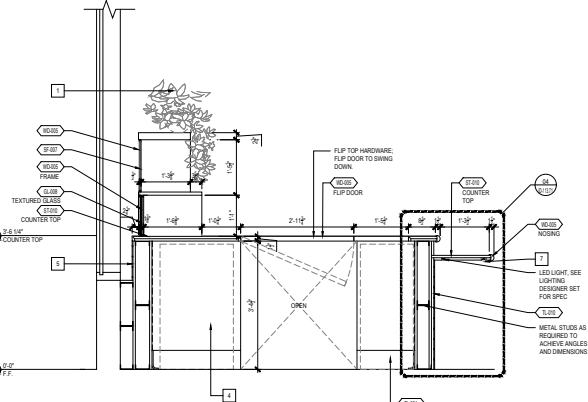
05 ELEVATION: BAR
3/4" = 1'-0"



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



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



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

- KEY DETAIL NOTE**
- 1 PLANTS OR STYLING OBJECTS.
 - 2 COURSING PATTERN TO BE COORDINATED WITH FLOOR PATTERN.
 - 3 SHELVING BOTTLE STORAGE.
 - 4 FINISHES CONTINUOUS AT EQUIPMENT.
 - 5 FULLY FINISHED FACE OF BAR.
 - 6 DIE WALL CONSTRUCTION AS PER AOR SET.
 - 7 USB & OUTLET PLUG MOUNTS TO RUN ENTIRE LENGTH OF BAR.
 - 8 DESIGNER TO COMPLY DETAIL.
 - 9 PERFORATED DRINK RAIL REFER TO FIVE DETAILS.

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

ISSUED FOR:	DATE:
50% CD - LOBBY	10/18/2017
100% CD - LOBBY	11/13/2017
50% CD - PENTHOUSE	12/18/2017
100% CD - PENTHOUSE	01/26/2018
50% CD - MAIALINO	05/11/2018
50% CD - LOBBY LEVEL 2	05/18/2018
50% CD - PENTHOUSE & PENTHOUSE	05/22/2018
100% CD - MAIALINO	05/22/2018
100% CD - PUBLIC SPACES	07/25/2018

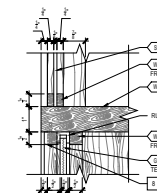
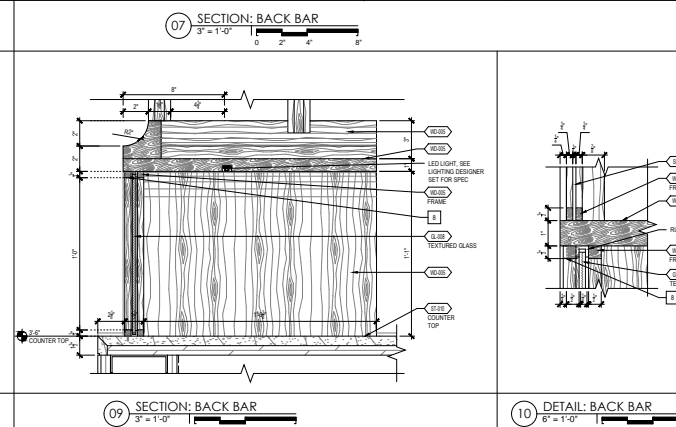
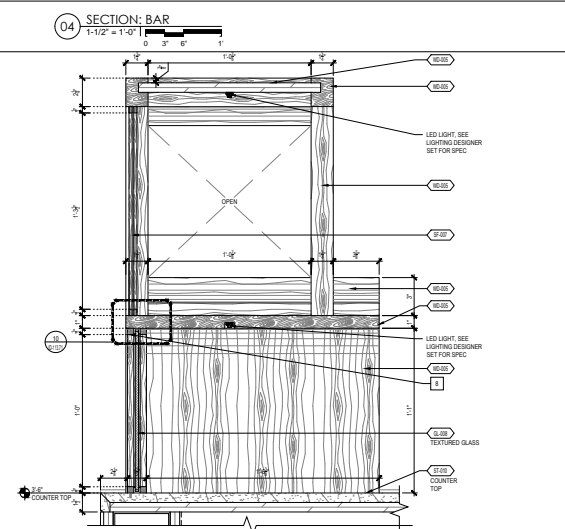
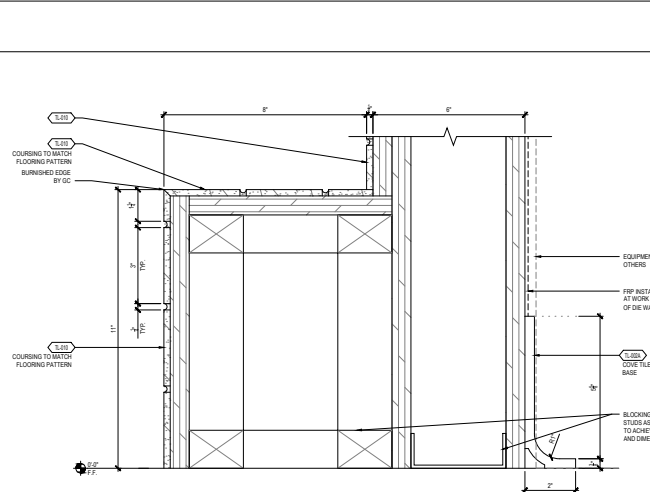
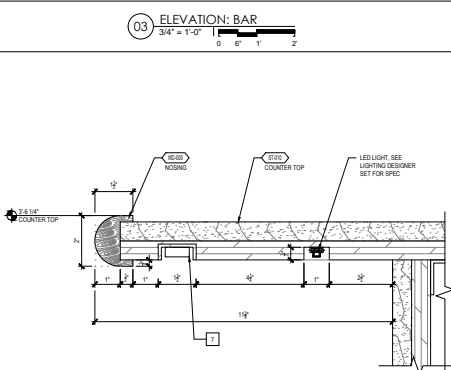
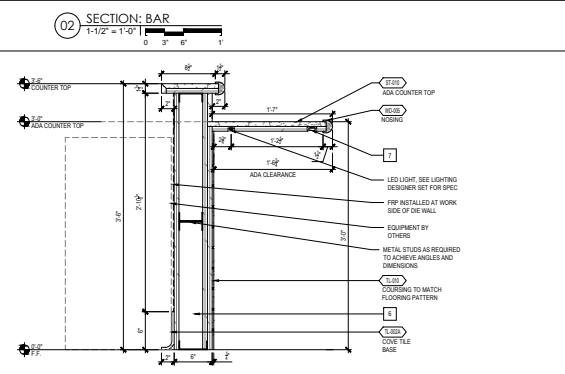
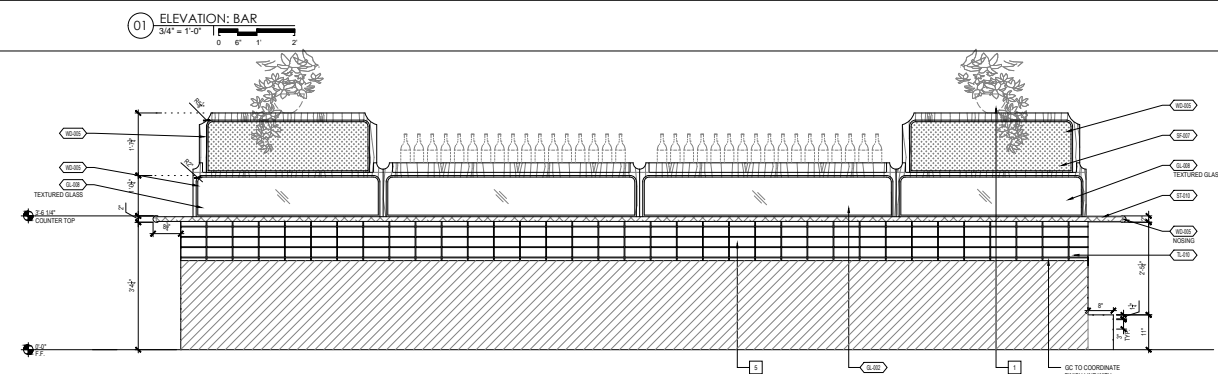
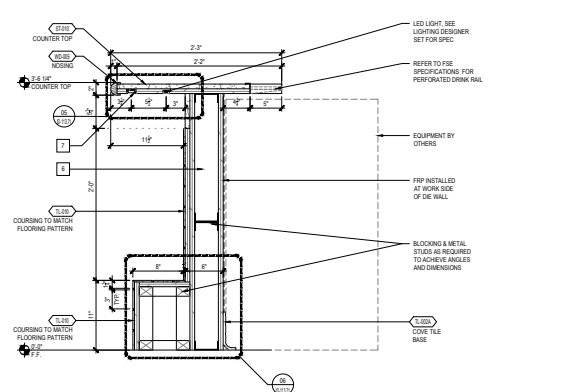
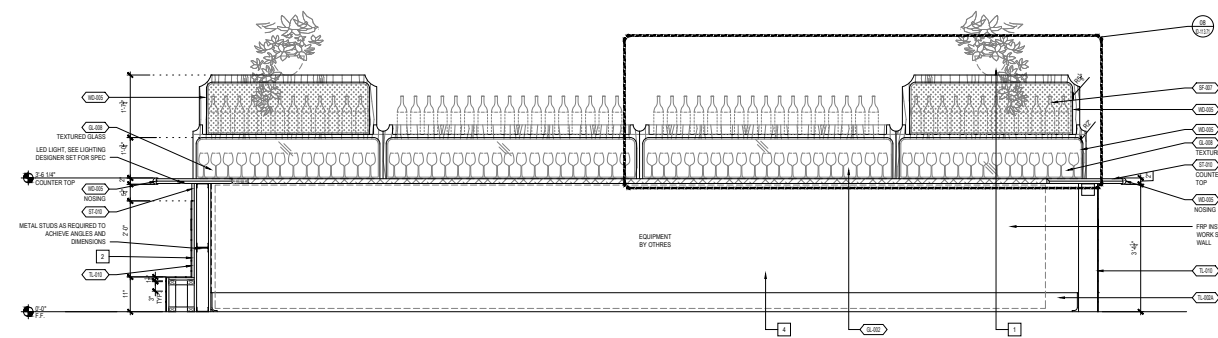
CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION

Sheet Title:
MAIALINO BAR DETAILS
-LEVEL 1

DWG NUMBER:
ID-113.70

PROJECT NO. 14139

CONFIDENTIAL



KEY	DETAIL NOTE
1	PLANTS OR STYLING OBJECTS.
2	COURSING/PATTERN TO BE COORDINATED WITH FLOOR PATTERN.
3	SHELVING BOTTLE STORAGE.
4	FINISHES CONTINUOUS AT EQUIPMENT.
5	FULLY FINISHED FACE OF BAR
6	DIE WALL CONSTRUCTION AS PER ADR SET.
7	USB & OUTLET PLUG MOULD TO RUN ENTIRE LENGTH OF BAR.
8	GLAZING STOP W/ ONE SIDE REMOVABLE

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PARTS AND LABOR
DESIGN

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

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

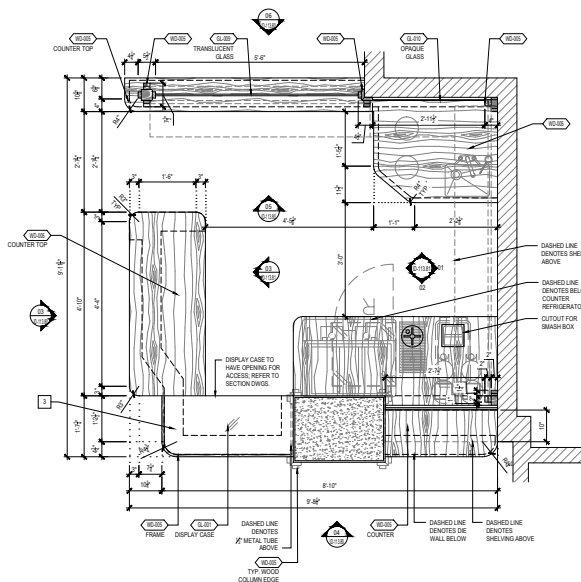
CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

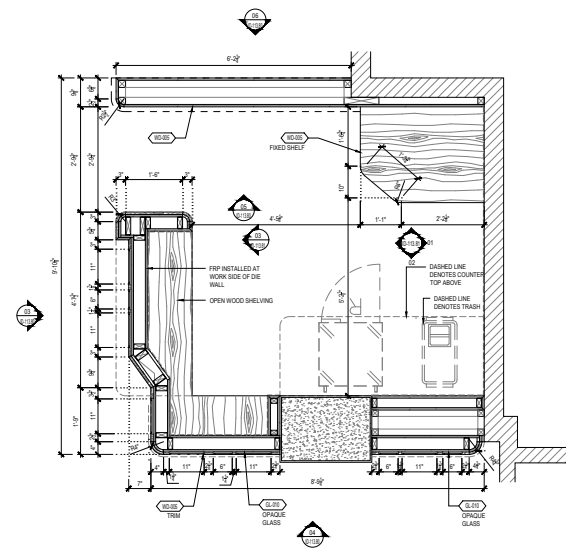
Sheet Title:
MAIALINO BAR DETAILS
-LEVEL 1

DWG NUMBER:
ID-113.71

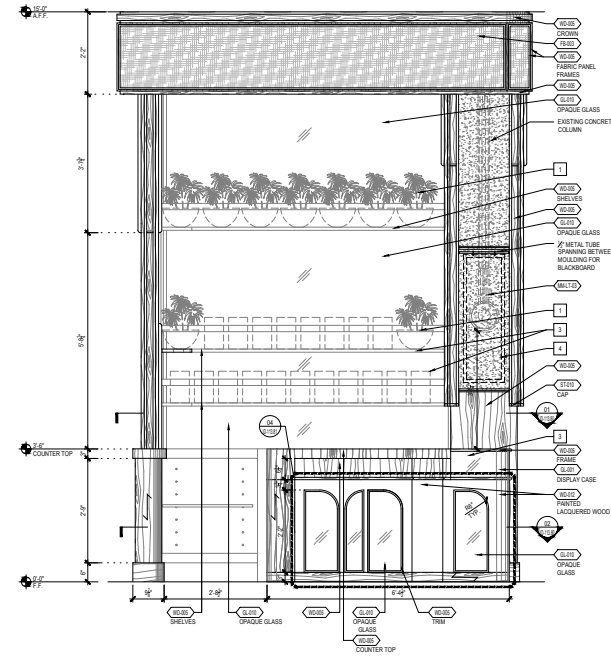
PROJECT NO. 14139



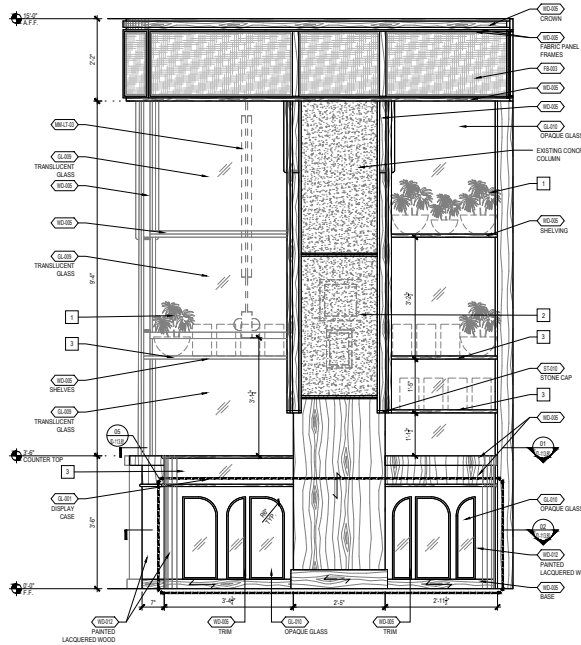
01 PLAN : ESPRESSO BAR
3/4" = 1'-0"
0 6' 1' 2'



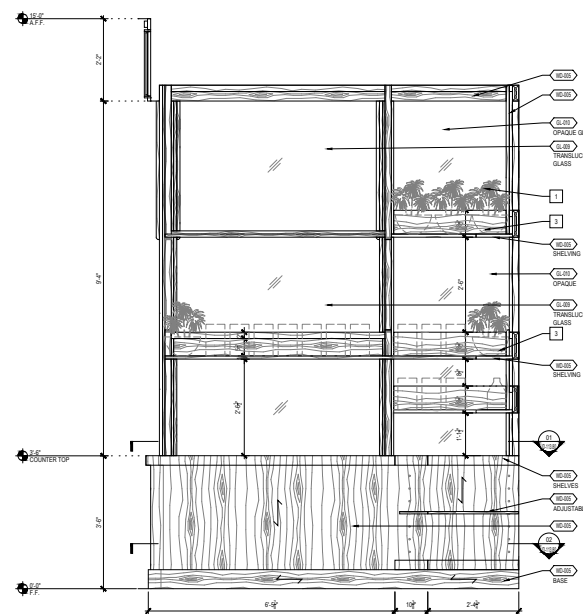
02 SECTIONAL PLAN : ESPRESSO BAR
3/4" = 1'-0"
0 6' 1' 2'



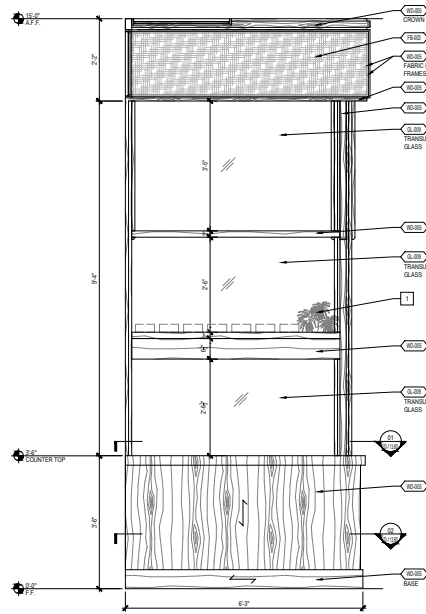
03 ELEVATION : ESPRESSO BAR
3/4" = 1'-0"
0 6' 1' 2'



04 ELEVATION : ESPRESSO BAR
3/4" = 1'-0"
0 6' 1' 2'



05 ELEVATION : ESPRESSO BAR
3/4" = 1'-0"
0 6' 1' 2'



06 ELEVATION : ESPRESSO BAR
3/4" = 1'-0"
0 6' 1' 2'

- KEY DETAIL NOTE
- 1 PLANTS OR STYLING OBJECTS.
 - 2 GC TO ADD BLOCKING AS REQUIRED FOR ART.
 - 3 SHELVING & DISPLAYS.
 - 4 BLACKBOARD PLACEMENT.

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

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

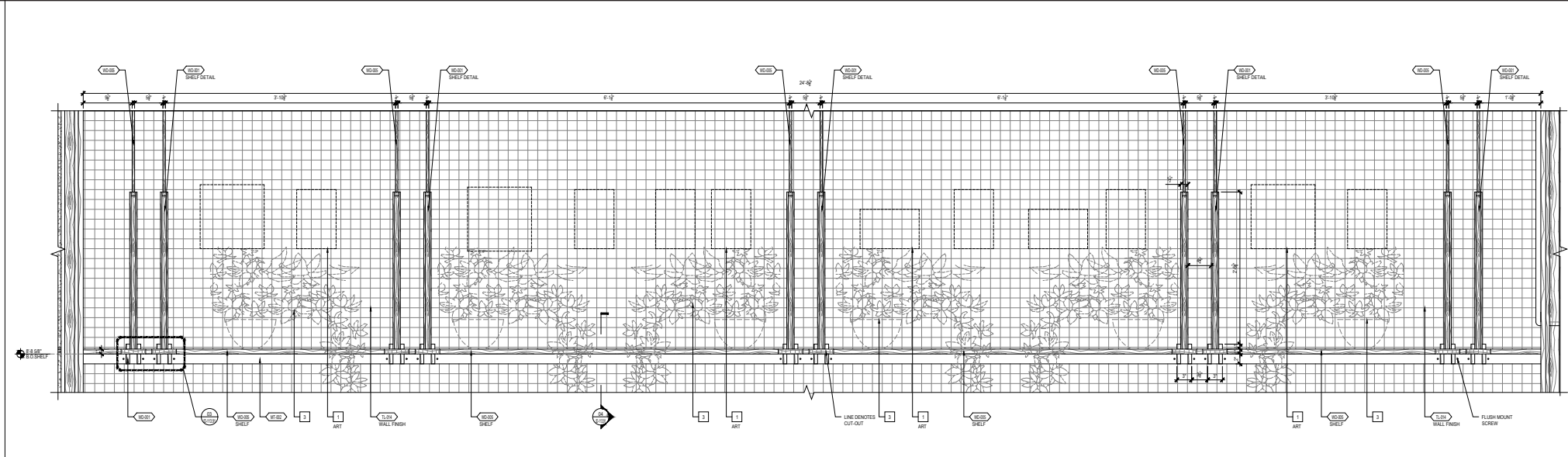
CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION

Sheet Title:
MAJALINO ESPRESSO
BAR DETAILS -LEVEL 1

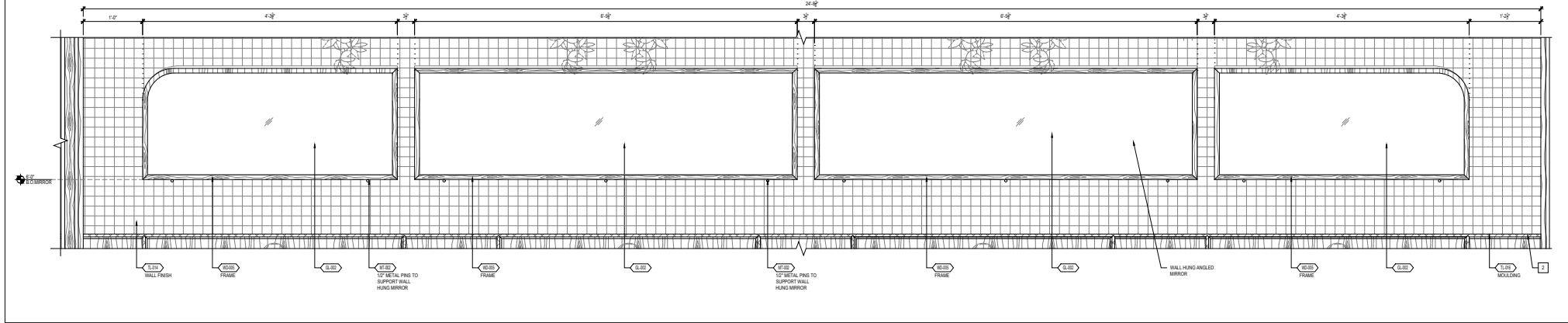
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ID-113.80

PROJECT NO. 14139

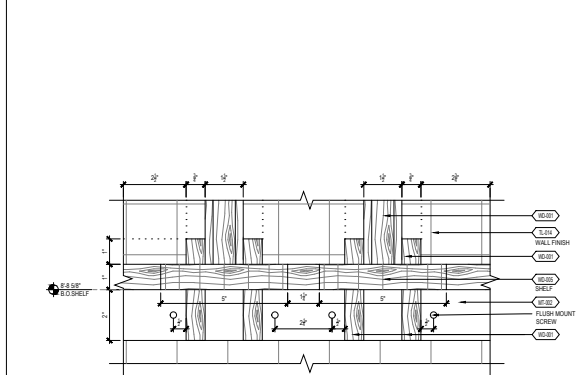
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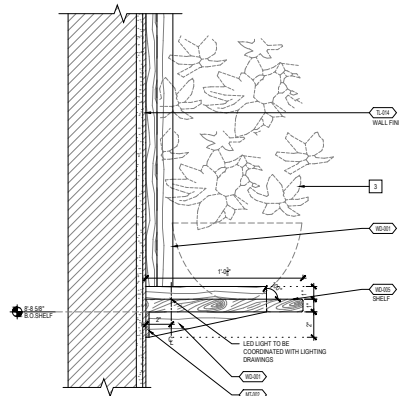
01 SHELF DETAIL
1'-1 1/2" = 1'-0"
0 3' 6" 1'



02 MIRROR DETAIL
1'-1 1/2" = 1'-0"
0 3' 6" 1'

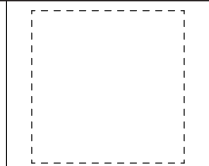


03 ENLARGED DETAIL
6" = 1'-0"
0 1' 2' 4'



04 ENLARGED DETAIL
3" = 1'-0"
0 2' 4' 8'

- KEY DETAIL NOTE
- 1 DC TO PROVIDE BLOOMING AS REQUIRED FOR ART.
 - 2 PANELS TRIM TO BE COORDINATED WITH BOOTH INSTALL.
 - 3 PLANTS OR STYLING OBJECTS.



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

CONSTRUCTION DOCUMENTS

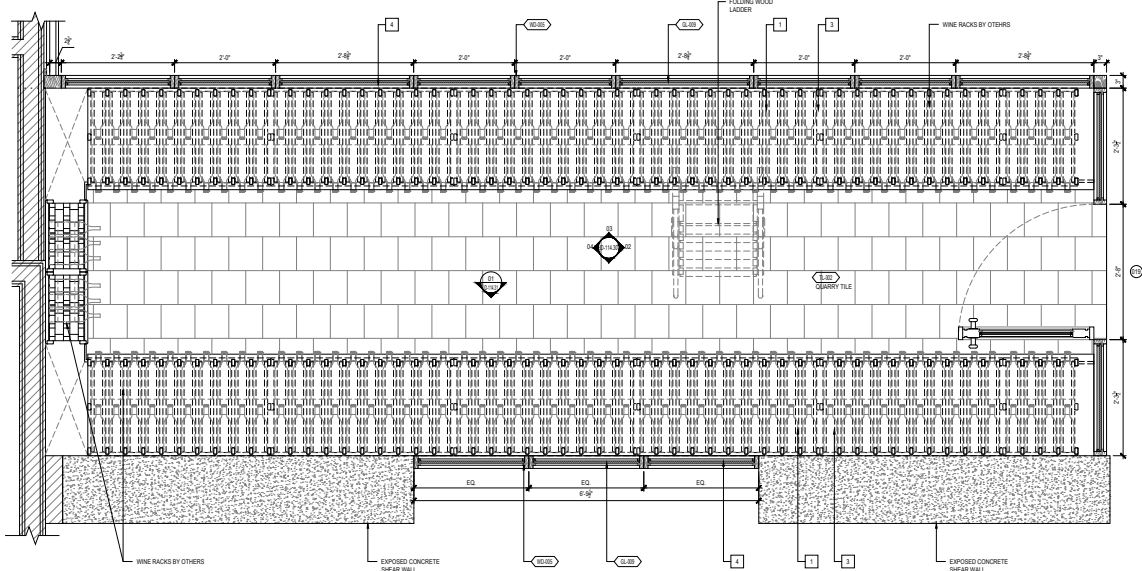
NOT FOR CONSTRUCTION

Sheet Title:
MAJALINO CAFE SHELF
DETAILS - LEVEL 1

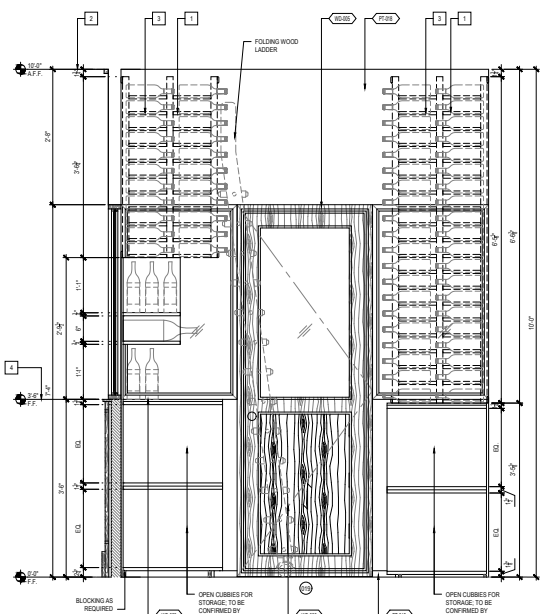
DWG NUMBER:
ID-113.91

PROJECT NO. 14159

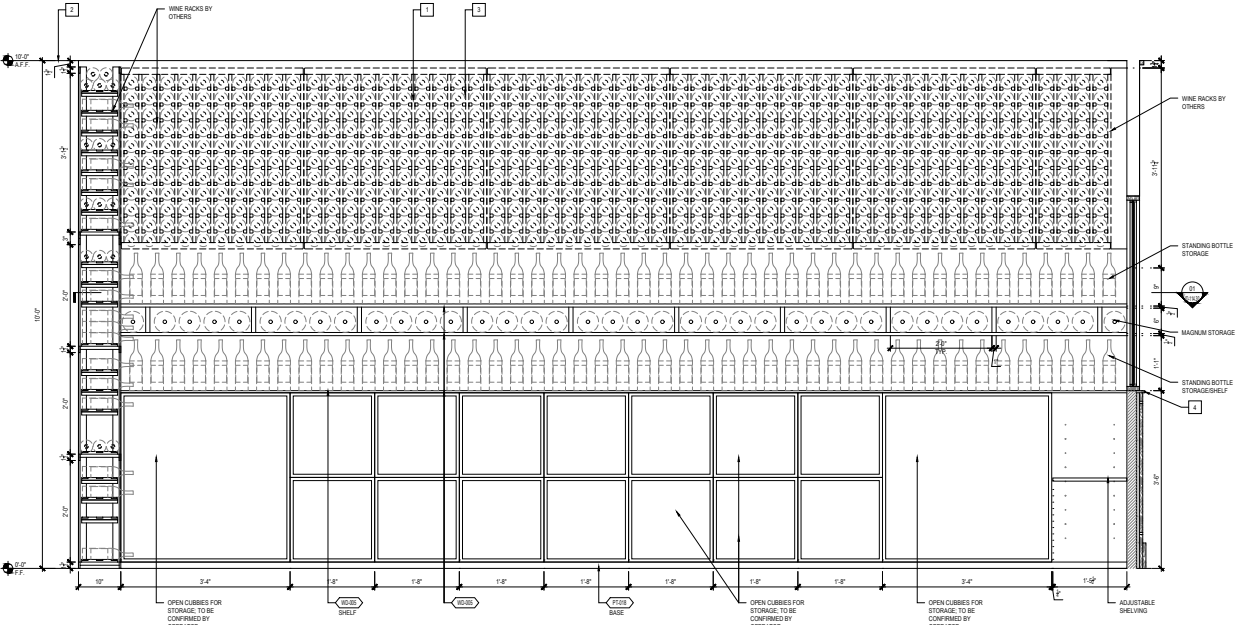
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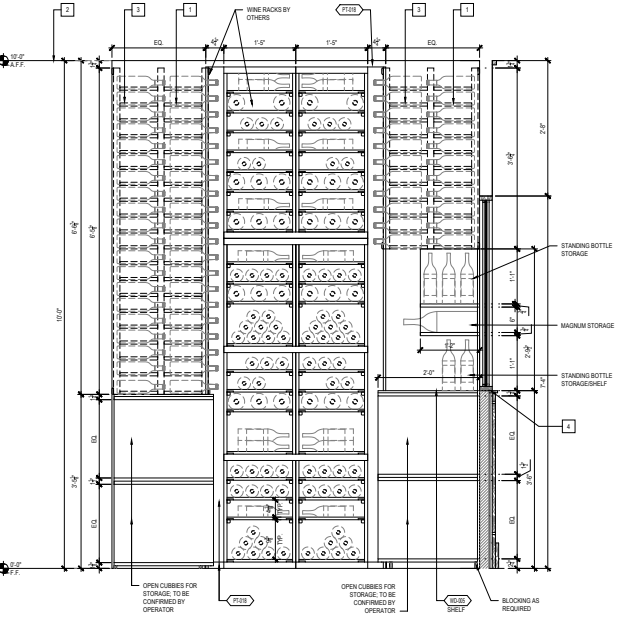
01 PLAN: WINE ROOM
1" = 1'-0"



02 ELEVATION: WINE ROOM
1" = 1'-0"



03 ELEVATION: WINE ROOM
1" = 1'-0"



04 ELEVATION: WINE ROOM
1" = 1'-0"

- KEY DETAIL NOTE
- 1 MILLWORK WILL BE COORDINATED WITH THE PURCHASED WINE RACKS
 - 2 SUPPORT TO BE COORDINATED WITH STAIRS ABOVE REFER TO ASH SET
 - 3 SUPPORT RACKS ON SITE
 - 4 MAINS/CONTINGUATING TO ALIGN TO TOP OF SHELF

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

CONSTRUCTION DOCUMENTS

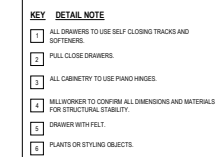
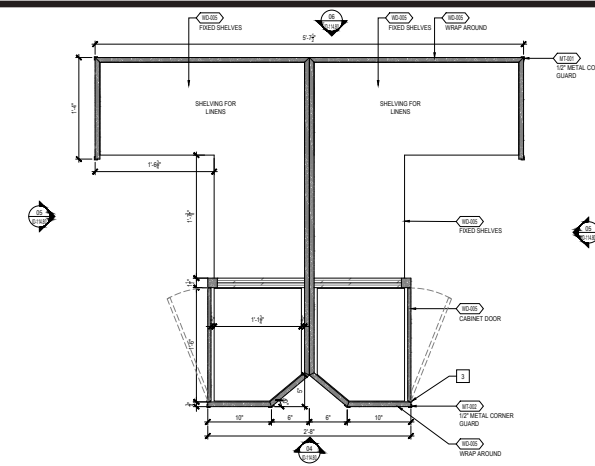
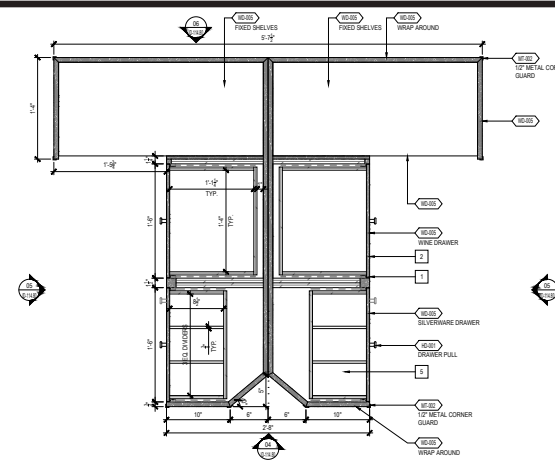
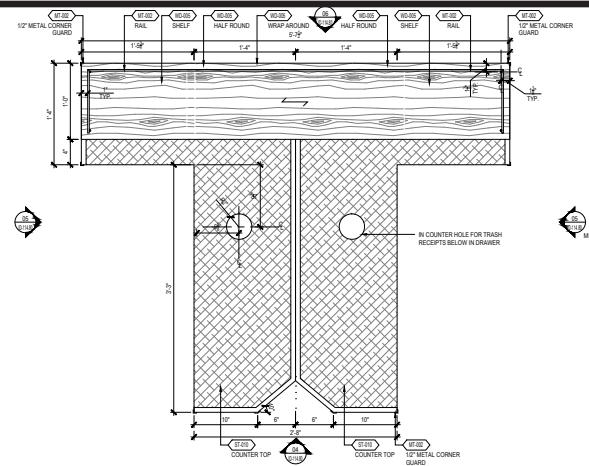
NOT FOR CONSTRUCTION

Sheet Title:
MAJALINO WINE ROOM
DETAILS-LEVEL 1

DWG NUMBER:
ID-114.30

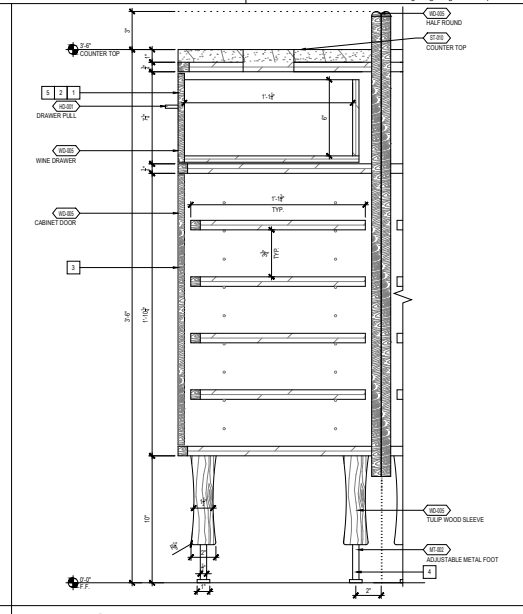
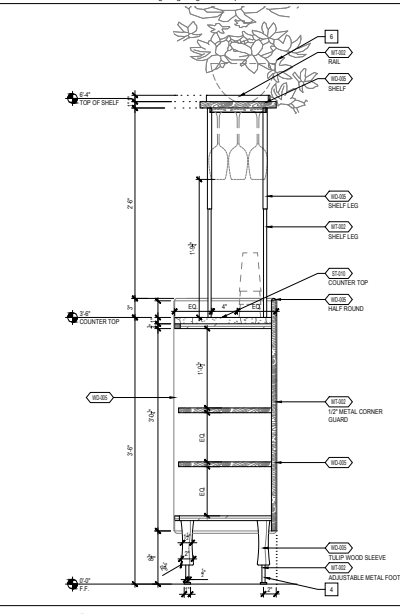
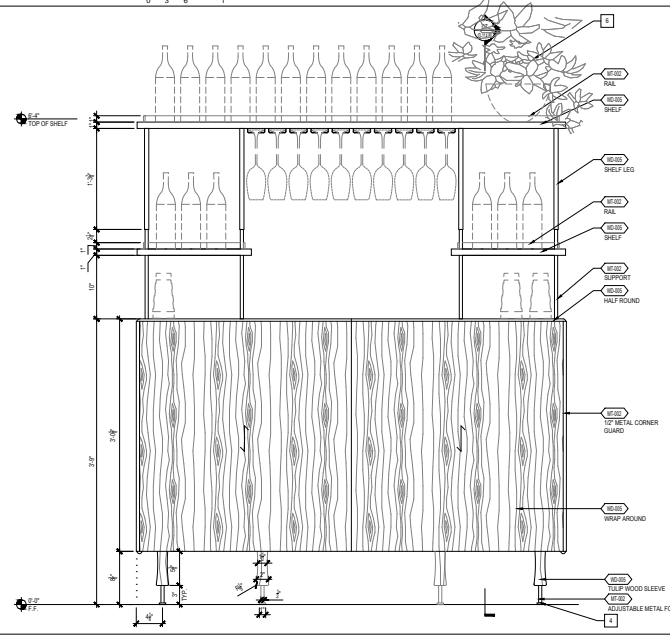
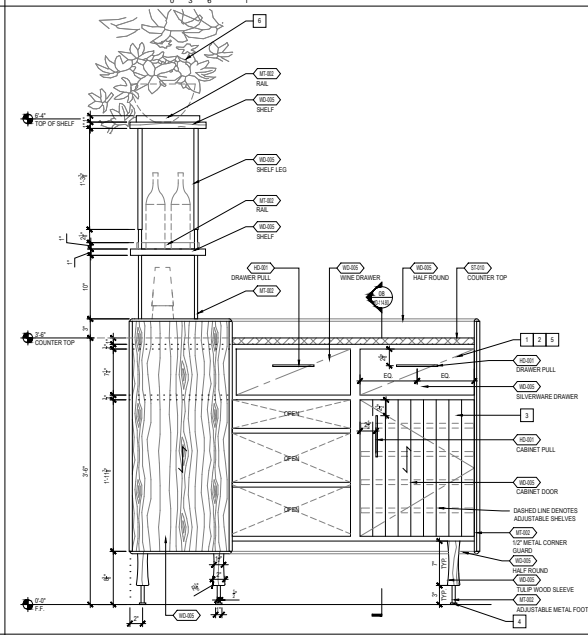
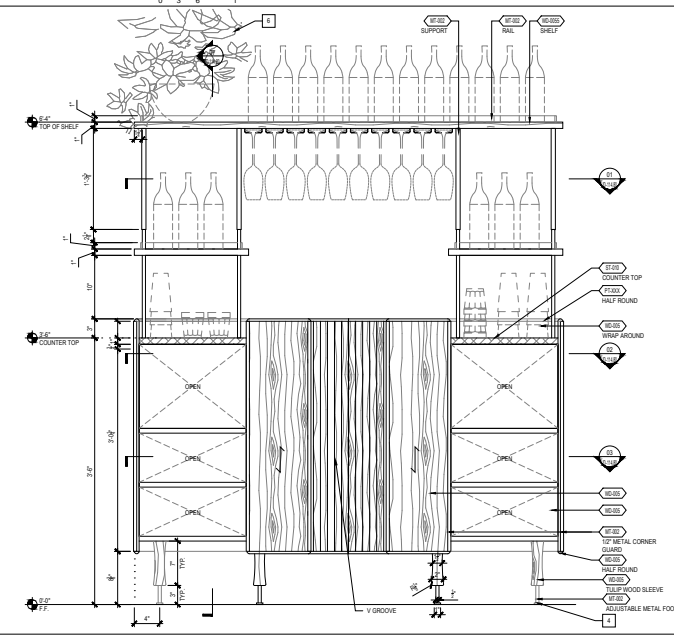
PROJECT NO. 14159

CONFIDENTIAL



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

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100% DD - LOBBY	11/13/2018
50% DD - PENTHOUSE	12/19/2018
100% DD - PENTHOUSE	01/26/2019
50% DD - MAIALINO	06/11/2018
50% CD - LOBBY, LEVEL 2, BOARDROOMS & PENTHOUSE	05/18/2018
100% DD - MAIALINO	05/29/2018
100% CD - PUBLIC SPACES	07/25/2018

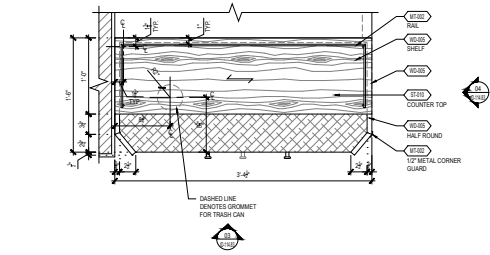


CONSTRUCTION DOCUMENTS

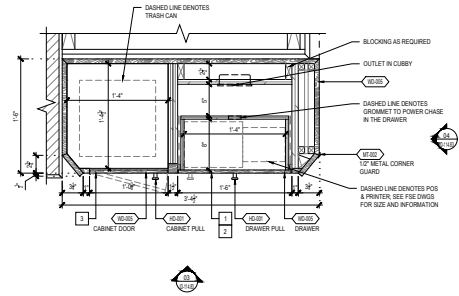
NOT FOR CONSTRUCTION

Sheet Title:
MAIALINO SERVICE STATION 1
DETAILS -LEVEL 1
DWG NUMBER:
ID-114.80

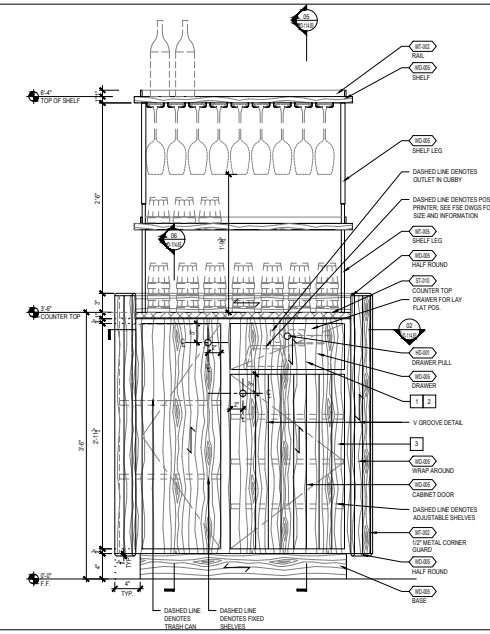
PROJECT NO. 14135



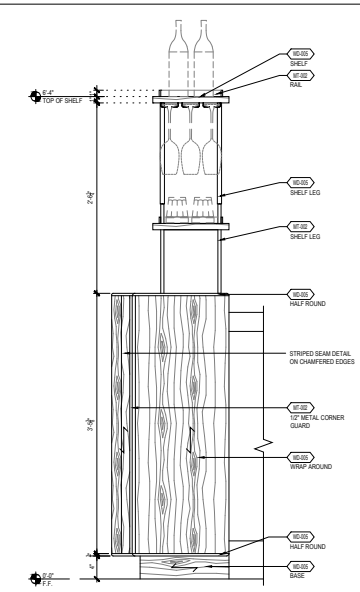
01 PLAN: SERVICE STATION 4
1-1/2" = 1'-0"



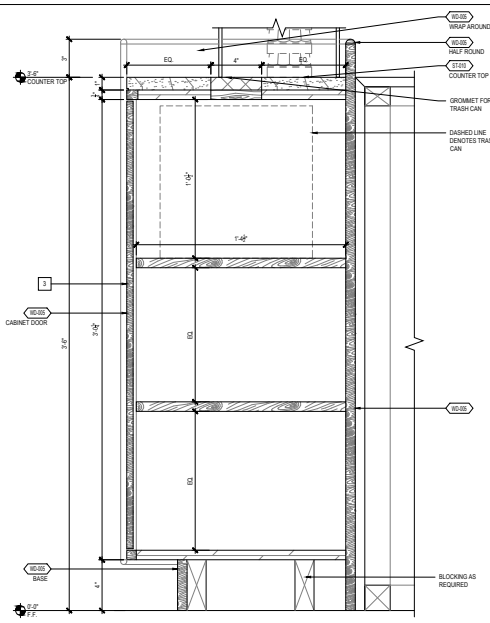
02 SECTIONAL PLAN: SERVICE STATION 4
1-1/2" = 1'-0"



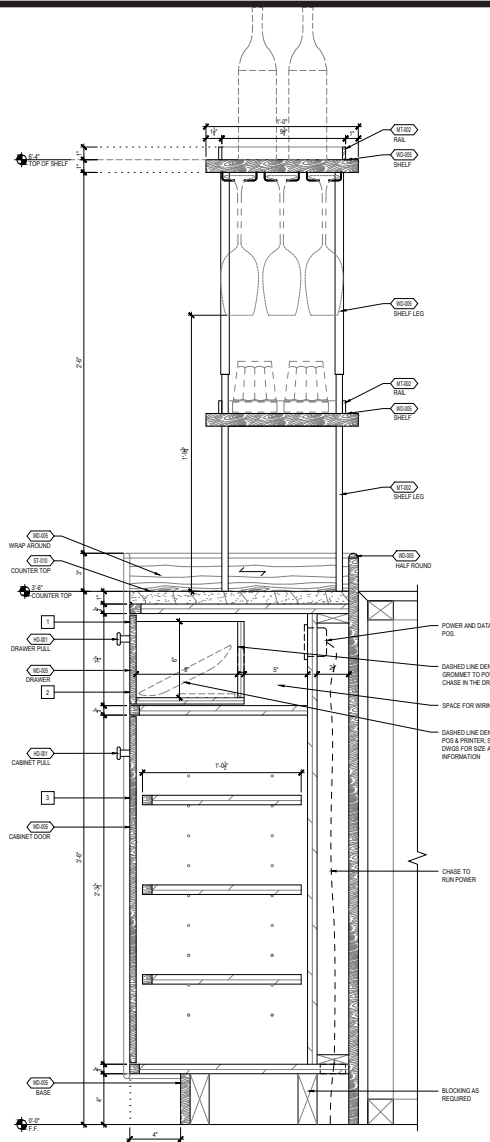
03 ELEVATION: SERVICE STATION 4
1-1/2" = 1'-0"



04 ELEVATION: SERVICE STATION 4
1-1/2" = 1'-0"



06 SECTION: SERVICE STATION 4
3" = 1'-0"



05 SECTION: SERVICE STATION 4
3" = 1'-0"

- KEY DETAIL NOTE
- 1 ALL DRAWERS TO USE SELF CLOSING TRACKS AND SOFTENERS.
 - 2 PULL CLOSE DRAWERS.
 - 3 ALL CABINETS TO USE PINO HINGES.

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NEW YORK, NY 10003 P: 646.248.7321

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

CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

Sheet Title:
MAIALINO SERVICE STATION 4
DETAILS-LEVEL 1

DWG NUMBER:
ID-114.83

PROJECT NO. 14159

CONFIDENTIAL

PT-019
INTERIOR PAINT

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 7/25/2018
REVISED: 12/7/2018

AREAS: RESTAURANT
LOCATION: RESTAURANT
APPLICATION: CEILING THROUGHOUT
MODEL NUMBER: 2111-70
COLOR: CALM
SHEEN: MATTE

OFCI

OFOI

CFCI

CFOI

Arch

FFE



VENDOR
BENJAMIN MOORE

VENDOR CONTACT
RODGER LIPPMAN
848.702.0239
RODGER.LIPPMAN@BENJAMINMOORE.COM

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

FINISH SAMPLE

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.

ALL INTERIOR PAINT FINISHES TO HAVE SWATCH PAINTED ON SITE PRIOR TO FULL APPLICATION FOR DESIGNER REVIEW AND APPROVAL.

SF-006
PLASTER FINISH

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 5/29/2018
REVISED: 5/29/2018
10/4/2018
12/7/2018

AREAS: RESTAURANT
LOCATION: RESTAURANT
APPLICATION: WALL
COLOR: MARMAFLOAT
FINISH: FRESCO TOSCANO
MODEL NUMBER: 3458

OFCI

OFOI

CFCI

CFOI

Arch

FFE



VENDOR
ARTISAN VENETIAN PLASTER

VENDOR CONTACT
RENEE PINTO
773-851-7937
RENEE@PAINTANDPLASTER.COM
WWW.ARTISANVENETIANPLASTER.COM

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

FINISH SAMPLE

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.

SF-008
CONCRETE

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 5/29/2018
REVISED: 5/29/2018
5/29/2018
12/7/2018

AREAS: RESTAURANT, GROUND FLOOR LOBBY
LOCATION: RESTAURANT & LOBBY
APPLICATION: THROUGHOUT
COLOR: TO MATCH EXISTING CONCRETE
FINISH: TO MATCH EXISTING CONCRETE
MODEL NUMBER: N/A CUSTOM
SIZE: REFER TO DWG FOR DIMS

OFCI OFOI **CFCI** CFOI Arch FFE



NOTES

CG TO MATCH EXISTING CONCRETE FROM COLUMNS -- PHOTO FOR REFERENCE ONLY

VENDOR

PER GENERAL CONTRACTOR

VENDOR CONTACT

PER GENERAL CONTRACTOR

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

 **FINISH SAMPLE**

INSTRUCTIONS:

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

TL-012
SONJA MOSAIC FLOOR TILE

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 5/29/2018
REVISED: 5/29/2018
11/6/2018
12/7/2018

AREAS: RESTAURANT
LOCATION: RESTAURANT
APPLICATION: FLOOR
MODEL NUMBER: CUSTOM SONJA MOSAIC VERSION C - TO
SIZE: PATTERN ON 12"X12" SHEET
COLOR: MULTI
FINISH: HONED
SHEEN: MATTE
GROUT: TBD

OFCI OFOI **CFCI** CFOI Arch FFE




VENDOR

DESIGN AND DIRECT SOURCE
1532 SW MORRISON STREET, SUITE 1000
PORTLAND, OR
USA, 97205

VENDOR CONTACT

RYAN COTTRILL
503.525.0600
RYAN@DESIGNANDDIRECTSOURCE.COM
DESIGNANDDIRECTSOURCE.COM

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

 **FINISH SAMPLE**

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

HD-010
HOOK

AREAS: RESTAURANT
LOCATION: PRE-FUNCTION
MODEL NUMBER: STREAMLINE HOOK
SIZE: 6"H
COLOR: SLATE
QUANTITY: 10

- OFCI

OFOI

CFCI

CFOI

Arch

FFE

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 5/29/2018
REVISED: 5/29/2018
5/29/2018
12/7/2018



NOTES

QTY REFER TO DGWS

VENDOR

ANTHROPOLOGIE

VENDOR CONTACT

844.599.2557

WWW.ANTHROPOLOGIE.COM/

INSTRUCTIONS:

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HD-009
BETSY & IYA DOUBLE HOOK

AREAS: RESTAURANT
LOCATION: RESTAURANT
MODEL NUMBER: C4511-LN
SIZE: 1" X 2 7/8" X 1 1/4"
COLOR: LIGHT BRONZE
QUANTITY: 26

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CFCI

CFOI

Arch

FFE

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 5/29/2018
REVISED: 5/29/2018
5/29/2018
12/7/2018



VENDOR

REJUVENATION

USA

VENDOR CONTACT

NICOLE TOSI

917-242-2531

NTOSI@WSGC.COM

HTTPS://WWW.REJUVENATION.COM/

INSTRUCTIONS:

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

MM-CH-04
DINING CHAIR

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
QUANTITY: 78
MODEL NUMBER: CUSTOM
DIMENSIONS: REFER TO DWGS
SEAT HEIGHT: 18"
BACK CUSHION STYLE: UPHOLSTERED / FULLY ATTACHED
SEAT CUSHION STYLE: UPHOLSTERED / FULLY ATTACHED
CUSHION CONTENT: DACRON WRAPPED FOAM
FINISH: DARK STAINED OAK
COM/COL: MM-CHF-04.1



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FABRIC: MM-CHF-04.1



WOOD: WDF-01A



VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

INSTRUCTIONS:

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

MM-CHF-04.1
LEATHER AT DINING CHAIR

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
PATTERN: DOMAINE
MODEL NUMBER: 1110DOM
COLOR: COOL GREY
SIZE: 50 SQ FT
ABRASION: N/A
CONTENT: 100% COW HIDE
FIRE CODE: CA-117, NFPA-260



OFCI OFOI CFCI CFOI Arch FFE

VENDOR

MOORE & GILES C/O ANGELA BROWN
153 W 27 STREET, SUITE 605
NEW YORK, NY
10001

VENDOR CONTACT

SYDNEY MITCHIN
212-627-5757
SMITCHIN@ABLNYP.COM
WWW.ANGLABROWNLTD.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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MM-CH-02
BAR STOOL

AREAS: RESTAURANT
QUANTITY: 12
MODEL NUMBER: CUSTOM
DIMENSIONS: REFER TO DWGS
SEAT HEIGHT: 30"
BACK CUSHION STYLE: N/A
SEAT CUSHION STYLE: UPHOLSTERED, FULLY ATTACHED
CUSHION CONTENT: DACRON WRAPPED FOAM
FINISH: BLEACHED WALNUT, BLACKENED STEEL
COM/COL: MM-CHF-02.1

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FABRIC: MM-CHF-02.1



METAL: MTF-03

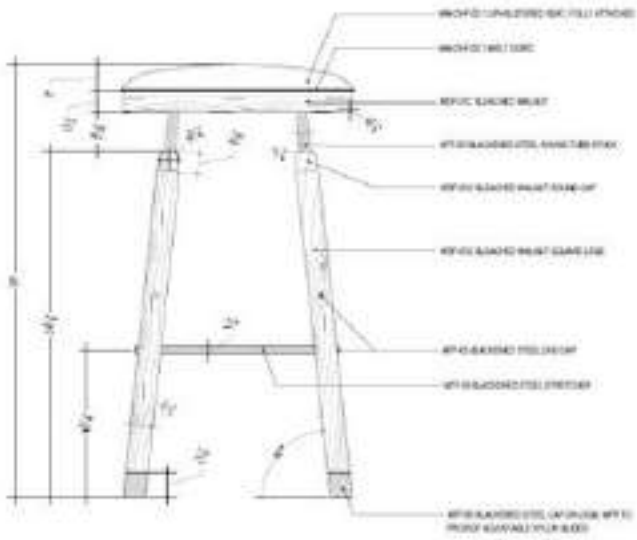


WOOD: WDF-01C



#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 9/4/2018
REVISED: 9/4/2018
12/7/2018
12/19/2018



VENDOR

CUSTOM - TO BID

VENDOR CONTACT

MM-CHF-02.1
LEATHER AT BAR STOOL

AREAS: RESTAURANT
PATTERN: BROMPTON MILLED
MODEL NUMBER: 7013BMT-MILLED
COLOR: CHESTNUT
SIZE: 50 SQ FT
ABRASION: N/A
CONTENT: 100% COW HIDE
FIRE CODE: CA-117, MFPA-260

OFCI OFOI CFCI CFOI Arch FFE



#4194 THOMPSON DC
WASHINGTON DC, USA

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

VENDOR

MOORE & GILES C/O ANGELA BROWN
153 W 27 STREET, SUITE 605
NEW YORK, NY
10001

VENDOR CONTACT

SYDNEY MITCHIN
212-627-5757
SMITCHIN@ABLNYP.COM
WWW.ANGELABROWNLTD.COM

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FLAME CERT

INSTRUCTIONS:

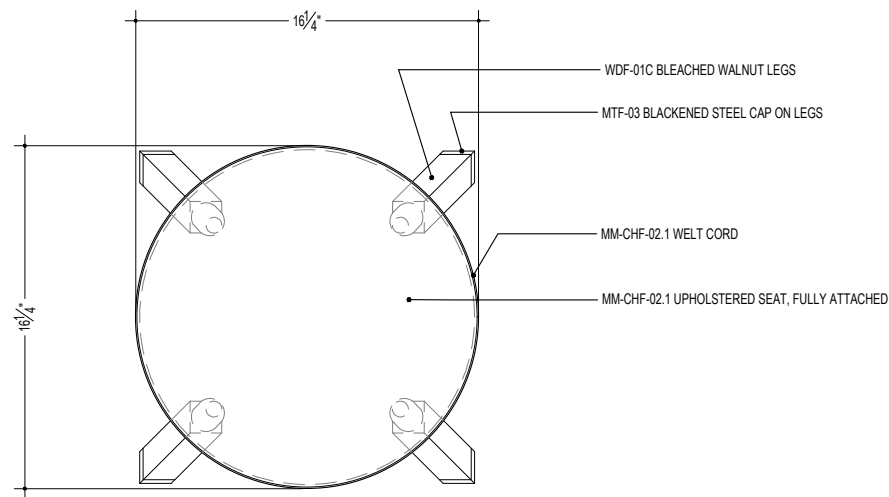
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REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

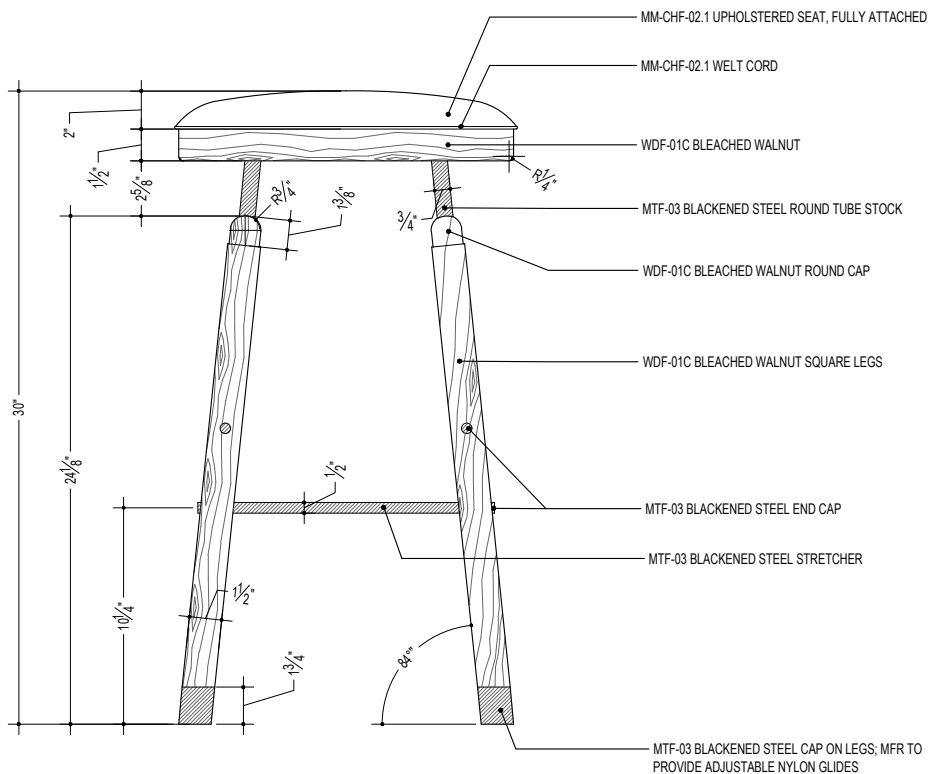
CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

INSTRUCTIONS:

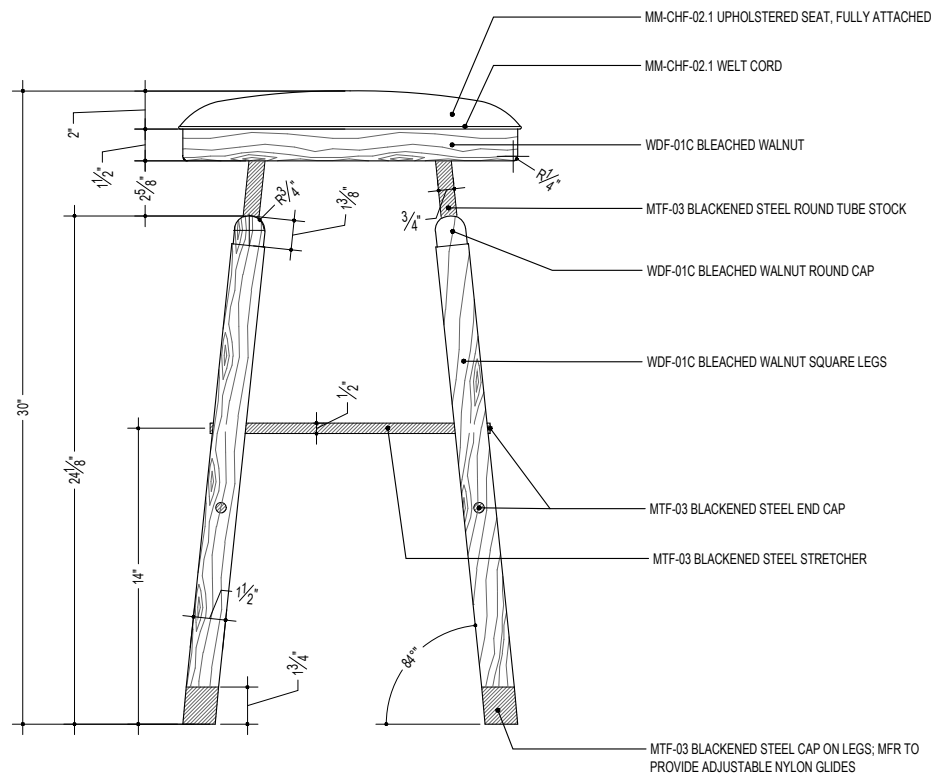
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1 | PLAN VIEW
SCALE: 1-1/2" = 1'-0"



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



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

PARTS AND LABOR
DESIGN

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

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

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PARTS AND LABOR, and may
not be copied, distributed, or
used in whole or in part,
without expressed written
permission.

NO. DATE: REVISION:

MM-CH-02

DWG TITLE:
SCALE:
DATE:
DWG BY:

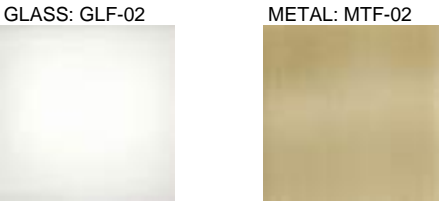
MM-LT-03
PENDANT

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
QUANTITY: 1
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
FINISH: SATIN BRASS, MILK GLASS,
MEDIUM OAK
SWITCH: DIMMABLE/HARDWIRED TO
JBOX/VERIFIED GC
LAMPING: TMFR TO ADVISE
SOCKET: MFR TO ADVISE
OF BULBS: MFR TO ADVISE

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VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

CFA FINISH FLAME CERT PROTOTYPE SEAMING SHOP DWGS STRIKE OFF

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

MTF-02
SATIN BRASS

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 12/7/2018

AREAS: RESTAURANT
FINISH: BRASS
SHEEN: SATIN

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

INSTRUCTIONS:

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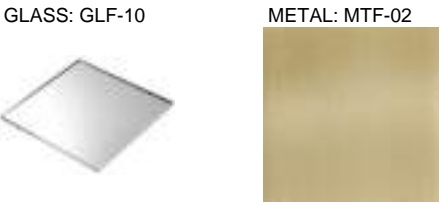
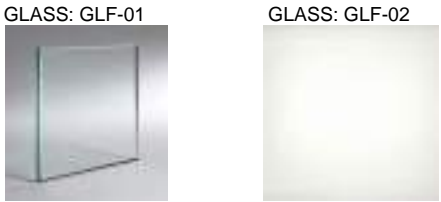
MM-LT-08
SCONCE @ MAIN DINING

#4194 THOMPSON DC
WASHINGTON DC, USA

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

AREAS: RESTAURANT
QUANTITY: 9
MODEL NUMBER: N/A - CUSTOM
DIMENSIONS: REFER TO DWG FOR DIMS
FINISH: SATIN BRASS, MILK GLASS, MIRROR
SWITCH: DIMMABLE/HARDWIRED TO JBOX/VERIFIED GC
LAMPING: MFR TO ADVISE
SOCKET: MFR TO ADVISE
OF BULBS: 1

OFCI OFOI CFCI CFOI Arch FFE



VENDOR
CUSTOM - TO BID

VENDOR CONTACT

REQUIRED ITEMS FOR DESIGNER APPROVAL PRIOR TO FABRICATION

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

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.



GLF-01
TEMPERED CLEAR GLASS

#4194 THOMPSON DC
WASHINGTON DC, USA

ISSUED: 12/7/2018

AREAS: GUESTROOMS, RESTAURANT
COLOR: CLEAR/LOW IRON
FINISH: GLOSS

OFCI OFOI CFCI CFOI Arch FFE



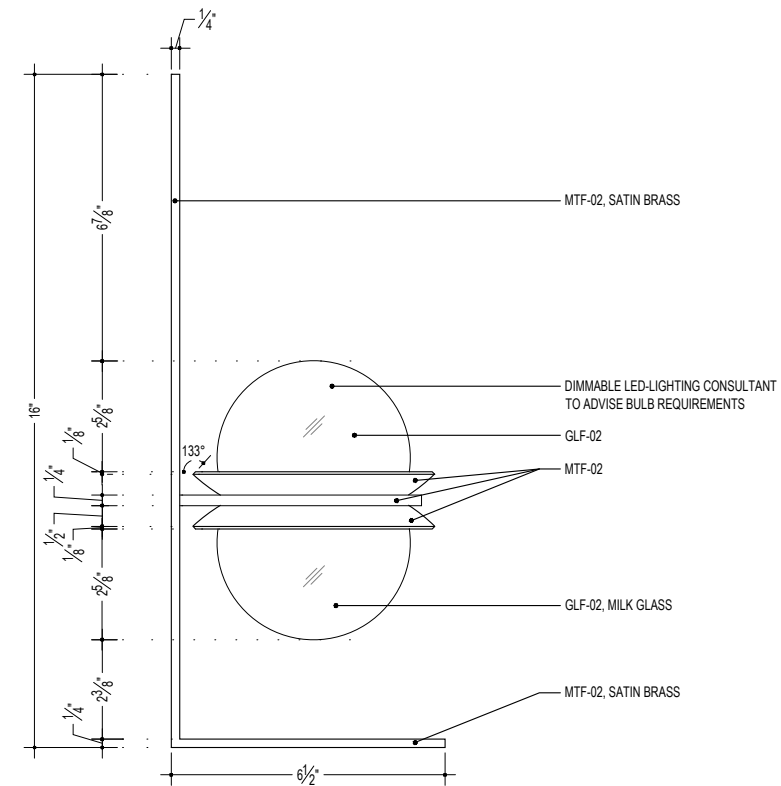
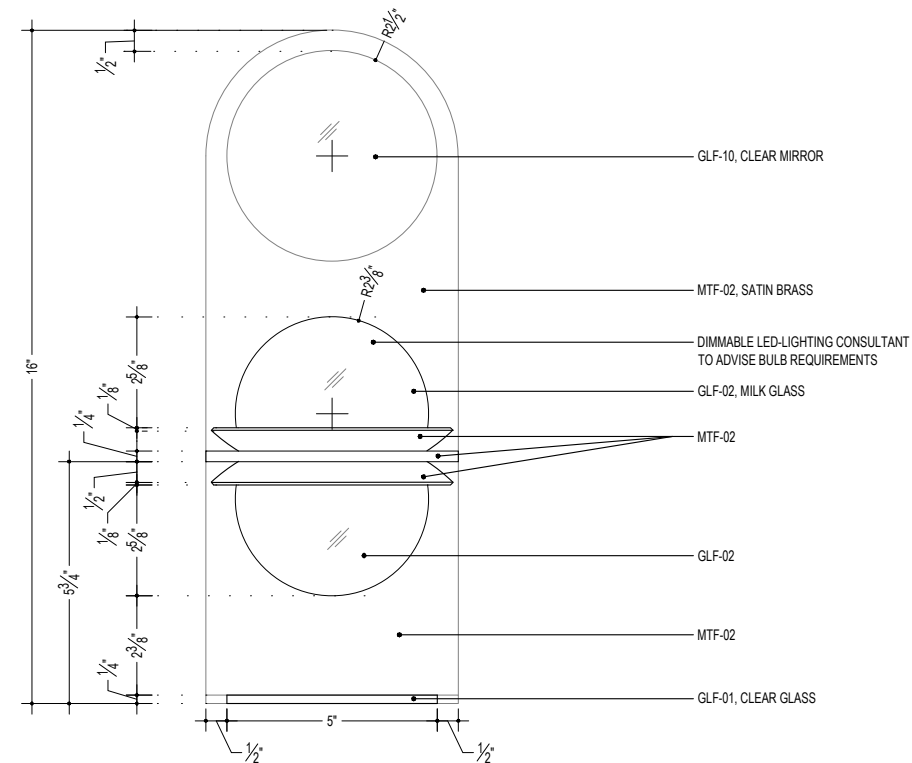
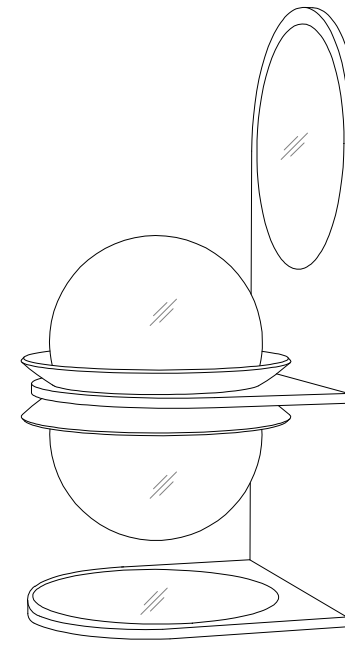
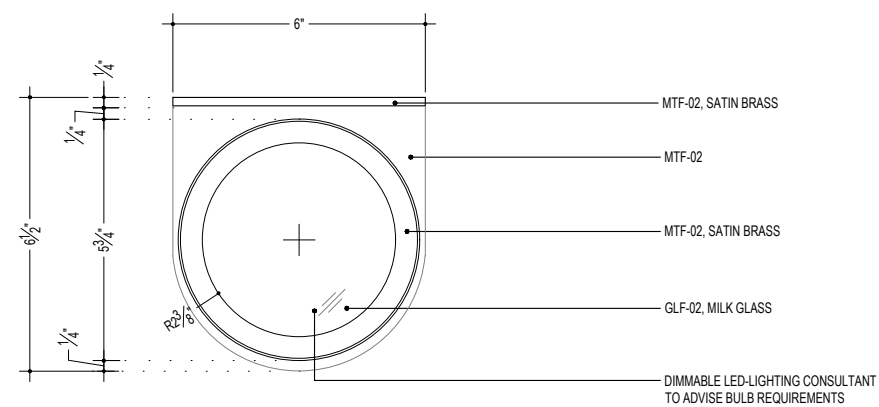
VENDOR

SUPPLIED BY FABRICATOR

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PARTS AND LABOR
DESIGN

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MM-LT-08

DWG TITLE:	
SCALE:	
DATE:	
DWG BY:	

Construction Administration

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

This will include the following:

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

Schedule:

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

Duration: 12-18 months plus





Thank you