



THE CONSERVATORY

Design Development Book

Zayyan Budiman

Fall 2024

Table of Contents

Brand Introduction and Logo 3

Site Analysis 5

End Users 6

Design Intent/Concept 7

Design Strategies..... 10

Floor Plan 13

Detailed Areas:

 Lobby 17

 The Blossom Boutique..... 23

 The Petal Parlor 28

 Double Queen Guest Suite 33

Charts 39

Final Analysis..... 50

Appendix 51

Brand: Proper Hospitality

- High-end Hotels, aimed at travelers and high-paying business clients.
- They categorize themselves as luxury boutique and lifestyle hotels
- Proper Hotels is under the brand Design Hotels, which is owned by Marriott International
- 4 and 5-star hotels

What is their mission/vision?

- “The proper way” - Proper Hotels have a belief in “uncommon luxury”, convenience in location and world-class amenities, as “anything less wouldn’t be proper”.

What is the value they bring to the marketplace?

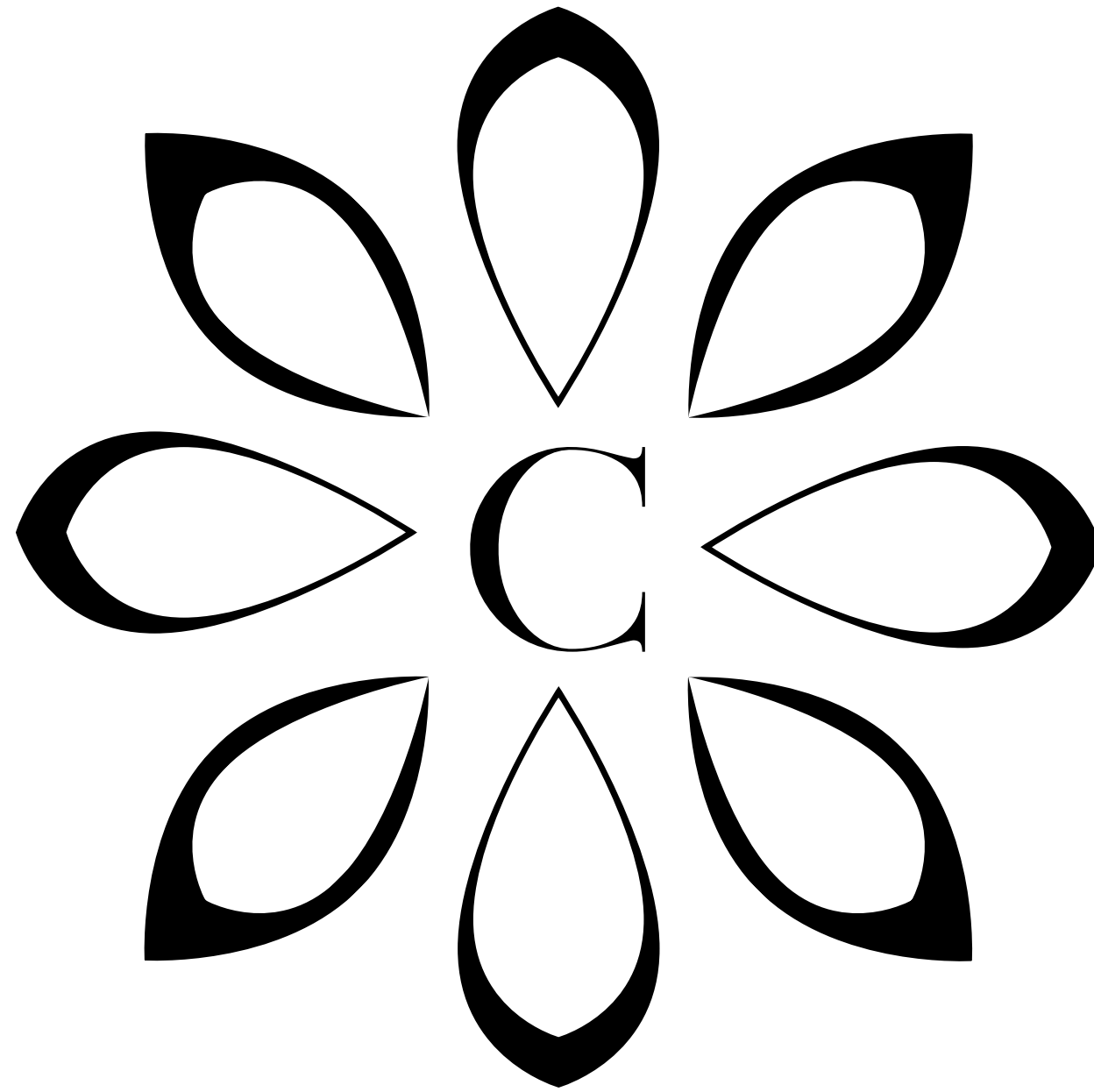
- They create experiences that aim to immerse guests into the culture of the city the hotel is located in, and deliver “top-notch service, memorable design and world-class culinary and entertainment”.

How do they differentiate themselves from their competitors?

- In alignment with their mission, they put a lot of emphasis on the location, the in-building culinary options., and materiality in the design.



Logo



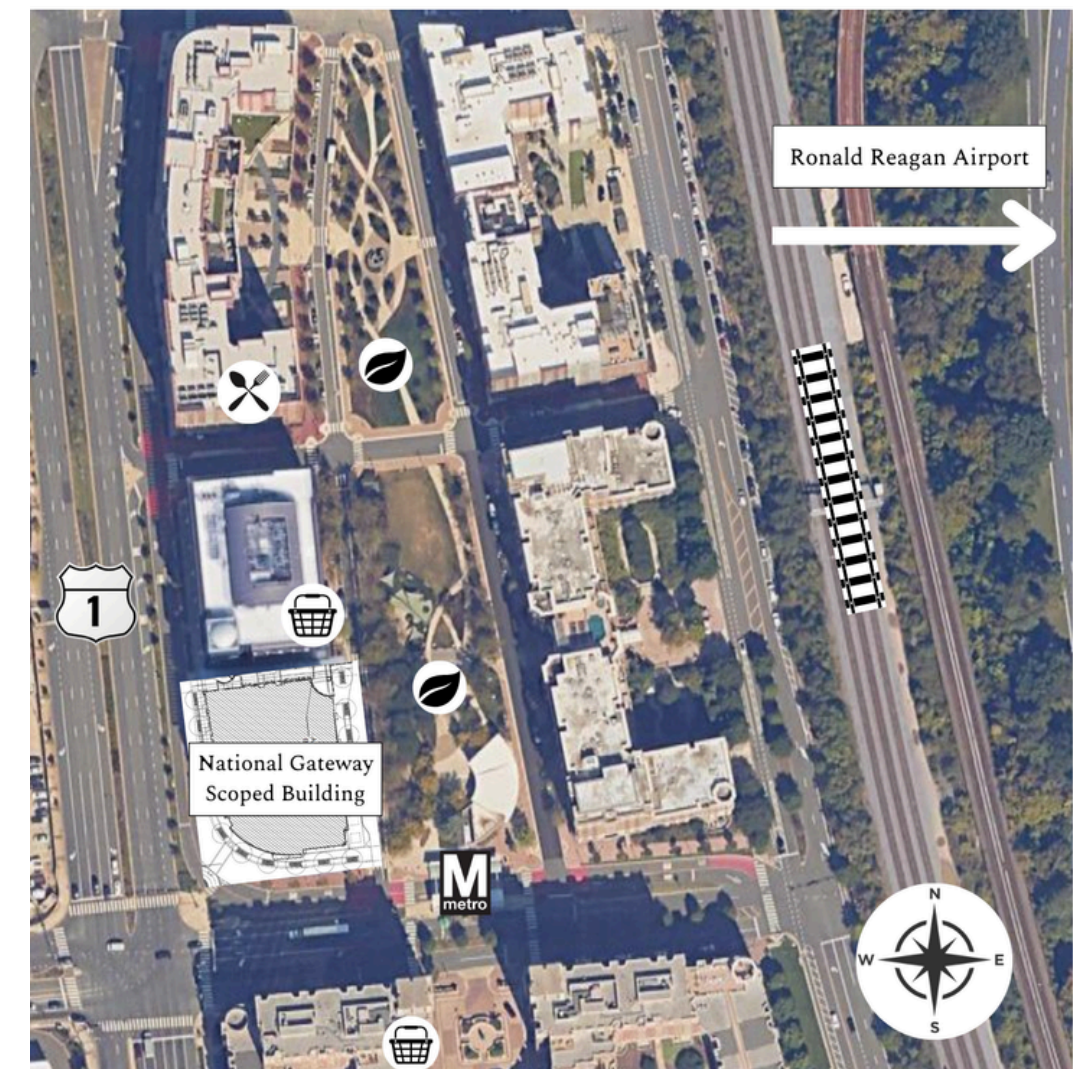
THE CONSERVATORY

- Petals symbolize growth
- Serif font indicates professionalism, timelessness, and trustworthiness
- Symmetry symbolizes harmony and beauty
- “The Conservatory” is a direct reflection of the hotel’s concept, taking inspiration from classic greenhouses.

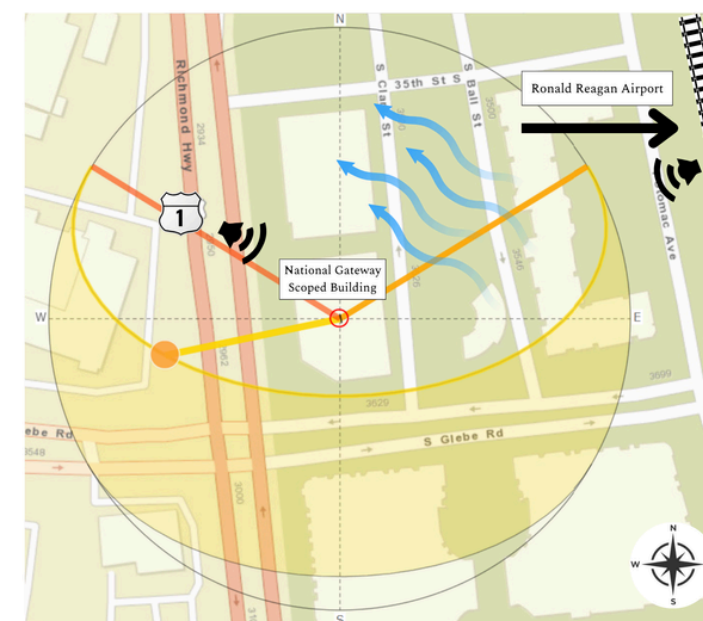
Location and Surroundings

General Information

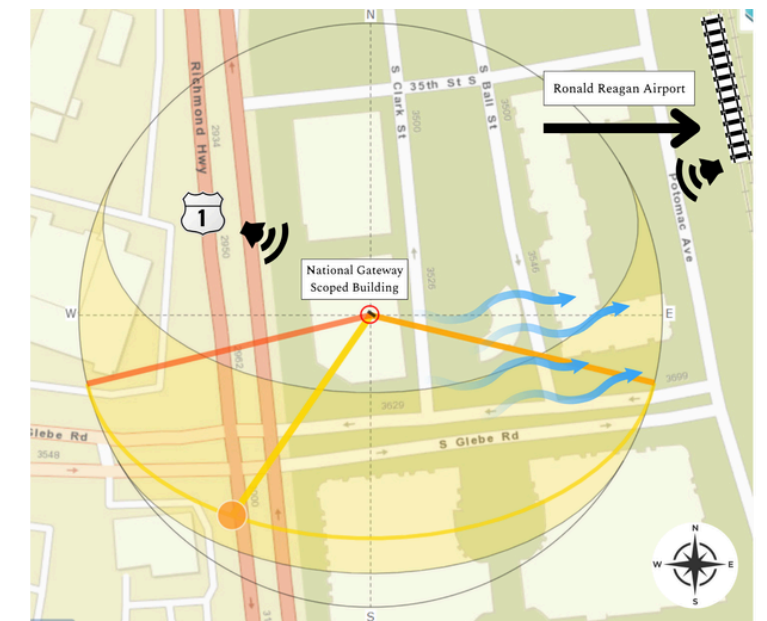
- **3550 S Clark St, Arlington, VA 22202**
- Owned by Wheelock Street Capital, LLC
- Base building designed by architect Davis Scott
- Close access to Ronald Reagan National Airport (5 minute drive)
- Lidl Express in other National Gateway building
- Small park right across street
- 3 level underground garage
- Main foot and vehicle traffic is along roads
- Metro bus stop right next to building



Sun, Wind, and Noise Site Analysis



Summer



Winter

End Users

Clientele



Young travelers

- ~ Easy access to the DC area to sightsee
- ~ Place to recharge and/or unwind



Influencers

- ~ “Aesthetic” spots to take pictures and share about
- ~ Fun and unique experiences



Luxury Travelers

- ~ High end amenities
- ~ Exceptional service

Staff



Hotel Manager

- ~ Easy access to elevators, reception, and amenities to address issues and check on employees
- ~ Office to execute duties



Receptionist

- ~ Storage space
- ~ Direct access to computer systems and telephones



Cafe Workers

- ~ Circulation making it easy to maneuver around cafe
- ~ Space to take breaks
- ~ Cafe bar and kitchen with all essential machines and utilites

Design Goals

- Design a space that transports the user into a different world
- Accommodate to different guest needs
- Deliver a unique experience
- Design a cafe that is functional for both guests and to the public
- Shop should accommodate merchandise and workshop space

Design Problem

- Proper Hospitality has decided to build a new location in the DC area, right across the Potomac River in Arlington, Virginia. The hotel needs to align with Proper Hotel's belief in delivering an uncommon luxury, and immerse guests in an experience befitting of the brand. Proper Hospitality would also like to contribute to the surrounding DC and Arlington community, and intertwine this goal with the concept of the new location.

Concept Statement

A Proper Hotel destination, The Conservatory takes inspiration from the intricate window pane designs and botanical elements of classic glass house greenhouse designs. Soft yet bright earthy tones of greens, reds, and blues, flower motifs, and classic glass house elements define the visual experience. Rich floral notes of rose permeate the lobby, and make way to the aroma of coffee and warm pastries of the cafe at the other side of the glass house. Guestrooms are inspired by different flowers, making each stay unique.

The Conservatory - Overall Concept Board



Sensory - Beyond Visual

Acoustics

- Reduce unwanted noise different areas flowing into each other by insulating walls, using noise-dampening finishes, and acoustical caulking

Touch

- Main level will consist of largely matte surfaces to contrast/combat the look and feel of the glass that is going to be used extensively.
- The cafe will offer food for guests to experience eating with their hands
- Flower shop and workshop encourage guests to create and experiment

Smell

- The cafe will have the aroma of coffee and warm pastries
- The flower shop will smell of florals
- Guest room floors will have the soft scent of rose

Taste

- Cafe will offer a range of drinks and food for guests to enjoy. It will mainly consist of sweet, salty, and savory offerings.



Technology

- **Mobile App** can act as a keycard to rooms after check-in, keep track of charges, and do tasks in-room tablets perform
- **Tablets** in every room that can control the TV, lighting, shades, temperature, order room service, get in contact with hotel staff.
- **Lighting** is powered by **Lutron**, keeping the guest experience seamless and fully controllable. There will be **presets** for different moods for guests to select.
- **VRF HVAC** system keeps ventilation system out of the way from guest experience



LEED

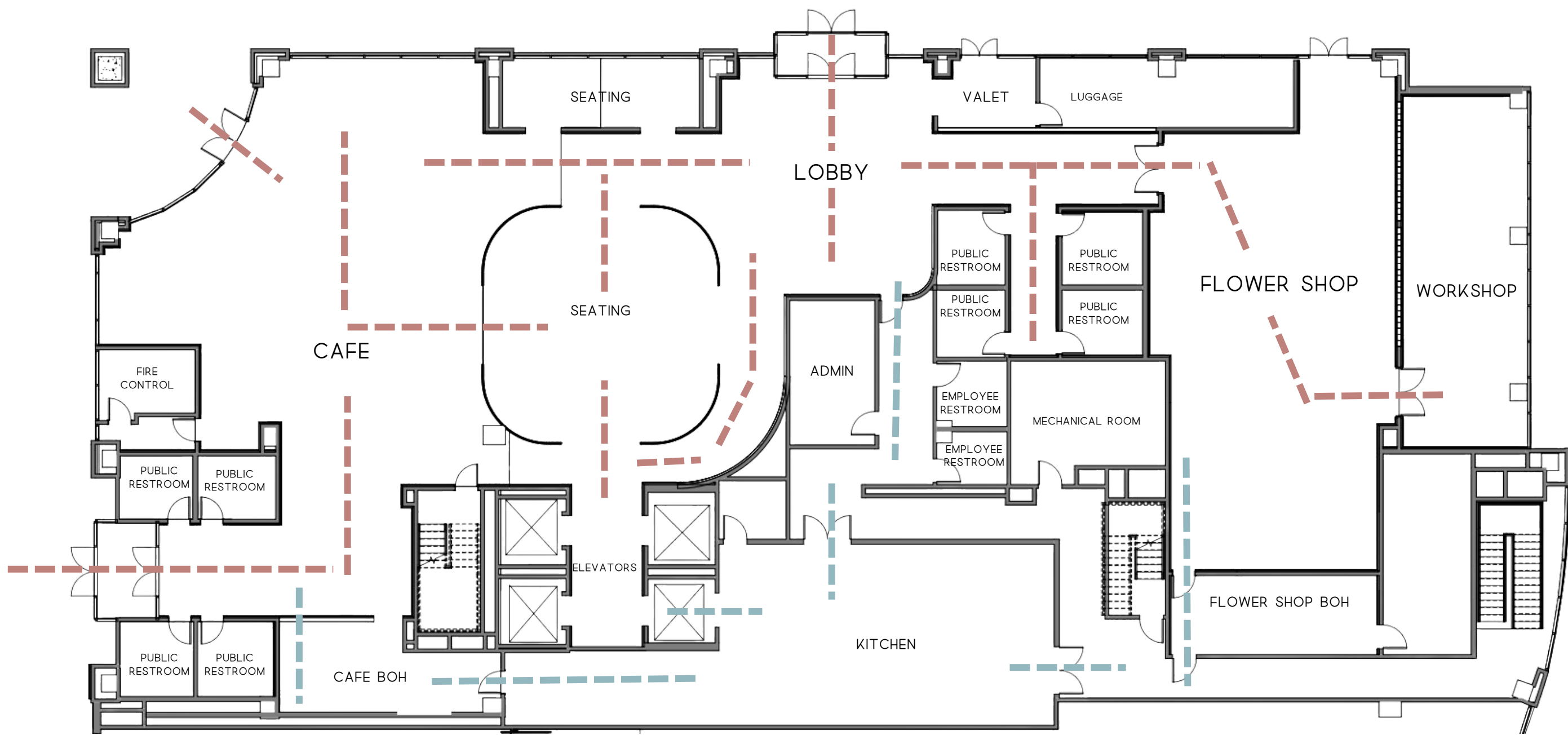


The Conservatory is committed to ensuring:

- Reducing water use and improving water efficiency
- All trash will have dedicated collection and storage areas that separate waste and recyclables
- Staying in location for over 10 years
- Using products that have life-cycle information available
- Sourcing raw materials
- Using low emitting materials to ensure air quality and protect health, productivity, and comfort of all users
- Prohibit tobacco use
- Implementing air quality enhancement strategies such as entryway systems and carbon dioxide monitoring
- Doing an indoor quality assessment flush out before occupancy
- Implementing thermal comfort control design
- Implementing lighting strategies such as glare control, color rendering, and lighting control
- Having quality views
- Implementing acoustical performance strategies such as HVAC background noise and reducing reverberation

Blocking Diagram

Main Level

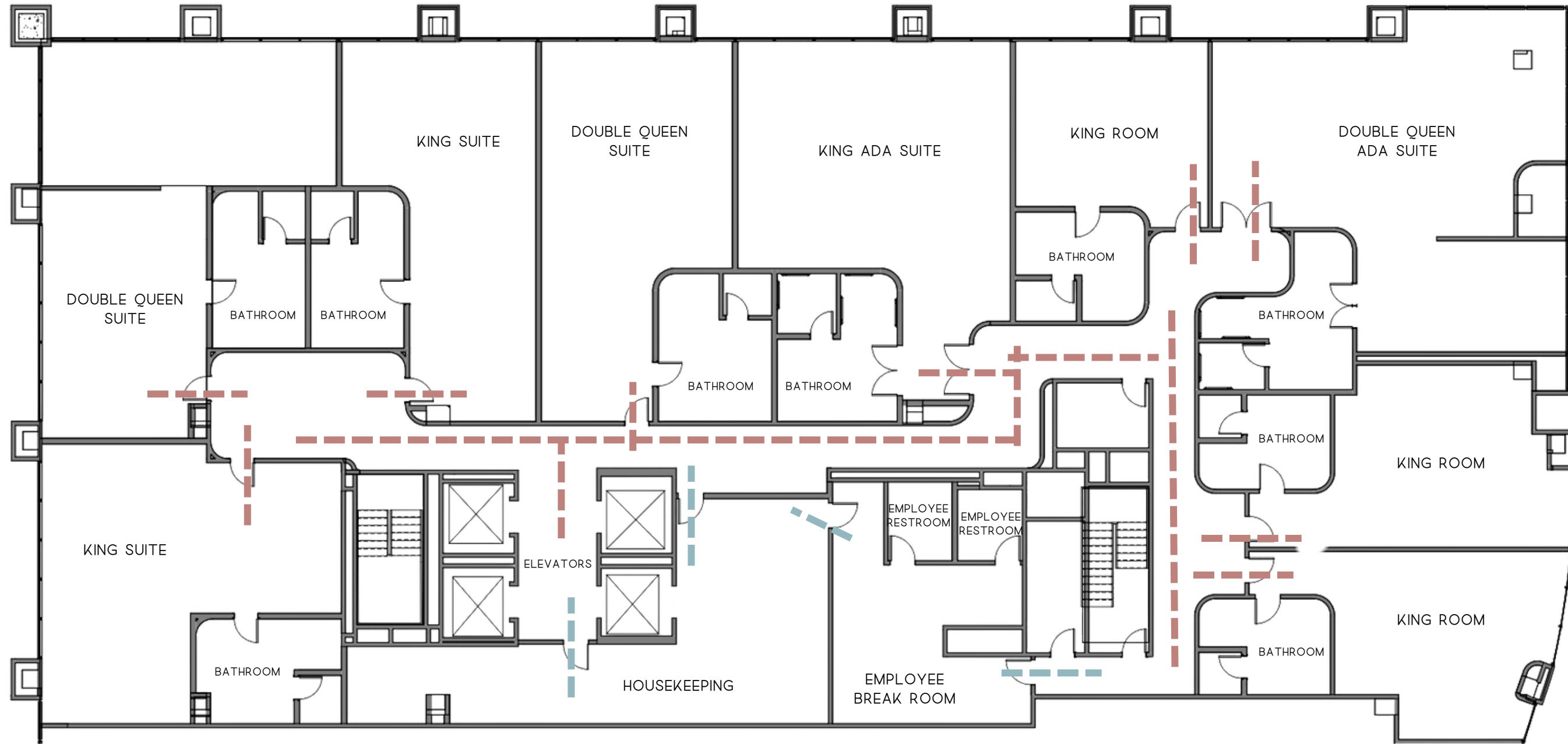


Circulation

- Guest
- Employee

Blocking Diagram

Guest Room Level

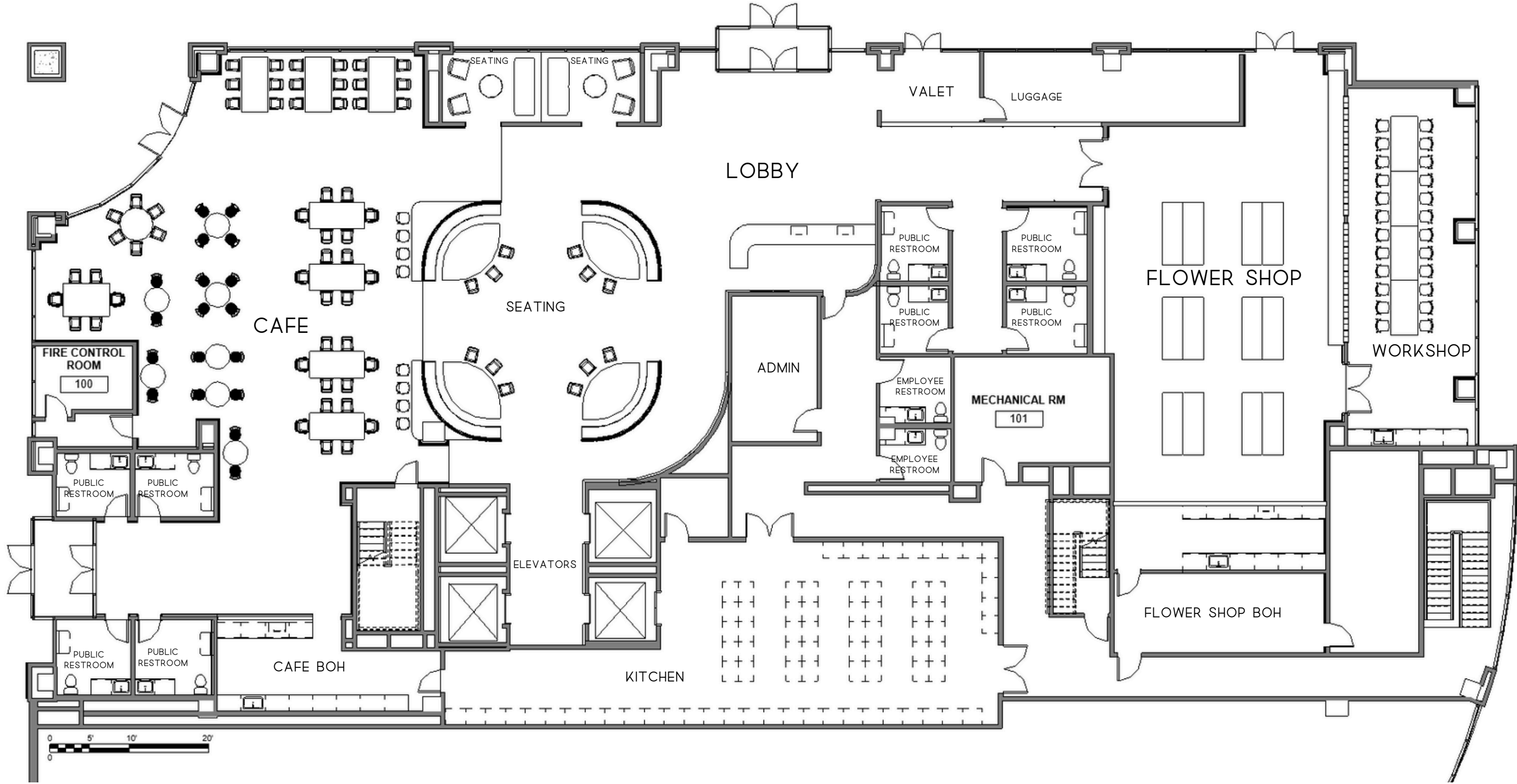


Circulation

- Guest ———
- Employee ———

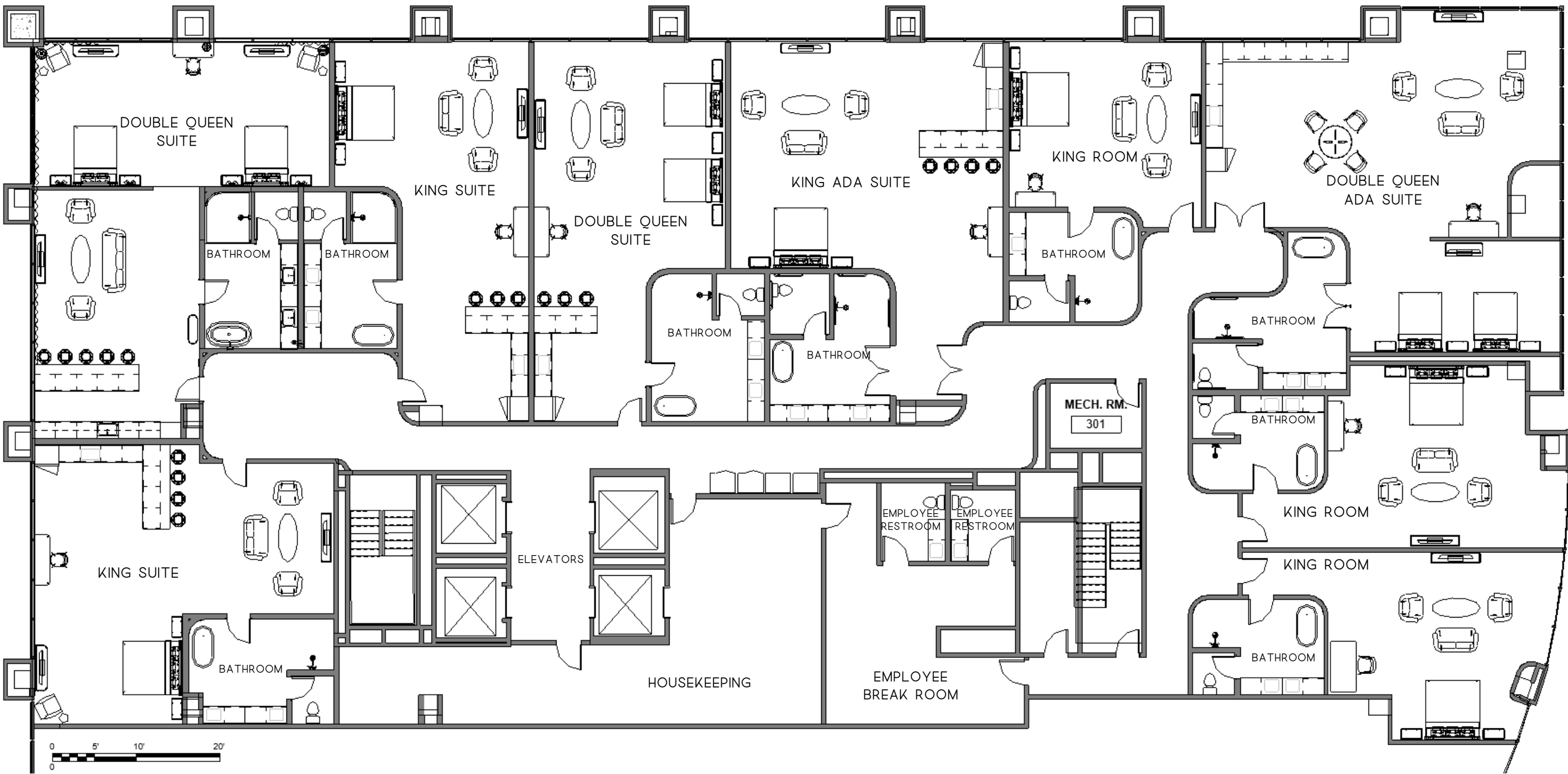
Floor Plans

Main Level



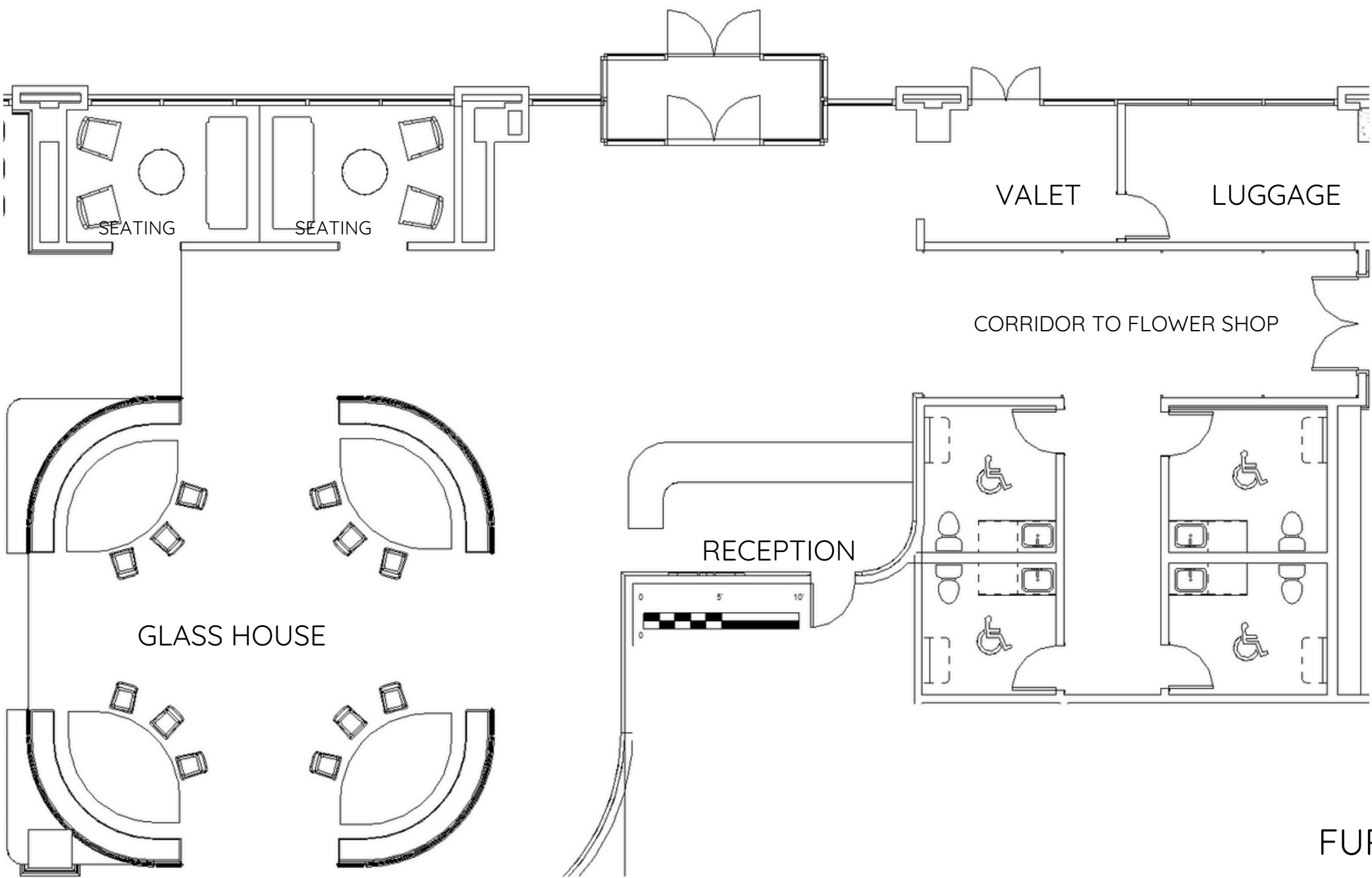
Floor Plans

Guest Room Level



Lobby - Enlarged Floor Plan

Finishes and Furniture



FINISHES



Reece in Desert
Phillip Jeffries Wallcovering



Fairbourne in Marble
Cambria Quartz Countertop



Teak Veneer
Dooge Veneers



Burmese Teak Stain
Armstrong Wood Planks

PAINT COLORS



SW
Dover White



BM
Courtyard
Green

FURNITURE



Ondule Sofa
Karl Andersson & Soner



Story Coffee Table
Bolia



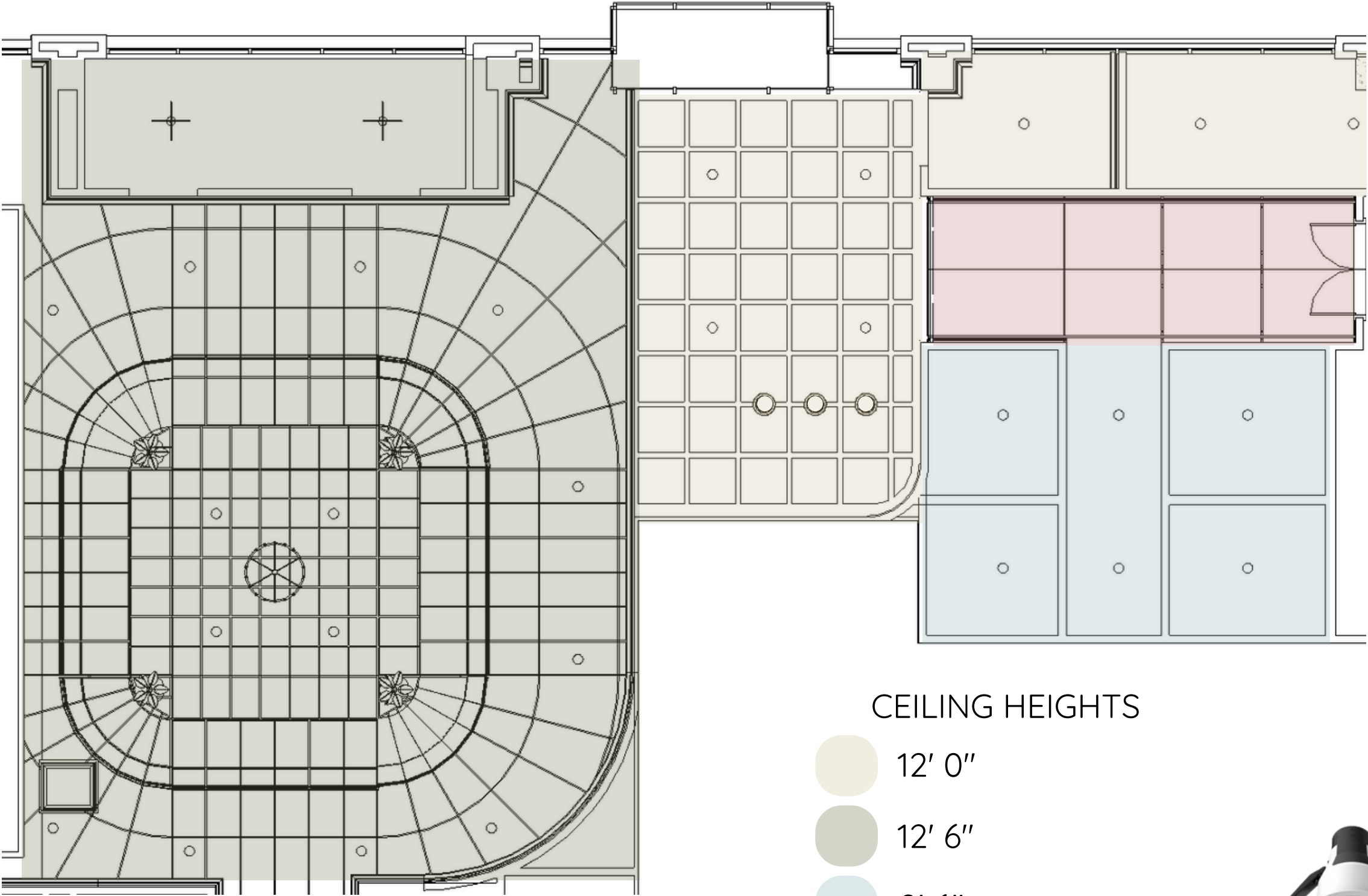
Opera Lounge Armchair
Sandler



Fontal Dining Chair
Expormim

Lobby - Reflected Ceiling Plan

Lighting and Ceiling Elements



CEILING HEIGHTS

- 12' 0"
- 12' 6"
- 9' 6"
- curved ceiling, shortest point at 9' 6", tallest at 12' 0"

FIXTURES



Revolve Chandelier
Alora



Knit Pendant
Vibia



Flora Pendant
Alora



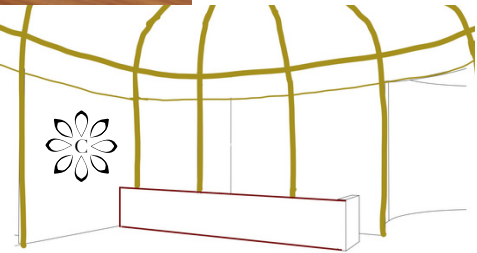
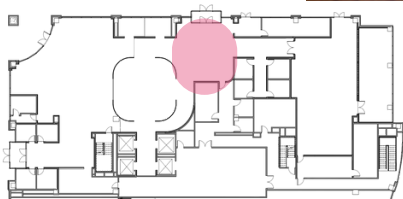
Anders Chandelier
Alora



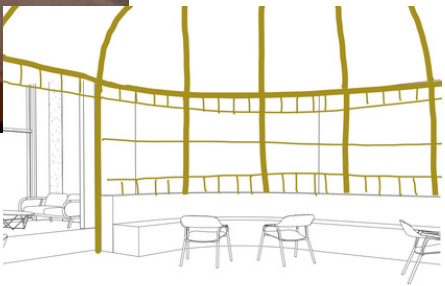
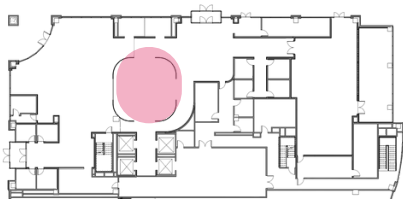
D4 Retrofit Downlight
Lutron Ketra

Lobby - Rendering

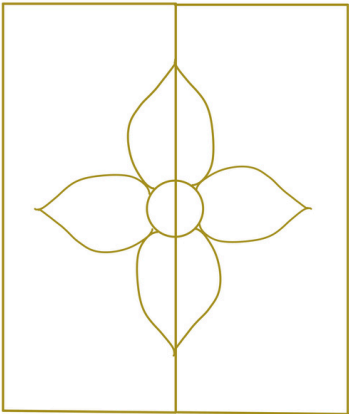
View of Reception



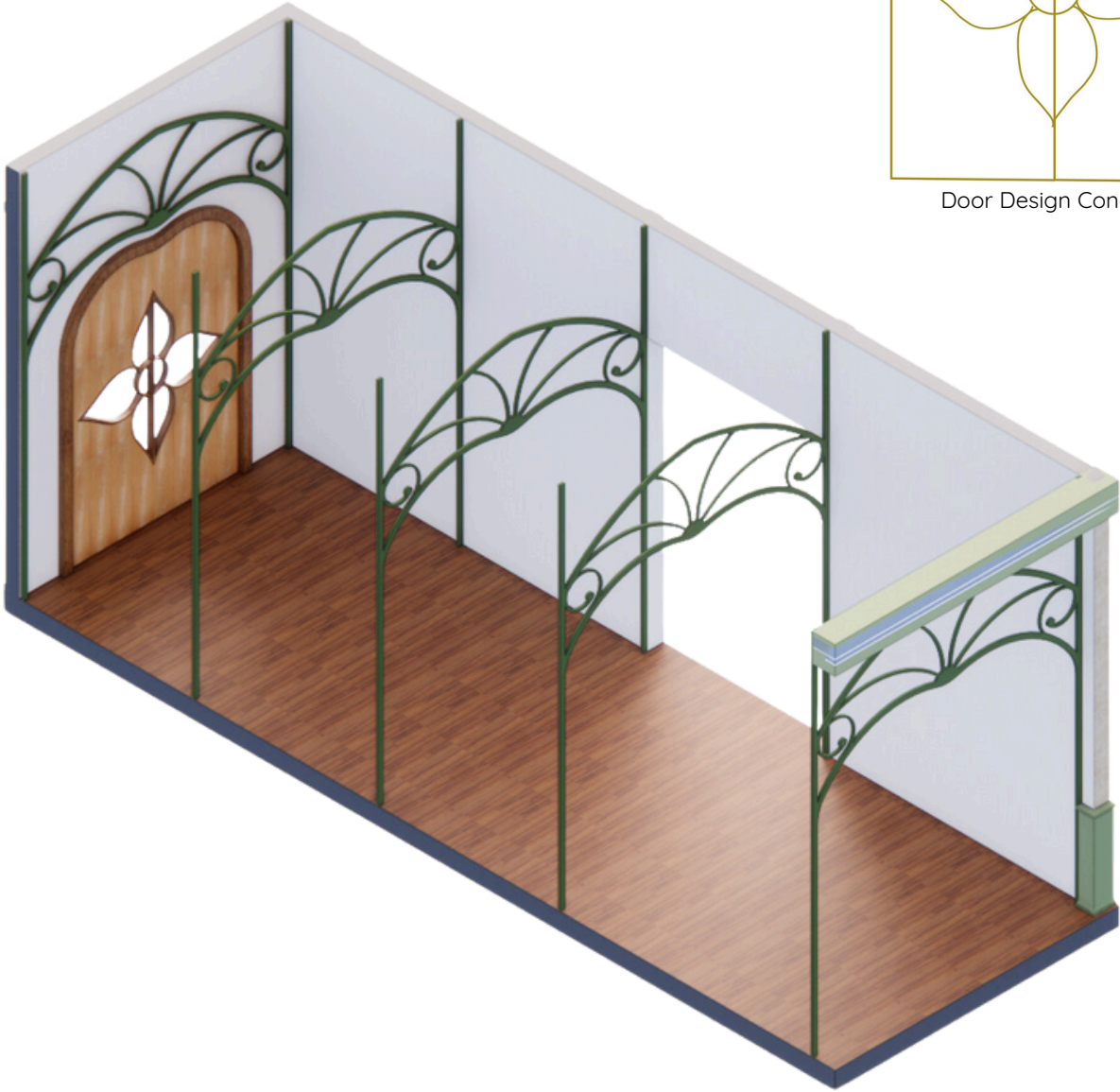
Lobby - Rendering



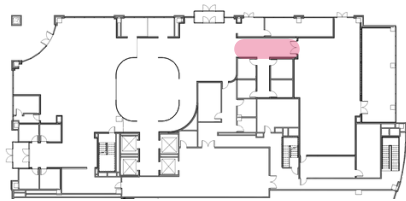
Lobby - Renderings



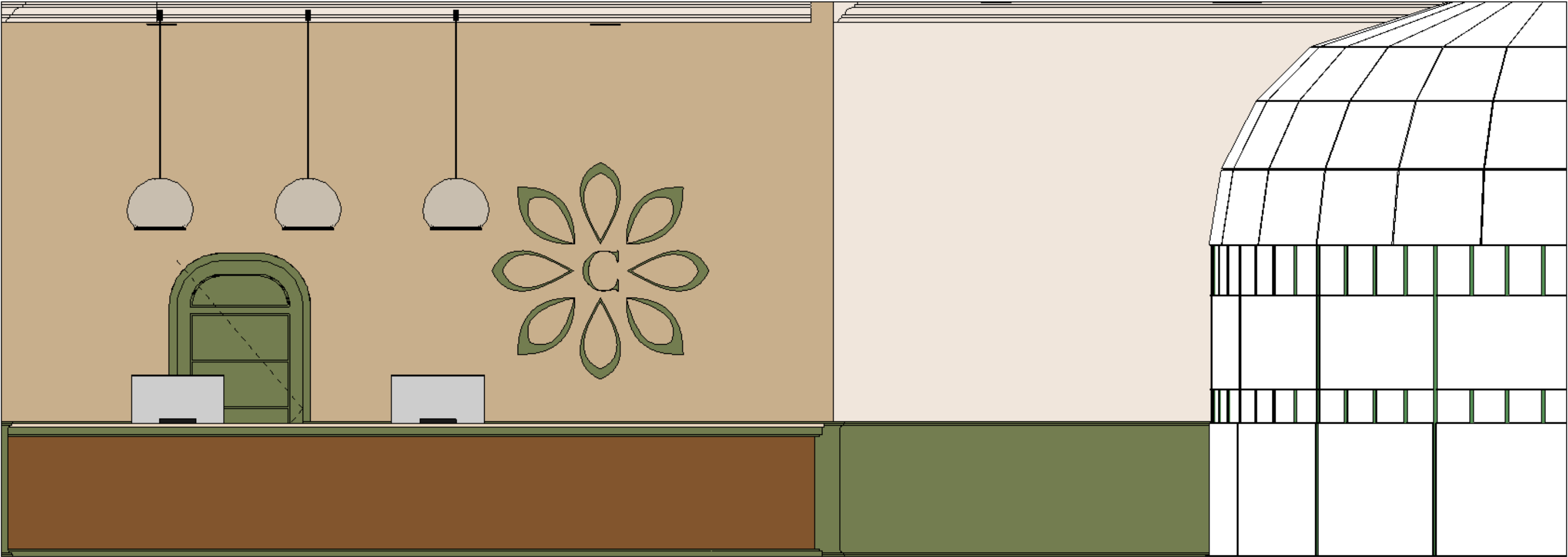
Door Design Concept



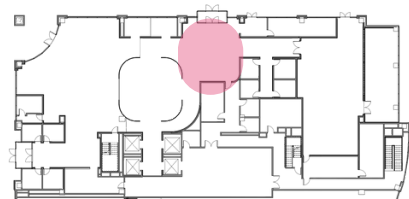
Hallway to Bathrooms and Flower Shop
Perspective and Axonometric



Lobby - Interior Elevation



Lobby Elevation



The Blossom Boutique

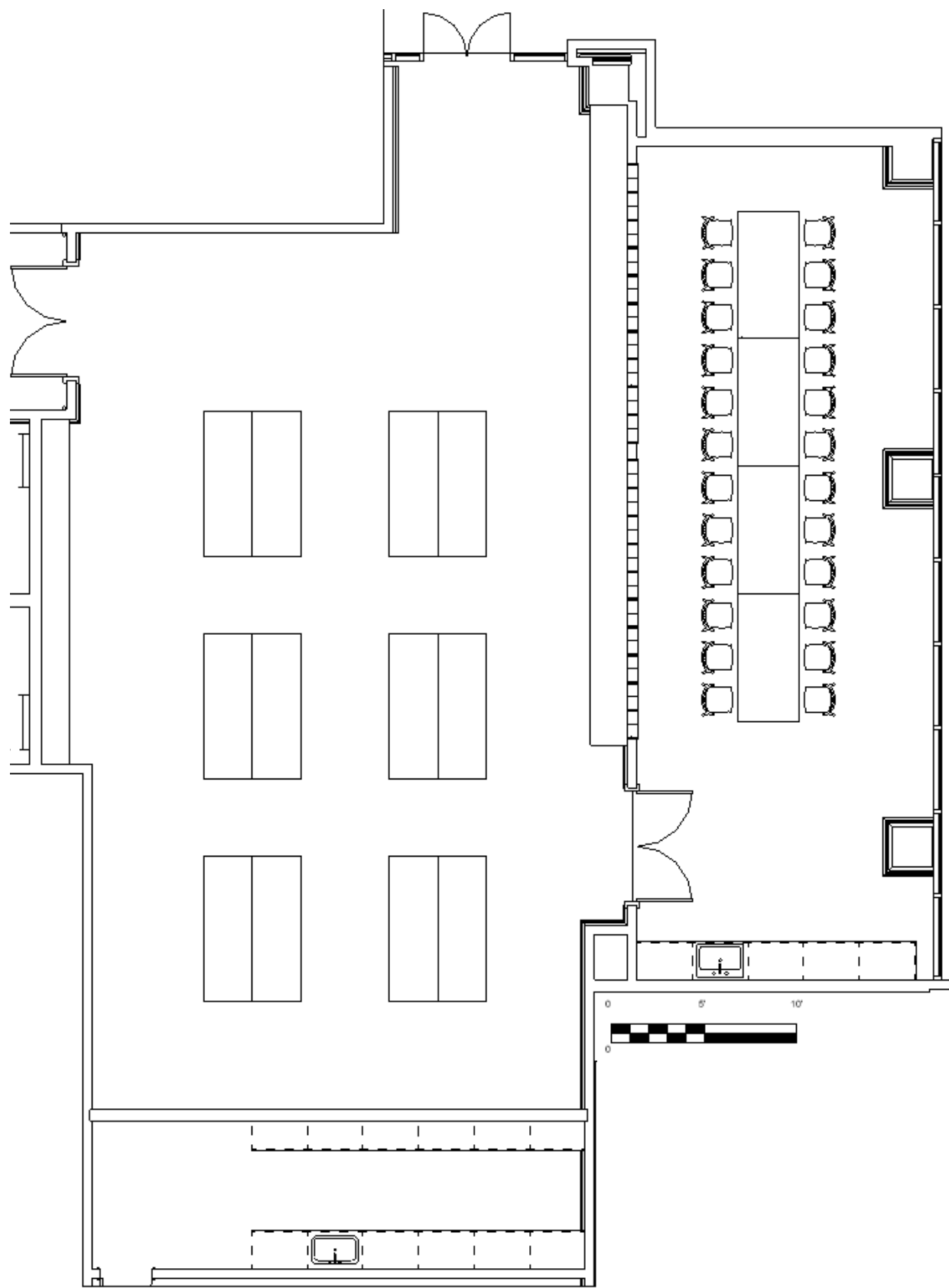
Flower and Artisan Shop/Workshop

Concept Board



The Blossom Boutique - Enlarged Floor Plan

Finishes and Furniture



PAINT COLORS



FURNITURE



Cap Table
Scandinavian Spaces



Silhouette Table
Harrows



Newood Dining Chair
Haworth

FINISHES



3x9 Nabi Hexagon
Tilebar



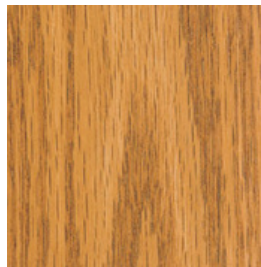
Fiji in Cream
Wolf Gordon Wallcovering



Teak Veneer
Dooge Veneers



Larch Veneer
Dooge Veneers



Medium Oak
Peter Pepper Shelving Veneer



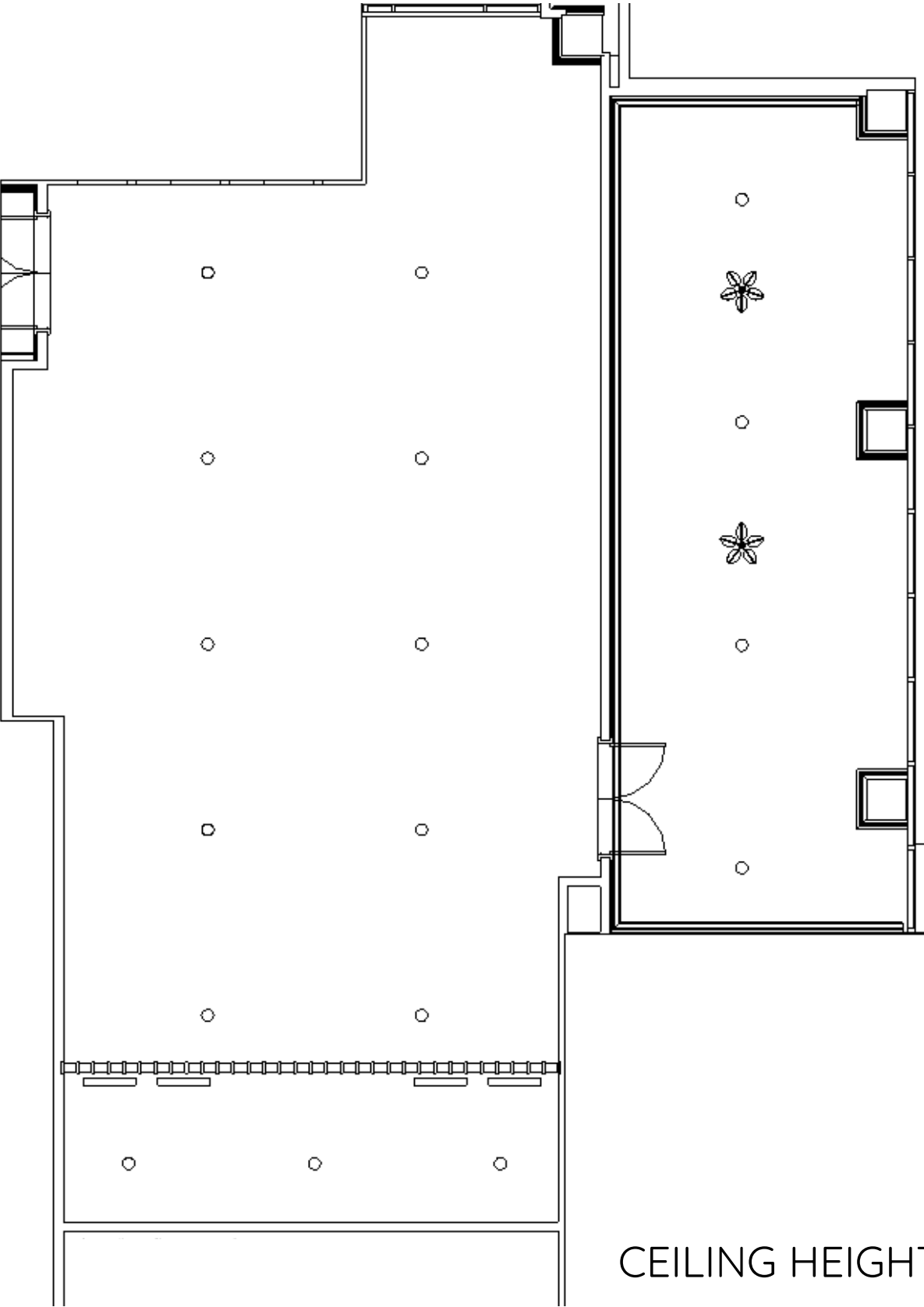
Honey Oak Veneer
JSI Veneer



Burmese Teak Stain
Armstrong Wood Planks

The Blossom Boutique - Reflected Ceiling Plan

Lighting and Ceiling Elements



CEILING HEIGHT - 12' 0"

FIXTURES



Purist Linear Chandelier
Kohler



Flora Pendant
Alora



D4 Retrofit Downlight
Lutron Ketra

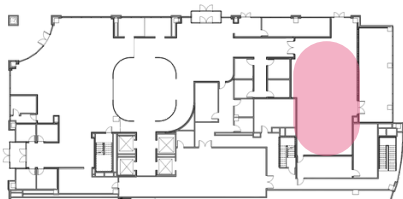
The Blossom Boutique - Renderings



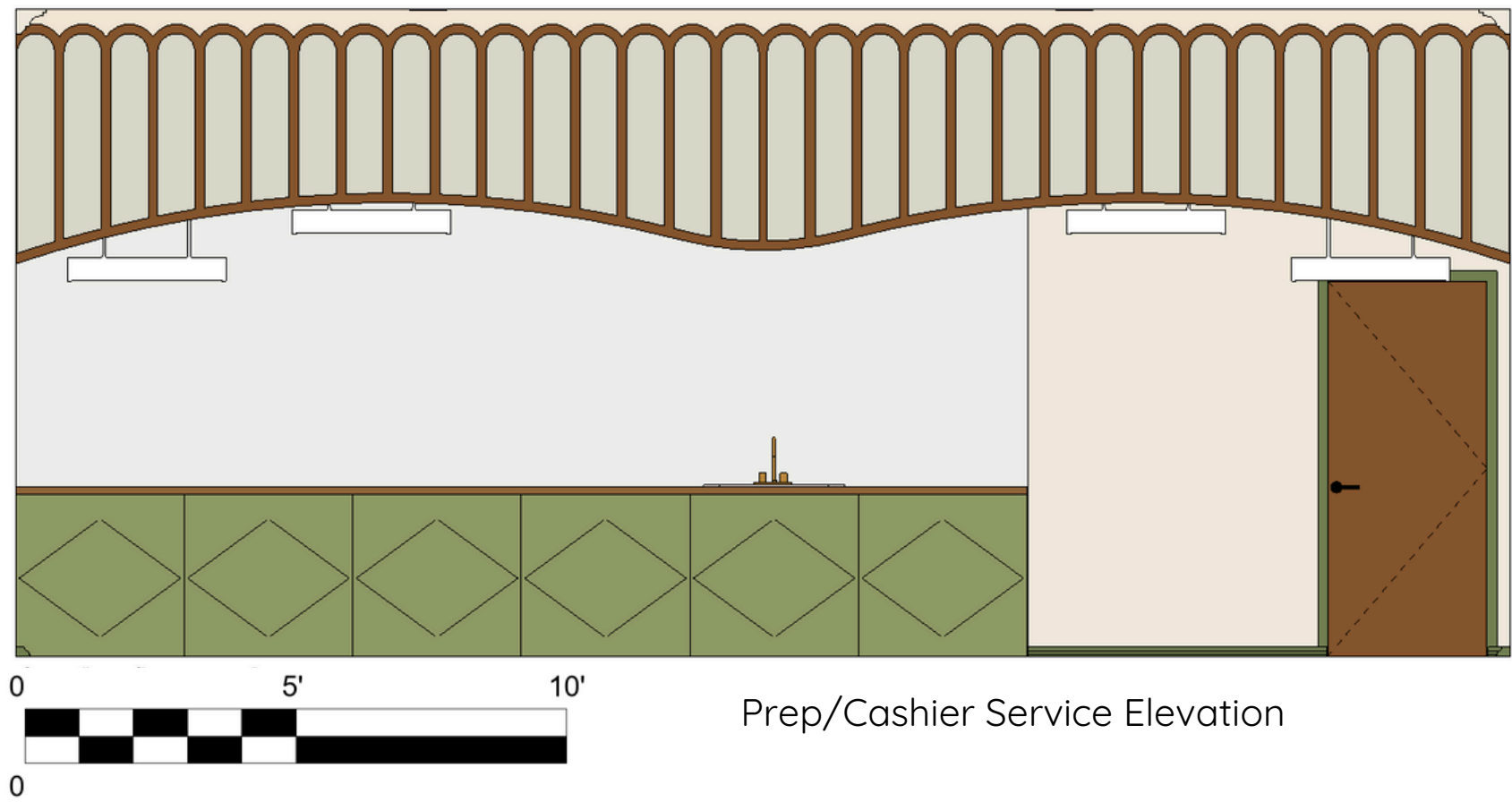
Flower Shop Perspective



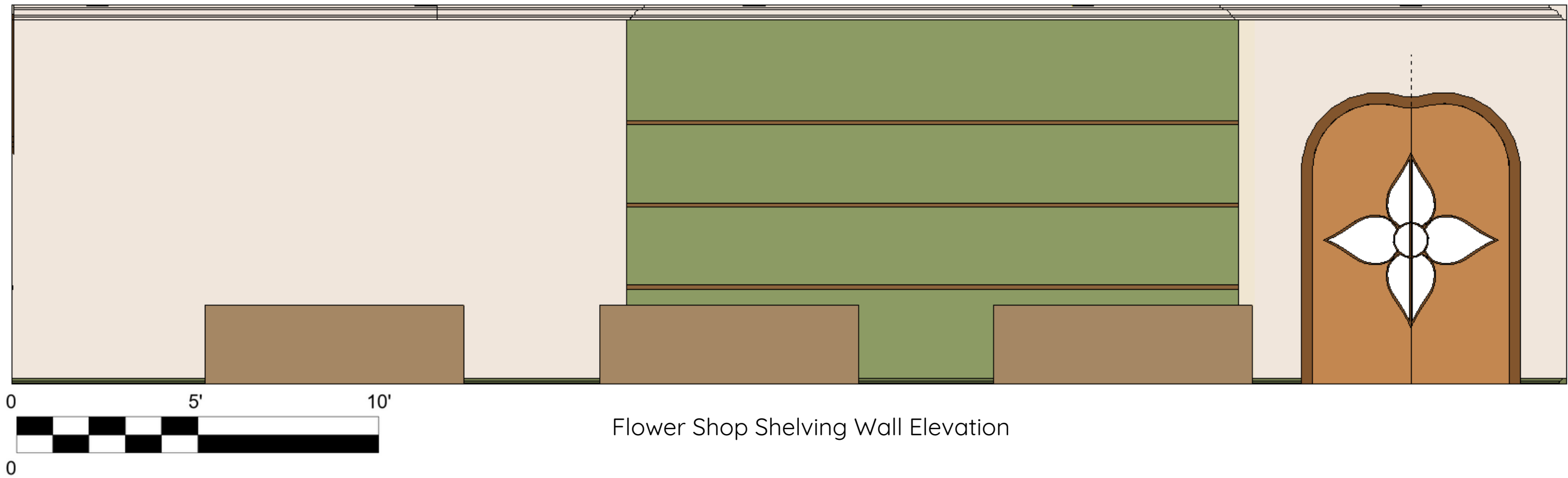
Workshop Perspective



The Blossom Boutique - Interior Elevations



Prep/Cashier Service Elevation



Flower Shop Shelving Wall Elevation

The Petal Parlor

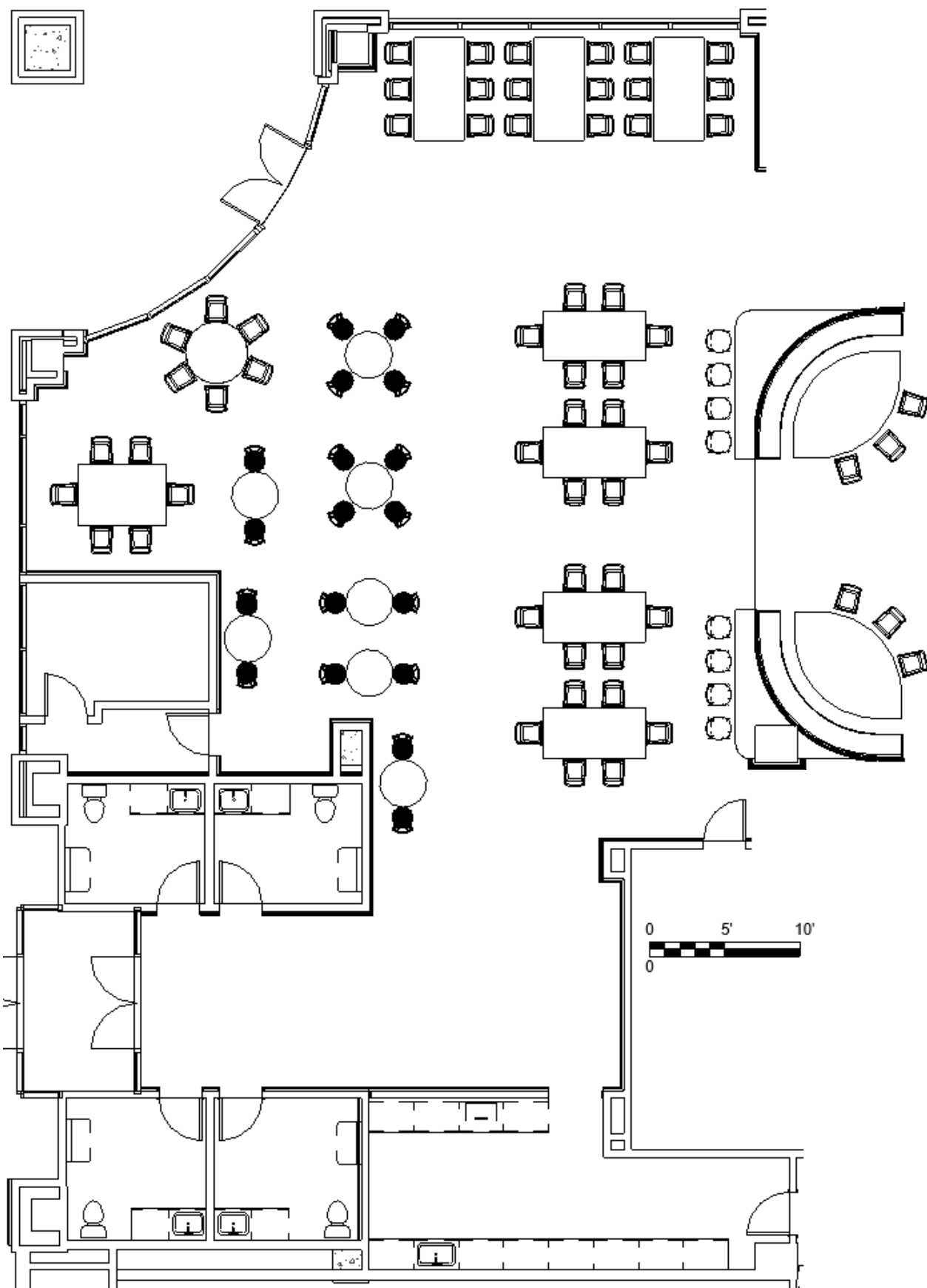
Cafe serving curated themed drinks and breakfast/lunch menus all day

Concept Board



The Petal Parlor - Enlarged Floor Plan

Finishes and Furniture



PAINT COLORS



FURNITURE



Fontal Dining Chair
Expormim



Hoop Dining Chair
Harrows



Agami Barstool
Sandler



Zara Table
Harrows



Silhouette Table
Harrows

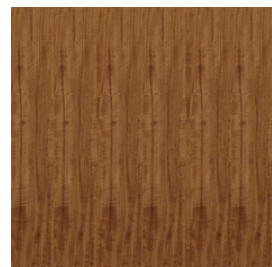
FINISHES



6x6 Caspian Deco in Ocean
Adex



Fairbourne in Marble
Cambria Quartz Countertop



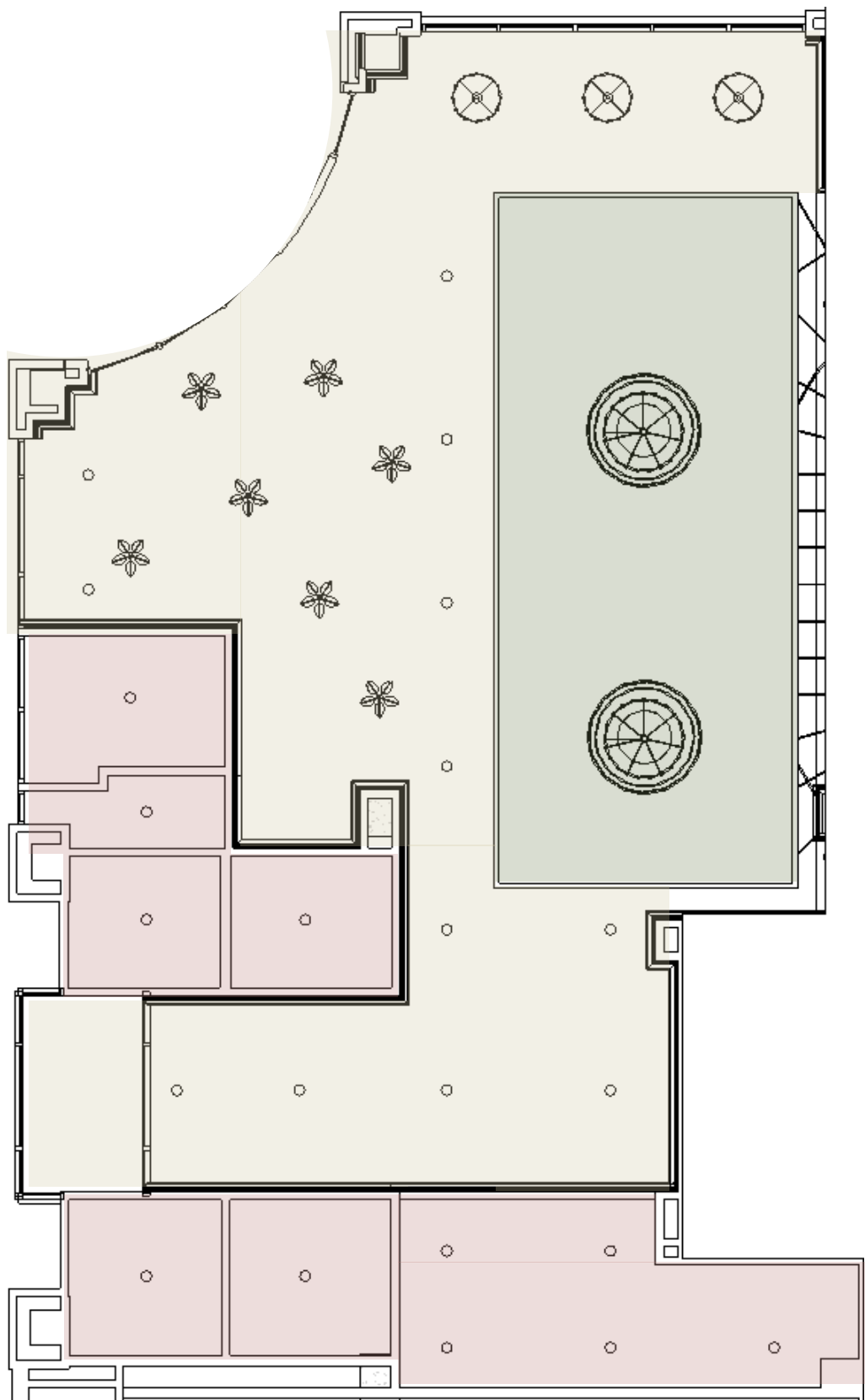
Teak Veneer
Dooge Veneers



9x9 Bella in Moma
Tilebar

The Petal Parlor - Reflected Ceiling Plan

Lighting and Ceiling Elements



CEILING HEIGHTS

- 12' 0"
- 13' 10"
- 9' 6"

FIXTURES



Revolve Chandelier
Alora



Edwin Chandelier
Alora



Flora Pendant
Alora

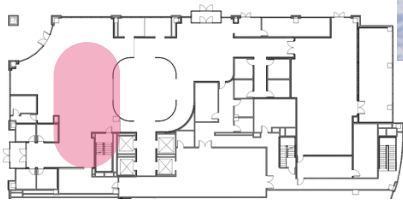


Bell Pendant
Moooi

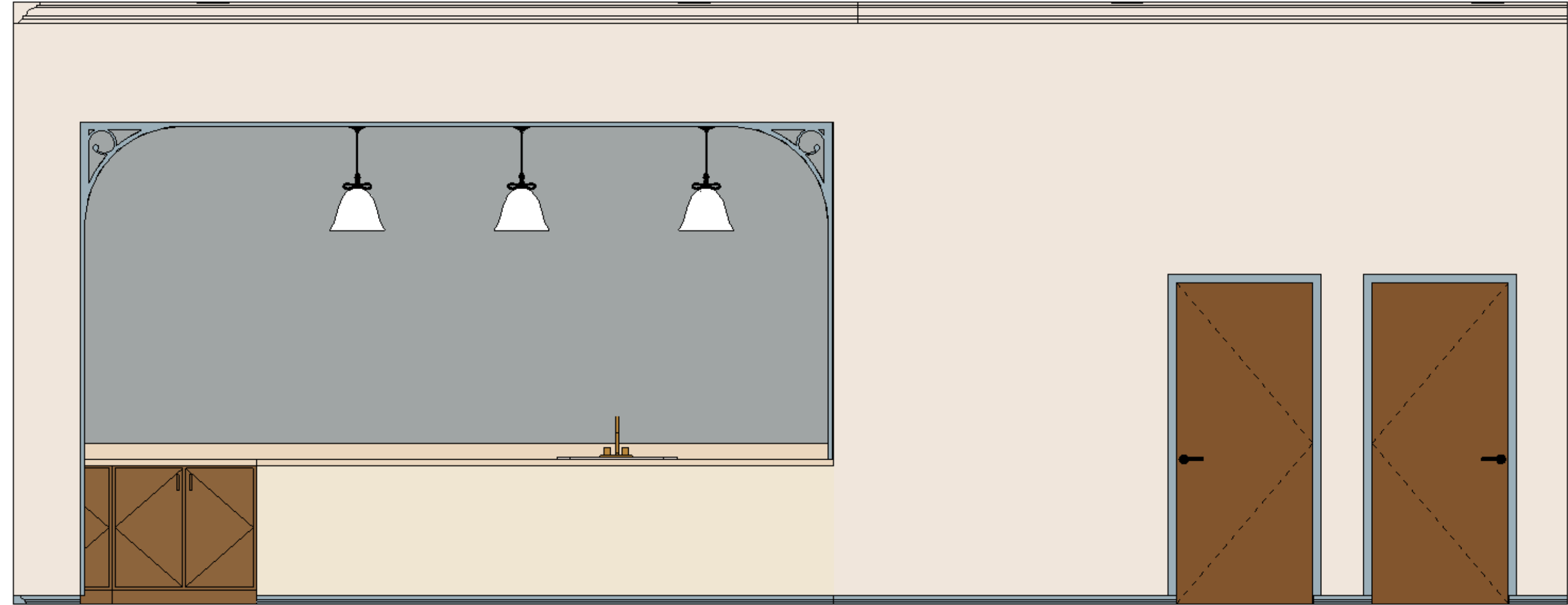


D4 Retrofit Downlight
Lutron Ketra

The Petal Parlor - Renderings



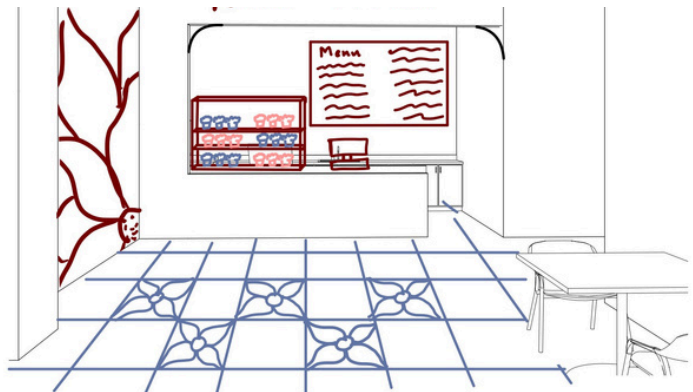
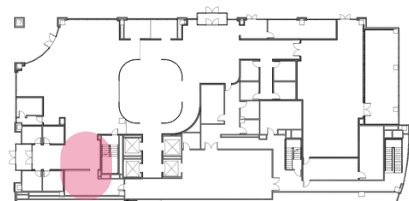
The Petal Parlor - Interior Elevations



0 5' 10' Cashier Counter/Barista Work Area Elevation



0



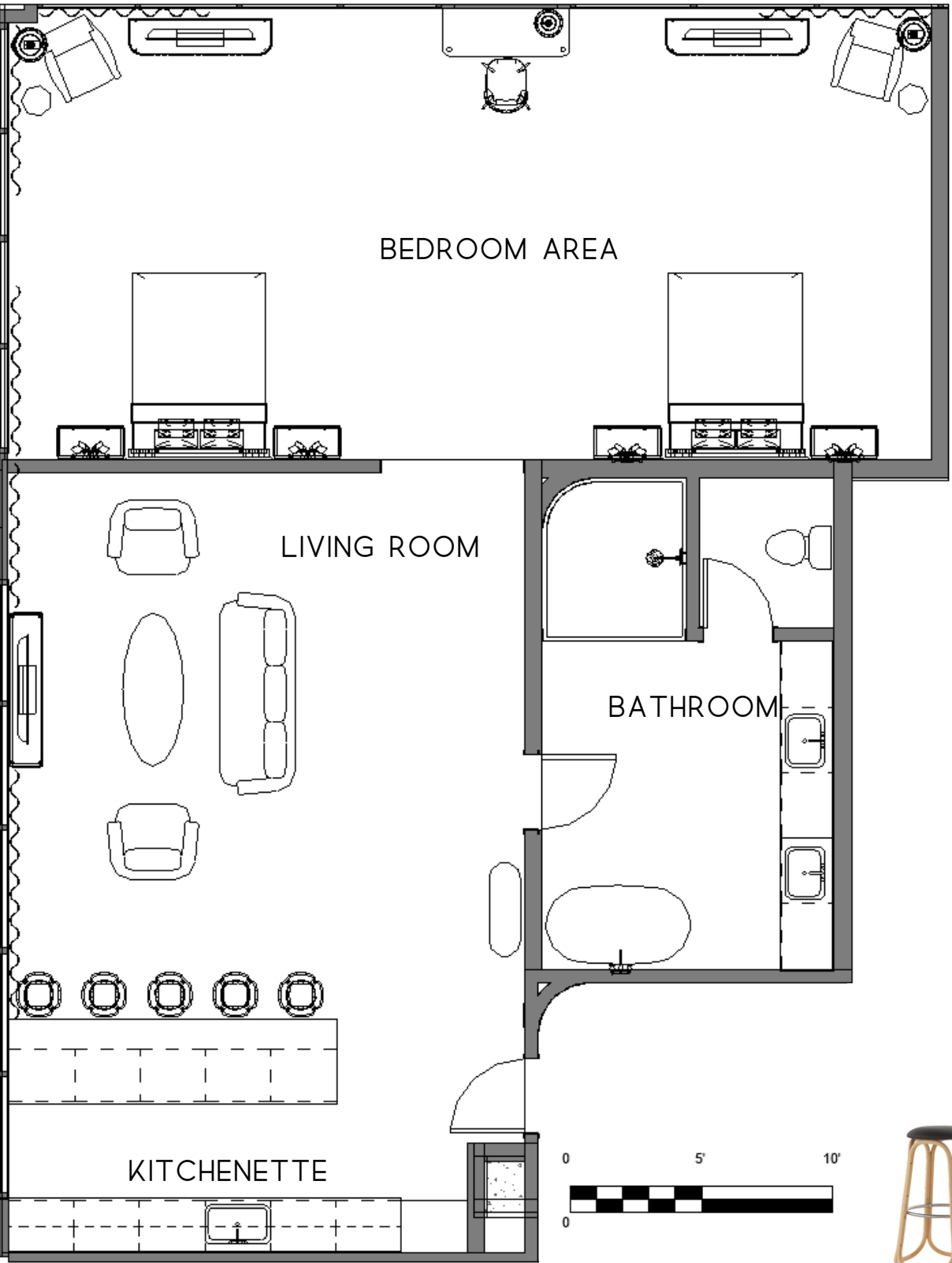
Double Queen Suite
Deluxe Quest Room

Concept Board



Double Queen Suite - Enlarged Floor Plan

Finishes and Furniture



FINISHES



Fairbourne in Marble
Cambria Quartz Countertop



Teak Veneer
Dooge Veneers



8x8 Dunmore in Blanco
Angela Harris

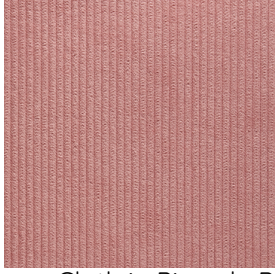


Birch Stained Madagascar
Armstrong Wood Planks

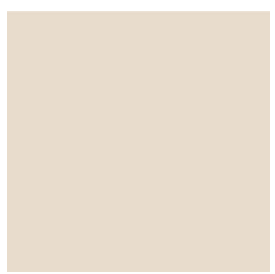
BEDROOM



Colour Glaze in Desert Sunset
Colour & Design Wallcovering

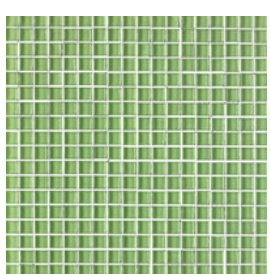


Corduroy Cloth in Pinwale Pink
Phillip Jeffries Wallcovering



Almond Solid Surface
LX Hausys Hi Macs

BATHROOM



Vitraart Tranquil in Lime
Florida Tile

PAINT COLORS



It's Snow Problem in Pearl
Flor Carpet Tile



SW
Dover White

BM
Buckingham
Gardens



Crema Marfil Elegance
Daltile

FURNITURE



Gres High Barstool
Expormim



Casen Sofa
Davis



Casen Lounge Chair
Davis



Drop Bench
COR



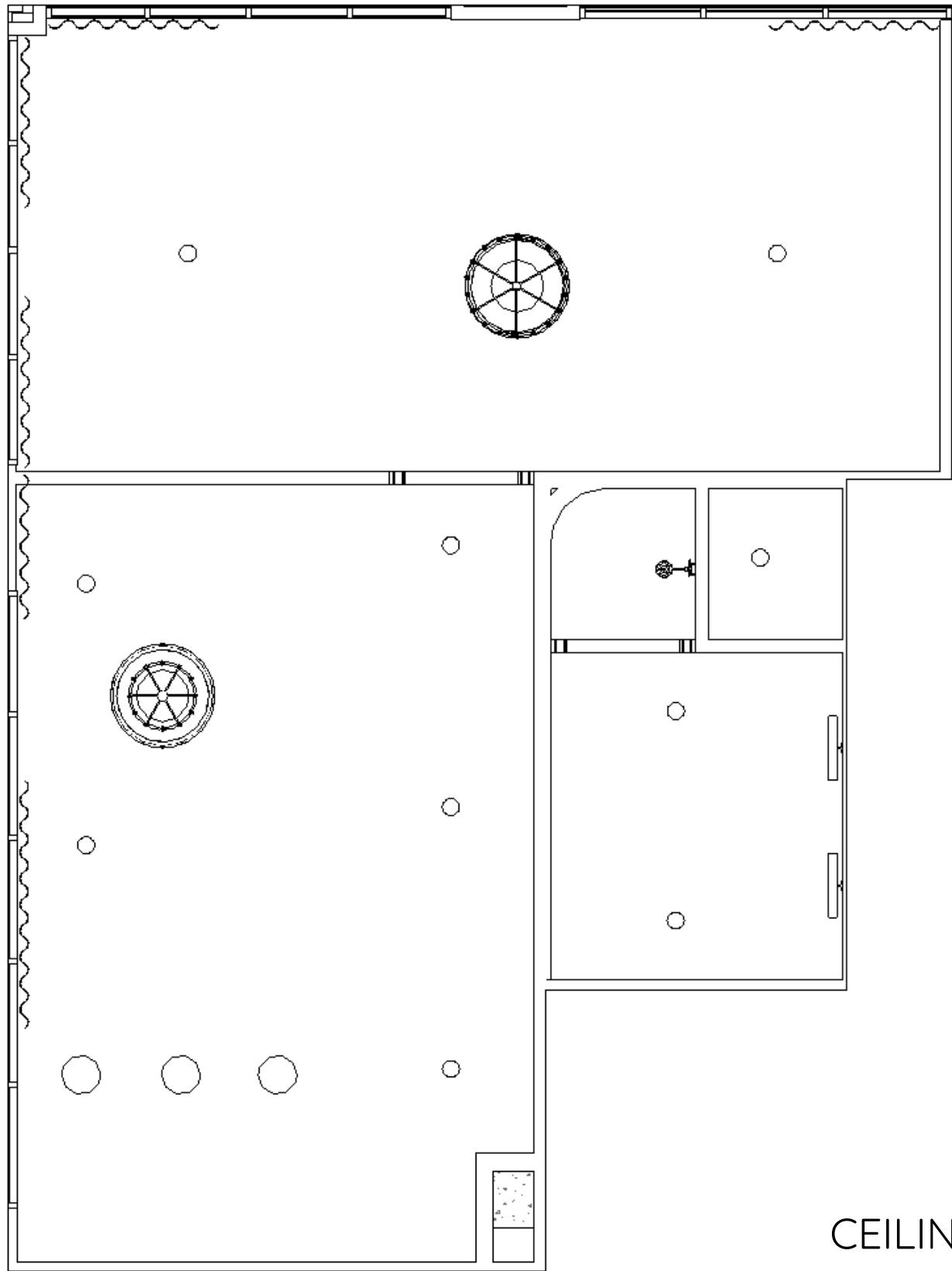
Cord Sideboard
Bolia



Mellow Chair
Sandler

Double Queen Suite- Reflected Ceiling Plan

Lighting and Ceiling Elements



FIXTURES



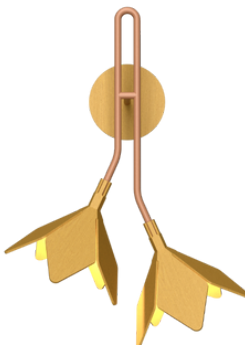
Revolve Chandelier
Alora



Kernen Pendant
Kohler



Purist Sconce
Kohler



Sakura Sconce
Accord



D4 Retrofit Downlight
Lutron Ketra

CEILING HEIGHT - 12' 0"

Double Queen Suite - Renderings

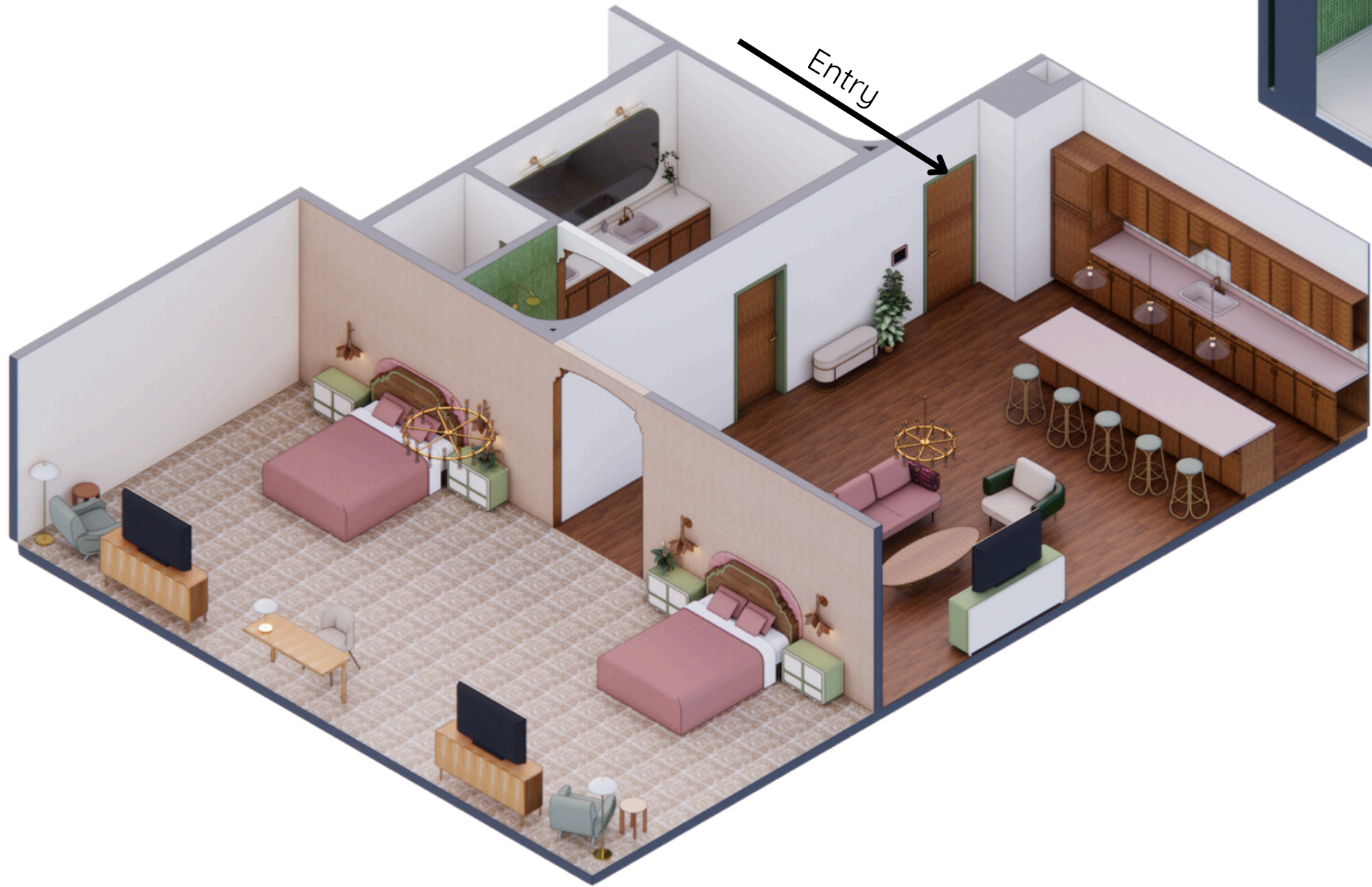


Bedroom Area Perspective

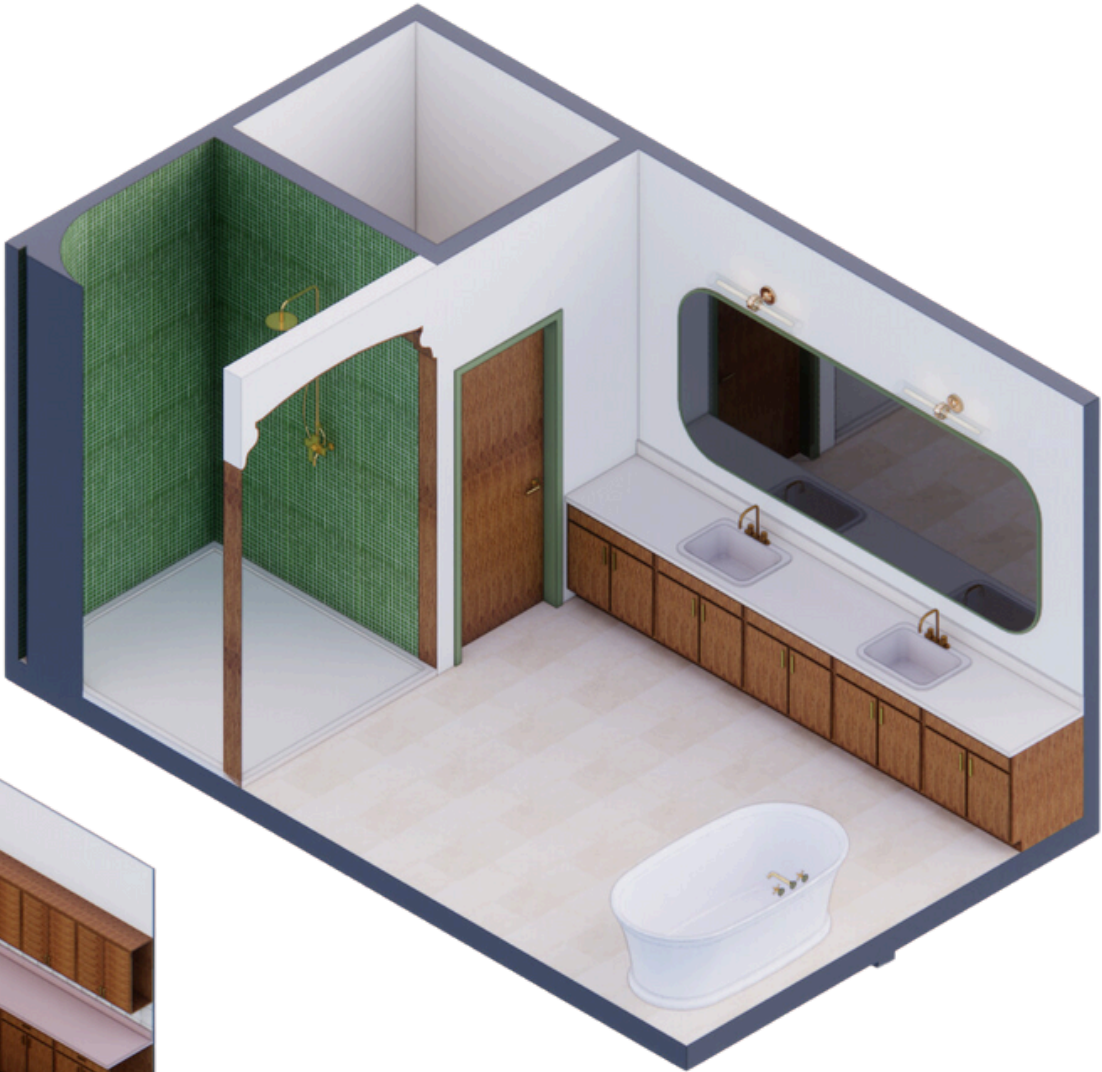


Living Room and Kitchenette Perspective

Double Queen Suite - Renderings

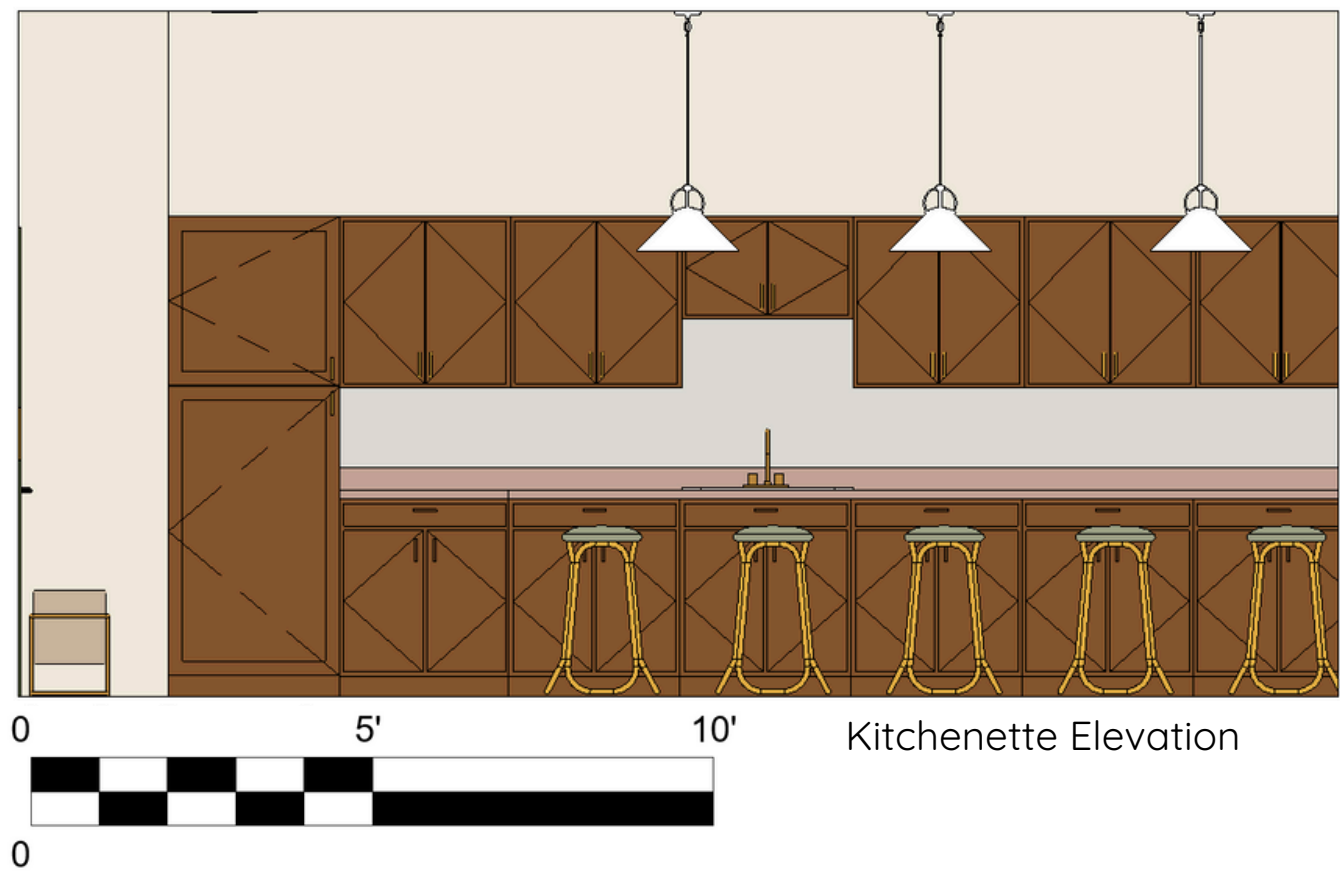


Double Guest Suite Axonometric









































Bathroom Axonometric

Double Queen Suite - Interior Elevations















Finish Schedule

Location	Image	Description	Manufacture	Product	Color/ Finish	Flammability	Sustainability
All spaces		Interior Wall Paint	Sherwin Williams	Cashmere Interior Acrylic Latex	Dover White, Crisp Linen		LEED
All spaces		Ceiling Paint	Sherwin Williams	Premium Ceiling Paint	Dover White, Crisp Linen		LEED
All spaces		Veneer	Dooge Veneers Inc	Veneer	Teak Qtd Fig		
All spaces		Veneer	Dooge Veneers Inc	Veneer	Larch Qtd Log		
All spaces		Metal	Chemetal	800 Series	Polished Solid Brass		VOC Emissions, PVF-free
All spaces (first floor)		Wood Plank Flooring	Armstrong	Engineered Board Zanzibar	Burmese Teak		
All spaces (first floor)		Interior Wall Paint	Benjamin Moore	Aura Interior Paint	Courtyard Green,		Low VOC
All spaces (first floor)		Ceiling Paint	Benjamin Moore	Waterborne Ceiling Paint			Low VOC
Blossom Boutique		Veneer	JSI	Oak	Honey		
Blossom Boutique		Wallcovering	Wolf Gordon	Fiji	Cream	Class A	
Blossom Boutique		Tile 3x9 Glazed Ceramic	Tilebar	Nabi Hexagon	Glacier White		
Blossom Boutique		Shelving Veneer	Peter Pepper	Veneer	Medium Oak		
Guest Suite		Wallcovering	Colour & Design	Colour Glaze	Desert Sunset	Class A	Ultra-low-emitting, under CA 01350
Guest Suite		Upholstery Leather	Edelman	Luxe Calf	Marble	complies with CAL 117-2013	Greenguard Gold Certified
Guest Suite		Upholstery Velvet	Concertex	Crushed	Carmine	CA Bulletin 117-2013	PFAS-Free
Guest Suite		Wallcovering	Phillip Jeffries	Corduroy Cloth	Pinwale Pink	ASTM E84 Class A	
Guest Suite		Upholstery (Panel Systems)	DesignTex	Gamut	Vanilla	ASTM E84 Class A	PFAS-Free
Guest Suite		Upholstery (glmp)	Samuel & Sons	Calisto Glmp	Spearmint		
Guest Suite		Upholstery (border)	Samuel & Sons	Milo	Sage		

Location	Image	Description	Manufacture	Product	Color/ Finish	Flammability	Sustainability
Guest Suite		Tile 8x8 Polished Ceramic	Tilebar Angela Harris	Dunmore	Blannco		LEED
Guest Suite		Wood Plank Flooring	Armstrong	Exotic Fusion in Birch	Madagascar		
Guest Suite		Glass Tile	Florida Tile	Vitraart Tranquil	Lime		
Guest Suite		Solid Surface	JSI	///	Sandbank		
Guest Suite		Polished Marble Floor	Daltile	Crema Marfil Elegance	M721		
Guest Suite		Carpet Tile	Flor	It's Snow Problem	Pearl		
Guest Suite		Drapery	Robert Allen	Soho Velvet	Fern	CATB 117-2013	
Guest Suite		Solid Surface	LX Hausys Hi Macs	Classic Collection	Almond		Greenguard Gold Certified
Guest Suite		Upholstery	Burch Fabrics	Prime Time	Bloom	CAL TB 117-2013	PFAS-Free
Guest Suite		Upholstery Leather	Cortina Leathers	Giullia	Kiwi	CAL TB 117-2013	LEED
Lobby		Wallcovering	Phillip Jeffries	Reece	Desert	ASTM E84 Class A	PVC-free
Lobby		Upholstery	Concertex	Kauai	Ridge	CA Bulletin 117-2013	PVC-free
Lobby		Upholstery	Knoll	Chroma	Lime	CA Bulletin 117-2013	PVC-free
Lobby		Upholstery	Concertex	Napoli	Pesto	CA Bulletin 117-2013	PVC-free
Lobby		Upholstery	Concertex	Dresden	Canyon	CA Bulletin 117-2013	PVC-free
Petal Parlor		Upholstery Leather	Garrett Leather	Avion	Horizon	CATB 117-2013	Greenguard Gold Certified
Petal Parlor		Tile 9x9 Porcelain	Tilebar	Bella	Moma		
Petal Parlor		Tile 6x6 Glazed Ceramic	Adex	Caspian Deco	Ocean		
Petal Parlor and Reception		Quartz	Cambria	Fairbourne	Marble		

Lighting Schedule

Location	Image	Description	Manufacture	Product	Color/ Finish
All spaces		Downlight	Lutron Ketra	D4 Retrofit Downlight	White
All spaces		Lamp bulb	Lutron Ketra	A20 Lamp	White
All spaces		Lamp bulb	Lutron Ketra	S30 Lamp	White
Blossom Boutique		Pendant	Kohler	Purist Linear Chandelier	Brass
Guest Suites		Pendant	Kohler by Studio McGee	Kernen Pendant	Brass
Guest Suites		Sconce	Accord	Walla Accord Sakura	Brass
Guest Suites		Table Lamp	Fritz Hansen	Clam Table Lamp	Brass
Guest Suites		Floor Lamp	Fritz Hansen	Clam Floor Lamp	Brass
Guest Suites		Sconce	Kohler	Purist Two-Light Sconce	Brass
Lobby		Pendant	Vibia	Knit Pendant	24 Beige M1
Lobby		Pendant Chandelier	Alora	Anders Chandelier	Brass
Petal Parlor		Pendant	Alora	Flora Pendant	Brass
Petal Parlor		Pendant Chandelier	Alora	Edwin Chandelier	Brass
Petal Parlor		Pendant	Mooodi	Bell Pendant	Brass
Petal Parlor/Guest Suites		Pendant Chandelier	Alora	Revolve Chandelier	Brass

Lobby Calculations

Tag	Description	CRI (Color Rendering Index)	Kelvin Temperature	Lumens/ Fixture	Wattage/ fixture	Quantity of fixtures	Total Wattage
D4R.08ICAT	D4 Retrofit Downlight	>90	3000K	600	13	15	195
A20.06	A20 Lamp	>90	3000K	600	7.6	31	235.6
Total Area Wattage							430.6
Square Footage							3190
Actual LPD (Total Wattage/ sq Foot)							0.134984326
Target LPD							0.51

Blossom Boutique Calculations

Tag	Description	CRI (Color Rendering Index)	Kelvin Temperature	Lumens/ Fixture	Wattage/ fixture	Quantity of fixtures	Total Wattage
D4R.08ICAT	D4 Retrofit Downlight	>90	3000K	600	13	17	221
A20.06	A20 Lamp	>90	3000K	600	7.6	6	45.6
Total Area Wattage							266.6
Square Footage							2423
Actual LPD (Total Wattage/ sq Foot)							0.11002889
Target LPD							0.51

Petal Parlor Calculations

Tag	Description	CRI (Color Rendering Index)	Kelvin Temperature	Lumens/ Fixture	Wattage/ fixture	Quantity of fixtures	Total Wattage
D4R.08ICAT	D4 Retrofit Downlight	>90	3000K	600	13	18	234
A20.06	A20 Lamp	>90	3000K	600	7.6	82	623.2
Total Area Wattage							857.2
Square Footage							2672
Actual LPD (Total Wattage/ sq Foot)							0.320808383
Target LPD							0.51

Guest Suite Calculations

Tag	Description	CRI (Color Rendering Index)	Kelvin Temperature	Lumens/ Fixture	Wattage/ fixture	Quantity of fixtures	Total Wattage
D4R.08ICAT	D4 Retrofit Downlight	>90	3000K	600	13	7	91
A20.06	A20 Lamp	>90	3000K	600	7.6	33	250.8
Total Area Wattage							341.8
Square Footage							1185
Actual LPD (Total Wattage/ sq Foot)							0.288438819
Target LPD							0.51

Lighting Cut Sheets
Downlights and Bulbs

OLUTRON | KETRA

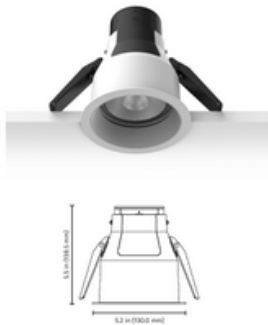
D4 Retrofit Downlight

PRODUCT DESCRIPTION
Ketra 4 in (101.6 mm) retrofit LED downlight solution
integrating the Ketra S30 lamp (included).

FEATURES

High Def Palette—covers a wide range of 16.7 million
colors, including pastels, saturated colors and high CRI
whites spanning from 1400K to 10,000K.
Dynamic Spectrum—precisely tunes the amount of energy
across the visible spectrum to produce Natural Light,
Natural Dimming and Vibrancy.
TrueBeam—produces uniform color across any available
beam angle.
Color Lock—maintains your desired color point at a one-
step MacAdam Ellipse across all Ketra product families
and over each product's lifetime.

Finish



P/N 366239 Rev H
Specifications are subject to change without notice

Designed in Austin, TX 844.588.6445 | ketra.com © 2023-2024 Lutron Electronics Co., Inc. All rights reserved.

OLUTRON | KETRA

D4R DOWNLIGHT

SPECIFICATIONS¹

Table with 2 columns: Specification Category and Value. Categories include Optical Performance, Environmental, Mechanical, and Electrical.

¹ All performance measurements taken at 1 m vigness depth, 3000K, 25 °C ambient, 100% power input, with a white baffle, unless otherwise stated.
² Lumen measurement complies with IES LM-79-08 testing procedures.
³ Lumen maintenance values calculated in accordance to TM-21 procedures based on LM-80 compliant measurement data.
⁴ Intensity and color point control requires compatible system.
⁵ See Lutron Application Note 106 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCK fixtures used in an Athena system.
⁶ For Title 24 and Title 20 compliant model numbers or for more information, please contact Customer Service at ketrasales@lutron.com or 844.588.6445.

Designed in Austin, TX 844.588.6445 | ketra.com © 2023-2024 Lutron Electronics Co., Inc. All rights reserved.

OLUTRON | KETRA

S30 Lamp

PRODUCT DESCRIPTION
Ketra all-encompassing full-spectrum PAR 30 LED
retrofit solution with various beam angles.

FEATURES

High Def Palette—covers a wide range of 16.7 million
colors, including pastels, saturated colors and high CRI
whites spanning from 1400K to 10,000K.
Dynamic Spectrum—precisely tunes the amount of energy
across the visible spectrum to produce Natural Light,
Natural Dimming and Vibrancy.
TrueBeam—produces uniform color across any available
beam angle.
Color Lock—maintains your desired color point at a one-
step MacAdam Ellipse across all Ketra product families and
over each product's lifetime.



P/N 3662380 Rev N
Specifications are subject to change without notice

Designed in Austin, TX 844.588.6445 | ketra.com © 2023-2024 Lutron Electronics Co., Inc. All rights reserved.

OLUTRON | KETRA

S30 LAMP

SPECIFICATIONS¹

Table with 2 columns: Specification Category and Value. Categories include Optical & Electrical Performance, Environmental, Mechanical, and Electrical.

¹ All performance measurements taken at 3,000K, 25 °C ambient, 100% power input, unless otherwise stated.
² Lumen measurement complies with IES LM-79-08 testing procedures.
³ Lumen maintenance values calculated in accordance to TM-21 procedures based on LM-80 compliant measurement data.
⁴ Intensity and color point control requires compatible system.
⁵ Color accuracy not guaranteed in Extended Ambient Temperature range in outdoor applications.
⁶ See Lutron Application Note 106 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCK fixtures used in an Athena system.

Designed in Austin, TX 844.588.6445 | ketra.com © 2023-2024 Lutron Electronics Co., Inc. All rights reserved.

OLUTRON | KETRA

A20 Lamp

PRODUCT DESCRIPTION
Ketra full-spectrum light source that delivers omni-
directional or semi-directional beam patterns.

FEATURES

High Def Palette—covers a wide range of 16.7 million
colors, including pastels, saturated colors and high CRI
whites spanning from 1400K to 10,000K.
Dynamic Spectrum—precisely tunes the amount of energy
across the visible spectrum to produce Natural Light,
Natural Dimming and Vibrancy.
TrueBeam—produces uniform color across any available
beam angle.
Color Lock—maintains your desired color point at a one-
step MacAdam Ellipse across all Ketra product families and
over each product's lifetime.



P/N 3662386 Rev K
Specifications are subject to change without notice

Designed in Austin, TX 844.588.6445 | ketra.com © 2023-2024 Lutron Electronics Co., Inc. All rights reserved.

OLUTRON | KETRA

A20 LAMP





SPECIFICATIONS¹

Table with 2 columns: Specification Category and Value. Categories include Optical Performance, Environmental, Mechanical, and Electrical.

¹ All performance measurements taken at 3000K, 25 °C ambient, 100% power input, unless otherwise stated.
² Lumen measurement complies with IES LM-79-08 testing procedures.
³ Lumen maintenance values calculated in accordance to TM-21 procedures based on LM-80 compliant measurement data.
⁴ Intensity and color point control requires compatible system.
⁵ Color accuracy not guaranteed in Extended Ambient Temperature range in outdoor applications.
⁶ See Lutron Application Note 106 (P/N 048106) at www.lutron.com for wiring details. This is only applicable to CCK fixtures used in an Athena system.

Designed in Austin, TX 844.588.6445 | ketra.com © 2023-2024 Lutron Electronics Co., Inc. All rights reserved.

FF&E Specifications

Location	Image	Manufacture	Product	Color/ Finish	Sustainability
Blossom Boutique		Haworth	Newood Chair	Oak Stained Ash	
Blossom Boutique		Scandinavian Spaces	Cap Table	Ash Clear	Mobelfakta Certification
Guest Suite		Davis	Casen Lounge Chair	Back Upholstery: Cortina Leathers Giulia in Kivi, Seat: Edelman Luxe Calf in Marble	ANAB Accredited Level 1
Guest Suite		Davis	Casen Two Seater Sofa	Back Upholstery: Concertex Crushed in Carmine, Seat: Prime Time in Bloom	ANAB Accredited Level 1
Guest Suite		Expormim	Gres High Barstool	Upholstery: Avion Leather in Horizon	
Guest Suite		COR	Drop Bench	Upholstery: Edelman Luxe Calf in Marble	
Guest Suite		Bolia	Cord Sideboard	Solid Oak	FSC
Guest Suite		Sandier	Mellow 411.01 Chair	Upholstery: Edelman Luxe Calf in Marble	
Guest Suite		Custom Place	Custom Bed		
Guest Suite		Custom Place	Custom Nightstand		
Guest Suite		Custom Place	Custom Sideboard		
Lobby		Sandier	Opera Lounge Armchair	Upholstery: Concertex Napoli in Pesto	
Lobby		Sandier	Toffee 1.2 Coffee Table	Wood Walnut Veneer	
Lobby		Karl Andersson & Soner	Ondule Sofa	Upholstery: Concertex Dresden in Canyon	
Petal Parlor		Expormim	Fontal Upholstered Dining Chair	Upholstery: Avion Leather in Horizon	
Petal Parlor		Sandier	Agami 1162 Bar Stool	Upholstery: Avion Leather in Horizon	
Petal Parlor		Harrows	Hoop Chair	3/4 Walnut	
Petal Parlor		Harrows	Silhouette Table	3/4 Walnut	
Petal Parlor		Harrows	Zara Table	3/4 Walnut	
Petal Parlor		Scandinavian Spaces	Cap Table	Ash Clear	Mobelfakta Certification
Petal Parlor		Custom Place	Custom Booth Table		
Lobby		Bolia	Story Coffee Table	Solid Oak	FSC

FF&E Cut Sheets
Main Floor

SANDLER



OPERA 5.2

MONTBEL COLLECTION

DESIGNER EDI & PAOLO CIANI

Upholstered lounge chair with piping detail and beech frame.

SPECIFICATION

Overall Height	80cm	31.5"
Overall width	77.5cm	30.5"
Overall depth	74cm	29.1"
Seat Height	45.5cm	17.9"
Arm Height	64cm	25.2"
Customers own material (COM)	3m	3.28yds
Customers own leather (COL)	6.3m ²	7.53yds ²
Weight	29kg	64.3lbs
Carton Weight	28kg	61.73lbs
Carton volume	0.54756m ³	19.34ft ³
Quantity / Carton	1	

FINISHES

View available finishes online >

RANGE

Discover the full range online >

NORTH AMERICA +1 404 982 9000
Sandler Seating Inc., 1201 Peachtree Street NE, Suite 1625 Atlanta, GA 30361, USA
EUROPE +44 (0)203 284 8000
Sandler Seating Ltd., 1A Fountayne Road, London, N15 4QL, United Kingdom

SANDLER

expormim

HOOP CHAIR

P - 2

H



Reinvent this classic European bentwood chair with your own personality. Using traditional wood bending techniques and made by experienced craftsmen in Poland, the Hoop chair has been a staple chair thanks to their lightweight yet extremely durable construction.

Made from	European Beech
Finishes	Stained or painted in any colour Two-tone or antique paint option Upholstered seat pad in any fabric Beading and edge trims available
Dimensions	880h x 420w x 540d Seat 460h
Application	Indoor use
Warranty	3 year commercial warranty
Lead time	Finished to order - 4 to 6 weeks
Origin	Poland
Certification	FSC® Certified

HARROWS.CO.NZ

SANDLER



AGAMI 1162

ET AL COLLECTION

DESIGNER PHILIPPE NIGRO

Upholstered bar stool with 4 legs wooden frame

SPECIFICATION

Overall Height	81cm	31.9"
Overall width	47cm	18.5"
Overall depth	51cm	20.1"
Seat Height	47cm	18.5"
Customers own material (COM)	1m	1.09yds
Customers own leather (COL)	1.4m ²	1.67yds ²
Weight	7.7kg	16.98lbs
Carton Weight	12.7kg	28lbs
Carton volume	0.31m ³	10.95ft ³
Quantity / Carton	1	

FINISHES

View available finishes online >

RANGE

Discover the full range online >

NORTH AMERICA +1 404 982 9000
Sandler Seating Inc., 1201 Peachtree Street NE, Suite 1625 Atlanta, GA 30361, USA
EUROPE +44 (0)203 284 8000
Sandler Seating Ltd., 1A Fountayne Road, London, N15 4QL, United Kingdom

SANDLER

ZARA TABLE

P - 2

H



The Zara collection brings traditional craftsmanship into the contemporary. The solid American Ash dining tables are perched on beautifully turned bases with cut away 30 degree sharknose edge profile as standard. It is a timeless statement of class and elegance bringing warmth and charm to your bar or restaurant.

Made from	Solid American Ash
Finishes	Stained in 12 standard colours with 2 pack lacquer Custom finishes available on request
Standard sizes	700 round 800 round 900 round 1000 round 750mm high Additional sizes available on request
Application	Indoor use
Warranty	5 year commercial warranty
Lead time	Made to order - 4 to 6 weeks
Origin	New Zealand
Designer	Harrows
Certification	Global GreenTagCert™ GreenRate Level C GreenTagPHD™ PlatinumHEALTH™ & HealthRATE™ Declaration™

HARROWS.CO.NZ

HAWORTH collection

Newood Designed by Brogliato Traverso

Side Chair



Low Stool



High Stool



Lounge Chair



Trolley Cart



HAWORTH® is a registered trademark of Haworth, Inc.
©Haworth, Inc. All rights reserved 2021 422
haworth.com 1 800 344 2800

Made in Italy

SILHOUETTE TABLE

P - 2

H



The Silhouette Table combines classic craftsmanship with modern design to create a real functional beauty. The contemporary interpretation of the traditional turned legs brings this ornate feature into the spotlight. With solid American Ash construction this elegant design withstands the challenges that cafe and restaurant furniture are faced with.

Made from	Solid American Ash
Finishes	Stained in 12 standard colours with 2 pack lacquer Custom finishes available on request
Standard sizes	2100 x 1000, 2400 x 1000, 2400 x 1200, 2700 x 1000, 2700 x 1200, 3000 x 1000, 3000 x 1200 750mm high Additional sizes available on request
Application	Indoor use
Warranty	5 year commercial warranty
Lead time	Made to order - 4 to 6 weeks
Origin	New Zealand
Designer	Harrows
Certification	Global GreenTagCert™ GreenRate Level C GreenTagPHD™ PlatinumHEALTH™ & HealthRATE™ Declaration™

HARROWS.CO.NZ

FF&E Cut Sheets

Guest Floor

DESIGN BY PAULINE DELTOUR

COR.DE/DROP



Drop

Drop von Pauline Deltour heißt eine ganze Familie. Dazu gehören ein stapelbarer Hocker, ein großer Pouf ein mobiler Hocker auf vier Beinen mit Rollen, die ihn zu Flitzer im Büro machen sowie Bänke, Barhocker und Stehtisch. Die schlanke Bank in zwei Breiten ist ebenfalls stapelbar. Zu dem stapelbaren Barhocker in zwei Höhen und mit transparentem Trittschutz gibt es nun einen passenden Stehtisch. Was sie verbindet ist ein runder, gut sichtbarer Stahlrahmen der die jeweiligen Polsterzylinder Ton in Ton umfängt und, dass sie alle lässig sind.

Drop by Pauline Deltour is the name of a whole family. The family consists of a stackable stool, a large pouf and a mobile stool with four legs on rollers turning it into an office runabout - an incredibly practical colleague, benches, bar stools and a bar table. The slim bench in two widths is also stackable. Matching the stackable bar stool which comes in two heights and is equipped with a transparent kick protection a new bar table is offered. What they all have in common is a round, fully visible steel frame which enfolds each upholstered body tone in tone and, that they are all laid-back.

Spezifikationen Specifications



Planungsdaten
Planning data

Hocker / pouf



Bank / bench



Barhocker / bar stool



Beistelltisch / side table



Stehtisch / bar table



© COR, VERSION 01.2023

Cord series

04-119-01

Cord sideboard



Specifications

Country of origin	Assembly	Width	Height	Depth	Product
Bosnia and Herzegovina	Legs/Bases to be mounted	120 cm	80 cm	45 cm	Age Østergaard HøbelIndustri A/S
Wood due diligence	Gross weight	The parcel's measurements			
Cabinet, Solid, Oak, Quercus robur, Croatia	41 kg	The parcel's measurements L: 0.40 m, 41.0 kg (D: 50.0 cm, W: 125.0 cm, H: 64.5 cm)			

Test and certifications

FSC® C161314

EN 1021:2013 Non-domestic storage furniture - Requirements for safety, strength, durability and stability



BOLIA

SANDLER



MELLOW 411.01

TONON COLLECTION

Upholstered chair with wood legs

SPECIFICATION

Overall Height	85cm	33.5"
Overall width	57cm	22.4"
Overall depth	64cm	25.2"
Seat Height	48cm	18.9"
Customers own material (COM)	1.88m	2.06yds
Weight	9.5kg	20.94lbs
Carton Weight	14.5kg	31.97lbs
Carton volume	0.33m³	11.65ft³
Quantity / Carton	1	

FINISHES

View available finishes online >

RANGE

Discover the full range online >

NORTH AMERICA +1 404 982 9000
Sandler Seating Inc., 1201 Peachtree Street NE, Suite 1625 Atlanta, GA 30361, USA
EUROPE +44 (0)203 284 8000
Sandler Seating Ltd., 1A Fountayne Road, London, N15 4QL, United Kingdom

SANDLER

LEED 4.1



LEED v4 for ID+C: Hospitality Project Checklist

Y ? N

		0
--	--	---

Credit Integrative Process

2

36	0	0	Location and Transportation	18
18			Credit LEED for Neighborhood Development Location	18
8			Credit Surrounding Density and Diverse Uses	8
7			Credit Access to Quality Transit	7
1			Credit Bicycle Facilities	1
2			Credit Reduced Parking Footprint	2

4	0	0	Water Efficiency	12
Y			Prereq Indoor Water Use Reduction	Required
4			Credit Indoor Water Use Reduction	12

0	0	0	Energy and Atmosphere	38
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Fundamental Refrigerant Management	Required
			Credit Enhanced Commissioning	5
			Credit Optimize Energy Performance	25
			Credit Advanced Energy Metering	2
			Credit Renewable Energy Production	3
			Credit Enhanced Refrigerant Management	1
			Credit Green Power and Carbon Offsets	2

9	0	0	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
1			Credit Long-Term Commitment	1
			Credit Interiors Life-Cycle Impact Reduction	4
2			Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
2			Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2			Credit Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit Construction and Demolition Waste Management	2

Project Name:

Date:

13	0	0	Indoor Environmental Quality	17
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
1			Credit Enhanced Indoor Air Quality Strategies	2
3			Credit Low-Emitting Materials	3
			Credit Construction Indoor Air Quality Management Plan	1
1			Credit Indoor Air Quality Assessment	2
1			Credit Thermal Comfort	1
2			Credit Interior Lighting	2
2			Credit Daylight	3
1			Credit Quality Views	1
2			Credit Acoustic Performance	2

1	0	0	Innovation	6
		0	Credit Innovation	5
1			Credit LEED Accredited Professional	1

0	0	0	Regional Priority	4
		0	Credit Regional Priority: Specific Credit	1
		0	Credit Regional Priority: Specific Credit	1
		0	Credit Regional Priority: Specific Credit	1
		0	Credit Regional Priority: Specific Credit	1

63	0	0	TOTALS	Possible Points: 110
----	---	---	--------	----------------------

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Plumbing Specifications

Plumbing Selections

Public Restroom Counts

Note: Restrooms must be within 500 feet

			Water Closets (Toilets)			Lavatories (Sinks)		Drinking Fountains
Area	Occupancy Classification	Occupancy Load	Male	Female	Floor or Wall mount	Male	Female	
Lobby	A-3	50.6	1	1	Wall Mount	1	1	1
Cafe	A-2	199.93333333	2	2	Wall Mount	2	2	1
Flower/Artisan Shop	M	75.66666667	1	1	Wall Mount	1	1	1
BOH	B	10.56333333	1	1	Wall Mount	1	1	1
Totals			5	5		5	5	4
ADA (5% of each type, min 1)			0.25	0.25		0.25	0.25	0.2

Plumbing Cut Sheets

KOHLER

- Features**
- Freestanding design creates a striking focal point in your bathing area
 - 17-7/8" (454 mm) soaking depth
 - Integral lumbar support
 - Rotted overflow allows for deep soaking
 - Center toe tap drain with KOHLER Lithocast® cover
 - Coordinates with other products in the Memoirs collection

Material

- KOHLER Lithocast® Gloss cast resin

- Installation**
- Freestanding

Recommended Products/Accessories

- K-23726 Drain treatment
- K-23732 Tub & shower cleaner

Memoirs® 66-1/4" x 36-1/2" freestanding bath K-8333



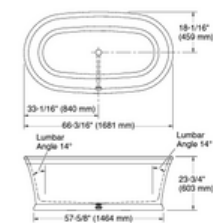
Codes/Standards
CSA B45.5/ASPMO 2124
IAPMO Certification

KOHLER® Plastic Baths and Shower Bases Lifetime Limited Warranty
See website for detailed warranty information.

Available Colors/Finishes
Color lines intended for reference only.

Color	Code	Description
○	White	

KOHLER



Technical Information

All product dimensions are nominal.
Drain location: Center
Basin area, bottom: 53-7/16" x 23-5/16" (1358 mm x 592 mm)
Basin area, top: 53-9/16" x 33-9/16" (1614 mm x 852 mm)
Weight: 262 lbs (118.8 kg)
Minimum floor load: 112.2 lbs/sq ft (547.8 kg/m²)
Water depth: 17-7/8" (454 mm)
Water capacity: 98.74 gal (373.8 L)
Template: Footprint, 1314994, not required, not included

Notes

Measure your actual product for rough-in details.
Install this product according to the installation instructions.
The hot water supply should be 70% of the capacity of the bath or greater. Installations will vary.
Allow for 3" (76 mm) diameter of clearance around the drain pipe on finished floor material to prevent clean body interference during installation.

Memoirs® 66-1/4" x 36-1/2" freestanding bath K-8333

KOHLER

- Features**
- One-piece toilets integrate the tank and bowl into a seamless, easy-to-clean design
 - Compact elongated bowl offers added comfort while occupying the same space as a round-front bowl
 - Standard height
 - 1.28 gpf (4.8 gpl)
 - Left-hand Polished Chrome trip lever
 - 5-1/8" (54 mm) glazed trapway
 - Fully skirted trapway simplifies cleaning
 - Quiet Close™ elongated lid and seat prevents slamming

- Installation**
- Standard 12" (305 mm) rough-in
 - Supply line sold separately
 - Requires mounting plate for heated seat installation (sold separately)

Recommended Products/Accessories
K-20110 Brevia™ Quiet Close™ elongated toilet seat
K-162736 Mounting Plate Kit Exposed Wire
Included Components
K-22203 Highline® Quiet Close™ elongated toilet seat



Codes/Standards
ASME A112.19.2/CSA B45.1
DOE - Energy Policy Act 1992
EPA WaterSense
California Energy Commission (CEC)
IAPMO Certification

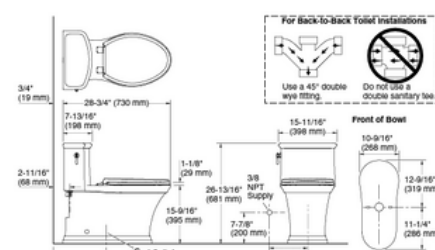
KOHLER® Toilets and Seats Limited Warranty
See website for detailed warranty information.

Available Colors/Finishes
Color lines intended for reference only.

Color	Code	Description
○	White	

Harken® One-piece compact elongated toilet with skirted trapway, 1.28 gpf K-22695

KOHLER



Technical Information

All product dimensions are nominal.
Toilet type: Floor-mount
Waste Outlet: Floor
Bowl shape: Elongated
Flush type: Class Five
Trap passageway: 2" (51 mm)
Water surface size: 7-13/16" x 5-1/8" (198 mm x 130 mm)
Rim to water surface: 5-15/16" (151 mm)
Rough-in: 12" (305 mm)
Seat-mounting holes: 5-1/2" (140 mm)
Template: Footprint, 1398502-7, required, included

Picture Supply Requirements

Min static pressure: 20 psi (137.9 kPa)
Max static pressure: 80 psi (551.6 kPa)
Min flowing pressure: 15 psi (103.4 kPa)

Notes

Install this product according to the installation instructions.

Harken® One-piece compact elongated toilet with skirted trapway, 1.28 gpf K-22695

KOHLER

- Features**
- One-piece wall-hung toilet
 - Compact elongated bowl offers added comfort while occupying the same space as a round-front bowl
 - 2-1/8" (54 mm) fully glazed trapway
 - Fully skirted trapway simplifies cleaning
 - Quiet Close™ elongated lid and seat prevents slamming
 - Coordinates with other products in the Veil collection
 - Bowl and seat only; requires KOHLER in-wall tank and carrier system, and dual-flush actuator (sold separately)

- Installation**
- Bowl can be mounted anywhere between 15-3/8" - 28-1/2" (391 - 724 mm) from floor to bowl rim, depending on in-wall tank used

Required Products/Accessories

- K-6284 2" x 6" in-wall tank and carrier system
- K-6413 Flush Actuator Plate
- K-6857 Flush Actuator Plate
- K-75890 Flush Actuator Plate

Recommended Products/Accessories
K-23726 Drain treatment

Codes/Standards
ASME A112.19.2/CSA B45.1
ASME A112.19.14
DOE - Energy Policy Act 1992
EPA WaterSense
California Energy Commission (CEC)
ADA
ICC/ANSI A117.1
CSA B651
OBC
IAPMO Certification

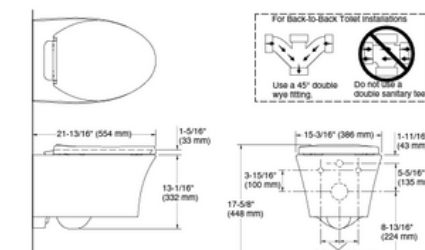
KOHLER® Toilets and Seats Limited Warranty
See website for detailed warranty information.

Available Colors/Finishes
Color lines intended for reference only.

Color	Code	Description
○	White	
■	7	Black Black™

Veil® Wall-hung compact elongated toilet, dual-flush K-31539

KOHLER



Technical Information

All product dimensions are nominal.
Toilet type: Wall-hung
Waste Outlet: Wall
Bowl shape: Elongated
Flush type: Washdown
Trap passageway: 3" (76 mm)
Water surface size: 4-1/16" x 5-3/16" (103 mm x 132 mm)
Rim to water surface: 8-1/4" (210 mm)
Rough-in: 8-13/16" (224 mm)
Seat-mounting holes: 5-1/2" (140 mm)

Picture Supply Requirements

Min static pressure: 20 psi (137.9 kPa)
Max static pressure: 80 psi (551.6 kPa)
Min flowing pressure: 15 psi (103.4 kPa)
Min flow rate: 1 gpm (3.8 lpm)

Notes

Install this product according to the installation instructions.
ADA, OBC, CSA B651 compliant when installed to the specific requirements of these regulations.
Plumbing codes may require elongated toilets and elongated, open-front seats in public bathrooms.
Accessibility standards may require controls to be located on the open side of the toilet.

Veil® Wall-hung compact elongated toilet, dual-flush K-31539

1-800-4KOHLER (1-800-456-4537)
Kohler Co. reserves the right to make revisions without notice to product specifications.
For the most current Specification Sheet, go to www.kohler.com USA or www.kohler.ca Canada
7-13-2024 20:04 - US

THE BOLD LOOK
OF KOHLER

1-800-4KOHLER (1-800-456-4537)
Kohler Co. reserves the right to make revisions without notice to product specifications.
For the most current Specification Sheet, go to www.kohler.com USA or www.kohler.ca Canada
7-13-2024 20:04 - US

THE BOLD LOOK
OF KOHLER

1-800-4KOHLER (1-800-456-4537)
Kohler Co. reserves the right to make revisions without notice to product specifications.
For the most current Specification Sheet, go to www.kohler.com USA or www.kohler.ca Canada
12-2-2024 21:21 - US/CA

THE BOLD LOOK
OF KOHLER

KOHLER Faucets

- Features**
- Designed in collaboration with Studio McGee
 - Two Lever handles offer separate control of hot and cold water
 - Matching side sprayer provides flexibility and convenience for cleaning and food prep
 - 1.5 gpm (5.7 gpl) maximum flow rate at 60 psi (4.14 bar)
 - KOHLER® ceramic disc valves exceed industry longevity standards for a lifetime of durable performance

Material

- Premium metal construction for durability and reliability
- KOHLER® finishes resist corrosion and tarnishing

Installation

- Three-hole installation

Recommended Products/Accessories
K-23723 Faucet cleaner

Edalyn™ by Studio McGee Two-hole bridge kitchen sink faucet with side sprayer K-28356



ADA CSA B651

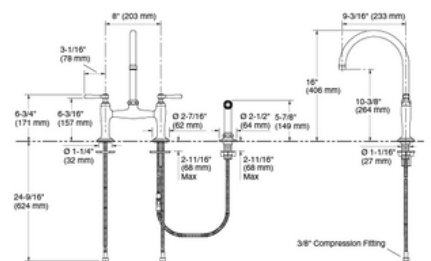
Codes/Standards
ASME A112.18.1/CSA B125.1
NSF/ANSI CAN 61
NSF/ANSI CAN 272
All applicable US Federal and State material regulations
DOE - Energy Policy Act 1992
California Energy Commission (CEC)
ADA
ICC/ANSI A117.1
CSA B651
IAPMO Certification

KOHLER® Faucet Lifetime Limited Warranty
See website for detailed warranty information.

Available Colors/Finishes
Color lines intended for reference only.

Color	Code	Description
CP	Polished Chrome	
SN	Vibrant® Polished Nickel	
VS	Vibrant® Stainless	
BL	Matte Black	
2MS	Vibrant® Brushed Moderne Brass	

KOHLER Faucets



Technical Information

Faucet:
Flow rate: 1.5 gpm (5.7 l/min)
Drain included: No
Spout:
Spout reach: 9-3/16" (233 mm)
Handshower:
Rated maximum flow: 0 gpm (0 l/min)

Notes

Install this product according to the installation instructions.
ADA compliant for faucet handles only.
ADA, CSA B651 compliant when installed to the specific requirements of these regulations.

Edalyn™ by Studio McGee Two-hole bridge kitchen sink faucet with side sprayer K-28356

KOHLER

- Features**
- 30" (762 mm) minimum base cabinet width
 - Single bowl
 - 9-1/2" (241 mm) depth provides generous workspace
 - Includes K-80038 bottom sink rack
 - Includes cutout templates and installation clips
 - Matte finish offers rich, dimensional color

Material

- KOHLER Neoroc® composite is durable and built to withstand day-to-day cleaning tasks
- Solid color throughout the sink
- Heat-resistant up to 750°F
- Scratch, stain, chip-, and thermal-shock-resistant

Installation

- Easy to install in a one-person, single-day project

Recommended Products/Accessories
K-61001 Sink drain and strainer with tailpiece
K-8799 Sink drain and strainer basket
K-23726 Drain treatment
K-23730 Neoroc® cleaner

Optional Products/Accessories
K-11352 Disposal Flange with Shopper
K-80039 P-Trap

Included Components
K-80038 Sink Rack



Codes/Standards
CSA B45.5/ASPMO 2124
IAPMO Certification

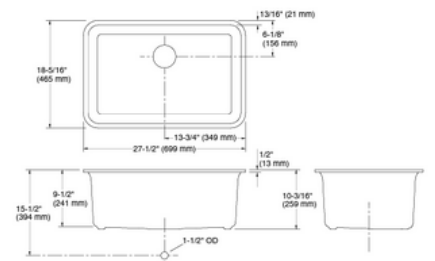
KOHLER® Neoroc® Sinks Lifetime Limited Warranty
See website for detailed warranty information.

Available Colors/Finishes
Color lines intended for reference only.

Color	Code	Description
CM6	Matte White	
CM7	Matte Graphite	
CM1	Matte Black	
CM2	Matte Brown	
CM3	Matte Taupe	
CM4	Matte Grey	

Cairn® 27-1/2" undermount single-bowl kitchen sink K-28000

KOHLER



Technical Information

All product dimensions are nominal.
Basin configuration: Single Bowl
Min. base cabinet: 30" (762 mm)
Bowl area (Only): Length: 25-9/16" (649 mm)
Width: 16-3/4" (416 mm)
Bowl depth: 9-1/2" (241 mm)
Water depth: 9-1/2" (241 mm)
Under-mount, 1311528, required, included

Notes

Install this product according to the installation instructions.
Countertop manufacturer or cutter must use the cut-out template provided with the product, or a current one provided by Kohler Co. (call 1-800-43-FOCUS). Kohler Co. is not responsible for cut-out errors when the incorrect cut-out template is used.

Cairn® 27-1/2" undermount single-bowl kitchen sink K-28000

KOHLER Faucets

- Features**
- Pop-up drain with lift rod and tailpiece
 - Lever handles
 - 5-3/8" (137 mm) spout reach
 - Stationary spout
 - Quarter turn washerless ceramic disc valves
 - 1.2 gpm (4.5 gpl) maximum flow rate at 60 psi (4.14 bar)

Material

- Brass
- Brass valve bodies

Installation

- For 8" - 16" (203 - 406 mm) centers

Recommended Products/Accessories
K-23726 Drain treatment
K-23723 Faucet cleaner



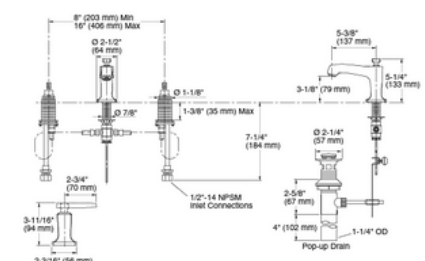
ADA OBC

Codes/Standards
ASME A112.18.1/CSA B125.1
NSF/ANSI CAN 61
NSF/ANSI CAN 272
All applicable US Federal and State material regulations
DOE - Energy Policy Act 1992
EPA WaterSense
California Energy Commission (CEC)
ADA
ICC/ANSI A117.1
OBC
IAPMO Certification

KOHLER® Faucet Lifetime Limited Warranty
See website for detailed warranty information.

Margaux® Widespread bathroom sink faucet, 1.2 gpm K-16232-4

KOHLER Faucets



Technical Information

All product dimensions are nominal.
Faucet:
Flow rate: 1.2 gpm (4.5 l/min)
Drain included: Yes
Spout:
Spout reach: 5-3/8" (137 mm)
Handshower:
Rated maximum flow: 0 gpm (0 l/min)

Notes

Install this product according to the installation instructions.
ADA compliant for handles only.
ADA, OBC compliant when installed to the specific requirements of these regulations.

Margaux® Widespread bathroom sink faucet, 1.2 gpm K-16232-4

1-800-4KOHLER (1-800-456-4537)
Kohler Co. reserves the right to make revisions without notice to product specifications.
For the most current Specification Sheet, go to www.kohler.com USA or www.kohler.ca Canada
10-20-2024 23:55 - US/CA

THE BOLD LOOK
OF KOHLER

1-800-4KOHLER (1-800-456-4537)
Kohler Co. reserves the right to make revisions without notice to product specifications.
For the most current Specification Sheet, go to www.kohler.com USA or www.kohler.ca Canada
10-20-2024 23:55 - US/CA

THE BOLD LOOK
OF KOHLER

1-800-4KOHLER (1-800-456-4537)
Kohler Co. reserves the right to make revisions without notice to product specifications.
For the most current Specification Sheet, go to www.kohler.com USA or www.kohler.ca Canada
10-17-2024 23:35 - US/CA

THE BOLD LOOK
OF KOHLER

1-800-4KOHLER (1-800-456-4537)
Kohler Co. reserves the right to make revisions without notice to product specifications.
For the most current Specification Sheet, go to www.kohler.com USA or www.kohler.ca Canada
10-17-2024 23:35 - US/CA

THE BOLD LOOK
OF KOHLER

1-800-4KOHLER (1-800-456-4537)
Kohler Co. reserves the right to make revisions without notice to product specifications.
For the most current Specification Sheet, go to www.kohler.com USA or www.kohler.ca Canada
10-20-2024 23:24 - US/CA

THE BOLD LOOK
OF KOHLER

1-800-4KOHLER (1-800-456-4537)
Kohler Co. reserves the right to make revisions without notice to product specifications.
For the most current Specification Sheet, go to www.kohler.com USA or www.kohler.ca Canada
10-20-2024 23:24 - US/CA

THE BOLD LOOK
OF KOHLER

Final Analysis

- Would you stay in your hotel and why?
 - I would stay in my hotel, I chose a concept that is essentially my own style as a hotel. I put in spaces I love already such as the cafe, and the glass house would be so lovely to sit in myself. I love the guest suite as well. The pink and green colors compliment each other beautifully and I can truly envision going to the hotel with my friends for a girls trip.
- What would you have done differently?
 - I would have liked to focus more on the guest suite and put in more details. I am also not completely satisfied with the cafe design. I wanted to create more of a focused floor design then just having tile throughout. I also wanted to add more glass mosaic designs but it would have taken too much time to do effectively.
- How will this change your perspective the next time you stay at a hotel?
 - I have a better eye for what a hotel needs now that I have designed one. It gives me a deeper appreciation for how much work is needed to design one effectively. This project was just the tip of the iceberg that is what a hotel needs.

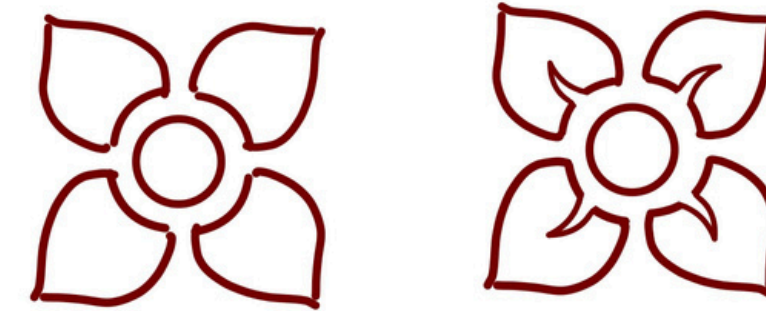
Appendix

Parti Development

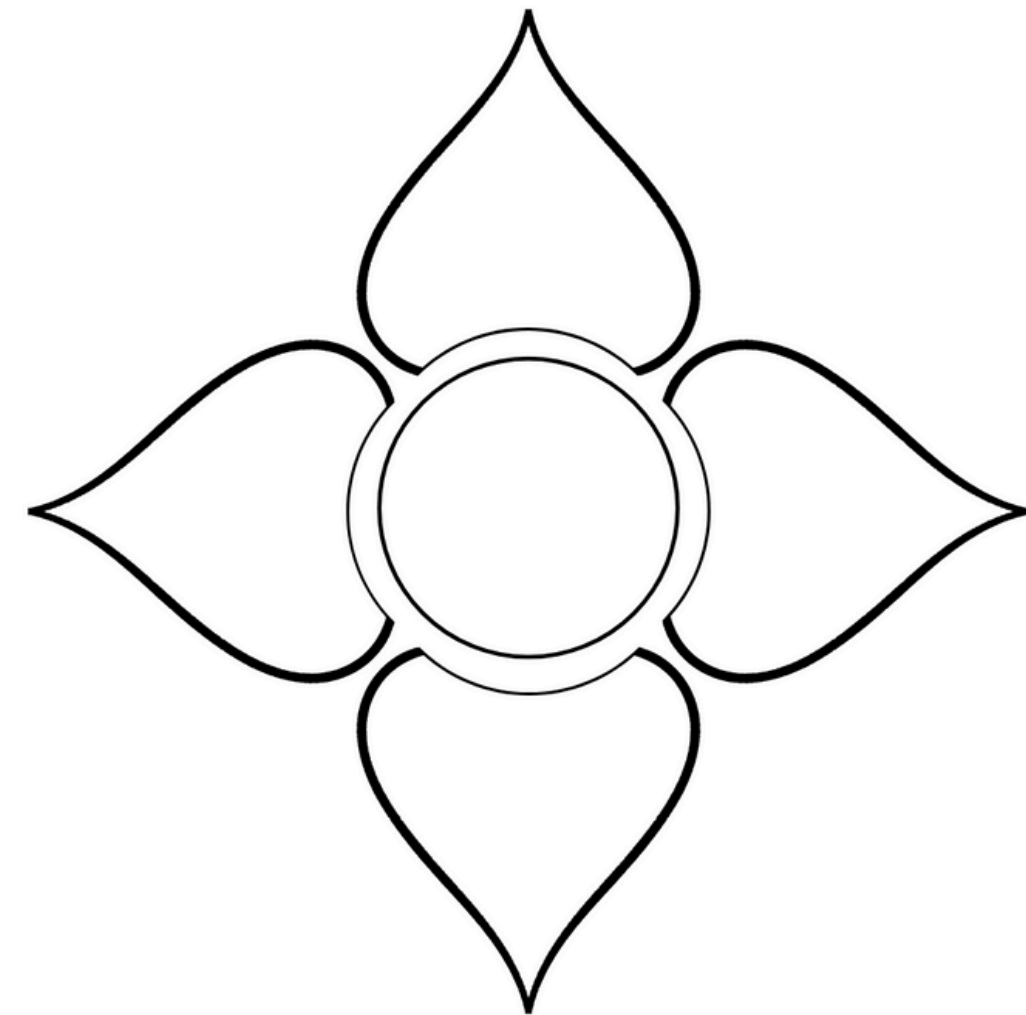
- Inspiration taken from plants, leaves, flowers
- Flower design on ground as logo/parti inspiration



Floor Design from breezeway from apartment building across the road



Original parti development



Final Parti

Appendix

Operational Narrative

Area	Users	Activities	Environmental needs	Operational Needs	Specialized FF&E Needs
	Guests and Employees	Consider Functional activities in Space	Lighting, Acoustics, Temperature	Public Vs Private, Security, BOH Support Areas	Furnishings, Finishes, Equipment
Lobby	Guests, Receptionist, Hotel Staff	Check-in area, common area, access to other parts of hotel	Reception area has task lighting, interesting but well lit lobby area. A lot of traffic so will need some acoustical considerations	public; Should have security personnel and camera; need support from admin, reception, and housekeeping	Reception Desk, Task Lighting, Seating
Reception	Receptionists, Hotel Staff, Guest	Check-in area, access to other parts of hotel	ambient/task lighting	public; cameras	Reception Desk, Task Lighting, Seating
Guest Room	Guests, Cleaning Staff	Rest, washing up, work	Well lit ambient lighting, task lighting in important areas. Walls should block acoustics from and into the room.	private; locked entry doors, shades for windows, soundproofing for privacy; support from housekeeping	bed, desk, wardrobe, seating
Guest Suite	Guests, Cleaning Staff	Rest, washing up, work	Well lit ambient lighting, task lighting in important areas. Walls should block acoustics from and into the room.	private; locked entry doors, shades for windows, soundproofing for privacy; support from housekeeping	bed, desk, wardrobe, kitchenette counter fridge microwave, seating
Cafe	Guests, Cafe workers	Dining, putting in orders, cooking/making drinks and food	bright ambient lighting,	public; cameras; housekeeping	seating and tables, register, cafe bar/counter
Flower/Artisan Shop	Guests, Shop workers	displays, customer service, storage	Needs a lot of lighting for flowers and workshops, temperature needs to be suitable for plant care	public; cameras; housekeeping, storage, cooler room	display tables/shelves, tables for workshops, register counter, sinks and counter space, cooler room equipment
Housekeeping	Hotel Staff, Cleaning Staff	storage, laundry	ambient/task lighting	private; locked entry doors	washer dryer, counter space, sink, storage
Kitchen	Hotel Staff, Cafe staff, Chefs/Cooks	storage, cooking, sanitization	ambient/task lighting	private; locked entry doors	counters, sinks, storage, oven, stovetop, refridgerators, freezers, fryers
Valet	Guests, Employeees	welcoming driving guests	ambient/task lighting	public; cameras	
Luggage	Hotel Staff	storage	ambient/task lighting	private; locked entry doors; cameras	storage shelving
Admin	Hotel Staff, Manager	storage, admin tasks	ambient/task lighting	private; locked entry doors; cameras	storage, desk, computer, seating
Public Restroom	Guests	restroom	ambient/task lighting	public; lockable doors	toilet, sink, counter space
Employee Restroom	Hotel Staff	restroom	ambient/task lighting	private; lockable doors	toilet, sink, counter space
Break Room	Hotel Staff	reprieve from public spaces	ambient/task lighting	private; locked entry doors	seating, lockers, tables

Appendix

LEED

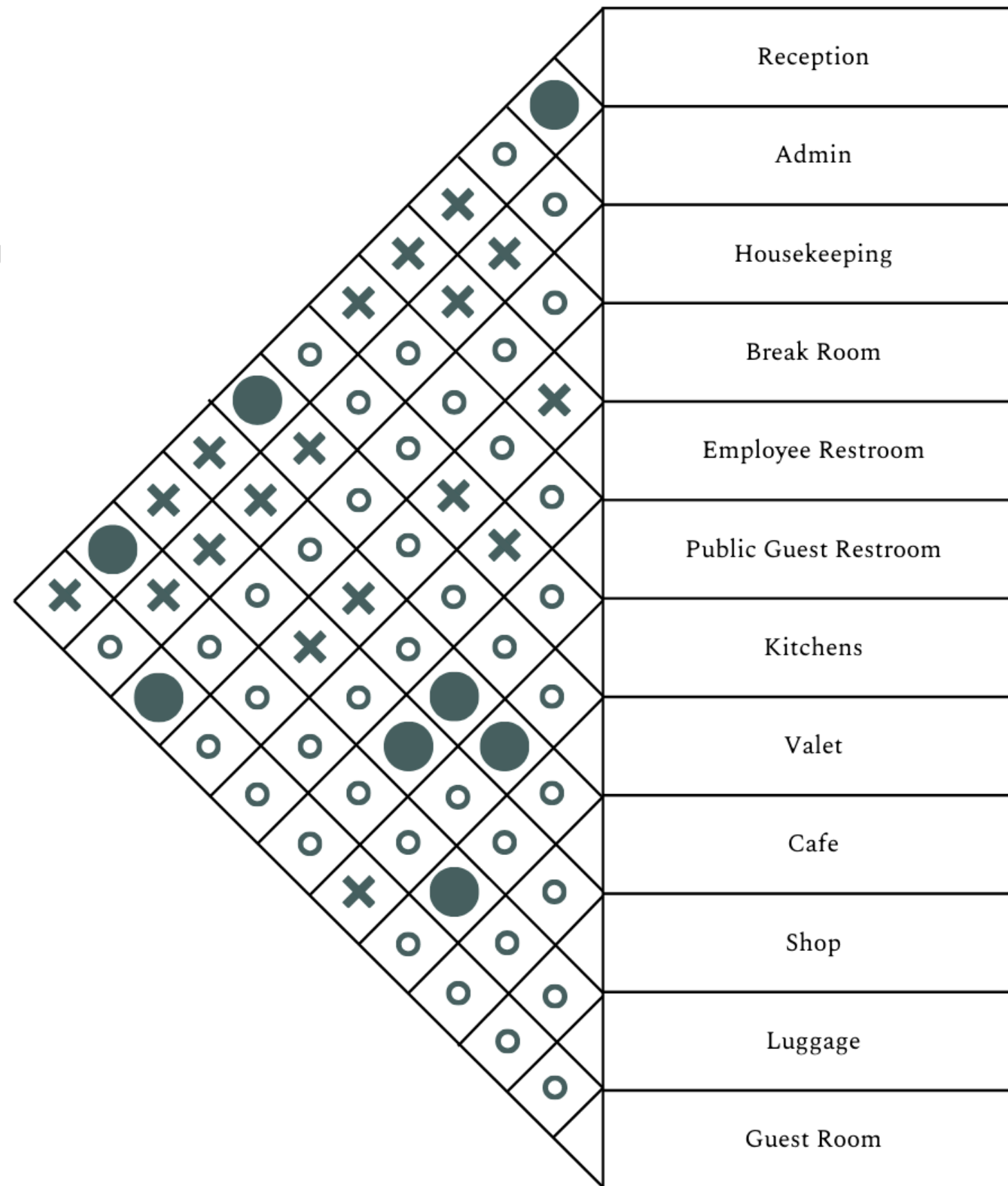


- Reducing water use by
 - 30% - 1 point
- Environmental Product Declaration
 - Using materials with life-cycle info (at least 10 products) - 2 points
 - Sourcing raw materials - 2 points
- material ingredients
 - use at least 5 permanently installed products from 3 diff manufacturers - 2 points
- construction and demolition waste management - 2 points
- Low emitting materials - 3 points
 - what is low emitting can be found in 10/14 lecture
- Air quality - 1 point
 - carbon dioxide monitoring
 - permanently installed entryway systems (installed grates, slotted systems, rollout mats) at least 10 ft long in primary direction of travel)
- Flush out assessment before occupancy - 1 point
- Thermal comfort
 - heating, hvac, ventilation. thermal control for occupants - 1 point
- Lighting strategies - 2 points
 - Glare control
 - lighting control
 - color rendering
- Daylight Strategies
 - achieve illuminance between 300 and 3,000 lux (30 to 300 fc) at 75% two times in the year - 2 points
- Quality views
 - park
- Acoustics
 - Achieve max HVAC Background noise
 - reduce echo

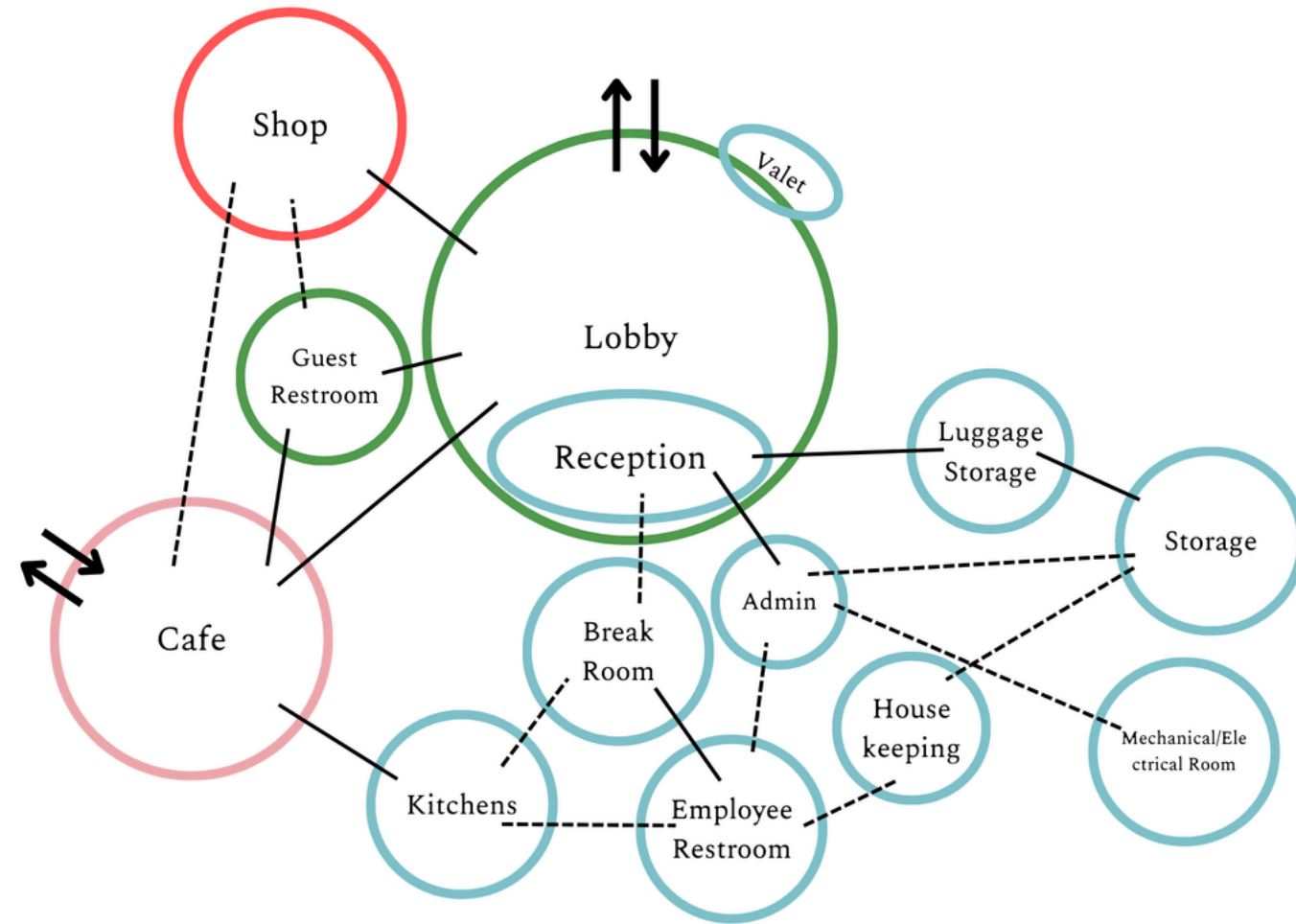
Criteria Matrix

Priority

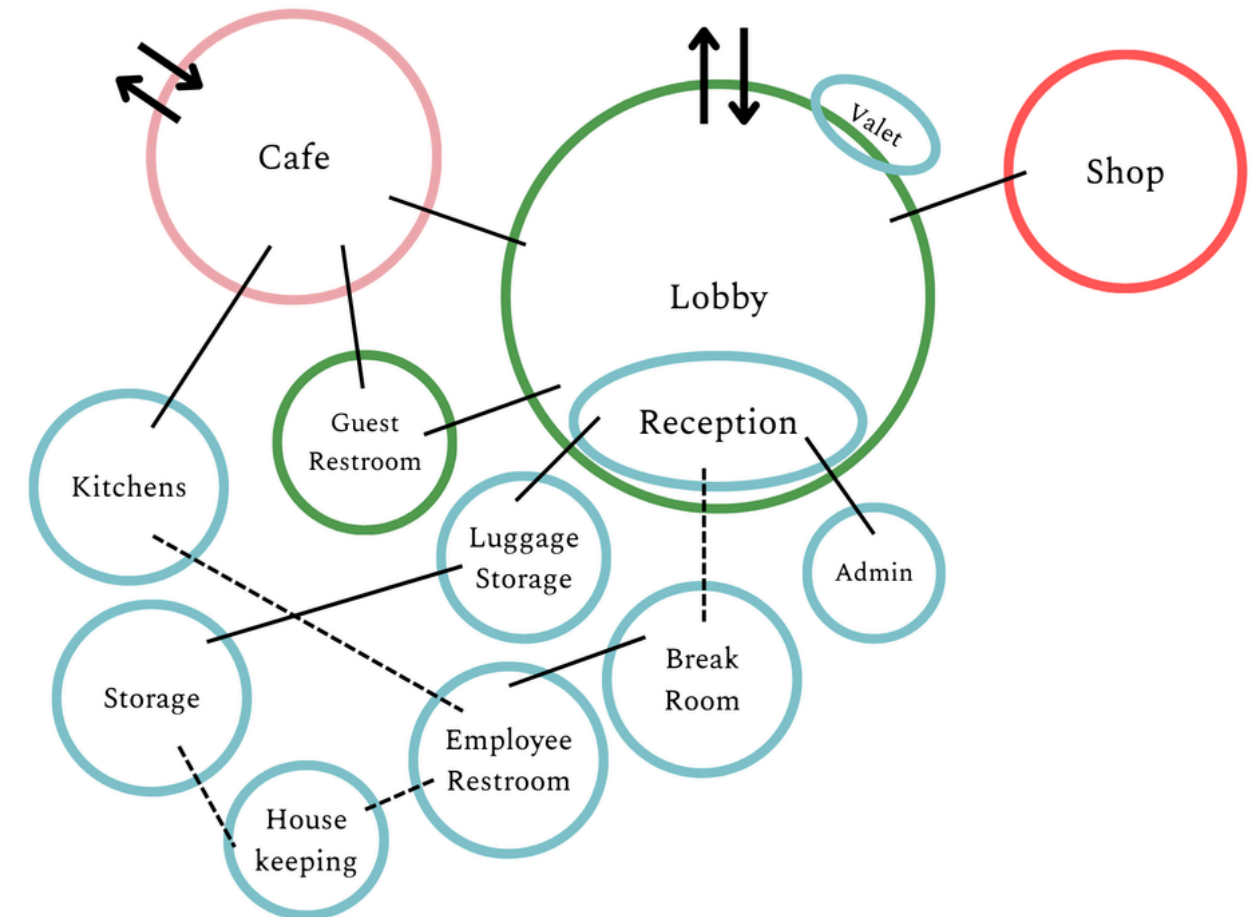
- Immediate Adjacency
- ✕ Reasonably Adjacent
- Unimportant



Process Bubble Diagrams



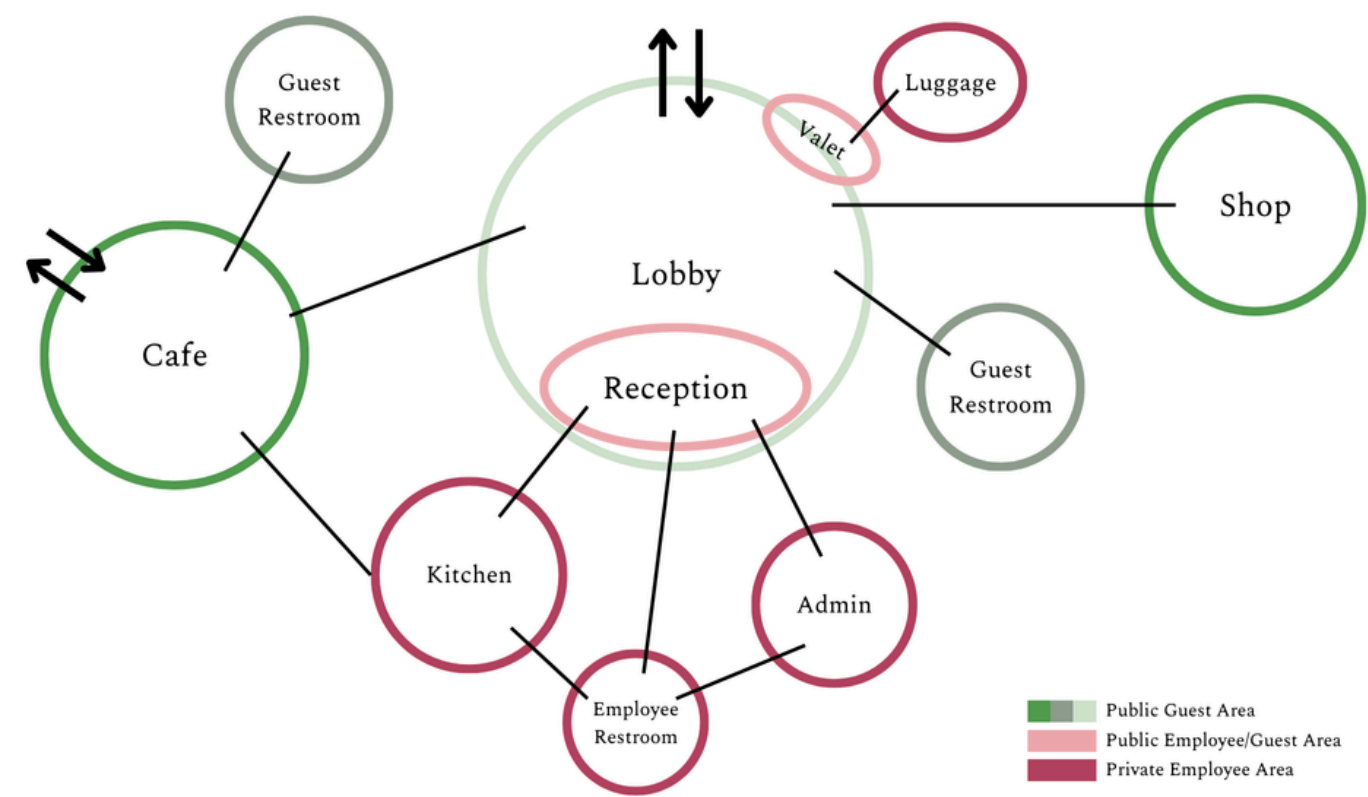
Bubble Diagram Option 1



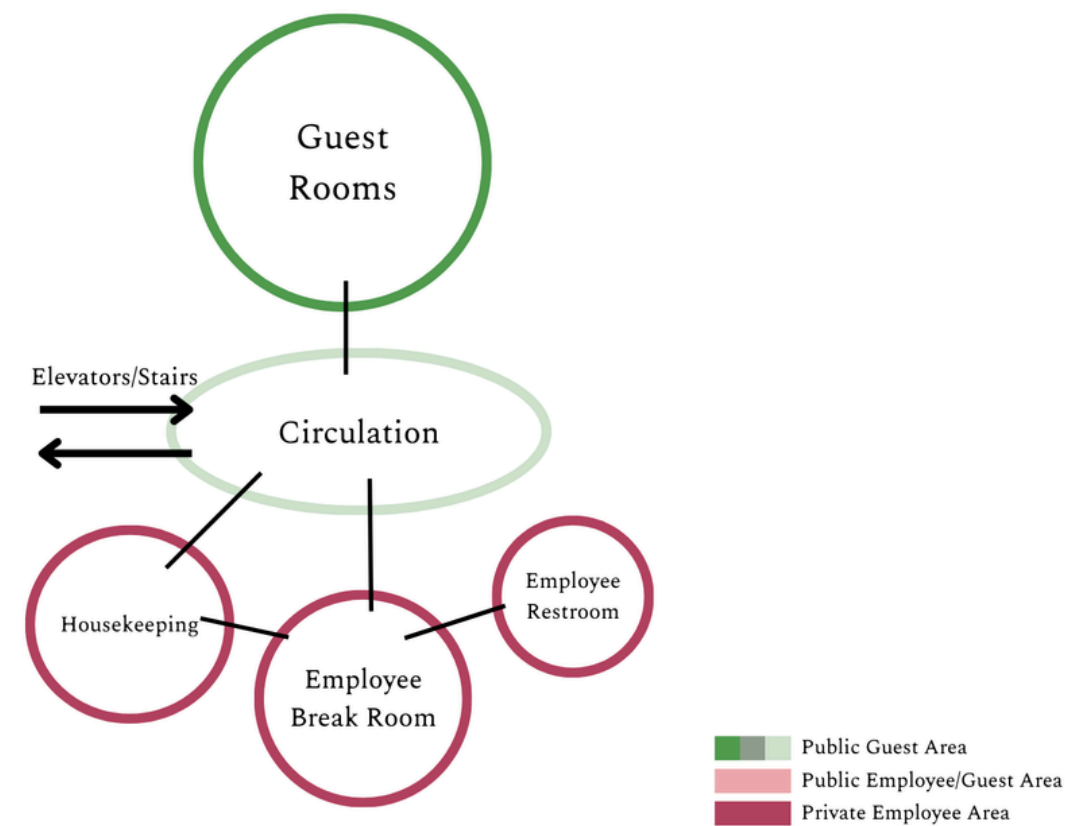
Bubble Diagram Option 2

Appendix

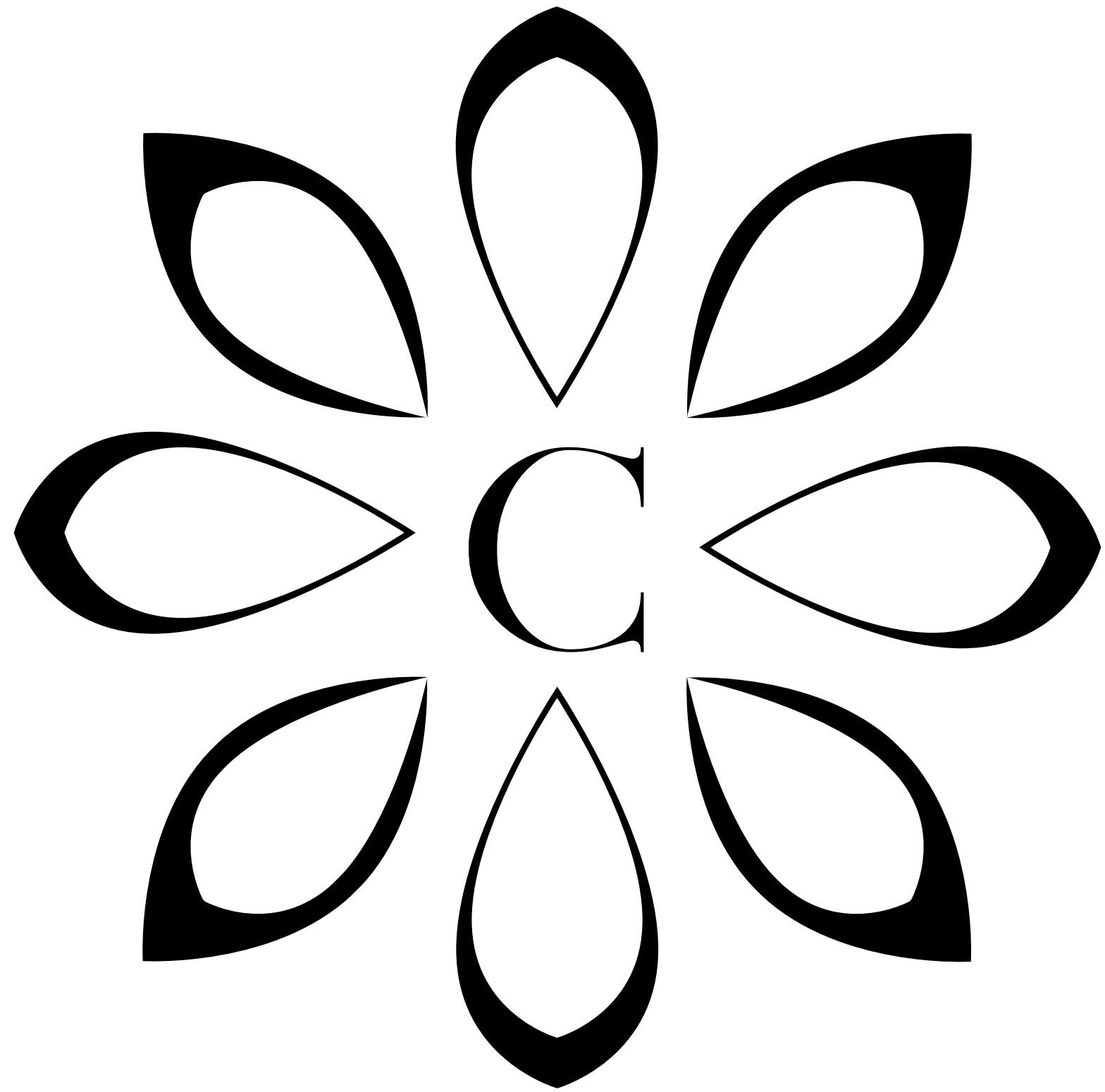
Final Bubble Diagrams



Main Floor



Guest Floor



Thank You For Your Time