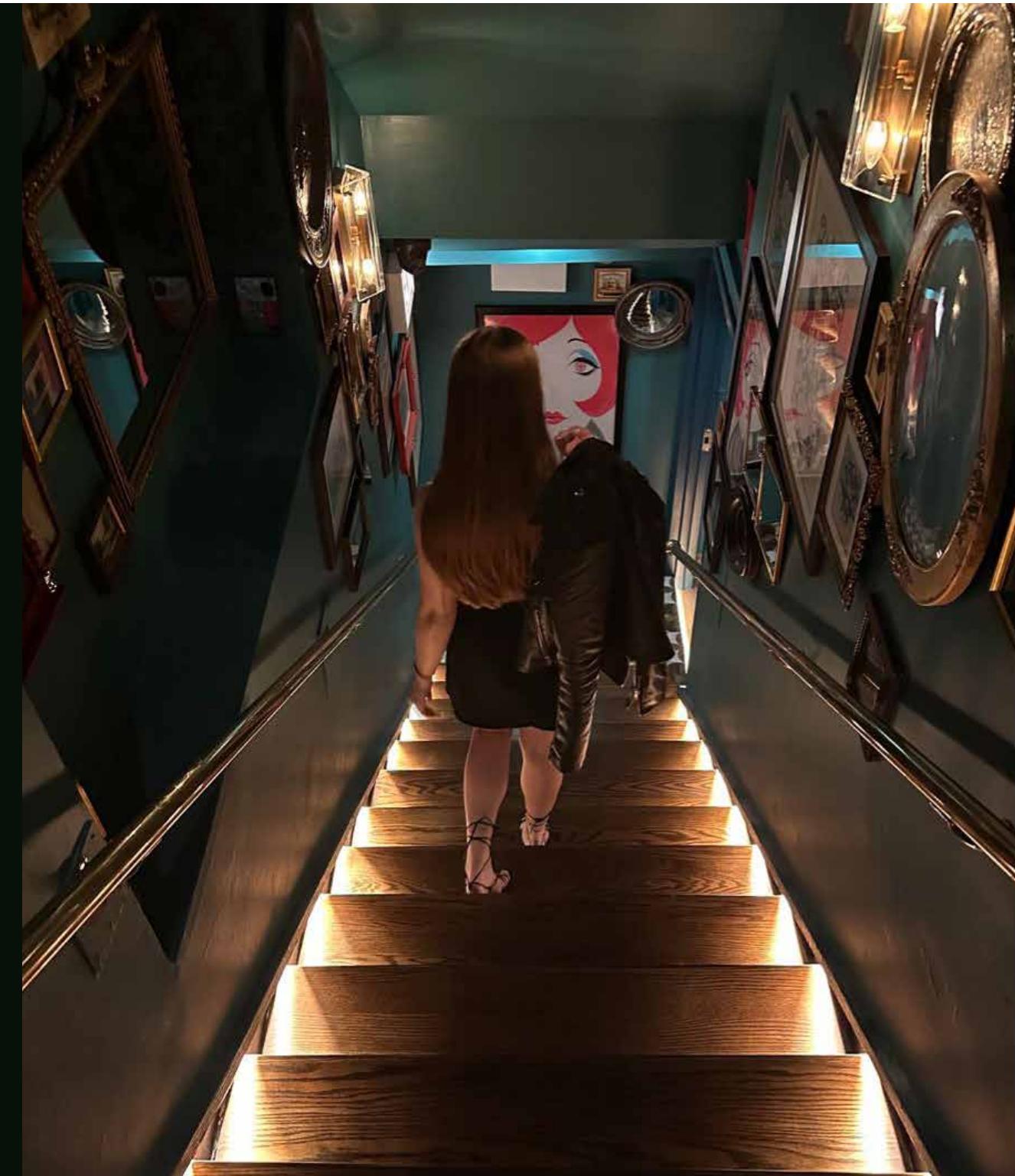
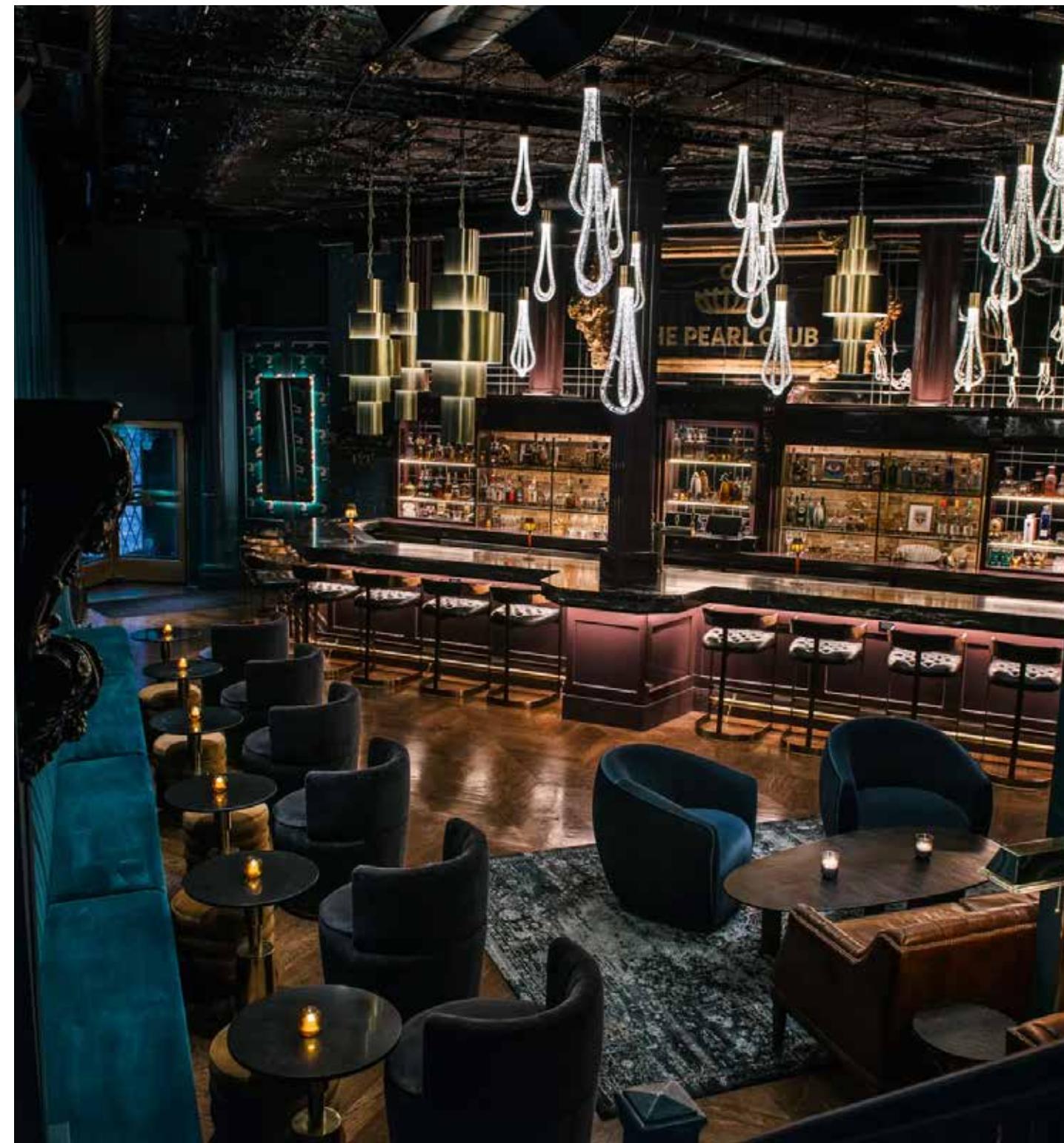


PAMELA MAURER  
SELECTED PORTFOLIO  
*ITSME@PAMELAMAURER.COM*  
719.651.3597  
@PAMELA.MAKES.ART





PHOTOS BY OLIVIA BLINN

- Main Floor from Loft
- Nook Under Loft
- Host Stand and Entry
- Back Bar and Feature Mirror

# PROJECT: PEARL CLUB

*VINTAGE SOHO IN  
CHICAGO, COCKTAILS &  
BITES FOR THE #ITCROWD.*

INTERIOR AND EXTERIOR RENOVATION

LOCATION:

WEST LOOP/FULTON MARKET, CHICAGO,  
IL

FIRM:

KEHOE DESIGNS

CLIENT:

ROB KATZ (BOKA), MATT RUDER (RUDER  
GROUP)

MY ROLE:

DESIGN/CONSTRUCTION PROJECT MANAGER

Situated in a beautiful, historic building, the Pearl Club was meant to give new life to a once-beloved corner bar that had been closed for several years. Owners Matt and Rob wanted something dramatic, swanky, and perfectly photographable to compliment their elevated cocktails and food. This project was a labor of love, and the majority of my time was split between sourcing the many found and reclaimed materials, art, trims, details, etc. and working in the field/workshop with our team to make the transformation truly one of a kind. OPENED 2023.





# PROJECT: BAR SOTTO

*4TH GEN REVAMP OF  
A CHICAGO ICON.*

INTERIOR RENOVATION

LOCATION:  
THE LOOP, CHICAGO, IL

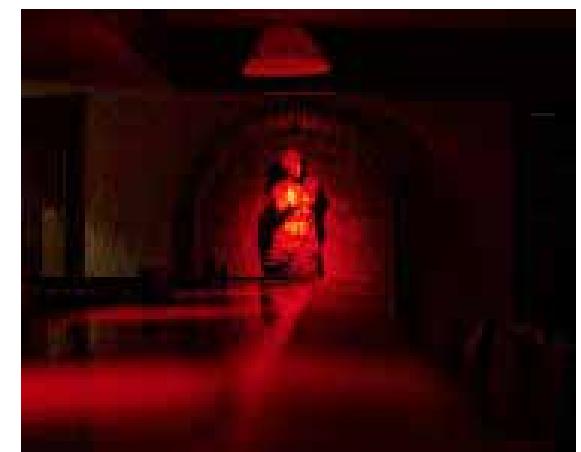
FIRM:  
DUNNE KOZLOWSKI

CLIENT:  
ITALIAN VILLAGE

MY ROLE:  
SENIOR INTERIOR DESIGNER

4th generation owner/operators Jonathan and Giovana Capitanini wanted to revive/revamp the 'dive' underneath their family's historic restaurant, Italian Village. This was a huge team effort, with multiple artisans working tirelessly to create a transformational experience for every guest.

I took over the project mid-build, and helped bring it to the finish line. In addition to working on the design, I installed multiple faux finishes, wallcovering, and worked lead a team artist/collaborators to implement a range of specialty finishes, murals, and hand painted details. OPENED 2024.



PHOTOS BY KYLE FLUBACKER

- Private Dining/Disco Room Design, Wallcovering, Brick Faux Finish
- 'Scraffito' Mural
- Update of Existing Bar
- 'Cafe/Street' Entrance



PHOTOS BY KYLE FLUBACKER  
• Liquor Bar from Tea Room  
• Sushi Bar with Mural and Trees  
• Host Stand  
• Vestibule with Mural

# PROJECT: BLUFISH

*ELEVATED SUSHI AND  
PANASIAN CUISINE*

INTERIOR AND EXTERIOR RENOVATION,  
NEW CONSTRUCTION/ADDITION

LOCATION:  
SCHAUMBURG, IL

FIRM:  
DUNNE KOZLOWSKI

CLIENT:  
MATT AND CHUCK CHOI

MY ROLE:  
SENIOR INTERIOR DESIGNER

For their third location, brothers Matt and Chuck Choi wanted to create something glamorous, elevated, and sophisticated - an evolution from their existing spaces into something for 2026 and beyond. This project was picked up and put down several times, and when I joined, we had a LOT of value engineering, then a surprise reverse value engineering to contend with. We brought in sculptors, muralists, custom lighting designers, and a new patio/pergola to create drama and give their existing clientele something new to inspire and delight them. OPENED 2025.





PHOTOS BY SANDY NOTO

- Bar and Standing Rail
- Exterior
- Bar and Standing Rail/Room
- PDR/Nook

# PROJECT: VALEDOR

CDMX-MEETS-TOKYO  
COCKTAIL BAR &  
LOUNGE

INTERIOR AND EXTERIOR RENOVATION

LOCATION:  
WICKER PARK, CHICAGO, IL

FIRM:  
KEHOE DESIGNS

CLIENT:  
SPEARHEAD HOSPITALITY

MY ROLE:  
DESIGN/CONSTRUCTION PROJECT MANAGER

Client Santiago Leon came to us with a vision to create a dark, luxuriously subtle space to compliment his team's intricate menu. The menu celebrates the mix of Japanese and Mexican cultures unique to Mexico City's Little Tokyo. I spent 4 months, primarily in the field, working as project manager, protecting our collaborative design intent, while also creating and installing custom finishes, wallcovering, and specialty furniture. One highlight was being able to help physically create the massive front doors, developing a new technique with the in house fab team. OPENED 2023.





CUSTOM FURNITURE, MURAL, ACCESSORIES, ORIGINAL PHOTOGRAPHY/STYLING

- Cast Heirloom Corn 'Terrazzo' Tabletops
- House Phone (yes, it works!)
- Atari Table
- Website Design and Branding

# PROJECT: JARABE

*THE BEST TACOS YOU'VE  
EVER HAD IN YOUR LIFE.*

INTERIOR AND PATIO RENOVATION

LOCATION:  
LITTLE ITALY, CHICAGO, IL

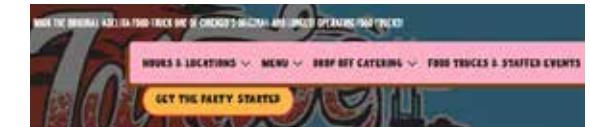
FIRM:  
PAMELA MAURER CREATIVE (SOLO)

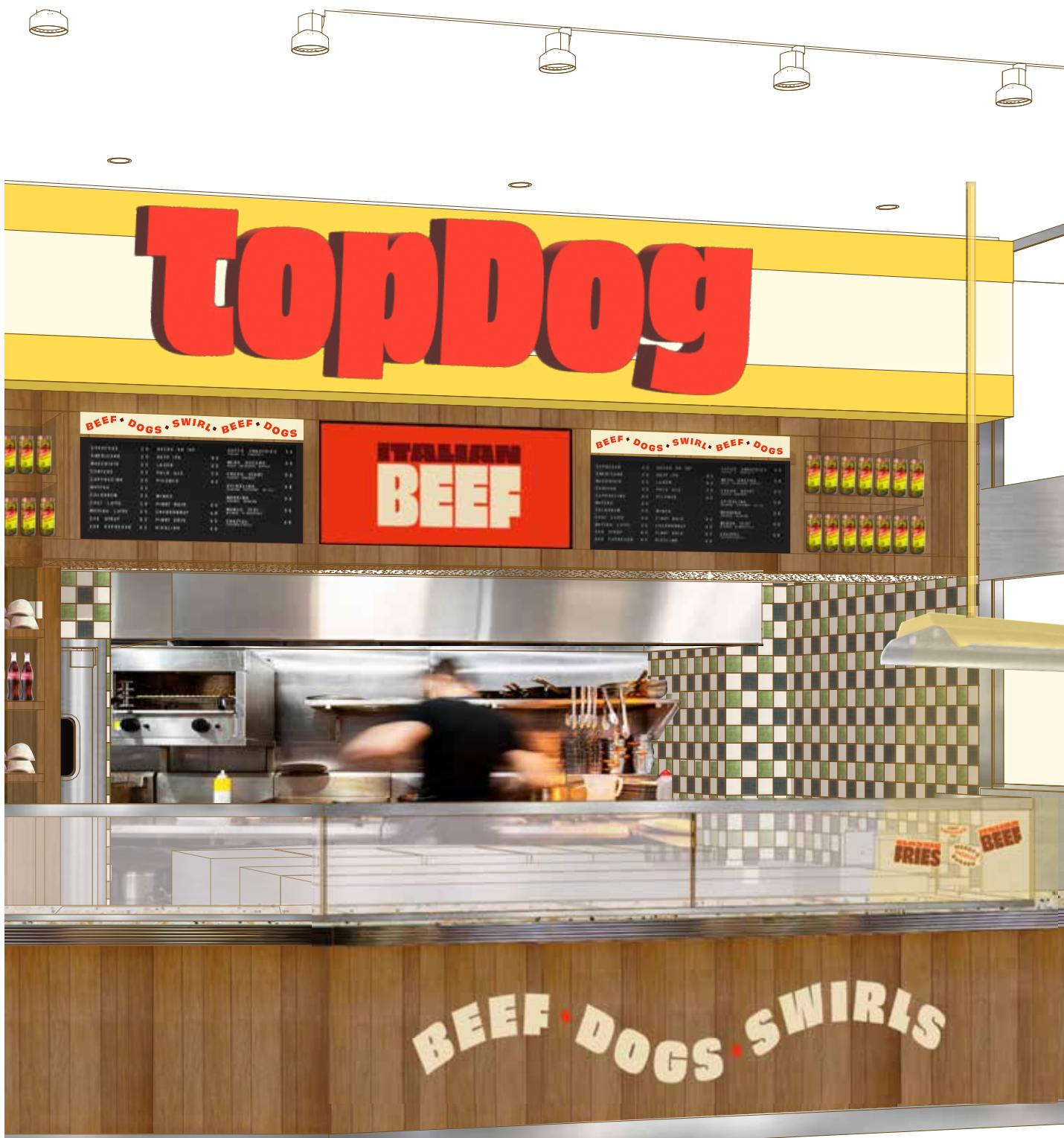
CLIENT:  
ALEX AND TEDDY VEJAR

MY ROLE:  
DESIGNER/ARTIST/PROJECT MANAGER/GC

Owners Teddy and Alexis Vejar wanted a creative overhaul of their popular Mexican street food concept after a fire shut their doors in 2020. After helping them search for a new space, they tapped me as lead designer, stylist, and fabricator on this art-focused, experiential taqueria.

I led the project as art director/designer, acted as GC/PM, fabricated and installed all of the custom furniture, fixtures, wallpaper, and finishes, and created a 28' x 9' custom wall mural using an original collage scanned and printed to room scale. I also collaborated to redesign the website, and created video, photography, and sound design. OPENED 2022.





RENDERINGS CREATED WITH PHOTOSHOP, ILLUSTRATOR, REVIT

- Render of Final 'Salty' Station
- Final Front Perspective
- Option 2 from DD3
- Option 2 from DD1

# PROJECT: TOP DOG

CLASSIC CHICAGO FLAVORS  
WITH A POP ART TWIST.

INTERIOR RENOVATION

LOCATION:  
WOODFIELD MALL, SCHAUMBURG, IL

FIRM:  
DUNNE KOZLOWSKI

CLIENT:  
FOODWORKS HOSPITALITY

MY ROLE:  
SENIOR INTERIOR DESIGNER

The Foodworks team in Chicagoland have several successful spaces, from kiosks and counter service, to elevated dining. For this project, they wanted to create a retro Americana concept with strong ties to Chicago's most beloved street foods: hot dogs and Italian beefs.

Our challenge was to create two unique facades out of one 725sf space, so we created a split 'storefront' and leaned into a 'salty and sweet' theme per our clients's menu. The sweet side is meant to look like an ice cream cone with a fun flavor, eye catching and pop-y. The salty side is channeling giardiniera, while also giving retro 1970s menswear. OPENS 2026.



# PROJECT: MOSU, HENRIETTA HOT POT AND KOREAN BBQ FOR THE PEOPLE.

INTERIOR AND EXTERIOR RENOVATION

LOCATION:  
ROCHESTER, NY

FIRM:  
DUNNE KOZLOWSKI

CLIENT:  
KHALIL SHABIB

MY ROLE:  
SENIOR INTERIOR DESIGNER

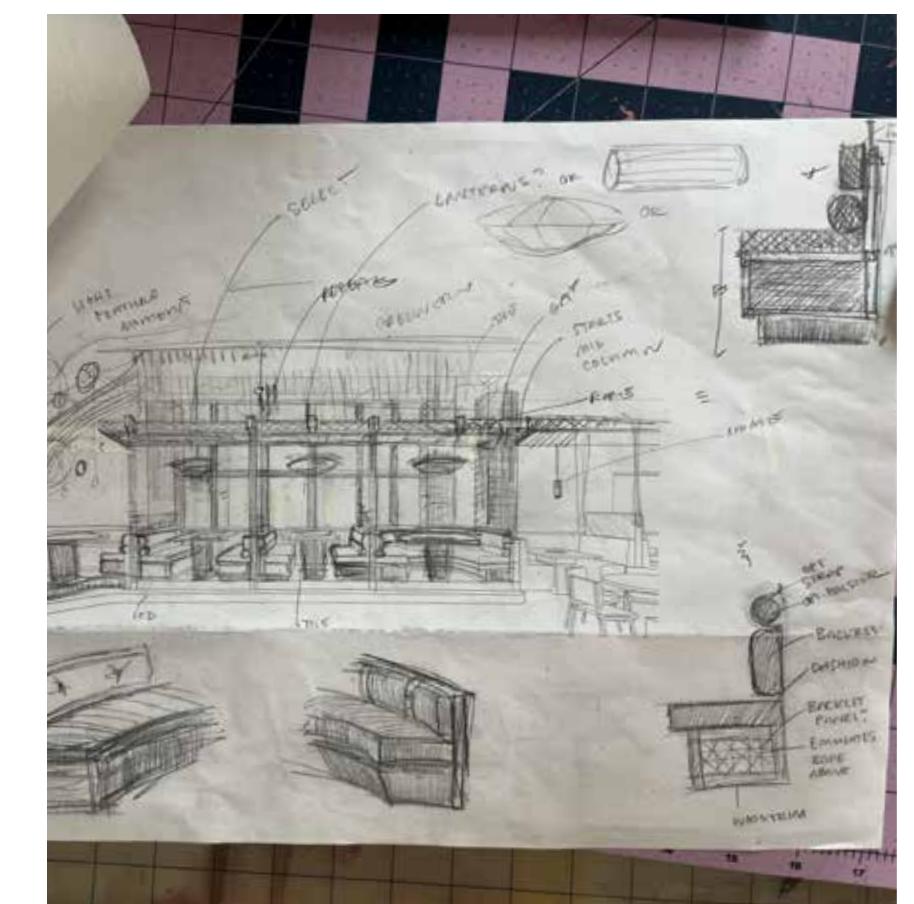
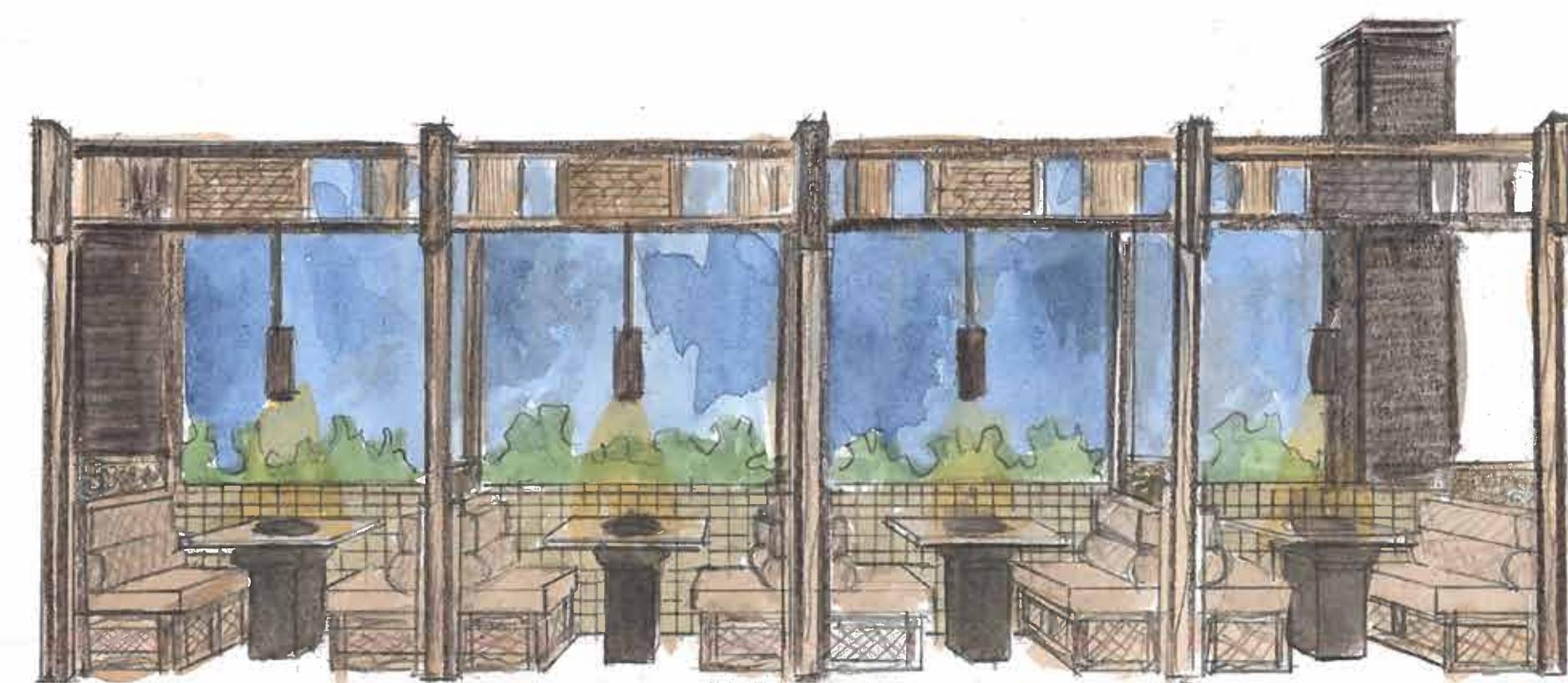
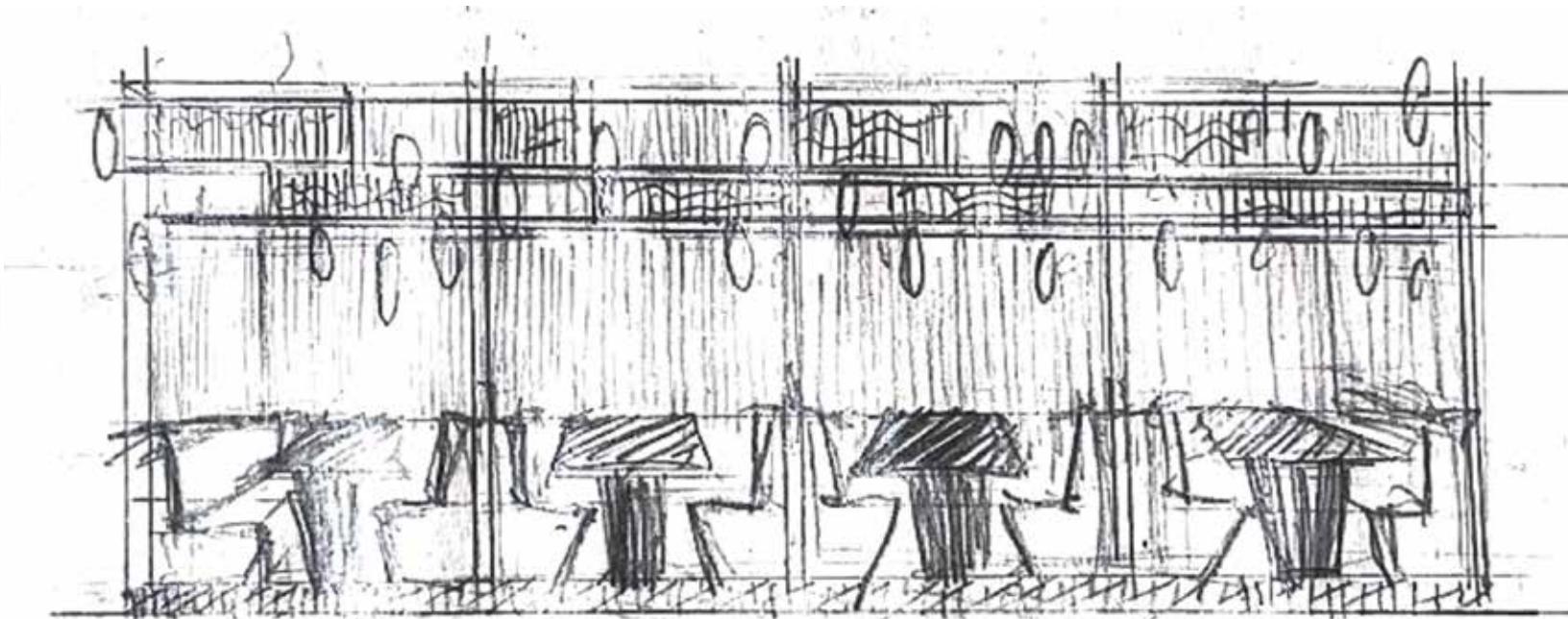
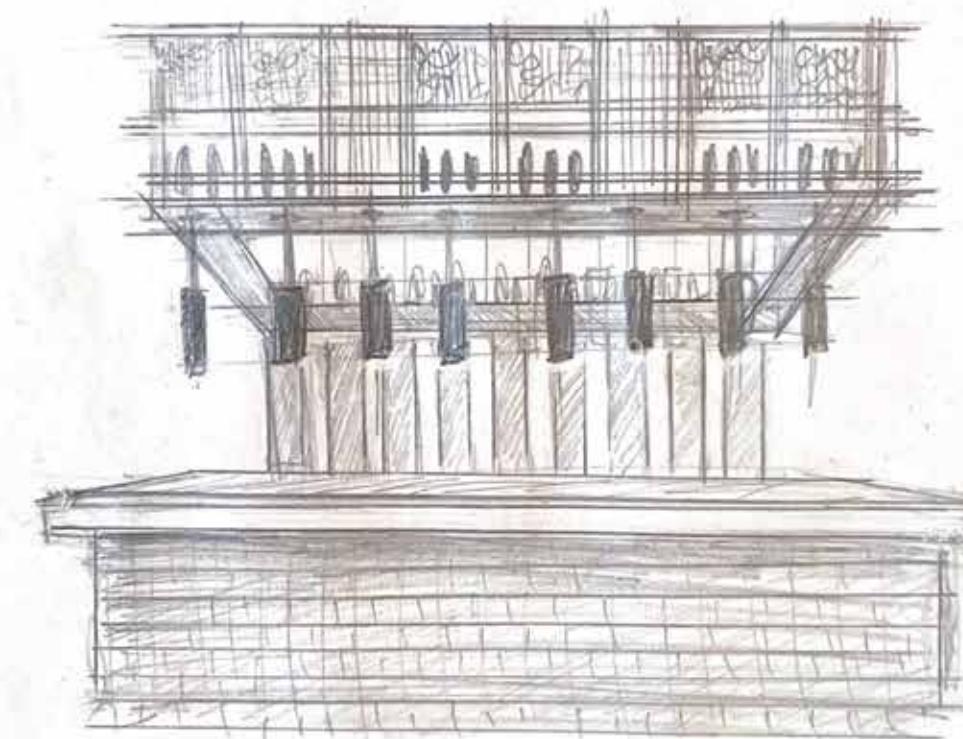
MOSU, Henrietta, is the second outing for owner/operator/retired engineer Khalil Shabib and chef/partner Lily Tang. Mosu 1.0 is just outside of Albany, and after many happy years of success, expansion brought the company to the suburbs of Rochester. This 270+ seat hot pot restaurant features a special innovation developed in collaboration with the client and our firm: underground duct work routed through decorative columns strategically placed throughout the space. *#usedtobearlobster* OPENS 2026.



## ORIGINAL INK AND WATERCOLOR SKETCHES:

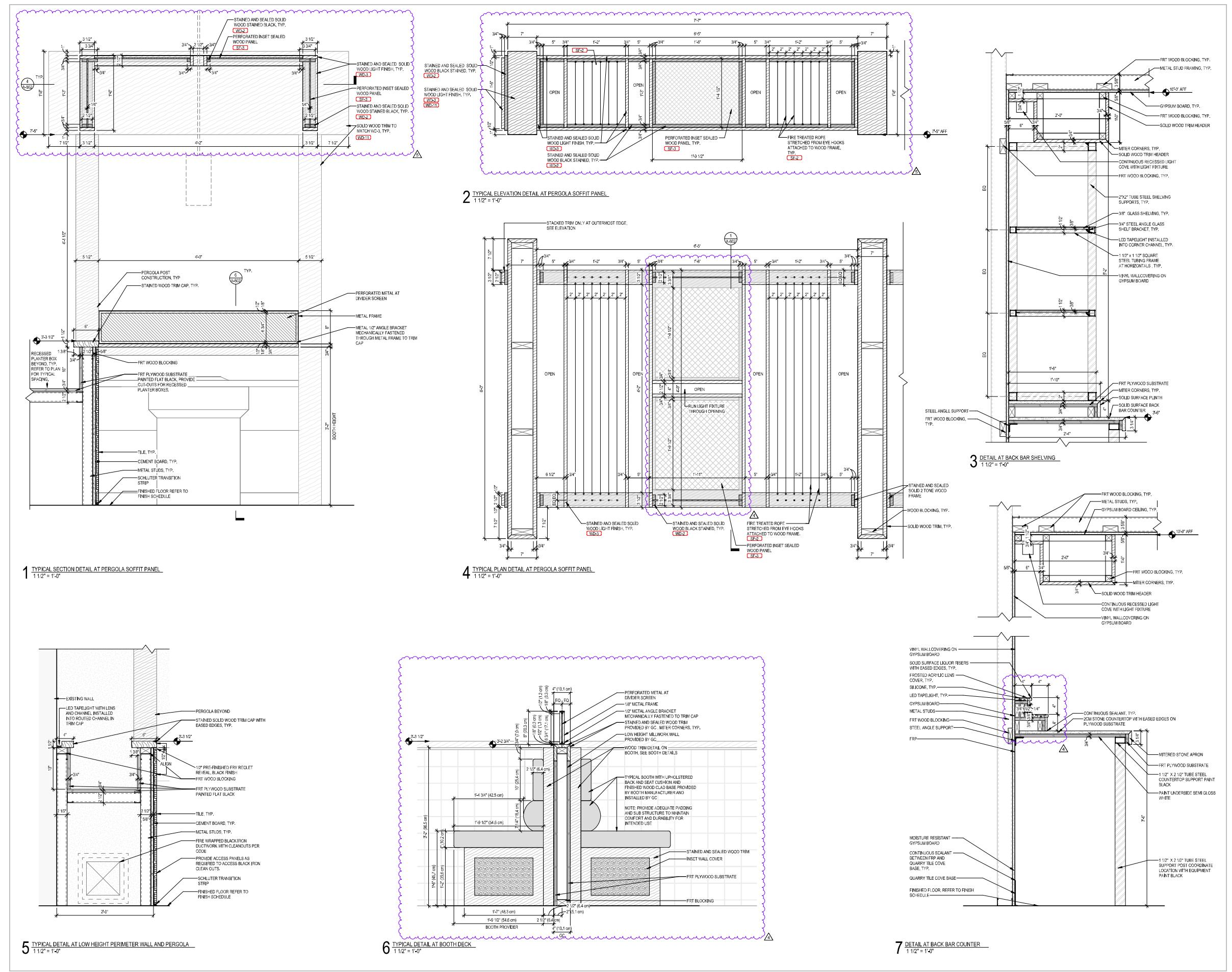
- Proposed Service Station and Booths/Pergola
- Pergola Study
- Perspective Elevation at Host Stand/Entry
- Curved Wall and Plant Corner





ORIGINAL PENCIL, INK, AND WATERCOLOR SKETCHES:  
PERGOLA AND BOOTHS

Work Sample: showing drawing process, sketchbook through interior details.



ARCHITECT  
**DUNNE | KROZKI**  
325 W. DIVISION ST. CHICAGO, IL 60651  
312.573.2490 | www.dunnekrozki.com

IN ASSOCIATION WITH THE ARCHITECT  
**RH SWEERS II, PROPRIETOR**  
RH SWEERS ARCHITECT  
rh2@sweersarch.com  
THIS DRAWING HAS BEEN PREPARED UNDER MY SUPERVISION AND I AM RESPONSIBLE FOR EXISTING BUILDING CONSTRUCTION OR SITE CONDITIONS. I AM NOT AN ENGINEER OR ARCHITECT WHICH DO NOT FEAR MY SIGNATURE AND SEAL. DO NOT CONTACT THE ARCHITECT FOR BIDDING INFORMATION OR QUESTIONS, AS THE ARCHITECT IS NOT INVOLVED IN BIDDING.

MEP ENGINEER  
**ASFANDYAR KHAN**  
ayshan9@gmail.com

STRUCTURAL ENGINEER  
**RCM TECHNOLOGIES**  
50 LAKEFRONT BLVD. SUITE 105  
BUFFALO, NY 14202  
585.855.3621 | rcmtechnologies@rcm.com

CIV. ENGINEER  
**LAND TECH SURVEYING & PLANNING**  
1105 RIDGEWAY AVE  
ROCHESTER, NY 14615  
585.442.9501 | rmc@landtechny.com

CLIENT  
**MOSU HENRIETTA**  
655 JEFFERSON ROAD  
HENRIETTA, NY 14623

PROJECT NAME

**MOSU**  
Henrietta

LOCATION  
655 JEFFERSON ROAD  
HENRIETTA, NY 14623

ISSUE #	ISSUED FOR:	DATE
1	BACKGROUND	06/27/2025
2	PERMIT	06/28/2025
3	PERMIT-REV. 1	09/05/2025
4	CONSTRUCTION	09/15/2025
5	ADDENDUM 1	10/17/2025

SEAL

LICENSE EXPIRATION: 05/31/2027

TITLE  
**INTERIOR DETAILS**

PROJECT

**2502**

SHEET  
**A-802**



# PROJECT: 405 COLUMBIA

*MULTI DISCIPLINARY  
SPACE FOR THE HUDSON  
VALLEY.*

INTERIOR AND EXTERIOR RENOVATION

LOCATION:  
HUDSON, NY

FIRM:  
DUNNE KOZLOWSKI

CLIENT:  
PRESTIGE HOSPITALITY

MY ROLE:  
SENIOR INTERIOR DESIGNER

405 Columbia is a 20.000 square foot fever dream complete with a steakhouse, event spaces, a solarium, 2 gardens, a hospitality office and suite, kitchens, a performance space, and on and on. Started in the fall of 2024, the design was completed in spring of 2025. As soon as ground started breaking, the project was put on hold by the client while they finish other projects, but here's hoping it gets built some day.

RENDERINGS CREATED WITH PHOTOSHOP, ILLUSTRATOR, REVIT

- Proposed Interior Raised Dining
- Custom Decanting Station
- Addition Perspective Elevation
- Performance Space Ceiling Concept



PRIMARY FOOD GROUP  
+ PREMIER HOSPITALITY

TABLE OF CONTENTS

NOVEMBER 15, 2015

ISSUE 2

## CONTENTS

03 BRANDING  
04 BRAND  
05 BRAND VALUES  
06 BRAND TRAITS  
07 BRAND PILLARS  
08 BRAND PROMISE

15 SPACE PLANNING  
16 BUBBLE DIAGRAMS  
18 CONCEPTS BY AREA  
18 PRIME STEAK  
21 PRIME PERFORMANCE  
24 COLUMBIA HOUSE  
27 PRIME EVENTS  
32 OVERALL FLOOR PLANS  
33 FIRST FLOOR  
34 SECOND FLOOR

21  
24.  
27.

DUNNE | KOZLOWSKI

## BRAND ELEMENTS

### Brand Pillars

*The core beliefs and internal guiding principles that inform everything from employee culture to patron interactions. They are Prime Social's compass for the decision-making process.*

#### Who We Are

We are an **approachable** yet **luxurious** steakhouse that blends classic elegance with modern artistic flair. Deeply connected to Hudson's spirit, we offer an environment where luxury meets comfort, making every guest feel both indulged and at home.

#### What We Do

We craft **entertaining** and **intimate** dining experiences by elevating familiar steakhouse favorites to their finest expressions. Our goal is to provide more than just a meal—we deliver moments that engage the senses and foster personal connections, leaving guests with unforgettable memories.

#### How We Do It

Through a **vibrant** ambiance and **anticipatory** service, we combine old-world sophistication with contemporary energy. Our staff anticipates every need, ensuring that every detail—from our ingredients' quality to our space's design—is orchestrated to create a luxurious and exhilarating experience.

1,744 Q 9 V 85

ISSUE 2

NOVEMBER 15, 2015

DESIGN DEVELOPMENT I

PRIMARY FOOD GROUP  
+ PREMIER HOSPITALITY

DUNNE | KOZLOWSKI

PRIMARY FOOD GROUP  
+ PREMIER HOSPITALITY

BRAND CONCEPT: NARRATIVE

DESIGN DEVELOPMENT I

NOVEMBER 15, 2015

ISSUE 2

Meet Sennecca.

—TRAVEL, FOOD & BEVERAGE, FASHION, ART, MUSIC, PERFORMANCE—

DUNNE | KOZLOWSKI

## BRAND CONCEPT: NARRATIVE

ISSUE 2

NOVEMBER 15, 2015

DESIGN DEVELOPMENT I

PRIMARY FOOD GROUP  
+ PREMIER HOSPITALITY

### Hello, Old Friend.

*And welcome to a destination you want to enjoy with all your most interesting pals; honoring in favorite memories while always creating new ones.*

**S**ennecca - travel writer by day, aspiring food critic by night, is escaping the City for some R&R in beloved Hudson. **Casual**, yet tailored head to toe, with a subtle aroma of *Le Labo*; Another 13, he exudes **approachable luxury**.

As the scenery zooms past, he falls into reminiscing about times spent in his favorite home away-from-home. Memories of long weekends with friends, celebrating special days with family, holidays, getaways...feelings of **familiarity** blend with the landscape. Nostalgia has rolled in - so - be messages the group chat; inviting his closest friends to join him on a spontaneous adventure.

One by one, they answer the call, barely catching the last train from bustling Penn Station: Nigel, Red Hook based influencer and DJ, Alexis, travel obsessed chef/Brooklyn Native, and Brian, a wine loving antique dealer with a shop in cozy Chelsea, active at Cross and Front; impeccably dressed, yet somehow, effortless.

They come together for an **exciting** and **entertaining** long weekend centered around Hudson's newest hot spot: **Prime Social**. There's something for each of them to enjoy - delectable food, artistic programming, and an unexpected, inspiring atmosphere.

The fashionable friends tuck in to an intimate meal at the chef's table. Wine and conversation flow, carrying them from the swanky dining room out into the vibey secret garden, as the evening drifts to night. The sound of friendly chatter, and unique music floats past the hedges, creating curiosity.

A time was had by all.

**DISCIPLINES:**  
- Entertaining food, beverage, and environment  
- Theatre, Film, New Media  
- Music and VINTAGE  
- Photography & Film

**#scenandotheatre**

**FOOD & DRINK:**  
- Classic steakhouse fare  
- Old world wine and amaro  
- High end cocktails  
- Gift to amazing purveyors  
- Offerings unique to the Hudson River Valley

**TABLE TOP:**

- Tabletops and wood  
- Familiar yet surprising

- Theaterize = Cool

- High End + Vibey

**EXTERIOR:**

- VIP dining  
- Artful and energetic gardens  
- 4 Seasons made exciting for locals and weekenders  
- Solarium  
- Fire pits  
- Intimate, luxurious lounge spaces  
- Romantic and verdant

DUNNE | KOZLOWSKI

ISSUE 2

NOVEMBER 15, 2015

DESIGN DEVELOPMENT I

PRIMARY FOOD GROUP  
+ PREMIER HOSPITALITY

## WORK SAMPLE: DD1 PRESENTATION DECK EXCERPT

Showing design/storytelling, original drawings, graphic design, copy writing, inspirational imagery.

ISSUE 2 NOVEMBER 15, 2024

PRIMARY FOOD GROUP  
+ PREMIER HOSPITALITY

DESIGN DEVELOPMENT 1

COLUMBIA HOUSE

Vibey and cool lounge with secret garden dining: a place you want to capture in memory and on Instagram...

VINYL (this is a listening room)  
Fashion and Design

FOOD/DRINK/TABLETOP VIBES:

Chef-y, yet Informal  
Fun and playful, unexpected, cool and nostalgic  
Photeworthy  
Funky and creative exterior dining with fire pits  
Easy for locals and out of towners to access – a place for you and all your most interesting friends.

DUNNE | KOZLOWSKI

## ABOUT ME:

*I'm a Chicago-based multimodal/ multimedia artist and designer originally from Durango, CO. I create performative spaces, immersive environments, videos, and experiences.*

PAMELA MAURER  
ART +DESIGN  
[itsme@pamelamaurer.com](mailto:itsme@pamelamaurer.com)

