

IDES 3220

Residential Design
Fall 2017

Project 2 Loft
Alex Abner

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Loft Program

GOALS:

- To create an industrial styled loft apartment for Owen Layne to use to conduct business in Phoenix, Arizona one a month.

CLIENT BRIEF:

- The Loft, located in Phoenix, Arizona is used by the client for business travel. He is a 27 year old sports agent for many players of the Arizona Cardinals, and has a permanent residence located in another city. As a bachelor, he hosts many parties frequently when he comes to town. He spends 1 week per month staying in the Loft Condo on business related trips.

CLIENT PROFILE:

- Owen Layne
- 27 years old
- Sports Agent

USER REQUIREMENTS:

- Identify needs
 - Large kitchen
 - Open concept
 - 1.5 baths
 - Mid-level loft with acoustical properties for noise control
 - Natural based finishes/fabrics
- Establish Territorial Requirements
 - Penthouse loft
- Determine client's preferences regarding colors, design style, special qualities
 - "Earthy" tones
 - Industrial/ Contemporary
 - Sleek lines
 - "Wow" features
 - High end finishes
 - Natural elements

BUILDING SYSTEMS:

- Lighting/Electrical
 - Recessed lighting
- HVAC

- Central Heating and AC located in building utility area
 - Supply and return air grilles located in ceilings
- Security & Safety
 - Full security system with alarm
 - Cameras at entry door
- Phones & Data
 - Intercom system throughout loft

ENVIRONMENTAL CONCERNS:

- Indoor air quality
 - Fresh air from windows on either end of loft
 - High quality air filters
 - Low VOC paints used
- Sustainability
 - Green appliances
 - Renewable resources used in finishes and fabrics
- Access to nature, views, and daylight
 - Large windows on either end
- Noise Control
 - Kitchen/Living space away from bedroom
 - Rugs and large furniture pieces used in mid-level loft to reduce noise travel

ACTIVITY REQUIREMENTS:

- Identify primary and secondary activities
 - Primary activities
 - Living
 - Kitchen
 - Dining
 - Mid-Level Loft
 - Secondary activities
 - Bedroom
 - Both bathrooms
 - Laundry
- Adjacencies and zoning
 - Kitchen open to living space
 - Bedroom away from living
 - Mid-level loft over living area
- Analyze nature of activities
 - Active spaces

- Living
 - Dining
 - Kitchen
 - Mid-level loft
- Passive spaces
 - Bedroom
 - Full bath
 - Half bath
- Public spaces
 - Living
 - Kitchen
 - Dining
 - Half bath
 - Mid-level loft
- Private spaces
 - Bedroom
 - Full bath
 - Laundry
- Traffic patterns
 - Primary circulation through living, dining, and kitchen
 - Primary circulation into half bath
 - Secondary circulation into bedroom
 - Secondary circulation into full bath
- Analyze space
 - Bedroom and mid-level loft need acoustical features to keep noise levels down
 - Laundry needs storage

FF&E REQUIREMENTS:

- Determine Furniture, Furnishings, and Equipment for each activity
 - Living space
 - Two chesterfield sofas
 - Metal end table
 - Console table for TV accessories
 - Two butterfly accent chairs
 - Oak coffee table
 - Dining space
 - Round table to seat 4
 - Chandelier centered above table
 - Dining chairs upholstered in brown vinyl
 - Kitchen

- Side by side refrigerator
 - Separate range with vent hood above
 - Kitchen island with 3 barstools
 - Double copper sink
- Mid-level Loft
 - Pool table
 - Dart board
- Establish quality requirements
 - Comfort
 - Leather sofas
 - Variety
 - Upholstered furniture
 - Solid wood tables
 - Metal furniture/light fixtures
- Aesthetics
 - Stainless steel kitchen appliances
 - Oak furniture
 - Metal finishes
- Appropriateness, durability, maintenance
 - Easy to clean surfaces
- Develop possible arrangements
 - U- Shape furniture arrangement in living room
 - Tailored arrangements
 - Living room
 - Dining room
 - Mid-level Loft

DIMENSIONAL REQUIREMENTS:

- Determine required dimensions for activities and furniture groupings
 - Furniture groupings
 - 15”-17” seat height
 - 14”-18” space between edge of sofa and coffee table
 - 15”-17” coffee table height
 - 26”-30” height of side tables/case pieces
 - 36” countertop height

INTERIOR FINISH REQUIREMENTS:

- Aesthetics

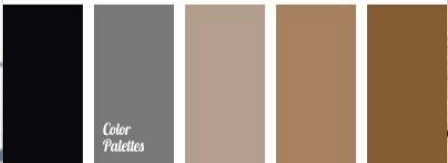
- Quartz countertops in kitchen
- Granite countertop in master bathroom
- Industrial, metal chandelier in living space
- Floor tile in master bathroom
- Wrought iron stair railing with cable in place of spindles
- Brick backsplash in kitchen
- Large, open glass wall on either end of loft (kitchen and master bedroom)
- Appropriateness, durability, maintenance
- Sustainability
 - Green appliances/equipment
 - Stove
 - Refrigerator
 - Toilet

CODES:

- Doors
 - All doors 3'-0"
- Windows
 - 20'-0" windows on East and West walls
 - All windows meet emergency egress requirements
- Other
 - Exhaust fans in bathrooms

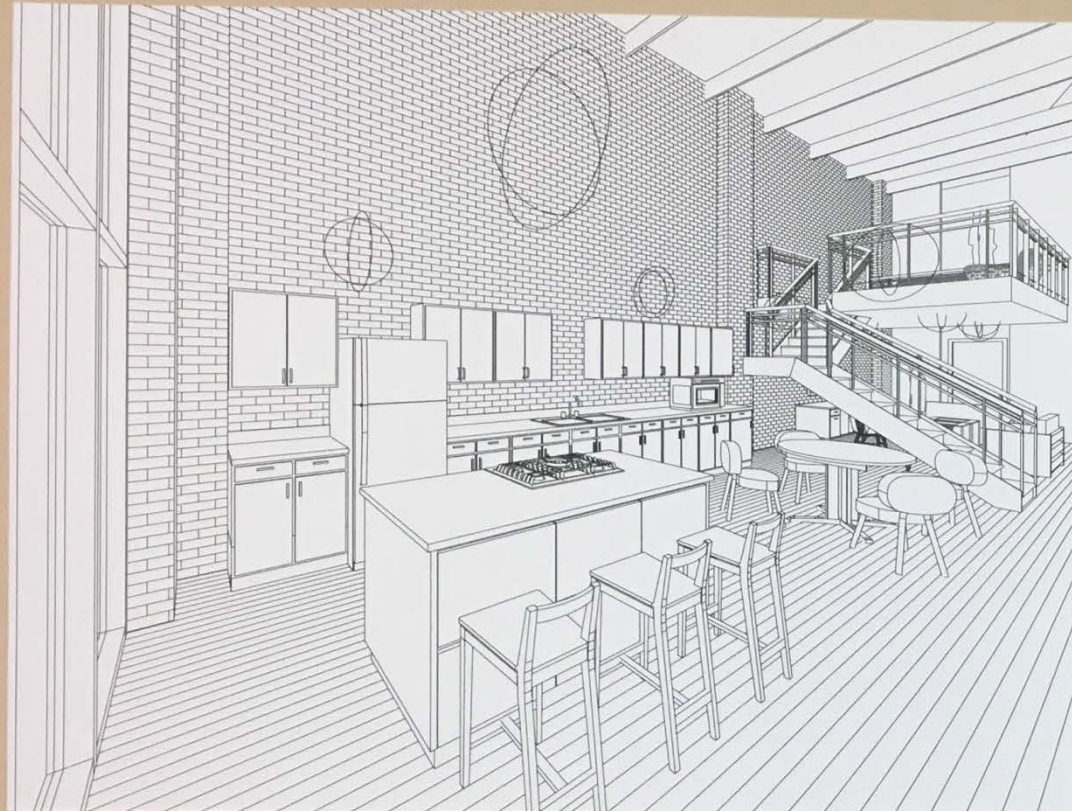
INSPIRATION
BOARD

ALEX ABNER

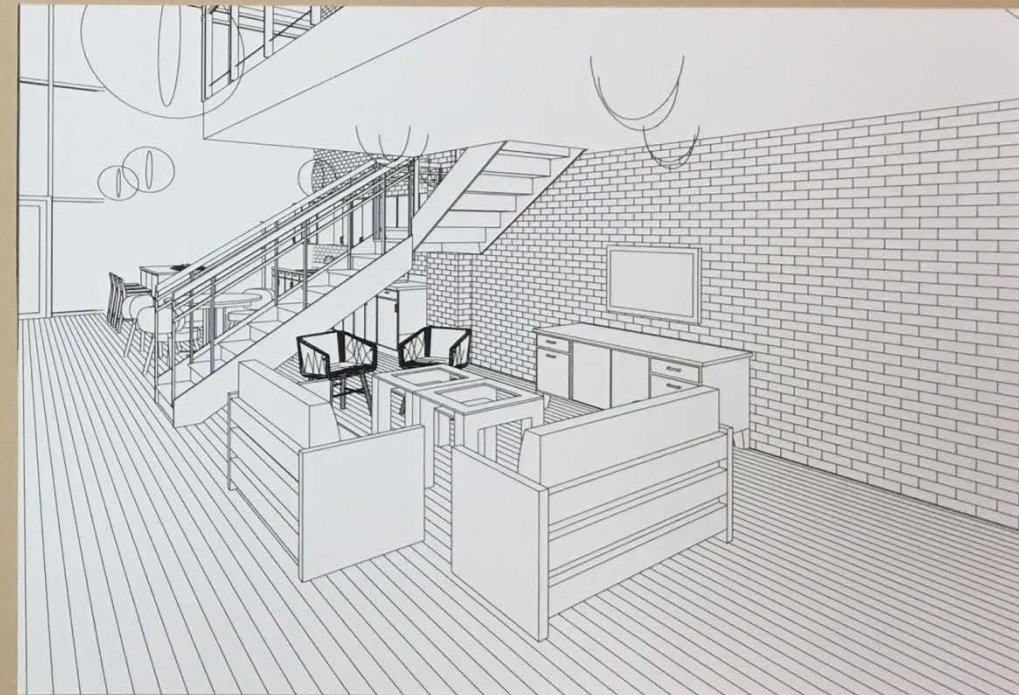


CONCEPT STATEMENT

The 2017 Loft project, located in Phoenix, Arizona, will convert the top floor of a commercial building into a contemporary and industrial loft apartment for Mr. Owen Layne. It will be designed to easily allow Mr. Layne to run his sports agency firm from there once a month. The loft will feature an achromatic color scheme with orange accents. An industrial atmosphere will be emphasized through the color scheme, furniture selections, and interior finishes. Upon entry, there will be hardwood flooring with orange tones that will extend throughout the entire apartment except for in the master bathroom. The walls will be covered in a light brown paint and accented with a brick pattern that covers the exposed columns throughout the loft. This paint color will extend throughout the kitchen, dining area, living area, and master bedroom. In the living space, the back wall will be made an accent wall that will feature the brick pattern, creating a point of interest within the room. The living room furniture will be arranged in a U-shape arrangement that will include two chesterfield sofas upholstered in a brown leather, which will be accented with two butterfly chairs that will be upholstered in a black vinyl material. The furniture will be placed on a plush rug to bring warmth and texture to the space. In the kitchen, the brick pattern will be repeated in the backsplash which will create unity and harmony among the apartment. The brick will be complimented with black cabinets and a black countertop with orange undertones. An accessible half bath will be located off of the living room and will feature a unique black pedestal sink against the brick pattern. In the master bedroom, the bed frame will be upholstered in light brown fabric with grey undertones to compliment the dark grey accent chairs in the room. There will be two black nightstands on either side of the bed to create balance within the room. A large window will be framed with striped draperies of grey and brown. The warm tones of used in the furniture and finishes throughout the loft make the space feel very inviting and soothing.



KITCHEN



LIVING



SCALE: 1/4" = 1' - 0"

LAYNE LOFT

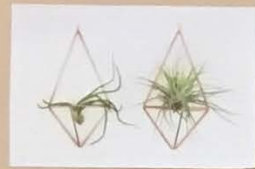
A. ABNER

FURNITURE PLAN

2 OF 5



ENTRY



CONSOLE TABLE



DINING



DINING CHAIR



DINING TABLE



WALL PAINT TRIM PAINT



LIVING



SOFA



ACCENT CHAIR



WOOD FLOORING



COFFEE TABLE



END TABLE

LAYNE LOFT

A. ABNER

ENTRY, LIVING, & DINING

3 OF 5

KITCHEN



SHELF FINISH



BARSTOOL

KITCHEN BACKSPLASH



KITCHEN DRAPERY



KITCHEN/BATH CABINET



KITCHEN COUNTERTOP



HALF BATH SINK

HALF BATH



MASTER BATH PAINT



MASTER BATH COUNTERTOP



MASTER BATH SINK

MASTER BATH



MASTER BATH FLOORING



WOOD FLOORING

LAYNE LOFT

A. ABNER

KITCHEN & BATHROOMS

4 OF 5

MASTER BED



BED FRAME UPHOLSTERY



DESK CHAIR

OFFICE



DESK



NIGHTSTAND



DRESSER



LOFT



DESK LAMP



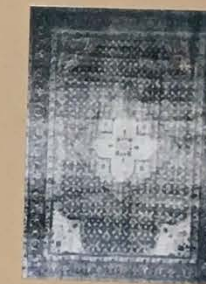
SHELF



END TABLE



POOL TABLE



DRAPERY FABRIC



ACCENT CHAIR



DART BOARD



LAYNE LOFT

A. ABNER

MASTER BED, OFFICE, & LOFT

5 OF 5