

Davenport Loft Project

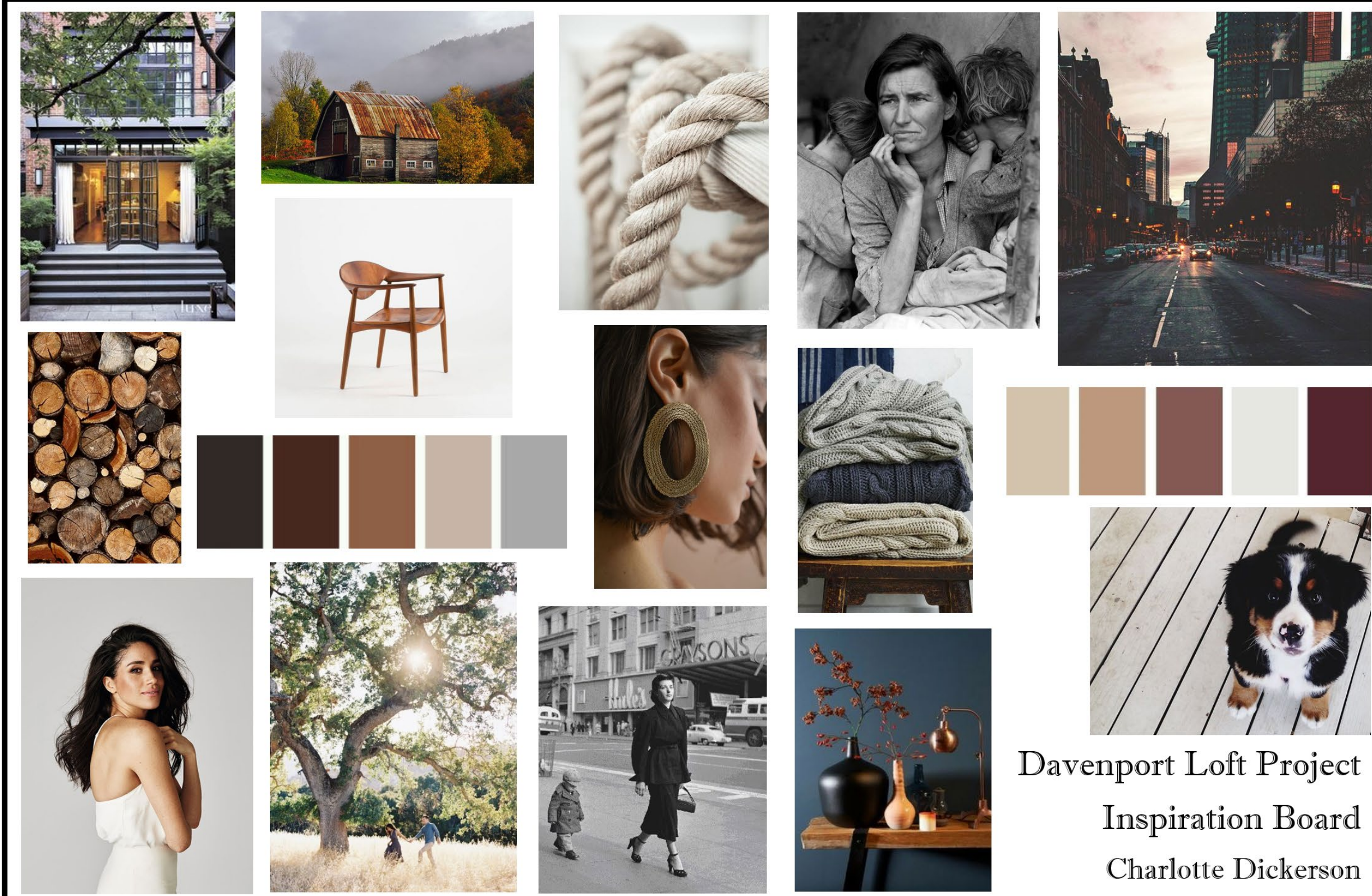
CHARLOTTE DICKERSON

IDES 3220

FALL 2018

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Davenport Loft Project
Inspiration Board
Charlotte Dickerson

The 2018 Reuse and Renovation Loft Project for Ms. Mia Davenport in Washington D.C. converts to the top floor of a commercial building into a residential loft which will include a foyer, living space, kitchen, dining space, office, utility room, bathroom ,bedroom, closet, and a studio space for painting and work on digital photography. This project serves as a home-away-from-home when the client is working in D.C. Earth tones characterize the color scheme, emitting warmth and sophistication to the design. These tones unify the space with the brick walls and hardwood floors. Scandinavian modern style influences the design with a metropolitan edge and rustic accents. Straight, horizontal lines are dominant in the space and help bring the tall ceilings down to human proportion. The upper loft provides an inspiring place for the client to work on her hobbies and provide privacy for the areas beneath it. Eyes are drawn to the artwork and photography, sophisticated furniture, and high-end fixtures. Natural light is used mostly throughout the space because of the large curtain walls. Accent lighting, task lighting, and decorative lighting is used for general illumination, to accent artwork, and to create ambiance. Texture can be found in the brick walls, soft cable knit blankets, steel beams, natural edge woods, and smooth quartz countertops. These help convey the concept of warm metropolitan design with natural accents. Repetition of color and texture contribute the most to unify the space and create harmony. Rhythm is expressed in the continuous use of artwork and photography in the design.





DAVENPORT LOFT

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3-D DRAWINGS

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DAVENPORT LOFT

3-D DRAWINGS

CHARLOTTE DICKERSON

FALL 2018

SHEET 4 OF 14

IDES 3220

SCALE: N/A







Manufacturer	Code	Quantity	Description	Size	Finish	Area
Berhardt Design	BH1	2	Cardan office Chair	2' 3 1/2" x 2' 3 1/2"	Fabric: COM Leather Pattern: Caress Sky Color: 5124 Contents: Full Aniline, Light Finish Leather	Loft/ Office Space
	BH2	2	Affiliate Dining Chair	2' 0" x 2' 0"	Fabric: COM Twill Pattern: State Street Color: Navy Blazer Contents: 54% Polyester, 46% Rayon	Dining Space
B & B Italia	BB1	3	Cozy Side Table	2' 1 5/8" x 2' 1 5/8"	Painted Black chrome base Smoked oak table top	Living Space / Foyer / Loft
	BB2	1	Harry Sofa	6'10" x 3'1 3/8"	Fabric: COM Velvet Pattern: 15722 Color: 214 Scarlet Contents: 85% CO 15% MD	Living Space
	BB3	1	Metropolitan 14'	3' 3 3/8" x 2' 3 3/8"	Fabric: COM Velvet Tweed Pattern: 1041-051 Color: Aramis Blue Contents: 54% Cotton, 46% Polyester	Living Space
Callisto Home	CH1	1	Queen Imperia Duvet Cover	7' 8" X 8' 0"	Fabric: Linen Pattern: Queen Imperia Color: Cream Contents: Linen	Master Bedroom
Capdell	CP1	1	Nix Chair	2' 0" x 1' 7"	Beech frame. Laminated beech back. Upholstered seat. Fabric: COM Twill Pattern: State Street Color: Navy Blazer Contents: 54% Polyester, 46% Rayon	Master Bathroom
Design Within Reach	DWR1	1	Morrison Dresser	6' 0" x 1' 8"	Walnut Frame, Carrara Marble Top	Master Bedroom
	DWR2	2	Gravity Table Lamp	1' 7 1/2" H 12" D	Carrara marble base; cotton shade; brass fittings.	Master Bedroom
Flor	FLR1	1	Roadside Attraction Area Rug	17' 0" x 12' 0"	Fabric: COM Area Rug Pattern: Roadside Attraction Color: Haze Contents: Aquafil 100% recycled nylon	Living Space
Herman Miller	HM1	1	Eames Lounge Chair and Ottoman	4'10 1/2" x 2'9 1/2"	Black Leather with Walnut Veneer Fabric: COM Full Grain Leather Pattern: Leather Collection Color: 9936-082 Black Contents: Full Aniline, Light Finish Leather	Living Space
Kalmar	KA1	2	Hase TL Table Lamp	1' 8" H 12.6" D	Polished brass, leather, silk shade and wheat color textile cord.	Living Space/Loft
Knoll	KN1	1	Splay-Leg table	3' 1 3/4" x 2' 10 1/4"	American Walnut	Living Space
Living Divani	LD1	1	Lipp Bed	6' 4" x 6' 8"	Fabric: COM Leather Pattern: Panhandle Color: P922 Taupe Contents: Full Grain Leather	Master Bedroom
Lzf	LZF1	2	Cosmos Floor Lamp	5' 2" H 24" D	Cherry wood shade on steel legs	Living Space
Mathias	MA1	1	Mid-Century Wood Frame Leather Loveseat	5' 6" x 3' 3"	Expressed solid oak wood frame in a Pecan finish. Fabric: COM Leather Pattern: Brisa 303 Color: 3591 Caramel	Loft

DAVENPORT LOFT

FURNITURE SPECIFICATIONS

CHARLOTTE DICKERSON

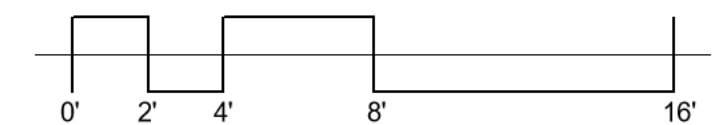
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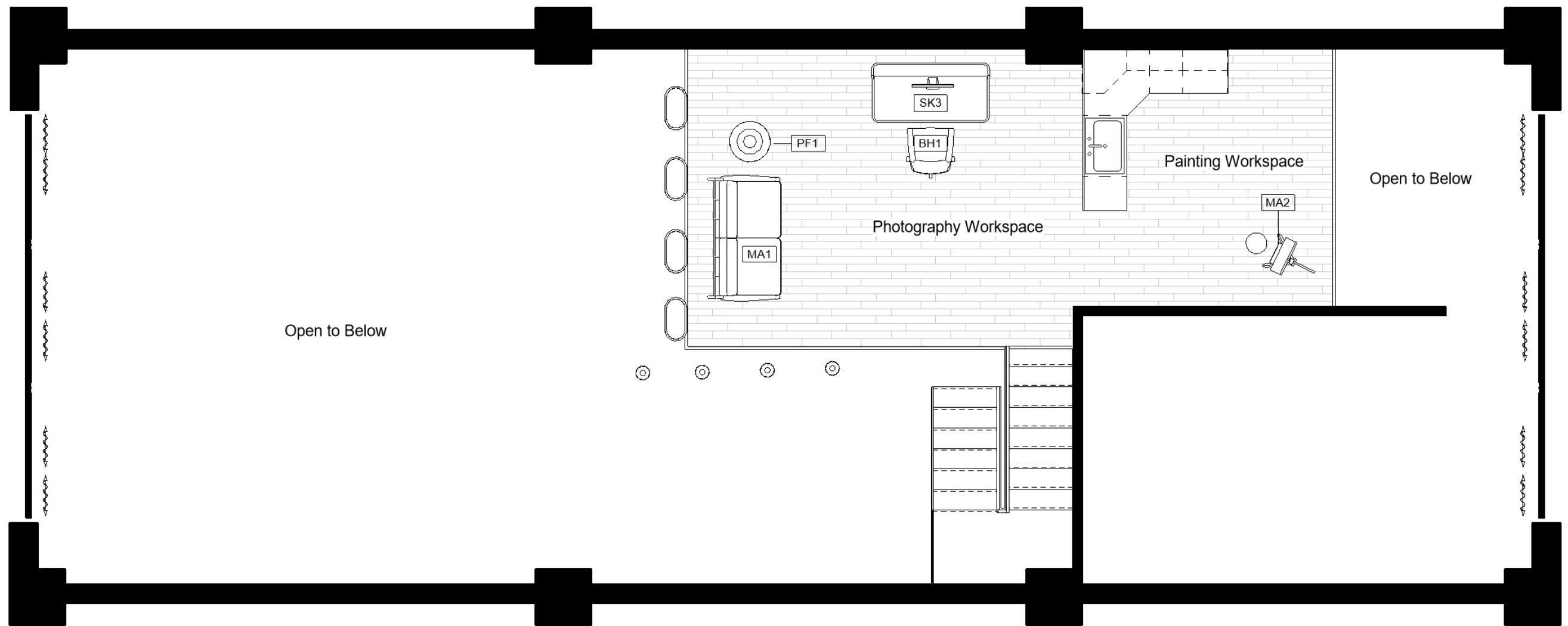
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IDES 3220

SCALE: N/A

Manufacturer	Code	Quantity	Description	Size	Finish	Area
Pfeifer Studio	PF1	2	Estrella Side Table	1' 10" H 1' 4" D	Margosa Wood	Master Bedroom/ Loft
Phase Design	PH1	2	Skyline Planter	1' 8" x 1' 8" x 3' 4"	Solid Aluminum with flat black paint.	Living Space/ Loft
Riva 1920	RV1	1	Sleek Dining Table	7' 2" x 3' 3"	Walnut with Knots	Dining Space
	RV2	2	Alfredo Side Board	6' 5" x 1' 7"	Walnut	Living Space / Dining Space
Roll & Hill	RH1	1	Agnes Chandelier - 14 Lights	6' 0" x 2' 10"	Machined Aluminum in Brushed Brass, Glass	Master Bathroom
	RH2	3	Demeter 02	1' 5" H 2' 7" D	Aluminum with bronze finish, glass, marble, steel.	Living Space/ Bedroom/ Office
	RH3	1	Superordinate Antler Chandelier - 12 Antlers	1' 9" H 3' 5" D	White Ceramic	Dining Space
Roshults	RO1	1	Monaco Leather Chair	2' 7" x 2' 9"	Fabric: COM Leather Pattern: Brisa 303 Color: 3822 Bone Contents: Full Grain Leather	Master Bedroom
Skram Furniture	SK1	2	Piedmont #1 side table/nightstand	2' 0" x 1' 6"	Figured Walnut Veneer with Natural Rubbed Bronze legs	Master Bedroom
	SK2	1	Wishbone Drawer Desk	5' 0" x 2' 6"	Santos Redwood Veneer with Dark Rubbed Bronze Legs	Office Space
	SK3	1	Wishbone Slab Top Desk	4' 0" x 2' 0"	Santos Redwood Veneer with Dark Rubbed Bronze Legs	Loft
Zeitraum	ZE1	4	Sit Dining Chair	1' 10" x 1' 9"	Fabric: COM Fully upholstered seat and walnut base and back Pattern: Franklin Color: Pewter Contents: 60% Linen , 40% Cotton	Dining Space
	ZE2	4	Form Bar Stool	1' 7" x 1' 5"	North American Walnut seat and black matte coated bent wire frame.	Kitchen





PROJECT PROGRAM SUMMARY
FALL 2018 PROJECT: LOFT PROJECT

Name: Charlotte Dickerson

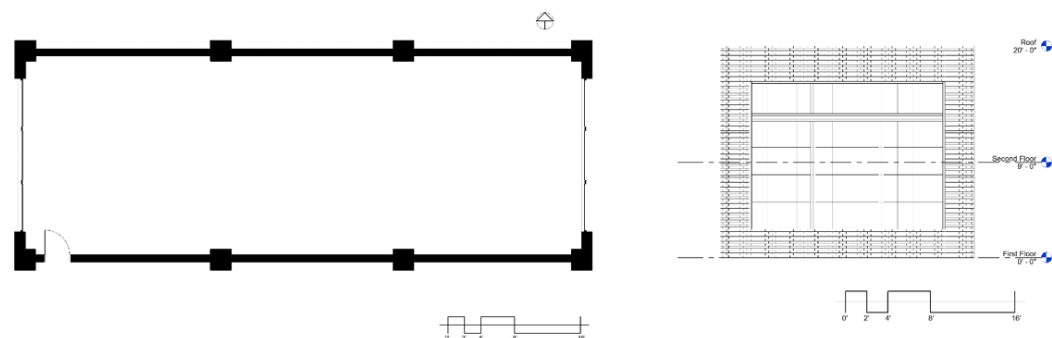
- GOAL(S):
 - To be secure both physically and psychologically.
 - To be easy to maintain and functional for the user.
 - To be an aesthetically pleasing space.
- CLIENT BRIEF:
 - The top floor of an existing commercial space in Washington D.C. of 1,632 square feet into a residential loft that is used one week out of every month for business trips for the client.
- CLIENT PROFILE:
 - The client is Mia Davenport, a 35 year old female federal congresswoman from Montpelier, Vermont. The client will use this loft in Washington D.C. for business trips one week out of every month. The space will be used for relaxation from work and inspiration for her hobby of painting and documentary photography. The client lives in Montpelier full-time as she focuses her legislative power to create and pass laws that help better the country. She is mainly interested in providing more opportunities to educate the young and the underprivileged. Her home in Montpelier is a row house in the heart of downtown but she grew up on her family’s small farm about an hour away that she often frequents to visit family and relax from work. Her personal style is metropolitan, modern, with clean lines with rustic touches that remind her of her family’s farm in Vermont. She likes natural textures like wood and stone mixed with industrial elements like steel and brick. She wants to use earth tones in the space that pop with her favorite color, a rich wine red. She enjoys cooking and would prefer high-end kitchen appliances. She would typically be the sole user in the space besides occasionally entertaining friends from work. She wants to incorporate Washington D.C. into her loft by using paintings that she has created of famous monuments in D.C. The upstairs loft will be used as a space for Mia to paint and work on her digital photography.
- USER REQUIREMENTS:
 - Identify needs
 - Entry/foyer area with space for coat storage
 - Living/entertainment area for a minimum of 4 people
 - One kitchen with a double sink, full size refrigerator, stove, dishwasher, counter space for a coffee maker and microwave
 - One dining area with eating space for a minimum of 4 people
 - Sleeping area or bedroom (with plenty of space to move around, and make bed, queen size bed min.)
 - Closet for clothing adjacent to, or in the bedroom, dresser for folded clothing storage
 - Utility room for items such as a 24” diameter water heater, cleaning supplies and equipment (mop, broom, vacuum, etc.), suitcase storage and maybe other items like a bicycle for example.
 - One bathroom to include a sink, toilet and storage (for toiletries and basic supplies), bathtub/shower combination or if your client prefers, a separate tub and shower, or just a shower.
 - Linen storage (may be in bath or nearby)
 - Laundry room with stacked washer/dryer, either a wall mounted fold down ironing board or freestanding ironing board that stays set up, a clothes rod for hanging drip-dry items, and storage space for laundry detergents.
 - Upstairs loft with painting station and easel, computer desk and camera equipment storage.
 - Establish territorial requirements

- Public- Entry, Kitchen/Dining, and Living.
 - Semi-private- Upstairs loft.
 - Private- Bedroom, Bathroom, and Closet.
- Determine client preferences regarding colors, design style, spacial qualities
 - Modern, contemporary style
 - Rustic accents
 - Earth tones
 - Rich wine red
 - Open floor plan for public spaces and private enclosed areas for private spaces.
- BUILDING SYSTEMS:
 - Lighting, Electrical
 - Daylight, ambient light, and task light.
 - Electrical panel in Utility room.
 - HVAC
 - Central Heat/Air Conditioner Unit
 - Equipment located in Utility room.
 - Plumbing
 - Water Heater located in Utility room.
 - Multiple bathrooms share plumbing walls.
 - Toilets set at a Universal Design standard of 17”-19” off finished floor.
 - Security and Safety
 - Security System installed
 - Reinforced steel front door with dead bolt lock
 - Phones and data
 - Internet and cable hookups, no phone line necessary.
- ENVIRONMENTAL CONCERNS:
 - Indoor air quality
 - Products and finishes with high indoor air quality.
 - Ceiling fans used throughout for air circulation.
 - Sustainability
 - High quality sustainable products ensure that the furnishings won’t need replacing for years.
 - Access to Nature, Views and Daylight
 - Large curtain walls give lots of natural daylight and a view over the city.
 - A community garden behind the loft overlooks a view of nature.
 - Noise Control
 - Products with noise control properties in flooring and walls.
- ACTIVITY REQUIREMENTS:
 - Identify primary and secondary activities
 - Primary- Sleeping, eating, and cooking.
 - Secondary- Painting, relaxing, working on computer, and editing photos.
 - Adjacencies and zoning

Davenport Adjacency Matrix	Foyer	Living	Kitchen	Dining	Bedroom	Closet	Utility	Bathroom	Linen	Loft
Foyer	•	•	O	O	x	x	x	x	x	x
Living	•	•	•	•	O	x	x	x	x	x
Kitchen	O	•	•	•	O	x	O	x	x	O
Dining	O	•	•	•	x	x	O	x	x	O
Bedroom	x	x	O	x	•	•	x	•	O	•
Closet	x	x	x	x	•	•	x	•	O	•
Utility	O	O	O	O	O	x	•	x	x	O
Bathroom	x	x	x	x	•	•	x	•	•	•
Linen	x	x	x	x	O	O	x	•	•	•
Loft	x	x	O	O	•	•	O	•	•	•

Key-
Primary Adjacency = •
Secondary Adjacency = O
No Adjacency = x

- o Analyze nature of activities
 - Sleeping- needs privacy, quiet and comfortable space
 - Cooking/Eating- storage, preparation space
 - Relaxing- comfortable seating
 - Painting/Editing- quiet, privacy, comfortable seating
 - Working- quiet, storage, comfortable seating
- o Traffic patterns
 - Traffic flows through the foyer, living space, kitchen, and dining.
 - Private traffic flow in bedroom.
- o Analyze space
 - Existing 1,632 sq ft. commercial loft with masonry walls and curtain walls on either end.



- FF&E REQUIREMENTS:
 - o Determine Furniture, Furnishings, and Equipment, for each activity
 - Sleeping- Queen size bed, two nightstands, dresser, mirror, table lamps, floor lamp, artwork, photography, rug, curtains
 - Cooking/Eating- Gas range, side-by-side refrigerator, dishwasher, large double sink, wine rack, upper and lower cabinetry, island with bar top seating, bar stools, backsplash, wood flooring, kitchen mat, artwork, plants, dining room table, dining room chairs, buffet
 - Relaxing- 3 seater sofa, armchair, recliner, tv, console cabinet, coffee table, end tables, wood flooring, rug, artwork, photography, plants, curtains
 - Painting/Editing- Different size easels, stool, desk, computer, task chair, storage, artwork, photography, tile flooring, rug
 - Working- Desk, computer, storage, rug, artwork, photography, plants
 - o Establish quality requirements
 - All pieces are made with sustainable, quality materials.

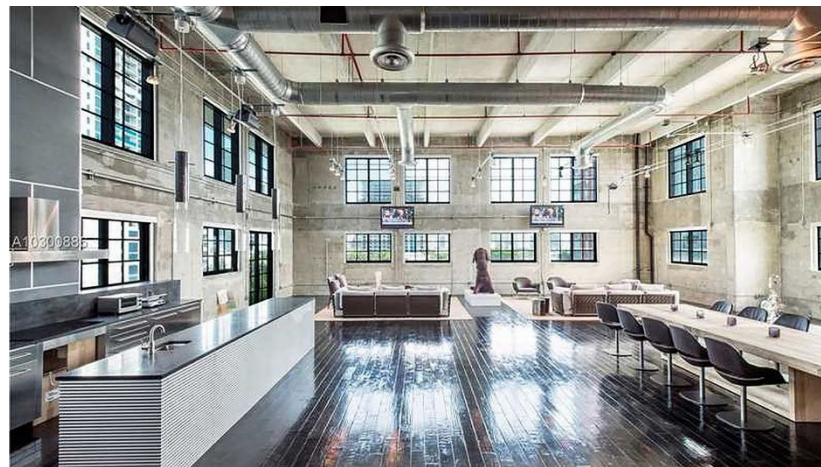
- o Aesthetics
 - Metropolitan
 - Clean lines
 - Rustic accents
 - Earth tones
- o Appropriateness, durability, maintenance
 - Low-maintenance materials and finishes
 - Quality, durable products
- o Develop possible arrangements
 - Prototypical Layouts in Design Process Envelope.

- DIMENSIONAL REQUIREMENTS:
 - o Determine required overall dimensions for spaces and furniture groupings
- INTERIOR FINISH REQUIREMENTS:
 - o Aesthetics
 - Metropolitan
 - Clean lines
 - Rustic accents
 - Earth tones
 - o Appropriateness, durability, maintenance
 - Low-maintenance materials and finishes
 - Quality, durable products
 - o Sustainability
 - Made with sustainable methods
 - High quality to reduce need for replacement

- CODES:
 - o Doors
 - Universal Design standard of 3'-0" Wide , 6'-8" Tall
 - o Windows
 - Must be placed in bedroom for emergency egress

- PRELIMINARY DESIGN CONCEPT:
 - o The 2018 Reuse and Renovation Loft Project for Ms. Mia Davenport in Washington D.C. converts to the top floor of a commercial building into a residential loft which will include a foyer, living space, kitchen, dining space, office, utility room, bathroom ,bedroom, closet, and a studio space for painting and work on digital photography. This project serves as a home-away-from-home when the client is working in D.C. Earth tones characterize the color scheme, emitting warmth and sophistication to the design. These tones unify the space with the brick walls and hardwood floors. Scandinavian modern style influences the design with a metropolitan edge and rustic accents. Straight, horizontal lines are dominant in the space and help bring the tall ceilings down to human proportion. The upper loft provides an inspiring place for the client to work on her hobbies and provide privacy for the areas beneath it. Eyes are drawn to the artwork and photography, sophisticated furniture, and high-end fixtures. Natural light is used mostly throughout the space because of the large curtain walls. Accent lighting, task lighting, and decorative lighting is used for general illumination, to accent artwork, and to create ambiance. Texture can be found in the brick walls, soft cable knit blankets, steel beams, natural edge woods, and smooth quartz countertops. These help convey the concept of warm metropolitan design with natural accents. Repetition of color and texture contribute the most to unify the space and create harmony. Rhythm is expressed in the continuous use of artwork and photography in the design.

LOFT CEILINGS



DAVENPORT LOFT

PROJECT PROGRAM

CHARLOTTE DICKERSON

FALL 2018

SHEET 14 OF 14

IDES 3220

SCALE: N/A