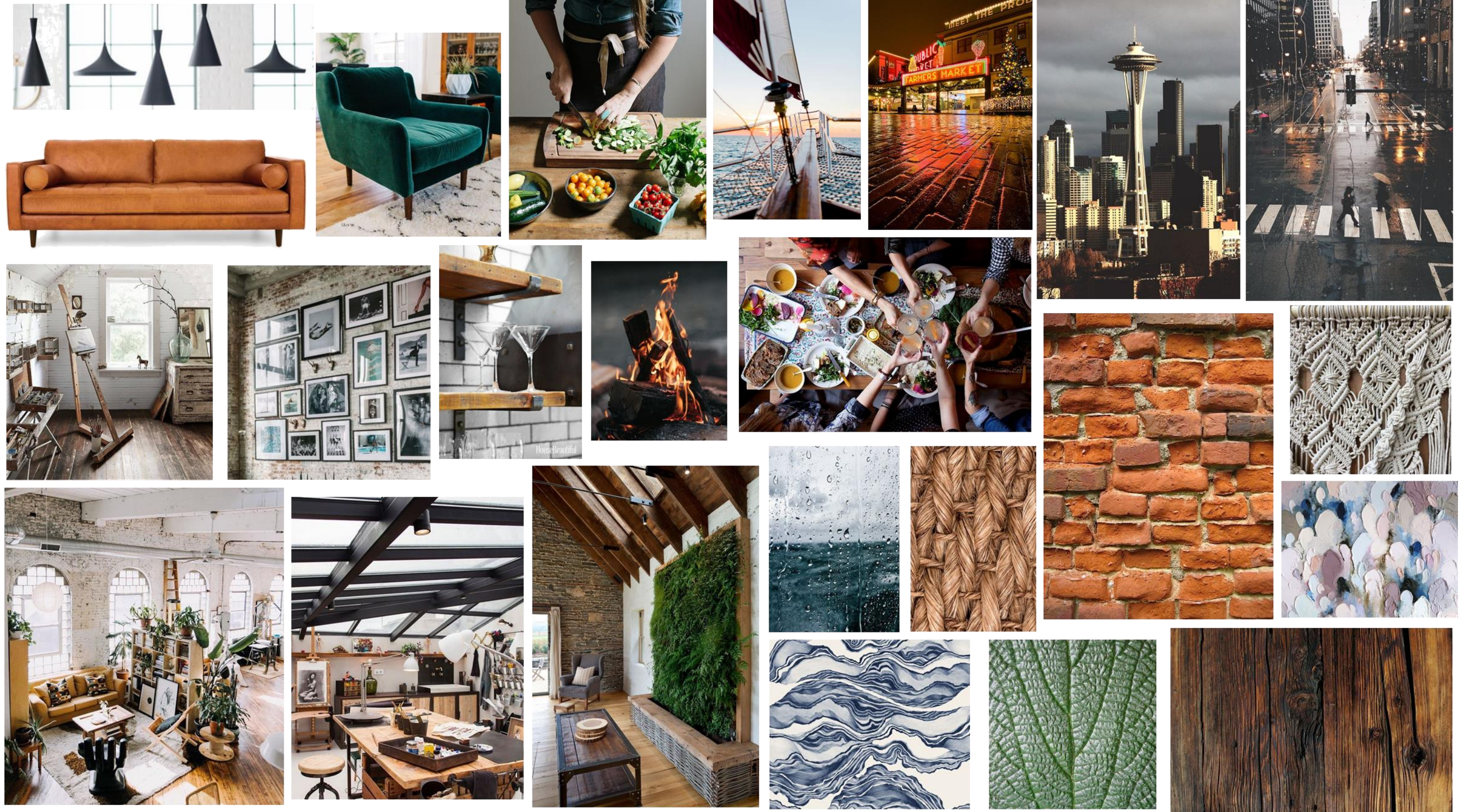


WATSON LOFT PROJECT

ALEJANDRA PANTIN

IDES 3220

FALL 2018



WATSON LOFT PROJECT
2018

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CONCEPT STATEMENT

The 2018 Loft Project in Seattle, Washington adapts the top floor of a warehouse commercial building to a residential space consisting of a foyer, living space, dining and kitchen space, bedroom, bathroom, powder room, and an upper loft office/art studio space for Mrs. Watson, a 33-year-old professional chef. The loft apartment will evoke a relaxing casual feeling by using an open space plan concept in main public areas. Public areas will be inviting by using horizontal lines that will make guests want to go into the spaces. Since ceilings are 20 feet high, vertical space will be filled with different items, such as shelving units, artwork, and decorative pieces. The loft will present a Mid-Century modern style with a rustic twist. It will present an industrial look with exposed ceilings that will match the warehouse building. A split complementary color scheme of “Blue-green”, “blue-violet”, and orange will add and soften the rustic feel of the space. Horizontal and curvilinear lines are repeated throughout the spaces in the shapes of furniture, accessories, lighting fixtures, and finishes. Planes create contrast between orange brick masonry walls, oak hardwood, porcelain tile flooring and duct work at the ceilings. The use of both pattern and texture creates an interesting rustic feel by combining smooth leather textures with soft furry fabrics. Texture and color evoke a cozy feeling that will make the client feel like home even when she is miles away from it. Orange-brown texturized leather sofa is accompanied with creamy linen and abstract print side chairs that reinforce all the colors used in the living room. Wired metal frame coffee and side tables add to the industrial influence. Area rugs are used to delineate the living space, using a rich cobalt violet color against wood flooring. The open plan concept in the public areas create a casual environment perfect for socializing. Furniture pieces will designate the space of a room without the need to have structural barriers like walls, this makes the scale of the space feel bigger than it is. The kitchen and dining area add an elegant look with marble countertops, glass dining table, teal and blue upholstered chairs, counter seating, and curvilinear light fixtures. The private areas present lower walls (10 feet high) for privacy and safety purposes. Master bedroom is a relaxing space for the client to rest after a long day at her restaurant. Big windows fill the space with daylight and brings a beautiful view of downtown Seattle. Area rug with intricate geometric pattern will add a fun touch to the space, contrasting with silky bedding and linen side chair. The master bathroom adds a luxurious look with marble countertops and glass walk-in shower. The art studio office area is a semi-private space for the client to enjoy one of her hobbies and relax by reading a book in her recliner. Mrs. Watson loft will resemble Seattle’s warehouse architecture by having an industrial rustic atmosphere, but high-end pieces will create an elegant and exquisite look.



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MANUFACTURER: Altura

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|--------------------|
| AL | 1 | Description: | Console Table |
| | | Size: | W 48 x D 18 x H 32 |
| | | Finish: | Walnut |
| | | Area: | Foyer |

MANUFACTURER: B&B Italia

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|---------------------------------|
| B11 | 1 | Description: | Sofa |
| | | Size: | W 100 1/8 x D 38 3/8 x H 33 7/8 |
| | | Finish: | Metal: Painted Pewter |
| | | Fabric: | Leather |
| | | Pattern: | KORA |
| | | Color: | 357 |
| | | Contents: | Cowhide |
| | | Area: | Living room |
| | | | |
| B12 | 2 | Description: | Craft Table |
| | | Size: | W 90.5 x D 40 x H 28 |
| | | Finish: | Brushed Light Oak |
| | | Area: | Art Studio Loft |

MANUFACTURER: Davis

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|-----------------------------------|
| DV | 2 | Description: | Guest Chair |
| | | Size: | W 27 1 /2 x D 27 1 /2 x H 29 1 /8 |
| | | Finish: | Wood Veneer: 400 Light Walnut |
| | | Fabric: | COM - Duralee |
| | | Pattern: | 32746 |
| | | Color: | 282 Bisque |
| | | Contents: | 100% polyester |
| | | Area: | Living |

MANUFACTURER: Design Within Reach

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|---|
| DWR1 | 1 | Description: | Console Table |
| | | Size: | W 41.9 x D 15.4 x H 30.3 |
| | | Finish: | Walnut |
| | | Area: | Living |
| | | | |
| DWR2 | 1 | Description: | Shelving Unit |
| | | Size: | W 32 x D 12 x H 79.25 |
| | | Finish: | Walnut |
| | | Area: | Living |
| | | | |
| DWR3 | 3 | Description: | Counter Stool |
| | | Size: | W 18.25 x D 18.25 x H 42.25 |
| | | Finish: | Molded plywood seat with walnut veneer; tubular stainless-steel base. |
| | | Area: | Kitchen |

MANUFACTURER: Herman Miller

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|---------------------------------|
| HM | 1 | Description: | Eames Lounge Chair with Ottoman |
| | | Size: | W 33 x D 55 x H 31 |
| | | Finish: | Walnut Shell |
| | | Fabric: | Herman Miller Leather |
| | | Pattern: | MCL Leather |
| | | Color: | Ivory |
| | | Contents: | Cowhide |
| | | Area: | Art Loft Studio |

MANUFACTURER: Keilhauer

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|----------------------------|
| KH1 | 2 | Description: | Dining End Chair with arms |
| | | Size: | W 27.25 x D 26.25 x H30.5 |
| | | Finish: | Ash AHY Yellow |
| | | Fabric: | COM – Robert Allen |
| | | Pattern: | Glide On RA-227964 |
| | | Color: | Viridian |
| | | Contents: | 94% Rayon, 6% Cotton |
| | | Area: | Dining |

MANUFACTURER: Keilhauer

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|---------------------------|
| KH2 | 4 | Description: | Dining Side Armless Chair |
| | | Size: | W 20 x D 25.5 x H 30.75 |
| | | Finish: | Ash ANY Yellow |
| | | Fabric: | COM – Robert Allen |
| | | Pattern: | Linen Image |
| | | Color: | Bayou |
| | | Contents: | 100% Polyester |
| | | Area: | Dining |
| KH3 | 2 | Description: | Lounge Chair |
| | | Size: | W 30.5 x D 29.5 x H 29.75 |
| | | Finish: | Natural Maple W21 |
| | | Fabric: | COM – Spinneybeck |
| | | Pattern: | Vicenza |
| | | Color: | VZ 2120 Appia Antica |
| | | Contents: | European Cowhide |
| | | Area: | Living room |
| KH4 | 1 | Description: | Lounge Chair |
| | | Size: | W 29.75 x D: 39.75 x H 29 |
| | | Finish: | Ash ANY Yellow |
| | | Fabric: | COM – Robert Allen |
| | | Pattern: | Distant Dawn |
| | | Color: | Turquoise |
| | | Contents: | 100% Cotton |
| | | Area: | Master Bedroom |
| KH5 | 1 | Description: | Vanity Desk Chair |
| | | Size: | W 21.25 x D 21.5 x H 39.5 |
| | | Finish: | Ash |
| | | Fabric: | COM - Duralee |
| | | Pattern: | 32760 |
| | | Color: | 522 Vanilla |
| | | Contents: | 100% Cotton |
| | | Area: | Master Bedroom |

MANUFACTURER: Keilhauer

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|---------------------------------------|
| KH6 | 1 | Description: | Desk Chair |
| | | Size: | W 24.75 x D: 22.25 x H 40 |
| | | Finish: | Arms and Base: Polished Aluminum PA00 |
| | | Fabric: | COM - Spinneybeck |
| | | Pattern: | Acqua |
| | | Color: | AU 0611 Caribbean |
| | | Contents: | European cowhide |
| | | Area: | Loft Art Studio |

MANUFACTURER: Phase Design

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|--|
| PD1 | 1 | Description: | Wired Coffee Table |
| | | Size: | Dia 42” x H 13” |
| | | Finish: | Bar base: Polished chrome Top: Walnut |
| | | Area: | Living |
| PD2 | 2 | Description: | Wired Side Table |
| | | Size: | Dia 18” x H 17” |
| | | Finish: | Bar base: Polished chrome Top: Walnut |
| | | Area: | Living |

MANUFACTURER: Riva 1920

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|---------------------|
| RV1 | 1 | Description: | Dining Table |
| | | Size: | W 102 x D 47 x H 30 |
| | | Finish: | Walnut with Knots |
| | | Area: | Dining |
| RV2 | 1 | Description: | Shelving Unit |
| | | Size: | W 75 x D 14 x H 75 |
| | | Finish: | Walnut |
| | | Area: | Dining |

MANUFACTURER: Riva 1920

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|-------------------------------------|
| RV3 | 1 | Description: | Vanity Desk |
| | | Size: | W 70 x D 31 x H 29 |
| | | Finish: | Walnut |
| | | Area: | Master Bedroom |
| RV4 | 1 | Description: | Queen Bed with Attached side tables |
| | | Size: | W 125 x D 85 x H 31 |
| | | Finish: | Walnut with Knots |
| | | Area: | Master Bedroom |
| RV5 | 1 | Description: | Closet Shelving Unit |
| | | Size: | W 118 x D 60 x H 87 |
| | | Finish: | Walnut |
| | | Area: | Master Bedroom |
| RV6 | 1 | Description: | Shelving Unit |
| | | Size: | W 110 x D 30 x H 68 |
| | | Finish: | Walnut with Knots |
| | | Area: | Art Loft Studio |

MANUFACTURER: Skram

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|--|
| SK | 1 | Description: | Office Desk |
| | | Size: | W 96 x D 86 x H 29.5 |
| | | Finish: | Wood Veener: Figured Walnut Metal: Matte Opaque Black |
| | | Area: | Loft Art Studio |

MANUFACTURER: Zeitraum

| CODE | QUANTITY | ITEM | |
|------|----------|--------------|--------------------|
| ZT1 | 1 | Description: | Buffet |
| | | Size: | W 89 x D 18 x H 29 |
| | | Finish: | American Walnut |
| | | Area: | Dining |
| ZT2 | 1 | Description: | Storage Unit |
| | | Size: | W 48 x D 23 x H 90 |
| | | Finish: | American Walnut |
| | | Area: | Utility |
| ZT3 | 4 | Description: | Stool |
| | | Size: | W 45 x D 36 x H 46 |
| | | Finish: | American Walnut |
| | | Area: | Art Studio Loft |



❖ GOAL(S):

- To provide an entertaining public space where the client can enjoy some quality time with friends and colleagues including kitchen, dining, and living area.
- To design a semi-private elevated platform where the client will draw and paint during her free time.
- To provide a private area consisting of the bedroom and bathroom.

❖ CLIENT BRIEF:

The project is a renovation of a loft located in Seattle. It has a total of 1,632 sq. ft. and it will be used by the client one week a month. The client Mrs. Elizabeth Watson wants to have both public and private areas; therefore, she can enjoy some quality time with her friends and colleagues, but also have some privacy for herself.

❖ CLIENT PROFILE:

- Name: Elizabeth Watson
- Age: 33 years old
- Profession: Professional Chef and owner of two restaurants.
- Lifestyle and personality: Mrs. Watson is very social and charismatic. She enjoys spending time with her friends and colleagues while doing what she loves the most: cooking. She loves to cook for her friends and relatives and let them critique and try some of her new culinary ideas. Whenever she has some time to herself, she likes to draw and paint in a quiet inspiring space.
- Style preferences: She likes Mid-Century modern furniture with a rustic twist. This can be approached by adding different textures and natural materials such as stone, wood, and lots of greenery. Warm tones and neutral colors make up her favorite color palette: oranges, burgundies, reds, white, grays, and touches of black. She loves artwork and supports local artists’ work. As friendly as she is, Mrs. Watson enjoys a private space where only her can go into. The bedroom and bathroom will provide her the privacy and comfort needed.

❖ USER REQUIREMENTS:

- Identify needs: a comfortable place to stay in Seattle and to enjoy with her colleagues and friends (food tasting, little gatherings)
- Establish territorial requirements:
 - Private: bedroom with bathroom.
 - Semi-private: art studio area.
 - Public areas: kitchen, living and dining room
 - Service: Utility room, kitchen, powder room.
- Determine client preferences regarding colors, design style, spatial qualities
 - Mrs. Watson likes warm colors, such as orange and red, and neutral colors like white, gray, and black. She is a minimalist, believing that less is more. She prefers an open space plan for the public areas. Mrs. Watson loves the combination of different textures, including greenery as decorative pieces, and would like to have artwork of different local artists.

❖ BUILDING SYSTEMS:

- Lighting and Electrical
 - All areas will have appropriate number of 120v duplex receptacles. Kitchen and utility room will have 240v duplex receptacles for major appliances (stove, oven, and dryer)
 - All switches and outlets will comply with Universal Design requirements: switches located at 3’-6” OCAFF and outlets located at 1’-3” OCAFF.
 - Ambient: All spaces.
 - Accent: Foyer, living room, bedroom, bathroom, and powder room.
 - Task: Kitchen (underneath wall cabinetry), bedroom (vanity lamp), bathroom (vanity lamp), utility room (underneath wall cabinetry), art studio (desk lamp).
- HVAC
 - Forced Warm Air Heating System located at the mechanical room of the building. Ducts will carry air to the rooms and return air vents will suck air back to furnace.
- Plumbing
 - Wet walls shared in between rooms to reduce the costs. Water heater located in the utility room along with the electrical panel, washer and dryer.
 - Plumbing required in kitchen, powder room, bathroom, and utility room.
 - Fixtures will comply with Universal Design: Faucet with double lever handles.
- Security and Safety
 - Alarm system that control all windows and doors. Cameras located at the entrance and hallway. Alarm system will be controlled via a mobile app so the client can check it from anywhere she is.
- Phones and data
 - Ethernet for phones located at the kitchen, living area, and bedroom. WI-FI covers the whole loft area.

❖ ENVIRONMENTAL CONCERNS:

- Indoor air quality
 - HVAC system cycle filters air maintaining a comfortable humidity level and clean indoor air quality.
- Sustainability
 - All materials and finishes will be sustainable and cost-efficient.
 - Appliances will be cost efficient and stainless steel.
 - Water saving Toilets and No-drip faucets
 - LED Light bulbs to reduce electrical costs and enhance the length of service.
- Access to Nature, Views and Daylight
 - 2 window walls with 14 feet tall windows that will fill the space with daylight, reducing the need for artificial light which will make the space more cost-efficient.
- Noise Control
 - For privacy purposes, the STC (Sound Transmission Class) will have to be 50 min.
 - Brick masonry walls will make the sound bounce, creating an echo; to reduce this, acoustical panels will be installed in the ceilings, creating both an interesting decorative piece and a functional noise control element.

- ❖ ACTIVITY REQUIREMENTS:
- Identify primary and secondary activities
 - Primary:
 - Kitchen
 - Living room
 - Dining room
 - Bedroom
 - Art studio
 - Secondary:
 - Foyer
 - Powder room
 - Linen closet
 - Bedroom Closet
 - Bathroom
 - Adjacencies and zoning

| Rooms | Foyer | Kitchen | Living | Dining | Bedroom | Bathroom | Powder room | Utility/Laundry | Art Studio | Closet | Linen closet |
|-----------------|-------|---------|--------|--------|---------|----------|-------------|-----------------|------------|--------|--------------|
| Foyer | | O | O | | | | X | | | | |
| Kitchen | O | | O | X | | | O | O | | | |
| Living | O | O | | O | O | | O | O | | | |
| Dining | | X | X | | | | O | | | | |
| Bedroom | | | | | | X | | O | | X | O |
| Bathroom | | | | | X | | | | | X | O |
| Powder room | X | O | X | O | | | | | | | O |
| Utility/Laundry | | O | | | O | | | | | | O |
| Art Studio | | | | | | | | | | | |
| Closet | | | | | X | X | | | | | |
| Linen closet | | | | | O | O | O | | | | |

Key

Adjacent: X
Convenient: O
None:

- Analyze nature of activities
 - Sleeping
 - Cooking
 - Eating
 - Entertaining
 - Drawing/Painting
 - Relaxing
- Traffic patterns
 - Major circulation in public areas (kitchen, dining, and living room). Open space allows patrons to go from space to space with ease.
 - Secondary circulation to semi-private and private spaces such as the art studio, powder room, bedroom and bathroom.
- Analyze Space
 - Kitchen: cooking and working area for the client to experiment new culinary ideas. Kitchen needs to be spacious having enough clearance for the client to work comfortably.
 - Living room: entertainment area for gathering and activities like watching TV and reading
 - Dining room: casual dining area that can seat at least 6 people.
 - Bedroom: private are designated for sleeping and personal space.
 - Art studio: creative area for the client to enjoy one of her hobbies: painting and drawing.
 - Foyer: allows the client and guests to take off their coats, rain boots, and store wet umbrellas.
 - Powder room: personal hygiene mainly used by client’s guests
 - Linen closet: storage for bedding, towels, and hygiene products.
 - Bedroom Closet: storage for client’s clothes, and luggage.
 - Bathroom: private personal hygiene room for the client’s use only.

- ❖ FF&E REQUIREMENTS:
- Determine Furniture, Furnishings, and Equipment
 - Kitchen:
 - Furniture: Built-in cabinetry at 36” AFF, bar stools.
 - Furnishings: Decorative elements, plants.
 - Equipment: plumbing for sink and dishwasher, appliances: refrigerator, microwave, oven, wine refrigerator, small appliances, and phone.
 - Living room:
 - Furniture: Casegoods: coffee table, two side tables, shelving unit, TV console. Upholstered: sofa, four guest chairs.
 - Furnishings: artwork, decorative accessories, plants.
 - Equipment: TV, home theater, table lamps, phone.

- Bedroom
 - Furniture: Casegoods: Queen size bed, dresser, vanity. Upholstered: side chair, vanity desk chair.
 - Furnishings: Artwork, decorative accessories.
 - Equipment: TV, phone, table lamps, vanity task lamp, and pendant mounted lamp.
- Art studio
 - Furniture: Casegoods: desk, bookcase, shelving unit. Upholstered: chair, stool, and recliner.
 - Furnishings: artwork, decorative accessories, plants.
 - Equipment: art easel, music stereo, computer, task desk lamp, surface mounted lamp.
- Foyer
 - Furniture: Casegoods: console table. Upholstered: chair
 - Furnishings: Mirror
 - Equipment: Table lamp
- Powder room
 - Furniture: Casegoods: vanity cabinetry at 36” AFF
 - Furnishings: mirror, decorative accessories.
 - Equipment: sink, toilet, wall sconces, surface mounted lamp
- Bathroom
 - Furniture: Casegoods: vanity cabinetry
 - Furnishings: mirror, decorative accessories.
 - Equipment: sink, toilet, shower, tub, wall sconces, surface mounted lamp
- Establish quality requirements
 - All pieces are high-end residential furniture providing quality, comfort, and low-maintenance.
- Aesthetics
 - Mid-century modern style with rustic twist combining different textures, geometric patterns, and artwork.
- Appropriateness, durability, maintenance
 - High end pieces with great durability and length of service. All pieces will have low-maintenance surfaces and fabrics.

❖ INTERIOR FINISH REQUIREMENTS:

- Aesthetics
 - Clean surfaces with neutral colors of paint that will contrast with the hard wood floors and brick masonry walls.
- Appropriateness, durability, maintenance
 - High quality paint that will not chip over time, due to the appropriate use of all primer, paint coat, and top coat.
- Sustainability
 - All materials will be sustainable and non-toxic.

- CODES:
 - Doors
 - All doors will be 36x80 in. and swing in. All bedrooms should have an emergency exit (door or window)
 - Windows