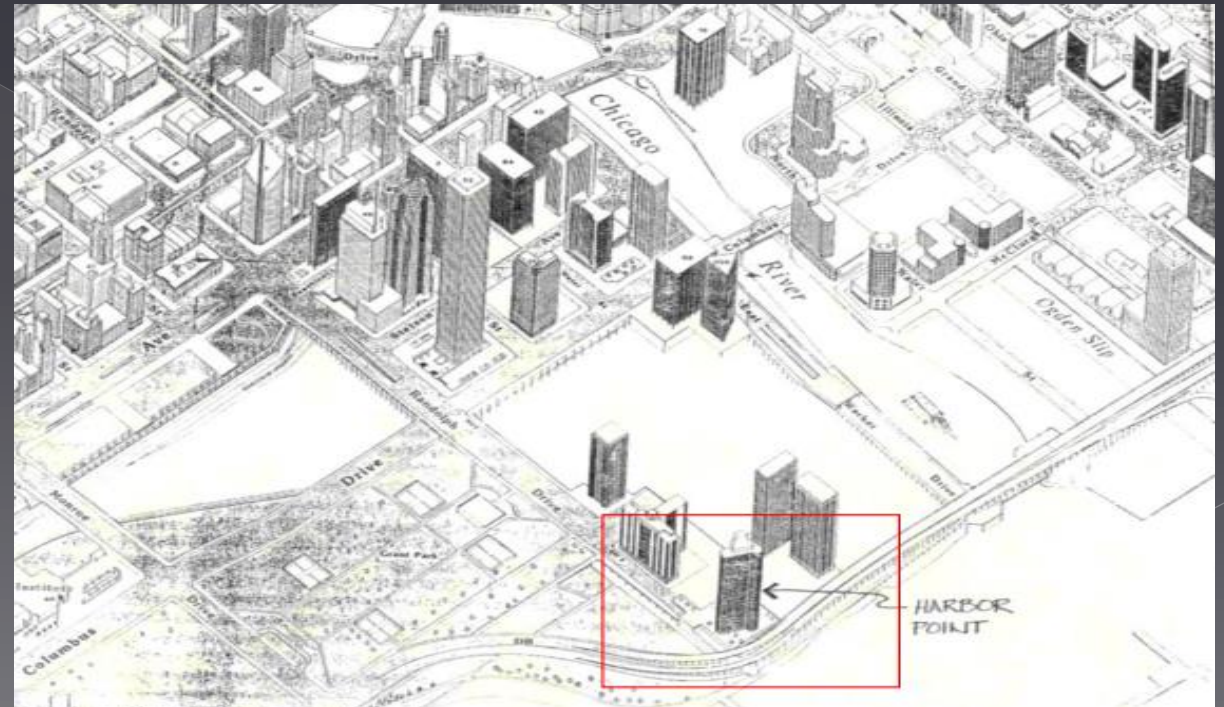


Harbor Point

Emma Ramey

Location:

155 N Harbor Dr. , Unit #307 ,
Chicago, IL



Client

- William Jermain
- Bachelor and Architect
- Purchased for the view of Lake Michigan
- Loves the building for its location and architectural style



Design Overview

Challenges: Cannot remove structural wall or columns.
Very high ceilings to work with.

Wishlist: Remodel the 1970 kitchen into a modern architectural/industrial style. Space for guests during parties and space for them to stay the night.

Design Concept

Because the space was originally very closed in with the large windows hidden in the back, it was essential to open up the space by taking out walls and adding glass elements to let the light shine through.

By using an architectural and industrial style in the whole condo, the clients love for architecture and the city was brought into the space.

As you walk into the space, there was a large closet closing in the foyer. In shortening the closet and adding an interesting custom console, this opens the space up without losing the storage.

The larger closet in the foyer attached to a column and the wall separating the den was blocking all light from the large windows from shining through. By shortening the closet and adding frosted glass up by the ceiling as well as making the door between the foyer and the den a frosted glass door, this brings in the light from the windows without losing that distinct separation and privacy of the den.

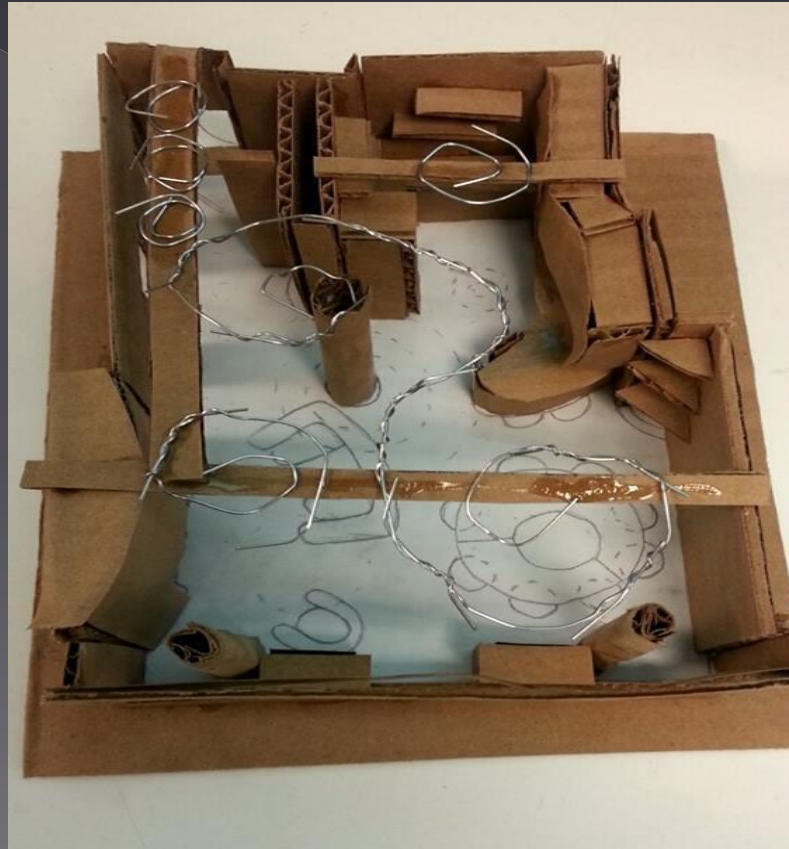
Because the client loves to entertain, it was important to have a nice open kitchen and dining area. By taking out the half wall in the kitchen, this opens the space up immensely. This also means there is room to extend the kitchen and add cabinet space.

The client wanted a space for his guests to stay over. By keeping the majority of the partition between the existing living room (now dining room) and den, and adding a 270° glass fireplace, there is still a sense of privacy without closing out the entire room.

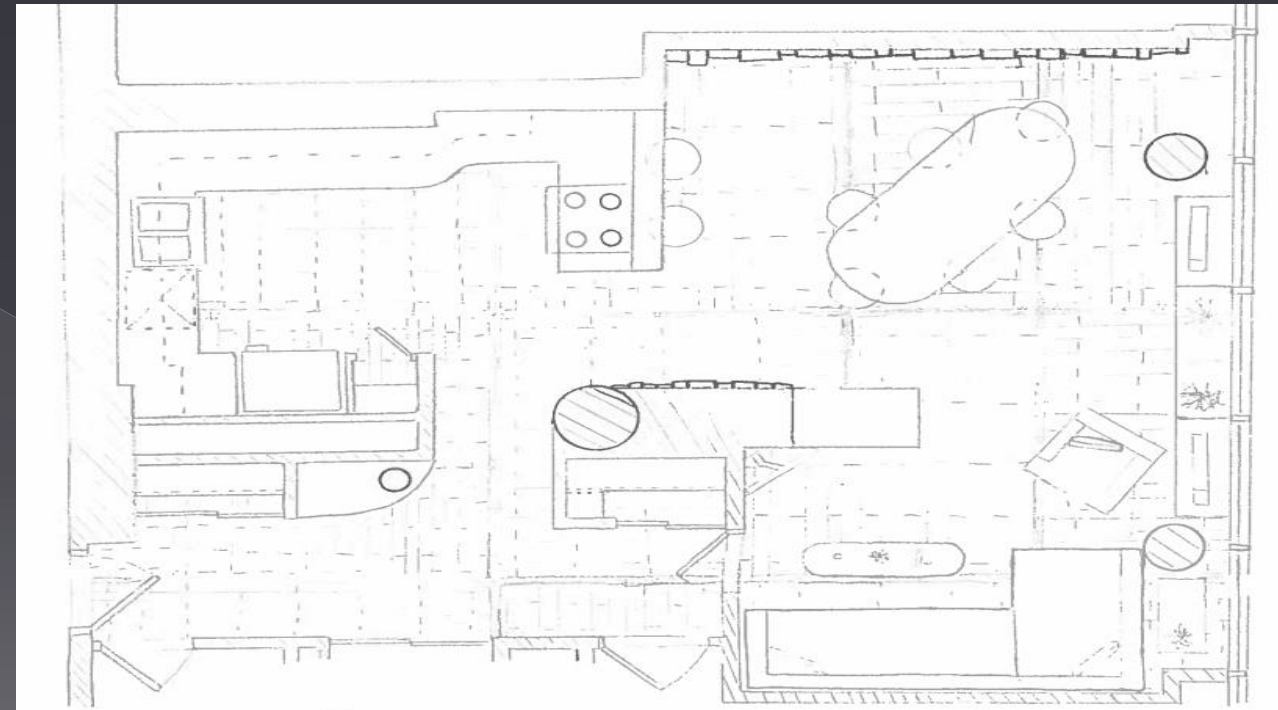
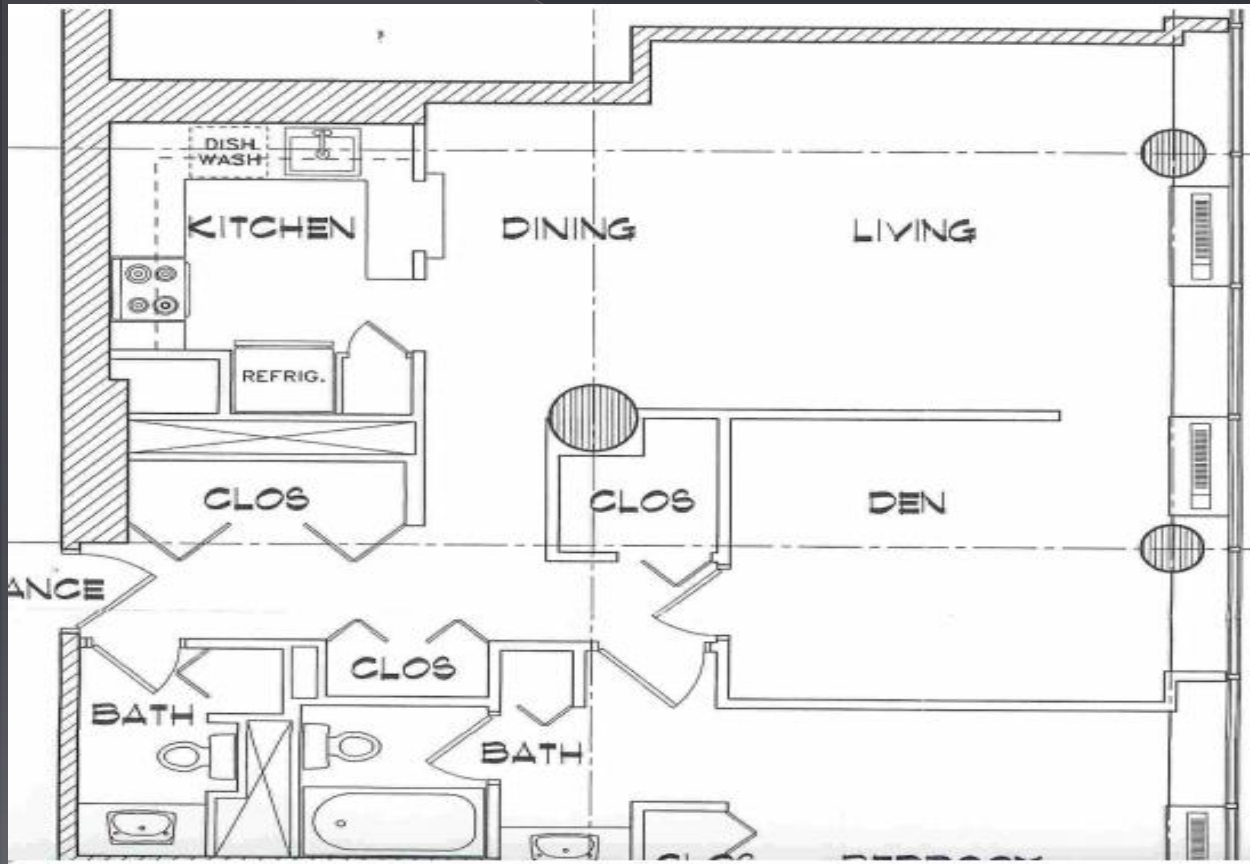
Inspiration



Study Models



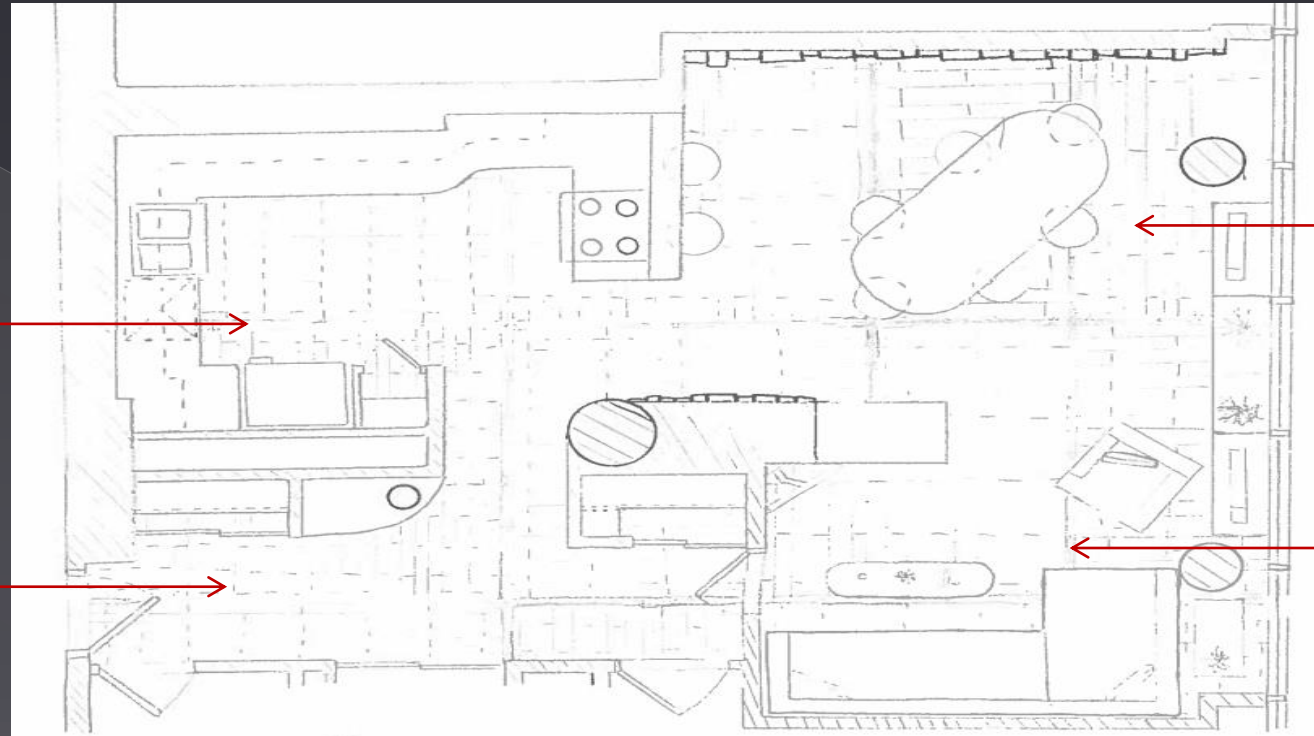
Existing vs Remodel



Room Schedule

301

300



302

303

Room Schedule

Room Number

Room Name

300

Foyer

301

Kitchen

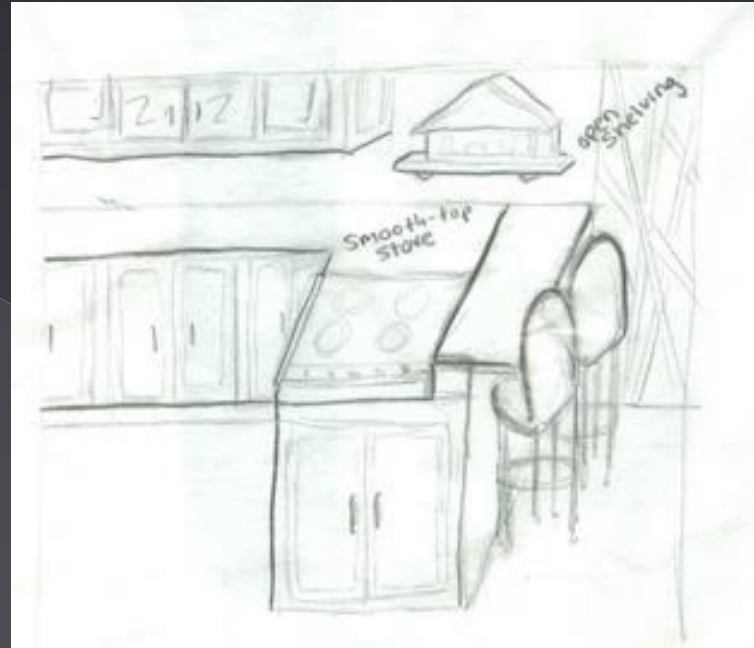
302

Dining

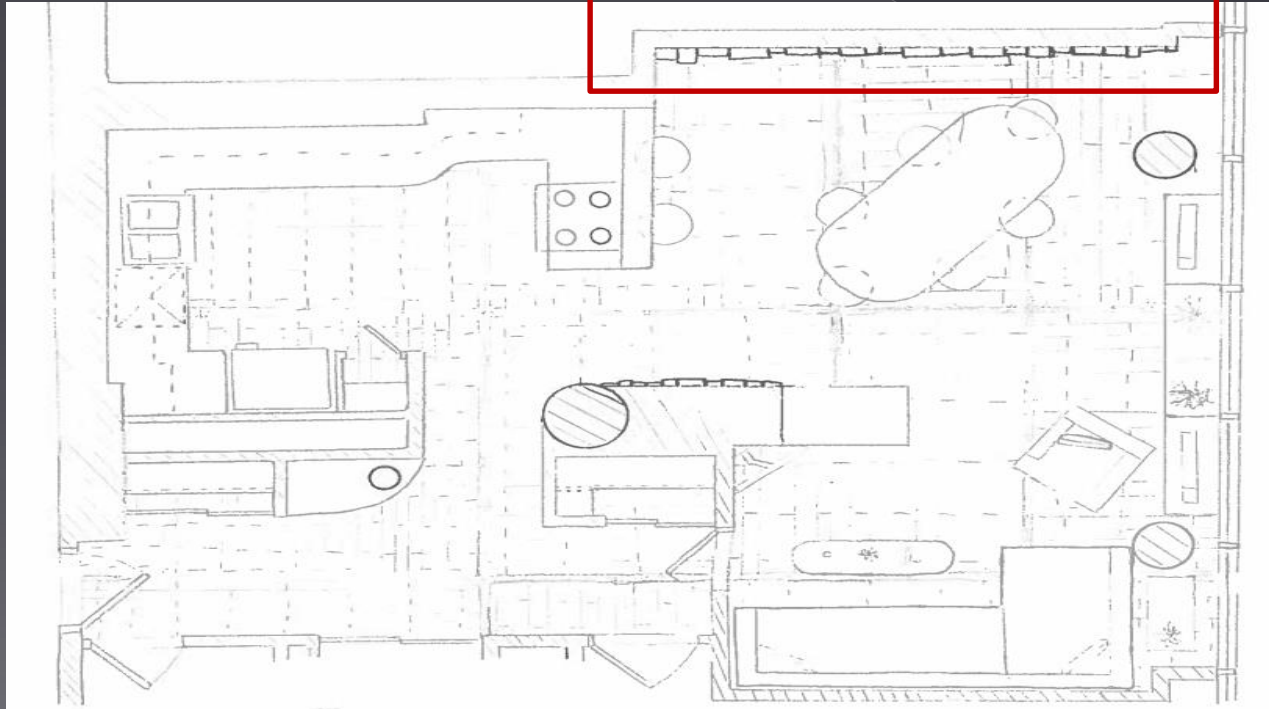
303

Living

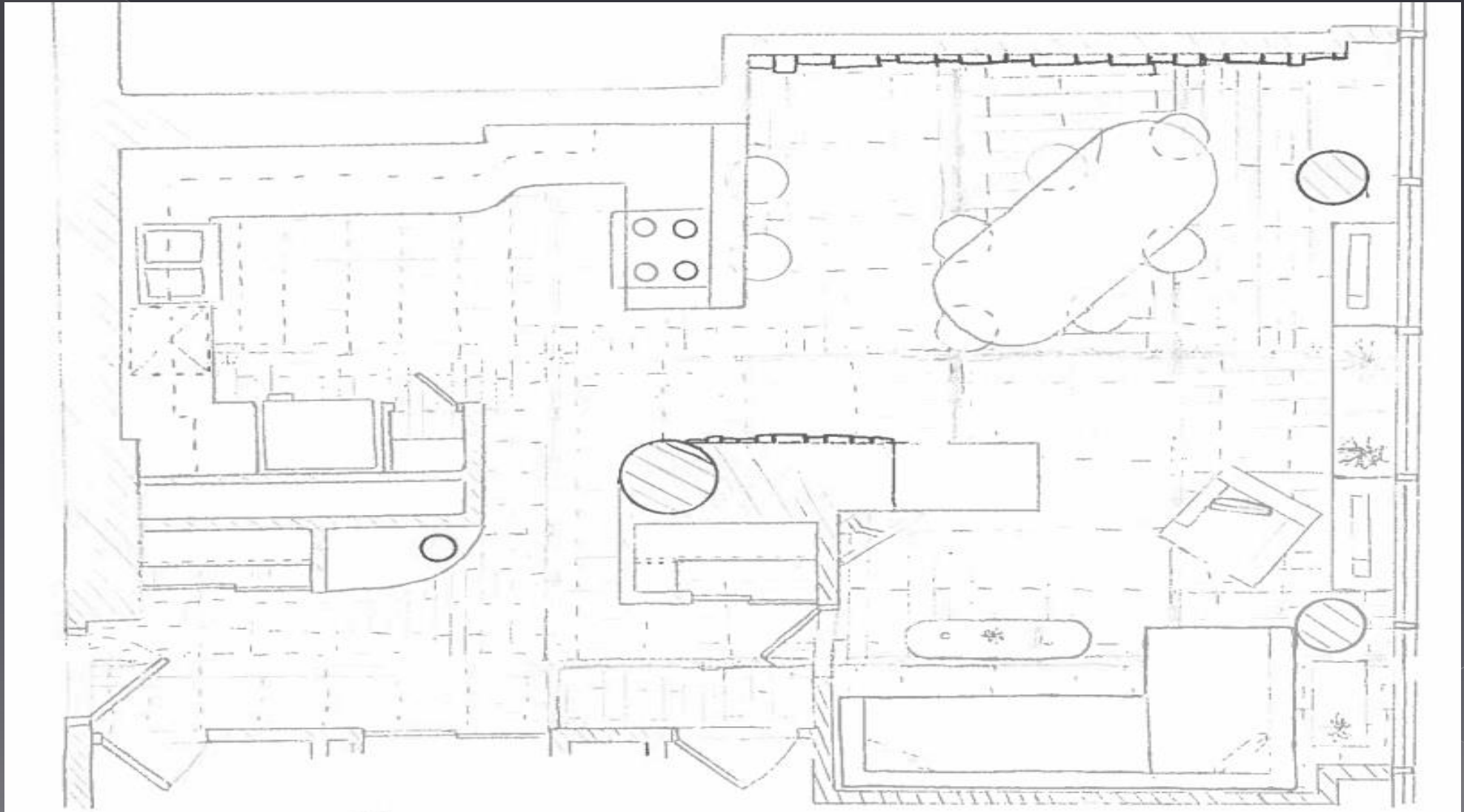
Concept Sketches



Architectural Element



Furniture Plan

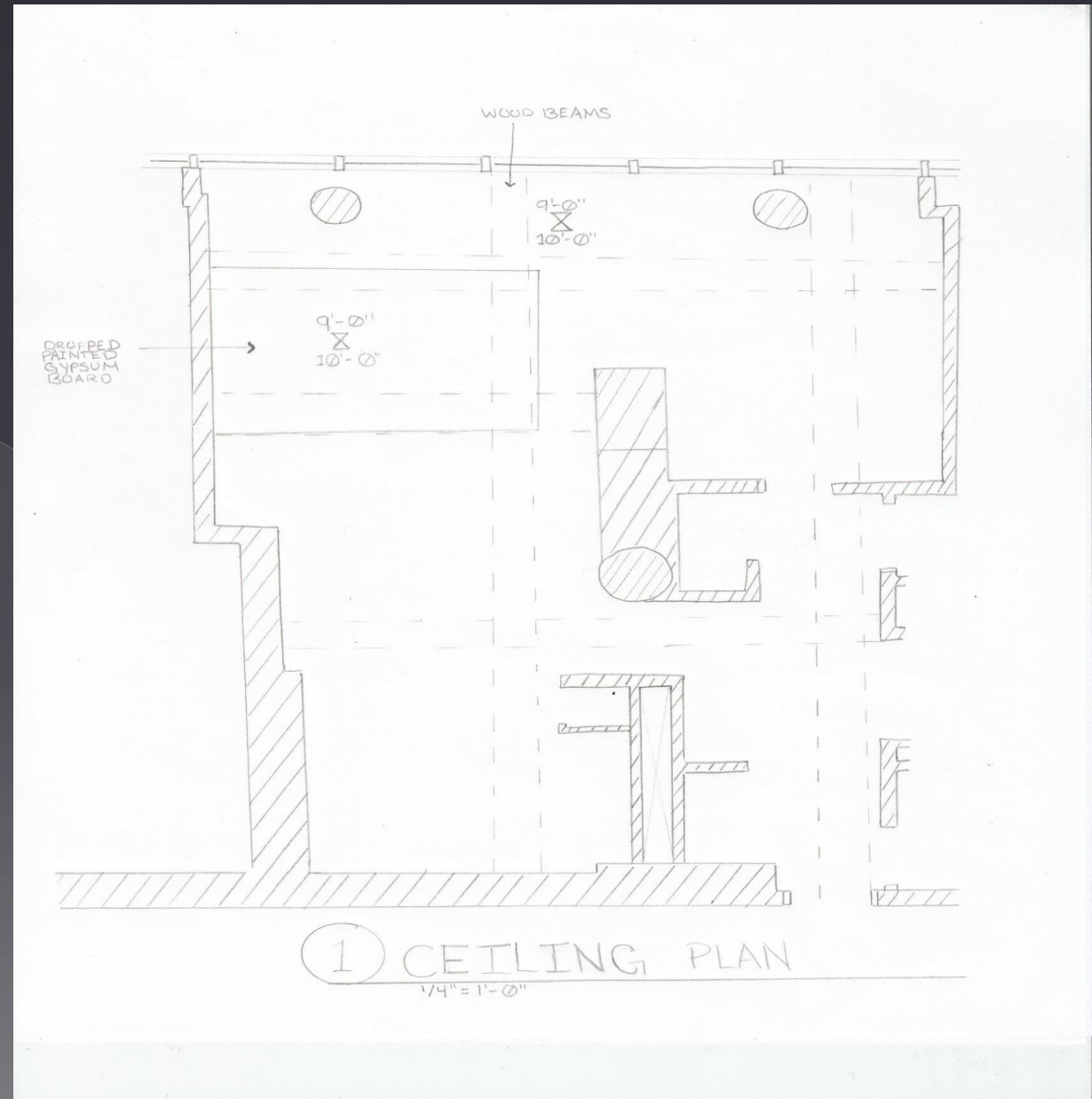


Ceiling Design

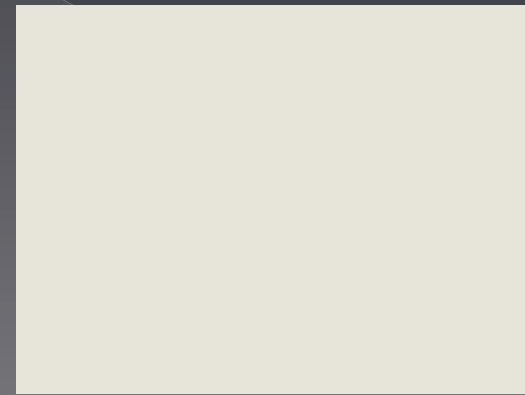


Extra White
SW 7006

Reclaimed Wood Beams



Color Scheme



Interior Room Finishes

Interior Room Finishes Schedule							
Room #	Description	Floor	Base	Walls	Ceiling	Ceiling Height	Remarks
300	Foyer	Wood		Paint	PT GB/ Wood Beam	10'	See Flooring and Ceiling plan
301	Kitchen	Wood		Paint/Tile	PT GB/ Wood Beam	10'	See Flooring and Ceiling plan
302	Dining	Wood		Paint/Wood	PT GB/ Wood Beam	9'-10'	See Flooring and Ceiling plan
303	Living	Wood		Paint	PT GB/ Wood Beam	10'	See Flooring and Ceiling plan



WF1



WF2



PT1



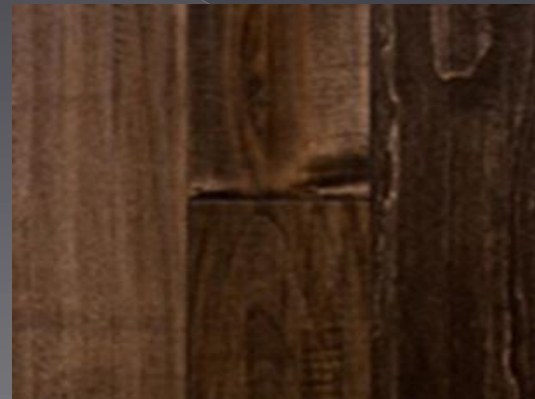
PT2

Materials and Finishes: Flooring

Room #	Mark	Material	Manufac.	Color/Cat. #	Remarks
300-303	WF1	Hardwood	Lumbar Liquidators	Tobacco Road 10005147	Horizontally Laid
300-303	WF2	Hardwood	Lumbar Liquidators	Fall Brook Maple 10038410	Vertically Laid



WF1



WF2

Materials and Finishes: Paint

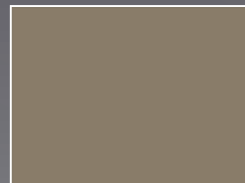
Room #	Mark	Material	Manuf.	Color/Cat. #	Remarks
300-303	PT1	Paint	Sherwin Williams	Westhighland White 7566	Trim
300-303	PT2	Paint	Sherwin Williams	Extra White SW 7006	Ceiling
300-303	PT3	Paint	Sherwin Williams	Virtual Taupe 7039	
300	PT4	Paint	Sherwin Williams	Pearly White 7009	Reclaimed wood for custom console, Pickled finish
303	PT5	Paint	Sherwin Williams	Westchester Grey 2849	Accent wall, behind couch



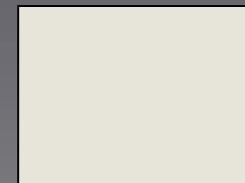
PT1



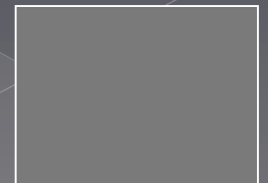
PT2



PT3



PT4



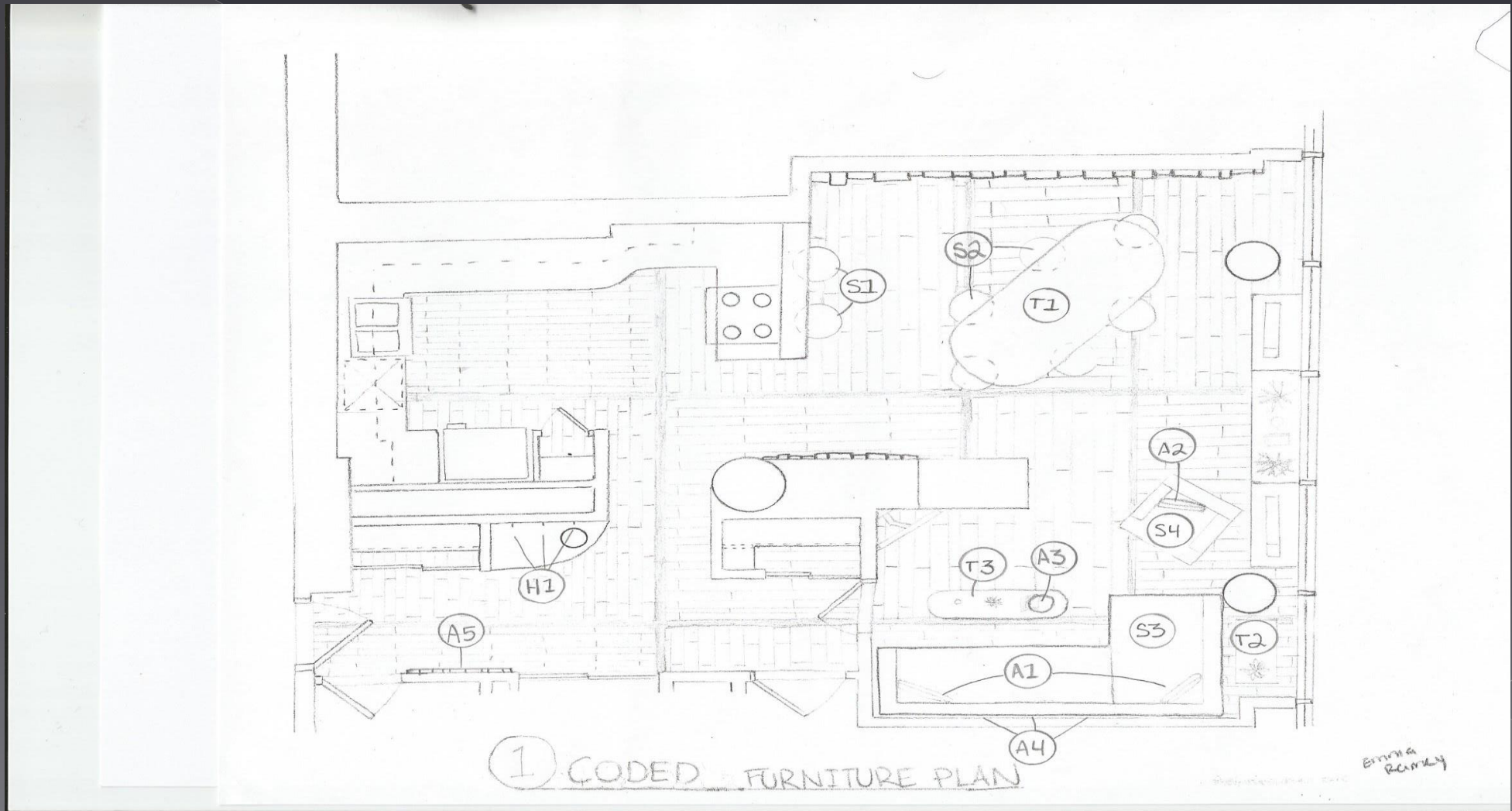
PT5

Materials and Finishes: Built-Ins

Room #	Mark	Material	Manuf.	Color/Cat. #	Remark
300-303	WD1	Reclaimed Wood			Beams
300	WD1	Reclaimed Wood			Console
302	WD1	Reclaimed Wood			Cross detail on walls
302	WD1	Reclaimed Wood			Bookshelf
300-303	STN1	Stain	Minwax	Ebony 2718	Stain for all reclaimed wood
301	WC1/BC1	Wall Cabinets and Base Cabinets	In Stock Kitchens	Bright White Shaker	
301	CT1	Countertop	Home Depot	Stonemark Granite Baltic Brown DT-G704	
301	TILE1	Tile Backsplash	Home Depot	Merloa Tile Tessera Piano Nassau GDMTPNN	



Coded Furniture Plan

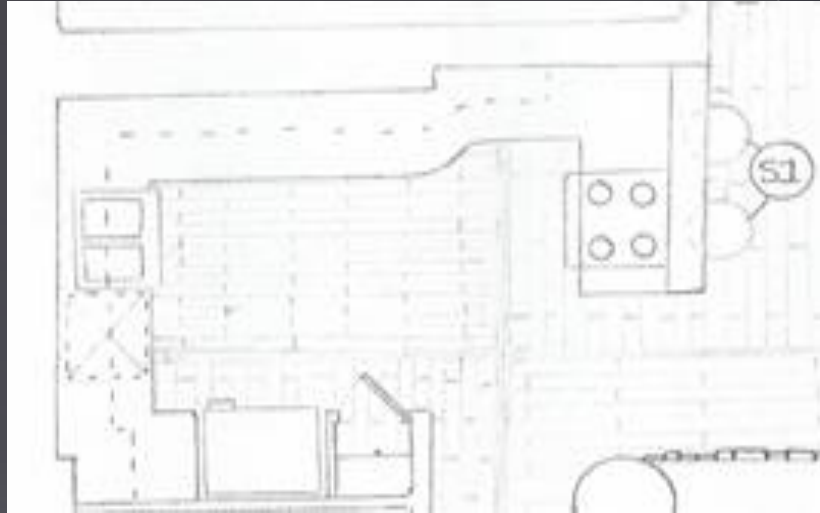


Furniture Schedule: Foyer



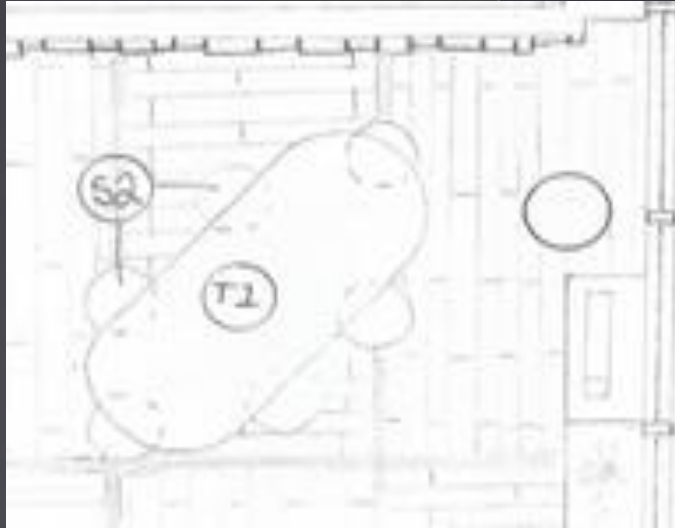
Item	Mark	Manufacturer	Catalog #	Quantity	Room
Directional Lights	L1	Progress Lighting	P6147 Directional Series 5" Single-Light Fully Adjustable PAR- Urban Bronze Indoor Lighting Accent	6	300
Mirror	A5	Elegant Lighting	Elegant Decor Mirror 39" x 55" x 1.4" CL MR-3187	1	300
Hooks	H1	Liberty Hardware	Ruavista Coat-and-Hat Hook, Bronze 137246	3	300

Furniture Schedule: Kitchen



Item	Mark	Manufacturer	Catalog #	Quantity	Room #
Stool	S1	LexMod	Gloria Bar Stool in White	2	301
Room Lighting	L2	Capital Lighting	3 Light Pendant Russet 4233RS	1	301
Room Lighting	L3	Elco	ELM30 6" Recessed Lighting Trim - Metal Baffle Bronze Recessed Lights Recessed Trims Baffle Trims	4	301
Under-cabinet Lighting	L4	Lamps Plus	Grayson Slim 35 1/2" Wide LED Under Cabinet Light	4	301
Under-cabinet Lighting	L5	Lamps Plus	Grayson Slim 18" Wide LED Under Cabinet Light	1	301
Upper-cabinet Lighting	L6	Jet	16.4' Cool White Above Cabinets LED Light Strip	1	301
Pantry Lighting	L7	Mr. Beams	Ceiling Mounted Lighting Wireless Motion Sensing LED Ceiling Light MB980	1	301
Handle	H2	GlideRite	6-Inch Solid Stainless Steel Finished Cabinet Bar Pulls	26	301

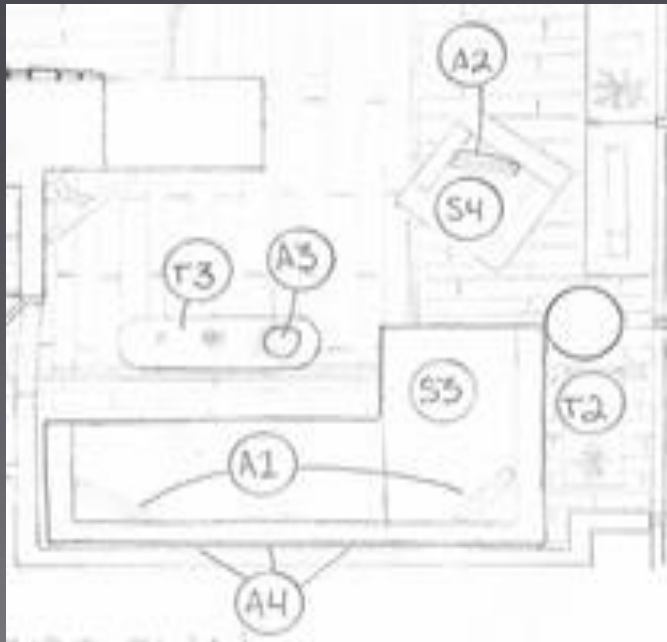
Furniture Schedule: Dining



Item	Mark	Manufacturer	Catalog #	Quantity	Room #
Table	T1	MODLOFT	Salisbury Dining Table	1	302
Chair	S2	Saloom Furniture	Bowtie Plyshell Dining Chair	6	302
Room Lighting	L3	Elco	ELM30 6" Recessed Lighting Trim - Metal Baffle Bronze Recessed Lights Recessed Trims Baffle Trims	6	302
Chandelier	L8	Ren-Wil	Salvatore 8 Light Chandelier	1	302



Furniture Schedule: Living



Item	Mark	Manufacturer	Catalog #	Quantity	Room #
Sofa	S3	Interior Define	Asher Fabric Sofa with Left Chaise in Ash	1	303
Foldable Sofabed	S4	Mobital	ISO Single Sofabed with Swivel with Silver Powder Coated Legs Charcoal	1	303
Side Table	T2	Wildon Home	F68901 Modern C Shape Side Table	1	303
Coffee Table	T3	West Elm	Oval Reeve Coffee Table, Pecan	1	303
Room Lighting	L3	Elco	ELM30 6" Recessed Lighting Trim - Metal Baffle Bronze Recessed Lights Recessed Trims Baffle Trims	6	303
Directional Lighting	L1	Progress Lighting	P6147 Directional Series 5" Single-Light Fully Adjustable PAR- Urban Bronze Indoor Lighting Accent	5	303
Throw Pillow	A1	Overstock	Zamora 17-inch Throw Pillows (Set of 2)	1	303
Throw Pillow	A2	Overstock	Moda Feather Filled Throw Pillow	1	303
Bowl	A3	Nambe	'Oceana' Seashell Dip Bowl - Metallic	1	303
Frames	A4	Pinnacle	Gallery Perfect 5-Piece Wall Frame Kit, Natural	1	303

Kitchen Appliances



Item	Mark	Manufacturer	Catalog #	Quantity	Room #
Sink	AP1	Sinkology	Kitchen Adams Farmhouse Apron Front Handmade Pure Solid Copper 33 in. 0-Hole Single Bowl Kitchen Sink in Antique Copper K1A-1004ND	1	301
Refrigerator	AP2	Whirlpool	21.3 cu. ft. Top Freezer Refrigerator in Monochromatic Stainless Steel	1	301
Dishwasher	AP3	Whirlpool	WDT710PAYM 24" Built-in Dishwasher - Monochromatic Stainless Steel	1	301
Range	AP4	Whirlpool	WEE730H0DS Slide- in Electric Convection Range - 6.2 cu ft - Stainless Steel	1	301

Kitchen Materials



WC1



BC1



CT1



TILE1



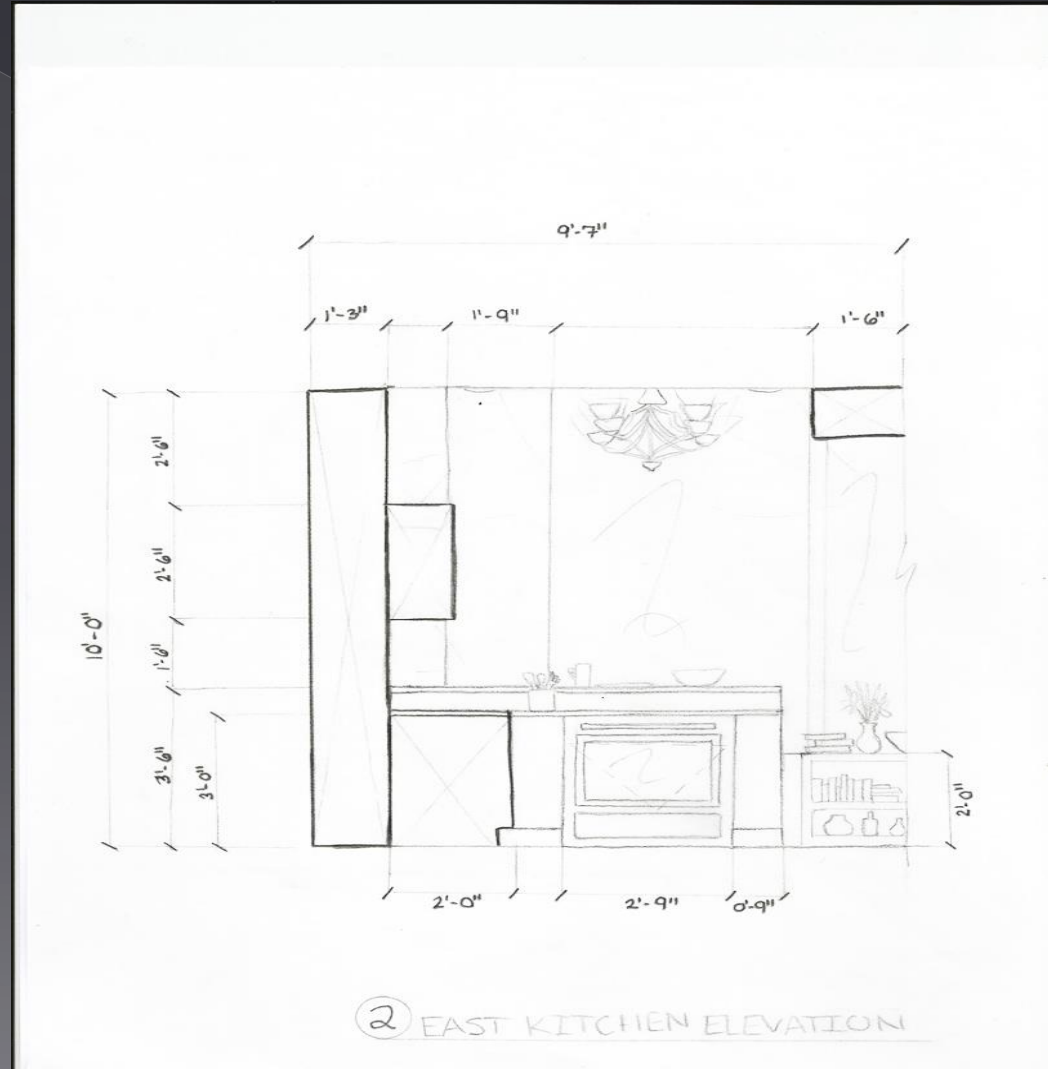
HW2

Kitchen Elevation 1



① WEST KITCHEN ELEVATION

Kitchen Elevation 2



Final Perspective

