

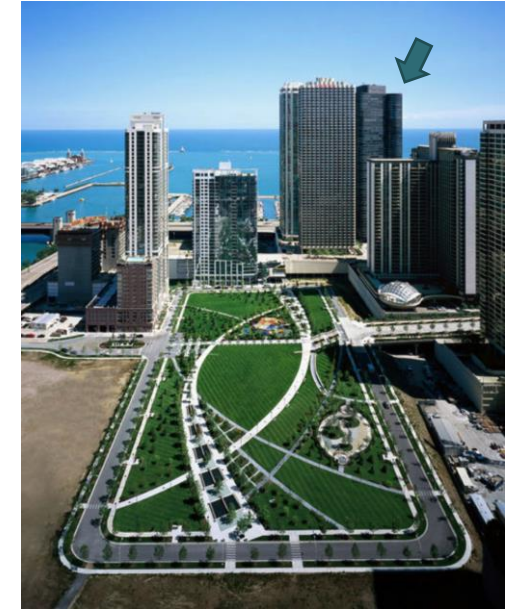
HARBOR POINT CONDO REMODEL

Kailey Trostle

Spring 2018

LOCATION

155 NORTH HARBOR DRIVE, UNIT
#307, CHICAGO ILLINOIS



PROJECT OVERVIEW

CLIENT PROFILE FOR
WILLIAM JERMAIN

BACHELOR

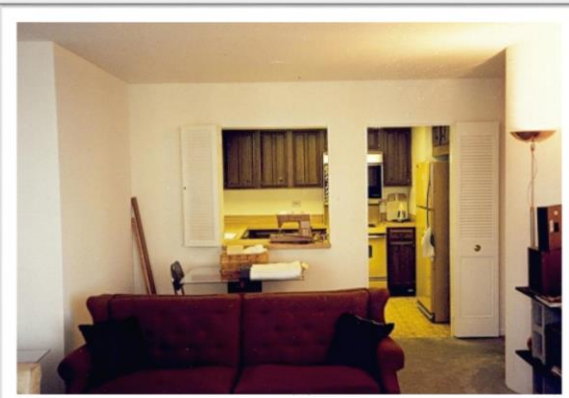
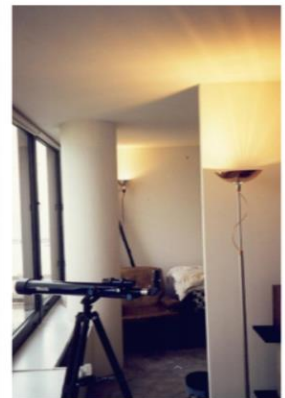
MALE

ARCHITECT

ADMIRE THE
VIEW AND
ARCHITECTURE
OF THE CONDO

PROJECT OVERVIEW

EXISTING INTERIOR



DESIGN CHALLENGES

- NARROW ENTRANCE
- ENCLOSED SPACES
- OUT-DATED STYLE
- SMALL SPACE
- COLUMNS
- WINDOWS
- CEILING HEIGHT

DESIGN WISHES

- OPEN CONCEPT
- MULTIPURPOSE AREAS
- MODERN STYLE
- UPGRADE KITCHEN
- CLEAN LINES
- SHOW CASE HIS WORKS
- COLOR

CONCEPT STATEMENT

- DESIGN APPROACH

REMOVING ALL INTERIOR PARTITIONS AND REDESIGNING NEW SPACES WILL MAKE BETTER USE OF THE CONDO. THE KITCHEN AND LIVING SPACE WILL BE MOVED ADJACENT TO THE WINDOW TO TAKE ADVANTAGE OF THE VIEWS AND THE NATURAL LIGHTING. THE DESIGN WILL USE MIXED ORGANIC AND INDUSTRIAL MATERIALS TO REFLECT THE CITYSCAPE. THERE WILL BE ARCHITECTURAL ELEMENTS SUCH AS BUILT-INS AND INTERESTING CEILINGS. THE ROOMS SHOULD FEEL MODERN AND SLEEK BUT ALSO COZY AND COMFORTABLE. THE SPACE WILL BE ABLE TO ACCOMMODATE GUESTS AND OVERALL WELCOMING.

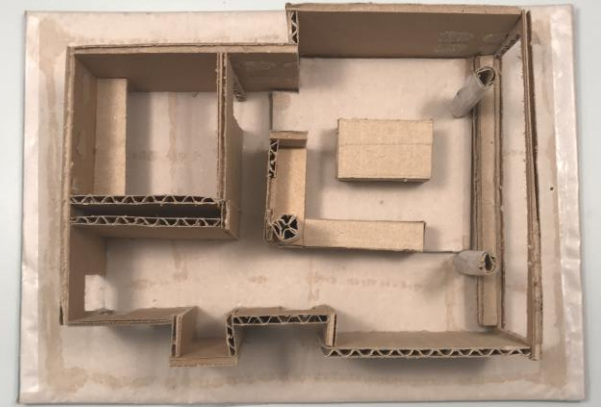
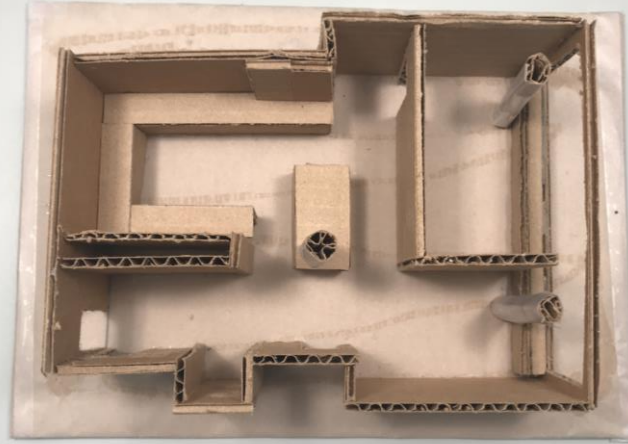
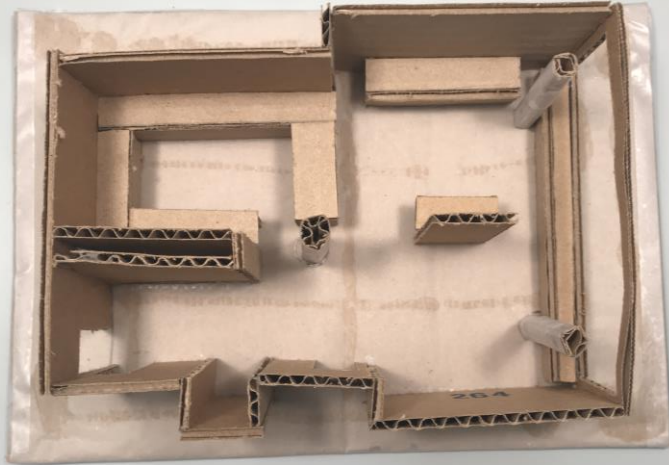
- DESIGN SOLUTION

THE NEW PARTITIONS WILL MAKE THE SPACE FEEL LESS CRAMMED AND SMALL. THE OPENNESS TO THE WINDOWS WILL ALLOW NATURAL LIGHT TO FLOW THROUGHOUT THE WHOLE LIVING, KITCHEN, DINING, AND ENTRYWAY. COLUMNS WILL BE EMPHASIZED SO THAT THEY LOOK MORE APPEALING AND NOT JUST FOR BUILDING SUPPORT. THE REPEATED USE OF SPECIFIC MATERIALS CREATES UNITY THROUGHOUT THE CONDO WHILE STILL HAVING A VARIETY OF FURNITURE PIECES AND POPS OF COLOR. CONTRASTING COLORS AND MIXED MATERIALS CREATE INTEREST AND FOCAL POINTS IN THE CONDOMINIUM.



INSPIRATION

MASCULINE • CLEAN LINES • ORGANIC AND INDUSTRIAL MATERIALS • EXPOSED COLUMN

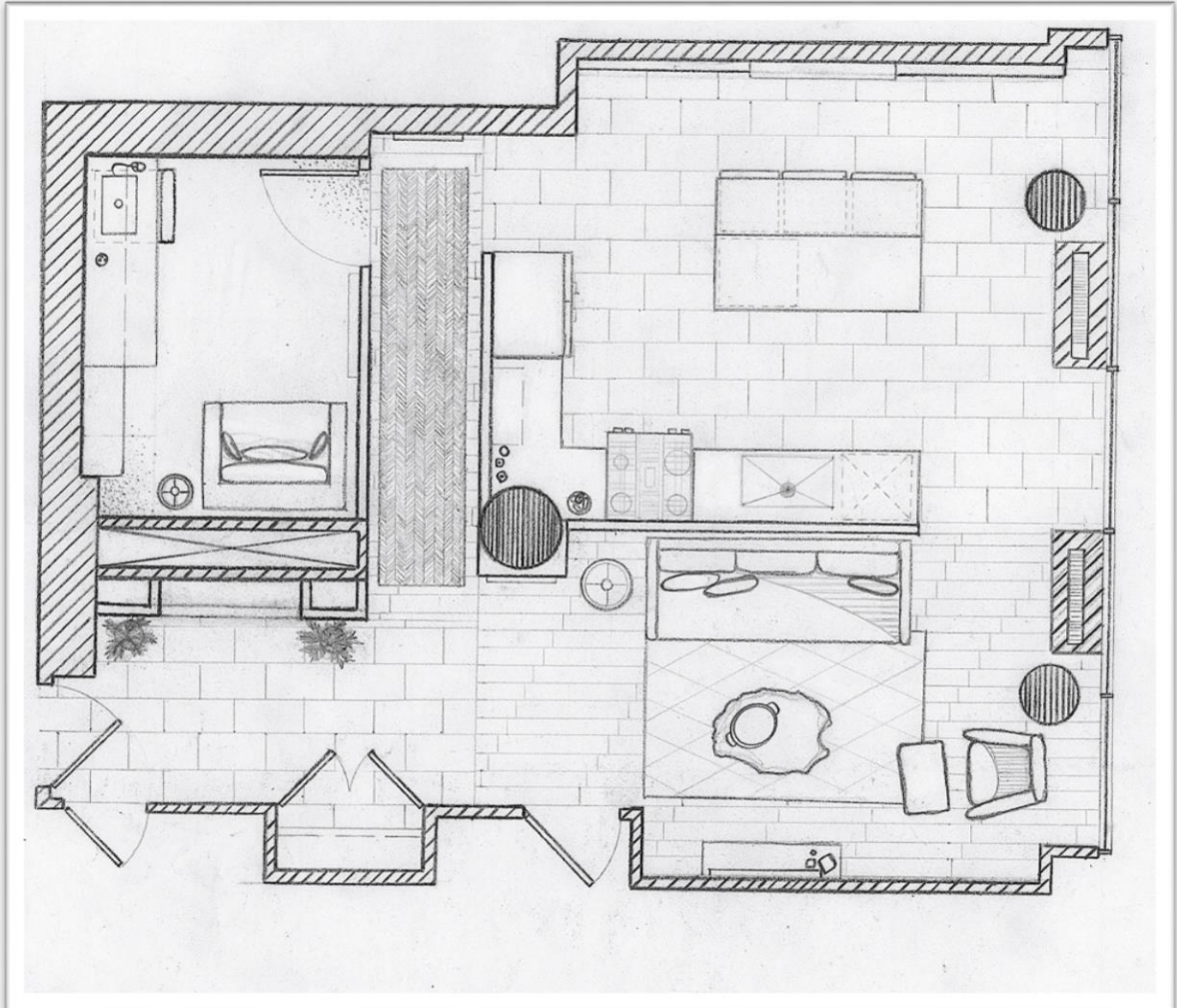
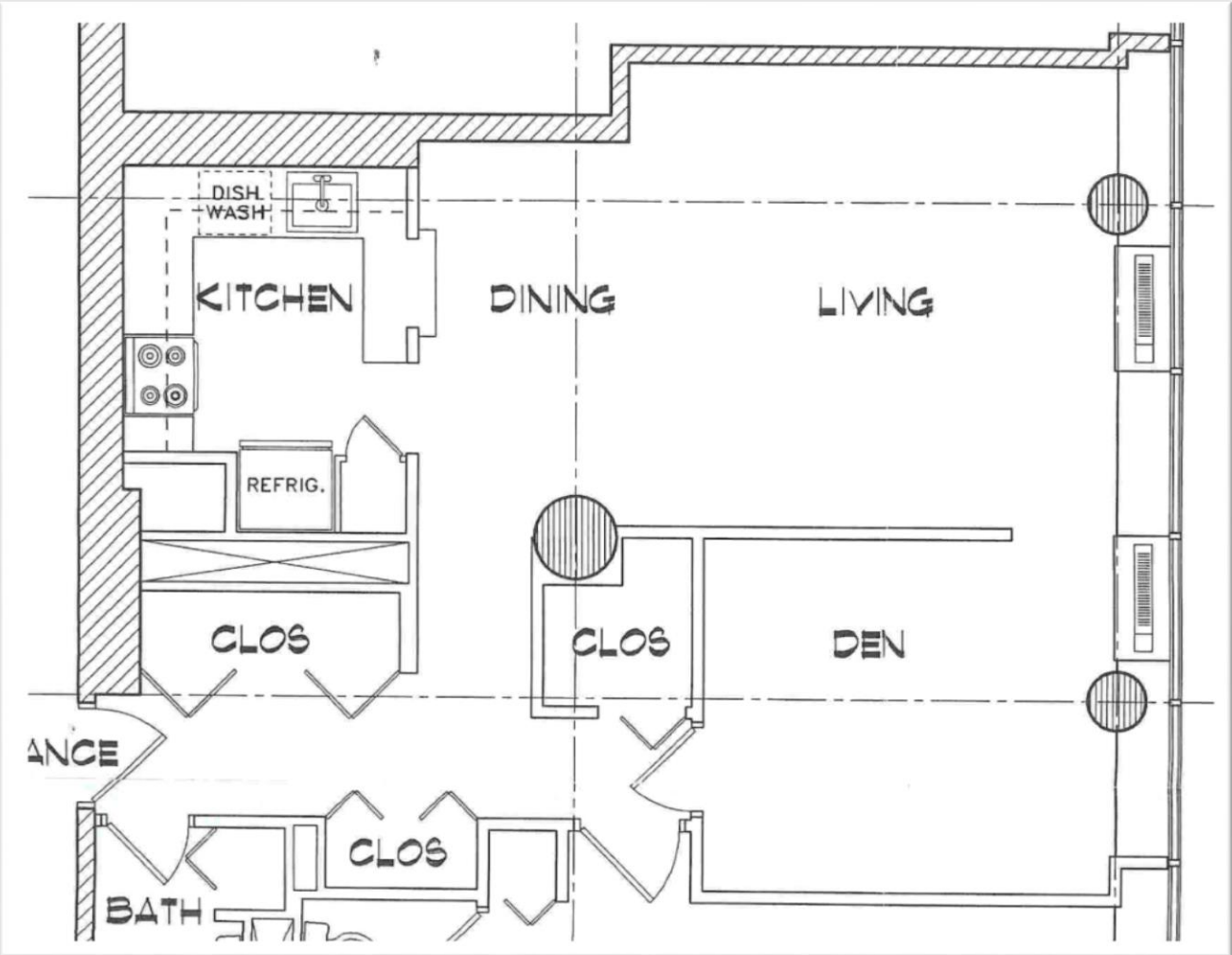


STUDY MODELS

FLOOR PLANS

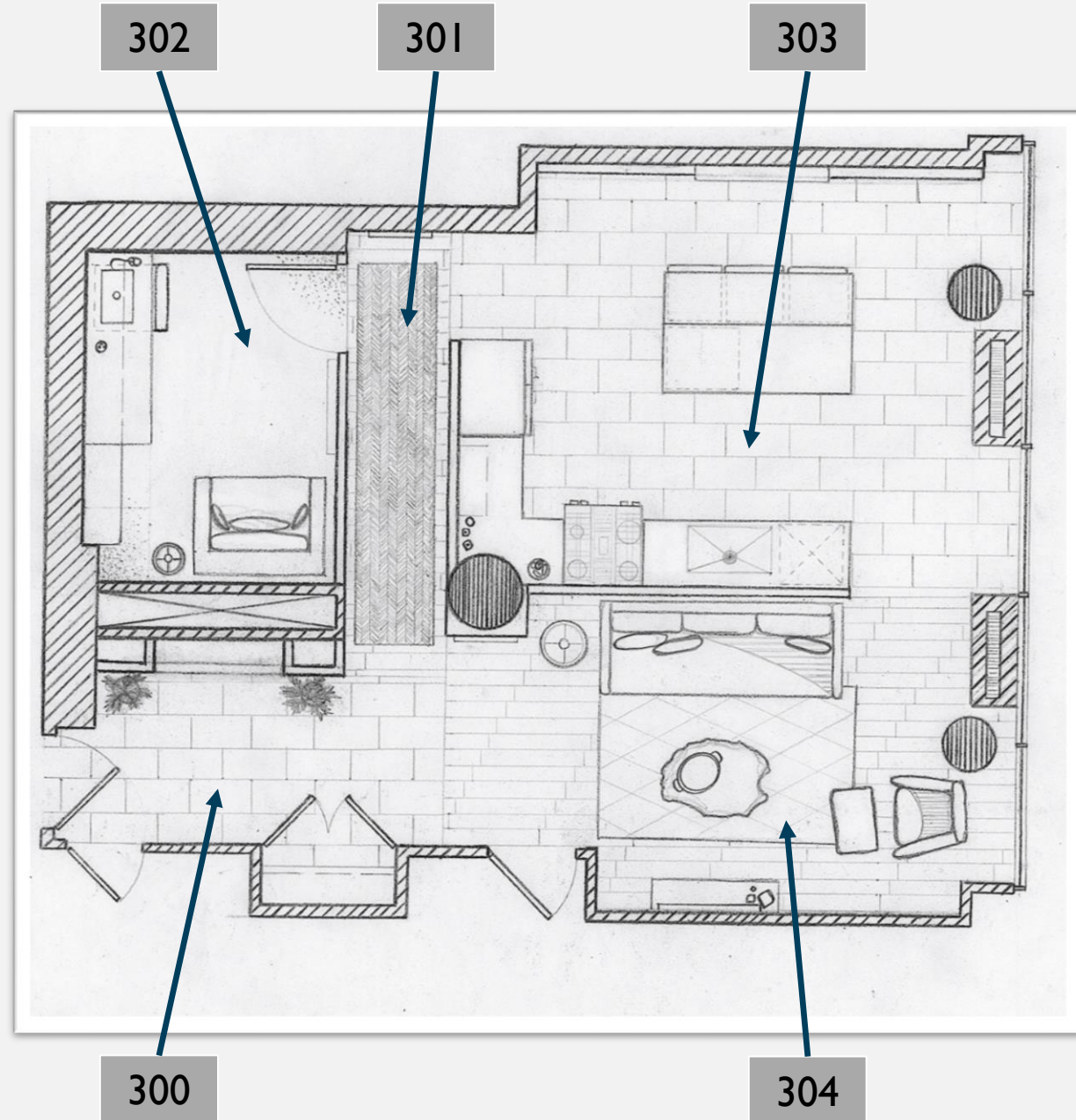
EXISTING

REMODEL

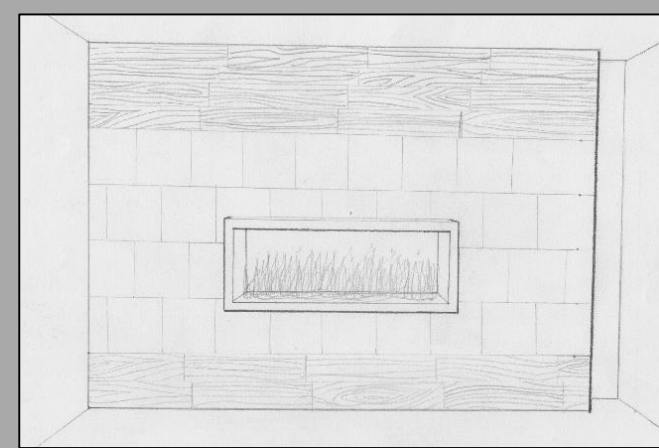
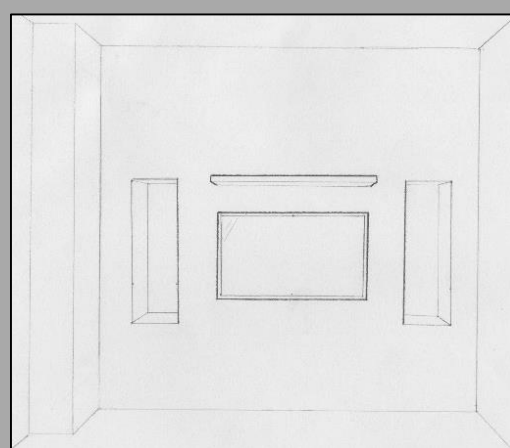
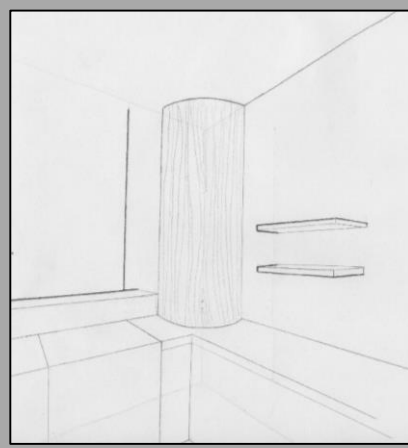
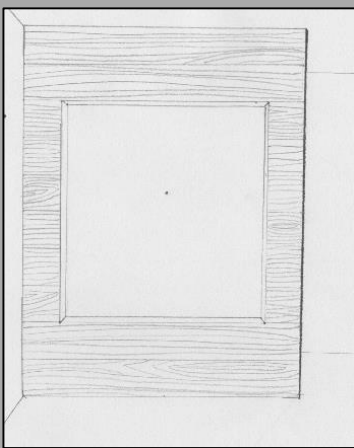
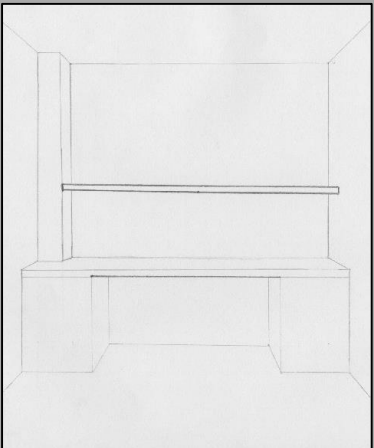
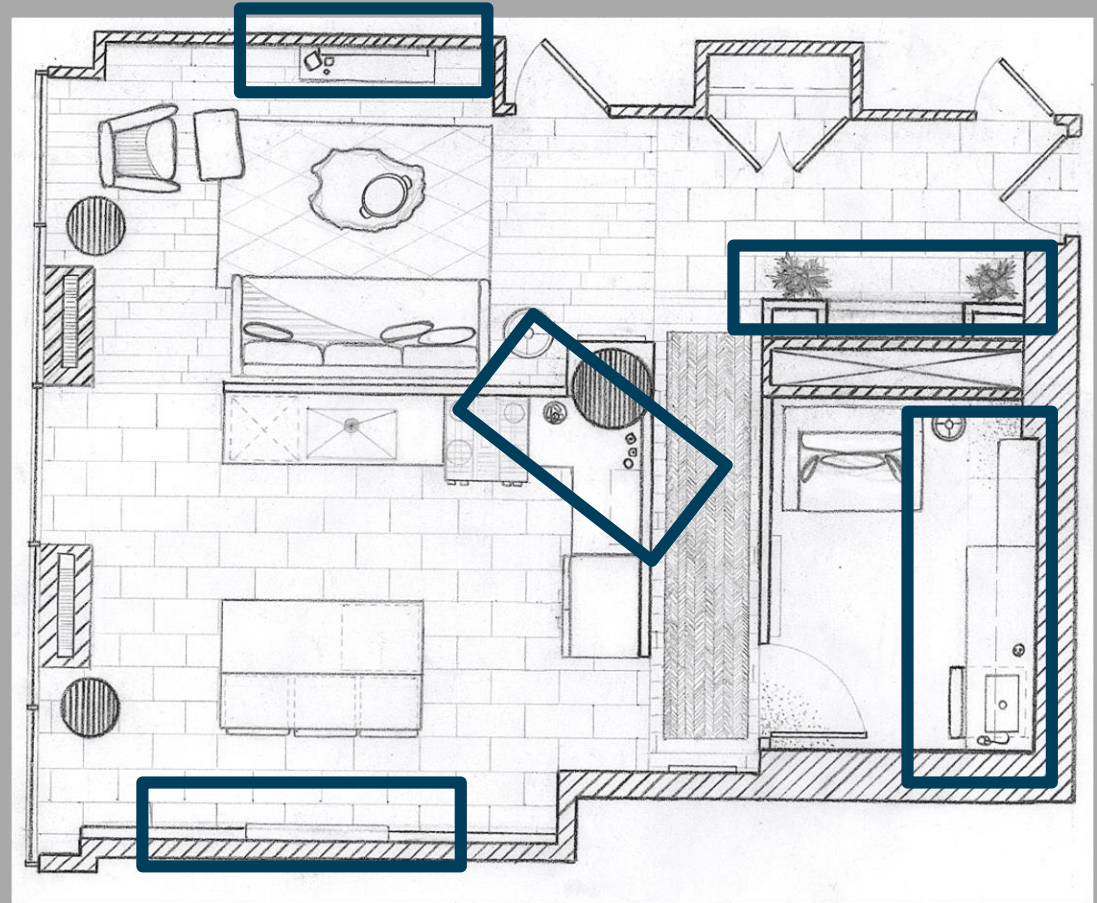


ROOM SCHEDULE

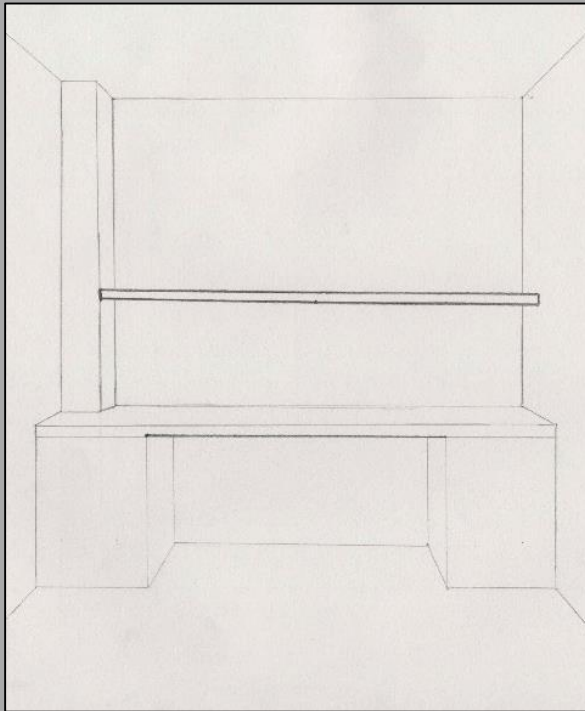
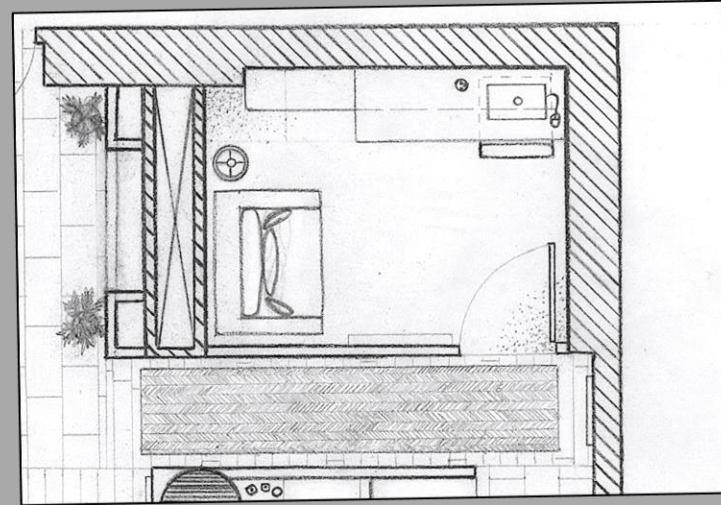
Room Number	Description
300	Foyer
301	Hallway
302	Office
303	Kitchen
304	Living Room



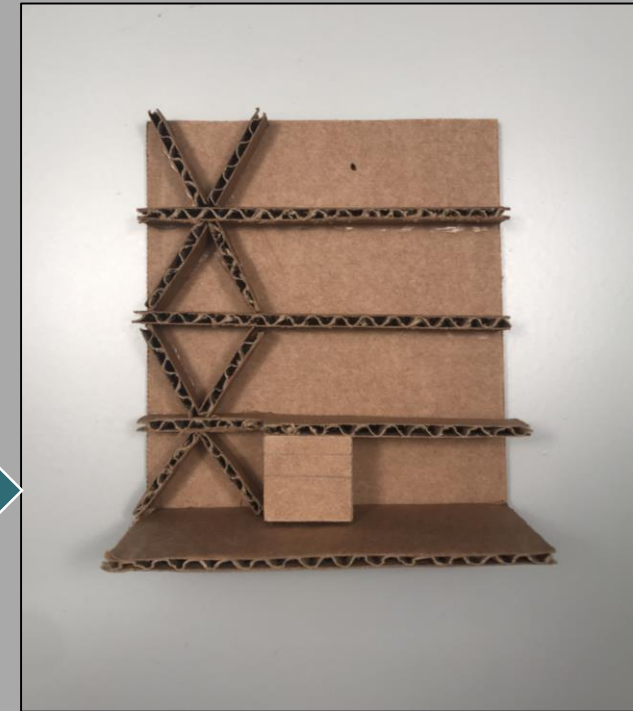
5 BUILT IN SKETCHES



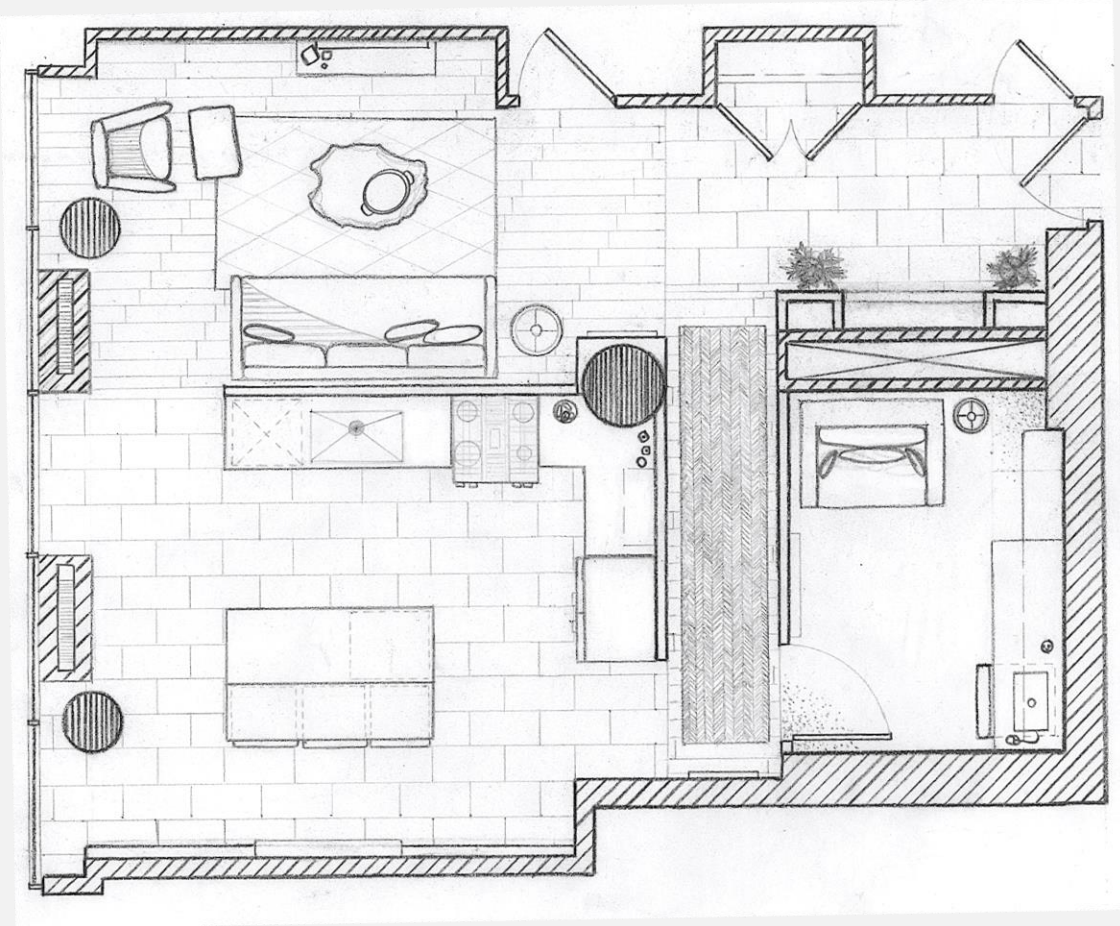
BUILT IN 1/2" SCALE MODEL



Design was changed to make it more visually appealing

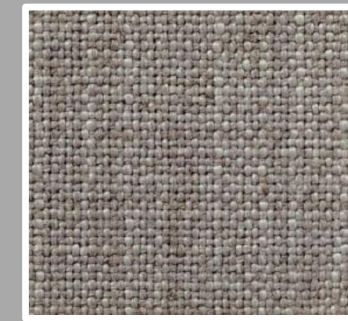
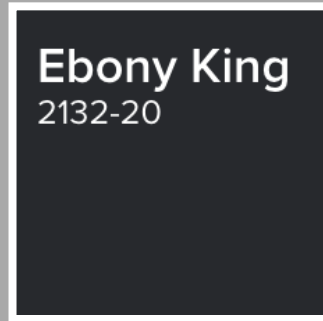
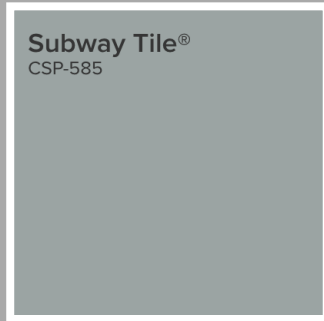


FLOOR PLAN



CEILING PLAN

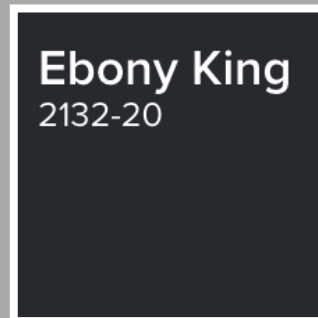




COLOR SCHEME

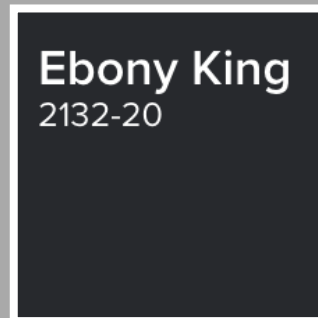
INTERIOR ROOM FINISH SCHEDULE

Room	Floor	Base	Walls	Ceiling	Remarks
300	Porcelain Tile	6" Wood	Paint	Gypsum Bd.	Accent wall has tile
301	Bamboo	6" Wood	Paint	Gypsum Bd.	
302	Carpet	6" Wood	Paint	Gypsum Bd.	12" Beams Grid Formation
303	Porcelain Tile	6" Wood	Paint	Gypsum Bd.	Drop Ceiling
304	Bamboo	6" Wood	Paint	Gypsum Bd.	Drop Ceiling



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Room	Floor	Base	Walls	Ceiling	Remarks
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303	Porcelain Tile	6" Wood	Paint	Gypsum Bd.	Drop Ceiling
304	Bamboo	6" Wood	Paint	Gypsum Bd.	Drop Ceiling

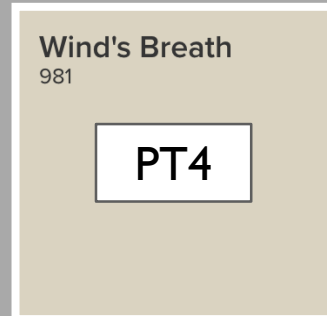


INTERIOR ROOM FINISH SCHEDULE

Room	Floor	Base	Walls	Ceiling	Remarks
300	Porcelain Tile	6" Wood	Paint	Gypsum Bd.	Accent wall has tile
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303	Porcelain Tile	6" Wood	Paint	Gypsum Bd.	Drop Ceiling
304	Bamboo	6" Wood	Paint	Gypsum Bd.	Drop Ceiling

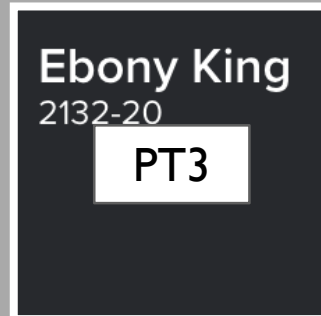


BMB



Wind's Breath
981

PT4



Ebony King
2132-20

PT3



CPT



PFT

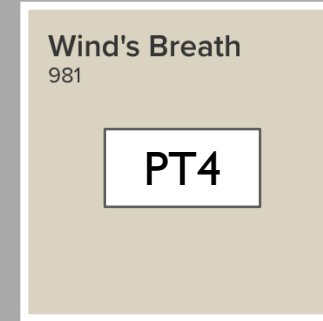
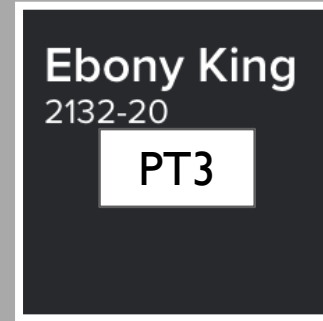
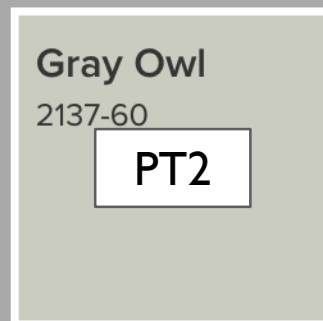
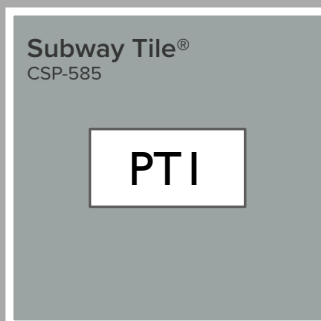
MATERIALS AND FINISHES: FLOORING

Room	Mark	Material/Finish	Manufacturer	Color	Notes
300	PFT	Porcelain Floor Tile	MSI	Metro Gris	
301	BMB	Bamboo	Home Decorators Collection	Harvest	
302	CPT	Carpet	Home Decorators Collection	Deep Breath	12 ft. Carpet
303	PFT	Porcelain Tile	MSI	Metro Gris	
304	BMB	Bamboo	Home Decorators Collection	Harvest	Engineered Click Bamboo Flooring



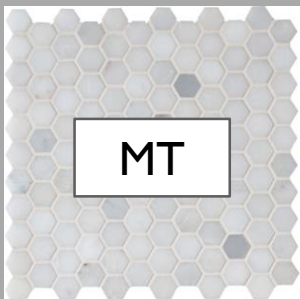
MATERIALS AND FINISHES: PAINT

Room	Mark	Material/Finish	Manufacturer	Color	Notes
300	PT1	Paint	Benjamin Moore	Subway Tile	
301	PT2	Paint	Benjamin Moore	Gray Owl	
302	PT3	Paint	Benjamin Moore	Ebony King	
303	PT4	Paint	Benjamin Moore	Wind's Breath	
304	PT2	Paint	Benjamin Moore	Gray Owl	Only applied to the half wall adjacent to kitchen.
304	PT2	Paint	Benjamin Moore	Gray Owl	

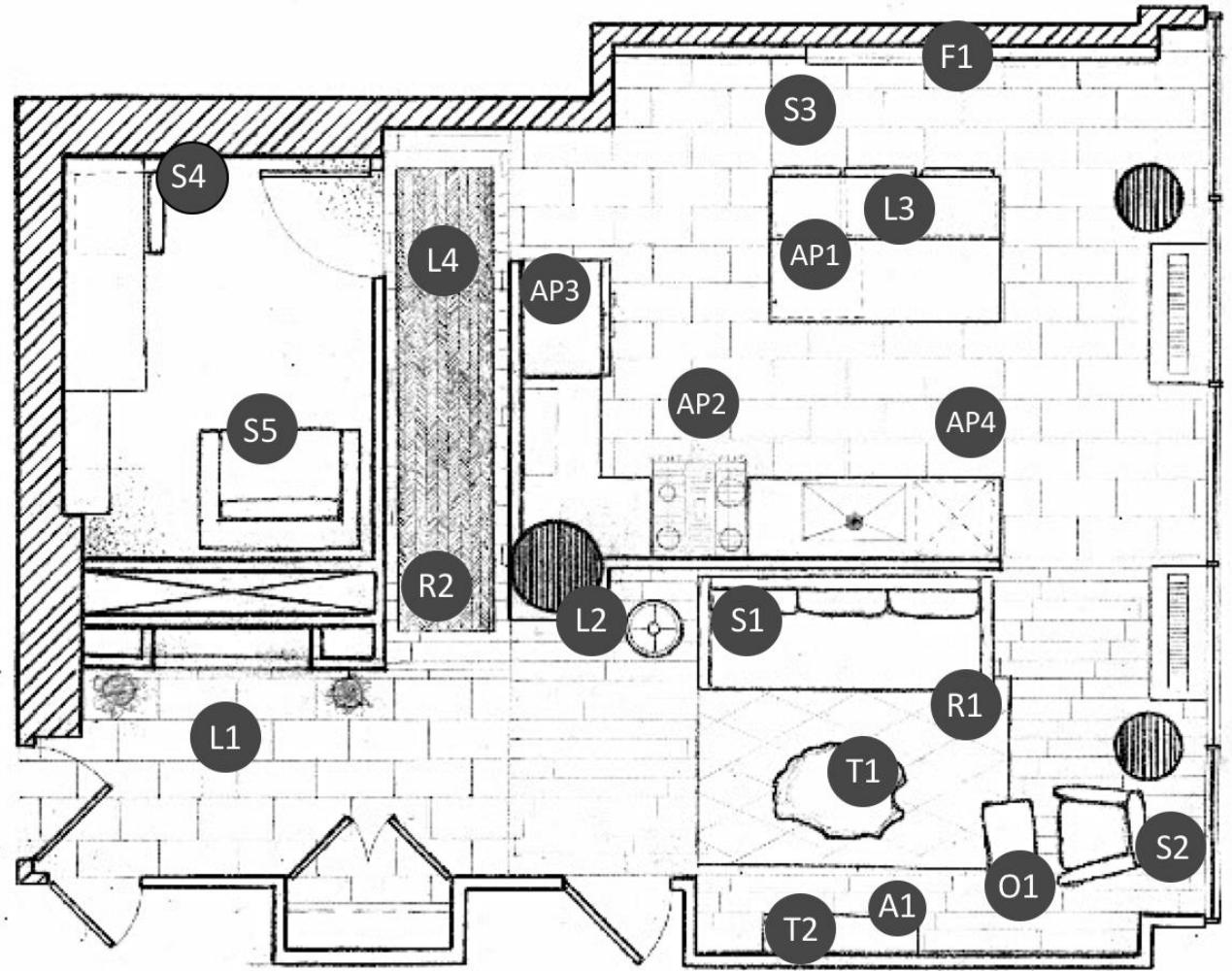


MATERIALS AND FINISHES: BUILT-IN

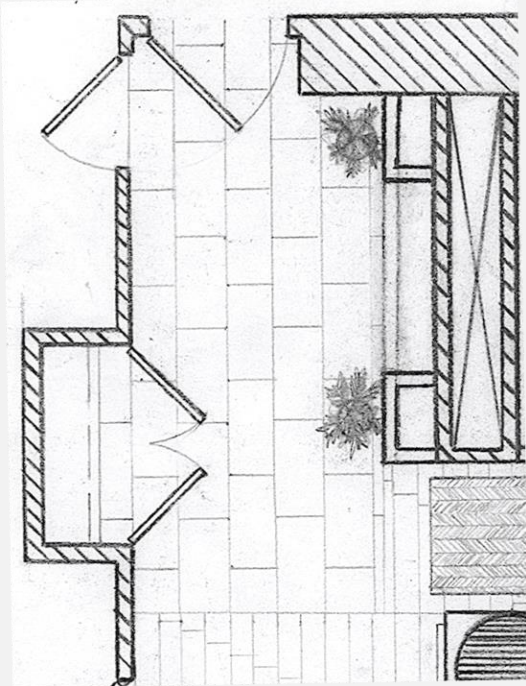
Room	Mark	Material/Finish	Manufacturer	Color	Notes
300	CWT	Ceramic Wall Tile	Eliane	Delray White	For display area
300	SWP	Shiplap Wall Plank	Magnolia Home by Joanna Gaines	Black Iron	For display area
302	WSI	Wood Stain	Varathane	Sun Bleached	Stain for built-in shelving
303	CT	Countertop	Dekton	Kairos	Compact surface countertop
303	MT	Mosaic Tile	MSI	Grecian White	Backsplash
303	WS2	Wood Stain	Varathane	Weathered Gray	Stain for coloumn
303	CWT	Ceramic Wall Tile	Eliane	Delray White	For fireplace wall
303	SWP	Shiplap Wall Plank	Magnolia Home by Joanna Gaines	Black Iron	For fireplace wall
304	WSI	Wood Stain	Varathane	Sun Bleached	Stain for built-in entertainment center



CODED FURNITURE PLAN



FOYER FURNITURE AND SCHEDULE



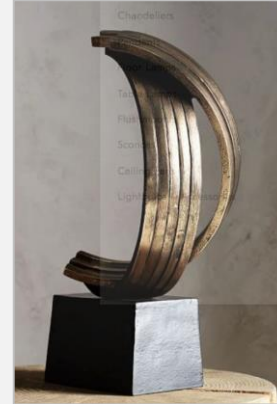
AI



RI



PI



A2

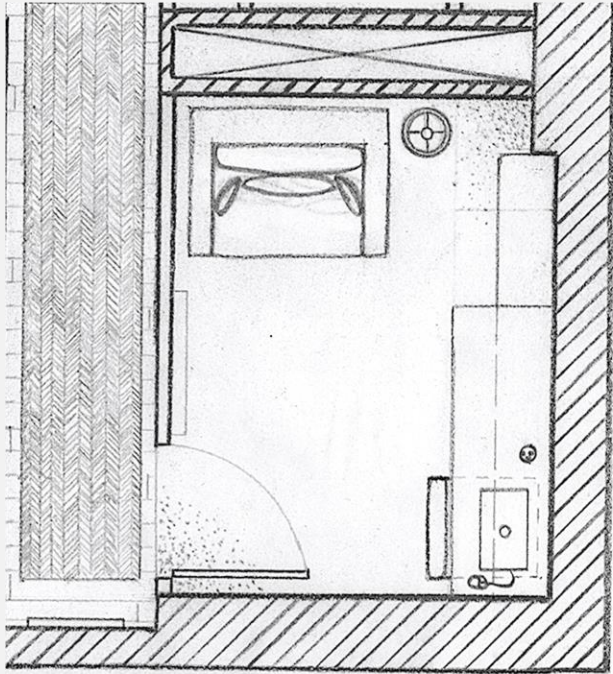


LI

Room	Item	Mark	Manufacturer	Catalog	Quantity
300	Modern Hanging Mirror, Natural + Tan	AI	West Elm	2100688	1
300	Move 'Faux Fan Palm Tree	PI	West Elm	5021543	2
300	Eclipse Chandelier	LI	West Elm	3174245	1
300	Pieced + Patched Cowhide Rug - Chevron	RI	West Elm	7544633	1
300	Brass Crescent	A2	West Elm	745211	1

OFFICE FURNITURE AND SCHEDULE

Room	Item	Mark	Manufacturer	Catalog	Quantity
302	Paidge Chair And A Half Twin Sleeper	S1	West Elm	Custom	1
302	Helvetica Upholstered Office Chair	S2	West Elm	3927584	1
302	Framed Handmade Paper Wall Art - Gray Star	WHI	West Elm	8647609	1
302	West Elm + Rejuvenation Cylinder Floor Lamp	L2	West Elm	743901	1
302	Corded Cutout Circles Collage Pillow Cover - Stormy Weather	A3	West Elm	4933371	2
302	Striped Marble + Wood Bookend	A4	West Elm	4577508	1
302	Lens Table Lamp	L3	West Elm	910223	1
302	Metal Sputnik Objects	A4	West Elm	315965	1
302	The Sill Planter + Plant - The August	P2	West Elm	8718764	1



WHI



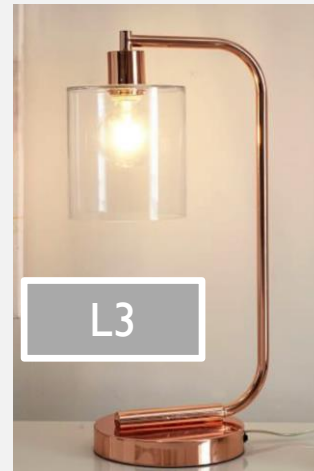
S1



L2



S2



L3



A4

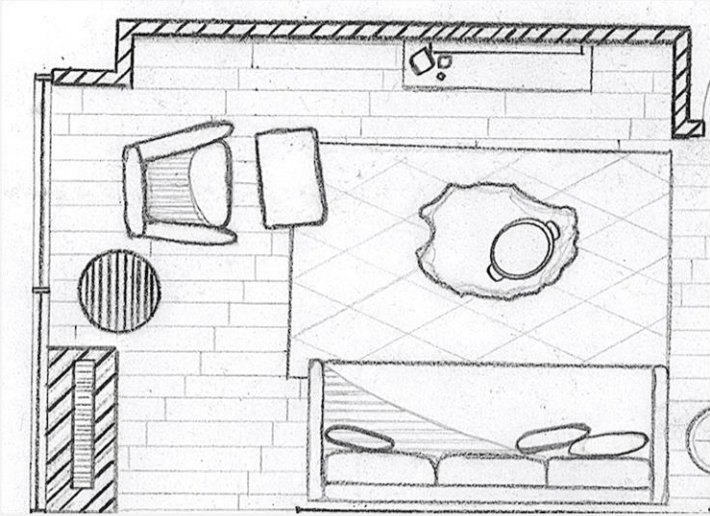


A3



P2

LIVING ROOM FURNITURE AND SCHEDULE



Room	Item	Mark	Manufacturer	Catalog	Quantity
304	Axel Sofa (89")	S3	West Elm	Custom	1
304	Forma Coffee Table	T1	West Elm	8021546	1
304	Phoenix Wool Dhurrie Rug - Regal Blue	R2	West Elm	5716907	1
304	Austin Leather Swivel Armchair	S3	West Elm	2618036	1
304	Austin Leather Ottoman	S4	West Elm	2618069	1
304	Overarching Linen Shade Floor Lamp - Antique Bronze	L4	West Elm	2097814	1
304	Lacquer Trays - Round	A6	West Elm	8963022	1
304	Turned Wood Candleholders	A7	West Elm	3476212	1
304	Lush Velvet Pillow Covers	A8	West Elm	2041200	3



A8



A6



R2



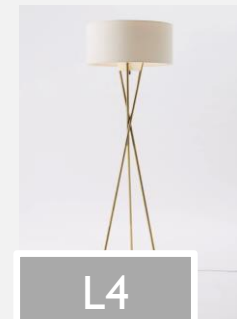
A7



T1



S3



L4



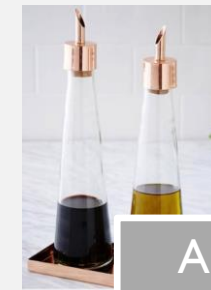
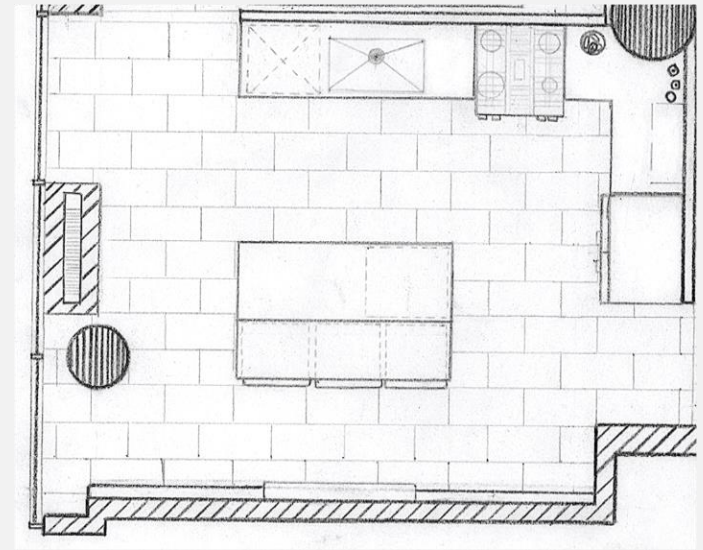
S3



S4

DINING ROOM AND KITCHEN FURNITURE

Room	Item	Mark	Manufacturer	Catalog	Quantity
303	Stove	API	Kitchen Aid	KSGG700ESS	1
303	Microwave	AP2	Kitchen Aid	KMBS104ESS	1
303	Refrigerator	AP3	Kitchen Aid	KRFC300ESS	1
303	Dishwasher	AP4	Kitchen Aid	KDTE234GPS	1
303	Undermount Sink	SK1	Kraus	KHUI100-30	1
303	Pull Down Faucet	F1	Kraus	KPF-1640SS	1
303	Ellis Upholstered Dining Armchair	S5	West Elm	8911828	1
303	Sculptural Glass Geo 7-Light Chandelier - Small (Clear)	L5	West Elm	1568208	1
303	Copper Oil + Vinegar Set	A9	West Elm	8860632	1



A9



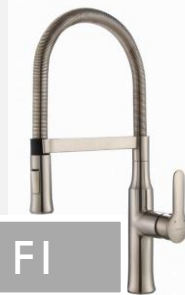
L5



API



AP2



F1



SK1



AP3



S5

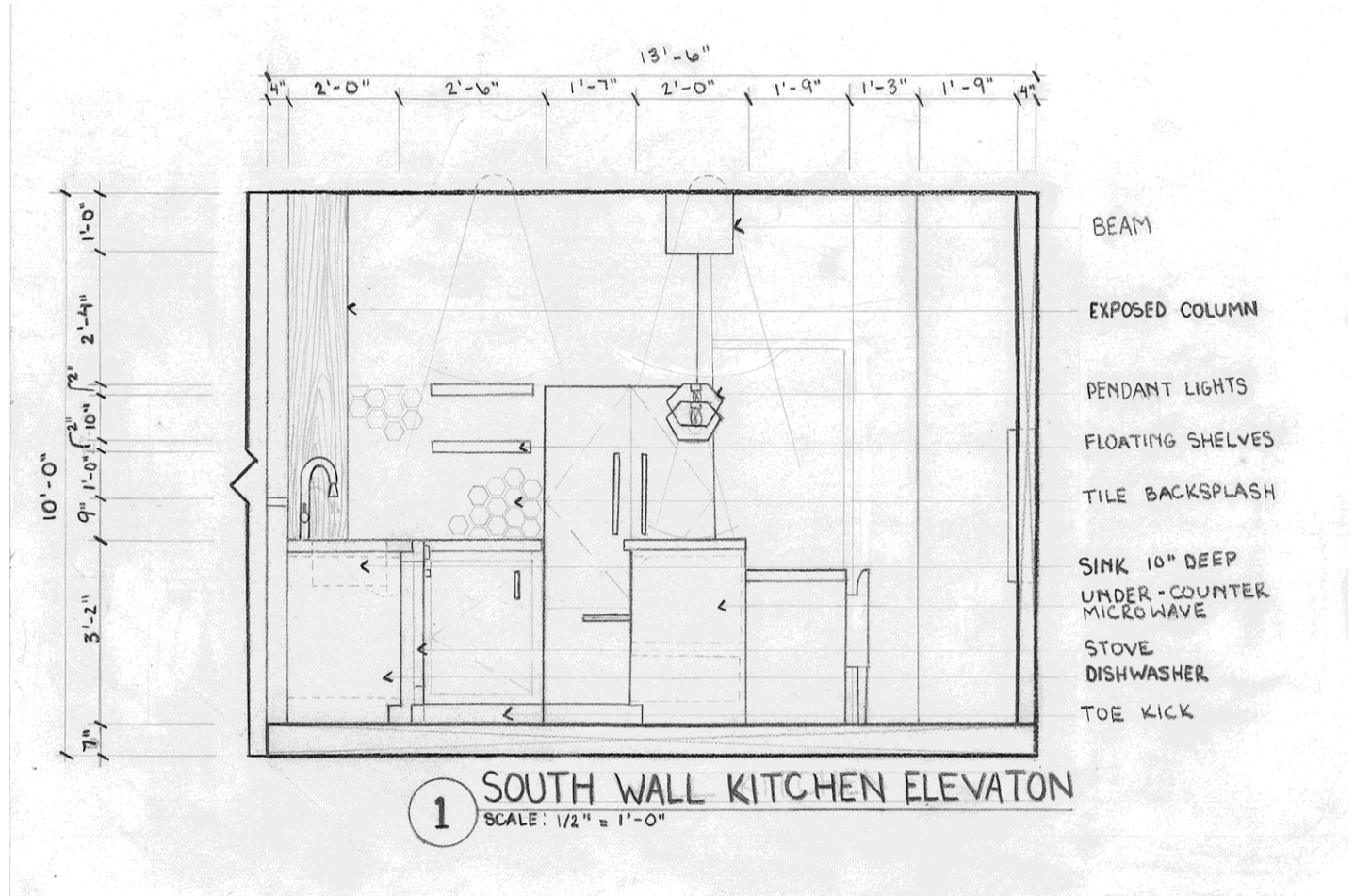
KITCHEN MATERIALS



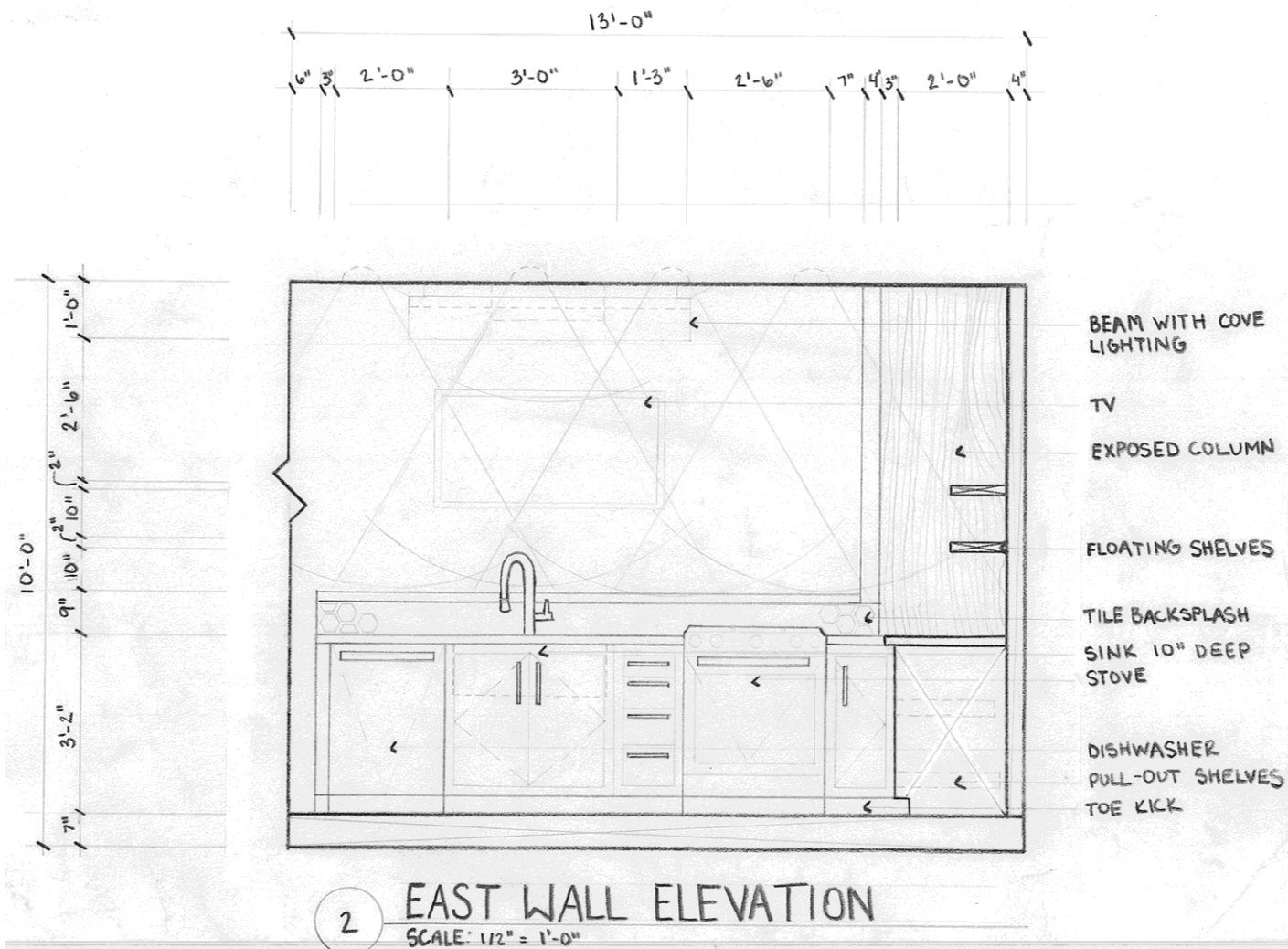
Wind's Breath
981



KITCHEN ELEVATION

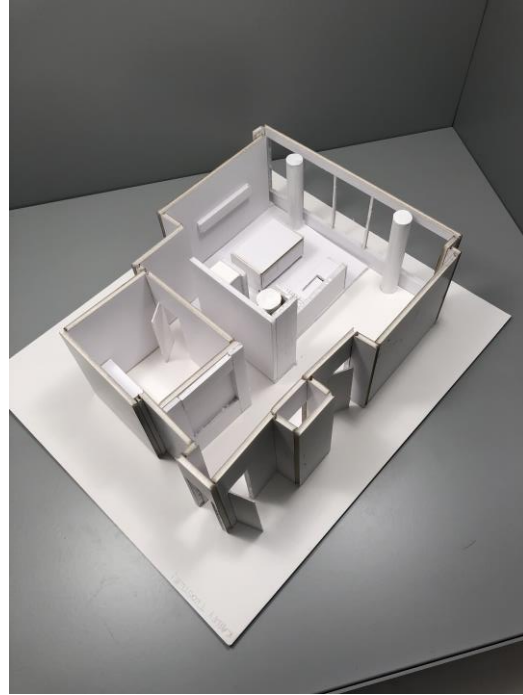
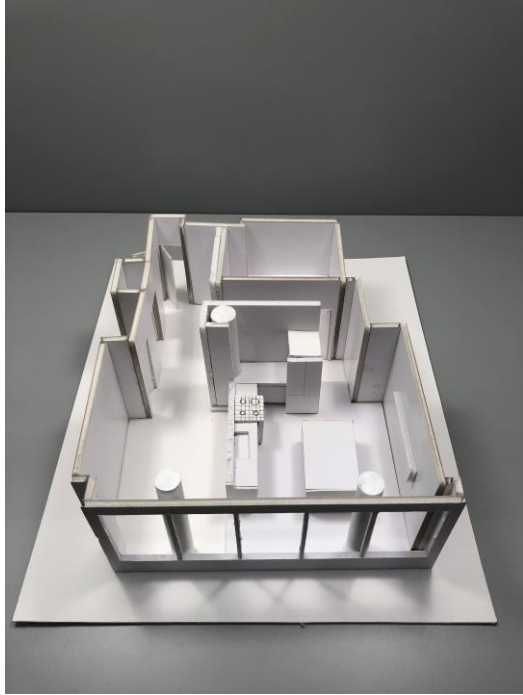


KITCHEN ELEVATION



KITCHEN PERSPECTIVE





FINAL MODEL