



HARBOR POINT PRESENTATION

BRITTANY NICE



LOCATION & CLIENT



View of the Building

- Client: William Jermain
 - Male (Bachelor)
 - Architect
 - Modern Architectural Style
 - Loves to Entertain
- Location: 155 N Harbor Dr., Unit #307, Chicago, IL.



View from the Building



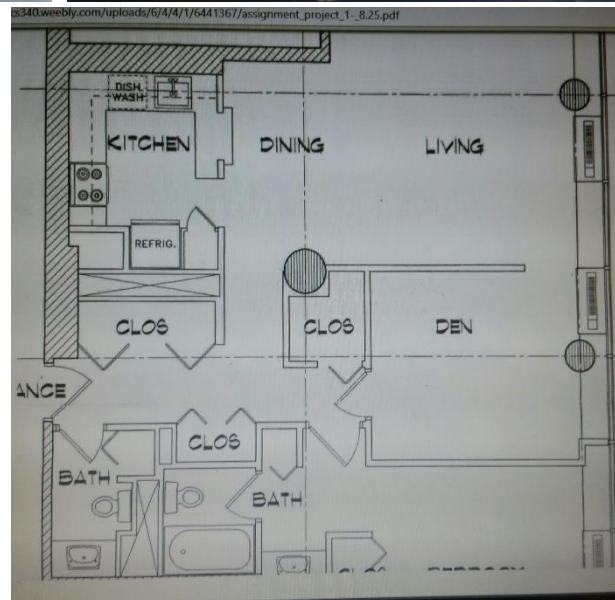
Floor Plan of the Building

DESIGN OVERVIEW



DESIGN RESTRICTIONS

- CEILING HEIGHT
- WINDOWS
- LOCATE PLUMBING LINES
- WALLS ENCLOSURE
- ENTRANCE
- ARCHITECTURAL ELEMENTS
- REGISTERS
- OUT-OF-DATE CONDO



Existing Floor Plan

Design Wishes

- OPENNESS
- CONTRAST AND CLEAN LINES
- MULTIPURPOSE AREAS
- UPDATED KITCHEN
- MODERN
- ARCHITECTURE FLARE
- SYMMETRICAL
- UPGRADING ALL APPLIANCES

DESIGN CONCEPT

- DESIGN APPROACH:

BY REMOVING THE EXISTING INTERIOR PARTITIONS, IT WILL HELP OPEN UP THE SPACE AND CREATE A BETTER CIRCULATION. OPENING THE KITCHEN AND UPDATING THE APPLIANCES WILL GIVE A MORE PLEASING FEEL TO THE CONDO. THIS WILL ALSO GIVE THE CLIENT MORE ROOM TO ENTERTAIN. INCORPORATING MODERN STYLE AND ARCHITECTURAL ELEMENTS INTO THE CONDO WILL DEMONSTRATE THE CLIENTS WISHES.

- DESIGN SOLUTION:

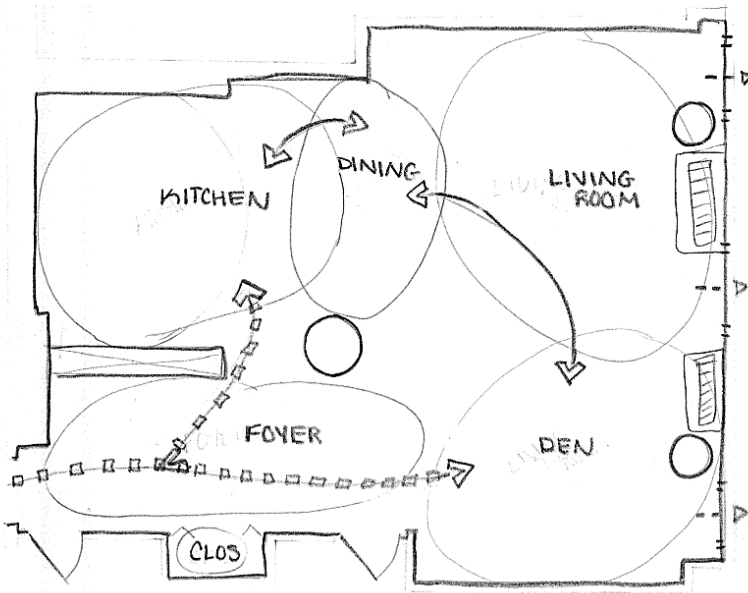
REMOVING THE EXISTING PARTITIONS WILL ALLOW FOR EASY FLOW AND CIRCULATION. BY ADDING PARTITIONS, IT OFFERS SOME PRIVACY FROM THE OTHER ROOMS. KEEPING THE KITCHEN WHERE IT IS BUT OPENING IT UP, WILL HELP THE CLIENT STAY ON BUDGET AND ALSO GIVE HIM A GREAT VIEW OF CHICAGO. ADDING BEAMS ON THE CEILING THROUGH OUT THE CONDO GIVES A MASCULINE FEEL, WHILE HAVING COPPER ELEMENTS GIVES CONTRAST AND CREATES A INDUSTRIAL ARCHITECTURAL FEEL . BY HAVING THE FIREPLACE IN THE MIDDLE OF THE CONDO IT FORMS A GREAT FOCAL POINT. AS A RESULT OF HAVING THE MODERN AND ARCHITECTURAL ELEMENTS CREATES AN ENVIRONMENT APPROPRIATE FOR THE CLIENT.

INSPIRATION

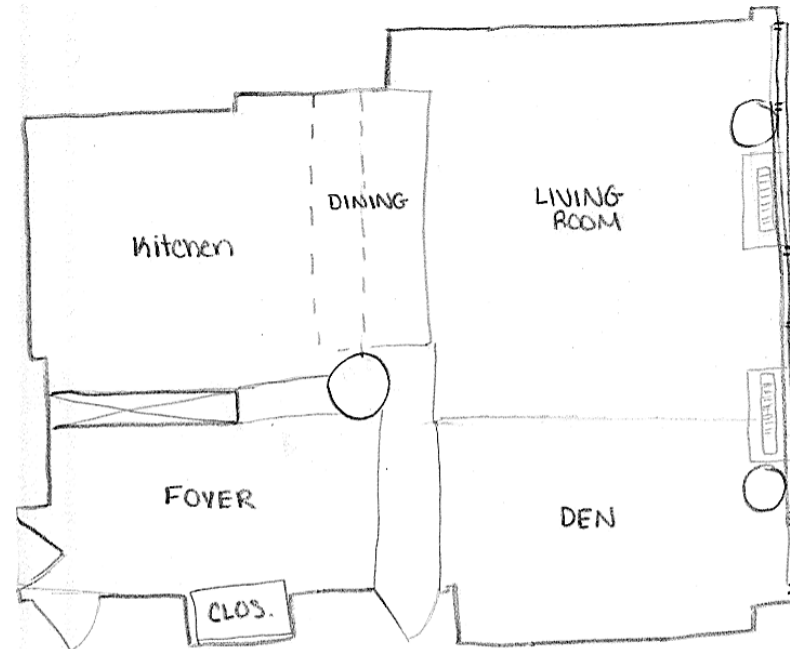


- ✓ MASCULINE
- ✓ CLEAN LINE
- ✓ CONTRAST
- ✓ SYMMETRICAL
- ✓ MODERN ARCHITECTURAL

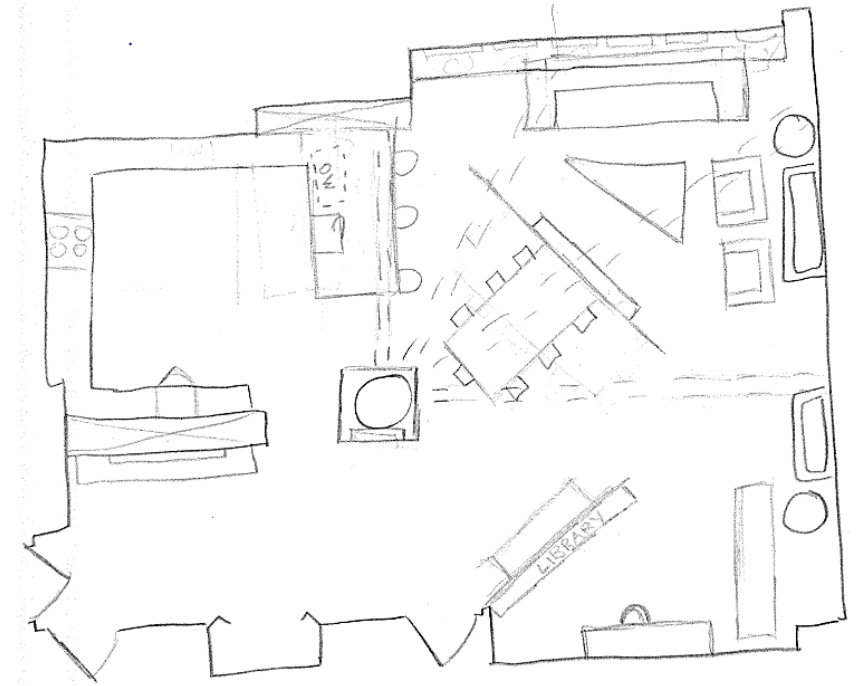
DESIGN PROCESS



BUBBLE PLAN



BLOCK PLAN

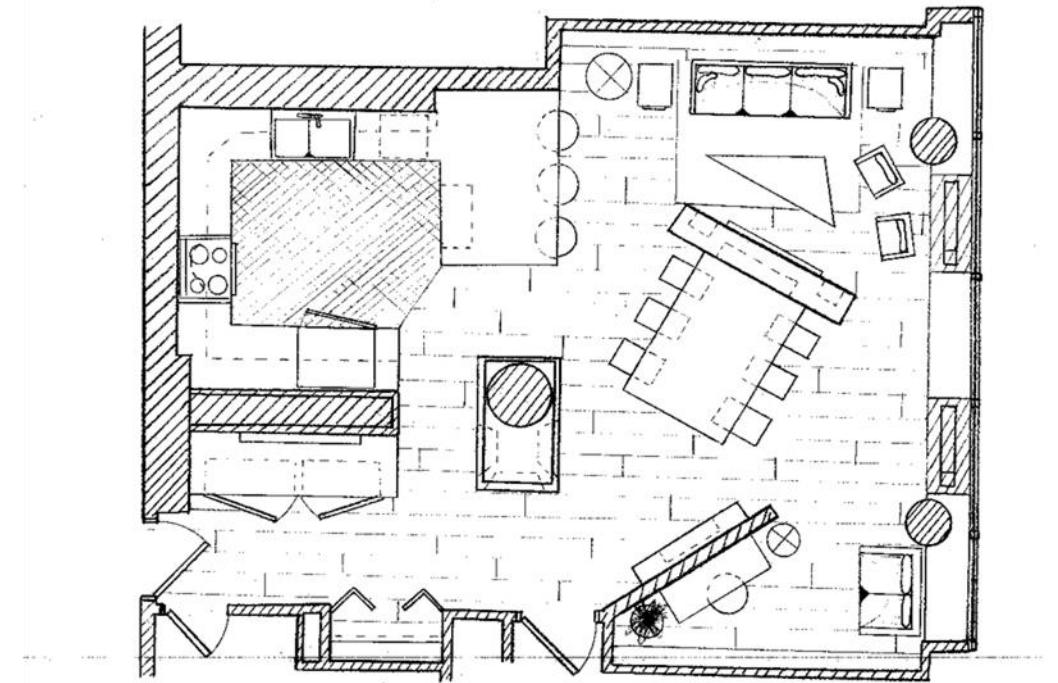
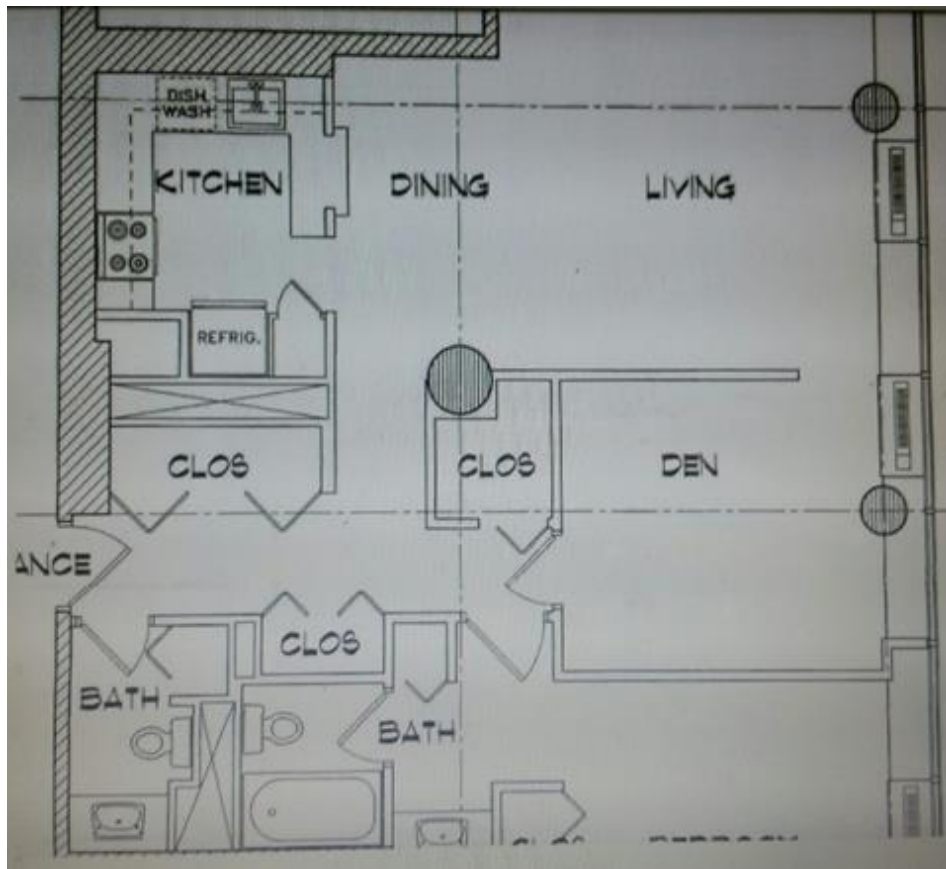


LOOSE PLAN

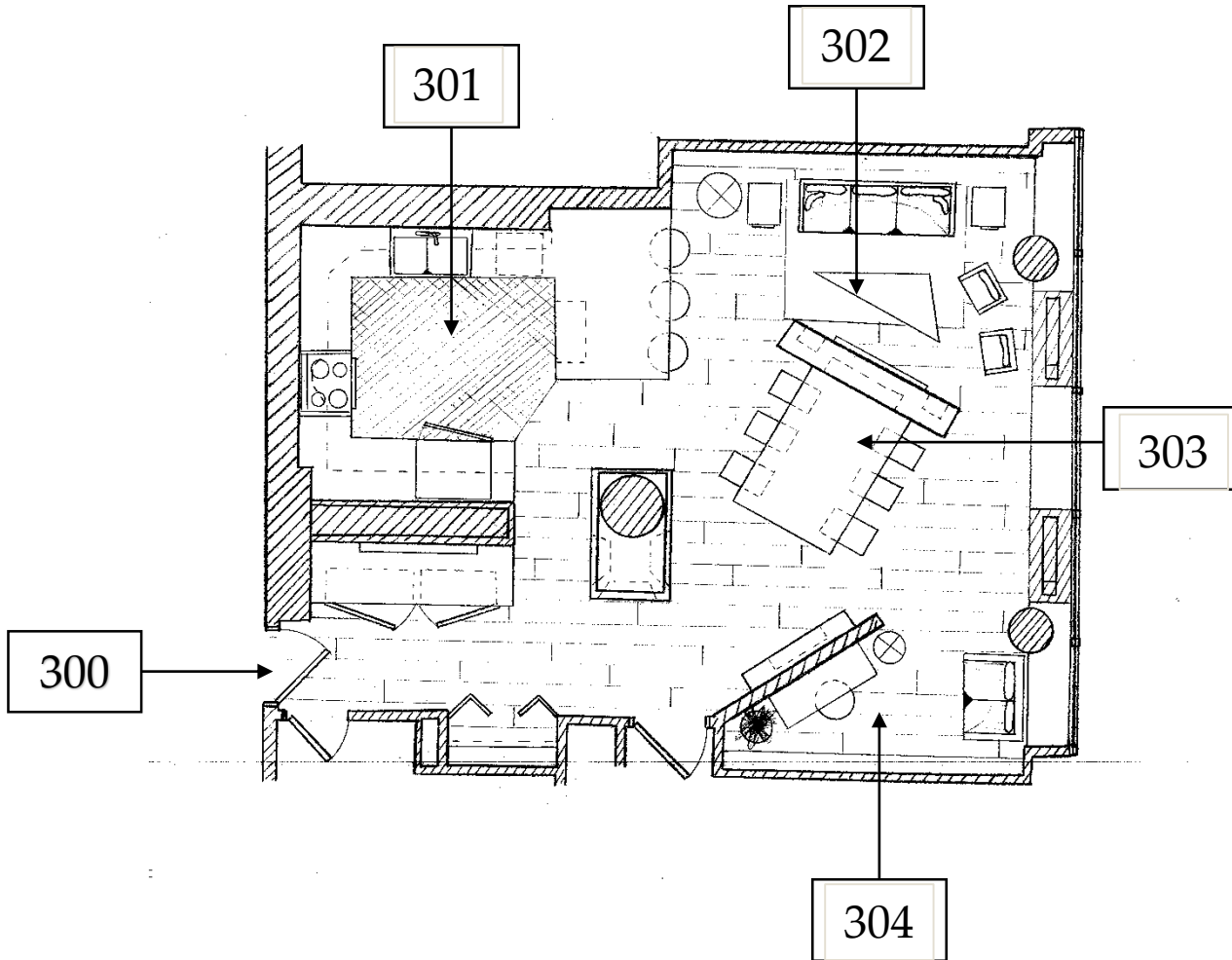
STUDY MODELS



EXISTING-REMODEL

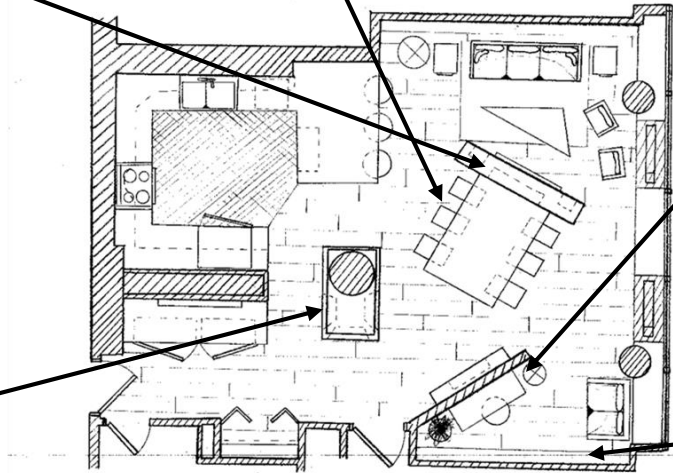
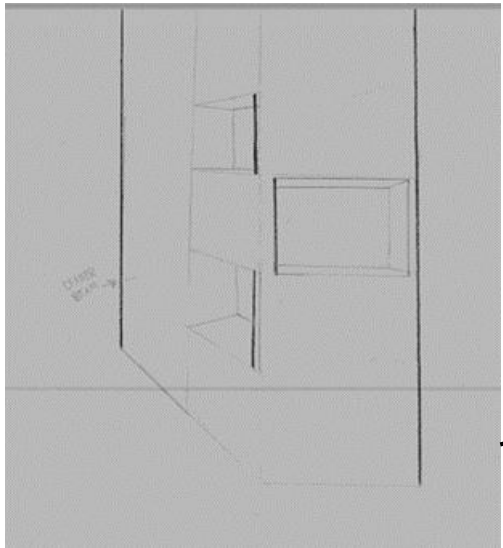
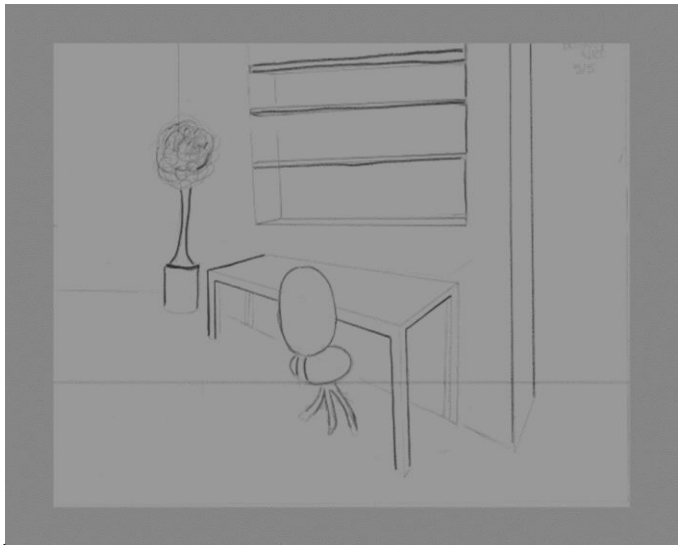
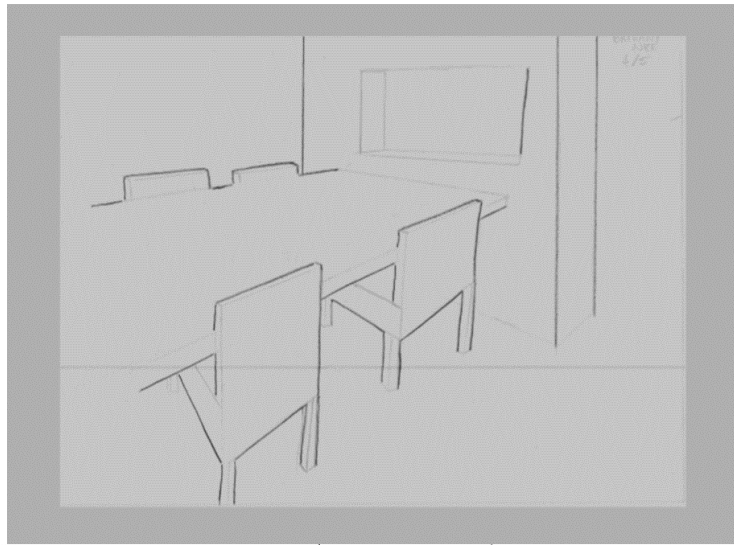


ROOM SCHEDULE



ROOM NUMBER	ROOM DESCRIPTION
300	FOYER
301	KITCHEN
302	LIVING ROOM
303	DINING ROOM
304	DEN

BUILT-INS



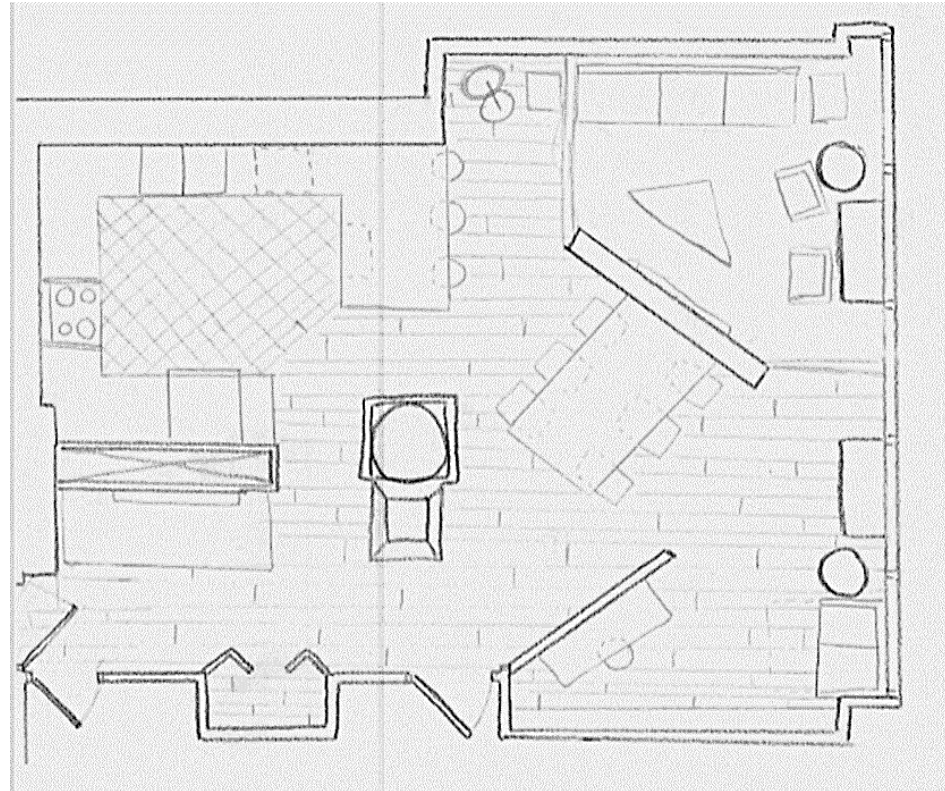
FLOORING CONCEPT



BEIGE CERAMIC
TILE

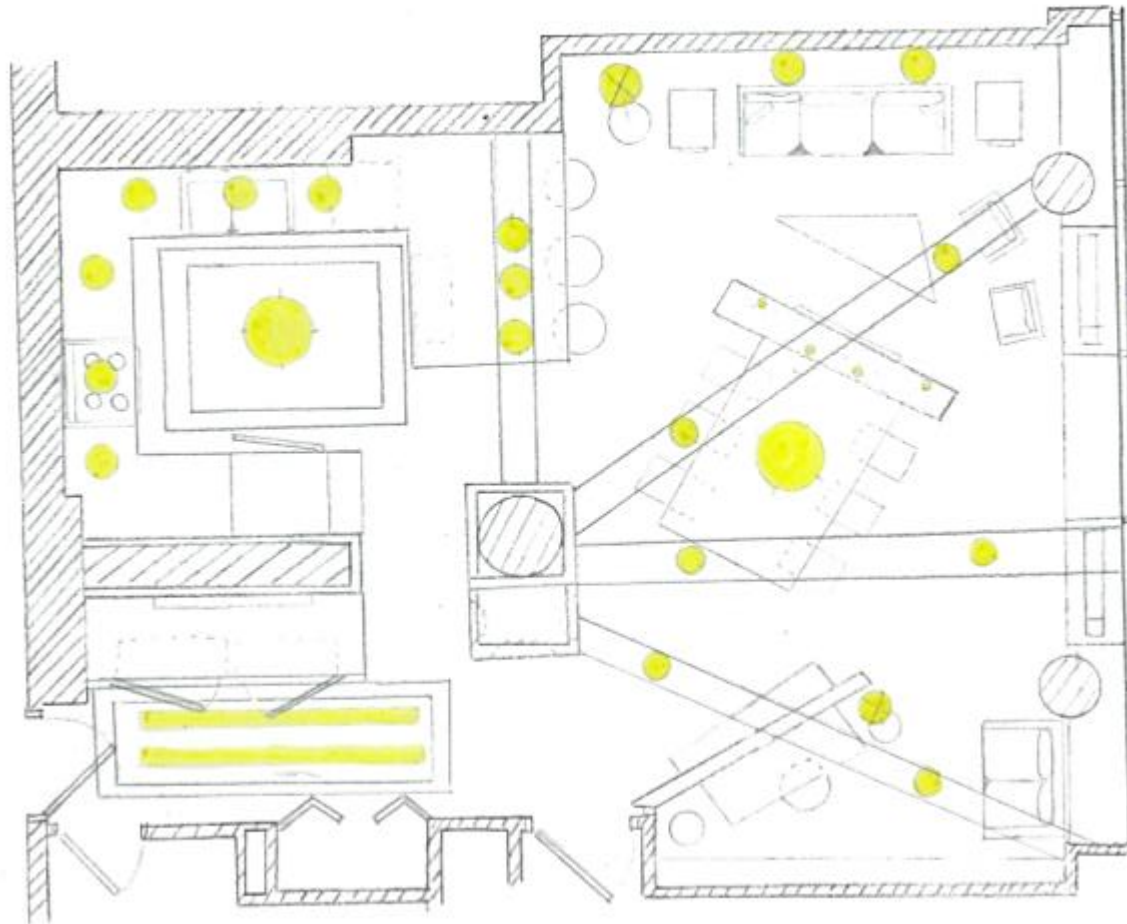
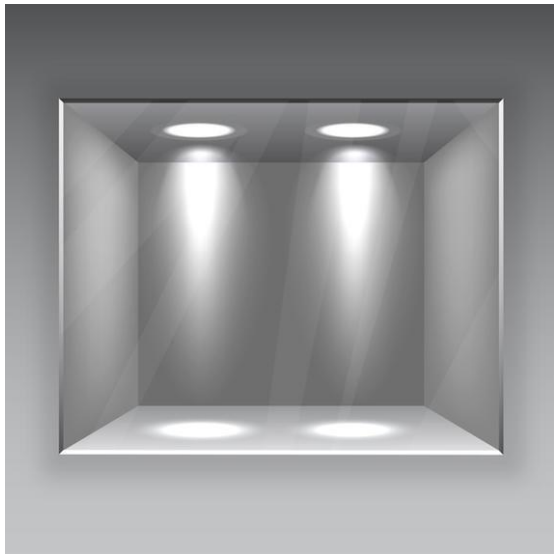






LIGHT WOOD
FLOORING



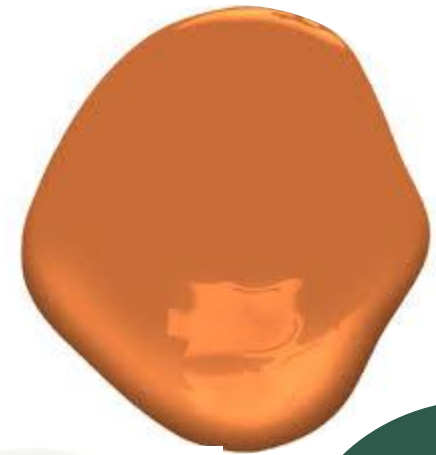
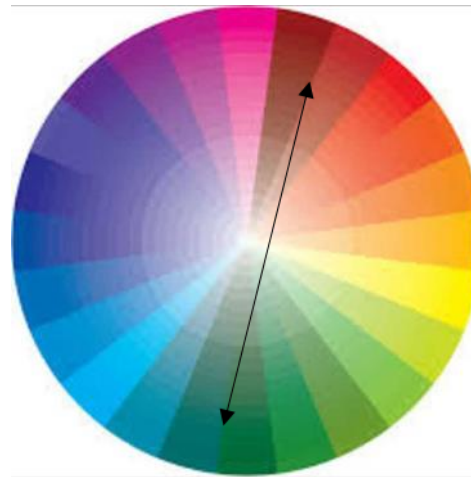
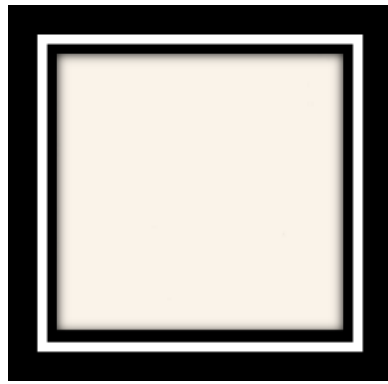
EXPRESSIONIST RUG

CEILING/ LIGHTING PLAN



LIGHTING LEGEND	
	RECESSED
	PENDANT
	RECESSED BAR LIGHT
	FLOOR LAMP

COLOR SCHEME



Interior Room Finishes

Room	Floor	Base	Walls	Ceiling	Ceiling Height	Remarks
Foyer	Hardwood	6" Wood	Paint	PTD GYP. BD	10'	
Kitchen • Backsplash	Ceramic Tile	6" Ceramic tile	Paint Glass Tile	PTD GYP. BD	9'	Dropped Ceiling
Living Room	Hardwood/Rug	6" Wood	Paint	PTD GYP. BD	9'	12" Beams run Diagonal
Dining Room	Hardwood	6" Wood	Paint	PTD GYP. BD	10'	
Den	Hardwood	6" Wood	Paint	PTD GYP. BD	10'	

Materials & Finishes

Room	Mark	Material/Finish	Manufacturer	Color	Remark
300	HWF	Hardwood Floor	Blue Ridge	Hickory	Beveled edges
300	PT1	Paint	BEHR Premium Plus	Billiard Green	All walls
300	PT 2	Paint	Sherwin-Williams	French Vanilla	Ceiling
301	CT	Ceramic Tile	TrafficMaster	Island Sand Beige	
301	BS	Backsplash -Tile	MSI	Dove Gray	All the way around the kitchen
301	BC & WC	Wood Cabinets	EdgeCliff	Dark Gray	
301	CT	Granite Countertop	Formica	White Ice	Countertop and Island

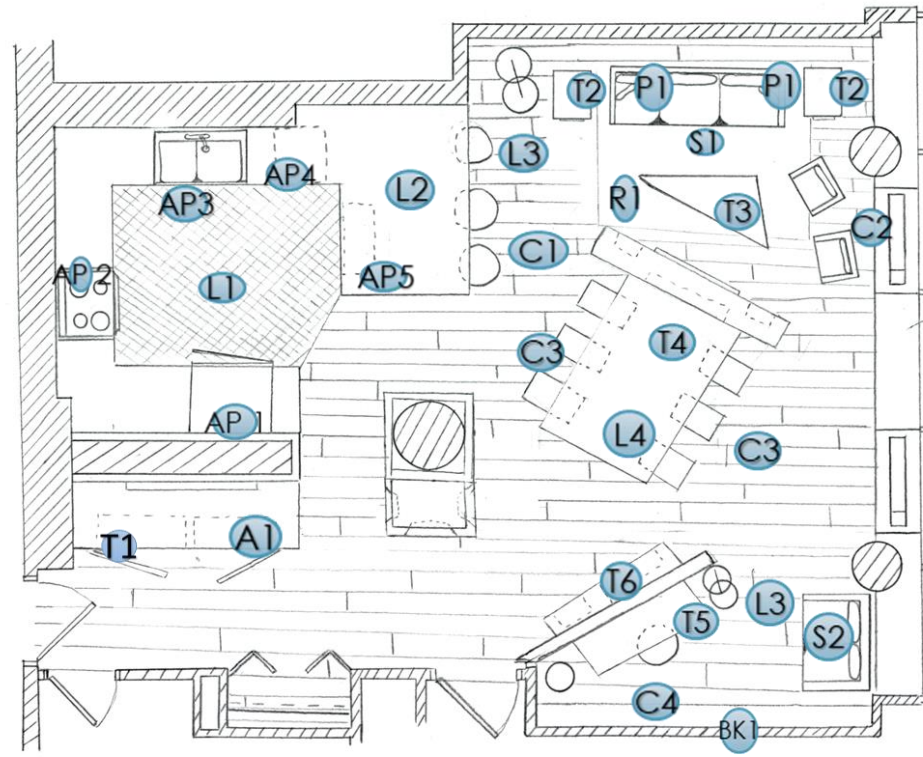
Materials & Finishes Cont.

Room	Mark	Material/Finish	Manufacturer	Color	Remark
301	PT1	Paint	Sherwin-Williams	French Vanilla	Ceiling and Drop Ceiling
302	HWF	Hardwood Floor	Blue Ridge	Hickory	Beveled Edges
302	PT1	Paint	BEHR Premium Plus	Billiard Green	All Walls
302	PT2	Paint	Sherwin-Williams	French Vanilla	Ceiling
302	FP	Imperial Stack Stone	Veenerstone	Vorago	Fireplace
302	WDB	Wood Beams	Ekena Millwork	Espresso	
303	HWF	Hardwood Floor	Blue Ridge	Hickory	Beveled Edges

Materials & Finishes Cont.

Room	Mark	Material/Finish	Manufacturer	Color	Remark
303	PT1	Paint	BEHR Premium Plus	Billiard Green	Other side of fireplace
303	PT2	Paint	Sherwin-Williams	French Vanilla	Ceiling
304	HWF	Hardwood Floor	Blue Ridge	Hickory	Beveled Edges
304	PT1	Paint	BEHR Premium Plus	Billiard Green	Walls
304	PT2	Paint	Sherwin-Williams	French Vanilla	Ceiling
304	GS	Glass Shelves	Maxshelf	Glass/Clear	

CODED FURNITURE PLAN



- T= Table
- A= Accessories
- L= Lighting
- C= Chair
- P= Pillow
- S= Sofa
- R= Rug
- BK=Bookcase
- AP= Appliances

FOYER

ITEM	MARK	MANUFACTURER	COLOR	QUANTITY	ROOM
Console	T1	West Elm	Umber	1	300
Mirror	A1	West Elm	Glass	1	300

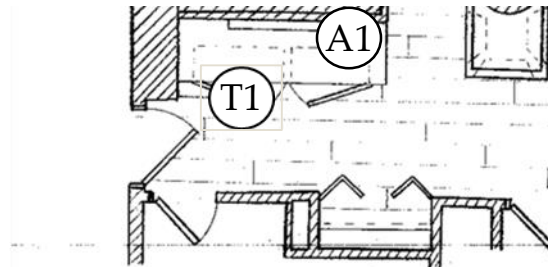
FOYER



T1



A1



KITCHEN

ITEM	MARK	MANUFACTURER	COLOR	QUANTITY	ROOM
Fridge	AP1	GE	Stainless steel	1	301
Stove	AP2	Samsung	Stainless steel	1	301
Sink	AP3	Samsung	Stainless steel	1	301
Dishwasher	AP4	Frigidaire	Stainless steel	1	301
Microwave	AP5	Frigidaire	Stainless steel	1	301
Ceiling Light	L1	Kichler	Brushed Nickel	1	301
Island Light	L2	Arroyo Craftsman	Copper/Tan	1	301
Bar stools	C1	Powell Furniture	Copper/Bronze	3	301

KITCHEN



AP1



AP2



AP3



AP4



AP5



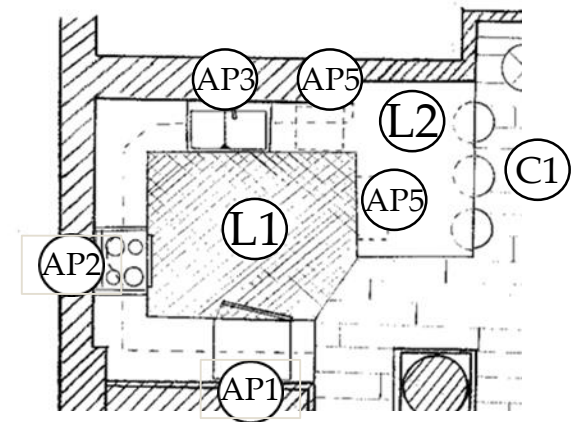
L1



L2



C1



LIVING ROOM

ITEM	MARK	MANUFACTURER	COLOR	QUANTITY	Room
Floor lamp	L3	Pottery Barn	Bronze	2	302/304
End table	T2	Pier 1	Mahogany	2	302
Sofa	S1	Divano Roma Furniture	Dark Gray	1	302
Throw pillows	P1	Land of pillows	Burnt orange	2	302
Rug	R1	Schneiderman's	Blue/orange	1	302
Coffee table	T3	Modern Interiors	Walnut	1	302
Chairs	C2	Baxton Studio	Gray	2	302

LIVING ROOM



T3



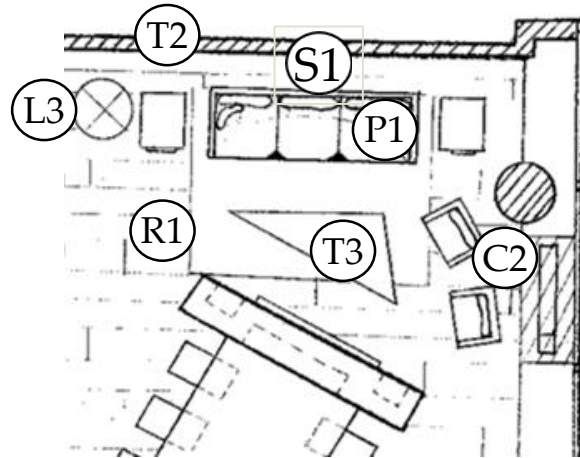
C2



S1



P1



L3



T2



R1

DINING ROOM

ITEM	MARK	MANUFACTURER	COLOR	QUANTITY	ROOM
Dining Light	L4	Homary	Rustic	1	303
Dining table	T4	Pottery Barn	Reclaimed Wood	1	303
Dining chairs	C3	Modway	Black	6	303

DINING ROOM



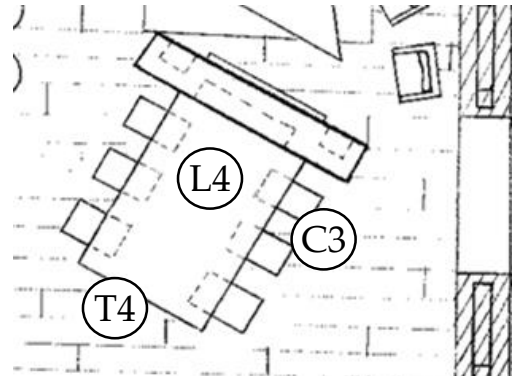
L4



T4



C3



DEN

ITEM	MARK	MANUFACTURER	COLOR	QUANTITY	ROOM
Desk	T5	Rta Products- L	Espresso	1	304
Den Chair	C4	Wayfair	Black	1	304
Bookcase	BK1	Oliveshomes	Espresso	1	304
Sofa	S2	Wayfair	Dark gray	1	304
Console	T6	Klarna	Stainless Steel	1	300

DEN



T5



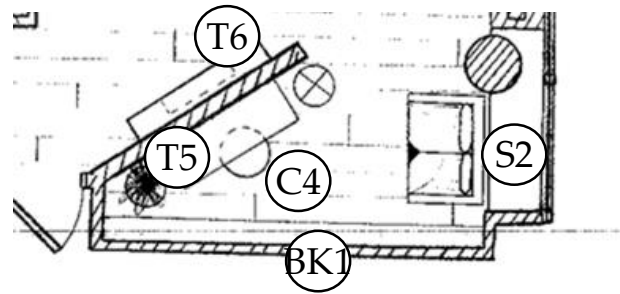
C4



BK1

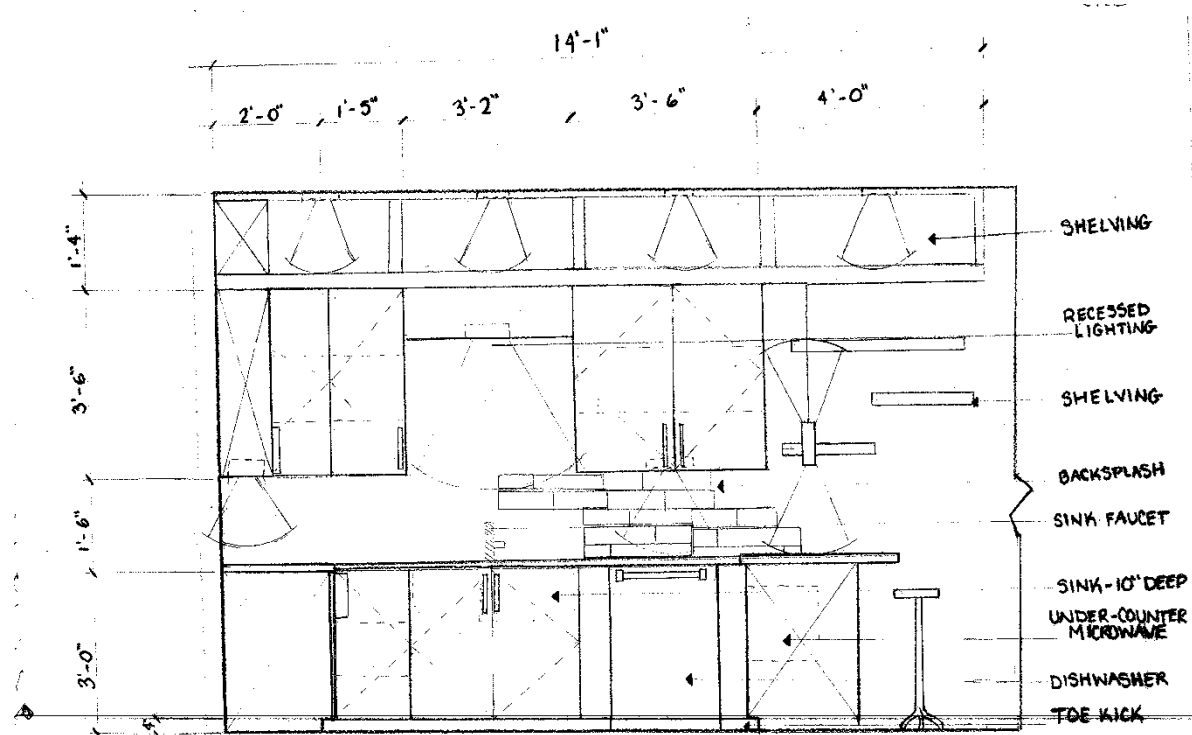


S2



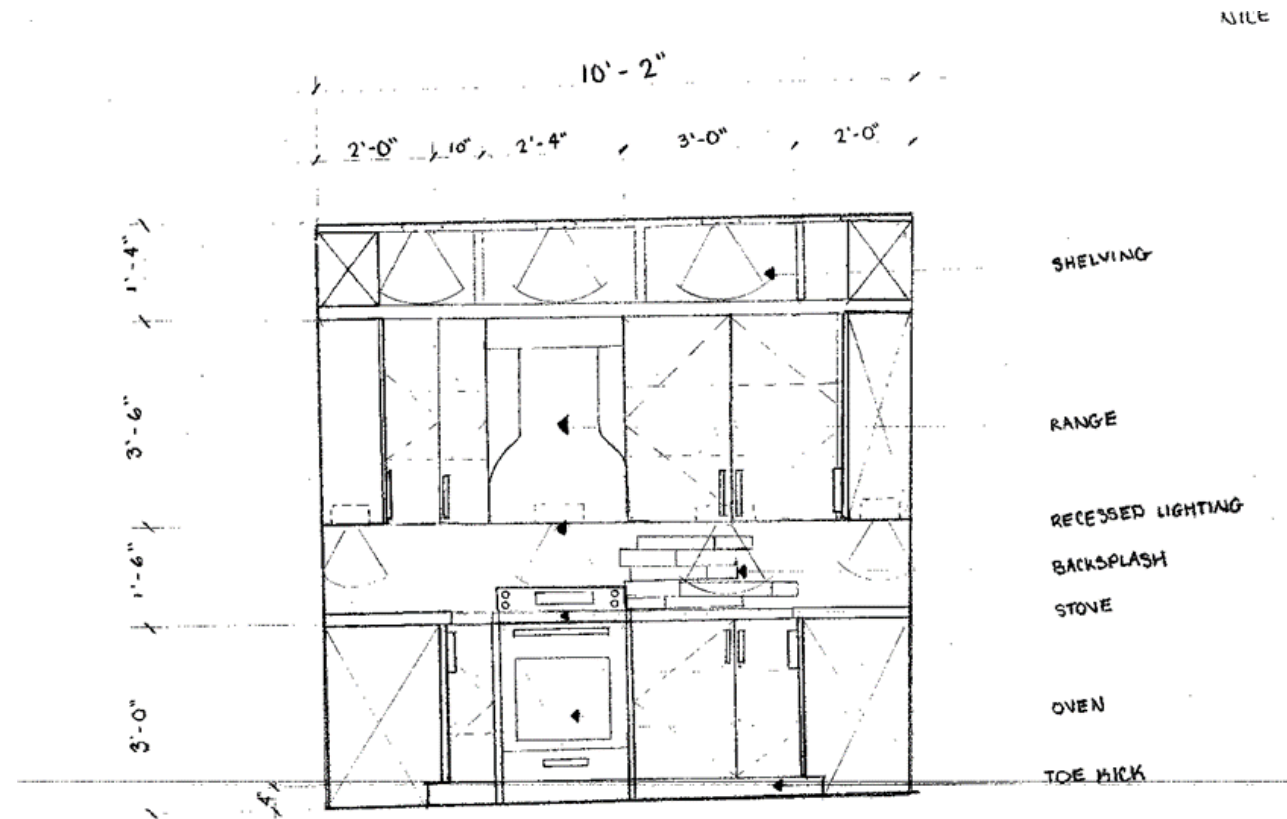
T6

WEST KITCHEN ELEVATION



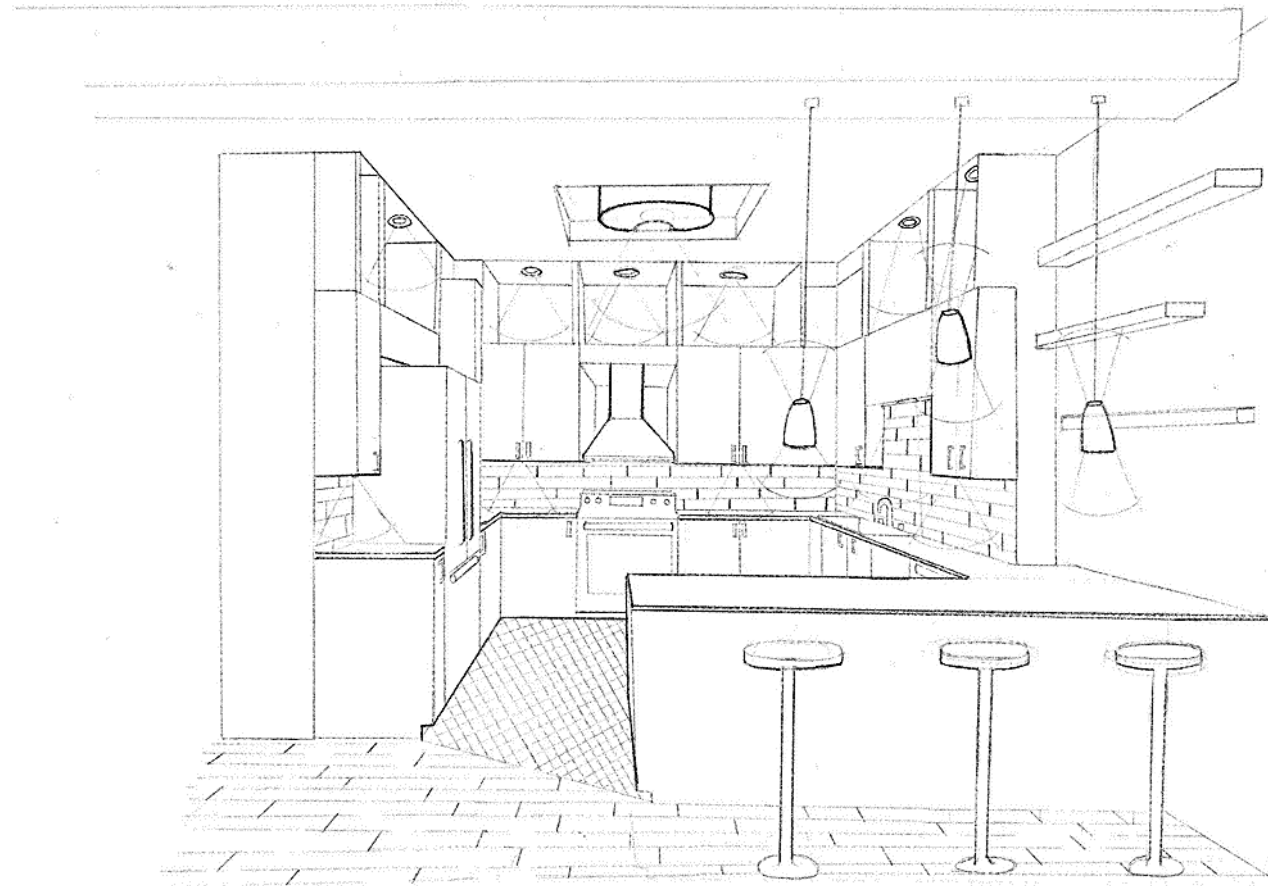
① WEST WALL KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"

SOUTH KITCHEN ELEVATION



① SOUTH WALL KITCHEN ELEVATION
SCALE 1/2" = 1'-0"

FINAL KITCHEN PERSPECTIVE



FINAL MODEL

