



Kitchen and Living Room Remodel

Harbor Point Condominium, Chicago, IL



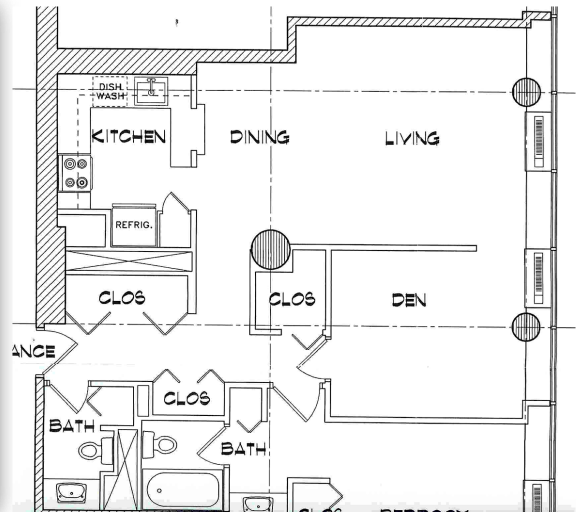


PROJECT OVERVIEW

This is a kitchen, living room, and den renovation in a condominium unit, located in Harbor Point Condominiums in Downtown Chicago. The existing area to be renovated is 650sqft and has 10ft. ceilings. Currently, the layout is rather segregated, with walls defining each room, and the finishes within the kitchen have a dated, 70's feel to them. The unit belongs to a bachelor architect, who would like to see a more modern, open layout consisting of multi-functional spaces, and enough seating within the dining area to entertain 12 guests.

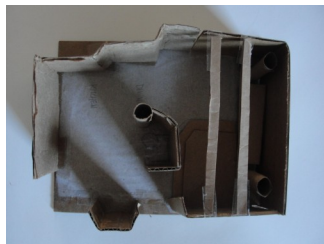
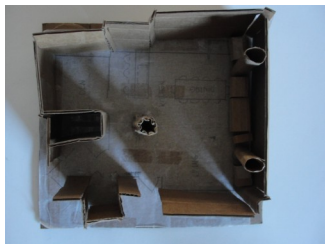
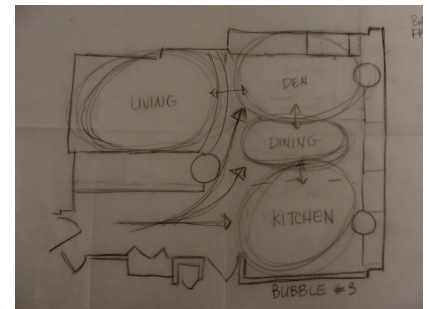
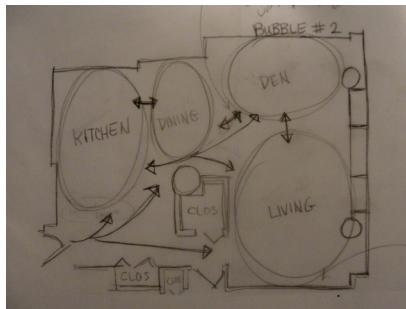
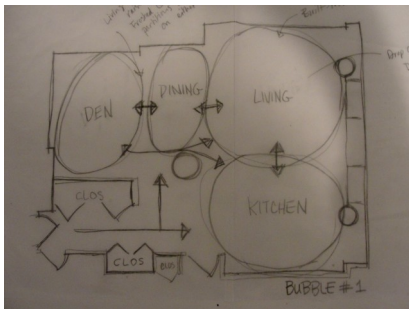
SITE LOCATION

155 North Harbor Drive, Unit 307
Chicago, IL 60601










CONCEPT

The design concept centers around the tall ceilings and expansive views of the lake. It maximizes floor space by eliminating walls and creating new, multi-functional architectural elements to define each area. Floor to ceiling storage units throughout take advantage of the vertical space provided by the tall ceilings, allowing for a more open, airy feel throughout the common areas. Clean lines and modern finishes give the space an industrial edge, balanced out using earth tones and touches of nature inspired materials.





FURNITURE SCHEDULE

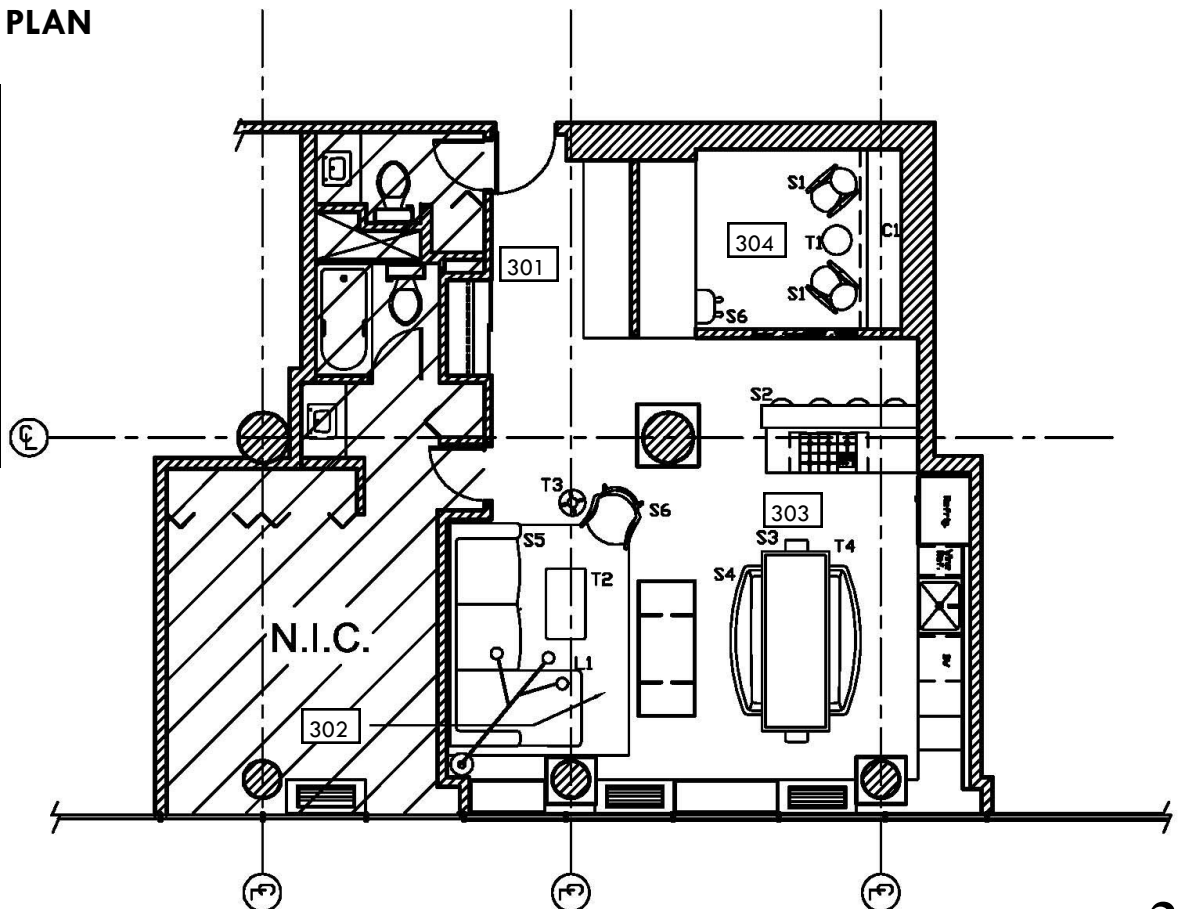
	Den / 304	S1	Design Within Reach	Chieftains Chair (medium stained solid wood with black leather)	Chieftains Chair	2
	Den / 304	C1	Ballard Designs	Sonoma Bookcase (medium stained solid birch wood, black matte steel tubular supports)	Sonoma Bookcase	2
	Den / 304	T1	www.ebay.com	Vintage Folding Industrial Hammered Metal Side Table	N/A	1
	Den / 304	TC	www.seatingzone.com	Maple Kneeling Chair with Charcoal Grey Upholstery	VAR-RPK-100-BLK Variable Balans Kneeling Chair	1
	Kitchen / 303	S2	www.treasuregurus.com	Wrought Iron Vintage Tractor Stool	N/A	4
	Kitchen / 303	S3	Design Within Reach	Anna Chair (coffee colored solid wood with black leather seat)	Anna Chair	4
	Kitchen / 303	S4	Custom, Modeled After Black Tufted Leather Sofa From Louise Interiors	Black, Tufted Leather Sofa @ Kitchen Table w/ African Black Wood Frame	N/A	2

	Kitchen / 303	T4	Custom	3' x 8' Kitchen Table with African Black Wood Frame, 1/2" thick White Back Painted Glass Top	N/A	1
	Living Room / 302	S5	Flex Form	Sectional Sofa, Metal Frame Covered w/ Black Hide Leather, Down-Filled Cushions and Throw Pillows	Feel Good Sectional, Color: Natural	1
	Living Room / 302	R1	Brunschwig and Filz	Karonga Rug	1187943	1
	Living Room / 302	T2	CB2	Coffee Table in Clear Acrylic	Peekaboo Coffee Table/ 401528	1
	Living Room / 302	S6	Kara Mann Interiors	Jimmy Martin Recipe Chair	Recipe Chair/ Custom	1
	Living Room / 302	T3	Wisteria	Side Table in Clear Acrylic	W4090	1

CODED FURNITURE PLAN

ROOM SCHEDULE

301	Entry Way
302	Living Room
303	Kitchen
304	Den



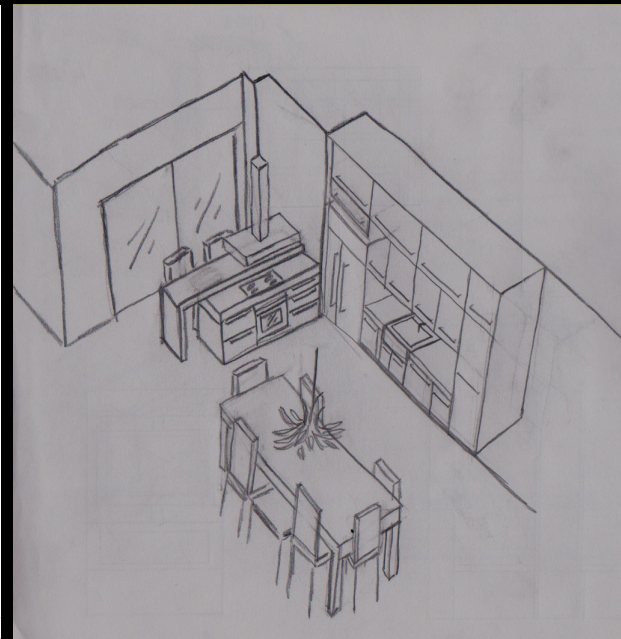


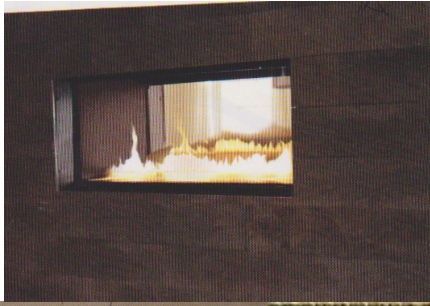
KITCHEN FURNITURE AND FINISHES



Furniture Cost Estimate

<u>Estimate Item (Furnishings only)</u>	<u>Quantity</u>	<u>Unit</u>	<u>\$ x Quantity</u>	<u>Total</u>
Dining Room				
Dining table (Custom)	1			\$2,000
Dining chair	2			\$1,020
Dining Sofa (Custom)	2			\$3,000
Bar Stools	4			\$516
Living Room				
Sofa	1			\$15,000
Side chair (Custom Chair)	1			\$3,000
End table	1			\$699
Coffee table	1			\$249
Rug	1			
Den				
Task chair	1			\$345
Book shelf	2			\$898
Side chair	2			\$23,000.00
Side Table	1			\$199.00
TOTAL FURNISHINGS				\$49,926

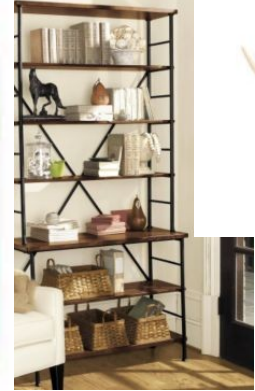
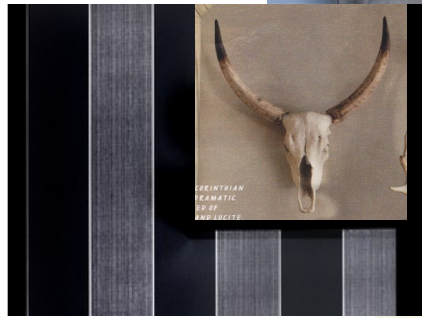
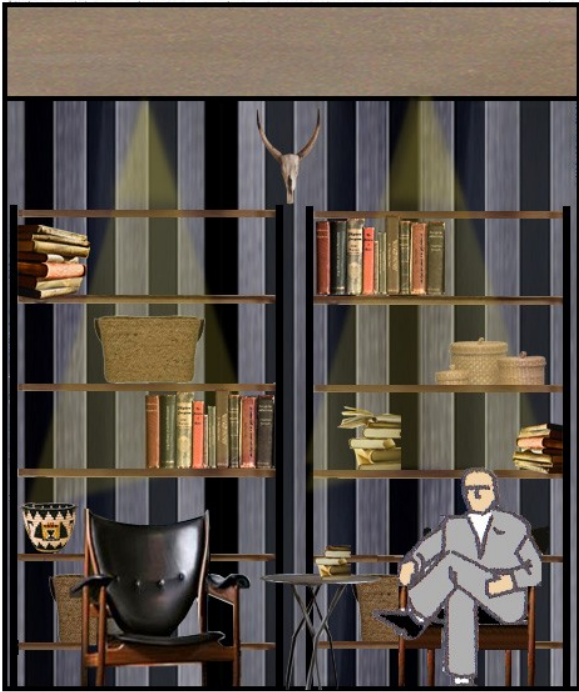




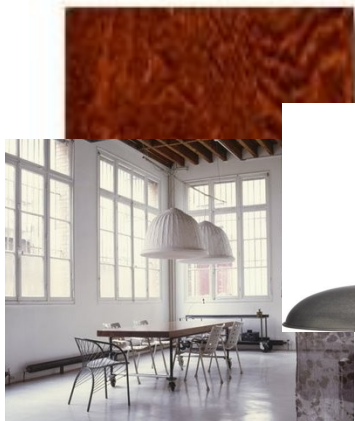
LIVING ROOM



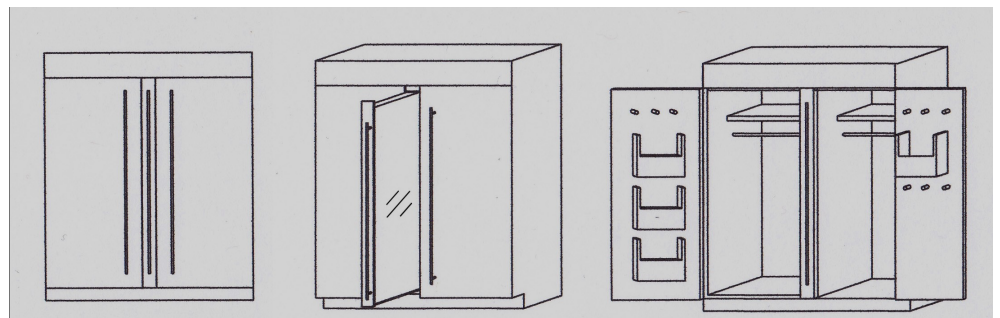
DEN



SUPERORDINATE



ENTRY WAY





PERSPECTIVE



MODEL

