

# Kitchen & Living Room Remodel

Harbor Point Condominium, Chicago, IL



## Client Info

- William Jermain
- Single male
- Architect
- Loves his views

## Condo Info

- Unit #307 - 3<sup>rd</sup> floor
- Lots of windows
- Views of the lake, river, Navy Pier and the golf course
- 10' Ceilings
- Three structural columns that can not be moved
- Two register to work around

# Clients Wants

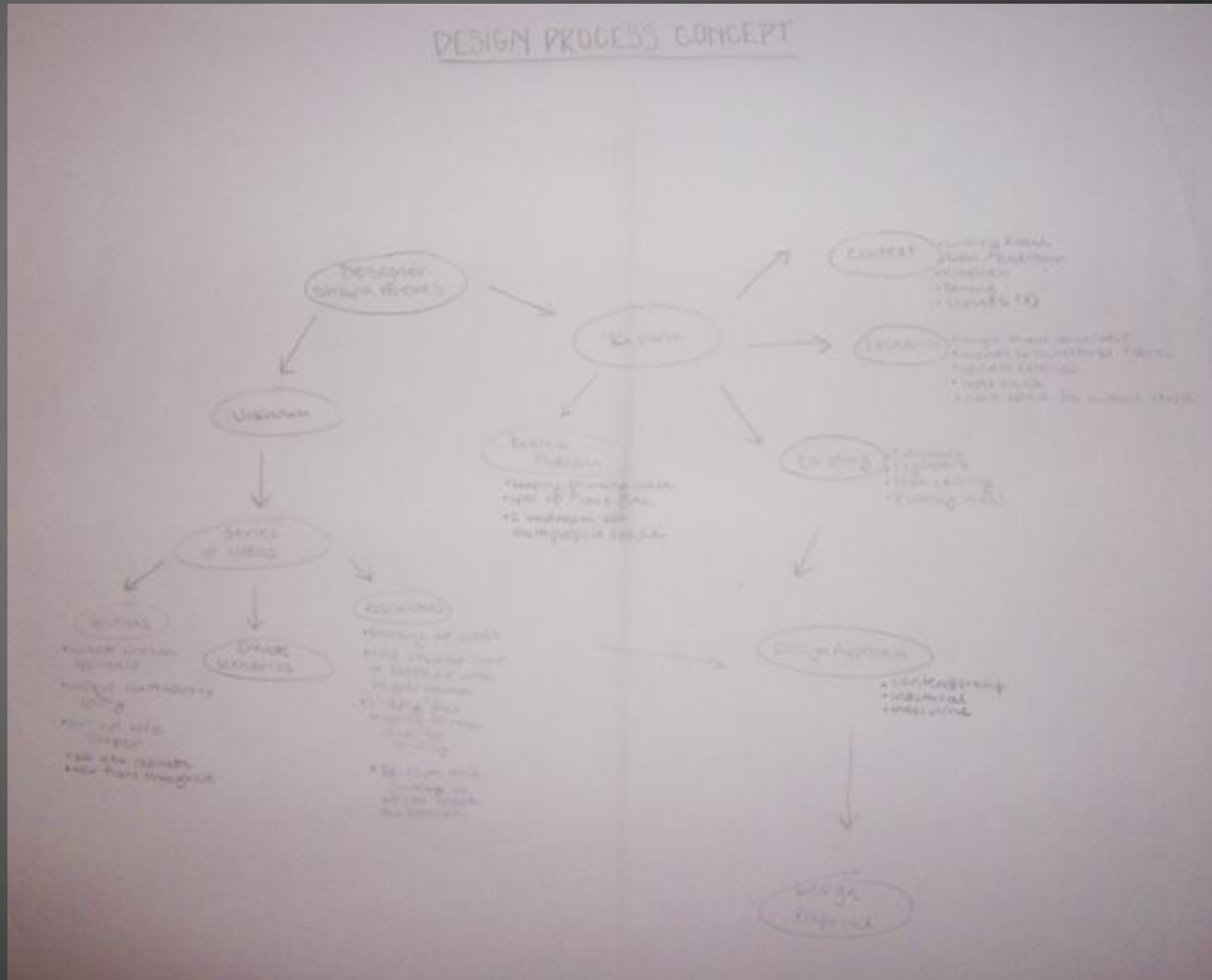
## Kitchen Design

- Openness
- Multipurpose areas
- Flexible enough to accommodate guest
- Upgraded appliances
- Contemporary style
- Unique lighting
- Storage space
- Easy access to entrance hall

## Overall Design

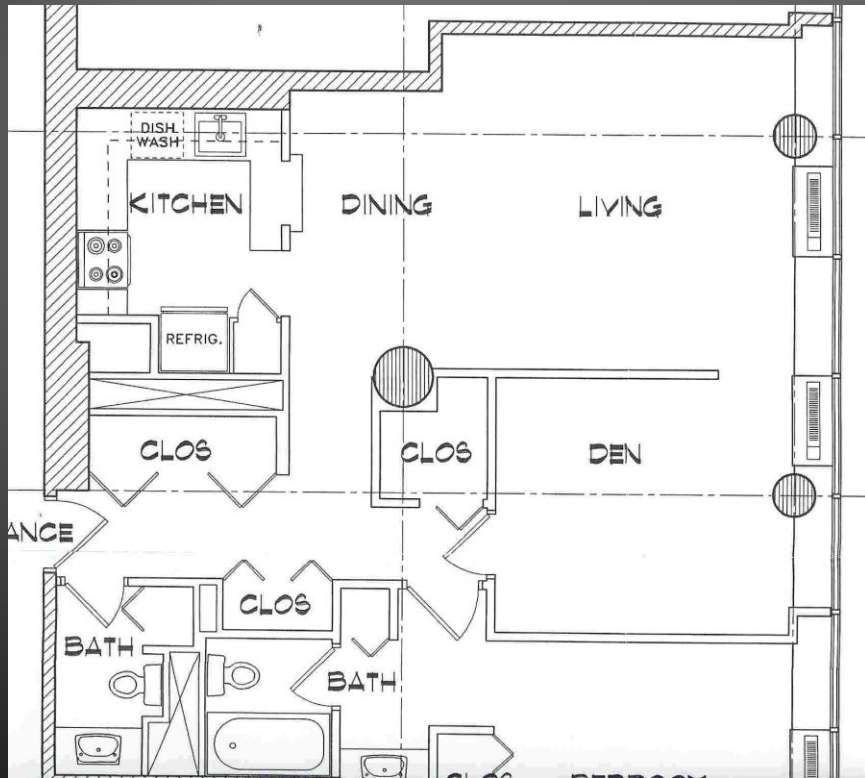
- Contemporary with architectural flare
- Unique/Different
- Openness
- Take advantage of views
- Room for guest

# Design Concept



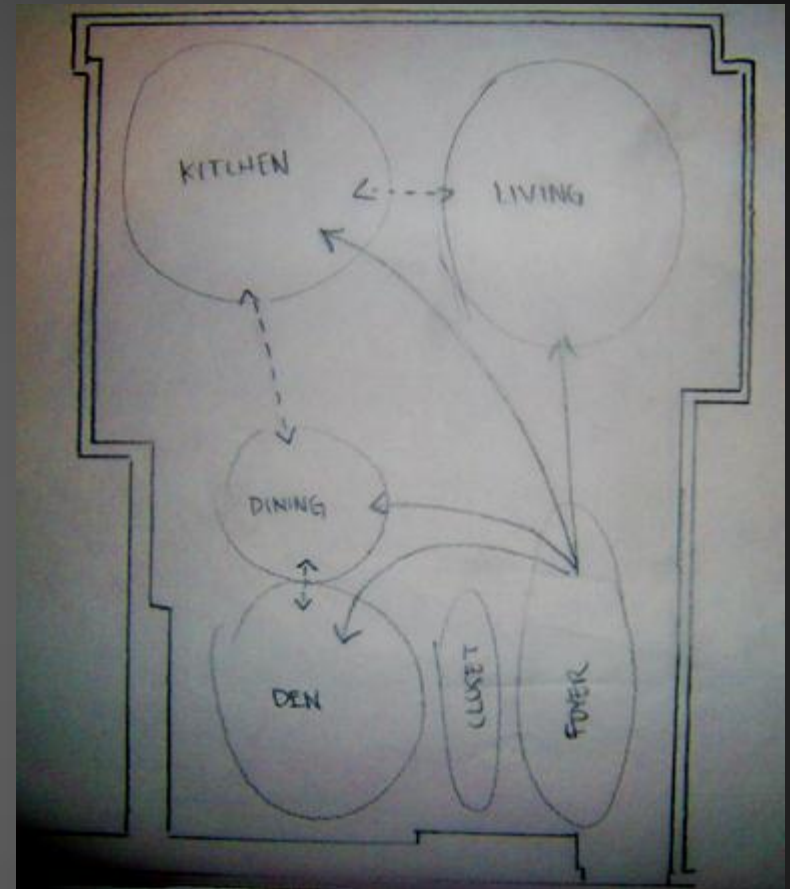
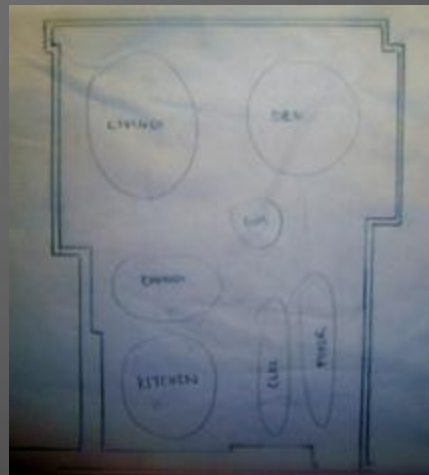
# Building and Plan

Existing Layout



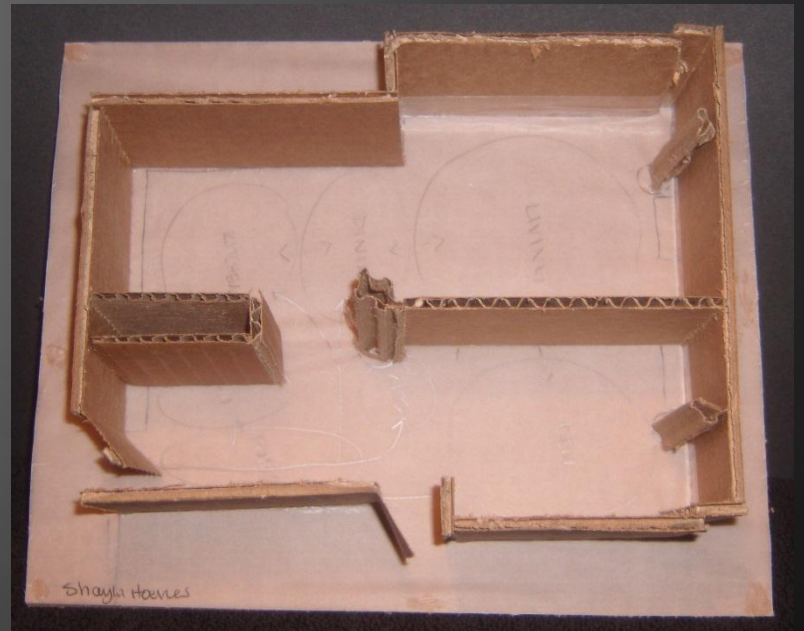
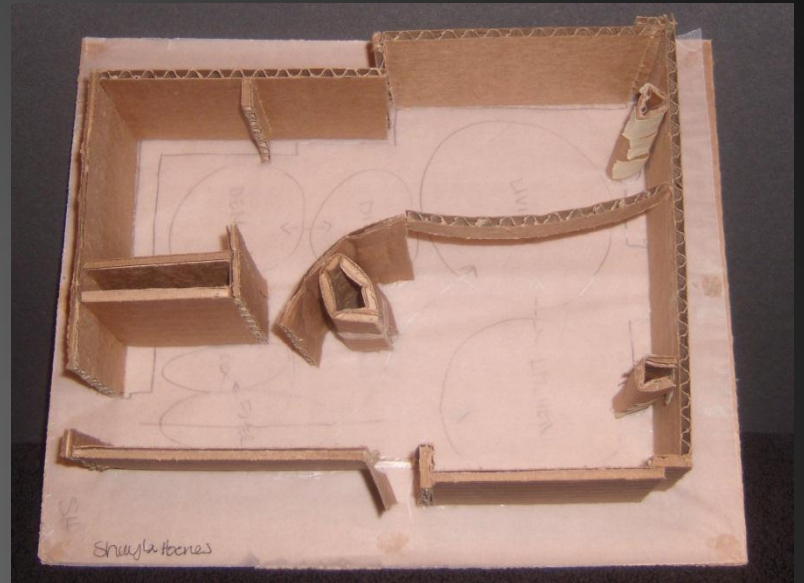
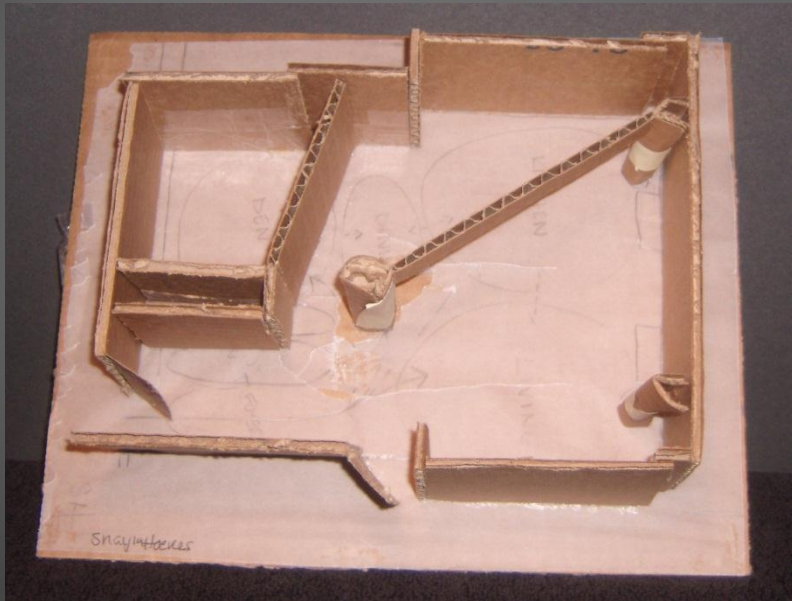
Building Layout

# Bubble Diagrams

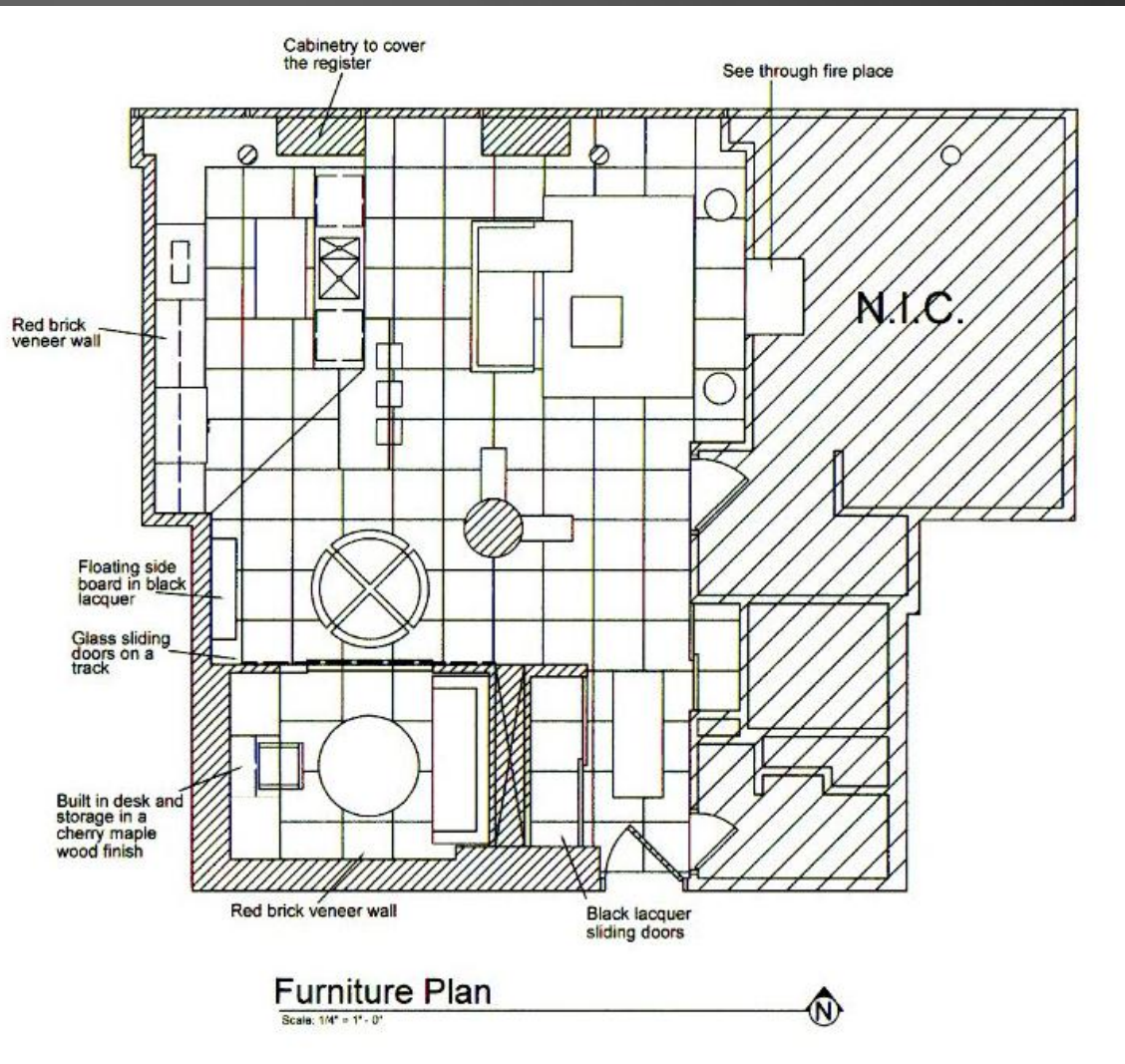


Final Bubble Diagram  
Used in Design

# Study Models

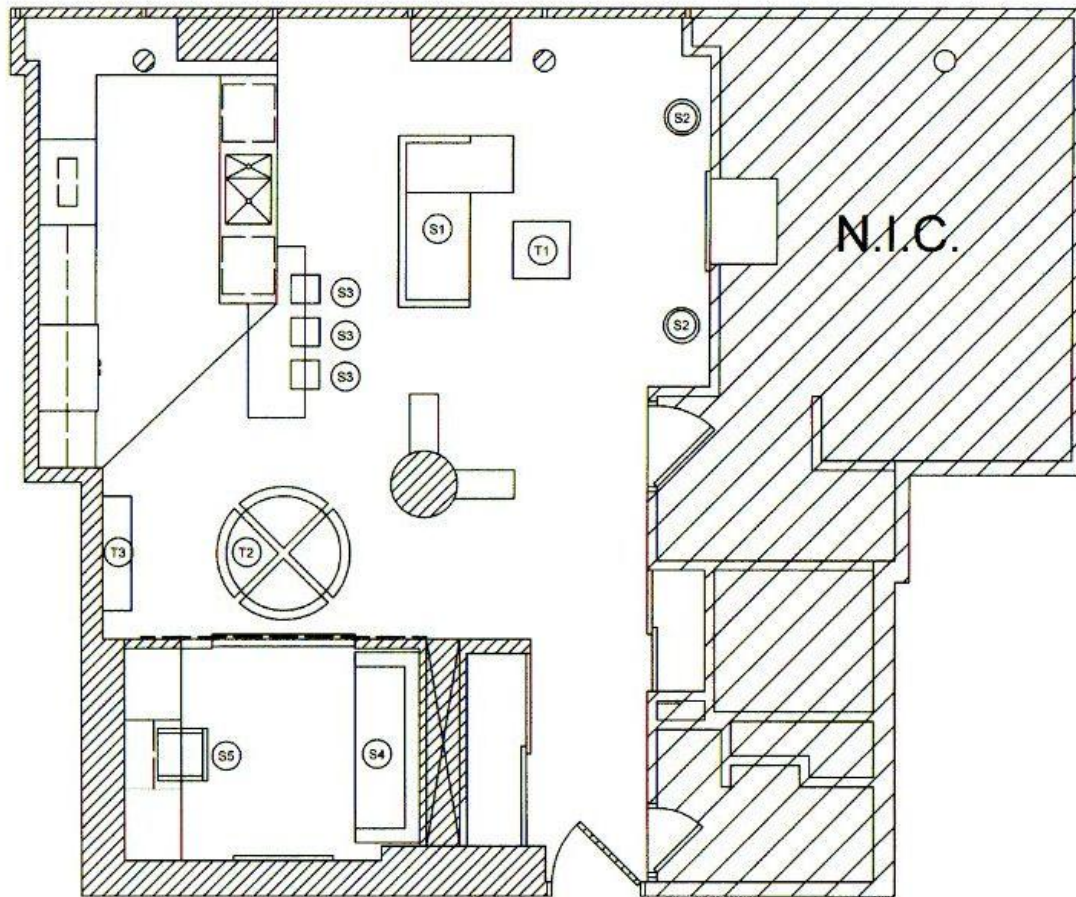


# Furniture Plan with Floor Design





# Coded Furniture Plan



Coded Furniture Plan

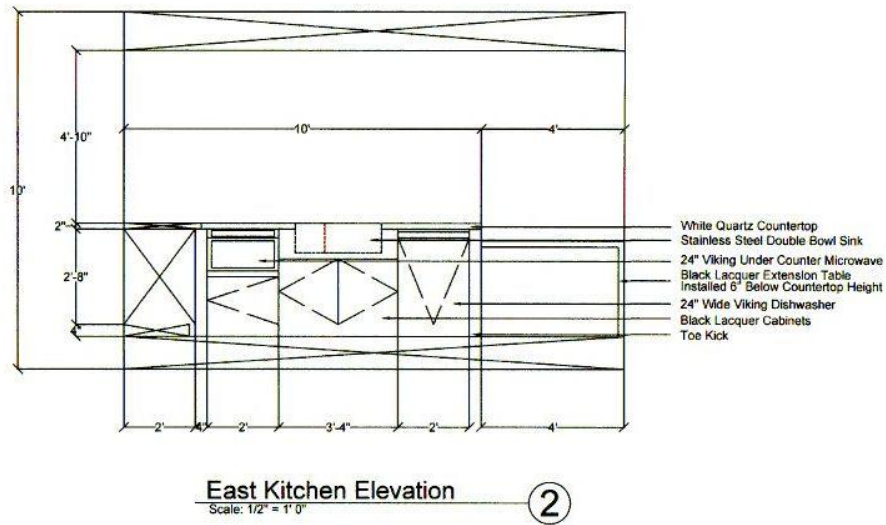
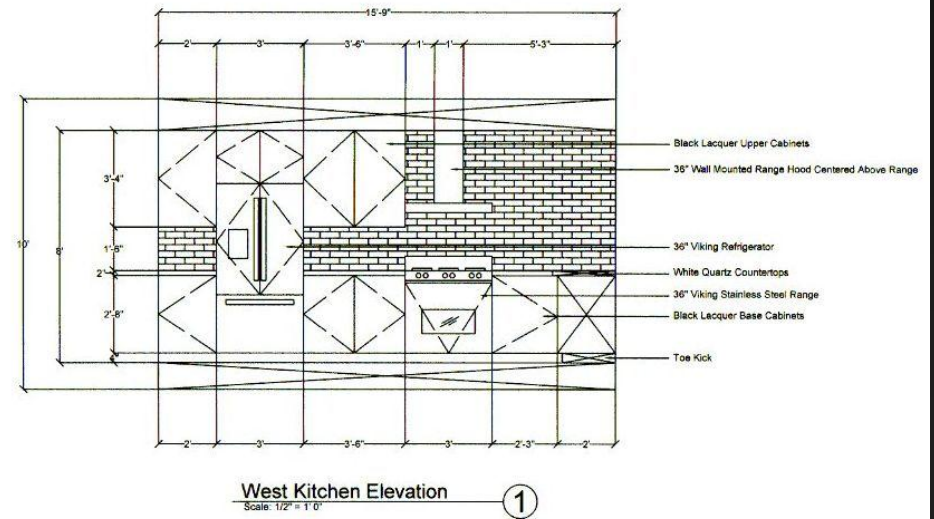
Scale: 1/4" = 1' - 0"



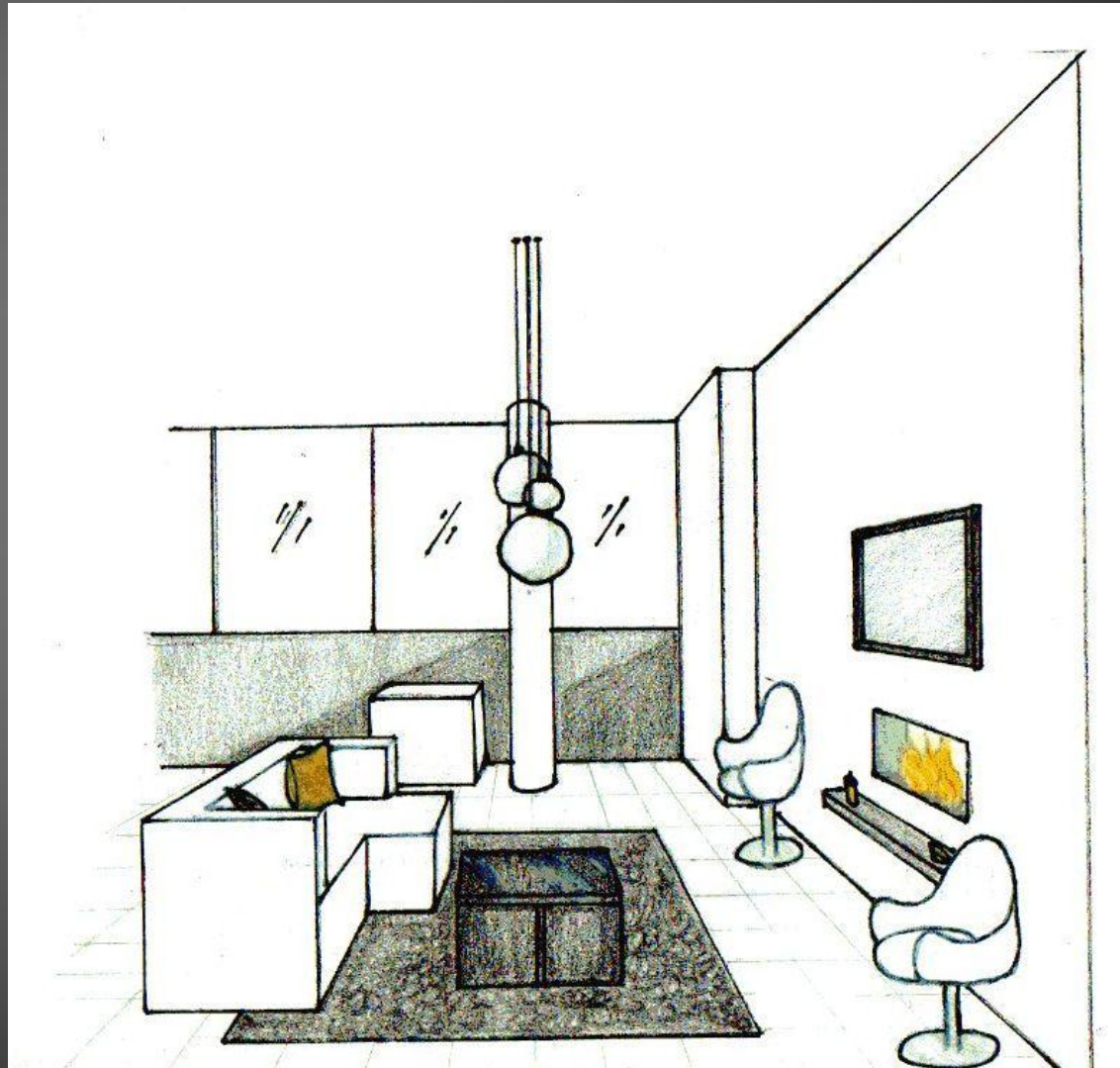
# Furniture Schedule

Furniture Schedule					
Room Name/Number	Mark	Manufacturer	Description/Catelog #	Quantity	Notes
Living Room	S1	KMP Furniture	Batista Sectional Sofa	1	White, 100% Polyester
Living Room	S2	IKEA	Tirup Swivel Chair	2	White
Living Room	T1	Custom Made	Black Glass Lacquer	1	Under Storage/Seating
Kitchen	S3	Pure Modern	Lisa Bar Stool	3	Lime Green, Faux Leather
Dining Room	T2	Dwell	Rotunda Dining Table w/ Chairs	1	Oak
Dining Room	T3	Custom	Black Lacquer Finish	1	
Den	S4	KMP Furniture	Piccolo Sleeper Sofa	1	Black Leather/reversible
Den	S5	Modern Euro Design	Paolo Dining Chair	1	Black Italian Leather

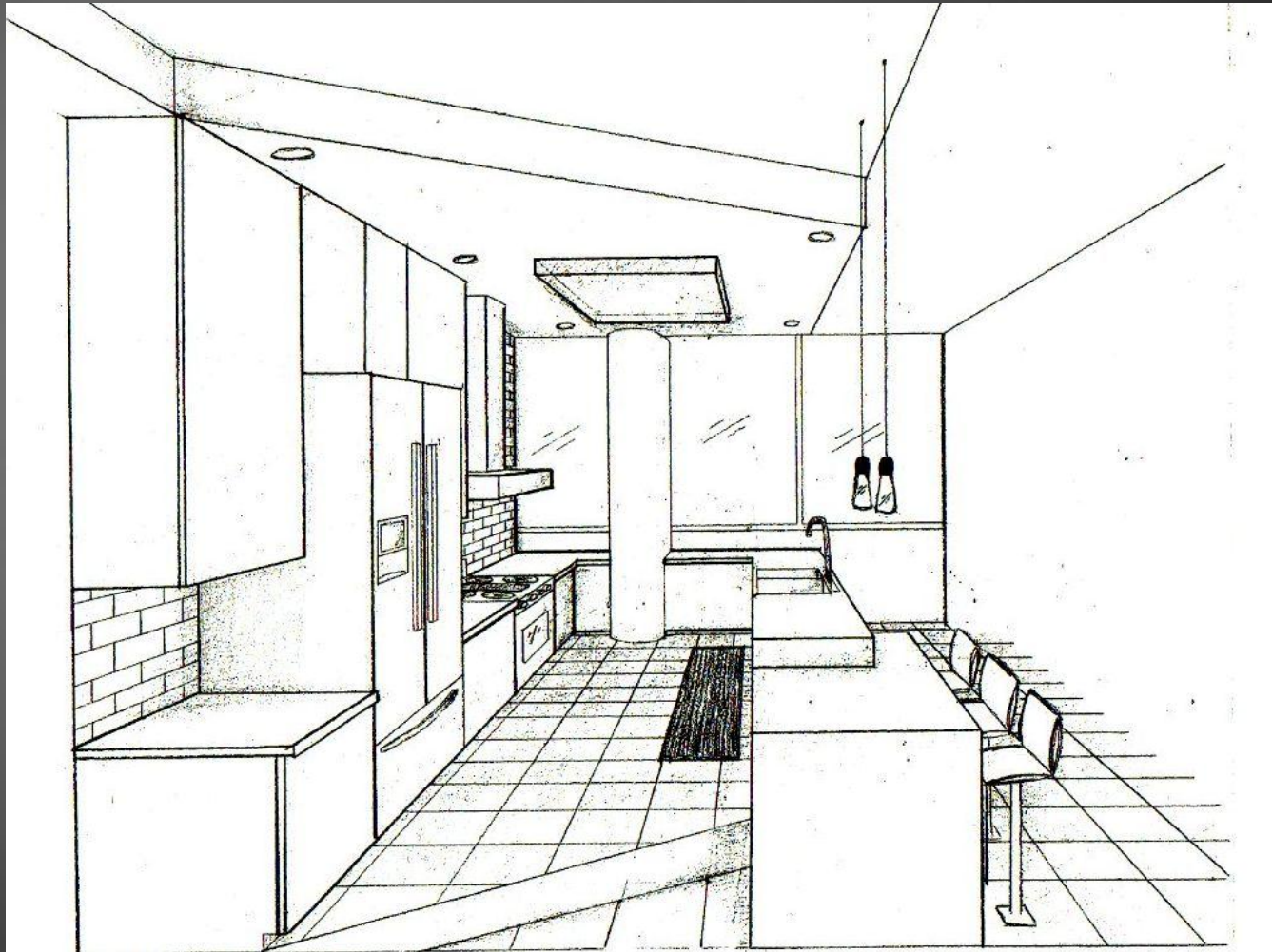
# Kitchen Elevations



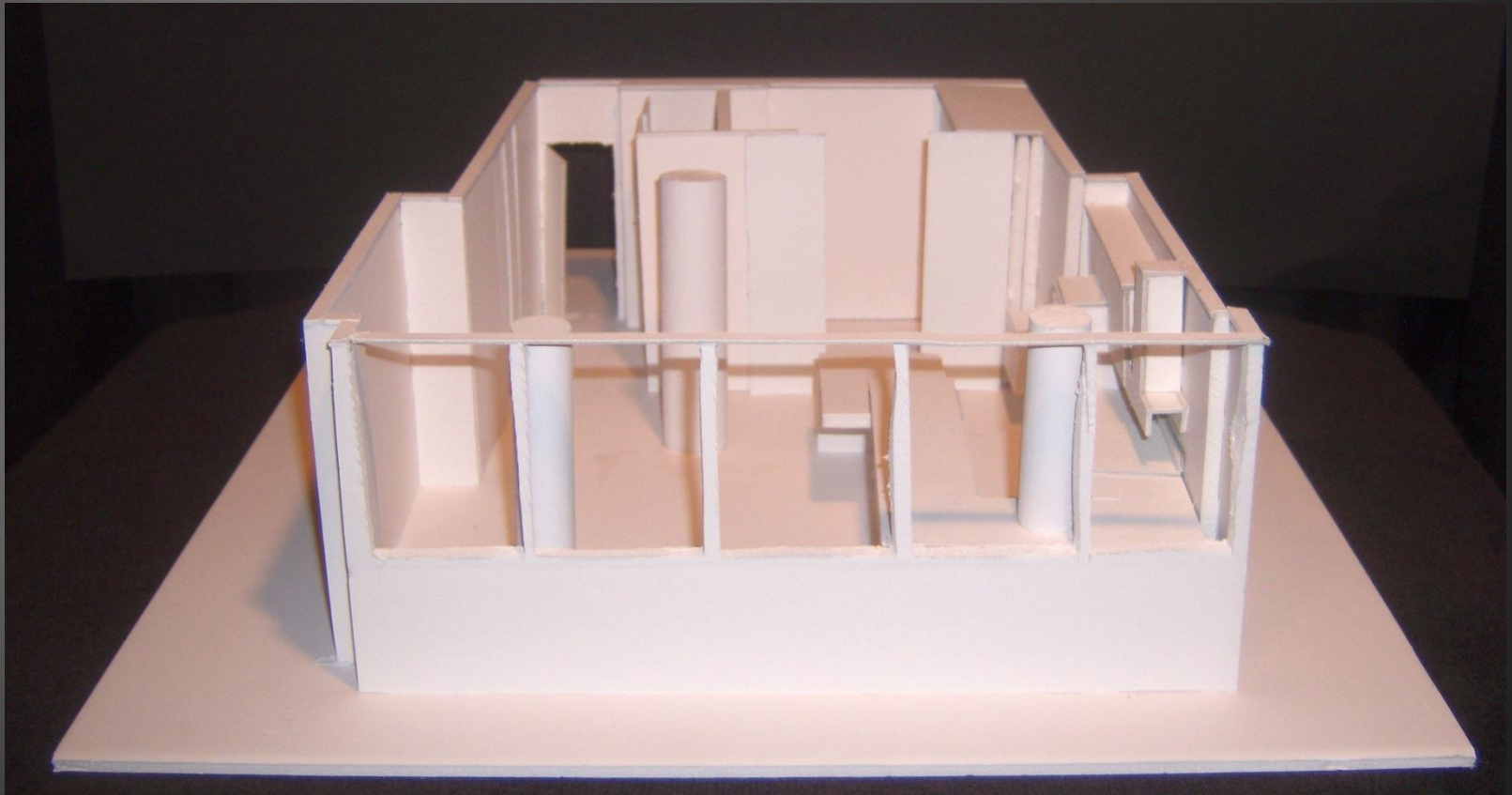
# Living Room Perspective



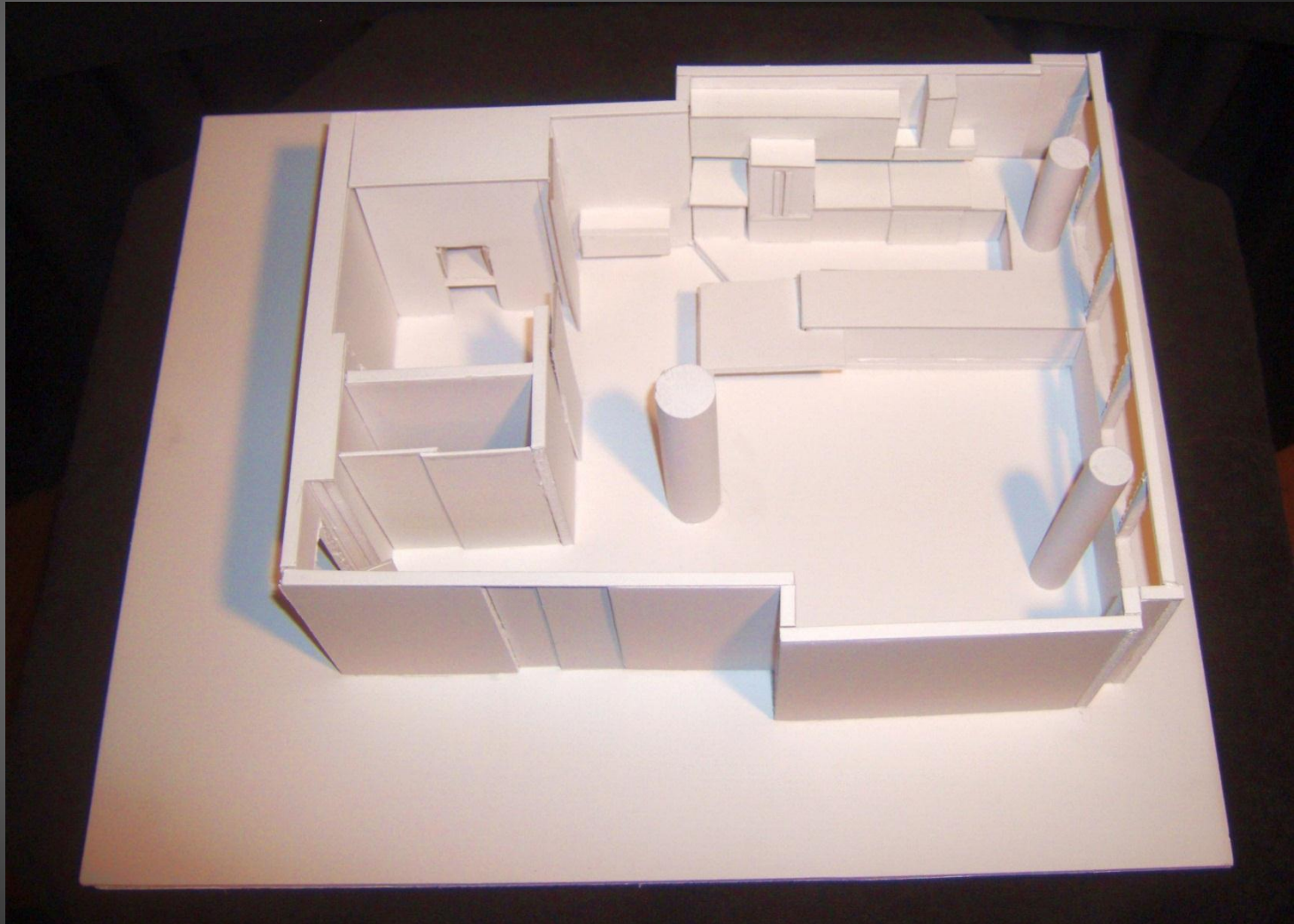
# Kitchen Perspective



# Final Model



# Final Model



# Throughout the Condo U.O.N.



- Delicate White Semi-Gloss Paint-PPG Paints

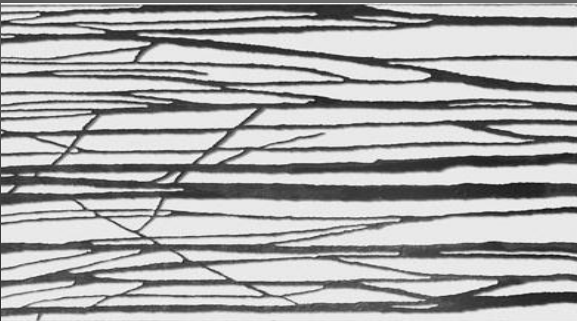


24 sq.in. White Ceramic Tile; High Gloss



# Foyer

- Indian Wool/Artificial Silk Rug 2' x 5'
- Black Lacquer Sliding Closet Doors
- Glass and Metal Pendant Light by designer Vincent Lo
- Umbra Flip Coat Hook Rack



# Living Room



- S1
- Batista Sectional Sofa
- 100% Polyester, White Canvas Fabric
- 94" Long, 36" High and 29" Wide
- Custom Black Lacquer Ottoman with Seating/Storage – T1

- S2
- Tirup Swivel Chair
- Ikea
- White Leather



# Living Room



- Wittus See Through Fire Place; 3' x 2'
- Black Lacquer Floating Shelf, 4' long, 4" thick
- Black Sheep Skin Rug 6' x 8'
- Glass Globe Pendant Lighting

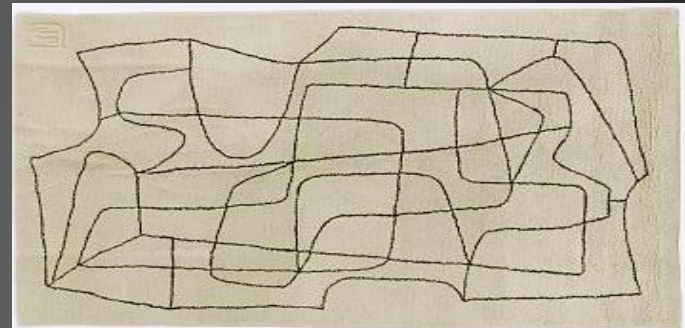
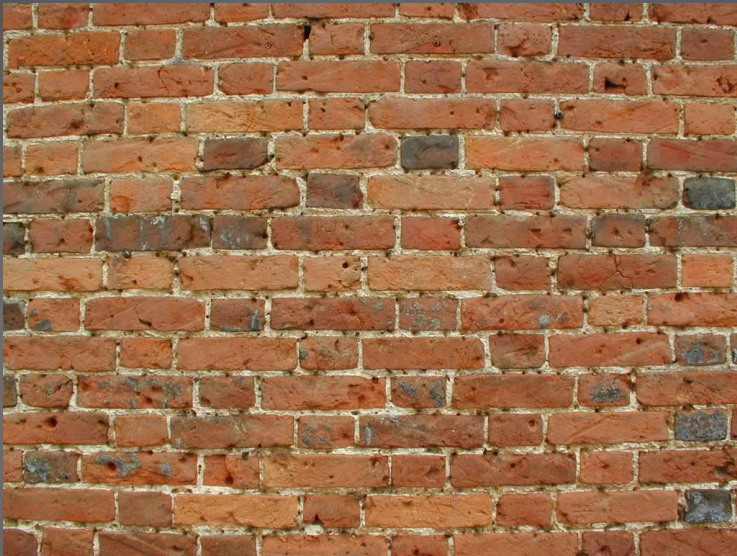


# Kitchen Finishes



- High gloss, black lacquer cabinets
- White quartz countertops
- Stainless steel appliances

# Kitchen



- John-Paul Philippe Sketch  
Rug 24" x 48"
- Red Brick Veneer
- Contemporary Ceiling  
Light by Arturo Alvarez  
24" x 36"



# Appliances



- 36" Viking Designer Dishwasher in Stainless Steel
- 29" Chefhaus Stainless Steel Double-Bowl Under mount Sink, Small bowl 10", big bowl 19"
- 36" Viking French Door Refrigerator with ice and water dispenser; Stainless Steel



# Appliances



- 36" Viking Custom Sealed Burner Range in Stainless Steel
- 36" Cavalier 1982 Wall Mounted Range Hood from Range Hoods Inc. in Stainless Steel

# Appliances



- Viking Under Counter Drawer Microwave
- Stainless Steel





# Eat in Kitchen Area



- S3: Leather stool with stainless steel frame
- Lime green fabric finish
- Contemporary Bright Filament Lamp Lights



# Dining

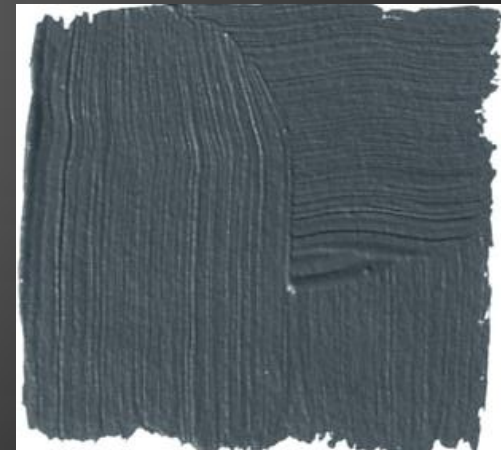


- T2: Rotunda Oak Dining Table with chairs, 4' diameter
- Steel Web Pendant Light 24" wide
- T3: Floating Side Board Cabinet; Black Lacquer 48"l x 31"h x 12"d

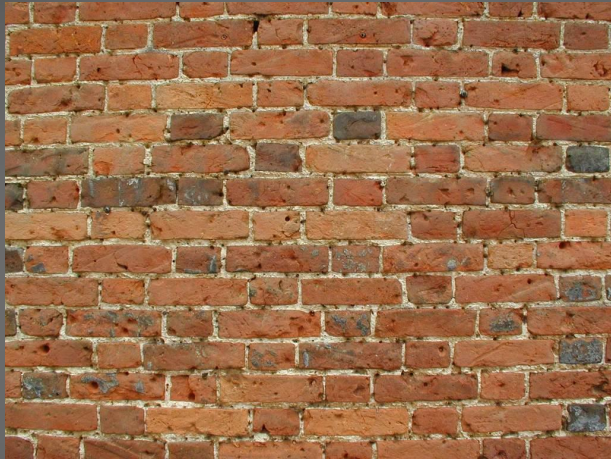
# Den



- Foa Porta Frosted Sliding Glass Double Doors
- Stainless Steel Track and Hardware
- Paint: Gray Marble



# Den



- S4: Picollo Leather Sleeper Sofa – Black
- Red Brick Veneer on South Wall

# Den



- Plush Round White Rug, 4' Diameter
- Two Strips of Stainless Steel Track Lighting



# Den Built In



- Cherry Coffee Glaze
- Maple Wood
- White Quarts Countertop at 30" A.F.F.

- S5: Black and Stainless Steel Paolo Designer Chair - Leather
- 21"W x 22"D x 29"H



*Designed By Shayla Hoenes*