Davenport Loft Project

CHARLOTTE DICKERSON
IDES 3220
FALL 2018
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The 2018 Reuse and Renovation Loft Project for Ms. Mia Davenport in Washington D.C. converts the top floor of a commercial building into a residential loft which will include a foyer, living space, kitchen, dining space, office, utility room, bathroom, bedroom, closet, and a studio space for painting and work on digital photography. This project serves as a home-away-from-home when the client is working in D.C. Earth tones characterize the color scheme, emitting warmth and sophistication to the design. These tones unify the space with the brick walls and hardwood floors. Scandinavian modern style influences the design with a metropolitan edge and rustic accents. Straight, horizontal lines are dominant in the space and help bring the tall ceilings down to human proportion. The upper loft provides an inspiring place for the client to work on her hobbies and provide privacy for the areas beneath it. Eyes are drawn to the artwork and photography, sophisticated furniture, and high-end fixtures. Natural light is used mostly throughout the space because of the large curtain walls. Accent lighting, task lighting, and decorative lighting is used for general illumination, to accent artwork, and to create ambiance. Texture can be found in the brick walls, soft cable knit blankets, steel beams, natural edge woods, and smooth quartz countertops. These help convey the concept of warm metropolitan design with natural accents. Repetition of color and texture contribute the most to unify the space and create harmony. Rhythm is expressed in the continuous use of artwork and photography in the design.
<table>
<thead>
<tr>
<th>Manufacturer</th>
<th>Code</th>
<th>Quantity</th>
<th>Description</th>
<th>Size</th>
<th>Finish</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berhardt Design</td>
<td>BH1</td>
<td>2</td>
<td>Cardan office Chair</td>
<td>2’ 3 ¾” x 2’ 3 ½”</td>
<td>Fabric: COM Leather, Pattern: Caress Sky, Color: 5124, Contents: Full Aniline, Light Finish Leather</td>
<td>Office/Office Space</td>
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<tr>
<td></td>
<td>BH2</td>
<td>2</td>
<td>Affiliate Dining Chair</td>
<td>2’ 0” x 2’ 0”</td>
<td>Fabric: COM Twill, Pattern: State Street, Color: Navy Blazer, Contents: 54% Polyester, 46% Rayon</td>
<td>Dining Space</td>
</tr>
<tr>
<td>B &amp; B Italia</td>
<td>BB1</td>
<td>3</td>
<td>Cozy Side Table</td>
<td>2’ 1 5/8” x 2’ 1 5/8”</td>
<td>Painted Black chrome base Smoked oak table top</td>
<td>Living Space / Foyer / Loft</td>
</tr>
<tr>
<td></td>
<td>BB2</td>
<td>1</td>
<td>Harry Sofa</td>
<td>6’10” x 3’1 3/8”</td>
<td>Fabric: COM Velvet, Pattern: 15722, Color: 214 Scarlet, Contents: 85% CO 15% MD</td>
<td>Living Space</td>
</tr>
<tr>
<td></td>
<td>BB3</td>
<td>1</td>
<td>Metropolitan 14’</td>
<td>3’ 3 5/8” x 2’ 3 5/8”</td>
<td>Fabric: COM Velvet Tweed, Pattern: 1041-051, Color: Aramis Blue, Contents: 54% Cotton, 46% Polyester</td>
<td>Living Space</td>
</tr>
<tr>
<td>Callisto Home</td>
<td>CH1</td>
<td>1</td>
<td>Queen Imperia Duvet Cover</td>
<td>7’ 8” x 8’ 0”</td>
<td>Fabric: Linen, Pattern: Queen Imperia, Color: Cream, Contents: Linen</td>
<td>Master Bedroom</td>
</tr>
<tr>
<td>Capdell</td>
<td>CP1</td>
<td>1</td>
<td>Nix Chair</td>
<td>2’ 0” x 1’ 7”</td>
<td>Beech frame, Laminated beech back, Upholstered seat, Fabric: COM Twill, Pattern: State Street, Color: Navy Blazer, Contents: 54% Polyester, 46% Rayon</td>
<td>Master Bathroom</td>
</tr>
<tr>
<td>Design Within Reach</td>
<td>DWR1</td>
<td>1</td>
<td>Morrison Dresser</td>
<td>6’ 0” x 1’ 8”</td>
<td>Walnut Frame, Carrara Marble Top</td>
<td>Master Bedroom</td>
</tr>
<tr>
<td></td>
<td>DWR2</td>
<td>2</td>
<td>Gravity Table Lamp</td>
<td>1’ 7 ¾”H 12” D</td>
<td>Carrara marble base; cotton shade; brass fittings.</td>
<td>Master Bedroom</td>
</tr>
<tr>
<td>Flor</td>
<td>FLR1</td>
<td>1</td>
<td>Roadside Attraction Area Rug</td>
<td>17” 0” x 12” 0”</td>
<td>Fabric: COM Area Rug, Pattern: Roadside Attraction, Color: Haz, Contents: Aquafill 100% recycled nylon</td>
<td>Living Space</td>
</tr>
<tr>
<td>Herman Miller</td>
<td>HM1</td>
<td>1</td>
<td>Eames Lounge Chair and Ottoman</td>
<td>4’10 ½” x 2’9 ⅜ ½”</td>
<td>Black Leather with Walnut Veneer, Fabric: COM Full Grain Leather, Pattern: Leather Collection, Color: 9536-082 Black, Contents: Full Grain Leather</td>
<td>Living Space</td>
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<tr>
<td>Kalmar</td>
<td>KA1</td>
<td>2</td>
<td>Hase TL Table Lamp</td>
<td>1’ 8” H 12.6” D</td>
<td>Polished brass, leather, silk shade and wheat color textile cord.</td>
<td>Living Space/Loft</td>
</tr>
<tr>
<td>Knoll</td>
<td>KN1</td>
<td>1</td>
<td>Splay-Leg table</td>
<td>3’ 1 ¾” x 2’ 10 ¾”</td>
<td>American Walnut</td>
<td>Living Space</td>
</tr>
<tr>
<td>Living Divani</td>
<td>LD1</td>
<td>1</td>
<td>Lipp Bed</td>
<td>6’ 4” x 6” 8”</td>
<td>Fabric: COM Leather, Pattern: Panhandle, Color: P922 Taup, Contents: Full Grain Leather</td>
<td>Master Bedroom</td>
</tr>
<tr>
<td>Lef</td>
<td>LZF1</td>
<td>2</td>
<td>Cosmos Floor Lamp</td>
<td>5’ 2” 24” 0”</td>
<td>Cherry wood shade on steel legs</td>
<td>Living Space</td>
</tr>
<tr>
<td>Mathias</td>
<td>MA1</td>
<td>1</td>
<td>Mid-Century Wood Frame Leather Loveseat</td>
<td>5’ 6” x 3’ 3”</td>
<td>Expressed solid oak wood frame in a Pecan finish, Fabric: COM Leather, Pattern: Brisa 303, Color: 3591 Caramel</td>
<td>Loft</td>
</tr>
<tr>
<td>Manufacturer</td>
<td>Code</td>
<td>Quantity</td>
<td>Description</td>
<td>Size</td>
<td>Finish</td>
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<tr>
<td>Pfeifer Studio</td>
<td>PF1</td>
<td>2</td>
<td>Estrella Side Table</td>
<td>1' 10&quot; H 1' 4&quot; D</td>
<td>Margosa Wood</td>
<td>Master Bedroom/ Loft</td>
</tr>
<tr>
<td>Phase Design</td>
<td>PH1</td>
<td>2</td>
<td>Skyline Planter</td>
<td>1' 8&quot; x 1' 8&quot; x 3' 4&quot;</td>
<td>Solid Aluminum with flat black paint.</td>
<td>Living Space/ Loft</td>
</tr>
<tr>
<td>Riva 1920</td>
<td>RV1</td>
<td>1</td>
<td>Sleek Dining Table</td>
<td>7' 2&quot; x 3' 3&quot;</td>
<td>Walnut with Knots</td>
<td>Dining Space</td>
</tr>
<tr>
<td></td>
<td>RV2</td>
<td>2</td>
<td>Alfredo Side Board</td>
<td>6' 5&quot; x 1' 7&quot;</td>
<td>Walnut</td>
<td>Living Space / Dining Space</td>
</tr>
<tr>
<td>Roll &amp; Hill</td>
<td>RH1</td>
<td>1</td>
<td>Agnes Chandelier - 14 Lights</td>
<td>6' 0&quot; x 2' 10&quot;</td>
<td>Machined Aluminum in Brushed Brass, Glass</td>
<td>Master Bathroom</td>
</tr>
<tr>
<td></td>
<td>RH2</td>
<td>3</td>
<td>Demeter 02</td>
<td>1' 5&quot; H 2' 7&quot; D</td>
<td>Aluminum with bronze finish, glass, marble, steel.</td>
<td>Living Space/ Bedroom/ Office</td>
</tr>
<tr>
<td></td>
<td>RH3</td>
<td>1</td>
<td>Superordinate Antler Chandelier - 12 Antlers</td>
<td>1' 9&quot; H 3' 5&quot; D</td>
<td>White Ceramic</td>
<td>Dining Space</td>
</tr>
<tr>
<td>Roshults</td>
<td>RO1</td>
<td>1</td>
<td>Monaco Leather Chair</td>
<td>2' 7&quot; x 2' 9&quot;</td>
<td>Fabric: COM Leather Pattern: Brisa 303 Color: 3822 Bone Contents: Full Grain Leather</td>
<td>Master Bedroom</td>
</tr>
<tr>
<td>Skram Furniture</td>
<td>SK1</td>
<td>2</td>
<td>Piedmont #1 side table/nightstand</td>
<td>2' 0&quot; x 1' 6&quot;</td>
<td>Figured Walnut Veneer with Natural Rubbed Bronze legs</td>
<td>Master Bedroom</td>
</tr>
<tr>
<td></td>
<td>SK2</td>
<td>1</td>
<td>Wishbone Drawer Desk</td>
<td>3' 0&quot; x 2' 6&quot;</td>
<td>Santos Redwood Veneer with Dark Rubbed Bronze Legs</td>
<td>Office Space</td>
</tr>
<tr>
<td></td>
<td>SK3</td>
<td>1</td>
<td>Wishbone Slab Top Desk</td>
<td>4' 0&quot; x 2' 0&quot;</td>
<td>Santos Redwood Veneer with Dark Rubbed Bronze Legs</td>
<td>Loft</td>
</tr>
<tr>
<td>Zeitraum</td>
<td>ZE1</td>
<td>4</td>
<td>Sit Dining Chair</td>
<td>1' 10&quot; x 1' 9&quot;</td>
<td>Fabric: COM Fully upholstered seat and walnut base and back Pattern: Franklin Color: Pewter Contents: 60% Linen, 40% Cotton</td>
<td>Dining Space</td>
</tr>
<tr>
<td></td>
<td>ZE2</td>
<td>4</td>
<td>Form Bar Stool</td>
<td>1' 7&quot; x 1' 5&quot;</td>
<td>North American Walnut seat and black matte coated bent wire frame.</td>
<td>Kitchen</td>
</tr>
</tbody>
</table>
PROJECT PROGRAM SUMMARY
FALL 2018 PROJECT: LOFT PROJECT

Name: Charlotte Dickerson

GOALS:
- To be secure both physically and psychologically.
- To be easy to maintain and functional for the user.
- To be an aesthetically pleasing space.

CLIENT BRIEF:
- The top floor of an existing commercial space in Washington D.C. of 1,632 square feet into a residential loft that is used one week out of every month for business trips for the client.

CLIENT PROFILE:
- The client is Mia Davenport, a 35-year-old female federal congresswoman from Montpelier, Vermont. The client will use this loft in Washington D.C. for business trips one week out of every month. The space will be used for relaxation from work and inspiration for her hobby of painting and documentary photography. The client lives in Montpelier full-time as she focuses her legislative power to create and pass laws that help better the country. She is mostly interested in providing more opportunities to educate the young and the underprivileged. Her home in Montpelier is a row house in the heart of downtown but she grew up on her family's small farm about an hour away that she often frequents to visit family and relax from work. Her personal style is metropolitan, modern, with clean lines with rustic touches that remind her of her family's farm in Vermont. She likes natural textures like wood and stone mixed with industrial elements like steel and brick. She wants to use earth tones in the space that pop with her favorite color, a rich red wine. She enjoys cooking and would prefer high-end kitchen appliances. She would typically be the sole user in the space besides occasionally entertaining friends from work. She wants to incorporate Washington D.C. into her loft by using paintings that she has created for famous monuments in D.C. The upstairs loft will be used as a space for Mia to paint and work on her digital photography.

USER REQUIREMENTS:
- Identify needs
  - Entry/foyer area with space for coat storage
  - Living/entertainment area for a minimum of 4 people
  - One kitchen with a double sink, full-size refrigerator, stove, dishwasher, counter space for a coffee maker and microwave
  - One dining area with eating space for a minimum of 4 people
  - Sleeping area or bedroom (with plenty of space to move around, and make bed, queen size bed min.)
  - Closet for clothing adjacent to, or in the bedroom, dresser for folded clothing storage
  - Utility room for items such as a 24” diameter water heater, cleaning supplies and equipment (mop, broom, vacuum, etc.), suitcase storage and maybe other items like a bicycle for example.
  - One bathroom to include a sink, toilet and storage (for toiletries and basic supplies), bathtub/shower combination or if your client prefers, a separate tub and shower, or just a shower.
  - Linen storage (may be in bath or nearby)
  - Laundry room with stacked washer/dryer, either a wall mounted fold down ironing board or freestanding ironing board that stays up, a clothes rod for hanging drip-dry items, and storage space for laundry detergents.
  - Upstairs loft with painting station and easel, computer desk and camera equipment storage.

BUILDING SYSTEMS:
- Lighting, Electrical
  - Daylight, ambient light, and task light.
  - Electrical panel in Utility room.

- HVAC
  - Central Heat/Air Conditioner Unit
  - Equipment located in Utility room.

- Plumbing
  - Water Heater located in Utility room.
  - Multiple bathrooms share plumbing walls.
  - Toilets set at a Universal Design standard of 17”-19” off finished floor.

- Security and Safety
  - Security System installed
  - Reinforced steel front door with dead bolt lock

- Phones and data
  - Internet and cable hookups, no phone line necessary.

ENVIRONMENTAL CONCERNS:
- Indoor air quality
  - Products and finishes with high indoor air quality.
  - Ceiling fans used throughout for air circulation.

- Sustainability
  - High quality sustainable products ensure that the furnishings won't need replacing for years.

- Access to Nature, Views and Daylight
  - Large curtain walls give lots of natural daylight and a view over the city.
  - A community garden behind the loft overlooks a view of nature.

- Noise Control
  - Products with noise control properties in flooring and walls.

ACTIVITY REQUIREMENTS:
- Identify primary and secondary activities
  - Primary: Sleeping, eating, and cooking.
  - Secondary: Painting, relaxing, working on computer, and editing photos.
- Adjacencies and zoning
- Establish territorial requirements
Davenport Loft  
Project Program

IDE 3220  
Scale: N/A

Primary Adjacency = *  
Secondary Adjacency = O

No Adjacency = x

- Analyze nature of activities
  - Sleeping: needs privacy, quiet and comfortable space
  - Cooking/Eating: storage, preparation space
  - Relaxing: comfortable seating
  - Painting/Editing: quiet, privacy, comfortable seating
  - Working: quiet, storage, comfortable seating

- Traffic patterns
  - Traffic moves through the foyer, living space, kitchen, and dining.
  - Private traffic flow in bedroom.

- Analyze space
  - Existing 1,632 sq ft. commercial loft with masonry walls and curtain walls on either end.

- FF&E REQUIREMENTS:
  - Determine Furniture, Furnishings, and Equipment, for each activity
    - Sleeping: Queen size bed, two nightstands, dresser, mirror, table lamps, floor lamp, artwork, photography, rug, curtains
    - Cooking/Eating: Gas range, side-by-side refrigerator, dishwasher, large double sink, wine rack, upper and lower cabinetry, island with bar top seating, bar stools, backsplash, wood flooring, kitchen mat, artwork, plants, dining room table, dining room chairs, buffet
    - Relaxing: 3 seater sofa, armchair, recliner, tv, console cabinet, coffee table, and end tables, soft cable knit blankets, steel beams, natural edge woods, and smooth quartz countertops. These help convey the concept of warm metropolitan design with natural accents.
    - Painting/Editing: Different size easels, stool, desk, computer, task chair, storage, artwork, photography, tile floor, rug
    - Working: Desk, computer, storage, rug, artwork, photography, plants
  - Establish quality requirements
    - All pieces are made with sustainable, quality materials.

- Aesthetics
  - Metropolitan
  - Clean lines
  - Rustic accents
  - Earth tones

- Appropriateness, durability, maintenance
  - Low-maintenance materials and finishes
  - Quality, durable products

- Develop possible arrangements
  - Prototypical Layouts in Design Process Envelope.

- DIMENSIONAL REQUIREMENTS:
  - Determine required overall dimensions for spaces and furniture groupings

- INTERIOR FINISH REQUIREMENTS:
  - Aesthetics
    - Metropolitan
    - Clean lines
    - Rustic accents
    - Earth tones
  - Appropriateness, durability, maintenance
    - Low-maintenance materials and finishes
    - Quality, durable products
  - Sustainability
    - Made with sustainable methods
    - High quality to reduce need for replacement

- CODES:
  - Doors
    - Universal Design standard of 3'-0" Wide, 6'-8" Tall
  - Windows
    - Must be placed in bedroom for emergency egress

- PRELIMINARY DESIGN CONCEPT:
  - The 2018 Reuse and Renovation Loft Project for Ms. Mia Davenport in Washington D.C. converts to the top floor of a commercial building into a residential loft which will include a foyer, living space, kitchen, dining space, office, utility room, bathroom, bedroom, closet, and a studio space for painting and work on digital photography. This project serves as a home-away-from-home when the client is working in D.C. Earth tones characterize the color scheme, emitting warmth and sophistication to the design. These tones unify the space with the brick walls and hardwood floors. Scandinavian modern style influences the design with a metropolitan and rustic accents. Straight, horizontal lines are dominant in the space and help bring the tall ceilings down to human proportion. The upper loft provides an inspiring place for the client to work on her hobbies and provide privacy for the areas beneath it. Eyes are drawn to the artwork and photography, sophisticated furniture, and high-end fixtures. Natural light is used mostly throughout the space because of the large curtain walls. Accent lighting, task lighting, and decorative lighting is used for general illumination, to accent artwork, and to create ambiance. Texture can be found in the brick walls, soft cable knit blankets, steel beams, natural edge woods, and smooth quartz countertops. These help convey the concept of warm metropolitan design with natural accents. Repetition of color and texture contribute the most to unify the space and create harmony. Rhythm is expressed in the continuous use of artwork and photography in the design.