

Michael P. Gardner



Technical Report III

Mixed-Use Project ◇ Eastern United States



Building Information

Occupants:	Retailers Offices Private Residences
Size:	280,000 ft ²
Stories:	9 above, 4 below grade
Location:	Large metropolitan area
Cost:	\$ 48 M



Related Theme – Luxury



Though the retail space will be leased by a separate entity (high-end clothing store), all spaces will share a luxurious characteristic.



Renderings of Apartments obtained from Architect's website.



General Concepts

- Enhance materials, environment, and architecture
- Provide a comfortable atmosphere
- Utilize ideas of visual interest, visual hierarchy
- Generate an image of luxury



Spaces for Re-design

- Residential Lobby
- Fitness Room
- Retail Store
- Outdoor Courtyard



Spaces for Re-design



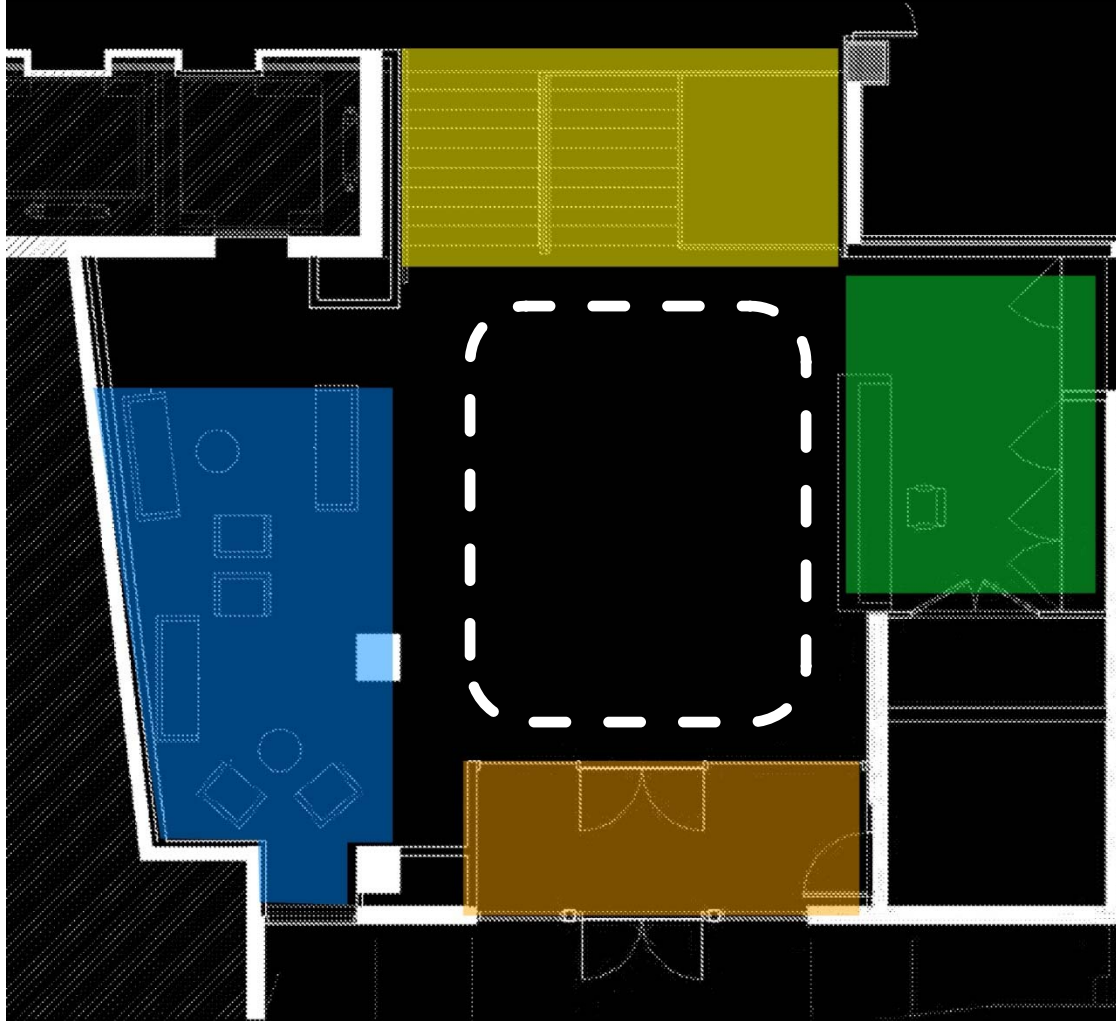


Residential Lobby





Residential Lobby - Plan



Areas of the Space:

Entry Vestibule

Lounge/Waiting Area

Concierge Desk

Stairs

Main circulation
(center of the space)

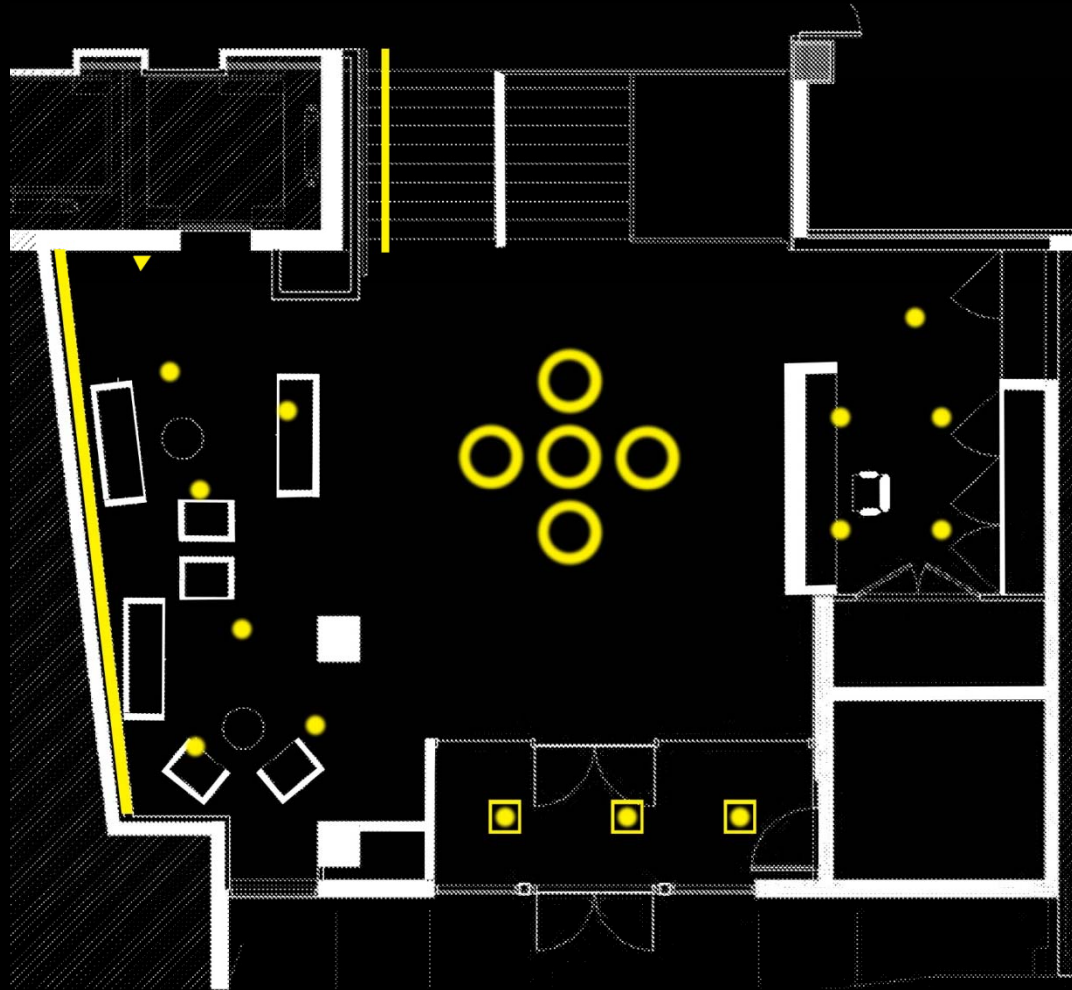


Alternative Solutions

Alternative solutions for the lobby will be achieved through changing the order of the visual hierarchy while emphasizing three different subjective impressions in the space.



Solution #1 - Public



Visual Hierarchy:

- 1. Main Circulation**
A chandelier will be suspended from the ceiling to provide high quantities of indirect light to the space.
- 2. Concierge Desk**
- 3. Lounge/Waiting Area**

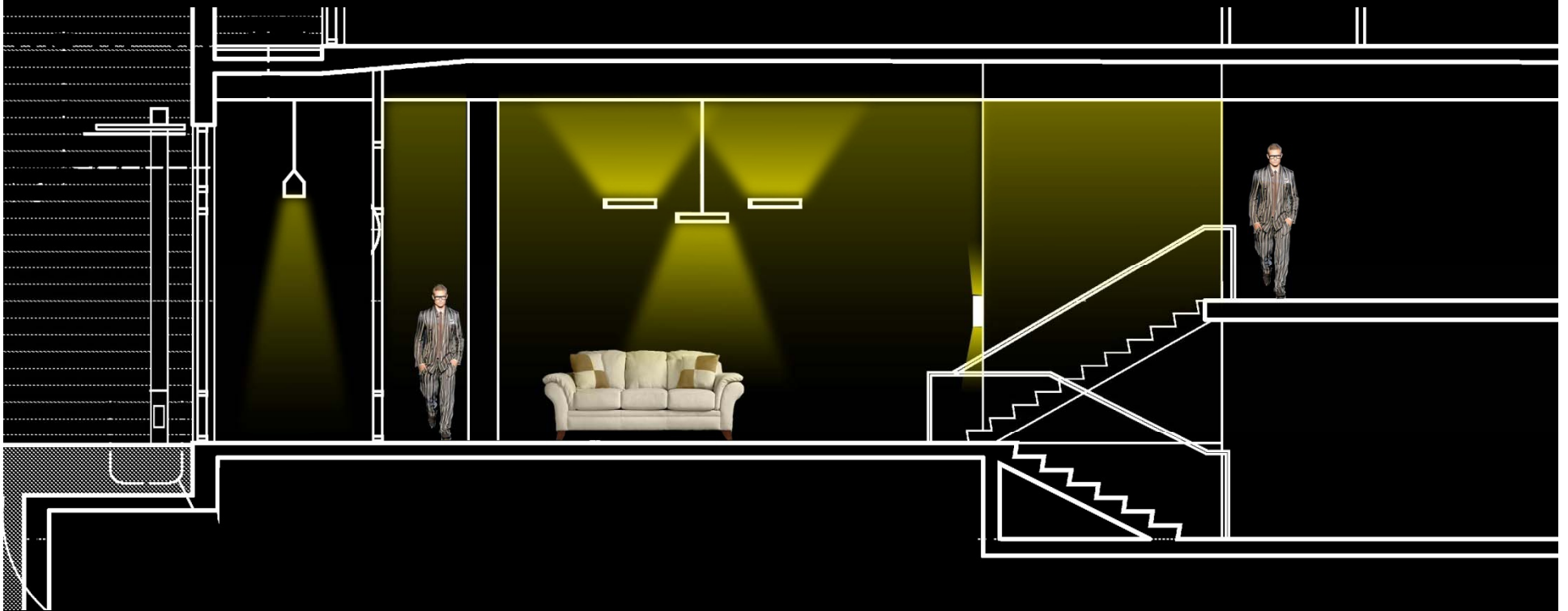


Public Characteristics

- ❑ Light surfaces using white paints especially on the ceiling to add luminance to the room.
- ❑ Cooler tones to avoid a sense of privacy.
- ❑ General uniformity and high ambient light levels.

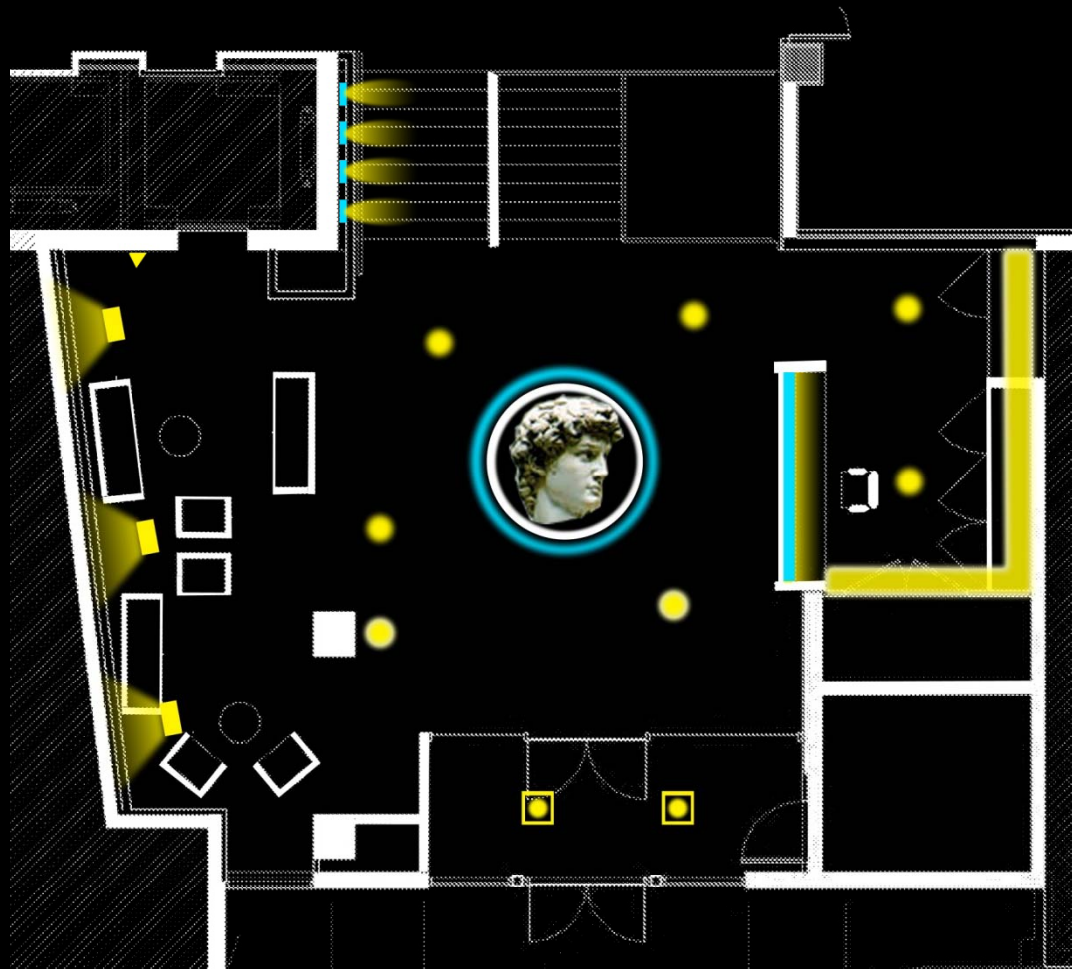


Public – Section View





Solution #2 - Relaxation



Visual Hierarchy:

- 1. Main Circulation**
A sculpture will be added to place the attention away from the occupants in the lounge/waiting area.
- 2. Concierge Desk**
- 3. Lounge/Waiting Area**

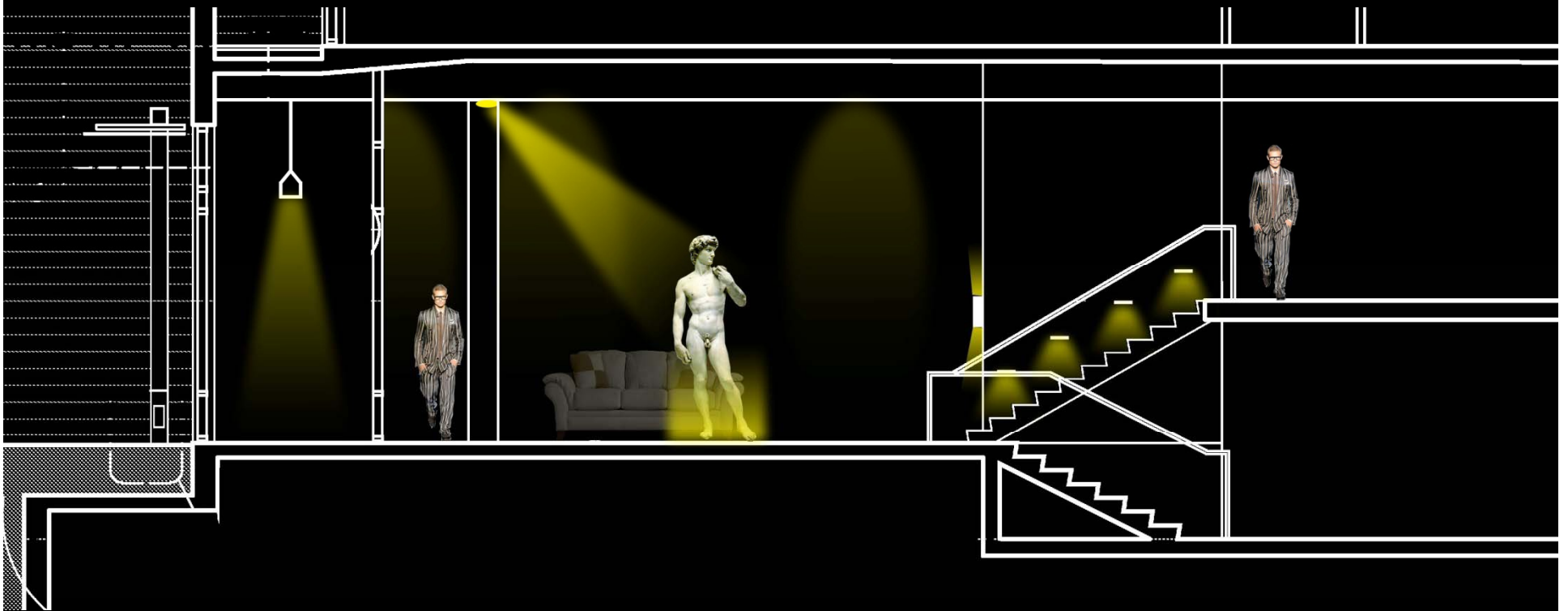


Relaxation Characteristics

- ❑ Dark ceiling to reduce overall luminance.
- ❑ Subdued colors to suppress feelings of anxiety.
- ❑ Non-uniformity and low ambient light levels.
- ❑ Utilize spill light as a means for illuminating general areas.

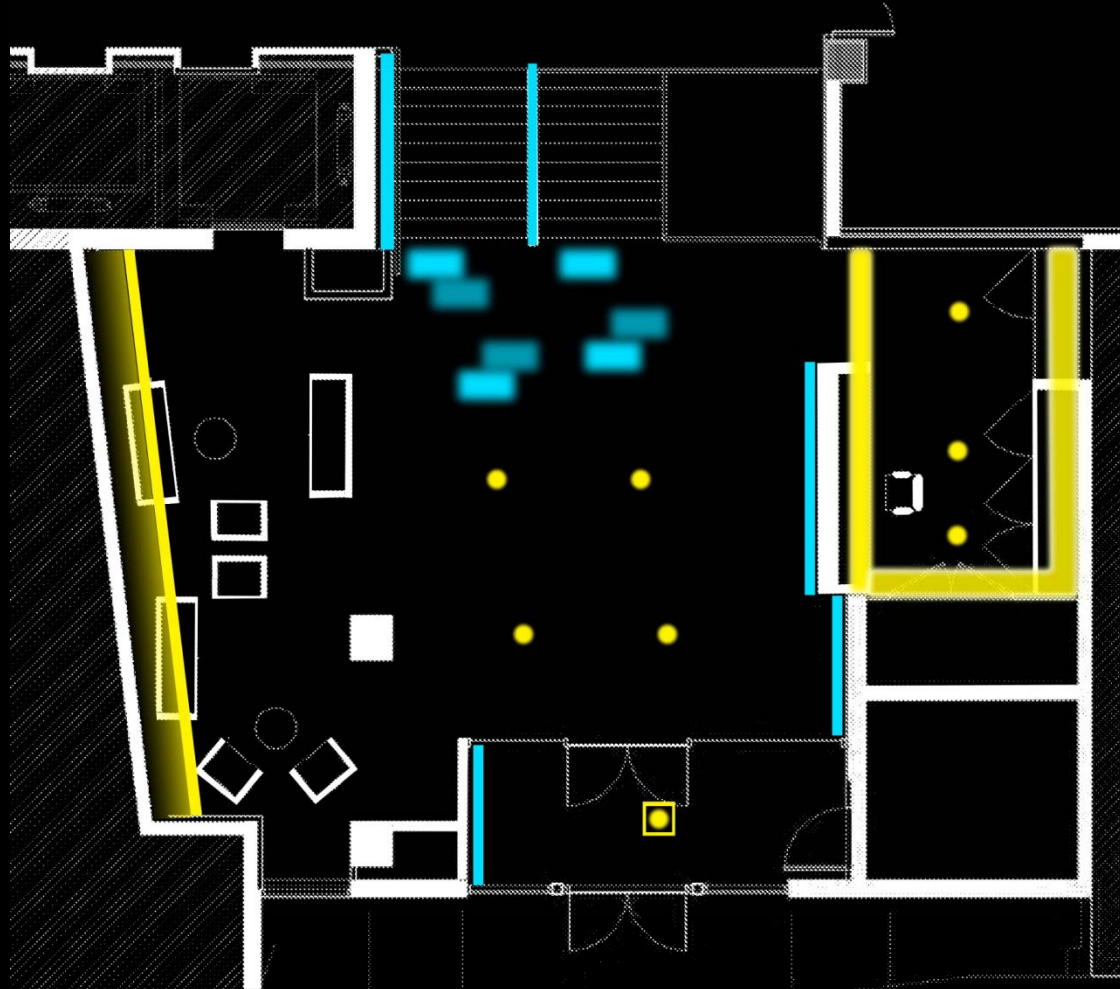


Relaxation – Section View





Solution #3 - Spaciousness



Visual Hierarchy:

1. Stairs

The intent is for occupants to perceive the stairs as a strong directional element feeding their curiosities of what lies beyond the lobby.

2. Concierge Desk

3. Lounge/Waiting Area

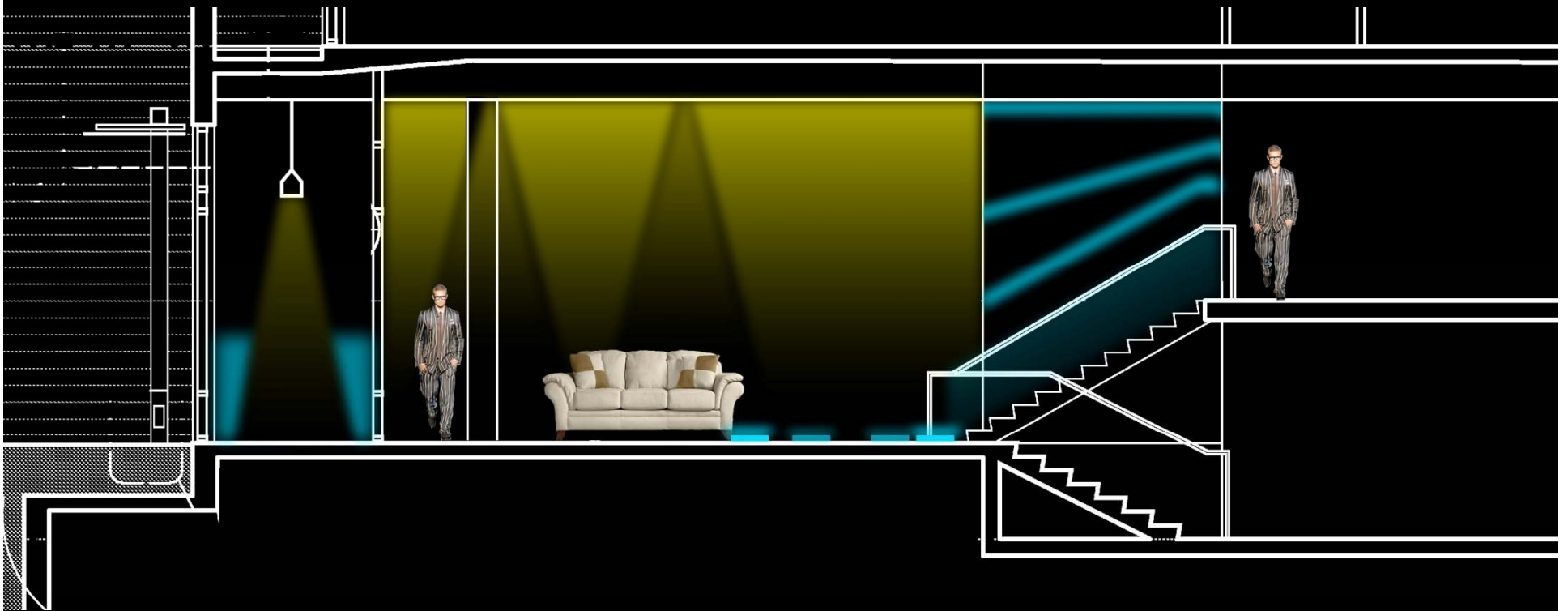


Spaciousness Characteristics

- ❑ High luminances on walls, lower on task plane.
- ❑ Emphasis on peripherals.
- ❑ Uniformity is strongly desired on walls.
- ❑ Use multiple types of light distributions – not only downlighting.



Spaciousness – Section View





Fitness Room

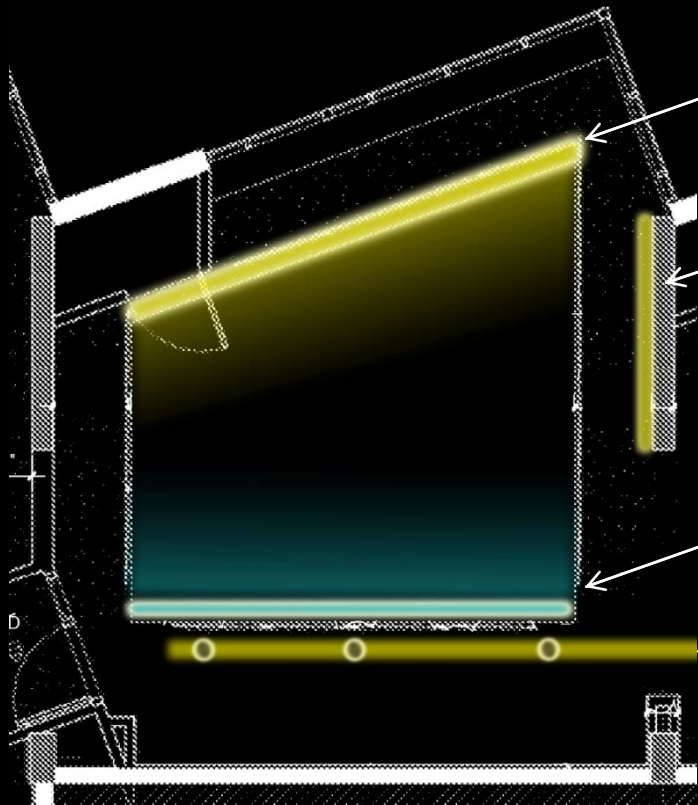
TASKS



- Using fitness machines
- Viewing display screens and Televisions
- Navigation/Circulation through space



Lighting the Fitness Room



Cove lighting – white light

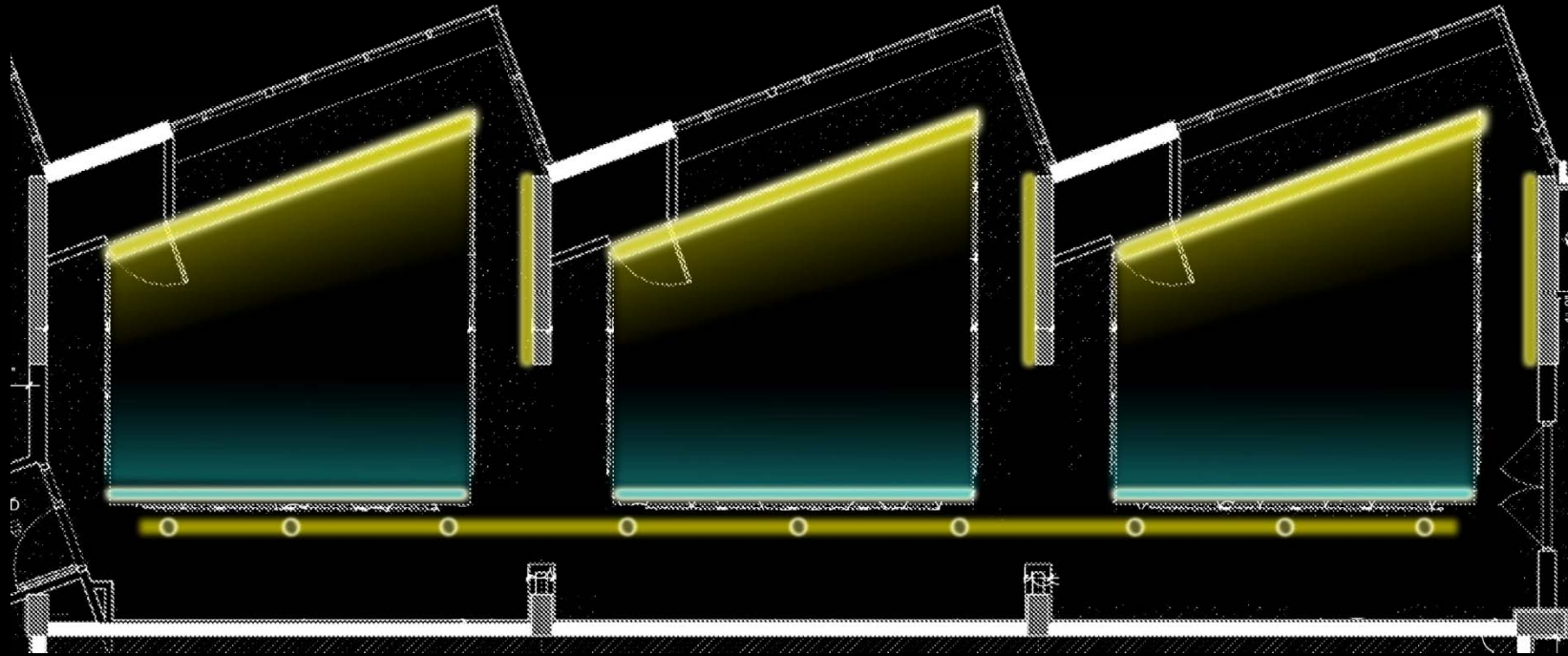
Wall wash – white light

Color-changing LED Cove

Downlights with diffuse element

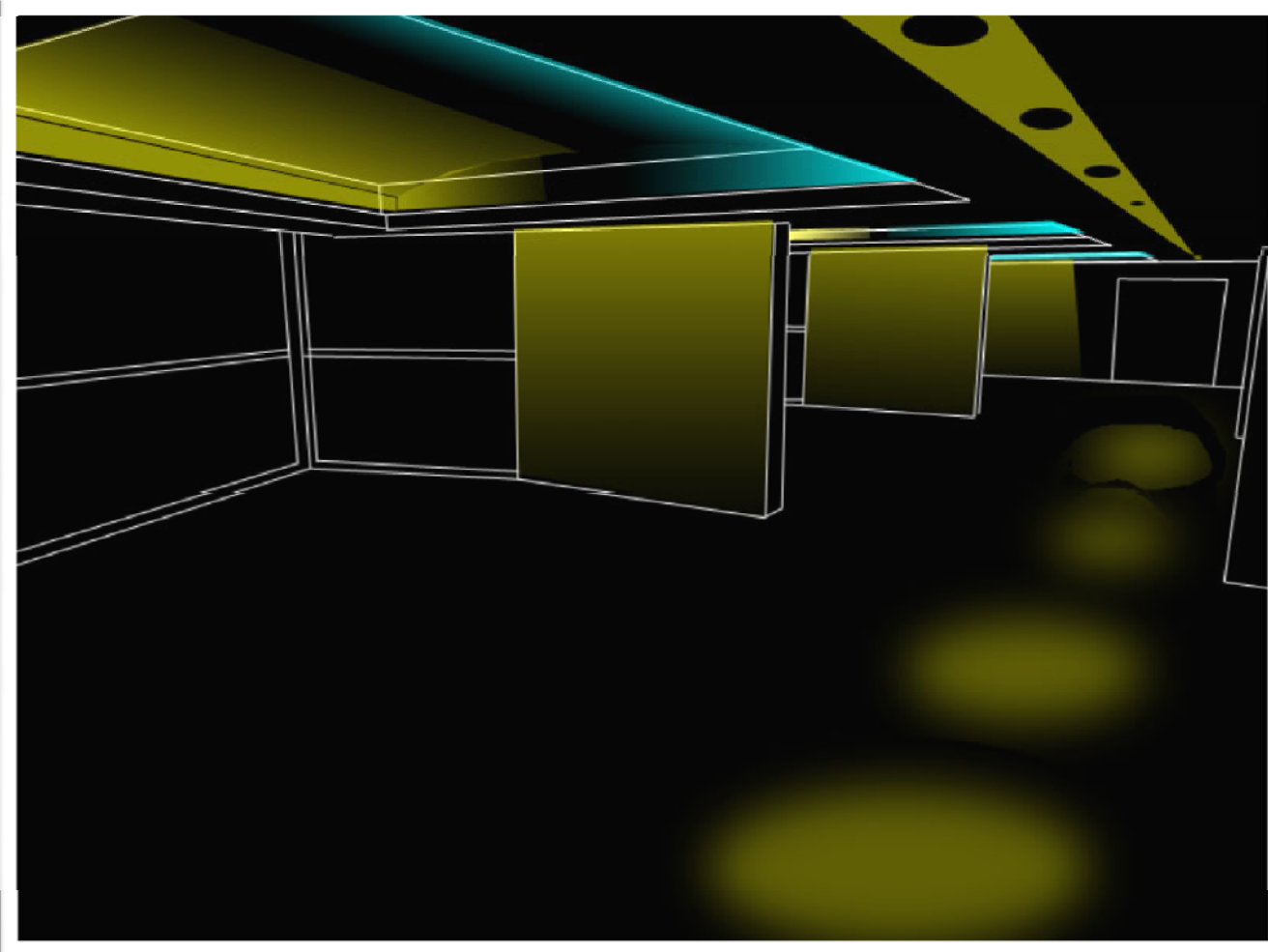


Complete Plan





Conceptual Rendering





Retail Space



The retail space will house a high-end clothing store to fit the building's theme of luxury.

A few choices:

Dolce & Gabbana

Gucci

Calvin Klein

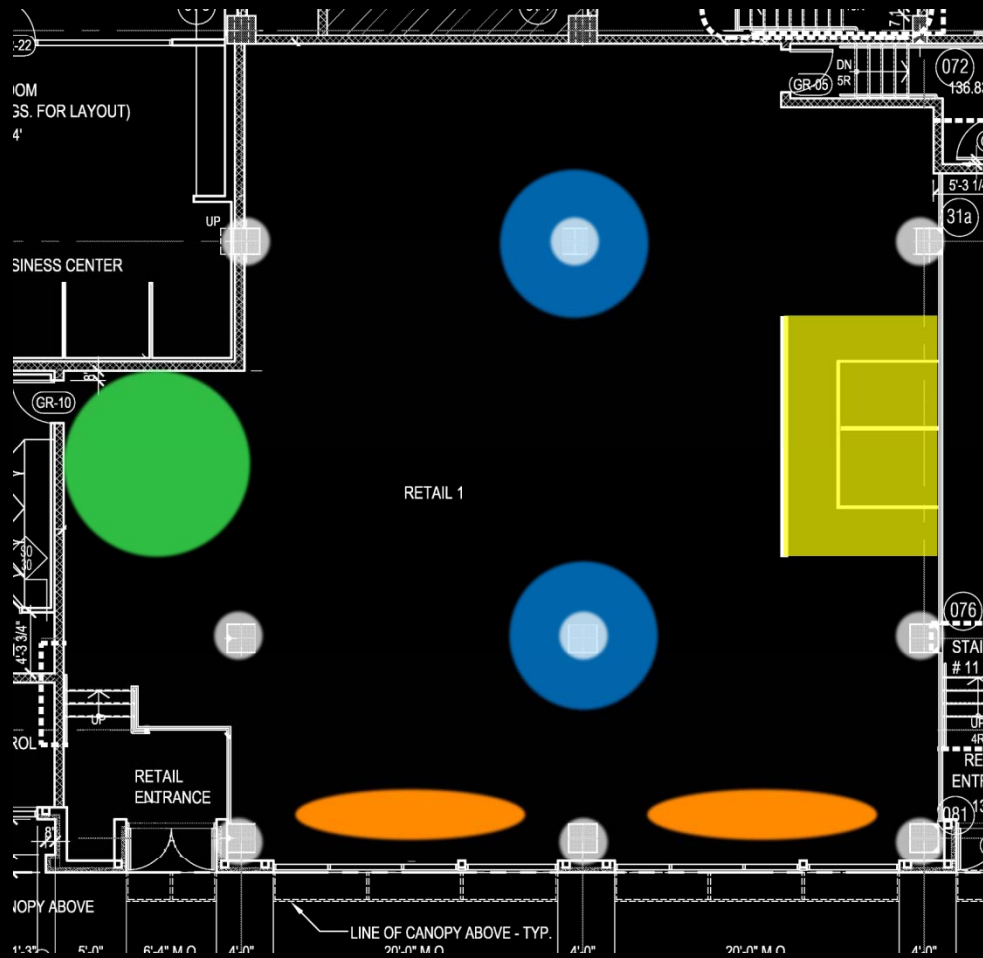


Retail in Elevation





Retail Plan with layout



Areas of specific interest:

Display windows

Merchandise centers
around columns

Sales area

Fitting rooms

Stucco encasing concrete
columns



Lighting the Retail Space



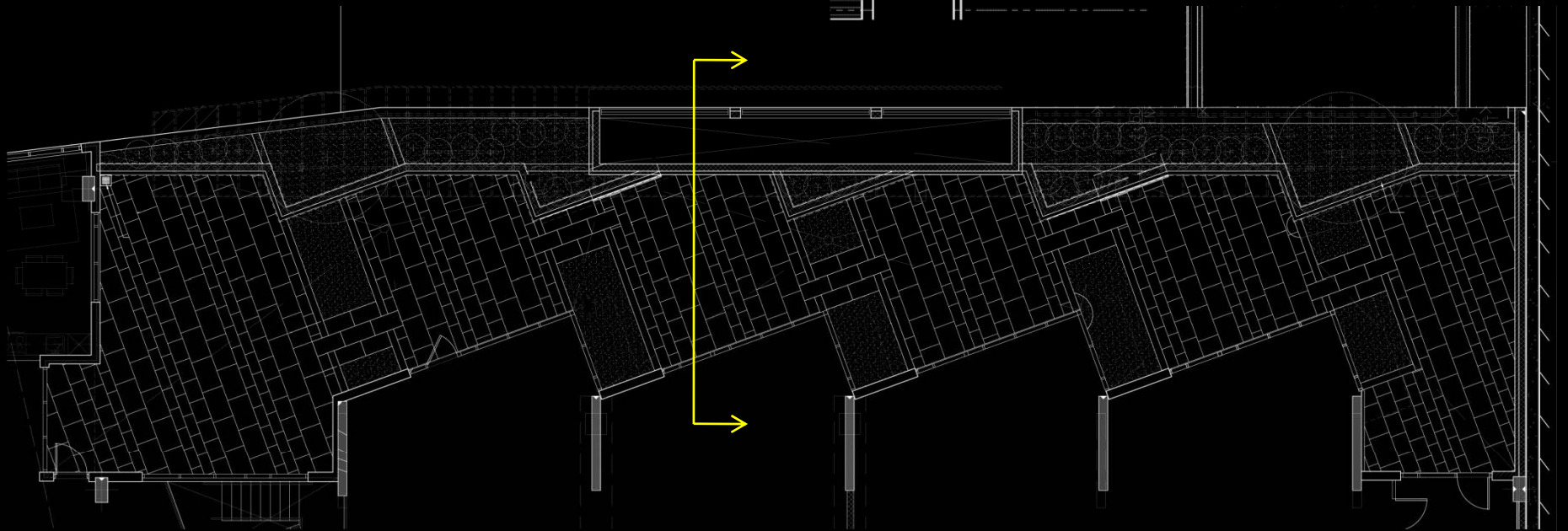
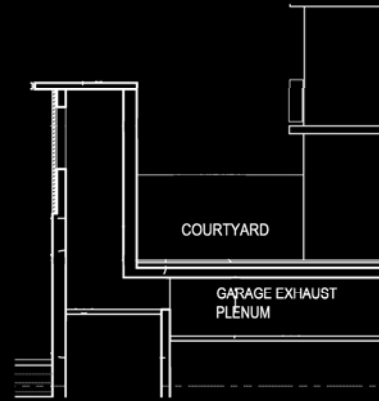


Outdoor Courtyard Elevation





Outdoor Courtyard



1 ROOFTOP COURTYARD LAYOUT PLAN



Outdoor Courtyard

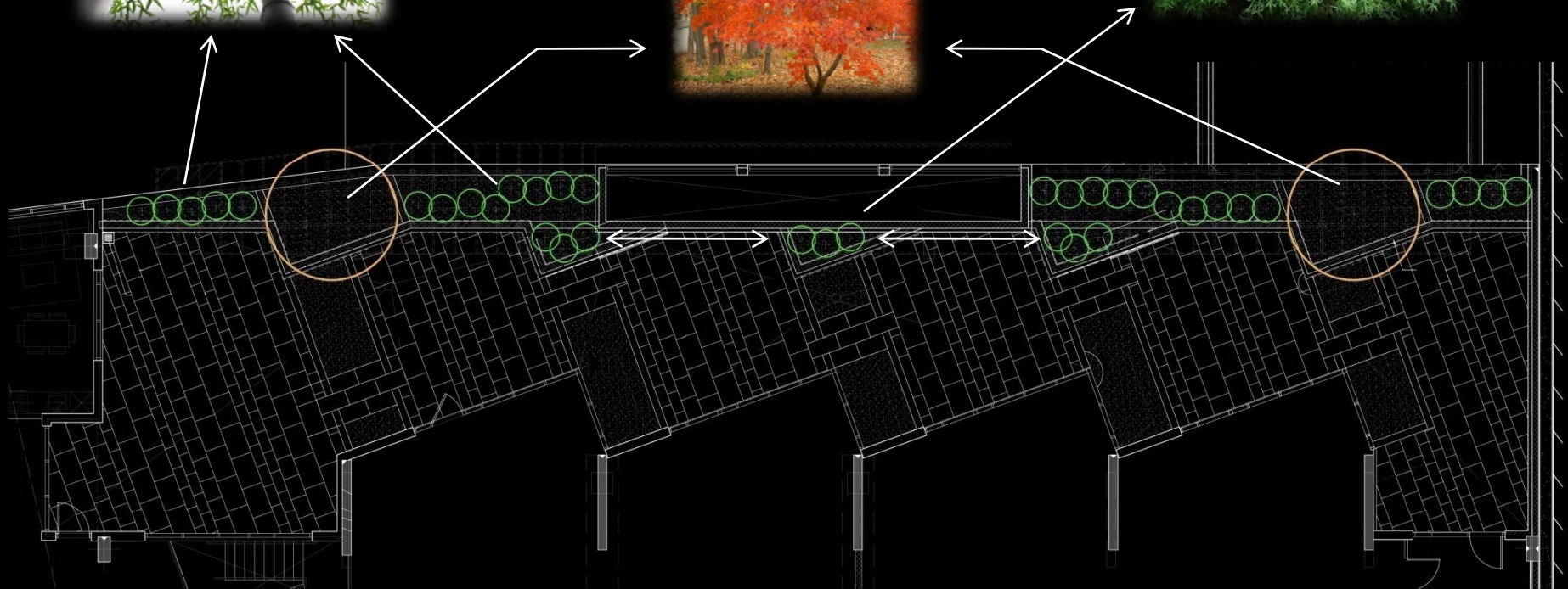
Hale Black Bamboo



Japanese Maple



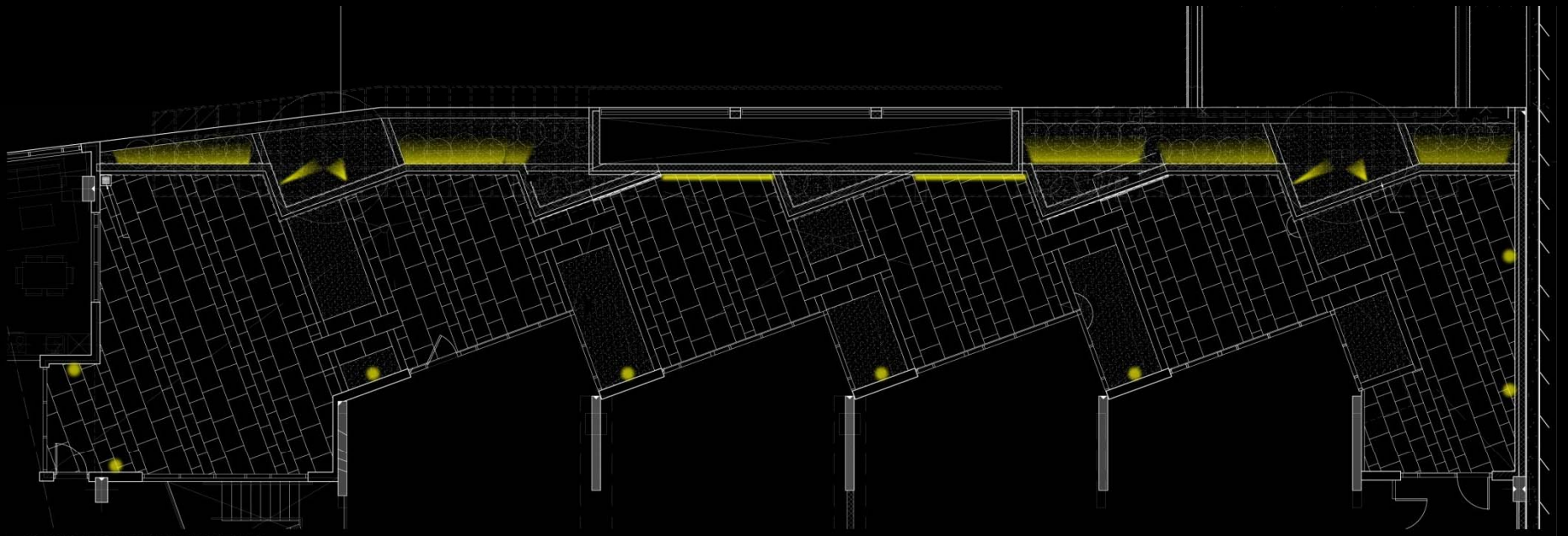
Dwarf Bisset Bamboo



1 ROOFTOP COURTYARD LAYOUT PLAN



Lighting the Courtyard



1 ROOFTOP COURTYARD LAYOUT PLAN