

Work &
Research File



A Dwelling Place

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Design Project I
DSN3018 section 2
April 25, 2008

Ideation

Programming Chart

Entry

Provide a small surface for mail, keys, briefcases;

Mail processing cabinet to right of door (conceals paper recycling bin and shredder, possibly filing).

Provide coat and boot storage, personal and guests (maximum of four); no exposed hooks;

6 linear feet of coat and boot armoires behind the door.

Upon entry there should be an immediate vista of something interesting, such as a painting, a photograph, or sculpture.

Pillar painted in Woodland style, to go with Morriseau's painting.

Staircase

Should be the focal point or feature of the space;

Dramatically curved with iron openwork risers to let light flow and birdcage balusters.

Living Area/Work Space

Informal space to entertain clients as well as friends and family;

Living area blends into dining and kitchen areas.

Ideally seating for 5-6 provided, but 4 is acceptable.

3 seater sofa and 2 armchairs.

Maximize built-ins but also allow for movable furniture and seating

All ground-floor furniture is movable except the kitchen cabinetry. However the storage is arranged along the walls which makes it less obtrusive.

Contemporary, sparse, elegant and clever are adjectives which would describe the design concept of your client;

No frills and furbelows here. All decoration is lent by the materials and forms, not applied ornament.

Avoid visual clutter—simplicity and beauty of design are extremely important;

Plain materials and forms should lessen visual clutter, as should the ample closed storage.

Include entertainment centre but do not include a television;	<i>Stereo cabinet in living room.</i>
Include a horizontal surface capable of accommodating a laptop computer and one under counter lateral filing cabinet (18" D x 36" L);	<i>Built-in desk on mezzanine.</i>
Provide shelving for books where appropriate throughout loft (refer to General Notes).	<i>There is ample shelving unless he is as much of a bookworm as my family and friends who have to build entire walls of floor-to-ceiling shelves into their hallways.</i>

Eating Area

Must accommodate four people;	<i>Done, and can squeeze in a few more.</i>
Display client's artworks is possible;	<i>There's a picture gallery by the stairs next to the dining table. Also, every empty expanse of wall is fitted with a picture rail system for ease of hanging and rearrangement.</i>
Lighting fixture should be suspended over the table/eating surface;	<i>A spiral of minipendants to echo the stairs.</i>
Provide storage for liquor, small amount of china, and other serving utensils.	<i>Cabinets and drawers under the serving counter.</i>

Kitchen

This space is a high design priority for the client;	<i>Faces out into rest of loft and natural light. Also faces towards guests. Ample preparation space with butcherblock countertop on side of range. Island is designed around the cooking workflow: wash the food, chop and mix, cook, season, and serve. The cook naturally moves to the right with each stage. There are also storage cubbies built into the underside of the serving counter on the kitchen side, to neatly store the thousand and one items that otherwise clutter up the counters.</i>
It must be comfortable and clean;	
Light will be a major design consideration;	<i>Kitchen receives natural light and has 2 banks of lights besides that, including one of aimable spotlights.</i>
Appliances will include: range, fridge, dishwasher, microwave, and a sink and a half;	<i>All present.</i>
Cabinets to include a full height pantry and broom closet;	<i>4 linear feet of 8 feet high pull-out pantries, and a broom closet.</i>

Tiling is a preference of the client;

Cork floor tiles were chosen because they are durable, soft and warm underfoot, and dropped objects may bounce rather than break. Ceramic tile cannot do any of that except be warm if underfloor heating is installed. Counters are not tiled either as grout lines are a nuisance to clean.

Apartment size washer and dryer to be included (it may be stacked) but may be located in another area of the loft if it functions better;

Integrated into kitchen cabinetry, and an eco-friendly combination washer/dryer was chosen because it was less work for the client.

Bathroom

Ensuite to master bedroom;

Done.

Include a sink, WC, bath, shower and appropriate mirrors;

All provided except for tub. Many others in the class were only including a shower, and the design concept for the bathroom (continuous mosaic surface) convinced me to remove the tub in favour of a walk-in shower. It occupies the same location and area as a 55" quarter-circle corner tub, so changing it does not require ripping out anything but the shower.

Provide linen storage outside bathroom but in close proximity.

Linen closet just outside the bathroom door.

Master Bedroom

Use built-ins as much as possible and wherever possible;

Everything but the bed and bedside table is built in.

Provide a closet for hanging wardrobe and appropriate flat storage for clothing;

Closet is 8'-4" and will be fitted according to client's wardrobe. There is also a storage drawer under the bed.

Avoid the need for vacuuming under free standing objects;

Bed is on a plinth not legs, and other than that there are at most two objects to vacuum under.

Client wishes to have a maximum of natural light in the bedroom area.

Receives light from both windows.

General Notes

The National Gallery of Canada has loaned Artist and Shaman Between Two Worlds by Norval Morrisseau for use in this space. Its dimensions are 175 x 282 x 4 cm. This painting must be incorporated into your design solution; it is a highly valuable piece of artwork and deserves a prominent place in the space.

Centerpiece of gallery wall by stairs; visible from all over the loft.

The client has asked that you avoid “walls” and substitute other forms of division of space where necessary. Flexibility is a must. He has also asked that you consider carefully your choice of materials also in keeping with the “cradle to cradle” philosophy.

The only walls are around the bathroom and mezzanine edge. Furniture groupings and flooring changes are used to divide space. The kitchen admittedly is immovable, but because of plumbing and appliances the kitchen could not be mobile without losing many of its other advantages

The client has asked for a limited and minimal amount of colour. He is partial to clear and translucent materials. Non-traditional but appropriate use of materials, recycled materials, found materials non-traditional interior finishes are preferable. The client has also indicated that he wishes to work with interesting architectural textures/details, reclaimed metals, woods, and other recoverable elements.

Virtually all colour used in the loft is a natural property of its material. There is ample use of sheet glass and glass mosaic tile, as well as shoji screens in the bedroom. Most of the furniture is secondhand (recycled materials), or built of local, reclaimed, or sustainable wood or bamboo. Most elements are either meant to last a lifetime or should be reusable or removable in their turn.

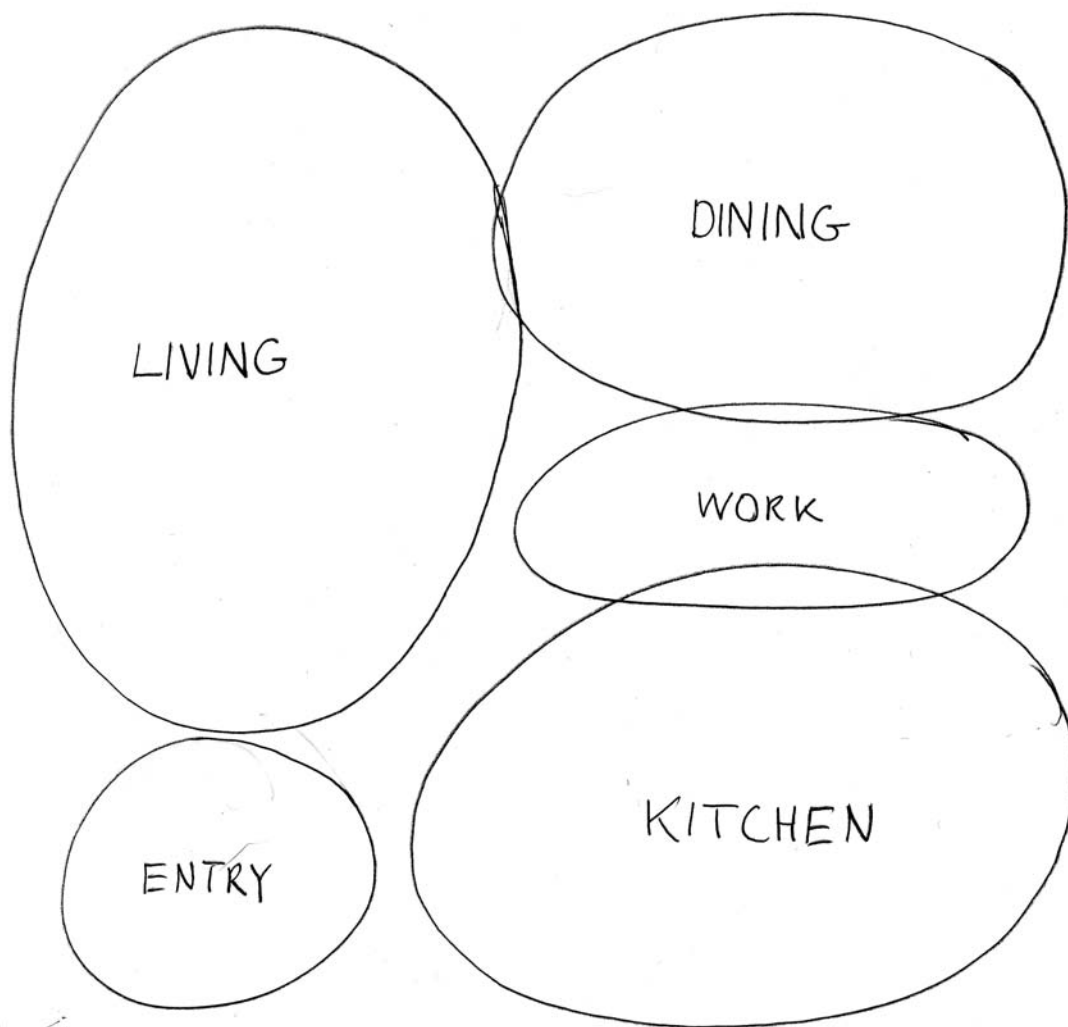
The client has specifically asked you to research the materials you have chosen and has directed you to ensure that approximately 30% of the finishes and furnishings that you have selected be in keeping with sustainable design principles. This research is to be reflected in your work/research file.

Approximately 50% of the materials are sustainable, possibly more if the volumes are considered rather than sheer numbers. Known sustainable materials are listed in green ink in the specifications section.

Stage 1

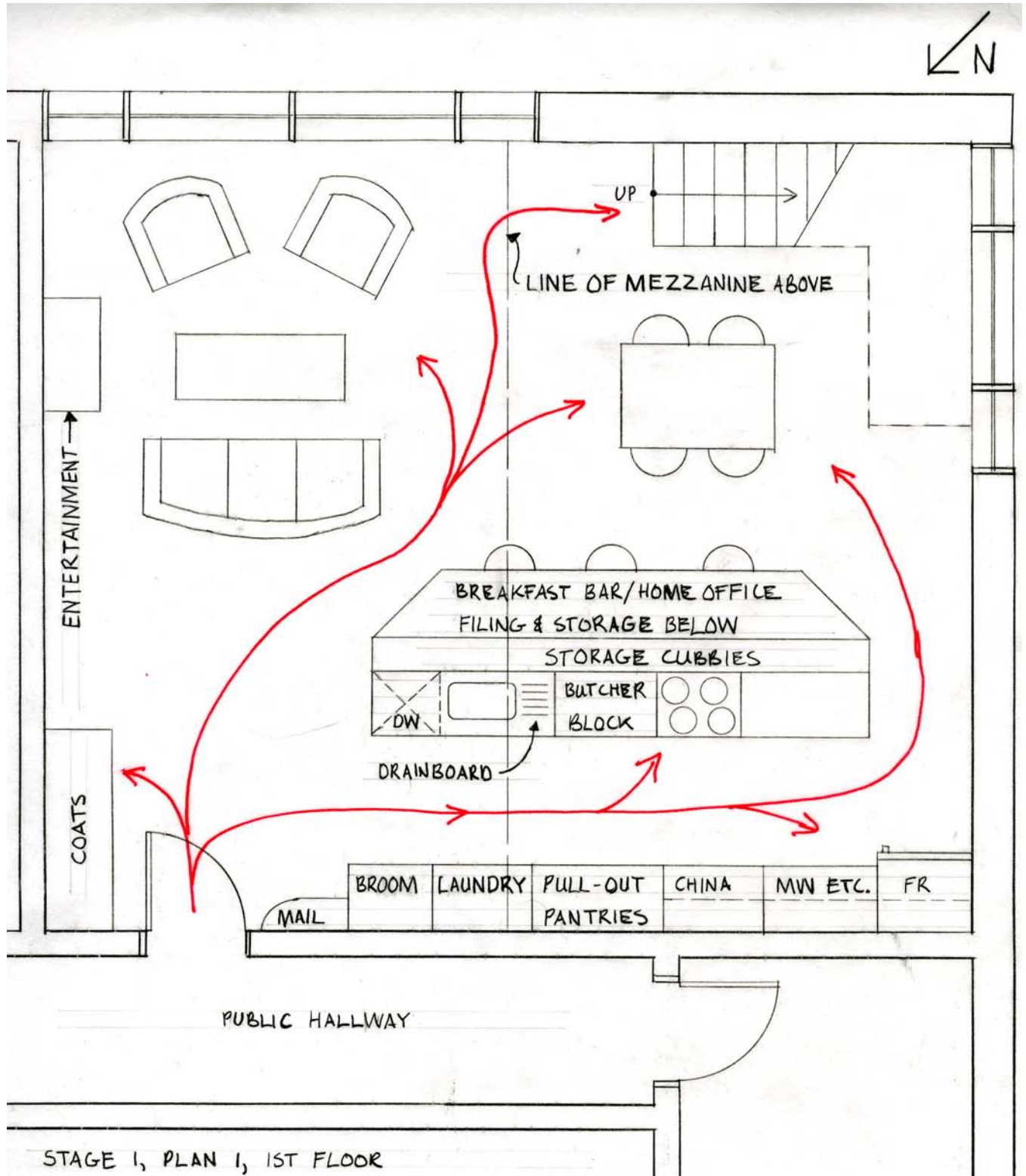
Overall in this stage I wanted to experiment with the effects that the size, shape, and placement of the mezzanine and the stairs would have. I did not want to have the mezzanine directly in front of the windows, because I felt that would cut up the space and block the flow of light. I also tried to avoid placing the stairs in front of the window, but that turned out to be more difficult.

- Good traffic pattern
- Kitchen prep space faces out into light, views, guests
- Kitchen island designed around cooking workflow
- Stairs could block light/view

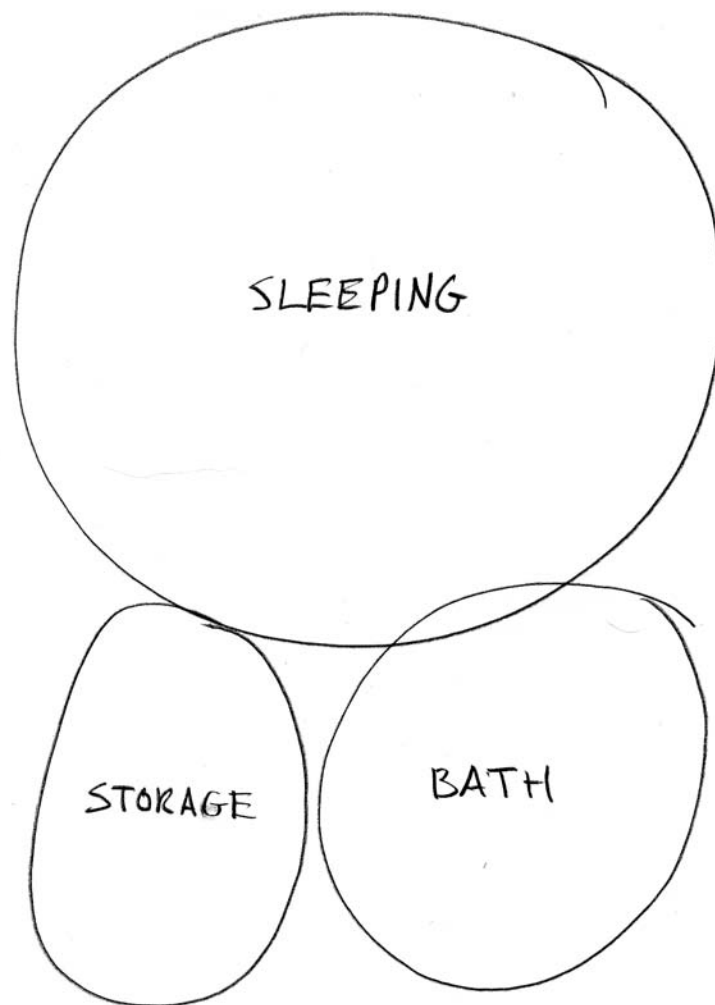


Plan 1

Ground Floor

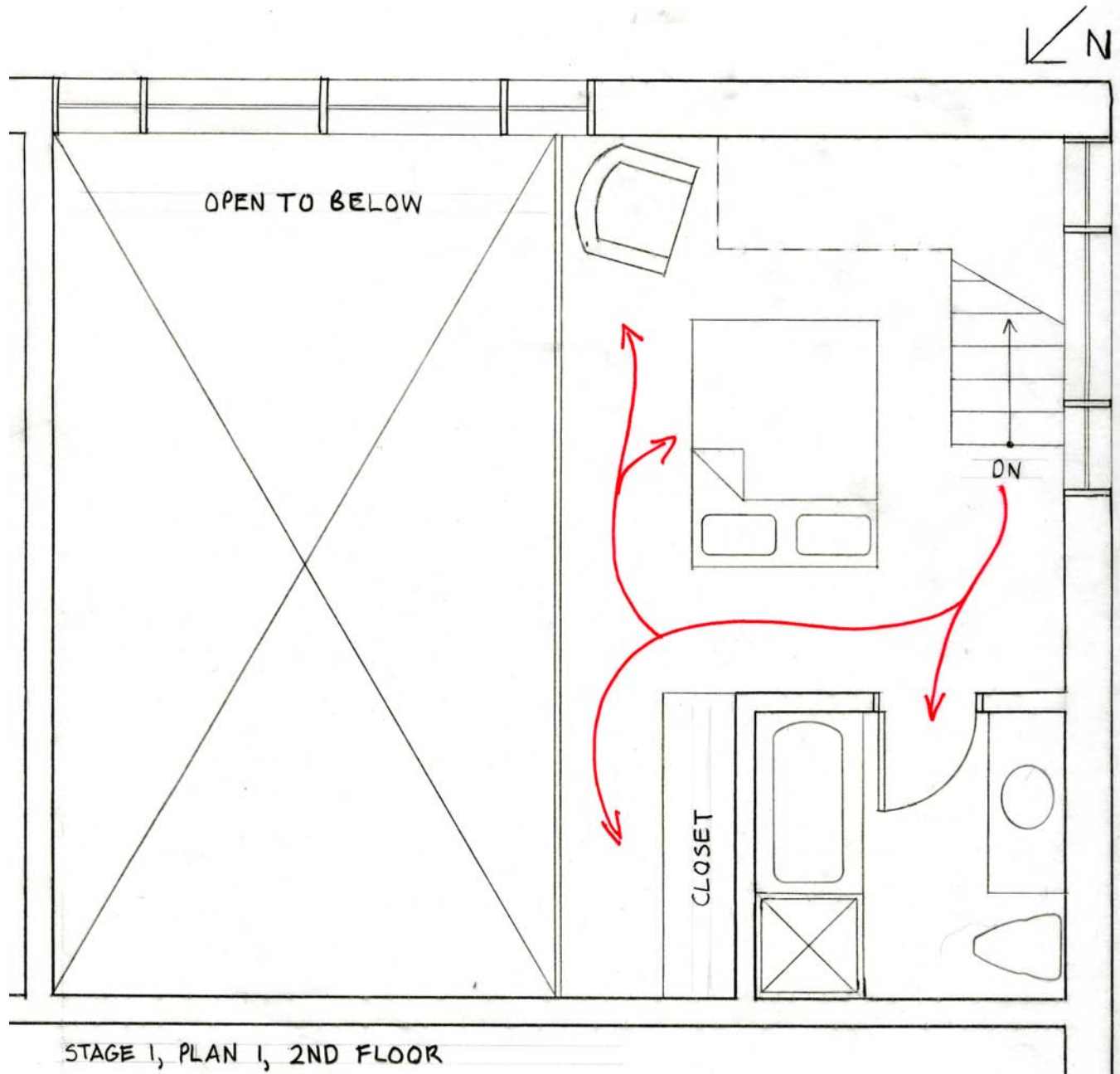


- Good traffic pattern
- Relatively little floor space—where to put bedside table?
- Room for an armchair
- Access to views
- Blocks light to ground floor
- Easy access to bathroom

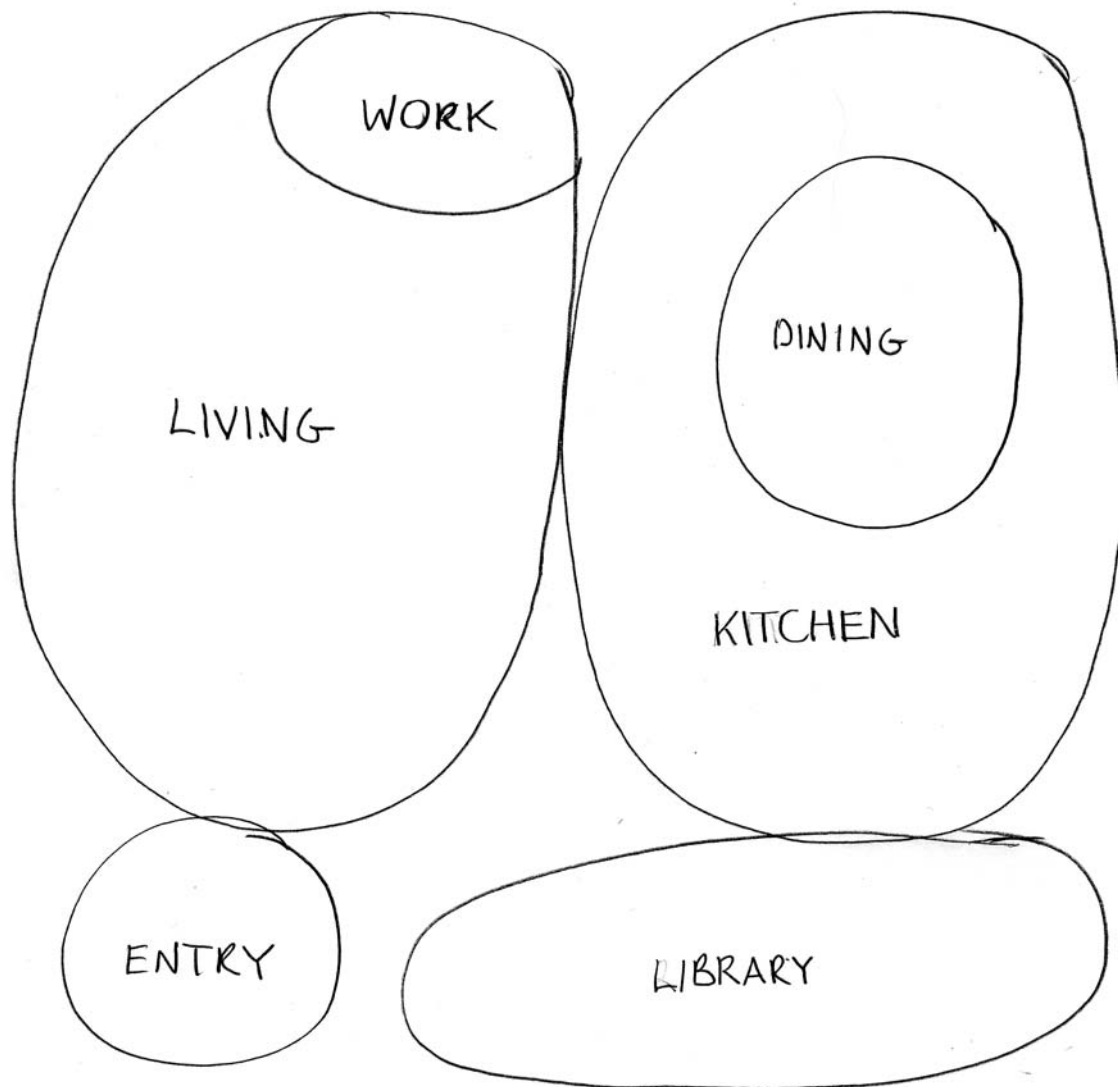


Plan 1

Mezzanine

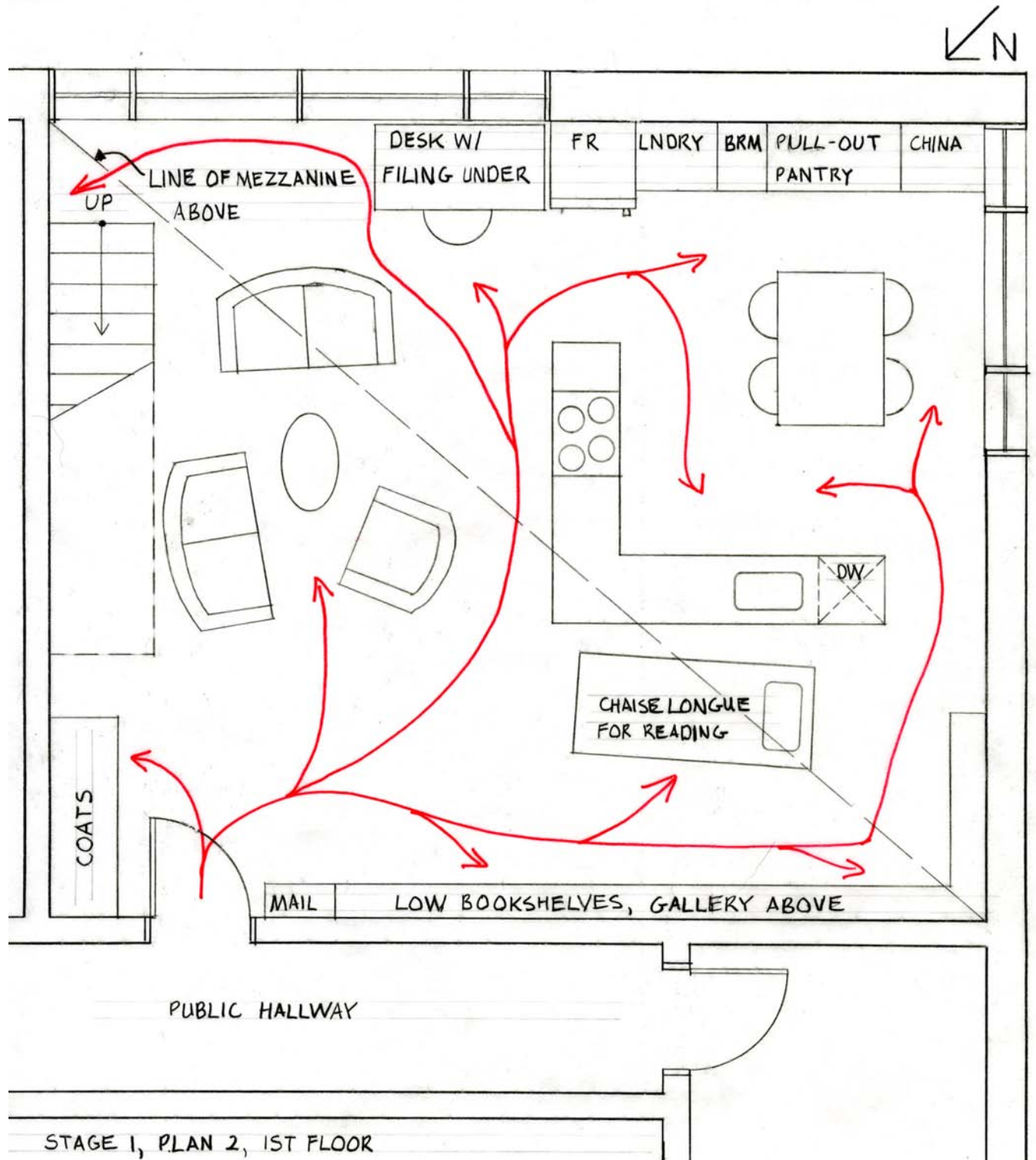


- Partially blocks window with cabinetry
- Awkward traffic pattern, especially for getting to stairs
- Desk is crowded
- Library space! (I've always wanted a chaise longue, myself)
- Kitchen partially faces guests (on living room side, but not on dining side)

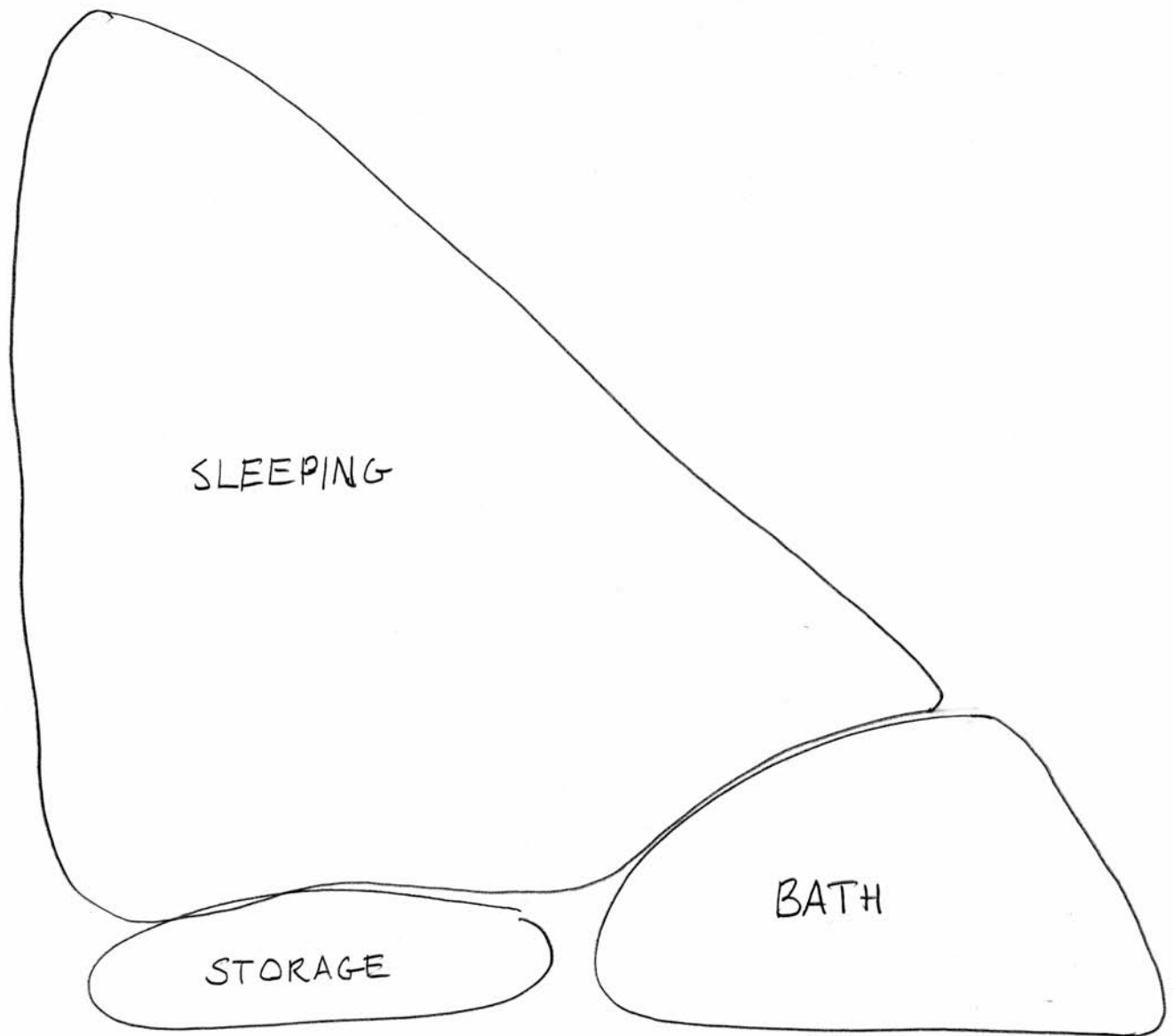


Plan 2

Ground Floor

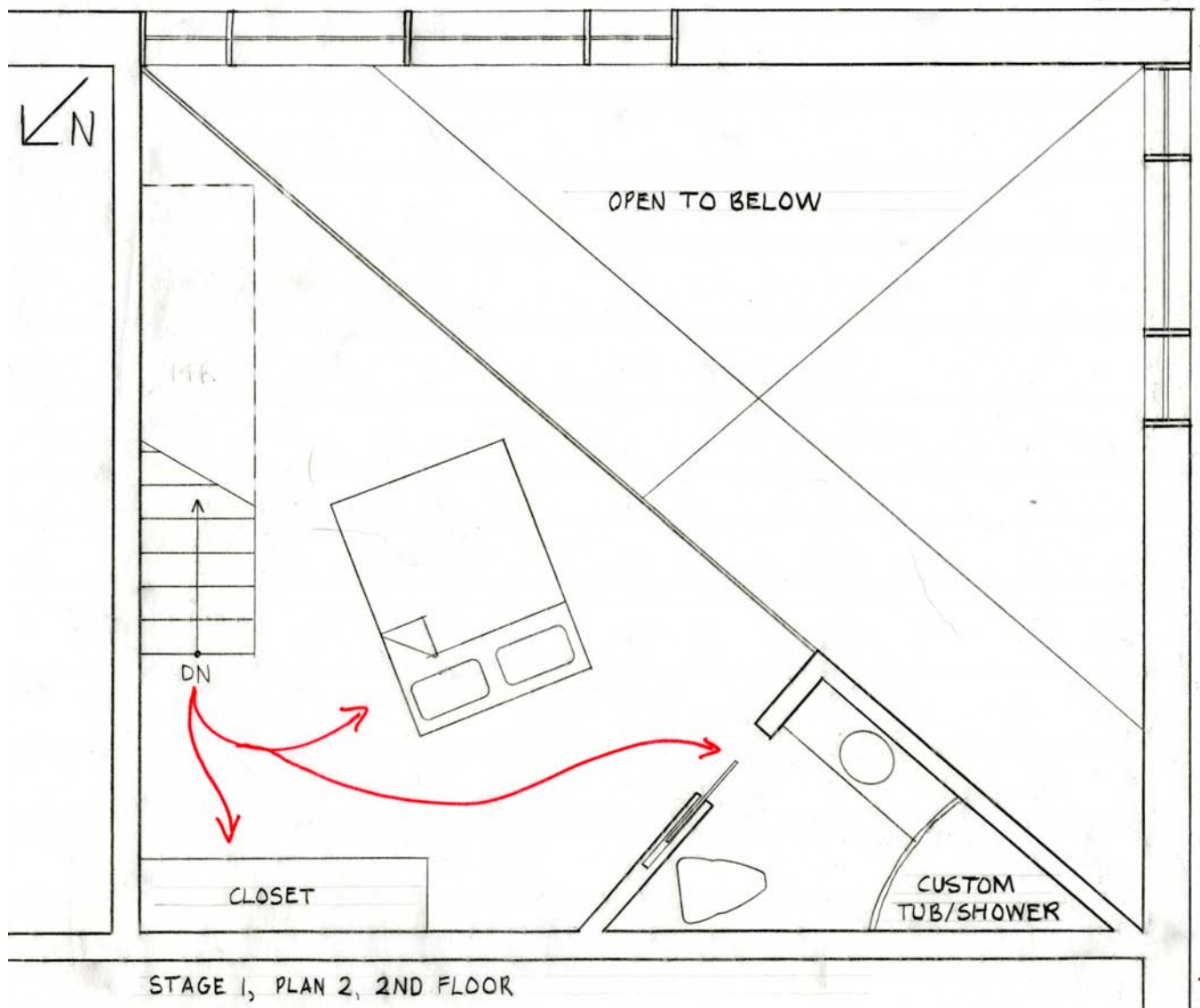


- Bathroom very awkward—doesn't look well-fitted and the tub is small.
- Shape of mezzanine makes it difficult to add any extra furniture anywhere
- Doesn't severely block any windows
- Unusable triangle of space over near window

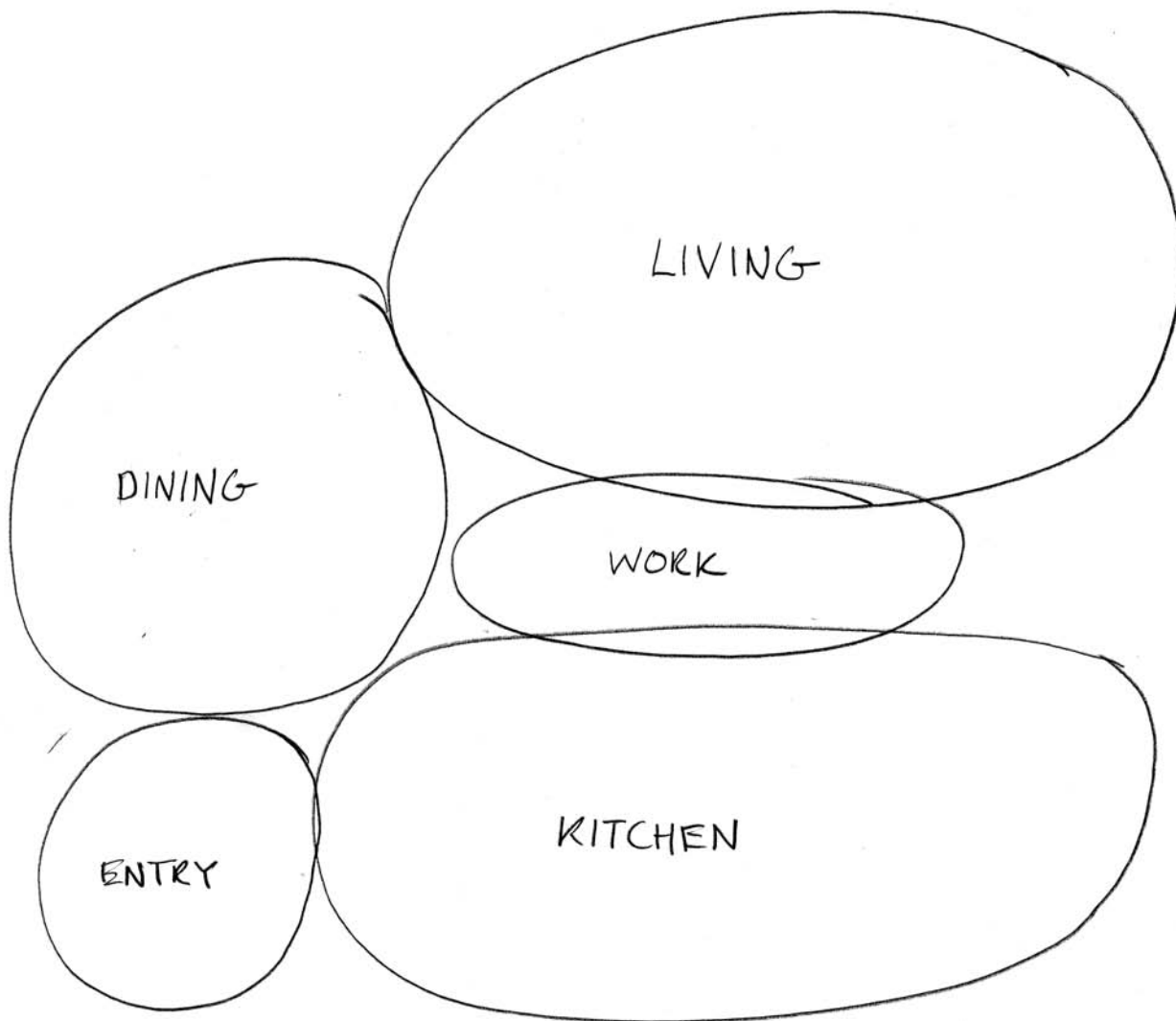


Plan 2

Mezzanine

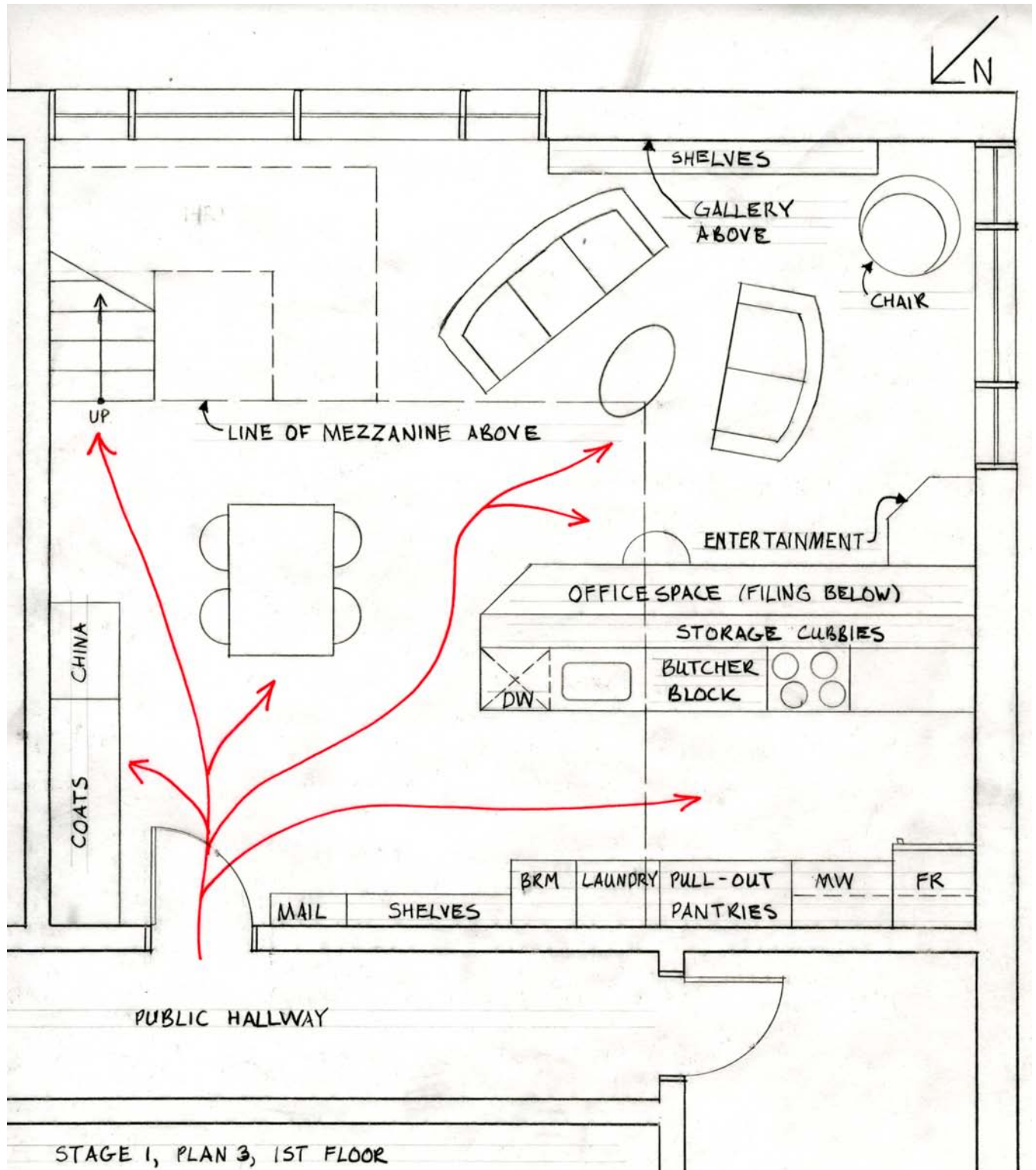


- Good traffic pattern
- Kitchen prep space faces out into light, views, guests
- Kitchen island designed around cooking workflow
- Stairs could block light/view
- Dining table seems more stuck there than deliberately placed
- Can only get into kitchen from one side

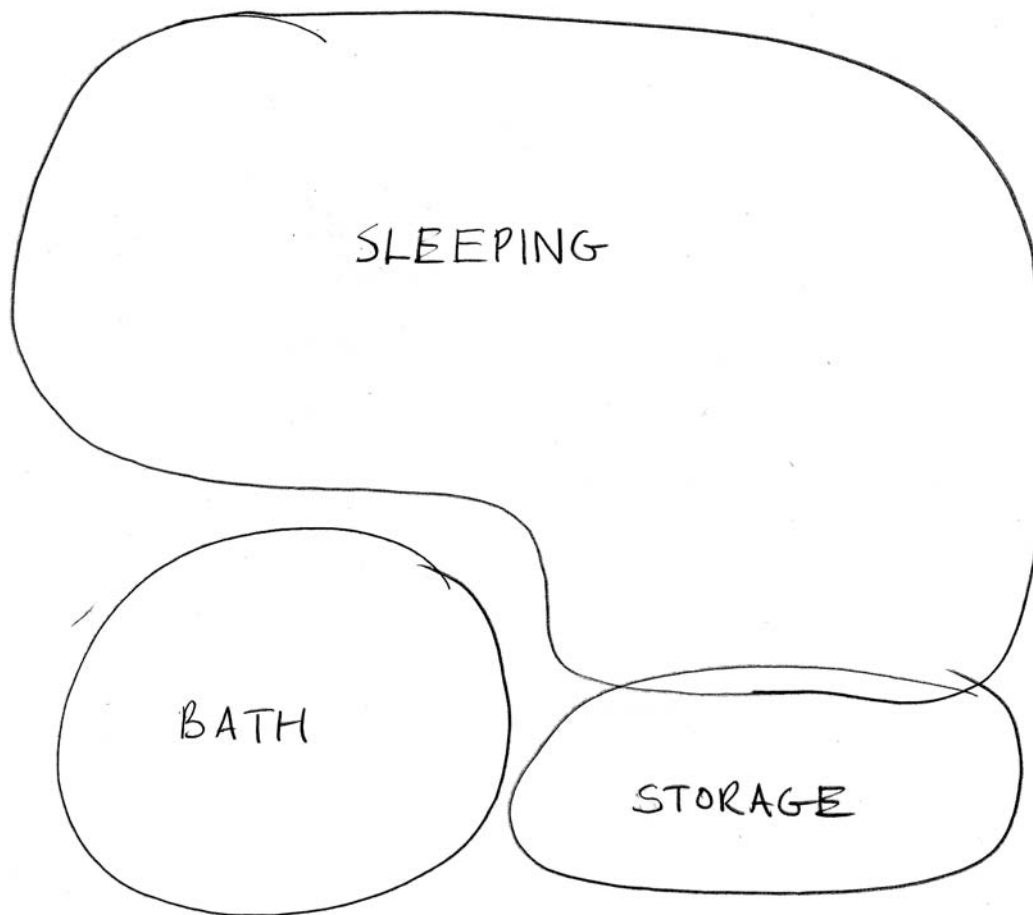


Plan 3

Ground Floor

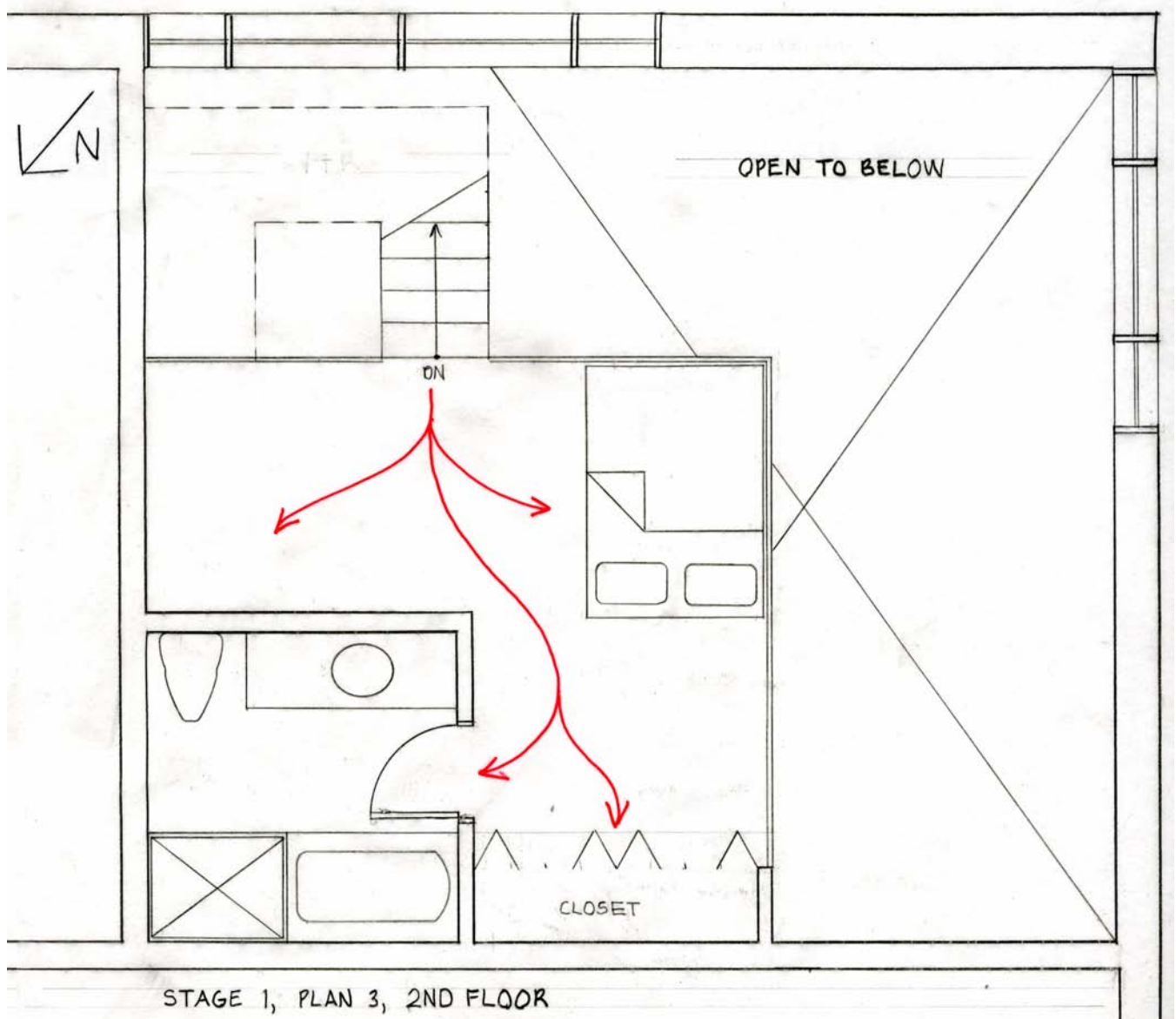


- Empty spot near stairs could be used for home office
- No place to put bed that isn't a corner
- Only a narrow pathway between bed and bathroom wall
- Very simple traffic flow



Plan 3

Mezzanine



Outside Criticism

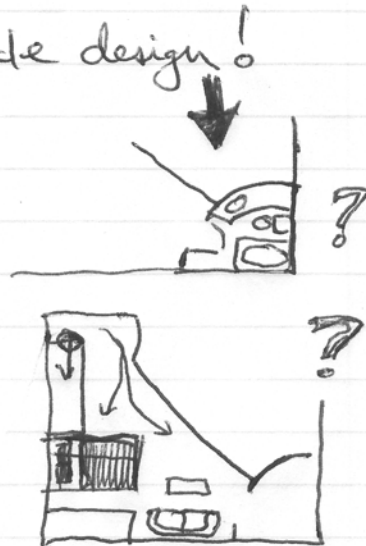
I asked Jason to take a look at my three plans, and here are his comments.

#1

- Kinda Bread-N-Butter-ish.
- Switch closet to a "Walk-in" Closet.
- Not much springs to mind
- Sort of Meh

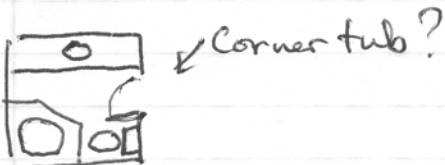
#2

- Change Bathroom into a $\frac{1}{4}$ -Circle design!
- Might also reverse stair facing?
- No longer requires a custom tub
- May be able to put a love seat upstairs + coffee table
- design feels more dynamic



#3

- Design flows very well with traffic
- No major suggestions
- Maybe rework bathroom into long/thin layout on far wall.



Stage 2

Rather than selecting any one of the existing plans, I selected the most successful ones and added new ones based on the critiques I had received.

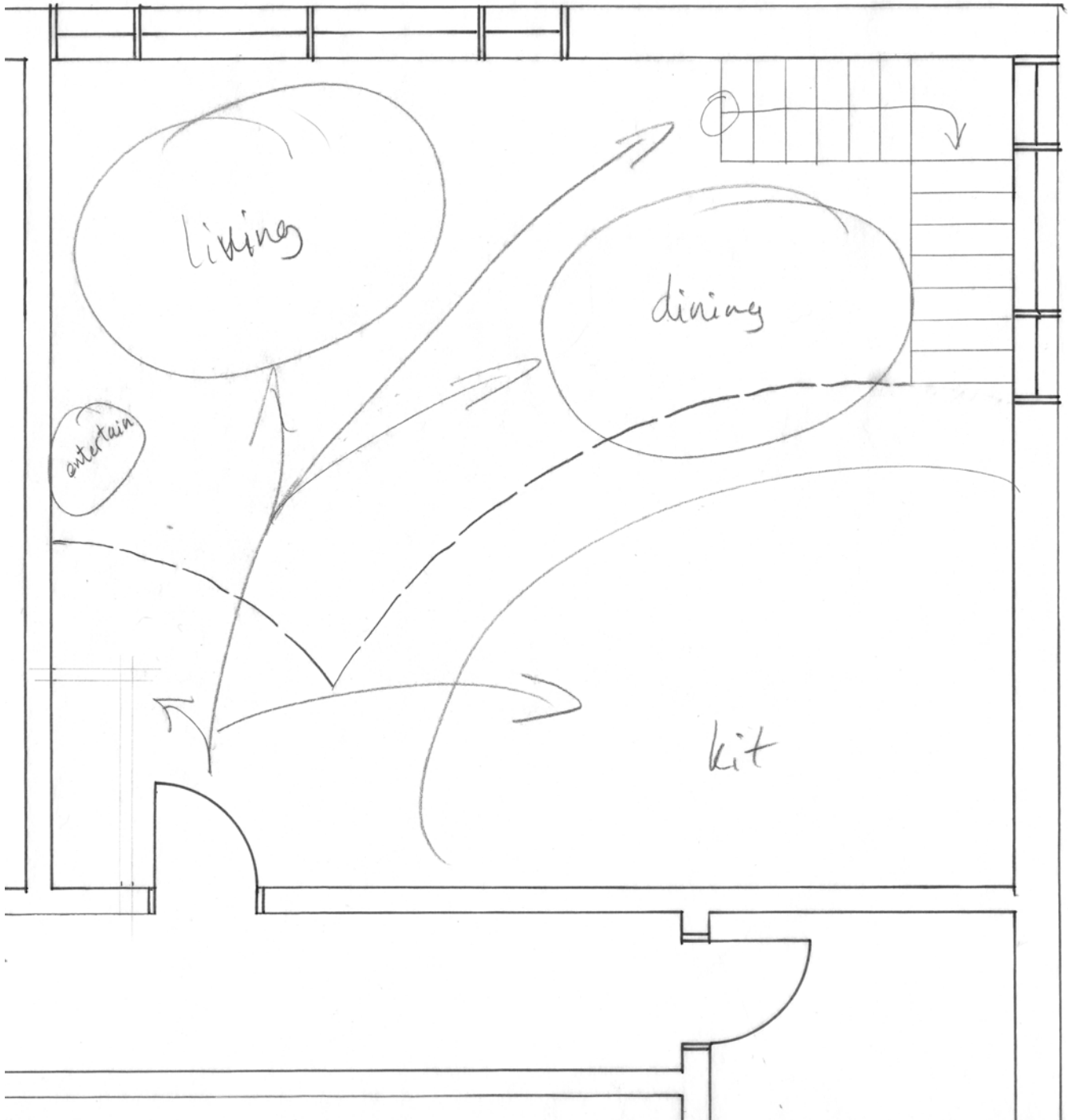
The ground floor layout is based on the one from Plan 1. The kitchen island's layout remained the same, but the storage wall was rearranged to be more efficient and convenient.

Since the stairs were going to be in front of a window, I decided that they would be an open riser design with open space below to permit as much light as possible through the window. (For the same reason, the china cabinet is largely glass.)

None of the existing mezzanine plans were particularly attractive—they either didn't use space well or were dull—so I began experimenting with Jason's suggestion to make a quarter-circle bathroom. I put it farthest from the stairs so that it wouldn't be in the way, and then added another arc to hold the sleeping area. The serving counter in the kitchen also acquired an arc.

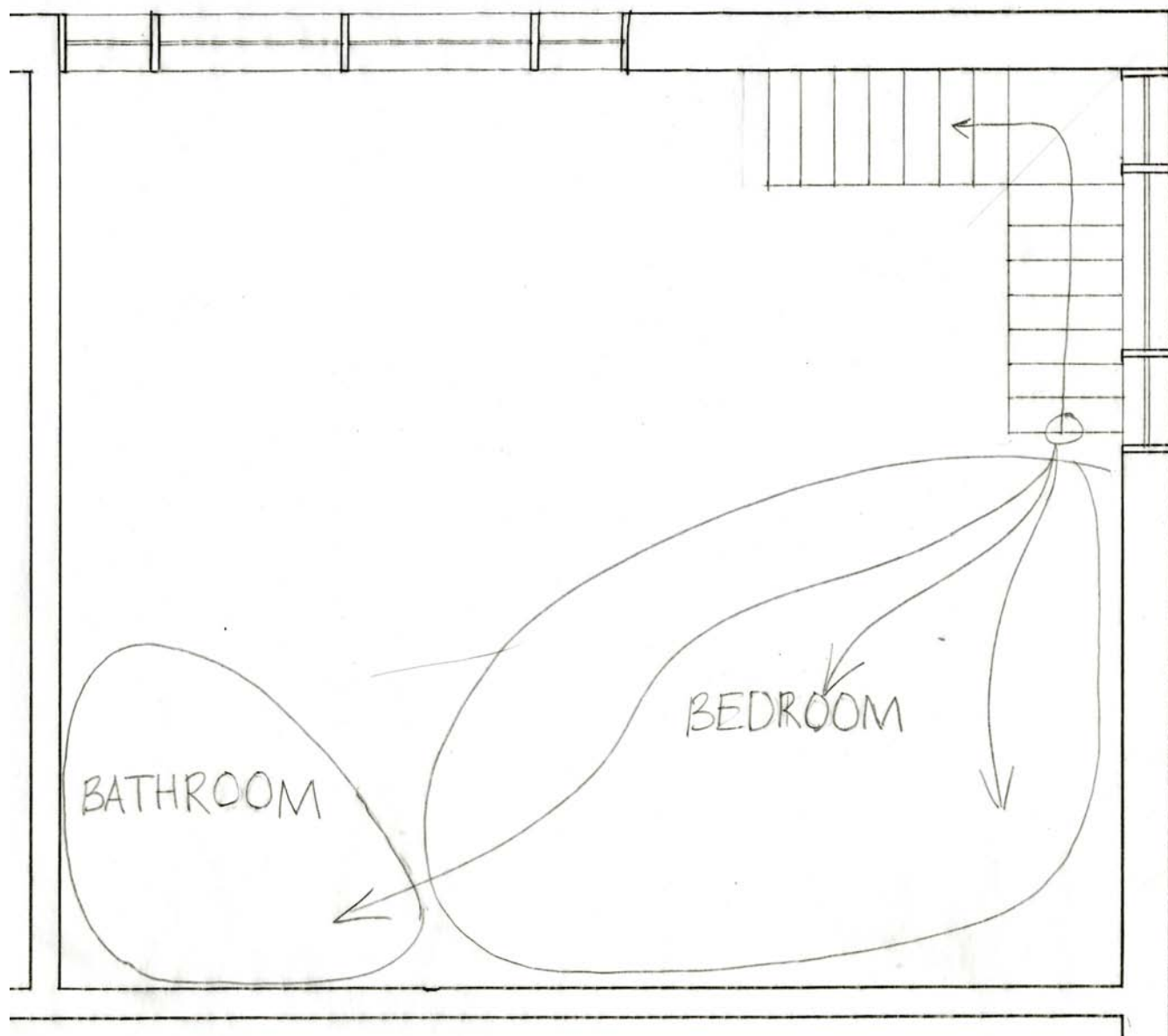
Bubble Diagrams

Ground Floor



Bubble Diagrams

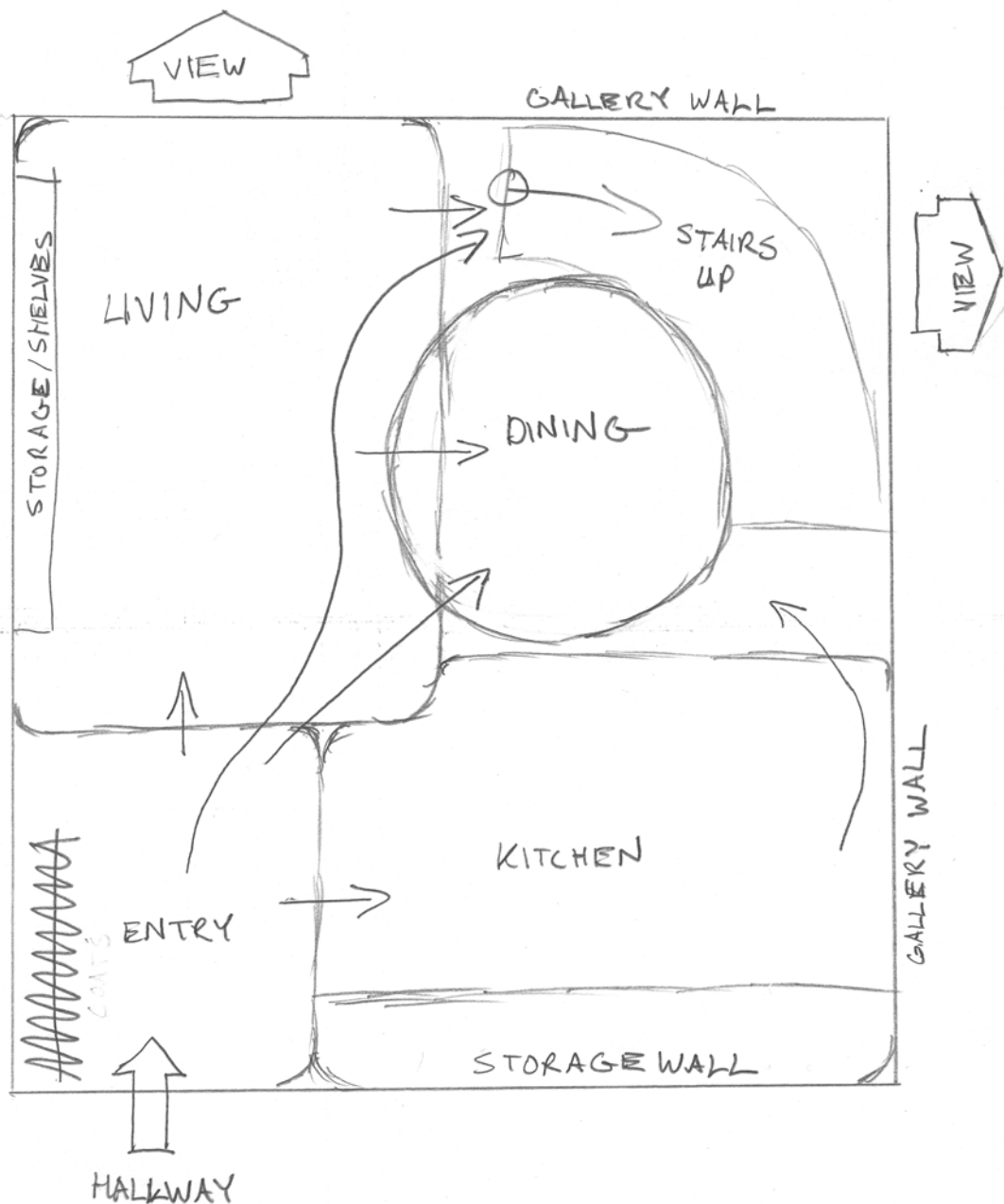
Mezzanine



Schematics

Ground Floor

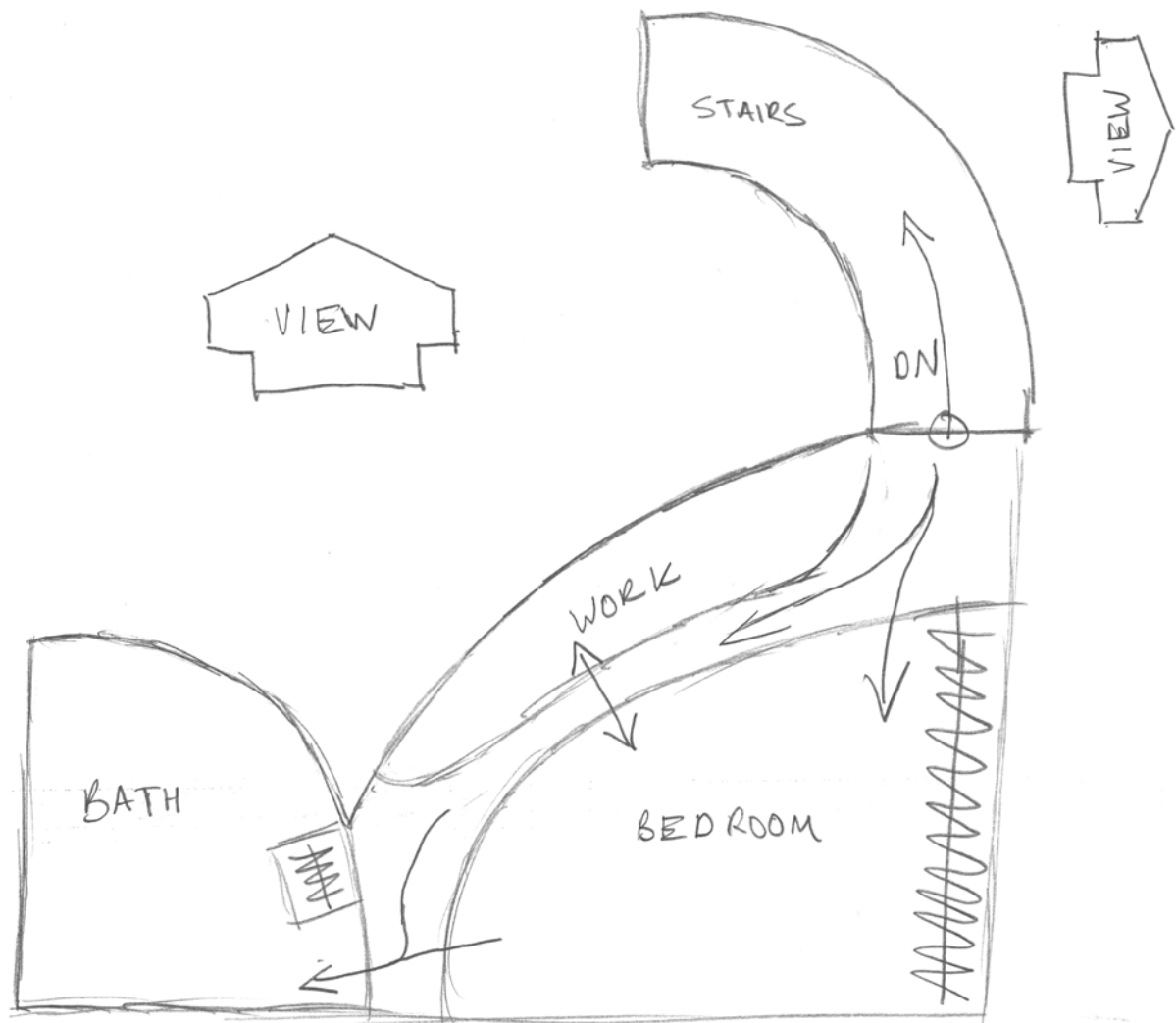
Traffic flows are quite simple: after putting away your coat and shoes, you can head towards the stairs, kitchen, living, or dining areas with equal ease. Views can be enjoyed from all over the loft since there are no walls or overhead cabinets blocking the line of sight. (Yes, this schematic was actually drawn during the next stage when the stairs had changed shape. The overall layout however had not.)



Schematics

Mezzanine

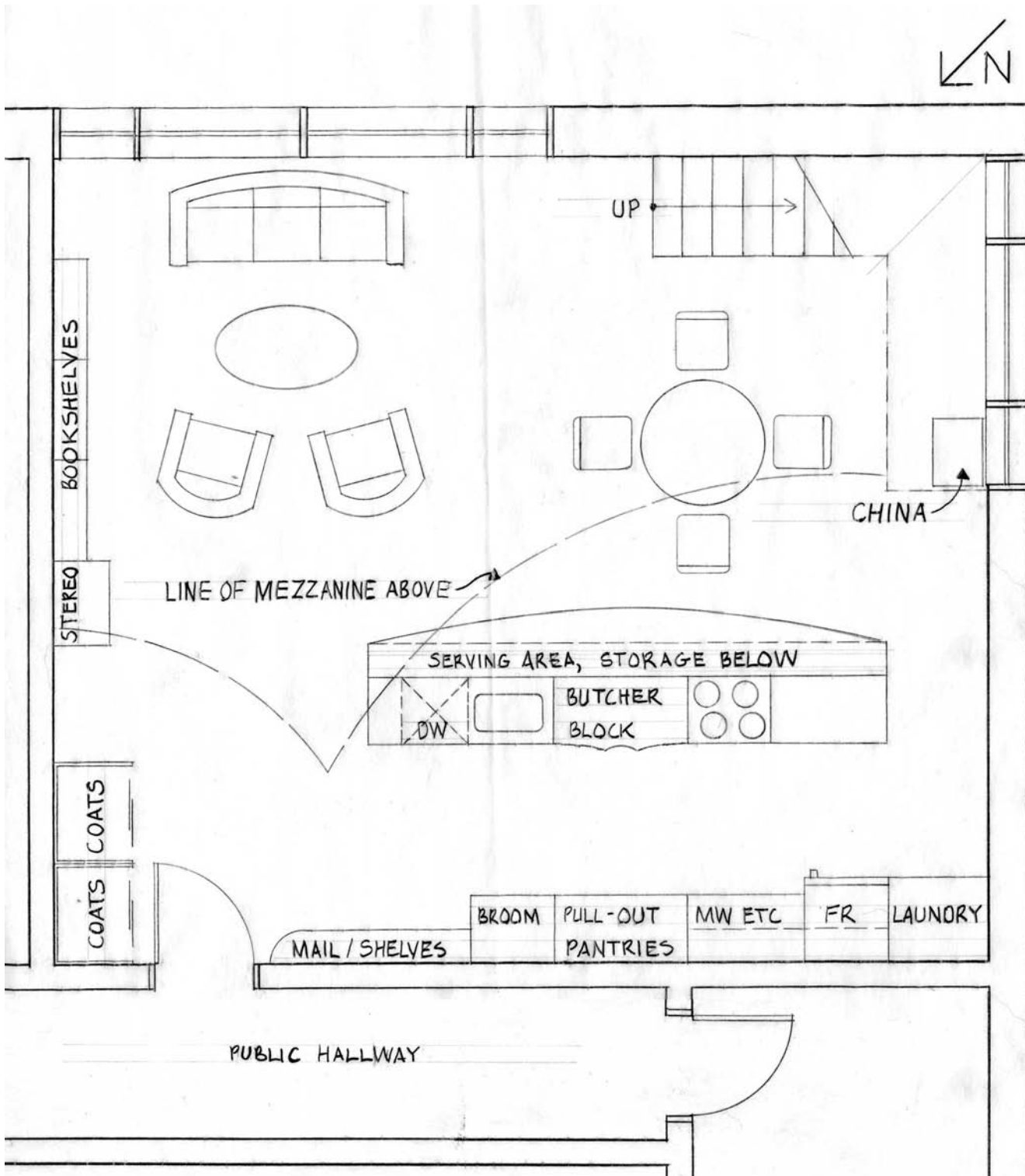
Again, very simple traffic flows. You do have to travel through private space to reach the bathroom, but there's a simple path, and there's nowhere else the bathroom could be. Both views can be enjoyed from up here too. (Yes, this schematic was actually drawn during the next stage when the stairs had changed shape. The overall layout however had not.)



Plans

Ground Floor

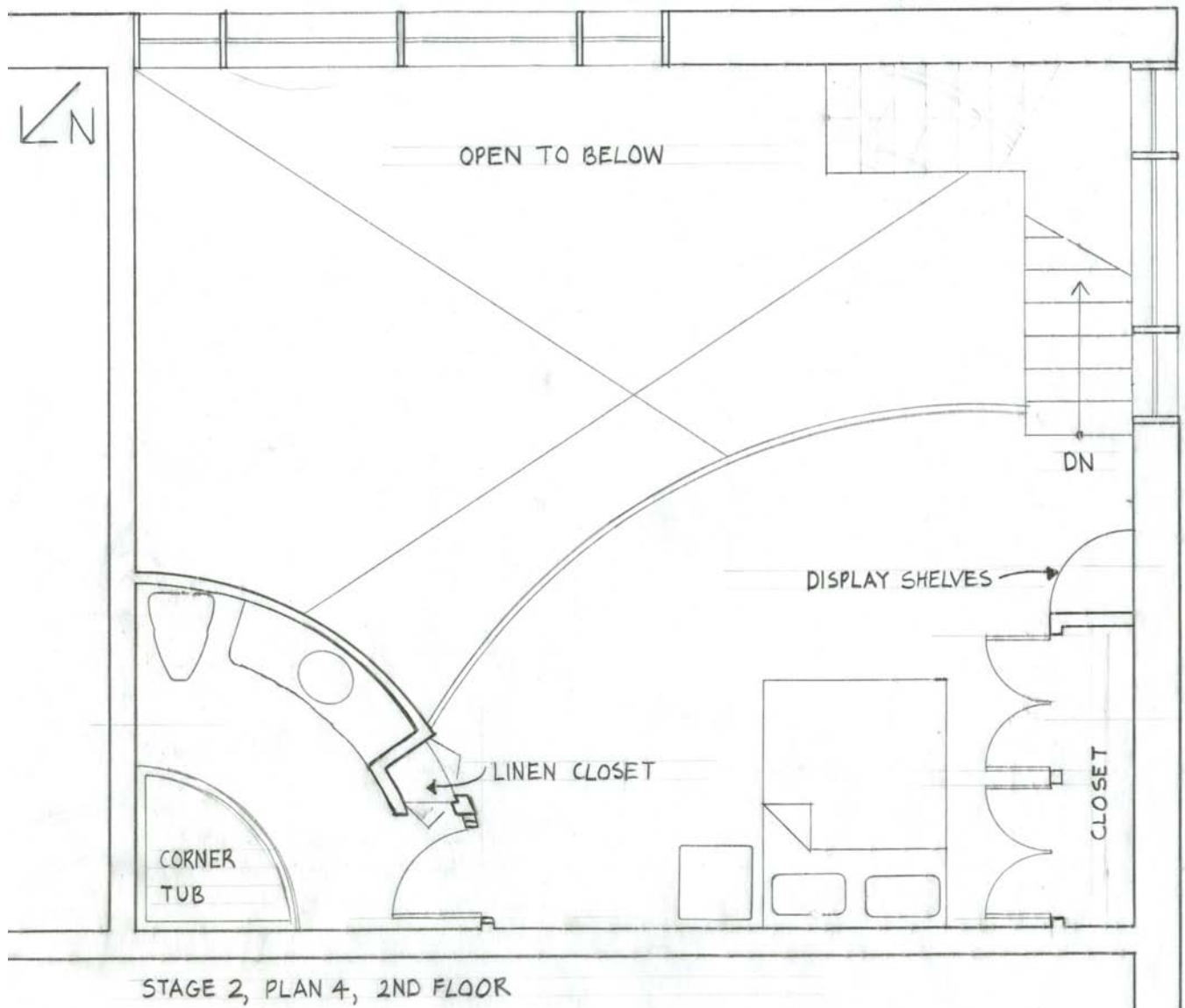
- All the advantages of traffic flow, views, and kitchen from Plan 1, especially that kitchen faces towards light, views, and guests
- 2 ways in and out of kitchen



- Mezzanine is unusual and elegant shape
- Some room for extra bedroom furniture
- Linen closet is accessible from 2 sides
- Mezzanine does not block windows yet should receive plenty of light
- Some of both views visible from bedroom

Plans

Mezzanine



Stage 3

My professor, Kurt Espersen-Peters, thought that more of the loft's elements ought to be curved to echo the mezzanine, such as the staircase and the kitchen island. He also suggested building a desk along the mezzanine railing to use as a home office. I adopted all these suggestions.

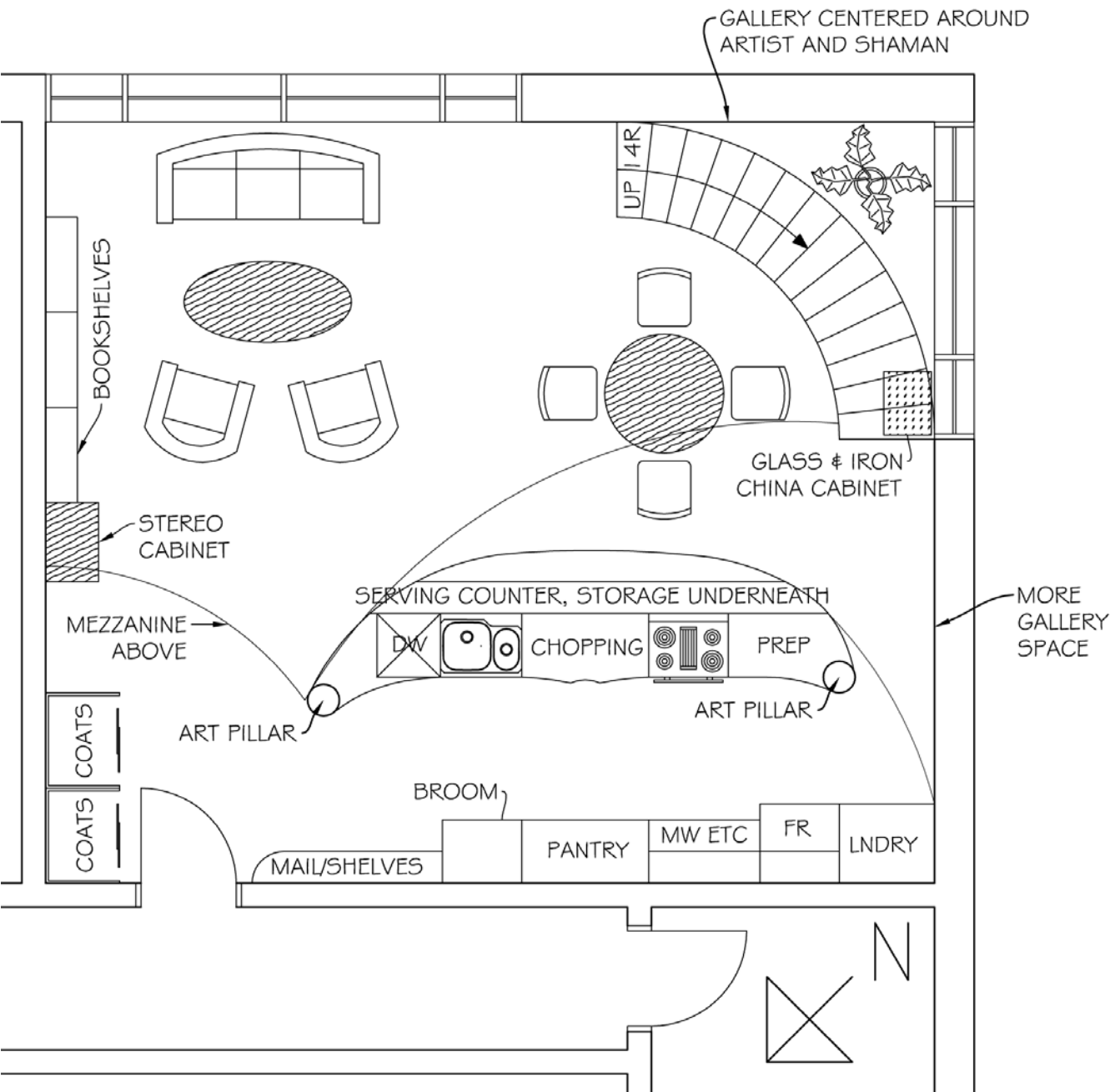
I turned the wall between the windows into a picture gallery centered on Norval Morriseau's *Artist and Shaman between Two Worlds*. This wall can be seen from everywhere in the loft, and because of the windows and staircase, is a natural focal point. The stairs also permit the viewer to examine the hung works closely as he ascends.

When curving the ends of the kitchen island, I integrated support pillars into the tips of the island's new boomerang shape. To add a point of interest near the door, I decided to have these support pillars and the expanse under the serving counter painted in Morriseau's style but in a limited palette that would not dominate or clash with the rest of the space. Mark Seabrook, a local Native artist, would be commissioned.

Another area that I had wanted to turn into a piece of art was the mezzanine's edge. Since a desk now occupied the edge, it no longer made sense to use a railing. Instead a half-wall was preferable—small objects would not get kicked down to the ground floor and it would hide the backsides of the shelves and filing cabinets. There was also the bathroom wall. I wanted to let natural light and air into the bathroom, without letting too much noise out. On finding Coverings Etc.'s pale blue-green Bioglass sheets, I was inspired. The bathroom's actual wall would go to approximately six feet, but these sheets of recycled glass would go from nearly the ceiling to several inches past the wall's edge. Then a matching glass mosaic tile would be applied so that the solid glass at the top seems to gradually pixelate out into the wall's surface of simple white-painted drywall or concrete, along the entire mezzanine edge.

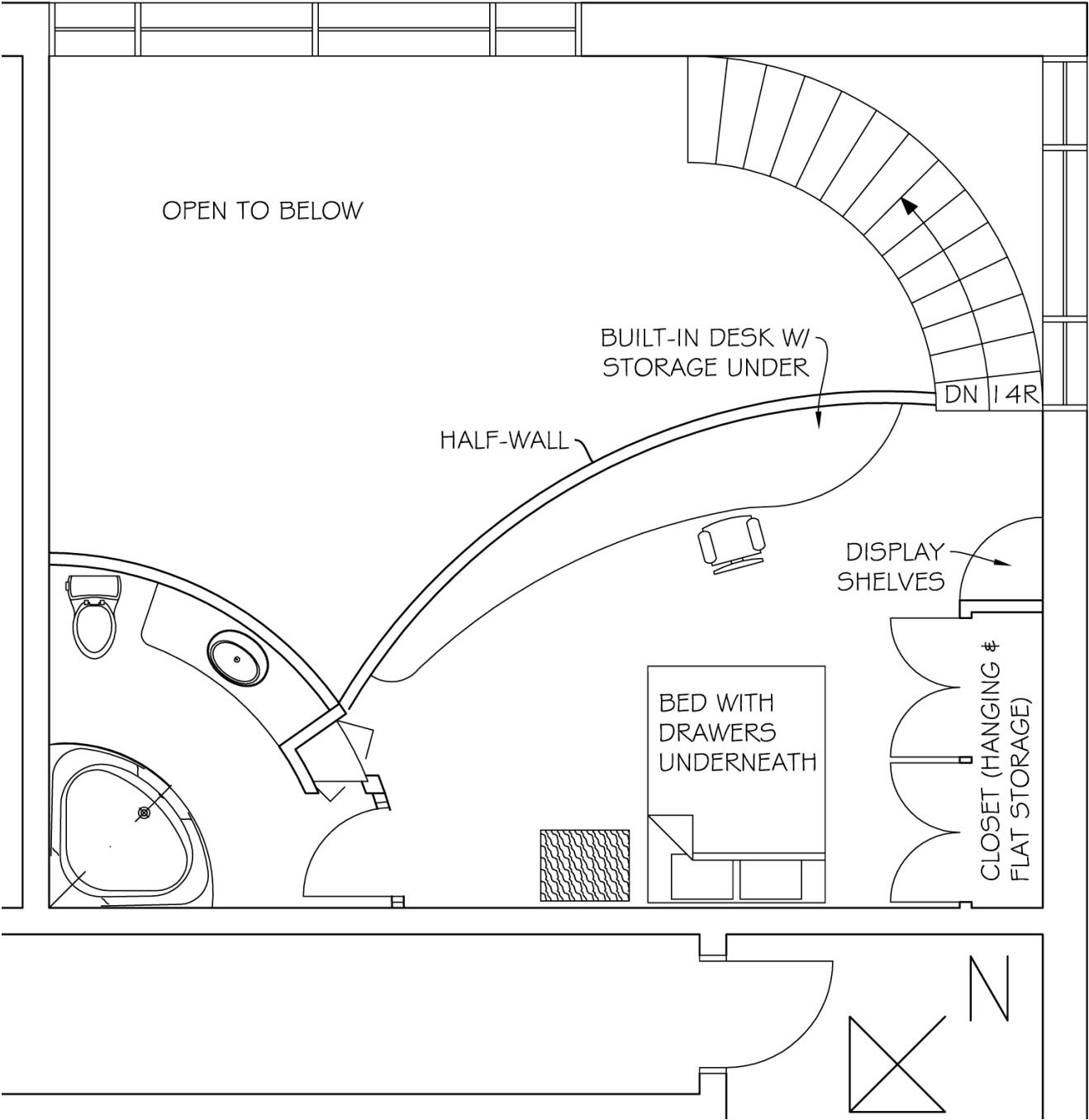
Plans

Ground Floor



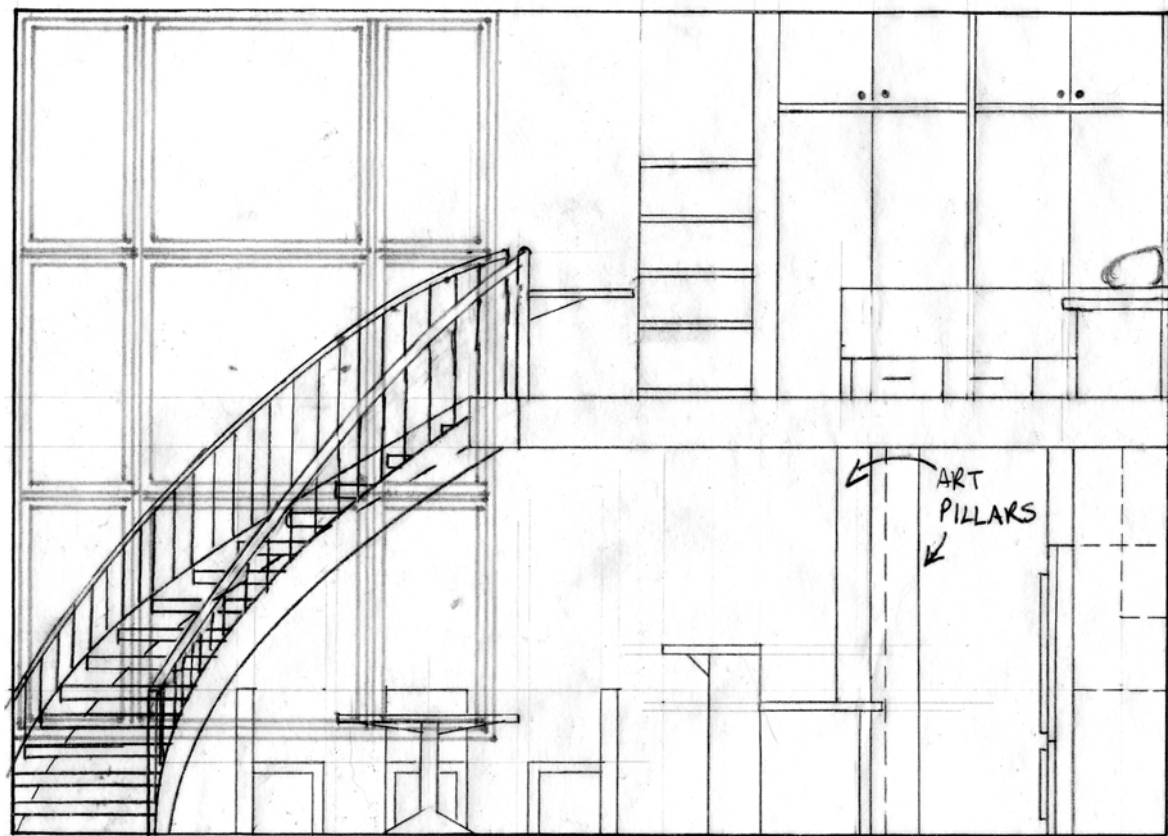
Plans

Mezzanine



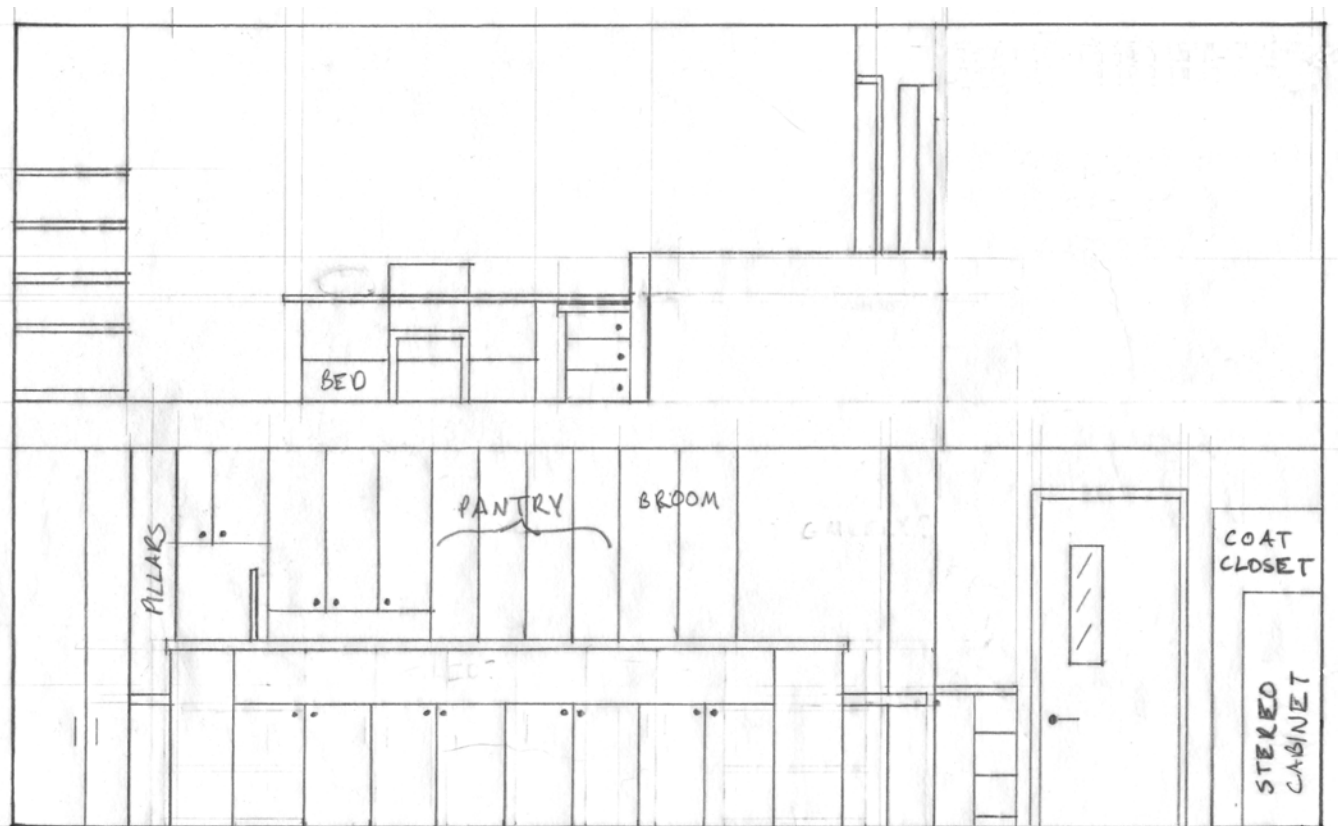
Sections

Towards the Stairs



- The wall at the edge of the mezzanine (mostly visible at the top right) is a tile art wall that shades from pure glass at the top to mostly plaster at the bottom. It pixelates from one to the other in an expanse of glass mosaic tile.

Sections Towards the Kitchen



Specifications

Key Tag Legend	
B	Bath
BR	Bed
C	Ceiling
D	Dining
E	Entry
FF	Floor Finishes
K	Kitchen
L	Living
S	Stairs
W	Wall Finishes

The primary materials in the loft are wood, glass mosaic tile and recycled glass slabs, rice paper, and white paint. Accent materials include cork and iron.

Colours in use are off-white, shades of wood including honey, fruitwood, red oak, cherry, and ebony, black, pale blue-green glass, clear glass, and golden-toned upholstery.

Items known to be sustainable are listed in this font and colour.

Custom millwork shall be finished with low VOC products such as the AFM Safecoat (<http://www.afmsafecoat.com/products.html>), Bioshield (<http://www.bioshieldpaint.com/>), Tried and True (<http://www.triedandtruewoodfinish.com/>), or OSMO (<http://raincoastalternatives.com/>) lines.

If not sealed by manufacturer, butcherblock is to be sealed with Bioshield Herbal Oil (http://www.environmentalhomecenter.com/shop.mv?CatCode=PRODUCT&ProdCode=BS_FURN_FINISH).

Key Tag	Location	Product Description	Qty	Manufacturer	Code
B01	bath	toilet	1	Kohler	San Raphael K-3597
B02	bath	lavatory	1	Kohler	Facet, K-2368
B03	bath	lavatory faucet	1	Kohler	Symbol tall, K-19774-4
B04	bath	mirror	1	M&T Glass (local retailer)	n/a
B05	bath	shelves under countertop, frame only	2	IKEA	Laxvik basic unit
B06	bath	shelves under countertop, glass shelves	4	IKEA	Laxvik glass shelf
B07	bath	shower surround	1	CoveringsEtc	Bio Glass
B08	bath	hand shower	1	Kohler	Forte K-10298
B09	bath	shower faucet	1	Kohler	Forte K-T10277-4
B10	bath	shower hose	1	Kohler	K-8593
B11	bath	towel bars	2	Kohler	Purist K-14436
B12	bath	hook	1	Omnia Industries	215
B13	bath	towel ring	1	Kohler	Purist K-14441
B14	bath	toilet tissue holder	1	Kohler	Purist K-14444
B15	bath	bathroom track lights	4	LBL Lighting	HG275 OP SC 03 1A 35 MRL
B16	bath	rail for bathroom lights	1	LBL Lighting	RAILCV1-SC 117
B17	bath	room's door	1	Habitat for Humanity Restore	n/a
B18	bath	room's door handle	1	Schlage	Accent F10 ACC 625
BR01	bedroom	bed	1	Mobican	Novella 900QD
BR02	bedroom	bedside table	1	Mobican	Novella 910
BR03	bedroom	bedside lamp	1	Objekto	Eclipse Lamp
BR04	bedroom	lights over stair landing and bathroom door	2	LBL Lighting	HS349 OP SC 1B 35 MPT
BR05	bedroom	work counter	1	Ottawa Cabinet Co	n/a
BR06	bedroom	worktable lighting	1	Herman Miller	Leaf G6510
BR07	bedroom	lights over desk	4	LBL Lighting	HS349 OP SC 1B 35 MRL
BR08	bedroom	rail for lights over desk	3	LBL Lighting	RAIL-ST-SC 48
BR09	bedroom	shelves under counter	1	Ottawa Cabinet Co	n/a
BR10	bedroom	filing cabinet	1	Herman Miller	LQ20A 36 2 XS ZK JU KA BW CB 1R
BR11	bedroom	office chair	1	Keilhauer	Sguig Synchro Tilt 9921
BR12	bedroom	rail for lights in front of closet	1	LBL Lighting	RAIL-ST-SC 96
BR13	bedroom	closet doors	1	Shoji Living	n/a

Key Tag	Dimensions	Finish	Notes
B01	30" D x 19-1/2" W x 21-1/2" H	white porcelain	water-saving
B02	19" dia x 4.75" H	clear glass	
B03	spout height 7 3/8"	polished chrome	single-lever design, water-saving option
B04	2'-6" W x 3'-9" H	bevelled mirror glass	rectangular frameless tiltable wall-mounted mirror -- have M&T include polished chrome pivot hardware
B05	80 cm W x 40 cm D x 47 cm H	silver powercoat	
B06	76 cm W x 36 cm D x 0.4 cm T	clear	Max. load: 25 kg
B07	4'-8-5/16" L x 7" H	White Diamond, polished (shattered effect)	to be curved as necessary by manufacturer.
B08	12" L, 4-3/4" dia head	polished chrome	Forte water-saving multifunction handshower
B09	6"-3/8" dia	polished chrome	Forte valve/faucet
B10	6' long	polished chrome	
B11	24" centers	polished chrome	
B12	3-1/2" x 1-3/4" Base 4-5/16" Projection	polished steel	folding triple hook
B13	9" W x 2-1/2" D x 6" H	polished chrome	
B14	6-5/16" H x 4-5/16" D	polished chrome	
B15	3.125" dia, W 6.5"	opal glass, satin nickel	Mini-Dome II Apollo Swivel II
B16	46" L	satin chrome	soft curve rail
B17	2'-6" W x 6'-10" H	white paint, see W4	
B18	not given	bright chrome	
BR01	66" W x 91-1/2" L x 41-1/2" H	antique cherry	plinth base with drawer
BR02	22" W x 18" D x 20" H	antique cherry	
BR03	H 10.5" D 13.5" Cord L 67"	black-steel base; translucent polypropylene diffuser; black cord.	available through Design Within Reach. Designer Mauricio Klabin
BR04	sphere dia 3-3/8"	opal glass, satin nickel	1st circuit, Paperweight minipendants, monopoint installation
BR05	see drawings; approx. 17' L x 2'-6" D	cherry	made of local hardwood
BR06	H 21" W 23" Base Diameter 8.7"	3W black	LED desk lamp
BR07	sphere dia 3-3/8"	opal glass, satin nickel	2nd circuit, Paperweight minipendants
BR08	48" L	satin nickel	
BR09	see drawings; approx. 6' L x 1' D	clearcoat	Made of Plyboo amber edge grain plywood (http://plyboo.com/plywood.html).
BR10	36" W x 19-3/8" D x 26-3/4" H	ZK Cappuccino body, Q pulls in BW Warm Bronze, JU Aged Cherry veneer drawer fronts	Tu 36" W 2 drawer lateral file. Adheres to Cradle to Cradle protocol
BR11	26" W x 26" D x 40-46" H	Black Verve line pattern 2SG02	GREENGUARD® Certified
BR12	96" L	satin nickel	
BR13	8'-4" W x 8' H	black wood with white paper	4-part sliding door assembly, each door has 2 w x 6 h grid

Key Tag	Location	Product Description	Qty	Manufacturer	Code
BR14	bedroom	closet door handles	4	Lee Valley (retailer)	01X43.04
BR15	bedroom	lights in front of closet	3	LBL Lighting	HG358 BRE SC 06 1A 35 MRL
BR16	bedroom	display shelves	1	Ottawa Cabinet Co	n/a
BR17	bedroom	linen closet door	1	Madawaska Doors	n/a
BR18	bedroom	linen closet shelves	5	Ottawa Cabinet Co	n/a
BR19	bedroom	linen closet door handle	1	Lee Valley (retailer)	01X43.04
C01	ceiling, everywhere but bath	low VOC paint	23L	Aglaia	resin wall paint
C02	bath	glass mosaic tile	64 sq ft	Interstyle	Trumpet
D01	dining	table	1	Second-hand from Danish modern furniture dealer, e.g. Mostly Danish Furniture	n/a
D02	dining	chairs	4	Second-hand from Danish modern furniture dealer, e.g. Mostly Danish Furniture	n/a
D04	dining	minipendants	7	LBL Lighting	HS187 OP SC 1B 50 FSJ
D05	dining	light canopy	1	LBL Lighting	CK007B-FJ-GL
E01	entry	door	1	Habitat for Humanity Restore	n/a
E02	entry	door handle	1	Schlage	Venice FA360 VEN 609
E03	entry	lighting, semiflush bowl	1	LBL Lighting	JC 317 MO BZ 2D60
E04	entry	coat armoires	2	Ottawa Cabinet Co	n/a
FF01	entry, kitchen	cork flooring	221 sq ft	DuroDesign	n/a
FF02	living, dining, bedroom	hardwood flooring	640 sq ft	reused hardwood from Habitat for Humanity Restore, pref. red oak	n/a
FF03	bath	glass mosaic tile	64 sq ft	Interstyle	Trumpet

Key Tag	Dimensions	Finish	Notes
BR14	96mm centers	old brass (coppery and distressed)	may not be needed but shoji supplier doesn't say if handles are included. Lee Valley does not note the manufacturer of the handles. Cast zinc, includes mounting hardware
BR15	3.375" dia, H 2.75".	black reflective glass and satin nickel	3rd circuit, Black Mini-Reflex Apollo Swivel II
BR16	2'-4" radius at base, 1'-2" at top, approx 5' H	Charles Rennie Mackintosh white paint	Made of Plyboo amber edge grain plywood (http://plyboo.com/plywood.html).
BR17	1'-11"W x 6'-4" H	white paint, see W4	
BR18	see drawings	clearcoat	Made of Plyboo amber edge grain plywood (http://plyboo.com/plywood.html).
BR19	96mm centers	old brass (coppery and distressed)	Lee Valley does not note the manufacturer of the handles. Cast zinc, includes mounting hardware
C01	950 sq ft	Off-White	dimensions is sq ft to paint. Matching primer available.
C02	12" x 12" mats	custom blended mats in the Aalto pattern. Colours: mostly Iceberg colour, with 1-2 Aqua tiles per sheet, mixed matte and glossy finishes	floor-grade tile; see http://www.interstyle.ca/products/trumpet/trumpet-colors.html and http://www.interstyle.ca/swf/patterns.html
D01	40-45" dia x 28-30" H	teak, cherry or oak	simple circular table with apron and legs
D02	22"W x 30" H x 20" D, 18" seat	teak, cherry or oak with black seats	Wishbone Chair/CH_24 -- to be bought used if available, new if not
D04	W 8", H 8".	opal glass with satin nickel	M2 minipendants will be hung in a spiral from center (longest) to end (shortest)
D05	20.875" dia, H 1.5".	glass	7 jack light canopy
E01	3'W x 6'-10"H	darker stain, e.g. walnut	recycled -- small window to see into hallway would be ideal
E02	not given	609 Antique Brass	inside lever to be Accent F10 ACC 609 in 609 Antique Brass
E03	16-1/2" dia x 11" H	mocha glass with bronze metal	Veneto also accepts 3x15W max E26 compact fluorescents
E04	3'W x 2'-4"D x 7'H	honey	Minimal Japanese styling with sliding doors. Made of Plyboo amber edge grain plywood (http://plyboo.com/plywood.html).
FF01	12" x 12" tiles	Barriga pattern, Cocoa and Bronze colours	Laid in a checkerboard pattern, diagonal to walls. (originally Leather Brown and Cherry colours)
FF02	3/4"D x 4"W	red oak or pecan (warm med. brown)	Call before pick-up. May have to refinish to desired colour.
FF03	12" x 12" mats	custom blended mats in the Aalto pattern. Colours: mostly Iceberg colour, with 1-2 Aqua tiles per sheet, mixed matte and glossy finishes	floor-grade tile; see http://www.interstyle.ca/products/trumpet/trumpet-colors.html and http://www.interstyle.ca/swf/patterns.html

Key Tag	Location	Product Description	Qty	Manufacturer	Code
K01	kitchen	art pillars	2	Mark Seabrook	n/a
K02	kitchen	range	1	Kenmore	Kenmore item# 02246699000 Mfr. model# 46699
K03	kitchen	fridge	1	Amana	ABB1922FEB
K04	kitchen	microwave	1	Sharp	KB6015MKC
K05	kitchen	dishwasher	1	Bosch	Evolution SHE55M06UC
K06	kitchen	clothes washer/dryer	1	LG	WM3988HWA
K07	kitchen	sink	1	Kohler	Undertone K-3355
K08	kitchen	faucet	1	Kohler	Simplice K-647
K09	kitchen	countertop, serving area	1	IceStone	n/a
K10	kitchen	countertop, left of sink	1	IceStone	n/a
K11	kitchen	countertop, right of range	1	IceStone	n/a
K12	kitchen	countertop, right of fridge	1	IceStone	n/a
K13	kitchen	countertop, mail and bookshelves	1	IceStone	n/a
K14	kitchen	countertop, butcherblock between sink and range	1	Teragren	n/a
K15	kitchen	cabinets under serving counter	6 doors and 2x 4 drawer stacks	Neil Kelly	#474 Tatami
K16	kitchen	base cabinets between dishwasher and range	4 drawers and 2 tray niches	Neil Kelly	#474 Tatami
K17	kitchen	base cabinets between range and right-hand pillar	4 drawers	Neil Kelly	#474 Tatami
K18	kitchen	laundry cabinet	1 cabinet, 2 doors	Neil Kelly	#474 Tatami
K19	kitchen	wall cabinets above fridge	2 doors	Neil Kelly	#474 Tatami
K20	kitchen	base cabinets between fridge and pantry	3 doors	Neil Kelly	#474 Tatami

Key Tag	Dimensions	Finish	Notes
K01	1' dia x 8' H	Painted in Morriseau's Woodland style in a suitable limited palette	Actual pillars to be installed by contractor as part of mezzanine. Radiused at top and bottom, tapers slightly towards the top. Image source is just a sample; this would be a special commission.
K02	31-1/2" max W x 23-1/4" D x 36-3/8" H	black	
K03	66 7/8" H x 29 5/8" W x 33" D	black	Energy Star rated, bottom freezer drawer, spill-containing shelves, should open to left
K04	24" W x 24" D x 15" H	black	1.0 cu. ft. (holds 9" x 13" dish), 950W
K05	24" W x 23" D x 34" H	black	48 dBA, 259 kWh. Multiple energy efficiency features and 1/2 load wash.
K06	27" W x 38 11/16" H x 29 3/4" D	white	Energy Star rated combination washer/dryer, water level auto-adjusts to load size. Single machine means space for shelves for laundry supplies and hampers
K07	overall 30-3/4" x 20-1/8", large basin 18" W x 18" L x 9-1/2" D, small basin 9" W x 15" L x 5-1/2" D	stainless steel	many accessories available
K08	9" reach, 9" clearance above sink	polished chrome	high arch, single lever, pull-out spray
K09	see drawings; fits within 14'-6" L x 2' W	Sage Pearl	recycled glass terrazo, off-white flecked with soft green
K10	see drawings; fits within 4' L x 3' W	Sage Pearl	recycled glass terrazo, off-white flecked with soft green
K11	see drawings; fits within 5' L x 2'-6" W	Sage Pearl	recycled glass terrazo, off-white flecked with soft green
K12	3'-6" L x 2' W	Sage Pearl	recycled glass terrazo, off-white flecked with soft green
K13	see drawings; fits within 6' L x 1' D	Sage Pearl	recycled glass terrazo, off-white flecked with soft green
K14	2' x 4'	caramelized bamboo parquet	add custom bowl lip from Ottawa Cabinet Co to standard countertop
K15	11'-6" L x 1' D x 2'-8" H	red oak, unfinished.	to be finished with clearcoat for the main panels and ebony stain on the trimwork.
K16	6'-6" L x 2' D x 2'-8" H	red oak, unfinished.	to be finished with clearcoat for the main panels and ebony stain on the trimwork. 2 drawers under the sink, 2 more deep drawers to the right, and 2 vertically stacked tray/cuttingboard niches next to the range.
K17	3' L x 2' D x 2'-8" H	red oak, unfinished.	to be finished with clearcoat for the main panels and ebony stain on the trimwork.
K18	3' L x 2' D x 8' H	red oak, unfinished.	to be finished with clearcoat for the main panels and ebony stain on the trimwork.
K19	2'-6" L x 1' D x 2' H	red oak, unfinished.	to be finished with clearcoat for the main panels and ebony stain on the trimwork.
K20	3'-6" L x 2' D x 2'-10" H	red oak, unfinished.	to be finished with clearcoat for the main panels and ebony stain on the trimwork.

Key Tag	Location	Product Description	Qty	Manufacturer	Code
K21	kitchen	wall cabinets between fridge and pantry	3 doors	Neil Kelly	#474 Tatami
K22	kitchen	pull-out pantry cabinets	4 vertical drawers	Neil Kelly	#474 Tatami
K23	kitchen	broom cabinet	1 cabinet, 2 doors	Neil Kelly	#474 Tatami
K24	kitchen	mail cabinet and bookshelving	2 doors, 3 shelves inc bottom level	Neil Kelly	#474 Tatami
K25	kitchen	cabinet handles (knobs)	20	Lee Valley (retailer)	01X43.03
K26	kitchen	cabinet handles (drawer pulls)	20	Lee Valley (retailer)	01X43.04
K27	kitchen	gadget vases	2	IKEA	BLADET
K28	kitchen	lighting over island, heads	5	LBL Lighting	HS359 AM BZ 1B 35 MRL
K29	kitchen	lighting in front of storage wall	8	LBL Lighting	HB359 AM BZ 06 1A 50 MRL
K30	kitchen	rails for kitchen lighting	4	LBL Lighting	RAIL-ST-BZ 96
K31	kitchen	rails for kitchen lighting	1	LBL Lighting	RAIL-ST-BZ 48
L01	living	sofa	1	Second-hand from Danish modern furniture dealer, e.g. Mostly Danish Furniture	n/a
L02	living	armchair	2	Second-hand from Danish modern furniture dealer, e.g. Mostly Danish Furniture	n/a
L03	living	oval coffee table	1	Second-hand from Danish modern furniture dealer, e.g. Mostly Danish Furniture	n/a
L04	living	bookcase	3	Tropical Salvage	n/a
L05	living	stereo cabinet	1	Tropical Salvage	n/a
L06	living	Belle chandelier heads		LBL Lighting	HJ180 OP BZ 1B 20 MRL
L07	living	single tier chandelier track	1	LBL Lighting	HS130 36 120 BZ 150 S
L08	living	lighting over bookcases/stereo, heads	4	LBL Lighting	HG298 OP BZ 12 1A 50 MRL
L09	living	lighting over bookcases/stereo, track	1	LBL Lighting	RAIL-ST-BZ 96
S01	stairs	inside stringer	1	Ottawa Cabinet Co.	n/a
S02	stairs	outside stringer	1	Ottawa Cabinet Co.	n/a
S03	stairs	risers	14	Cairn Cunnane	n/a
S04	stairs	balusters	41	StairWorld	212BPA53
S05	stairs	balusters	41	StairWorld	212BPA54

Key Tag	Dimensions	Finish	Notes
K21	3'-6" L x 2' D x 3'-6" H	red oak, unfinished.	to be finished with clearcoat for the main panels and ebony stain on the trimwork.
K22	4' L x 2' D x 8' H	red oak, unfinished.	to be finished with clearcoat for the main panels and ebony stain on the trimwork.
K23	2'-6" L x 2' D x 8' H	red oak, unfinished.	to be finished with clearcoat for the main panels and ebony stain on the trimwork.
K24	6' L x 1' D x 3'-6" H	red oak, unfinished.	2' W closed section near door for ugly mail processing stuff and rest is open bookshelves. Length includes quarter-circle right end. To be finished with clearcoat for the main panels and ebony stain on the trimwork.
K25	64mm centers	old brass (coppery and distressed)	Lee Valley does not note the manufacturer. Cast zinc, includes mounting hardware
K26	96mm centers	old brass (coppery and distressed)	Lee Valley does not note the manufacturer. Cast zinc, includes mounting hardware
K27	11" H, unknown diameter	clear	round flaring glass vases to hold spatulas, spoons and other widgets
K28	W 2.75", H 2.25".	amber glass, bronze metal	Mini-Wilt minipendants
K29	shade only W 2.75", H 2.25".	amber glass, bronze metal	Mini-Wilt spots on track. Some aimed at island, I think
K30	96" L	bronze	four 8' lengths of track will do the island and most of the storage wall.
K31	48" L	bronze	4' of track to fill in the length of the storage wall
L01	approx. 7' W x 3' D x 2'-6" H	rosewood or teak, upholstery E149	have made to match if cannot get secondhand
L02	not given but approx. 3' W x 3' D x 2'-6" H	rosewood or teak, upholstery E149	
L03	5' L x 2'-6" W x 20" H	rosewood or teak	have made to co-ordinate with sofas/armchairs if cannot get secondhand.
L04	3' W x 1' D x 6' H	honey to medium brown	Custom piece in salvaged tropical hardwood. Shaker styling.
L05	2'-6" W x 21" D x 4' H	honey to medium brown	Custom piece in salvaged tropical hardwood. Shaker styling.
L06	shade only 5-3/4" H x 4" dia	opal glass with bronze metal	Belle flares open like a lily
L07	36" dia circle, 120" stems, base 9-1/4" dia x 4-1/4" H	bronze	up to 6 of chosen chandelier heads. Stems can be shortened
L08	lamp 4-3/4" dia x 8-1/2" L	opal glass, bronze metal	Mango Nuage Apollo Swivel II
L09	96" L	bronze	field cuttable and bendable wall-mounted spotlight track
S01	1/4 of 7' radius (inner side) circle, 2" thick, 12" high	red oak	custom curved, FSC certified lumber
S02	1/4 of 10' radius (outer side) circle, 2" thick, 12" high	red oak	custom curved, FSC certified lumber
S03	approx. 3' W x 1'-2" D	painted (black or white)	openwork cast iron. Request recycled iron if suitable
S04	not given	black pearl	Ispira single basket, odd balusters. 1 baluster every 4"
S05	not given	black pearl	Ispira double basket, even balusters. 1 baluster every 4"

Key Tag	Location	Product Description	Qty	Manufacturer	Code
S06	stairs	inside railing cap	1	StairWorld	004o105
S07	stairs	outside railing cap	1	StairWorld	004o105
S08	stairs	minipendants	7	LBL Lighting	HS187 OP SC 1B 50 FSJ
W01	all walls except as noted	Japanese rice paper	782.333	Phillip Jeffries	1405 Pearl
W02	walls, picture rails	total paint needed for rails	0.75L	Aglaia	resin wall paint
W03	walls, bedroom gallery	picture rails	1	Ottawa Cabinet Co	n/a
W04	walls, above mail shelves	picture rails	1	Ottawa Cabinet Co	n/a
W05	walls, kitchen gallery	picture rails	1	Ottawa Cabinet Co	n/a
W06	walls, living room gallery	picture rails	3	Ottawa Cabinet Co	n/a
W07	walls, stair gallery	picture rails	3	Ottawa Cabinet Co	n/a
W08	dining	mini-mural above cabinetry on serving side of kitchen island	1	Mark Seabrook	n/a
W09	wall, outside bathroom	recycled glass slabs	32.2 sq ft	CoveringsEtc	Bio Glass
W10	wall, outside bathroom and mezzanine	etched glass mosaic tile	70.5 sq ft	Interstyle	Jaspers
W11	wall, outside bathroom and mezzanine	low VOC paint	0.25L (must get 1L can)	Aglaia	resin wall paint
W12	wall, mezzanine	hardwood cap for half-wall	1	custom millwork	n/a
W13	walls, bath inc counter and shower seat	glass mosaic tile	263 sq ft	Interstyle	Trumpet

Key Tag	Dimensions	Finish	Notes
S06	2" dia x 11'-6" L	red oak	oval railing meant for bending
S07	2" dia x 16' L	red oak	oval railing meant for bending
S08	W 8", H 8"	opal glass with satin nickel	M2 minipendants hang over alternate stairs with cables always 7'2" above stair level. Monopoint install.
W01	bolt is 36"W x 24 yds L	rice paper	quantity is sq ft of rice paper needed
W02	30.208	Off-White	dimensions is sq ft to paint. Matching primer available.
W03	15'-8" L	paint with W4	hung at same ~7' H as ground floor. Local/sustainable 2x2 hardwood stock with angled routed channel to accept picture hanging pegs of standard 1/2" square stock.
W04	~6'-3" L depending on door frame	paint with W4	hung at ~7' H to match window frame. Local/sustainable 2x2 hardwood stock with angled routed channel to accept picture hanging pegs of standard 1/2" square stock.
W05	11'-6" L	paint with W4	hung at ~7' H to match window frame. Local/sustainable 2x2 hardwood stock with angled routed channel to accept picture hanging pegs of standard 1/2" square stock.
W06	14' L.	paint with W4	hung at 9', 12', and 16' H. Local/sustainable 2x2 hardwood stock with angled routed channel to accept picture hanging pegs of standard 1/2" square stock.
W07	13' L	paint with W4	hung at ~7' H to match window frame, 11', and 16' H. Local/sustainable 2x2 hardwood stock with angled routed channel to accept picture hanging pegs of standard 1/2" square stock.
W08		Painted in Morriseau's Woodland style in a suitable limited palette	to co-ordinate with art on pillars. Image source is just a sample; this would be a special commission.
W09	24-1/2" H x 15'-9" L x 3/4" D	Oriental Jade colour, natural finish	to be curved as necessary by manufacturer. Comes in 110" x 49" x 3/4" slabs. Bathroom walls go up to 6'-8", so cut a slab in half on the 49" dimension and wrap it over the 15'-9" arc.
W10	1" x 1" square tiles in 12" x 12" mesh sheets	Water Green	to match the sheet glass in colour and finish
W11	70.5 sq ft	Off-White	must cover 70.5 sq ft. To cover areas not covered by tiling. Matching primer available.
W12	20' L x 4" W	ebony-stained, radiused edges	made of local hardwood
W13	12" x 12" mats	custom blended mats in the Aalto pattern. Colours: mostly Iceberg colour, with 1-2 Aqua tiles per sheet, mixed matte and glossy finishes	All edges in room radiused. Counter is built-in and cantilevered from wall, then covered with tile. Tile is floor-grade; see http://www.interstyle.ca/products/trumpet/trumpet-colors.html and http://www.interstyle.ca/swf/patterns.html