

**Client Name:** Miami Luxury Midrise Apartment Complex

**Program For:** New Conference Room and Lobby

**Designed By:** Stephanie Jeffries

**Location:** Miami, Florida

This program proposal is for the Miami Luxury Community Clubhouse and Lobby areas of a newly built high-end midrise apartment complex located in Miami, Florida. Situated centrally intown surrounded by other marquee luxury brands, the building houses 253 units that include studio, one, and two bedroom apartment homes in a very opulent, trendy, and modern style. It was designed to be marketed to, appeal to, and cater to glamorous, successful, single professionals as well as median-aged professionals with small families that want to be within walking distance of the area's exciting attractions while still maintaining a neighborly feel for residents in a semi-city scene. Since this is a new building, ADA compliance was adhered to throughout and will be maintained post renovations.

### **LOBBY/ENTRANCE**

#### **Functional Needs Include:**

- Seating for up to 10 guests and/or residents
- Bose integrated sound system for music that plays lightly in the background throughout the day and evening
- Integrated intercom system for emergency announcements
- Receptionist desk or station that will seat two people who will each have independent desktop computers, phones, a set of 4 drawers alongside of them, and additional counter space of up to 24" to work on
- Integrated high-speed WiFi
- High performance, neutral, stylish flooring that is scuff resistant for high traffic volume
- Natural light from two walls of windows from floor to ceiling facing North and East of the building's site orientation
- Muting of daylight or creating a silhouette of privacy at night is achieved through floor to ceiling neutral, sheer panels at the North and East wall of windows
- Both audible and visible fire alarm mechanisms
- Centralized HVAC system with tasteful, subtle filters for cooling and heating
- Open circulation leads to public restrooms through a corridor out of view of the Lobby
- Adjacent proximity to Leasing Office area

### **LEASING OFFICE BEHIND LOBBY**

#### **Functional Needs Include:**

- Three current individual offices with glass walls and doors, each that can seat up to three people (the person behind the desk and two other people opposite of them)
- Two newly added office nooks designated for applicants to have privacy while they fill out application forms. These nooks will be built as extensions from the wall that connects the lobby adjacent to the leasing offices. You will not be able to see these nooks from the lobby. These offices will have sound proof glass walls and doors as well to unify the area. They will also be able to seat three people each.
- Each office will have its own dedicated desktop computers, printers, fax machines, phones, and the ability to work the intercom system
- Manager's office #1 will sit on the East wall where the wall is already glass and therefore will have access to natural light and views. Artificial lighting will include both ceiling and desktop options

- Remote-controlled neutral shades and sheers conceal the manager's office after business hours for security
- Newly added nook #1 will also sit on the East side of the building and have natural light from the wall of windows and views. Artificial lighting will include both ceiling and desktop options
- Newly added nook #2, along with current offices #2, and #3 will not have access to natural light and will have to rely on artificial ceiling and desktop light sources
- Neutral, attractive, sustainably made and sourced commercial-grade carpeting that resists stains and is durable for high traffic volume
- Both audible and visible fire alarm mechanisms

## **CLUBHOUSE**

### **Functional Needs Include:**

- Four existing separate seating areas:
  - one for sitting in view of the pool area off of a West, floor to ceiling, glass wall
  - the second one for viewing television
  - the third for dining in booth-style tables
  - the fourth area for individual computer nooks
- Computer nooks have access to one integrated printer and fax machine
- One (minimum) 50" wall mounted, HD, high end brand television for seating area #2
- Full premium cable service connected to mounted television
- State-of-the-art kitchen featuring stainless steel appliances including:
  - Two Viking ovens for heating
  - microwave
  - under-counter refrigerator
  - heavy duty dishwasher
  - coffee/espresso machine
  - ice maker
  - separate chilling refrigerator for wine and spirits
- Under-counter cabinetry on a long center island to maintain the sleek, open look of the kitchen
- High performance, neutral, stylish flooring that is scuff-resistant for high traffic volume
- Bose integrated sound system for listening to overhead music playing lightly in the background
- Hot and cold water lines and waste water lines to run from the stainless steel double sink
- Integrated high-speed WiFi
- Integrated intercom system for emergency announcements
- Both audible and visible fire alarm mechanisms
- HVAC system with tasteful filters placed inconspicuously throughout the space
- Total occupancy capacity for the entire space= 50 (18 spaces for seating and up to 32 more people with standing room left)

## **NEW CONFERENCE ROOM ADDITION**

### **Functional Needs Include:**

- Four dedicated desktop computer nooks with ergonomically-correct chairs
- Two copiers
- One fax machine
- One phone
- Integrated high-speed WiFi
- Conference table and ergonomically-correct chairs to seat a maximum of 10 people

- Neutral, attractive, sustainably made and sourced commercial-grade carpeting that resists stains and is durable for high traffic volume
- Peripheral seating for up to an additional 6 people
- Natural light and views to the pool through a glass floor to ceiling South-facing wall
- Artificial lighting will be flushed, ceiling mounted, and three-way dimmable
- Remote-controlled window shades to darken room for overhead presentations
- Adjacent relationship to the community pool with a view to the pool when completed
- Egress plan will include two doors in Scheme A; one off of the clubhouse, the other one off of a corridor with direct access to an exit door. In Scheme B, only one egress plan is essential
- Public restrooms will be accessible in the circulation pattern off of the corridor
- Integrated intercom system will be in place for emergency announcements only
- No Bose integrated sound system playing in the background
- Both audible and visible fire alarm mechanisms

### **PUBLIC RESTROOMS**

#### **Functional Needs Include:**

- Lockers for residents and guests using the pool
- Three shower stalls for both men's and women's restrooms
- Four stalls for the women's restroom
- Two stalls and two urinals for the men's restroom
- One trash receptacle in each restroom
- Both audible and visible fire alarm mechanisms
- Integrated intercom system for emergency announcements
- Dehumidifier system
- Central HVAC cooling and heating system
- Artificial ceiling mounted lighting only. No natural light or views available for obvious reasons
- Bose integrated sound system playing music lightly in the background
- Sauna booth for up to six people in each restroom
- Wall-mounted, hand-held blow dryers in each restroom
- Spa soaps and lotions available in each restroom
- Anti-microbial flooring, non-slip shower mats, and shower curtains

### **COMMUNITY POOL AREA**

#### **Functional Needs Include:**

- Both audible and visible fire alarm mechanisms
- Integrated intercom system for emergency announcements
- Two umbrella-covered cabanas with seating for four at each table
- A total of 16 loungers for guests and/or residents to sunbathe on surrounding the main pool
- Spa pool adjacent to the main pool for up to 10 people
- Twenty-foot length pool, no more than 5' deep
- State-of-the-art Viking outdoor kitchen and grilling area
- One biodegradable composting unit in the outdoor kitchen
- Pool is located at the center of the building with apartments overlooking it from their respective balconies
- Appropriate style of lifeguard station will be selected for dedicated lifeguard on duty
- Low profile, sustainable outdoor, bug repellent lighting and garden up-lighting to be selected
- Two trash receptacles

## **FITNESS CENTER**

### **Functional Needs Include:**

- Twenty-four hour accessible, on-demand fitness center
- Commercial-grade equipment
- Neutral, attractive, sustainably made and sourced commercial-grade carpeting that resists stains and impact from weights being dropped. Carpet must also be durable for high traffic volume around all lifting and toning equipment
- Glass wall-enclosed aerobic room with commercial dance studio-grade wood flooring
- Four spinning bikes with on-demand workouts available
- Minimum of twenty anti-microbial gym mats
- Minimum of ten stepping apparatus
- One set of kettle bells
- Four treadmills with personal viewing monitors
- Three elliptical machines with personal viewing monitors
- Comprehensive upper and lower body lifting and toning apparatus
- Wall of mirrors in the open fitness area as well as glass-enclosed aerobics area
- Three HD, wall-mounted televisions with premium cable service connected to each
- Two water fountains included within the open gym space
- Hot and cold water lines along with waste lines running from water fountains
- One public trash receptacle
- Wall-mounted sanitary wipes for gym equipment
- Public restrooms are adjacent to the fitness center

## **MAIL ROOM**

### **Functional Needs Include:**

- Neutral, attractive, sustainably made and sourced commercial-grade carpeting that resists stains and is durable for high traffic volume
- Three trash receptacles for junk mail discarded by residents while in the mail room
- Center, floating counter to sort through personal mail
- Twenty large mail boxes available for delivery of packages that are small enough to be left for residents in the mailroom and do not have to be left at their front doors

## **TRASH ROOM**

### **Functional Needs Include:**

- One central shoot integrated throughout the building for residents to dispose of their trash down into a secure and sanitized room and composting machine
- One large trash room for larger items such as discarded boxes upon move in or furniture no longer wanted or needed
- Two large garage bays with doors for trash trucks to come and pick up trash from these areas

## **RESIDENT PRIVATE COVERED GARAGE**

### **Functional Needs Include:**

- Residents are assigned their own personal space with a corresponding permit sticker that matches a number on their spot. Total number of resident parking spots is 506
- There are four parking spots designated for future residents filling out applications at any time
- There are twenty parking spots designated for guests with a maximum visit time of up to 24 hours before being towed (and no permit needed)

- Two dedicated parking spots in the private resident garage are designated for mail persons and delivery companies

**UNIFYING AESTHETIC NEEDS INCLUDE:**

- Very high-end modern furnishing and fixtures throughout
- Colors are meant to reflect Miami flamboyance and excitement by being bold, energetic, and encouraging community interaction, camaraderie, and activity outside of the residents' private homes.
- Landscaping around the building and pool are of indigenous origin with classic palm trees and low-laying, low maintenance complementary shrubs and greenery
- Culturally diverse influences that reflect the largest population segments in the building should be included in the décor.
- Age ranges are between 28 to 44 on average. The vibe for the atmosphere must be trendy, chic, current without sacrificing timeless style applicable to Miami and sophistication
- The client may be willing to keep the vibrant yellow hues throughout, but would like to see a proposal that incorporates other warmer palettes relevant to Miami culture like certain shades of orangey salmon/red or cooler colors like aqua. Preferred colors are teal/aqua/turquoise family, deep oranges, and complements of each
- There is a preference for replacing all artwork that features faces in the details with more non-descript and abstract works of art