

# Industrial Style Urban Loft - Office Space

FULL SERVICE DESIGN, MEDIUM SCOPE EXAMPLE

FINAL DESIGN FILE

FEBRUARY 24TH, 2023

Congratulations, the difficult part of design decisions is complete! This is your personalized design file, that translates your needs and desires into physical design features. Use this file as your step by step plan to execute the design concepts we worked together to create and make your dream home a reality.

What you'll find in your Design File:

- Final renderings showing recommended appliances, accessories and finishes
- Material board
- Budget breakdown
- Specifications

# EXISTING CONDITIONS & REQUESTS



- Keep exposed ceiling
- Different zones for working
- Storage with display shelves
- Accentuate natural light

# OVERALL OFFICE DESIGN



- Wash ceiling with paint selections use natural light to highlight office area.
- Storage racks with added metal braces extend to the ceiling, making the space feel larger & securing shelves.
- Two work zones are defined by different seating options.
- Multi-purpose furniture supports the work day.

# MATERIAL BOARD



Pendant Lighting  
Craftsman  
Design-a-Fixture 2 Light  
8" Wide Multi-light Pendant

Paint Wash  
Back Drop  
Miami Parasol

Throw Pillows  
Arhaus  
Channel Stitch Hide  
& Stone Washed Velvet Covers

Storage Shelving  
Casamudo  
Casanta Metal Bookcase

Chair  
Wayfair\_17 Stories  
Pacitte Upholstered Armchair

Wallcovering  
Burke Decor  
Diamond Shadow Wallpaper

Coffee Table  
Home Depot  
Beah 52" Reclaimed  
Barnwood Rectangle Wood

Sectional  
Burrow  
Range 6-piece Open Sectional, double  
lounger

Rug  
Nordic Knots  
Nor Malarstrand /Green Black

Existing  
Exposed Concrete

# PAINT, WALLPAPER & RUG

- Warm paint hue applied as a wash defines office area.
- Geometric wallpaper compliment the repetitive linear lines adding an intentional harmonious vibe to the space.
- Rich green rug adjacent to naturally lit area create a relaxing atmosphere and a feeling of nature.

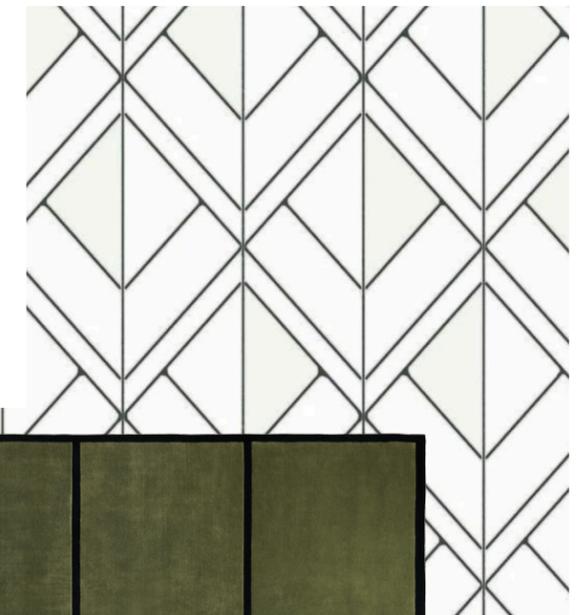


Back Drop/ Miami Parasol\_Ceiling and back wall applied as a wash.



**MIAMI PARASOL**

Burke Decor\_Diamond Shadow Wallpaper



Nordic Knots/Nor Malarstrand Green Black

# FURNITURE & ACCESSORY RECOMMENDATIONS



Casamudo\_Casanta Metal Bookcase



Home Depot Beah 52" Reclaimed Barnwood Rectangle Wood



Crate & Barrel\_Reid Oval Black Wood Storage Desk

- Multi-purpose storage areas integrate work with home living.

- Seating selections feel more like home than the office.

- A mix of warm and cool toned pieces balance the space and define work zones.



Burrow\_Range 6-piece Open Sectional



Wayfair\_17 Stories Pacitte Upholstered Armchair



Arhaus\_Channel Stitch Hide & Stone Washed Velvet Covers

# LIGHTING RECOMMENDATIONS



Craftsman\_Design-a-Fixture 2 Light 8" Wide Multi-light Pendant



Lamps Plus\_Canterbury Rust Metal  
2-Light Adjustable Floor Lamp



Article\_Leap Black Table Lamp

- Decorative Industrial style pulley pendant adds character to the space.

- Adjustable lighting in work zones used for task lighting during work hours.

# BUDGET BREAKDOWN

- Includes all recommended finishes including paint, wallcovering with estimated labor costs.
- All accessories and furnishing recommendations included in projected budget.
- Estimated tax is included, however shipping is not calculated.

Industrial Style Loft - Office Space										Budget Summary		
												
Project Info												
Project Lead: Aurelia Vining												
Date: 2/24/2023												
Tasks	Labor		Materials		Fixed Costs			Budget	Actual	Under(Over)		
	Hrs	Rate	Units	\$/Unit	Add. Material	Shipping	Tax					
<b>Paint, Wallcovering &amp; Flooring</b>								<b>\$ 1,900</b>	<b>\$ 1,254</b>	<b>\$ 646</b>		
Ceiling and wall Paint (Yellow)	6	\$65.00	1	\$75.00			3.75	600.00	468.75	131.25		
Ceiling paint (Black)	2	\$65.00	1	\$50.00			2.50	300.00	182.50	117.50		
Wallpaper	3	\$75.00	3	\$120.00			18.00	1,000.00	603.00	397.00		
<b>Furnishings</b>								<b>\$ 6,700</b>	<b>\$ 6,319</b>	<b>\$ 381</b>		
Storage and shelving unit			2	\$354.99			35.50	800.00	745.48	54.52		
Desk			1	\$1,499.00			74.95	1,500.00	1,573.95	(73.95)		
Couch			1	\$2,495.00			124.75	3,000.00	2,619.75	380.25		
Coffee Table			1	\$343.72			17.19	400.00	360.91	39.09		
Chair			1	\$969.99			48.50	1,000.00	1,018.49	(18.49)		
<b>Lighting</b>								<b>\$ 740</b>	<b>\$ 538</b>	<b>\$ 202</b>		
Wall Pendant			1	\$214.00			10.70	400.00	224.70	175.30		
Floor Lamp			1	\$219.00			10.95	250.00	229.95	20.05		
Desk Lamp			1	\$79.00			3.95	90.00	82.95	7.05		
<b>Accessories</b>								<b>\$ 3,025</b>	<b>\$ 2,707</b>	<b>\$ 318</b>		
Throw Pillow 12"x 20" Channel			1	\$145.00			7.25	200.00	152.25	47.75		
Insert 22" x 22"			2	\$30.00			3.00	225.00	63.00	162.00		
Throw Pillow Stone Washed Velvet Basil			2	\$89.00			8.90	200.00	186.90	13.10		
Rug			1	\$2,195.00			109.75	2,400.00	2,304.75	95.25		
<b>Custom</b>								<b>\$ 720</b>	<b>\$ 618</b>	<b>\$ 102</b>		
Whiteboard/Chalkboard (custom 4' x 5) *includes all material	6	\$40.00	1	\$159.34			7.97	500.00	407.31	92.69		
3/4" Fitting			12	\$9.51			5.71	120.00	119.83	0.17		
3/4" x 4' Pipe			6	\$14.49			4.35	100.00	91.29	8.71		



# CONGRATULATIONS!

- The hard part is done! You see the big picture and the potential your home has, you've made the decisions and now you have an executable file that shows you exactly what to order. The timeline is your own - order and create as fast or as slow as you like.
- Specifications are listed in the next portion of the file - there are clickable links and QR codes to make things as simple as possible for you. As of February 24th 2023, all items are in stock. Prices listed on specs and budget are non-sale so items may be less expensive - a pleasant surprise.
- We're here to help make sure everything comes together as smoothly as possible. If you run into trouble ordering or have a question while fabricating please reach out to us. If an item is out of stock within two months of issuing this design file we'll help you reselect an alternative free of charge.
- Let us know when everything is complete - we would love to come and help style and take photographs so we can show off your new space on our social media and website.

*Thank you!*



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## CLIENT QUICK-REFERENCE CHECKLIST

\*Refer to full specifications for ordering purposes.

Industrial Style Loft Office,  
 Sample Medium Scope Design File

Date Ordered	Expected Delivery	 MIAMI PARASOL	Tag	PT-01	QR	
			Name & Link	<a href="#">Back Drop - Miami Parasol</a>		
Date Ordered	Expected Delivery		Tag	PT-02	QR	
			Name & Link	<a href="#">Behr_Little Black Dress</a>		
Date Ordered	Expected Delivery		Tag	WP-01	QR	
			Name & Link	<a href="#">York Wallcoverings - Diamond Shadow</a>		
Date Ordered	Expected Delivery		Tag	R-01	QR	
			Name & Link	<a href="#">Nordic Knots_Norr Malarstrand</a>		
Date Ordered	Expected Delivery		Tag	A-01	QR	
			Name & Link	<a href="#">Arhaus_Stone Washed Velvet Basil</a>		
Date Ordered	Expected Delivery		Tag	A-02	QR	
			Name & Link	<a href="#">Scenario_Hide Grid Pillow</a>		
Date Ordered	Expected Delivery		Tag	A-03	QR	
			Name & Link	<a href="#">Arhaus_20 x 20 Pillow insert</a>		
Date Ordered	Expected Delivery		Tag	T-01	QR	
			Name & Link	<a href="#">Home Depot_Beah 52 in Wood Table</a>		



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**Industrial Style Loft Office,  
 Sample Medium Scope Design File**

Date Ordered	Expected Delivery		Tag	T-02	QR	
			Name & Link	<a href="#">CB2_Reid Oval Black Wood Desk</a>		
Date Ordered	Expected Delivery		Tag	FN-01	QR	
			Name & Link	<a href="#">Burrow_Range 6-Piece Sectional</a>		
Date Ordered	Expected Delivery		Tag	FN-02	QR	
			Name & Link	<a href="#">Wayfair_Chesney Metal Bookcase</a>		
Date Ordered	Expected Delivery		Tag	HD-01	QR	
			Name & Link	<a href="#">Pipe_Decor_3/4in Floor Flange</a>		
Date Ordered	Expected Delivery		Tag	HD-02	QR	
			Name & Link	<a href="#">Pipe_Decor_48in Pipe</a>		
Date Ordered	Expected Delivery		Tag	LT-01	QR	
			Name & Link	<a href="#">Amazon_Cal_Canterbury Metal Floor Lamp</a>		
Date Ordered	Expected Delivery		Tag	LT-02	QR	
			Name & Link	<a href="#">Amazon_Craftmade_Pendant Lighting</a>		
Date Ordered	Expected Delivery		Tag	LT-03	QR	
			Name & Link	<a href="#">Article_Leap Black Table Lamp</a>		

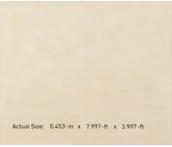


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**Industrial Style Loft Office,  
 Sample Medium Scope Design File**

Date Ordered	Expected Delivery		Tag	P-03	QR	
			Name & Link	<a href="#">Krylon_Black Chalk Paint</a>		
Date Ordered	Expected Delivery		Tag	P-04	QR	
			Name & Link	<a href="#">IsoFree_Clear Gloss Whiteboard Paint</a>		
Date Ordered	Expected Delivery		Tag	HD-03	QR	
			Name & Link	<a href="#">Hillman_Hanging Cleat</a>		
Date Ordered	Expected Delivery		Tag	W-01	QR	
			Name & Link	<a href="#">Lowes_Ornamental Moulding</a>		
Date Ordered	Expected Delivery		Tag	W-02	QR	
			Name & Link	<a href="#">Lowes_Blond Wood Plywood</a>		
Date Ordered	Expected Delivery		Tag	CH-01	QR	
			Name & Link	<a href="#">Wayfair_Pacitte Upholstered Armchair</a>		

Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>PT-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Ceiling & Wall Paint	<b>QTY/ UOM</b>	1/Gallon
		<b>Price</b>	\$75.00
<b>Item Description</b>	Paint_ Soft, warm, pale yellow.		
<b>Dimensions</b>	NA		
<b>Material(s) &amp; Finish(es)</b>	Interior Standard		
<b>Order reference</b>	Brand: Back Drop	Series: NA	
	Model: n/a		
<b>Link</b>	<a href="#">Back Drop - Miami Parasol</a>		
<b>Manufacturer / Supplier</b>	<b>Back Drop</b>		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Back Drop		
	Phone: NA		
Email: hello@backdrophome.com			
<b>Notes</b>	Average 400 SFT Coverage. Premium interior water-based paint in Standard Finish, durable semi-matte. Paint ceiling and back wall as seen in reference image below. Paint exposed ceiling over office area with diluted solution of 1:3 paint-to-water ratio. Apply two coats if necessary for desired coverage.		

**Image**



**MIAMI PARASOL**

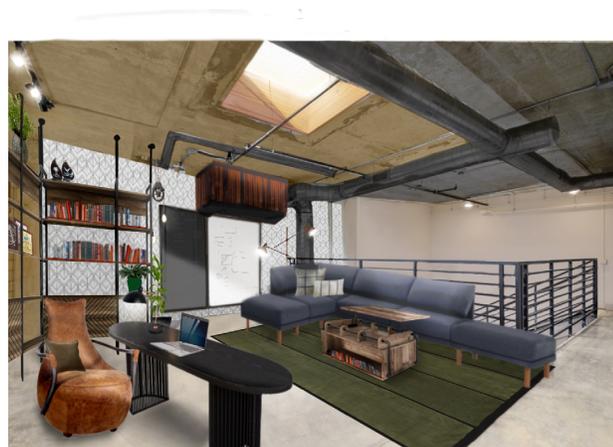


\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>PT-02</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Ceiling and Duct Paint	<b>QTY/ UOM</b>	1/Gallon
		<b>Price</b>	\$55.90
<b>Item Description</b>	Black color family_ RGB Code:LRV 6 R 67 G 72 B 75		
<b>Dimensions</b>	NA		
<b>Material(s) &amp; Finish(es)</b>	Satin Finish		
<b>Order reference</b>	Brand: Behr	Series: Black	
	Model: n/a		
<b>Link</b>	<a href="#">Behr - Little Black Dress</a>		
<b>Manufacturer / Supplier</b>	Behr/ Home Depot		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Behr		
	Phone: NA Email: hello@backdrophome.com		
<b>Notes</b>	<p>When applied to ceiling, use 1:3 paint to water ratio, ensuring paint is a waterbased formula. Apply full strength to duct work along ceiling with sprayer.</p> <p>Recommend Behr Marquee interior paint with satin finish.</p>		

**Image**



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Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>PT-03</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Custom Chalkboard/Whiteboard	<b>QTY/ UOM</b>	1/Quart
		<b>Price</b>	\$16.98
<b>Item Description</b>	Paint_Custom Brick Base Color, 1of 3 Tri-color selections for brick.		
<b>Dimensions</b>	100 SFT Coverage		
<b>Material(s) &amp; Finish(es)</b>	Laytex Paint_Chalkboard		
<b>Order reference</b>	Brand: Krylon	Series: Chalkboard Paint	
	Model: #4011-2-1693215		
<b>Link</b>	<a href="#">Krylon_Dark Kettle Black Chalkboard Paint</a>		
<b>Manufacturer / Supplier</b>	Krylon/ Lowes		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Lowes		
	Phone: NA Email: NA		
<b>Notes</b>	Apply to custom made whiteboard/chalkboard wood piece. Refer to shop drawings for more details. Apply two coats for full coverage and prime with chalk when completely dry. Follow manufacturer guidelines for application dry times and details regarding application and cleanup.		

**Image**



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Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>PT-04</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Custom Chalkboard/Whiteboard	<b>QTY/ UOM</b>	1/Quart
		<b>Price</b>	\$38.25
<b>Item Description</b>	Clear Gloss Interior Paint		
<b>Dimensions</b>	25 SFT Coverage		
<b>Material(s) &amp; Finish(es)</b>	Aliphatic polyurethane, clear coat		
<b>Order reference</b>	Brand: IsoFree	Series: NA	
	Model: #SP-1116		
<b>Link</b>	<a href="#">IsoFree Clear Gloss Dry Erase Paint</a>		
<b>Manufacturer / Supplier</b>	<b>IsoFree</b>	<b>Lowe's</b>	
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Lowe's		
	Phone: NA Email:		
<b>Notes</b>	Covers approximately 25 SFT. Apply to custom made whiteboard/chalkboard wood piece. Refer to shop drawings for more details. Apply two coats for full coverage. Follow manufacturer guidelines for application dry times and details regarding application and cleanup.		

**Image**

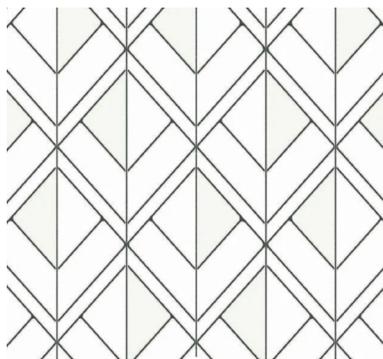


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Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>WP-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Back Wall (refer to image below)	<b>QTY/ UOM</b>	3/Rolls
		<b>Price</b>	\$120.00
<b>Item Description</b>	Geometric prepasted and washable wallcovering		
<b>Dimensions</b>	27in x 27 ft = 60.75 SFT		
<b>Material(s) &amp; Finish(es)</b>	Sure Strip		
<b>Order reference</b>	Brand: York Wallcoverings	Series: Geometric	
	Model: GM7552		
<b>Link</b>	<a href="#">York Wallcovering_Diamond Shadow Wallpaper</a>		
<b>Manufacturer / Supplier</b>	York Wallcovering		
<b>Address</b>	NA		
<b>Contact details</b>	Name: NA		
	Phone: 717-846-4456		
Email: NA			
<b>Notes</b>	Place Wallcovering on back wall measuring 10' x 12', see image below for reference. Drop pattern needs to be aligned vertically and horizontally. Recommend starting in one corner and moving to the opposite corner when installing. Wallcovering usually takes three strips to complete a full scaled pattern. Consult vendor or installer for more details.		

**Image**

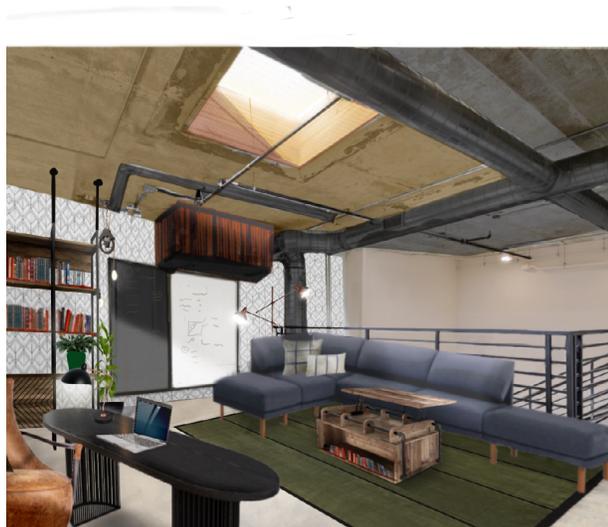


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Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>R-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Office floor under sectional	<b>QTY/ UOM</b>	1/Each
		<b>Price</b>	\$2,195.00
<b>Item Description</b>	Wool, hand loomed cut design		
<b>Dimensions</b>	9' x 12'		
<b>Material(s) &amp; Finish(es)</b>	New Zealand Wool		
<b>Order reference</b>	Brand: Nordic Knots	Series: Norr Malarstrand 101	
	Model: NA		
<b>Link</b>	<a href="#">Nordic Knots_Norr Malarstrand 01</a>		
<b>Manufacturer / Supplier</b>	<b>Nordic Knots</b>		
<b>Address</b>			
<b>Contact details</b>	Name: Nordic Knots Phone: NA Email: hello@nordicknots.com		
<b>Notes</b>	Hand loomed wool rug. Place under sectional with all feet on rug to ensure sofa is level. Refer to image below as reference.		

**Image**

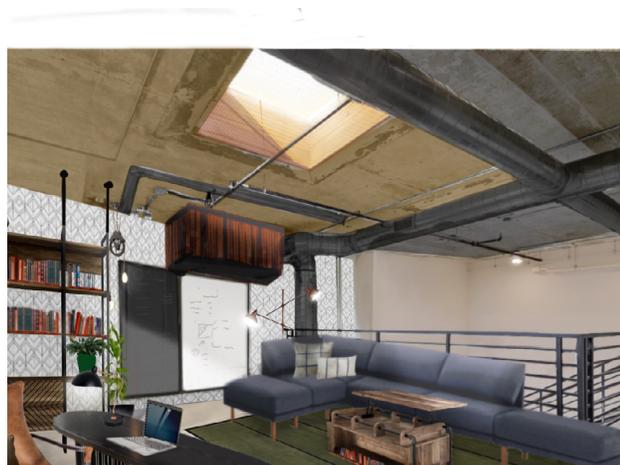


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Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>A-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Office chair or sofa	<b>QTY/ UOM</b>	2/Each
		<b>Price</b>	\$89.00
<b>Item Description</b>	Stone washed pillow throw cover		
<b>Dimensions</b>	22" x 22"		
<b>Material(s) &amp; Finish(es)</b>	100% cotton velvet backed by soft, natural 100% linen		
<b>Order reference</b>	Brand: Arhaus	Series: Stonewashed	
	Model: 61SWBASILCVR		
<b>Link</b>	<a href="#">Arhaus_Stone Washed Square Pillow Cover_Sage</a>		
<b>Manufacturer / Supplier</b>	Arhaus		
<b>Address</b>	NA		
<b>Contact details</b>	Name: Arhaus		
	Phone: 826-427-4287		
Email: shop@arhaus.com			
<b>Notes</b>	Use 22" x 22" pillow insert. Place on couch or office desk chair for added support and decoration. Refer to all care instructions for cleaning recommendations.		

**Image**



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Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>A-02</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Office Chair or Sofa	<b>QTY/ UOM</b>	1/EA
		<b>Price</b>	\$145.00
<b>Item Description</b>	Hide decorative throw pillow		
<b>Dimensions</b>	12" x 20"		
<b>Material(s) &amp; Finish(es)</b>	Natural hide pillow		
<b>Order reference</b>	Brand: Scenario	Series: NA	
	Model: NA		
<b>Link</b>	<a href="#">Scenario_Hide Grid Pillow_Blue</a>		
<b>Manufacturer / Supplier</b>	Scenario		
<b>Address</b>	NA		
<b>Contact details</b>	Name: Scenario		
	Phone: 877-533-5736		
Email: info@scenariohome.com			
<b>Notes</b>	Full pillow, no need for insert. Place on couch for added styling, can be set together with velvet throw or displayed alone.		

**Image**



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Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>A-03</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Insert for 22" x 22" throw pillow	<b>QTY/ UOM</b>	2/Each
		<b>Price</b>	\$30.00
<b>Item Description</b>	Decorative pillow insert		
<b>Dimensions</b>	22" x 22"		
<b>Material(s) &amp; Finish(es)</b>	95 percent feather, 5 percent down fill		
<b>Order reference</b>	Brand: Arhaus	Series: NA	
	Model: CORE22		
<b>Link</b>	<a href="#">Arhaus_22" x 22" Decorative Pillow Insert</a>		
<b>Manufacturer / Supplier</b>	Arhaus		
<b>Address</b>	NA		
<b>Contact details</b>	Name: Arhaus		
	Phone: 826-427-4287		
Email: shop@arhaus.com			
<b>Notes</b>	Recommend Arhuas brand. Same price for an alternative on Amazon.		

**Image**



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Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>T-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Use as coffee table in front of sofa	<b>QTY/ UOM</b>	1/Each
		<b>Price</b>	\$343.72
<b>Item Description</b>	Wood coffee table with lift		
<b>Dimensions</b>	19.09 in. H x 51.89 in. L x 23.62 in. D		
<b>Material(s) &amp; Finish(es)</b>	Wood (MDF) with metal frame_Reclaimed Barnwood finish		
<b>Order reference</b>	Brand: Furniture of America	Series: NA	
	Model: NA		
<b>Link</b>	<a href="#">Home Depot_Beah 52" Coffee Table</a>		
<b>Manufacturer / Supplier</b>	<b>Furniture of America</b>	<b>Home Depot</b>	
<b>Address</b>	NA		
<b>Contact details</b>	Name: Home Depot		
	Phone: NA Email: NA		
<b>Notes</b>	Assembly required. Refer to all product instructions for assembly and care. Recommend extending top to determine final placing to ensure comfortable reach from sofa.		

**Image**



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**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>T-02</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Refer to image and center on bookcase.	<b>QTY/ UOM</b>	1/Each
		<b>Price</b>	\$1,499.00
<b>Item Description</b>	Oval Desk		
<b>Dimensions</b>	69" W x 28" D x 29.5" H		
<b>Material(s) &amp; Finish(es)</b>	Mindi wood with a glossy black ebonized finish		
<b>Order reference</b>	Brand: Mermelada Estudio design	Series: NA	
	Model: 312423		
<b>Link</b>	<a href="#">CB2_Reid Oval Black Wood Storage Desk</a>		
<b>Manufacturer / Supplier</b>	<b>Mermelada Estudio</b>	<b>Crate &amp; Barrel</b>	
<b>Address</b>	NA		
<b>Contact details</b>	Name: Crate&Barrel		
	Phone: NA		
Email: NA			
<b>Notes</b>	Desk is complete with storage on both sides. Place centered on back bookcase with enough circulation room to walk behind with desk chair placed. Refer to product manual for care instructions.		

**Image**



\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>FN-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Place along railing (see image below)	<b>QTY/ UOM</b>	1/Each
		<b>Price</b>	\$2495.95
<b>Item Description</b>	Sectional Sofa		
<b>Dimensions</b>	119.5" L x 90" D x 28" H		
<b>Material(s) &amp; Finish(es)</b>	Hardwood and bent wood frame_Walnut, olefin weave fabric_ Heather Charcoal		
<b>Order reference</b>	Brand: Burrow	Series: Range Collection	
	Model: NA		
<b>Link</b>	<a href="#">Burrow_Range 6-Piece Sectional</a>		
<b>Manufacturer / Supplier</b>	<b>Burrow</b>	<b>Burrow</b>	
<b>Address</b>	15 W 27th Street, 9th Floor New York, NY		
<b>Contact details</b>	Name: Burrow		
	Phone:		
Email: support@burrow.com			
<b>Notes</b>	Sofa can be rearranged and even seperated into two groups. Fabric is stain resistant with durable frame made from real hardwood. See image below for placement and configuration recommendations. Refer to owners manual for setup and care instructions.		

**Image**

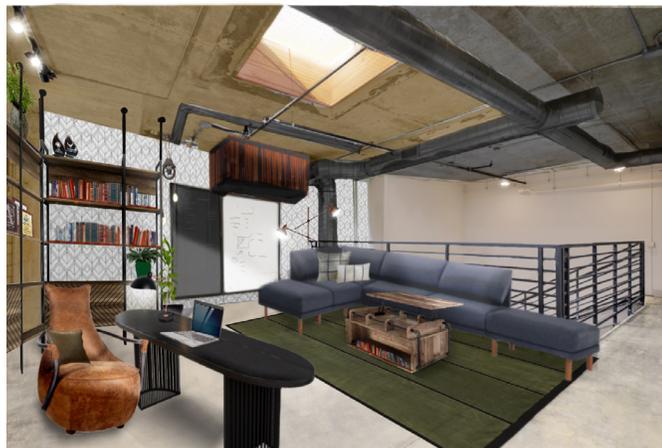


\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>FN-02</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Two adjoining walls in office space (see image below)	<b>QTY/ UOM</b>	2/Each
		<b>Price</b>	\$354.99
<b>Item Description</b>	Metal and wood display bookcase		
<b>Dimensions</b>	70.9 H x 47.2 W x 15.4 D		
<b>Material(s) &amp; Finish(es)</b>	Metal frame with 3/4" partical board_Brown		
<b>Order reference</b>	Brand: 17 Stories	Series: NA	
	Model: W003381743		
<b>Link</b>	<a href="#">Wayfair_Chesney Metal Bookcase</a>		
<b>Manufacturer / Supplier</b>	<b>17 Stories</b>	<b>Wayfair</b>	
<b>Address</b>	NA		
<b>Contact details</b>	Name: Wayfair		
	Phone: 844-551-0923 Email: NA		
<b>Notes</b>	Full assembly required. Add additional supports to top shelf and connect to ceiling to secure shelving and add industrial detail element. See image below for details.		

**Image**

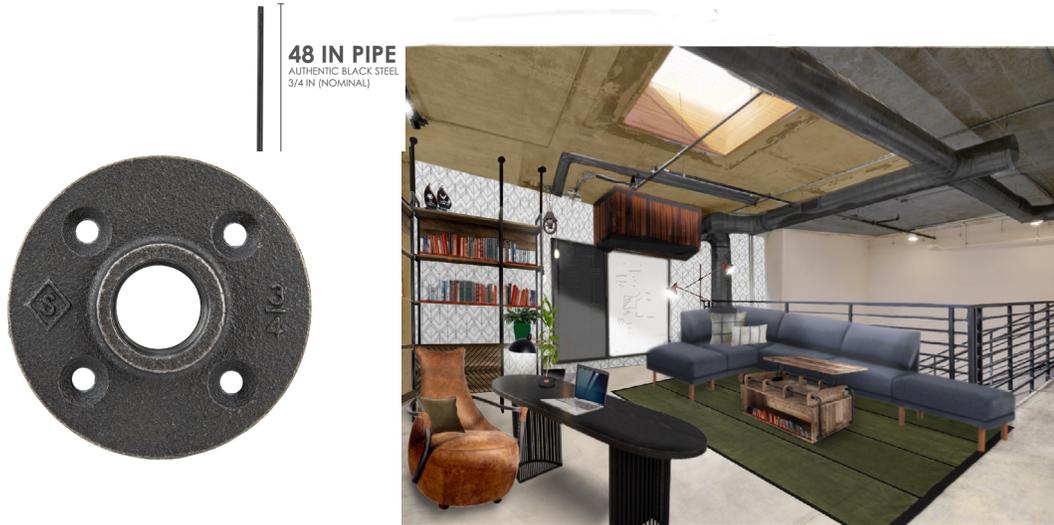


\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>HD-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Connect to both sides of HD-02	<b>QTY/ UOM</b>	12/Each
		<b>Price</b>	\$9.51
<b>Item Description</b>	Matte Black Floor Flange Industrial Fitting		
<b>Dimensions</b>	3/4" fitting, 3.50" x 3.50" dimension		
<b>Material(s) &amp; Finish(es)</b>	Iron, Matte Black		
<b>Order reference</b>	Brand: Pipe Decor	Series: NA	
	Model: 380 PDF-34		
<b>Link</b>	<a href="#">Pipe Decor_3/4" Floor Flange</a>		
<b>Manufacturer / Supplier</b>	<b>Pipe Decor</b>	<b>Pipe Decor</b>	
<b>Address</b>	NA		
<b>Contact details</b>	Name: Pipe Decor		
	Phone: 773-265-2371NA		
Email: help@pipe-decor.com			
<b>Notes</b>	Fitting for 3/4" pipe. Once bookcase is assembled and placed, Attach to top of bookcase using fitting, and attach the other end (with fitting) to the ceiling to secure shelving and add industrial detail.		

**Image**



\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>HD-02</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Added support for bookshelves	<b>QTY/ UOM</b>	6 /Each
		<b>Price</b>	\$14.49
<b>Item Description</b>	48" Black iron pipe		
<b>Dimensions</b>	48" L x 3/4" Dia		
<b>Material(s) &amp; Finish(es)</b>	Iron, Matte black		
<b>Order reference</b>	Brand: Pipe Decor	Series: NA	
	Model: PDB P34X48		
<b>Link</b>	<a href="#">Pipe Decor_48" Iron Pipe, Matte Black</a>		
<b>Manufacturer / Supplier</b>	<b>Pipe Decor</b>	<b>Pipe Decor</b>	
<b>Address</b>	NA		
<b>Contact details</b>	Name: Pipe Decor		
	Phone: 773-265-2371NA		
Email: help@pipe-decor.com			
<b>Notes</b>	Connect to pipe fittings. Once bookcase is assembled and placed, Attach to top of bookcase using fitting, and attach the other end (with fitting) to the ceiling to secure shelving and add industrial detail.		

**Image**



\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>LT-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Behind sofa near whiteboard combo	<b>QTY/ UOM</b>	1/Each
		<b>Price</b>	\$219.26
<b>Item Description</b>	Adjustable Floor Lamp		
<b>Dimensions</b>	38.25"D x 38.25"W x 61"H - Adjustable height		
<b>Material(s) &amp; Finish(es)</b>	Metal, Rust finish		
<b>Order reference</b>	Brand: Cal Lighting	Series: NA	
	Model: CALBO-2794FL-RU		
<b>Link</b>	<a href="#">Cal Lighting_Adjustable Floor Lamp</a>		
<b>Manufacturer / Supplier</b>	<b>Cal Lighting</b>	<b>Amazon</b>	
<b>Address</b>	NA		
<b>Contact details</b>	Name: Amazon Customer Service		
	Phone: NA Email: NA		
<b>Notes</b>	Recommend placing floor lamp by dual chalk/whiteboard for additional task lighting. Adjustable arm can be used when task lighting is needed while sitting on the sofa.		

**Image**



\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>LT-02</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Place by bookshelf and chalkboard combo	<b>QTY/ UOM</b>	1/Each
		<b>Price</b>	\$214.00
<b>Item Description</b>	Accent Lighting Pully Design, Industrial Decor Pendant		
<b>Dimensions</b>	6 x 7.5 x 98 inches		
<b>Material(s) &amp; Finish(es)</b>	Alloy steel, aged brushed bronze		
<b>Order reference</b>	Brand: Craftsman	Series: NA	
	Model: CPMKP-2ABZ		
<b>Link</b>	<a href="#">Craftsman_Pully Pendant</a>		
<b>Manufacturer / Supplier</b>	<b>Craftsman</b>	<b>Amazon</b>	
<b>Address</b>	NA		
<b>Contact details</b>	Name: Craftsman		
	Phone: NA		
Email: NA			
<b>Notes</b>	Attach to ceiling with hardware provided from manufacturer. See image below for reference on placement.		

**Image**



\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>LT-03</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Place on desk for task lighting	<b>QTY/ UOM</b>	1/Each
		<b>Price</b>	\$79.00
<b>Item Description</b>	Table Lamp		
<b>Dimensions</b>	20"H x 23"W x 8"D		
<b>Material(s) &amp; Finish(es)</b>	Matte black and high shine copper-colored finish		
<b>Order reference</b>	Brand: Article	Series: NA	
	Model: SKU2177		
<b>Link</b>	<a href="#">Article_Leap Black Table Lamp</a>		
<b>Manufacturer / Supplier</b>	<b>Article</b>	<b>NA</b>	
<b>Address</b>	NA		
<b>Contact details</b>	Name: Article		
	Phone: NA		
Email: NA			
<b>Notes</b>	Easy assembly. Adjustable light cover for directing task lighting while working.		

**Image**

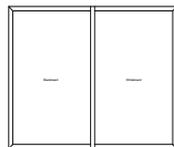
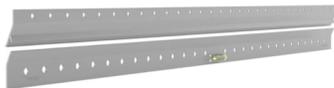


\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

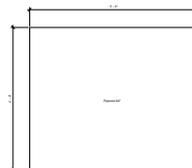
Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>HD-03</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Back of chalk/whiteboard combo - hanging hardware	<b>QTY/ UOM</b>	1/Each
		<b>Price</b>	\$24.58
<b>Item Description</b>	Hanging Cleat_30" Aluminum French Cleat		
<b>Dimensions</b>	30" Long		
<b>Material(s) &amp; Finish(es)</b>	Aluminum material		
<b>Order reference</b>	Brand: Hillman	Series: NA	
	Model: 122374		
<b>Link</b>	<a href="#">Hillman_30" Aluminum French Cleat</a>		
<b>Manufacturer / Supplier</b>	<b>Hillman</b>	<b>Lowe's</b>	
<b>Address</b>	NA		
<b>Contact details</b>	Name: Lowes		
	Phone: NA		
Email: NA			
<b>Notes</b>	Center on the back of custom made chalk/whiteboard combo.		

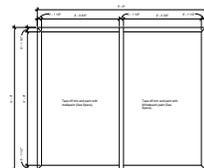
**Image**



Left side chalkboard and the right side whiteboard.



Back base piece of whiteboard/chalkboard.



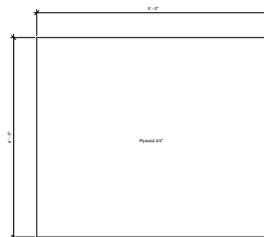
Apply 1 1/2" Trim to edges aligning outside edge of Plywood with outside edge of decorative moulding. Cut connecting corners with a 45 degree miter cut and align to center moulding using a butt joint.

\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

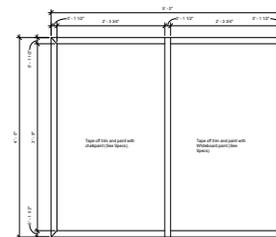
Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>W-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Decorative moulding on custom chalk/whiteboard combo	<b>QTY/ UOM</b>	4/Each
		<b>Price</b>	\$14.99
<b>Item Description</b>	1 1/2" Sawtooth Decorative Moulding		
<b>Dimensions</b>	1 1/2" x 8'		
<b>Material(s) &amp; Finish(es)</b>	Primed White Hardwood		
<b>Order reference</b>	Brand: NA	Series: NA	
	Model: 1265-8PRIM		
<b>Link</b>	<a href="#">Lowe's Decorative Moulding 1 1/2" x 8'</a>		
<b>Manufacturer / Supplier</b>	NA	Lowe's	
<b>Address</b>	NA		
<b>Contact details</b>	Name: Lowe's		
	Phone: NA		
Email: NA			
<b>Notes</b>	Cut and apply to custom chalk/whiteboard combo as detailed in attached shop drawings.		

**Image**



Back base piece of whiteboard/chalkboard.



Apply 1 1/2" Trim to edges aligning outside edge of Plywood with outside edge of decorative moulding. Cut connecting corners with a 45 degree miter cut and align to center moulding using a butt joint.

\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.



Industrial Style Loft, Office, Sample Medium Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>CH-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Place at desk, refer to image below	<b>QTY/ UOM</b>	1/Each
		<b>Price</b>	\$969.99
<b>Item Description</b>	Leather armchair		
<b>Dimensions</b>	38" H x 27" H x 35" D, Seat Height: 17" H x 20.5" W x 21.5" D		
<b>Material(s) &amp; Finish(es)</b>	Genuine leather, metal frame		
<b>Order reference</b>	Brand: 17 Stories	Series: NA	
	Model: QHC7096		
<b>Link</b>	<a href="#">Wayfair Pacitte Upholstered Armchair</a>		
<b>Manufacturer / Supplier</b>	<b>17 Stories</b>	<b>Wayfair</b>	
<b>Address</b>	NA		
<b>Contact details</b>	Name: Wayfair		
	Phone: 844-551-0923 Email: NA		
<b>Notes</b>	Place at desk. Refer to owners manual for care instructions.		

**Image**



\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

# Industrial Style Loft - Office Space



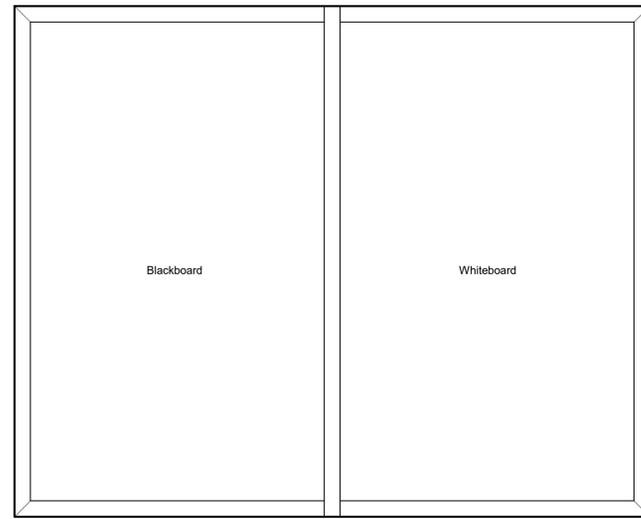
## Project Info

<b>Project Lead: Aurelia Vining</b>
<b>Date: 2/24/2023</b>

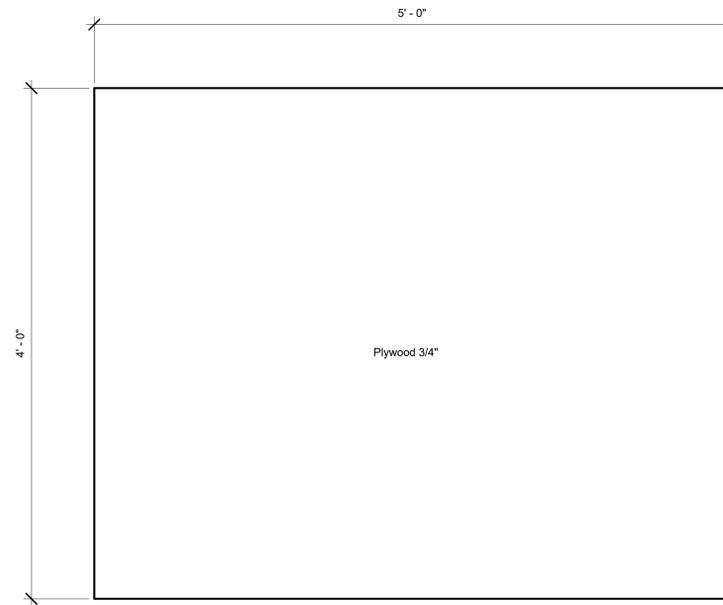
## Budget Summary

Budget	Actual	Under(Over)
\$ 13,085	\$ 11,436	\$ 1,649

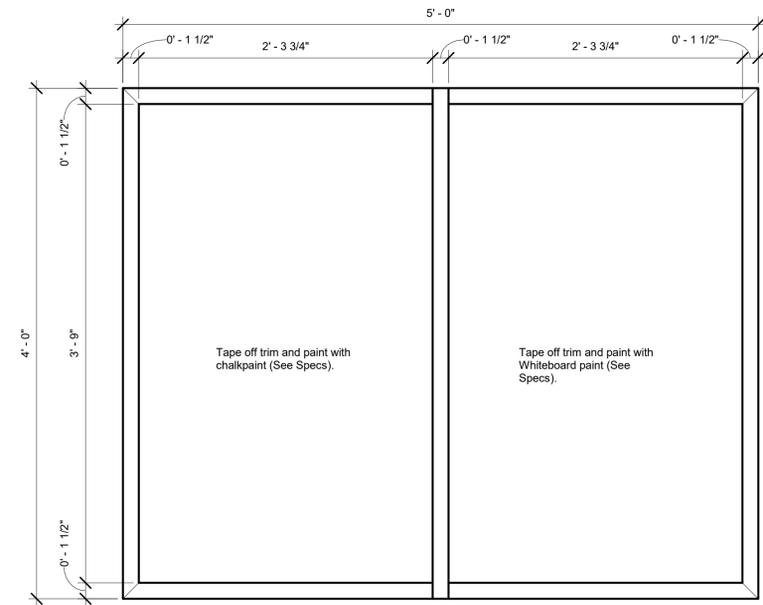
Tasks	Labor		Materials		Fixed Costs			Budget	Actual	Under(Over)
	Hrs	Rate	Units	\$/Unit	Add. Material	Shipping	Tax			
<b>Paint, Wallcovering &amp; Flooring</b>								<b>\$ 1,900</b>	<b>\$ 1,254</b>	<b>\$ 646</b>
Ceiling and wall Paint (Yellow)	6	\$65.00	1	\$75.00			3.75	600.00	468.75	131.25
Ceiling paint (Black)	2	\$65.00	1	\$50.00			2.50	300.00	182.50	117.50
Wallpaper	3	\$75.00	3	\$120.00			18.00	1,000.00	603.00	397.00
<b>Furnishings</b>								<b>\$ 6,700</b>	<b>\$ 6,319</b>	<b>\$ 381</b>
Storage and shelving unit			2	\$354.99			35.50	800.00	745.48	54.52
Desk			1	\$1,499.00			74.95	1,500.00	1,573.95	(73.95)
Couch			1	\$2,495.00			124.75	3,000.00	2,619.75	380.25
Coffee Table			1	\$343.72			17.19	400.00	360.91	39.09
Chair			1	\$969.99			48.50	1,000.00	1,018.49	(18.49)
<b>Lighting</b>								<b>\$ 740</b>	<b>\$ 538</b>	<b>\$ 202</b>
Wall Pendant			1	\$214.00			10.70	400.00	224.70	175.30
Floor Lamp			1	\$219.00			10.95	250.00	229.95	20.05
Desk Lamp			1	\$79.00			3.95	90.00	82.95	7.05
<b>Accessories</b>								<b>\$ 3,025</b>	<b>\$ 2,707</b>	<b>\$ 318</b>
Throw Pillow 12"x 20" Channel			1	\$145.00			7.25	200.00	152.25	47.75
Insert 22" x 22"			2	\$30.00			3.00	225.00	63.00	162.00
Throw Pillow Stone Washed Velvet Basil			2	\$89.00			8.90	200.00	186.90	13.10
Rug			1	\$2,195.00			109.75	2,400.00	2,304.75	95.25
<b>Custom</b>								<b>\$ 720</b>	<b>\$ 618</b>	<b>\$ 102</b>
Whiteboard/Chalkboard (custom 4' x 5) *includes all material	6	\$40.00	1	\$159.34			7.97	500.00	407.31	92.69
3/4" Fitting			12	\$9.51			5.71	120.00	119.83	0.17
3/4" x 4' Pipe			6	\$14.49			4.35	100.00	91.29	8.71



Left side chalkboard and the right side whiteboard.



Back base piece of whiteboard/chalkboard.



Apply 1 1/2" Trim to edges aligning outside edge of Plywood with outside edge of decorative moulding. Cut connecting corners with a 45 degree miter cut and align to center moulding using a butt joint.

① Drafting 1  
1 1/2" = 1'-0"