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CASE STUDY: Interior Design

Crystal House: Lobby, Adjacent Halls, & Mailroom

Client: Estates of Crystal House, Cooperative Apartments

Project: Large Lobby with hallways to professional offices, mailroom

Scope: Provide maximum design style, durability and function in large lobby area serving residents and professional offices and clients. The design solution was to enhance the building's 1960's style sensibility driven by the iconic six-foot diameter glass ceiling light; provide a level of sophistication suited to shareholder lifestyles; and create a design to endure normal wear and tear—and potential City storm sewer overflow flooding.



Rendering of the lobby design



A disturbing sight confronted us upon entering the building for the first time. The prospective client asked for decorating, but it was important to understand what had happened. Clearly there was serious water damage (see the line about 18" up the walls. We learned that "occasionally" the City storm sewers overflowed and flooded the lobby, destroying floor and wall finishes as well as any furniture in the way.

Clearly, any new design we provided had to absolutely address this situation mitigating future losses from future floods!





View of the building façade. Note that the front entrance sits below grade—the camera angle is from street level.

**JACQUELINE HOSFORD
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3875 Waldo Avenue, Ste 9T
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Project Name & Address:

CRYSTAL HOUSE
12 Old Mamaroneck Rd.
White Plains, NY

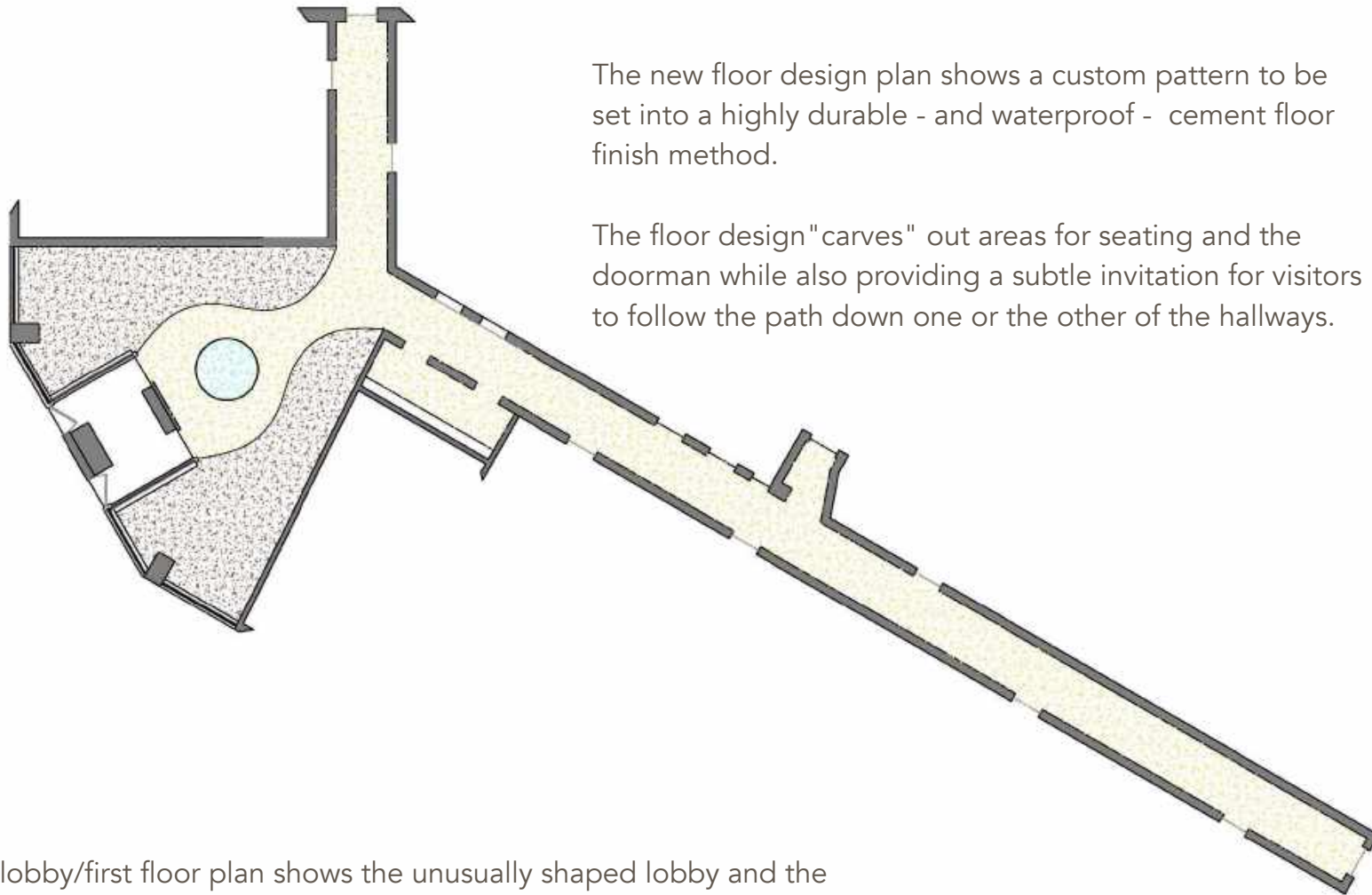
Drawing Title

PROPOSED PLAN
Floor Layout #3
REVISED

Drawing Number

P-1c

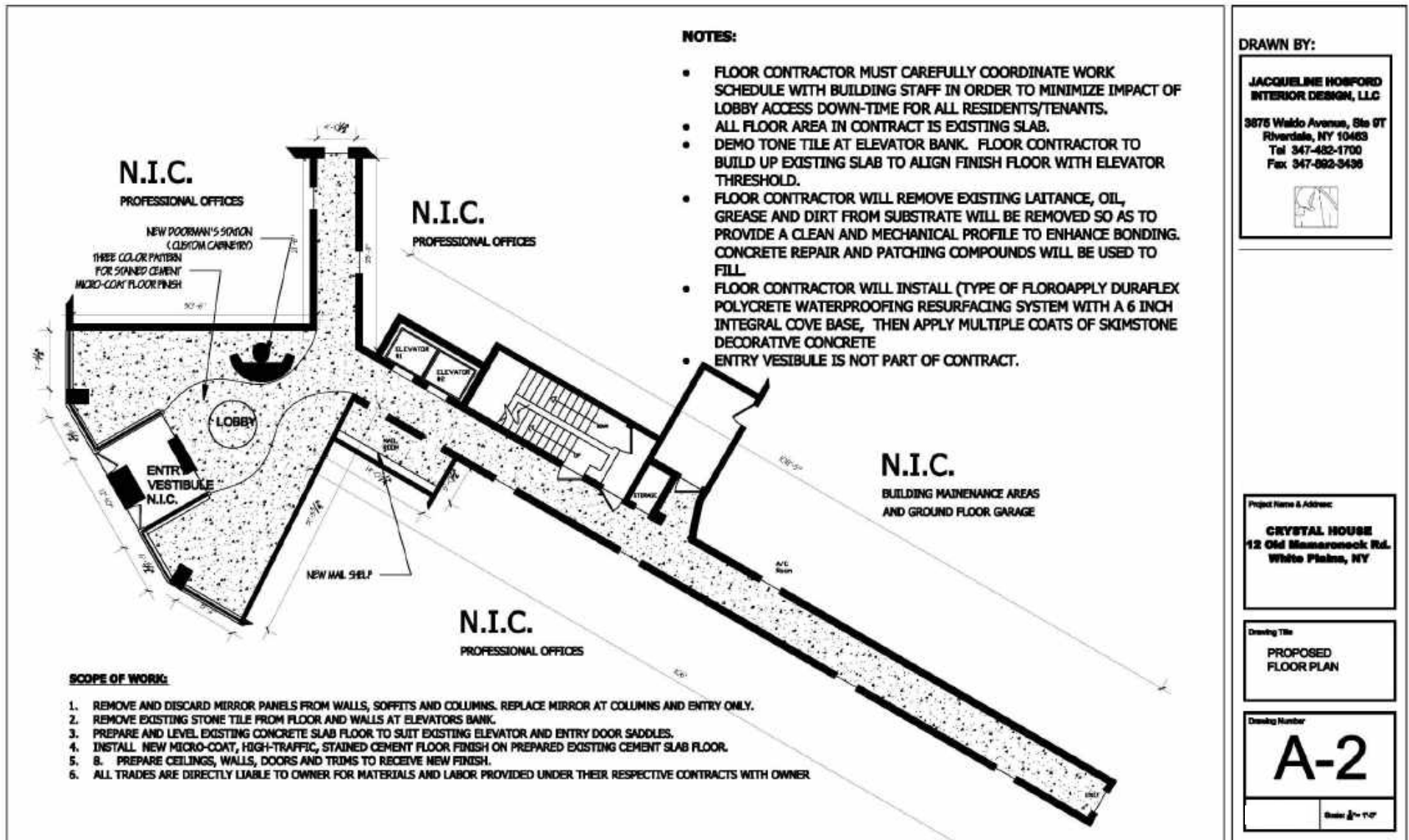
Scale: 1/4" = 1'-0"



The new floor design plan shows a custom pattern to be set into a highly durable - and waterproof - cement floor finish method.

The floor design "carves" out areas for seating and the doorman while also providing a subtle invitation for visitors to follow the path down one or the other of the hallways.

The lobby/first floor plan shows the unusually shaped lobby and the two hallways angling away hallways accessing 8 medical offices. Daily traffic of visitors to these offices demands durability.



A more detailed floor plan was prepared for contractor bidding. Plans were also submitted to the White Plains Department of Buildings which requested review of plans for egress while the entire first floor was closed to foot traffic during the cement floor installation (a day and a half).

PROJECT PROPOSAL		ESTIMATED COSTS	ACTUAL COSTS	Specification
Labor:				
Demolition of exist stone wall/floor tile and removal of mirrors		\$2,700.00		JRC bid
Install tile wall to 24" aff		\$8,500.00		JRC bid
WALLS & Doors - Prep, Painting & Paper Install		\$12,475.00		JGS Painting & Restoration bid
FLOOR - EVERLAST (including 6" of cove base)	See comparative tile floor quote below. *	\$38,675.00		includes core sample testing, and significant re-surfacing and repair of existing slab.
Installation of wood chair rail trim and corner guards		\$2,300.00		JRC bid
Additional to paint metallic on wood trims		\$800.00		Allowance - Need quote
Eletrical work (outlets and light fixture install)	as per preliminary electrical plan	\$2,000.00		Allowance - Need quote
Subtotal Construction		\$67,450.00		
Materials				
Tile baseboard - 24x24 porcelain Calacatta	212 tiles at \$28 each (\$7/sf)	\$5,936.00		estimated amount to be confirmed by contractor
Wall paper - Koroseal vinyl 240 linear yards @ \$3.95		\$948.00		estimated amount to be confirmed by contractor
metallic trim pieces for tile at walls & corner protectors.		\$2,200.00		Allowance - Need quote
hallway light fixtures (7 units @ \$300 each)		\$1,750.00		Allowance - Need spec & quote
Doorman's station		\$10,950.00		Allowance - Need spec & quote
Cabinetry	\$8,500.00			
stone top (granite azul)	\$1,200.00			
hardware	\$100.00			
rolling stool for doorman	\$1,000.00			
additional chair at doorman's station	\$150.00			
Mail Room:				
New stone ledge and supports (granite azul)	\$1,700.00	\$1,700.00		Allowance - Need spec & quote

Every project we take on starts with a budget work sheet where we track preliminary estimated costs for budget purposes and then track actual costs as the design and scope of work is identified, refined and approved of by the Client.

PROJECT PROPOSAL	ESTIMATED COSTS		JHID Bids	NOTES	Jawad Bids	NOTES	Brothers Construction	NOTES	GTC Contracting (No electrical)	NOTES	DJP Handywork (no Electric, no painting, wallpaper)	Crest Electric
			JRC, Rooney Electric, Jorge Painting		McIntosh Electric,							
Labor: REVISED SCOPE OF WORK DATED 1/31/12												
Demolition of exist stone wall/floor tile and removal of mirrors and hall floor to garage	\$2,700.00						\$3,400.00					
Tile - Install tile wall to 24" aff	\$8,500.00						\$5,800.00					
Finish Carpentry: Install Wood chair rail (labor) and corner guards and wood molding at doors	\$2,300.00		\$22,470.00				\$3,725.00	Includes new access panels in ceiling and air/vent grilles	\$21,733.00		\$14,610.00	
WALLS & Doors - Prep, Painting & Paper Install	\$12,475.00		\$12,875.00		\$25,500.00	inclusive tile/carpentry demo	\$10,600.00		\$26,227.00		NA	
Subtotal Construction			\$35,345.00		\$25,500.00		\$23,525.00		\$47,960.00			
Eletrical work (outlets and light fixture install)	\$2,000.00		\$5,590.79	see notes on proposal. Missing items.	\$3,700.00	does not include recessed light trims	\$6,500.00		NA		NA	\$5,300.00
Subtotal Construction & Electrical	\$27,975.00		\$40,935.79		\$29,200.00		\$30,025.00		\$47,960.00		\$14,610.00	\$5,300.00
Doorman's Station cabinetry	\$5,680.14		\$5,680.14		\$5,680.14		\$5,680.14		\$5,680.14			
Mirror work/replacement	NEWLY ADDED		\$5,500.00		\$4,550.00		\$4,550.00		\$4,550.00			
Provide and metallic - deco paint chair rail	\$2,800.00		\$2,395.25		\$2,395.25	includes sales tax	\$2,395.25	includes sales tax	\$2,395.25	includes sales tax		
FLOOR - EVERLAST (including 6" of cove base)	\$38,675.00		\$38,675.00		\$38,675.00		\$38,675.00		\$38,675.00			
TOTAL CONSTRUCTION	\$66,650.00		\$93,186.18		\$80,500.39		\$81,325.39		\$99,260.39		\$14,610.00	

For projects requiring contracting, comparing contractor bids for apples-to-apples accuracy is an important service we provide to guide our Client to make appropriate decisions.



A view of the floor just finished and the custom designed and built doorman's desk.

A snap shot of the lobby upon installation of furniture pieces and the commissioned art





View of the Lobby



View of the Lobby and doorman's desk



- Wood species stain-grade cherry
- Stone top - 1.25" thick Blue Pearl to be provided by Client.
- All hardware provided by cabinet maker, including locking mechanisms and knobs.
- Shelves are $\frac{1}{2}$ " adjustable unless otherwise noted or determined
- All exposed wood to be stain finished.
- Interior of locked cabinet can be clear factory finish.
- **CABINET MAKER TO CONTACT DESIGNER WITH ANY AND ALL QUESTIONS OR ISSUES. DO NOT MAKE ASSUMPTIONS.**

- of chase for connection to monitor, desk lamp and phone

grommet in side
of chase for connection to phone, desk lamp, etc.

adj. shelves

fixed shelf
counter @ 36" aff

counter @32' aff

locked cabinet

Install phone jack
and other devices into
third portion of channel.

See plan view.

removable access panel
to wiring in chase.

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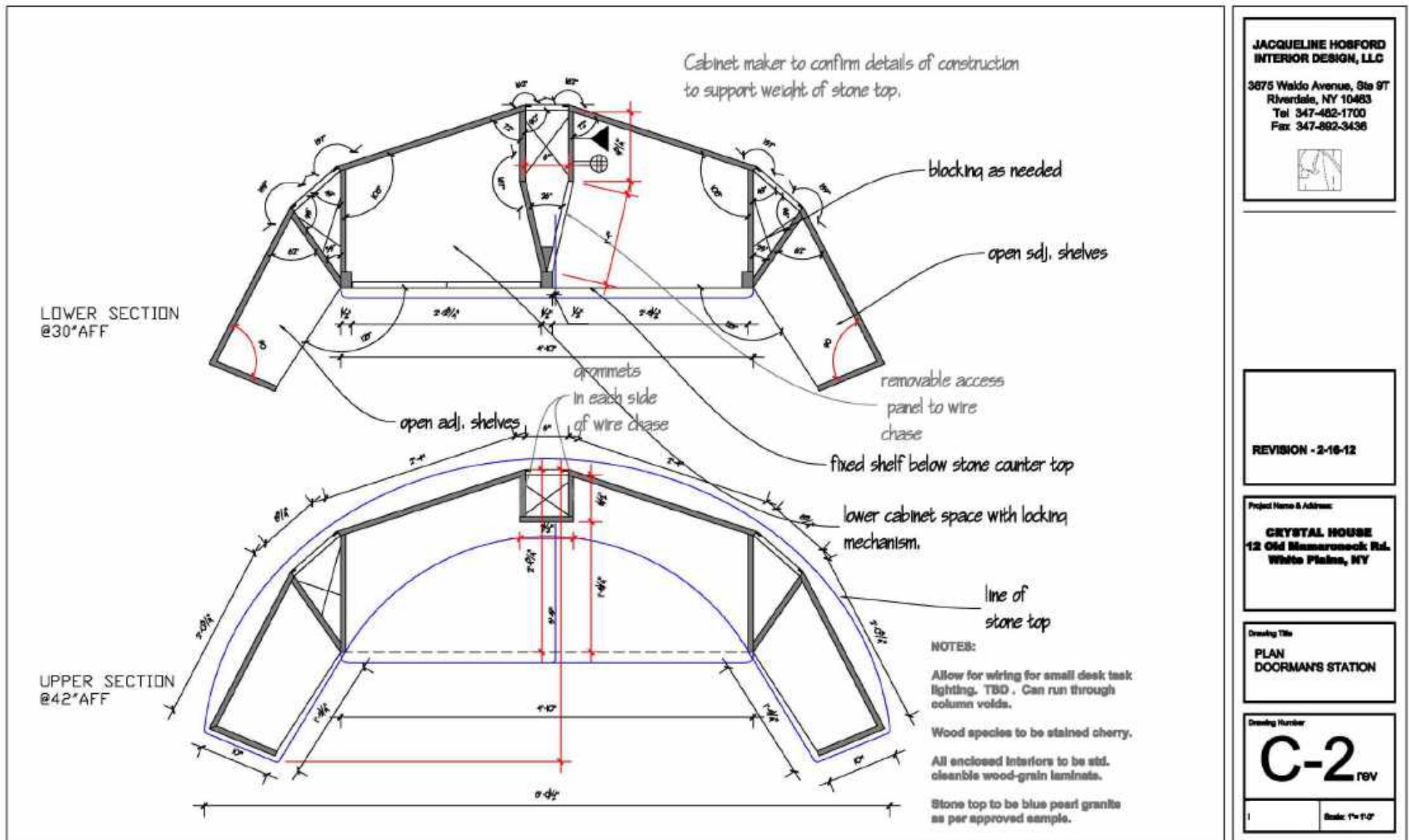
Drawing Title

ELEVATION - BACK
OORMAN'S STATION

Drawing Number

C-4

Order: T² = T-0



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REVISION - 2-16-12

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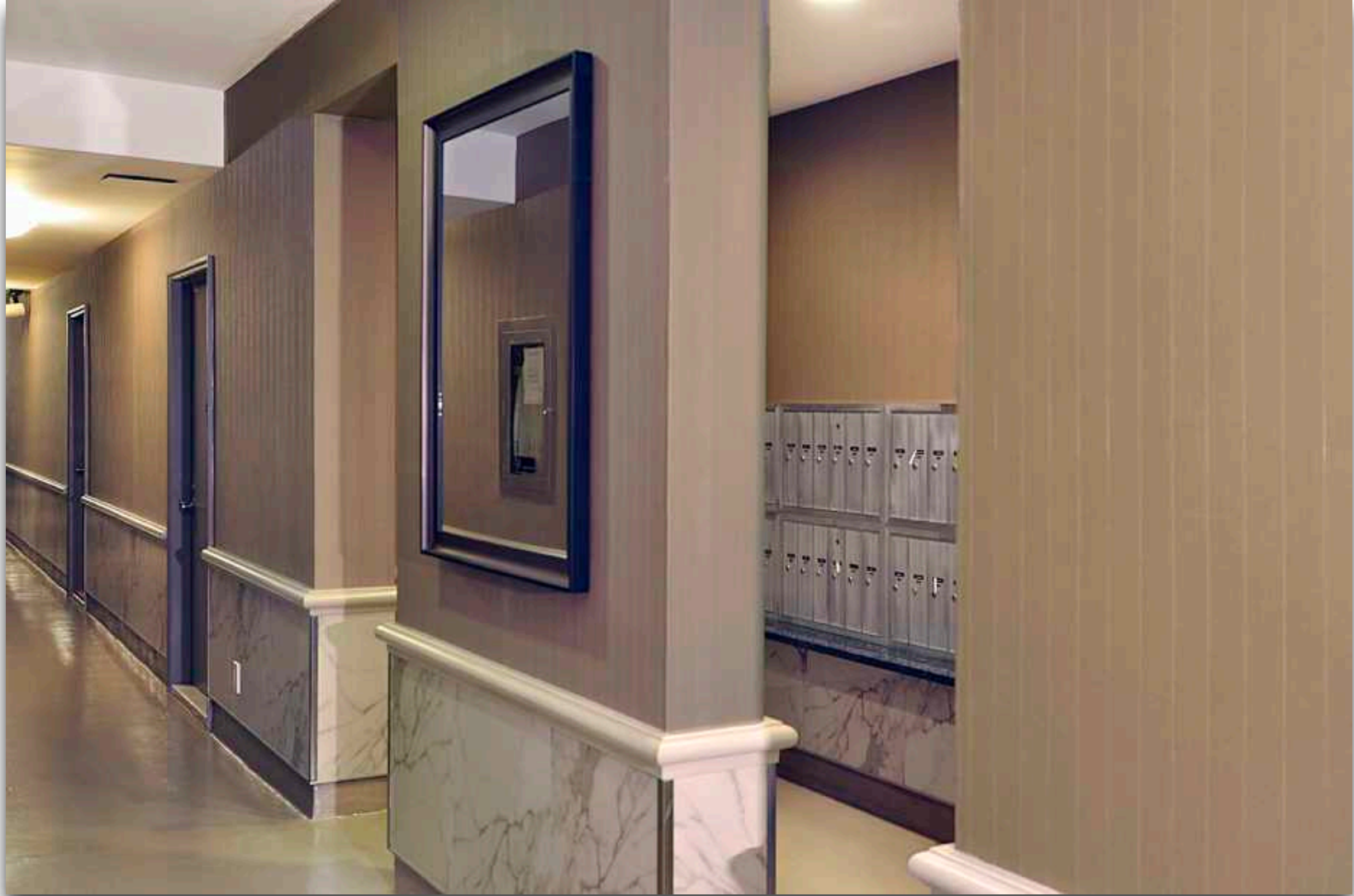
**PLAN
DOORMAN'S STATION**

Drawing Number

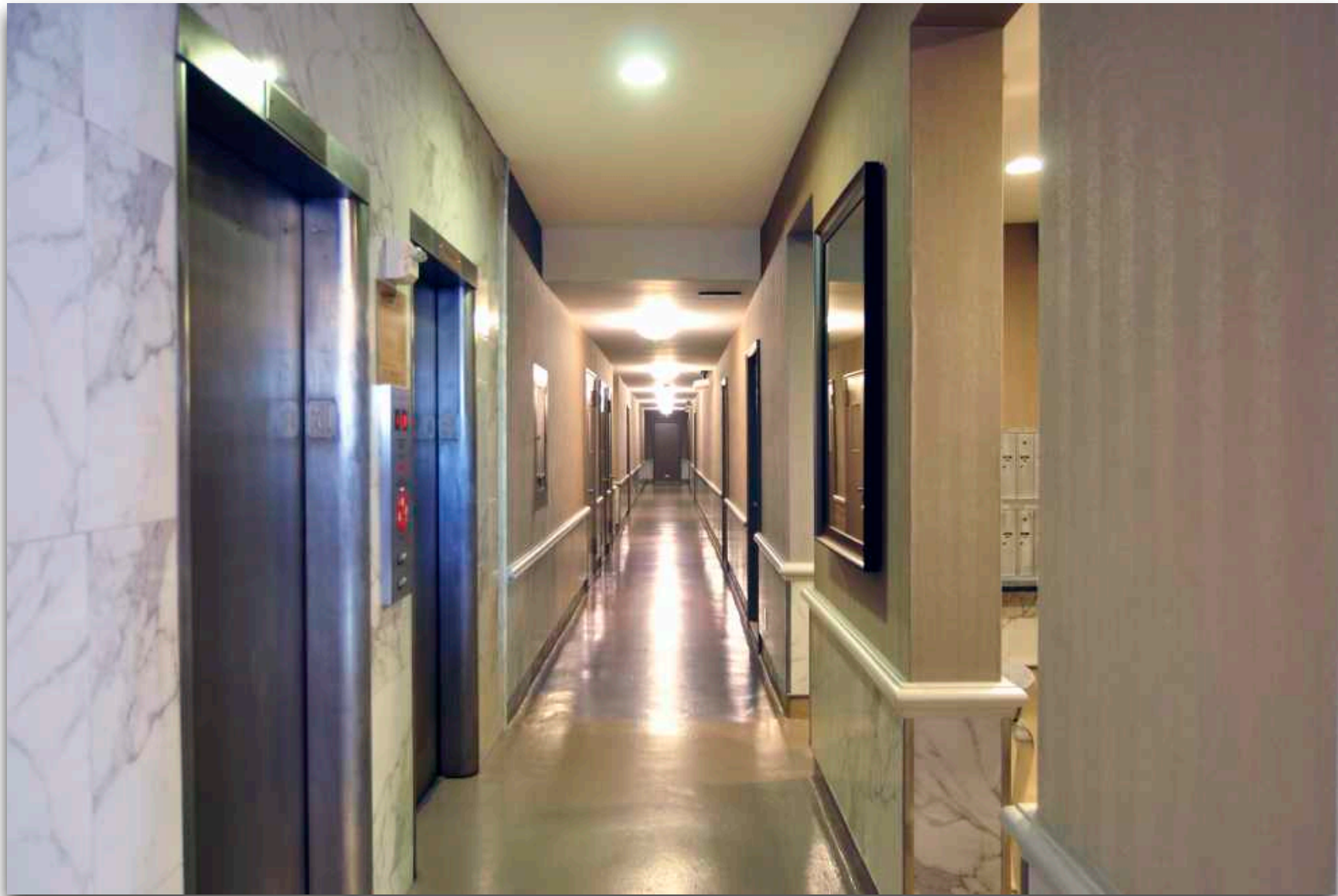
C-2 rev

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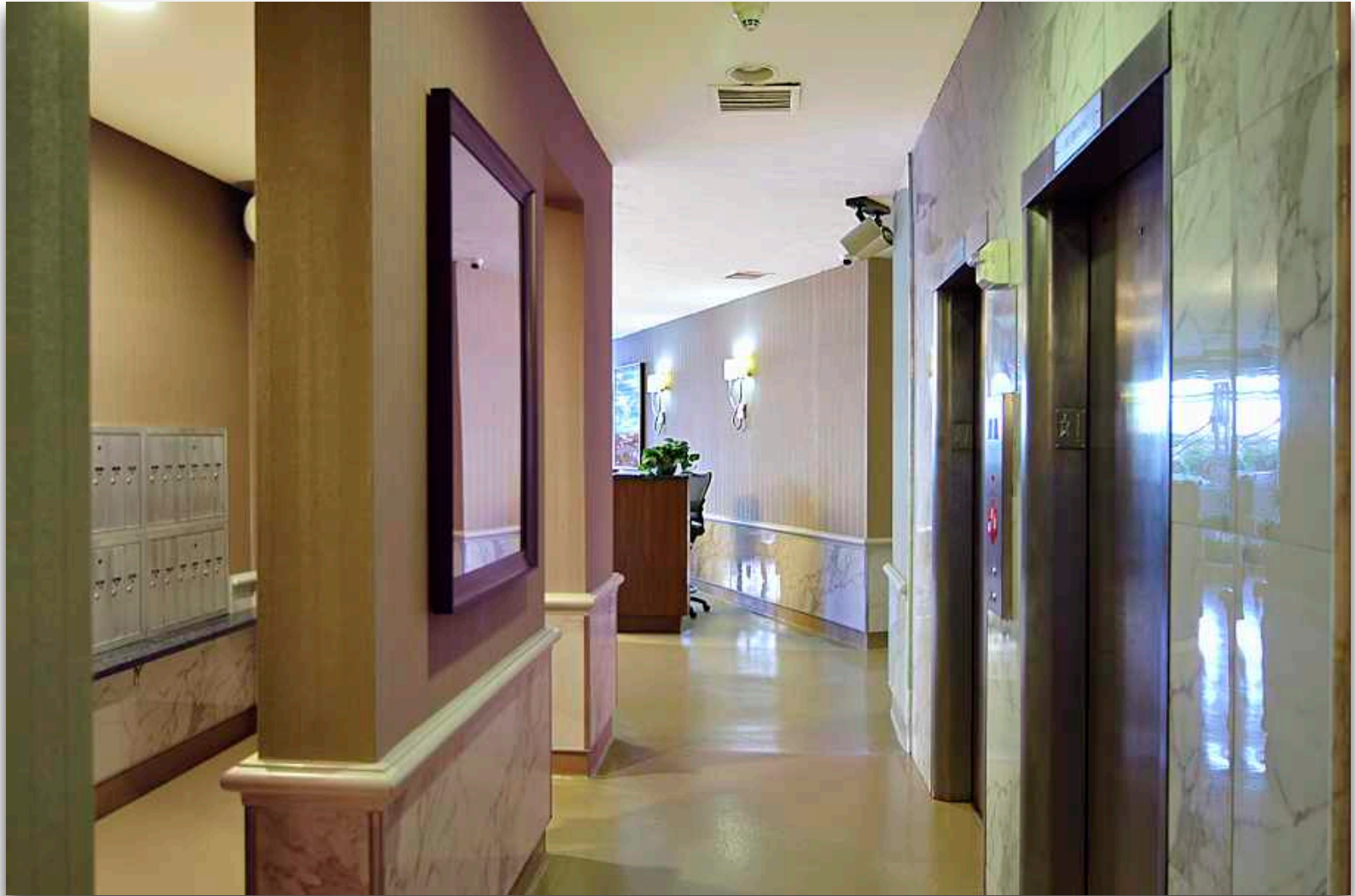
Drawings showing sections of the doorman's desk. The top diagram shows the lower section of the desk, cut at 30" above floor which is below counter height. The lower diagram shows the top of unit just below the stone top.



Hallway view showing bank of mail boxes which we had stripped and brush finished on site. We added a stone ledge for a spot to place your bag or mail. Custom framed mirrors.



Long view of the hallway showing budget friendly faux marble porcelain tile topped by a custom chair rail. The resulting "wainscoting" sits at about 30" on the wall which lends a more spacious modern feel to the space. Note the stripped and brushed metal of the elevator doors and jamb.



A reverse view of the hallway looking back out at the doorman's desk and lobby.



Quality craftsmanship in the finishing details make the design shine.





An important tip: Always budget for art and decorative items. Most designs are "empty" or feel "sterile" without sufficient final decorative touches.





Style and color appropriate furniture and materials that can stand the test of time. The table styles worked well could be easily "touched up", but were not so expensive that they couldn't be replaced down the road.

The chair upholstery fabric compliments the fun vibe of the floor design, and is woven to withstand heavy use.





What could be wryly thought of as a "serendipitous structural problem" led to a delightful garden installation.

Mid-project a significant structural issue arose when we discovered the cement slab floor ended about 6 feet inside the exterior windows! This meant the cement floor finish couldn't be successfully installed.

An engineer was hired and we learned that the foundation didn't extend to the window either! The entire area had once been "outside" and enclosed with windows somewhere along the road. We carefully calibrated weight load to design a garden area on either side of the entrance door ways.

It was a a design turnabout with a wonderful end result.



Live plants are one of our favorite ways to bring an interior to life.

We hope you enjoyed this project case study.
We are always happy to discuss you design project needs.

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