

Created By:

Stephanie Raphael

Interior Decorator & Artist

Bohemian Bloordale Airbnb

Phase One: Schematic Development
July 22, 2022

Current Space

Current Space and Notes

Constraints:

- Low ceiling at staircase landing on upper floor
- Stove and rangehood must stay

Necessities:

- Dining area for 4
- Chairs
- Sofa
- TV
- Lounge chair
- Desk
- Smaller fridge
- Window treatment

Can be Changed/Added/Moved:

- Wall unit can be removed
- Bookshelf can be removed
- Fridge to be replaced
- Kitchen Counters and cabinets can be adjusted

Would like:

- Furniture to be reused
- An office area
- A bohemian feel that is relaxed, funky, and fun



Research

Tankless Water Heater

Pros:

- Long Term Energy and Cost Saving
- Unlimited Supply of Hot Water
- Takes up Less Space
- Lower Risk of Leaks Water Damage, and Tank Explosions
- Lower Risk of Burns and Exposure to Toxic Metals
- Life Expectancy of Over 20 years

Cons:

- High Upfront Cost of the Unit and Installation
- Takes Longer to Deliver Hot Water
- Cold Water Sandwich (lol)
 - » This is when hot water is involuntarily interrupted with some cold water, followed by another surge of hot water. This will normally happen if you turn your tap on and off while doing dishes.
- Inconsistent Water Temperature When Multiple Outlets are in Use
- Difficult to Achieve a Lukewarm Temperature
- No Access to Hot Water During a Power Outage

Tankless Gas Water Heater	Tankless Electric Water Heater
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[Rinnai 199MBTU Liquid Propane Sensei™ Direct Vent Indoor Condensing Tankless Water Heater Residential 11 GPM Energy Star®](#)



Spec Sheet

Product Code: RU199IP
Max Flow Rate: 11 GPM
Dimensions: 18.5"W x 26.4"H x 11.4"D

- Wifi technology for remote monitoring and management
- sliding mounting bracket for easy installation

[Navien NPE-240A Premium Condensing Tankless Gas Water Heater \(NPE-A\)](#)



Product Code: NPE-240A
Max Flow Rate: 11.2 GPM
Dimensions: 17.3"W x 27.4"H x 13.2"D

- Intelligent Preheating Technology - recognizes usage patterns to provide hot water at appropriate times

[Stiebel Eltron Tempra 36 Plus Advanced Flow Control and Self-Modulating 36KW 7.03GPM Electric Tankless Water Heater](#)



Spec Sheet

Product Code: 239225
Max Flow Rate: 7.03 GPM
Dimensions: 16.5"W x 14.5"H x 4.625"D

- Advanced Flow Control that automatically reduces output flow to maintain temperature if demand temporarily exceeds capacity

Small Fridges



[Unique Appliances Classic Retro 22-inch 7 cu. ft. Green, ENERGY STAR®](#)

This retro fridge is a great option with a little more storage for a longer staying visitor who will prefer to do some cooking in the apartment.

This model also has a matching wine cooler, rangehood, and gas stove if you're looking to replace other appliances. This model also comes in other colours. Door is not reversible.



[Marathon 4.8 cu.ft. Compact Two-Door Refrigerator](#)

This mini fridge is a small but with suitable space for a short term renter. It has just enough storage to hold the essentials, a crisper, and a small freezer. There are door bins and a 2L bottle storage.

The door hinge is reversible and the compartments are adjustable to store taller items. There are also rear rollers of easy mobility.

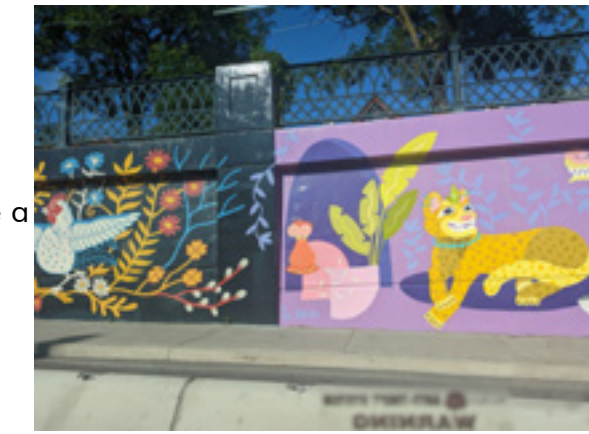
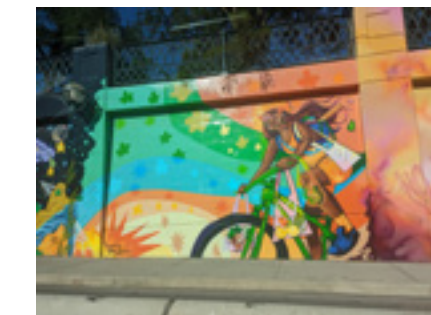
Location Research

Diverse multicultural restaurants
Lots of public art
Busy shopping district
Bloordale "Beach"

May be a good resource for out of town visitors, would be nice to have a hard copy of the newest issue:

https://issuu.com/bloordalebia/docs/bloordale_magazine_2022_-_final_-_issuu

Because this area is filled with many local shops and street art, we can choose local artists to decorate the walls of the space. Colourful art like the streetart on the right will work well in the space to create a funky and fun vibe.



Airbnb Research

Here are a list of things to consider for a comfortable airbnb stay. Please check off what you are interested in purchasing, and I can source the products for you in the final specification sheet.

The Basics:

- White bed linen
- Extra pillows and blankets if needed
- White towels - at least 1 per guest
- Air conditioning/heating
- Alarm clocks
- Clothing hangers
- Adequate lighting
- TV: Chromecast or streaming service available
- WiFi
- Iron and ironing board
- Full length mirror
- Washer/dryer with detergent
- Private entrance if possible
- Toilet paper
- Towel hooks in bathroom and bedroom
- Hairdryer
- Floor mat in bathroom
- Smoke detector
- Carbon monoxide detector
- First aid kit and emergency numbers
- Safe
- Fully furnished kitchen:
 - Pots and pans
 - Oil
 - Salt and pepper (and other spices)
 - Dishware and cutlery - enough for the max amount of guests
 - Fridge/Freezer
 - Stove
 - Oven
 - Microwave
 - Kettle
 - Coffee maker
 - Tea/Coffee
 - Sugar/Sweetener
 - Cleaning supplies like sponges, dish soap, paper towels, disinfectant spray, broom and dustpan
 - Garbage and garbage bags
 - Ice cube tray
 - Fire extinguisher

Kid - Friendly Amenities:

- Baby bath
- Bathtub
- Baby monitor
- Changing table
- Kids books and toys
- Plastic dinnerware
- High chair
- Stair gate
- Crib
- Fireplace guards
- Childproof electrical outlet covers
- Table corner guards
- Window guards

The Extras:

- Shampoo/conditioner
- Body wash
- Extra toothbrushes/toothpaste
- Office supplies
- Extra power bars
- Wine glasses
- Light breakfasts/snacks
- Adapters and chargers
- Feminine products
- Magnified makeup mirror
- Combs/hair brushes
- Disposable razors
- Body lotion
- Playing cards

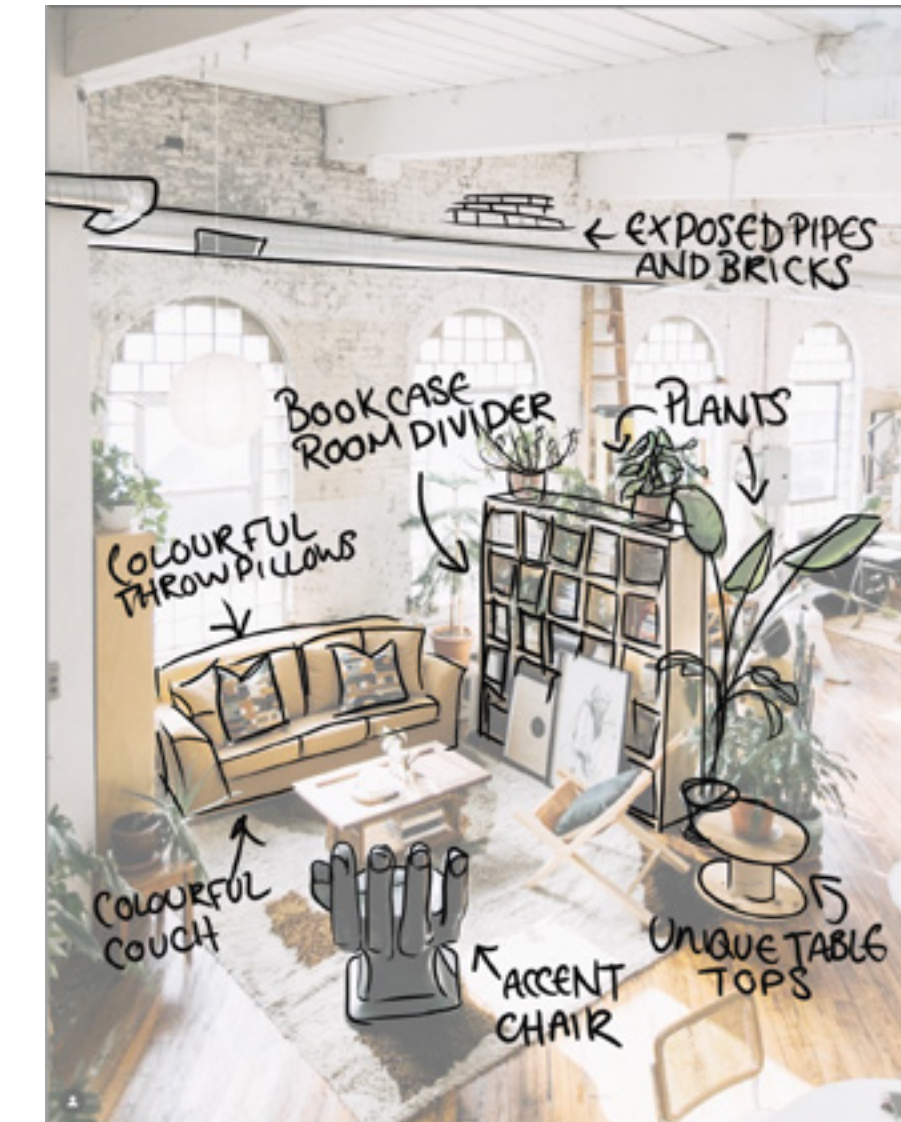
It's nice touch to have a summary of all the need to knows in a book or frames hung on the wall, as well as a guest book visitors can sign and look at.

The book/ poster will contain checkout instructions, wifi and password (can also be listed as a QR code), general house rules, emergency contact information, how-to guides for laundry machines/coffee machines/air conditioners, etc.

Local sites and restaurant recommendations can be posted on a less permanent surface like a chalkboard incase the venue closes.



Inspiration



Schematic Design

Mood Board


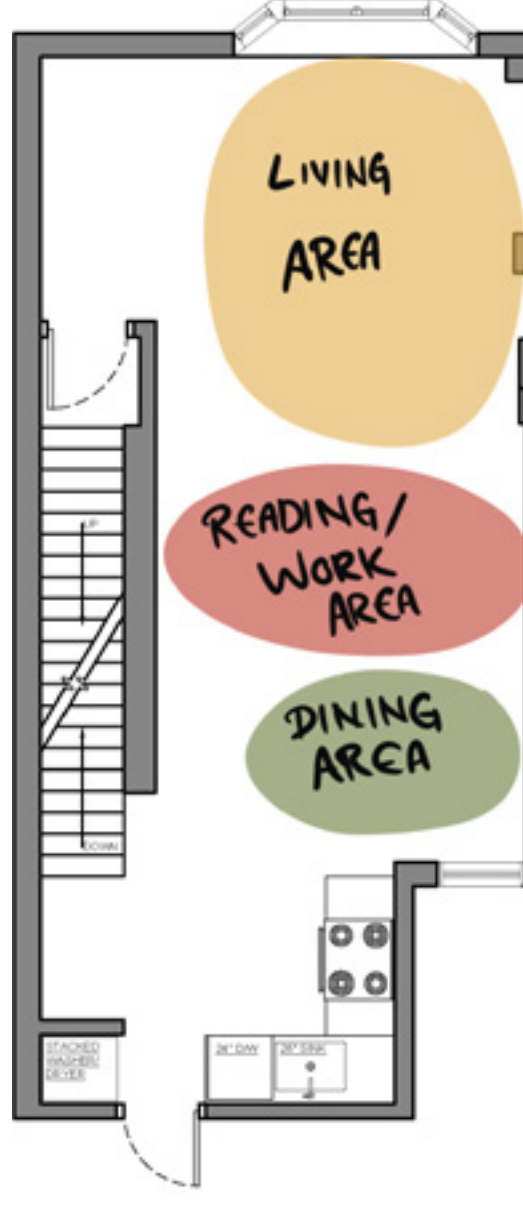
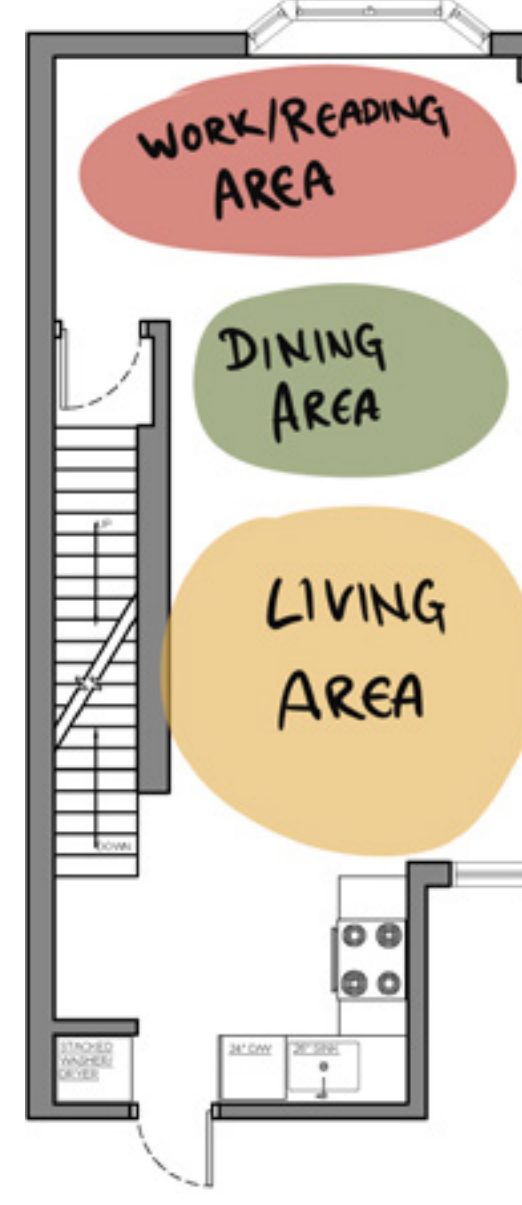
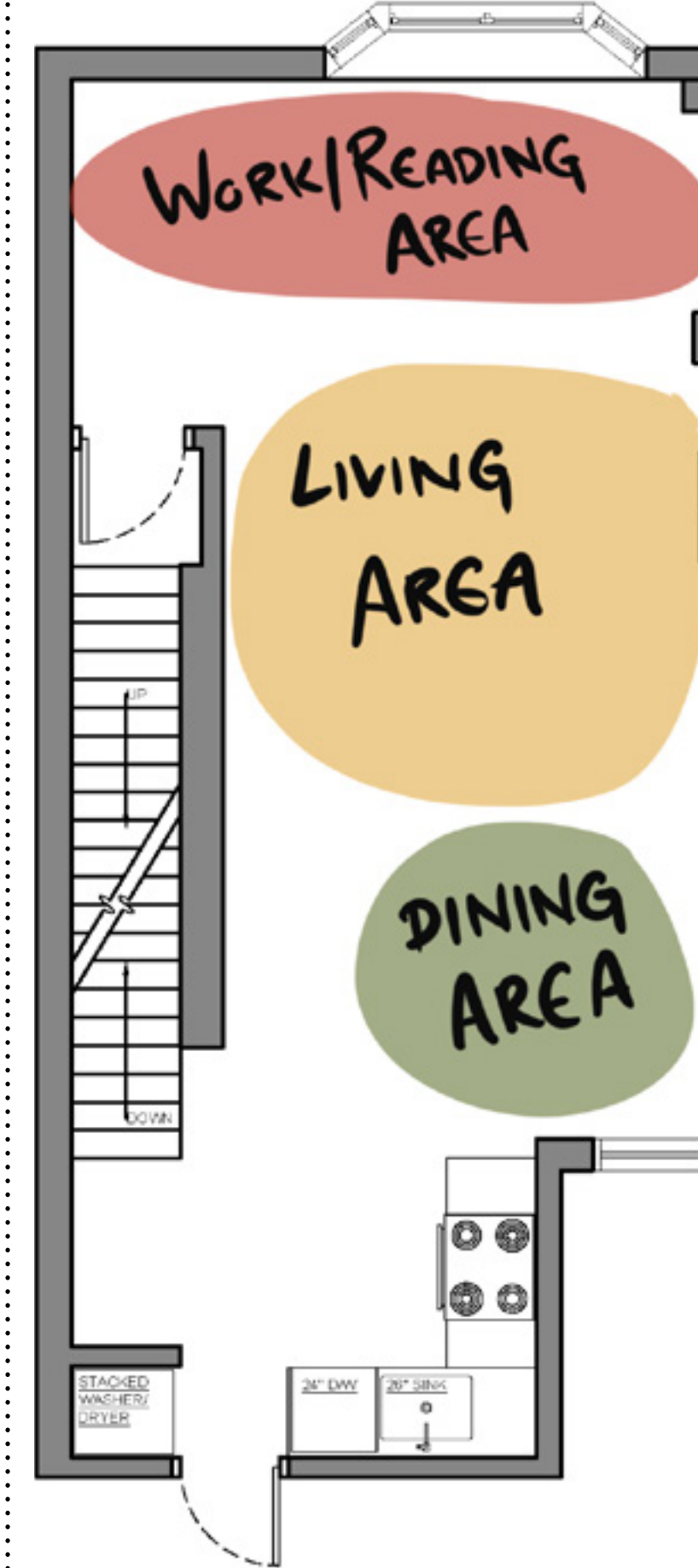


Colour Palette and Sample Finishes

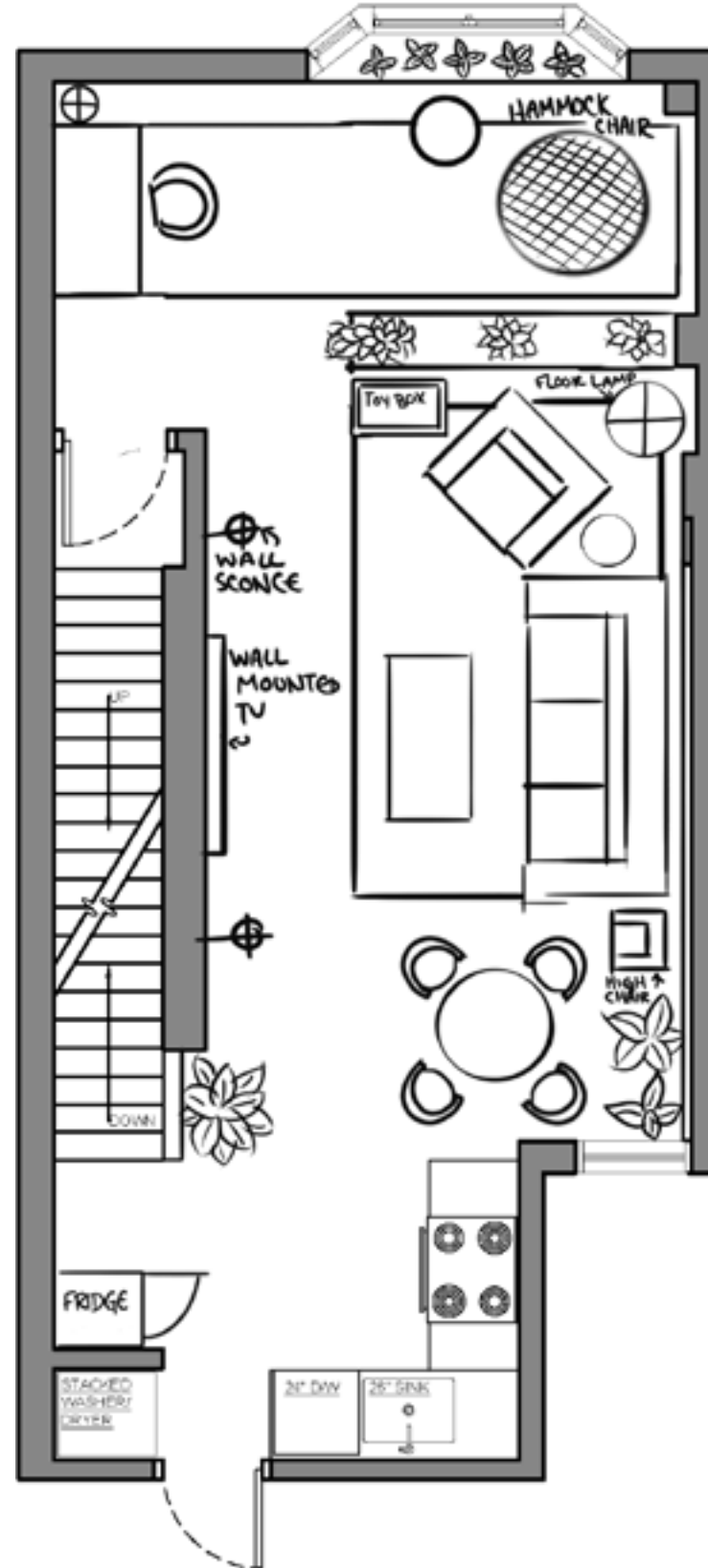
	Brick Red 2084-10 A rich, saturated colour. Brown and orange tones bring out its utilitarian side.		Camouflage 2143-40 Versatile Neutral, from gray to sage.
	Terra Cotta Tile 2090-30 Earthy red. Dramatic, welcoming, rustic, sophisticated.		Louisburg Green HC-113 Gray undertones give this medium green a cool, muted quality.
	Wild Flower 2090-40 Lightly dusted with hints of pink and orange. A unique coral shade.		Courtyard Green 546 A dark, leafy green that brings to mind a lush garden at dusk.
	Maple Sugar 2160-30 A deep golden brown as deliciously comforting as pancakes and syrup.		Herb Garden 434 A drop of yellow lends radiance to this deep forest green hue.
	Byrd Beige CW-365 A classic shade that would have been popular in the 18th century.		Black Forest Green HC-187 A blackened shade of green that permeates any space with a sense of reassurance.



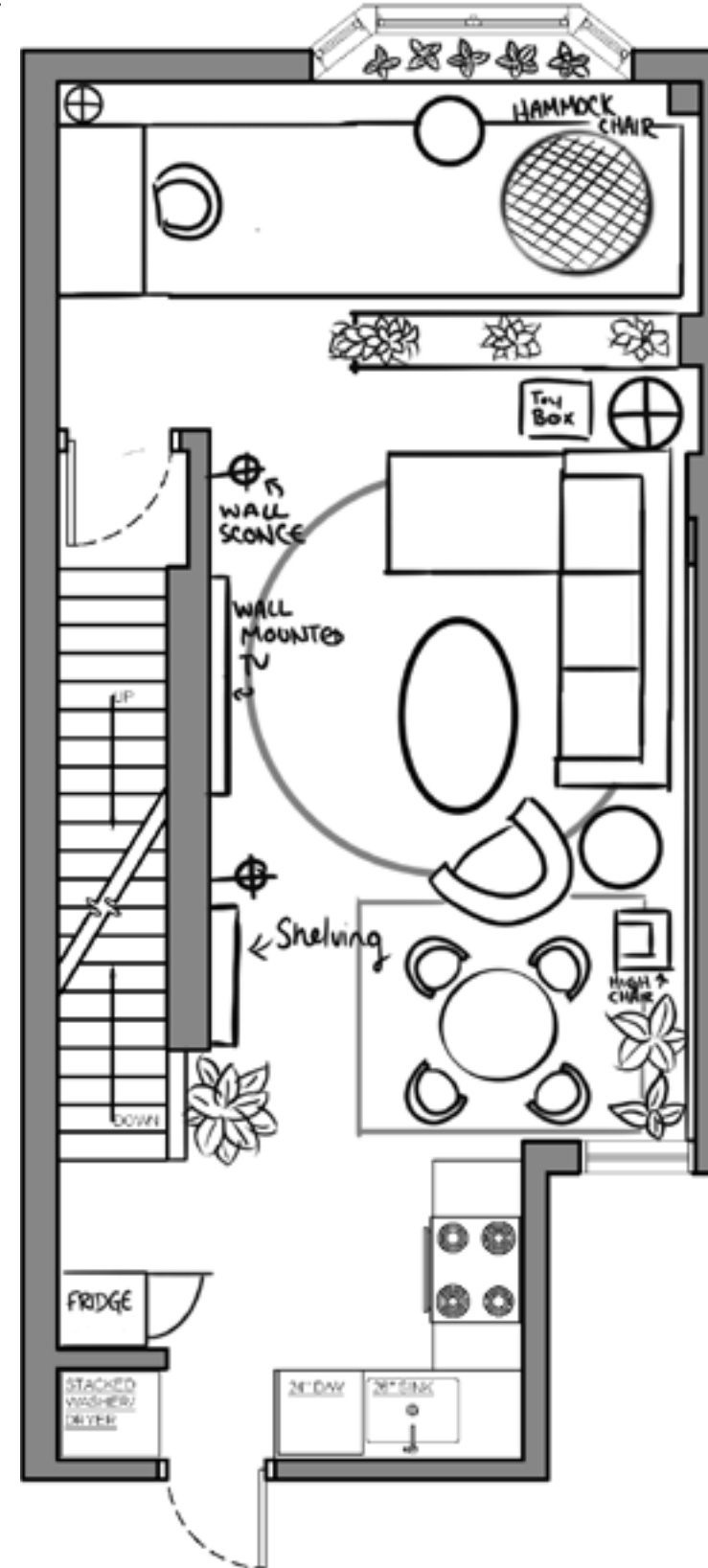
Bubble Diagrams

			
<p>Pros:</p> <ul style="list-style-type: none"> Living area will be well lit <p>Cons:</p> <ul style="list-style-type: none"> Living Room may be too bright for a TV Work/Reading area may be too dark Dining area using a lot of wall space - would be better if hosting more than 4 people. 	<p>Pros:</p> <ul style="list-style-type: none"> Living area will be well lit Reading area will have lot of wall space for storage Dining area near the kitchen <p>Cons:</p> <ul style="list-style-type: none"> Living Room may be too bright for a TV Reading area will be central - may be loud if other areas are being used. 	<p>Pros:</p> <ul style="list-style-type: none"> Reading area will be well lit Larger living area - better lighting for TV <p>Cons:</p> <ul style="list-style-type: none"> Dining room not beside kitchen 	<p>BEST LAYOUT (leaving the kitchen untouched)</p> <p>Pros:</p> <ul style="list-style-type: none"> Reading area will be well lit Larger living area - better lighting for TV Dining room next to kitchen <p>Cons:</p> <ul style="list-style-type: none"> Kitchen is not built up to standards of an accessible kitchen. - sink is too close to stove, and fridge is too close to stove <ul style="list-style-type: none"> Must have at least 4' between appliances

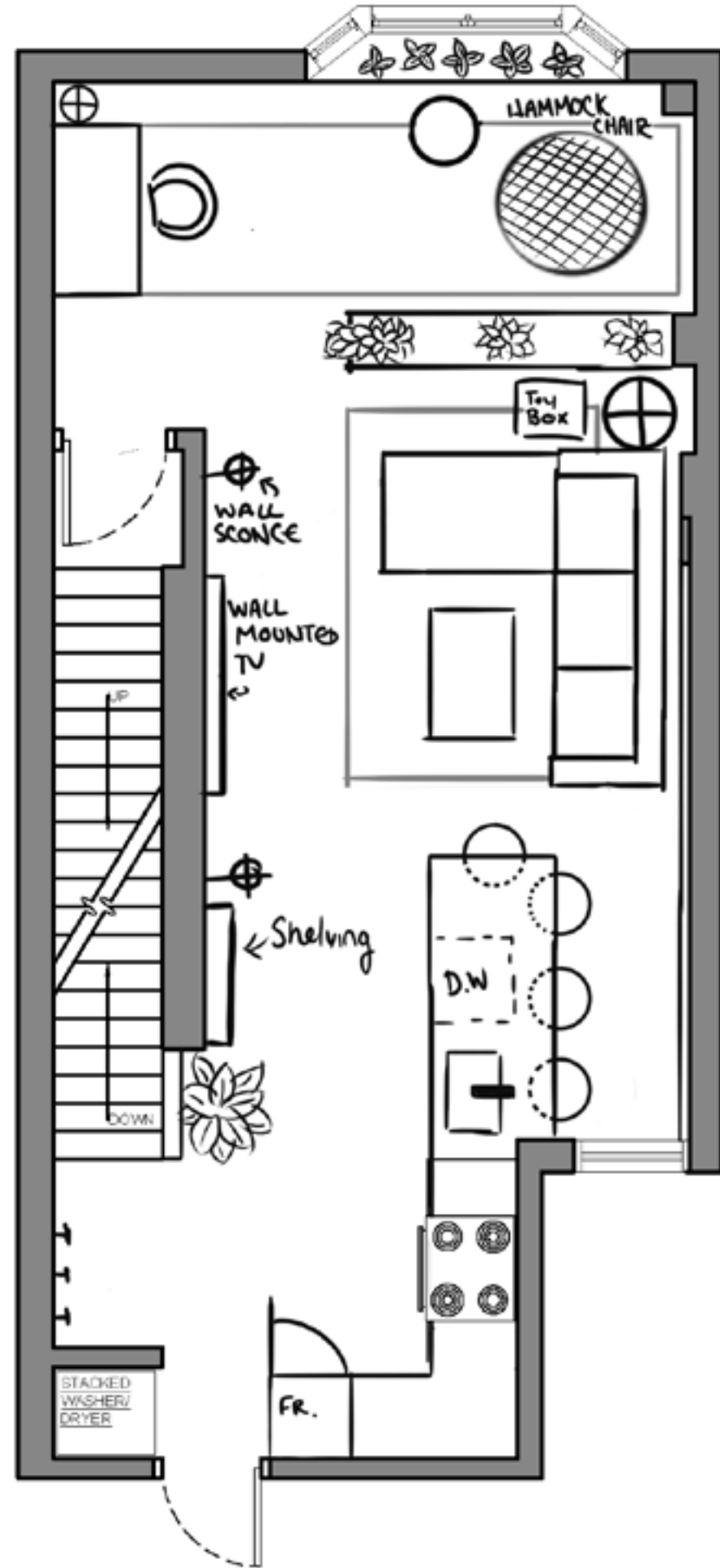
Floor Planning



Layout One: Seats 4 in the living and dining room with a sofa and lounge chair. The TV is mounted in the middle of the wall, and the kitchen layout remains unchanged, with a fridge added near the landing of the staircase. The white bookcase has been resused as a room divider between the living and office area.



Layout Two: Similar to the last, with a sectional to replace the sofa. This layout utilizes circular and rectangular rugs, with the same layout in the kitchen and office area.



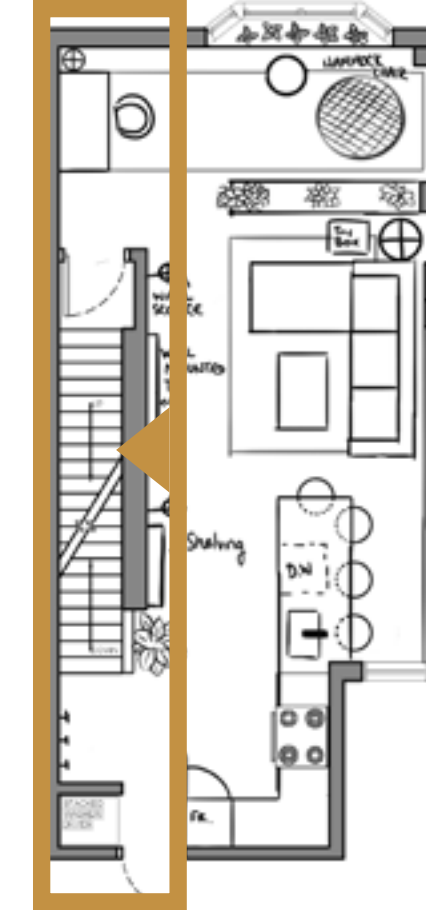
Layout Three: The most ideal, where the kitchen has been extended to make a more accessible space.

The stove will remain where it is currently located, the fridge will take the place of the dishwasher, and the countertop is extended to create more space for the dishwasher, sink, and bar seating area. The bar seating area will also serve as the dining room seating.

Because this is a temporary rental, a dining room isn't completely necessary and a more functional kitchen is valuable for resale.

The rest of the space is the same as the second layout with a sectional, with a rectangular rug to replace the circular one.

Space Planning and Millwork Ideation - North Elevation



Space Planning and Millwork Ideation - South Elevation



Space Planning and Millwork Ideation - East and West Elevation

