

THE LOCALE

EMMA EDMONDS & LANEY BRAACK

The Locale | Senior Capstone Project | Spring 2021 | Group Project

Luxury Living

THE LOCALE is essentially a one-stop-shop. Here, there are tons of amenities for the general public, and the residents of The Locale as well. This project features two buildings - both over 100,000 square feet. My building holds the residential (luxury living) side and my partner Laney's building holds the commercial side (work, play, eat, shop). We have gone hand in hand to create The Locale, sharing our concept statement, mood boards, and colors and material selections, but our projects are two separate entities. Our buildings are connected by a skybridge on the fourth floor, which is only accessible to residents of the Locale. My building is open to the residents of the luxury apartments, and features 5 floors and a rooftop area, and is connected to a gym by the skybridge on the commercial side of the Locale. We are so proud of how this turned out!

project overview



LIVE | WORK | PLAY | EAT | SHOP

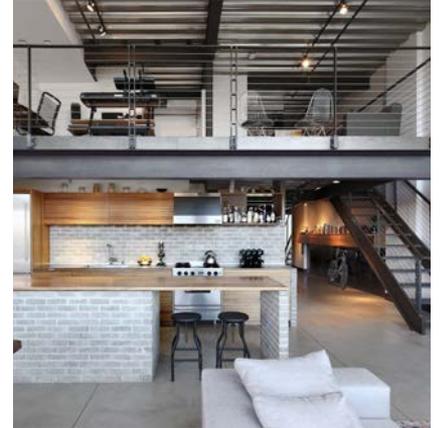
Within THE LOCALE, we want to encourage community by provoking emotion and creating memories. Through innovation, technology, and Scandinavian elements and principles, we hope to create a space that tells a story and goes beyond the walls of our buildings. Our space will not only contain the concepts of live, work, and play, but also incorporate eat and shop. We will bring a community to life through exceeding environmental needs while hoping to inspire each individual who walks through and interacts with the many features that THE LOCALE will hold.

CONCEPT STATEMENT

LIVE | WORK | PLAY | EAT | SHOP



luxury living





work|play|eat|shop



precedents



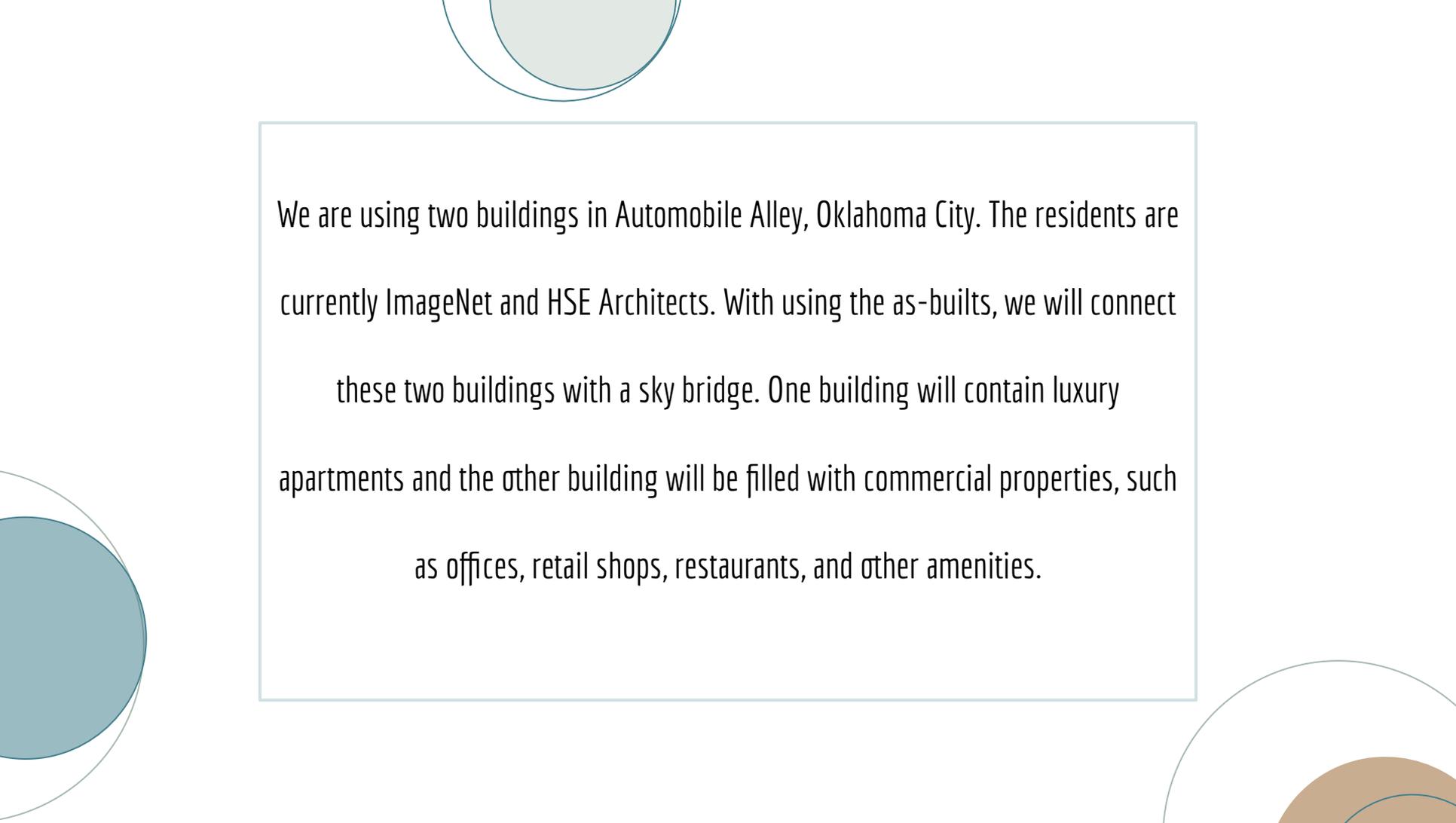


The Domain - Austin, TX
Mockingbird Station - Dallas, TX
The Well - Toronto, Ontario



about our buildings

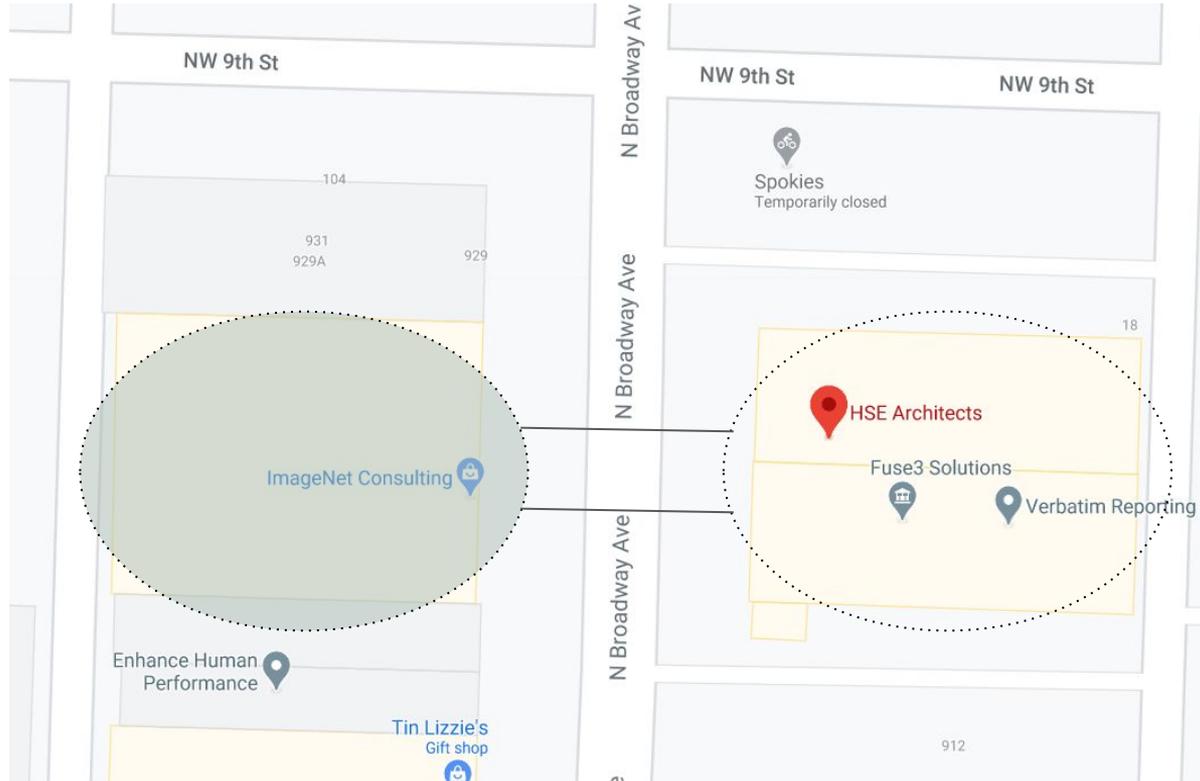




We are using two buildings in Automobile Alley, Oklahoma City. The residents are currently ImageNet and HSE Architects. With using the as-builts, we will connect these two buildings with a sky bridge. One building will contain luxury apartments and the other building will be filled with commercial properties, such as offices, retail shops, restaurants, and other amenities.

SITE: Oklahoma City, OK

“Automobile Alley”



BUILDING A: LIVING

60,000 sq. ft



BUILDING B: WORK | PLAY | EAT | SHOP

62,000 sq. ft

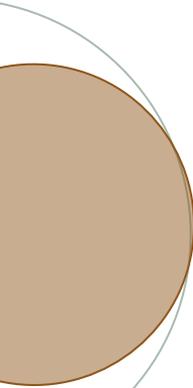




Since both buildings are about 60,000 sq. ft., we plan to add a fourth and fifth floor, as well as rooftop amenities. The skybridge will exist on the fourth floor.

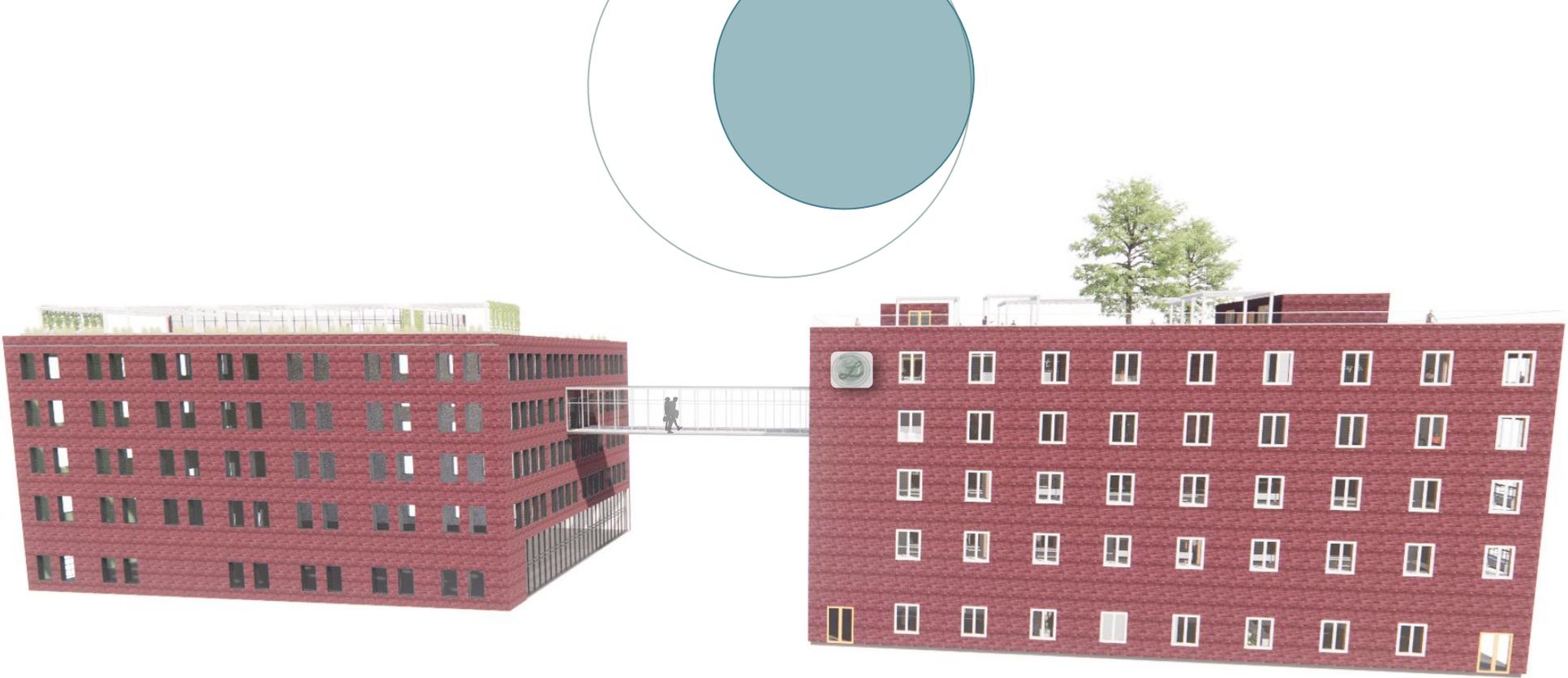
Adding the fourth floor, fifth floor, and rooftop will make each building exceed

100,000 sq.ft each.



sky bridge





programming



LUXURY LIVING

LOFTS // ETC

- STUDIO STYLE
- LOFT (SINGLE AND DOUBLE FLOOR)

AMENITIES

- GROUP COMMON AREAS ON EACH FLOOR
- ROOFTOP COMMON AREAS WITH COMMUNITY GARDEN AND HAMMOCK SPOTS

COMMERCIAL - WORK & PLAY

WORK

- SMALL OFFICES
- SMALL RENTABLE SPACE

PLAY

- DOG PARK
- WALKING TRACK ON ROOFTOP
- GYM
- OUTDOOR ROOFTOP GRASSY AREA
- INTERIOR HANG-OUT SPACES

COMMERCIAL - EAT & SHOP

EAT

- RESTAURANTS
- BARS
- COFFEE SHOPS
- BAKERIES

SHOP

- RETAIL
 - COOKING SHOPS
 - BOUTIQUES
 - PLANT STORES
 - FURNITURE STORES

materials



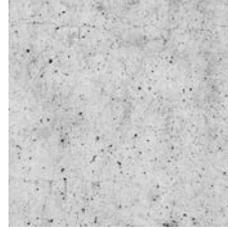
materials



Trex Deck
- ENHANCE® COMPOSITE
DECKING - Foggy Warf



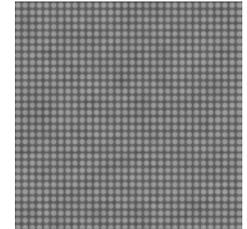
Mohawk Vinyl Plank -
Batava II - Driftwood



Grey Stained original
concrete flooring



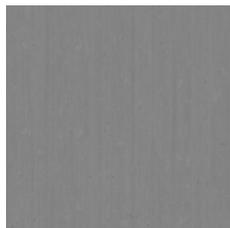
White Stained original
concrete flooring



Rubber Gym Flooring



Bollywood - Moti Pearl
- *Bollywood* offers extreme
performance. It is easily
cleanable, durable with
excellent lightfastness
properties and UV resistance.



Mohawk Vinyl Plank -
Design Element- Rockport Grey



Maharam Upholstery -
Buffer - Basmati



PANTONE®
14-5706 TPX
Silt Green



PANTONE®
17-4408 TPG
Lead

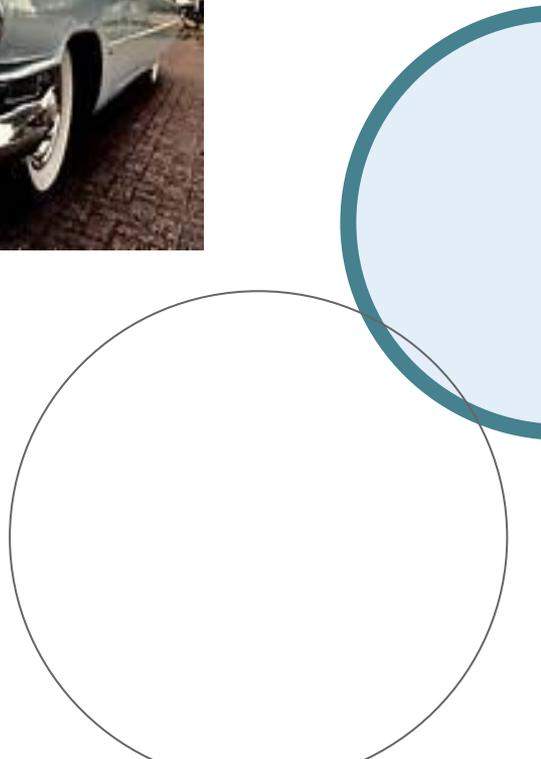


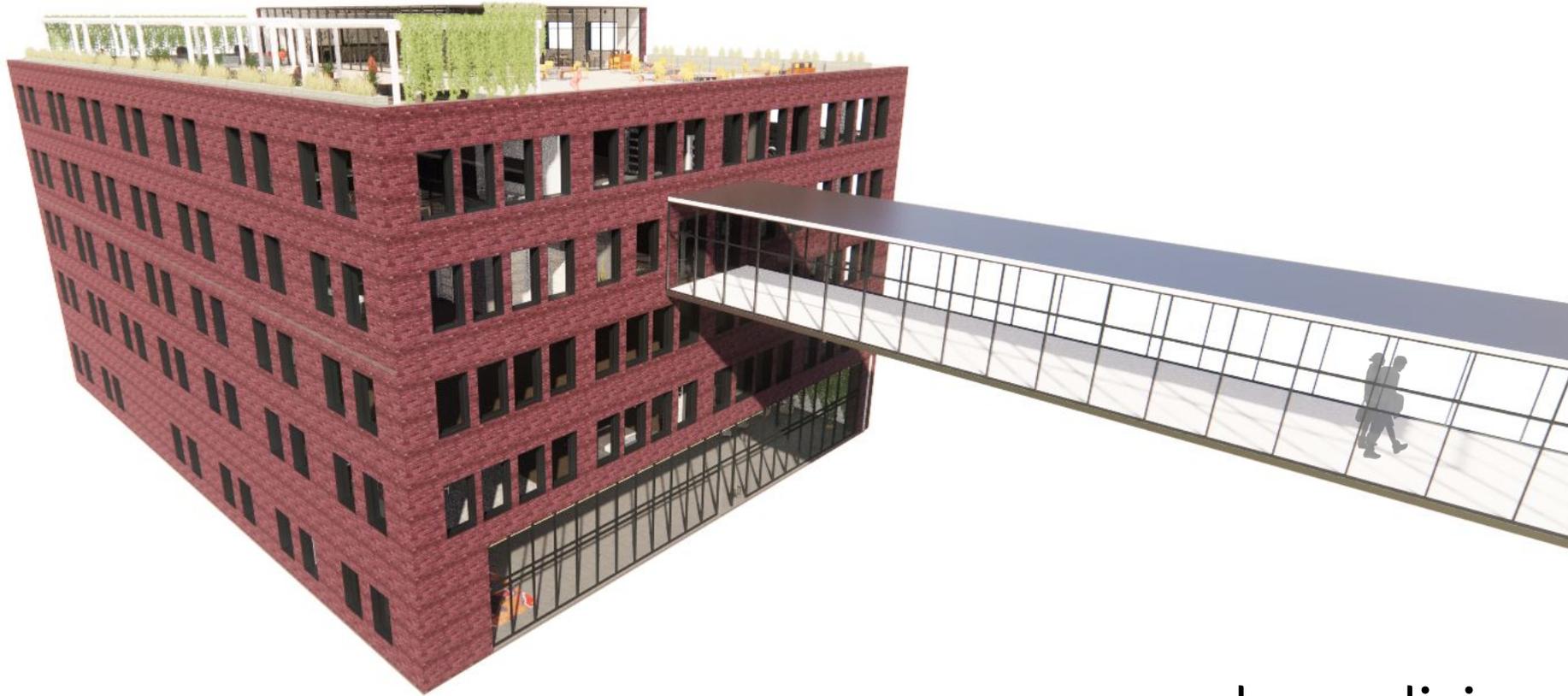
PANTONE®
13-1404 TPX
Pale Dogwood



PANTONE®
17-1342 TPG
Autumnal

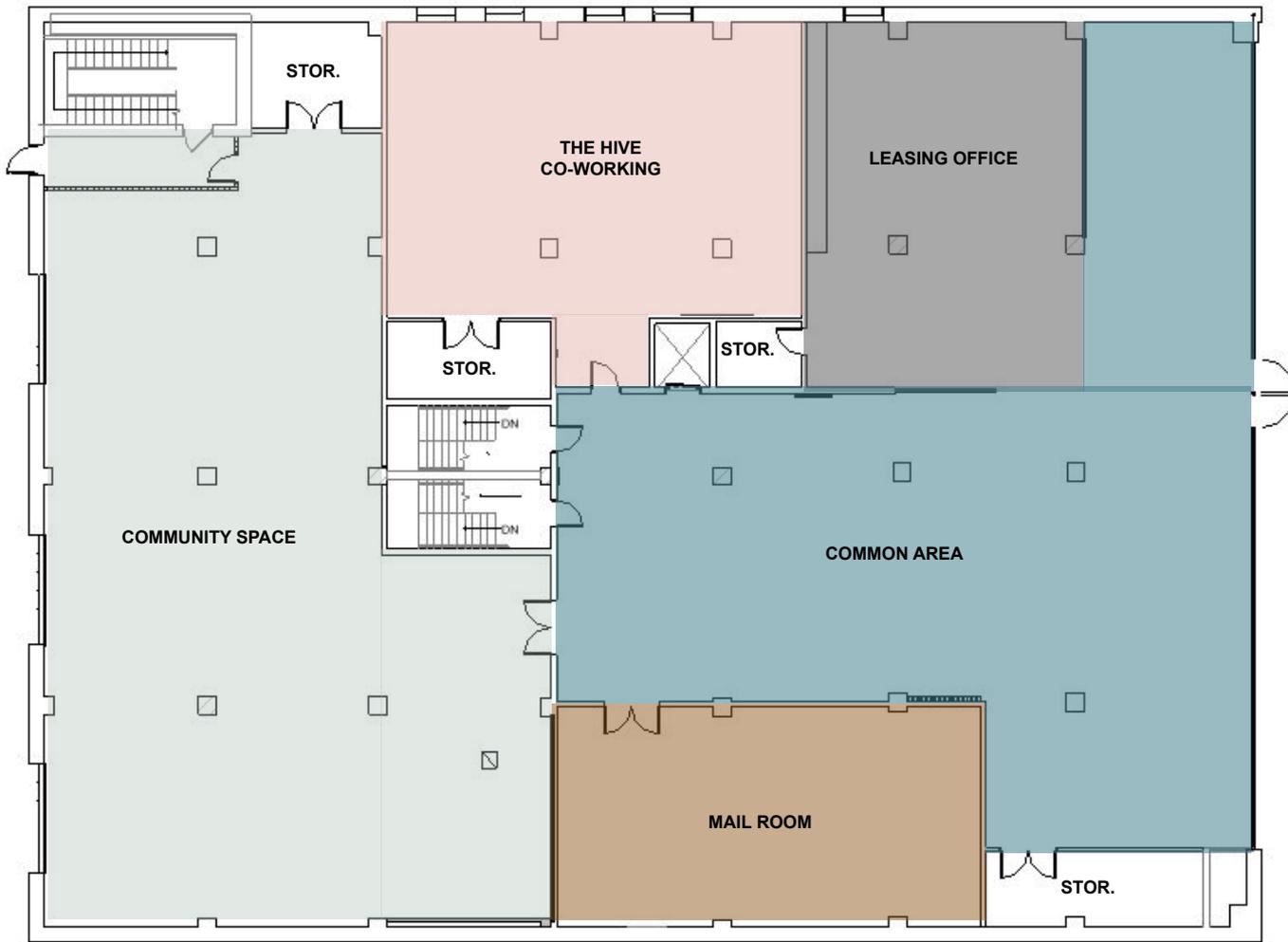
Art work : Automobile Alley inspired





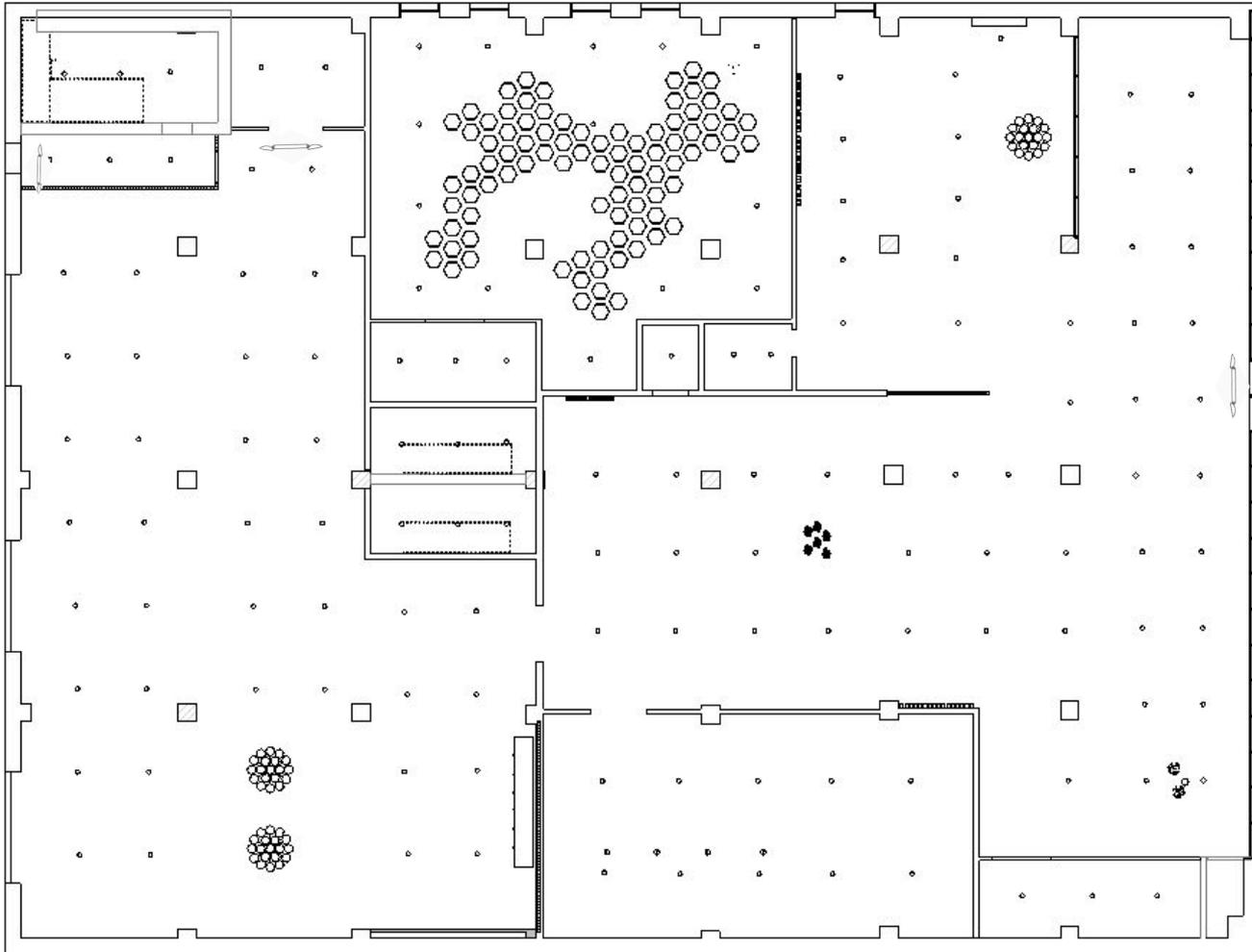
luxury living





1st floor plan



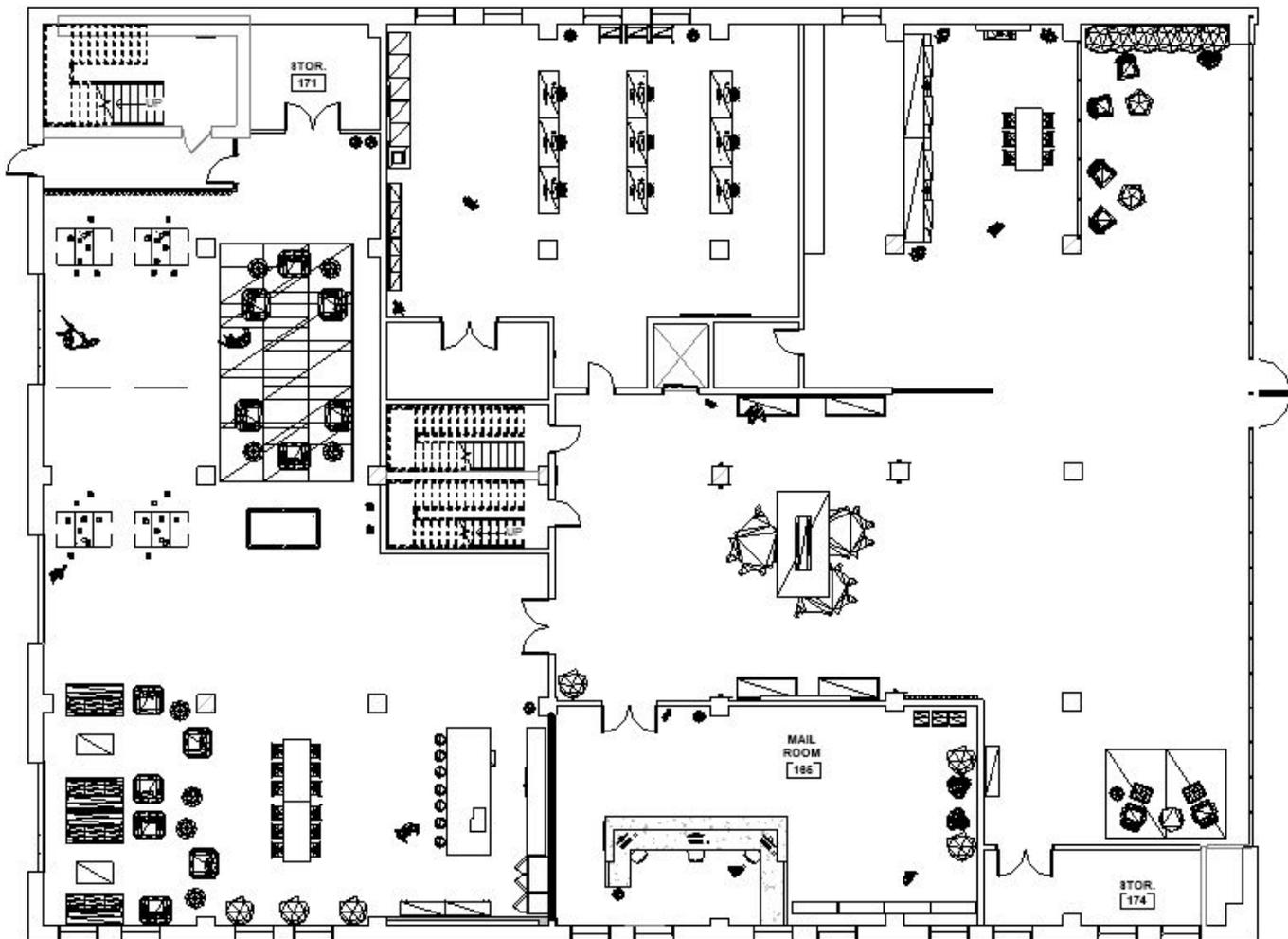


Lighting Legend

-  LED 6" Recessed Can Downlight
-  Emergency Exit Light
-  Bouquet Mika - Eureka Lighting
-  Hex Area- Eureka Lighting
-  Stella- Eureka Lighting

1st floor reflected ceiling plan





1st floor furniture plan





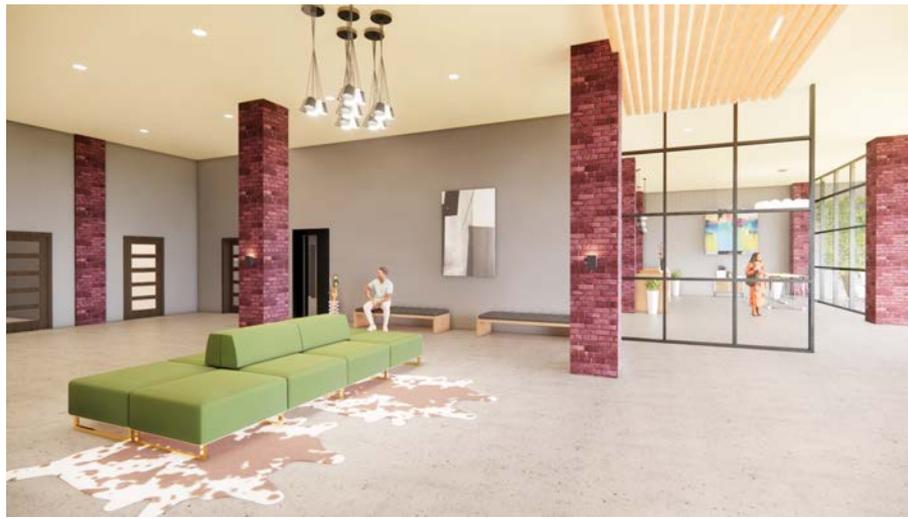
Rendered 1st floor furniture



The LOCALE has a leasing office directly when you walk in the door on the first floor. This is so there is always a staff member around to help current residents as well as future residents.

Since this will be a high traffic area, stained concrete was used to show minimal wear and tear. To keep the very industrial atmosphere of Automobile Alley, there is the original brick columns that will be used throughout the design.





The LOCALE is very large and luxurious, each floor has a community space near the elevator. The first floor is a lobby for the mailroom, business room and the community space.



At the rear of the first floor, there is a large community space. The community space is equipped with a large community kitchen (fully stocked), many televisions, lounging areas and many games such as corn hole and pool.

The community space is a place where residents can bring their friends and family or come all together and watch sporting events. This is to increase the community atmosphere in the fast paces industrial city life.

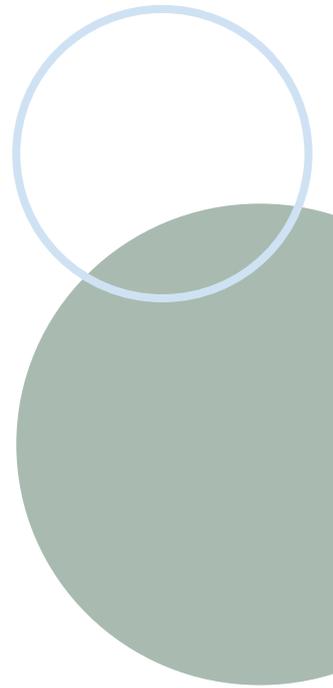
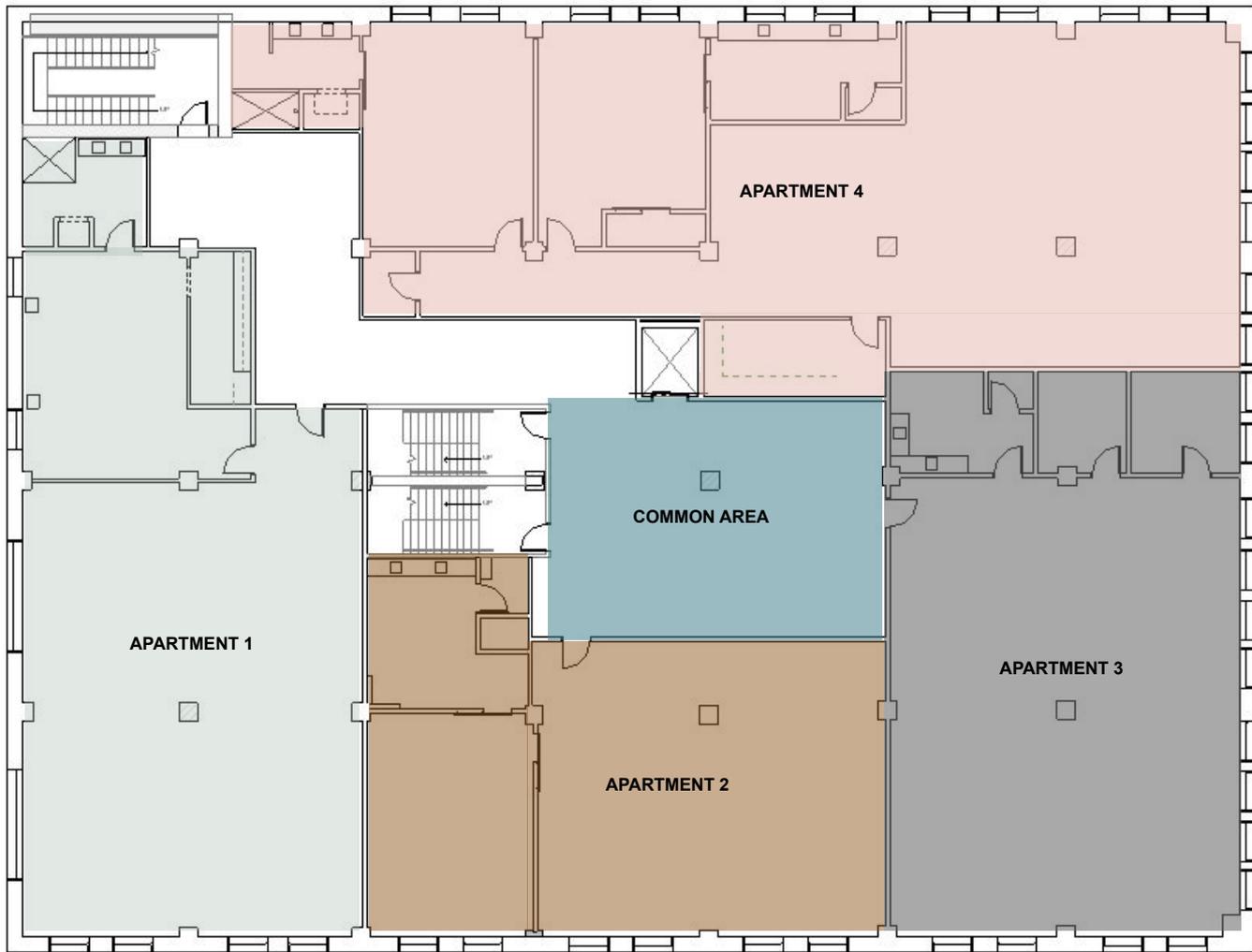




THE HIVE - The business room is a great space for the working class. It could especially be helpful during covid if someone did not have a printer or at home office supplies. This space is very similar to a co-working space.

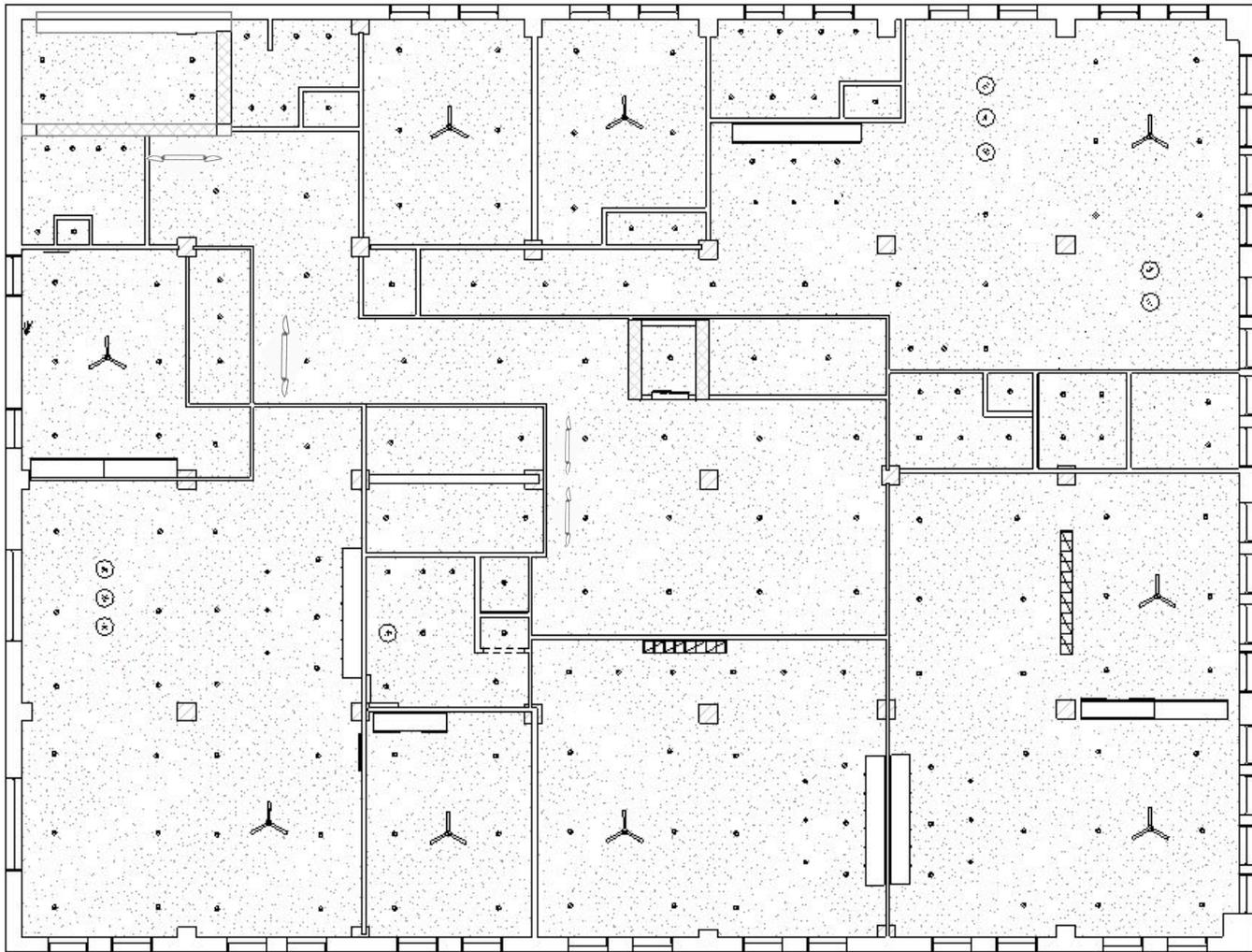


Since the LOCALE is high end luxury living, the design incorporates a mail room. The residents can ship out and receive mail here. It includes an Amazon lock box for securing larger packages as well as boxes for each apartment.



2nd, 3rd & 5th floor plan



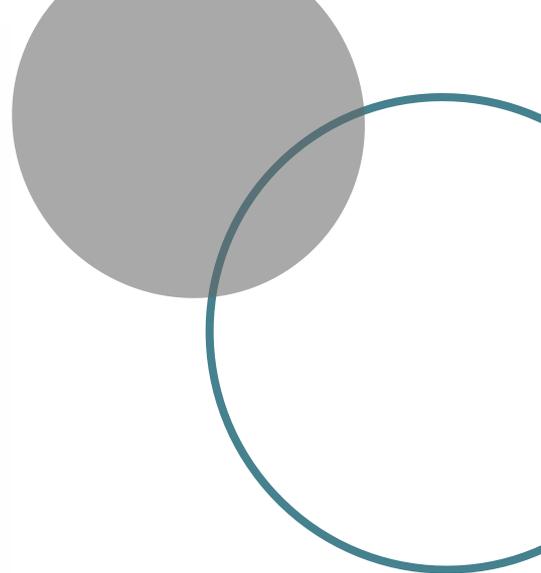
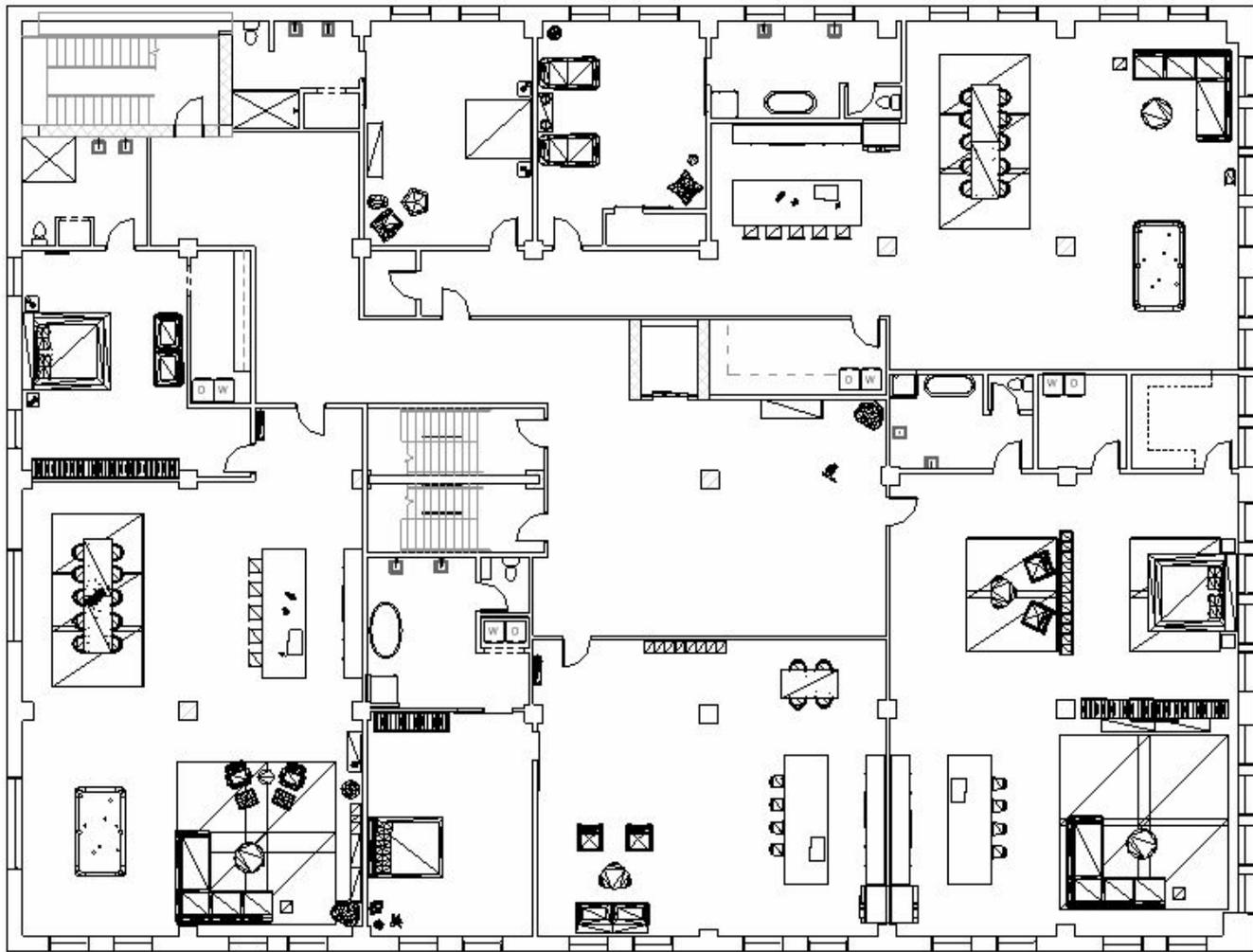


Lighting Legend

-  LED 6" Recessed Can Downlight
-  Emergency Exit Light
-  Stella- Eureka Lighting
-  52" Minka Aire Roto White Ceiling Fan

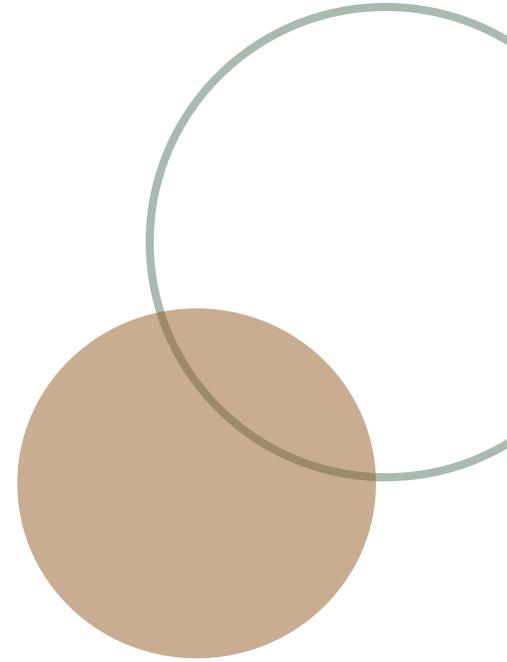
2nd, 3rd & 5th
floor reflected ceiling plan





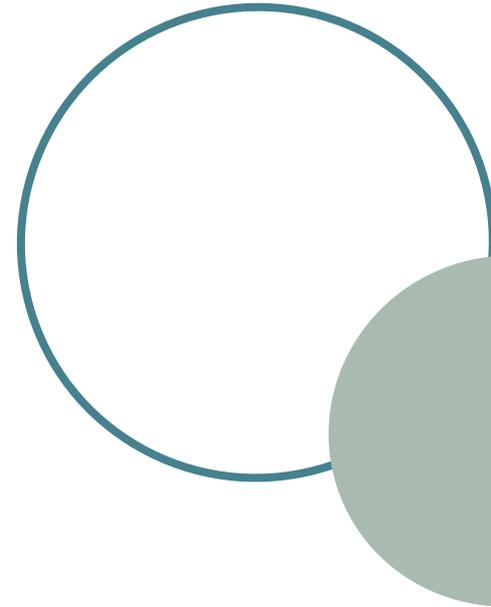
2nd, 3rd & 5th
floor furniture plan





Rendered 2nd, 3rd & 5th
floor furniture plan





Common area





Apartment one is a 1 bed 1 bath. It includes a kitchen and dining room that are the perfect size for entertaining. The living room and extra space are a great addition to the space. With in the bedroom space there is a large bathroom, bathroom and a laundry room with in the closet.



apartment 1





Apartment two is a smaller 1 bed 1 bath. It includes a kitchen, dining room and a smaller living room area. With in the bedroom, there is a washer and dryer and a large master bath. The bedroom has custom built-ins for ample closet space.



apartment 2





Apartment three is a studio style. It includes a kitchen, living room and a bedroom space. The bedroom is sectioned off by incorporating built ins. The bathroom, closet, and laundry room each have their own room to the side of the bedroom area.

apartment 3





The bathroom, closet, and laundry room each have their own room to the side of the bedroom area. This is a great option for a young entrepreneur in the city.



apartment 3





Apartment four is a two bed two bath style. It includes a kitchen, living room and dining space. The two bedrooms each have their own bathroom and large closet for ample storage.



apartment 4



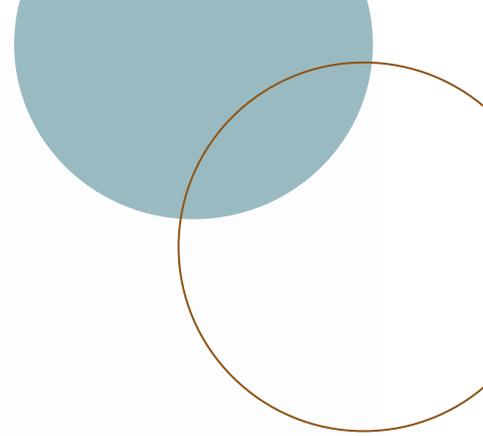
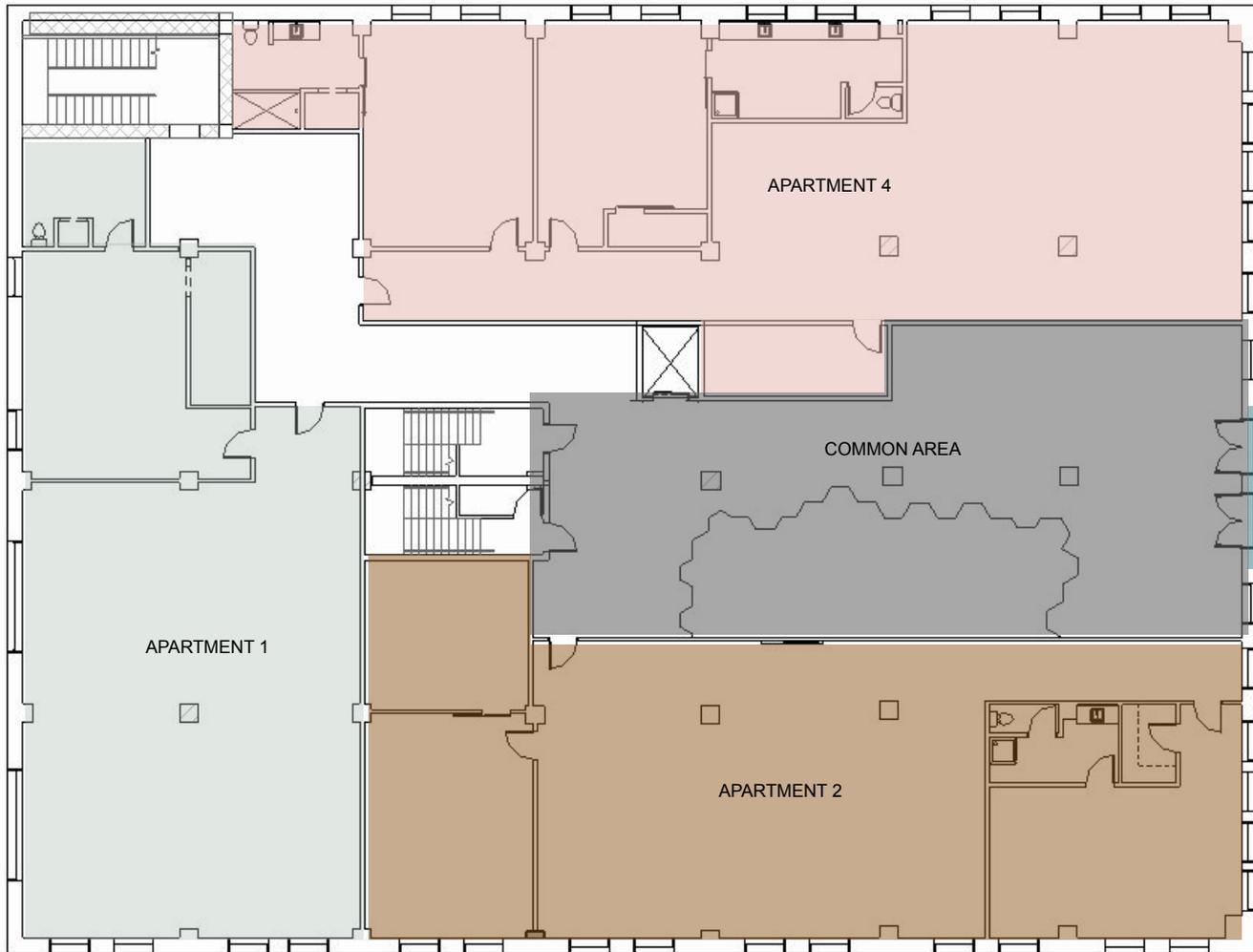


Apartment four is a two bed two bath style. It includes a kitchen, living room and dining space. This is a great space for entertaining with your family and friends.



apartment 4





4th floor plan



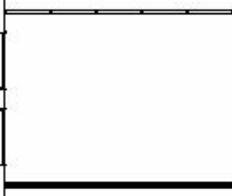
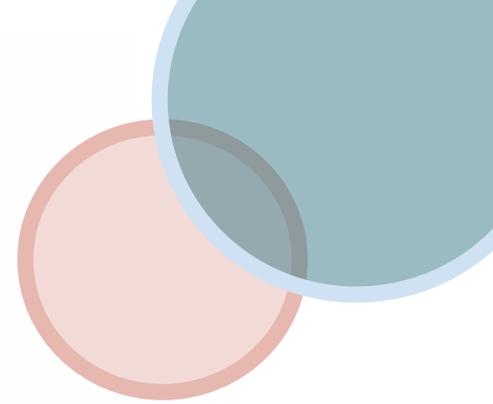
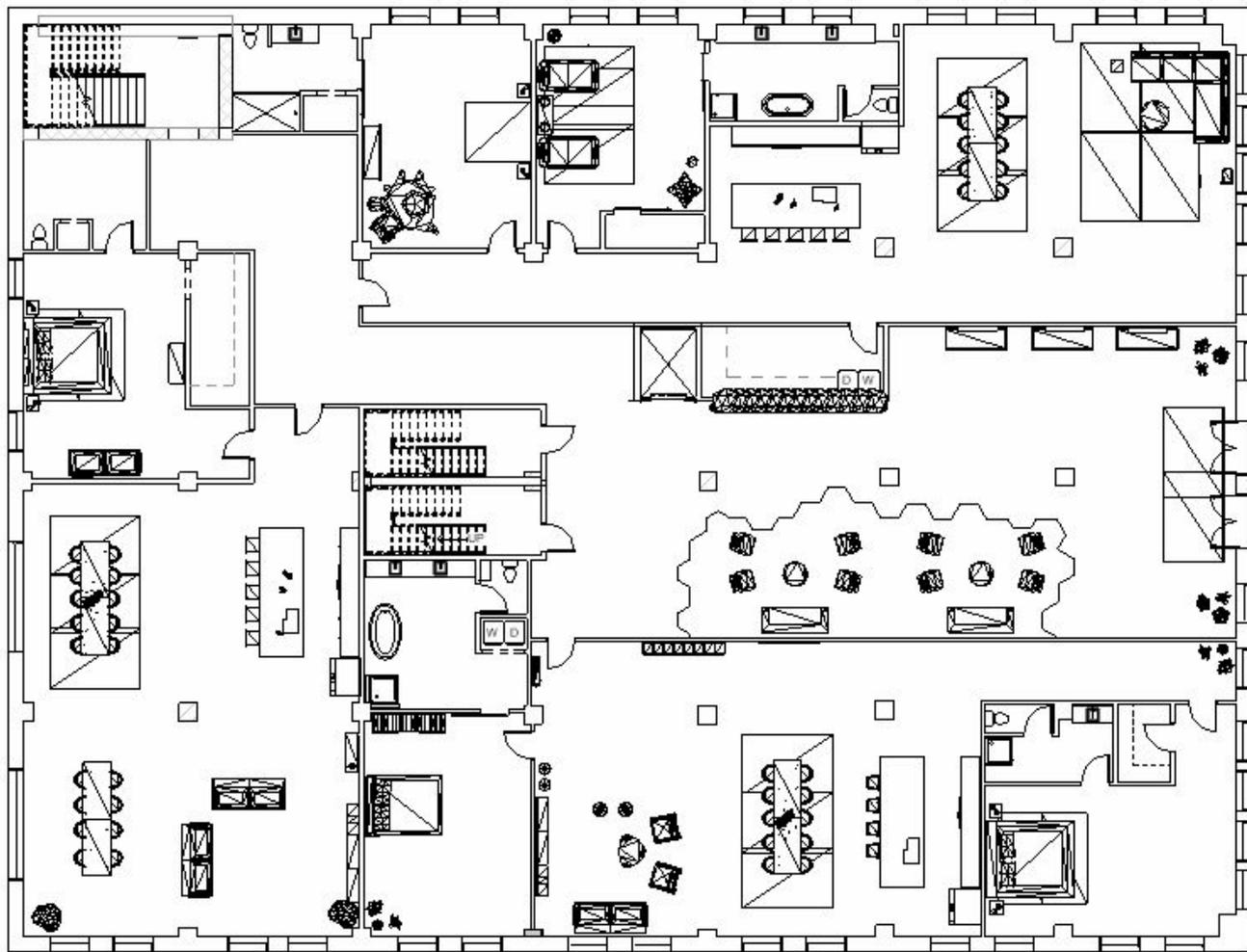


Lighting Legend

- ⊘
LED 6" Recessed Can Downlight
- ↔
Emergency Exit Light
- ⊗
Stella- Eureka Lighting
- ⊙
52" Minka Aire Roto White Ceiling Fan

4th floor reflected ceiling plan



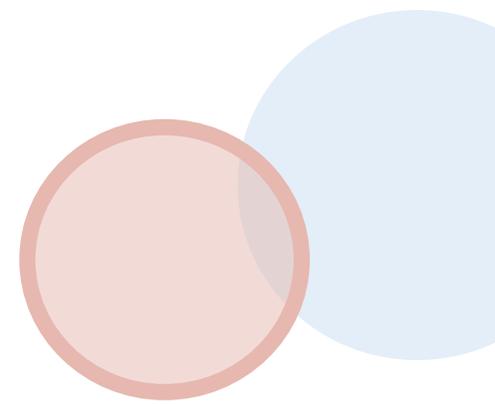


4th floor furniture plan





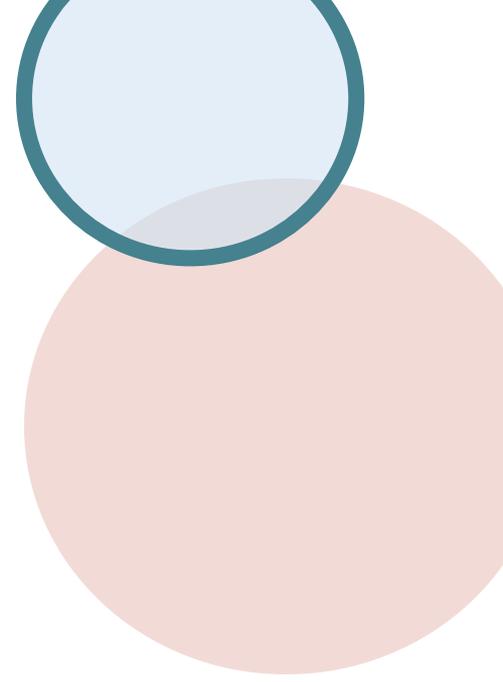
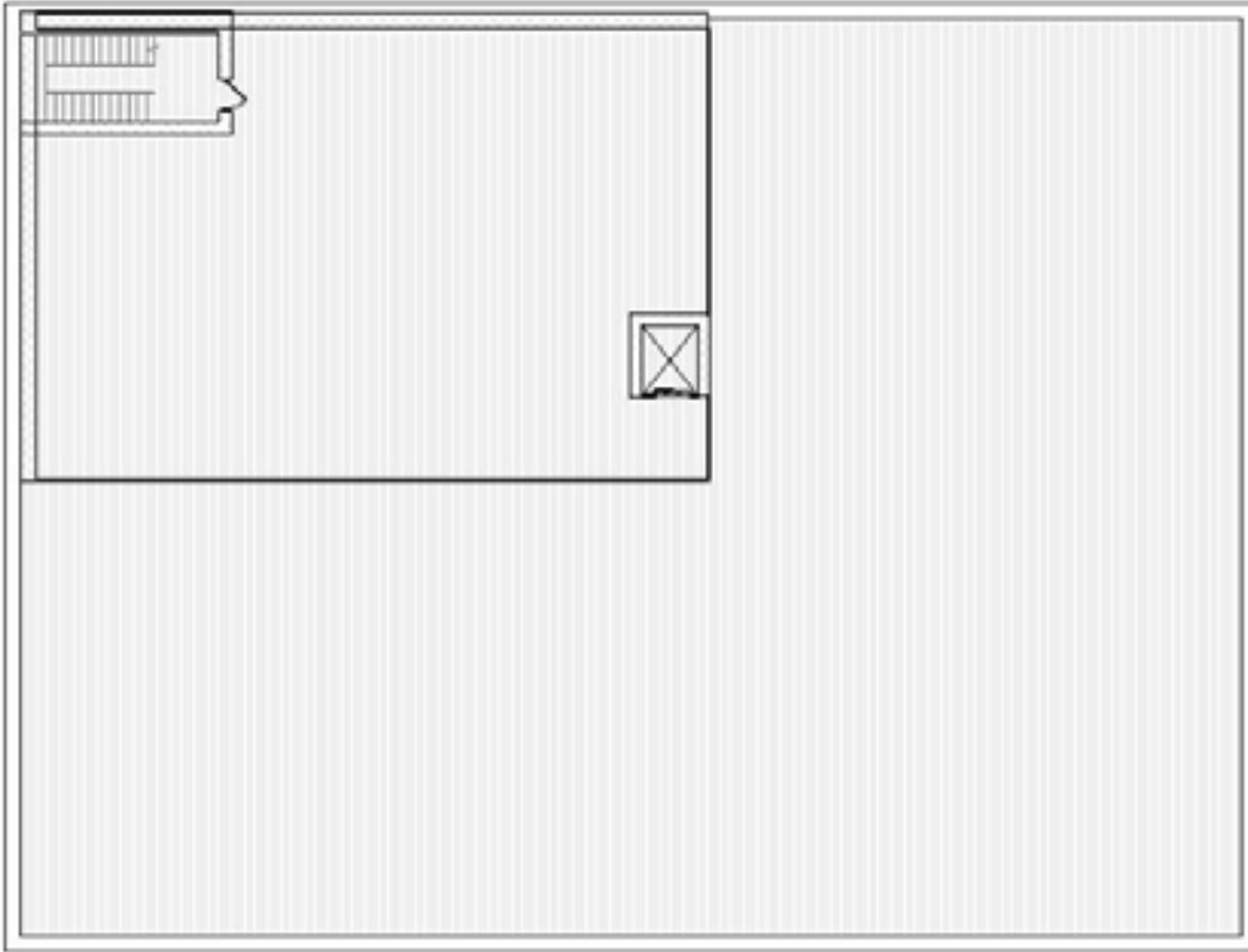
Rendered 4th floor furniture
plan





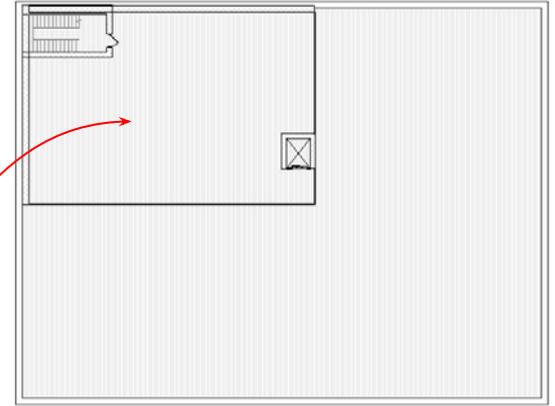
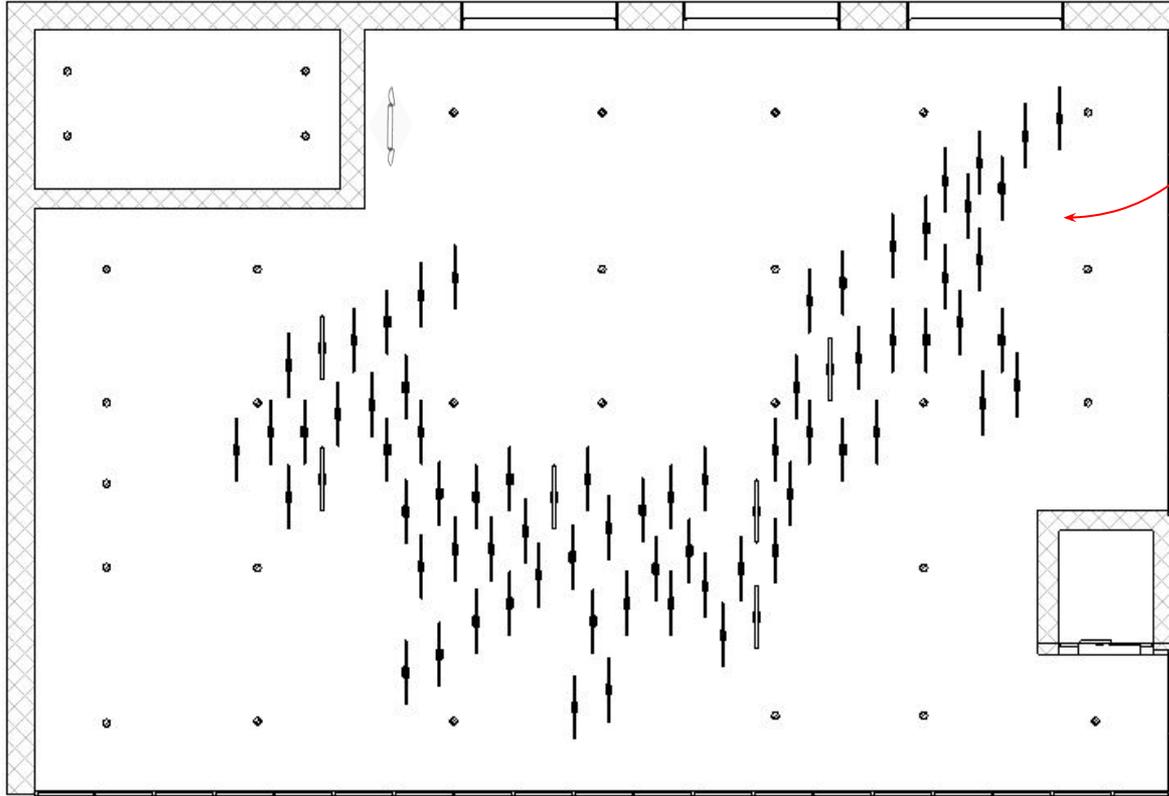
On the fourth floor of the apartment building, there is a sky bridge that connect to the building across the street which has the apartments amenities. There is a great common space on this floor for the residents to mingle and hangout.





rooftop floor plan

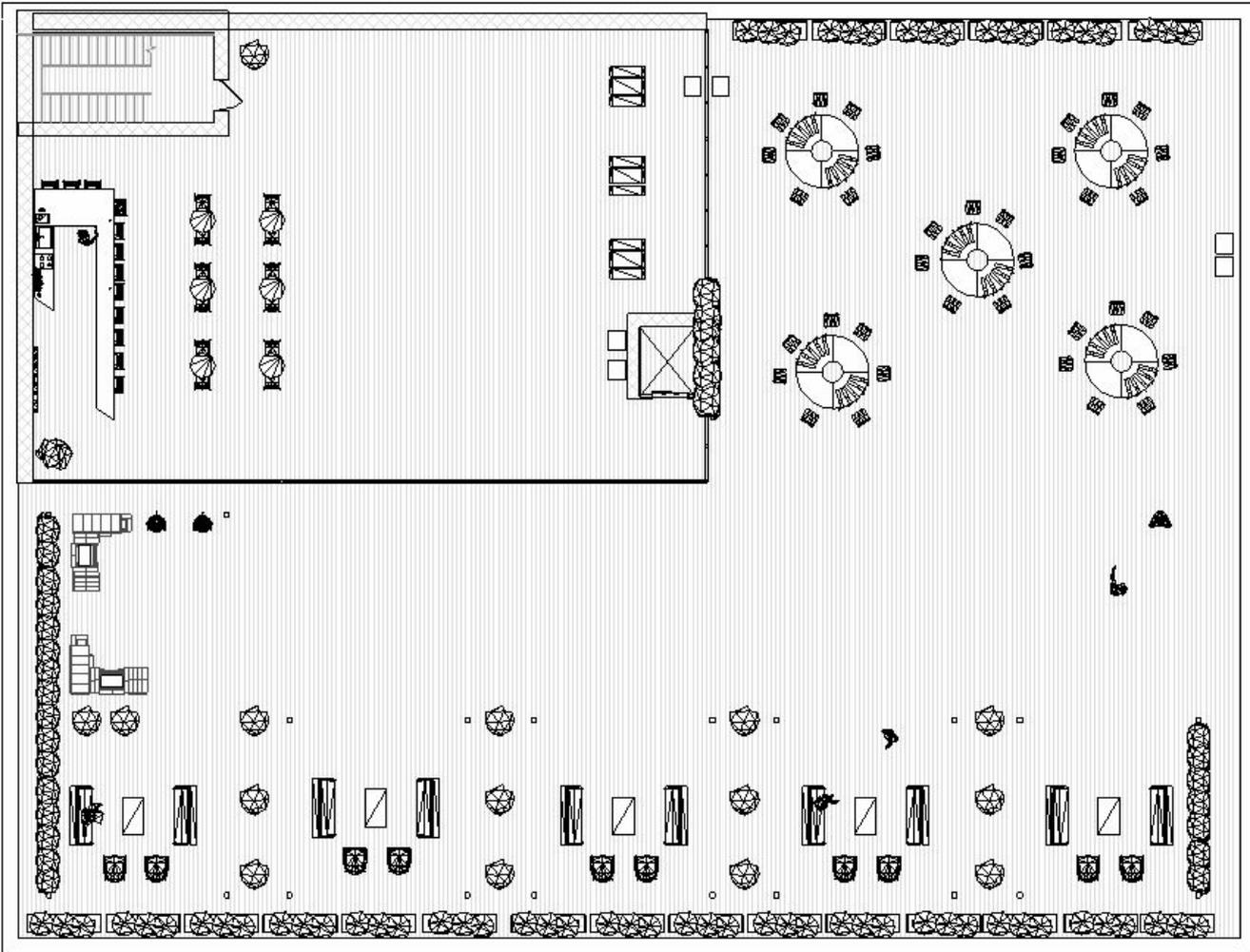




Lighting Legend	
	LED 6" Recessed Can Downlight
	Emergency Exit Light
	Expo - Eureka Lighting

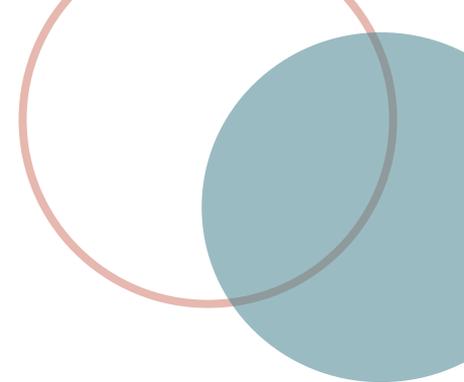
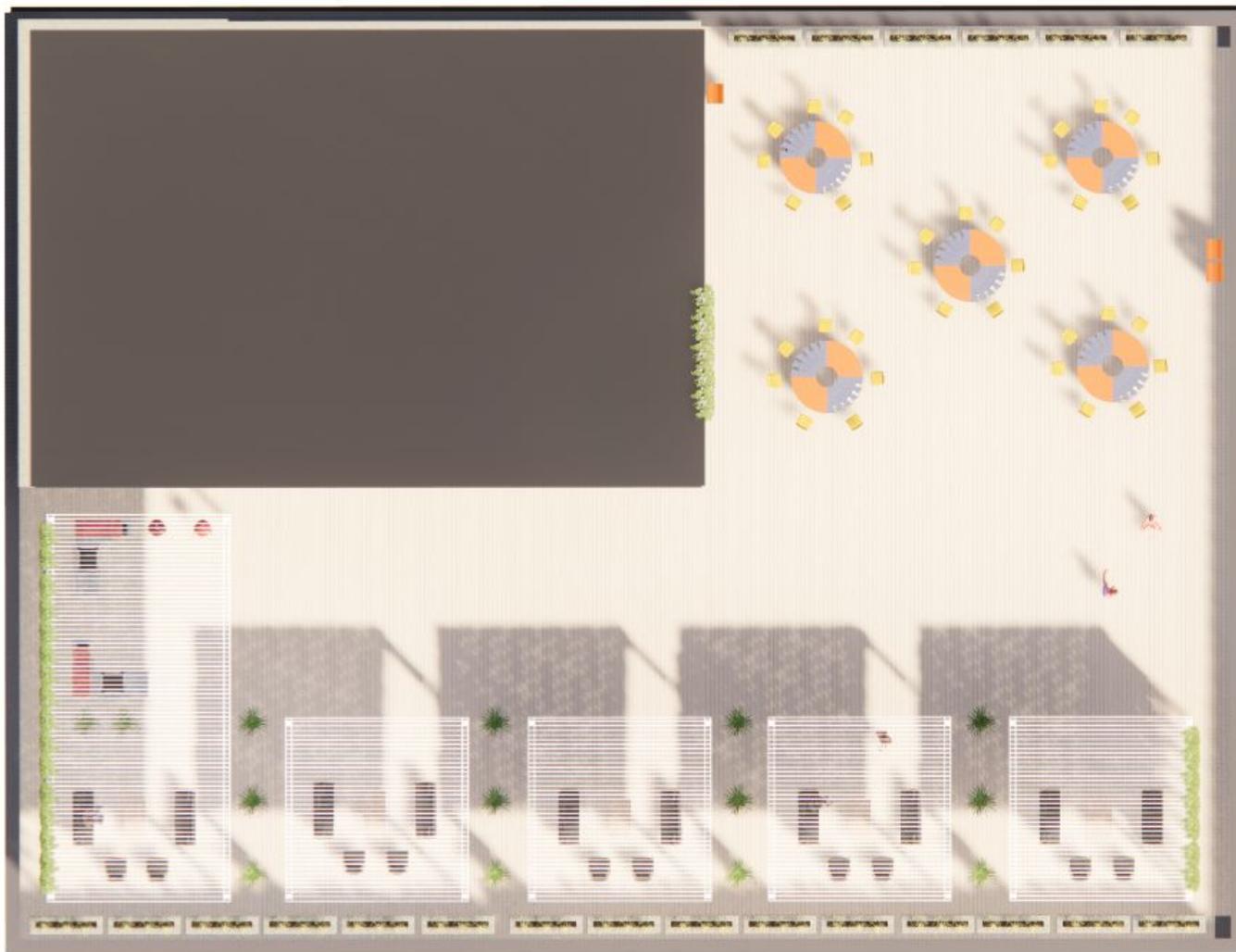
rooftop reflected ceiling plan





Rooftop furniture floor plan





Rendered rooftop furniture
floor plan





The rooftop bar is a great area to come after a long day of work or even to get out of the apartment and work. It is equipped with many picnic tables and high tops. There are garage doors that can open to the outside on a nice day or even if there is an event held on the roof they can create a larger space by incorporating the outside area.



The rooftop also has an excellent outdoor area. It has five covered seating areas as well as a covered grill area. The covered grill area has two gas grills and two charcoal grills for the residence to use. The open rooftop space is great for morning yoga or and other activities that you could think of.



Lighting - Eureka lighting



HEX AREA

CEILING SUSPENDED

4820D-36

PRODUCT CHARACTERISTICS:

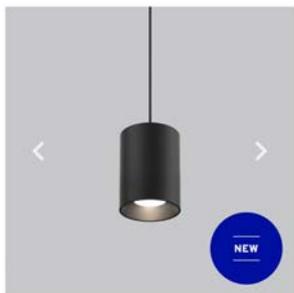
DESIGN: Large format, functional and elegant hexagonal direct pendants in 24" and 36". Optional uplight modules.

LIGHT SOURCE: High performance LED modules with standard 0-10v in phase dimming driver integrated within the fixture.

STRUCTURE: Aluminum extrusion frame and die-formed steel backplate with polyester powder finish.

DIFFUSER: High performance white translucent PMMA.

NEW



SCOUT

CEILING SUSPENDED

4049-6

AVAILABLE IN
QUICKSHIP

PRODUCT CHARACTERISTICS:

DESIGN: Scout is the simplest of cylinders. The exterior is clean with no visible seams or hardware. Inside, a wealth of technology remains hidden. With its 2" diameters, 3 lengths, 5 tube colors and 3 mounting options, Scout is a powerful design asset.

INSTALLATION: Pendant version designed with a single black or white cable, easy to install and adjust on site. Also available as ceiling or wall mount.

LIGHT SOURCE: Available with regular (LED) and high output (LED.HQ) combined with standard dimming options: either phase (DP) or 0-10V (DV). Emergency option available.

STRUCTURE: Machined aluminum tube offered with textured black, white, light gray, navy blue or pale green finish. Scout can be specified with 2 baffle finishes: white or black.

NEW

Brochure
Spec Sheet
Quickship Spec Sheet



CLIFF

WALL SURFACE

3418

PRODUCT CHARACTERISTICS:

DESIGN: A minimal yet rugged design, Cliff's charm is expressed through its simplicity and ingenuity. Its dual (3418) or single (3419) light output, can illuminate any space whether outdoor or indoor. (ADA compliant).

INSTALLATION: Minimalist wall mounted installation with no visible fasteners. Cliff can be installed in two different vertical orientations.

LIGHT SOURCE: Custom designed LED module available in various light outputs. Offered with standard dimming options 0-10V (DV) or phase (DP).

STRUCTURE: Durable die cast aluminum housing allows for high resistance to various weather conditions. Offered in a black or white textured finish.

CERTIFIED: c-USA us. Rated IP55/UL Wet (water resistance).

NEW



BOUQUET MIKA

CEILING SUSPENDED

4428-16-RAP-13

PRODUCT CHARACTERISTICS:

DESIGN: Offered in a wide variety of configurations, Bouquet is a cluster of 13 fixtures all emerging from the matte black recessed center hole of a chrome or white canopy. Bouquet can be paired with the adjustable cable holder accessories, Hook (4901) and Loop (4902), which can be easily installed and removed.

INSTALLATION: Bouquet mounts on standard junction boxes and is supplied with support hook for easy installation.

Ø16.00"
Ø405mm

Brochure
Spec Sheet



EXPO

WALL SURFACE

3545-36

PRODUCT CHARACTERISTICS:

DESIGN: A thin yet sturdy tube, evenly lit over its entire diameter, apart from its subtle aluminum top. The concave endcap reveals a delicate curvature where light is shined on it. Used as a ceiling or wall mount, Expo can illuminate anything from a narrow hallway to a spacious space. Available in 3 lengths (24", 36", 48"). Expo is also ADA compliant.

INSTALLATION: Expo can be mounted on a ceiling or wall, in a vertical, horizontal or even angled position, without any visible fasteners. Two mounting plates are available: slim plate (SL - 2.0") mounted on our slim junction box (3990B included) and wide plate (W - 4.25") mounted on a deep junction box (3983 - included). The supplied ball-end bit allows for a simple installation.

LIGHT SOURCE: A custom linear LED module with an impressive efficiency creates a uniform illumination. Expo is available in low (LED.LO), regular (LED) and super high output (LED.HQ) and many control options available.

NEW

Brochure
Spec Sheet

36.00"
914mm



STELLA

CEILING SUSPENDED

4272DI-16

PRODUCT CHARACTERISTICS:

DESIGN: Stella, at its core, is a powerful light engine fused to a minimalist aluminum shell. A large diffusion dome hidden inside the shade create a uniform direct or direct/indirect illumination.

INSTALLATION: Single cable, triple adjust cable or stem for a minimalist look.

LIGHT SOURCE: A highly powerful COB-type light source project a light, softened by a large polymer diffusion dome to create an illumination that is efficient & uniform. Some of the light is reflected upward by the dome, thus illuminating indirectly the ceiling. Many control options available.

NEW

Brochure
Spec Sheet

Lighting



EXPO

CEILING SURFACE

3545-36

PRODUCT CHARACTERISTICS:

DESIGN:

A thin yet sturdy tube, evenly lit over its entire diameter, apart from its subtle aluminum band. The concave endcap reveals a deflatable curvature when light is shined on it. Used as a ceiling or wall mount, Expo can illuminate anything from a narrow hallway to a spacious space. Available in 3 lengths (24", 30", 48").

INSTALLATION:

Expo can be mounted on a ceiling or wall, in a vertical, horizontal or even angled position, without any visible fasteners. Two mounting glides are available: slim plate (SL - 2.0") mounted on our slim junction box (39806 - included) and wide plate (W - 4.25") mounted on a deep junction box (39883 - included). The supplied ball-end bit allows for a simple installation.

LIGHT SOURCE:

A custom linear LED module with an impressive efficiency creates a uniform illumination. Expo is available in low (LE,LO), regular (LE,EO), high (LE,H) and super high output (LE,S,H). Many control options available.

NEW

Brochure
Spec Sheet

1.88"
47.7mm



52" Minka Aire Roto Flat White Ceiling Fan

★★★★★ 14 Reviews | 33 Questions, 42 Answers

\$209.95

FREE SHIPPING & FREE RETURNS*
IN STOCK - Ships in 1 to 2 Weeks

(Standard downrod included with fan**)



1

ADD TO CART

VIEW DETAILS

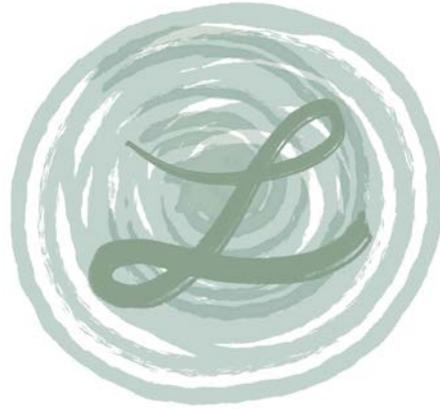


Furniture

Image	Item	Manufacturer	Model	Floor Level	Room Location	Quantity	Price
	Office Chair	Steelcase	SILQ Office Chair	1	The hive business room	16	\$1,522
	Barstools	Steelcase	Hot Mesh Stool	1	Community area, leasing office	18	\$4,482
	Desk	Steelcase	ACTIV Pro 2-Stage Desk	1	The hive business room	16	\$16,800
	Outdoor Couch	Steelcase	Perch Outdoor Lounge	1	Community area	10	\$7,825
	Outdoor Table	Steelcase	Clerci Outdoor Table	6	Roof top	2	\$1,565
	Seat	Herman Miller	Reframe seat	lobby/leasing office	Soft seating	4	\$6,000
	Storage	Ikea	Alex drawer	1	The hive business room	5	\$179
	Storage	Steelcase	Clad 3-door Cradenza	1	Leasing office/ Lobby	1	\$1,249

Furniture

Image	Item	Manufacturer	Model	Floor Level	Room Location	Quantity	Price
	Sofa	Steelcase	Cleon Armed Sofa	3	Soft Seating	2	Contact Dealer
	Lounge Chair	Steelcase	Mono Lounge Chair	1	Soft Seating	2	\$999
	Picnic Table	Overstock	Pangea Home Modern Picnic Table	6/Roof	indoor/outdoor seating area	11	\$8,418
	Lounge Chair	eames chair and ottoman	eames	1	Soft Seating	4	\$4,000
					TOTAL		\$ 53,037



THANK YOU!

THE LOCALE