

HIGHER EDUCATION

STUDENT LIVING INTERIORS



Ankrom Moisan



WE DESIGN SPACES THAT
CONNECT STUDENTS
TO EACH OTHER AND THEIR COMMUNITIES.

WE DESIGN EXPERIENCES THAT

ENCOURAGE STUDENTS

TO LIVE, LEARN, AND FORM LIFELONG RELATIONSHIPS.





WE DESIGN FROM THE INSIDE OUT AND THE OUTSIDE IN.

We use this method to understand the full range of informants that shape design. The team explores ideas from the macro to the micro, from the far-reaches of the site to the interior experiences. This allows our design team to make smart design decisions based on relevant information. We progress the design by understanding the nuances of the user, program, client expectations, as well as the local character of the neighborhood, the potential of the property and the uniqueness the project has to offer.



1

DISCOVER AND ANALYZE

We begin each project by familiarizing ourselves with the resident, their lifestyle and how they react and connect with the greater neighborhood. We identify the market competition, determine where we need to be and analyze ways we can stand out, be different and offer more. **We design with intention.**

3

IMPLEMENT

We pay uncompromising attention to every detail during the project execution to ensure a successful and memorable result. We use the resources and the vast experiences a firm our size has to offer. We check and recheck our work. **We aim to surprise and delight our clients and the end users.**

2

CONCEPTUALIZE

The data we uncover during the Discover and Analyze process becomes the driver for initiating the design. We think big and loud. **We share ideas, crave client feedback and push ourselves** to find the best way to take the design beyond the expected.

4

DELIVER

Our mission with every project is to create a place where people and communities thrive. We listen to the ask, understand the goals and aim to always deliver a project that meets the schedule, hits the budget and exceed our clients expectation. **We love what we do and we always have fun.**

CULTIVATING COMMUNITY

**WHATCOM COMMUNITY COLLEGE
STUDENT HOUSING**
WHATCOM COMMUNITY COLLEGE
BELLINGHAM, WA

Architecture

Interiors

PROJECT STATS

SIZE 145,833 sq. ft.

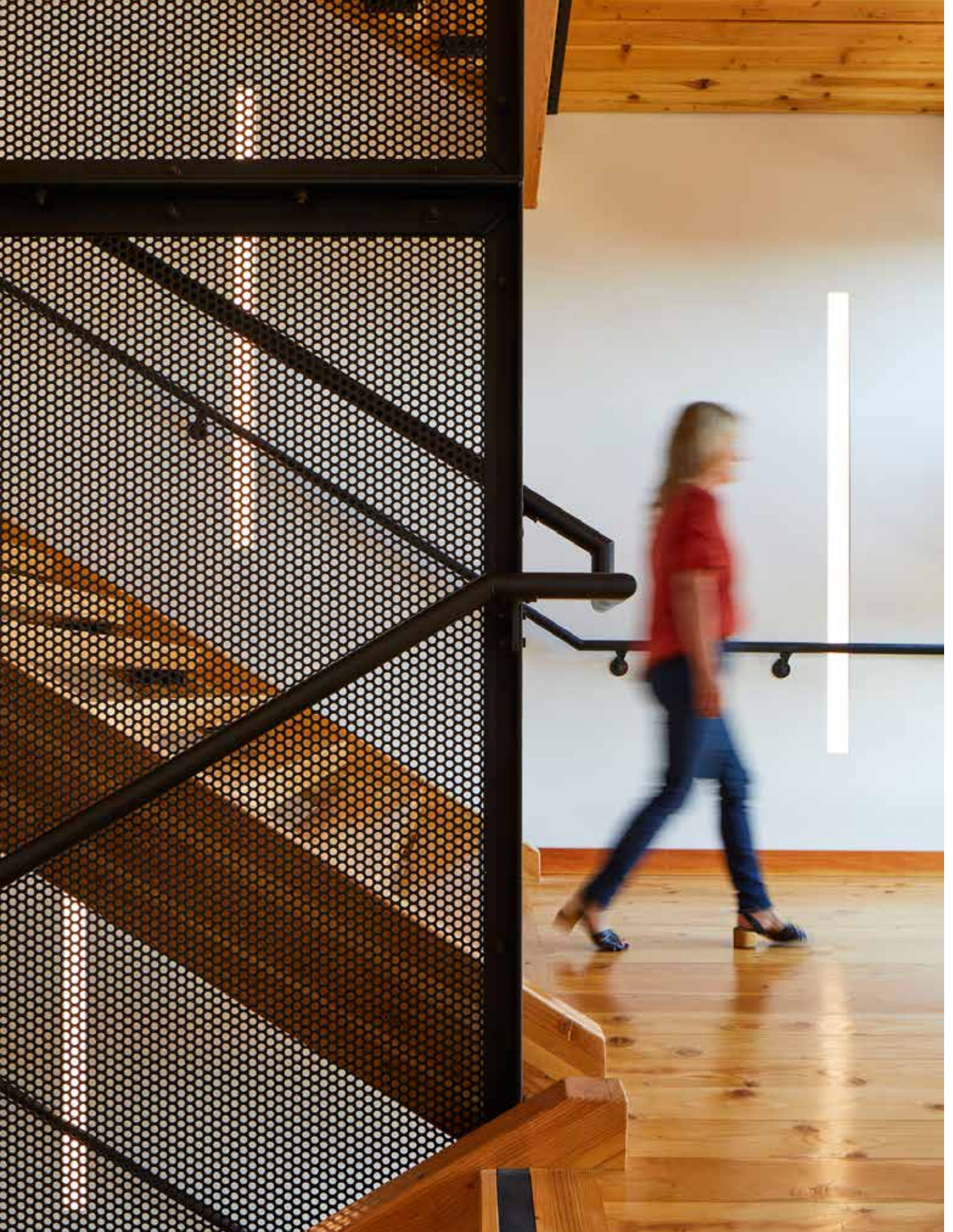
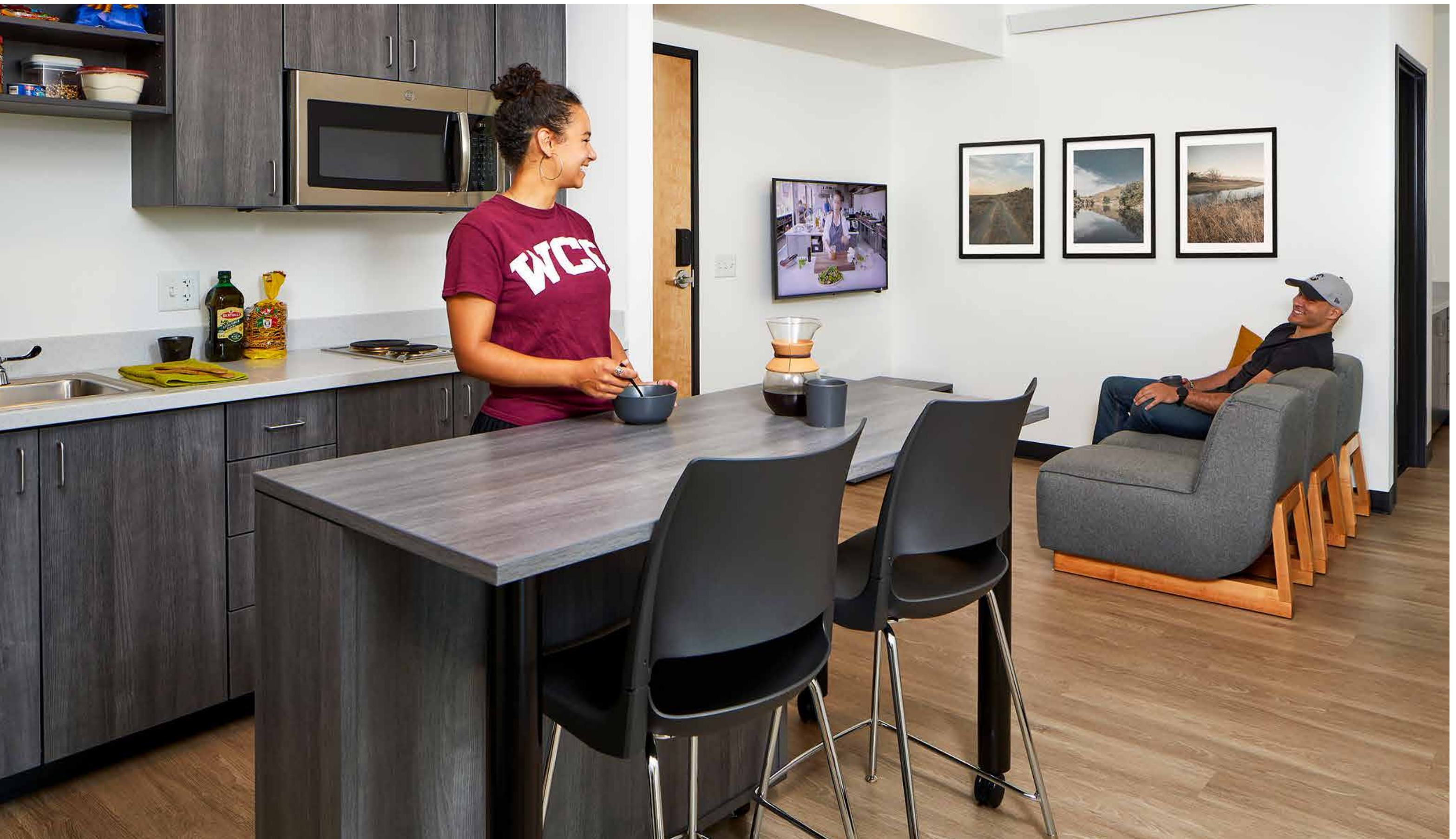
DATE COMPLETED 2020

TOTAL UNITS 76 units, 233 beds

HIGHER EDUCATION / Student Housing / Interiors



HIGHER EDUCATION / Student Housing / Interiors



BEGINNING COLLEGE

SUPPORT systems are often left behind when students depart for school. Our design team looked beyond physical design elements to answer student's psychological and social needs at Cedar Hall, Whatcom Community College's first on-campus student housing building.

SOCIAL INTERACTION

INSIDE Cedar Hall, our spaces encourage spontaneous interactions. Lounge areas between stairs, for example, are designed as natural study and co-working zones. We used WCC's small amenity space efficiently and effectively, with the community room designed to flexibly support community events, cooking classes, and clubs. Each unit serves students' emotional desire to be together, balancing private with public life. The bedrooms are sized to provide essential privacy and to draw students out into their communal amenities and social spaces.



STUDENT-CENTERED DESIGN



VI HILBERT HALL
CAPSTONE DEVELOPMENT PARTNERS/
SEATTLE UNIVERSITY P3
SEATTLE, WA

Architecture

Interiors

PROJECT STATS

STORIES 10
DATE COMPLETED 2018
TOTAL UNITS 127 units, 307 beds



CENTER OF PEDESTRIAN ACTIVITY

DESIGN easy-to-navigate, open, inviting space for resident and commuter students, staff, and visitors. Inside the lobby stands a memorial to Vi Hilbert, the building's namesake and tribal elder of the Upper Skagit tribe, last heritage speaker of Lushootseed, and teacher-conservationist of her native language. A feature staircase, wrapped in durable and warm-toned hickory, draws the eye upward to an open balcony. The warmth and subtle tones of this space reflects the school colors and feels bright, comfortable, and homey, especially at night. On the top floor, a big, open kitchen provides a gathering space for the community to come together to cook, dine, and socialize.





CURA PERSONALIS

AIMS to develop a more focused student than the stereotypical American college student, so we centered our design on the student experience: To engage through active, community-led collaborative spaces; to support reflection through simple, sustainable materials and balanced, thoughtful design expressions; and to inspire.



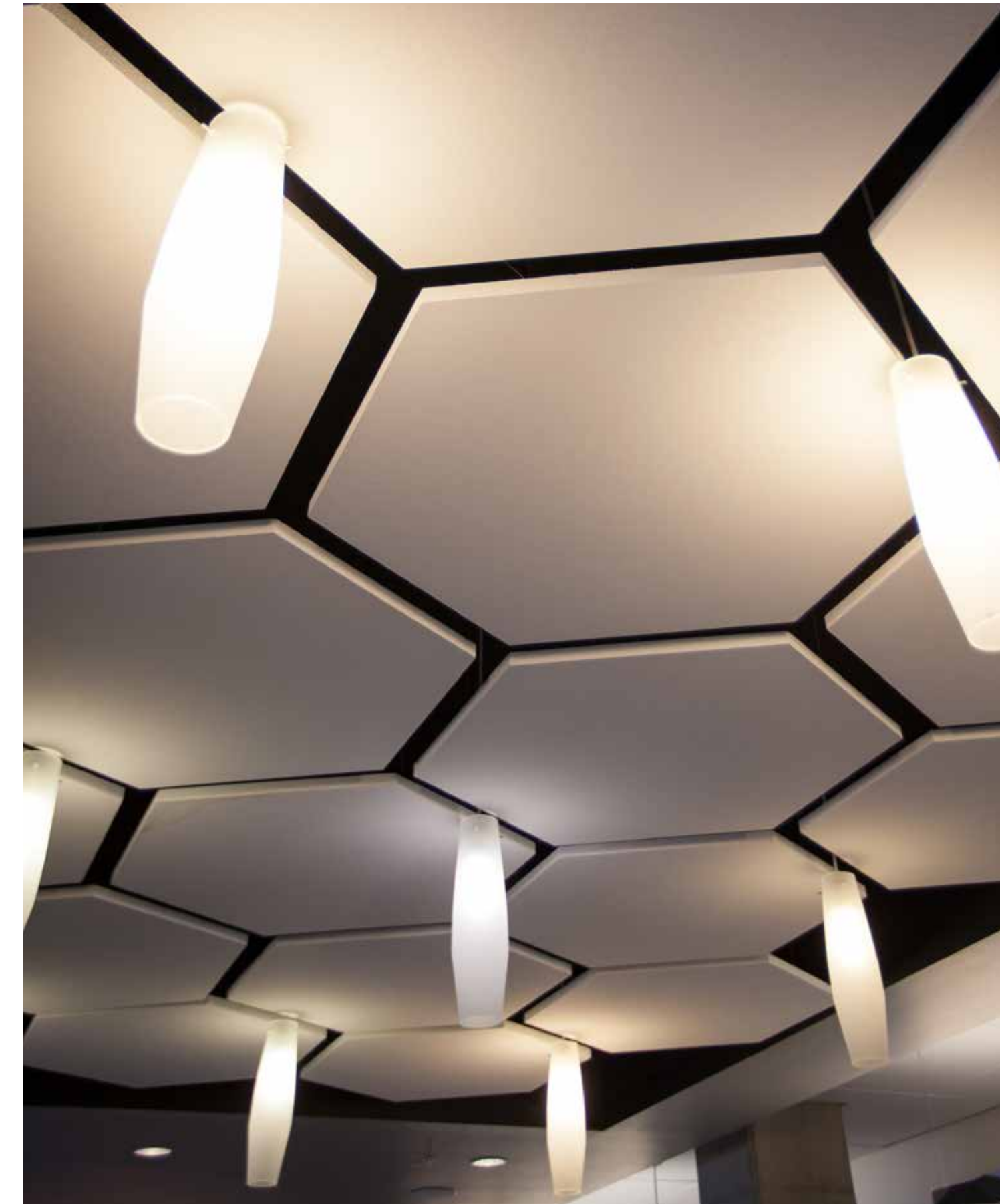
A STUDY IN CONTRASTS



CADENCE
CAPSTONE DEVELOPMENT PARTNERS
TUSCON, AZ

Architecture
Interiors

PROJECT STATS
SIZE 354,933 sq. ft.
DATE COMPLETED 2013
TOTAL UNITS 196 units, 431 beds



SUPPORTING STUDENTS

UPON entering The Cadence—a new kind of student housing—natural materials like petrified wood and polished stone are accented by full-height wall graphics, bright pops of color, and modern lighting. The fireplaces of rusted Corten steel are placed next to smooth white stucco. Natural wood contrasts with steel and glass. Placed against the building's neutral palette, bursts of color highlight the public spaces. Juxtaposing these elements creates a rhythm and flow that echoes the vitality of the location.



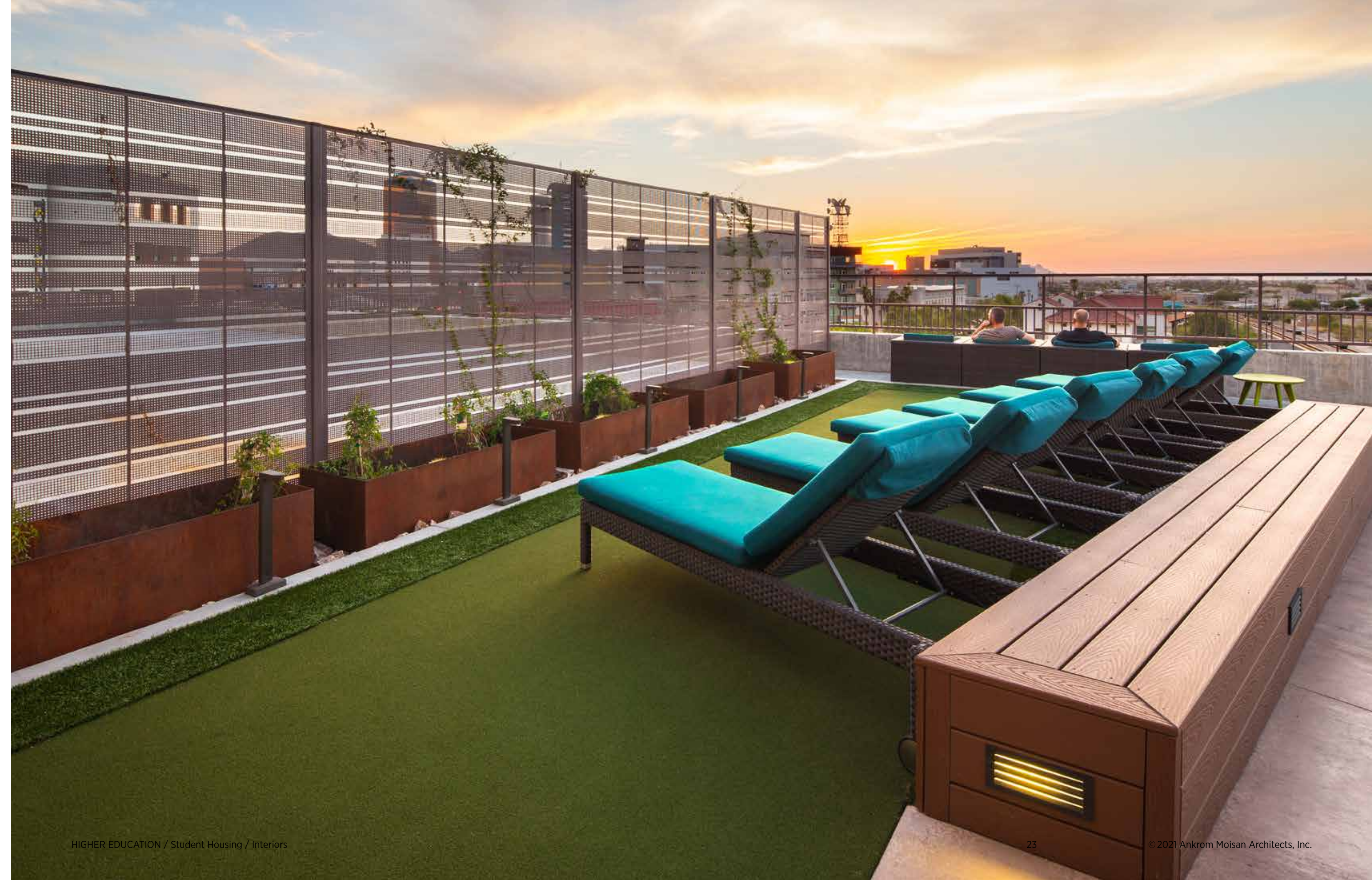
INNOVATIVE ENTERTAINMENT

CREATE a place that supports dynamic urban living for students. The client wanted to offer the pleasures and benefits that come with living downtown, heightening the student housing experience. A reclaimed wood canopy runs from the exterior into the interior space and appears again throughout the project in a hide-and-seek fashion. The sleek media room is accessed through a sliding large-scale barn door, and once inside, the focal point is a custom fabricated table of hemlock wood and steel, made by local artists.



THE GREAT ROOM

MODERN lounge where students can get together, study, or just simply relax. A brightly colored and lit activity room offers a variety of games for students to play and provides an opportunity to mingle, as do amenity spaces such as a pool area with movie projector, video game room, golf simulator, tanning beds, and multiple fire pits.



A LIVING ROOM FOR ALL STUDENTS

CORNISH COMMONS
CORNISH COLLEGE OF THE ARTS
SEATTLE, WA

Architecture
Interiors

PROJECT STATS

SIZE 156,015 sq. ft.
DATE COMPLETED 2015
TOTAL UNITS 224 units, 438 beds



CREATIVE COLLABORATION

CROSS-DISCIPLINARY

learning weaves through our interior design by providing a variety of studio spaces on different floors and encourages students with different creative talents to mingle, collaborate, and learn from one another. Driven by the idea of transparency, these floors create a living room that drives round-the-clock student activity.



ARTISTIC WAYFINDING

VISUAL metaphors of artistry flow from the outside in. The geometry and color of the façade add rhythm to the interior textures and the use of vertical yellow elements echo the exterior. Bold color pops, geometric floor patterns and textural feature walls encourage collaboration and cross pollination among the residents and staff.





URBAN CONNECTION

MAKING the most of the views of the city and Sound, every residential unit has floor-to-ceiling glass windows. Once a student reaches the top of the building, they have an expansive, double-height sky lounge with glazing to the north overlooking South Lake Union. Our design team thoughtfully collaborated with the students to include a community kitchen, outdoor patio, fitness room, gaming and multi-media lounge, fine arts studio, performance practice rooms and full laundry facility into this space.



SUPPORTING STUDENTS AS A COLLECTIVE WHOLE

MERCER COURT
UNIVERSITY OF WASHINGTON
SEATTLE, WA

Architecture
Interiors

PROJECT STATS
STORIES 8
DATE COMPLETED 2013
TOTAL UNITS 237



DYNAMIC COMMUNITY

KALEIDOSCOPE views are comprised of many individual elements that create a large, more connected scene of shapes and colors. The individual elements continually move and reflect causing the scene to continually transform. Community is composed of individuals who are continually moving, reflecting and interacting. With the constant change of people comes the constant transformation of the community.



ACTIVATED AND SOCIALLY ENGAGING

MERCER COURT is comprised of five buildings with the Husky Grind Café positioned at the “front door” of the main building, where students can grab coffee as they come and go from campus. Inside the main building or “hearth”, a two-story great room is a social anchor, complete with a variety of ways for residents to engage. The concept of creating space within space allows for varying levels of interaction and learning. The game area, tv lounge, kitchen, and dining spaces radiate from the double height fireplace in the great room. Study nooks, on the second level, are slightly removed from the action, allowing for voyeurism and impromptu interactions below.



LIFESTYLE AND CULTURE

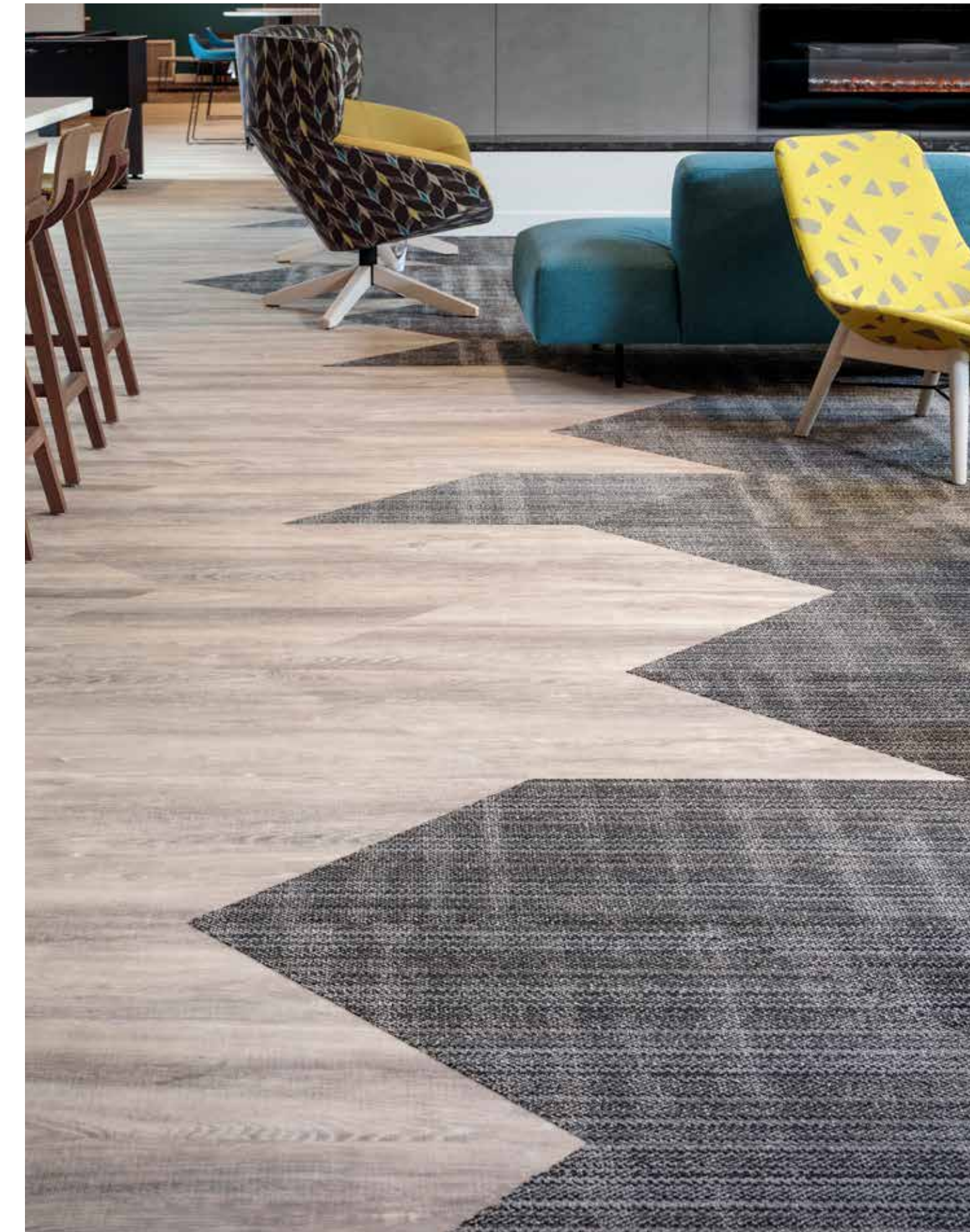
M@COLLEGE
CAPSTONE DEVELOPMENT PARTNERS
SAN DIEGO, CA

Architecture

Interiors

PROJECT STATS

STORIES 4
DATE COMPLETED 2018
TOTAL UNITS 85 units



INSPIRING THE CAMPUS

CREATING community within a community. The interiors of M@College are heavily influenced by the lifestyle and culture of the student body, local geography, athletic legacy, and an overall laid-back attitude of the region come together to inspire different levels of interaction throughout the building.



CONNECTION THROUGH DESIGN

CONNECTIONS to indoor and outdoor amenity spaces continue the theme of community by creating places to fuel connections. A central courtyard filters in daylight and creates an organic center of activity. Additional opportunities for connection include a community kitchen, study rooms, fitness center, fire pit and spa. An interior living room is designed to be the perfect place to watch the big game and the media center features gaming consoles to encourage a little friendly competition.





INTENTIONAL SPACES

APARTMENTS will have 91 units with both private and semi-private bathrooms. Modern finishes include vinyl wood-look flooring, thermafoil cabinets, and solid surface countertops. Each unit has its own kitchen and, in compliance with Cal Green Standards, will include Energy Star appliances and LED lighting fixtures.



TEMPE, AZ

Interiors



A UNIQUE PERSPECTIVE

ROOTED in the desire to provide a new point of view this student housing project challenges traditional aesthetics and seeks to evoke emotions upon entering the space. A zebra themed graffiti “perch” provides a unique perspective and the opportunity to see but not be seen. This project caters those who want to be in the center of all the activity, but also supports those who want to do so with a bit of privacy.



FF&E SERVICES

The FF&E team works with the owner and the interior design lead to develop a visual concept for furniture, accessory, and artwork selections which tells the story of a particular space or area.

- MODEL UNITS
- LEASING OFFICES
- SALES CENTERS
- ARTWORK CUSTOMIZATION
- FURNITURE CUSTOMIZATION
- ACCESSORIZING
- INSTALLATION



FF&E PROCESS

The FF&E process begins with a vision. AM Interiors references local cues and context and intertwines these with the goals of the client to establish a vision for the project. We then dive deep into planning the layouts and establishing the feel of each of the spaces. We reference the finishes of the building to provide a cohesive palette. Each item is hand curated, including artwork and accessories. AM Interiors then prepares order ready specifications to send to a procurement team for ordering. Additional items are selected as needed to complete the leasing office and model units. The final step in the process is installation. AM Interiors is on site to direct and place all pieces.

- DEFINE THE VISION
- PLAN THE SPACE
- BUILD FROM THE PROJECT FINISHES
- SPECIFICATIONS & PROCUREMENT
- MODEL UNIT SELECTIONS, INSTALLATION & STAGING



THE FIRST STEP TO ANY DESIGN IS A VISION...

The FFE team works with the owner and interior design lead to develop a visual context for furniture, accessory, and artwork selections which tells the story of a particular space or area.

DEFINING THE VISION



SEMI-PRIVATE

COLLABORATIVE



UNCONFINED

THEN WE PLAN THE SPACE...

Following the vision session, the design team works to develop a plan, selecting pieces to accent and accompany the built environment. A color story is begun and finishes are selected based on the original building finish palette.





FINDING THE RIGHT FIT...

Contract furnishings are evaluated and selected for the ultimate tactile experience as well as durability and longevity. Custom pieces are often designed to give the project a one of a kind look and feel.



FINISHING TOUCHES...

As the room is in its final stages, accessories are sourced using the original design language established in the concept phase to complete the emotive environment.

The team works with an art broker or reproduction company to develop a collection. Artwork is selected and sized for the area. Frames, mattes, and mounts are chosen to complement the pieces.



PROCUREMENT READY SPECS



SPECIFICATIONS & PROCUREMENT...



STG-08

Seating

Project: SW 16th & Burnside FF&E Issue Date: 07 MAR 2019
 Project #: 162081 Revision Date:
















Mfr: Blu Dot
 1321 Tyler Street
 Minneapolis, MN 55413, United States
 P: 844-425-8368
 www.bludot.com

Contact: Trade Team
 trade@bludot.com

<p>Item Name: Field Lounge Chair Description: Lounge Chair Product ID: FD1-LNGCHR-TM Dimensions: 36"H x 36"W x 38"L, 18"SH Seat Type: Upholstered Back Type: Upholstered Glides: Rubber Material: tomato powder-coated steel base, 28% wood / 70% acrylic / 2% nylon blend upholstery Material Finish: Edwards Tomato SPECIAL INSTRUCTIONS:</p>	
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AREAS

LEVEL 2 0
 LOBBY (1)

TAG	MANUFACTURER	PRODUCT	IMAGE	DESCRIPTION	QTY	COST	TOTAL COST	REP CONTACT
STG-01	Steelcase	Series 2 Task Chair		Dimensions: 31.5" x 36.5" H x 25" W x 23" D Interior Dimensions: 23.5-33.7" H Graded in Fabric: Connect Licorice 5526 Fabric Location: Seat and Back Leg/Caster Finish: Black Back/ Arm Finish: Seagull Welt: N/A	3	\$500	\$1,500.00	McKenna Barnum mckenna.barnum@hyphn.com
STG-02A	West Elm Contract	Orb Upholstered Dining Chair		Dimensions: 24.25" W x 22.5" D x 31.6" H Interior Dimensions: N/A Graded in Fabric: Dark Horseradish Basket Slub Fabric Location: Seat and Back Finish: Antique Bronze Base: 4 Legs	4	\$325	\$1,300.00	Shelby Towell Stowell@WSGC.com
STG-02A	West Elm Contract	Orb Upholstered Dining Chair		Dimensions: 24.25" W x 22.5" D x 31.6" H Interior Dimensions: N/A Graded in Fabric: Sapphire Basket Slub Fabric Location: Seat and Back Finish: Antique Bronze Base: 4 Legs	4	\$325	\$1,300.00	Shelby Towell Stowell@WSGC.com
STG-02 ALT	Coalesce	Wrapo Chair		Dimensions: 24.5" W x 22.25" D x 28.75" H Interior Dimensions: 17.5" SH Graded in Fabric: Cogent Connect Turner/Honey, Cogent Connect Saffron Fabric Location: Seat and Back Finish: Black Base: Sled	8	\$375	\$3,000.00	McKenna Barnum mckenna.barnum@hyphn.com
STG-03	OFS	Kasura		Dimensions: 25" W x 26" D x 31" H Interior Dimensions: 18.25" SH 19" SD 25.75" AH Graded in Fabric: Maharam Kanner Penny Fabric Location: All Over Finish: Black Metal Welt: N/A	3	\$1,250	\$3,750.00	McKenna Barnum mckenna.barnum@hyphn.com
STG-04	Teak Warehouse	Oliver Outdoor Wicker Dining Chair		Dimensions: 21.5" W x 27.3" D x 33.5" H Interior Dimensions: N/A Seat Finish: Black Finish: Black Metal Base: Sled Base	5	\$279	\$1,395.00	N/A
STG-05	West Elm Contract	Slope Leather Bar Stool		Dimensions: 20.2" W x 18.5" D x 40.2" H Interior Dimensions: 30" SH x 18" SD Graded in Fabric: Nut Saddle Leather Fabric Location: All Over Base: Sled Base Finish: Charcoal	6	\$379	\$2,274.00	Shelby Towell Stowell@WSGC.com
F-01	Panaz	Berwick		Color: 205 Sage Green Width: 55" Repeat: 4" H x 2" W Content: 100% Polyester Wyzenbeek: 90,000	41 Yards	57	\$2,397.00	Barron Davis barron.davis@panaz.com
F-02	Panaz	Berwick		Color: 702 Chocolate Width: 55" Repeat: 4" H x 2" W Content: 100% Polyester Wyzenbeek: 90,000	22 Yards	57	\$1,254.00	Barron Davis barron.davis@panaz.com
F-03	Brentano	Taurus		Color: Saddle Width: 54" Repeat: N/A Content: 45% Polyurethane, 30% Nylon, 25% Ethylene Wyzenbeek: 100,000	35 Yards	28	\$980.00	Tom Hunter hunter@tghshowroom.com
CSG-01	Steelcase	Verlay 60" Round Table		Size: 60" DIA Surface Finish: Wood Look Laminate Leg Finish: Black	1	\$2,700	\$2,700.00	McKenna Barnum mckenna.barnum@hyphn.com
CSG-02	Steelcase	Universal Laminate Mobile Pedestal		Size: 15" W x 22.75" H x 19" D Surface Finish: Fawn Cypress Outer Finish: Black Powder Coat Pulls: Black	3	\$490	\$1,470.00	McKenna Barnum mckenna.barnum@hyphn.com
CSG-04	Steelcase	Migration Desk Return		Size: 2'0" D x 5'0" L Surface Finish: Fawn Cypress Leg Finish: Black Powder Coat	1	\$975	\$975.00	McKenna Barnum mckenna.barnum@hyphn.com
CSG-05	Steelcase	Universal Storage Pedestal		Size: 2'0" D x 3'6" W Surface Finish: Fawn Cypress Leg Finish: Fawn Cypress Pulls: Black	1	TBD	\$1.00	McKenna Barnum mckenna.barnum@hyphn.com
CSG-06	Hightower	Kona Round Café Table KN3925R		Size: 28" H x 28" D Surface Finish: Solid Walnut Leg Finish: Black Powder Coat	3	\$925	\$2,775.00	Todd Johnson Todd@mattercontract.com
CSG-07	OFS	Kintra Bar Height Table		Size: 72" L x 30" W x 42" H Surface Finish: TBD Leg Finish: TBD	1	\$2,400	\$2,400.00	McKenna Barnum mckenna.barnum@hyphn.com
CSG-08	Steelcase	Universal Book Case		Size: 14" D x 36" W x 48" H Surface Finish: Black Leg Finish: Black	2	\$585	\$1,170.00	McKenna Barnum mckenna.barnum@hyphn.com
CSG-09	RFR Middle Atlantic	AV Rack		Size: N/A Surface Finish: Black Leg Finish: Black	1	\$2,000	\$2,000.00	McKenna Barnum mckenna.barnum@hyphn.com

MODEL UNIT EXAMPLE



MODEL UNIT SELECTION, INSTALLATION AND STAGING...

The team works in tandem with the Owner's to select unit furniture style and finishes. Once approved, the design team identifies accessories, lamps, area rugs, artwork and other specialty items that make the model feel like a home. We design these spaces to help future residents visualize themselves living in them.





RENOVATIONS / REPOSITIONING

Ankrom interiors can help owners update their existing building interiors, modernize recent acquisitions or work with clients to reposition their portfolio of properties to align with market trends and company brand standards.

AVAILABLE SERVICES PROVIDED ARE:

- LIGHT TOUCH UPDATES
- SMALL RENOVATIONS
- FULL SCALE REMODELS
- MARKET REPOSITIONING
- ART AND ACCESSORY CURATION



BRAND STUDIO

500 ▶	Zayo Group LLC
501 ◀	DH Water & Environment
510 ◀	For Lease
515 ◀	For Lease
540 ▶	For Lease
550 ▶	For Lease

We work to the future through the present, tightly focused on creating your loyalists of tomorrow, whose intuition is to simply share and promote the experiences they love.

- RESEARCH + INSIGHT
- BRAND STRATEGY
- USER EXPERIENCE
- BRAND DESIGN + STANDARDS
- UX TECHNOLOGY INTEGRATION
- WAYFINDING + SIGNAGE
- ENVIRONMENTAL GRAPHICS
- MARKETING COLLATERAL
- ART & INSTALLATION CURATION



VISUALIZATION

Our in-house visualization team can produce a wide array of still, animated, and VR experiences, ranging from intricate, photorealistic walkthroughs to iterative renderings to 3D diagrammatic visuals. Everything we create is designed to elevate and inspire.

- VIRTUAL REALITY
- 360 TOURS
- FLY-THROUGHS
- RENDERINGS
- 3D MODELS