

Surface Scene

INSPIRE | INFORM | EDUCATE

SUMMER 2021



HOSPITAL FOR SPECIAL SURGERY

Expanding to meet the needs for specialty healthcare services

AMENITY SPACE REDEFINED

Multifamily Amenity Space Defines a Property

EDGE BANDING

Solving the Edge Banding Dilemma



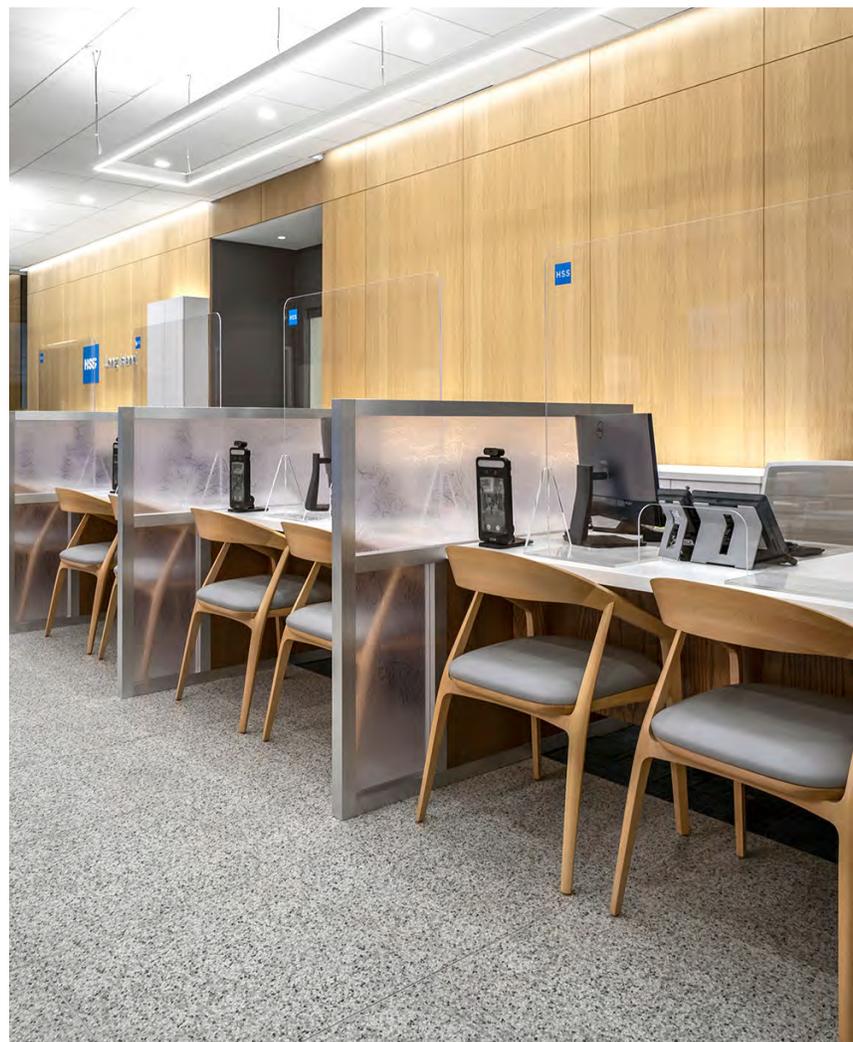
Hospital for Special Surgery

The Hospital for Special Surgery

on Long Island in New York, decided a major expansion was needed to meet the needs of the Uniondale clinic. Working with long time partner, TPG Architecture, this significant renovation would result in the doubling in size of the current facility. The expansion included an MRI suite, three X-Ray rooms and a pain management suite.

TPG wanted to use a real wood veneer to create a calm and inviting space upon entry. Shinnoki Ivory Oak veneers, allowed for bright and airy design while providing a natural warmth only real wood can provide.

Project: Hospital for Special Surgery
Architect: TPG Architecture, New York
Location: Long Island, New York
Product: Shinnoki Ivory Oak
Photography: Veronica Bean





With single family real estate prices soaring and inventory at an all-time low, multifamily properties are rethinking their amenity spaces to attract more potential tenants and as a result, are selling more units, faster. From outdoor living areas to the interior space amenities, prospective tenants are on the lookout for more outdoor and indoor amenities, along with spaces that help draw a line between work and play.

Outdoor features tend to be the highest used space on the property. Rooftop terraces, fire pits and barbecue stations are at the top of the list of desired outdoor spaces. Multifamily properties have expanded their offerings outside to include open green spaces and herb gardens.

AMENITY SPACE REDEFINED





In a non-suburban setting, knowing the neighbors is something many residents do not experience. Space that allows social interaction has increased the connection among tenants and develops a desire to remain in an urban environment .

When work is done, relaxation and leisure are at tenants fingertips. A well-equipped fitness center is required, yet at the same time, many properties also feature a separate yoga studio and in-house spa that allow tenants to reserve a spa treatment in their residence, or at the property spa.

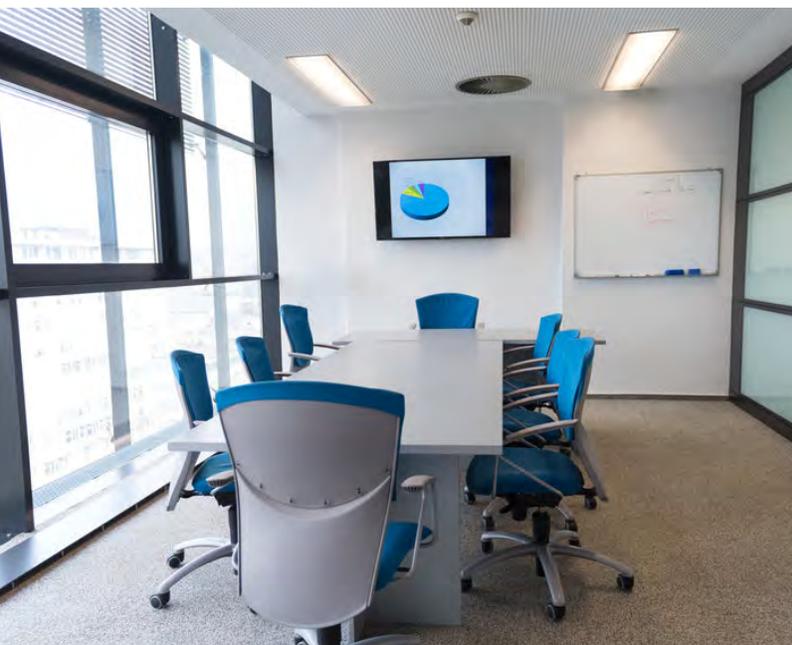


Many developers are targeting a younger age group of 25-38 year-olds, which recent surveys estimate 76% are pet owners, by being a pet friendly property. Going beyond just allowing pets, pet friendly properties have embraced tenant's four-legged friends with unique amenities such as dog wash stations, outdoor dog lounges, a rooftop dog park and agility course as well as dog walking services.



For content creators, select properties have gone as far as to include recording studios for musicians and podcasters.

With the boundaries between living space and working space becoming harder to define, one of the hottest trends in multifamily properties is a co-work space and "zoom rooms". These areas provide residents a professional office setting to work without commuting or converting their personal living space into a home office. The addition of conference rooms allows work from home meetings and adds versatility to the resident's workspace.



In the last year COVID-19 has required properties to pivot due to current needs but has provided new challenges for designers and developers. Development of a property from concept to an occupied space can take years so designing amenity spaces for three or even five years out, is a difficult task. Understanding the needs of a market that changes monthly, not yearly, will yield new innovations and creative use of community spaces, setting the standard for the next generation of multifamily properties.

Edge Banding Dilemma

How to treat the edges on a decorative laminate or TFL panel is an often confusing topic among architects and interior designers. Dated specifications and lack of informational resources to the A&D community has lead to confusion best applications for edges.

Historically, the only way to finish the edge of a laminate panel was to slit a narrow strip of the laminate and glue the strip to the edge of the panel using a contact adhesive. This method, call self-edge, is what created the dreaded “black line” where the laminate face and laminate edge meets. Times have helped evolve edge treatment to all but remove self-edge from an option. Only a few applications still may require it.



Only large-scale cabinet shops possessed an edge banding machine so medium to small shops used the self-edge method. Another driver of self-edge was the availability of matching edge banding. Today, edge banding equipment is found in nearly every shop from three people to 300. The bander applies the PVC or ABS banding using various different adhesives as well as hot air or a lazer to fuse the banding to the panel edge, removing the glue line altogether.

With most decorative surfaces companies offering their full color line in multiple thicknesses and widths, the issue of finding a color match been has all but eliminated.

Low impact applications normally used a .018” thick banding and high impact applications used a 3 mm banding. Much of the influence of European manufacturers has lead 1 mm to be the thickness of choice for most manufacturers, offering moderate protection and good concealment of the joint.

