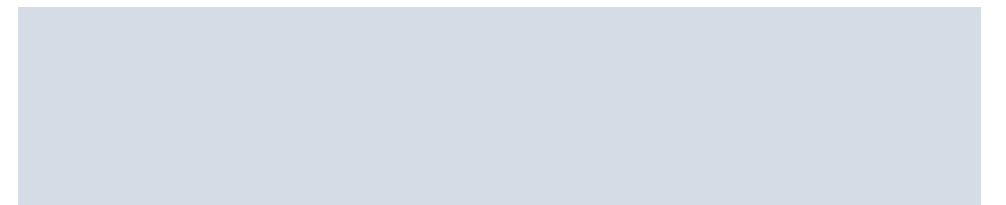


TRANQUIL

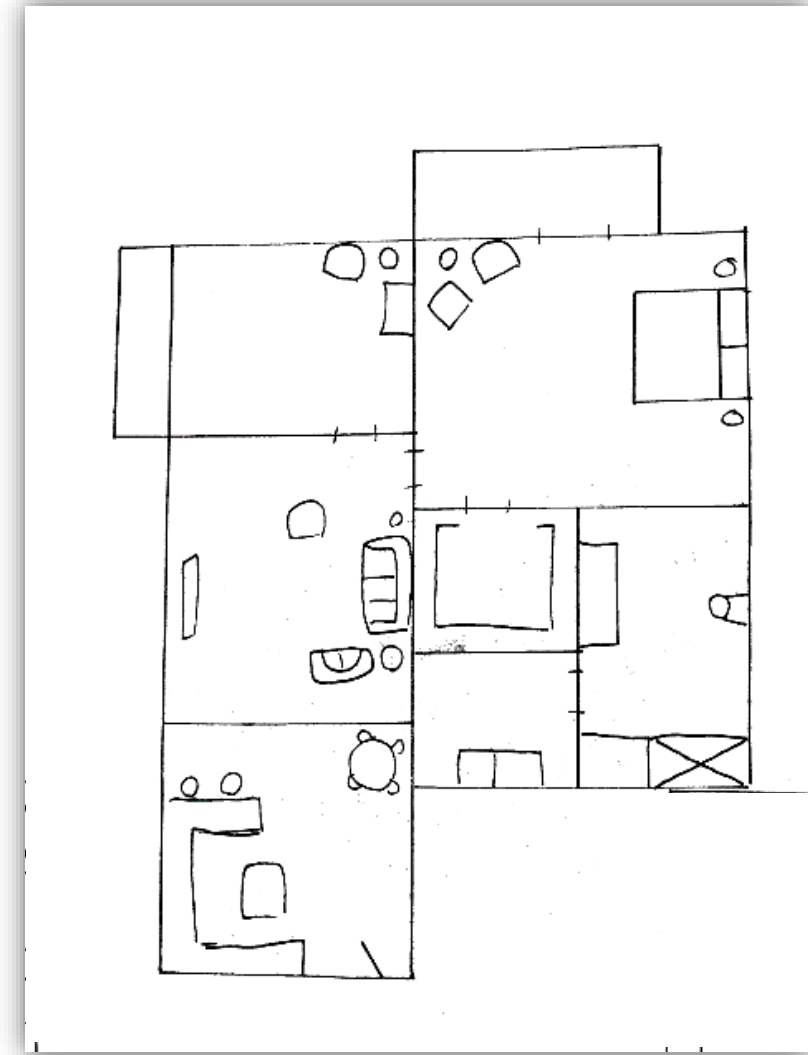
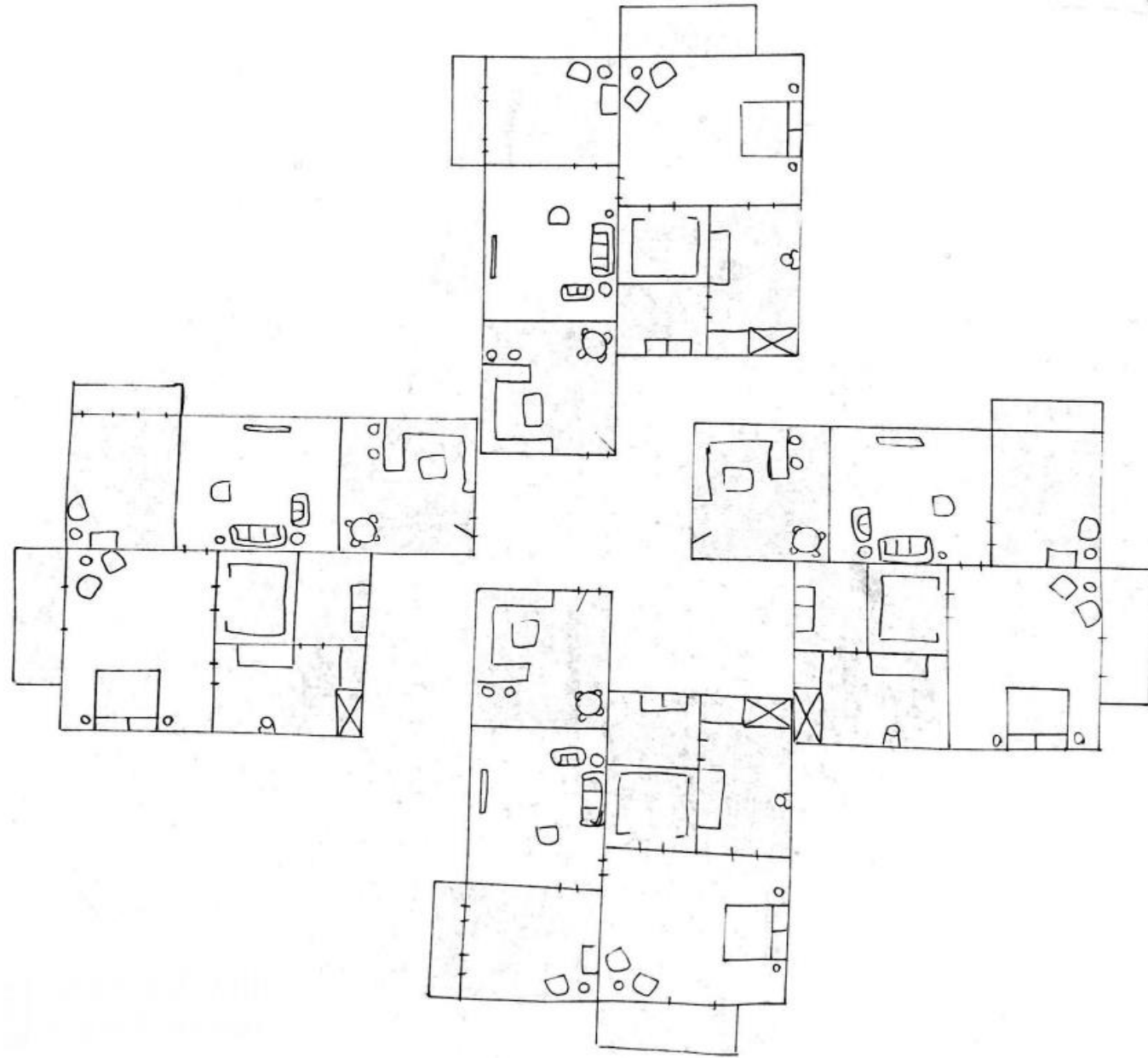
PRELIMINARY SCHEMATICS

MARISA REINS
IDSN 3102
PORTFOLIO 2



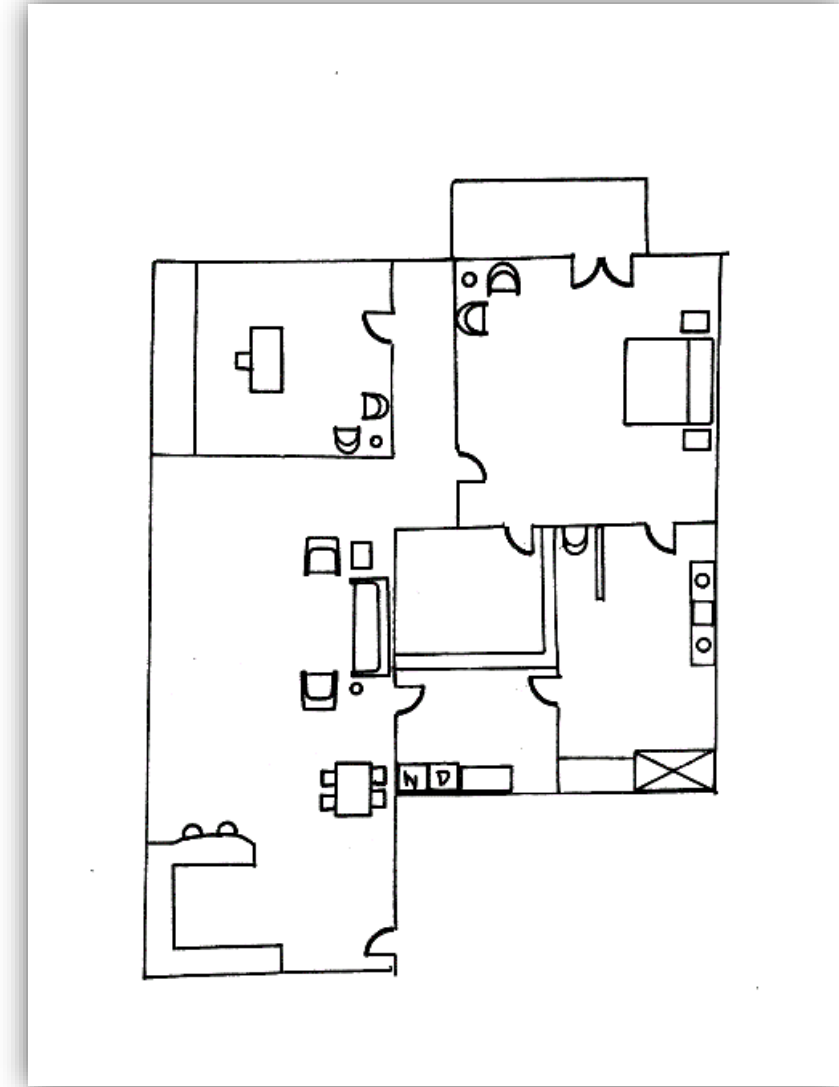
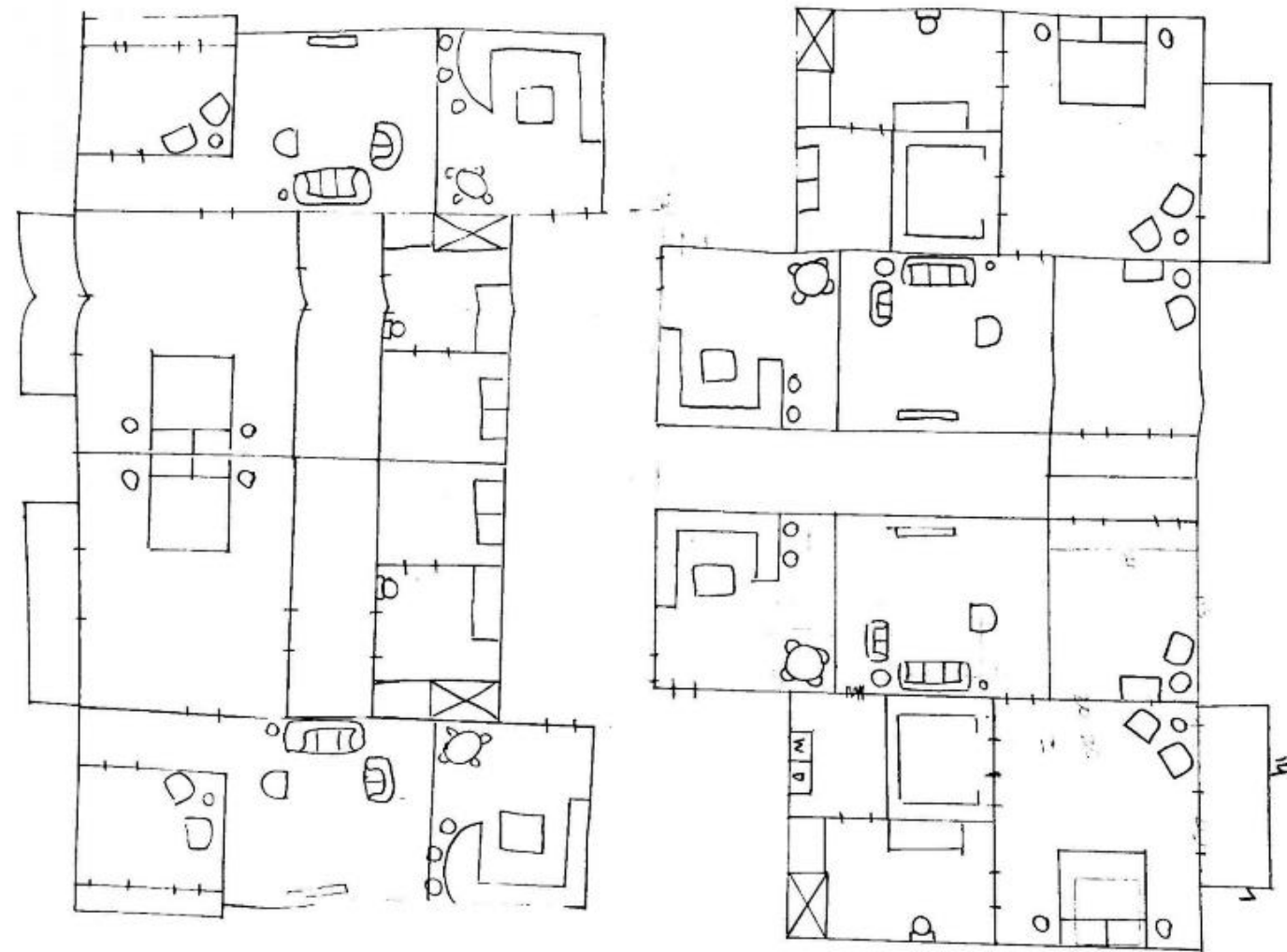
SPACE PLANNING

OPTION 1



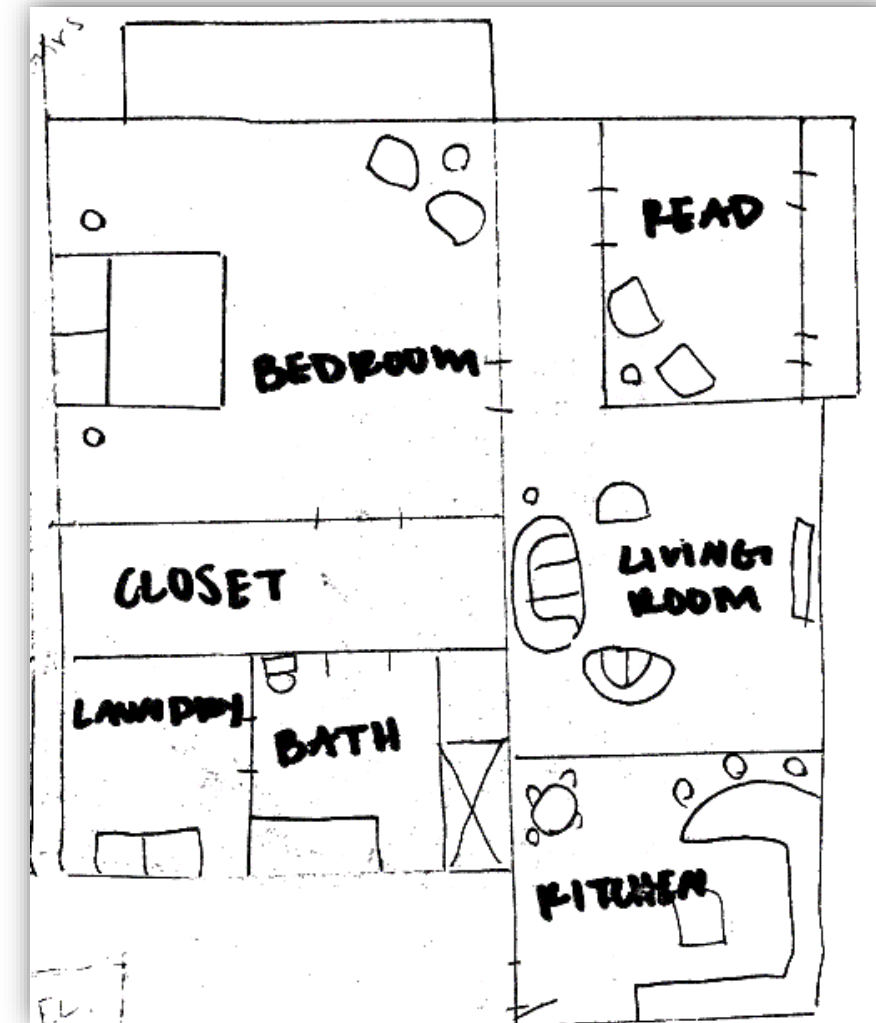
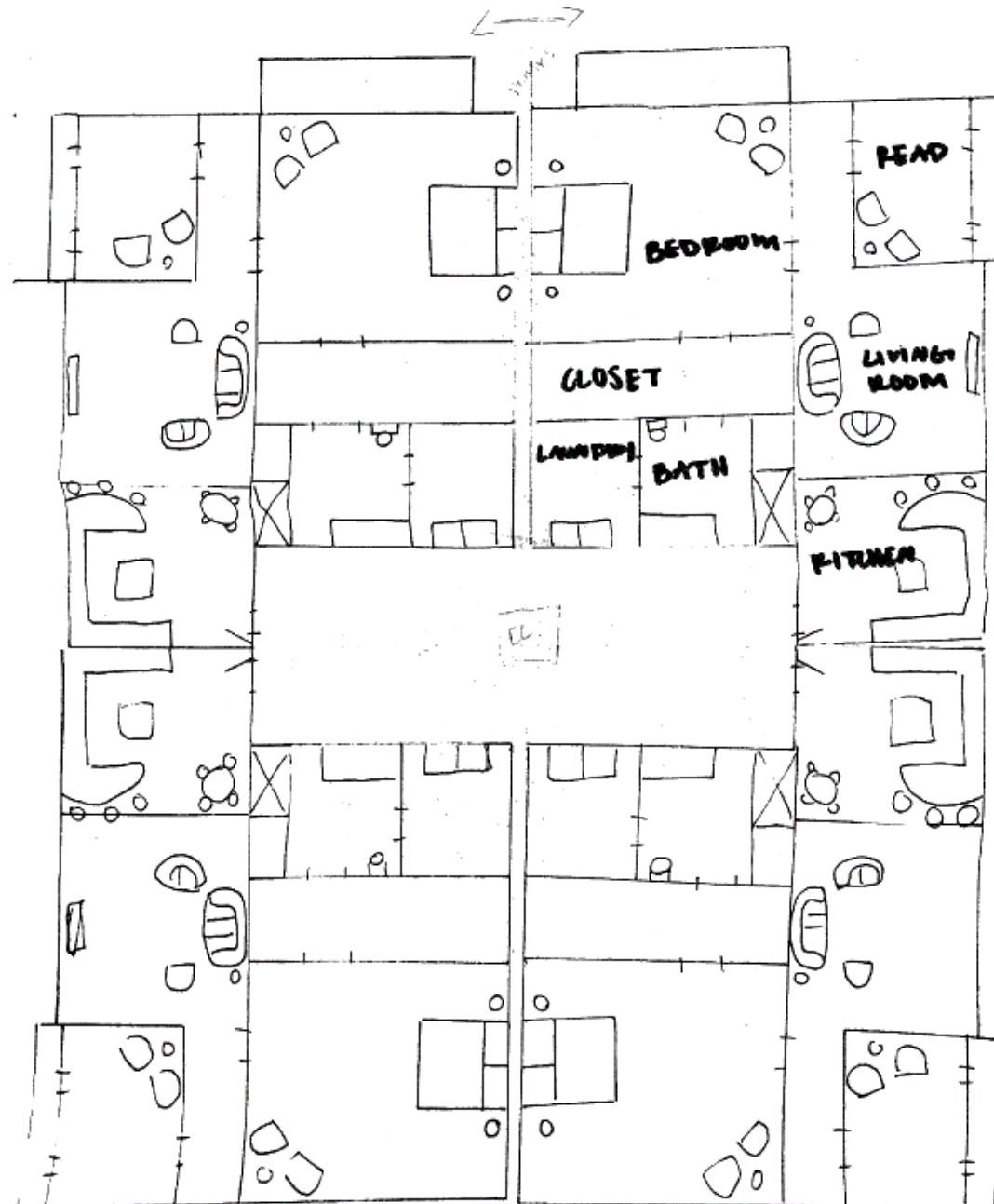
SPACE PLANNING

OPTION 2



SPACE PLANNING

OPTION 3

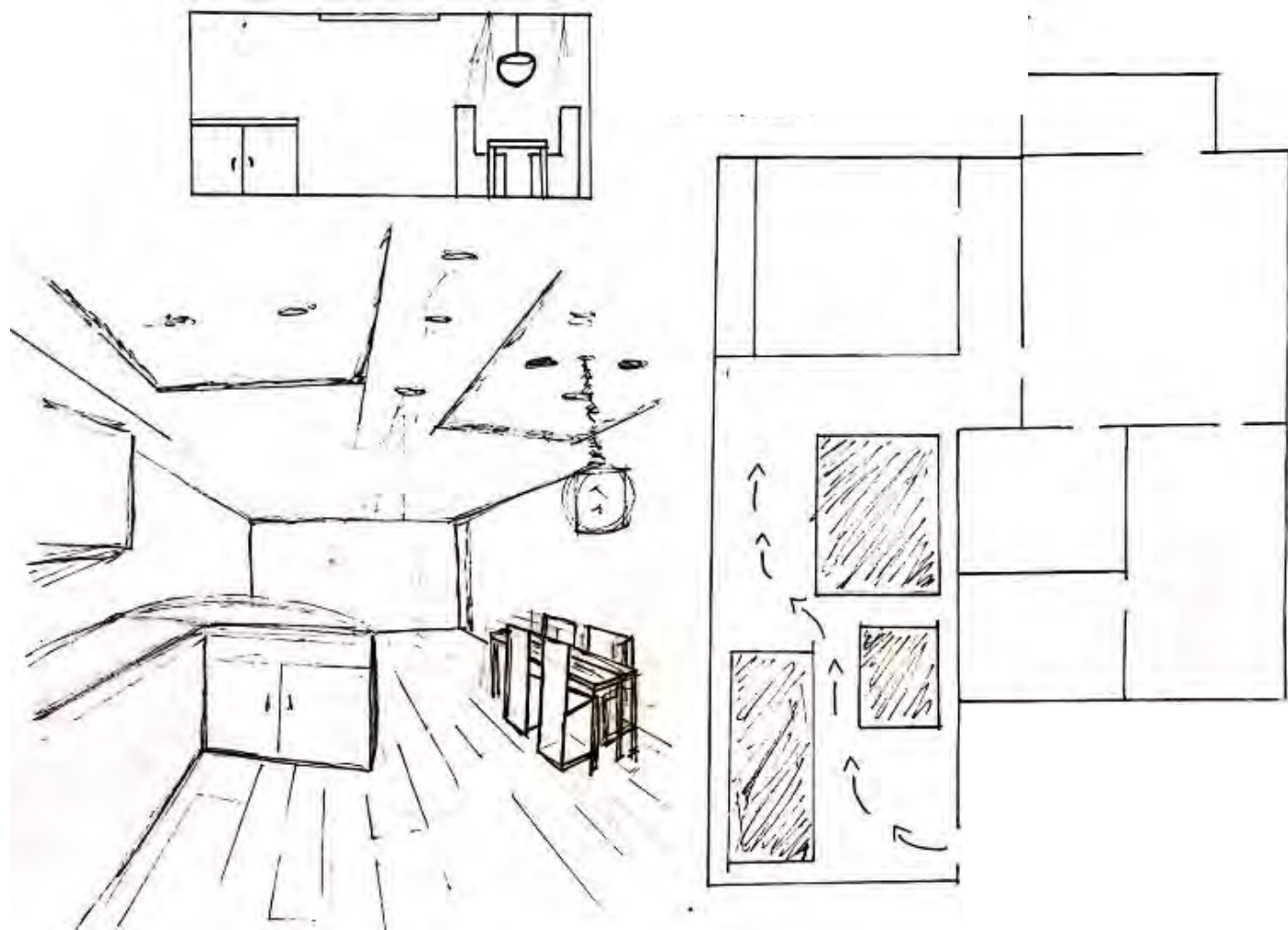


PROBLEM RESOLUTION

WAYFINDING

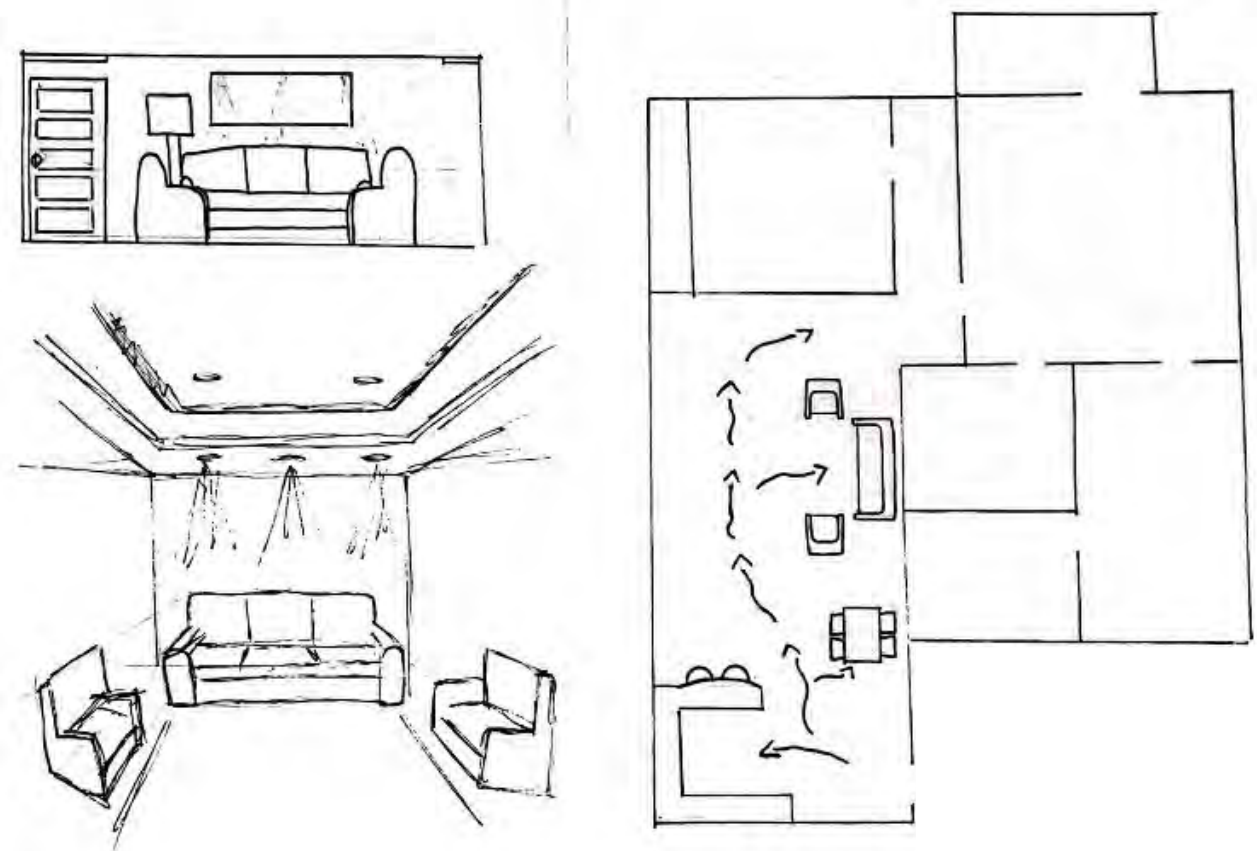
How do people find their way through the condo?

The variation in ceiling heights and a direction of lighting helps move one through the spaces. The circulation shows the main path emphasized by placing furniture and structures strategically. The grain of the vinyl shows direction.



What physical and visual cues can you use to guide them on the path?

Using a “trail” of recessed cans to lead to contoured spaces with task and accent lighting directs someone to inspect the space.

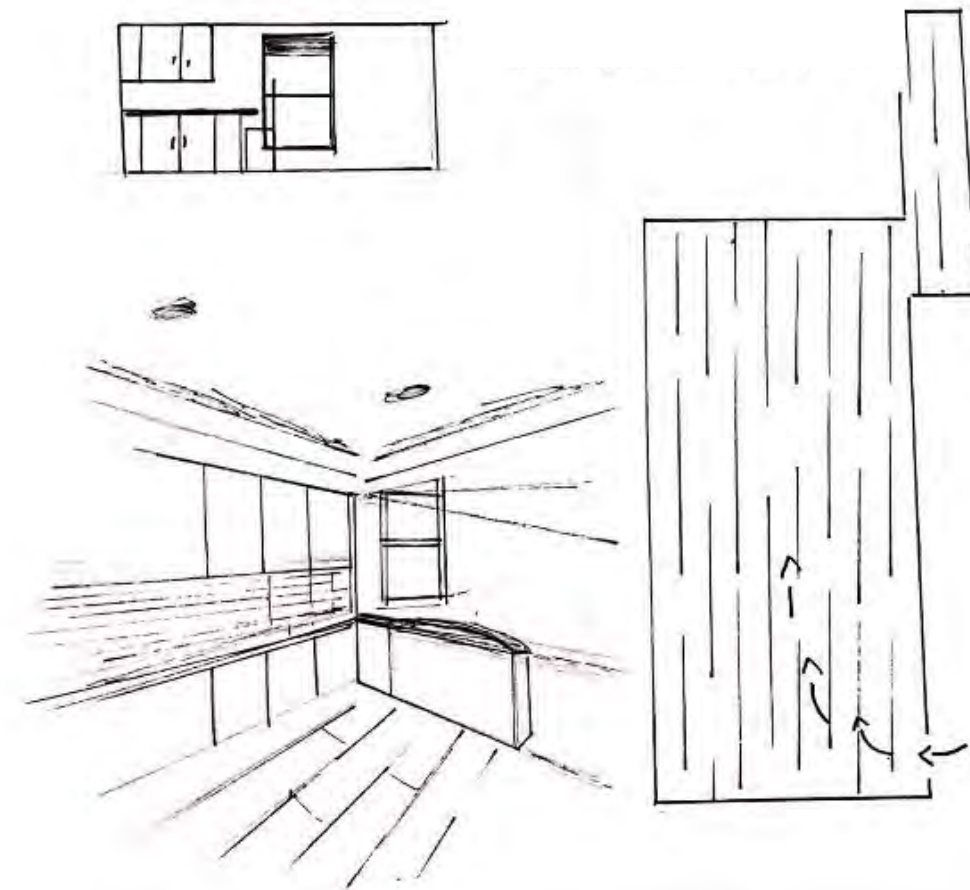
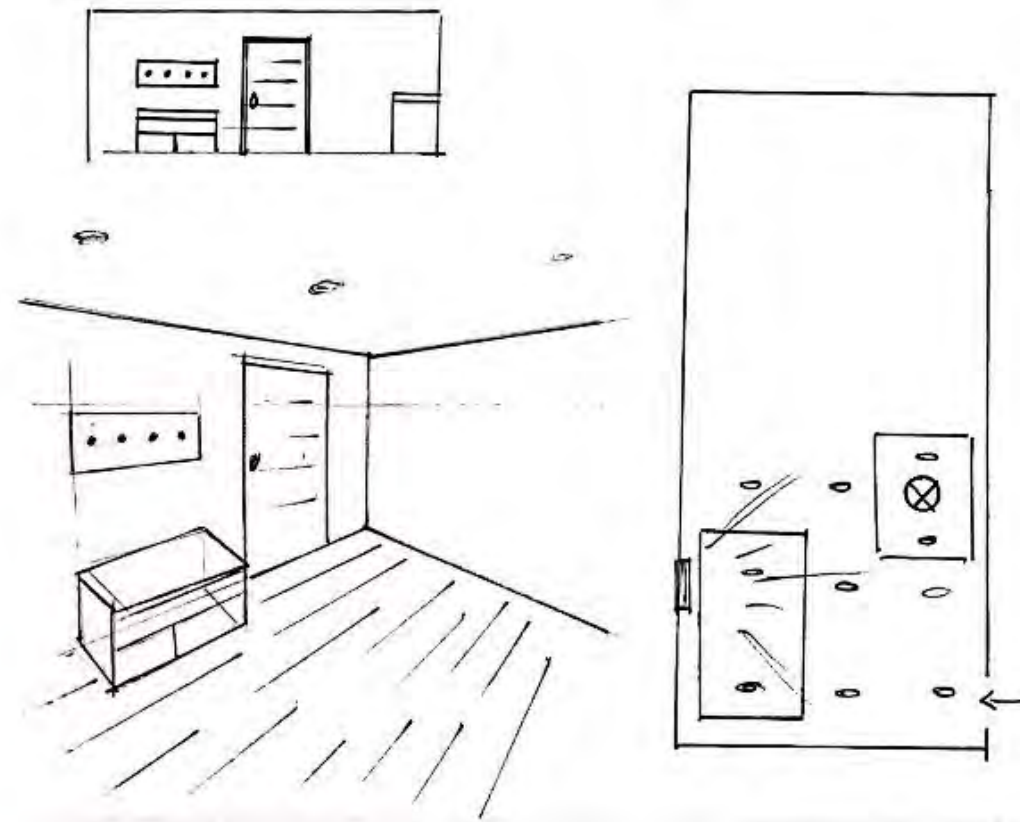


PROBLEM RESOLUTION

ENTRY

What physical and visual cues encourage a visitor to enter and explore the space?

Vinyl “hardwood” floors help direct someone through the space. Natural light and tray ceilings pull one in to explore the space then continue on the path.



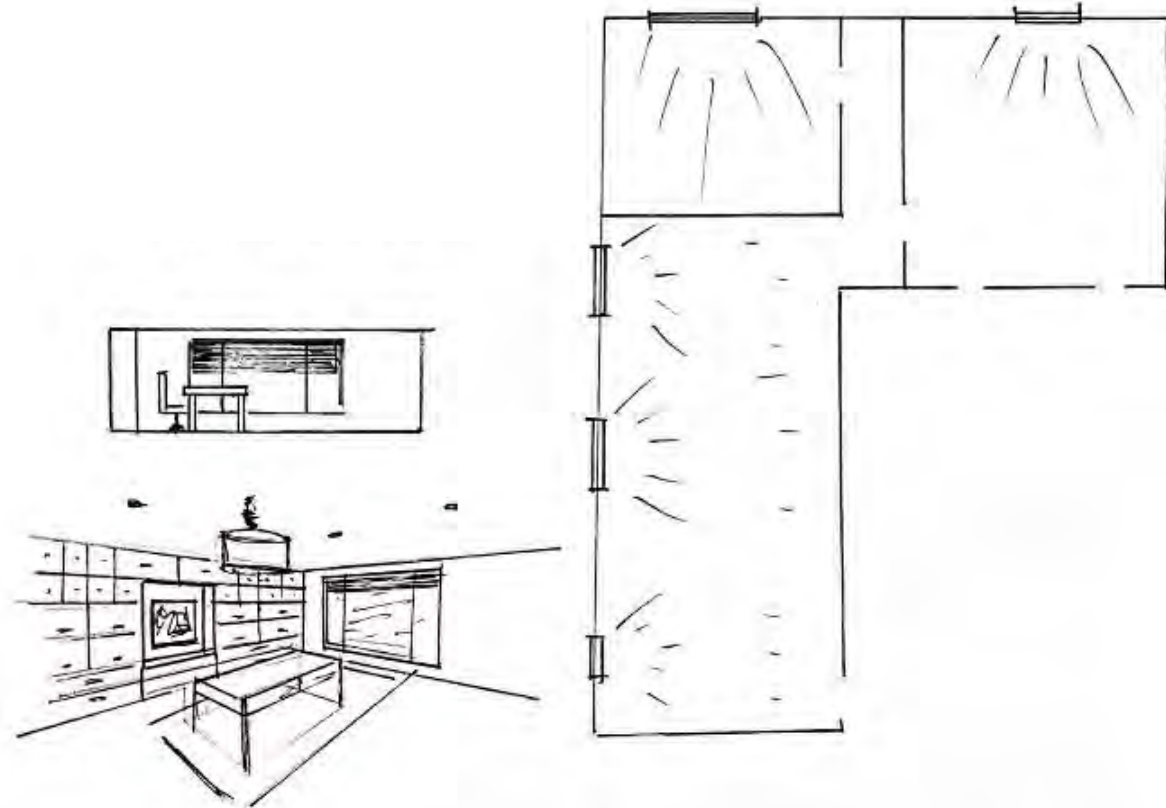
*Adding a space next to the entry where one can unload and hang up their accessories encourages them to walk through the space.

PROBLEM RESOLUTION

CEILING/DAYLIGHTING

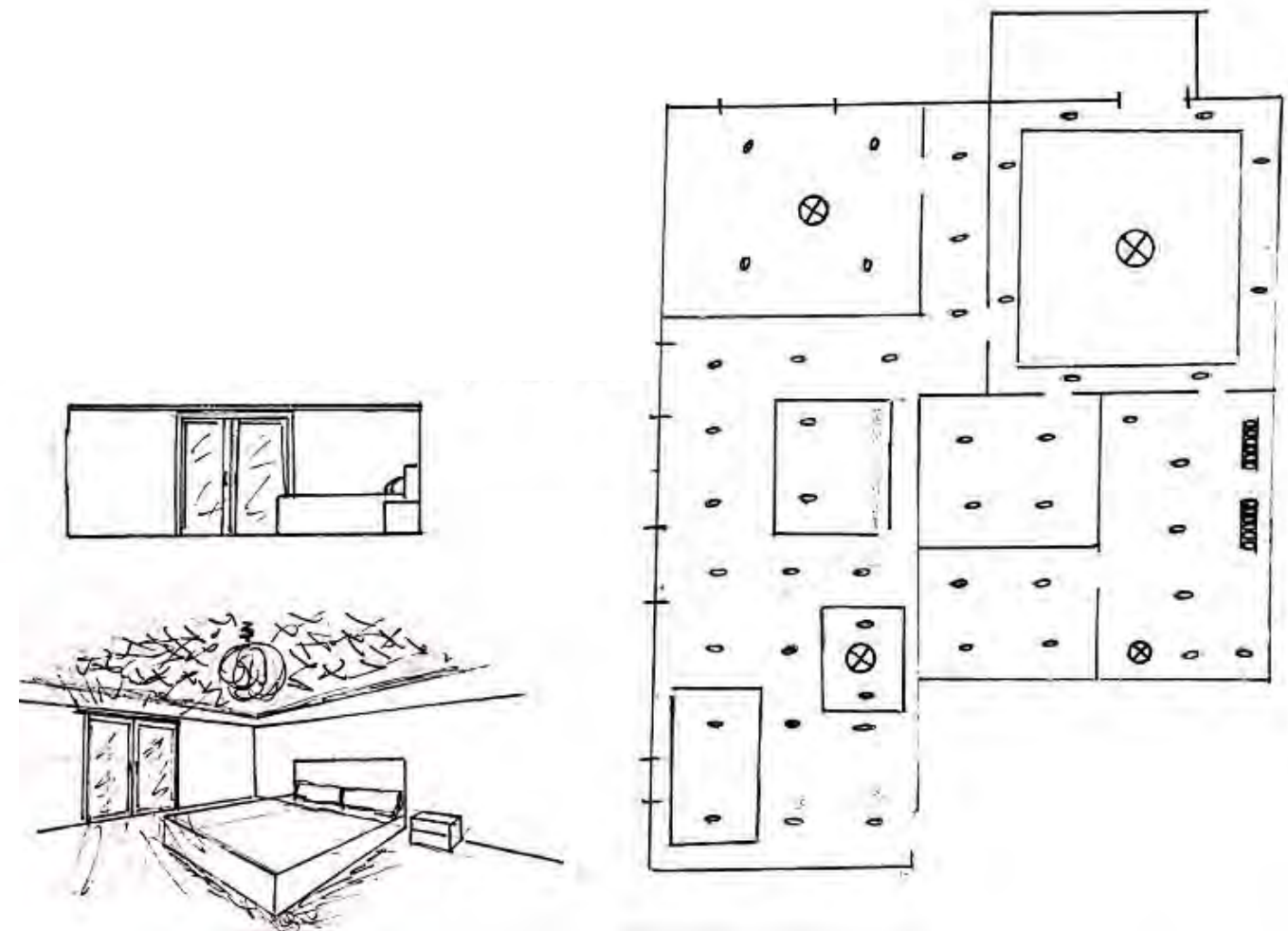
What type of ceiling is appropriate and how does variation in ceiling height provide varied experiences within the space?

Tray ceilings add visual interest and are their own focal point. They complement design and follow the contour of the room, drawing you towards the space. Placing trays within the common area help with wayfinding.



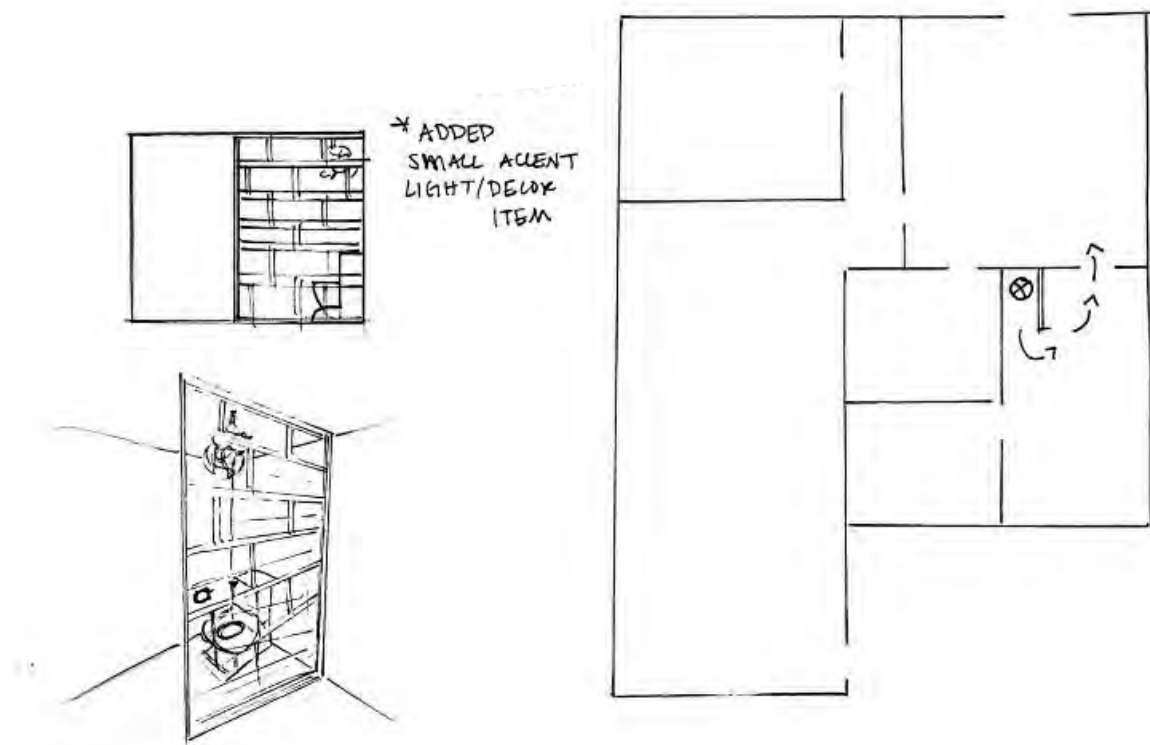
What does your lighting hit or highlight in the space, how does daylight enter the space, and how do you moderate it?

Daylight emphasizes ceiling design while benefiting the space with natural light. Brought in by big windows and French doors while moderated by blinds and drapes.



PROBLEM RESOLUTION

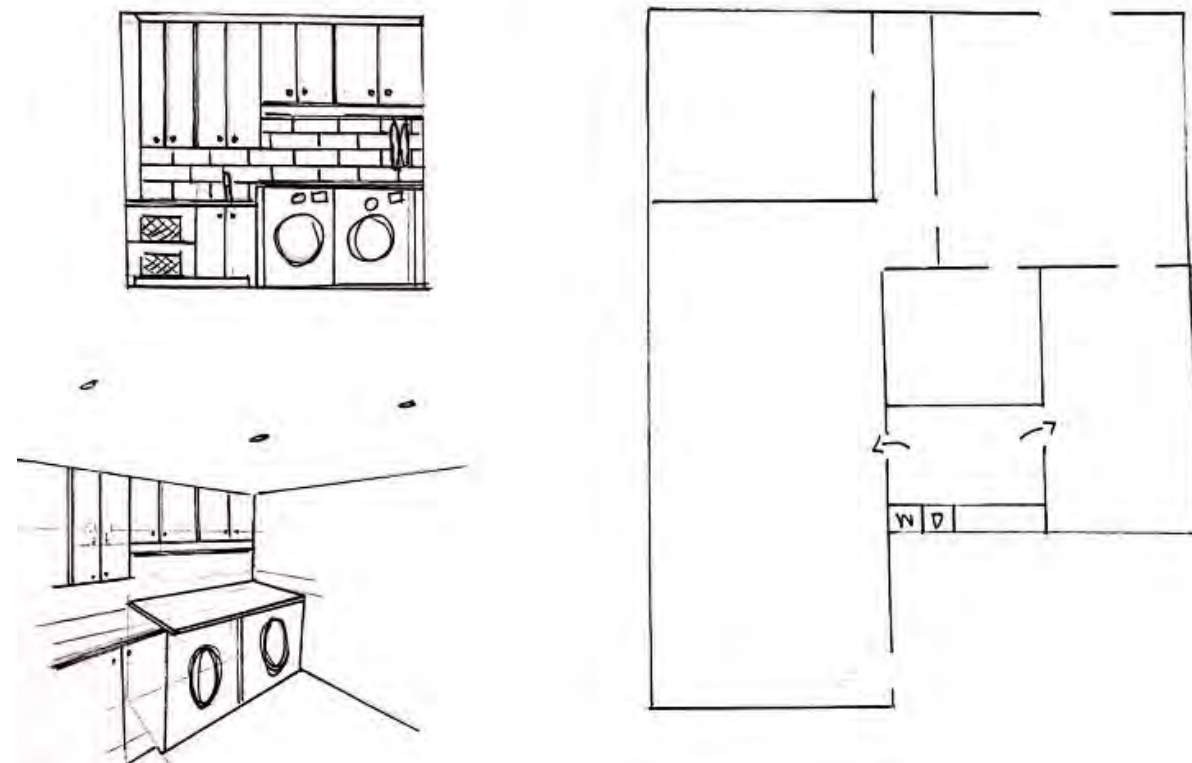
SUPPORT SPACES



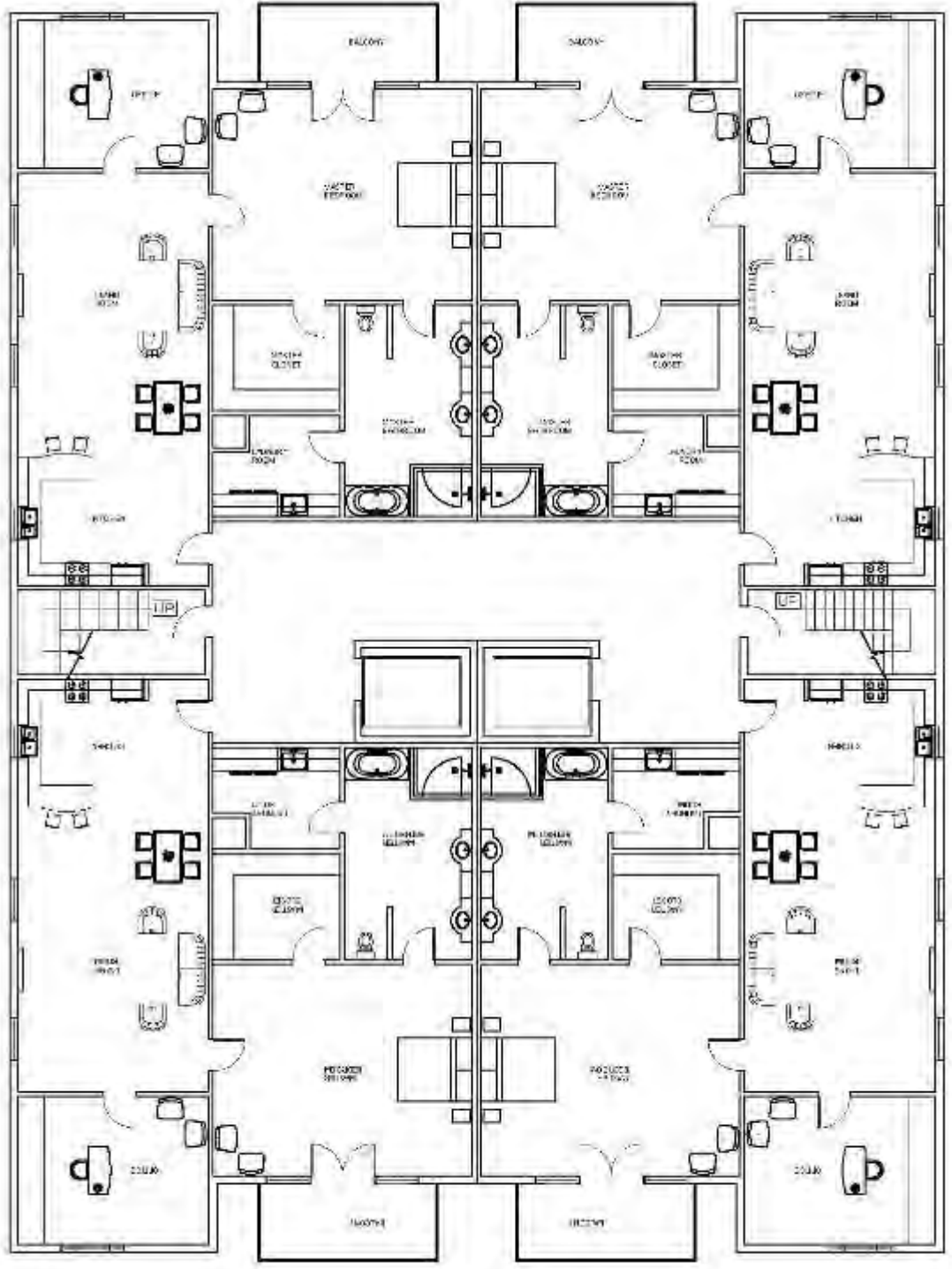
*Privacy partition in master bathroom. The art of distraction, there is too much space for the toilet to go solo, so creating this partition gives a focal point to the space.

Laundry room stocked with essentials. Different heights, toe kicks and clothing racks.

*Easy access from master bathroom, closet and master bedroom



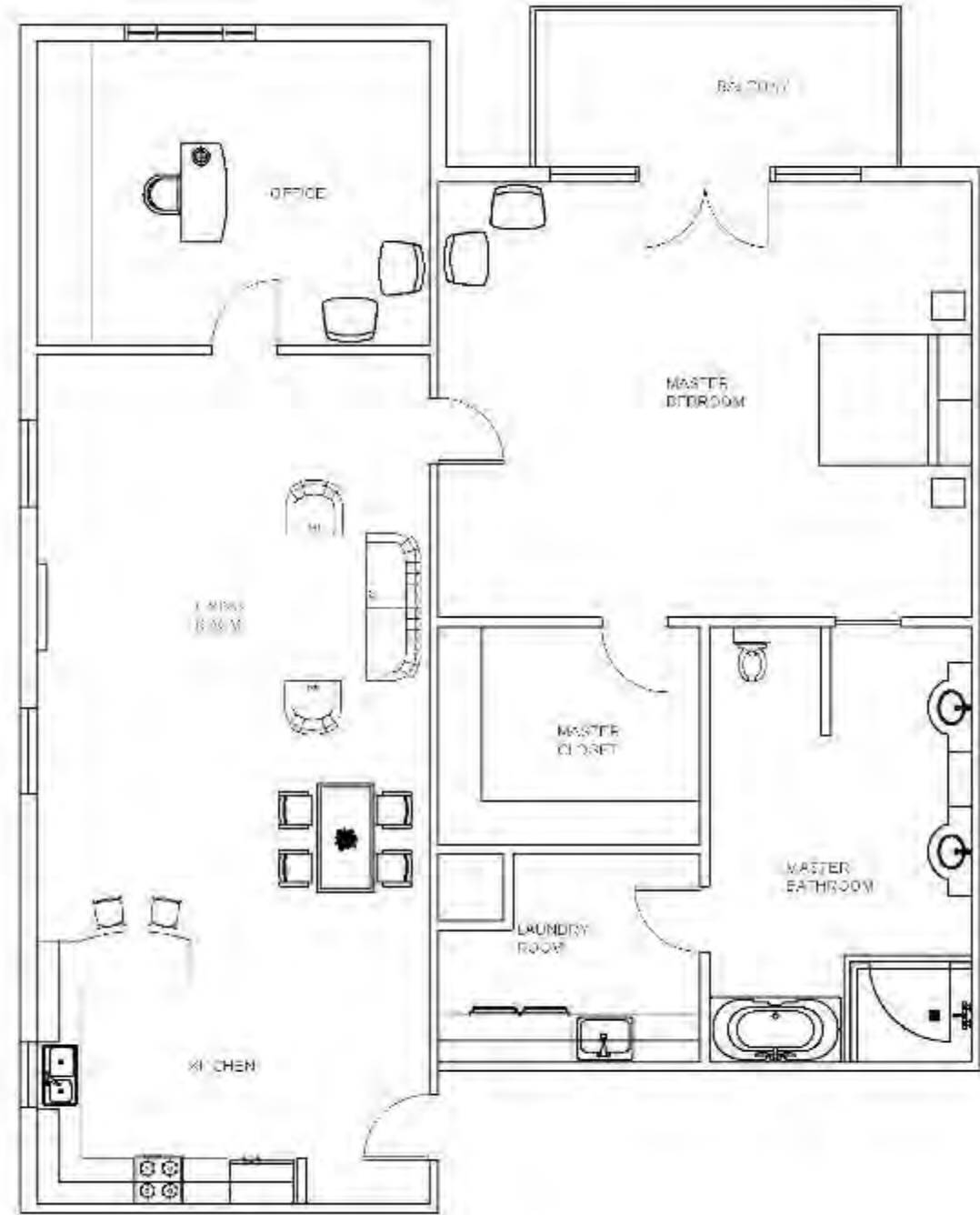
FLOOR PLAN



FLOOR PLAN LEVEL 2

1/16" = 1'-0"

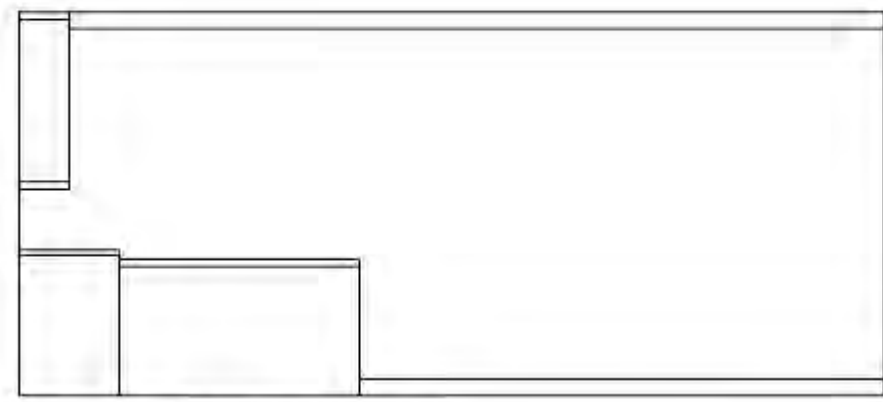
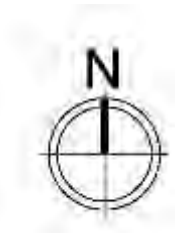
FURINTURE PLAN



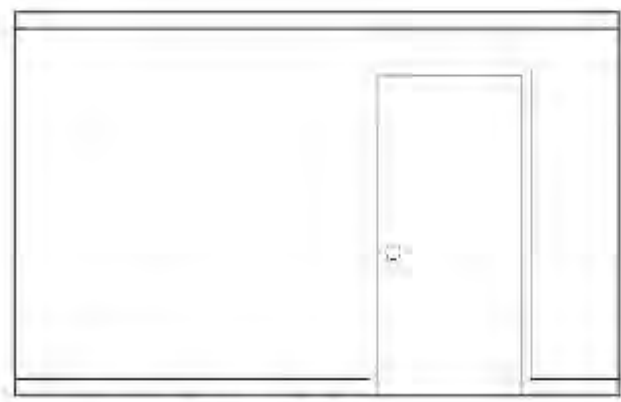
APT 201

1/8" = 1'-0"

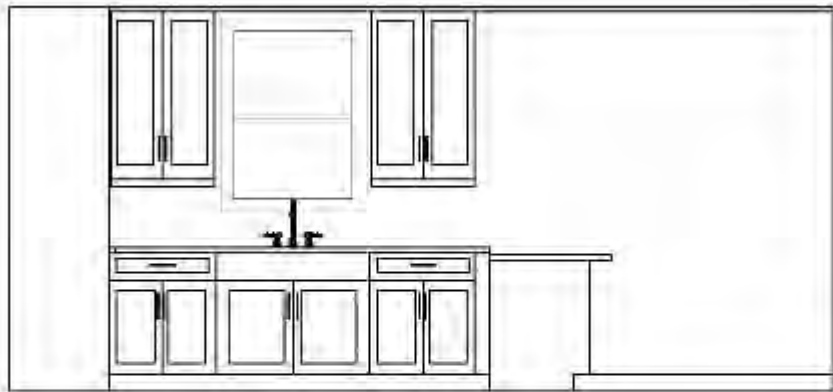
ROOM ELEVATIONS



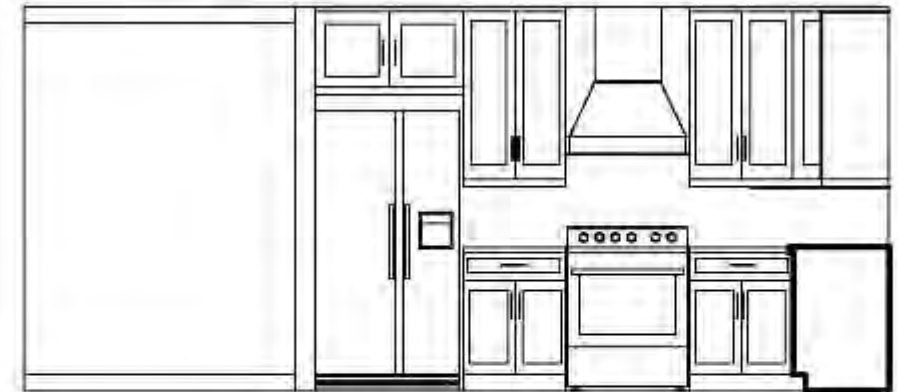
1 KITCHEN N
1/4" = 1'-0"



3 KITCHEN E
1/4" = 1'-0"

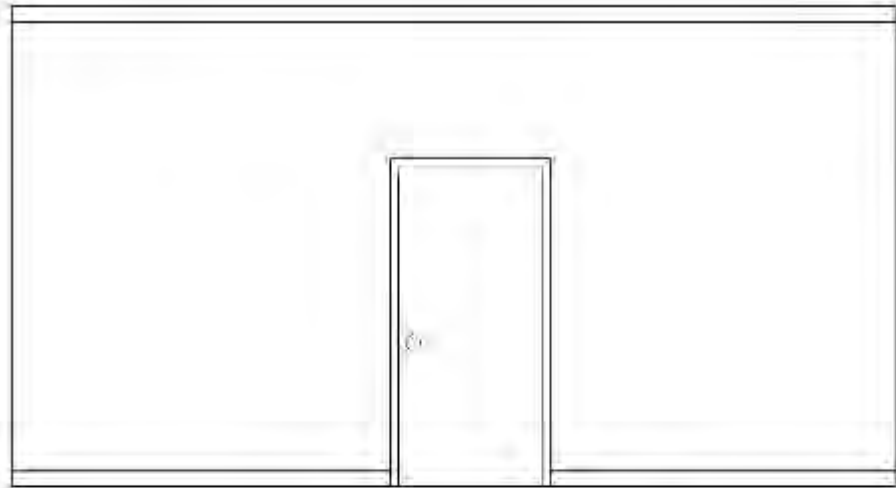


2 KITCHEN W
1/4" = 1'-0"



4 KITCHEN S
1/4" = 1'-0"

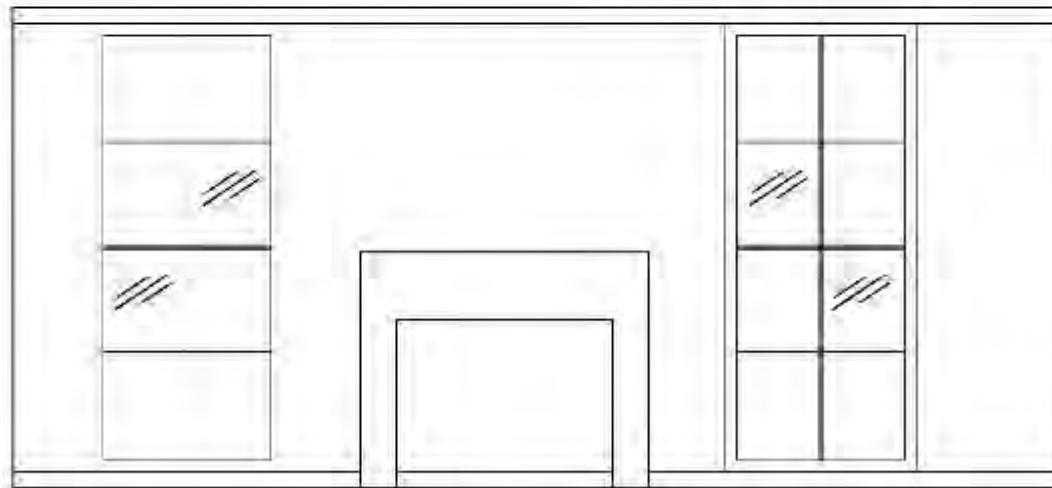
ROOM ELEVATIONS



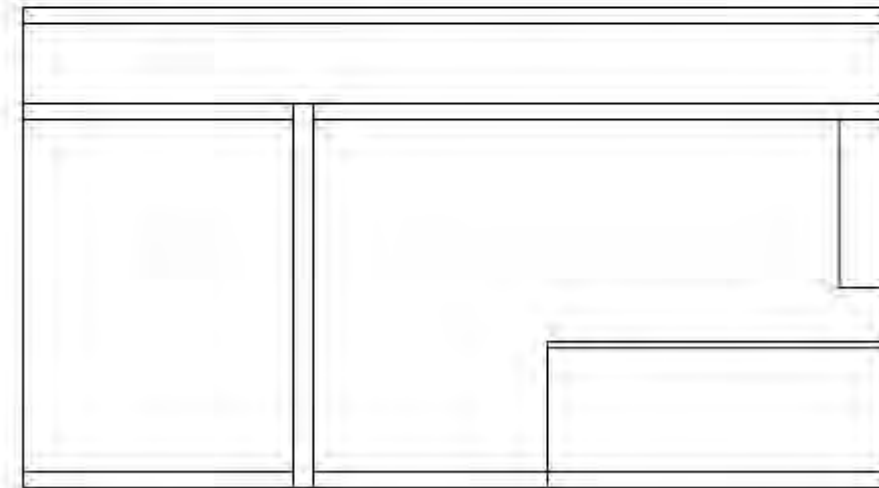
1 LIVING ROOM N
1/4" = 1'-0"



3 LIVING ROOM E
1/4" = 1'-0"

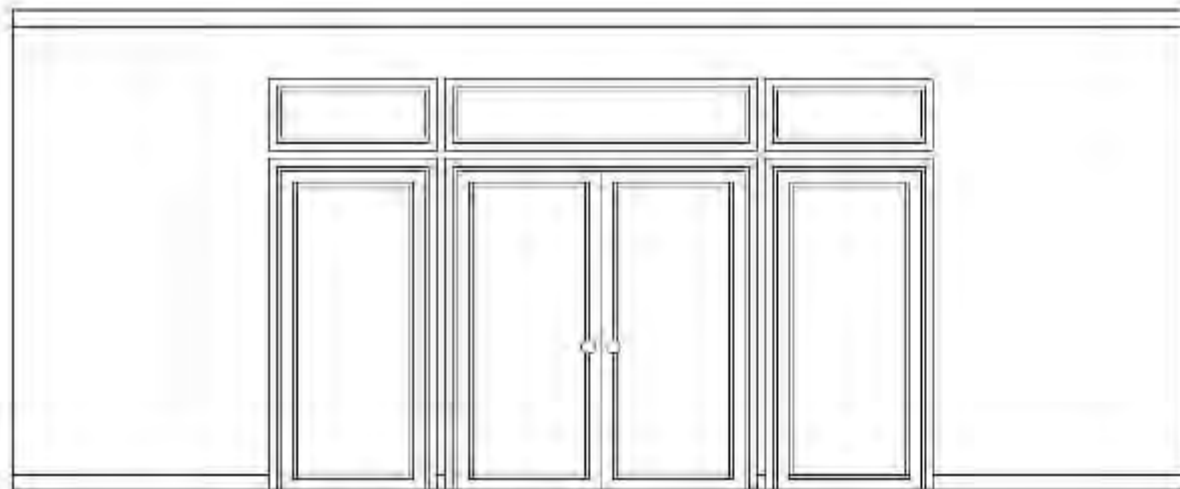


2 LIVING ROOM W
1/4" = 1'-0"

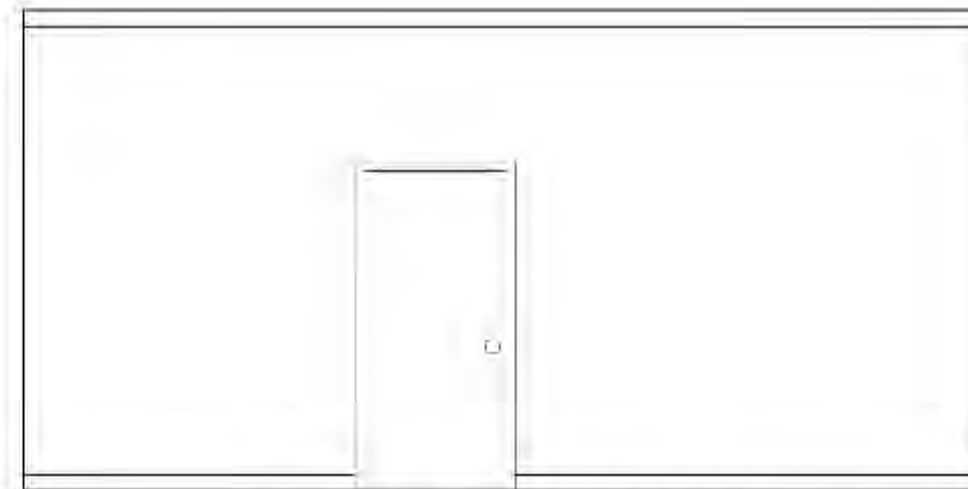


4 LIVING ROOM S
1/4" = 1'-0"

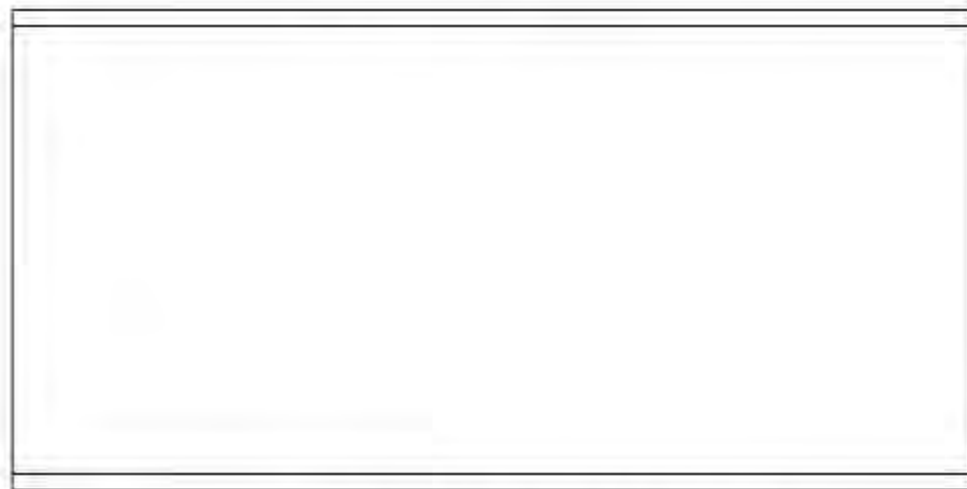
ROOM ELEVATIONS



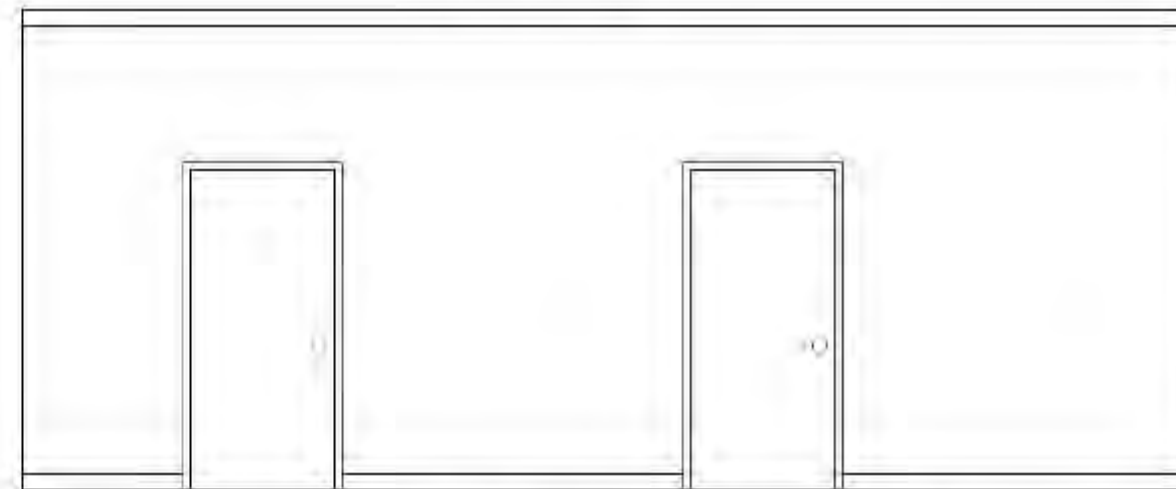
1 MASTER BEDROOM N
1/4" = 1'-0"



2 MASTER BEDROOM W
1/4" = 1'-0"

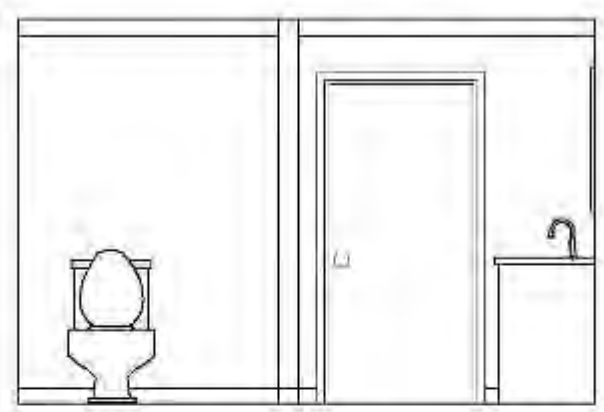


3 MASTER BEDROOM E
1/4" = 1'-0"

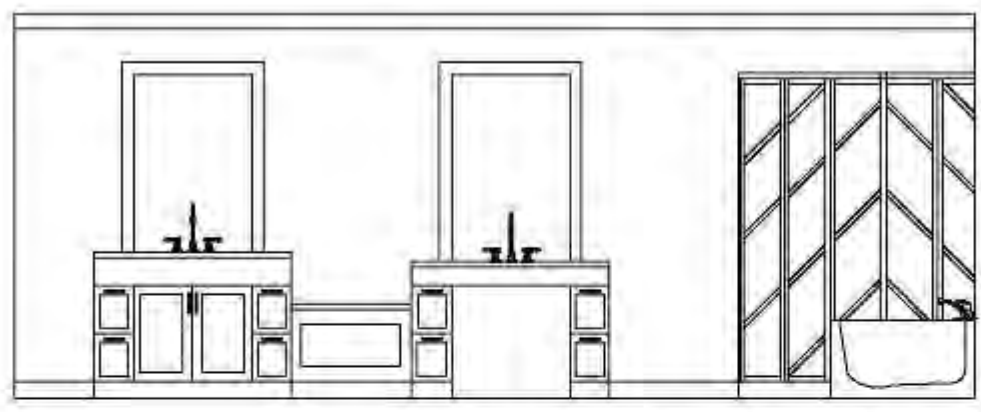


4 MASTER BEDROOM S
1/4" = 1'-0"

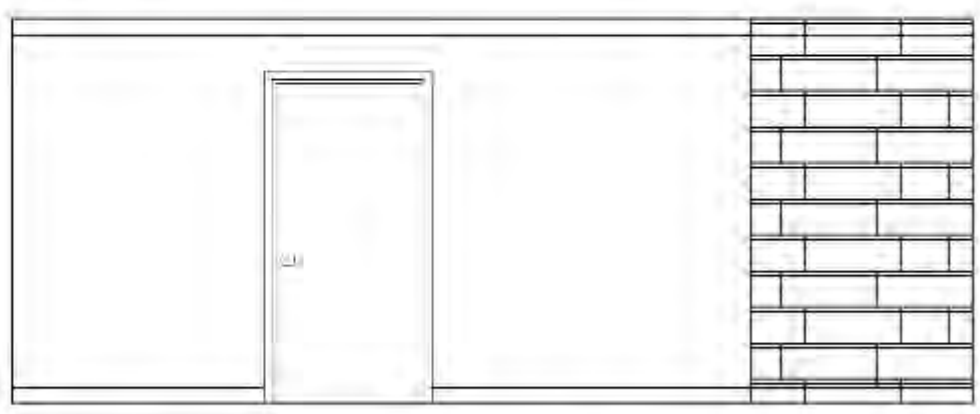
ROOM ELEVATIONS



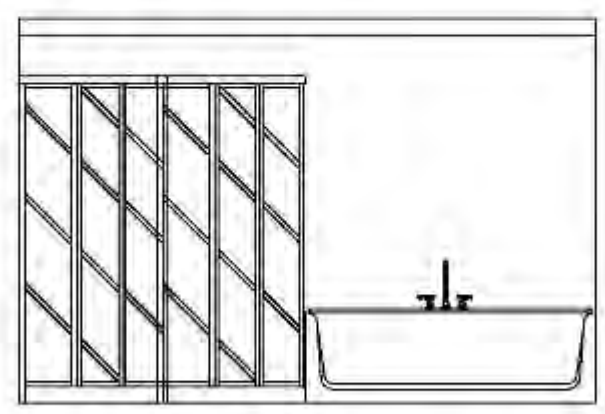
1 MASTER BATHROOM N
1/4" = 1'-0"



3 MASTER BATHROOM E
1/4" = 1'-0"



2 MASTER BATHROOM W
1/4" = 1'-0"



4 MASTER BATHROOM S
1/4" = 1'-0"

REFLECTED CEILING PLAN



SKETCHUP MODEL

INTERIOR AND EXTERIOR



SKETCHUP MODEL

KITCHEN AND ENTRY



SKETCHUP MODEL

LIVING ROOM AND DINING ROOM



SKETCHUP MODEL

MASTER BEDROOM



SKETCHUP MODEL

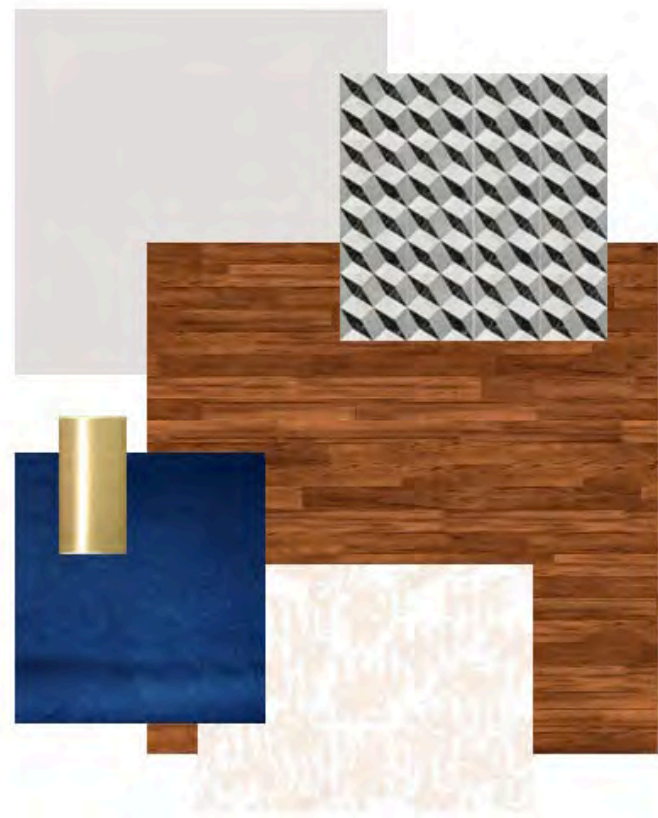
MASTER BATHROOM



FINISHES

OPTION 1

LIVING ROOM



KITCHEN



MASTER BEDROOM



MASTER BATHROOM

FINISHES

OPTION 2



KITCHEN



MASTER
BEDROOM

LIVING ROOM



MASTER
BATHROOM



ACCESSIBILITY

KITCHEN

- 5' Minimum clear floor space centered on sink for easy turn around
- 34" high peninsula counter tops
- Roll up kitchen sink
- Under counter microwave for easy access
- Space for parallel approach required at range
- 92" U-Shaped clearance
- Bar hardware on cabinetry
- Lever hardware (Faucet)
- High contrast colors for aging eyes



ACCESSIBILITY

LIVING ROOM

- Lever hardware
- Door handles 18" width clearance
- 3' Doorway width
- 5' walkway width on either side of furniture
- 5' turn around clearance
- High contrast colors for aging eyes



ACCESSIBILITY

MASTER BEDROOM

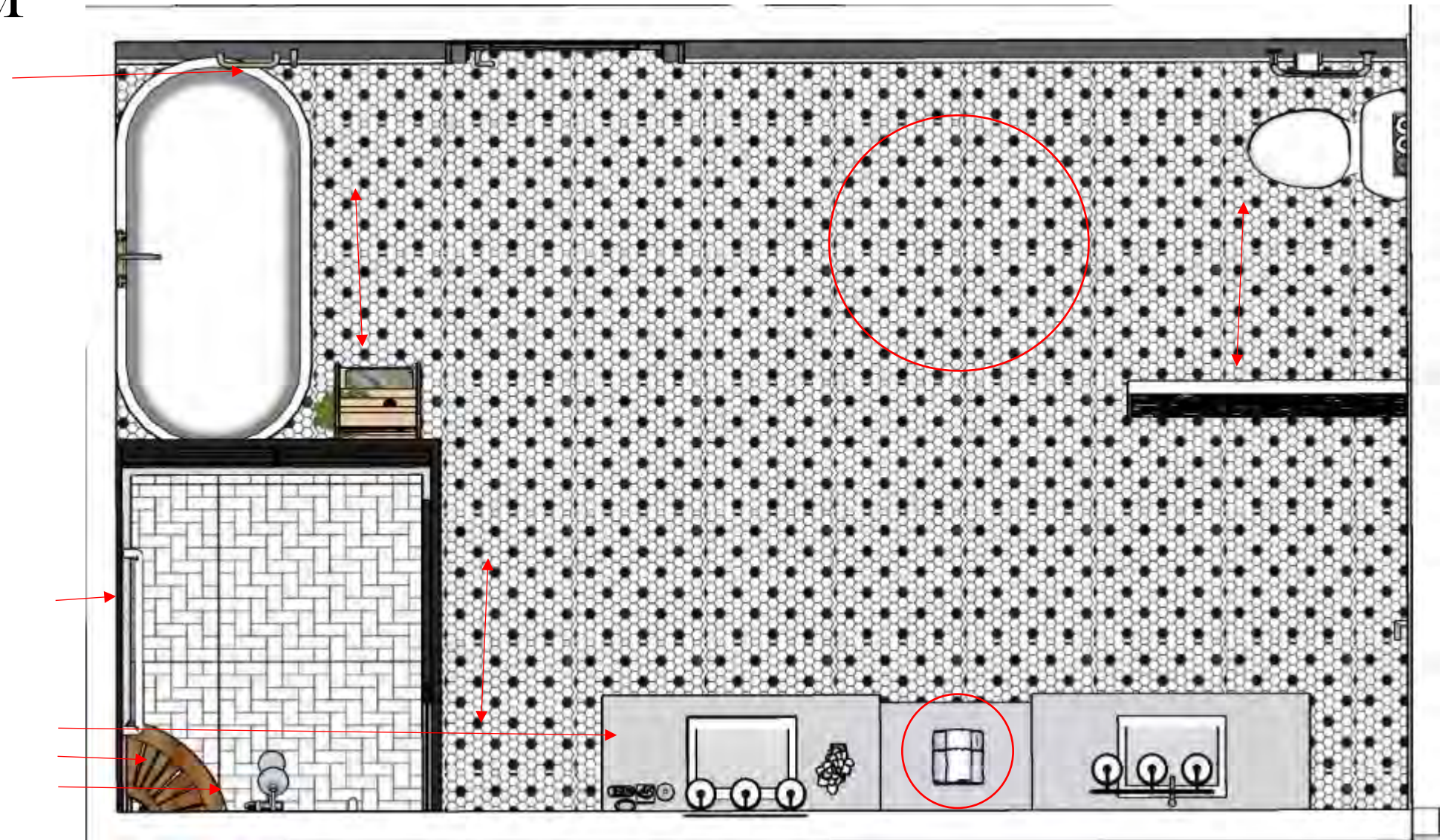
- 36" wide clear space on each bedside
- 5' turn around clearance
- Lever hardware
- Pocket door with bar hardware to Master Bath
- Door handles 18" width clearance
- 3' Doorway width



ACCESSIBILITY











MASTER BATHROOM

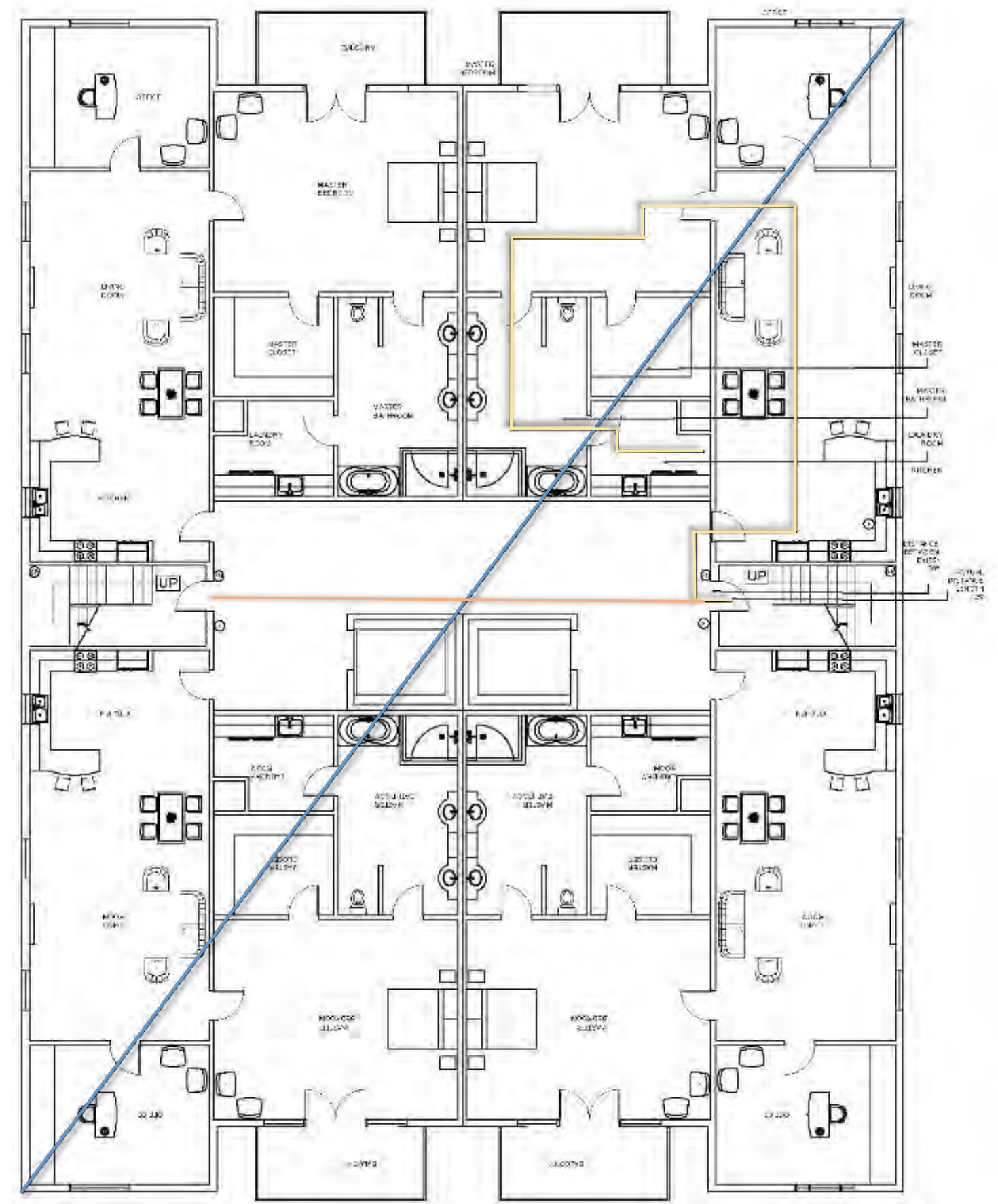
- Pocket door for easy sliding access
- 34" high countertop
- 24" high seating space in between counters with storage underneath
- 18" high toilet
- Grab bars (Shower, Tub, Toilet)
- Transfer shower with shower seat and shower spray
- 5' turn around radius
- 32" wide clearance approach (Shower, Toilet, Tub)
- Lever hardware (Door, Faucet)
- 3' wide space next to toilet to park wheelchair



- Bar hardware on cabinetry
- 3' doorway width
- High contrast for aging eye

LIFE SAFETY PLAN

-  N
-  SPRINKLERED
-  FIRE EXTINGUISHER
-  STAND PIPE
-  FIRE HOSE
-  50' DISTANCE BETWEEN EXITS
-  3' DOOR WIDTH
-  11' CORRIDOR WIDTH
-  147' DIAGONAL LINE LENGTH
-  125' ACTUAL DISTANCE LENGTH



LIFE SAFETY PLAN NOT TO SCALE

LIFE SAFETY PLAN

Building Construction and Occupancy									
Construction Type	Sprinklers?	Occupancy Type							
TYPE II	YES	R2							
Exit Requirements: Number and Arrangement of Exits									
Space Designation	# of Exits		Travel Distance		Arrangement: Means of Egress				
	Required	Shown on Plans	Allowable Distance	Actual Distance Shown on Plans	Req'd Distance Between Exits	Actual Distance Shown on Plans			
APT 201	2	2	150'	125'	49'	50'			
Notes:									
Use Group or Space Designation	(A)	(B)	Calculated Occupant Load = A/B	©		Exit Width (Inches)			
	Area = Sq. Ft.	Area per Occupant		Egress per Occupant		Required Width = (A/B)xC		Actual Width	
				Stair	Level	Stair	Level	Stair	Level
APT 201	1,914	200	10	0.3	0.2	3	2	4	11
Notes:									