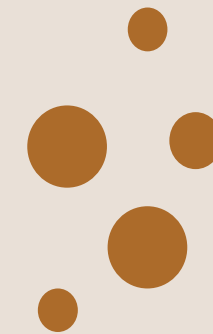




Portfolio One

By Paige Carrick
IDSN 3202- Assignments 1 - 5



Background Information

1 Who is the client?

Ronald McDonald House

2 Who will be the tenant?

Families that need a place to stay while their child is either staying or recovering in a near by hospital.

3 Size range of typical condo units (square feet)?

500 – 2,000 Square Feet

4 Number of bedrooms/baths in typical condo units?

Studio, 2 bed 2 bath, or 3 bed 2 bath.

5 Are the bathrooms attached to the bedrooms, or are there shares baths?

The master bathroom is attached to the master bedroom. There will be a shared bathroom, centrally located for guest to use in the larger unit.

6 Preferred special features in condo units?

Units will be privet, but dining, lounging and special spaces will be public.

7 Number of master suites, and spaces in each master suite (wic, bath for two, ect), per each individual condo unit?

There will be a master suite in every unit with an attached master bathroom for 2.

8 Is the current preference for “public” spaces (living/dining,kitchen/family room) to combine into a great room, or to be a suite of distinct rooms?

The style of the unites will be compact. Public spaces, like dining, laundry, and other spaces will be accessible to everyone in the building.

9 Style of décor preferred in the hospitality market?

Décor will be kept simple and uncluttered. The décor will be warm and welcoming. Privet spaces will be calming, but public spaces will be full of live, color, and fun.

10 Other current trends?

Smart Homes, Sustainability, and allergy control.

What is Universal Design?

Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. An environment (or any building, product, or service in that environment) should be designed to meet the needs of all people who wish to use it.

What is Inclusive Design?

Inclusive design makes places usable by everyone, regardless of age, ability and circumstance. It is based on the simple principle that designing for the widest range of people creates better designs and benefits everyone. No costly retrofits, happy users and great designs.

----- <http://universaldesign.ie/What-is-Universal-Design/> -----

----- <https://www.sensorytrust.org.uk/resources/guidance/what-is-inclusive-design> -----

Ronald Mace's

7 Principles of Universal Design



Equitable Use

The design is useful and marketable to people with diverse abilities.



Flexibility Use

The design accommodates a wide range of individual preferences and abilities.



Simple and Intuitive Use

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.



Perceptible Information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.



Tolerance of Error

The design minimizes hazards and the adverse consequences of accidental or unintended actions.



Low Physical Effort

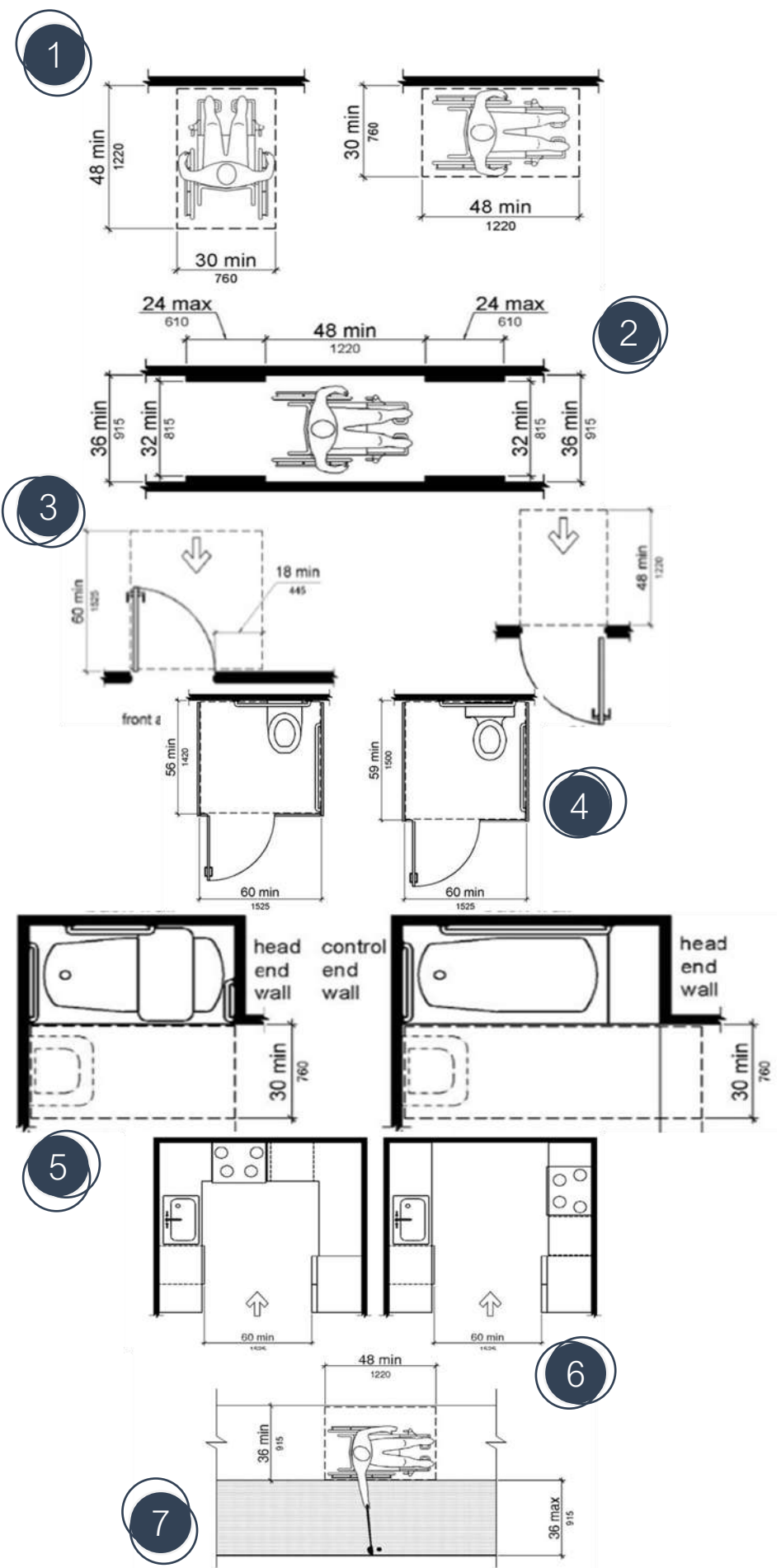
The design can be used efficiently and comfortably and with a minimum of fatigue.



Size and Space for Approach and Use

Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Designing for Accessibility



Clear Floor Space

- Are required in front of kitchen and bathroom fixtures and appliances.

Accessible Routes

- Space for users is pass through from space to space.
- Weigher walkways.

Doors

- Clear space for users to open and close a door.
- Wider doorways.
- Bars or levers instead of doorknobs.

Bathrooms

- Accessible height for plumbing fixtures.
- Grab bars.

Kitchen

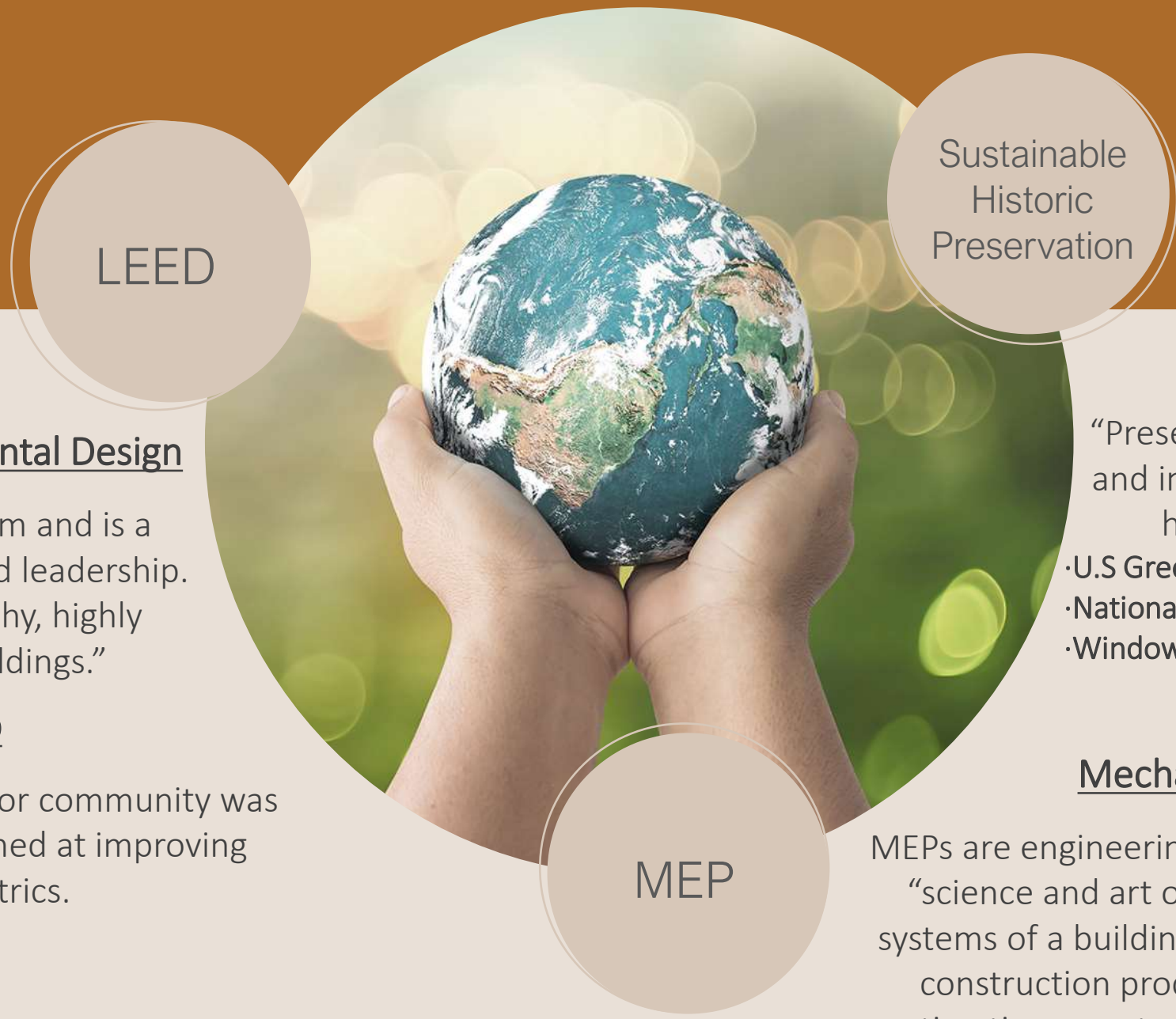
- More lower cabinet storage and appliances.
- Knee and toe space in the cabinets.

Safety

- Fire alarms, signage, and other forms of communication for every level of ability.

Sustainability

Sustainable aging in place involves helping older residents remain in their community while also addressing the long-term economic, social, and environmental health of both current and future generations at every age.



LEED

Sustainable Historic Preservation

MEP

Ultimate Recycling Project

“Preservation maximizes the use of existing materials and infrastructure, reduces waste, and preserves the historic character of older towns and cities”

- U.S Green Building Council
- National Preservation Institute
- Window Preservation Standards Collaborative
- Green Building Initiative
- Life Cycle Analysis (LCA)

www.wbdg.org

Mechanical, Electrical, and Plumbing

MEPs are engineering consulting firms. MEP engineers focus on the “science and art of planning, designing and managing the MEP systems of a building.” They play important rolls in all stages of the construction process. “They assist with decision making, cost estimation, construction administration, documentation, building management and building maintenance.”

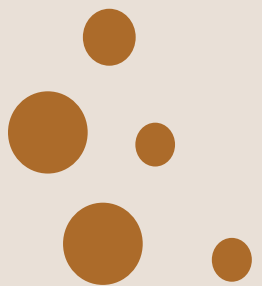
www.peterbassoassociates.com

Leadership in Energy and Environmental Design

Worldwide green building rating system and is a symbol of sustainability achievement and leadership. “LEED provides a framework for healthy, highly efficient, and cost-saving green buildings.”

Different Level of LEED

A third-party verification that a building or community was designed and built using strategies aimed at improving performance across all metrics.



- Platinum – 80+ points
- Gold – 60-79 points
- Silver – 50-59 points
- Certified – 40-49 points

www.usgbc.org



Phoenix, AZ

- 1848 -

- Phoenix Children's Hospital
- National Parks : Papago and South Mountain
- Phoenix Zoo and Children's Museum
- Big City Evens
- Voted 2018-2019 "Best Children's Hospital"
- Hiking Trails : Piestewa Peak and Fat Man's Pass
- Day trip to The Grand Canyon
- Sunny, warm, and dry weather

"Ditat Deus : God Enriches"

Inspiration



Color Palette



Concept

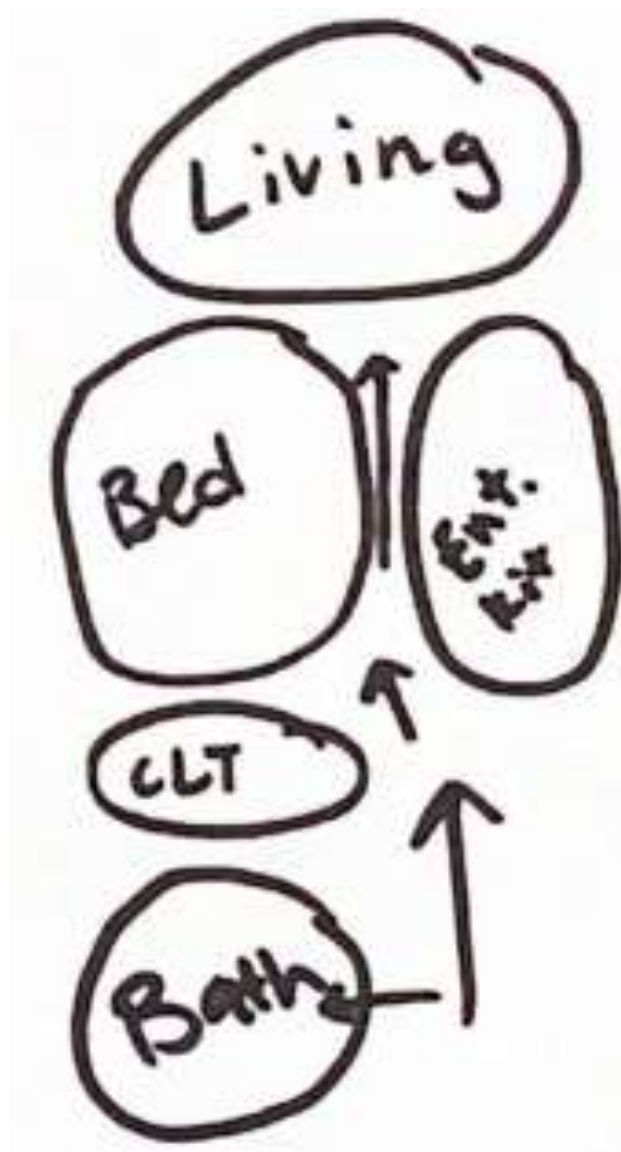
“A Home Filled with Hope”

- Welcoming
- Bright
- Calming
- Clean
- Communal
- Accessible

Bubble Diagrams

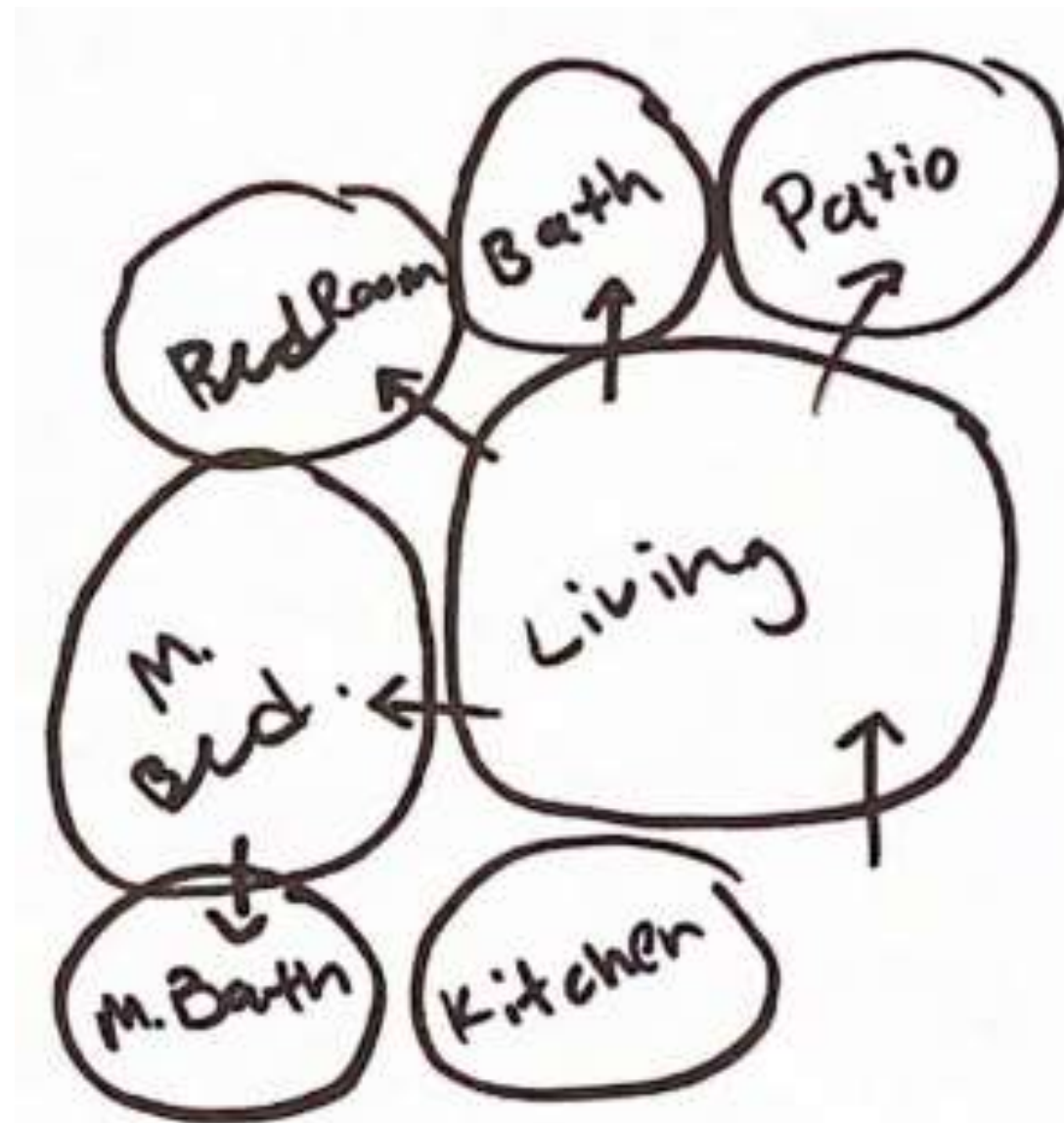
1

Studio



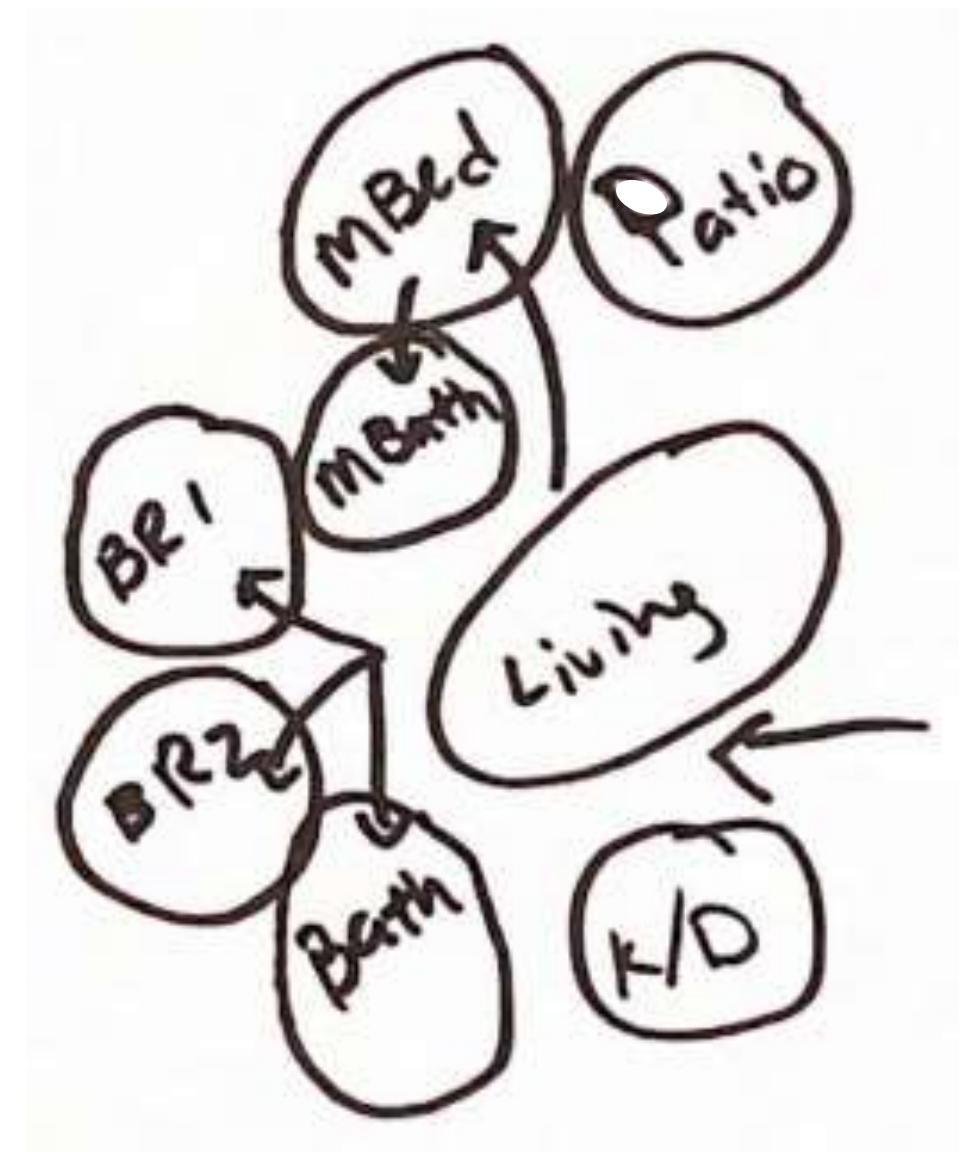
2

2 Bed, 2 Bath



3

3 Bed, 2 Bath



Block Diagrams

1

Studio



2

2 Bed, 2 Bath



3

3 Bed, 2 Bath



Space Standards

Studio Units	Dimensions	Total Square Feet
Bed Space	12' x 12' - 12' x 17'5"	144 - 209
Bathroom	9' x 9'	86
Entry	7' x 11'-10"	85
Closet	9' x 2'-6"	23
Living	16' x 5'	83
Entertainment	4' x 12'	51
Total Living Area		545 - 624_{sq ft}
2-3 Bed, 2 Bath	Dimensions	Total Square Feet
Master Bedroom	12' x 12'	144
Master Bathroom	12' x 7'	83
Bedroom	12' x 10'	119
Bathroom	9' x 9'	81
Living	17' x 15' - 21' x 19'	250 - 294
Kitchen / Dining	14' x 10'	140
Total Living Area		906 - 1086_{sq ft}