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## 440 SENIOR STUDIO

### SYLLABUS – Spring 2022

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## 1 THE COURSE:

### Course Overview:

This is a second level course using the program of an alternative wellness facility as the basis for the project. Utilizing the floor plan provided, each student will:

- 1) develop a market research study;
- 2) identify specific client & user needs/desires/expectations of the target market demographic;
- 3) fulfill all design program requirements in their proposed solution.

Each student will collect critical information, utilizing evidence-based design concepts, to provide design research for this health and wellness project.

The primary objective of the course is to have each student **synthesize** all of the skills required to produce effective design solutions. This course will introduce the concept of design-based research; utilize various research methods; focus on how to design using research information, and how to apply findings to generate/evaluate design solutions. Students will learn the relationships between built environments and human behavior, and improve decision-making skills based on credible evidence. Beyond aesthetics, these design solutions are to be evidence based; satisfying functional and behavioral requirements, and should meet the criteria dictated by the proposed target-demographic. The entire facility is to be barrier free and ADA guidelines must be implemented.

This class is intended to teach design management, project phases, and deliverables. Also, since you will be judged and graded on the quality of your critical reflection as well as your presentation, the class will stress the importance of graphic and oral presentation skills. The graphic creative quality of your work throughout the course will largely determine your success. Your final grade will be based upon your presentation skills and how the research process has been integrated into the design and final presentation.

The student is to demonstrate ability in and comprehension of the following skills during this course:

- Develop Design Concept/Statement
- Project/Workload Scheduling and Planning (Matrix)
- Hand Drawing and Sketching Presentation (2D/3D)
- Digital Presentation (2D/3D)
- Verbal Presentation
- Research Skills
- Knowledge of the listed concepts and the integration of the concepts into design solutions:
  - Evidence Based Design (EBD)
  - Universal Design/Inclusive Design
  - Accessibility/Building Codes ADA
  - Ergonomics/Anthropometry
  - Way-Finding
  - Fire and Emergency Systems
  - Sustainability
  - Color Theory
  - Lighting Theory (Natural and Designed)
  - Material and Furniture Requirements
  - Health and wellness Trends
- Integrate Market Research, Trends and Programmatic Requirements into Design Solution
- Diagramming
- Space Planning
- Knowledge of Equipment and Human Dimension Standards
- Acoustical Awareness
- Life Safety Systems Technical Information
- Translate Design to Construction Documents
- Develop In-Class 3-Ring Notebook
- Specification and Product Knowledge
- Promotional Booklet

Now is a good time to inventory your own strengths & weaknesses and formulate a plan.

This course is offered in a lecture format with 3.25 contact hours per week. The coursework consists of multiple assignments, and several research projects. Students will work in class during certain studio sessions, and participate in discussion and critiques during class hours. Additional class time will be outside the classroom and will exceed the time spent in class. *Exceptional design requires time!*

## **Course Policies:**

### **Attendance:**

Attendance is a responsibility. Attendance reports are submitted weekly to IDI administration and are tallied. Each student is expected to be on time and to remain for the full class meeting.

The IDI policy regarding absences is articulated in the IDI course catalog which reads as follows:

“Each student may have two total absences. However, more than two consecutive class meeting absences or three non-consecutive class meeting absences per course may result in the student being withdrawn from the course.”

Be advise the policy will be enforced.

Tardiness and early departure will accumulate toward an absence: three of either will equal one absence. Students who are tardy more than one hour after class begins will be considered absent.

Cell phones should be on VIBRATE or MUTE and shall NOT be used during class. If your cell phone rings during class, you will be deducted points. If you have an emergency and must have access to your cell phone, discuss this with the instructor. Computers and tablets shall be used ONLY during studio time. No internet browsing or use of social media will be tolerated during lecture or presentations.

### **Deadlines:**

No early or make-up assignments will be given. Deadlines are as posted. No exceptions. No excuses. All assignments are due at the beginning of class.

Missed project deadlines may expect a zero for that portion of the project. Tardiness to a presentation is unacceptable. Late final projects will constitute failure in the class. All work is to be posted or turned in at the beginning of class unless otherwise stated. It is better to turn in your work in an unfinished state and receive partial credit than no credit at all.

### **Academic Dishonesty:**

All academic work, written, graphic, or otherwise, submitted by a student for a grade is expected to be the result of his/her own thought, research, and self-expression. Plagiarism includes reproducing someone else's work or employing or allowing another person to alter or revise the work a student submits as his/her own. Should a student use part of, or refer to another source in the exercise, it is expected that proper credit be given in accordance with established documentary formats. Any work submitted for grade, which proves to be that of someone other than the student will receive a zero for a grade.

## Course Grading:

### Deliverables:

1.	Market Research Study	25 points
2.	Design Research	10 points
3.	Programming Phase	30 points
4.	Schematic Design Presentation	35 points
5.	Acoustic Research/Solutions	20 points
6.	Fire and Emergency Study	20 points
7.	Pictorial Specifications	30 points
8.	Construction Documents	30 points
9.	Promotional Item	15 points
10a.	Final Presentation (final boards)	40 points
10b.	Final Presentation (11 x 17 packet)	25 points
11.	In-class notebook	10 points
12.	In-class participation	10 points

Maximum Point Schedule: 300

### Materials:

As part of the course, you will be provided with a digital AutoCAD file of the floor plan and a 24x36 printed copy. Class will cost around \$500-\$600 to produce presentation materials/graded work.

### Required Textbooks:

All previous textbooks from other course taken at IDI

### Suggested Acquired Skills:

Working knowledge of AutoCAD

Working knowledge of Photoshop

Working knowledge of Google Sketch-up

Working knowledge of Power Point

Working knowledge of "cut and paste" program (MS Publisher)

## **Studio Evaluation Criteria:**

Your design solutions will be evaluated on its vision, functionality, human impact, innovation and presentation.

### **Vision**

Does the project solution address the project specifications and requirements as indicated and is the solution presented clearly? Do the design concept statement and the visual presentation (e.g., plans, drawings, renderings, furnishings, materials, finishes, etc.) articulate the scope of project within the competition entry format?

### **Functionality**

Does the solution meet the functional requirements and does the space planning achieve the functional objectives? Does the project demonstrate an effective and appropriate use of materials, finishes, furnishings, lighting for the purpose of the space? Does the solution use universal design principles and sustainable practices where applicable?

### **Human Impact**

Does the solution demonstrate the positive impacts of the design on the human experience? Does the project outcome address the human interaction and response to the space (e.g., sociological, psychological and emotional factors) through the concept statement, notations as necessary, and in the visual presentation?

### **Innovation**

Does the design solution show originality, ingenuity and creativity in problem solving? Is innovation and creativity employed in the overall design principles and elements of design, materials, finishes, furnishings and principles and lighting? Does the solution demonstrate attention to detail?

## 2 THE STUDIO PROJECT:

### The Concept:

*Indigenous* is a new “wellness & wellbeing” concept for the *reinvention* of how the health and wellness industry markets itself to a more culturally- and economically-diverse clientele. *Indigenous’* clients want more culturally relevant amenities with a more holistic-emphasis than just the typical neighborhood fitness gym or specialty day spa. The owners, who are wellness advocates, are among those emerging voices advocating this new concept in how the end-user will experience this non-traditional wellness & well-being concept. Holistic healing practice is just one of the features of this new culturally-diverse, ethnically-rich concept that promotes alternative practices of “ancient wisdom” of native peoples and indigenous populations from around the globe.

In addition, the owner’s expertise in owning and operating a successful yoga studio requires this facility to showcase their talents, and their sense of inclusiveness. They desire that their facility will be a **prototype for an undisclosed** international team of eco-conscious investor/developers. They have also requested the use of sustainable design products that are eco-friendly for all aspects of the facility. And, as for human factors, they desire the design to reflect an understanding and appreciation of diverse and under-represented cultural groups.

### The Challenge:

In our global society where cross-cultural influences are so often the norm, the traditional idea of a health and fitness facility must change to meet new trends in wellness, well-being, mindfulness, and holistic healing practices. The client seeks a design solution that meets the needs of their specific clientele who require a private, comfortable and secure place to rejuvenate, recharge and reconnect.

Your challenge is to design a flexible and functional wellbeing facility that promotes globally-diverse approaches to well-being. You will be working **within** an existing building shell, inheriting the floor plans of an old under-utilized building in a downtown urban context that will be re-envisioned, and re-worked for your own version of the ‘*Indigenous*’ brand. Your design solution will be judged on its vision, functionality, human impact, innovation and presentation.

### The Location:

For purposes of the project, the facility will be located somewhere in California. Students will determine the city, presumed location, and all pertinent demographic information. The location must be OUTSIDE Orange County. It is the student’s responsibility to research the chosen community and to develop a design that is appropriate for a project located in that area. The objective is to produce not only a unique design and planning solution, but also a solution appropriate to the specific geographic context of the location.

## **Program Requirements:**

### **Customer Service desk/station**

- Provides space for two employees.
- Offers front of store presence for “street” view and ease of access.
- Features concierge service for up-to-the-minute information.
- Provides tech support assistance/maintenance, check in/out and retail transactions.
- Check in-out service area
- Located adjacent to the retail area and public access point.
- Work surface should be at least 8 linear feet (total).

### **Guest Lounge area**

- Offers space to relax and unwind.
- Minimum seating for eight, with ample and accessible power & data outlets at all eight seats.
- Located adjacent to the retail service area.
- Offers privacy, yet functions as social space.

### **Retail area**

- Offers refreshments and technology/travel accessories.
- Provides a minimum of two 3 feet-deep x 4 feet wide refrigeration units.
- Features three 4 foot-wide x 18-inches deep wall panels to accommodate both flexible wall shelves and hanging retail products.
- Located at the front of the space for ease of customer access.
- Located adjacent or connected to the eat-in area, although within the store. (This is treated as public space.)
- Incorporates appropriate shelving/display systems for types of products sold.
- Includes at least 12 cubic feet of designated product storage in the retail area.

### **Eat-in area**

- Includes seating for six at bar- or chair-height table.
- Includes a microwave, a hot/cold water cooler, and a coffee station (Keurig-style or other) with above or under counter storage.
- Located adjacent to the retail area.

### **Office Area/Work stations**

- Total of 5 minimum workspaces + one “hoteling station” for visiting hotel-chain executive, business consultant, fitness guru, or other VIP.
- At least two stations must be capable of achieving visual /acoustic privacy from time to time; at least one of the workstations shall be developed to permit overall visual observation of the office area; while the others may be open, consideration shall be given to acoustic privacy for client communications.
- Each work station must include a work surface and seating options capable of achieving

- ergonomic variations (i.e. “sit-stand”; non-traditional seating options) and power/data access.
- Includes a semi-private area for impromptu staff “huddles” for at least four people for a period of approximately fifteen to twenty minutes; consider acoustic privacy needs for mobile phone communications, or other form of tele-communication mini-conference.
  - Locate huddle space conveniently adjacent to the majority of workstations.
  - Office/Admin area should be located near a staff break area.
  - Printer area for multi-function printer/copier/fax.
  - Includes 8 lineal feet of work surface countertop, paper storage, waste and recycling stations.
  - Consider machine noise & visual clutter; but complete audio and visual privacy is not required.

### **Conference room(s)**

- Provide at least two (2) private conference rooms capable of accommodating 4 to 6 people.
- Consider acoustic and privacy needs for meetings.
- Furnishings shall include work surface and seating options capable of achieving ergonomic variation. Each room shall be equipped with “smart” digital presentation equipment, teleconferencing options, a white board, and convenient power/data access.
- Includes lighting design and controls compatible with various presentation modes.
- Rooms are to be easily monitored (visually) in some manner.

### **Other**

- Specific areas based on market research and EBD research findings needed to support project specific activities.

### **Storage area**

- Space must include a total at least 30 square feet.
- Must have a minimum interior depth of 4 feet.

## **Design Considerations:**

Given that natural light is considered to be one of nature’s healing elements, primary consideration is the feeling of capturing natural light. While the project program and some project goals will be similar for all students in the class, ALL design layouts and interiors are expected to be different for each student project. Each student will be given a floor plan showing the space (as it is) prior to their proposed tenant improvement. A portion of the existing building will remain and specific spaces will be remodeled. Special consideration is needed to secure natural light within the majority of public spaces.

## **Life-Safety & Barrier-Free Code Requirements:**

Project design and layout shall comply with the applicable provisions of the California Building Code, specifically provisions for egress, barrier-free access, and fire-resistance requirements for interior finishes (consult references from previous courses). Your floor plan will be evaluated for



compliance with these code requirements, so develop your design solution for the total project as necessary to protect the health safety and welfare of the public.

The following specific code requirements, are intended to assist you (but are not meant to be an exhaustive list of your legal obligations):

**Number of Exits:**

- ALL existing exterior exit doors SHALL remain functional, and may not be blocked.
- Spaces requiring two exits (based on occupant load) shall have properly separated exits.

**Path of Travel to Exits:**

- Paths of travel leading to an exit may not pass through kitchens, break rooms, storage rooms, toilet/shower rooms, and shall be a minimum of 44" in clear width.
- Hallways and corridors must be a minimum of 48" in clear width. High volume areas (50 or more occupants) shall have 60" wide hallways and corridors.
- All paths of travel, hallways, corridors, stairs, etc. must be barrier-free accessible and provide a 5'-0" diameter turning circle (shown as a dotted line) at changes of travel direction.
- Objects, signage, cabinets, etc. shall not project into the required width of the exit path; except that: 1) objects 80" or more above the floor project any amount, 2) objects with their "leading edge" below 26" above the floor, may project a maximum of 4 inches.
- In cases where storage elements, such as closet doors and file drawers, are located along the interior path of travel, the minimum clear dimension of the exit path shall not be reduced by more than one-half its width, when drawers/doors are open.

**Doors & Doorways:**

- All doors and doorway openings shall be a minimum of 3'-0" wide.
- Exit doors must swing in the direction of exit travel when the occupant load is 50 or more; and when open in any position, the door shall not project more than 7 inches into any corridor.
- All doors must have proper clear floor space on EACH side, with an 18-inch clear space on the pull side of the door and a 12-inch clear space on the push side of the door. Turning into a room from a hallway or corridor does not require a 5'-0" foot diameter turning circle, but does require proper clear floor space must be provided on each side.

**Miscellaneous:**

- All accessible (barrier-free) counters (sinks, reception, etc.) must be a maximum of 34 inches AFF.
- There must be a minimum of 44 inches between parallel work surfaces.

## Project Building Parameters:

### SPACE OVERVIEW

- Consider the best use of space to accommodate the requirements and attract potential clients.
- Instructor will notify student as to which existing walls, windows and columns shall not be altered, and must remain as is.
- You may add interior walls.
- Any walls added along the window wall must tie in only at a window joint or mullion.
- Floor-to-Floor heights, and floor/roof structure depths are shown in the section drawings.
- Minimum plenum height from the ceiling to the floor/roof above must be a minimum of 18" where ceilings are installed. Minimum ceiling height at is 9 feet AFF for all areas.
- Consider a ceiling system that would (where appropriate) best conceal the electrical and HVAC systems while maintaining flexibility and access.
- Wiring, HVAC systems, lighting, etc. must come from the ceiling because you cannot penetrate the floor (i.e., no floor boxes or core drills).

### SOLUTION CONSIDERATIONS

- Consider ease of access for all customers.
- Meet the various needs of the employees as well as the clientele, including working, conferencing, communication, accessibility, ergonomics, way-finding and relaxing/recharging.
- Incorporate appropriate lighting needs, electrical considerations and telecommunication access into your design solution.

## Project Deliverables:

Following are minimum project phase deliverables. Note: "minimum" can also be translated to mean "average". Therefore, it is advised that "better than average" be produced in order to receive your desired grade.

### Weekly Assignments:

- Weekly deadlines are still to be considered "presentations".
- Flimsy sketches when posted should always be torn neatly and be pinned or taped over white paper so they are easily seen by the class.
- Pencil, sign pens, felt markers and colored pencils are all acceptable mediums. Ballpoint pens are NOT an acceptable drawing medium.
- Written assignments should be computer generated. No hand written work accepted.
- The use of electronic presentations is encouraged. However, they should be **in addition to** and **not in lieu of** other required deliverables.
- Schematic and final presentation drawings should be exemplary. Expect comments and suggestions from fellow students, faculty, and guest critics.
- Keep all drawings and sketches for inclusion into the final process notebook. Presentations should be duplicated or photographed to provide documentation for portfolios.

### Programing Phase/Schematic Design/Design Development Deliverables:

- To be specified with additional handout