Phase III: Design Development (30%)

Design development is where the initial design ideas from the schematic phase are merged into a single design study and taken to a higher level. The building design becomes more a more complex creation where the designer explores and selects the mechanical, electrical, plumbing, structural, and architectural systems. The design development phase results in drawings and models that identify the major architectural features of the building including stairs, elevators, material types, the exact location of windows and doors, and the specific and accommodates the requirements of life safety codes and ADA standards for design. The result of this phase is a single fully developed design which forms a detailed and complete basis for a final comprehensive design.

Each student will submit one completed design scheme showing a fully developed design. Provide the following drawings and physical model:

1. _____ Area Location Site Plan: Show building and site within an aerial map of adjacent urban elements.

2. _____ Site Plan/Ground Floor Plan: show appropriate surrounding context -- human made and natural. Show north arrow. Show existing streets, all parking, walks, play areas, drives and exterior elements as called for in the program.

3. _____ All Additional Floor Plans: Show section cuts. Show north arrow. Floor plans are to include architectural elements such as stairs, location of windows and glazing systems, doors with swings, major features, fixtures, and appurtenances. Indicate basic structure such as columns. Label all spaces with room names and key to program.

4. _____ Life Safety Analysis (see examples) Resolve life safety, IBC, and ADA considerations.

5. _____ Four Exterior Elevations: Showing an in-depth understanding of the major architectural systems including structure, envelope, and glazing systems.

6. _____ Two Axonometric aerial views of building on site: Delineate major architectural features showing same information as item 4.

7. _____ Perspectives at eye level: Street and river levels.

8. _____ Additional Exterior Perspectives: Roof garden-outdoor spaces-entry/etc.

9. _____ Interior Perspectives: Lobby-Shops-Café/bar/etc.

10. _____ Two Building Sections: N-S and E-W Select the most significant cuts that explain the most about the design. Show architectural and structural information.

11. _____ Wall Sections: Show significant cuts that explain the systems used in the design.


13. _____ Detailed Building Program: Room names, size, notes.
14. _____ **Digital Building Model:** Show 3D images explaining systems integration.

15. _____ **Physical building model:** Study structure, envelope, vertical systems.

16. _____ Additional images are encouraged

- Grades will be based on evidence of: (a) the degree of completeness in meeting the assignment (b) the degree of comprehension evident in the presentation (c) effective communication in verbal, written and graphic modes.