

FINAL PROJECT

Remodel a 1920's era Foursquare house into a commercial Interior Design Studio and separate living quarters.

Client Scenario:

Your client has inherited a house from their great-grandmother at 1923 NE Broadway. At the same time, the office where your client was employed has down-sized and your client has been laid off. This is seen as a great opportunity to sell their existing house and use the money to remodel and live a dream to start their own interior design studio.

Your client may be: a single adult with a teenager or a married couple (woman/man or same sex). If there are two adults, you can decide if they both work in the Interior Design Studio, if one works outside the house, or if another (smaller) office space is required.

The house has had very little remodeling over time. The floors and woodwork are all clear-stained douglas fir that has become a dark orangey color. There is a driveway along the east side that goes to parking in the back. There is off-street parking for customers and excellent transit on Broadway.

Interior Design Studio requires:

“Reception” – what greets a person who comes in the front door?

Conference room

Materials room / Samples area

Examples: Wood samples, carpet binders, carpet samples, paint fan decks, upholstery samples, furniture binders, drapery & blinds binders and samples, books, magazines, hardware and lighting binders, lamp samples, (furniture samples?)

Three work stations:

Principal drafting/mayline (24x48), computer, layout space for two projects

2 Employees 2 computers, may share one drafting/mayline (24x36 or 24x48), color 11x17 scanner, layout space for 4 projects

Copier/Plotter/Printer area

Office supply storage

Kitchenette*

Powder Room (min.) can have shower, too.*

**All plumbing fixtures to be WaterSense certified and ADA compliant. All appliances to be Energy Star.*

Offices have: computers, desks, filing cabinets, flat files, printers, plotters, copier, etc.

Systems furniture resources include:

Hermann Miller

Steelcase

Haworth

Ikea

Anthro

Living Quarters require:

Bedrooms
Bathroom*
Kitchen*
Living area

**All plumbing fixtures to be WaterSense certified and ADA compliant. All appliances to be Energy Star.*

Separate entrance not required, but you should think about how the public and private co-exist.

Building Requirements:

This qualifies as Live/Work per Oregon Structural Specialty Code 2010, Section 419 Live/Work Units. There is no requirement for 1 hour separation between living and work space.

Commercial space must be designed to meet requirements of Americans with Disabilities Act (ADA) Accessibility Guidelines. These guidelines are available on-line at <http://www.access-board.gov/adaag/html/adaag.htm>

You must provide a ramped solution to getting into the Design Studio. The change in elevation is 36". Ramps can be 1:12 slope but require a landing at 30" elevation.

Walls shown with hatch on 1/8" plans are bearing walls. Openings may be made bigger, but no more than 8' without additional column(s) required. You may change window and door locations and sizes. You may move bathroom and kitchen, but think about where existing plumbing is (new plumbing is EXPENSIVE).

You may not remove the chimney. The furnace in the basement is to remain. The basement may be used for long term storage. Currently the access to the basement is via outside stairs in the area called "Shed".

You may enclose the porches and/or shed.

You may choose to use the Attic space but it is not required.

You may move the stairs from the first floor to the second floor if absolutely necessary to your scheme. This is also VERY EXPENSIVE.

Minimum bedroom width in any direction is 7'-0". Minimum size is 70 sf. Every bedroom must have a window for egress equal to 5.7 square ft. Bedrooms must have closets.

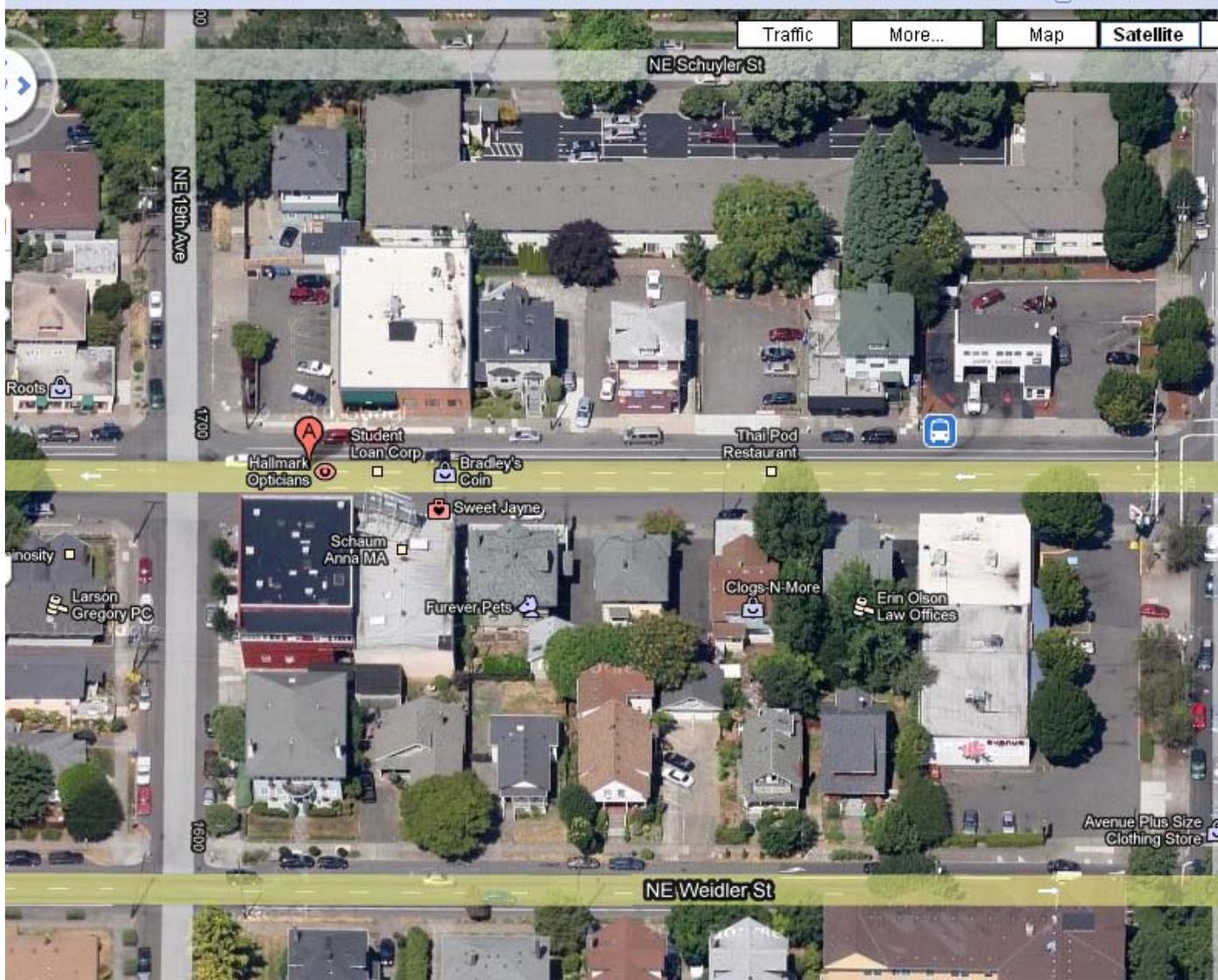
Ceiling heights are 9'-0" for the first floor and 8'-0" on the second floor.

Clearance at new stairs is to be at least 34" wide. Each new tread to be 10" deep min. Risers are to be no more than 7" high unless to residential space where can be 7 3/4" max. Landings must be as deep as the stair width or greater.

Existing exterior walls are 6" thick. New exterior walls should be drawn at 7" thick. Existing interior partitions to be drawn at 4" thick unless plumbing wall which was drawn at 6". New interior partitions to be drawn at 5", plumbing walls at 6". Use hatch to differentiate between new and existing walls.

End Product Due Monday, Dec 6 at 6:30 pm ON WALL for Review in Class:

1. Image Board (can be heavy paper, min size 11x17)
2. Site plan at 1/16" showing ramps, parking and any garden spaces.
3. First floor plan at 1/4" with furniture, room labels with square footage, and floor finishes. Show door clearances and turning radiuses. Appliances, plumbing fixtures, and furniture to be keynoted and scheduled.
4. Second floor plan at 1/4" with furniture, room labels with square footage, and floor finishes. Appliances, plumbing fixtures, and furniture to be keynoted and scheduled.
5. Tear sheets for Energy Star appliances, WaterSense plumbing fixtures, and office furniture. Tear sheets for office equipment (copier, computer, etc.) **not required!**
6. Tear sheets for furniture optional (extra credit awarded).



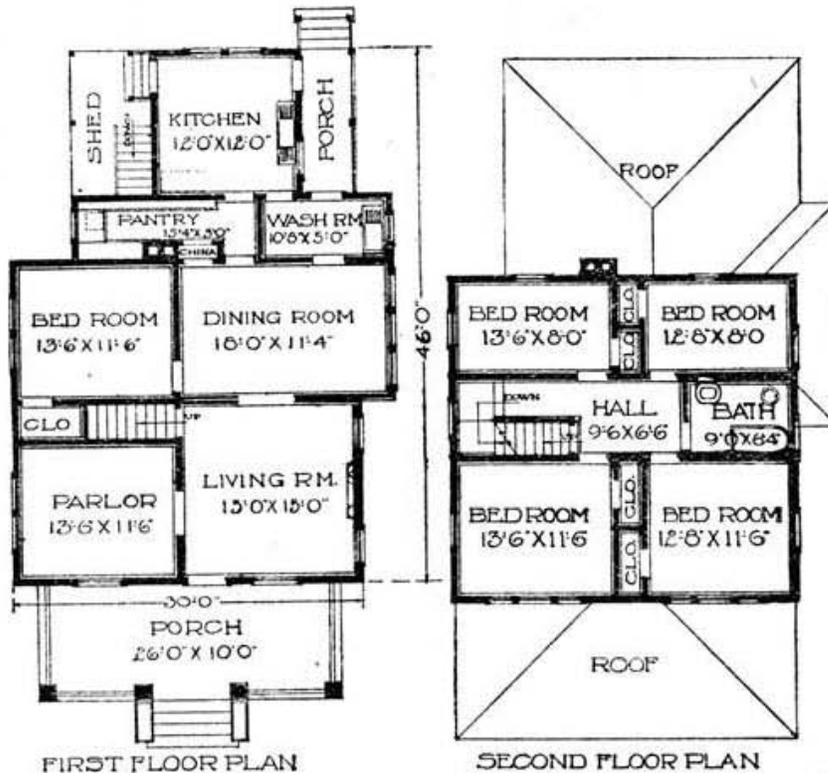
1923 NE Broadway Ave, Portland, OR 97232



When comparing prices, please consider that this house has a double floor on the first floor and is enclosed with good sheathing.



Honor Bill Mo



FIRST FLOOR

For \$1,585.00 we will furnish you with a complete set of Lumber, Lath, Original Lumber, Console, China, and other necessary material. NO EXPENSE TO YOU according to our plan.

Price does not include

First story