

# Ultimate Play, Baltimore

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Senior Capstone Project  
Spring 2016





# Site Selection and Existing Conditions

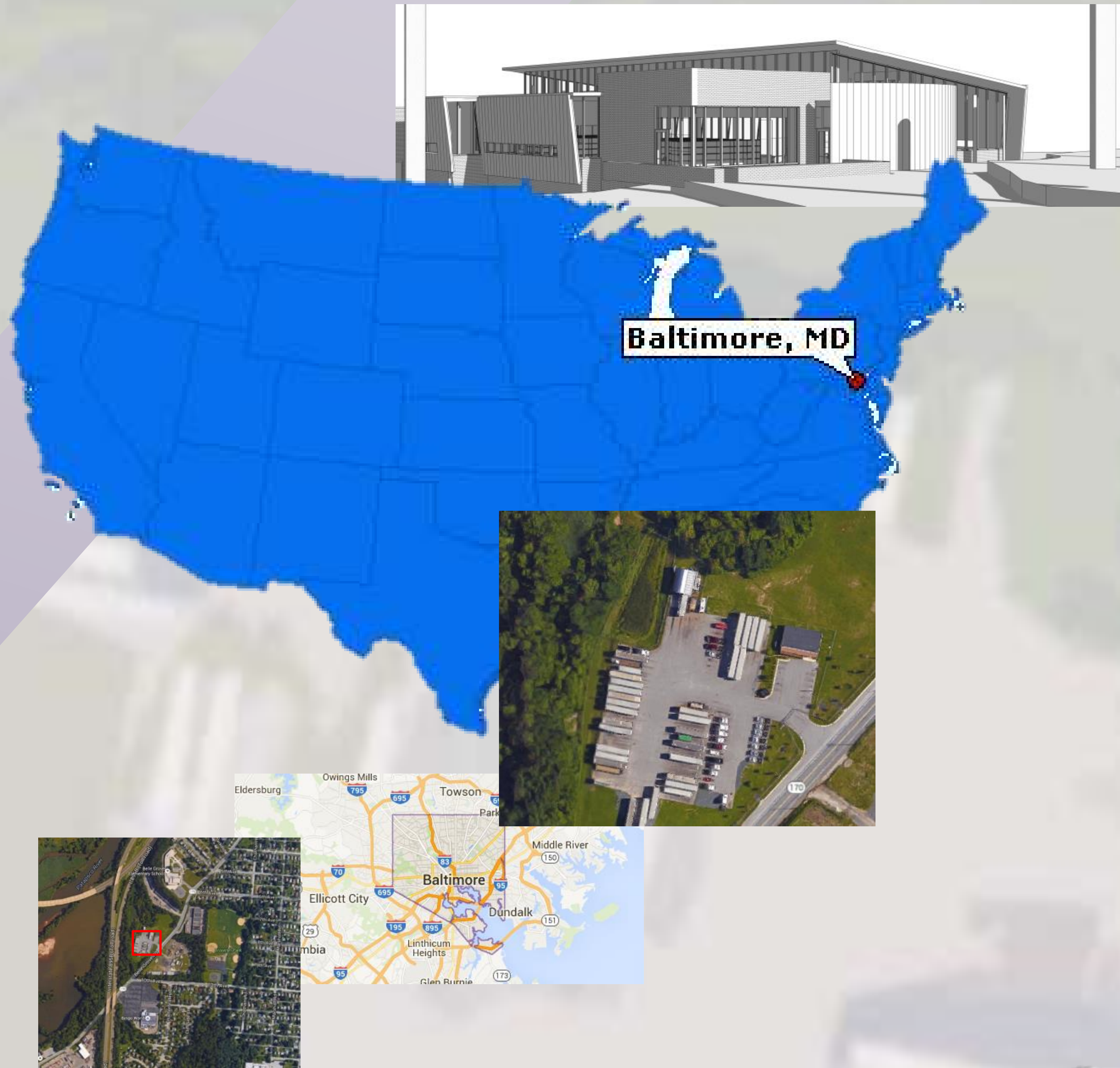
4800 Belle Grove Rd Baltimore, MD 21225

Ultimate Play Baltimore is located in Baltimore, Maryland in the United States of America. This location is surrounded by neighborhoods that have an income below the poverty level. This location will benefit the households with broken families, at risk children, and will also allow for locals to be employed at the facility. This location will also allow neighboring people the opportunity to walk or bike to the facility. The building will face the main highway, giving an obvious entry to new visitors. The building that exists is an old library. The dry wall and glazing is to remain the same but partition walls and library stacks will be removed. Interior finishes will change.

Surrounding Features are:

- YMCA
- Elementary schools
- Brooklyn Park
- Patapsco River
- Chesapeake Arts Center

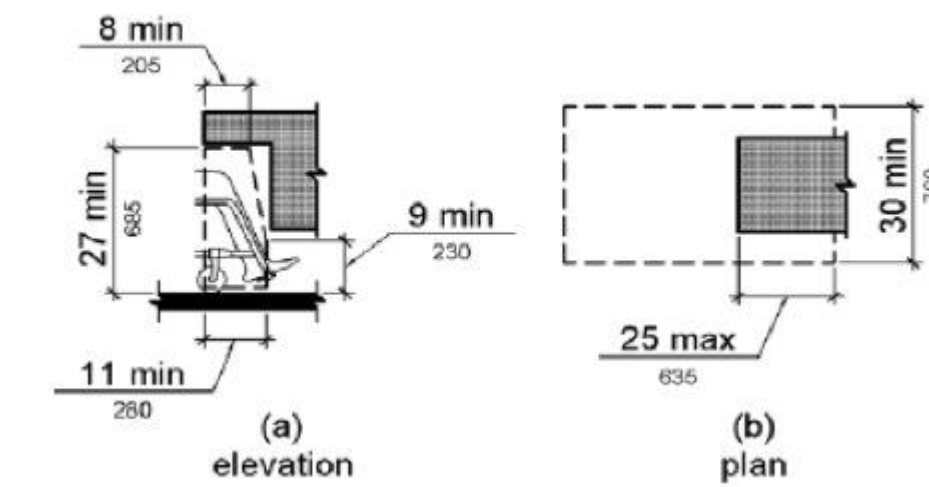
Each feature is located within 5 miles of facility.


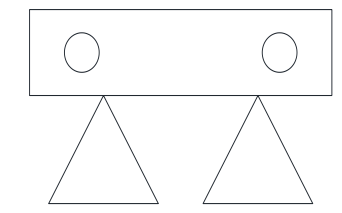
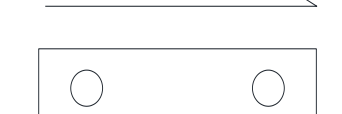
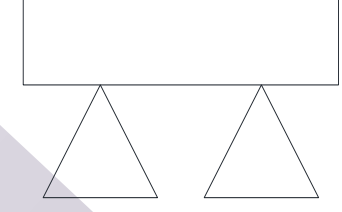


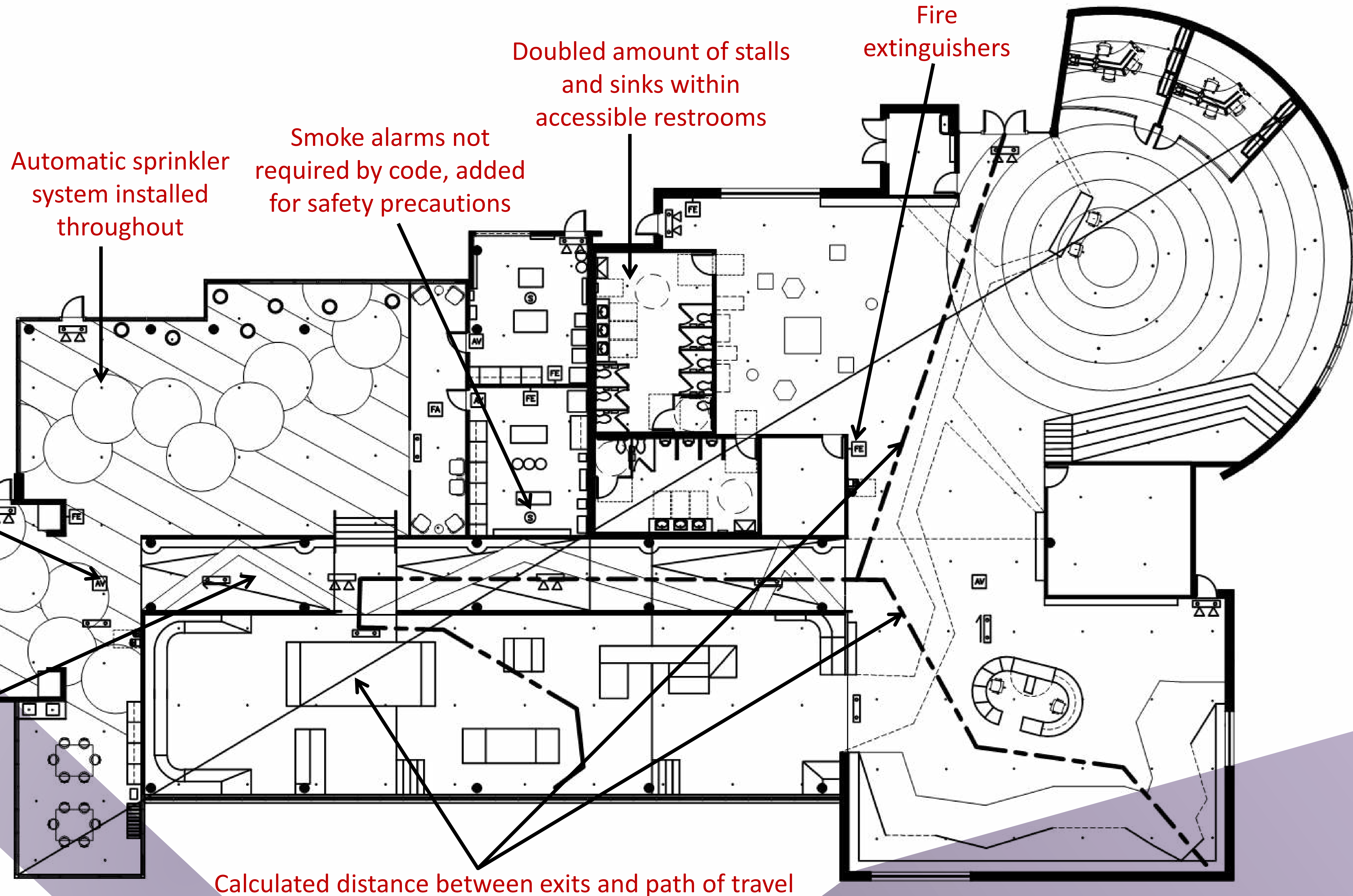
Existing Entry Perspective

# Life Safety: Reference *IBC 2012*

## Accessibility: Reference *ANSI A117.1*



	Exit
	Emergency light/ exit
	Exit directional
	Emergency light

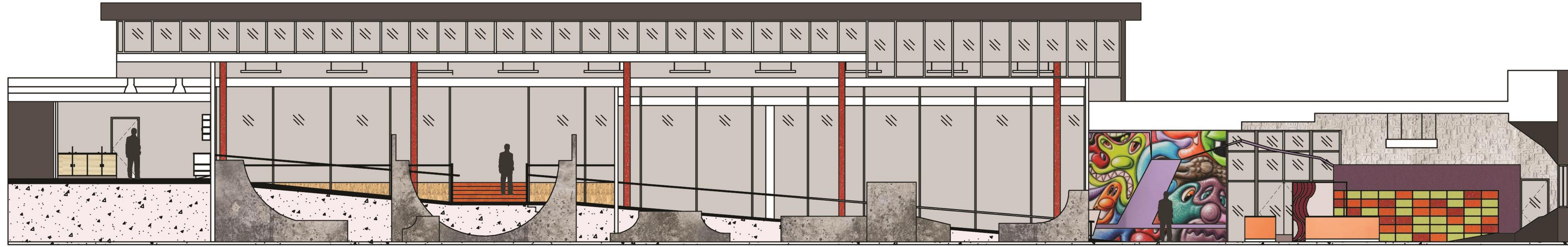


Visual / audible alarms

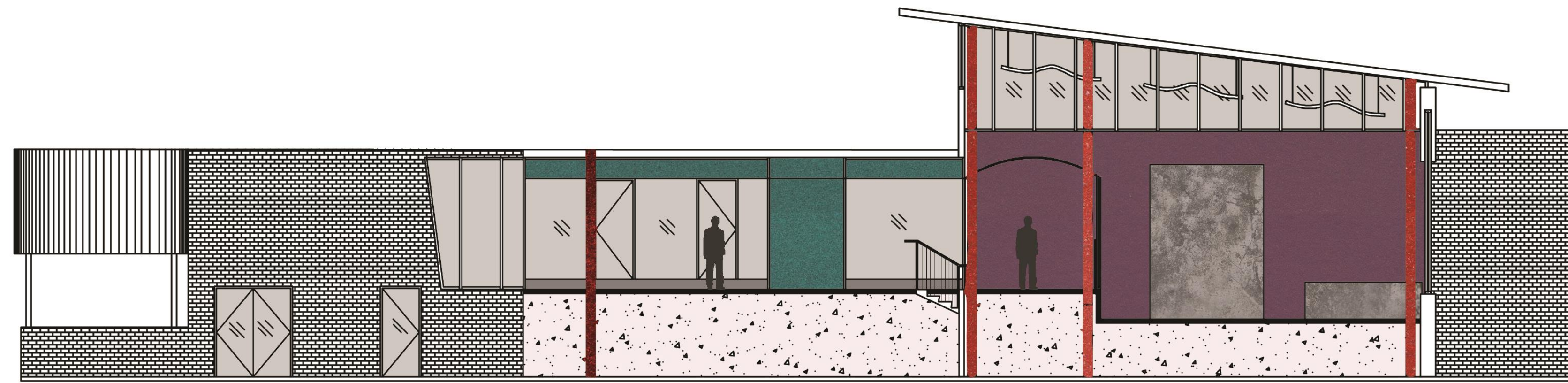
Ramps exceed the width minimum 44" clearance, actual is 72" for ease of travel

Calculated distance between exits and path of travel

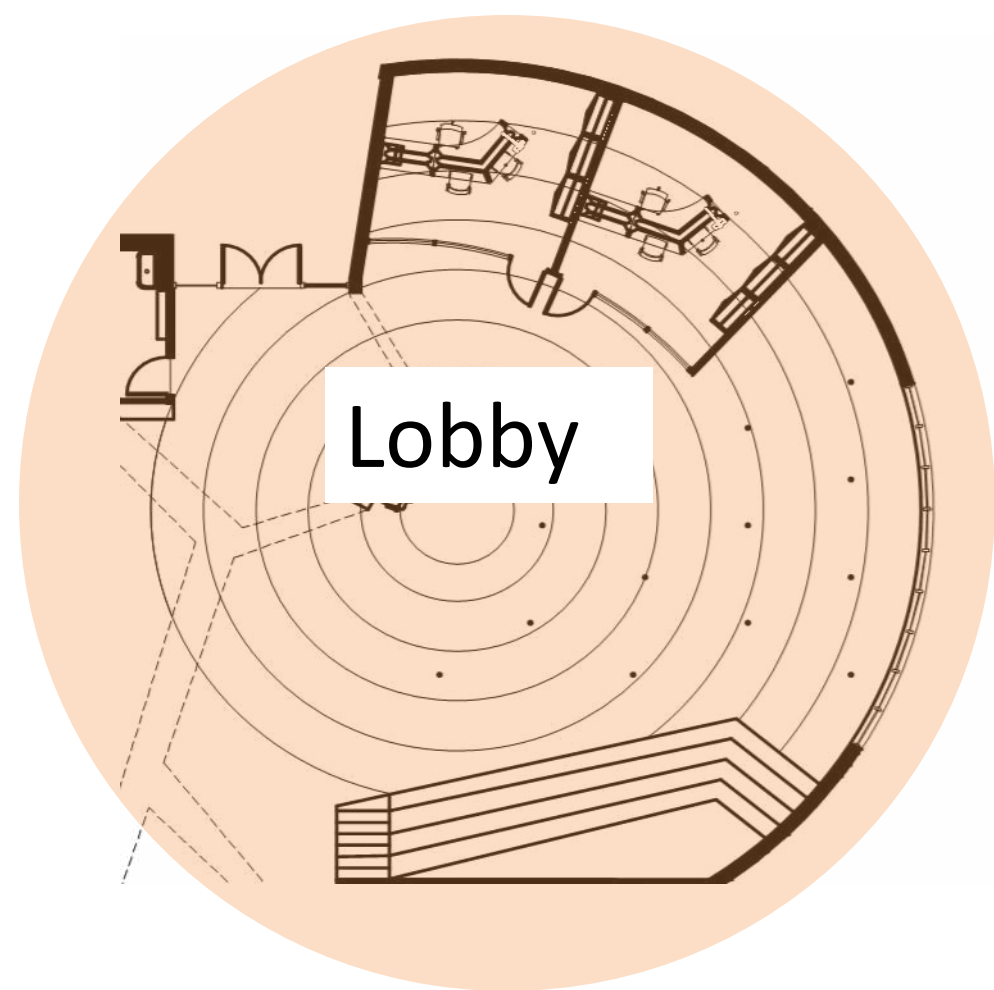
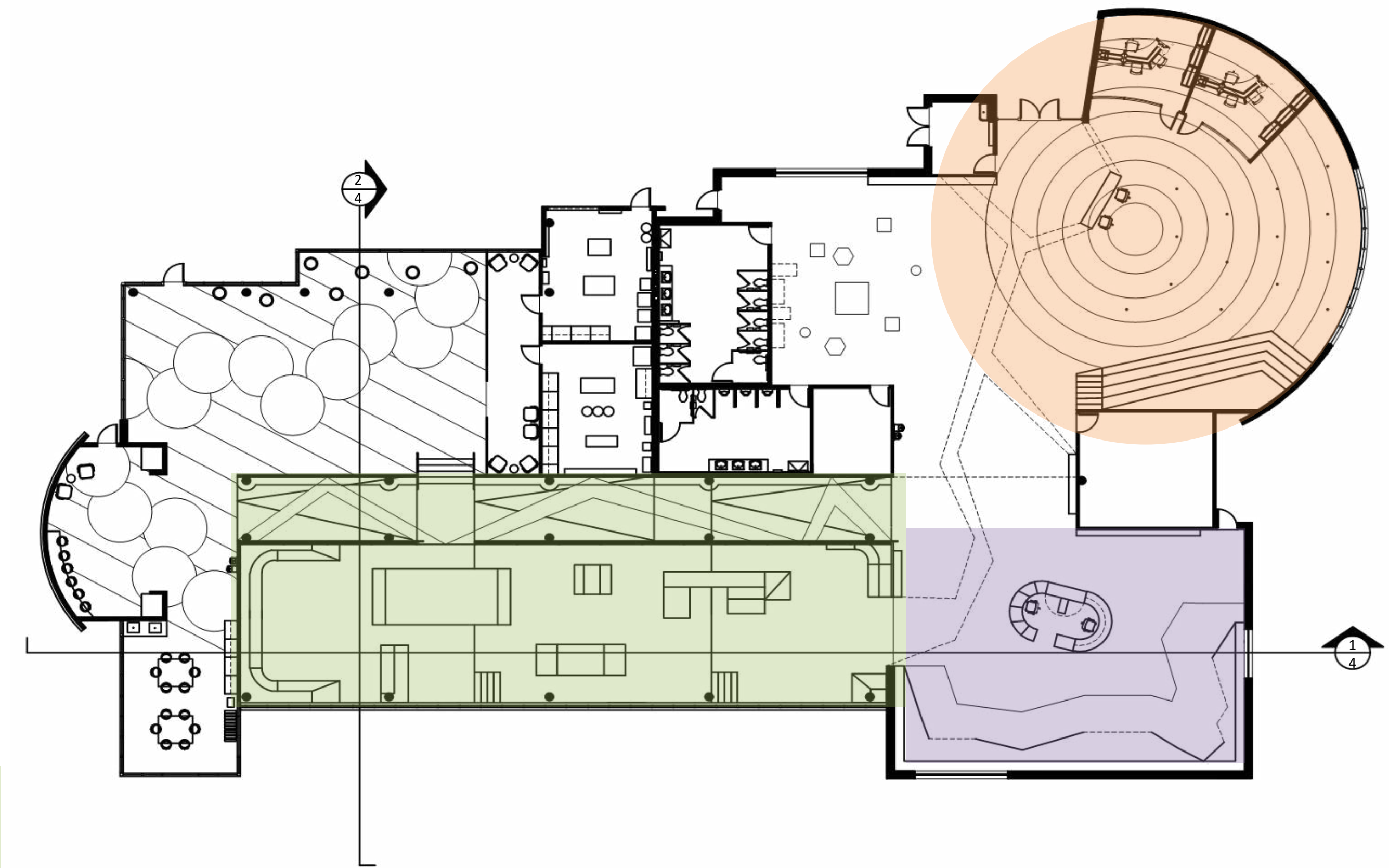
# Spatial Envelope



Building Section 1



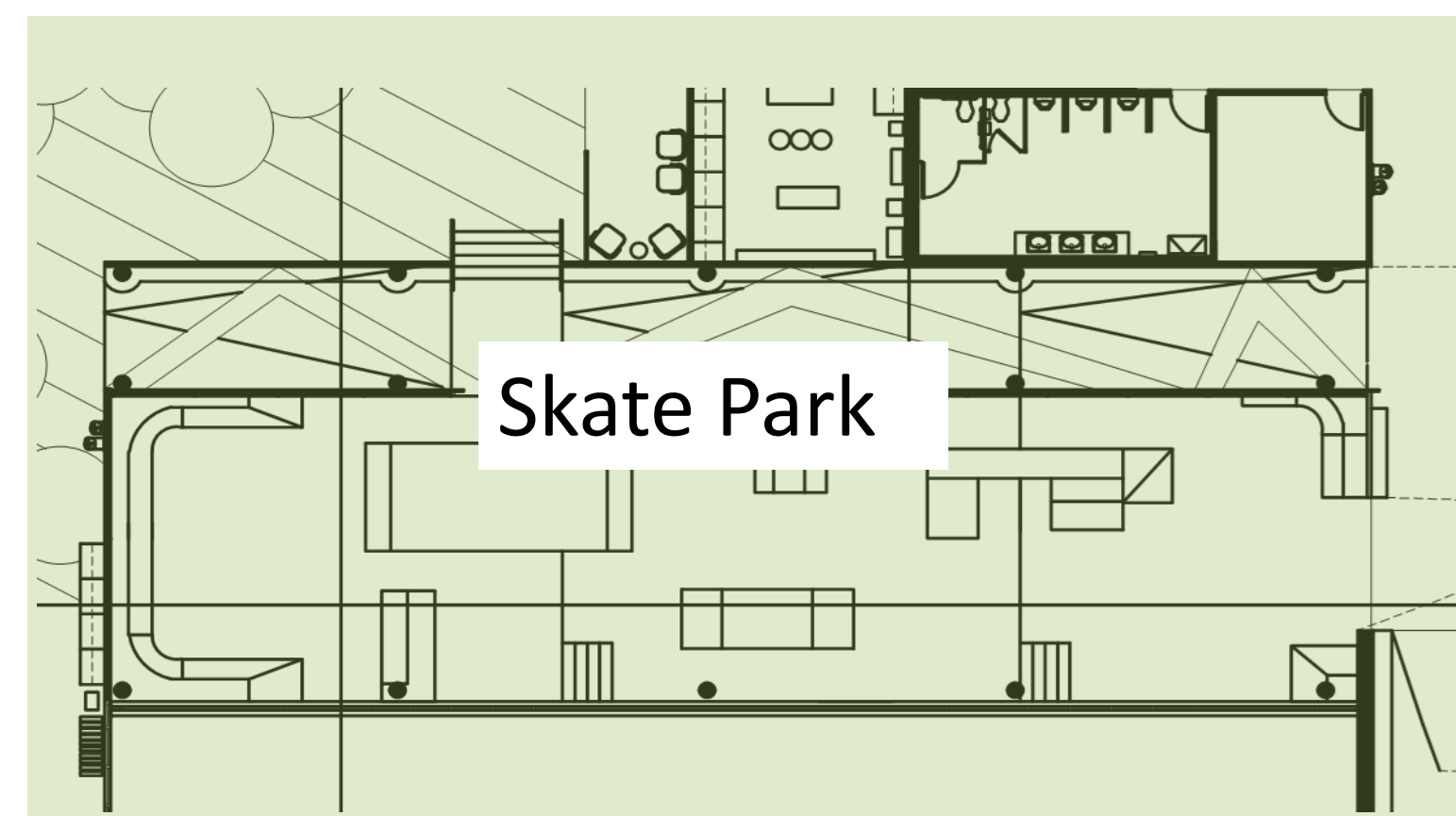
Building Section 2



Lobby

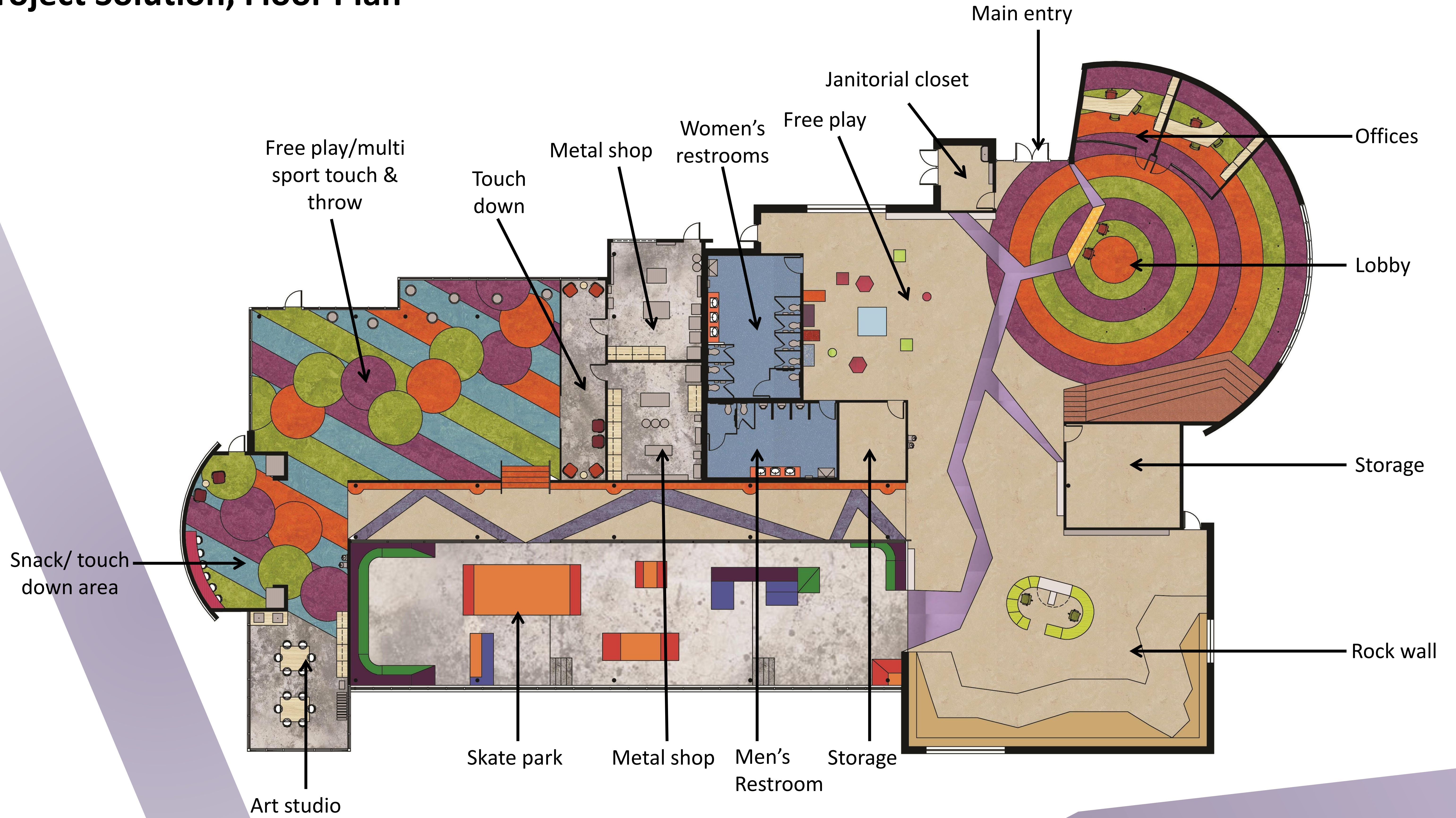


Rock Climbing



Skate Park

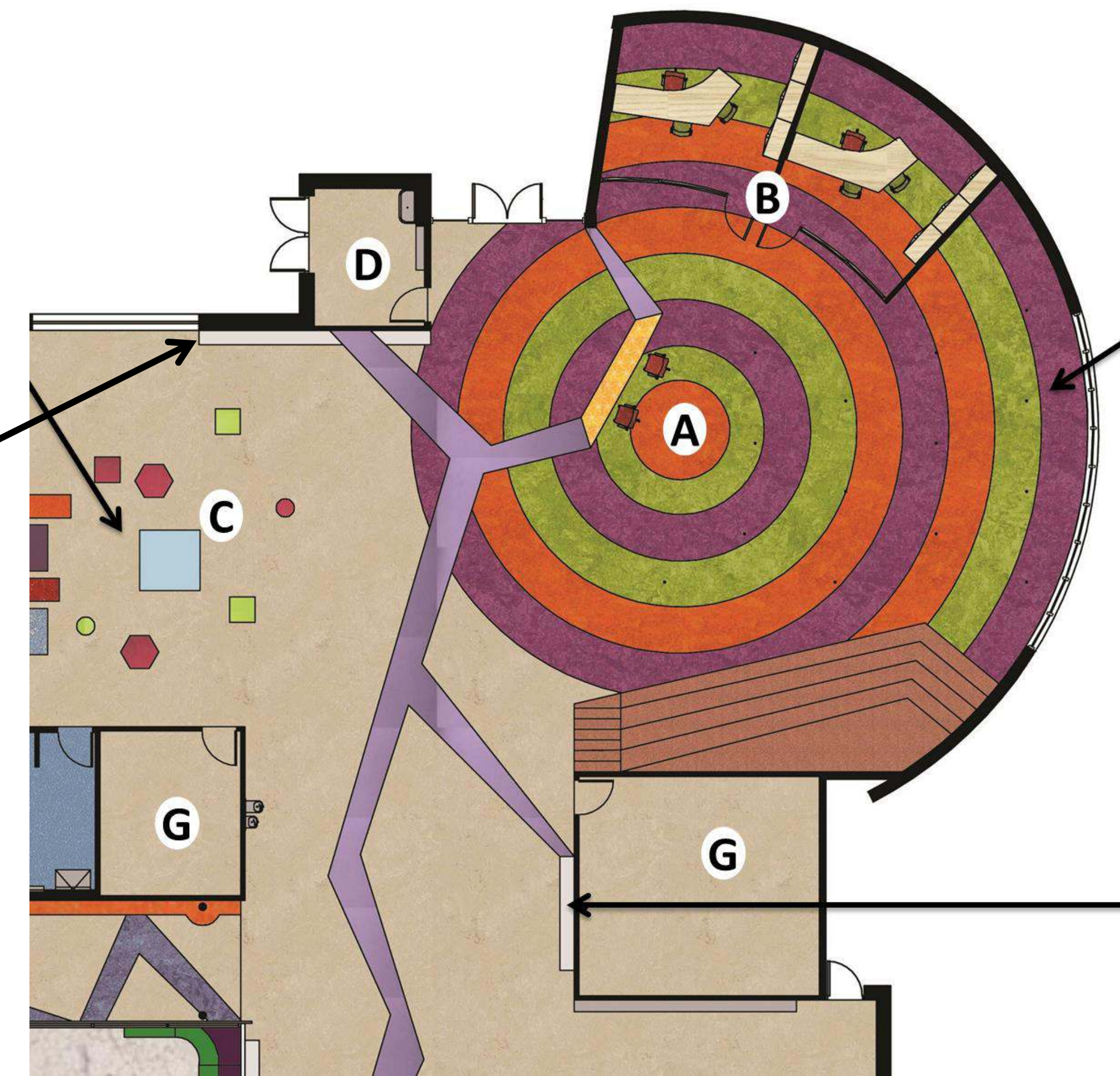
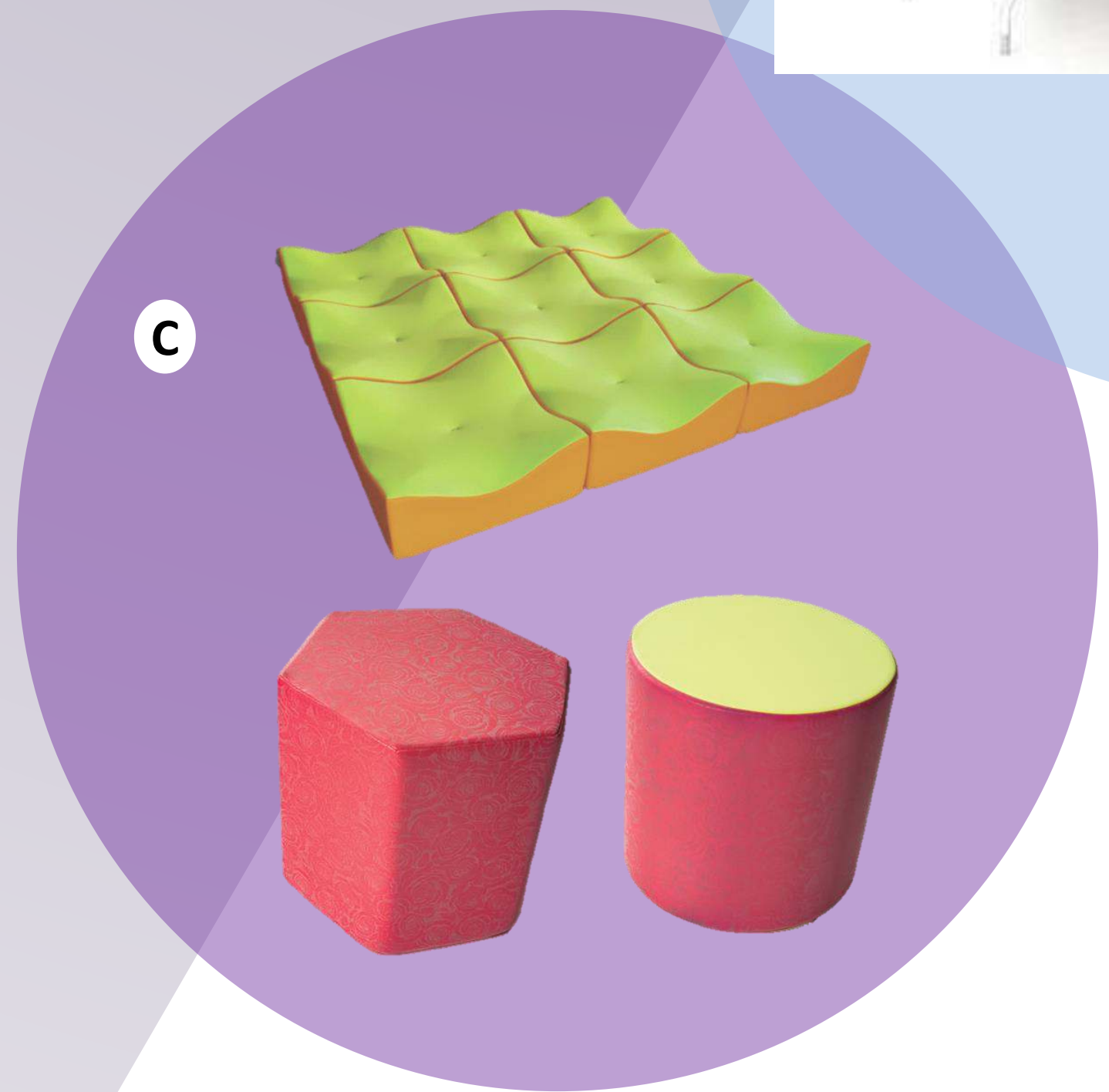
# Project Solution, Floor Plan





**Lobby & Reception**

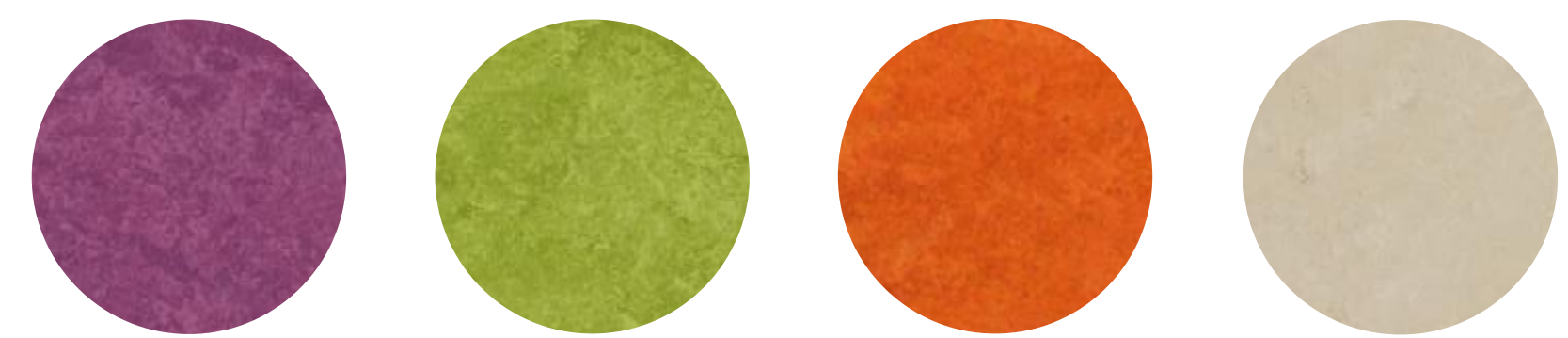
# Lobby Furnishings



Triadic color scheme of green, violets, and oranges provides an innovative, inviting and exciting space

Thread offers additional touch down areas for guest

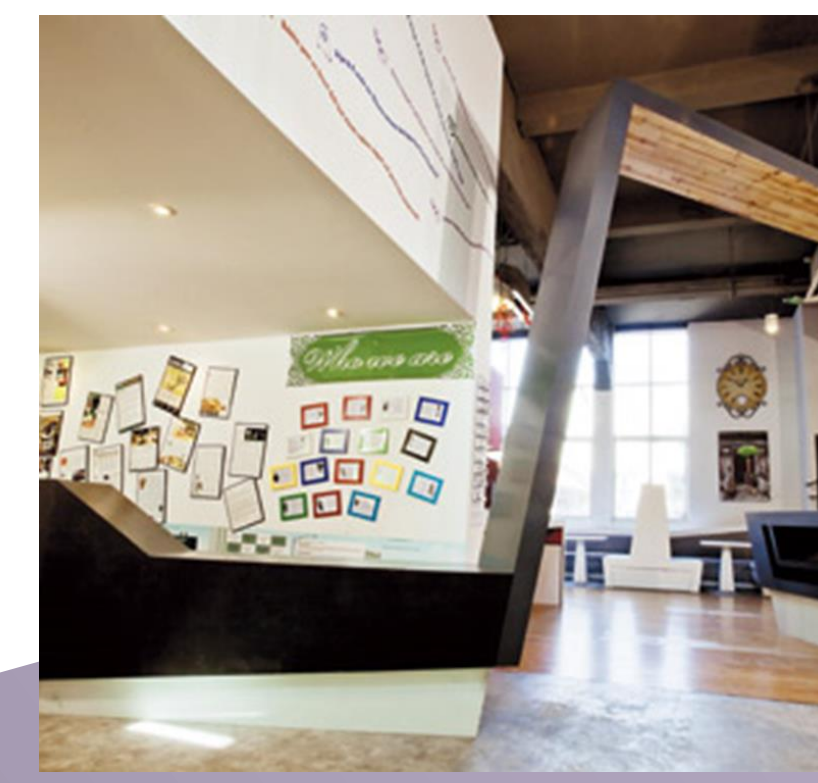
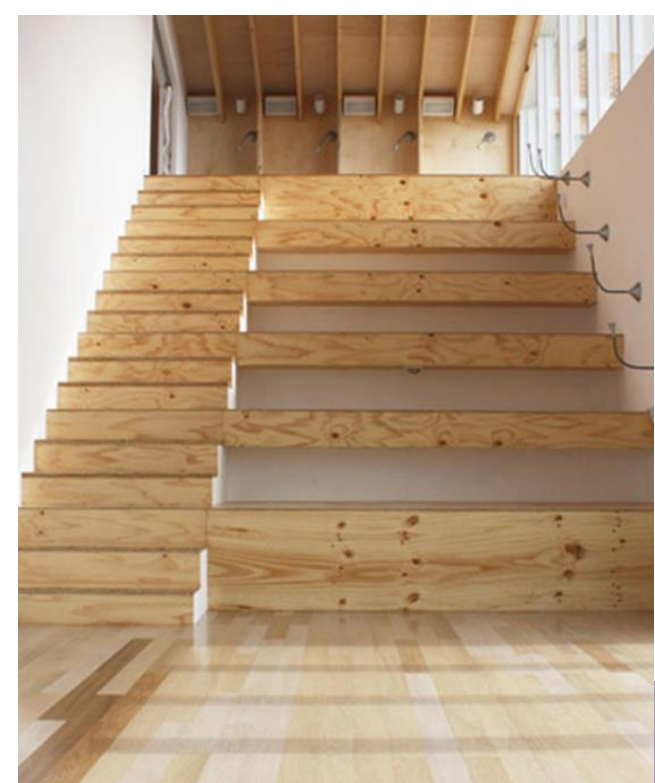
Letter	Room/Activity
A	Lobby
B	Offices
D	Janitorial closet
G	Storage



Flooring



Thread

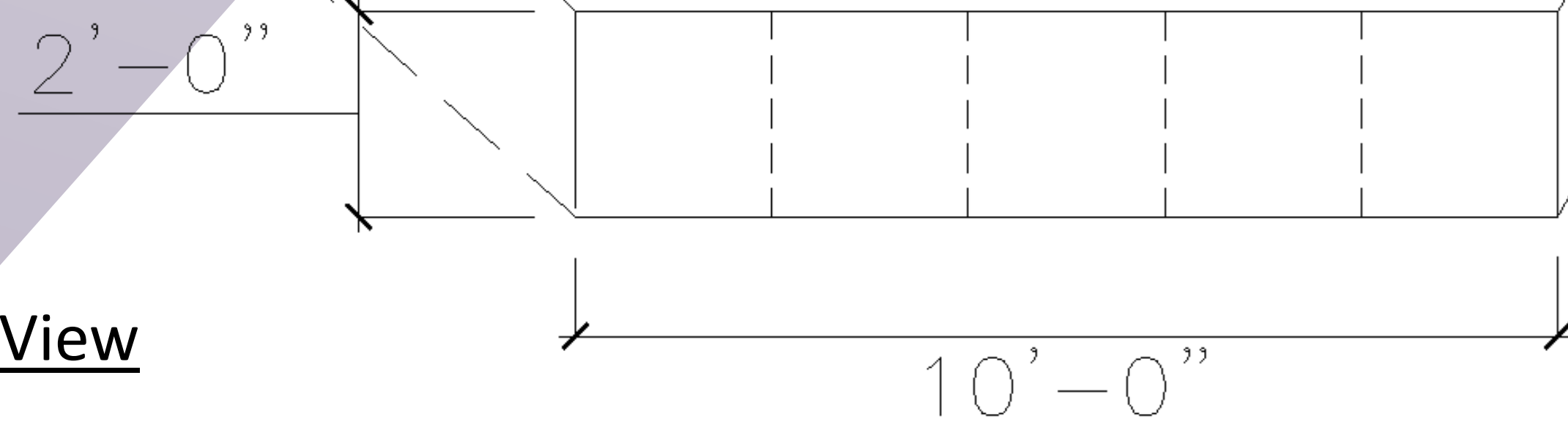


Inspiration Images

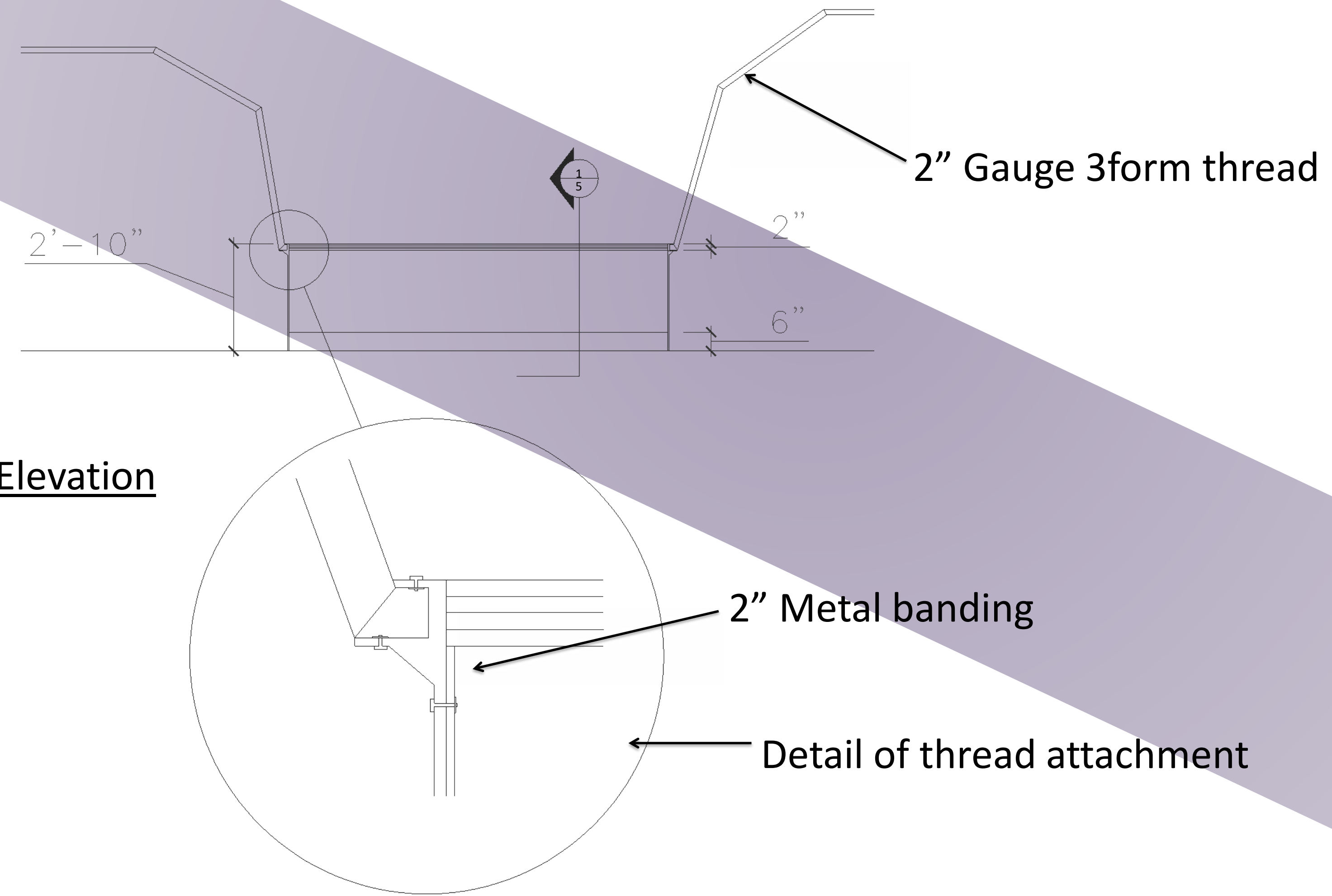


# Custom Reception Counter Design

Plan View



Elevation



0.9 mm Plastic laminate # 1230

1" Particle board core

3/4" Particle board core

2" Metal banding

0.05" Thick 4x10

Chemetal

Pull # 45-100 Outwater 3.75" wide

6" High metal toe kick

Blocking

4"

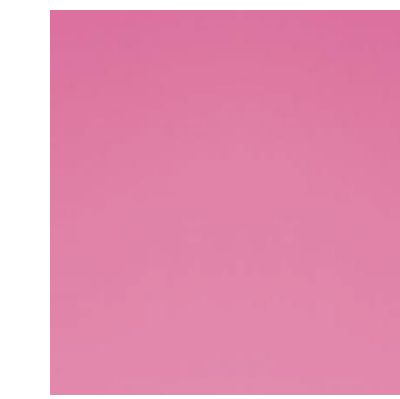
Section



Pull



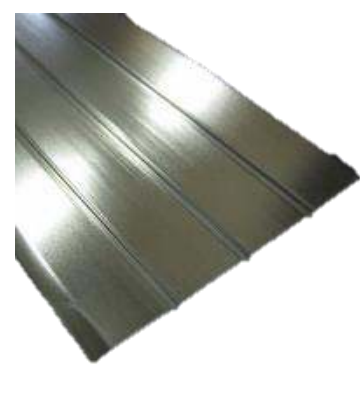
Laminate



Metal



3Form

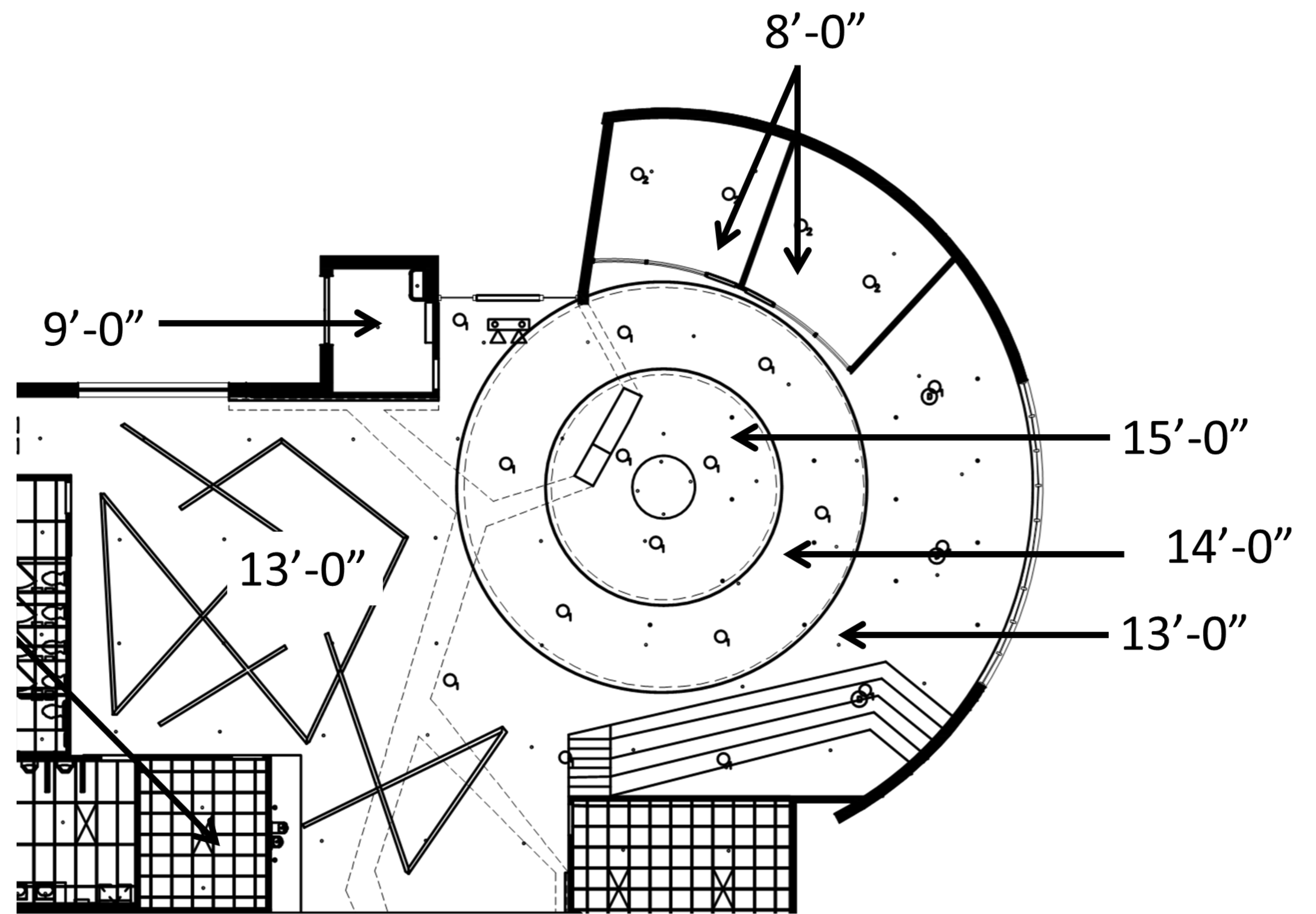


Banding



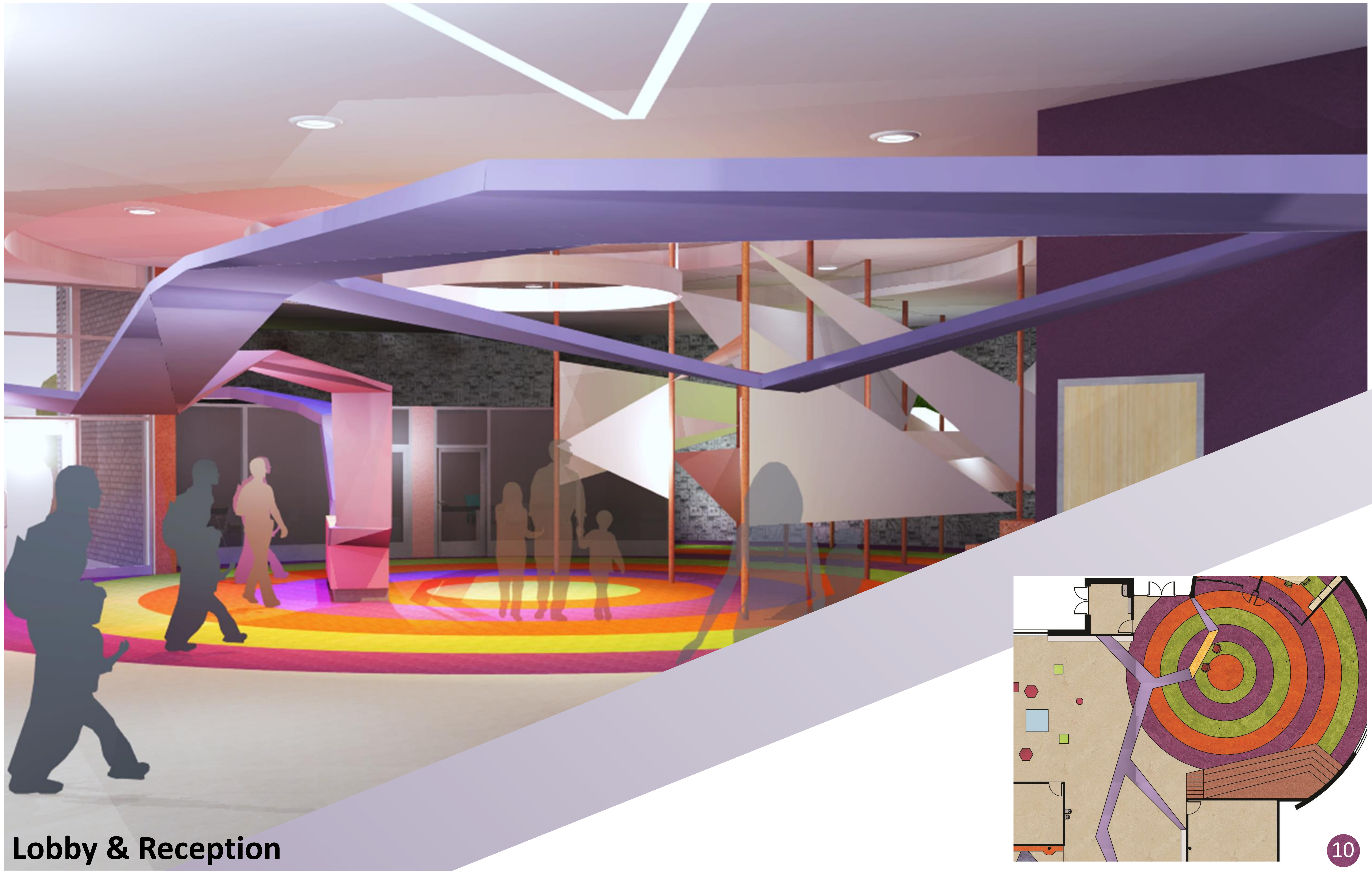
Reception Counter With Thread Attachment

# Lobby Ceiling and Lighting



Reflected Ceiling Plan



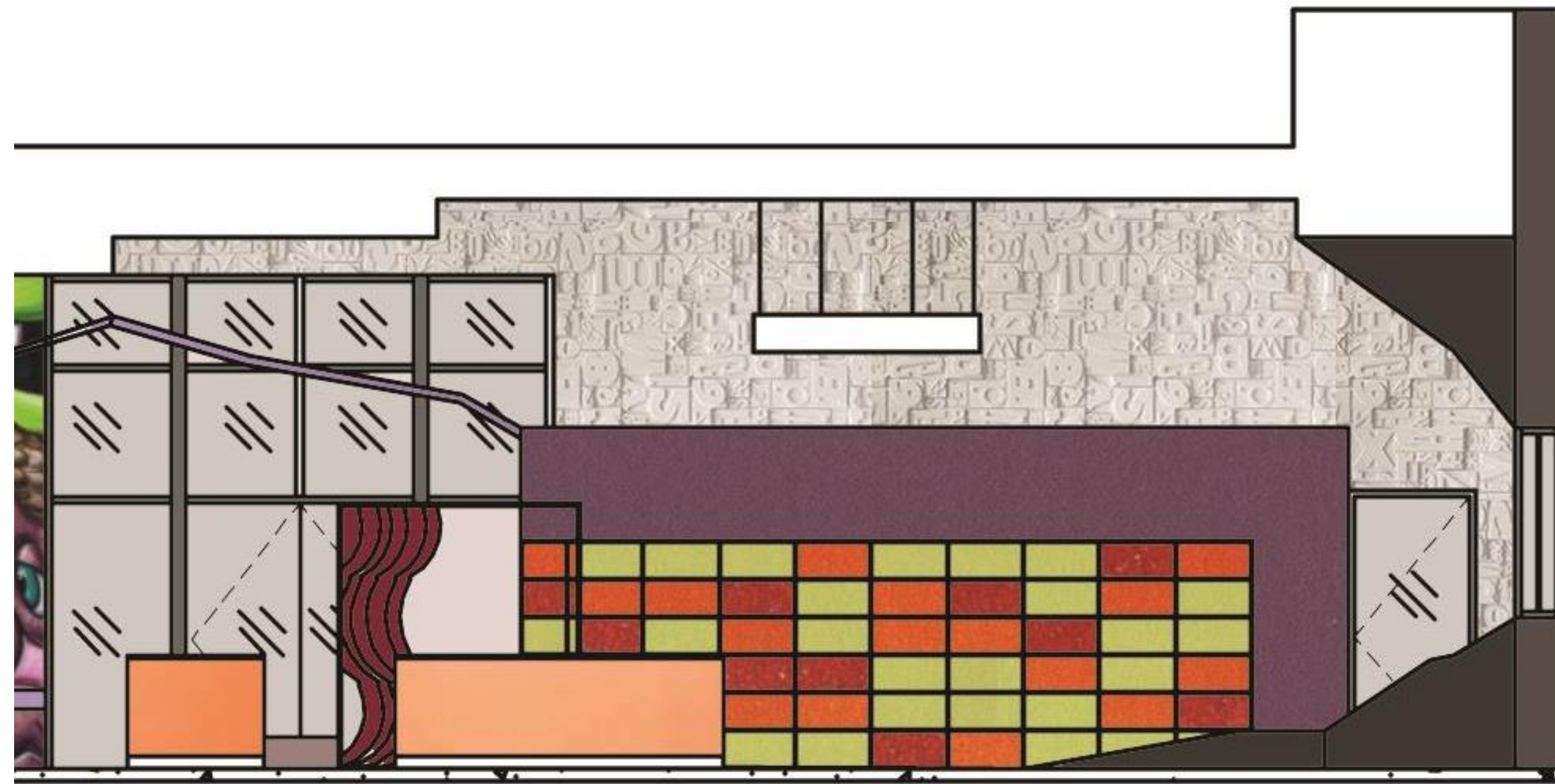


**Lobby & Reception**

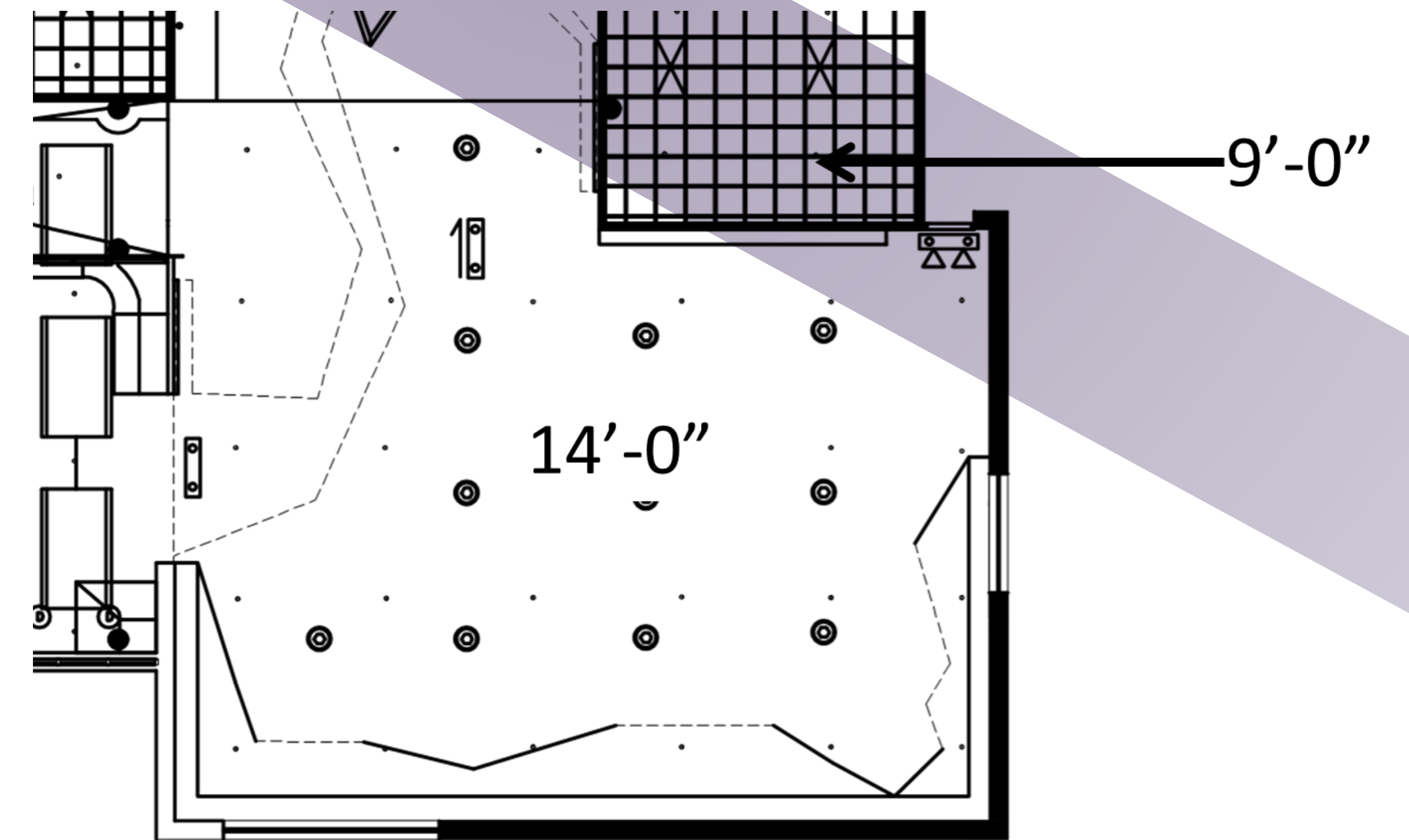




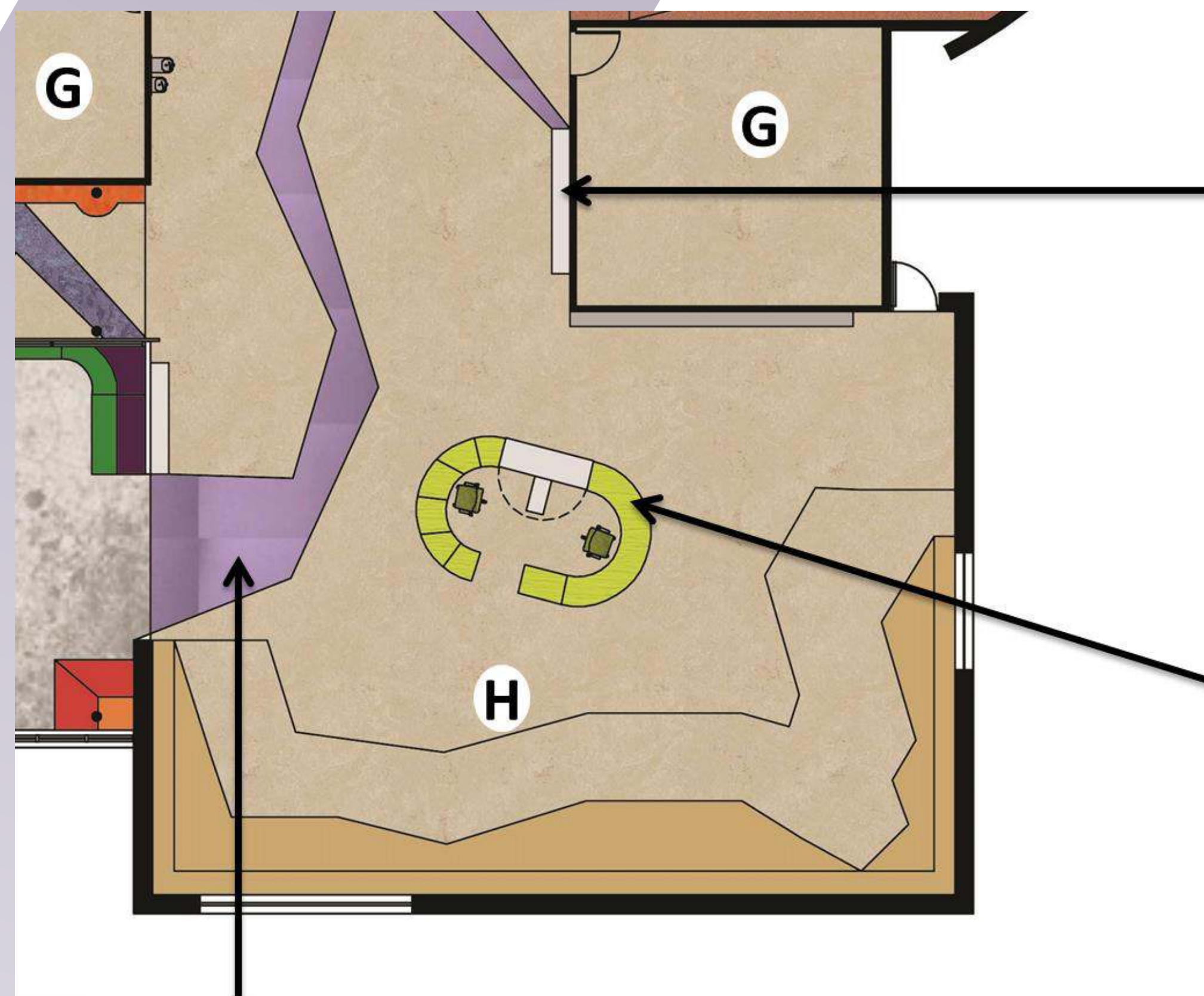
# Rock Climbing and Medical Station



Section Showing Medical Attention



Reflected Ceiling Plan

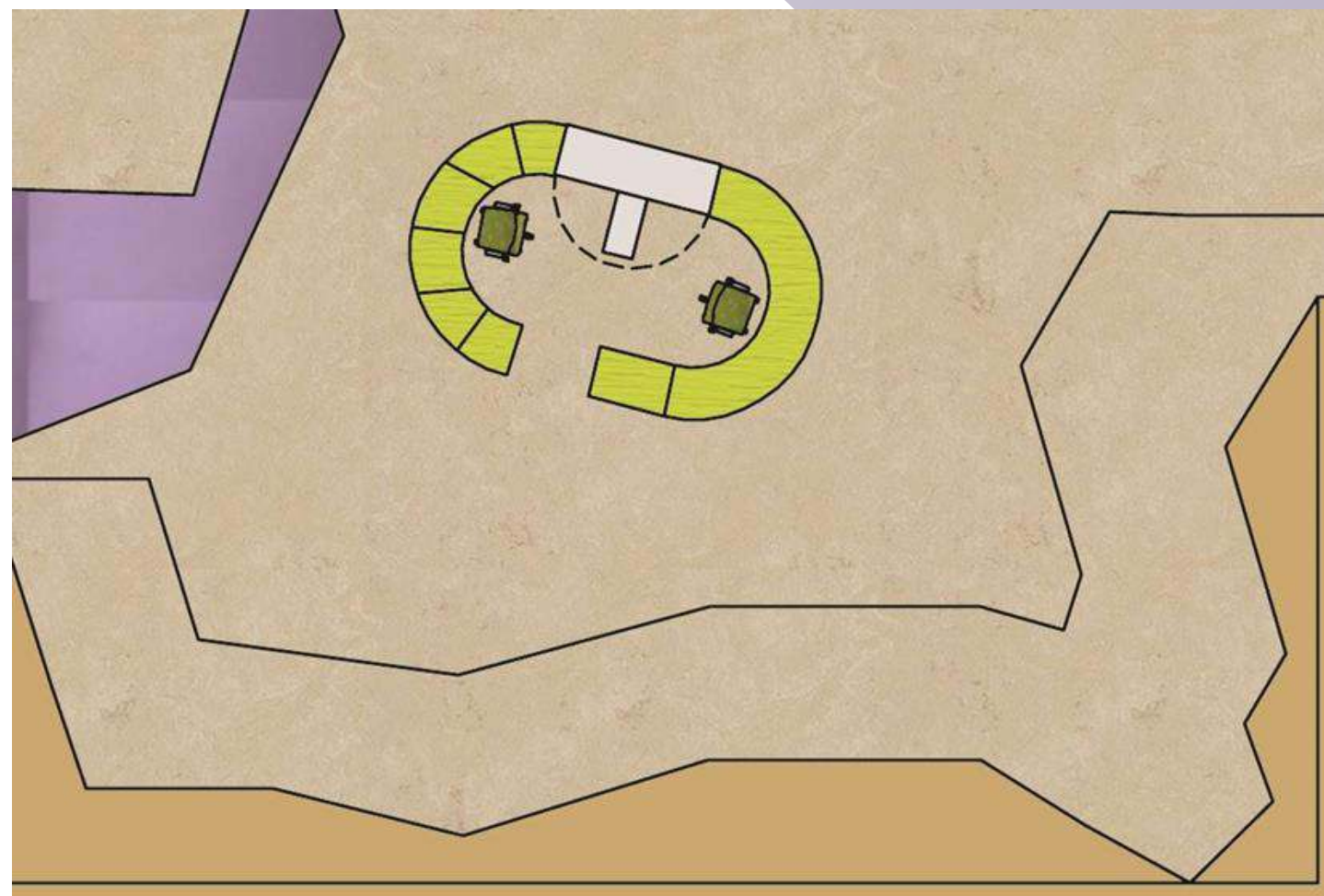


Thread offers additional touch down areas for guest

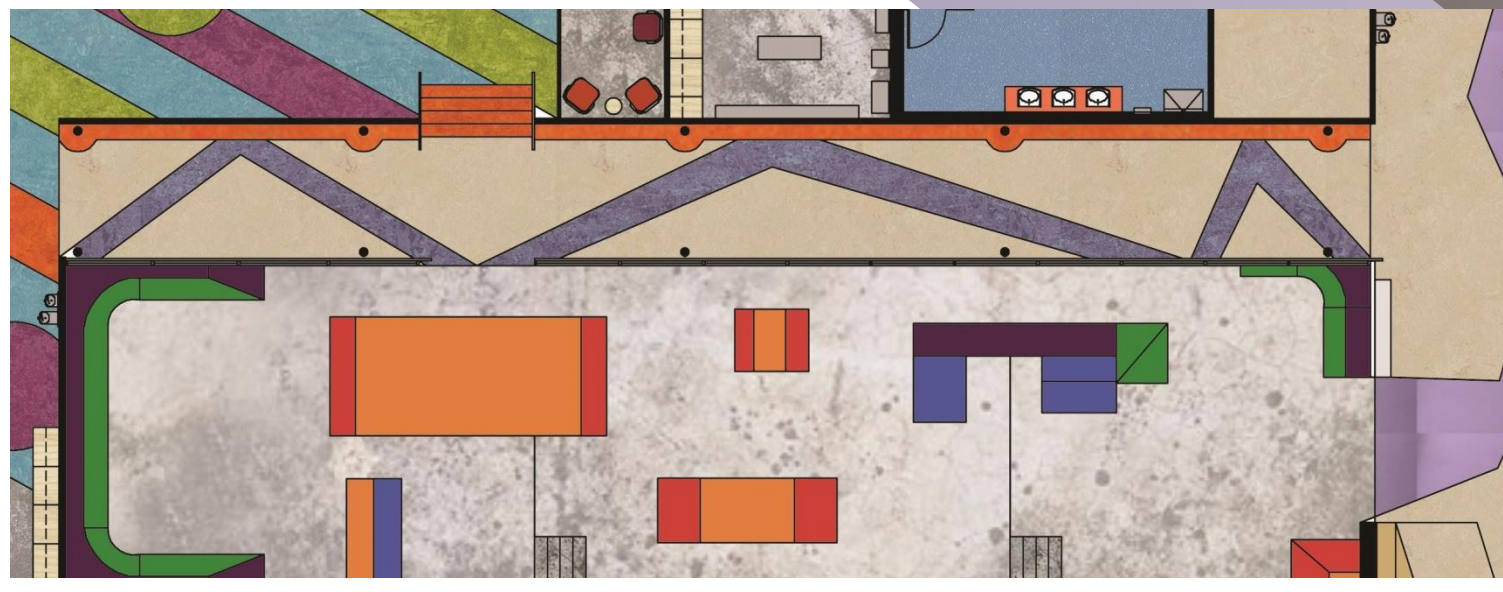
Medical attention center allows staff to be nearby incase of emergency but does not act as a way of supervision

Letter	Room/Activity
G	Storage
H	Rock wall



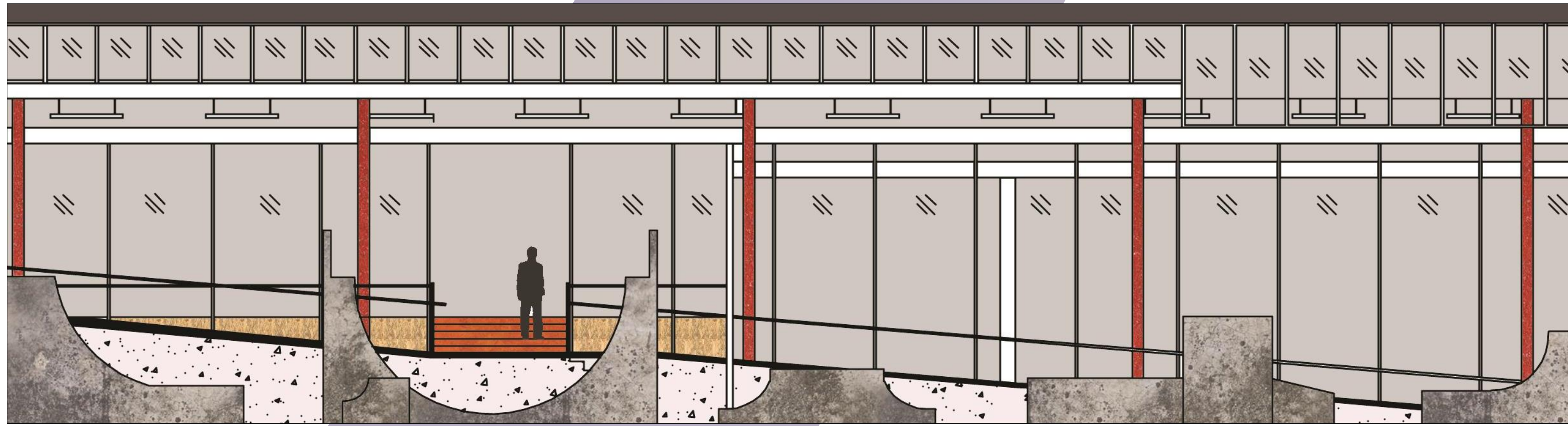


**Rock Climbing**

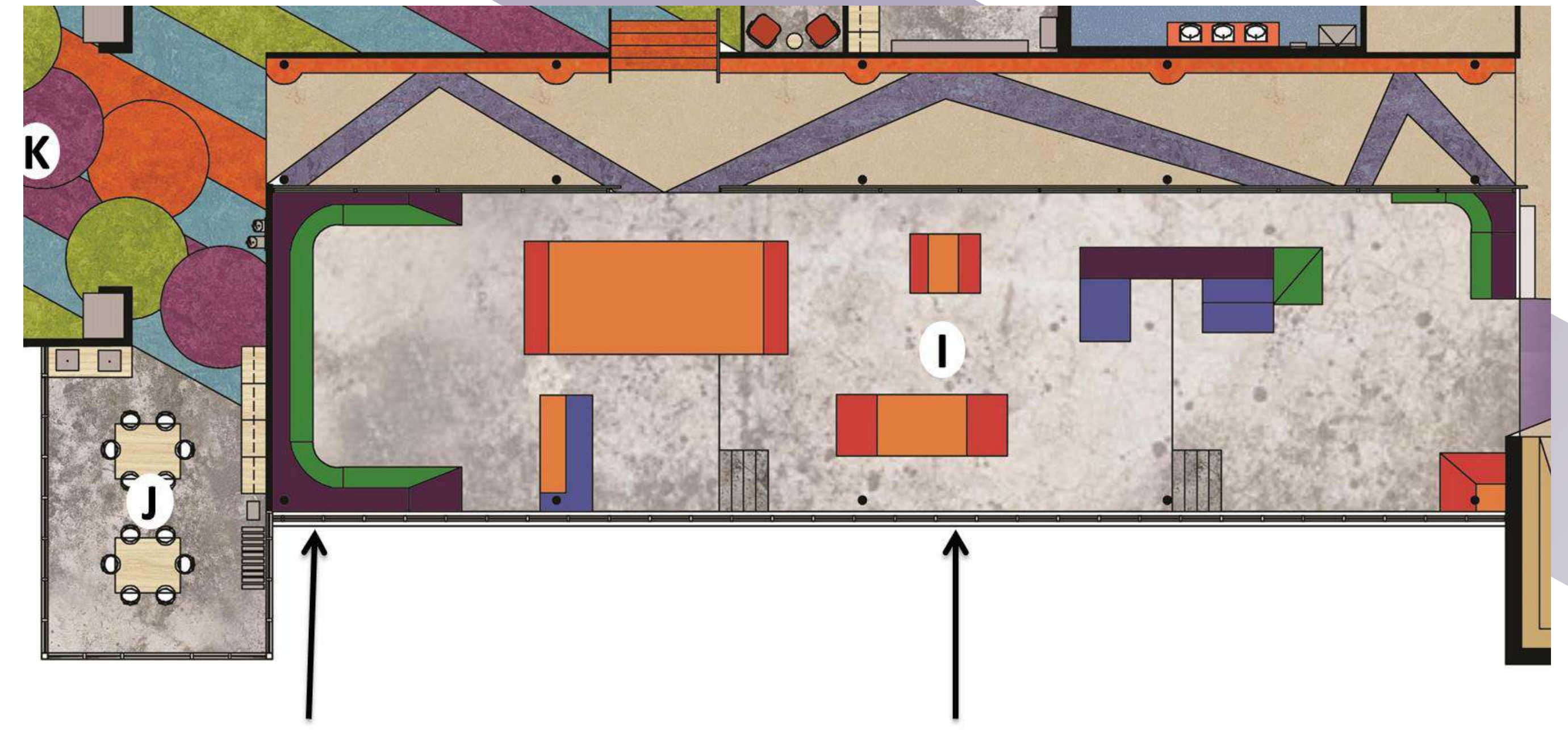


**Skate Park**

# Skate Park Solutions



Section Showing Skate Park



Glazing has a U-value .60;  
Required solar heat gain  
coefficient .25 per table  
502.3 IECC

All glazing in play are  
ArmorResist. This glazing is  
a multi-ply laminated glass  
bonded with PBV

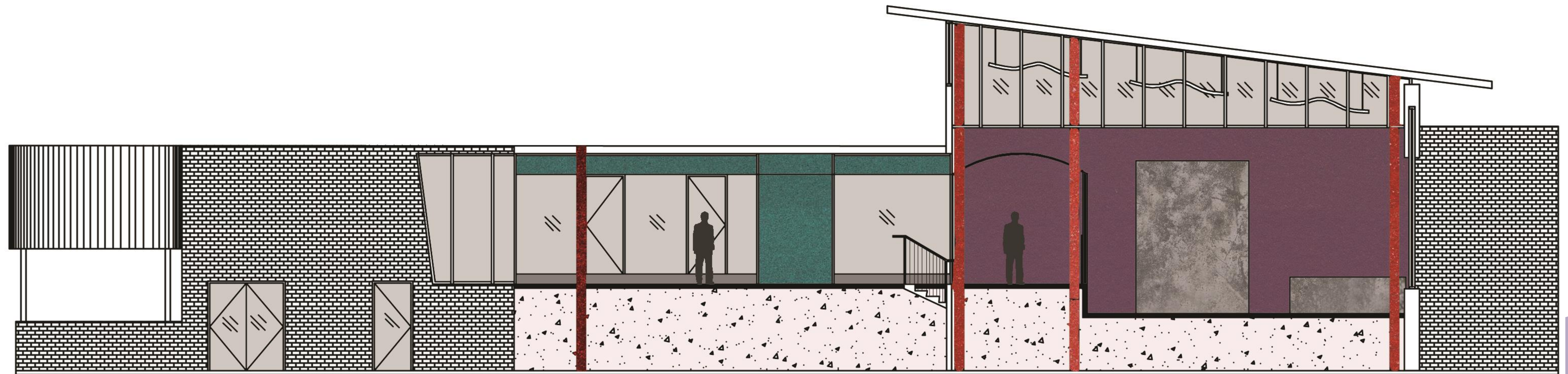
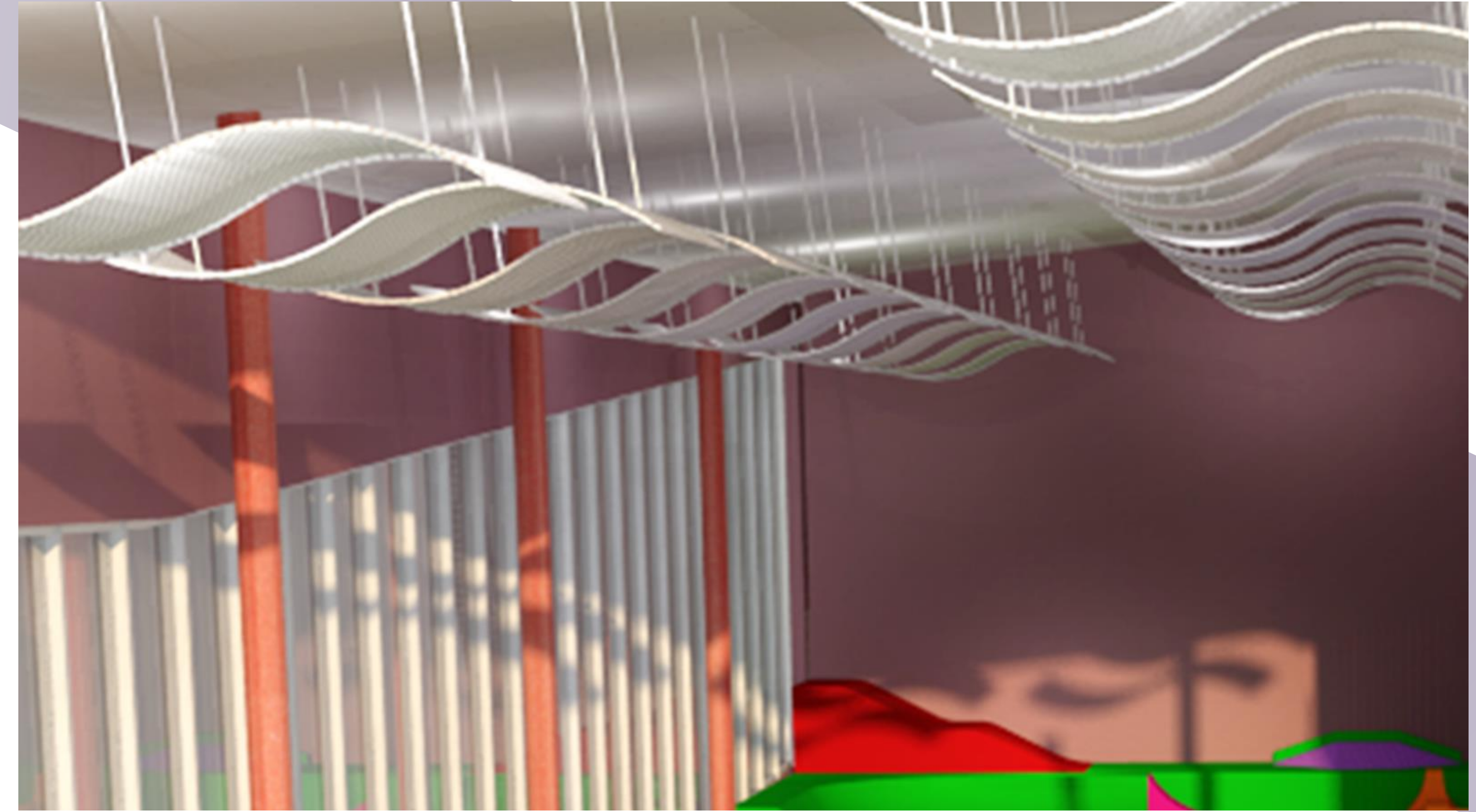




# Skate Park Lighting



Reflected Ceiling Plan



Section Showing Skate Park Lighting

# Lighting Solutions

Symbol	Mounting
	Recessed
	Suspended
	Structural
	Recessed
	Suspended
	Structural
	Recessed
	Recessed
	Suspended
	Wall Mounted
	Daylight harvesting sensor

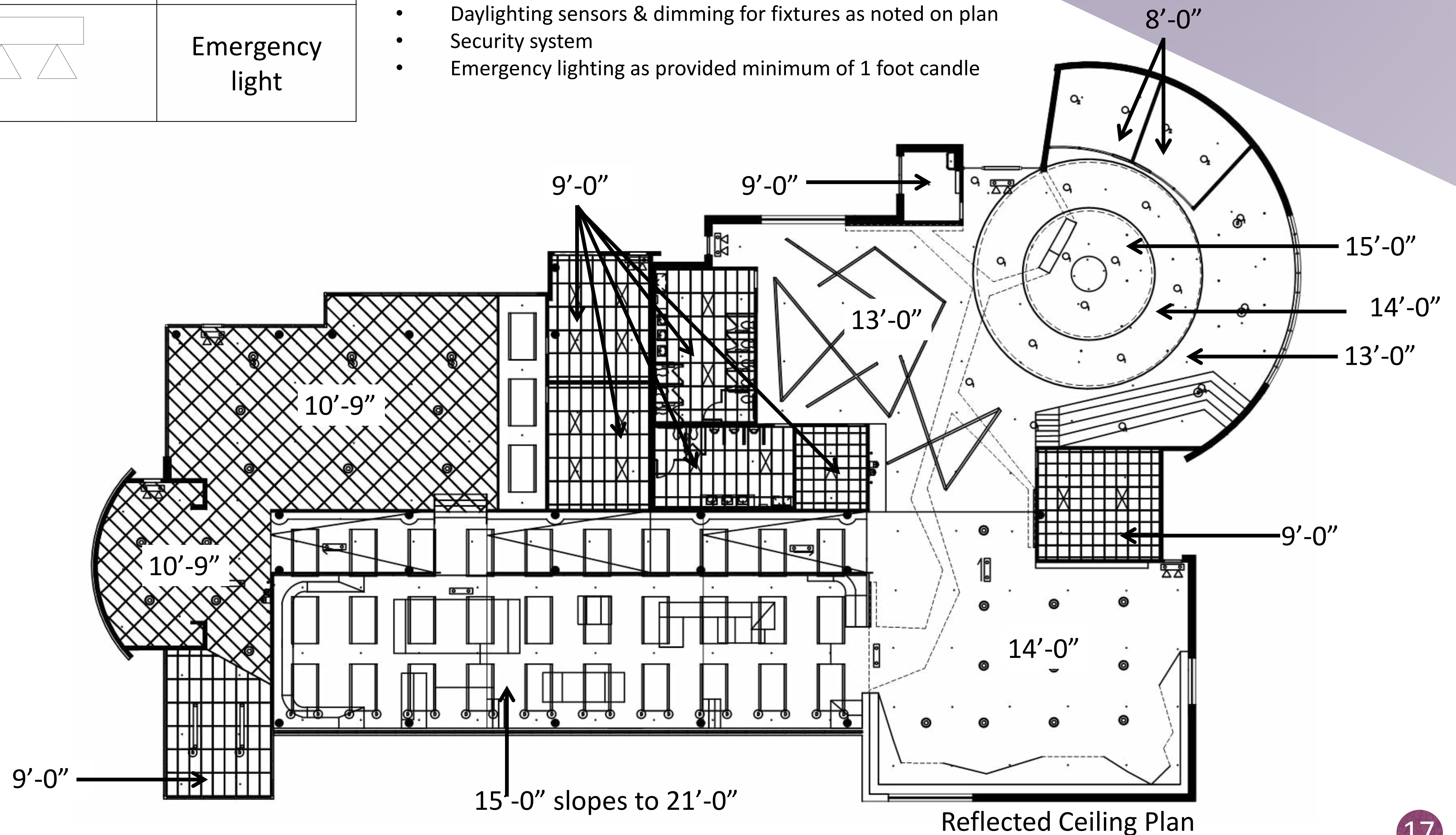
	Exit
	Emergency light/ exit
	Exit directional
	Emergency light

Power density for state of Maryland  
ASHRAE 90.1-2010  
Gymnasium 1.0

Total power density=.719  
Total wattage=11,842W  
Total square footage=16,459 SF.

Lutron XPS building control system includes:

- LOS-C and LOS-w occupancy sensors
- Wired high-bay occupancy sensors
- Manual on/off switches located in shops
- Third party audio visual systems
- Daylighting sensors & dimming for fixtures as noted on plan
- Security system
- Emergency lighting as provided minimum of 1 foot candle

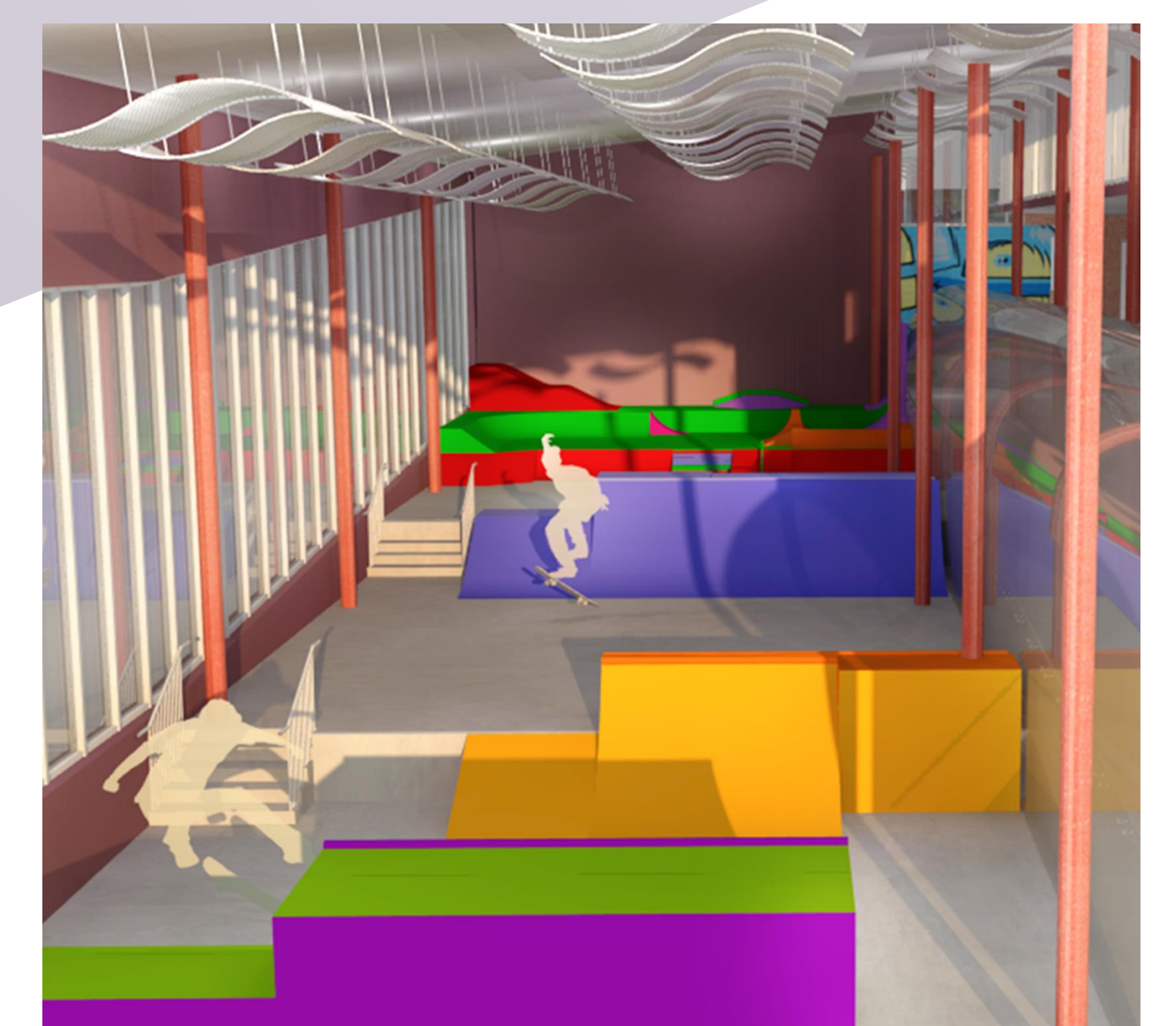


Reflected Ceiling Plan

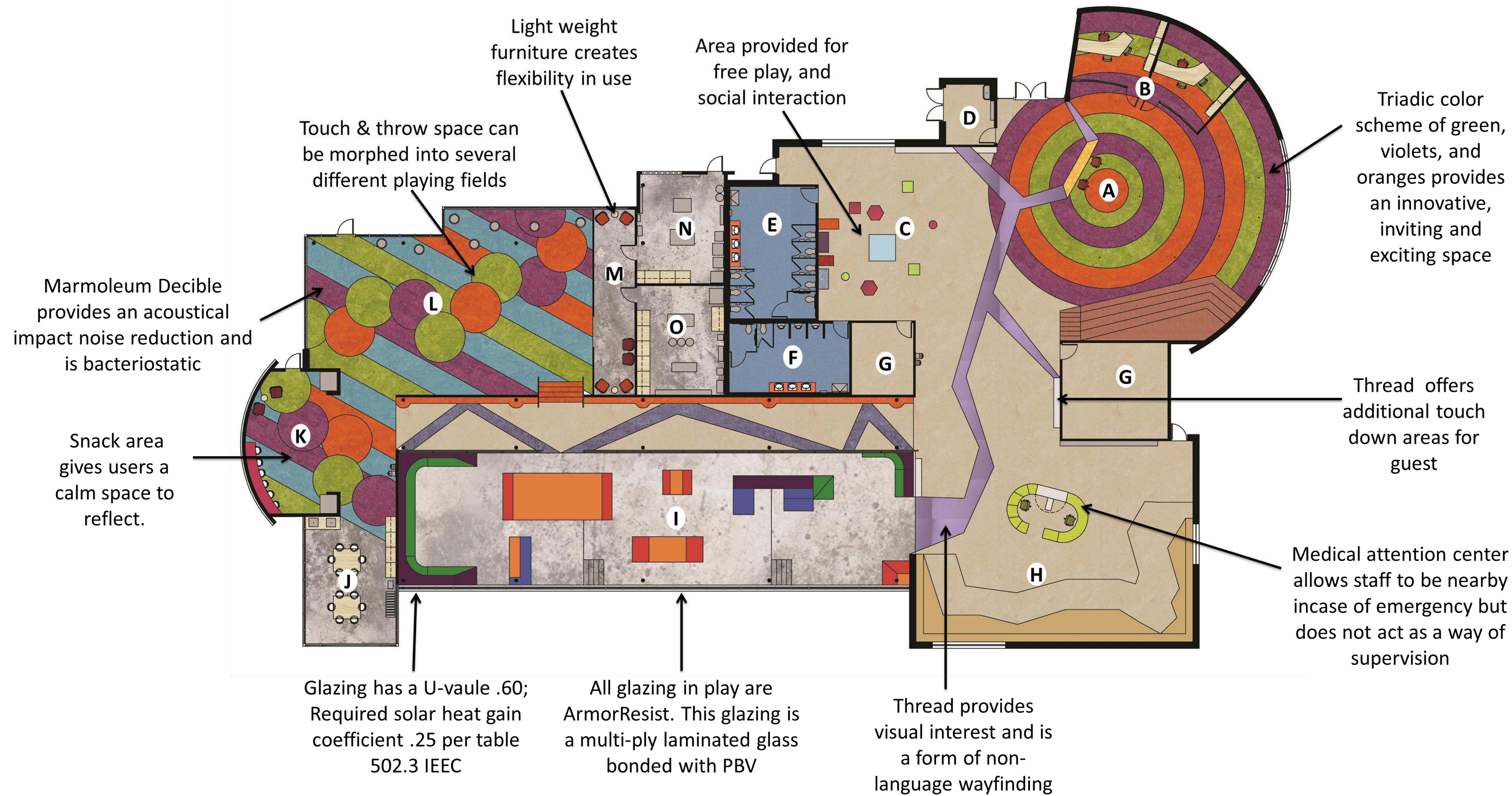
# Sustainability Solutions

Sustainable Features per LEED	
Site selection	Located established, walkable community.
Alternative transportation	Bus stop proximity, provided secure bicycle racks and/or storage for 5% or more of tenant occupants.
Water efficiency	Water harvesting system and gray water system for non-potable applications such toilet and urinal flushing.
Energy and atmosphere	Daylight responsive controls are installed in all regularly occupied day lit spaces . Daylight controls switch or dim electric lights in response to the presence or absence of daylight. Occupancy/Vacancy sensors are installed for 75% of the connected lighting load.
Indoor air quality	Used low emitting materials, and furniture and furnishings with recycled content

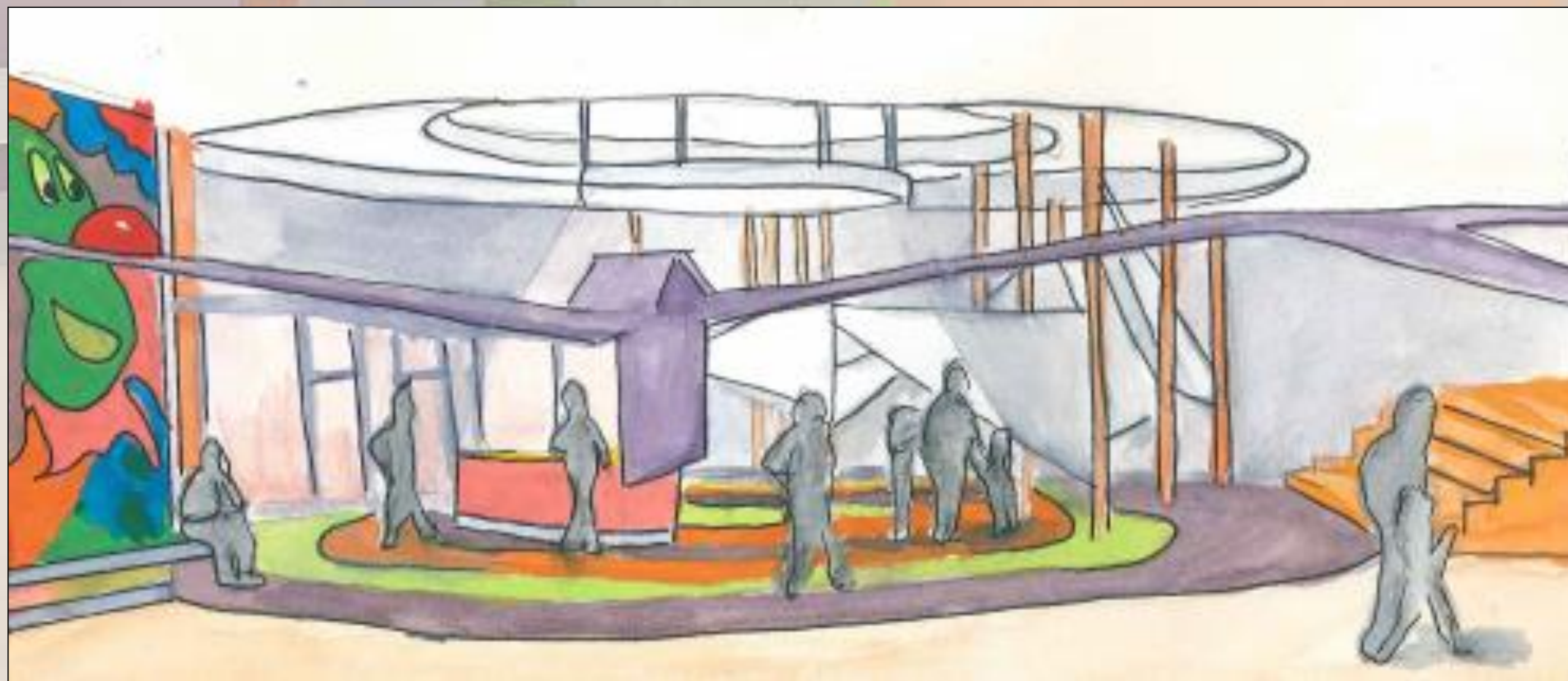
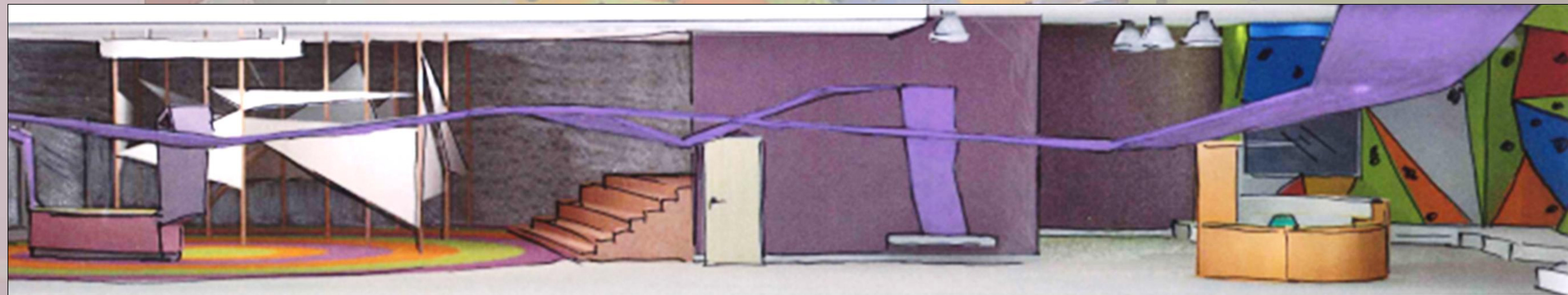
Materials	Sustainable Features per LEED
Play+Soft furniture collection	Covered in fireproof soffitel® covered by washable self-extinguishing and water repellent ecosoftx®
Marmoelum flooring	Raw materials that are either abundantly available or rapidly renewable, with annual crops or grow back schemes. Manufactured in factory running on green electricity.
Modular art wall	No plastics, no VOC's, and no urea-formaldehyde
Plastic laminates	GreenGuard certificate, easily cleaned with a mild soap, detergent, or household cleaner,
Zolatone	Less than 60 grams per liter, easily cleaned with warm soapy water
Chair fabrics	Contains 36% pre-consumer recycled content, free of heavy metals and solvents, manufactured in the USA



# Project Solutions



Letter	Room/Activity
A	Lobby
B	Offices
C	Free play
D	Janitorial closet
E	Women's restroom
F	Men's restroom
G	Storage
H	Rock wall
I	Skate park
J	Art studio
K	Snack /touch down
L	Free play/multi sport touch & throw
M	Touch down
N	Wood shop
O	Metal shop



**Ultimate Play,  
Baltimore**