MASTER PLAN SUBMISSION – CLASS OR SCHOOL PARTICIPATION

Site:

Two parcels bound by:

Charleston Park Resort to the North;
Cathedral Rock View to the West;
Kyle Canyon Road to the South.
Las Vegas, Nevada 89124

APN 12936101017: 2.2 Acres
APN 12936502017: 1.9 Acres

Total Site: Approximately 4.1 Acres

Design Guidelines:

- Conduct a cohesive analysis of the surrounding area to determine the context within which you will be designing.
- Create safe and accessible pedestrian paths for the guests and user groups.
- Design semi-private and/or private areas that provide opportunities for people to gather and interact.
- Assume existing roads, paths, parking and structures within the property line will be wiped clean. Existing power lines and poles are assumed to be buried, but existing metal utility poles will remain.
- Be mindful of the grade change across the side. Grades may be altered, but at no point should there be a single grade change of more than 10’-0”. (Hint: Use the grade change to offer variety in the master plan design and the exploitation of views.)
- Create a sense of community for the guests that encourages daily interactions amongst the neighbors.
- Propose concepts for building/structure elevations that seek to provide visual variety through unique architectural features.
- Consider the connection (physical, visual or otherwise implied) to adjacent trails and picnic areas.
- Students should research architects and designers and are encouraged to review and interpret their selected architect or design firm’s aesthetic style, drawing techniques and spatial arrangements, and considering those techniques while completing their own designs.
- Students are required to design within the AIA’s “Framework for Design Excellence.” Students will need to justify their decisions to their mentors and include justification in the design narratives, noting how it applies to the measures.
Master Plan Requirements:

The student must develop the site to provide the following:

- There are (24) existing cabins on the site, totaling approximately 20,800sf (20 @ 400sf + 400sf balcony and 4 @ 800sf + 400sf balcony). Students shall add (6) cabins to the site, 1,000sf each including balcony space, for a total of (30) cabins. Existing cabins may be retained in their current location or relocated/reconstructed. Please justify your decision.
- Provide a 1,500sf Storage/Maintenance Building, with a 1,000sf Utility Yard, complete with (4) dedicated parking spots.
- Existing Water Tank and 500sf Pump Building can be relocated if determined appropriate by class.
- Provide a schematic layout for a new lodge that includes the following:
  - Exterior dining/lounge areas – 5,000 sf TOTAL
  - Dining and public spaces – 5,000 sf
  - Kitchen & BOH (Back of House) spaces – 2,500 sf
  - Bar / Lounge – 1,600 sf
  - Retail Component – 200 sf
  - Offices – (4) at 100 sf and (1) at 600 sf – 1,000 sf total
  - Employee Back of House spaces (Break Room, Lockers, etc.) – 3,000 sf TOTAL
  - BOH (Back of House) Spaces:
    - IT Room – 150 sf
    - Electrical Room – 400 sf
    - Mechanical Room – 500 sf
    - Chair and Table Storage – 500 sf
    - Additional Storage Rooms – 1,000 sf TOTAL
  - Restrooms – sized per the 2018 IBC
  - “Grey Shell” for (2) Luxury Rental Apartments – Final Design by individual students – 1,500 sf each
- Provide open/seating area(s) throughout the site. Aim to truly activate the site to create a destination and a welcome retreat for guests.
- Provide new parking following the requirements of Clark County Title 30 and the Northwest Clark County Land Use Plan.
- Be considerate of proper solar orientation.
- Propose landscape layout and “look and feel” of vegetation and landscape elements.
- Site design shall touch on a minimum of (3) measures of the AIA’s “Framework for Design Excellence.” This shall be outlined on the Master Plan submission.
- Follow Inclusive Design principals to allow use for all.
- Provide design solutions that incorporate Jurisdictional requirements for site design such as the Clark County Title 30 Development Code and the Northwest Clark County Land Use Plan.
Notes/Hints:

- Don’t let the scale of the site or the programmatic elements intimidate you. Start with the large moves, and then begin to scale down as necessary.
- Lodge building “look and feel” is to be provided by students as a part of the individual submission. While massing is not required for the Master Plan submission, if classes/schools wish to include massing/views of the proposed lodge, this same design language is not required to carry over to the individual submissions.
- Reach out to your mentors to help understand Development Standards and Building Code requirements.
- Be considerate of site grades. When proposing modifications to site grades, consider a rough order of magnitude related to hierarchy of spaces—what would the owner be willing to spend money on? What is the best “bang for the buck?”
- When laying out the “grey shell” for the rental apartments, discuss the best approach among the class. Students will have the option to choose one of the two units to design. Are they both the same? Is one a single level option and is one a two-level option? Where are they located within the building—are you providing the shell or perhaps just an “entry” or “connection” to the unit?

Submittal Requirements – Master Plan:

The Master Plan shall show the layout of the entire site. Locate the major elements listed in the ‘Master Plan Requirements’ section of the program. The best designed master plan will be awarded the Dale S. Scheideman Award.

Master Plan submittals are to consist of a minimum of 2 digital presentation boards, laid out at 20”x30” each. Program elements should be color coded. Include site analyses and other pertinent information such as concept sketches, perspectives, photographs of schematic models, and research completed to help you develop your site. Include an example of a landscape design for the site to properly represent the “look and feel” of the site. Include a minimum of one site section to illustrate how the class addressed and reacted to the grade change across the site. Provide only the following information located on the lower right-hand corner of the boards:

- Name of High School
- AIA High School Design Contest 2021-2022

Be creative. Have fun.