

2005 WBA Remodeling Awards

Project Category:
Commerical (Any Value)

"Kicks 1-2-3-4 IYA"

Award Winning Entry



DEGNAN
DESIGN BUILDERS
INC.



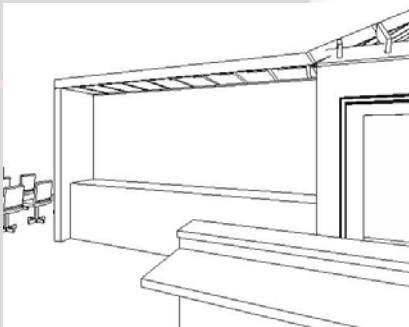
This is the fourth Karate school built for this organization in the last several years, but it is actually a relocation of their original facility. The facility is nearly 100 feet long and less than 30 feet wide, and with a 22 foot ceiling presents a challenging scale.

The tall space and the building codes created the need for a creative solution. Initially interested in using the area above the office for storage, we soon found out that ladder access to mezzanine storage is not allowed. Space for a stairway would have taken up too much room, and 2x12 joists at 12" on center would be required by the building code!

The Pro Shop displays workout wear and championship trophies earned by the students and instructors. Track lighting is attached to decorative "rafters" defining a human-height space within this 22-foot tall interior. Vibrant colors are a continuous theme within the Karate schools, providing visual continuity that parallels the quality of instruction provided at all of the locations.



Study Image of the Pro Shop detailing the rafter construction.



A typical workout class.



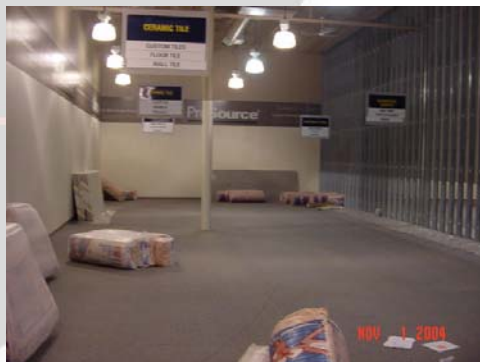
The client quickly gave up the idea of mezzanine storage, but we then found out that we had to prevent access and unintended use of the area above the offices as storage.

In order to provide a pleasing design and prevent storage use, decorative rafters were installed. The pitched decorative rafters mediate the height of the space, and transition to flat rafters for definition of the pro shop where lighting is mounted.

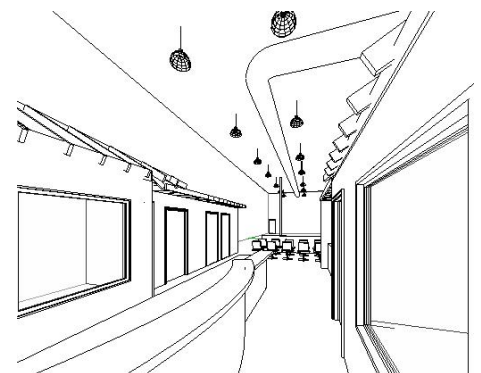
A human-scale is implied with several means. The hanging lamps provide a "ceiling" plane. Mirrors and Karate belts hung at nine feet high provide a horizontal line across the entire space. This height also ties into the plane of the "roof" structure over the offices and pro shop at the entry to the space.



Before: The space was a simple industrial/strip mall building with a very long, narrow and tall footprint.



Study image of the view from the entry.



Plenty of open space remains at the entry, and while it starts out narrow providing for a desk area, the walls quickly retreat to invite you in on all the action.

Study Image of the office.



Lighting hung from the decorative rafter system highlights pro-shop items as well as photos of the star instructors.



Study image of the offices and locker rooms.

Before: Existing storefront windows required careful planning of new office wall locations to integrate in a pleasing manner.





2005 WBA Remodeling Awards:
A CUT ABOVE THE REST

COMMERCIAL

Degnan Design Builders Inc.

Presented February 19, 2005



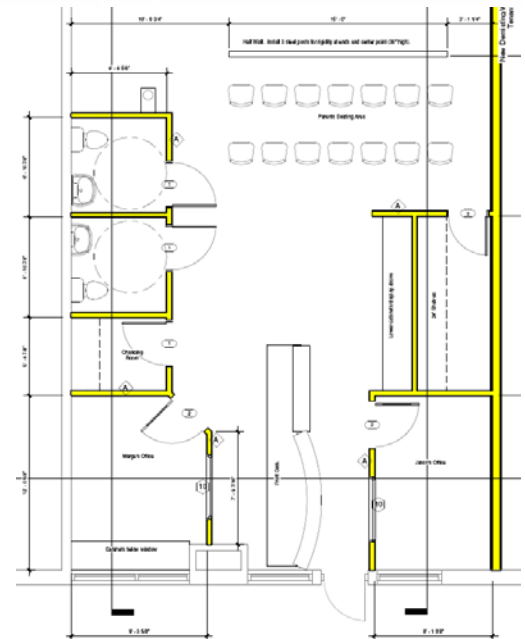
Weather Shield
 Windows & Doors



Final Assessment & Results:

The karate school continues its growth and success. The owner reports compliments on the design of the entry area and the function of the workout floor. There is plenty of room for observers, and they indeed packed in for the grand opening complete with an on-location radio broadcast from a pop radio station.

Detail of rafter framing.



Specifications of Note:

- Lighting: Home Depot.
- Pro Shop Lattice: Home Depot.
- Carpeting: Existing was protected & cleaned.
- Entry Desk: Re-used from original location.