CO-CARE OASIS

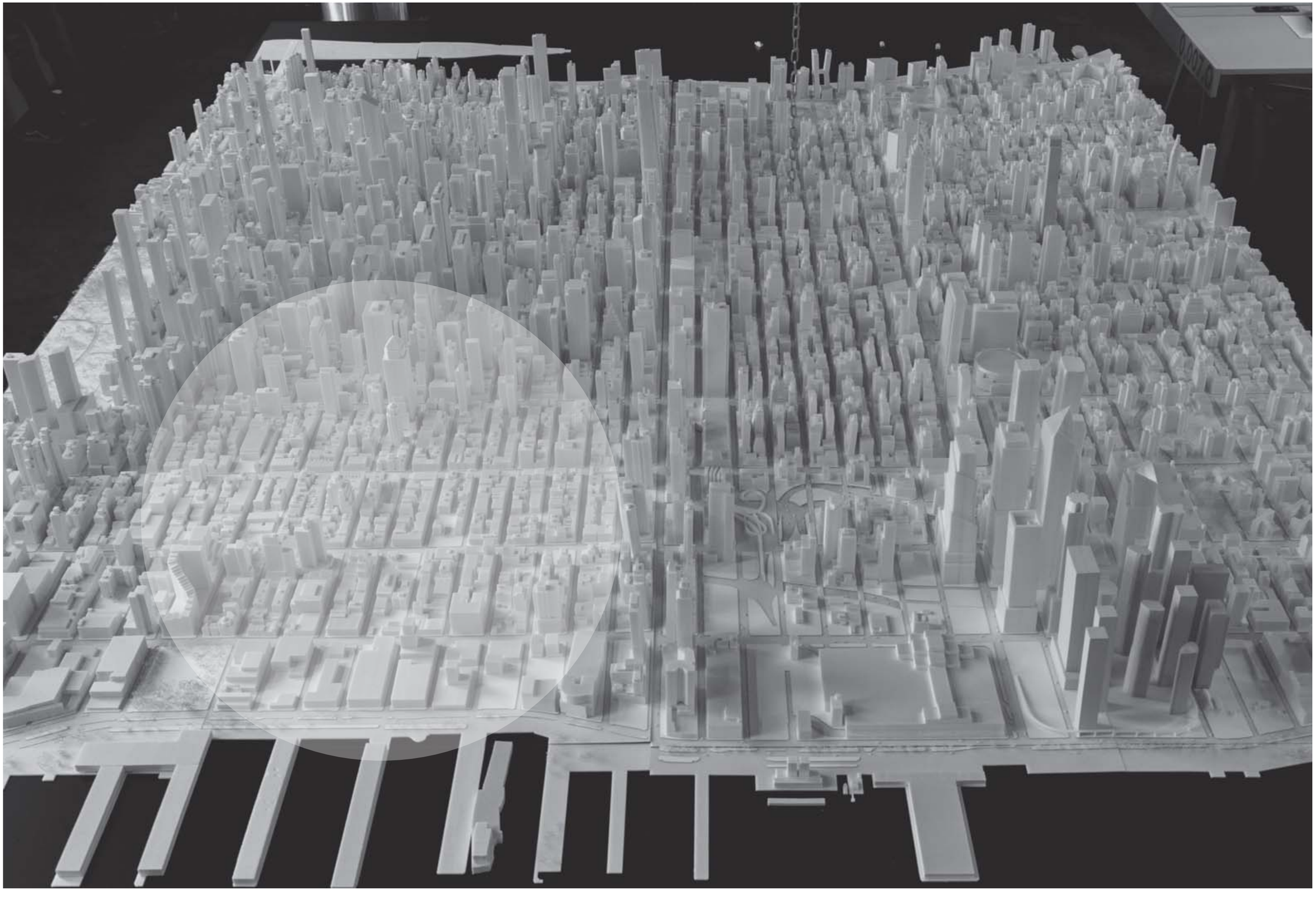
Mutual Benefit of Intergenerational Engagement

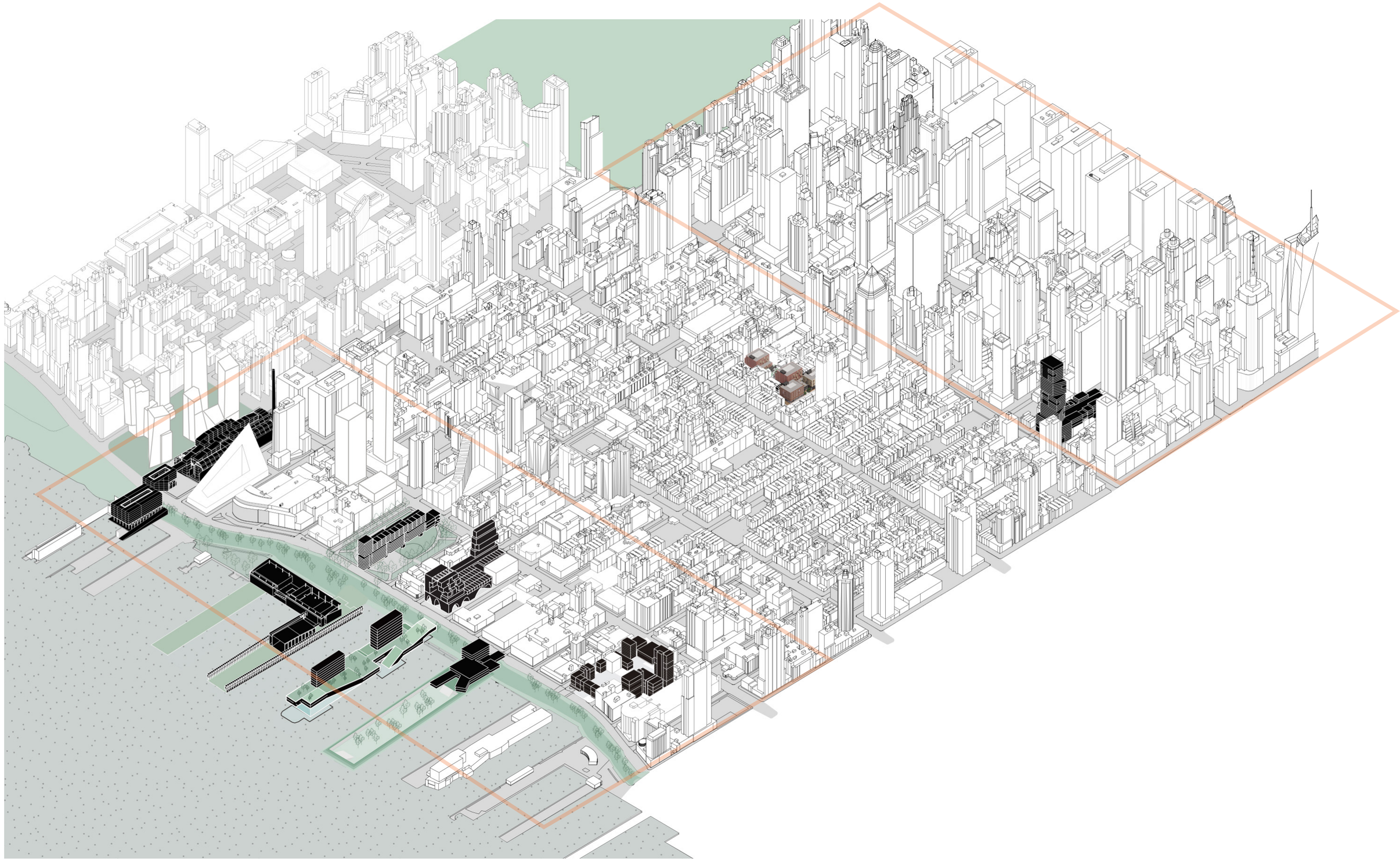
P5 PRESENTATION
2020/06/30

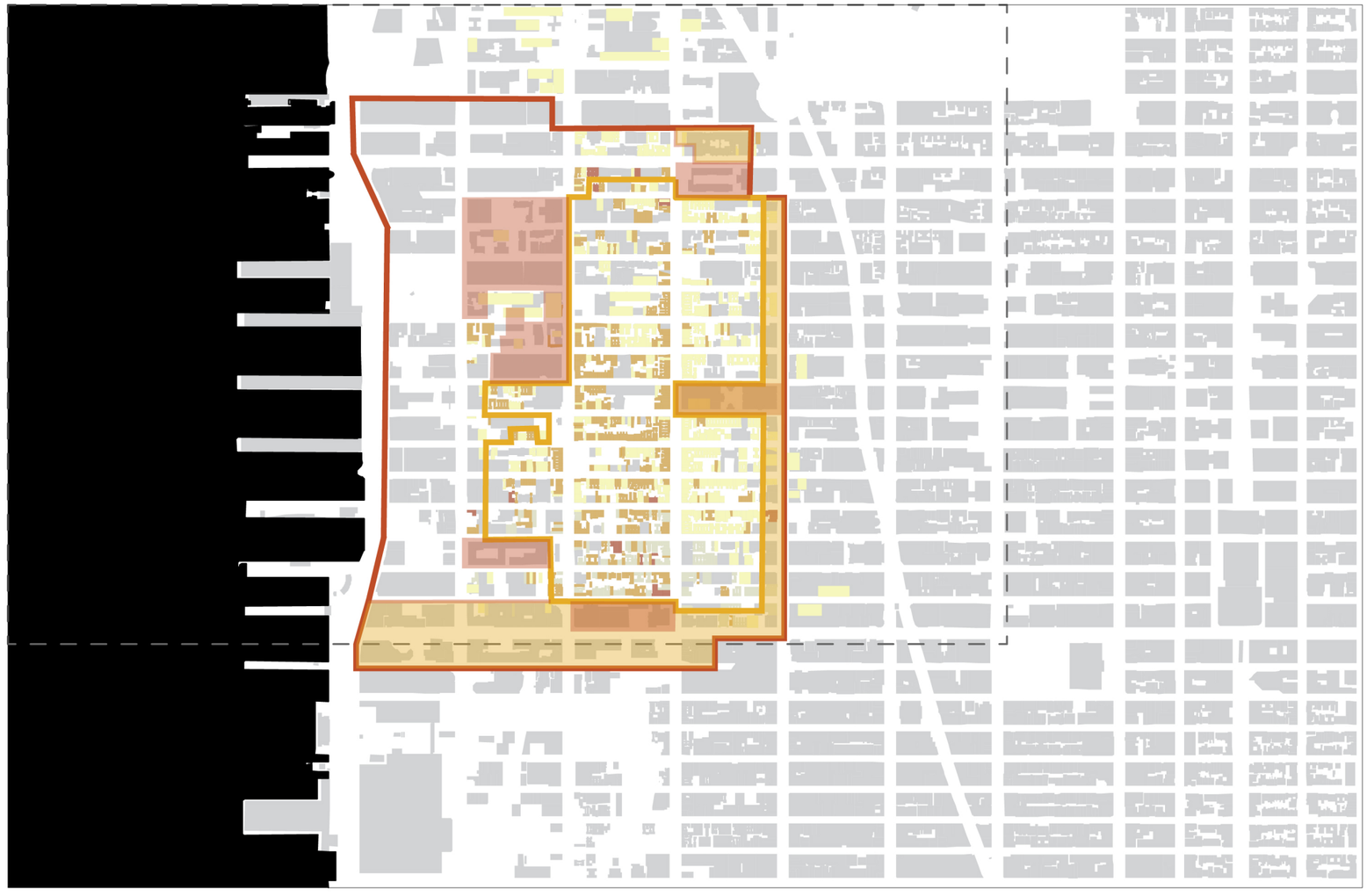
Chengpei Jin

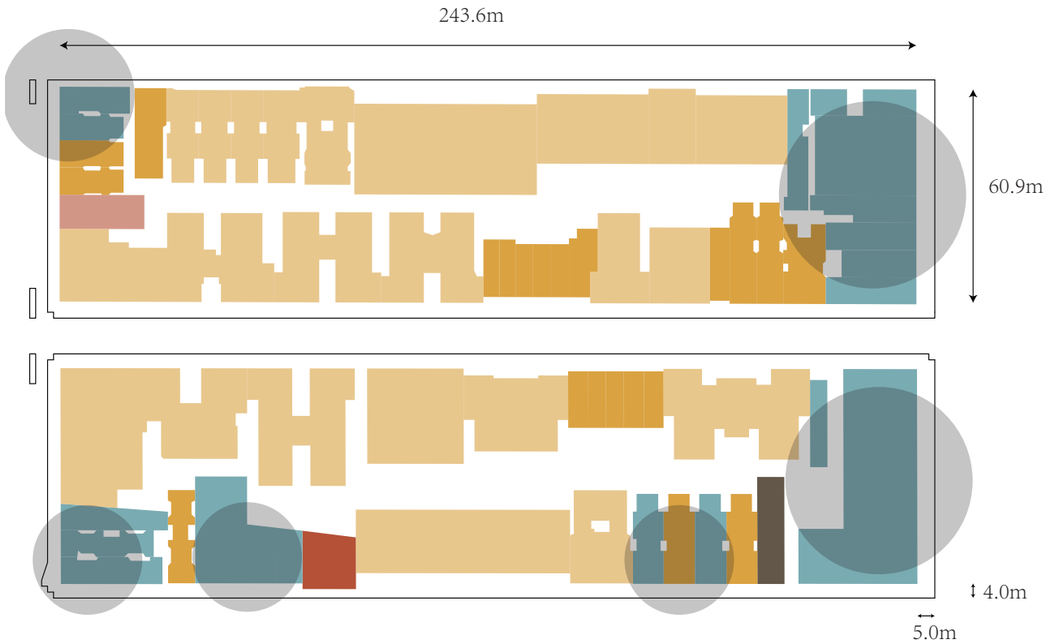
CP

INTRODUCTION
RESEARCH
DESIGN BRIEF

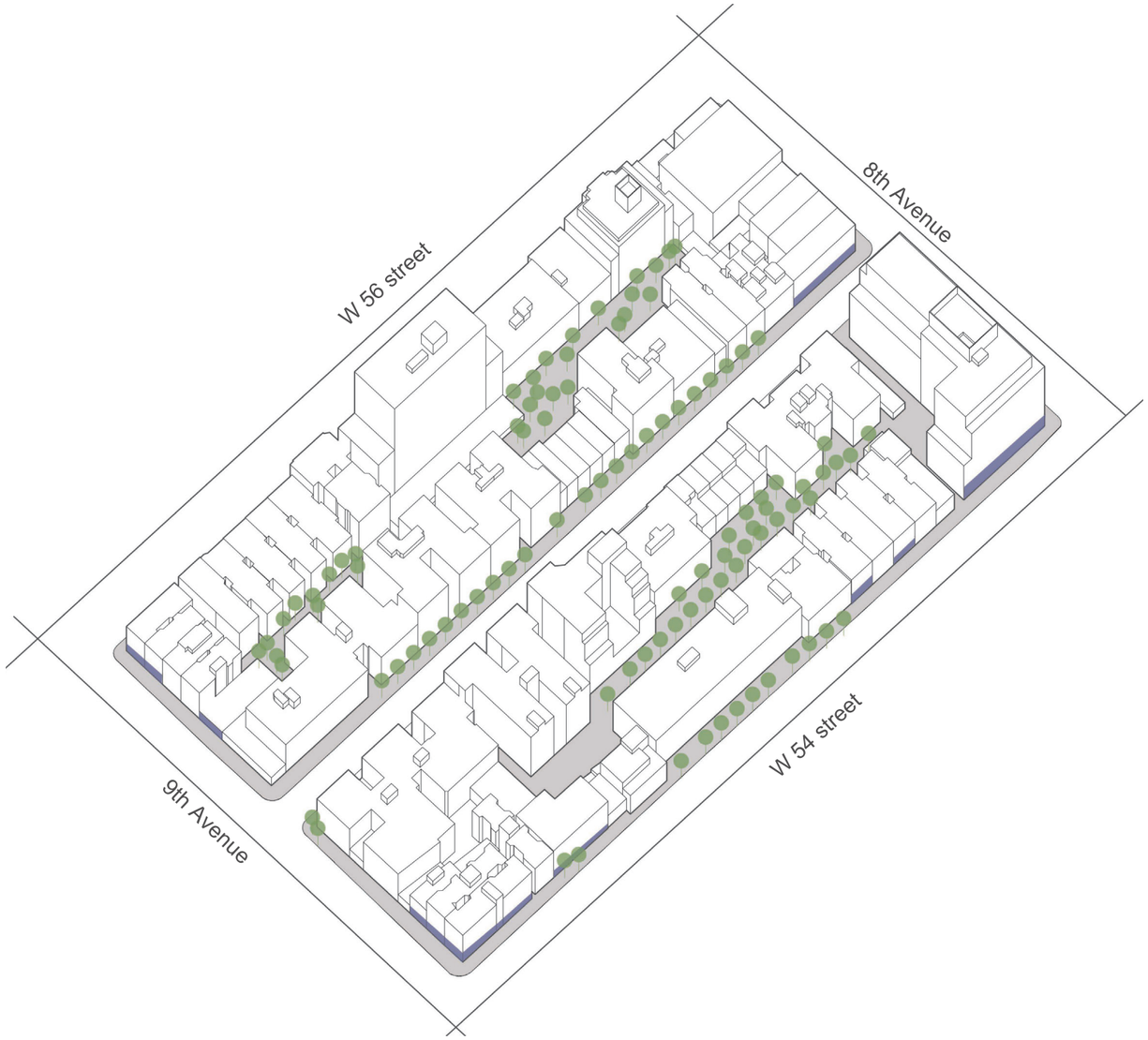








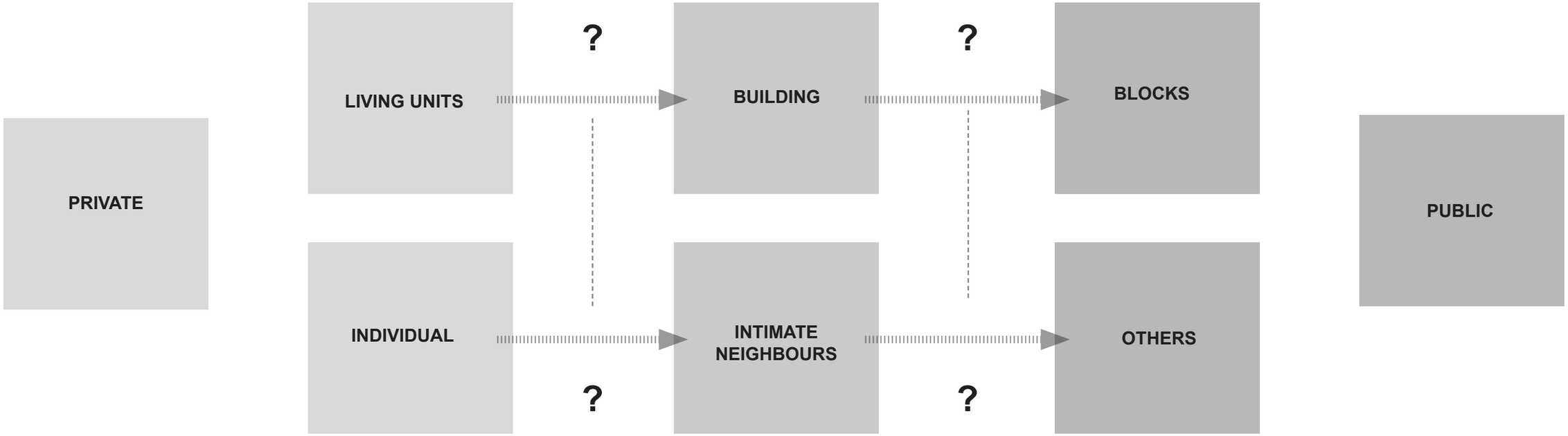
- Commercial& office
- Mixed residential& commercial
- Multifamily Walk-up
- Multifamily Elevator
- Vancand land
- Open Space & Outdoor Recreation
- 1&2 family
- Parking Facilities
- Public Facilities & Institutions
- Industrial & Manufacturing
- Transportation & Utility

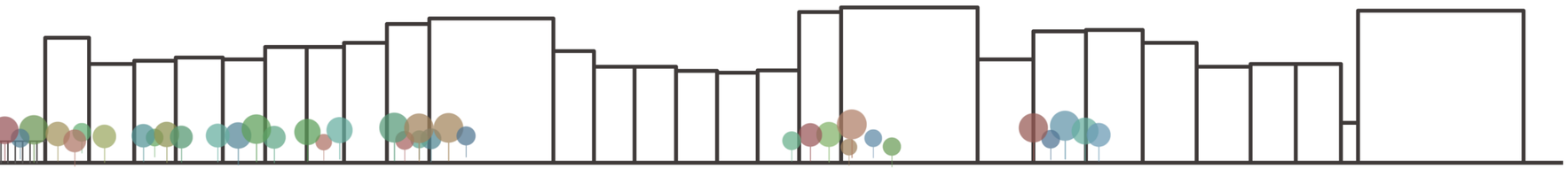


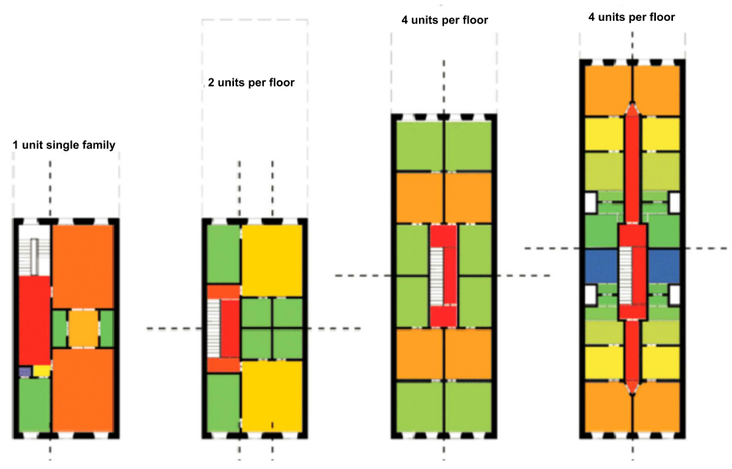
Marseille
BIKRAM
YOGA
NYC
DVD
LARGEST
& GROCERY ATM
212-459-1924
212-245-7270
FREE DELIVERY

NYPD

Gradual connection between different scales

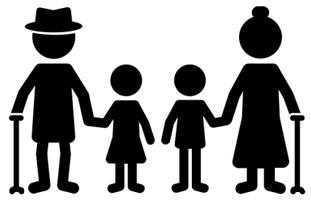


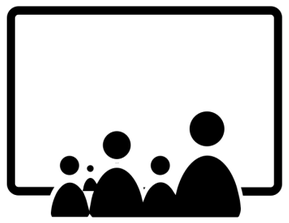


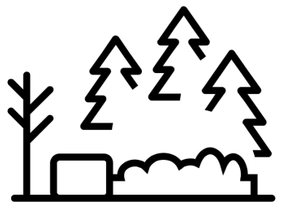


CLINTON
COMMUNITY
GARDEN
HELL'S
KITCHEN
PARK

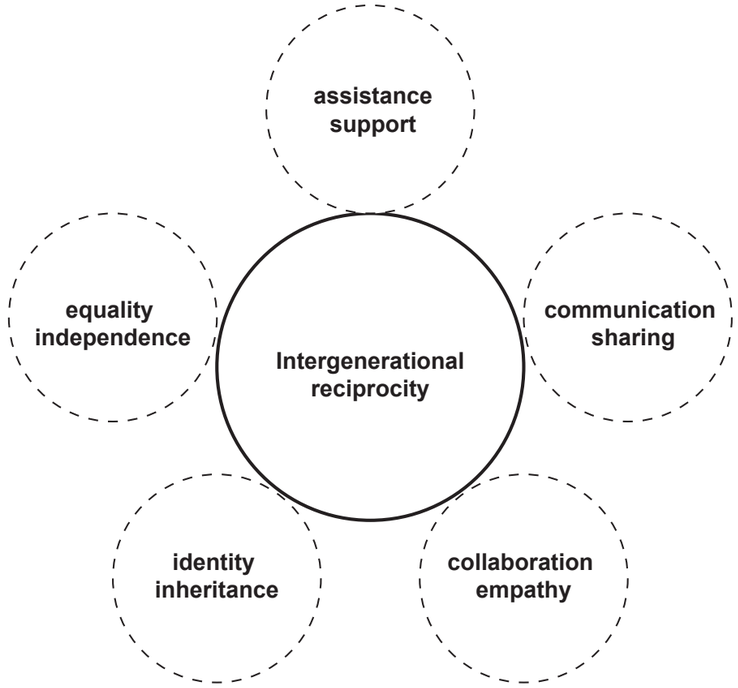
When facing the aging and diverse population, how to do open-renovation transformation of enclosed residential area according to different scales of intergenerational social interaction needs?

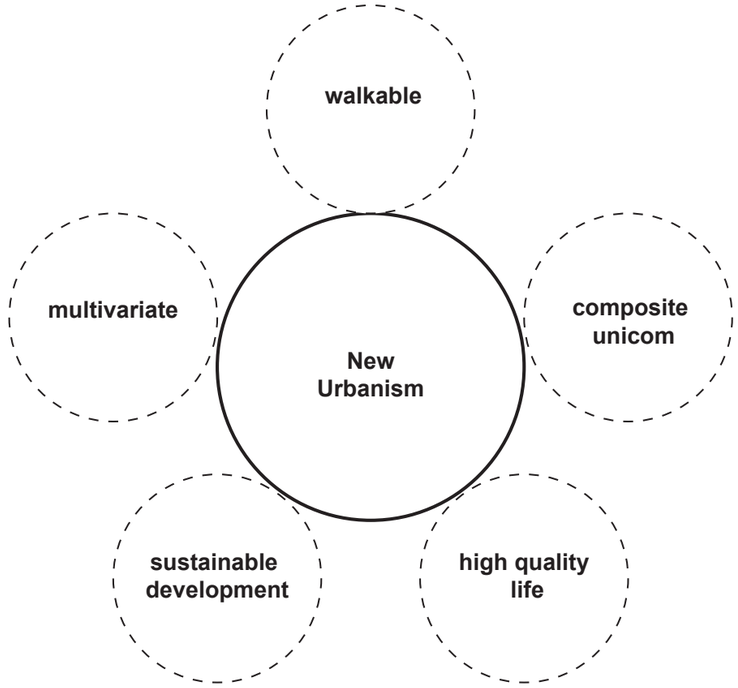


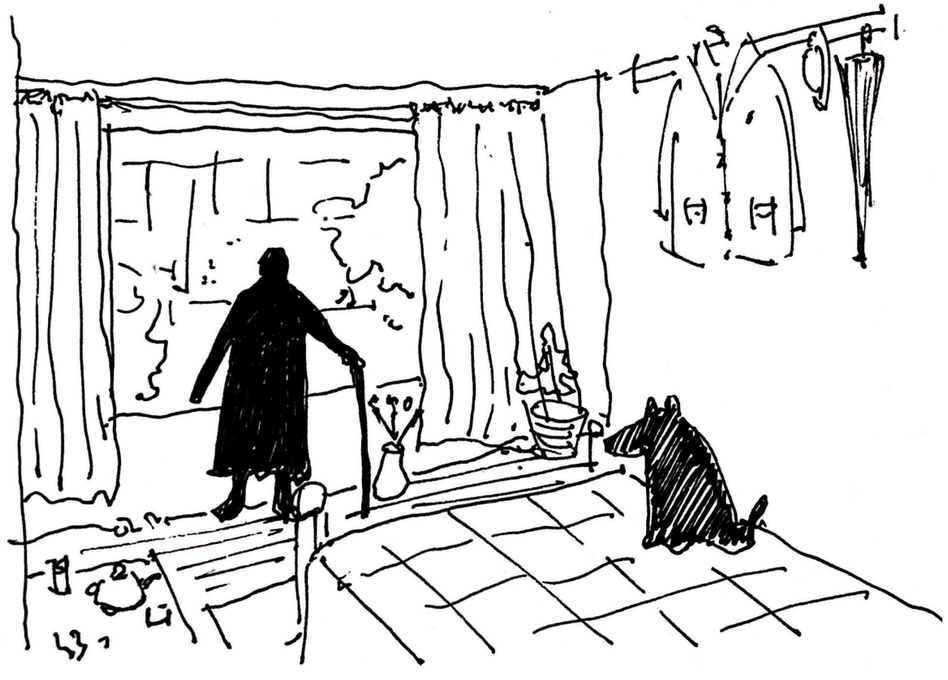




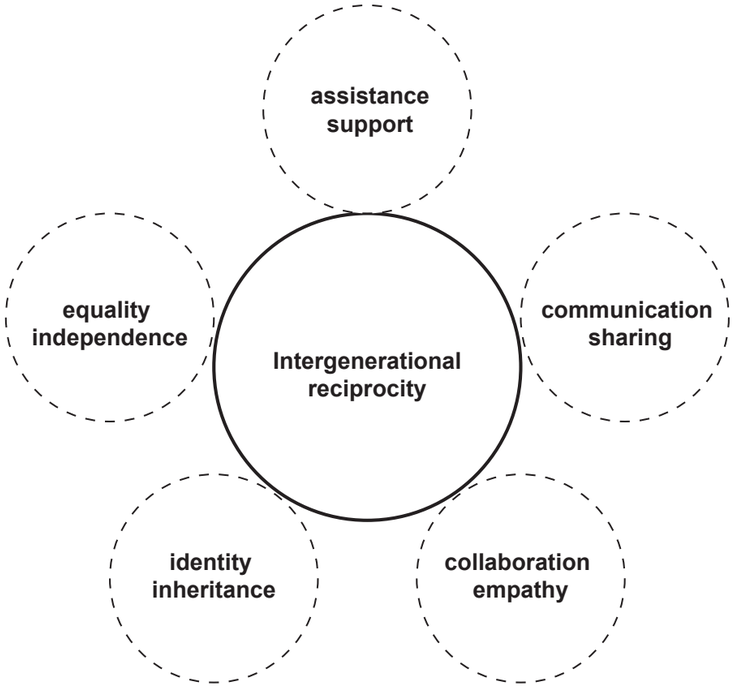
ROOD & GUNN
COFFEE BAR

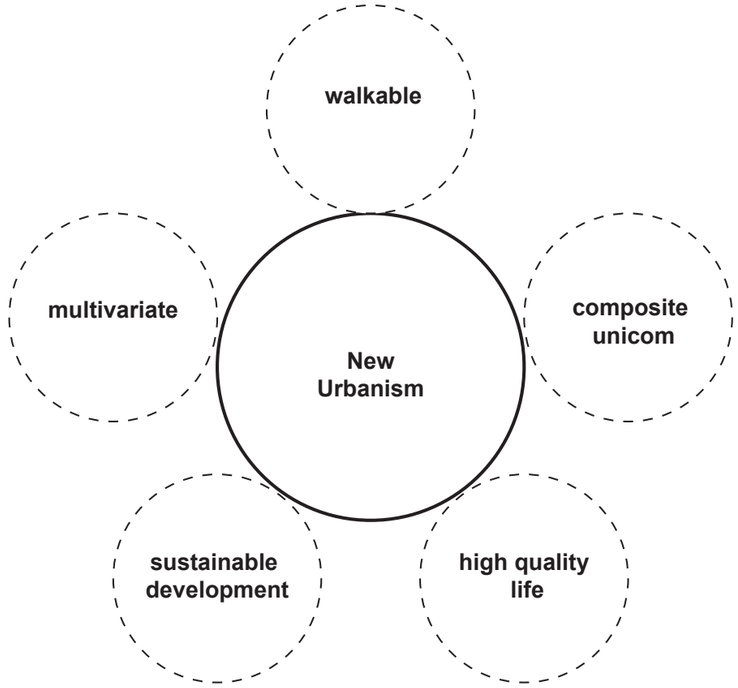


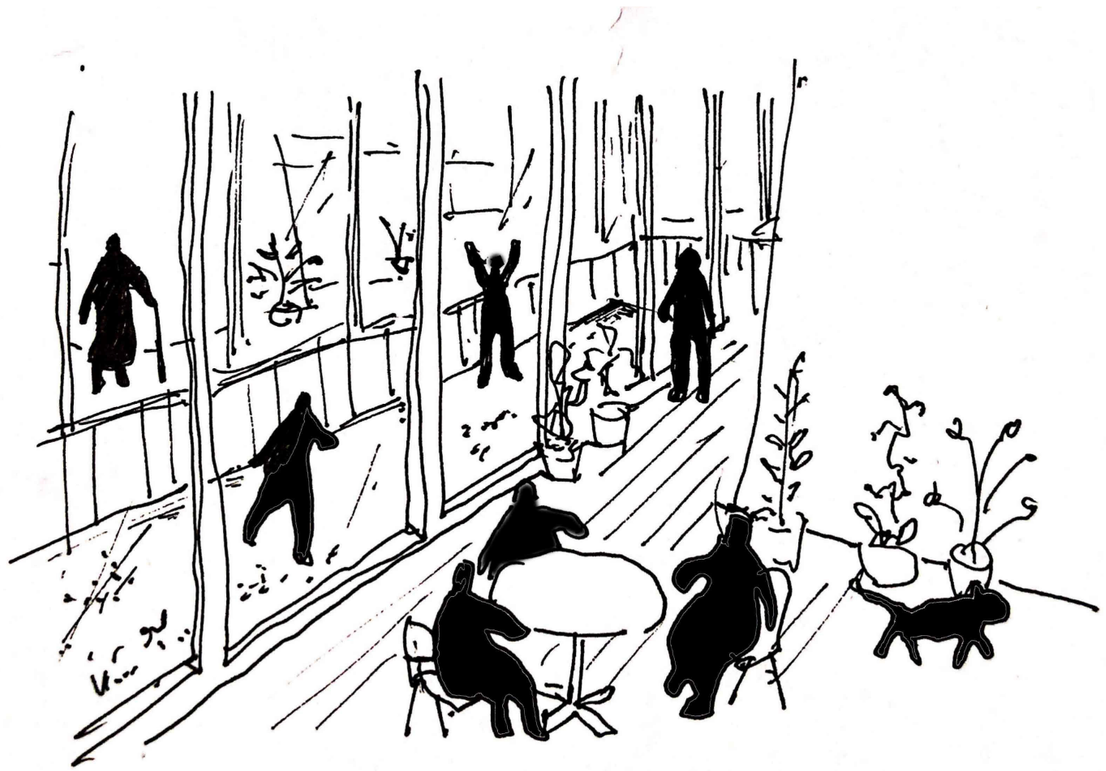




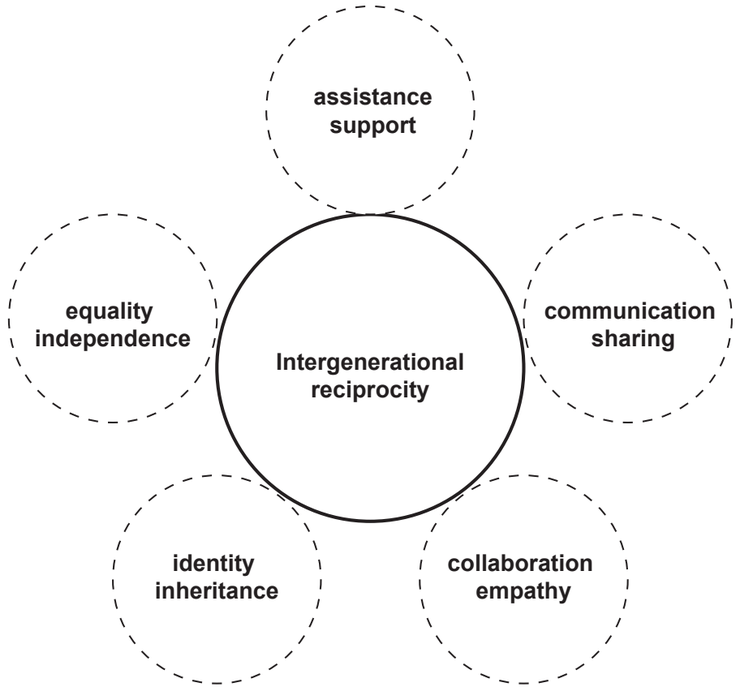
Microscopic- Neighborhood Living

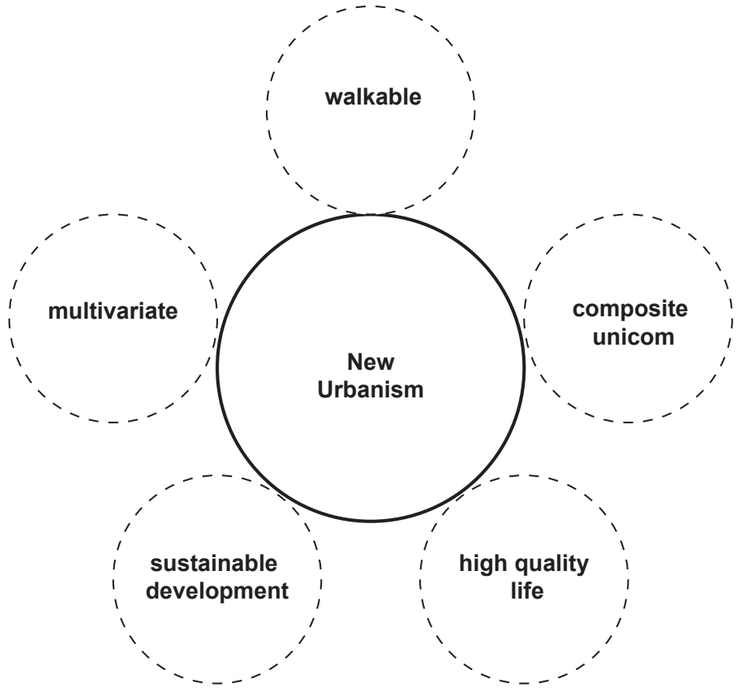


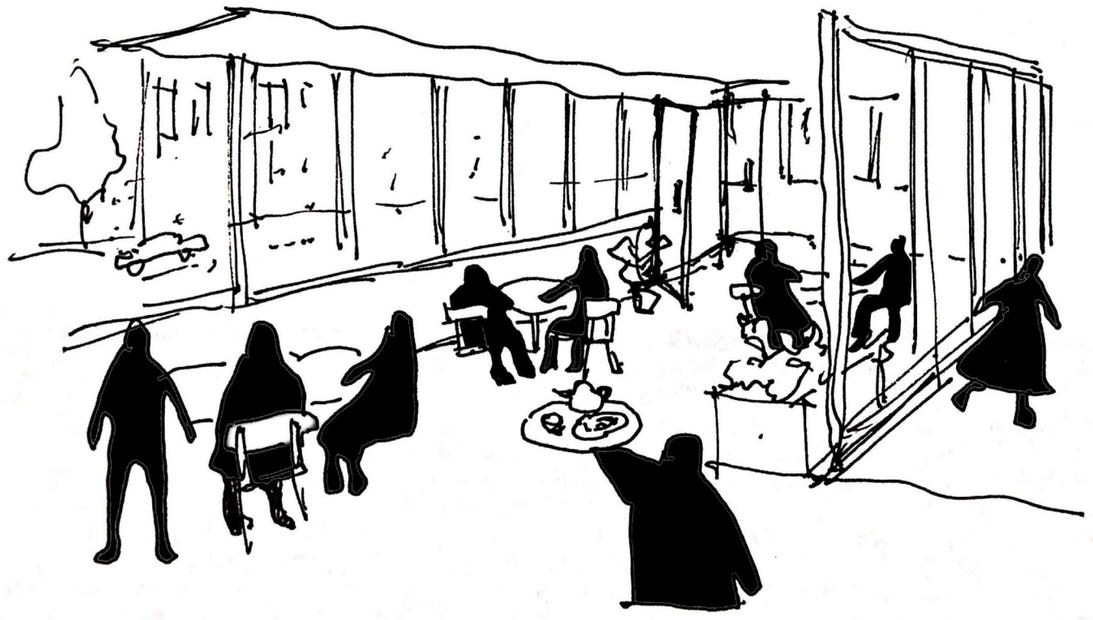




Meso-Community Sharing

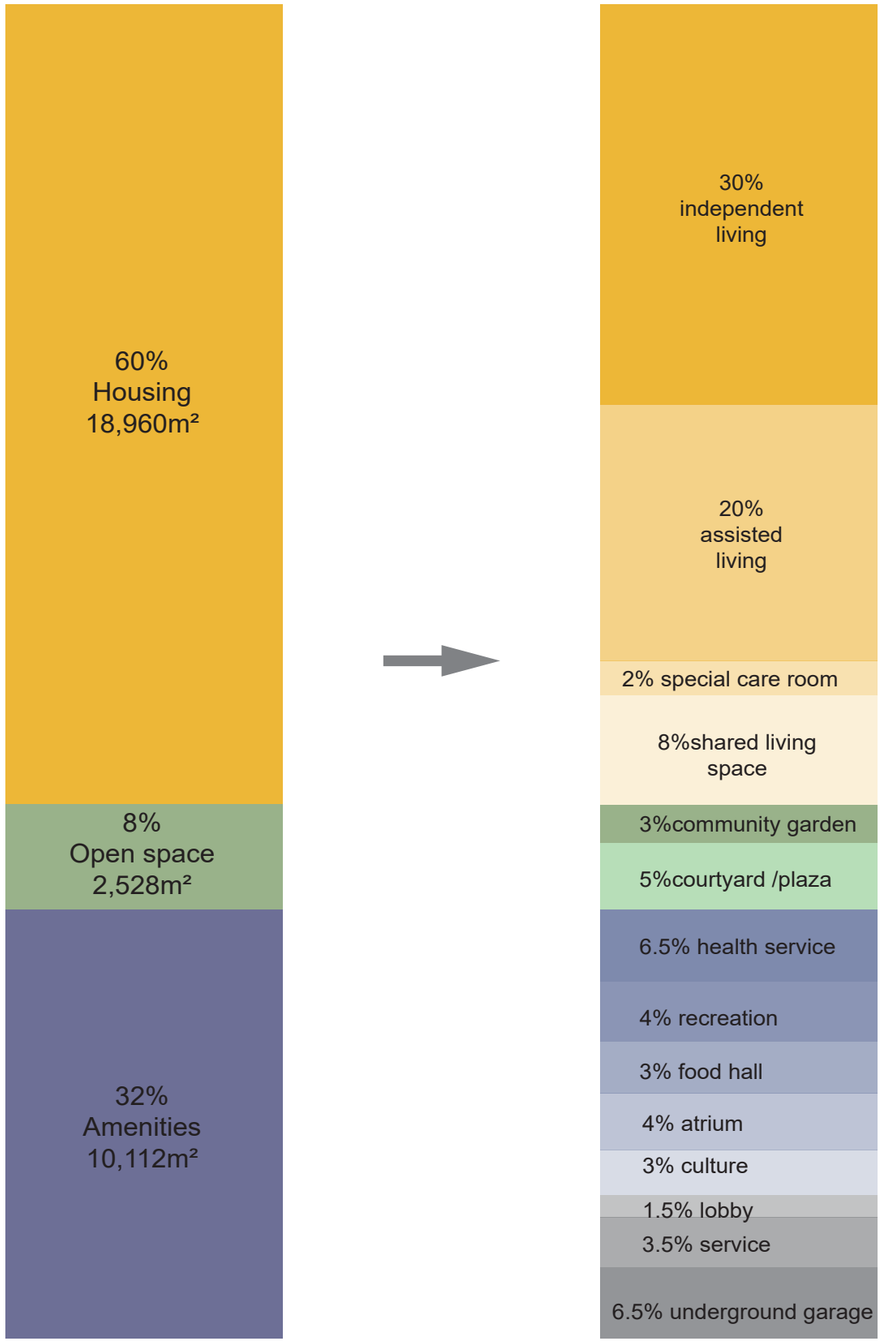




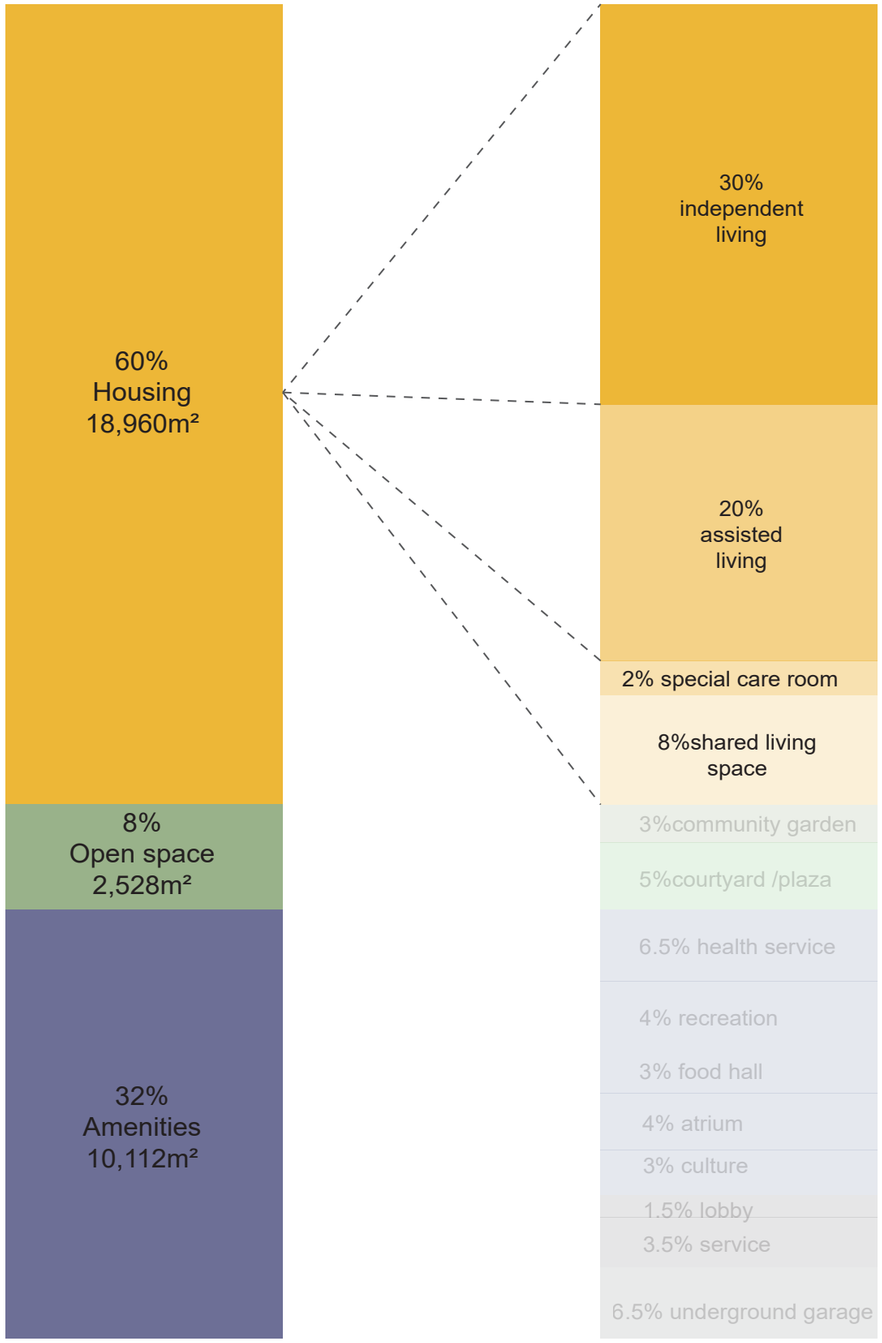


Macro- Urban Interaction

Gross Floor Area: 31,600 m²



Gross Floor Area: 31,600 m²



Housing 18,960 m²

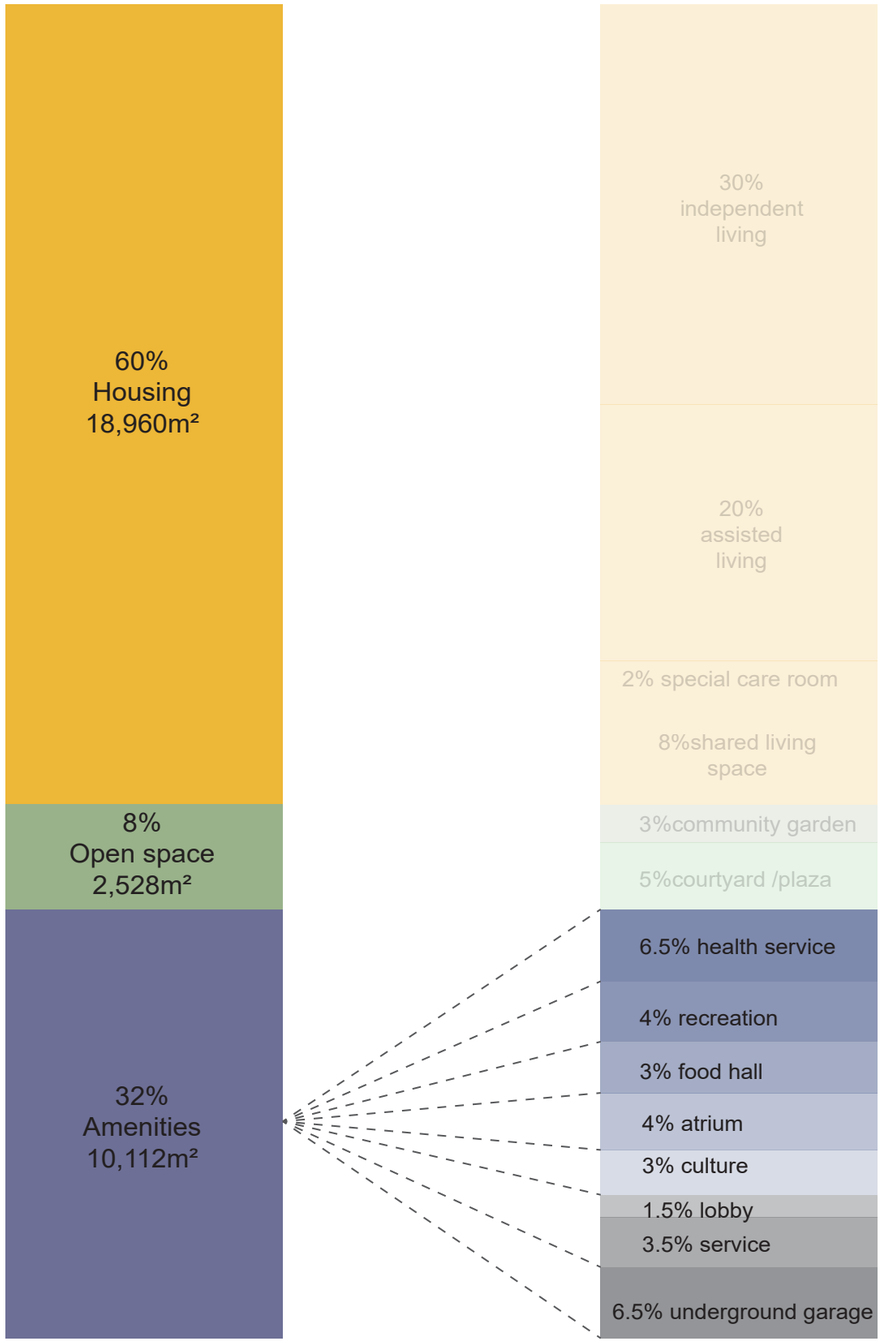
Independent living units 9,480 m²
number: 120, average room floor area: 36~60m²

Assisted living units 6,320m²
number: 175, average room floor area: 36m²

special care living units 600m²
number: 30, average room floor area: 20m²

shared living space 2,528m²
shared living room/ kitchen/ balcony

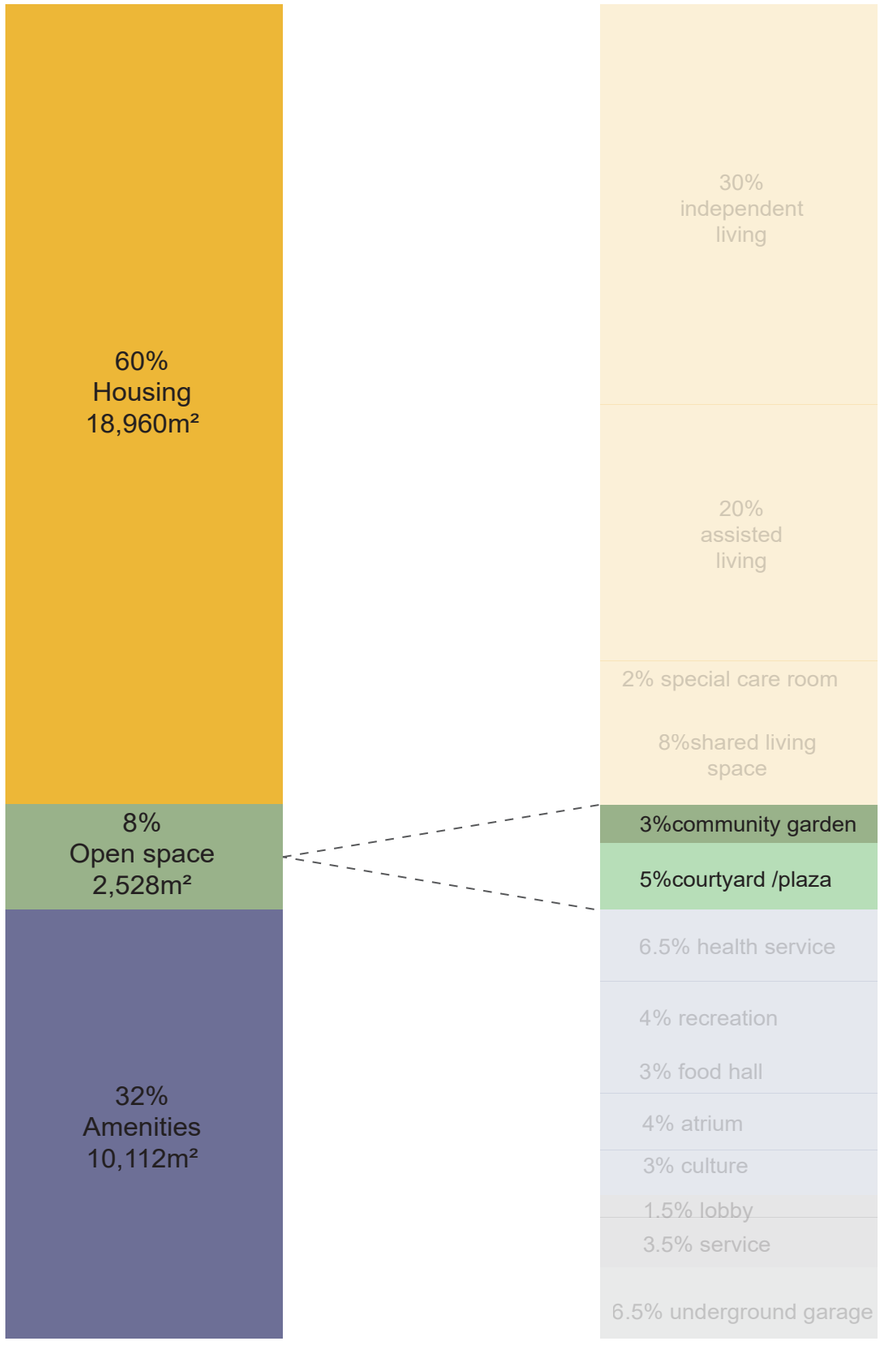
Gross Floor Area: 31,600 m²



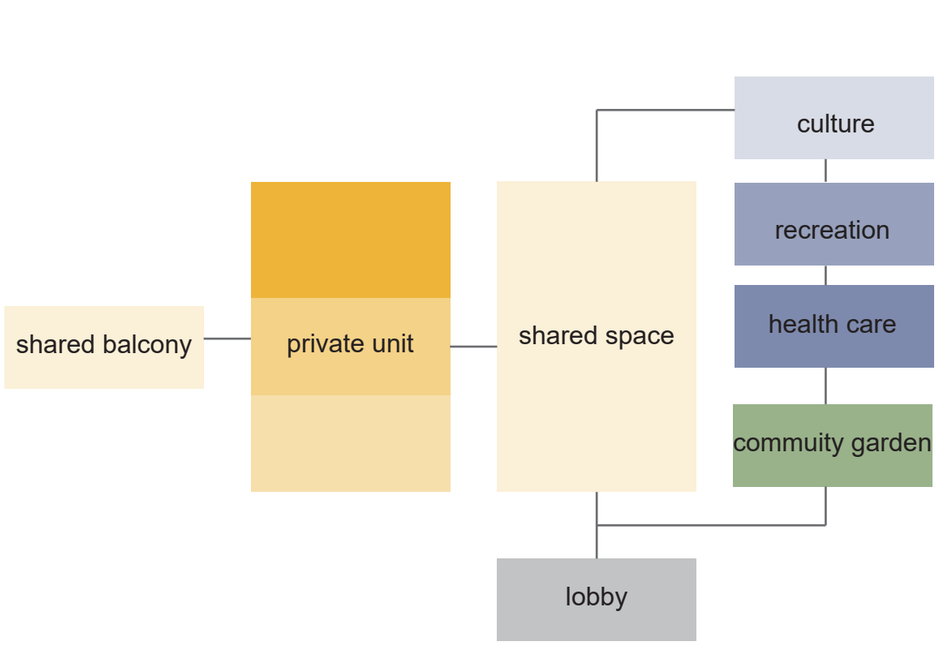
Amenities 10,112 m²

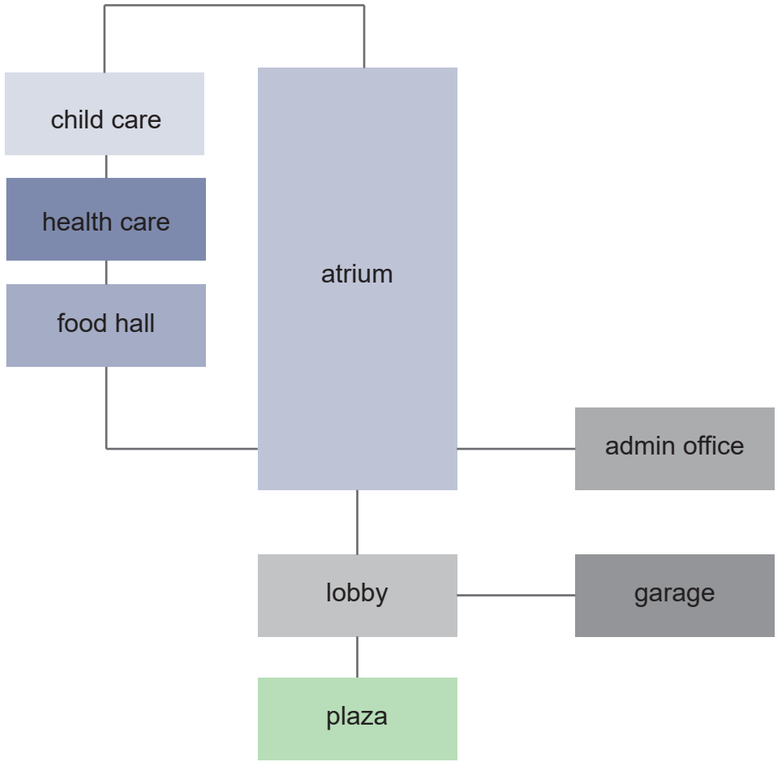
Health service	***2000m²***
care units	600m²
health care(public)	
reception	150m²
consult room	200m²
exam room	400m²
pharmacy	150m²
massage room	100m²
beauty salon	150m²
admin office	100m²
lounge	150m²
Recreation	***1200 m²***
cards/ chess room	150m²
tabale tennis room	150m²
gym/rehabilitation	200m²
movie rooms	200m²
activity hall	500m²
Food hall	***1,000m²***
restaurants	500m²
storage	100m²
cafe	200m²
supermarkets	200m²
Lobby	***500m²***
entrance	100m²
reception	200m²
express delivery/mail	200m²
Atrium	***1,250m²***
indoor plaza	
/ seats & tables	1000m²
public toilets	100m²
admin office	150m²
Culture	***950m²***
library/reading rooms	400m²
computer rooms	250m²
child day-care center	300m²
Service	***1200 m²***
laundry	200m²
mechanical	1000m²
Underground garage	***2000m²***

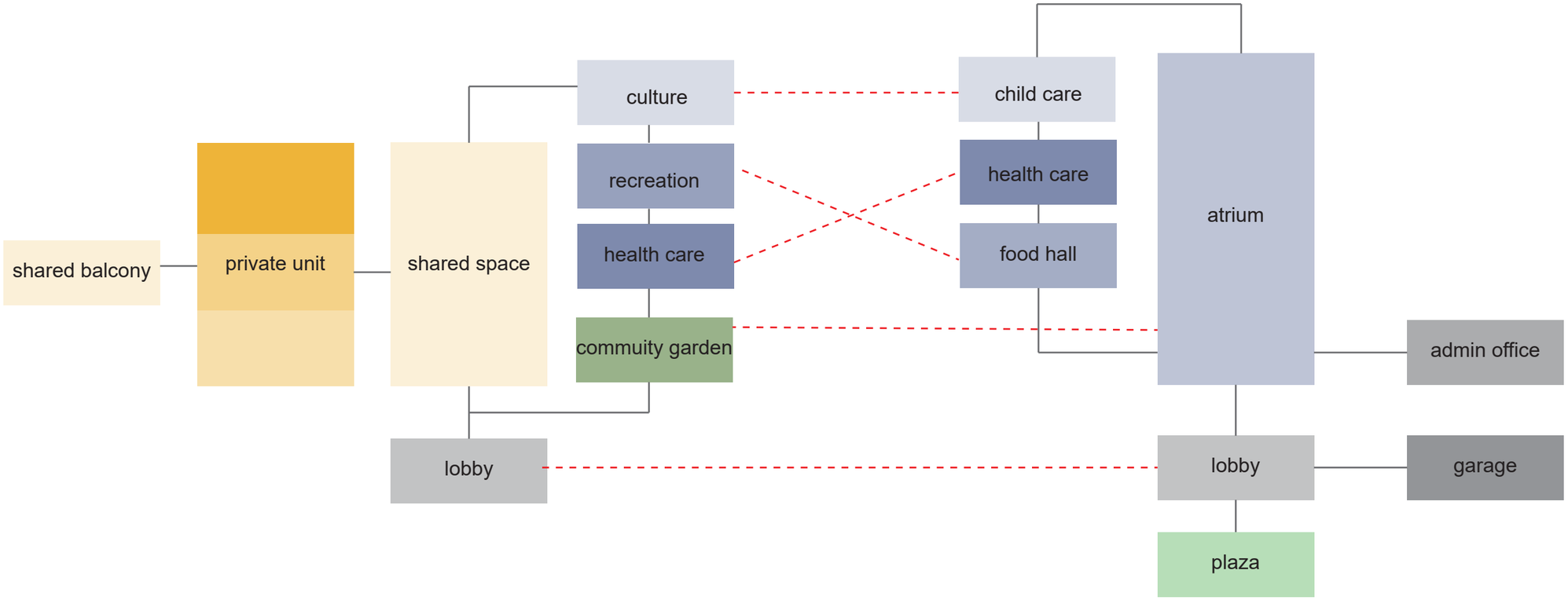
Gross Floor Area: 31,600 m²



	Open space	***2,528 m²***
	Community garden	1,500m²
	Public plaza/ courtyard	1,800m²


shared balcony
private unit
shared space
culture
recreation
health care
commuity garden
lobby


child care
health care
food hall
atrium
admin office
lobby
garage
plaza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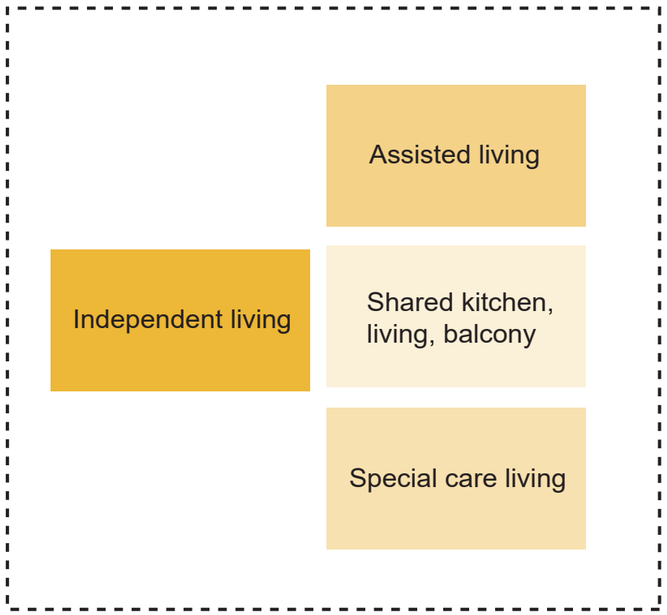
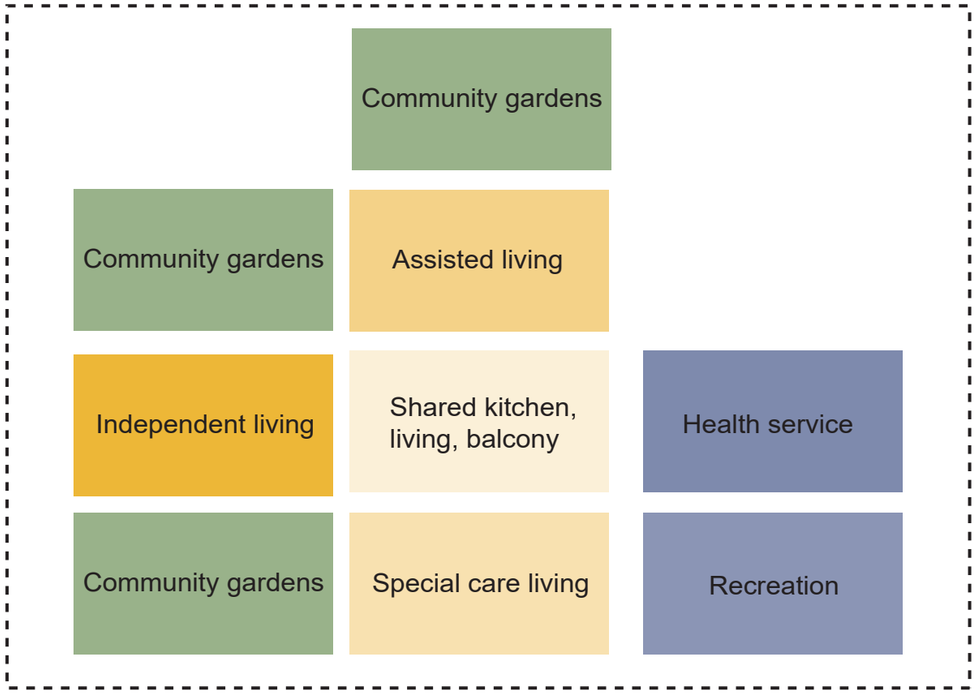
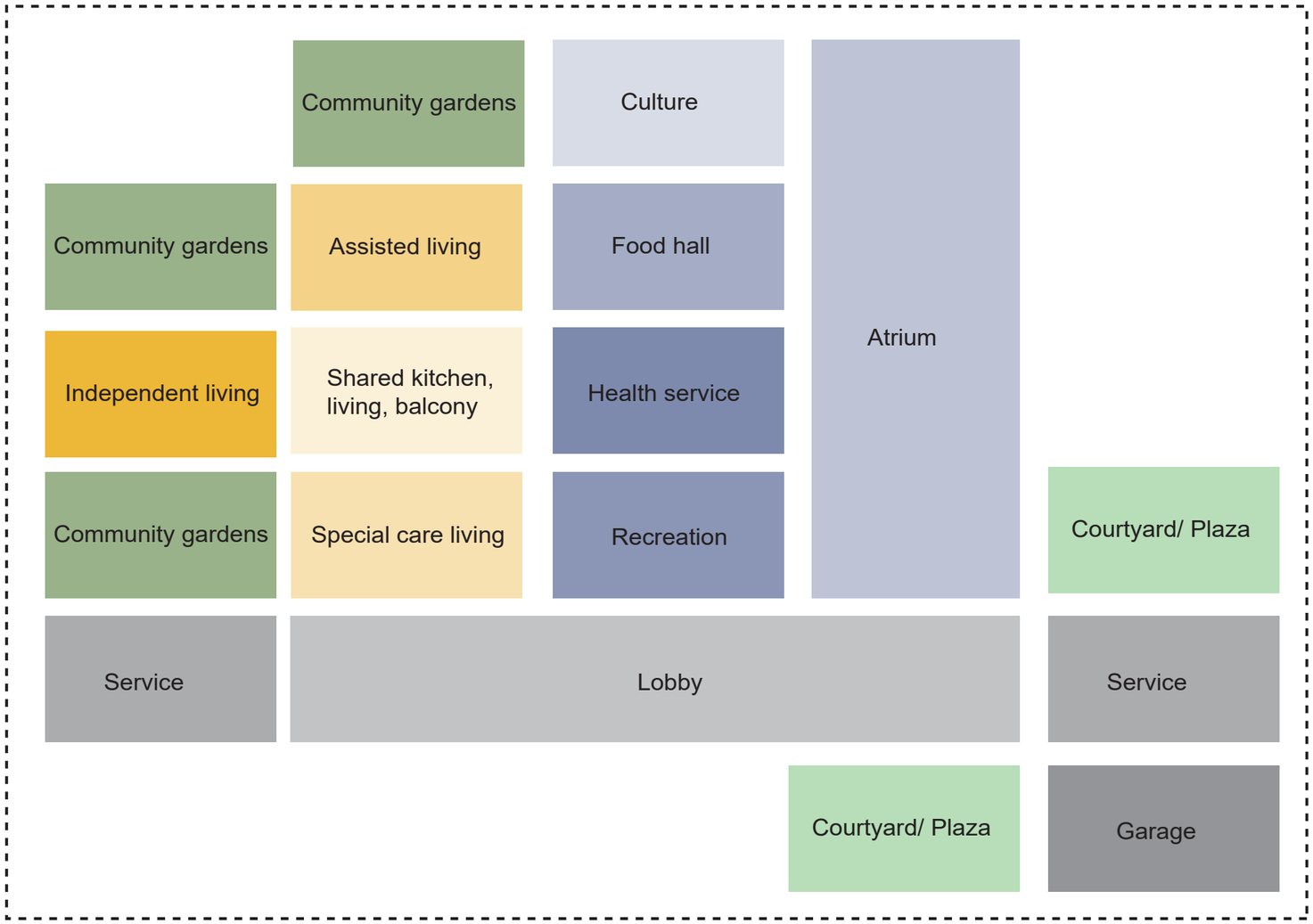
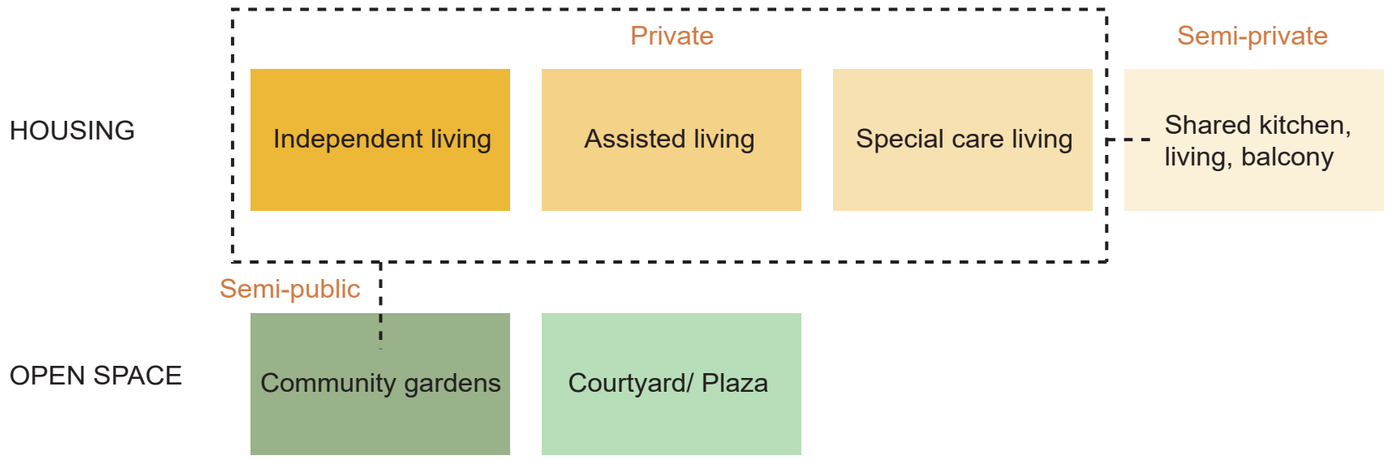
plaza
admin office
garage


Assisted living
Independent living
Shared kitchen, living, balcony
Special care living

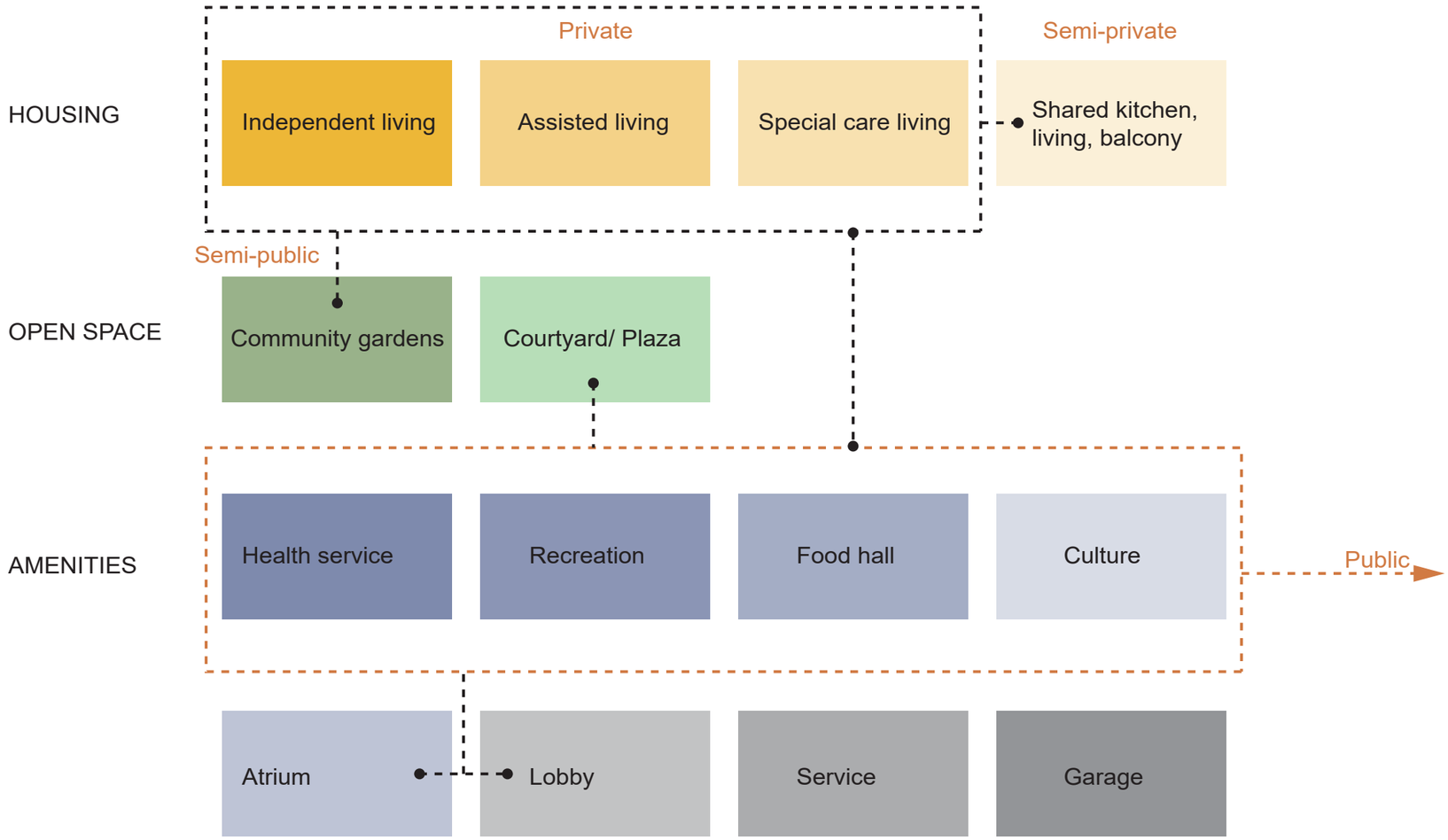

Community gardens
Community gardens
Assisted living
Independent living
Shared kitchen, living, balcony
Health service
Community gardens
Special care living
Recreation


Community gardens
Culture
Community gardens
Assisted living
Food hall
Atrium
Independent living
Shared kitchen, living, balcony
Health service
Community gardens
Special care living
Recreation
Courtyard/ Plaza
Service
Lobby
Service
Courtyard/ Plaza
Garage

SPATIAL ORGANIZATION



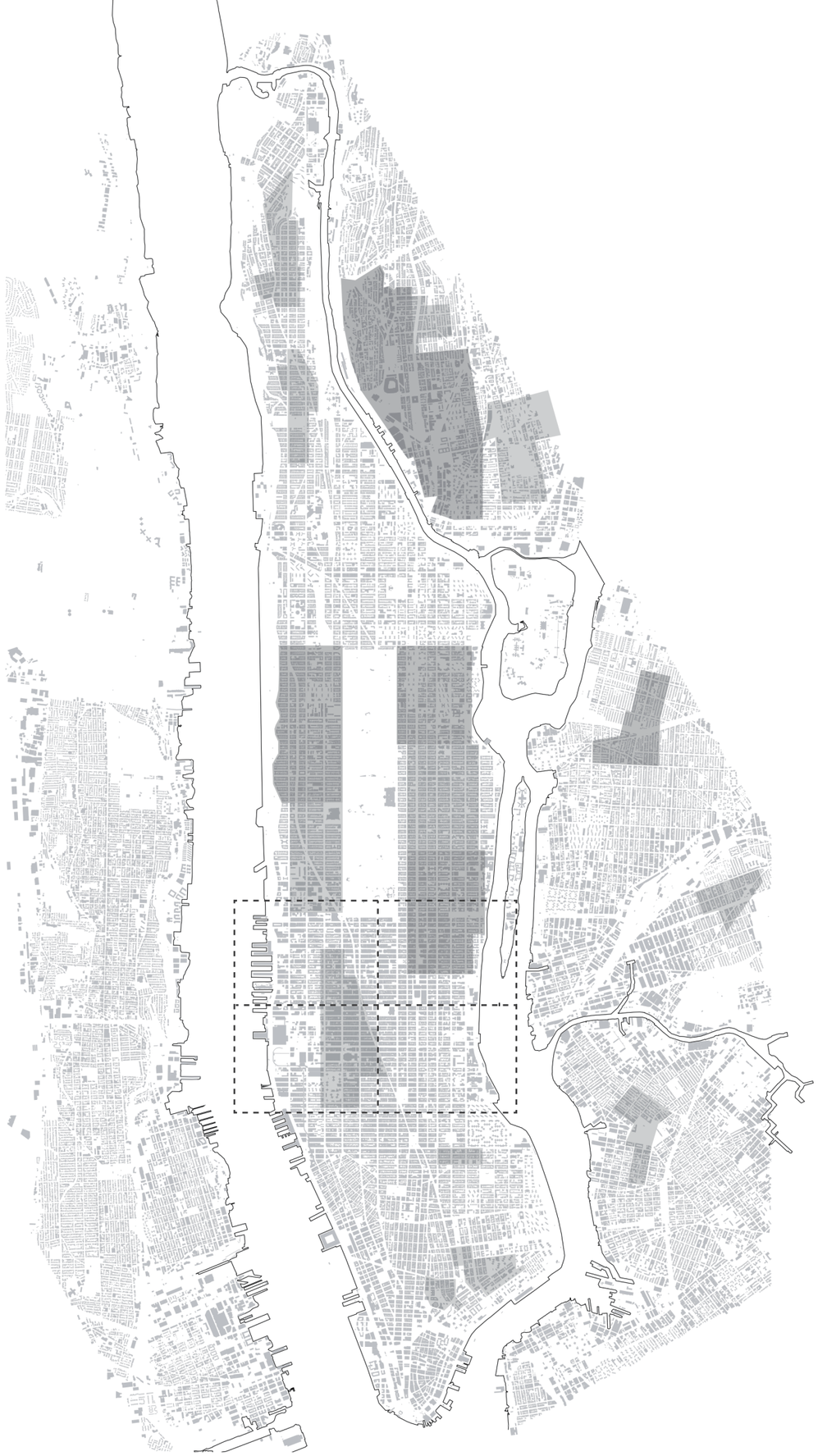
SPATIAL ORGANIZATION

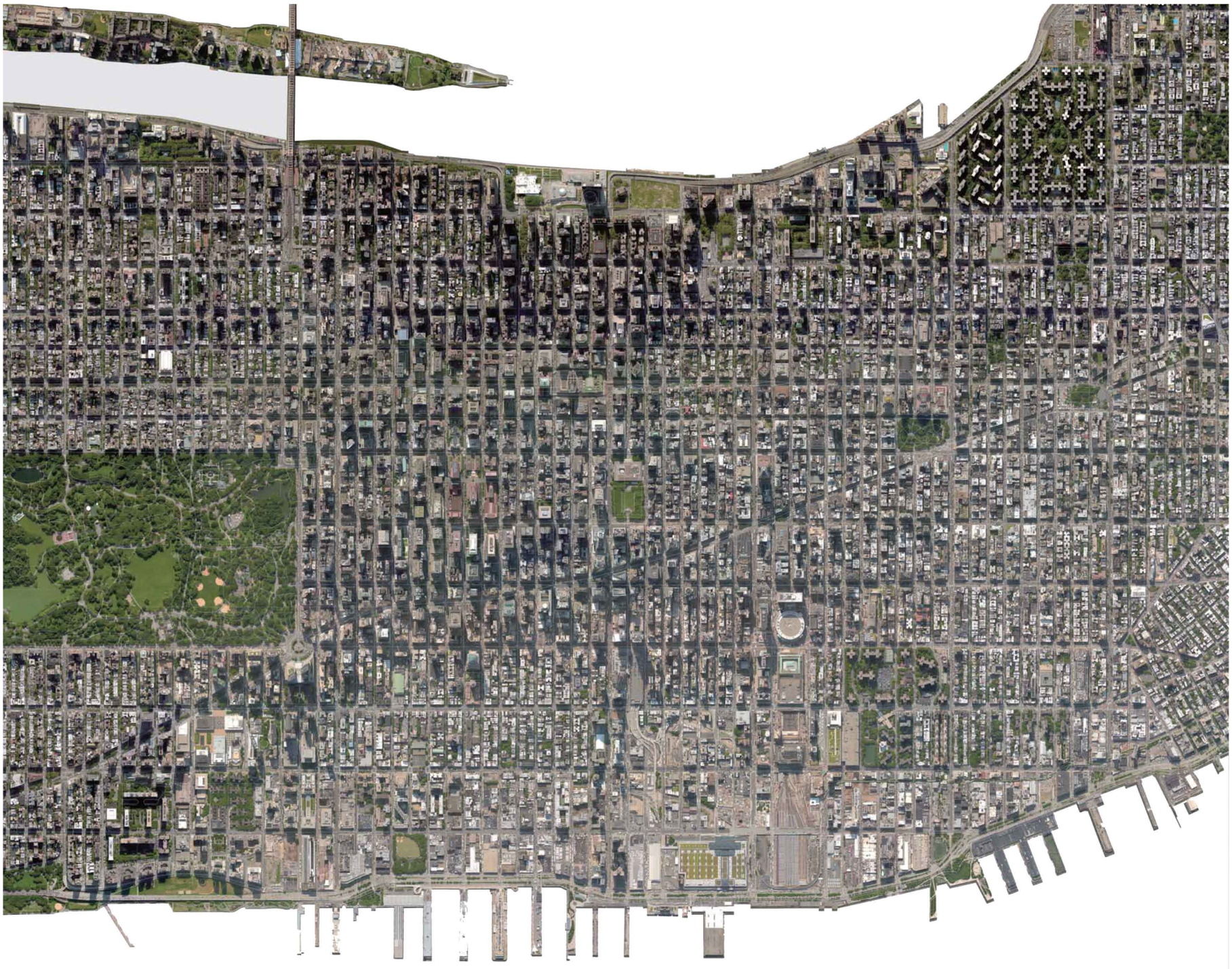


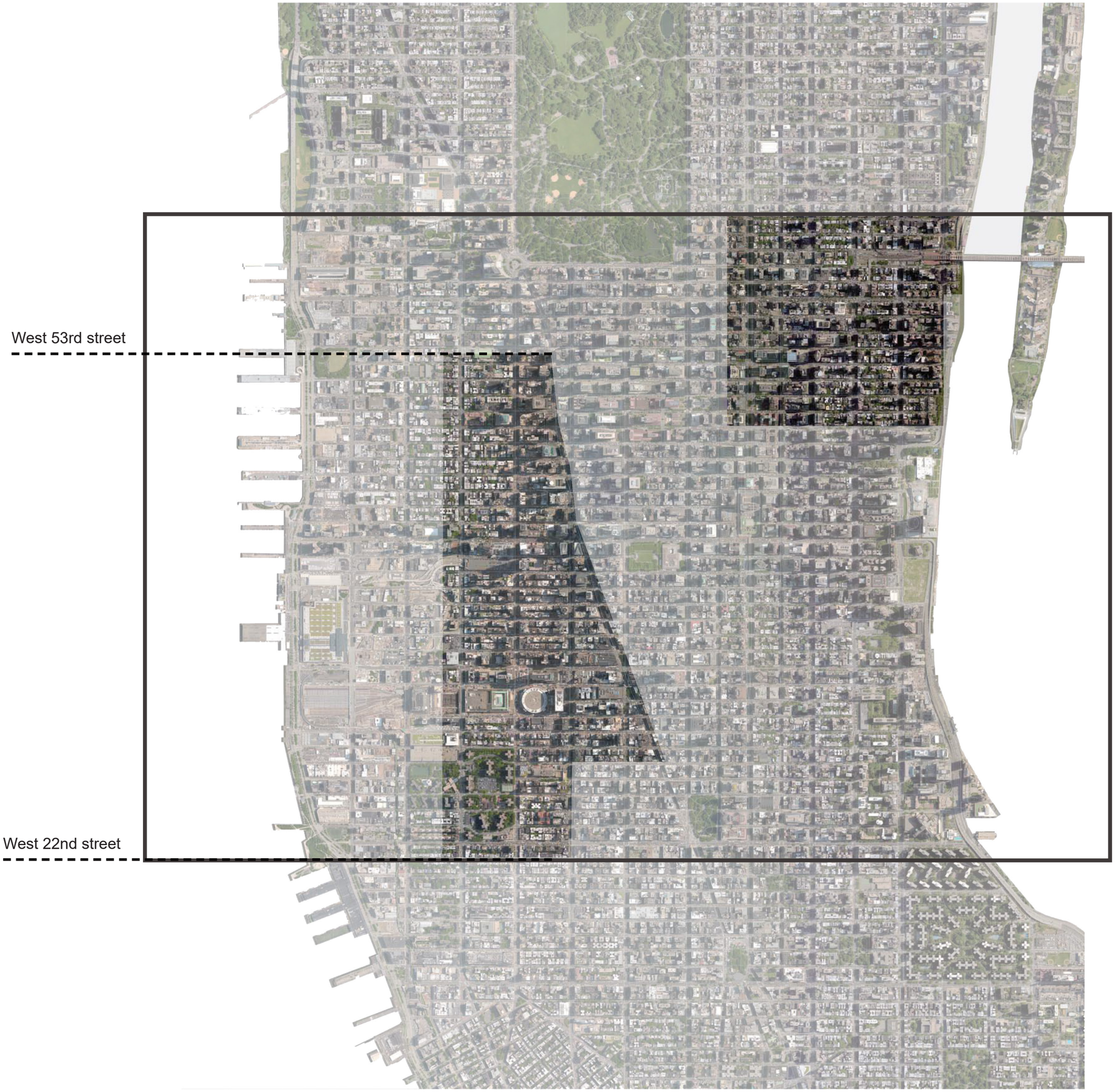
DESIGN PART
space
structure
climate
sustainability

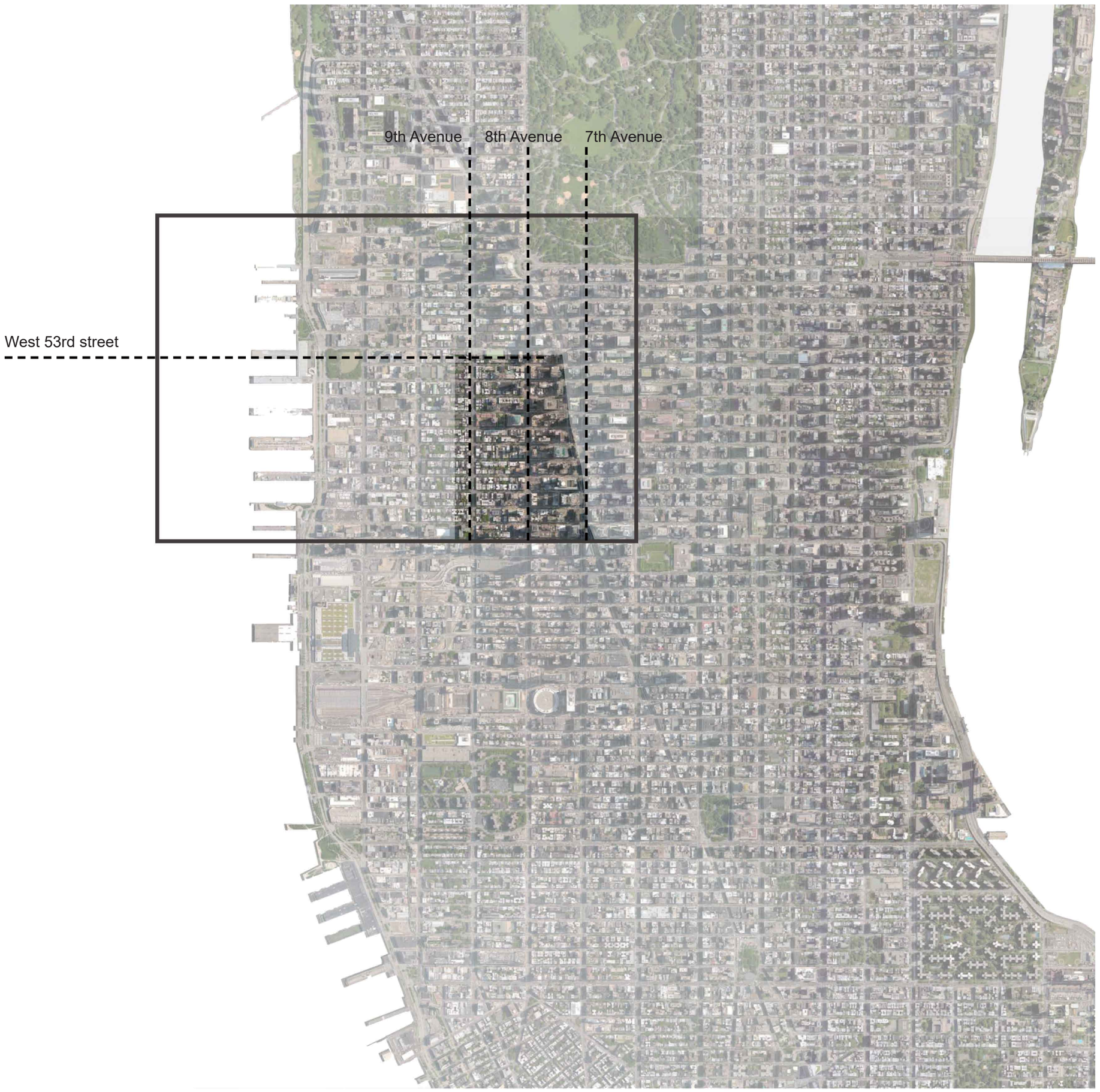
' SAFE STREET FOR SENIORS ' PROGRAM
- by NYC

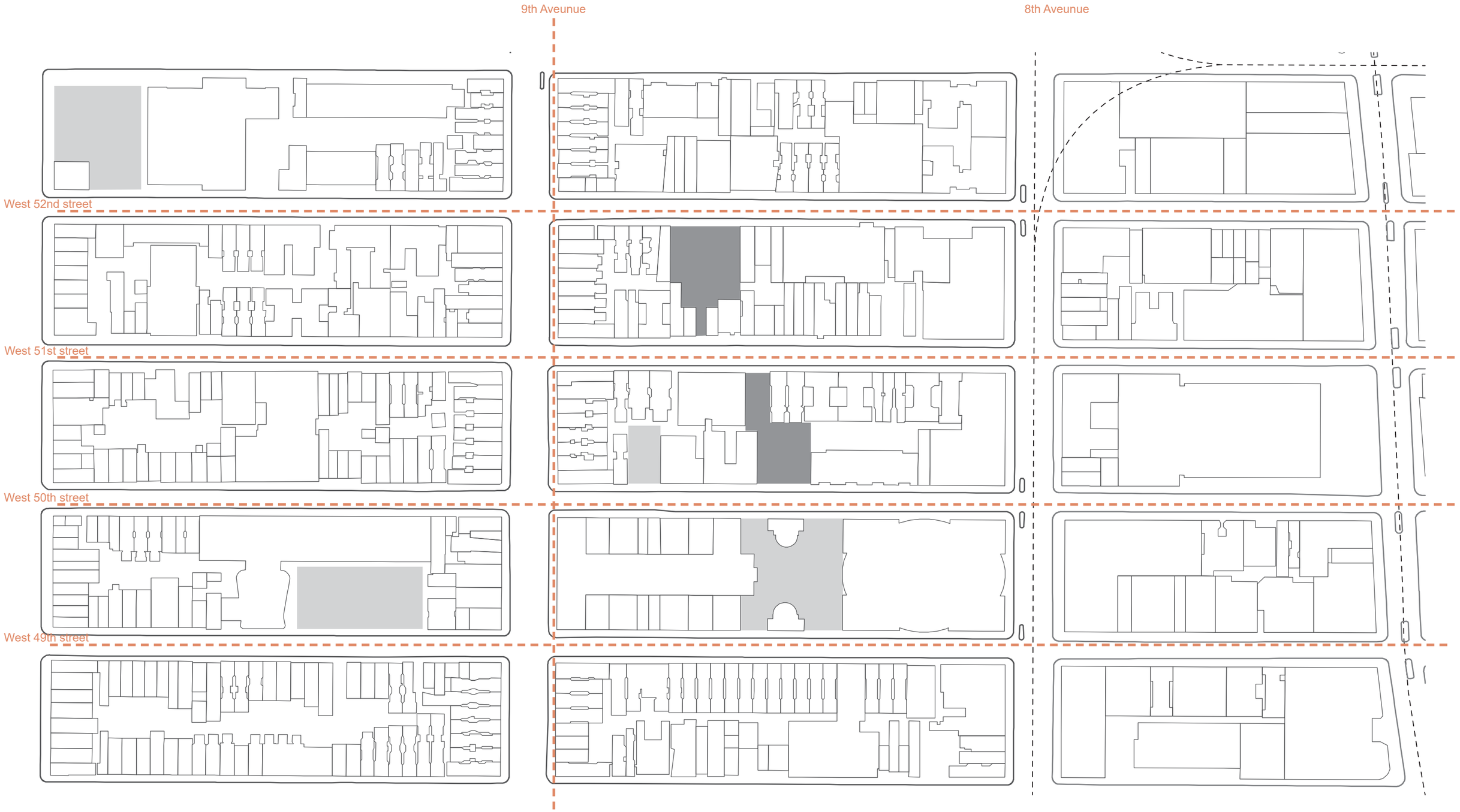
TRAFFIC SAFETY+ SENIOR FACILITIES

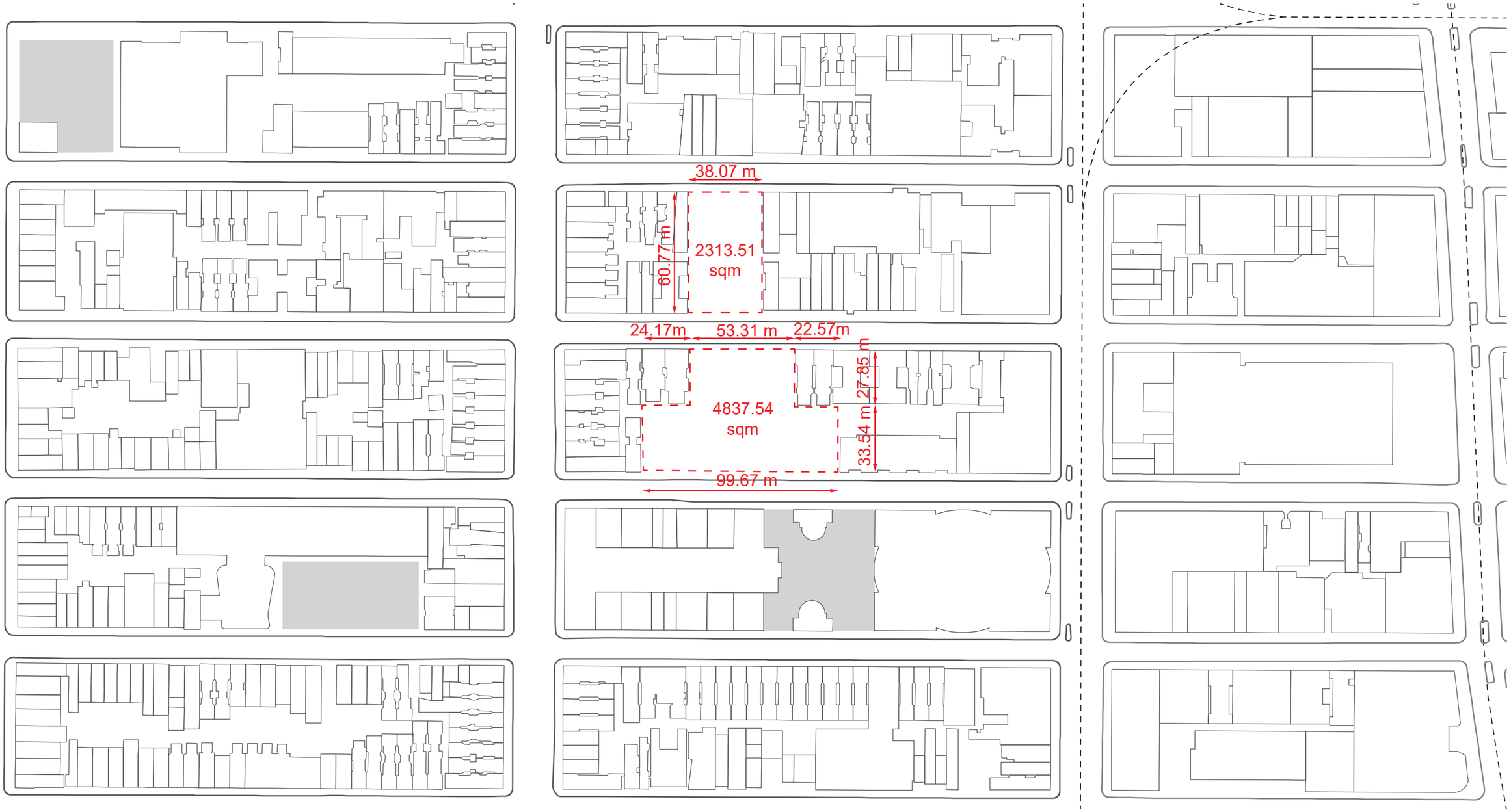





West 53rd street
West 22nd street

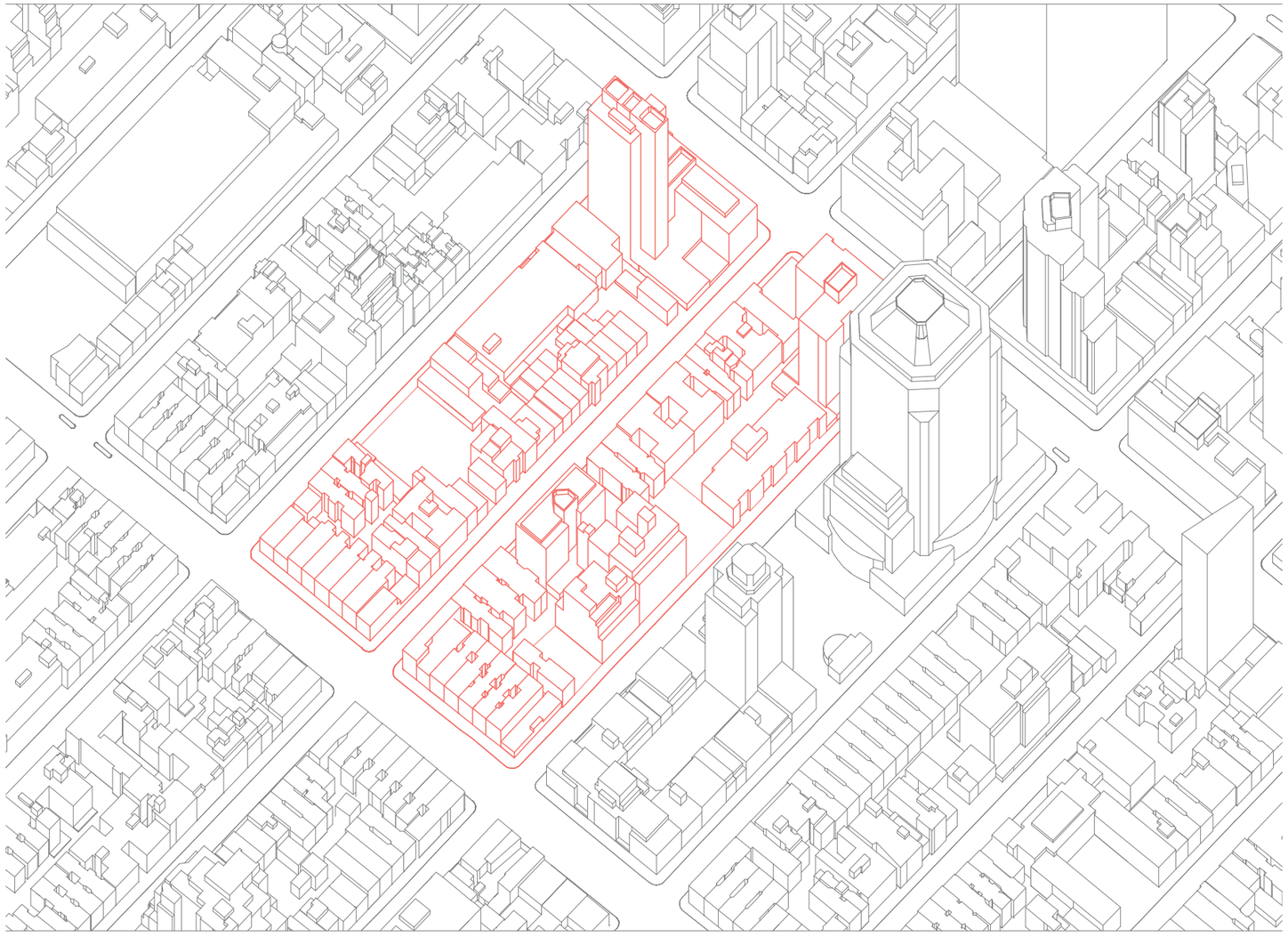

9th Avenue
8th Avenue
7th Avenue
West 53rd street


9th Aveunue
8th Aveunue
West 52nd street
West 51st street
West 50th street
West 49th street


38.07 m
60.77 m
2313.51
sqm
24.17m
53.31 m
22.57m
4837.54
sqm
27.85 m
33.54 m
99.67 m

How to be in harmony with the dense urban context?

Building volumm/ Facade/ Existing building demolish or reuse



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PARKING
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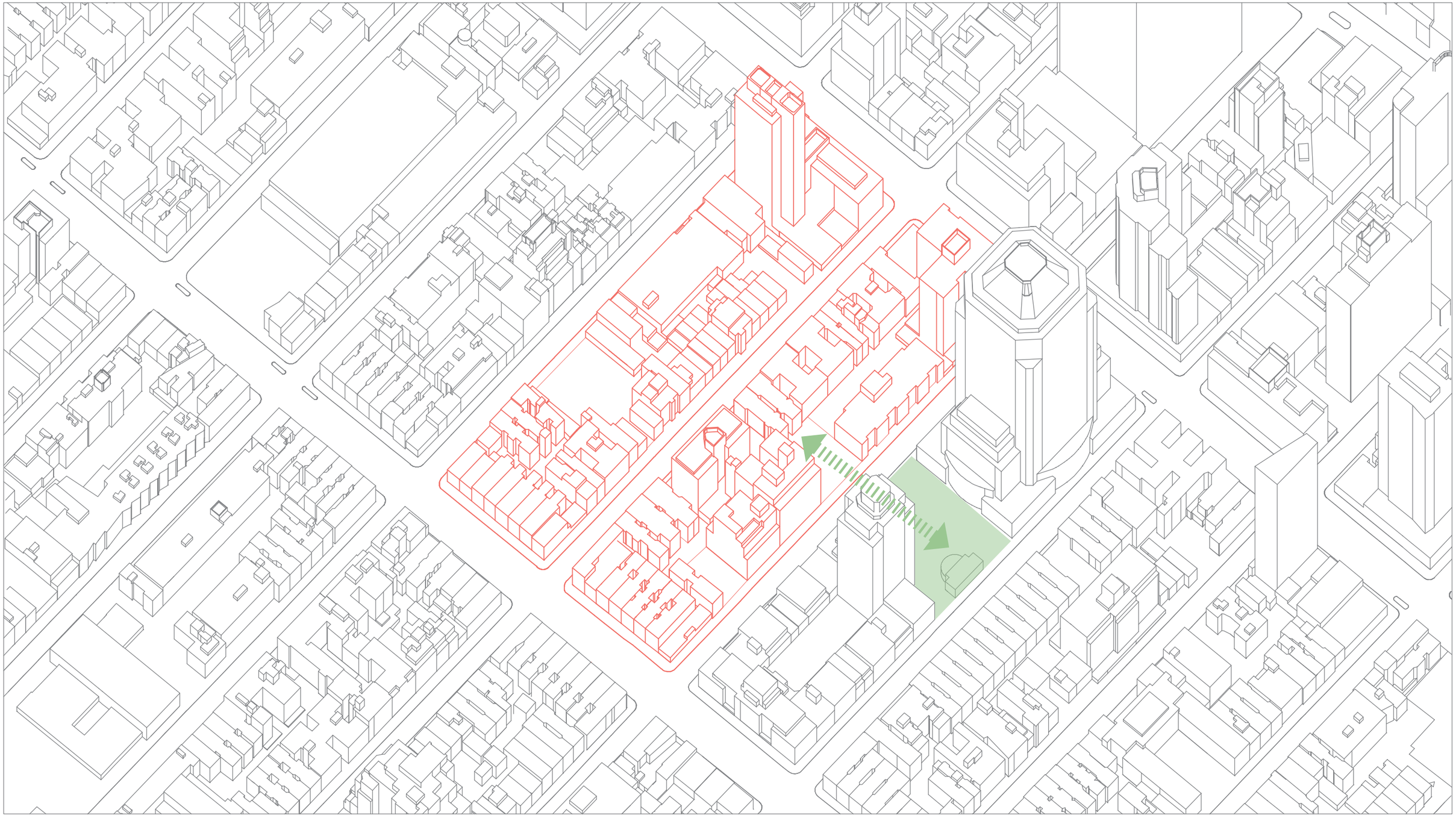
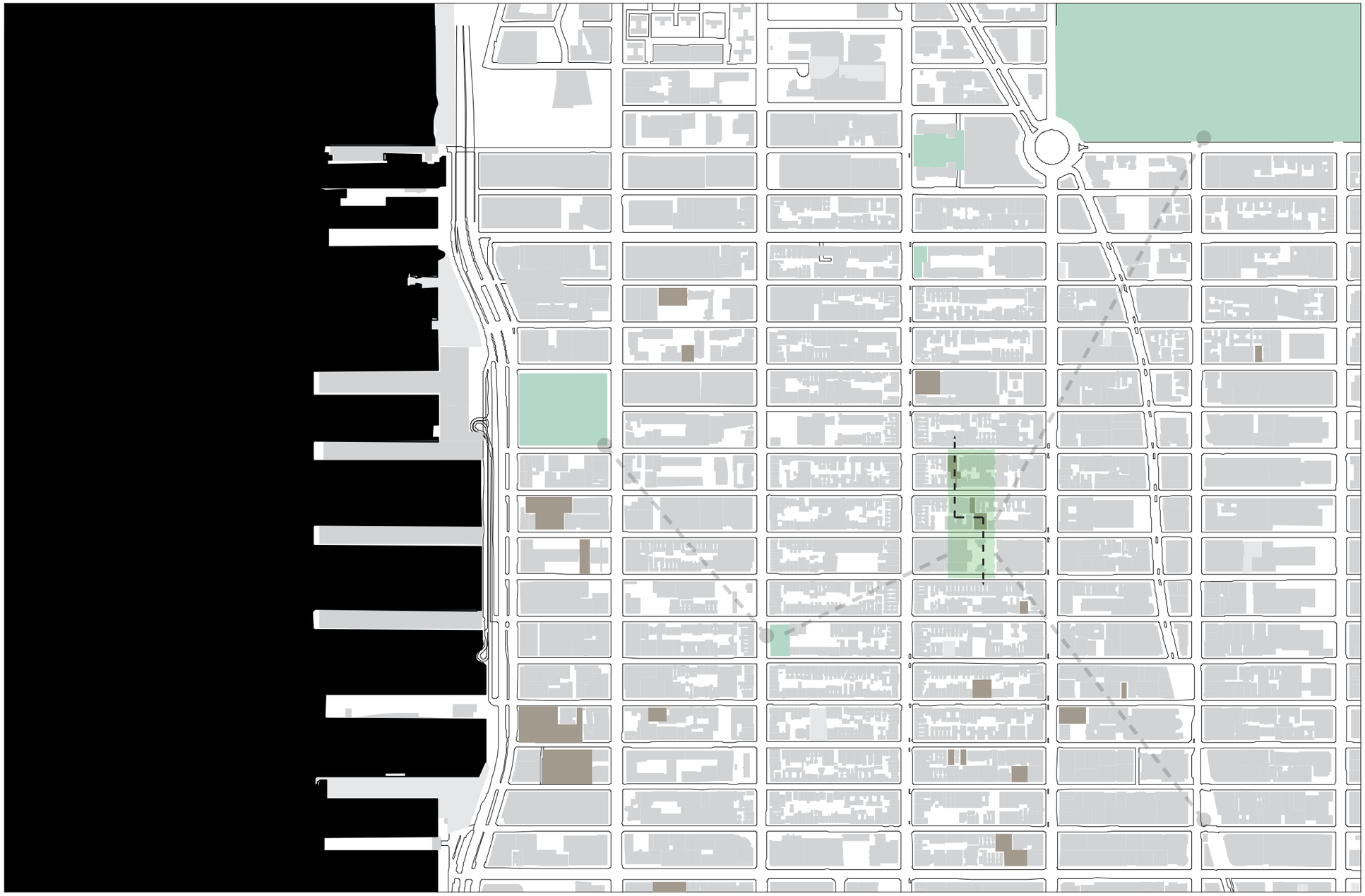
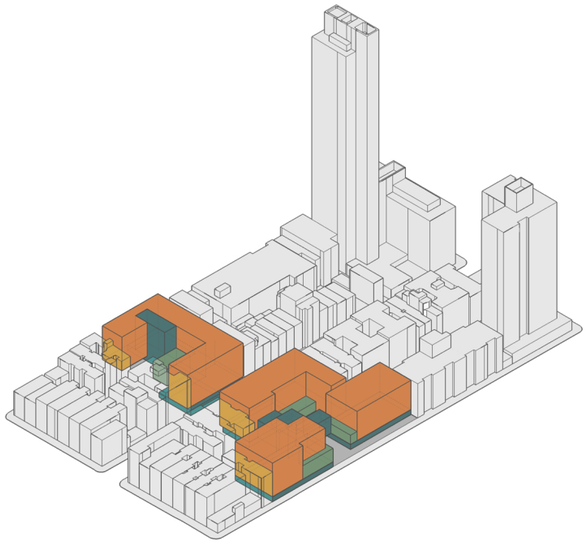
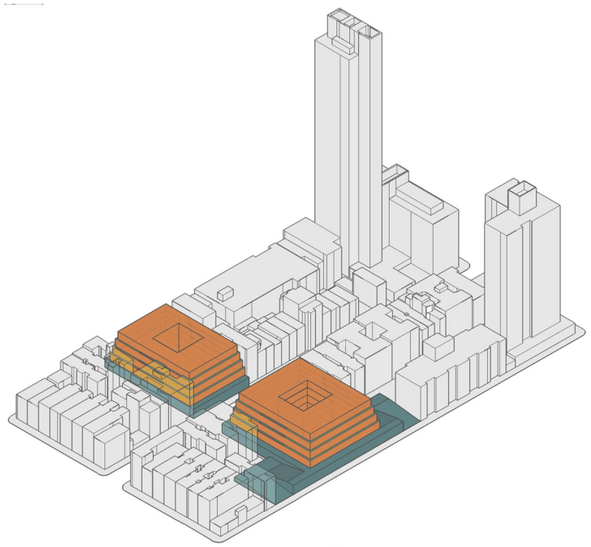
EAST/WEST
PARK
FAST IN & OUT
EAST / WEST
NO STANDING
Anytime
PARK
EAST
FAST IN & OUT
WEST
SUNDAY
SPECIAL
$25
FGR-6796

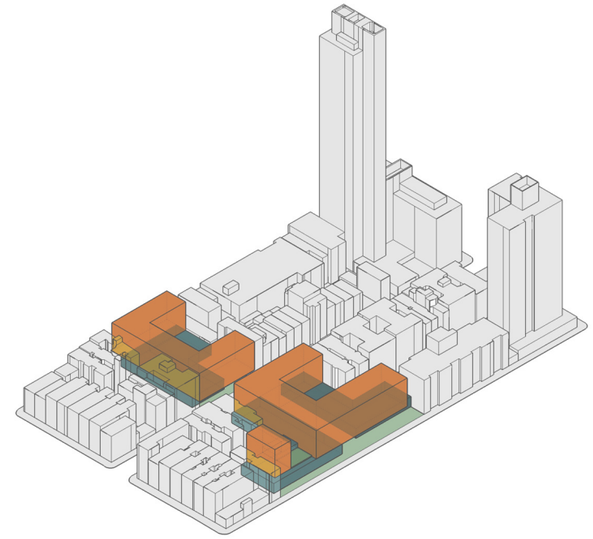


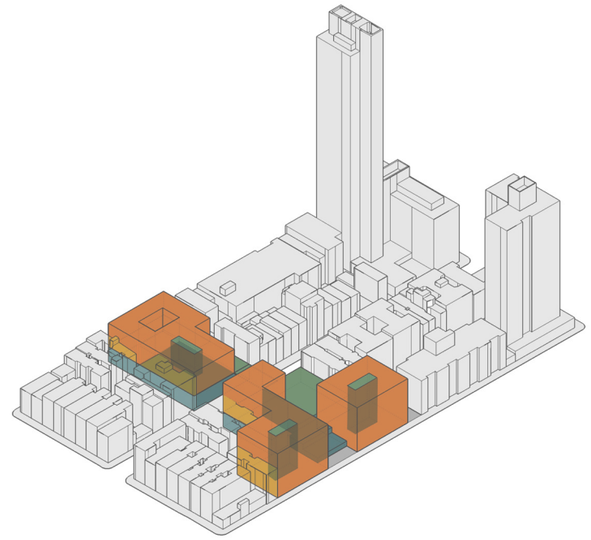
SPORTS

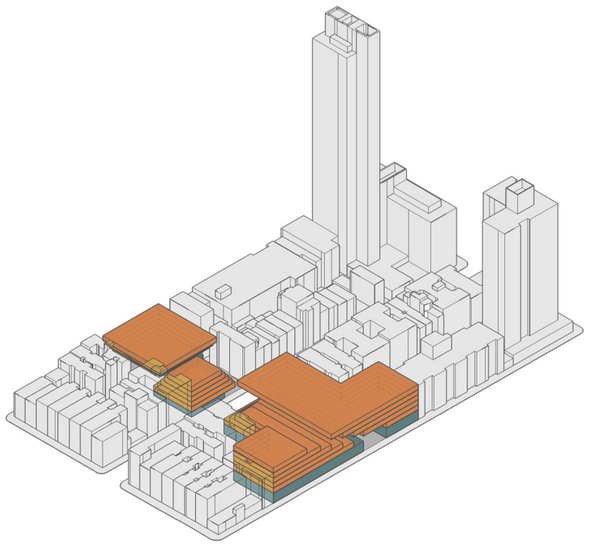


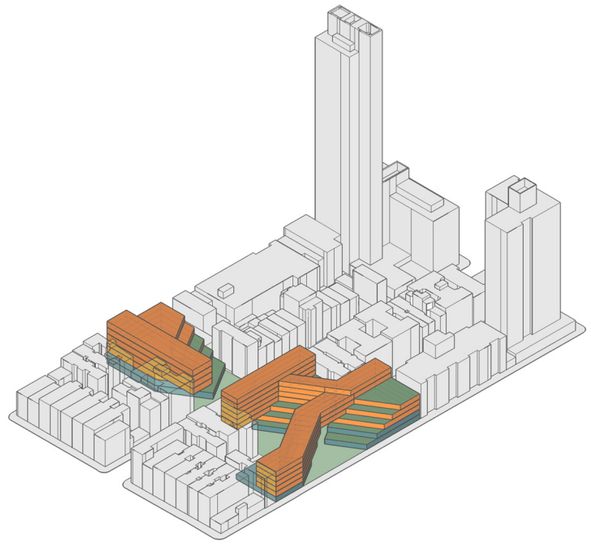


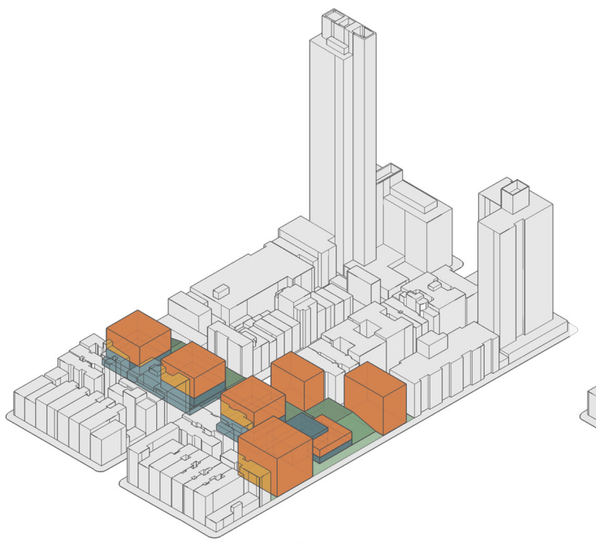


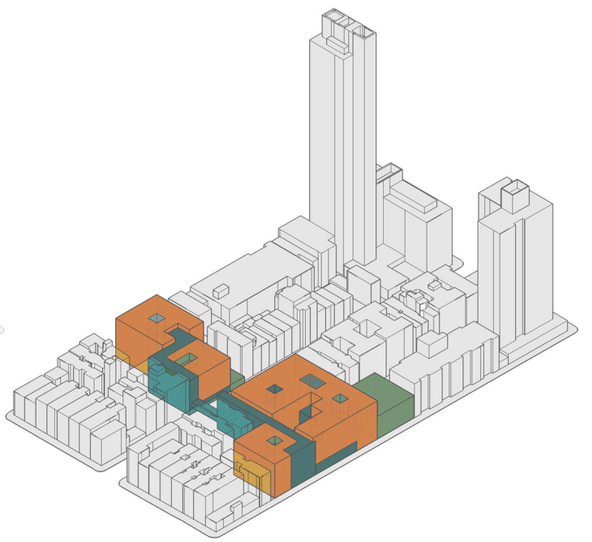


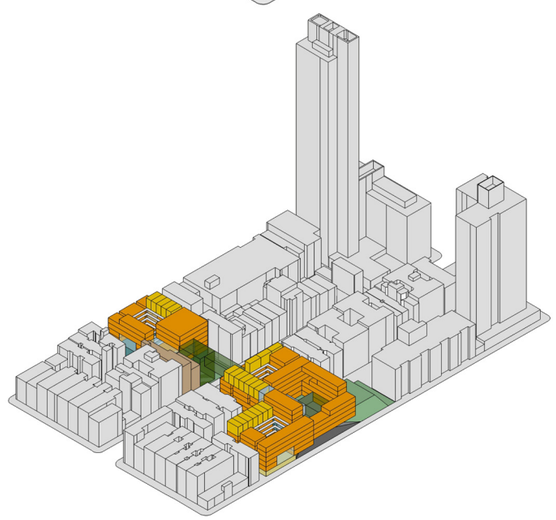


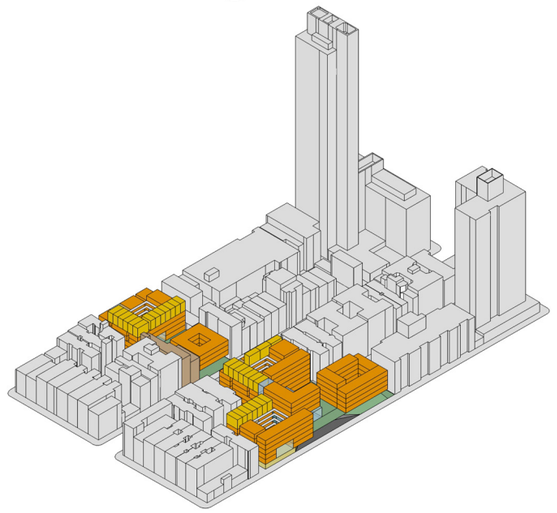




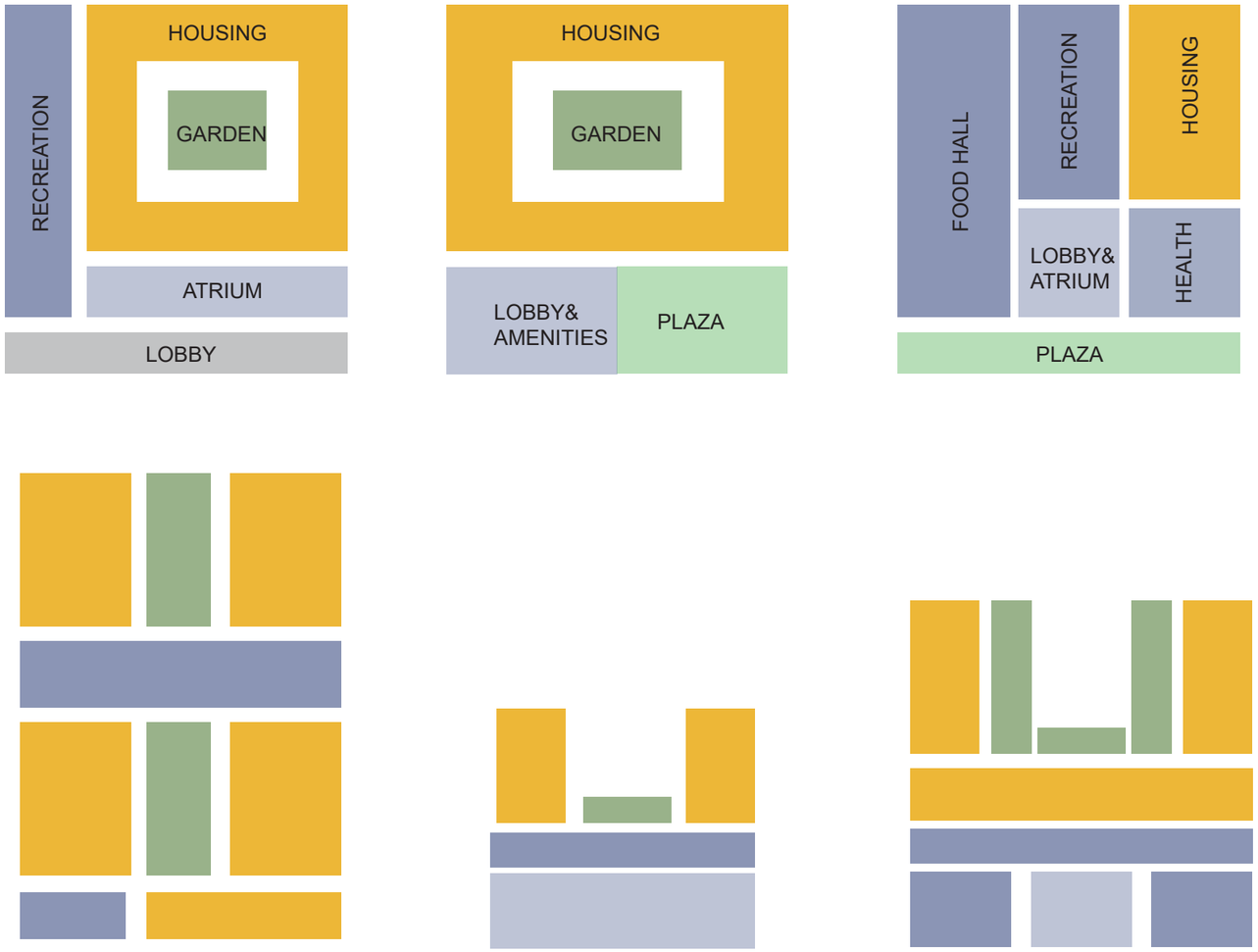




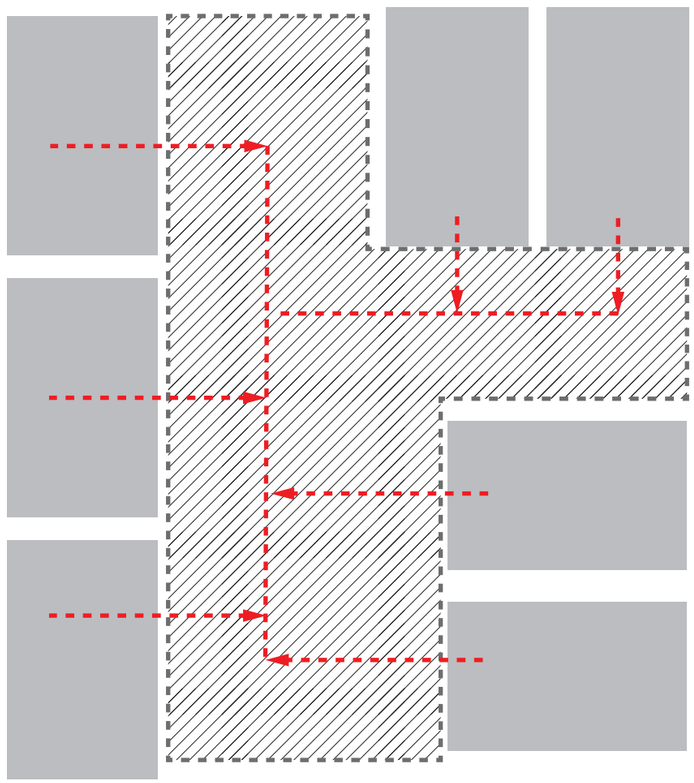




SPATIAL ORGANIZATION STUDY



Spatial organization study



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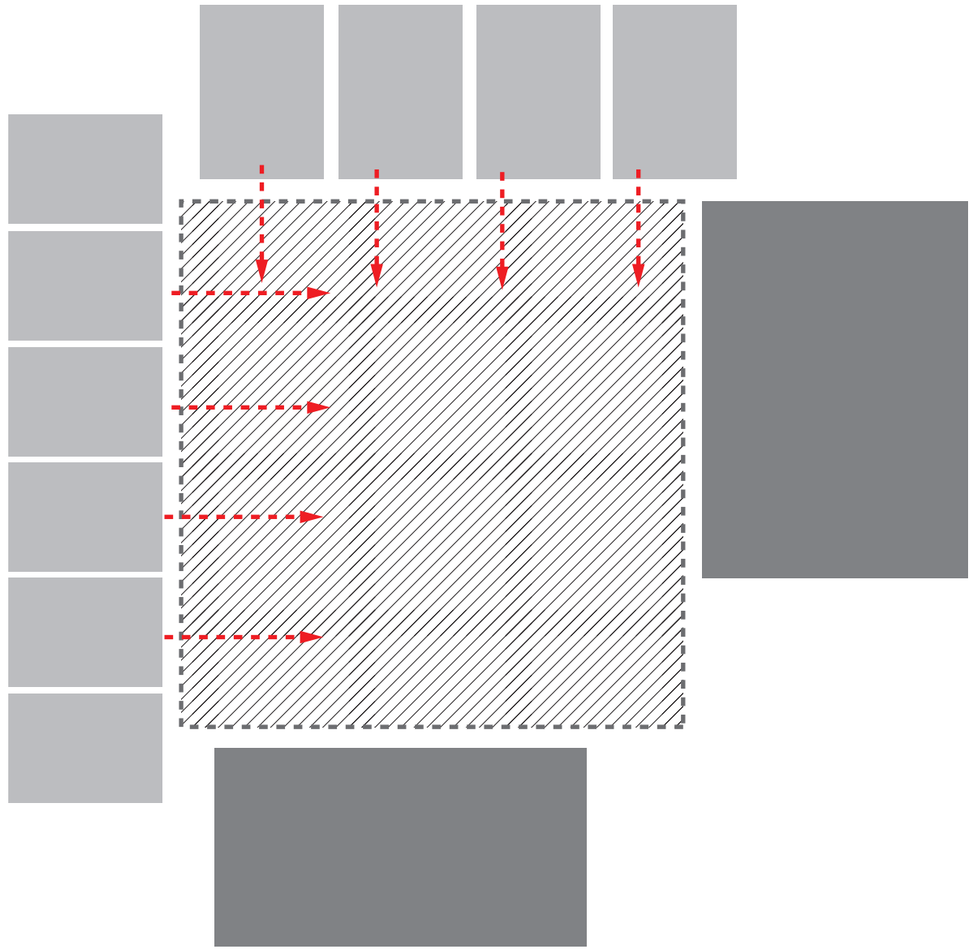

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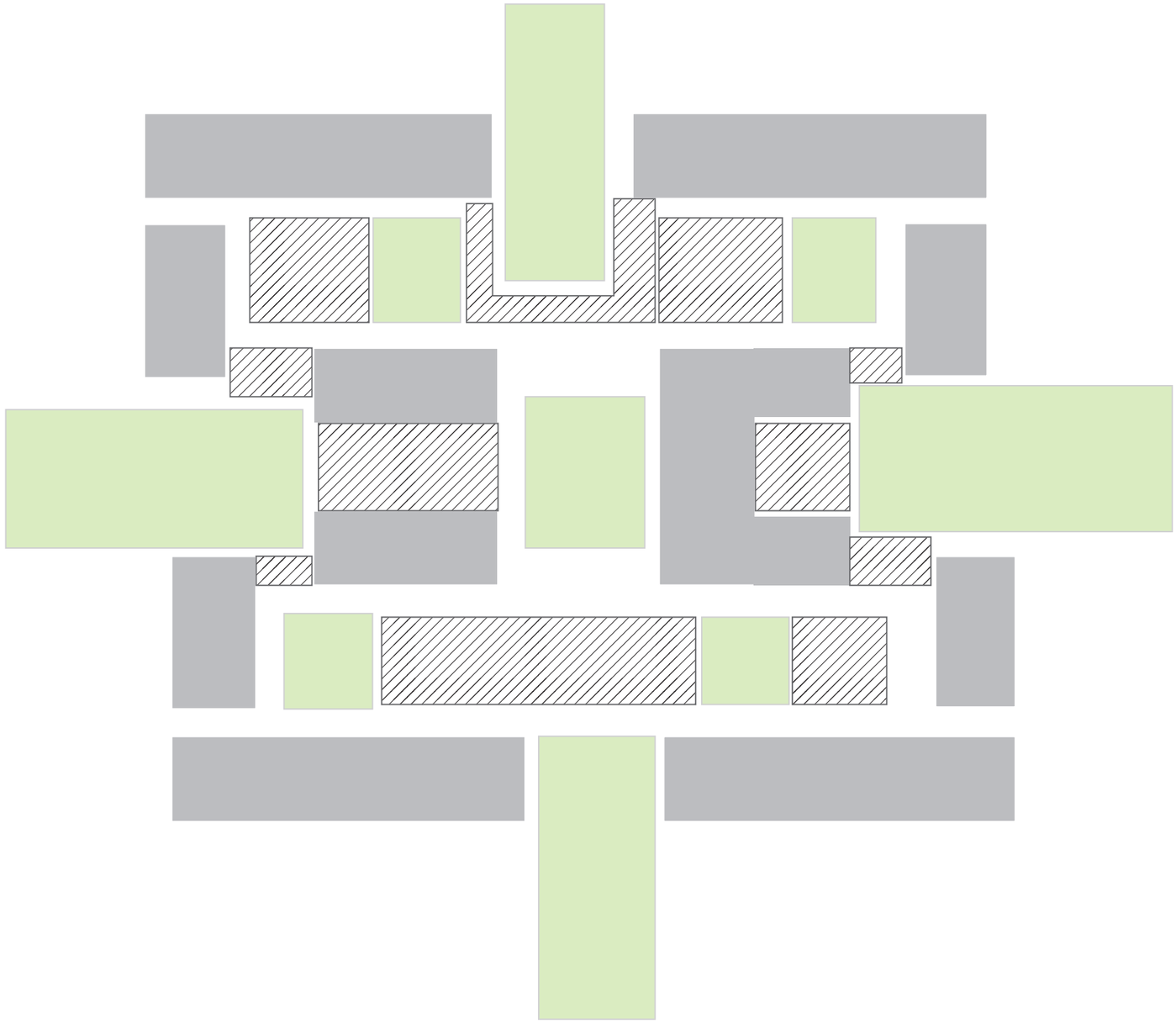

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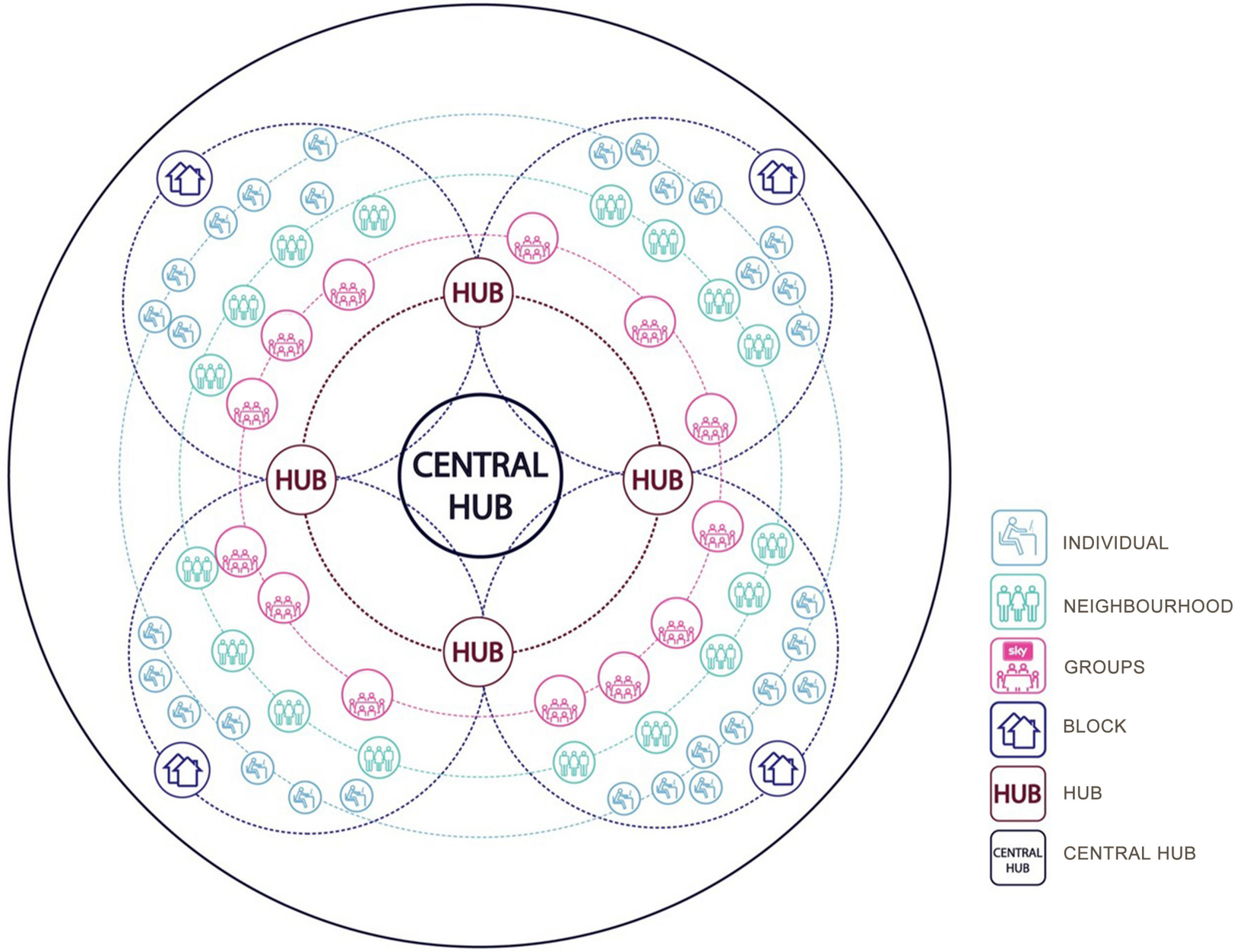
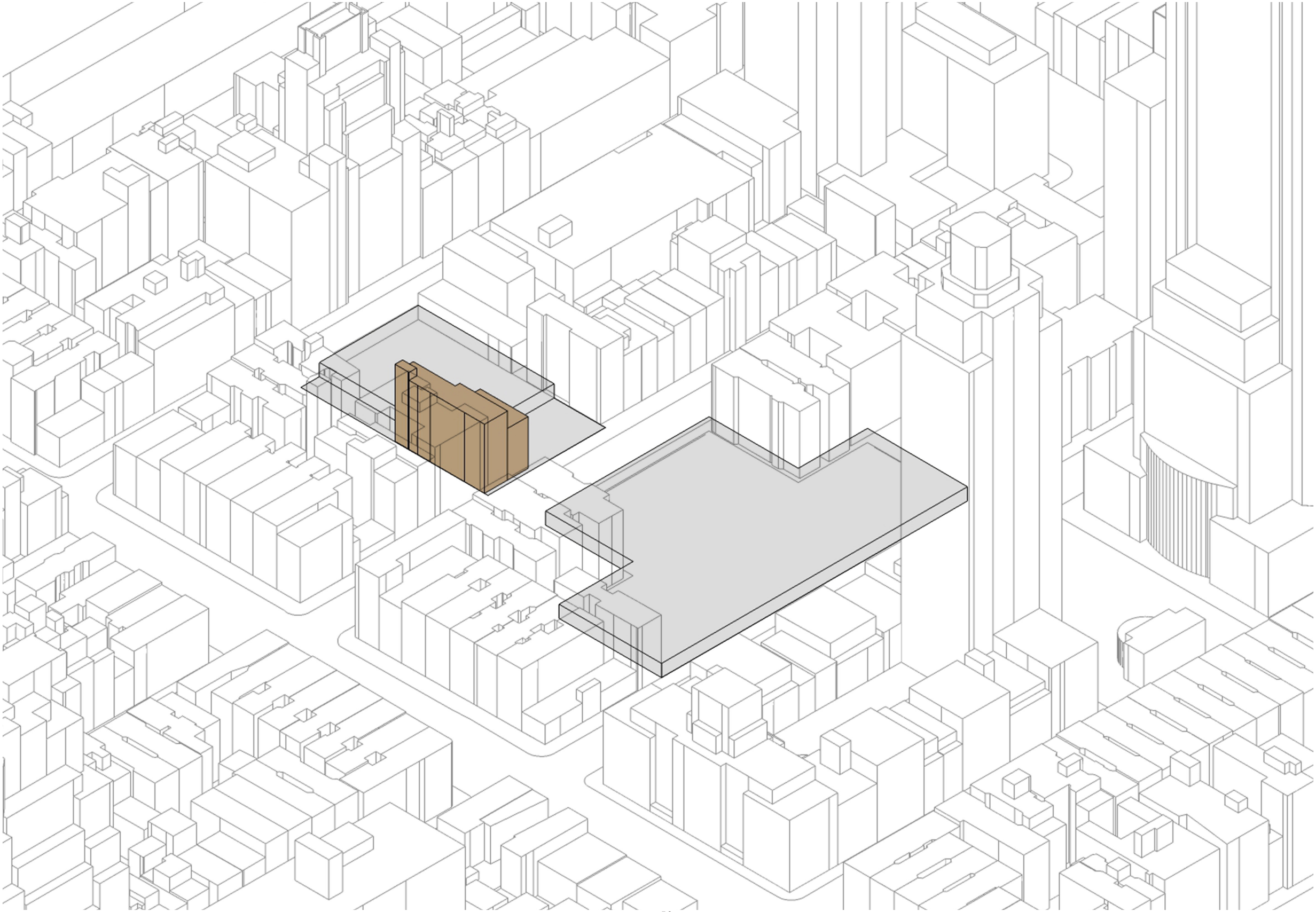
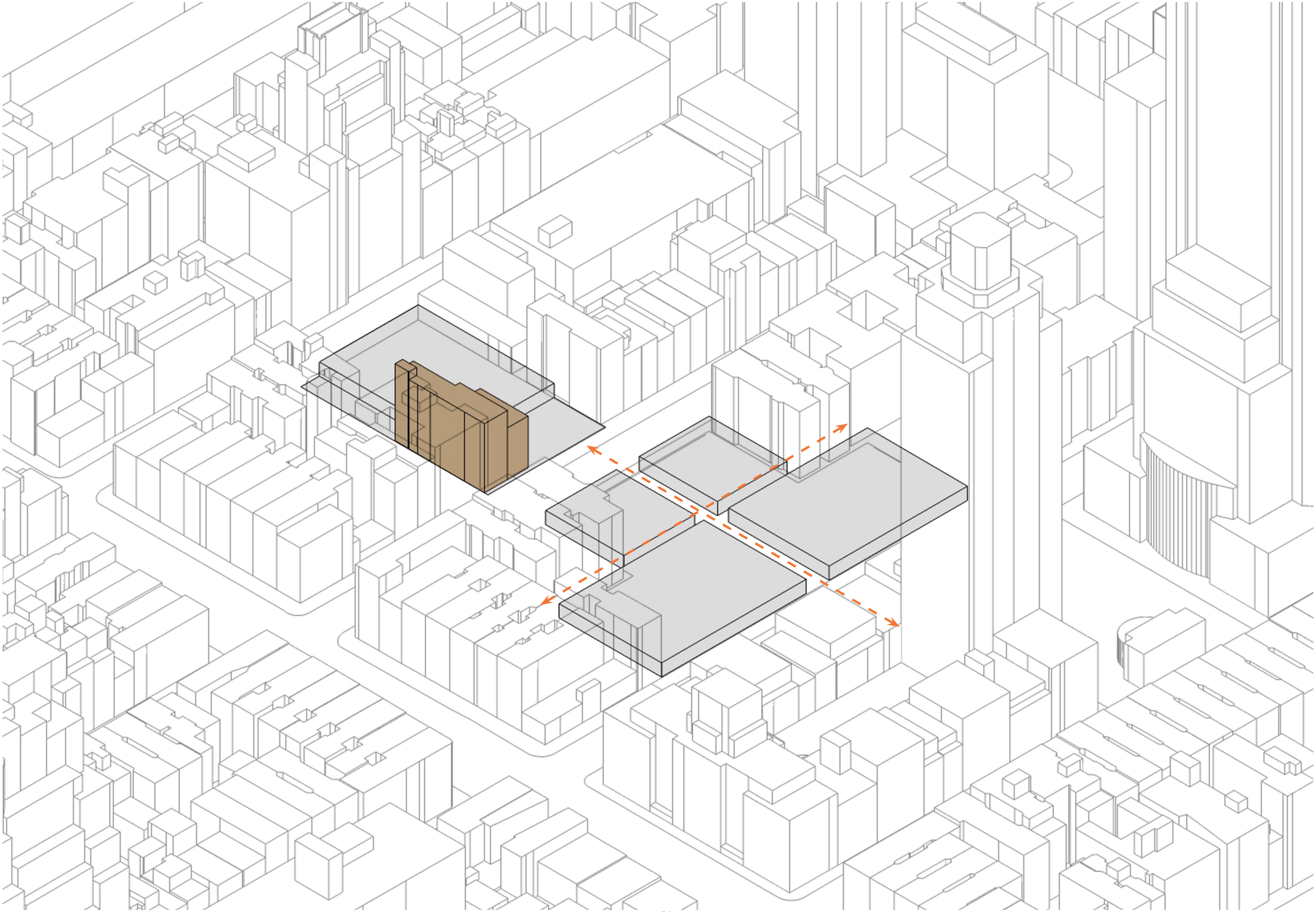
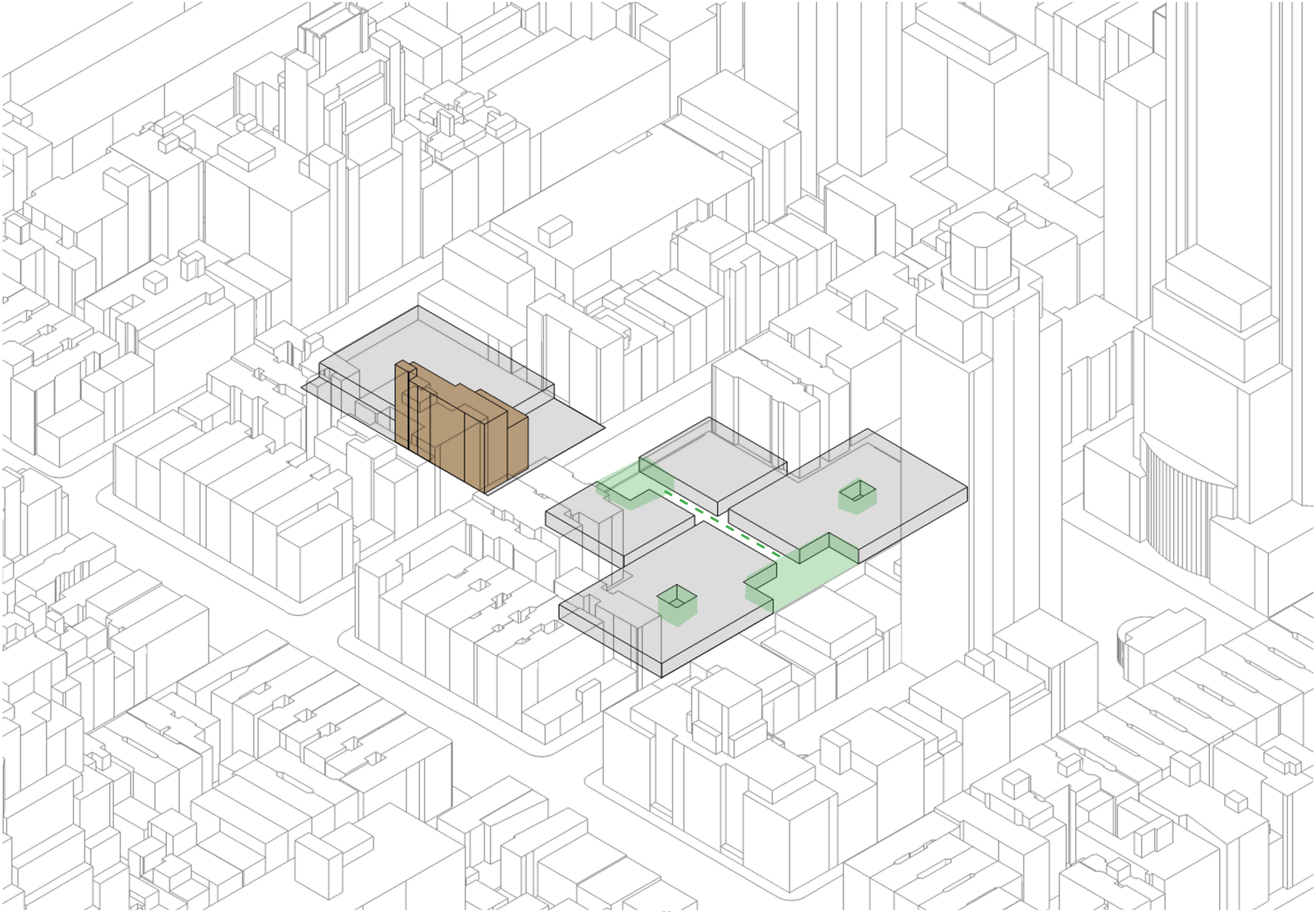
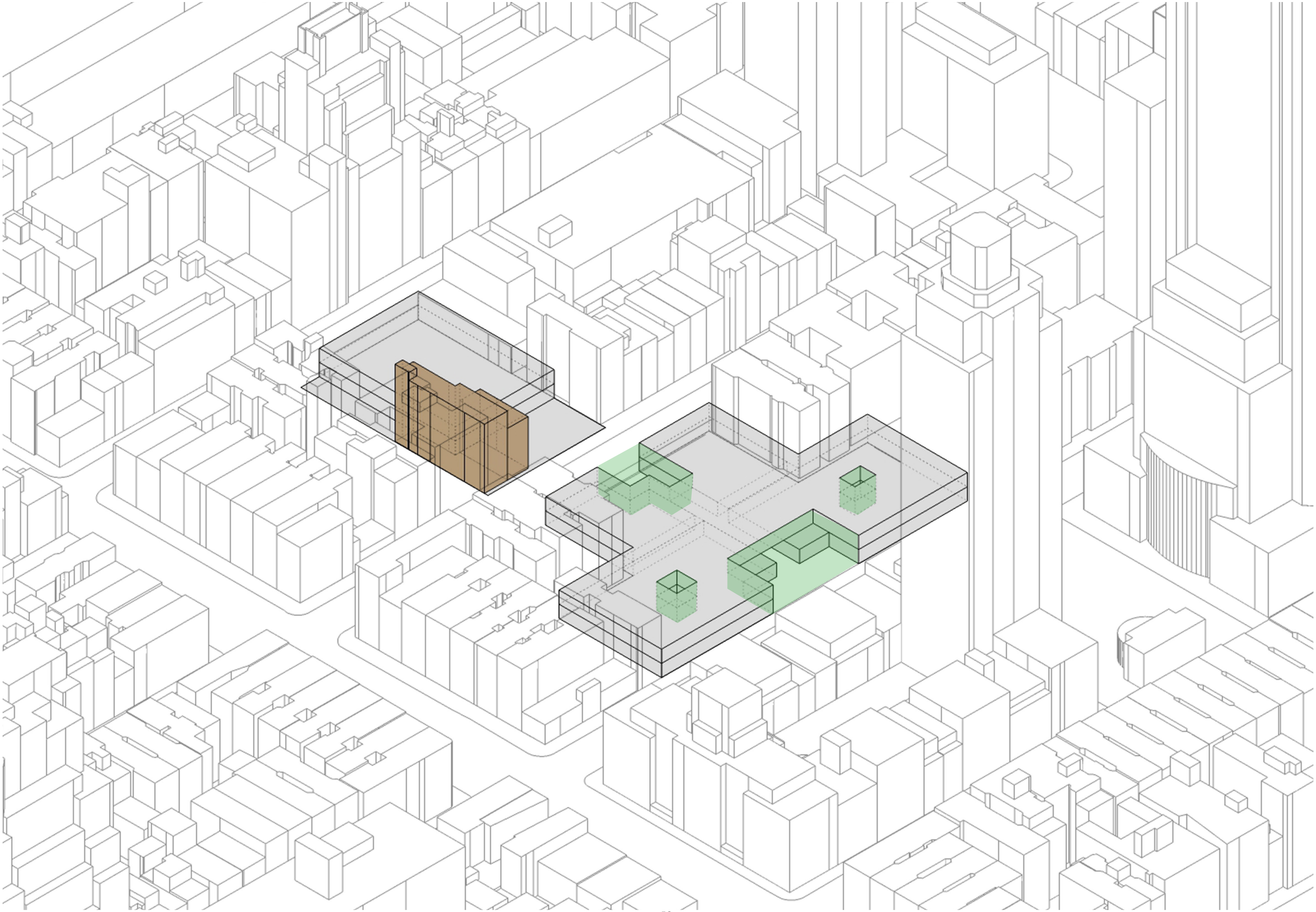
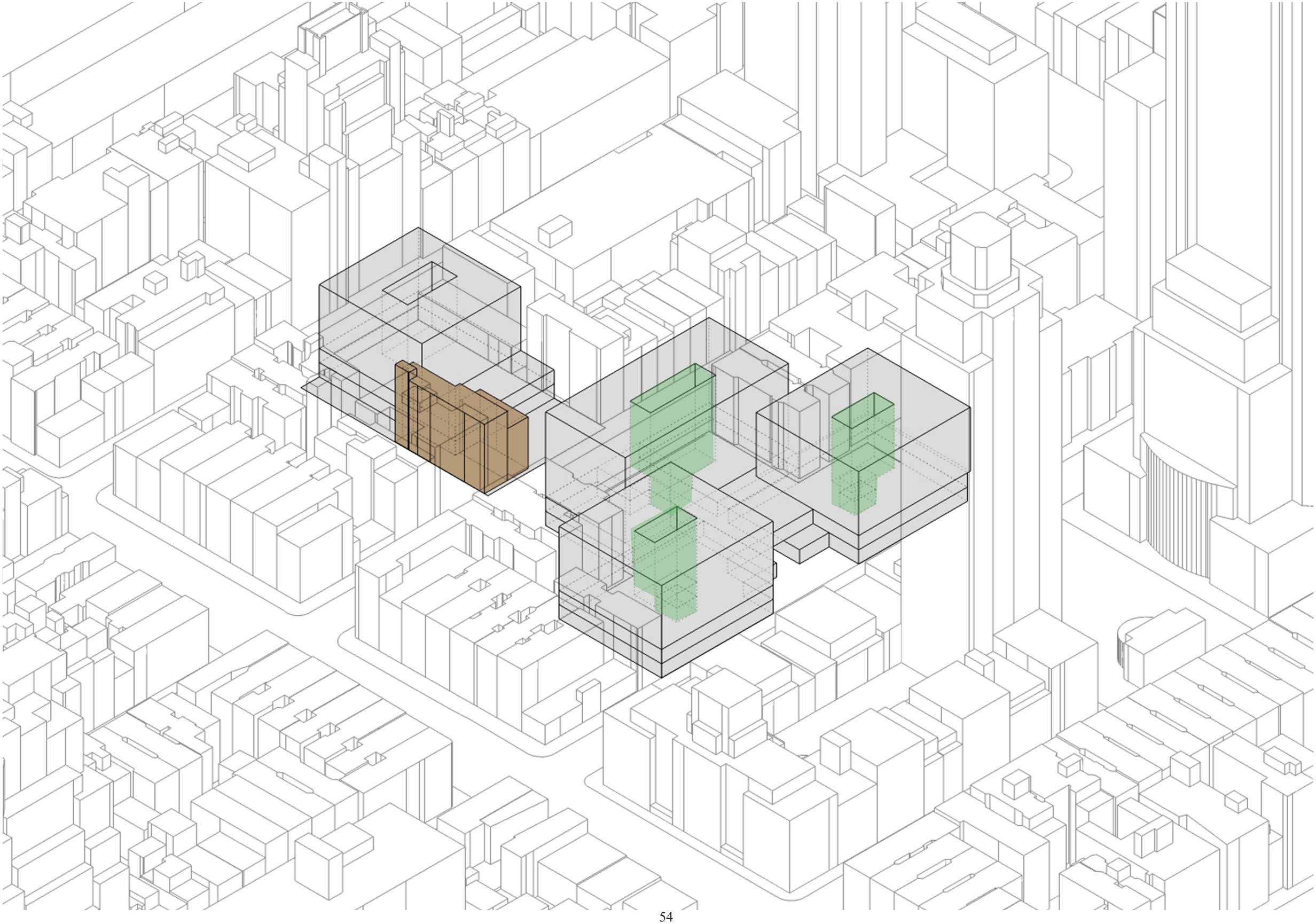

HUB
HUB
CENTRAL HUB
HUB
HUB
INDIVIDUAL
NEIGHBOURHOOD
GROUPS
BLOCK
HUB
CENTRAL HUB

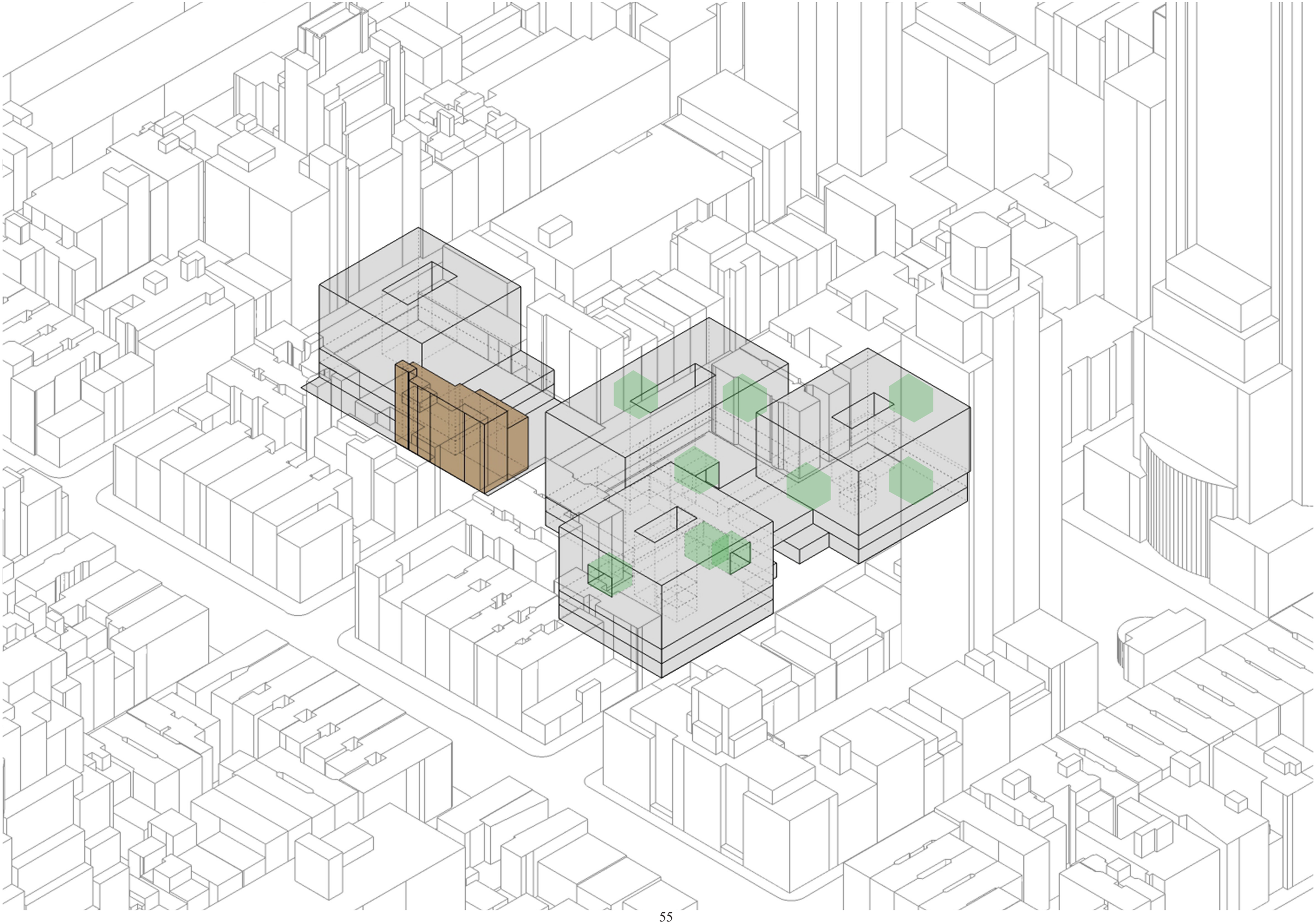




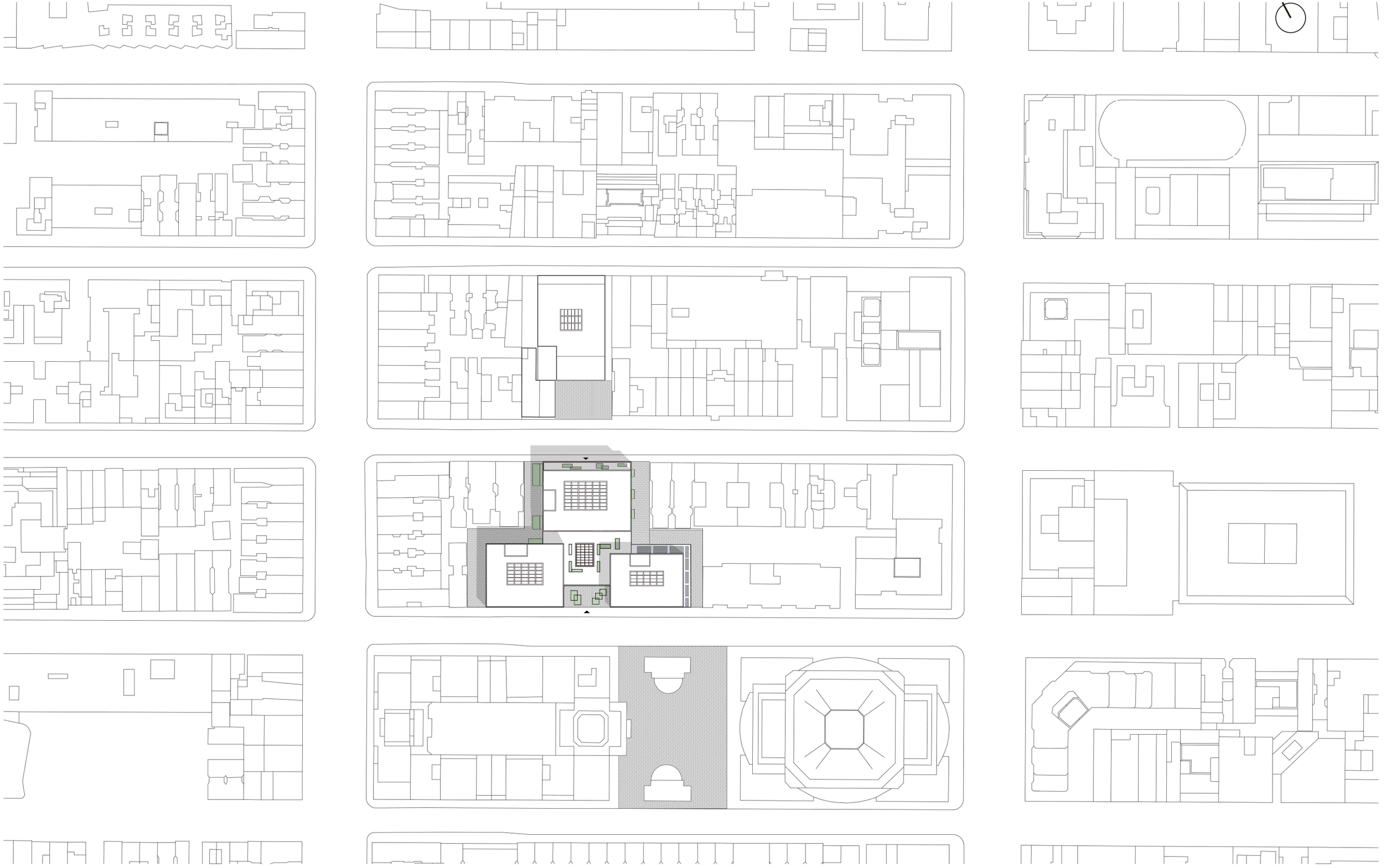


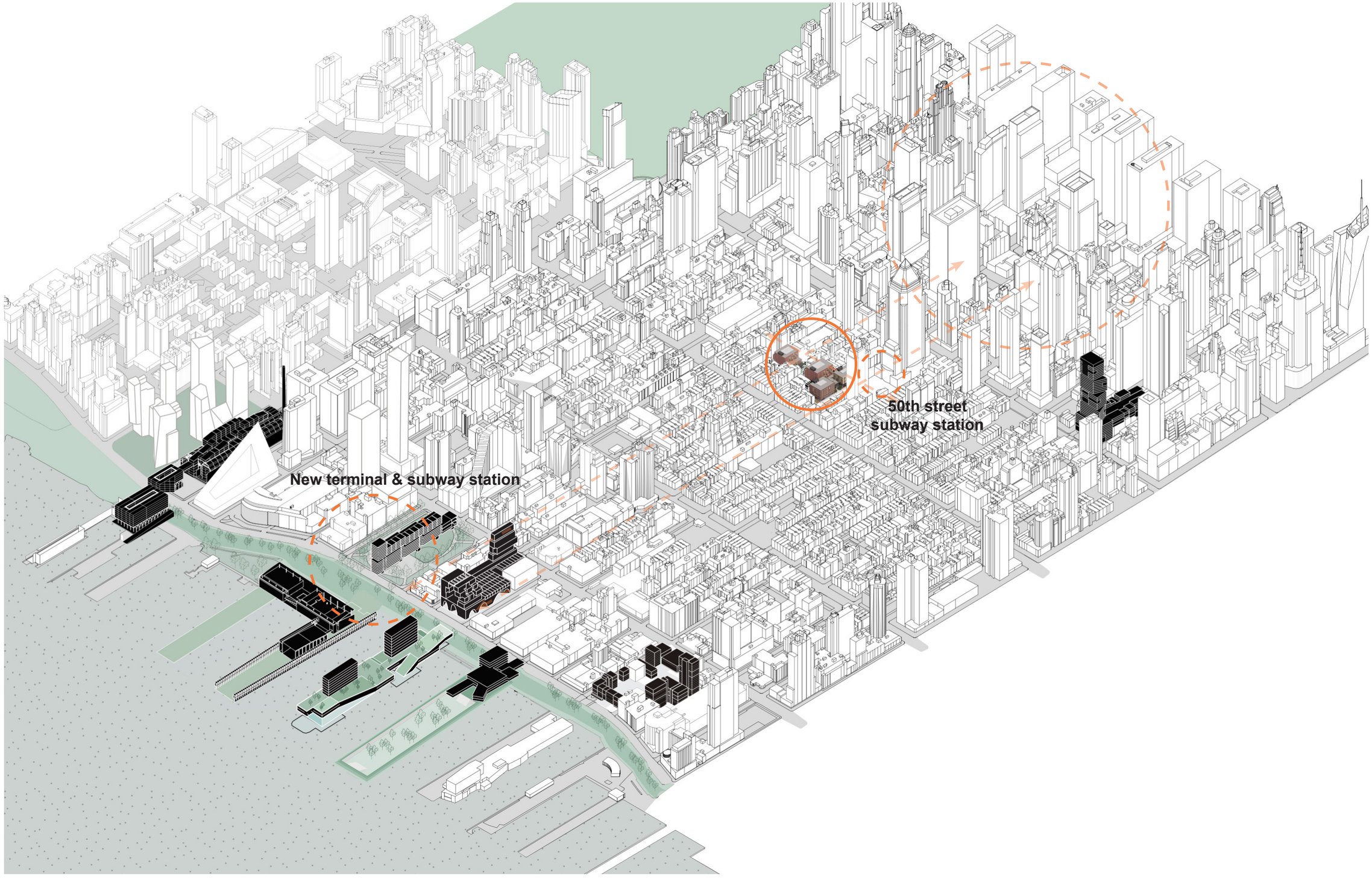




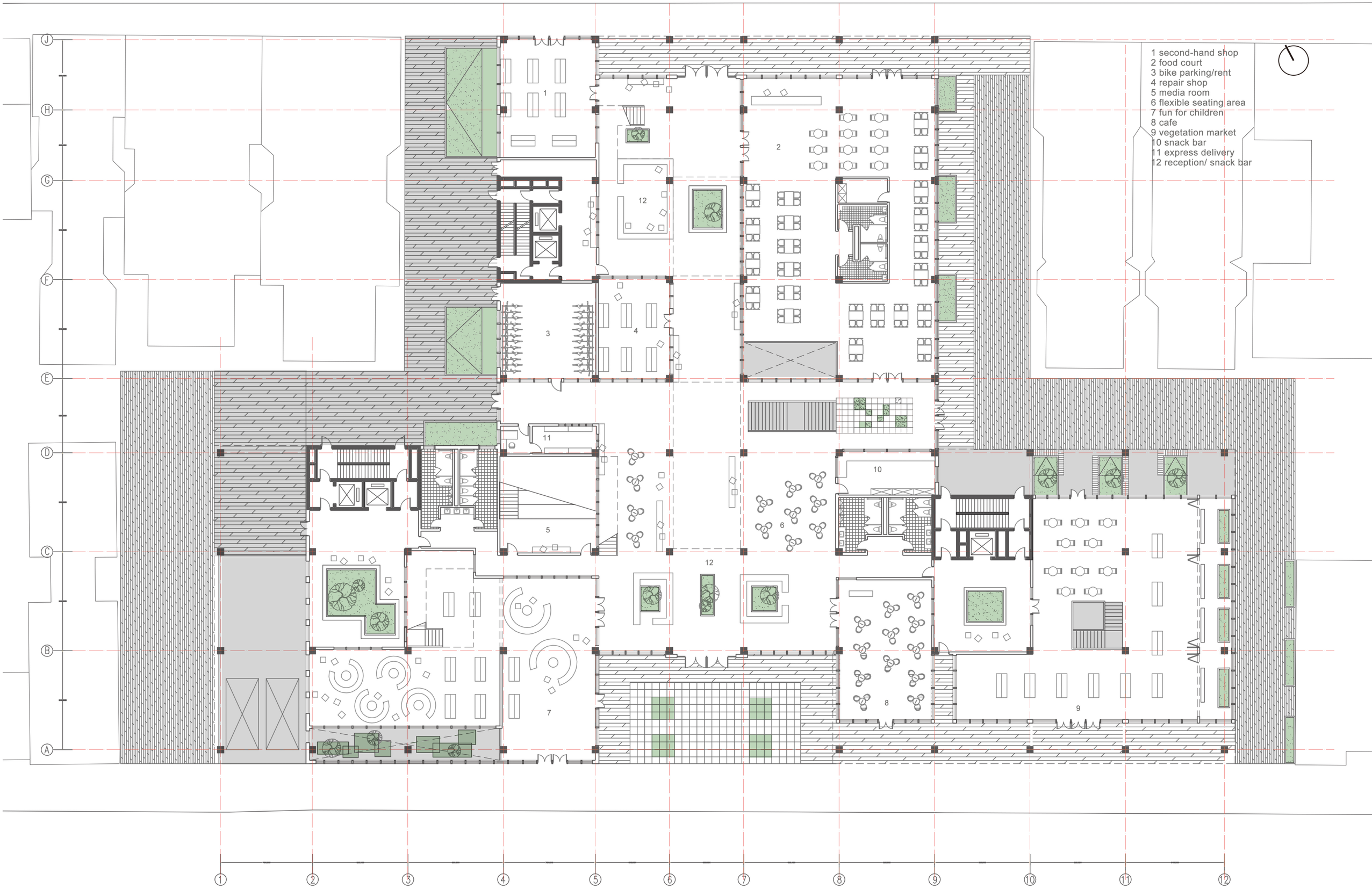


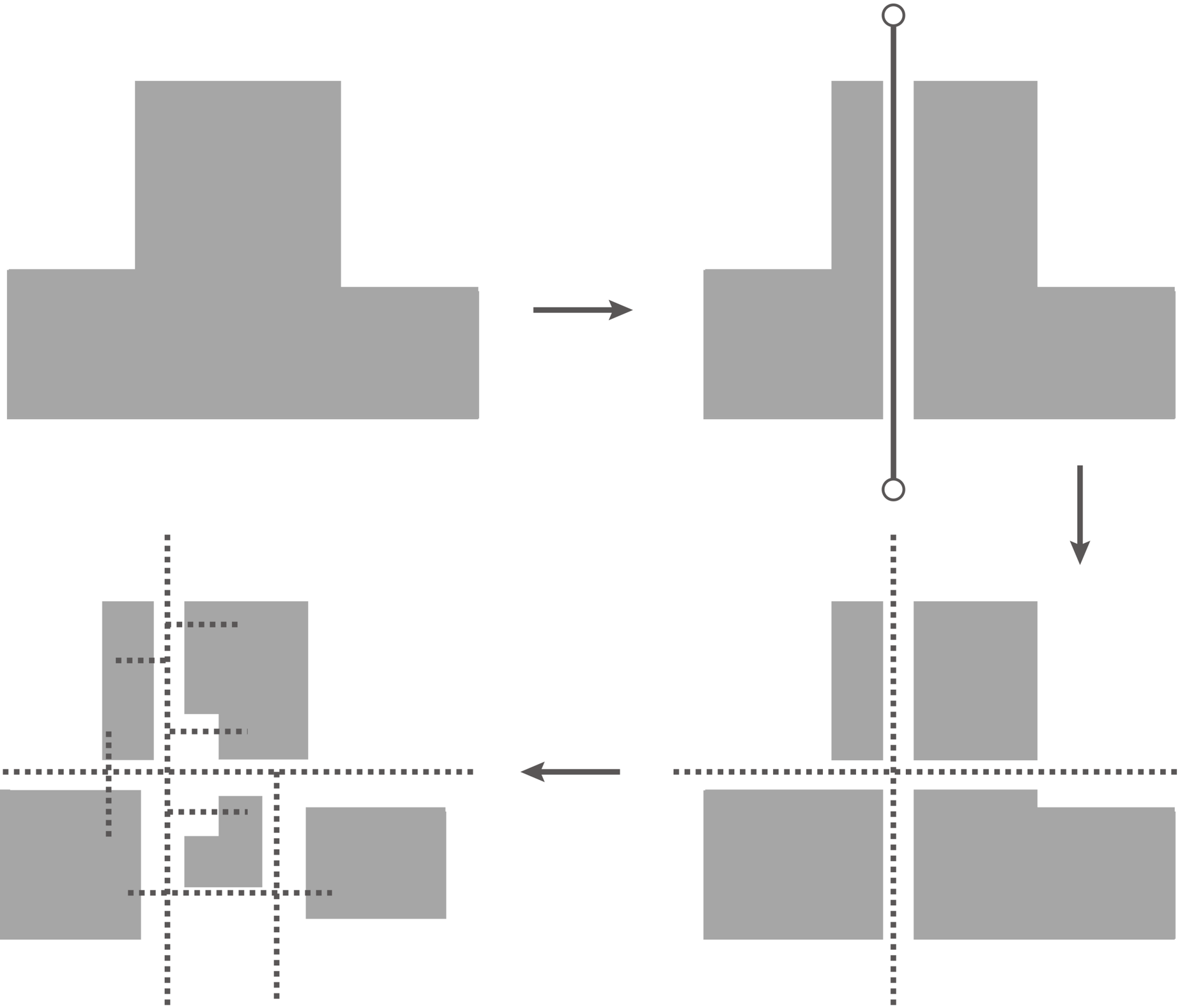
SITE PLAN- 1:500




50th street
subway station
New terminal & subway station

GROUND FLOOR PLAN 1:200





GROUND FLOOR PLAN 1:200

1 second-hand shop
2 food court
3 bike parking/rent
4 repair shop
5 media room
6 flexible seating area
7 fun for children
8 cafe
9 vegetation market
10 snack bar
11 express delivery
12 reception/ snack bar

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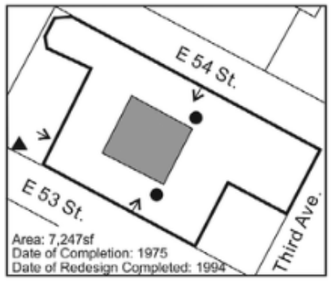
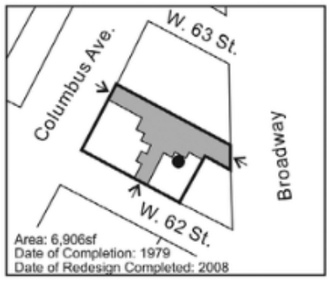
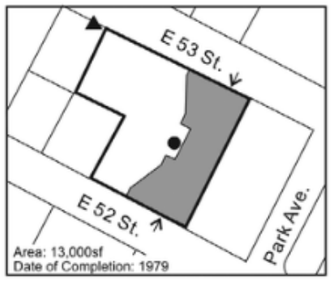


CitiCorp Atrium
(Rules include no sleeping)

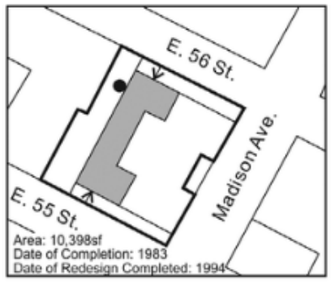


Rubenstein Atrium
(No rules posted)

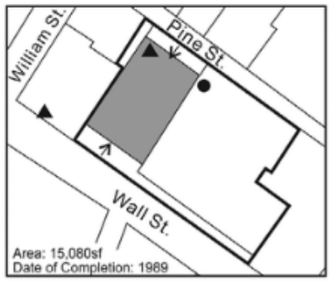


Park Avenue Plaza
(Rules include no sleeping)

Former IBM atrium
(Rules include no sleeping)



Sony Plaza
(Rules include no sleeping)



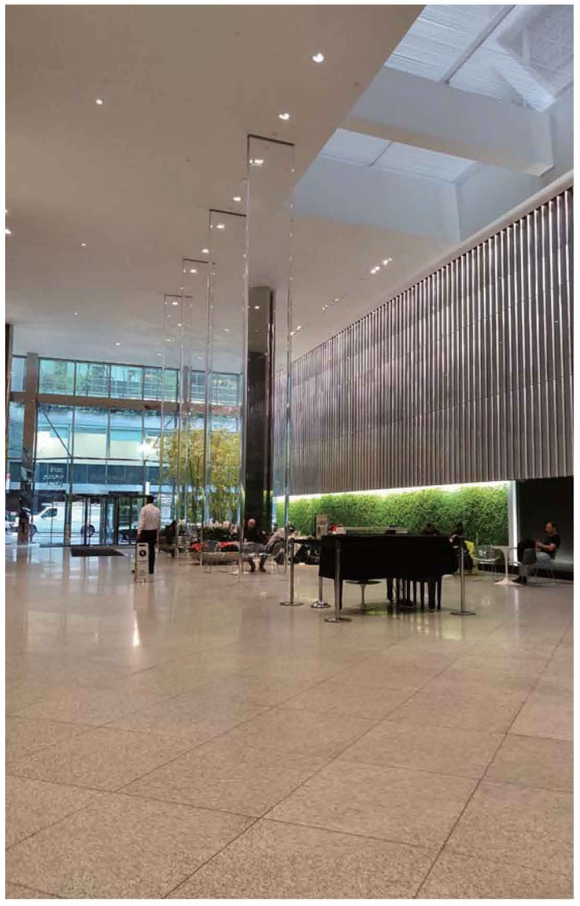
60 Wall Street
(Rules include no sleeping bags)

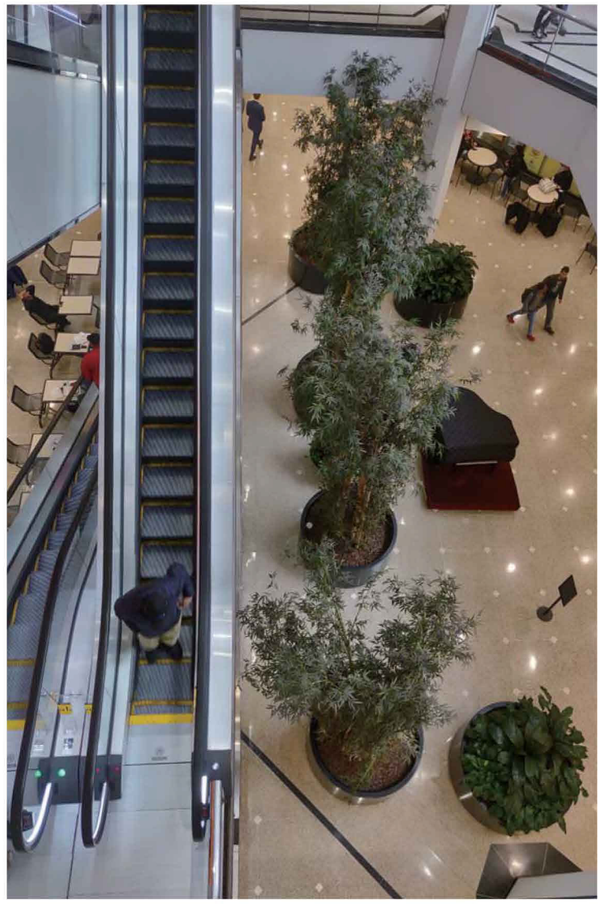
After office hours people often gather in CitiCorp Atrium to play table games.

People meet in the former IBM atrium for one-to-one private tutoring.

In the Rubenstein Atrium people pursue creative activities (e.g., weaving) and take advantage of free wifi and power outlets.

Groups of school children and families with children often wait in Sony Plaza to enter the Sony Wonder Technology Lab.





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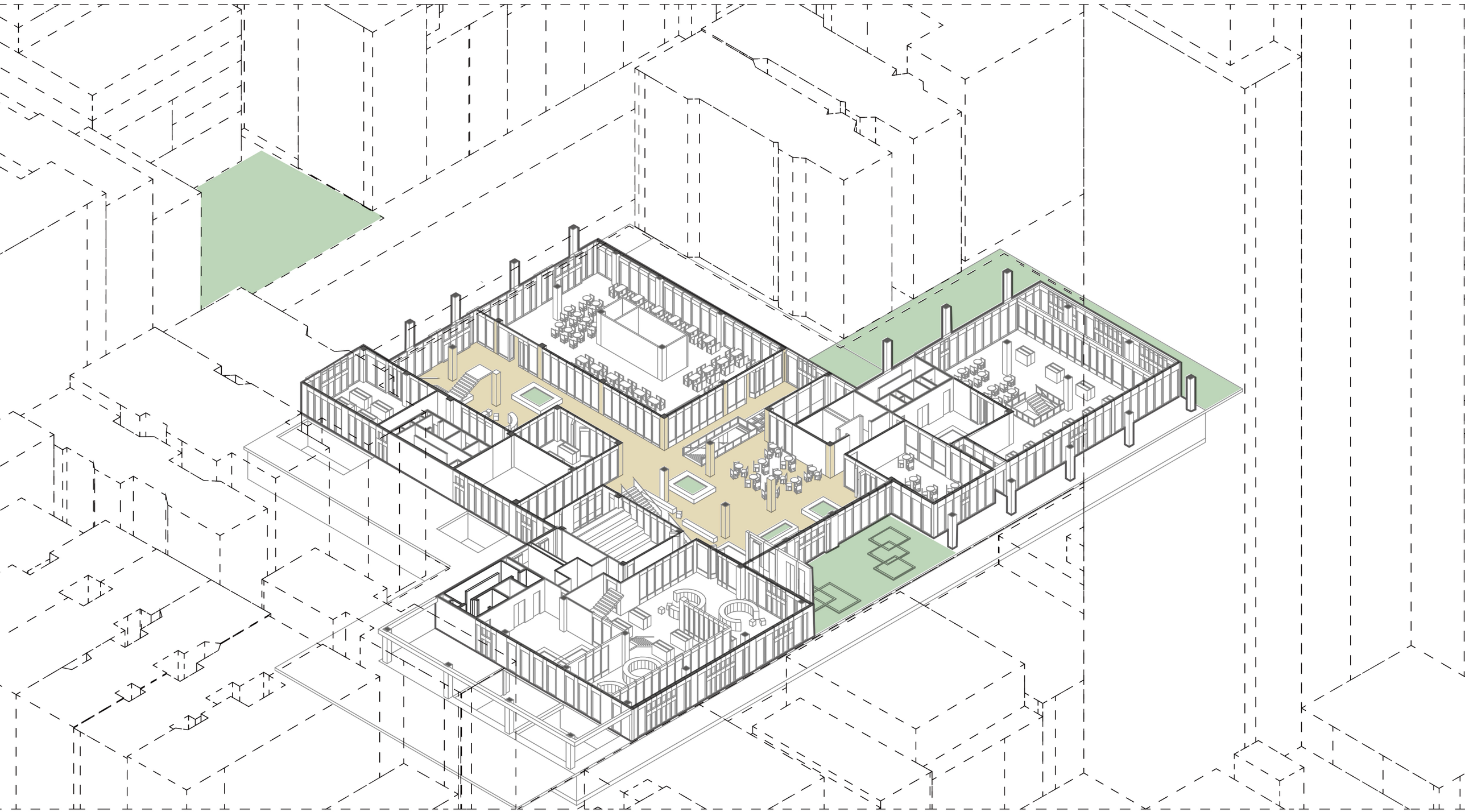

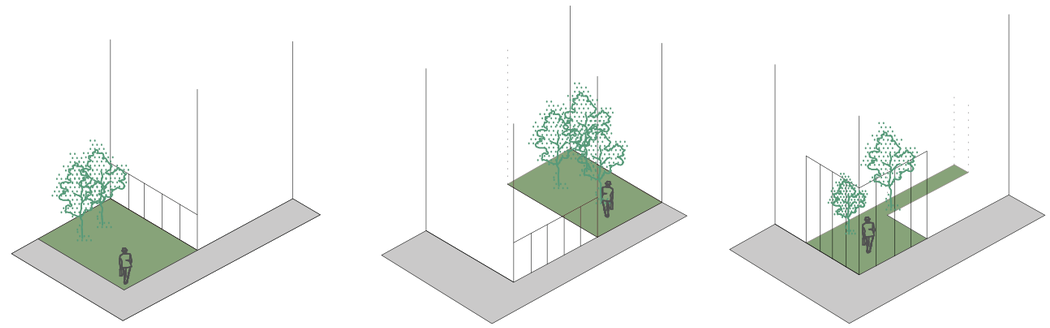

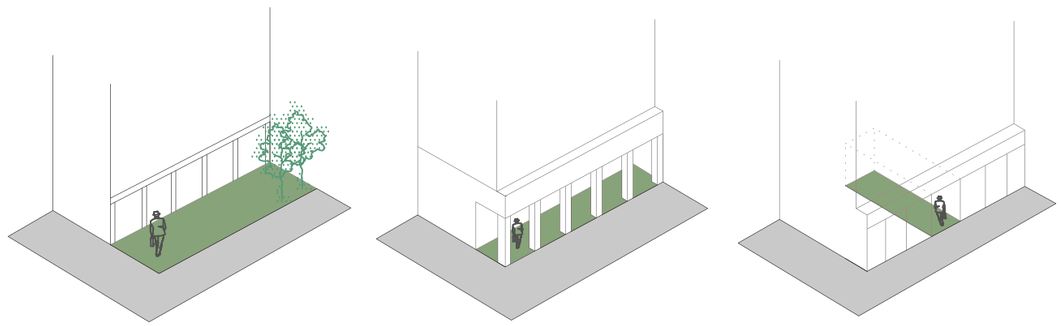

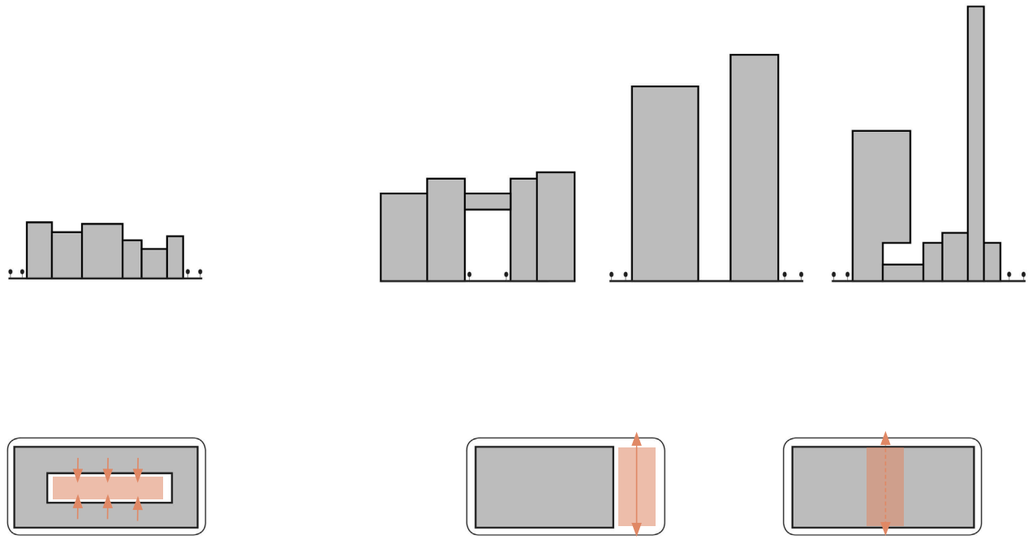

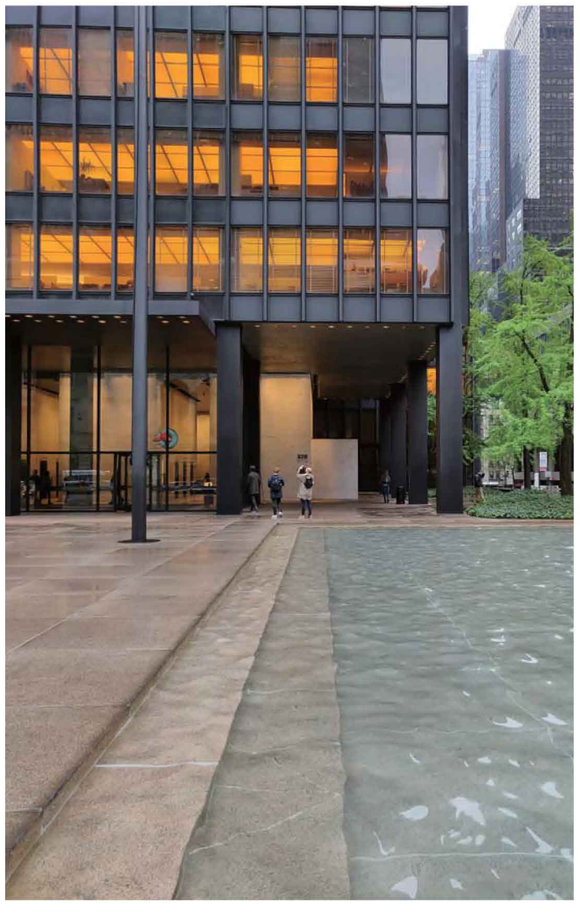

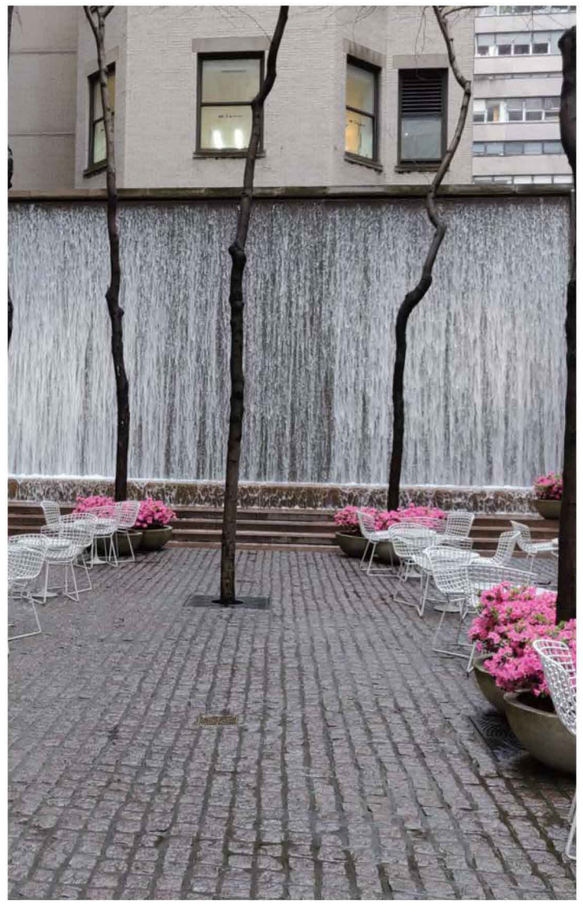

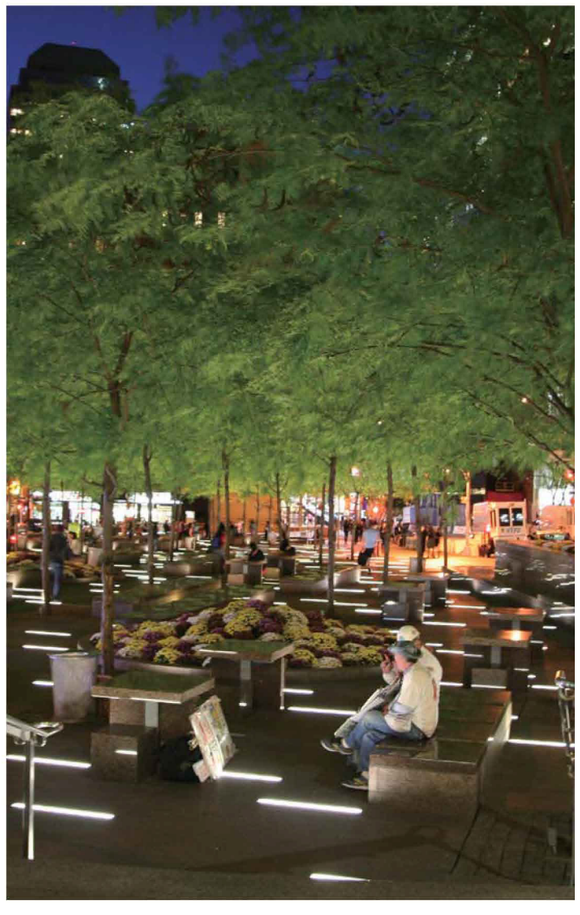

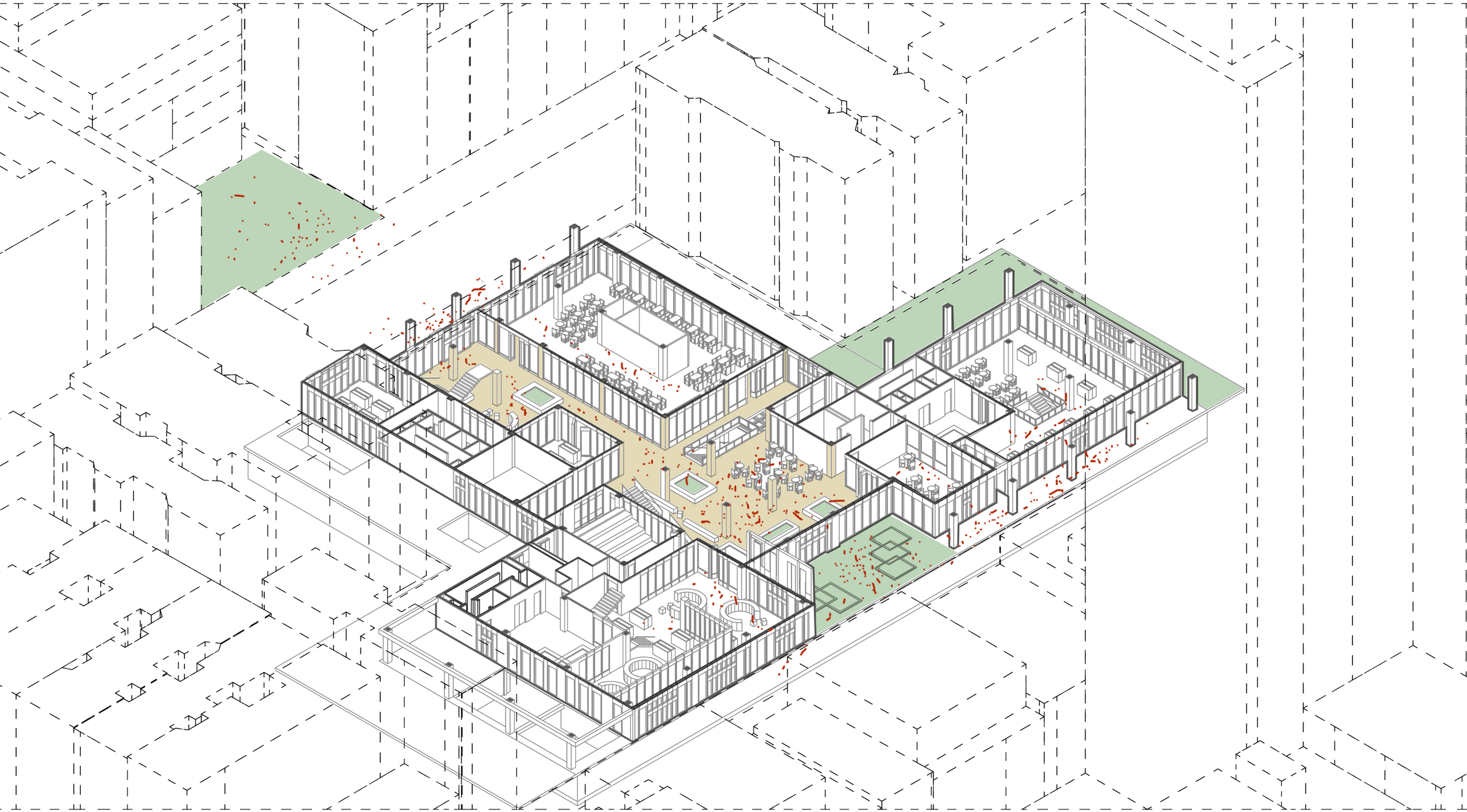

GROUND FLOOR PLAN 1:200

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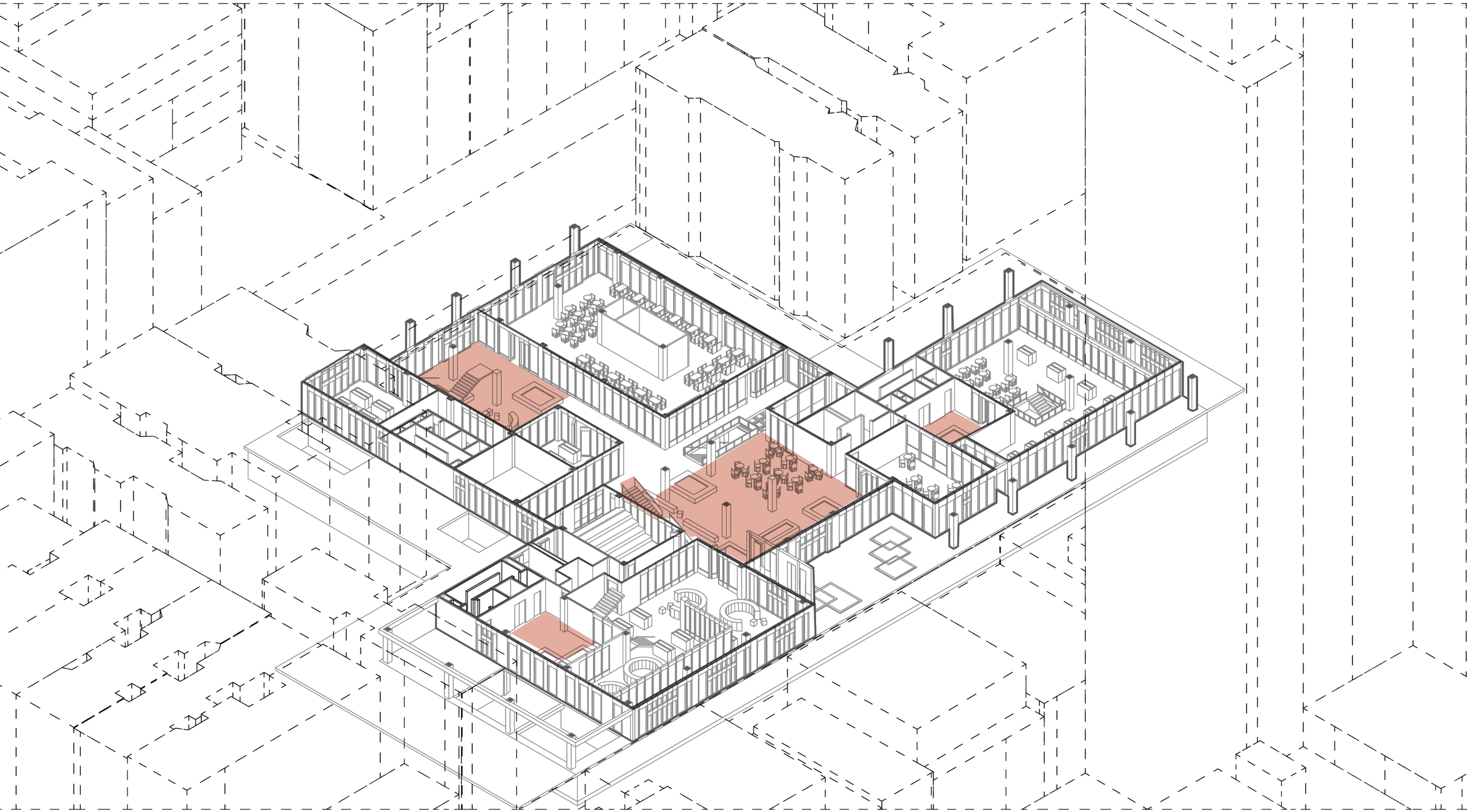
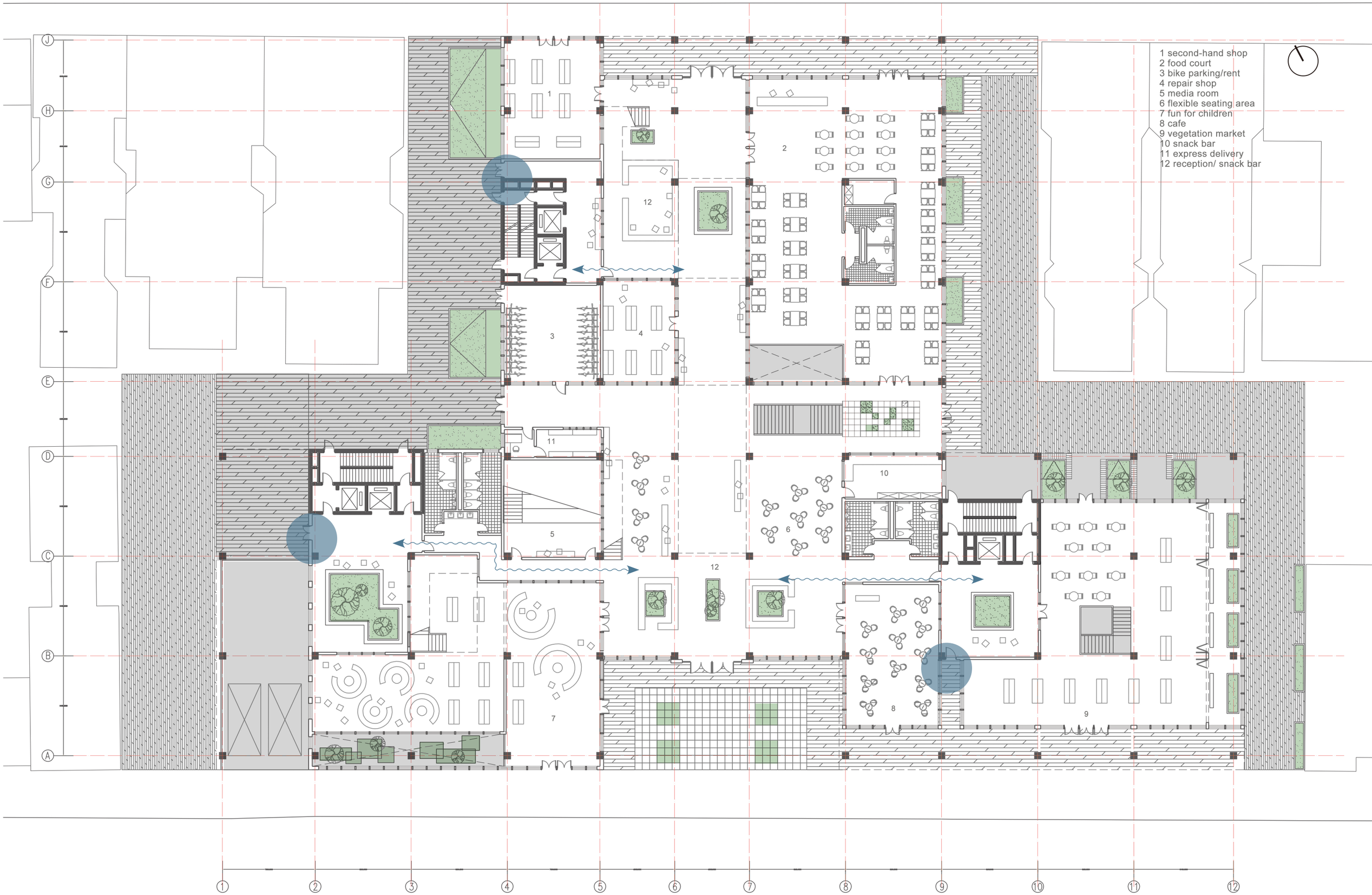


GROUND FLOOR PLAN 1:200



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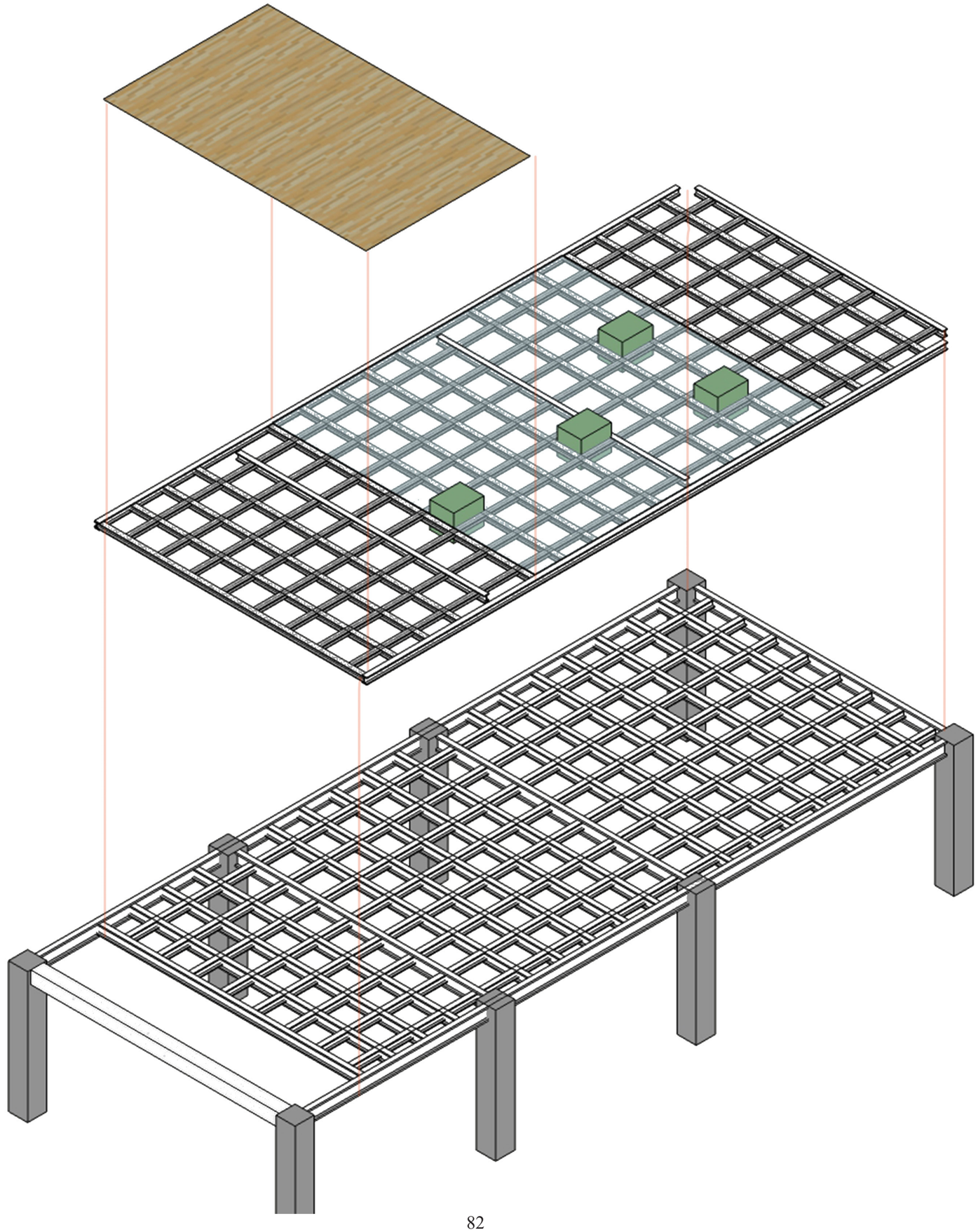

1 dining room for staff
2 kitchen for staff
3 food storeroom
4 kitchen/ food preparation
5 office
6 staff restroom
7 storage
8 machine room
9 office
10 supermarket
11 drink bar
12 waste dealing room
J
H
G
F
E
D
C
B
A
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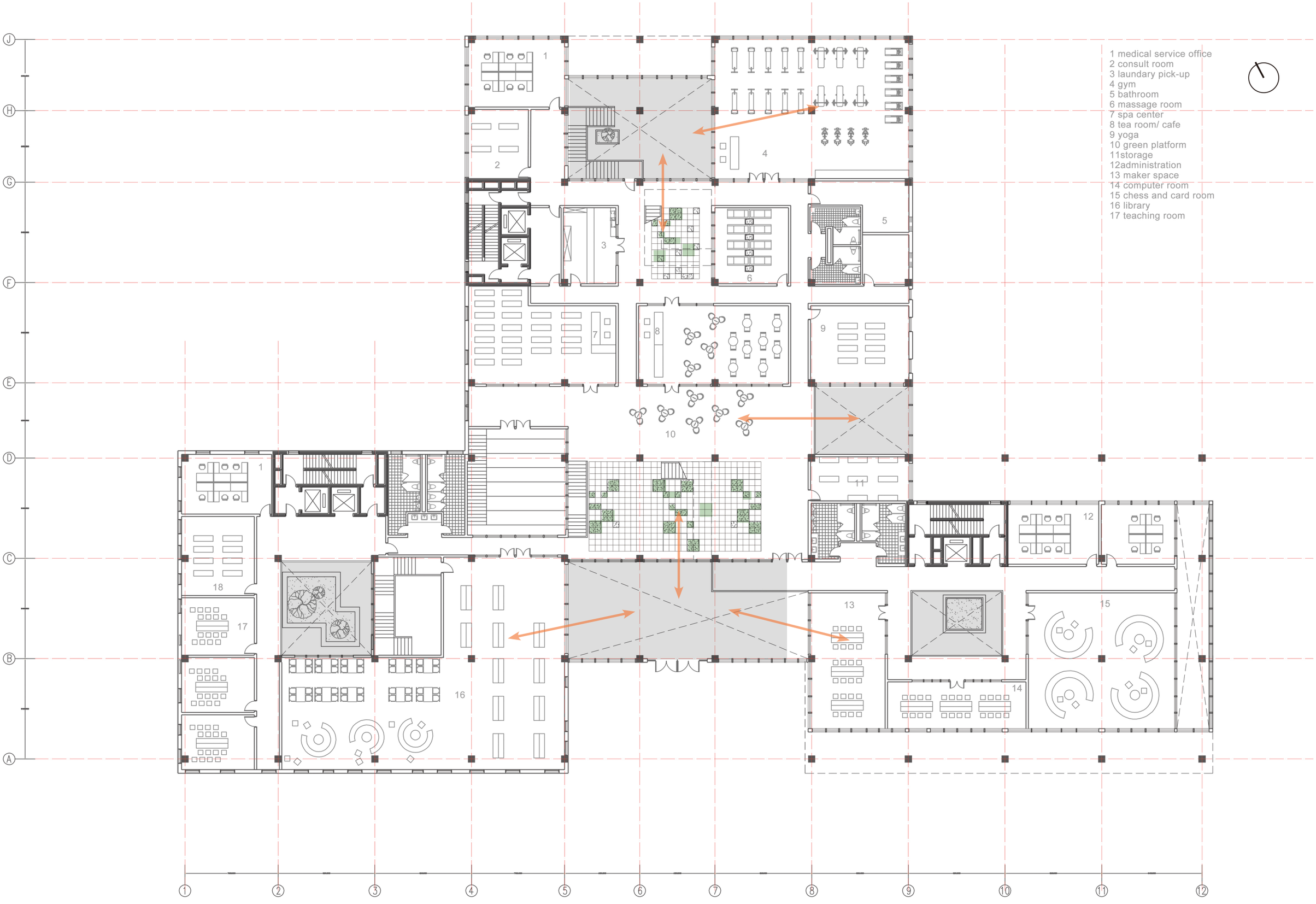
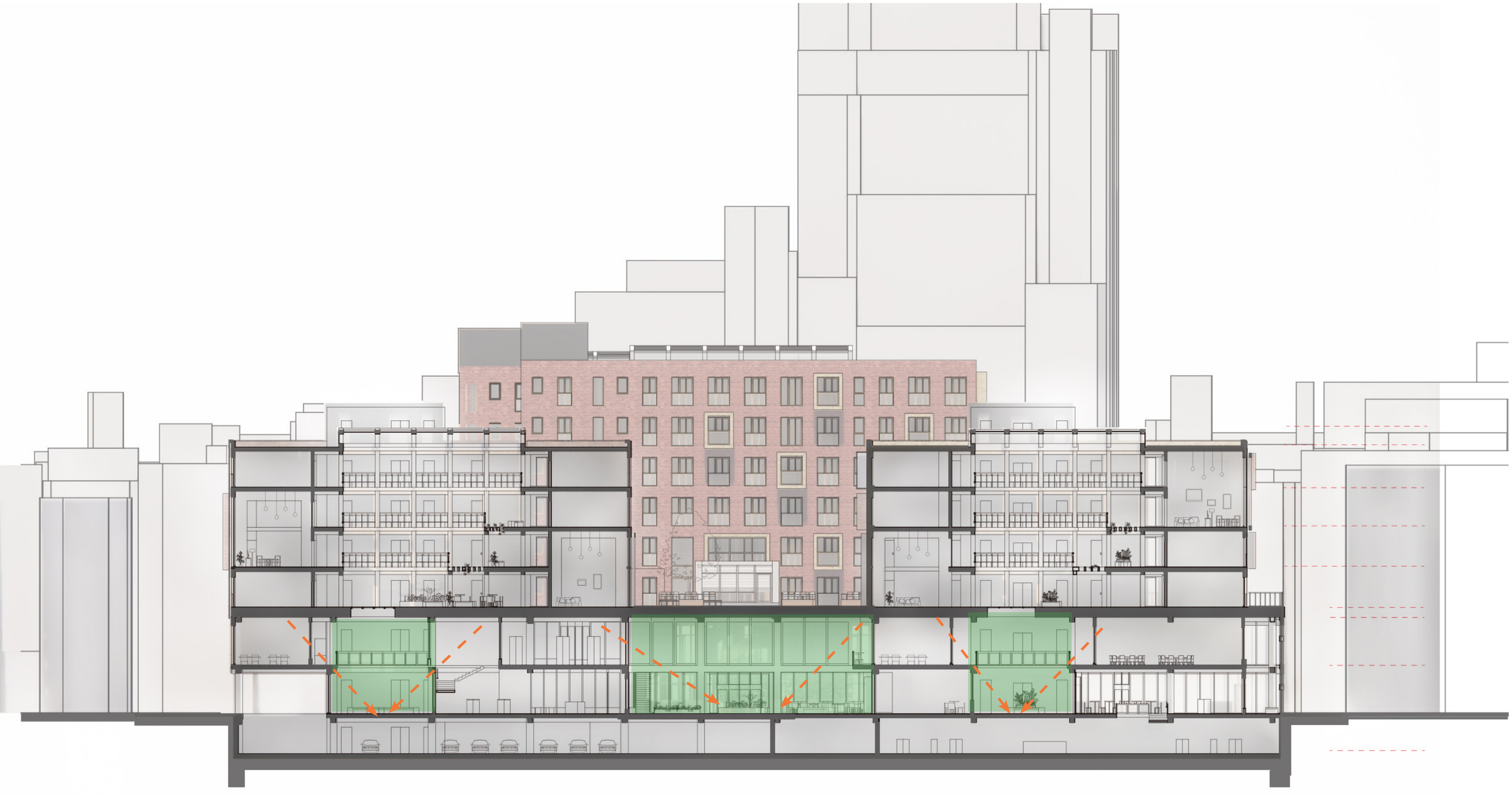
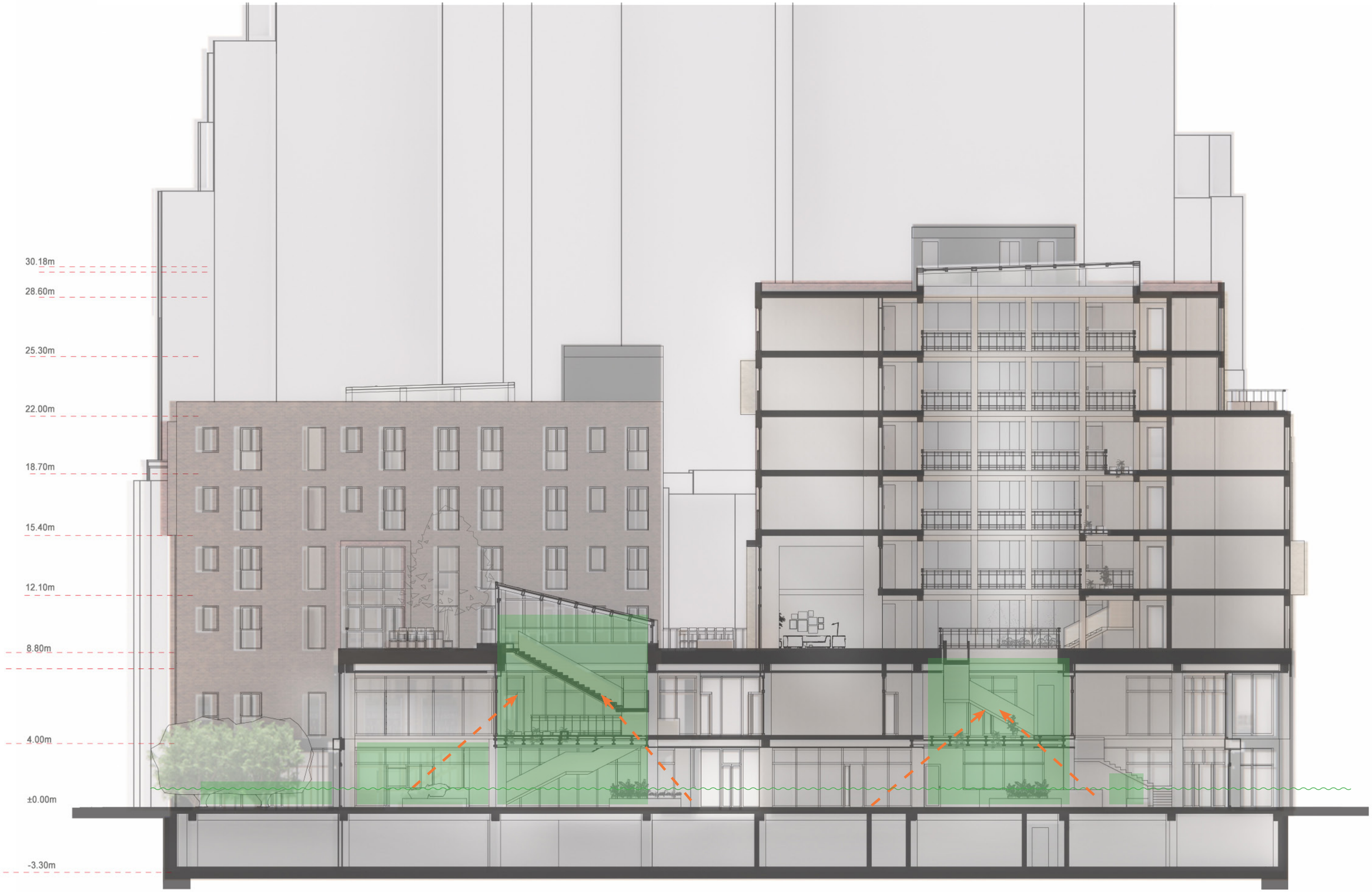
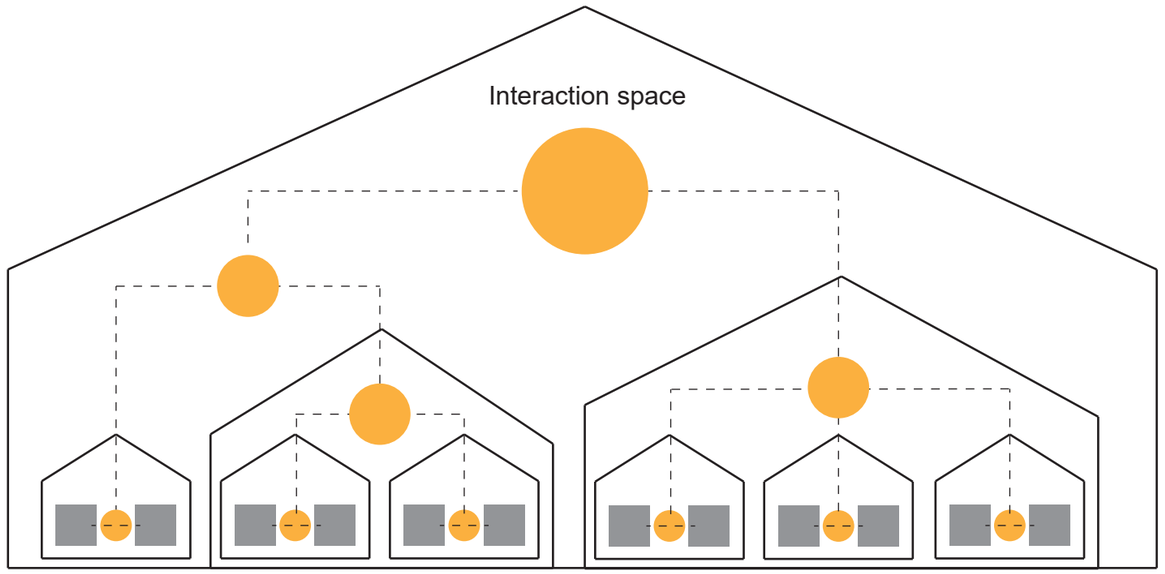
FIRST FLOOR PLAN 1:200

FIRST FLOOR PLAN 1:200

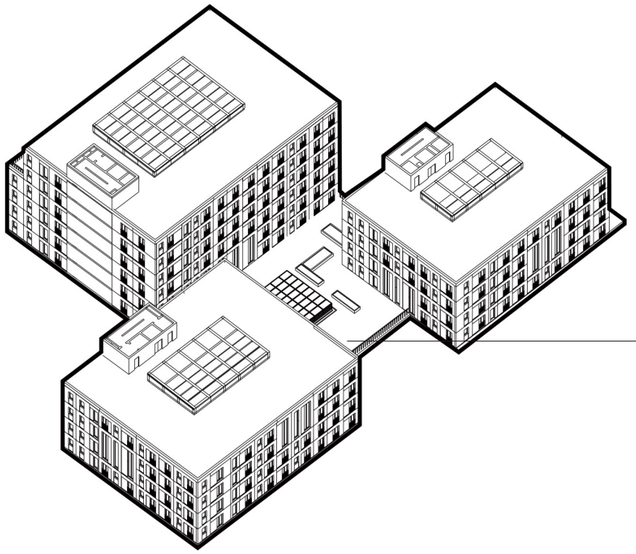




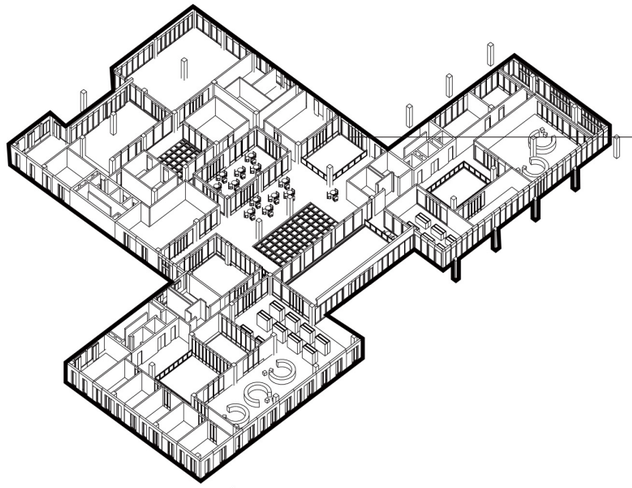

30.18m
28.60m
25.30m
22.00m
18.70m
15.40m
12.10m
8.80m
4.00m
±0.00m
-3.30m


Interaction space

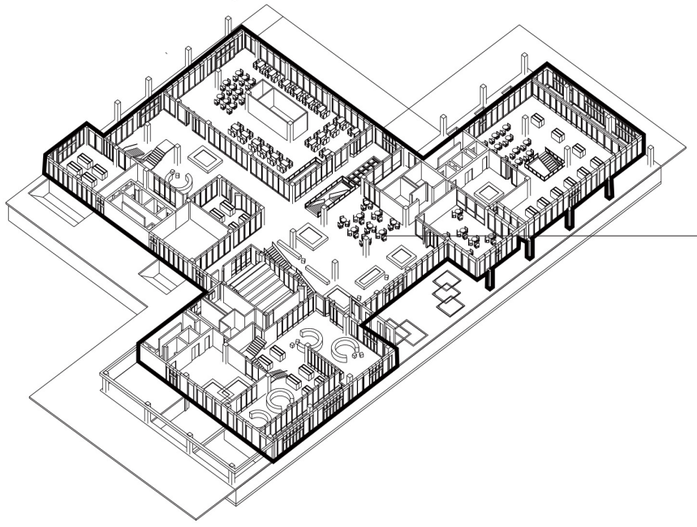
Staged collective space



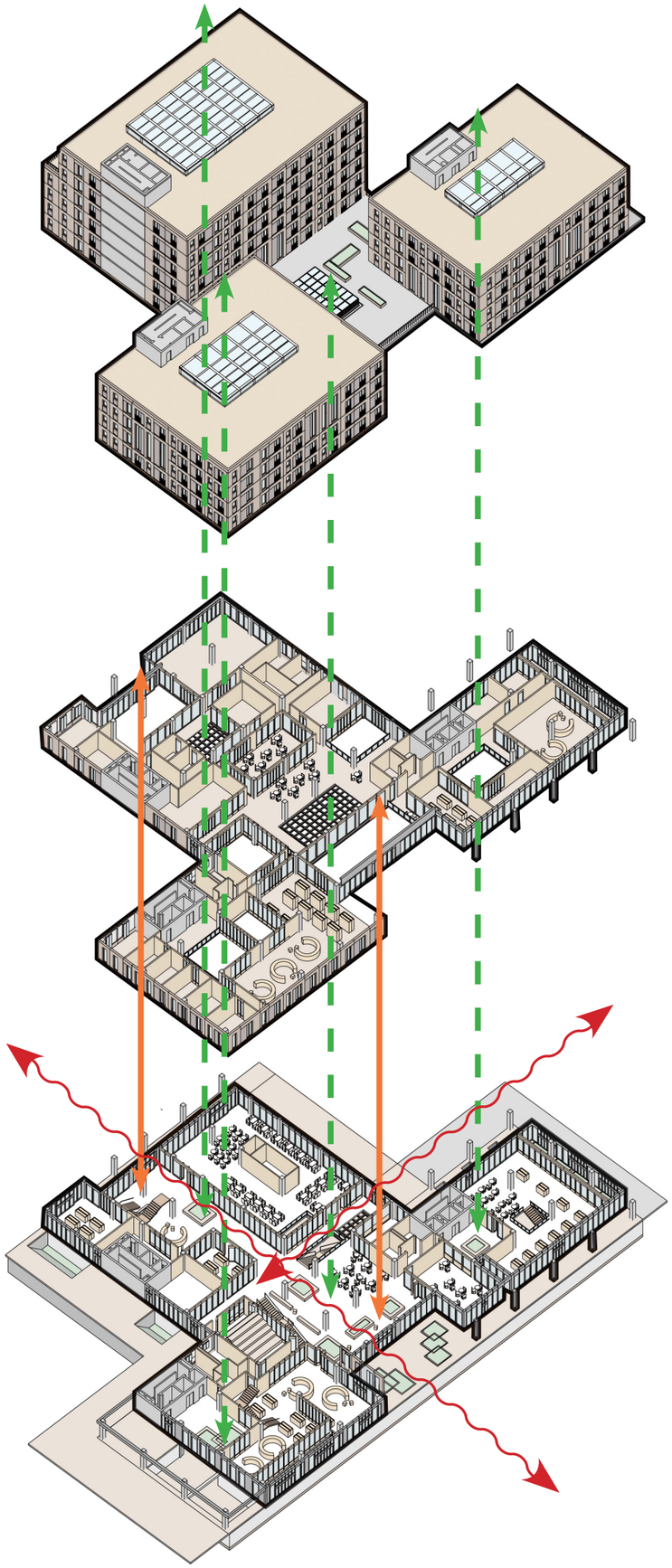
Private
- Stage 1 shared living area

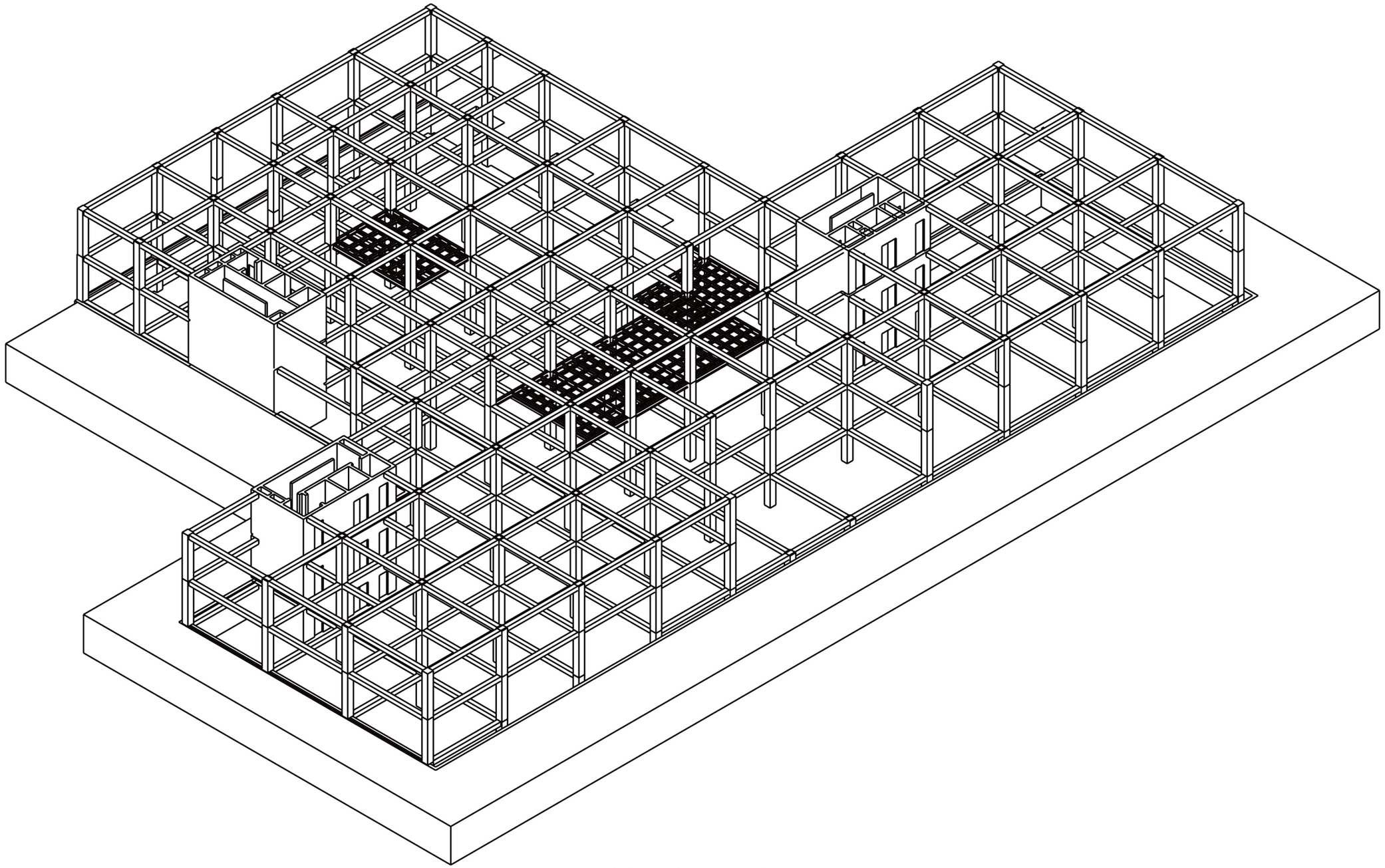


Communal
- Stage 2 interaction space

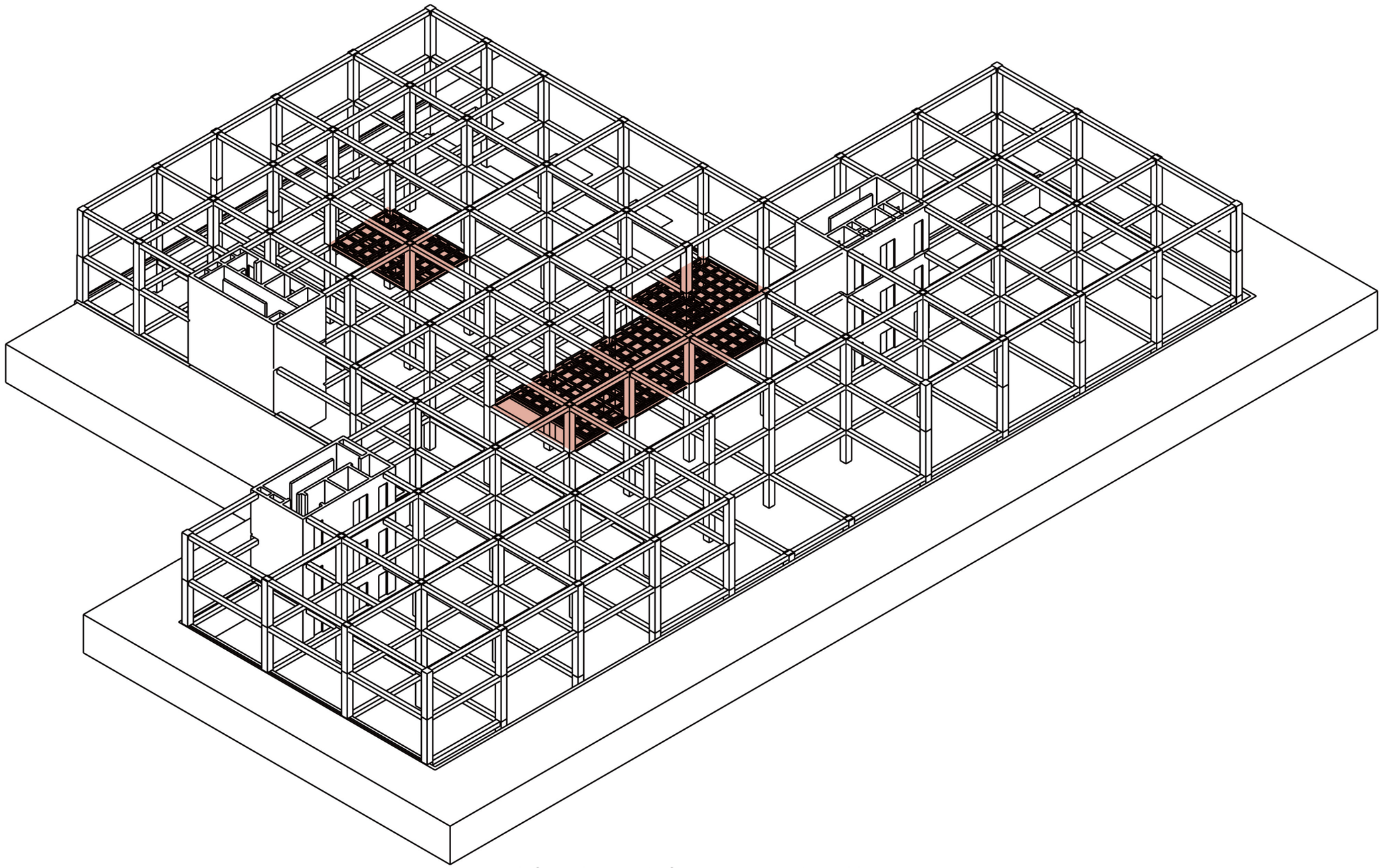


Public
- Stage 3 social area/ cross block atrium

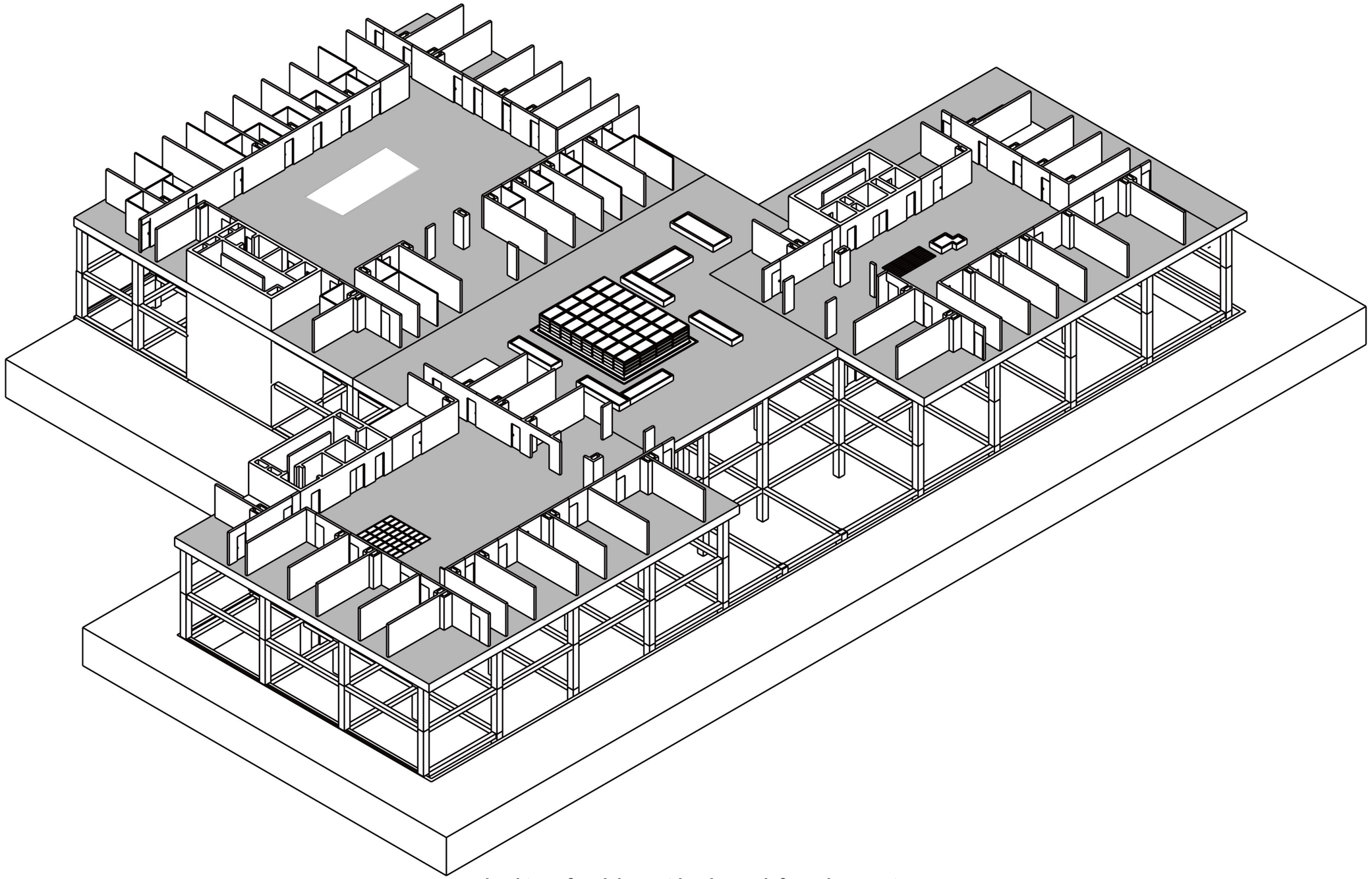




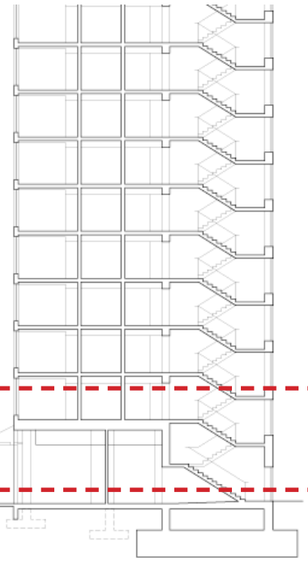
reinforced concrete frame



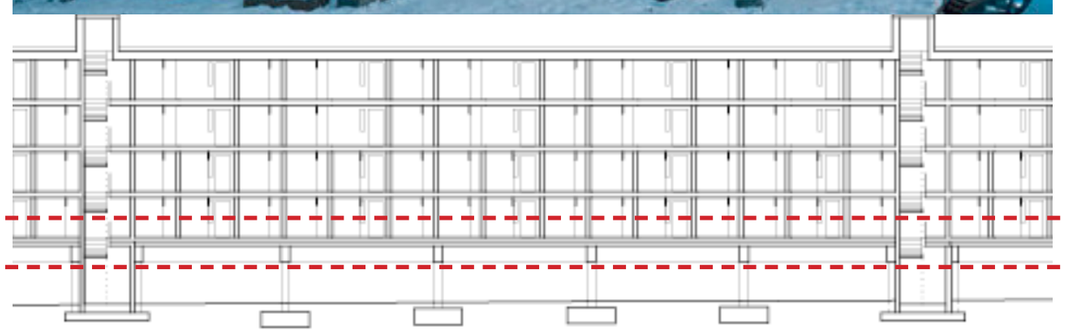
reinforced concrete frame- some part steel beam



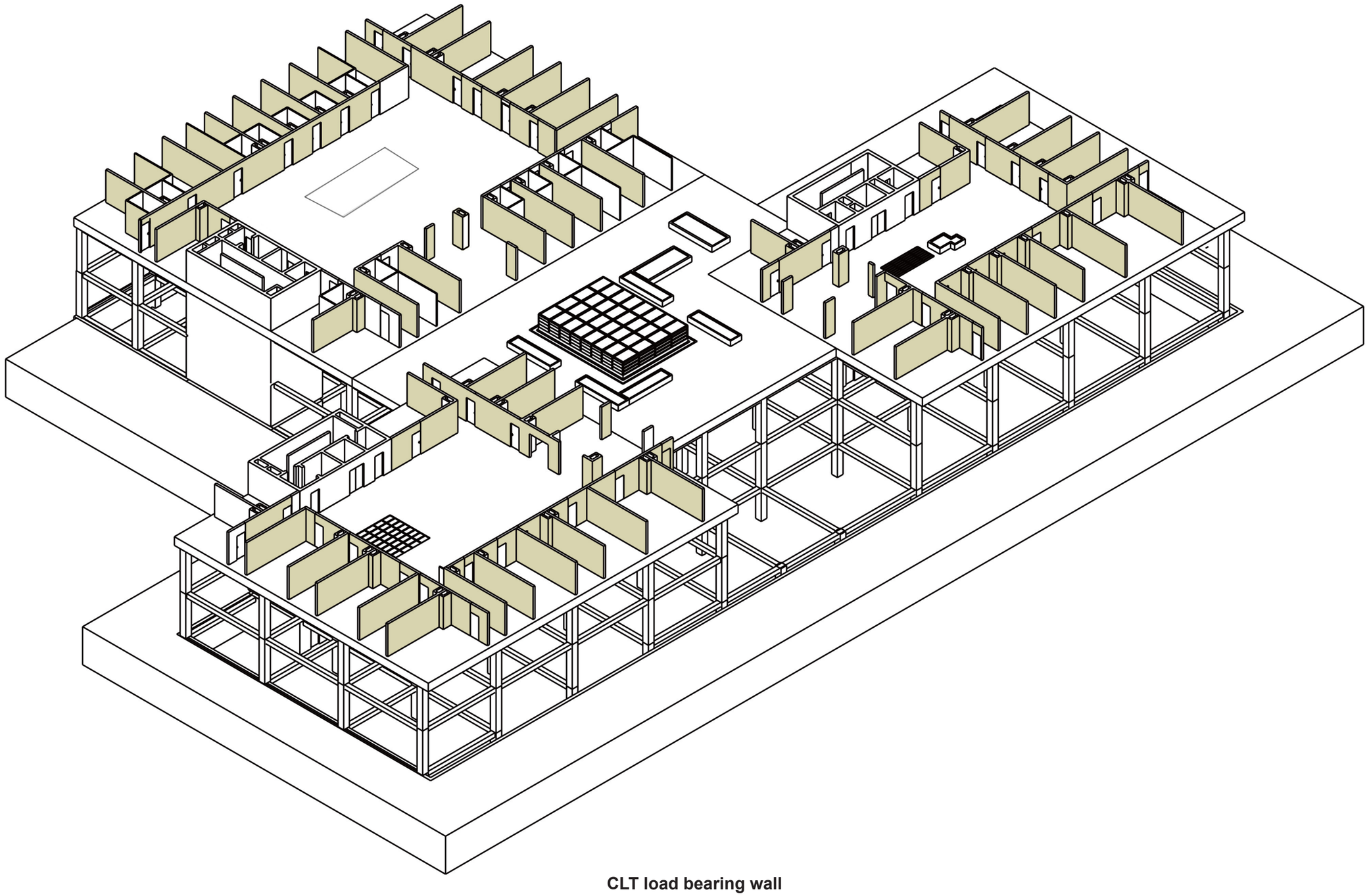
load transfer slab- cast-in-place reinforced concrete



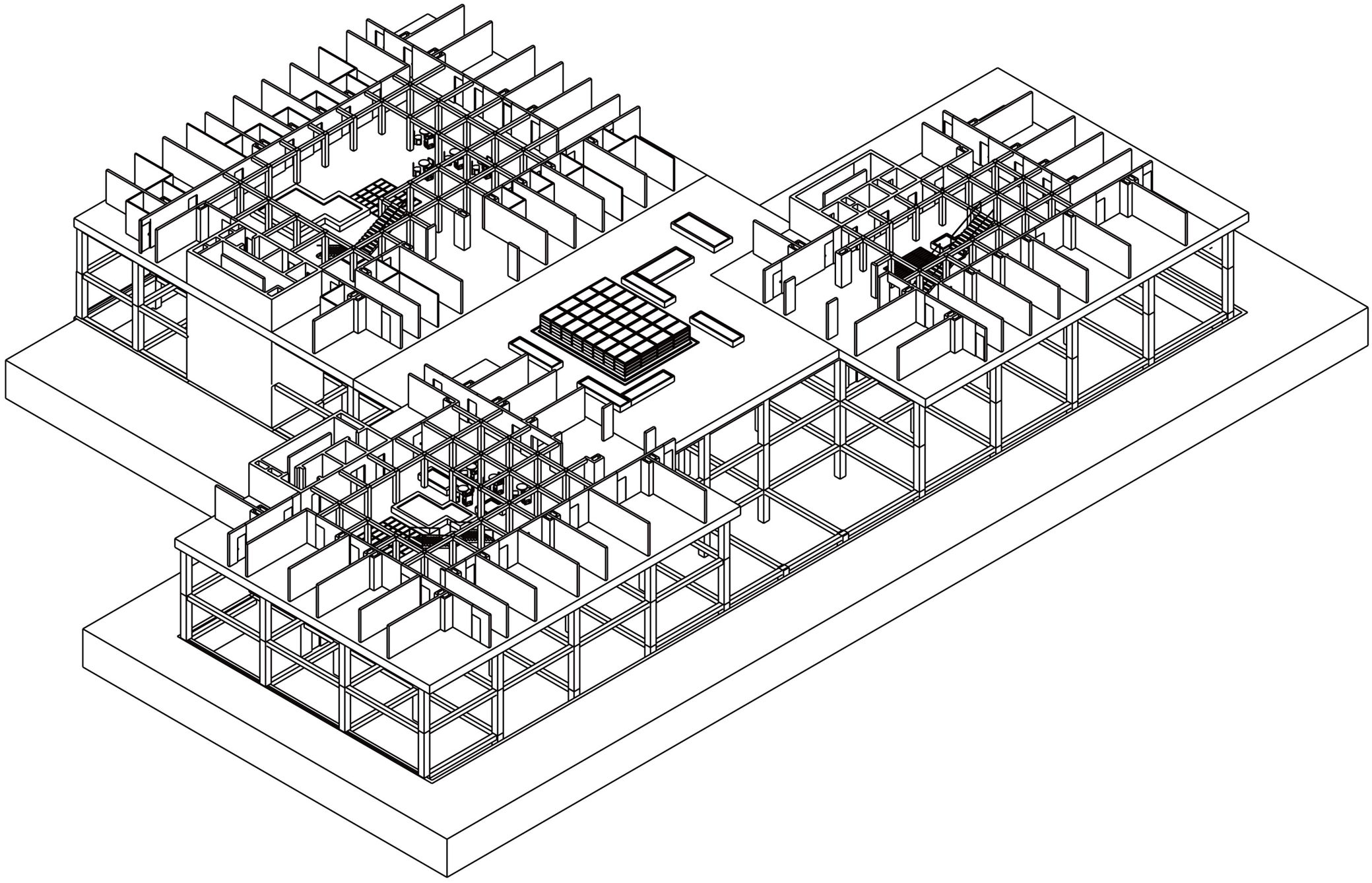
without beam

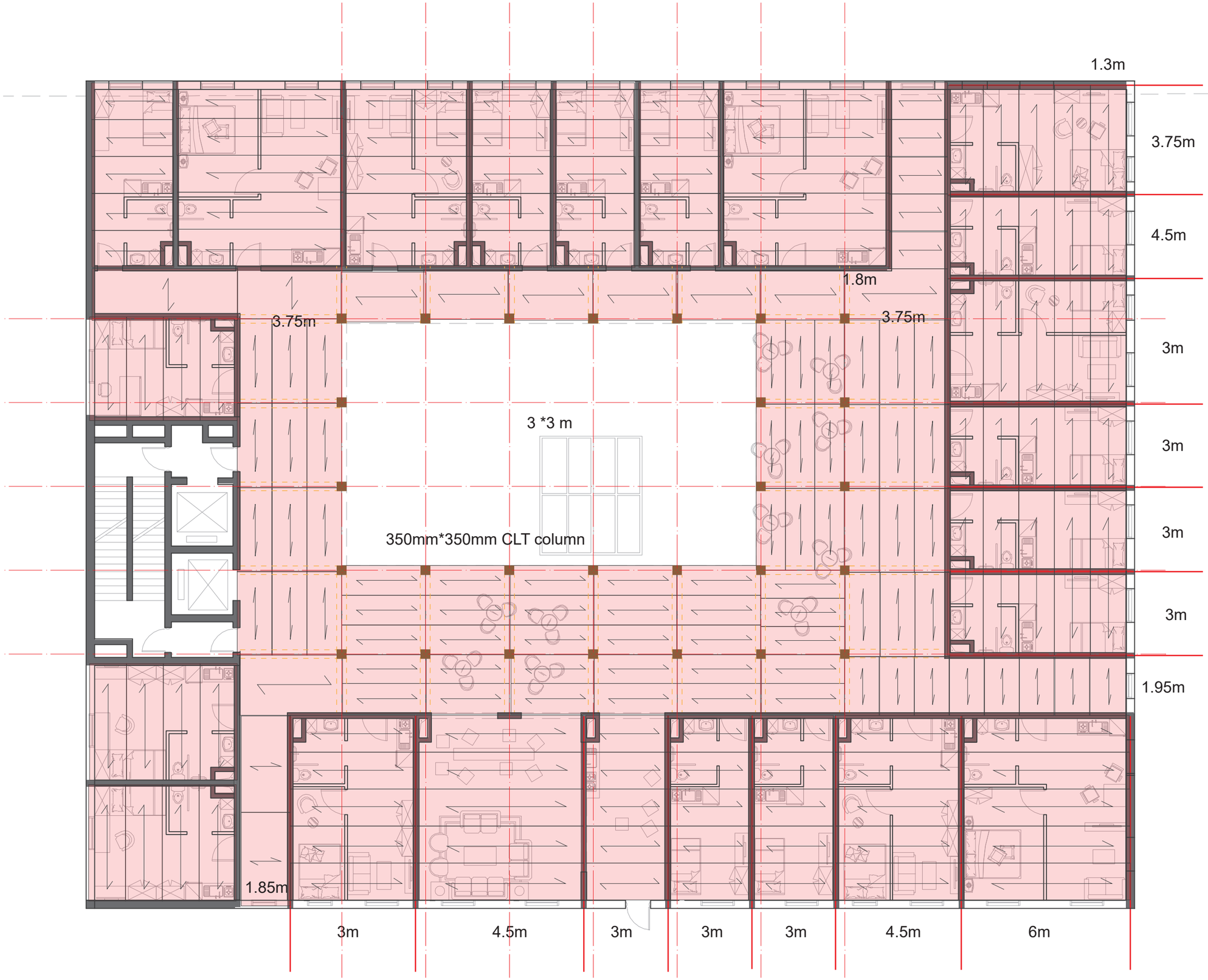


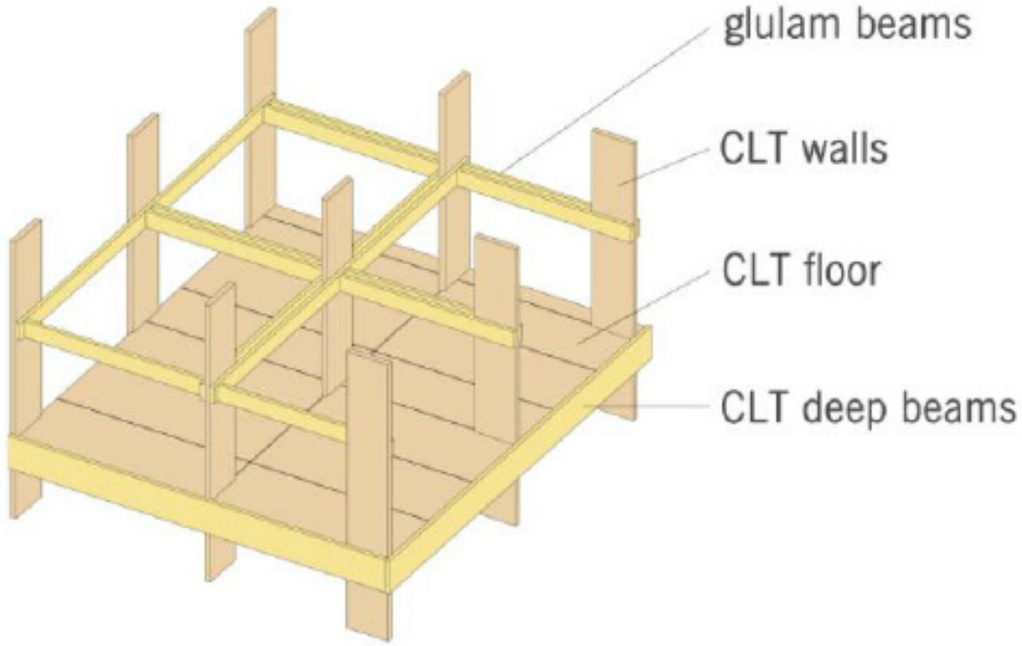
with beam

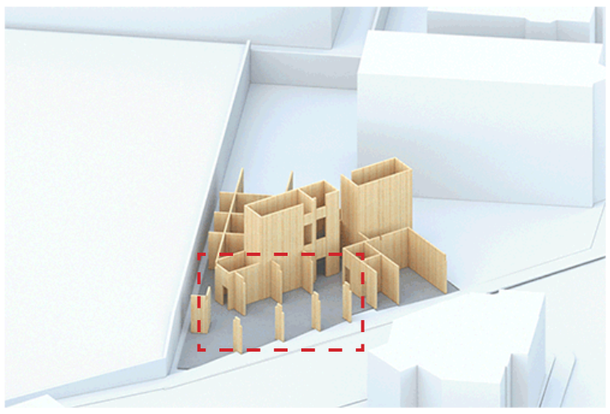


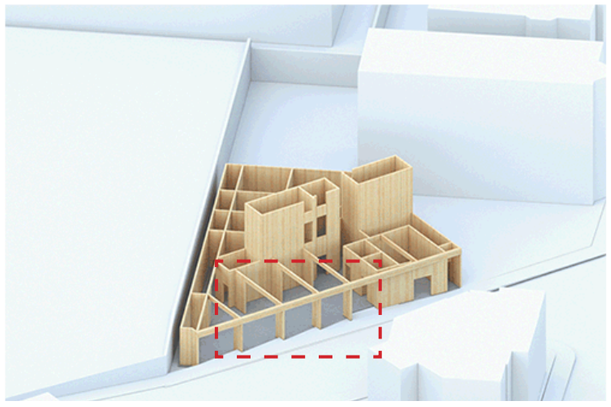
CLT load bearing wall

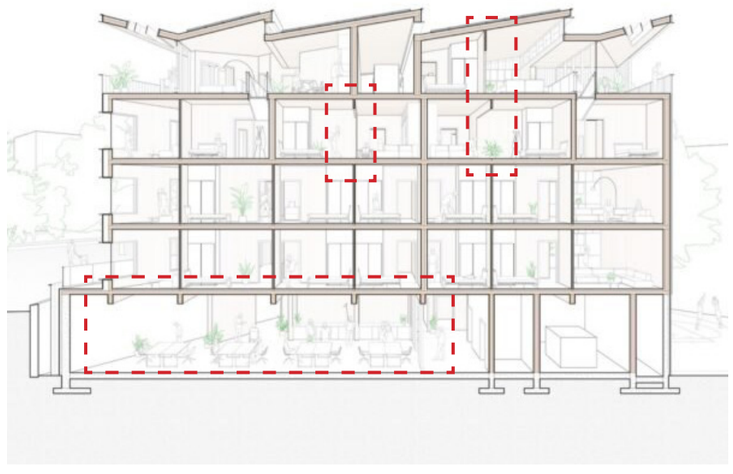


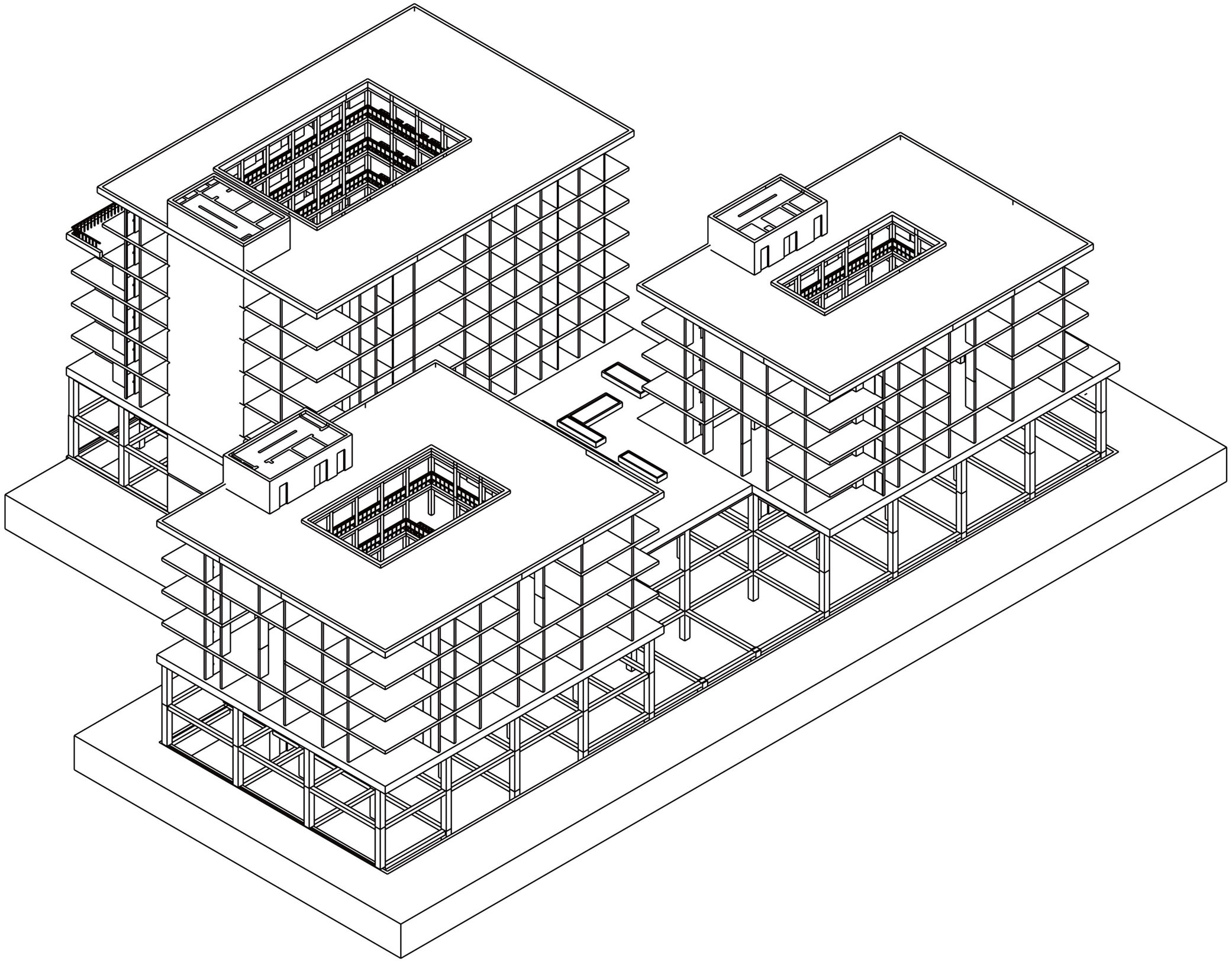

1.3m
3.75m
4.5m
1.8m
3.75m
3.75m
3m
3 *3 m
3m
350mm*350mm CLT column
3m
1.95m
1.85m
3m
4.5m
3m
3m
3m
4.5m
6m

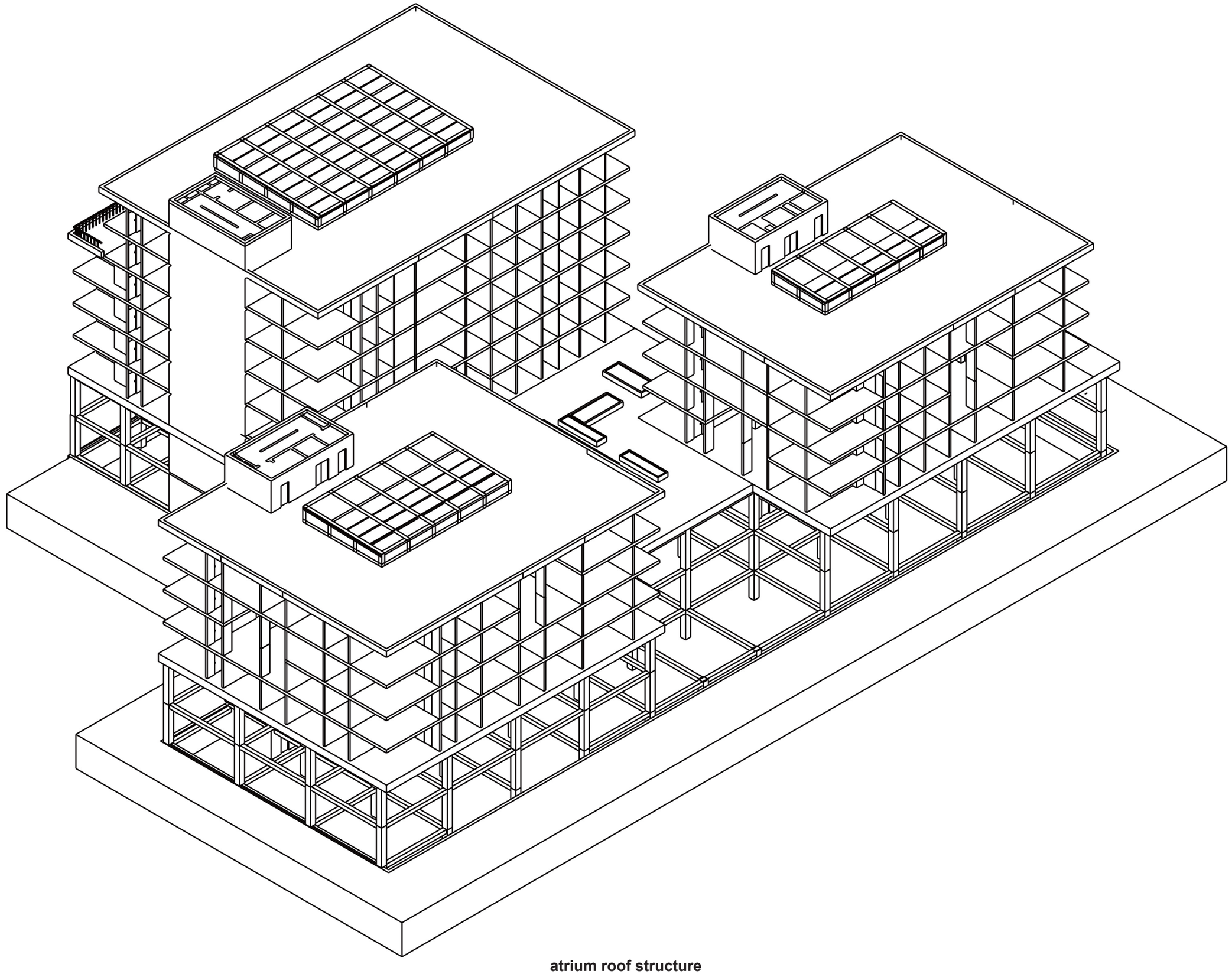

glulam beams
CLT walls
CLT floor
CLT deep beams



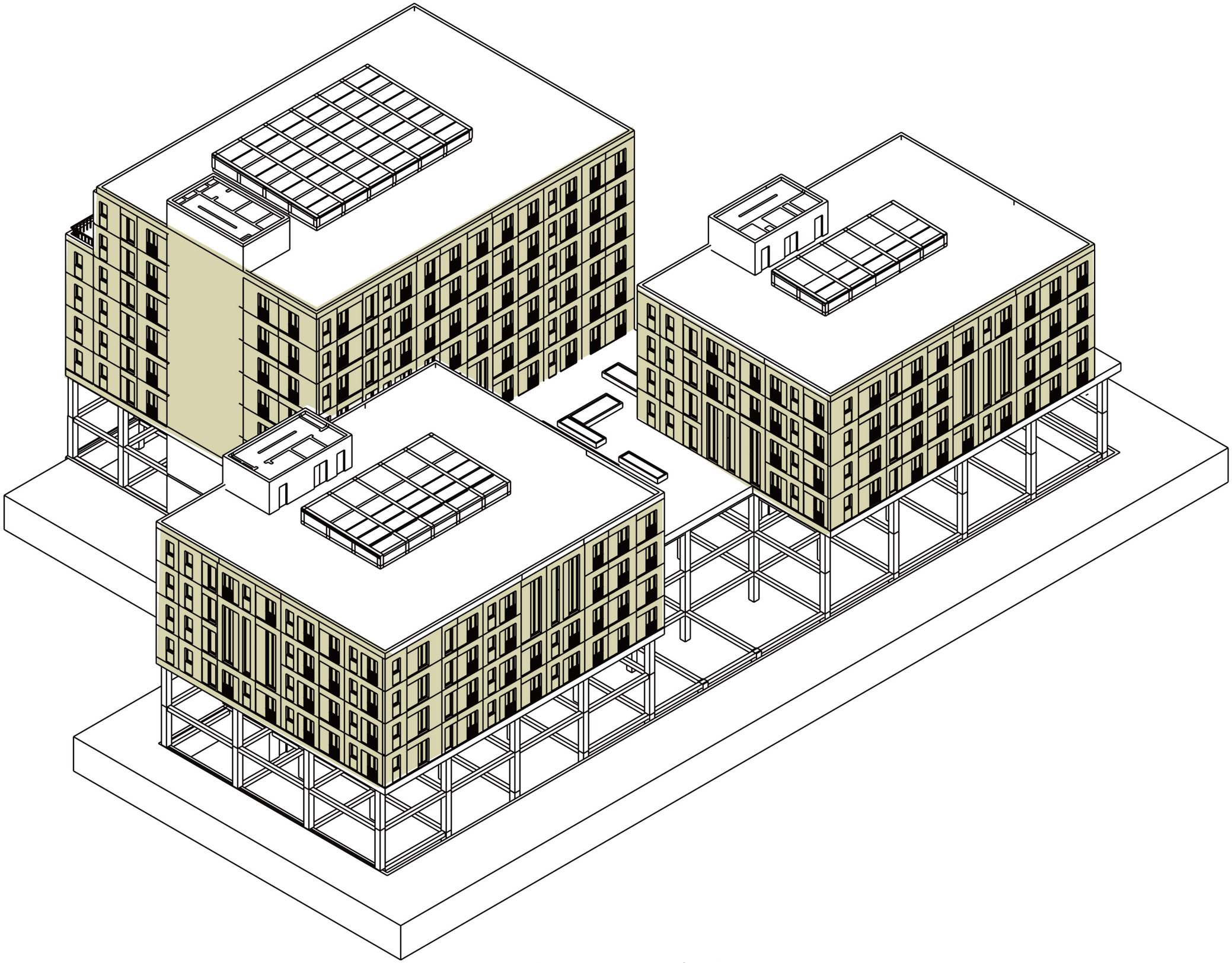








atrium roof structure



external load bearing facade

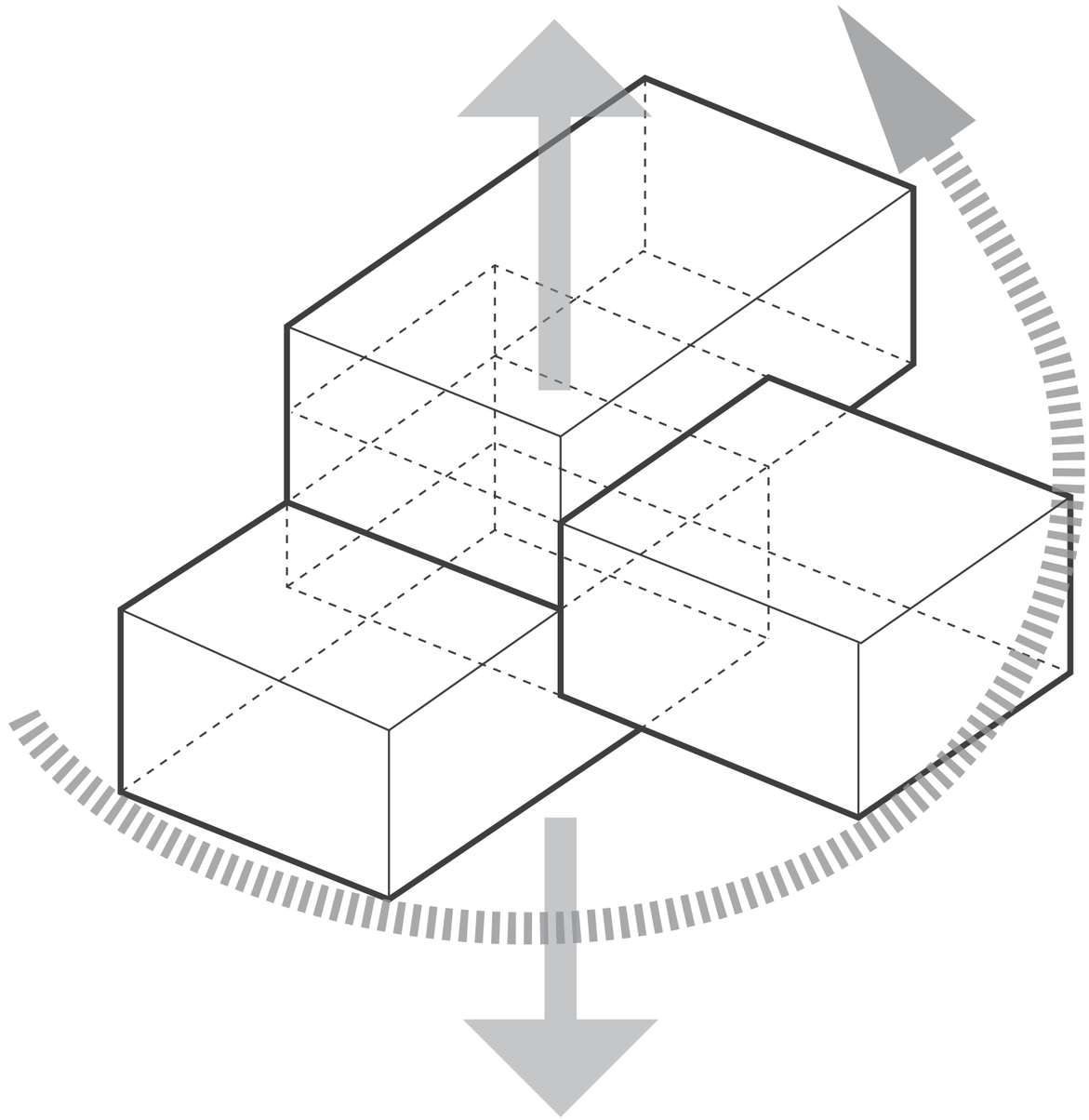
SECOND FLOOR PLAN 1:200

1 collective living area
2 rooftop garden
3 PV panel roof

SECOND FLOOR PLAN 1:200

1 collective living area
2 rooftop garden
3 PV panel roof

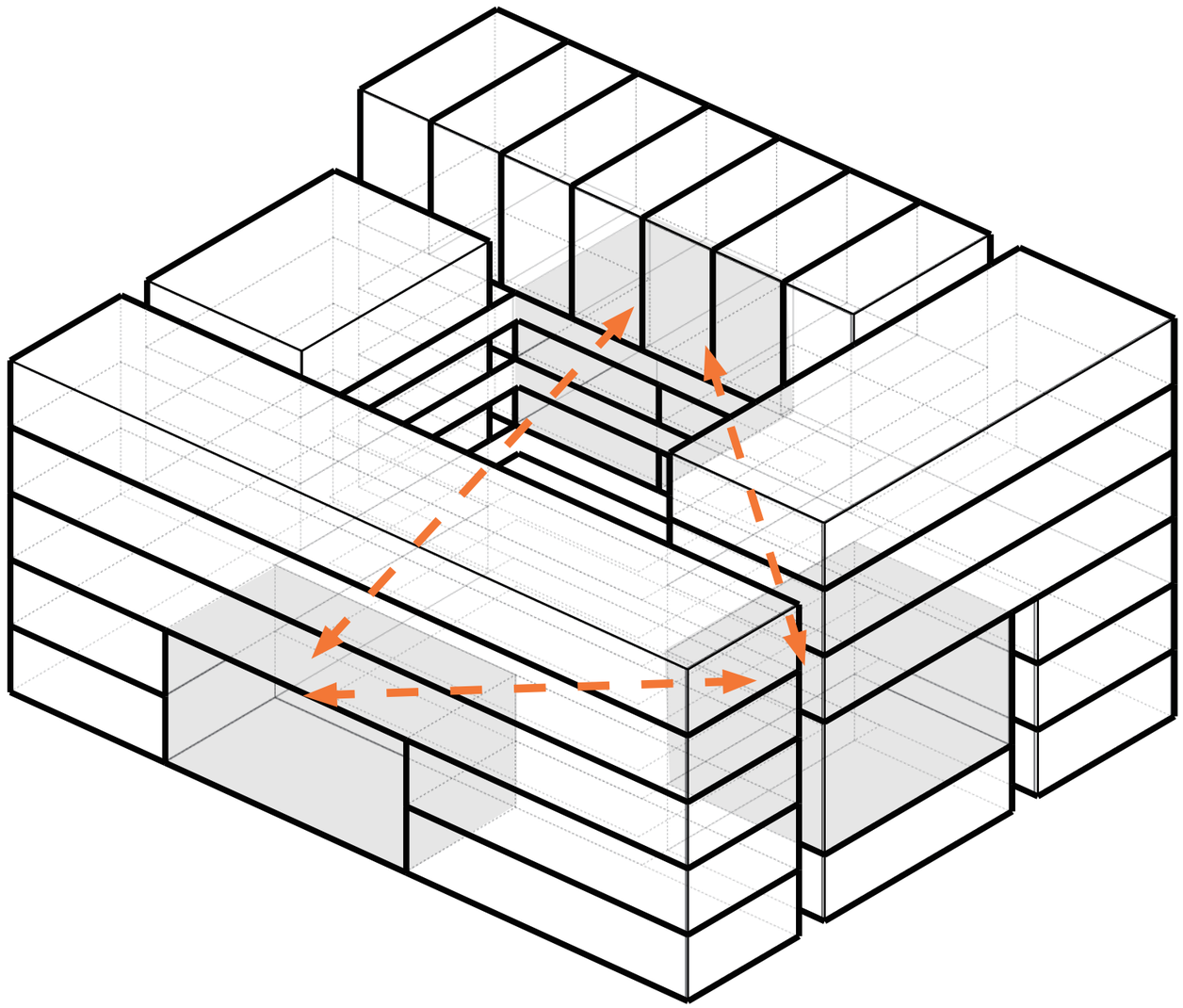
How to organize the collective space in living area ?

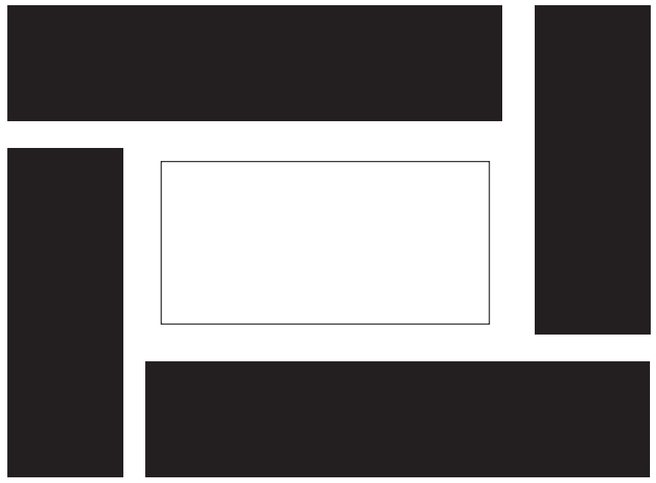


anticlock wise direction & go up
atrium-centralized

SECOND FLOOR PLAN 1:200

1 collective living area
2 rooftop garden
3 PV panel roof



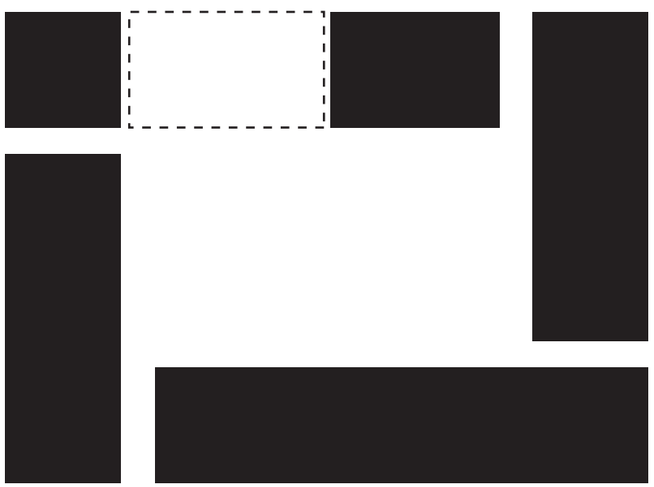


1

2

3

4



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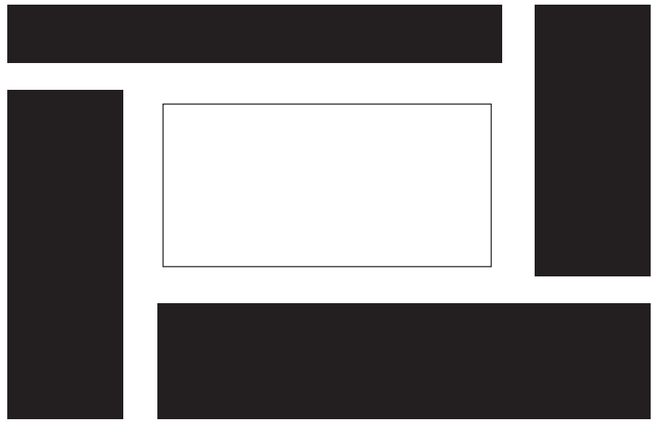
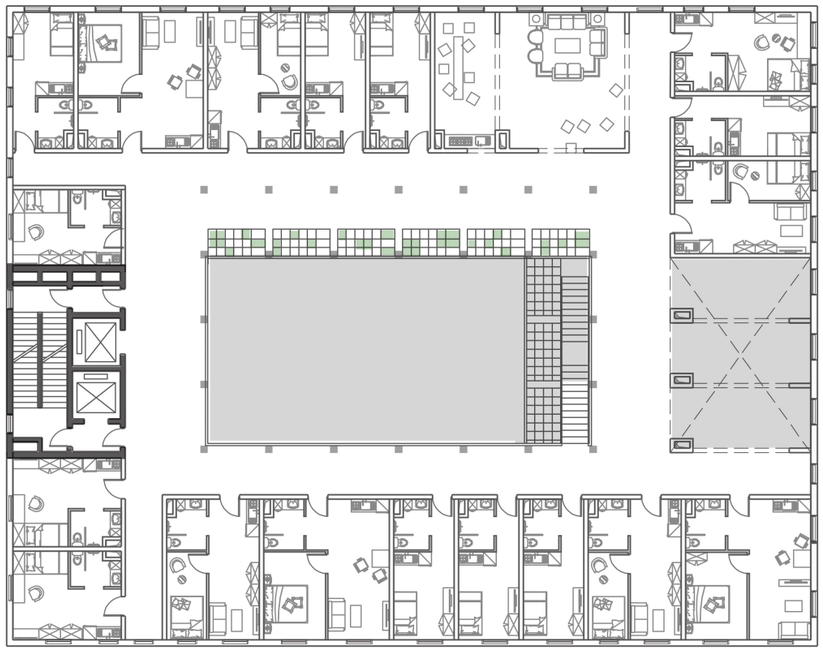
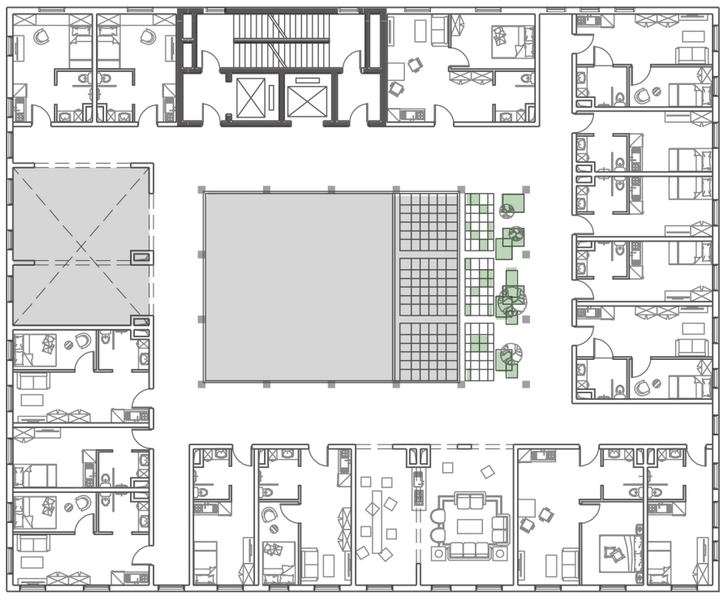


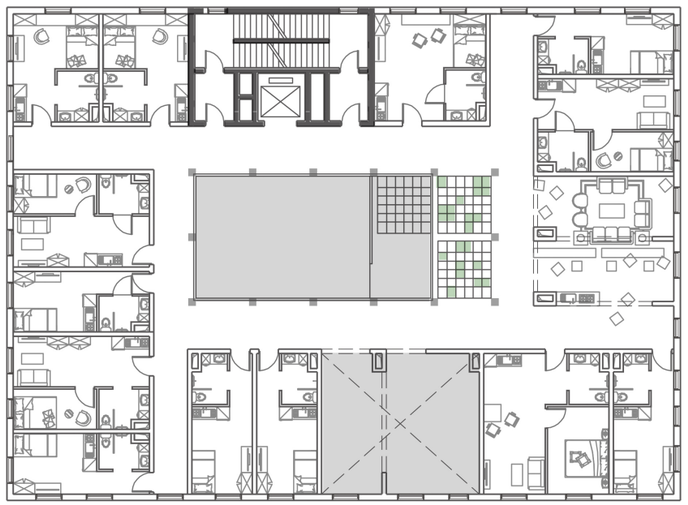
6

THIRD FLOOR PLAN 1:200

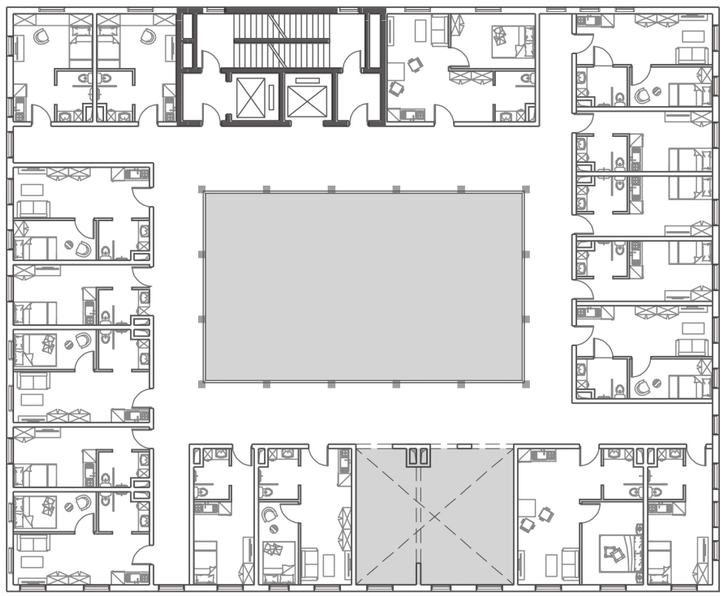
FOURTH FLOOR PLAN 1:200

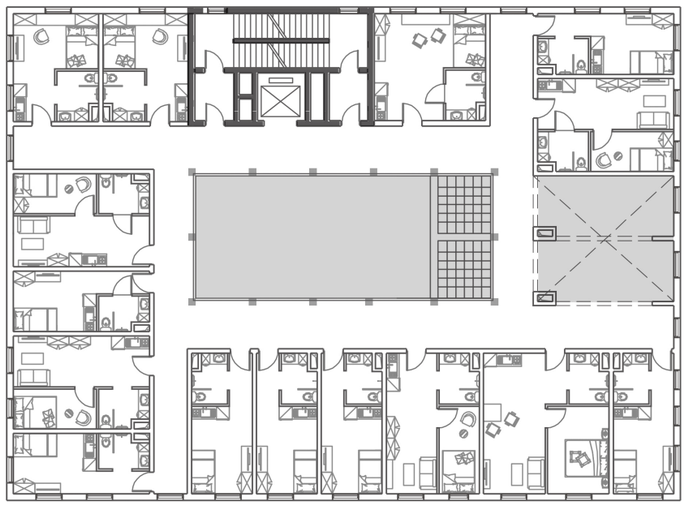






FIFTH FLOOR PLAN 1:200

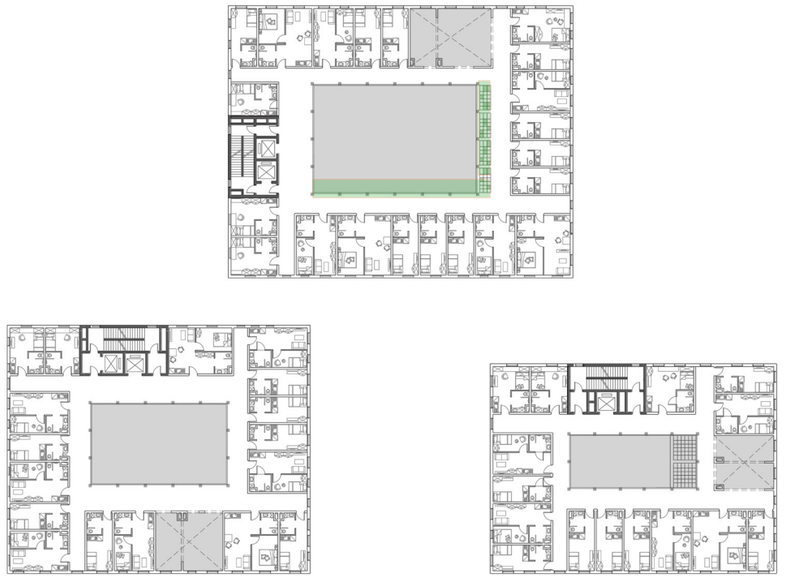




THIRD FLOOR PLAN 1:200

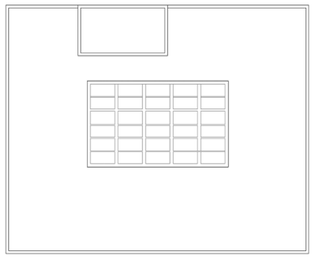
FOURTH FLOOR PLAN 1:200

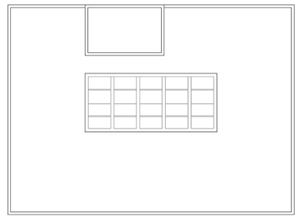
FIFTH FLOOR PLAN 1:200

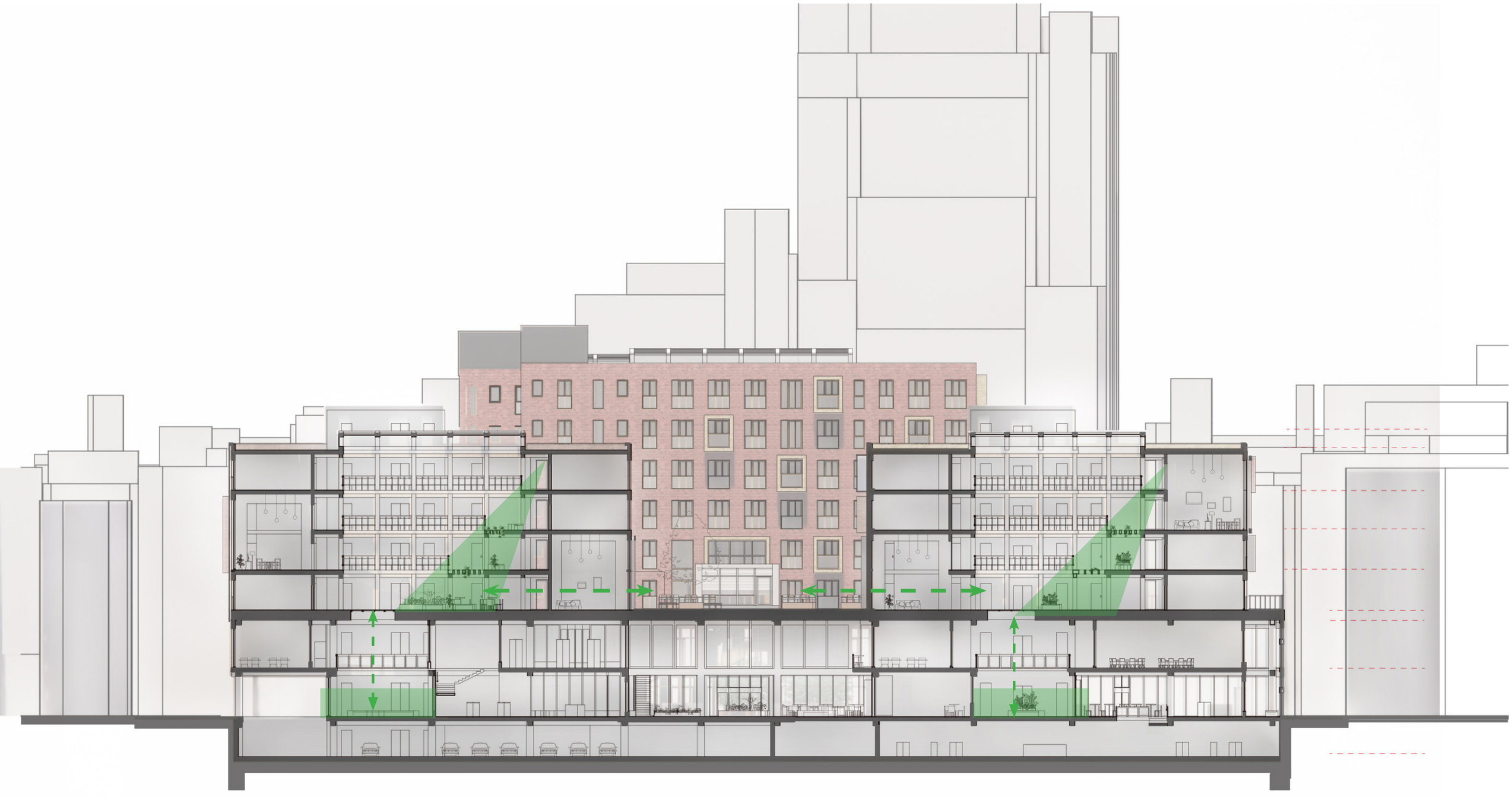


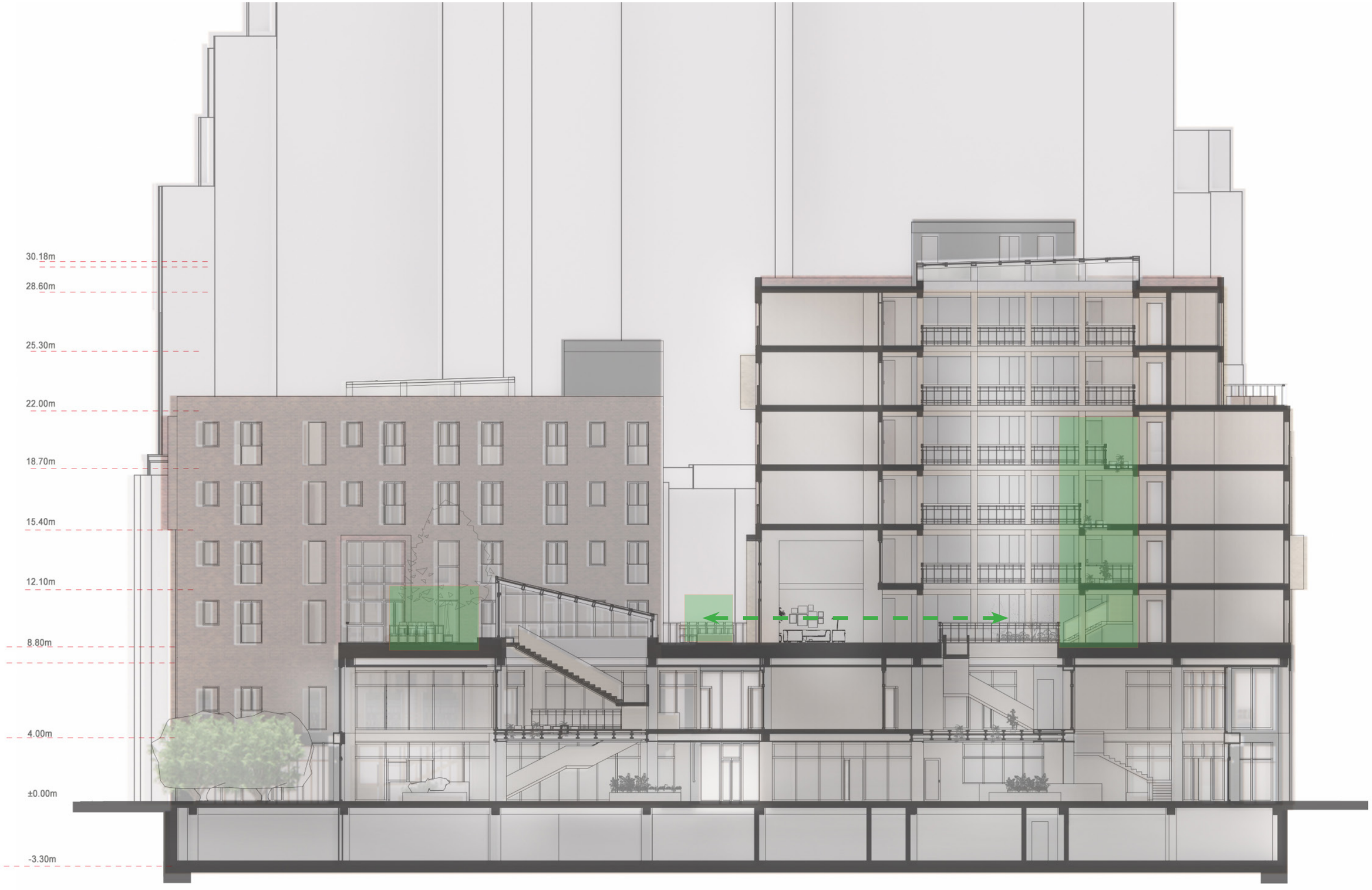
SIXTH FLOOR PLAN 1:200

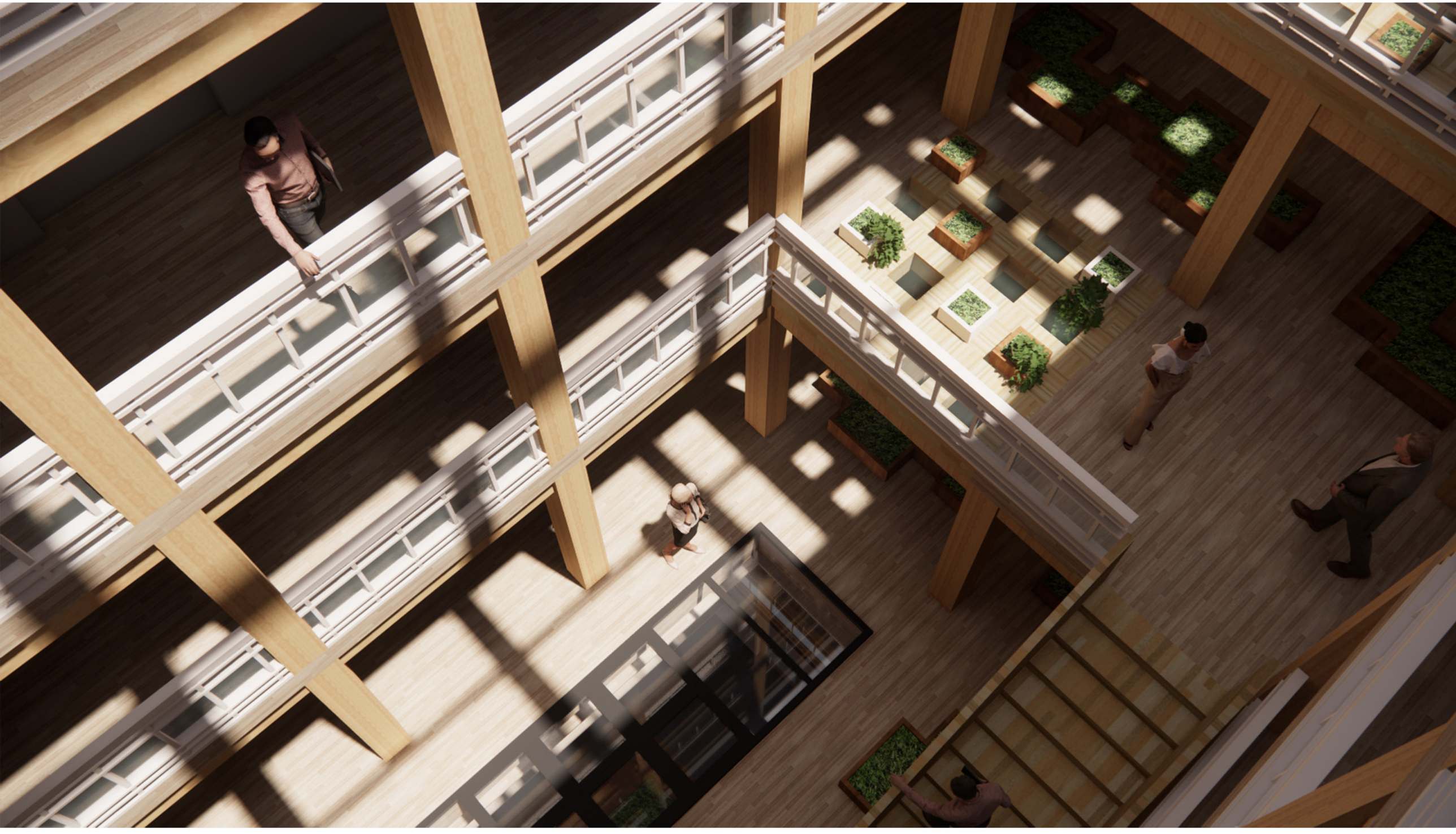
1 rooftop garden/ clothes hang-out
2 ishared laundary rooms





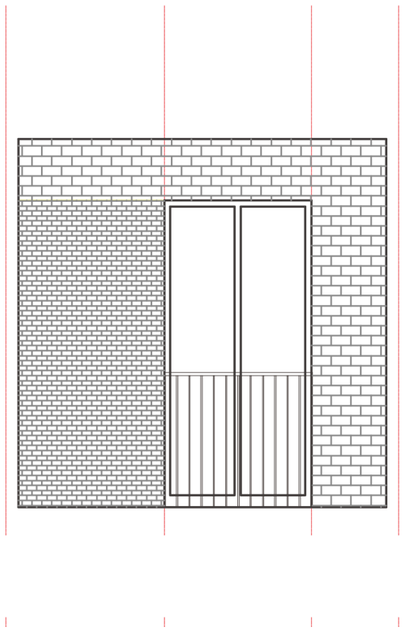


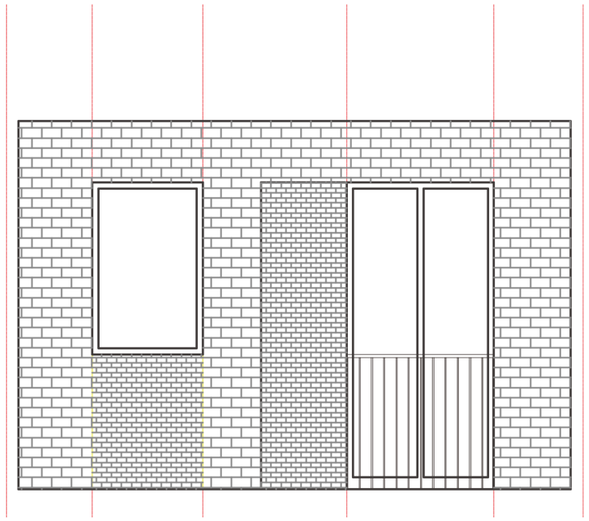

30.18m
28.60m
25.30m
22.00m
18.70m
15.40m
12.10m
8.80m
4.00m
±0.00m
-3.30m

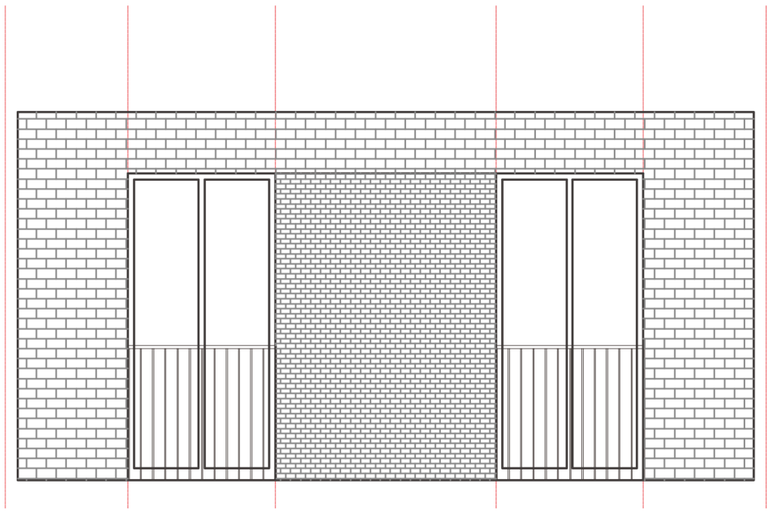


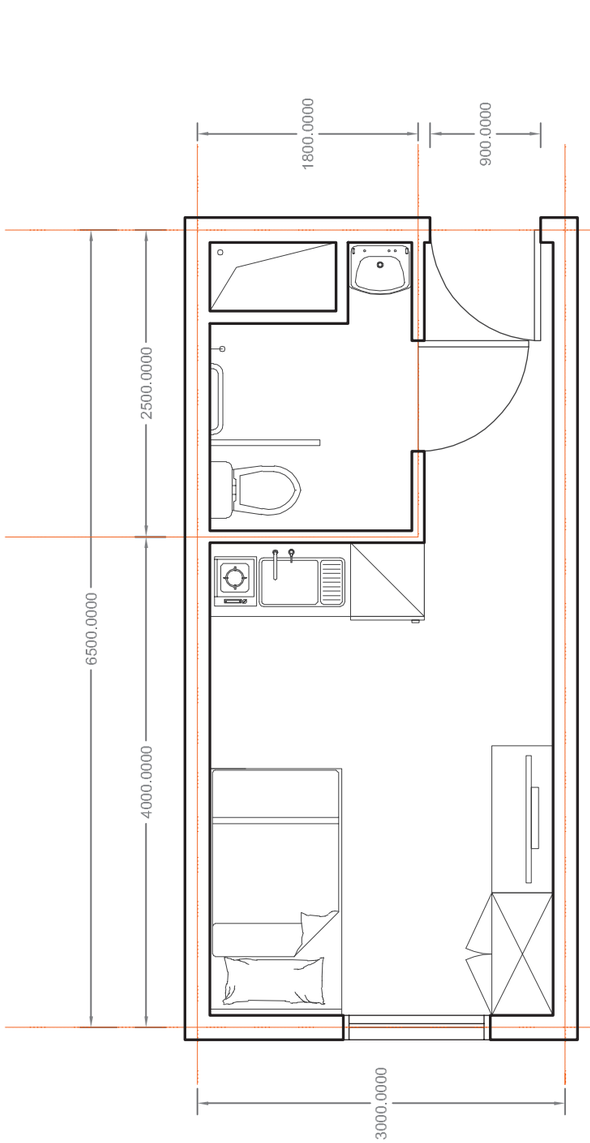
Facade-Material

Facade-Material

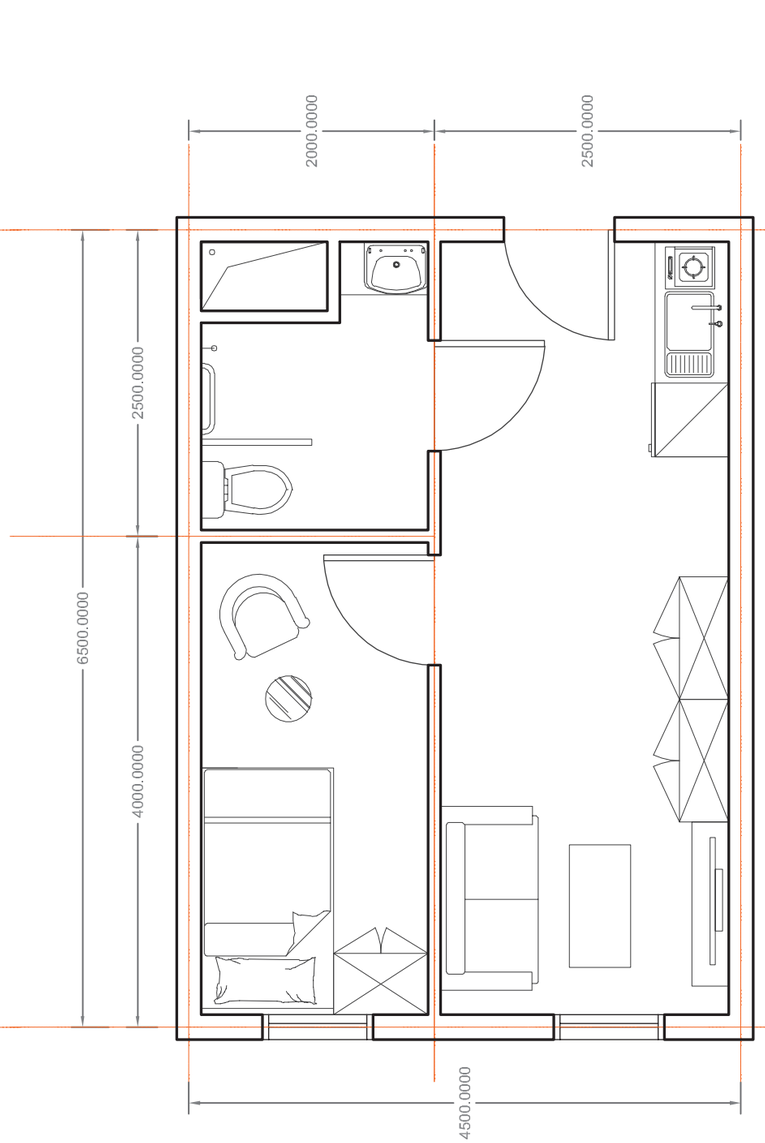




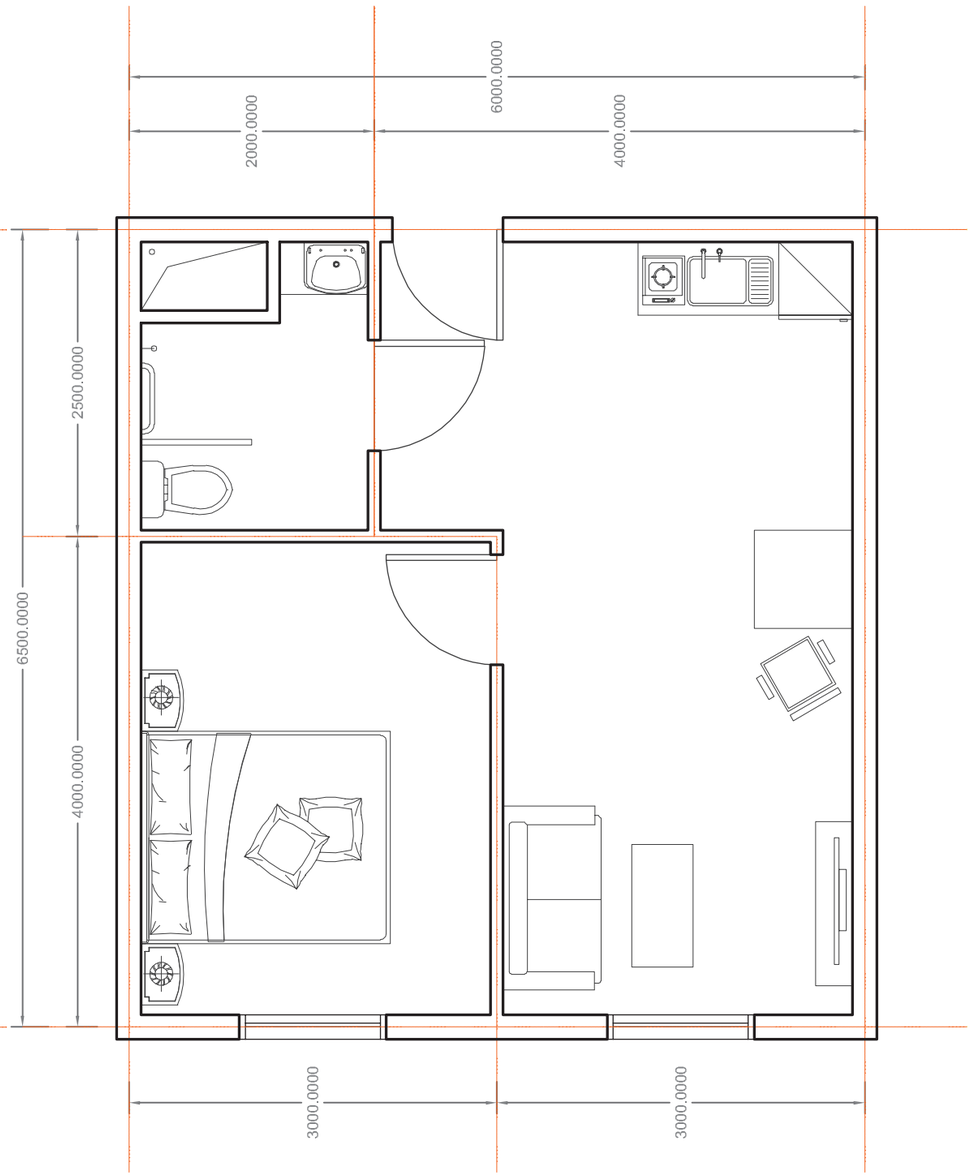




1 unit

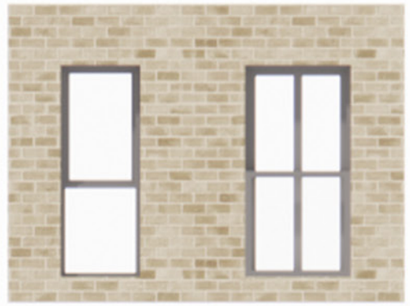
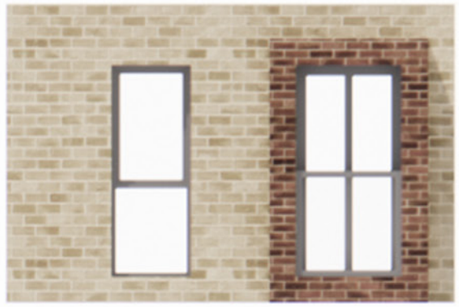


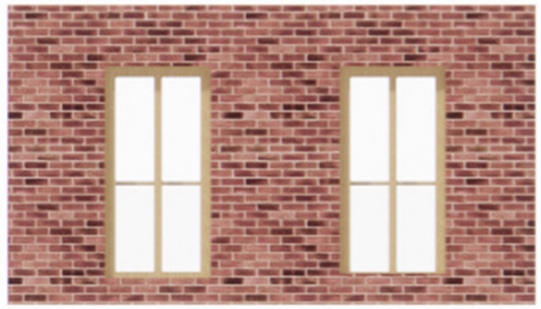
1.5 unit

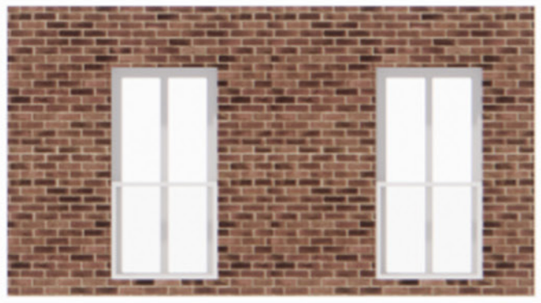


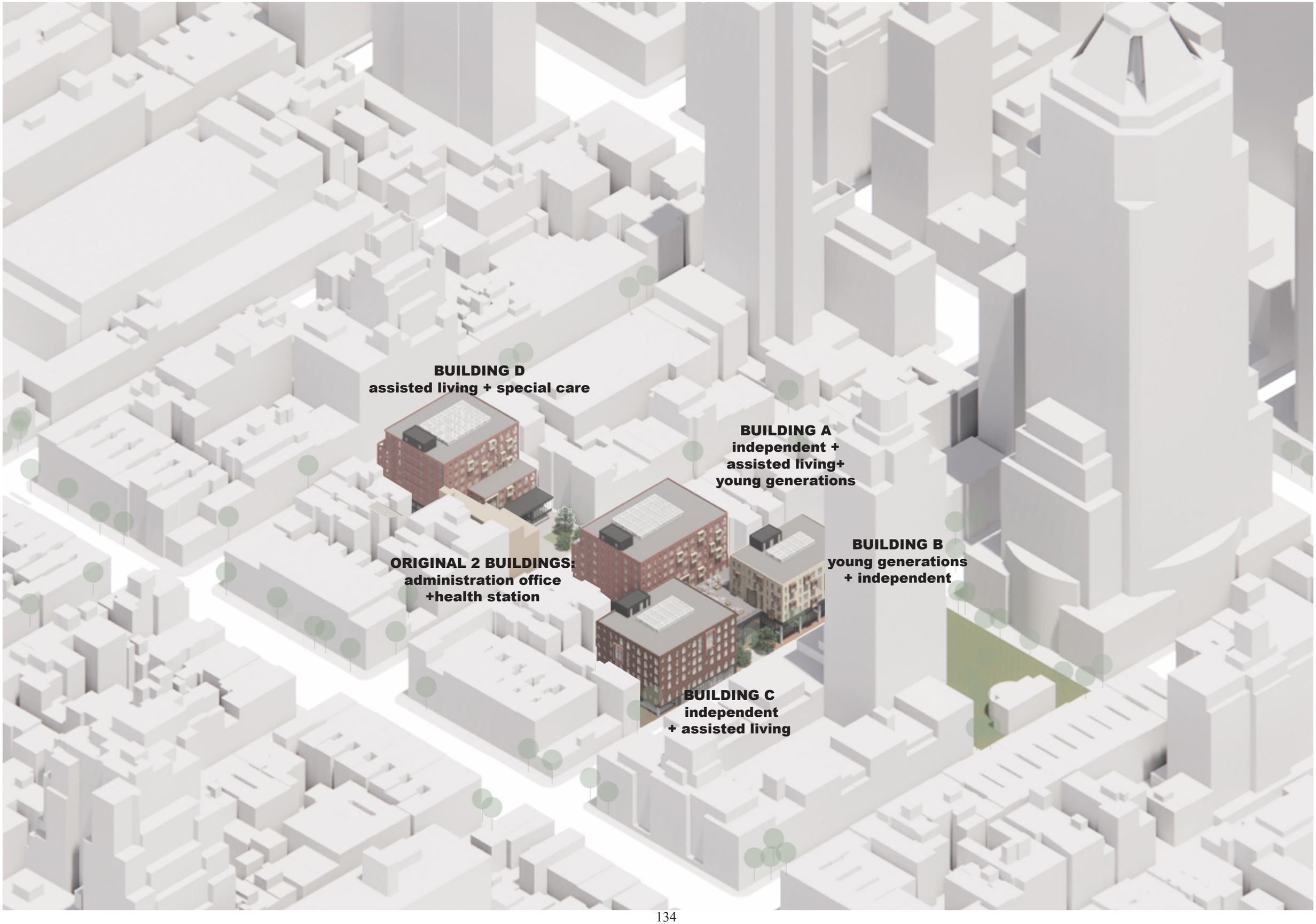
2 unit

Dwelling unit type



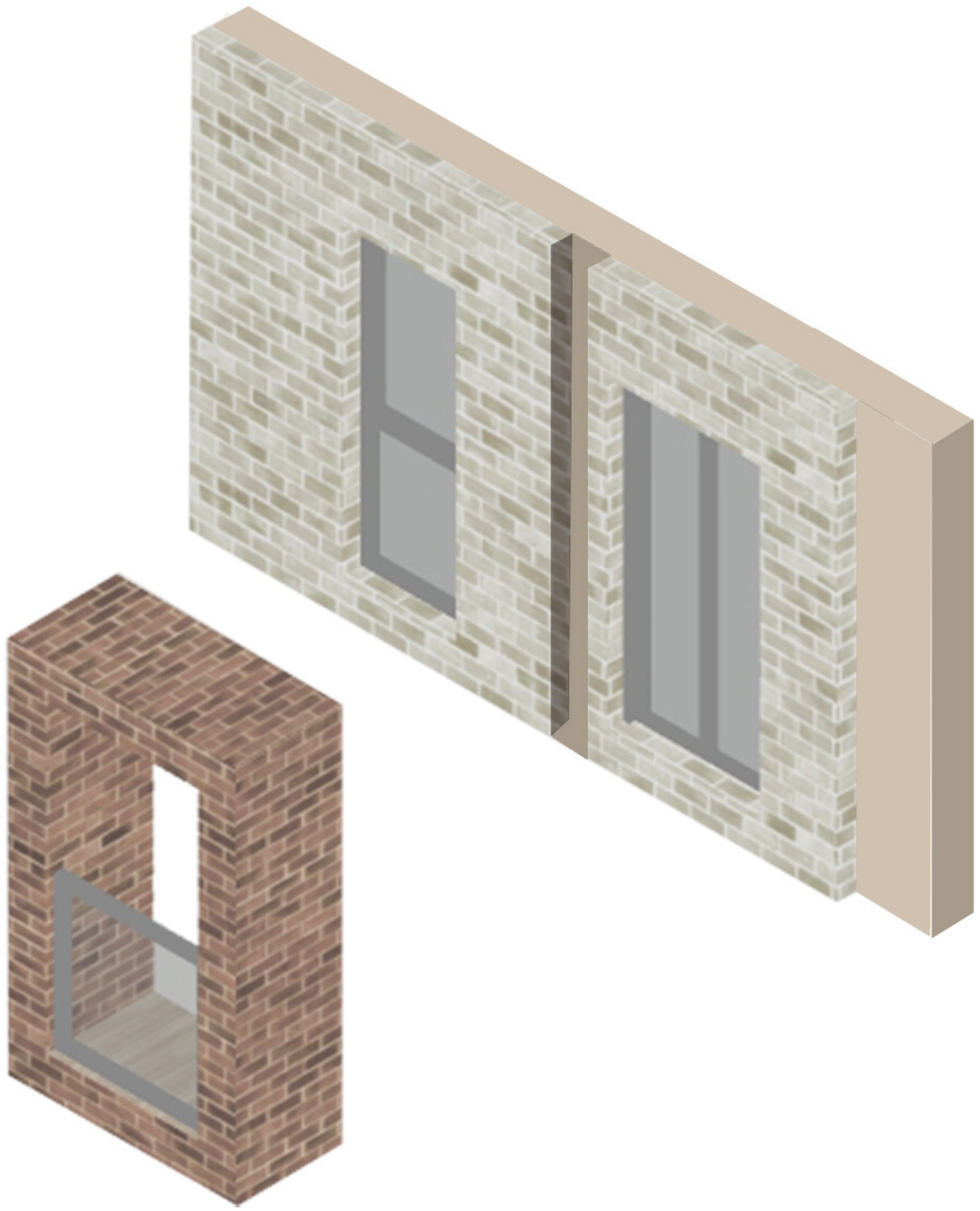


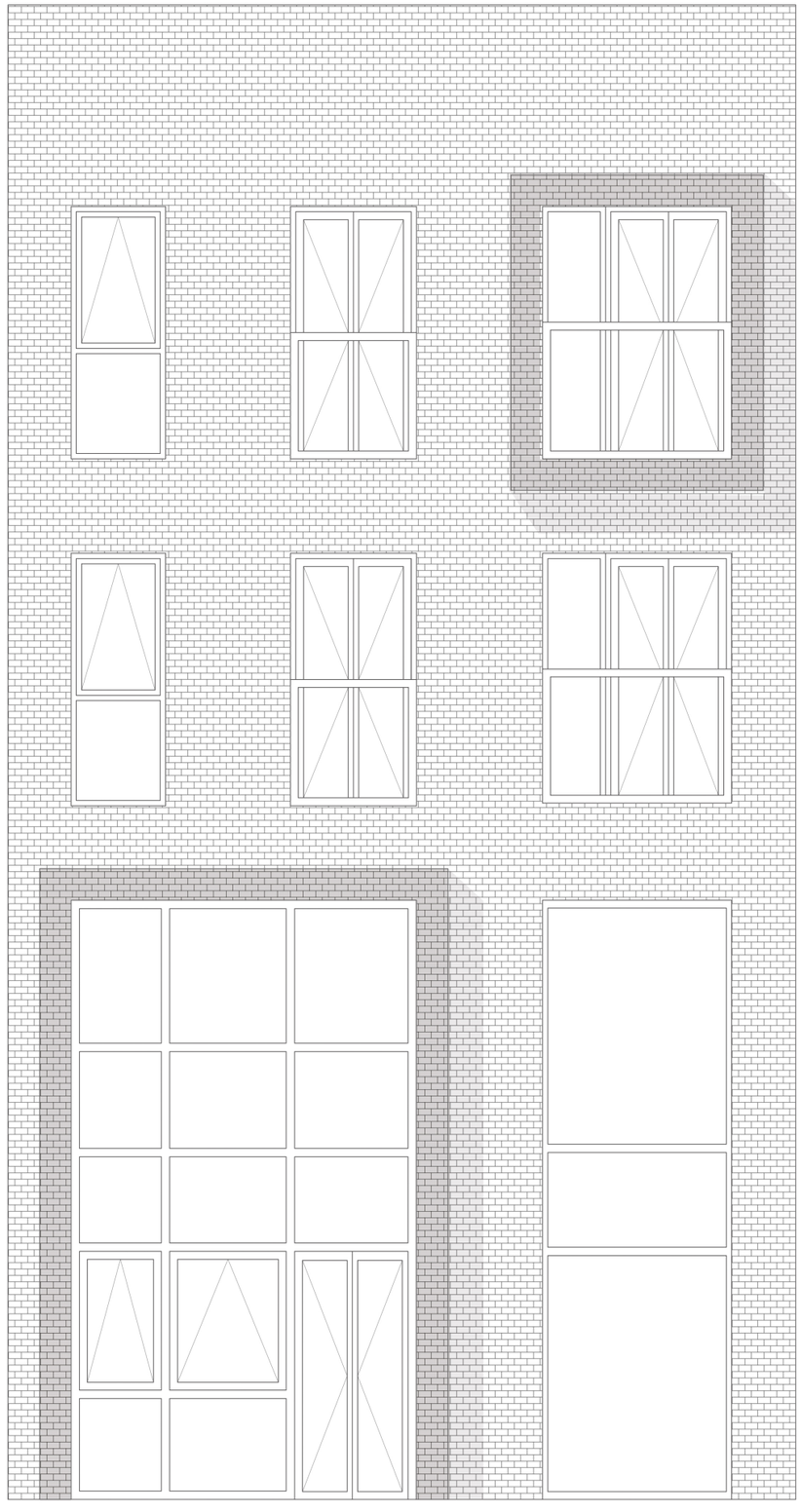

BUILDING D
assisted living + special care
BUILDING A
independent +
assisted living+
young generations
BUILDING B
young generations
+ independent
ORIGINAL 2 BUILDINGS:
administration office
+health station
BUILDING C
independent
+ assisted living

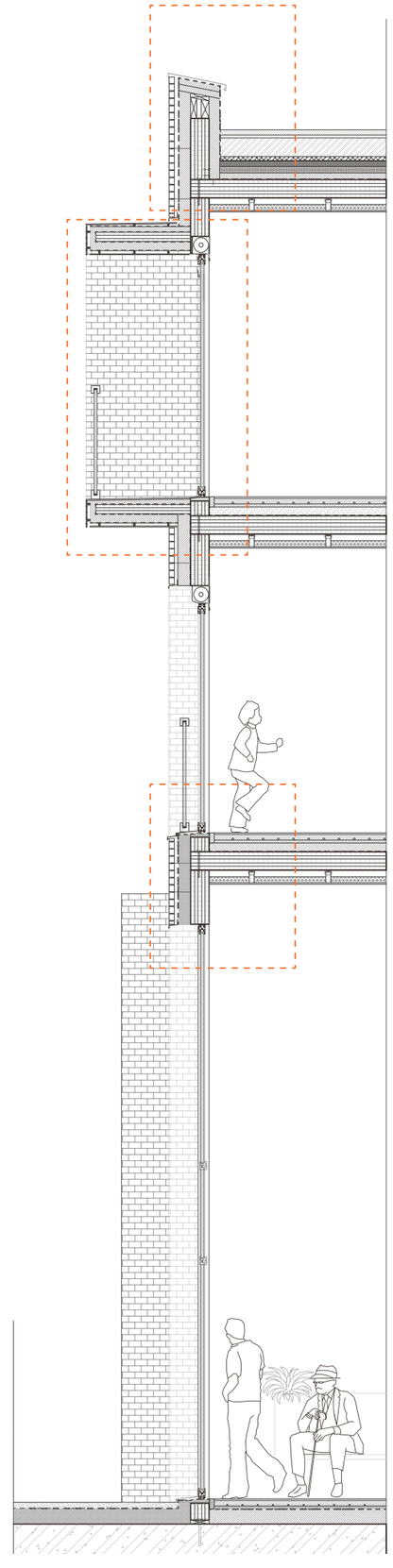
Elevation- South

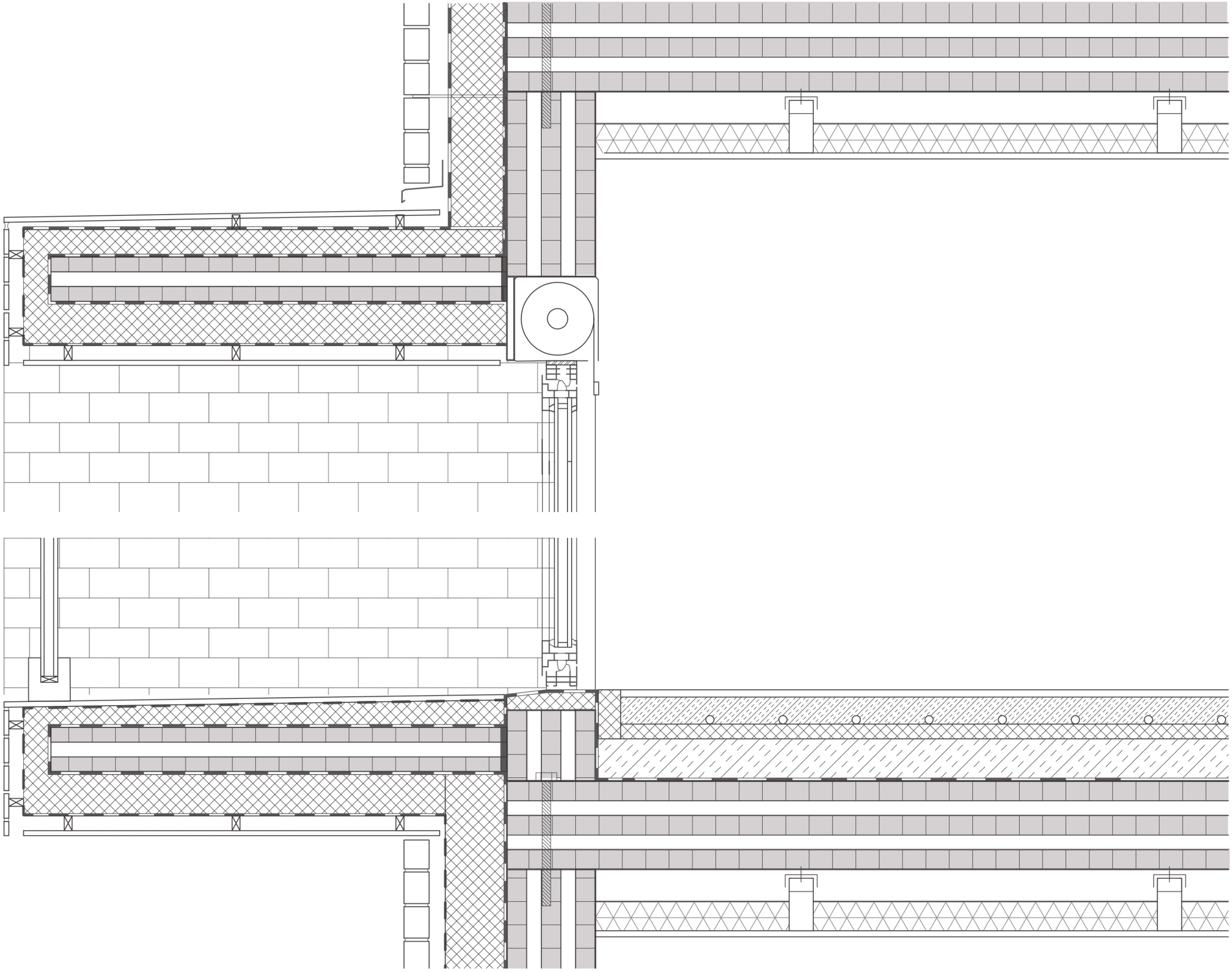
Elevation- North

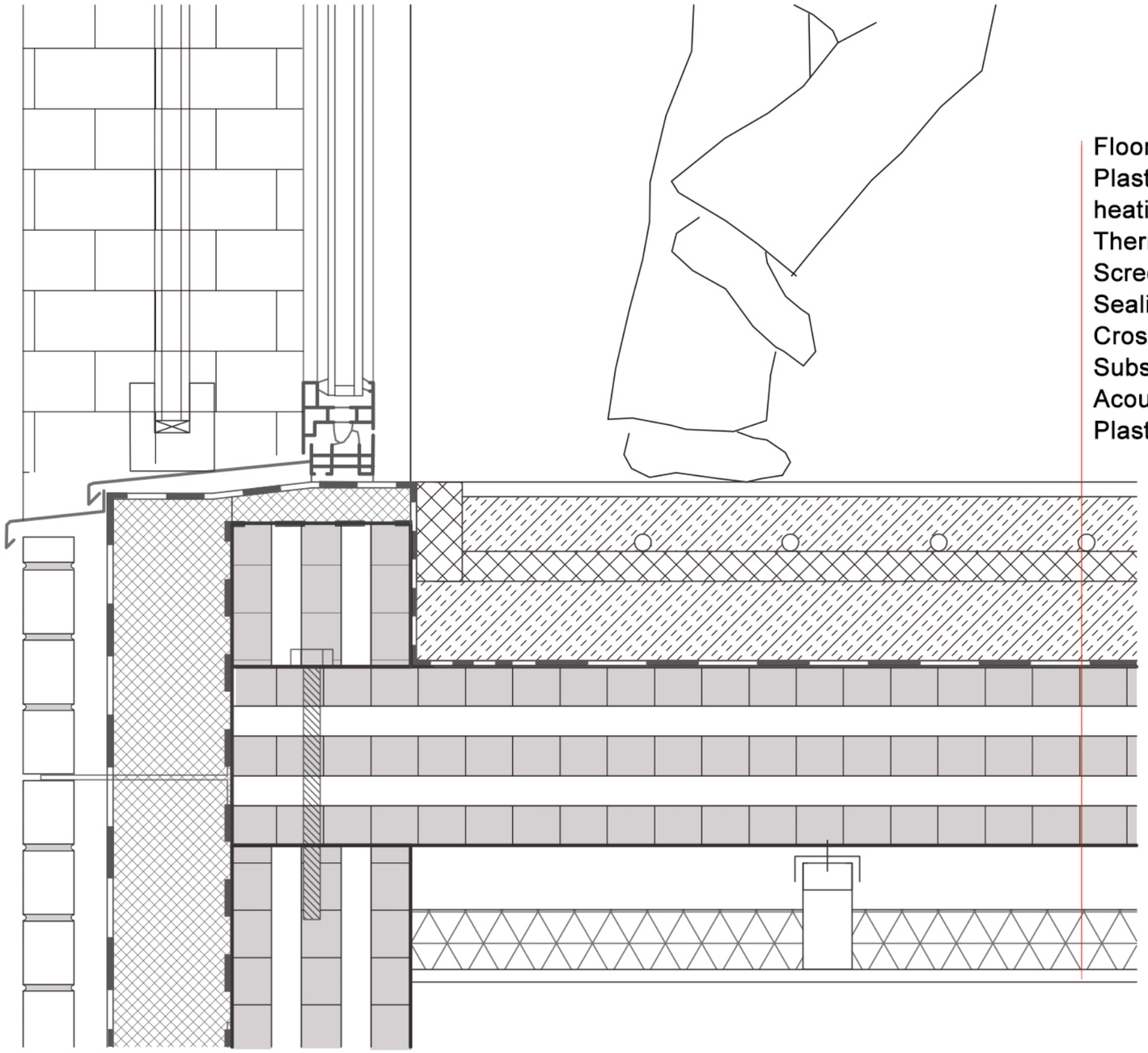
Elevation- East&West



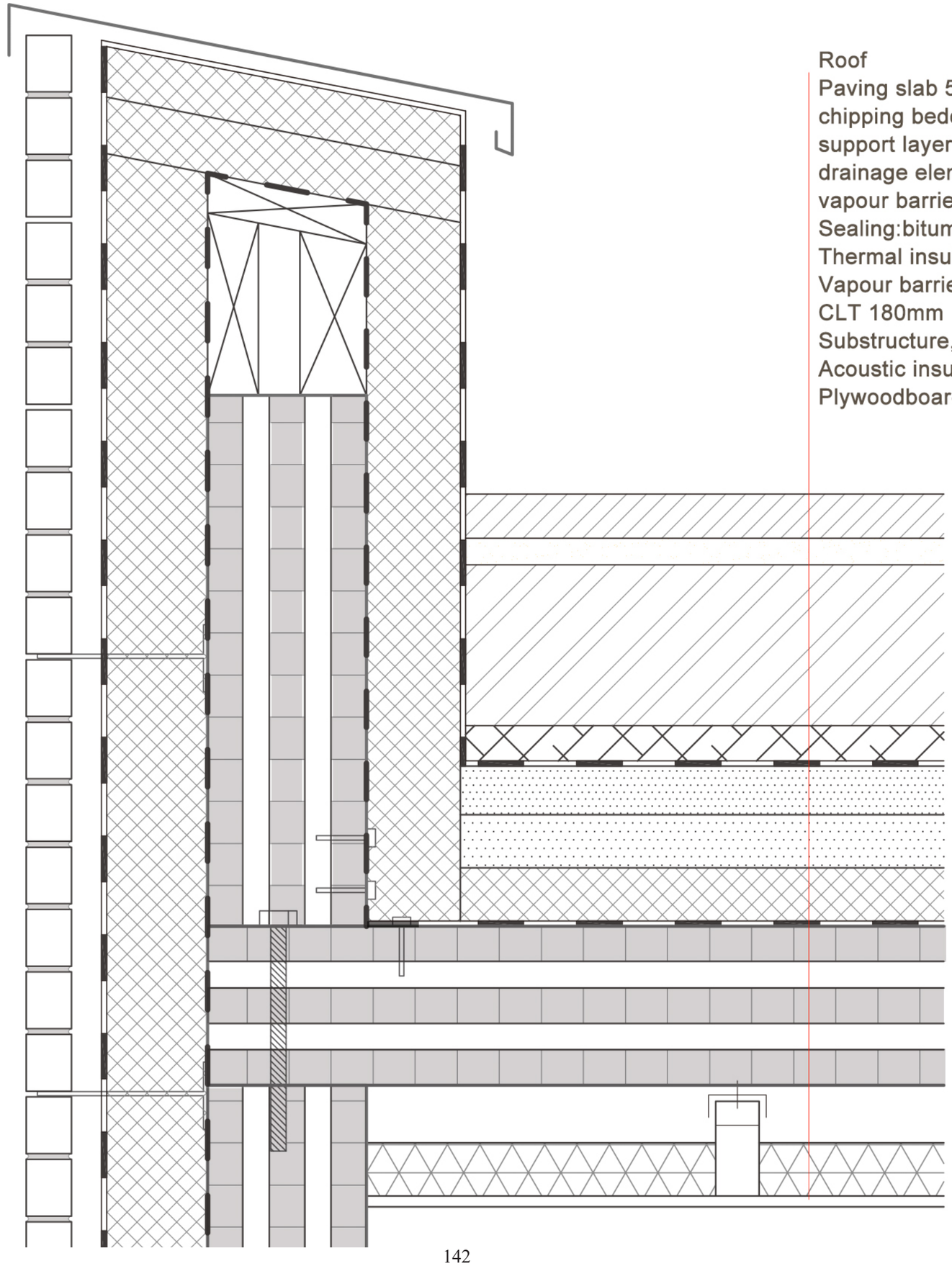








Floor slab:
Plasterboard15 mm
heating screed 55 mm
Thermal insulation 30 mm
Screed as levelling layer 80/110 mm
Sealing, PE foil 0.3 mm
Cross laminated timber 180 mm
Substructure, aluminium
Acoustic insulation 100mm
Plasterboard 12.5 mm

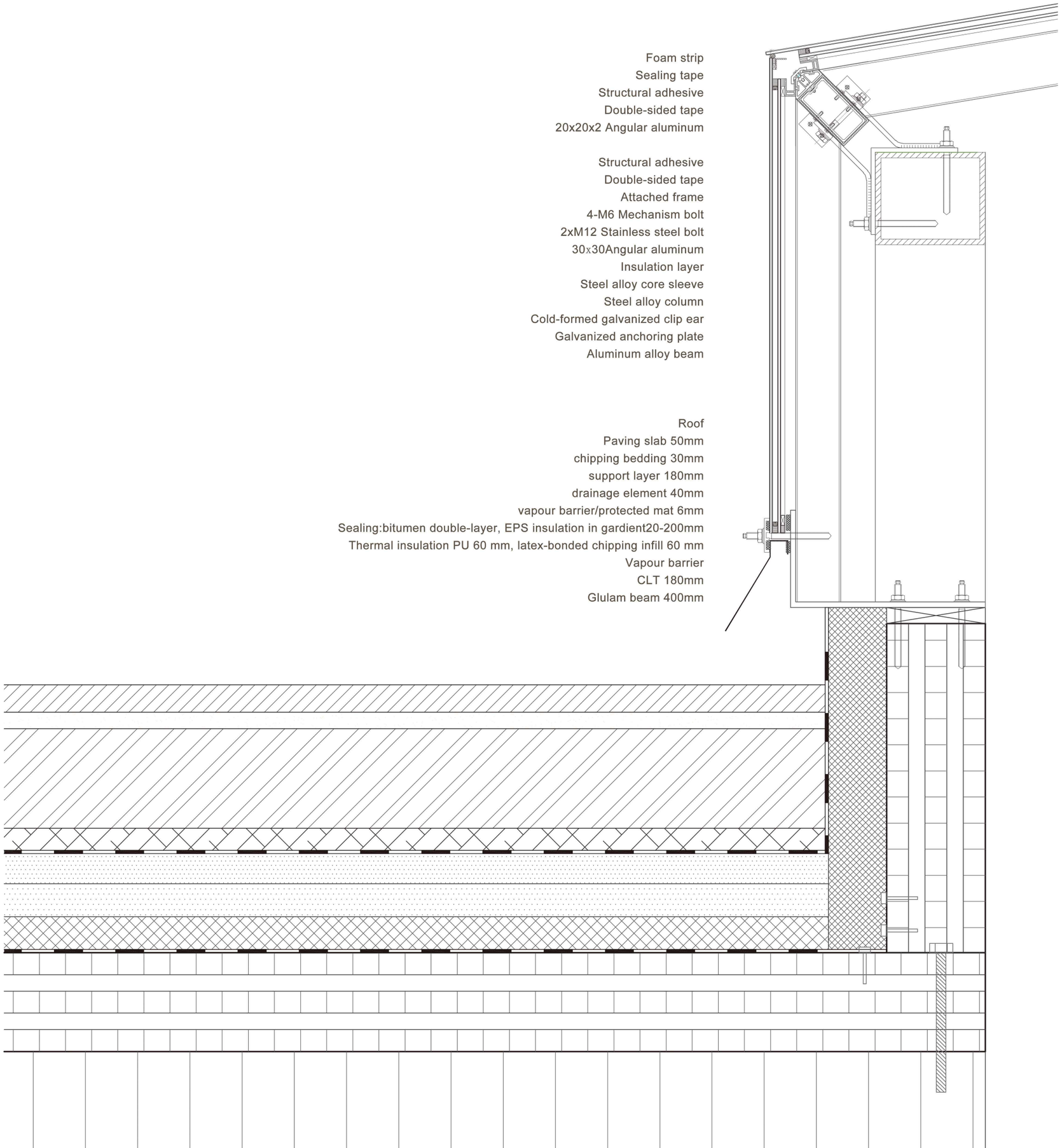


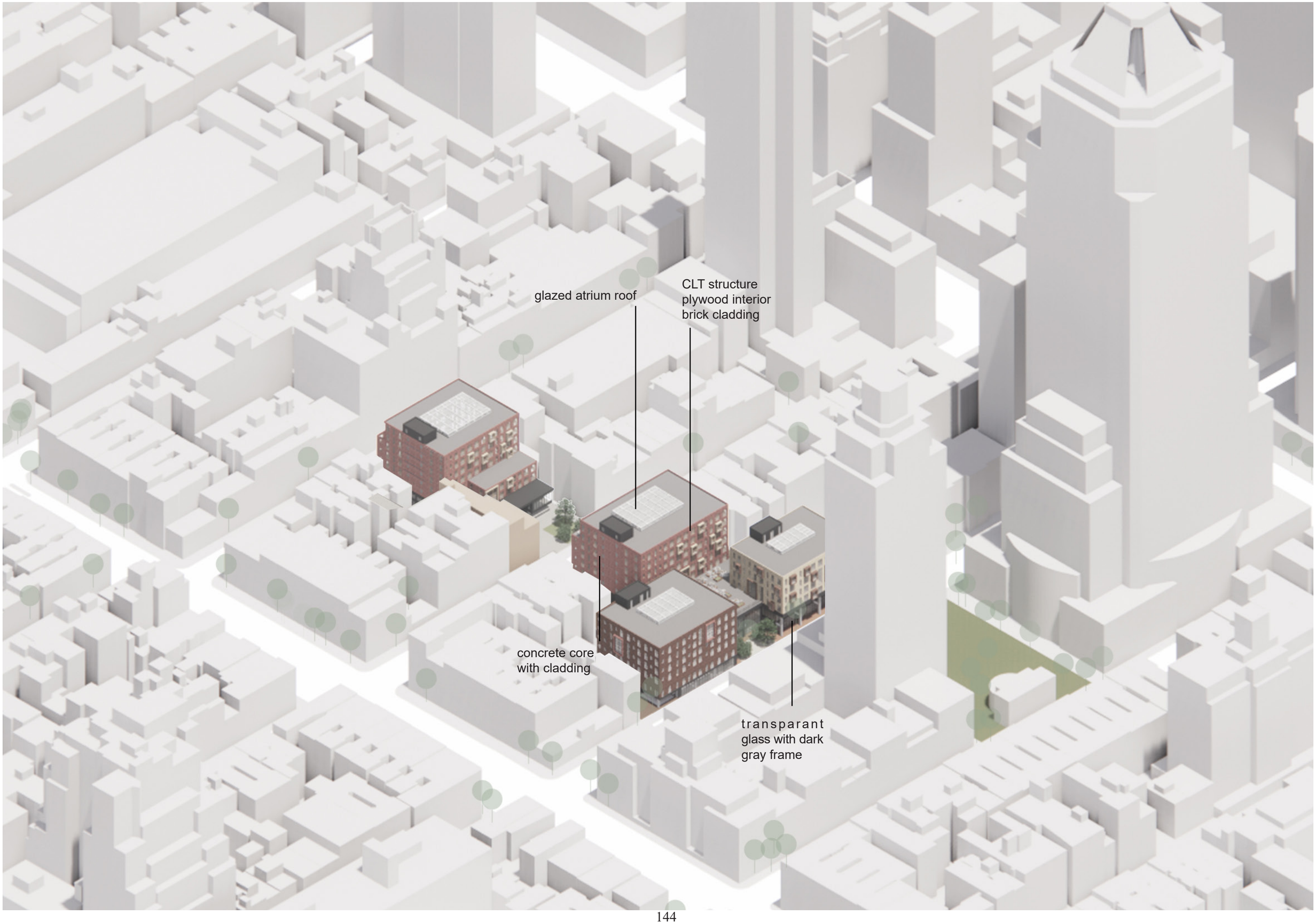
Roof
Paving slab 50mm
chipping bedding 30mm
support layer 180mm
drainage element 40mm
vapour barrier/protected mat 6mm
Sealing:bitumen double-layer, EPS insulation in gardie
Thermal insulation PU 60 mm, latex-bonded chipping i
Vapour barrier
CLT 180mm
Substructure, aluminium
Acoustic insulation 100mm
Plywoodboard 12.5 mm

Foam strip
Sealing tape
Structural adhesive
Double-sided tape
20x20x2 Angular aluminum

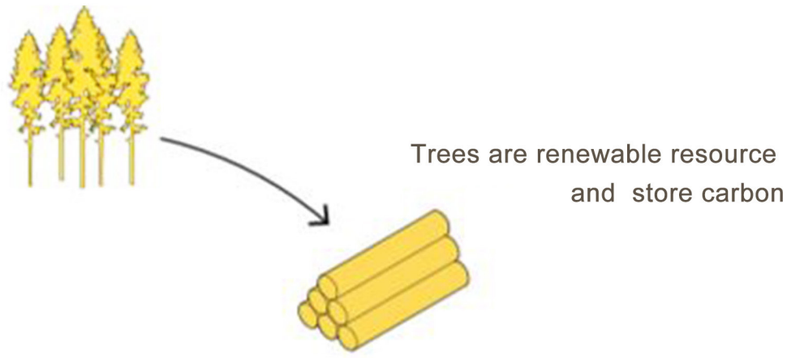
Structural adhesive
Double-sided tape
Attached frame
4-M6 Mechanism bolt
2xM12 Stainless steel bolt
30x30Angular aluminum
Insulation layer
Steel alloy core sleeve
Steel alloy column
Cold-formed galvanized clip ear
Galvanized anchoring plate
Aluminum alloy beam

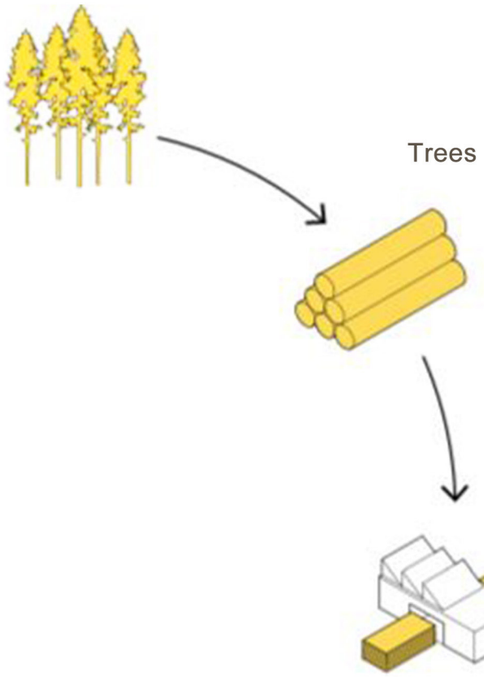
Roof
Paving slab 50mm
chipping bedding 30mm
support layer 180mm
drainage element 40mm
vapour barrier/protected mat 6mm
Sealing:bitumen double-layer, EPS insulation in gardient20-200mm
Thermal insulation PU 60 mm, latex-bonded chipping infill 60 mm
Vapour barrier
CLT 180mm
Glulam beam 400mm




glazed atrium roof
CLT structure
plywood interior
brick cladding
concrete core
with cladding
transparant
glass with dark
gray frame

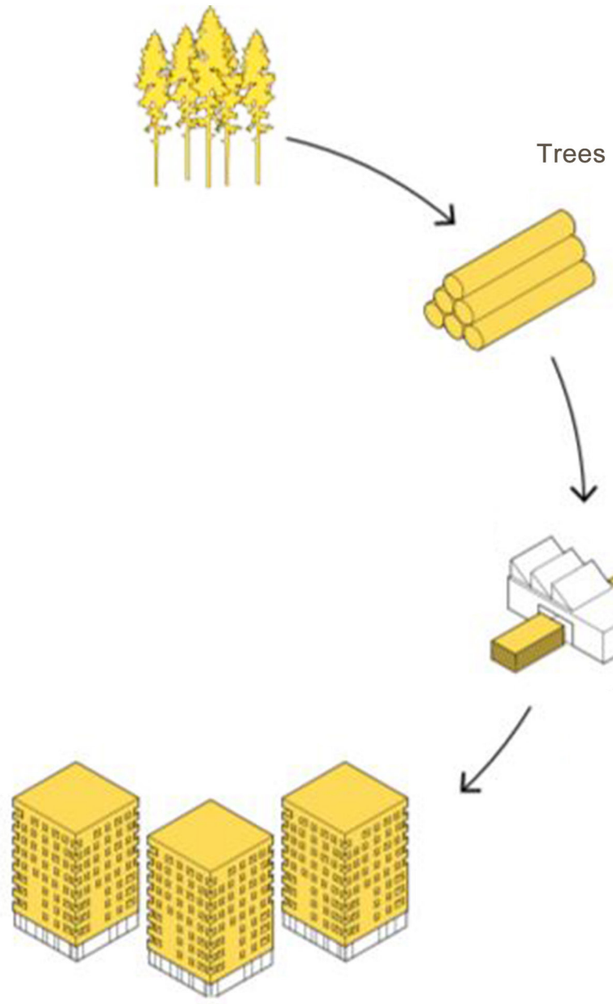
Why Wood?


Trees are renewable resource
and store carbon



Trees are renewable resource
and store carbon

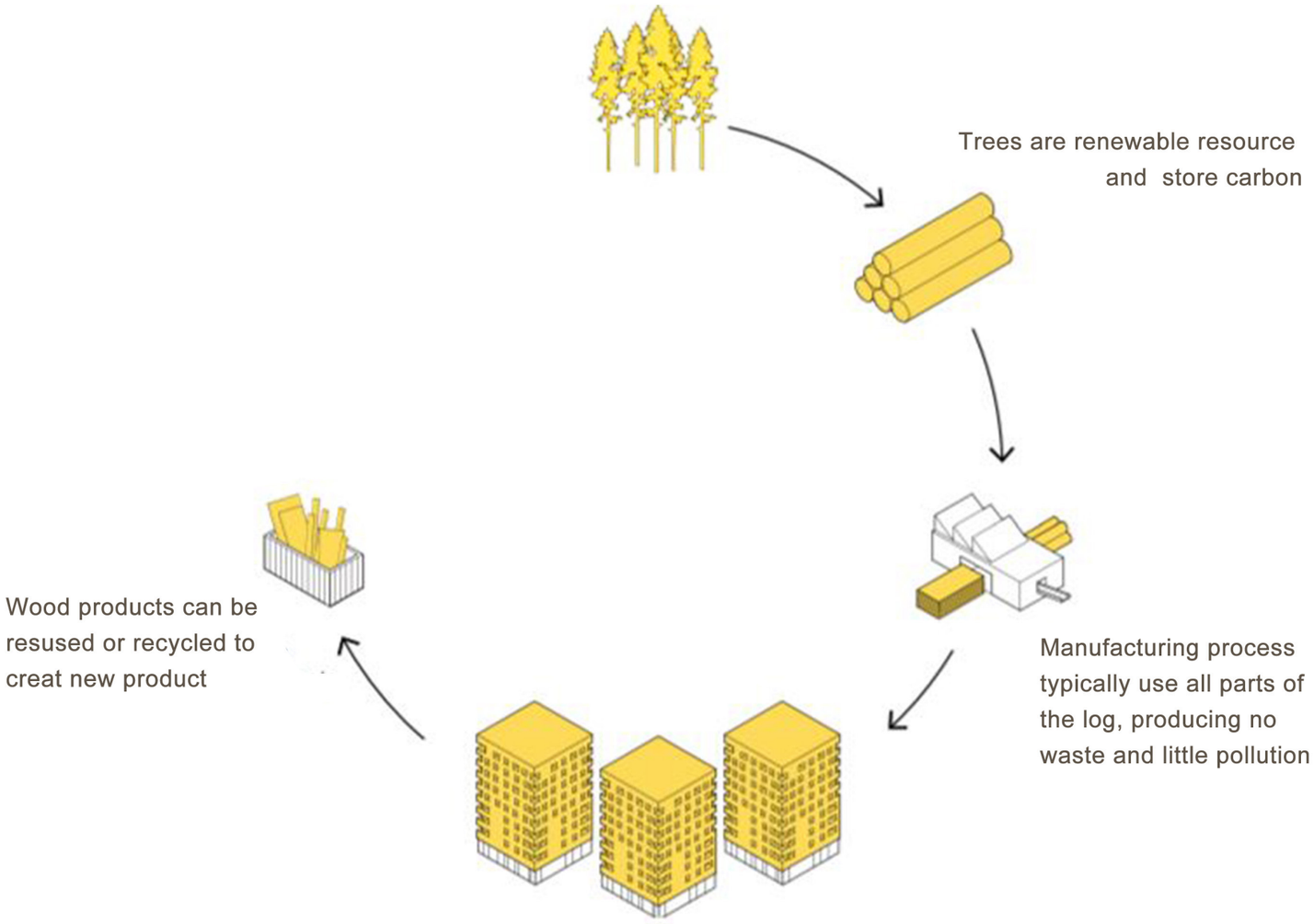
Manufacturing process
typically use all parts of
the log, producing no
waste and little pollution



Trees are renewable resource and store carbon

Manufacturing process typically use all parts of the log, producing no waste and little pollution

Timber buildings store carbon in their structures for the period of their maintained life



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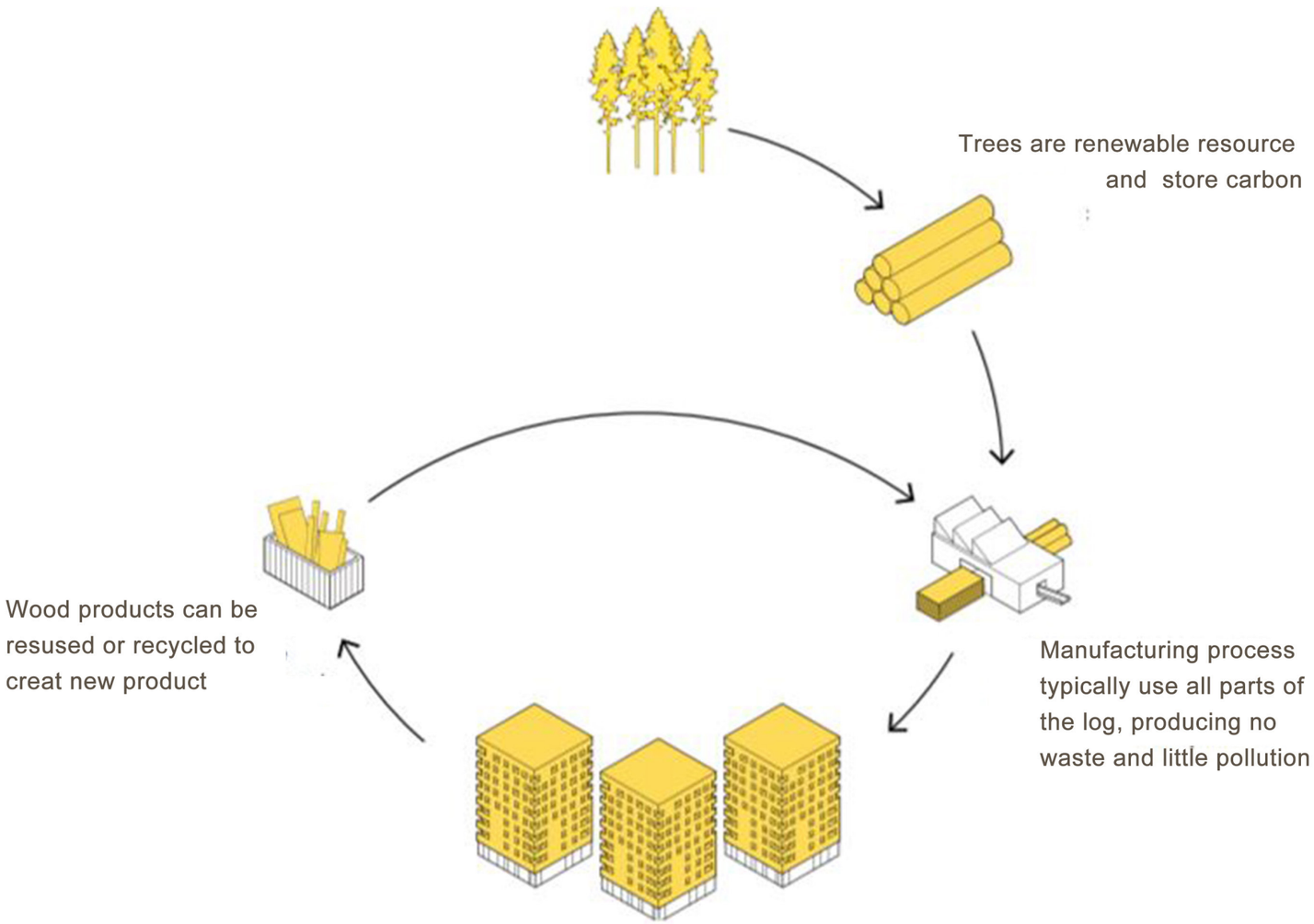
Wood products can be resused or recycled to creat new product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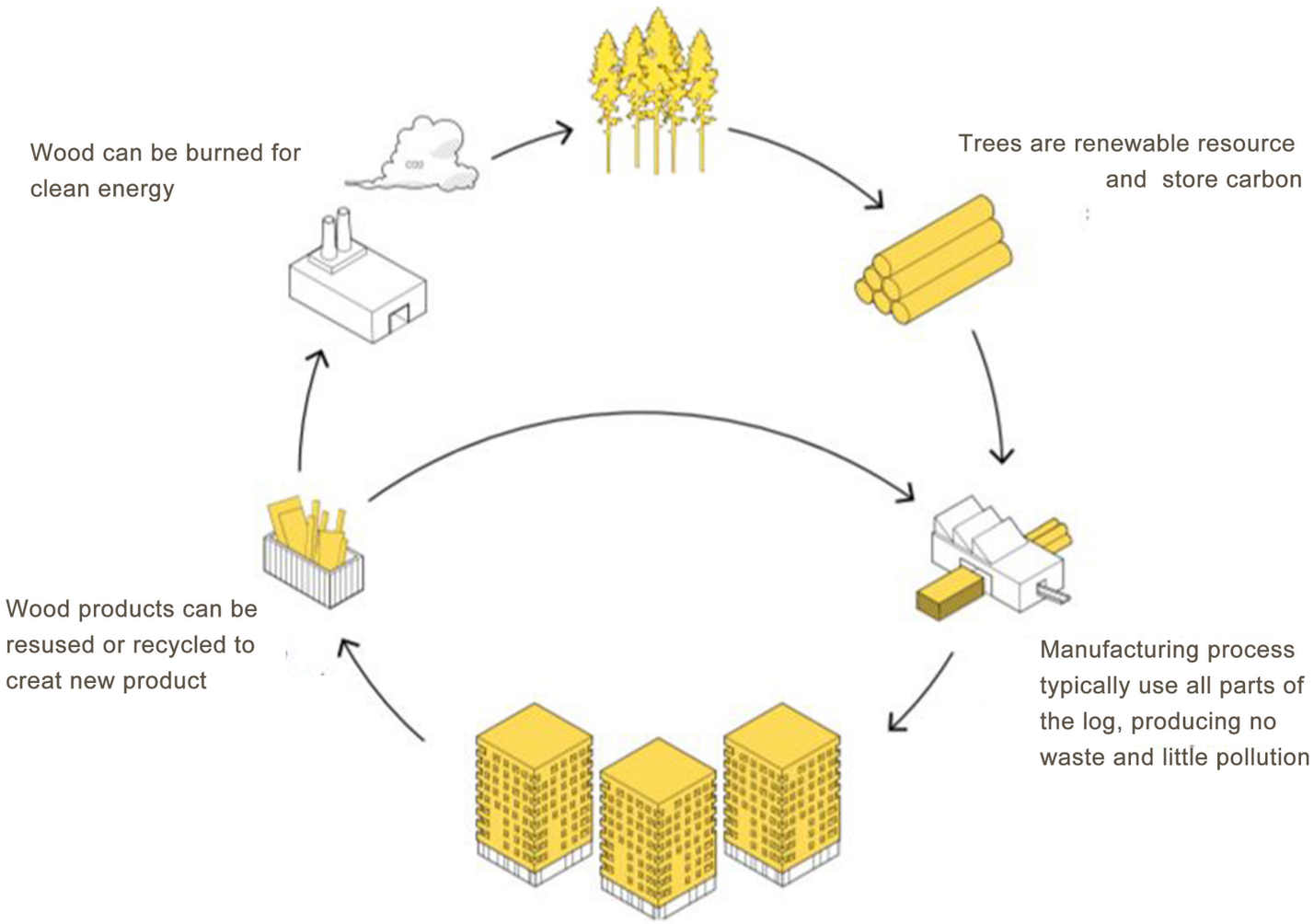
Wood can be burned for clean energy
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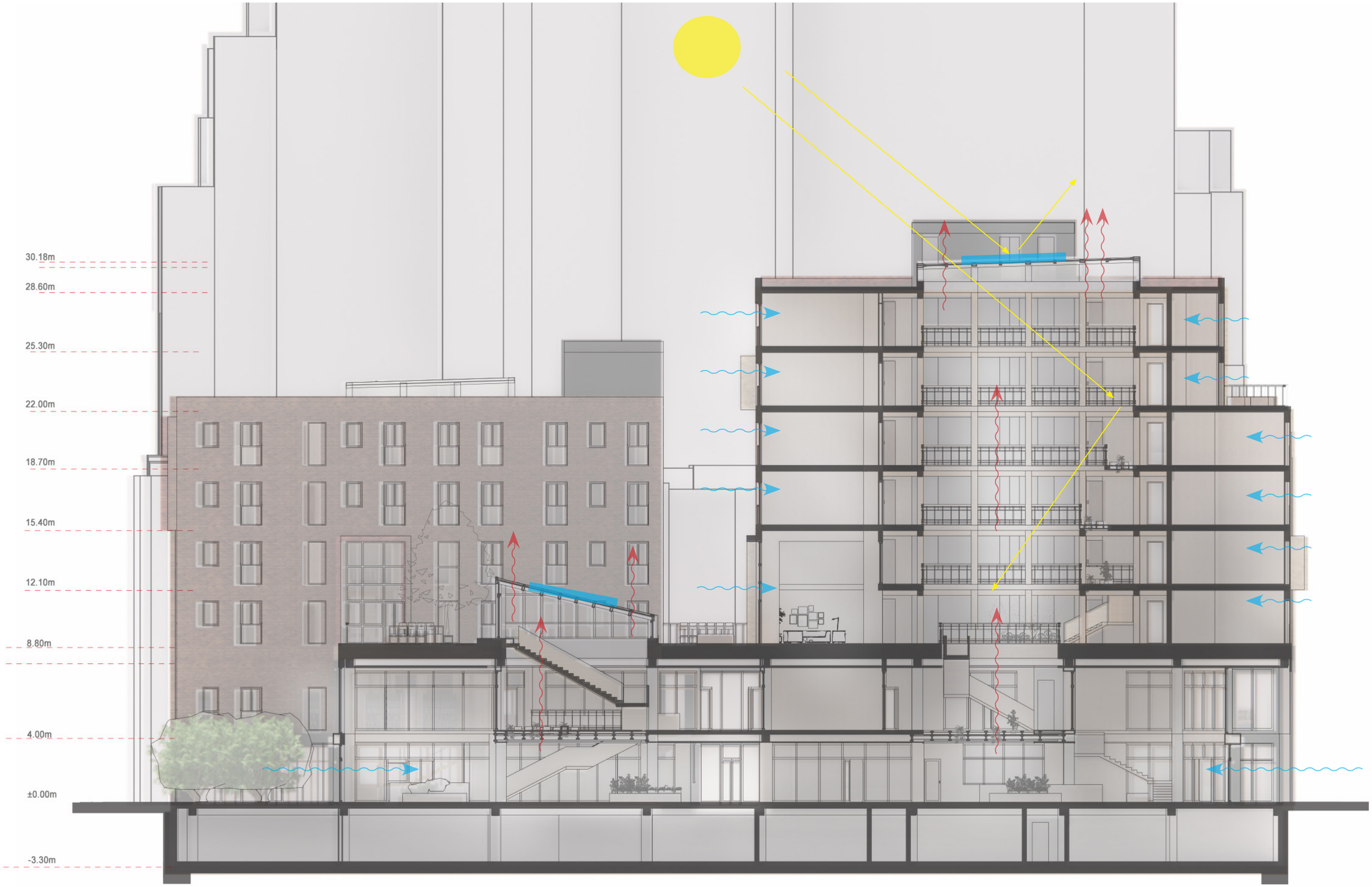
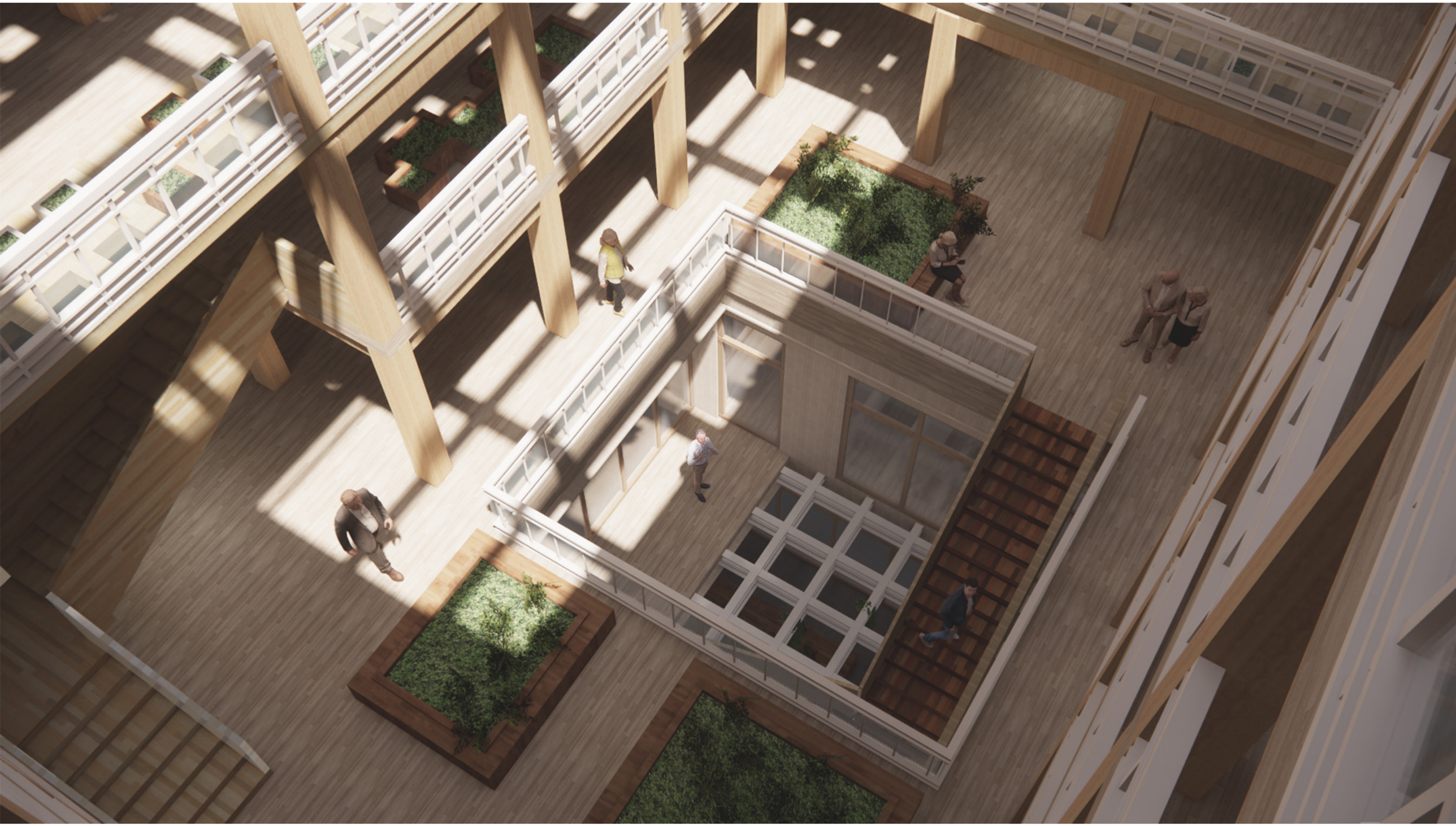


Climate Scheme-Summer
atrium-chimney effect

Climate Scheme-Winter



CONCLUSION
SHORT REFLECTION

The privacy of individuals or groups living in the settlement does not contradict the opening of public spaces or facilities to urban spaces. In the process of design, it is necessary to fully consider the behavioral needs of multiple generations and make a reasonable design. At the same time, the transformation of urban settlements is not a one-time process, but a comprehensive process that needs to be layered, graded, and phased.

Cuisine

THANK YOU