

15. Required

Elective X

16. Please attach a topical outline of the course

Registrar 10/00

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**Course Title:** Integrated Design, Construction, and Development  
**Course Number:** BC 4803 and ARCH 4832  
**Time/Day:** Thursday, 6:00-9:00 pm  
**Credit Hours:** 3 hrs  
**Instructor:** Brian Leary

**Course Description:** The objective of this course is to teach students an integrated approach to design, construction, and development. Practical issues related to real estate, planning, design, and construction will be discussed in this course. Real world case studies and a team project will be conducted. Site visits will be required.

1. **Introduction** (Thursday, January 8)
  - a. Introduction
    - i. Instructor, Students, Class Concept
  - b. Semester Outline
    - i. Syllabus, Helpful Reading Highlights
  - c. Grade Breakdown, Site Introductions For Team Projects
2. **Fundamentals** (Thursday, January 15)
  - a. Lecture - Real Estate Principles
    - i. Definitions, History, Rules
  - b. Application
    - i. Atlantic Station (Lecture #1)
3. **Planning #1 (Land Use)** (Thursday, January 22)
  - a. Lecture - Location, Location, Location
    - i. Entitlements & Process, Environment, Neighborhoods
    - ii. What defines "quality of life?"
  - b. Application
    - i. Atlantic Station (Lecture #2)
4. **Planning #2 What & Why?** (Thursday, January 29)  
(Infrastructure/Transportation)
  - a. Lecture - What does "smart growth" mean?
    - i. growth=congestion=poor air quality=health
  - b. Atlantic Station (Site Visit #1)
5. **Mid-Term Exam \*\*\*\*\*** (Thursday, February 5)
6. **Design #1 (Creating Places for People - Why.)** (Thursday, February 12)
  - a. Lecture - Trends, market, authenticity.
  - b. Atlantic Station (Lecture #3)
7. **Design #2 (God is in the Details)** (Thursday, February 19)
  - a. Lecture - Learning how to "see" the difference and why it affect us.
  - b. Atlantic Station Introduction (Lecture #4)
8. **Construction #1** (Thursday, February 26)
  - a. Lecture - Intro., management, staging, process, etc.
  - b. Atlantic Station Introduction (Lecture #5)
9. **Construction #2** (Thursday, March 11)
  - a. Lecture - Why big projects don't happen.
  - b. Atlantic Station Introduction (Site Visit)

10. **Introduction to Class Project** (Thursday, March 18)
  - a. Lecture - Form "companies"
  - b. Site Selections
11. **Organizing Land Uses** (Thursday, March 25)
  - a. Lecture - Density, mix of uses and what else?
  - b. Guest Lecture - Planning
  - c. Application - Class Project
12. **Making it Happen (Infrastructure/Transportation)** (Thursday, April 1)
  - a. Lecture - Planning details: parking, traffic calming, transit, servicing
  - b. Guest Lecture - Planning
  - c. Application - Class Project
13. **Creating Places for People - How** (Thursday, April 8)
  - a. Lecture - What's the "Story," benches, sidewalks, pets, etc.
  - b. Guest Lecture - Design
  - c. Application - Class Project
14. **God is in the Details, but God don't pay the bills** (Thursday, April 15)
  - a. Lecture - Save money, save the design.
  - b. Guest Lecture - Construction
  - c. Application - Class Project
15. **Finishing the Job** (Thursday, April 22)
  - a. Lecture - What does it mean to build "green?"
  - b. Guest Lecture - "Green" Building \*Possible site visit to Southface.
  - c. Application - Class Project
16. **Final Project Presentation by Students** (Thursday, April 29)

#### **Calendar:**

February 13 Last day to withdraw from course  
 March 1-5 Holiday  
 April 23 Last day of classes  
 April 26-30 Final Exams

#### **Grading:**

Attending Class	10%	
Discussion Participation		20%
Mid-Term Exam	30%	
Final Project (Oral Presentation)		20%
Final Project (Written)	20%	

#### **Policies:**

Be in class on time and do not leave the class while instructor is lecturing or speakers are giving presentations. No late project will be accepted, no late exams. 1% penalty for not attending a class (max penalty 10%). Construction site visits will be required, all students must follow safety regulations and sign the necessary legal forms.

#### **Team Project:**

Each team (group) consists of 4 students. Two students with building construction and two with architecture backgrounds. All members are responsible for final delivery of the project and team work. Start your project as early as possible, do not wait till the end of semester.

**Course Readings:**

Students are required to read materials from various sources such as: text books, newspaper articles, journal papers, internet, magazines, and other related sources. Basic course reading materials will be provided by the instructor. Students will be required to conduct library and web search for additional information for the project and case studies.