

INTD 241

Studio II: Commercial Design

3 Credits

Community College of Baltimore County

Common Course Outline

Description

INTD 241 – Studio II: Commercial Design: a capstone course where knowledge and skills from all prior courses are applied to solve complex design problems. Lodging, food and beverage, workplace, healthcare, retail, entertainment, hospitality, institutional, and other commercial project typologies are explored. Creative design solutions will address human factors, accessibility, sustainability, space planning, building codes, egress, and programming requirements.

Pre-requisites: INTD 240, CADD 101

Overall Course Objectives

Upon completion of this course, students will be able to:

1. explain the interior designer's role as part of an integrated project team;
2. differentiate the unique characteristics and challenges of major commercial design typologies such as workplace, lodging, food and beverage, entertainment, retail, multi-family housing, educational, institutional, and healthcare;
3. apply the five phases of interior design to solve design problems for commercial clients;
4. evaluate building architecture and conditions as they affect design in a thorough, systematic manner;
5. create innovative design concepts to solve client needs and aesthetic considerations;
6. employ criteria matrices, diagrams, bubble diagrams, and block plans to develop effective spatial arrangements;
7. research design precedents, codes, and products, to fully develop concepts into unique design solutions;
8. devise effective, functional space plans to reflect human relationships to the space and to solve client and end user needs;
9. apply universal design, ergonomics, inclusivity, and sustainability to design solutions;
10. interpret various information resources to select finish materials, furniture, fixtures, equipment, art, and accessory selections based on performance, sustainability, and cost factors; and
11. communicate concepts and designs graphically through a combination of manual and digital sketches, drawings, construction documents, and client presentations.

Major Topics

- I. Commercial design typologies
 - a. Unique characteristics of each client type
 - b. Common issues affecting designs of each client type

The Common Course Outline (CCO) determines the essential nature of each course.

For more information, see your professor's syllabus.

- II. Commercial clients
 - a. Stakeholders
 - b. Programming
 - c. Communication
 - d. Economic factors
- III. Apply five phases of design to commercial projects
 - a. Programming phase
 - b. Schematic design phase
 - c. Design development phase
 - d. Construction documentation phase
 - e. Contract administration phase
- IV. Factors affecting design
 - a. Geography and site
 - b. Culture and religion
 - c. Politics
 - d. Architectural
 - e. Economy
 - f. Social
 - g. Industrial
 - h. Technological
- V. Application of building codes
 - a. Building construction types
 - b. Occupancy type
 - c. Occupant load
 - d. Egress
 - e. Plumbing – toilets, lavatories, water fountains, kitchens
 - f. Materials
- VI. Best practice guidelines (LEED, WELL Building, universal design, Living Building Challenge, Net Zero, Green Globes, NKBA, etc.)
- VII. Construction documentation
- VIII. Client presentations

Course Requirements

Grading will be determined by the individual faculty member, but shall include the following, at minimum:

- a research project
- either one large-scale commercial design project involving multiple commercial typologies or multiple medium-scale projects of various typologies to include:
 - concept development for an innovative solution from evidence-based research
 - complete construction documentation set with cover page, site plan, egress plan, as-built plan, floor plan, finish plan, building section, elevations, detail drawings, and schedules
 - client presentation of fully developed design

Written assignments and research projects: Students are required to use appropriate academic resources in their research and cite sources according to the style selected by their professor.

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Other Course Information

This course is required for the AAS and certificate in Interior Design.

Individual faculty members may include additional course objectives, major topics, and other course requirements to the minimum expectations stated in the Common Course Outline.

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