

SENIOR LIVING CONDO DESIGN

IDSN 3600- Systems

Fall 2016

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TARGET BUYERS AND SPACE PLANNING:

Seniors—55 and over

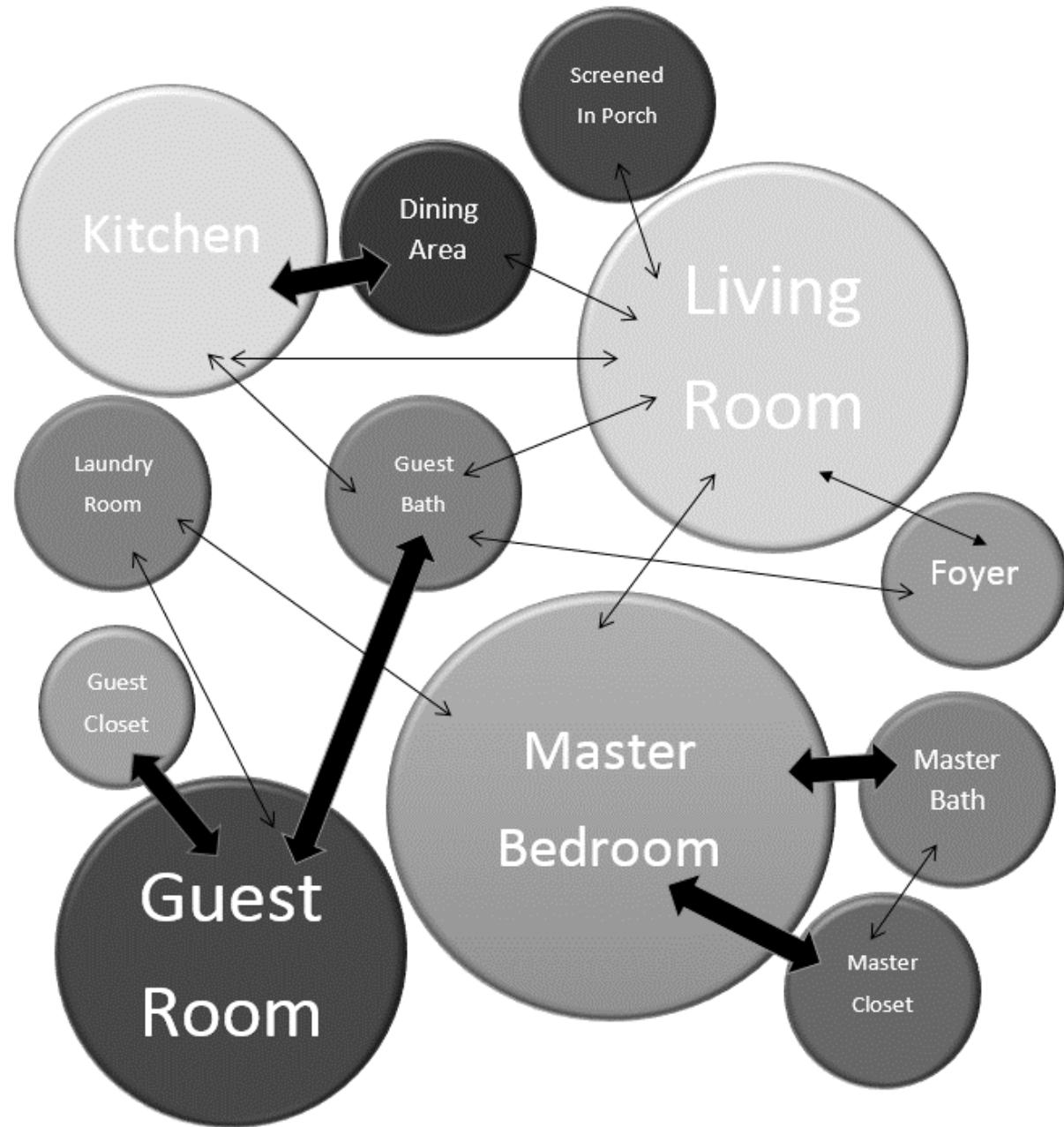
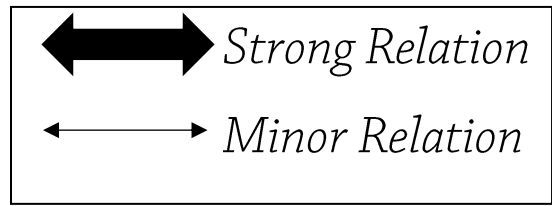
- *Retirees from the “baby boomer” generation.*
- *Seniors looking to “age in place.”*
- *Interested in the Greenville, North Carolina area.*
- *Couples or singles.*
- *Seniors that want to live in a community that is designed especially for their needs instead of one that causes restrictions due to age and/or ability.*

1,500-3,000 sq. ft.

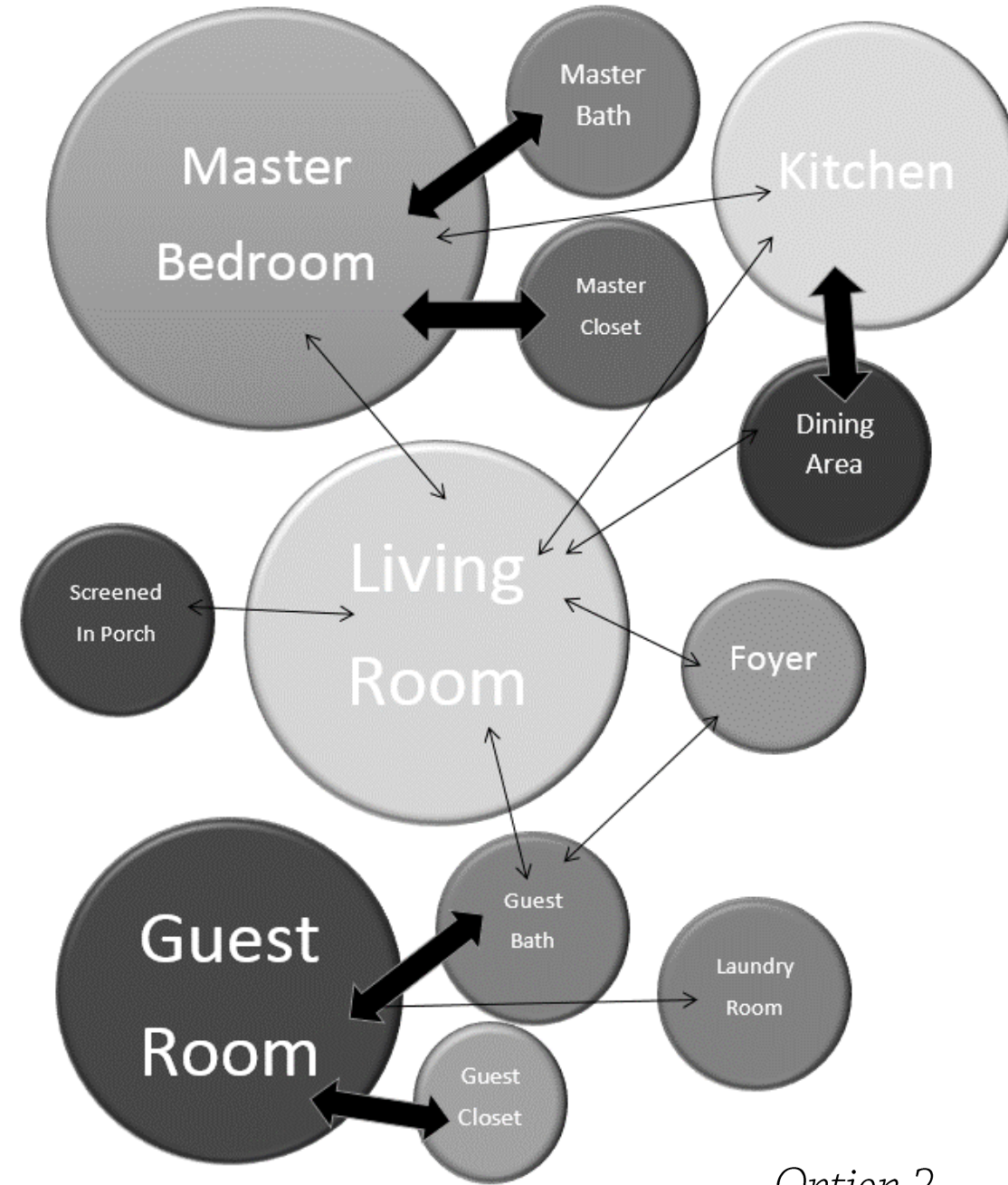
- *Master Suite—this space should be one of the biggest spaces in the condo to provide the owners with plenty of private room.*
- *Guest Suite—not as large as the Master Suite but still one of the larger spaces in the condo to provide a comfortable and private room for any guests or be a big enough space to put an office or study.*
- *Kitchen—large enough to fit a kitchen island or peninsula while still leaving room for a wheelchair if necessary.*
- *Dining Room—needs to be able to comfortably seat 6 people to allow for entertaining and visits from family.*
- *Living Room—likely should be the biggest room in the condo because this is where the majority of the resident’s time will most likely be spent whether they are there alone or entertaining.*
- *Screened-in Porch—this should be a considerable size so residents will be able to comfortably sit outside either alone or with guests.*
- *Laundry Room—only as large as necessary taking a wheelchair into consideration.*
- *Foyer—open/large enough to not feel crowded when you walk in but not a priority for space.*



PROGRAMMING: BUBBLE PLAN



Option 1



Option 2

PROGRAMMING: BLOCK PLAN

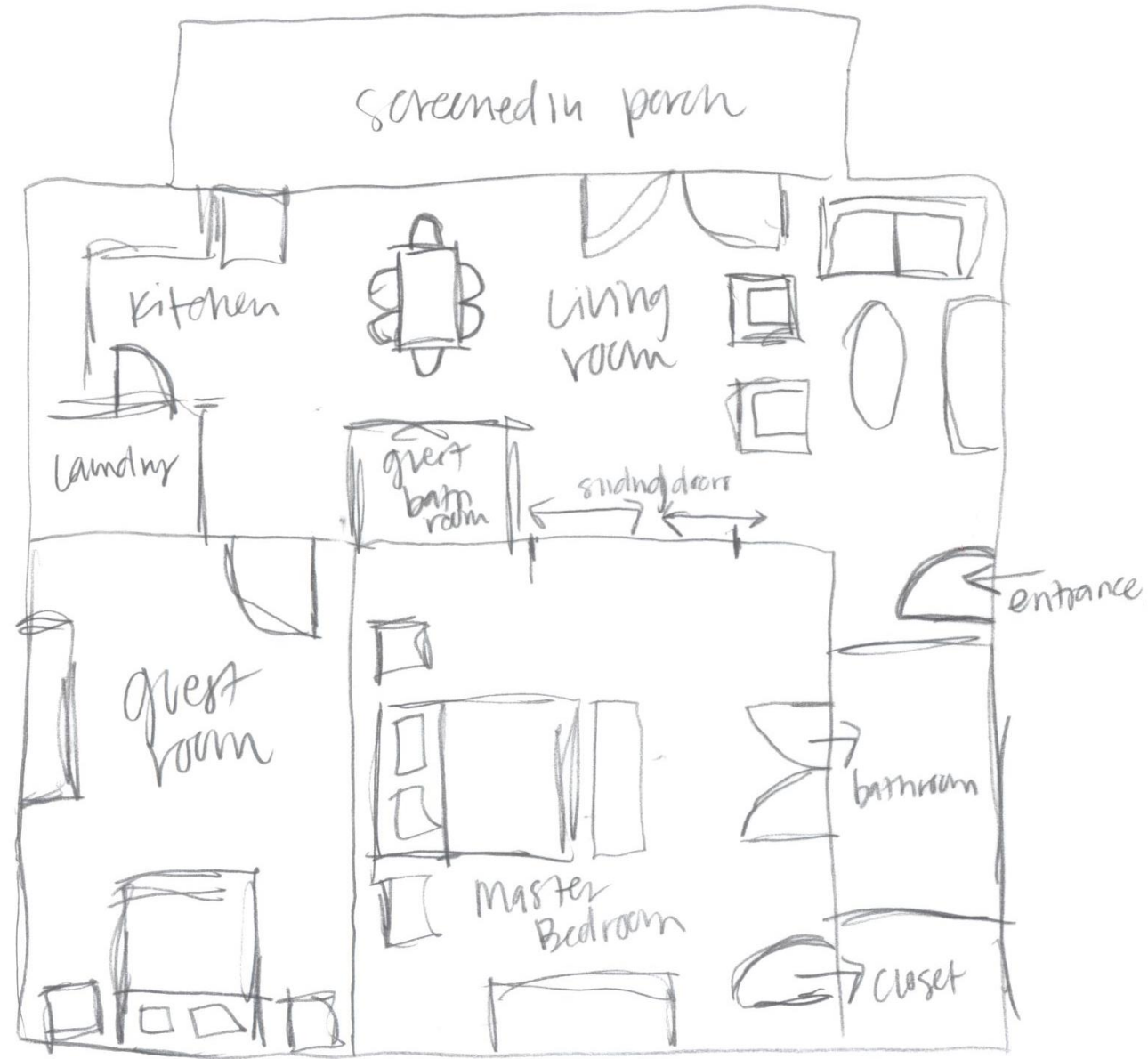


Option 1



Option 2

PRELIMINARY FLOOR PLANS WITH FURNITURE

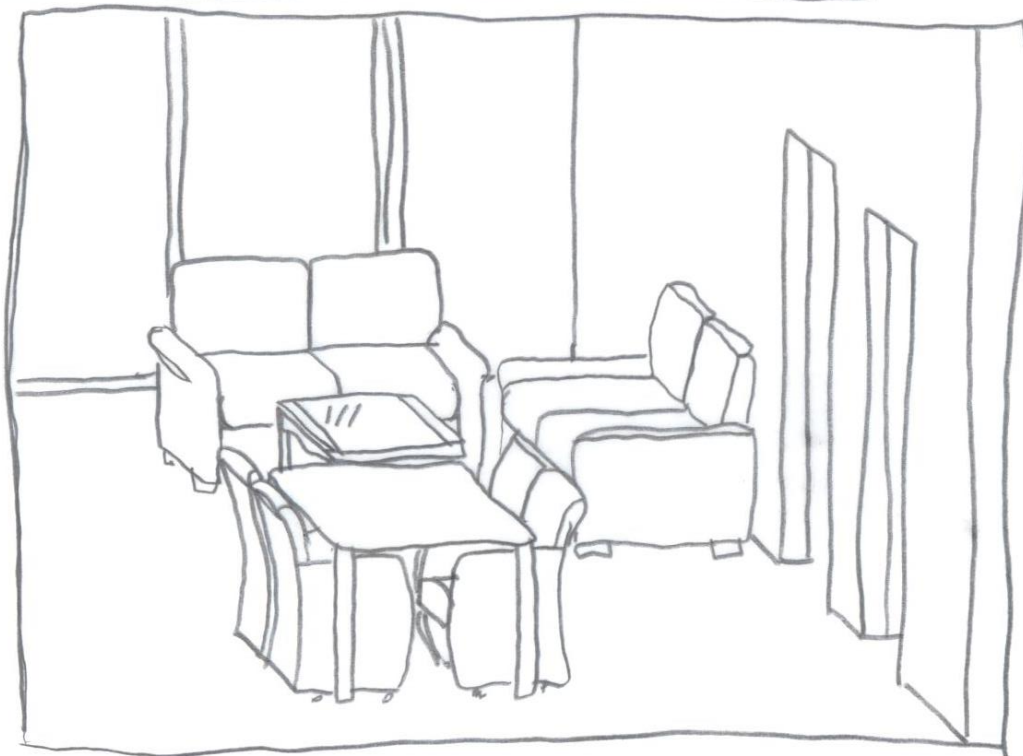
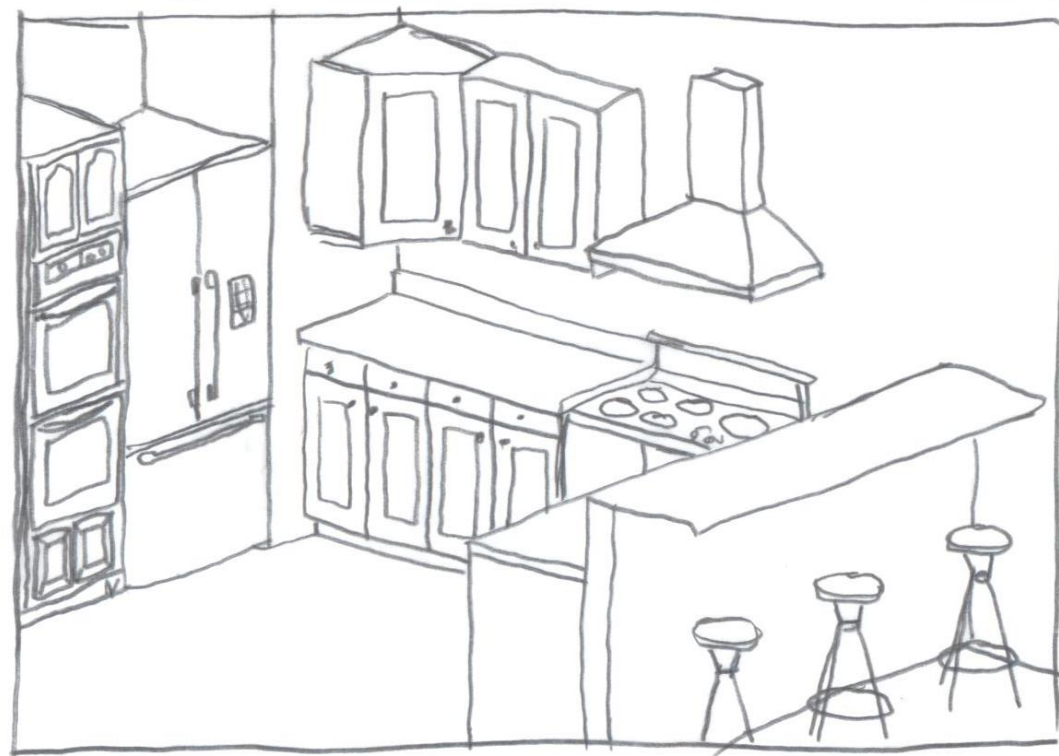
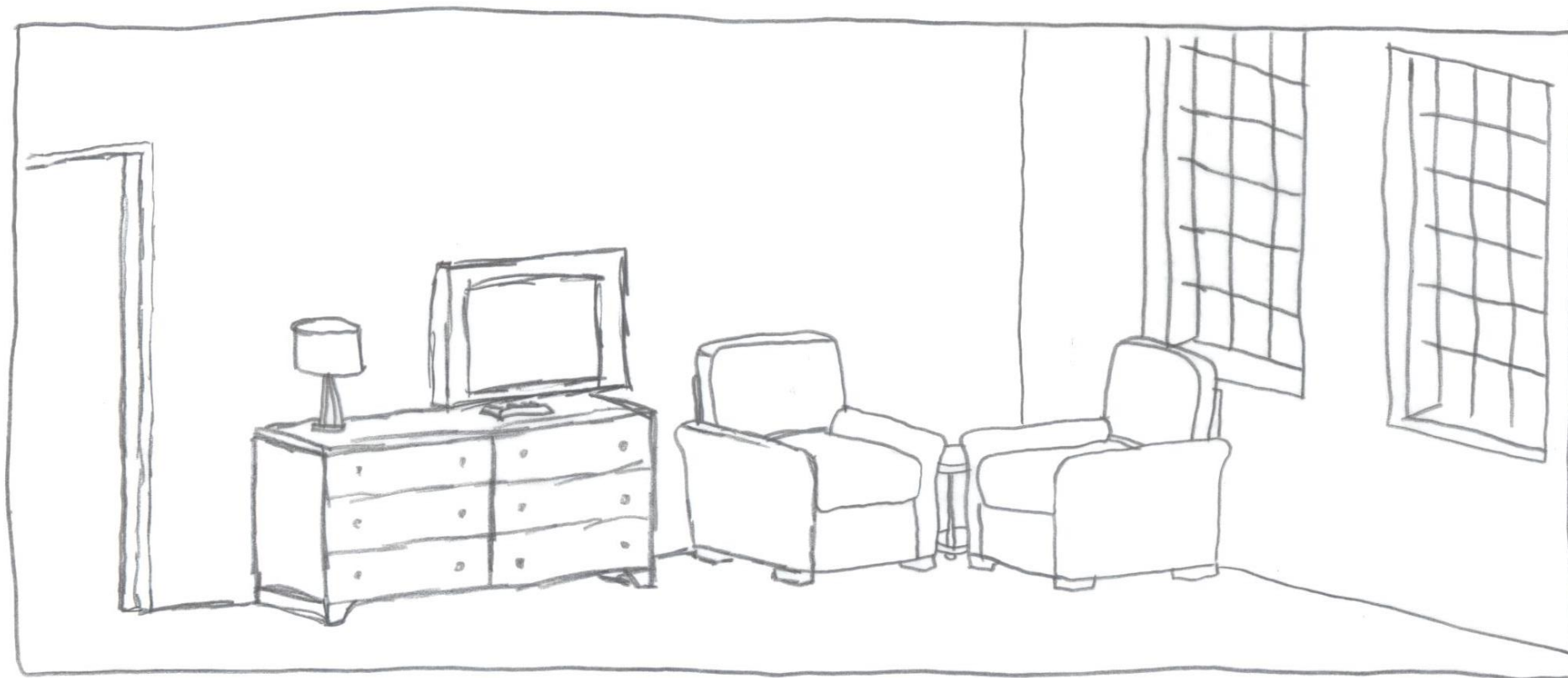


Option 1



Option 2

PERSPECTIVES



INSPIRATION

Kitchen and Bath

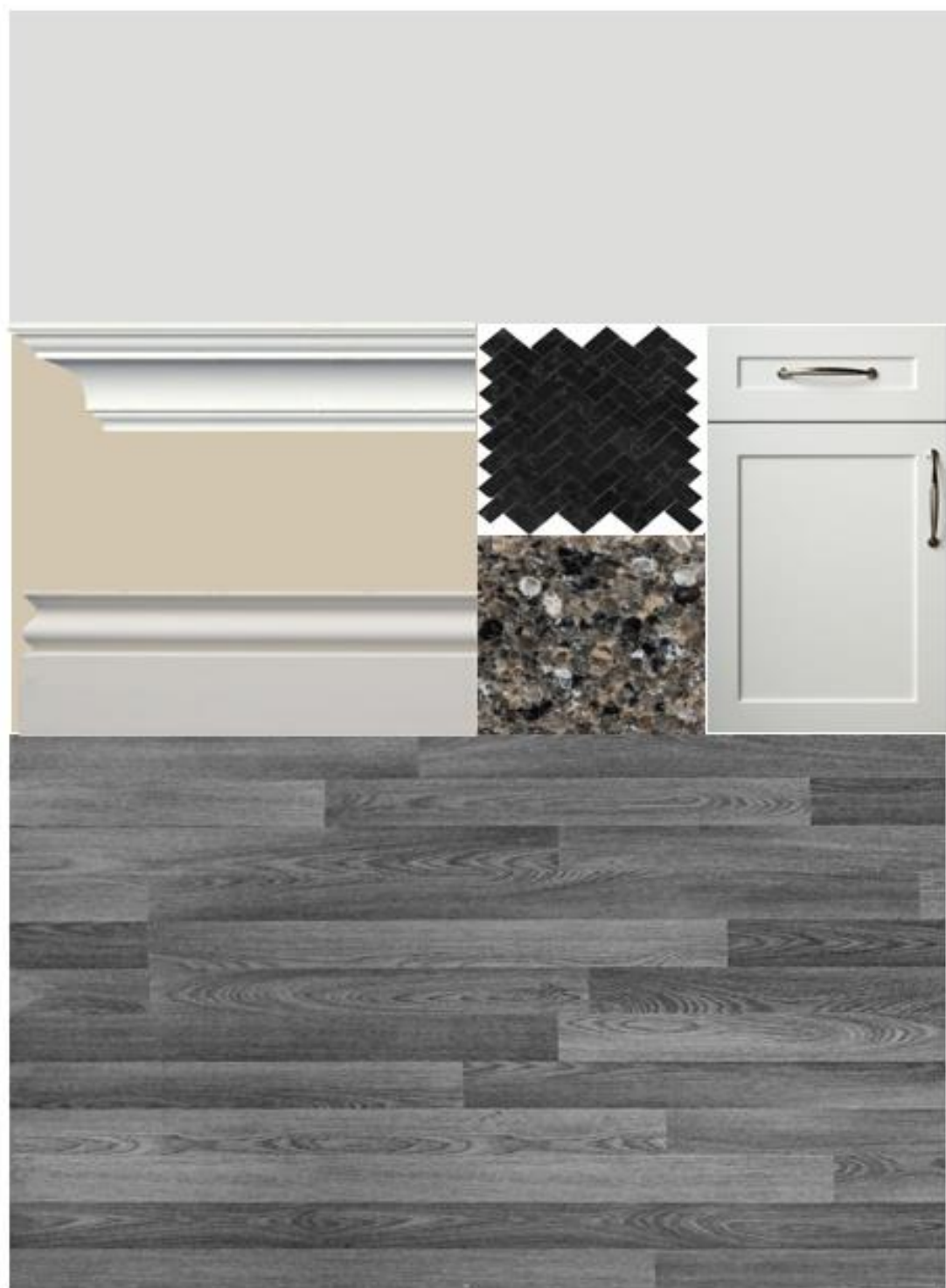


INSPIRATION

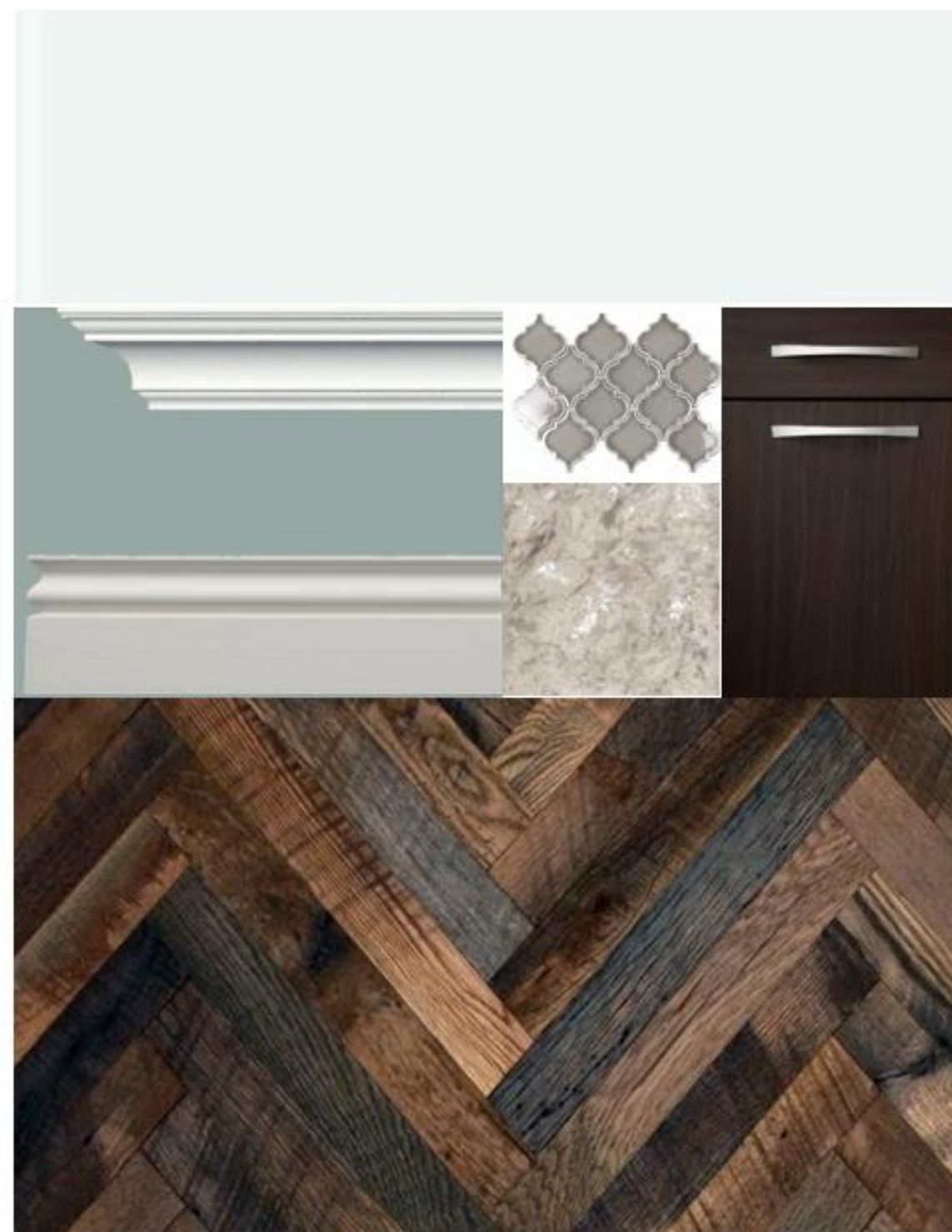
Living and Bedroom



KITCHEN FINISHES



Option 1



Option 2

BATHROOM FINISHES



Option 1

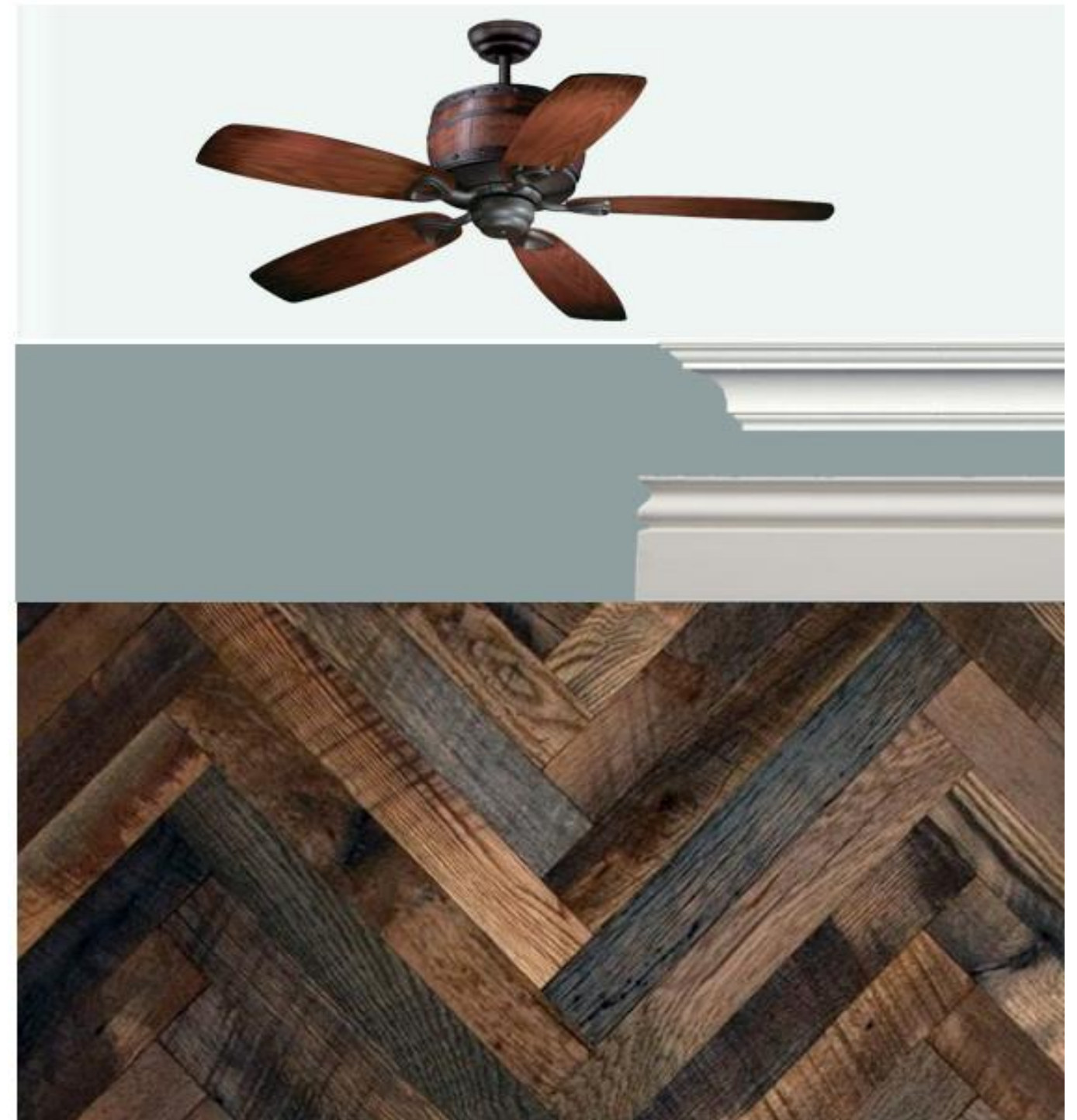


Option 2

PUBLIC SPACE FINISHES

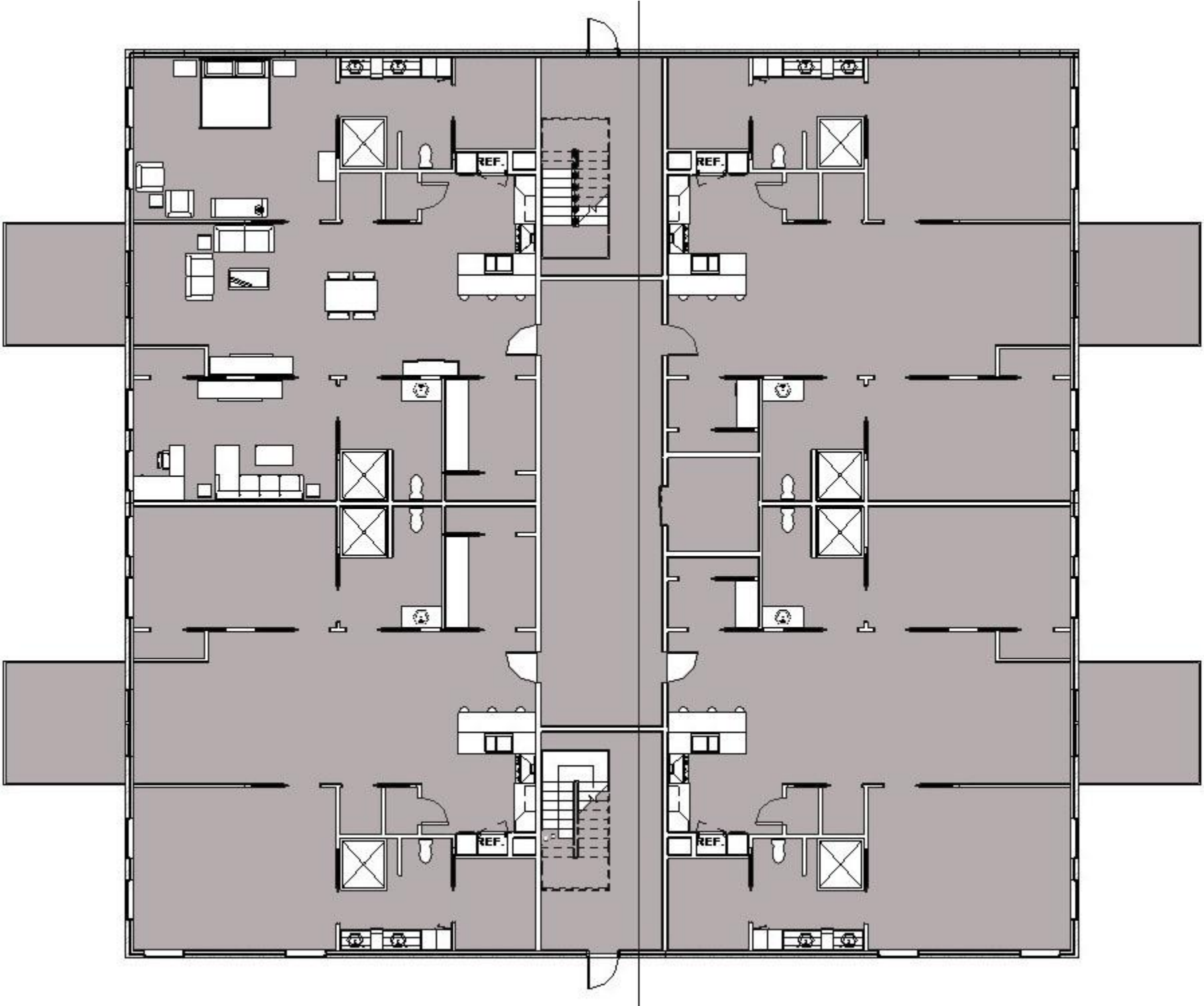


Option 1



Option 2

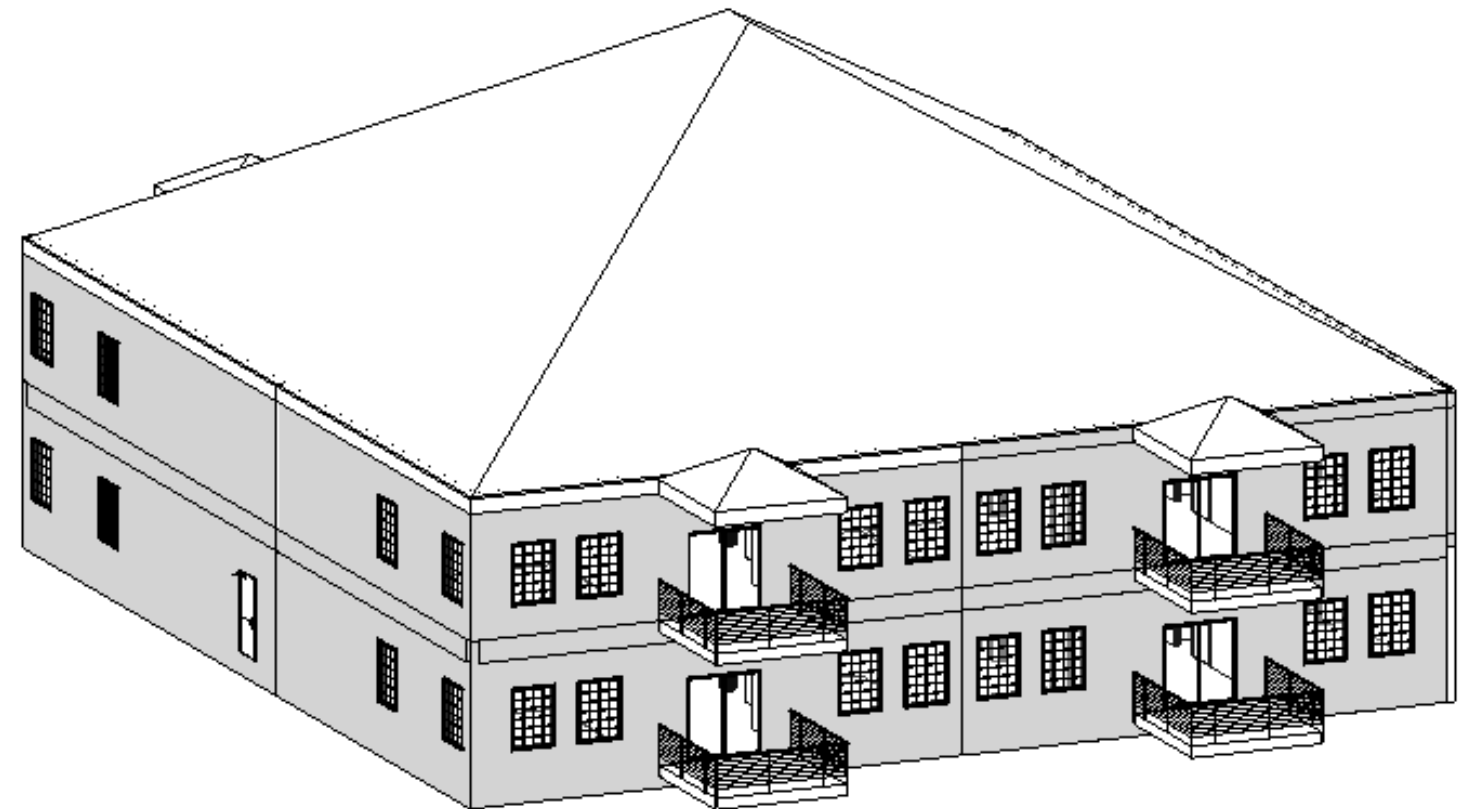
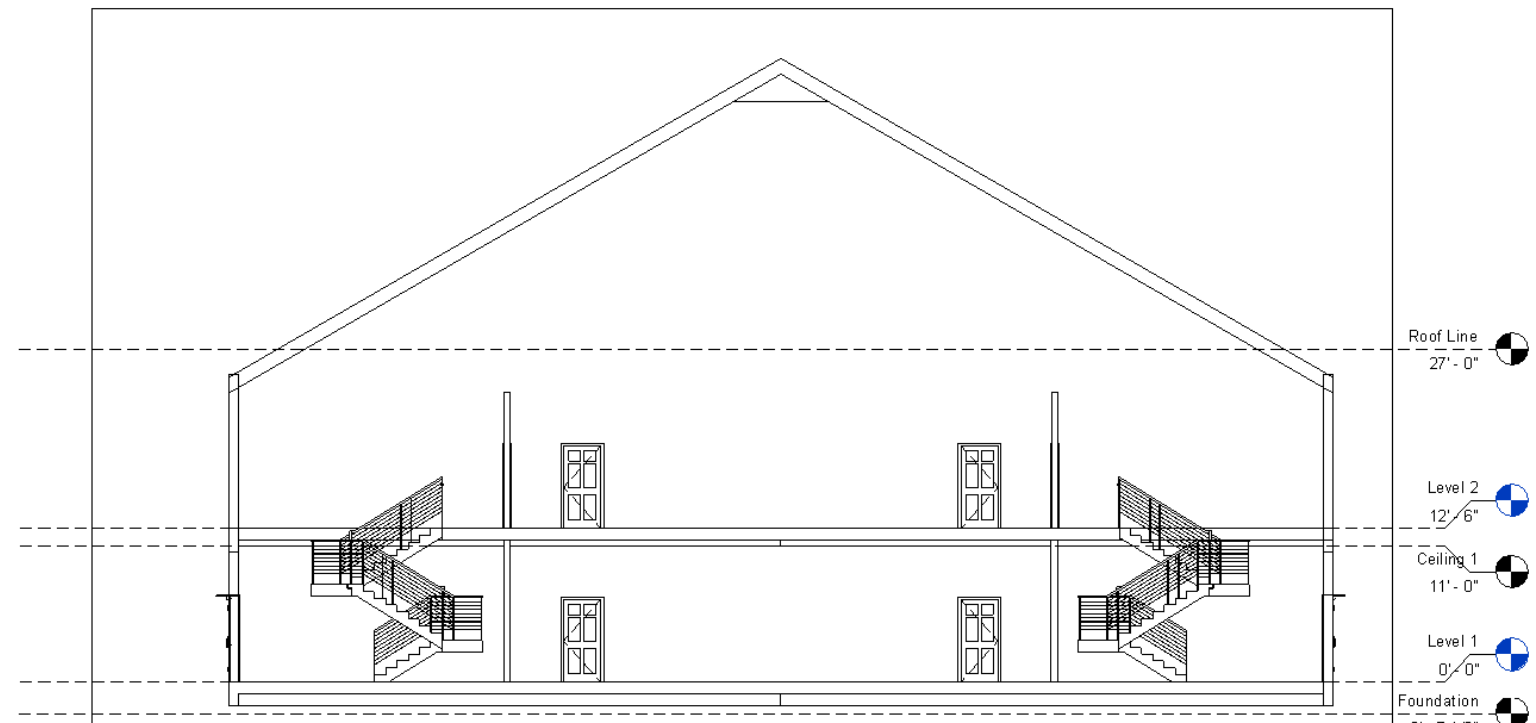
FULL FLOOR PLAN



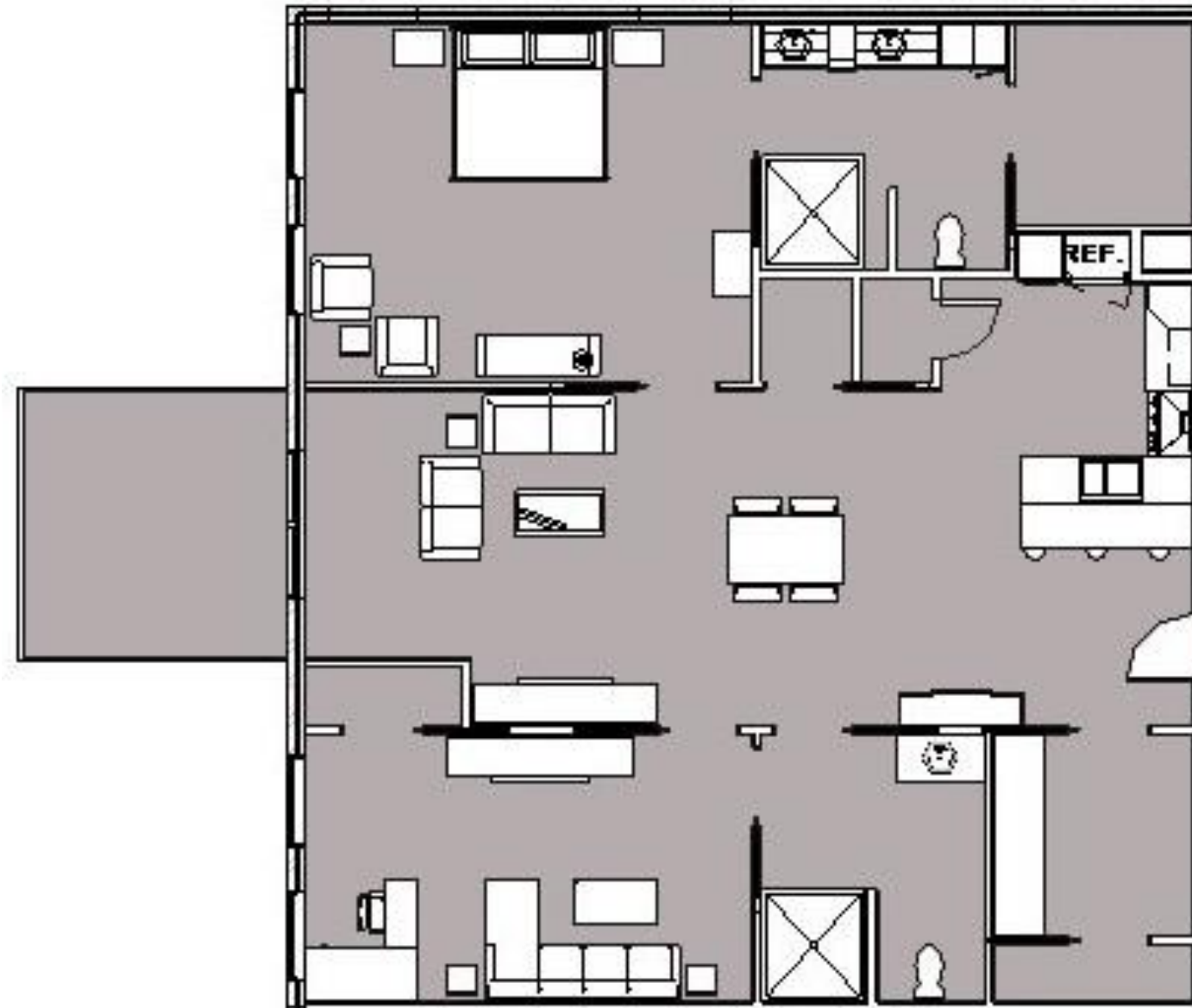
MASSING STUDY

Section Cut

Axonometric View

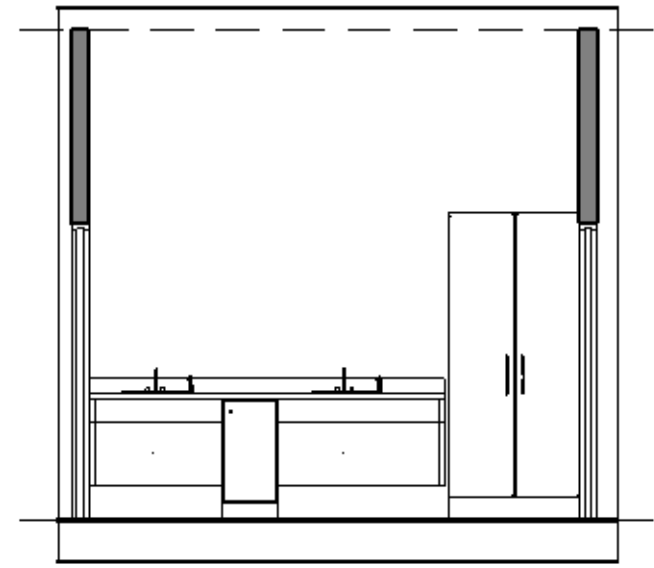
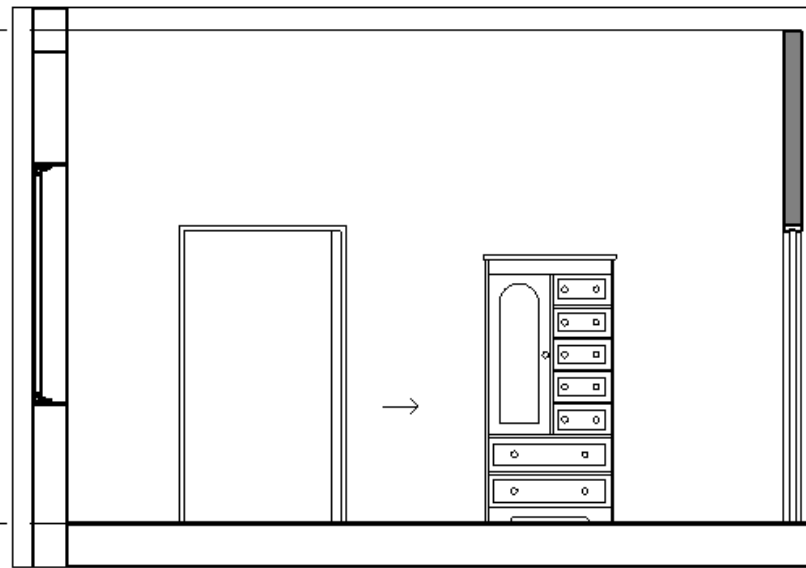
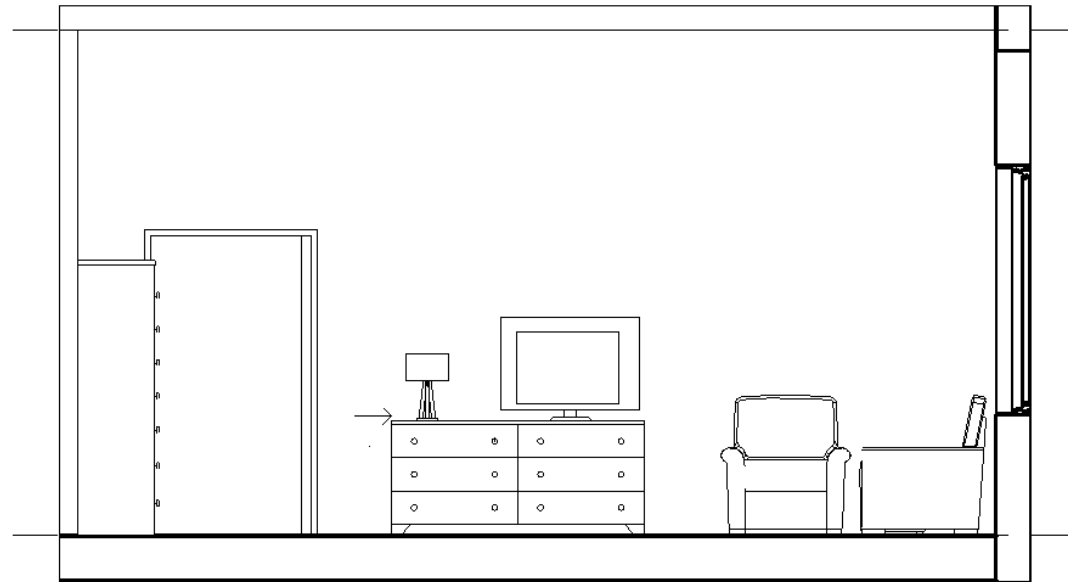
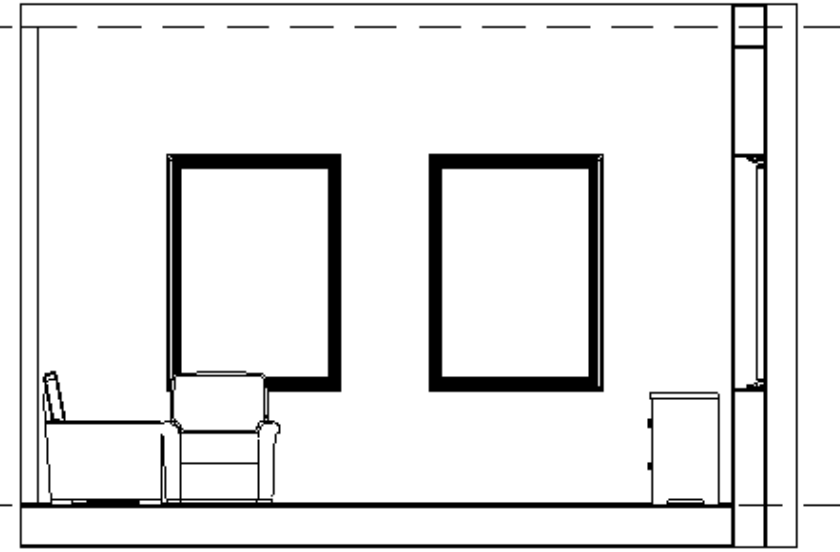
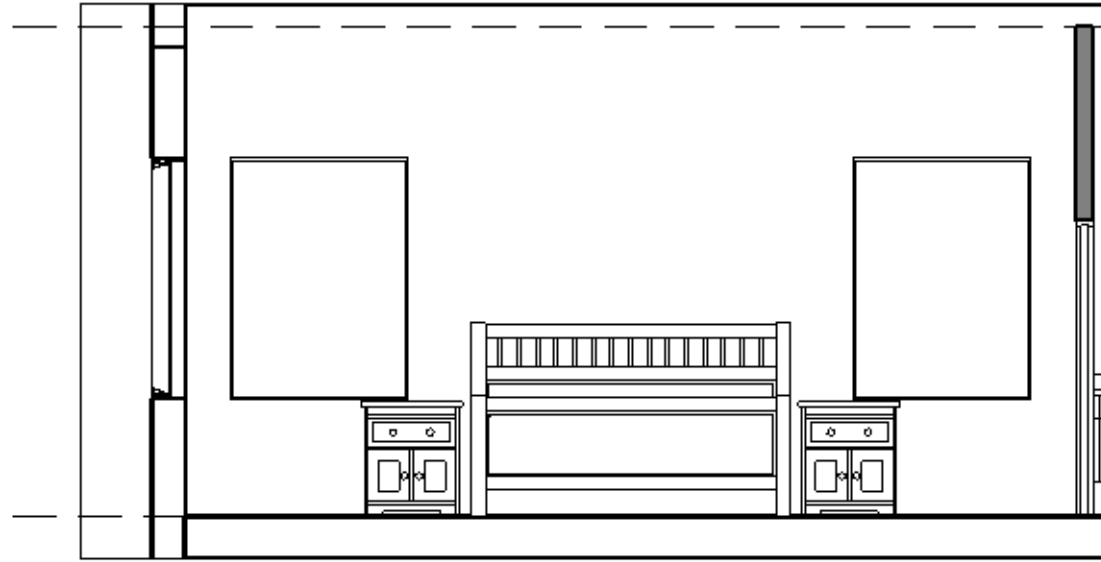


FLOOR PLAN WITH MAJOR FURNITURE



ELEVATIONS

Master Suite



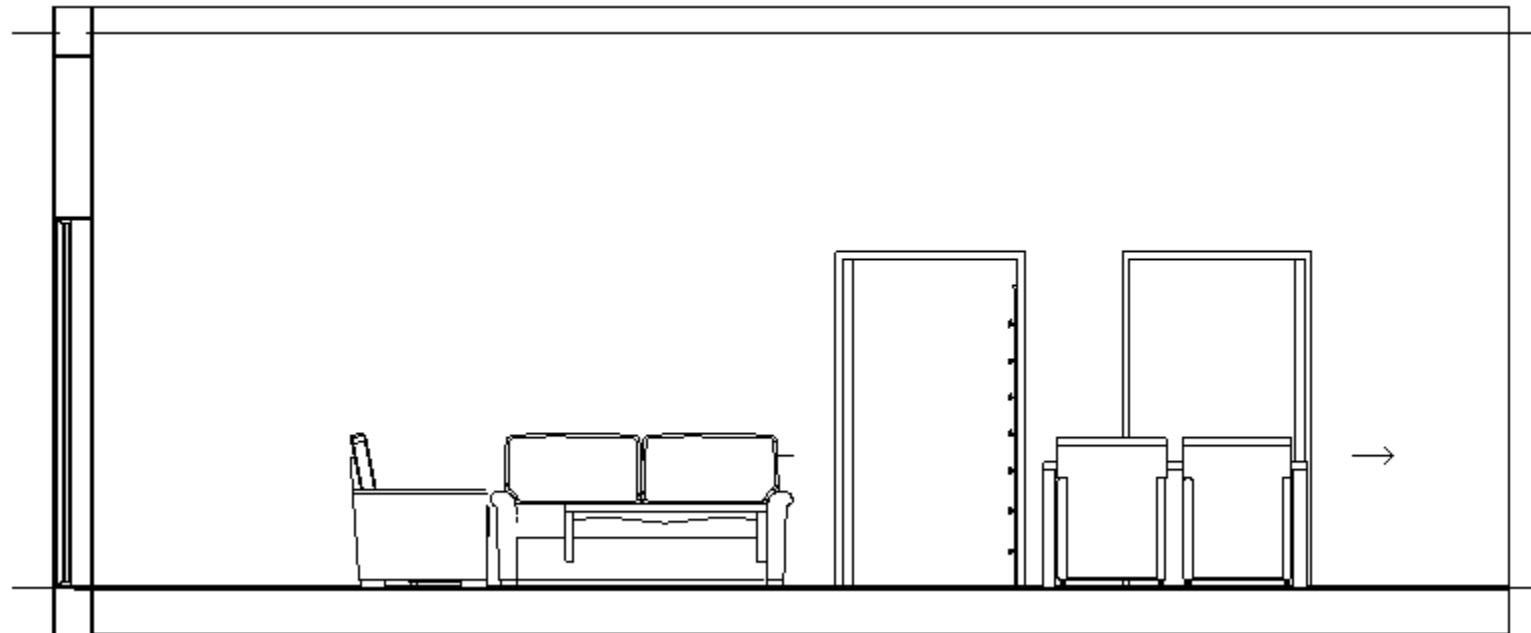
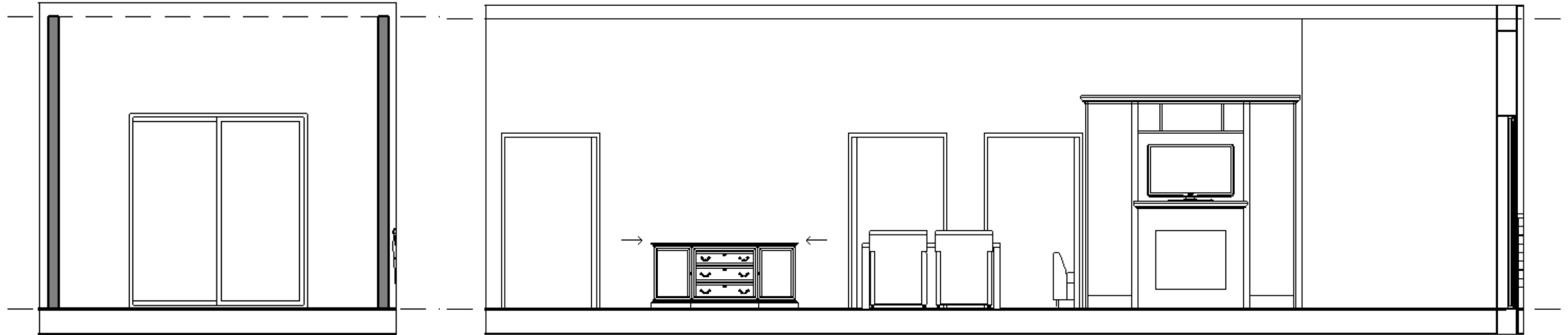
ELEVATIONS

Guest Suite/Office



ELEVATIONS

Living Room



ELEVATIONS

Kitchen



UNIVERSAL DESIGN STRATEGIES

All interior doors are pocket style sliding doors to eliminate maneuvering issues and have an extended 42" frame to allow door to still remain accessible while providing plenty of room for the ADA required 32" door opening.

All sinks in unit (master bathroom, kitchen, and guest bathroom) have wheelchair pull-under space with the ADA required 29" minimum and sink top at the 34" maximum.

The Screened-In Porch is large enough to accommodate small furnishings while still maintaining full maneuverability.

All open space shown allows appropriate wheelchair maneuvering space, including a 60" turning radius where necessary (inside master closet, in the kitchen, in the master bedroom, in public space).

Office desk is compatible with wheelchair accessibility with its adjusted height and maneuvering area behind and around the unit.

Washer and dryer are both semi-elevated, front loading units to allow accessibility to individuals in wheelchairs or with bending or reaching restrictions. There is also built in work-space above the units.

Both showers in the unit are large enough to accommodate a wheelchair with the minimum ADA requirements of 60" x 30", and also include a shower bench that meets the minimum ADA requirements of 15"-16" deep.

Both toilets in the unit are situated in a space large enough for wheelchair accessibility (ADA required 56" minimum depth) and also include ADA compliant grab bars.

