

# Portfolio One

Programing

IDSN 3102 FALL 2019

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# THE BENEFITS OF UNIVERSAL DESIGN

# Research

## WHAT IS UNIVERSAL DESIGN?

Universal Design is the process of creating products that are accessible to people with a wide range of abilities, disabilities, and other characteristics.

## SENIOR LIVING:

### PERCEPTION ON UNIVERSAL DESIGN

Seniors want to feel like they are moving to a retirement community rather than an assisted living facility or institution, a place that still feels like home.

### ACCOMODATIONS FOR UNIVERSAL DESIGN

- Fully Walk-In / No Step Shower
- Sleek Handrails / Grab Bars
- Lower Appliances
- Wall Mounted Sinks
- Lower Cabinets
- Radiant Flooring
- Drawers for Dishes and Cookware
- Side Mounted Sink Faucet

## PROS

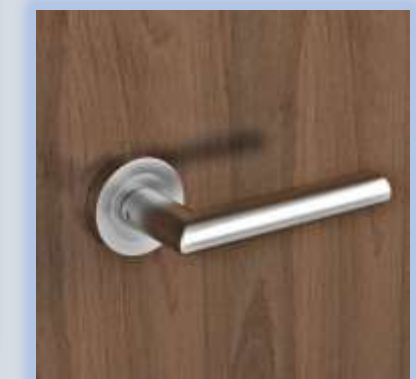
### OF UNIVERSAL DESIGN

- Design that accommodates everyone at every stage in life disabled and non-disabled
- Provides the proper ADA equipment needed without feeling too constricted
- Promotes active lifestyles for longer periods of time
- Creates a “home” like atmosphere

## CONS

### OF strict ADA Design

- Potential for seniors to feel more institutionalized
- Not as appealing to the eye
- Make disabled persons feel singled out
- Make all seniors feel older than they might be



# Stakeholder Profile

## Who:

- ⇒ The client is the developer building the condominiums.
- ⇒ The users are the over 55 age seniors looking to move into a retirement community

## What:

- ⇒ Clients are looking for the most appealing look for the least cost.
- ⇒ Users are looking for a place that feels like home, with Universal Design features for a fair price.



## Client & User wants

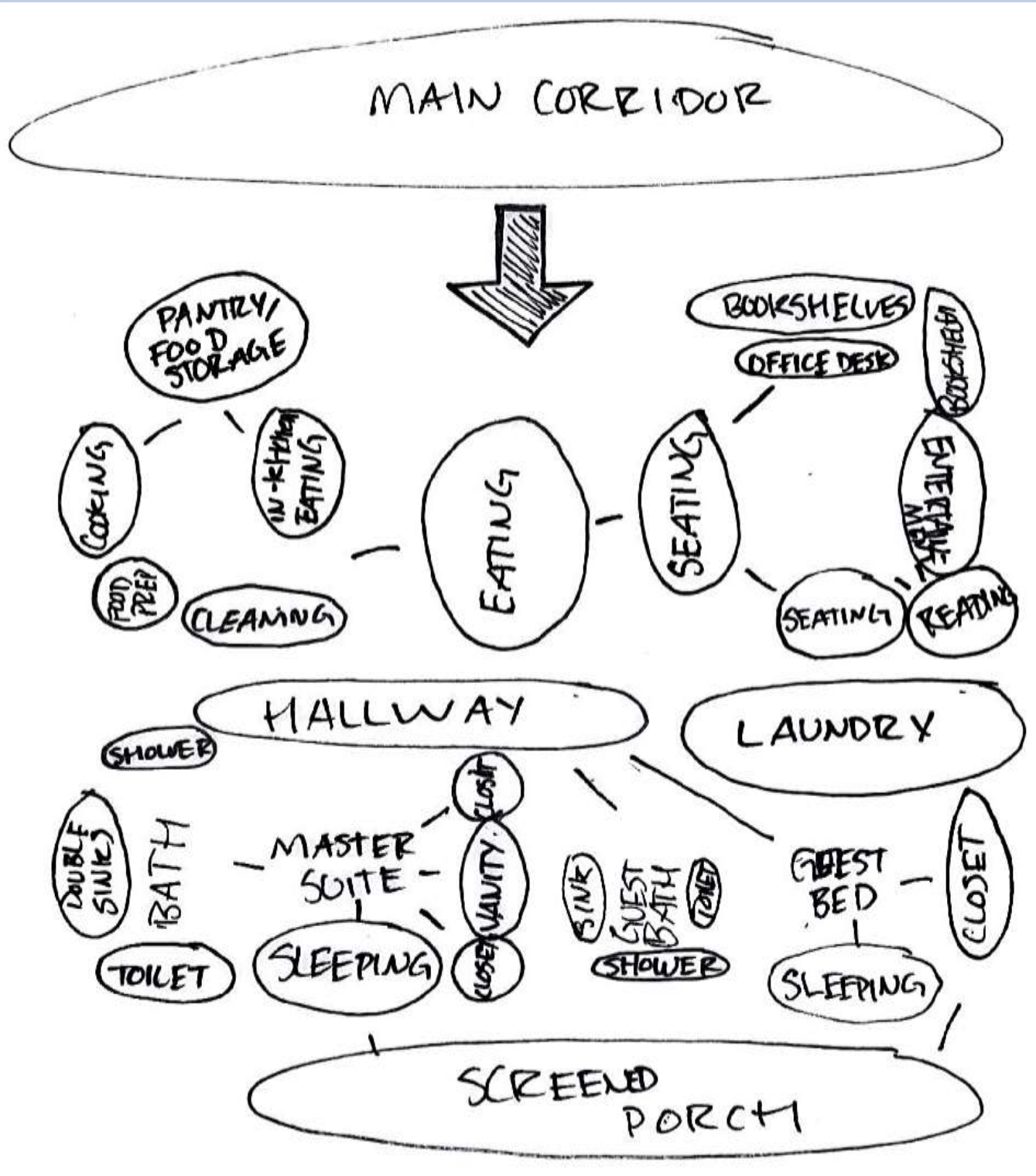
- ⇒ Square footage will range from 600SF - 2500SF depending what size unit the seniors want.
- ⇒ 2 Bedrooms, 2 Bathrooms, bonus room and screened in porch/balcony
- ⇒ 1 master suite & 1 guest bed and bath per unit
- ⇒ Open floor plan preferred
- ⇒ Universal Design to promote aging in place

## Special Features of the Condos

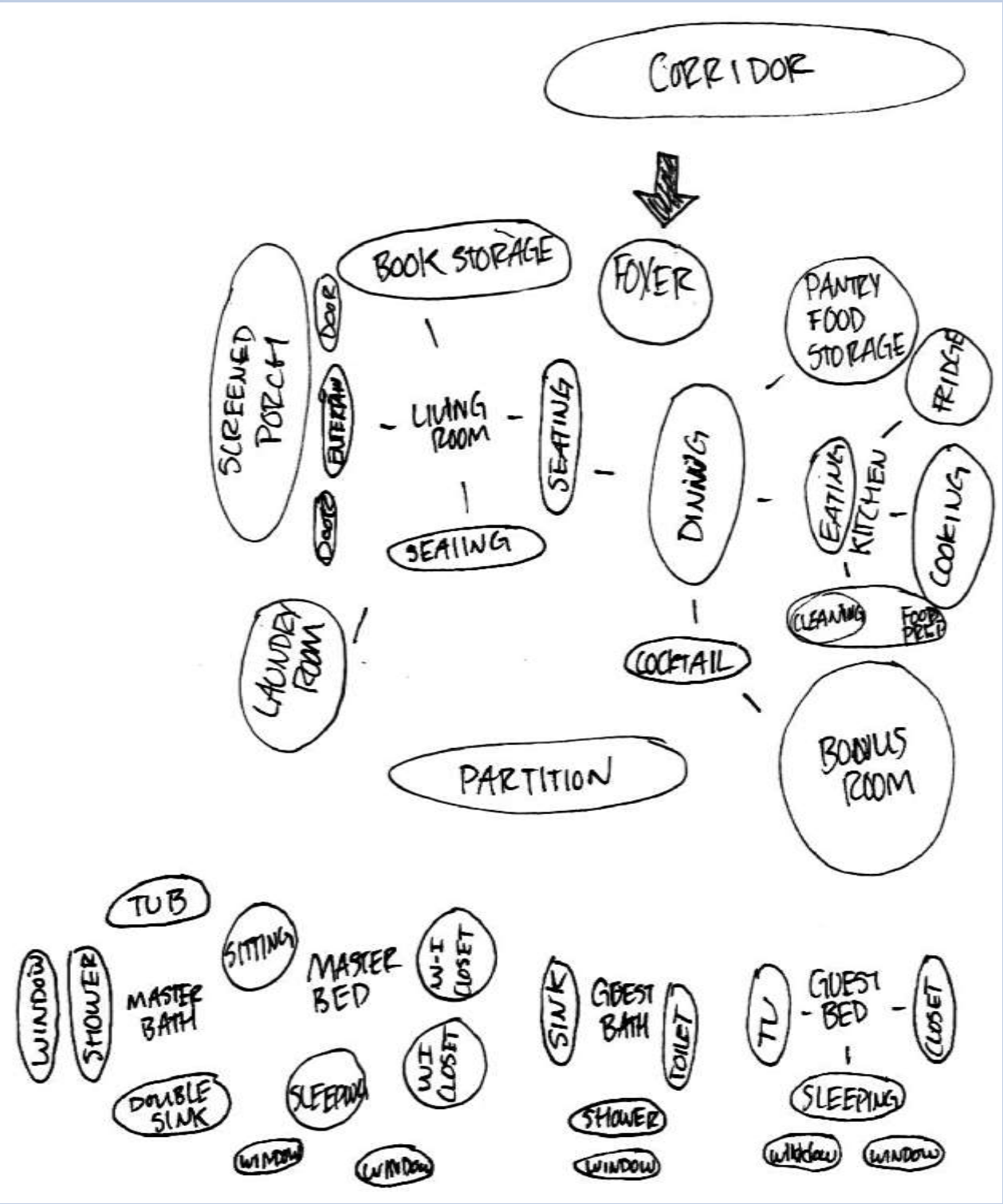
- ⇒ Fireplace
- ⇒ Wood flooring
- ⇒ Walk-in shower
- ⇒ Traditional style furnishings with modern touches
- ⇒ Large walkways
- ⇒ Towel warmer
- ⇒ Stainless steel appliances
- ⇒ Lower counter height
- ⇒ Granite counter tops

# Bubble Diagrams

Option 1



Option 2



# Space Standards

## Public

Foyer - 6X6 = 36 SF

Kitchen Including Island -  
15X20 = 300 SF

Pantry - 4X3 = 12 SF

Dining Room - 10X12 = 120 SF

Living Room - 20X20 = 400 SF

Utility Closet - 4X2 = 8 SF

Screened Porch - 12X4 = 48 SF

Total SF for Public Areas - 954

## Private

Guest Bathroom - 6X10 = 60 SF

Guest Bedroom - 15X20 = 300 SF

Guest Closet - 3X2 = 6 SF

Master Bedroom - 18X21 = 380 SF

Master Bathroom - 10X16 = 160 SF

Master Closets (2) - 6X6X2 = 72 SF  
(36 each)

Bonus Room - 12X20 = 240 SF

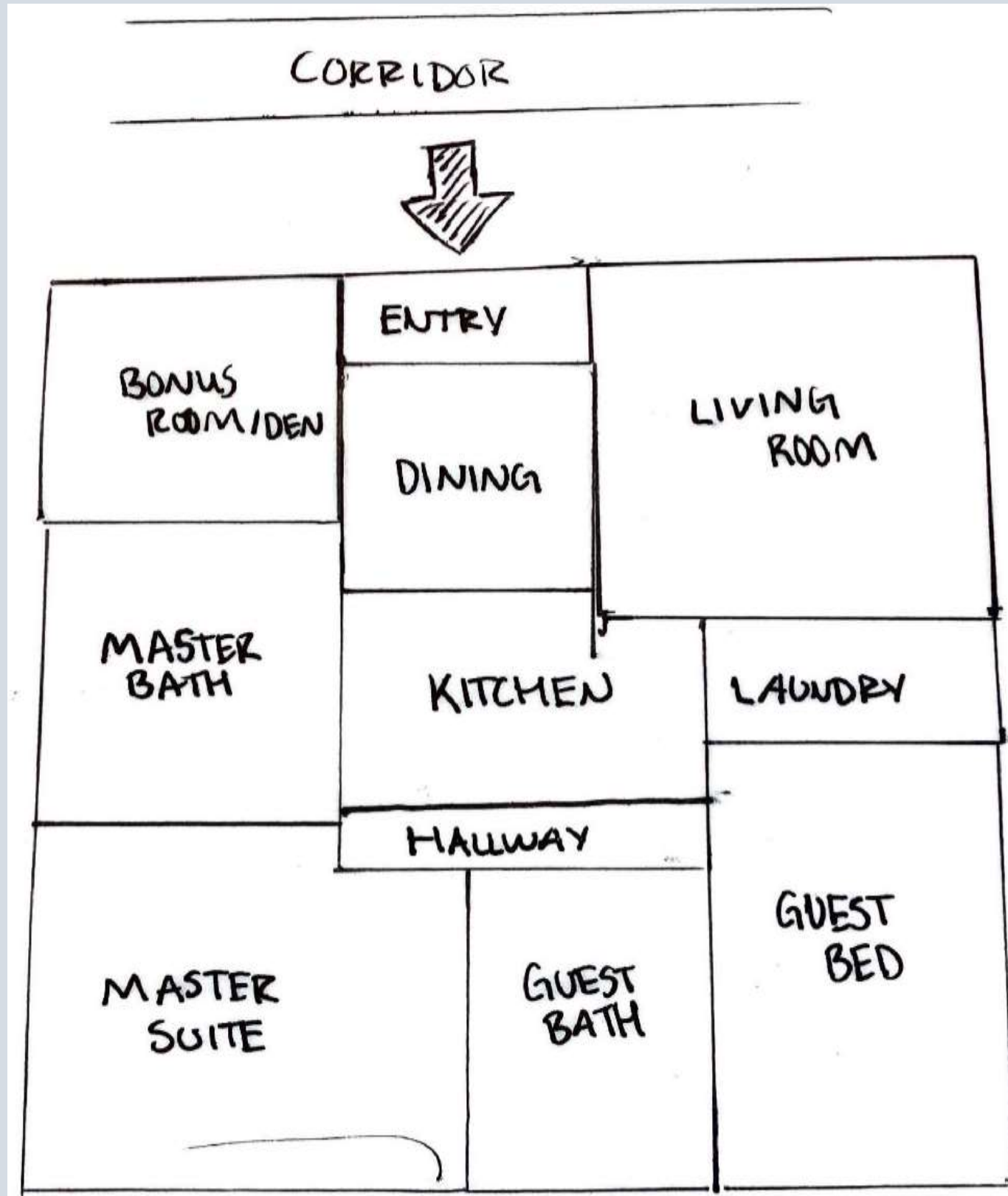
Laundry Room - 12X4 = 48 SF

Total SF for Private Areas - 1,266

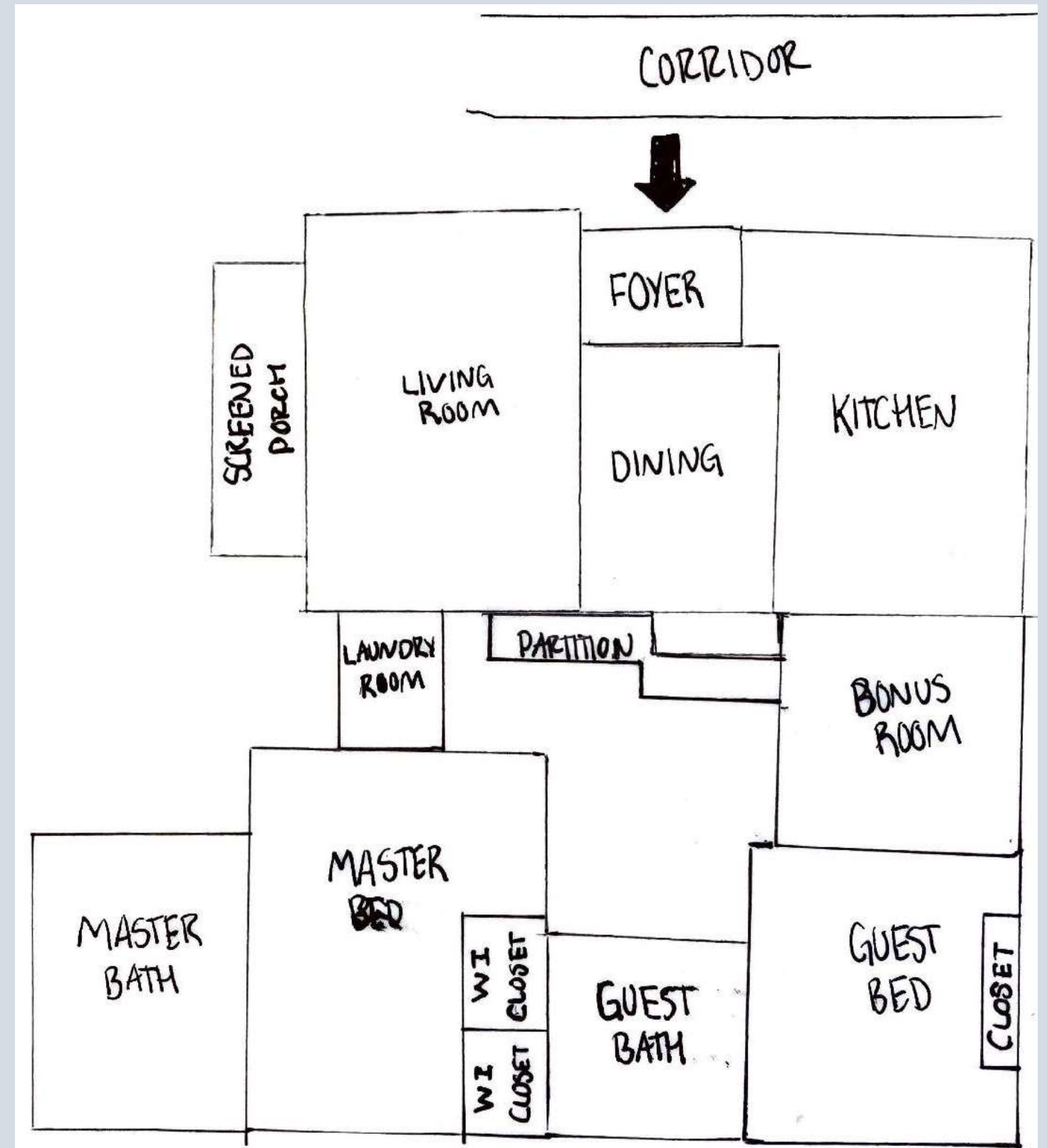
Total Condo SF – about 2,220

# Block Diagrams

Option 1



Option 2



CHANGING  
PLACE  
CHANGING  
TIME  
CHANGING  
THOUGHTS  
CHANGING  
FUTURE®



# P a s t   a n d P r e s e n t

-the world is ever  
changing people must  
change with it

-new places need to  
feel like home

-original style with  
modern technology

