

Senior Living Condo Unit

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Client The Developer

User 55+ Community

Client User Profile

Wants

- Layers of Privacy from 'Public' rooms to private
- Attractive, functional space
- Space with very little clutter
- Softer colors
- Less reflective surfaces

Needs

- 1,500-3,000 square feet
- 2 bedrooms and 2 full bathrooms
- All units will include a master suite with an attached master bathroom
- Low Cost
- One Level
- Universal Design
- Catered to Aging in Place
- Sustainable
- Accessibility
 - ADA Compliant



What is aging in place?

- Staying in the same place for as long as possible
- Includes services needed as needs change
- Can only address the problems that have already been planned for
- Challenges refers to the health, social and emotional needs to maintain a well-rounded life
- Quality of life



Why Aging in Place?

- Aging population is growing
- Saves time and money for all parties involved
- Prepared for future changes
- Baby Boomers- not just for older people
- Forever home

With Age Comes...

- Reduced vision
- Getting around their home as easily
- Decreased muscle strength or endurance
- Driving safely
- Reduced mental processing capabilities
- Transportation
- Increased risk of falls due to balance
- Socializing
- Increased risk of illness
- Home upkeep
- Reduced hearing
- Health maintenance
- Decreased mobility



Why Greenville?

- Fast growing residential community
- Close proximity to Pamlico Sound and the Outer Banks
- Mild weather and an economical lifestyle
- Airport and Hospital
- Greenway
- Greenville is recognized as "Sports town USA" by Sports Illustrated and the National Parks and Recreation Association
- Council on Aging Resources
 - Meals on Wheels
 - Senior Centers
 - Transportation Assistance
 - Medicare Counseling
 - Injury Prevention

How does aging in place affect the design?

- Doors
 - Door levers over doorknobs
 - Bigger door/ walkways
- Walls -use wayfinding with wainscoting and chair rails
- Light- More indirect lighting, have a lot of light. Reduce glare and shadows.
- Floors- less shiny surfaces and softer floor, better for joints
- Kitchen- more storage in the lower cabinets.
 - Places to sit when cooking- cart or island.
- Bathroom- Bars and sets in both in and out of the shower.
- Baby Boomers can handle a more technological house.



Questionnaire

1 Who is your client?

The developer

2. Who will be the tenant?

The retired or close to retirement community.

3. Size range of typical condo units (square feet)?

1,500-3,000 square feet

4. Number of bedrooms/baths in typical condo units?

At least 2 bedrooms and 2 full bathrooms

5. Are the bathrooms attached to the bedrooms, or are there shared baths?

The master bathroom is attached to the master bedroom. There will be a shared bathroom that is centrally located for guest to use.

6. Preferred special features in condo units?

A kitchen, living room, dining room, master bed and bath, a full guest bathroom, and a guest/spare room.

7. Number of master suites, and spaces in each master suite (wic, bath for two, etc), per each individual condo unit?

All units will include a master suite with an attached master bathroom.

8. Is the current preference for 'public' spaces (living/dining/kitchen/family room) to combine into a great room, or to be a suite of distinct rooms?

Public spaces will be at the front of the house. More private spaces will be to the back or side. Most living spaces will be close to one another.

9. Style of décor preferred in the senior living market?

The décor style will be simple with no clutter. Softer colors and not a lot of confusing patterns. Less reflective surfaces, and more cushioned materials on the floors.

10. Other current trends?

Sustainability and "Smart Homes".





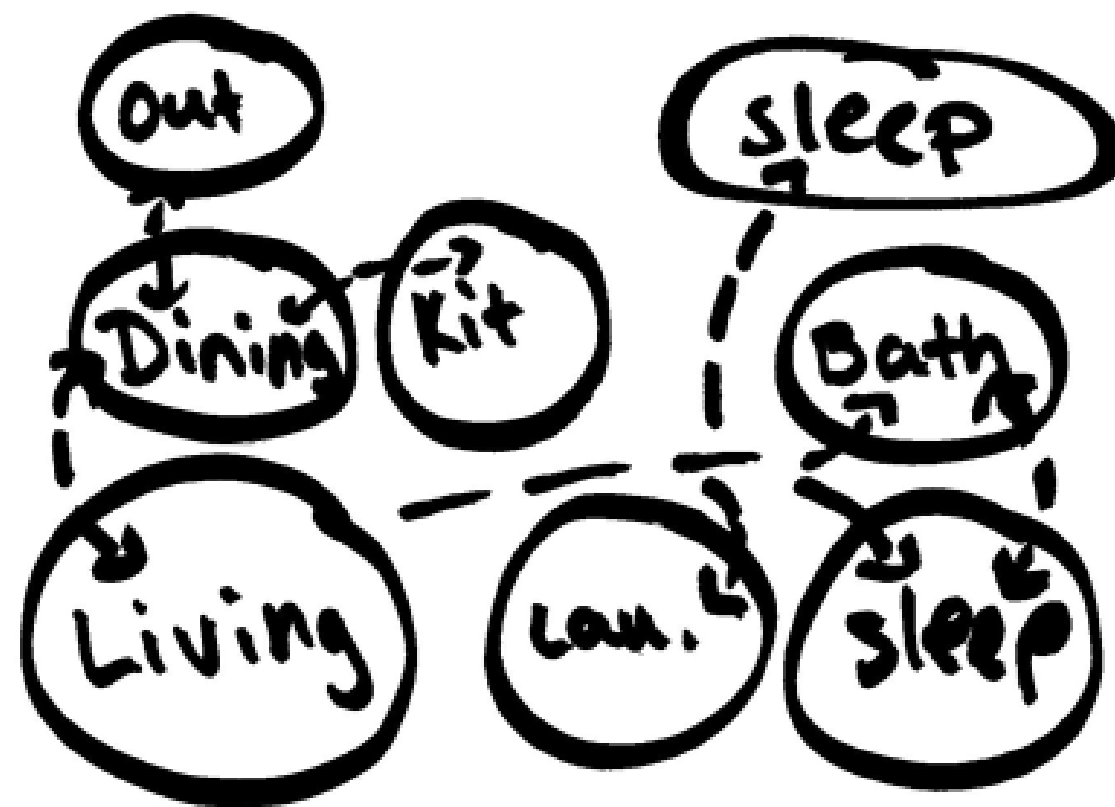
Space to Grow

- Bright
- Open
- Welcoming
- Simple
- Clean
- Angular

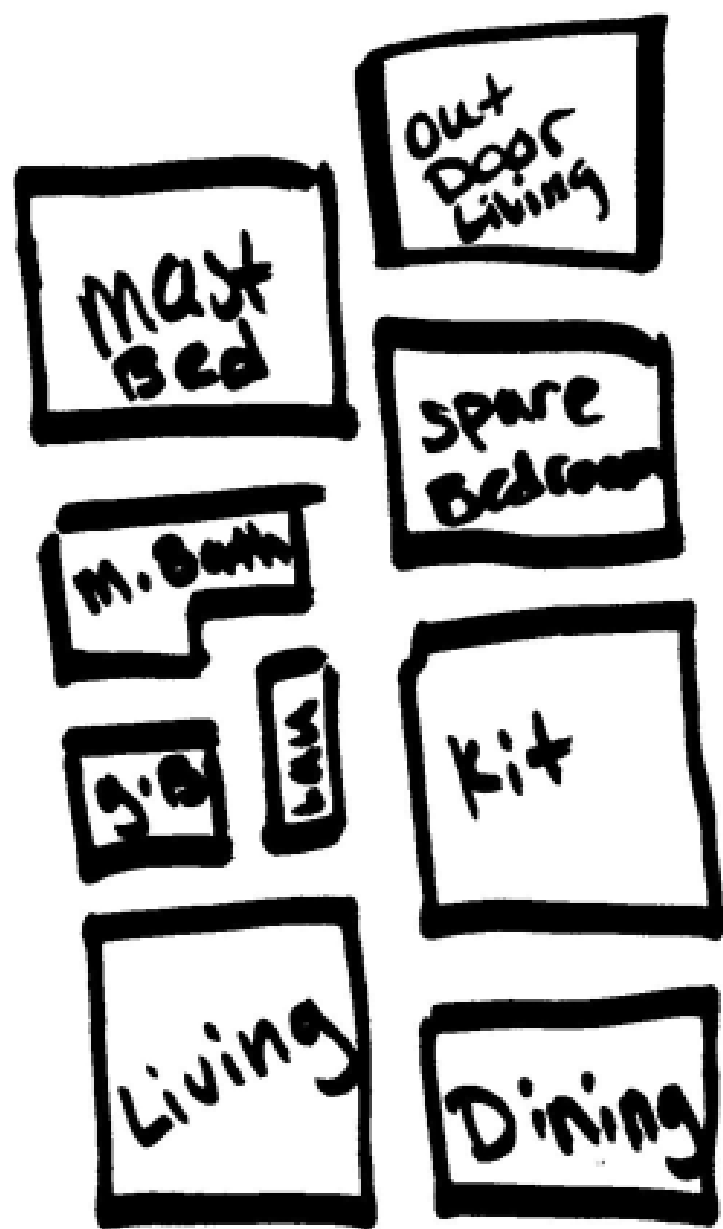
Option 1



Option 2



Option 1



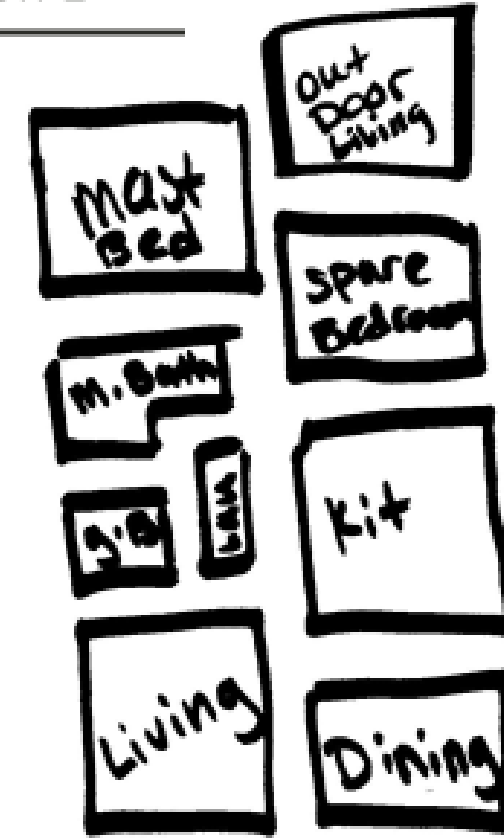
Option 2



Space Standards List

<u>Title</u>	<u>Square Foot</u>	<u>Total</u>
Master Bedroom:	18'x15'	270
Master Bathroom:	14'x11'	154
Living Room:	25'x20'	500
Dining Room:	13'x12'	156
Kitchens:	11'x12'	132
Spare Bedroom:	15'x12'	180
Guest Bathroom:	13'x6'	78
Laundry:	5'x10'	50
Entryway:	5'x10'	50
Total Square Feet:		1570

Option 1



Option 2

