

Portfolio 1

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Client/ User Profile

Who

- ❑ The Client is the developer building the condominium
 - ❑ The users are the over 55 age seniors looking to downsize
- Clients & User Wants
- ❑ Square footage will range from 600 SF - 1200 SF depending what size unit the seniors want
 - ❑ 2 Bedrooms, 2 Bathrooms, bonus room and screened in porch/balcony



What

- ❑ Clients are looking for the most appealing look for the least cost
- ❑ Users are looking for a place that feels like home, with ADA features for a fair price

Clients & User Wants

- ❑ Square footage will range from 600 SF - 1200 SF depending what size unit the seniors want
- ❑ 2 Bedrooms, 2 Bathrooms, bonus room and screened in porch/balcony

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 Countertops
- ❑ Open floor plan preferred
- ❑ Open floor plan preferred
- ❑ Universal Design to promote aging in place
- ❑ 1 master suite & 1 guest bed and bath per unit

Benefits of Universal Design

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 of 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.

Accommodations for Universal Design

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

Pros

of 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

Cons

of Universal Design

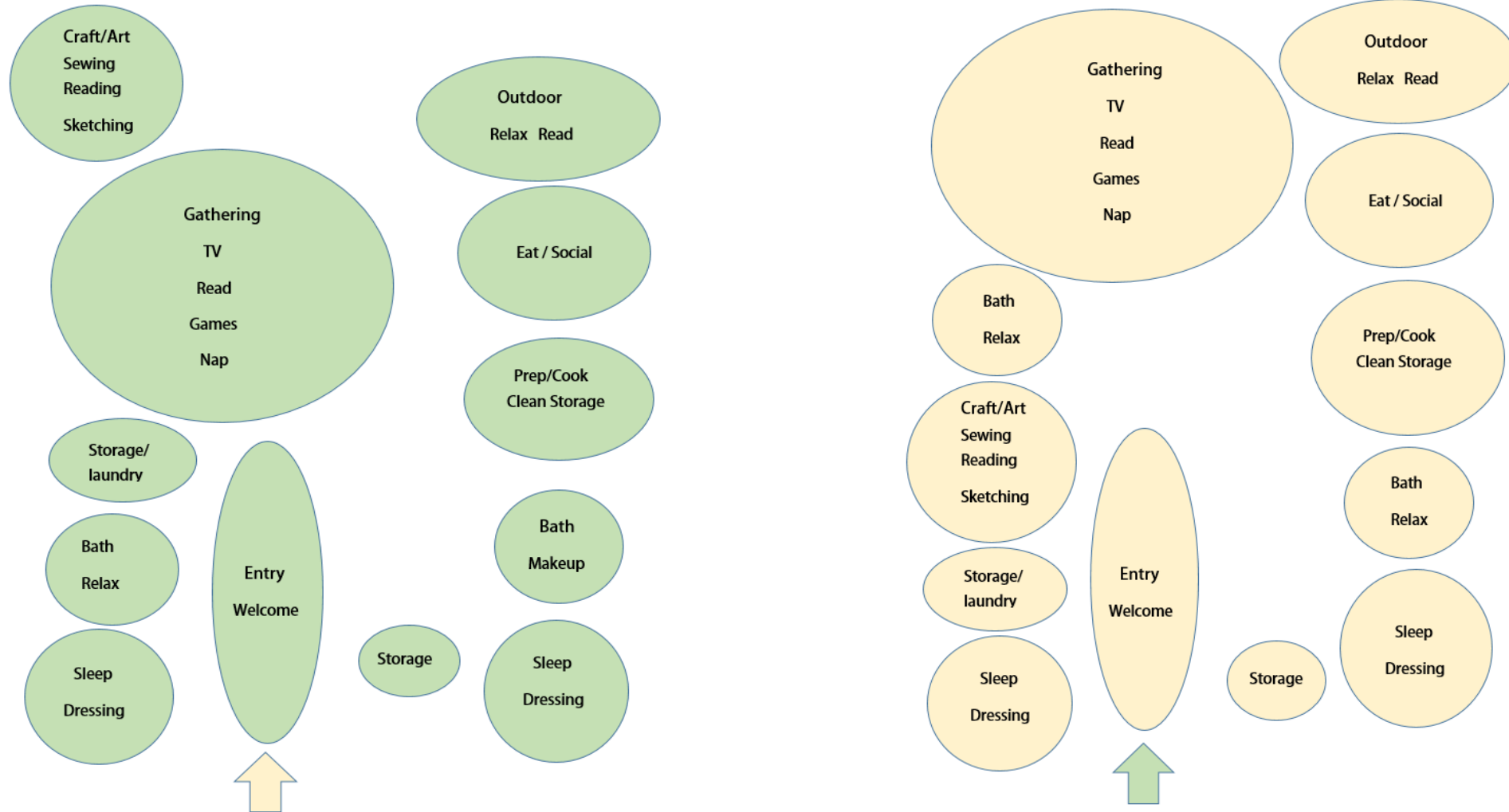
- ❑ Potential for seniors to feel more institutionalized
- ❑ Not as appealing to the eye
- ❑ Make disabled persons feel singled out
- ❑ make all seniors feel older than they might be



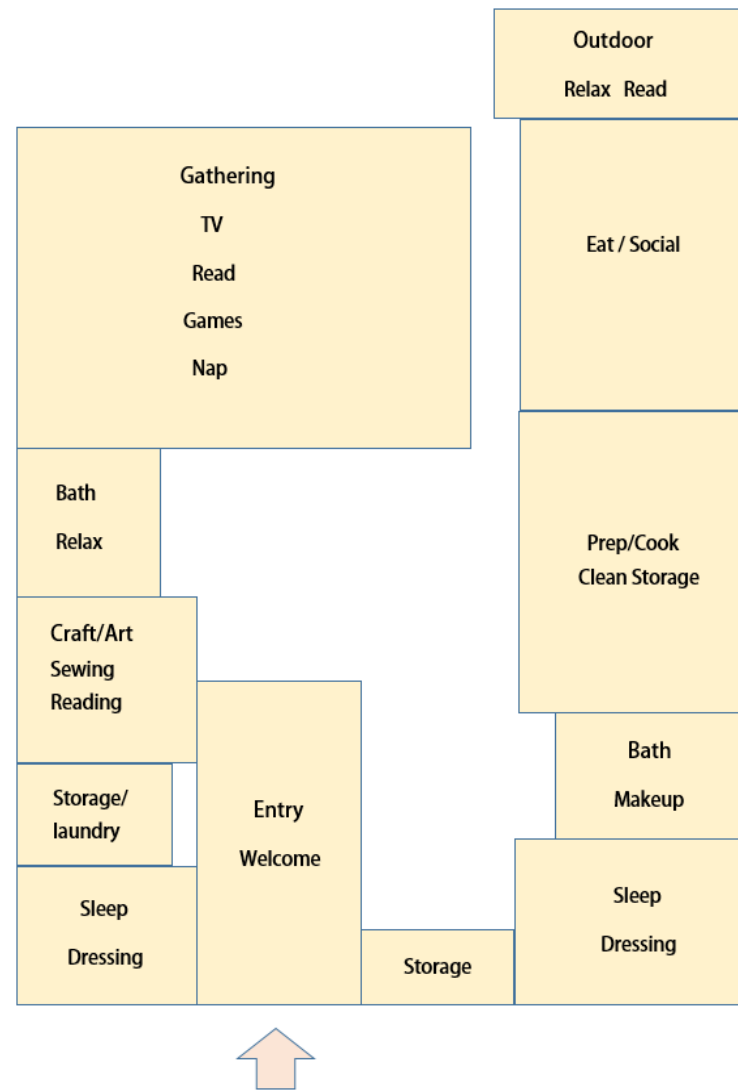
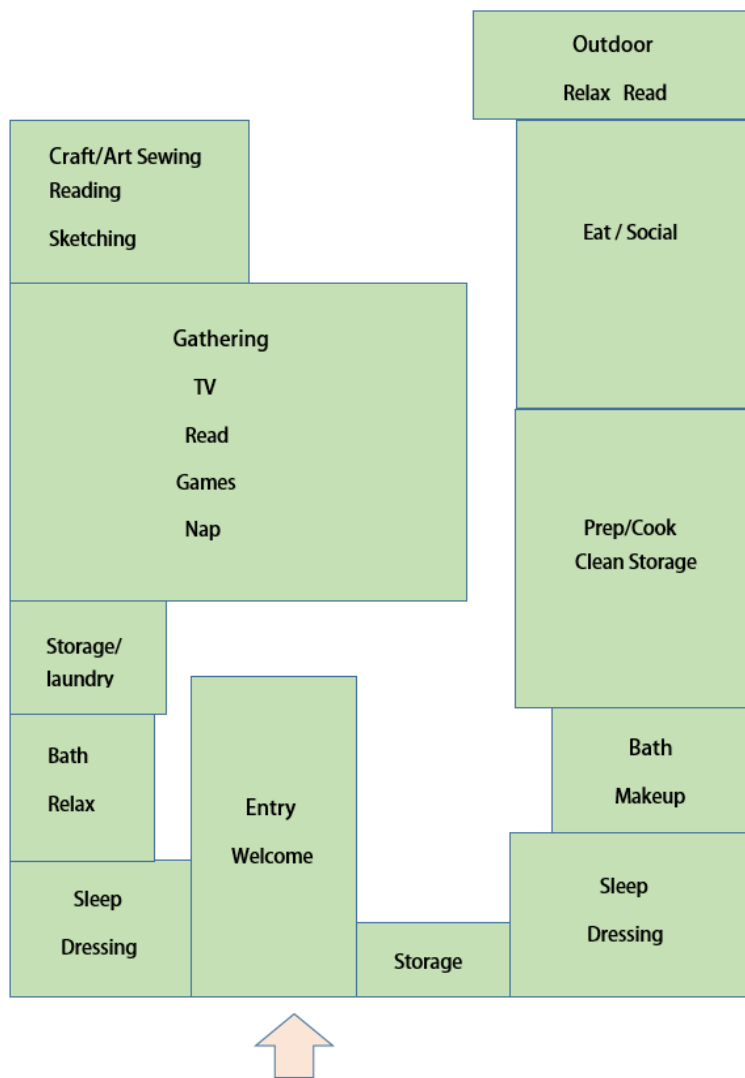
Spacing Standards

Activity	Art, Sewing, Reading	10 x 10	100 sq ft
Gathering	TV, Read, Games, Nap	12 x 18	216 sq ft
Storage	Closet	4 x 4	8 sq ft
Storage	Closet, Laundry	7 x 9	63 sq ft
Bath	Wash	5 x 8	40 sq ft
Bedroom	Sleep	10 x 10	100 sq ft
Master Bedroom	Sleep	14 x 15	210 sq ft
Master Bath	Wash, Dress, Makeup	11 x 9	99 sq ft
Storage	Closet, Clothes	5 x 5	10 sq ft
Kitchen	Prep, Cook, Clean	10 x 12	120 sq ft
Dining	Eat, Social	11 x 11	121 sq ft
Outdoor	Grill, Relax, Read	5 x 13	65 sq ft
	Total		1,152 sq ft

Bubble Diagrams



Block Diagrams



Concept

Inspired

by

Nature

- Bring natural elements into the design
- Create a stress free, healthy, happy, sustainable functional living environment
- Go Green: Green Building
- Use line to emphasize the design elements through the formations of nature

