

BLOSSOMING PROGRESSION: AGING IN PLACE

PORTFOLIO 1

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SECURED LIVING

Living Built-In

- To ensure you age in place efficiently you must address all potential challenges.
- The best plan is to set up everything the way you need it before you need it that way.
- Seniors with mobility or balancing issues tend to utilize the nearest piece of furniture to help them move around the space which can be dangerous with items that aren't secure.
- Built-in furniture requires in depth space planning which will ensure the space meets all ADA requirements and the current and future needs of the aging client.
- Heavyweight furniture will decrease the likelihood of unexpected movement resulting in injury which will promote independence in the seniors.

Choose Safety and Comfort First

- Bedrooms rarely incorporate fixed furniture or ADA compliance in general.
- Typical wheelchair height is 19"-20" above the floor.
- Anchored beds measuring 20"-23" high from the floor could help with this problem along with orthopedic beds able to bend to 90 degrees for easy floor to bed transition.
- ADA standards only apply to fixed surfaces, workstations used with modular furniture that are not fixed are not required to comply.
- Several ways to make disabled individuals more comfortable are to incorporate supported seating partially built into the millwork with retractable tables that can emerge with the push of a button.

Not your Typical Kitchen Safety

- With a built-in table, the tenant can use the table to pull themselves closer and a built-in bench on one side of the table means less clutter with chairs.
- If the tenant bumps into the table it will not move (such as causing glasses to spill). The table needs at least 27" of knee clearance (between floor and underside of table) and should be no more than 34" high and no less than 28" above the floor.
- Keeping space free of clutter makes a room more accessible.
- Built-in bookcases/shelving equals less clutter and a safer environment.



STAKEHOLDER PROFILE

CLIENT

- The Developer

TENANT

- Active, Affluent Retirees

SIZE RANGE OF CONDO UNIT

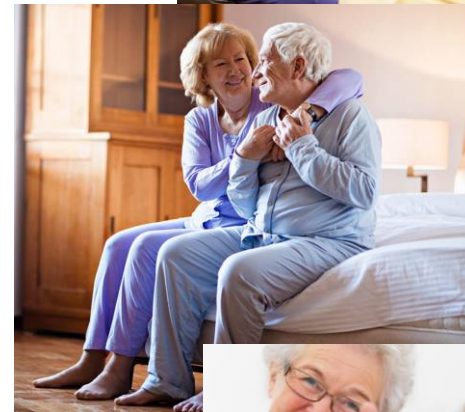
- 1,500-3,000 Sq Ft

OF BEDROOM & BATHS

- 2 Bedrooms and 2 Baths

BATHROOM PREFERENCE

- Bathrooms attached to Bedrooms



PREFERRED SPECIAL FEATURES

- (Interview) – Balcony/ Private patio, walk-in shower/tub, little to no steps to climb, plenty of storage, walk-in closet with shelving and drawers below the rod for easy access and no reach.
- (Research) – Private outdoor space, storage space

OF SPACES IN EACH MASTER SUITE

- Walk-in closets and private bathrooms

PUBLIC SPACES COMBINED

- (Interview) – Combined into a great room, divided by a bar
- (Research) – Open floor plan so there is enough space for guests to relax and move comfortably, keeps guests in conversation. Large common room when space is shared.

DÉCOR STYLE IN SENIOR MARKET

- Simple and easy to clean/ take care of, nothing fancy. Lighter wood tones in furniture/ millwork, warm neutrals and metallics instead of cool-toned grays/silver accents. Jewel tones in paint, furnishings, accessories still common

CURRENT TRENDS

- Eco-friendly, technology such as remote controls for windows, lights, thermostats and doors.

BUBBLE DIAGRAMS



OPTION 1

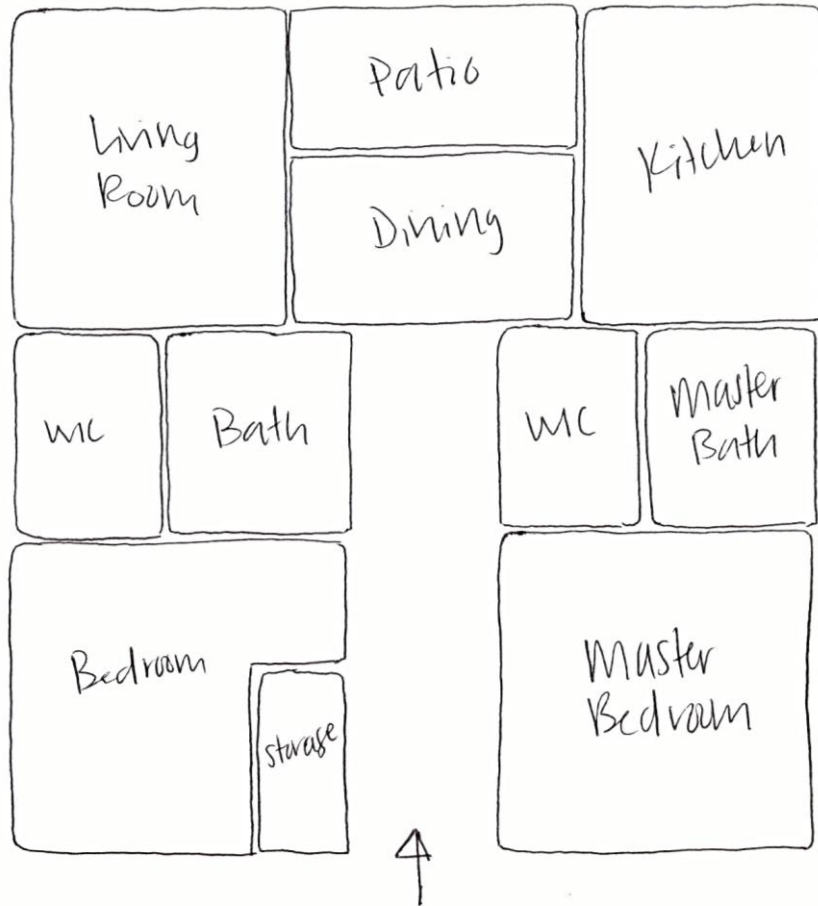


OPTION 2

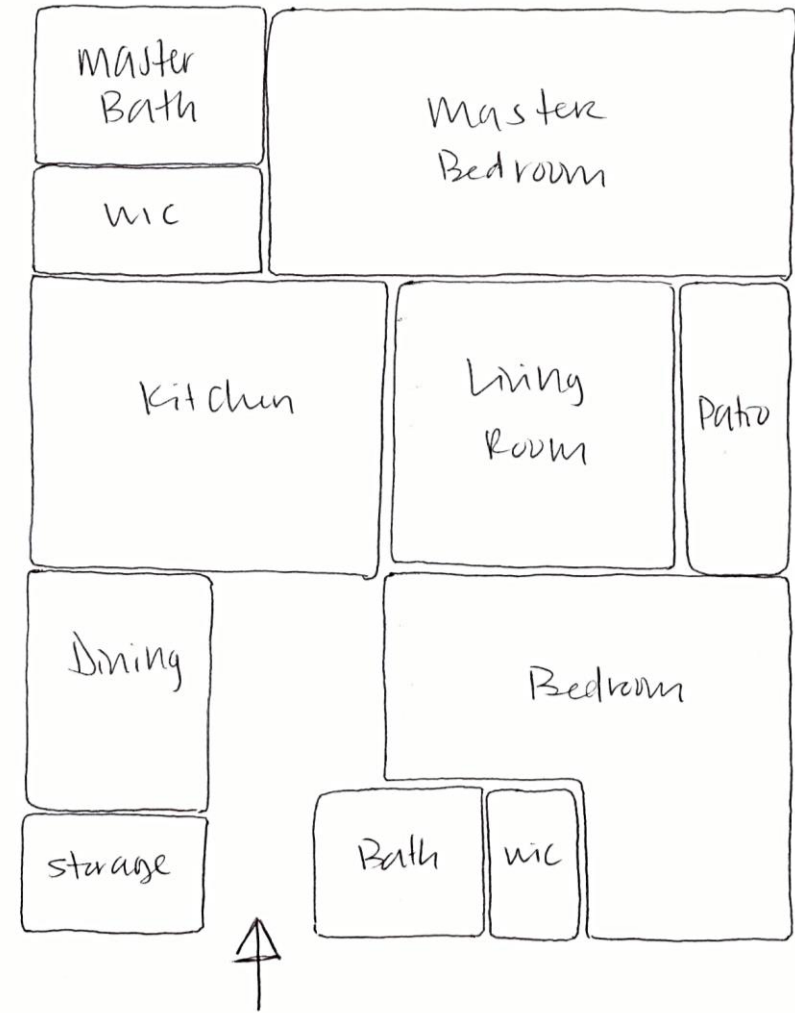
SPACE STANDARDS

SPACES IN CONDO	OPTION 1	OPTION 2
KITCHEN	234 SQ FT	324 SQ FT
LIVING ROOM	234 SQ FT	324 SQ FT
DINING ROOM	156 SQ FT	120 SQ FT
MASTER BEDROOM	225 SQ FT	450 SQ FT
MASTER BATH	108 SQ FT	108 SQ FT
WALK IN CLOSET-MASTER	72 SQ FT	72 SQ FT
BEDROOM	198 SQ FT	276 SQ FT
WALK IN CLOSET-BEDROOM	72 SQ FT	54 SQ FT
BATHROOM	108 SQ FT	81 SQ FT
PATIO	78 SQ FT	108 SQ FT
STORAGE CLOSET	27 SQ FT	60 SQ FT
TOTAL SQ FT OF CONDO	1710 SQ FT	2,142 SQ FT

BLOCKING DIAGRAMS



OPTION 1



OPTION 2

Blossoming Progression: Aging in Place

- Simple, functional design
- Clean refreshing feel
- Open, spacious design



Symbolism of the Stock Blossom

- A long life full of happiness and success
- Contentment with your life the way it is right now
- Beauty that doesn't fade with age or time
- Achieving paradise on earth
- Connecting with the world as one

Color Rational

- Monochromatic Color Scheme
- Warm, subtle, calming colors
- Shades of white, cream, yellow

