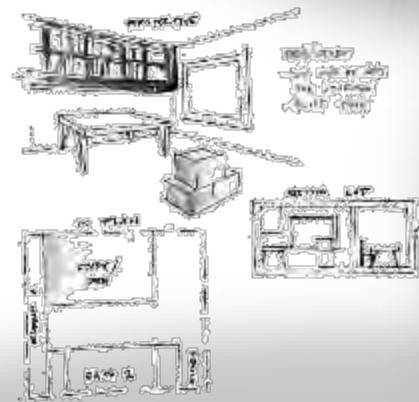


SENIOR LIVING CONDO UNIT

PORTFOLIO TWO

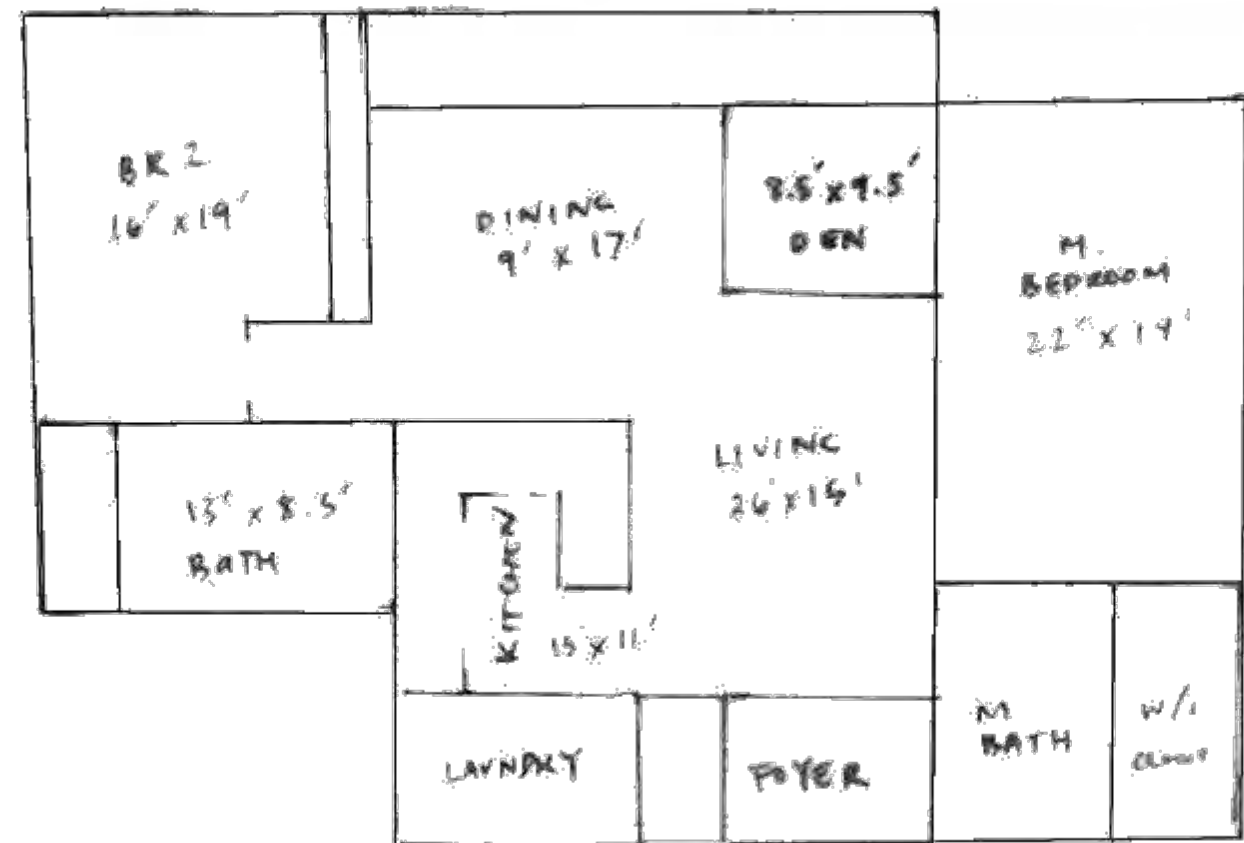
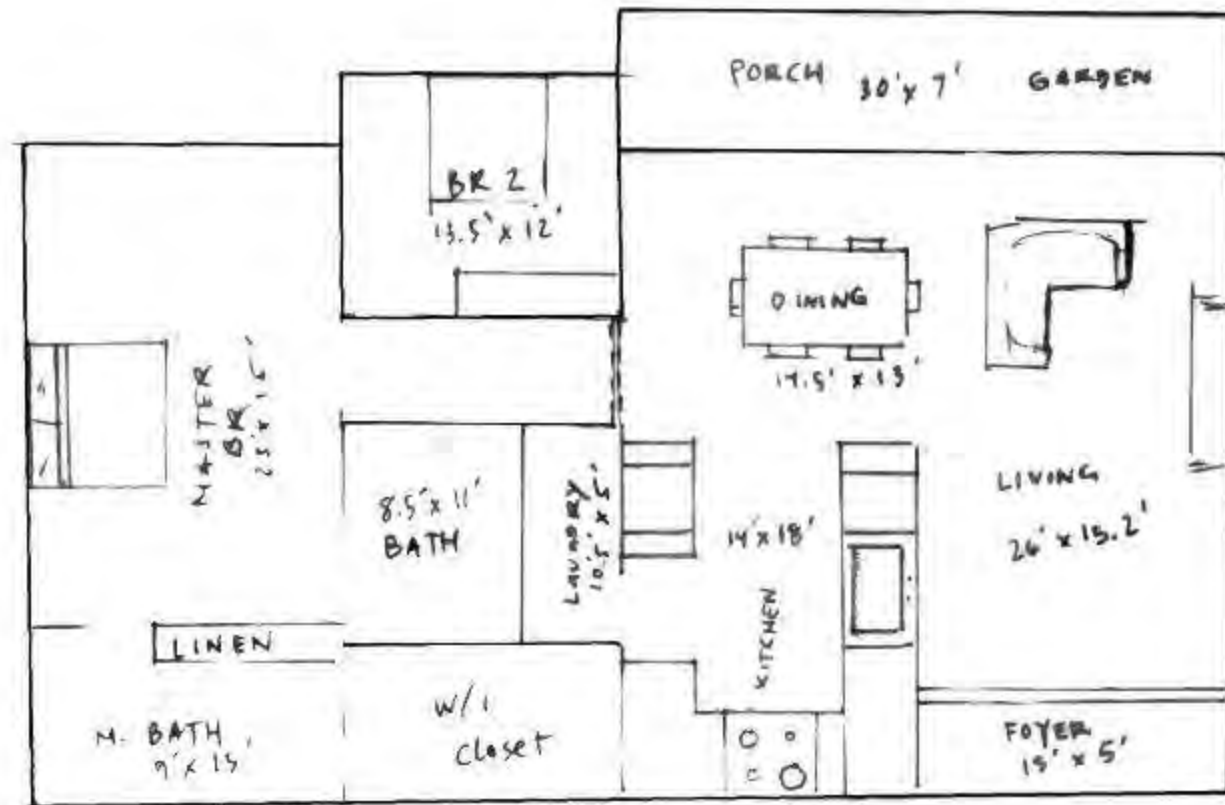
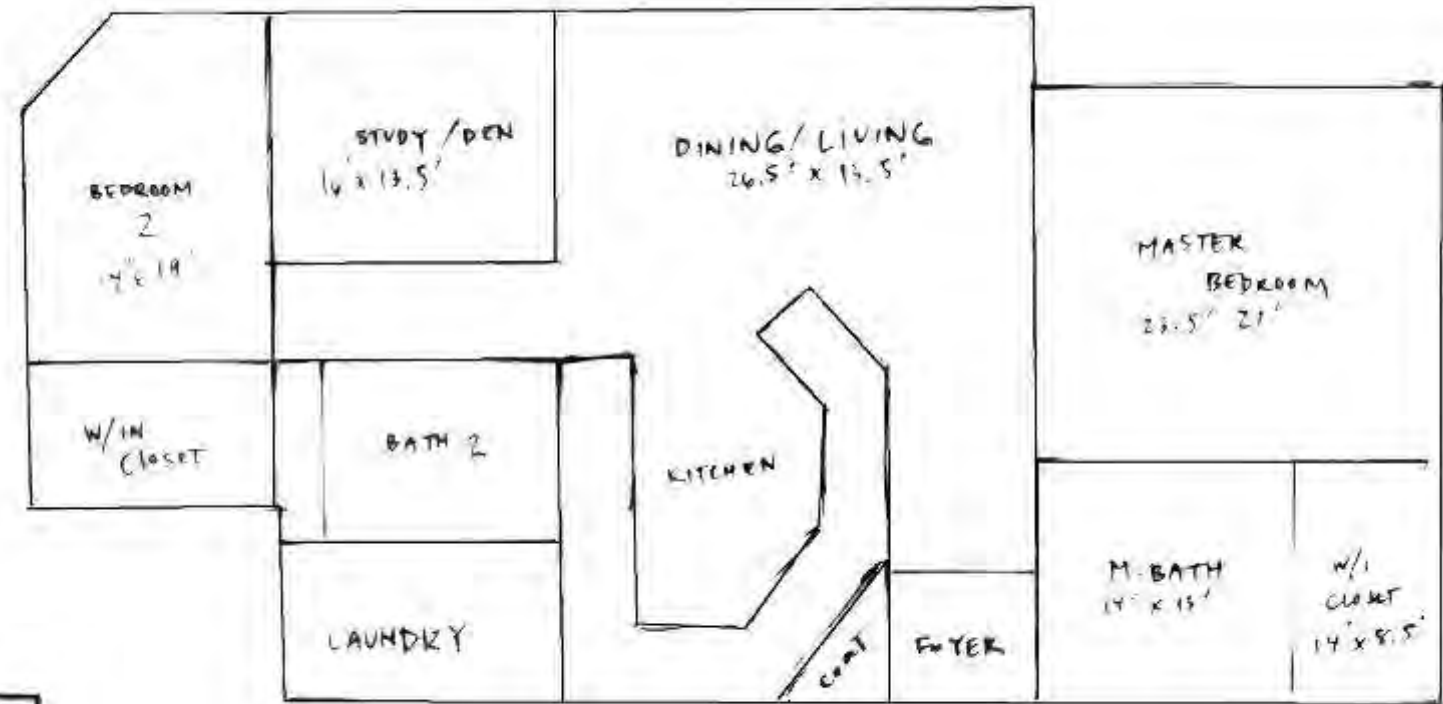
PRELIMINARY SCHEMATICS

MARY ANN MALPAYA | IDSN 3102 FALL 2019 | CHARLES GUSTINA



SPACE PLAN

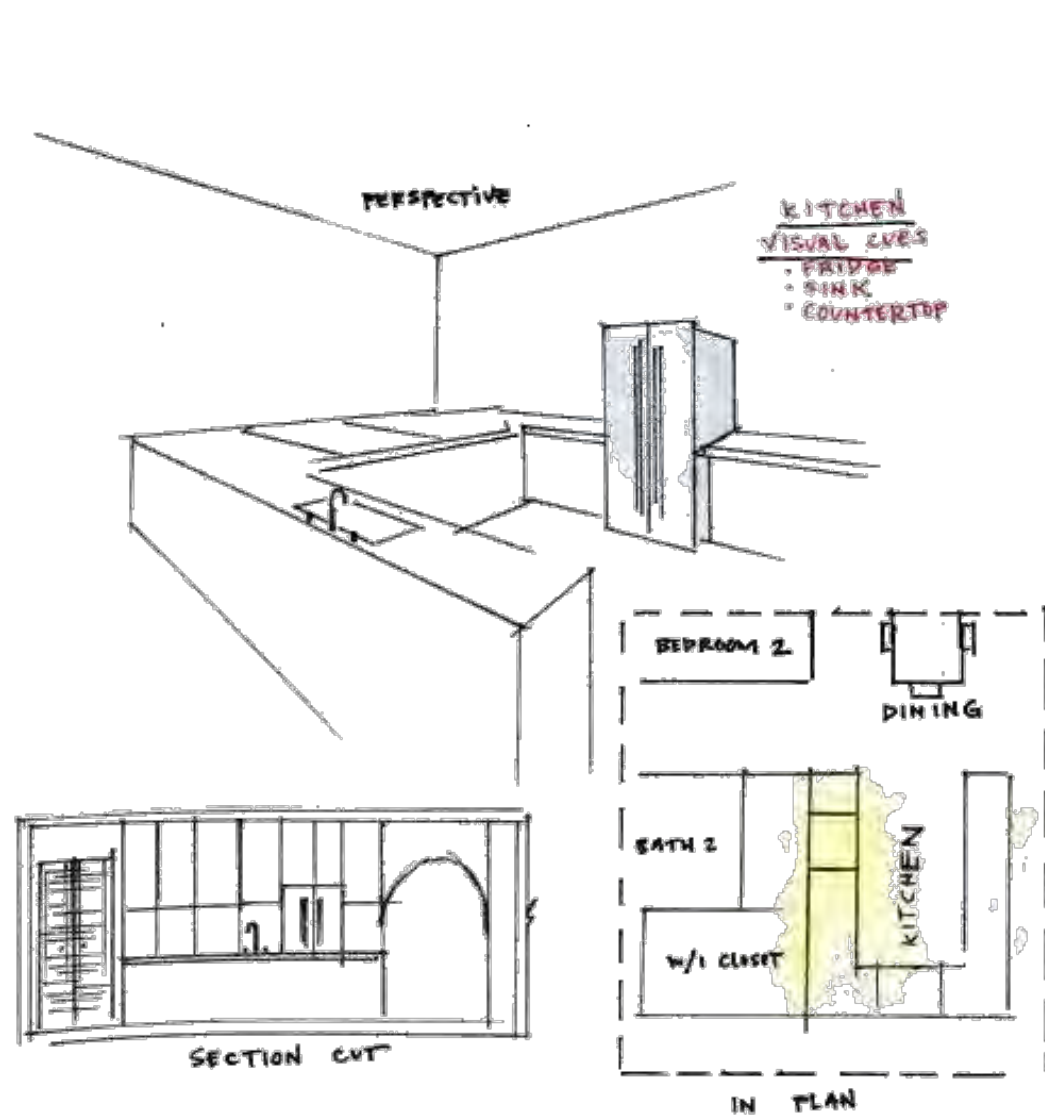
SKETCHES



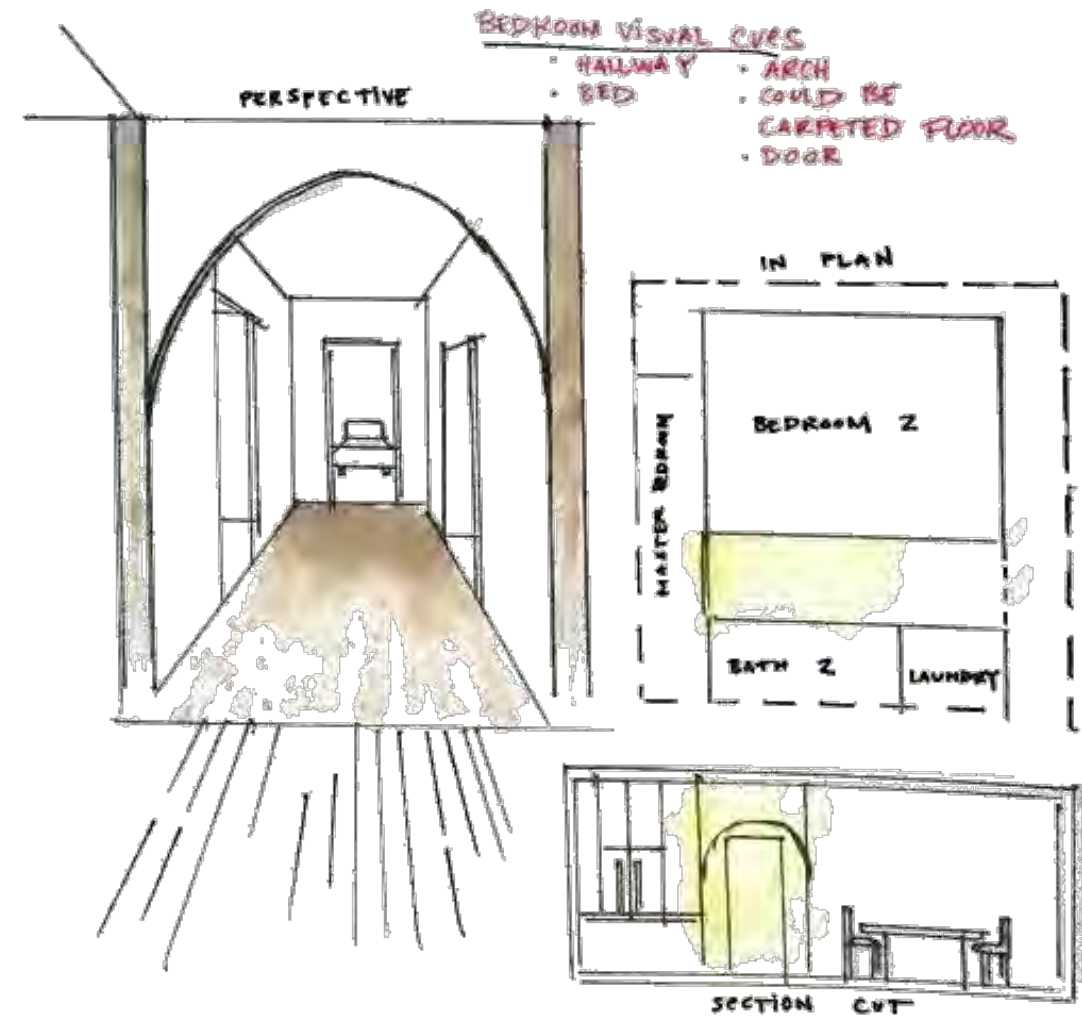
WAYFINDING

PROBLEM RESOLUTION SKETCHES

SOLUTION I

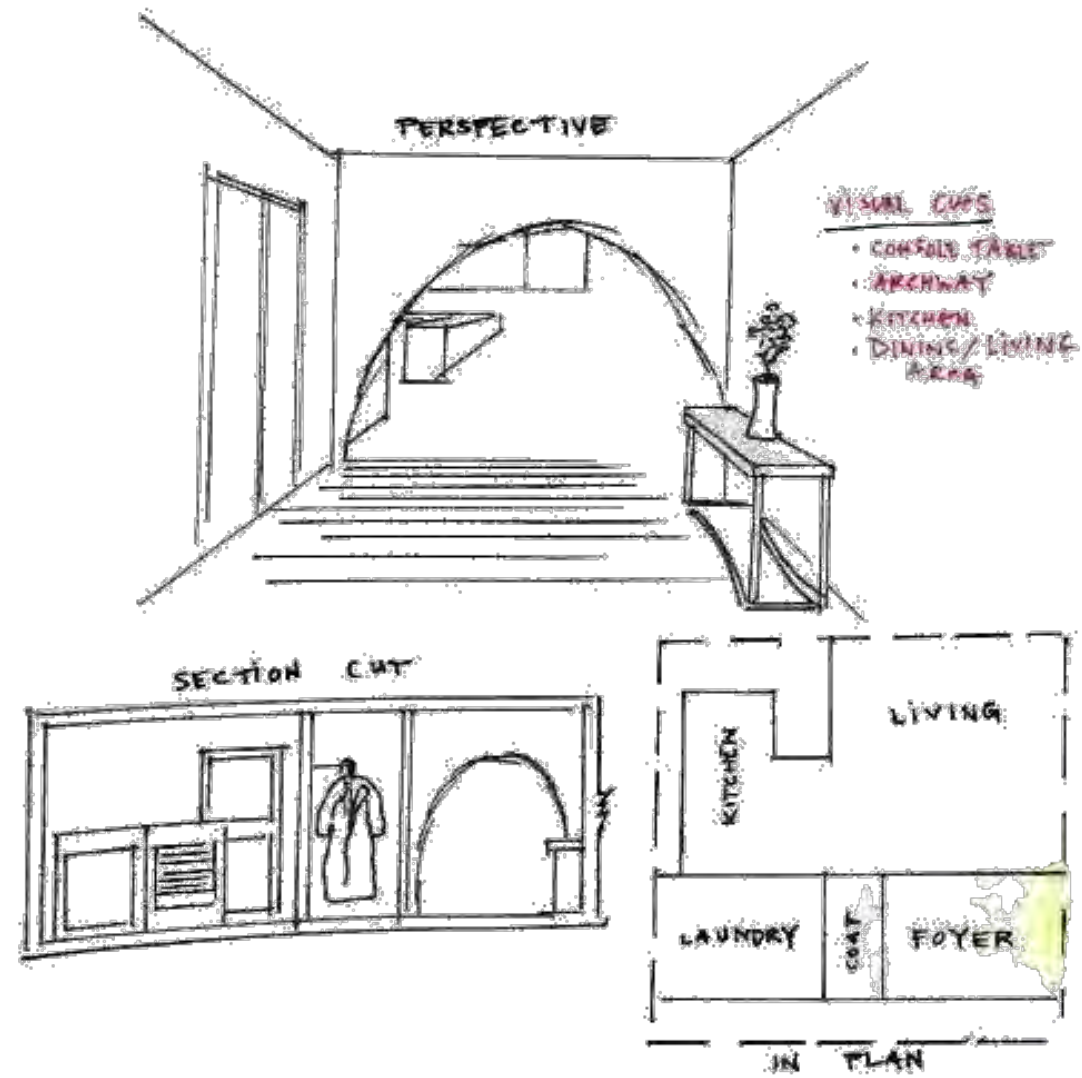


SOLUTION II

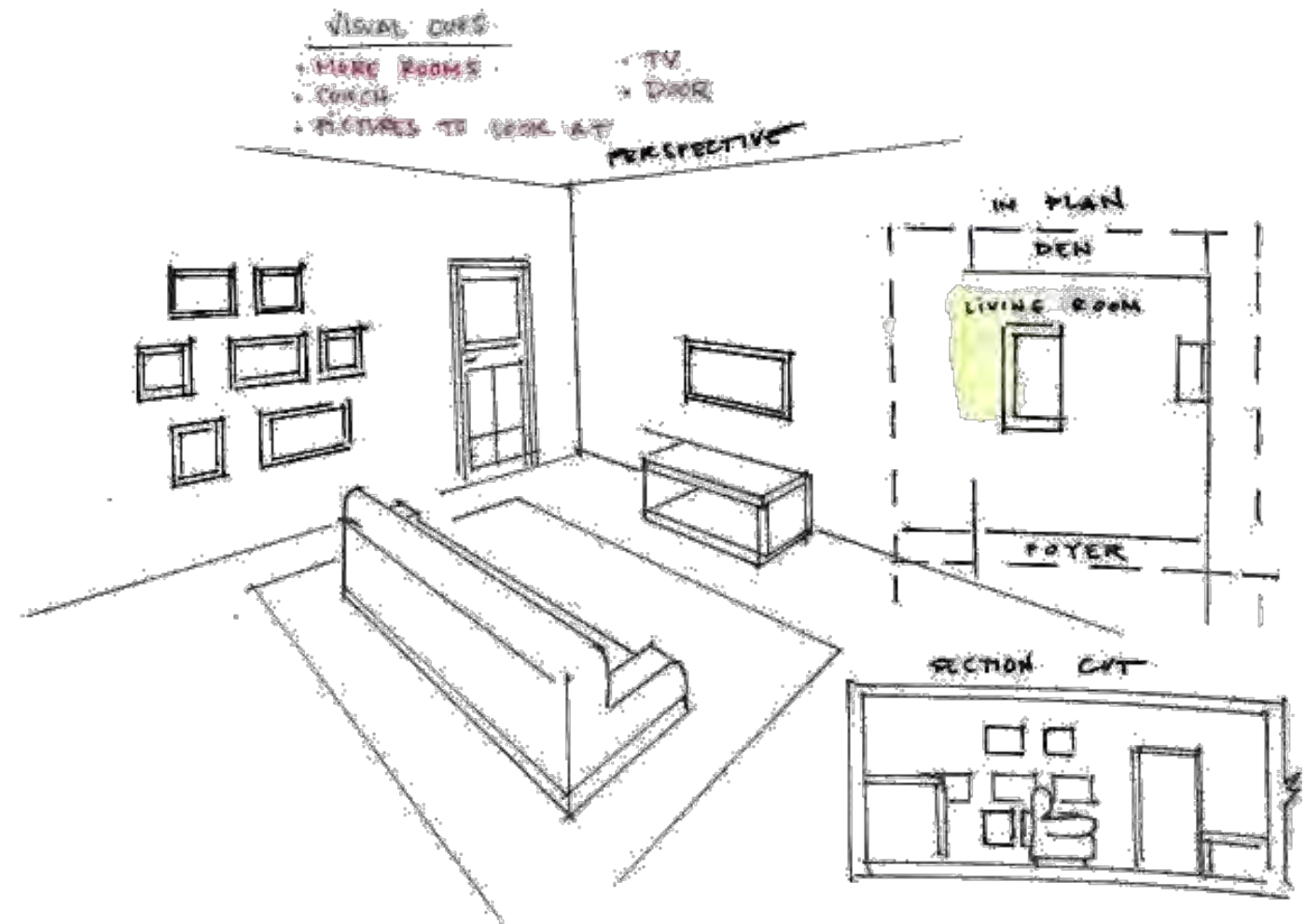


ENTRY

SOLUTION I



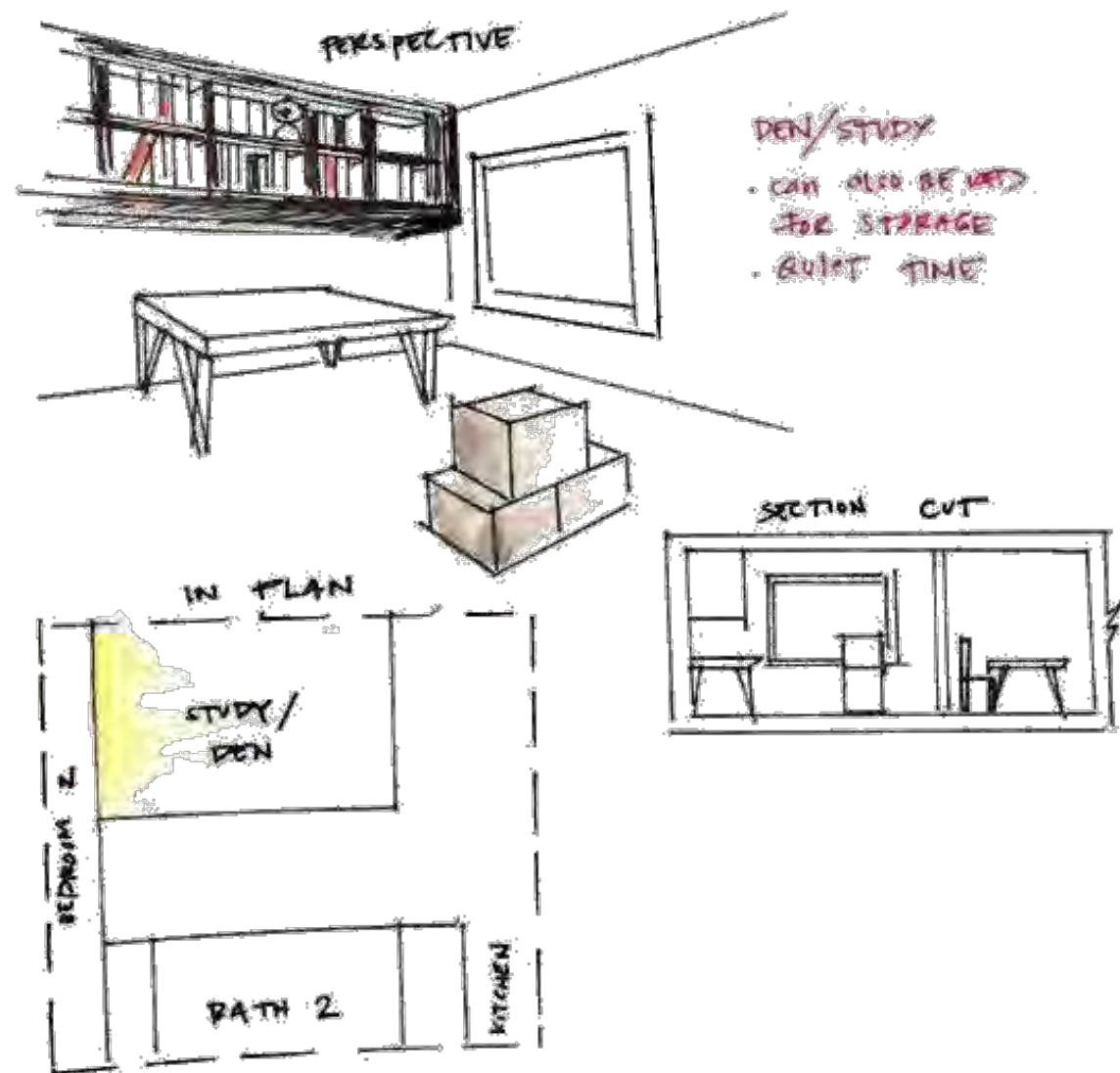
SOLUTION II



PROBLEM RESOLUTION SKETCHES

SUPPORT SPACES

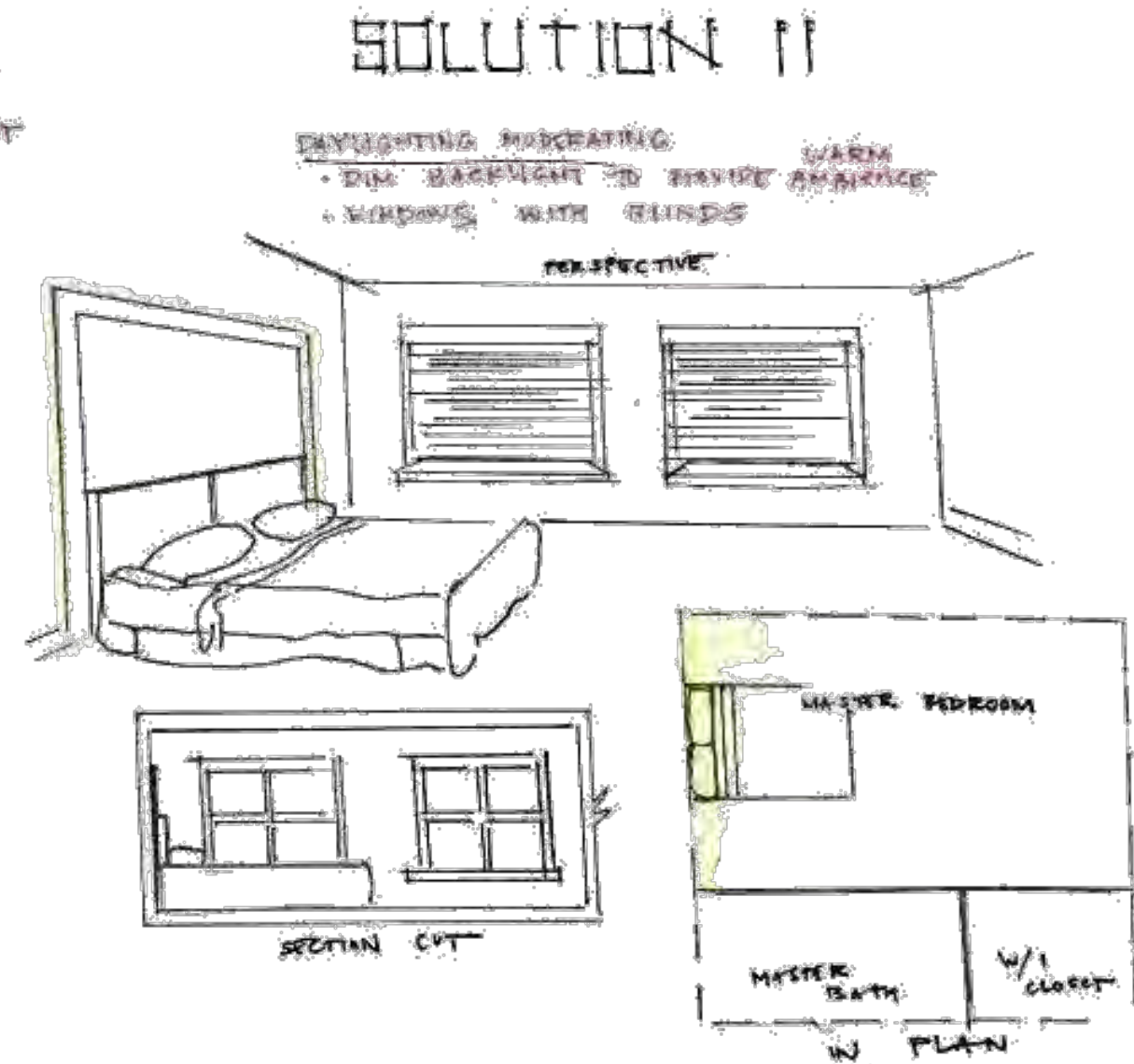
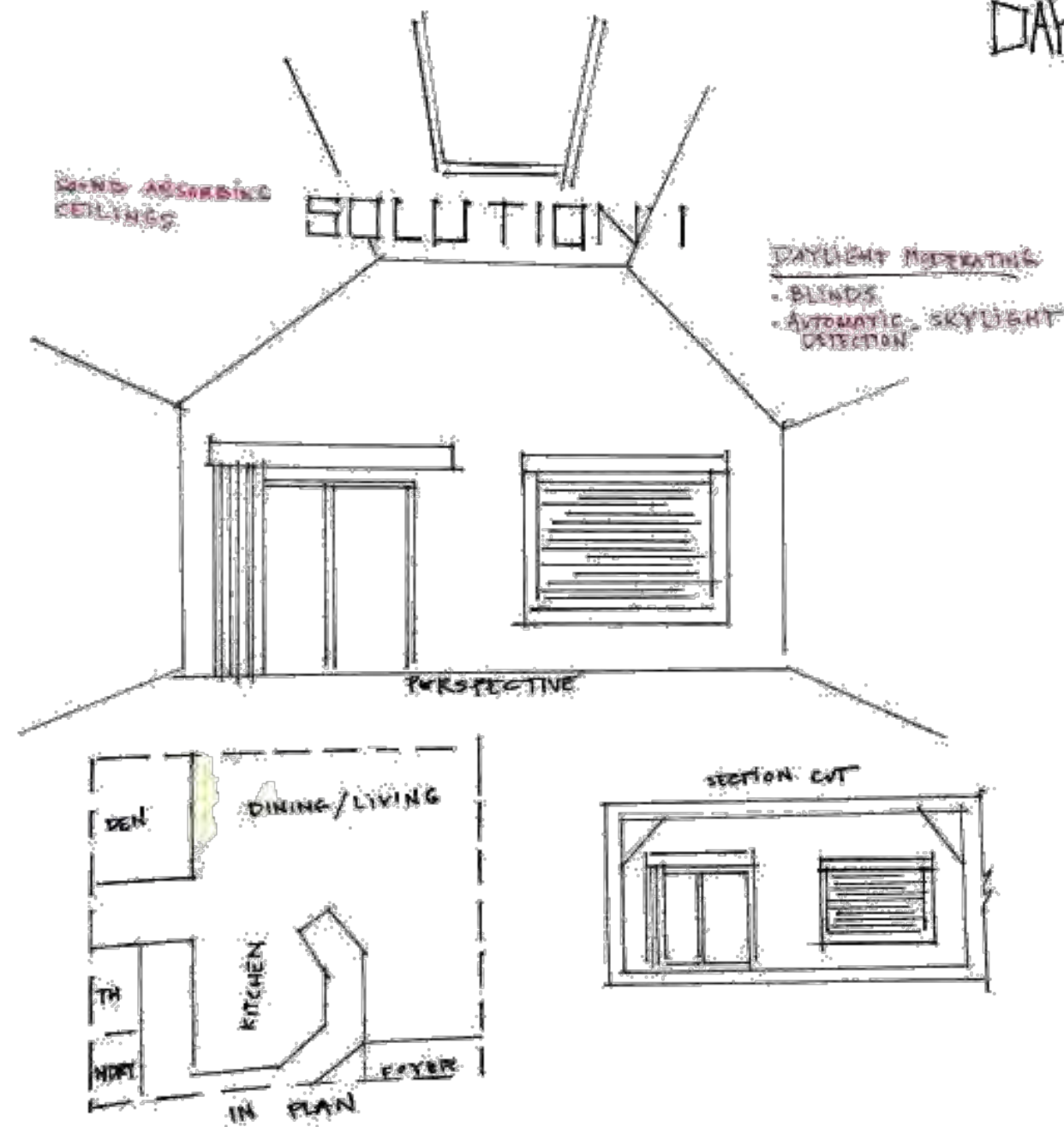
SOLUTION I



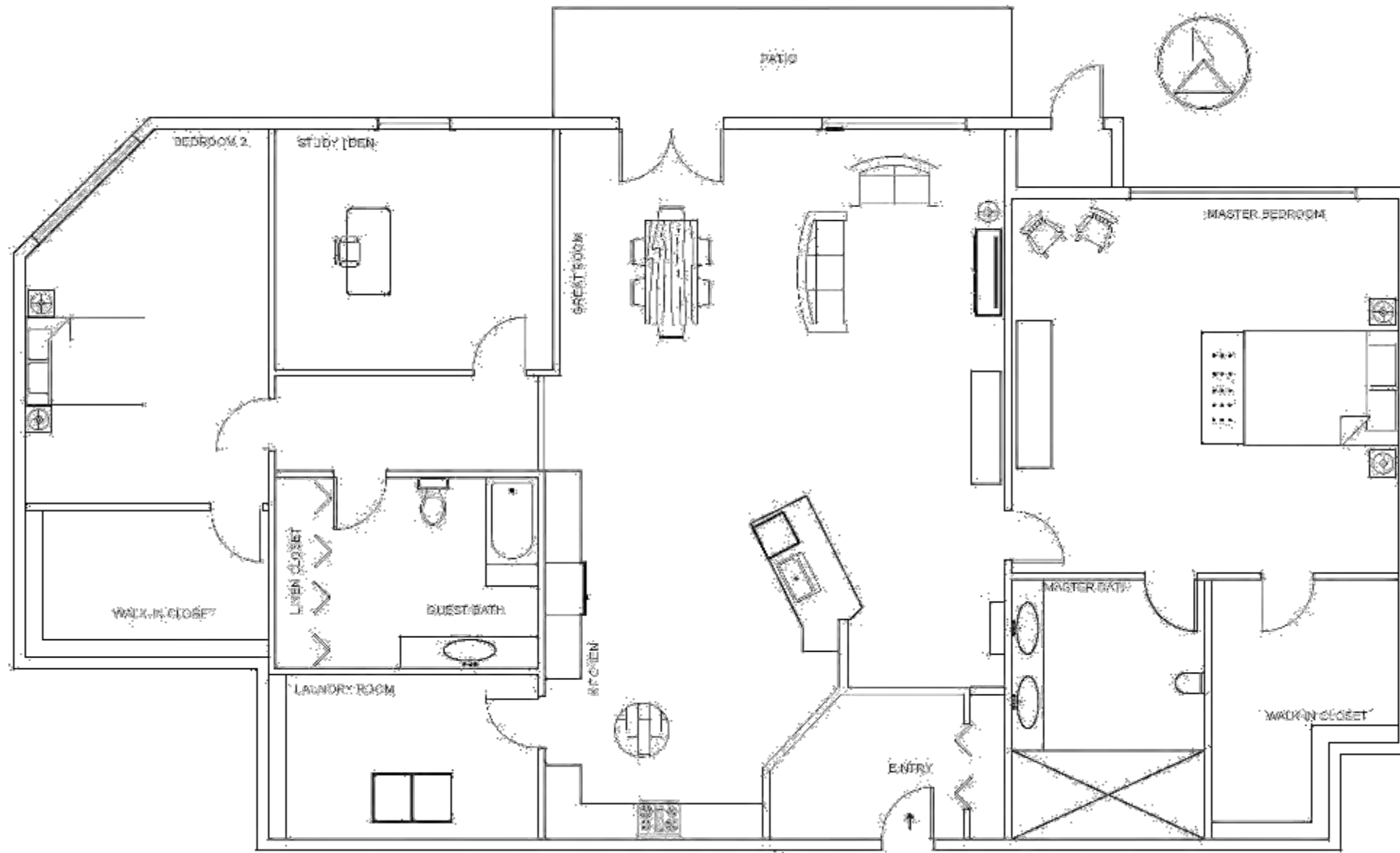
SOLUTION II



DAYLIGHTING

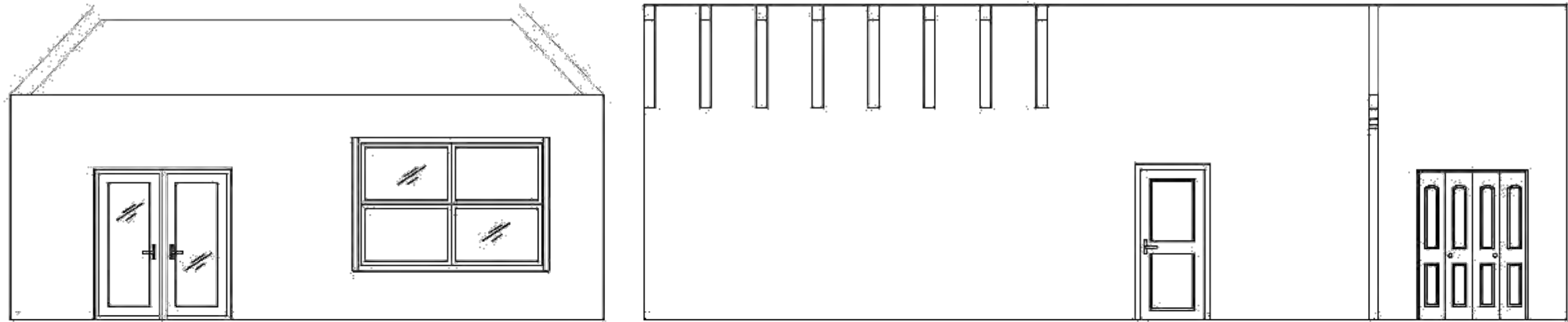


PROBLEM RESOLUTION SKETCHES



FURNITURE PLAN

GREAT ROOM ELEVATIONS

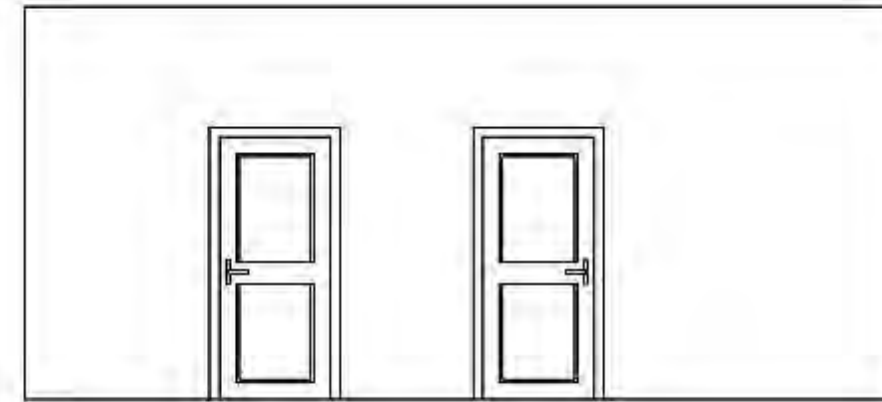
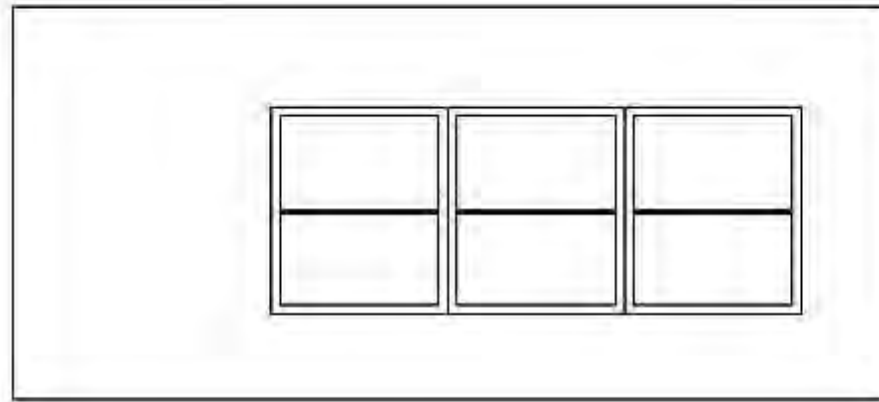


KITCHEN ELEVATIONS

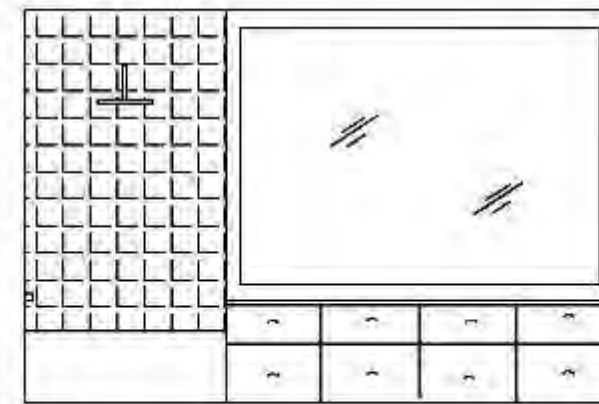
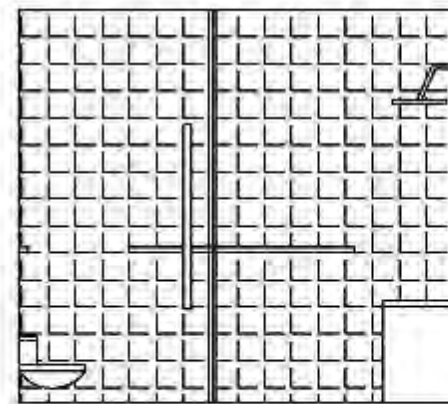


ROOM
ELEVATIONS

MASTER BEDROOM ELEVATIONS



MASTER BATHROOM ELEVATIONS



ROOM ELEVATIONS



REFLECTED
CEILING
PLAN

SKETCHUP

MODEL

WITH PERSPECTIVE

VIEWS + FINISHES



EXTERIOR OF CONDO UNIT



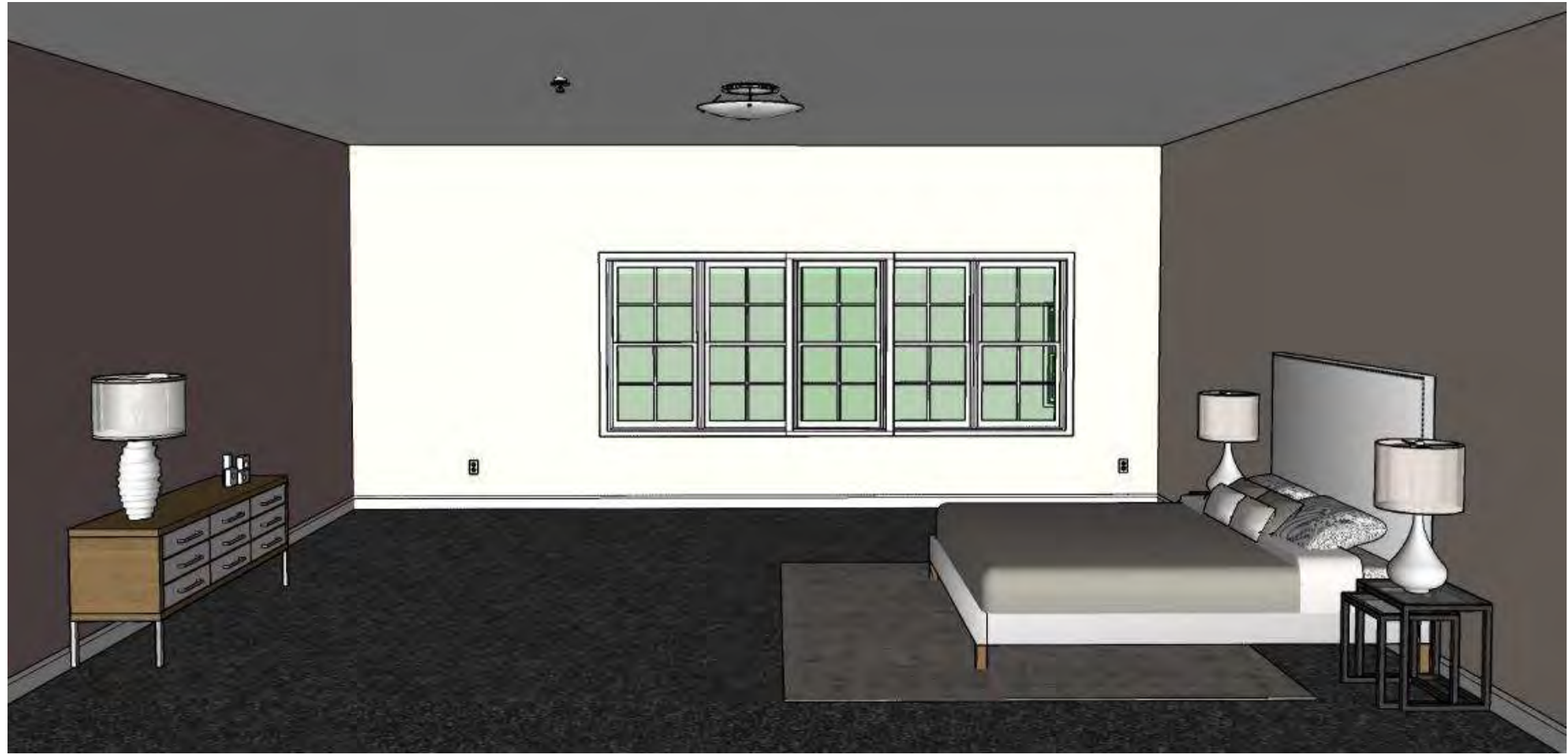
F O Y E R



G R E A T R O O M



KITCHEN



M A S T E R B E D R O O M + B A T H

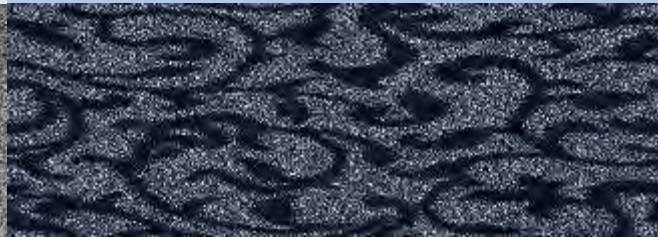
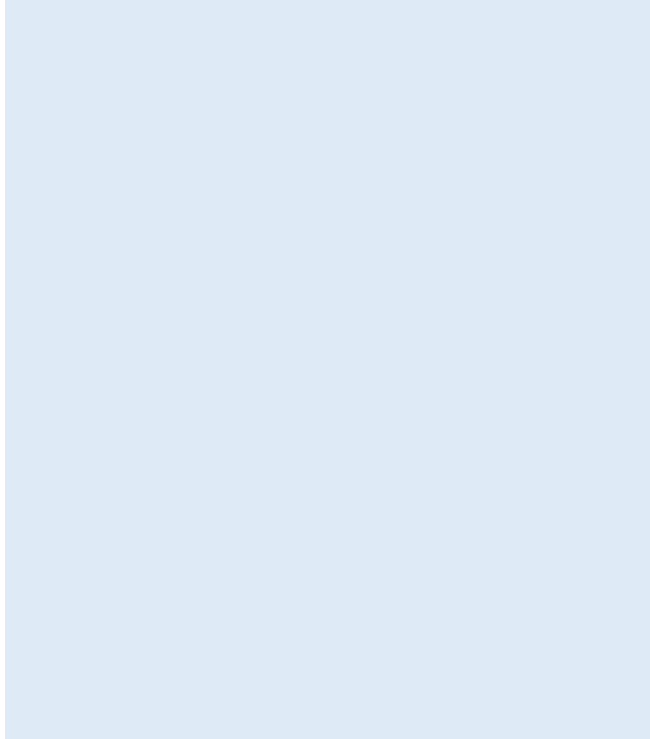


KITCHEN

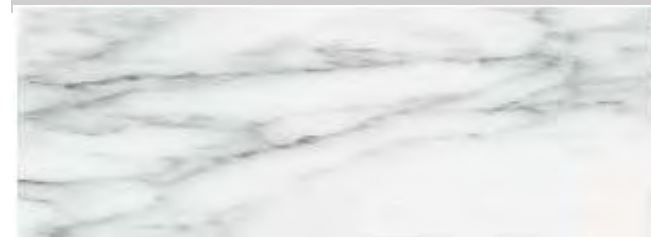
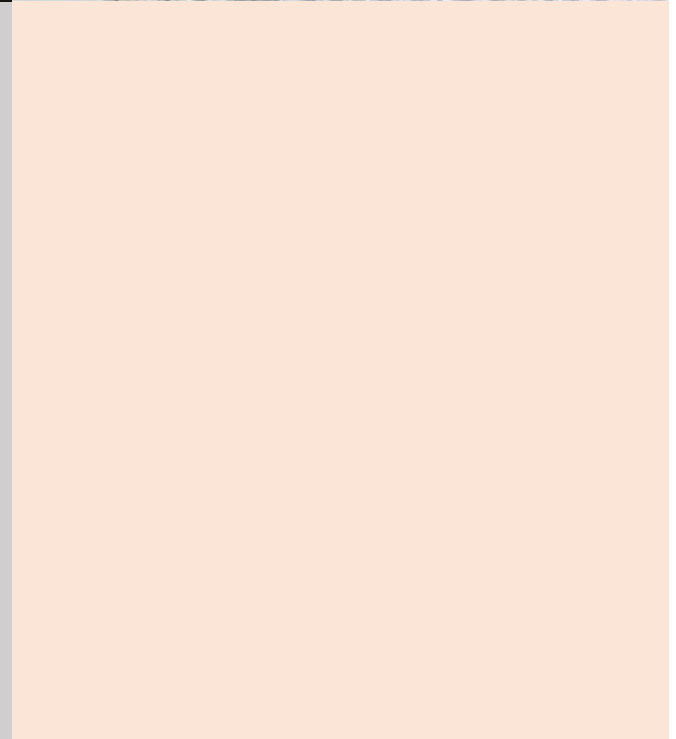
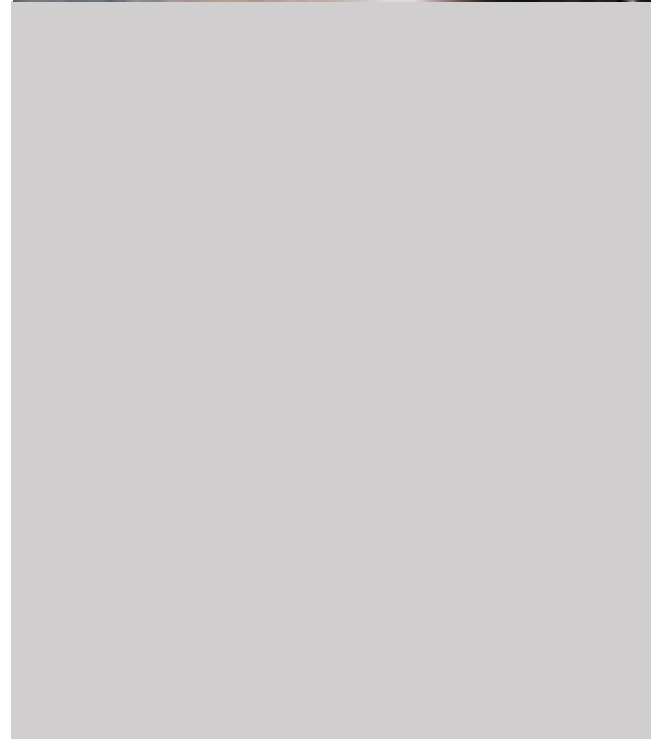


GREAT ROOM

MATERIALS + FINISHES



M A S T E R B E D R O O M



M A S T E R B A T H

M A T E R I A L S + F I N I S H E S

LIFE ON THE RIVERBANK



PURPOSE

Living on the Riverbank condo is safe and accessible to active seniors and will provide design elements that are accessible as they age in place. Each Riverbank space is equipped with non-slip wood and tiled flooring, bathroom grab bars, front wheelchair approach at kitchen and bathrooms, lever hardware at all doors, and an 18" minimum at all door approaches.

Every room in the condo, with the exception of the coat and linen closet has a 60" floor clear space for wheelchair full rotation allowance. Also, 34" high countertops are installed to provide full reach for residents on wheelchairs.

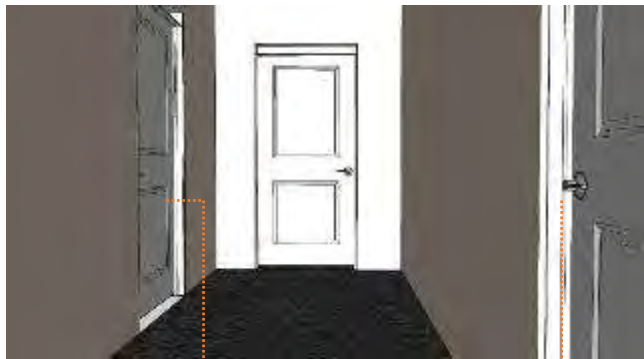


OPEN FLOOR PLAN FOR OPTIMUM MANEUVERING

60" CLEAR FLOOR SPACE

-NONE SLIP WOOD FLOORING
-NON-OBSTRUCTIVE FLOORING

WALK-THROUGH SHOWER



LEVER HARDWARE FOR EACH DOOR FOR EASY ACCESS TO ROOMS



GRAB BAR

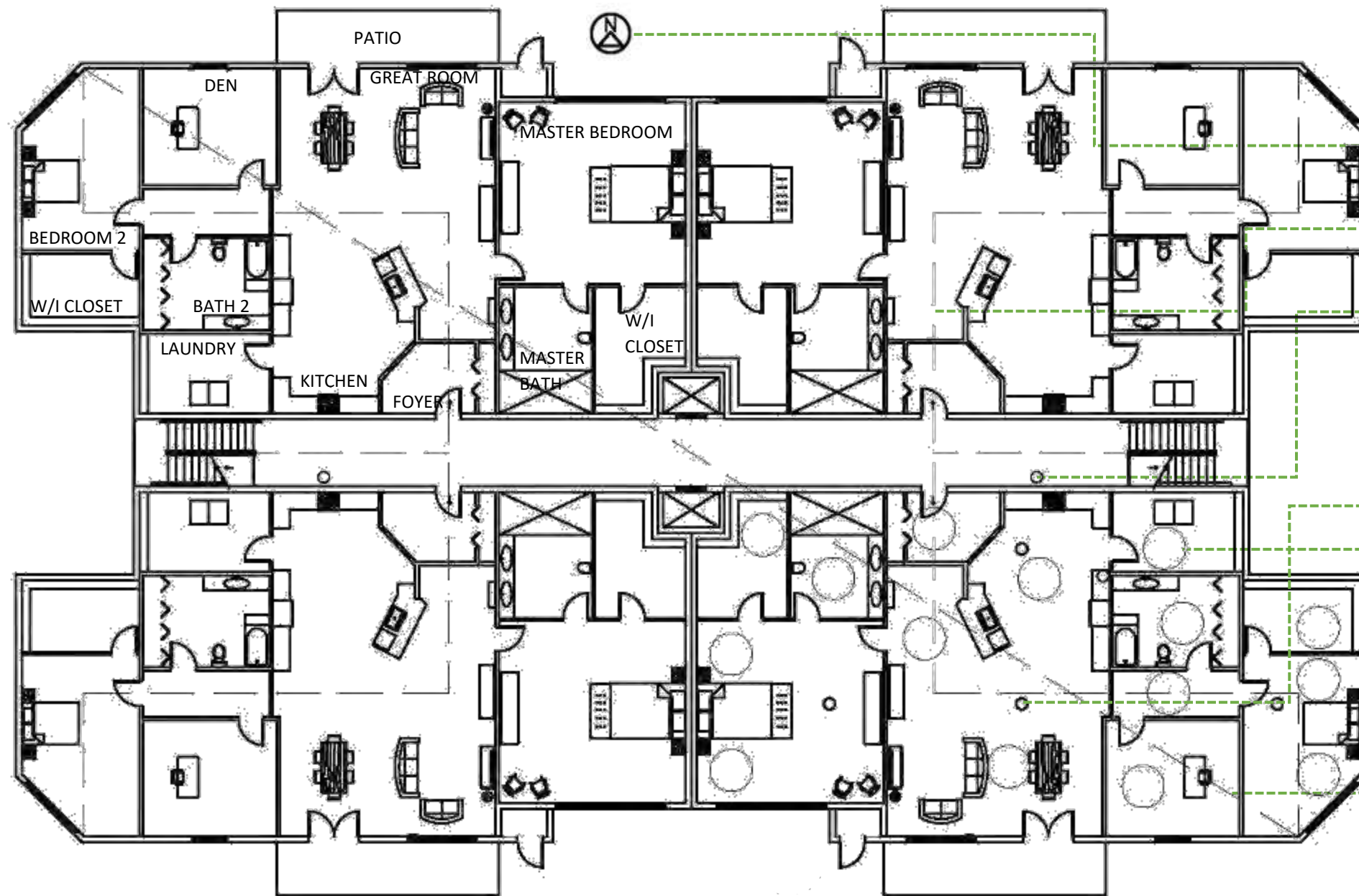


CLEAR FORWARD SPACE

ACCESSIBLE CLEARANCES

- Easy Access shower
- Non-slip tiled flooring in bathrooms
- Grab bar by toilets and in shower
- Clear Floor space for wheelchair by toilet
- Non-obstructive floor space
- Shower seat
- 18" clearance for entering doorways
- No sink base for clear forward space

LIFE SAFETY PLAN



- NORTH ARROW
- MOE TRAVEL DISTANCE
- FIRE EXTINGUISHERS
- WHEELCHAIR RADIUS
- SPRINKLERS
- SEPARATION OF EXITS

Each condominium building has eight individual units, four on the first floor and four on the second floor. There are two egress stairs on each end of the condo building and two elevators on the public corridors. Each condo unit has smoke alarms, sprinklers, and fire extinguishers.

Building Construction and Occupancy									
Construction Type		Sprinklers?		Occupancy Type					
Residential		Yes		R-2					
Exit Requirements: Number and Arrangement of Exits									
Space Designation	# of Exits		Travel Distance		Arrangement: Means of Egress				
	Required	Shown on Plans	Allowable Distance	Actual Distance Shown on Plans	Req'd Distance Between Exits		Actual Distance Shown on Plans		
	2	2	250'	112'	56.96'		170' 10.75"		
Notes:									
Use Group or Space Designation	(A)	(B)	Calculated Occupant Load = A/B	(C)		Exit Width (Inches)			
	Area = Sq. Ft.	Area per Occupant		Egress per Occupant		Required Width = (A/B)xC		Actual Width	
				Stair	Level	Stair	Level	Stair	Level
	2951.5	200	14	0.2"	0.15"	2.8"	2.1"	45"	242"
Notes:									