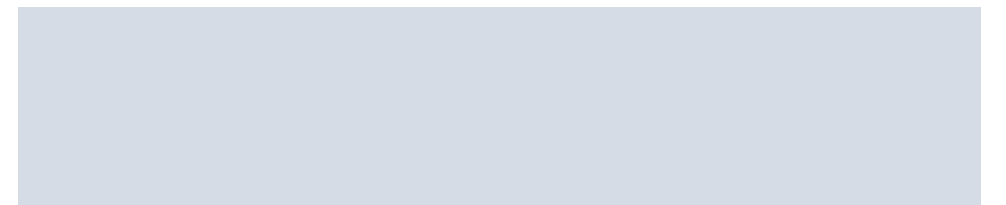


# TRANQUIL

## PROGRAMMING

MARISA REINS  
IDSN 3102  
PORTFOLIO 1



## 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, tenant can use table to pull themselves closer and a built in bench on one side of table means less clutter with chairs.
- If user bumps into 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.



# 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 MASTER SPACES IN EACH 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.

# SPACE STANDARDS

**TOTAL SQUARE  
FOOTAGE: 2,033**

• **KITCHEN / DINING:**  
18 x 18 (324 sq. ft)

• **LIVING ROOM:**  
21 x 18 (378 sq. ft)

**Optional reading area:**  
Open area separated  
by decorative dividers.

• **MASTER  
BEDROOM:**  
24 x 20 (480 sq. ft)

• **MASTER  
BATHROOM:**  
20 x 12 (240 sq. ft)

• **LAUNDRY ROOM:**  
12 x 10 (120 sq. ft)

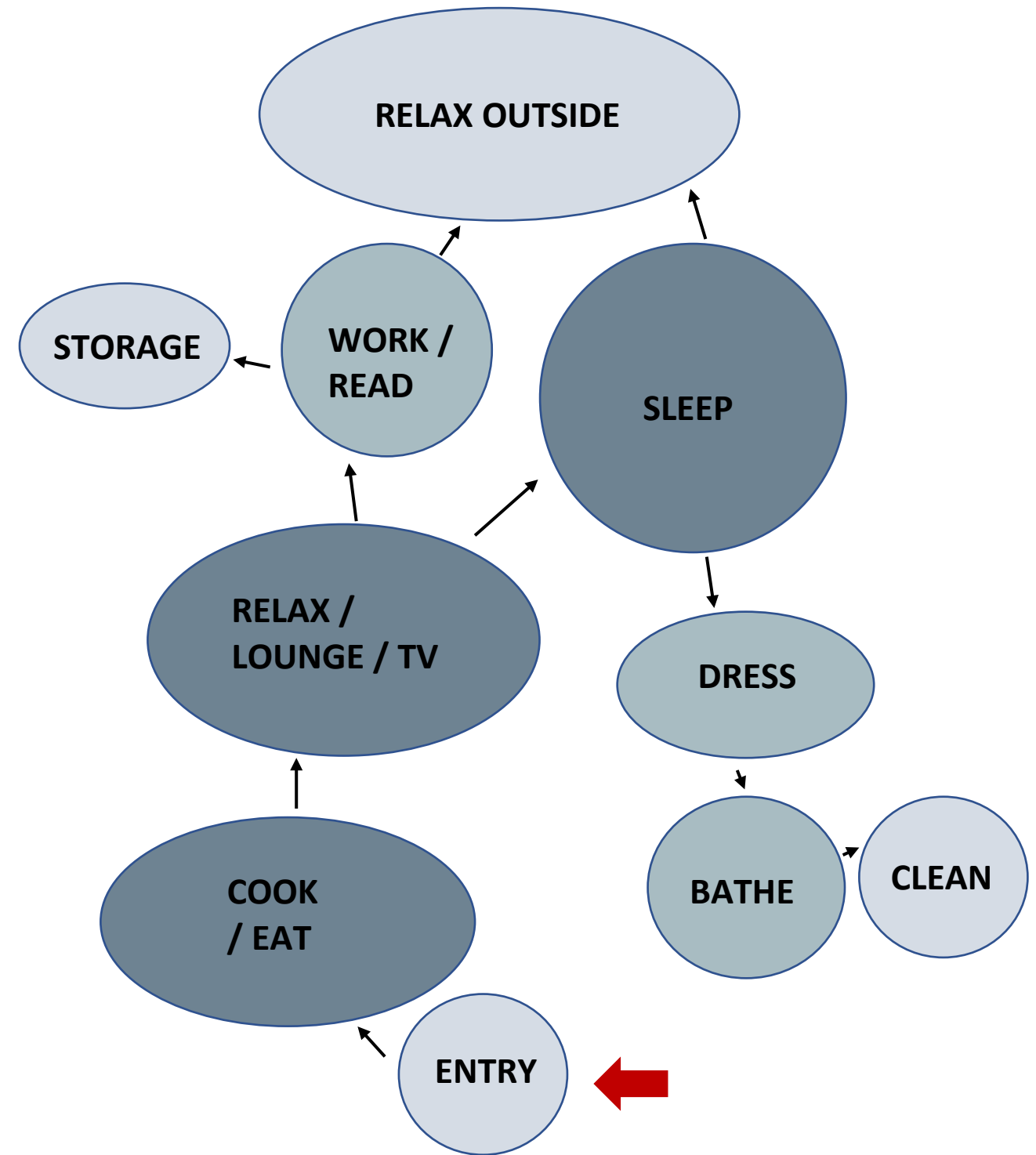
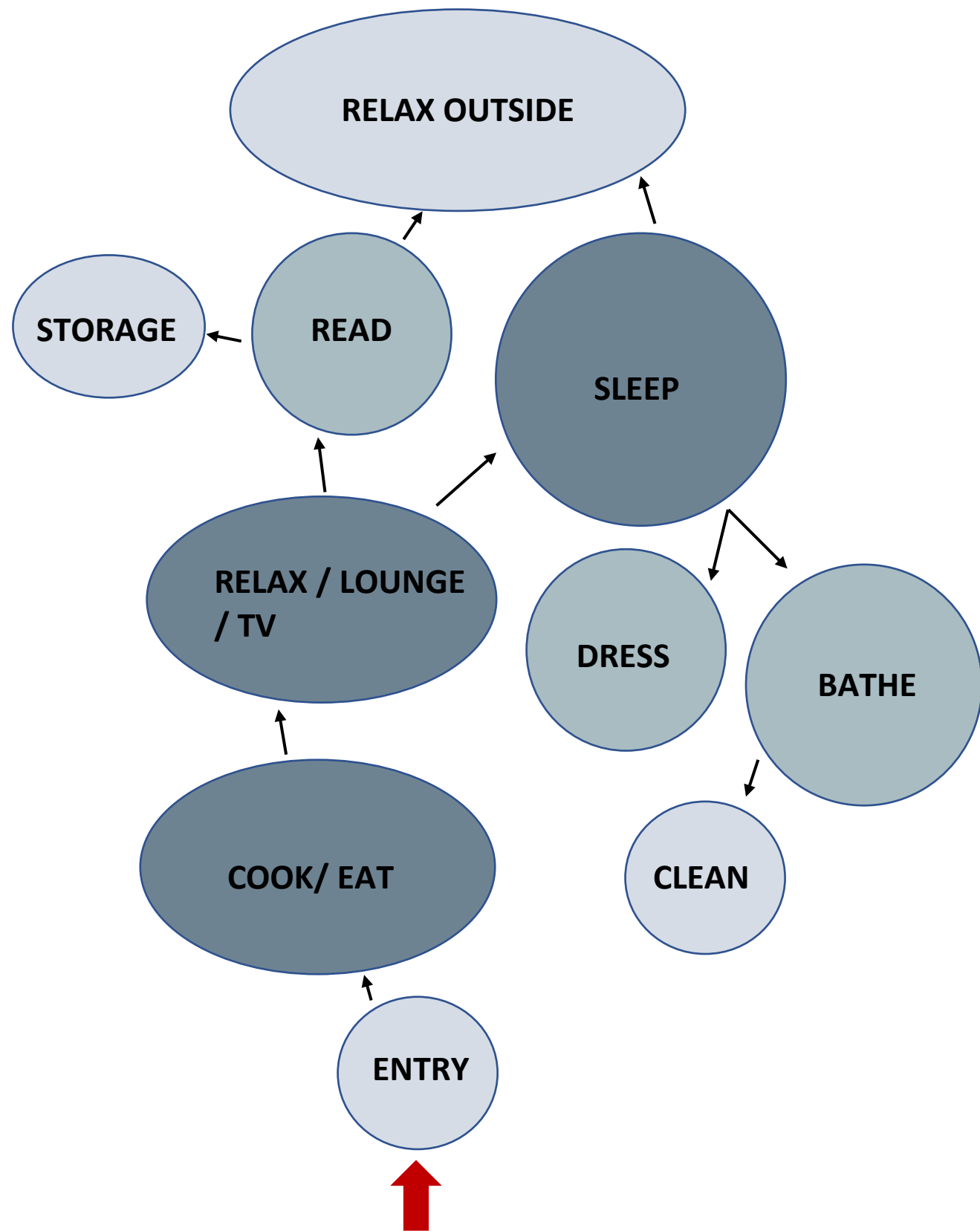
**Laundry in Master  
Bath:** The laundry  
room has been  
placed in the Master  
Bathroom for easy/  
quick access to the  
closet

• **MASTER CLOSET:**  
12 x 10 (120 sq. ft)

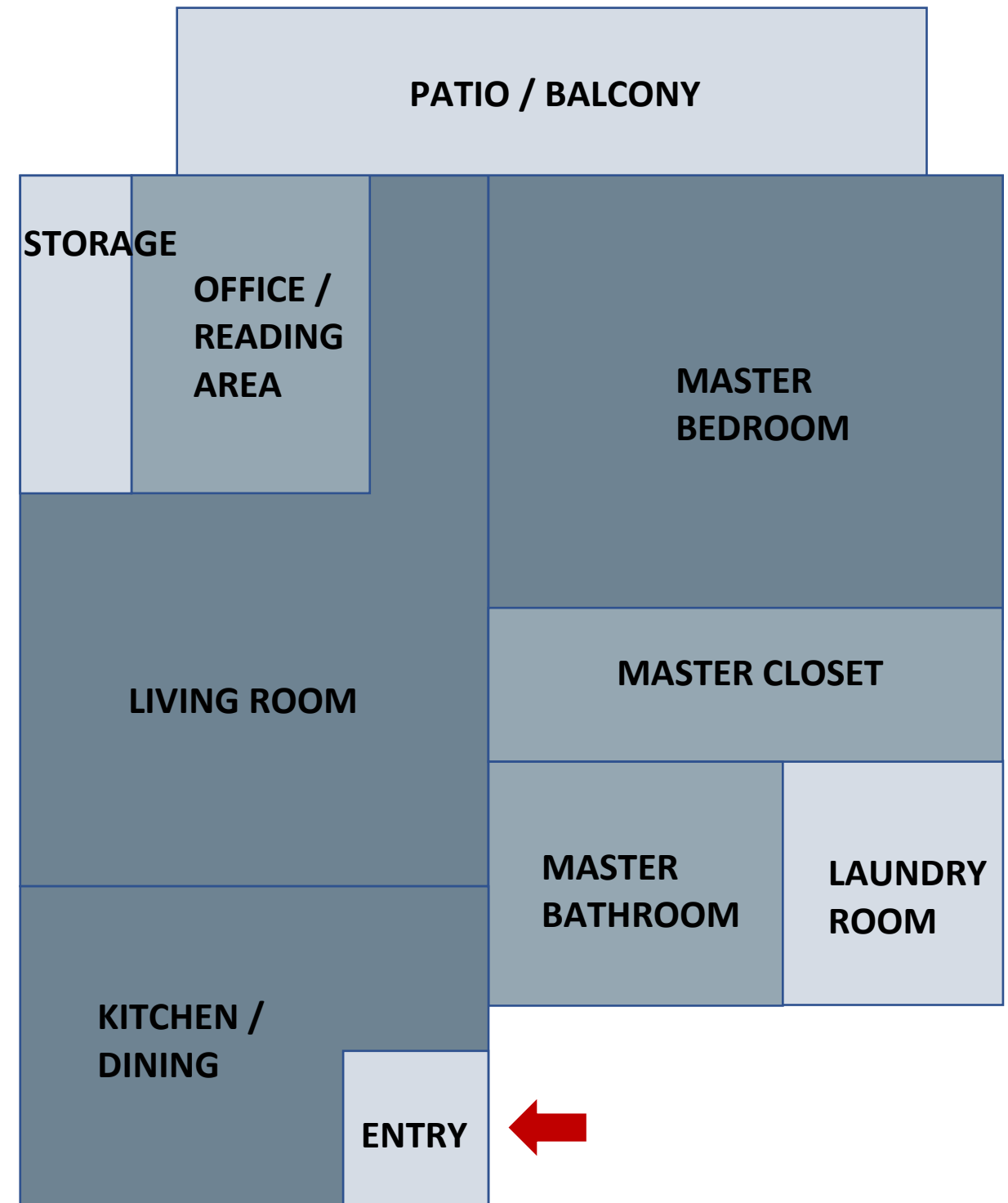
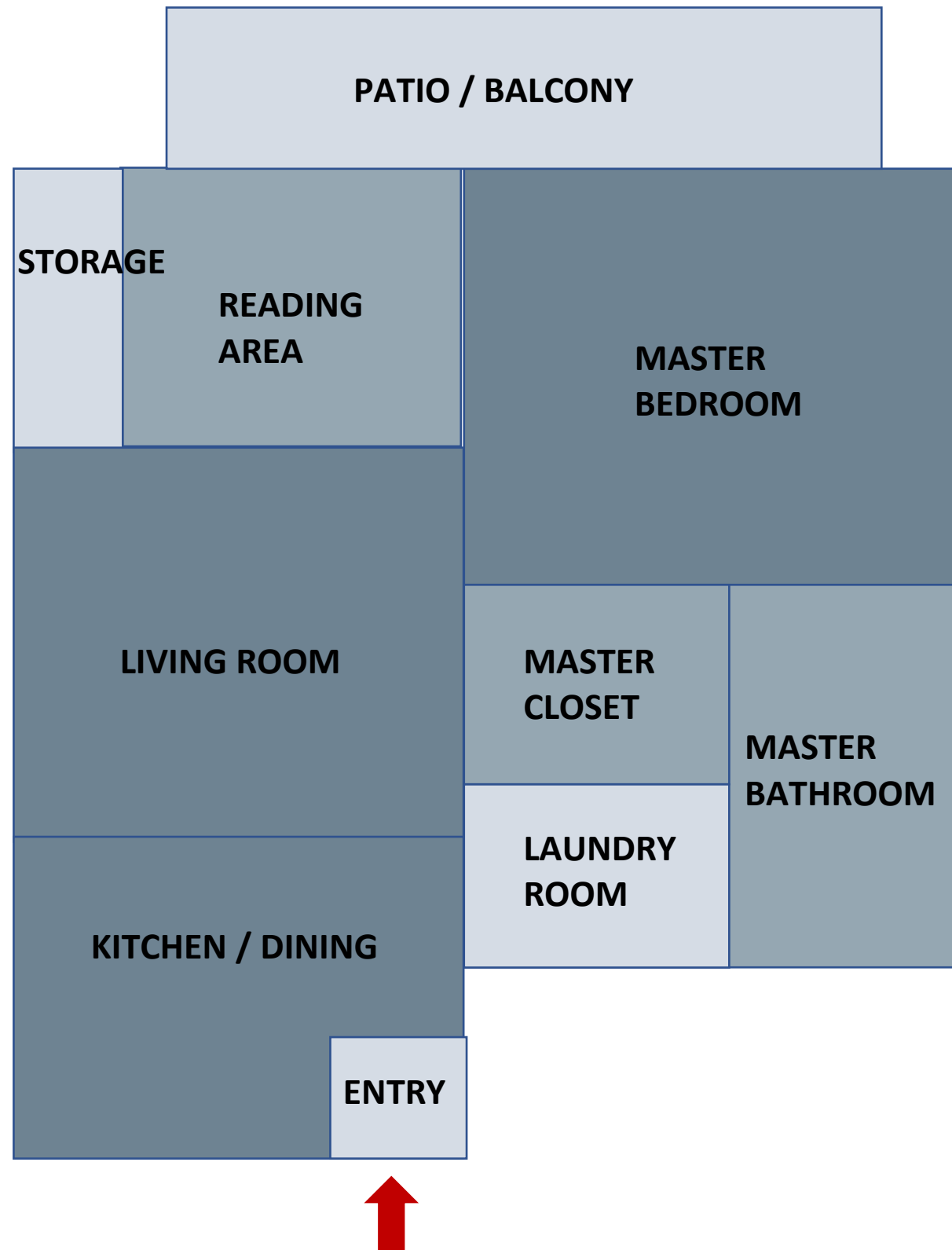
• **OFFICE**  
14 x 18 (252 sq. ft)

• **PATIO / BALCONY:**  
7 x 17 (119 sq. ft)

# BUBBLE DIAGRAMS



# BLOCK DIAGRAMS



# CONCEPT & INSPIRATION

- Comforting colors
- High contrast for vision
- Warm colors for security
- Soft blues, pastels to reflect peaceful vibes
- Floral and patterns for calming feels
- Easy maneuvering design, help with daily tasks

