

# PORTFOLIO 1

Karen Sandoval  
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## SENIOR PERCEPTION OF ADA IN SENIOR LIVING

*As new developments arise, the interest of modern-day senior living is becoming more appealing to elders.  
Designers and developers have a task of targeting this community by creating a functional, safe and appealing form of living for seniors*



### RESEARCH

Research has shown that the population is living longer which means more people will need assistance in their older years. More than 30% of Americans over age 65 have some type of disability, and over 50% are over the age 75

Interior Design influences how seniors feel and can boost the morale of both residents and staff

ADA makes seniors feel more comfortable knowing that there are certain safety standards that have to be met

“People are experiencing more freedom, independence and dignity than their grandparents ever did” - [@Braille works](#)



### SENIOR PERCEPTIONS & OPINIONS

Many believe that not all accessible features are obvious in an ADA compliant space

Physically accessible to be mobile around their living space because of ADA requirements

Many seniors believe that ADA makes Americans with disabilities feel welcome and not limited

complexes are starting to pop up in cities or suburban areas.

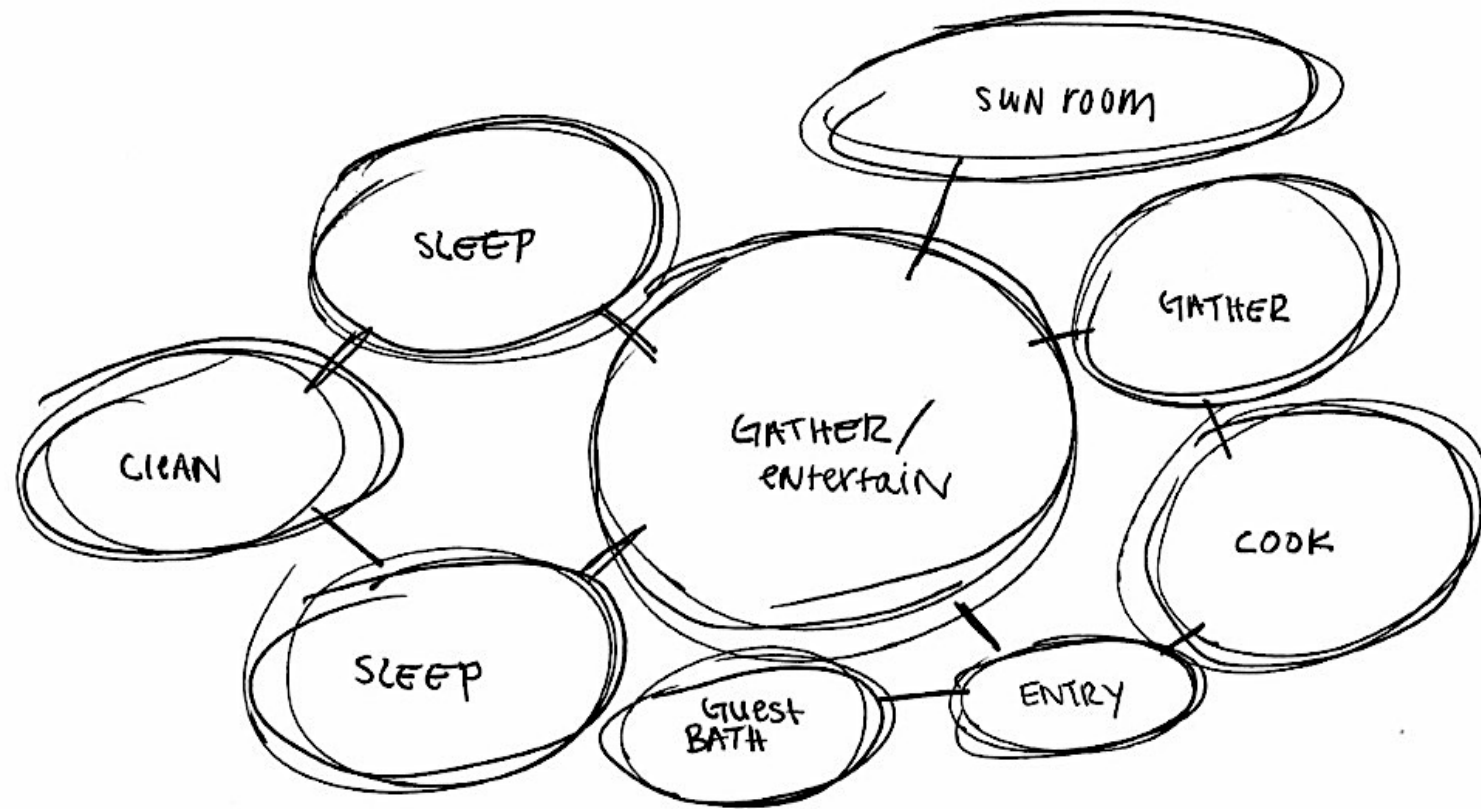
ADA accommodated buildings are more desirable to senior tenants, which attracts more potential residents

## CLIENT PROFILE

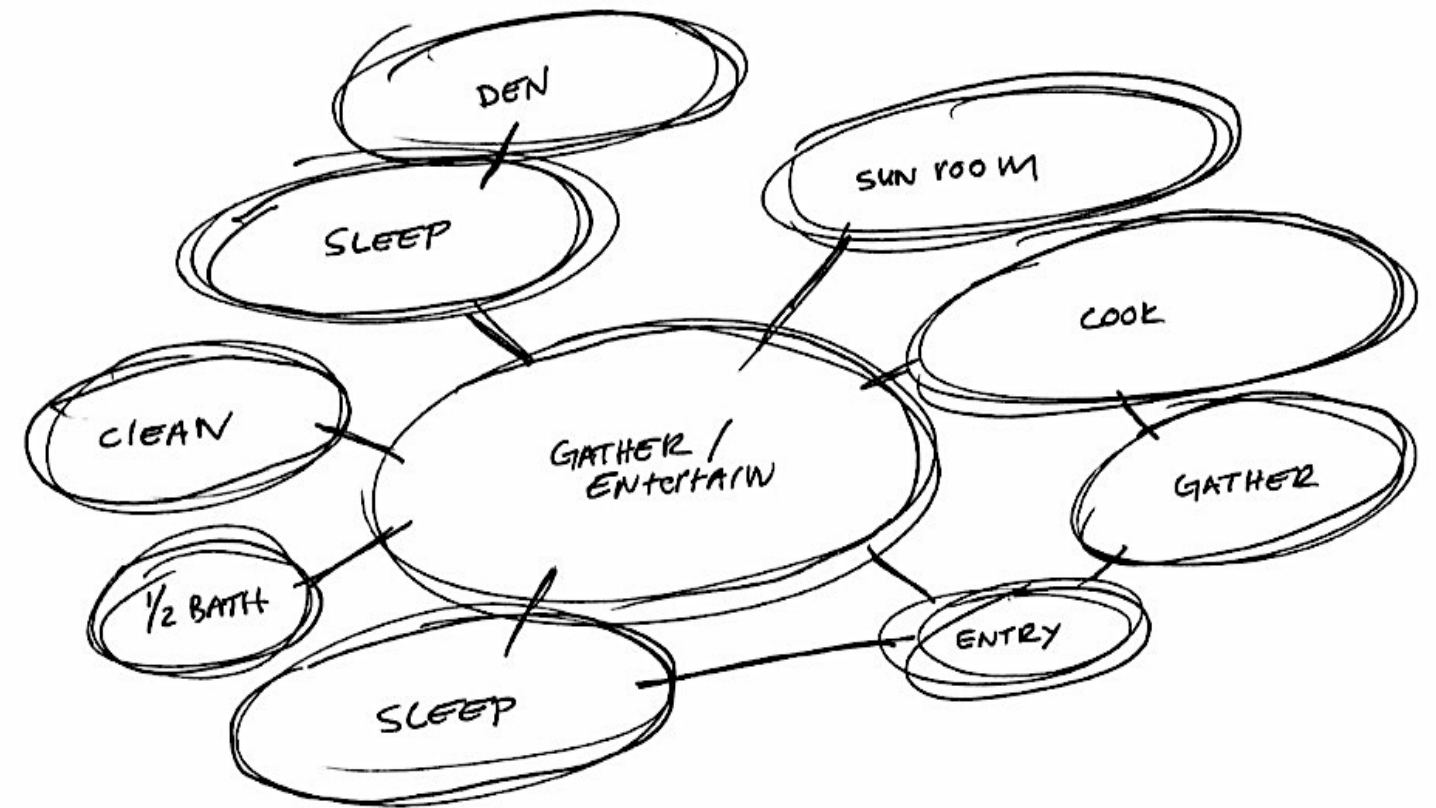
- The client is the developer
- The tenants of these condos will be the senior citizens
- Size range of the condo units will be between 1,500 and 3,000 square feet
- There will be 2 bedrooms and 2 bathrooms within these condo units
- At least one of the bathrooms are attached to a bedroom, and the other is potentially shared
- Special features with the condo units include a full kitchen, a walk-in closet elevators, an outdoor space, a bath tub, washer and dryer units, a pantry, and a storage space, etc.
- There shall be one master suite with a master bathroom and a master closet – potentially a walk-in.
- The public spaces shall conclude one great room serving the purpose of a living room, dining room, and a kitchen.
- The preferred styles for the senior living market consists of traditional, contemporary, comfortable, and luxurious styles
- Other current trends consist of:
  - Whole complex- Gardens, gyms, pools, salons, dining spaces, and event rooms.
  - Individual units- Large kitchens, big windows, great rooms, gathering space/space for entertaining, outdoor space (patio, deck, etc.)



## Bubble Diagram 1 & 2

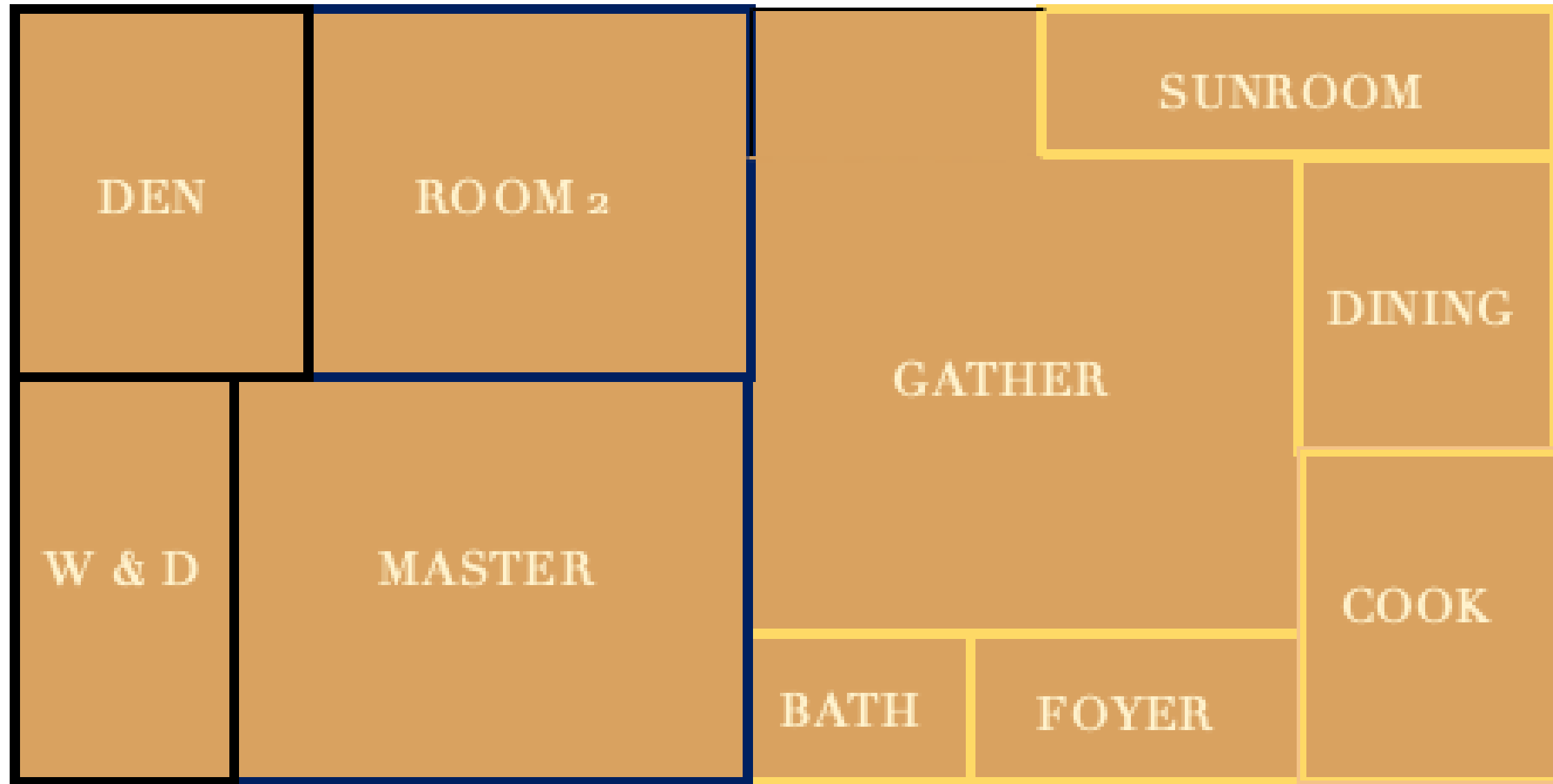


BUBBLE DIAGRAM 1



BUBBLE DIAGRAM 2

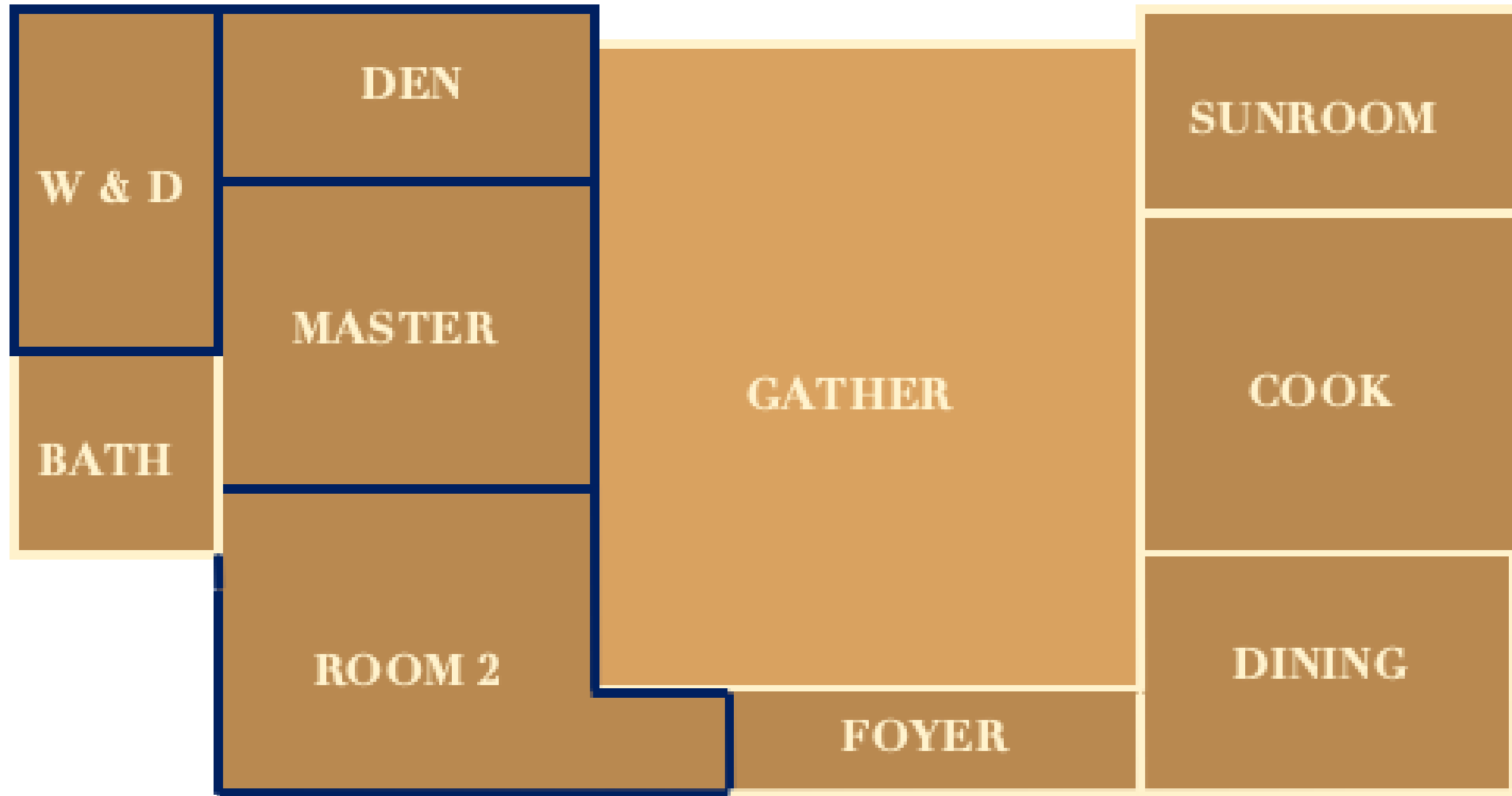
Blocking Diagram 1



Private Areas

Public Areas

Blocking Diagram 2



Private Areas

Public Areas

## Space Standards: Square Footage

**Den: 8x7 (56 Sq. Ft)**

**Sunroom: 14x12 (168 Sq. Ft)**

**Gather/ Entertainment: 21x20 (420 Sq. Ft)**

**Sleep 1/ Master: 15x18 (270 Sq. Ft)**

**Master Bath 10x12 (120 Sq. Ft)**

**Master Closet 10x10 (100 Sq. Ft)**

**Sleep/ Bedroom 2: 16x14 (224 Sq. Ft)**

**Bath 10x10 (100 Sq. Ft)**

**Closet 10x8 (80 Sq. Ft)**

**Cleaning/ Laundry: 10x9 (90 Sq. Ft)**

**Guest ½ Bathroom: 8x9 (72 Sq. Ft)**

**Entrance/ Foyer: 10x5 (50 Sq. Ft)**

**Cooking/ Kitchen: 10x14 (140 Sq. Ft)**

**Gather/Dining: 10x10 (100 Sq. Ft)**

**( Total Sq. Footage – 1,590 Sq. Ft )**

## Space Standards 2: Square Footage

**Den: 9x10 (90 Sq. ft.)**

**Sunroom: 14x12 (168 Sq. ft.)**

**Gather/ Entertainment: 24x15 (360 Sq. ft.)**

**Sleep 1/ Master: 19x15 (285 Sq. ft.)**

**Master Bath 10x12 (120 Sq. Ft)**  
**Master Closet 10x10 (100 Sq. Ft)**

**Sleep 2 /Bedroom 2: 15x12 (180 Sq. ft.)**

**Bath 10x10 (100 Sq. Ft)**  
**Closet 10x8 (80 Sq. Ft)**

**Cleaning/Laundry: 12x10 (120 Sq. ft.)**

**Guest ½ Bathroom: 8x12 (96 Sq. ft.)**

**Entrance/Foyer: 10x5 (50 Sq. ft.)**

**Cooking/Kitchen: 12x15 (180 Sq. ft.)**

**Gather/Dining: 9x10 (90 Sq. ft.)**

**Balcony: 34x13 (442 Sq. ft.)**

**Space Standards 2**

**( Total Sq. Footage – 2,461 Sq. Ft )**



The main entertainment areas like the Living Space, Kitchen, Dining and Sunroom will  
Which is why the dimensions are larger.

**Have plenty of Space**

Areas like the Laundry, half bathroom, Foyer are smaller in dimension

**Be able to entertain Large Groups**

The Den is medium sized since this area will be used mostly by the resident for added privacy, space & freedom for their own personal entertainment

**Give residents the luxury of an open & large space to live**

**a freely**

**Areas not frequently used by resident.**

With the residents in mind, the two bedrooms are private & can  
Be located near personal rooms like the Den & Laundry.  
Each room includes

**Still accessible for all despite smaller dimensions.**

**Reasonably sized Bathrooms & Walk-in closets**

**Accessibility for disabled**

# Inspiration



## Inspiration

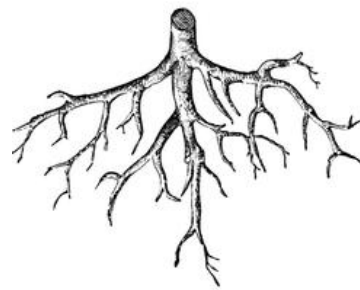
Modern Layout – Open floor plan & clean lines.

Plant life will add movement, shape and color in this space.

Benefits of soft neutrals – Less strain on eyes, makes the space feel/ look bigger, bounces lighting off well.

Benefits of apricots & warm tones – Help maintain circulation & energy levels.

Gardening Benefits- Alleviating stress, increase serotonin levels, boots immune system & lowers the risk of dementia.



# Inspiration: Color Rationale

Plant life in/outside of home

Pops of color in décor

Will cover most walls in condo



The concept is built behind the idea of being “Rooted” in a certain place & having everything needed to “grow roots” and flourish in the place they decide to remain.

This space can be a place where elders choose to live out their lives among others and feel like they have a home away from home instead of just living in a regular elder/ assisted living place.





**ROOTED**



## References

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