

# PORTFOLIO ONE

KENDALL WACHTEL

# 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” - @Brailleworks



## SENIOR PERCEPTIONS & OPINIONS

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

Seniors tend to want to live in a community, but still be independently living.

Reasonable accommodations such as elevators, ramps, grab bars, walk-in showers with benches, easy access,

Wall mounted sinks, and non-restrictive reach distances for the tenants.

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

Elders want to feel included and a part of their community, so the building of these senior living housing complexes are starting to pop up in cities or suburban areas.

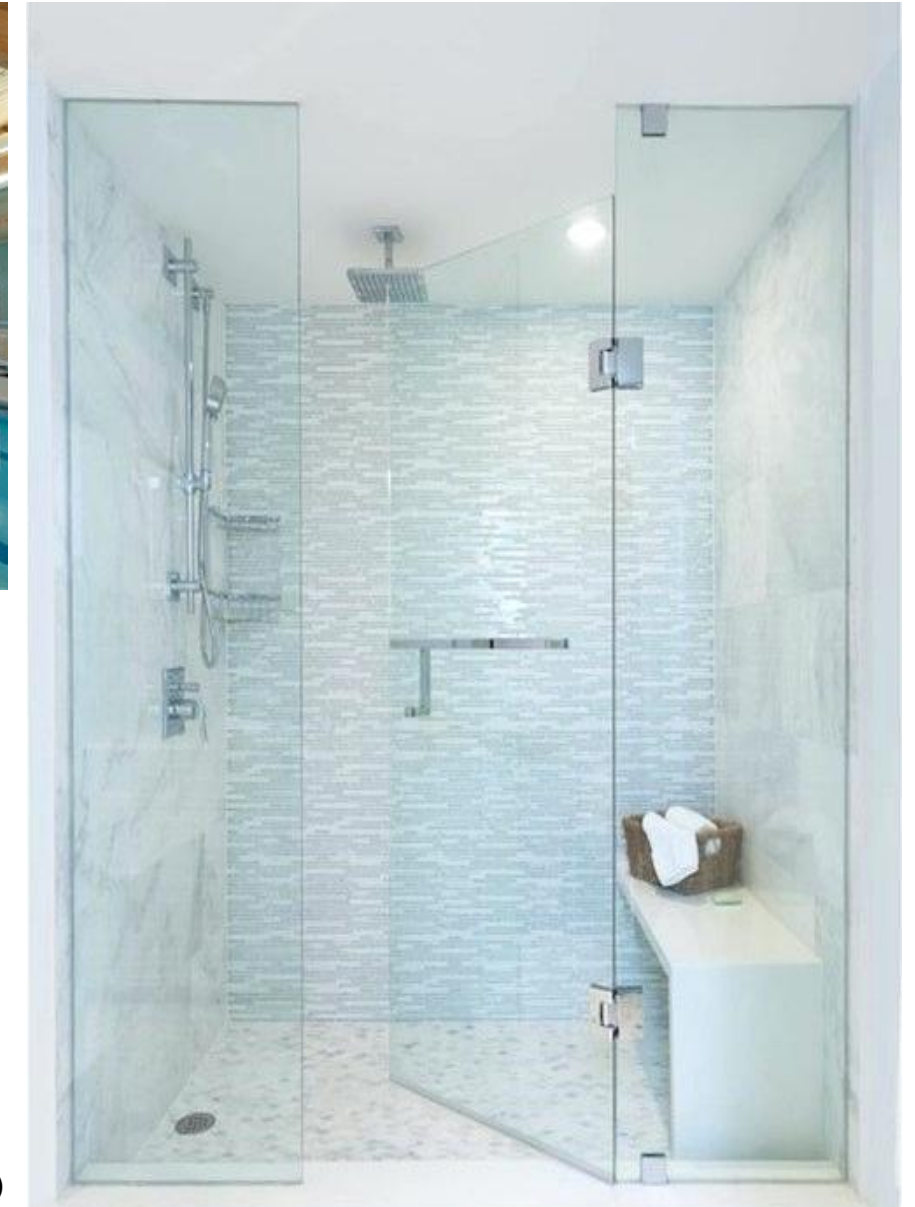
ADA accommodated buildings are more desirable to senior tenants, which attracts more potential residents

<https://brailleworks.com/ada-makes-americans-disabilities-feel-welcome/>



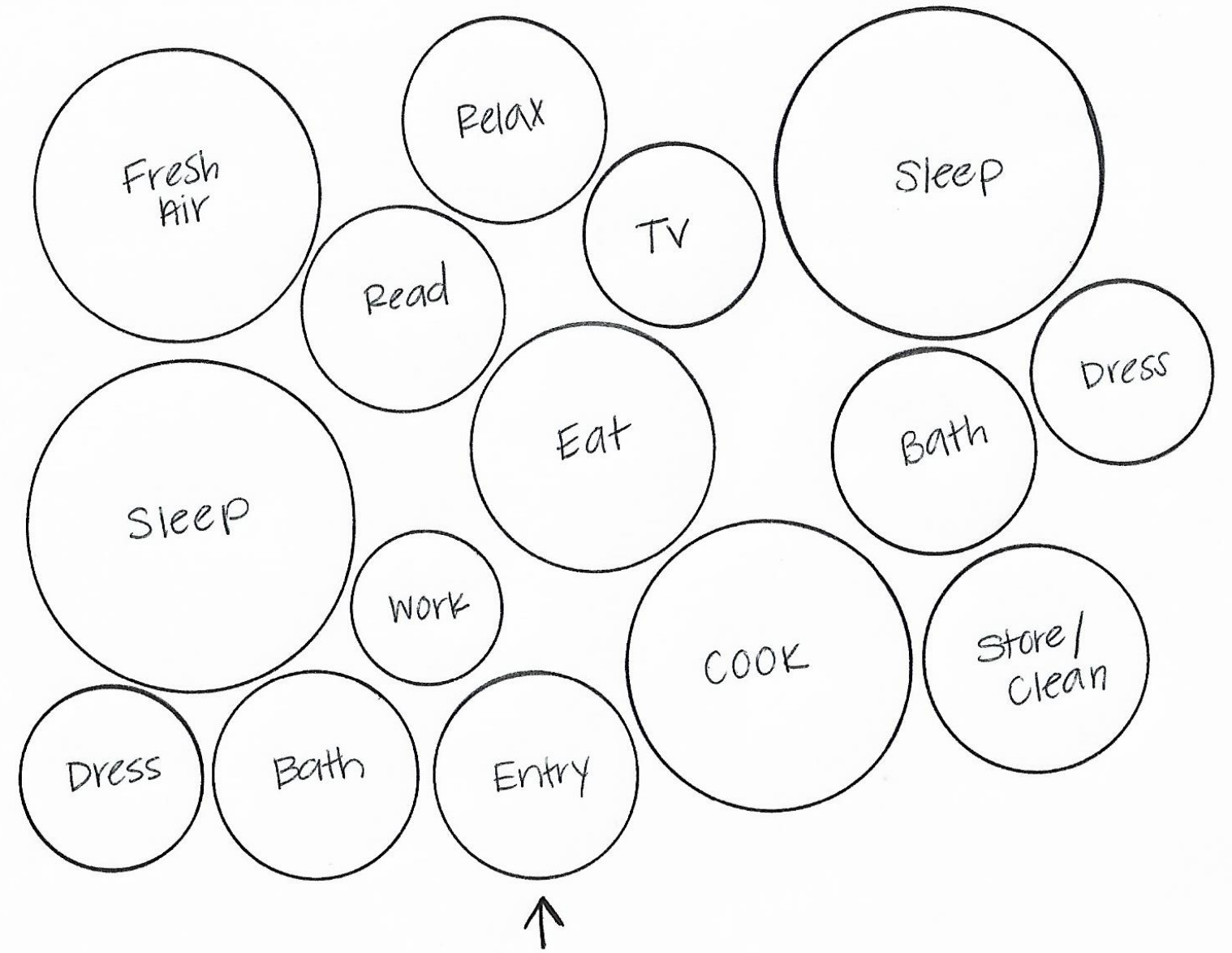
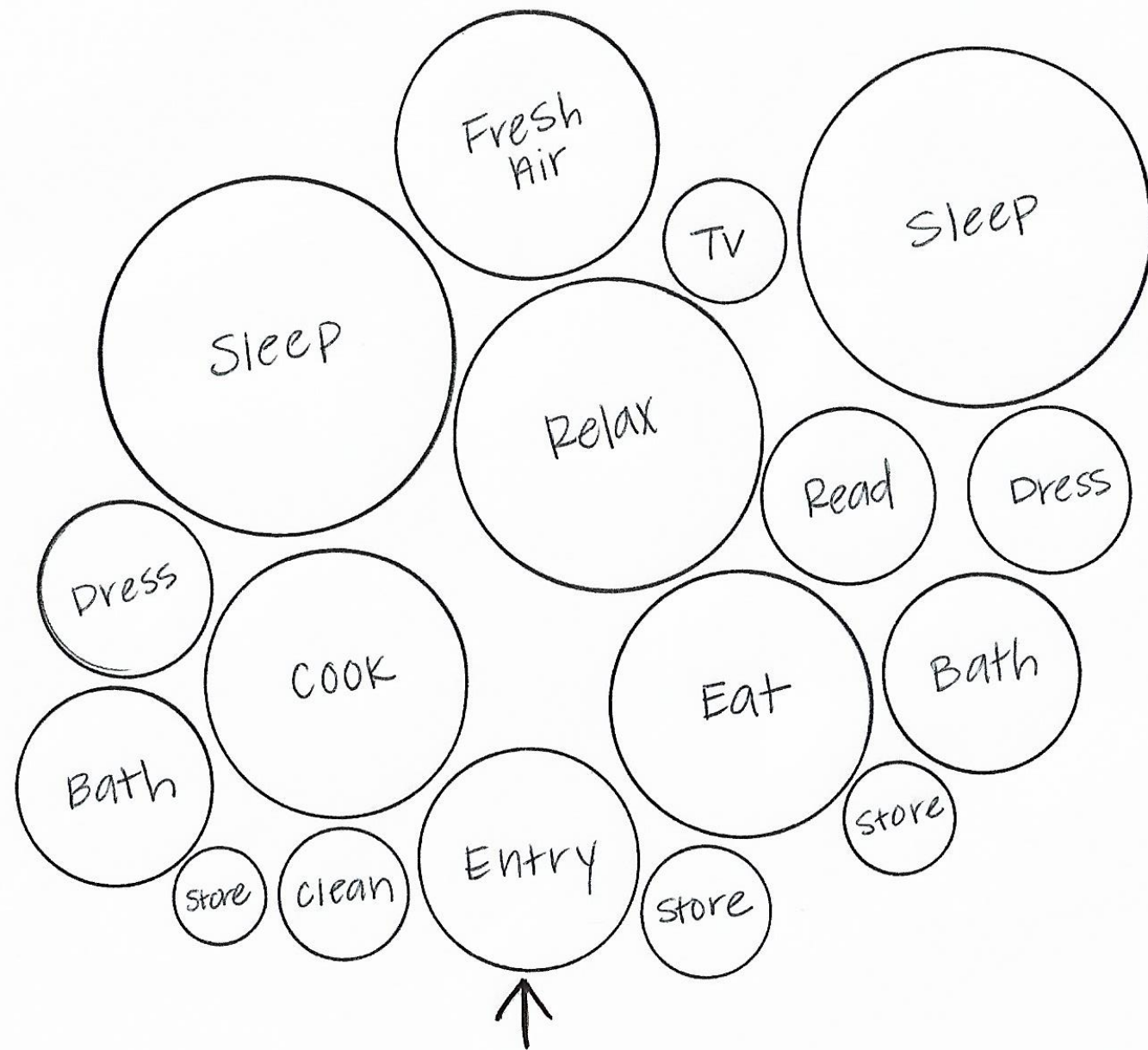
# SENIOR LIVING CLIENT PROFILE

- 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 consists 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.)

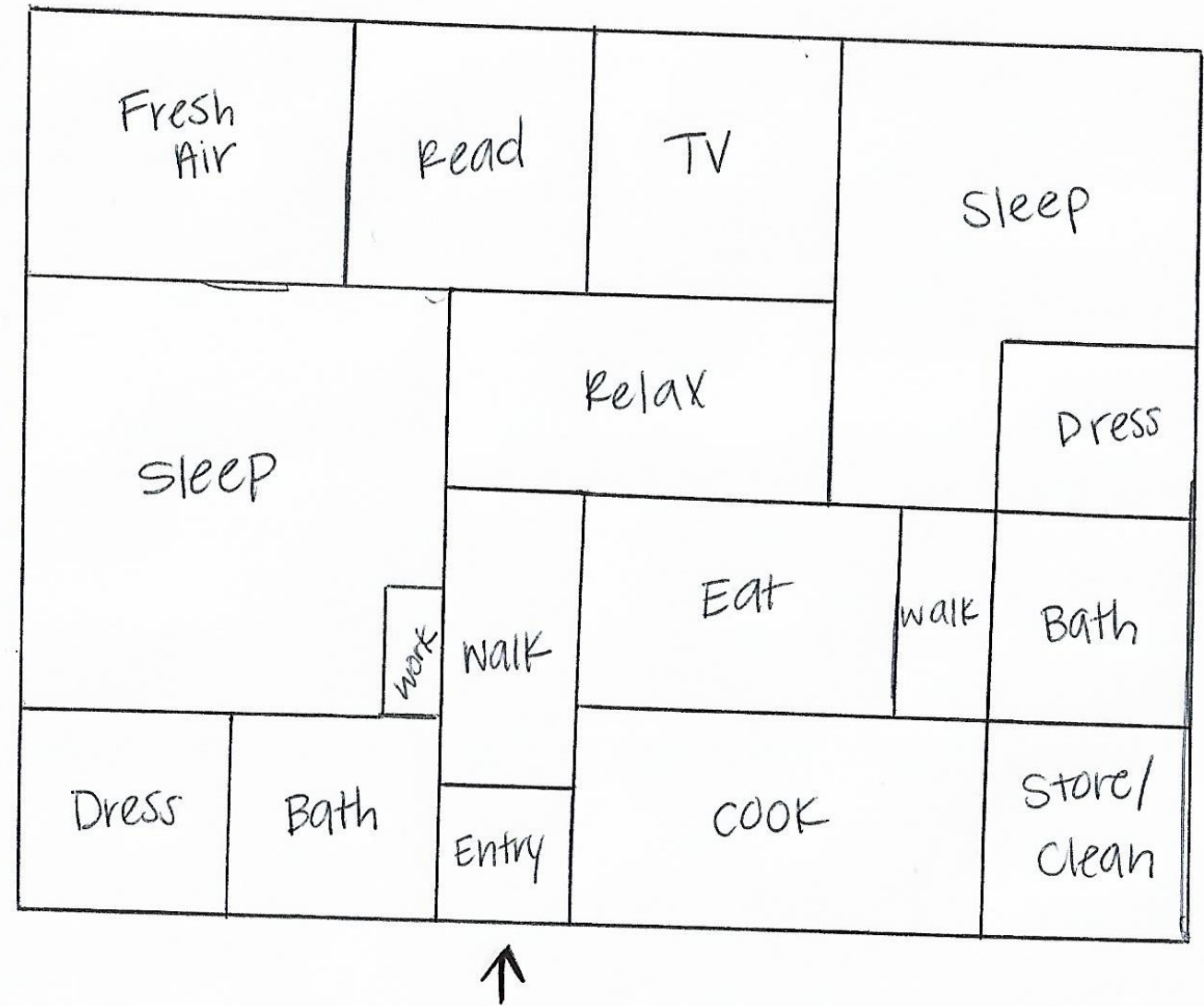
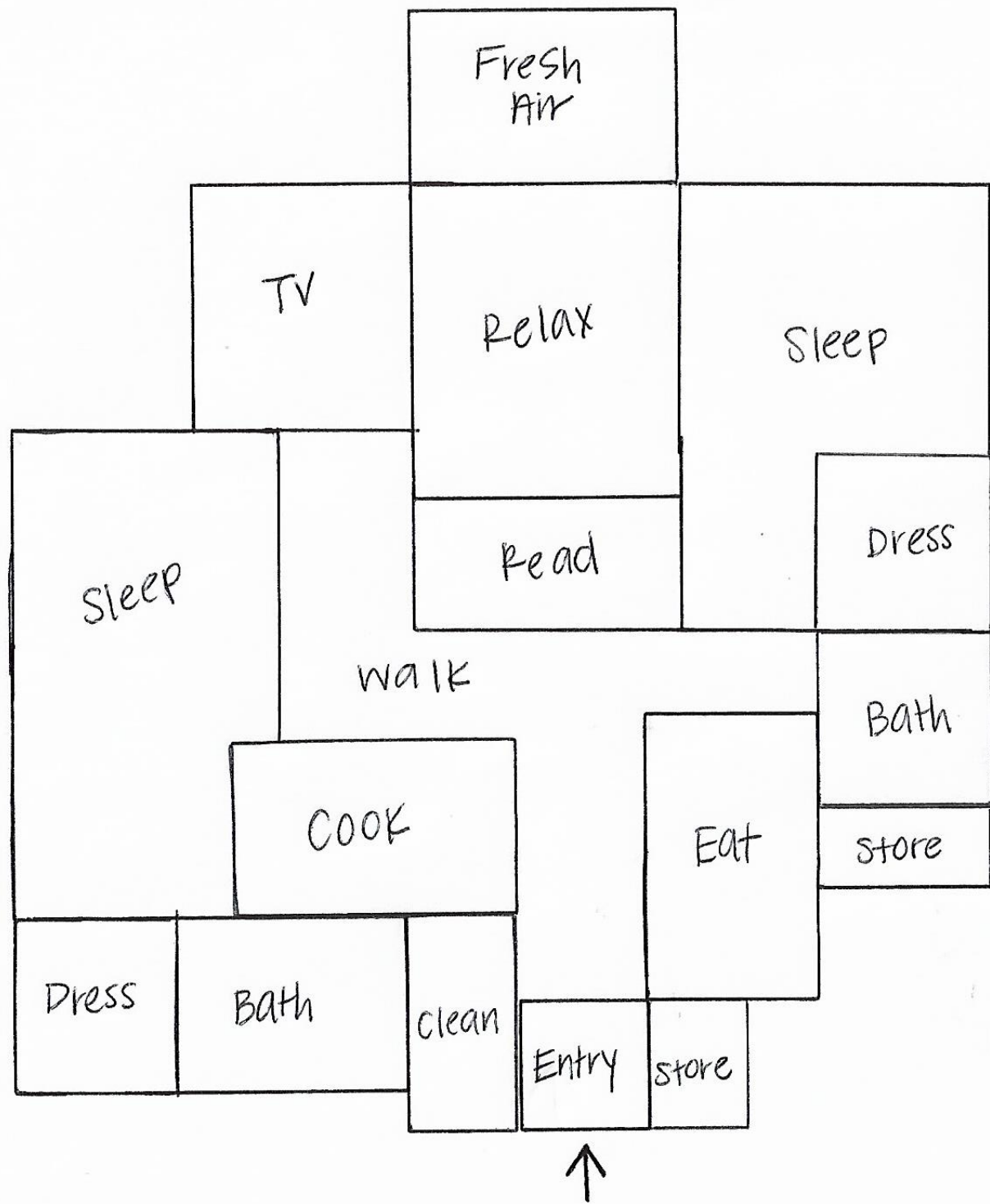




# BUBBLE DIAGRAM OPTIONS



# BLOCK DIAGRAM OPTIONS



# SPACE STANDARDS

ROOM- SPACE ACTIVITIES	MEASUREMENTS	SQUARE FOOTAGE
KITCHEN- COOK, PREPARE	12' X 20'	240 SQ. FT.
DINING- EAT	12' X 18'	216 SQ. FT.
LIVING ROOM- RELAX, READ, TV	20' X 22'	440 SQ. FT.
BEDROOM ONE- SLEEP, RELAX	14' X 20'	280 SQ. FT.
BATHROOM ONE- BATHE, CLEAN	10' X 14'	140 SQ. FT.
CLOSET ONE- DRESS, STORE	10' X 8'	80 SQ. FT.
BEDROOM TWO- SLEEP, RELAX	14' X 16'	224 SQ. FT.
BATHROOM TWO- BATHE, CLEAN	10' X 14'	140 SQ. FT.
CLOSET TWO- DRESS, STORE	10' X 8'	80 SQ. FT.
LAUNDRY- CLEAN, WASH, DRY	3' X 6'	18 SQ. FT.
ENTRY/FOYER- ENTER, EXIT, GREET	10' X 10'	100 SQ. FT.
PATIO/BALCONY- FRESH AIR, RELAX	12' X 14'	168 SQ. FT.
		<b>TOTAL- ABOUT 2,126 SQUARE FEET</b>



# BACK TO THE FUTURE

- Finding ways to accommodate styles seniors appreciate
- Aging in place
- Warm and inviting
- Mixing old and new to create a sense of the past
- Universal design to accommodate everyone

