



# Portfolio 1

IDSN 3202  
Senior Living Condo  
Hope Davis



**Universal Design-** Universal design is the process of creating products that are accessible to people with a wide range of abilities, disabilities, and other characteristics. Universally designed products accommodate individual preferences and abilities; communicate necessary information effectively (regardless of ambient conditions or the user's sensory abilities); and can be approached, reached, manipulated, and used regardless of the individual's body size, posture, or mobility.

#### **Principals of Universal Design-**

- Equitable use
- Flexibility
- Simple and intuitive use
- Perceptible information
- Tolerance for error
- Low physical effort
- Size and space for approach and use

**Inclusive Design-** Inclusive design is a design process (not restricted to interfaces or technologies) in which a product, service or environment is optimized for a specific user with specific needs. Usually, this user is an extreme user, meaning that this user has specific needs that are sometimes overseen with other design processes.

#### **Accommodations for Universal Design**

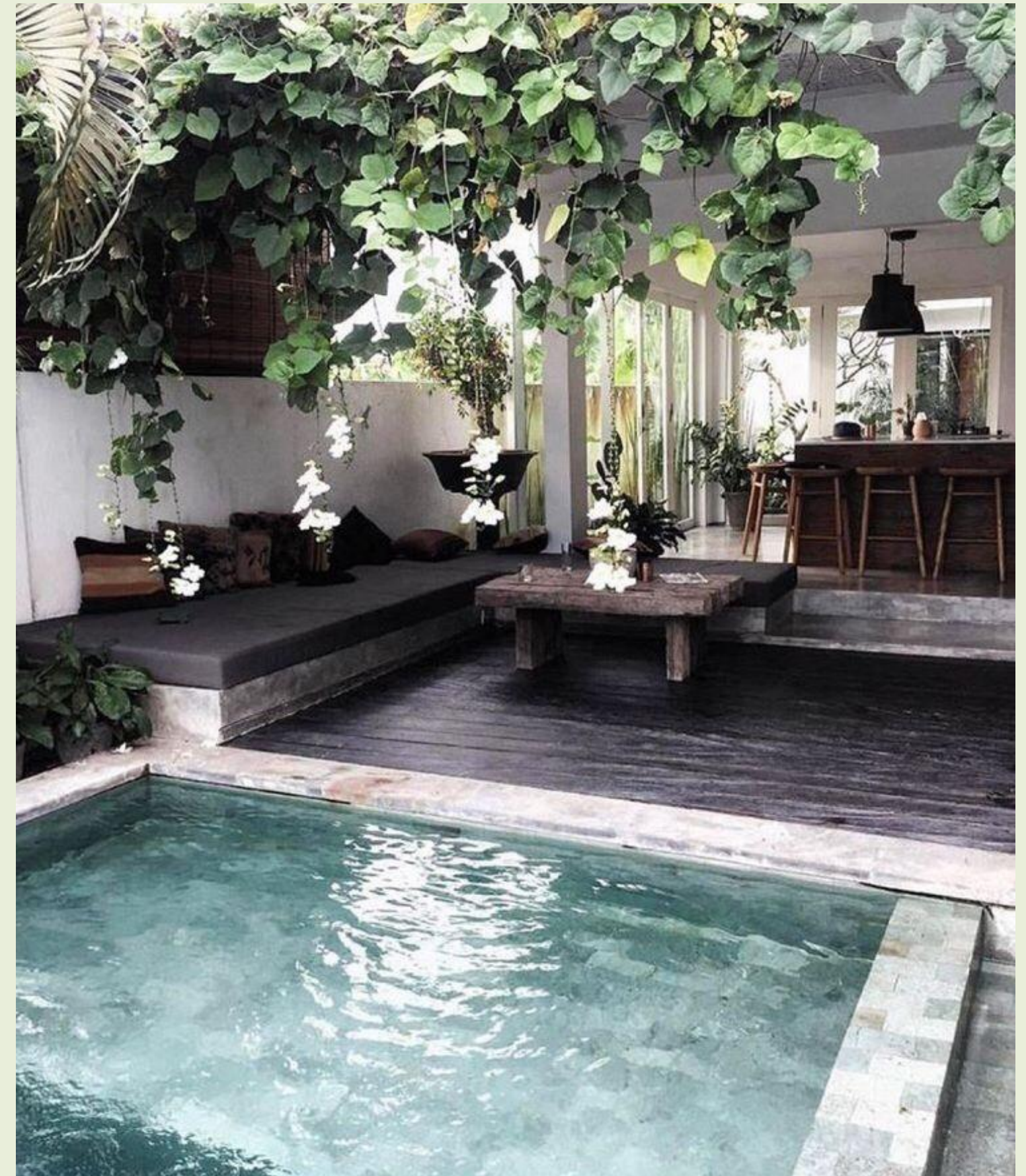
- Promotes active lifestyle for longer periods of time
- Provides the proper ADA equipment needed
- Design that accommodates everyone at every stage in life disabled and non-disabled

#### **Pros of Universal Design**

- Fully Walk-In// No step shower
- Handrails/ grab bars
- Lower appliances
- Wall mounted sinks
- Lower cabinets
- Drawers for dishes and cookware
- Side mounted sink faucet
- Radiant flooring

#### **Why Greenville NC**

- Fast growing residential community
- Nearby airport and hospital
- Greenway
- Council on aging resources
- Meals on wheels
- Senior centers
- Transportation assistance
- Medicare counseling
- Injury prevention





### Healthy Building Systems

Healthy building refers to an emerging area of interest that supports the physical, psychological, and social health and well-being of people in buildings and the built environment. Buildings can be key promoters of health and well-being since most people spend a majority of their time indoors.

### Healthy building systems provide

- Natural light and views of the outdoors
- Thermal comfort
- Sufficient fresh air quality
- Acquire ENERGY STAR labeled products
- Occupant engagement
- Personal control
- Indoor environmental quality
- Biophilic design
- Healthy dining options
- Exercise in workplace
- Smoking restrictions

Healthy building can be seen as the next generation of green building that not only includes environmentally responsible and resource-efficient building concepts, but also integrates "health, wellness, and human experience in buildings.

Benefits include:

- Reducing absenteeism and presenteeism
- Lowering health care costs
- Improving individual and organizational performance

Combining Universal design with healthy building systems will create a better quality of living. The two concepts encourage designs that exceed health and safety standards while promoting healthy living, wellness and relaxation.

## Stakeholder Profile

**Client-** The developer

**Owner-** Developer until senior citizen buys/rents unit

**User-** Senior citizens 55+

**Size-** 1,000 – 3,000 square ft

Units will include:

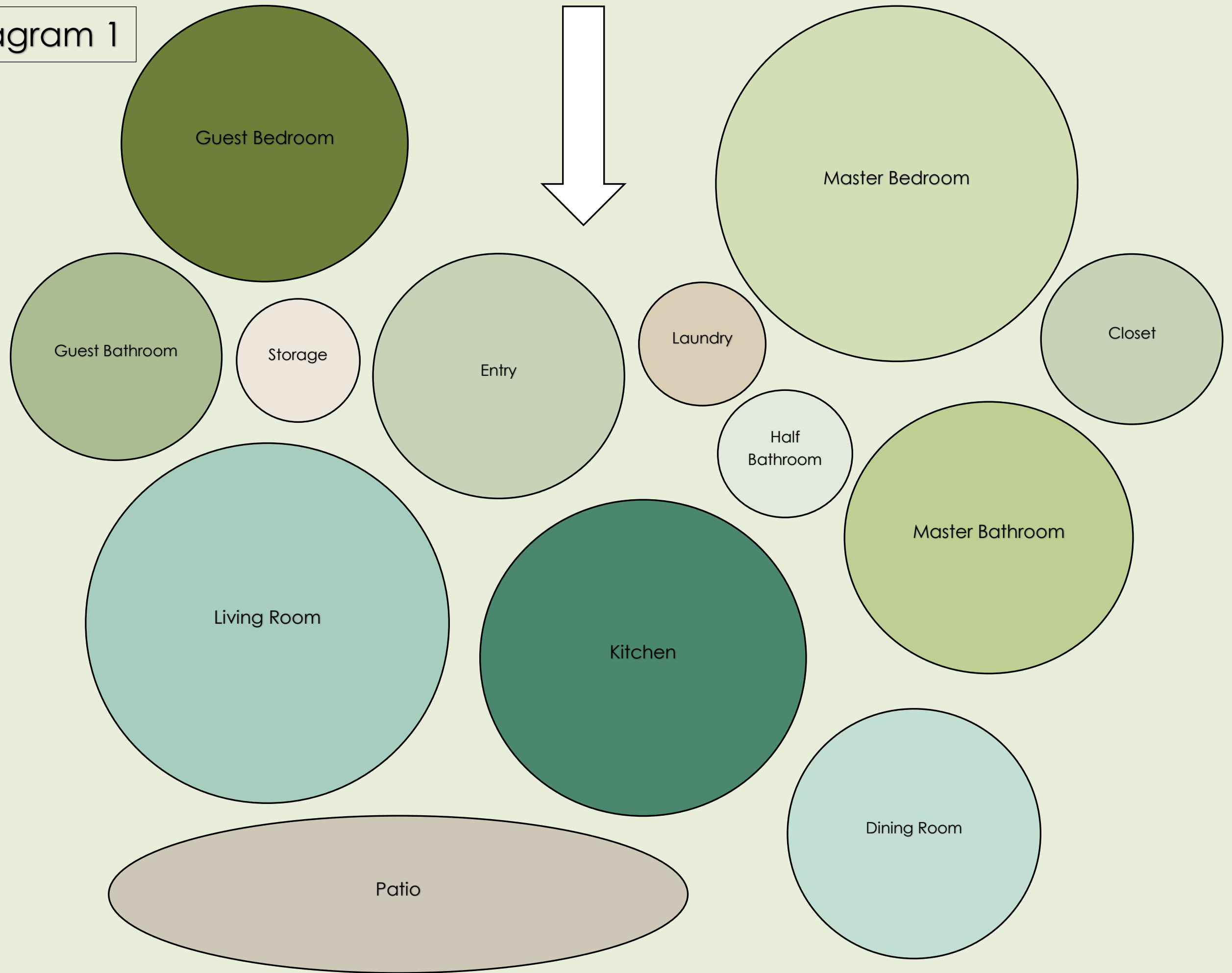
- New appliances
- Two bedrooms and two baths
- Modern design
- Healthy building systems
- Open floor plan
- Walk in showers with seats
- Railings in showers
- Lower counters and cabinets
- Community pool
- Floor to ceiling windows
- Unit patio/deck
- Gardens



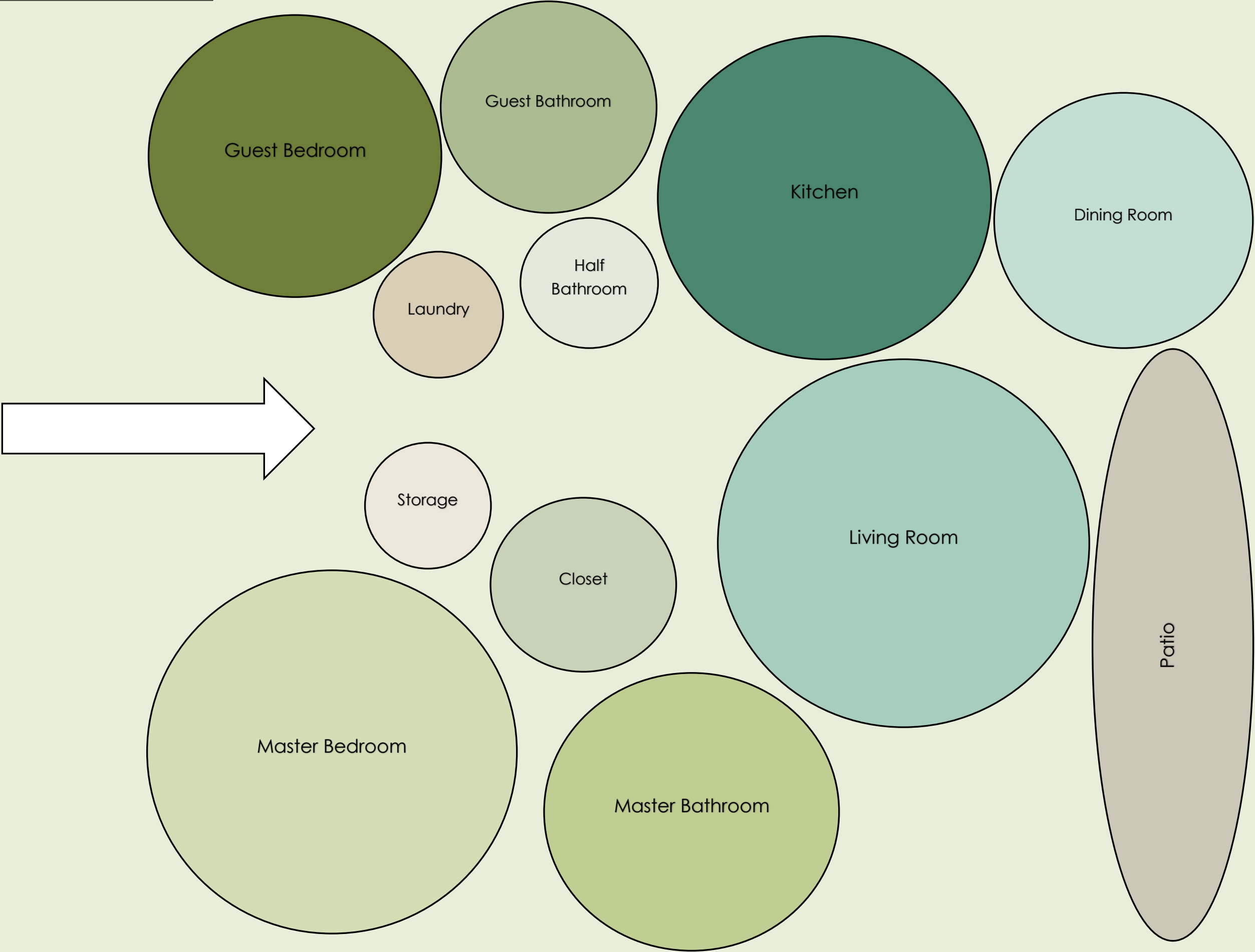
## Client and User wants

- Community living with individual units
- Accommodations such as elevators, ramps, grab bars, walk-in showers with benches, easy access, wall mounted sinks, and lower counters and appliances.
- ADA compliant
- Open floor plan
- Buttons or technology that allows easy access to emergency personnel in case of accidents or health emergencies
- Lower beds
- Hardwood/tile/concrete flooring
- Large windows
- Automatic/ touch activated doors

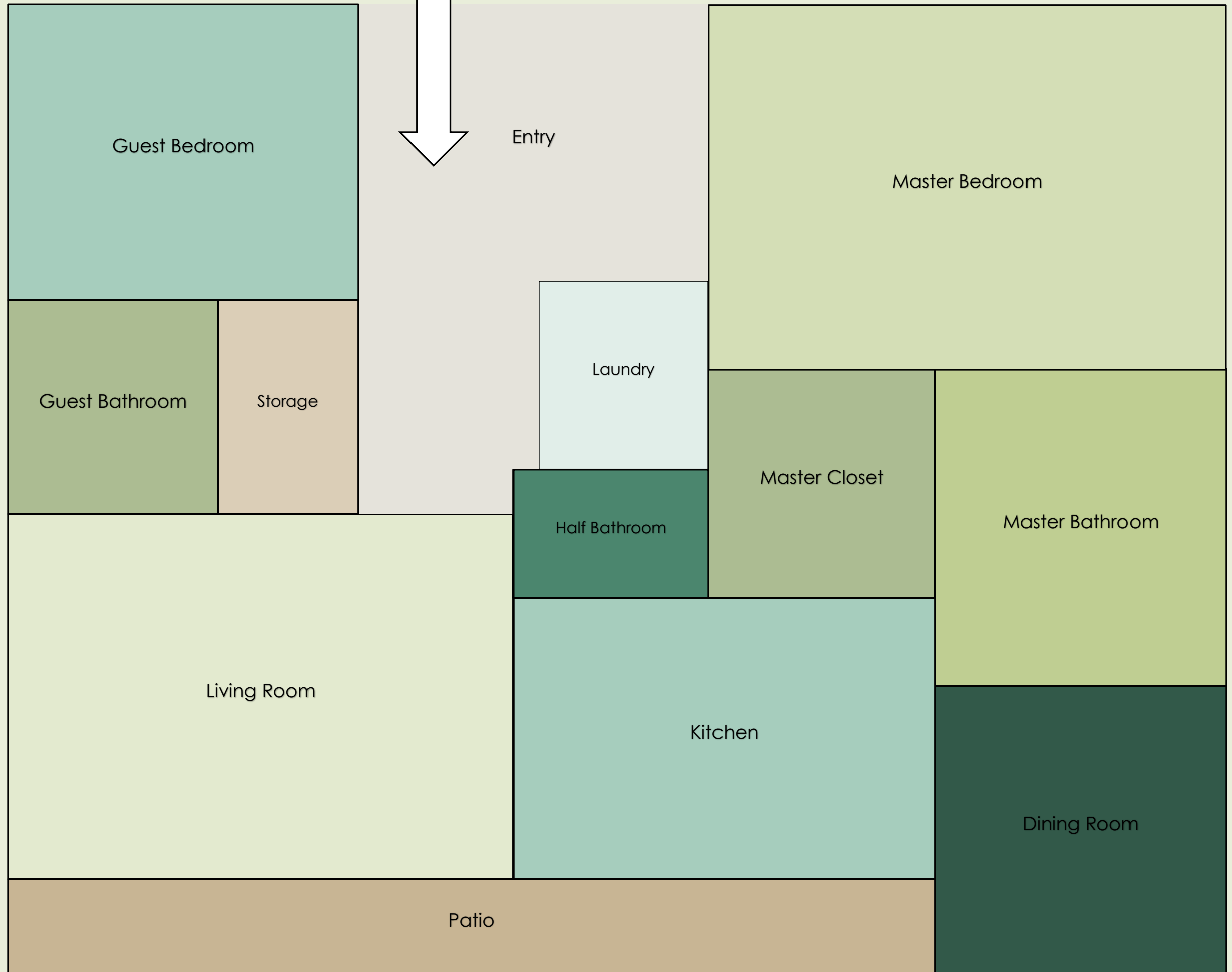
# Bubble Diagram 1



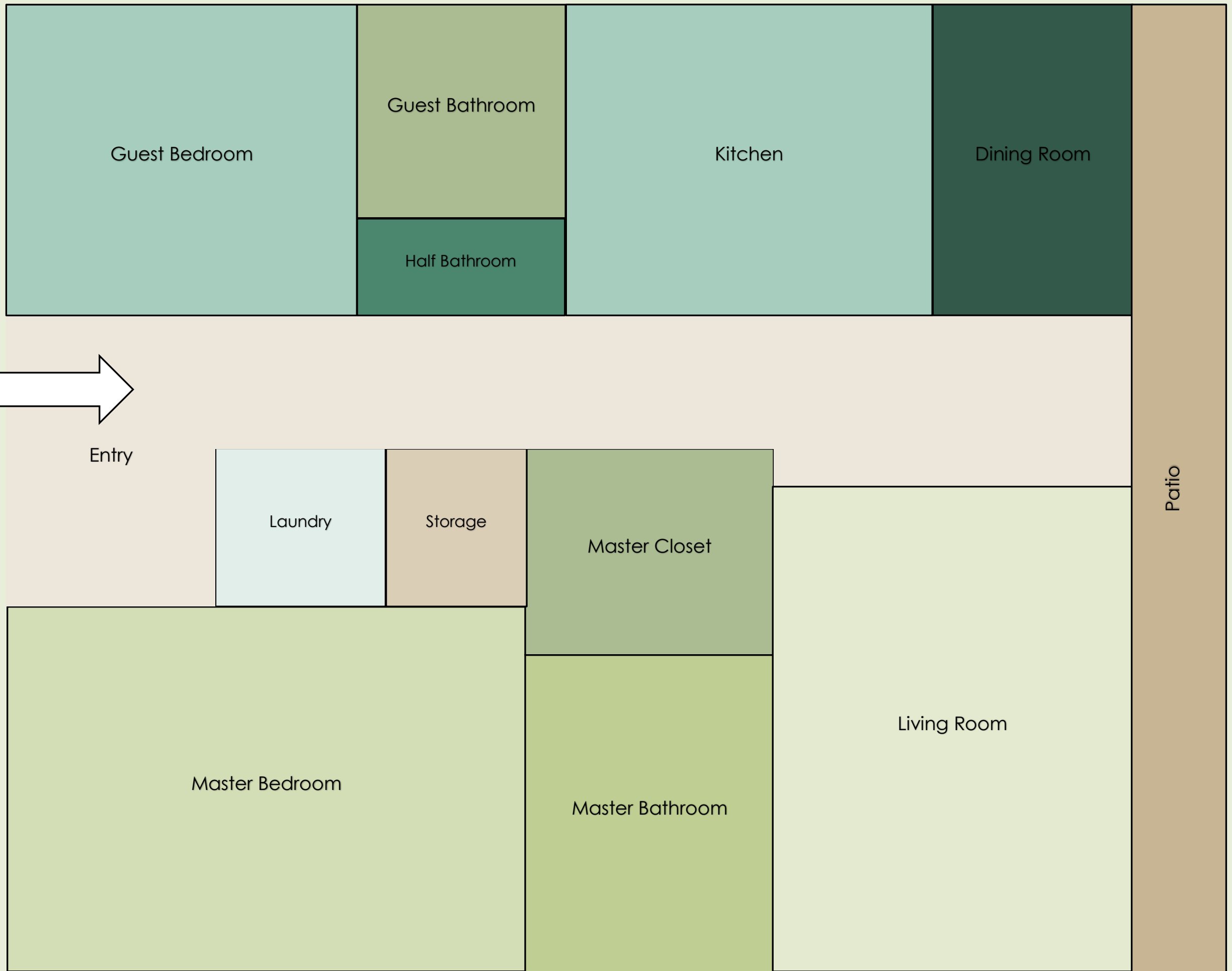
# Bubble Diagram 2



Block  
Diagram 1



Block  
Diagram 2





## Space Standards

**Master Bedroom:** 20' X 15' **300 sq. ft**

**Master Bathroom:** 17' X 12' **204 sq. ft**

**Master Closet:** 10' X 10' **100 sq. ft**

**Guest Bedroom:** 13' X 20' **260 sq. ft**

**Guest Bathroom:** 10' X 12' **120 sq. ft**

**Half Bath:** 8' X 10' **80 sq. ft**

**Living Room:** 20' X 22' **440 sq. ft**

**Dining Room:** 12' X 14' **168 sq. ft**

**Kitchen:** 12' X 20' **240 sq. ft**

**Porch:** 13' X 20' **260 sq. ft**

**Laundry:** 8' X 8' **64 sq. ft**

**Utility:** 5' X 5' **25 sq. ft**

**Storage:** 6' X 6' **36 sq. ft**

**Total sq. ft:** **2,391 sq. ft**

# Everlasting Vacation



The goal of this design is to integrate universal design with healthy building systems to create a perfect oasis for the older generation.

- Resort style living
- Mix of warm and cool colors
- Natural elements
- Use of lines to emphasize nature and its elements
- Spaces that create the feeling of being on vacation
- Promote healthy living, wellness, and relaxation

Inspiration

