



SENIOR LIVING at the MOD



ALEXIS JUDY

SPRING 2021

IDSN 3202

PORTFOLIO 1

TRANSFORMING SENIOR LIVING

Impact of COVID-19

- The increased difficulty to keep both staff and residents safe
- No Dining Hall/Group Dining Available
- No Social Hour with other guests/staff members/family
- No activities, events, or classes
- Limited options to healthcare services because of higher risk
- Rapid spread of illness among senior living



Trends in Senior Living

- Desire for functionality, privacy, and pet friendly neighborhoods
- Layering of patterns and mixture of design styles
- Variety of furnishings and finishings
- Crisp jewel tone colors
- Modern open floorplans with designated areas
- Metallic finishes
- Warm wood tone finishes and neutrals
- Touchless and convenient hardware



STAKEHOLDER PROFILES

Senior Living Programming Questionnaire

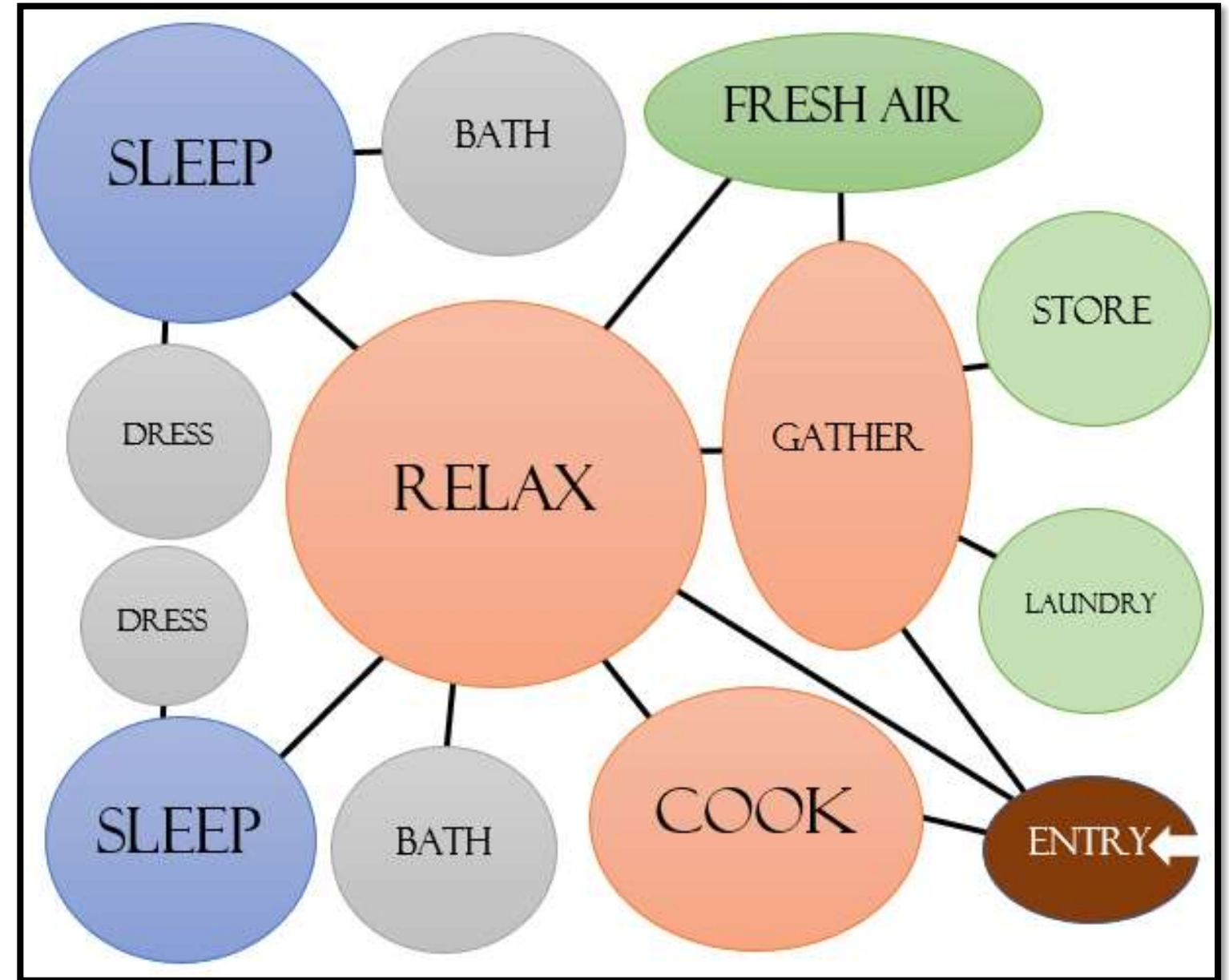
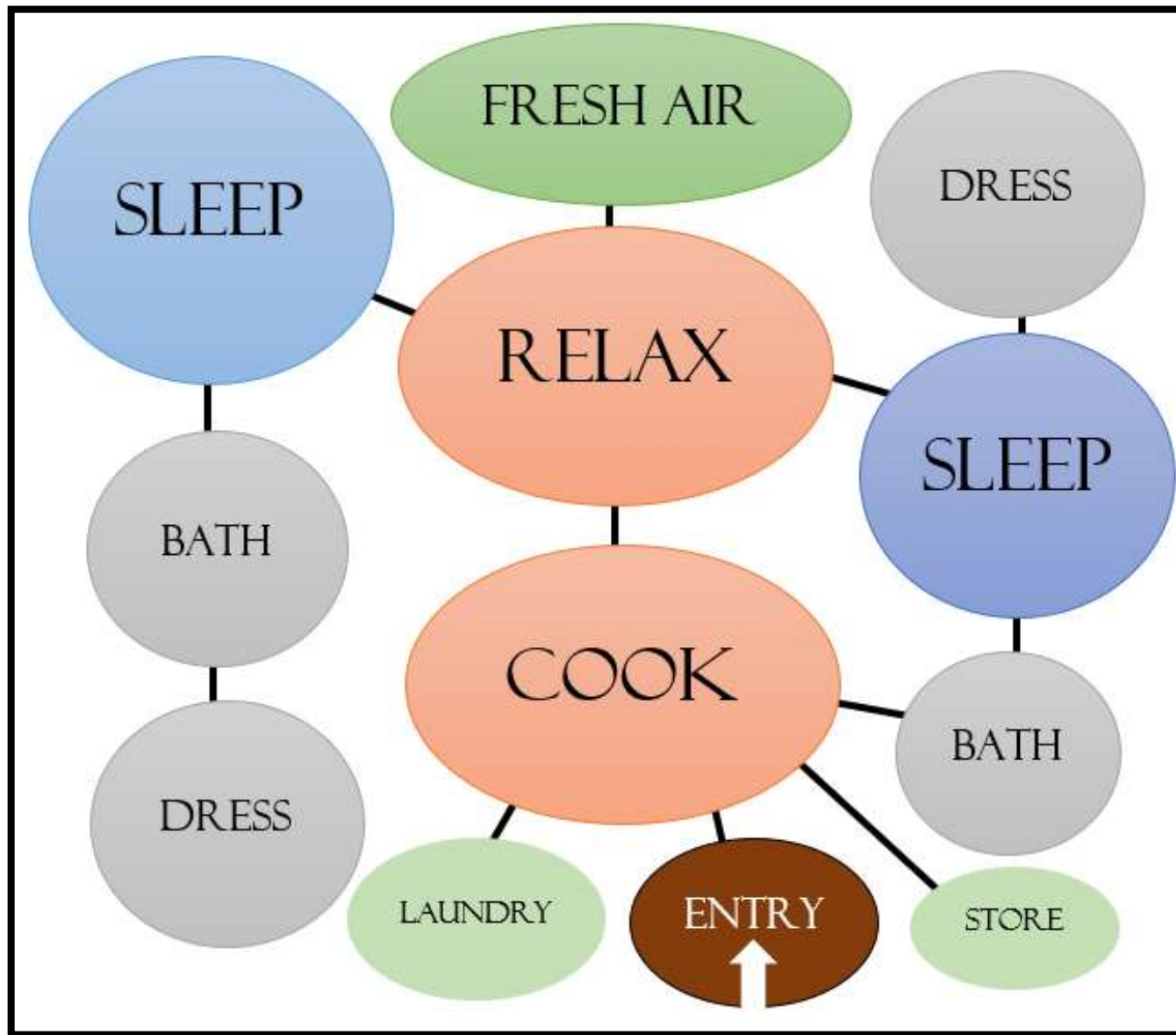
- The client of the project is the developer of the condo units.
- The tenants of the condos will be seniors in the 55+ community who are looking to live in an environment with privacy but optional healthcare assistance.
- The typical condo size ranges from 750 sq. ft. to 1,600 sq. ft.
- The number of bedrooms/baths in a typical unit can range from 1-3.
- Most of the condos offer individual bathrooms that are attached to each bedroom. There is the option to have rooms that share a bathroom.
- Preferred special amenities for condos: touchless hardware, full kitchen, washer and dryer available, garage, paid cable and internet services, weekly housekeeping with linen changes, outdoor seating, and well-being services.



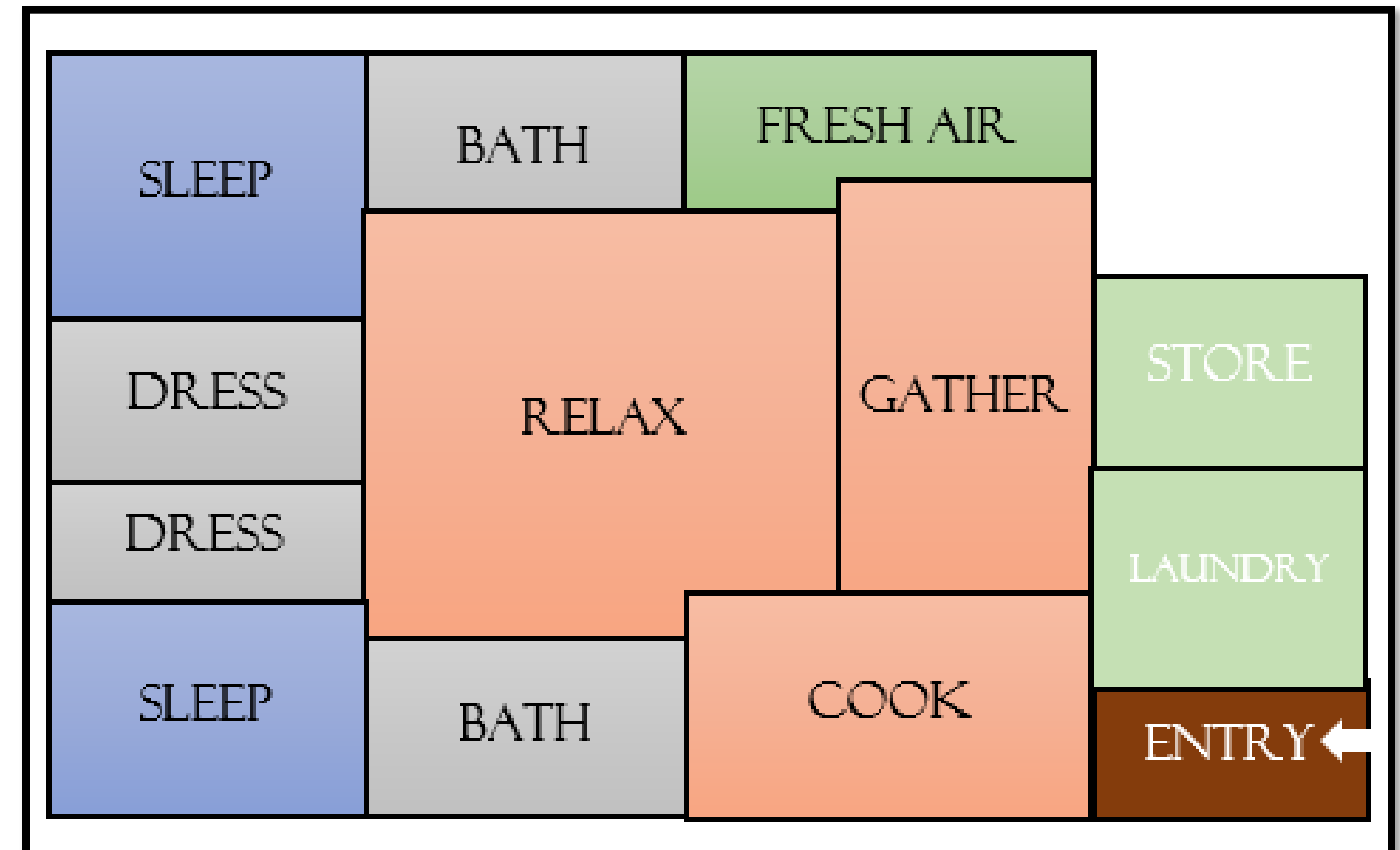
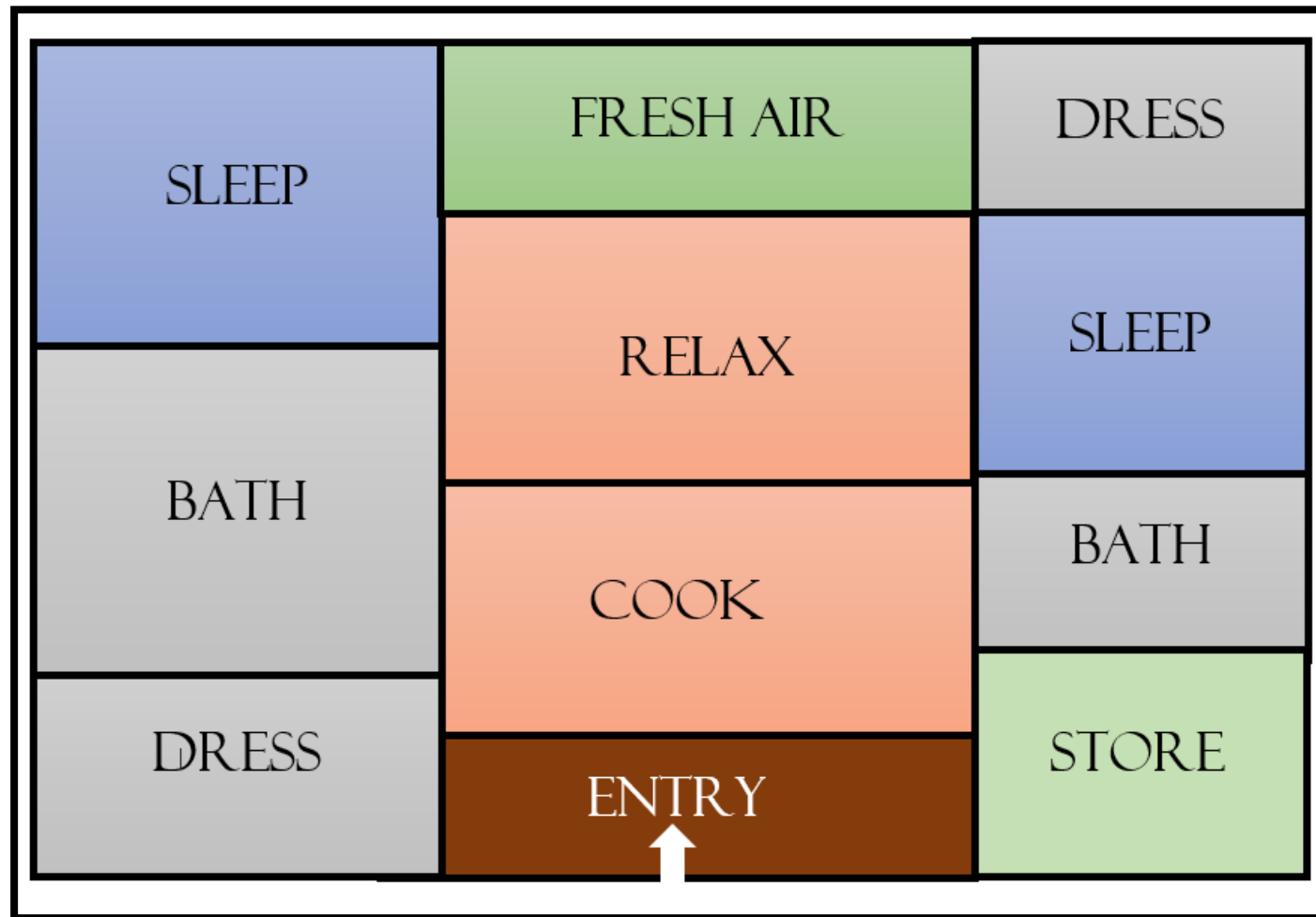
- The number of master suites per condo: One with attached couples' closet/bathroom.
- Current preference for 'public' spaces: one great room with still incorporation of distinct task areas
- Preferred Décor: Art Deco and Bauhaus designs; this includes bold geometric shapes and large blocks of color.
- Other trends within the market: Warm colors (terra cotta, burnt orange) and monochromatic schemes
 - Backdrops such as black and white with high-contrast colors.



BUBBLE DIAGRAMS



BLOCK DIAGRAMS



SPACE STANDARDS

Total Square Feet: 1,460

Room	Dimensions	Square Feet
Living Room	16' x 16'	256
Kitchen	13' x 11'	143
Patio	19' x 7'	133
Bedroom	12' x 17'	204
Master Bath	12' x 10'	120
Master Closet	12' x 10'	120
Guest Bedroom	12' x 12'	144
Guest Closet	12' x 8'	96
Guest Bathroom	12' x 8'	96
Entry	8' x 6'	48
Laundry	10' x 10'	100

- Based on research of standard senior living options, the room dimensions consider bare space minimum and includes bigger dimensions for easier accessibility

- This research was conducted on senior living websites

INSPIRATION



MODERN LIVING



THE MODERN JEWEL

- Focusing on the present desires of seniors in senior housing
- Making an adaptable & safe space for residents and visitors concerning COVID & other illness exposures
- Universal Design to accommodate everyone especially senior accessibility
- Combination of both functionality and trendy styles
- Modern design with jewel tones, open floorplan, and smart touch features and fixtures to make day by day life easier

HERE & NOW

