

Senior Living Community

Preliminary Research and Concept Development

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Stakeholder Profiles

The developer is the owner and the client.

Senior citizens (aged 55+) are the users.

Wants and Needs:

- Universal design to appeal to the broad spectrum of users
- Modern amenities with character
- 2 bedrooms and 2 bathrooms is ideal size
- Layout would be open concept with defined areas for living space, entertaining etc.
- Assistive technology (motion sensor lights, speaker system for hearing impaired etc.)
- Designed for comfort and to support an aging but independent lifestyle.

Universal Design for Residential Spaces



Checklist

Stepless entrances
Open plan design
34" - 36" wide doorways and clear circulation path throughout.

https://projects.ncsu.edu/ncsu/design/cud/pubs_p/docs/UDinHousing.pdf



Light and Color

Color contrast between walls and floors. Avoid glossy surfaces.
Color contrast between stair risers and treads



Technology

Motion detected lighting specifically in entrances, stairwells. Or remote-controlled lighting, heating, or cooling.
Doorbell intercoms that connect to portable telephones
Audible and visual alarms for doorbell, smoke alarm, as well as sound system connectivity for tv etc.



Planning: Space Standards

- Square footage for a 2 bedroom 2-bathroom condo ranges from 900-1300 sq ft.
- Designated Square footage:
 - Kitchen: 100-200 sq ft
 - Living/Dining: 300-400 sq ft
 - Master Bedroom: 150-200 sq ft
 - Second Bedroom: 150 sq ft
 - Sunroom: 100 sq ft.
 - Bathrooms: 100-150 sq ft.
 - Laundry: 35-50 sq ft.
- An independent living space that is manageable, easily maneuvered, and comfortable.

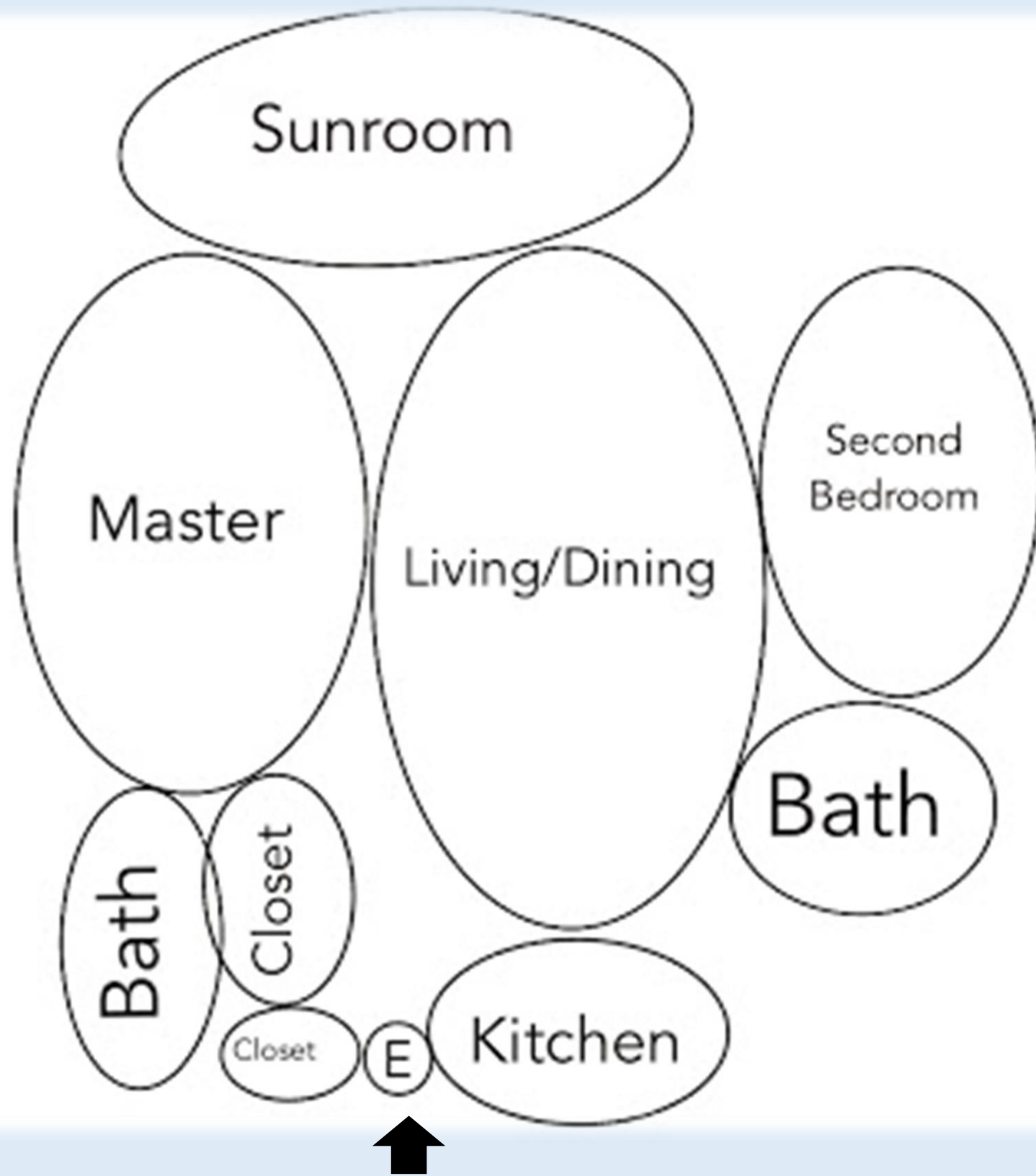


<https://www.brightviewseniorliving.com/experience-brightview/floor-plans>

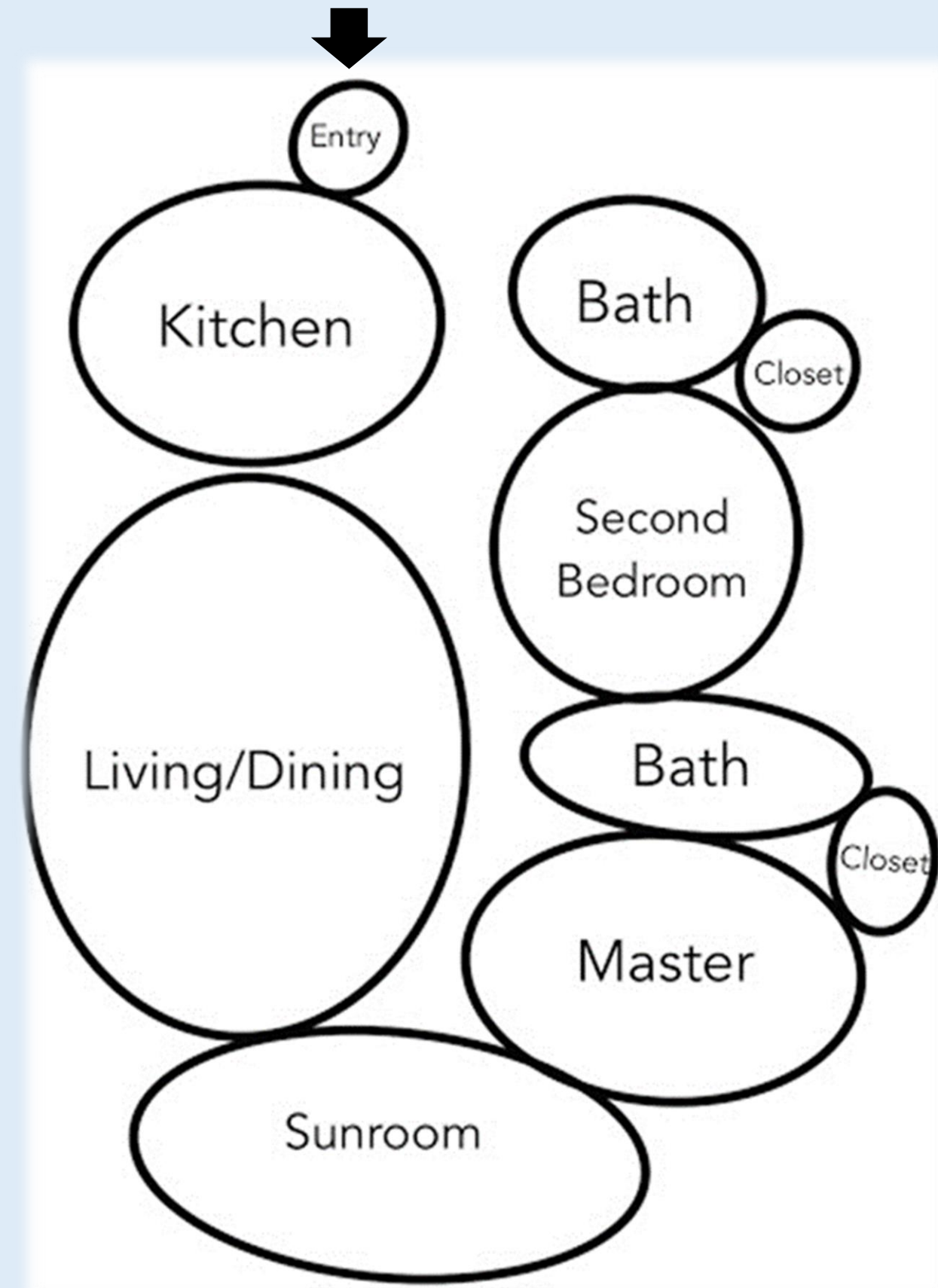
<https://www.bermudavillage.net/Independent-Living-condos>

Bubble Diagrams

Option 1

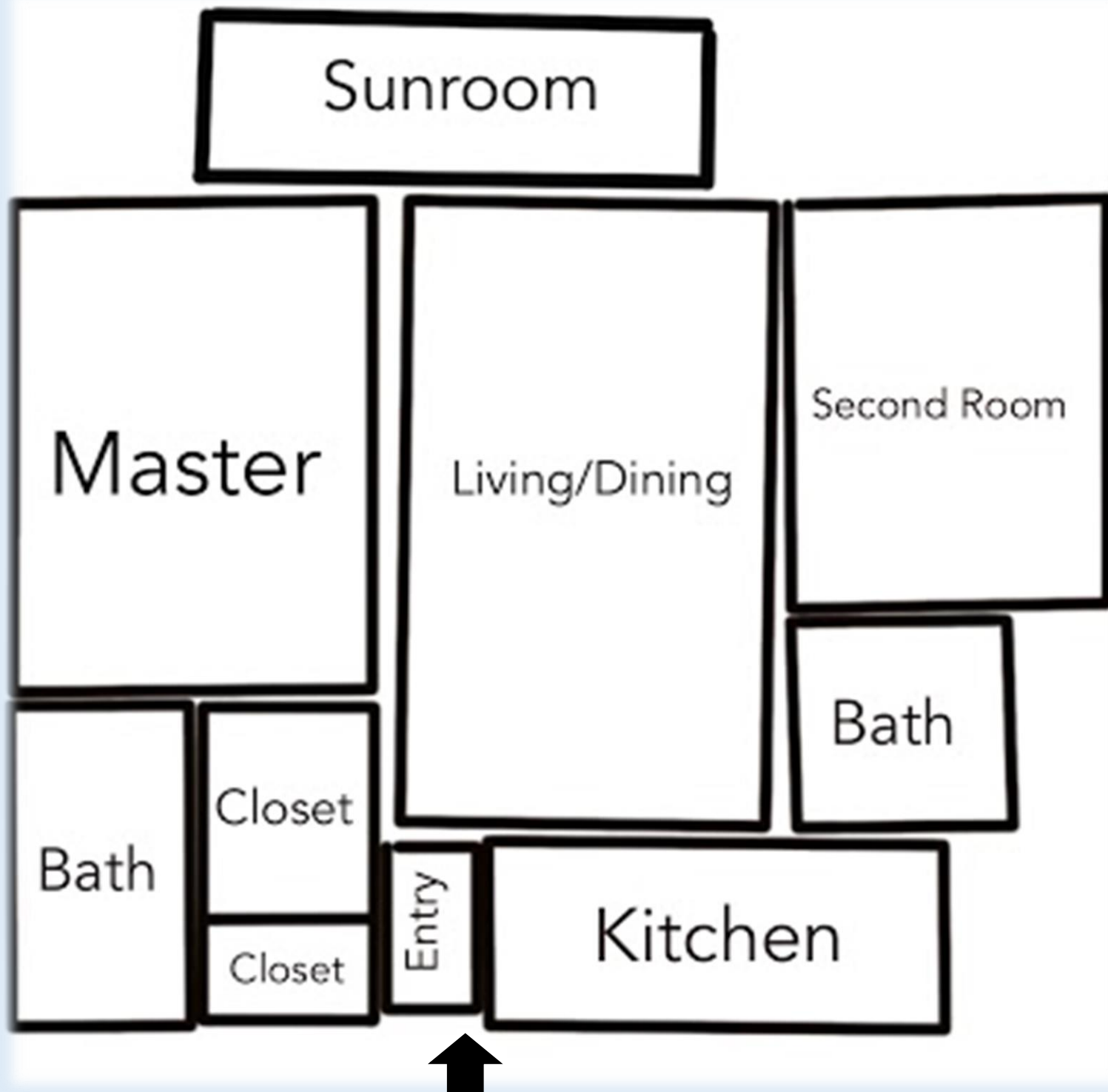


Option 2

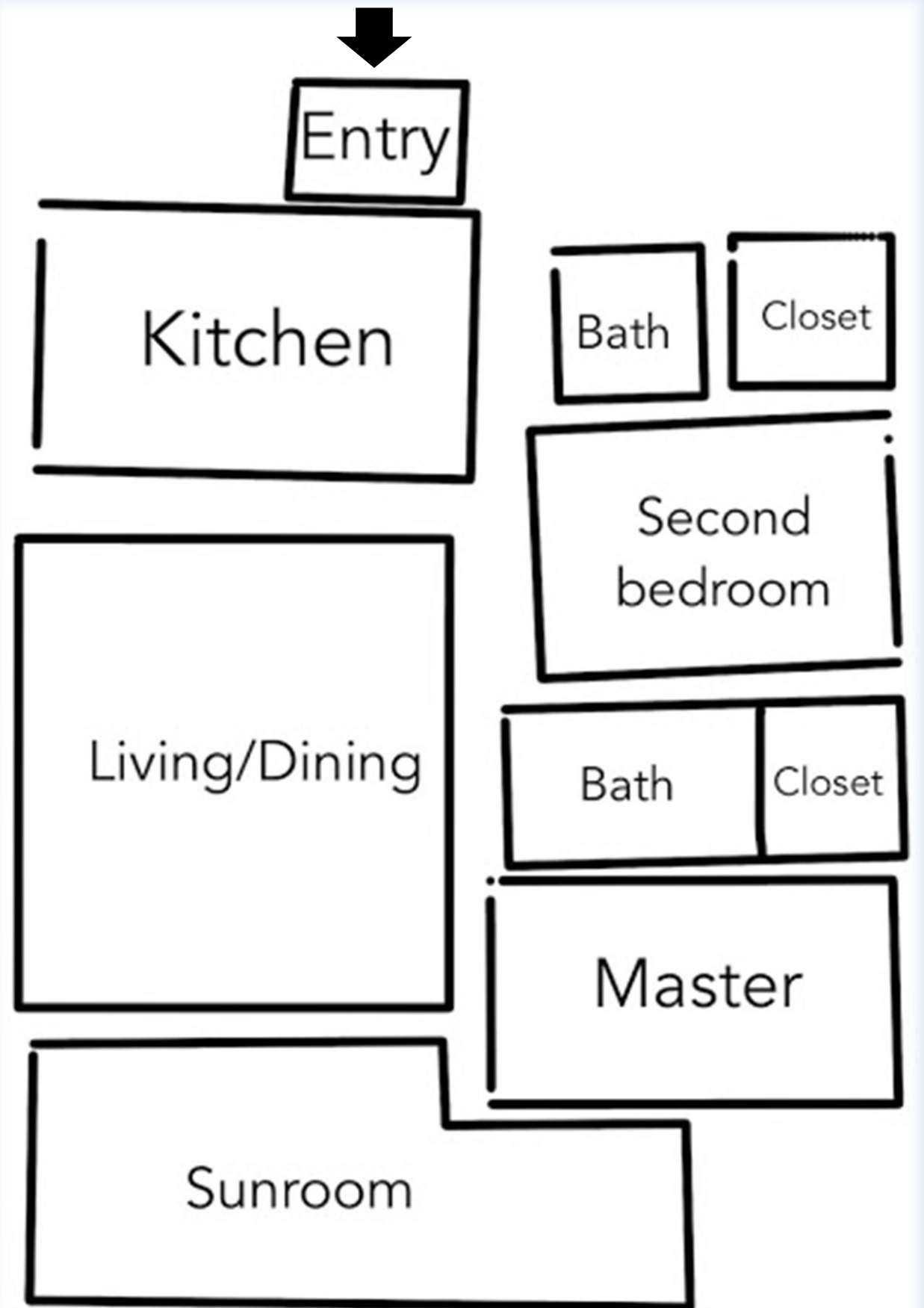


Block Diagrams

Option 1

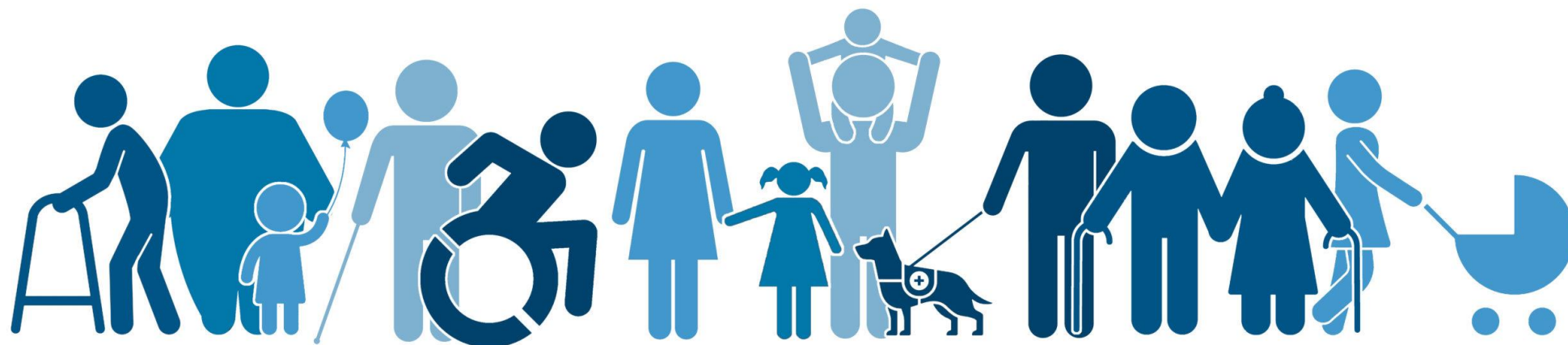


Option 2



Better with Age

- Include timeless design details to instill comfort in residents ex. arches, moldings etc.
- Modern technology that assists in independent lifestyles
- Universal design throughout the complex
- Neutral color scheme in communal spaces with hints of vibrant color to incorporate energy into the space.





Inspiration Images