

Preliminary Research and Concept Development

Jacquelyn Krause



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.

Design Perspectives

Accessible Design: minimum standards set by ADA, mainly focusing on the disabled populations. Implemented in environments and products.

Inclusive Design: Focuses design on a diverse market, usually focused on a specific group rather than the broad spectrum of human abilities. Implemented in environments, products, systems and services.

Universal Design: Design of products with goal of being used to the greatest ability by all people. Implemented in environments and products.

Sources

https://www.nchpad.org/529/2457/Designing~for~Inclusive~Play~~~Applying~the~Principles~of~Universal~Design~to~the~Playground#:~:text=Accessible%20design%20aims%20at%20minimum%20requirements%20to%20achieve%20usability.&text=While%20Accessible%20Design%20is%20focused,the%20greatest%20number%20of%20people.https://sayyeah.com/digital-insights/universal-design-accessibility-inclusive-design/https://www.nchpad.org/529/2458/Designing~for~Inclusive~Play~~~Applying~the~Principles~of~Universal~Design~t

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Principles of Universal Design

- 1. Equitable Use
 - Design is useful and marketable to people with diverse abilities
- 2. Flexibility in Use
 - Design accommodates a wide range of individual preferences and abilities
- 3. Simple and Intuitive
 - Design is easy to understand regardless of knowledge, language skills, or experience
- 4. Perceptible information
 - Design communicates necessary information clearly and efficiently
- 5. Tolerance for error
 - Design minimizes hazards and consequences of accidental actions
- 6. Low physical effort
 - Design can be used efficiently and effectively with minimum fatigue
- 7. Size and space for approach and use
 - Design allows appropriate size and space for approach, reach, manipulations, and use regardless of ability.

Universal Design for Residential Spaces



Checklist

Open plan design
34" - 36" wide
doorways and clear
circulation path
throughout.
https://projects.ncs
u.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.



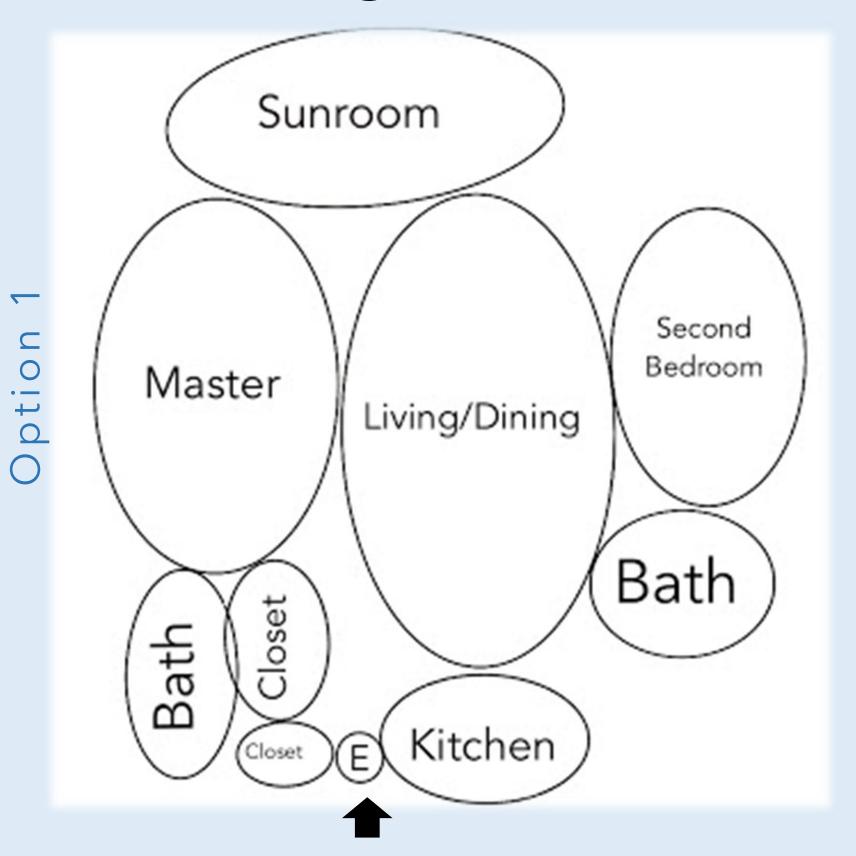


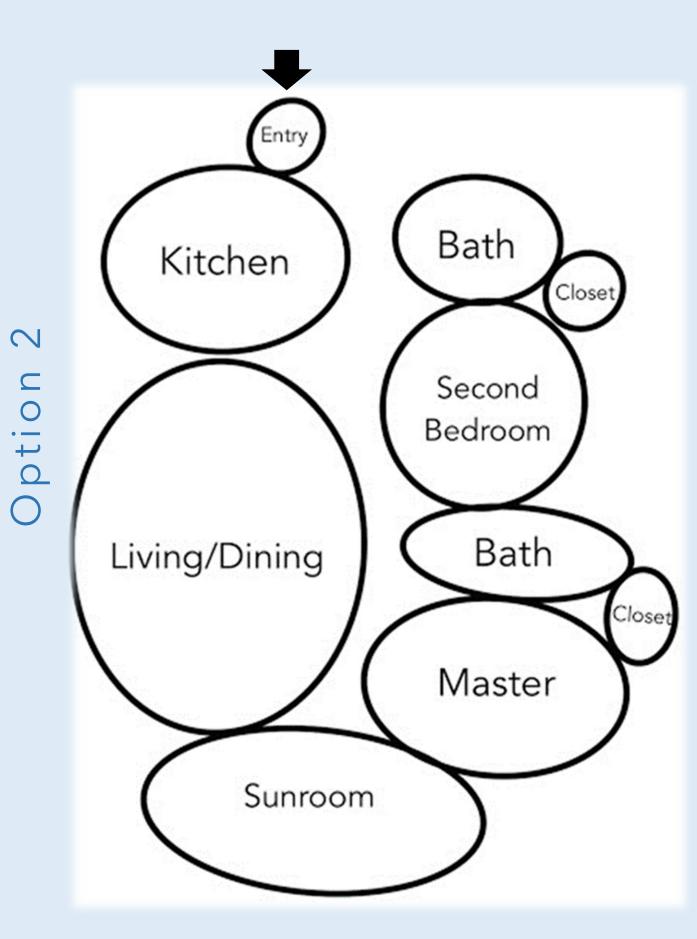
Planning: Space Standards

- 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.



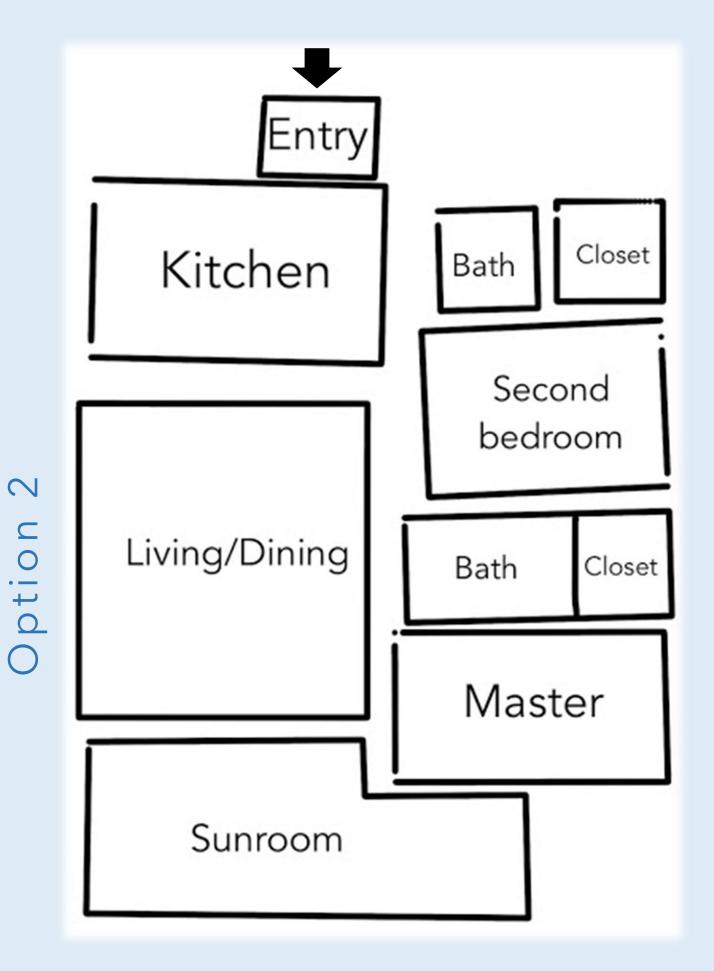
https://www.brightviewseniorliving.com/experience-brightview/floor-plans https://www.bermudavillage.net/Independent-Living-condos





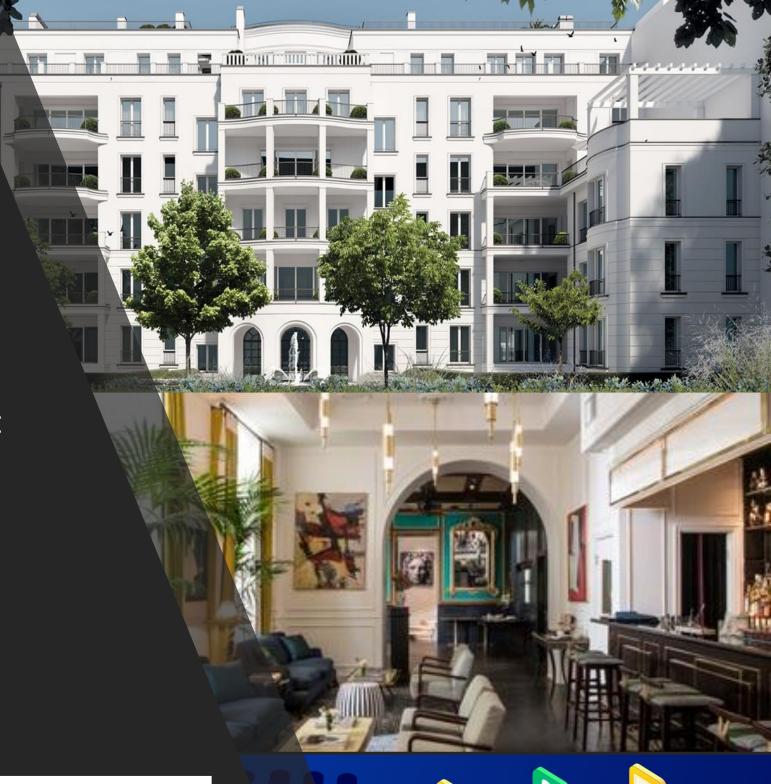
Block Diagrams

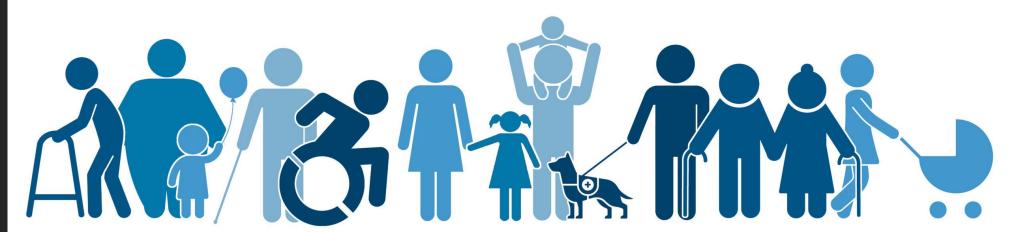




Better with Age

- 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