



# SENIOR LIVING PORTFOLIO

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# STAKE- HOLDER PROFILES

## Owner/Client: Overton Group

- A space with a Universal Design
- In compliance with ADA guidelines
- Modern feel
- Variability of space

## User: Affluent Senior Citizens

- Sociability (sidewalks, amenities (gym, pool))
- Privacy
- Open floorplan
- Large windows and good lighting
- Large shower with easy accessibility
- Organization
- Comfortability



THE FROG DOES NOT DRINK UP  
THE POND IN WHICH HE LIVES.



NATIVE AMERICAN PROVERB

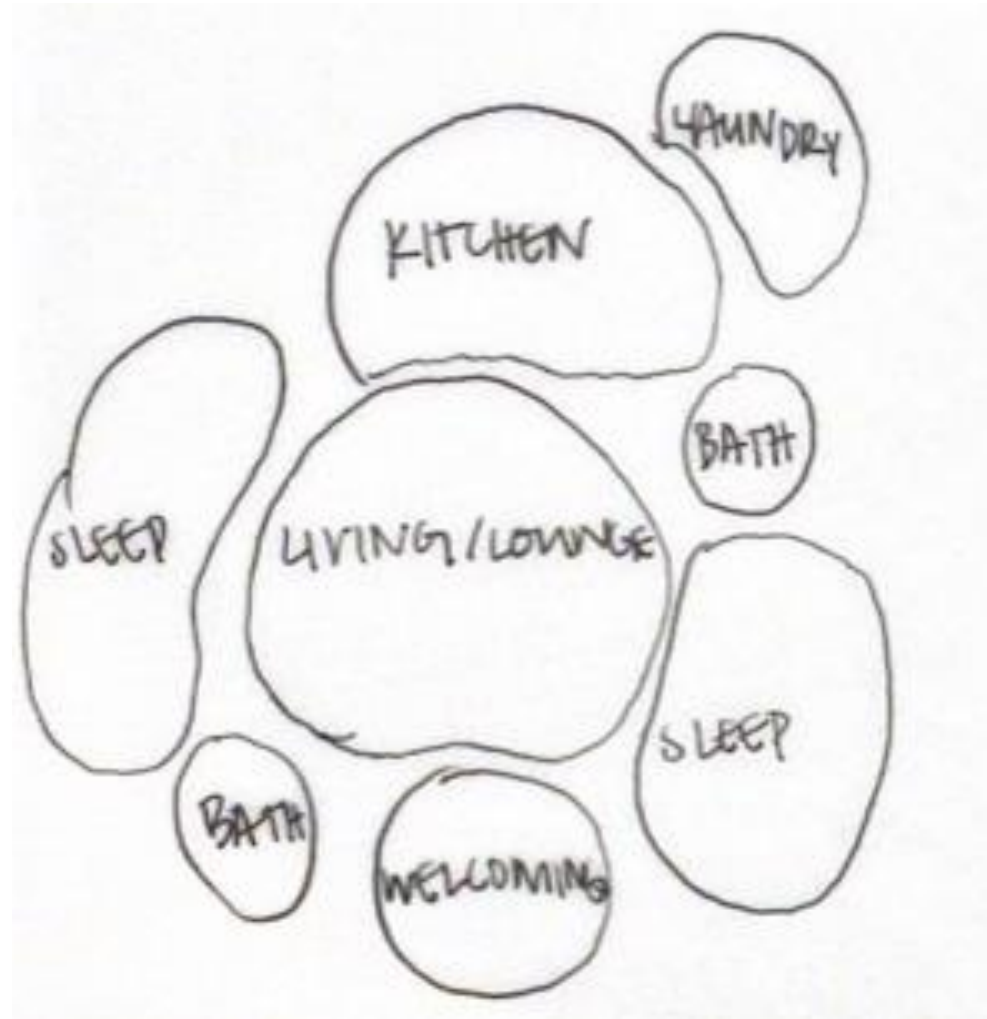
# RESEARCH

## AGING IN PLACE + SUSTAINABILITY

- Aging in Place and Universal Design go hand in hand. When a building has been created for aging in place/universal design in mind, this essentially means that the space can be utilized to its full potential by everyone no matter their age, ability/disability, or stature.
- Important considerations when designing universally:
  - Social interaction and sense of community with some level of privacy and independence.
    - Sidewalks close to means of egress encourages not only social interaction and exercise, but this method of transportation expends less energy and waste that would otherwise be caused by cars.
  - Furniture practicality! Organization! Open floorplan with good lighting! The less clutter, the fewer chores and the fewer falls + poor lighting, acoustics, and ergonomics can also contribute to Sick Building Syndrome (SBS).
  - Smooth materials for flooring to minimize tripping is preferred, no-threshold shower, grab bars, drawers instead of low cabinets, avoid level changes (when necessary indicate with change in material or color but avoid bold patterns that could cause issues with depth perception).
  - ADA guidelines are strictly followed.
- Sustainability in conjunction with Aging in Place
  - The longer people are able stay in a space, the more sustainable the location becomes. Renewable and recycled materials + ENERGY STAR rated products + Low-VOC (volatile organic compounds) finishes (mainly adhesives, upholstery, carpeting, and manufactured wood products) + proper HVAC system → less replacing of materials and no demolition/new construction → decreased expenditure of fossil fuels and other toxins AND nobody must move due to SBS or reconstruction.
    - EPA states that poor indoor air quality is one of the top five threats to human health.
    - SBS symptoms: Cough, chest pain, breath shortness on mild exertion, edema, palpitations, nosebleeds, cancers, miscarriages, extrinsic allergic alveolitis, Legionnaire's disease, humidifier fever, pneumonia, and occupational asthma.



# BUBBLE DIAGRAMS

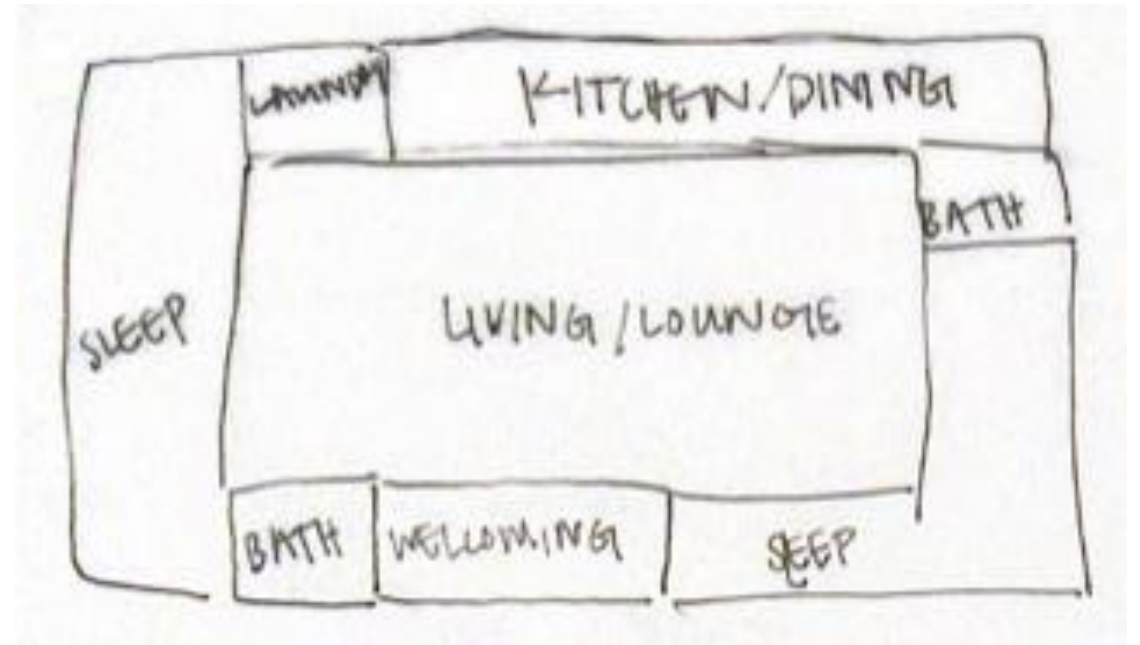
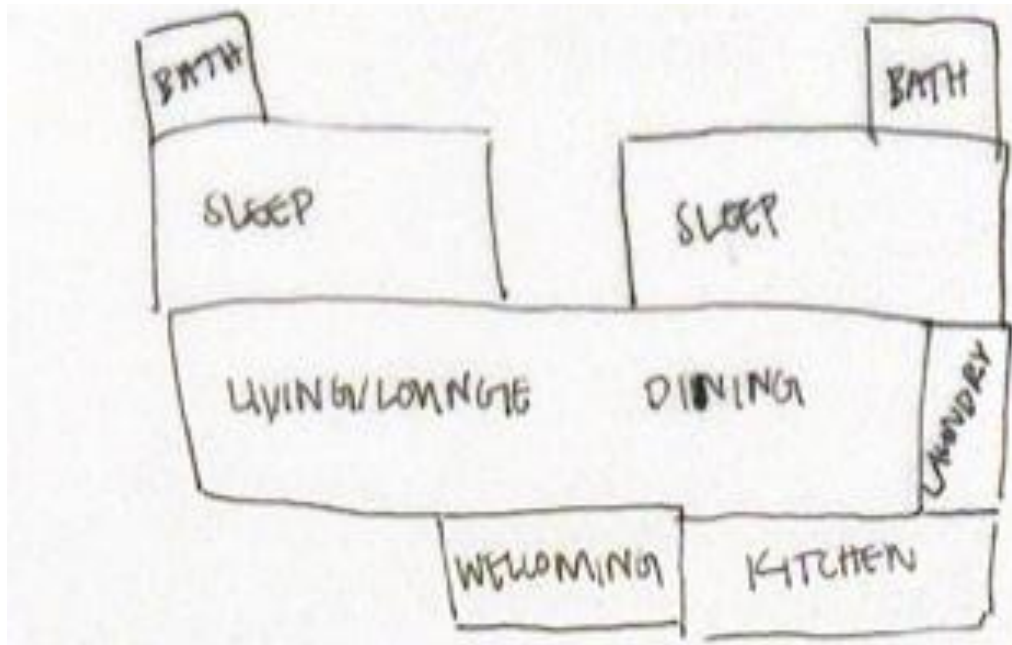


# SPACE STANDARDS (APPROXIMATIONS)

- Welcome area/closet: 8 sq ft
- Living room: 330 sq ft
- Dining: 250 sq ft
- Kitchen: 200 sq ft
- Bedroom 1: 220 sq ft
- Bath 1: 100 sq ft
- Bedroom Closet 1: 70 sq ft
- Bedroom 2: 220 sq ft
- Bath 2: 100 sq ft
- Bedroom Closet 2: 70 sq ft
- Laundry: 60 sq ft

**Total: 1628 sq ft**

# BLOCKING DIAGRAMS

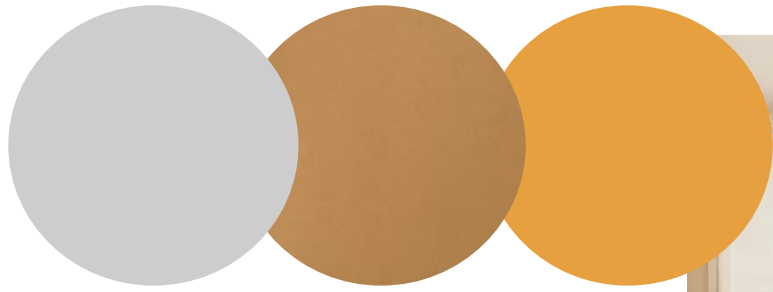


# METAMORPHOSIS: THIS IS ONLY THE BEGINNING

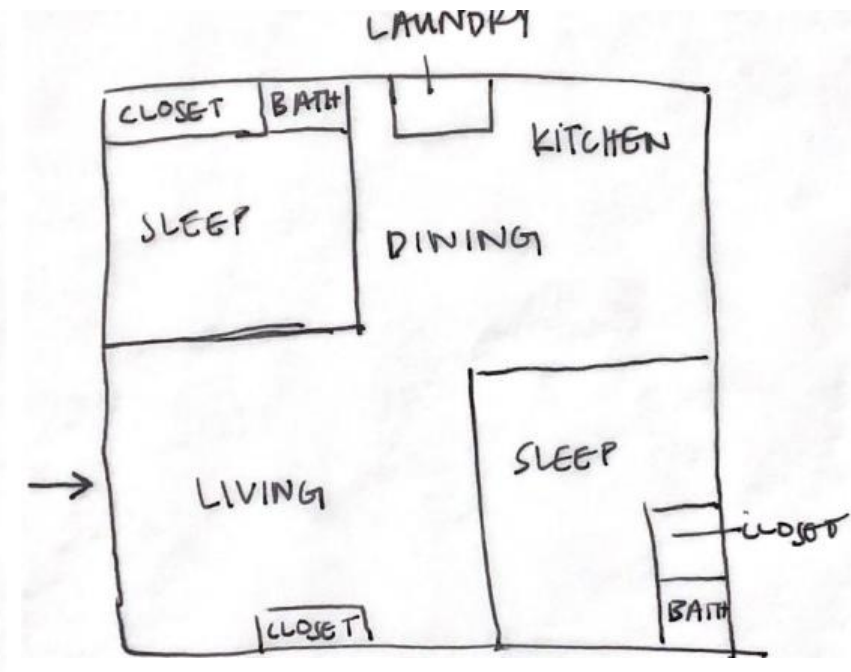
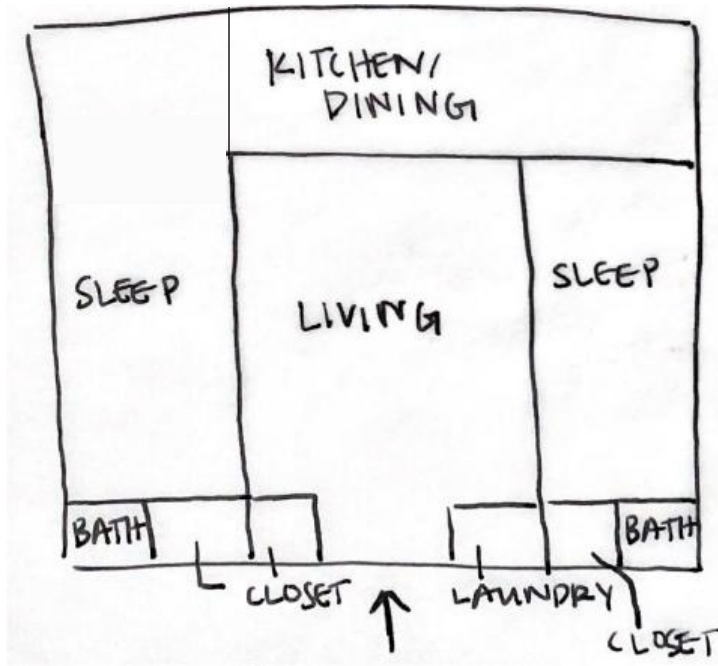
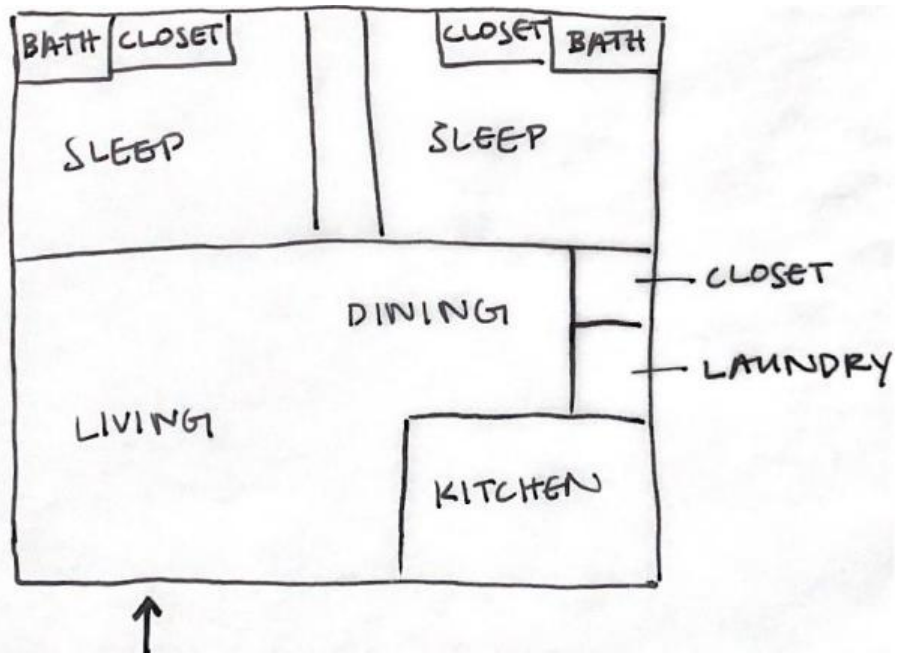
- Embracing the new experiences that come along with growing older and being able to do so independently
- Free from work/life balance → cozy environment with soft textures and warm neutrals to promote relaxation
- Circular elements and motifs to enforce idea of cycle and change







# SPACE PLAN SKETCHES



# WORKS CITED

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2796751/>

<https://aginginplace.com/5-ways-to-green-sustainable-aging-in-place/>

[Everything You Should Know About Designing a Home for Aging in Place | Architectural Digest](#)