



Senior Living Condo Unit

IDSN 3202

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Stakeholder Profiles:

- **Owner/Client:** Developer
- **Users:** Older Generation
- **Size range of typical condo unit?**
- **Are bathrooms attached or are they shared?** Typically attached
- **Preferred special features?** Accessible, Green friendly and space for family
- **Distinct rooms or more open concept?** Open concept
- **Style of décor?** Simplistic, little clutter
- **Other current trends?**



ADA Research:

- Wheelchair widths range from 21 inches to 40 inches with the standard width being 23 to 25 inches.
- The average doorway in a home is just 23 to 27 inches wide.
- For ADA purposes an accessible door needs a width of at least 32 inches from the door's face to the opposite stop with the door open at 90 degrees.
- In U-shaped kitchens clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 60 inches.
- Using the floor as the reference point, a wall-mounted switch or control panel should be no higher than 48 inches and no lower than 15 inches.



Crucial ADA elements

Living room:

- Lift chair recliner
- Easy remote systems
- Remote with velcro system
- Remote controlled lamps
- Ceiling lights
- No grooves in flooring
- No deep couches
- No couches deeper than 1 ½ feet
- Lots of windows
- No fireplace

Bathroom:

- Elevated toilet
- Space under sink for wheelchair in bathroom
- No slippery floors
- Towel racks
- Low drawers
- Handlebar in shower and next to toilet
- Wheel-in shower
- Seat in shower away from showerhead
- Firm bathmat outside of shower

Kitchen:

- Low cabinets for accessible storage
- Moveable cabinets?
- Top fridge and bottom freezer
- Water and ice on door
- Island with space underneath for wheelchair
- Smart appliances
- Pull pantry
- Low microwave
- Cabinet systems for pots and pans
- Freestanding dining table
- Arms on dining room tables

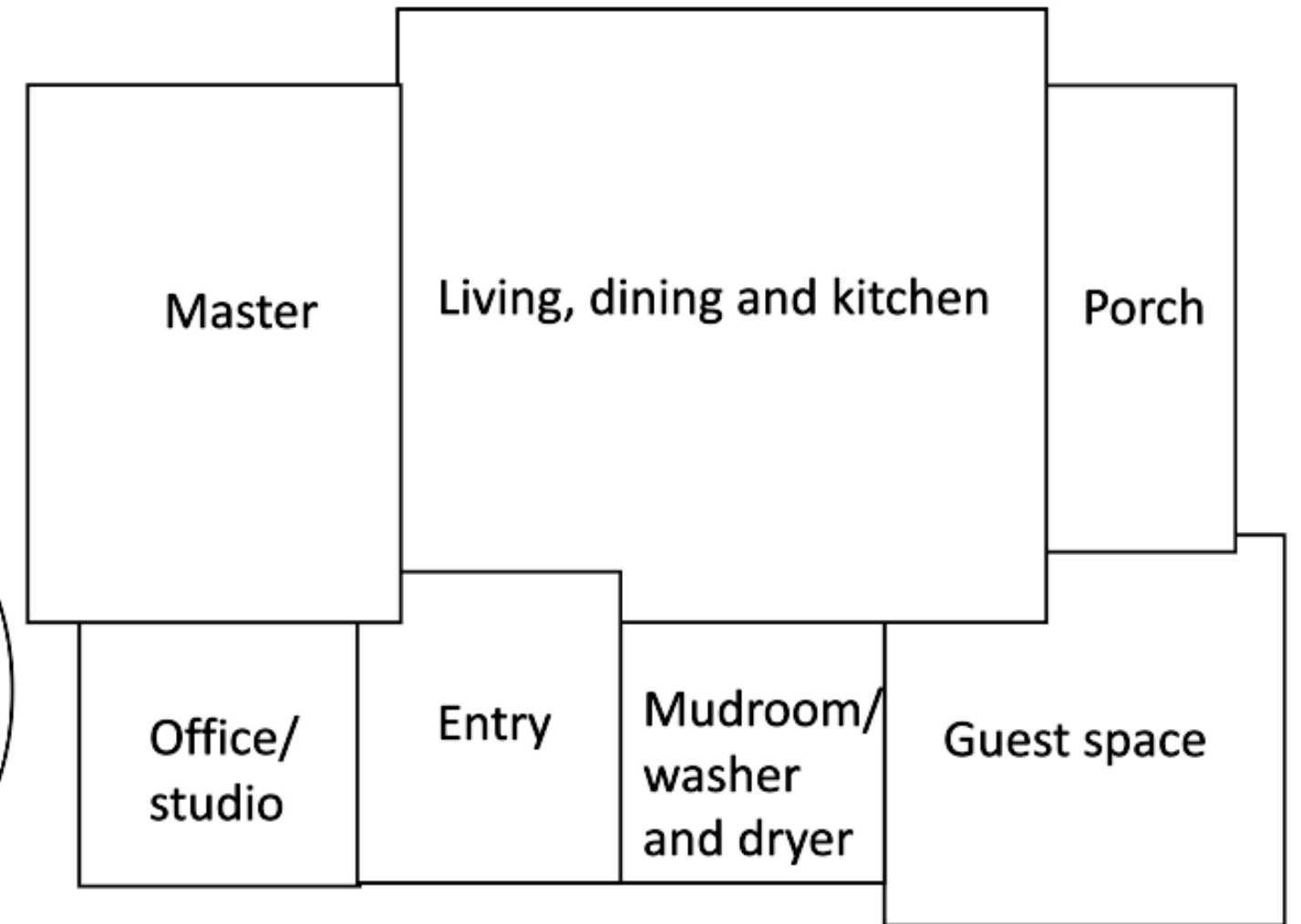
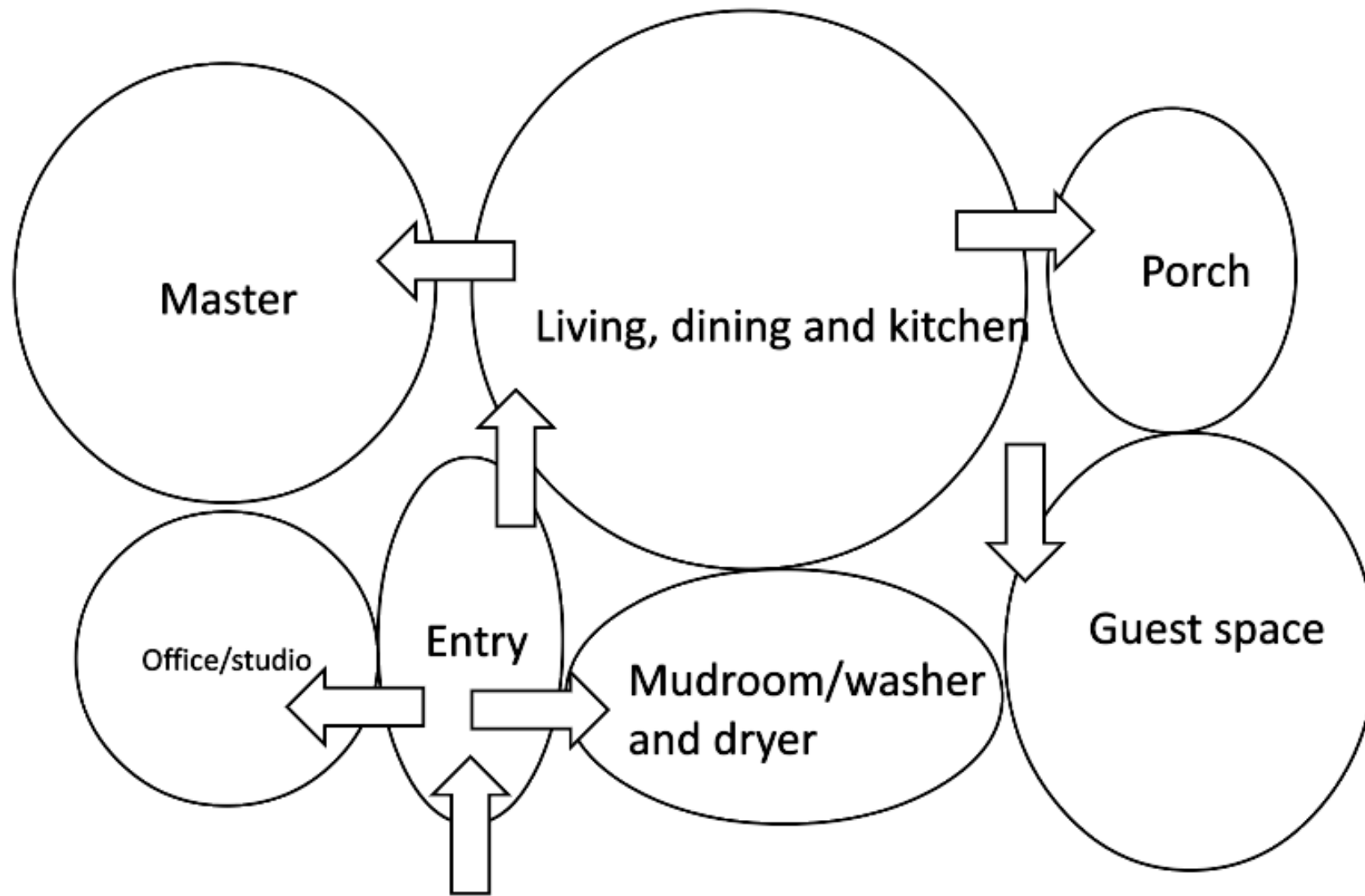
Bedroom:

- Joint disorder mattress
- No heated mattresses
- Low access bed
- Wall mounted bedside table
- Large walk in closets with low shelves
- Low dresser

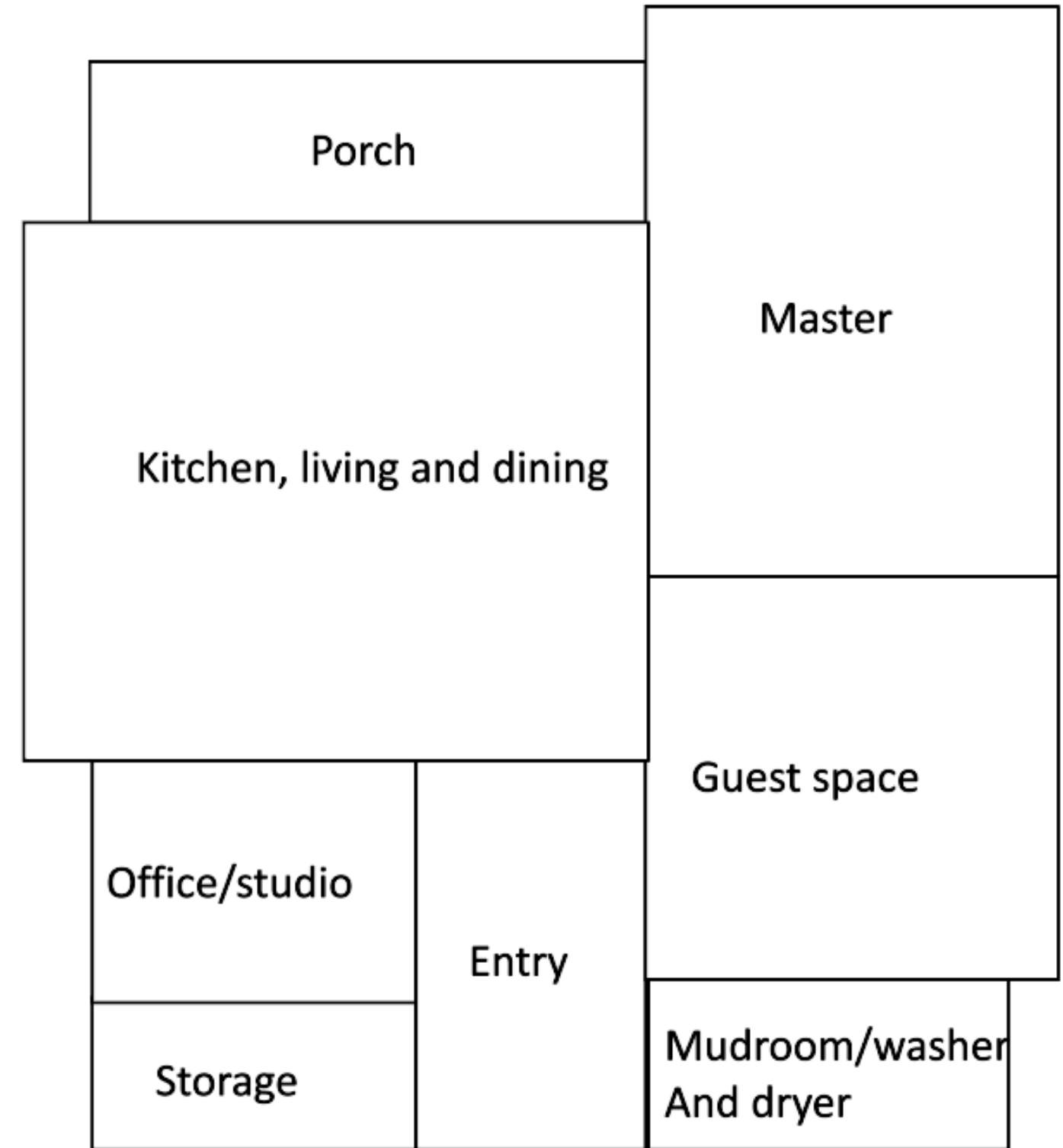
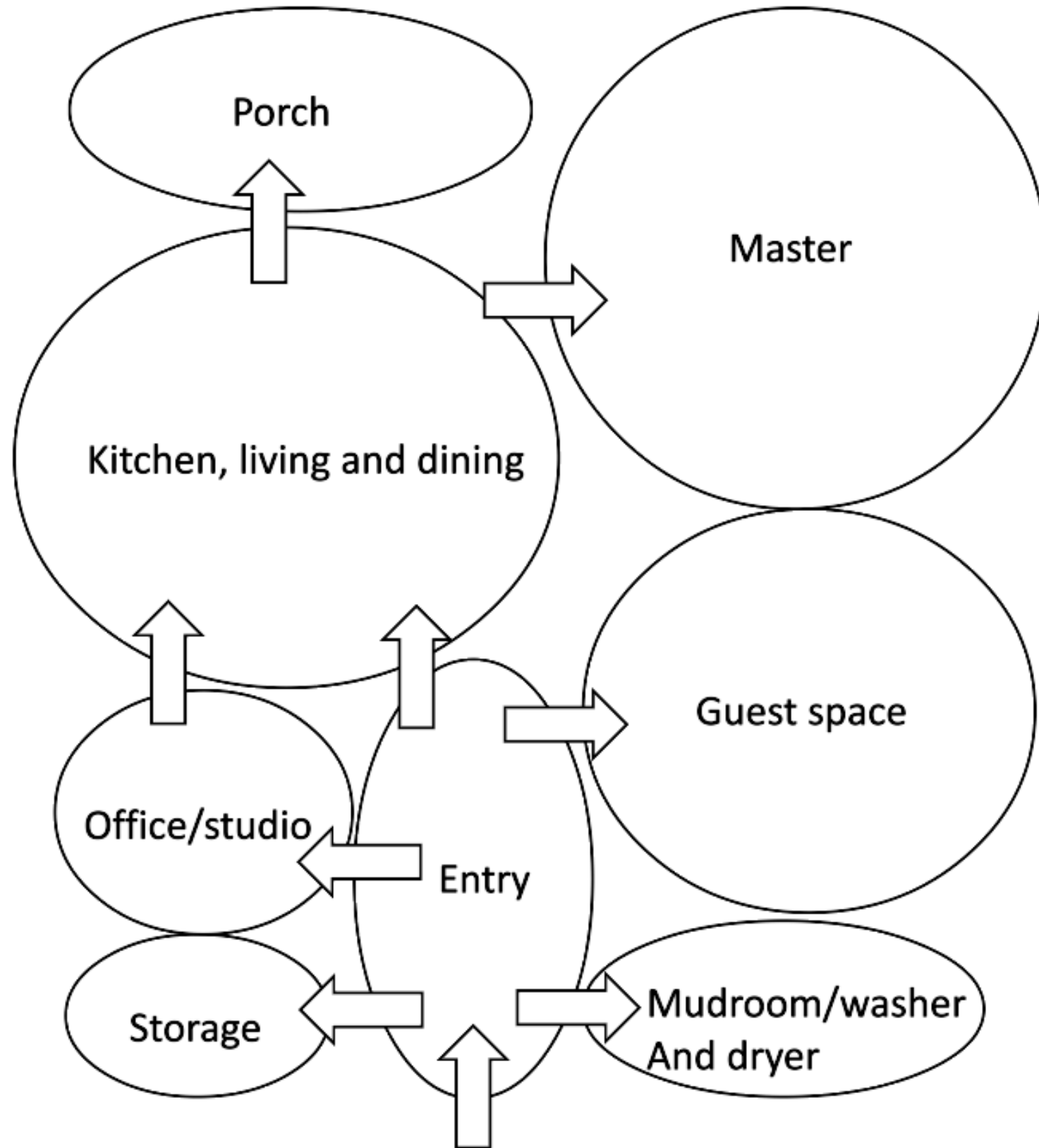
Common areas:

- Widen doorways
- No carpet and no throw carpets
- Less clutter/simple
- Patio with roof
- If stairs, railings are needed
- Washer and dryer next to each other
- Dryer and washer open like door
- Flat surface to fold clothes
- Ironing board that comes out of wall

Bubble Diagram and block diagram #1



Bubble Diagram and block diagram #2



Space Standards:

Master bedroom: 180 sq ft

Master bathroom: 130 sq ft

Guest bedroom: 120 sq ft

Guest bathroom: 100 sq ft

Kitchen: 150 sq ft

Dining area: 80 sq ft

Living room: 200 sq ft

Laundry/mudroom: 70 sq ft

Office/studio: 100 sq ft

Closets: 120 sq ft

Total: 1250 sq ft

Concept:

"The colors and design of a home should be a reflection of the people that live inside"

- Open concept
- Simple
- Clean
- Neutral
- Spacious



