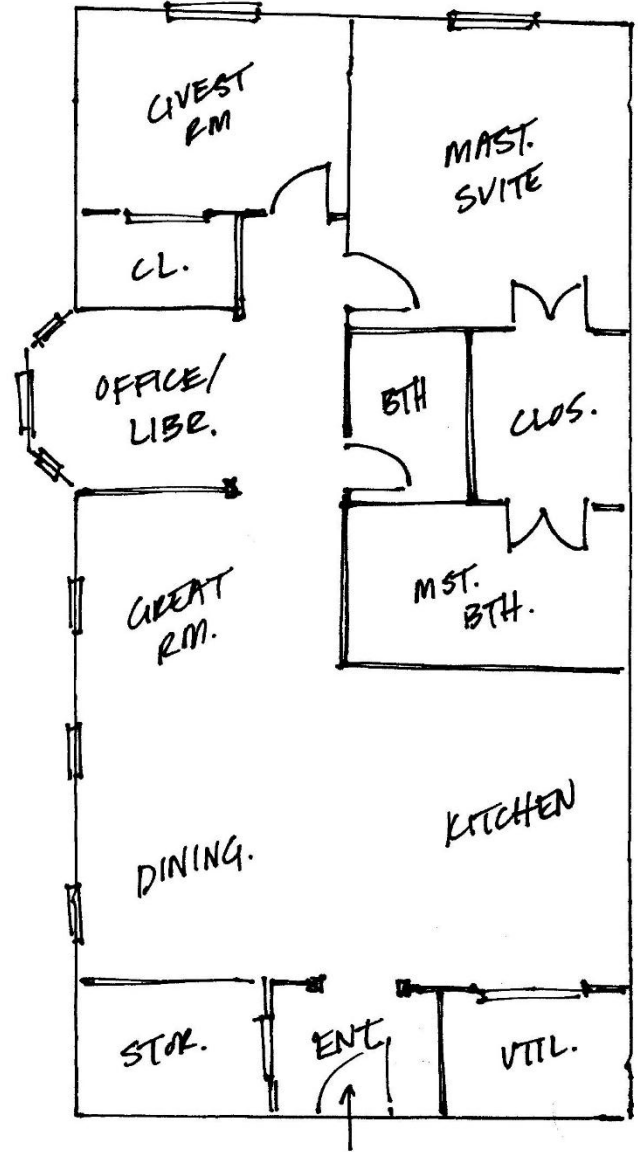
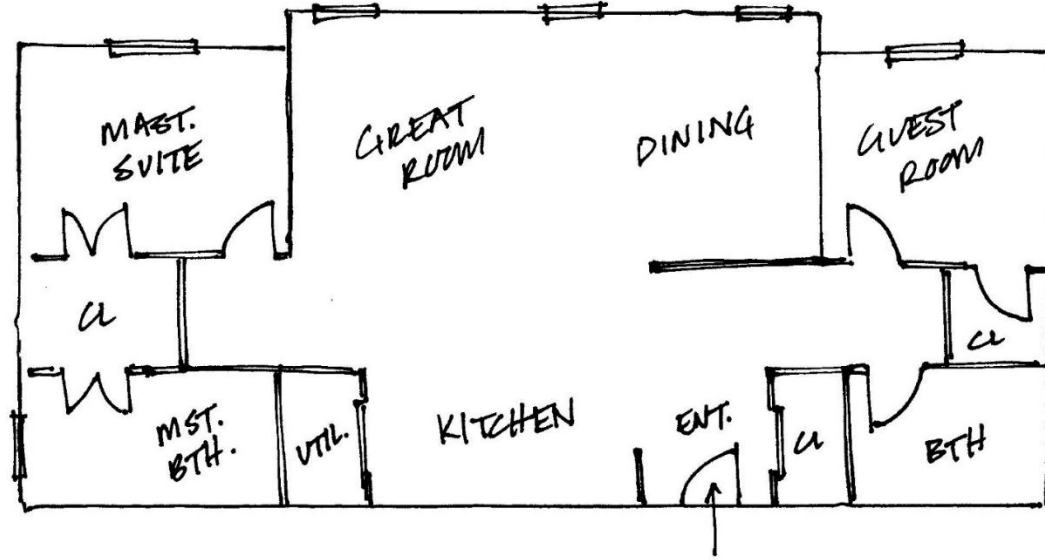
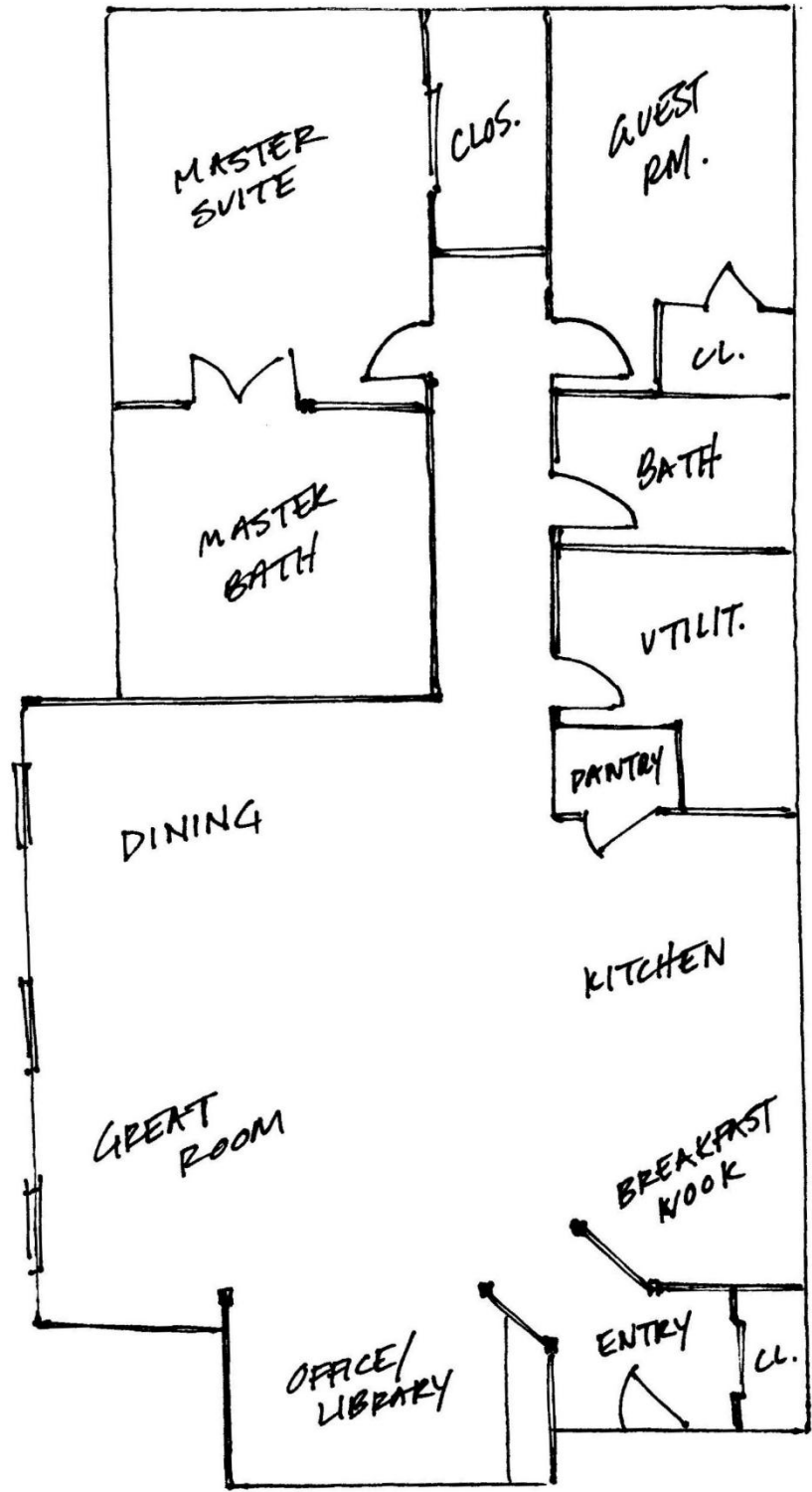
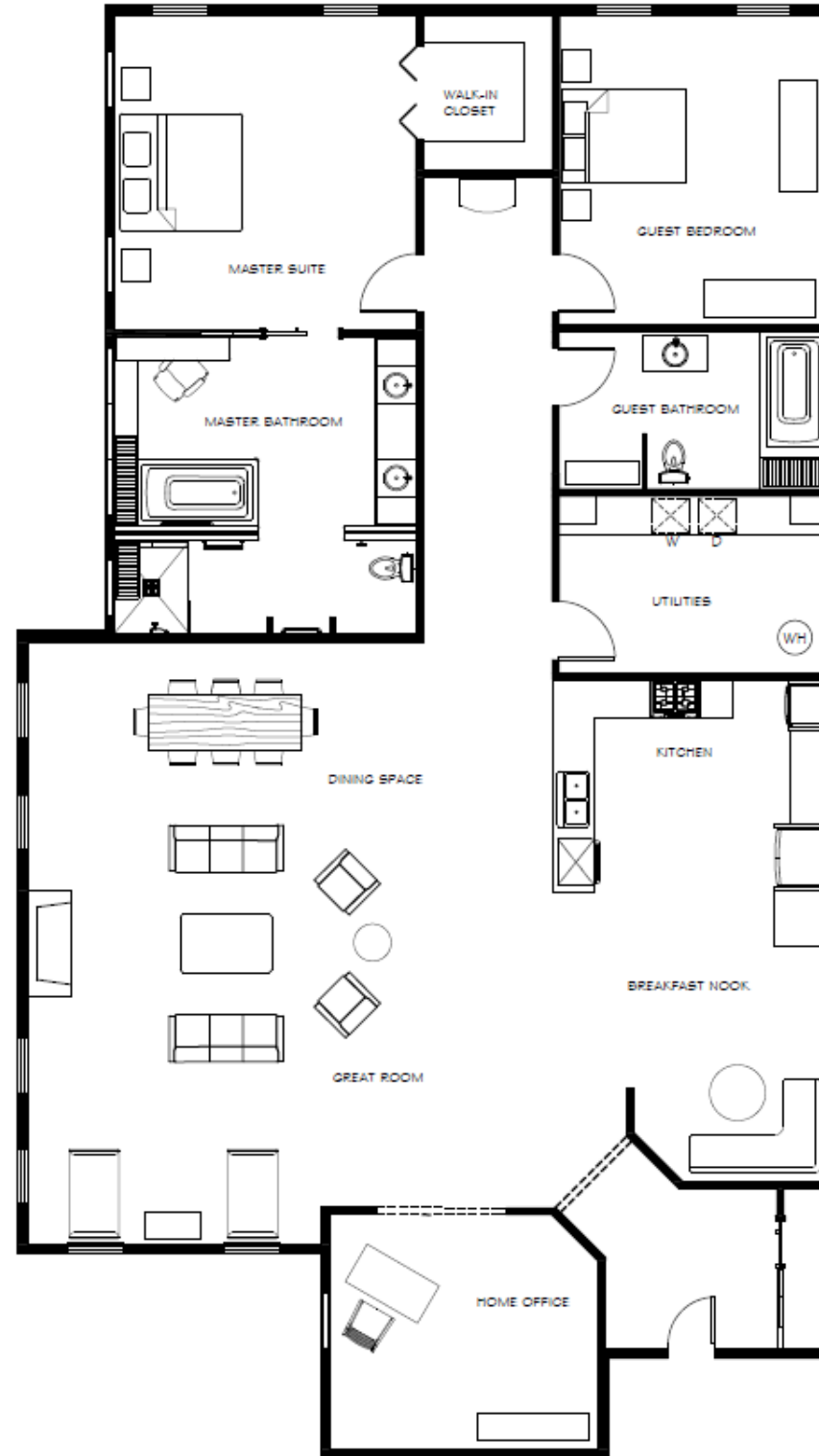


HARMONY WALKER

Residential Model Condo Unit

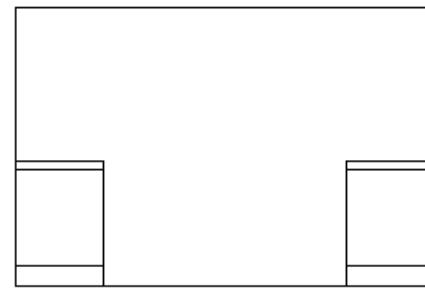
4500: PORTFOLIO 2





FINAL FLOOR PLAN

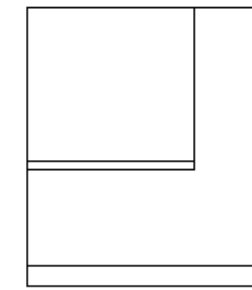




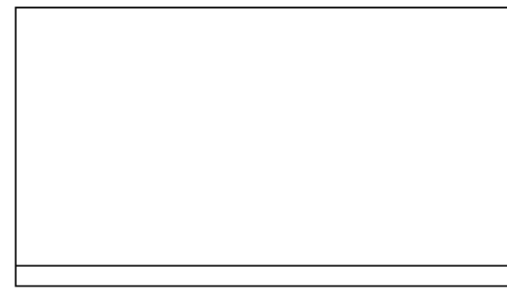
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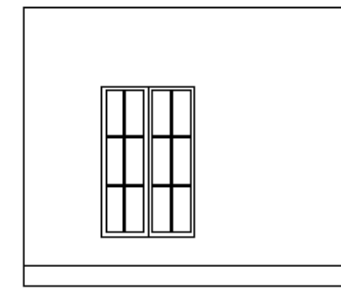
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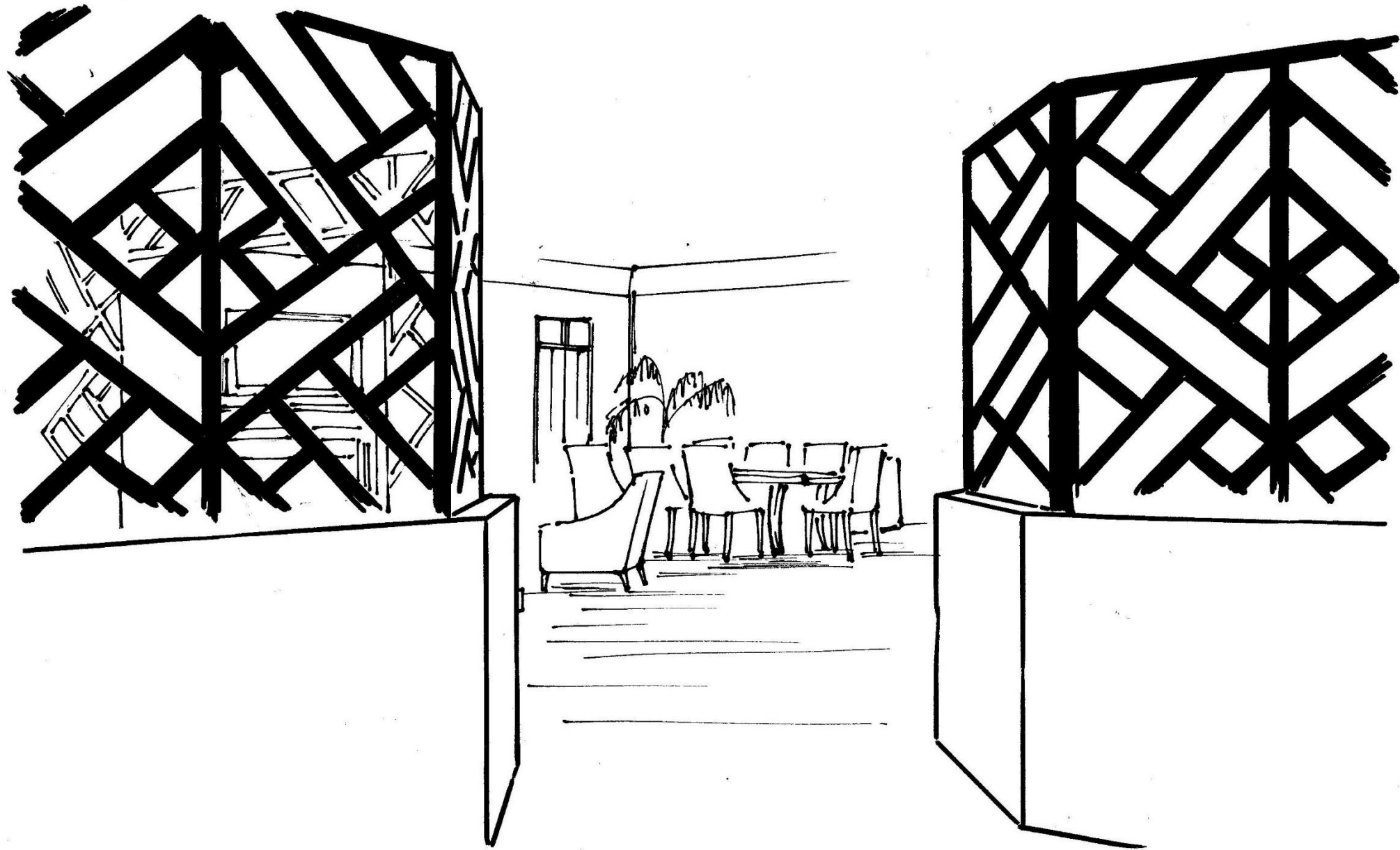
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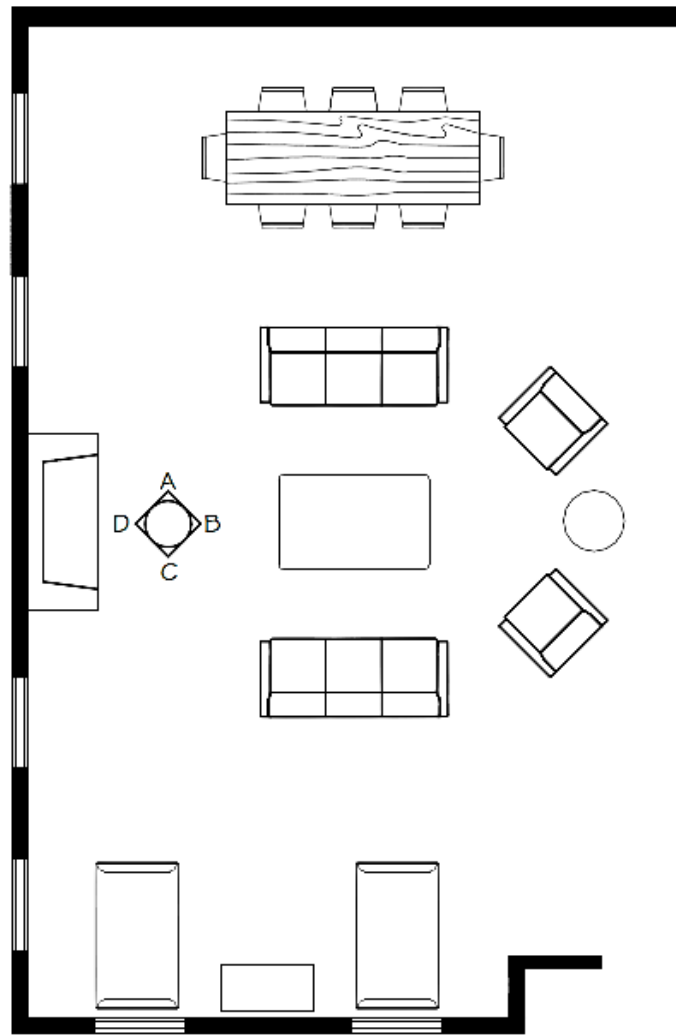
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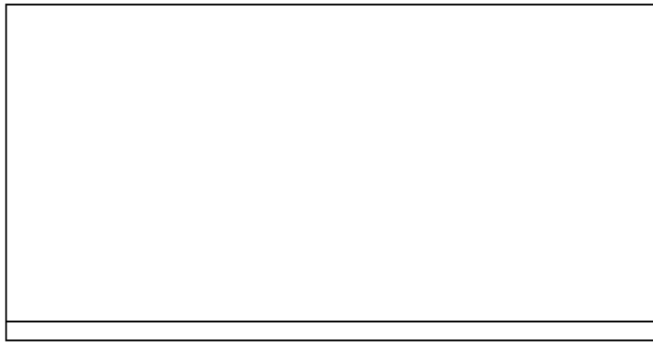
CONCEPTUAL PERSPECTIVE

Entry View into Public Spaces

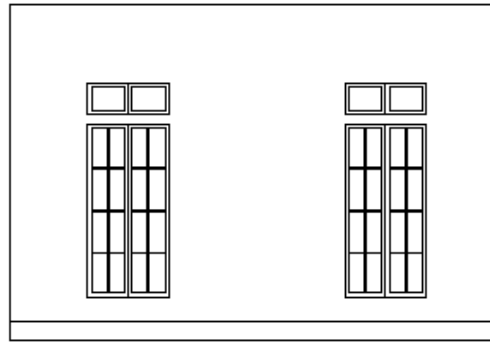




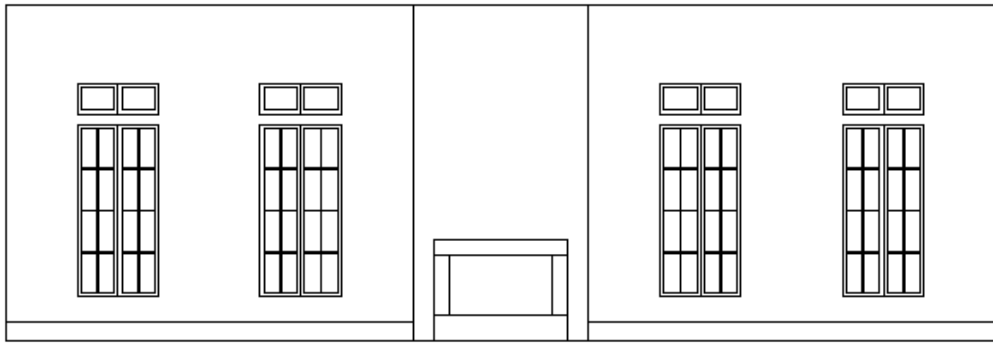
○ GREAT ROOM AND DINING SPACE



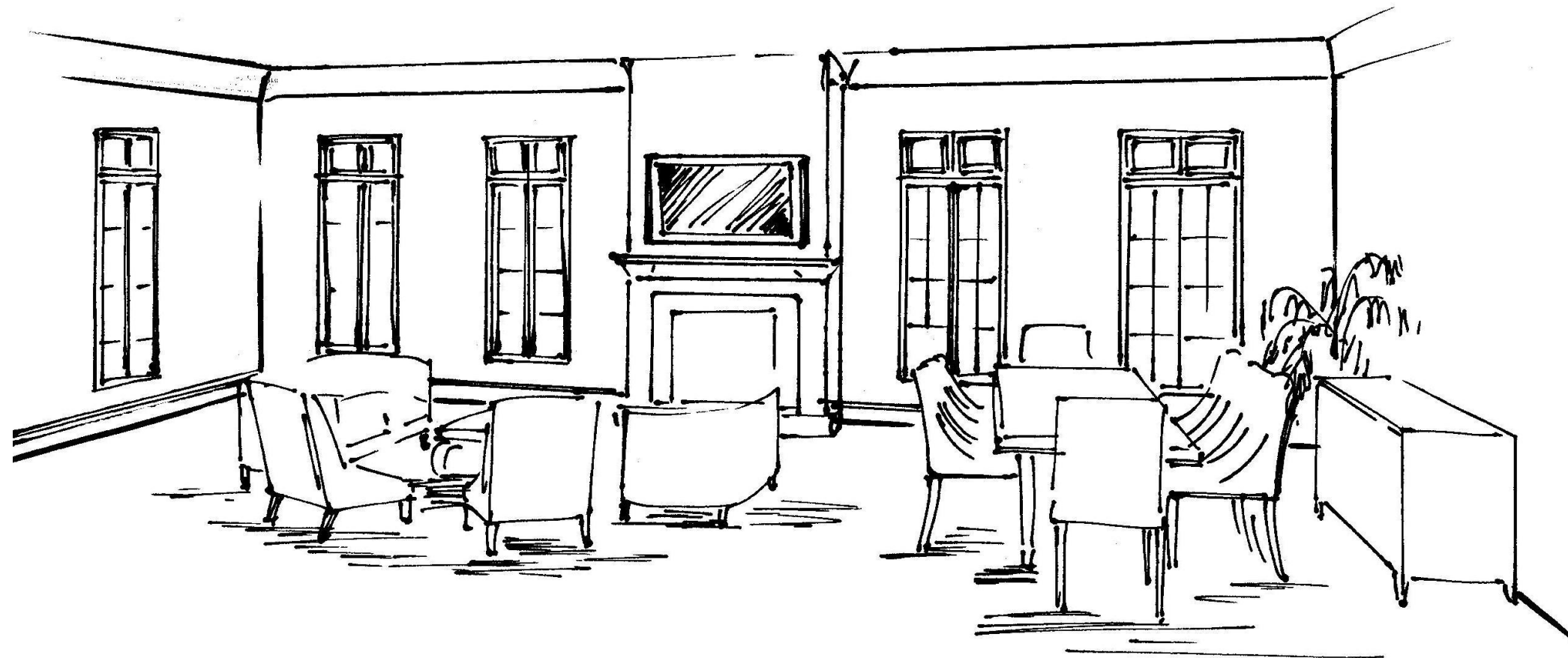
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Ⓒ ELEVATION
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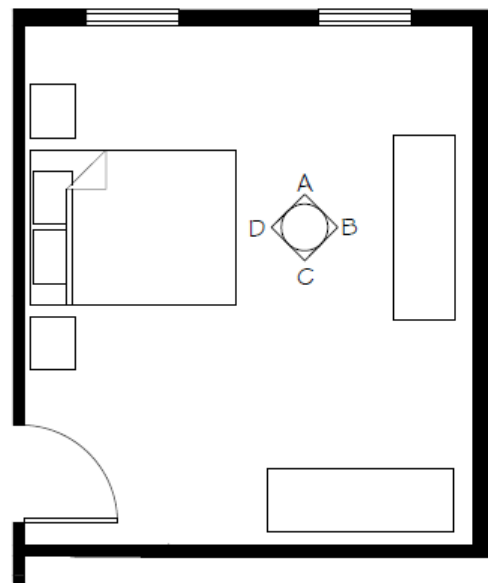
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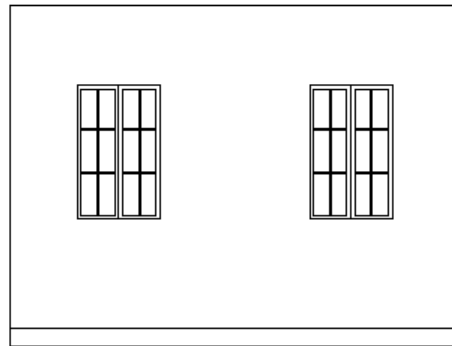
CONCEPTUAL PERSPECTIVE

Great Room and Dining Space

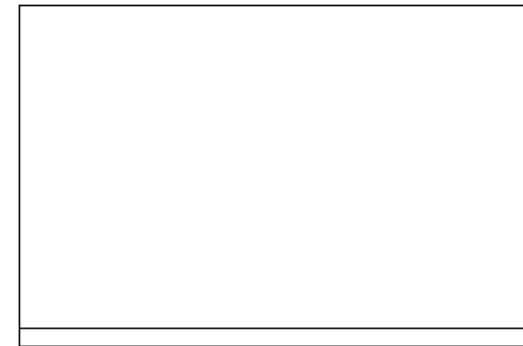




○ GUEST BEDROOM



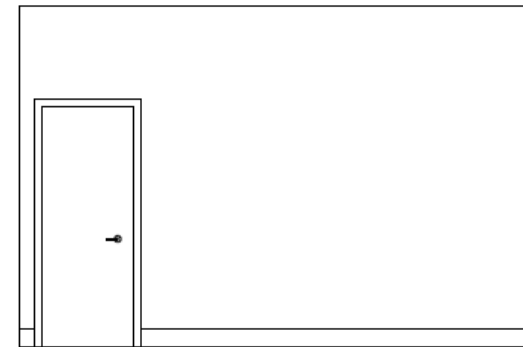
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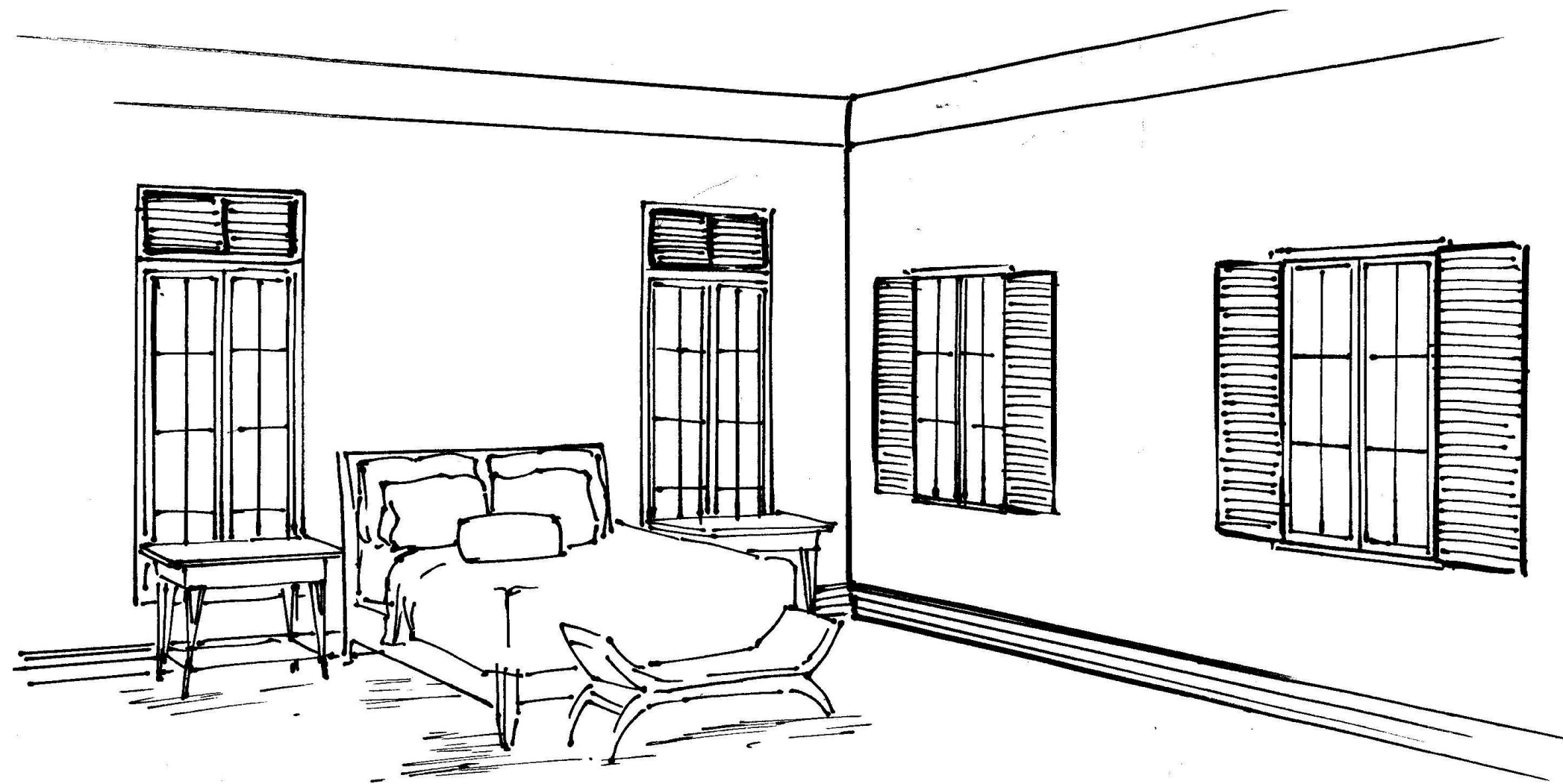
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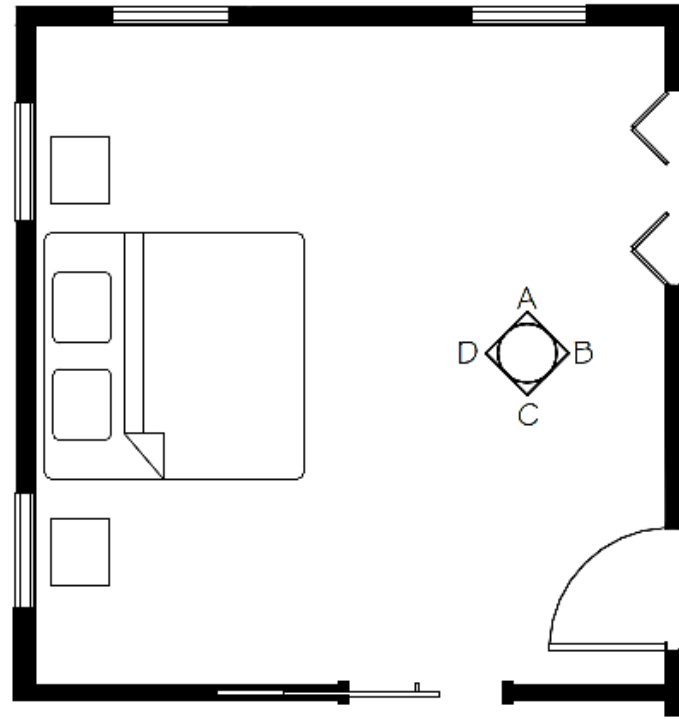
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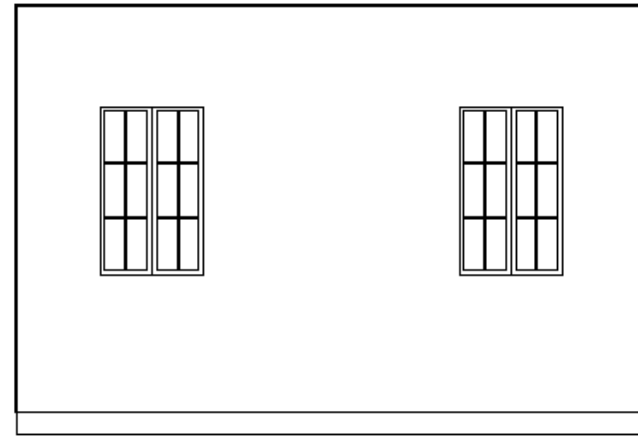
CONCEPTUAL PERSPECTIVE

Master Bedroom

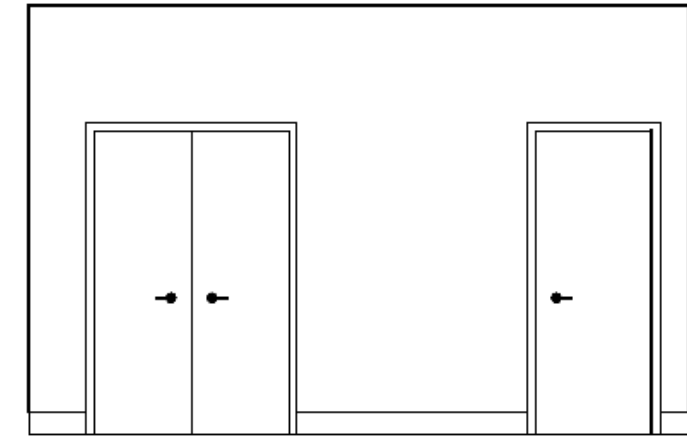




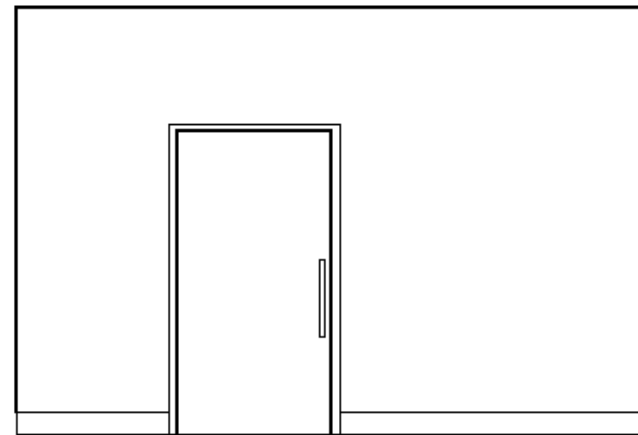
○ MASTER SUITE



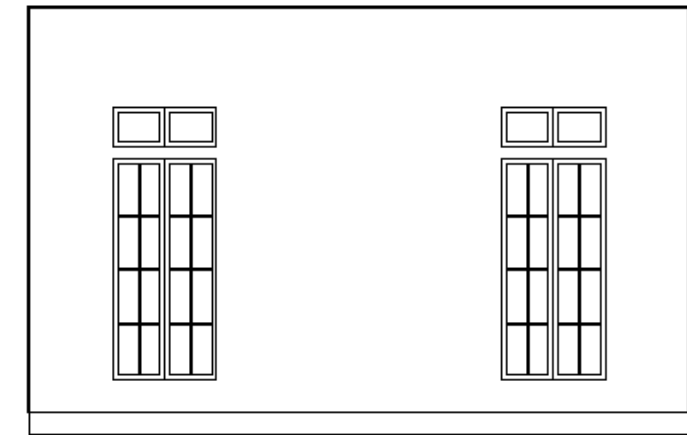
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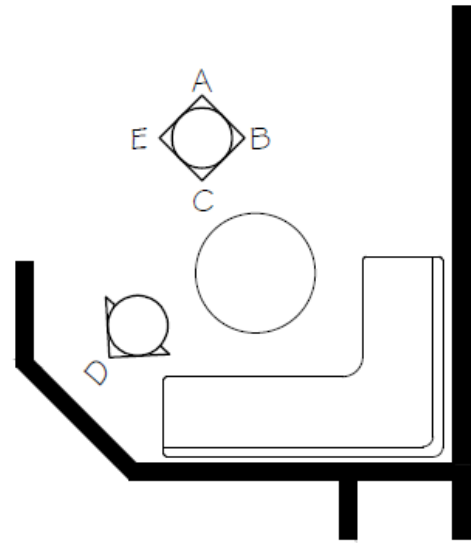
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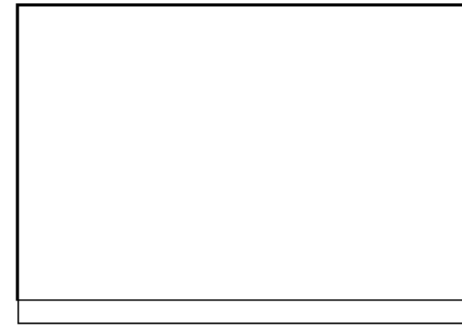
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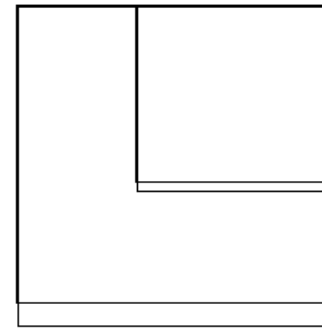
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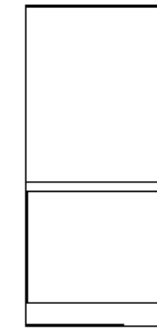
○ BREAKFAST NOOK



ⓑ ELEVATION
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ⓒ ELEVATION
SCALE 3/16" = 1'-0"



ⓓ ELEVATION
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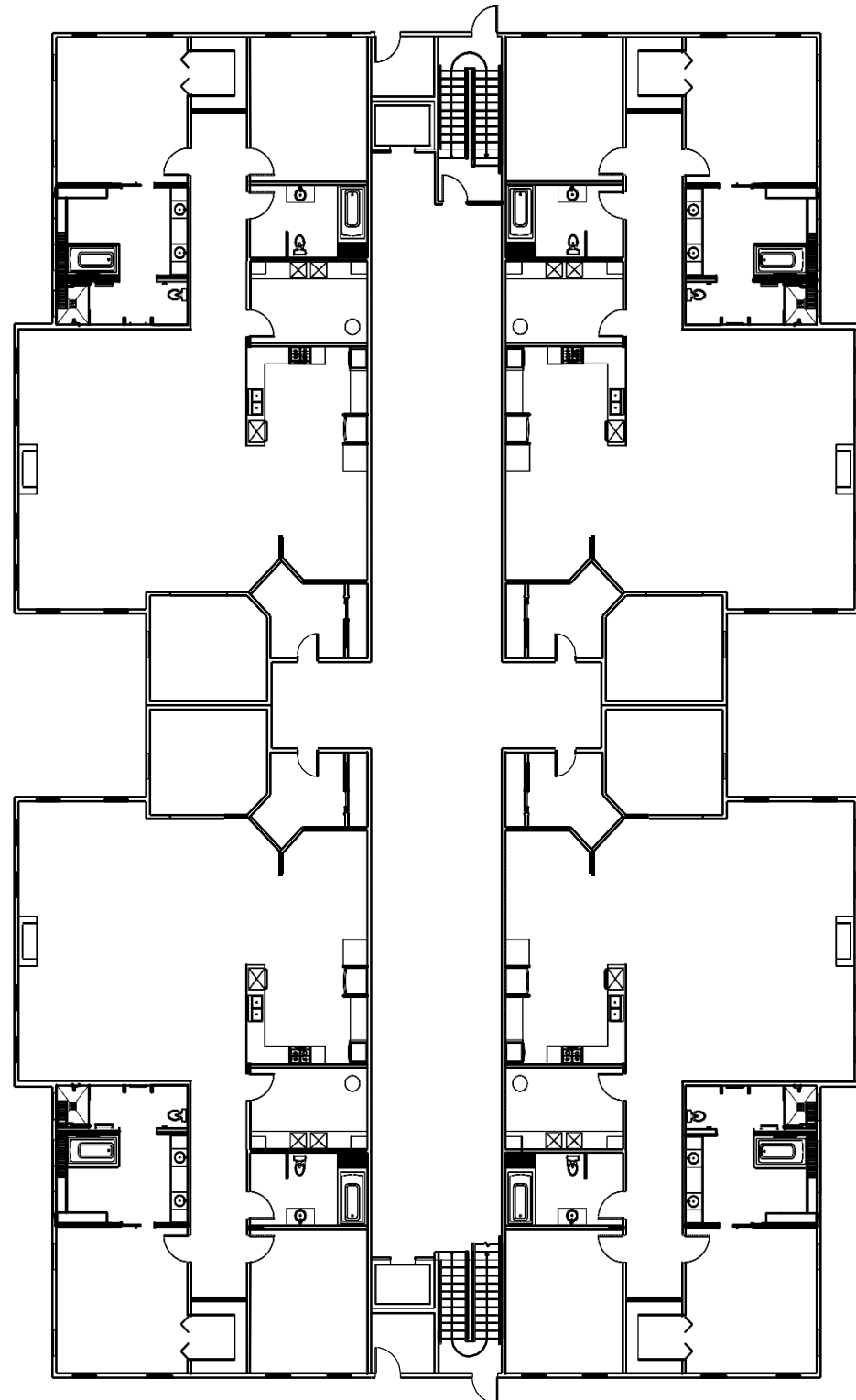


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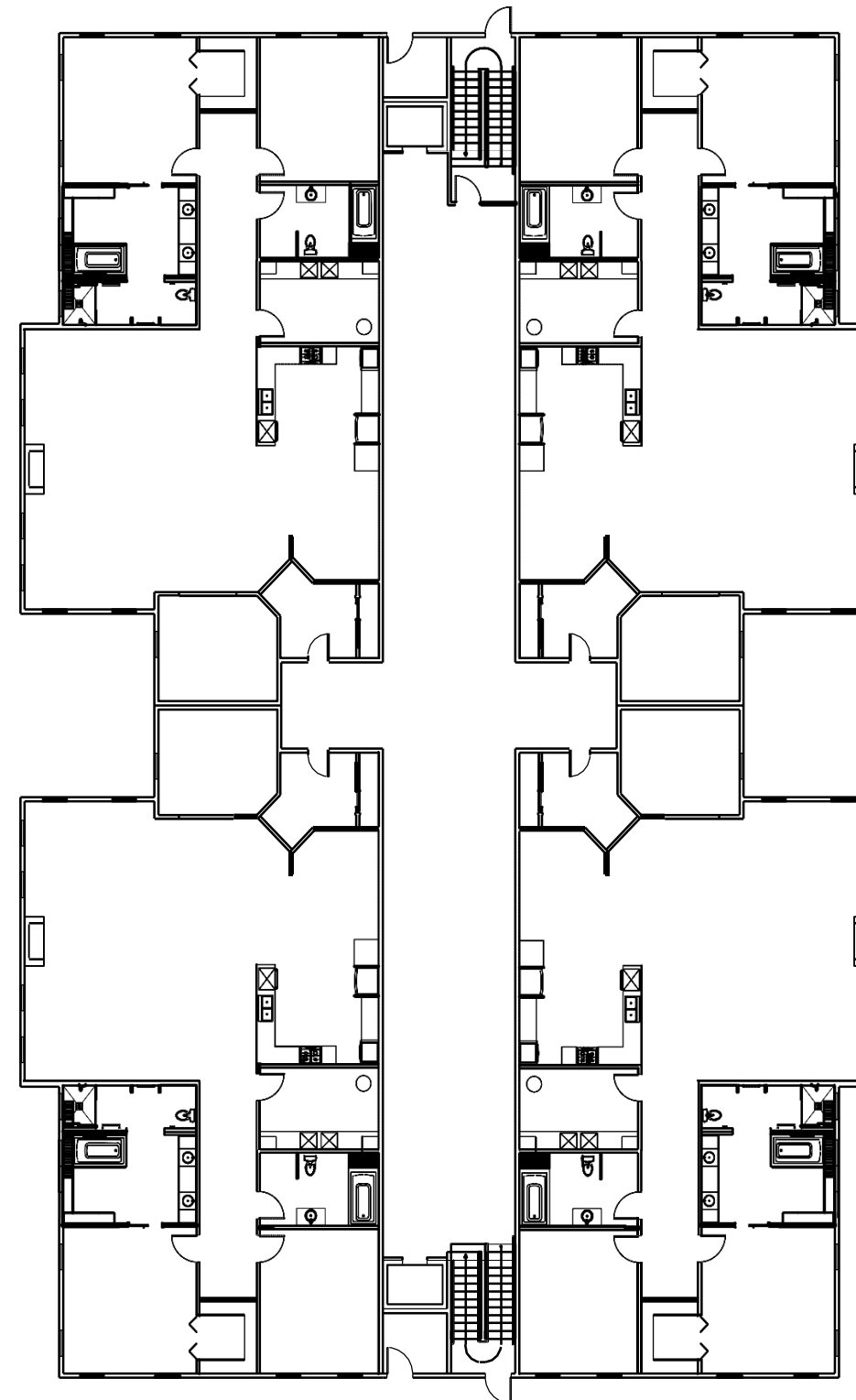


PRELIMINARY ARCHITECTURAL FINISHES





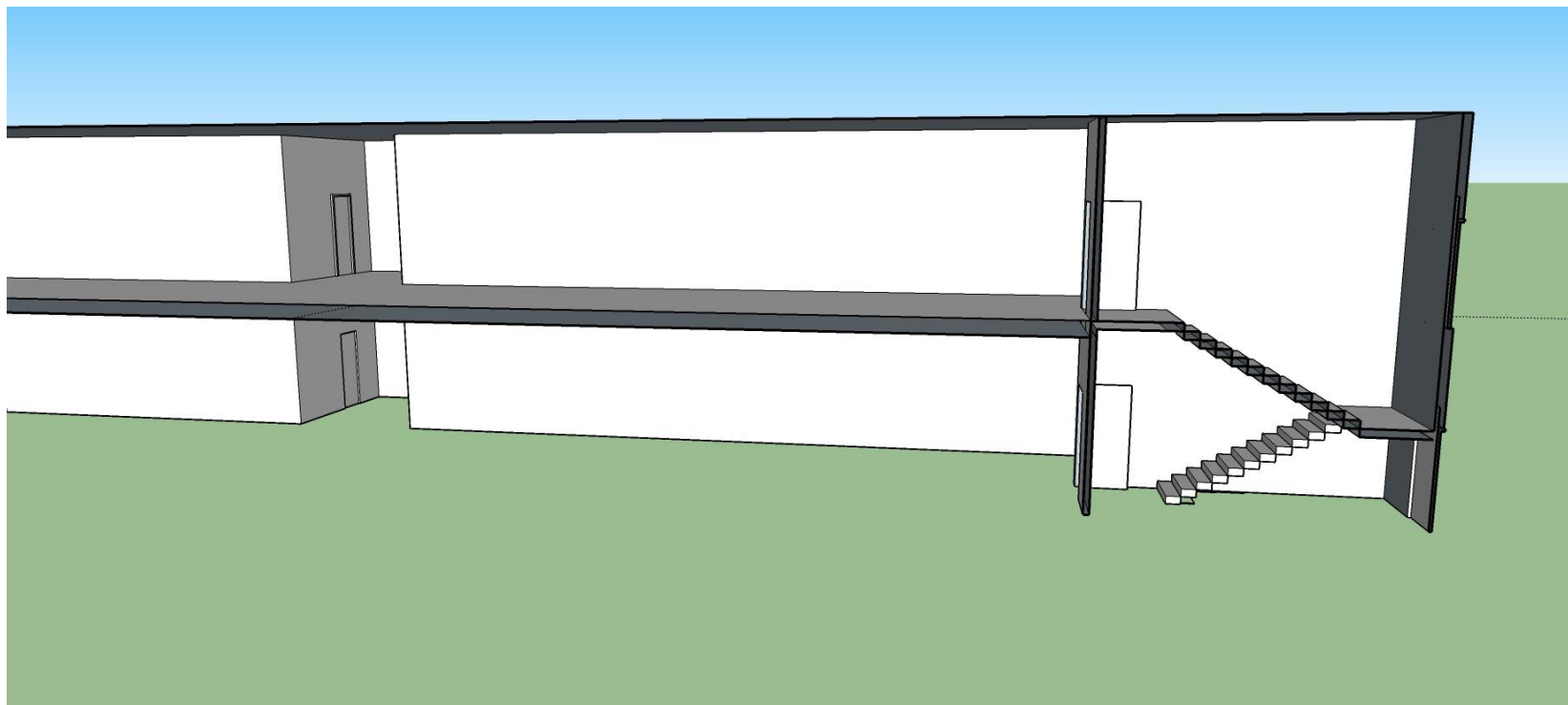
GROUND FLOOR PLAN



TOP FLOOR PLAN

EXTERIOR MASSING STUDY





EXTERIOR MASSING STUDY

Model Views

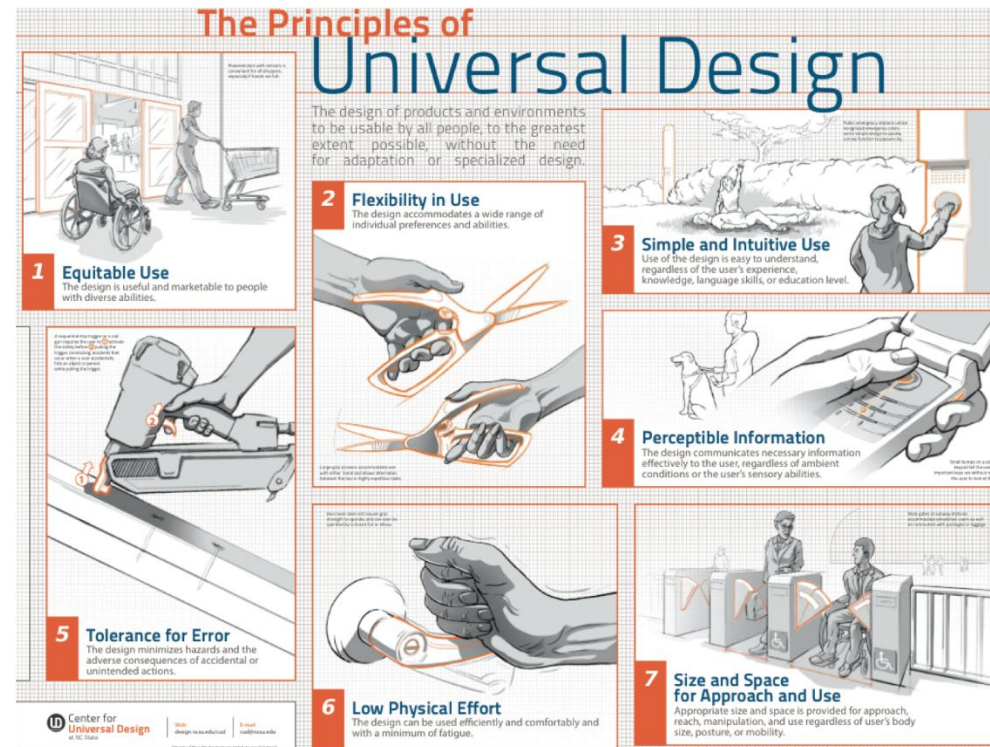


WHAT IS UNIVERSAL DESIGN AND WHY USE IT?

- “UNIVERSAL DESIGN TAKES INTO ACCOUNT THE FULL RANGE OF HUMAN DIVERSITY, INCLUDING PHYSICAL, PERCEPTUAL AND COGNITIVE ABILITIES, AS WELL AS DIFFERENT BODY SIZES AND SHAPES”
- “EVERYONE, EVEN THE MOST ABLE-BODIED PERSON, PASSES THROUGH CHILDHOOD, PERIODS OF TEMPORARY ILLNESS, INJURY AND OLD AGE. BY DESIGNING FOR THIS HUMAN DIVERSITY, WE CAN CREATE THINGS THAT WILL BE EASIER FOR ALL PEOPLE TO USE”
- UNIVERSAL DESIGN CAN HELP OLDER ADULTS CONCERNED WITH AGING IN PLACE BY DESIGNING PRODUCTS AND SPACES THAT ARE SAFER AND EASIER FOR THEM TO USE
- PRINCIPLES OF UNIVERSAL DESIGN:
 - EQUITABLE USE
 - PERCEPTIBLE INFORMATION
 - FLEXIBILITY
 - TOLERANCE OF ERROR
 - SIMPLE AND INTUITIVE USE
 - LOW PHYSICAL EFFORT

INCORPORATED STRATEGIES:

- ELIMINATED STEP THRESHOLDS AT ALL OF THE ENTRANCES HELPS TO MAINTAIN BARRIER FREE PATHWAYS
- AN OPEN FLOOR PLAN IN THE PUBLIC AREAS IS CRITICAL FOR ACCESSIBILITY AND “VISUAL CONNECTION” FROM ONE SPACE TO ANOTHER
- ALL OF THE PASSAGE DOORS ARE AT LEAST 36” TO PROVIDE WHEELCHAIR CLEARANCE AND ALSO INCORPORATE LEVER HANDLES FOR LOW PHYSICAL EFFORT
- THE KITCHEN AND BATH HARDWARE PROVIDES FOR FULLY EXTENDED DRAWERS AND STORAGE FOR ACCESSIBILITY
- ALL CABINETRY IS CONSTRUCTED TO PROVIDE A COMFORTABLE AND ACCESSIBLE HEIGHT



UNIVERSAL DESIGN IMPLEMENTATIONS



HISTORICAL PRECEDENT: BRITISH COLONIAL

- THE WEALTHY, UPPER CLASS OF ENGLAND WOULD TRAVEL TO THE MYSTERIOUS AND EXOTIC COLONIES OF BRITAIN. THEIR STORIES AND TREASURES FROM DISTANT LANDS WERE A TESTAMENT TO THEIR AFFLUENT STATUS AND THEIR PASSION FOR ADVENTURE
- INSPIRATION FOR FUTURE EXCURSIONS WHILE ALSO REFLECTS PAST TRAVELING EXPERIENCES

DEFINING CHARACTERISTICS:

- FURNISHINGS ARE COMFORTABLE BUT LUXURIOUS (PERFECT FOR AGING IN PLACE)
- PIECES ARE ELEGANT AND ROOTED IN TRADITION, BUT INCORPORATES EXOTIC AND DISTINCTIVE ELEMENTS FROM OTHER COUNTRIES
- BAMBOO IS A POPULAR MATERIAL FOR INTERIOR FURNISHINGS AND DÉCOR PIECES
- WALLS ARE GENERALLY LIGHT IN COLOR TO CREATE A BEAUTIFUL CONTRAST WITH DARKER WOODS, BUT ALSO PROMOTE A BRIGHT AND AIRY ATMOSPHERE (WILL AID IN COMBATING DEPRESSION)
- SHUTTERS ARE COMMON WITH WINDOWS TO REGULATE TEMPERATURE
- WICKER AND RATTAN FURNISHINGS AND FIXTURES ARE PREVALENT, AS WELL AS FLORAL PATTERNS AND MOTIFS, PLUSH FURNITURE, AND INTRICATE EASTERN DESIGNS



HISTORICAL PRECEDENT IMPLEMENTATIONS

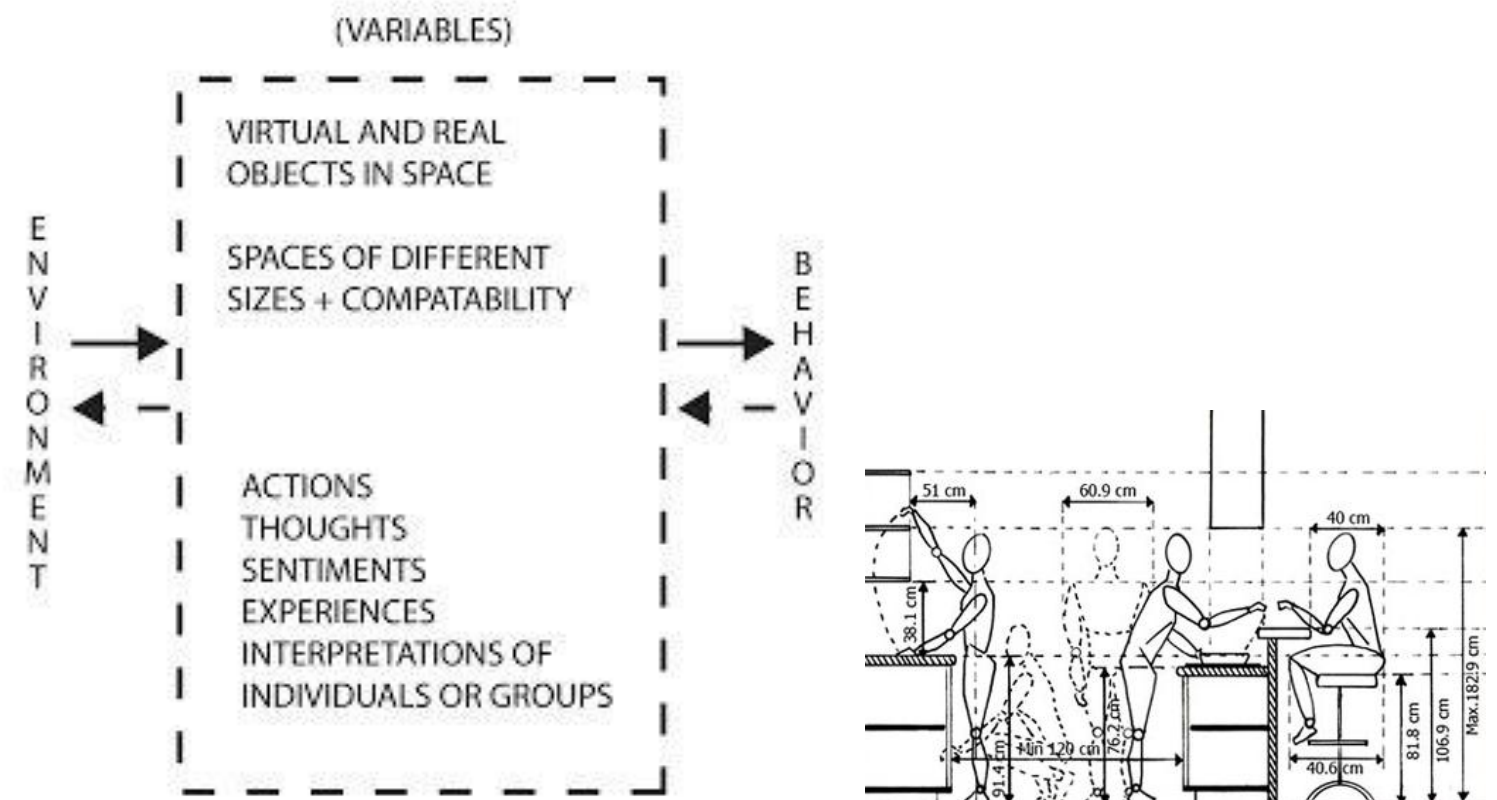


HUMAN BEHAVIOR AND THE BUILT ENVIRONMENT

- “AS DESIGNERS WE MUST REMEMBER THAT BEHAVIOR COMES FIRST, ALWAYS. THE QUIRKY, THE OBSCURE, THE VAIN, THE WONDERFUL. WE NEED TO OBSERVE HUMAN BEHAVIOR IF WE ARE TO SUPPORT DESIGN” – JOSHUA PORTER
- HUMAN BEHAVIOR IS MOTIVATED BY INNATE ATTRIBUTES SUCH AS THE FIVE SENSES AND BY LEARNED CULTURAL ATTRIBUTES
- WHEN EXAMINING THE RELATIONSHIP BETWEEN INDIVIDUALS AND THEIR ENVIRONMENT, WE CONSIDER HOW INDIVIDUALS PERCEIVE THEIR ENVIRONMENT AND HOW THEY REACT TO IT
- PERCEPTION OF ONE’S ENVIRONMENT IS AFFECTED BY SOCIOLOGICAL AND PSYCHOLOGICAL NEEDS, AND PHYSIOLOGICAL DIFFERENCES:
 - SOCIOLOGICAL DETERMINANTS SUCH AS GROUP DYNAMICS AND COMMUNICATION AFFECT PERSONAL INTERACTIONS WITHIN AN ENVIRONMENT
 - PSYCHOLOGICAL DETERMINANTS AFFECT AN INDIVIDUAL’S SENSE OF WELLBEING IN THE ENVIRONMENT
 - PHYSIOLOGICAL DETERMINANTS AFFECT THE PHYSICAL COMFORT IN A SPACE

IMPLICATIONS:

- ERGONOMICS AND ANTHROPOMETRICS ARE CONSIDERED FOR OPTIMAL COMFORT IN FURNISHINGS
- PUBLIC SPACES WILL BE LEFT OPEN, WHEREAS PRIVATE ROOMS WILL BE CLOSED OFF FOR VISUAL AND ACOUSTIC PRIVACY
- AESTHETICS IN MATERIALS, FINISHES, AND FURNISHINGS WILL BE CHOSEN BASED ON THE PSYCHOLOGICAL AND PHYSICAL NEEDS OF THE TENANTS



**DON'T
DESIGN
FOR
DESIGNERS**

**DESIGN
FOR
PEOPLE**



HUMAN BEHAVIORAL CONSIDERATIONS

