



NEW BEGINNINGS

Retirement Community

Bobbie Lee Hughes
IAD 410: Social Design
Instructor: Tuan Louv
Fall 2016

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01

INTRODUCTION

What happens as we become older?



When entering into a life of becoming a senior citizen and retiring there are a few different changes a person goes through. There are social, psychological and health changes. In the past people in society used to work until they were disabled and now they work and retire at a certain age. As they move from having a job and a busy work-style to work responsibilities reducing and more time on their hands. Some senior citizens have trouble adapting and can lose self worth.

Losing self worth is very common and can happen easily. This is why activities and a busy lifestyle is important for a retiree to keep up. Average daily activities that senior citizens participate can include:



Many other health issues can include:

- Arthritis or rheumatism: 44% in ages 65-74 and 51% in ages 75 and up.
- Hypertension: 40% in all senior citizens.
- Cataracts: 28% of ages 75 and up.
- Back pain.
- Heart disease.

Health issues can have an impact on what types of activities the senior citizen can partake in but the most important thing is that there is a good balance of socialization and solitude. Solitude is important to allow the person to feel like they have some of their independence still.

- Art Classes & Crafts
- Games, Bingo
- Clubs
- Writing workshops
- Exercise classes: water exercises, yoga
- Concerts
- Group outings
- Brunches

Another aspect that a senior citizen has to start to deal with is the health issues that start to arise. Most senior citizens have a decline in vision and as a person becomes older it becomes harder for them to see cool colors, like blues.



Alzheimers

When growing older many adults experience getting Alzheimer's or a loved one getting Alzheimer's. According to the Alzheimer's Association there are many changes a person goes through when having Alzheimer's, these changes include: judgment, sense of time, sense of place, behavior, physical ability and senses. With all of these changes it leads to many different danger zones inside a home that would not typically exist. This leaves loved ones asking many questions and accessing their house: What is dangerous? How can I fix this for someone with Alzheimer's to live comfortably? The Alzheimer's Association gives five main tips for transforming a home into a safe place for people with Alzheimer's to live. These tips are:

- Access the home for dangerous places and objects.
- Adapt the home rather than reteach.
- Simplify objects, activities and tasks.
- Support their needs with also allowing them to be independent
- Be realistic on what can be done.

Adapting a home to suit the needs of a changing adult is a lot of work. It is much easier to have a pre-existing design that functions universally. This would prevent the changing in the future and save money in the long run.

The first major change according to the Alzheimer's Association is the change in judgment. This is when the person starts to forget or keeps forgetting how you uses objects. This change in someone's life can be helped by design with simplicity in mind. A designer can take the approach of using appliances, windows, doors, etc. That provide good signifiers.

The second change is sense of time and place, this is when a person does not recognize the things around him or her. The official Alzheimer's Association website states that, "six out of ten people who suffer from Alzheimer's will wander off and become lost." The most important design feature a designer can take to prevent this would be to make the exit door to the building in a place where a worker can always see. This can be done by adding a reception desk.

Behavior can also be affected and changed, this is when a person is easily confused and they become easily fearful and suspicious. The designer should take an approach that allows the person to calm and at peace inside their home. This can be achieved by the use of soothing colors for example blue. Blue is a soothing color that psychologically reminds a person of the sky, water, etc. and gives a calm feeling. The designer could also provide adequate access of fresh air and views of nature.

When having Alzheimer's, physical ability is a big and major change that occurs. People who have Alzheimer's lose the ability to balance well leaving them to use walkers and wheelchairs. Designing a space to ADA compliant is the best thing a designer can do when designing anything this includes: walk in showers, at minimum 3' 0" doorways, 5 foot turnaround zones, etc. If a space is originally designed to fit ADA codes than lots of money and time is saved in the future from having to remodel and change.

The designer should also design with softer materials in mind, this will help soften the chance of injury in the event of a fall. Rounder edges can be installed preventing injury from running or falling on sharp corners and texture can strategically placed to prevent falls on slippery surfaces.



The last major change is in a person's senses. This can be broken down into changes in vision, hearing, temperature sensitivity and depth perception. This has a major impact in the person's sight. The two major ways this change can be directed in design is through lighting and color. People with Alzheimer's are sensitive to bright light but still need an adequate amount of light to see. According to the official Alzheimer's association website, "[an] even level of lighting [is important]," to have in the home for a person with Alzheimer's. A designer can use blinds and limit the use of shiny object/materials to reduce/diffuse the lighting inside. The designer could also install illuminated light switches so the person can find the light switch easier at night.

How does this apply to design?

Senior housing and retirement are affected in a major way by the way that society is set up today. According to Forbes, "In 15 years, one in five Americans will be 65 years old or older," and there is a lack of housing in this country that supports the physical and financial capability of the age group.

The article written by Forbes also statistically points out that about 30 percent of the income of the people over 50 is spent on housing cost, which ultimately take away from the money they could be spending on food, healthcare and etc. This leaves a huge factor of that is an issue, there is simply not enough housing and too much unaffordable housing for senior citizens to live comfortably.

This leaves a lot of economic factors to be considered when a designer designs for a senior living situation. Seniors merely do not have a lot of money. Seniors have worked their whole lives and retired on whatever they saved. A retired lifestyle consists of extremely fixed and low incomes. So in conclusion with economic issues a designer must produce a project that not only affordable but can also allow cost savings in certain aspects.

As interior designers it is our responsibility to respond to the issues that our clients have. One of the issues in a retirement living project to deal with the lack of money the tenants have. One way to incorporate a way to save our clients and/or tenants money on a monthly basis is through incorporating sustainable design. Sustainable building designs incorporate systems like PVC solar panels, rain water collection and gray water systems that cut down on utility bills in a building and provide a cleaner environment to live in. Cutting down the utilities cost allow the client and/or tenant, the senior to save money each month. By providing a cleaner environment for the client and/or tenant it will provide a healthier living situation. Another issue interior designers have to focus on when designing a retirement living project is the mobility of the senior. As people get older, physical ability gets harder. It becomes more likely for seniors to use walkers, wheelchairs, it becomes harder to reach in higher places and their strength weakens. This is where universal design comes into play. Universal Design is designing to fit the needs of everyone, in this case a design to fit wheelchairs, open spaces and objects placed at lower heights. This will result in a design that suits the needs of everyone and reduces the frustration in seniors with lower physical abilities than others. Ultimately as an interior designer the goal is to design a senior living space that is not only affordable but is beautiful and comfortable. Seniors worked their whole lives to retire and they deserve to retire to a place that is worth what they worked for.

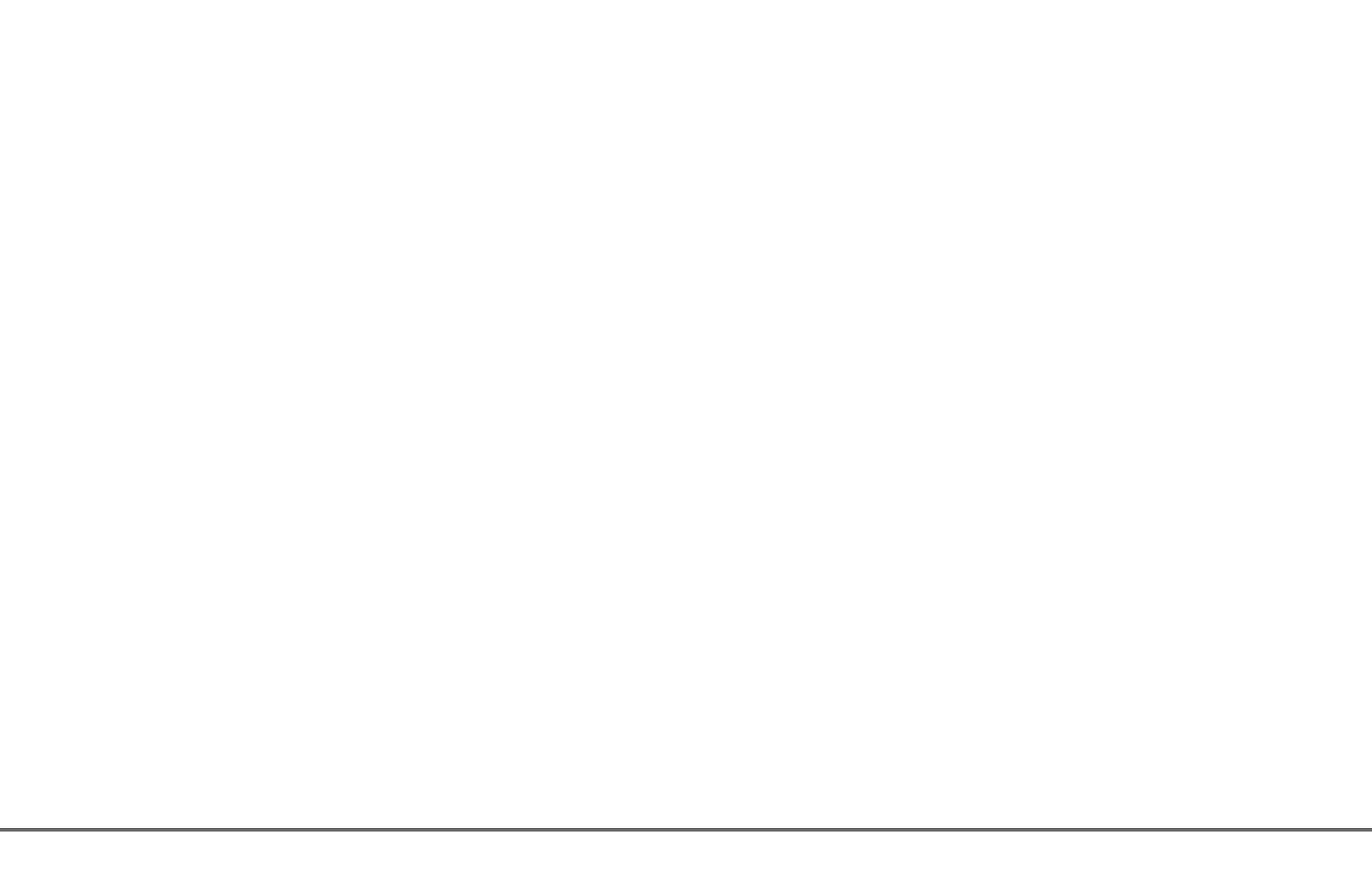


The client in this project is a is buildig a retirement home for freshly retired seniors who instead of retiring and moving to Florida, they made the big leap of retiring and moving to Hawaii. He or She sold their home and are ready to downsize and move forward to live the luxurious retirement they have worked their whole lives for. Although the client chose to downsize their space, they still want the advantage of their family visiting them. They need the smaller place but still have the ability to entertain from time to time. The will hold an active life while being independent but still needs some assistance. They are looking to live the high end lifestyle that provides the necessary amenities and activities that keep them busy, feeling young and allows them to have the right balance of isolation and seclusion. Just because you are retired, does not mean that you can not have fun and live life. They plan for a long stay at this retirement community, so they need a space they can grow into and that will provide the right design for the future needs that they will have. They are retired, routy and ready to take on the next step



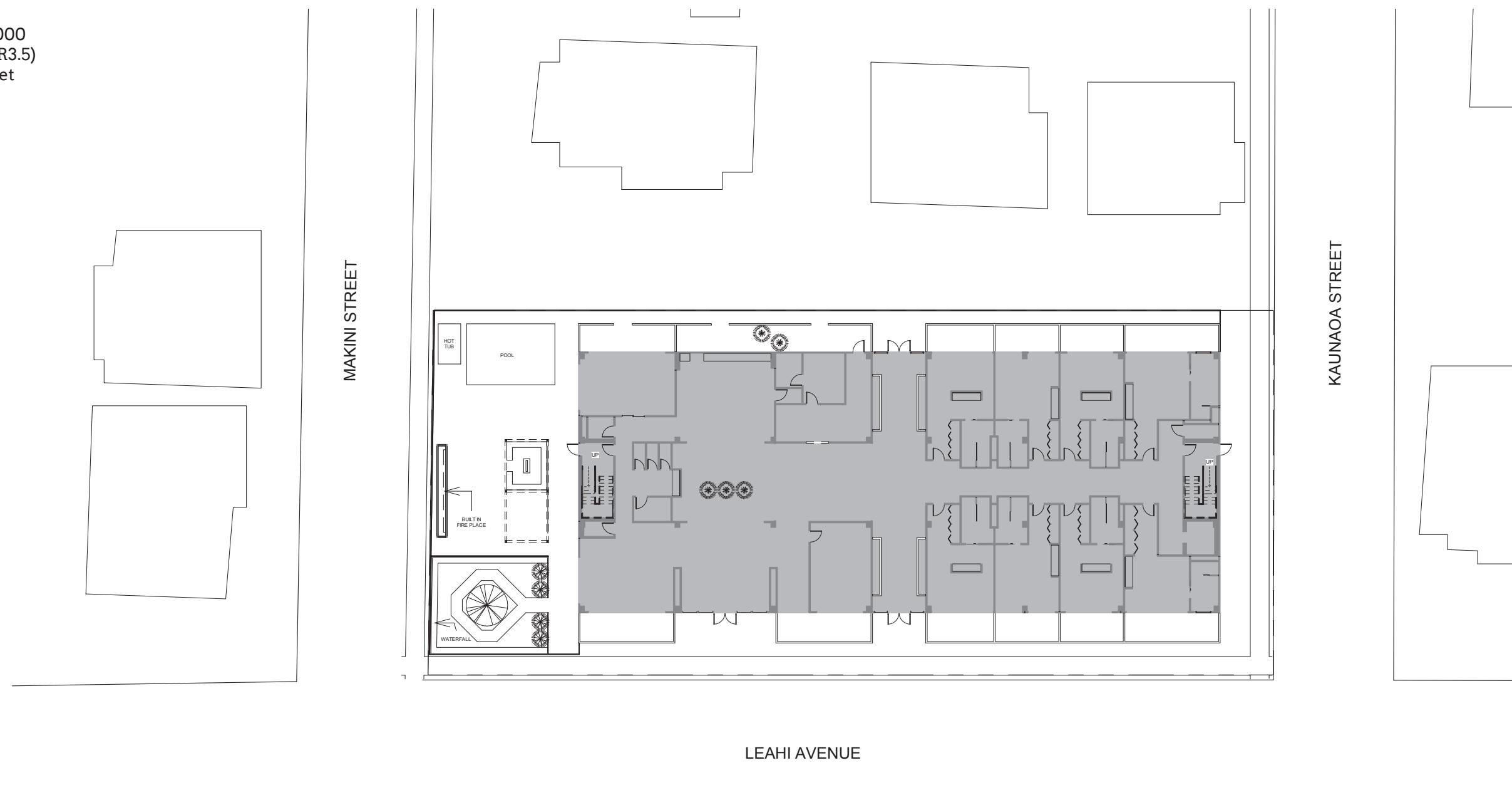
02

SITE ANALYSIS



3630 Leahi Avenue
Honolulu, Hi. 96185

Parcel Number: 310240210000
Property Class: Residential (R3.5)
Property area: 19,824 sq. feet
Acres: 0.4552



① SITE MAP
1/32" = 1'-0"

TRUE
NORTH



BARBER/HAIR



CAFE



CHURCH



GAS STATION



HEALTH CARE



RESTRAUNTS



SCHOOLS



SHOPPING



ZOO

Pauls Barber Hairstyling

Bogarts Cafe
Sunny Days
The Coffee Bean & Tea leaf

Hawaii Church for the Deaf
Kapahulu Bible Church
Unity Church of Hawaii

Aloha Gas Station

Diamond Head Dentistry

Happy Valley Pasta & Pizza
Pioneer Saloon
South Shore Grill

Hawaii School for the Deaf and the Blind
Jefferson Elementary School
Waikiki Elementary School

Drapery Shoppe Inc.
Diamond Head Beach House

Honolulu Zoo

TRUE
NORTH

① Level 1
1" = 800'-0"





BUS LINES

2
8
14
19
20
22
23
24
98A
W3

BUS ROUTES



BIKE LANES



Sun Analysis

When designing lighting needs to be considered. Where is the sun coming in through the building and which rooms are more effected by the sun? Certain areas of a building are more susceptible to unwanted heat and this needs to be considered when designing so a designer can provide the most comfortable space possible, which includes temperature control.

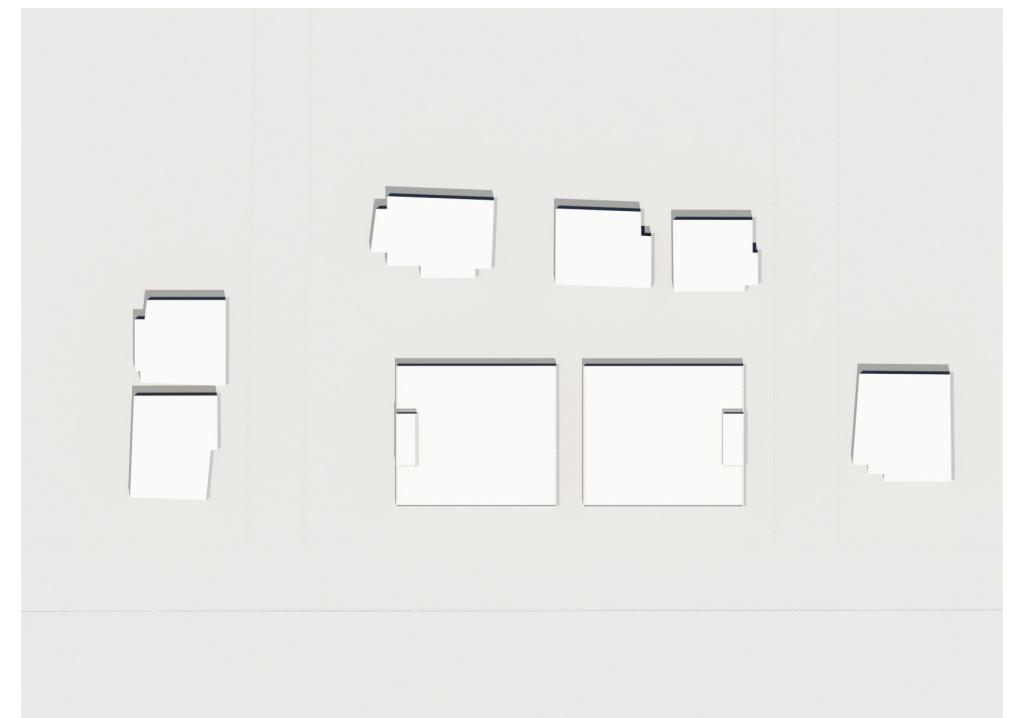
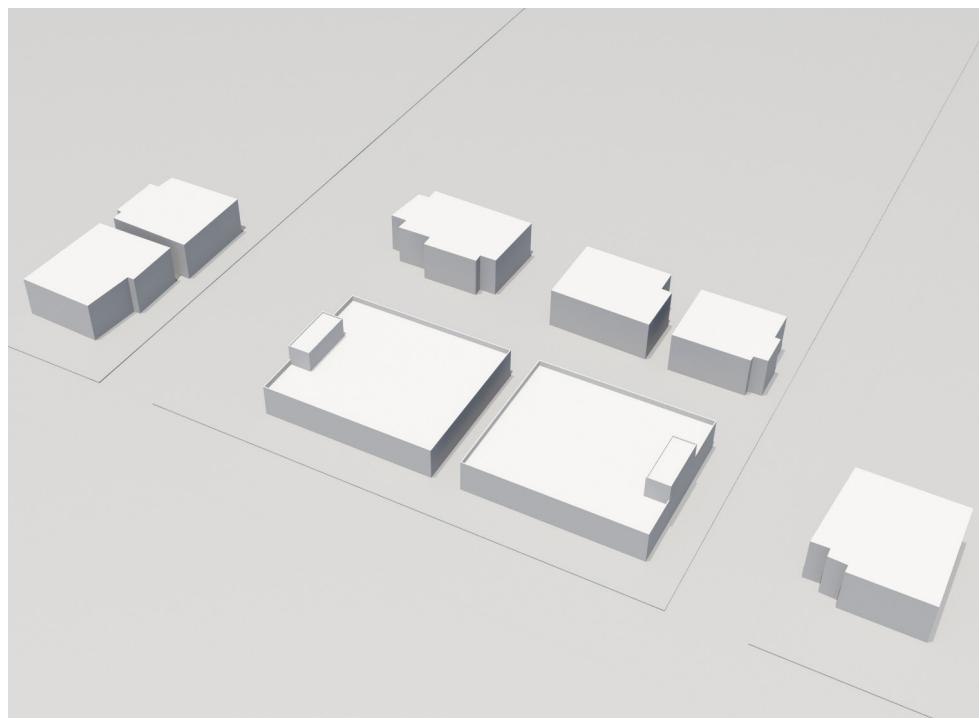
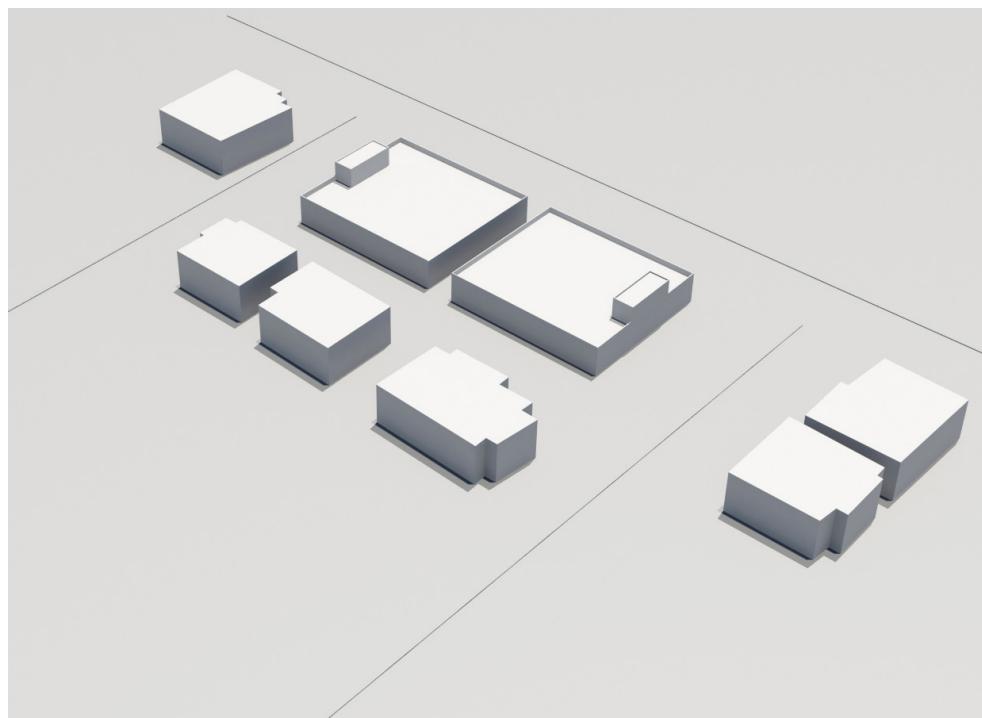
The West side of this building that is facing a street and the ocean is the most susceptible to high heat. There are no buildings that cast a shadow and there are floor to ceiling glass on that side of the building, this can result in lots of heat in the rooms along this side.

The rooms that would be affected by solar heat are the four studio apartments on the western side of the residential part of the building. As for the public/communal part of the building the classroom, community area, the library and the lobby lay along side the western wall and will also be effected.

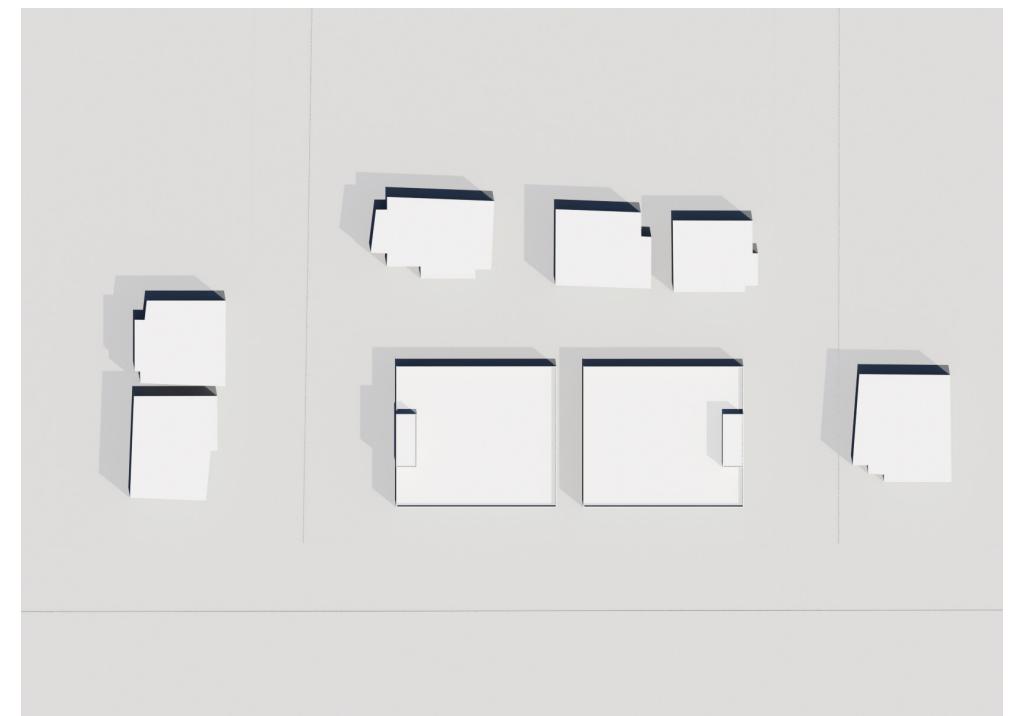
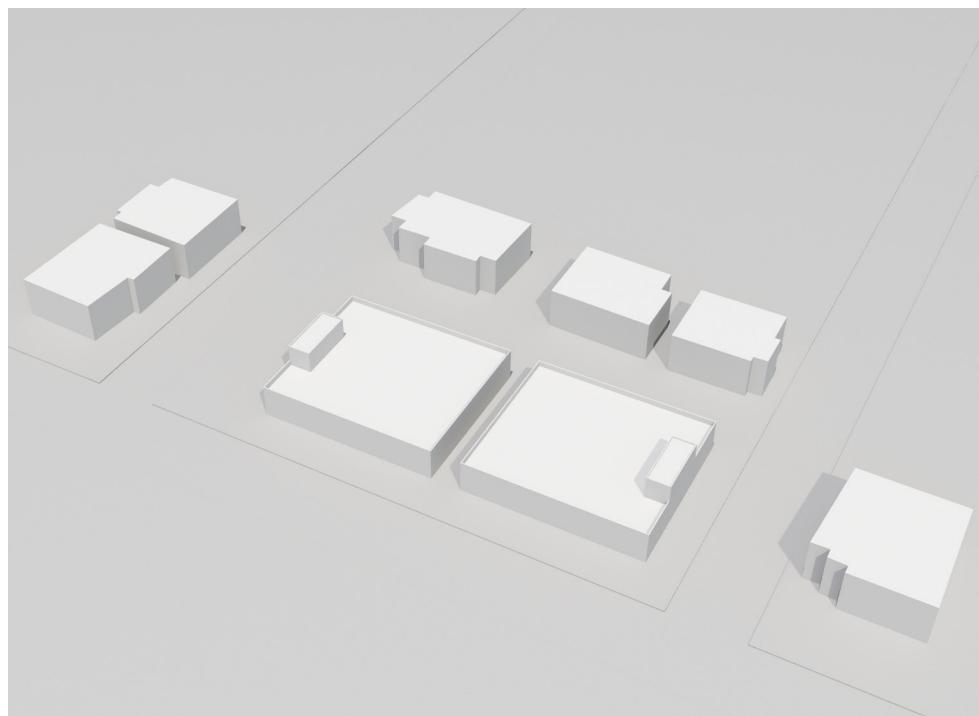
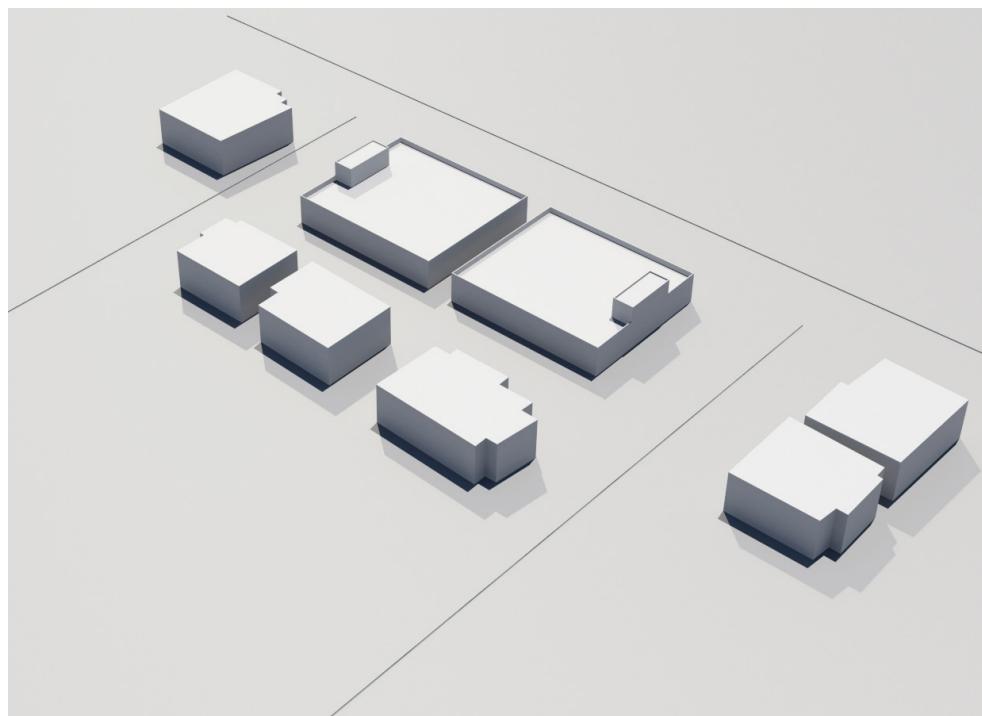
With this project being placed in Honolulu, Hawaii the building itself is placed in a very warm environment. As demonstrated in the summer images on page 11, there are short sharp shadows being casted at noon meaning higher heat. With the area being predominantly residential buildings, this causes for no bigger or taller buildings to provide a shadow cast on the building itself. Ultimately causing the building to be completely exposed to the sun. The problems with the heat being casted onto the building can be fixed and/or managed with design solutions, this will be addressed in future chapters to come.



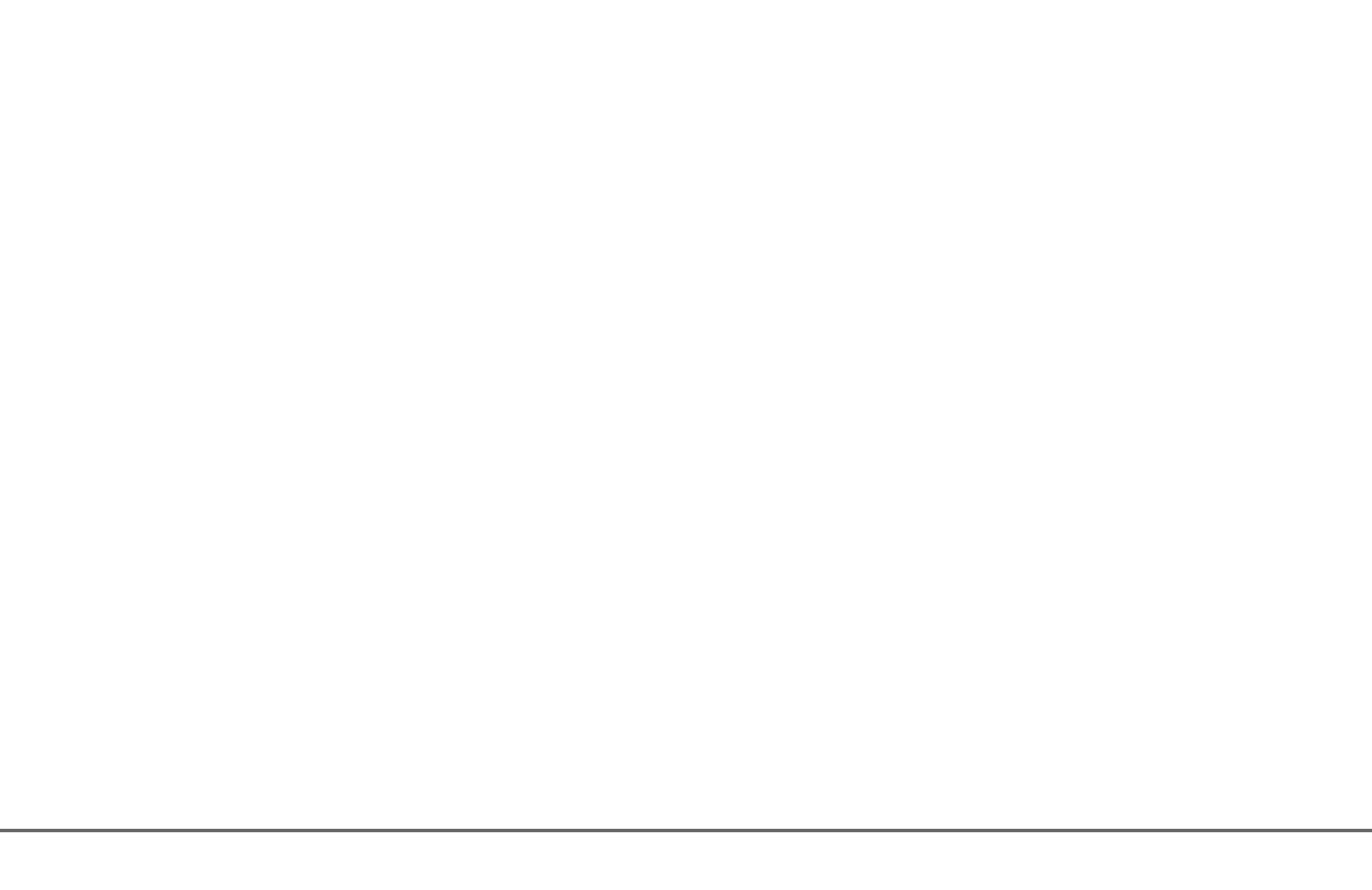
Summer Solstice - June 21



Winter Solstice - December 21



03—PROGRAMMING



Program

Public

Entry

Lobby
Reception

Staff Area

Staff Offices
Nurse Office
Exam Room
Kitchen
Janitors Closet

Tenant Amenities

Community Room
Classroom
Dining Room
Library & Reading Room
Exercise Room
Entertainment Space

Building Necessities

Telecom Closet
Mechanical Closet
Public Restroom

Private Residence

8 Studio Apartments

Kitchenette
ADA Bathroom
Laundry

Entertainment Space

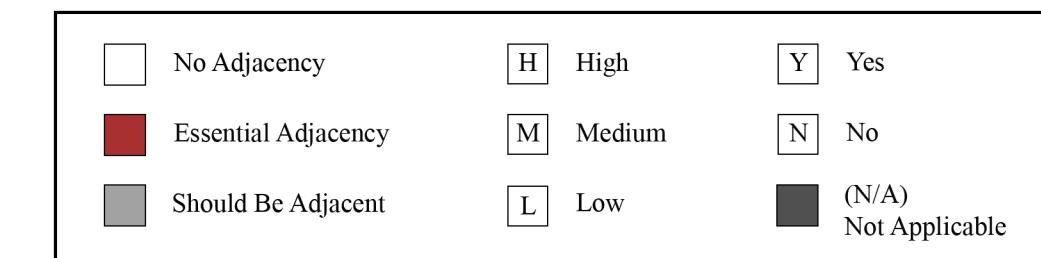
Cooking Area
Dining

Building Necessities

Telecom Closet

Adjacency Matrix Chart

ROOM NAME	SQ. FT.	CIRCULATION	OCCUPANCY	PUBLIC ACCESS	DAYLIGHT/VIEW	PRIVACY	PLUMBING	NOTES
FIRST FLOOR								
LOBBY	TBD	TBD	TBD	H	Y	N	N	
DINING ROOM	500	75-50 SQ. FT.	34	H	Y	N	N	
KITCHEN	250	38-75 SQ. FT.	2	M	N	M	Y	
COMMUNITY ROOM	600	90-180 SQ. FT.	40	H	Y	N	N	
LIBRARY/READING ROOM	300	45-90 SQ. FT.	6	M	Y	M	N	
EXERCISE ROOM	300	45-90 SQ. FT.	6	M	N	M	N	
STAFF OFFICES	300	45-90 SQ. FT.	3	L	N	M	N	
NURSE OFFICES	150	23-45 SQ. FT.	2	L	N	H	Y	
PUBLIC RESTROOM	TBD	TBD	TBD	H	N	N	Y	
JANITORS CLOSET	TBD	TBD	TBD	N	N	N/A	Y	
TELECOM ROOM	40	6-12 SQ. FT.	1	N	N	N/A	N	
MECHANICAL CLOSET	30	5-9 SQ. FT.	1	N	N	N/A	N	
SECOND FLOOR								
STUDIO APARTMENT (8X)	410	62-123 SQ. FT.	3	N	Y	Y	Y	
TELECOM ROOM	40	6-12 SQ. FT.	1	N	N	N/A	N	
SQ. FT.	MIN. CIRCU.	MAX CIRCU.	SQ. FT. + MIN/MAX CIRCULATION SQ. FT.	NET SQ. FT.	SQ. FT. LEFT			
FIRST FLOOR TOTAL	2,470	372 SQ. FT.	641 SQ. FT.	2,842/3,111	4,703	1,592 - 1,861		
SECOND FLOOR TOTAL	3,280	502 SQ. FT.	996 SQ. FT.	3,782/4,276	4,736	460 - 954		



HORIZONTAL



FLOOR & ROOF

VERTICAL



COLUMNS
WALLS



WINDOWS



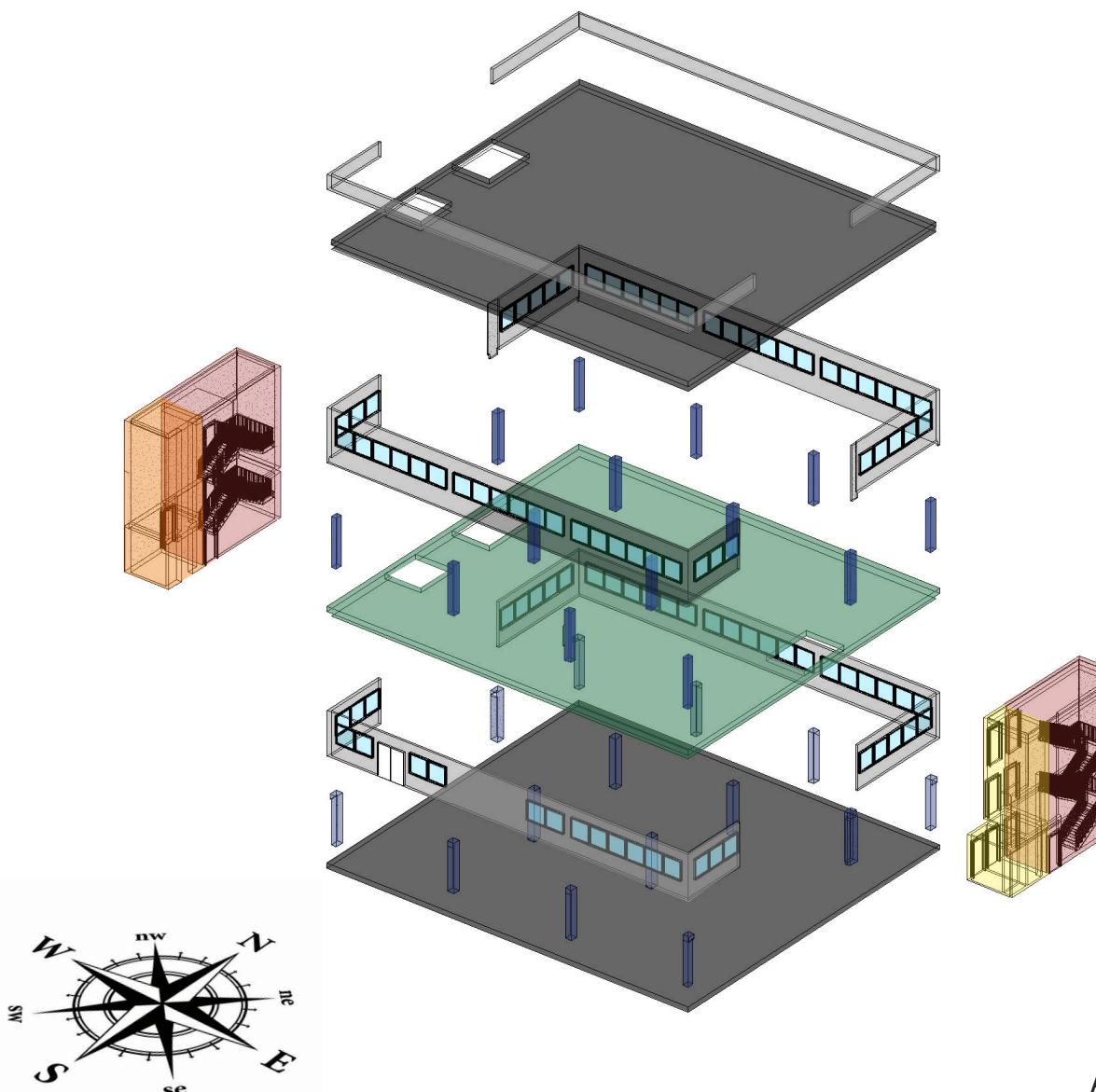
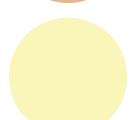
EMERGENCY STAIRS/EXIT



ELEVATOR

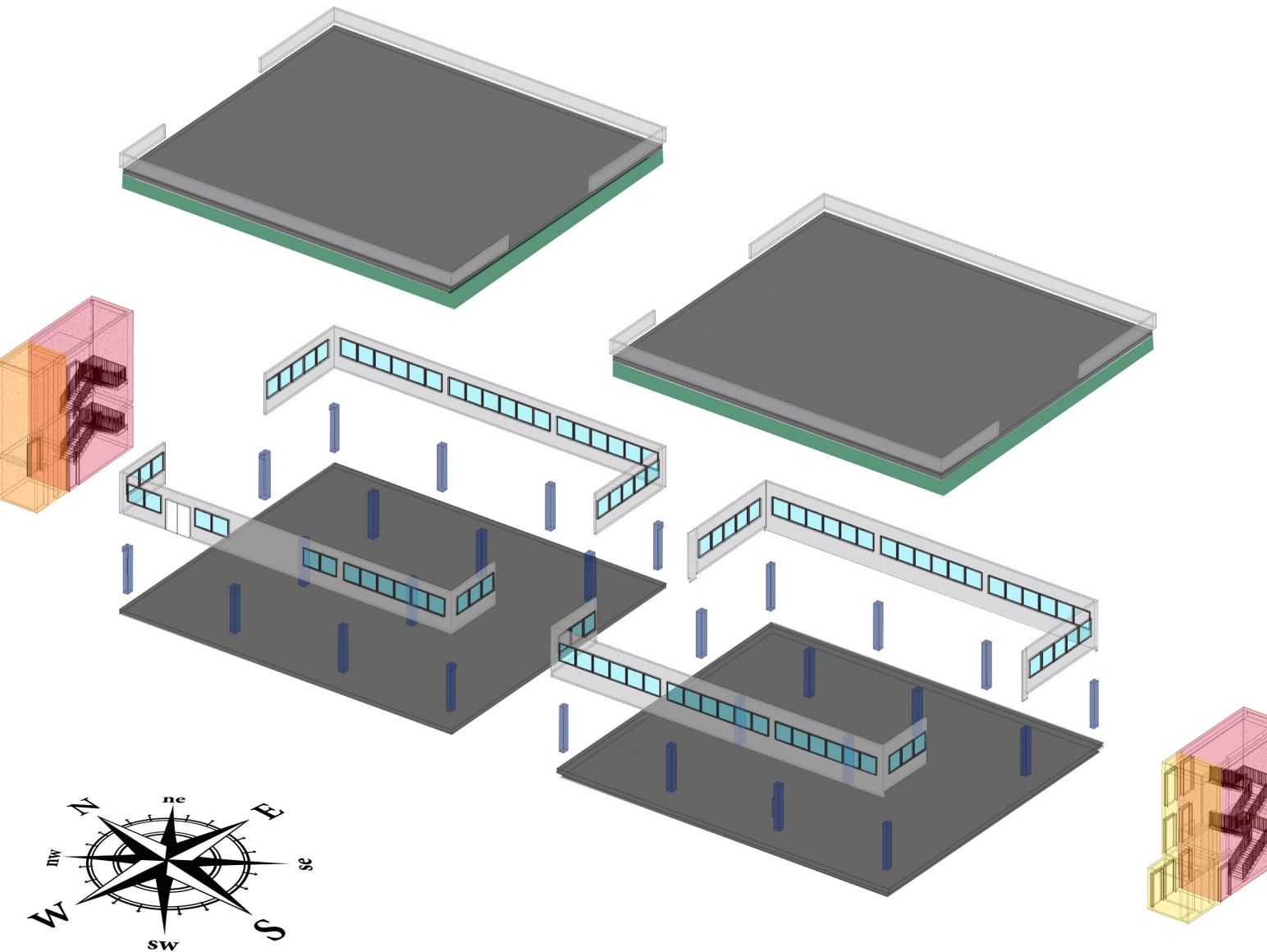


TELECOM & MECHANICAL



When given this project, the original floor plans called for a two story box with rooftop access. Figure A1 is a isometric diagram, this diagram is an exploded view of the structural components that the building consisted of. This square buildings east and west partitions are mostly taken up by two emergency exit staircases, an elevator and mechanics. Given the directional placement on the plan results in a building that will bring in significantly less light than it could. On top of these emergency exit stairs dominating over natural lighting capabilities, the stairs also take up a great deal of space. The building also consists of 16 structural columns that are not moveable. These columns can result in issues of laying out room configurations during the design process. These issues have the highest effect on the studio apartments. All apartments must have window access by law, with the reduction of wallspace to provide windows and the columns it will be harder to provide studio units with similar layouts and sizes.

The plan to work around these issues is by taking the second level off and placing it adjacent to the first level then connecting the two buildings with an atrium and moving the directional placement. By making these adjustments to the floor plan, many benefits are gained. This allows the emergency staircases to further separated gaining space and allowing light to reach spaces of the building the light would not have been able the reach before; resulting in a reduction on energy use from lighting during the day. The height of the overall building is reduced allowing the building to form to the neighborhood and environmental surroundings. The location is set in a predominantly residential neighborhood, concluding that the building will not obstruct the neighbors views. Also with the buildings adjustments there is a square footage gain to work with on the interiors and the rooftop doubles in size.



A2

LEED Goals

1. Surrounding Density & Diverse Uses - 2 Points



A3



This goal states that the building must be constructed within a 1/2 of a mile, which is considered walking distance of eight or more different publicly available space. As shown in Figure A3 in this chapter, the site of the building is within a 1/2 of a mile of eight different places and meets the requirement to achieve 2 LEED Points. See page 8 for more detail.

2. Access to Quality Transit - 5 Points



A4

Weekday trips	Weekend trips	Points BD&C (except Core and Shell)	Points BD&C (Core and shell)
72	40	1	1
144	108	3	3
360	216	5	6

This goal states that the building must be constructed within a 1/2 of a mile, which is considered walking distance of public transit, points are based on x amount of trips the transit service offers, the more trips offered, the more points earned. As shown in Figure A4, in this chapter the site of the building is within a 1/4 of a mile of two public transit stops which offer ten different lines and falls on the spectrum of achieving 5 LEED Points. See page 9 for more detail.

3. Heat Island Reduction - 2 Points

According to LEED this goal states that the intent of the Heat Island Reduction category is, "To minimize effects on micro-climates and human and wildlife habitats by reducing heat islands." This is applied by adding shading and vegetation to the roof top and can be calculated in the following formula.

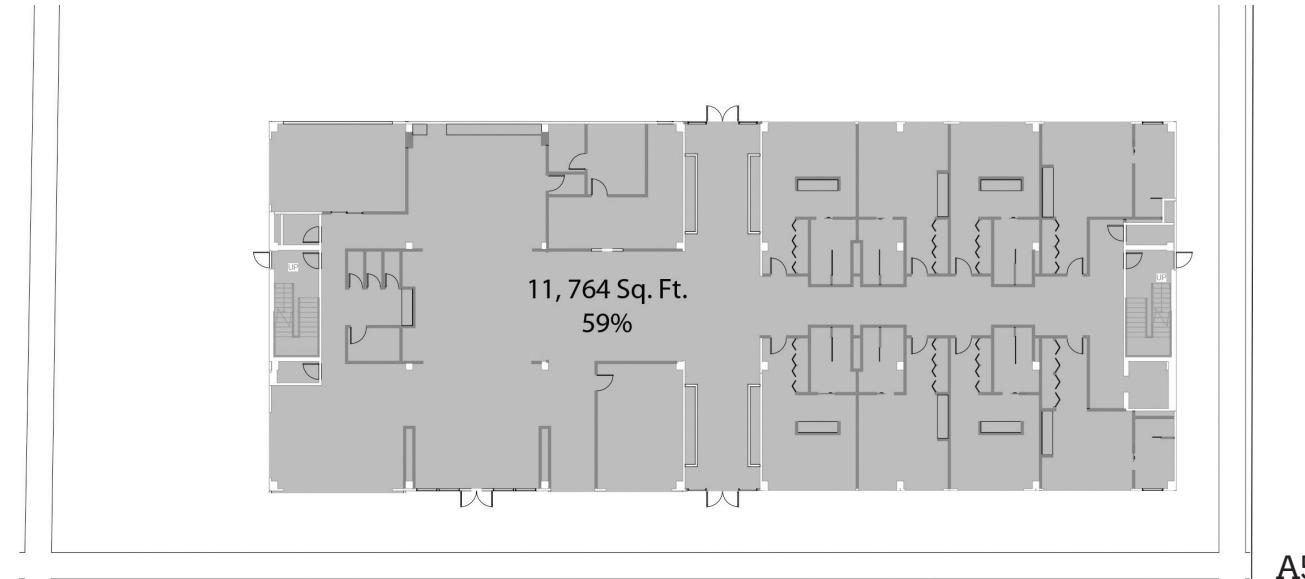
$$\frac{\text{Area of Nonroof Measures}}{0.5} + \frac{\text{Area of High-Reflectance Roof}}{0.75} + \frac{\text{Area of Vegetated Roof}}{0.75} = \frac{\text{Total Site Paving Area}}{\text{Total Roof Area}}$$

This means when designing the space, the number should be equal or greater than the sum of the total site paving area and the total roof area. This goal will be achieved with a rooftop garden.

4. Rainwater Management - 2 Points

According to LEED this goal states that the intention of the Rainwater Management category is, "To reduce runoff volume and improve water quality by replicating the natural hydrology and water balance of the site, based on historical conditions and undeveloped ecosystems in the region." This suggests that there must be a system set in place to manage rain run off in the 95th percentile of local rainfall. Rainwater management will be implemented with a rainwater collection system that will also be used in other sustainable aspects of the design.

5. Open Space - 1 Point



This goal states that the site must provide an outdoor space or outdoor spaces totaling up to 30% or more of the total space of the whole site.

This site is 218' 6" by 92' 0"

$$218.5 * 92 = 20,102$$

Making the site 20,102 square feet.

The building is 170' 6" by 69' 0"

$$170.5 * 69 = 11,765$$

Making the building 11,765 square feet.

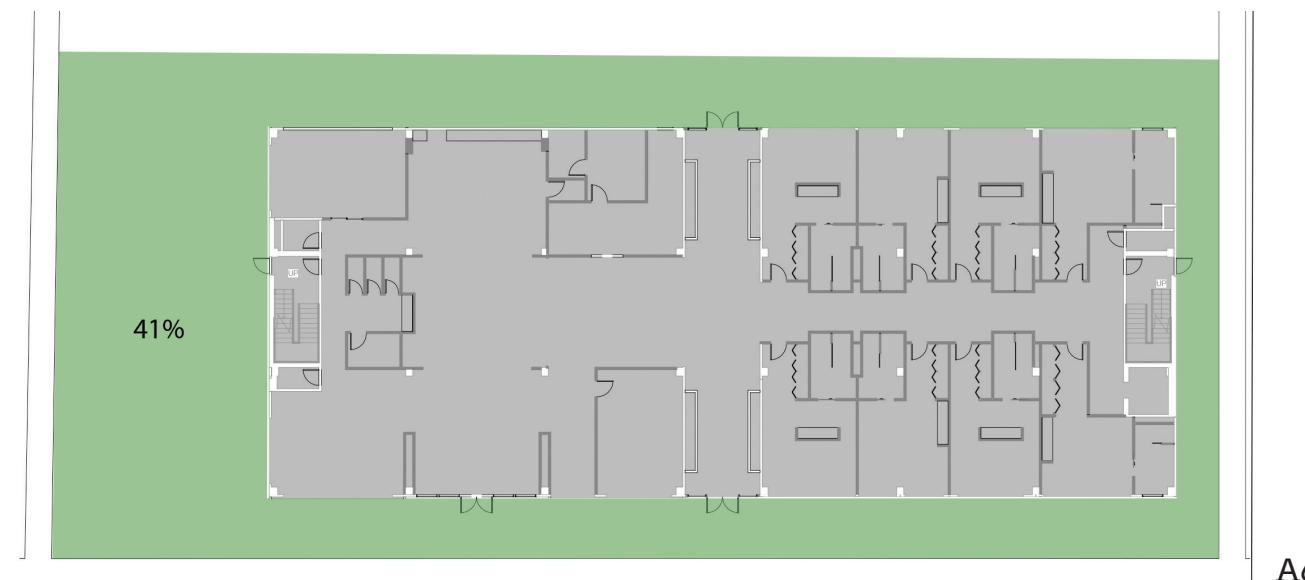
When dividing the spaces:

$$11,764 / 20,102 = .585$$

Making 59% and ultimately showing:

1. The building takes up 59% of the lot.
2. The open outdoor spaces takes up 41% of the lot.

This achieves one point in LEED goals under the category open space. Visuals presented in figure A5 & A6.



04 — DESIGN CONCEPT

"A Powerful Takeover"

All the photographs are examples of structures built by mankind, where mankind chose the fate and destroyed the nature that once was there. Where vegetation once laid, concrete was placed. Where trees and wood once grew, walls of brick, steel and glass were built. After mankind built and destroyed, the buildings were soon wasted and abandoned. As the broken and decaying structures lay abandoned and empty, nature rose to power, took command and started to overpower the structure. Thus harmonizing and bringing life back to the death and decay of the architecture that stands.

A powerful overtaking, more specifically nature taking command of these abandoned structures relates to this project in two main ways.

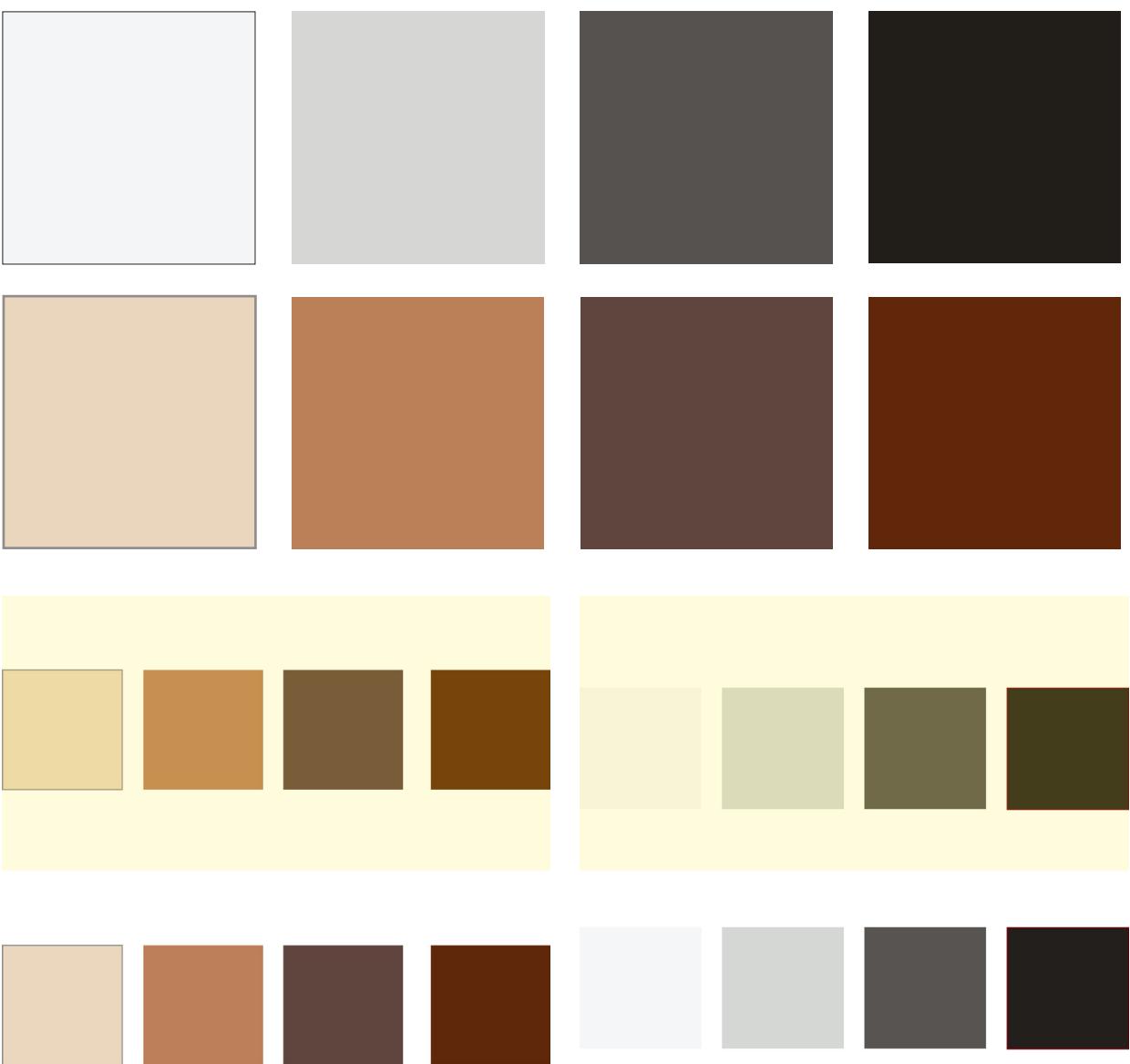
The first relation is to retirement homes in general. Retirement homes are viewed as places where retirees go to live out the rest of their few years left, then die. Much like nature taking command of the old decaying buildings without much discrimination and/or hesitation, this senior center will abandon the idea of a last step and take command of the idea of the next step. Thus empowering the seniors.

The second relation is a statement about social change and a social movement of sustainability. Much like the nature overtaking the abandoned structures, sustainability is overtaking the building industry. Design is transitioning from the "Take, Make, Waste" idea into a "Existing with and harmonizing with nature." This senior center will have design and systems that allow the building to not just coexist but to be one with nature.

Thus providing the seniors with a center that empowers them to take control of what their retirement should be like; Ultimately giving them their "Promised Land".



Color Pallette



As people get older their vision dwindle and they develop vision problems. There are many different types of vision problems that can affect seniors; two specific ones that affect design are the deterioration of color vision and depth perception. Depth perception is the ability to see a 3D world and recognize the distinction between objects. The deterioration of color vision in senior citizens is when the lens of their eye starts to yellow causing a yellow filter. This affects the ability to see the blue or cool color spectrum. Research from Smith-Kettlewell Eye Research Institute shows that by their mid 70's 45% of seniors are affected and by their mid 90's two-thirds of seniors are affected by color vision deterioration. This means that when designing for senior citizens it is better to provide a warm color scale with colors like reds or oranges.

Color has a lot of affect in a design, but how can color be used? One specific way to look at color usage is through its incorporation in universal design. Color can be used in three main ways in universal design; These ways are navigation, recognition and wayfinding.

Navigation is the art or science of plotting, ascertaining, or directing a course a person should take. When walking through a space a person's brain subconsciously recognizes and follows guide points made by the designer. When adjacent objects are similar or the same colors it is harder for the brain to see the distinction between the two objects. However adjacent objects with opposite colors or that have high contrast provides it to be easier distinguishing between the different objects. As people get older their depth perception dwindle. By providing a high contrast in colors, it will allow the seniors to distinguish and perceive the space around them easier.

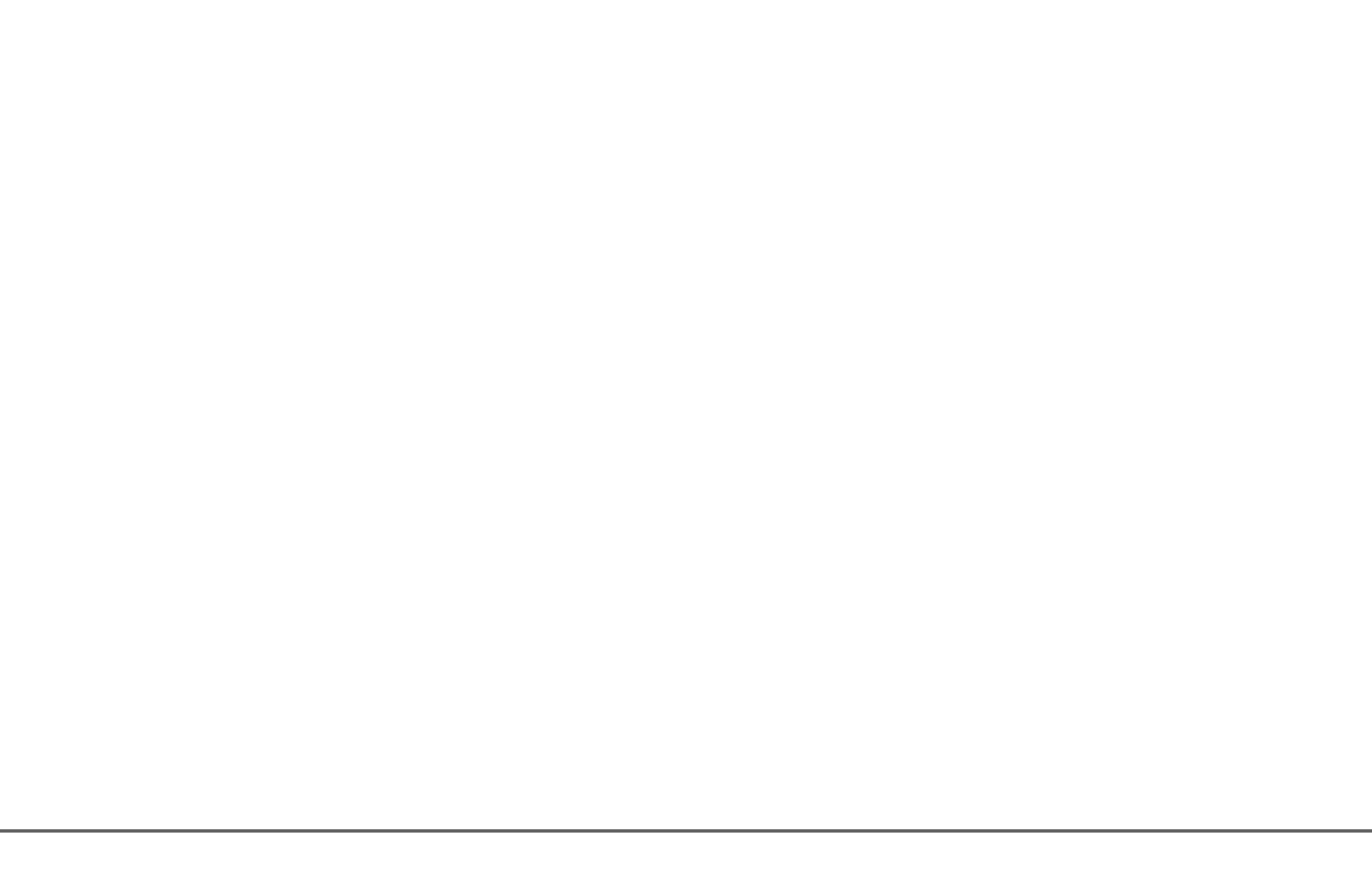
Recognition is the act of acknowledging or noticing an object. In design, the designer can use color to either hide, reveal or recognize something. When there is ugly mechanics the designer could use color to blend it in allowing a person to not notice it as much. Or the designer can make an object, like a light switch, pop out from the wall with opposing colors in order to allow a person to notice it easier. This also can be done by using opposite or contrasting colors. In this project colors can be played with to allow the seniors to see objects easier and making the space around them easy to guide through. For a person with Alzheimer's a designer could provide color recognition by making similar rooms, for instance all bathrooms, the same color. This would allow the person with Alzheimer's to recognize the color and associate that color with something.

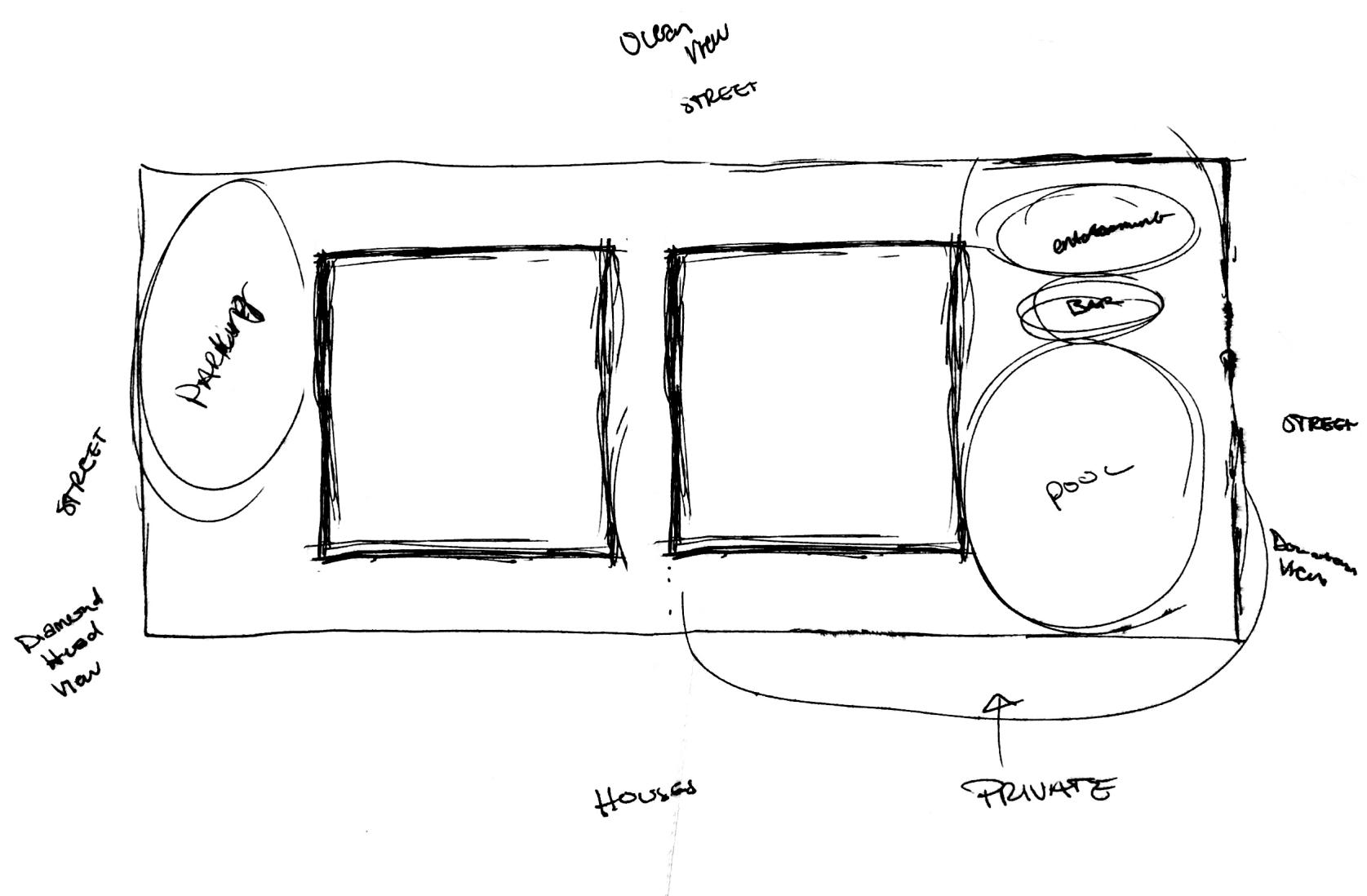
Wayfinding is a method of conveying location and/or directions through spaces. This method can be achieved with signs, mapping, graphics, pattern and color. When providing a proper and good wayfinding system in a design, it can allow a person to move throughout the space without double guessing where to go or where they are. Wayfinding can be achieved with color, for example if a hallway is one color but the wall at the end was another color, this provides information to the person that, that is the end of the hallway. For seniors color can be used to show distinction between the places inside a space.

When designing this project, careful considerations to all of these issues will be considered. A specific consideration of the issues were made when selecting the color palette. The selection of a neutral palette with a color scale white to black was made to provide the high contrast needed to address the vision issues stated earlier. The neutral palette also allows for the space to be matched with different personalizations of rooms. Ultimately meaning each tenant can decorate their space without the worry of clashing colors. However with just a white to black spectrum of colors the space would be extremely boring and sterile so a selection of warmer colors to accent with is also provided, given that warmer colors are easier for seniors to recognize.

05

SPACE PLANNING





Throughout the space planning development many considerations need to be made. Considerations include views, noise, light and room adjacencies. With the concept in mind symmetry, emphasis and dominance will also need to be considered in the layout.

The spaces where dwelling units will reside will be separated from the communal spaces. One side of the building will be for the residences and the other side will be for the rest of the spaces in the program. See page 19 for more information on the program.

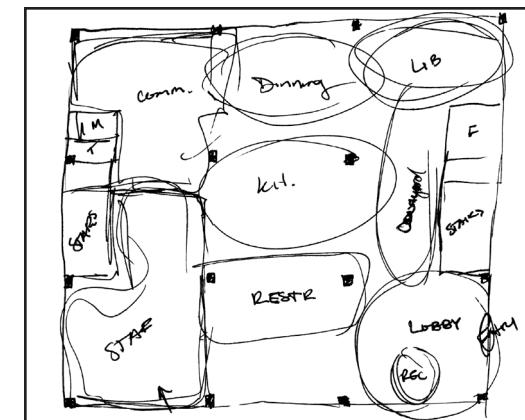
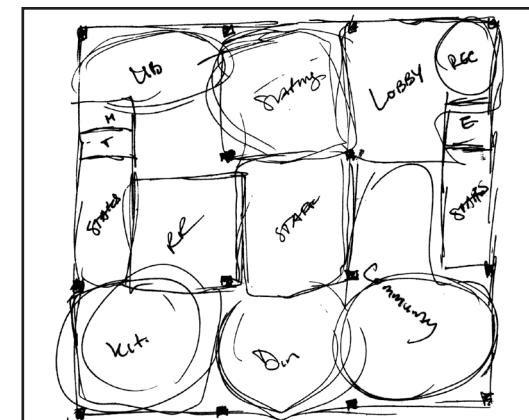
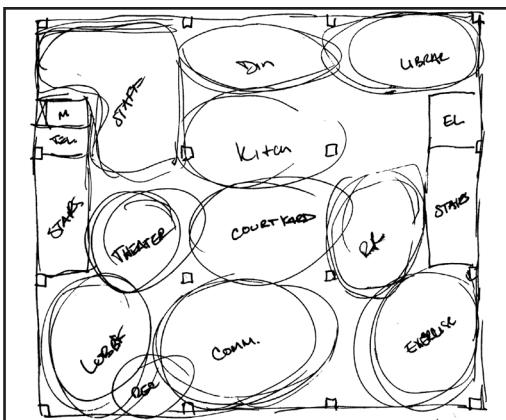
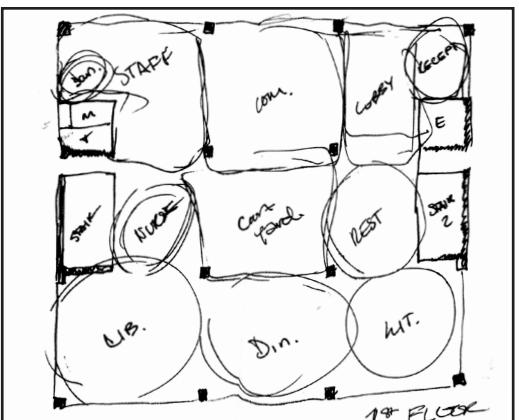
In the residential part there needs to be eight studio apartments provided all having access to windows.

In the communal part of there are many more factors to be considered. All rooms related to staff should be clumped together and not be provided with an ocean view. All amenities and rooms provided for tenant perposes should also be clumped together but laid in a way such that quieter areas and louder areas do not intertwine.

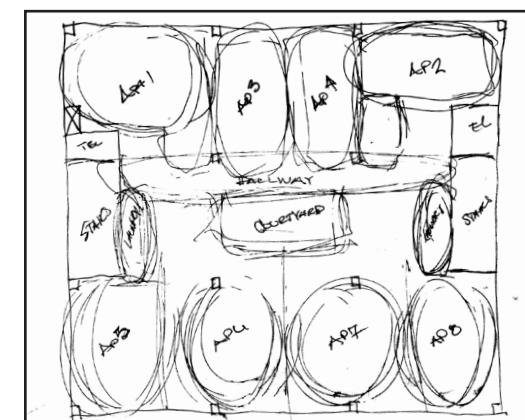
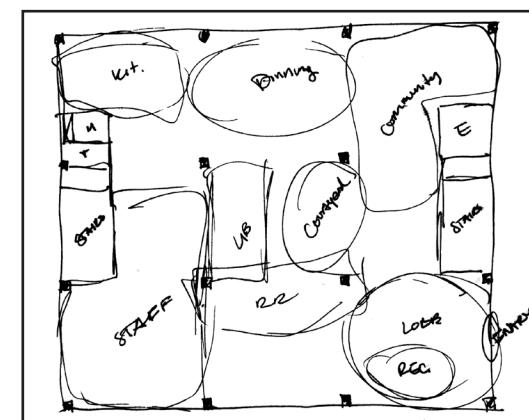
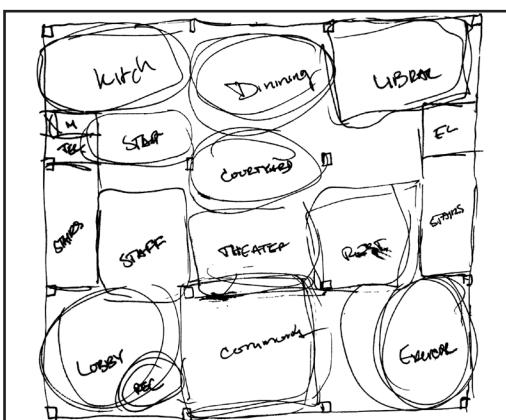
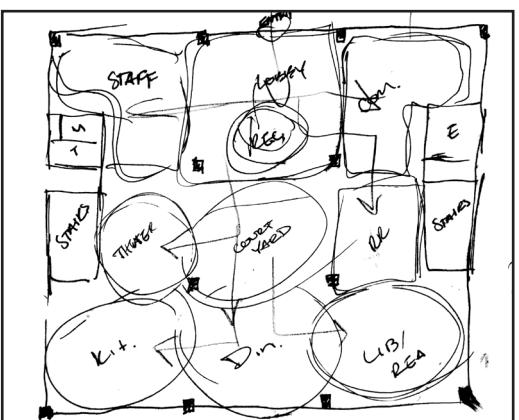
The bubble sheets allow for a designer to play out the different configurations to see what fits best.

Bubble Sheets

Community Space



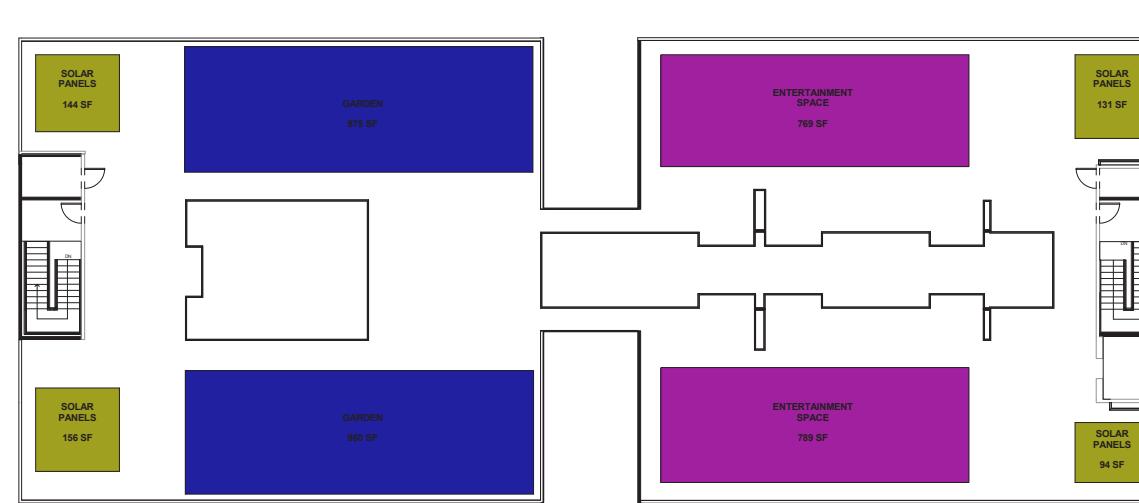
Residential Space



28

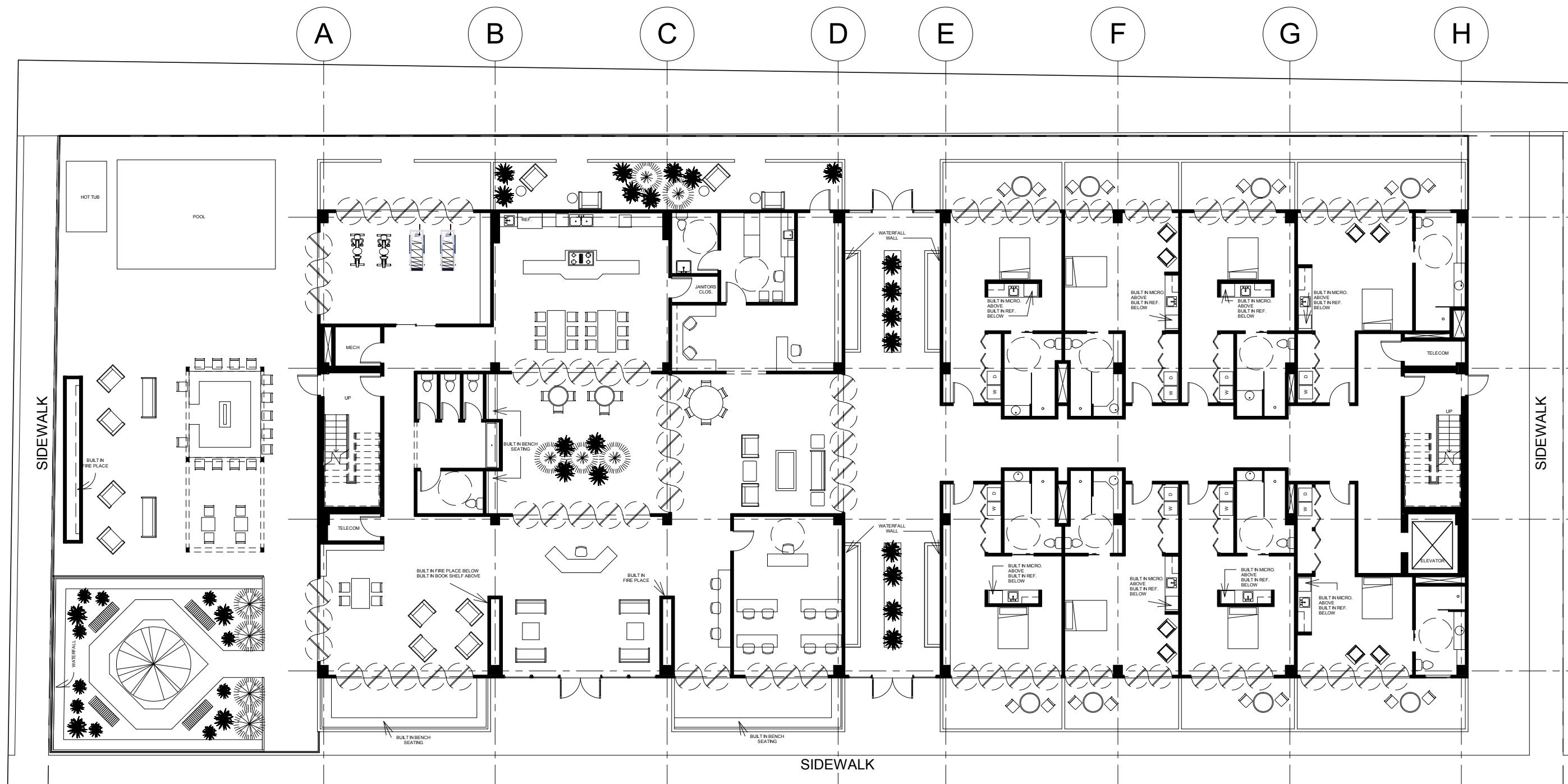
Room Legend

ATREUM
BAR
COMMUNITY ROOM
COURTYARD
DINING ROOM
EXERCISE
HOT TUB
KITCHEN
LIBRARY
LOBBY
MEDITATION GARDEN
OUTDOOR LOUNGE
POOL
REST ROOM
STAFF AREA
STUDIO APPT



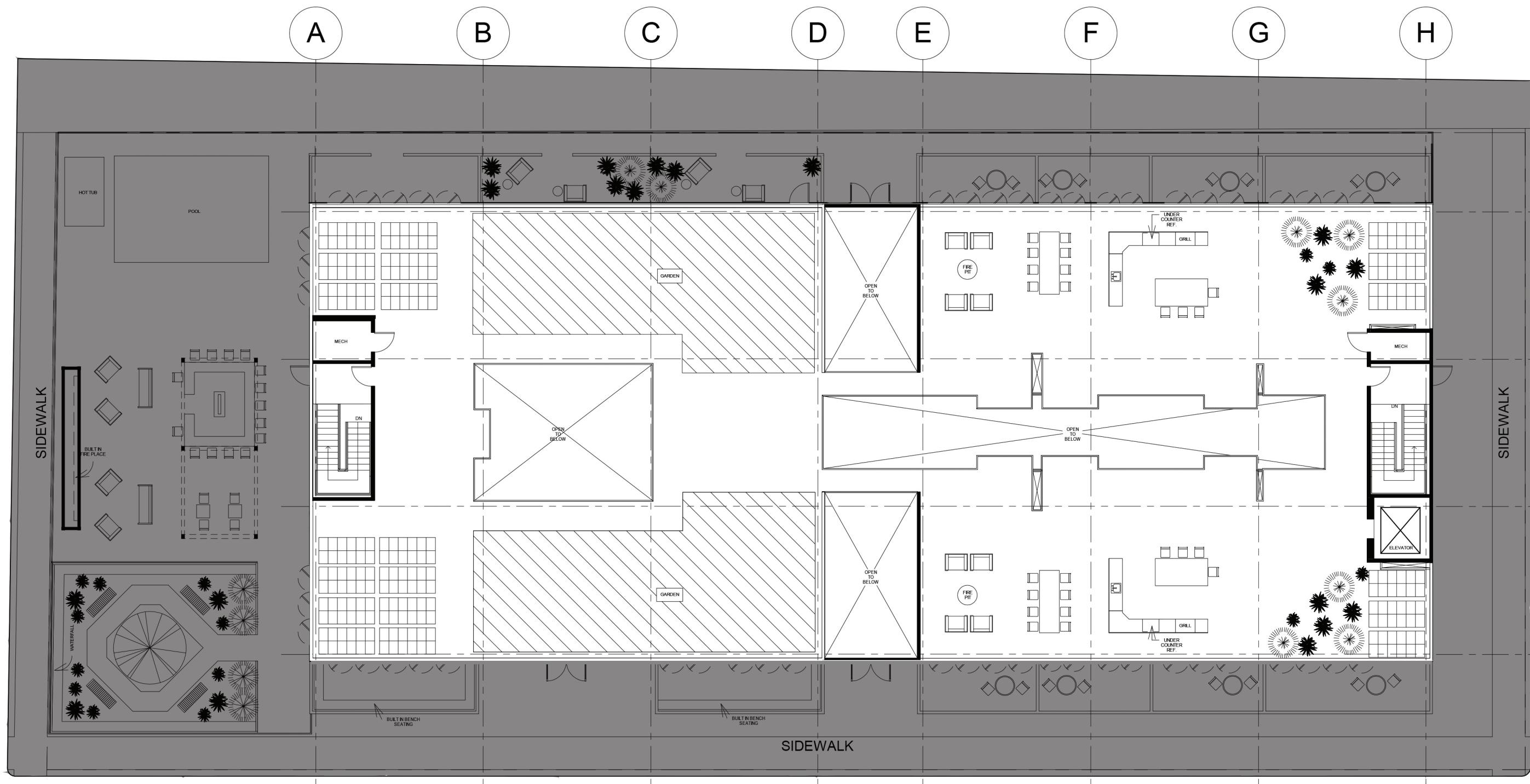
Room Legend

ENTERTAINMENT SPACE
GARDEN
SOLAR PANELS



1 Level 1
1/16" = 1'-0"



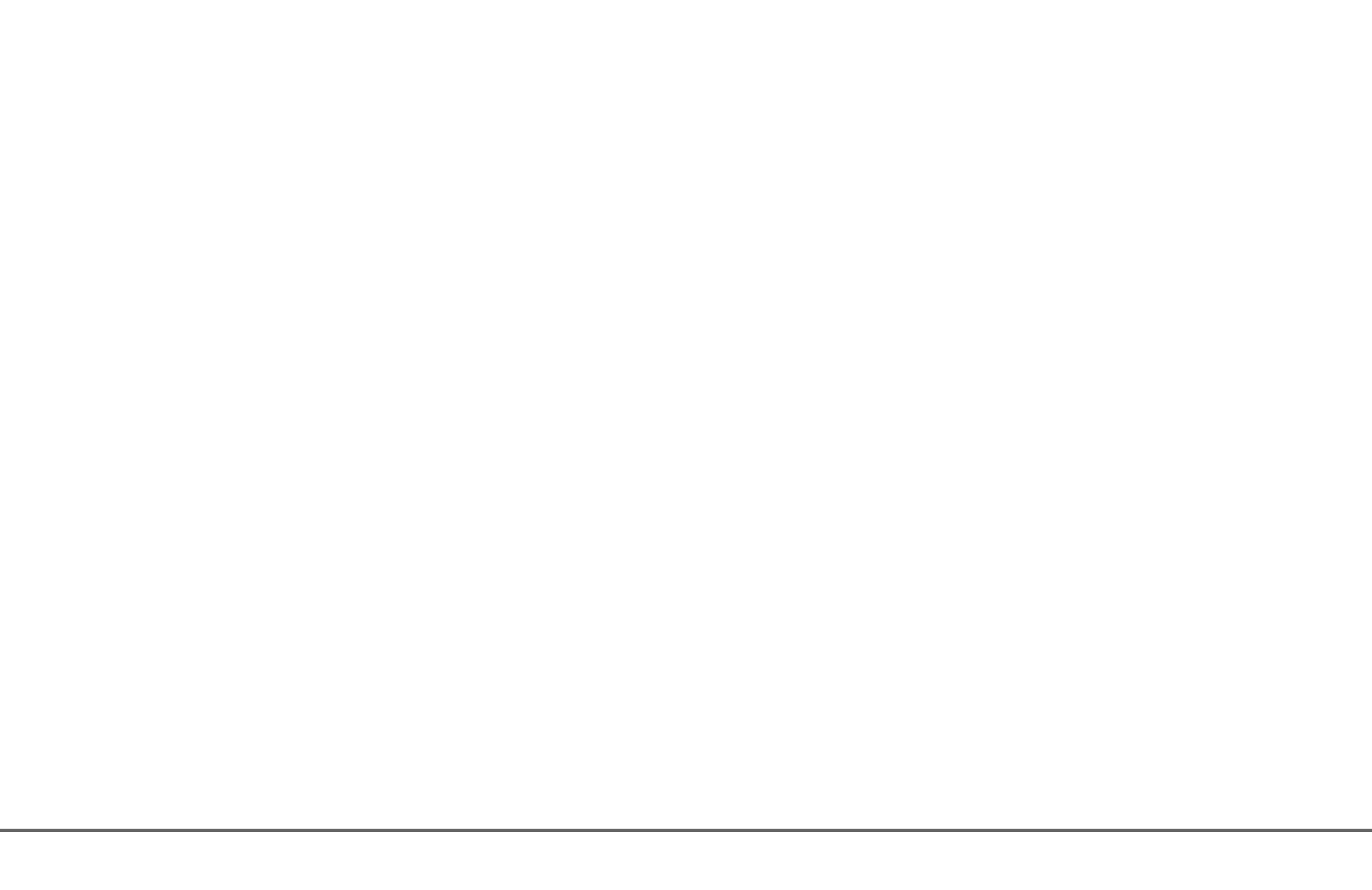


1 Level 2
1/16" = 1'-0"



06

CODE ANALYSIS



Building codes have a huge affect on space planning, because they restrictions designed to allow the public to move safely and efficiently throughout a space. For example Emergency exits are provided to allow people to get out of the building as fast as possible in the event of a fire; stair treads and risers are at certain heights to provide the most efficiency and minimal effort to climb for the majority of the public. When designing a space, the designer must work with or around these restrictions. An important space planning consideration is the exits provided.

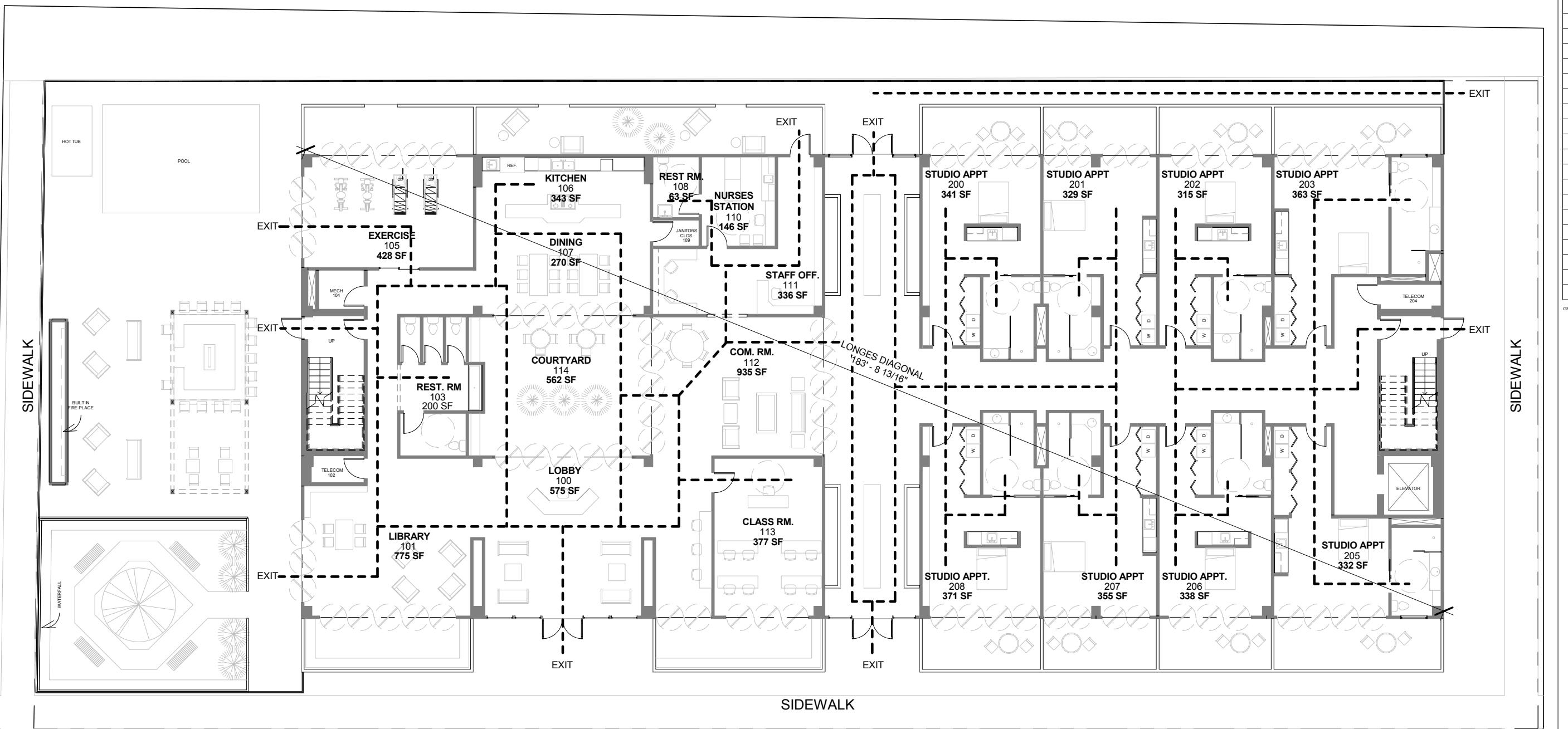
When determining the maximum distance exits can be apart, the designer must take the longest diagonal distance (the furthest corners of the building) and divide the number in thirds. The exits can be no further than a third of the longest diagonal distance.

To determine the number of exits that need to be provided in a space the designer must configure the occupancy load. First the designer needs to configure each room's occupancy, this is based off the type of room and the square footage. After determining all of the rooms occupancy load, the designer then adds up all the totals to calculate the buildings occupancy load. If the occupancy load is over 50 people, two exits must be provided. The calculations for this project are provided on the plan on page 36.

OCCUPANCY SCHEDULE

ROOM SCHEDULE - OCCUPANCY - LEVEL 1				
ROOM #	ROOM NAME	SQ. FT.	FACTOR	OCC. TOTAL
100	LOBBY	575	100	6
101	LIBRARY	775	50	16
102	TELECOM	32	300	-
103	REST ROOM	200	-	-
104	MECHANICAL ROOM	39	300	-
105	EXERCISE ROOM	428	50	9
106	KITCHEN	343	200	2
107	DINING	270	15	18
108	REST ROOM	63	-	-
109	JANITORS CLOSET	34	300	-
110	NURSES STATION	146	100	2
111	STAFF OFFICES	336	100	4
112	COMMUNITY ROOM	935	15	63
113	CLASS ROOM	377	20	20
114	COURTYARD	562	15	38
200	STUDIO APARTMENT	436	200	3
201	STUDIO APARTMENT	424	200	3
202	STUDIO APARTMENT	410	200	3
203	STUDIO APARTMENT	490	200	3
204	TELECOM	-	300	-
205	STUDIO APARTMENT	432	200	3
206	STUDIO APARTMENT	433	200	3
207	STUDIO APARTMENT	450	200	3
208	STUDIO APARTMENT	466	200	3
GRAND TOTAL				8,856 SQ. FT. 229 OCC. LOAD

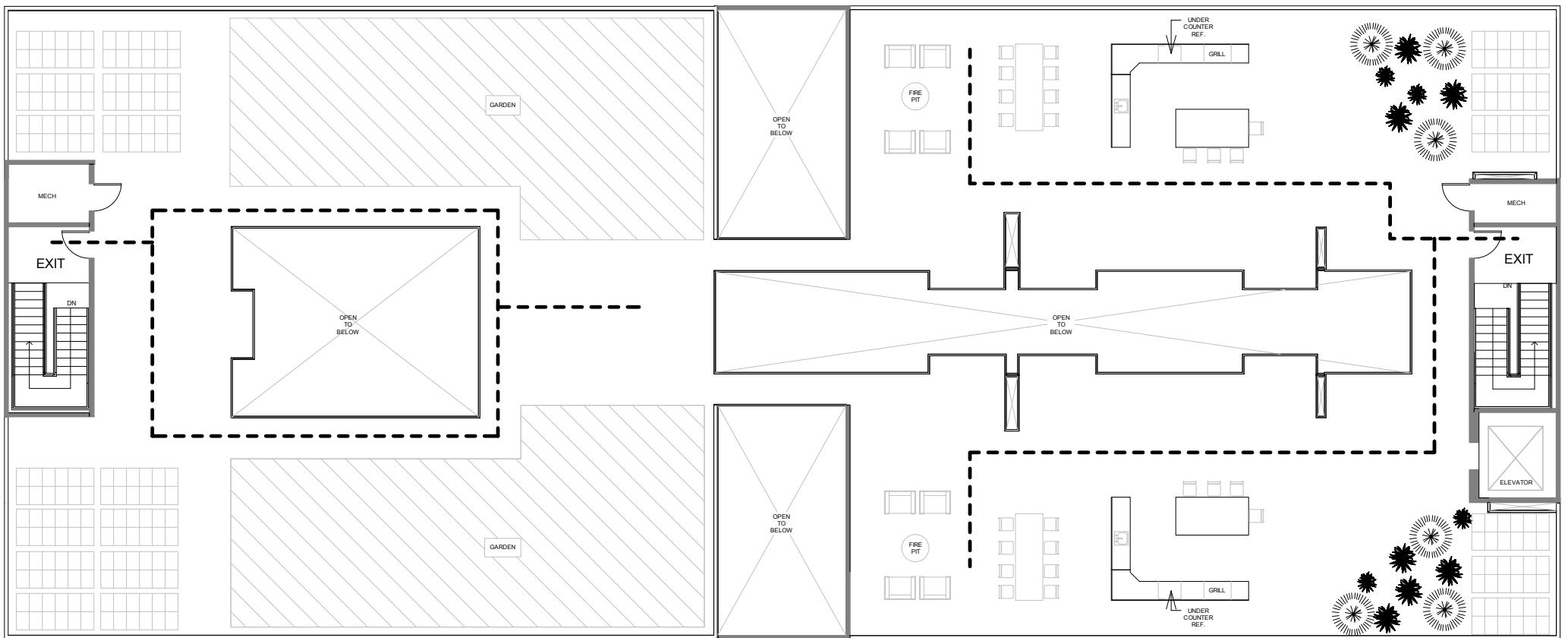
TOTAL OCCUPANTS: 229
EXITS REQUIRED: 7
LONEST DIAGONAL: 183' 9"
1/2 LONEST DIAGONAL: 61' 3"



1 Level 1 EXIT ANALYSIS

1/16" = 1'-0"



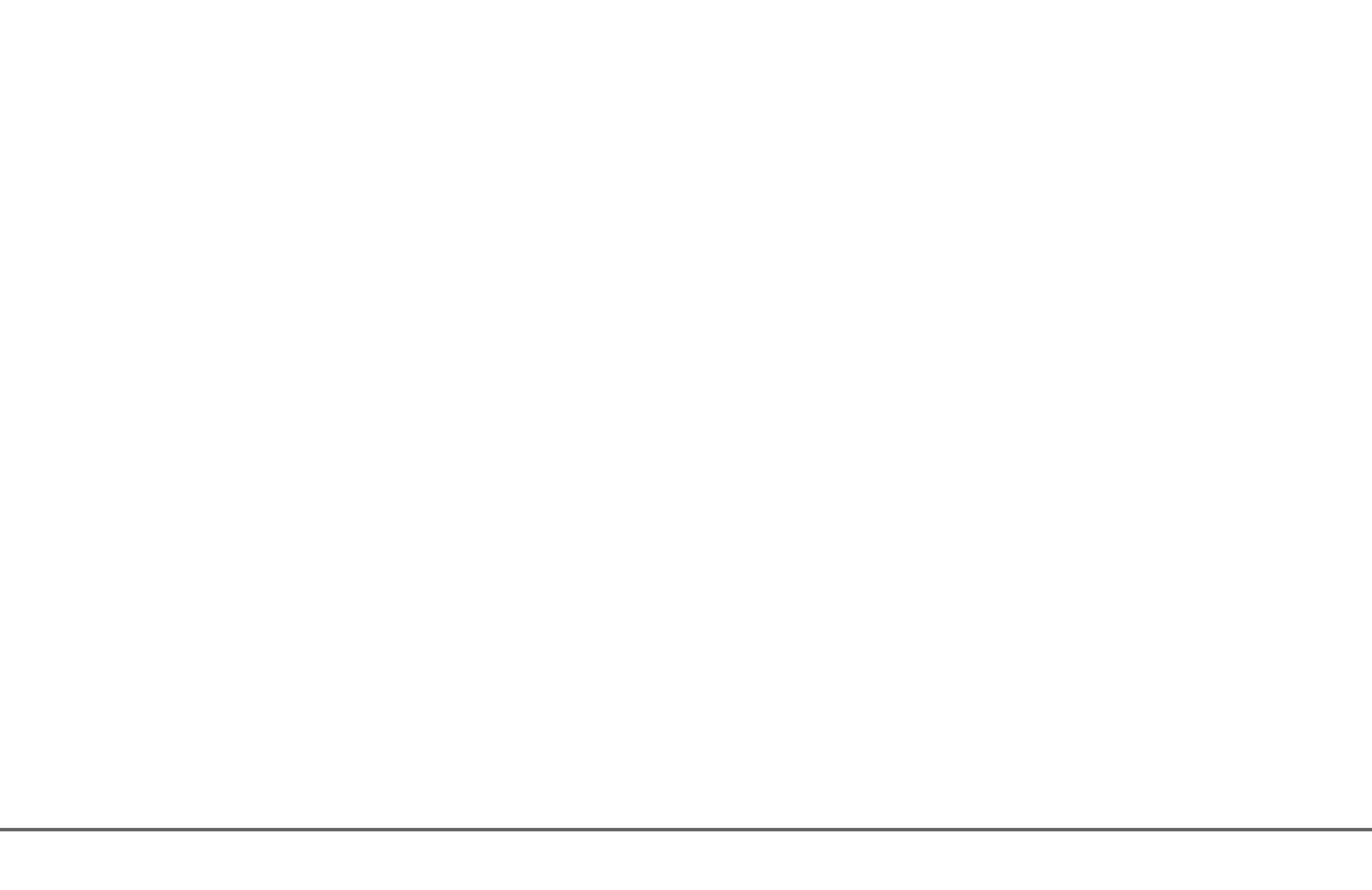


1
Level 2 EXIT ANALYSIS
1/16" = 1'-0"

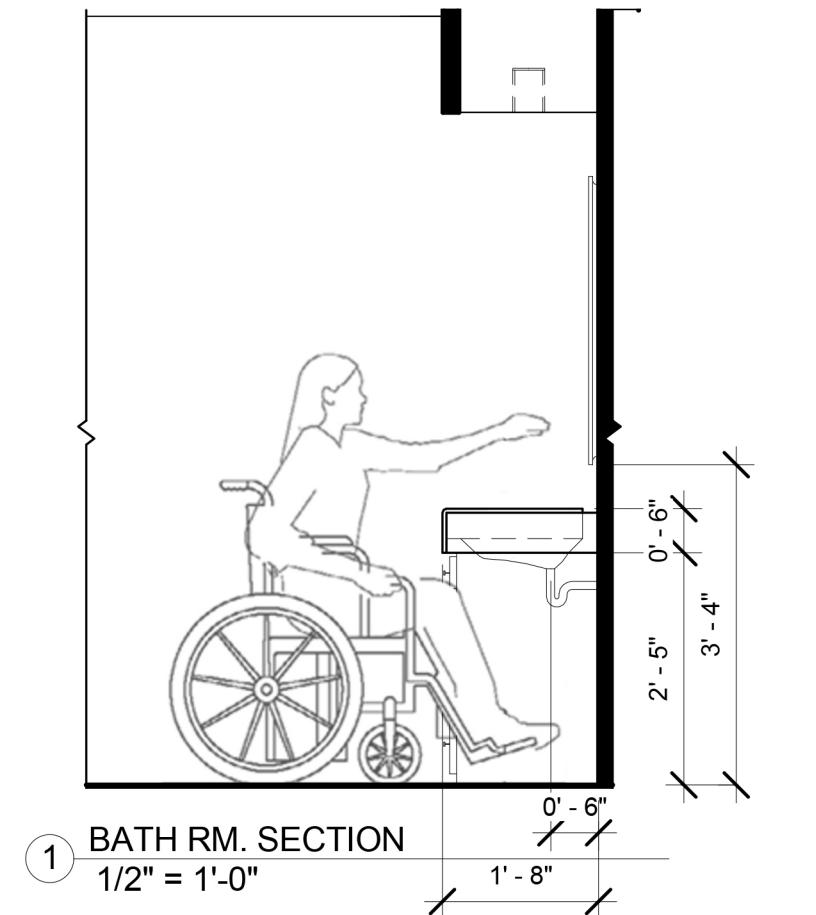


07

UNIVERSAL DESIGN



It is important to incorporate Universal Design into the senior living center because the designer is providing a space that will function for a huge range of people. When designing a senior home, the design needs for a senior must be considered, these needs are different than middle aged adults or even young adults. These needs are categorized as safety, visuals and accessibility.



Due to a higher chance of falling, seniors need to be provided with a safer design. A safer design can be achieved with providing softer materials and rounder edges: these design considerations will allow a senior to fall without such a dramatic injury.

As a person gets older their eyesight is also more likely to decline. Design considerations like adequate natural lighting, a good lighting design and high contrast can help seniors visually understand their surroundings better.

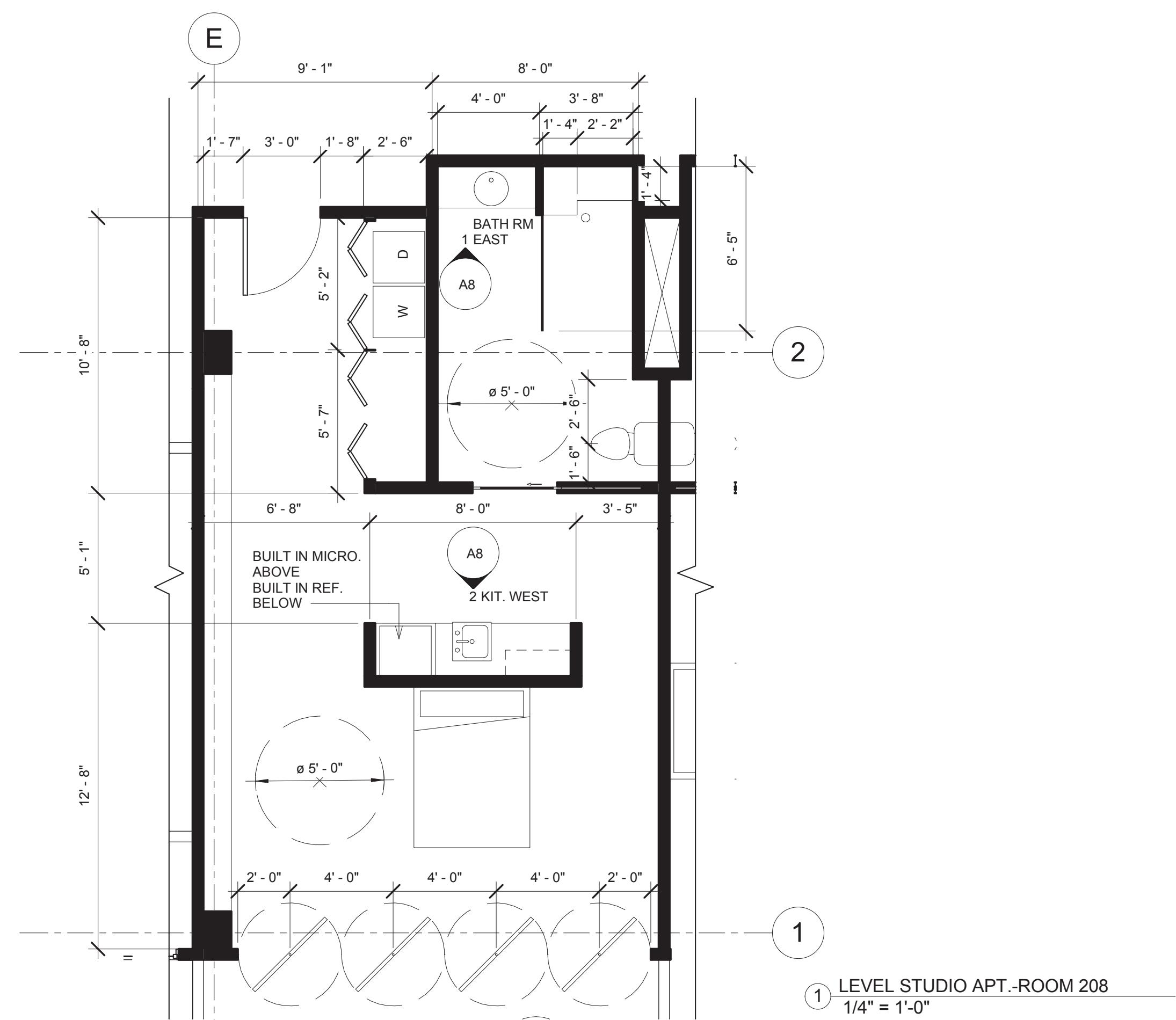
Accessibility is a huge factor when it comes to Universal Design. Senior citizens are more likely of being in a wheelchair and/or walker ultimately making it harder to maneuver throughout a space and reach for objects. Design considerations for accessibility can include lower countertop heights, open space for legroom and smooth flooring.

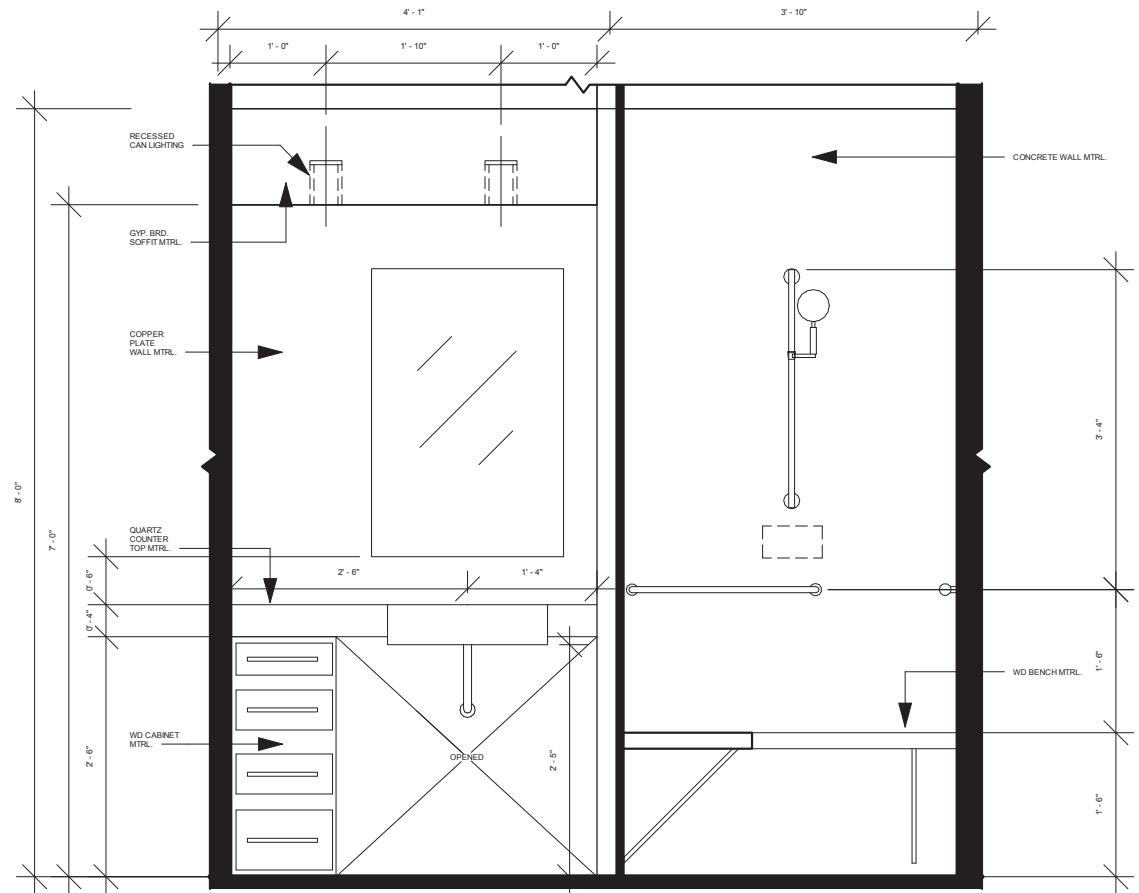
The following design strategies have been incorporated in all residential units to provide a Universal Design in order for all future senior tenant to live comfortably with minimal effort. Figures A7-A10 provide visuals of these design strategies.

1. In this design there are wheel-in showers provided in all residential units. By providing a wheel-in shower there is easy, no effort entry. Each shower provided in the residential areas are at least 3' 6" X 5' 0" in dimension allowing an adequate amount of space for anybody.

2. The doors to the outdoor patio are 4' 0" wide lightweight revolving doors. These doors move with minimal effort and provide a 4' 0" clearance (1' 0" wider than ADA minimal requirements).

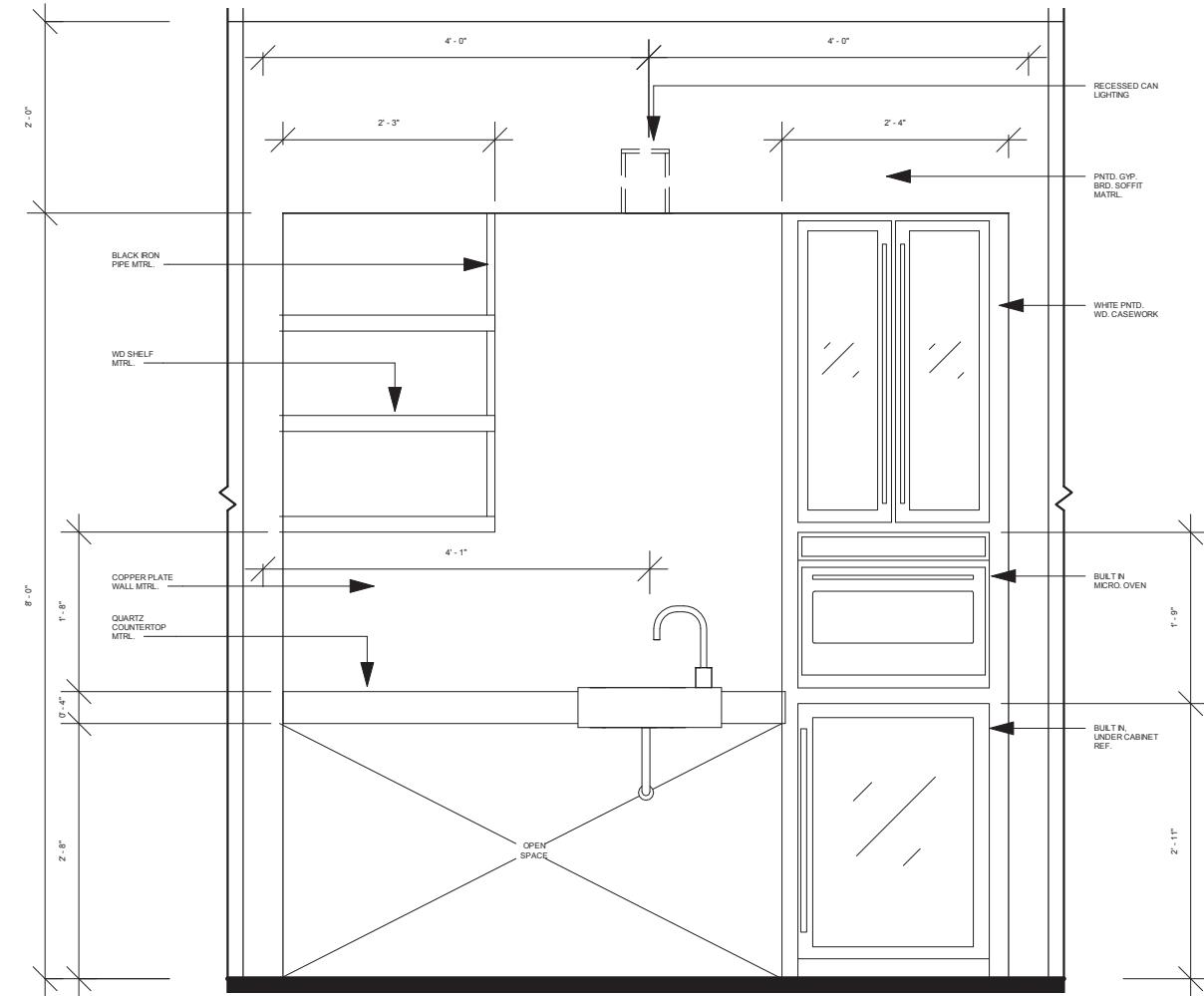
3. All flooring provided in the residential units are smooth, providing a space with less tripping hazards and easier wheel movement. This also provides





A9

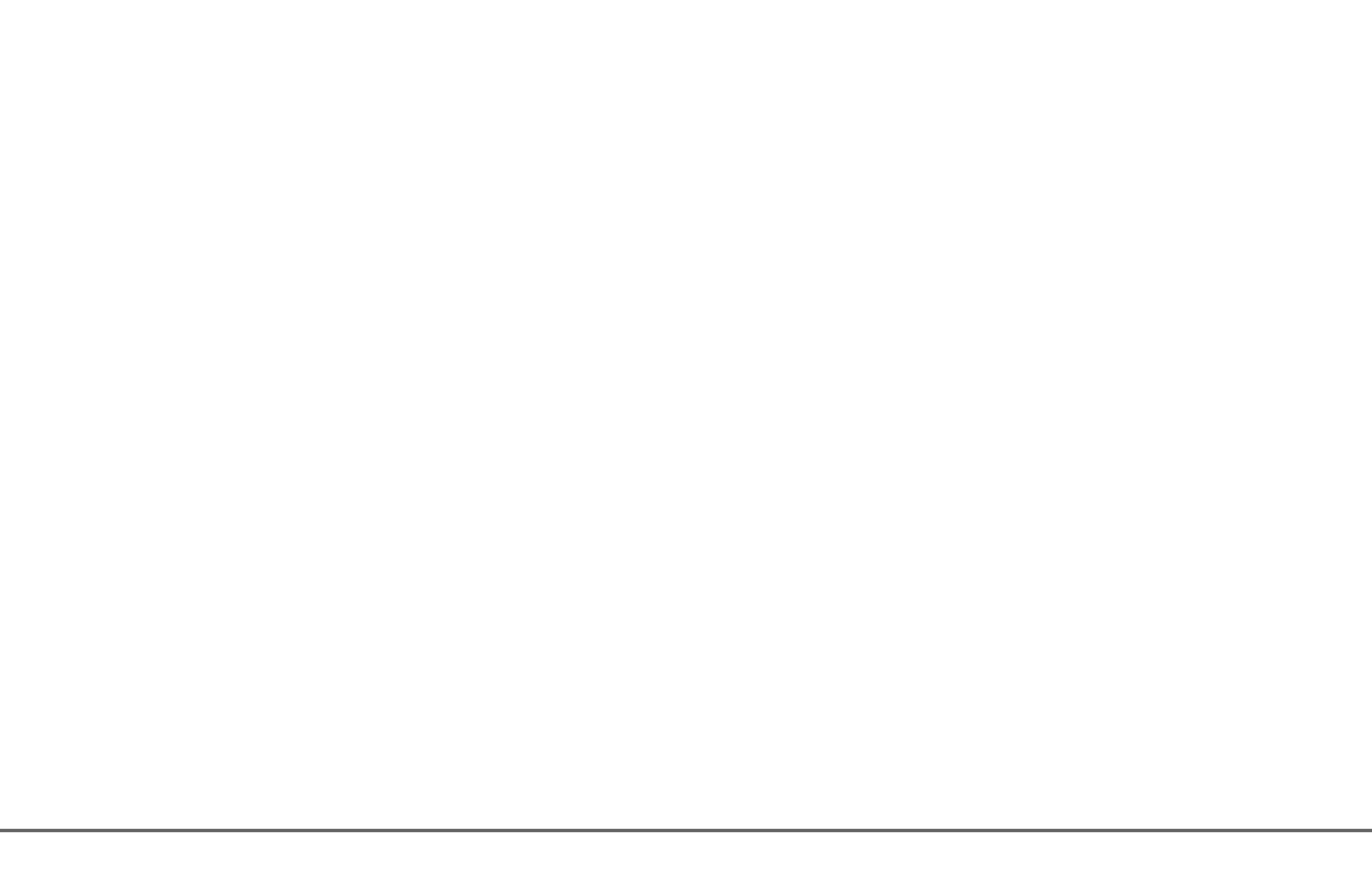
① BATH RM EAST
1/2" = 1'-0"

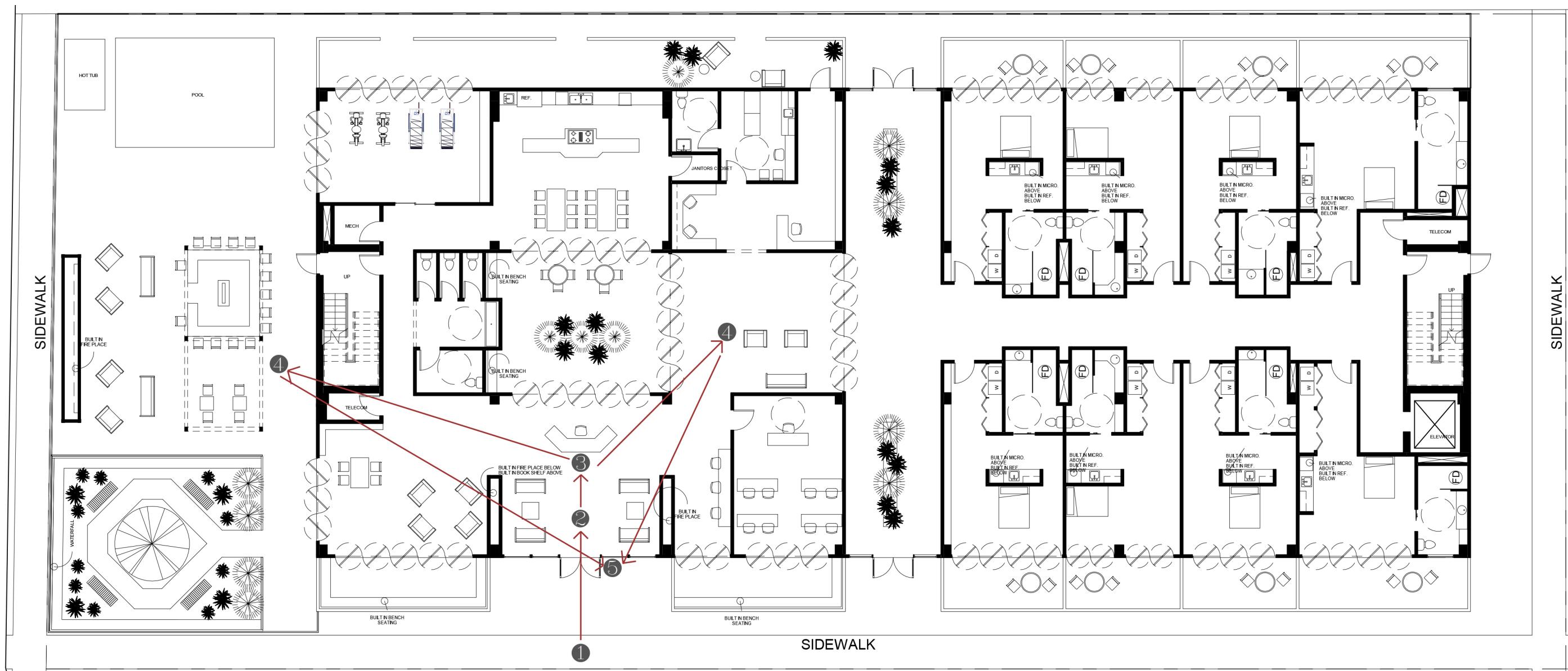


A10

② KIT. WEST
1/2" = 1'-0"

08—DESIGN SOLUTIONS





1 Level 1
1/16" = 1'-0"



1 Anticipation: This is the moment the guest walks up to the building. They can see the outside but still anticipates what lies inside.

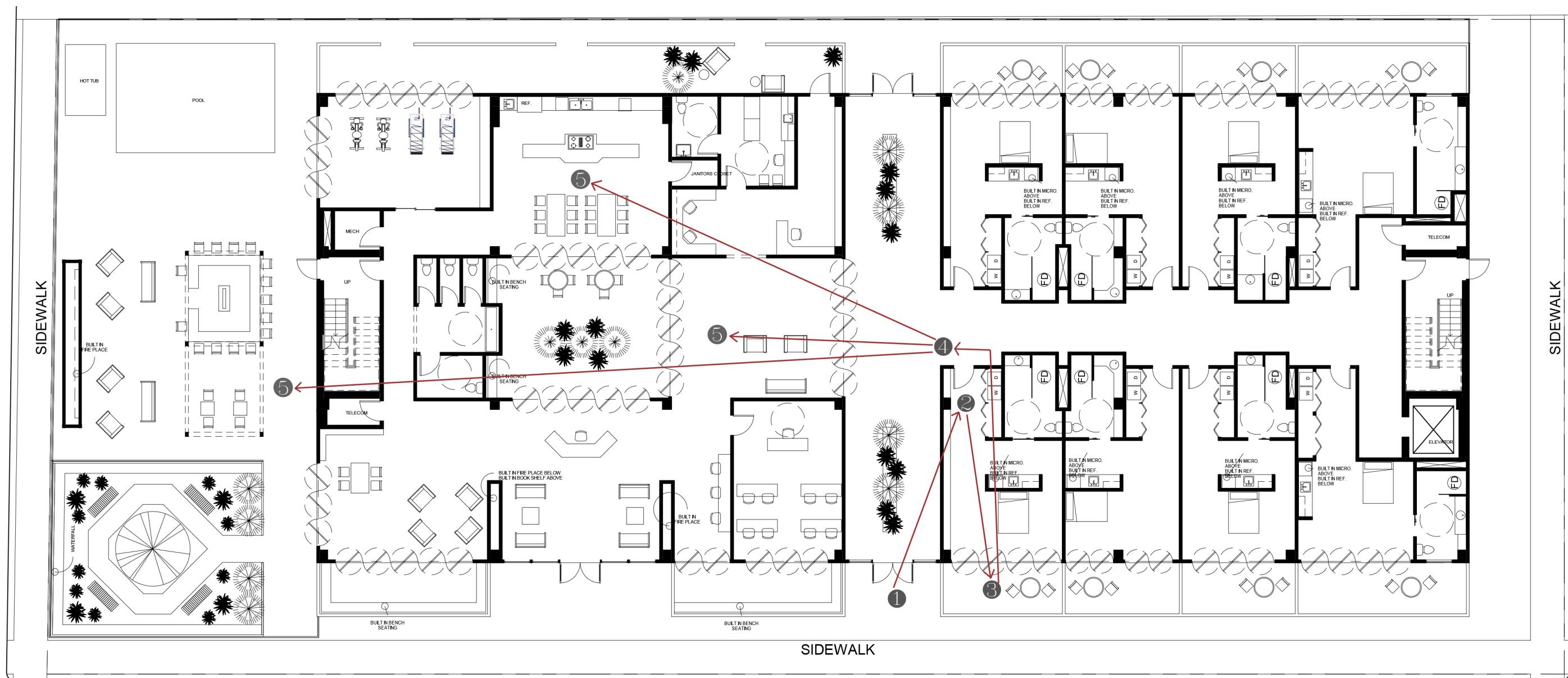
2 Arrival: This is the moment the guest comes in through the doors and sees the lobby. The view consists of a full glass wall allowing them to see straight the courtyard and beyond to the kitchen/dining area.

3 Check In: Check in occurs after arrival. The check in desk is right in front in the lobby for everyone to see.

4 Social Interaction: social interaction would happen in the spaces like the community room and entertainment space outside provided.

5 Departure: The moment the guest leaves the space.

Tenant Experience Map



① Level 1
1/16" = 1'-0"

TRUE
NORTH



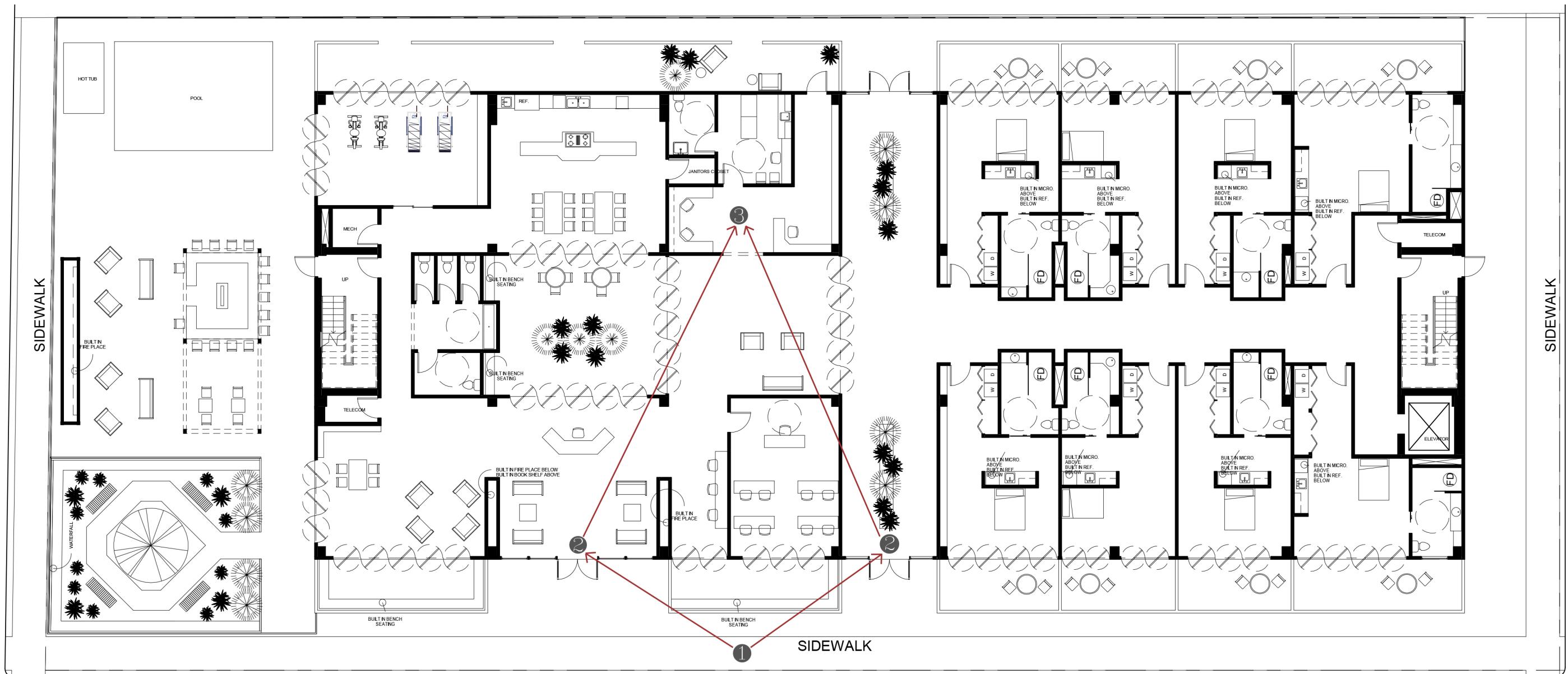
① Anticipation: This is the moment the tenants walk up to the door and are faced with this glass atrium and are forced to walk down this indoor/outdoor hallway that mimics an ally way.

② Arrival: This is the moment the tenants walk into their studio apartments. The tenants have a brief moment where they walk through a tight hallway and then pushed into this open bright space exposed to the outside, with high ceilings.

③ Social Interaction: social interaction occurs on the outdoor patio where there is a beautiful view of the Honolulu Zoo and Pacific Ocean.

④ Departure: The moment the tenant leaves their studio whether to go to the community area or to leave the building.

⑤ Social Interaction: social interaction also occurs in more public places for the tenants. These spaces include: the community room, dining room and the outdoor entertainment space provided.

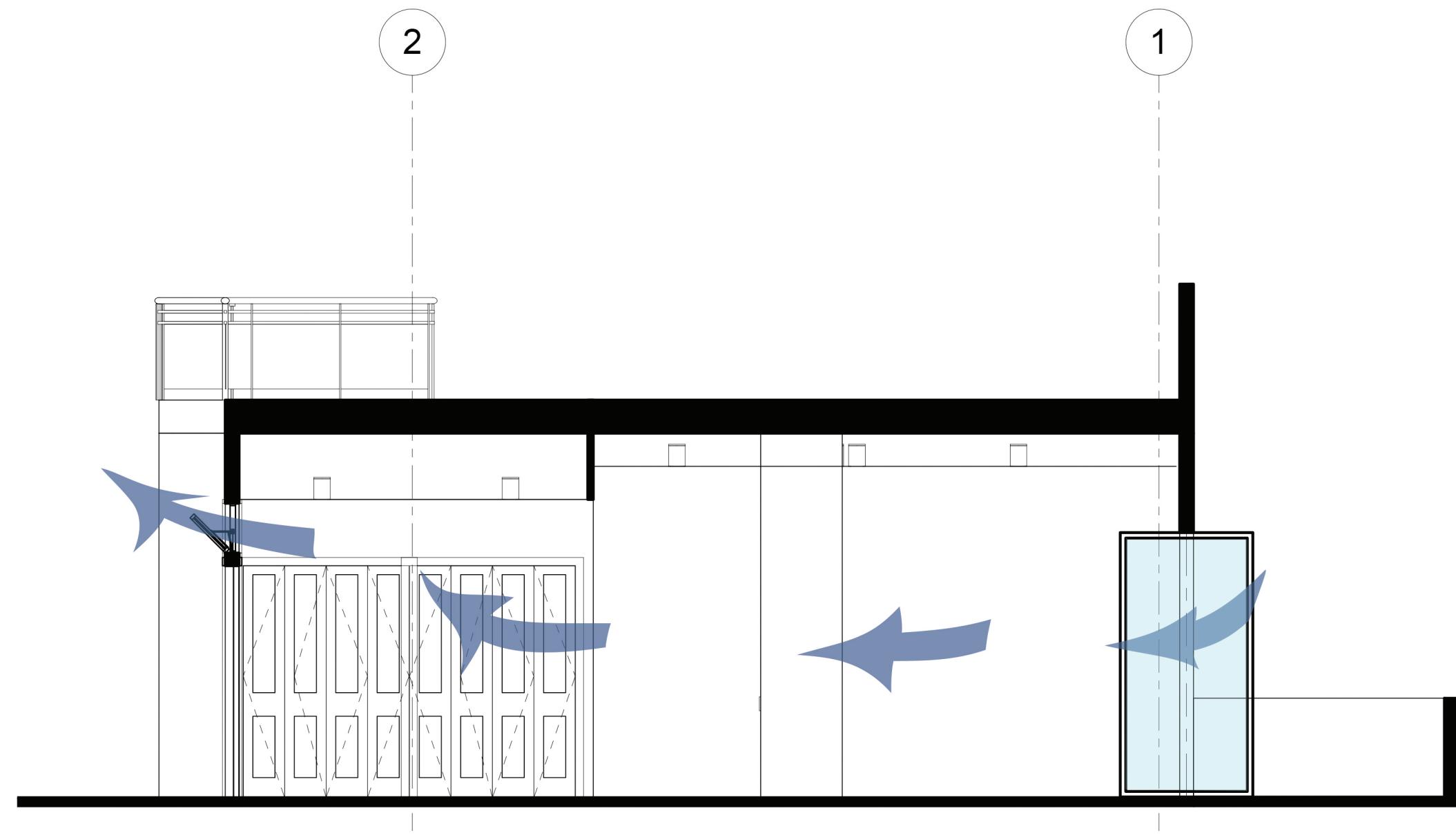


1 Level 1
1/16" = 1'-0"



- 1 Anticipation: This is the moment the worker first gets to work and they are faced with one of two doors on which they can enter.
- 2 Arrival: This is the moment the worker walks through door option number two. This door leads to the atrium that connects both buildings.
- 3 Check In: This is where the worker checks into work and starts their day at work. The work will mostly be done in this area.

insert cooling discussion



① STUDIO - ROOM 208 SOUTH SECTION
1/4" = 1'-0"









09—SPECIFICATIONS

010—APPENDIX

CASE STUDY

The Carlisle
1450 Post Street
San Francisco, CA. 94109



The Carlisle is a boutique like continuing care retirement community (CCRC) located in the heart of San Francisco. This community provides assisted living with personal and individual services to assure each and every person receives the adequate care that is needed and a variety of condo layouts to choose from. However the community does not stop there, there are an abundance of activities, amenities and services provided to not only make retirement easier but to also make it fun. Activities exercise the mind, body and spirit. Activities that exercise the mind at the Carlisle include art classes, games, work shops and political discussion groups. Activities provided to exercise the body include a 24/7 fitness center, exercise classes (like yoga, strength training, cardio and balance & fitness), and group walking trips.

Activities provided for the spirit include: champagne brunches, cocktail parties, concerts and clubs.

The Carlisle also provides a variety of services with their 24 hour staff, lifeline emergency call system and weekly housekeeping. The Carlisle is a higher end and upper class style of retiring when it comes to continuing care retirement communities. This is shown with the special and unique amenities that is provied for the tenants. These special and unique amenities included: private dining room (for family and guests), a salon, a cinema room, a Bar & Bistro, a wine room, a landscape garden, building security, underground/secure parking.



Chestnut

Bedroom: 18'0" x 15'0"
Living Room: 19'0" x 13'0"
Office / Dining: 12'0" x 8'0"
Kitchen: 6'0" x 8'0"



Ellis

Master Bedroom: 13'0" x 11'0"
Second Bedroom: 9'0" x 10'0"
Living Room: 25'0" x 11'0"
Kitchen / Dining Area: 19'0" x 9'0"
Balcony: 17'0" x 6'0" each



Divisadero

Bedroom: 12'0" x 13'0"
Living Room: 24'0" x 18'0"
Kitchen: 6'0" x 8'0"



Franklin

Master Bedroom: 17'0" x 20'0"
Second Bedroom: 13'0" x 11'0"
Living Room: 33'0" x 12'0"
Kitchen / Dining Area: 19'0" x 9'0"
Balcony: 18'0" x 5'0" each

FINAL PRESENTATION

New Beginnings

Retirement Community

3630 Leahi Avenue

Honolulu, HI, 96185

Concept: "A Powerful Takeover"



After mankind built and destroyed nature with buildings those buildings were then wasted and abandoned. As the broke and decaying structures lay abandoned and empty, nature rose to power, took command, and started to overpower them. Thus harmonizing and bringing life back to the death and decay of the architecture that stands. Much like nature taking command of the old decaying buildings without much discrimination and/or hesitation, this senior center will abandoned the idea of a last step and take command of the idea of the next step. Thus empowering the seniors.

Also much like the nature overtaking the abandoned structures, sustainability is overtaking the building industry. Design is transitioning from the "Take Make, Waste" idea into a "Existing with and harmonizing with nature."

This senior center will provide a design and systems that allow the building to not just coexist but to be one with nature. Thus provided the seniors with a center that empowers them to take demand of what their retirement should be like; Ultimately giving them their "Promised Land".

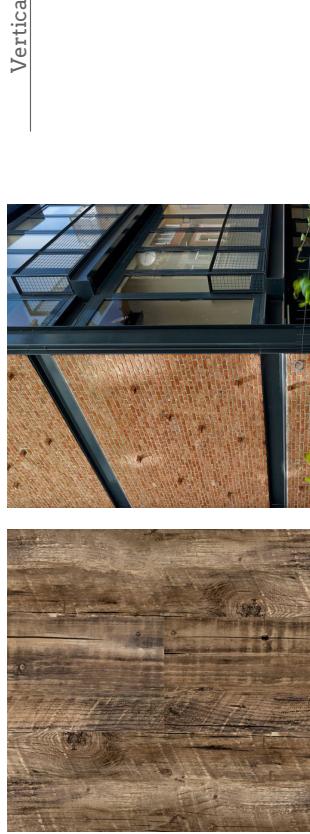
Client & Tenant



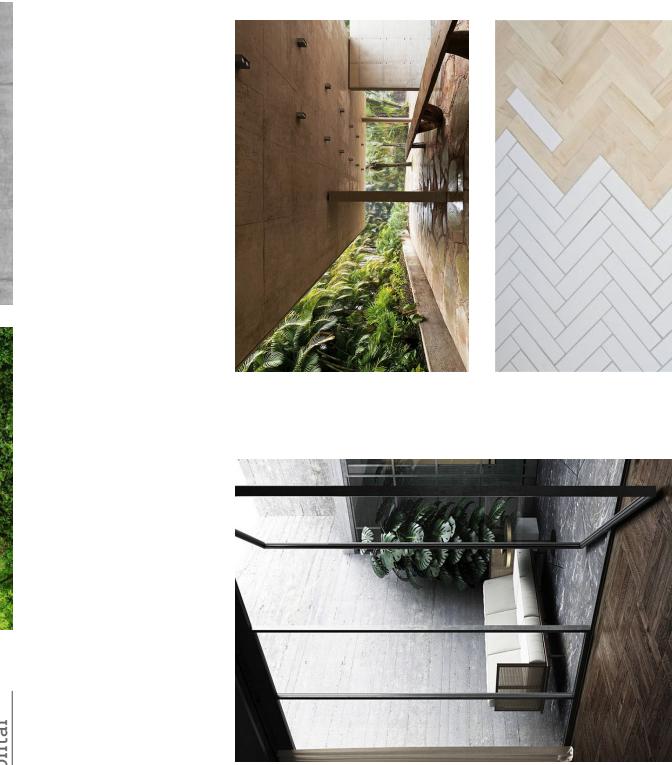
The client in this project is a is building a retirement home for freshly retired seniors who instead of retiring and moving to Florida, they made the big leap of retiring and moving to Hawaii. He or She sold their home and are ready to downsize and move forward to live the luxurious retirement they have worked their whole lives for. Although the client chose to downsize their space, they still want the advantage of their family visiting them. They need the smaller place but still have the ability to entertain from time to time. This will hold an active life while being independent but still needs some assistance. They are looking to live the high end lifestyle that provides the necessary amenities and activities that keep them busy, feeling young and allows them to have the right balance of isolation and seclusion. Just because you are retired does not mean that you can no longer have fun and live life. They plan for a long stay at this retirement community, so they need a space they can grow into and that will provide the right design for the future needs that they will have. They are retired, routy and ready to take on the next step in their life.



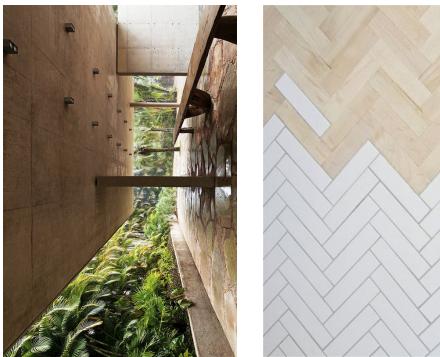
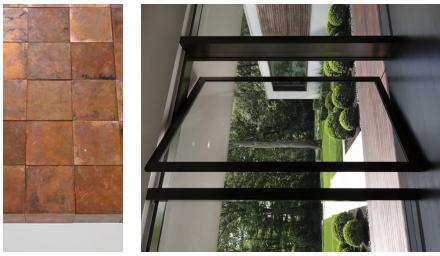
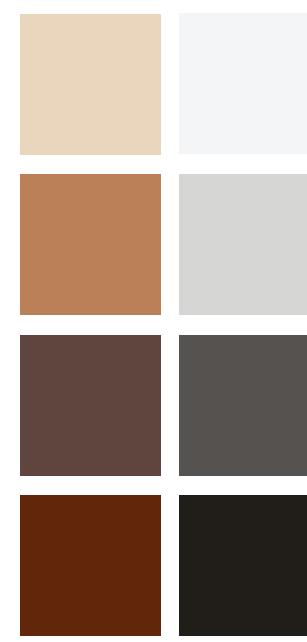
Vertical



Horizontal



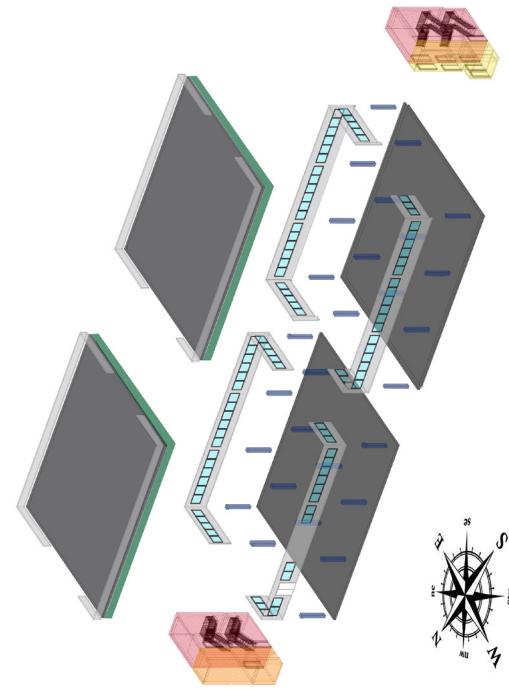
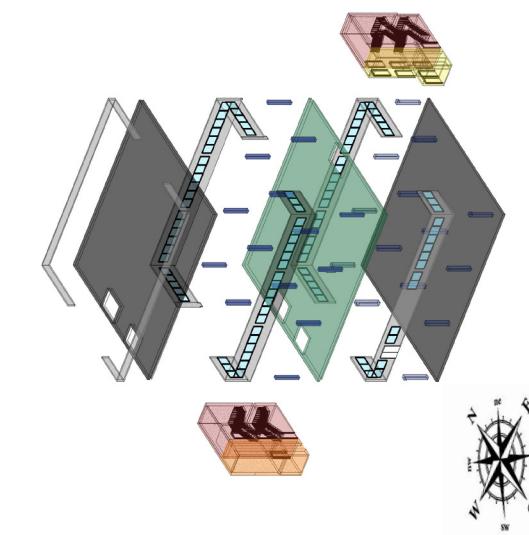
Color Pallet



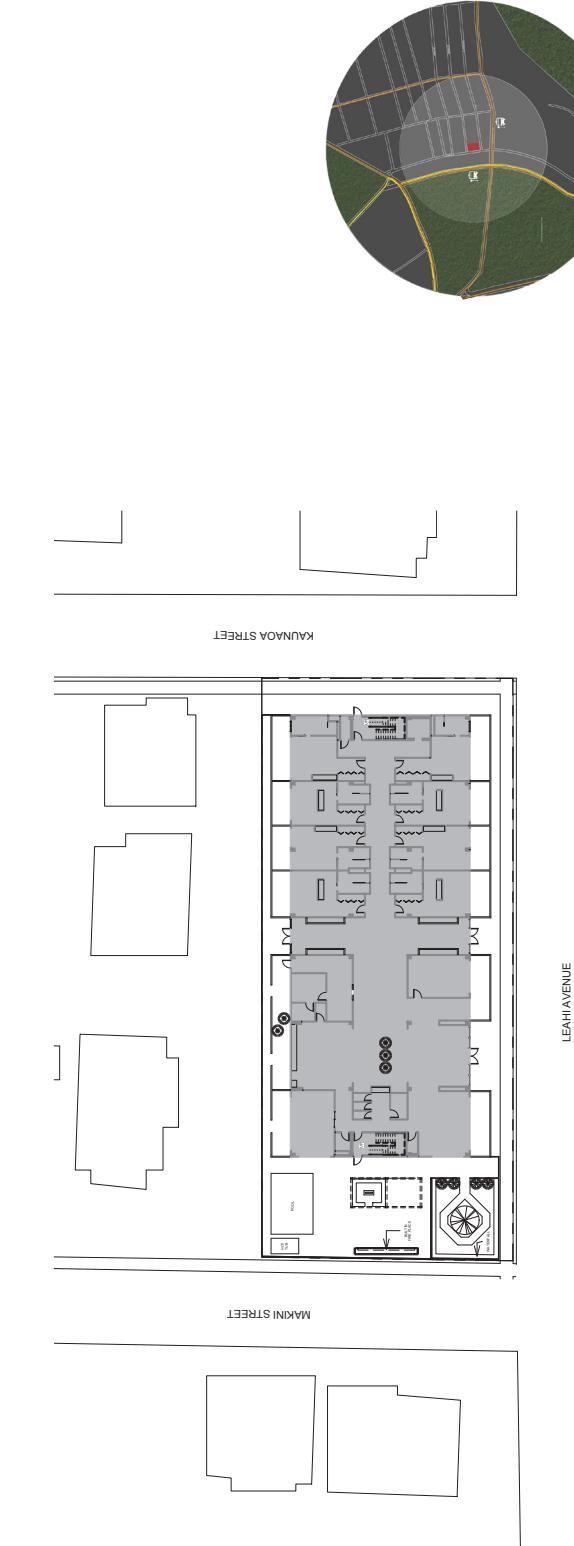
New Beginnings

Retirement Community

3630 Leahi Avenue
Honolulu, Hi. 96185



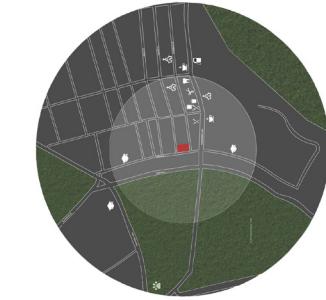
Site



① SITE MAP
1/32" = 1'-0"



TRUE NORTH



New Beginnings

Retirement Community

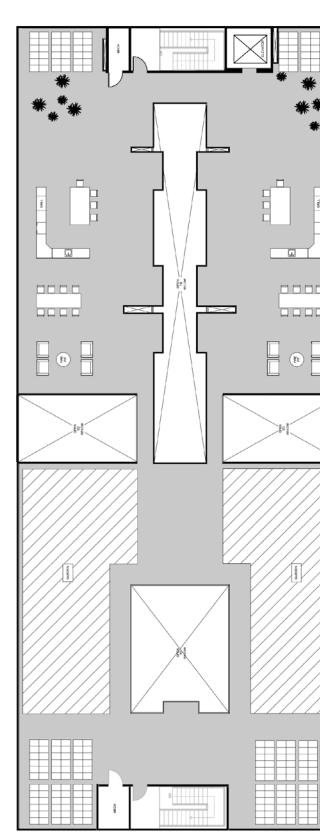
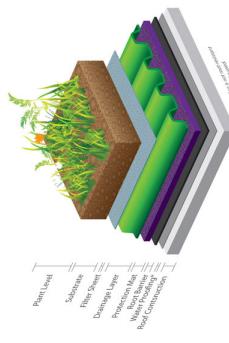
3630 Leahi Avenue

Honolulu, Hi. 96185

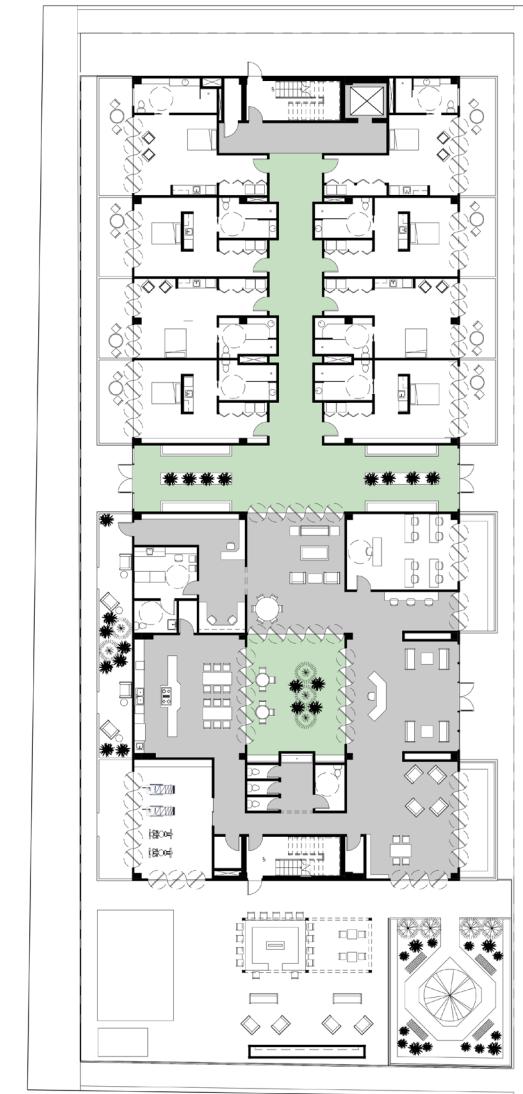
Roof Top Plan



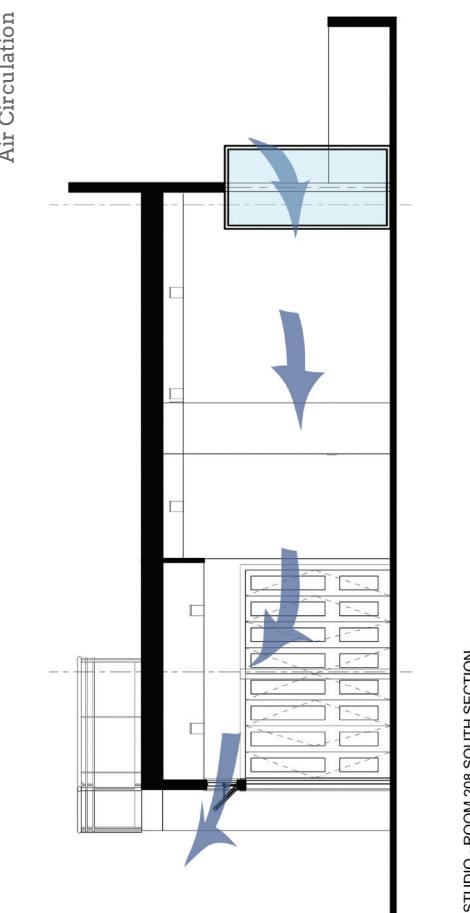
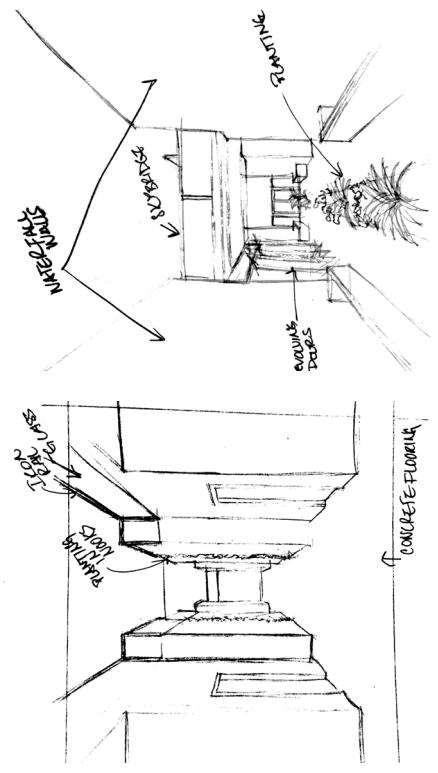
Green Roof Structure



First Level Plan



Sketches

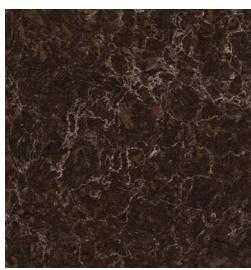
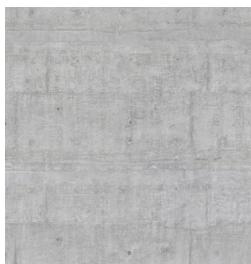


New Beginnings

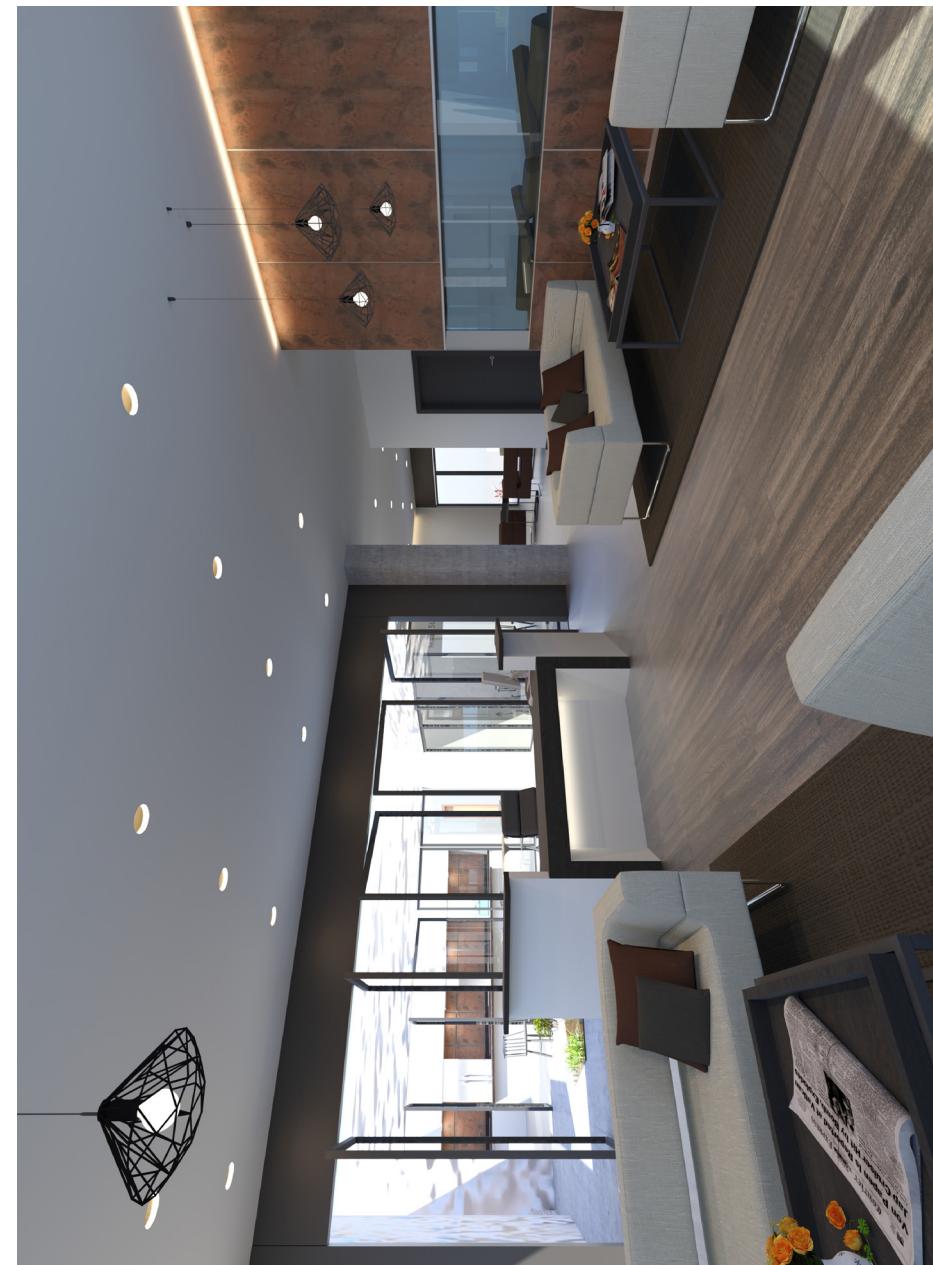
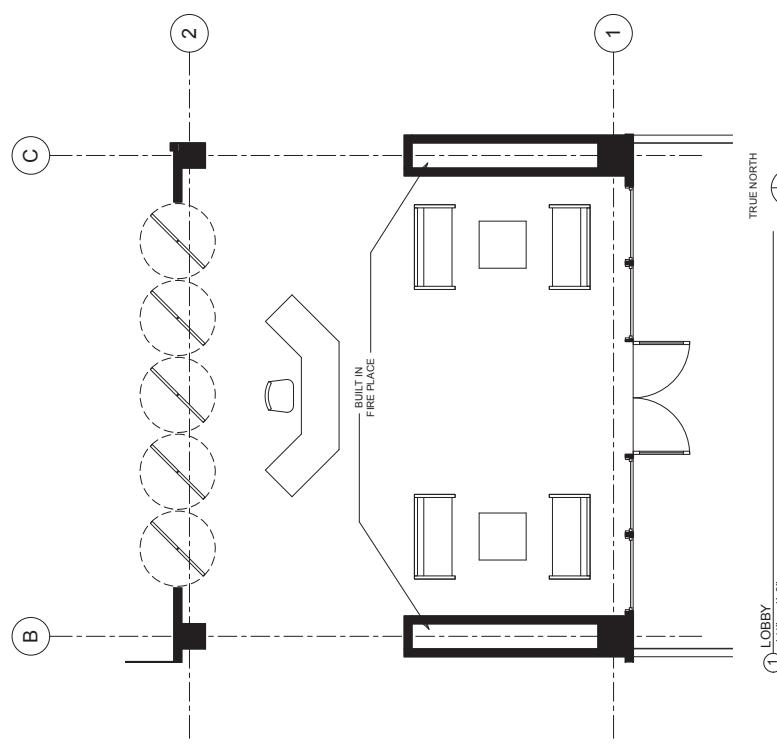
Retirement Community

3630 Leahi Avenue
Honolulu, Hi. 96185

Materials



Lobby

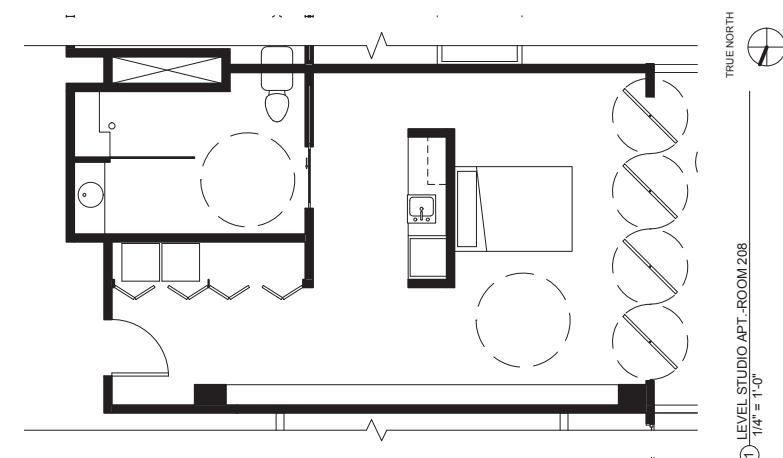


New Beginnings

Retirement Community

3630 Leahi Avenue
Honolulu, Hi. 96185

Residential Unit



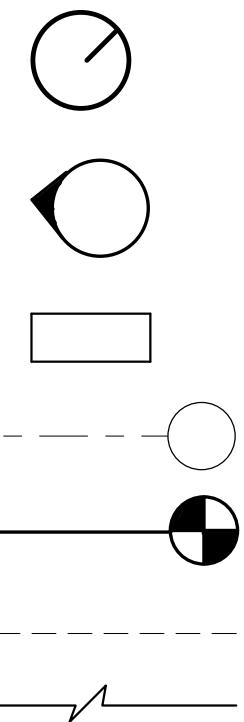
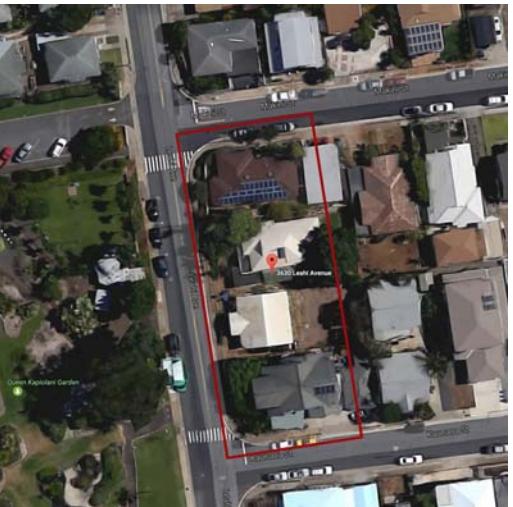
CONSTRUCTION DOCUMENTS

GENERAL

1. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, WORK SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS.
- REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING:
- A. INTERNATIONAL BUILDING CODE, 2012 (CALIFORNIA BUILDING CODE AMENDMENTS 2010, AND SAN FRANCISCO BUILDING CODE AMENDMENTS 2010.)
 - B. UNIFORM MECHANICAL CODE (U.M.C.), 2012
 - C. NATIONAL ELECTRICAL CODE (N.E.C.), 2011
 - D. UNIFORM PLUMBING CODE (U.P.C.), 2009
 - E. INTERNATIONAL FIRE CODE (I.F.C.), 2009
 - G. STATE AND LOCAL MUNICIPAL ORDINANCES AND AMENDMENTS TO THE CODES.
2. THE GENERAL CONTRACTOR (GC) SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/DESIGNER AND OWNER IN WRITING, FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. THE GC SHALL BE RESPONSIBLE FOR CORRECTION OF ALL WORK, AS DIRECTED BY ARCHITECT/DESIGNER, FOR WHICH THE ARCHITECT/DESIGNER WAS NOTIFIED IN ADVANCE.
3. ALL DIMENSIONS TO BE TAKEN FROM NUMERICAL DESIGNATIONS ONLY. DIMENSIONS ARE NOT TO BE SCALED OFF OF DRAWINGS.
4. IN CASE OF CONFLICT BETWEEN ARCHITECT'S/DESIGNERS AND ENGINEERS DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT/DESIGNER AND OWNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
5. WORK AREAS ARE TO REMAIN SECURE AND LOCABLE DURING CONSTRUCTION. GC SHALL COORDINATE WITH OWNER TO ENSURE SECURITY. FINAL CLEANING INCLUDES, BUT NOT LIMITED TO, CLEANING ALL GLASS, GLOSSY SURFACES, FLOORS, DOORS, FRAMES, AND WALL BASE.
6. SUBSTITUTIONS, REVISIONS, OR CHANGES SHALL BE SUBMITTED TO ARCHITECT/DESIGNER AND OWNER (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
7. ALL MANUFACTURED ARTICLES, MATERIAL, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN THE CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE GC SHALL NOTIFY THE ARCHITECT AND OWNER BEFORE PROCEEDING.
8. GC IS TO ASSUME THE SOLE RESPONSIBILITY FOR JOB SITE CONDITION, INCLUDING, SAFETY OF PERSONS AND PROPERTY DURING THE DURATION OF THE PROJECT.
9. GC SHALL HAVE A FULL-TIME REPRESENTATIVE PRESENT IN THE BUILDING AT ALL TIMES WHILE CONSTRUCTION ACTIVITIES ARE UNDERWAY ON-SITE.
10. GC TO VERIFY THAT EXISTING CONCRETE FLOORS ARE LEVEL, SMOOTH, AND FREE OF SCALING. GC

ABREVIATION

A.F.F	ABOVE FINISHED FLOOR
W/	WITH
R.R.	RESTROOM
CLG	CEILING
GYP	GYPSUM
BRD	BOARD
PNT	PAINTED
W.I.R.	WALK IN REFRIGERATOR
PREP.	PREPARED
DEMO	DEMONSTRATION
U.O.N.	UNLESS OTHERWISE
MNT.	NOTED
MTLR.	MOUNTED
GC	MATERIAL
KIT	GENERAL CONTRACTOR
REST.	KITCHEN
RR	RESTAURANT
	BREAK ROOM

SYMBOL**VICINITY MAP****SITE MAP****PROJECT DIRECTORY**

CLIENT/OWNER: BETTY BIGOMBE
BUSINESS: THE ARCADIA FOUNDATION
ADDRESS: 15675 15TH STREET,
HONOLULU, HI.
96815
EMAIL: BETTYBIGOMBE@ARCADIA.COM

DESIGNER/DRAFTER: BOBBIE LEE HUGHES
PHONE: (XXX) XXX-XXXX
EMAIL: BHUGHES.DESIGNS@GMAIL.COM

CONTRACTOR: BILL FRY
BUSINESS: BILL FRY CONSTRUCTION
ADDRESS: 2185 CALIFORNIA STREET
SAN FRANCISCO, CA
94109

EMAIL: FRYCONSTRUCTION@GMAIL.COM
PHONE: (415) XXX-XXXX

PROJECT/SITE DATA

ADDRESS: MISSION BAY BLOCK 2
185 CHANNEL STREET
SAN FRANCISCO, CA
94158

PARCEL: 310240210000
PROPERTY CLASS: RESIDENTIAL (R3.5)
PARCEL ACRES: 0.4552
PARCEL AREA: 19,824 SQ FT
PROJECT GROSS AREA: 11,730 SQ FT

SCOPE OF PROJECT: FULL DESIGN AND BUILD OF
INTERIOR AND EXTERIOR.

SHEET INDEX

A0	COVER SHEET
A1	SITE MAP
A2	LEVEL 1 FURNITURE PARTITION PLAN
A3	ROOF FURNITURE PARTITION PLAN
A4	LEVEL 1 EXIT ANALYSIS
A5	ROOF EXIT ANALYSIS
A6	LEVEL 1 REFLECTED CEILING PLAN
A7	INTERIOR ELEVATIONS

IAD 410

NEW BEGINNINGS RETIREMENT HOME
3636 LEAHI AVE.
HONOLULU, HI 96815

DATE	DEC. 13, 2016
------	---------------

NAME	BLH
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COVER SHEET

A0

SCALE

IAD 410

Project Name

NEW BEGINNINGS RETIREMENT HOME
3636 LEAHI AVE.
HONOLULU, HI 96815

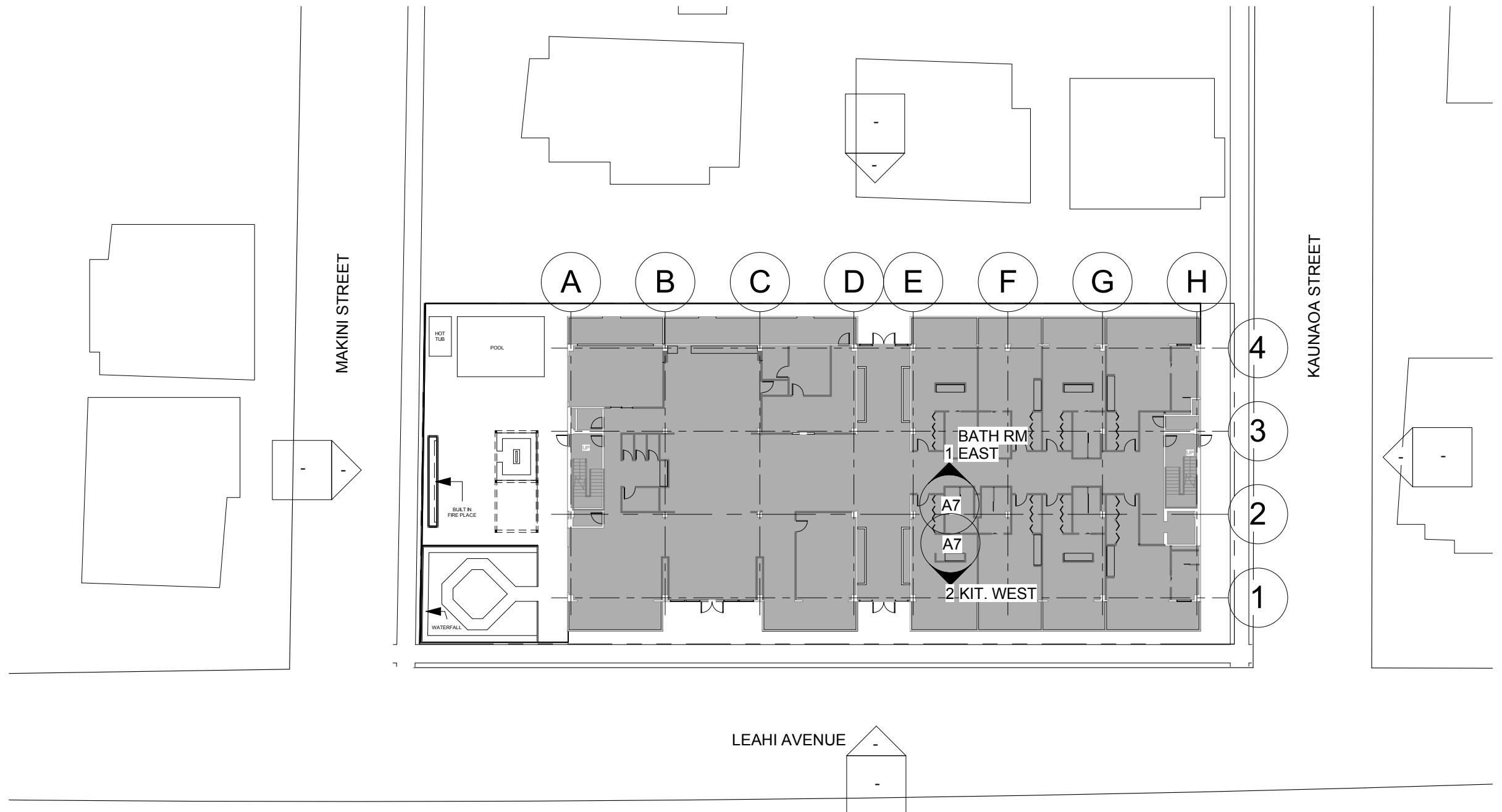
DATE DEC. 13, 2016

NAME BLH

SITE MAP

A1

SCALE 1/32" = 1'-0"



(1) SITE MAP
1/32" = 1'-0"

TRUE
NORTH

IAD 410

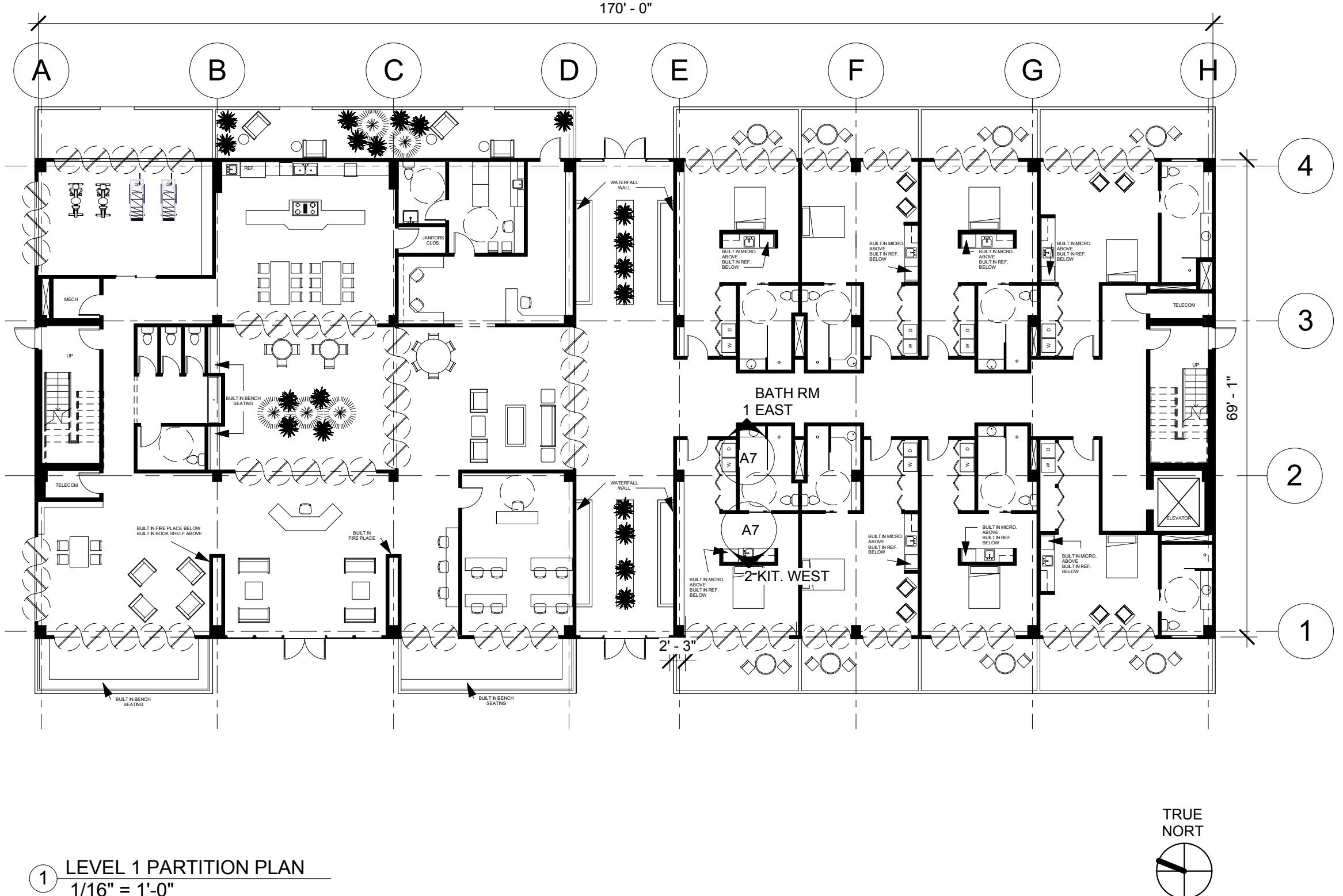
Project Name

NEW BEGINNINGS RETIREMENT HOME
3636 LEAHI AVE.
HONOLULU, HI 96815

DATE DEC. 13, 2016
NAME BLH
LEVEL 1 FURNITURE
PARTITION PLAN

A2

SCALE 1/16" = 1'-0"

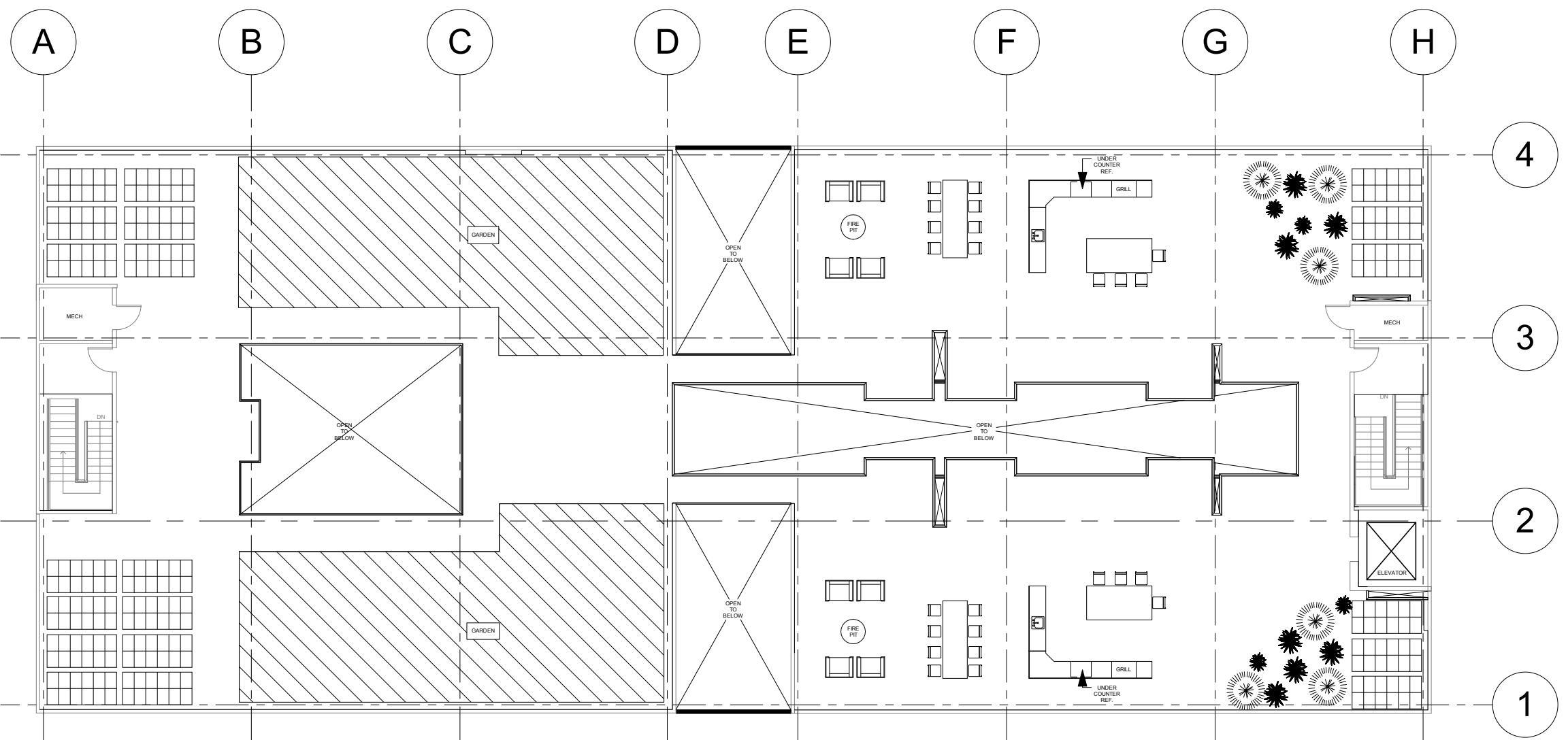


IAD 410

Project Name

NEW BEGINNINGS RETIREMENT HOME
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HONOLULU, HI 96815

DATE	DEC. 13, 2016
NAME	Author
ROOF TOP FURNITURE PARTITION PLAN	
SCALE	1/16" = 1'-0"



① ROOF TOP PARTITION PLAN
1/16" = 1'-0"



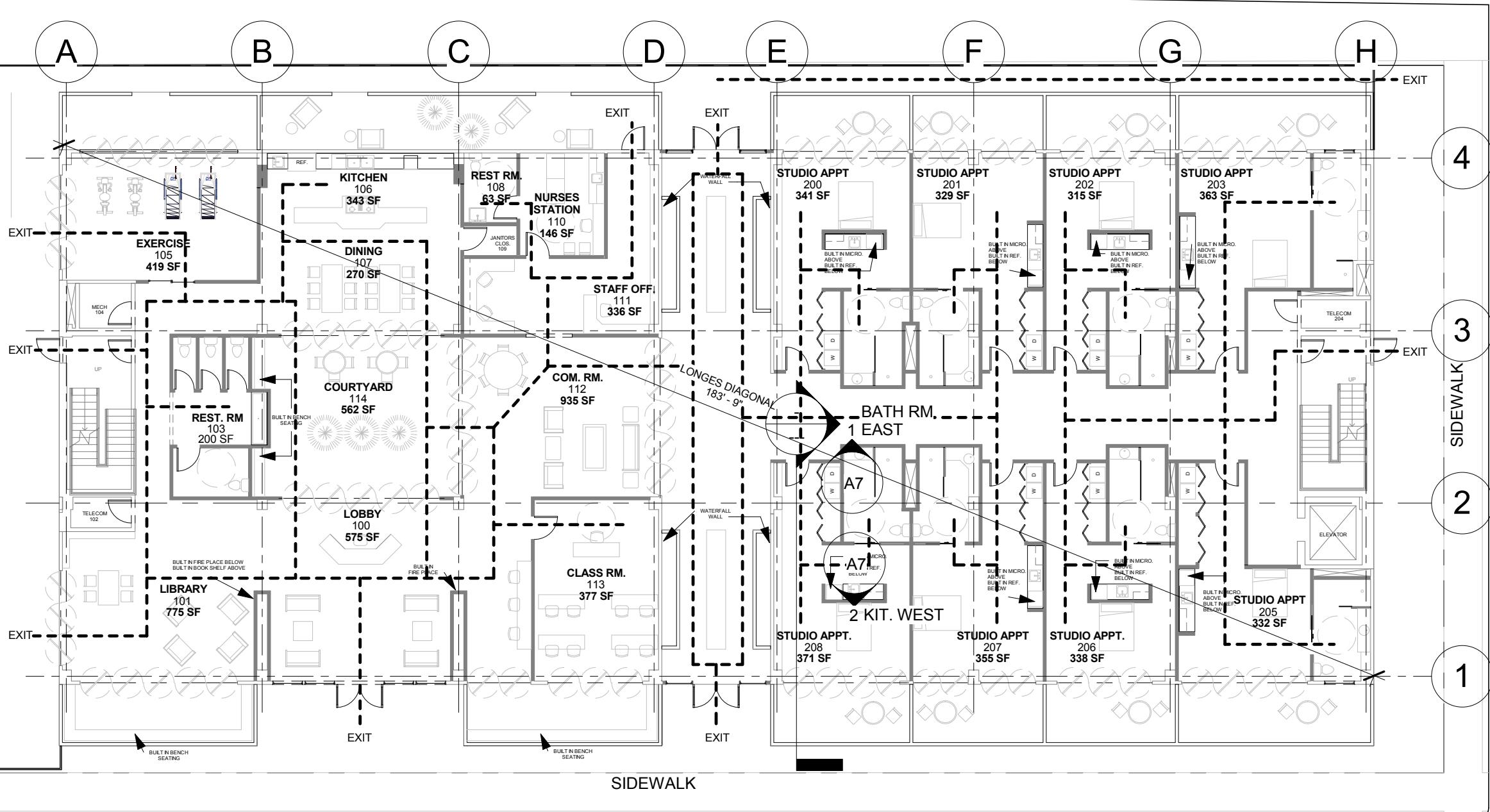
A3

Project Name

NEW BEGINNINGS RETIREMENT HOME
3636 LEAHI AVE.
HONOLULU, HI 96815

DATE	DEC. 13, 2016
NAME	BLH
LEVEL 1 EXIT ANALYSIS	
SCALE	1/16" = 1'-0"

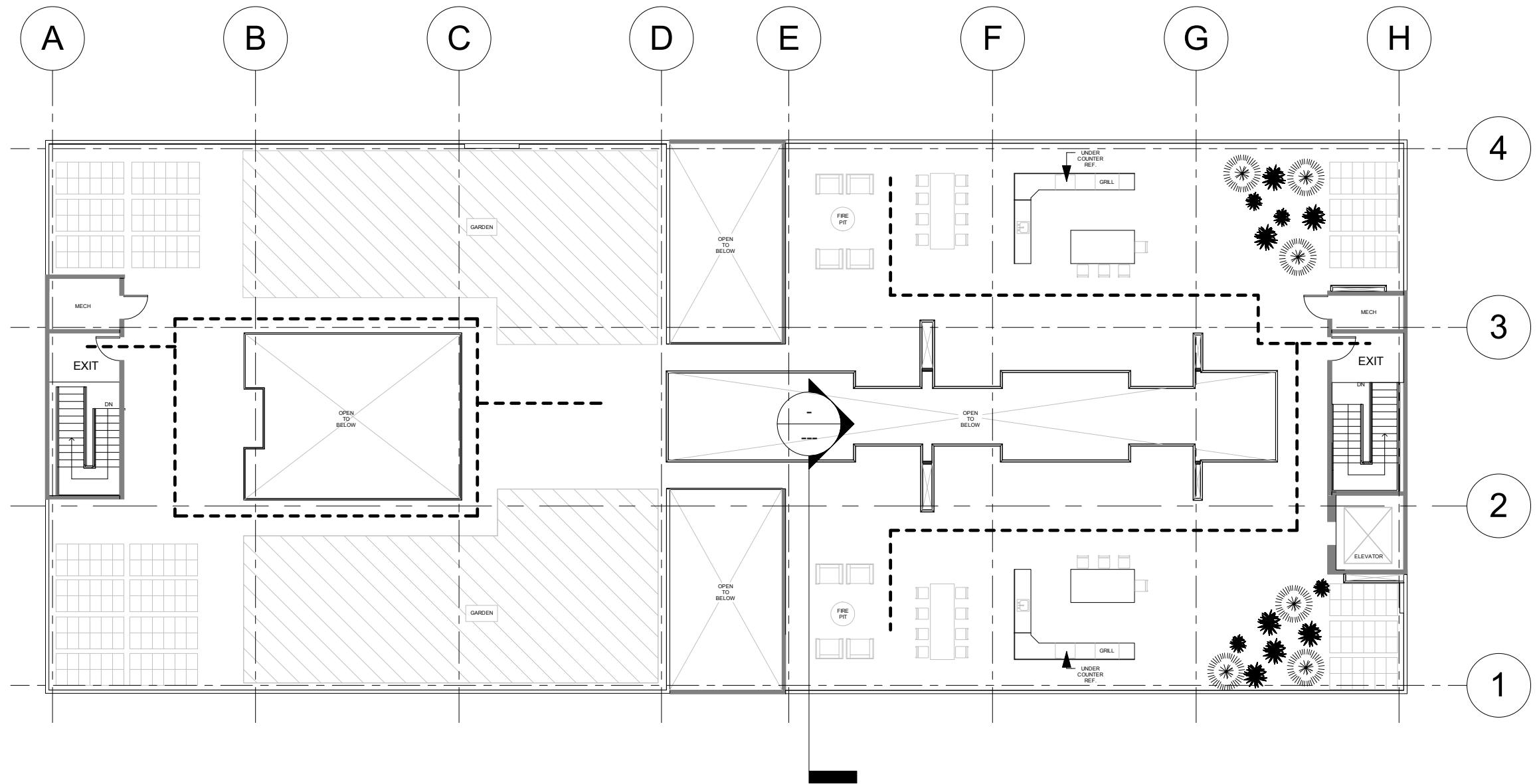
A4



OCCUPANCY				
ROOM SCHEDULE - OCCUPANCY - LEVEL				
ROOM #	ROOM NAME	SQ. FT.	FACTOR	OCC. TOTAL
100	LOBBY	575	100	6
101	LIBRARY	775	50	16
102	TELECOM	32	300	-
103	RESTROOM	200	-	-
104	MECHANICAL ROOM	39	300	-
105	EXERCISE ROOM	428	50	9
106	KITCHEN	343	200	2
107	DINING	270	15	18
108	RESTROOM	63	-	-
109	JANITORS CLOSET	34	300	-
110	NURSES STATION	146	100	2
111	STAFF OFFICES	336	100	4
112	COMMUNITY ROOM	935	15	63
113	CLASS ROOM	377	20	20
114	COURTYARD	562	15	38
200	STUDIO APARTMENT	436	200	3
201	STUDIO APARTMENT	424	200	3
202	STUDIO APARTMENT	410	200	3
203	STUDIO APARTMENT	490	200	3
204	TELECOM	-	300	-
205	STUDIO APARTMENT	432	200	3
206	STUDIO APARTMENT	433	200	3
207	STUDIO APARTMENT	450	200	3
208	STUDIO APARTMENT	466	200	3
GRAND TOTAL			8,656 SQ. FT	229 OCC. LOAD

TOTAL OCCUPANTS: 229
EXITS REQUIRED: 2
EXITS PROVIDED: 7
LONGEST DIAGONAL: 183' 9"
1/3 LONGEST DIAGONAL: 61' 3"

NEW BEGINNINGS RETIREMENT HOME
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HONOLULU, HI 96815



12/15/2016 10:39:02 PM

1 ROOF TOP EXIT ANALYSIS
 1/16" = 1'-0"

TRUE
NORT

A5

DATE DEC. 13, 2016

NAME BLH

ROOF TOP EXIT
ANALYSIS

SCALE 1/16" = 1'-0"

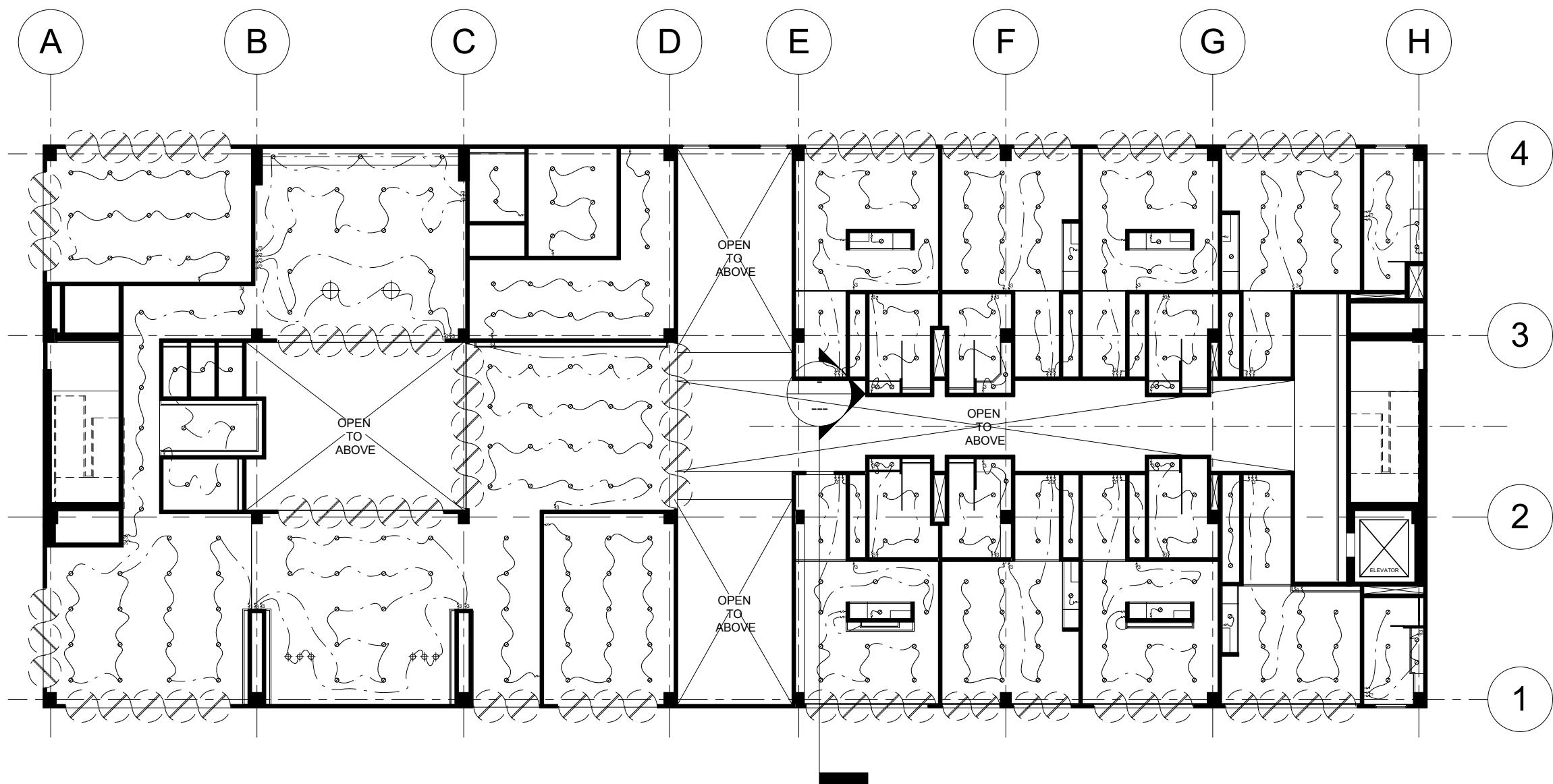
IAD 410

Project Name

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A6

DATE DEC. 13, 2016
NAME BLH
LEVEL 1 REFLECTED
CEILING PLAN
SCALE 1/16" = 1'-0"



Project Name

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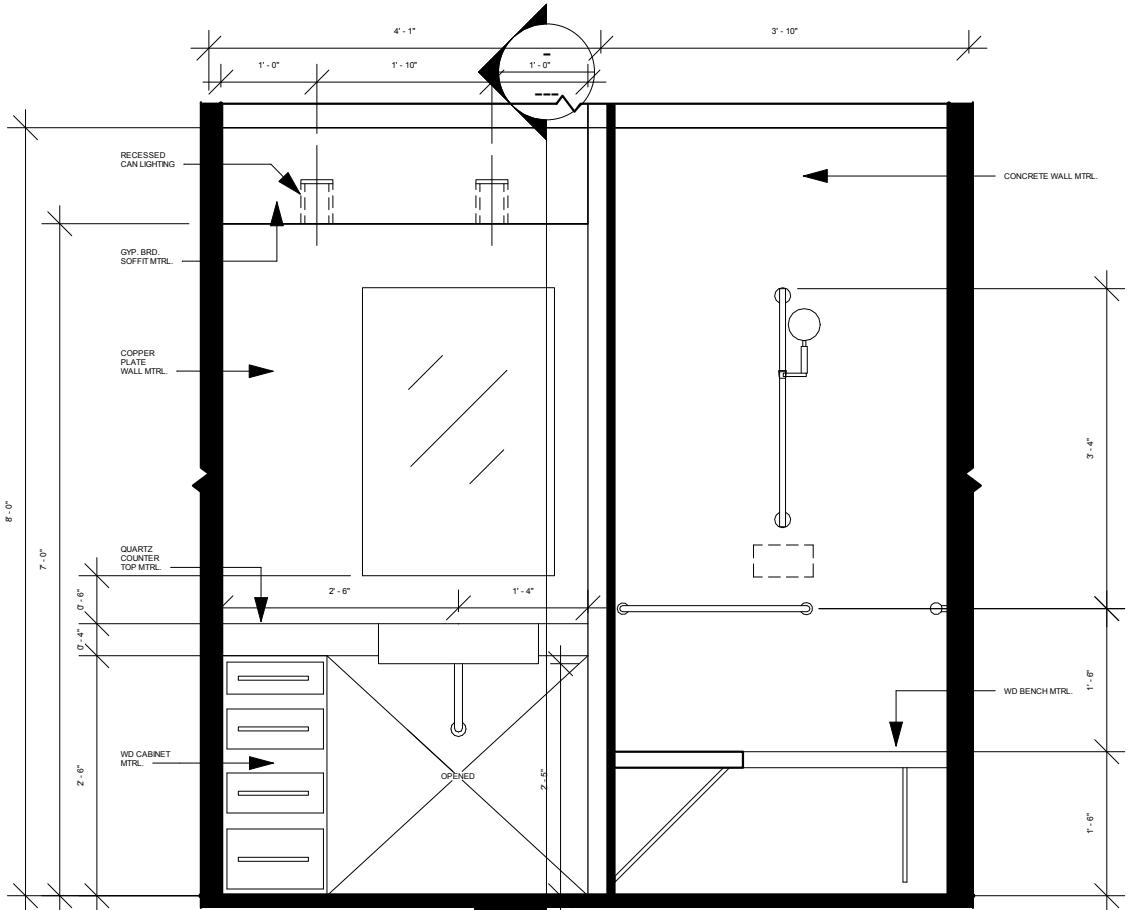
DATE DEC. 13, 2016

NAME _____ BLH _____

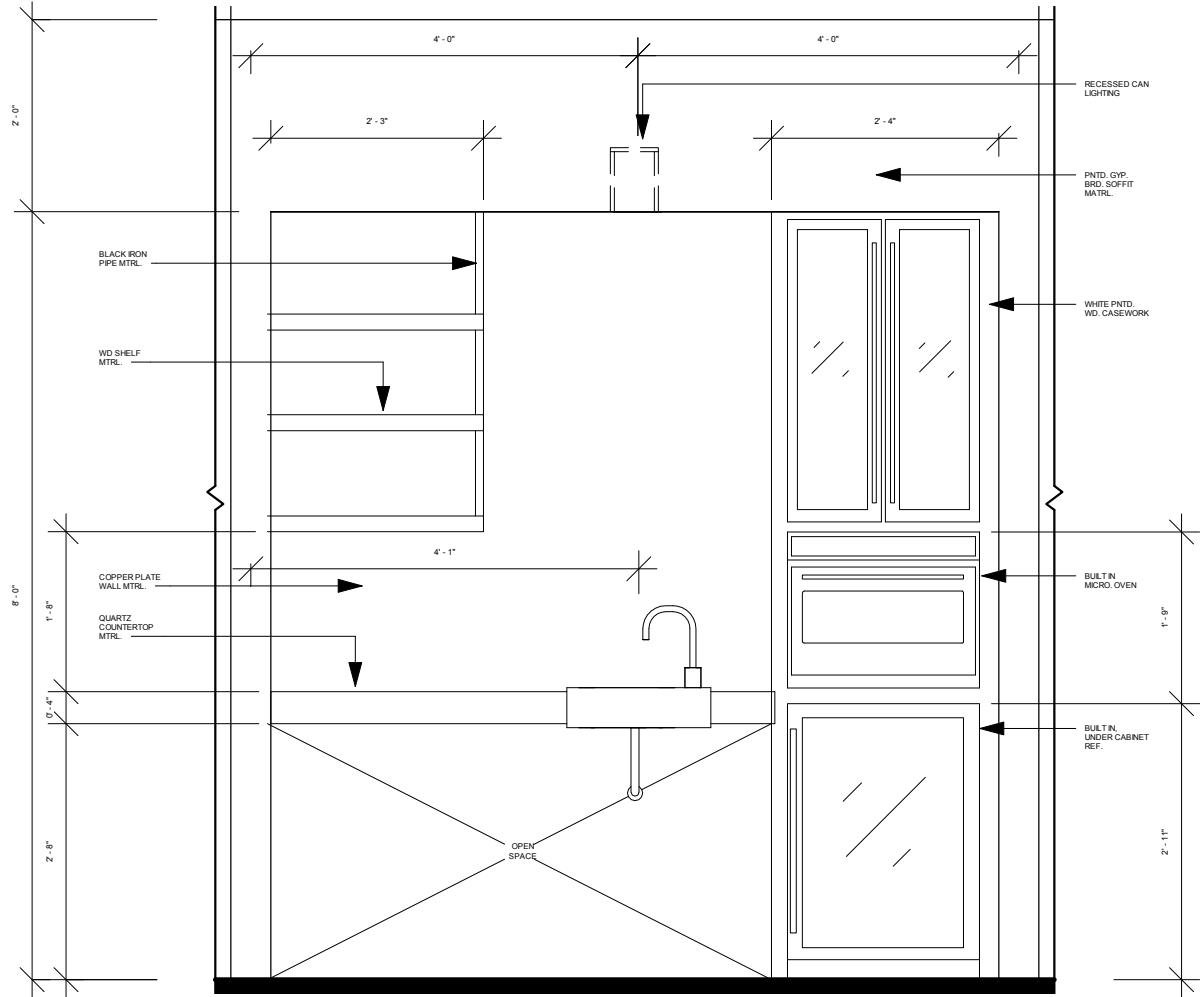
INTERIOR ELEVATIONS

A7

SCALE 1/2" = 1'-0"



1 BATH RM EAST
1/2" = 1'-0"



KIT. WEST
1/2" = 1'-0"

