

A Room with a View



Cassie Warnke
IAD 410 - OL1

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Concept Statement

01

Residents at Lodge of the Rockies will be able to live in a room with a view in this mountain lodge-inspired modern senior living facility. Residents will be able to take comfort of being surrounded in their fondest memories of life on the slopes of the Rocky Mountains. Natural materials, sunlight streaming throughout and unparalleled views will bring the comfort of the invigorating outdoors, combined with the joys of our beloved city of Denver. The convenience of modern city living combined with the memories of the glorious mountains - Lodge of the Rockies will make everyone feel the true happiness that accompanies their twilight years.

Site Plan and Analysis

01



3383 W 8th St, Denver CO

The proposed site is two previously demolished city blocks with a parking garage left in tact. The location was chosen not only because it is ready for construction on non-green land, but also because it sits on multiple major bus routes. In addition, there is a shopping complex currently under construction, which will be accessible by foot when completed.

The facility will be built in an L-shape, with the resident rooms on the north and south outer locations. Because of strong winds from the Rocky Mountain Range to the west, cross winds can be utilized for summer cooling of the facilities. Gardens will be built on the rooftop, as well as retrofitted to the existing parking garage not only for cafeteria use, but also to reduce rooftop warming.

Due to the centralized metropolitan surroundings, there is little no natural greenery on the site. Landscaping will include a central garden with old growth trees brought in, in addition to xeriscaping on the remaining land to reduce the need for additional water use in hot summer months. Because of the hot arid climate throughout the summer months, attic ventilation will be incorporated to allow for natural cooling in the summer months.



Introduction

Project Research

01

Senior housing is much more needed today than ever. Not only do we have the baby boomer era heading to retirement communities shortly, but we have gotten quite far away from a society that takes care of our family and elderly - we now stick them in homes because we have too many things going on in our own life than to care for our community. We also need to be concerned with upcoming issues with retirement, pension and government-funded programs that are supposed to be in place to take care of us when we retire, but are quickly running out of money. This issue means that far more people have far less money to be used in retirement, and can typically not afford the fancy luxury-style retirement living.

For this project, it was necessary to research design for memory impaired residents. To begin, a 'racetrack' layout is the most functional design because they quite often tend to wander, and keeping a circular layout prevents them from wandering off into areas they become unfamiliar or disorienting. Adding shadow boxes next to resident doors filled with mementos that residents would recognize as their own will aid in triggering their memory to their own room. It is important to use objects and materials as they help ward off confusion, for example, if wanting a wood floor then the best option is to use wood because a wood tile would confuse someone who is trying to make sense of a world that no longer makes sense. Color is also an imperative tool when considering design for the memory loss resident. Keeping doors that should not be used, painted the same color as the wall is a great technique in making the door blend into the wall. Dark flooring can feel like a hole and should be avoided as to not add an additional sense of vulnerability.

When designing for the elderly, it is also necessary to keep in mind physical changes the residents are going through. Most elderly people have failing eyesight, so it is important to be very careful where furniture is placed as well as using color and items as markers to help navigate the layout when it is already hard to see. As mentioned above, many people have failing memory loss and this needs to be kept in mind at every aspect of the design process. Many people also have decreased body function, which means making sure the layout is easy for someone to get around whether they're walking, using the aid of a cane or in a wheelchair.

Introduction



Existing Building Analysis

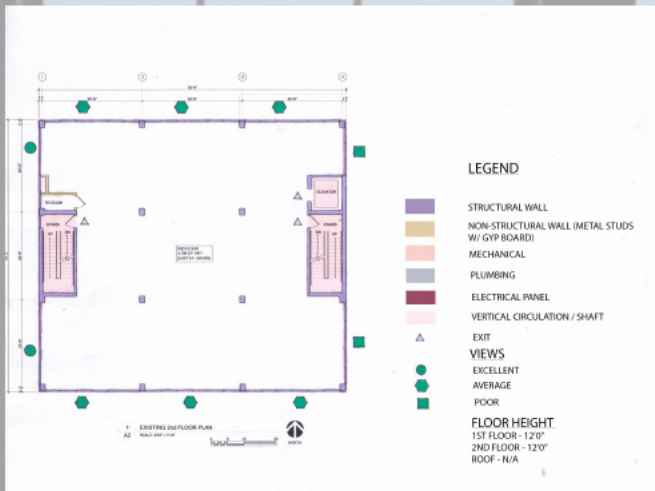
02 1st Floor



Existing Building Analysis

02

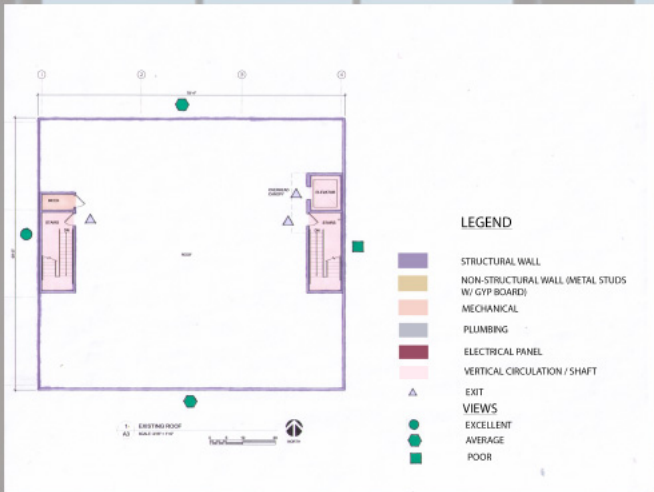
2nd Floor



Concept Development

Existing Building Analysis

02 Rooftop



Adjacency Matrix

02

1st Floor

| 1st Floor | Front Lobby Room | Dining Room | Kitchen | Community Room | Library/Reading Room | Exercise Rm | Staff Office | Nurses Office | Public Restrooms | Janitors Closet | Telecom Closet |
|----------------------|------------------|-------------|---------|----------------|----------------------|-------------|--------------|---------------|------------------|-----------------|----------------|
| Front Lobby | | | | | | | | | | | |
| Dining Room | | 3 | | | | | | | | | |
| Kitchen | | 3 | 1 | | | | | | | | |
| Community Room | | 1 | 3 | 2 | | | | | | | |
| Library/Reading Room | | 2 | 3 | 3 | 1 | | | | | | |
| Exercise Room | | 4 | 3 | 3 | 2 | 3 | | | | | |
| Staff Offices | | 3 | 2 | 2 | 2 | 3 | 3 | | | | |
| Nurses Office | | 2 | 2 | 2 | 3 | 3 | 3 | 1 | | | |
| Public Restrooms | | 1 | 1 | 2 | 2 | 2 | 2 | 3 | 3 | | |
| Janitors Closet | | 4 | 1 | 1 | 4 | 4 | 4 | 4 | 4 | 4 | |
| Telecom Closet | | 4 | 4 | 4 | 4 | 2 | 4 | 4 | 4 | 4 | 4 |
| Mechanical Room | | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |

2nd Floor

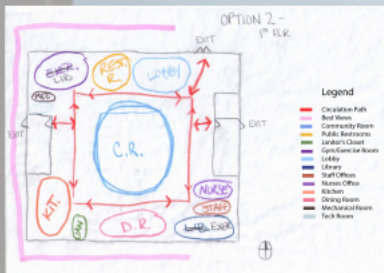
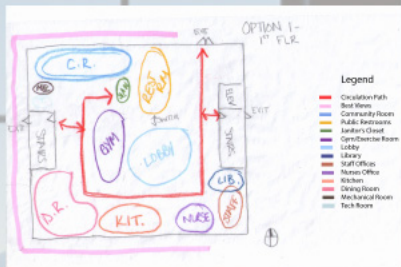
| 2nd Floor | Apartments | Community Room | Staff Offices | Janitors Closet |
|-----------------|------------|----------------|---------------|-----------------|
| Apartments | | | | |
| Community Room | | 2 | | |
| Staff Offices | | 1 | 2 | |
| Janitors Closet | | 4 | 3 | 3 |
| Public Waste | | 2 | 2 | 4 |

Concept Development

Bubble Diagrams

02

1st Floor



Concept Development

Project Program

1st Floor

| First Floor | Sq Ft | Occupancy | Daylight | Plumbing | Requirements | Aesthetics |
|------------------------------------|-----------|-----------|----------|----------|---|--|
| Front Lobby | 320 | 3 | Y | N | Reception desk w/ 4 waiting chairs | Warm and welcoming utilizes natural elements |
| Dining Room | 550 | 37 | Y | Y | Dining tables and chairs, recycle/trash area | Comforting space to allow for homestyle dining |
| Kitchen | 350 | 4 | N | Y | Fully functioning professional kitchen | |
| Community Room w/ small store, ATM | 680 | 45 | Y | N | Tables/chairs, sofas, TV and PA system, storage, various lighting | Fireplace, mountain lodge-like Reading lights throughout, comfortable seating, large computer screens |
| Library/Reading Room | 445 | 9 | Y | N | Shelving, chairs/tables | |
| Exercise Room | 350 | 7 | Y | Y | exercise equipment, open space for small classes | |
| Staff Offices | 320 | 3 | N | N | storage, desks, computers | |
| Nurses Office | 200 | 2 | N | N | storage, desks, computers | |
| | 320, 350 | | | | | |
| Public Restrooms | TOTAL 670 | N | Y | | | |
| Janitors Closet | 75 | 1 | N | Y | sink, storage | |
| Telecom Closet | 50 | 1 | N | N | WiFi, Telephones, servers | |
| Mechanical Room | 50 | 1 | N | N | | |

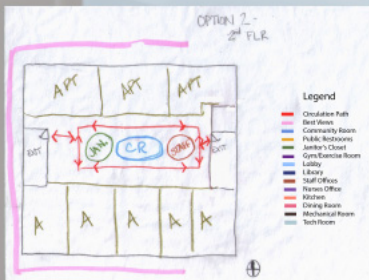
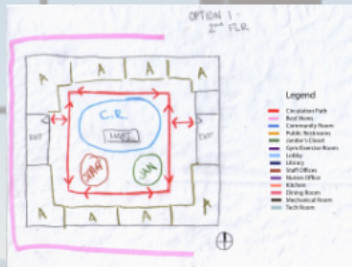
2nd Floor

| Second Floor | Sq Ft | Occupancy | Daylight | Plumbing | Requirements | Aesthetics |
|-------------------|-----------------|-----------|----------|----------|---|---|
| Apartments | 430 X 8 3440 | 2/Room | Y | Y | kitchen, bathroom, laundry closet, closet | large windows, day/night lighting, organic materials comfortable spaces to visit with friends and family |
| Community Room | 325 | 22 | Y | N | table and chairs storage, computer, desk | |
| Staff Offices | 150 | 2 | N | N | desk | |
| Janitors Closet | 125 | 1 | N | Y | sink, storage | |
| Public Waste Area | 60 n/a | N | N | N | bins | not a separate room, indented public space w/ easy access for all appts |

Bubble Diagrams

02

2nd Floor

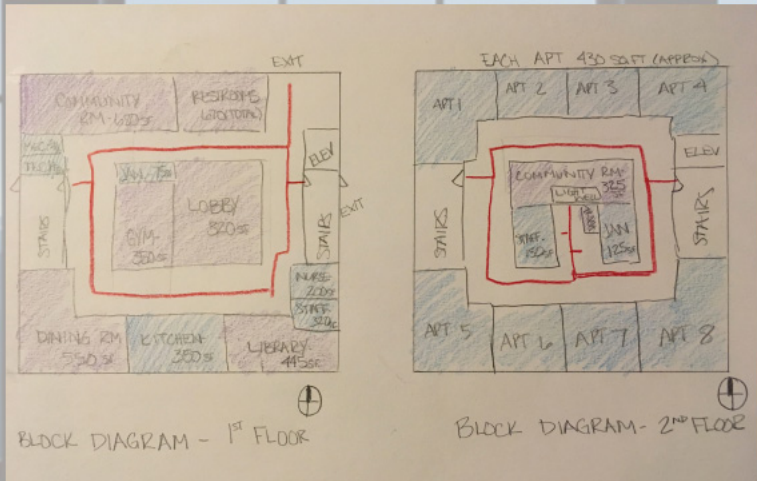


Concept Development

Block Diagrams

02

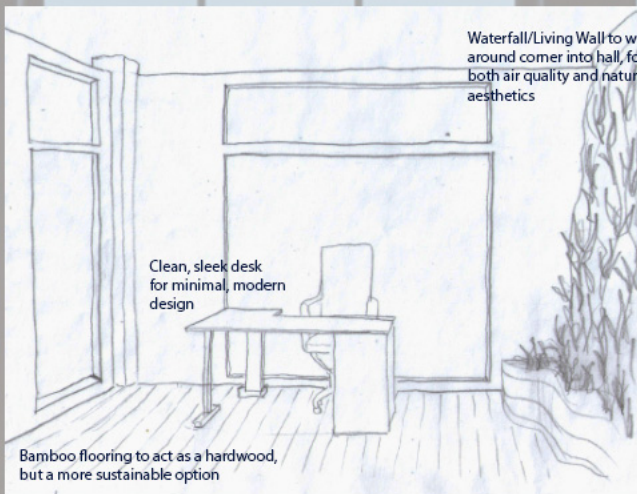
Concept Development



Preliminary Concept Sketches

02

The Lobby



Waterfall/Living Wall to wrap around corner into hall, for both air quality and natural aesthetics

Clean, sleek desk for minimal, modern design

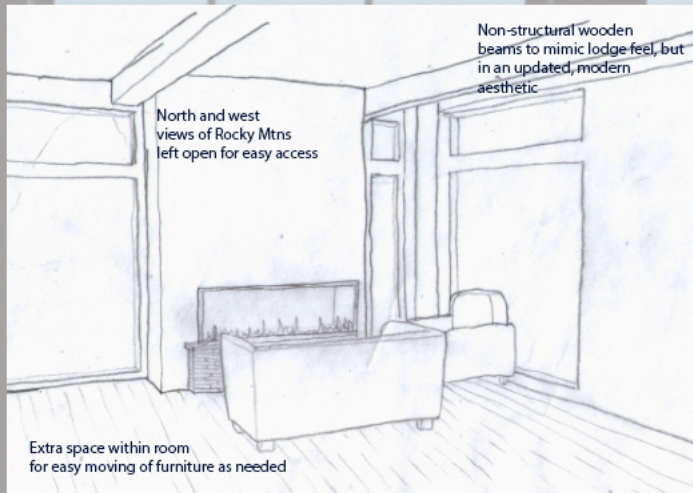
Bamboo flooring to act as a hardwood, but a more sustainable option

Concept Development

Preliminary Concept Sketches

02

The Community Room



Concept Development

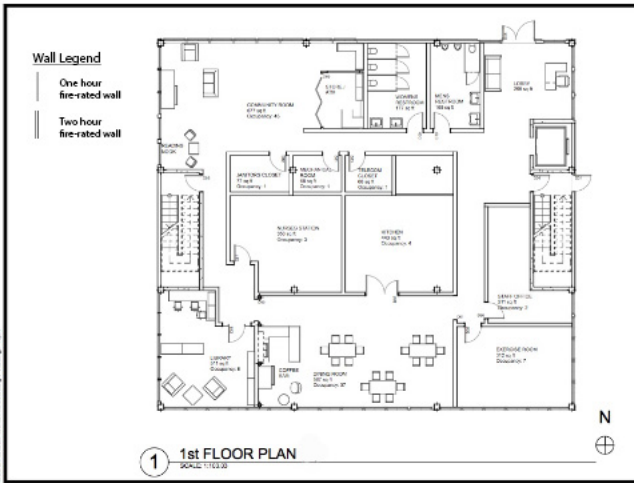


Floor Plans

03

Client Presentation

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| |
|---|
| <p>Mythical Ninjan Design #Contact Address 1 #Contact City, #Contact State #Contact Postcode</p> |
| <p>Lodge at the Rockys</p> <p>Denver, CO</p> <p>#Client Company #Client Full Name</p> |
| <p>PROJECT NO: #P11 DATE: 5/27/17 #666 #Technician Full Name COMP-IT</p> |
| <p>1st FLOOR PLAN</p> |
| <p>A-2 #SHEET 2 OF 7</p> |

Floor Plans

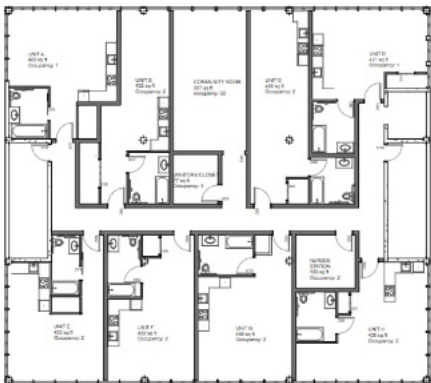
03

Client Presentation

Architecture/Document/Design/Interior/4.dwg

Wall Legend

- One hour fire-rated wall
- == Two hour fire-rated wall



1 2nd FLOOR PLAN (1)
SCALE 1/8"=1'-0"

**Mythical
Ninja Design**
 #Contact Address 1
 #Contact City, #Contact
 State #Contact
 Postcode

**Lodge at the
Rockys**

Denver, CO

#Client Company
 #Client Full Name

PROJECT NO. **2PH**
 DATE **5/22/17**
 DRAWN BY **Technician Full**
 COPYRIGHT **Nature**

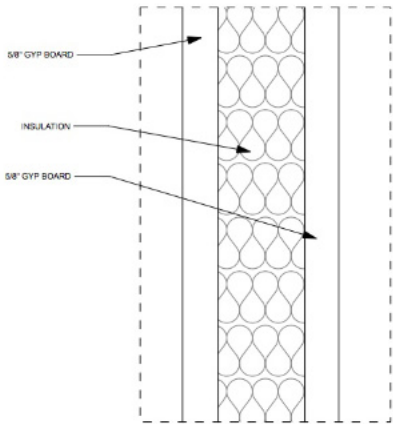
**2nd FLOOR
PLAN**

A-3

SHEET 3 OF 7

Wall Detail

03



1

1-HOUR FIRE RATED WALL DETAIL

SCALE 1/4" = 1'-0"

Client Presentation

Dining Room

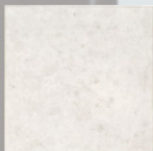
03

Materials

1



2



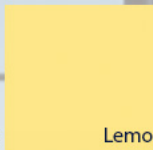
3



4

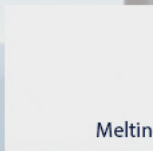


5



Lemon Peel

6



Melting Glacier

1. Reused Barn wood Paneling to be used in Coffee Bar accent wall by Front Range Timber. MR Credit 5, locally sourced reused material.
2. Vinyl Flooring by Armstrong Flooring, part of the StrataMax sustainable series. MR Credit 5.1, 5.2; EO Credit 4.1, 4.3 and is FloorScore Certified.
3. Accent beams to be used in Coffee Bar by Front Range Timber. MR Credit 5, locally sourced reused material.

4. Large-format tile to be used to face fireplace in Coffee Bar by Florim Tile. MR 5 Credit, uses all recycled tile in processing.
5. Lemon Peel paint used for accent wall, by EcoPaints. Building product disclosure - environmental product disclosure points. Zero-VOC interior wall paint has filtration capabilities to remove formaldehyde, acetone, glycol and benzene from air. Declare label, HPD declared, JPMA member, British Allergy Foundation certified and ASTM approved.

Client Presentation

Dining Room

Furnishings



1



2



4



5



3



6

1. See Lighting Specifications, page 38.

2. Dining Chairs by Viesso

Meets furniture materials points requirements.
Water-based stains on wood surfaces. Fabrics produced without harsh chemicals or fire retardants, all-natural organic fibers.

3. Dining Tables by Viesso

Meets furniture materials point requirements.
Water-based stains on wood surfaces.

4. See Lighting Specifications, page

5. Coffee Bar Chairs by Viesso

Meets furniture materials points requirements.

Foam in chair CertiPUR-US certified foam. Fabrics produced without harsh chemicals or fire retardants, all-natural organic fibers.

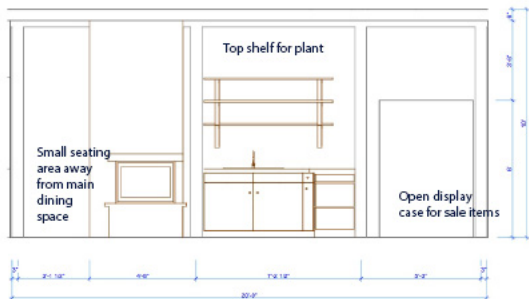
6. Display Case in Coffee Bar from Gershel Brothers
Used Store Fixtures.

Reused materials, MR Credit 5

Dining Room

03

Elevation



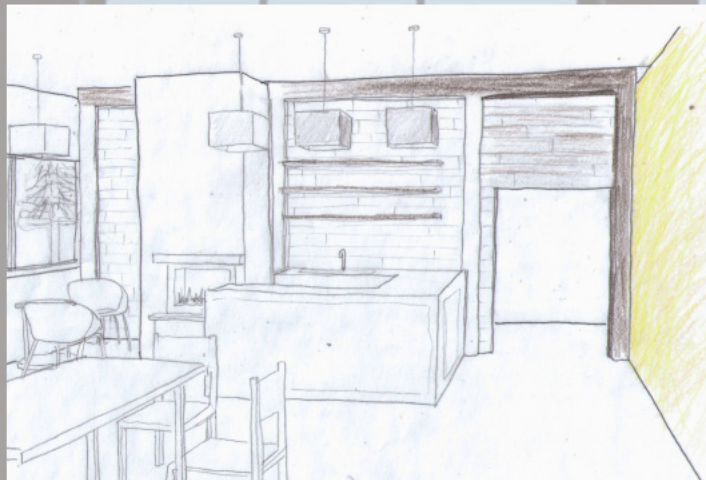
1 WEST DINING ROOM ELEVATION
SCALE: 1/2" = 1'-0"

Client Presentation

Dining Room

03

Coffee Bar Sketch



Client Presentation

Dining Room

03

Coffee Bar Rendering



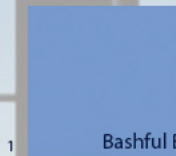
*** For selected materials and colors, see previous Dining Room pages

Client Presentation

Reading Room/Library

03

Materials/Furnishings



1 Bashful Blue



2



3



4



5



6

1. Bashful Blue paint used for accent wall, by EcoPaints. Building product disclosure - environmental product disclosure points. Zero-VOC interior wall paint has filtration capabilities to remove formaldehyde, acetone, glycol and benzene from air. Declare label, HPD declared, JPMA member, British Allergy Foundation certified and ASTM approved.

2. Mocha carpet tiles by FLOR.

Mr Credit 4-Recycled Content. All tiles are recyclable by returning to manufacture to be made into new ones.

Removable so only replace damaged, energy-efficient facility.

3. Accent beams to be used as ceiling accent decor by Front Range Timber.

MR Credit 5, locally sourced reused material.

4. See lighting specifications, page

5. Lounge chairs from Viesso, see page 21 for specs.

6. All book shelving by Revampt.

MR Credit 4 - Recycled content, MR Credit 5 - Regional materials. All book cases/shelves sourced from locally reused materials. Wood from reclaimed Douglas Fir, and metal from reused raw steel.

Reading Room/Library

03

Concept Sketch



Client Presentation

Reading Room/Library

03

Rendering



*** For selected materials and colors, see previous Reading Room/Library pages

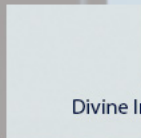
Client Presentation

Pg 28

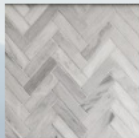
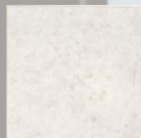
Community Room

03

Materials



Divine Inspiration



1. Divine Inspiration paint used for accent wall, by EcoPaints. Building product disclosure - environmental product disclosure points. Zero-VOC interior wall paint has filtration capabilities to remove formaldehyde, acetone, glycol and benzene from air. Declare label, HPD declared, JPMA member, British Allergy Foundation certified and ASTM approved.

2. Vinyl Flooring by Armstrong Flooring, part of the StrataMax sustainable series.

MR Credit 5.1, 5.2, EO Credit 4.1, 4.3 and is FloorScore Certified.

3. Cobalt patterned accent tiles to be used on east wall of store, by Fireday Tile.

MR Credit 4.1, 4.2. Produced using 100% recycled tile in energy efficient processing plant.

4. Carrerra subway tiles in herringbone to face fireplace, by Crossville Tile
MR Credit 4.1, 4.2.

5. Accent beams to be used in Coffee Bar by Front Range Timber.

MR Credit 5, locally sourced reused material.

Client Presentation

Community Room

03

Furnishings



1



3



4



2



5

1. For lighting specifications, see page 38.

2. Sofa by Viesso.

Meets furniture materials points requirements. Foam in sofa CertiPUR-US certified foam. Fabric produced without harsh chemicals or fire retardants, all natural organic fibers.

3. Tables throughout room, by Viesso.

Meets furniture materials points requirements. Made from FSC certified reused teak.

4. Glass display boxes to be used on east wall outside of store, created by Clear Intentions, MR Credit 4 - Recycled Content. Glass boxes made of 100% recycled glass panes.

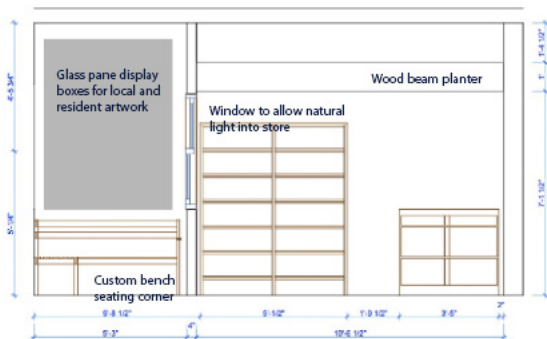
5. Display shelving to be used in store, by Gershel Brothers Used Store Fixtures. MR Credit 5, locally sourced reused fixture originally created with natural materials.

Client Presentation

Community Room

03

Elevation



1

EAST COMMUNITY ROOM ELEVATION

SCALE: 1/2" = 1'-0"

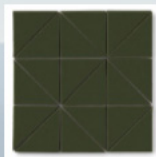
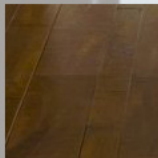
Client Presentation

Resident Units

03

Materials

Melting Glacier



1.. Melting Glacier paint used for accent wall, by EcoPaints. Building product disclosure - environmental product disclosure points. Zero-VOC interior wall paint has filtration capabilities to remove formaldehyde, acetone, glycol and benzene from air. Declare label, HPD declared, JPMA member, British Allergy Foundation certified and ASTM approved.

2. Certified FSC bamboo flooring, from MacDonald Hardwoods.

Rapidly renewable engineered flooring, using a Zero VOC stain to give a deep wood coloring.

3. Kitchen and bath countertops by Paperstone. MR Credit 4.1, \$.2, MR 5.1, 5.2, MR Credit 7 EQ Credit 4.4 - Low VOC
Made from 100% recycled paper and natural resins.

4. Shower tile in Deep Pine by Fireclay Tile. MR Credit 4.1, 4.2. Made with 100% recycled tile in an energy efficient processing plant.

5. Kitchen and bath cabinets by Mastercraft Cabinets.

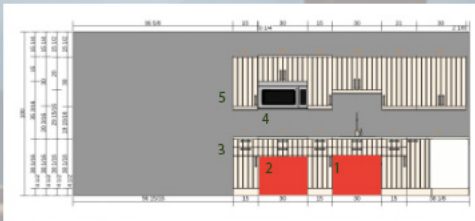
MR Credit 5, made with locally sourced woods.

Resident Units

03

Kitchen Modifications for ADA Access

1. Remove kitchen cabinet below second drawer to allow wheelchair access within cabinets to allow for easier access to sink.
2. Remove kitchen cabinet below second drawer to allow wheelchair access within cabinets to allow for easier cooking access on stove top.
3. Remove entire row of top 5" pull-out drawers to slightly lower counter top to make it easier to use both with a wheelchair and for reduced height of elderly.
4. Upgrade microwave to convection microwave to accommodate only having stove top.
5. Lower cabinet height accordingly to keep standard 18" from counter-top to wall cabinet to keep ergonomically correct standards for reaching wall cabinets.



Client Presentation

Resident Units

03

Kitchen Modifications for ADA Access



Specific base cabinets will be used that can be modified to remove the top 5" drawer, and still fit a stove top and sink in the second drawer. A slanted panel will cover the drain and disposal units so that the legs and wheelchair do not interfere with one another. Doors will still be in place to cover the openings when not in use, or for residents not needing these accommodations.

Client Presentation

Resident Units

03

Bathroom Modifications for ADA Access

1. Swing out door to make it easier to get in and out of the bathing area without the need to step over the tub.
2. Chair for seating when taking a shower
3. Handrails along all three sides of enclosure making it easier to get up/down/in/out of the small space.
4. Removable shower spout to use when it is easier to sit and shower, or for when aide is needed in bathing.



Client Presentation

Resident Units

Bathroom Modifications for ADA Access

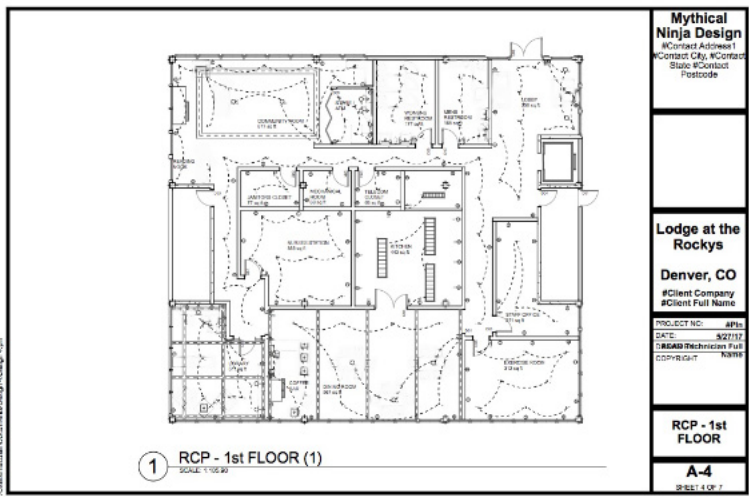


Toilet will be fit with hand rails on both sides of basin, as well as a raised seat to make getting up and down as easy as possible.



While the counter top will only include one sink bowl, there will be an open space under the floating unit, with floating cabinets attached at the side for wheelchair access.

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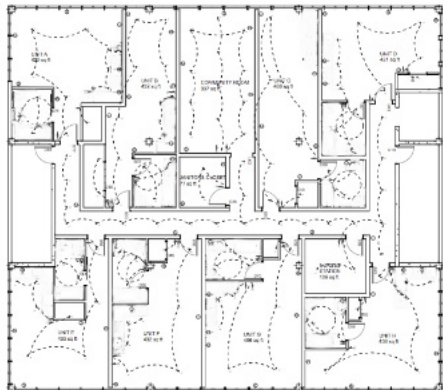
1 RCP - 1st FLOOR (1)
SCALE: 1/16"=1'-0"

| |
|---|
| <p>Mythical Ninja Design #Contact Address 1 #Contact City, #Contact State #Contact Postcode</p> |
| <p>Lodge at the Rockies Denver, CO #Client Company #Client Full Name</p> |
| <p>PROJECT NO: AP15 DATE: 5/27/17 DRAWN/Technician Full: BRAD CDD/PROJECT: KATIE</p> |
| <p>RCP - 1st FLOOR</p> |
| <p>A-4 SHEET 4 OF 7</p> |

RCPs

03

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① RCP - 2nd FLOOR (1)
SCALE: 1/8"=1'-0"

N

**Mythical
Ninja Design**

#Contact Address 1
#Contact City #Contact
State #Contact
Postcode

**Lodge at the
Rockys**

Denver, CO

#Client Company
#Client Full Name

PROJECT NO: RP13

DATE: 5/27/17

DRAWN/Technician Full

NAME

COMP/REVIT

**2nd FLOOR
PLAN**

A-3

SHEET 3 OF 7

Client Presentation

Lighting

03



A1 - Recessed Light

4" LEDme - Brushed Nickel
Open Reflector



A2 - Spot Light

Paloma LED512 - Black



A3 - Fluorescent Light

Parabolic Fluorescent Recessed Troffer
Energy Saving CFL Bulbs, Gloss White



D1 - Wall Light

Brink - Aluminum
WAC Lighting, Title 24 Compliant



D2 - Pendant Light

Nest - Distressed Amber Glass/ Recycled
Metal
Hinkley Lighting



D3 - Chandelier Light

Mondrian - Copper Foil Bound Glass Panels/
Recycled Iron
Hinkley Lighting



D4 - Pendant Light

Recycled Bottle Glass/ Reused
Chrome Chain
Shades of Light



D5 - Pendant Light

Origami Fusion - Recycled Paper
Modern Lighting Co



D6 - Chandelier Light

Hickory Nest - Dried hickory branches
and twigs (won't warp and shed as
it continues to dry)



D7 - Wall Light

Dice - Brushed Nickel
WAC Lighting, Title 24 Compliant

Client Presentation

Plumbing Fixtures - Kohler

03

Unit Bathroom Faucets

Composed - Polished Chrome
-ADA compatible
-1.2gpm (45% less than standard requirement)
-meets Colorado SB 14-103 requirement,
-WaterSense certified



Unit Kitchen Faucets

Evoke - Stainless Steel
-ADA compatible
-meets Colorado SB 14-103 requirement,
WaterSense certified



Public Bathroom Faucets

Loure - Brushed Nickel
ADA compatible
-1.2gpm (45% less than standard requirement)
-meets Colorado SB 14-103 requirement,
-WaterSense certified



Shower Head

Coralais - Polished Chrome
-1.5gpm (40% less than standard requirement)
-meets Colorado SB 14-103 requirement,
WaterSense certified



Toilets

Cimarron - Ice Grey
-ADA compatible, comfort height
-1.28gpf (20% less than standard requirement)
-WaterSense certified



Client Presentation

Entryway System

03



Amarco

Linear Tile - 100% recycled PVC plastic with tufted carpet inserts

LEED EQ Credit 5: Indoor Chemical and Pollutant Source Control

LEED MR Credit: Recycled Content

The Amarco entryway system is not only a great LEED choice because it's made of 100% recycled materials, but also because they come in tiles so if there is damage you can replace only a portion of the entry system rather than the whole, making it a better option for using as little of product as possible.

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Client Presentation



Universal Design

03

Elements of design are key to keeping your work creative. The elements I used most in my design are texture and shape. Texture really is the one that stands out most for me. There are a lot of parameters we need to stick within when designing for the elderly, and texture is one of the design elements we can most readily use without adding too much confusion, introducing elements that may cause harm to aging residents while still keeping the design fresh.

I included a rock and plant water wall/feature when you first enter the lobby. The various textures of water, plants and wood will help to stimulate the memory of waterfalls while hiking in the Rockies. I wanted to keep the community room feeling like a mountain lodge but update it so it was clean and modern - I used wooden beams (non-structural) to a textural interest on the ceiling, marble ledgestone on the base of the fireplace with smooth large-format tile panels on the remainder of the floor-to-ceiling fireplace. The exercise room will you a recycled tire composite for the flooring to be a great base for exercising, but to also replicate pebbles on the hiking trails.

The other major element I incorporated was line/shape. I want the design to feel clean, fresh and modern. Even if the design is styled after a mountain lodge resort, I didn't want it to feel to rustic. Using clean materials without a lot of color puts emphasis on the large-scaled shape of the design without getting confused in the details. By using organic materials (and keeping the colors true to their original form), I can give the design an updated feel based on a rustic, natural design.

Client Presentation