

Project Statement

Shared Accommodations for seniors and students
has the potential to provide a rich and enhanced
experience for both groups.

"If you plan on being anything less than
you are capable of being, you will
probably be unhappy all the days of your
life." – Abraham Maslow

How did we get here

Changes in family structure
Increased life expectancy
Increased emphasis on higher levels of education
Baby boom
Education boom

Students

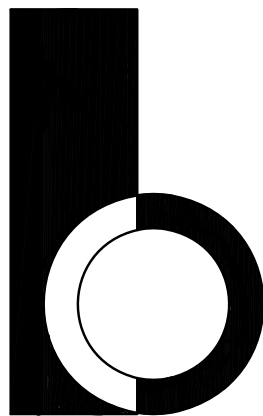
Peak physical condition
Brains are specializing
Perceived isolation
Diminished satisfaction from relationships
Experiment with relationships
Gaining experience
Emotional loneliness
Focus on changing situation
Focused attention

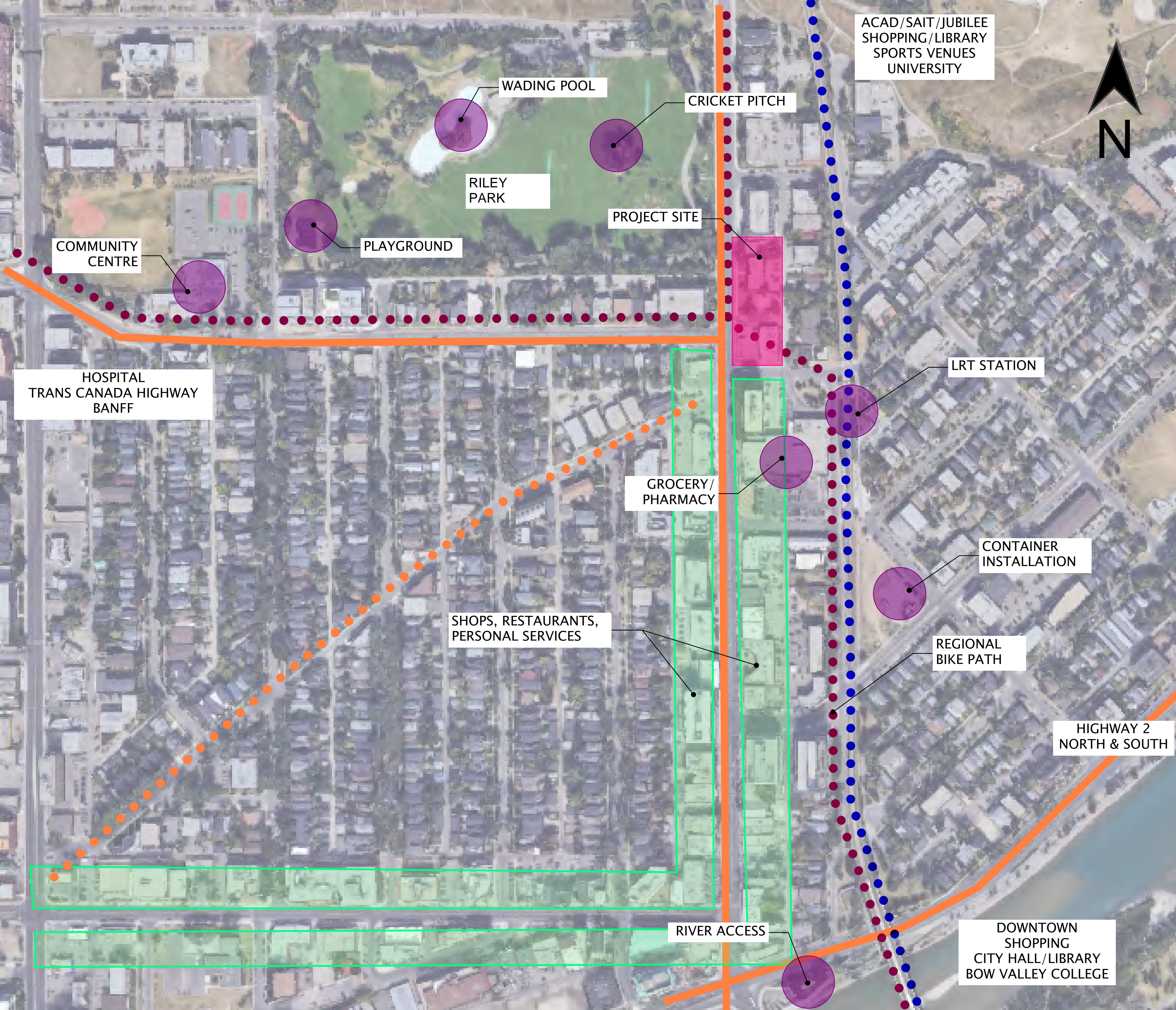
Senior

Declining physical condition
Brains are adapting
Social disconnectedness
Enhanced satisfaction from relationships
Purposely seek positive relationships
Maximizing satisfaction
Social loneliness
Focused on changing self to suit situation
Widened attention – increased creativity

Project Driver

Mutually beneficial
relationships shaped by the
common experience of life
transitions lead to focus on
self-actualization and growth.





CONTEXT PLAN – N.T.S.

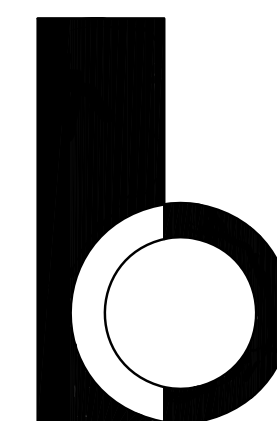
CONTEXT PLAN



CONTEXT ISOMETRIC



SITE PHOTO



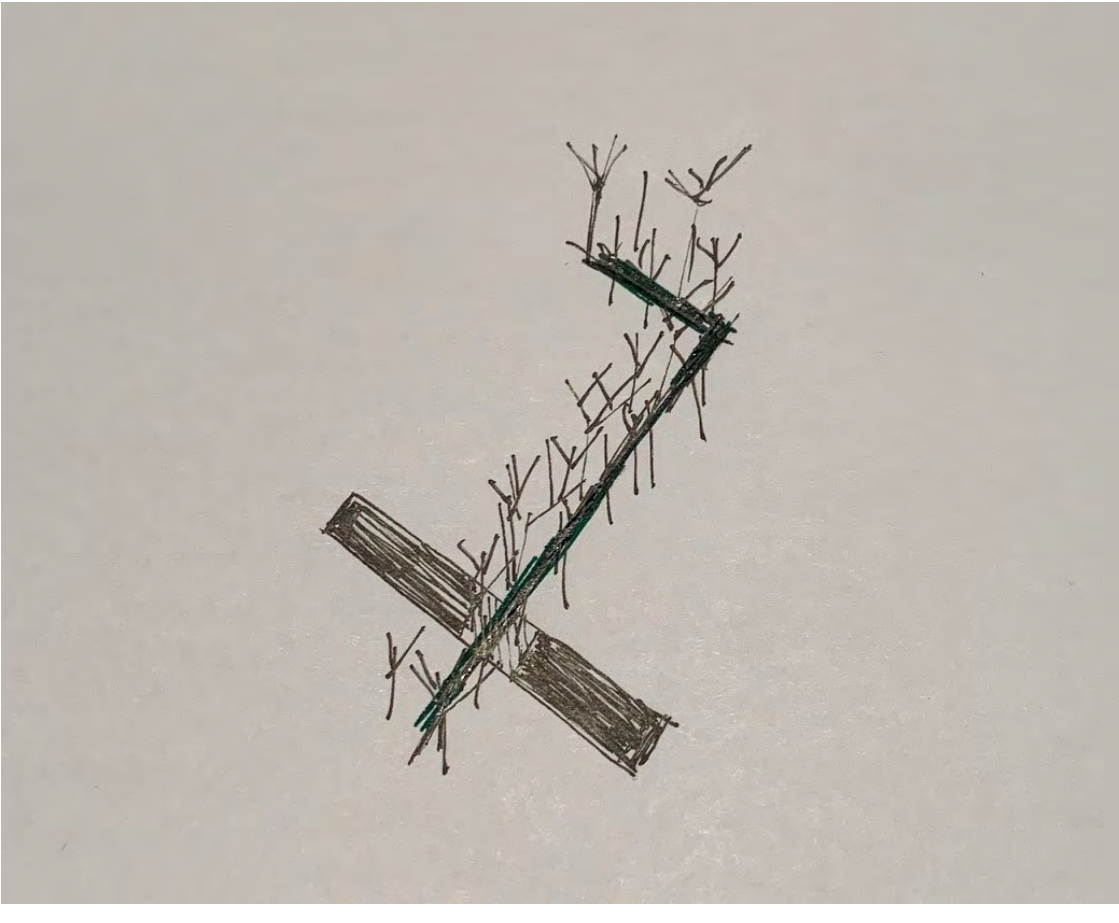
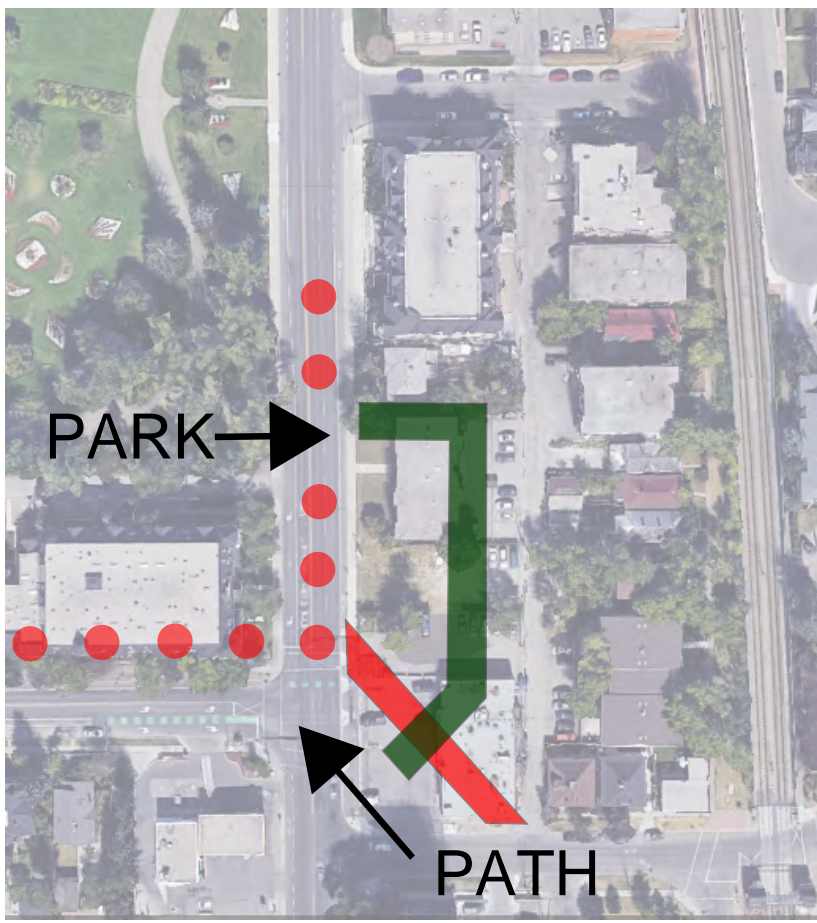
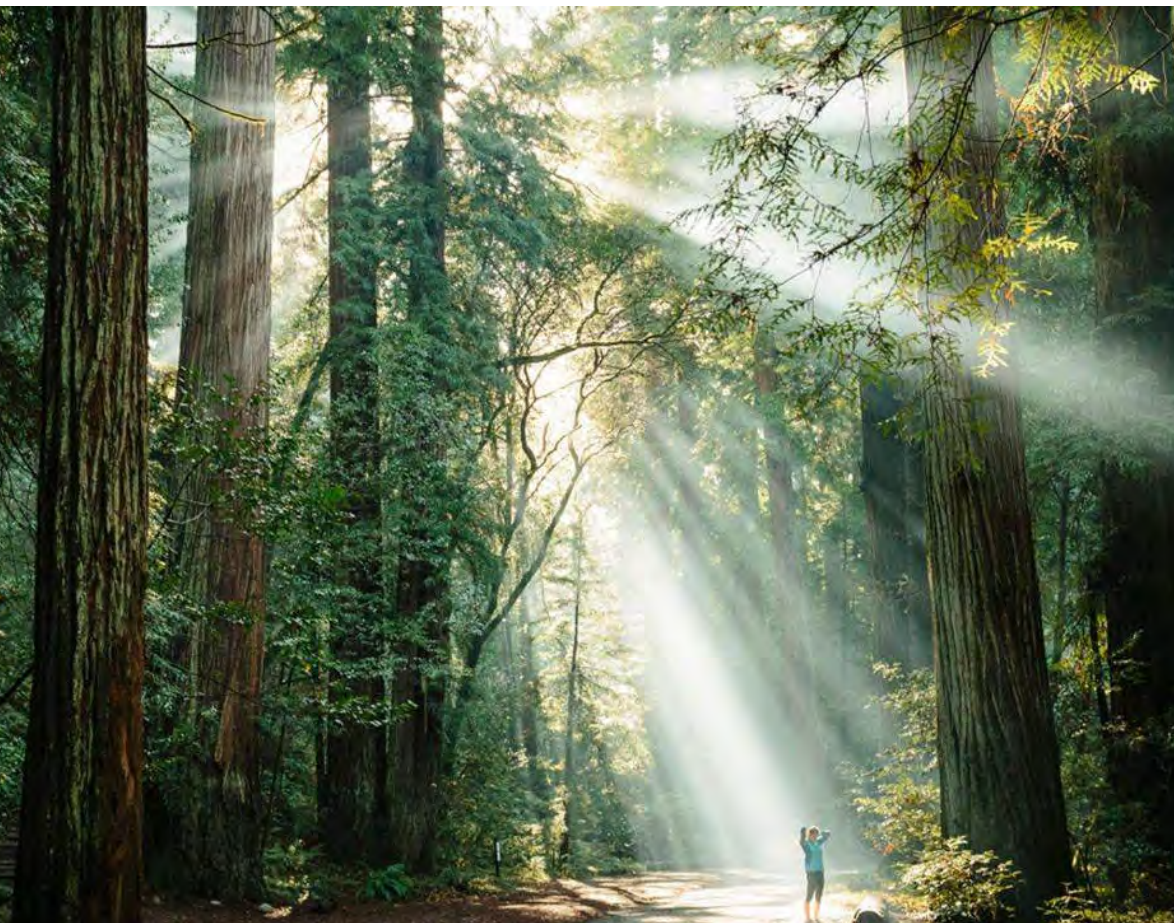
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 BART OTWINOWSKI
 AB-06006-CAL

Concept

Shared accommodations for seniors and students has the potential to provide a rich and enhanced experience for both groups.

The "Forest Bath" connects the two groups around a common experience while symbolizing life transitions & growth. It pulls nature into the built environment to make it a significant component of the project's design.

The experience of the forest bath translates to tall slender structural elements supporting a multi level canopy that filters light and provides support for planting.



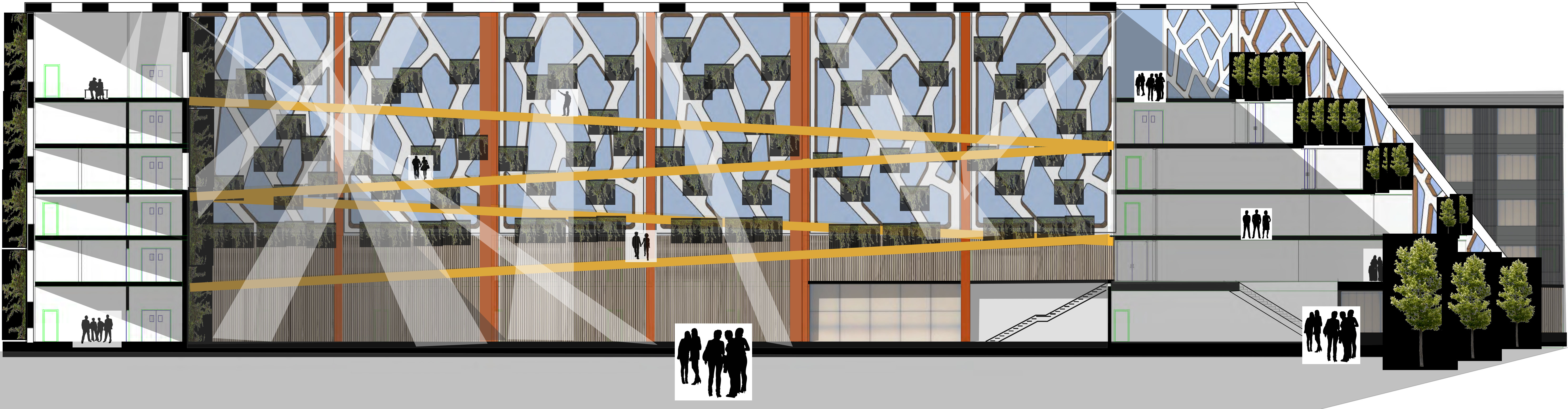
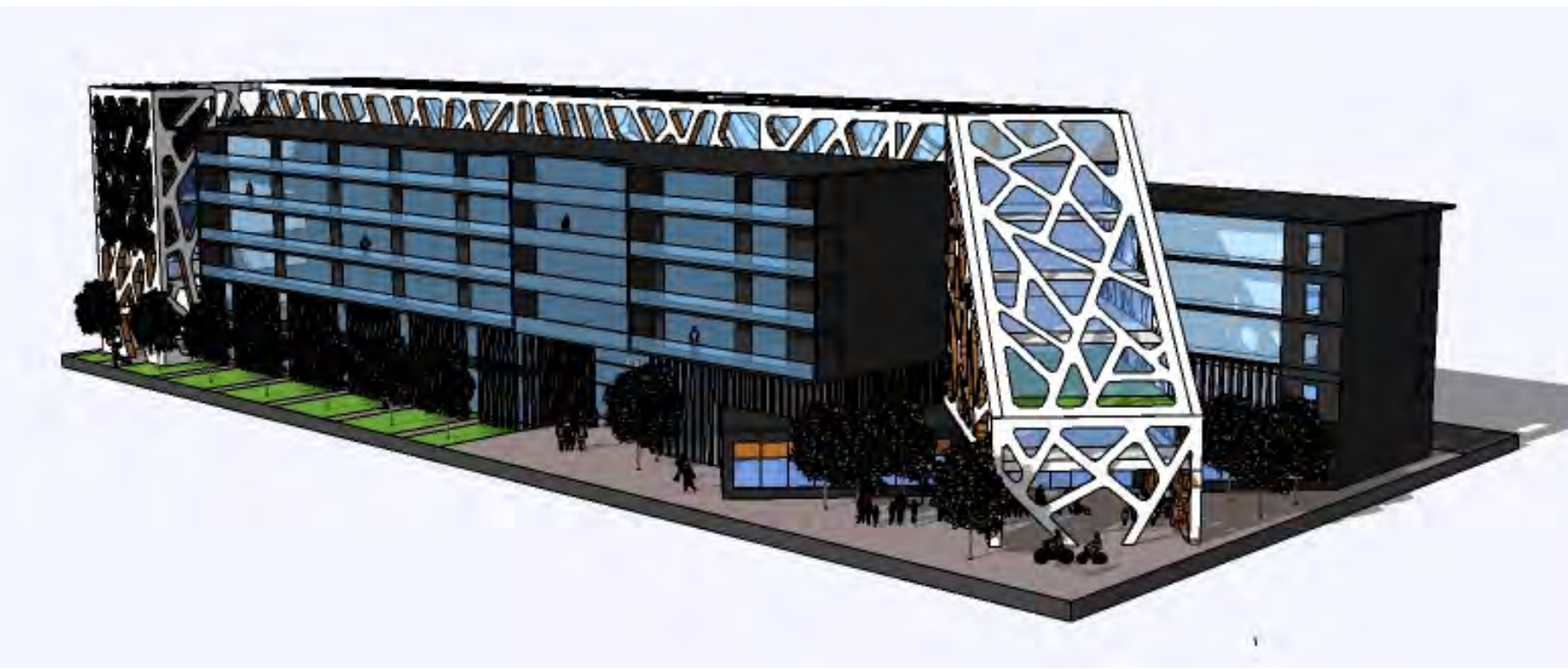
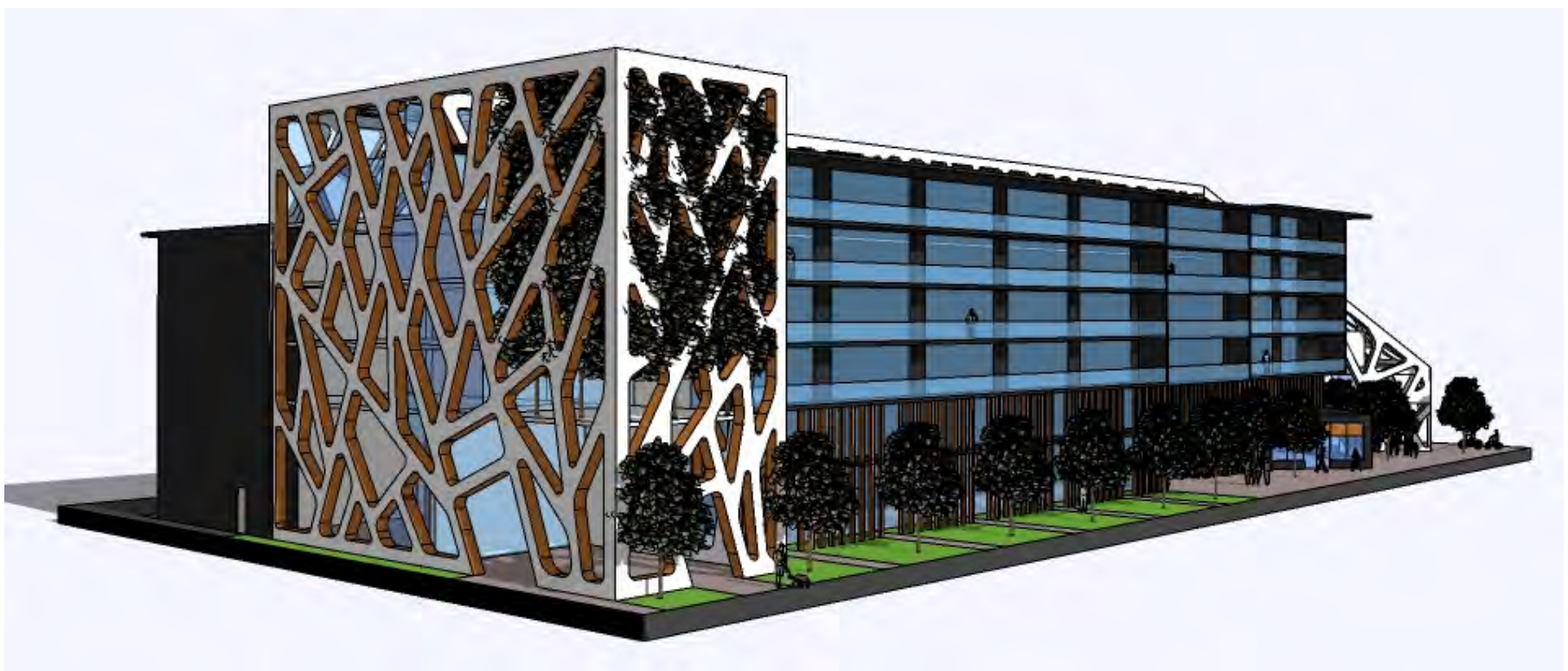
Project Goals:

Appeal to a diverse population of seniors and students to promote a social environment with a variety of backgrounds, interests and personality types.

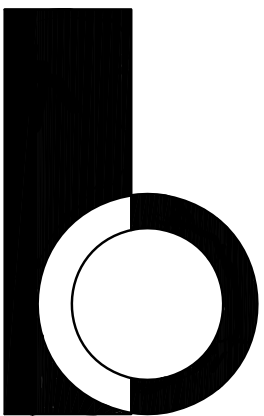
Promote formal and informal opportunities for engagement, interaction and exchange between seniors and students that facilitate the development of intimate relationships.

Promote formal and informal opportunities for engagement, interaction and exchange with surrounding community.

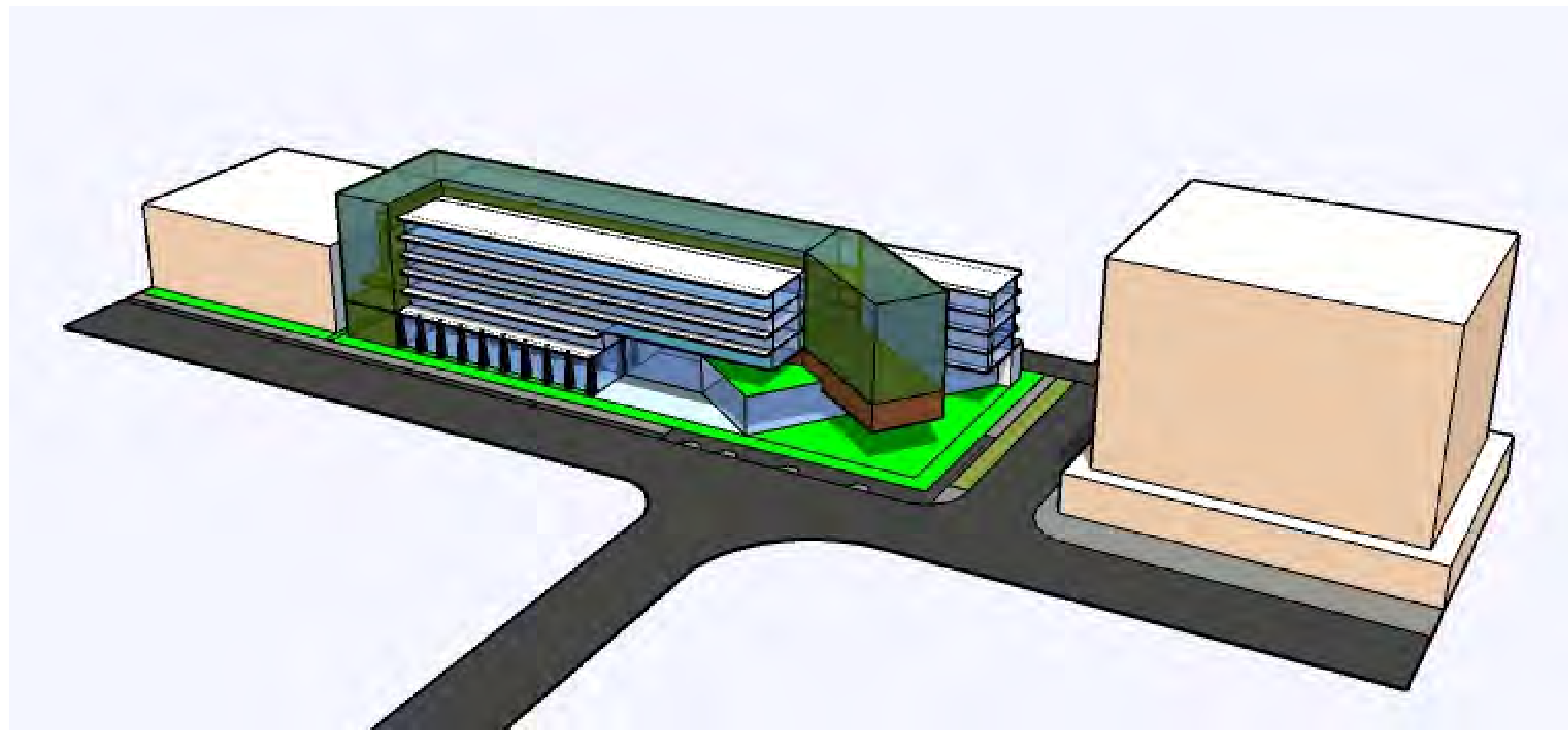
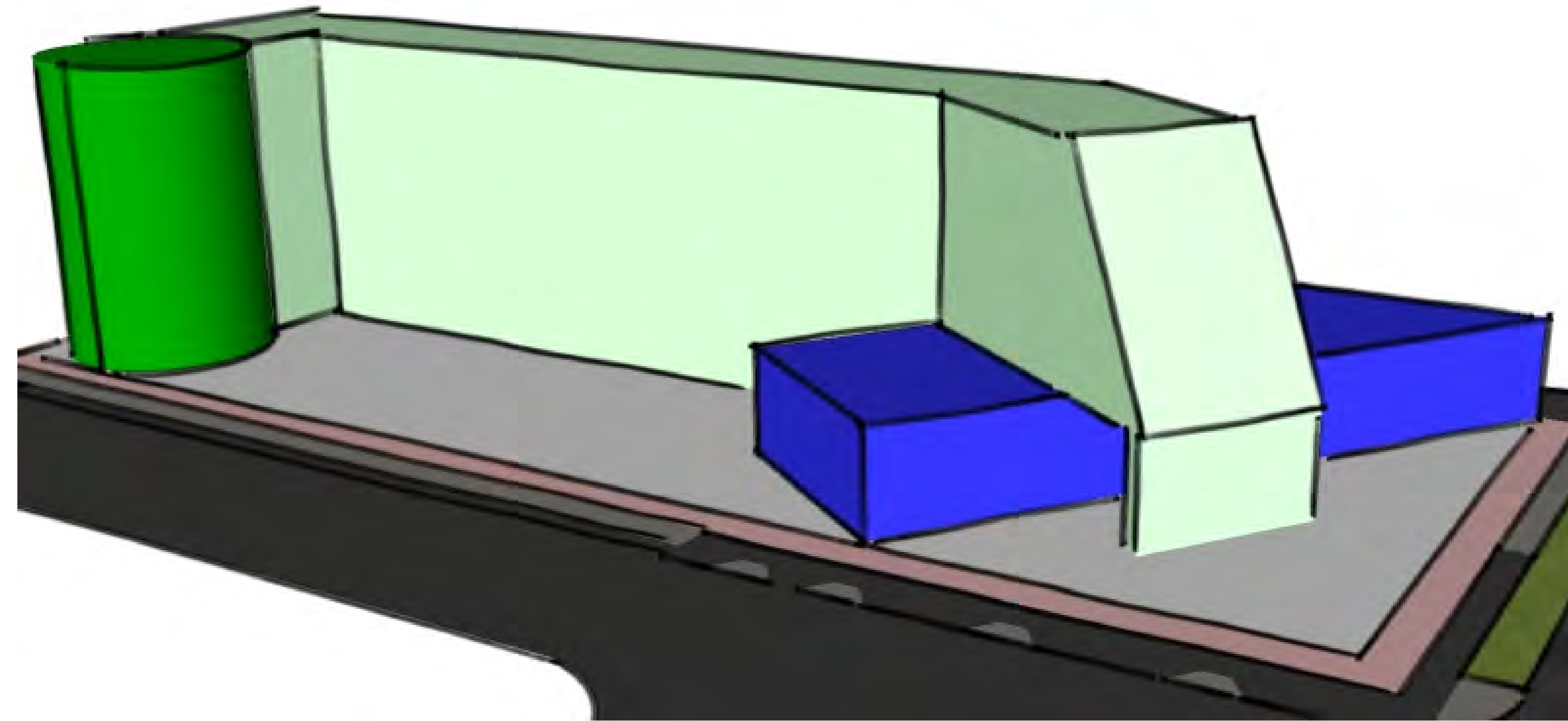
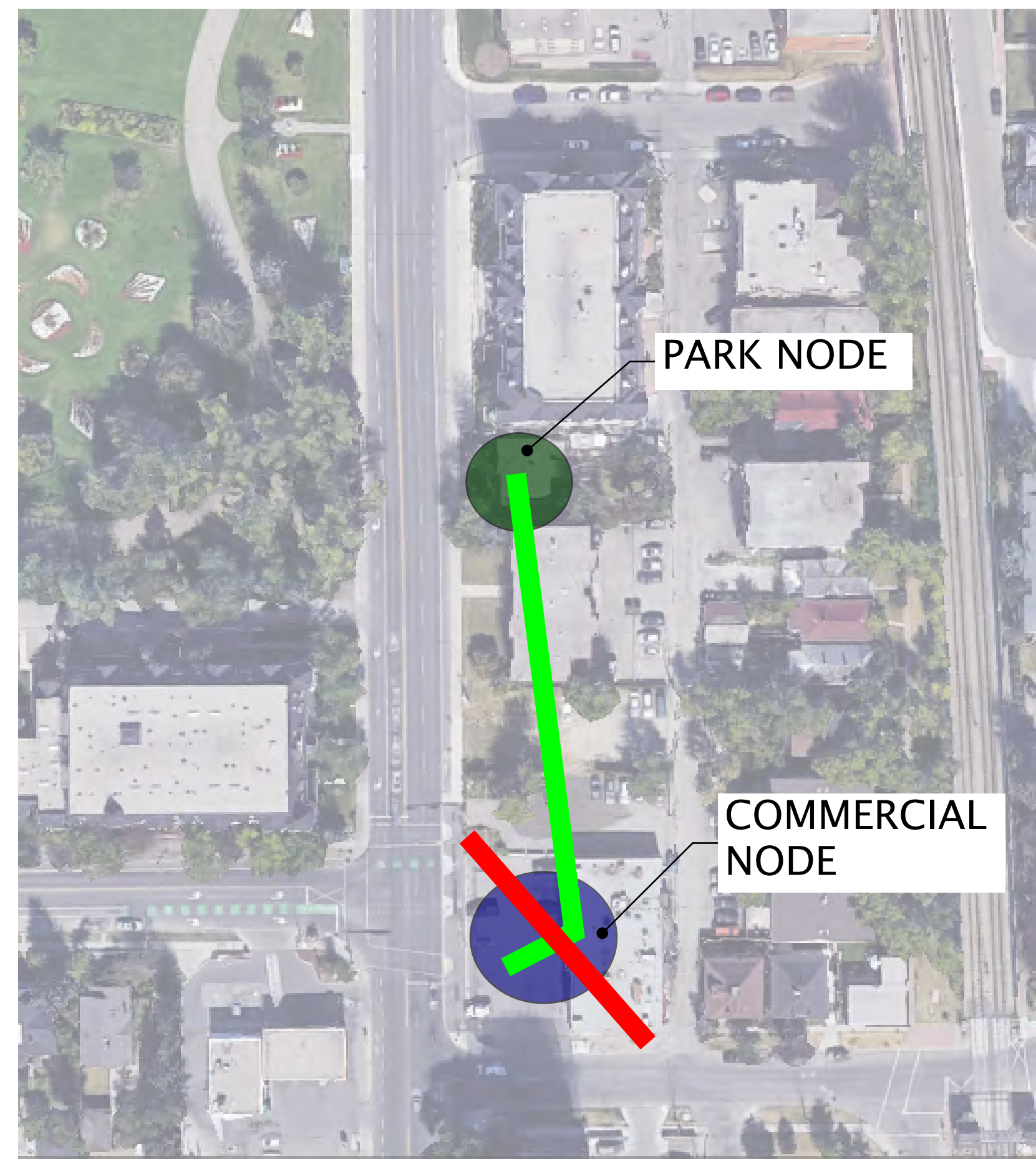
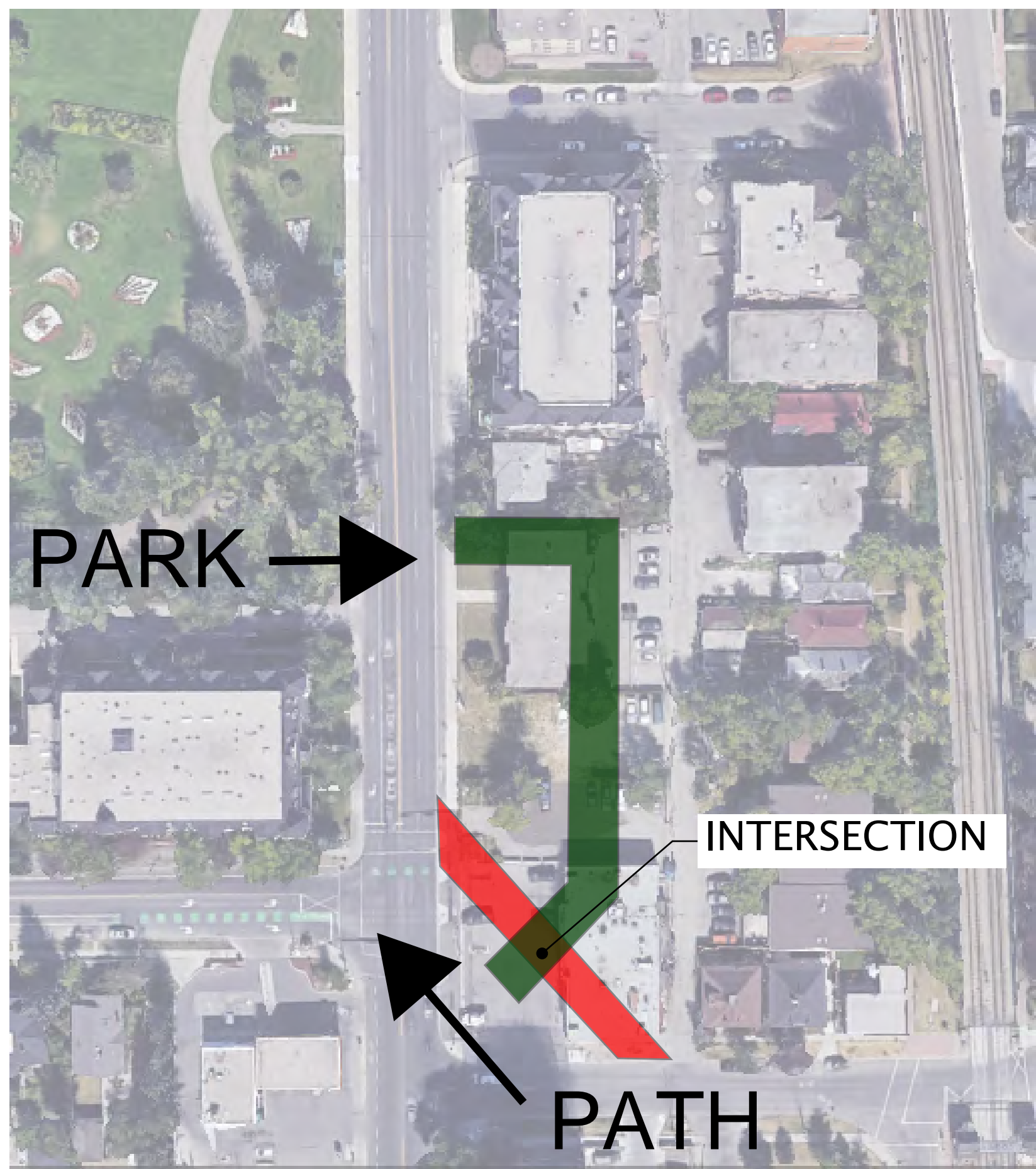
Promote choice, self governance and active participation where residents are agents in their own lives rather than passive recipients of services.



PROJECT OVERVIEW



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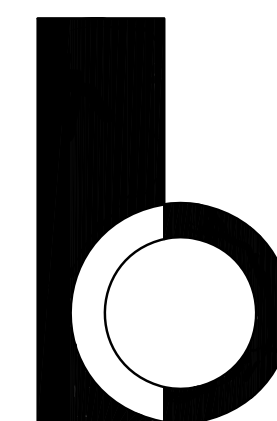
ZONING & SITE INFORMATION

Current Zoning: C-COR-F2.8H13 / MC-2
 Building Height Allowed: 13m on C-COR / 16m on MC-2
 F.A.R.: 2.8 on C-COR / 2.5 on MC-2
 Parcel Size: 4,000sq.m.
 Maximum Area of Building: 10,600sq.m.

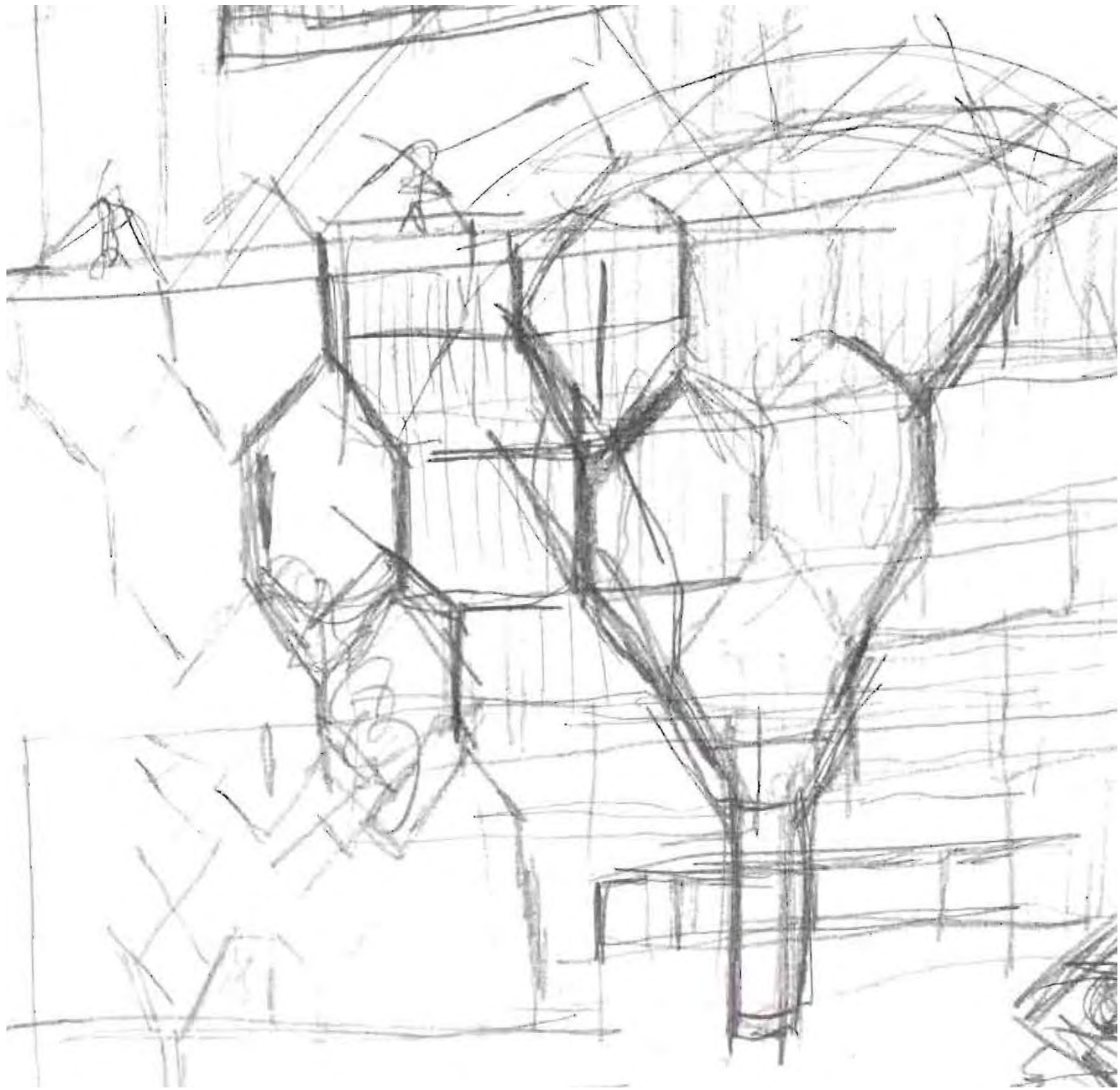
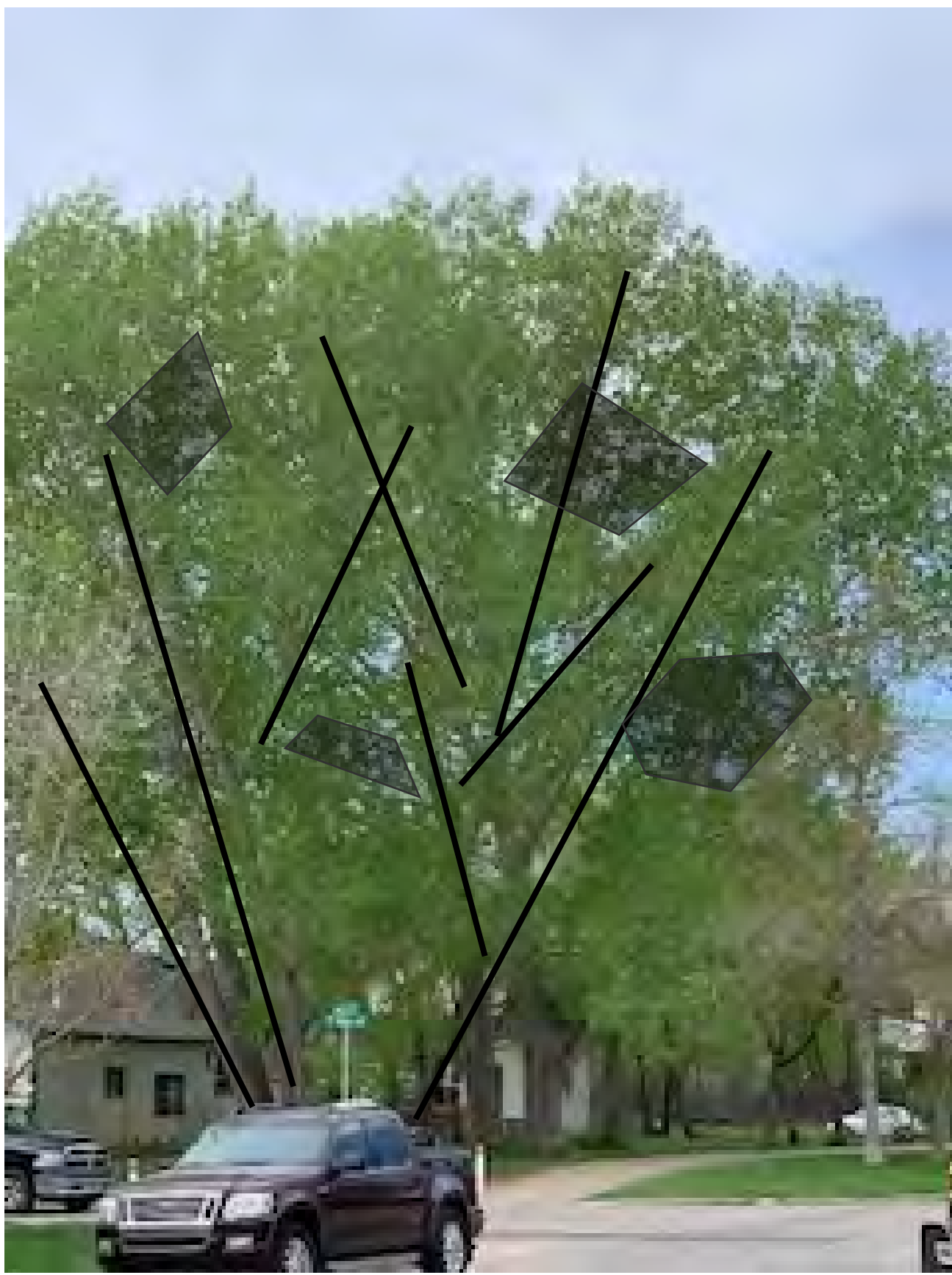
Target Residential Unit Count: 100
 Actual Building Height: 22m
 Actual Building Area: 12,000sq.m.

Height and F.A.R. has been increased based on contextual density & building height and to enhance connections between residents as well as the community.

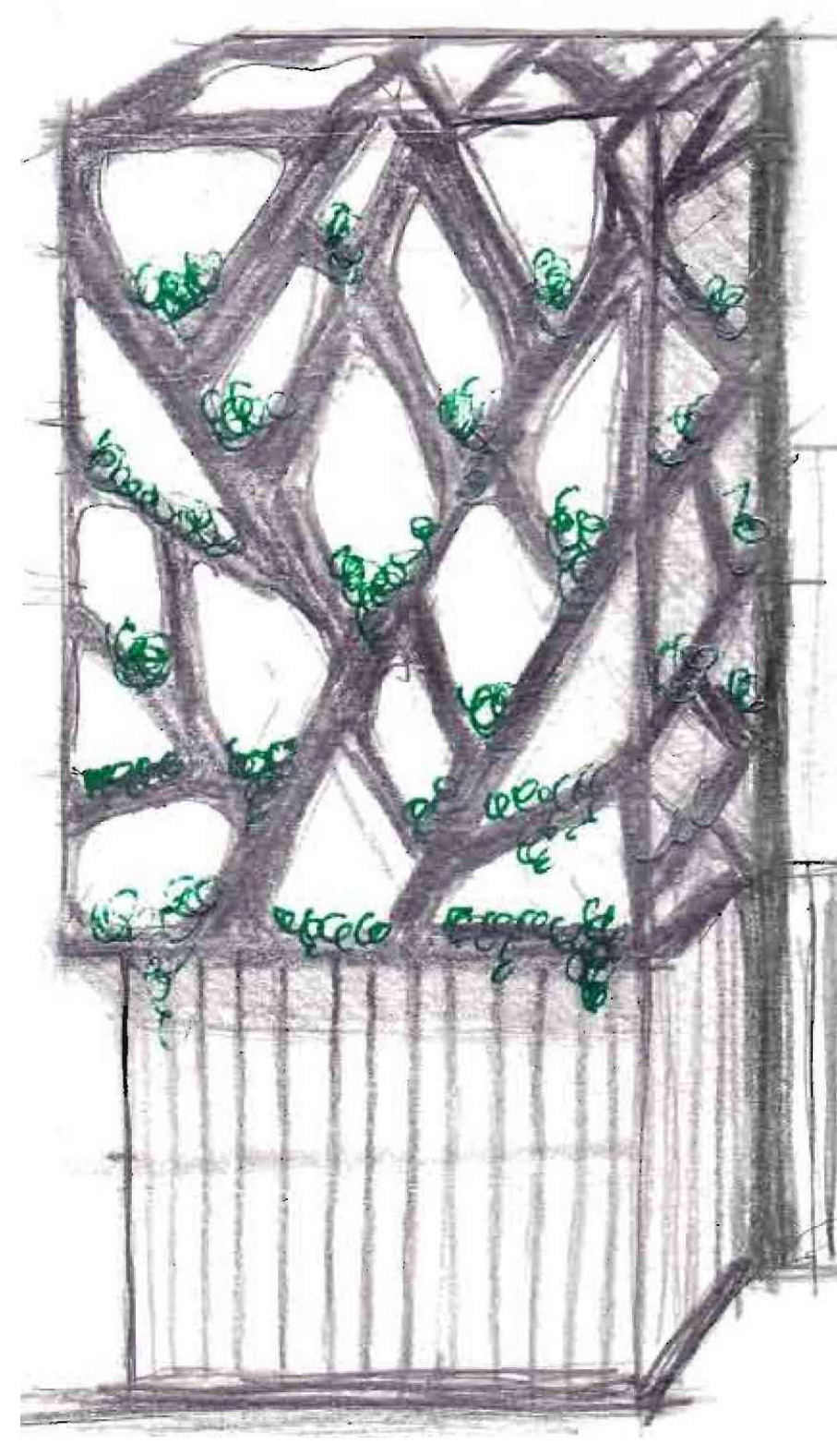
PROJECT EVOLUTION



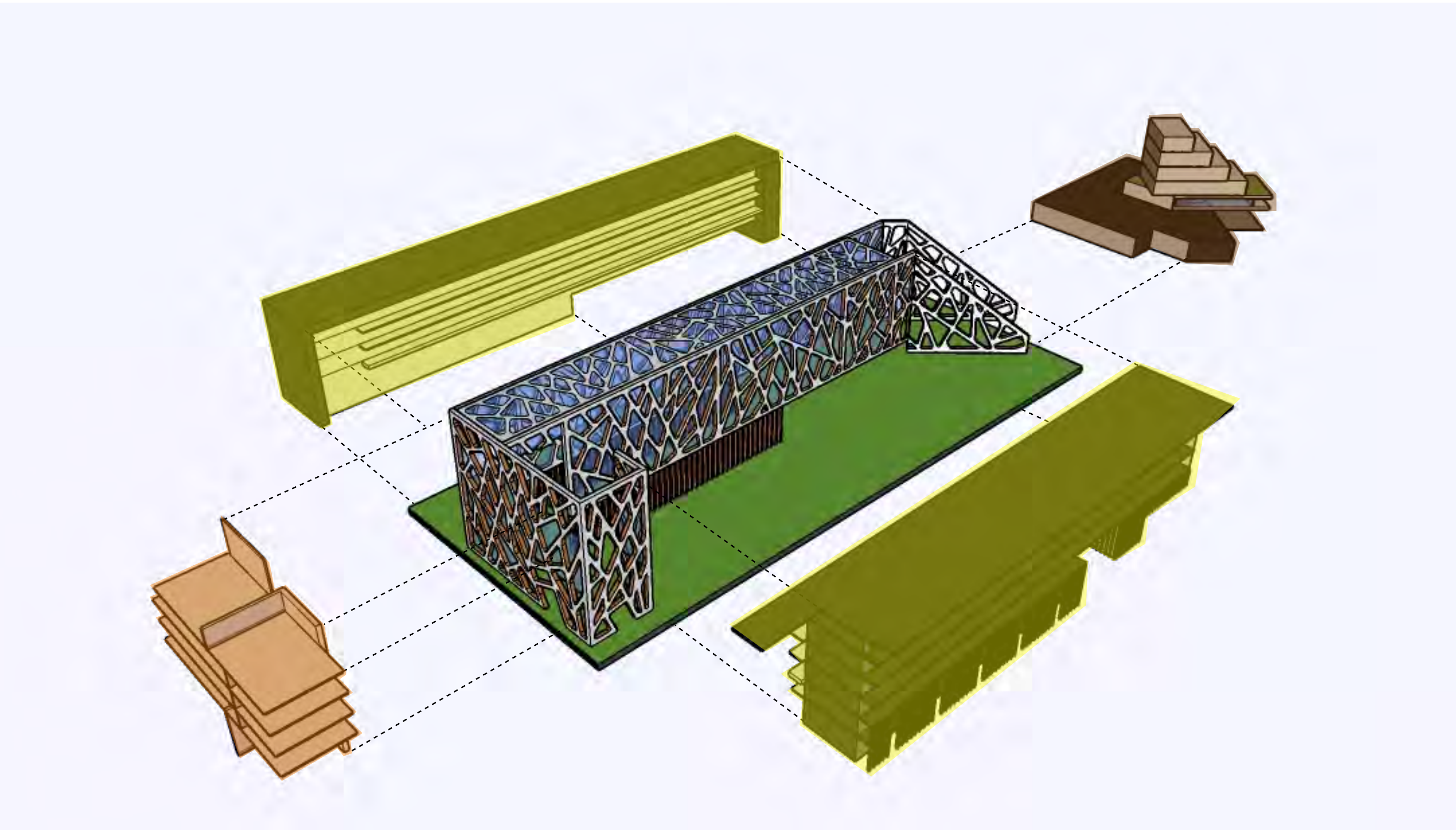
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SCREEN DESIGN PROGRESSION

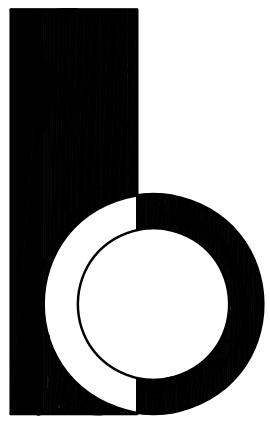


"LIGHT THROUGH CANOPY"

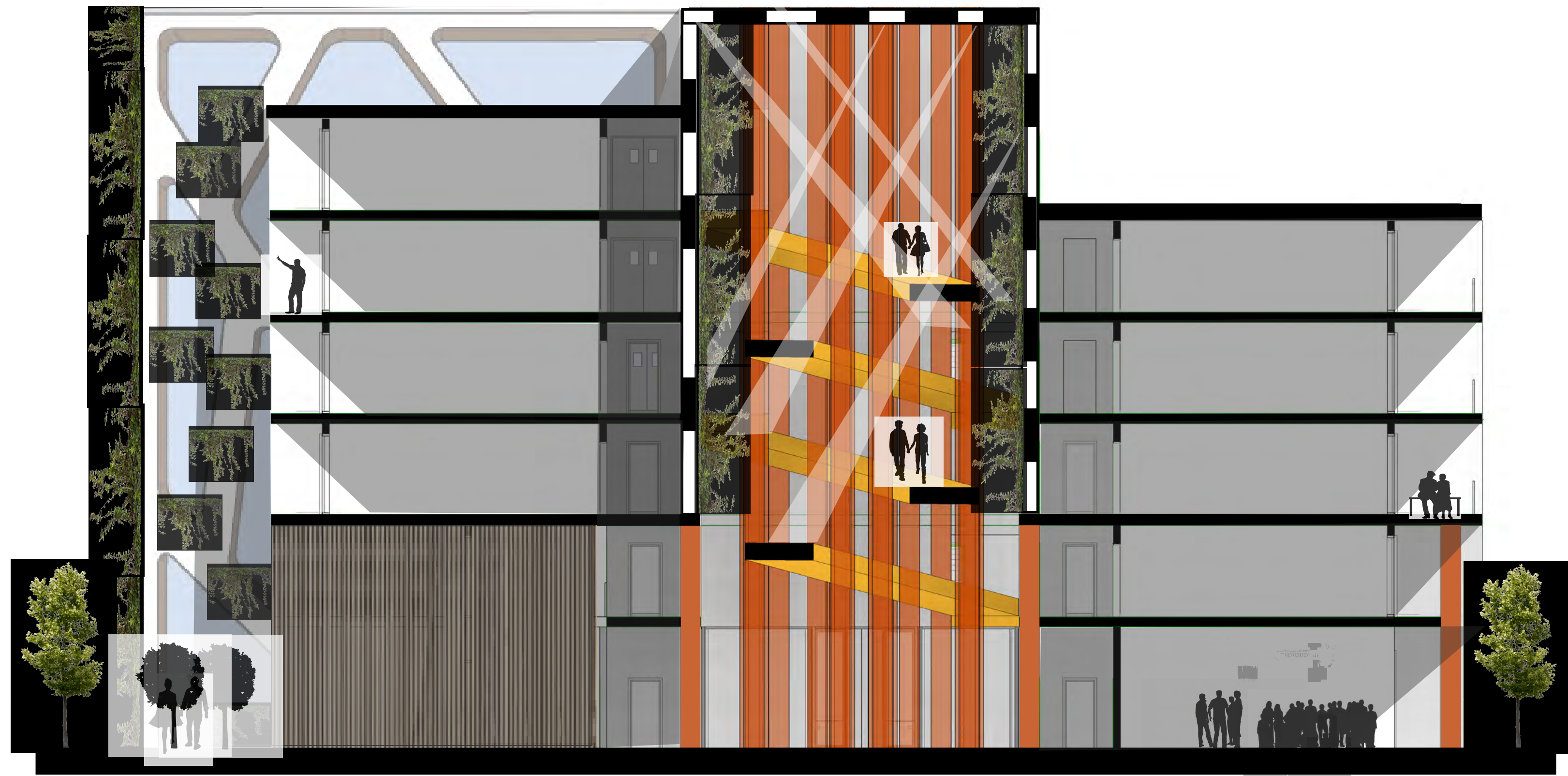


SCREEN/PROGRAM INTEGRATION

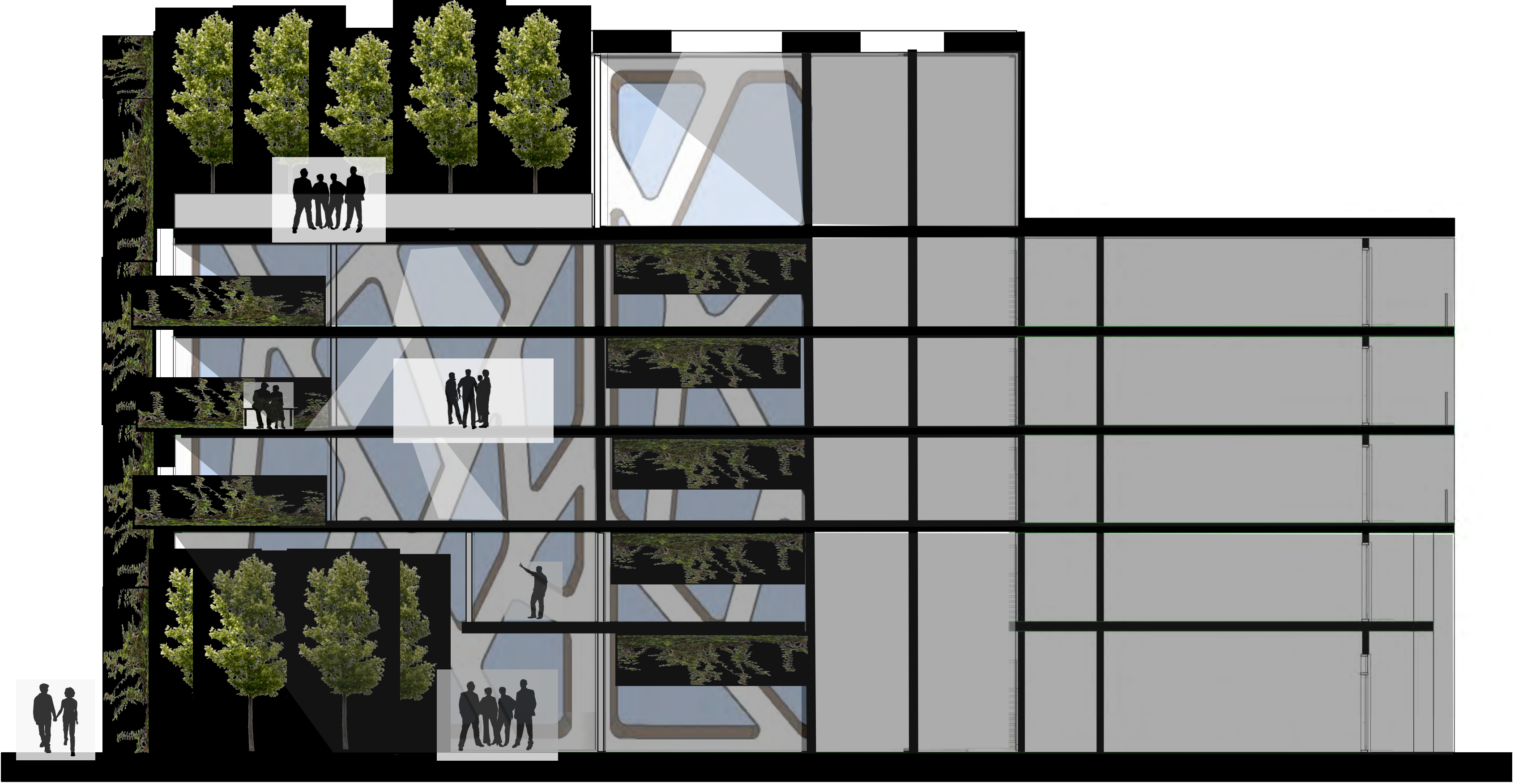
PROJECT EVOLUTION



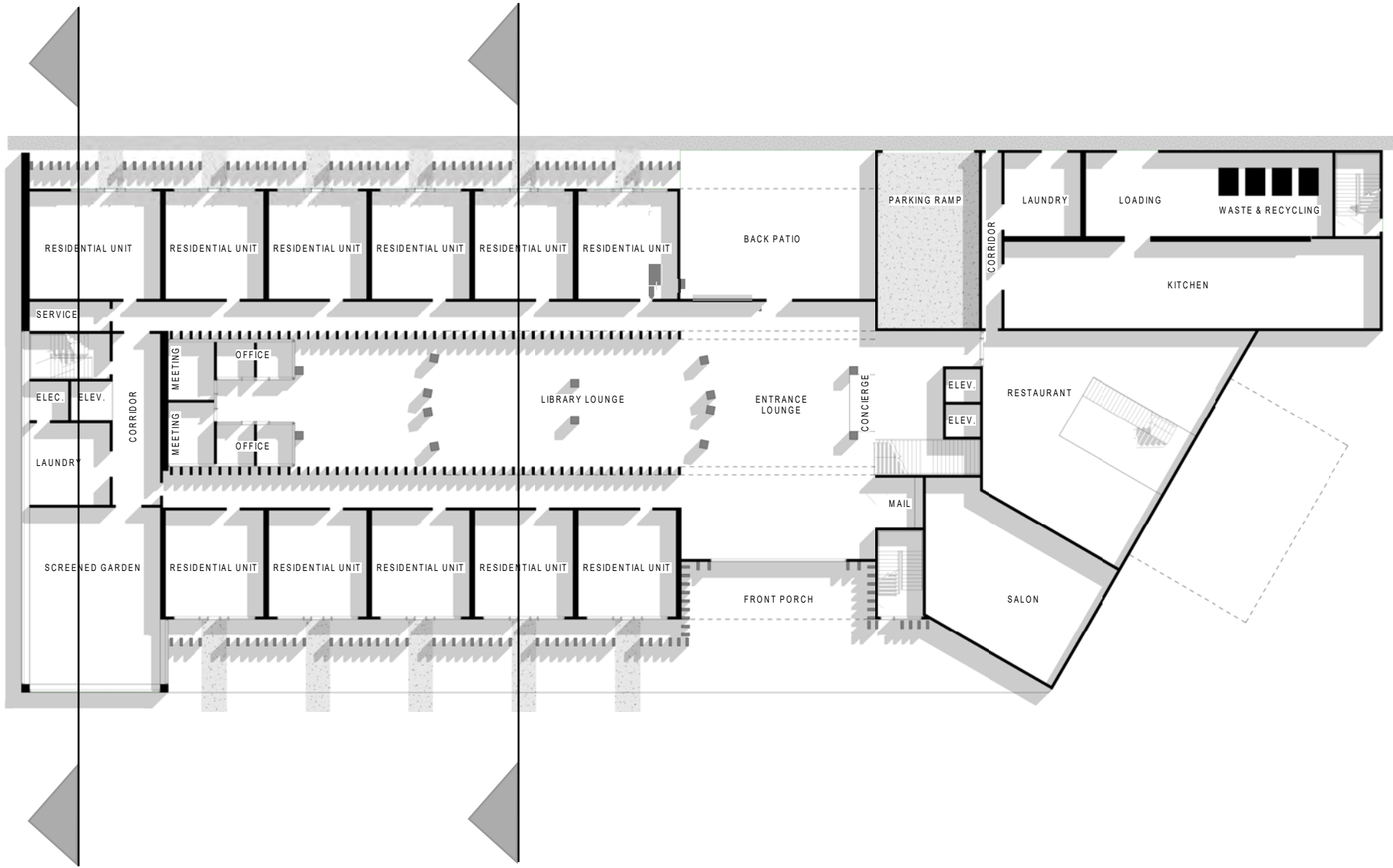
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TRANSVERSE SECTION A - A



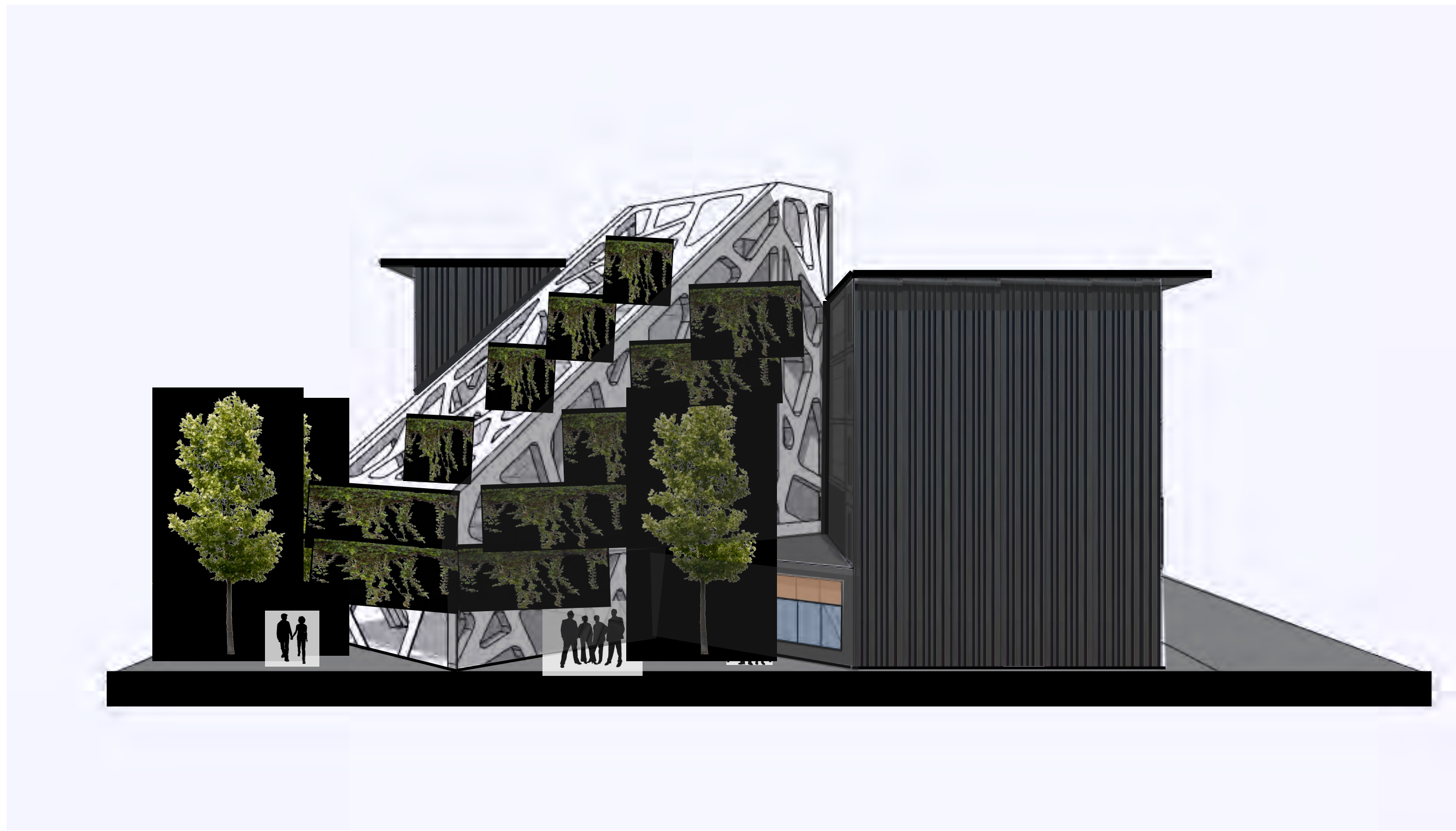
TRANSVERSE SECTION B - B



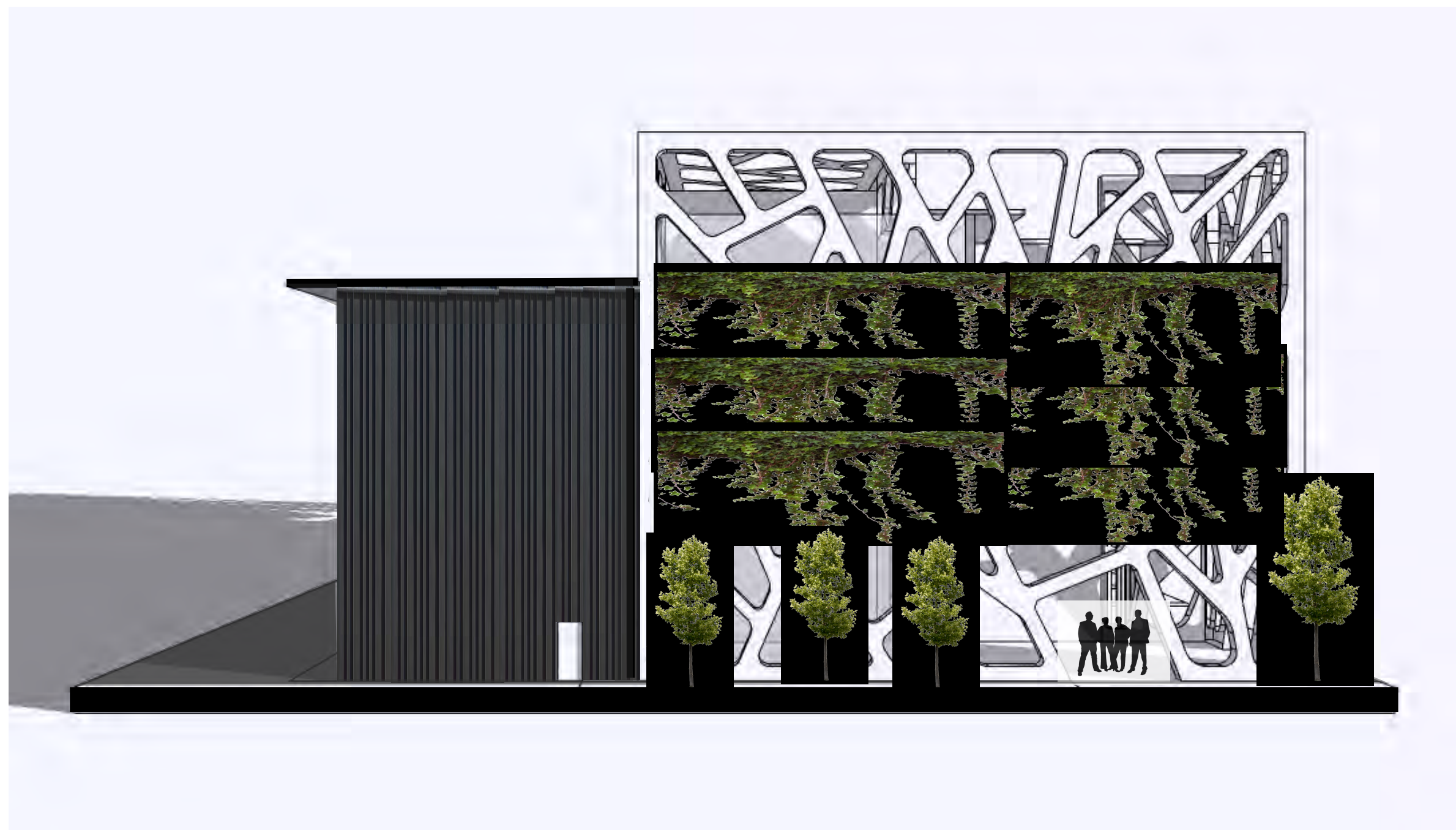
B – B A – A

KEY PLAN

BUILDNG SECTIONS

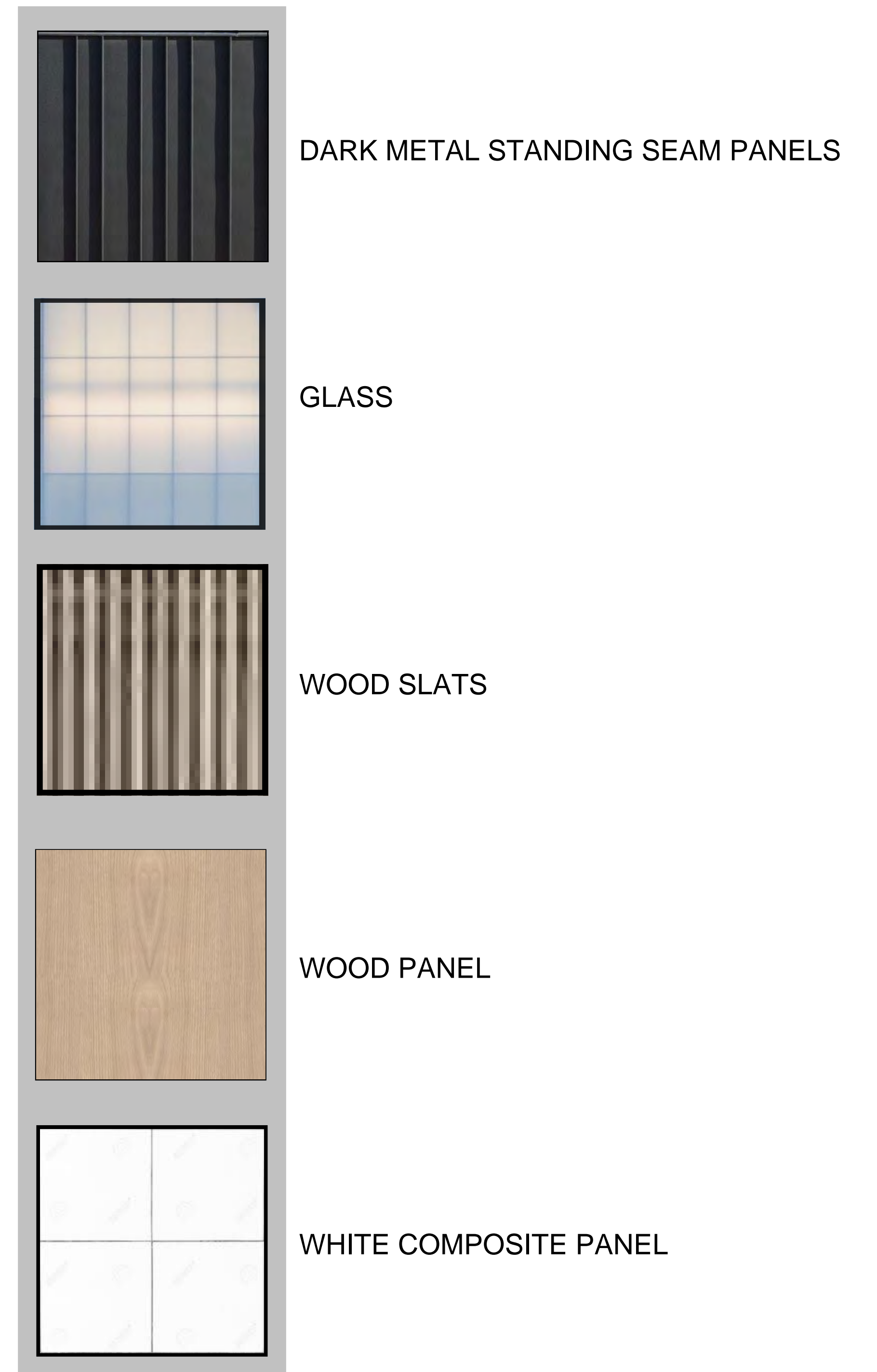


SOUTH ELEVATION - 1:200

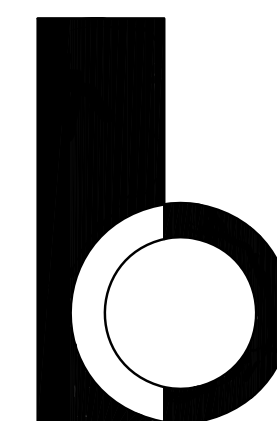


NORTH ELEVATION - 1:200

EXTERIOR MATERIALS

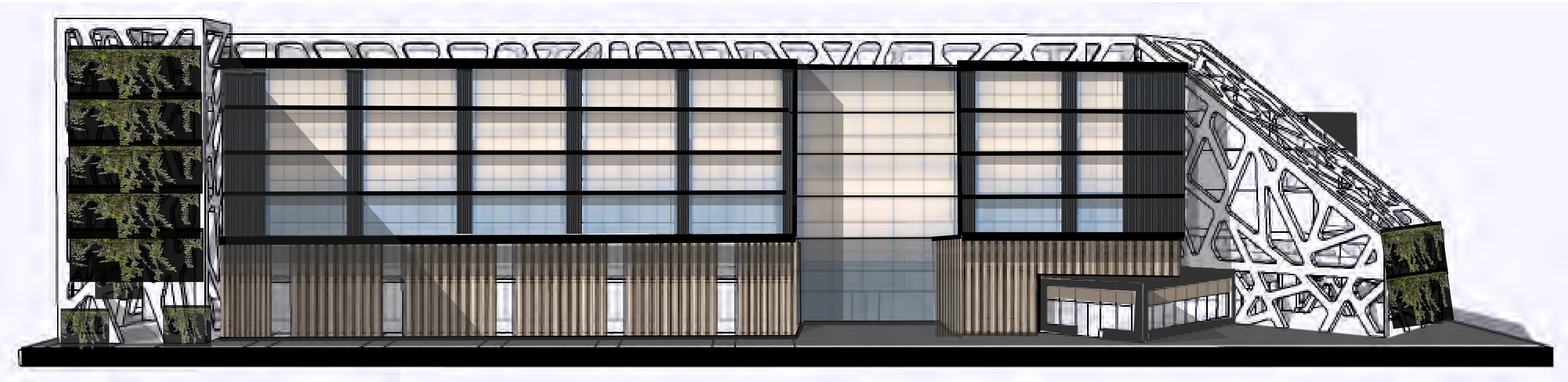


ELEVATIONS

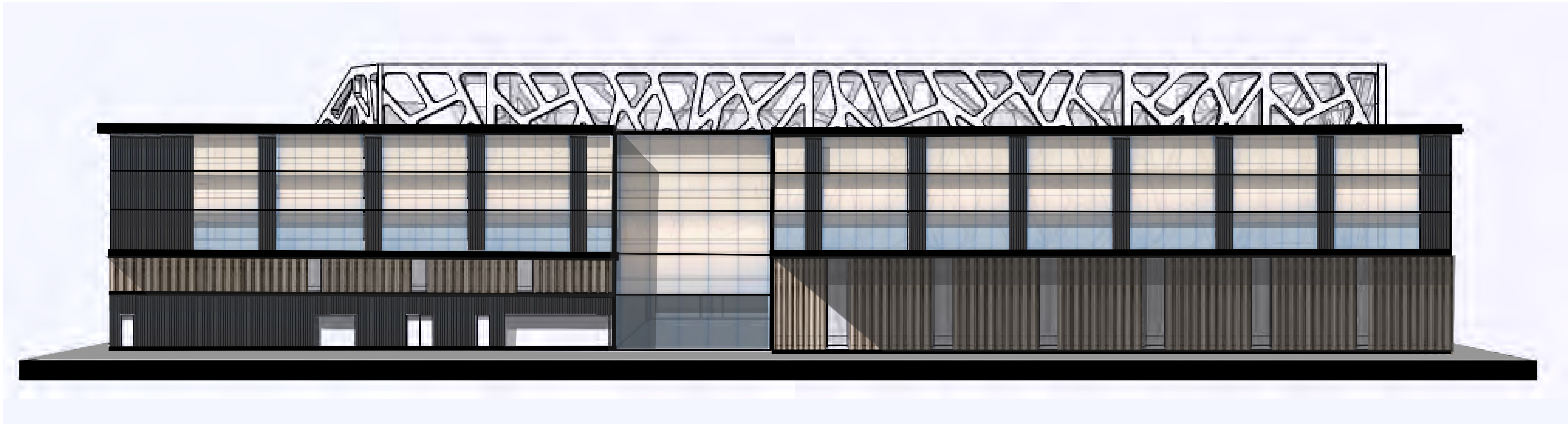


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EXTERIOR MATERIALS



WEST ELEVATION - 1:200



EAST ELEVATION - 1:200



DARK METAL STANDING SEAM PANELS



GLASS



WOOD SLATS



WOOD PANEL



WHITE COMPOSITE PANEL

ELEVATIONS



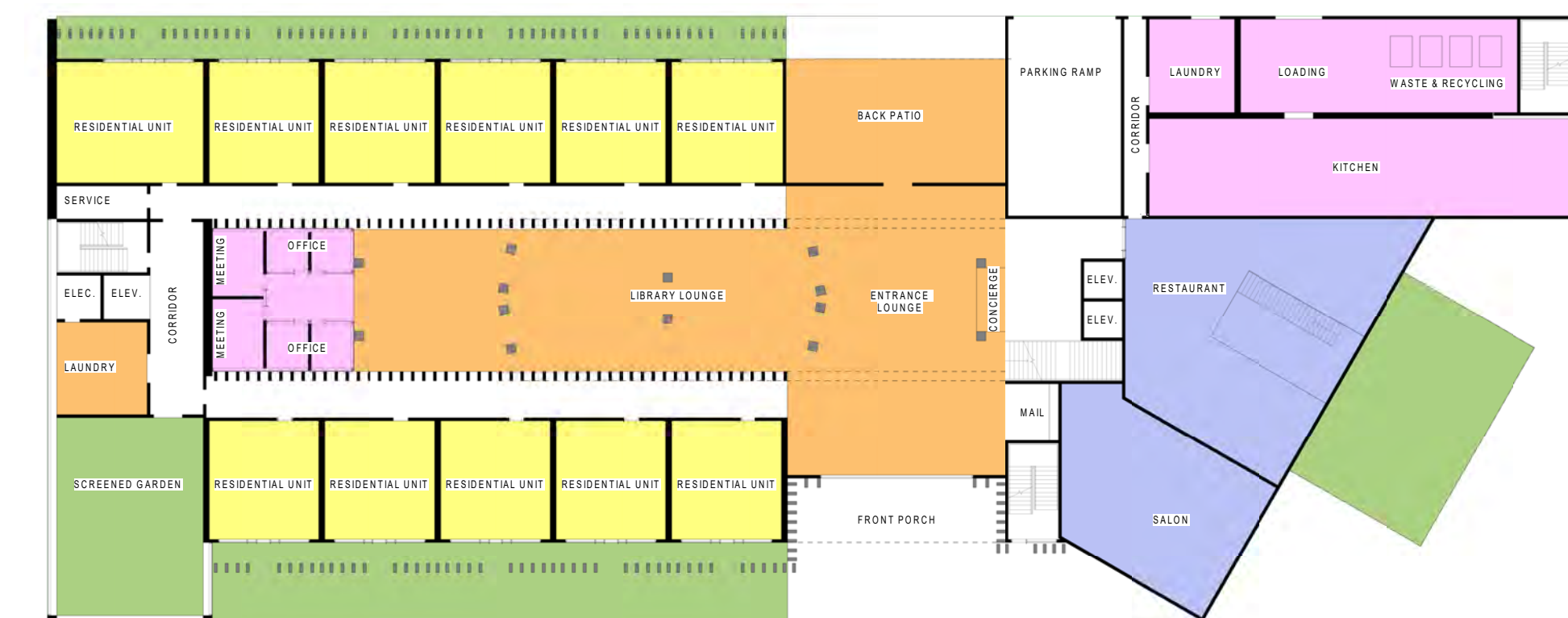
MAIN FLOOR PLAN - 1:200



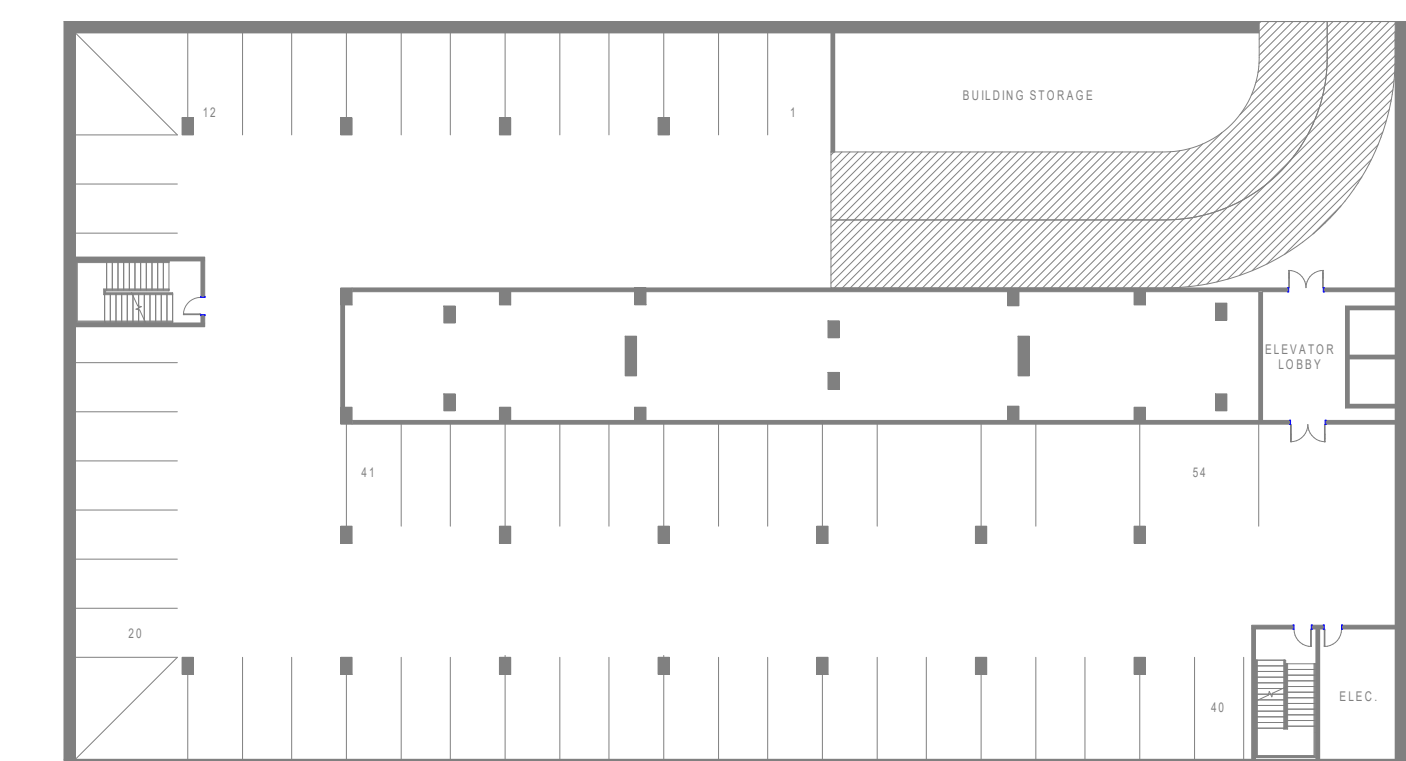
PROGRAM INFORMATION

LEVEL 1:

- PUBLIC RESTAURANT
- PUBLIC SALON
- COMMERCIAL KITCHEN
- BACK OF HOUSE
- PARKING RAMP
- MAIL ROOM
- CONCIERGE DESK
- ADMINISTRATION
- ELEVATOR LOBBY
- RAMP TO LEVEL 3
- 3 ELEVATORS
- TWO EXIT STAIRS
- ELECTRICAL ROOM
- SERVICE ROOM
- FRONT PORCH
- BACK PATIO
- RESIDENT GATHERING
- LIBRARY LOUNGE
- RESIDENT LAUNDRY
- RESIDENT DINING C/W WITH STAIR TO RESTAURANT
- 11 RESIDENTIAL SUITES WITH PATIOS
- WEST SCREENED COURTYARD
- SOUTHWEST FACING TERRACE C/W PLANTING

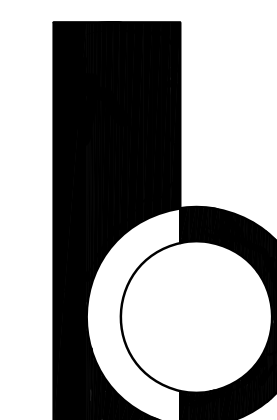


PROGRAM PLAN - 1:400

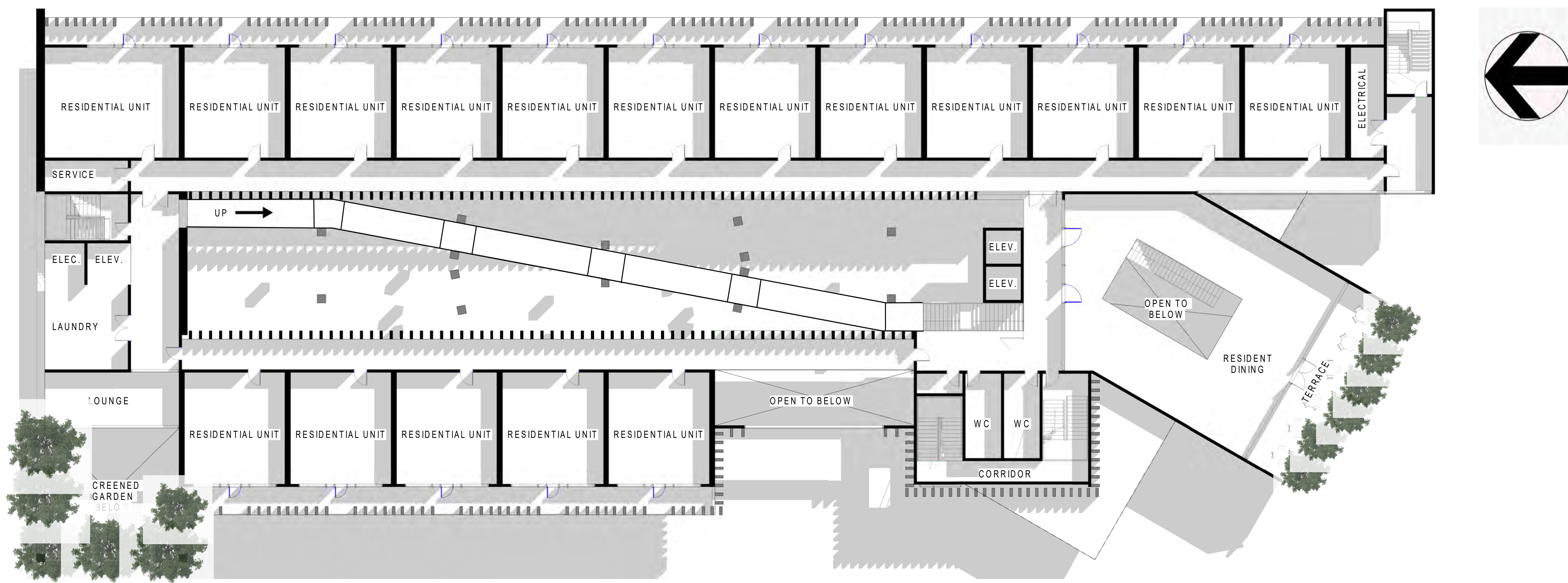


PARKING PLAN - 1:400

MAIN FLOOR PLAN

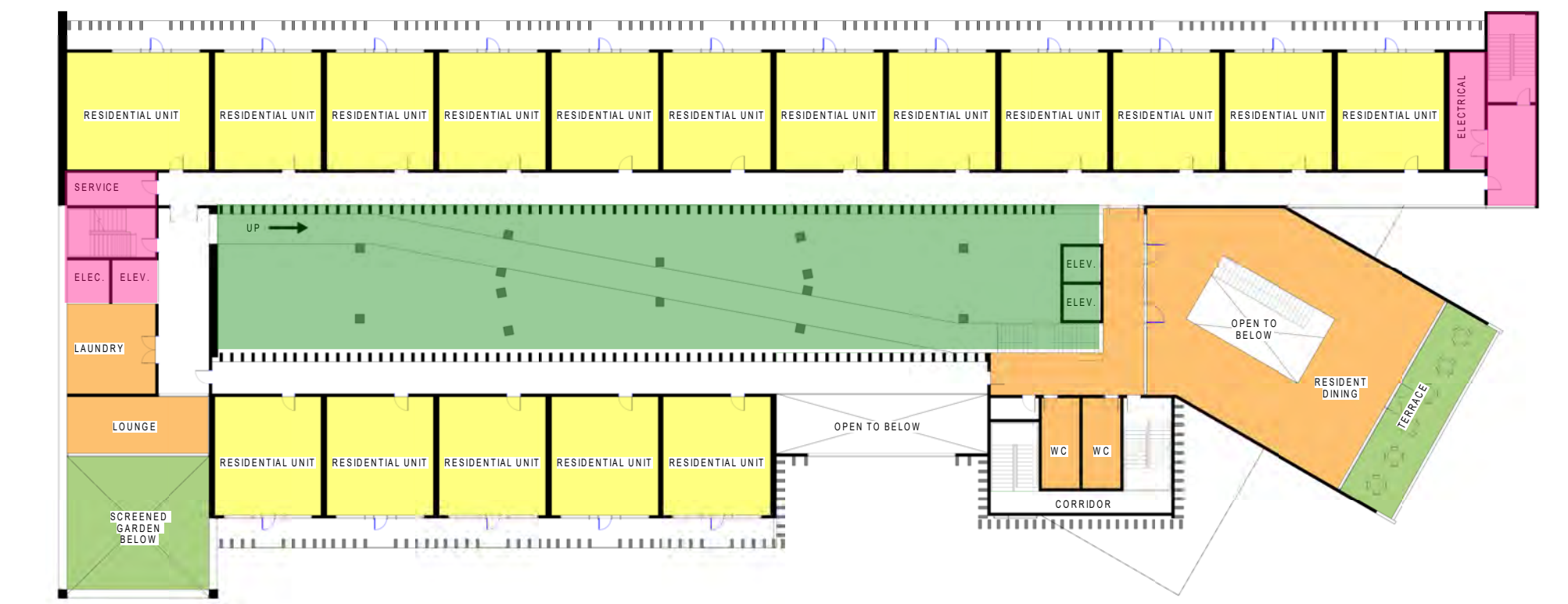


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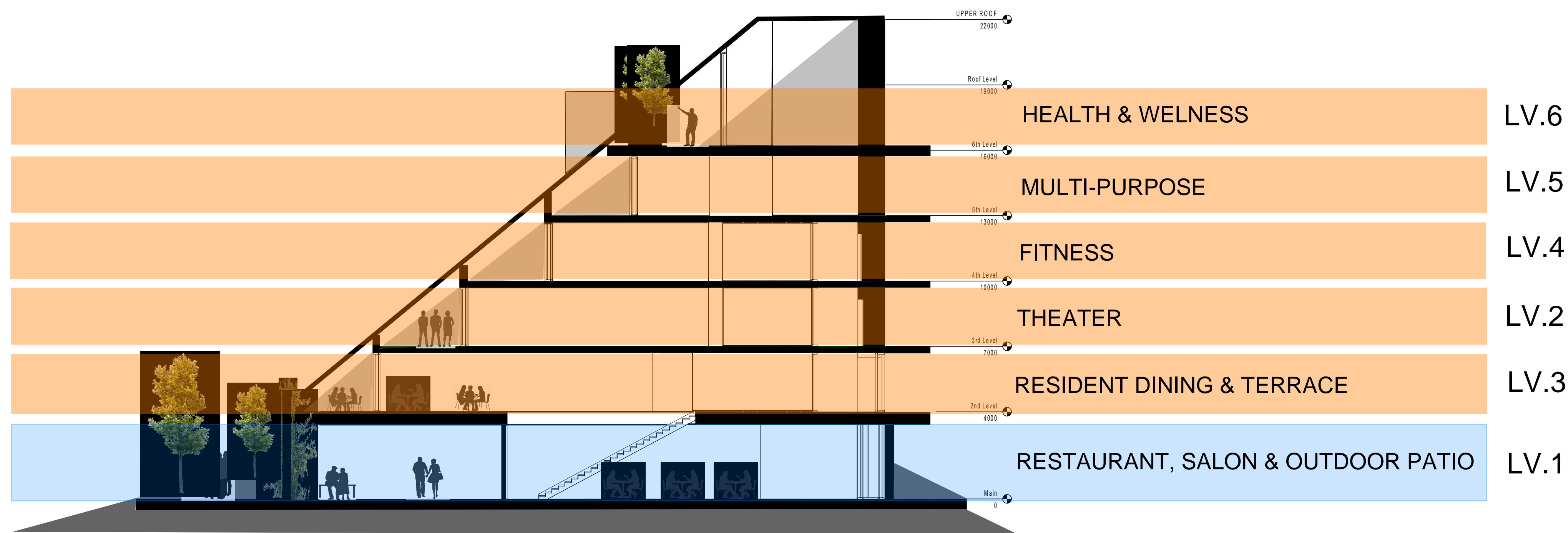


LEVEL 2 PLAN – 1:200

- PROGRAM INFORMATION
- LEVEL 2:
- 17 RESIDENTIAL SUITES WITH BALCONIES
 - VIEW TO WEST SCREENED COURTYARD BELOW
 - SOUTHWEST FACING TERRACE C/W PLANTING
 - RESIDENT GATHERING
 - RESIDENT LAUNDRY
 - RESIDENT DINING C/W WITH STAIR TO RESTAURANT
 - ELEVATOR LOBBY
 - RAMP TO LEVEL 3
 - 3 ELEVATORS
 - TWO EXIT STAIRS
 - ELECTRICAL ROOM
 - SERVICE ROOM



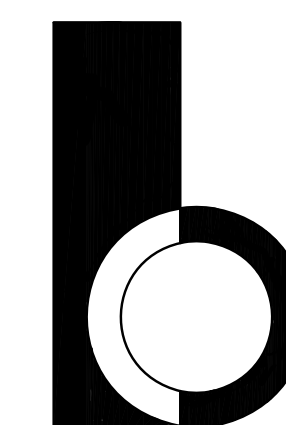
PROGRAM PLAN – 1:400



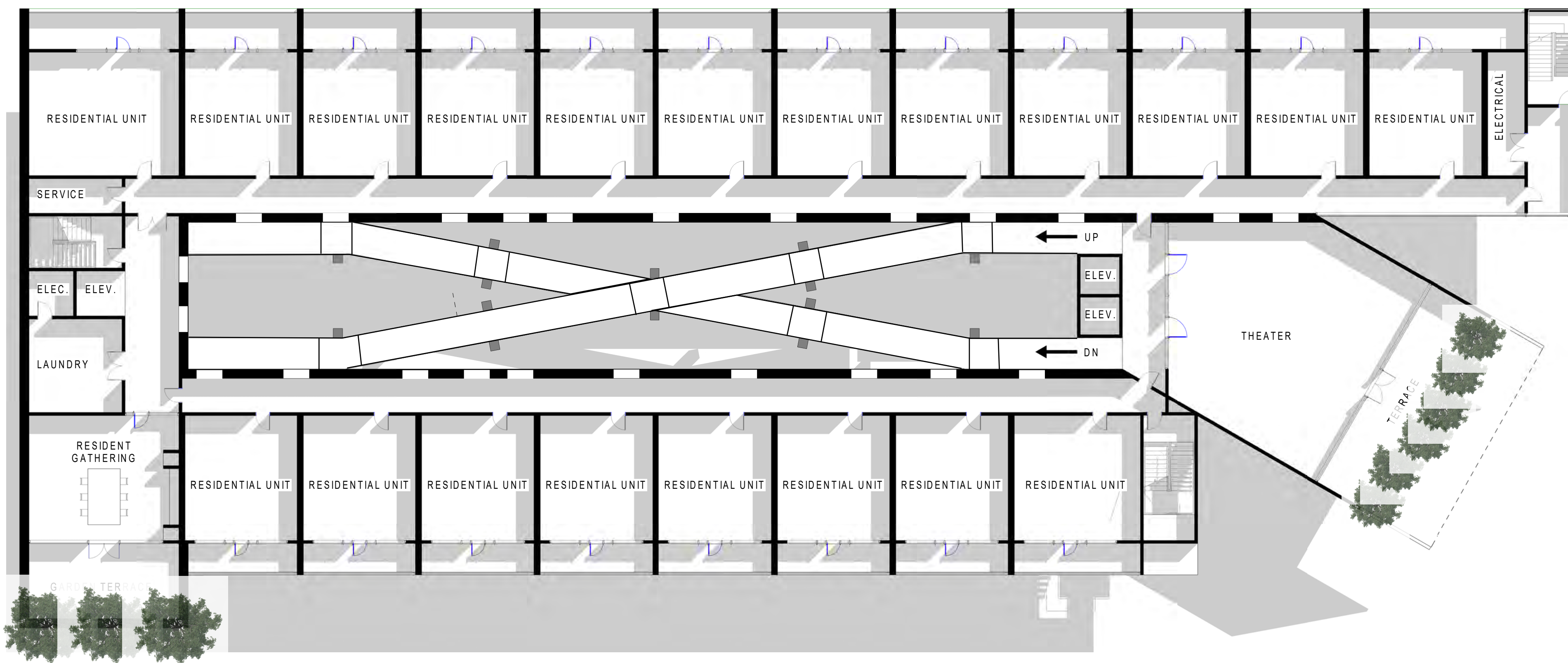
SEMI PUBLIC SPACE ORGANIZATION

PUBLIC AREAS AND SPACES CONNECT TO SEMI-PUBLIC SPACES VERTICALLY PROVIDING OPPORTUNITIES FOR INTERACTION AND EXCHANGE BETWEEN THE RESIDENTS AS WELL AS THE COMMUNITY. SPACES ARE PROGRAMMED TO GRADUALLY INCREASE THE PRIVACY REQUIRED FOR EACH ACTIVITY.

LEVEL 2 FLOOR PLAN & PROGRAM SEMI-PUBLIC SPACE ORGANIZATION



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LEVEL 3 PLAN - 1:200



LEVEL 4 PLAN - 1:200

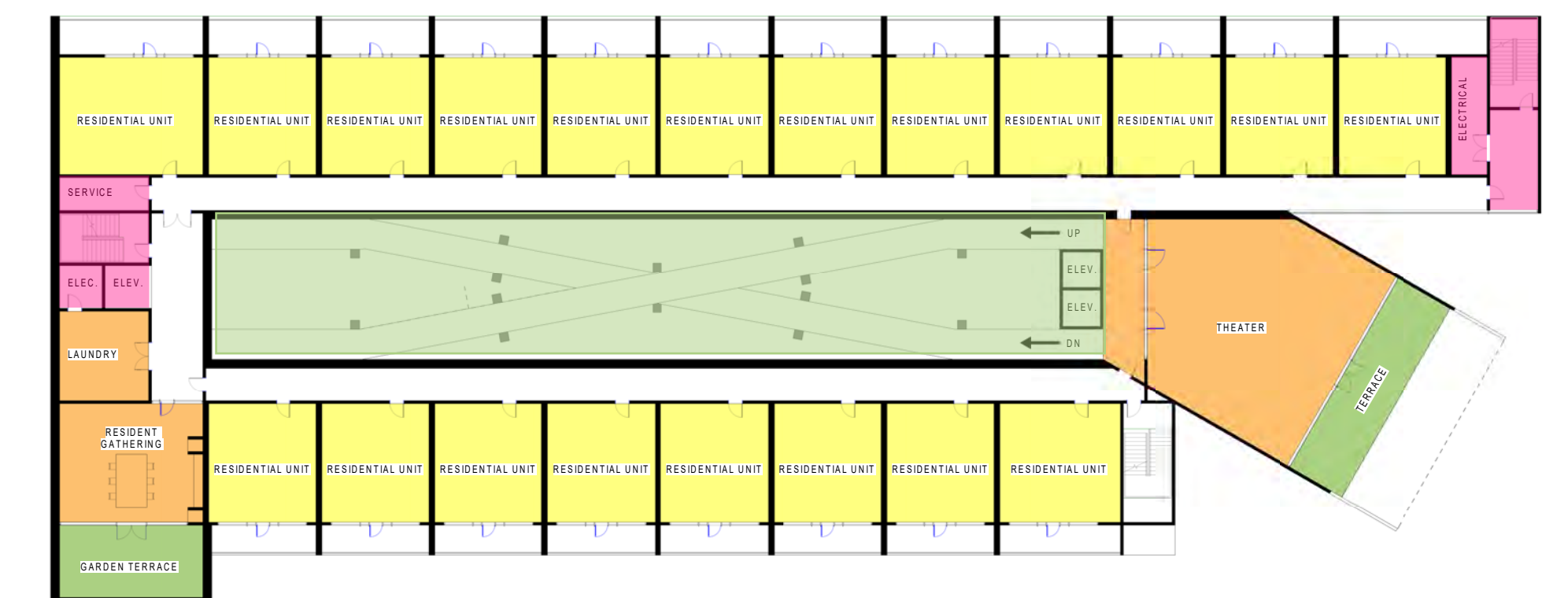
PROGRAM INFORMATION

LEVEL 3:

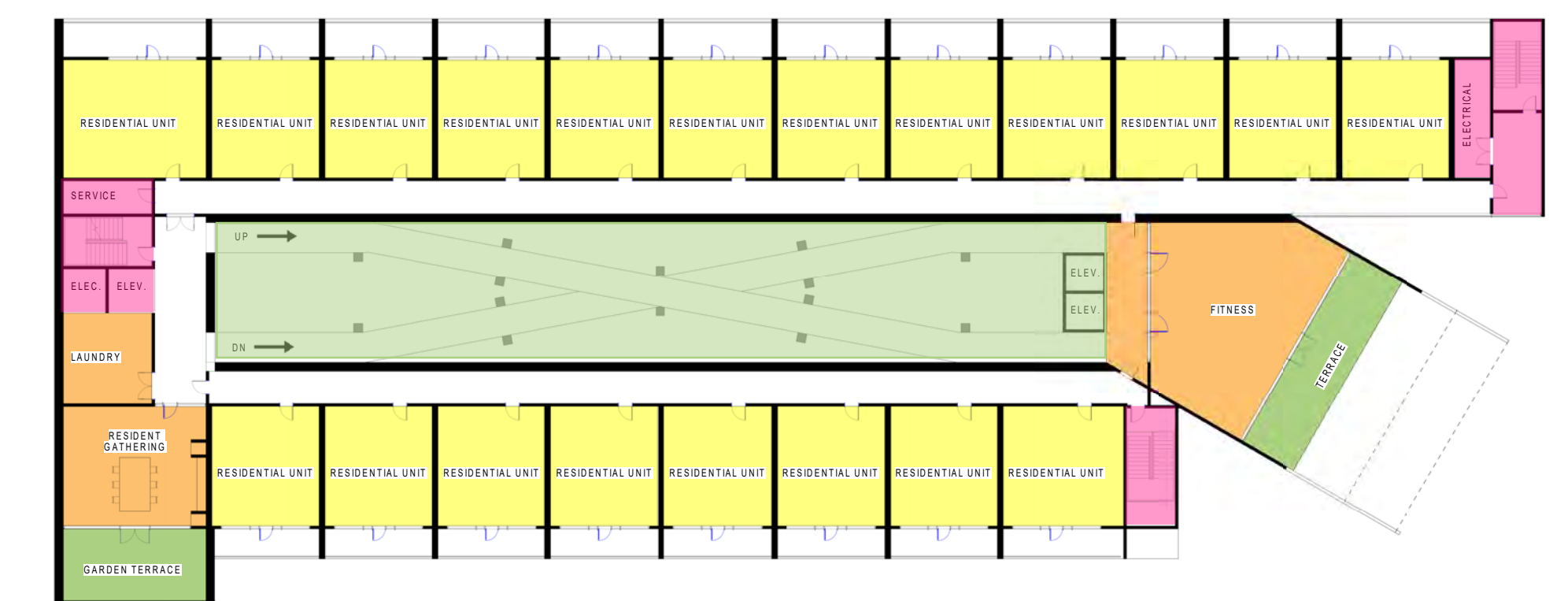
- 20 RESIDENTIAL SUITES WITH BALCONIES
- SCREENED WEST TERRACE C/W PLANTING
- SOUTHWEST FACING TERRACE C/W PLANTING
- RESIDENT GATHERING & KITCHEN
- RESIDENT LAUNDRY
- THEATER
- RAMP TO LEVEL 2 AND LEVEL 4
- 3 ELEVATORS
- THREE EXIT STAIRS
- ELECTRICAL ROOM
- SERVICE ROOM
- ELEVATOR LOBBY

LEVEL 4:

- 20 RESIDENTIAL SUITES WITH BALCONIES
- SCREENED WEST TERRACE C/W PLANTING
- SOUTHWEST FACING TERRACE C/W PLANTING
- RESIDENT GATHERING & KITCHEN
- RESIDENT LAUNDRY
- FITNESS AREA
- RAMP TO LEVEL 5 AND LEVEL 3
- 3 ELEVATORS
- THREE EXIT STAIRS
- ELECTRICAL ROOM
- SERVICE ROOM
- ELEVATOR LOBBY

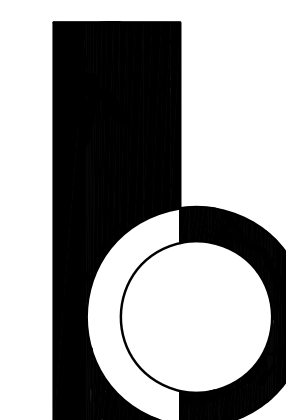


LEVEL 3 PROGRAM PLAN - 1:400

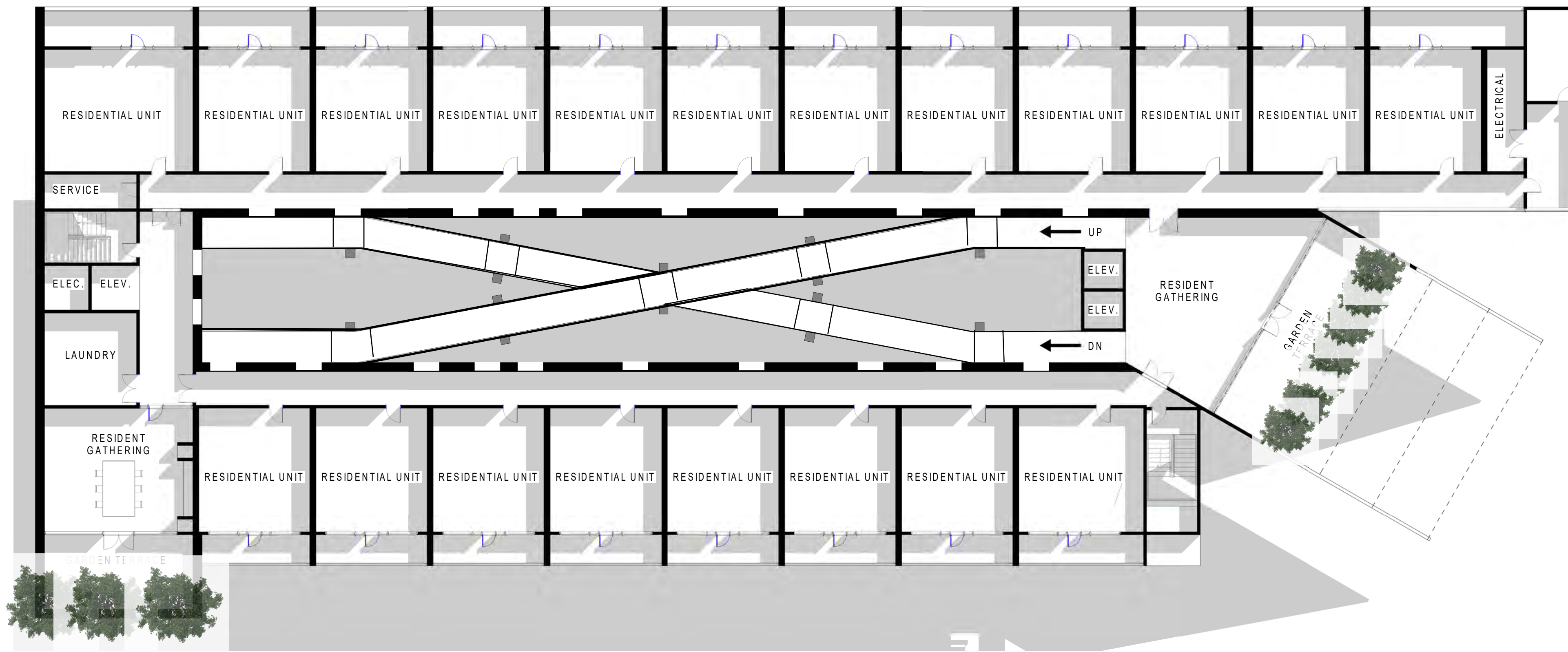


LEVEL 4 PROGRAM PLAN - 1:400

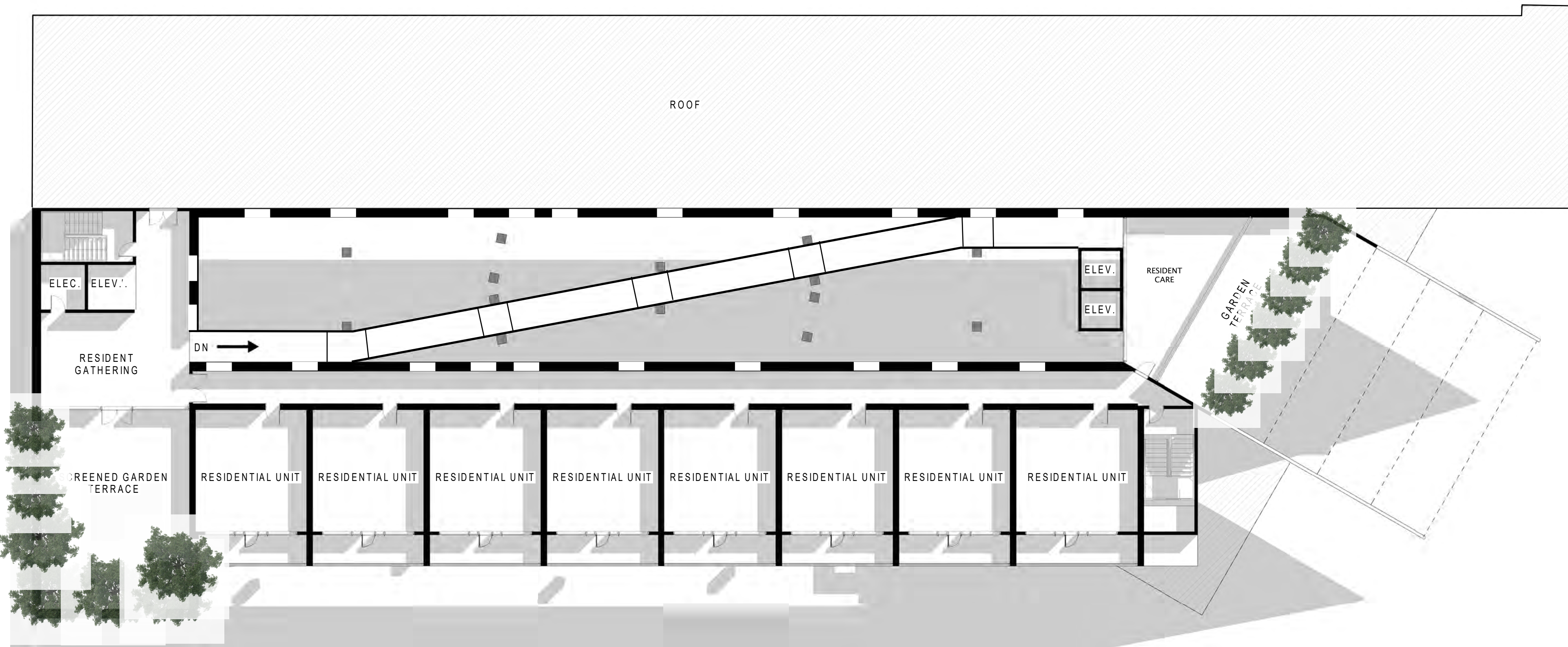
LEVEL 3 & 4 - FLOOR PLANS & PROGRAM



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LEVEL 5 PLAN - 1:200



LEVEL 6 PLAN - 1:200

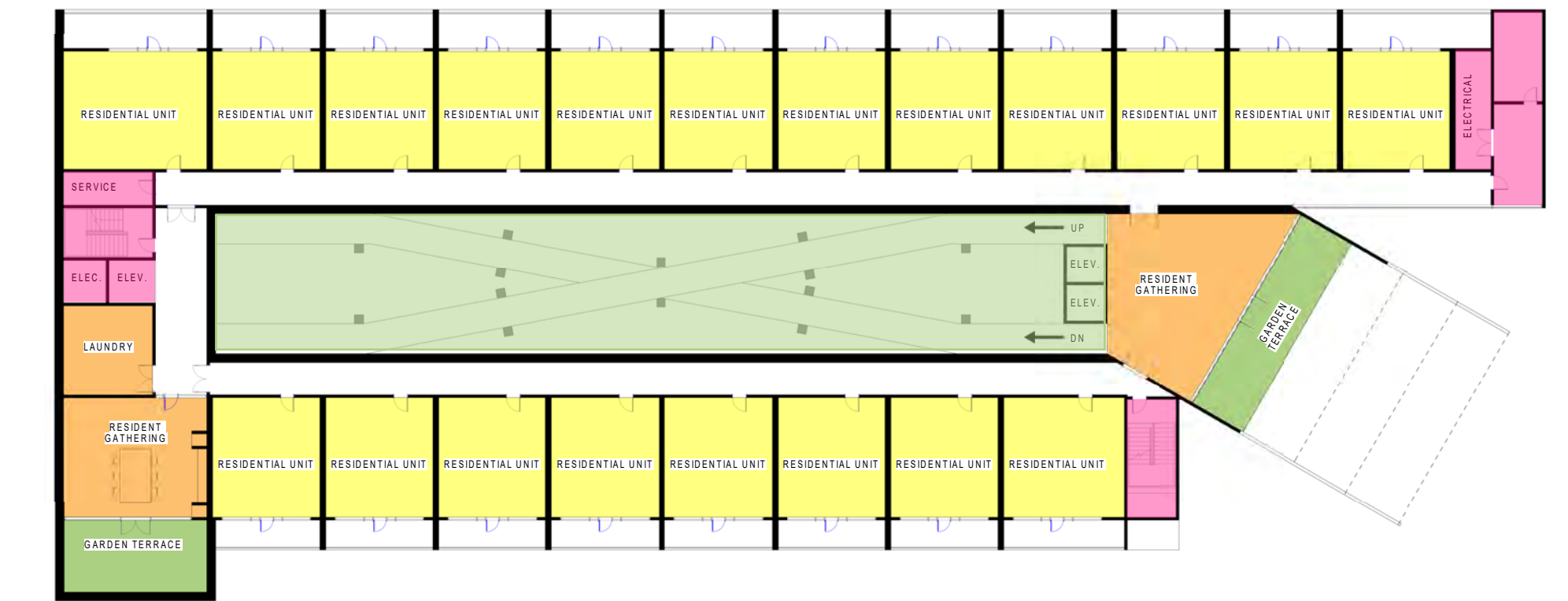
PROGRAM INFORMATION

LEVEL 5:

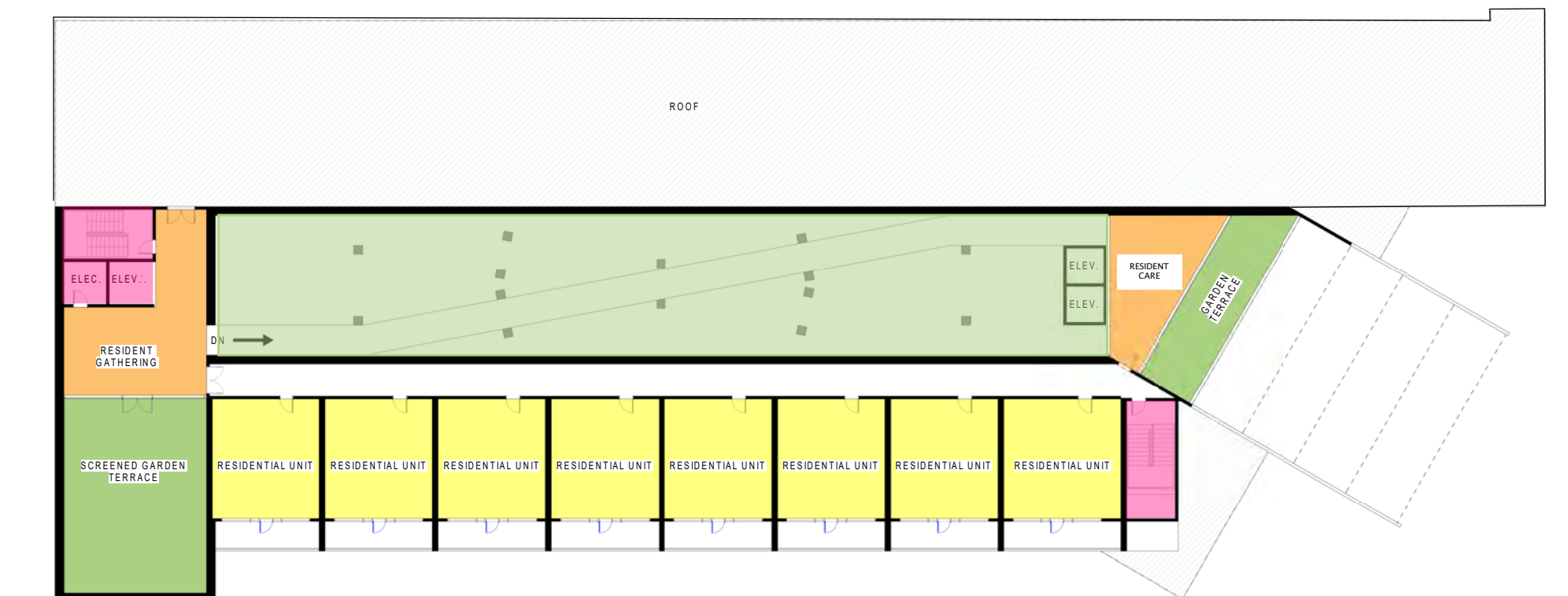
- 20 RESIDENTIAL SUITES WITH BALCONIES
- SCREENED WEST TERRACE C/W PLANTING
- SOUTHWEST FACING TERRACE C/W PLANTING
- RESIDENT GATHERING & KITCHEN
- RESIDENT LAUNDRY
- ELEVATOR LOBBY LOUNGE & MULTI PURPOSE SPACE
- RAMP TO LEVEL 6 AND LEVEL 4
- 3 ELEVATORS
- THREE EXIT STAIRS
- ELECTRICAL ROOM
- SERVICE ROOM

LEVEL 6:

- 8 RESIDENTIAL SUITES WITH BALCONIES
- SCREENED WEST TERRACE C/W PLANTING
- SOUTHWEST FACING TERRACE C/W PLANTING
- RESIDENT CARE AREA
- ELEVATOR LOBBY LOUNGE
- RAMP TO LEVEL 5
- 3 ELEVATORS
- TWO EXIT STAIRS
- ELECTRICAL ROOM

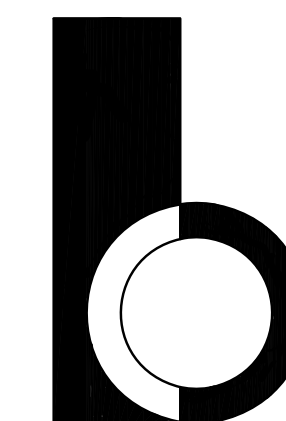


LEVEL 5 PROGRAM PLAN - 1:400

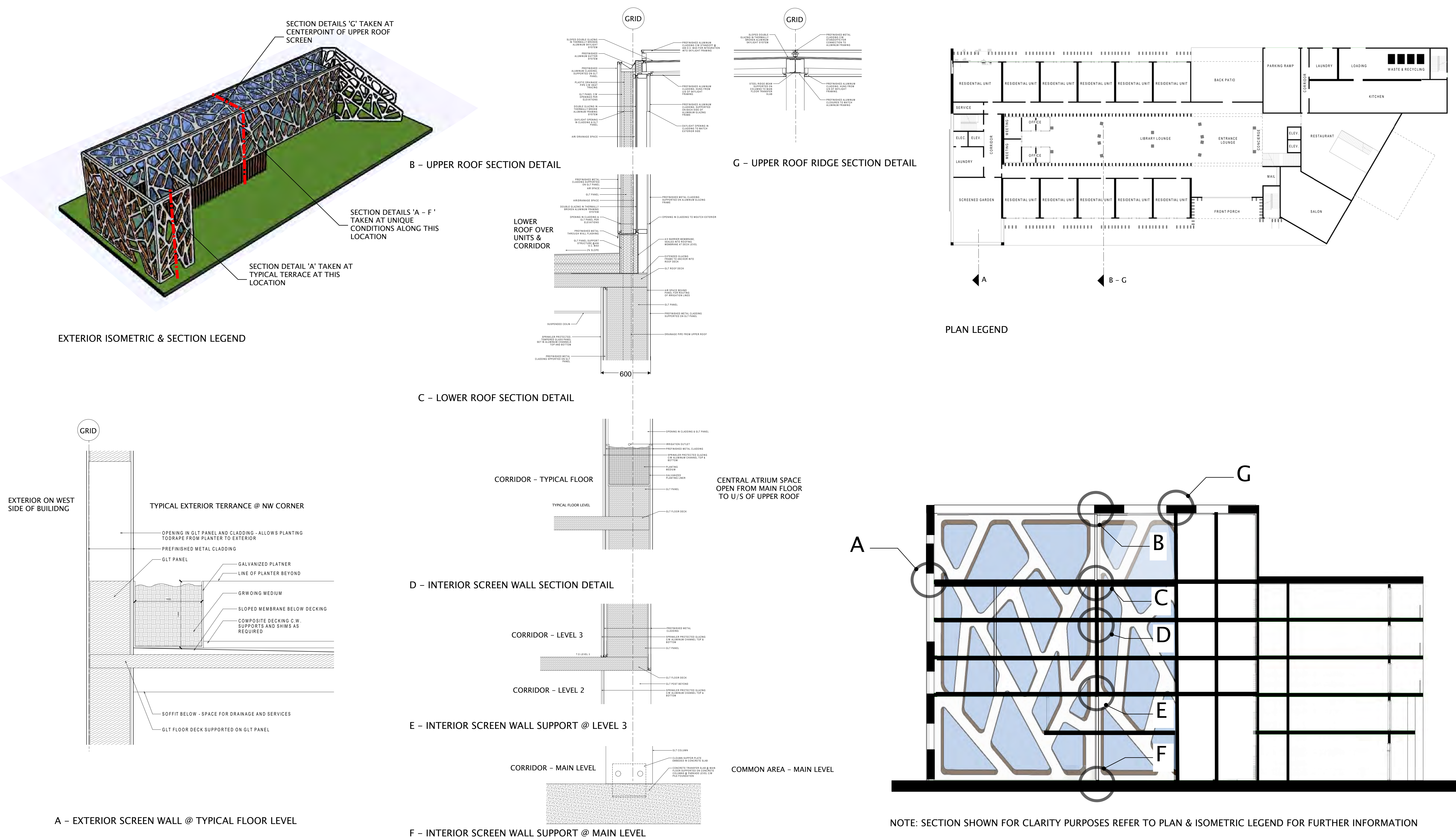


LEVEL 6 PROGRAM PLAN - 1:400

LEVEL 5 & 6 - FLOOR PLANS & PROGRAM



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SCREEN SECTION DETAILS