

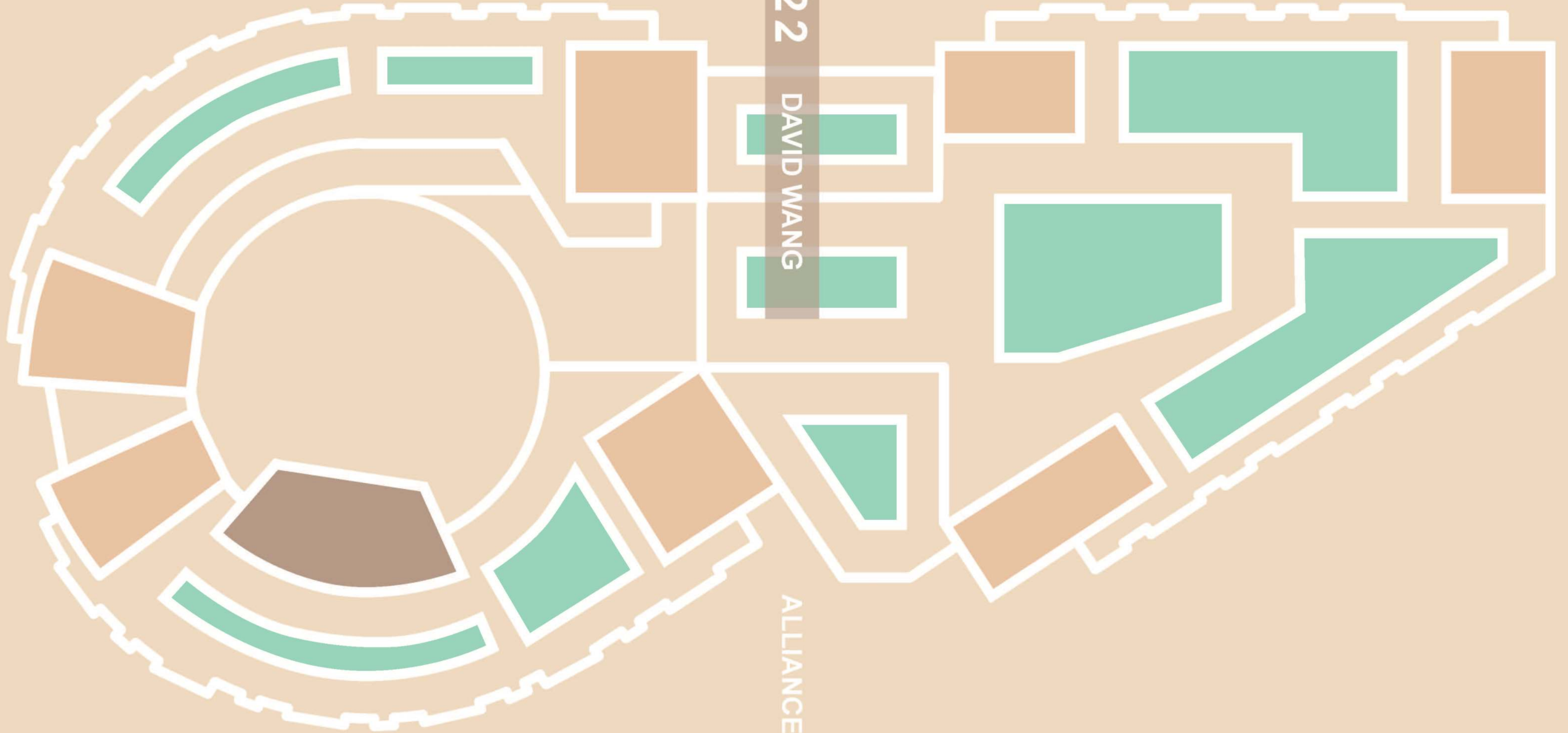
ERMINY STUDIO

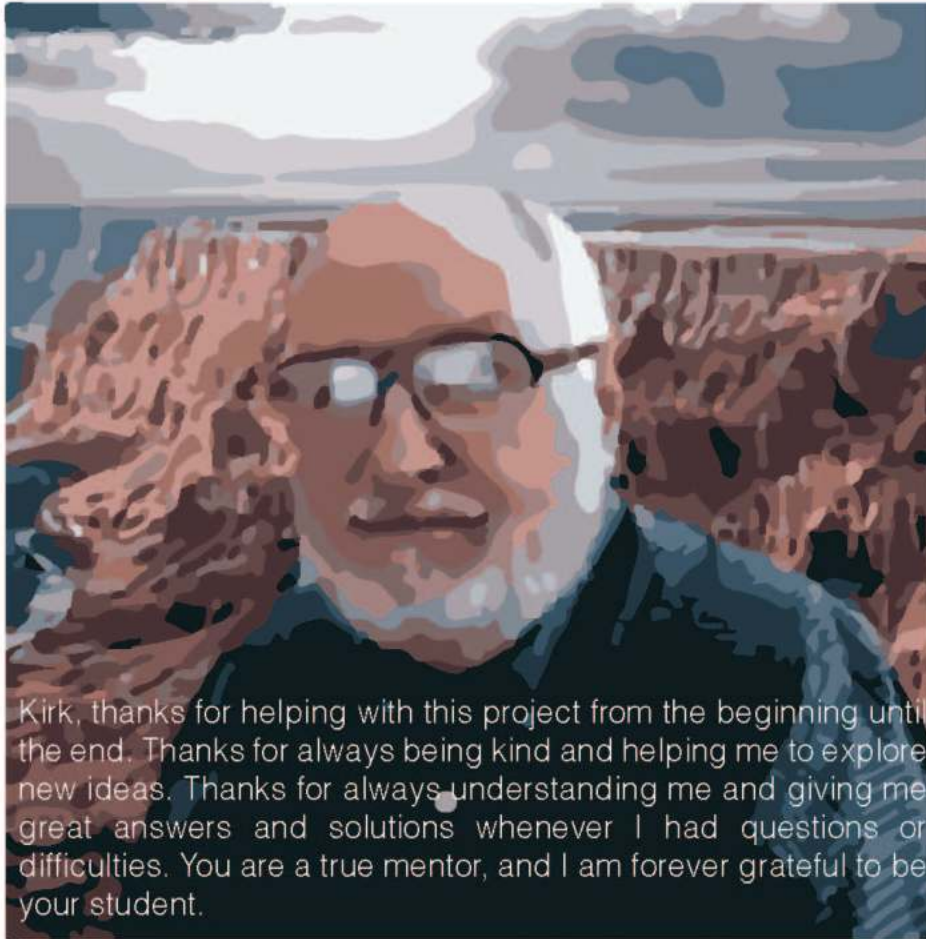
ALLIANCE

2022

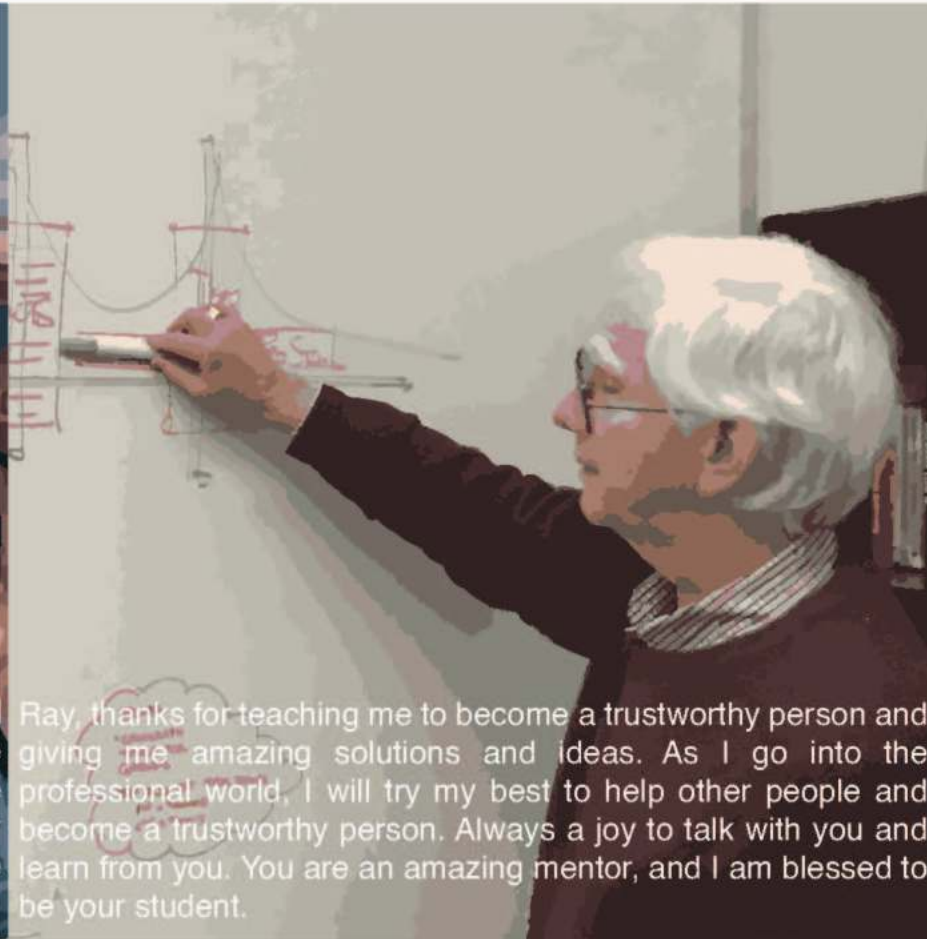
DAVID WANG

ALLIANCE





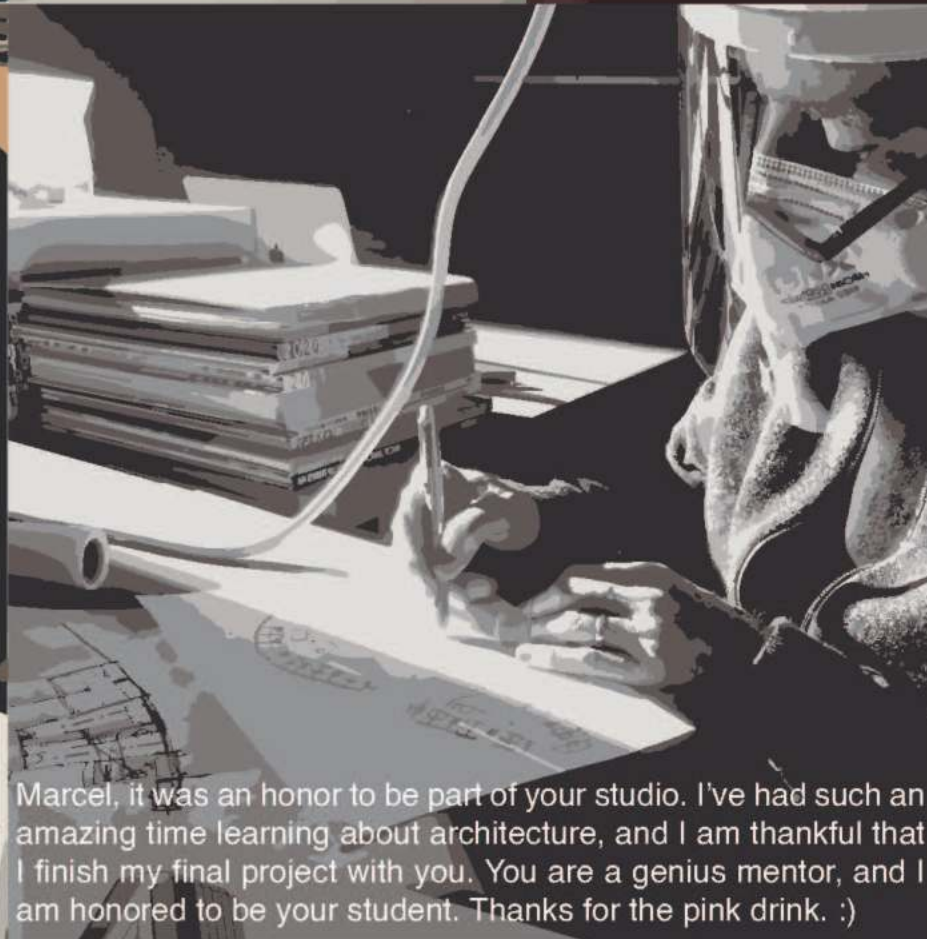
Kirk, thanks for helping with this project from the beginning until the end. Thanks for always being kind and helping me to explore new ideas. Thanks for always understanding me and giving me great answers and solutions whenever I had questions or difficulties. You are a true mentor, and I am forever grateful to be your student.



Ray, thanks for teaching me to become a trustworthy person and giving me amazing solutions and ideas. As I go into the professional world, I will try my best to help other people and become a trustworthy person. Always a joy to talk with you and learn from you. You are an amazing mentor, and I am blessed to be your student.



Professor Lee, thank you for helping with this project. Thanks for understanding my weakness and always trying to make my final project a stronger project.



Marcel, it was an honor to be part of your studio. I've had such an amazing time learning about architecture, and I am thankful that I finish my final project with you. You are a genius mentor, and I am honored to be your student. Thanks for the pink drink. :)

<p>Chair</p> <p>Daniel Kirk Hamilton</p> <hr/>	<p>Committee</p> <p>Aubrey Ray Pentecost III</p> <hr/>
<p>Committee</p> <p>Chanam Lee</p> <hr/>	<p>Studio</p> <p>Marcel Erminy Castillo</p> <hr/>



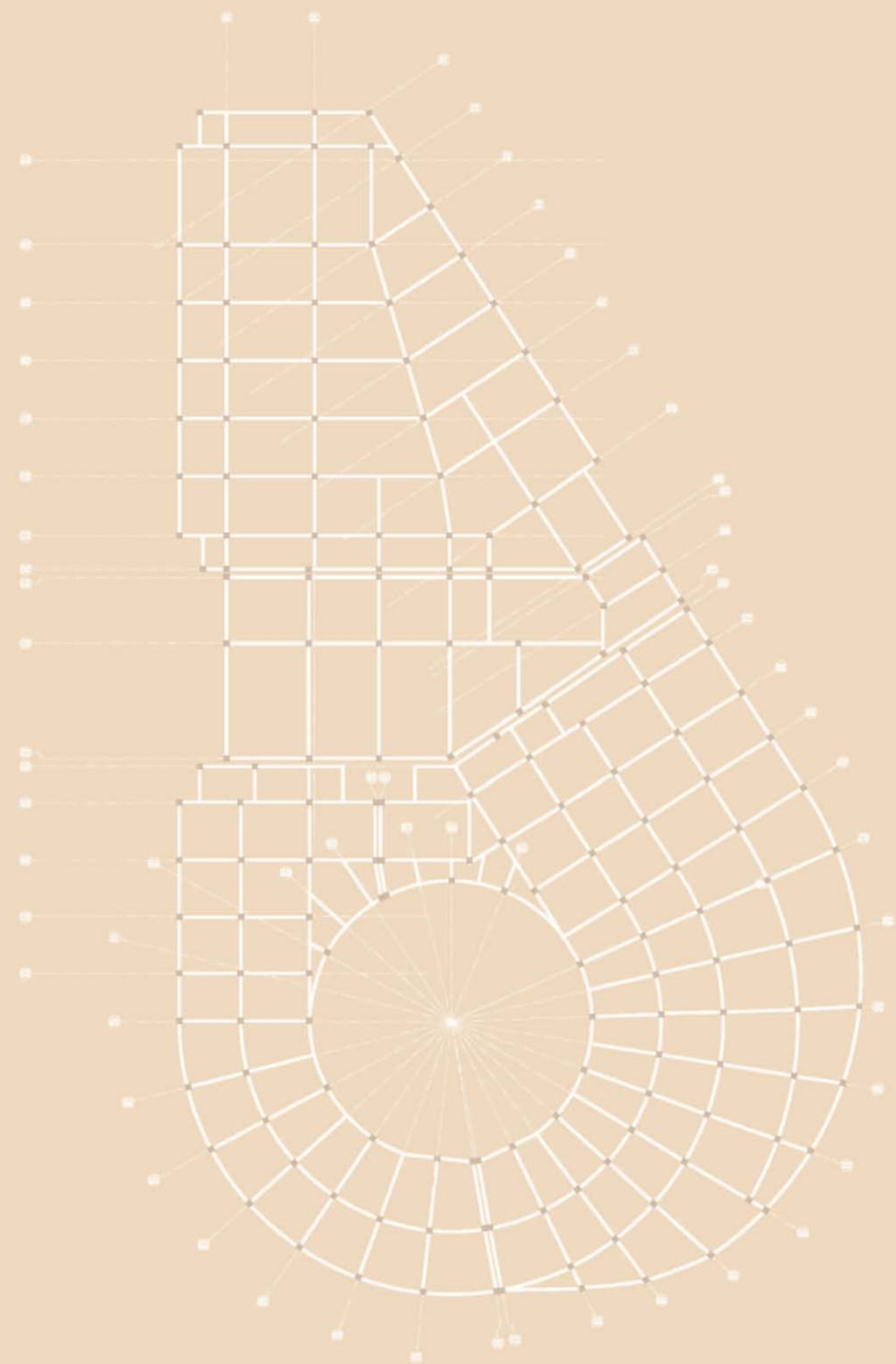
Alliance

High Rise Senior Living



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Project

ALLIANCE

Location

DALLAS, TEXAS

Site area

3.084 ACRES (134,330 SF)

Floor area

447,412 SF

Building

HIGH RISE SENIOR LIVING

Alliance is a high-rise senior living situated in Dallas, Texas. The site of this project contains sloped topography, a US Highway 75 on the east, and a parking garage and apartments on the west. Across from US Highway 75, there are two office towers and a hotel that is trying to communicate to the project site. The two arced edge rectangular office towers have a reflective golden glass that can easily identify, and the hotel is placed middle of the two office towers. There are two ring roads on the north side and a parking garage on the west side that project tries to acknowledge. Alliance is a project not only to design a meaningful space for seniors and staff but tries to listen to the surrounding environment.

The concept of this project is to divide three separate buildings, Assisted Living (AL), Memory Care (MC), and Skilled Nursing (SN), and to connect by bridge gardens. There is an artificial garden in the inner circle space, a bridge garden, a dementia garden, and a roof garden. The project tries to maximize green spaces for seniors to reduce stress and have a healing environment. This green space can encourage social interaction with seniors and staff and create positive emotions.

The structure is divided into four different buildings but appears as if it is one continuous structure. The South building (AL and MC building) uses a radial grid and at one moment uses a vertical and horizontal grid that moves up for the Bridge and North building (parking garage and MC) to use.

There are several amenities that seniors, visitors, and staff can enjoy on different



floors. There is a public café and an outdoor park on the first floor. There is a gallery on the second floor where seniors can place memorable pictures and have meaningful conversations. And on the third floor, there is an education space, art spaces, game rooms, and large dining areas. There is a physical activity space for seniors to play mini-golf and screen golf. Additionally, there is a large seating area where seniors can build new friendships.

This building contains 70 Assisted Living, 24 Memory Care, and 48 Skilled Nursing. The AL building goes up to level 11, and both MC and SN building goes up to level 8. There are three service elevators and seven public elevators. The three service elevators are on the far north and south of the building, and seven public elevators are in the center area. There is a 3-story parking garage and an underground parking lot. The underground parking lot contains green bushes on the west and an open view of the US Highway 75 on the east.

One of the interesting design considerations in this project is that the building has a different volume of the façade that creates interesting shapes of a shadow throughout the day. The project uses white concrete exterior finishes on the amenity spaces and an aluminum panel that has a wooden texture on the exterior of the senior units and apartments.

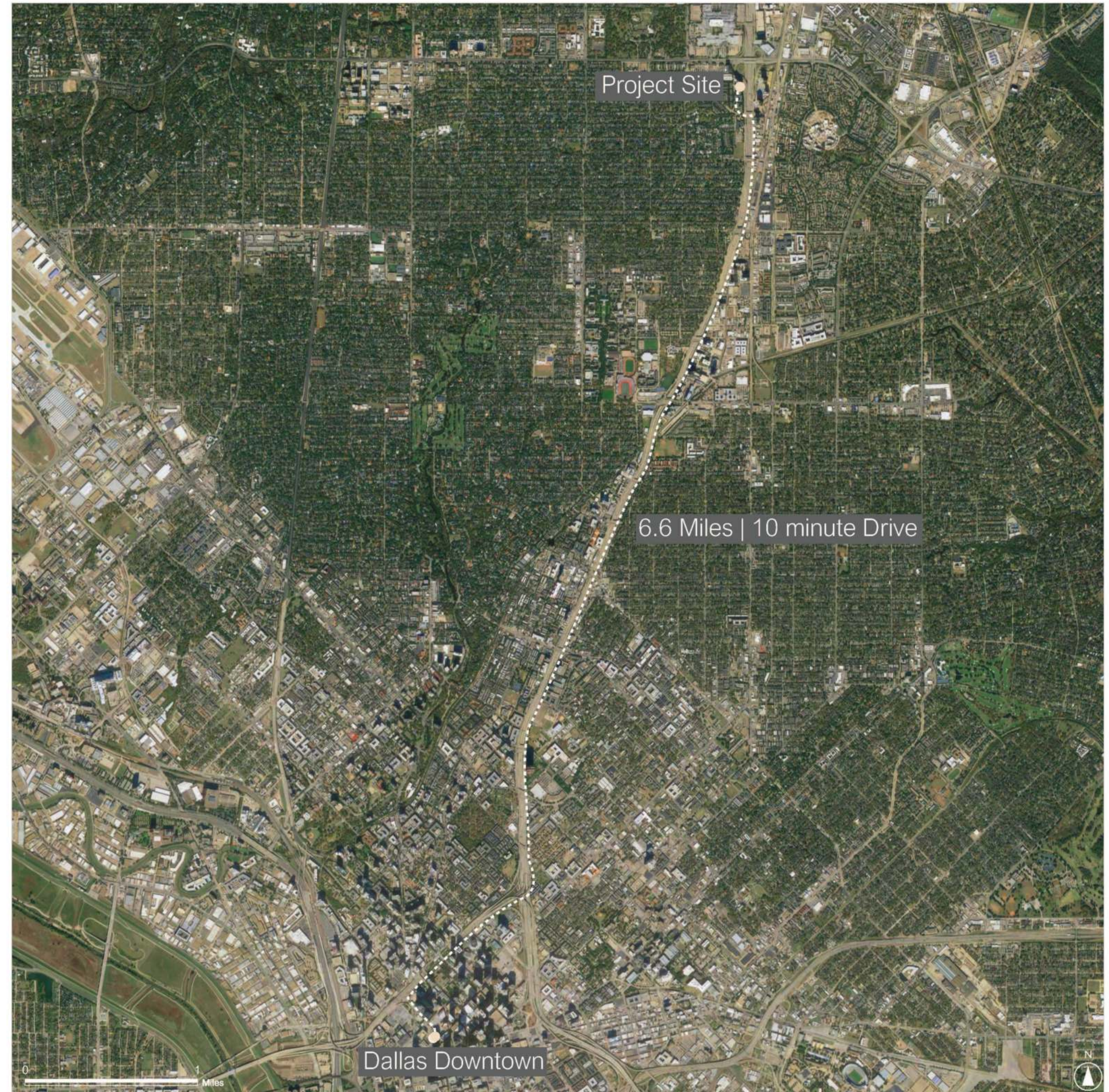


United States of America Map



Texas Map

North West Highway & North Central Expressway
 Dallas, Texas



NorthPark Center

Office Tower

Parking Garage

U.S. Highway 75

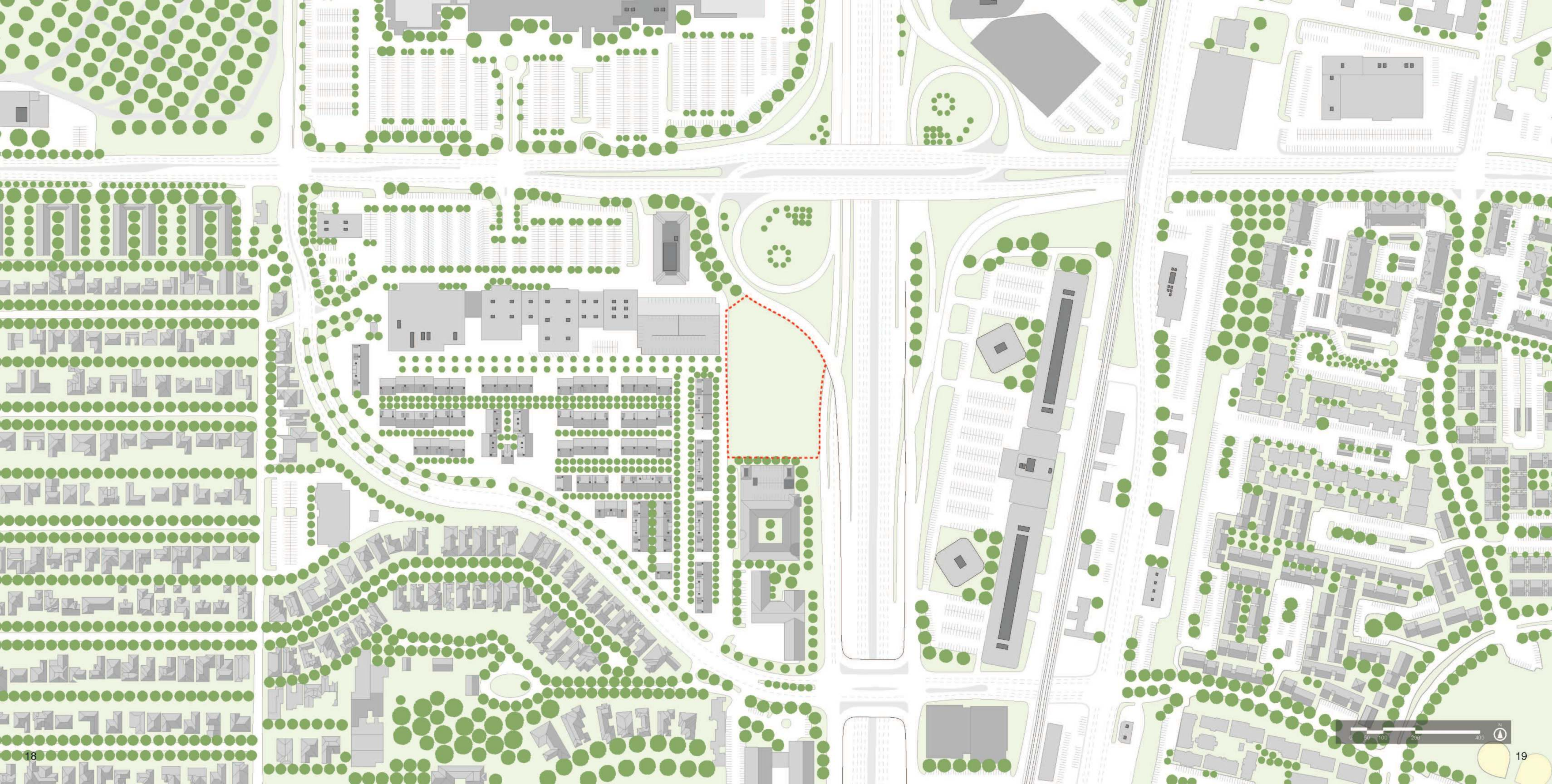
Apartments

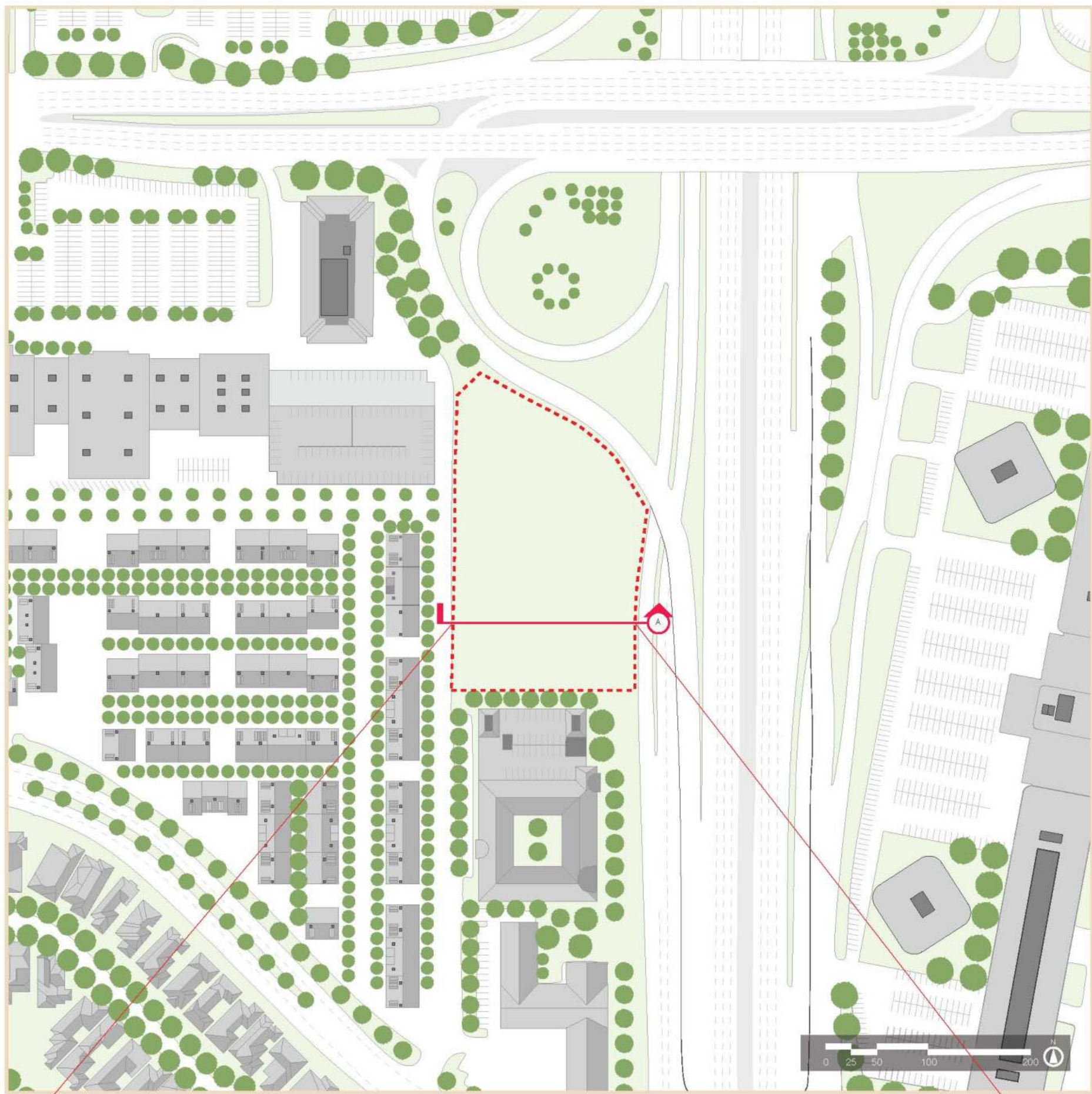
Hotel

Office Towers

Hotel





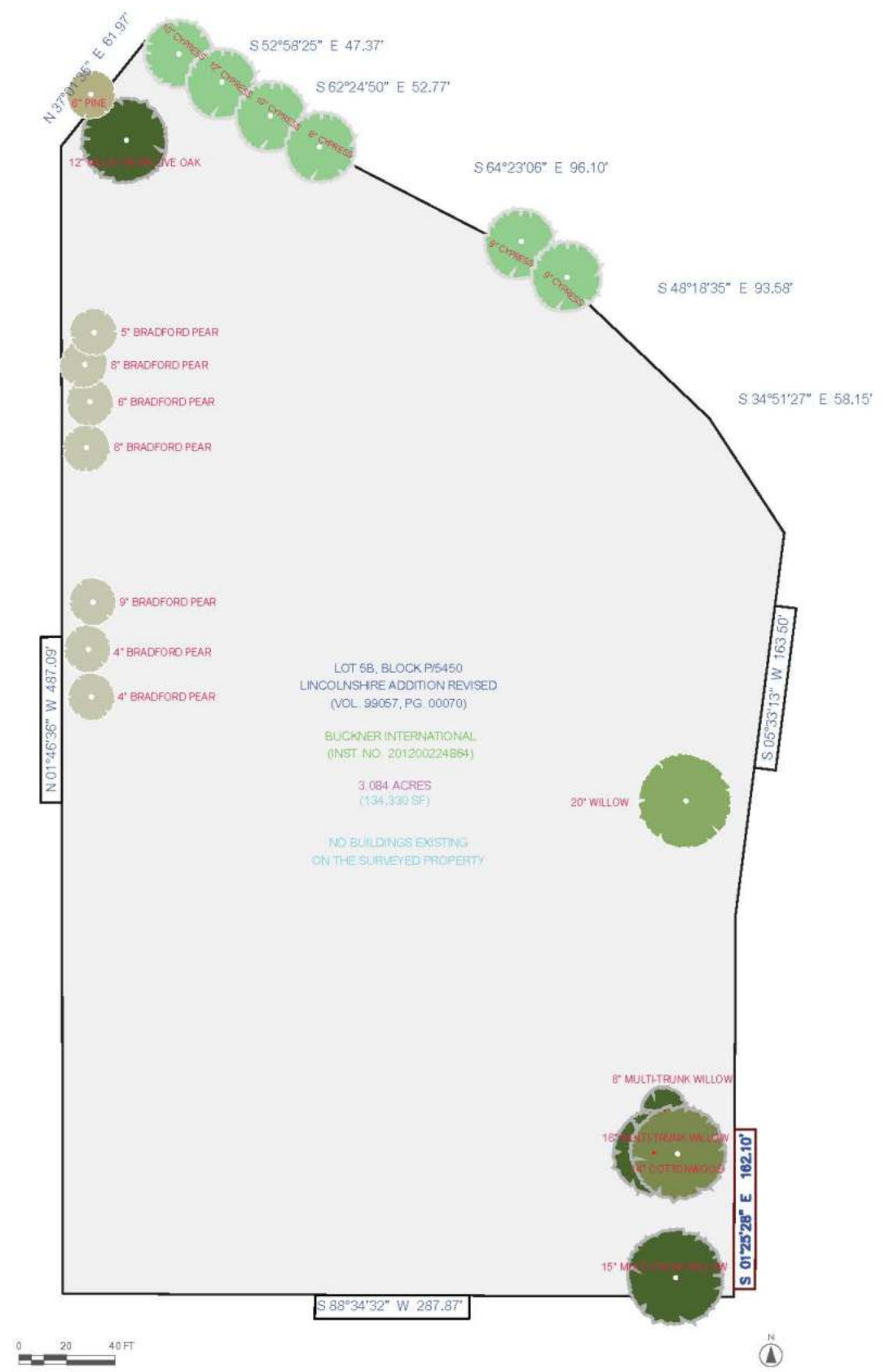


32' - 4"









Zoning Legend

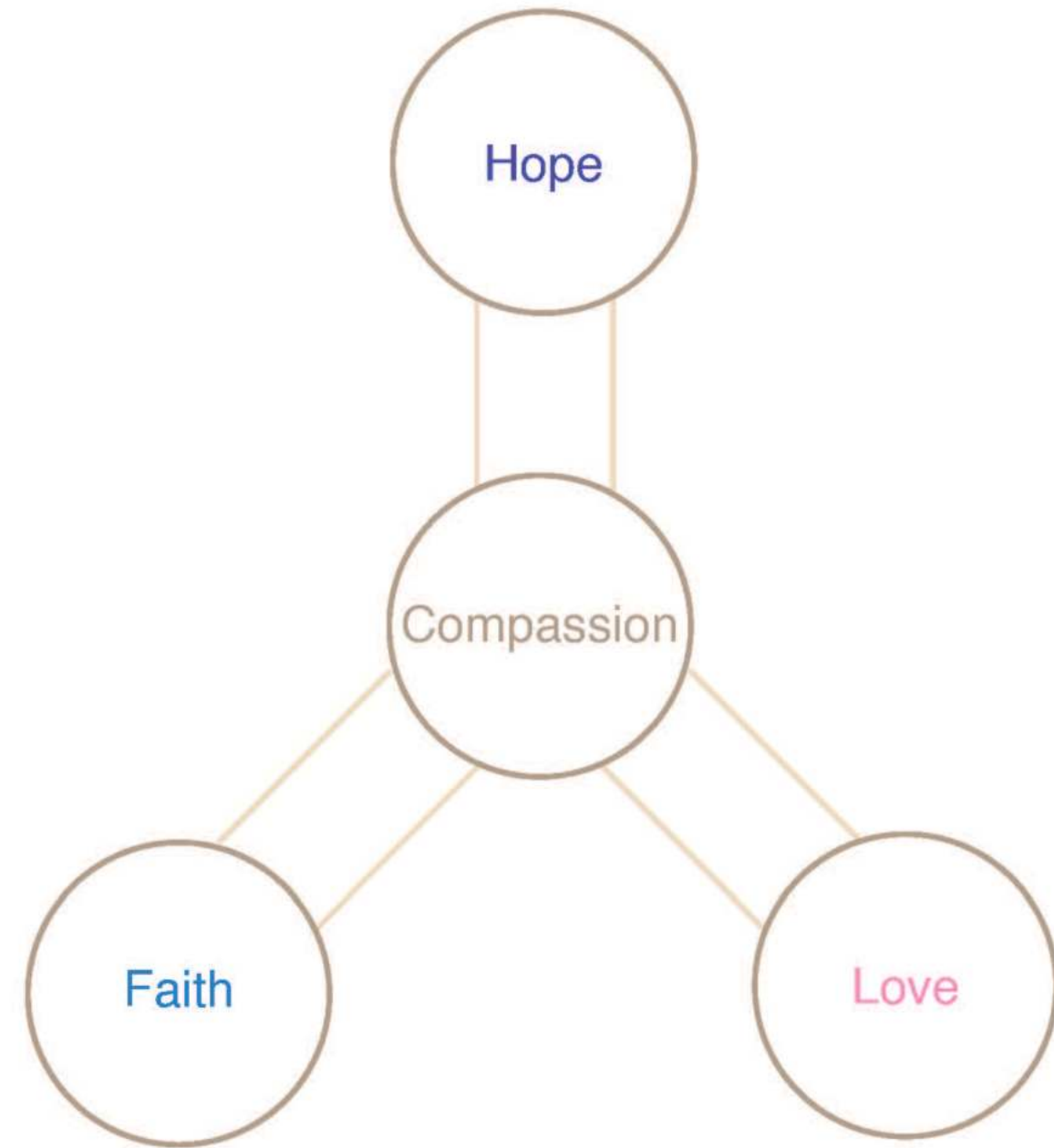
-  Easement
-  Limit of Parking
-  Limit of the Building



Exiting Trees Legend

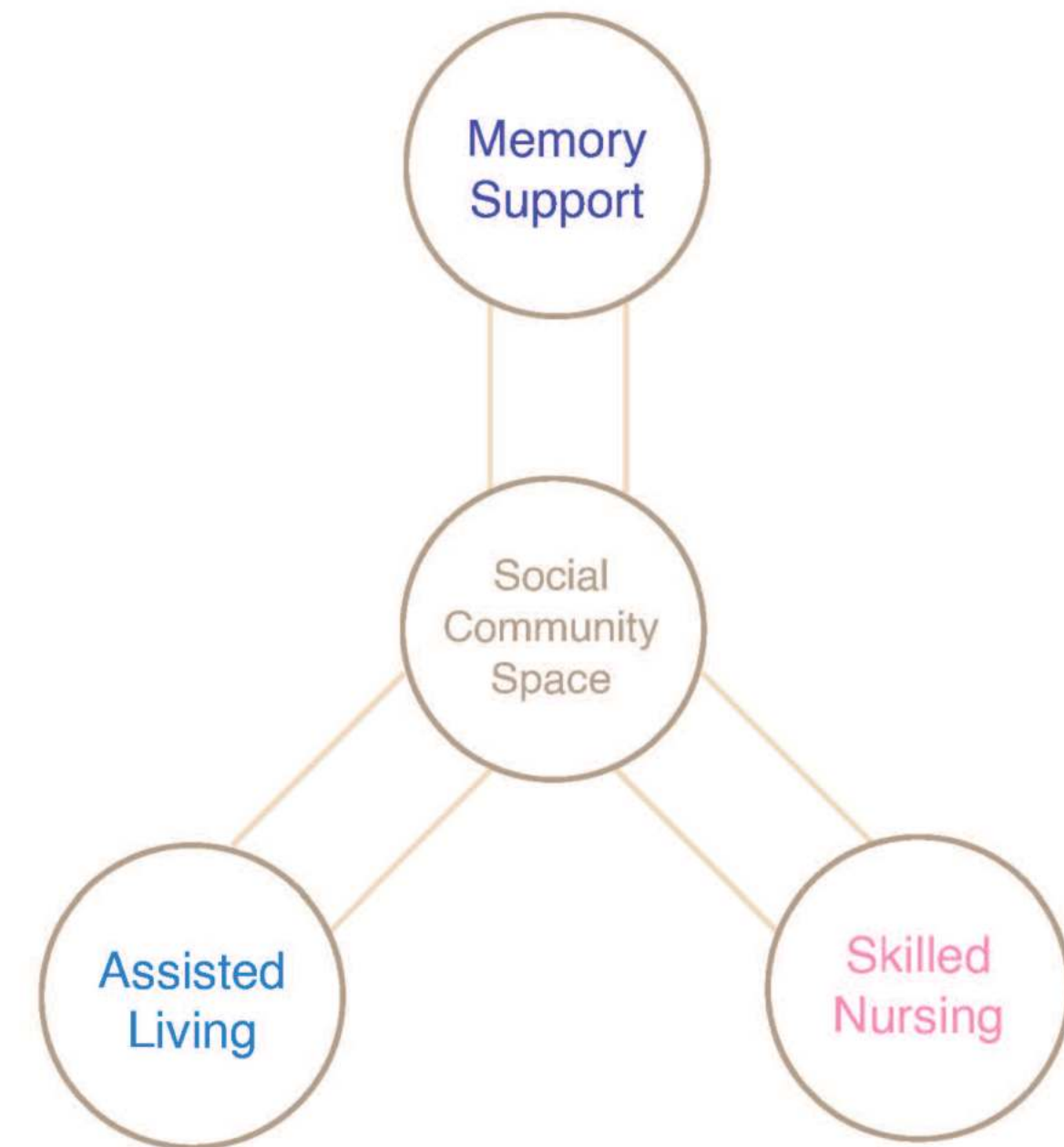
- | | |
|---|--|
|  Bradford Pear |  Multi Trunk Willow |
|  Cottonwood |  Pine |
|  Cypress |  Willow |

DESIGN CONCEPT



Compassion

The word "compassion" can be described in three main words naming faith, hope, and love. In this project, Assisted Living (AL), Memory Care (MC), and Skilled Nursing (SN) can be called Faith, Hope, and Love.



Senior Living | Alliance

The project, Alliance, contains Assisted Living, Memory Care, and Skilled Nursing. The project tries to create a strong community experience for seniors and staff by incorporating a garden and a large lobby. The main lobby on the fourth floor contains mini-golf, screen golf room, cafe, and game activities. During Christmas, the space will have choirs and orchestras where seniors can listen and interact with one another.

PROGRAM

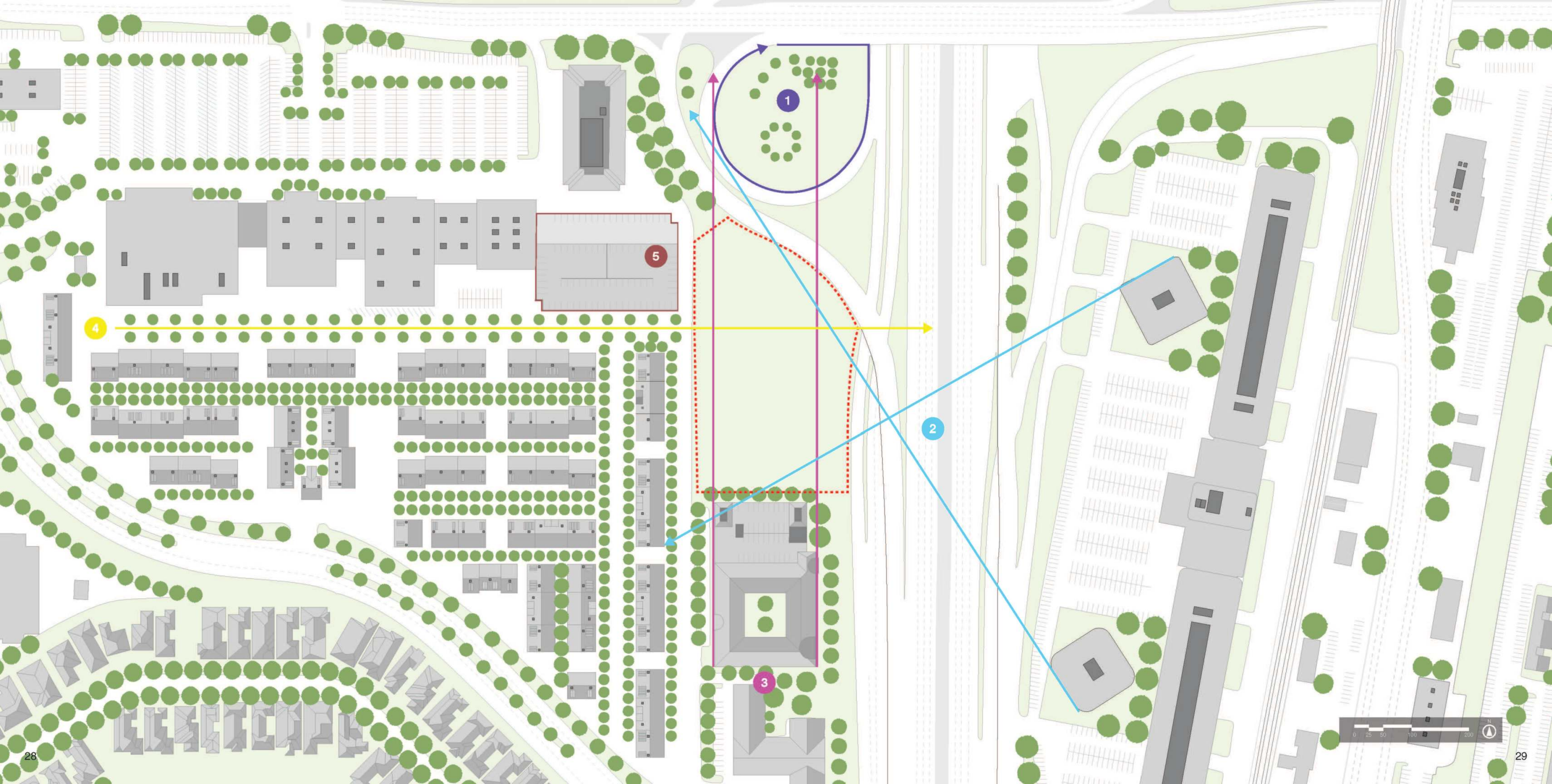


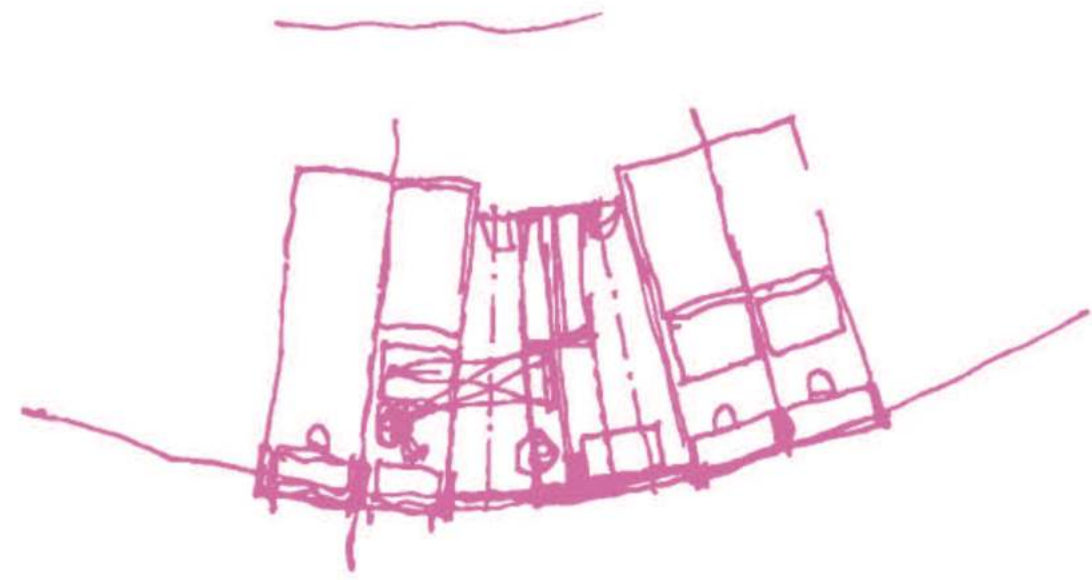
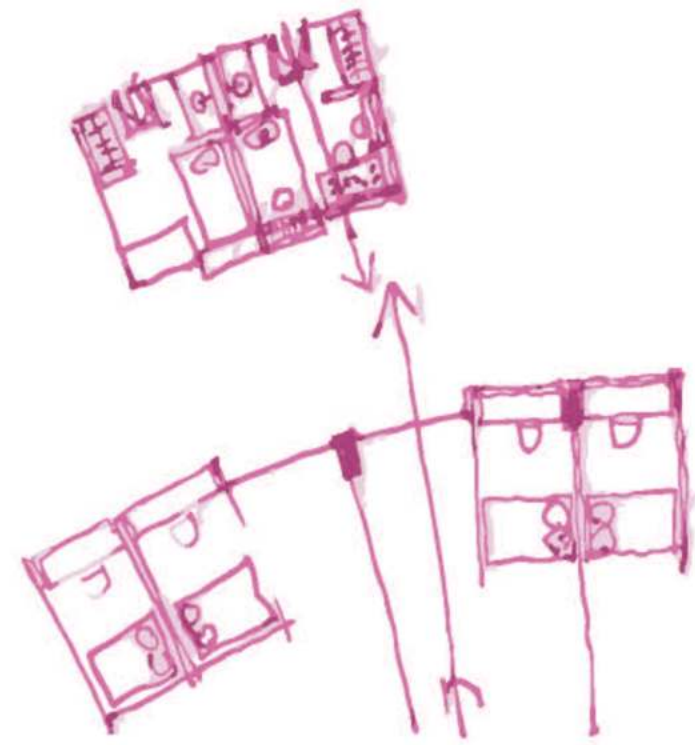
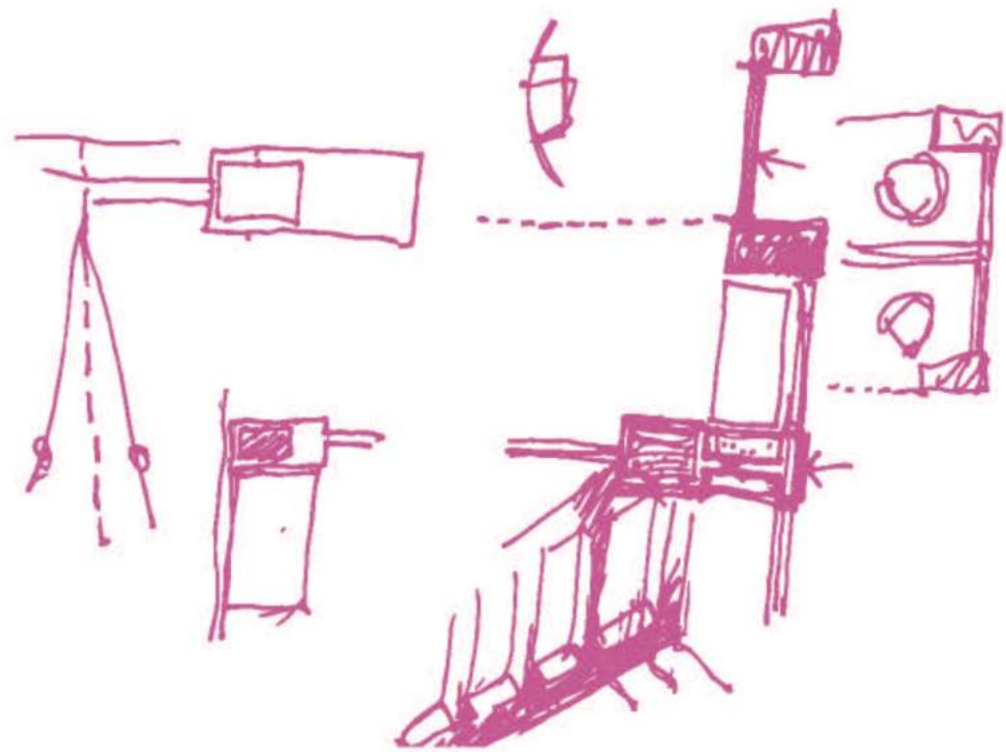
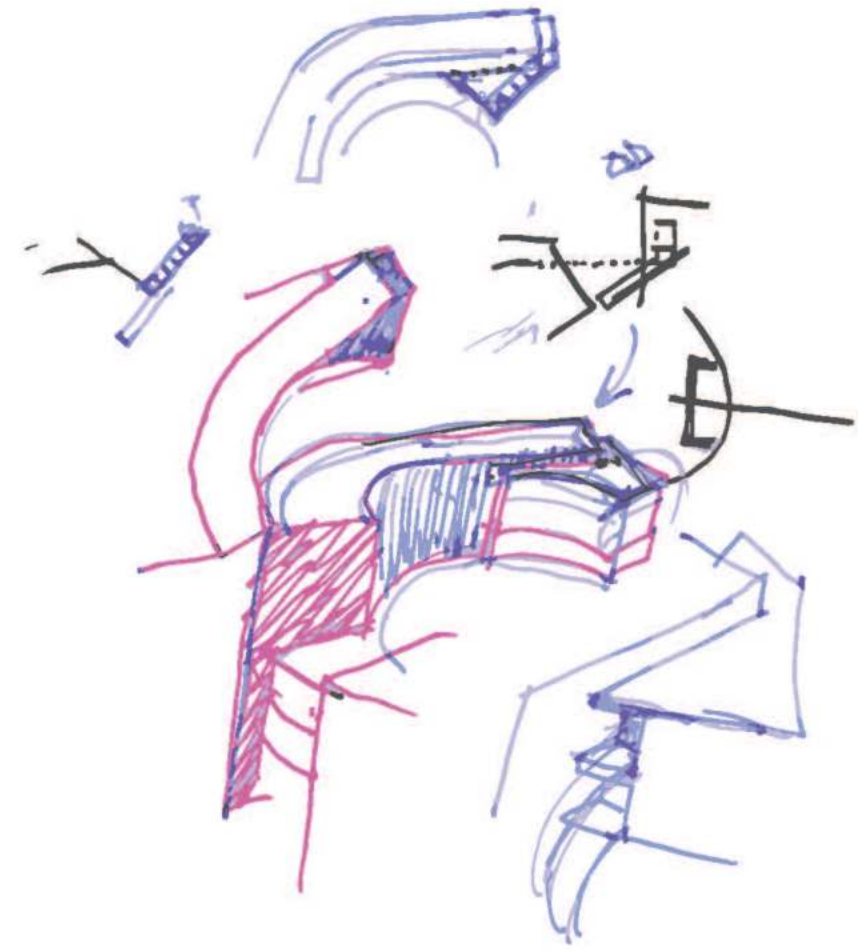
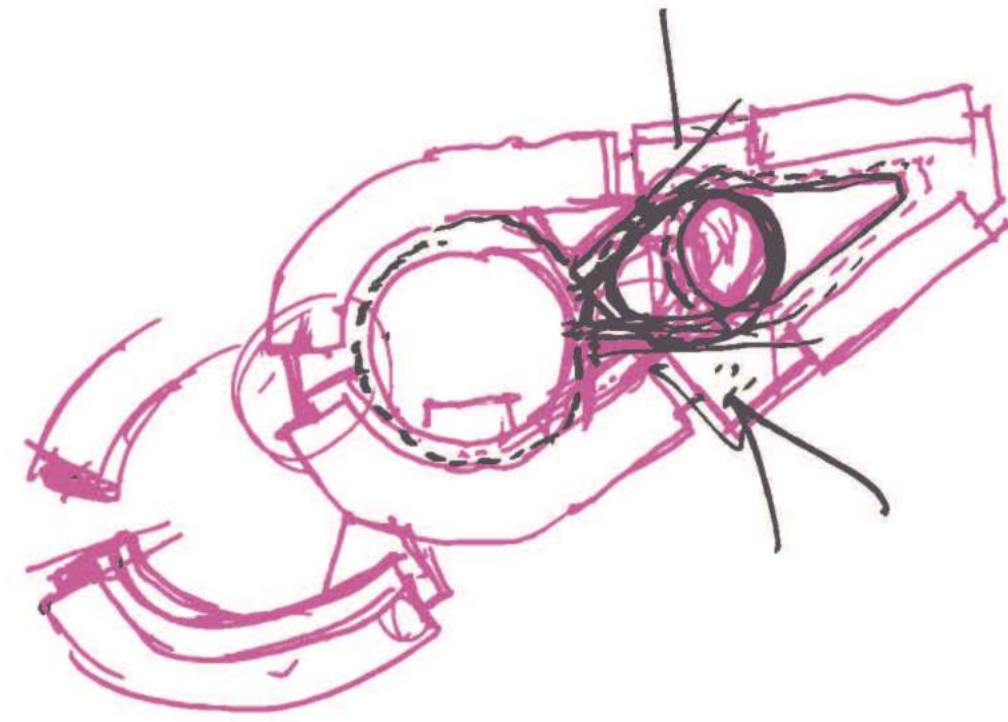
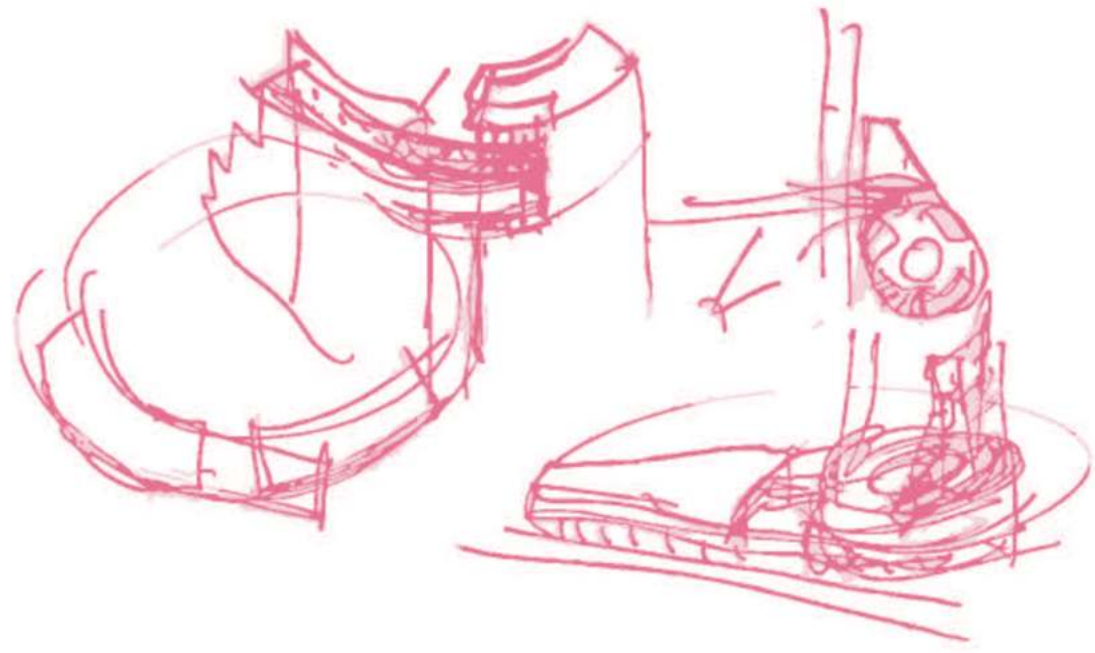
1. Function	Goals	Facts	Concepts	Needs	Problem Statement
People	Provide an exciting and comfortable space for seniors and a space that contains productive workflow for staff	<ul style="list-style-type: none"> There are 70 Assisted Living, 48 Skilled Nursing, and 24 Memory Care seniors. Single units for all three departments: 65 or older Seniors. Staff are divided into three departments. Nine different elevators: 2 for each department, and three service elevators for each department. Three trash chutes. Two food service loading zone. Ten different garden spaces for both seniors and staff. 	A place where both seniors and staff can always relax and be positive	<ul style="list-style-type: none"> 142 Single units Separate entrance for AL, MS, And SN Separate entrance for staff Decide what types of plans are good for Dementia patients. Now the size of the garbage truck Determine what type and size of the food service truck will serve the project. 	A productive workflow and a relaxing environment can improve the quality of life.
Activities	Provide special outdoor and indoor activities that are both separated but also connected to so that seniors can make decisions	<ul style="list-style-type: none"> On some occasions seniors want to be private. Mini golf can lower the risk of falls and have neurological benefits and less likely to have Parkinson's disease. (Source: Bliss, R. R., & Jones, Chuck, F.C. (2021). Golf as a physical activity to potentially reduce the risk of falls in older adults with Parkinson's disease. Sports, 9(9), 72. https://doi.org/10.3390/sports909072) Outdoor and indoor gardens can reduce stress and increase positive emotions. A space where visitors and family can spend time with grandparents can improve satisfaction. A small gallery to hear all the senior's short stories and memories. Artistic garden where seniors can walk. This space can also be used as an outdoor movie theater. 	Incorporate as much exciting amenities in both indoor and outdoor space that contain private and public space	<ul style="list-style-type: none"> Comfort chairs and sofas where seniors can sit and chat. Public activities which help reduce stress and increase positive emotions. Gardens to provide relaxation and peace. Café where visitors and seniors can easily spend time. Gallery for each department so hear and have a chance to build new friendships. Artificial Garden that is always bright both day and night by using exterior light fixtures. The space can provide exciting activities such as movie night, barbecue parties, etc. 	Healthy indoor and outdoor activities will reduce stress and provide more positive experiences
Relationships	Provide meaningful friendships with seniors and staff and building new friendships with one another	<ul style="list-style-type: none"> Seniors can reduce loneliness by building new relationships with other seniors and staff. Stronger social connection. Friendship can make the retirement community feel like home. More fun experience. Create a more positive environment. Spend more exciting time with grandchildren. Good friendship can reduce stress and improve self-confidence. 	A space that encourages seniors and staff to build a meaningful relationship	<ul style="list-style-type: none"> Many safe physical activities to make new friends. Comfortable spaces where seniors can sit. Exciting programs. A park where grandchildren can play. Maximize green space to create a healing environment. 	Building a new healthy friendship in the retirement community can provide a more meaningful experience to both staff and seniors

2. Form	Goals	Facts	Concepts	Needs	Problem Statement
Site	Celebrate the existing site condition	<ul style="list-style-type: none"> Six different types of existing trees naming: <ul style="list-style-type: none"> Bradford Pear Cottonwood Cypress Multi Trunk Willow Pine Willow About 3-10 acres Existing Easement Line on the right corner part. Given Limit of parking below. Sloped Topography: About 32' - 4" from lowest to the highest point. 10-minute drive from the downtown. 	Incorporate existing site elements into the design	<ul style="list-style-type: none"> Save the existing trees and add similar trees. Understand the scale of the project and do research on the project program. Never cross the Easement line. Use the sloped topography as an opportunity to make the project more special. 	By respecting the site conditions, the project will have a stronger identity and more welcoming building.
Environment	Provide a grid that respects the surrounding environment	<ul style="list-style-type: none"> Borrow the circular grid from the ring road that is located on the north side of the site. There is US Highway 75 on the right side of the site. Create a grid from the two office towers that see across from the US 75 highway. A grid from the south side of the buildings. A grid from the west horizontal grid from car road. There is an existing parking garage on the west side of the site. High-end residential apartments on the west side. Apartment style hotel on the bottom of the site. 	A project that listens and responds to the surrounding environment	<ul style="list-style-type: none"> Incorporate circular form. The building orientation response to the two office towers. A natural and pleasing view for the drivers from US highway 75 can see. Respond to the parking garage by parking garage. More trees on the site and on top of the building for provide more green space. 	By incorporating the surrounding grid, the project can create harmony with other buildings.
Quality	Provide a contemporary high-rise luxury senior living that has a unique form and functional plan	<ul style="list-style-type: none"> Most of the senior living facilities have a home-like environment. Unique forms can be expensive and need a strong rationale. Functional floor plan can produce effective workflow and higher satisfaction towards staff and seniors. A building that contains both a unique form and functional plan can create a significant ethos for the seniors, visitors, and staff. Green space for seniors and staff to reduce stress. 	A unique form that is both functional and attractive	<ul style="list-style-type: none"> Incorporate home Furniture in the project. Provide a strong reason why the form is shaped in such a way. Layout a floorplan that is functional and reasonable. All the senior units have a proper outdoor view. Seven different green spaces: one dementia garden, 6 bridge gardens, three roof gardens, one artificial garden. 	A project that contains a unique form and functional floorplan will have stronger identity.

3. Economy	Goals	Facts	Concepts	Needs	Problem Statement
Initial Budget	Provide high-cost initial budget but reasonable project.	<ul style="list-style-type: none"> The owner of the project is the Zucker Retirement services, a non-profit owner and operator of Continuing Care Retirement Communities (CCRC) or "Life Plan Communities" throughout Texas. The Zucker Retirement Service is planning a Life Plan community in an urban setting located in North Dallas. The development consultant of this project is Specie Development Services. The Specie Development has extensive experience in managing the development of senior living communities. Site Development Costs: \$225,000 per acre (Site is 3.10 Acres) Assisted Living: Apartments \$180 per sq ft. Memory Care: Apartments \$180 per sq ft. Skilled Nursing: Apartments \$185 per sq ft. Parking: \$70 per sq ft. 	Build a high-cost life plan community that respects local residents and surrounding areas.	<ul style="list-style-type: none"> Healthy relationships with the owner and developer. Build a friendship with the owner and developer to have better chemistry. More support from the development and possible help from the state. Case studies of previous luxury senior living buildings in Texas and from other states and also from different other countries. 	The project is a high-end retirement community to continue the cycle from High-end retirement residential to high-end retirement community.
Operating Costs	Reduce operating costs to increase profit but maintain quality services.	<ul style="list-style-type: none"> (Operating expense ratio) = operating expense ratio = operating costs / Total Revenue Good radiation has higher possibility of increase of profit margins. Chance to have more productivity and comfort to employees. Possibilities of decreasing the quality of the services. A good research-based design consideration can significantly reduce operating costs while maintaining quality services. 	Find out how to reduce the operating costs by research.	<ul style="list-style-type: none"> Spend time with teams on researching and incorporating evidence-based design consideration from scholarly articles and meeting with experts. Collect all the cash leaks and solve the problem. Negotiate with the provider to find out ways to reduce costs. Cancel Unused or unpopular services and replace them with more used and popular services. 	Through extensive research, the operating costs can reduce while providing high end services to seniors.
Life Cycle Cost	Provide high performance re recyclable materials and construction to reduce life cycle	<ul style="list-style-type: none"> Reduce manufacturing costs. Improve control to seniors, staff, and visitors. Reduce footprint inside the building. (Aluminum Insulation versus Polystyrene Insulation) Reduce sound from the outside environment. Low initial cost and long-lasting durability. Easy to maintain. High performance Concrete construction. Formwork area and to cost are reduced. Increase the span of the structure in several applications. Greater stiffness as a result of a higher modulus. High resistance to flexing and bending, chemical attack, abrasion, and long-term durability and crack propagation. Reduce maintenance and repairs. Ease of placement and consolidation without reducing the strength. (Source: 20 advantages of high performance concrete in design and construction The Constructor (2020). Month: 06. Retrieved February 25, 2022. https://www.theconstructor.com/advantages-high-performance-concrete/2007/) 	Incorporate recyclable materials from local manufacturers to reduce transportation costs and save time	<ul style="list-style-type: none"> Local manufacturer (Company: Knot Wood). High-performance window and curtain walls. (Thermal windows, Inc.) and (TEPOGLASS, LLC) Acoustical Ceiling to reduce noise (Armstrong Ceiling & Wall Solutions) Construction materials and building materials. Transportation truck (cowtown express). 	A project that contains a unique form and functional floorplan will have stronger identity.

4. Time	Goals	Facts	Concepts	Needs	Problem Statement
Past	Preserve the development of high-end residential property from single-family to multi-family to retirement.	<ul style="list-style-type: none"> There are high middle to high-class residential properties about two thousand feet from the site. There is North Park Center, an upscale shopping mall. There are Luxury town homes located on the left side of the site. There are "Bank of Texas" and financial consultants' offices just a hundred feet from the site. There is a "Hyatt House", an apartment-style hotel. 	To create high-end property to maintain the corridor	<ul style="list-style-type: none"> Building that can help seniors to live relaxing and exciting life. Provides Strong connections with the past. A safe retirement community for seniors. Large life plan community. 	In the past, high-end residential properties and high-end apartments were built in the surroundings. The project will continue to respect the past by providing a high-end retirement community.
Present	Provide a Luxury single-unit high rise senior living that belongs to the present time.	<ul style="list-style-type: none"> The aging population increased 11.1% in Dallas from 2010 to 2019. (Source: Texas, H. H. (n.d.). Healthy North Texas - Indicators - Population Over Age 65 County - Dallas. www.healthydallas.org. Retrieved February 27, 2022. https://www.healthydallas.org/indicators/population-over-age-65/) The project is a high-rise building in a new neighborhood. According to a website called "American Senior Communities", the assisted living communities have a 7' tall of concrete to meet. 9,800 nursing facilities are the most expensive out of all other facilities. How low utility spend money or low planning for long-term care. (Source: The Need for Long Term Care Planning (n.d.). www.longtermcare.net/HowLowUtilitySpendMoneyorLowPlanningforLongTermCare/) 	A project that contains a program for seniors to help prepare for long-term care and also for seniors to visit and tour the building to get familiar with the building.	<ul style="list-style-type: none"> Additional financial consultants or staff advisors who can help seniors to prepare planning. A Welcoming and contemporary environment where seniors can feel excited and comfortable during the first visit. Incorporate 142 single units. Since Skilled nursing facilities are the most expensive than assisted living and memory care, only provide a sink and toilet in the bathroom and located shower space on the center. 	Due to the growth of the aging population in Dallas and the existence of the high-end residential house and apartments, the project will be a luxury high-rise single unit retirement community.
Future	Provide a building that seniors will continue using the building, and the building will provide a relaxing and exciting environment for the elderly and staff.	<ul style="list-style-type: none"> The aging population will keep rising (using the building) (Write future expectation of the growth of aging population). Seniors will want to live in a safe and comfortable environment. Thoughtful design principles that use senior and staff-based design will give advantages maintain in the future and serve well. Staff can have anxiety and stress due to overload tasks. Less stress can lead to better care. 	A timeless building that seniors and staff will always be proud of using the building.	<ul style="list-style-type: none"> Well educated staff who loves and understands seniors. Thoughtful considerations of interior materials to prevent falling or other injuries. Consideration of future vertical expansion. Always be open to hiring more staff for safety and more careful care and provide more job opportunities. Give a proper amount of workload to spend productive time with seniors to reduce burnout. 	Since the aging population will continue to grow in the future, the project will continue to provide well-educated staff and a possible vertical expansion plan for the future.





DISCUSSION WITH MARCEL

PART 1

PARTI DIAGRAM

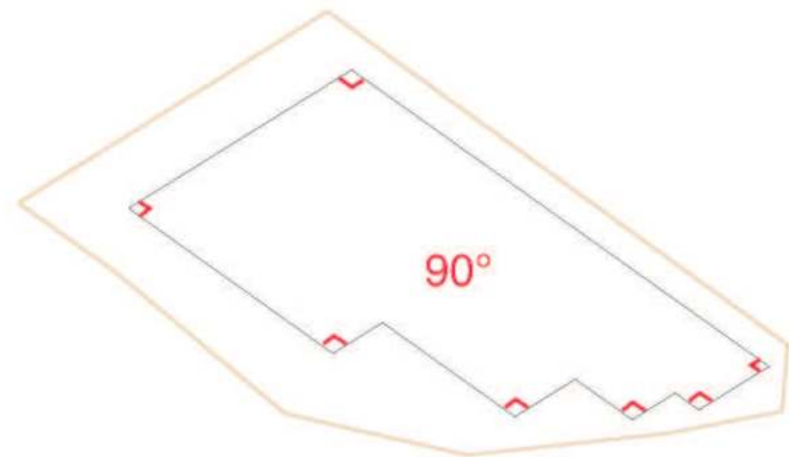
General Form

PART 2

PARTI DIAGRAM

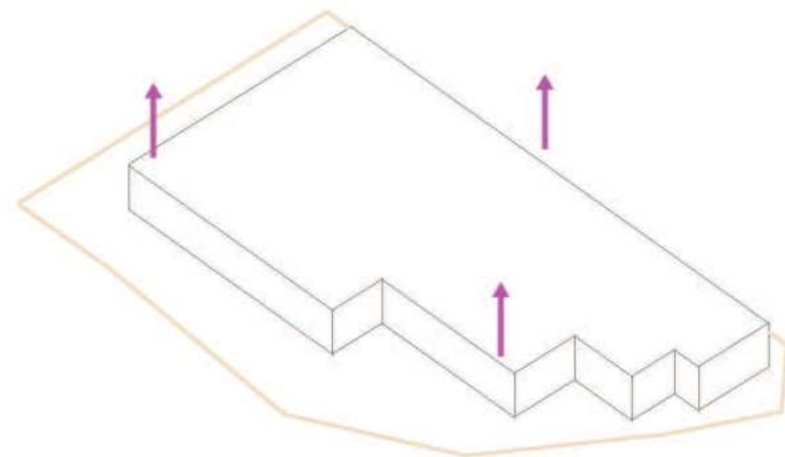
Exterior Facade, Roof, and Landscape

Parti Diagram Part 1: General Form



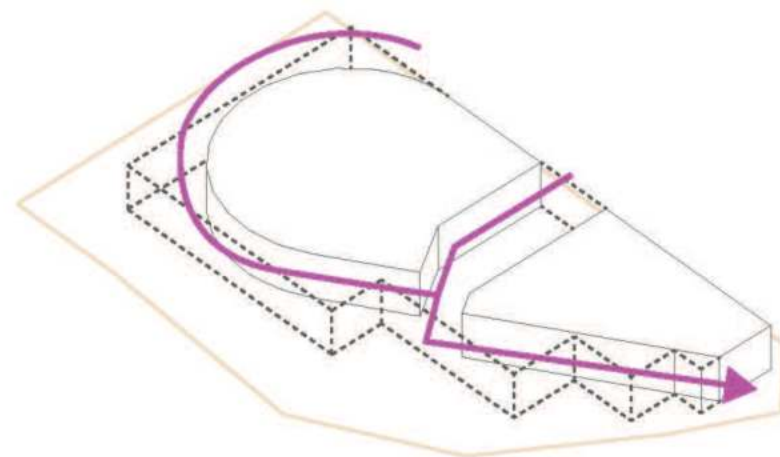
1. Line

Create a simple right angle line that respects the boundary of the site.



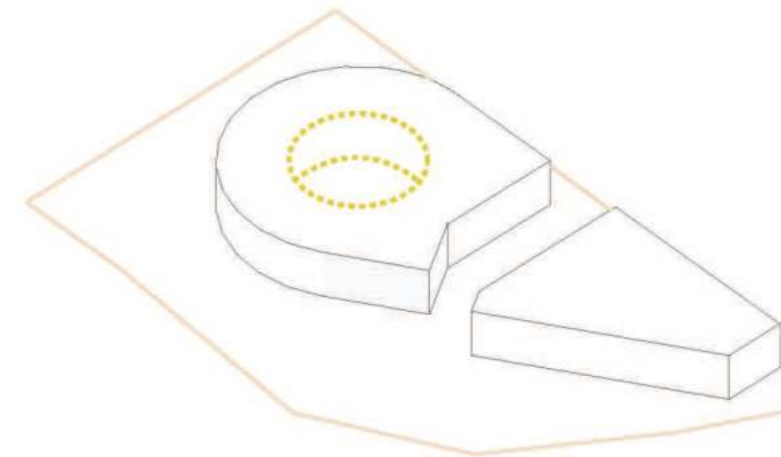
2. Mass Extrusion

Extrude the surface to create a mass and began to explore new design ideas.



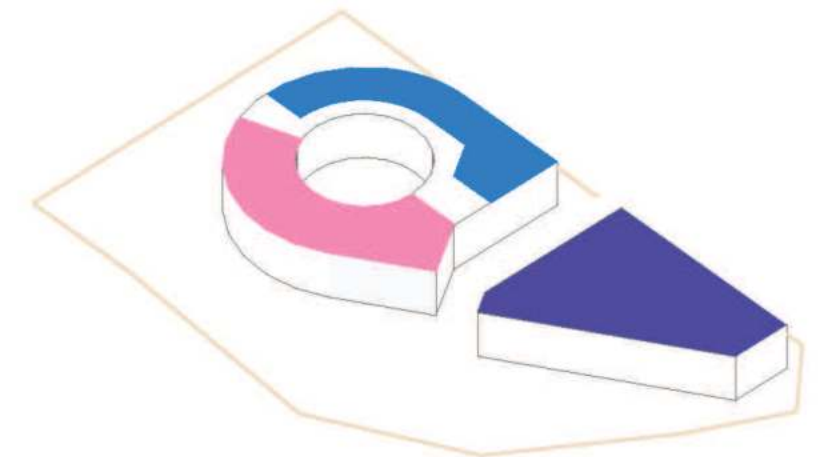
3. Trim

Trim the mass by respecting the surrounding grid.



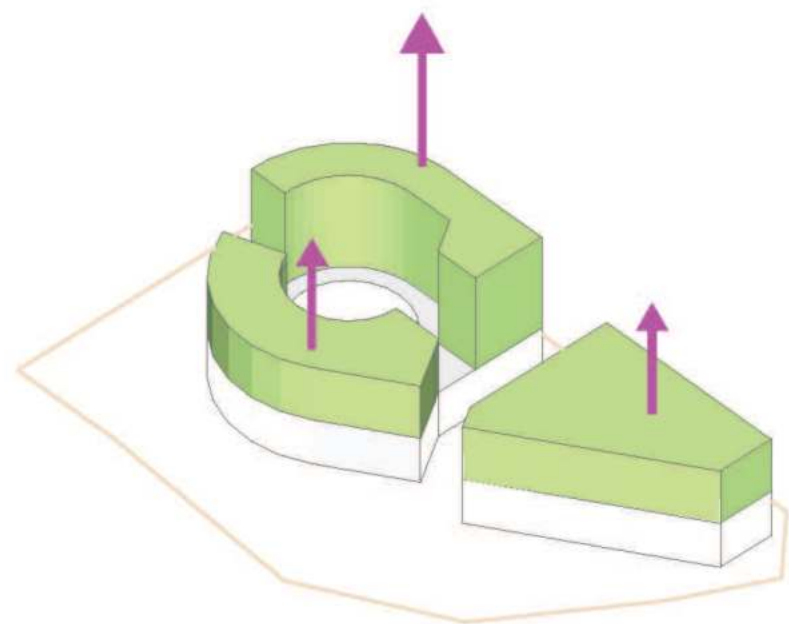
4. Circular Void

Create a circular hole on the mass to create a unique outdoor space.



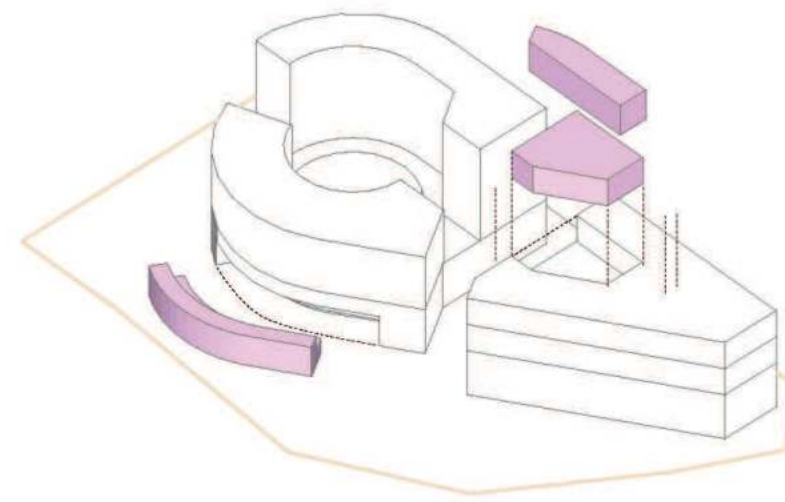
5. Program Division

Layout and divide the given program. Assisted Living (Blue), Skilled Nursing (Pink), Memory Care (Purple).



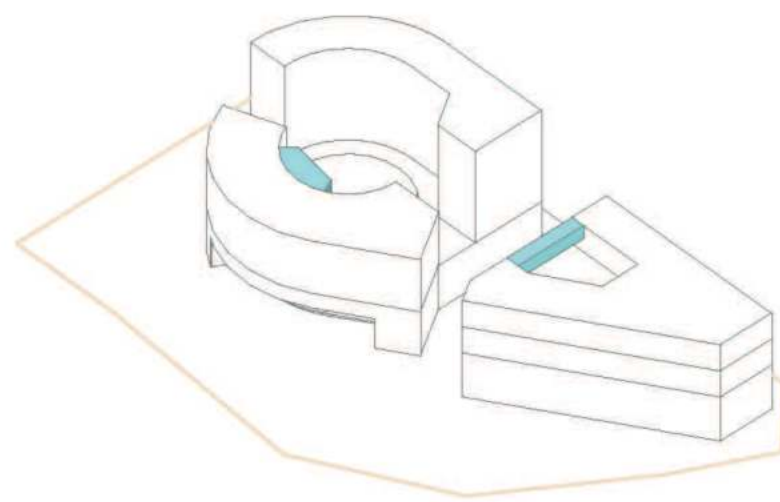
6. Extrusion

Extrude upwards to add Units and apartments.



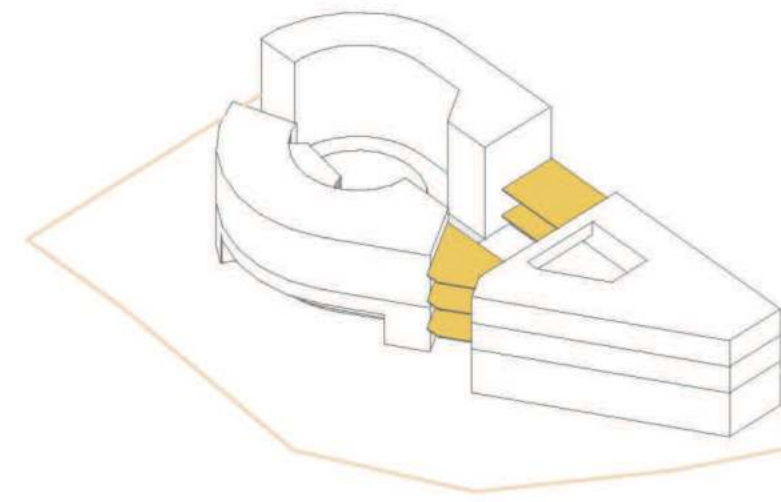
7. Void

Create voids to have stronger identity and create unique experience.



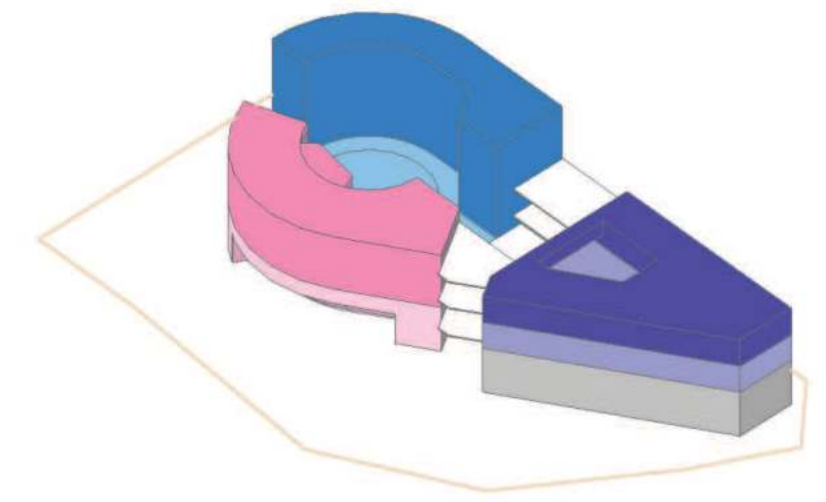
8. Addition

Create additional mass for functionality.



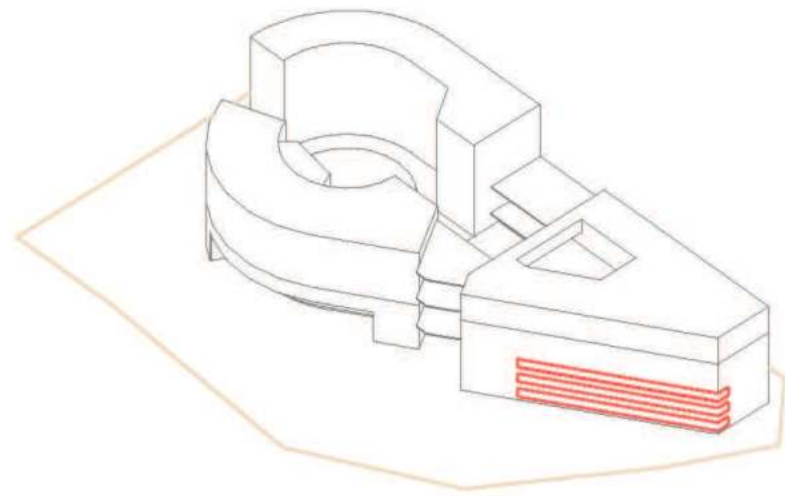
9. Connection

Connect the divided building to create gardens and provide more communal environment.



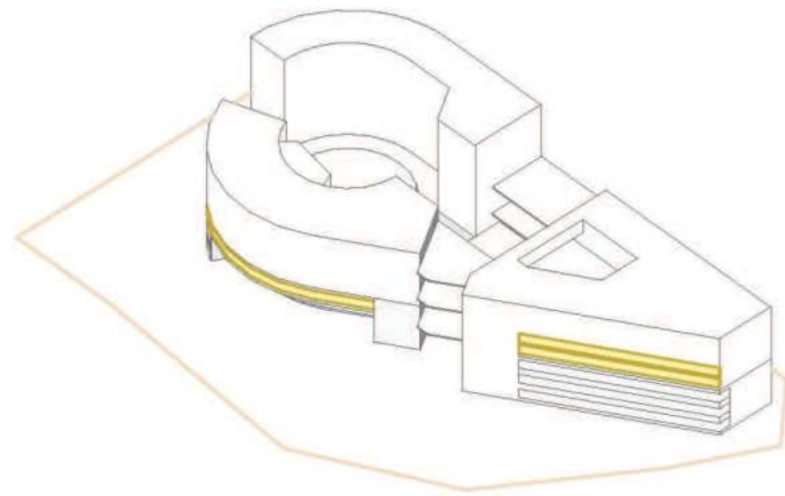
10. Final Abstract Model

Parti Diagram Part 2: Exterior Facade, Roof, and Landscape



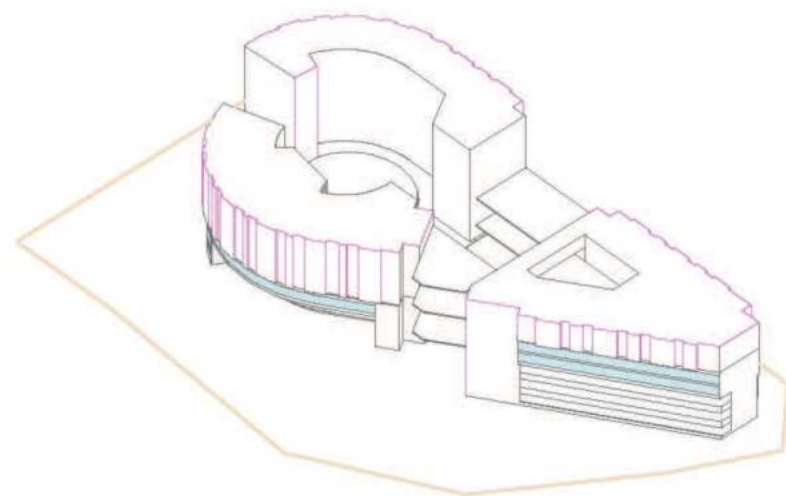
1. Parking Garage

Create parking garage on first three floors of the building for visitors and staffs to park and easily access the building.



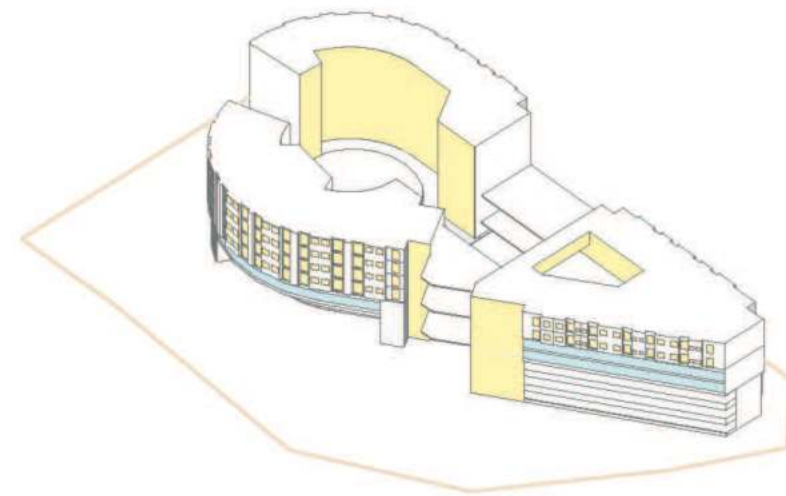
2. Ceiling Glass

Provide curtain walls at the bottom floors of the building to see the outside view and natural light.



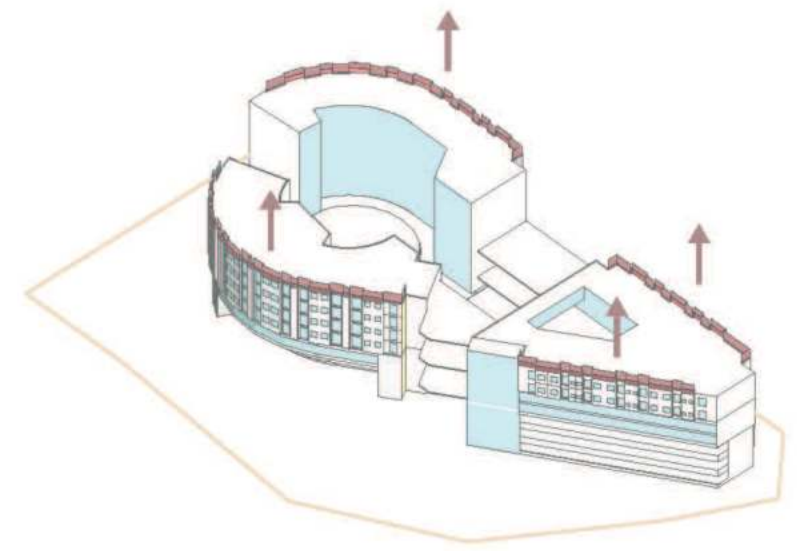
3. Volume Differentiation

Differentiate the exterior volumes on the upper floors to create a unique shadows effect.



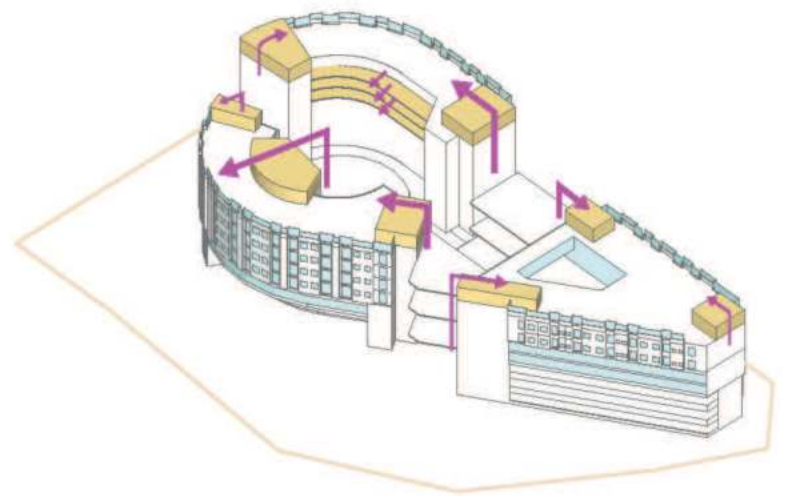
4. Ceiling Glass and Windows

Provide windows for units and apartments. Provide ceiling glass on staircases and elevators.



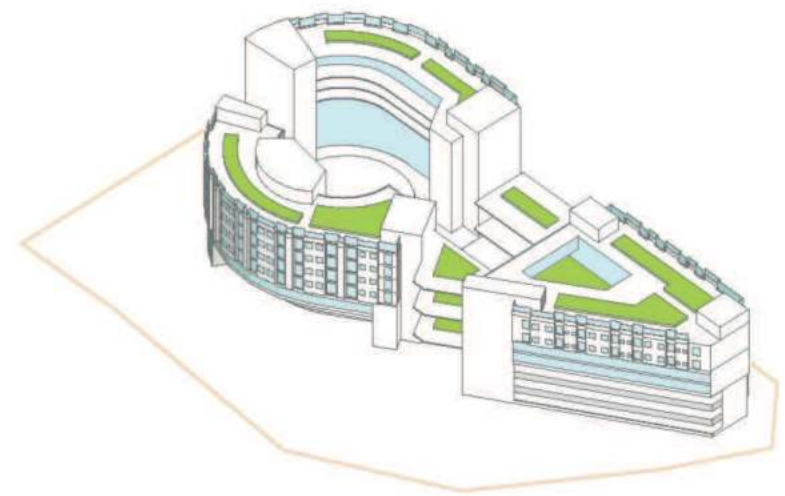
5. Parapet and Glass Wall

Provide parapet and glass on top of the parapet for security and view the surroundings.



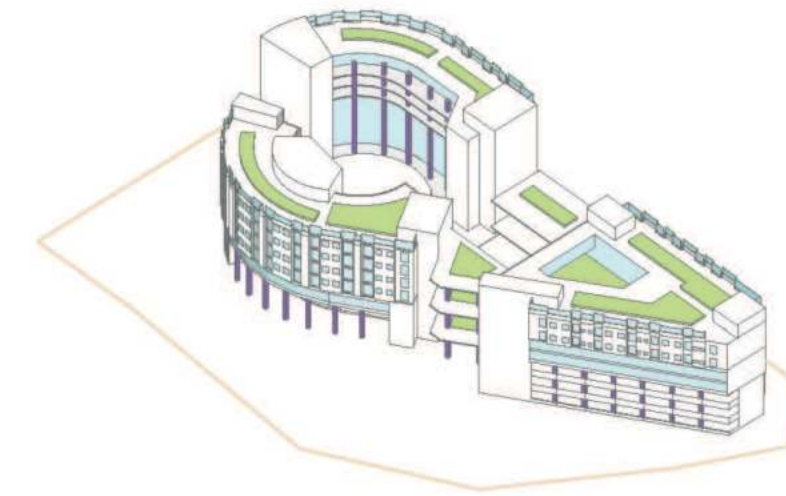
6. Extrusion

Extrude parts of the mass for accessibility to the roof.



7. Garden

Incorporate gardens on the roof and on the bridges to experience nature.



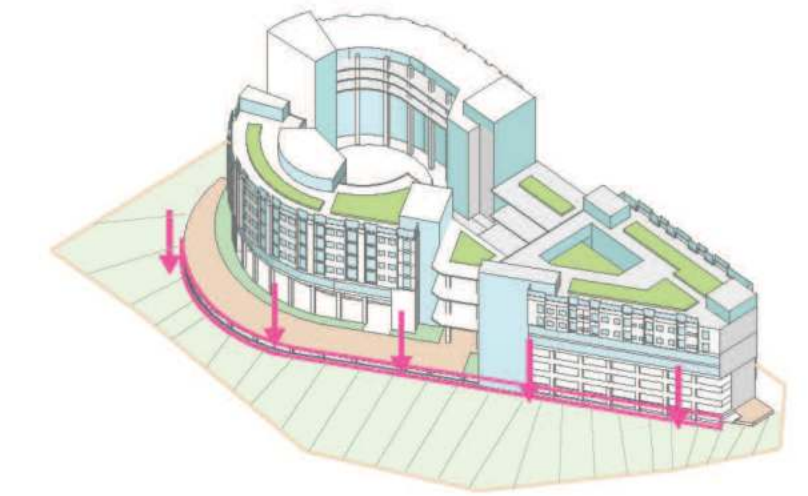
8. Columns

Provide columns to transfer a compressive load



9. Exterior Walking Course and Topography

Provide outdoor walking course for seniors, families and staff



10. Underground Parking and Topography

Provide underground parking and adjust topography.



Surrounding Grid



- 1 Barrow the circular shape from the context and incorporate it into the project.
- 2 Orient the building by respecting the orientation of the two office towers and acknowledge the grid.
- 3 Create a boundary grid by incorporating surrounding building.
- 4 Divide the building by incorporating the horizontal grid from car road.
- 5 Respond to the existing Parking Garage by creating a parking garage in the project.

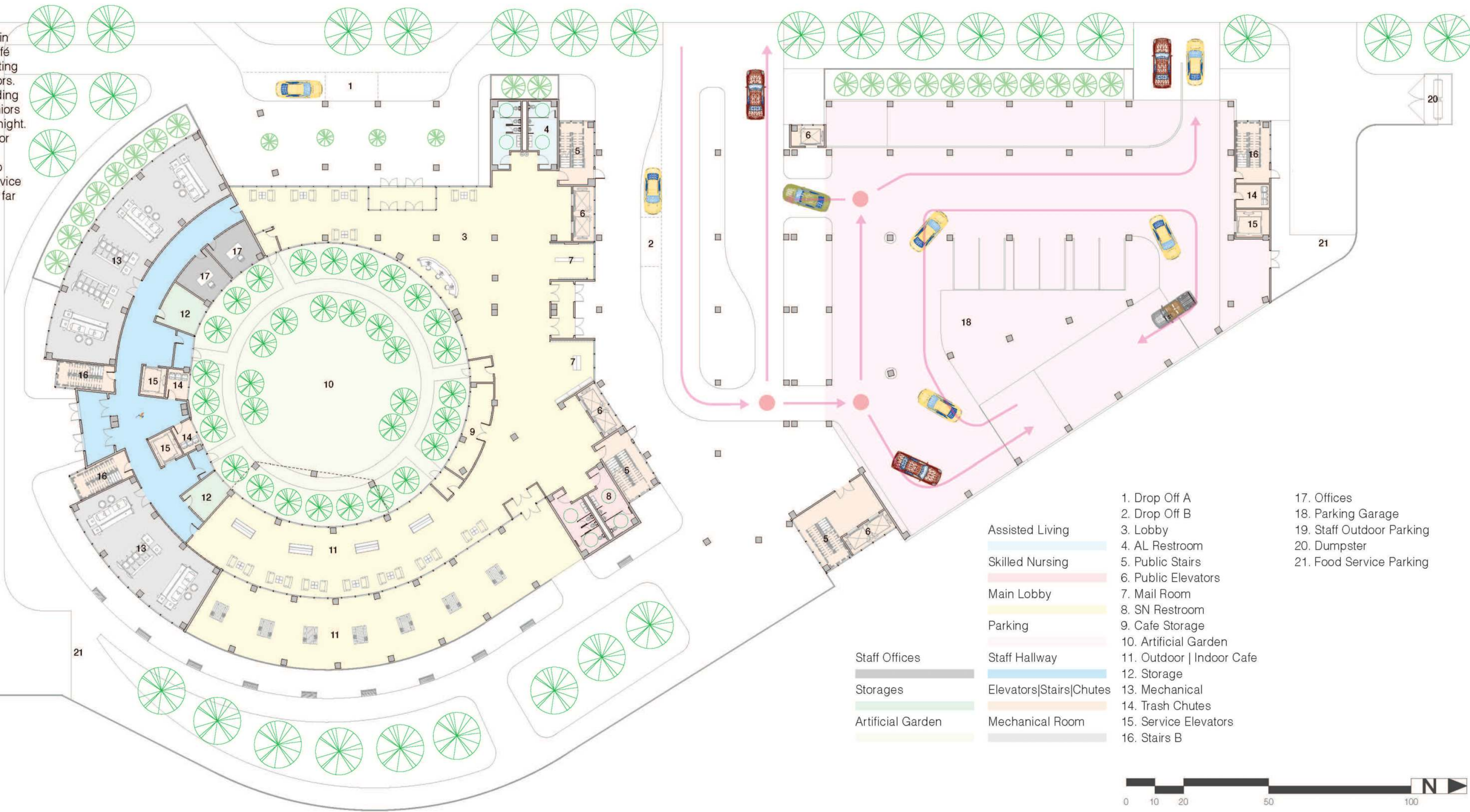
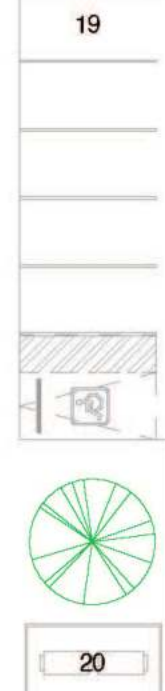
Level -1 parking lot tires to respect the construction grid and the columns. Green bushes are planted on the top side of the drawing for people to see nature and natural light. The east side of the plan is a view of US Highway 75. In level -1, there are six public elevators, three service elevators, and six staircases. The far-right and far-left elevators and stairs are for staff, and the middle elevators and stairs are for visitors.

LEVEL -1



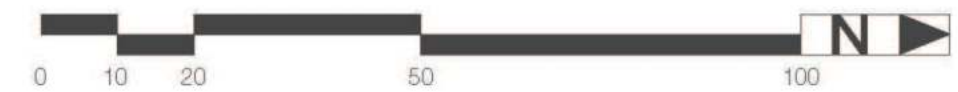
On level 1, there are two main drop-off areas. There is a café and indoor and outdoor seating spaces for seniors and visitors. The center of the south building is an artificial garden for seniors and visitors to use day and night. This space can be an outdoor movie theater and physical activity space. There are two dumpsters and two food service parking on the far north and far south.

LEVEL 01



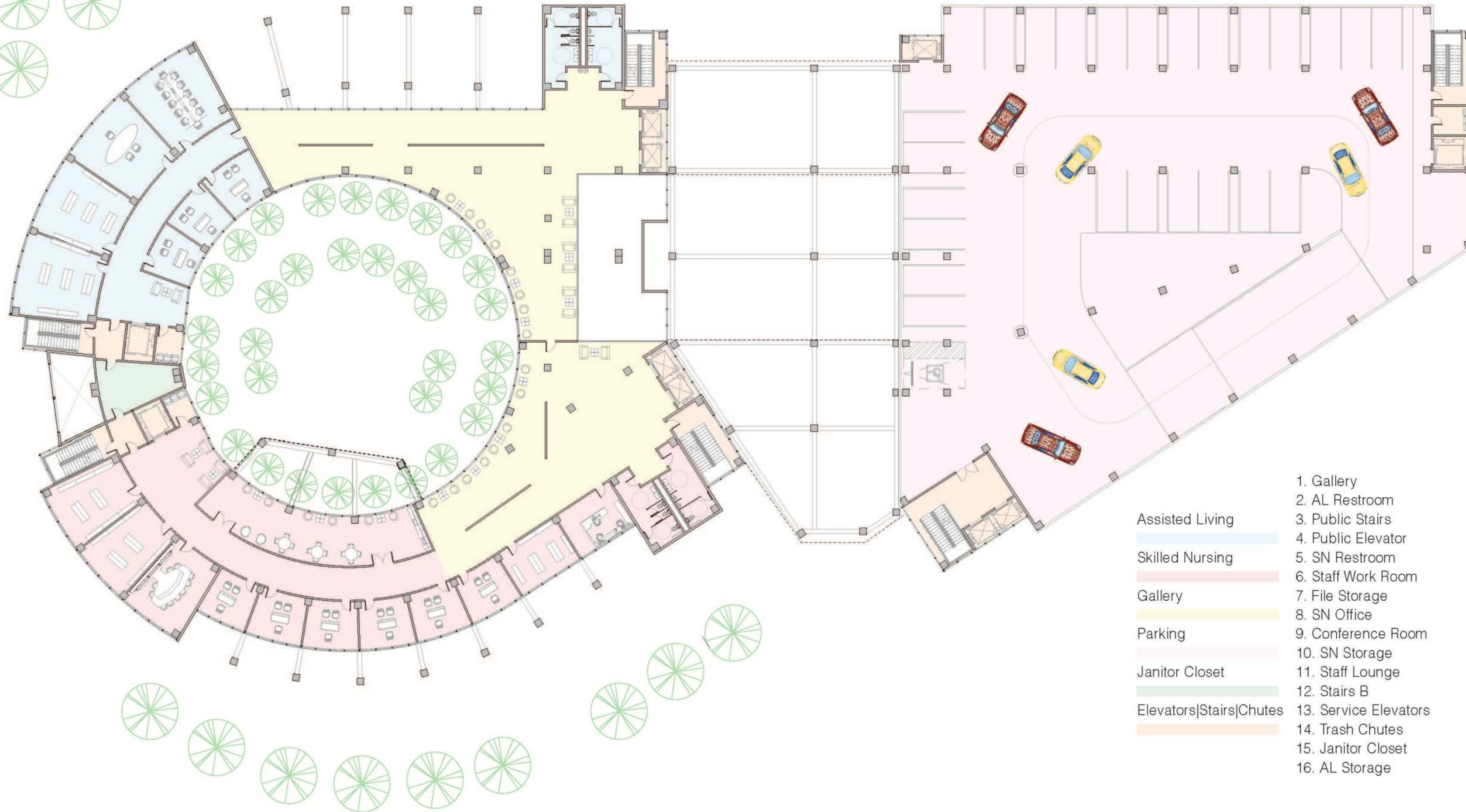
- | | |
|---------------------------|---------------------------|
| 1. Drop Off A | 17. Offices |
| 2. Drop Off B | 18. Parking Garage |
| 3. Lobby | 19. Staff Outdoor Parking |
| 4. AL Restroom | 20. Dumpster |
| 5. Public Stairs | 21. Food Service Parking |
| 6. Public Elevators | |
| 7. Mail Room | |
| 8. SN Restroom | |
| 9. Cafe Storage | |
| 10. Artificial Garden | |
| 11. Outdoor Indoor Cafe | |
| 12. Storage | |
| 13. Mechanical | |
| 14. Trash Chutes | |
| 15. Service Elevators | |
| 16. Stairs B | |

- | | |
|-------------------------|-------------------|
| Assisted Living | Staff Offices |
| Skilled Nursing | Storages |
| Main Lobby | Artificial Garden |
| Parking | |
| Staff Hallway | |
| Elevators Stairs Chutes | |
| Mechanical Room | |

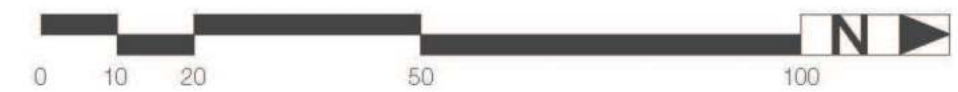


On Level 2, there are staff offices, workrooms, and conference rooms. There is a Gallery space for AL and SN where seniors can have social interaction with one another. Seniors' childhood pictures or memorable pictures are in the gallery. The Gallery space can encourage the seniors to share memories with other seniors and have more meaningful conversations. There is a janitor workroom between AL and SN to maintain the building clean and safe.

LEVEL 02



- 1. Gallery
- 2. AL Restroom
- 3. Public Stairs
- 4. Public Elevator
- 5. SN Restroom
- 6. Staff Work Room
- 7. File Storage
- 8. SN Office
- 9. Conference Room
- 10. SN Storage
- 11. Staff Lounge
- 12. Stairs B
- 13. Service Elevators
- 14. Trash Chutes
- 15. Janitor Closet
- 16. AL Storage
- 17. Chair Office
- 18. Conference Room
- 19. AL Offices
- 20. Parking Garage



On Level 3, there are main dining rooms and main kitchens for AL and SN. Additionally, there are several amenities such as game rooms, education rooms, art drawing rooms, and salons. In this project, there are two dining space for MC and SN. The main dining rooms are on the third floor for AL and SN, and on the fifth floor for MC. Small dining areas are located on each floor in SN and MC. There is a bridge garden that connects to the north building.

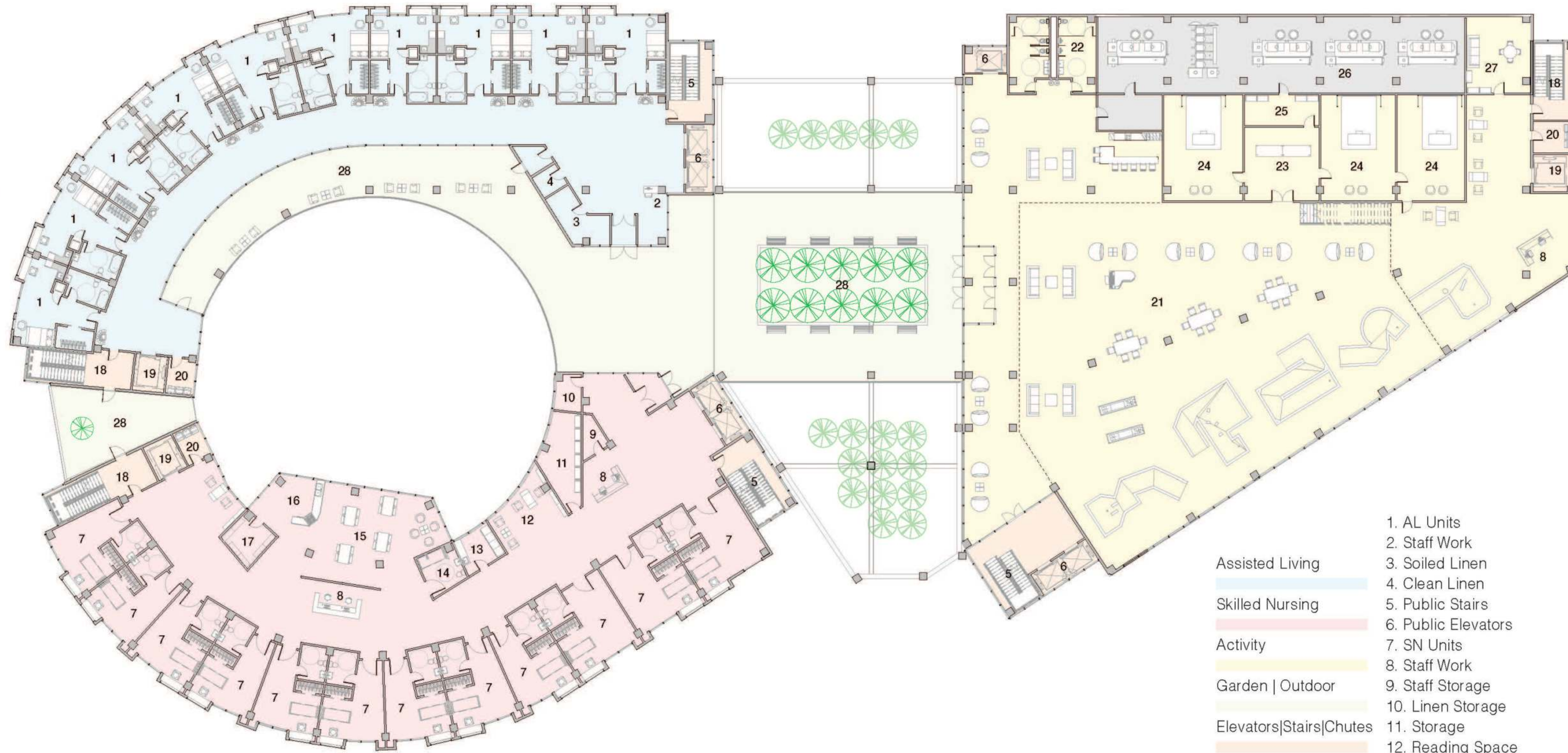
LEVEL 03



- | | | |
|-------------------------|-------------------------------|-------------------------|
| Assisted Living | 1. Living Room | 17. Education |
| Skilled Nursing | 2. SN Restroom | 18. AL PT OT |
| Gallery | 3. SN Food Storage | 19. AL Game Room |
| Parking | 4. SN Main Kitchen | 20. AL Main Dining Room |
| Janitor Closet | 5. SN Main Dining | 21. AL Main Kitchen |
| Elevators Stairs Chutes | 6. SN PT / OT | 22. AL Food Storage |
| Bridge Garden | 7. SN Clinic | 23. AL Salon |
| | 8. SN Storage | 24. AL Art Activity |
| | 9. SN Private Dining | 25. AL Private Dining |
| | 10. SN Education | 26. AL Restroom |
| | 11. SN Salon | 27. Public Stairs |
| | 12. Stairs B | 28. Public Elevators |
| | 13. Service Elevators | 29. Parking Lots |
| | 14. Trash Chutes | 30. Garden |
| | 15. Janitor Closet Workroom | |
| | 16. AL Storage | |



On level 4, there are ten AL units and twelve SN units. The south building divides into two parts. There is a bridge garden that connects to the south building for accessibility. There is a small gap between the AL building and SN building on the far south side. This space allows the residents to see a clear south view. On the opposite side of this space is looking inside the circular building. The width is shorter than the one facing south. South Building, contains large social spaces, multiple sitting spaces, cafe, mini-golf, and screen golf spaces.

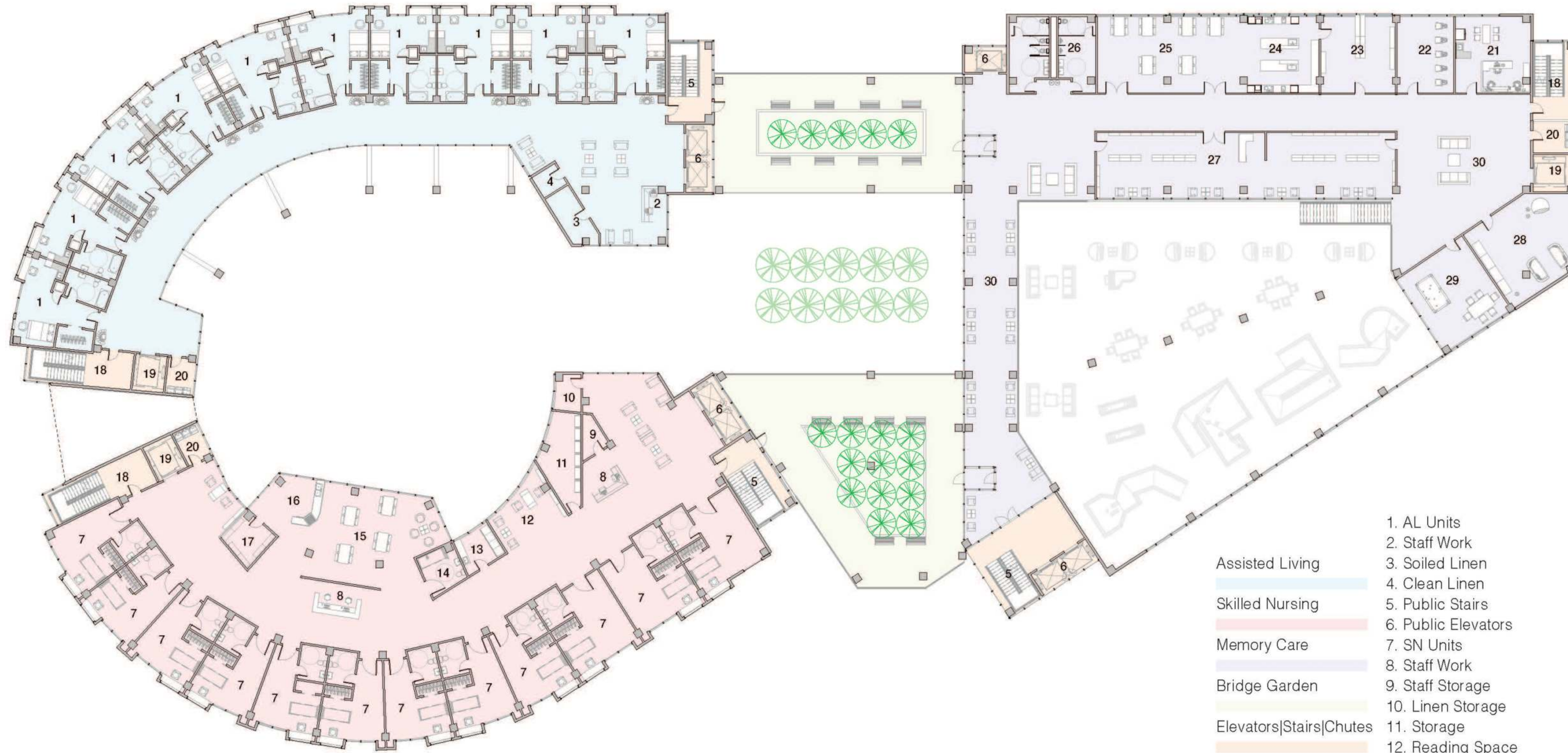


LEVEL 04

- 1. AL Units
- 2. Staff Work
- 3. Soiled Linen
- 4. Clean Linen
- 5. Public Stairs
- 6. Public Elevators
- 7. SN Units
- 8. Staff Work
- 9. Staff Storage
- 10. Linen Storage
- 11. Storage
- 12. Reading Space
- 13. Laundry
- 14. SN Bath
- 15. Small Dining
- 16. Small Kitchen
- 17. Pantry
- 18. Stairs B
- 19. Service Elevators
- 20. Trash Chutes
- 21. All Seniors Activity Space
- 22. Public Restroom
- 23. Screen Golf Administration
- 24. Screen Golf
- 25. Storage
- 26. Mechanical Room
- 27. Staff Lounge
- 28. Garden | Outdoor Space



On level 5, there is the main dining room for MC, snoezelen room, and a public library. Two bridge gardens connect to the south building. The library has a view of looking at the large atrium



LEVEL 05

- 1. AL Units
- 2. Staff Work
- 3. Soiled Linen
- 4. Clean Linen
- 5. Public Stairs
- 6. Public Elevators
- 7. SN Units
- 8. Staff Work
- 9. Staff Storage
- 10. Linen Storage
- 11. Storage
- 12. Reading Space
- 13. Laundry
- 14. SN Bath
- 15. Small Dining
- 16. Small Kitchen
- 17. Pantry
- 18. Stairs B
- 19. Service Elevators
- 20. Trash Chutes
- 21. MS Staff Work Room
- 22. MS Salon
- 23. Food Storage
- 24. MS Main Kitchen
- 25. MS Main Dining
- 26. Public Restroom
- 27. Library
- 28. Snoezelen Room
- 29. Game Room
- 30. Sitting Space



Level 6 contains AL units, SN units, and MC units. There is a wandering garden in the building for MC seniors.

LEVEL 06



- 1. AL Units
- 2. Staff Work
- 3. Soiled Linen
- 4. Clean Linen
- 5. Public Stairs
- 6. Public Elevators
- 7. SN Units
- 8. Staff Work
- 9. Staff Storage
- 10. Linen Storage
- 11. Storage
- 12. Reading Space
- 13. Laundry
- 14. SN Bath
- 15. Small Dining
- 16. Small Kitchen
- 17. Pantry
- 18. Stairs B
- 19. Service Elevators
- 20. Trash Chutes
- 21. Pantry
- 22. Clean Linen
- 23. Soiled Linen
- 24. Linen Storage
- 25. Small Dining
- 26. Small Kitchen
- 27. MC Units
- 28. Staff Work
- 29. Living Room
- 30. Game Space
- 31. Game Storage | Storage
- 32. Dementia Garden



Level 7 contains AL units, SN units, and MC units. There is a garden bridge that connects the south and north building. Additionally, there is a bridge that connects the east side and west side of the MC building.



LEVEL 07

- 1. AL Units
- 2. Staff Work
- 3. Soiled Linen
- 4. Clean Linen
- 5. Public Stairs
- 6. Public Elevators
- 7. SN Units
- 8. Staff Work
- 9. Staff Storage
- 10. Linen Storage
- 11. Storage
- 12. Reading Space
- 13. Laundry
- 14. SN Bath
- 15. Small Dining
- 16. Small Kitchen
- 17. Pantry
- 18. Stairs B
- 19. Service Elevators
- 20. Trash Chutes
- 21. Pantry
- 22. Clean Linen
- 23. Soiled Linen
- 24. Linen Storage
- 25. Small Dining
- 26. Small Kitchen
- 27. MC Units
- 28. Staff Work
- 29. Living Room
- 30. Game Space
- 31. Game Storage | Storage
- 32. Bridge Garden



On level 8, there are AL units, roof gardens, and indoor gardens for AL and MC. There is a outdoor sitting space for AL.



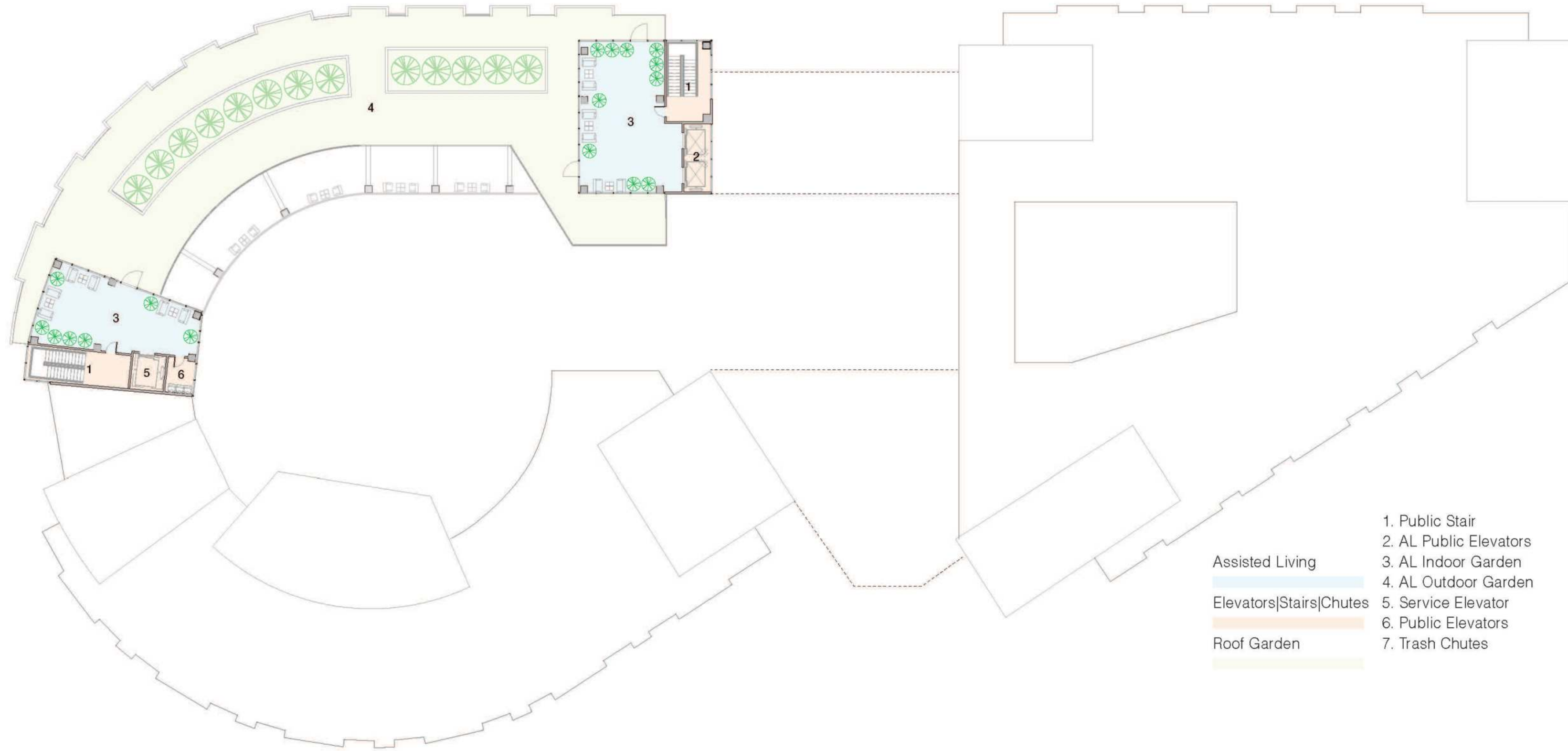
LEVEL 08



LEVEL 09 - 10



Level 11 is the highest level in this project. There are roof gardens and indoor gardens for both AL seniors and staff

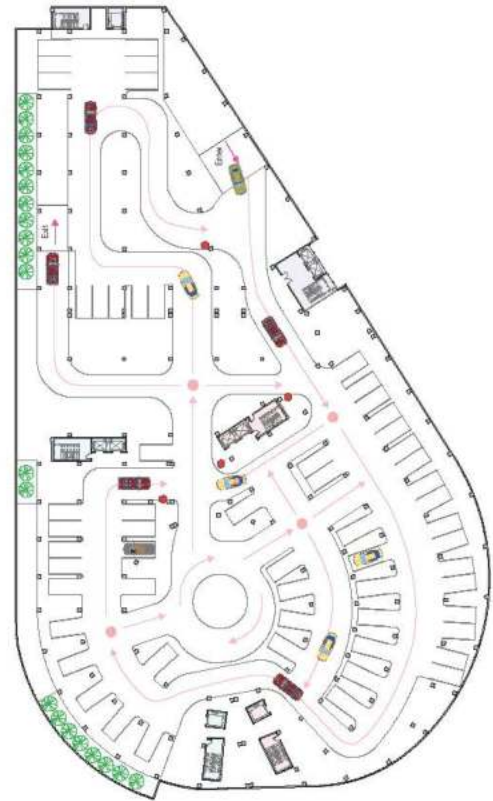


- 1. Public Stair
 - 2. AL Public Elevators
 - 3. AL Indoor Garden
 - 4. AL Outdoor Garden
 - 5. Service Elevator
 - 6. Public Elevators
 - 7. Trash Chutes
- Assisted Living
- Elevators|Stairs|Chutes
- Roof Garden

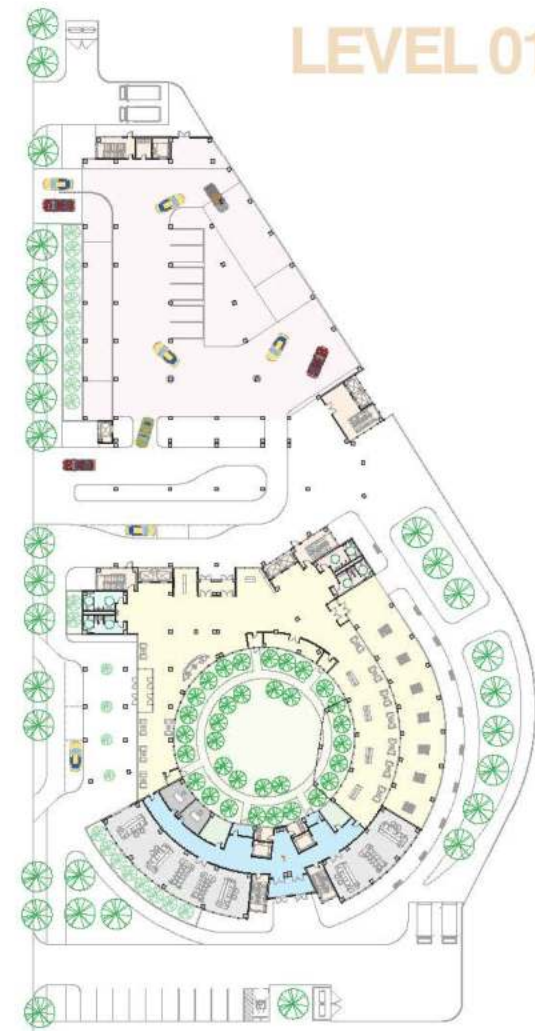


LEVEL 11

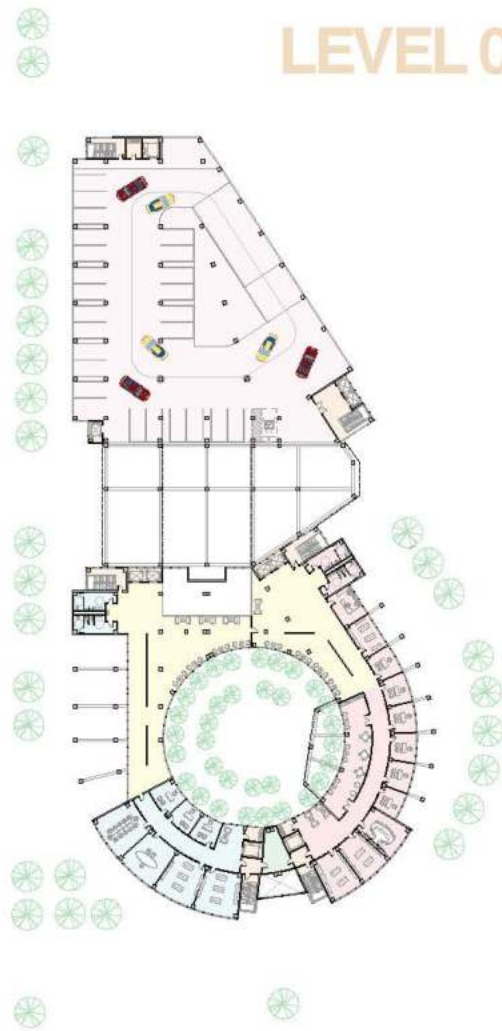
LEVEL -1



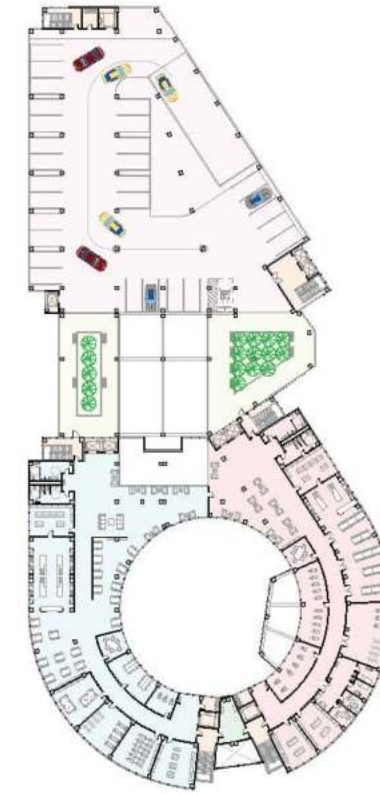
LEVEL 01



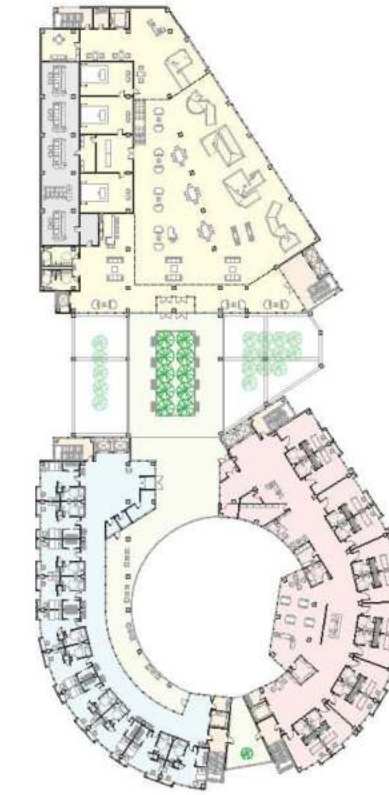
LEVEL 02



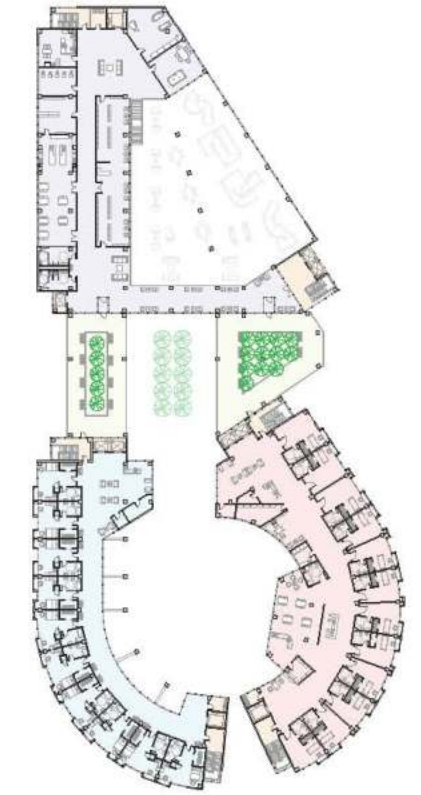
LEVEL 03



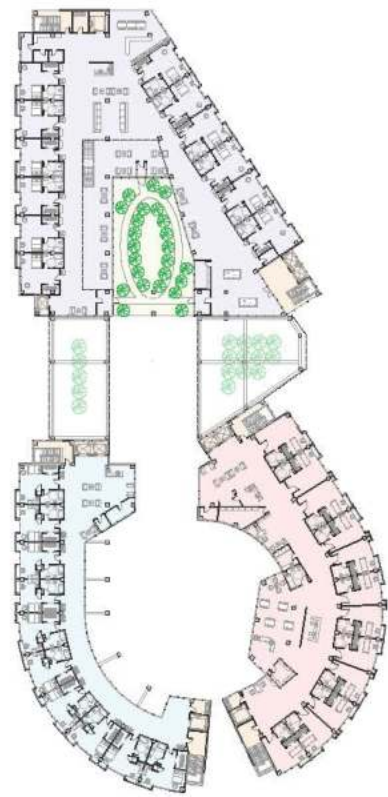
LEVEL 04



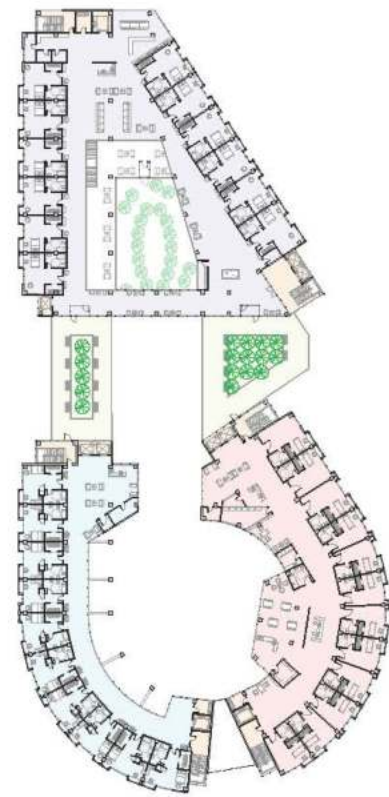
LEVEL 05



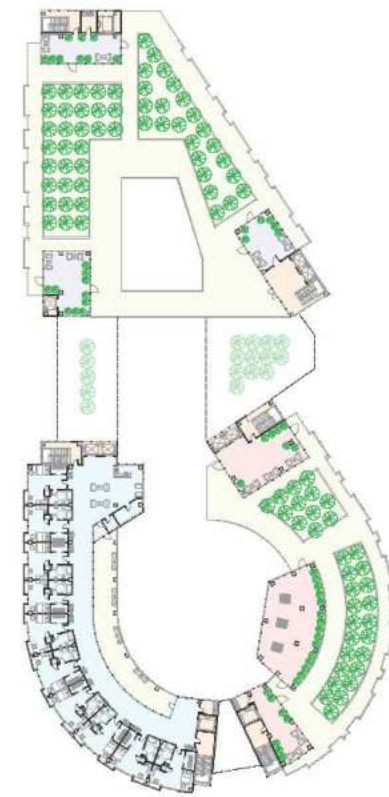
LEVEL 06



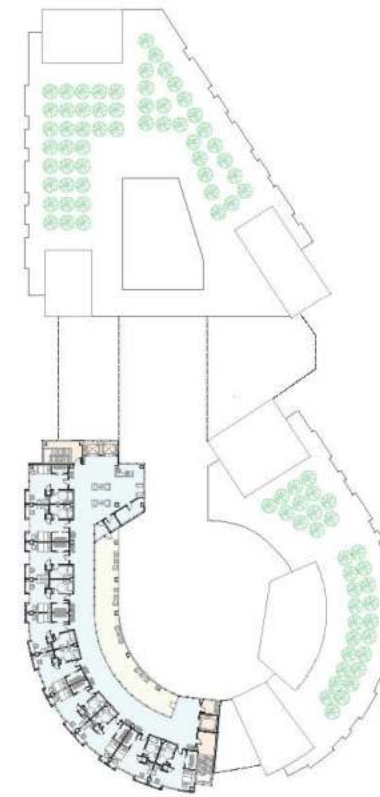
LEVEL 07



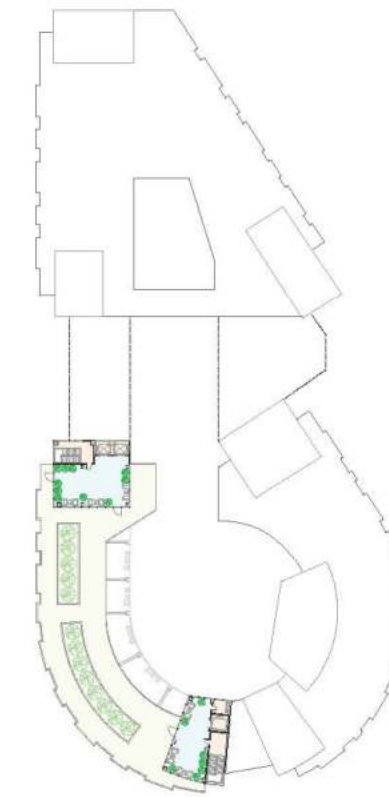
LEVEL 08



LEVEL 09-10

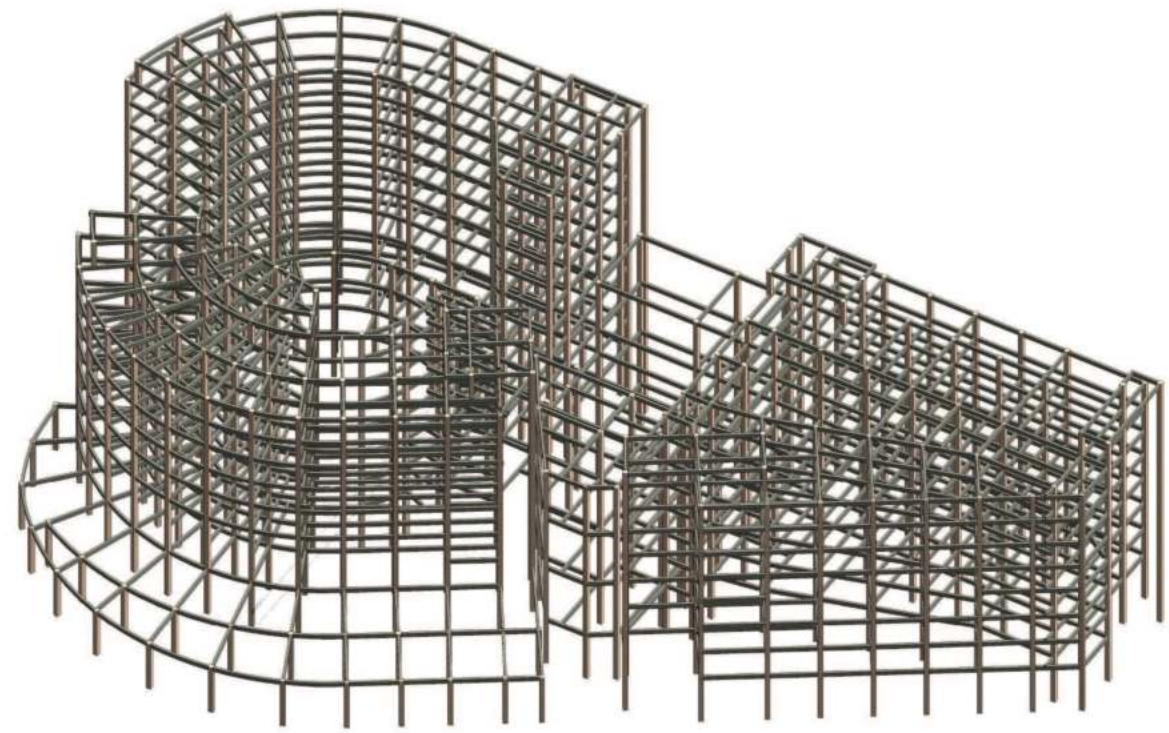


LEVEL 11

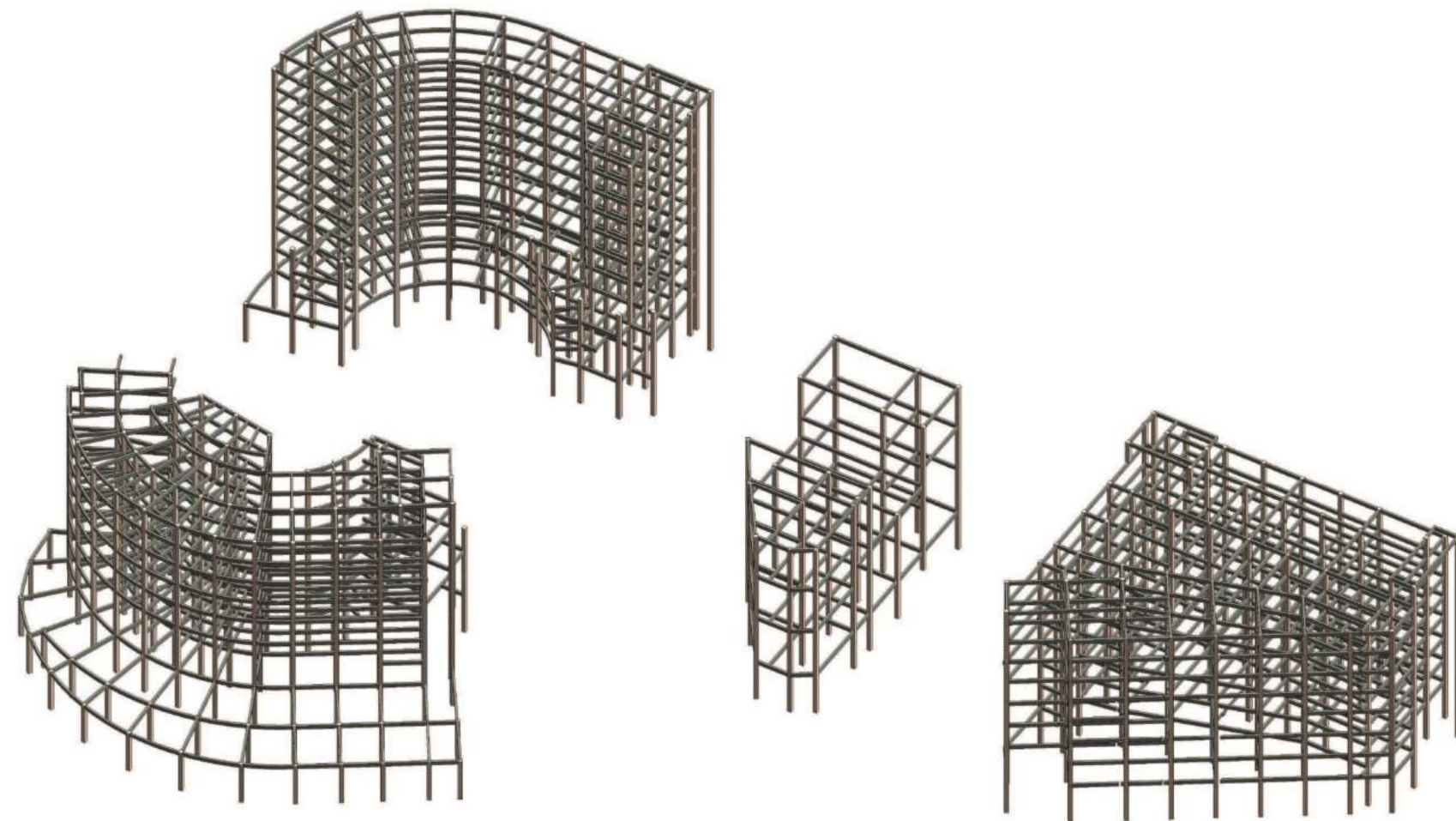


ALLIANCE | FLOORPLANS

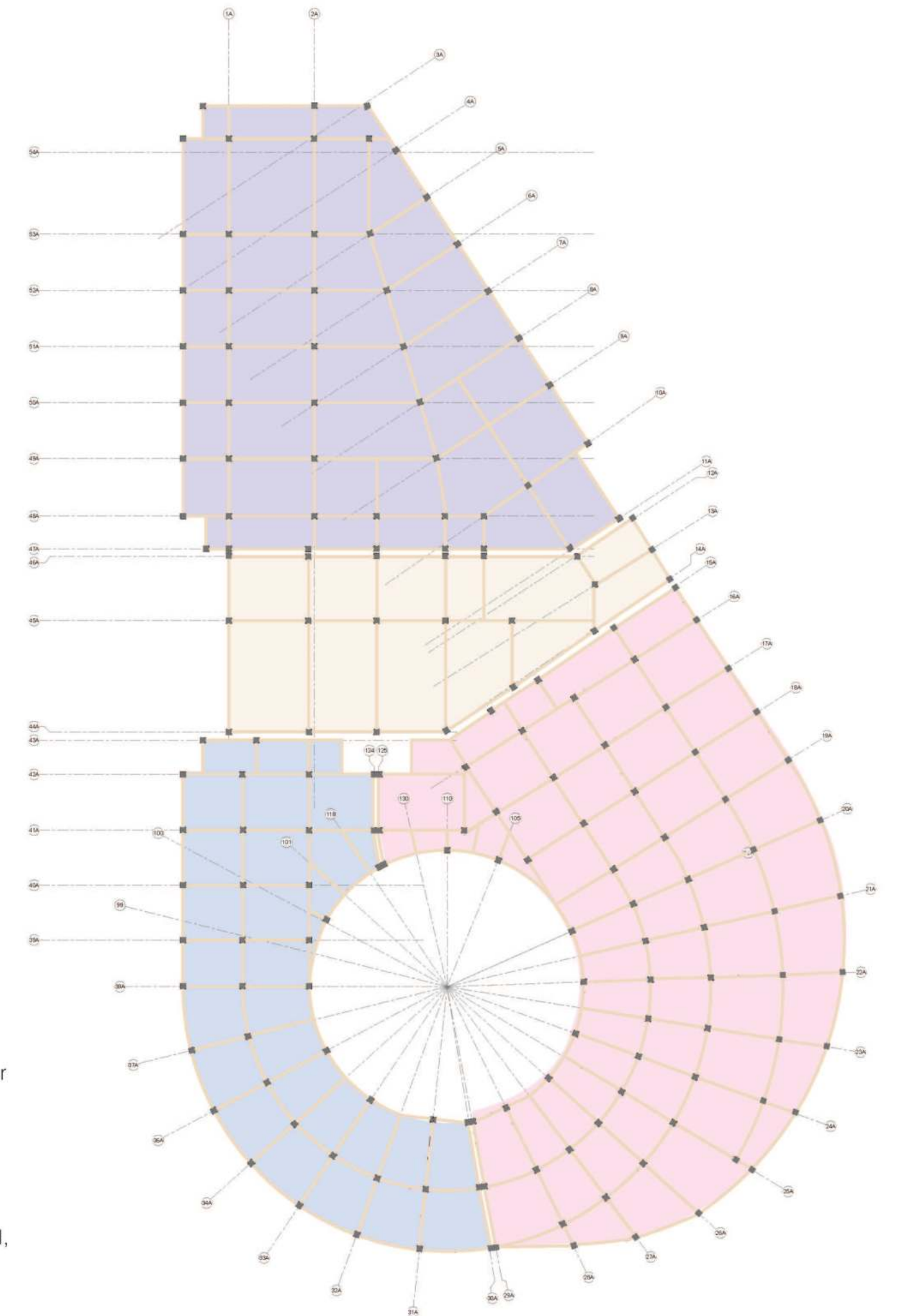
Special experiences on each floor



Bones Model



Bones Model Division



Column Grid

The column grid shows that the structure of the building is in four parts by using double columns. North building (Purple) and the bridge (beige) use diagonal, horizontal, and vertical grids. The south building (blue and pink) uses a diagonal, horizontal, and radial grid.



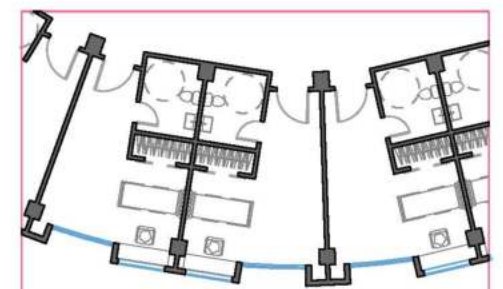
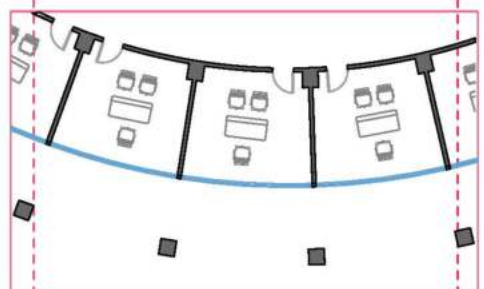
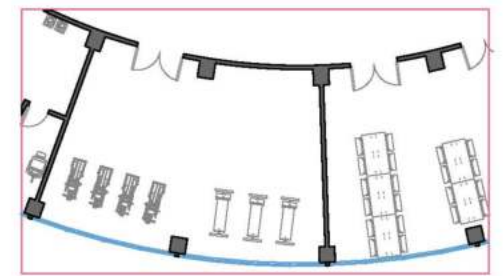
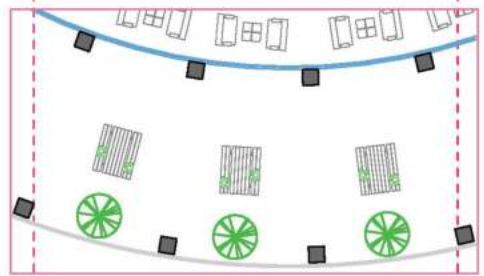
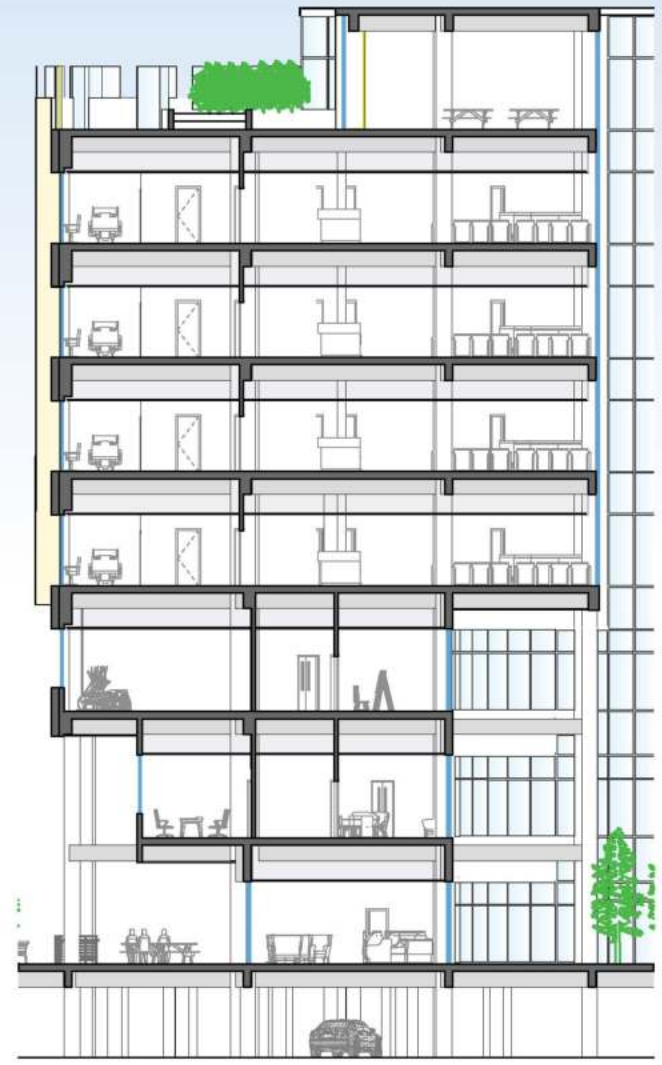
EAST ELEVATION



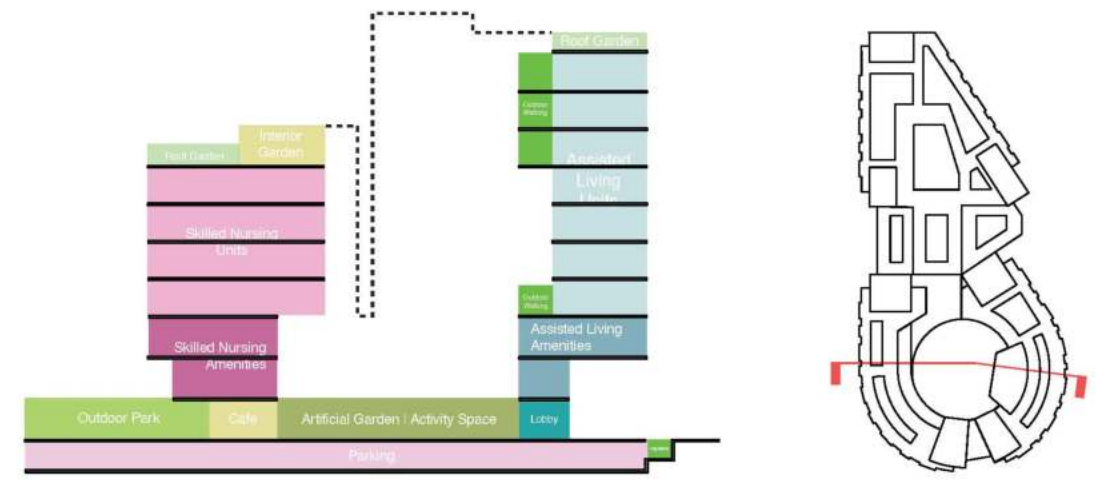
SOUTH ELEVATION

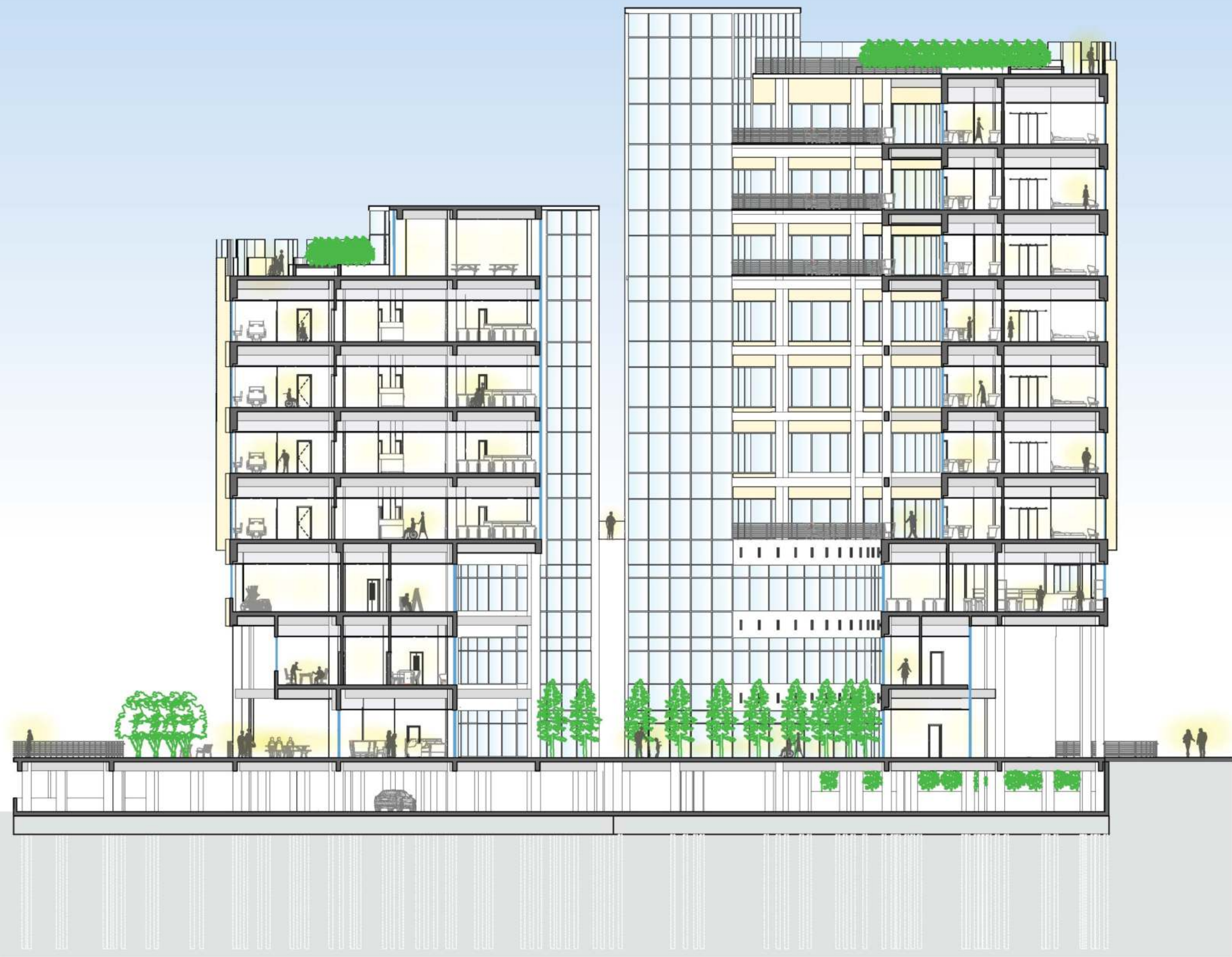


WEST ELEVATION



Skilled Nursing

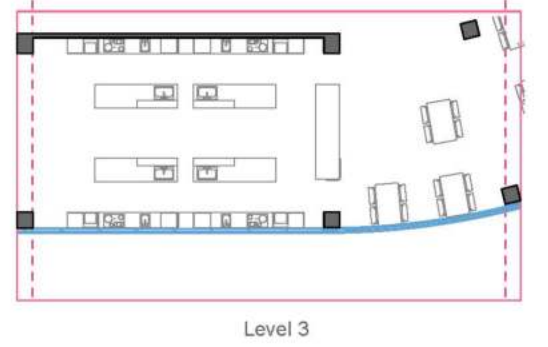
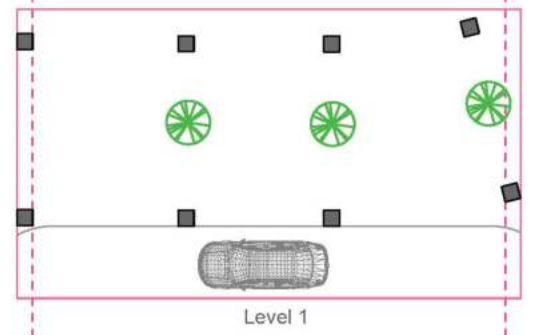
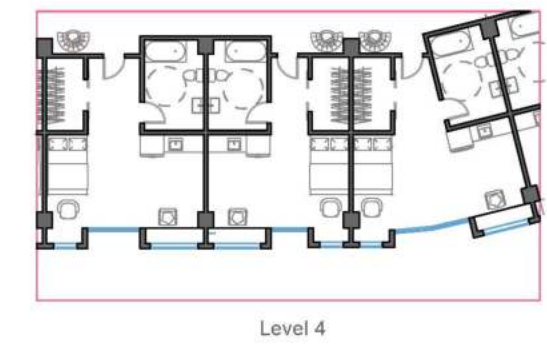
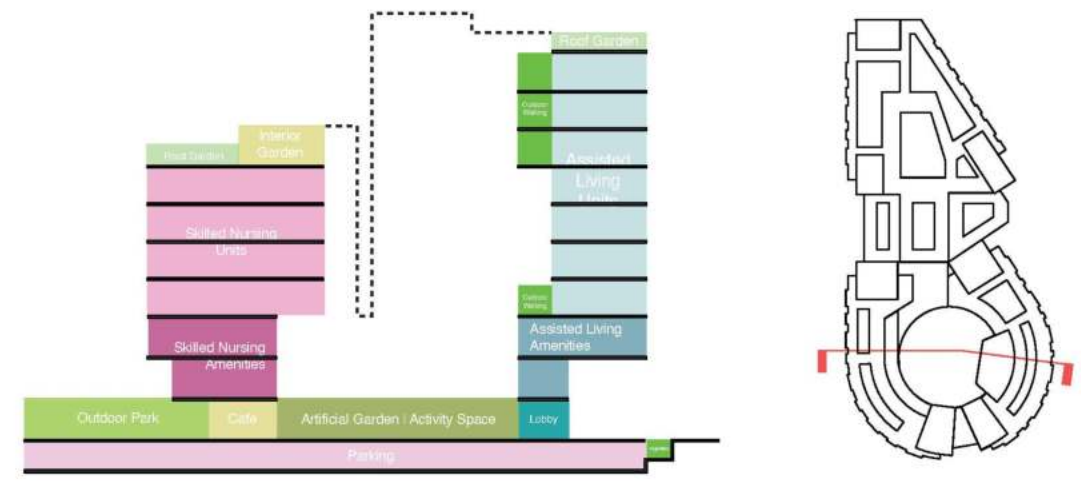


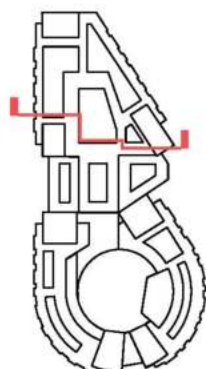
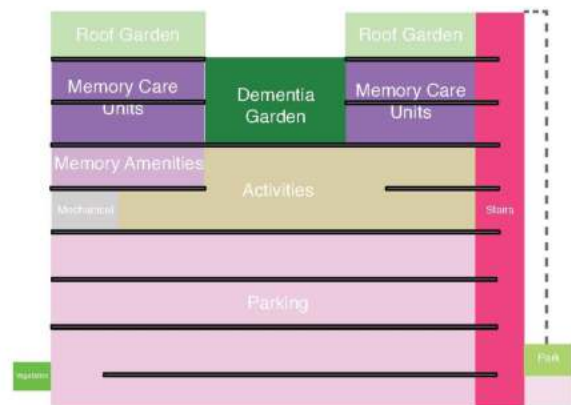
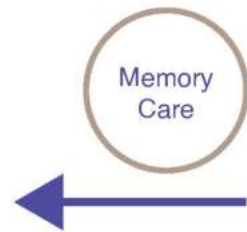


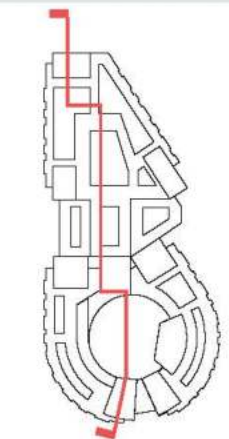
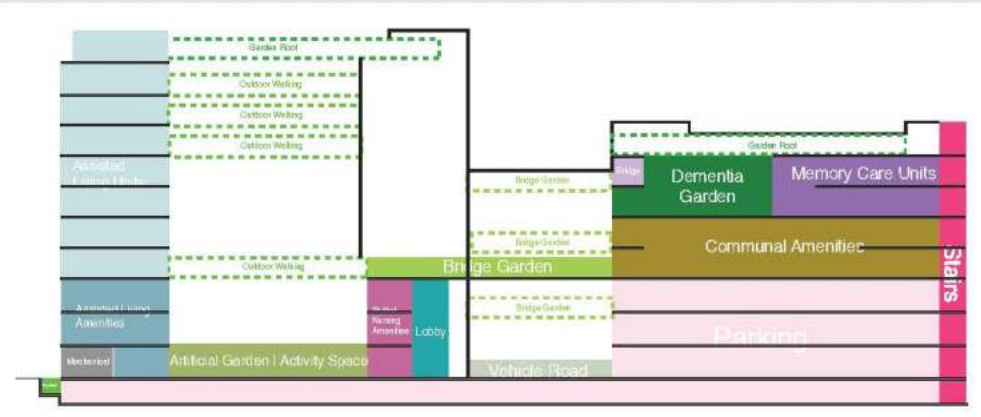
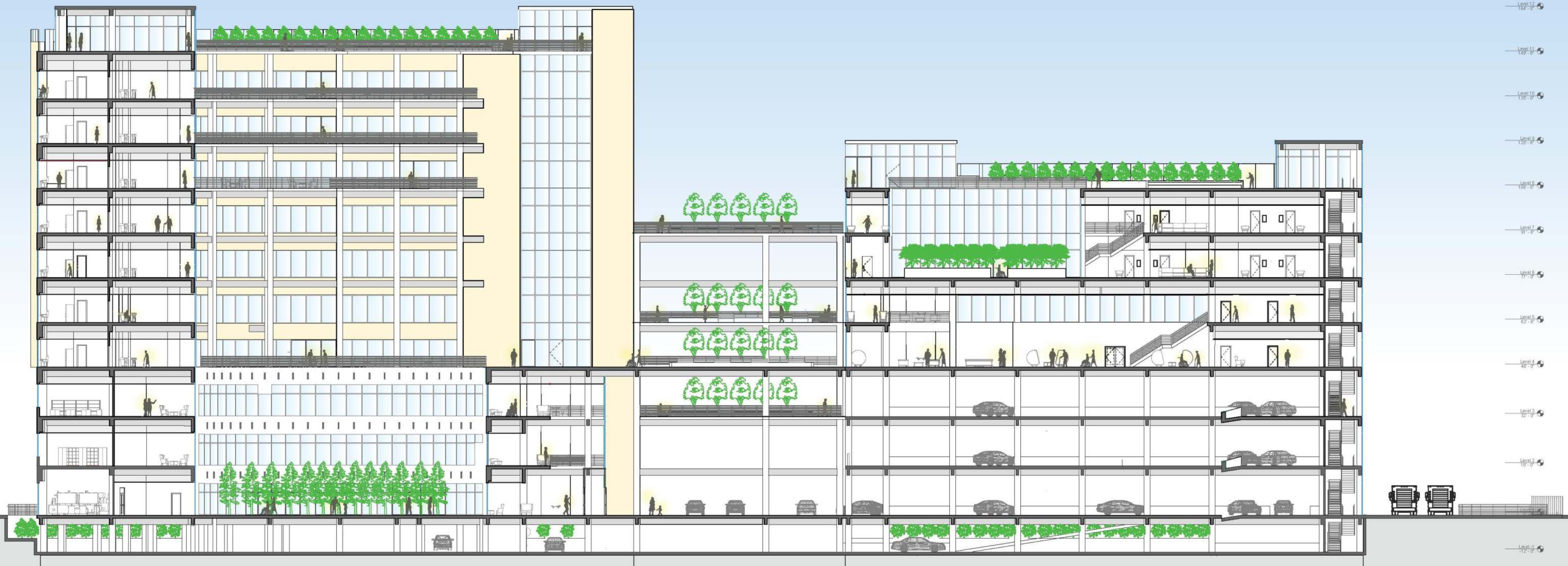
- Level 11 149'-0"
- Level 10 138'-0"
- Level 9 127'-0"
- Level 8 116'-0"
- Level 7 105'-0"
- Level 6 94'-0"
- Level 5 83'-0"
- Level 4 72'-0"
- Level 3 61'-0"
- Level 2 50'-0"
- Level 1 39'-0"
- Level -1 28'-0"

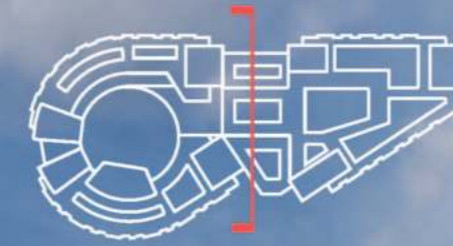
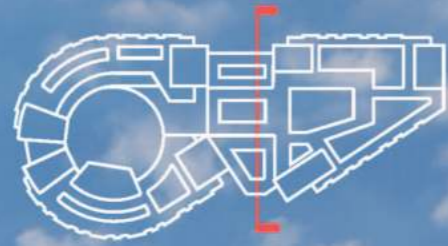


- Level 11 149'-0"
- Level 10 138'-0"
- Level 9 127'-0"
- Level 8 116'-0"
- Level 7 105'-0"
- Level 6 94'-0"
- Level 5 83'-0"
- Level 4 72'-0"
- Level 3 61'-0"
- Level 2 50'-0"
- Level 1 39'-0"







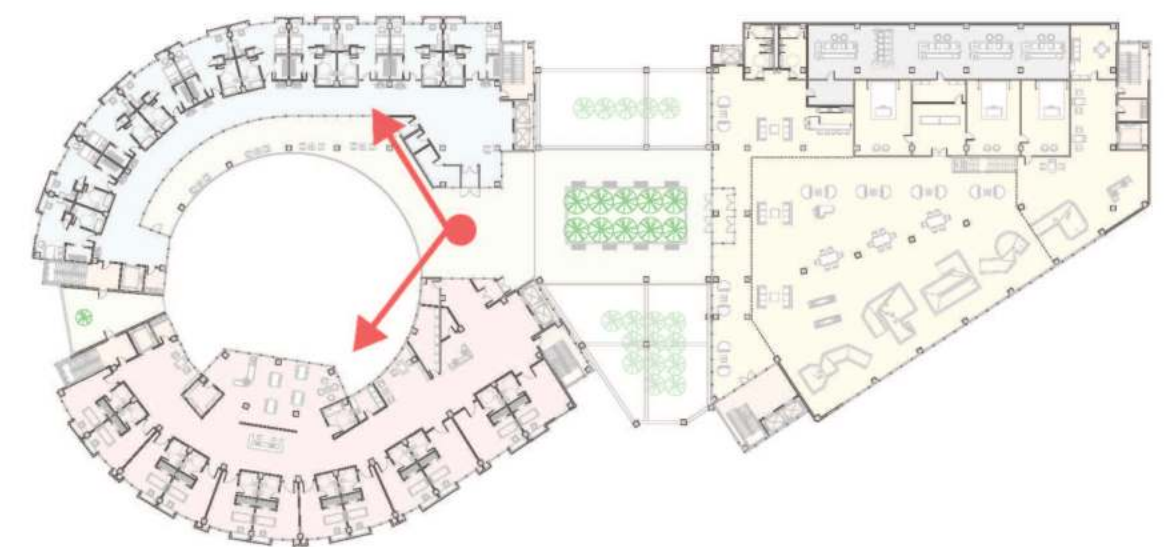




Level 1 Inner Circle

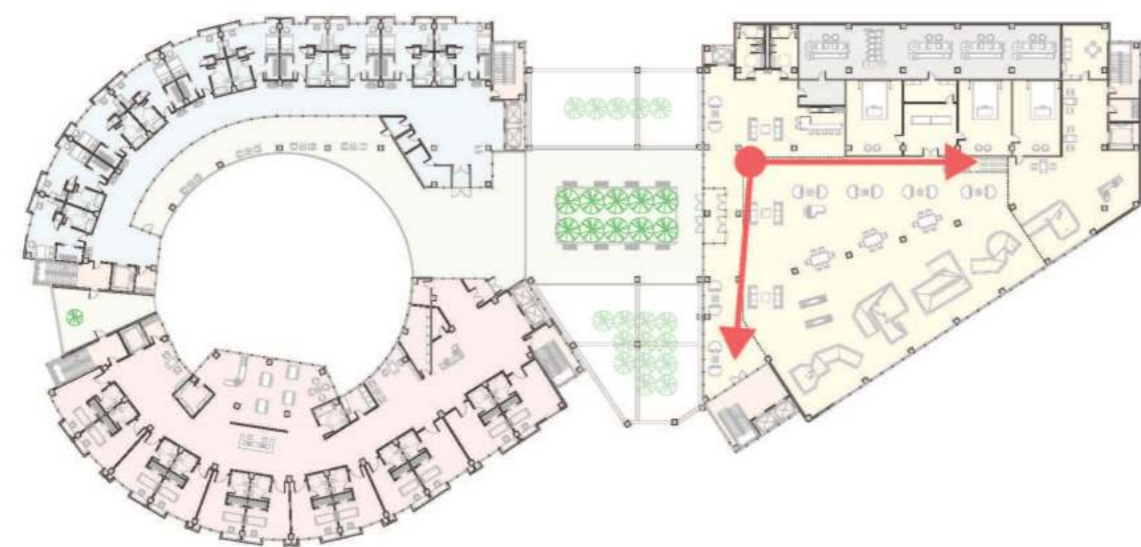


Level 4 Outdoor

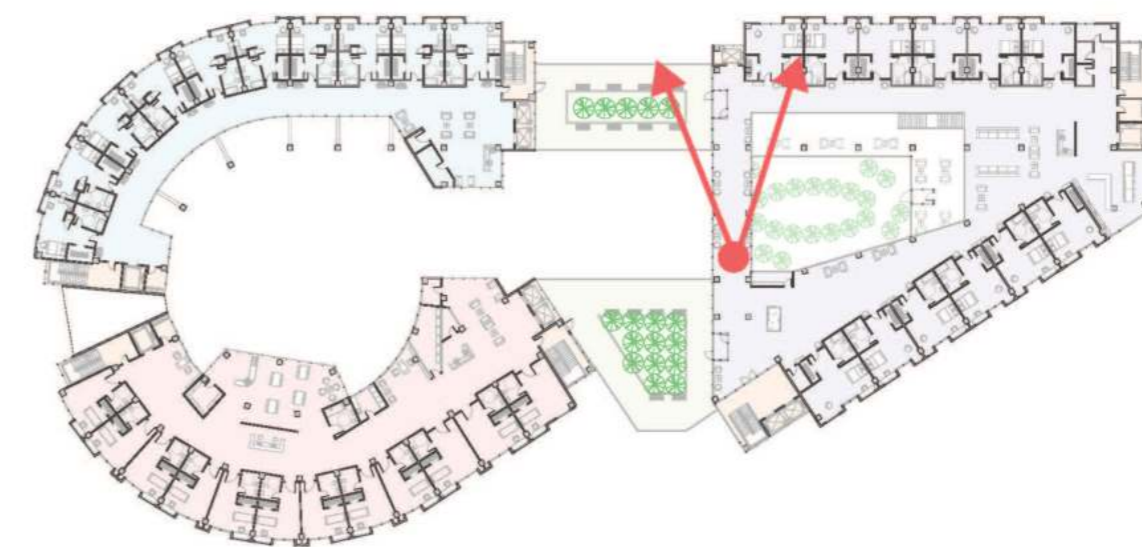




Level 4 Lobby



Level 7 Bridge









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