SUSTAINABLE STUDIO I RESIDENTIAL ENVIRONMENTS

ASSISTED LIVING IN A SUBURBAN TOWNHOUSE

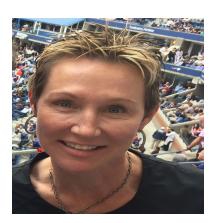
DECEMBER 3, 2017

NYSID DESIGN TEAM: JUMANA ALDERAZI AND MICHELLE JACOBSON

Jumana Alderazi



Michelle Jacobson



Jumana Alderazi and Michelle Jacobson are a new design team at New York School of Interior Design. Their team is dedicated to designing holistically while combining strong aesthetic design concepts with sustainable technological counterparts.

CLIENT PROFILE AND BACKGROUND INFORMATION

AN ELDERLY COUPLE, MARIA, AGE 80, AND JOHN, AGE 81, WOULD LIKE TO RENOVATE THEIR EXISTING ASSISTED LIVING TOWNHOUSE IN A SUBURB OF SEATTLE ON MERCER ISLAND IN THE PACIFIC NORTHWEST.

JOHN REQUIRES A WHEELCHAIR AND MARIA USES A CANE ON A DAILY BASIS. THEY REQUIRE HANDICAP ACCESSIBILITY BUT THEY ARE NOT IMMOBILE. THEY ARE AN ACTIVE COUPLE AND HAVE ALL OF THEIR MENTAL
CAPACITIES. THEY BOTH WOULD LIKE TO AGE IN PLACE WHILE ENJOYING THEIR HOBBIES; GARDENING AND
TRAVEL.



Maria and John at home on Mercer Island, Washington

MARIA AND JOHN HAVE 2 MARRIED CHILDREN AND 4 GRANDCHILDREN WHO ENJOY VISITING THEM IN WASHINGTON STATE

TWICE A YEAR. MARIA AND JOHN ARE INTERESTED IN CREATING A SUSTAINABLE LIVING ENVIRONMENT WHERE THEY CAN STAY

IN TOUCH WITH NATURE AND THE NATURAL BEAUTY OF THE PACIFIC NORTHWEST. THEY HOPE THEIR HOME WILL BE A MODEL

OF SUSTAINABILITY TO LEAVE A LEGACY FOR THEIR CHILDREN AND THE COMMUNITY.

THE COUPLE ARE SOPHISTICATED WORLD TRAVELERS AND ENJOY EXPLORING ANCIENT CIVILIZATIONS, RUINS, AND PRIMITIVE, TRIBAL AND NOMADIC COMMUNITIES.

IT IS IMPORTANT TO THE COUPLE THAT THEIR HOME HAVE A STRONG, HOLISTIC DESIGN APPROACH THAT MARRIES SUSTAIN-ABLE TECHNOLOGY IN A TOUGHTFUL, HIGH-QUALITY, HIGH FUNCTIONING HOME. THEIR DREAM IS THATTHEIR HOME WILL BE BOTH BEAUTIFUL AND SUSTAINABLE, EFFECTIVE AND EFFICIENT AND SOPHISTICATED YET CASUAL



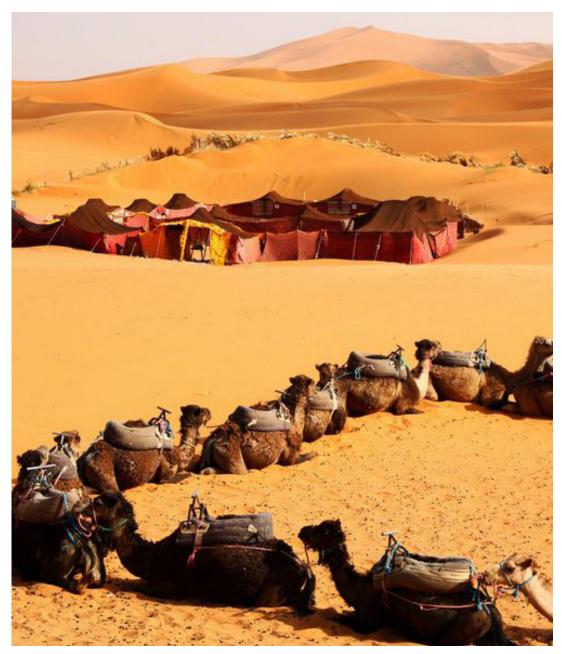
Maria and John love to garden



Maria and John love to travel

CLIENT INFLUENCES

JOHN AND MARIA WOULD LIKE TO EMULATE SOME OF THE ANCIENT CULTURES THEY HAVE VISITED. THEY DESIRE TO LIVE CLOER TO NATURE AND BE MORE "IN-SYNC" WITH THEIR ENVIRONMENT. THEY ARE INTERESTED IN AN ENVIRON-MENT WHERE FAMILY GATHERS IN COZY SPACES, THE CO-EXISTENCE OF BOTH INDOOR AND OUTDOOR SPACES, AND INTEGRATING AGRICULTURAL PRACTICES THAT ARE SUSTAINABLE AND AESTHETICALLY DESIRABLE.



Nomadic tribes in the desert



Beautiful tribal patterns and colors



Beautiful colors and weaving by indigenous tribes in Peru



Dark metal doors and windows bring the outside inside



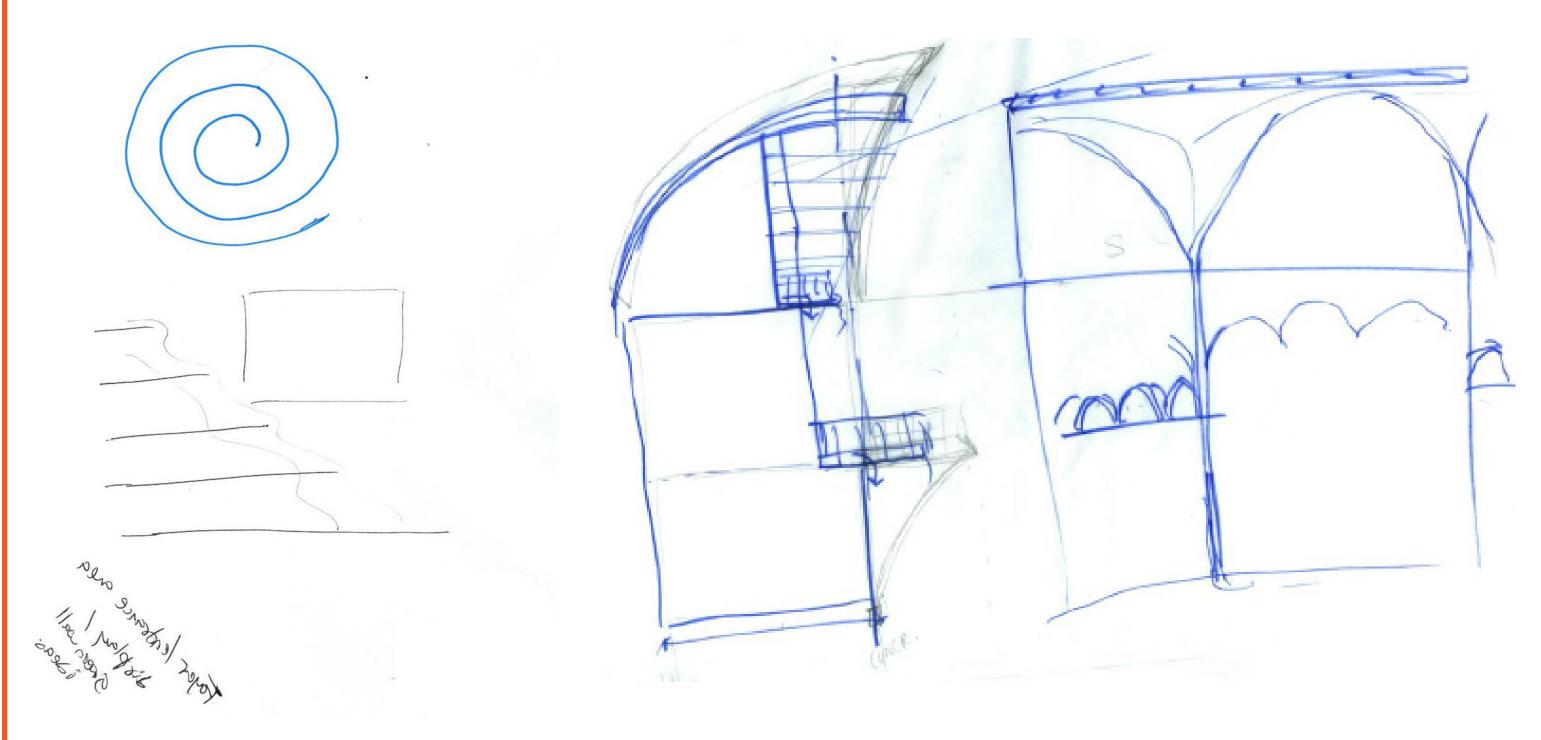
Rooftop reflecting a tent-like space



Terraces in the Peruvian Andes

CONCEPT IDEAS

TO CREATE A HOME FOR AN ELDERLY COUPLE THAT MEETS AND EXCEEDS THEIR DESIRES FOR CREATING A LEGACY OF SUSTAINABLE LIVING FOR THEIR CHILDREN AND GRANDCHILDREN WHILE AGING GRACEFULLY IN THEIR OWN ASSISTED-LIVING ENVIRONMENT.



LEED CERTIFICATION CRITERIA

LEED IS THE MOST WIDELY USED GREEN BUILDING RATING SYSTEM IN THE WORLD TO RECOGNIZE SUSTAIN-ABLE ACHEIVEMENT. LEED PROVIDES A FRAMEWORK TO CREATE HEALTHY, HIGHLY EFFICIENT AND COST SAVING GREEN BUILDINGS.

FOR OUR CLIENTS WE FOCUSED ON SAFE AND EFFECTIVE MATERIALS FOR THE BUILDING AND THE FURNISHINGS. WE CHOSE PERFORMANCE-BASED MECHANICAL SYSTEMS FOR BETTER AIR QUALITY AND ENERGY EFFICIENCY. WATER USE IS KEPT TO A MINIMUM BY TAKING ADVANTAGE OF THE CLIMATE AND UTILIZING EFFICIENT RAINWATER SYSTEMS. IT IS THE HOPE THAT THE HOME WILL GENERATE LESS WASTE AND HELP TO SUPPORT A HEALTHY ENVIRONMENT FOR OUR CLIENTS TO AGE IN PLACE. OUR CLIENTS ALSO REQUESTED THAT WE UTILIZE A LIFE CYCLE ASSESSMENT OF THE PRODUCTS WE CHOOSE SO THEY CAN BE SURE THAT EACH MATERIAL CHOSEN FITS WITH THE SUSTAINABLE AGENDA.



LIFE CYCLE ASSESSMENT HELPS TO CHOOSE PRODUCTS THAT ARE ENVIRONMENTALLY FRIENDLY THROUGHOUT THE DESIGN PROCESS.
THERE IS A FOCUS ON:

- -EXTRACTION OF RESOURCES
- -PROCESSING OF THE RESOURCES
- -MANUFACTURING OF THE PRODUCT
- -DISTRIBUTION OF THE PRODUCT
- -USE OF THE PRODUCT
- -DISPOSAL OR RECYCLING OF THE PRODUCT

WELL BUILDING CRITERIA

AIR - WELL PROMOTES STRATEGIES TO REDUCE OR MINIMIZE SOURCES OF INDOOR AIR POLLUTION

WATER - WELL PROMOTES HIGH QUALITY WATER AND IMPROVED ACCESSIBILITY

NOURISHMENT - WELL LIMITS THE PRESENCE OF UNHEALTHY FOODS AND CAN ENCOURAGE BETTER FOOD CULTURE

LIGHT - WELL PROMOTES LIGHTING SYSTEMS DESIGNED TO INCREASE ALERTNESS, ENHANCE EXPERIENCE, AND PRO-MOTE A RESTFULL SLEEP

FITNESS - WELL ENCOURAGES THE INTEGRATION OF EXERCISE AND FITNESS INTO EVERYDAY LIFE

COMFORT - WELL CREATES DISTRACTION-FREE, PRODUCTIVE AND COMFORTABLE INDOOR ENVIRONMENTS

MIND - WELL OPTIMIZES COGNITIVE AND EMOTIONAL HEALTH THROUGH DESIGN, TECHNOLOGY AND TREATMENT STRATEGIES

INNOVATION - WELL ENCOURAGES INNOVATION BY ALLOWING PROJECTS TO SUBMIT IDEAS FOR NEW FEATURES UNDER WELL CONECPTS

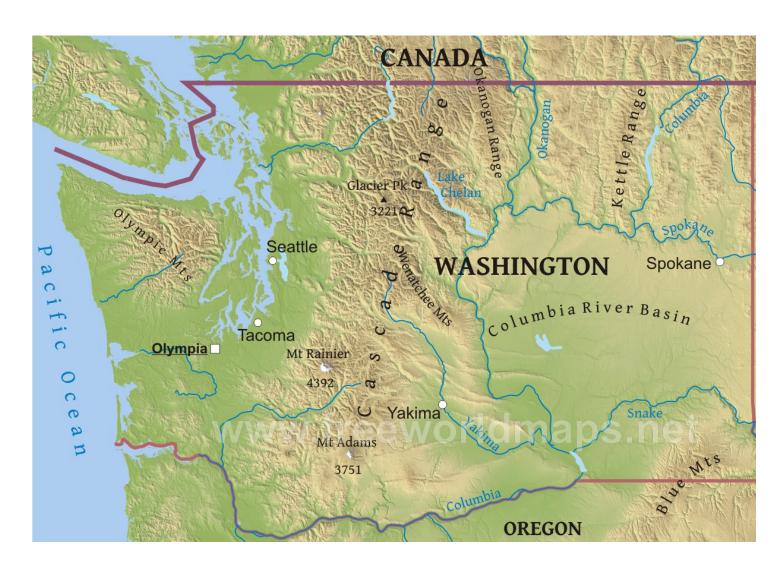


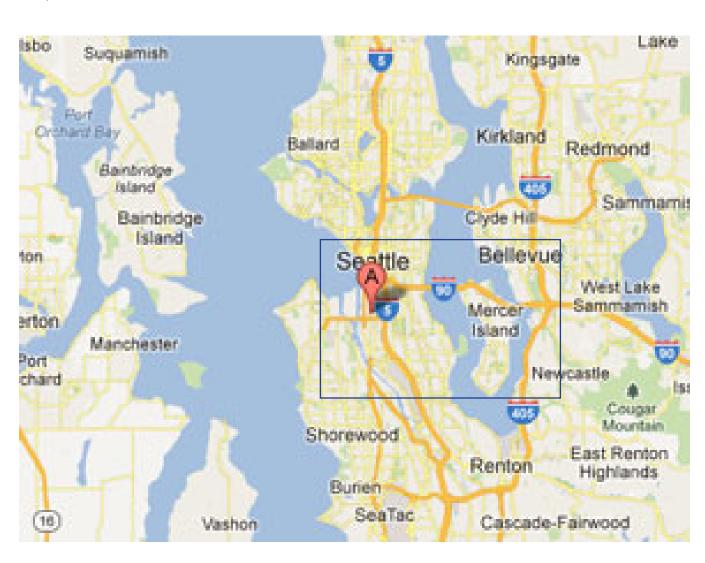
SITE CONSIDERATION AND ORIENTATION

OUR CLIENT CURRENTLY LIVES IN AN ASSISTED LIVING COMMUNITY ON MERCER ISLAND, A SUBURB OF SEATTLE, WASHINGTON. THEY WOULD LIKE THE HOME AND FRONT AND BACK GARDENS TO BE REDESIGNED AND RENOVATED AS SUSTAINABLE LIVING AND GROWING ENVIRONMENTS.

THE HOME AND GARDENS OCCUPY A PROPERTY 40'WIDE BY 60'DEEP. IT IS AN END UNIT OF A ROW OF TOWNHOUSES WITH A DEMISING WALL THAT SEPARATES EACH HOME.

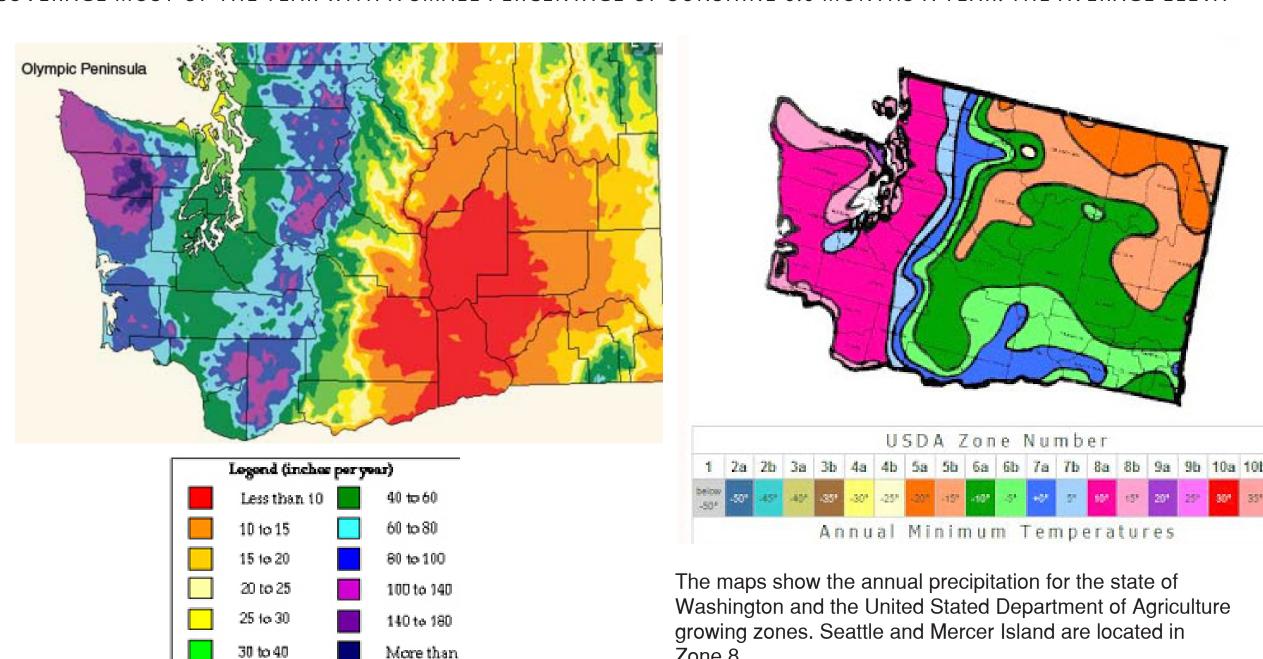
THE SOUTH SIDE OF THE TOWNHOUSE OFFERS A COMMON GREEN/PARK SPACE.





CLIMATE AND GEOGRAPHY

SEATTLE AND ITS SUBURBS ENJOY A TEMPERATE MARITIME CLIMATE WITH COOL, WET WINTERS AND MILD, RELA-TIVELY DRY SUMMERS. THERE IS 40" OF PRECIPITATION ON AVERAGE PER YEAR. SEATTLE HAS SIGNIFICANT CLOUD COVERAGE MOST OF THE YEAR WITH A SMALL PERCENTAGE OF SUNSHINE 6.6 MONTHS A YEAR. THE AVERAGE ELEVA-



Zone 8.

More than

MERCER ISLAND, WASHINGTON

THE ISLAND IS APPROXIMATELY 5 MILES LONG BY 2 MILES WIDE WITH A POPULATION OF A LITTLE OVER 24,000. MERCER ISLAND BECAME AN INCORPORATED CITY IN JULY OF 1960. MERCER ISLAND PRIDES ITSELF ON PROVIDING OUTSTANDING MUNICIPAL SERVICES THAT PROTECT AND EN-HANCE THE ENVIRONMENT, THE QUALITY OF LIFE AND COMMUNITY HEALTH, SAFETY AND WELFARE. THE ISLAND PROVIDES HIGH QUALITY RESIDENTIAL AREAS, PRESERVED PARKS AND OPEN SPACE AS WELL AS MILES OF DEVELOPED SHORELINE. IT IS A PERFECT LOCATION FOR MARIA AND JOHN TO RESIDE SUSTAINABLY AND AGE IN PLACE.







MERCER ISLAND COMMUNITY

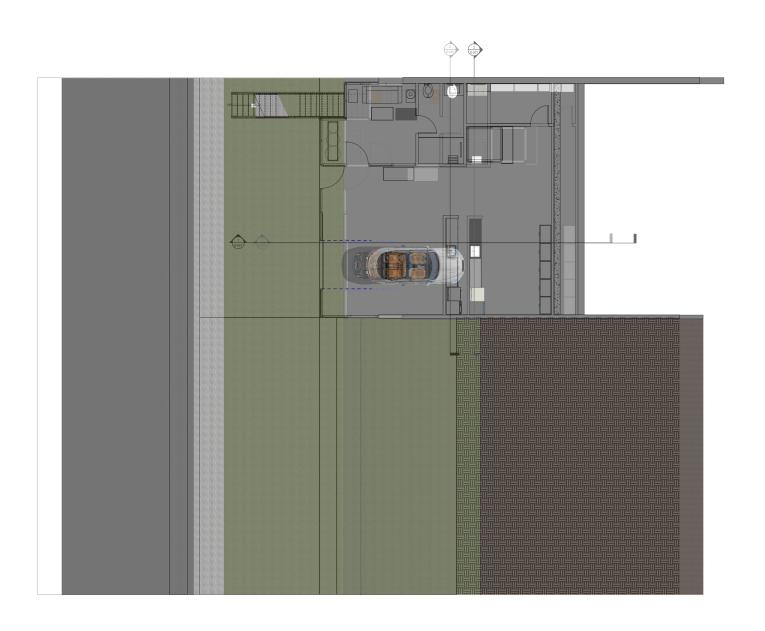
MERCER ISLAND PROVIDES MANY OPPORTUNITIES FOR RESIDENTS TO LIVE A SUSTAINABLE LIFESTYLE. THERE IS AN ABUNDANCE OF PUBLIC TRANSPORTATION AROUND THE ISLAND AND INTO THE CITY OF SEATTLE. TRAINS AND BUSES PROVIDE MOST OF THE SERVICES BUT THERE ARE OVER 221 MILES OF BICYCLE TRAILS AND LANES THOUGHOUT THE ISLAND AND INTO SEATTLE, AS WELL. THERE IS A ROBUST RECYCLING PROGRAM THAT ENABLES RESIDENTS TO RECYCLE PAPER, PLASTICS, ELECTRONIC WASTE, YARD WASTE AND HAZARDOUS MATERIALS. COMPOSTING IS ALSO ENCOURAGED FOR FOOD AND YARD WASTE. ENERGY SAVINGS IS ALSO HIGH ENCOURAGED THROUGHOUT THE ISLAND. THE CITY OF SEATTLE PROVIDES ENERGY CREDITS FOR HOMES THAT USE ALTERNATE ENERGY SOURCES.





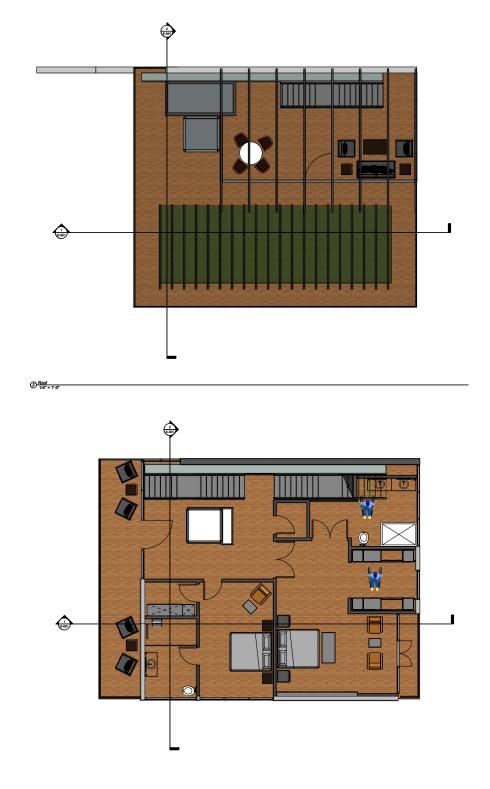


LOWER LEVEL FLOOR AND FURNITURE PLAN





LEVEL 2 FLOOR AND FURNITURE PLAN



EXTERIOR FINISHES

LIGHTING



MIRAGE ADA LED SCONCE FINISH: RUBBED BRONZE SIZE: 13"H X 7.5"W X 4"



FRONT GARDEN WALL - INSPIRATION RECLAIMED BRICK WITH ROUNDED TOP

EXTERIOR CONCRETE/STONE



FINISH: RAW CONCRETE



STAIRWAY RAILING - INSPIRATION COLD ROLLED STEEL

WINDOWS-STYLE INSPIRATION



FINISH: FARROW AND BALL RAILING 31 PAINT OR DARK METAL FINISH



TERRACE RAILING - INSPIRATION COLD ROLLED STEEL WITH GLASS

RECLAIMED WOOD SIDING



RECLAIMED WOOD FROM BROOKLYN NAVY YARD WITH LIGHT GREY STAIN



FRONT GATE - INSPIRATION COLD ROLLED STEEL

EXTERIOR LANDSCAPE

FRONT GARDEN - INDIGENOUS SHRUBS, PERENNIALS (ARCTOSTPAHYLOS, BANKSIA, FERNS, IRIS, PHLOX, YELLOW STAR)

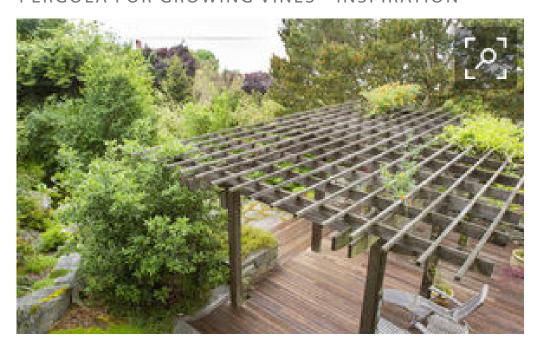


EXTERIOR LANDSCAPE

ORGANIC VEGETABLE GARDEN - INSPIRATION



PERGOLA FOR GROWING VINES - INSPIRATION



ORGANIC KITCHEN HERB GARDEN - INSPIRATION



KITCHEN HERBS TOP ROW





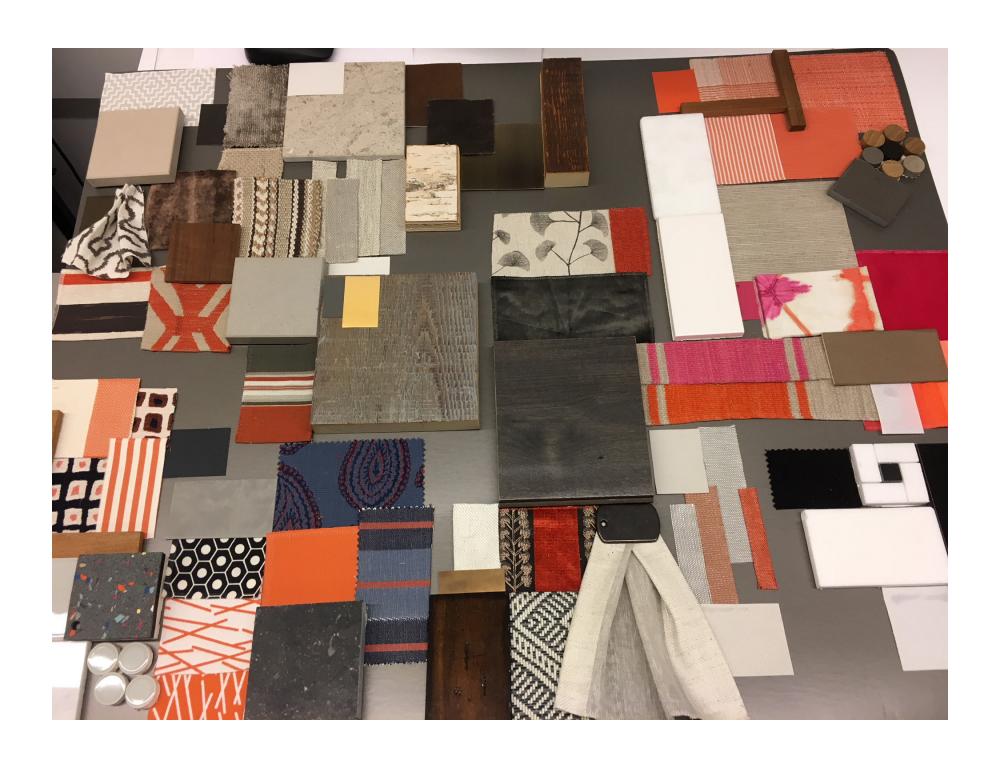










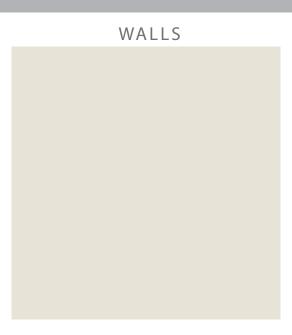


FINISHES THROUGHOUT (UNLESS OTHERWISE NOTED)

CEILING

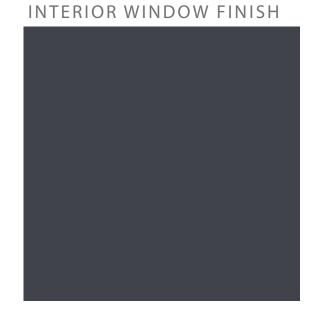
PAINTED

COLOR: FARROW AND BALL ALL WHITE 2005
FINISH: MODERN EMULSION



PAINTED

COLOR: FARROW AND BALL AMMONITE 274
FINISH: ESTATE EGGSHELL



PAINTED

COLOR: FARROW AND BALL RAILINGS 31

FINISH: MODERN EMULSION



PAINTED

COLOR: FARROW AND BALL AMMONITE 274
FINISH: MODERN EMULSION



RECLAIMED WOOD FROM BROOKLYN NAVY YARD



STARK CARPET APOLLO STONE



ROCHE TAUPE MARBLE 24" X 24"

HARDWOOD FLOORING



PATINAGRAPHITE CHARACTER WALNUT

PENDANT LIGHTING



FINISH: BRONZE SIZE: 31"Dia x 35"H

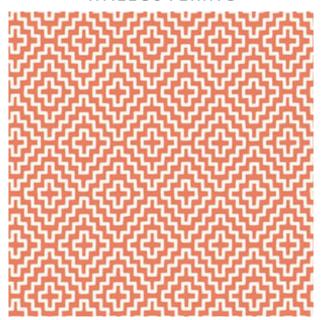
SLIDING WOOD DOORS



RECLAIMED WOOD FOR SLIDING DOORS FROM BROOKLYN NAVY YARD

POWDER ROOM

WALLCOVERING



SCHUMACHER SOHO DIAMOND PERSIMMON

VANITY



WATERWORKS UNIVERSAL VANITY SATIN BRASS LEGS

LIGHTING



WATERWORKS ADDAIR SCONCE UNLAQUERED BRASS AND BLACK FINISH

COUNTERTOP



CAESARSTONE LINEN

FAUCET



ROHL MICHAEL BERMAN SATIN BRASS FAUCET

TOILET



TOTO ACQUIA TOILET COTTON WHITE GLOSS SATIN BRASS FLUSH

GRAB BARS



GRAB BARS SATIN BRASS FINISH

UNDERMOUNT SINK



WATERWORKS CLARA UNDERMOUNT SINK WHITE

LIVING/DINING ROOM

INSPIRATION PHOTOS





LIVING/DINING/KITCHEN

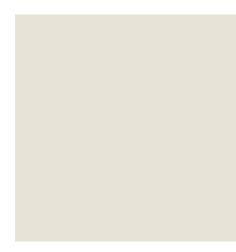
FINISHES

FIREPLACE SURROUND & HEARTH



ROCHE TAUPE FINISH: HONED

WALL FINISH



PAINTED COLOR: FARROW AND BALL AMMONITE FINISH: Matte

WALL FINISH



XOREL ARTFORM WALL PLANK PATTERN



XOREL ARTFORM WALL QUARRY 703



XOREL ARTFORM WALL METEOR 703

WALL FINISH



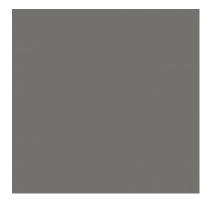
GREEN WALL EXAMPLE

LIGHTING

KITCHEN CABINET FINISH

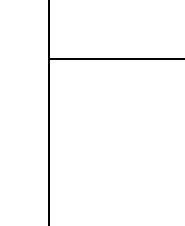


RECLAIMED WOOD BROKLYN NAVY YARD



PAINTED SATIN FINISH BENJAMIN MOORE AFFINITY KENDALL CHARCOAL HC-166

ISLAND CABINET FINISH CABINETRY & HARDWARE





SLAB STYLE DOOR

KITCHEN COUNTERTOP



CAESARSTONE RAW CONCRETE FINISH: HONED



DINING TABLE FIXTURE Satin Brass Finish



ISLAND FIXTURES X3 Bronze & Brass Finish

LIVING/DINING/KITCHEN

FURNITURE

HUNTER SOFA



BANTAM CHAISE



OLMSTEAD BANQUETTE







OTTOMAN FABRIC

SARANAC DINING TABLE

PILLOW FABRIC

PILLOW FABRIC

CHAIR FABRIC



COUNTER STOOL



CHAIR FABRIC

SIDE TABLES



WHITE BIRCH BARK X2



BRONZE AND GRAY STONE



FLOOR LAMP

EVERHART DINING CHAIR X4



BRONZE NAILHEADS

DINING/KITCHEN

INSPIRATION









STUDY

INSPIRATION AND FURNITURE



















LOWER LEVEL - GARAGE/LAUNDRY/GUEST/MULTI-PURPOSE/BATH

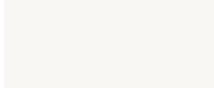
FINISHES AND FIXTURES

WALL FINISH



PAINTED
FARROW AND BALL AMMONITE
FINISH: SATIN



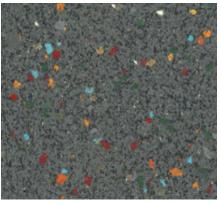


LAUNDRY/BATH SHAKER STYLE FARROW AND BALL ALL WHITE FINISH: SATIN

BATH LIGHTING X2

AMERICAN VINTAGE
MATTE BLACK AND BRASS
LED SCONCES

FLOOR FINISH



RECYCLED RUBBER FLOORING ROPPE FIESTA

SINK



WATERWORKS
CLARA UNDERMOUNT



LAUNDRY COUNTER



BELGIAN BLUE LIMESTONE HONED FINISH

TOILET



TOTO ACQUIA TOILET COTTON WHITE MATTE BLACK FLUSH

BATH FLOOR/COUNTER



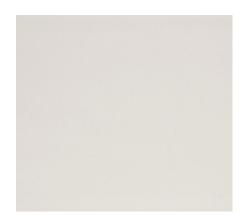
CALCUTTA CALDIA HONED FINISH

BATH FAUCET SET



BRIZO FACUCET MATTE BLACK

SHOWER TILE



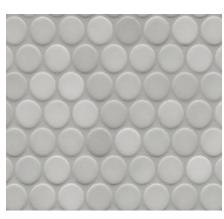
WATERWORKS GREY CLOSSY 3 X 6 TILE

GRAB BARS



MATTE BLACK GRAB BARS

SHOWER FLOOR



WATERWORKS GREY GLOSSY PENNY TILES

LAUNDRY FAUCET



BRIZO LAUNDRY FAUCET MATTE BLACK

LOWER LEVEL

FURNITURE

CODY HALLWAY BENCH



LEATHER BENCH FABRIC

BLACK CERUSED LEG

KEATON SLEEPER SOFA







SOFA BED FABRIC PLUS PILLOW FABRIC THE REVERSE STICKS



PILLOW FABRIC

PEARSON SIDE TABLE



TABLE LAMP X 2



TRIBECA RECTANGULAR COCKTAIL TABLE



OUTDOOR TERRACES FIRST FLOOR

FURNITURE AND FABRICS

TEAK SOFA X2



TEAK COCKTAIL TABLE X2



TEAK CHAIR X2



TEAK SIDE TABLE X2



CHAIR CUSHION FABRIC AND THROW PILLOWS FOR SOFA PERENNIALS I LOVE STRIPES-MANDARIN



SOFA CUSHION FABRIC AND THROW PILLOWS FOR TEAK CHAIRS PERENNIALS VINTAGE STRIPE-MANDARIN



CHAIR AND SOFA THROW PILLOWS AND PERENNIALS PAINT BOX-AFTER MIDNIGHT

FLOOR MATERIAL



ROCHE TAUPE MARBLE 24'X 24'

RAILING PAINT



FARROW AND BALL PAINT COLOR: RAILINGS

OUTDOOR FLOOR LAMP

OUTDOOR LANTERN



BLACK METAL LANTERN



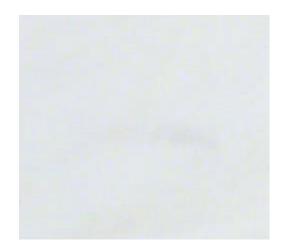
UPSTAIRS GALLERY/MASTER BEDROOM/BATHROOM

FINISHES AND FURNITURE

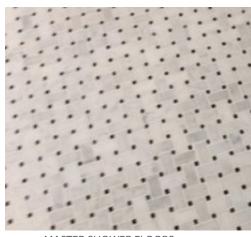
FLOORING



HALL AND BEDROOM FLOORS PATINA GRAPHITE CHARACTER WALNUT



MASTER BATHROOM FLOORS MYSTERY WHITE MARBLE 18" X 18"

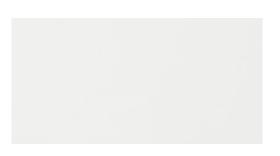


MASTER SHOWER FLOORS WHITE MARBLE W/BLACK ACCENT

SHOWER WALLS



MASTER SHOWER WALLS -BLACK GLOSSY 3 X 6 ACCENT STRIPES



MASTER SHOWER WALLS -WHITE GLOSSY 3 X 6 GROUND

MASTER BED



























CHAIR AND OTTOMAN- PILLOW FABRIC



MASTER BATH GRAB BARS X2

MASTER BATH SCONCE X2

SHAM FABRIC





TOTO ACQUIA TOILET & **CLARA UNDERMOUNT** SINK X2

SECOND FLOOR OUTDOOR TERRACE FURNITURE/FABRIC

FURNITURE AND FABRIC

TEAK CHAIR X2



TEAK TABLE X2





PILLOW FABRIC

HEALTH AID BEDROOM AND BATHROOM

FURNITURE AND FABRICS AND FINISHES

QUEEN BED





HEADBOARD FABRIC







PILLOW FABRIC

LOUNGE CHAIR



CHAIR AND OTTOMAN FABRIC

BEDSIDE SIDE TABLE X2



BATH FLOOR MATERIAL



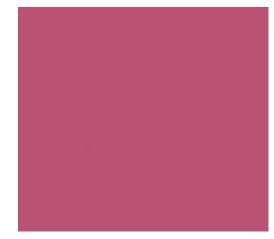
MYSTERY WHITE MARBLE 18" X 18" MESH MOSAIC ON SHOWER FLOOR

SHOWER TILE



GLOSSY WHITE TILE 4" X 12"

PAINT FOR BATHROOM



BENJAMIN MOORE PINK CORSAGE

BEDSID4E LAMP X2











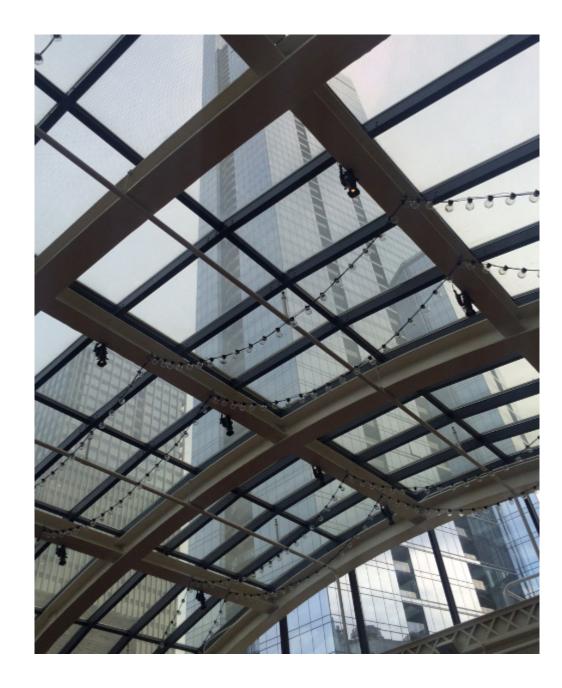
WATERWORKS CLARA SINK

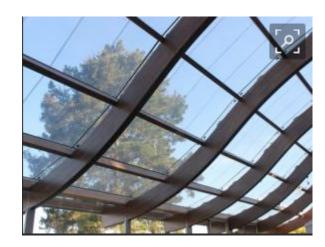


COVINGTON SCONCE

ROOFTOP LOUNGE

SUSTAINABLE ENERGY ESSENTIALS





ONYX PHOTOVOLTAIC CELLS FOR THE ROOFTOP GLASS



OUTDOOR TERRACES SECOND FLOOR AND ROOFTOP LOUNGE

FURNITURE AND FABRICS

TEAK SOFA



TEAK COCKTAIL TABLE



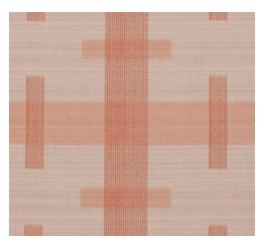
TEAK CHAIR X2



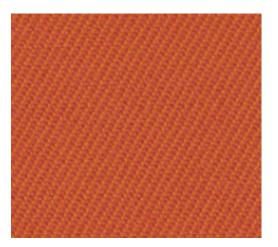
TEAK SIDE TABLE X2



SOFA FABRIC



SOFA PILLOW FABRIC



CHAIR CUSHION FABRIC

LOUNGE FLOOR MATERIAL



TEAK PENNY FLOORING

PAVERS



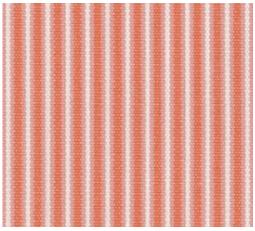
PERVIOUS PAVERS

TEAK DINING TABLE



RAVOLI DINING CHAIR





CUSHION FABRIC