

ASSISTED LIVING PROJECT

Client: Noah Zoppi

Spring 2025

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CONCEPT

Project Statement

This project explores a new model for senior living—one that challenges outdated notions of assisted care by offering a space that is efficient, elegant, and emotionally resonant. Designed for six residents, the floor plan emphasizes spatial efficiency without compromising comfort or accessibility. The exterior draws from the clean lines and neighborhood charm of 1950s American homes, while the interiors embrace the rich textures, warm palettes, and layered sensibility of 1970s design. By integrating natural materials, daylight, and familiar design cues, this facility creates a sense of belonging and cognitive ease, fostering wellness through both form and feeling.

Amenities

3 Studio with bath
3 One bedroom with bath
Nursing Quarters with bath
Shared Kitchen & Dining
Shared Living Area
Workout / Activity Area
Laundry Services
Courtyard
Covered Patio

SITE INFORMATION

Corning, CA

ADDRESS:
Marguerite Ave. & E Fig Ln

2.16 Acres

APN# 073-120-078-000

Busy Bees Preschool

ADDRESS:
186 E Fig Ln

1.38 Acres

Corning, CA



RESEARCH

Drawbacks of Assisted Living

What is Assisted Living

Demographic

Mental Health

Residents

RESEARCH: ASSISTED LIVING

Drawbacks of Assisted Living

01 Loss of independence

02 Privacy concerns

03 Changes in routine

04 Costs of assisted living

05 Loss of familiar surroundings

06 Limited personalization

07 Limited freedom



RESEARCH: ASSISTED LIVING

The Mission

To give a supportive & home-like environment for older adults + individuals with disabilities, offering assistance with activities of daily living, personalized care, safety, & social engagement, with assistance of personal support workers (practical nursers) that work to ensure residents' well-being + independence



Demographic

Household Composition: Most are single, widowed, or divorced, however some couples choose to live in senior communities together

Age Groups: typically target individual aged 55+ with majority of residents being 75-85 years of age or older.

Independent Living: Attracts younger seniors (65-75) seeking an active lifestyle.

Assisted Living: Attracts residents 75+ and require moderate assistance with daily activities.

Memory Care: Attracts residents primarily with Alzheimer's or dementia often 80+

RESEARCH: MENTAL HEALTH

01 Physical Activity
EFFECTS:

- Physical activity improves cognitive functions and health in older adulthood by rescuing brain networks that are particularly susceptible to aging
- Running, cycling, or walking confer greater cognitive benefits than activities focused on strength alone
- Majority of adults aged 65 and over (56%) fall **well below** national public health guidelines for participation in physical activity

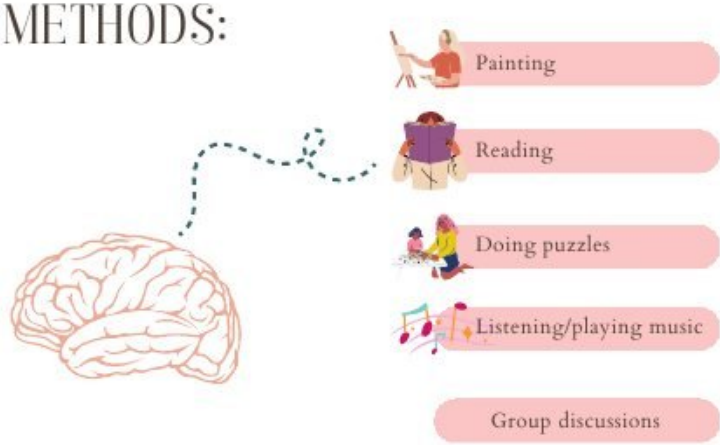
02 Social Engagement
EFFECTS:

- Social interaction stimulates + challenges the brain in ways that solitary activities cannot
- Strengthens neural networks, slowing normal-age related declines, and draws on multiple skills such as visual-spatial processing
- Research shows that people with strong social ties are less likely to experience cognitive declines than those who are alone

03 Mental Stimulation
EFFECTS:

- One study found that mentally intact people in their 70s and 80s who engaged the most with mentally stimulating activities were **half as likely** to develop mild cognitive impairment

Mental Stimulation
METHODS:



RESEARCH: RESIDENTS

Input from Residents

KEY POINTS:

- Aim for complexes to be designed to have accessible **low-maintenance** apartments, **lots of common spaces** where residents could mix, and to be **near easily accessible** green spaces, amenities, services, and public transport.
- Emphasized the importance of being able to both have a choice and prepare for the future + the importance of being able to choose the extent to which they engaged in social activities.
- Participants emphasized physical features, social relationships, activities, care and services, food and dining, autonomy, privacy, independence, choice and security and safety.
- "Healthy aging means having a sense of well-being, the capacity for independent activity, meaningful involvement, supportive environments, and positive attitudes."

Connection to Nature

KEY POINTS:

- For many seniors, access to outdoor areas became a vital aspect of well-being during periods of lockdown and social distancing.
- There is a greater emphasis on incorporating well-designed, accessible outdoor areas, such as courtyards, balconies and rooftop lounges where residents can enjoy nature, socialize safely and engage in physical activity.
- Unlike previous generations, many Baby Boomers favor city living, where cultural, educational and recreational opportunities are within easy reach

IDEATION

Bedroom Suite

Studio

Overall Layout

Mood Boards

Materials

BEDROOM LAYOUT IDEATIONS







SMALL BEDROOM

- Small entry kitchenette, minimal cabinets
- Two closets
- Smaller overall layout

LARGER BEDROOMS

- Larger kitchenette, lots of upper and lower cabinets and storage
- Multiple closets
- Dedicated living area separate from sleeping area
- Possible outdoor patio

STUDIO LAYOUT IDEATIONS



SMALL STUDIO

- Small entry kitchenette, minimal cabinets
- Living and sleeping area in same space



MEDIUM SIZE STUDIO

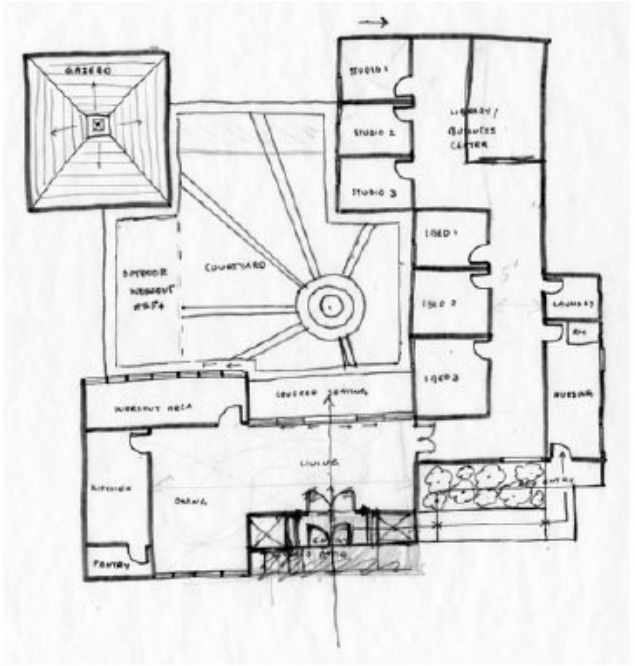
- No kitchenette
- Living and sleeping areas are together
- Bathroom in the entry

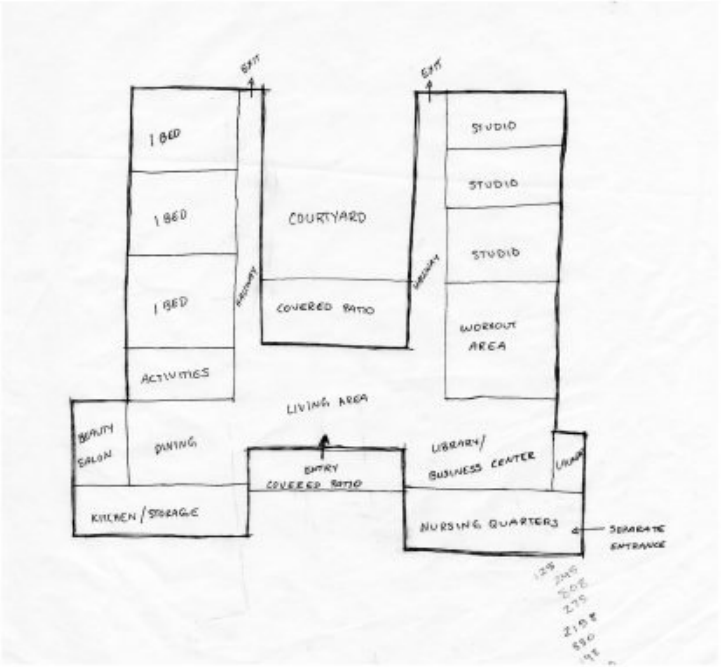


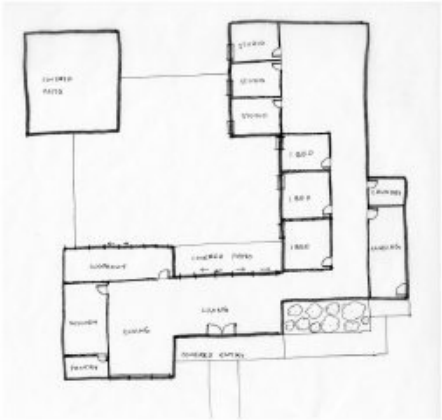
LARGE STUDIO

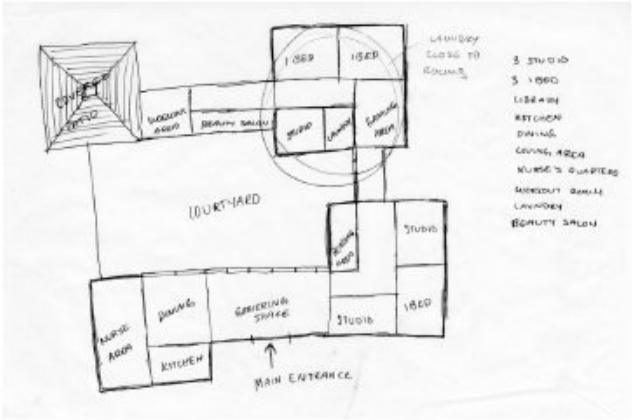
- Larger kitchenette
- Living and sleeping areas in same space, furniture layout separates the two

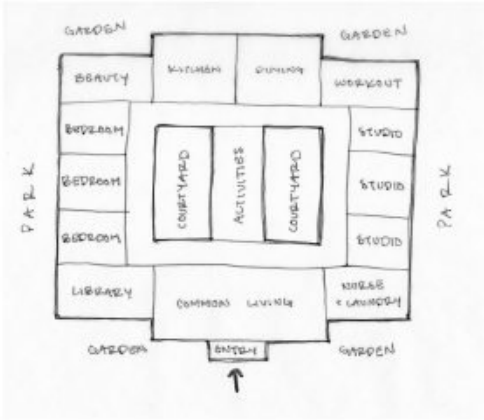
OVERALL LAYOUT





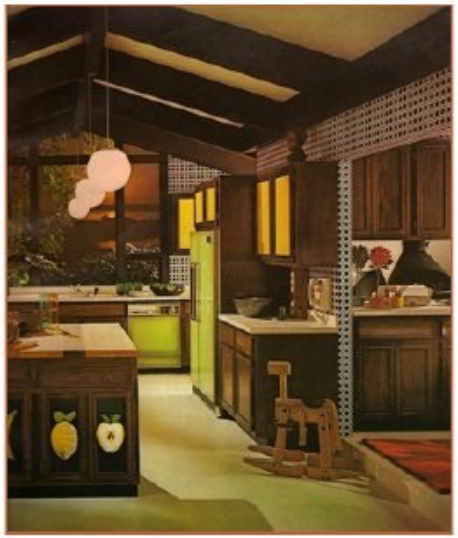






INTERIOR MOOD BOARD





EXTERIOR MOOD BOARD








MATERIALS

Kitchen

Colors:

- Rich wood tones for cabinets, ex: dark oak (durable)
- Wallpapers with patterns
- Bold color palettes (harvest gold, avocado green, burnt orange, mustard yellow)
- Bold combinations
- Cabinets:
- Textured finish
- Oak laminate
- Open shelving
- Laminate finishes wood grain patterns
- Paneling (adds depth to cabinets)

Countertops:

- Tile: colorful patterns and easy to clean
- Laminate: Bright colors, durable, affordable, and easier to maintain
- Formica: affordable, durable, variety of colors and finishes

Backsplashes:

- Tile: colorful and bold, geometric patterns, retro
- Subway tiles
- Mosaic tiles
- Texture and various colors
- Small tiles could be used to create intricate designs
- Colors: olive green, warm brown, deep orange

Flooring:

- Vinyl: easy maintenance
- Bold patterns (checkerboards, geometric designs, faux wood finishes)
- Sheets or tile
- Tile: ceramic and porcelain
- Deep and bold colors
- Linoleum: solid colors, speckled patterns, easy to clean and maintain

Appliances:

- Often bold colors
- Important design element
- Avocado green (refrigerators, ovens, dishwashers)
- Harvest gold (refrigerators and stoves)
- Stainless steel accents
- Retro futuristic look: sleek lines and modern appearance

Lighting:

- Fluorescent light: primary source of illumination, large rectangular boxes on ceiling
- Under cabinet lighting: function and ambiance
- Additional illumination for countertops
- Seamless appearance since they are hidden
- Wall sconces
- Usually brass fixtures

MATERIALS

Living Room / Common Areas

Colors:

- Bold and vibrant color palette: avocado green, harvest gold, and burnt orange
- Sense of warmth and energy to the space, reflecting the free-spirited nature of the decade.
- Avocado green was the most quintessential color of the decade, evoking feelings of nature and calmness, creating a relaxing atmosphere.

Materials & Textures:

- Wood: Teak, walnut, and oak were frequently used for furniture, flooring, and paneling, bringing warmth to the space.
- Leather and Suede: Sofas, chairs, and even ottomans were often upholstered in leather or suede, particularly in earthy tones.
- Rugs: Textured wool rugs with geometric patterns, as well as shaggy, plush rugs in earthy tones. The shag rug was particularly iconic during the 1970s and added comfort and texture to the space.
- Stone and Brick: Some living rooms incorporated stone elements, such as exposed brick or stone fireplaces, adding to the natural feel.

Furniture:

- Often featured plush, comfortable materials and were arranged in a way that promoted a casual, laid-back vibe.
- Modular sofas allowed for greater flexibility in seating arrangements

Lighting:

- Floor lamps: These often had adjustable, long arms with minimalist designs.
- Pendant lights and chandeliers: Metallic finishes (brass or chrome) and interesting shapes, like globes or starburst designs
- Warm Light: Incandescent bulbs with a soft glow were preferred over harsh lighting, contributing to a warm and cozy ambiance.

Flooring:

- Wood Flooring: Polished wood floors (especially in lighter finishes)
- Carpet: Carpeting in shag or more traditional styles in earthy tones (brown, rust, beige)
- Tile: For accents like entryways or around fireplaces, colorful ceramic tiles (often in earthy tones)

Decor:

- Art and Wall Decor: Large abstract art pieces and framed prints. Often geometric or modern in style
- Mirrors: Reflective materials, particularly large, round mirrors or mirrored furniture
- Plants: Large, leafy varieties like the fiddle-leaf fig or rubber plants
- Accessories: Ceramic vases, glass sculptures, and funky, artisanal pieces in natural materials like clay and wood
- Throw Pillows and Blankets: Bold, geometric patterns and tactile fabrics like velvet, shag, and wool were often used for pillows, throws, and cushions

FINAL DESIGN OPTIONS

Final Floor Plan

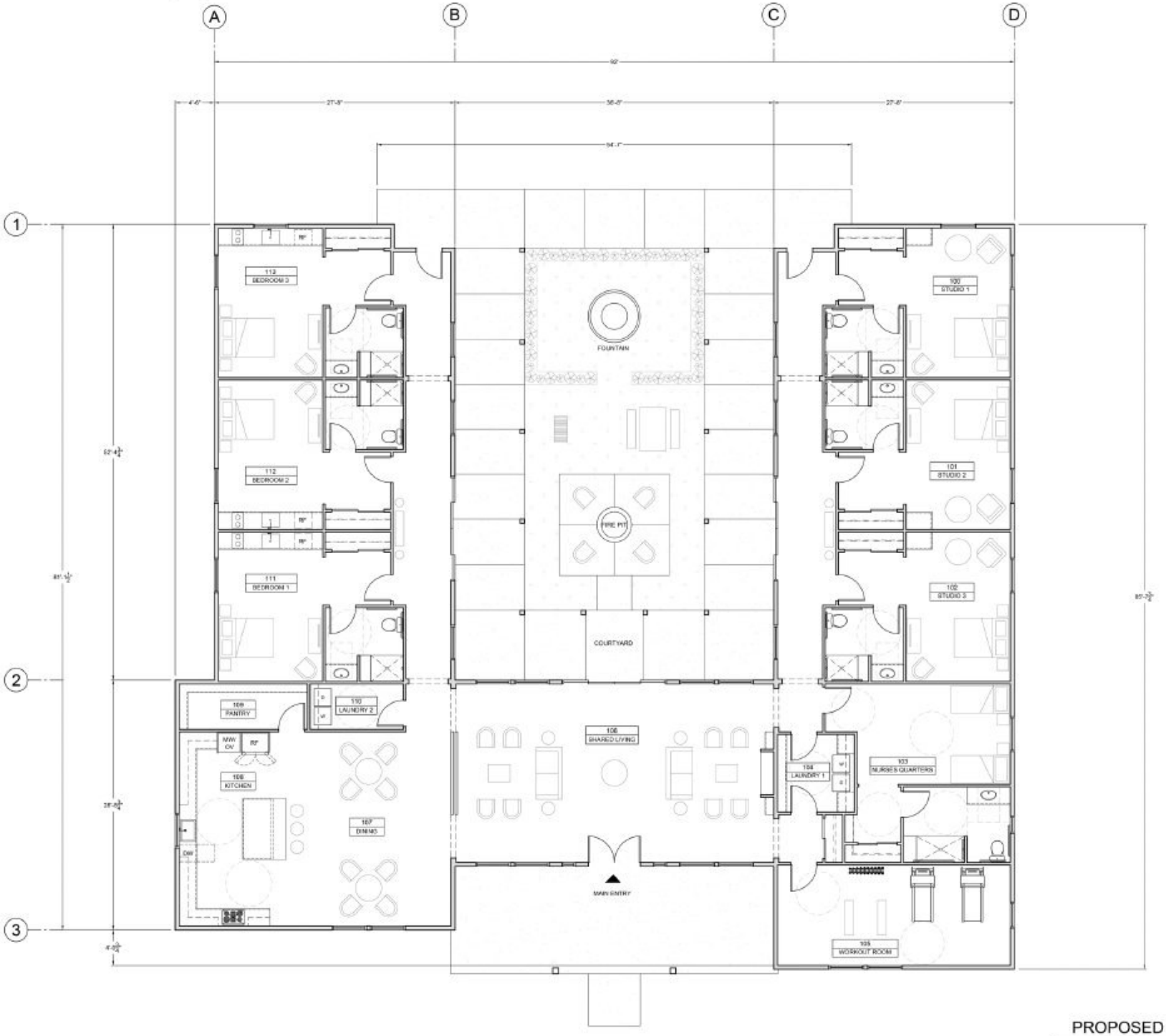
Front Exterior

Rear Exterior

Courtyard

Interior Views

FINAL FLOOR PLAN



PROPOSED FLOOR PLAN 1

3/16" = 1'-0"

FRONT EXTERIOR

OPTION 1 - SHED ROOF



OPTION 2 - GABLE ROOF



REAR EXTERIOR

OPTION 1 - SHED ROOF



OPTION 2 - GABLE ROOF



COURTYARD







INTERIOR LIVING

OPTION 1 - SHED ROOF



OPTION 2 - GABLE ROOF



INTERIOR LIVING

OPTION 1 - SHED ROOF



OPTION 2 - GABLE ROOF



INTERIOR KITCHEN

OPTION 1 - SHED ROOF



OPTION 2 - GABLE ROOF



ENTRY

OPTION 1 - SHED ROOF

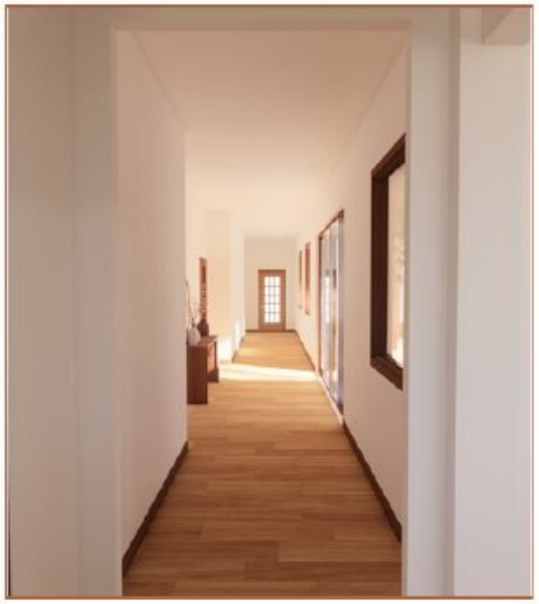


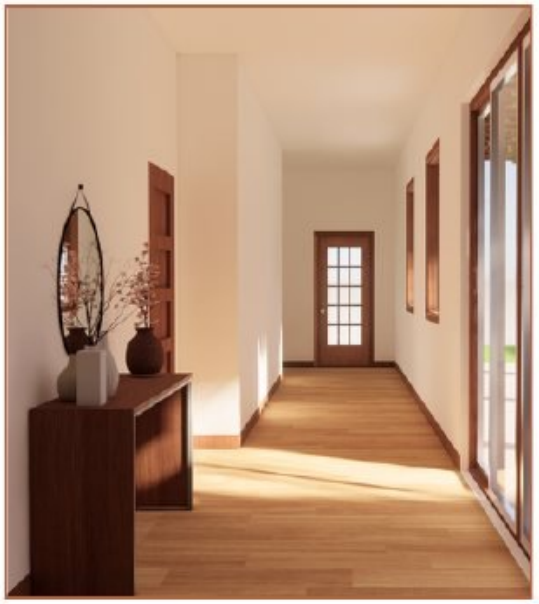
OPTION 2 - GABLE ROOF



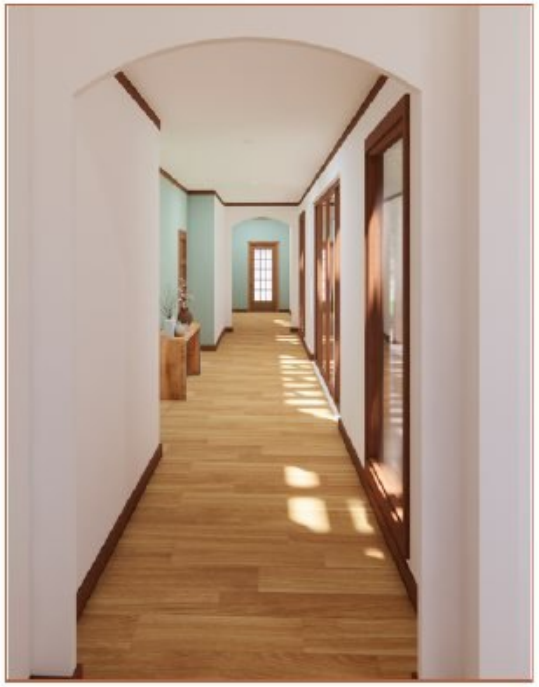
HALLWAYS

OPTION 1 - SHED ROOF





OPTION 2 - GABLE ROOF



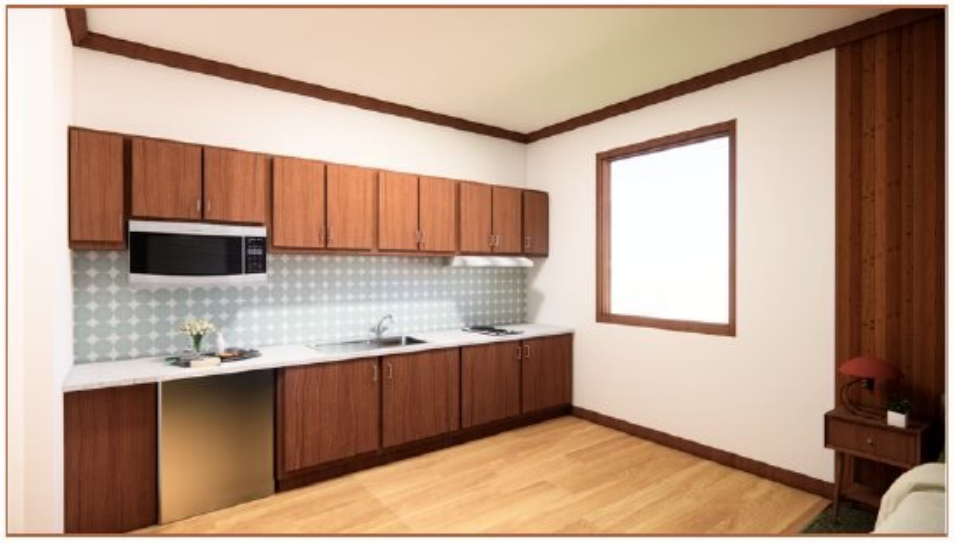


BEDROOM

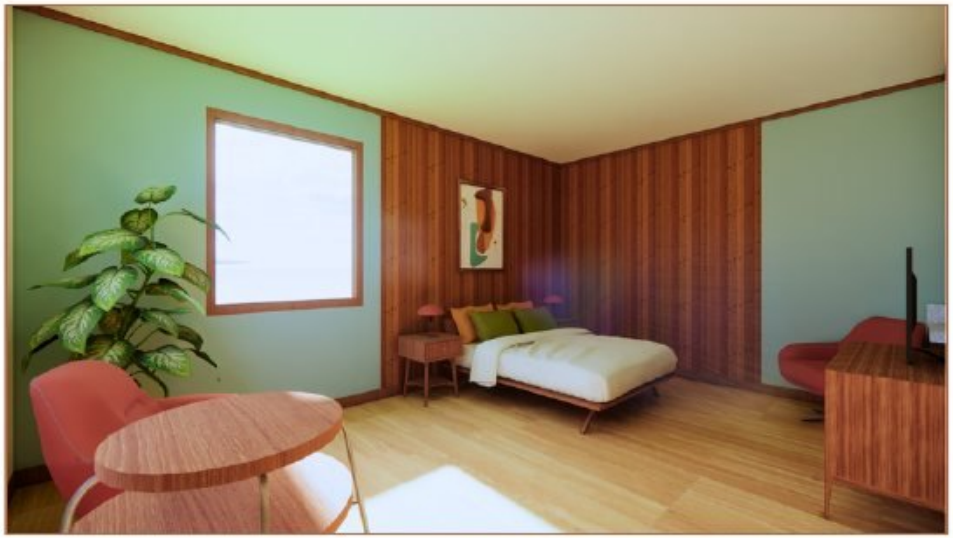








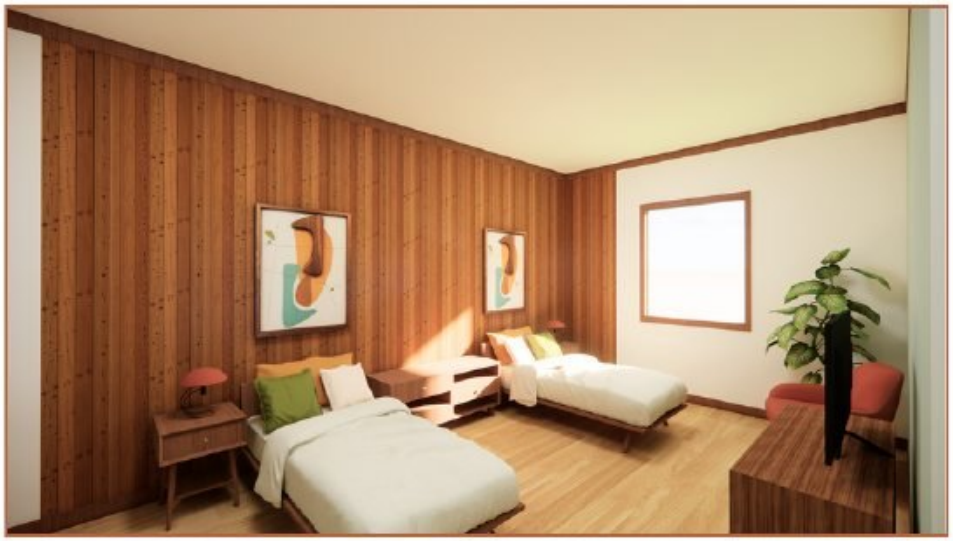
STUDIO

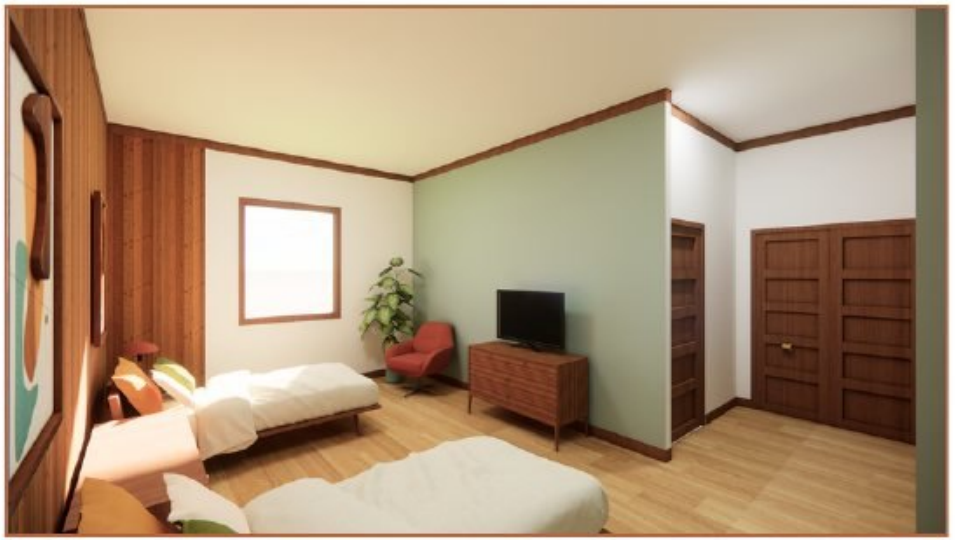






NURSES QUARTERS





LAUNDRY 1 & 2





WORKOUT ROOM

