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## Bridging the Gap: a Symbiotic Approach

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# bridging the gap

*A Symbiotic Approach*

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# Bridging the Gap: a Symbiotic Approach

Independent project submitted to Roger Williams University, School of Architecture, Art and Historic Preservation in fulfillment of the requirements of the BArch Degree in Architecture:

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Class of 2009

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Ageing of our society will intensify as a problem in the future. This is because at its core more people are becoming older and there are ever fewer young people as a percentage of our population. Many elderly people will be alone, without any younger family members to care for them. South Beach shares similar populations of young and old, and as a city it appeals to the interests of both the young and old. The architecture and program for this project is meant to promote a symbiosis between the young and old. The symbiosis occurs in the places of interaction which are centrally located on the housing levels. In these spaces young adults and the elderly interact thru the use of a communal dining and lounge area. Intergenerational interaction also occurs on a more public level on the ground floor in the interior courtyard and pool as well as the restaurant/lounge. The necessity to promote a place and space for such a relationship to exist is integral in educating and establishing a society that understands mankind is part of a continual cycle. If the problem of generational identity without recognition to the past continues many societies and cultures face the possibility of extinction.

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**manifesto**

Architecture is a means to connect epochs of the past with current times. At a time when generations are defined by the latest technology and icons in pop culture, the world is missing the concept of societal lineage. Architecture is a means by way a society's lineage can be defined. This lineage is not defined as an aesthetic emulation of the past nor a return to former building techniques, rather; a return to a continuous knowledge of building technology and techniques mainly as a concept of sustainability rather than tectonics.

Today we understand sustainability as a way of building that has low impact on the environment and low energy usage, but this can be further defined. When this idea is applied to society it reflects the need to create a culture in which past ethos and mores are passed from generation to generation. This needs to happen regardless of the technological or pop cultural identity the specific generation has.

This architecture is a means of bridging the gap between generations. Today there is a schism in understanding between young adults and senior citizens. Through architecture this gap can be mended. I believe that architecture can promote filial piety. Through this respect for elders a better understanding of generations can be established. With this new understanding a continuous knowledge of society past and future can be established. In other words, an Architecture where the past is reflected and respected while accommodating the growth of the new.

This is not an Architecture based on respect for elders to promote a hierarchical society. This is an Ar-

chitecture that is meant to promote a symbiosis between the young and old.

The necessity to promote a place and space for such a relationship to exist is integral in educating and establishing a society that understands mankind is part of a continual cycle. If the problem of generational identity without recognition to the past continues many societies and cultures face the possibility of extinction.



The idea of life as a cycle is something that many younger generations neglect but is an integral part of understanding ones journey through life. There are different stages of human life that have been defined throughout the ages, and I feel that one needs to understand where they have been where they are and where they are going to go. I align with the idea that one's life can be broken down into 7 stages. These stages are defined in modern terms as: *infancy, childhood, lover, soldier, justice, old age, death*. This idea of life as a seven stage process is something that is more eloquently defined by Shakespeare's "As You Like It" :



"All the world's a stage,  
And all the men and women merely players;  
They have their exits and their entrances;  
And one man in his time plays many parts,  
His acts being seven ages. At first the infant,  
Mewling and puking in the nurse's arms;  
And then the whining school-boy, with his satchel  
And shining morning face, creeping like snail  
Unwillingly to school. And then the lover,  
Sighing like furnace, with a woeful ballad  
Made to his mistress' eyebrow. Then a soldier,  
Full of strange oaths, and bearded like the pard,  
Jealous in honour, sudden and quick in quarrel,  
Seeking the bubble reputation  
Even in the cannon's mouth. And then the justice,  
In fair round belly with good capon lin'd,  
With eyes severe and beard of formal cut,  
Full of wise saws and modern instances;  
And so he plays his part. The sixth age shifts  
Into the lean and slipper'd pantaloone, zzzzzz  
With spectacles on nose and pouch on side;  
His youthful hose, well sav'd, a world too wide  
For his shrunk shank; and his big manly voice,  
Turning again toward childish treble, pipes  
And whistles in his sound. Last scene of all,  
That ends this strange eventful history,  
Is second childishness and mere oblivion;  
Sans teeth, sans eyes, sans taste, sans every-  
thing."

Jaques (Act II, Scene VII, lines 139-166)

Through the definitions of the stages of life from the past and the definitions we use today I have identified 2 stages in life which can benefit from closer interaction with each other. These two stages are the prime of life and senior as defined by modern terms, or as seen in this monologue the stages described as soldier and old age. The reasons I have chosen these two stages is because the characteristics that define these stages are complimentary to one another. According to Shakespeare these stages are defined as:

**Soldier:** It is in this age, comparable to modern day young adult, that he thinks less of himself and begins to think more of others. He is very easily aroused and is hot headed. He is always working towards making a reputation for himself and gaining recognition, however short-lived it may be, even at the cost of his own life.

**Old age:** He begins to lose his charm both physical and mental. He begins to become the brunt of others' jokes. He loses his firmness and assertiveness, and shrinks in stature and personality.



When using modern terms; prime of life and senior the need for a symbiotic relationship is supported by scientific evidence. According to a recent study done by Osaka City University there are five things that support the feasibility of a symbiotic relationship between young adults and senior citizens:

- 1) Compared to young adults, senior citizens have a higher "self-respect" and "confidence" and they estimate themselves positively
- 2) Young adults and seniors have the same levels of "self-assertion"
- 3) Young adults have higher "social support" than senior citizens
- 4) Senior citizens who lived by themselves and assert themselves are able to gain "social support"
- 5) Young adults have higher "dependence" while senior citizens want to be dependency but they feel they cannot do to lack of "social support"

By recognizing the characteristics and needs of these two stages in life it is evident to me that interactions between these groups will not only improve the quality of life for the young adults and the senior citizens but promote a sustainable culture (Masayuki).

**architectural themes**

Some architectural themes to be explored in this project have to deal with sustainability, passive environment systems, the play between new and old, and public and private. These themes are important because of the obvious need for solutions for energy usage when it comes to building sustainably. Sustainability goes beyond the need for energy and environmental conservation. I feel that the idea of sustainability is something that can and has to be applied. The main theme this deals with is the creation of a culture that is sustainable through the interaction of young and old people in a built environment.

My theoretical position deals with the idea of sustainability not only as something need to conserve energy and the environment but also to preserve culture. I am looking to establish an environment by creating space for the elderly, who have recently found themselves on their own, whether it is due to the death of a spouse or the need to assisted living, and combining with young adults who also are recently on their own because they are away at college or recently entered the job market. I feel that a relationship can be established that is beneficial to both the elderly and the young. There are certain things the elderly can't do or need that can be provided by young adults, and there are certain things that young adults need that can be provided by the elderly. I hope to redefine the ideas of assisted living.

This is a concern to me because on a personal level I am dealing with caring for my grandmother. On a broader level I feel that this building type offers an opportunity to help society by redefining the roles of the youth as caretakers of the past and the elderly as cultivators of the future.

The intent of this building is not to create a new typology. The definition of spaces are to be created not by pure architectural programmatic needs but the social needs of the two target groups. The spaces are created to promote a symbiotic relationship in which the issues of "self-respect", "confidence", "self assertion", "social support", and "dependence" are addressed. This issues will be addressed by arranging private (some for young adults; some for seniors) and public spaces (shared by young adults and seniors) in a manner that allows for interaction and the exchange of knowledge between generations.



**Program**

## apartments\_\_

12 minilofts

entrance	6ftx5ft	30 sqf
kitchenette	10ftx8ft	80 sqf
living room	10ftx10ft	100 sqf
bathroom	7.5ftx10ft	75 sqf
storage	4ftx4ft	16 sqf
bedroom	12ftx13ft	156 sqf
dining	10ftx10ft	100 sqf
balcony	7.5ftx10ft	<u>75 sqf</u>

$$632 \text{ sqf} \times 12 = 7584 \text{ sqf}$$

10 double apartments

entrance	6ftx5ft	30 sqf
kitchenette	10ftx8ft	80 sqf
living room	10ftx10ft	100 sqf
bathroom	7.5ftx10ft	75 sqf
storage	5ftx5ft	25 sqf
bedroom x [2]	12ftx13ft	156 sqf x [2] = 312 sqf
dining	10ftx10ft	100 sqf
balcony	7.5ftx10ft	<u>75 sqf</u>

$$797 \text{ sqf} \times 10 = 7970 \text{ sqf}$$

16 assisted living apartments

entrance	6ftx6ft	36 sqf
kitchenette	10ftx8ft	80 sqf
living room	10ftx10ft	100 sqf
bathroom	10ftx7.5ft	75 sqf
storage	4ftx4ft	16 sqf
bedroom	12ftx13ft	156 sqf
dining	10ftx10ft	100 sqf
balcony	7.5ftx10ft	<u>75 sqf</u>

$$638 \text{ sqf} \times 20 = \underline{10208 \text{ sqf}}$$

25,762 sqf\_\_total



## shared\_\_

8 small shared space

kitchenette	10ftx8ft	80 sqf
dining	7.5ftx10ft	75 sqf
lounge area	10ftx10ft	100 sqf
periodicals	7.5ftx7.5ft	56.25 sqf
balcony	10ftx10ft	<u>100 sqf</u>

$$411.25 \text{ sqf} \times 8 = 3290 \text{ sqf}$$

05 large shared space

community/	30ftx30ft	<u>900 sqf</u>
------------	-----------	----------------

$$900 \text{ sqf} \times 5 = \underline{4500 \text{ sqf}}$$

7,790 sqf\_total

## lobby\_\_

02 lobby

entrance lobby	25ftx30ft	<u>750 sqf</u>
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$$750 \text{ sqf} \times 2 = \underline{1500 \text{ sqf}}$$

1,500 sqf\_total

## recreation area\_\_

01 day/night recreation

swimming pool	75ftx40ft	3000sqf
swimming deck		
/dancefloor	80ftx80ft	<u>6400sqf</u>

$$9400\text{sqf} \times 01 = \underline{9400\text{sqf}}$$

9,400sqf\_total

exhibit areas__	05 public exhibit areas			
	local artist			
	/history	50ftx25ft	<u>1250sqf</u>	
			1250sqf x 5=	<u>6250sqf</u>

6,250sqf\_\_total

info cafe__	01 cafe			
	dining	30ftx25ft	750sqf	
	service area	20ftx15ft	300sqf	
	prep kitchen	15ftx15ft	225sqf	
	office	10ftx10ft	<u>100sqf</u>	
			1375sqf x 1=	<u>1375sqf</u>

1,375sqf\_\_total

aged care__	01 medical facilities			
	reception	15ftx20ft	300sqf	
	prep room	10ftx10ft	100sqf	
	patient room [5]	10ftx10ft	100sqf x [5]=	500sqf
	xray room	10ftx10ft	100sqf	
	offices [5]	10ftx10ft	100sqf	
	lab	25ftx25ft	<u>625sqf</u>	
			1725sqf x 1=	<u>1725sqf</u>

1,725sqf\_\_total

Total Net\_53,802 sqf

Total Gross\_53,802 x 1.3= 69,942.6 sqf

## apartments\_\_

mini-lofts\_\_ an economical housing unit for a single tenant

double apartment\_\_ housing unit for two tenants

senior apartment\_\_ housing unit for a single senior

## shared\_\_

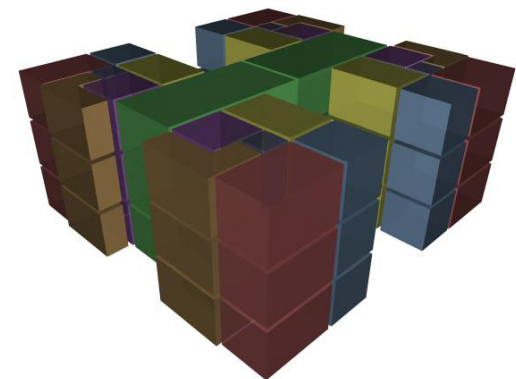
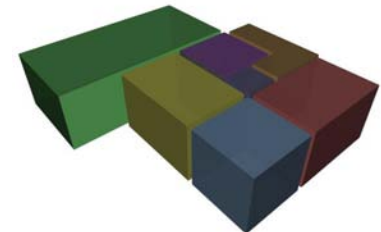
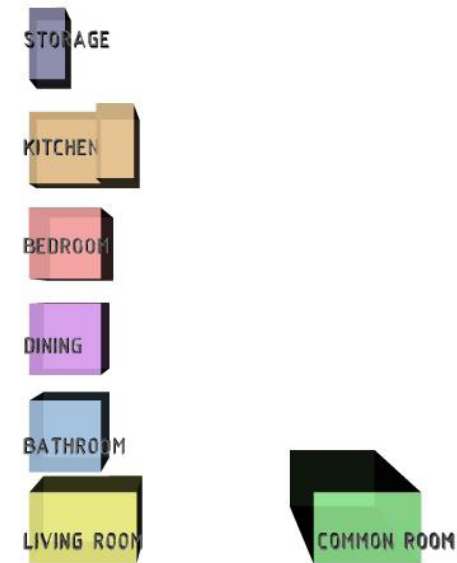
small shared\_\_ a space for 6-10 residents to interact whether reading, relaxing or enjoying dinner together

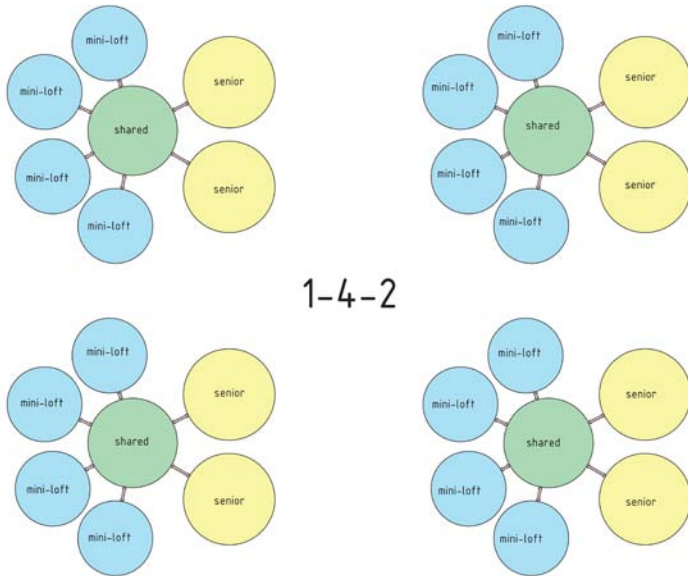
large shared\_\_ a space for 10-20 residents to assemble for a holiday dinner or a community meeting

lobby\_\_ entry space open to public connects outside to public spaces on ground floor of building

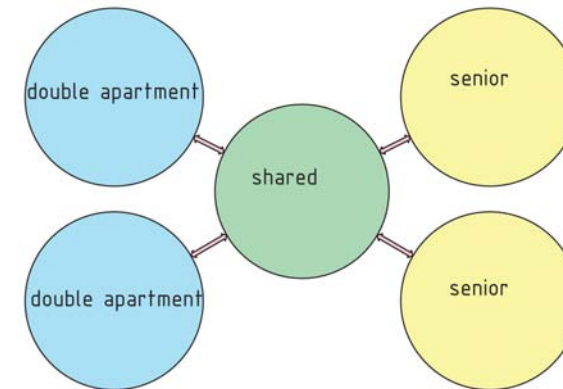
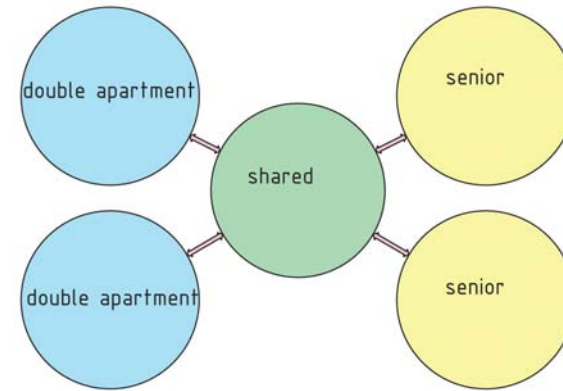
recreation area\_\_ this is a multifunctional space that serves the residents of the building during the day time and the public at night. This space contains a swimming pool and cabanas that can be used by the residents during the day. At night this space can be adapted to function as a nightclub which is open to the public as well as the residents.

exhibit areas\_\_ The exhibit areas are places for interaction and exchange of generational knowledge. Some are to house local artist works while others will display items that are characteristic of their respective generations. [10-15 people]

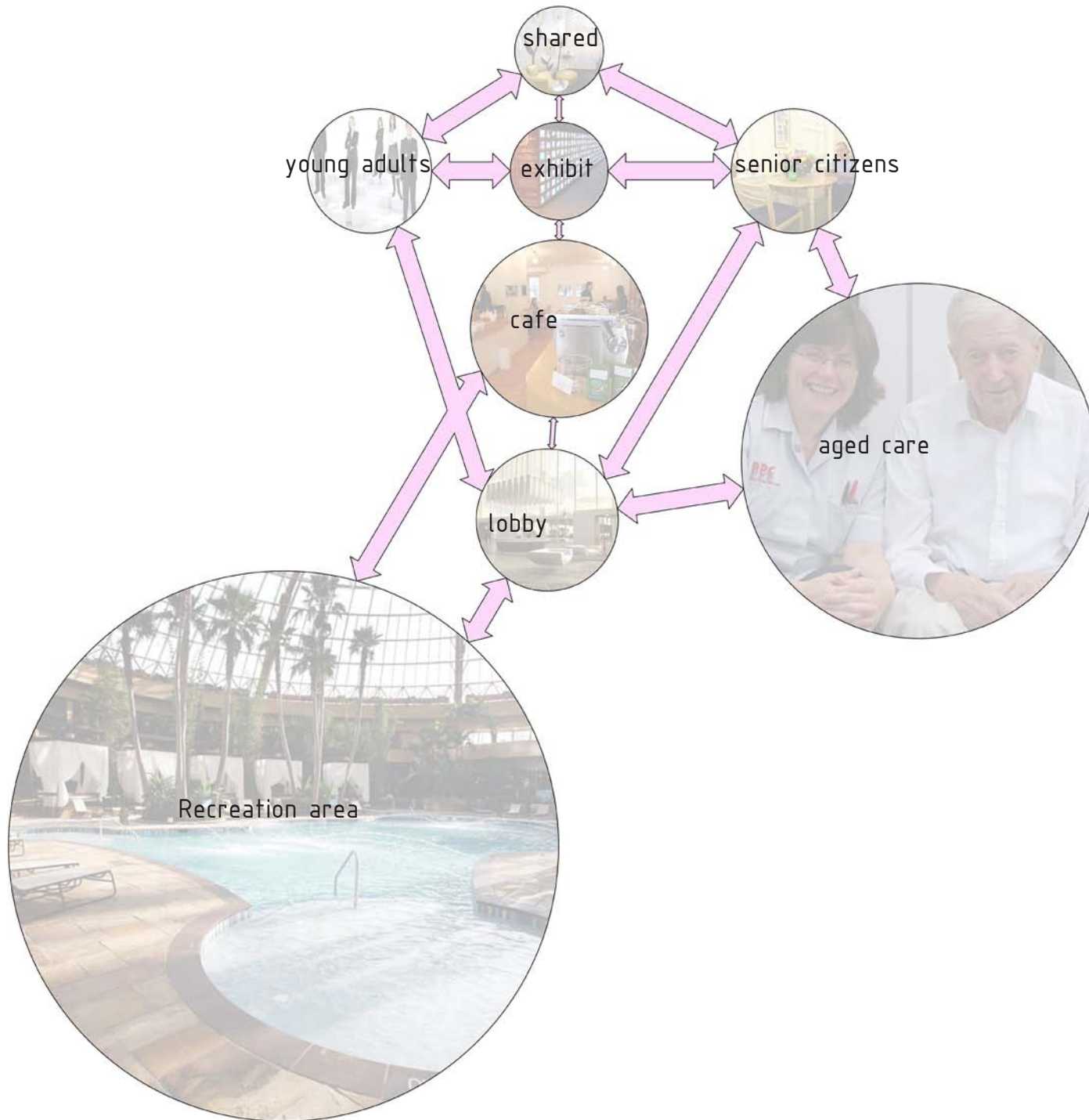




The shared spaces between the youth and elderly housing units are sized to hold 6-10 people. This creates the relationship of 1 shared room for 4 minilofts and 2 elderly housing units.



The relationship changes with the double apartments to 1 shared room for 2 double apartments and 2 elderly housing units.



**Site**

**Miami Beach** is located In Miami-Dade County Florida. The site in particular is located on the corner of 6th Street and Washington Avenue, in the heart of the city section known as South Beach. South Beach contains the 23 most southern blocks of Miami Beach and separates the Atlantic Ocean from Biscayne Bay. This area was first developed in 1910 and has gone through numerous man-made and natural changes. It has a long history of a diverse evershifting population since its conception.

## Miami Beach\_\_

### area\_\_

city\_\_ 18.7 sq.mi.

land\_\_ 7.0 sq.mi.

water\_\_ 11.7 sq.mi.

elevation\_\_ 3 ft.

### population\_\_

city\_\_ 87,925

density\_\_12,502.1 sq.mi.

metro\_\_ 5,422,200 sq.mi.

South Beach, **SoBe**, is a well known by many generations. Young adults recognize South Beach after it was immortalized in the television series "Miami Vice". While the elderly might remember it as the home of "The Jackie Gleason Show". Regardless of SoBe's iconography in the media, this city offers an environment and culture that can suit the lifestyles of both generations.

## Demographics\_\_

white\_\_45.84%

hispanic\_\_40.9%

african american\_\_4.03%

native american\_\_23%

asian\_\_1.37%

pacific islander\_\_04%

other race\_\_4.05%

two or more race\_\_3.53%

59,723 housing units

8,491.2 sq.mi. average density of housing units

46,194 households

with children under 18\_\_14%

married couples living together\_\_27.4%

single female\_\_8.5%

non-families\_\_60.3%

household of individuals\_\_48.7%

living alone over 65\_\_14.8%

average household size\_\_1.87

average family size\_\_2.26

under 18\_\_13.4%

18 to 24\_\_7.8%

25 to 44\_\_38.2%

45 to 64\_\_21.3%

over 65\_\_19.2%

(<[http://en.wikipedia.org/wiki/Miami\\_beach#Demographics](http://en.wikipedia.org/wiki/Miami_beach#Demographics)>)

**Zoning\_\_**

RM-2 [multi-family, medium intensity]

**Purpose\_\_**

multi-family, medium intensity district

**Main permitted uses\_\_**

town homes

apartments

apartment-hotels

hotels

single family residences[detached]

**Conditional Uses\_\_**

adult congregate living facility

day care

nursing home

religious institutions

private and public institutions

schools

commercial or non-commercial

**Prohibited Uses\_\_**

Accessory outdoor entertainment establishment

Accessory open-air entertainment establishment

**Area Requirements\_\_**

Minimum lot area\_7,000 sqf

Minimum lot width\_50 sqf

Maximum building height\_60ft

Maximum # of stories\_5

**Setback Requirements**

At Grade with parking lot on same lot\_\_

front\_20ft

side\_5ft or 5% lot width

side facing a street\_5ft or 5% lot width

rear\_5ft

Subterranean\_\_

front\_20ft

side\_5ft or 5% lot width

side facing a street\_5ft or 5% lot width

rear\_0ft

Pedestal\_\_

front\_20ft

side\_7.5ft or 8% lot width

side facing a street\_7.5ft or 8% lot width

rear\_10% lot depth

Tower\_\_

front\_20ft + 1ft increase over 50ft

side\_7.5ft or 8% lot width + .1 over 50ft

side facing a street\_7.5ft or 8% lot width

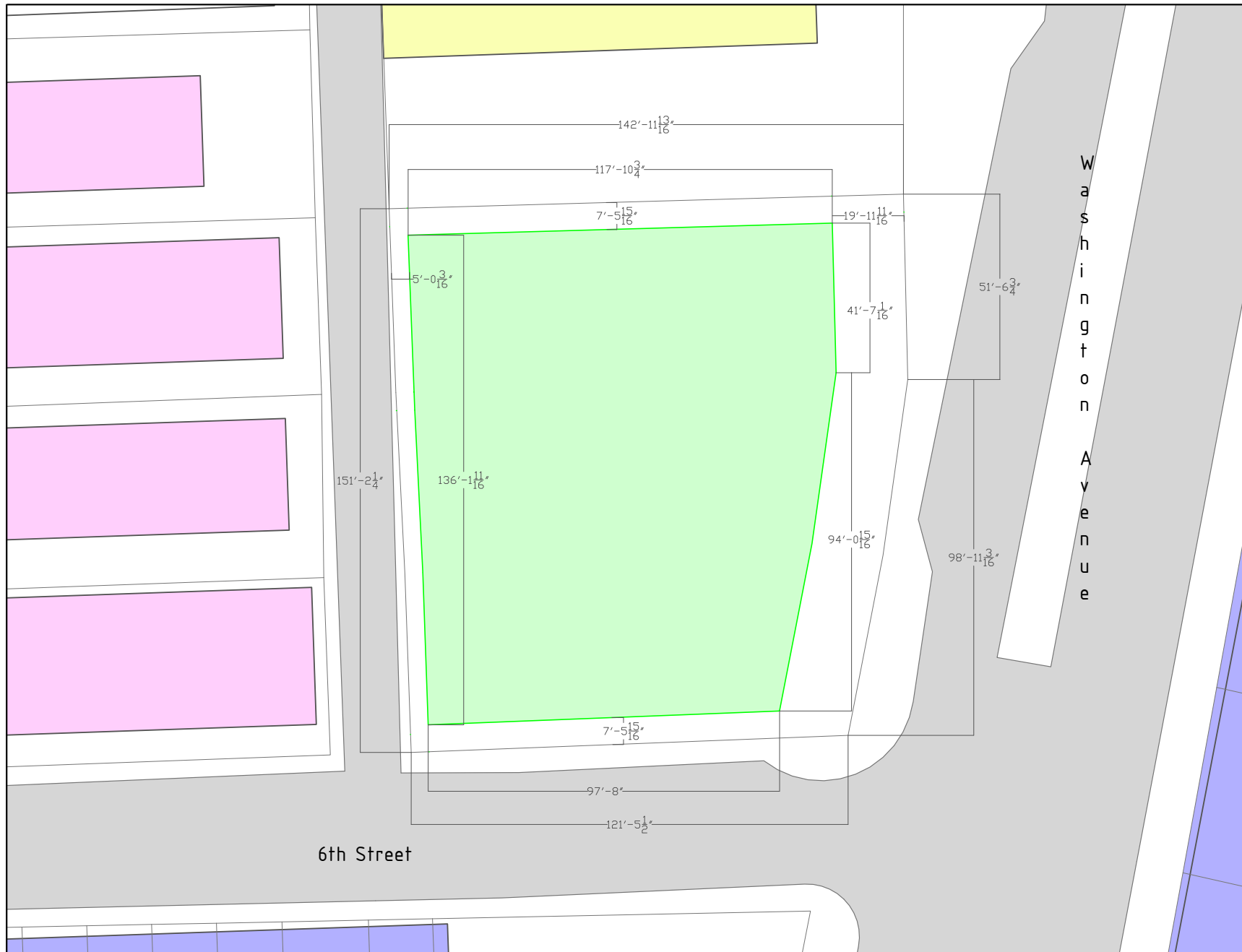
rear\_15% lot depth

(<<http://www.municode.com/Resources/gateway.asp?pid=13097&sid=9>>)

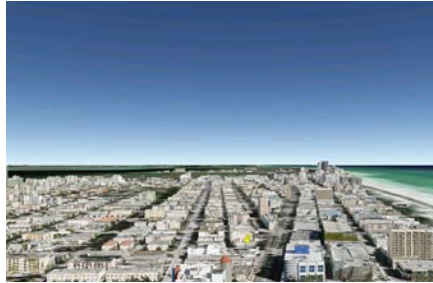




This map shows the allowable building area on the site after all the setbacks are considered. The site area is approximately 15,500 sqf.



Site map dimensioned with size of lot according to property lines as well as size of buildable area after setbacks.



View to North



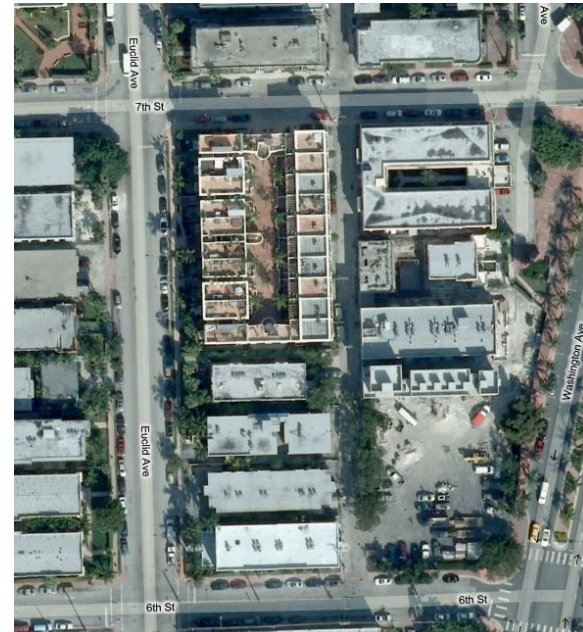
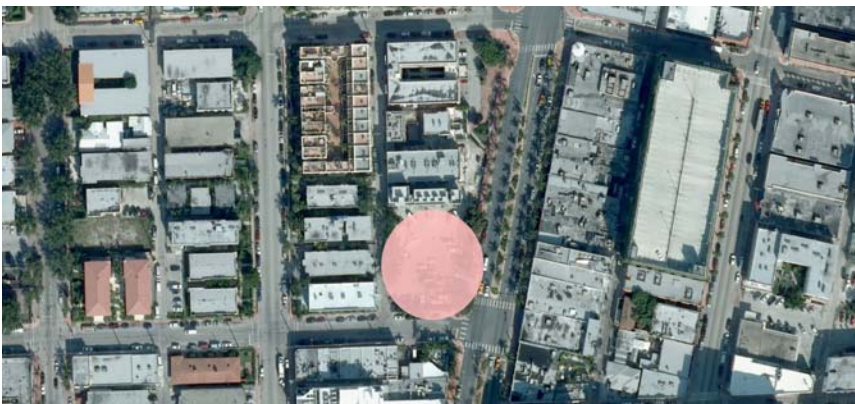
View to West



View to East



View to South





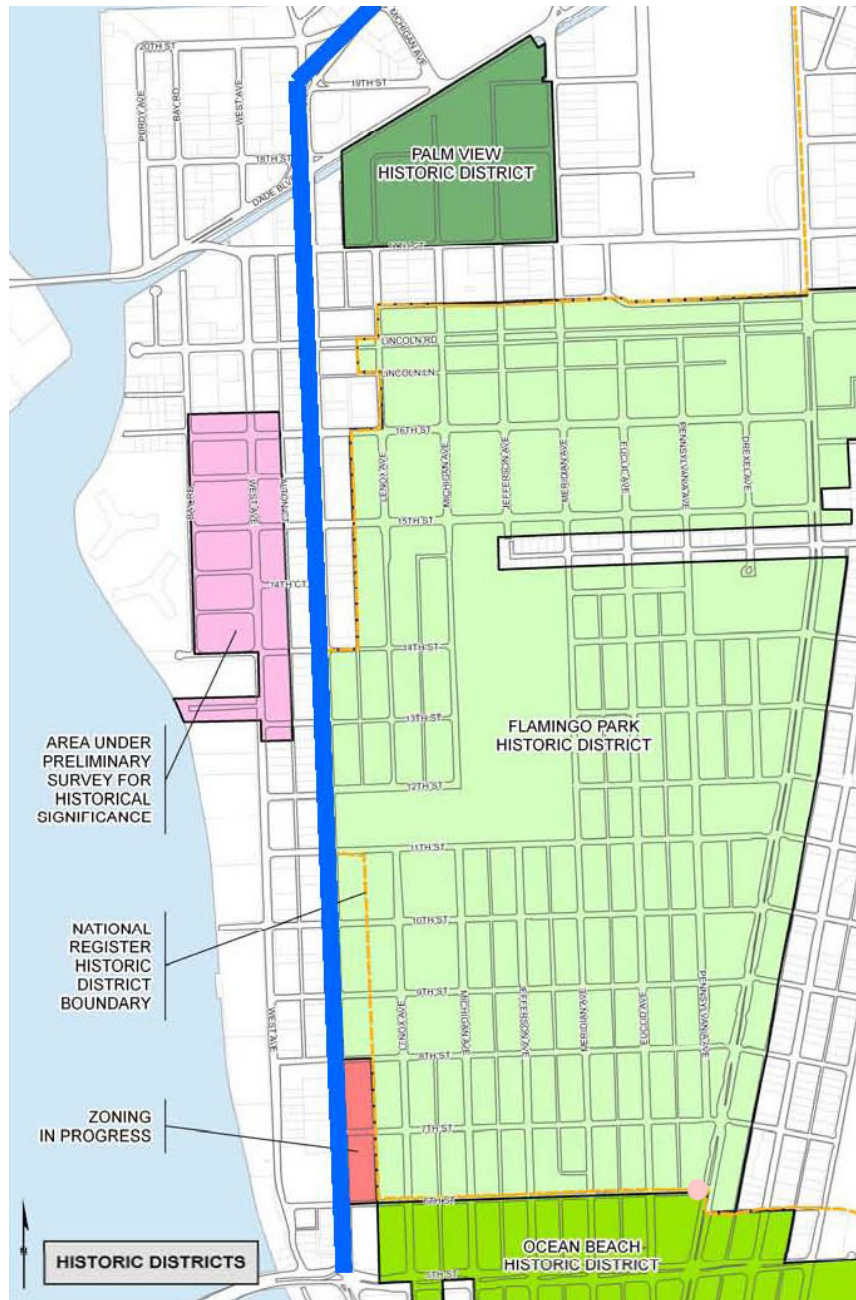


Green Spaces

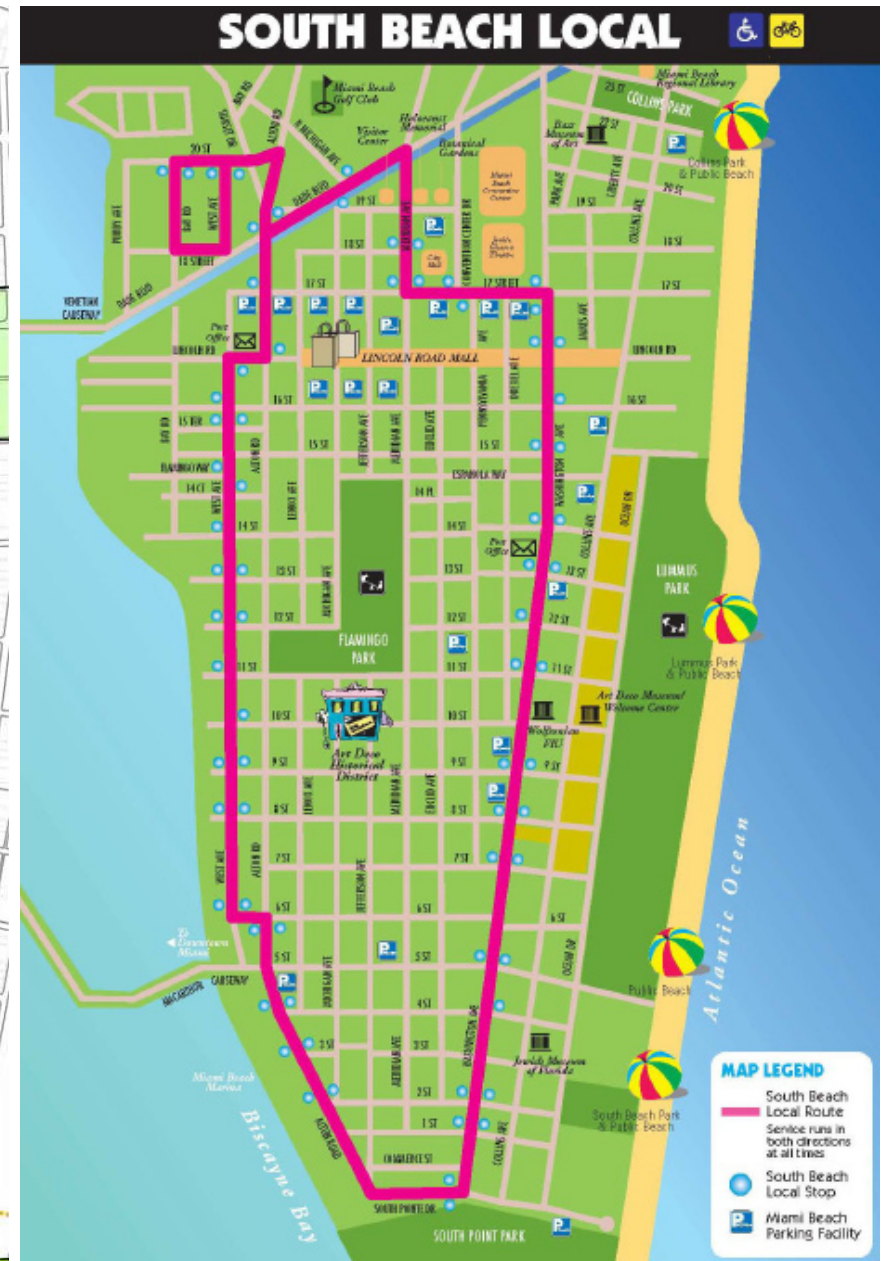
Roadways







Historic Districts



Transportation Map

# Bicycle Circulation

City of Miami Beach  
Bicycle Master Plan



## Parking



- On-street parking reduction
- Parking requirements for new uses



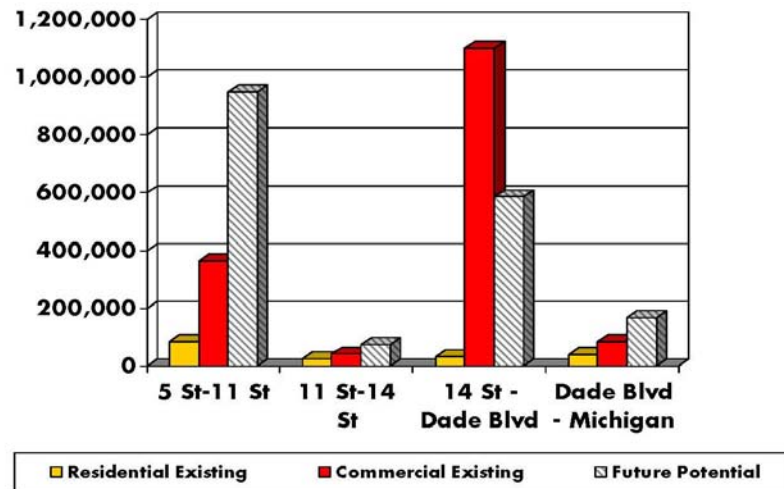
## Transit Circulation

- Bus route efficiency
- Transfer sites
- Local circulator routes
- Future upgrades (Bus Rapid Transit ?)



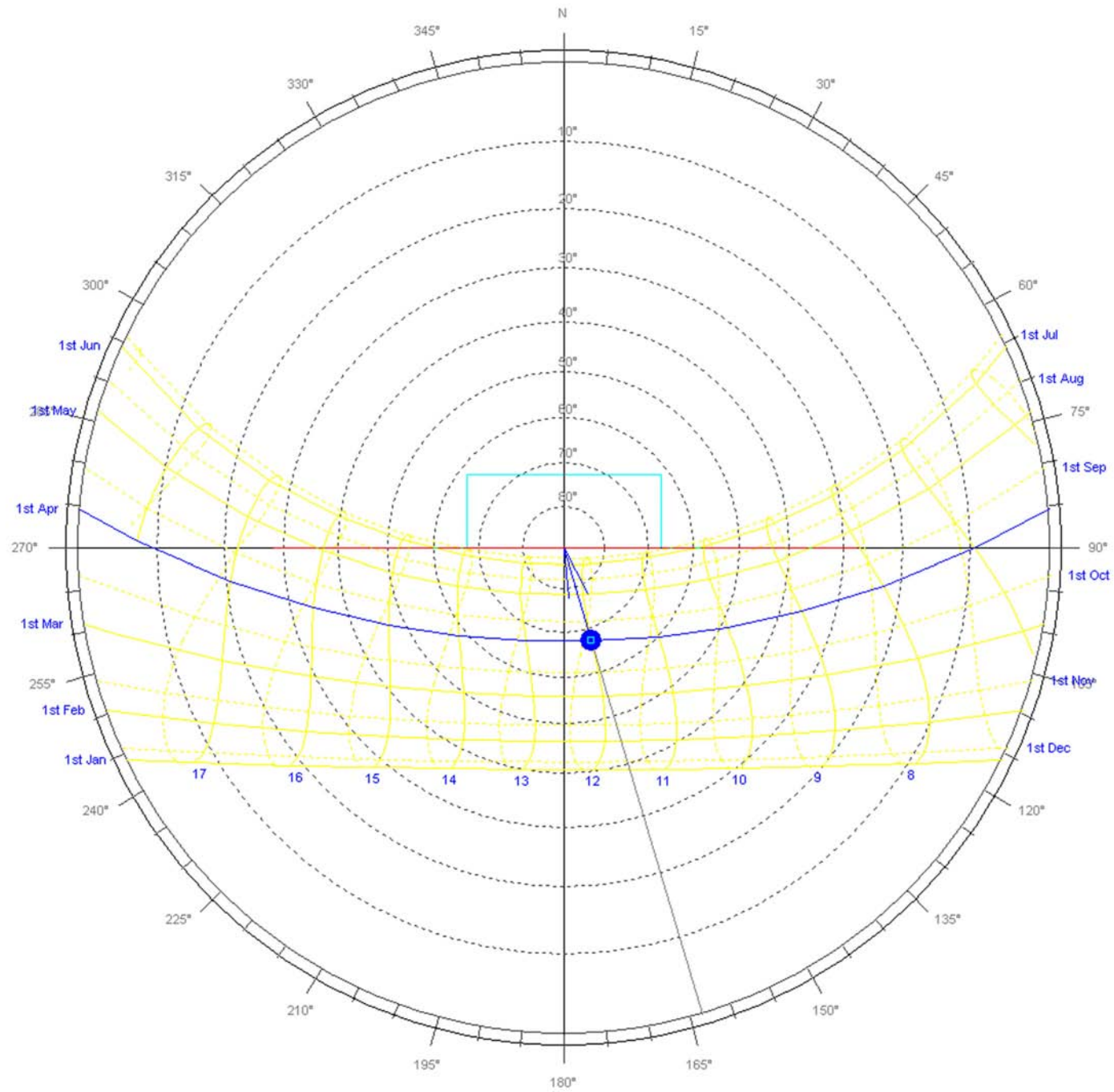


## Development Potential by Corridor Segment



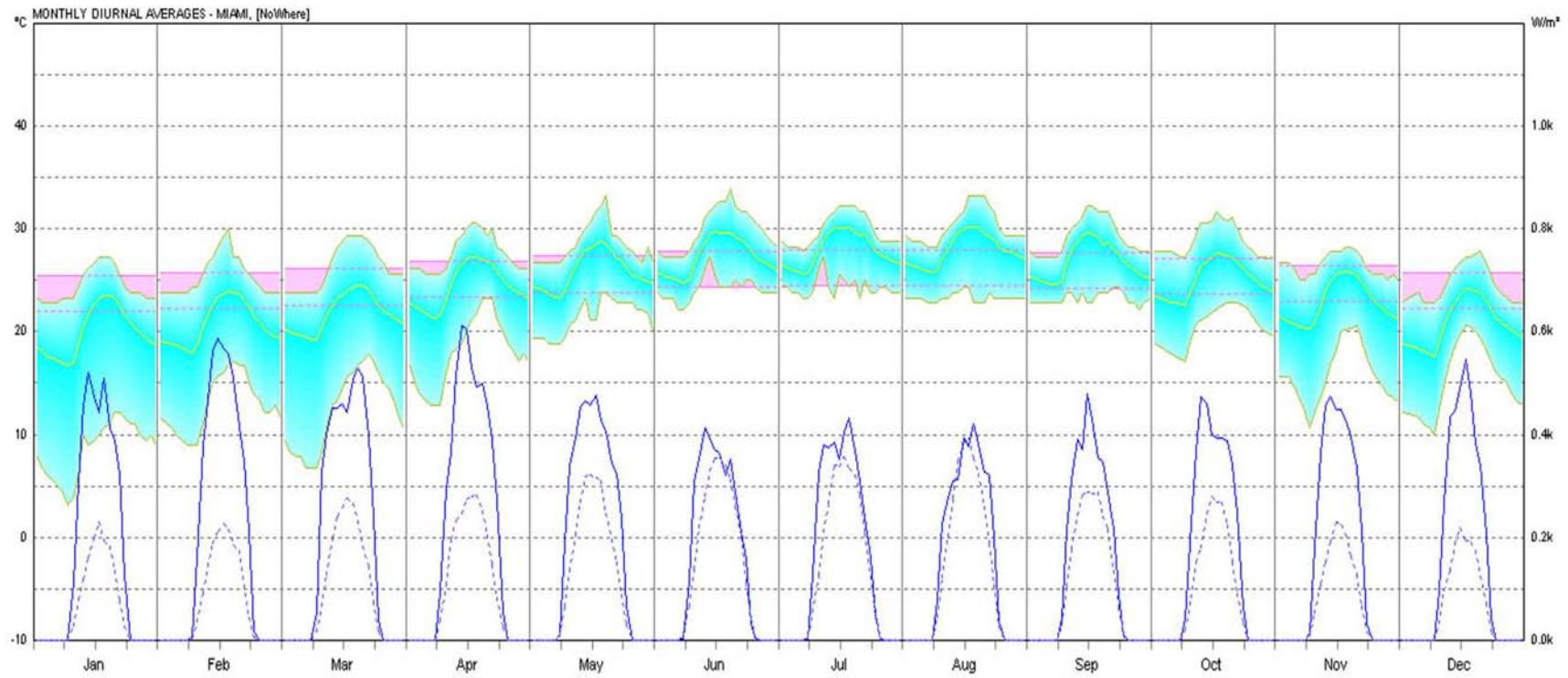
These sites sit a on barrier between residential and commercial zoning. The graph above shows the potential of building development in these types of the areas. The site for this project is located on 6th Street and Washington which displays similar characteristic of the areas displayed in this graph.





sun path diagram demonstrates the range of the sun angles on the site throughout the year.

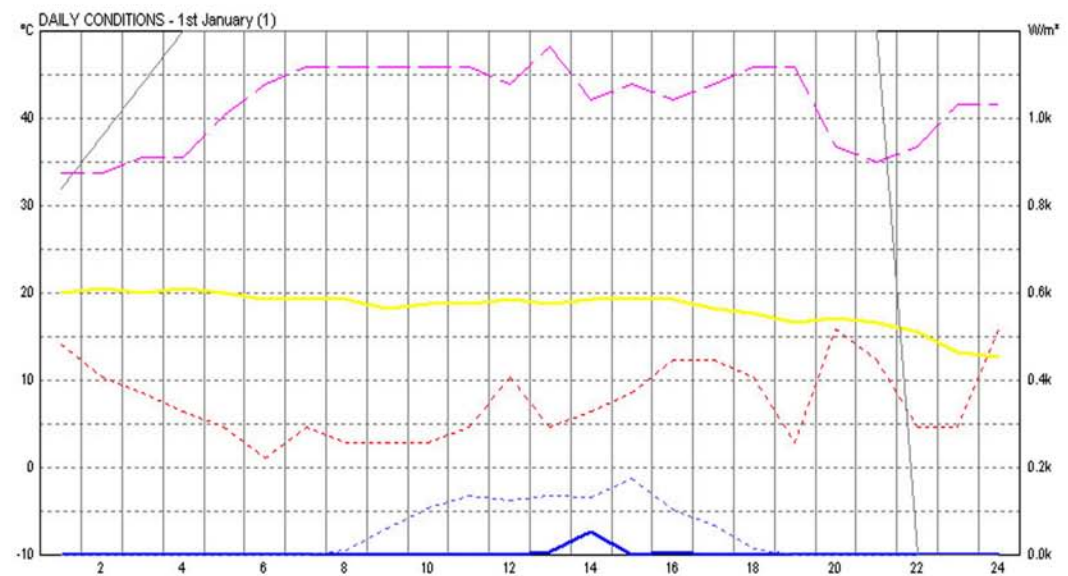




## LEGEND

Comfort: Thermal Neutrality

Temperature	Direct Solar
Rel Humidity	Diffuse Solar
Wind Speed	Cloud Cover



Washington West Elevation



Washington East Elevation



6th South Elevation



6th North Elevation



Pennsylvania Court West Elevation



Pennsylvania Court East Elevation





View from Northwest corner of the site



View from Northeast corner of the site



View from Southwest corner of the site



View from Southeast corner of the site





**Precedents**

# Multi-generational Housing in Vienna

## 1998–2001

Architects\_\_

Franziska Ullmann & Peter Ebner

"We are taking our parents with us"



### Project Details

usage__	shops, cafe, offices, medical practices, apartments
units__	30 assisted living apartments 12 minilofts 6 maisonettes 26 2-room apartments 13 3-room apartments
access__	access walkways
internal room heights__	3.65m ground floor 3.15m first floor 2.76m second-fifth floors
construction type__	reinforced concrete
total floor area__	2,040 m <sup>2</sup>
residential area__	4,905 m <sup>2</sup>
total site area__	6,000 m <sup>2</sup>



This example of multigenerational housing is significant because it has the programmatic components and layout that promotes a relationship between the young and old. Components like retail and medical practices coupled with living units can create a functional community within a small area. The large area in the middle can be used for recreation in a safe observable space (Ebner).



office first floor/shop ground floor



medical practice/Red Cross care station



cafe



assisted living apartment

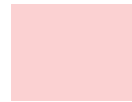
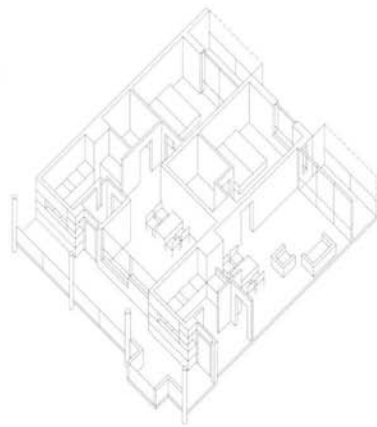


family maisonette

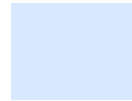


temporary apartment





bedroom



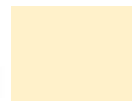
bathroom



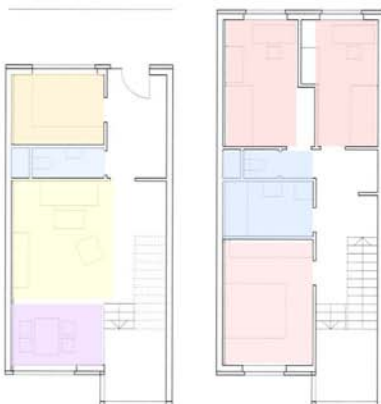
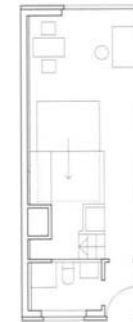
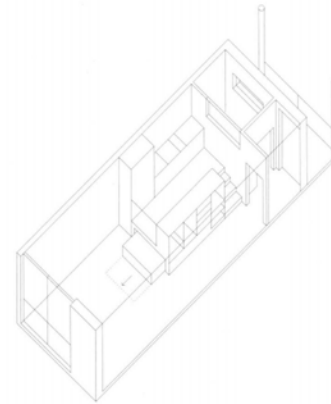
living room



dining



kitchen





# City House in Munich

## 2004–2005

Architects\_\_

Fink + Jocher, Munich



### Project Details

usage\_\_

units\_\_

residential and retail building

15 barrier-free apartments with  
loggias

2 wheel-chair friendly apartments

6 maisonettes with roof terraces

7 shops on ground floor

development\_\_

internal room heights\_\_

2 and 3 unit layout

2.48m upper floor

2.84m ground floor

construction type\_\_

total floor area\_\_

residential area\_\_

total site area\_\_

reinforced concrete

3,530 m<sup>2</sup>

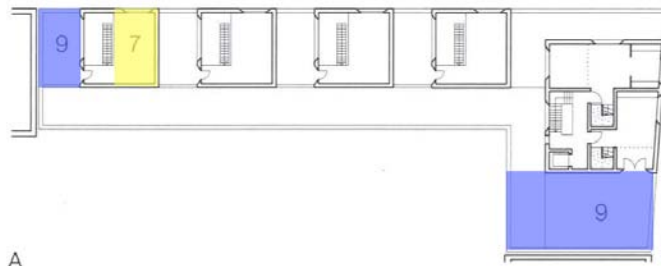
2,066 m<sup>2</sup>

1,102 m<sup>2</sup>

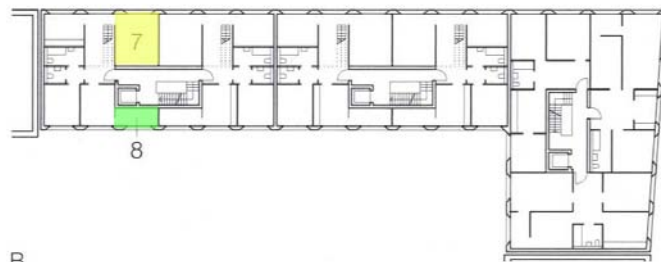


As a residential and retail address, this new building contributes greatly to the enhancement of the area by providing spaces commensurate with modern standards of living and working in a city (Ebner).

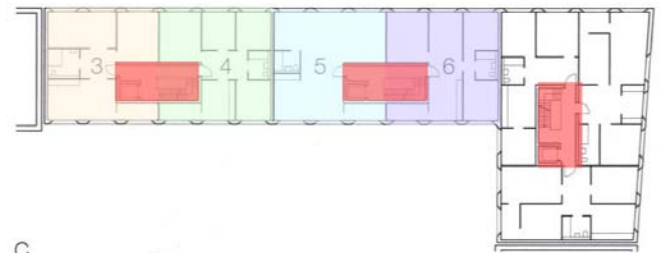




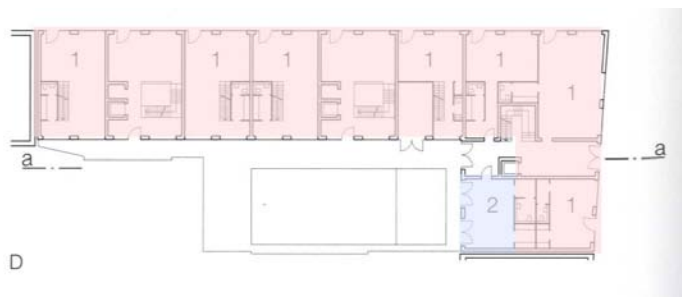
A



B



C



D



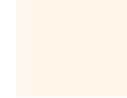
roof terrace



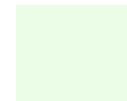
maisonette



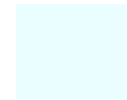
loggia



wheelchair-friendly apartment



floor plan with corridor



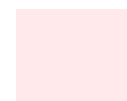
floor plan with loft



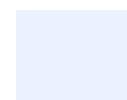
floor plan with "through" rooms



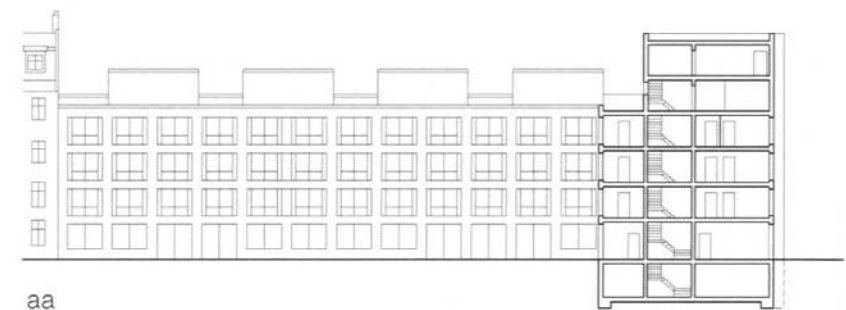
stairways



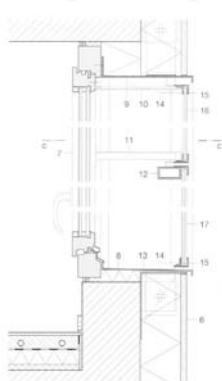
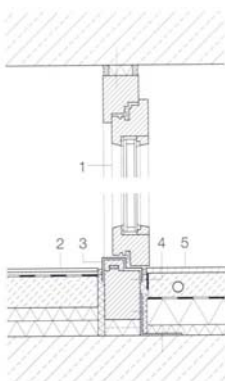
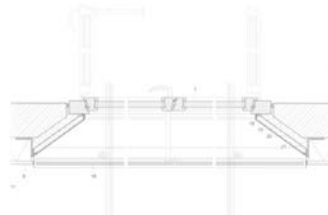
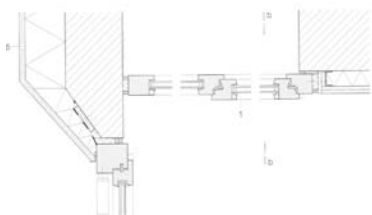
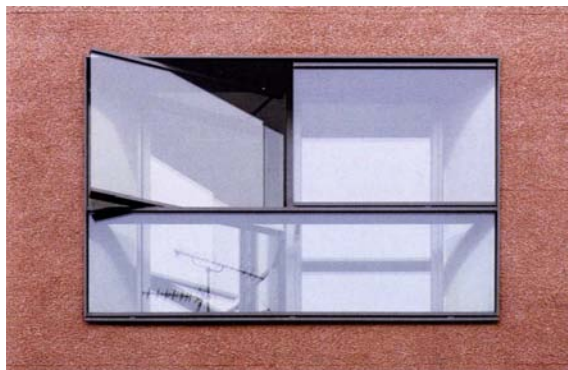
retail



floor plan with loft



aa





# Apartment Building in Vienna

## 2003–2006

Architects\_\_  
PPAG Architects



### Project Details

usage__	single story apartments
units__	32 apartments
	2 to 4-room apartments
	temporary shared accommodation for teenagers
	4 1-room apartments
development__	5 unit layouts
internal room heights__	2.5m
type__	reinforced concrete
total floor area__	4,567 m2
residential area__	2,655 m2
total site area__	942 m2



This building provides social housing with integrated shared accommodation for teenagers. The construction of this building completed the north-western corner of the peripheral development and creates an intimate internal courtyard. It has similar ideas in housing as well as similar site qualities as my proposal (Ebner).





internal courtyard



access to shared accommodation



communal room



room



access to apartments



passage



apartments



ventilation well



loggia



# Senior Residence In Zurich

## 2004-2006

Architects\_\_

Miller & Maranta, Basle



### Project Details

usage\_\_  
units\_\_

single story apartments  
8 1-room apartments  
56 2-room apartments  
4 3-room apartments  
18 single rooms

internal room heights\_\_

2.55m upper floor  
3.5m ground floor

construction type\_\_

reinforced concrete

total floor area\_\_

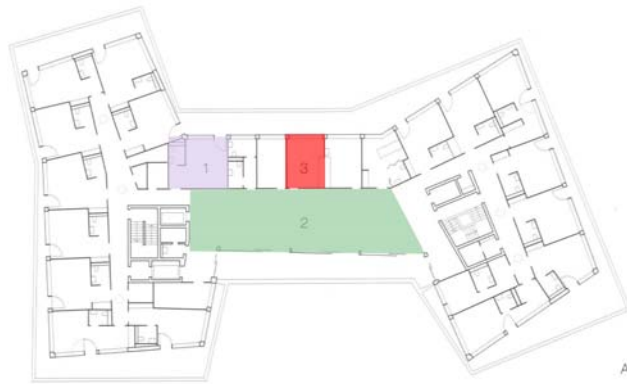
9,289 m2

total site area\_\_

2,811 m2

This senior residence welcomes visitors and resident alike with an atmosphere comparable to a hotel. The cafe is instrumental in drawing public life into the complex while internal spaces and informal communication and interaction zones ensure that the daily lives of the residents remain varied and interesting (Ebner).





single room

recreational room

nursing station

1-room apartment

3-room apartment

2-room apartment

seating niche

dining room

office

gym

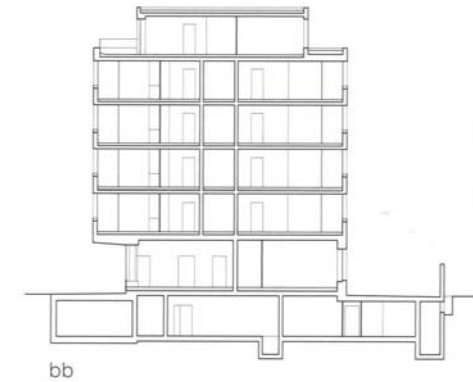
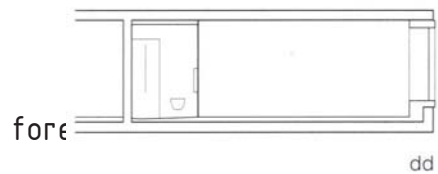
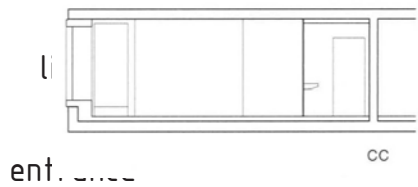
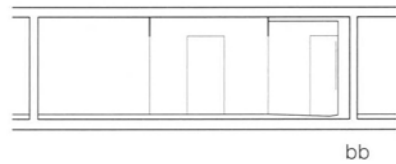
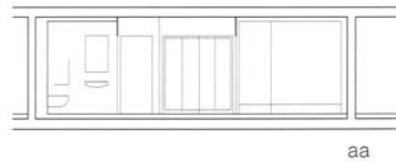
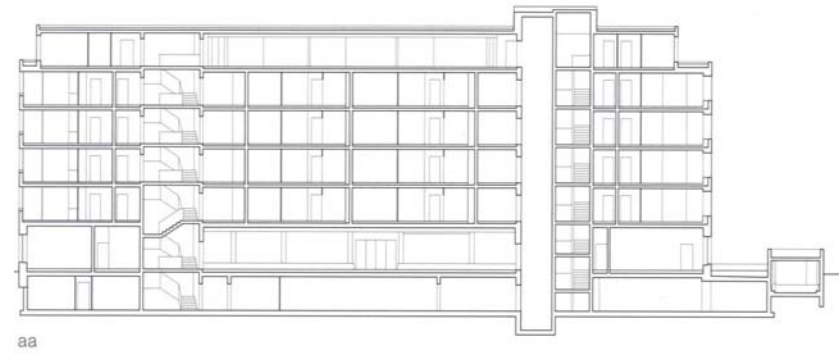
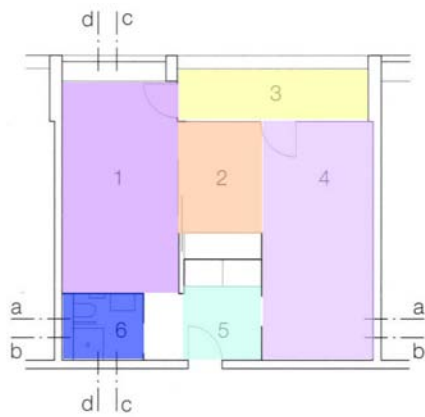
work room

dresser

laundry

living room

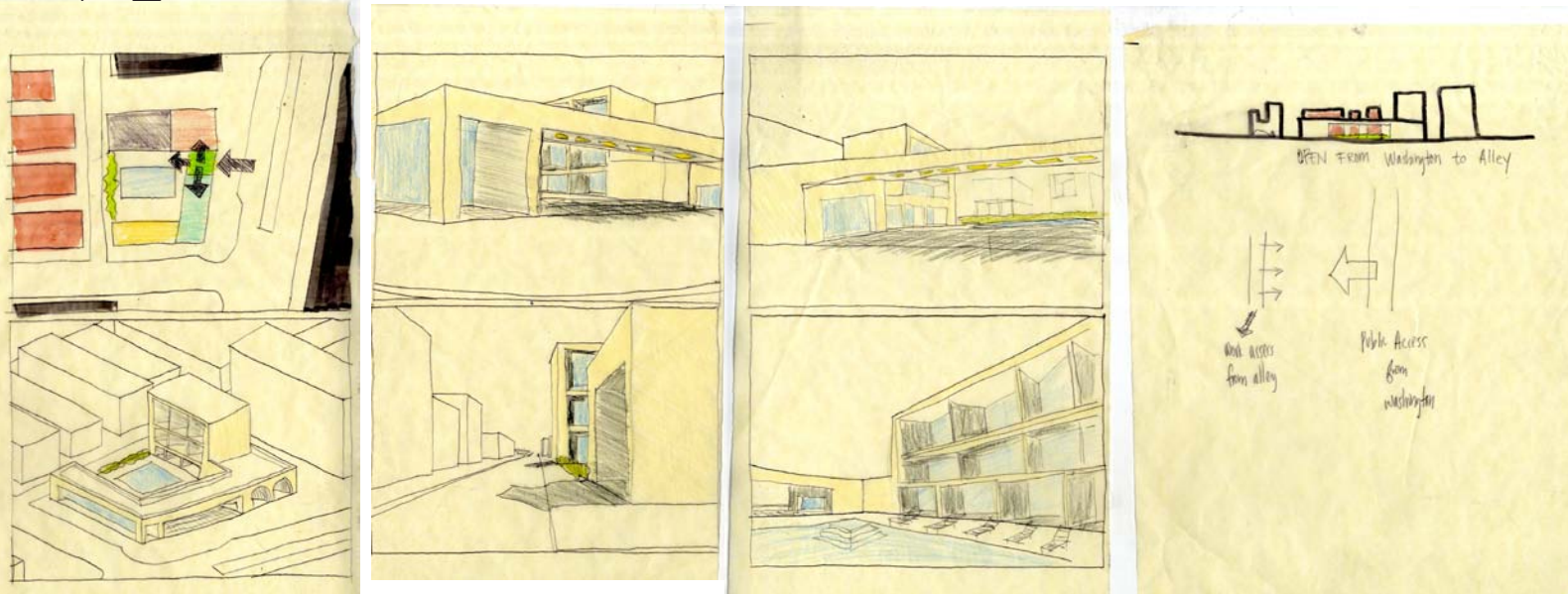




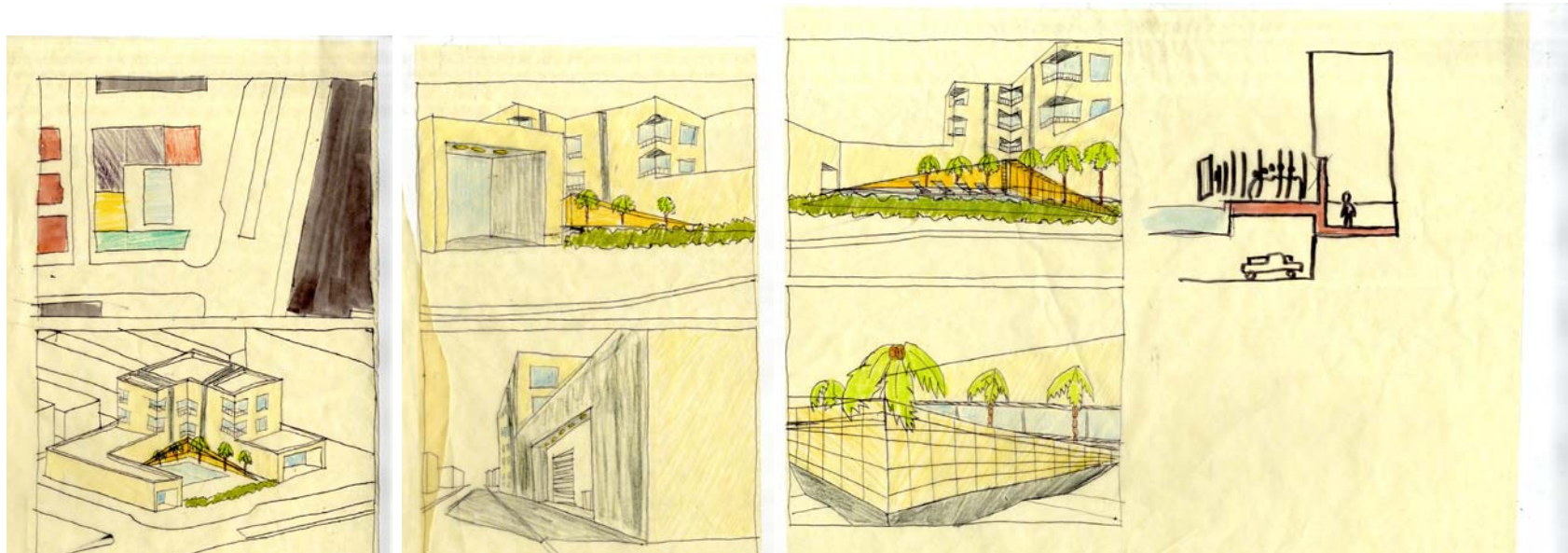


**design PROCESS/sketches**

concept 1\_\_ allows for public access from Washington and private access from alley

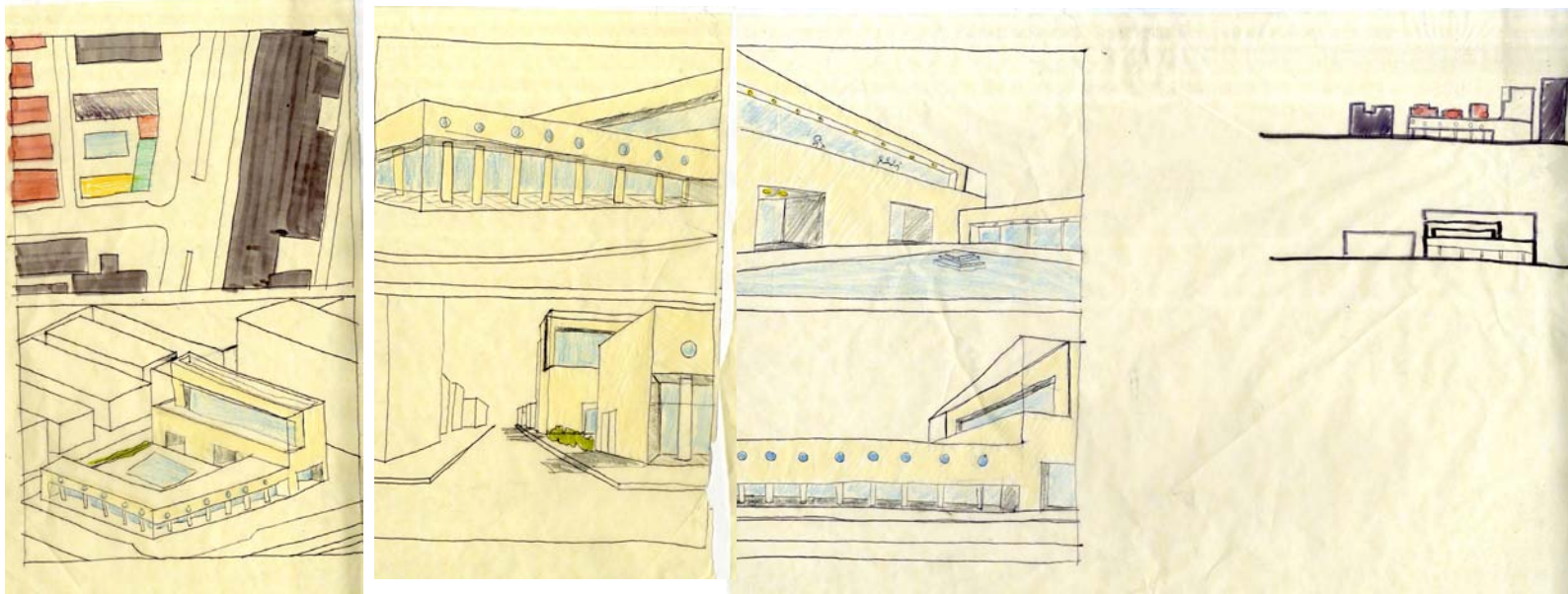


concept 2\_\_ allows for public access from Washington to restaurant/lounge area

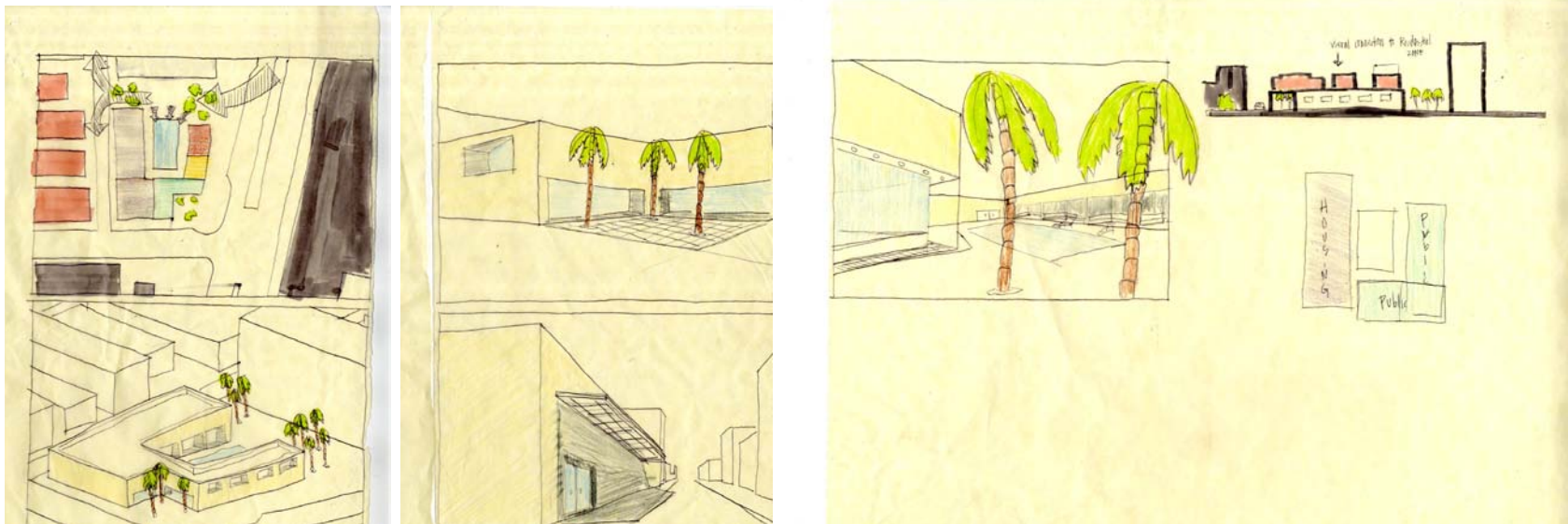




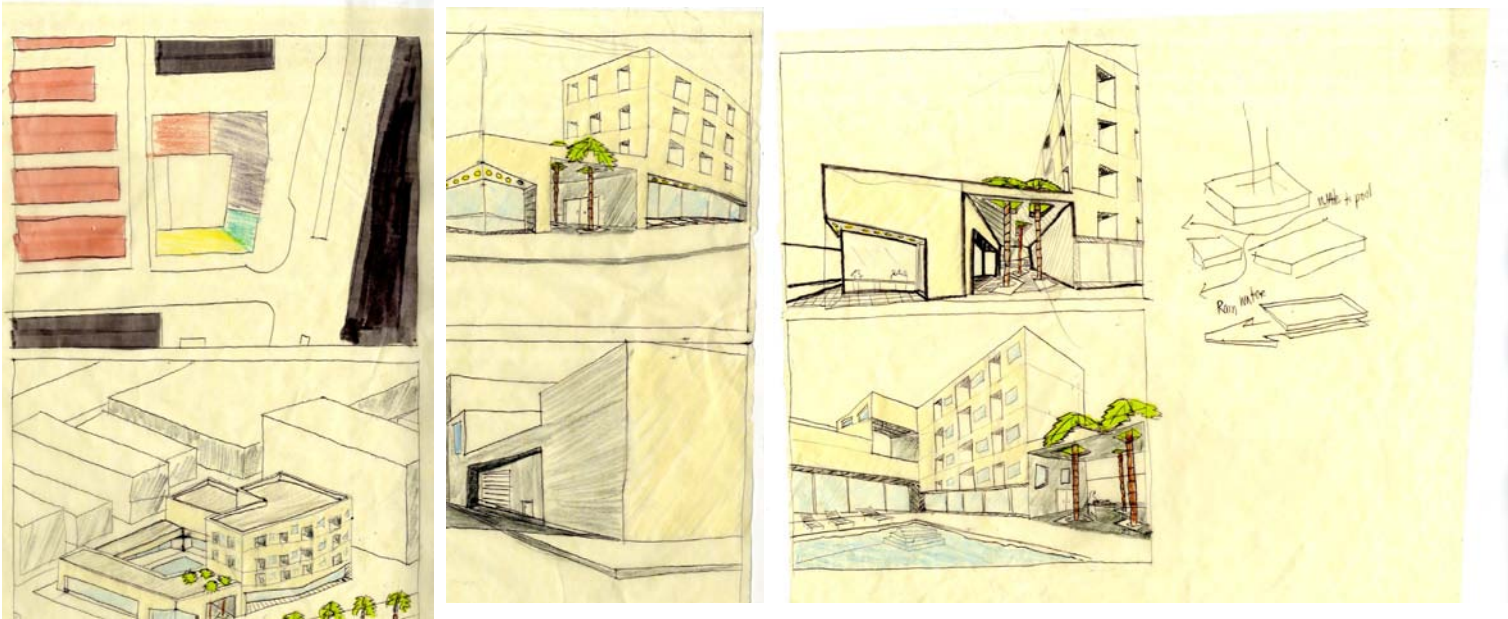
concept 3\_\_ continues urban fabric frontage on Washington allows for alley entry



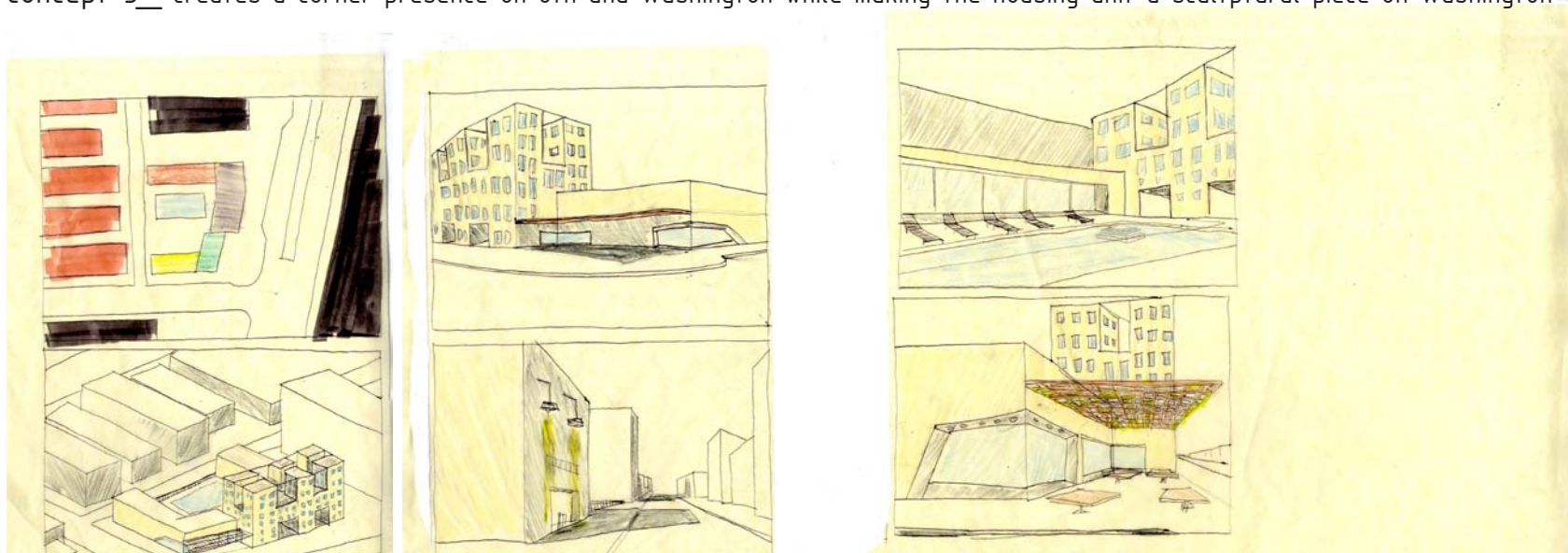
concept 4\_\_ a one story concept with entry from the north of the site



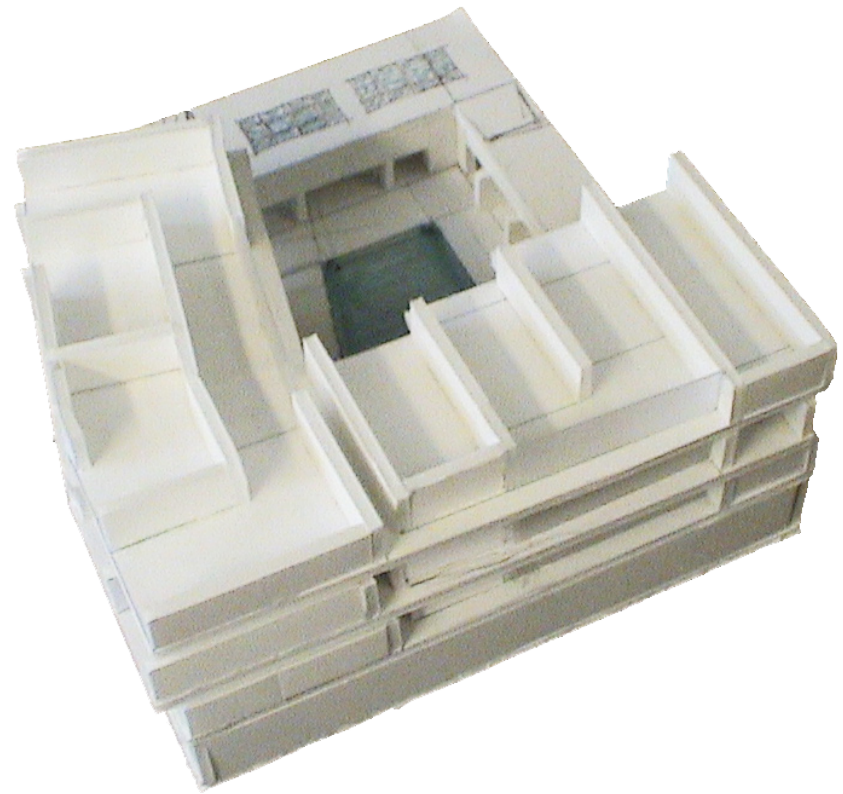
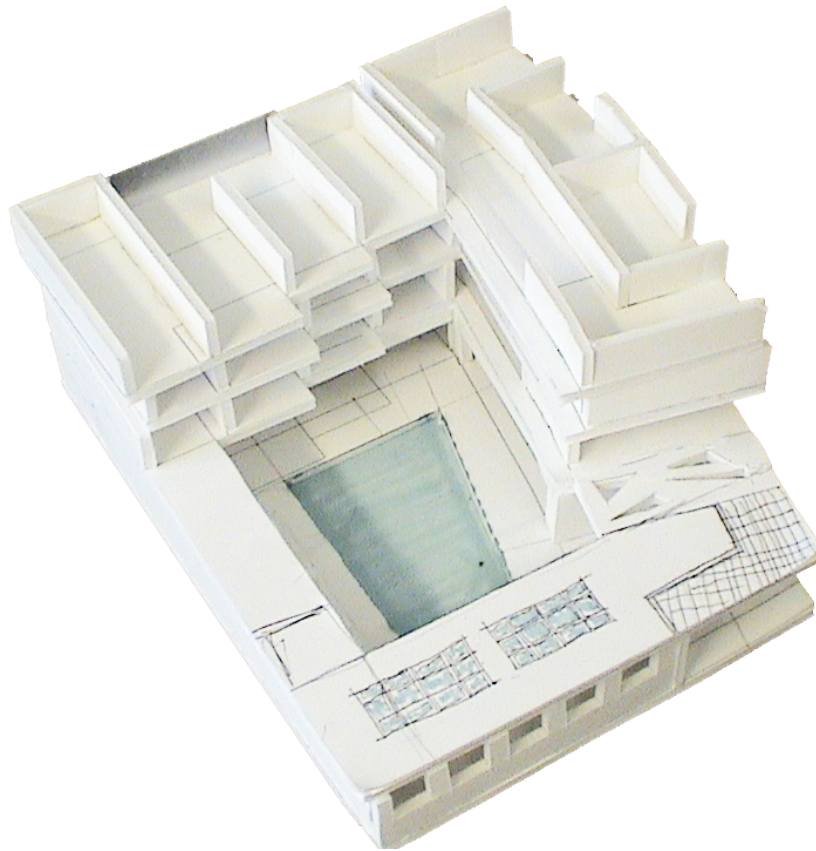
concept 5\_\_ creates a corner presence on 6th and Washington and continues urban fabric on Washington



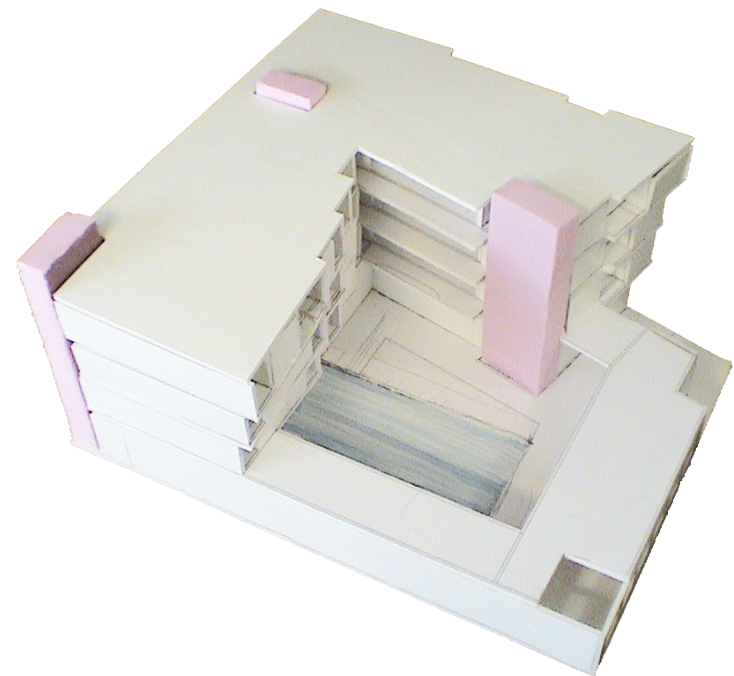
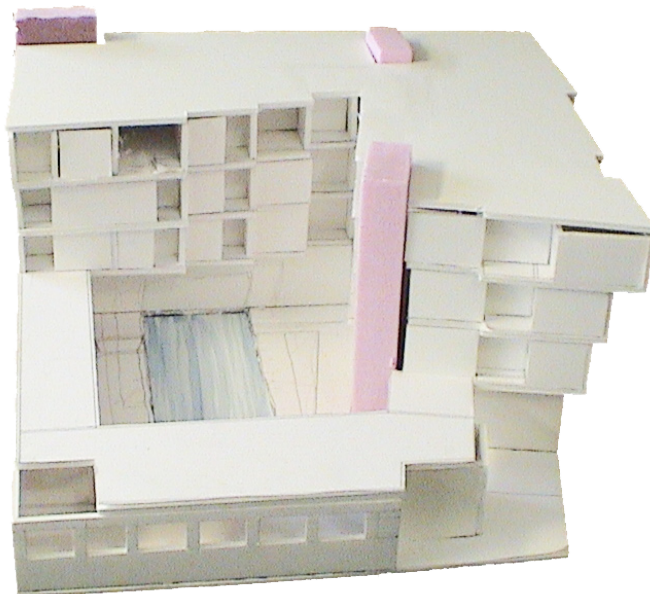
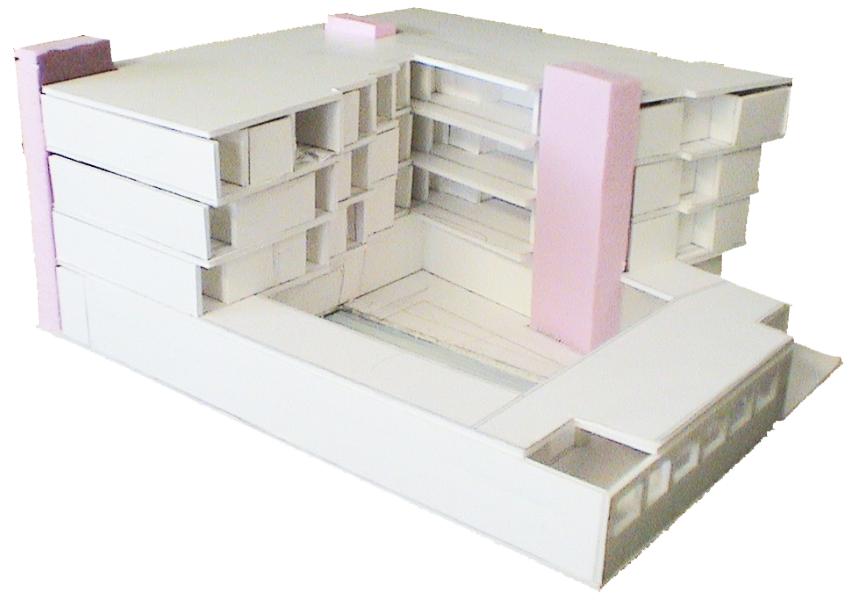
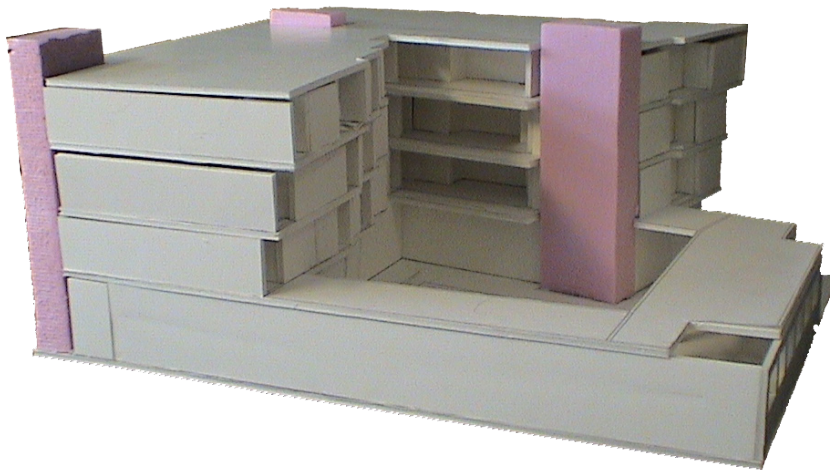
concept 5\_\_ creates a corner presence on 6th and Washington while making the housing unit a sculptural piece on Washington





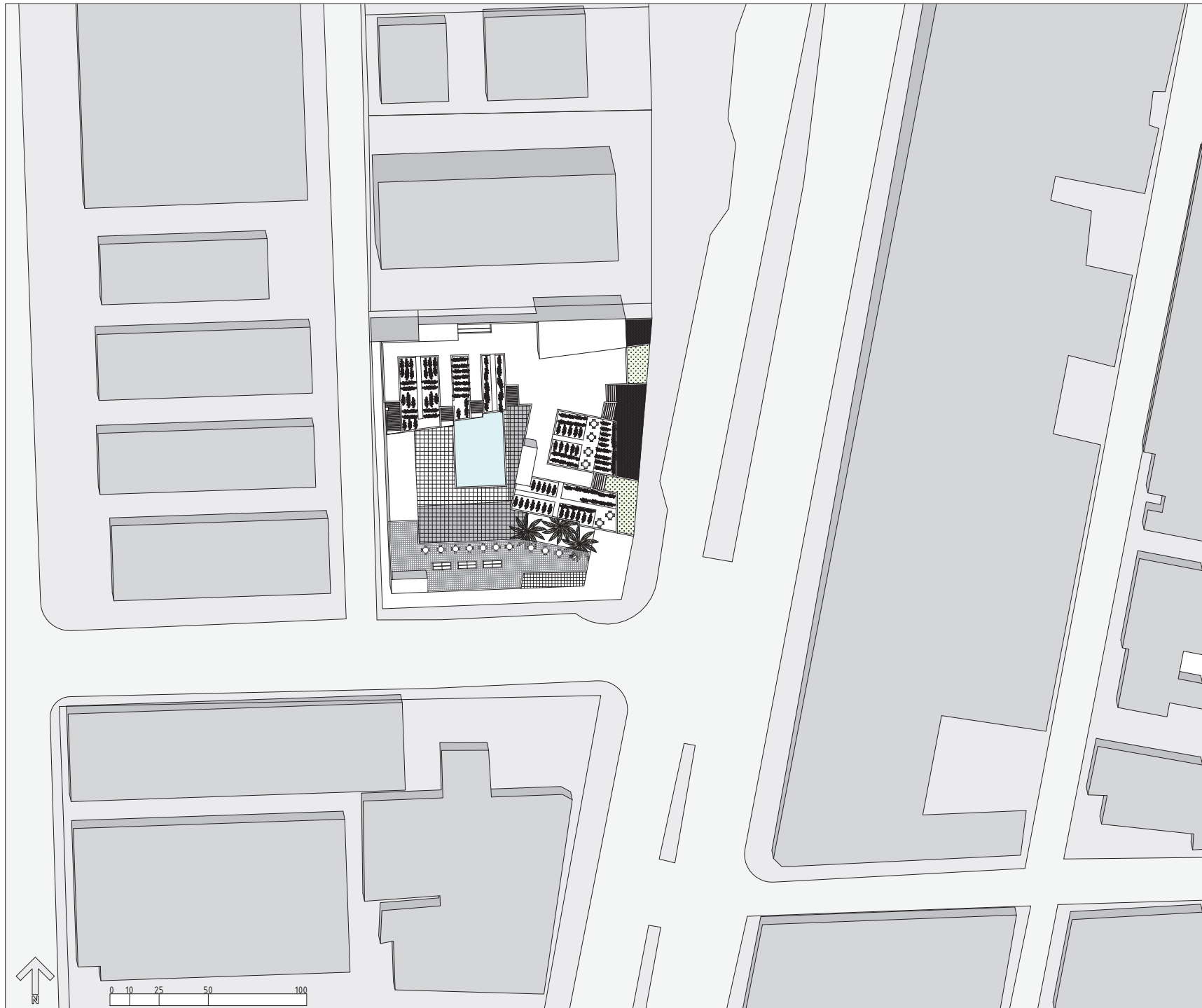


1/16"= 1'0" study model

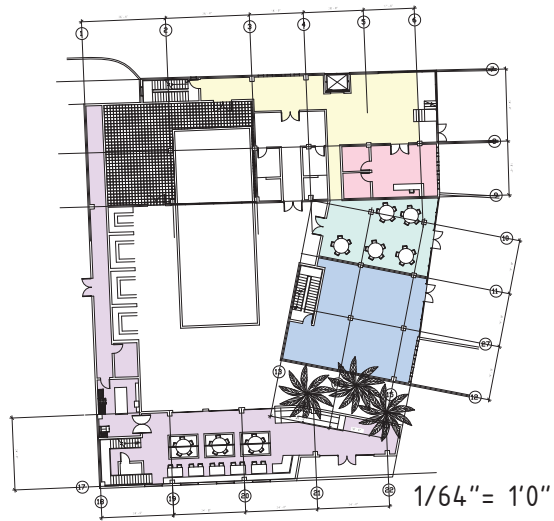


1/8"= 1'0" study model

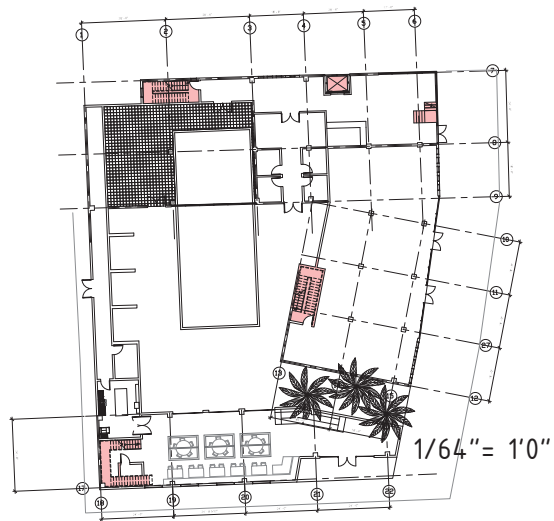
**Project drawings**





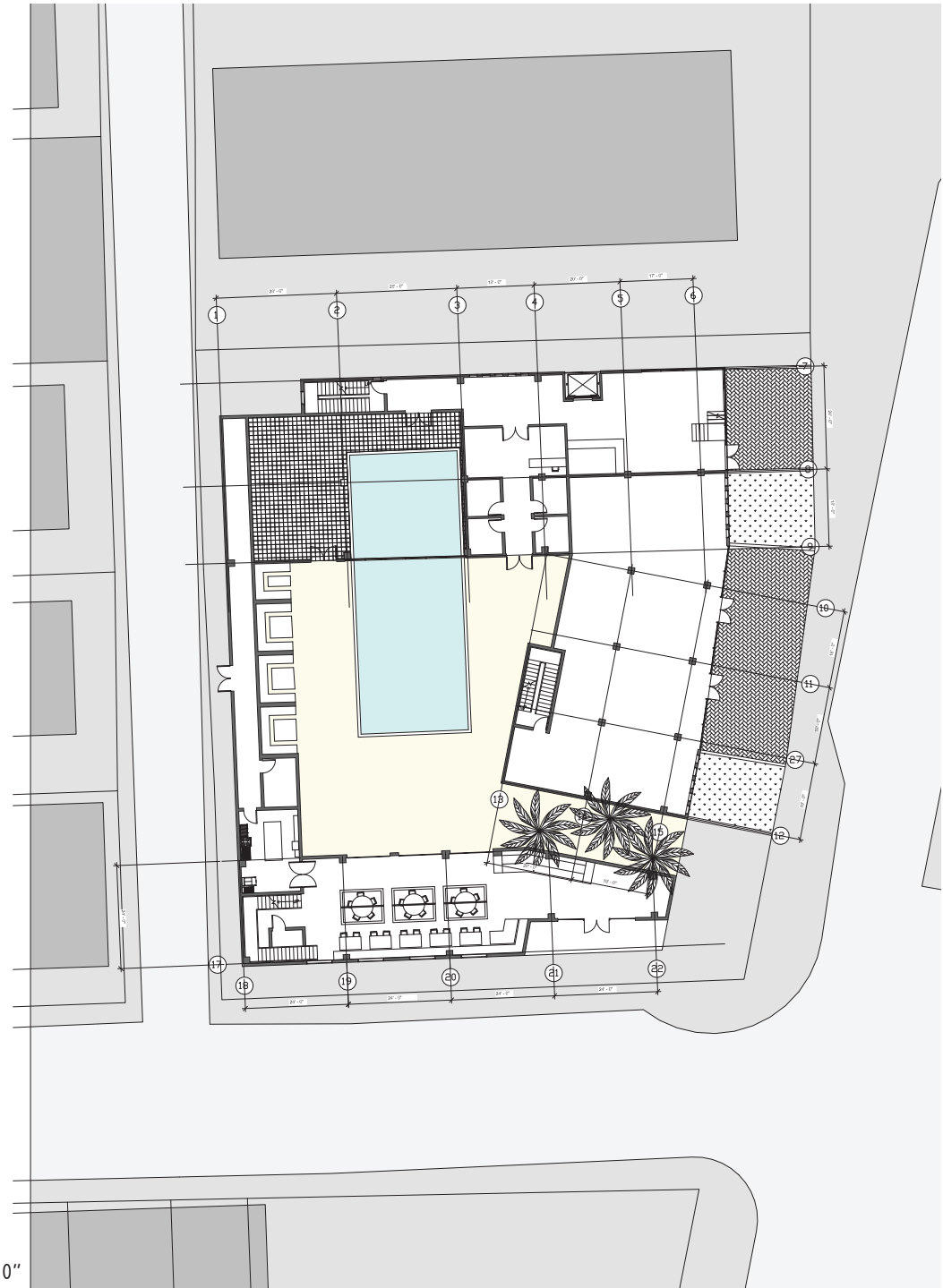


- restaurant
- retail
- entrance
- aged care
- community room



vertical circulation

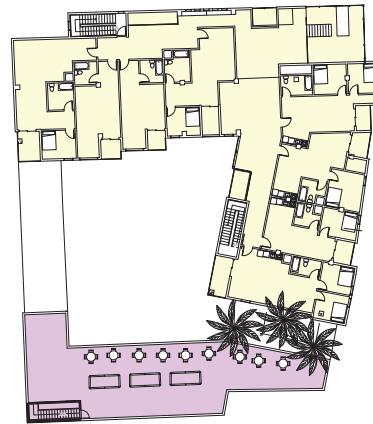
ground floor 1/120" = 1'0"





1/64" = 1'0"

- double bedroom
- senior living
- mini-loft
- common room

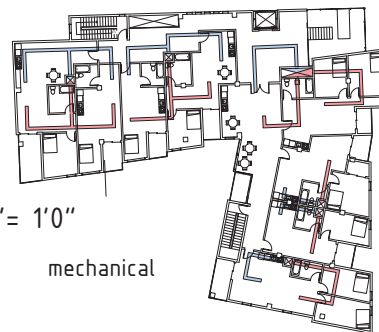


- public
- private



balconies

1/64" = 1'0"



mechanical



second floor 1/120" = 1'0"



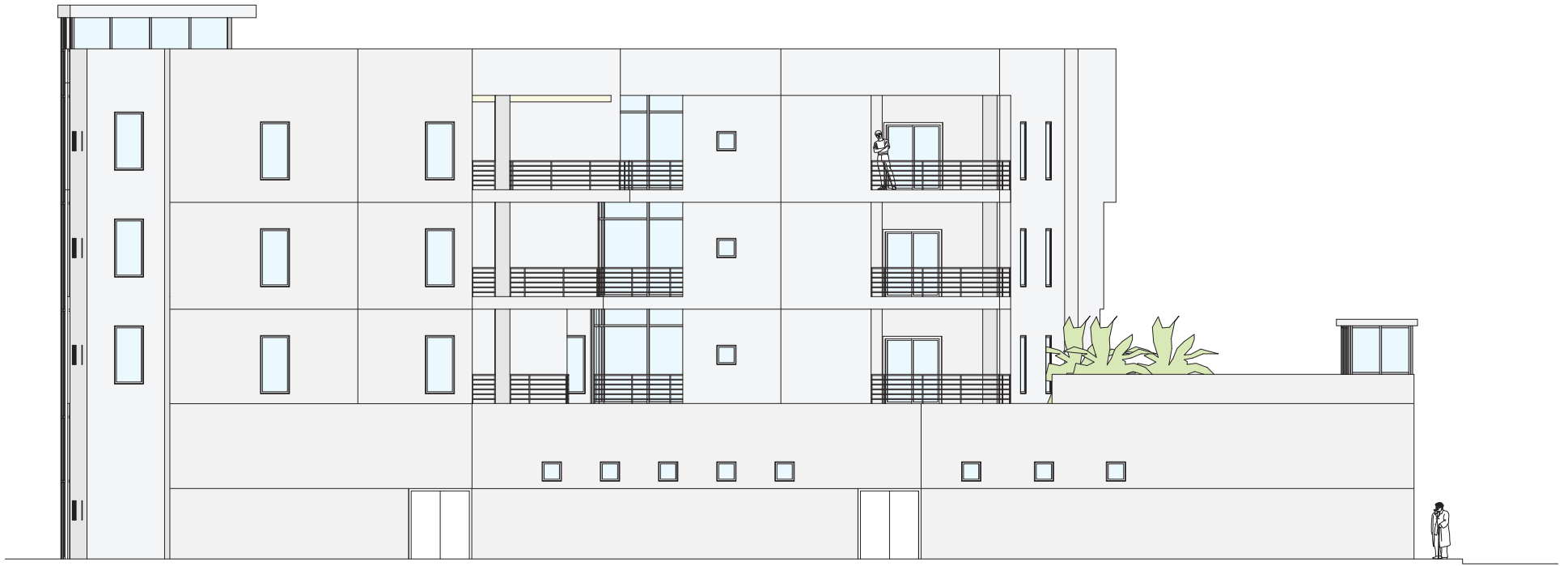
fourth floor 1/120" = 1'0"



east elevation 1/16" = 1'0"

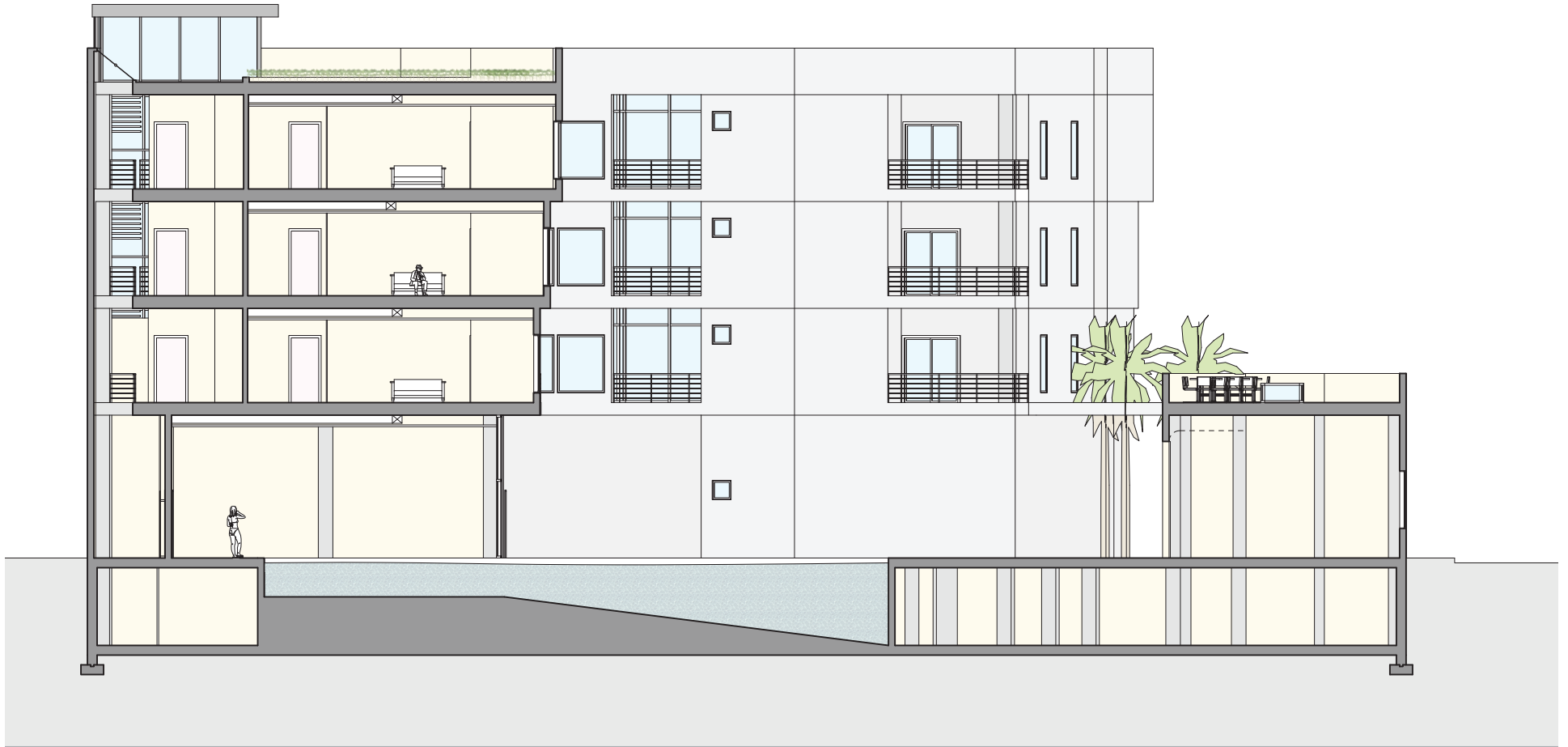


south elevation 1/16" = 1'0"



west elevation 1/16" = 1'0"





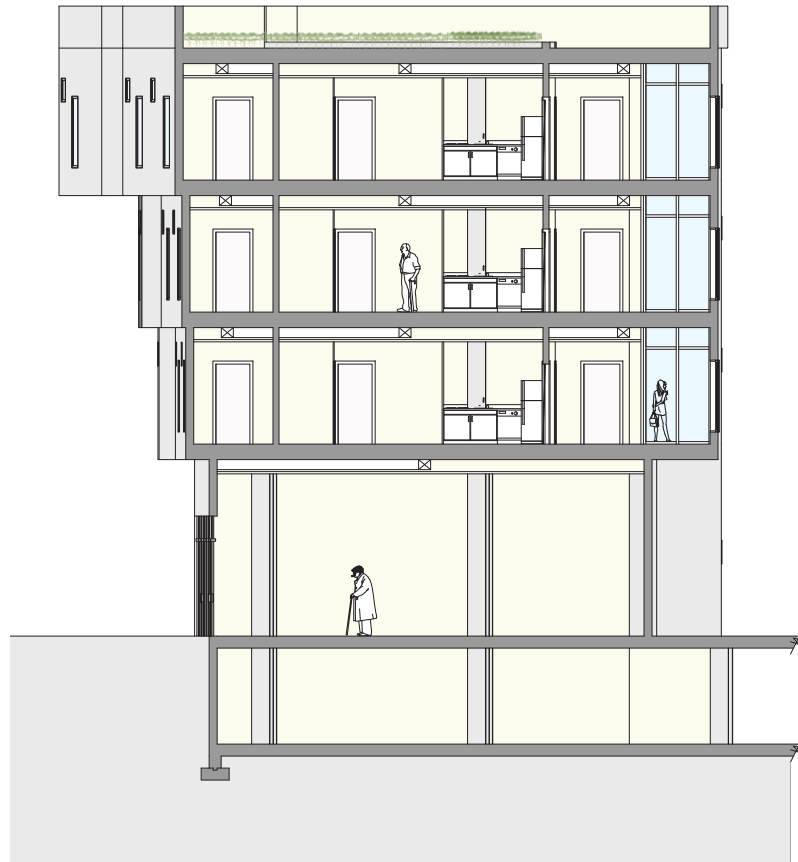
section a 1/16" = 1'0"



section b 1/16" = 1'0"



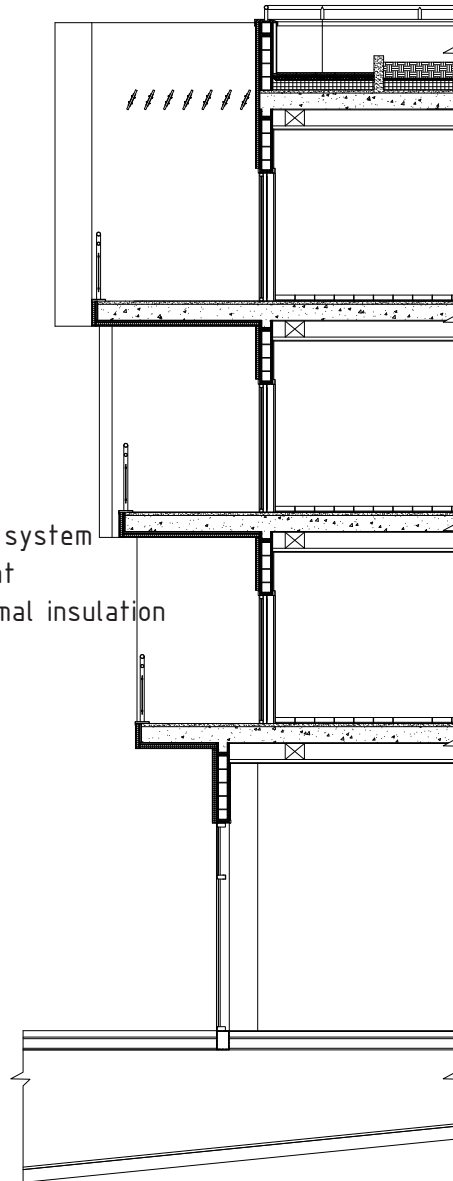
section c 1/16" = 1'0"



section d 1/16" = 1'0"

## roof terrace construction

1.5" washed concrete pavers  
 3/4" sand  
 2" process  
 1/2" drainage mat  
 vapour barrier  
 6" insulation  
 2" topping slab  
 10" concrete slab

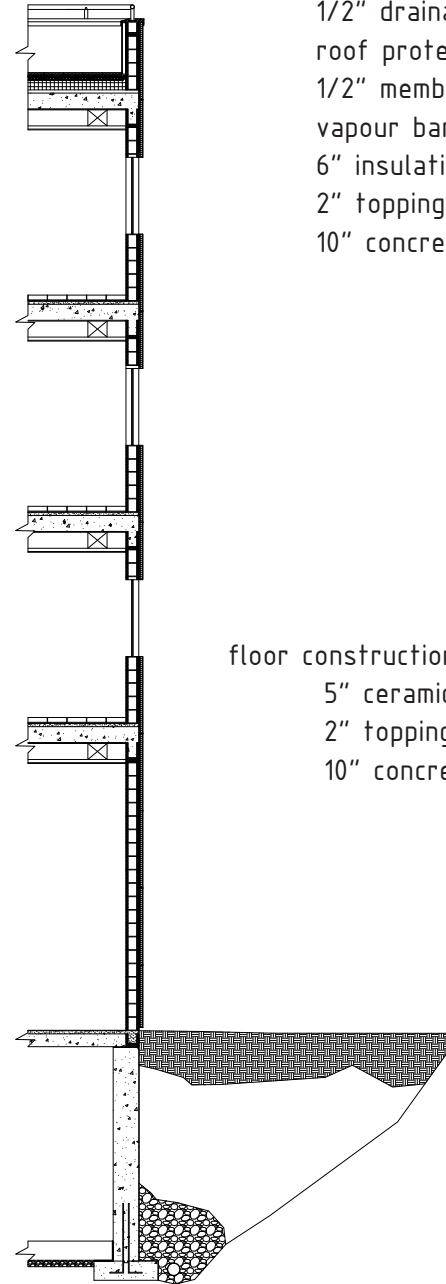


## composite thermal insulation system

1/4" silicate over coat  
 2" mineral fiber thermal insulation  
 1" aluminum clips  
 CMU block wall

## roof garden construction

10" loam/topsoil  
 1/2" drainage mat  
 roof protection layer  
 1/2" membrane  
 vapour barrier  
 6" insulation  
 2" topping slab  
 10" concrete slab

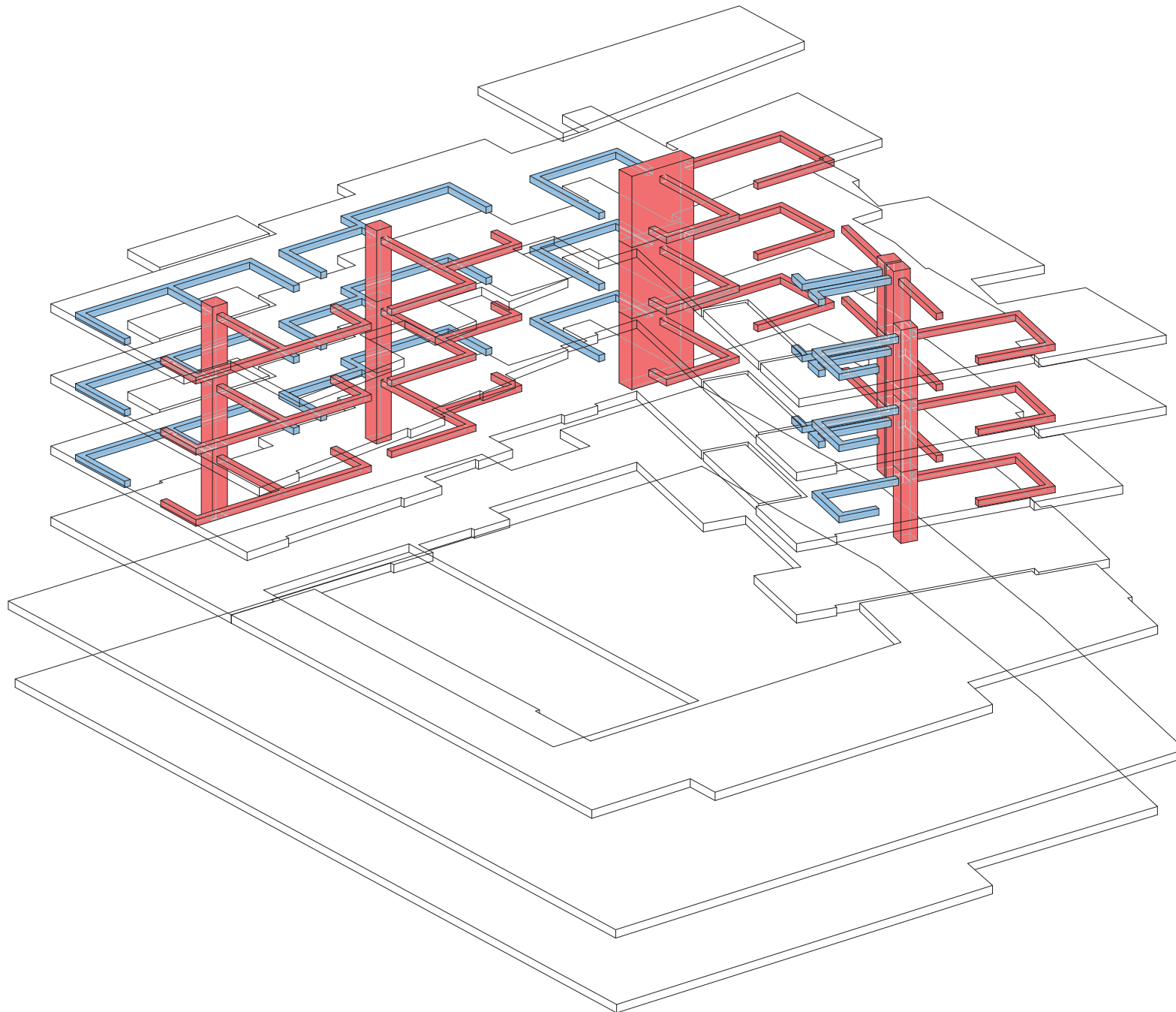


## floor construction

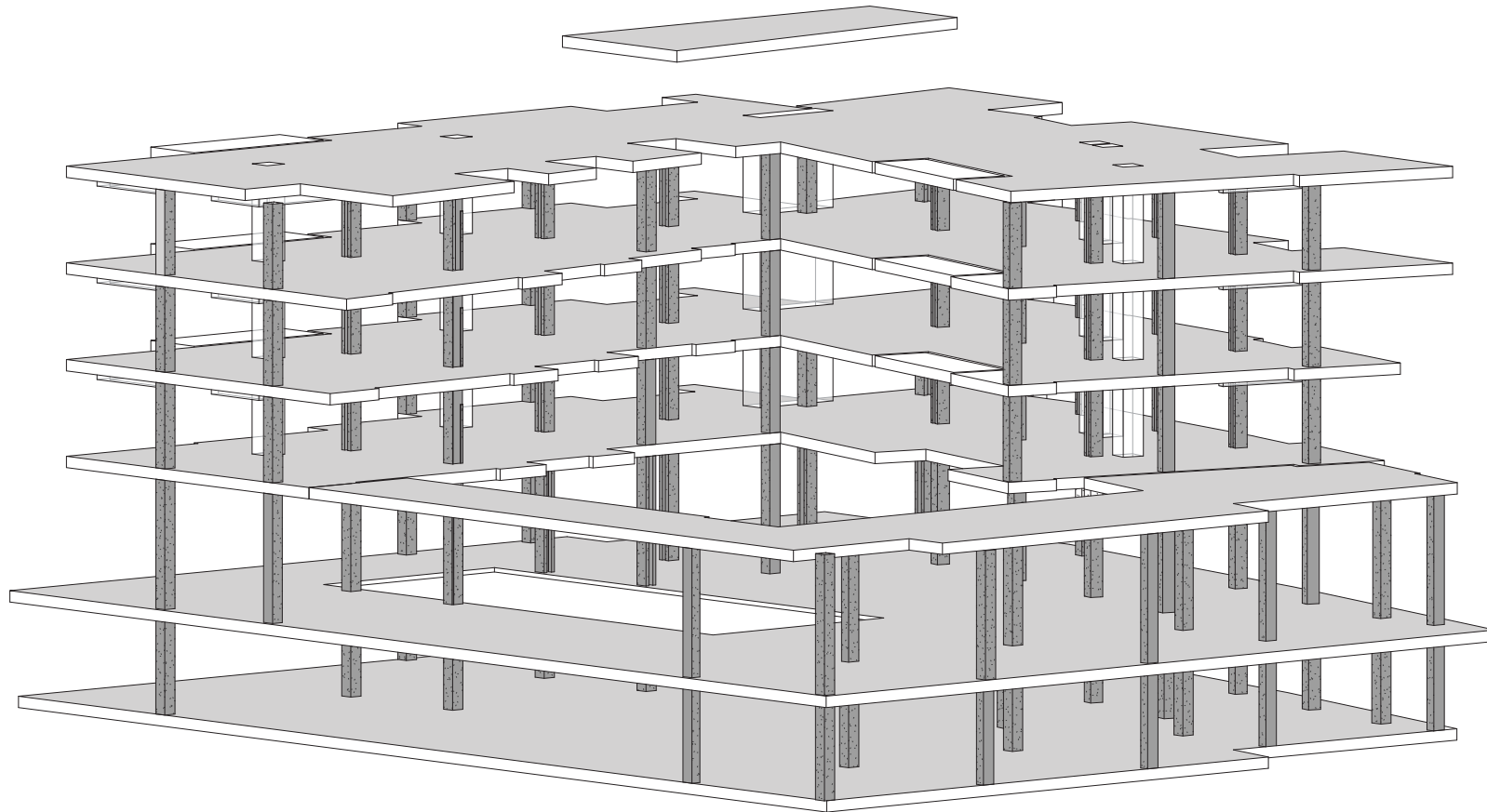
5" ceramic tile floor  
 2" topping slab  
 10" concrete slab

detail section 1/40" = 1'0"





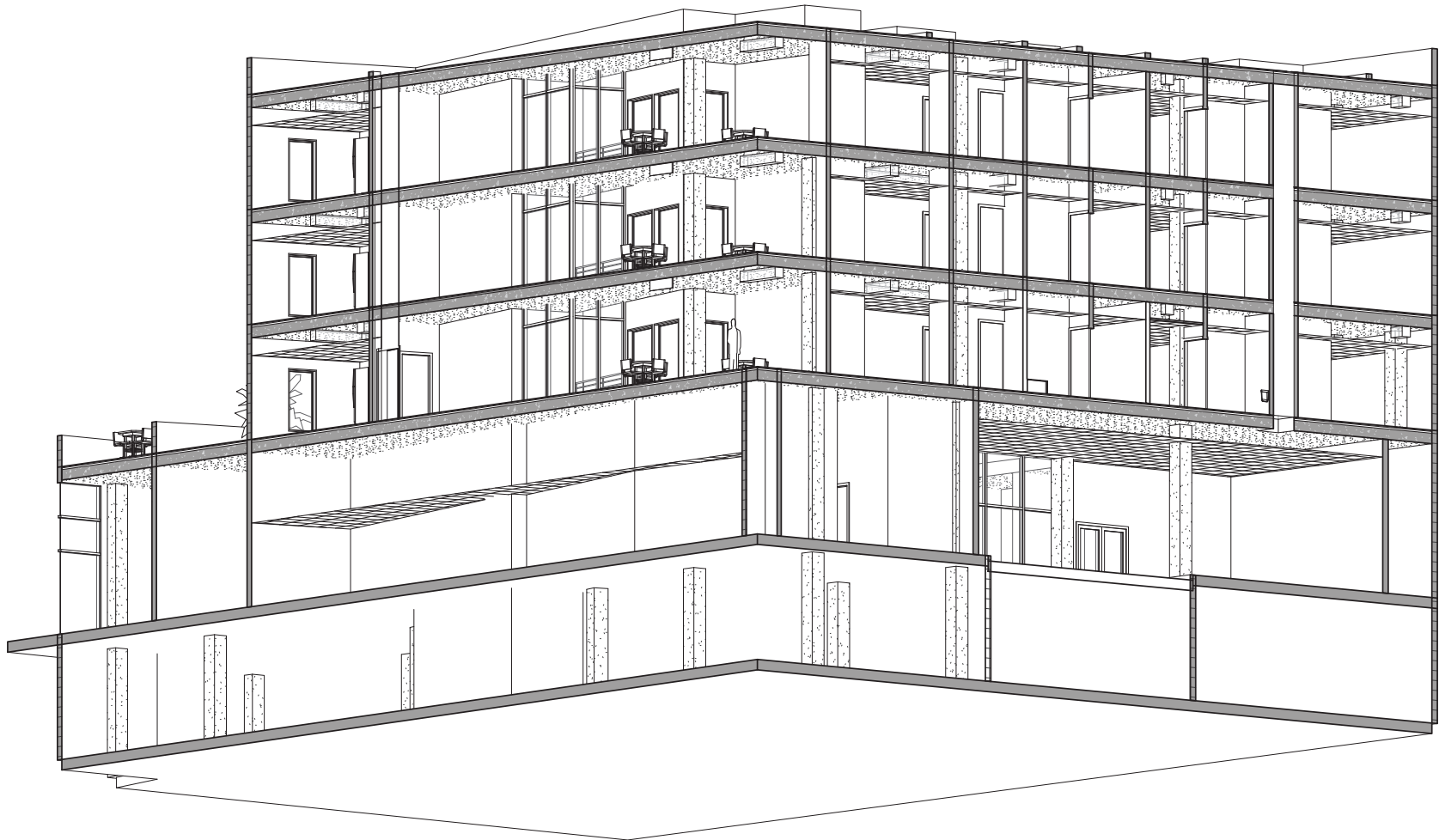
mechanical axonometric



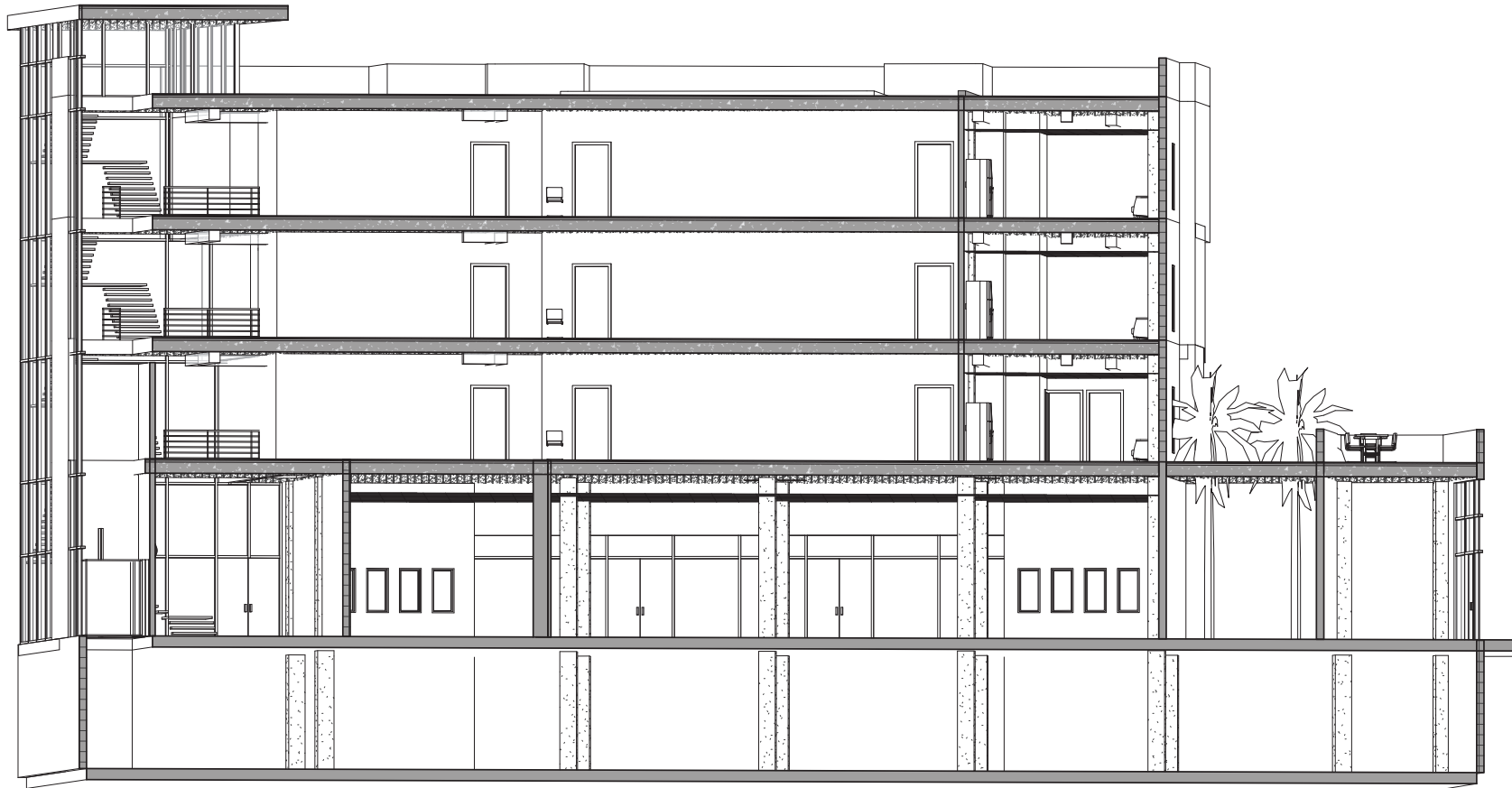
structural axonometric



axonometric a



axonometric b



axonometric c

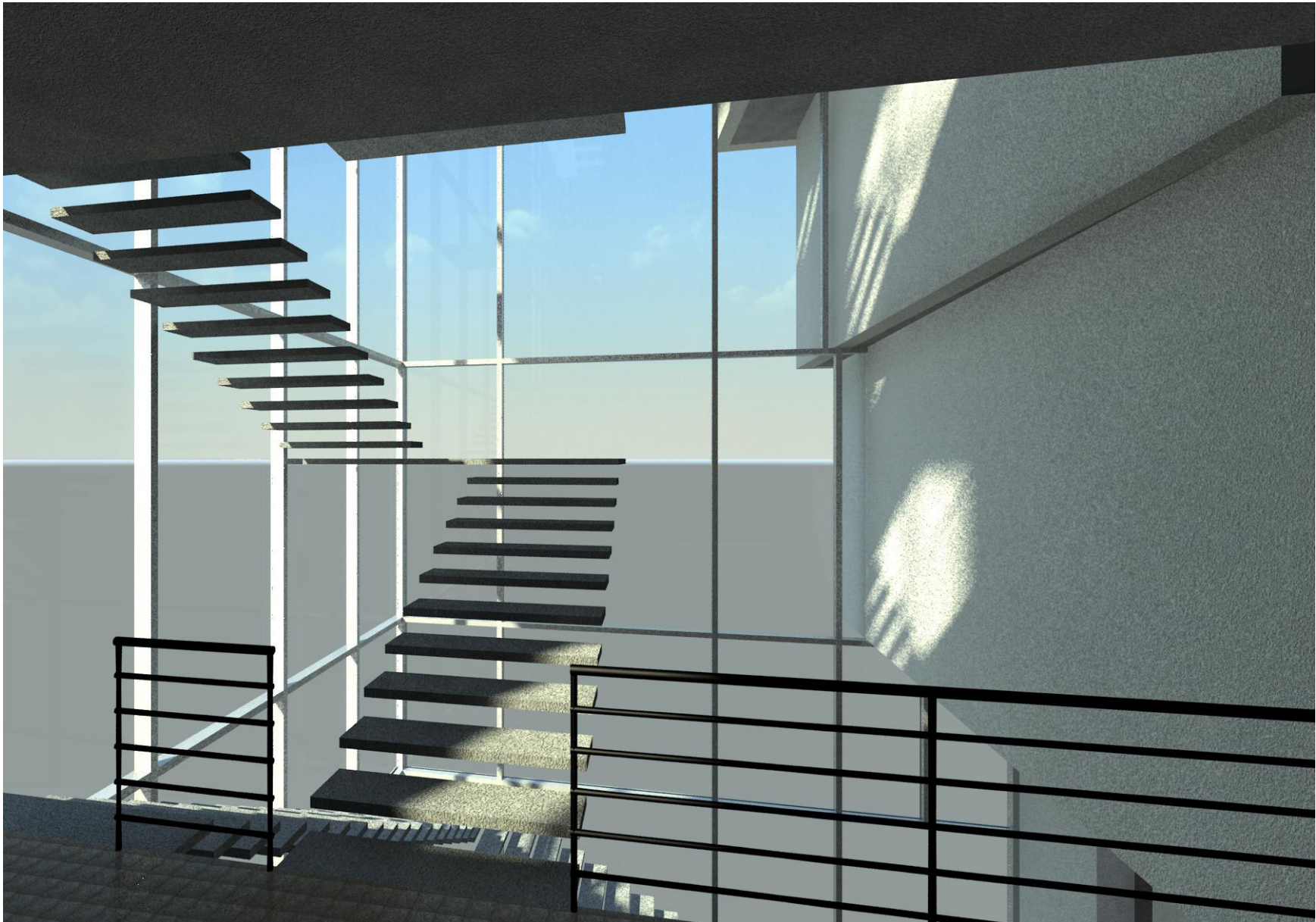




axonometric d



The inside courtyard is the place for outdoor interactions between the young and elderly whether during the day or the night. It is a place for exercise and relaxation.



The entry lobby is located on the Northeast corner of the site. It is a four story height space that provides northern light as well as access to all housing levels.





The cafe is a single story edifice that has an occupiable roof terrace. The cafe's height allows for sun exposure in the inner courtyard.



The roof top cafe is a space where patrons can enjoy the sun. It provides a controlled public presence on the southern part of the site.





Balconies provide views over the inner courtyard as well as out across South Beach.



- 1] Ebner, Peter, Joachim Giessler, and Lothar Marx. Housing for People of All Ages: Flexible, Unrestricted, Senior-Friendly. New York: Birkhauser Verlag AG, 2007.
- 2] MASAYUKI, TAMURA, NODA SATOMI, and IWADO MICHIKO. "Comparative Study between Senior Citizens and College Students in Self-Evaluation, Self-Assertion, Social support." Annual Report of the Sciences of Living, Osaka City University 47 (2000): 87-101.
- 3] "Miami Beach, Florida." Wikipedia, the free encyclopedia. 06 Jan. 2009  
<[http://en.wikipedia.org/wiki/Miami\\_beach#Demographics](http://en.wikipedia.org/wiki/Miami_beach#Demographics)>.
- 4] Municode.com. City Commission. 03 Jan. 2009  
<<http://www.municode.com/Resources/gateway.asp?pid=13097&sid=9>>.