

All Ages and Households,

Design should promote compatibility between people and their housing. The average household composition is becoming increasingly varied as our society becomes more diverse. The traditional household makeup has expanded to include:

- Nuclear families with children
- Elderly relatives and extended families
- Unrelated adults
- Caregivers
- Home businesses

All Changes,

- **Human Life Cycle:** The amount of space that a household requires changes over time.
- **Economic:** By allowing the dwelling to be divided in a number of ways, space can be rezoned as needs evolve and/or serve to generate income.
- **Social:** The dwelling accommodates the diverse needs of a variety of family units, as well as allowances for disabilities, transitions or creative living solutions.

And All Abilities.

- **Universal Design/Human Centered Design:** The rapidly aging American population and longer life expectancies are leading to a greater number of people with physical disabilities.
- By embracing the full spectrum of the Human Life Cycle, we can expand upon the traditional scope of Universal Design. This approach to designing environments results in homes that can better accommodate people's changing situations, varying spatial requirements and varying abilities.

FLEXIBLE DWELLING UNITS



CONDOMINIUM OWNERSHIP STRUCTURE - details:

- Each household owns title to their individual housing unit
- Condominium association manages and maintains shared courtyard, pathways, community buildings

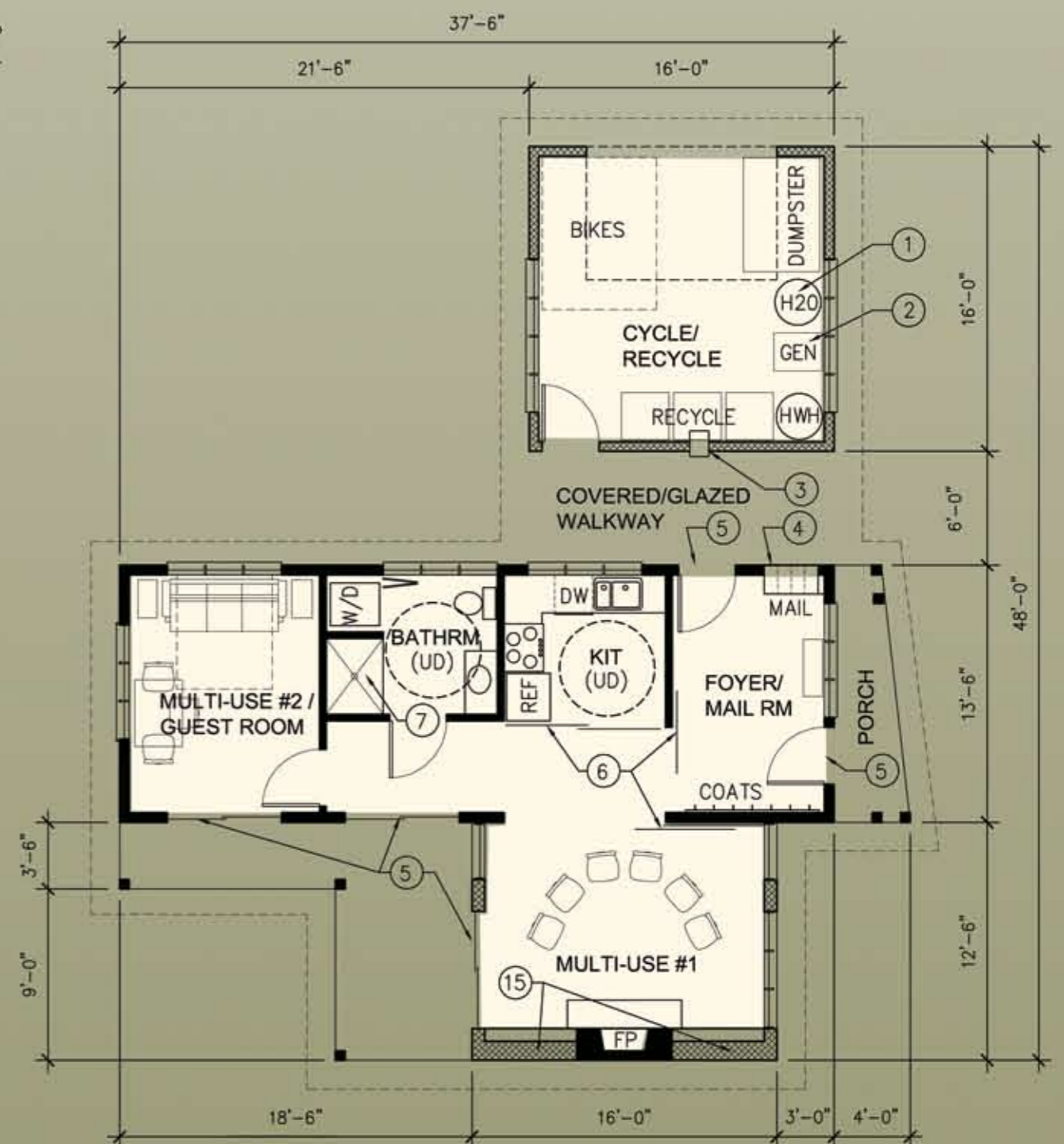
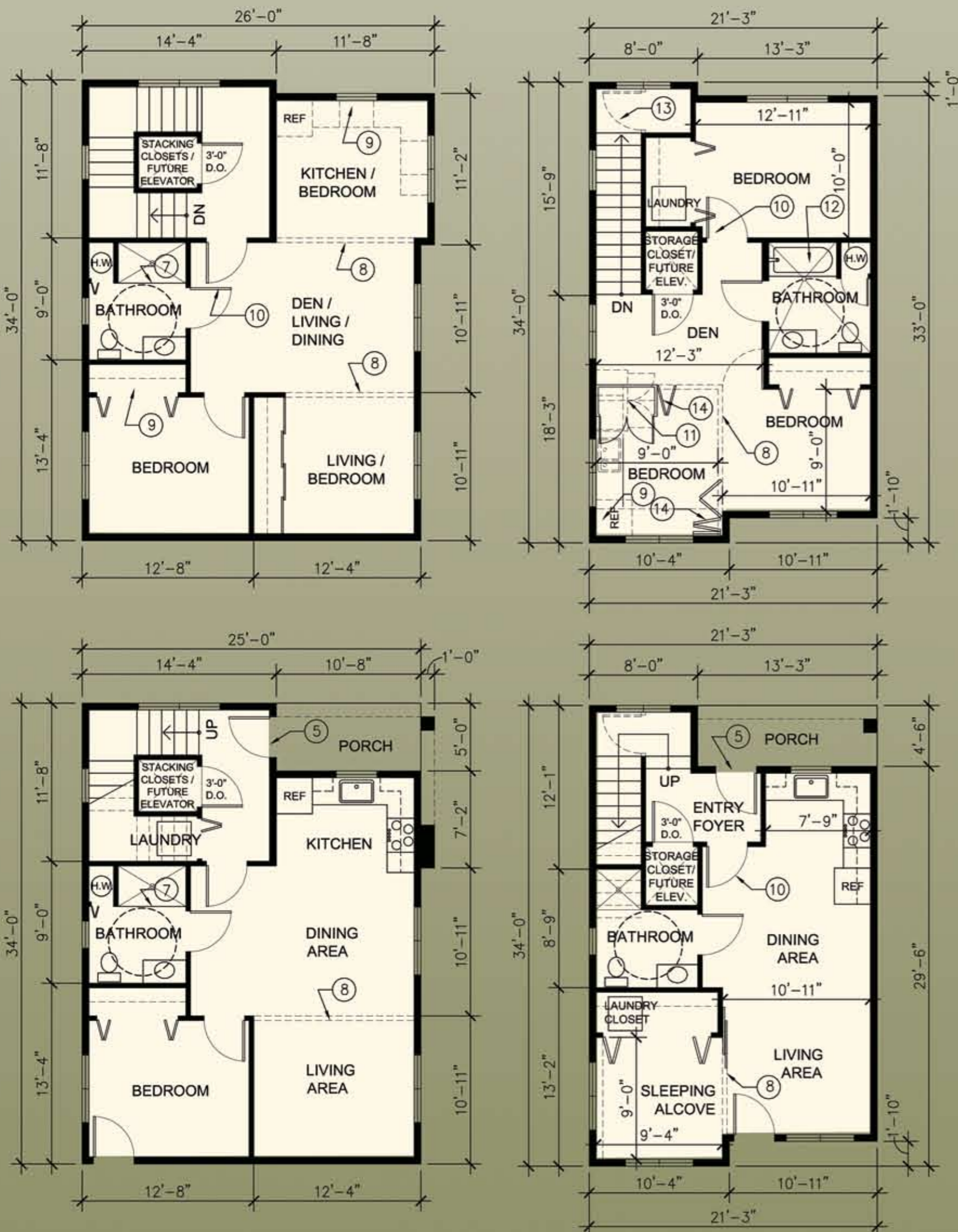
CONDOMINIUM RATIONALE:

- Quicker development period without lengthy subdivision process compared to fee simple development
- Greater flexibility for design and lifespan changes
- Provides governance structure for community amenities such as shared garden, barbecue, bicycle storage, and tool shed

GATEHOUSE / DEMONSTRATION HOUSE / SAFE HOUSE:

The Gatehouse is a place of welcome for both residents and neighbors. It is the front face to the neighborhood and therefore is low profile and residential in scale. It incorporates Universal Design throughout, and if the need arises, it can be:

- Income-generating by means of rentable meeting spaces for the community HOA
- A caretaker's residence
- A daycare or after school drop-in center
- Shared home-office center
- A Demonstration House for sustainable practices such as green building materials, passive solar, green roof and greywater recycling systems
- A place of social interaction and education
- Flexible, multi-functional
- A Safe House, providing the community and neighborhood with a place of emergency shelter.

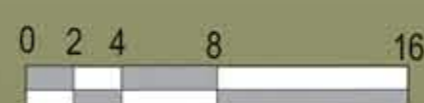


GATEHOUSE

1/8" = 1 foot

Key Notes:

1. Emergency water supply
2. Emergency generator
3. Paper recycle slot
4. Two-way access
5. Zero threshold
6. Surface mounting sliding doors
7. Curbless shower
8. Optional flexible wall
9. Roughed-in future kitchen
10. Three-ft. doors, typ.
11. Moveable closet
12. Removable tub on curbless shower
13. Optional secured door
14. Folding partition
15. Tromb wall



UNIT TYPE A

1/8" = 1 foot

UNIT TYPE B

1/8" = 1 foot