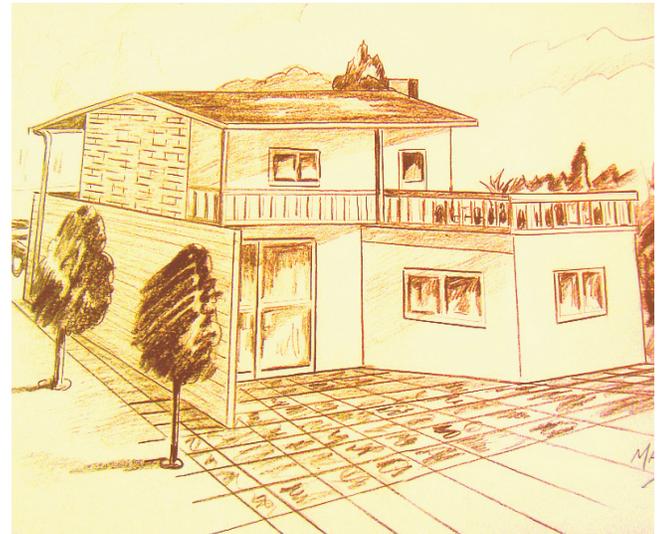
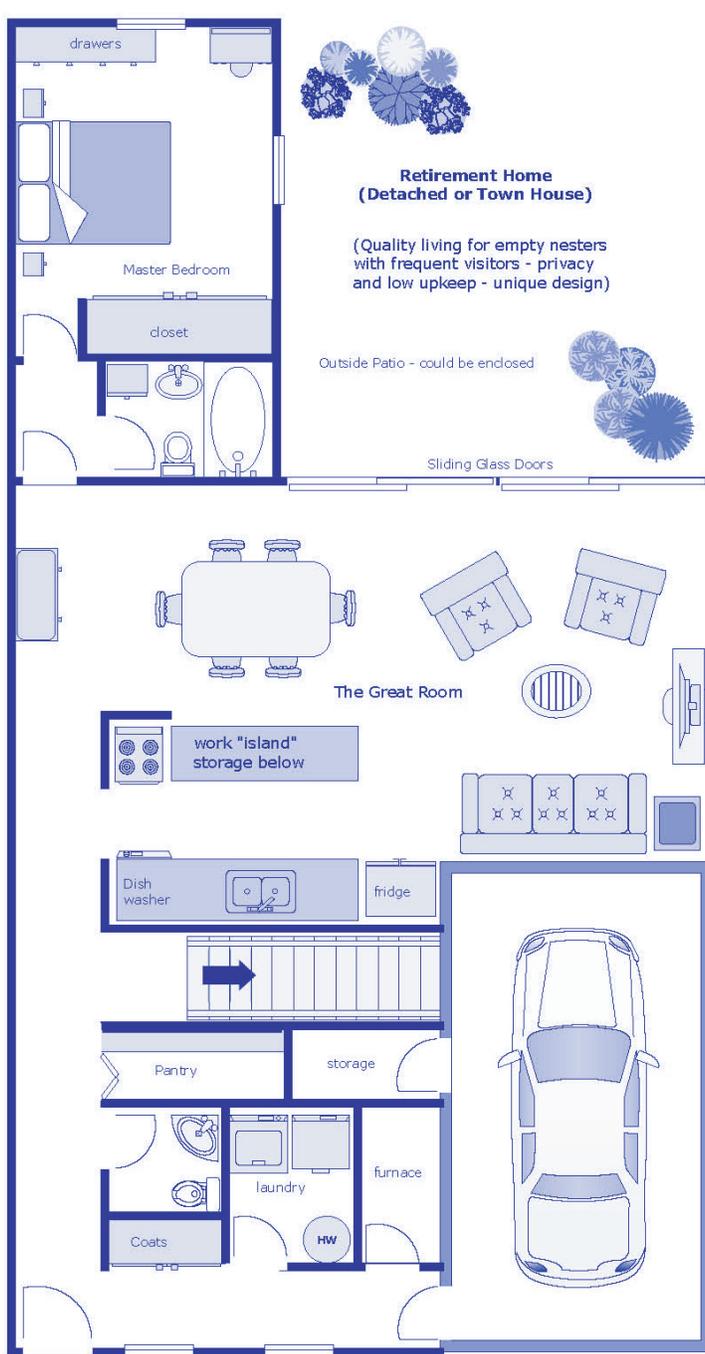


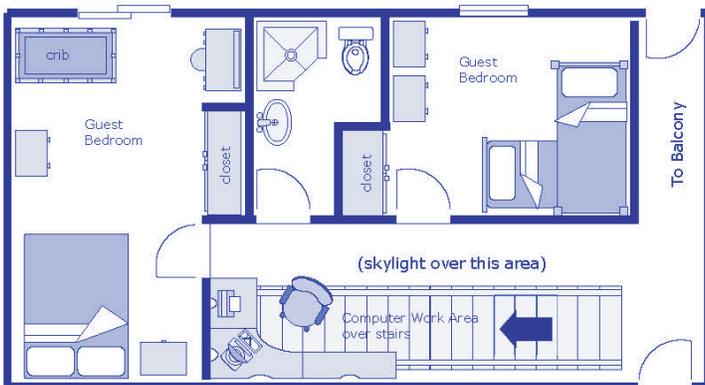
Retirement Model Home

Housing was the number one concern of the majority of older adults and seniors. Almost everyone wanted to stay in their own home as long as possible. However, many would prefer more convenient accommodation with less maintenance but with certain specific amenities. As the result of input received, a "model" home was designed taking most of the recommendations into consideration. The resulting plan is shown here along with an artist's impression.

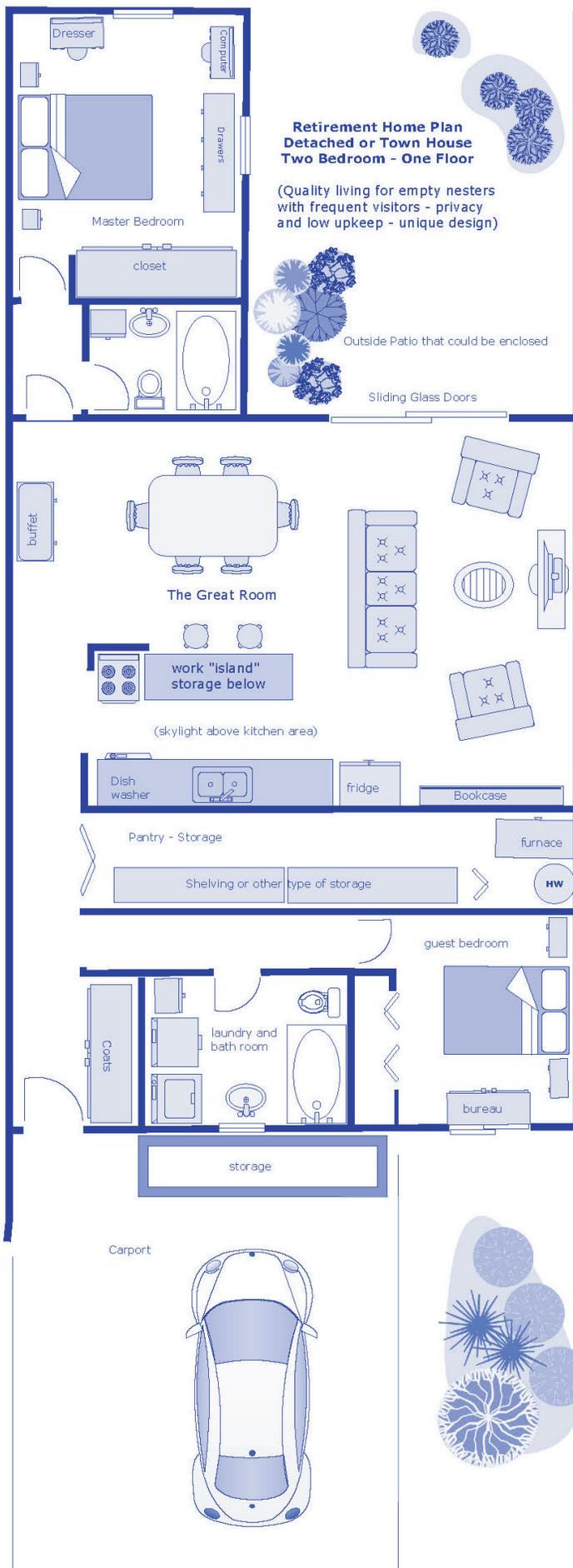


This "retirement" detached home or townhouse features master bedroom, kitchen, living and dining room plus utilities on one level with two guest bedrooms on second level accessed by one flight of stairs that could be fitted with an electric chair lift. Second level opens to balcony and flat "green" roof over master bedroom - possible extra storage under back portion of roof. The "great room" has sliding doors opening on to private patio (could be enclosed).

Balcony under roof over lower level with walk out to "green roof" over master bedroom



Garage has interior access to unit plus storage area. Besides on-suite bathroom for master bedroom, the two upstairs bedrooms share a bathroom and there is a "powder room" just inside the entrance next to the "front" closet. There is also a pantry. Skylights above hall area on second floor would provide natural illumination in this area and down the stairwell. The unit is of cement block construction on heated slab. Possible solar panels on roof. See page two of this appendix for the more economical two bedroom design variation.



This design is a variation of the three bedroom two story design and has many of the same features, but would be more economical to build and maintain.

The two bedroom design is entirely on one floor and instead of an enclosed garage has a carport which also serves as a cover over the main entrance and has space for outdoor storage.

The main features of the three bedroom design are retained - the master bedroom off the "great room" with on-suite bathroom. The "great room" has a dining, living and kitchen area. A pantry and storage - furnace area separates the second bedroom and combined second bathroom and laundry. The "guest" bedroom could be used as a den, or rented out for extra income or two single seniors could occupy the unit each having a degree of privacy due to the separation of the bedrooms and each having bathroom facilities.

As a town house unit, construction would be of insulated cement block on concrete slab. Heating would be hot water pipes through the slab from a fuel efficient hot water boiler or by more ecologically friendly methods. Depending on slope of roof and building orientation solar panels could provide some energy to the unit.

Also depending on roof design some storage could be in the attic accessible by pull down stairs in the hall way leading to the guest bedroom. A skylight would be installed in the roof over the kitchen work area for additional natural light as there are no windows along the sides of the unit in the townhouse configuration.

Cost of construction should be reasonable, especially in the townhouse configuration, being a basic box design with minimum number of window, no basement and simple roof design. In a townhouse development all units could have the outside patio area face a common courtyard park area.