

## RAMONA SENIOR GARDENS



### Warm, human scale with residential charm

Ergo Architecture was hired to design this 48-bed assisted living center after it had already been submitted for a MUP with San Diego County. The submitted plan was for a featureless institutional box containing a windowless cafeteria and maze of tiny rooms along dark winding hallways. We had to help!

Our efficient floor plan created space for a light and tree-filled central atrium with an indoor walking track and views to the garden. We aligned the cafeteria with the existing swimming pool's axis, and provided floor-to-ceiling glass and covered outdoor seating facing the pool.

On the exterior we created a residential feel with a much lower gabled roof and chimney-like screens for the A/C condensers. Simplified construction detailing allowed all this without a budget increase.

We believe that projects like this leverage our design skill to improve the lives of those most in need.





Residential forms say "home"

Our design expertise and experience with complex projects enabled us to identify cost-saving measures which saved the developers a small fortune:

- We eliminated almost 300 linear feet of costly and dangerous retaining wall through modest changes in grading, saving \$36,000 in retaining wall costs. These changes also improved the aesthetics, safety, and usability of the site by substituting landscaped slopes for the retaining walls.
- Our review of the stormwater requirements allowed us to consolidate numerous long, deep, concrete walled bio-basins to single central basin that doubled as a landscape amenity. This saved over \$100,000 in concrete alone.
- Our permitting expertise enabled us to avoid commercial-grade sprinklers and a sprinkler standpipe room as the fire marshal had originally requested.
- We even simplified the proposed outdoor lighting plan enabling the client to remove six 20-foot tall street lights and replace them with human-scaled fixtures that placed the light where it was needed.

We work hard to identify every opportunity to save our clients time and money, while improving the experience of the residents.



Natural materials, varied forms and architectural rhythm