

SOFIA MANTAS
INTERIOR DESIGN

AGING IN PLACE CONDOMINIUM

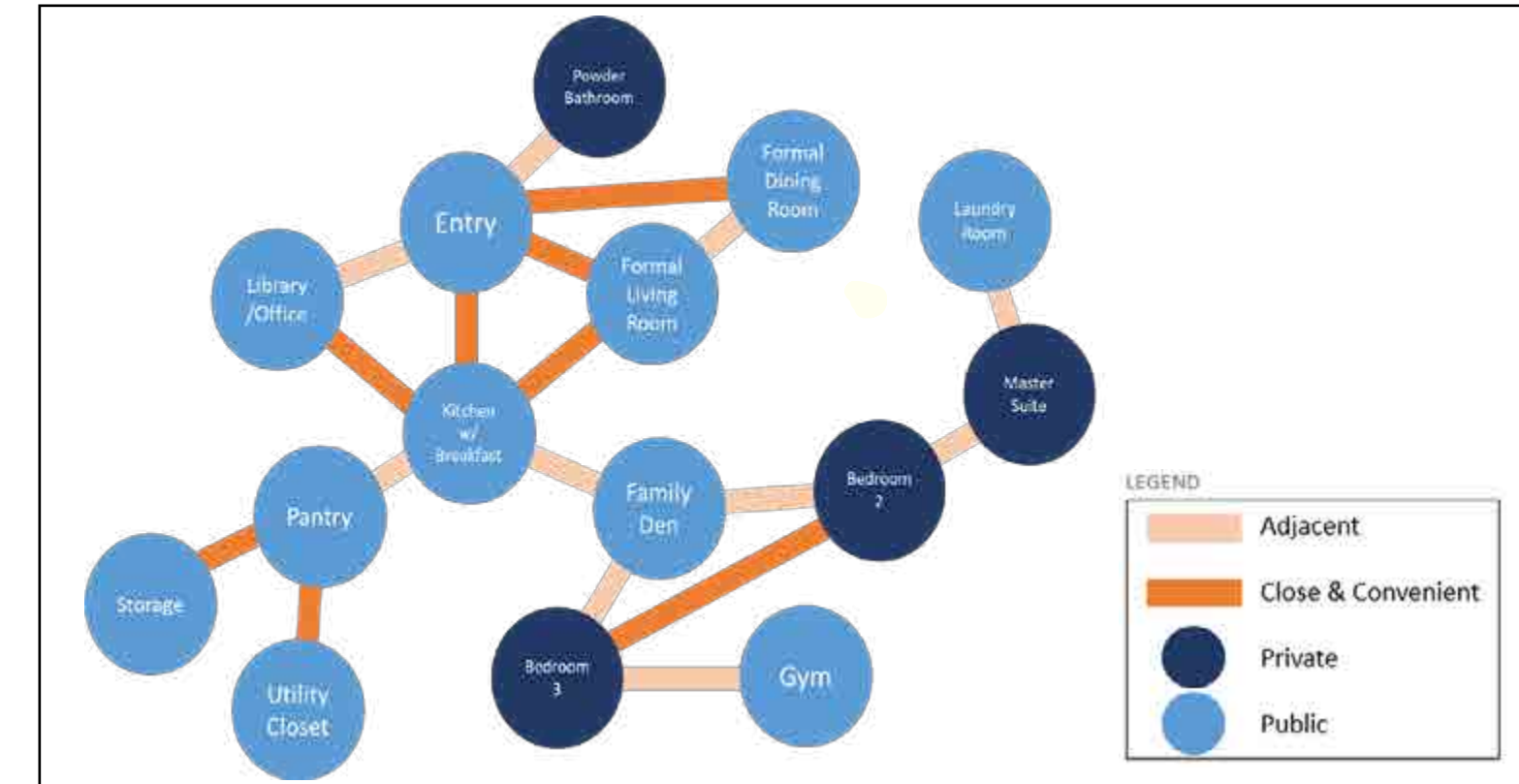


Sofia Mantas is a recent Interior Design graduate from Dallas, Texas. Sofia graduated with her Bachelor of Arts degree in Interior Design from Wade College in May of 2021. She also holds a Bachelor of Arts degree from Southern Methodist University in Socioeconomics (degree known as ‘Markets & Culture’). Sofia grew up flipping through design magazines and visiting showrooms with her mom. She has always had a passion for interior design and architecture. She has a creative eye and brings a fresh approach to blending traditional and modern design elements.

The approach to this design is to create a condominium, in Miami, Florida, that accommodates aging in place while implementing adjustable home adaptation features. This residence also has universal design features to allow anyone to live there, not just someone that is aging. Various measures were taken such as, wider doorways, lower counter heights, roll under sink tops, grab bars, roll in showers, assistive seating in showers, and base cabinets with pull-out drawers. This design allows for successful and comfortable aging in place without having to enter a long-term care facility.

ROOM AREA	NAME POSITION	NO. OF OCCUPANTS	EFFICIENCY FACTOR	INDIVIDUAL		TOTAL		NO. OF ROOMS	GROSS TOTAL SQ. FT.	NOTES
				TEXAS BUILDING CODE NET	TEXAS BUILDING CODE GROSS	TEXAS BUILDING CODE NET	TEXAS BUILDING CODE GROSS			
Entry		1	0.8	56	70	56	70	1	70	7' x 10'
Coat Closet		1	0.8	12	15	12	15	1	15	3' x 5'
Kitchen w/ Breakfast Area		1	0.8	204	255	204	255	1	255	15' x 17'
Pantry		1	0.8	64	80	64	80	1	80	8' x 10'
Formal Dining Room		1	0.8	153.6	192	153.6	192	1	192	12' x 16'
Formal Living Room		1	0.8	153.6	192	153.6	192	1	192	12' x 16'
Library/Office		1	0.8	96	120	96	120	1	120	12' x 10'
Powder Bathroom		1	0.8	64	80	64	80	1	80	8' x 10'
Master Bedroom		1	0.8	190.4	238	190.4	238	1	238	14' x 17'
Master Bathroom		1	0.8	144	180	144	180	1	180	12' x 15'
Master Closet		1	0.8	96	120	96	120	1	120	10' x 12'
Laundry Room		1	0.8	72	90	72	90	1	90	9' x 10'
Utility Closet		1	0.8	12	15	12	15	1	15	3' x 5'
Family Den		1	0.8	172.8	216	172.8	216	1	216	12' x 18'
Gym		1	0.8	144	180	144	180	1	180	12' x 15'
Bedroom #2		1	0.8	177.6	222	177.6	222	1	222	13'6" x 16'6"
Bedroom #3		1	0.8	177.6	222	177.6	222	1	222	13'6" x 16'6"
TOTAL OCCUPANTS				TOTAL SQ. FT. (NET)		1,990		TOTAL SQ. FT.	2,487	373.05
								GROSS SQUARE FOOTAGE	5600	2,860.05
						20% circulation for residential				-120.10
								TOTAL AVAILABLE SQ. FT.	3,113	

OCCUPANCY LOAD



BUBBLE DIAGRAM



PERSPECTIVE- MASTER BATHROOM

CONDOMINIUM: FLOOR PLAN



CONDOMINIUM: KITCHEN



FLOOR PLAN (REVIT)



KITCHEN PERSPECTIVE (REVIT)



KITCHEN ELEVATION (REVIT)

CONDOMINIUM: MASTER BATH



CONDOMINIUM: FORMAL LIVING ROOM



MASTER BATHROOM PERSPECTIVE (REVIT)



MASTER BATHROOM PERSPECTIVE (REVIT)



MASTER BATHROOM ELEVATION (REVIT)



FORMAL LIVING ROOM ELEVATION (REVIT)

CONDOMINIUM: MATERIAL BOARDS



BOUTIQUE HOTEL



KITCHEN



MASTER BATHROOM



FORMAL LIVING ROOM

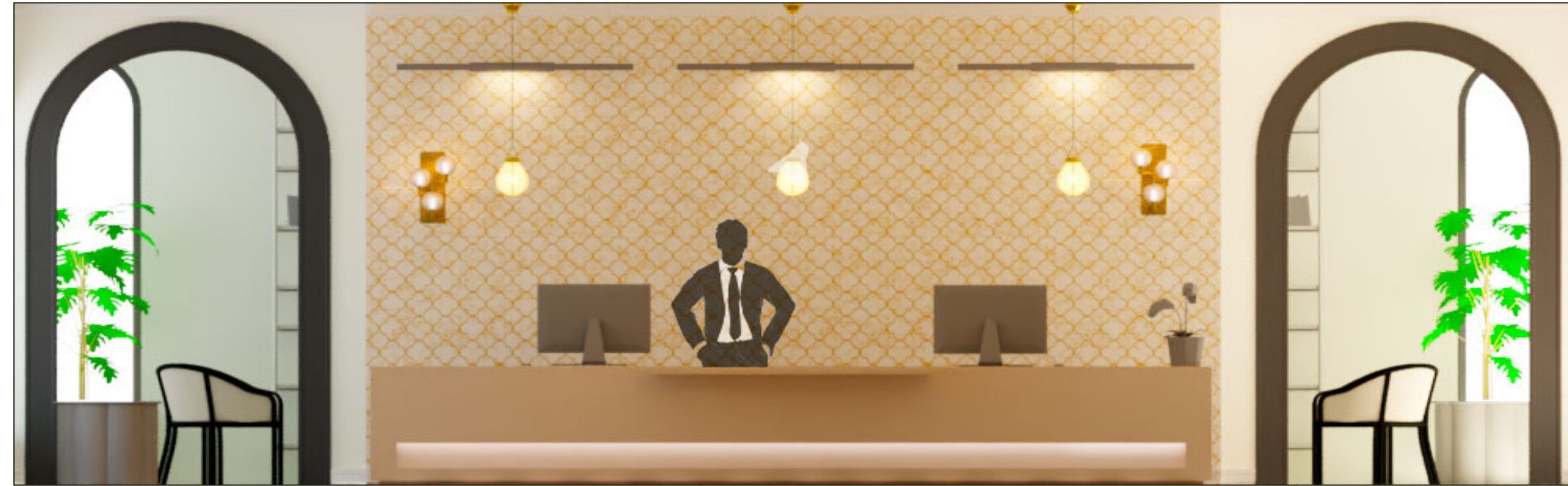
This design is for a boutique lifestyle hotel in downtown Dallas. The essence of the hotel is health and wellness. This will be achieved through calming colors and patterns, comfortable textiles, quiet guestrooms, a peaceful outdoor area, and a health-focused restaurant. A perfect blend of traditional and modern elements will lend itself to a unique experience for guests. The space will be easily navigable so guests can feel like they are at their home away from home. After leaving this relaxing space, guests should feel recharged.



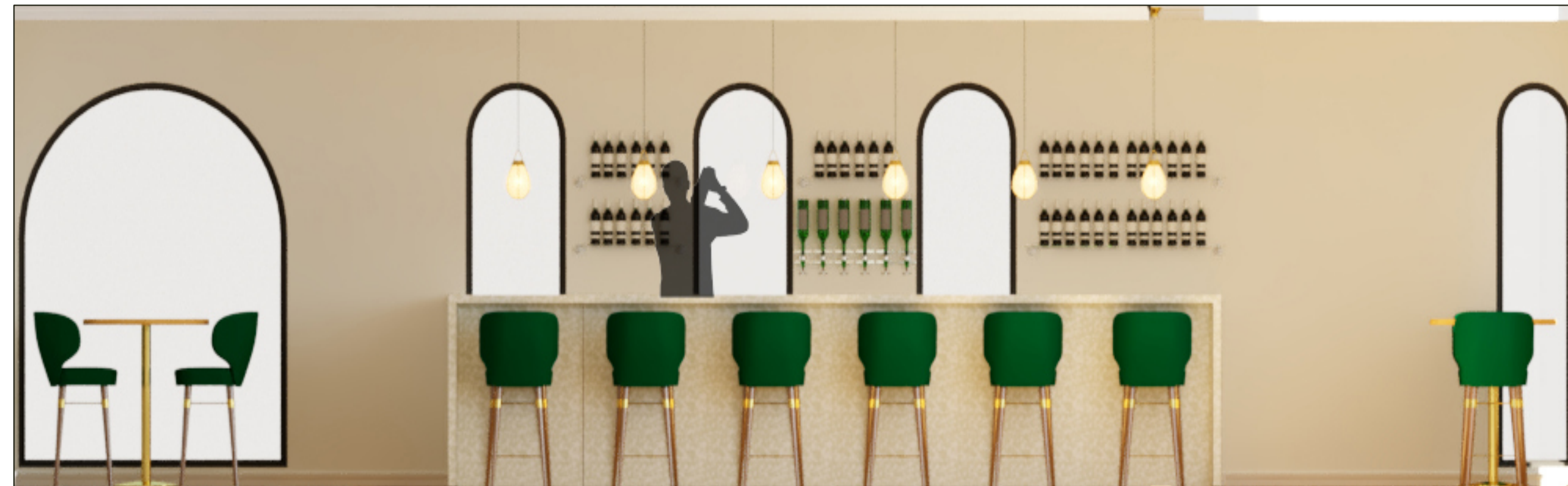
BOUTIQUE HOTEL: ELEVATIONS



BOUTIQUE HOTEL: LOBBY



CONCIERGE (REVIT)



BAR (REVIT)



CONCIERGE (REVIT)

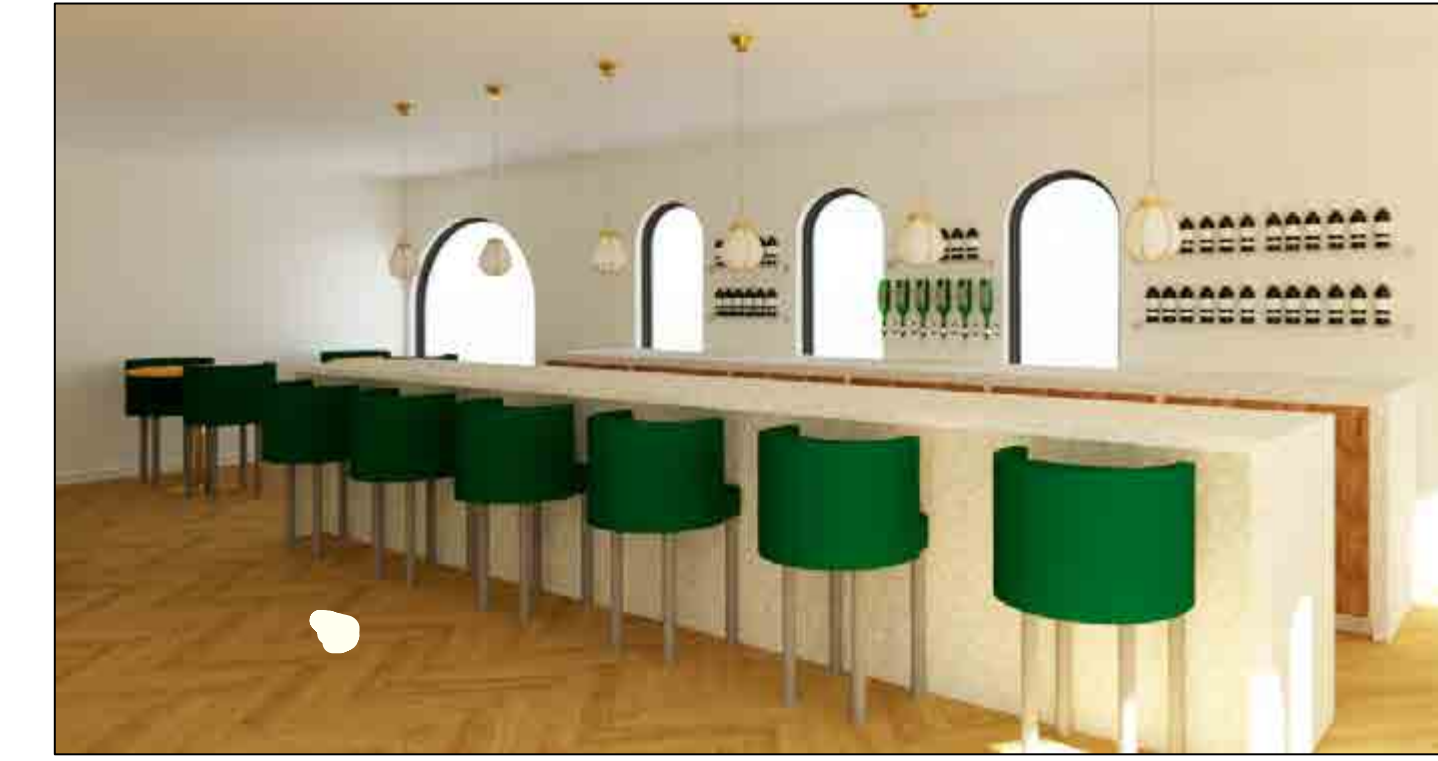
BOUTIQUE HOTEL: LOBBY



BOUTIQUE HOTEL: RENDERINGS



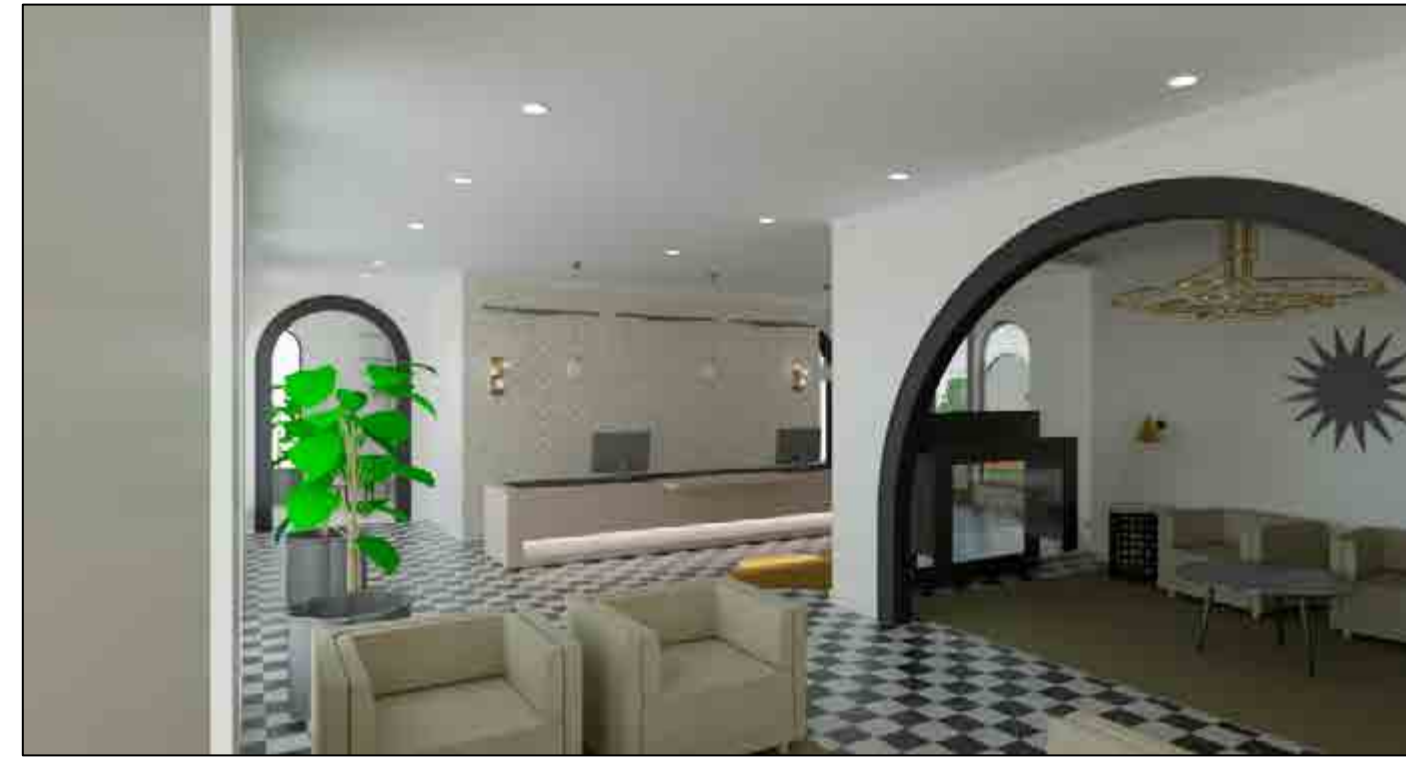
FIREPLACE VIEW (REVIT)



BAR (REVIT)



GUESTROOM (REVIT)



LOBBY (REVIT)



SEATING AREA (REVIT)



RESTAURANT (REVIT)



COURTYARD (REVIT)

ART SCHOOL



ART SCHOOL: RENDERINGS



The purpose of this design was to create a multi-purpose learning space for art major students. There are different ways one can acquire knowledge and learn. This space allows for various avenues of learning. Some of these include classroom learning, studio collaboration, or library research. All the classrooms and studios are placed along the perimeter of the building to allow natural light to come in through large windows. This also creates a stimulating environment. This art school floor plan allows for students to expand upon their creative talents.



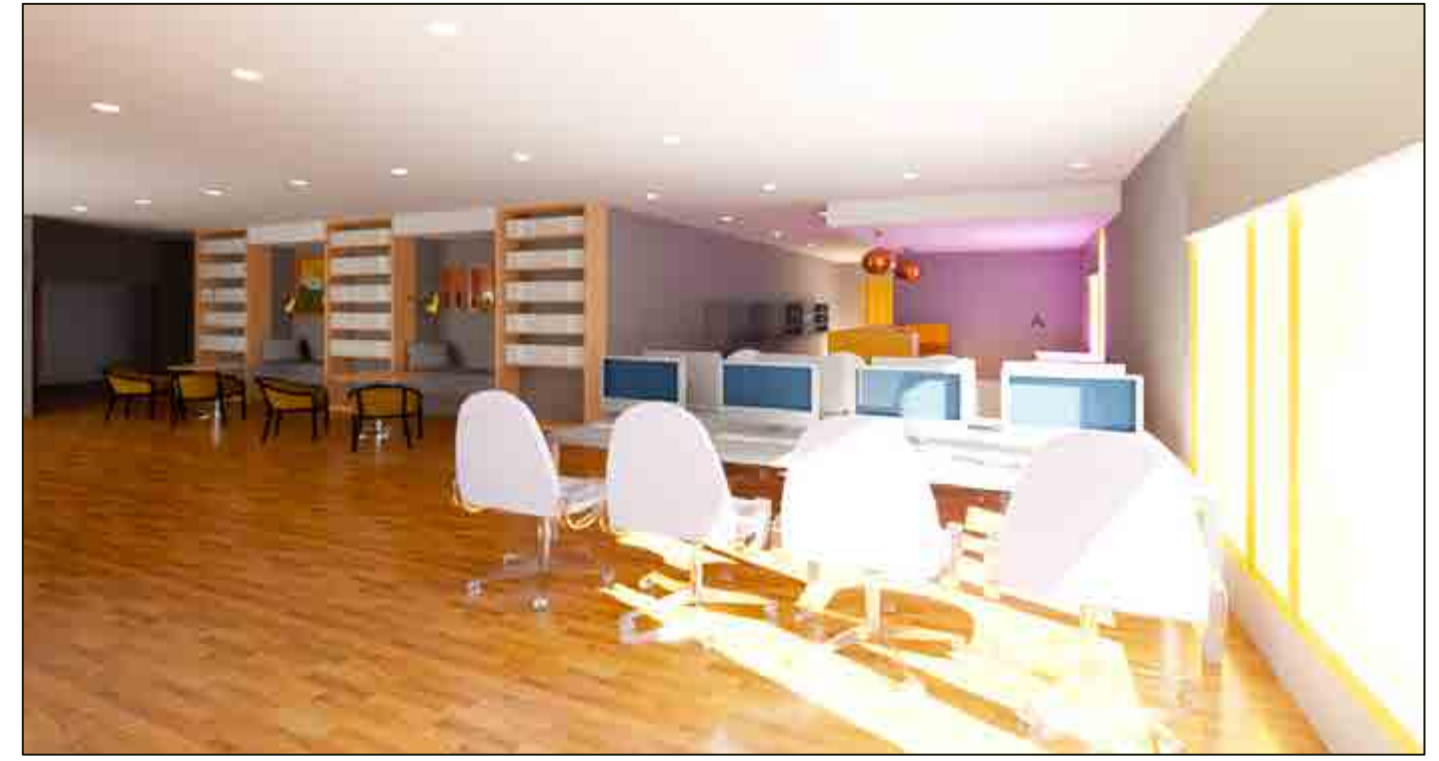
LIBRARY ELEVATION (REVIT)



LIBRARY ELEVATION (REVIT)



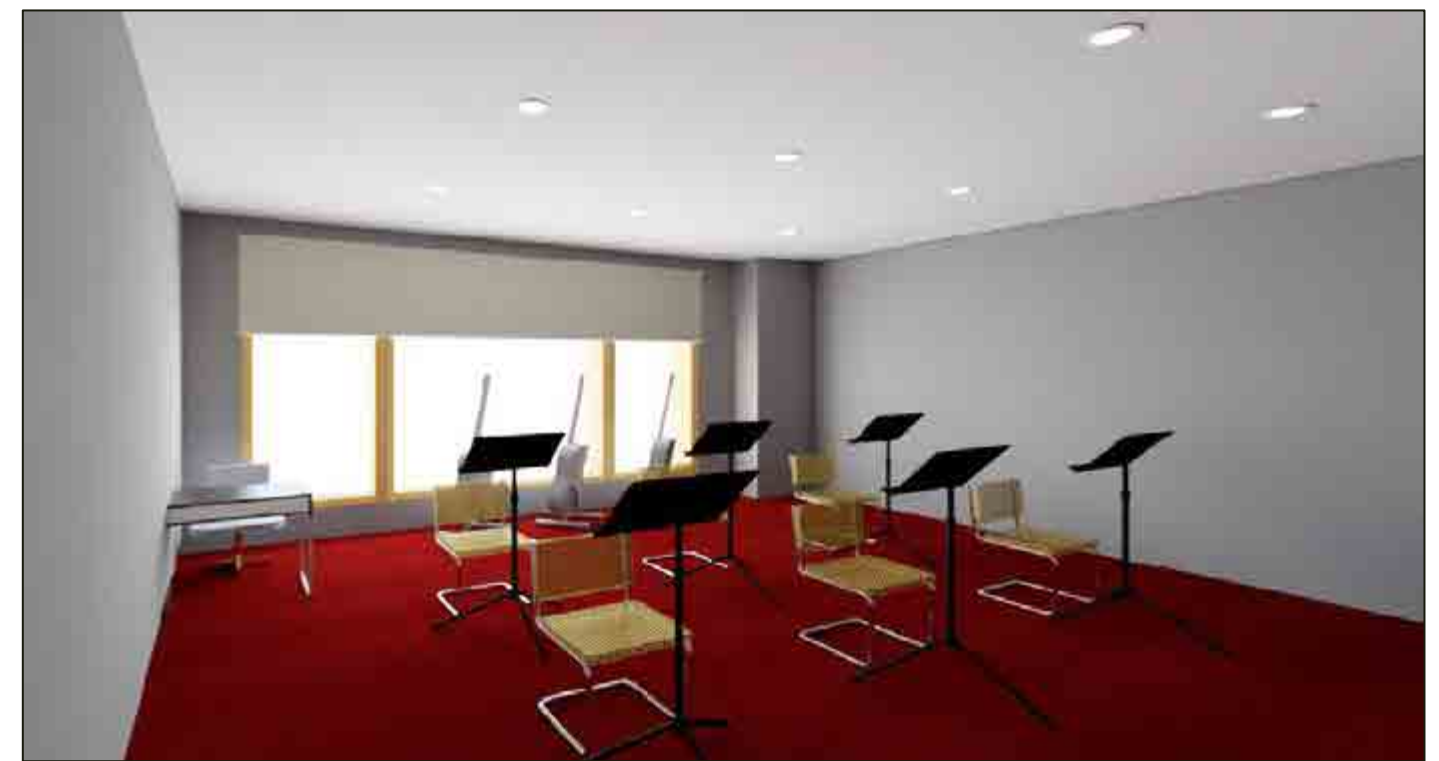
FLOOR PLAN (REVIT)



LIBRARY (REVIT)



ART STUDIO (REVIT)



MUSIC ROOM (REVIT)



RESTAURANT (REVIT)

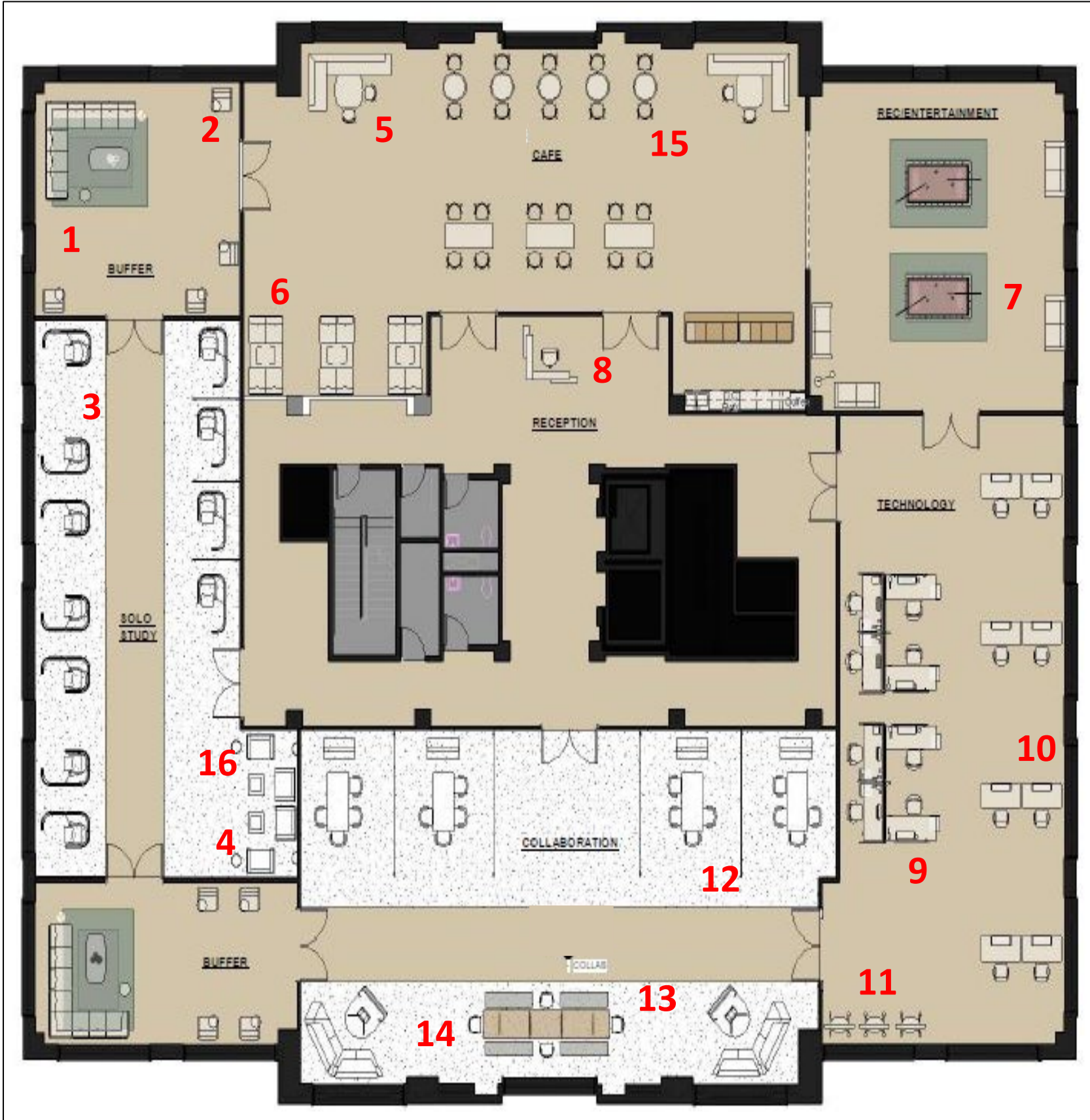
STUDENT HALL



The purpose of this design was to create a functional workspace with multiple spaces for students to choose from. Students need a warm and inviting space that is also vibrant to help them keep focused. A café was included so students can enjoy refreshments and take a break from studying. All activity zones were created to be technologically equipped to allow students to work in various locations. Efforts were taken to include collaborative-friendly furniture and media stations so students would work together efficiently.

NUMBER	MANUFACTURER	TYPE	MATERIAL
1	COALESSE	SECTIONAL	POWDER COAT, ALUMINUM, CHROME, FABRIC UPHOLSTERY
2	COALESSE	CHAIR	FABRIC UPHOLSTERY, LEATHER, LAMINATE, ALUMINUM
3	STEELCASE	SOLO POD	MULTI
4	REVIT OBJECT	CHAIR	LEATHER, METAL
5	COALESSE	CAFÉ BOOTH	POWDER COAT, ALUMINUM, WOOD VENEER, LEATHER
6	COALESSE	CAFÉ BOOTH	POWDER COAT, ALUMINUM, CHROME, FABRIC UPHOLSTERY
7	REVIT OBJECT	POOL TABLE	WOOD, UPHOLSTERY
8	MDD	RECEPTION DESK	GLASS, POWDER COATED STEEL, MELAMINE-FACED CHIPBOARD, PLEXIGLASS
9	STEELCASE	TECH DESK	LAMINATE, VENEER, STAIN
10	STEELCASE	TECH DESK	MULTI
11	STEELCASE	MEDIA STAND	ALUMINUM
12	STEELCASE	COLLAB DESK	MULTI
13	VICCARBE	COLLAB TABLE	OAK WOOD, UPHOLSTERED BENCHES
14	STEELCASE	COLLAB POD	MULTI
15	CAPDELL	CAFÉ CHAIR	WOOD
16	BOLIA	SIDE TABLE	METAL, GLASS

FURNITURE LEGEND



FURNITURE PLAN (REVIT)

STUDENT HALL: RENDERINGS



COLLABORATIVE ZONE (REVIT)



SOLO STUDY ZONE (REVIT)



CAFÉ (REVIT)



SOLO STUDY ZONE (REVIT)



CAFÉ (REVIT)

INTERIOR DESIGN OFFICE



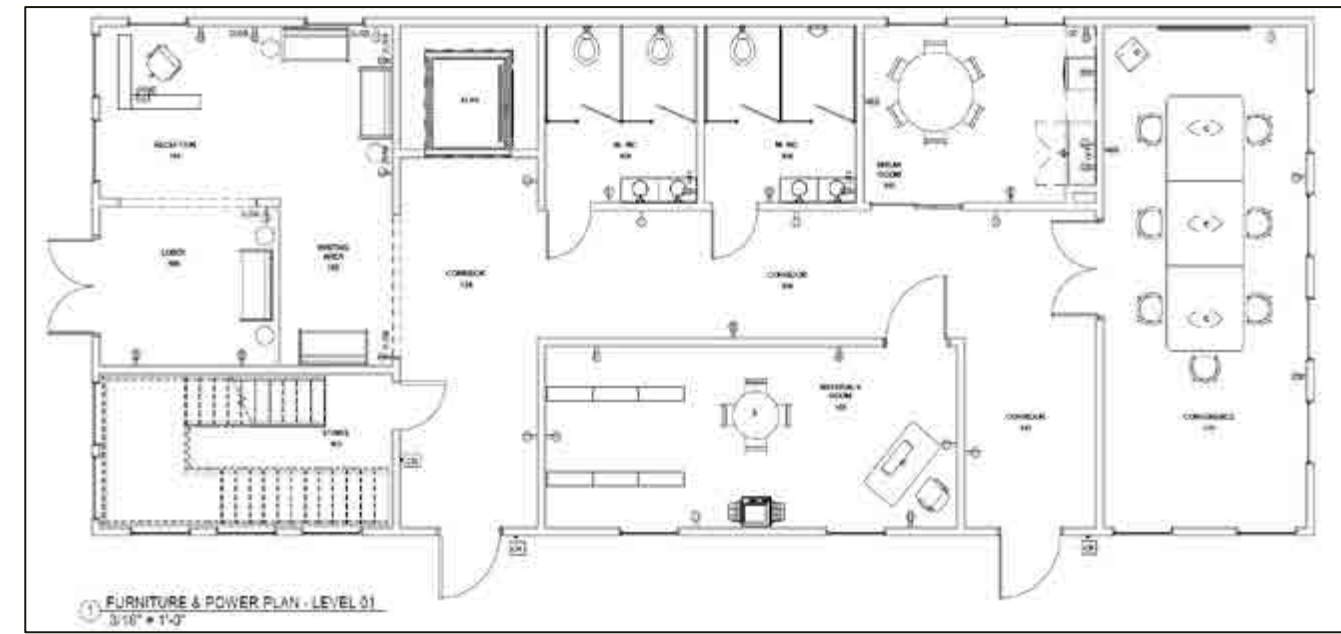
INTERIOR DESIGN OFFICE: FLOOR PLANS



The purpose of this design was to create a two-level office for a small interior design team. The team requested a materials room, a break room, a conference space, and a large lobby. In order to bring in a lot of natural light, all offices were placed on the perimeter of the building, which is surrounded with large windows. This space is meant to be collaboration-friendly. The conference room is designed to be large so that clients can join in on design meetings. Warm and neutral finishes were used to create an easy-going environment.



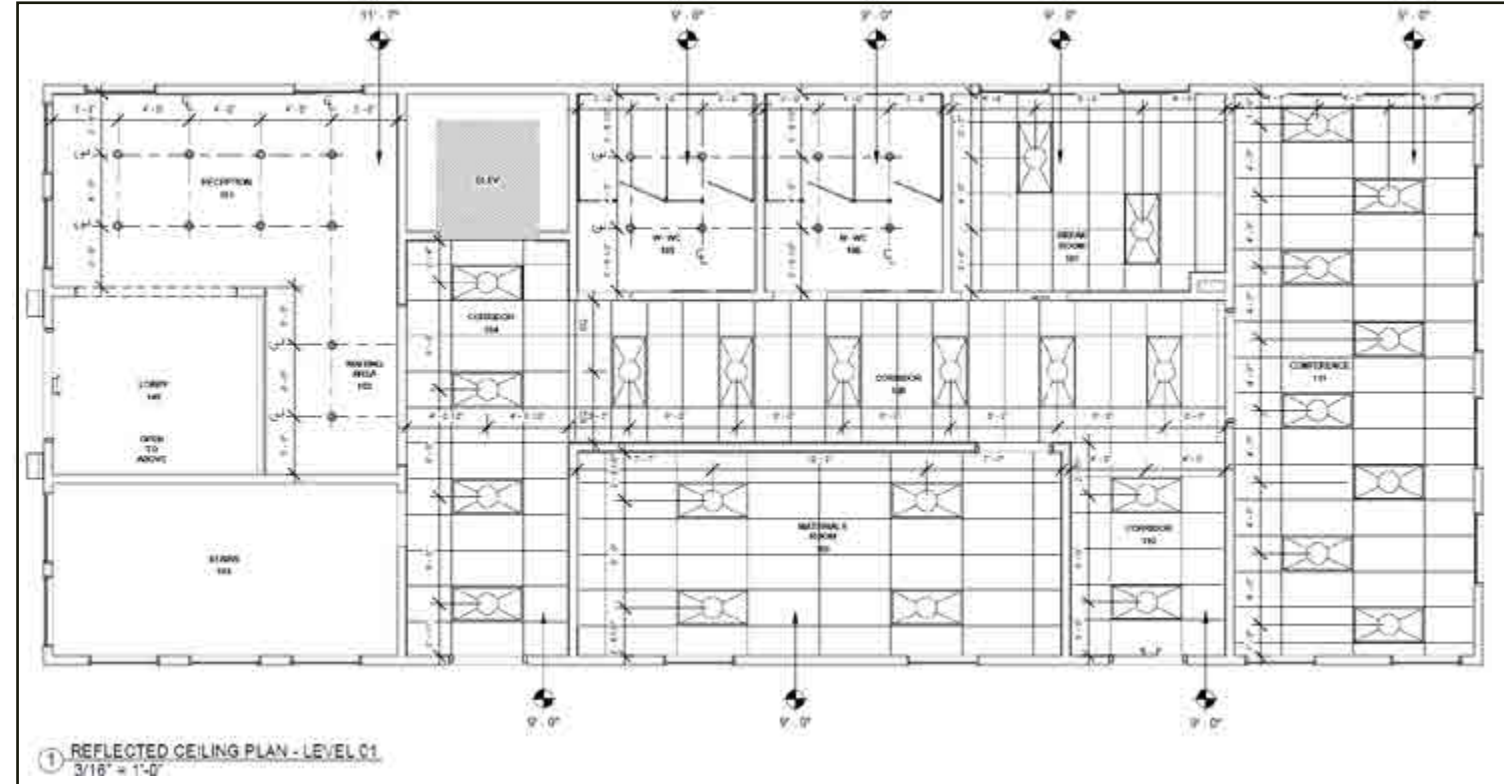
FURNITURE & POWER PLAN – LEVEL 2 (REVIT)



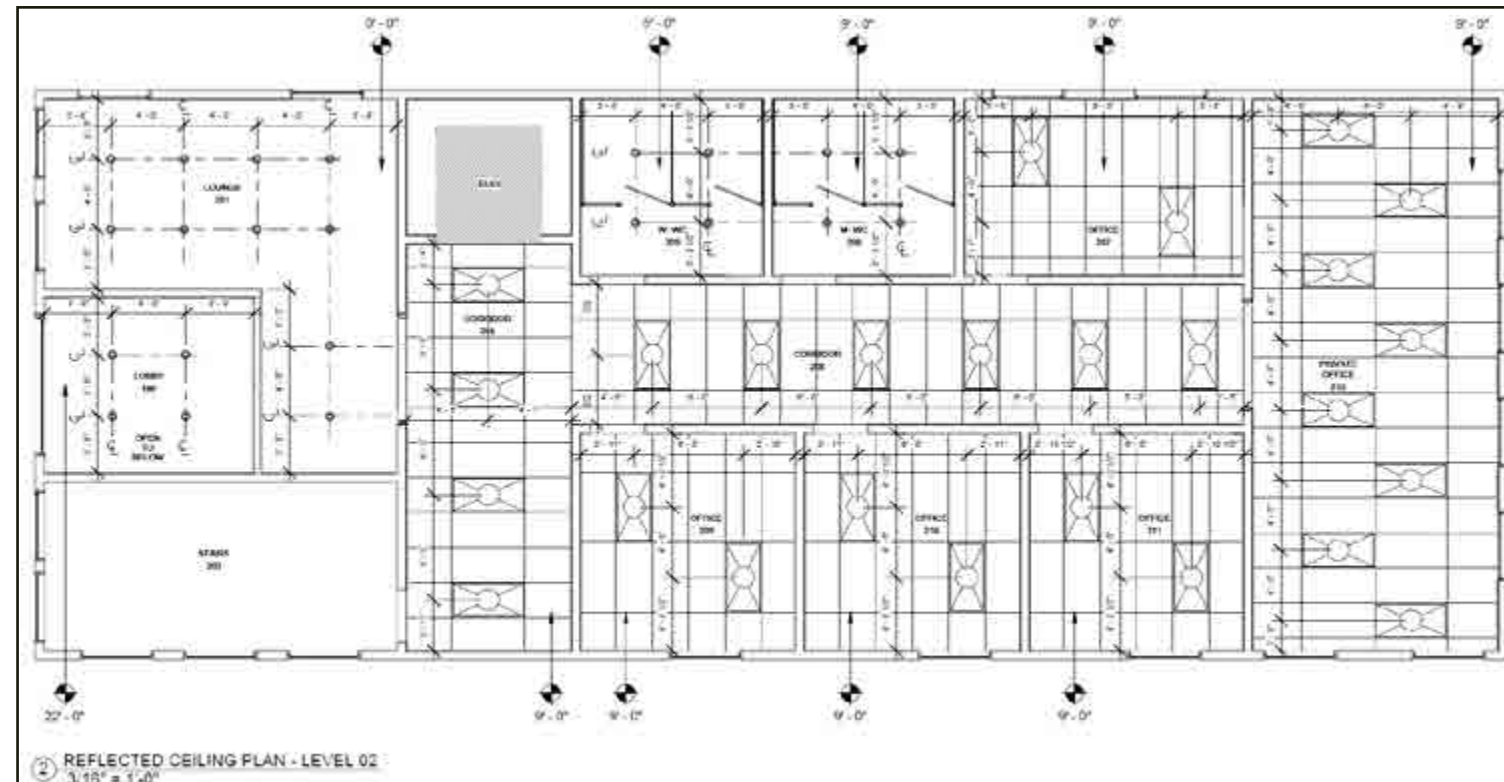
FURNITURE & POWER PLAN – LEVEL 1 (REVIT)



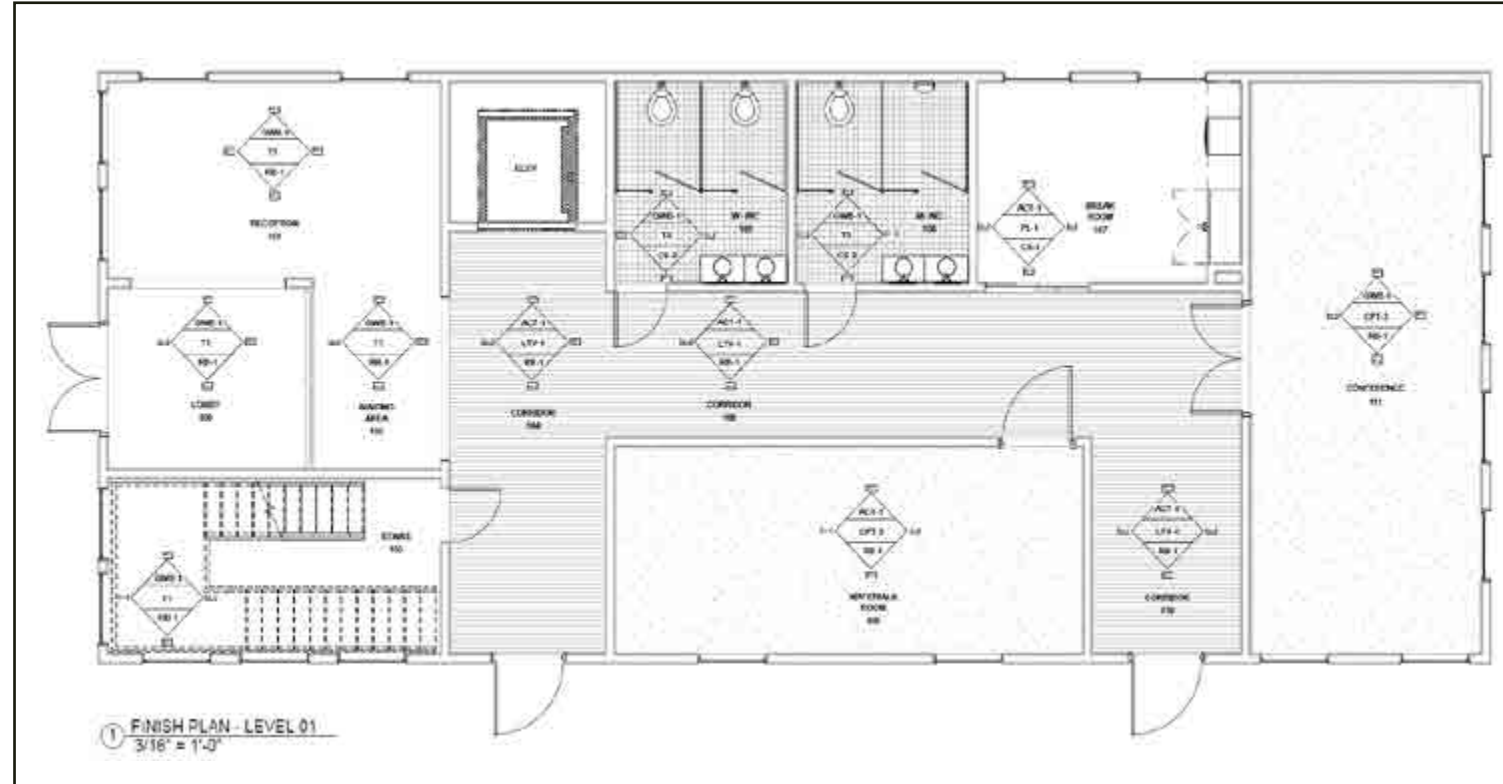
PRIVATE OFFICE SEATING AREA (REVIT)



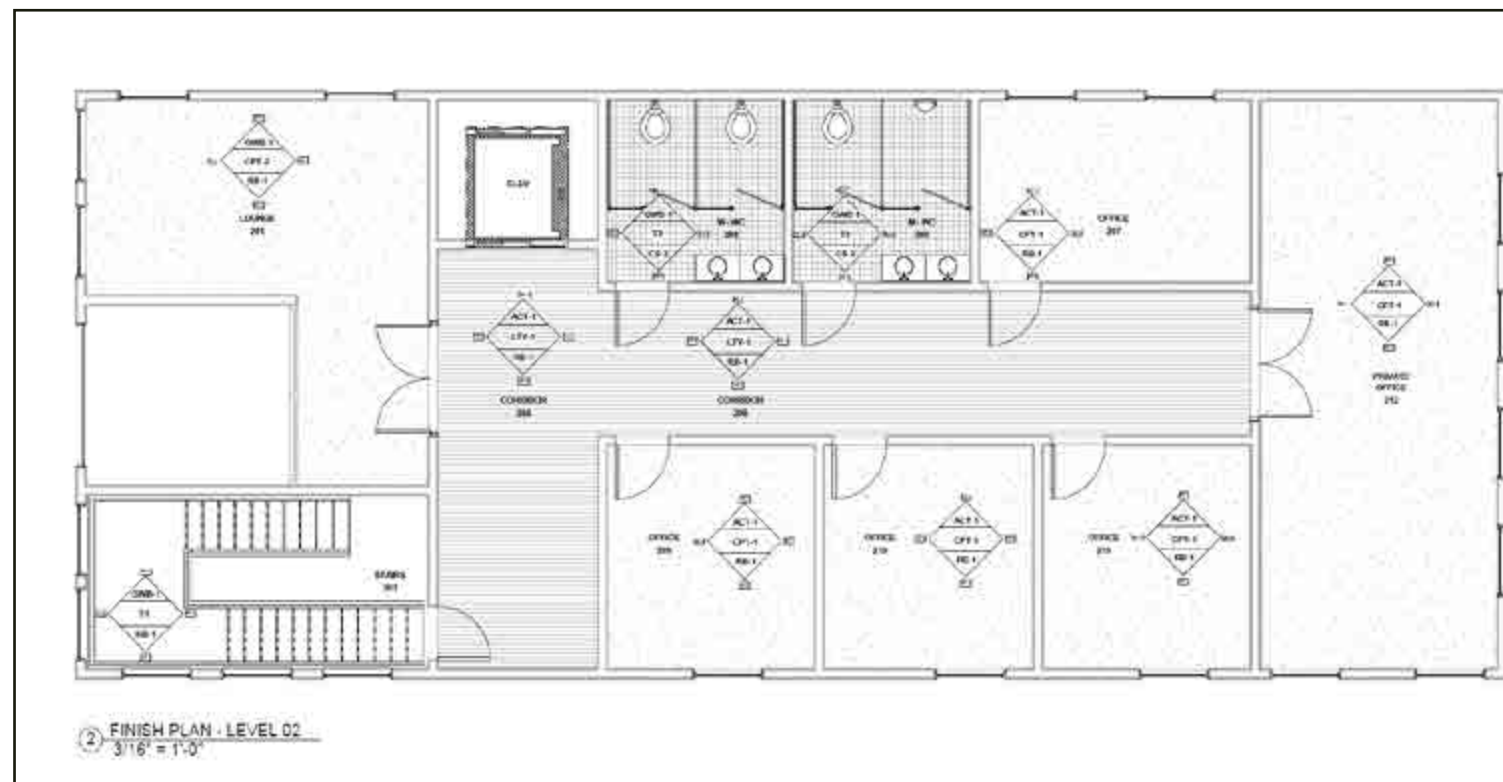
REFLECTED CEILING PLAN – LEVEL 1 (REVIT)



REFLECTED CEILING PLAN – LEVEL 2 (REVIT)



FINISH FLOOR PLAN – LEVEL 1 (REVIT)



FINISH FLOOR PLAN – LEVEL 2 (REVIT)

RESIDENCE

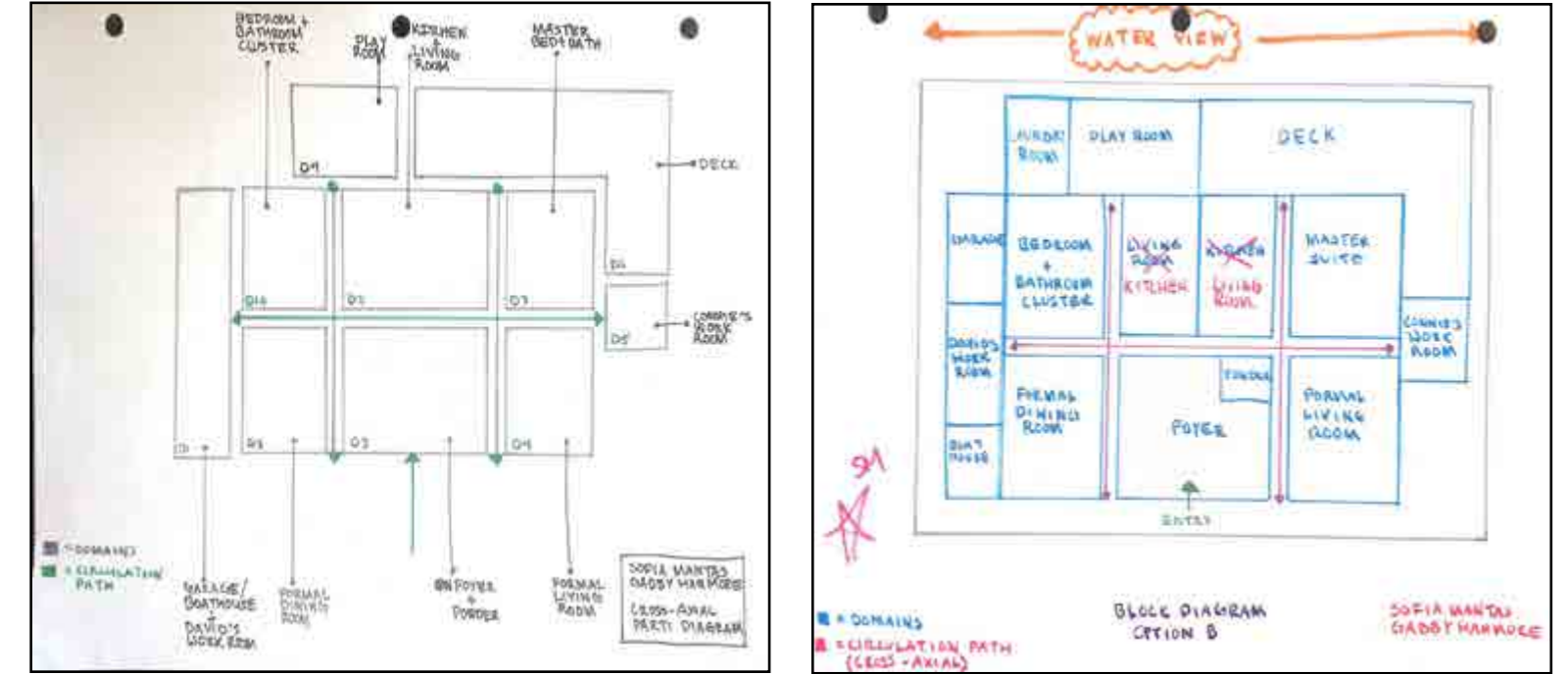
The focus of this project was to create a one-story home for a retired couple living on Long Island. The wife has arthritis and needed an open-concept floor plan and the husband wanted an area to work on his boats, a passion of his. The three-bedroom home was the perfect amount of space to accommodate their kids and grandchildren. This couple was big on entertainment and wanted a space to host family and friends.

NO.	SPACE NAMES	MIN. SQ. FOOTAGE NEEDS	ADJACENCIES	PUBLIC ACCESS	LIGHT/VIEWS	PRIVACY	PLUMBING	SPECIAL EQUIPMENT
1	FOYER	8' X 10'	2, 3	YES	YES	NO	NO	NONE
2	POWDER BATHROOM	7' X 3'	1, 3	YES	NO	YES	YES	NONE
3	DINING ROOM	12' X 16'	1, 2	YES	YES	NO	NO	NONE
4	KITCHEN	12' X 20'	5, 6	YES	YES	NO	YES	HIGH-END APPLIANCES; WINE ROOM
5	PANTRY	---	4	YES	NO	NO	NO	BUILT-IN SHELVES
6	LIVING ROOM	22' X 28'	4	YES	YES	NO	NO	BUILT-IN SHELVES; FIREPLACE
7	LAUNDRY ROOM	8' X 10'	5, 8	YES	NO	NO	YES	HIGH-END APPLIANCES; SINK
8	PLAYROOM	---	7	YES	NO	YES	NO	BUILT-IN SHELVES; DESKS; BUNKBEDS
9	BOATHOUSE	24' X 24'	10	NO	NO	YES	NO	NONE
10	DAVID'S WORK ROOM	12' X 12'	9, 11	NO	YES	YES	NO	BUILT-IN SHELVES
11	GARAGE	24' X 24'	10	NO	NO	YES	NO	NONE
12	BEDROOM 1 W/ BATH	10' X 10'	13	NO	YES	YES	YES	NONE
13	BEDROOM 2 W/ BATH	10' X 10'	12	NO	YES	YES	YES	NONE
14	MASTER BEDROOM	---	15, 16, 17	NO	YES	YES	NO	NONE
15	MASTER BATHROOM	8' X 12'	14, 16, 17	NO	YES	YES	YES	NONE
16	MASTER CLOSET	---	14, 15, 17	NO	NO	YES	NO	NONE
17	CONNIE'S WORK ROOM	6' X 8'	14, 15, 16	NO	YES	YES	NO	BUILT-IN SHELVES
18	DECK	18' X 30'	4, 14	YES	YES	NO	NO	NONE

CRITERIA MATRIX

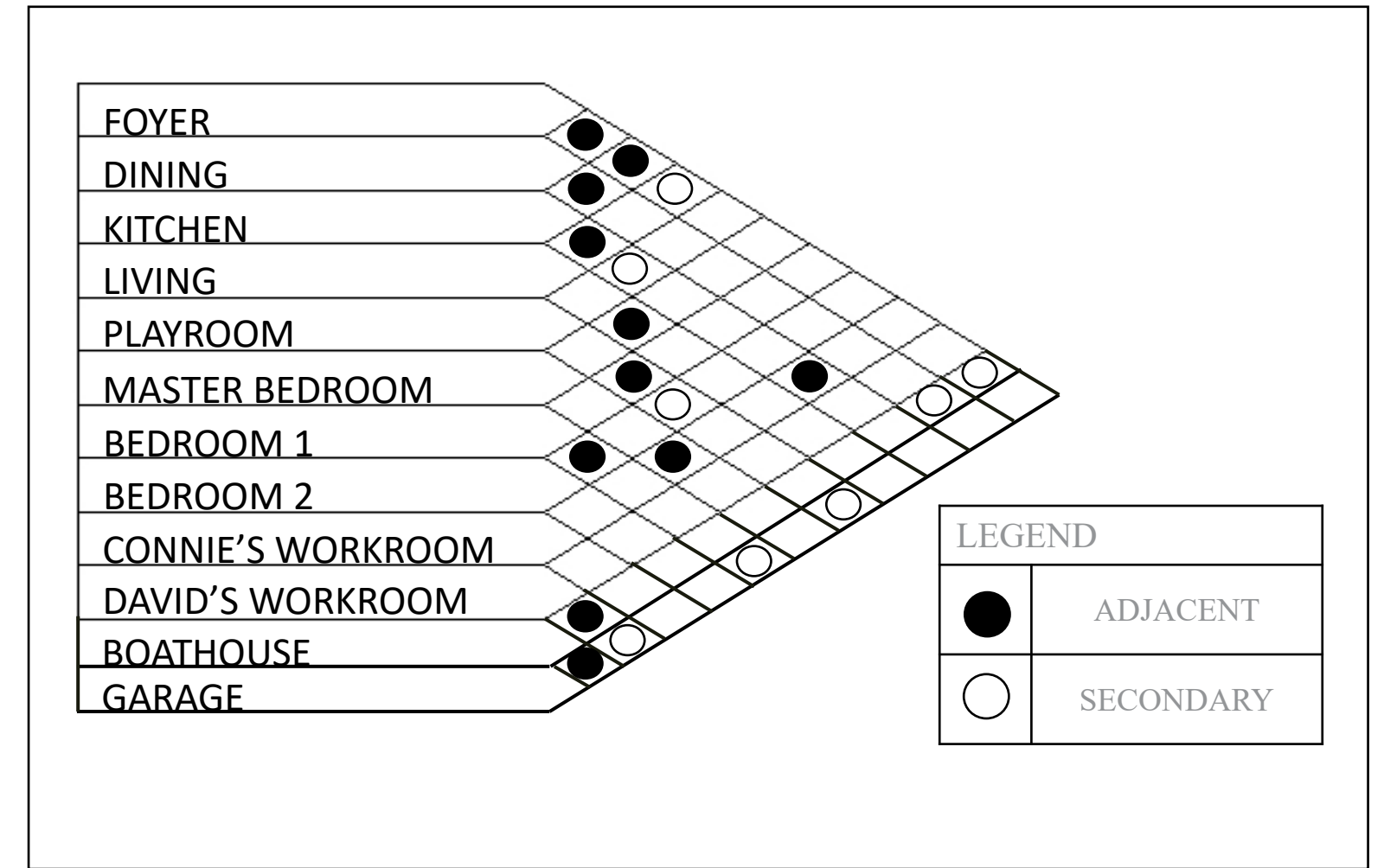


RESIDENCE: FLOOR PLAN

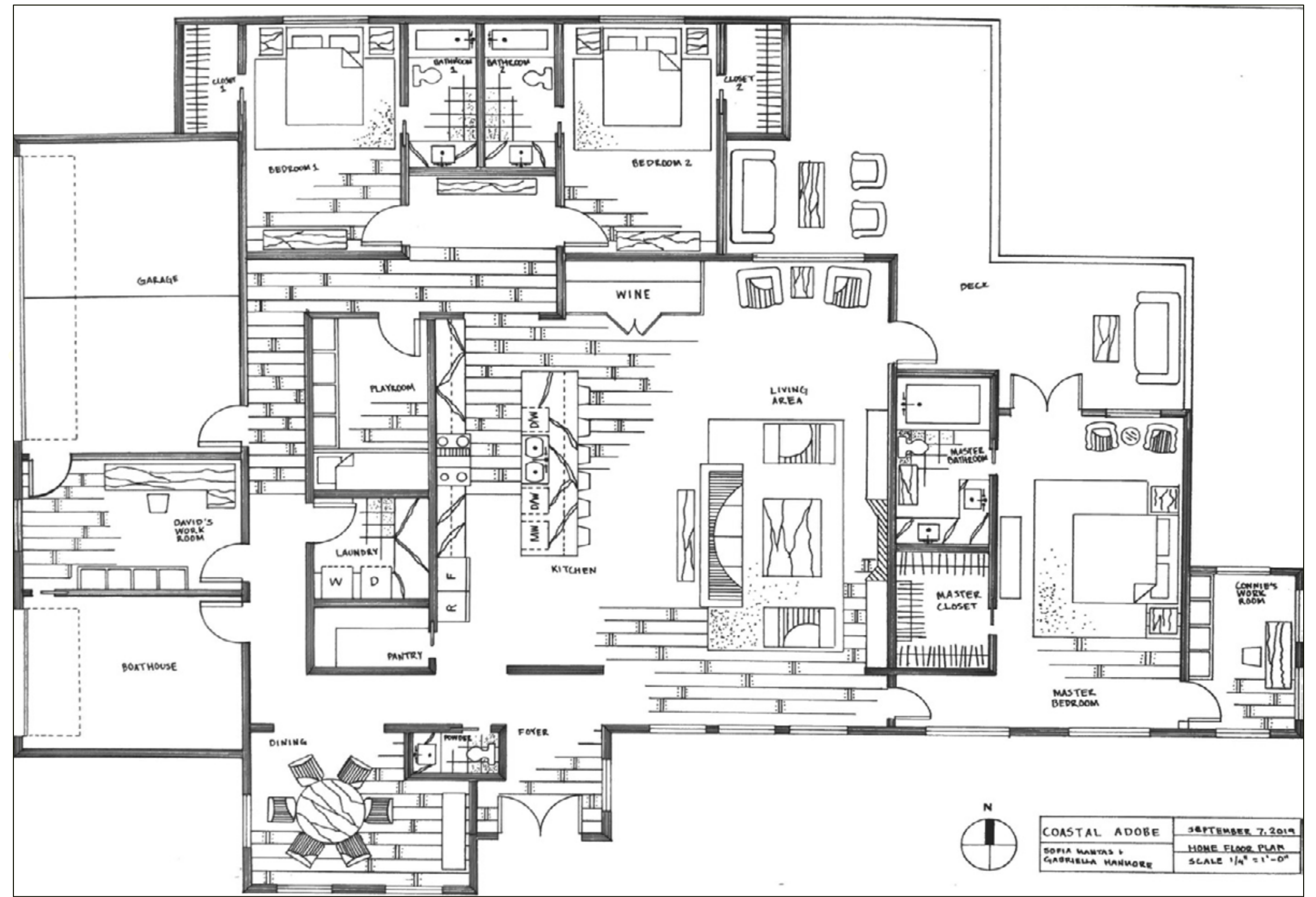


PARTI DIAGRAM

BLOCK DIAGRAM



ADJACENCY MATRIX



FLOOR PLAN

COASTAL ADOBE
 SOFIA MANTAS + GABRIELA HANCOCK
 SEPTEMBER 7, 2019
 HOME FLOOR PLAN
 SCALE 1/4" = 1'-0"

SOFIA MANTAS

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