

MARTINELLI HOUSE MERCY HOUSING CORPORATION  
San Rafael, California



#### Design Features

- Indoor/Outdoor Community Facilities
- Custom Furnishings for Multiple Physical Abilities
- Phased Occupied Construction
- Two Fully Accessible Apartment Units
- Accessible Entry & Site

**Size: 33,000 SF, 66 Units**

**Senior Independent Living**

**Construction Cost: \$4.2 Million**

**Completion: August 2008**

Martinelli House is a 66-unit, senior independent living complex owned by Mercy Housing California. Originally built in 1974, this building modernization project expanded the existing community room, renovated staff offices, and added a laundry room to the property. Each apartment unit was refurbished with senior appropriate finishes, packaged into 3 'condo-style' color scheme options. Residents were able to choose their scheme, personalizing their home, without adding cost to the client.

Comprehensive accessibility upgrades include a new entry ramp, door replacement, handrail repairs, and the upgrade of two units to be fully accessible. Remedial waterproofing repairs and window replacement improve the life of the building for many years to come. The construction used sustainable design principles by employing green materials and energy star appliances, resulting in a twenty-five percent more energy efficient building.

K2A customized, specified, and purchased all of the furniture for Martinelli House's community room and terraced courtyard. The new community room features an entertainment area with soft seating, occasional tables and lighting, a custom millwork piece to house two computers, a coffee service counter, and reconfigurable tables and chairs that allow for maximum use of the space for a variety of events. The adjacent courtyard is outfitted with hospitality-like sun umbrellas, tables, and chairs that are as durable and light-weight as they are beautiful. K2A's selection of furniture pieces, finishes, and details make this Community Room feel like a home that is accessible and welcoming to all.

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**Community Courtyard and Gardens**

The central courtyard is designed as an extension to the community room facilities. All apartment units stem from this central point, and it truly is the hub of the community life at Martinelli House.

The terraced outdoor space is outfitted with hospitality-like sun umbrellas, tables, and chairs that are as durable and light-weight as they are beautiful. The perimeter is lined with planters and benches, inviting community parties, or simply an afternoon chat. The terraced levels include additional table seating, as well as accessible community planter boxes, allowing residents an opportunity to cultivate their own flora and vegetation.

**Monument and Building Signage**

A custom signage package brings a cohesive elegance to the building's monument, apartment, room, and way-finding signage.

The signage motif, developed by K2A, was derived from a pattern in the community room's wallpaper. Working together with our fabricators, the custom signage creates a cohesive style through the building, while offering a budget conscience bottom line.

