

Senior Living Condo Unit
Preliminary Schematic Design

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Prof. Charles Gustina - Fall 2016
Interior Design 3600: Systems

PORTFOLIO TWO

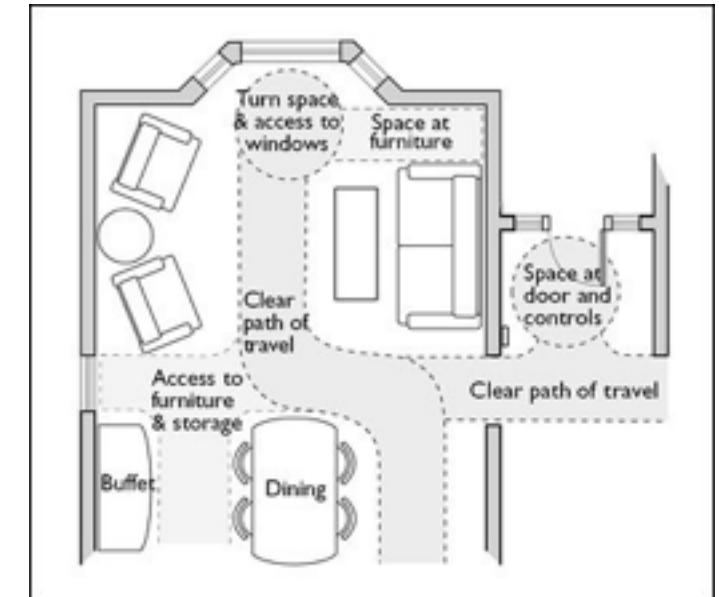
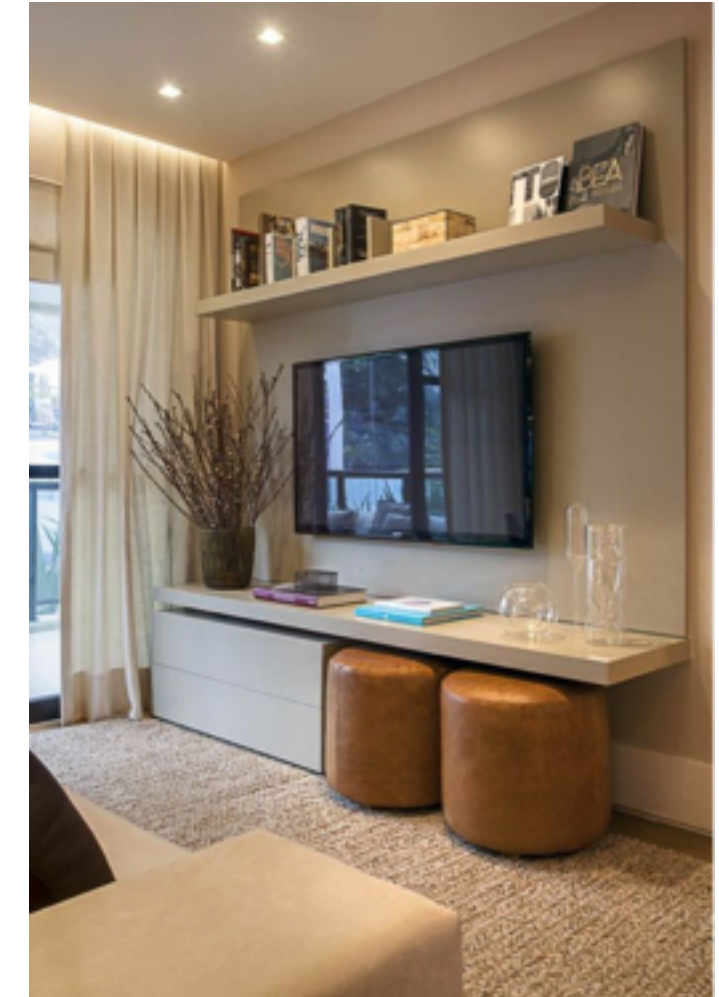
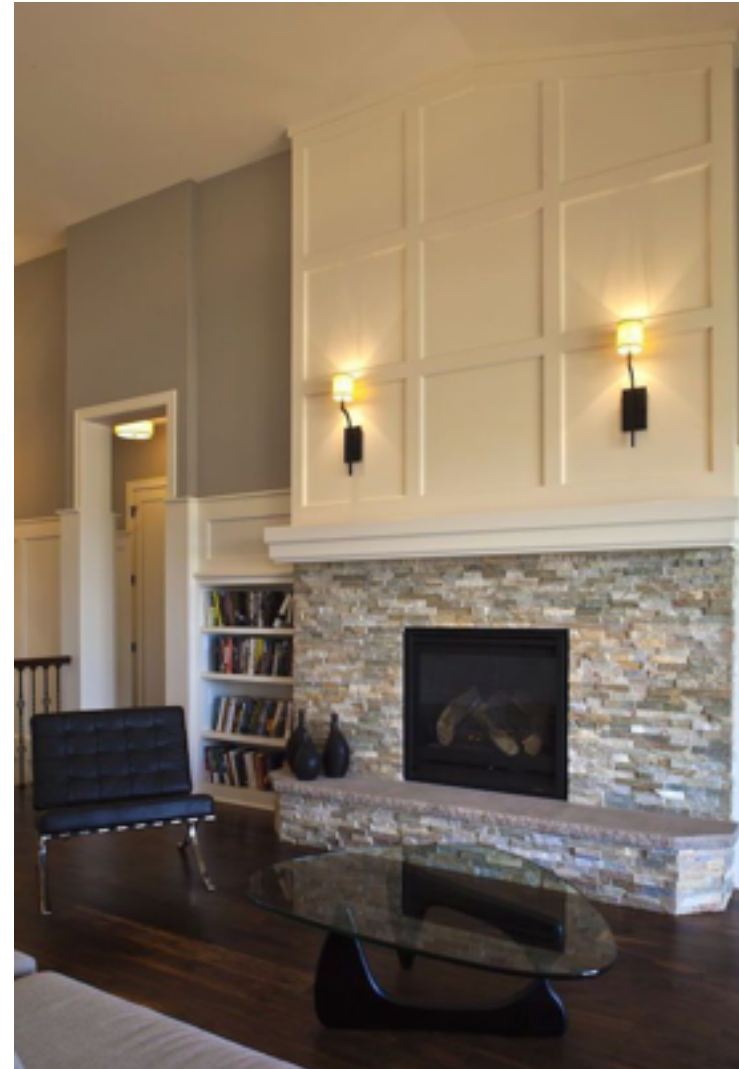


- Senior (age 55 and up)
- Interested in exploring the viability of aging in place
- Residents who do not want to move again as they age
- Want to move into a residential development with a community atmosphere
- Active & Social
- Interested in still living alone, but with support if needed

TARGET BUYERS



INSPIRATIONAL IMAGES



INSPIRATIONAL IMAGES



Master Bedroom	225 - 450
Master Bathroom	150 - 210
Bedroom 2	180 - 350
Bathroom 2	75 - 125
Great Room	300 - 500
Kitchen & Dining	300 - 550
Bonus Room	150 - 300
Foyer	75 - 125
Laundry	75 - 125
Total	1,530 - 2,735

PROGRAMMING/SQUARE FOOTAGE

Who is your client?

- Developer
- Interested in 'aging in place'

Who will be the tenant?

- Retired seniors

Size range of typical condo units (square feet)?

- 1,500 - 3,000 sq. ft.

Number of bedrooms/baths in typical condo units?

- 2 Bedrooms
- 2 Full Bathrooms

Are the bathrooms attached to the bedrooms, or are there shared baths?

- 1 Attached (Master)
- 1 Separate

Preferred special features in condo units?

- Sunroom/Patio
- Bonus Room

Number of master suites, and spaces in each master suite (wic, bath for two, etc), per each individual condo unit?

- 1 Master Suite
 - Bathroom for two
 - Seating area (by window)

Is the current preference for 'public' spaces (living/dining/kitchen/family room) to combine into a great room, or to be a suite of distinct rooms?

- Open Central Area

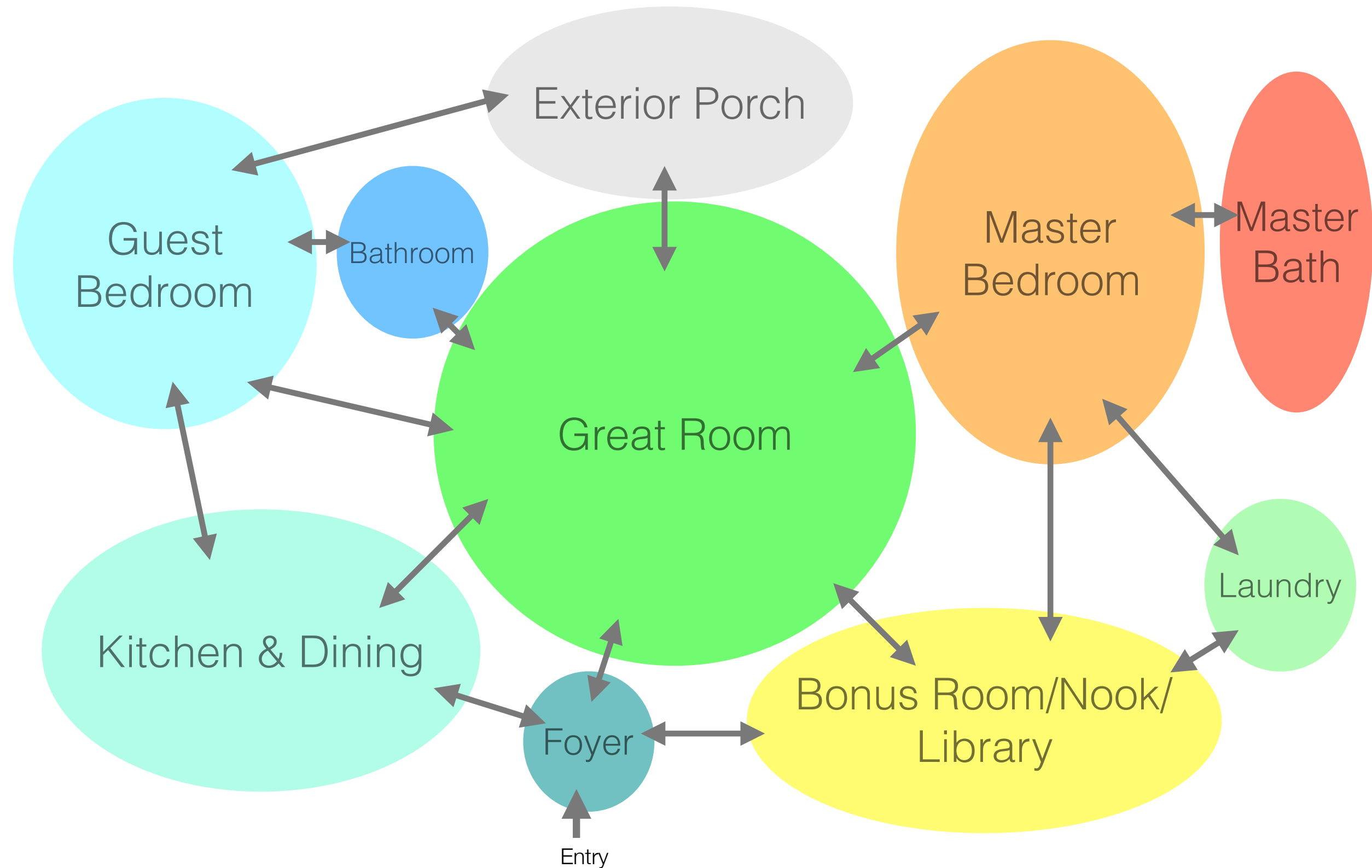
Style of décor preferred in the senior living market?

- Traditional colors with open modern feel
- Neutrals

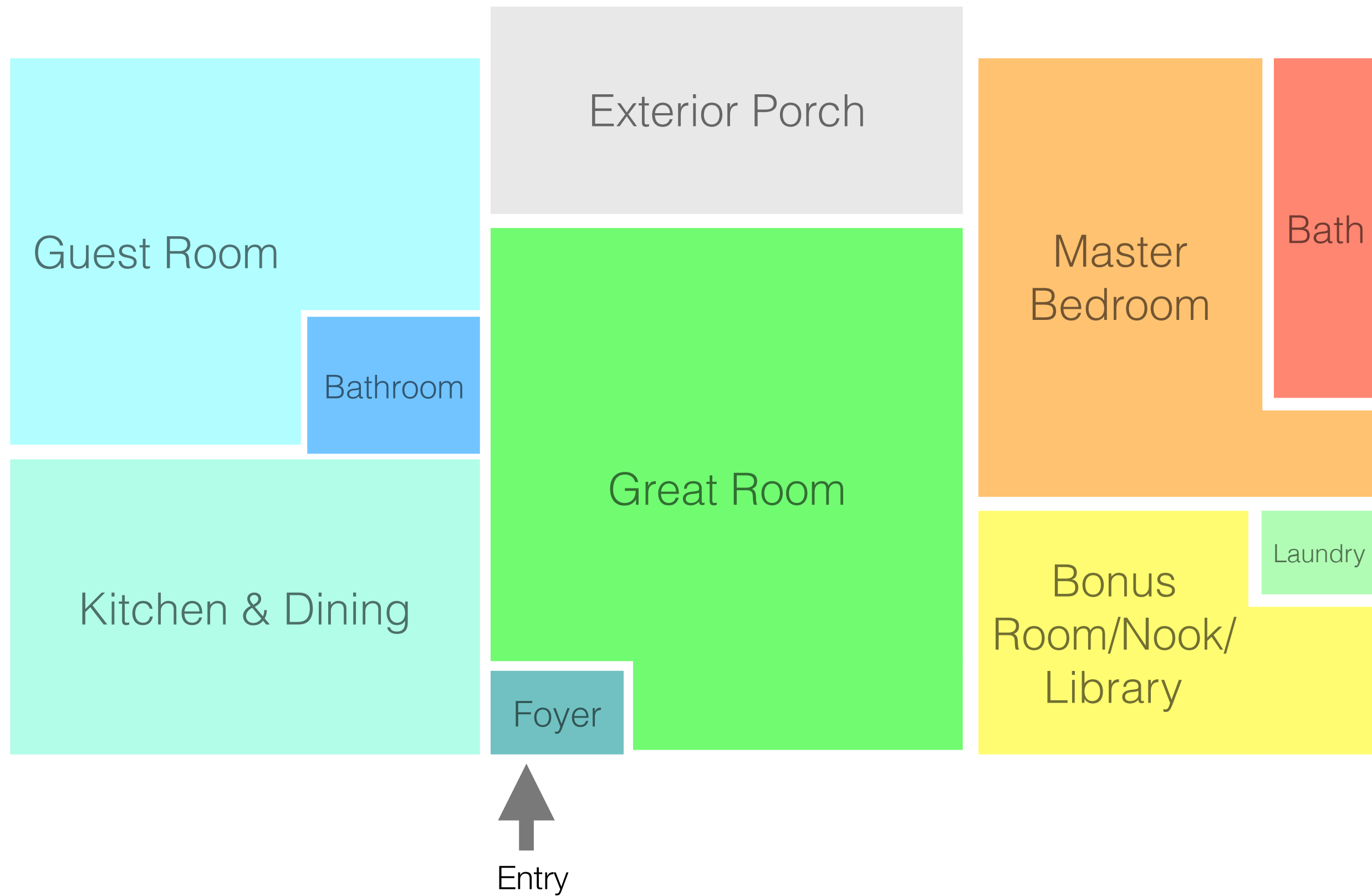
Other current trends?

- Hardwood Flooring
- Neutral Color Schemes
- Clean
- Whites

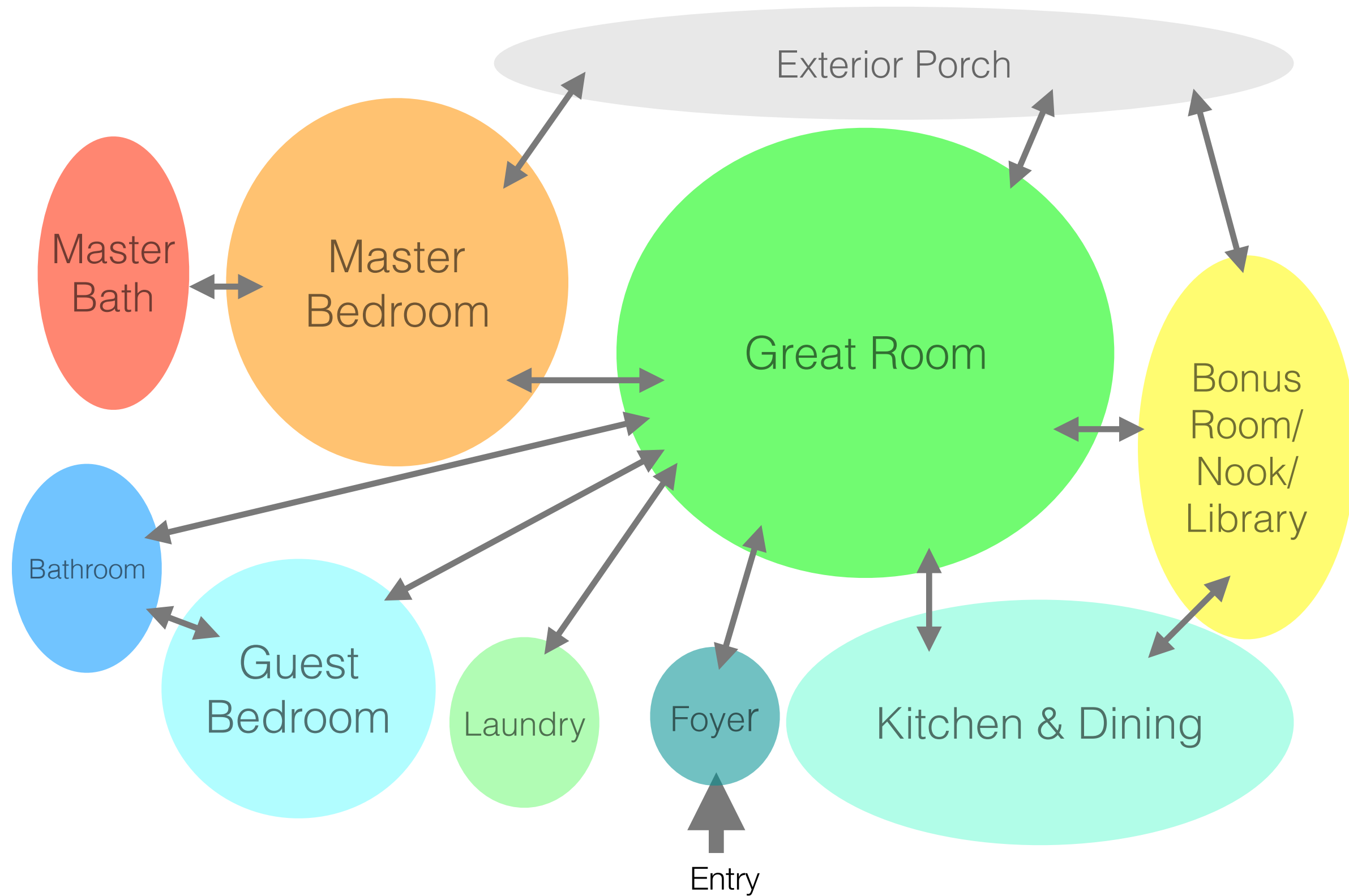
INTERVIEWS



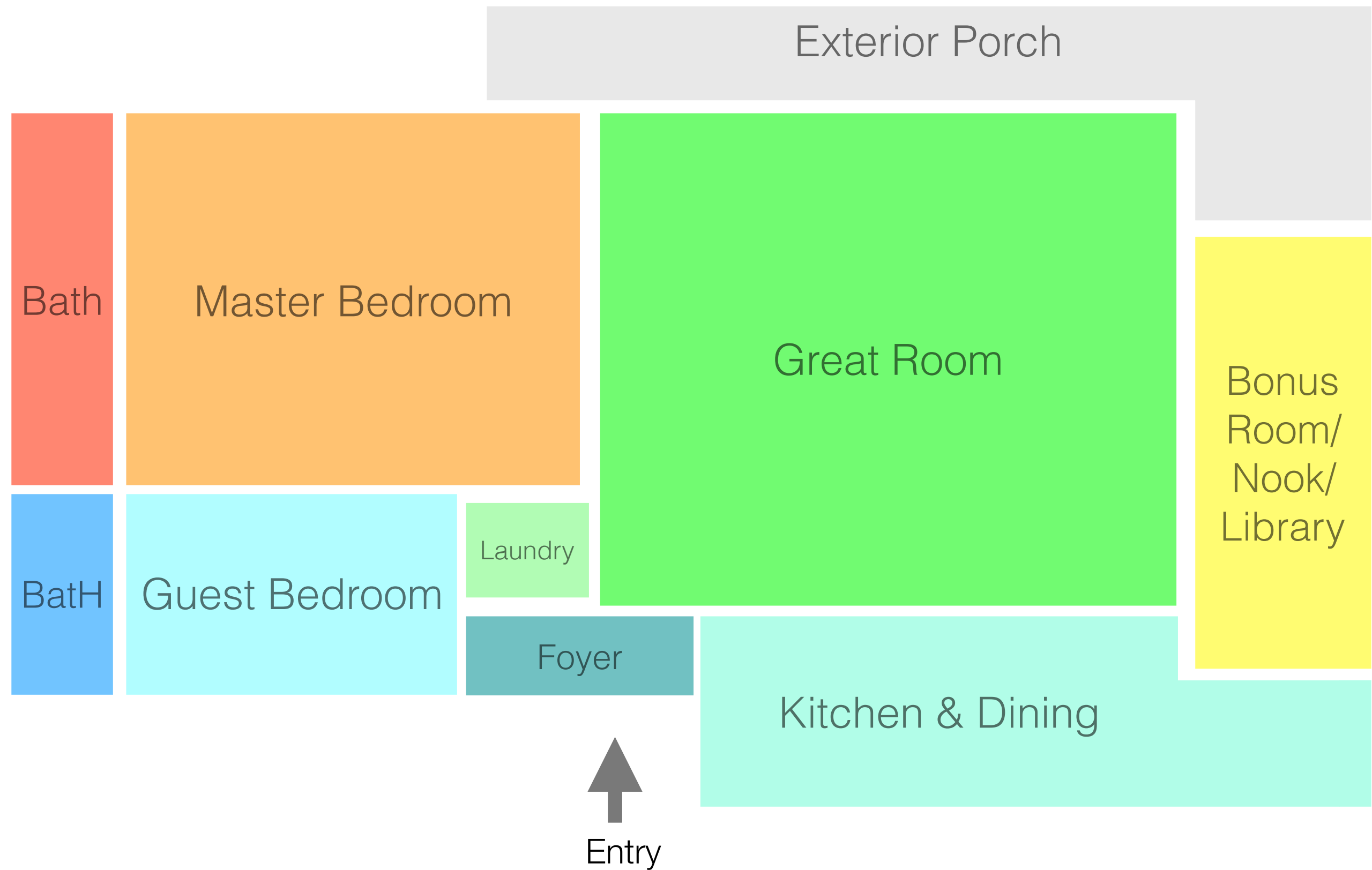
BUBBLE DIAGRAM - OPTION I



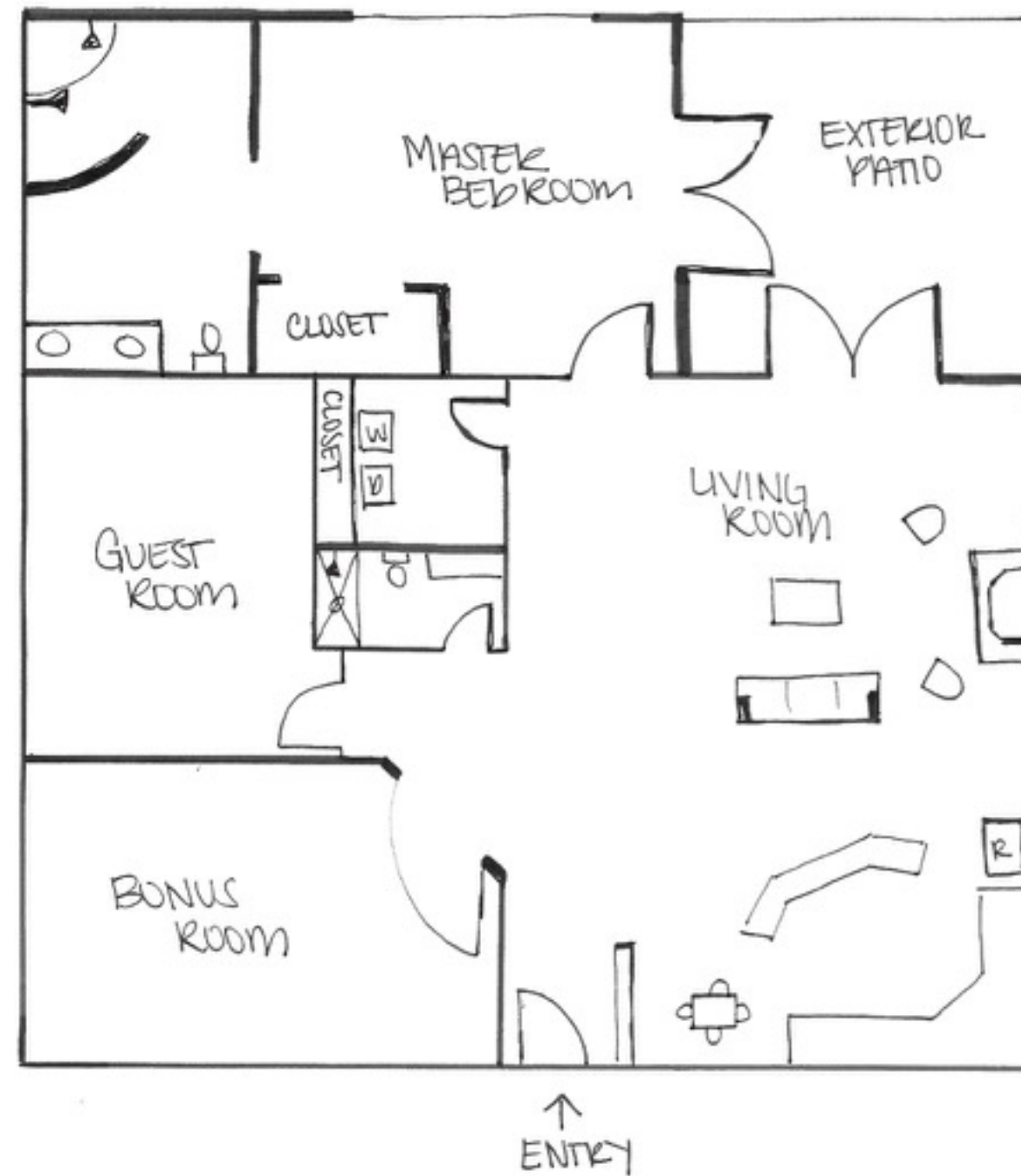
BLOCKING DIAGRAM - OPTION I



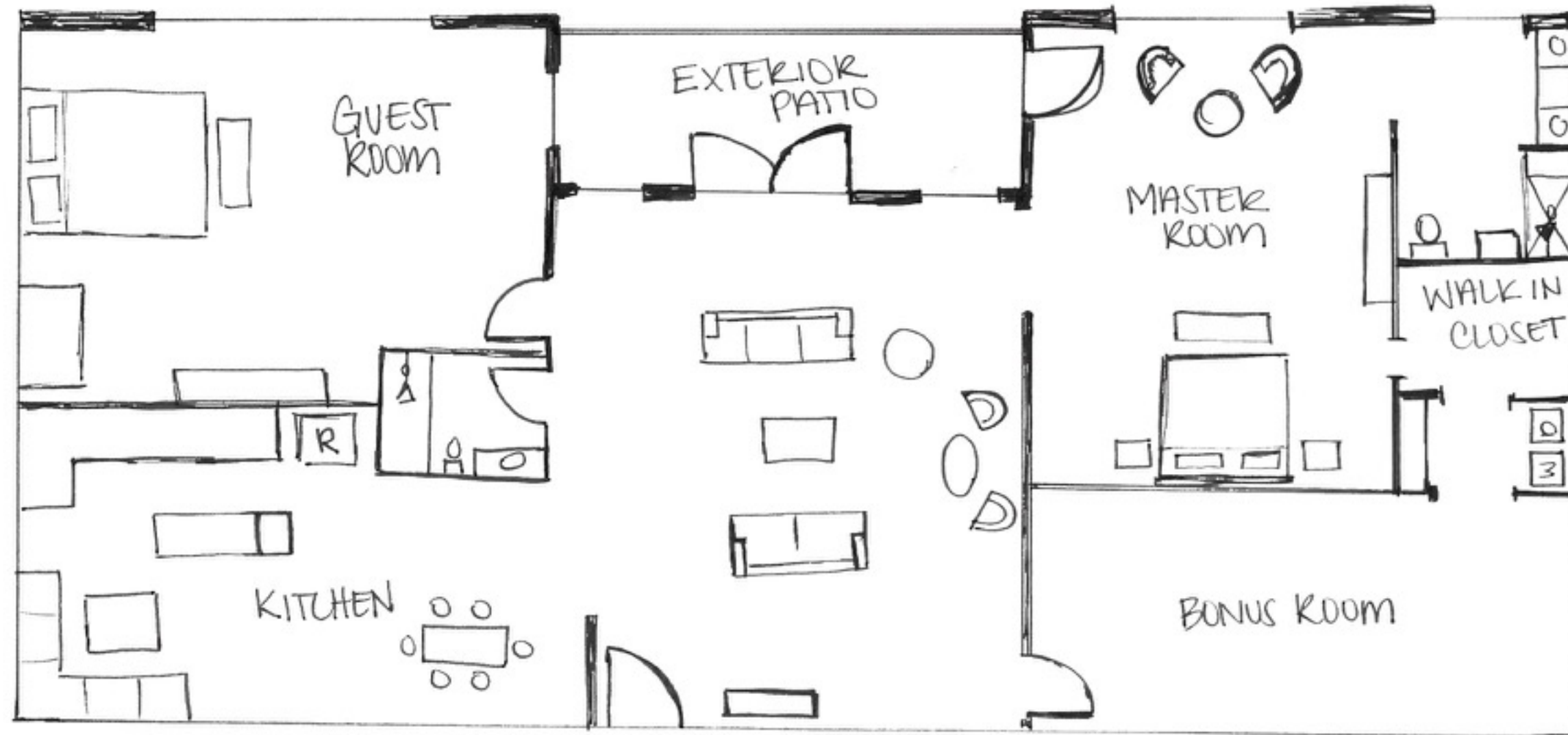
BUBBLE DIAGRAM - OPTION II



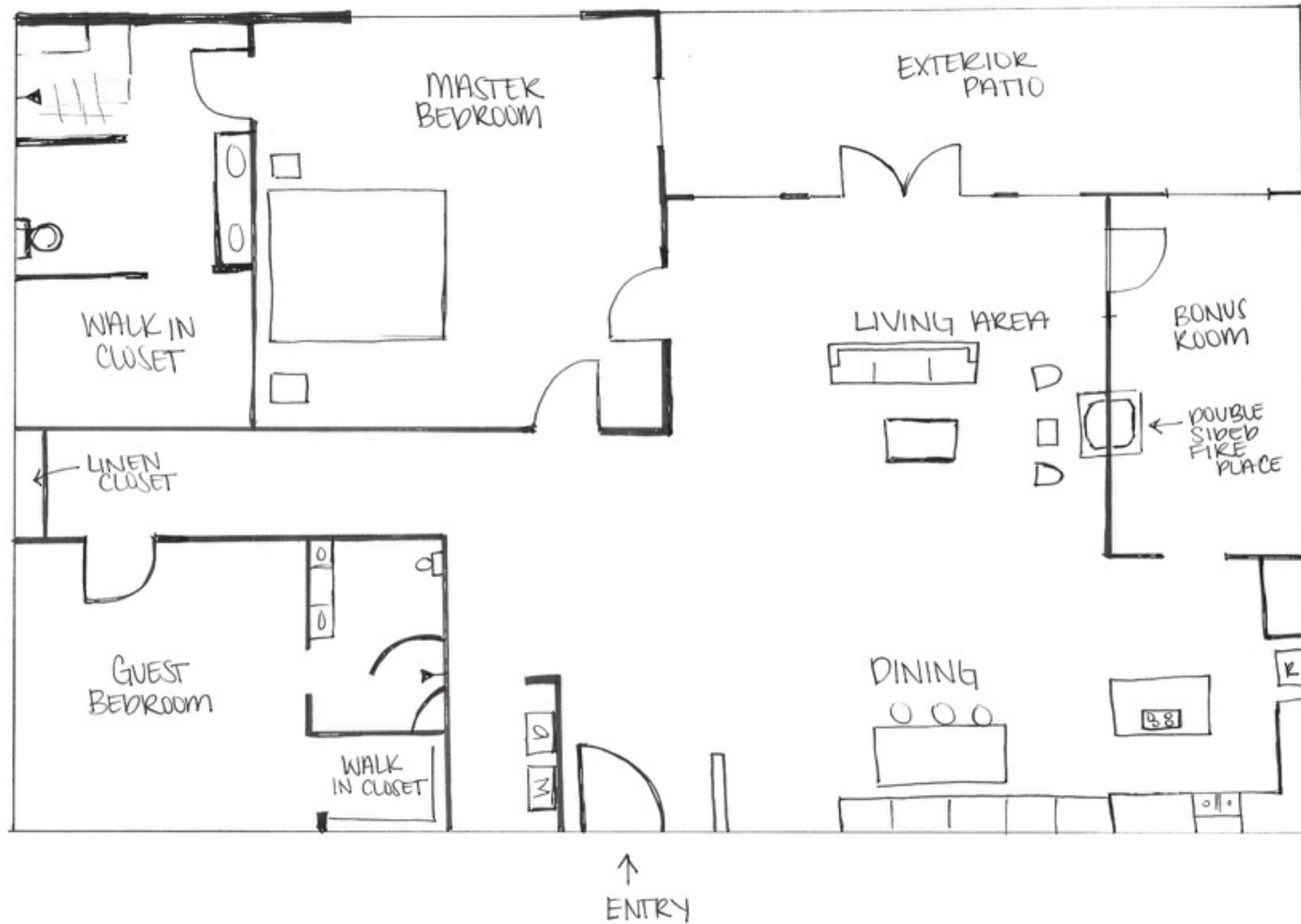
BLOCKING DIAGRAM - OPTION II



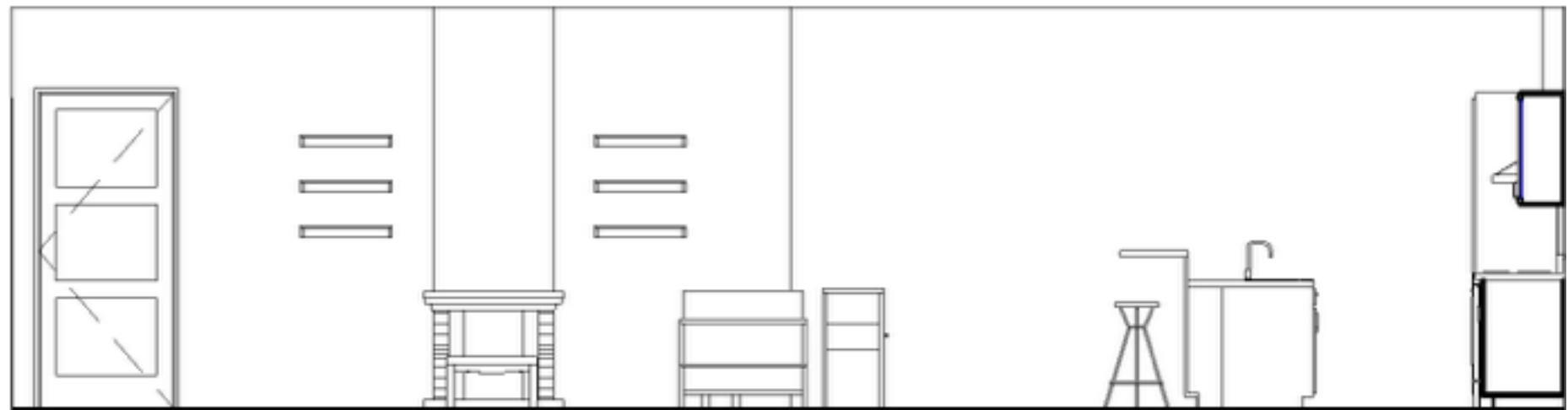
FLOOR PLAN - OPTION I



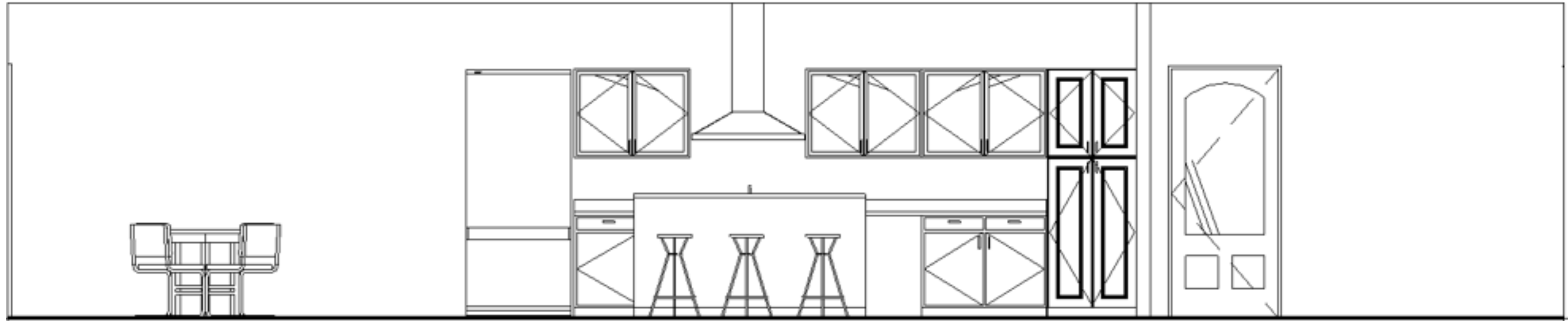
FLOOR PLAN - OPTION II



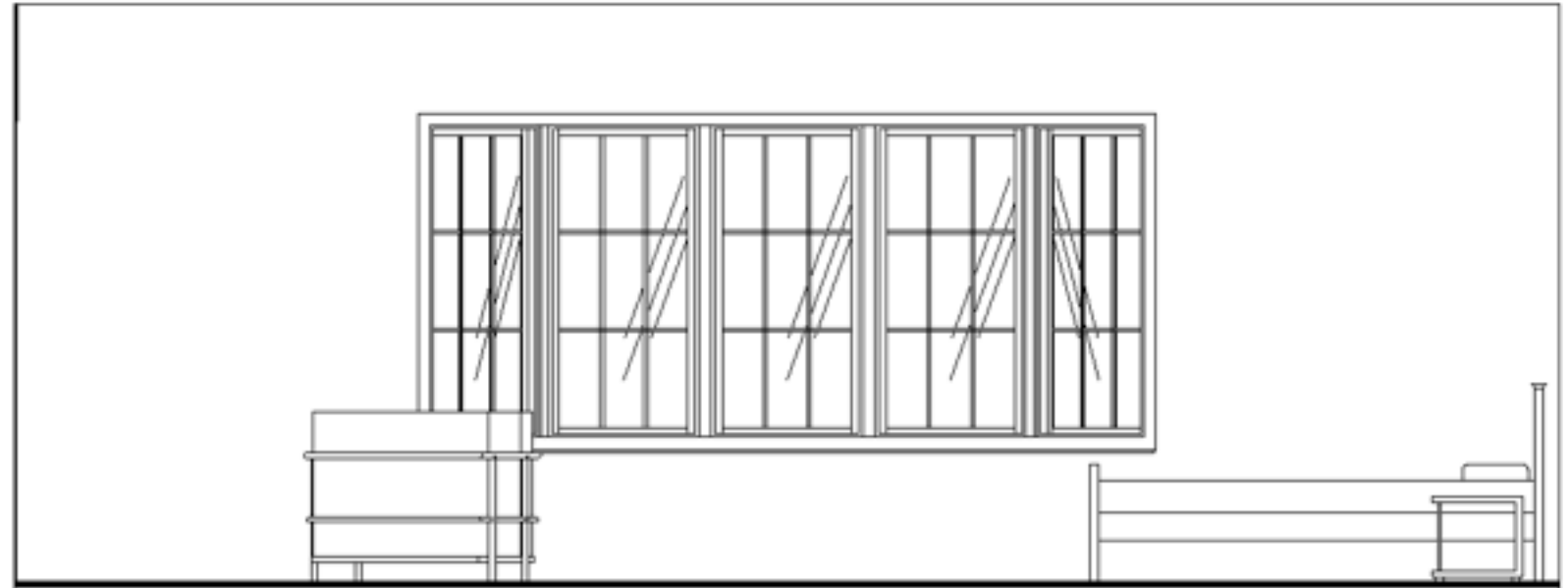
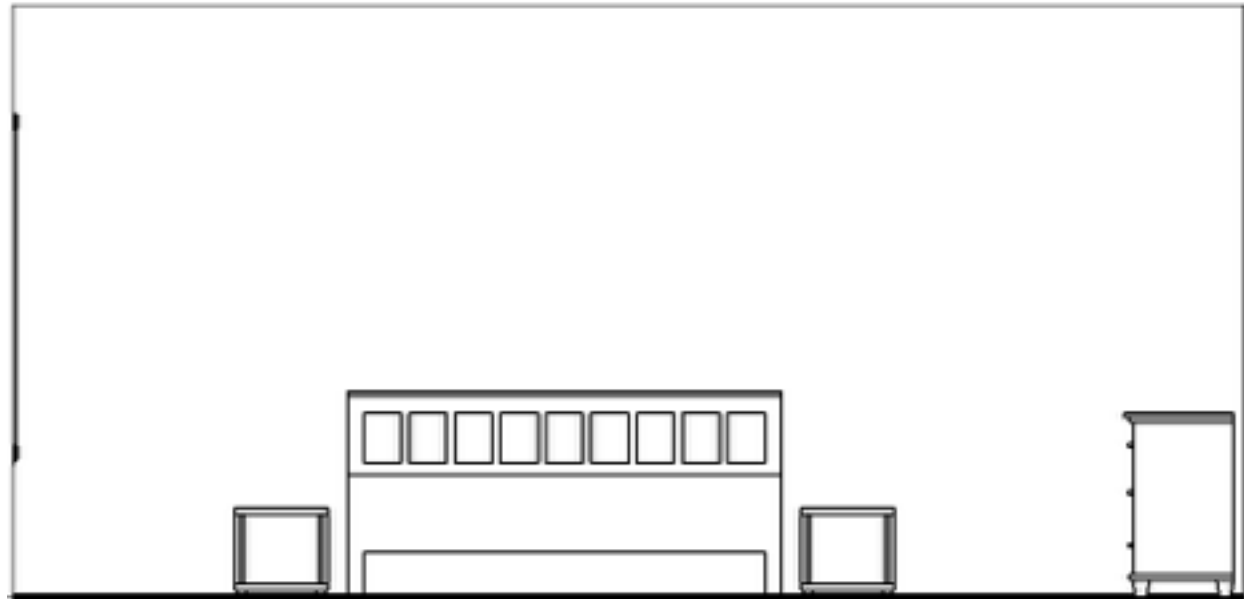
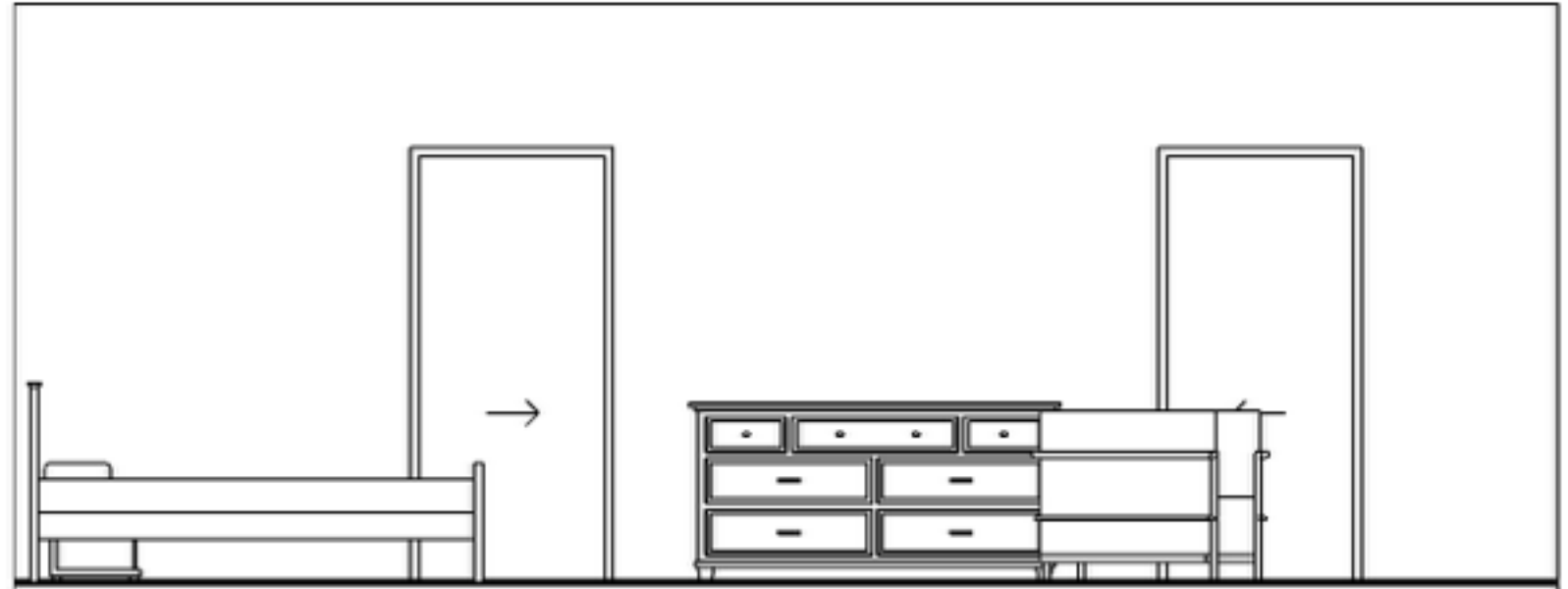
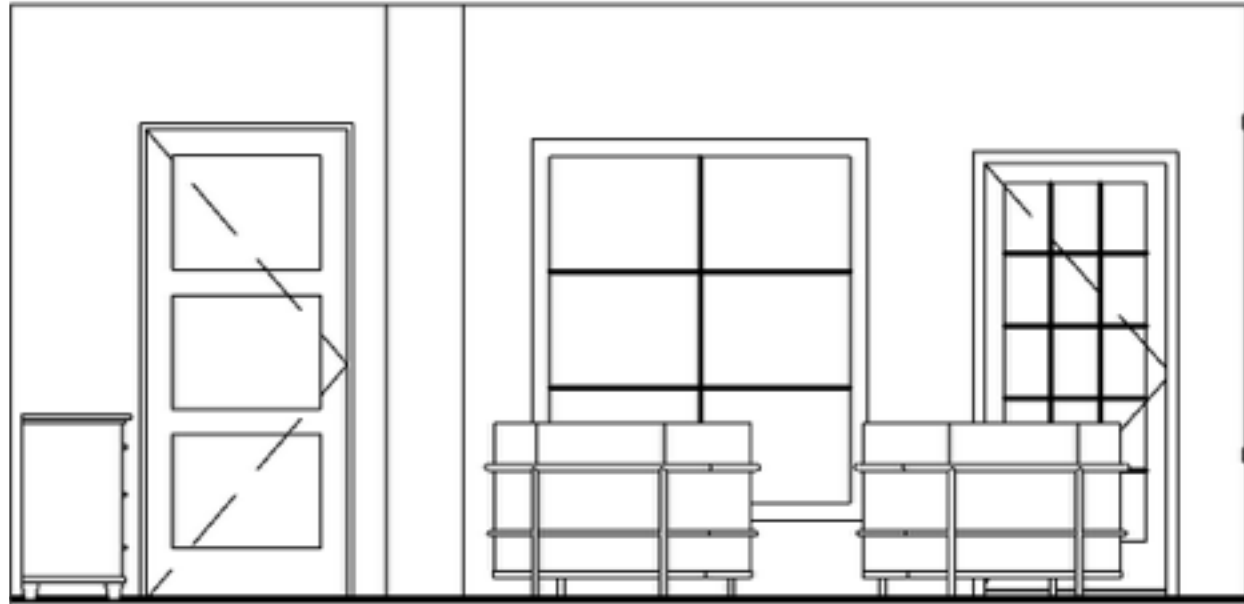
FLOOR PLAN - OPTION III



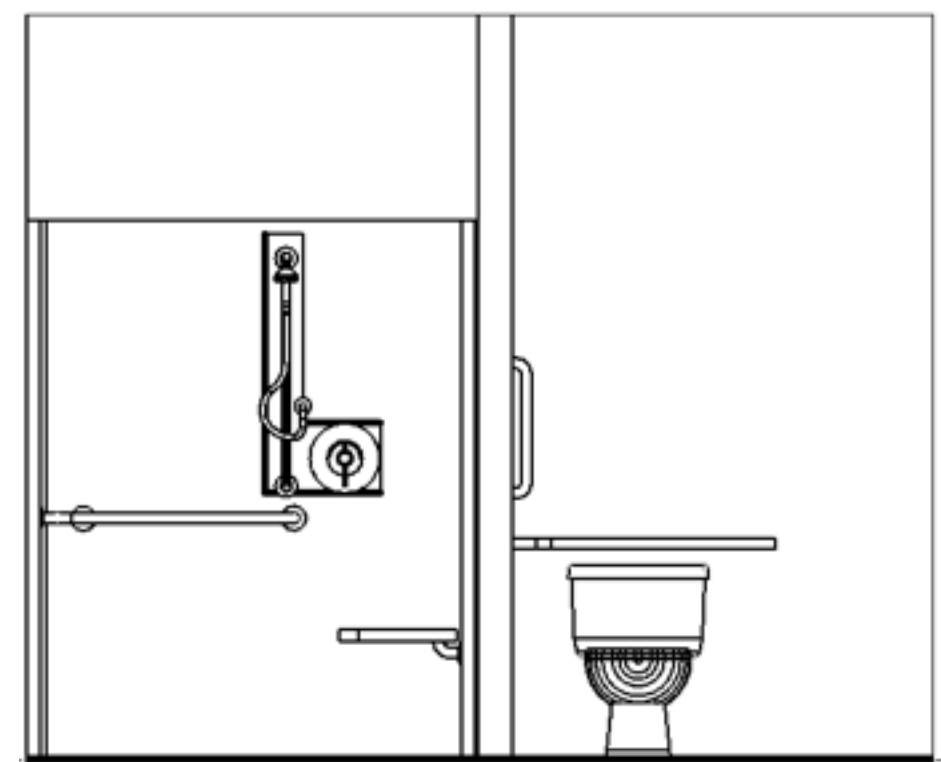
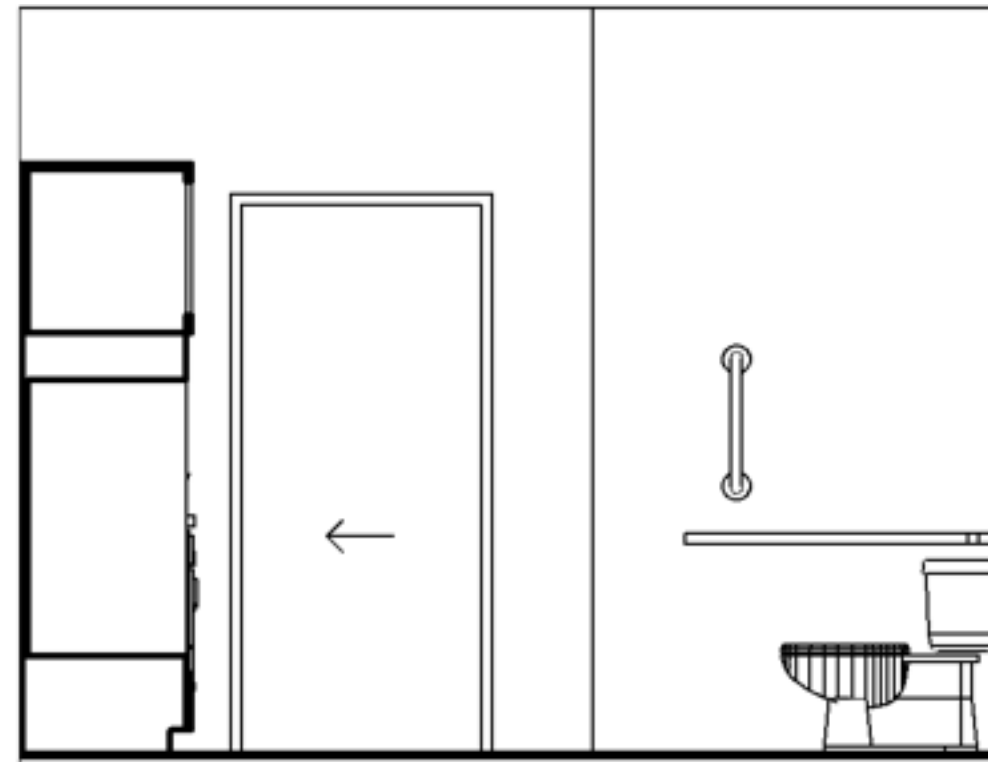
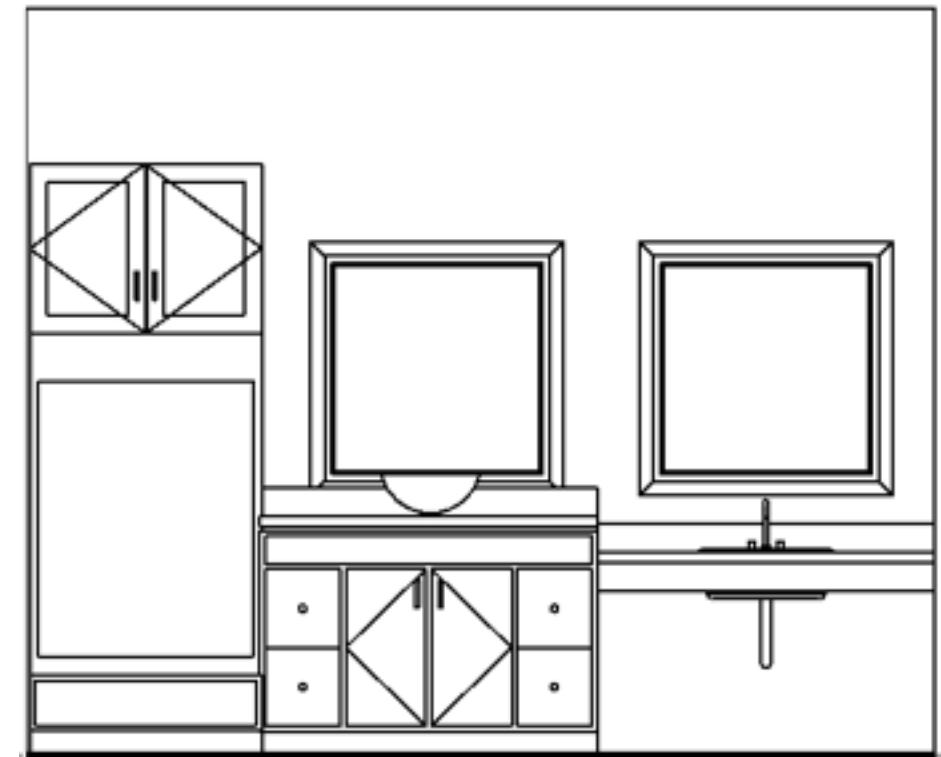
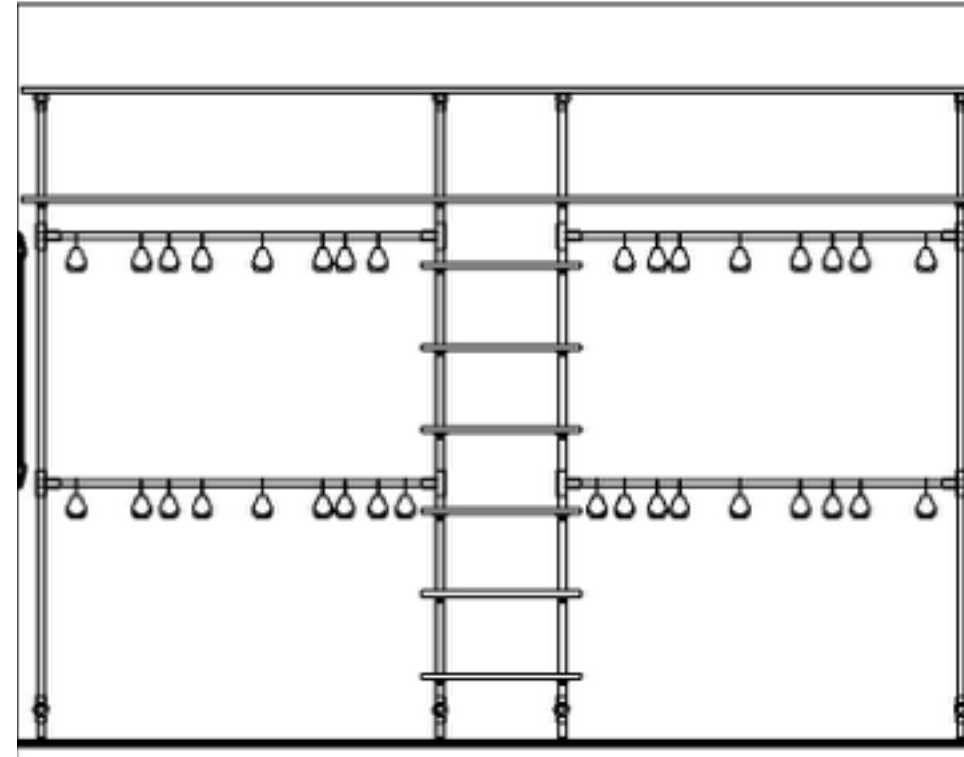
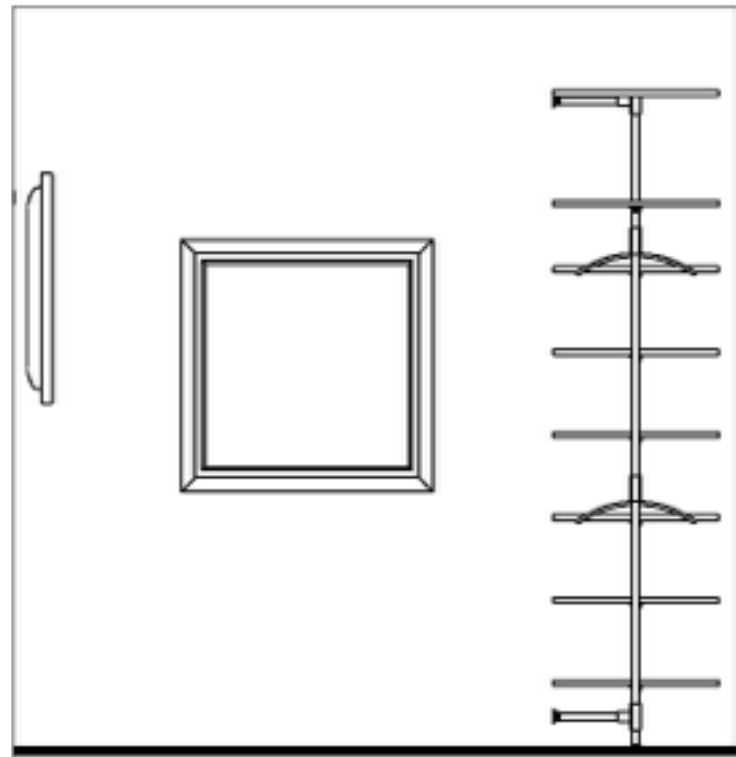
ELEVATIONS - LIVING AREAS



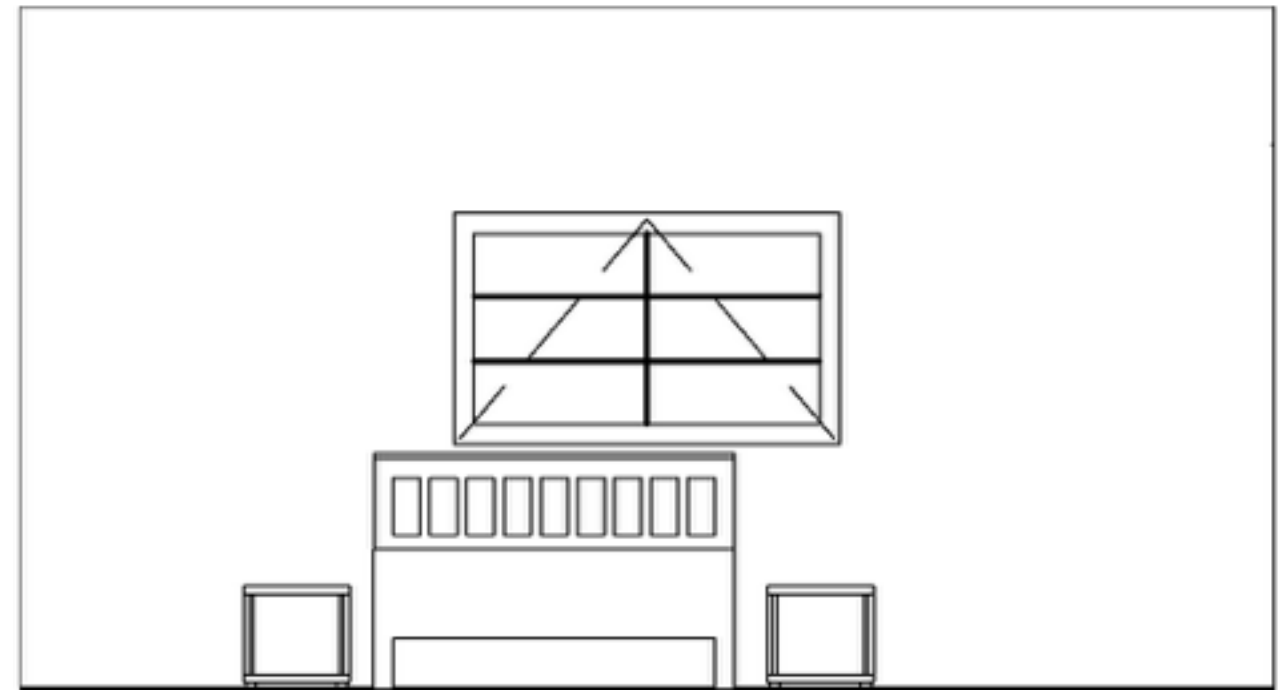
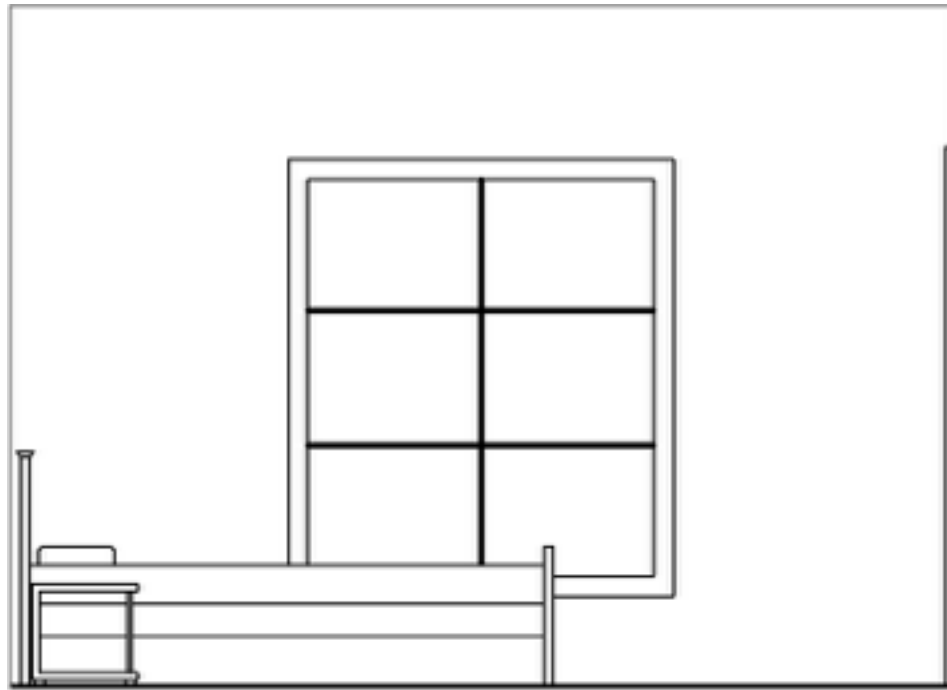
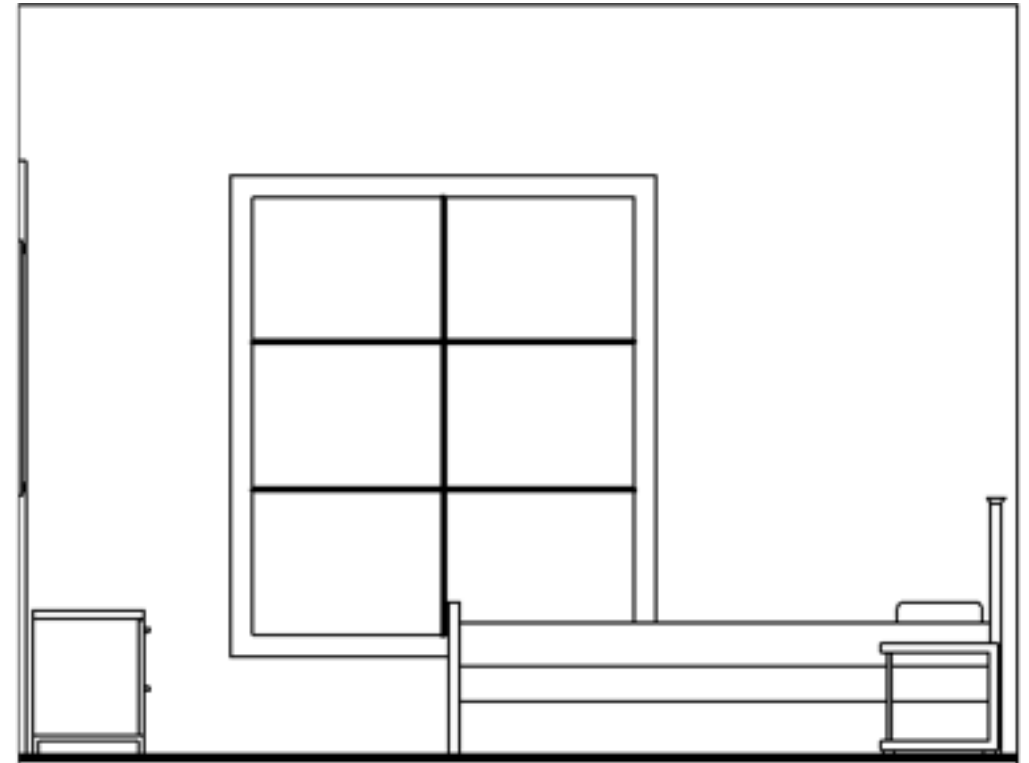
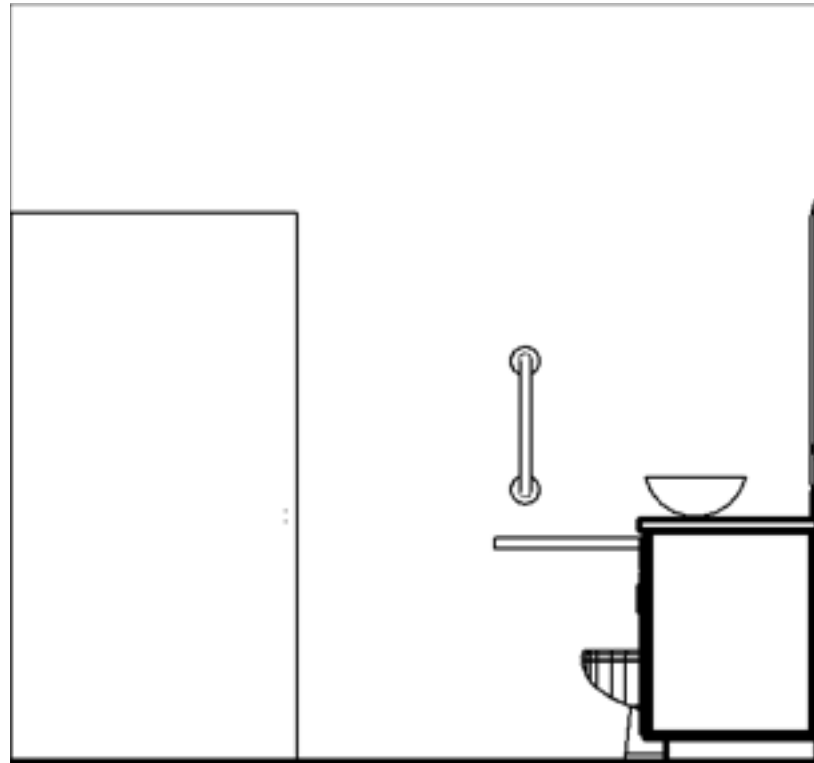
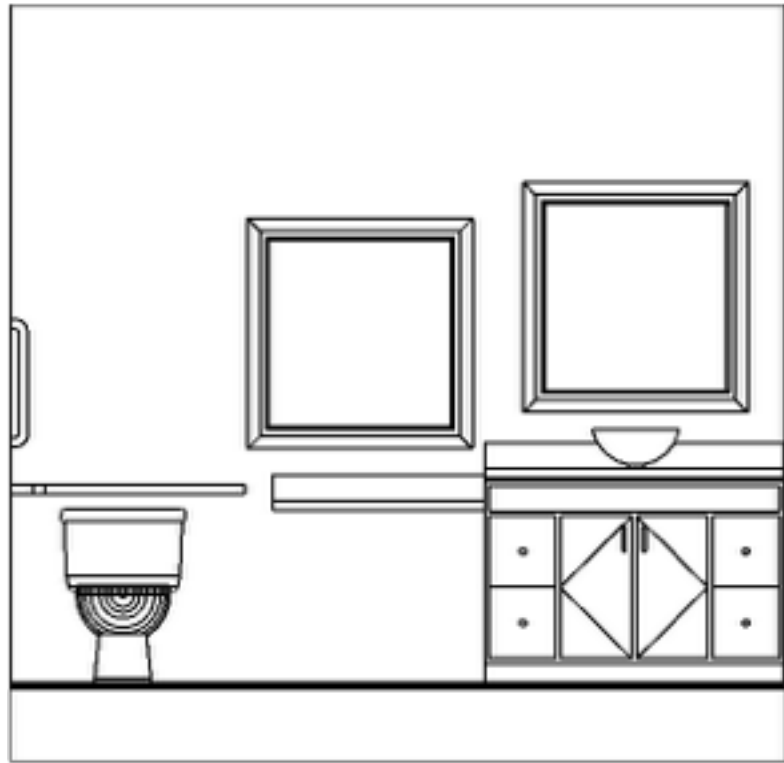
ELEVATIONS - LIVING AREAS



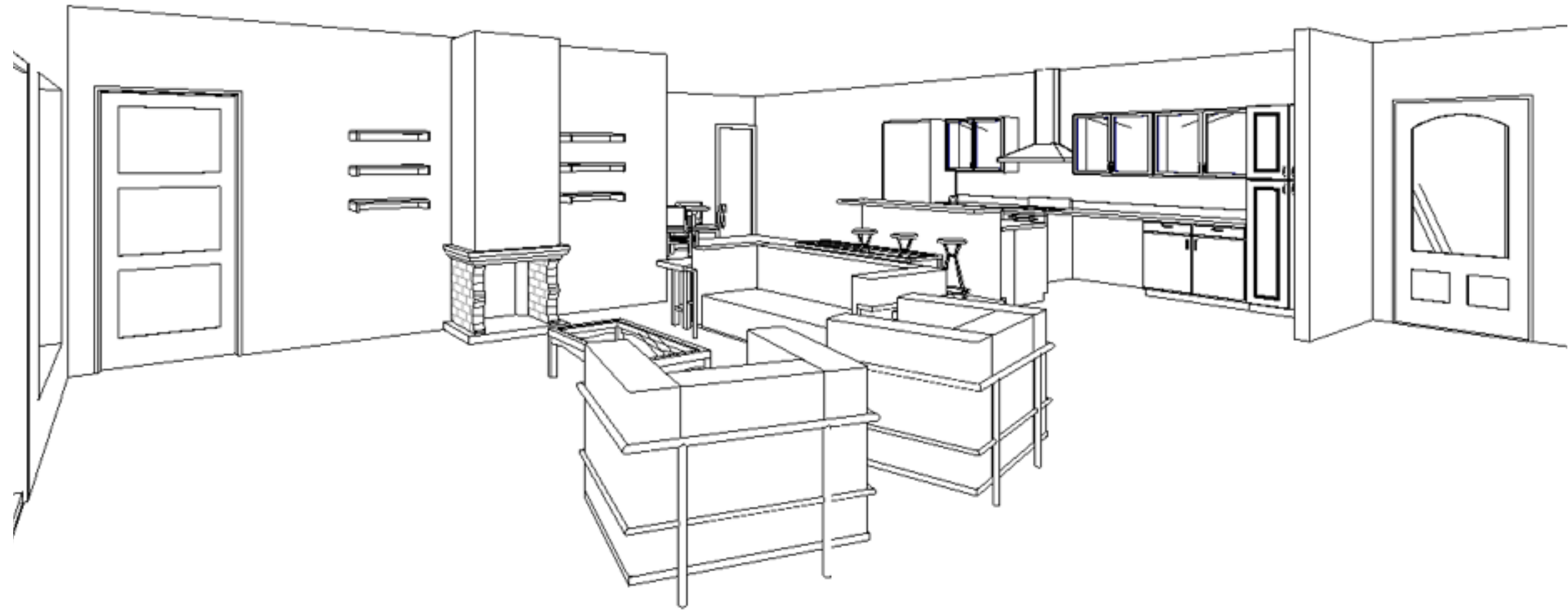
ELEVATIONS - MASTER BEDROOM



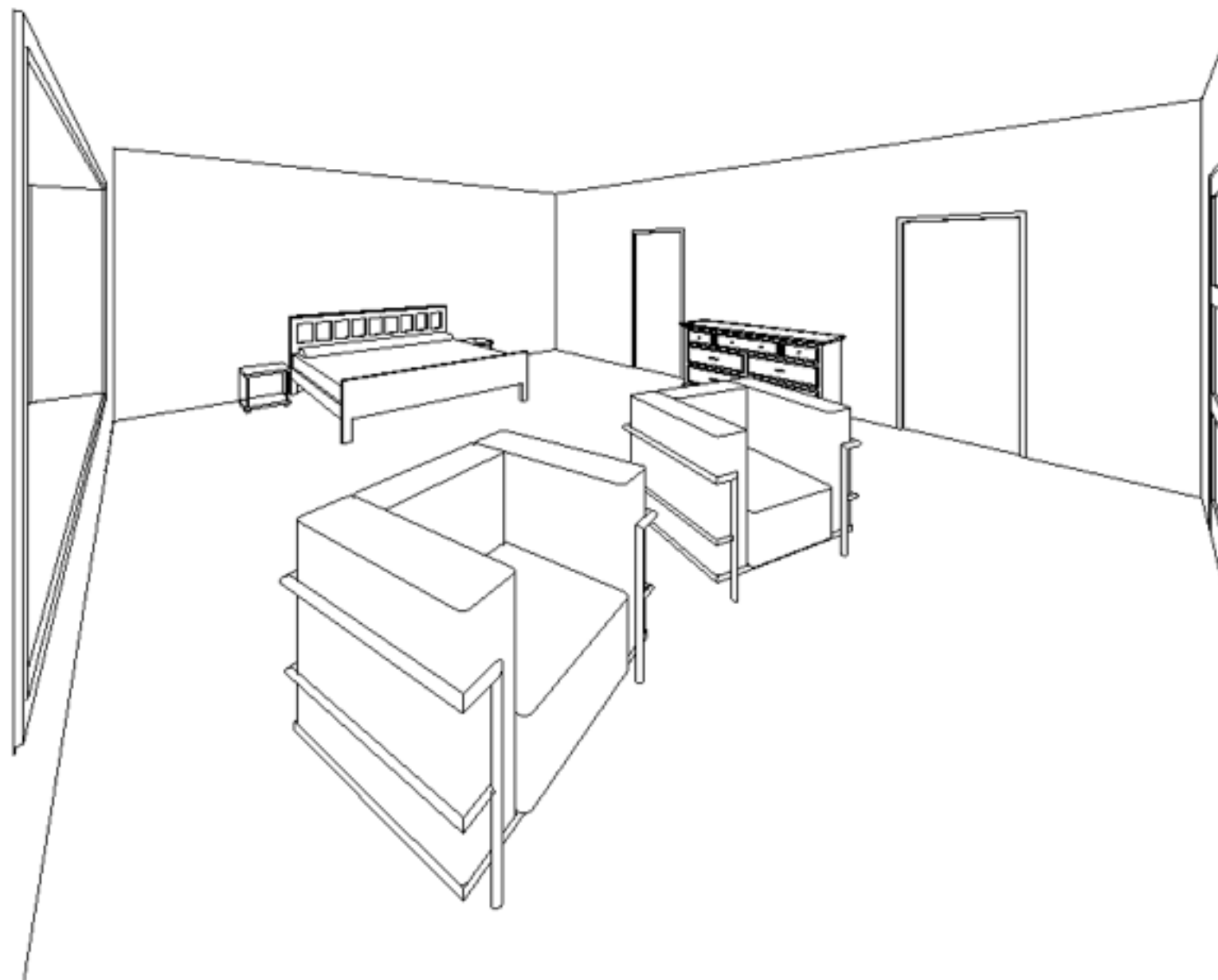
ELEVATIONS - MASTER BATH & CLOSET



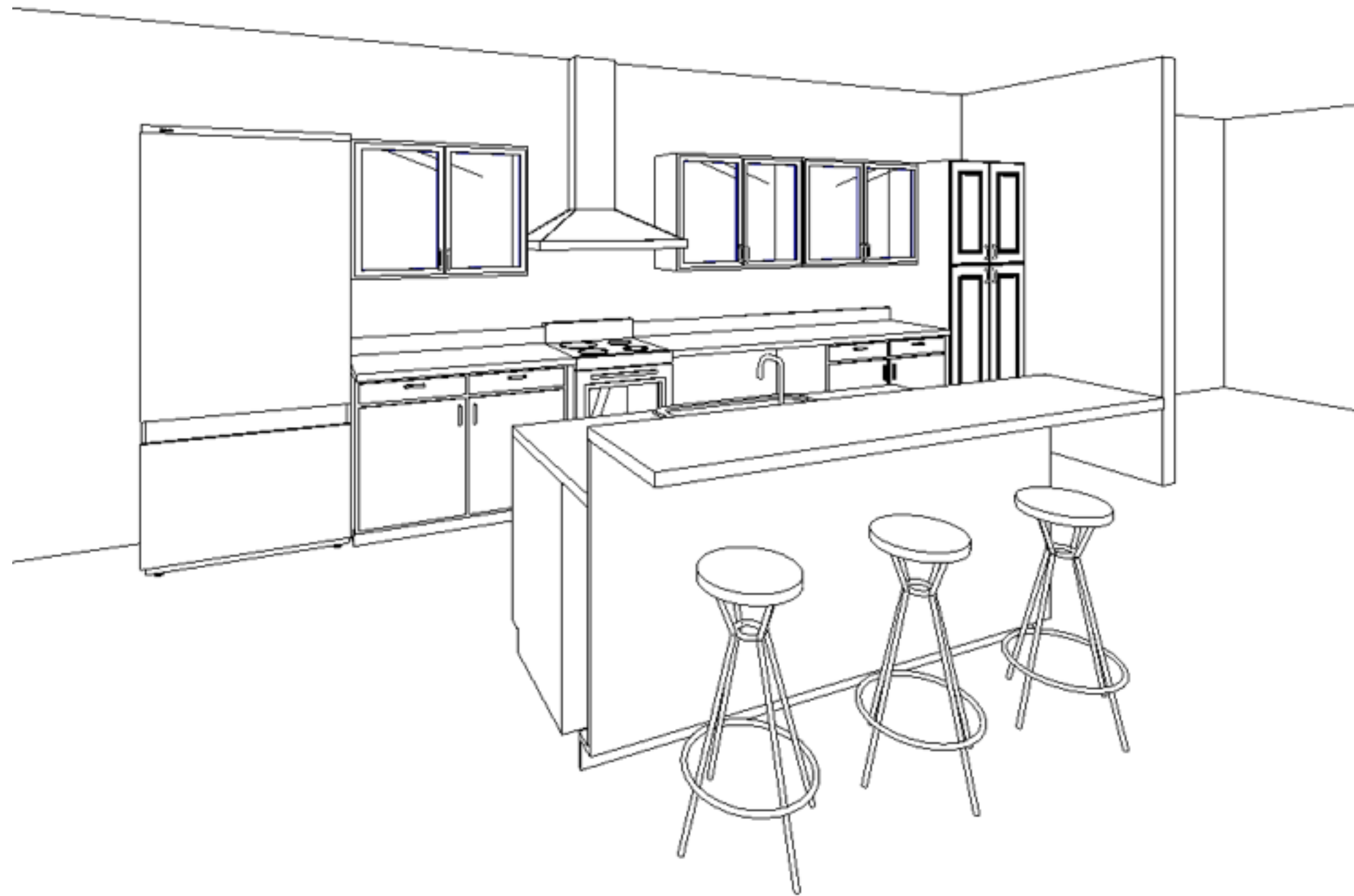
ELEVATIONS - GUEST AREAS



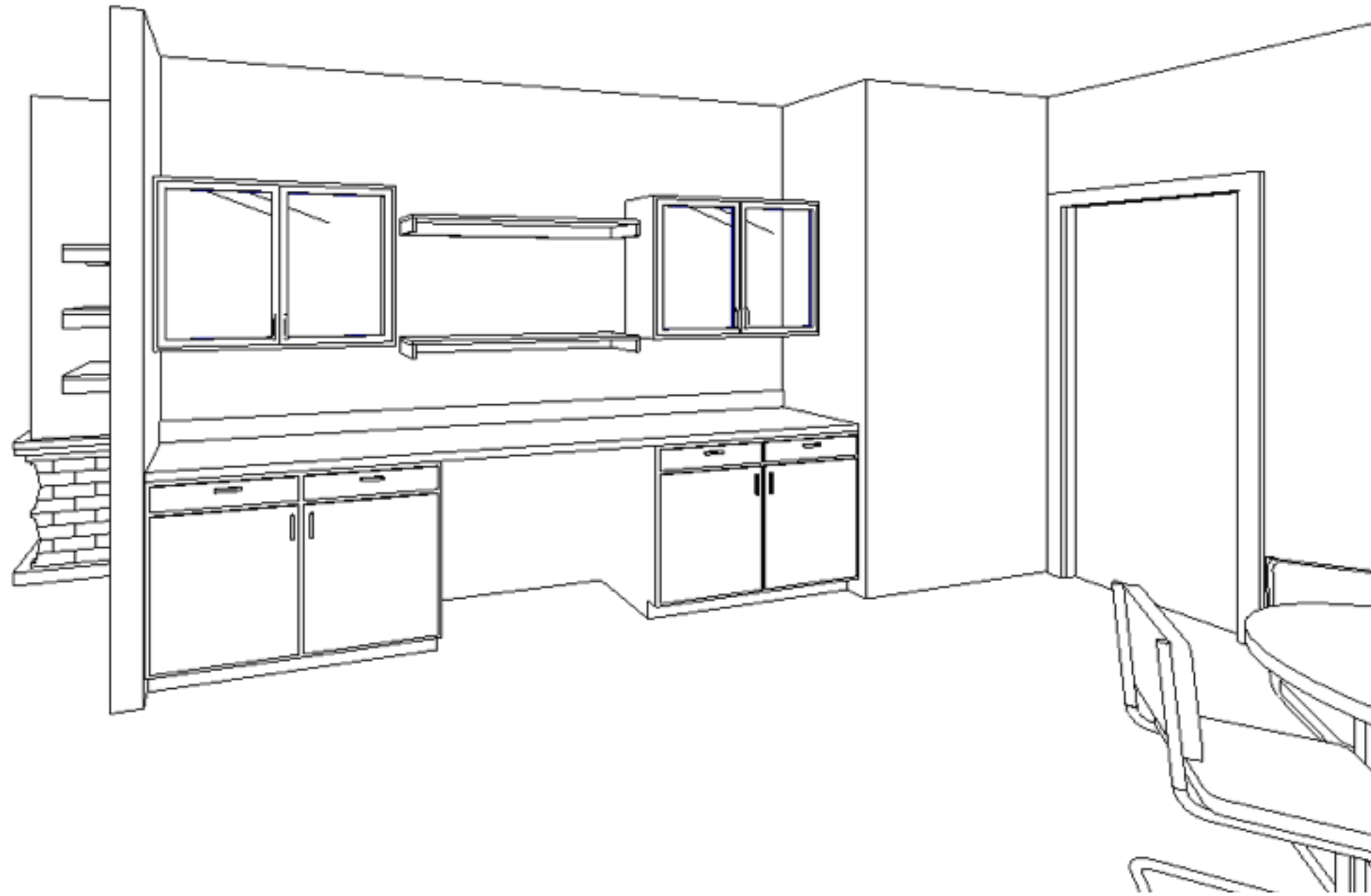
PERSPECTIVE SKETCHES



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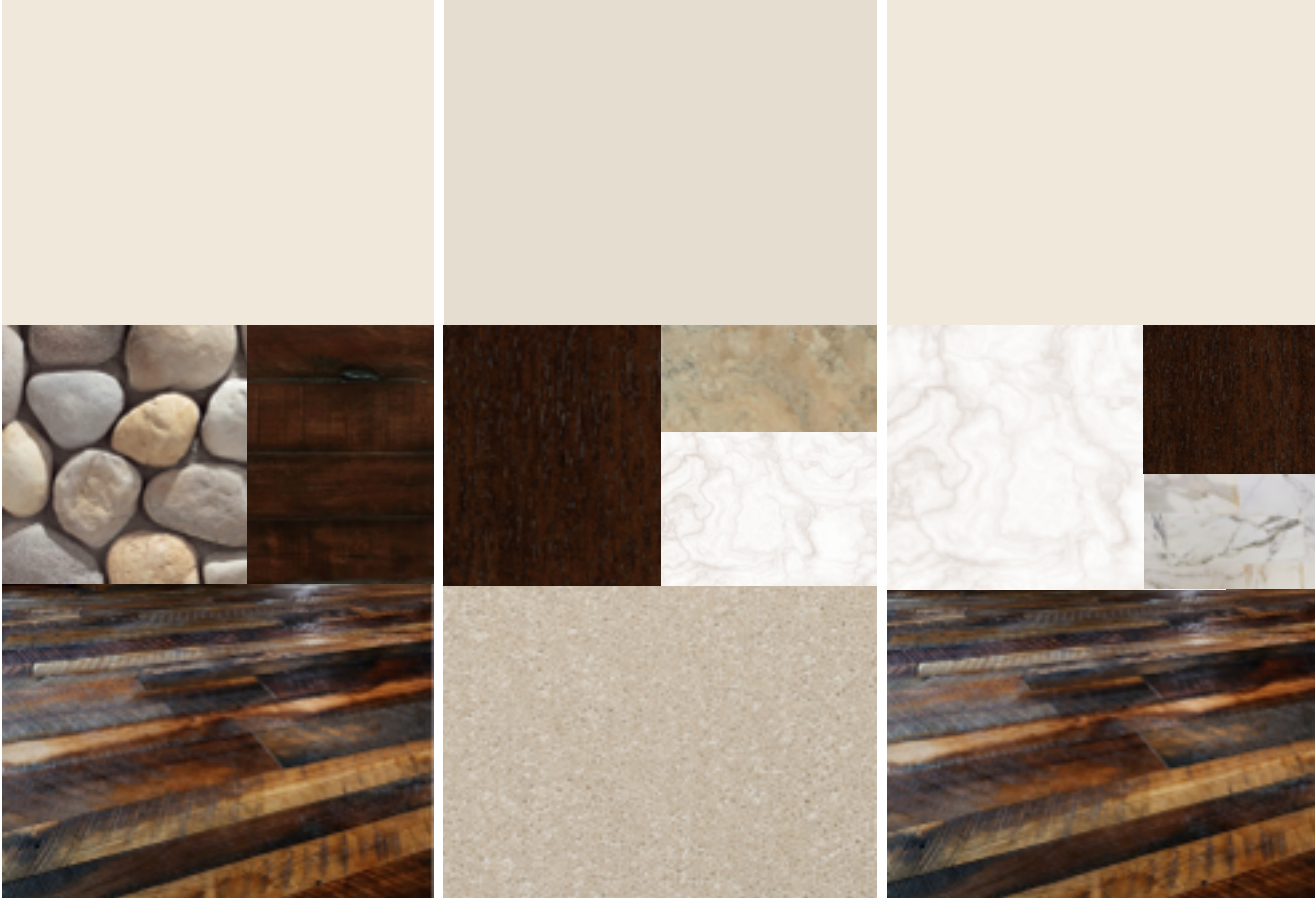


PERSPECTIVE SKETCHES

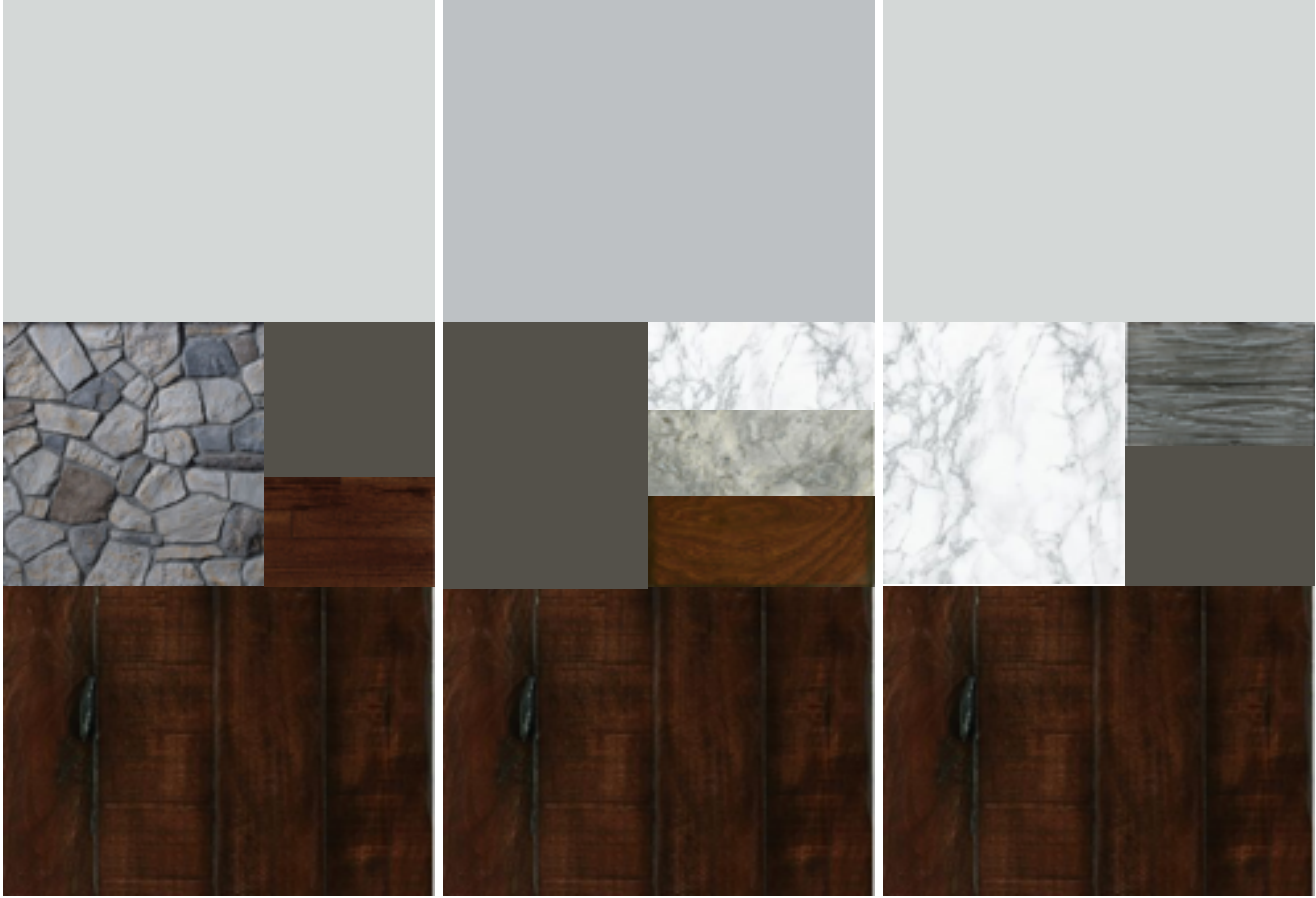


PERSPECTIVE SKETCHES

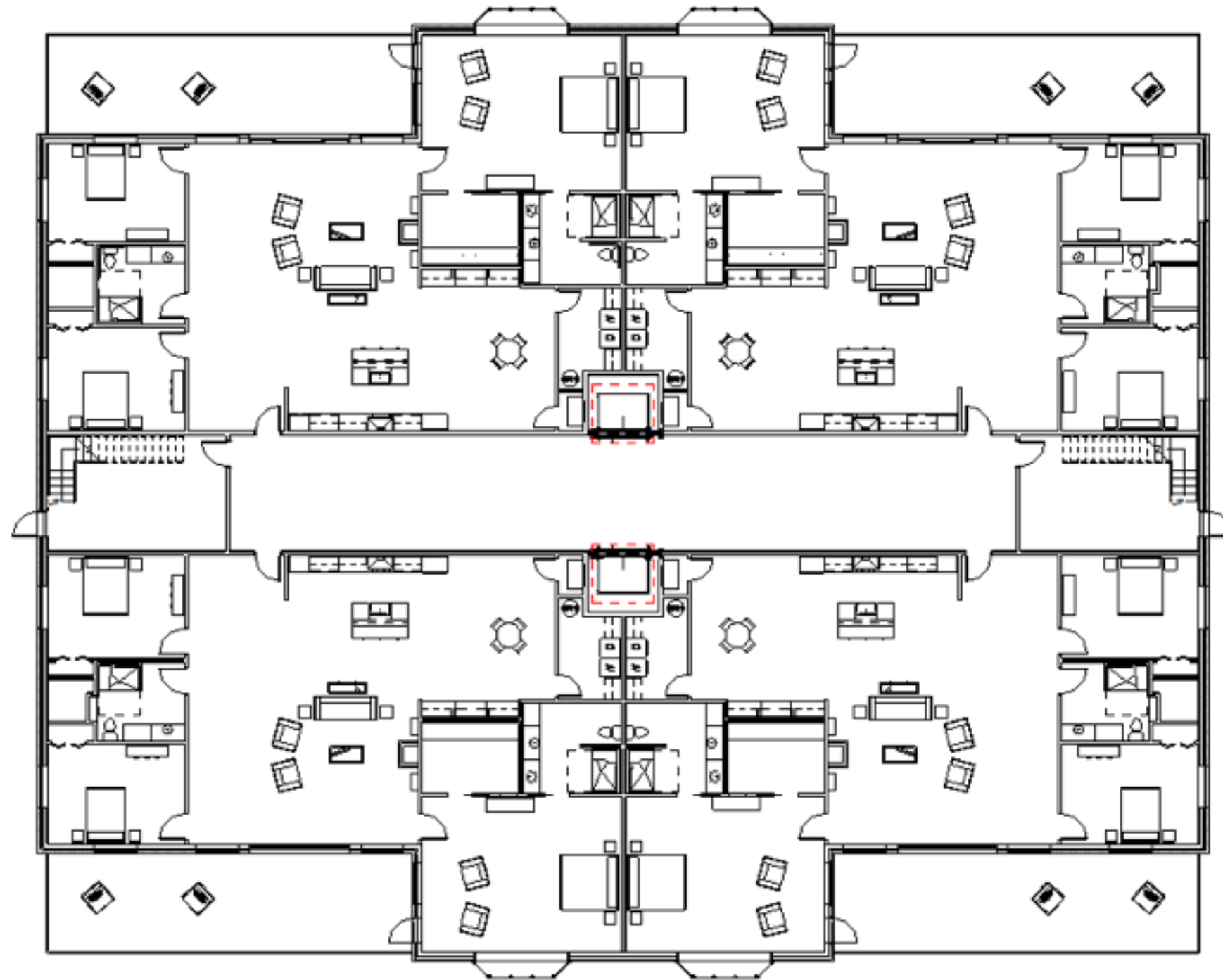
OPTION I



OPTION II



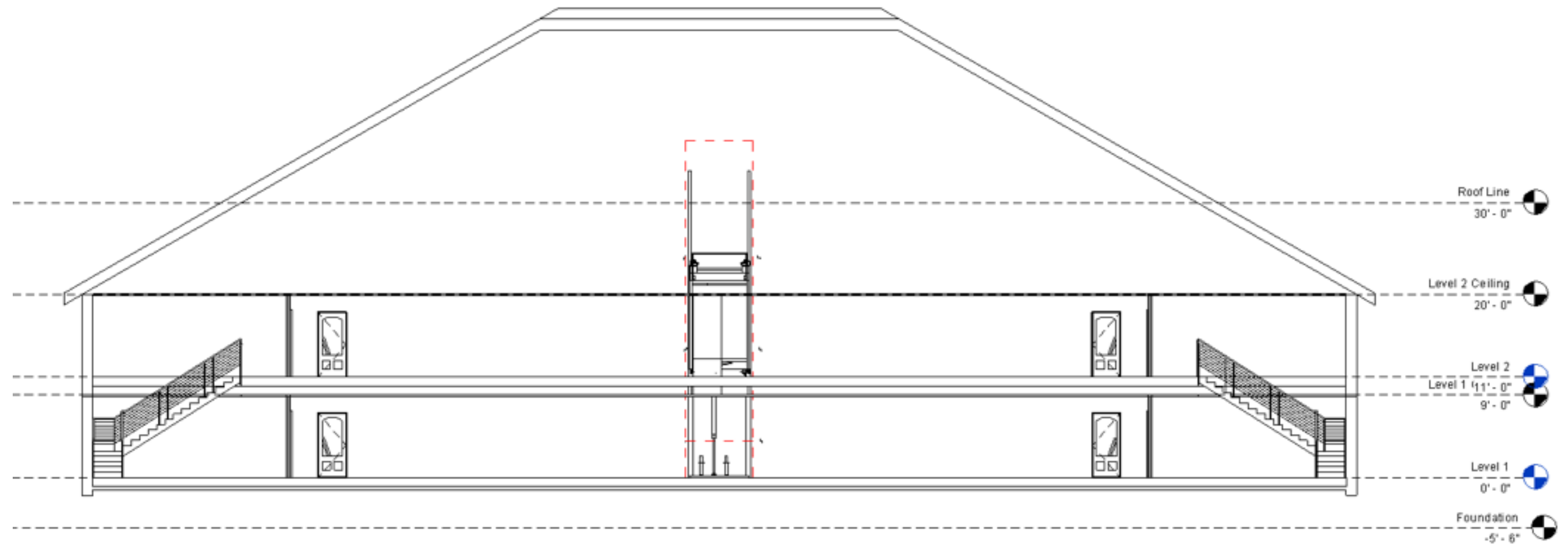
BASE CONDO FINISH OPTIONS



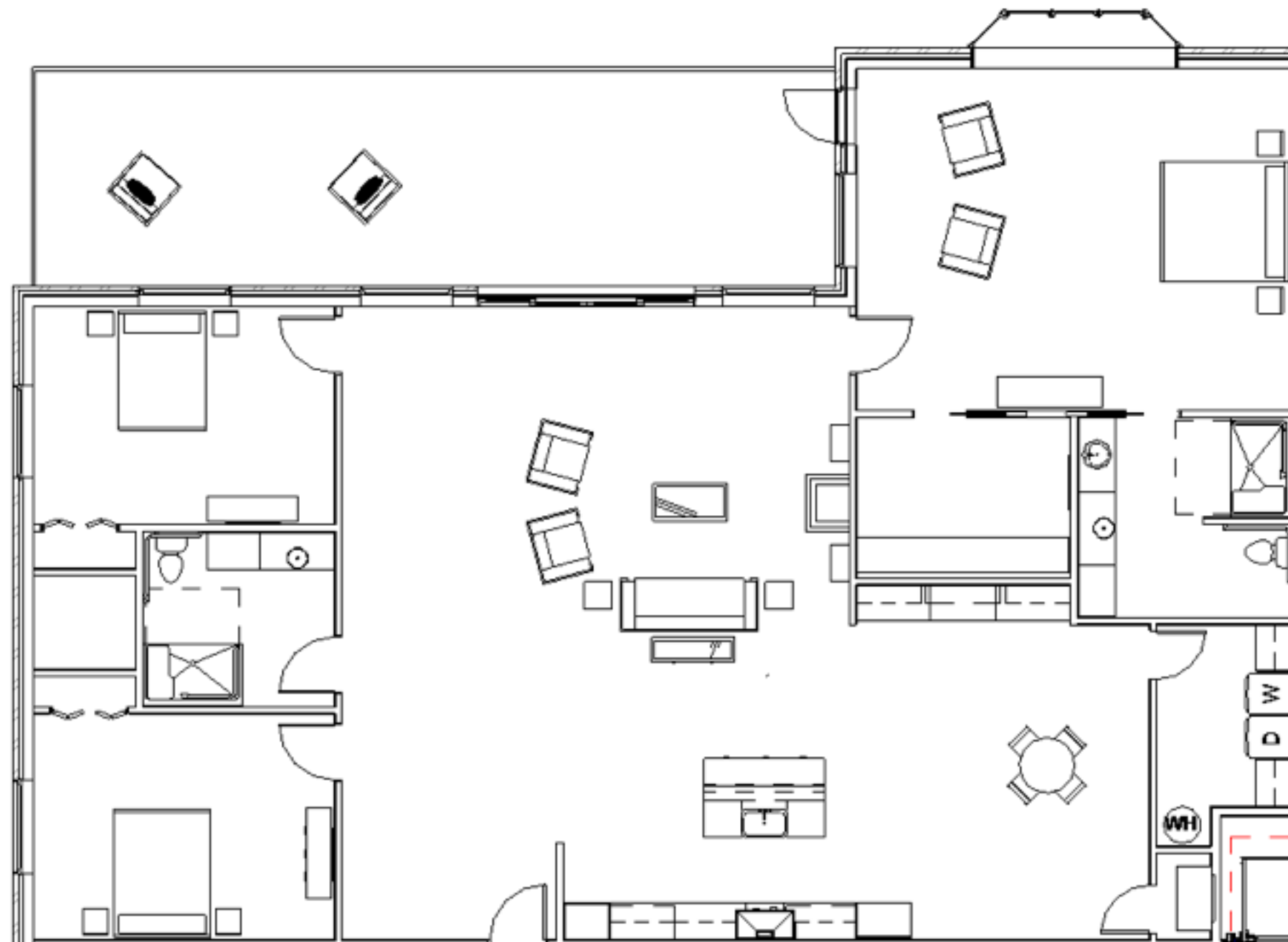
BUILDING PLAN - FIRST FLOOR UNITS



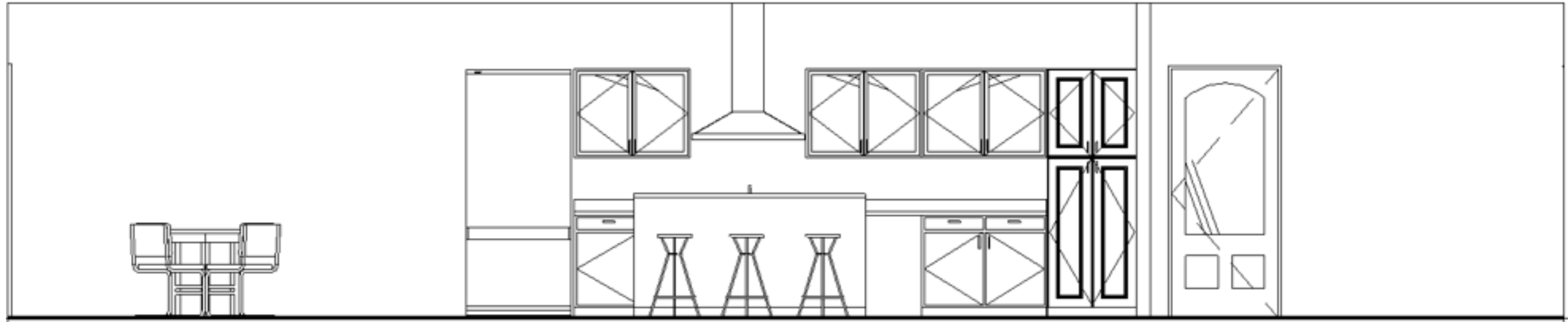
EXTERIOR MASSING STUDY



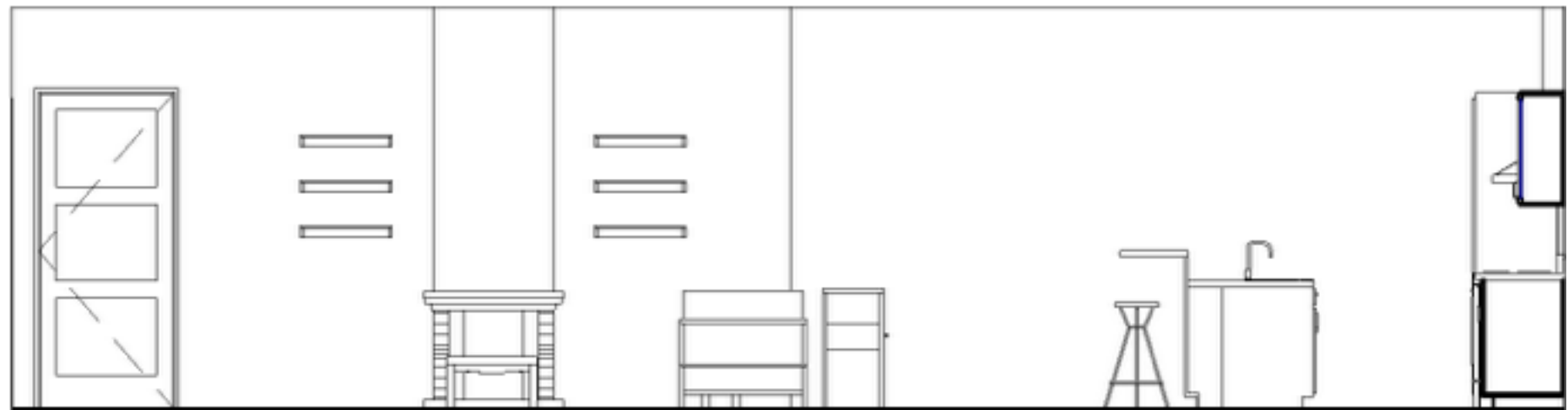
CENTRAL CORRIDOR SECTION



CONDO STUDY - FLOOR PLAN



ELEVATION - PUBLIC ROOMS



ELEVATION - PUBLIC ROOMS