

# PORTFOLIO TWO

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Interior Design  
Systems  
IDSN 3600  
Fall 2016

# TARGET BUYER

## TENANT

- Ages 55+
- Living an active lifestyle
- Corresponds with aging in place
- Wanting to engage in the community

## DEVELOPER

- Wants to develop a retirement home in Greenville, NC that applies with ADA and universal design
- Would like to create a luxury retirement home that provides aging in place



The space allowed is adequate to allow spacious living quarters that apply with ADA and Universal design.

These units allow tenants to feel comfortable and at home while still having perks of the community life.

Resource: Croasdaile Village- Durham, NC

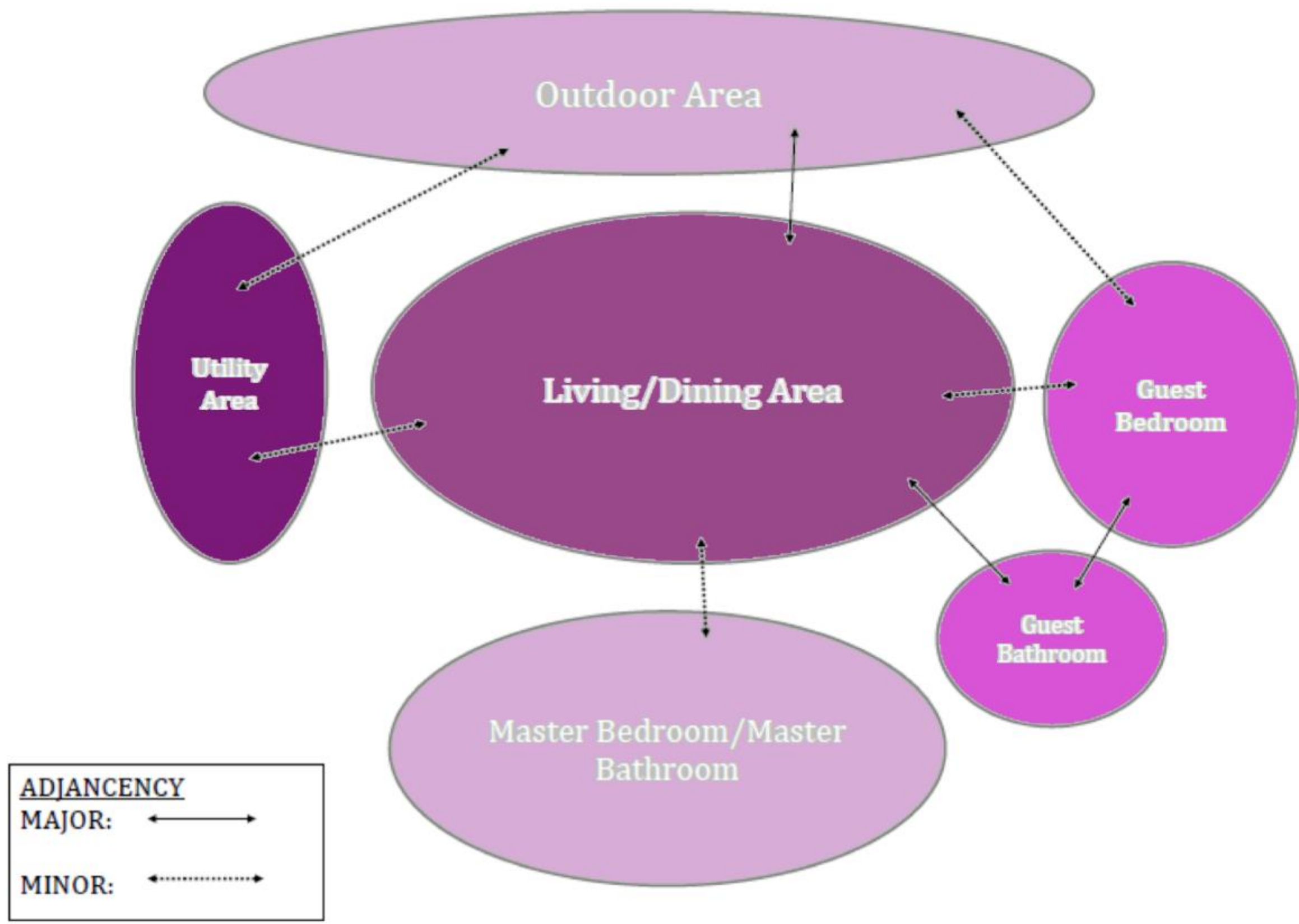


# SPACE PLANNING

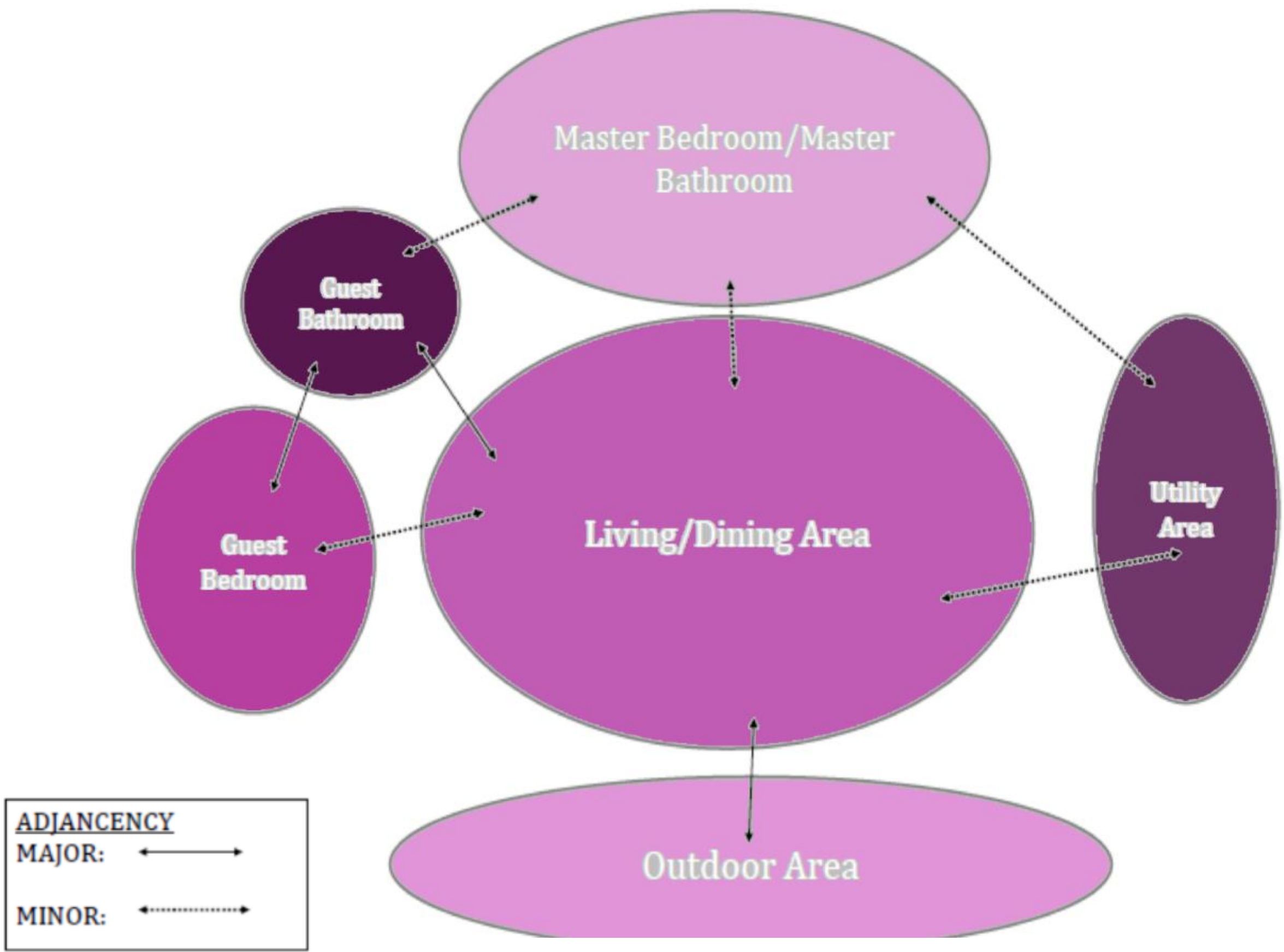
|                                    |                     |
|------------------------------------|---------------------|
| KITCHEN: (15'-0" x 16'-0")         | 250 SQ. FT          |
| LIVING/DINING: (20'-0" x 30'-0")   | 600 SQ. FT          |
| MASTER BEDROOM: (20'-0" x 12'-0")  | 240 SQ. FT          |
| MASTER BATHROOM: (15'-0" x 13'-3") | 200 SQ. FT          |
| GUEST BEDROOM: (12'-0" x 15'-0")   | 180 SQ. FT          |
| GUEST BATHROOM: (15'-0" x 10'-0")  | 150 SQ. FT          |
| DEN: (10'-0" x 10'-0")             | 100 SQ. FT          |
| UTILITY: (12'-0" x 10'-0")         | 120 SQ. FT          |
| PATIO: (8'-0" x 15'-0")            | 120 SQ. FT          |
| <b>TOTAL</b>                       | <b>1,960 SQ. FT</b> |

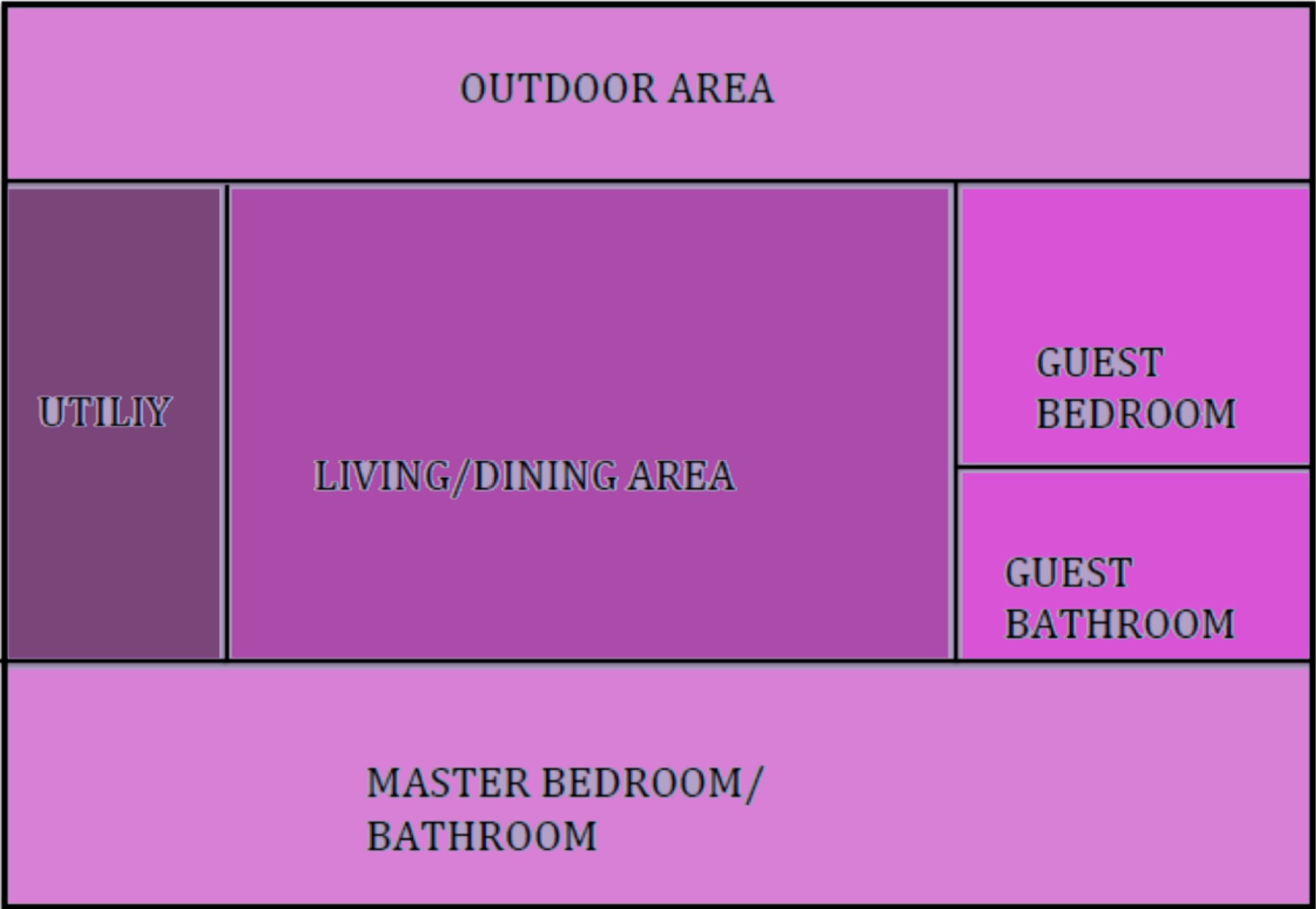


# BUBBLE DIAGRAM-ONE

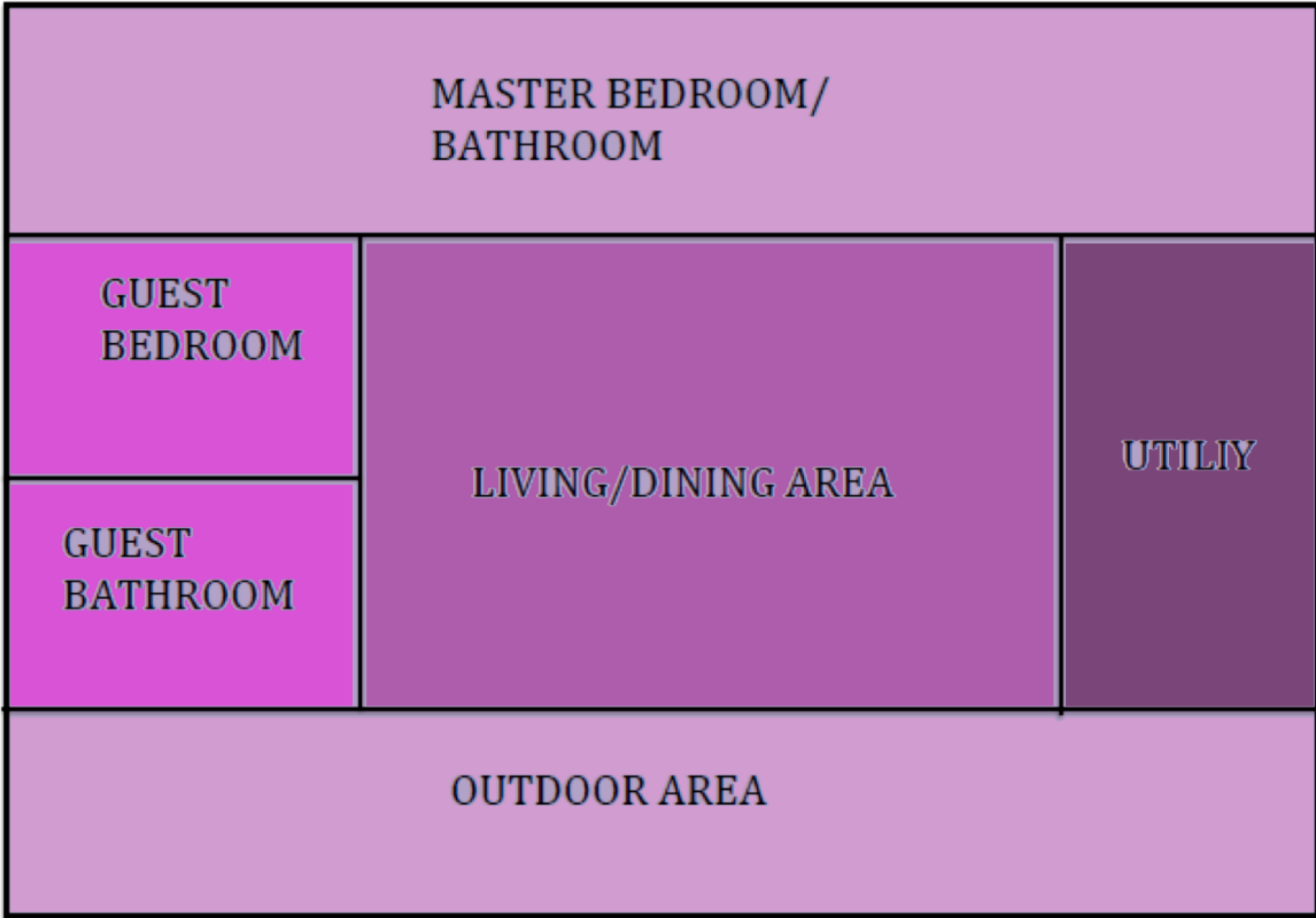


# BUBBLE DIAGRAM-TWO





**BLOCK DIAGRAM-ONE**



# BLOCK DIAGRAM-TWO



INSPIRATION IMAGES



**Size range of typical condo units (square feet)?**

- The dimensions above are in correspondence to the availability to add ADA or universal design elements. We want residents to live a comfortable lifestyle, while still having their independence. We want to increase the mobility throughout the space by creating a more open floorplan to help with traffic patterns.

**Number of bedrooms/baths in typical condo units?**

A typical condo will consist of:

- One master suite
- Attached master bath
- One guest bedroom
- One un-attached guest bath

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

The master bath is attached, but the guest is not.

**Preferred special features in condo units?**

- Wide walkways
- Ample storage
- Lower upper kitchen cabinets (with wheel chair accessibility)
- Open floorplan



**Number of master suites, and spaces in each master suite?**

- One master suite
- Walk in closet
- Large shower with wheelchair accessibility with a bench that folds up big enough for two
- Jetted tub

**Is the current preference for 'public' spaces or to be a suite of distinct rooms?**

Yes, public combined spaces

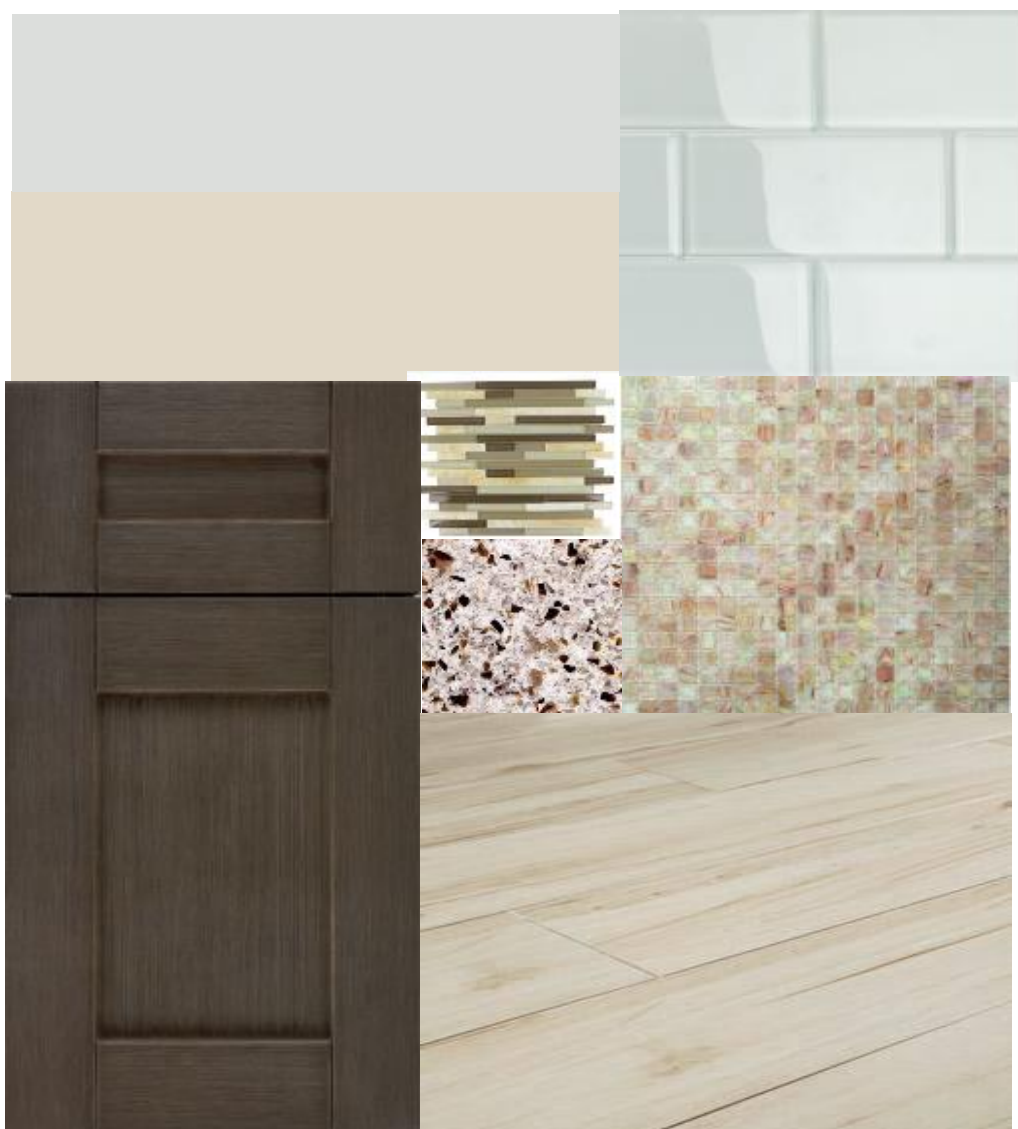
**Style of décor preferred in the senior living market?**

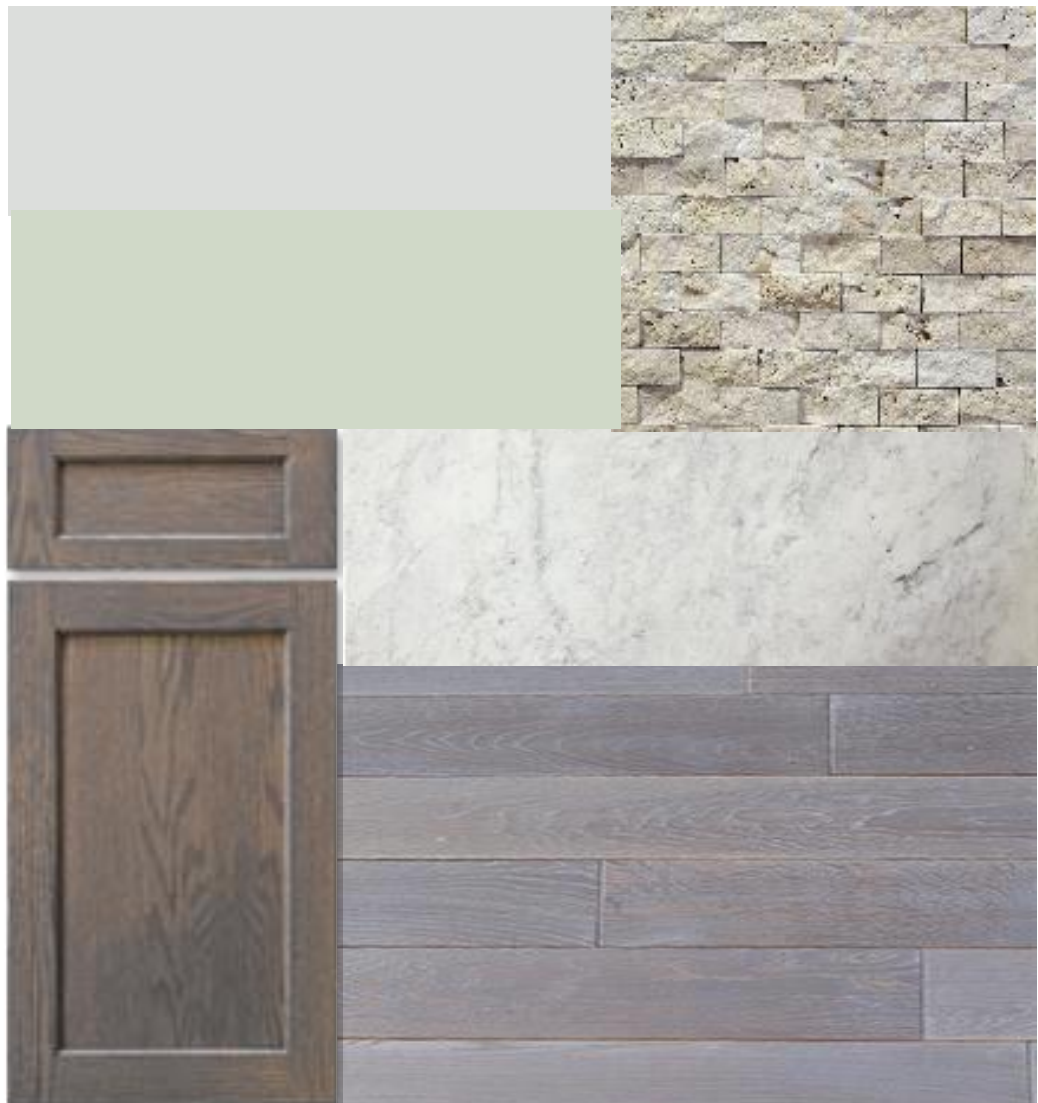
- High end
- Relaxing
- Comforting
- Practical

**Other current trends?**

- Easy accessible features throughout the space
- Easy control lights/fans etc.

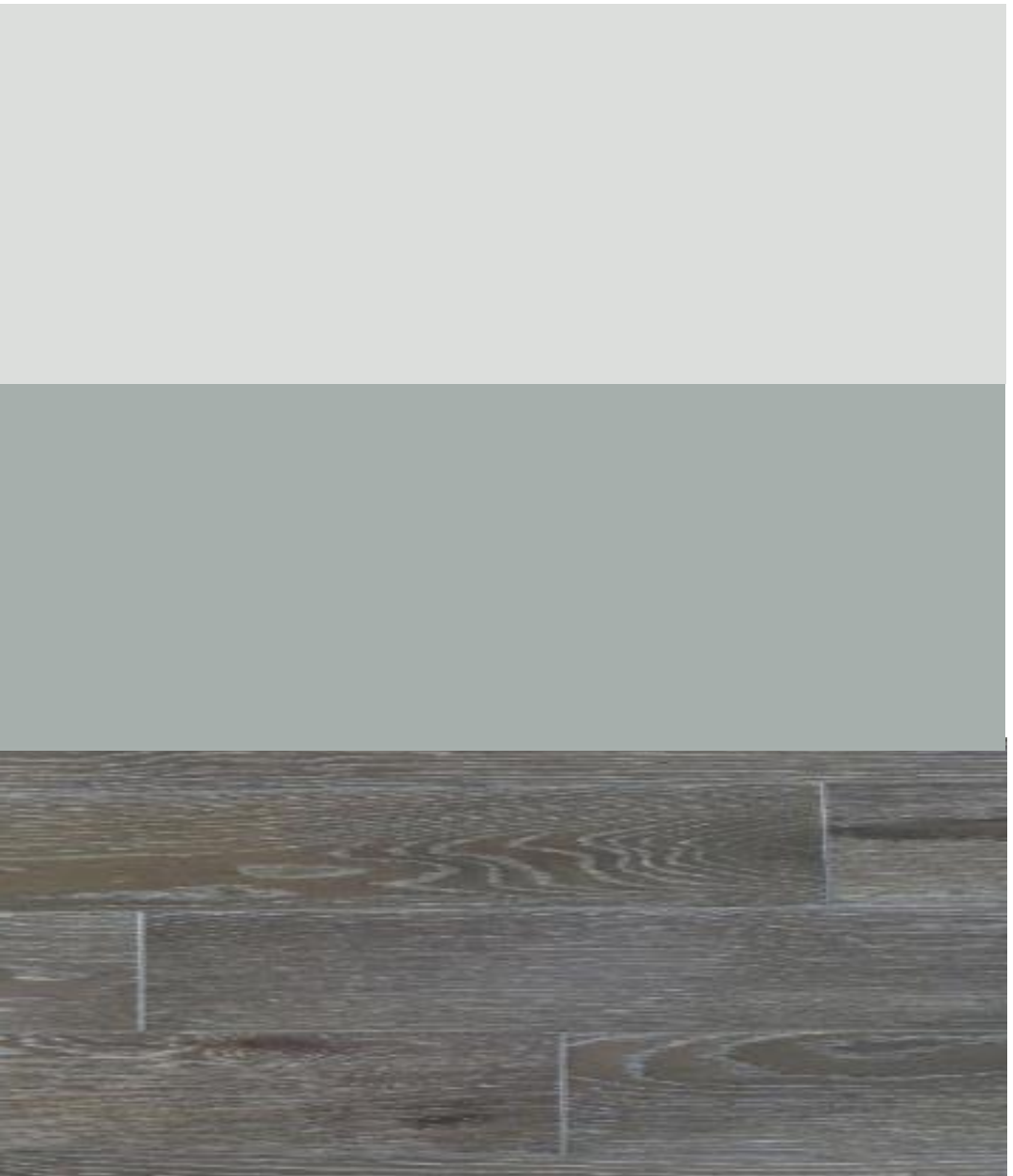
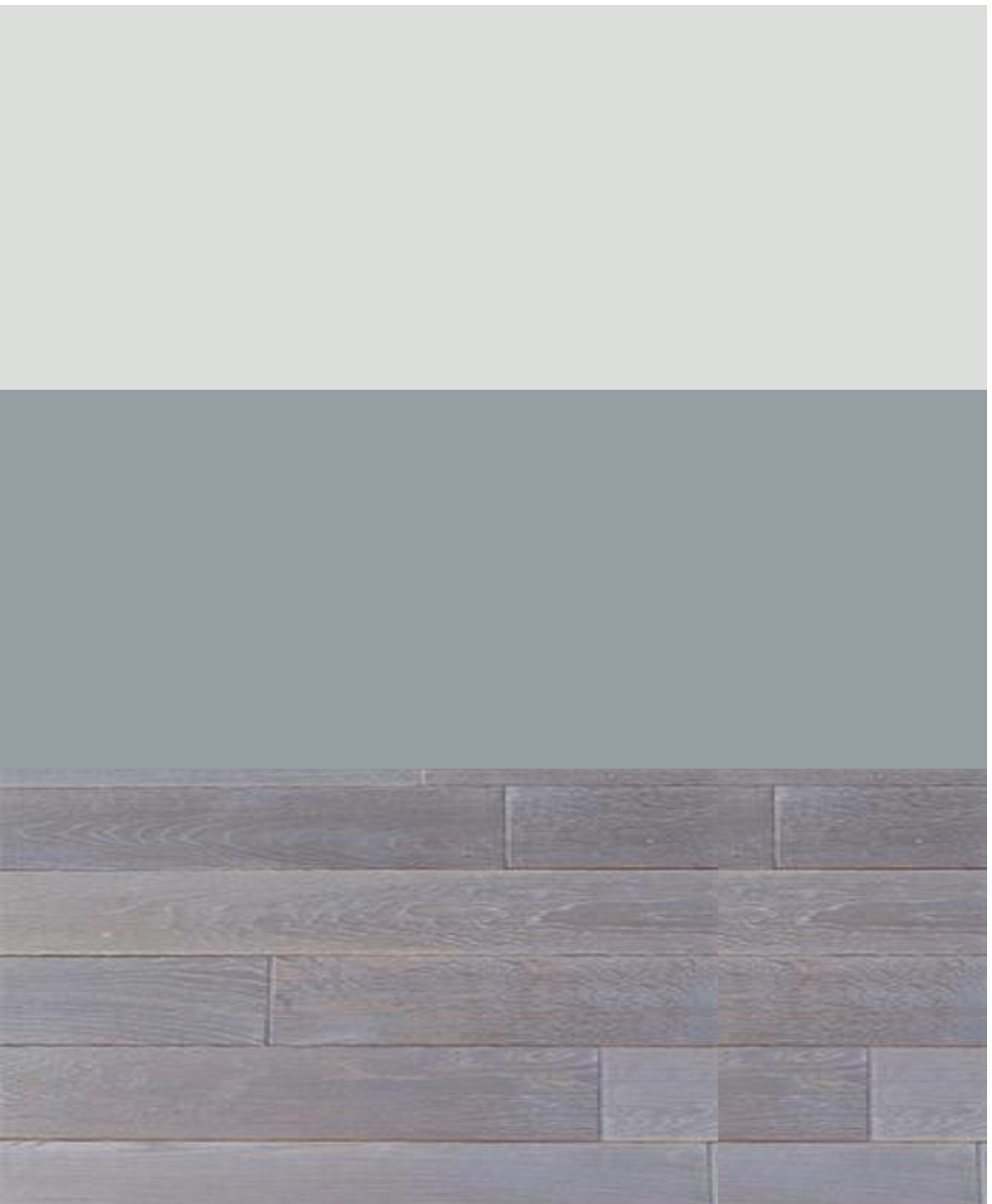
# BATHROOM

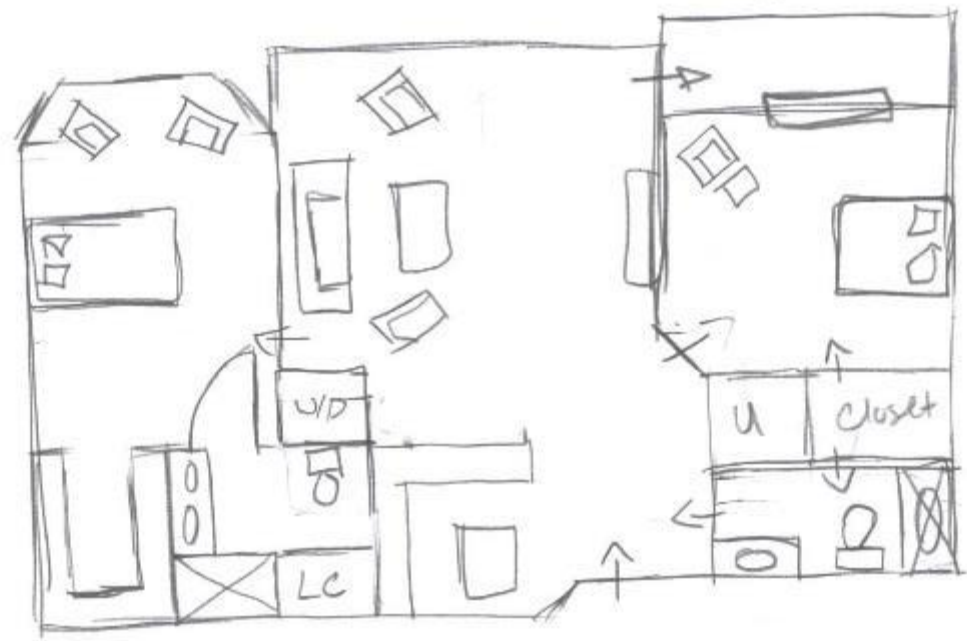




# KITCHEN

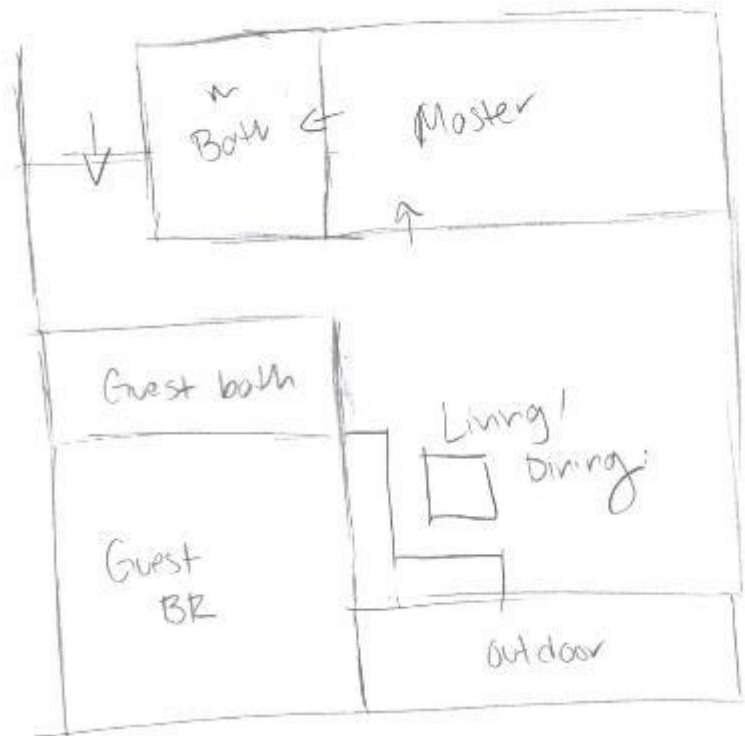
# BEDROOM/COMMON AREAS



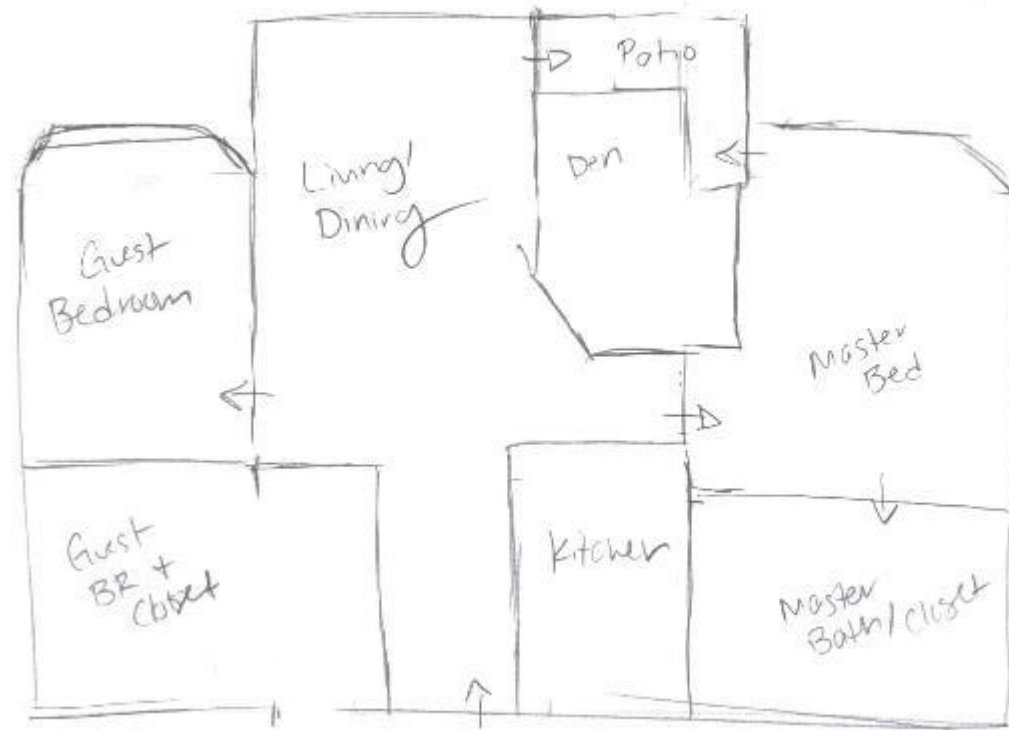


#1

# SKETCHED FLOORPLANS

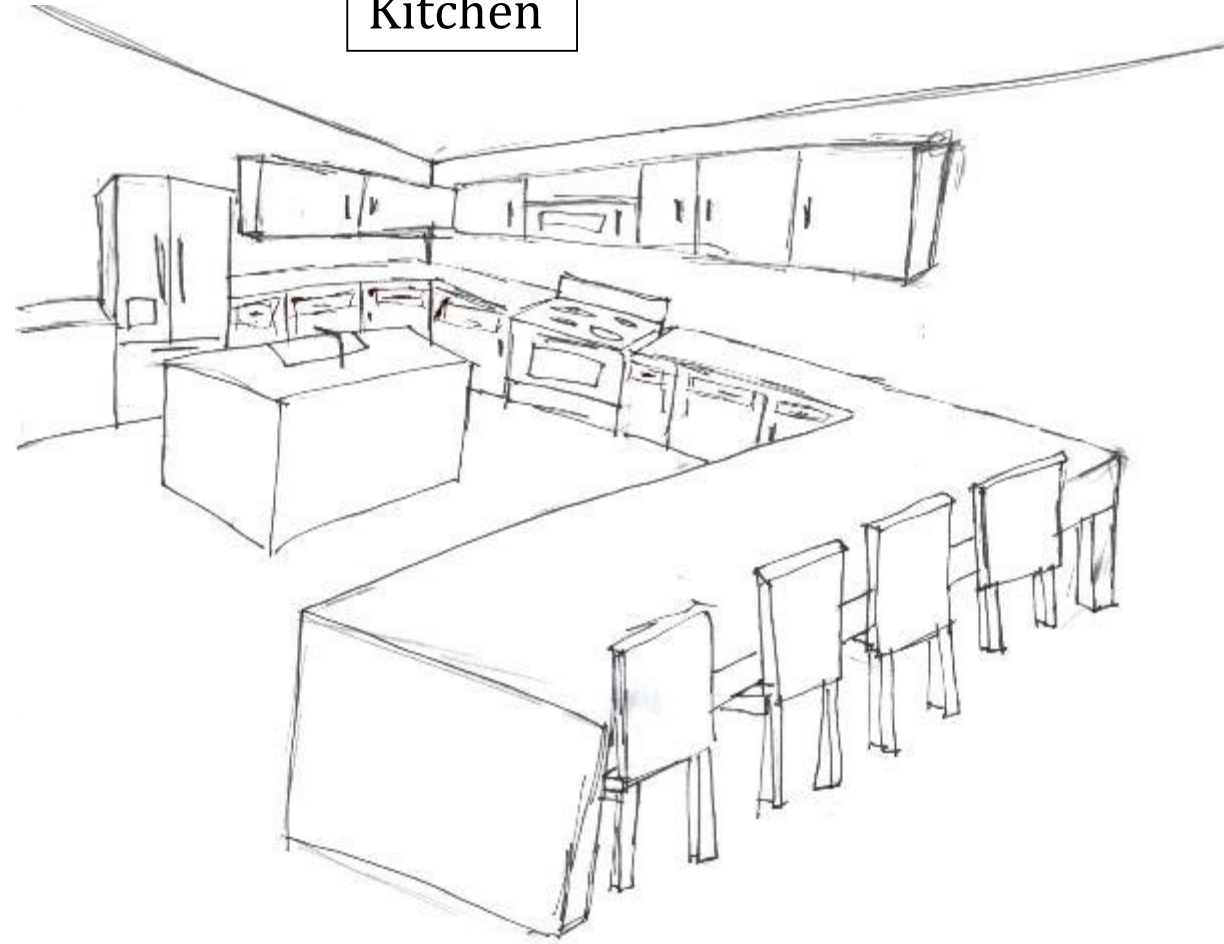


#2



#3

Kitchen

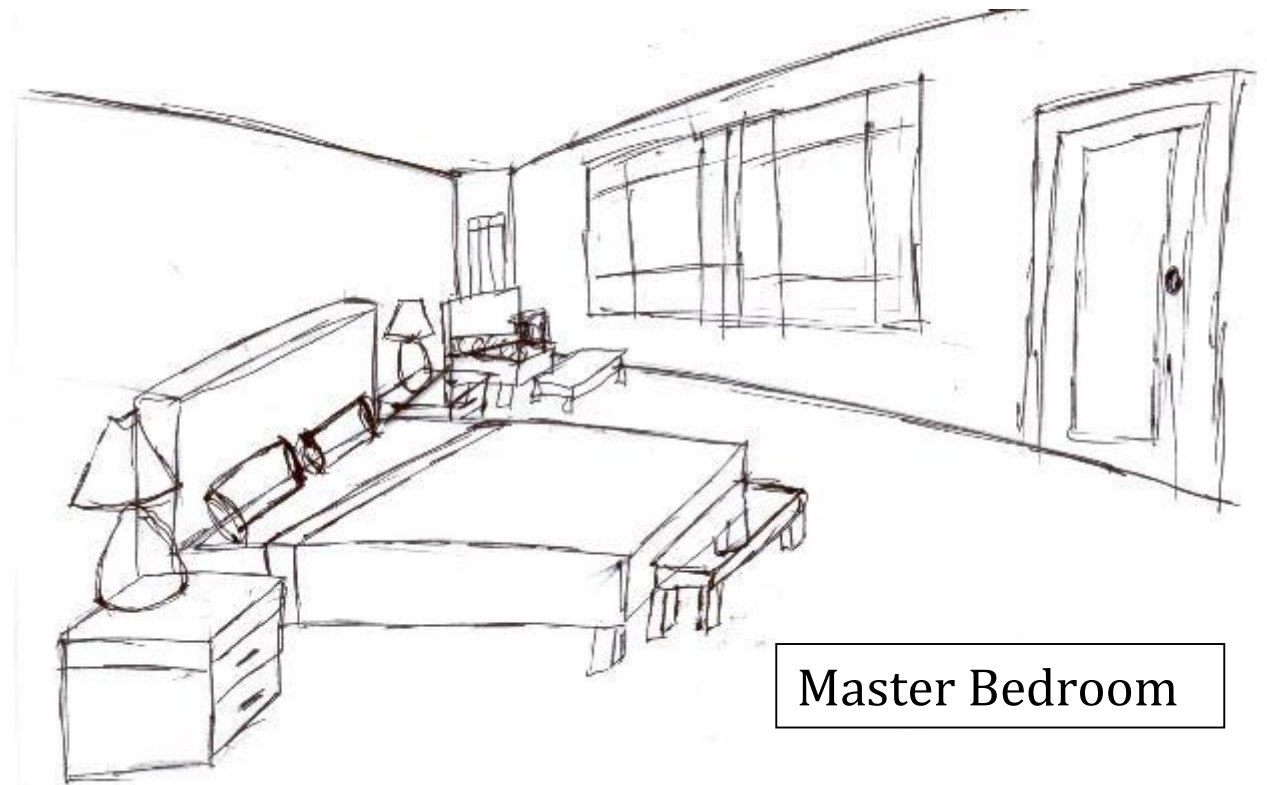


Living Area

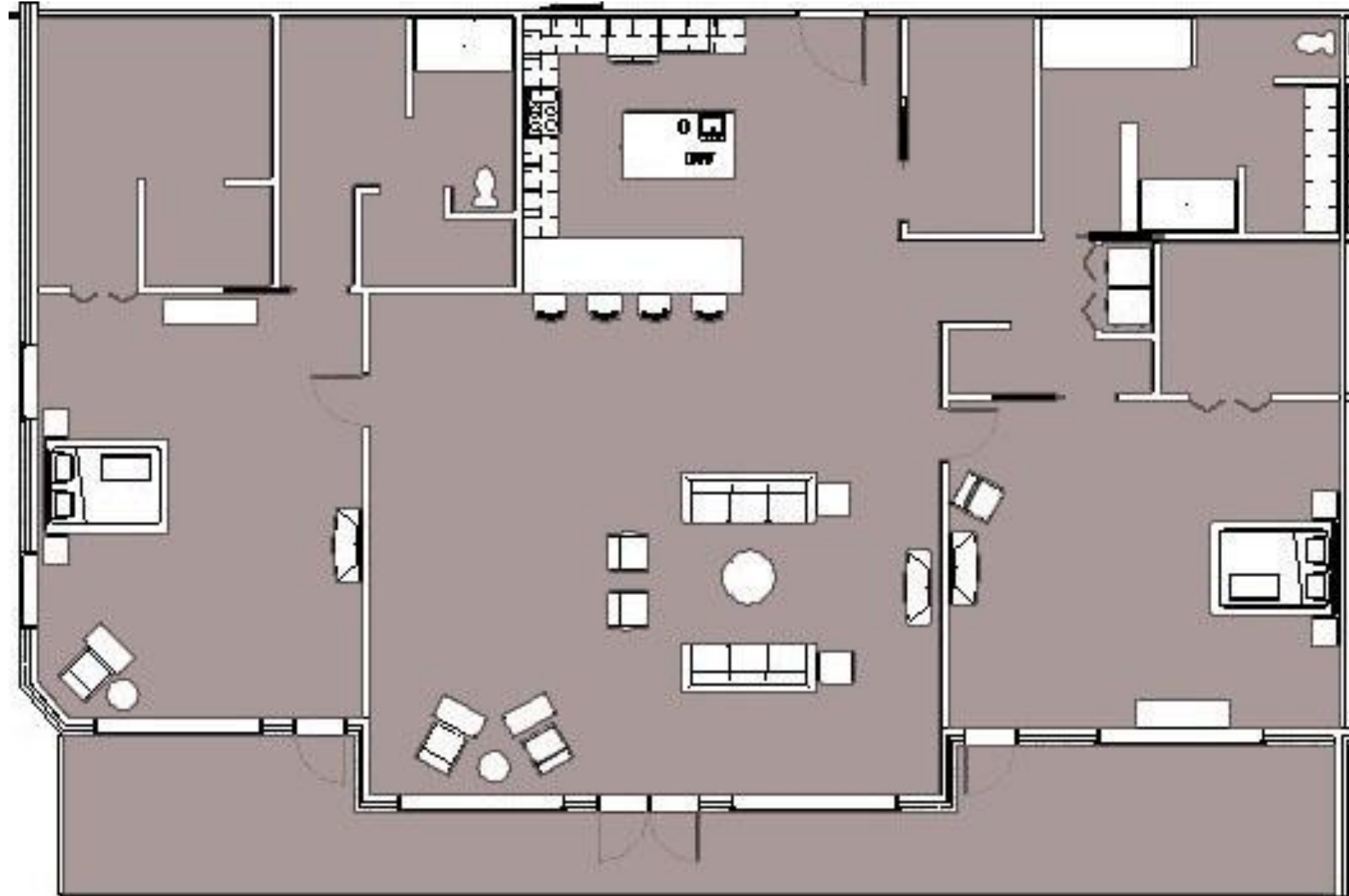


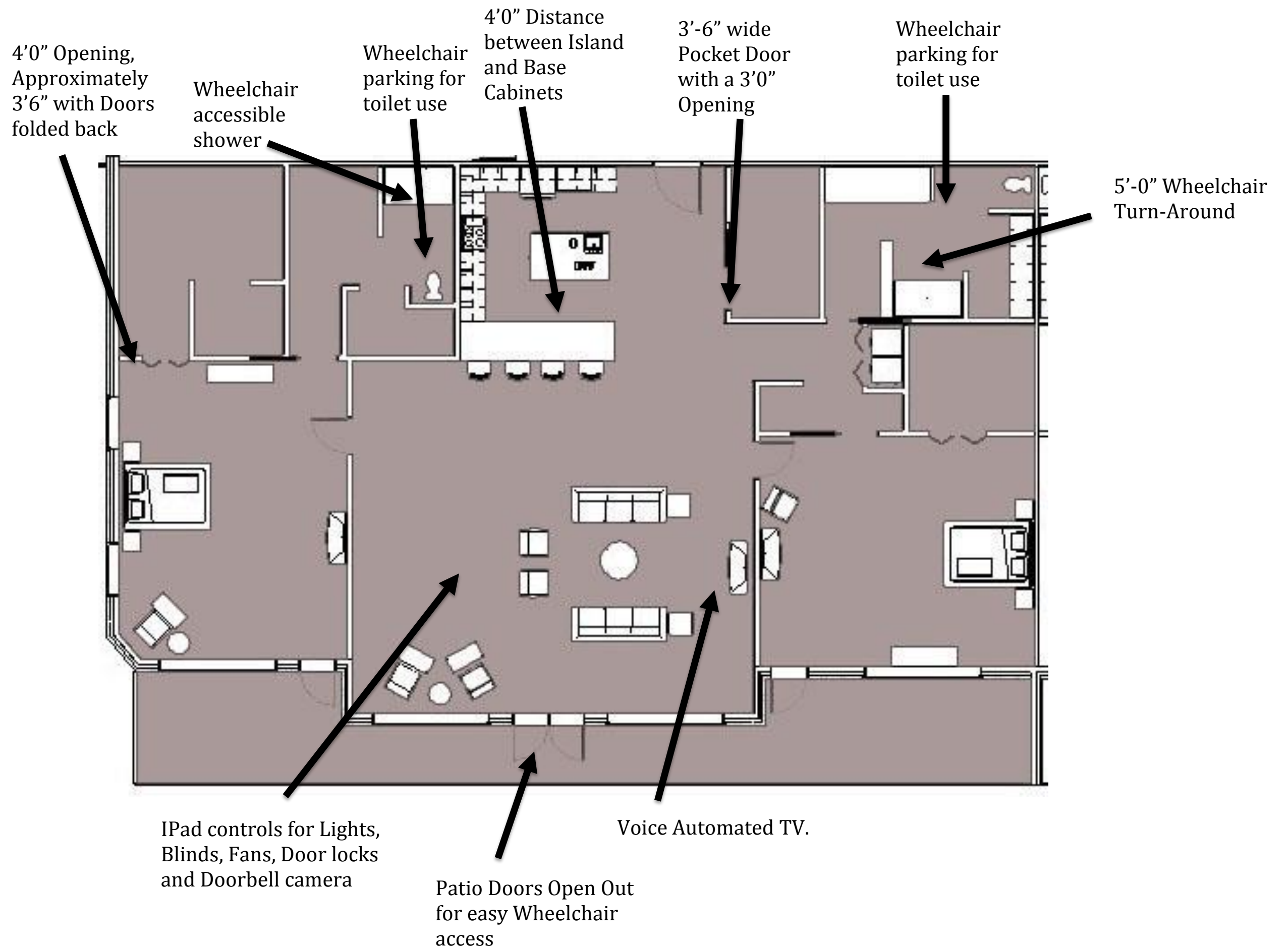
# SKETCHED PERSPECTIVES

Master Bedroom



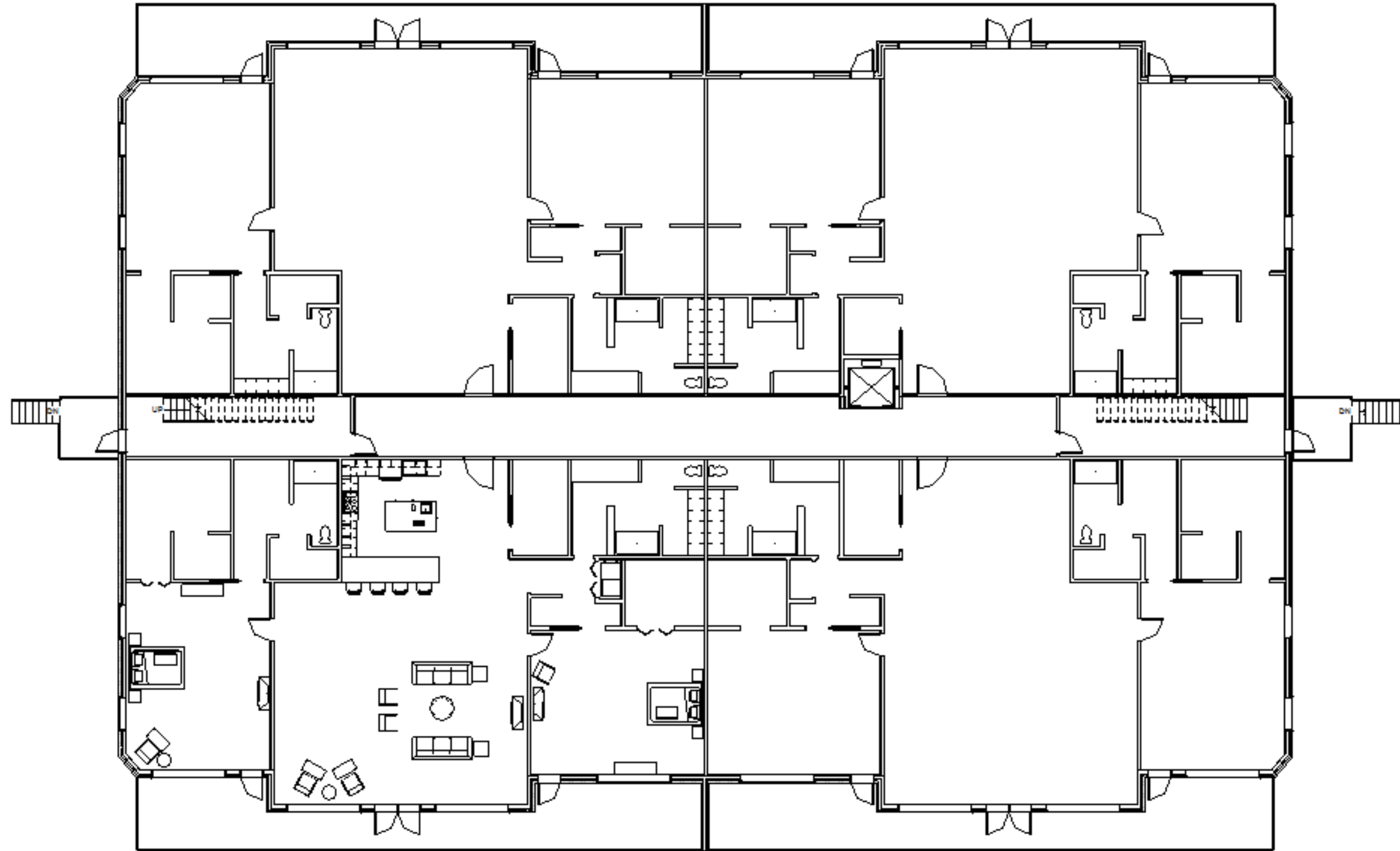
# SINGLE UNIT



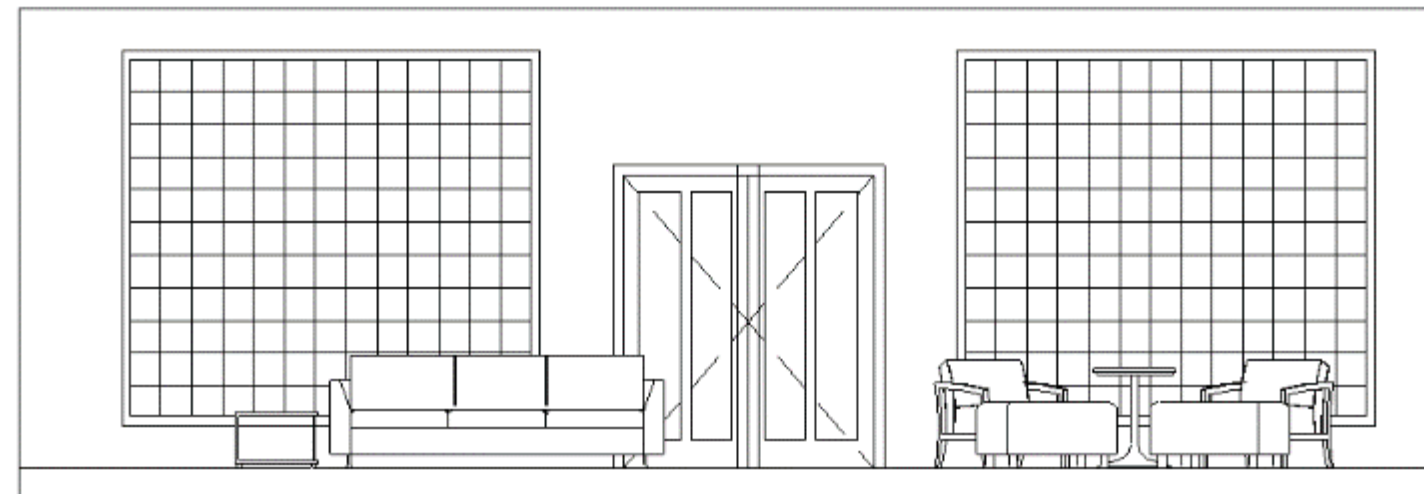
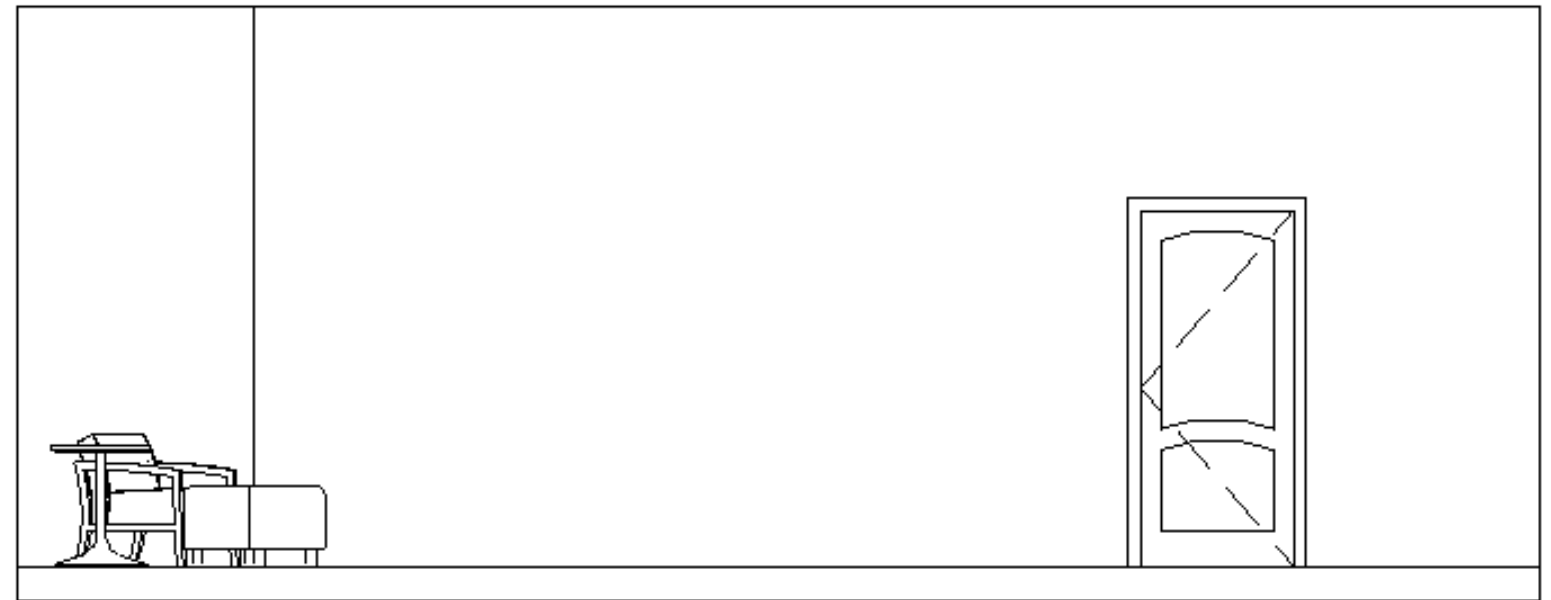
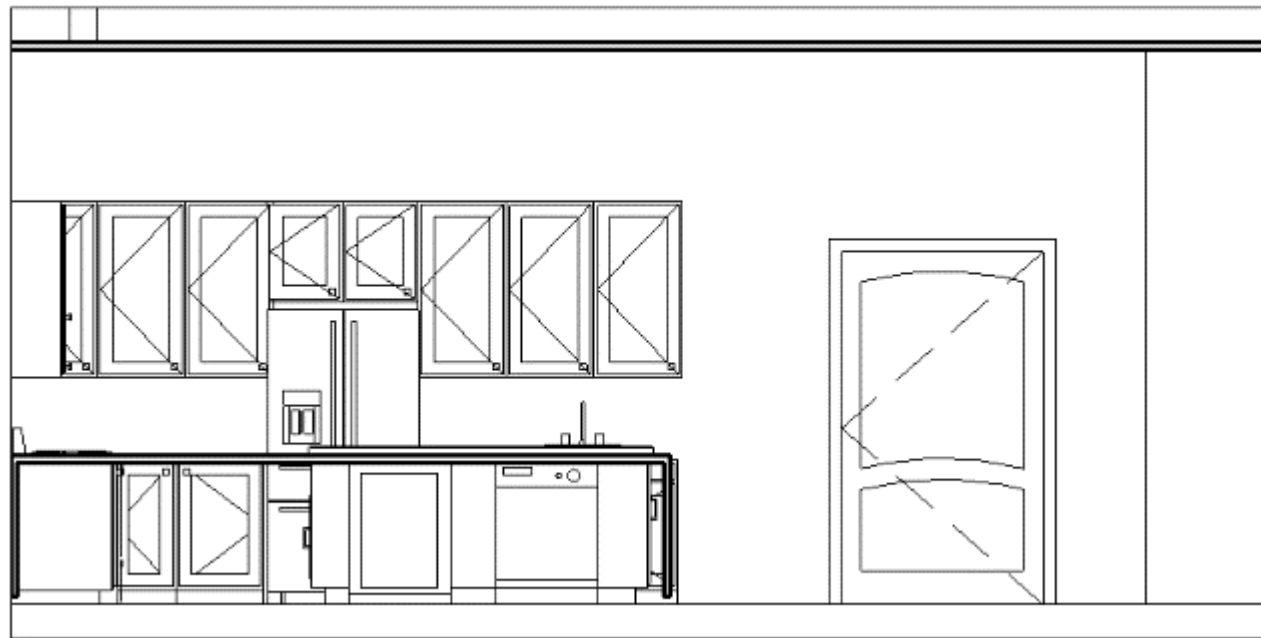
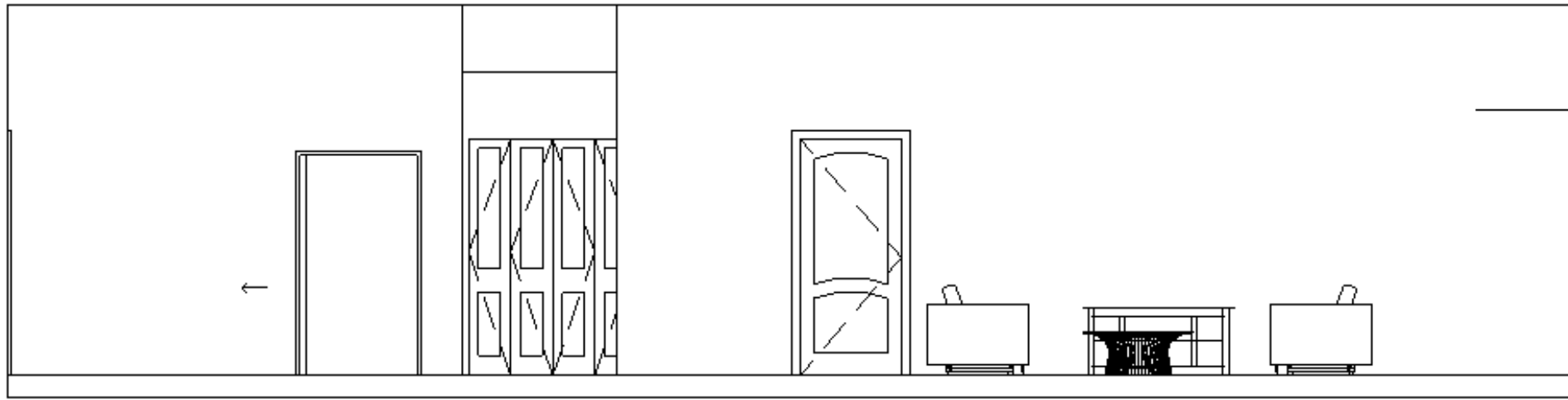




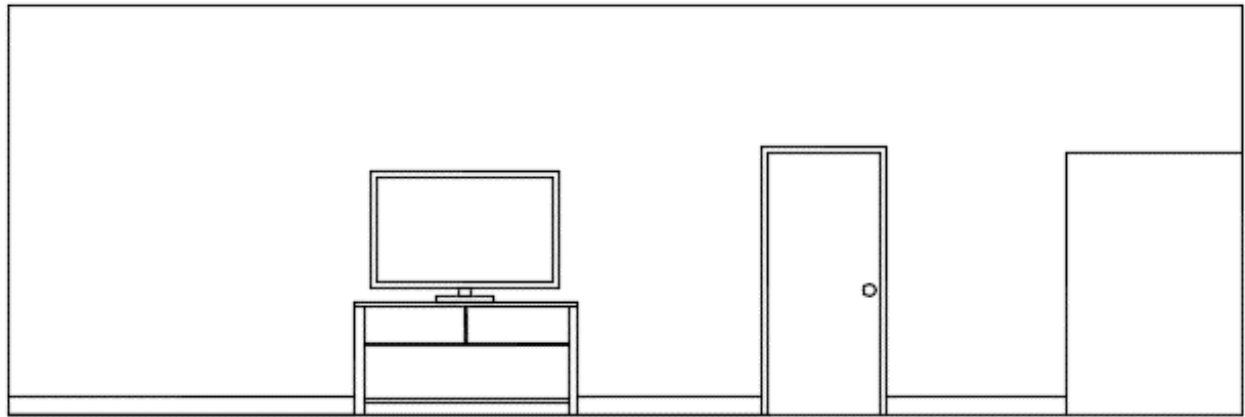
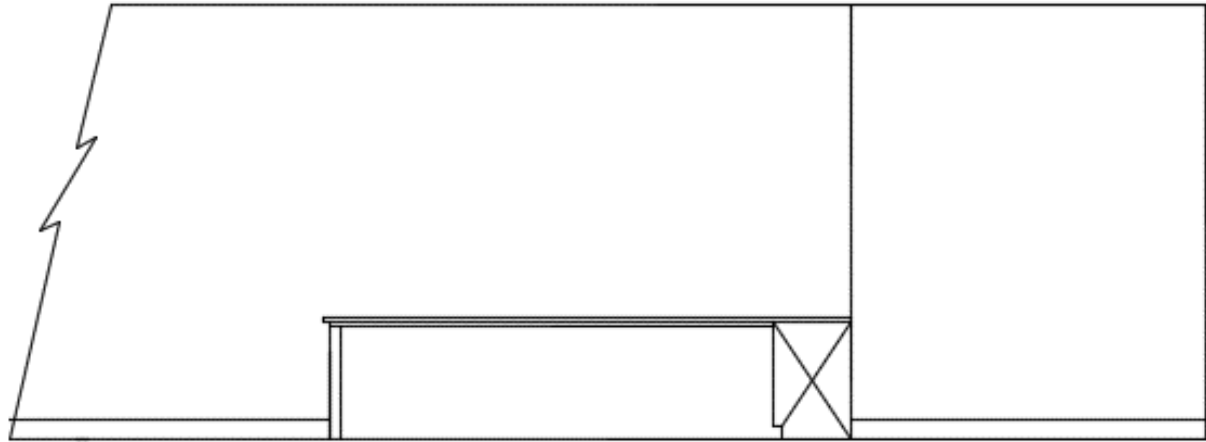
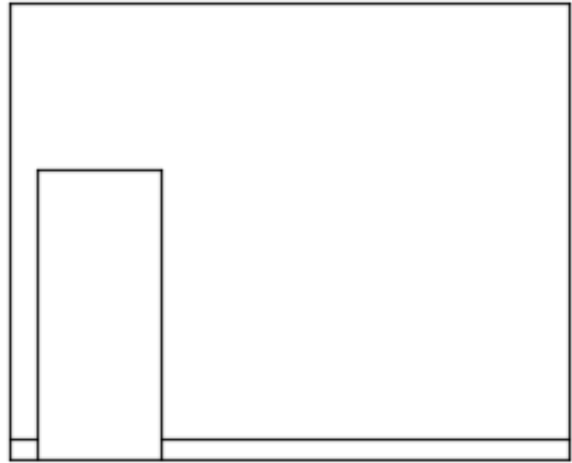
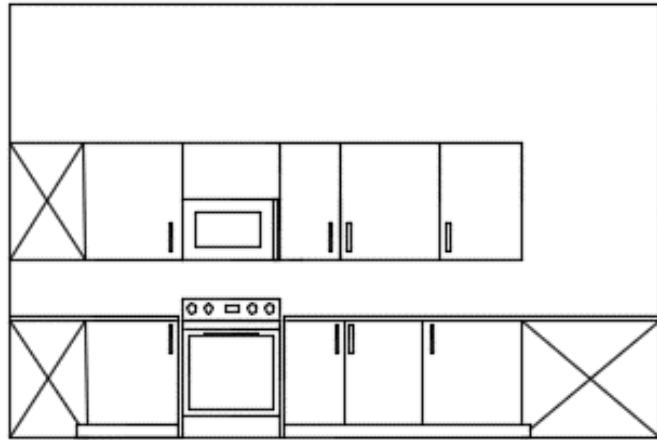
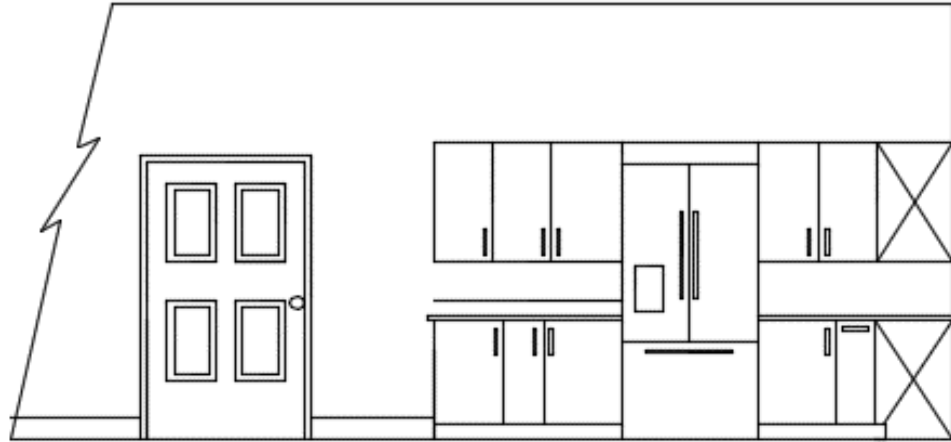
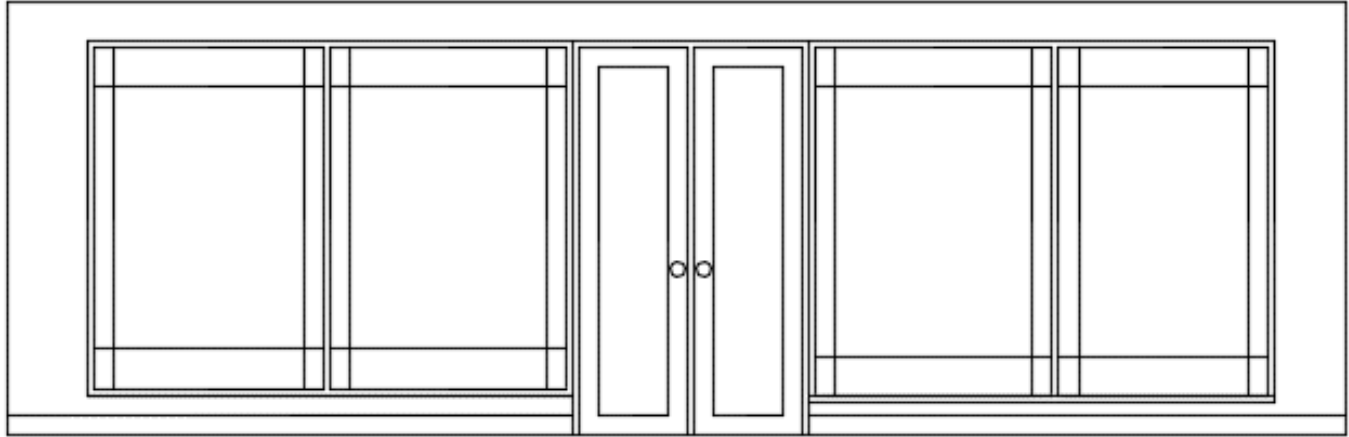
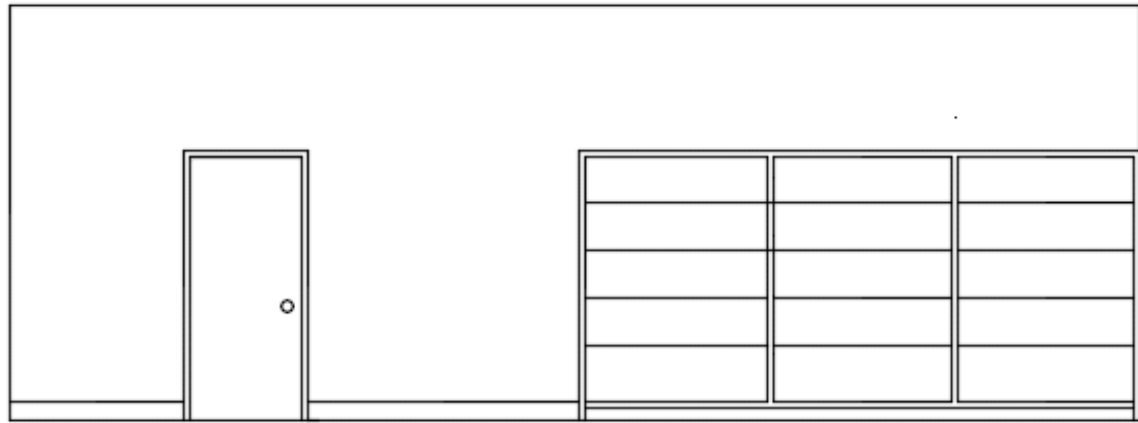
# FULL FLOORPLAN



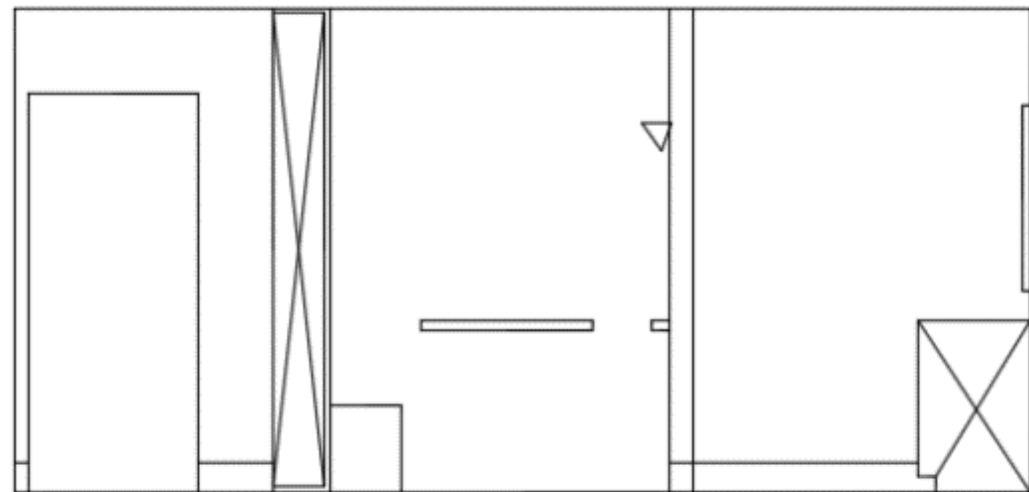
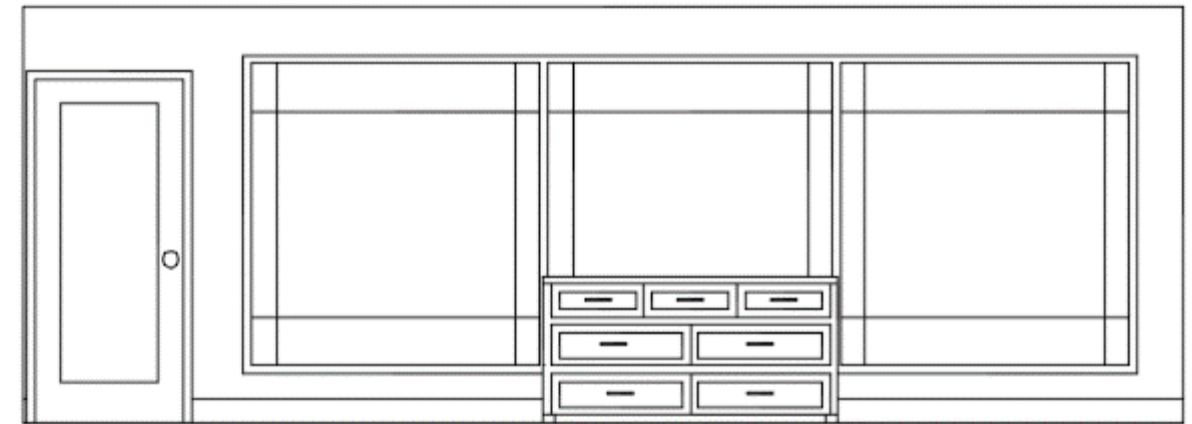
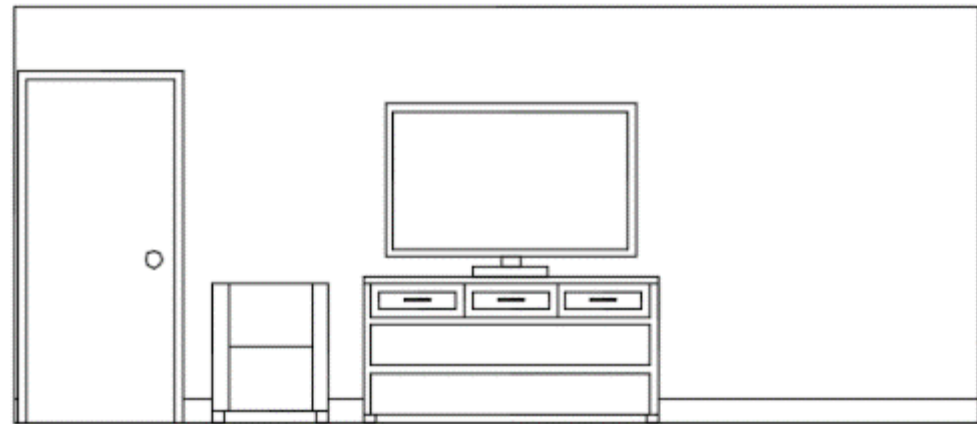
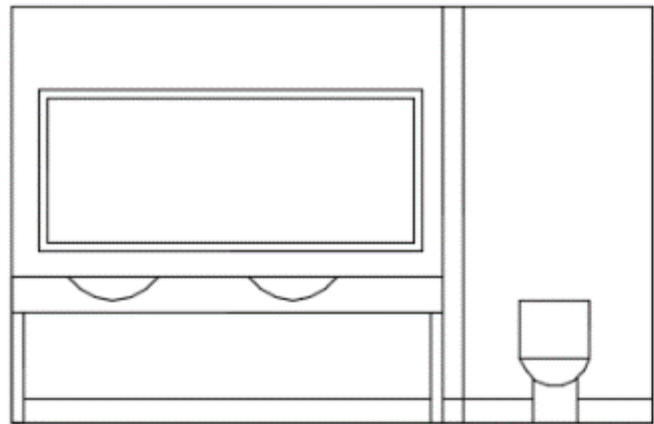
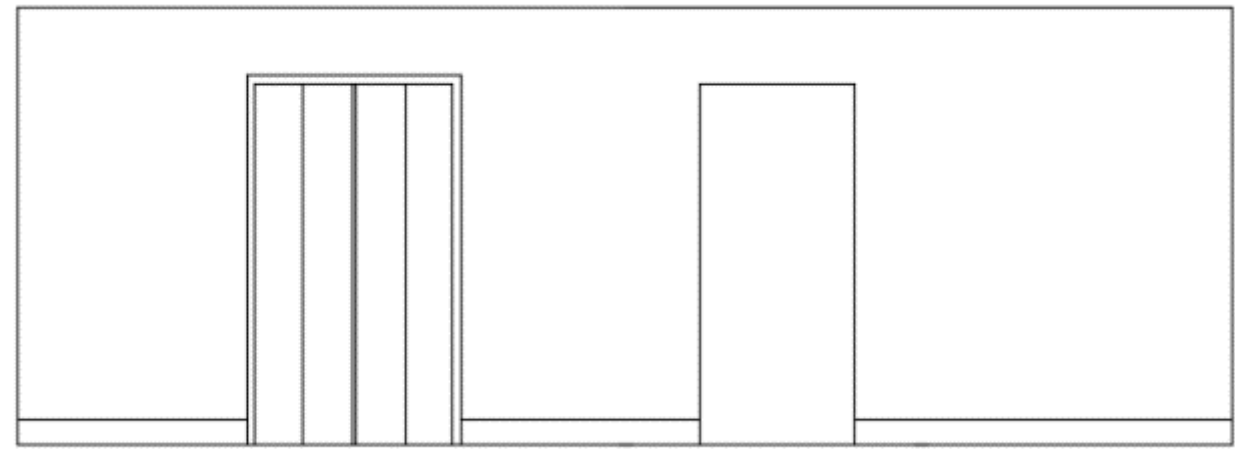
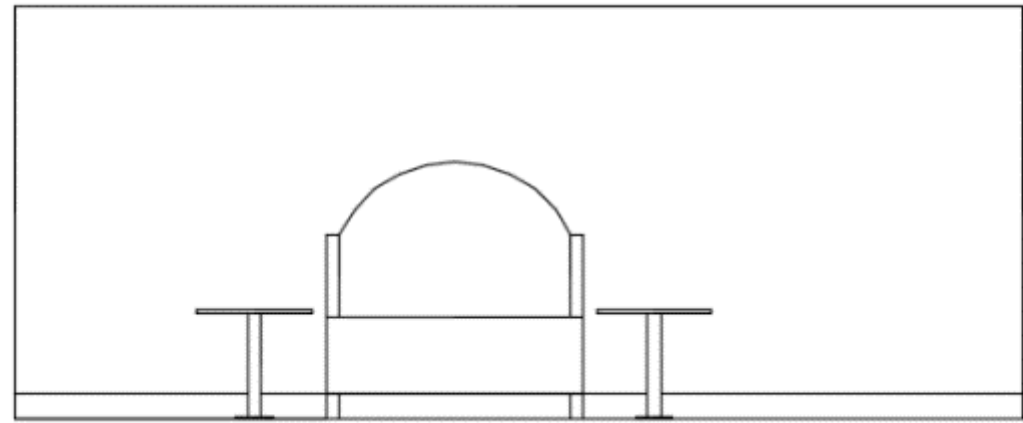
PUBLIC ROOM  
ELEVATIONS:  
With furniture



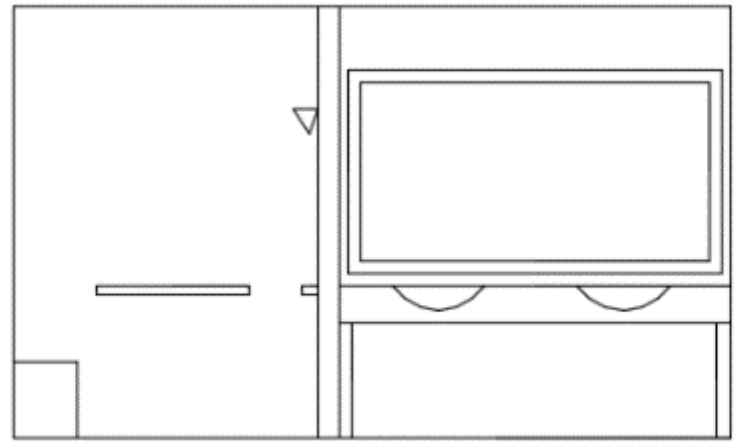
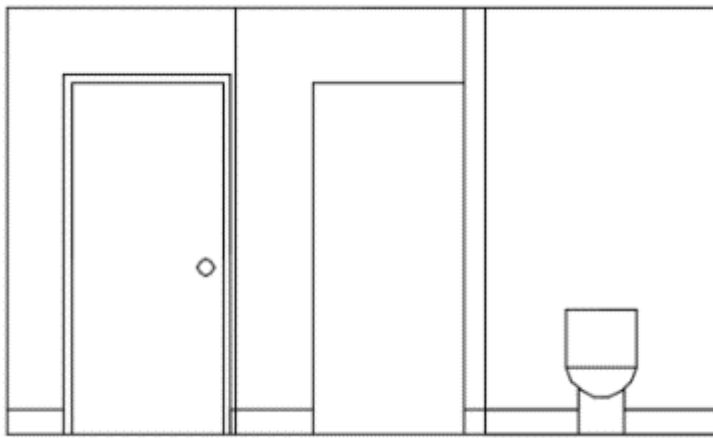
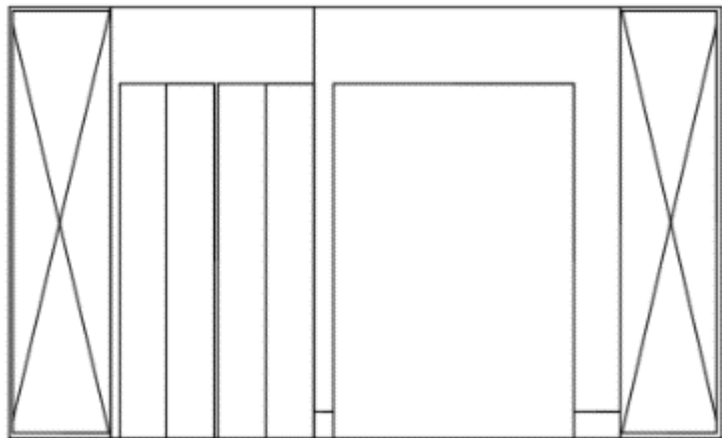
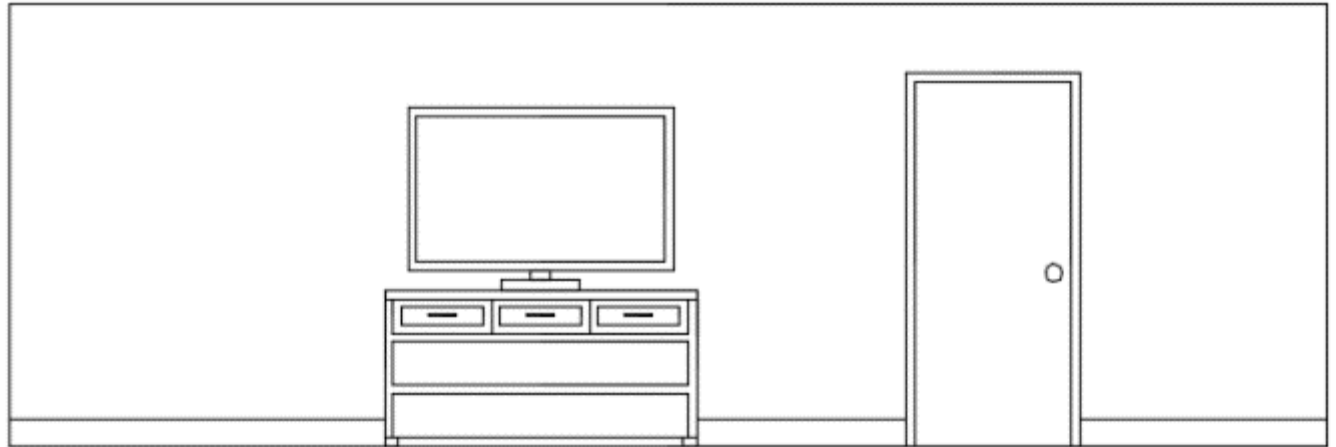
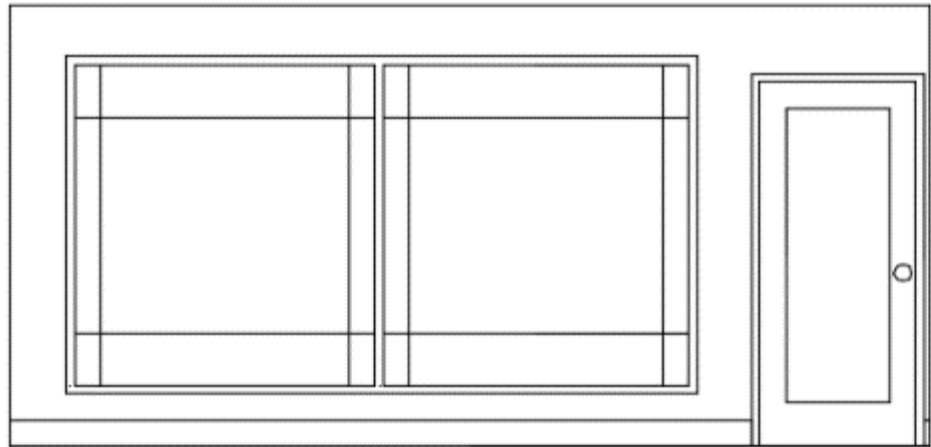
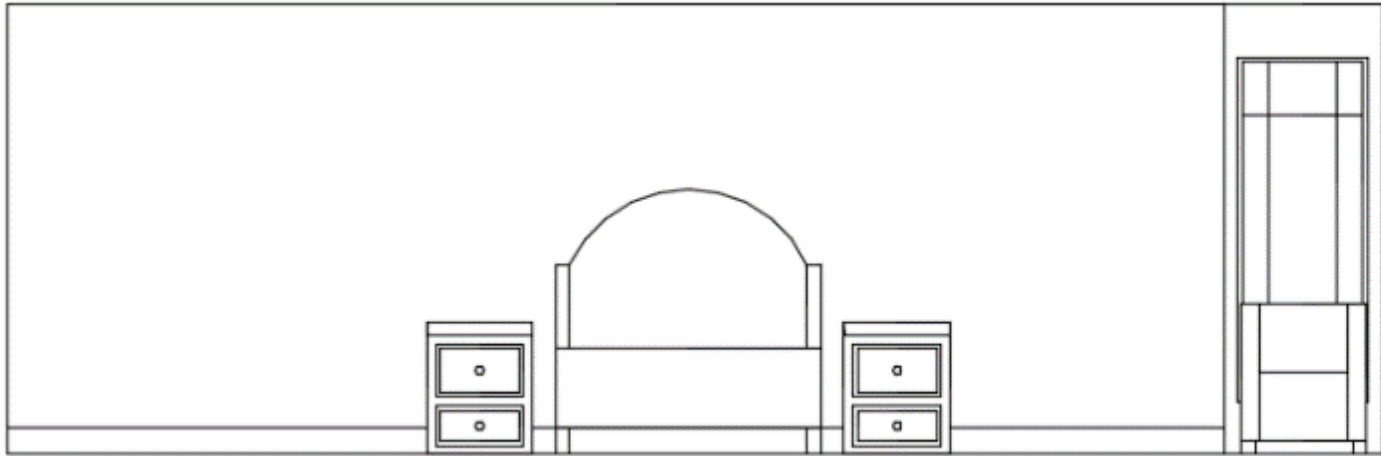
# COMMON AREA ELEVATIONS



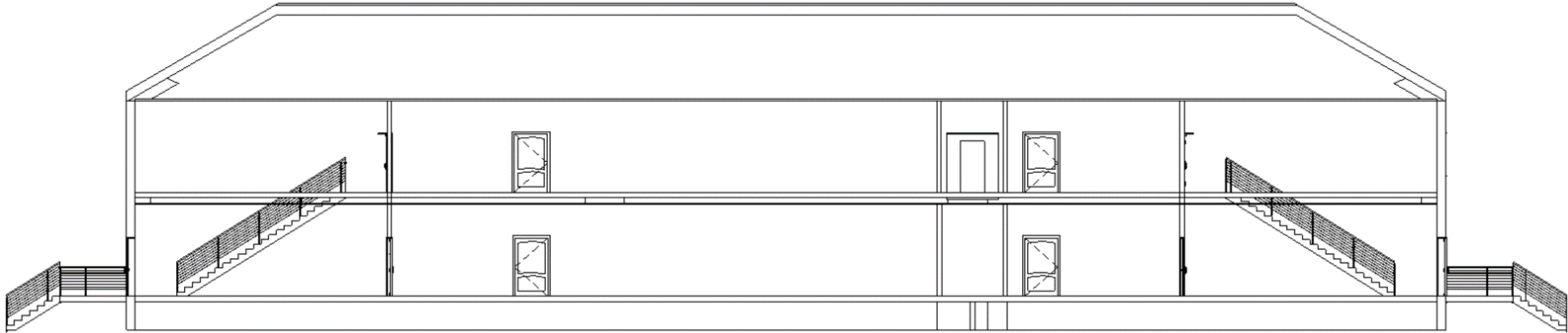
# GUEST BEDROOM ELEVATIONS



# MASTER BEDROOM ELEVATIONS



# SECTION: STAIRWELL



# EXTERIOR MASSING STUDY

