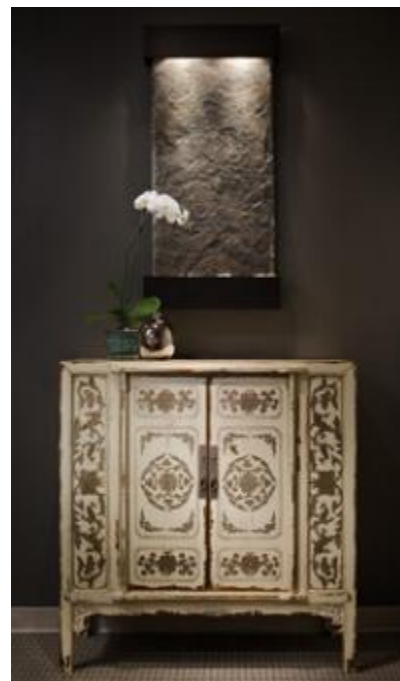


HARMONY WALKER

# Residential Model Condo Unit

PORTFOLIO 1



# PRELIMINARY RESEARCH

Historical Precedent: The Orient





## WHAT IS PRECEDENT?

- IN THE STUDY OF LAW, PRECEDENT IS A LEGAL DECISION OR A SPECIFIC FORM OF PROCEEDING, WHICH SERVES AS AN AUTHORITATIVE RULE OR PATTERN IN FUTURE SIMILAR OR ANALOGOUS CASES
- HISTORICAL PRECEDENT, LIKEWISE, IS DEFINED AS ANY ACT IN THE PAST WHICH MAY BE USED AS AN EXAMPLE TO HELP DECIDE THE OUTCOME OF A SIMILAR INSTANCE IN THE FUTURE

## WHAT IS THE CORRELATION BETWEEN HISTORICAL PRECEDENT AND INTERIOR DESIGN?

- AS DESIGNERS, WE APPLY PRECEDENT BY REVIEWING EXISTING STRUCTURES AND PAST STYLES TO GAIN INSPIRATION, IN ORDER TO DETERMINE WHAT HAS PROVEN ITSELF AND HOW WE CAN ADAPT THESE THINGS TO FIT OUR OWN NEEDS, PREFERENCES, AND IDEAS
- THERE IS NO SUCH THING AS A “NEW” DESIGN STYLE, BUT EVERY NOW AND AGAIN WE ARE ABLE TO CREATE THE PERFECT BLEND...THE RESULT IS SOMETHING *FRESH*; AN INNOVATIVE TWIST ON PAST FURNISHINGS, ARCHITECTURAL ELEMENTS, AND CULTURAL ADAPTATIONS.
- “WITHOUT PRECEDENT NOTHING REALLY HAS A CONNECTION OR A SPECIFIC PLACE WHERE AN IDEA CAME FROM AND, WITHOUT THAT...SOCIETY LOSES THE ABILITY TO REFLECT UPON ITSELF.”



THE ORIENTAL STYLE IS MEDITATIVE, CALMING, FROM ORNATELY DECORATED PALACES AND TEMPLES, TO MINIMALIST RESIDENCES. THOUGH THE ORIENT SPANS COUNTRIES FROM CHINA TO INDONESIA, PARTICULAR ELEMENTS ARE SPECIFIC TO THE VARIOUS STYLES AND CULTURES. ROOTED IN EASTERN TRADITION, THE ORIENT'S MYSTERY AND EXOTICISM HAS INSPIRED AND ASSIMILATED INTO EUROPEAN DESIGNS THROUGHOUT THE AGES.

RECOGNIZABLE DEFINING FEATURES INCLUDE:

- MATERIALS ARE NATURAL (BAMBOO BEING A STAPLE)
- GEOMETRIC PATTERNS ARE PREVALENT AS ARCHITECTURAL FEATURES AS WELL AS AESTHETIC DESIGNS IN DECOR
- LACQUERWORK AND BATIK ARE DISTINCTIVE
- SCREENS ARE KEY AESTHETIC FOCAL POINTS THAT ALSO FUNCTION AS PRIVACY PARTITIONS AND DIVIDE SPACES
- CRAFTSMANSHIP OF FURNITURE (GENERALLY SOLID, RECTANGULAR FORMS EITHER FOLLOW THE SIMPLICITY OF MINIMALISM OR INCLUDE INTRICATELY DETAILED DESIGNS OR RELIEF CARVINGS)



## PRELIMINARY RESEARCH

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A WELL-KNOWN DEVELOPER HAS EMPLOYED DESIGN SERVICES FOR THE DEVELOPMENT OF A 1500 – 3000 SQ. FT. RESIDENTIAL MODEL CONDO UNIT. THESE CONDOS WILL BE DESIGNED TO ATTRACT RETIREES TO THE GREENVILLE AREA

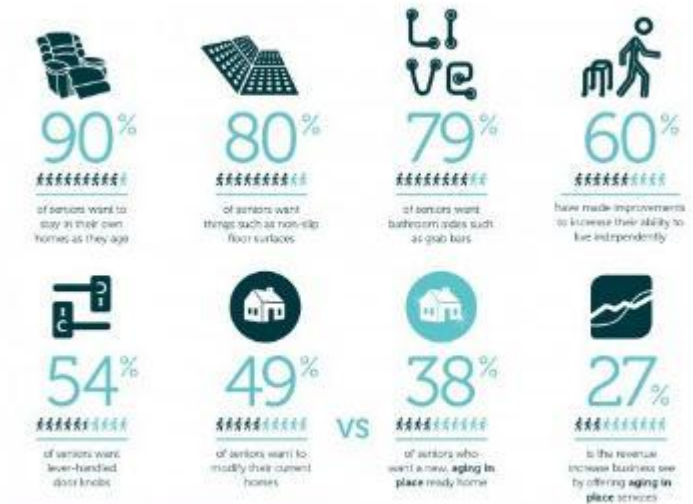
- PROJECT EMPHASIS ON THE VIABILITY OF AGING IN PLACE AND UNIVERSAL DESIGN
- TARGET MARKET OF CONDO UNITS ARE ACTIVE AND AFFLUENT RETIREES
- MINIMUM UNIT CONFIGURATION MUST INCLUDE TWO BEDROOMS AND TWO FULL BATHROOMS
- COMMUNITY AMENITIES INCLUDE: A CLUBHOUSE/ACTIVITY CENTER, CLOSE PROXIMITY TO HEALTHCARE FACILITIES, CULTURAL AND SOCIAL EVENTS



**YOUNG AT HEART**

## Aging in Place Statistics

FROM YOUR FRIENDLY NEIGHBORHOOD BRANDING FIRM / Aging in place is: the ability for the elderly to continue to live in their own homes for as long as possible.



PERCENTAGES OF SENIORS 65 & Above

**10%** of the \$214 billion home improvement industry is dedicated to aging in place.



**CLIENT PROFILE & PROJECT INFORMATION**





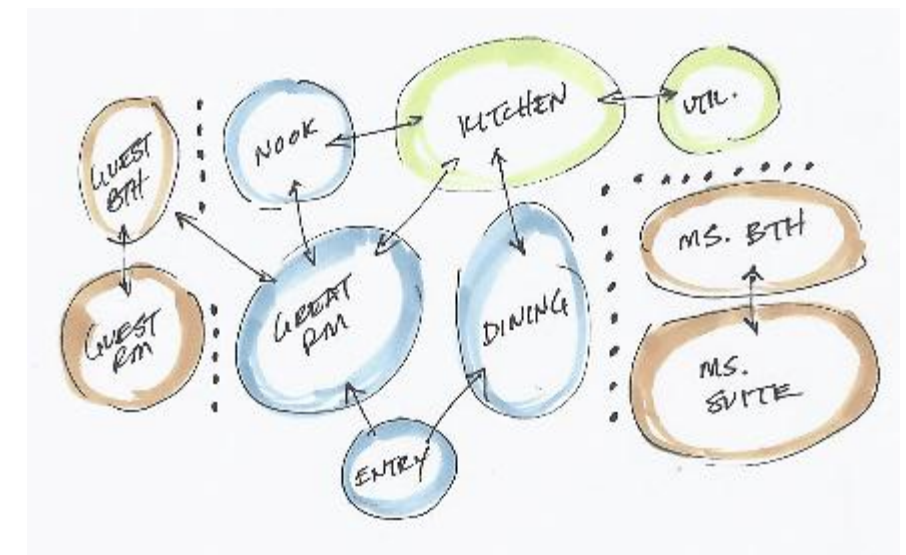
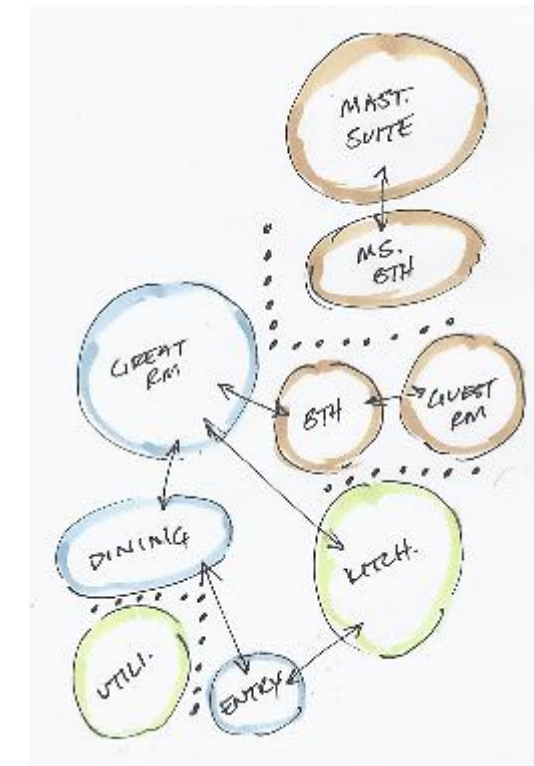
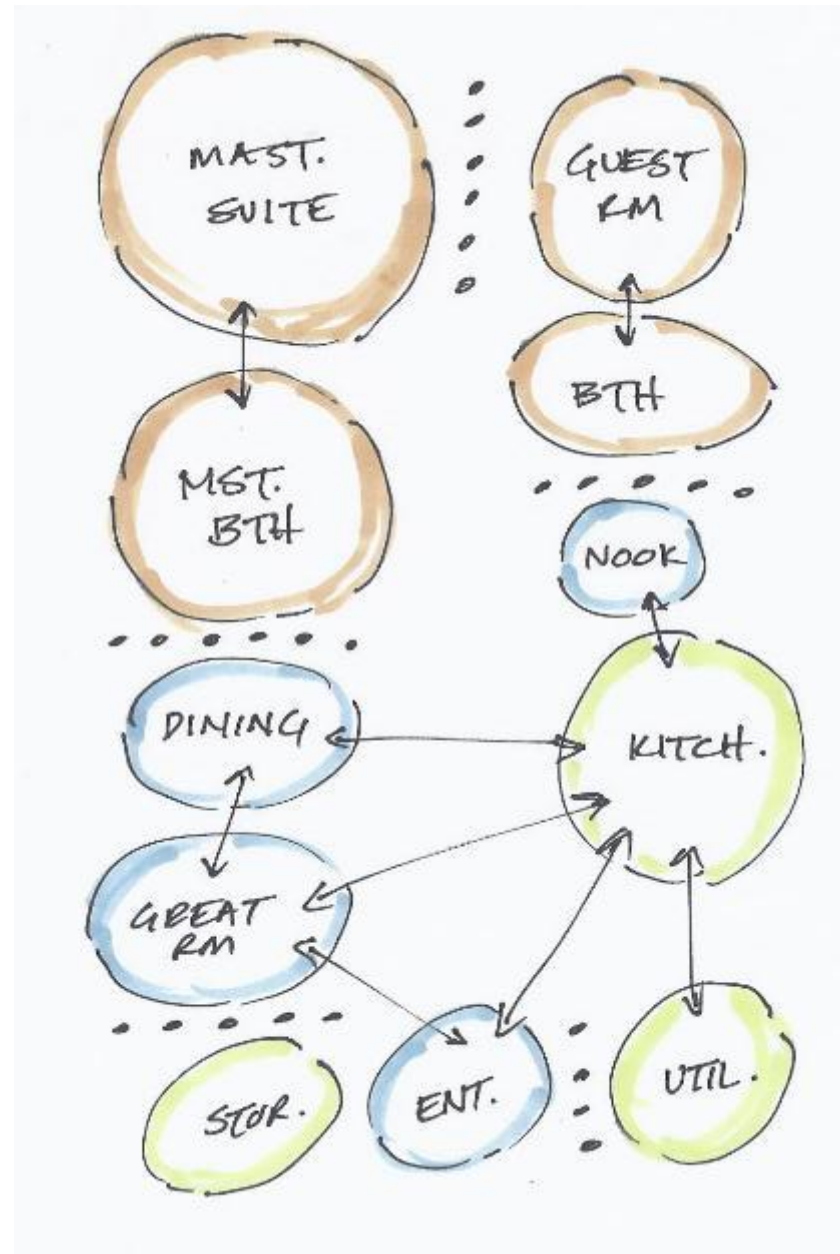
LIST OF SPACES:

GREAT ROOM	420 SQ. FT.
OFFICE/LIBRARY	120 SQ. FT.
DINING	232 SQ. FT.
KITCHEN	280 SQ. FT.
BREAKFAST NOOK	72 SQ. FT.
UTILITY ROOM	120-130 SQ. FT.
MASTER SUITE	255 SQ. FT.
MASTER BATH	240 SQ. FT.
GUEST ROOM	180 SQ. FT.
GUEST BATH	90-120 SQ. FT.

TOTAL SQUARE FEET:

➤ 1,800-2,000

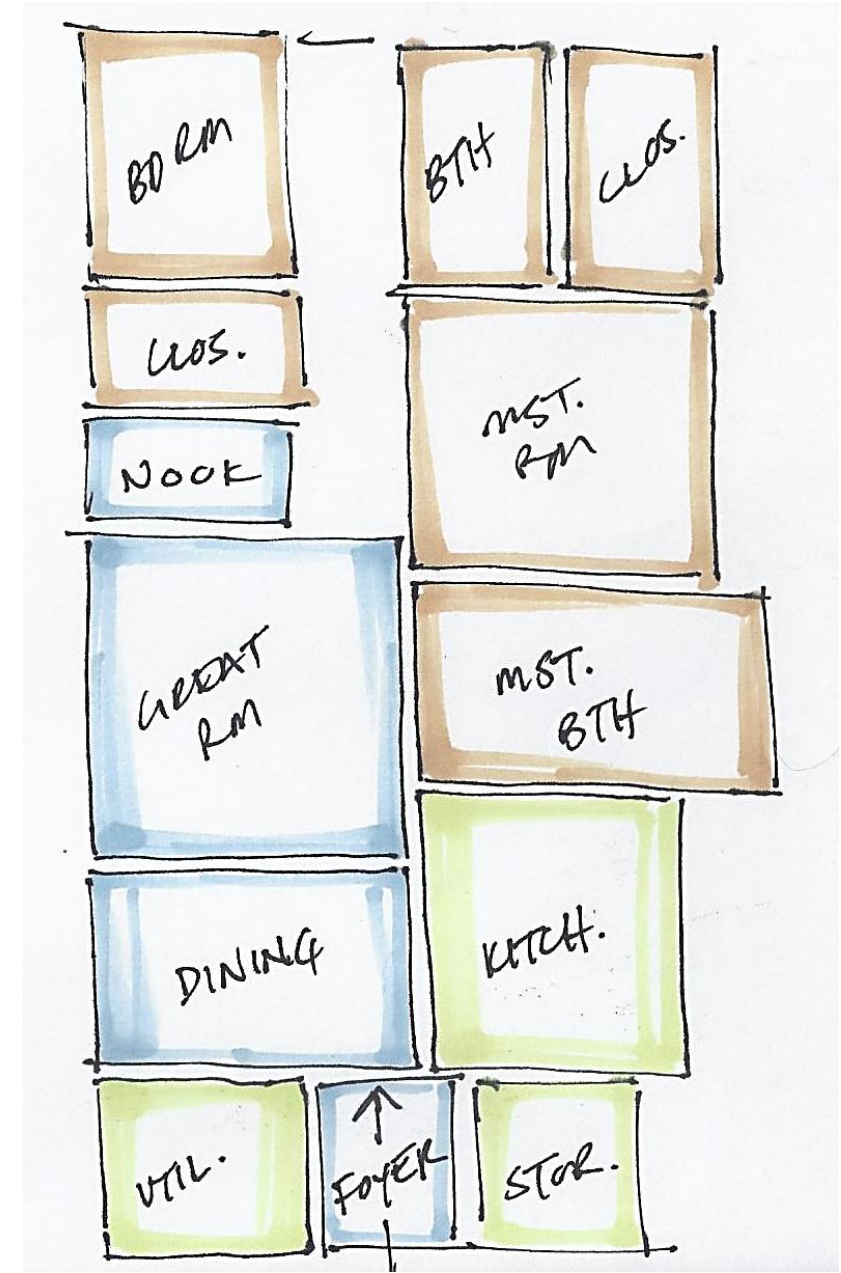
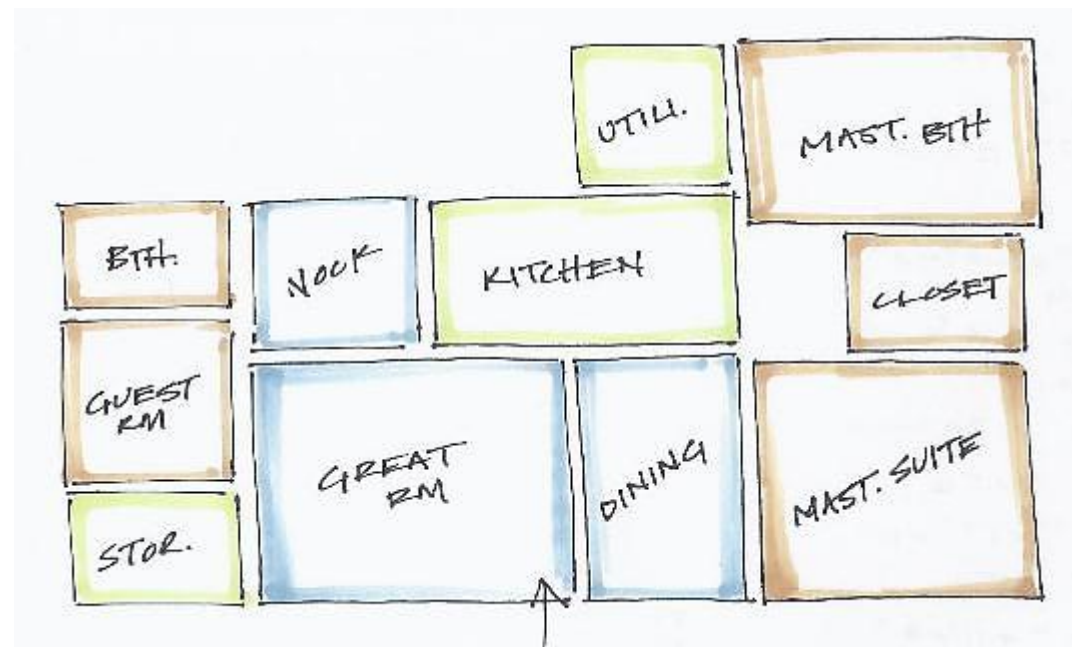
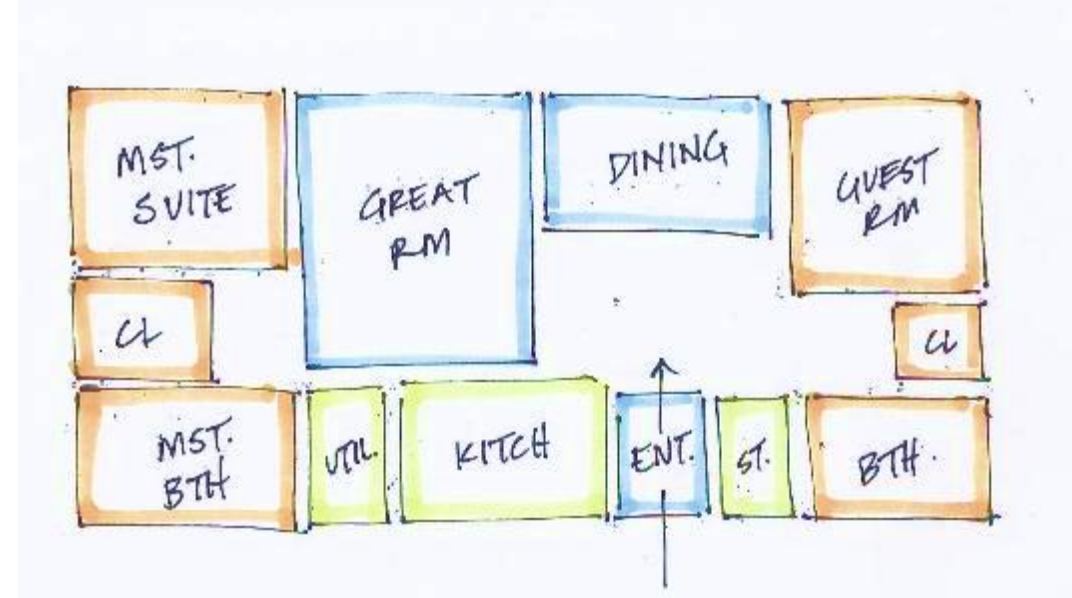
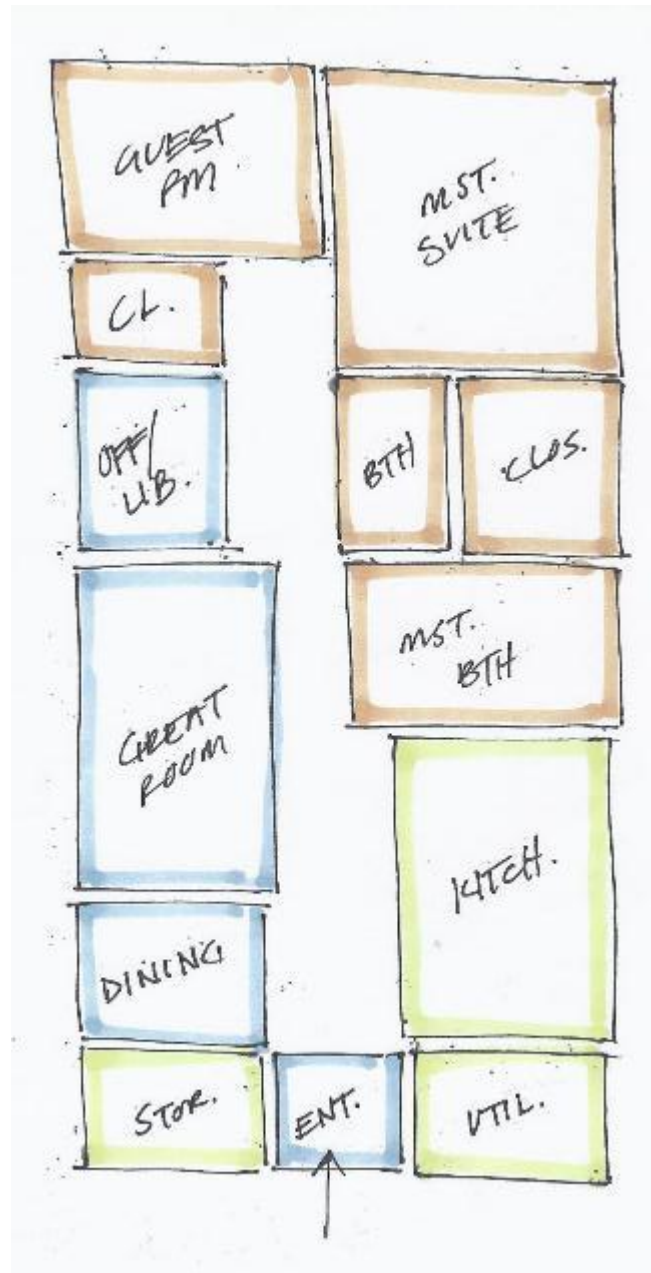
THE SQUARE FOOTAGE ALLOTTED FOR THE NOTED SPACES ARE BASED ON CURRENT PLANS OF CONDOMINIUMS AND APARTMENTS OF RETIREMENT COMMUNITIES, AS WELL AS THE PREFERENCES INDICATED BY THEIR INHABITANTS. RESEARCH INDICATES THAT TENANTS DESIRE COMFORTABLE BUT LUXURIOUS SETTINGS FOR THEIR INTIMATE SPACES. TO CREATE THIS INTERIOR RETREAT, THE MASTER SUITE AND MASTER BATH SPACES ARE GIVEN AN EXORBITANT AMOUNT OF SPACE. TO MAKE THE UNIT FEEL LARGER, AND OPEN FLOOR PLAN WILL BE INCORPORATED, WITH A LARGE AND ATTRACTIVE GREAT ROOM FOR ENTERTAINING.



PROGRAMMATIC DEVELOPMENT







PROGRAMMATIC DEVELOPMENT









## HISTORICAL PRECEDENT:

- THE WEALTHY, UPPER CLASS OF ENGLAND WOULD TRAVEL TO THE MYSTERIOUS AND EXOTIC COLONIES OF BRITAIN. THEIR STORIES AND TREASURES FROM DISTANT LANDS WERE A TESTAMENT TO THEIR AFFLUENT STATUS AND THEIR PASSION FOR ADVENTURE
- INSPIRATION FOR FUTURE EXCURSIONS WHILE ALSO REFLECTS PAST TRAVELING EXPERIENCES

## DEFINING CHARACTERISTICS:

- FURNISHINGS ARE COMFORTABLE BUT LUXURIOUS (PERFECT FOR AGING IN PLACE)
- PIECES ARE ELEGANT AND ROOTED IN TRADITION, BUT INCORPORATES EXOTIC AND DISTINCTIVE ELEMENTS FROM OTHER COUNTRIES
- BAMBOO IS A POPULAR MATERIAL FOR INTERIOR FURNISHINGS AND DÉCOR PIECES
- WALLS ARE GENERALLY LIGHT IN COLOR TO CREATE A BEAUTIFUL CONTRAST WITH DARKER WOODS, BUT ALSO PROMOTE A BRIGHT AND AIRY ATMOSPHERE (WILL AID IN COMBATING DEPRESSION)
- SHUTTERS ARE COMMON WITH WINDOWS TO REGULATE TEMPERATURE
- WICKER AND RATTAN FURNISHINGS AND FIXTURES ARE PREVALENT, AS WELL AS FLORAL PATTERNS AND MOTIFS, PLUSH FURNITURE, AND INTRICATE EASTERN DESIGNS



INTERIORS INSPIRATION

