

P O R T F O L I O
N
E

SARAH BARRINGER
UNIVERSAL DESIGN
IDSN 4500
FALL 2015



AN ESTABLISHED DEVELOPER OF EASTERN CAROLINA IS INTERESTED IN EXPLORING THE VIABILITY OF AGING IN PLACE AND UNIVERSAL DESIGN TO ATTRACT RETIREES TO THE GREENVILLE, NC AREA.

TENANTS :

- AFFLUENT RETIREES
- AGES 55+
- INVOLVED IN THE COMMUNITY
- ACTIVE IN CLUBHOUSE SPORTS AND ACTIVITIES

CONDOMINIUM COMPLEX :

- CONDO UNITS: 1,500-3,000 SQ. FT.
- TWO BED, TWO BATH
- ENSUITE BATHS
- SPACIOUS LAYOUTS
- SCREENED IN BALCONY
- WALK-IN CLOSETS
- HIGH END FINISHES



CLIENT PROFILE

CONDO SPACES & APPROX. SQUARE FOOTAGE:

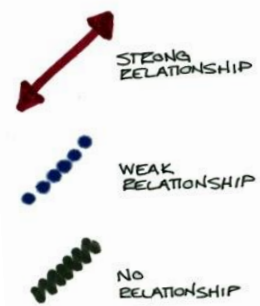
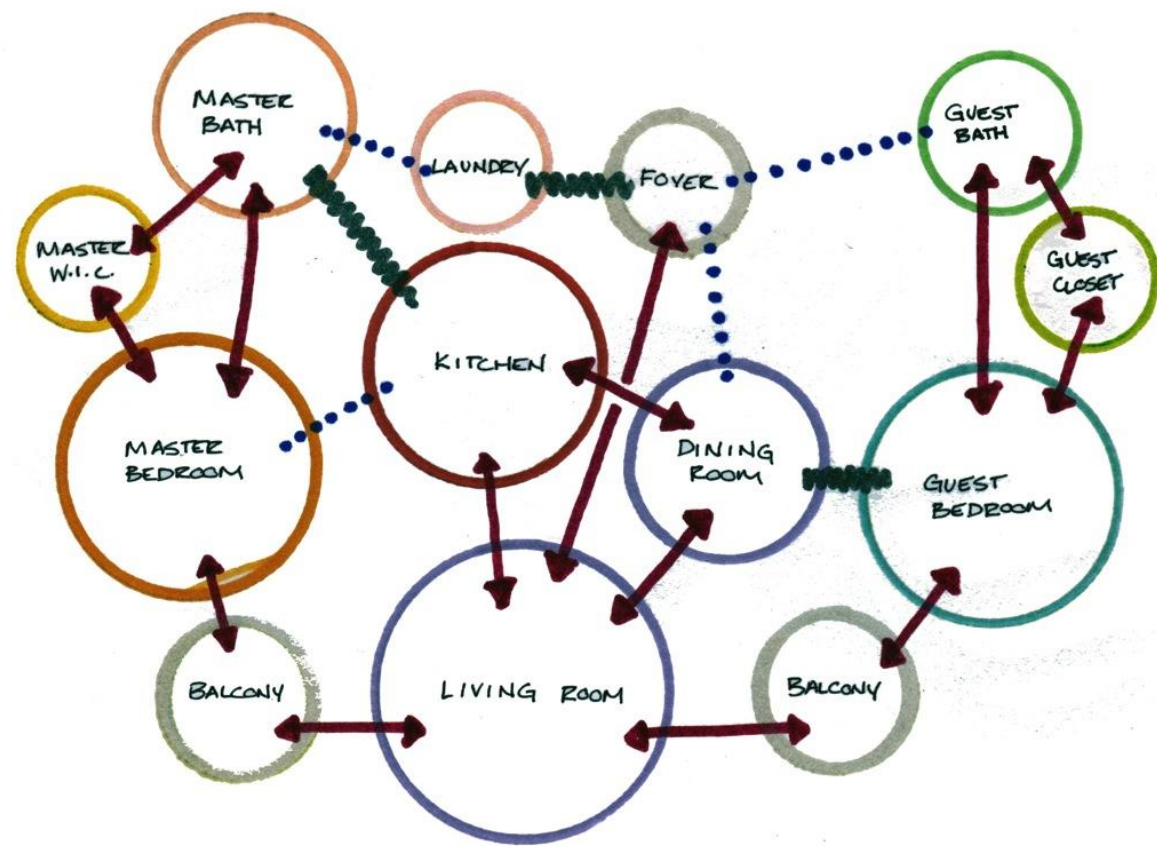
- FOYER 50-100 SQ.FT.
- LIVING ROOM 250-350 SQ.FT.
- DINING ROOM 150-250 SQ.FT.
- KITCHEN 150-200 SQ.FT.
- MASTER BEDROOM 200-350 SQ.FT.
- MASTER BATHROOM 150-250 SQ.FT.
- MASTER W.I.C. 40-60 SQ.FT.
- GUEST BEDROOM 150-200 SQ.FT.
- GUEST BATHROOM 50-100 SQ.FT.
- GUEST W.I.C. 30-50 SQ.FT.
- LAUNDRY ROOM 80-150 SQ.FT.
- OUTDOOR SPACE 100-150 SQ.FT.

- TOTAL SQUARE FOOTAGE 1,400-2,210 SQ.FT.

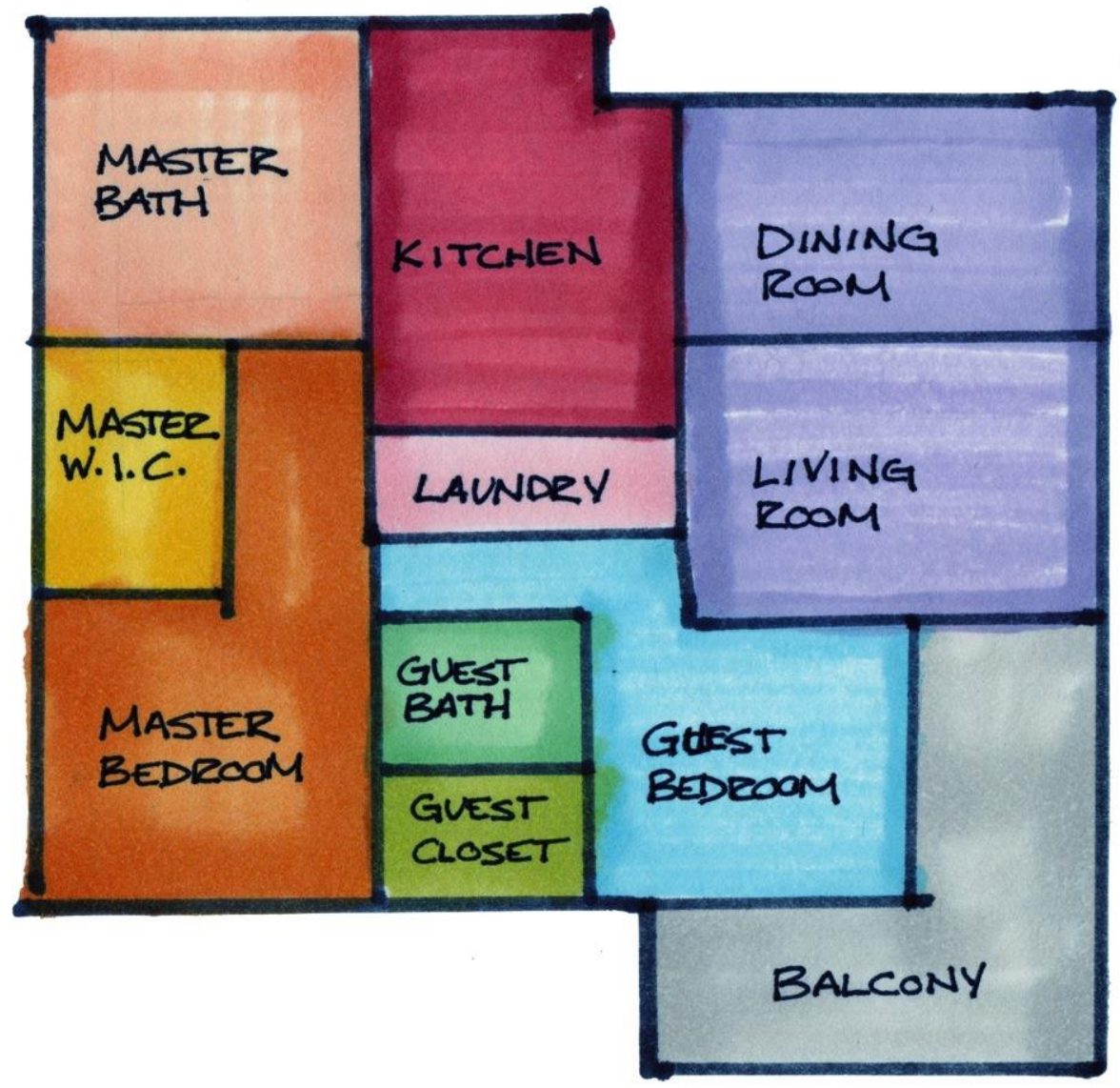
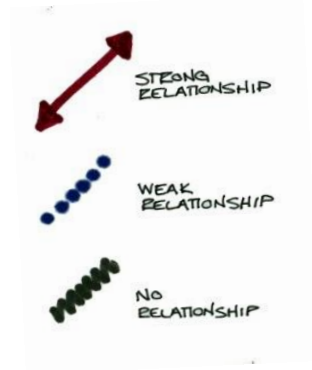


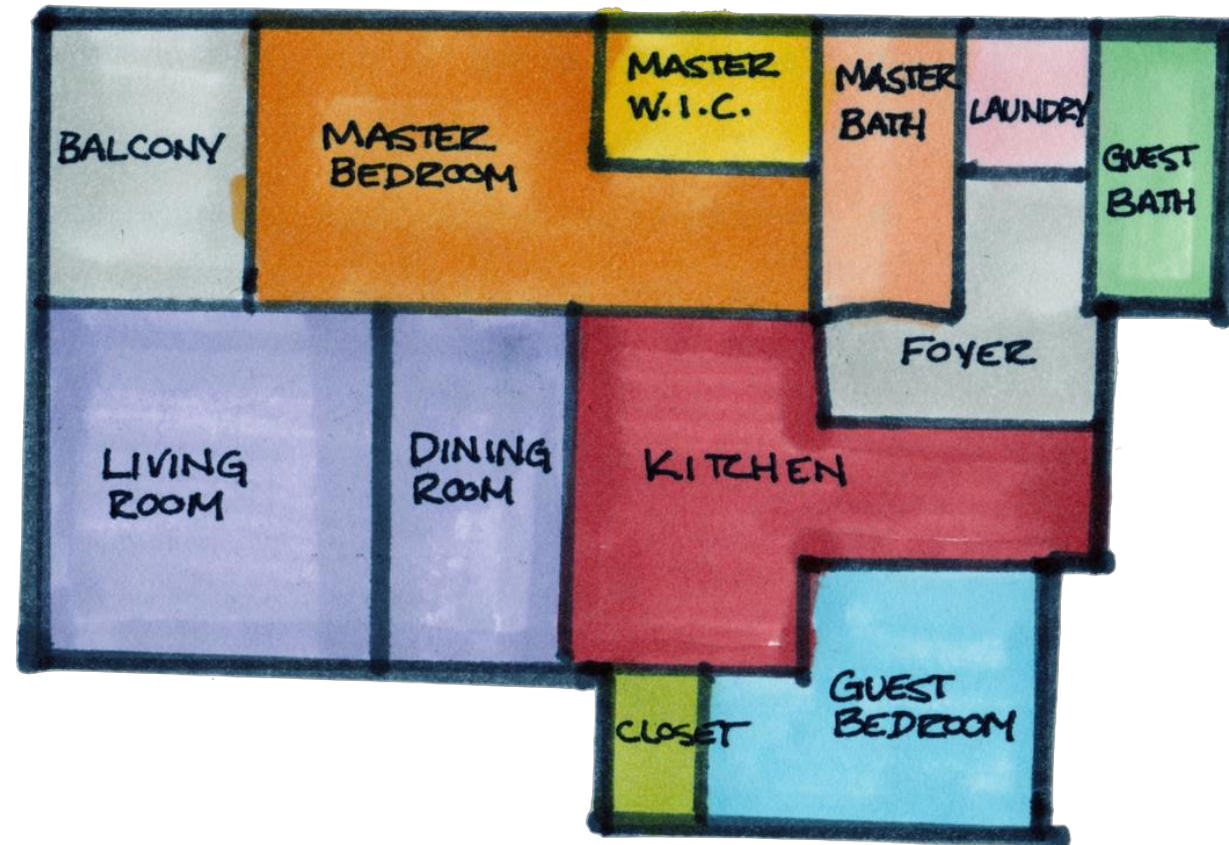
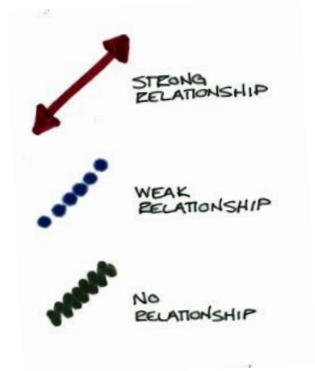
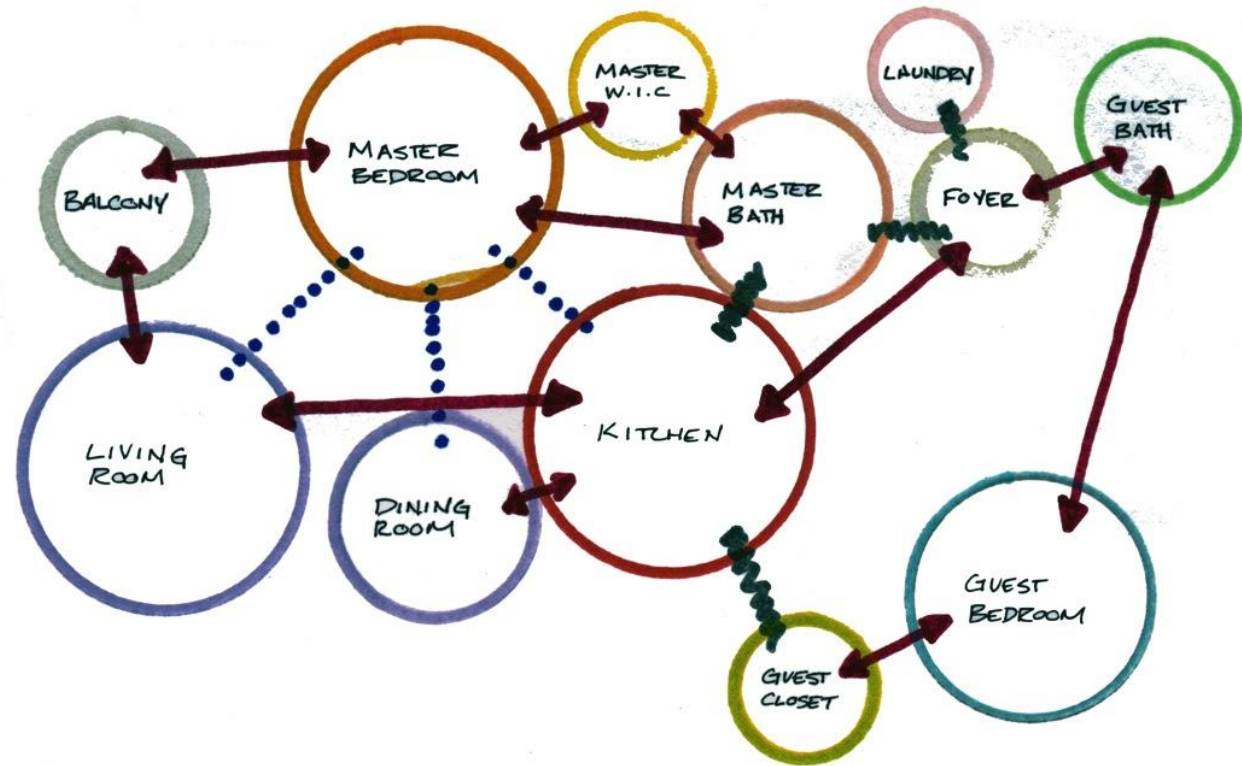
SPACIAL DIVISION

PORTFOLIO ONE



SCHEMATICS: OPTION 1





SCHEMATICS: OPTION III



INSPIRATION

1. Who is your client?

Developer, who is interested in exploring the viability of Aging in Place and Universal Design to attract retirees

2. Who will be the tenant?

Affluent and active retirees in the Greenville, NC area

3. Size range of typical condo units (square feet)?

1,500-3,000 sq.ft.

4. Number of bedrooms/baths in typical condo units?

2 Bed, 2 Baths

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

Ensuite baths

6. Preferred special features in condo units?

Screened in porch/balcony, bonus room

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

One Master suite per condo unit. Includes: walk-in closet, ensuite bath for two.

8. 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 space layout will incorporate 'public spaces' into large areas

9. Style of décor preferred in the senior living market?

Traditional yet clean/minimalistic

10. Other current trends?

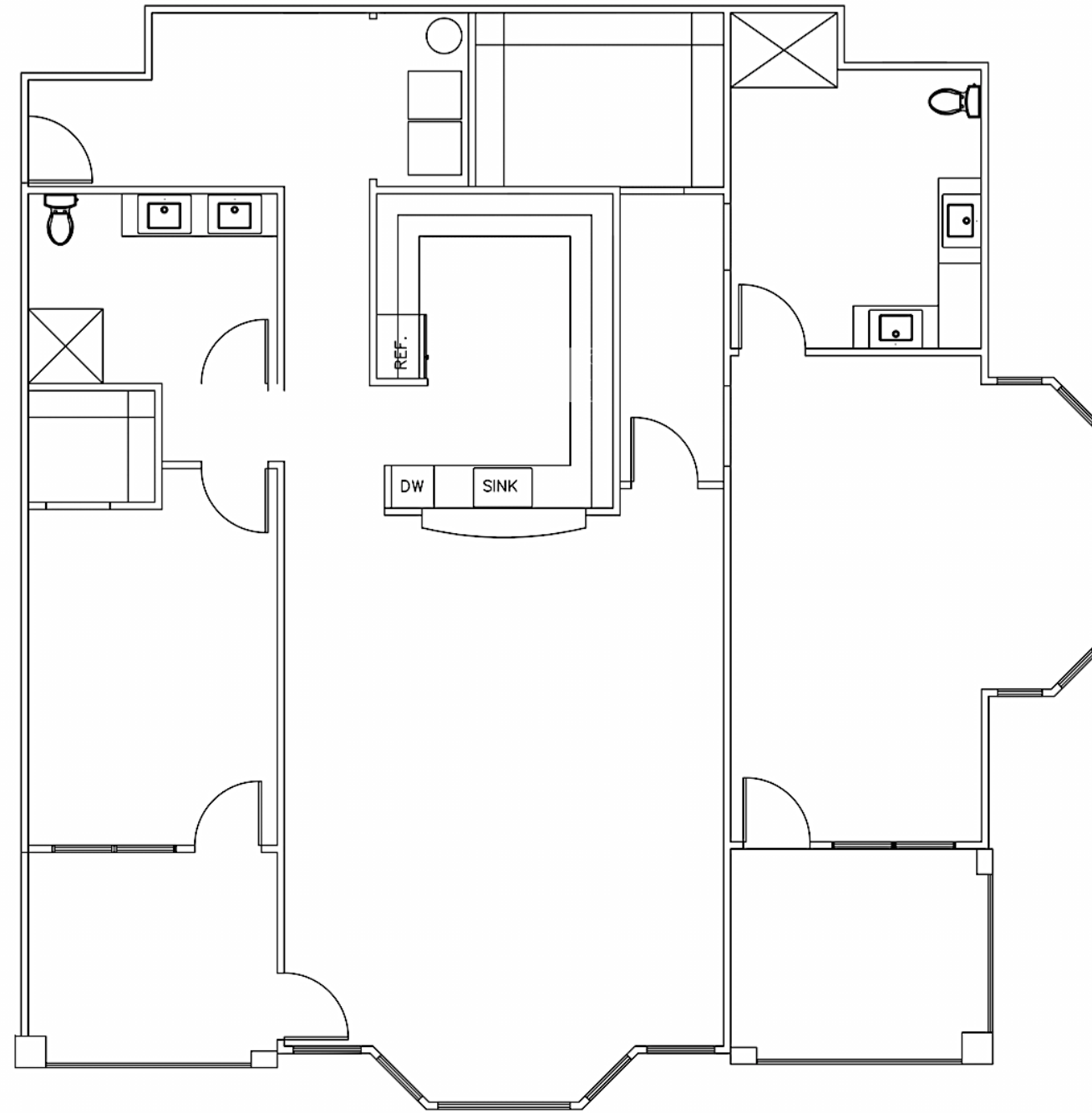
Products and finishes that are high-end, sustainable, easily maintained

PORTFOLIO

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W
O

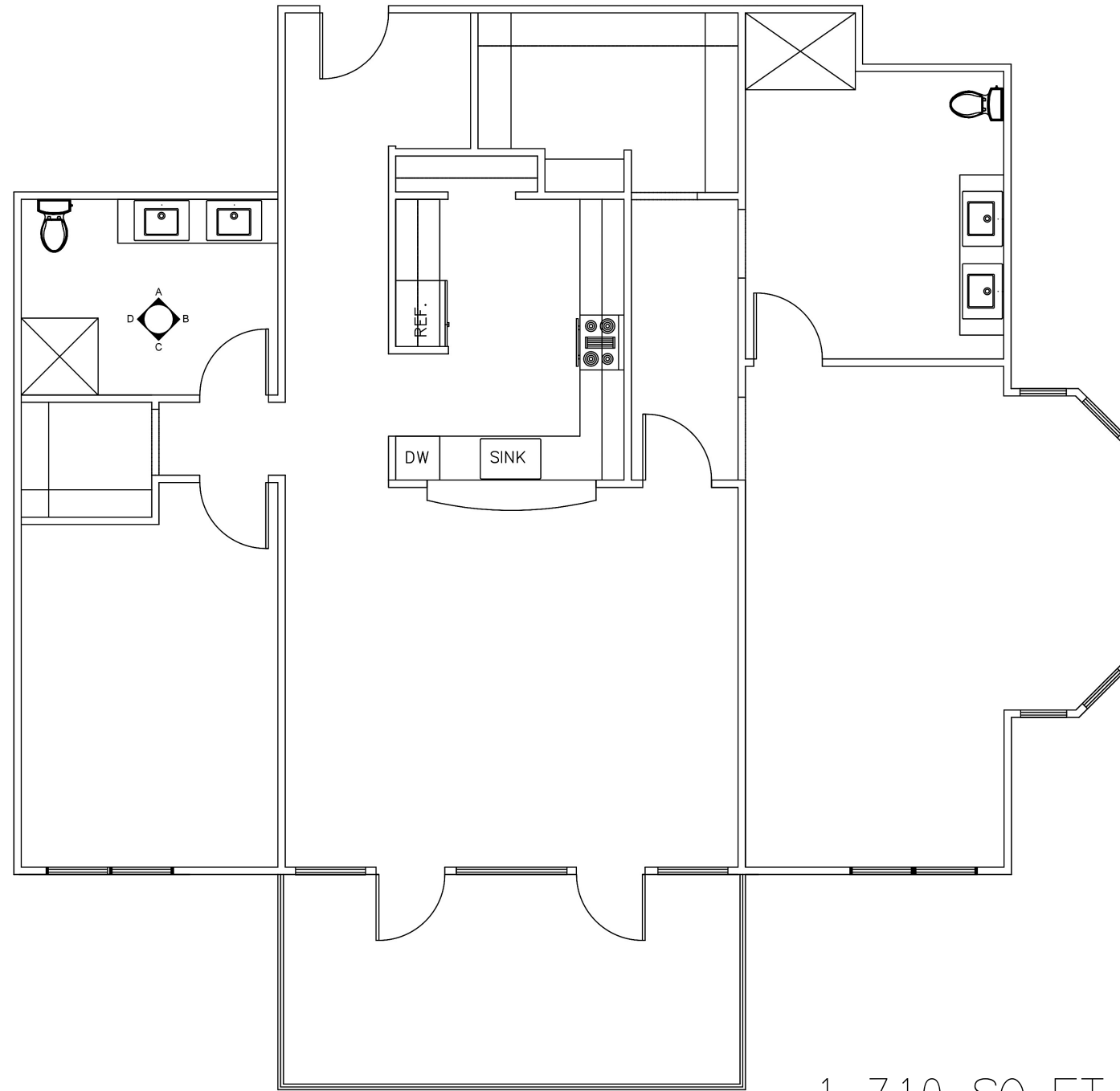
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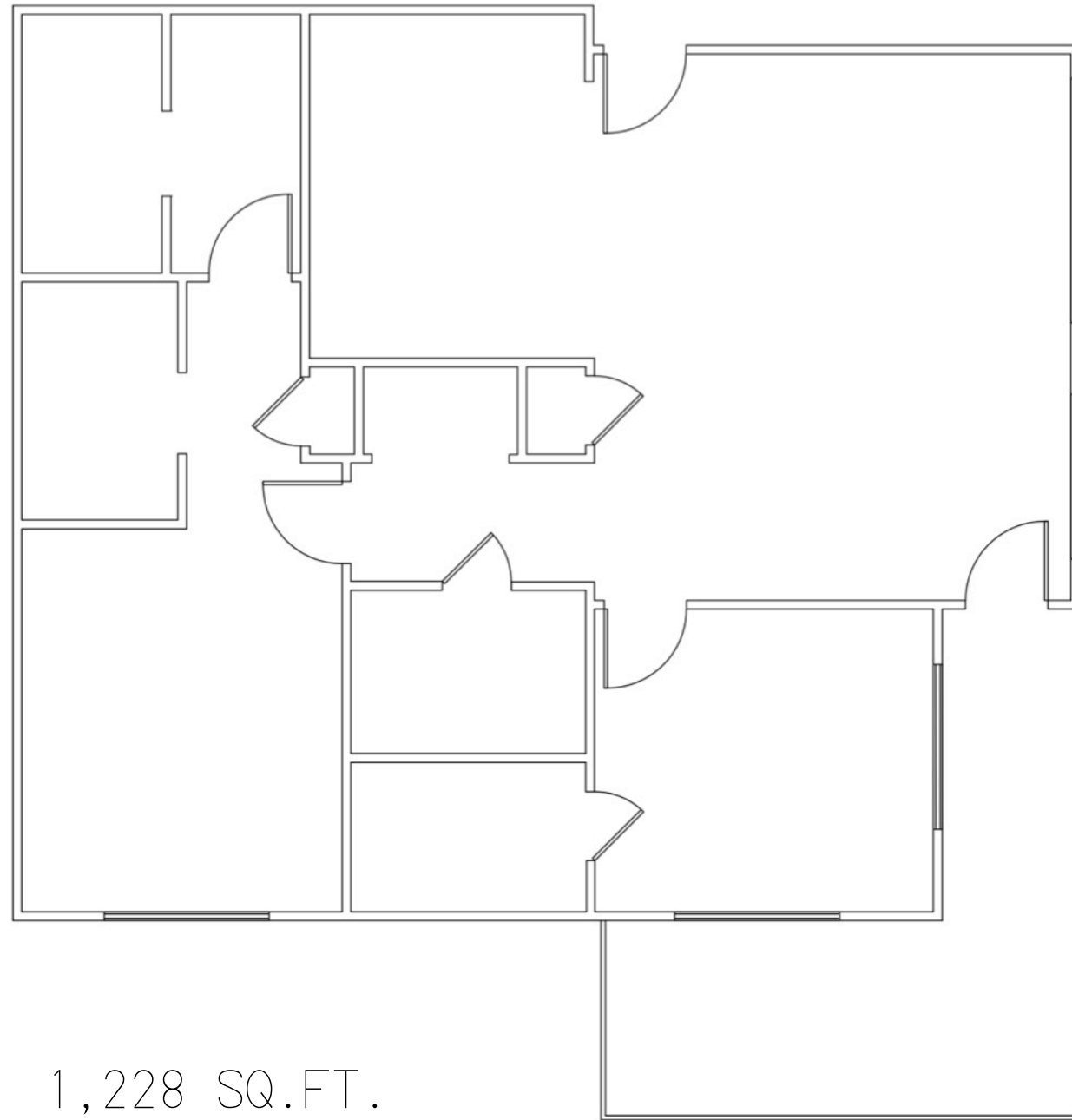
2,148 SQ.FT.

FLOOR PLAN OPTION 1



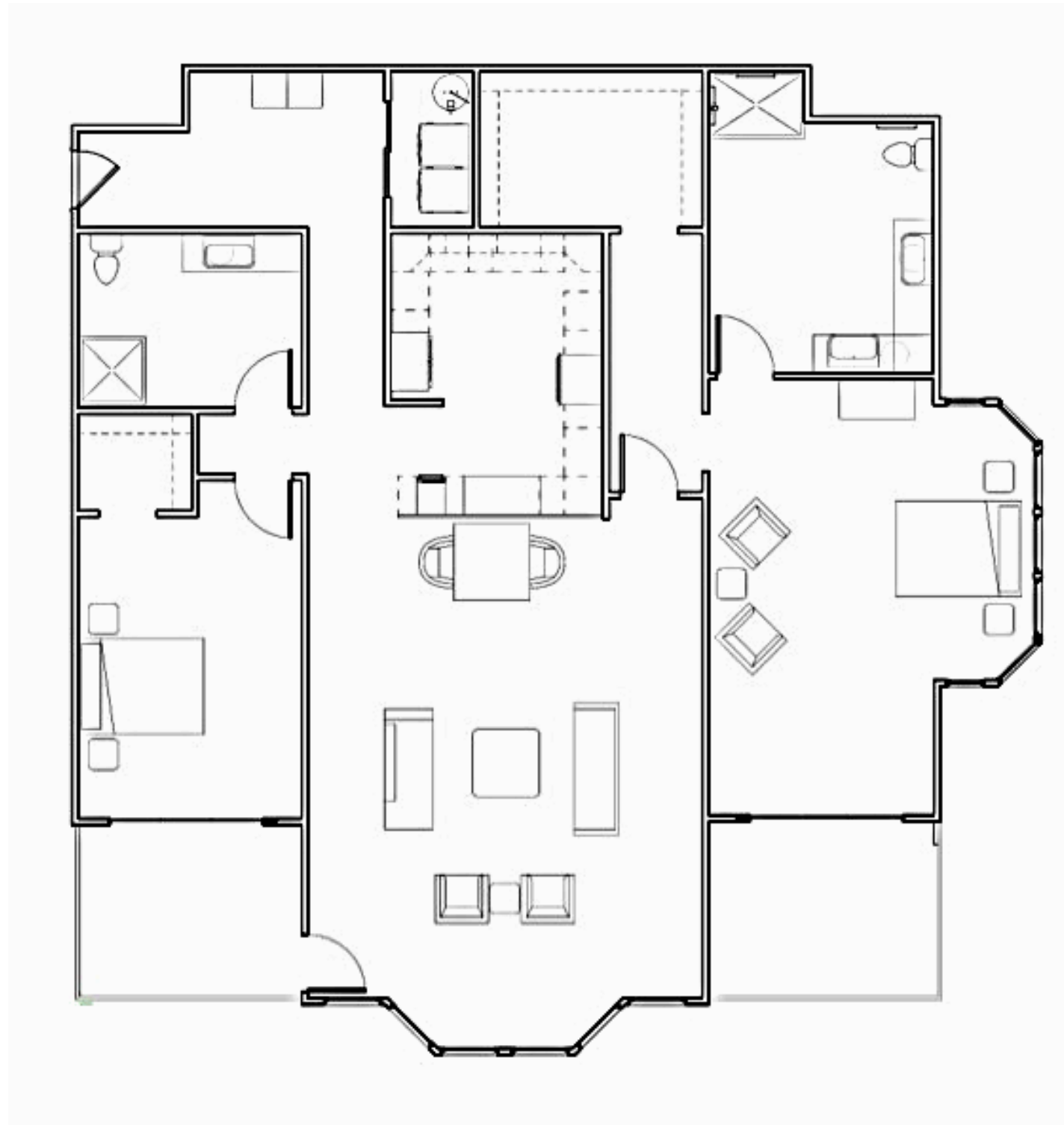
1,710 SQ.FT.

FLOOR PLAN OPTION II

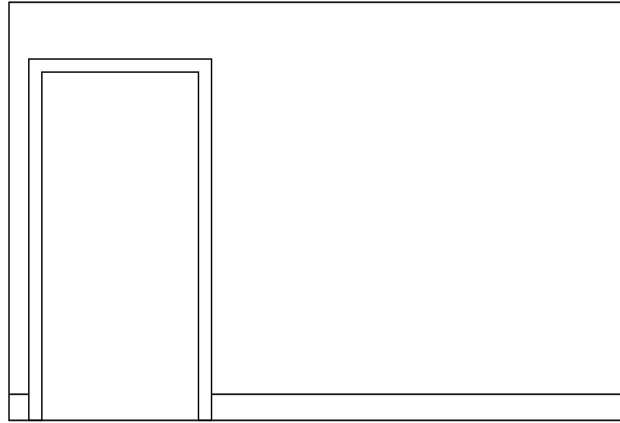


1,228 SQ.FT.

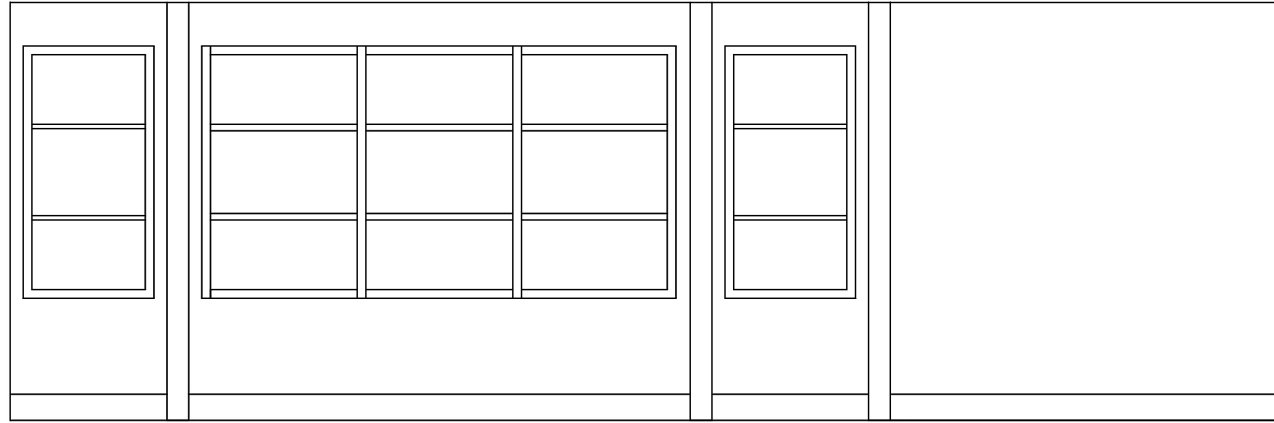
FLOOR PLAN OPTION III



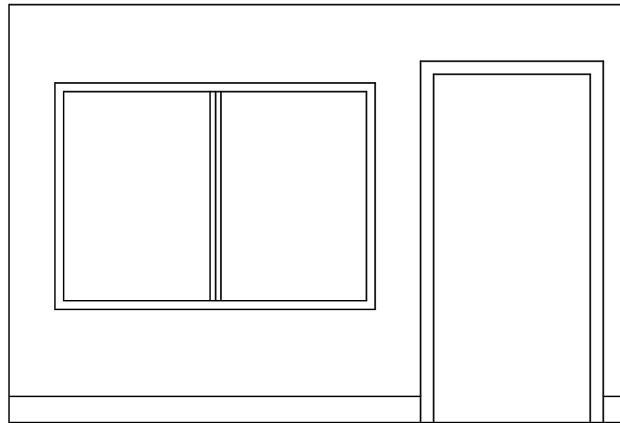
FINAL FLOOR PLAN



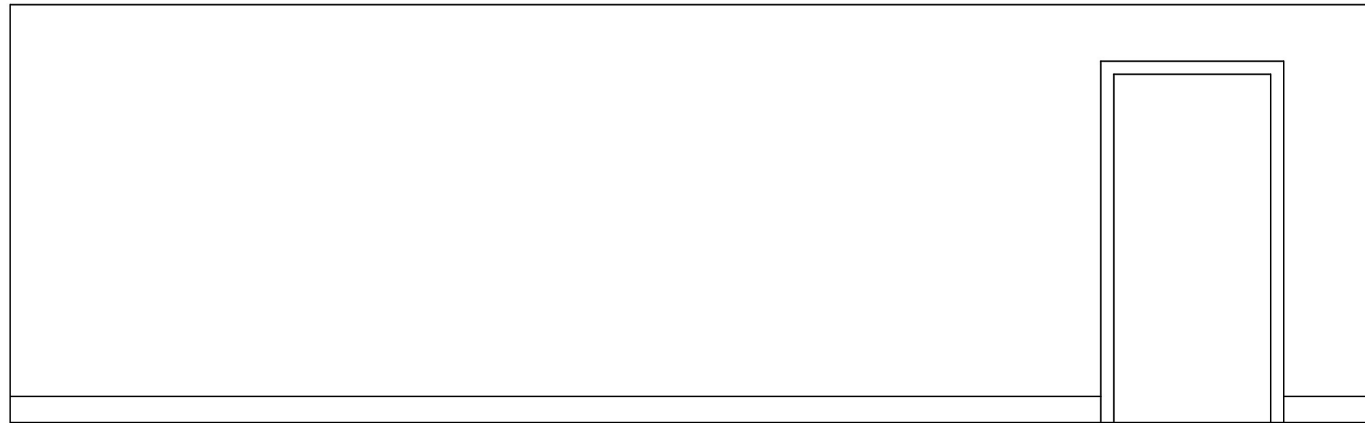
A MASTER BEDROOM ELEVATION



B MASTER BEDROOM ELEVATION



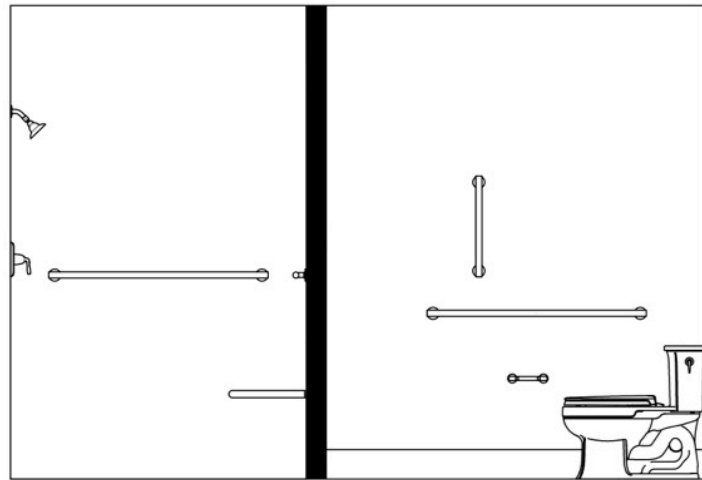
C MASTER BEDROOM ELEVATION



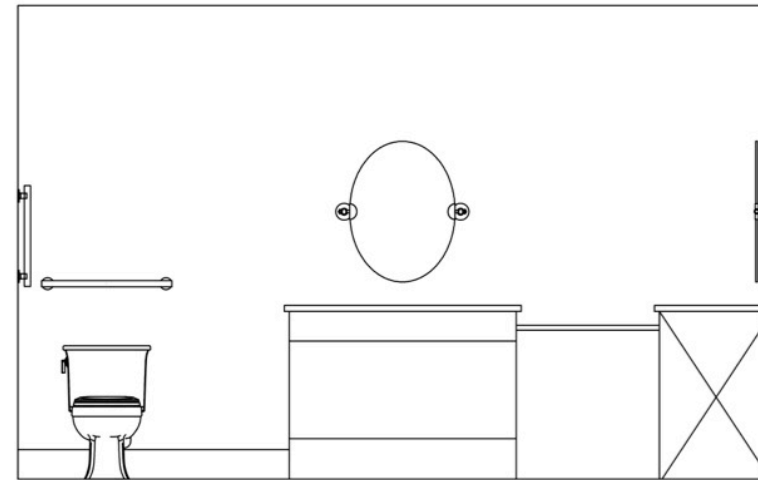
D MASTER BEDROOM ELEVATION

ELEVATIONS : MASTER BEDROOM

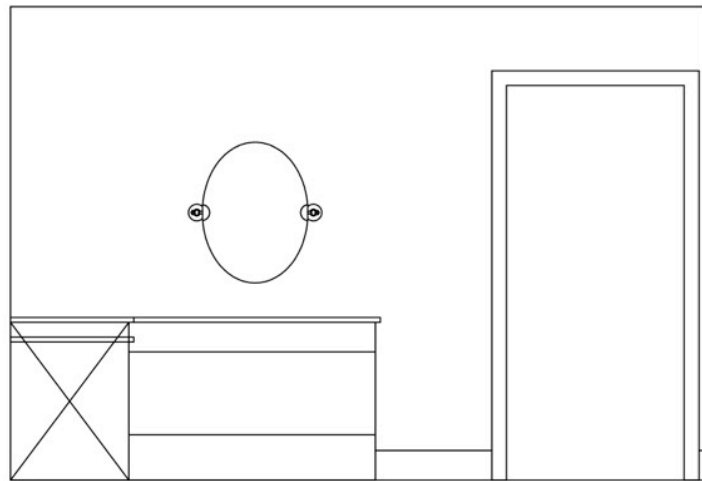




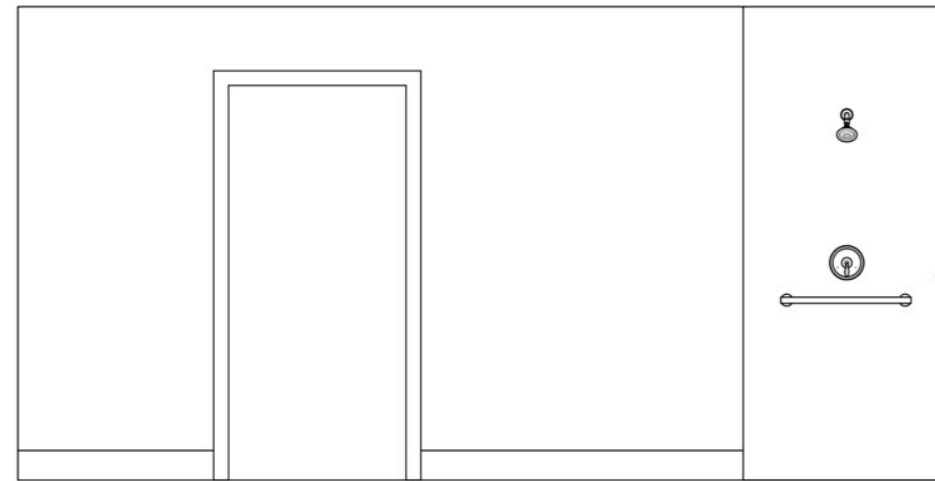
A MASTER BATHROOM SHOWER ELEVATION



B MASTER BATHROOM VANITY ELEVATION

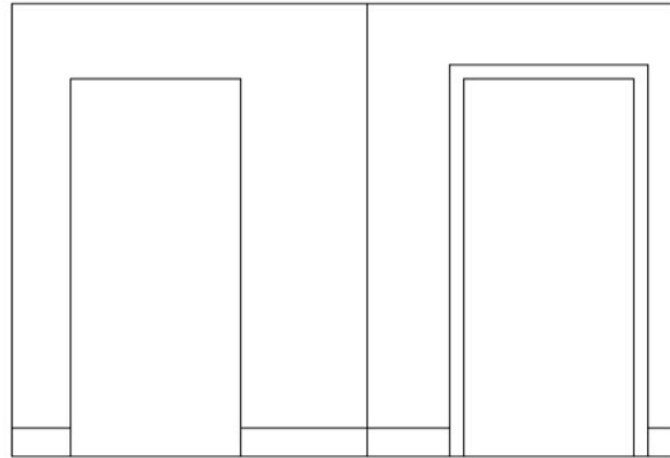


C MASTER BATHROOM ELEVATION



D MASTER BATHROOM ELEVATION

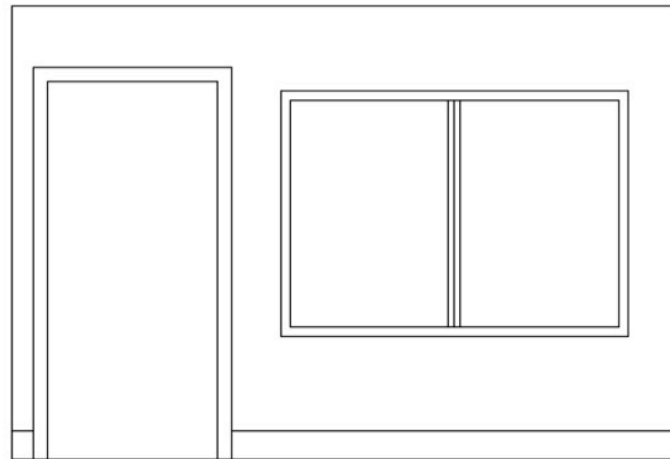
ELEVATIONS : MASTER BATHROOM



A GUEST BEDROOM ELEVATION



B GUEST BEDROOM ELEVATION

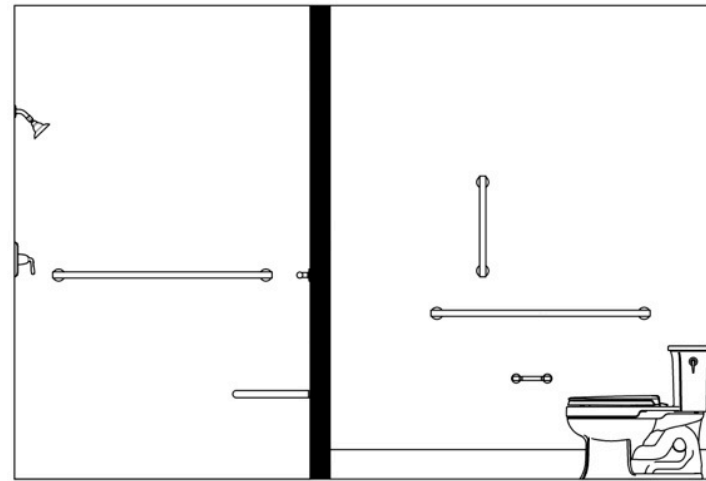


C GUEST BEDROOM ELEVATION

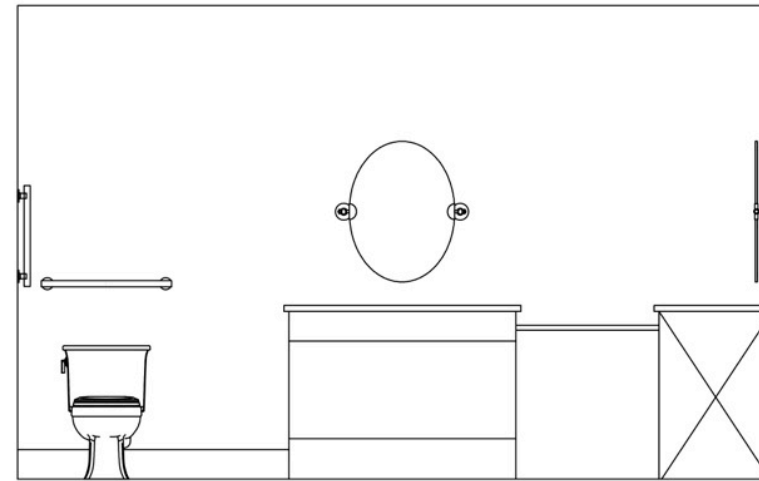


D GUEST BEDROOM ELEVATION

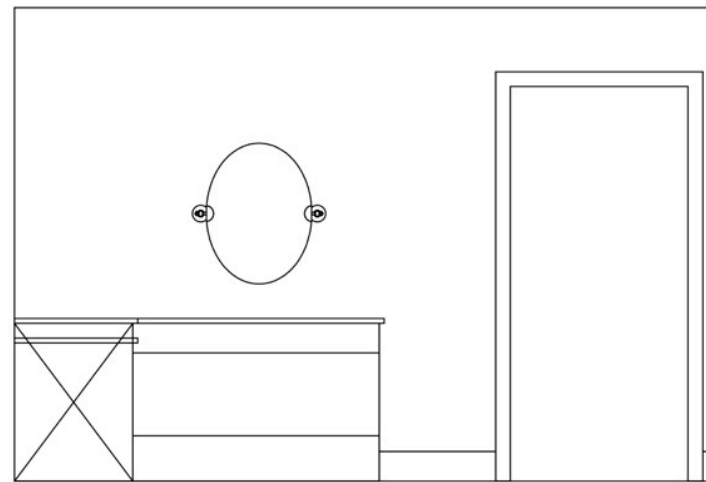
ELEVATIONS : GUEST BEDROOM



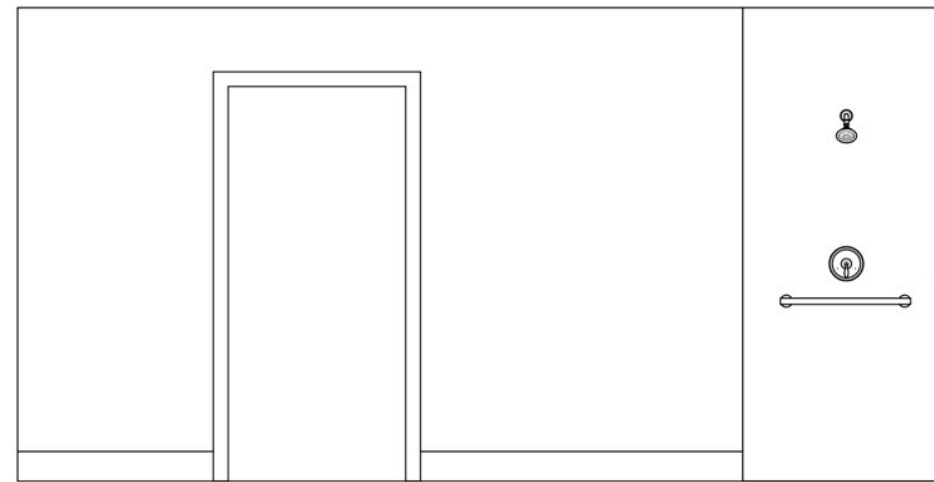
A MASTER BATHROOM SHOWER ELEVATION



B MASTER BATHROOM VANITY ELEVATION



C MASTER BATHROOM ELEVATION

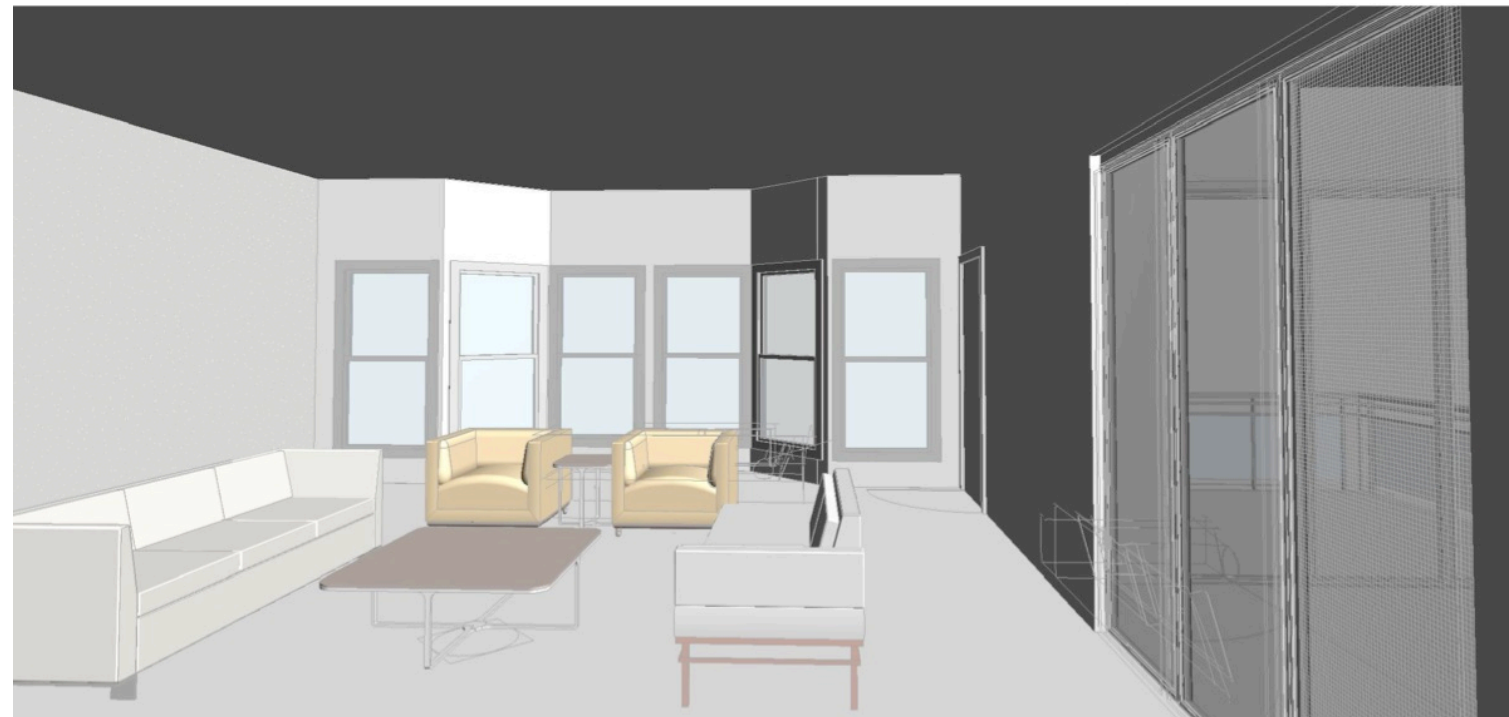


D MASTER BATHROOM ELEVATION

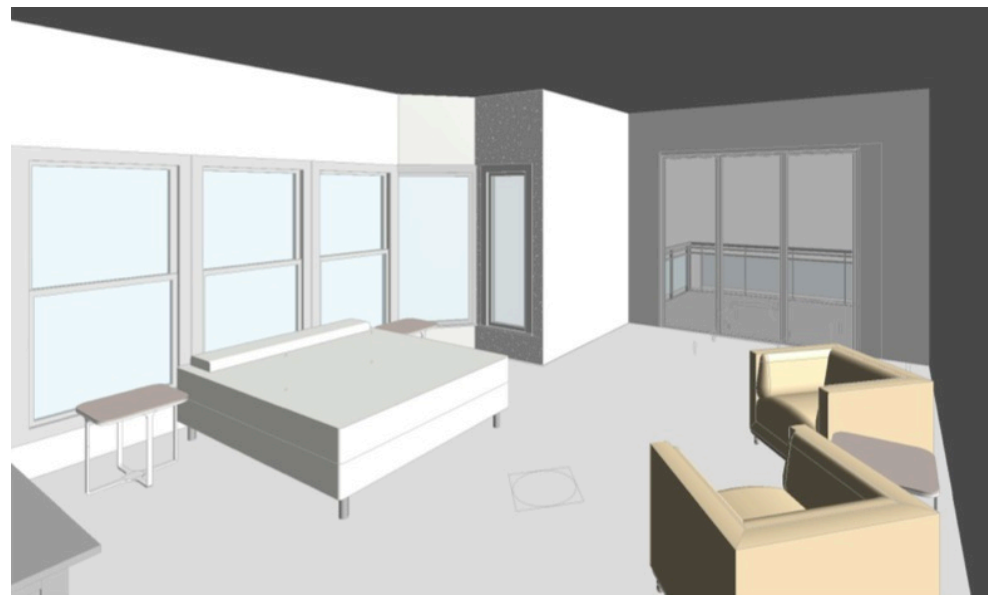
ELEVATIONS : GUEST BATHROOM



KITCHEN & DINING



LIVING ROOM



MASTER SUITE

PERSPECTIVE SKETCHES



WALLS :

Sky

-Jeff Lewis Color

TRIM :

Extra White

-Sherwin Williams

Dark Anodized Bronze

-Milgard Windows & Doors

FLOORS :

Rain Shadow Aged

-The Reclaimed Flooring
Co. of Clerkenwell

ARCHITECTURAL FINISHES : OPTION I

PORTFOLIO TWO



WALLS :

Dusk

-Jeff Lewis Color

TRIM :

Extra White

-Sherwin Williams

FLOORS :

Cabin Wood

-The Reclaimed Flooring
Co. of Clerkenwell

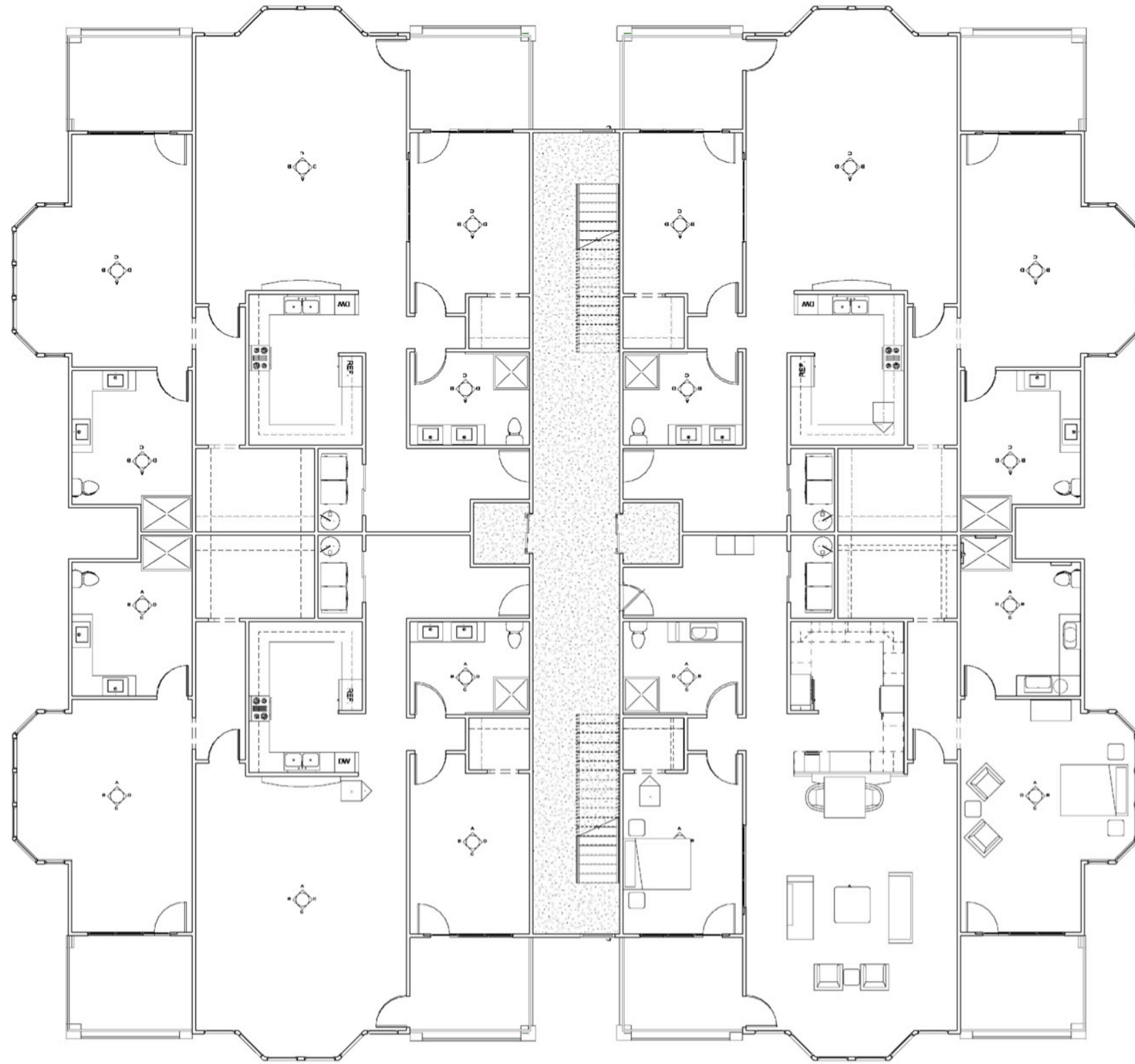
ARCHITECTURAL FINISHES : OPTION II

PORTFOLIO TWO

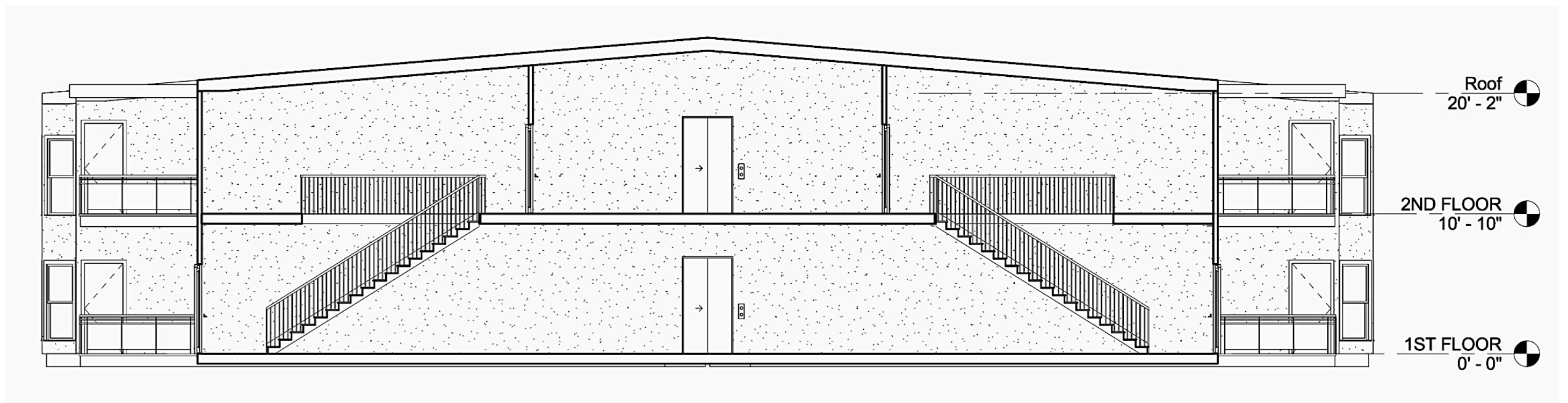


EXTERIOR MASSING STUDY

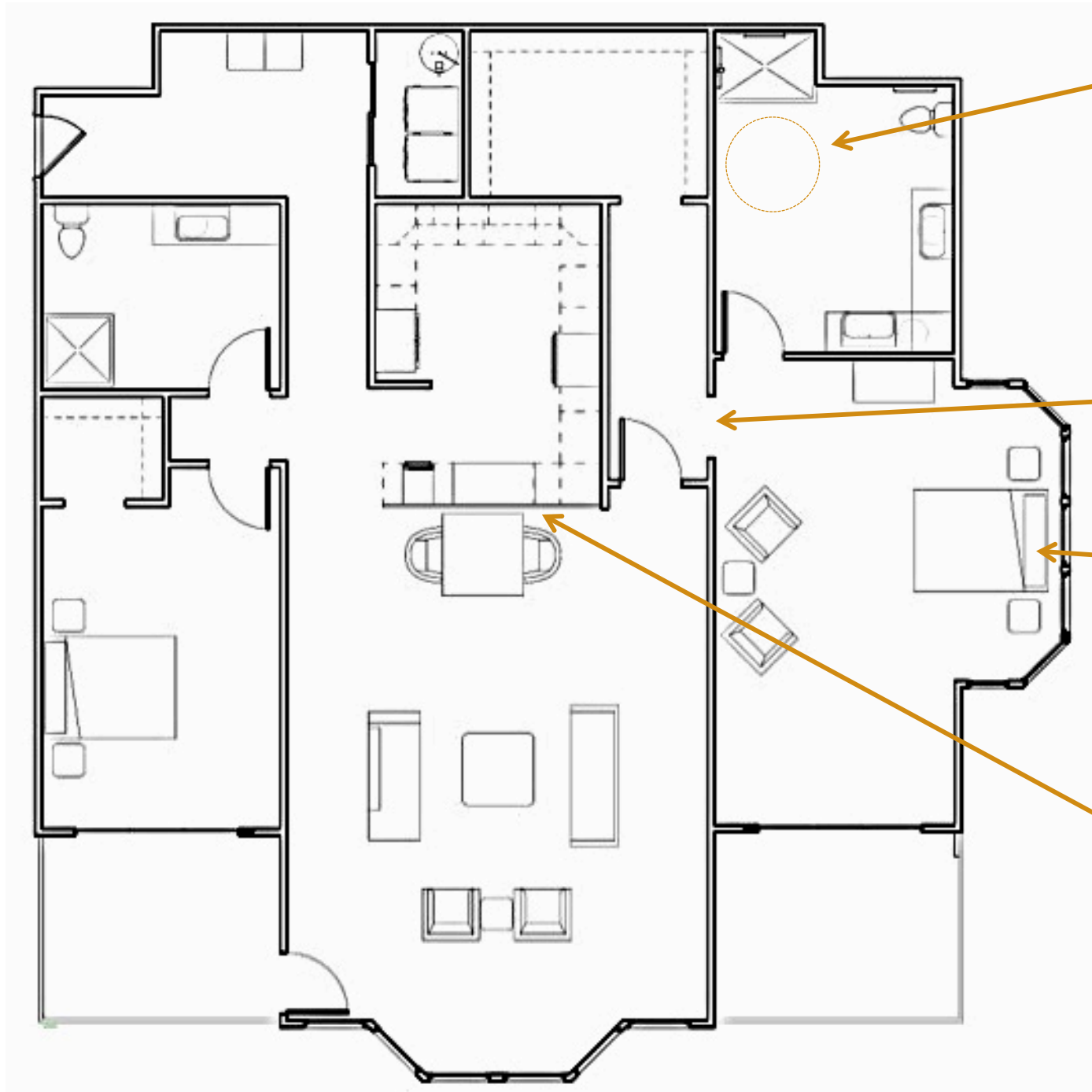




BUILDING PLAN: FIRST FLOOR UNITS



CENTRAL CORRIDOR SECTION



• MASTER AND GUEST BATHROOMS CAN ACCOMMODATE USERS WITH LIMITED MOBILITY

• ADEQUATE AMOUNTS OF OPEN SPACE PROVIDED IN PUBLIC AREAS

• DOORWAYS AND WALKWAYS HAVE PLENTY OF SPACE TO ACCOMMODATE WHEELCHAIR USERS

• SEPARATE PRIVATE AREAS ALLOW FOR NOISE REDUCTION

• USER FRIENDLY DOOR AND CABINETS HARDWARE

• ACCESSIBLE COUNTERTOPS IN KITCHEN AND BATHROOMS

UNIVERSAL DESIGN STRATEGIES