

Portfolio 1

Allison Brouillette
IDSN 4500

Programming



Client

- The client is a developer who wants to create a senior living complex in Greenville, North Carolina.

Target Buyers

- Mainly ages 55 and older
- Active lifestyles
- Greenville, NC residents
- Retired
- Middle class
- Universal to accommodate everyone

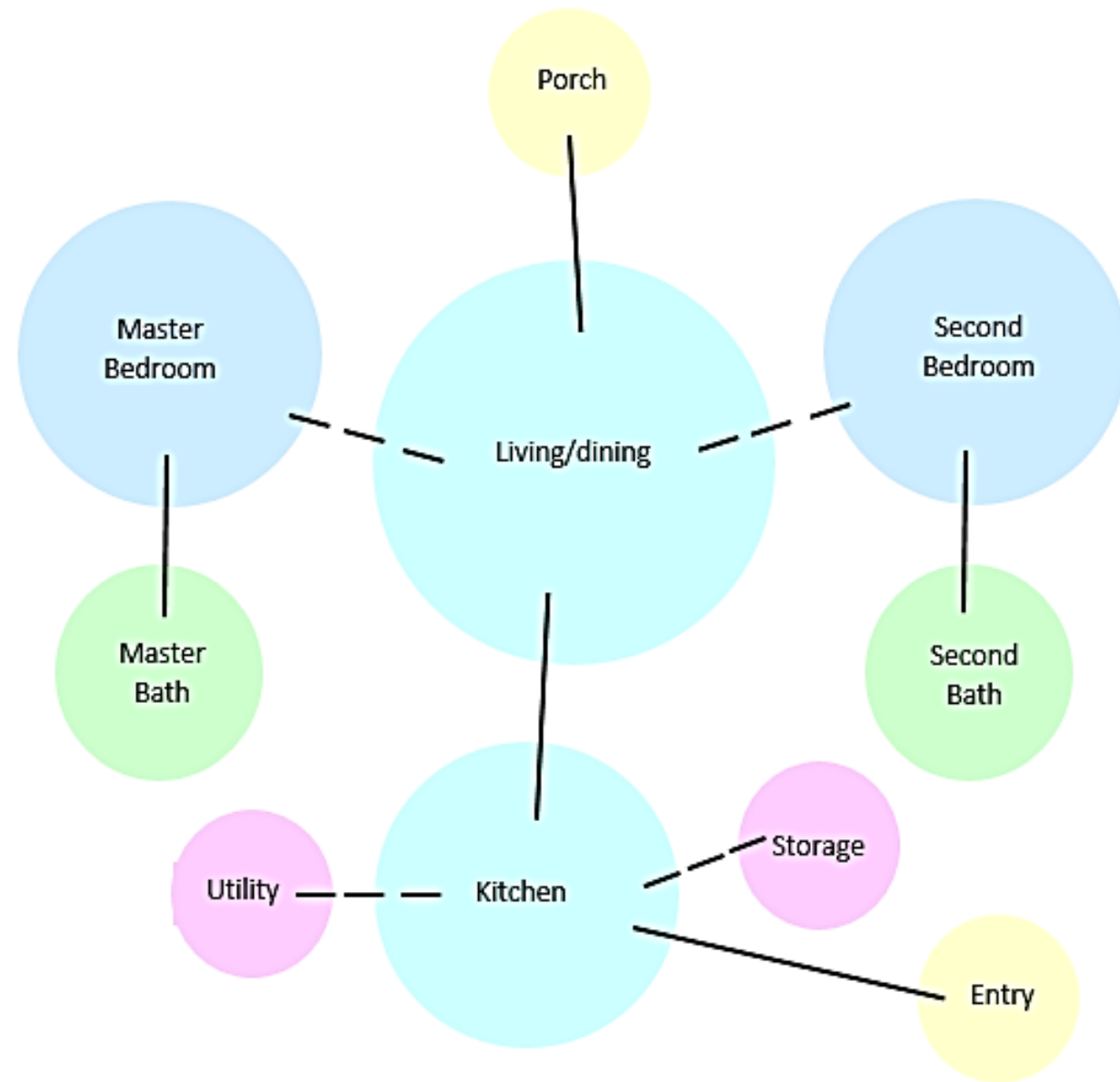
Programming

<u>Space</u>	<u>Dimensions</u>	<u>Square Feet</u>
Entry	6x5	30
Living/Dining	15x30	450
Kitchen	12x15	180
Master Bed	16x14	224
Master Bath	12x12	144
Second Bed	14x12	168
Second Bath	10x9	90
Utility Room	6x8	48
Storage/Linen	5x5	25
Porch	15x5	75
<u>Total:</u>		<u>1,434</u>

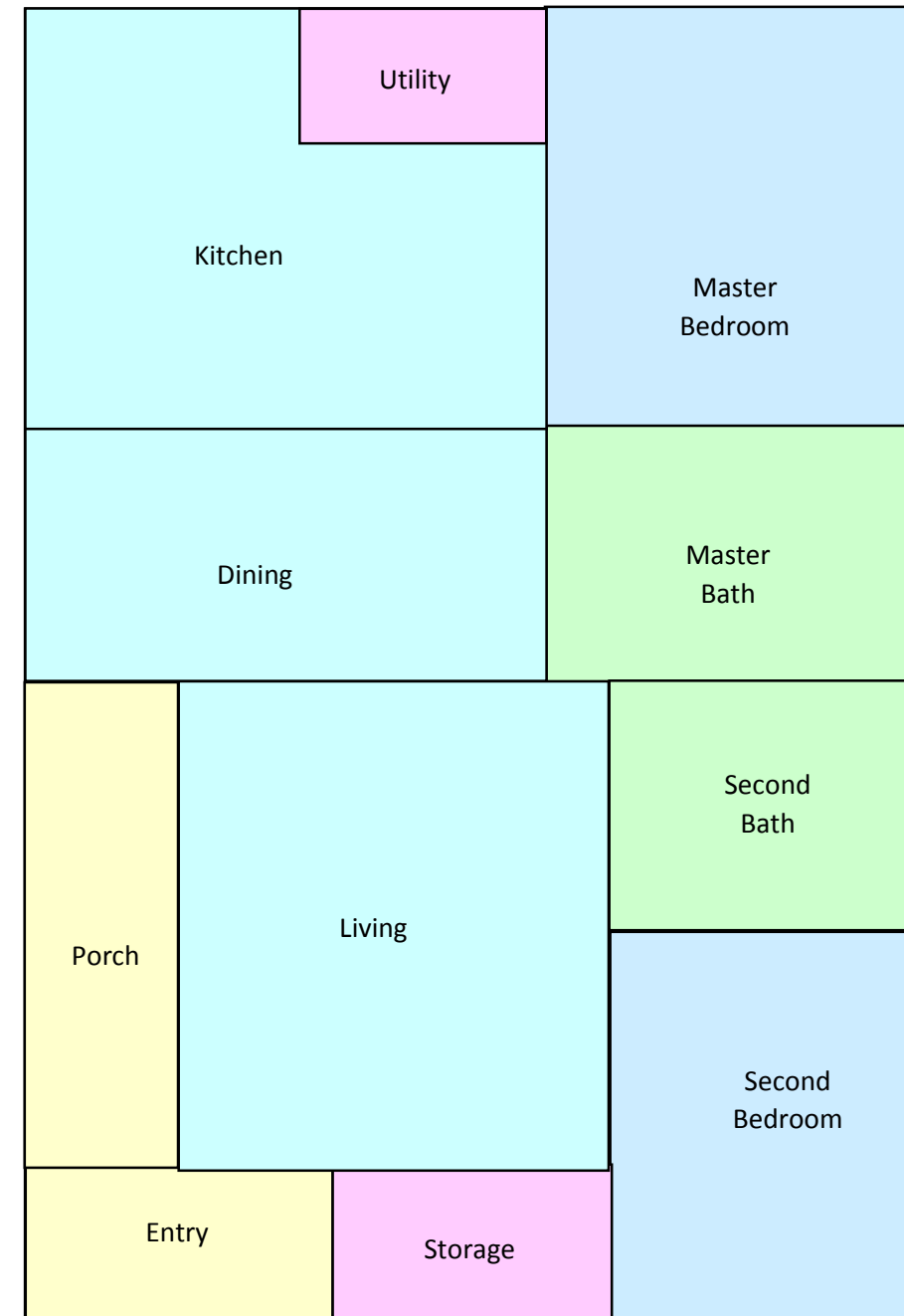
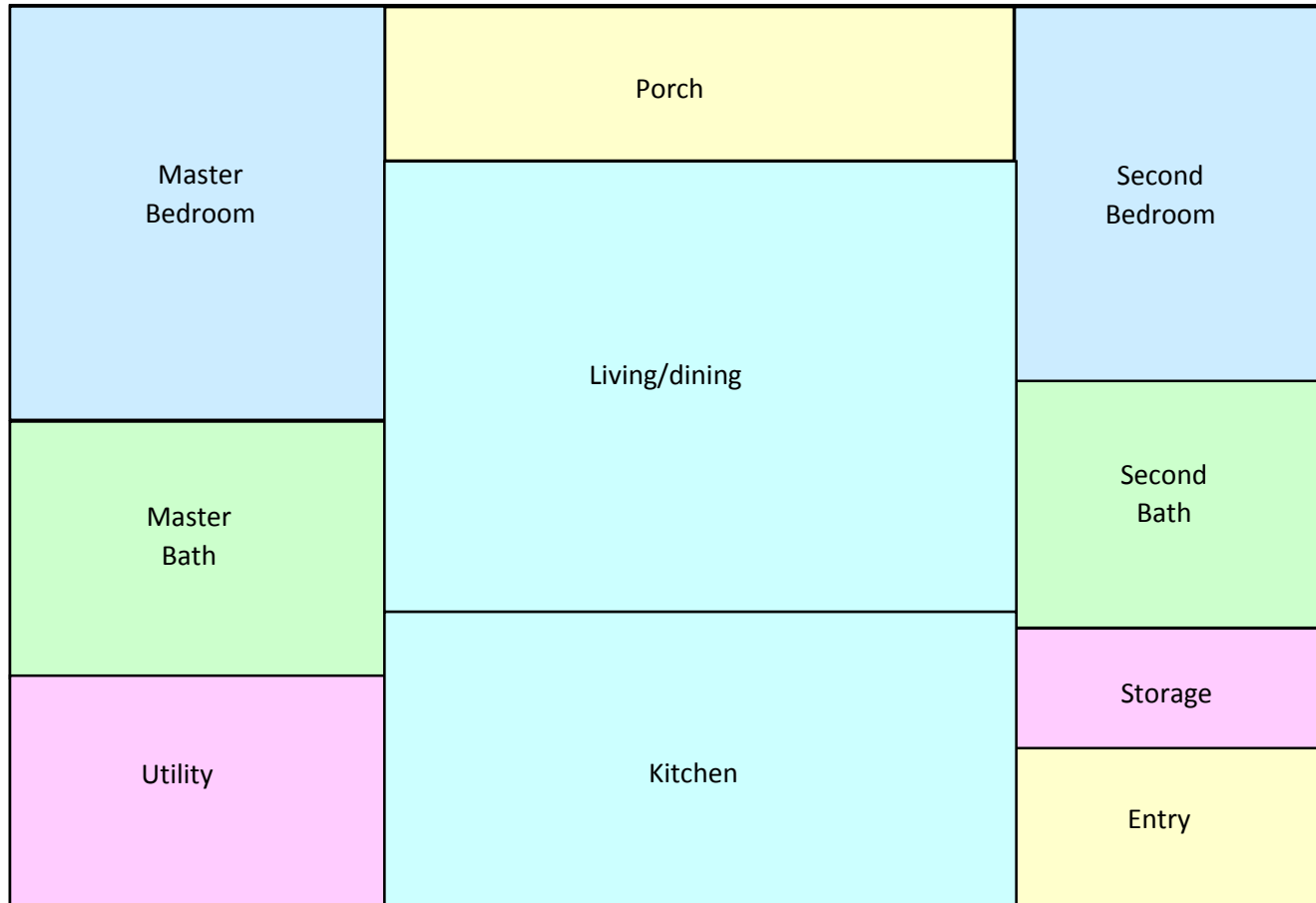
After looking at multiple senior living complexes, most places have two beds, two baths, and the typical common areas. There are large kitchens and living/dining spaces for universal access. Both bedrooms have their own bathrooms that are large and comfortable. The entry ways, closets, and porch are a smaller size but still accessible for everyone.



Programming



Programming



Programming



Programming

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

Most bedrooms have an attached bath for easy access. Some condos had a powder room off the main living area.

2. Preferred special features in condo units?

Large living and kitchen areas are preferred for easy mobility. Also, master bathrooms are an important feature.

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

One master suite per unit is the usual. Each master suite contain an attached master bath and some have a small area for seating.

4. 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?

Combined public spaces are preferred so everything is open and easily accessed, rather than walls blocking off each area.

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

Transitional décor is preferred to have both traditional and more updated elements in the space.

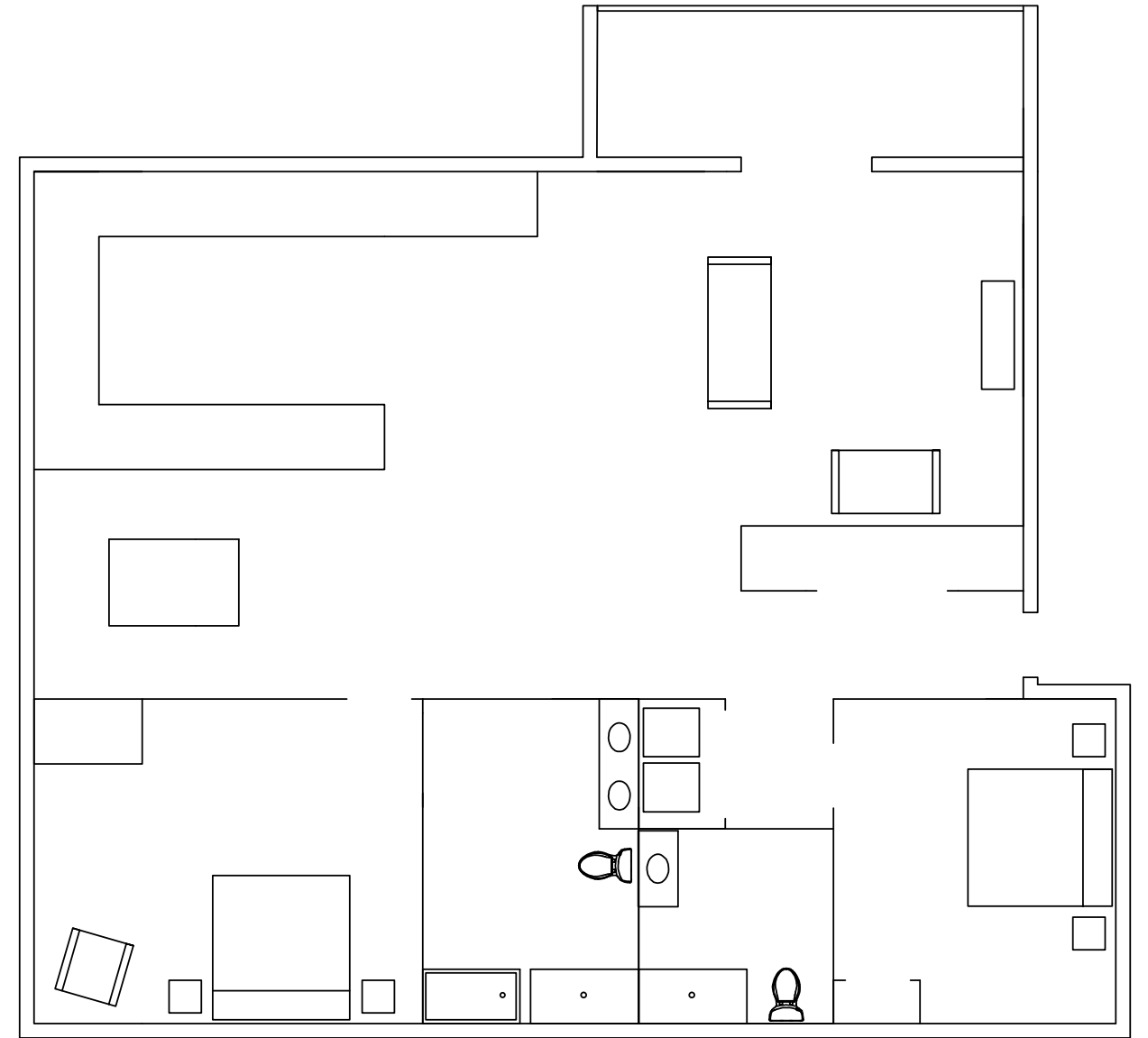
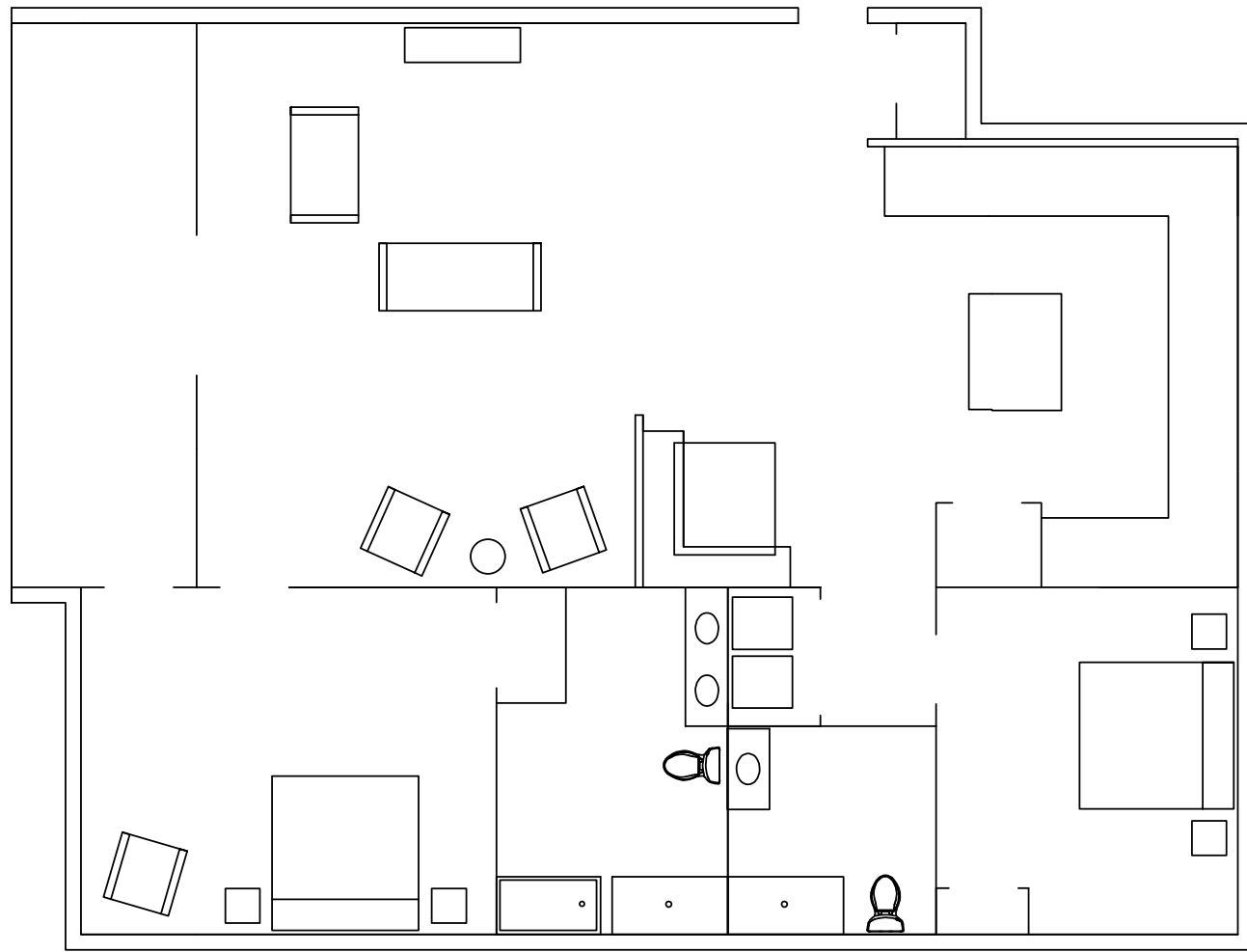
6. Other current trends?

Activity spaces and exercise areas are preferred, as many seniors are becoming more active even in their later years.

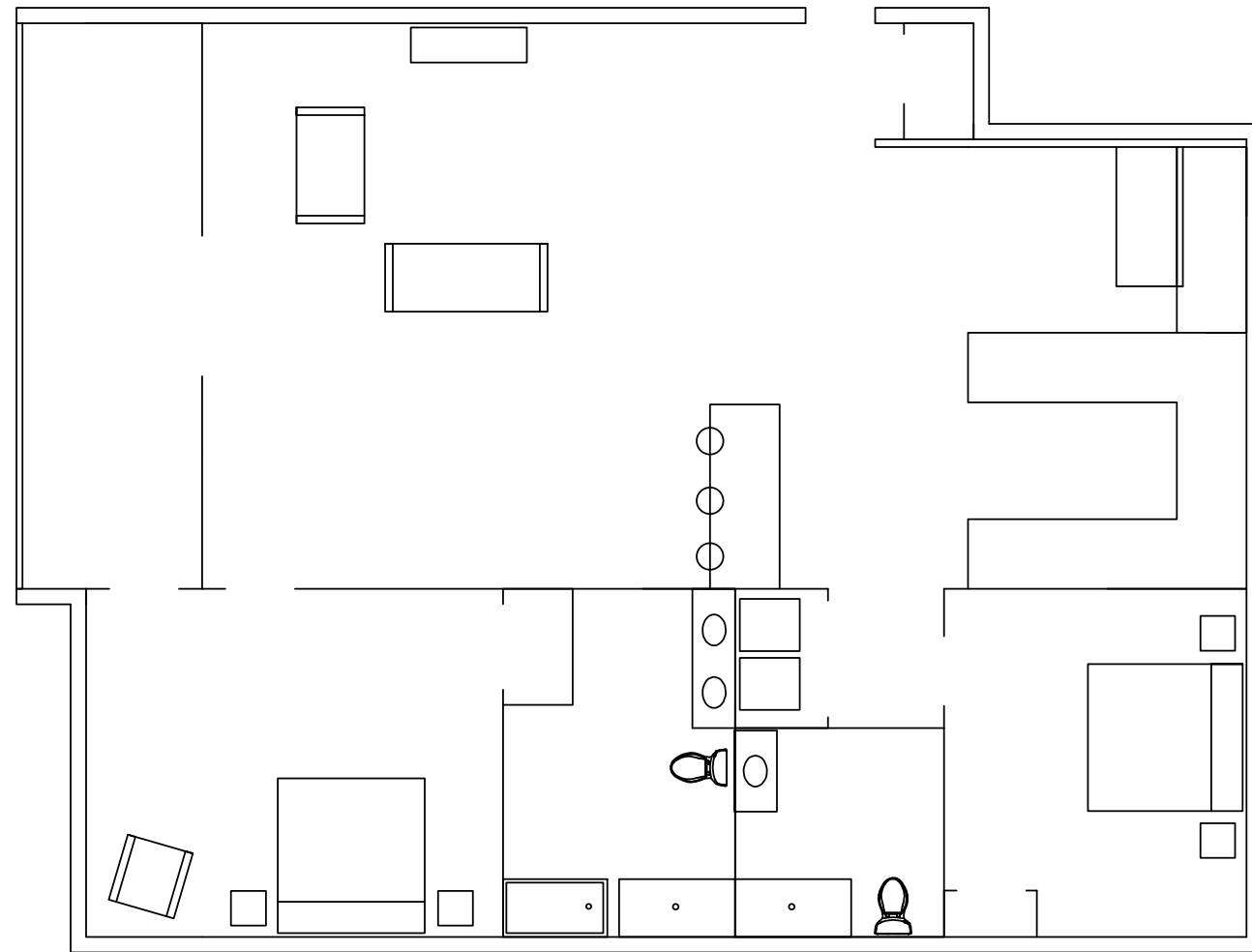
Portfolio 2

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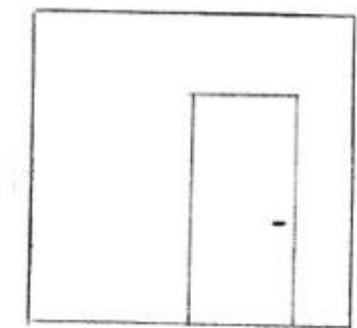
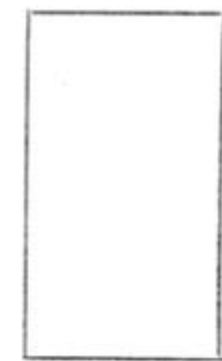
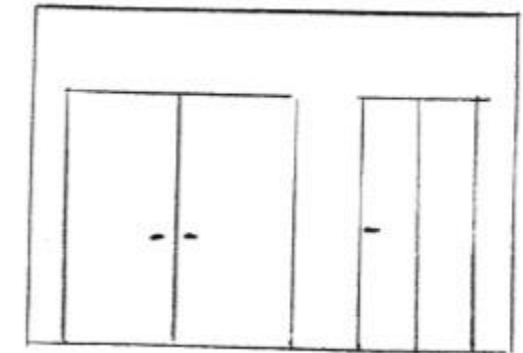
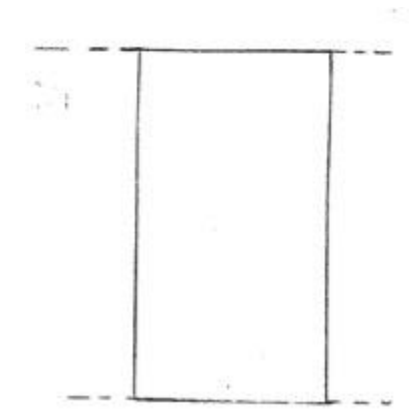
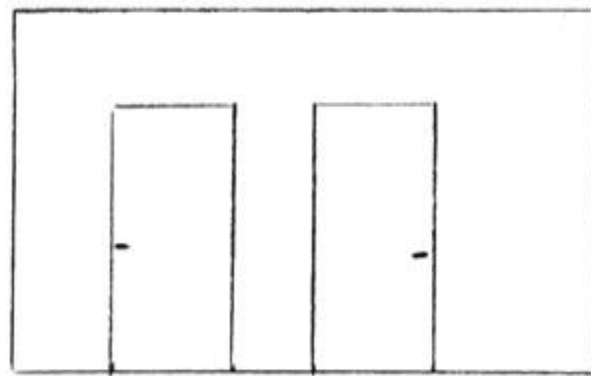
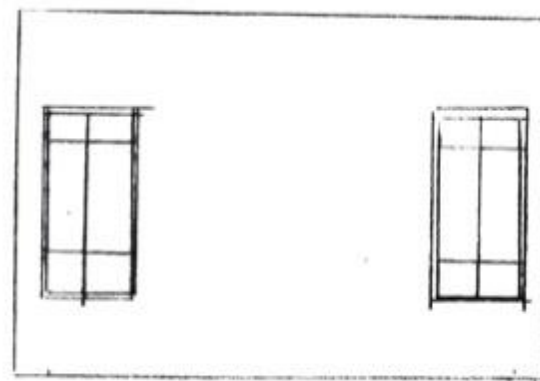
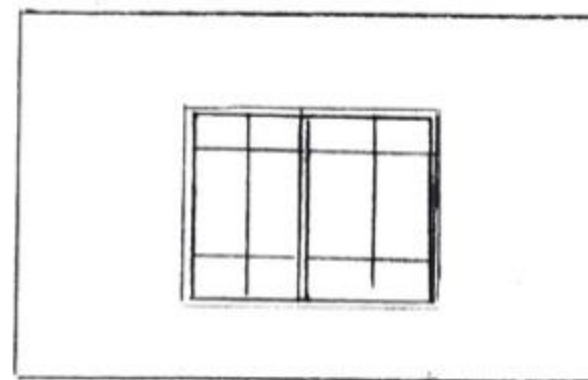
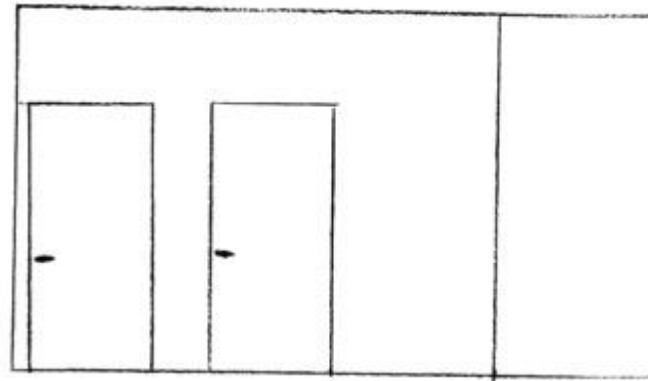
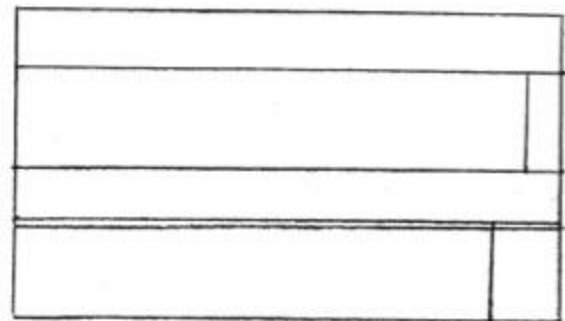
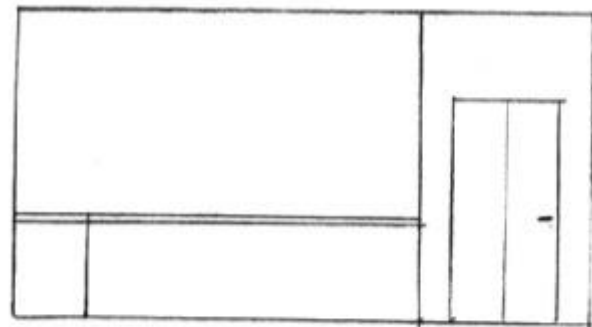
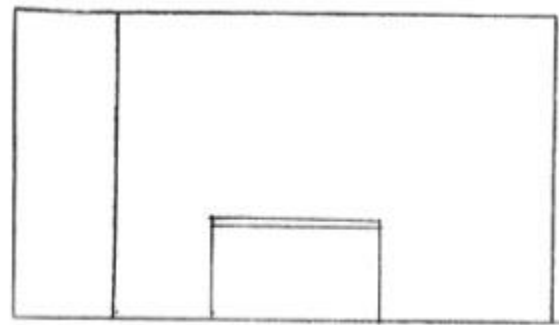
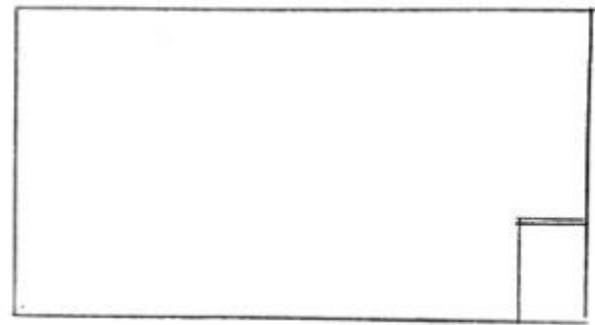
Preliminary layouts



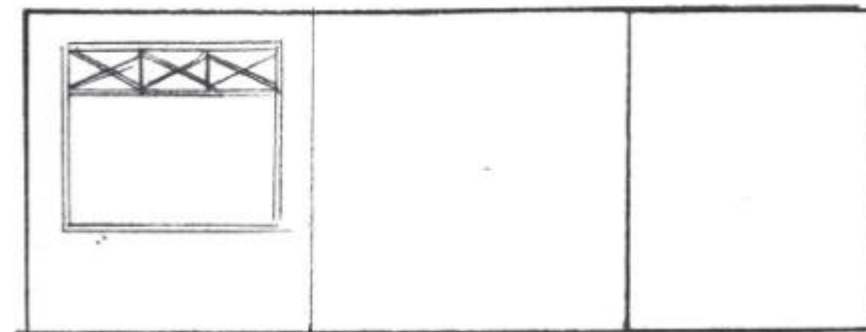
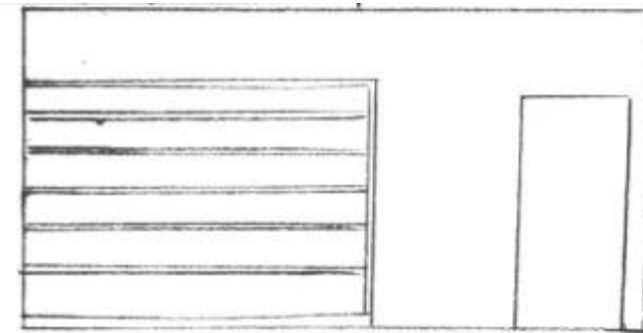
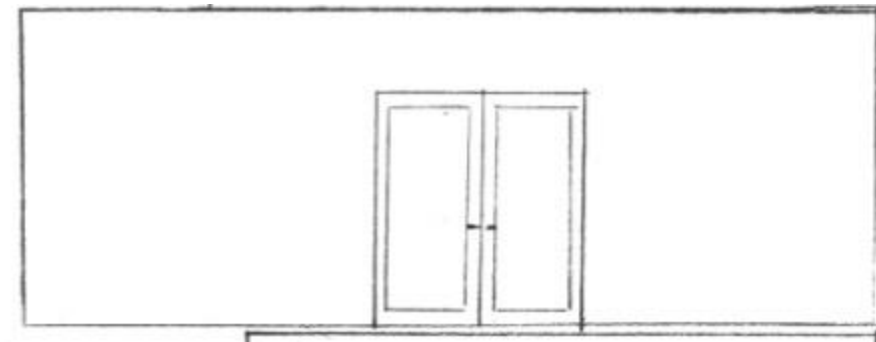
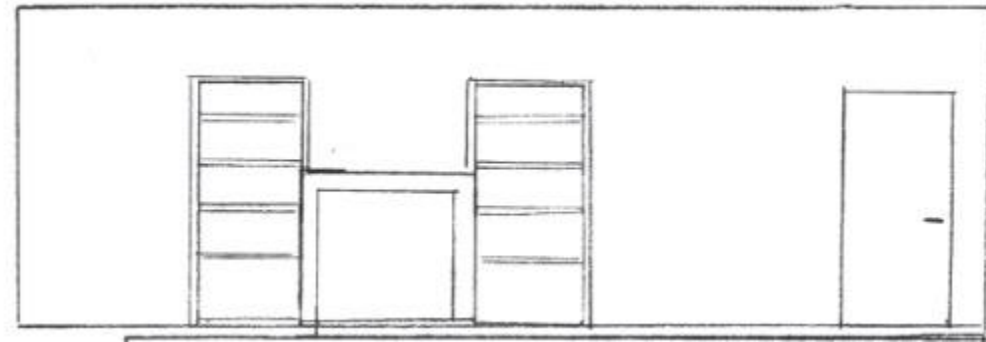
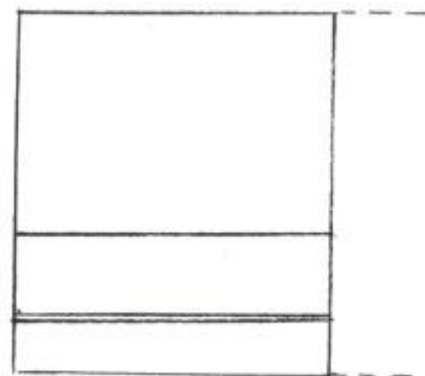
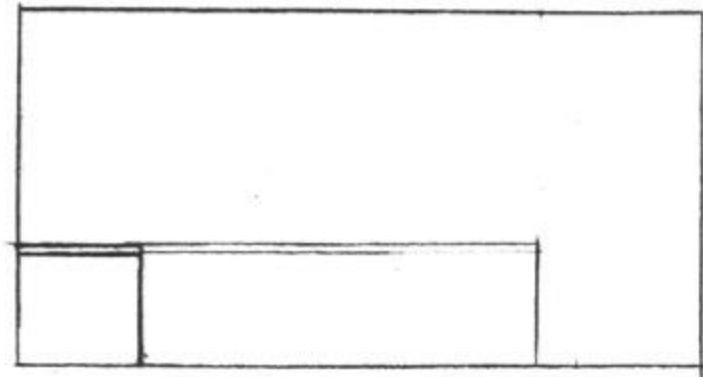
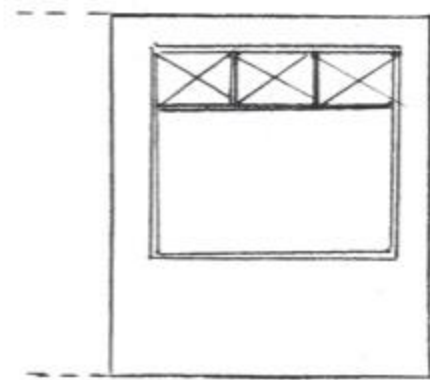
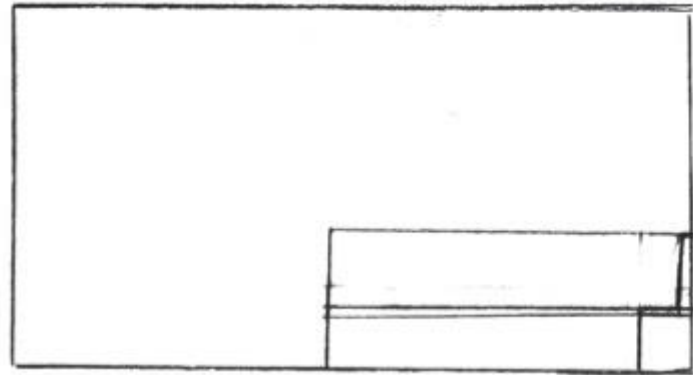
Preliminary layouts



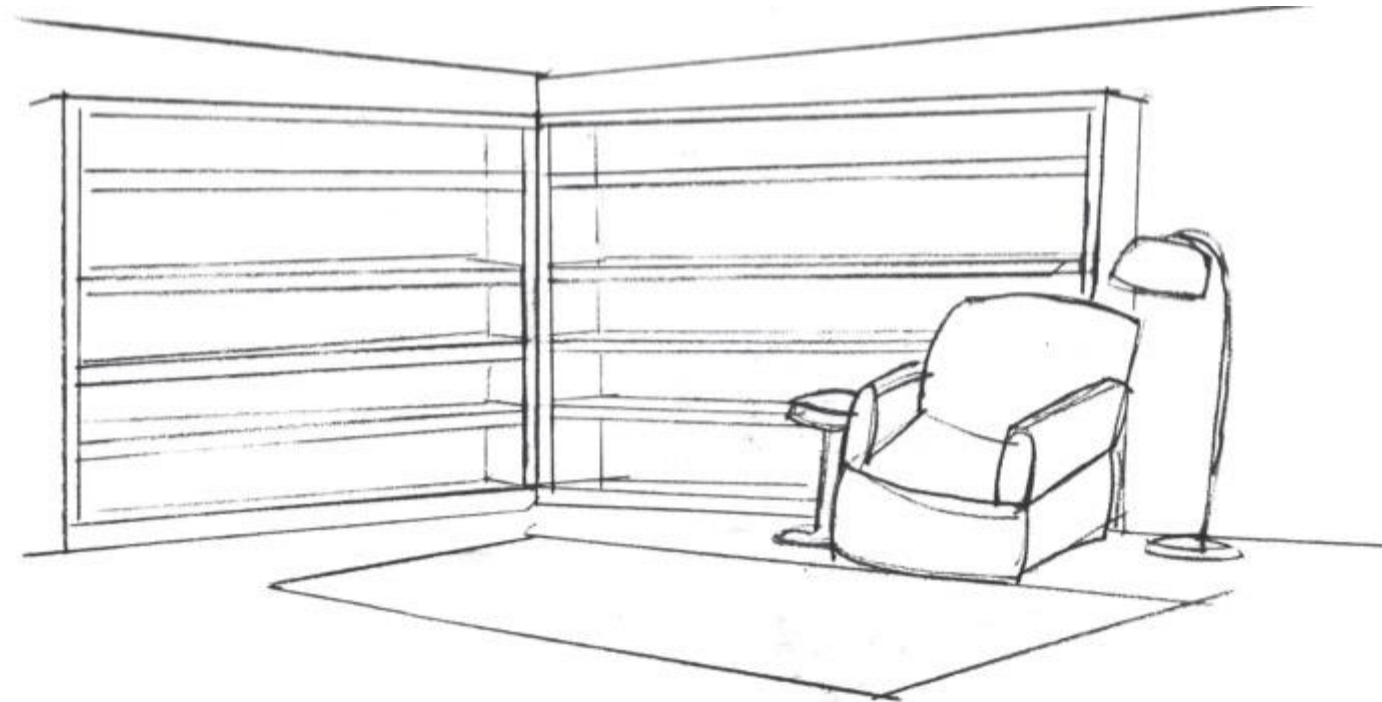
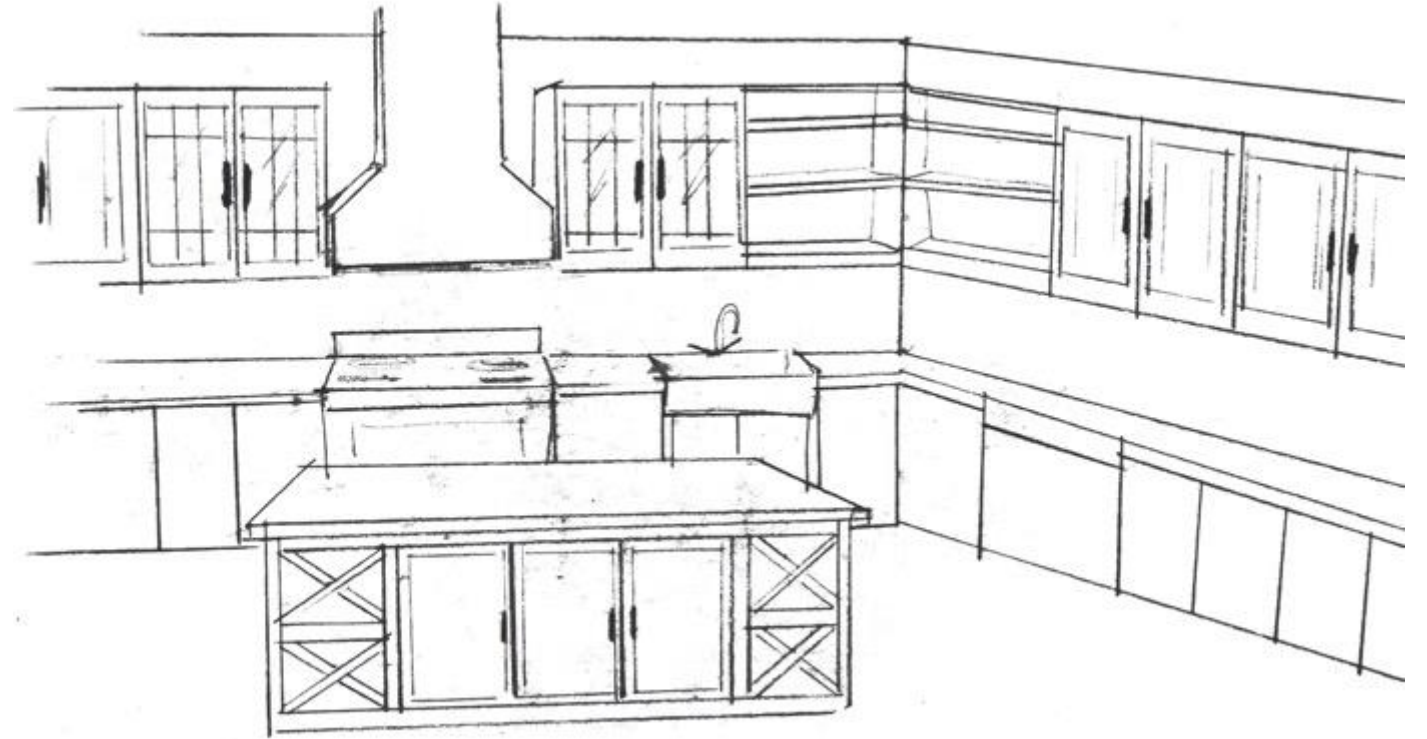
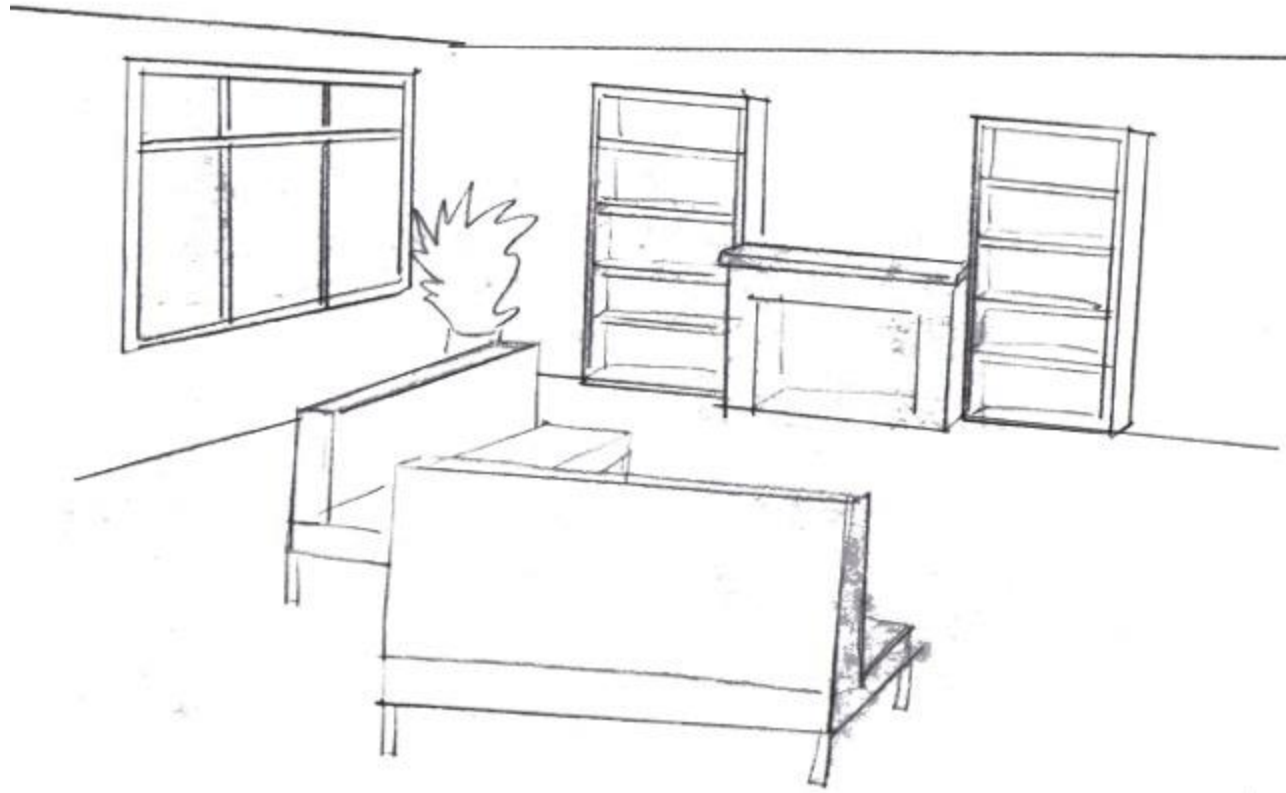
Preliminary Sections



Preliminary Sections

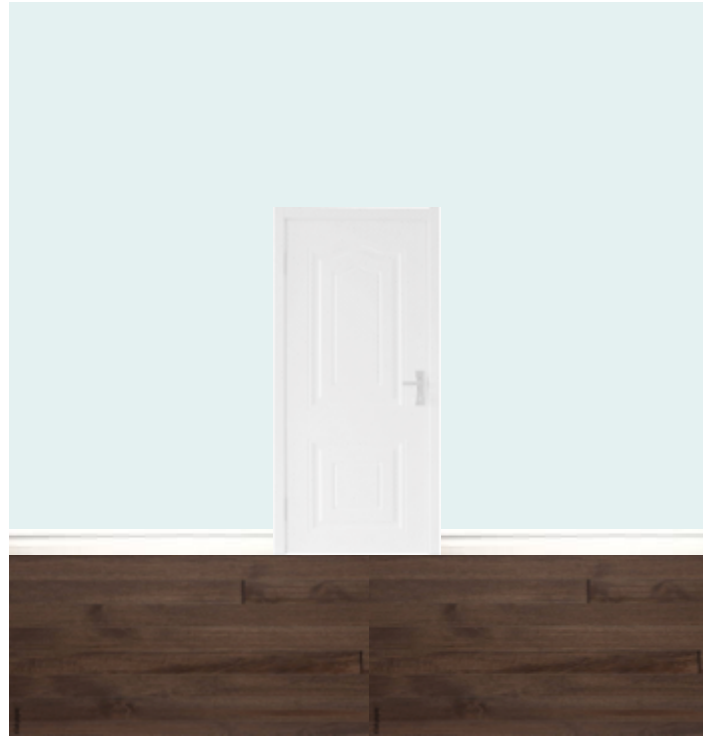


Sketches



Finishes

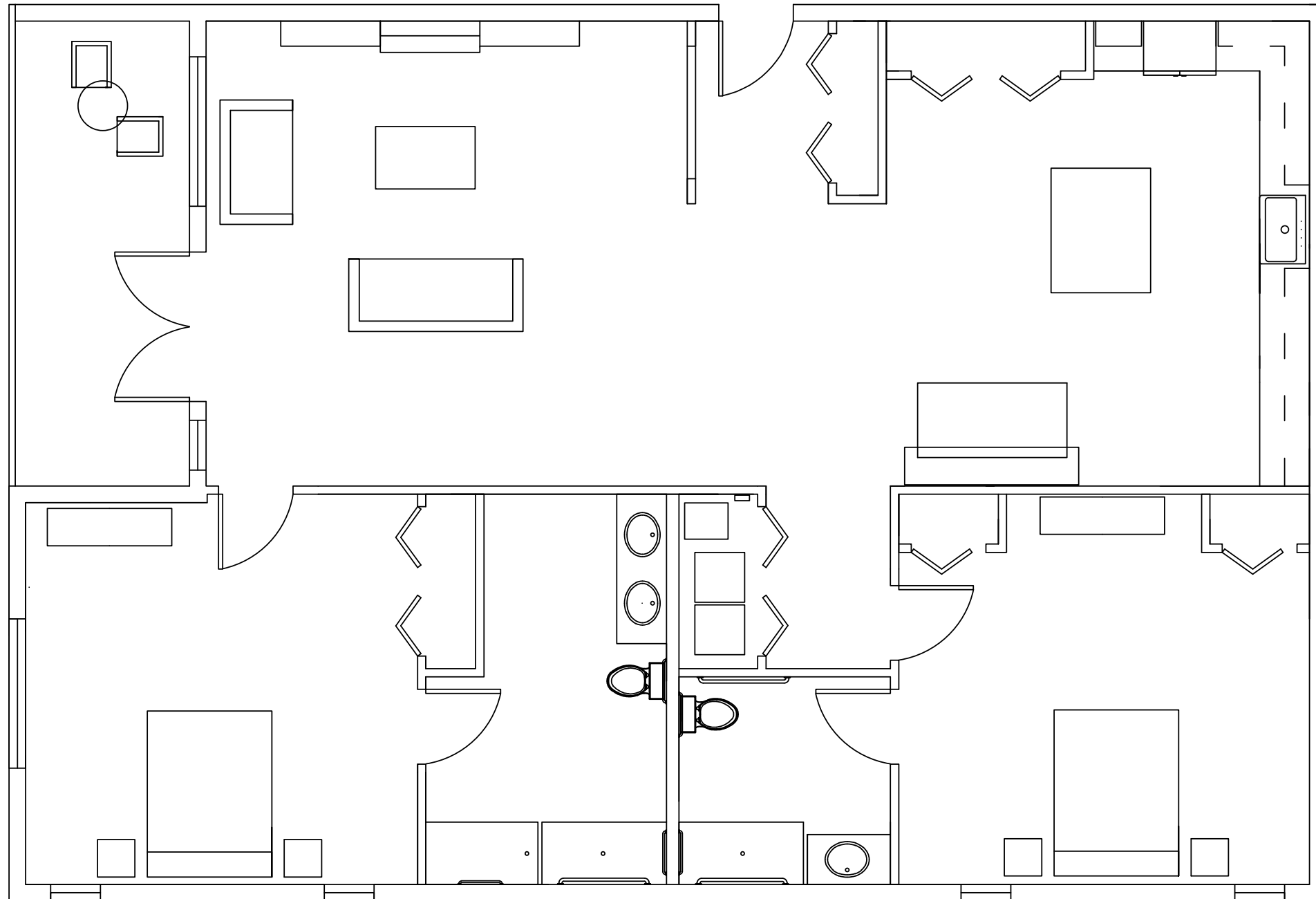
Option A



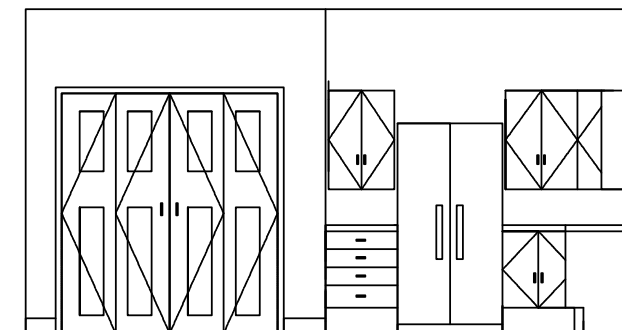
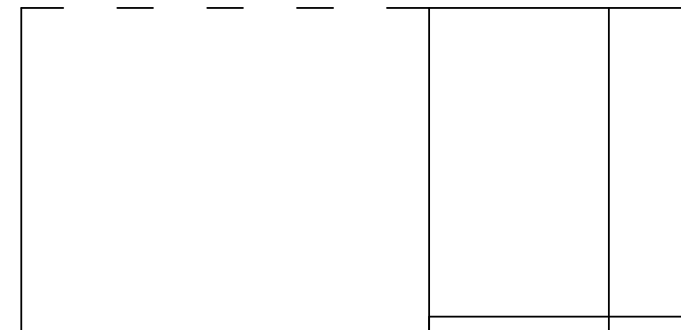
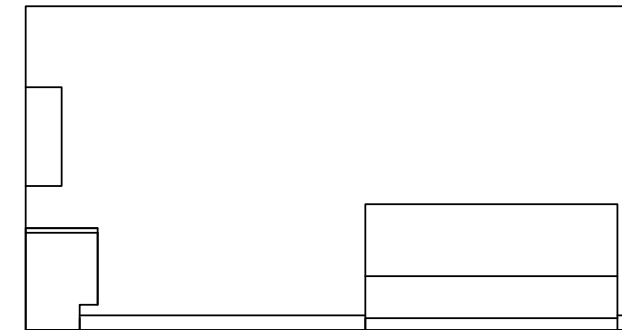
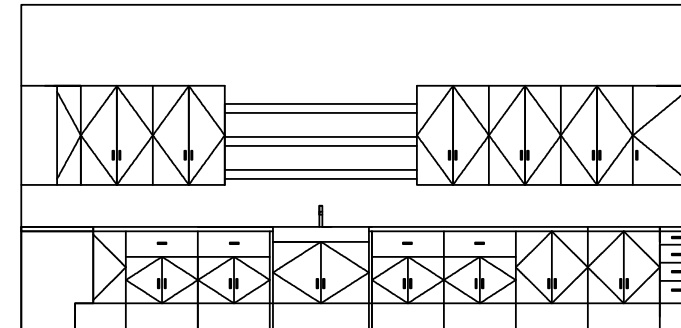
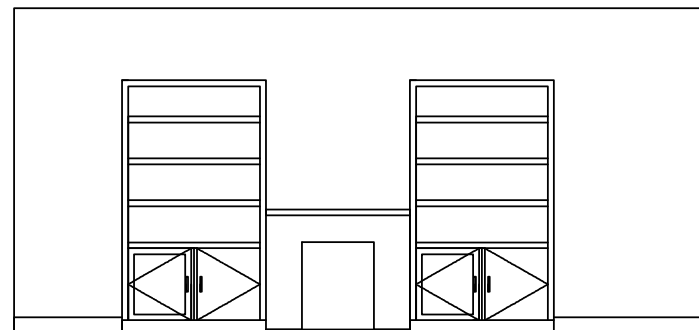
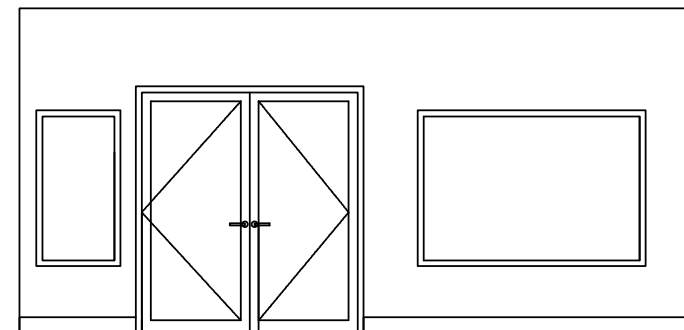
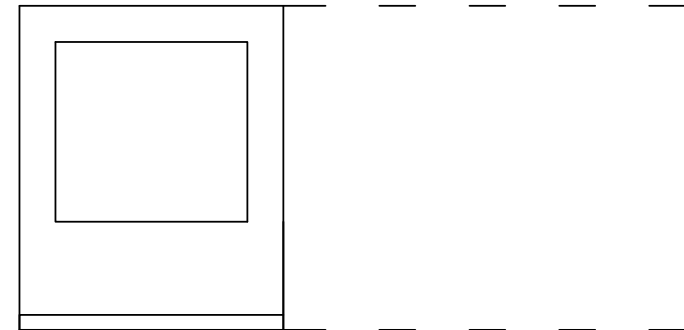
Option B



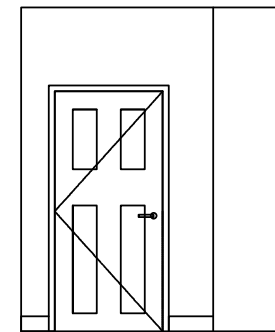
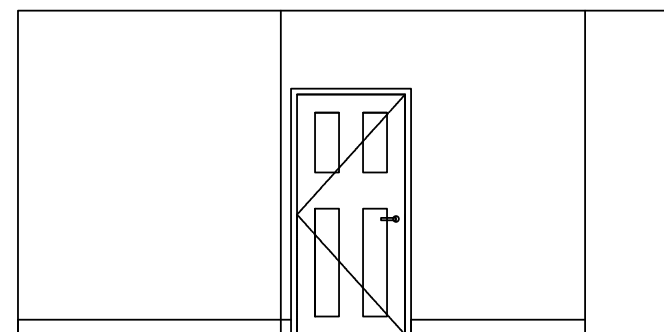
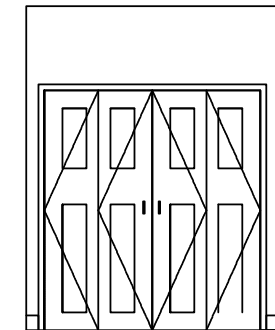
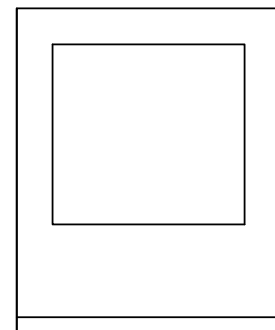
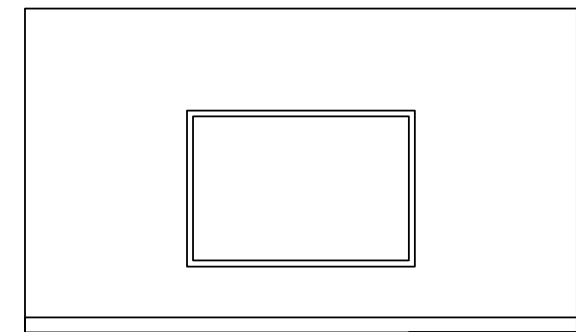
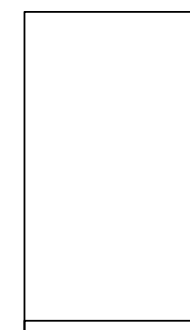
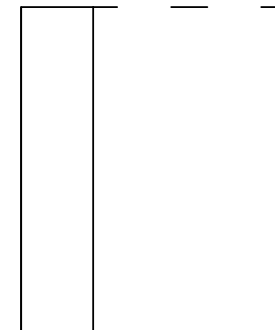
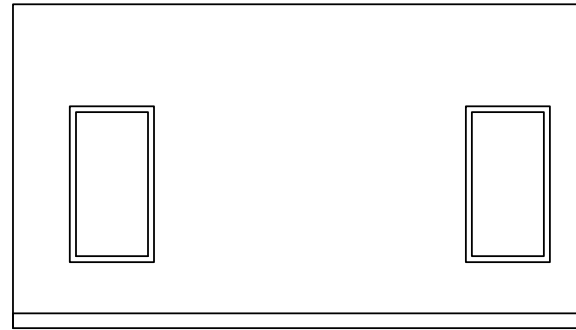
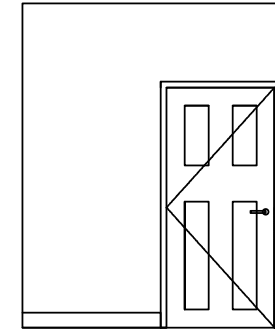
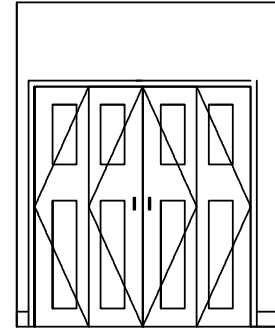
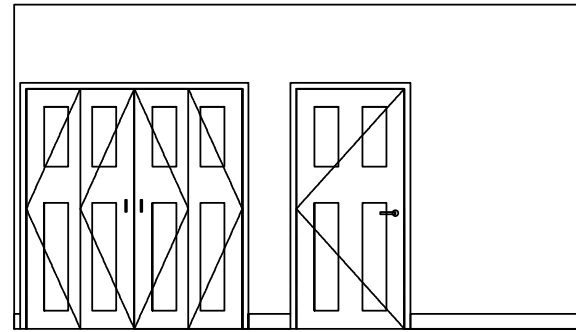
Floor Plan



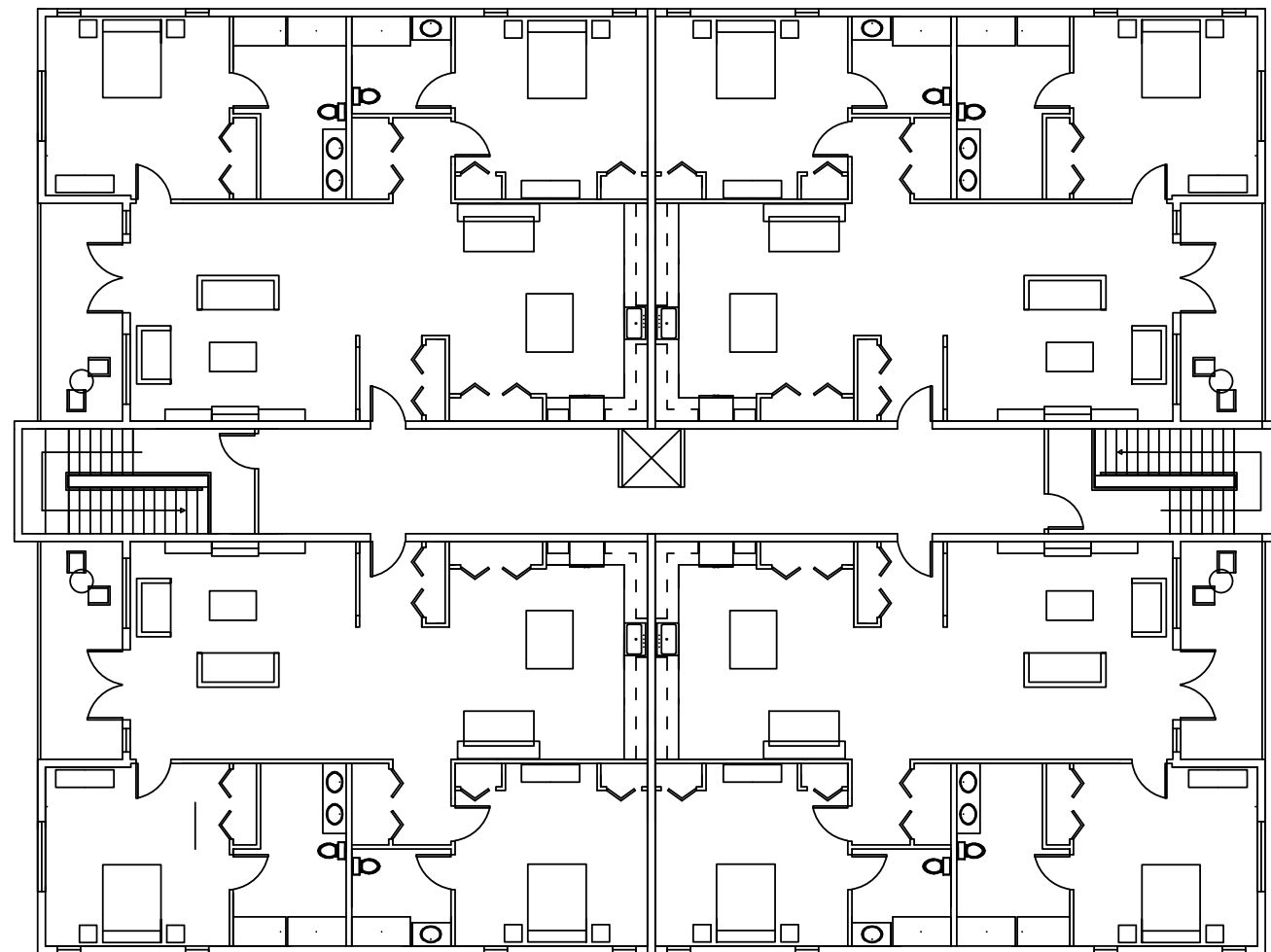
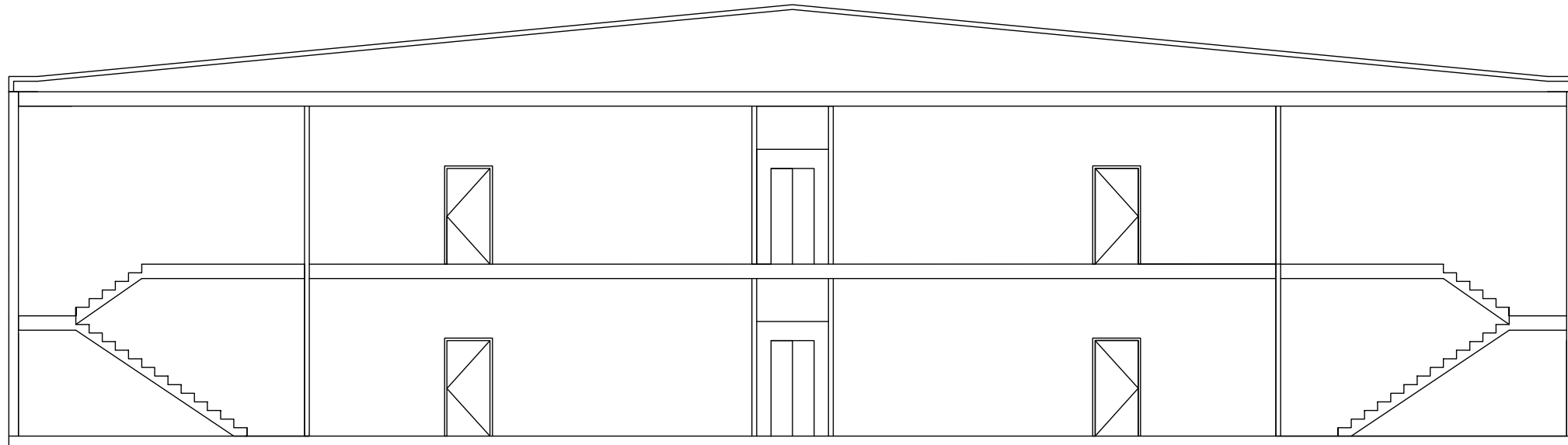
Elevations



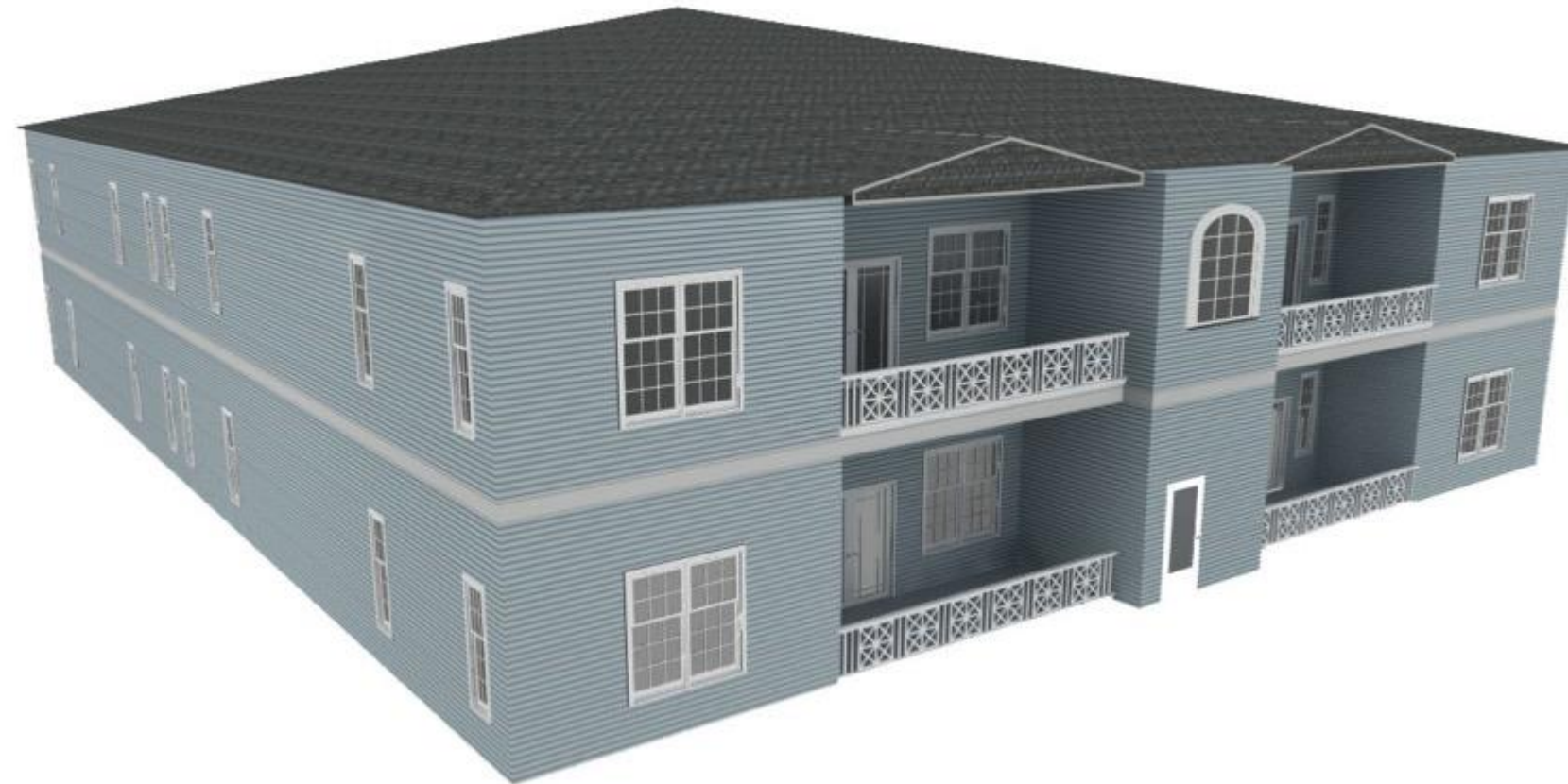
Elevations



Central Corridor



Exterior Massing



Accessibility

All doors are at least 36" wide in all rooms

All walkways and travel areas are at least 36"

Bathrooms have at least a 5' turning radius for wheelchairs

Minimum 56"x60" clearance around toilet in both bathrooms

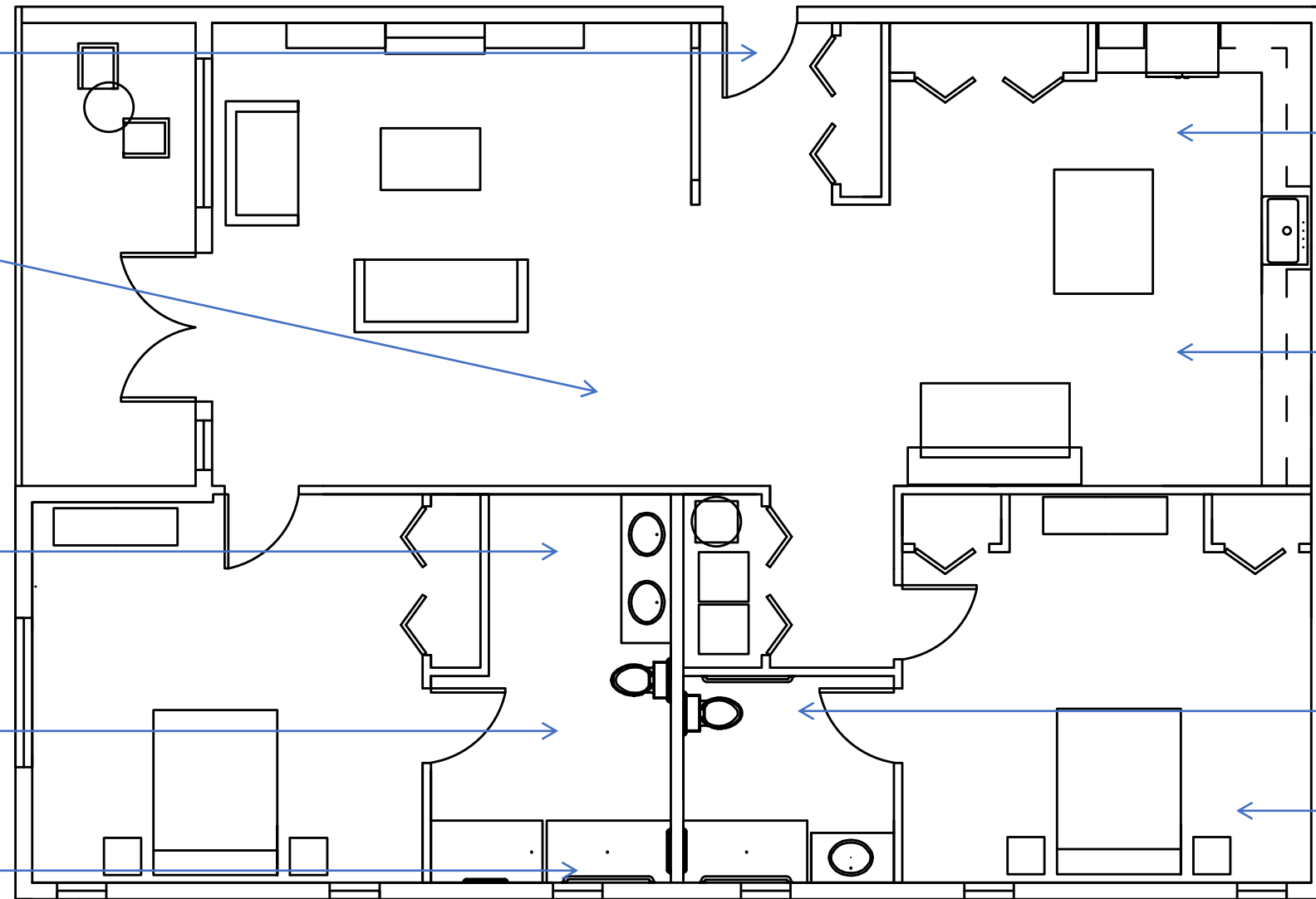
Accessible 60"x30" roll-in shower with grab bars in both bathrooms

Clear floor space in front of all appliances

At least 40" clearance between cabinets, countertops, and appliances

Toilet centerline is at least 16" from adjacent fixtures in both bathrooms

Both bedrooms have at least 36" clear space on both bed sides



Accessibility

