

PORTFOLIO ONE

Elisa Christopher
Universal Design
IDSN 4500
Fall 2015





TENNANT:

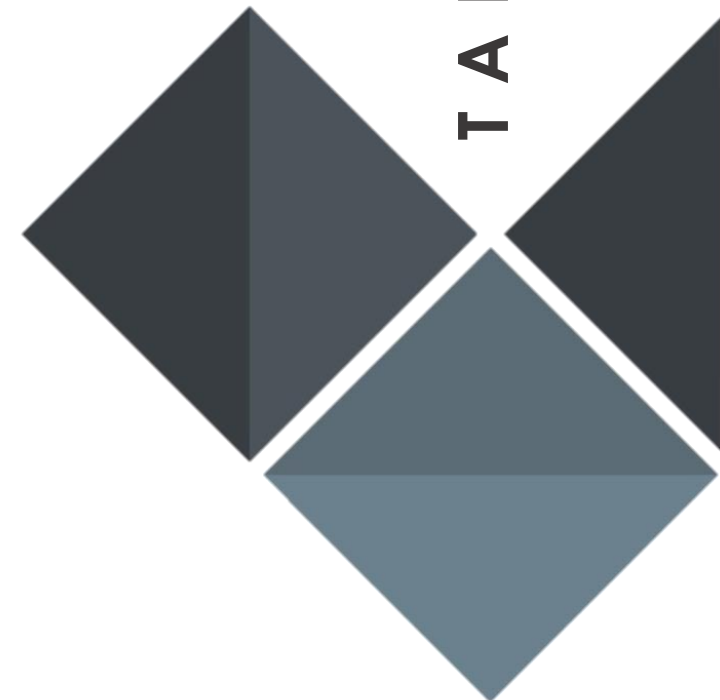
- OVER FIFTY-FIVE
- ACTIVE LIFESTYLE
- LOOKING TO ENGAGE IN THE COMMUNITY
- INTERESTED IN AGING IN PLACE

DEVELOPER:

- EAGER TO EXPAND THE RETIREMENT COMMUNITY IN GREENVILLE, NC.
- PROVIDE LUXURY “HOTEL-LIKE” LIVING ON AN AFFORDABLE BUDGET.



TARGET BUYERS



- **KITCHEN** (20'-0" X 17'-6") 350 SQ. FT.
- **DINING AREA** (20'-0" X 15'-0") 300 SQ. FT.
- **LIVING SPACE** (20'-0" X 20'-0") 400 SQ. FT.
- **MASTER BEDROOM** (13'-0" X 20'-0") 260 SQ. FT.
- **MASTER BATHROOM** (10'-0" X 15'-0") 150 SQ. FT.
- **GUEST BEDROOM** (16'-0" X 12'-6") 200 SQ. FT.
- **GUEST BATHROOM** (10'-0" X 15'-0") 150 SQ. FT.
- **UTILITIES ROOM** (10'-0" X 10'-0") 100 SQ. FT.
- **OUTDOOR SPACE** (10'-0" X 15'-0") 150 SQ. FT.

TOTAL 2,060 SQ. FT.

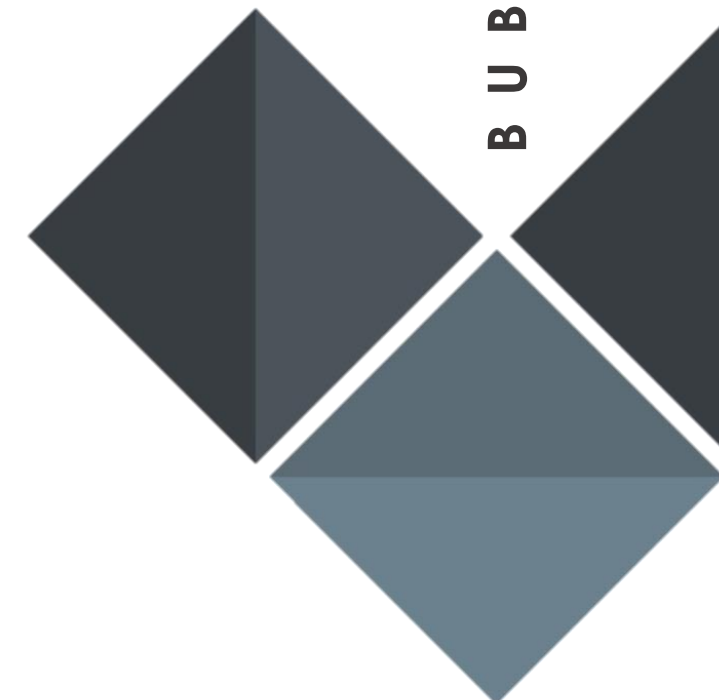
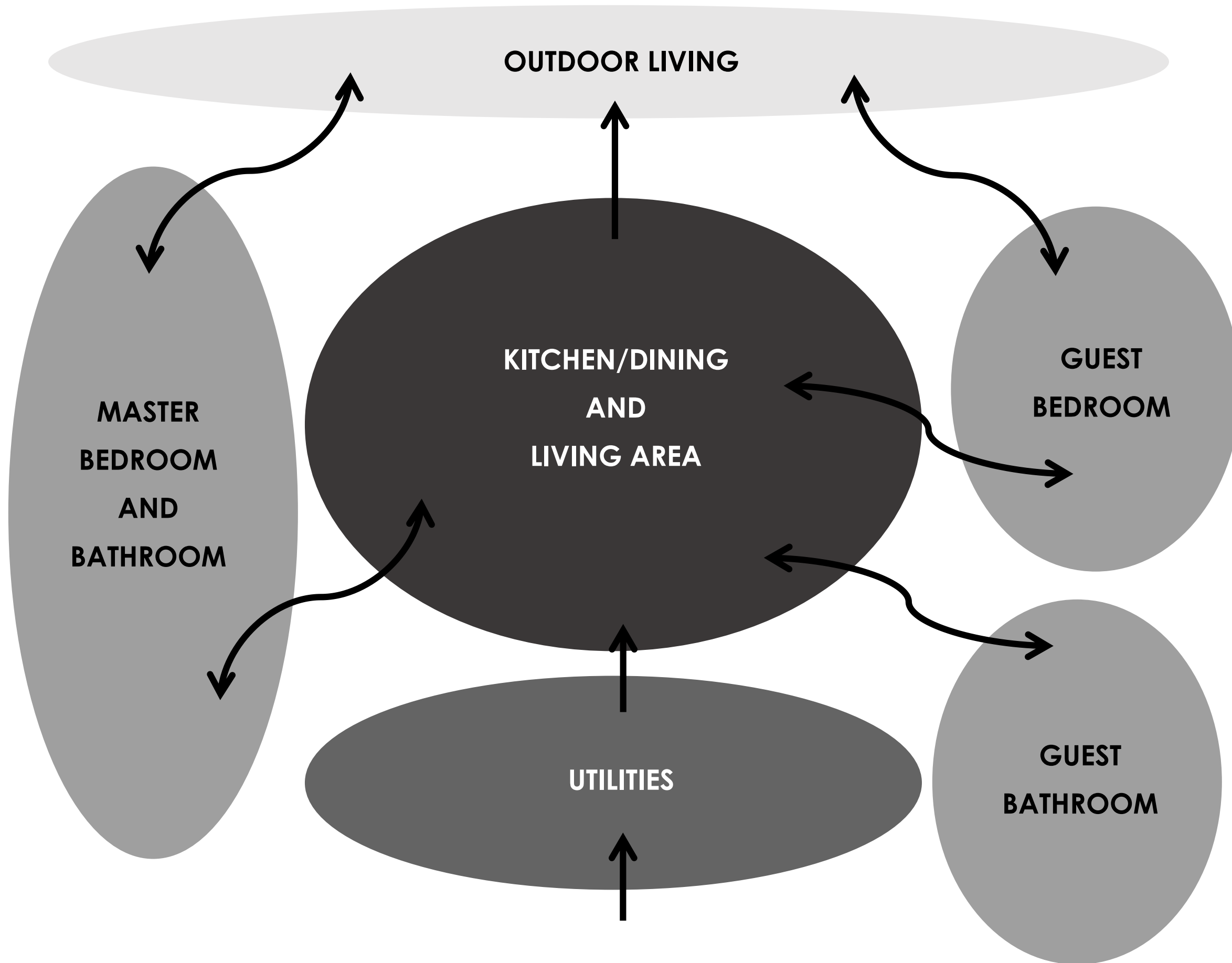


THE SQUARE FOOTAGE AND DIMENSIONS OF EACH SPACE ARE DESIGNED LARGE ENOUGH TO ALLOW ADEQUATE SPACE FOR UNIVERSAL DESIGN FEATURES AND COMFORTABLE LIVING. SPACES WILL ALLOW RESIDENTS TO MAINTAIN A NORMAL LIFESTYLE AND FEEL AS THOUGH THEY ARE STILL IN A HOME SETTING. OPEN SPACES INSTEAD OF ROOMS WILL ALLOW FOR GREATER MOBILITY.

RESOURCE: SEARSTONE RETIREMENT COMMUNITY - RALEIGH, NC

SPACES WITHIN CONDOS





BUBBLE DIAGRAM - OPTION ONE

OUTDOOR LIVING

MASTER
BEDROOM
AND
BATHROOM

KITCHEN/DINING
AND
LIVING AREA

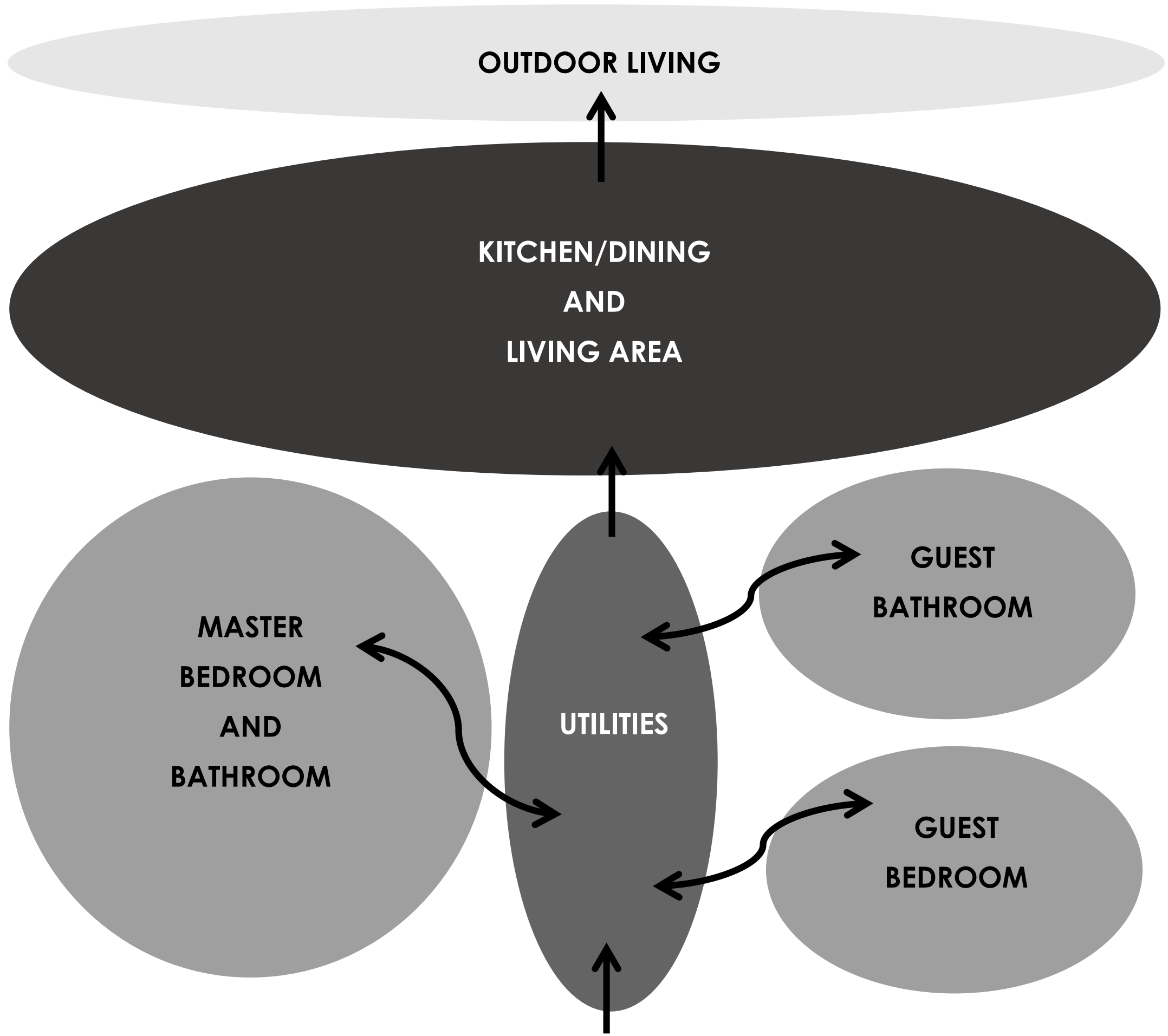
GUEST
BEDROOM

GUEST
BATHROOM

UTILITIES

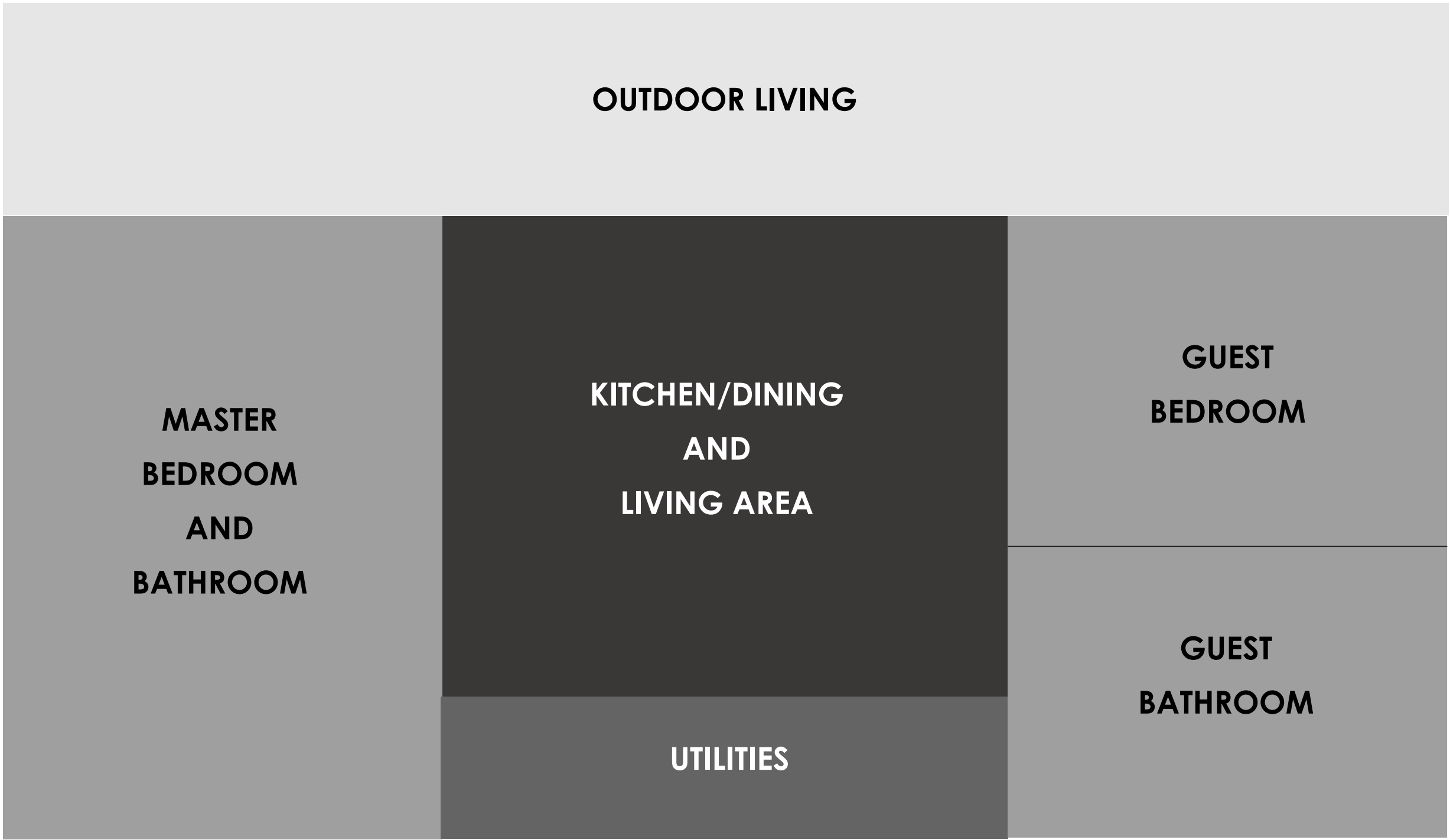
BUBBLE DIAGRAM - OPTION TWO





BUBBLE DIAGRAM - OPTION THREE





BLOCKING DIAGRAM - OPTION ONE



OUTDOOR LIVING

**MASTER
BEDROOM
AND
BATHROOM**

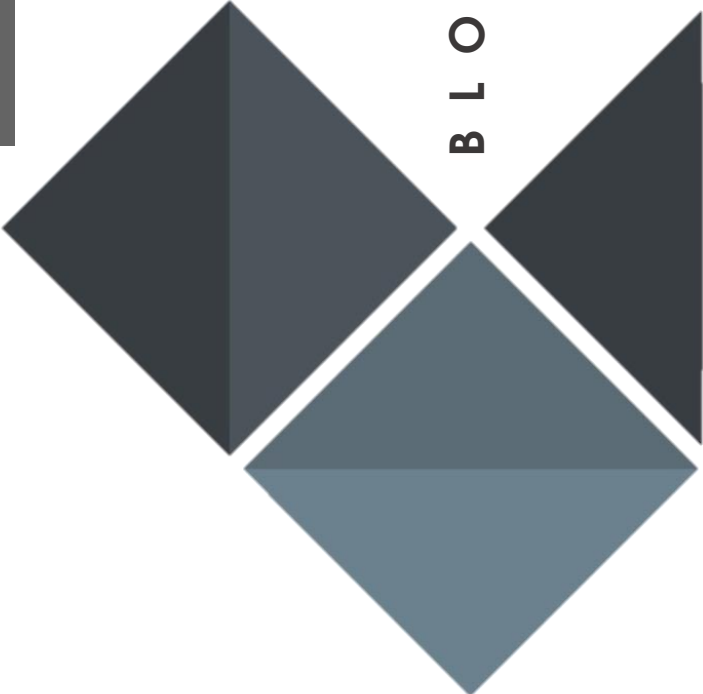
**KITCHEN/DINING
AND
LIVING AREA**

**GUEST
BEDROOM**

**GUEST
BATHROOM**

UTILITIES

B L O C K I N G D I A G R A M - O P T I O N T W O



OUTDOOR LIVING

**KITCHEN/DINING
AND
LIVING AREA**

**MASTER
BEDROOM
AND
BATHROOM**

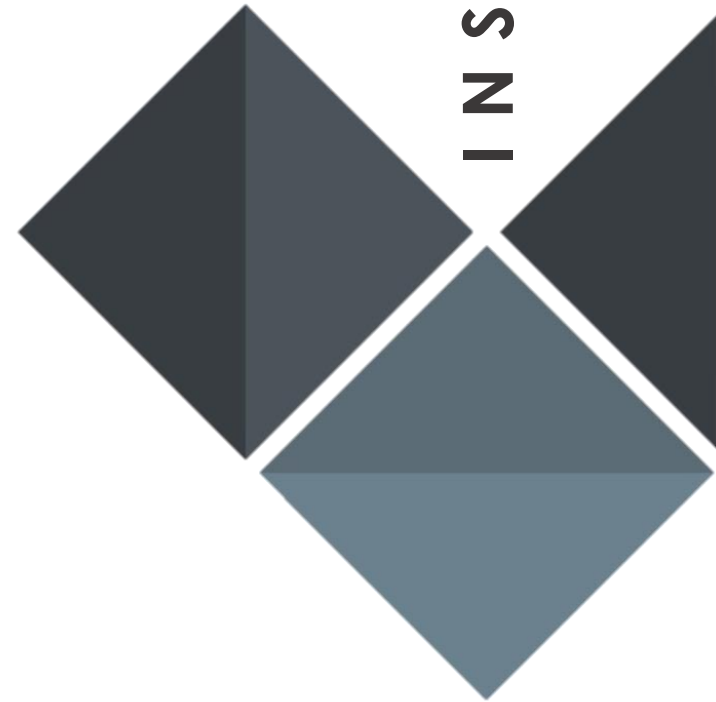
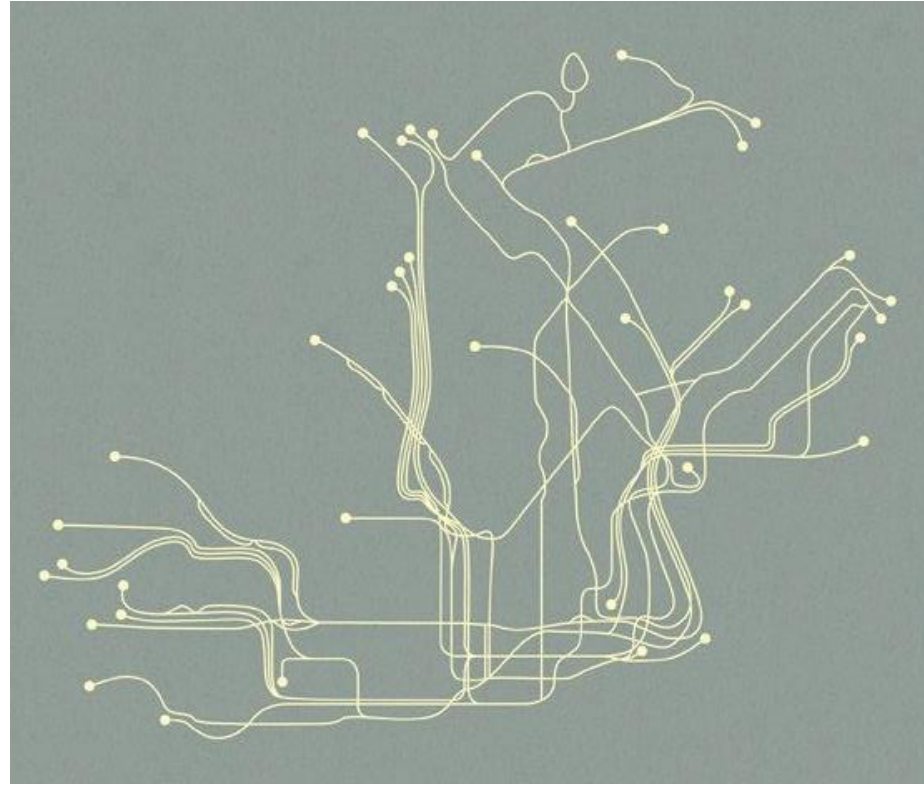
UTILITIES

**GUEST
BATHROOM**

**GUEST
BEDROOM**

B L O C K I N G D I A G R A M - O P T I O N T H R E E





INSPIRATION IMAGES

- ARE THE BATHROOMS ATTACHED TO THE BEDROOMS, OR ARE THERE SHARED BATHS?
 - IDEALLY, THE MASTER BED AND BATH WILL BE ATTACHED. THE “GUEST” BED AND BATH WILL NOT BE ATTACHED TO ALLOW THE BATHROOM TO BE USED BY ANYONE BEING ENTERTAINED IN THE CONDO.
- PREFERRED SPECIAL FEATURES IN CONDO UNITS?
 - OUTDOOR SPACE, AMPLE SPACE TO MOVE AND WORK, WIDE WALKWAYS, ACCESSIBLE FEATURES AND OPERABLE UNITS, OPEN FLOOR PLAN, ABILITY TO EASILY REWORK FEATURES FOR ADDITIONAL ACCESSIBILITY IF NEEDED.
- NUMBER OF MASTER SUITES, AND SPACES IN EACH MASTER SUITE, PER EACH INDIVIDUAL CONDO UNIT?
 - ONE MASTER SUITE IN EACH UNIT WITH LARGE SHOWER FOR TWO WITH BENCH, LARGE TUB WITH JETS, WALK IN CLOSET, SEATING SPACE, SEATED VANITY.
- 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 GREAT ROOM
- STYLE OF DECOR PREFERRED IN THE SENIOR LIVING MARKET?
 - COMFORTABLE, TIMELESS, SOOTHING
- OTHER CURRENT TRENDS?
 - AESTHETICALLY PLEASING ACCESSIBLE FEATURES, ERGONOMICALLY DESIGNED PIECES.

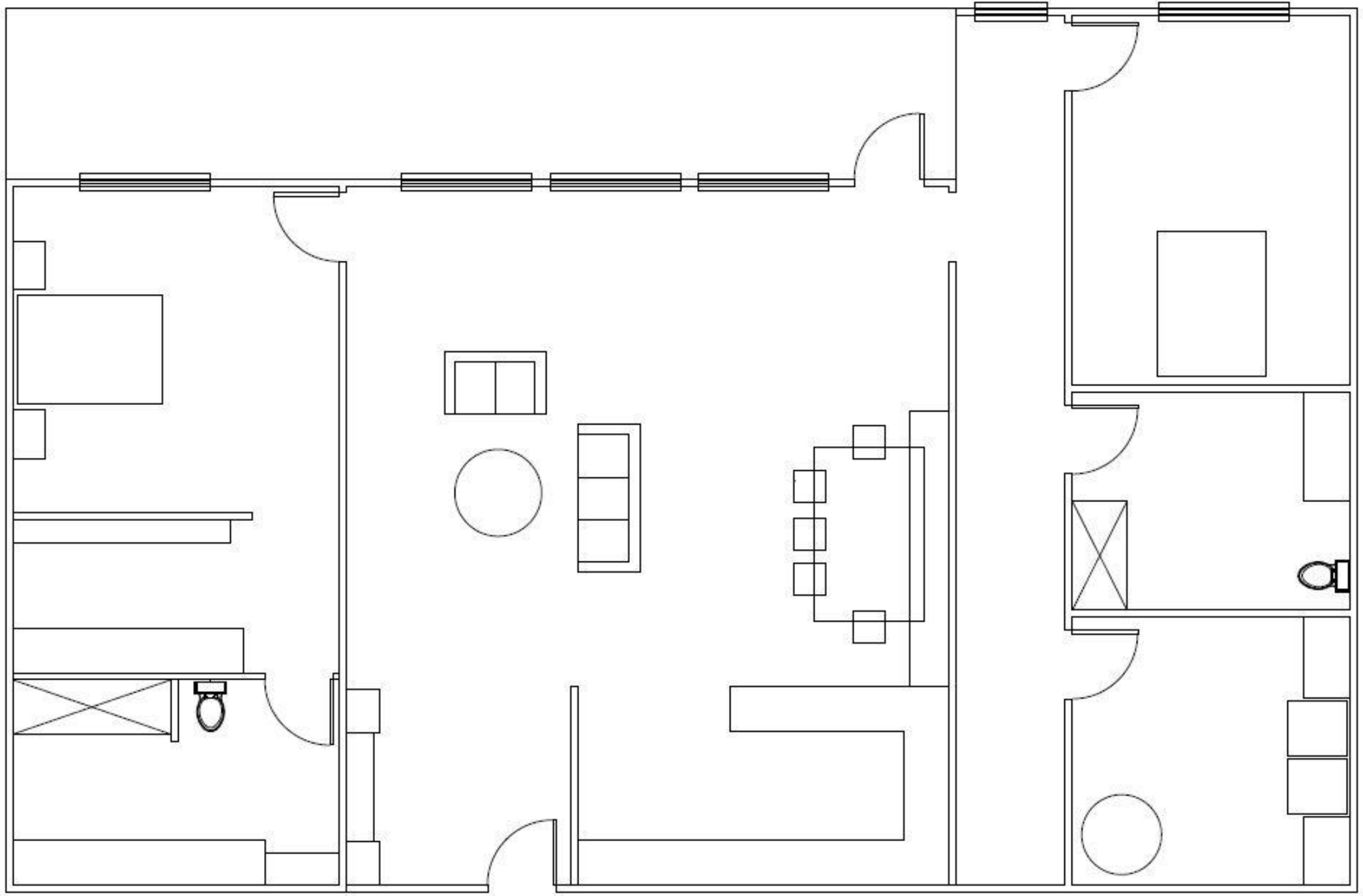


PORTFOLIO TWO



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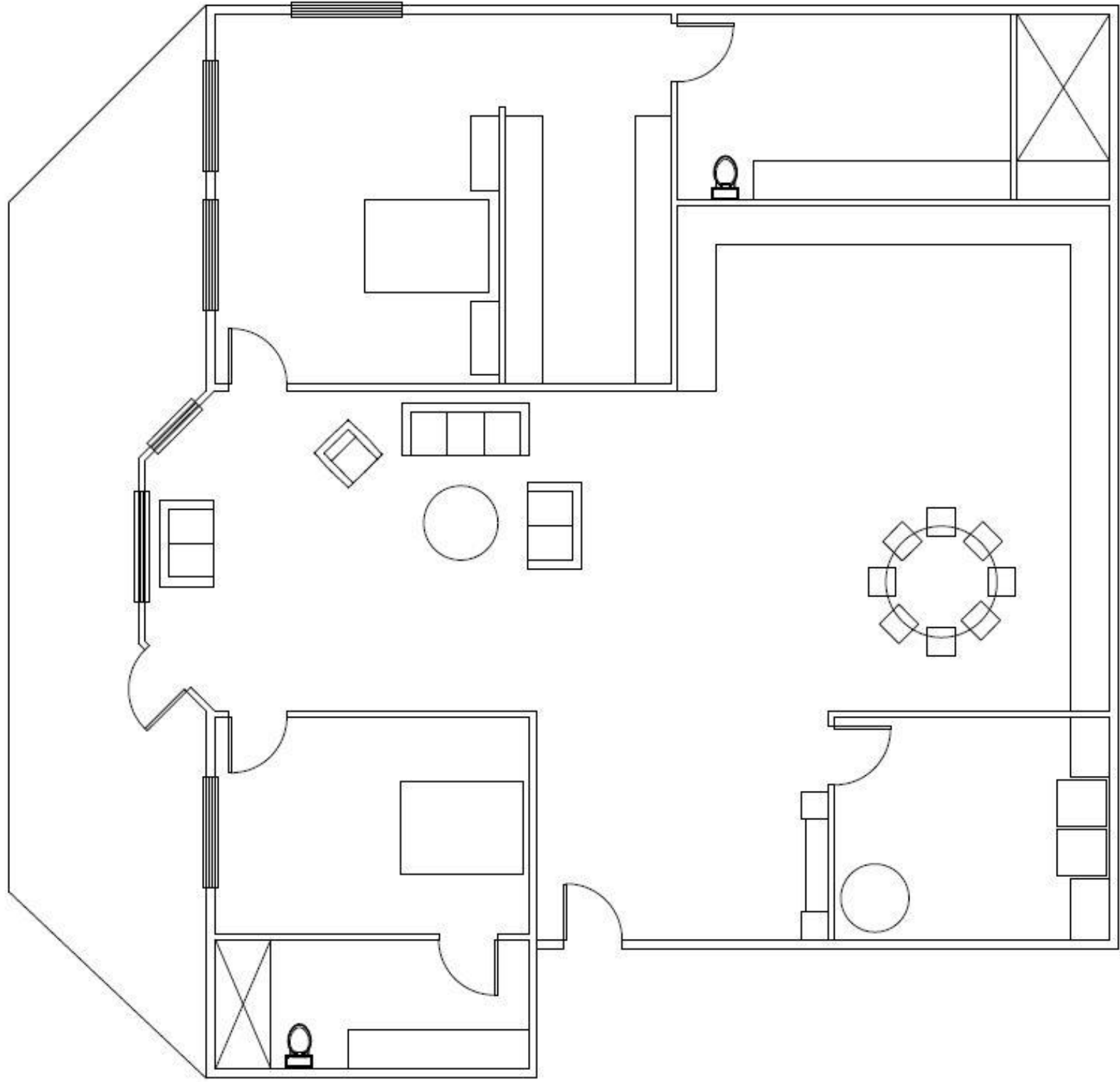


NOT TO SCALE

2,096 SQ. FT.

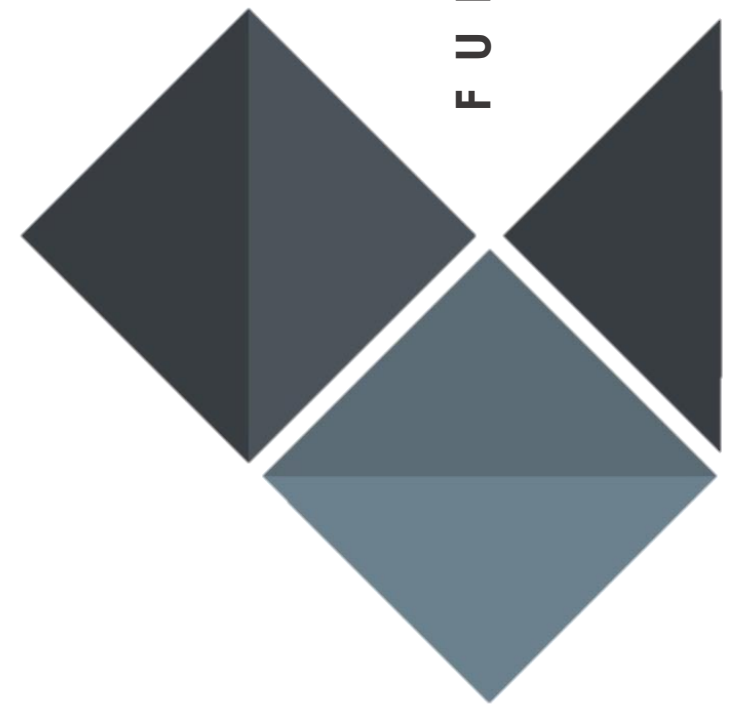


FURNITURE PLAN - OPTION ONE

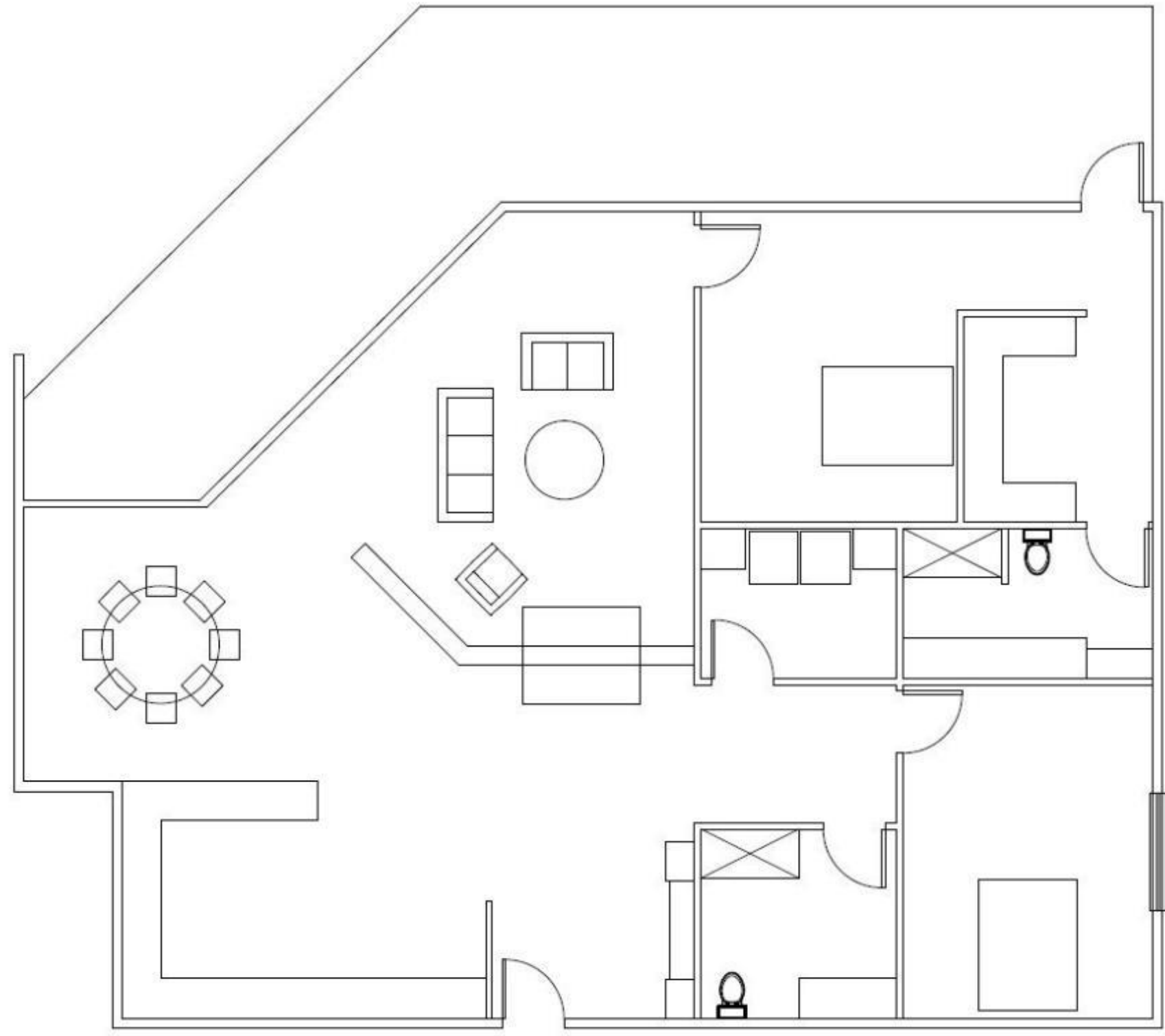


NOT TO SCALE

2,575 SQ. FT.



FURNITURE PLAN - OPTION TWO

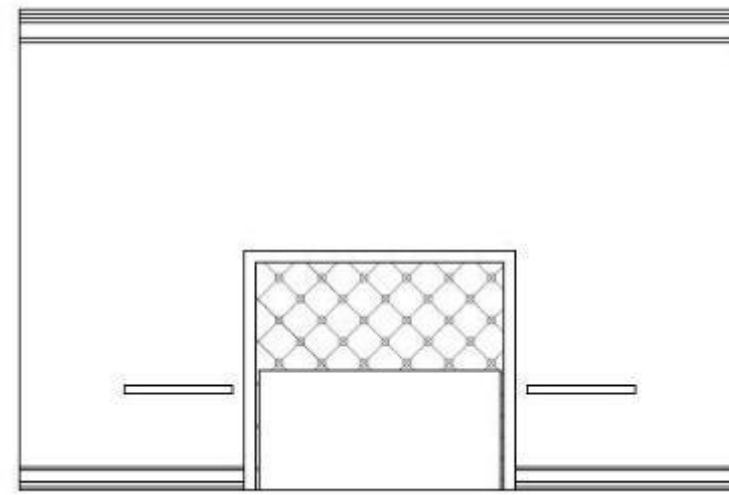
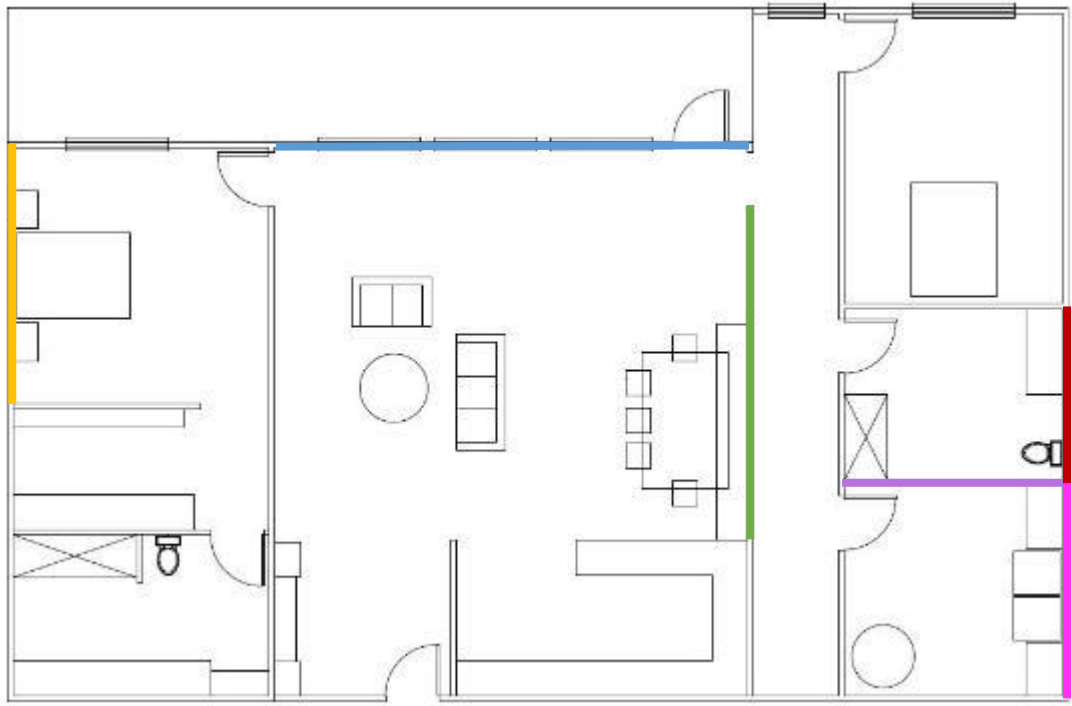


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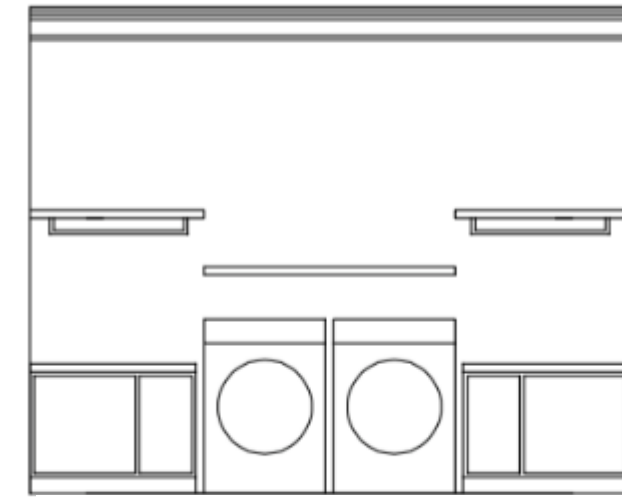
2,026 SQ. FT.

FURNITURE PLAN - OPTION THREE

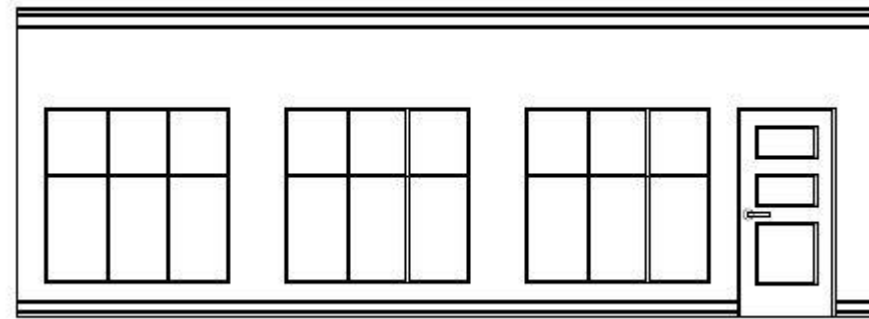




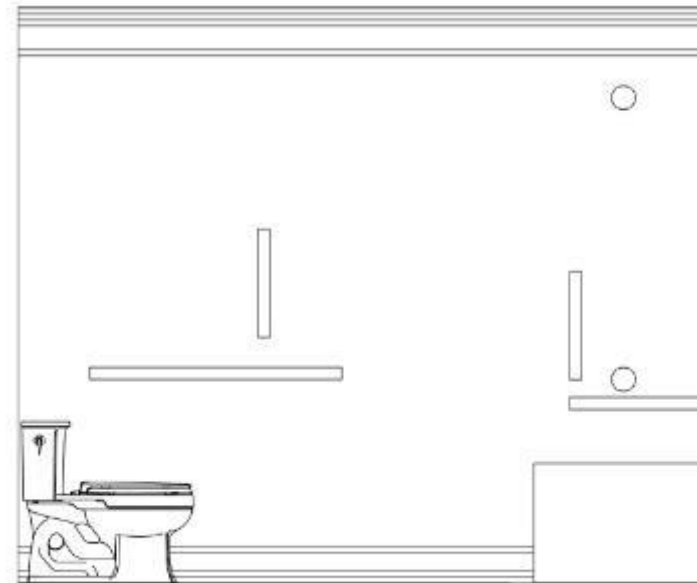
BEDROOM ELEVATION



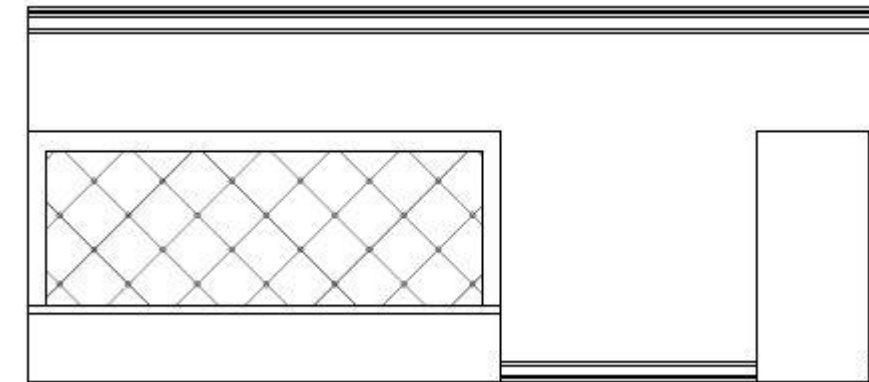
LAUNDRY ELEVATION



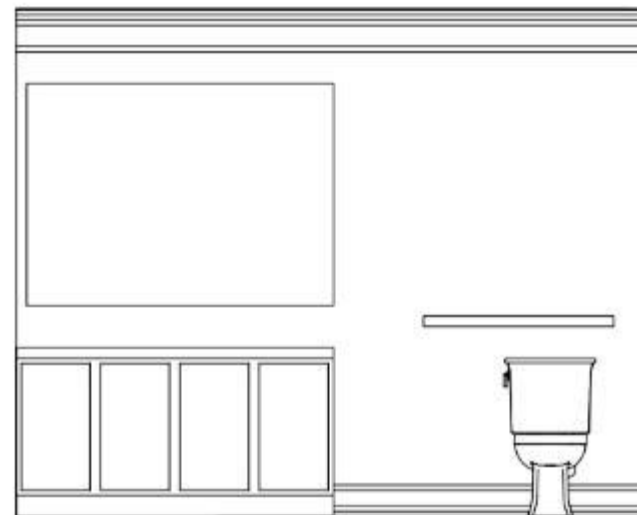
LIVING AREA ELEVATION



BATHROOM ELEVATION



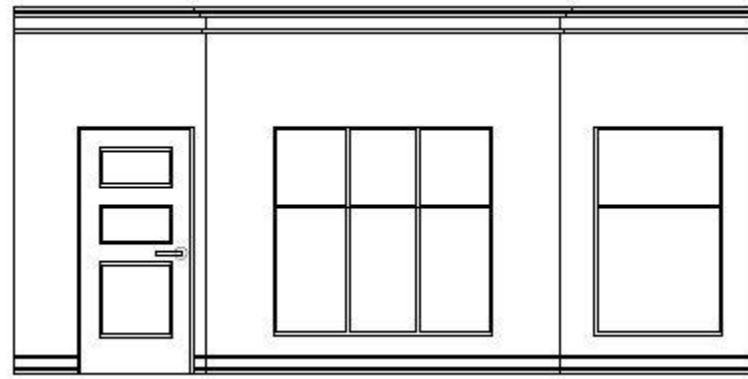
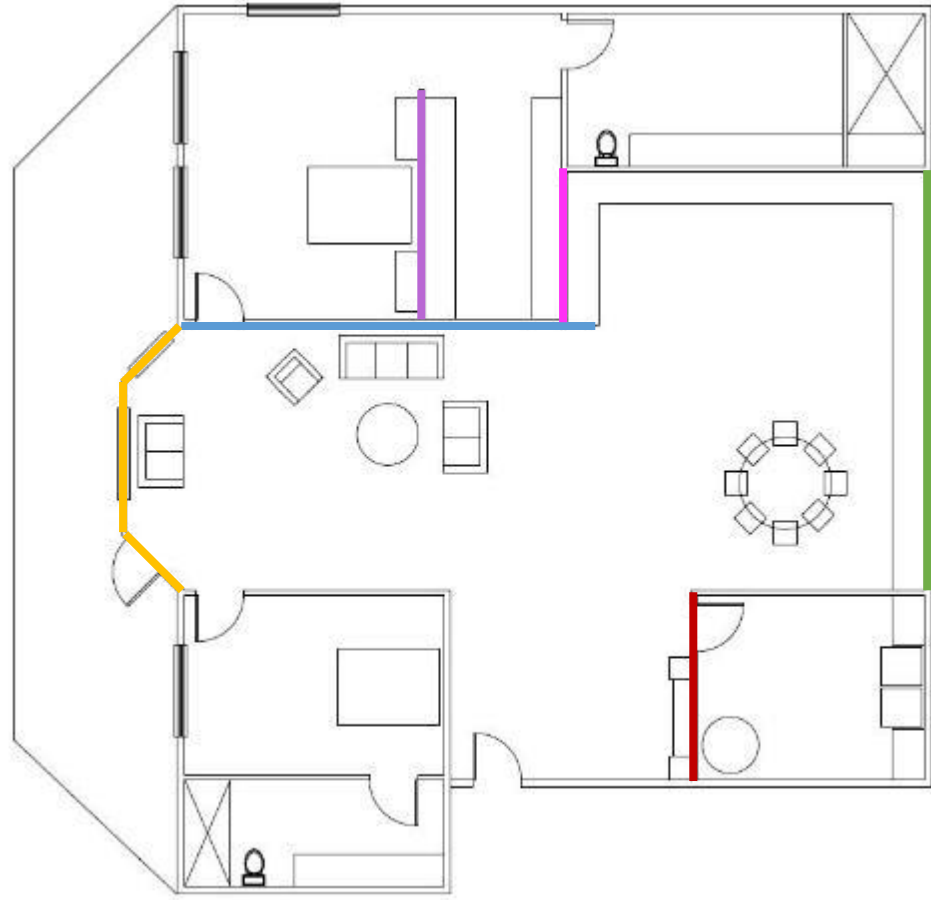
DINING AREA ELEVATION



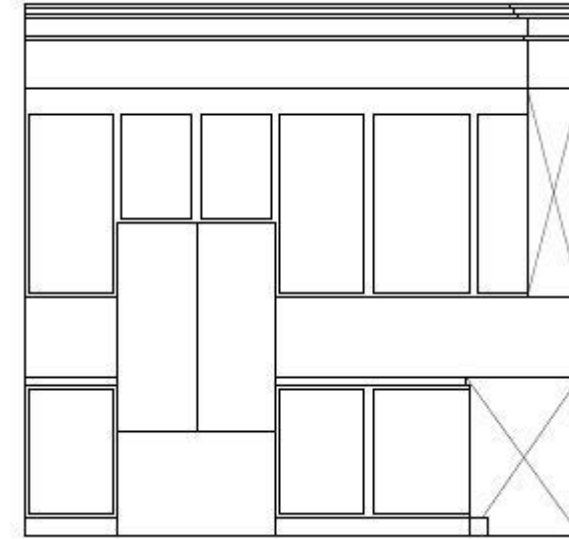
BATHROOM ELEVATION

ELEVATIONS -
OPTION ONE

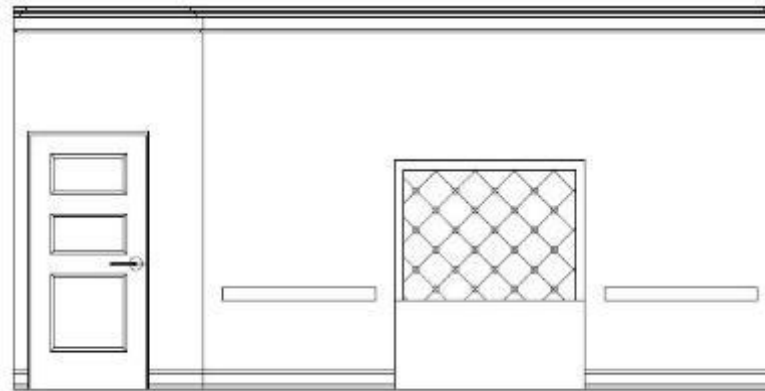




LIVING AREA ELEVATION



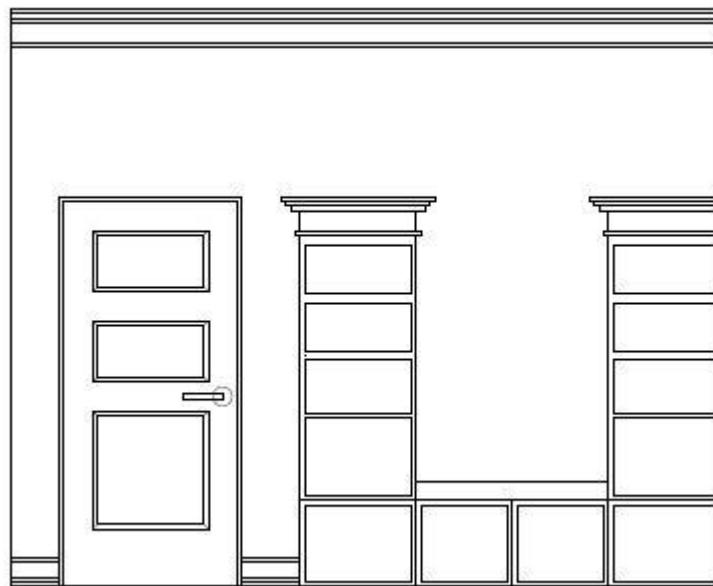
KITCHEN ELEVATION



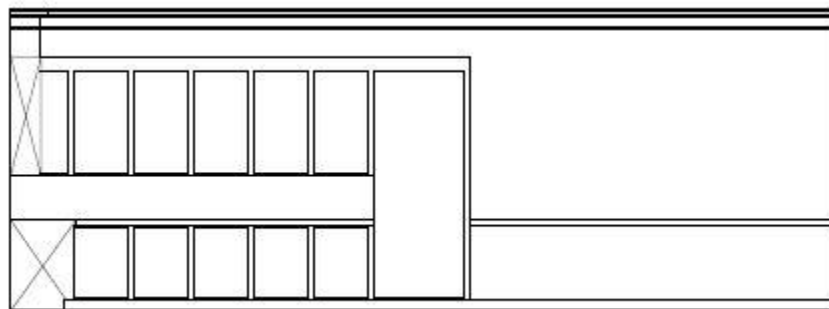
BEDROOM ELEVATION



LIVING AREA ELEVATION



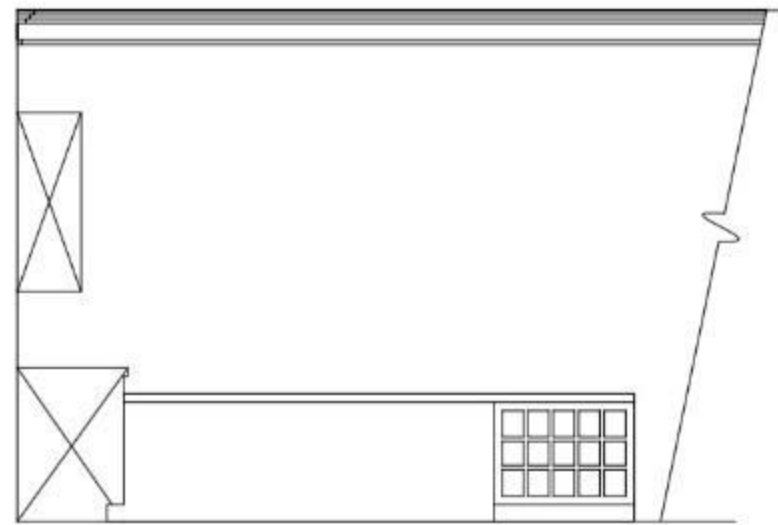
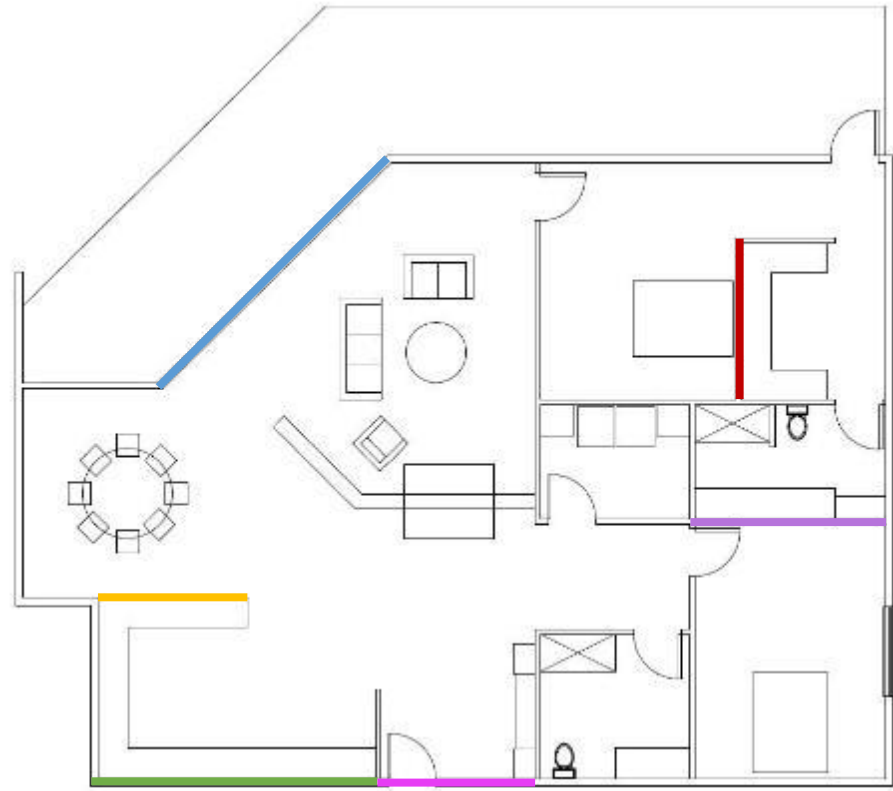
ENTRY ELEVATION



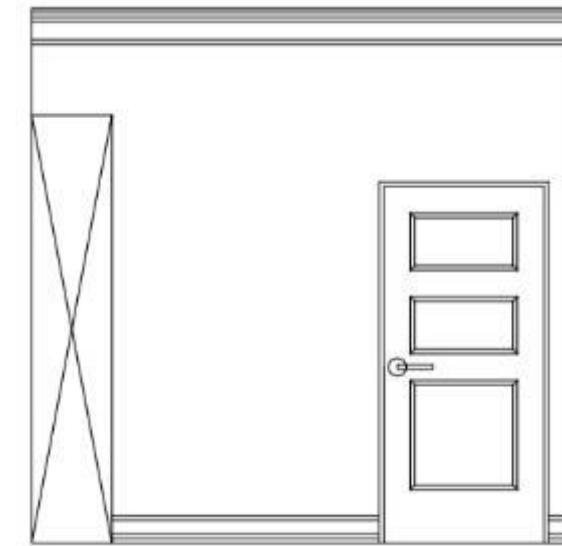
KITCHEN AND DINING AREA ELEVATION

ELEVATIONS -
OPTION TWO

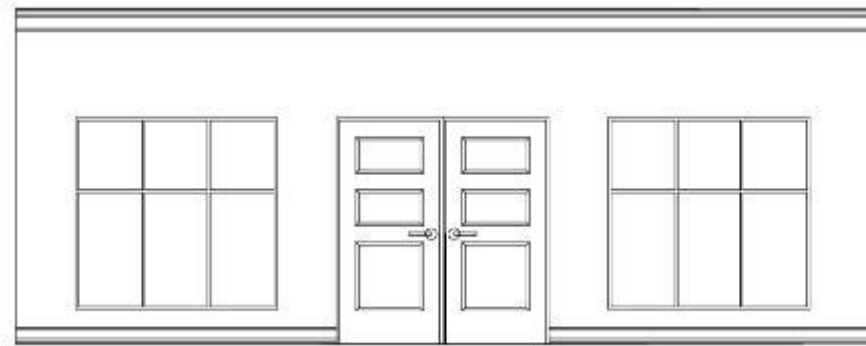




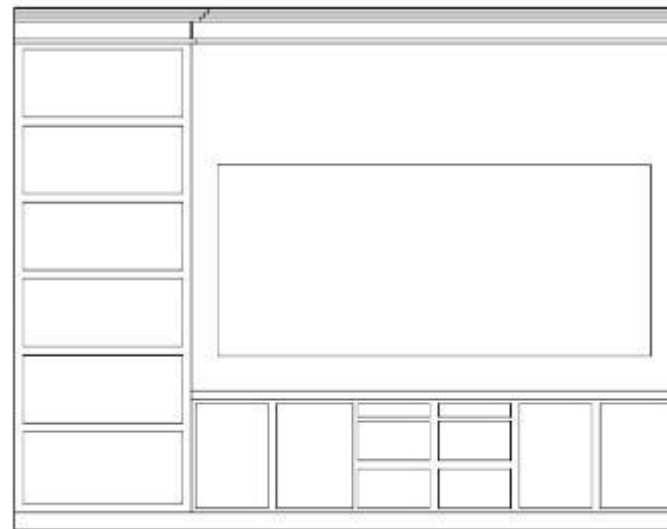
KITCHEN ELEVATION



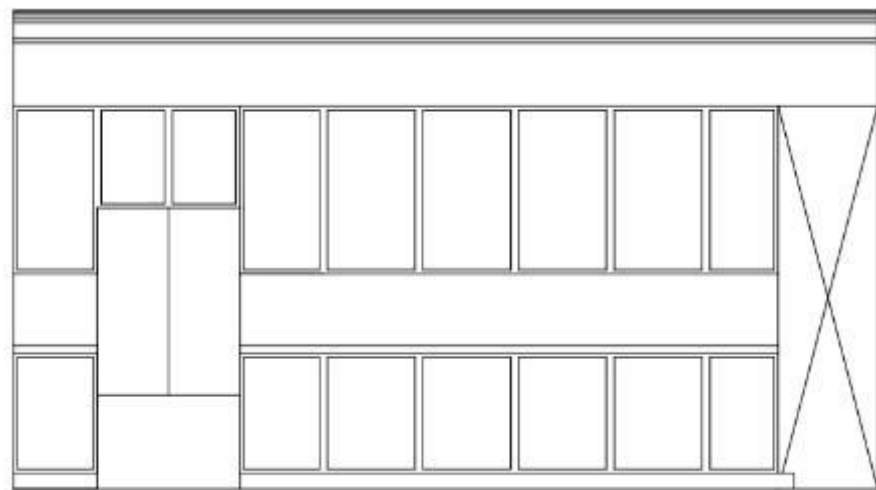
ENTRY ELEVATION



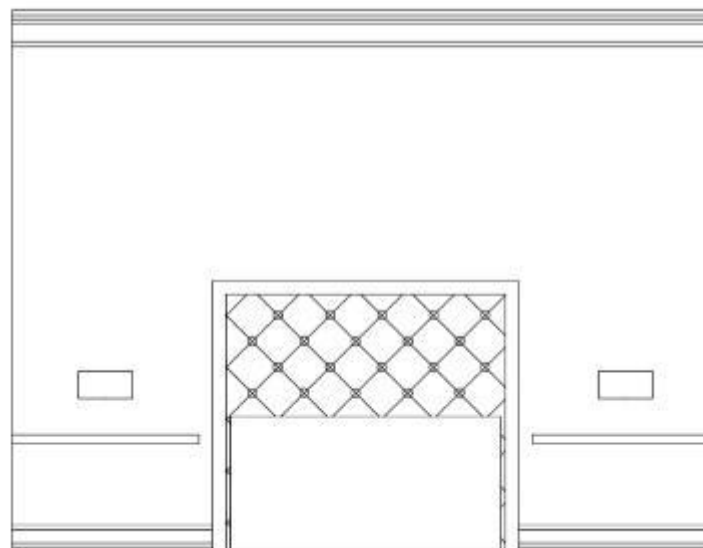
LIVING AREA ELEVATION



BATHROOM ELEVATION



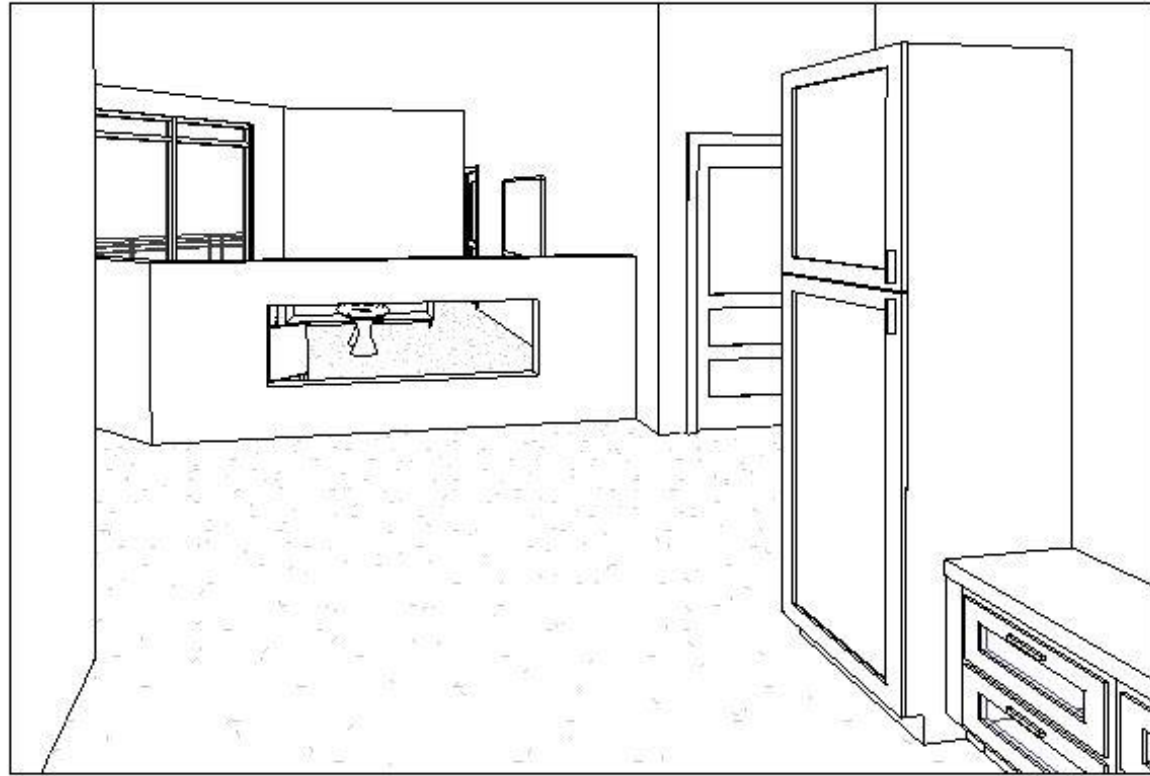
KITCHEN ELEVATION



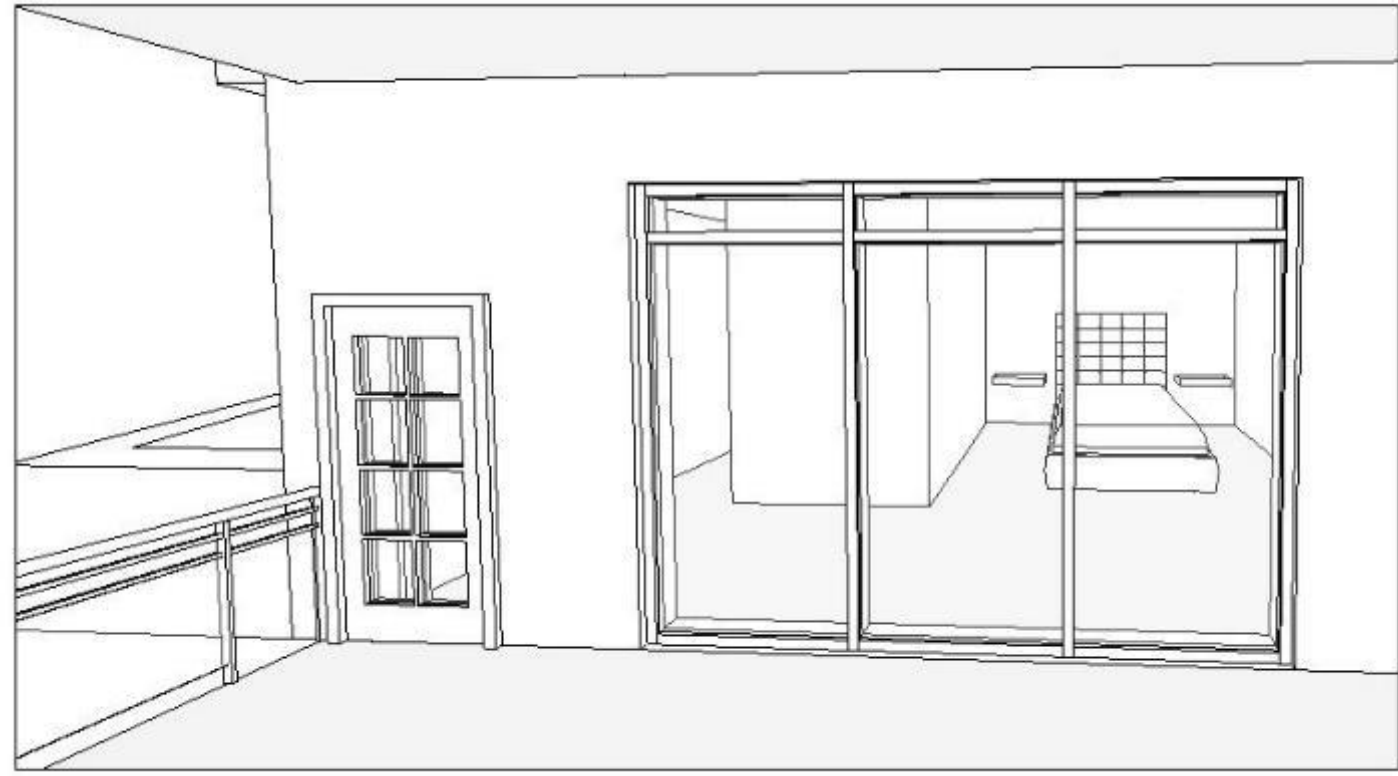
BEDROOM ELEVATION

ELEVATIONS -
OPTION THREE

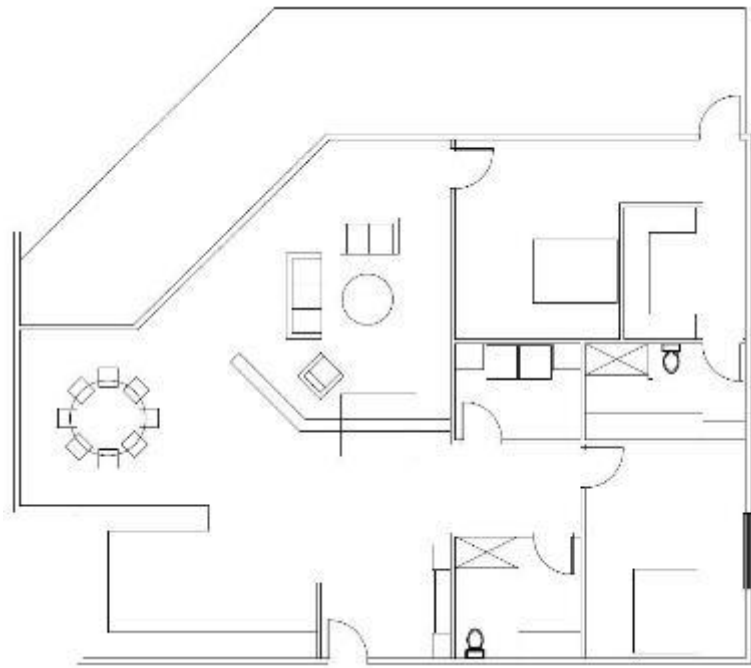




ENTRY INTO LIVING AREA



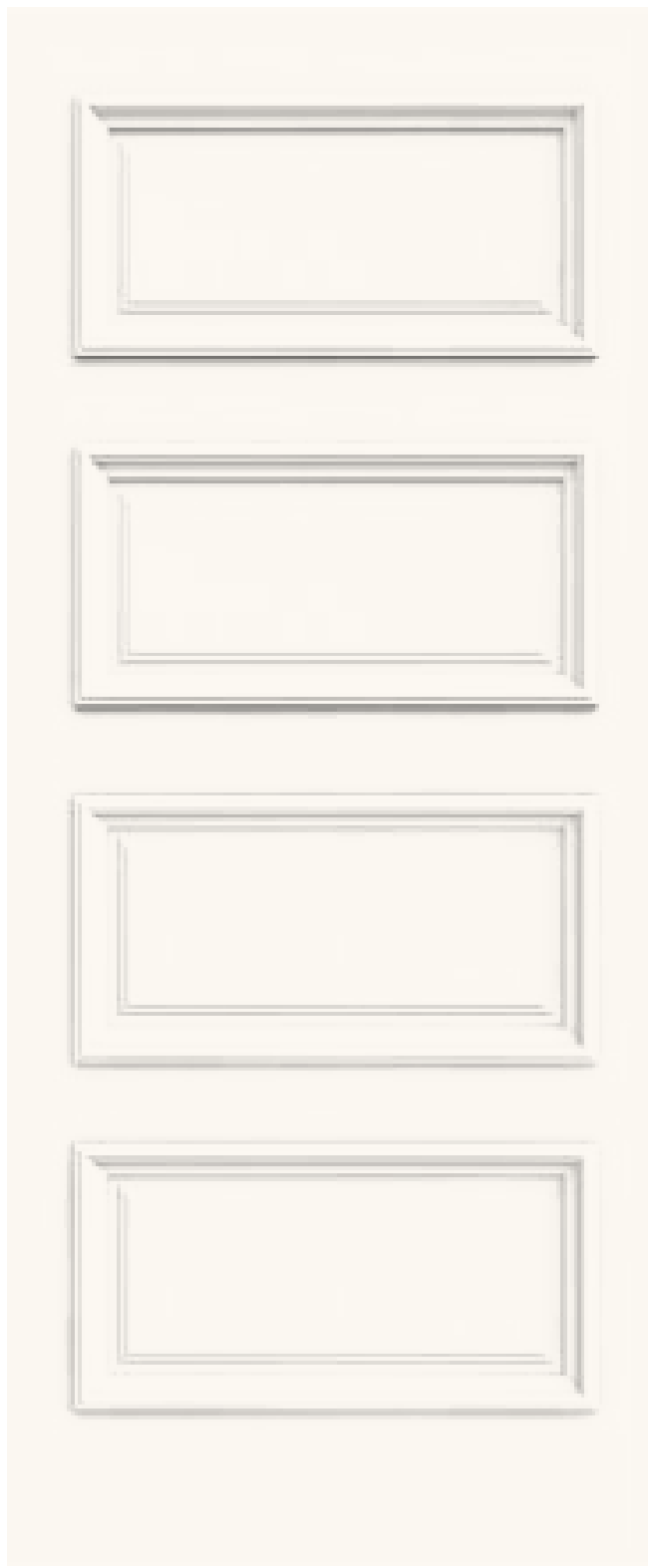
INTO BEDROOM FROM BALCONY



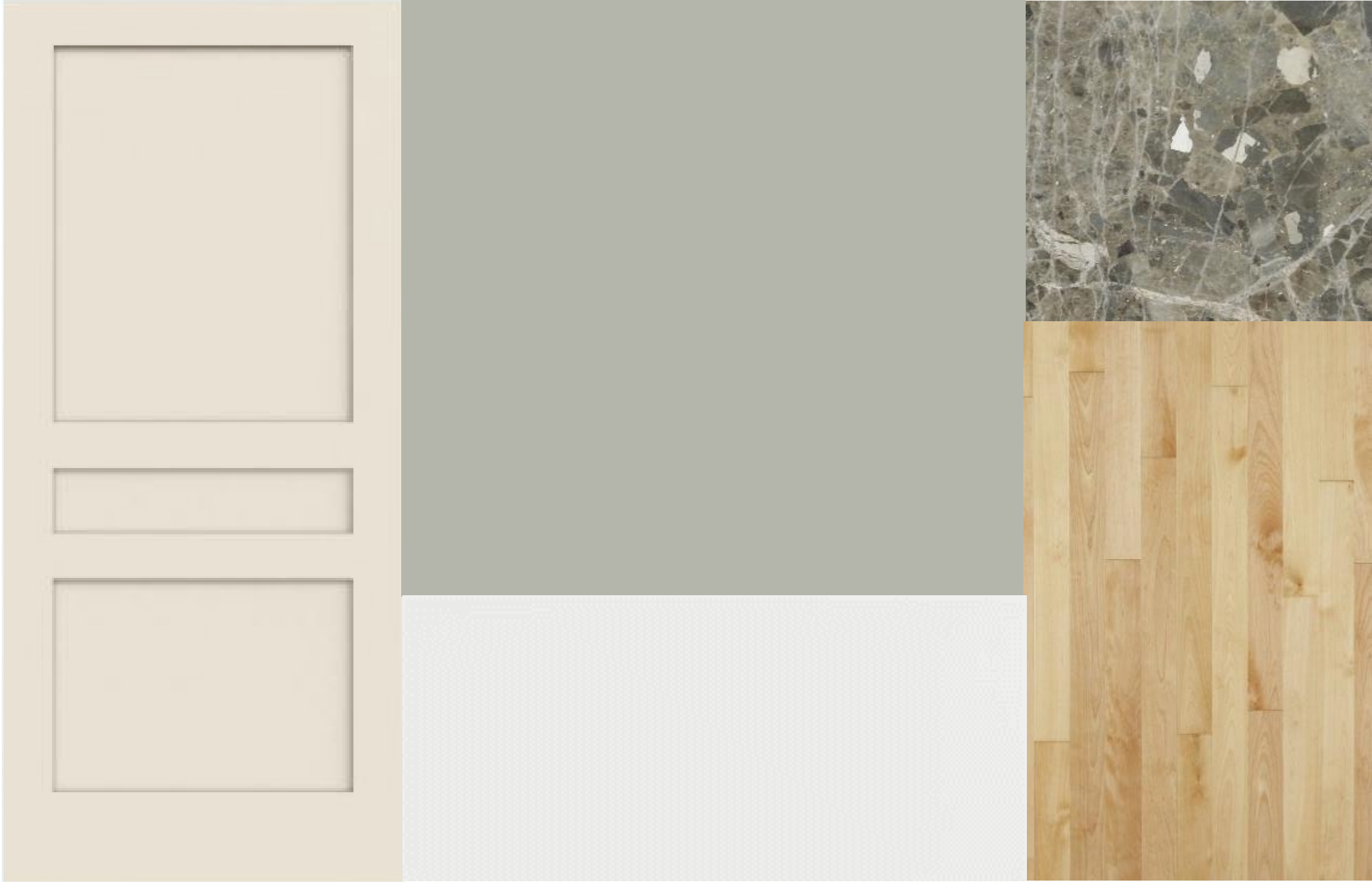
DINING AREA



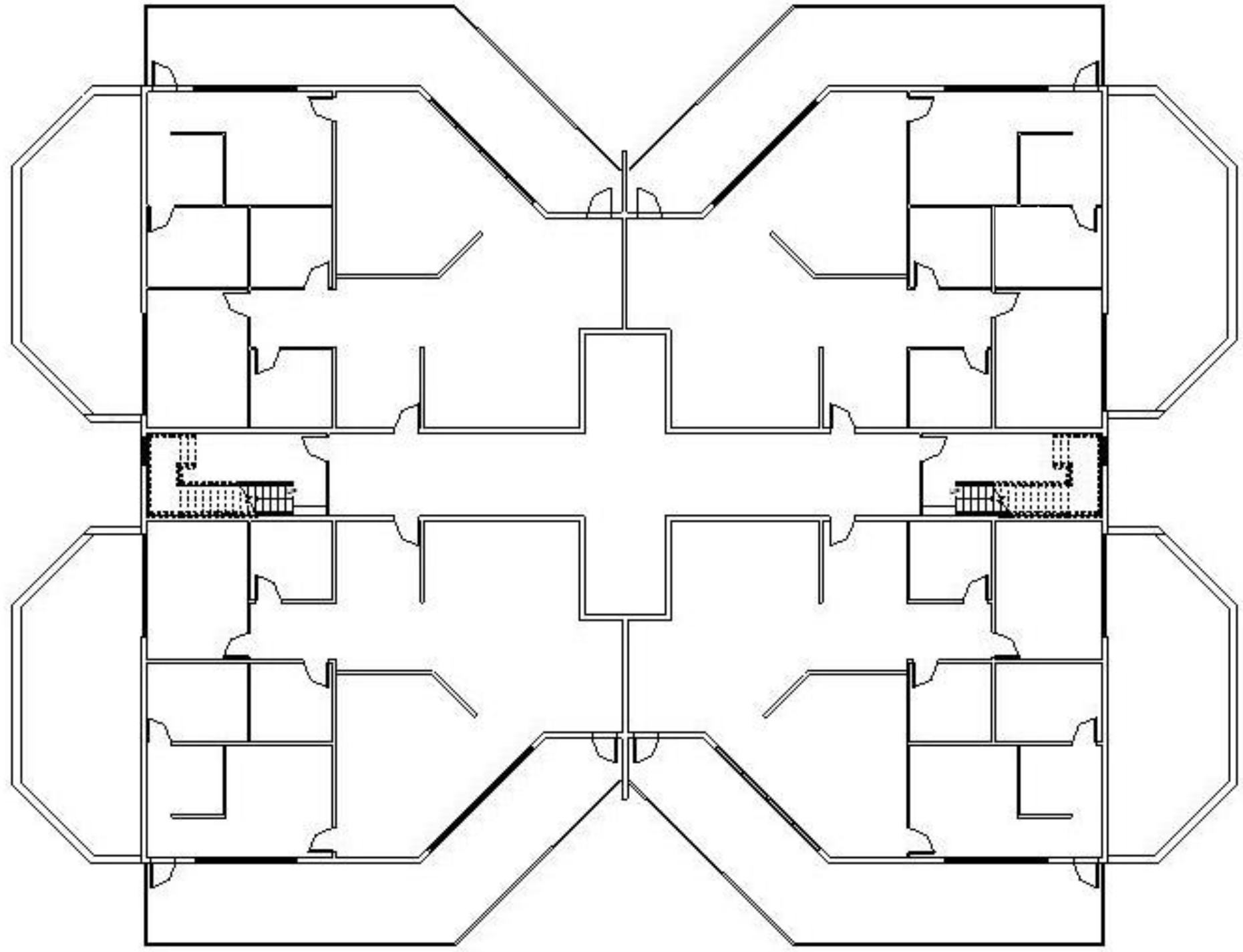
PERSPECTIVES



ARCHITECTURAL FINISHES -
OPTION ONE



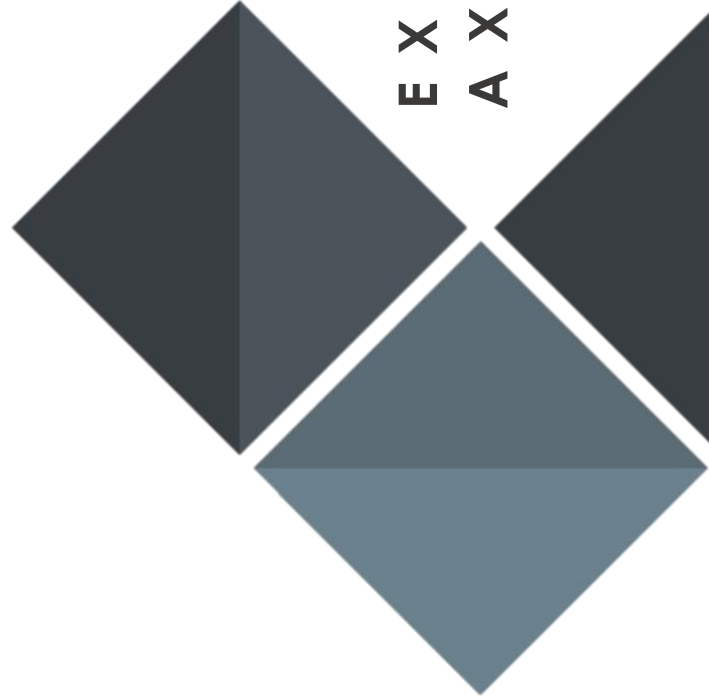
ARCHITECTURAL FINISHES -
OPTION TWO



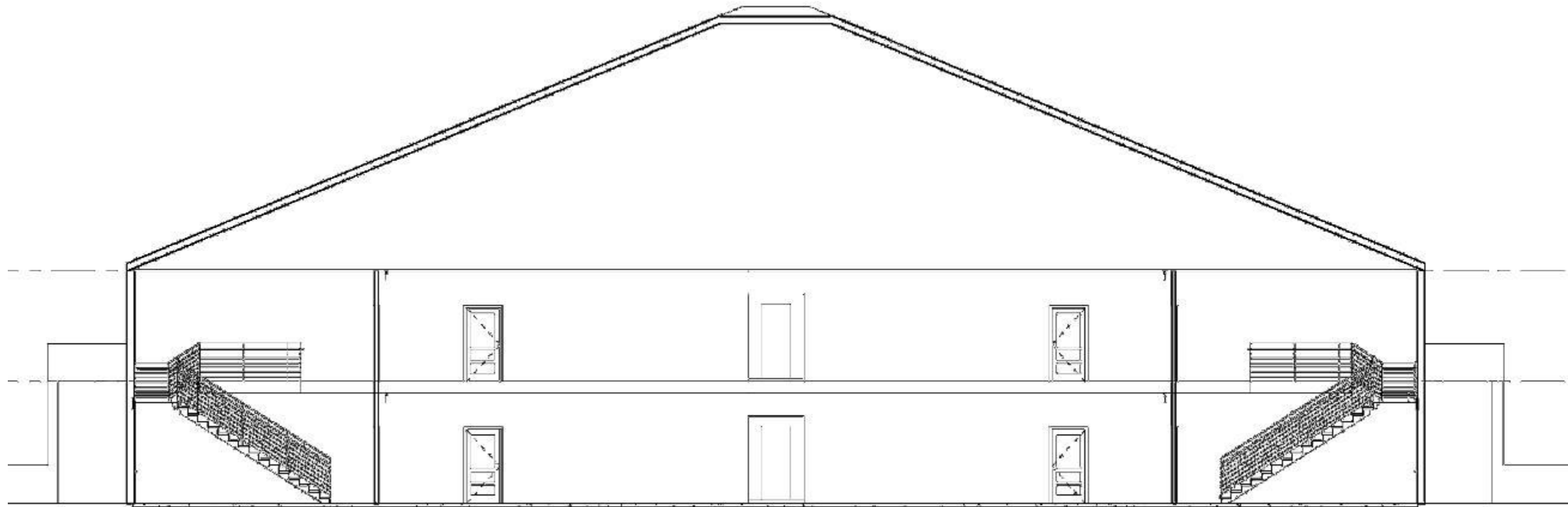
NOT TO SCALE

BUILDING STUDY -
FULL FLOOR PLAN



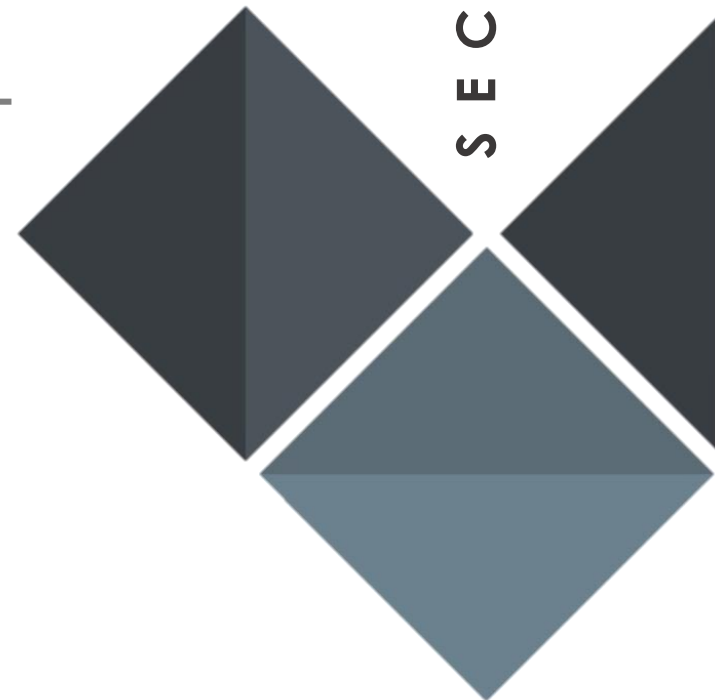


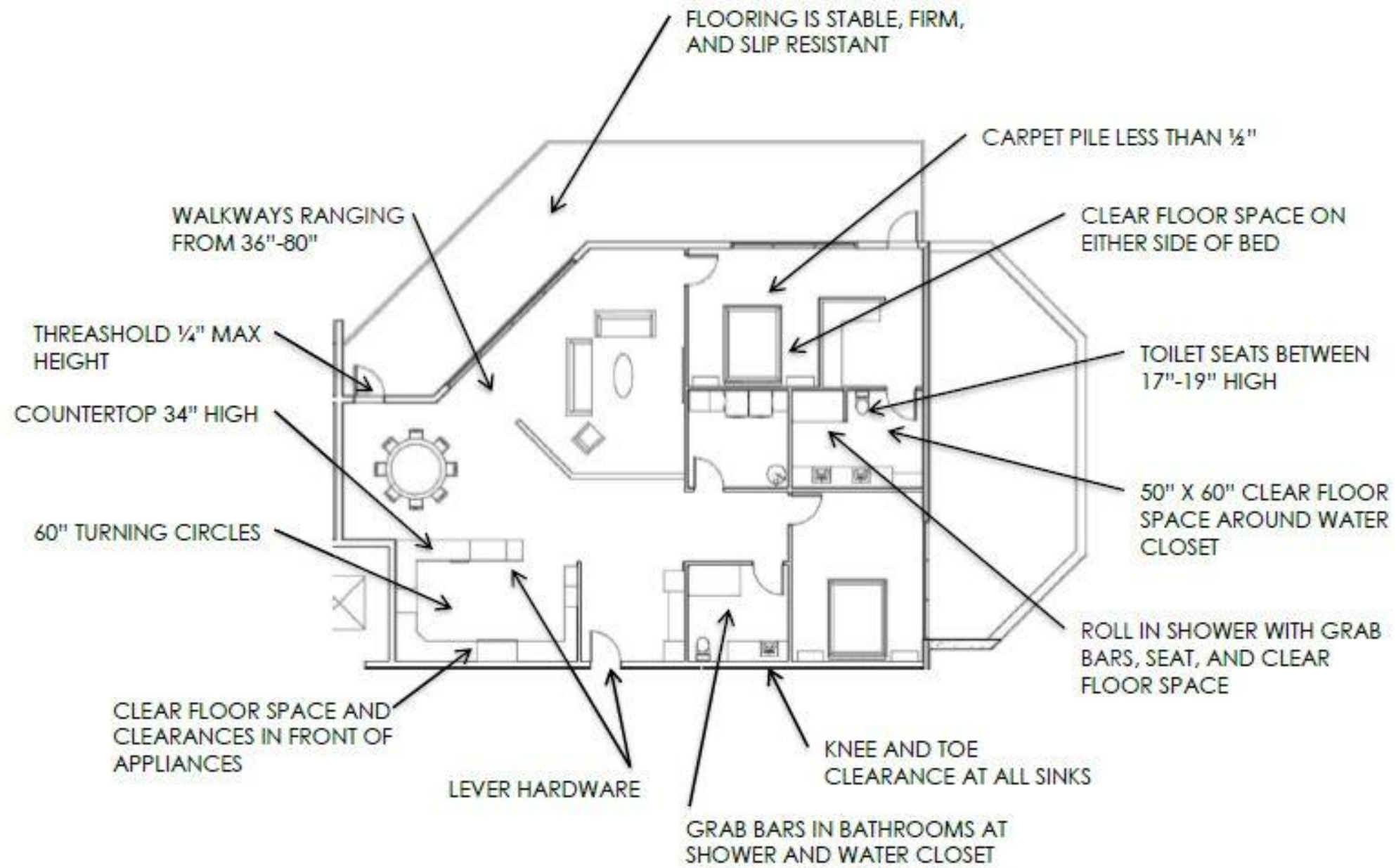
EXTERIOR MASSING STUDY -
AXONOMETRIC VIEW



NOT TO SCALE

SECTION - CENTRAL CORRIDOR





**ACCESSIBILITY +
UNIVERSAL DESIGN
STRATEGIES**

ACCESSIBILITY OUTSIDE OF UNITS:

- TOP/BOTTOM EXTENSION ON HANDRAILS
- VISUAL CONTRAST ON STAIR TREADS
- PANIC HARDWARE ON EXTERIOR DOORS
- ACCESSIBLE ROOM IDENTIFICATION

- ACCESSIBLE CONTROL IDENTIFICATION AT ELEVATORS
- CORRIDOR WIDTH ALLOWS FOR PASSING IN WHEELCHAIRS
- AREA OF RESCUE ASSISTANCE IN STAIRWELLS
- SIDE GUARDS ON STAIR TREADS
- FLOOR BARRIERS AT REDUCED VERTICAL CLEARANCE UNDER STAIRS

