

# PORTFOLIO 1

Universal Design

Fall 2015

TYLERCURRIE

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## CLIENT PROFILE

A developer is looking for designers to create new and innovative over 55 senior condos in the Greenville area. The idea is that the condos will appeal to an older population and in turn, bring more mature target market to the Greenville area to settle down and make Greenville their forever home. The developer would like to consider the following criteria for the condos:

1. Over 55 condo unit, 2,000 – 3,500 square feet
2. 2 beds, 2 full baths
3. In home facilitates (laundry, etc.)
4. Easy living and care free environments
5. Easily accessible
6. Idea of “Aging I Place” to attract retirees to the Greenville area



## PROGRAMMING

## ALICE B.

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

2,000 – 2,500 square feet.

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

{CUSTOM} 2 beds, 2 baths

{NORMAL} 3beds, 2 baths

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

{CUSTOM} baths attached to each bedroom.

{NORMAL} Bath attached to master, one bath for remaining bedrooms.

4. Preferred special features in condo units?

Sunroom, state of the art kitchen, high end finishes.

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

{CUSTOM} 2 bedroom-1 master suite, 1 master bath, separate water closets, his/her closets.

{NORMAL} 3 bedroom-1 master suite, 1 master bath,

6. 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 great room for both.

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

Client specific, normally a mixture of traditional with contemporary flare.

8. Other current trends?

Neutral colors and accessible living.

## SHANNON D.

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

2,000 – 3,000

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

2 beds, 2 baths

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

All baths are attached to bedroom units.

4. Preferred special features in condo units?

Accessible living and roll in showers.

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

1 master suite with attached master bath and roll in shower and walk in closet. 1 guest bedroom with normal shower and walk in closet.

6. 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?

Preference is to combine all living, kitchen and dining for easier access and accessibility standards.

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

Minimalistic with a touch of traditional.

8. Other current trends?

Tenants love the neutral colors because they feel calmer in their own environments.

# INTERVIEW





# INSPIRATION IMAGES



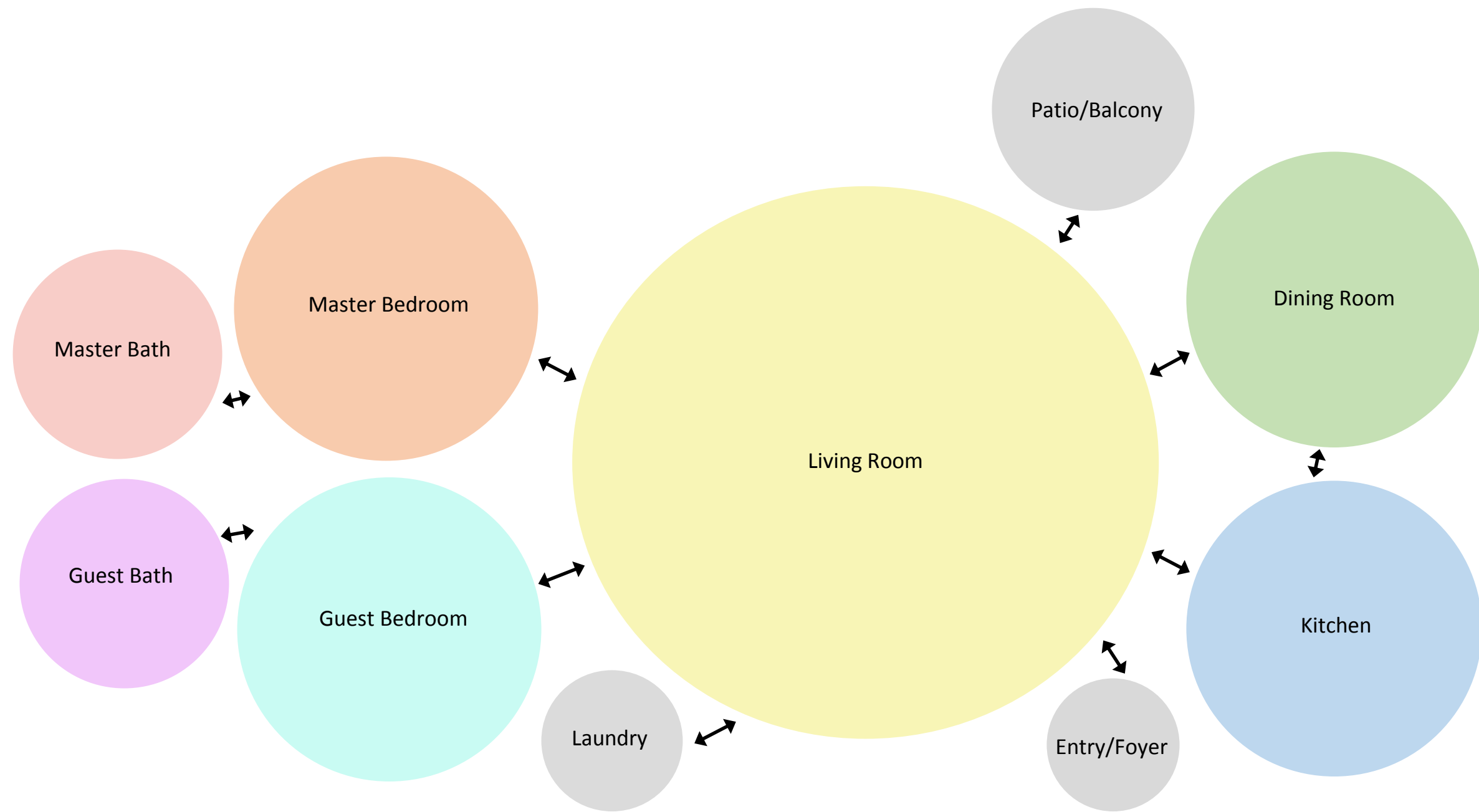
Spaces	Square Feet
Living Room	300 – 450
Dining Room	200 – 300
Foyer	50 – 100
Kitchen	200 – 300
Master Bedroom	250 – 400
Master Bath	200 – 250
Guest Bedroom	150 – 200
Guest Bath	120 – 150
Laundry	50 – 150
Total:	1,520 – 2,270



The square footage of these spaces allows for comfortable living with an efficient use of space. These spaces allow the clients to take advantage of every inch of their environment while enjoying a care free lifestyle. Specific measurements for certain rooms and other spaces allow for accessible living at its finest.

## PROGRAMMING

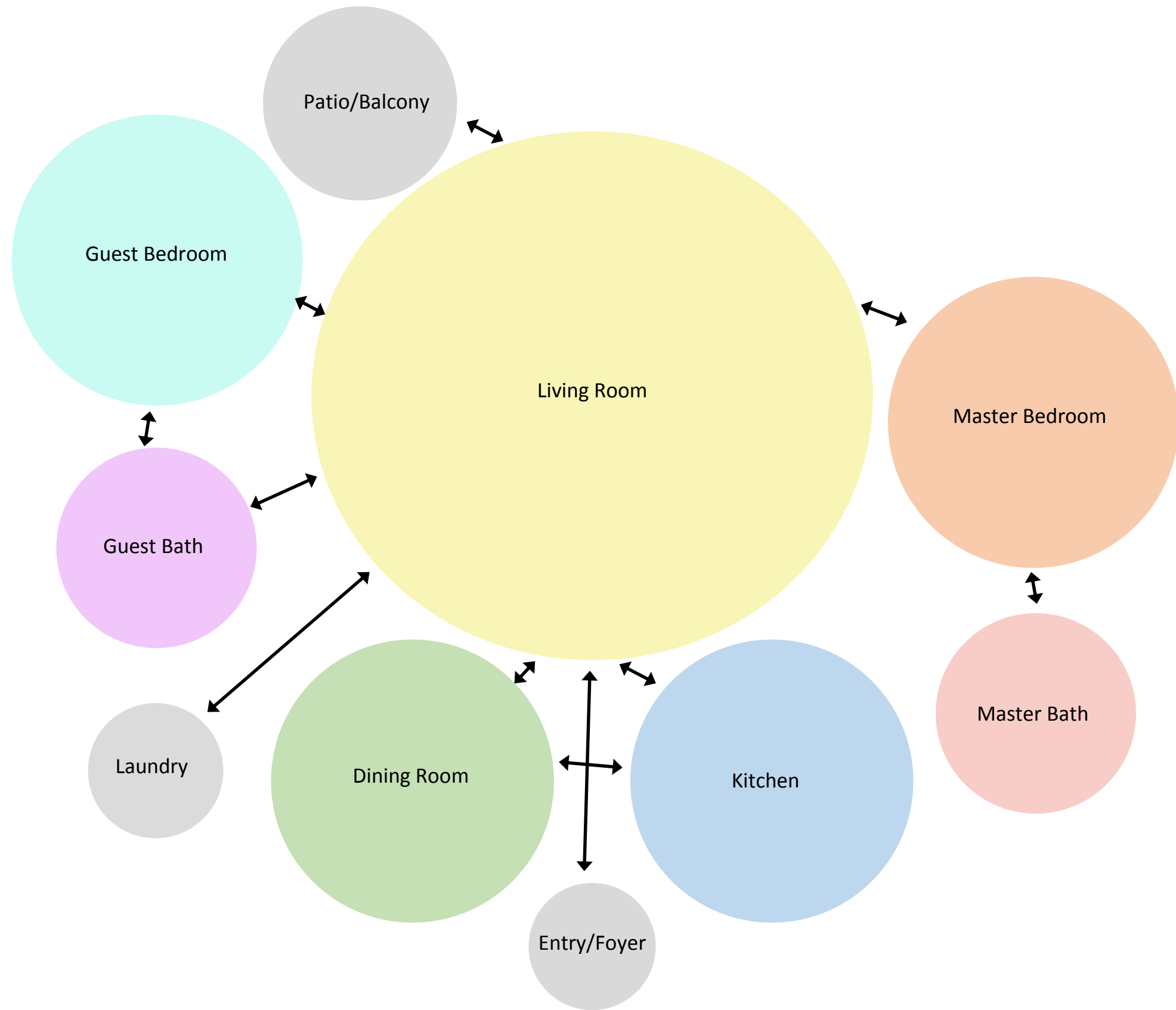
OPTION 1



# BUBBLE DIAGRAMS

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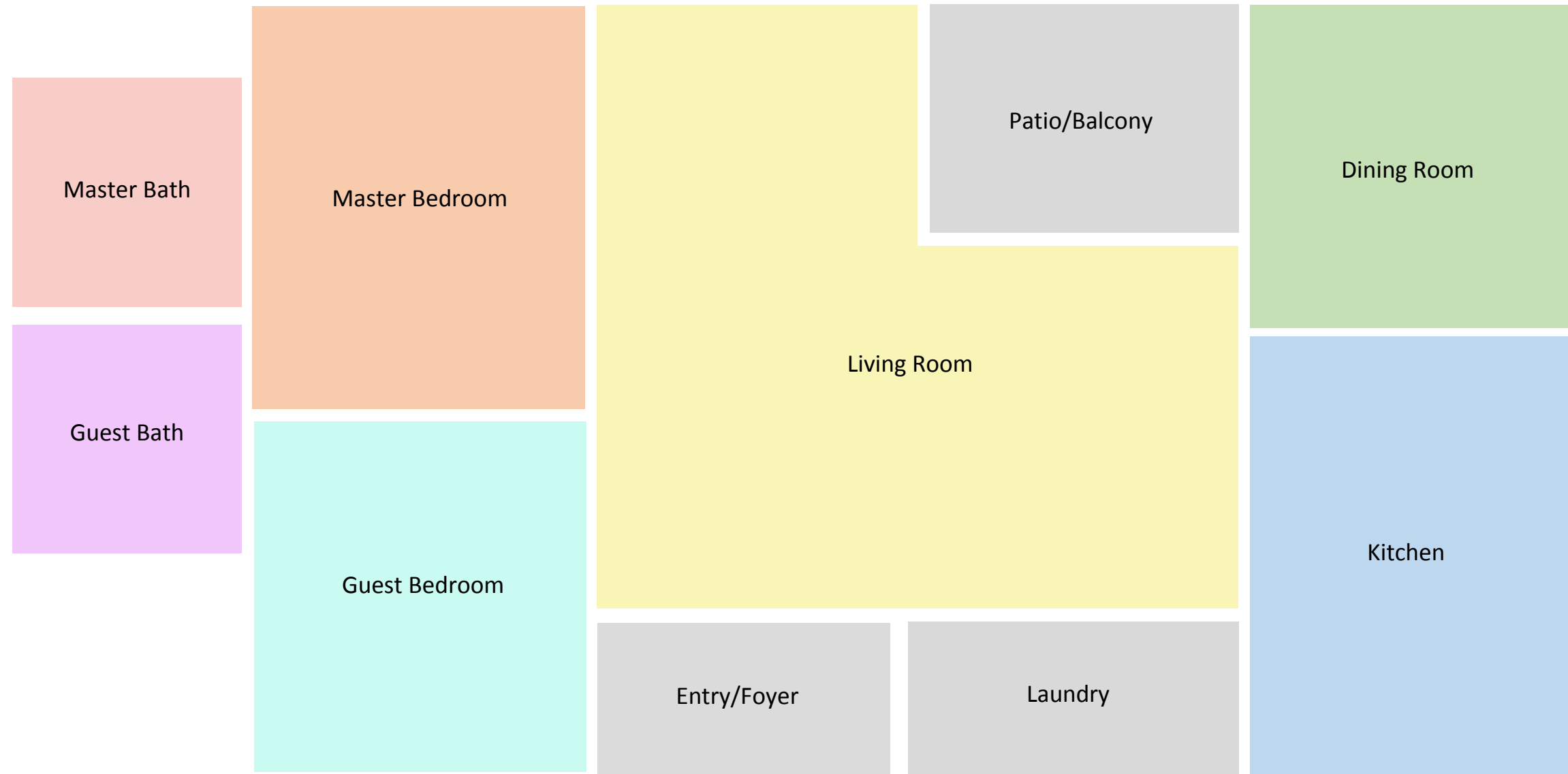
OPTION 2



# BUBBLE DIAGRAMS

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OPTION 1

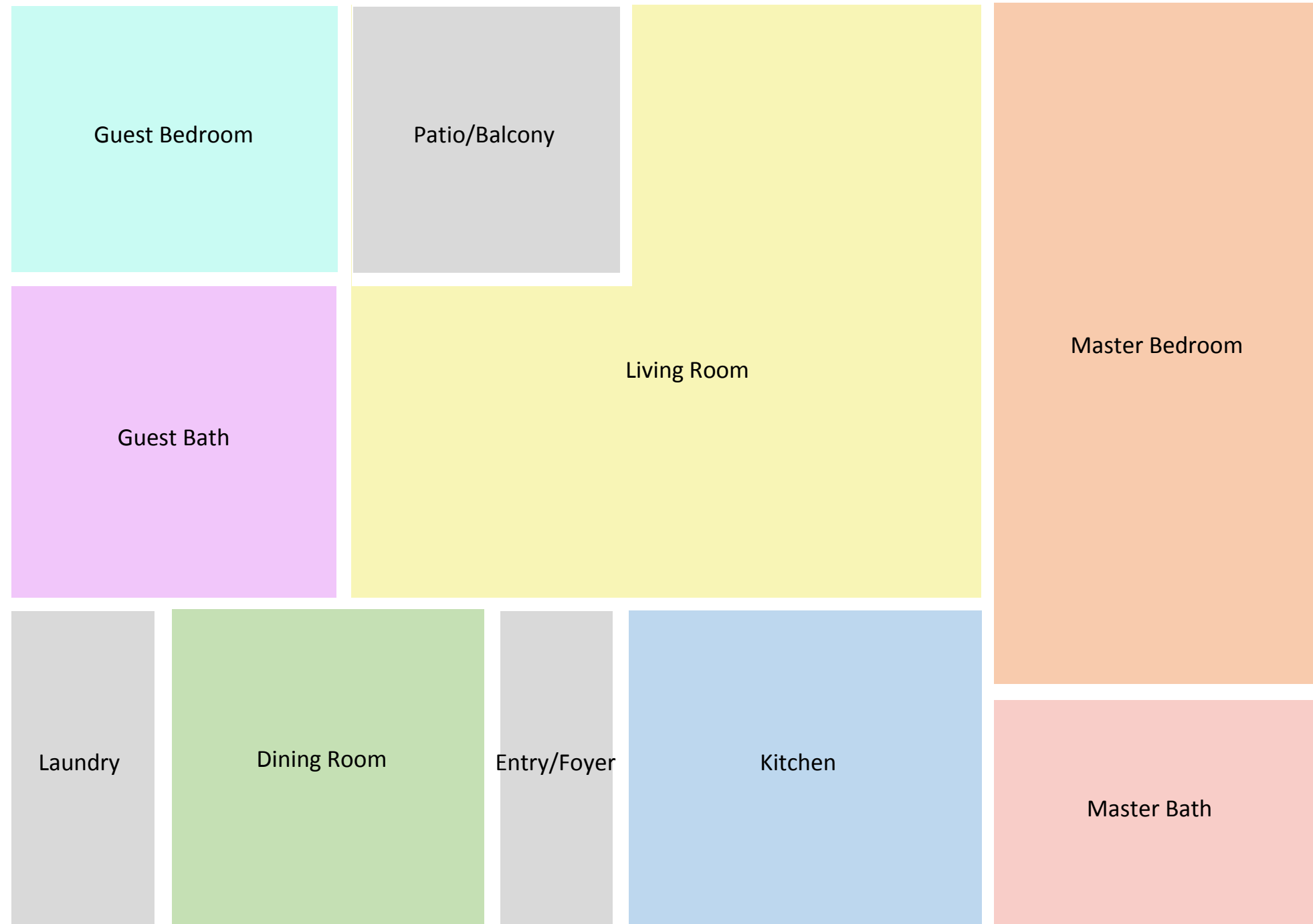


# BLOCKING DIAGRAMS

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OPTION 2



# BLOCKING DIAGRAMS

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# PORTFOLIO 2

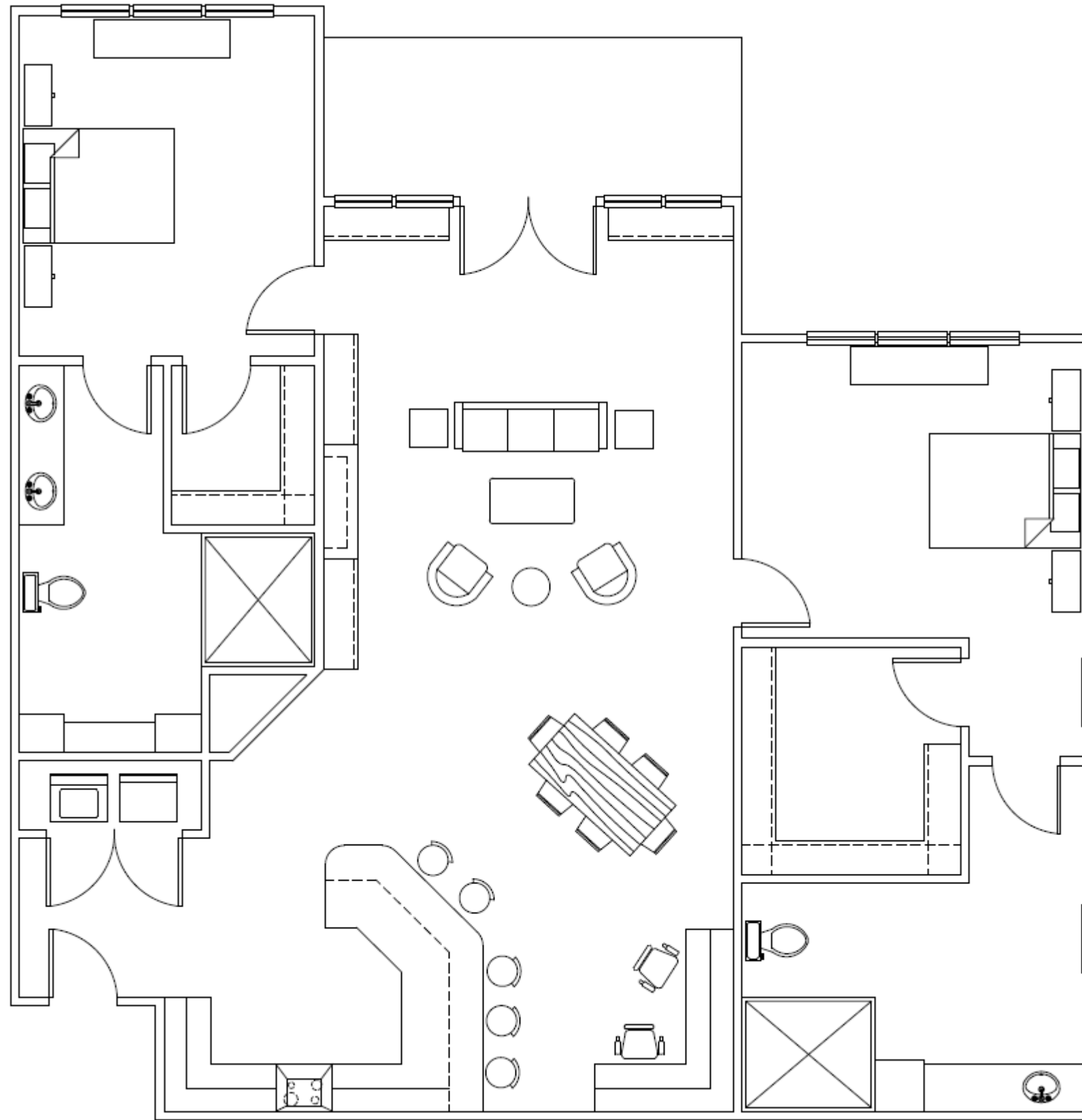
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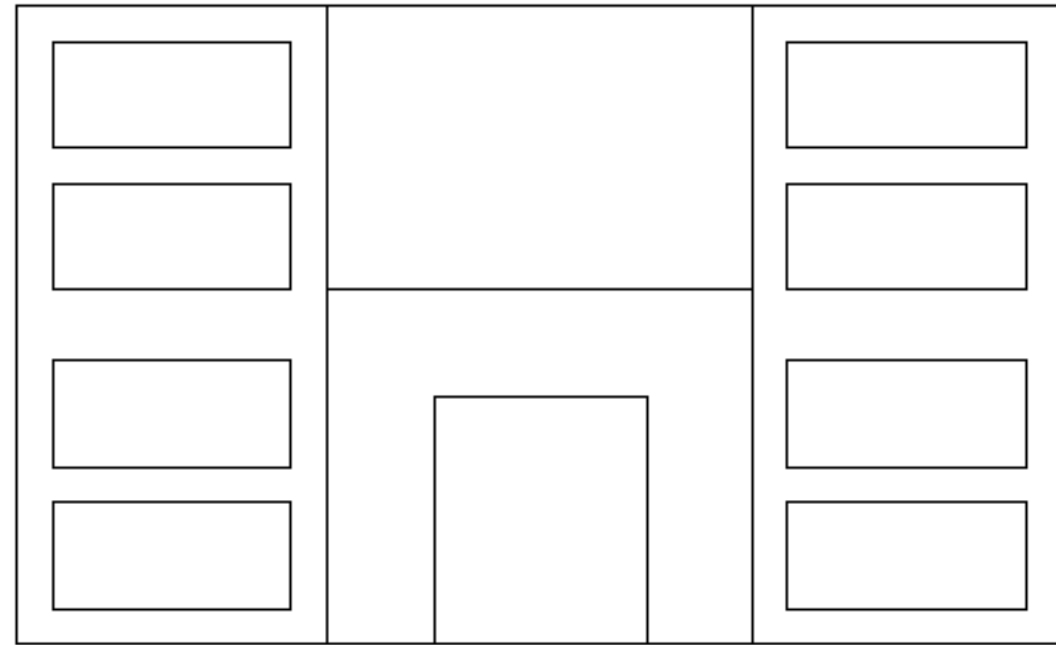
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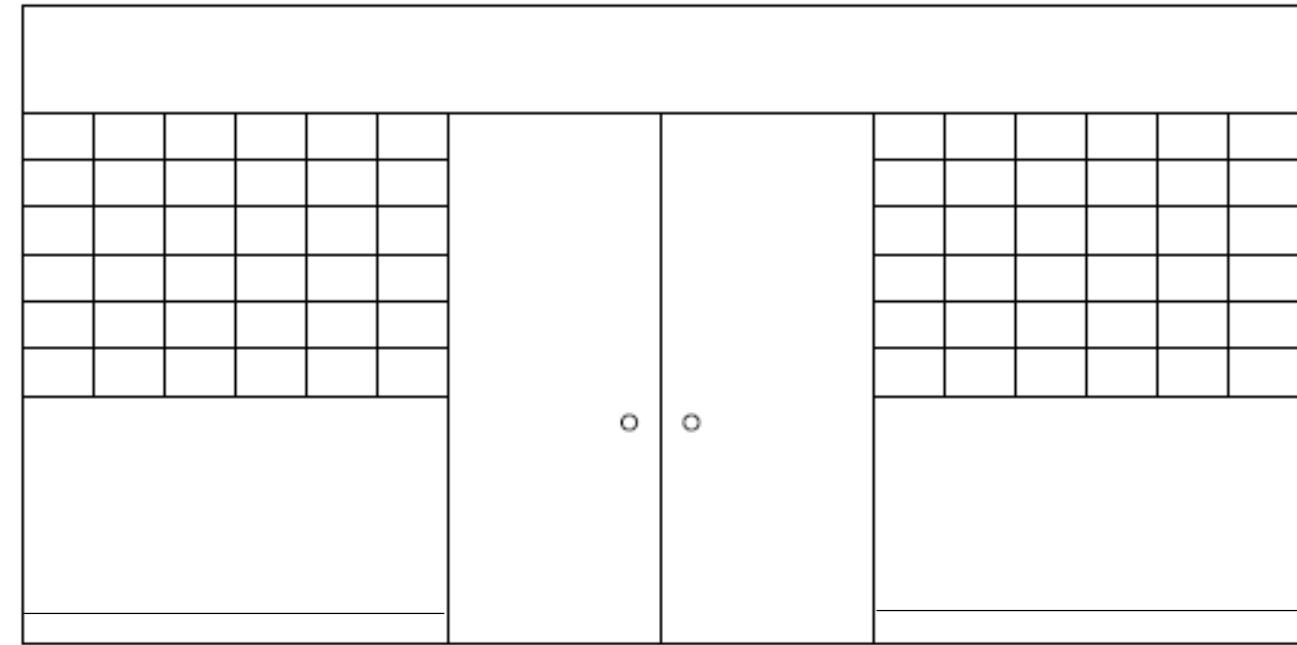


Total Square Feet = 1,843

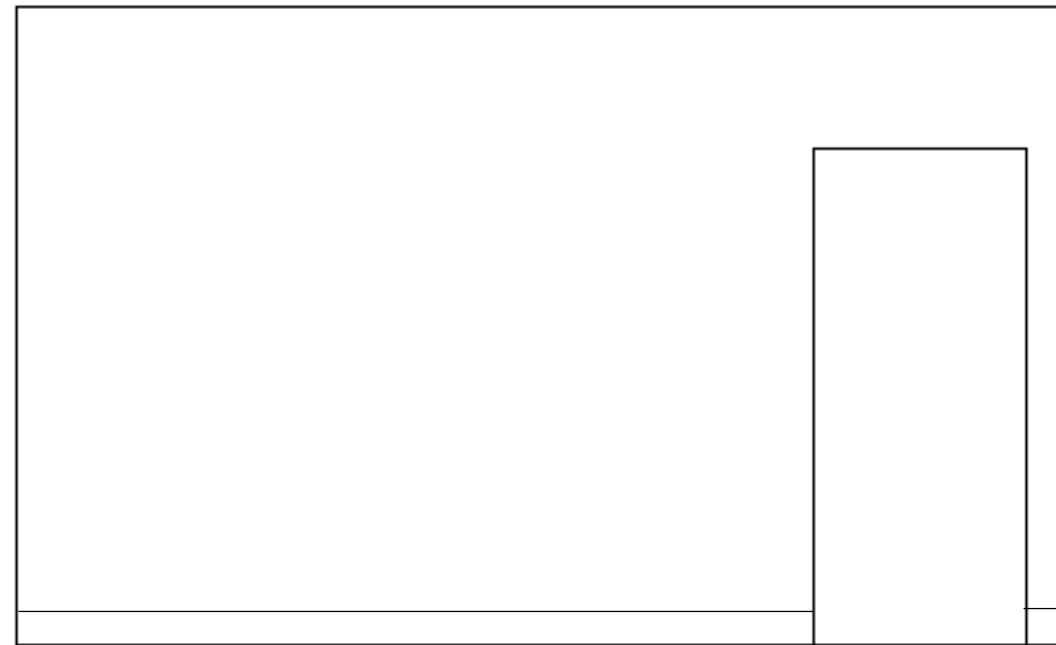
# FLOOR PLAN-OPTION 1



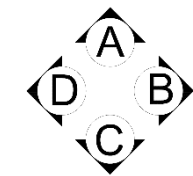
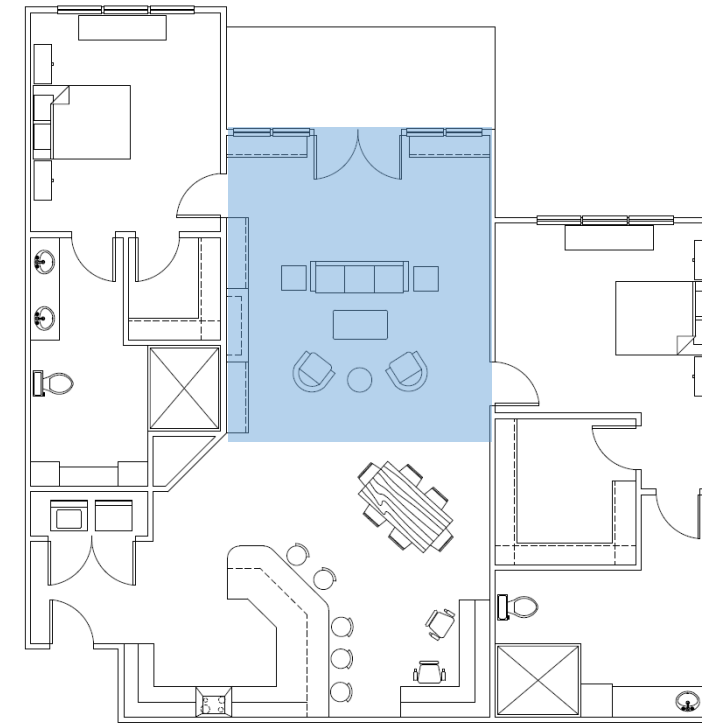
**D** LIVING ROOM WEST ELEVATION



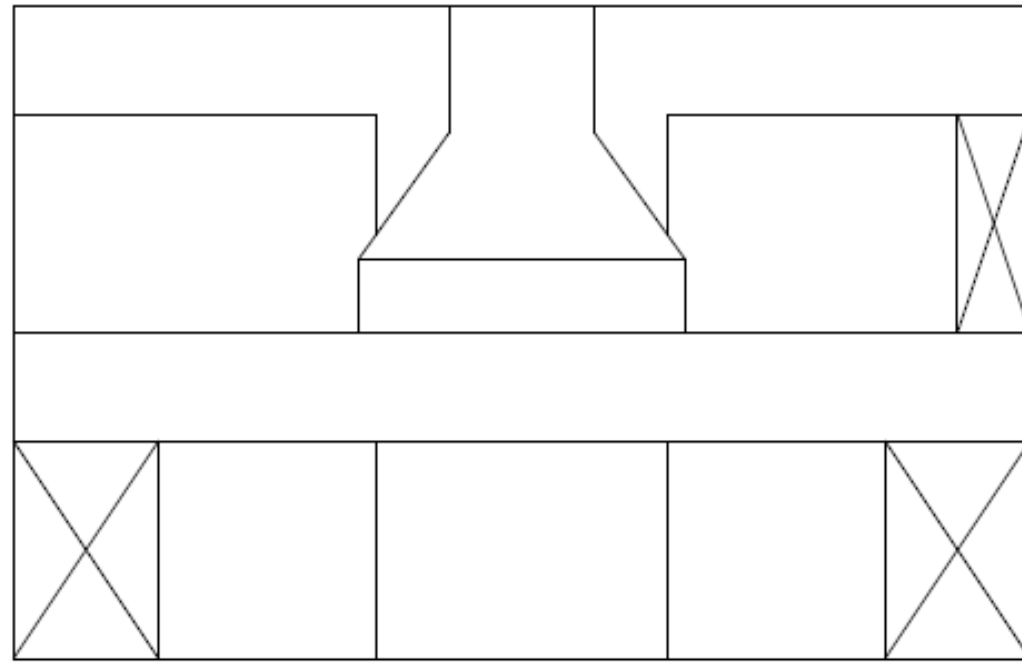
**A** LIVING ROOM NORTH ELEVATION



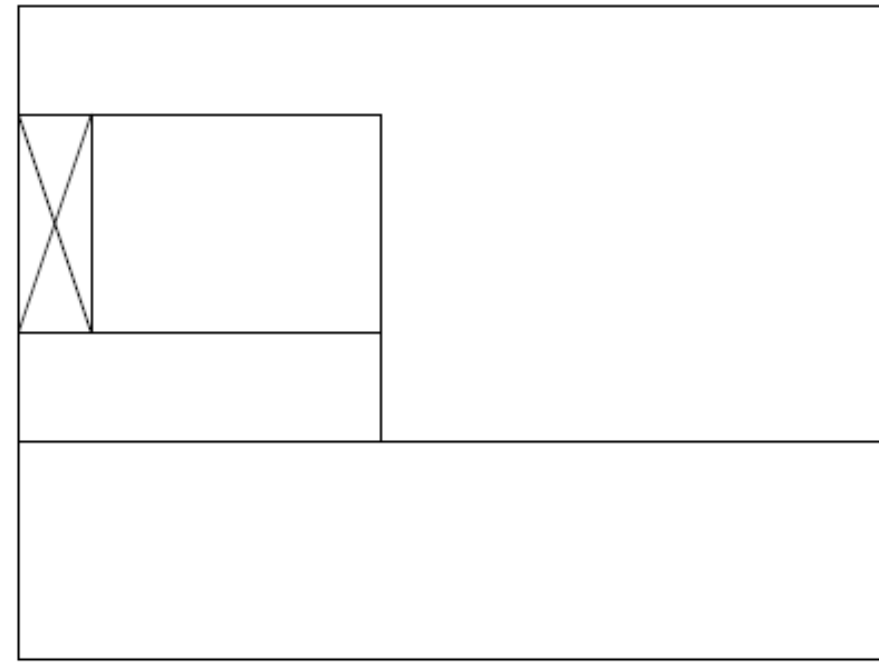
**B** LIVING ROOM EAST ELEVATION



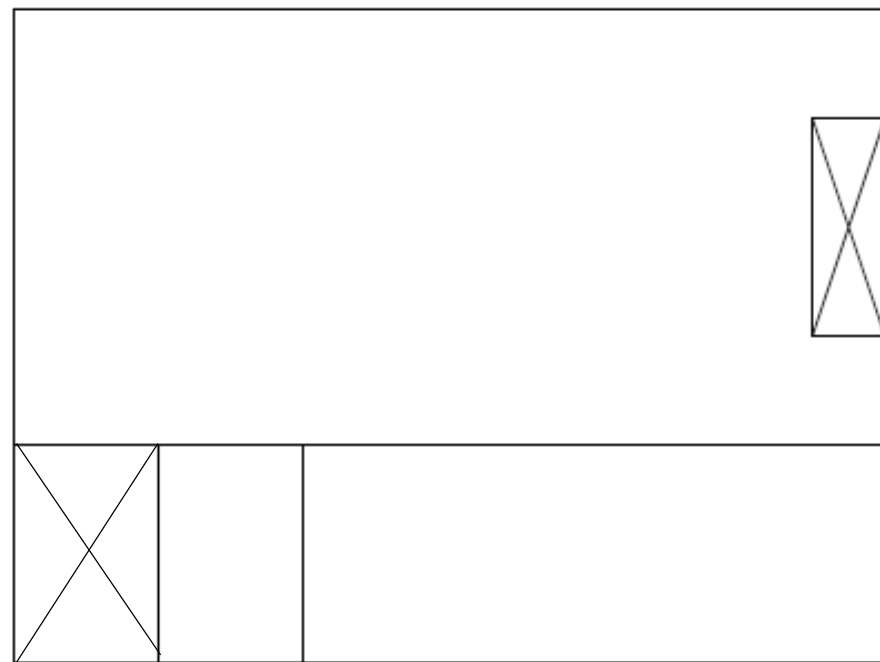
# OPTION 1 ELEVATIONS



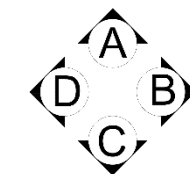
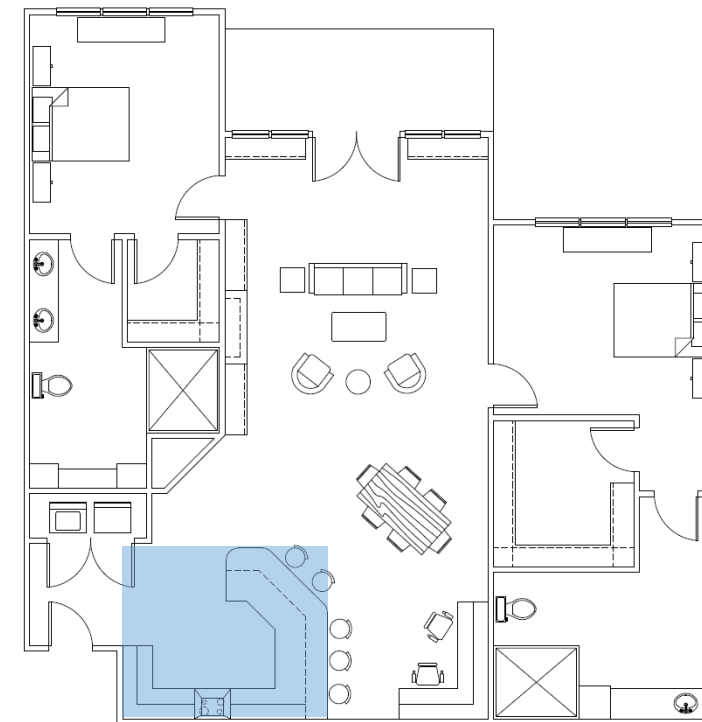
Ⓒ KITCHEN SOUTH ELEVATION



Ⓓ KITCHEN WEST ELEVATION

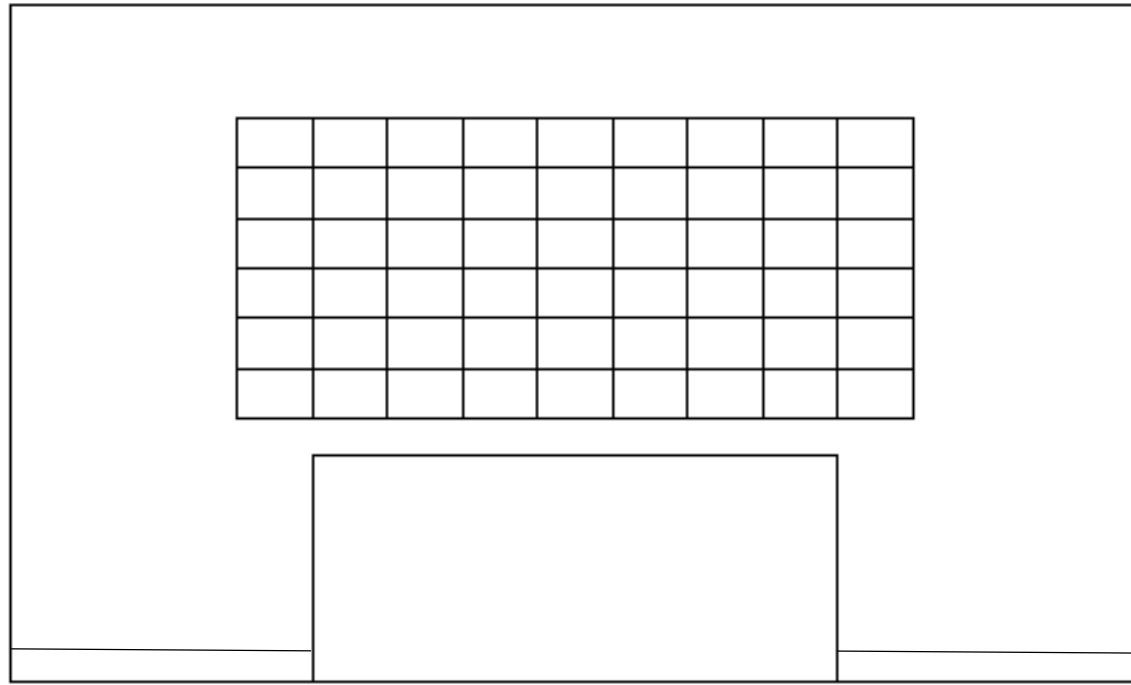


Ⓑ KITCHEN EAST ELEVATION

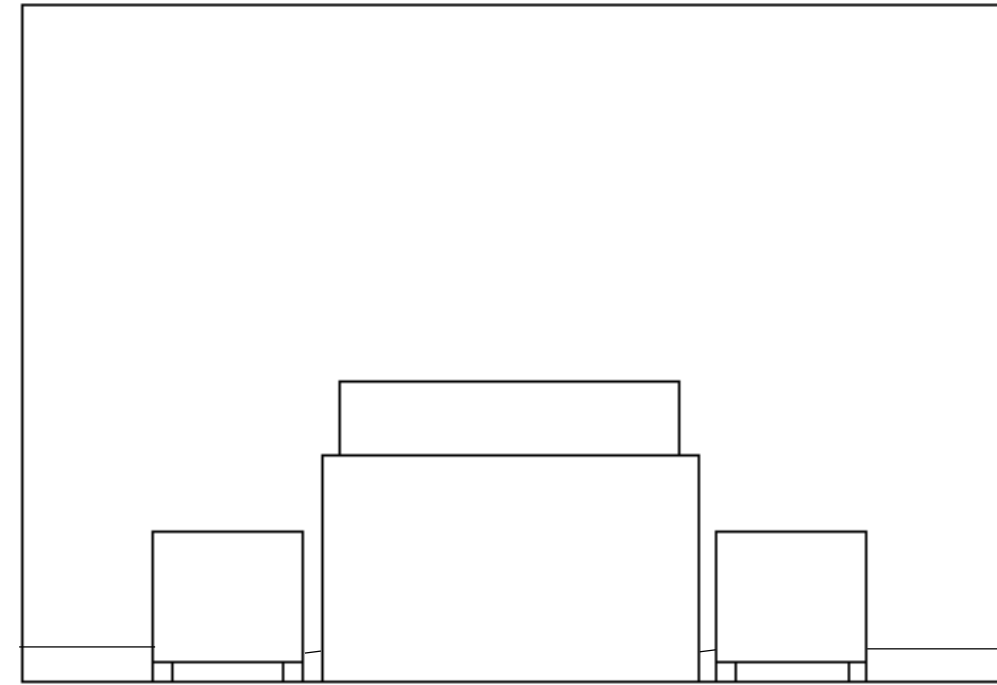


# OPTION 1 ELEVATIONS

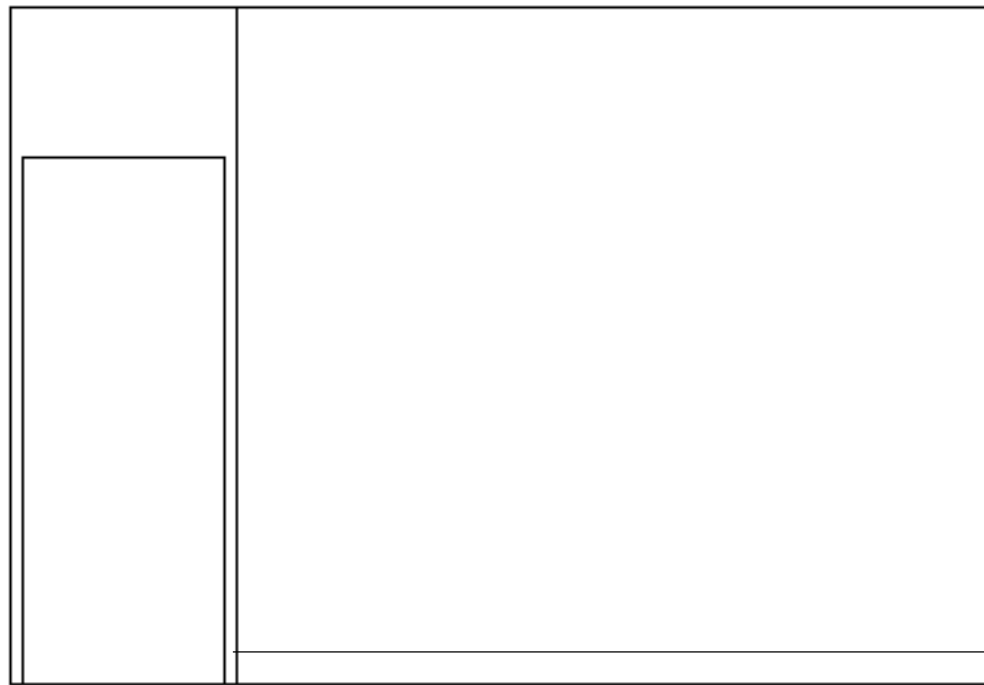




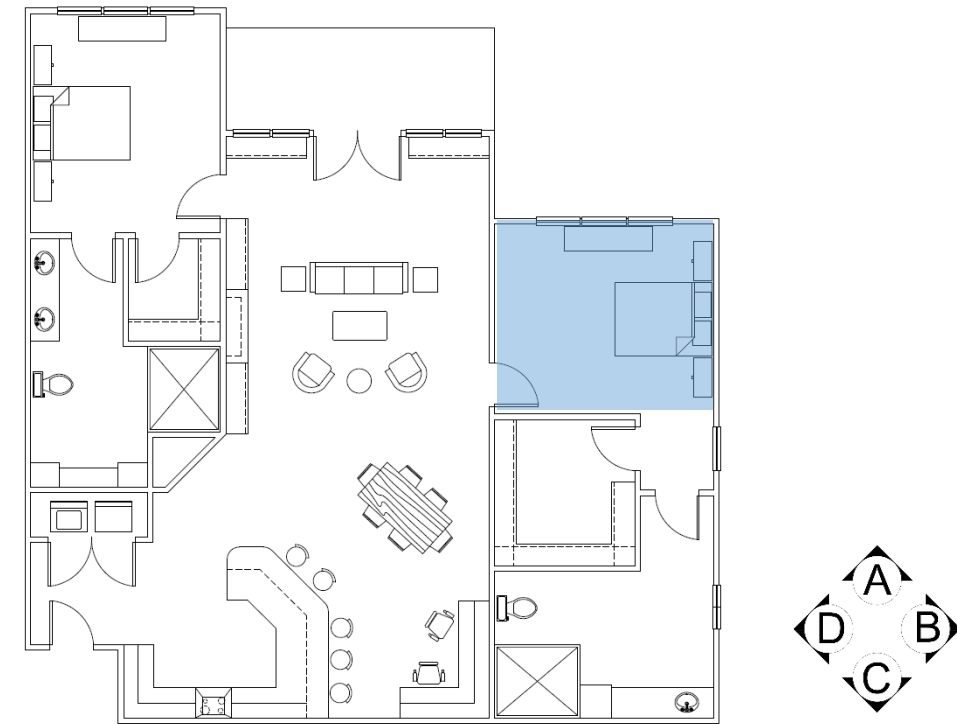
**A** MASTER NORTH ELEVATION



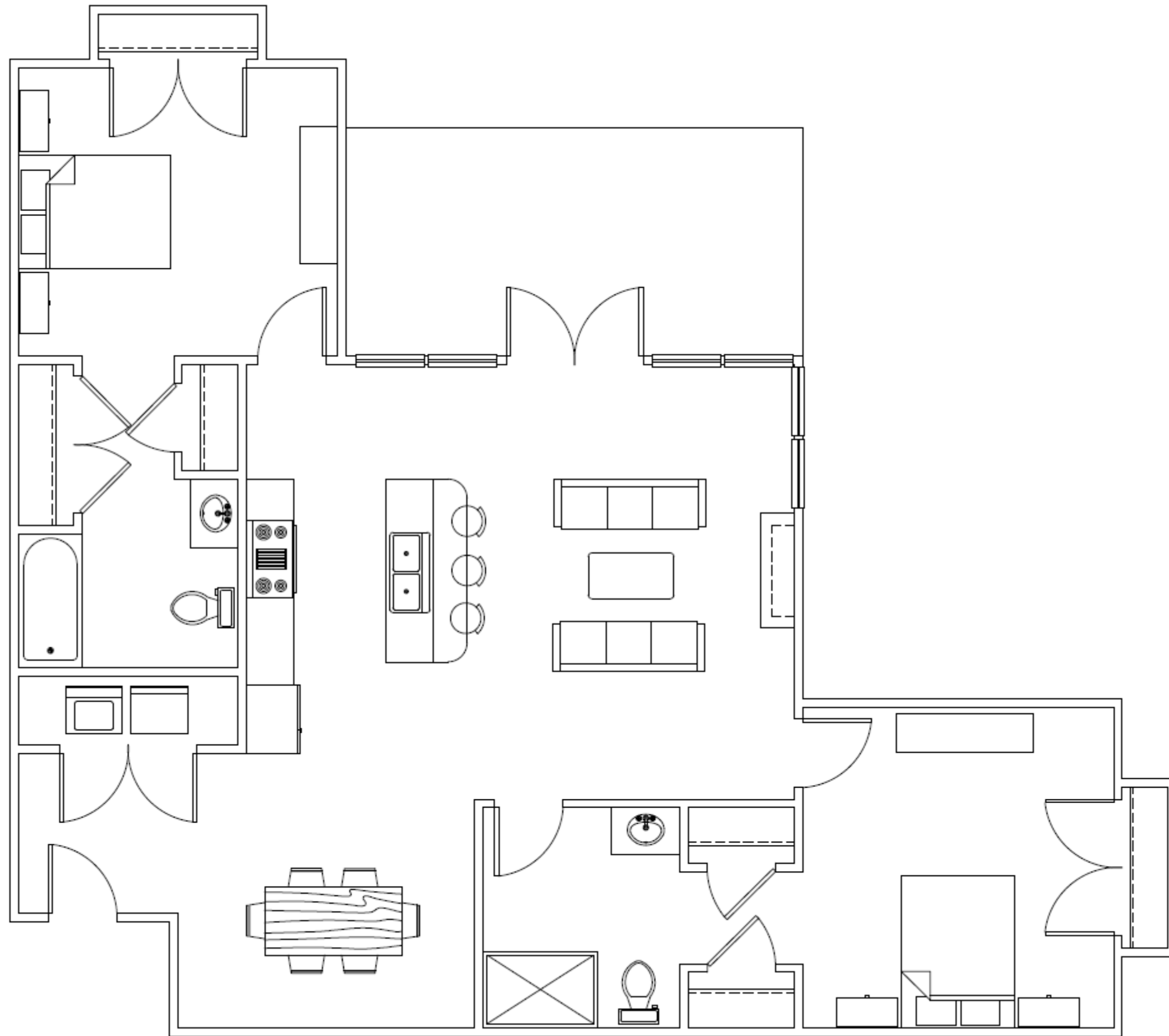
**B** MASTER EAST ELEVATION



**C** MASTER SOUTH ELEVATION

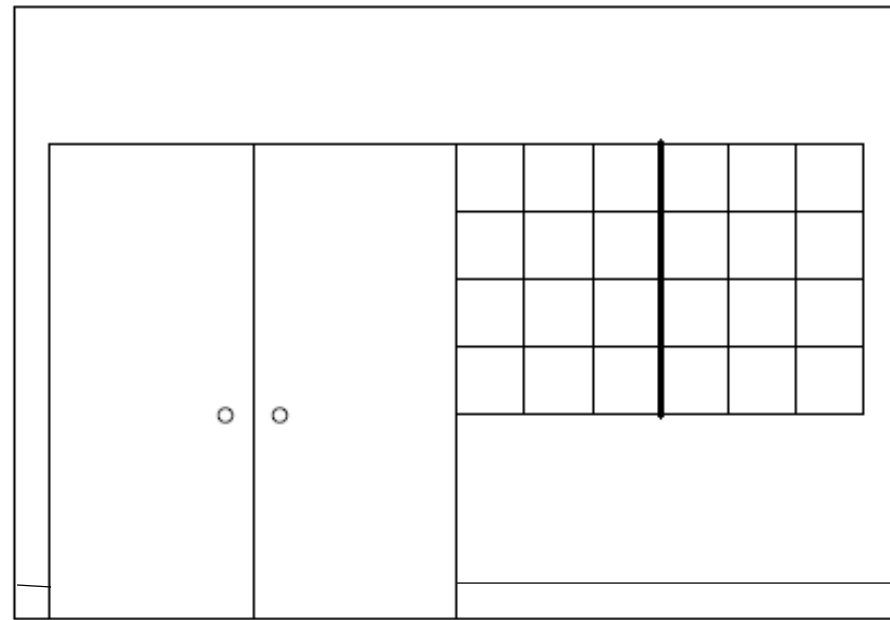


# OPTION 1 ELEVATIONS

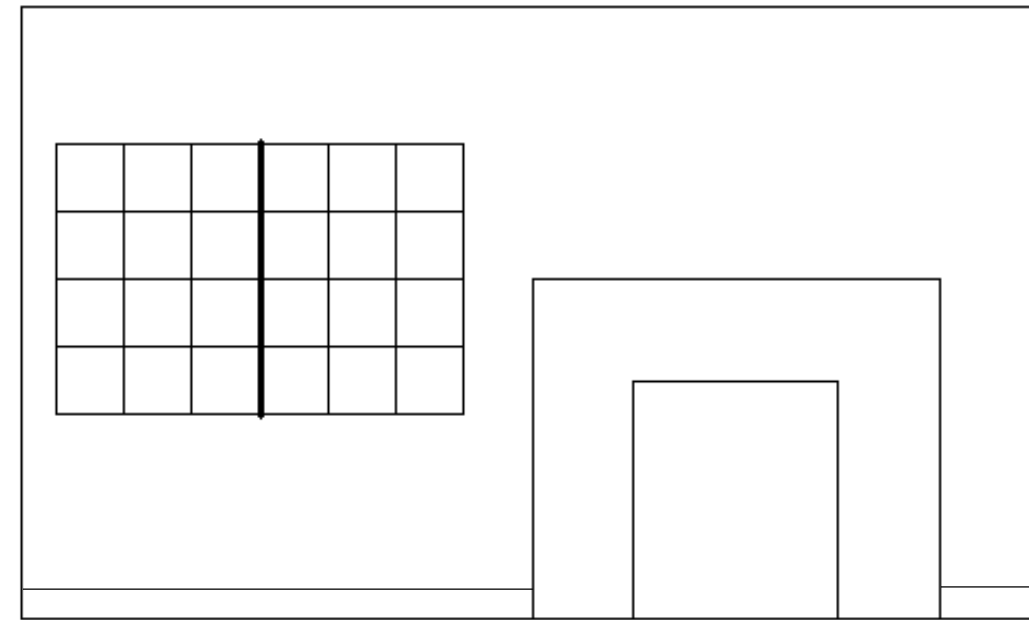


Total Square Feet = 1,362

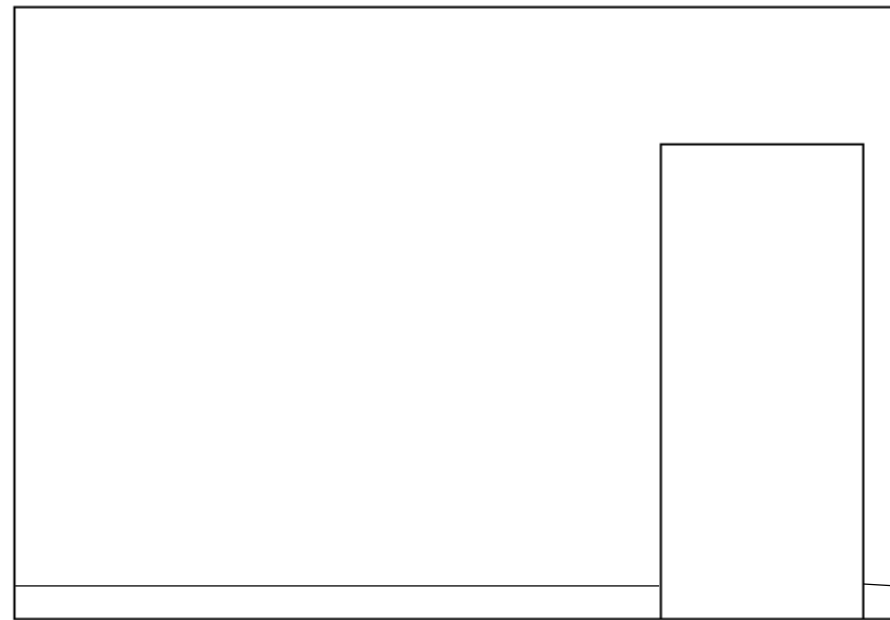
# FLOOR PLAN-OPTION 2



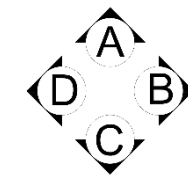
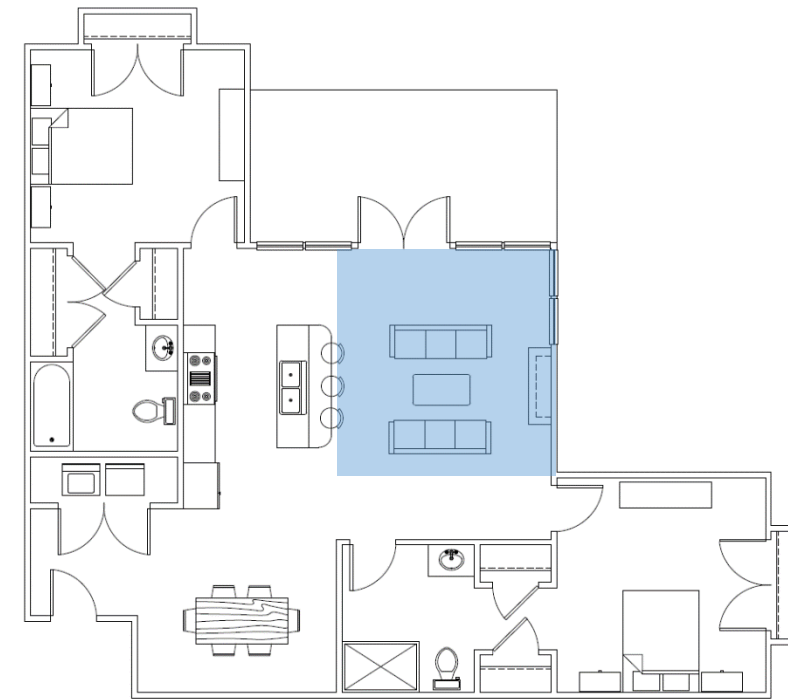
**A** LIVING ROOM NORTH ELEVATION



**B** LIVING ROOM EAST ELEVATION

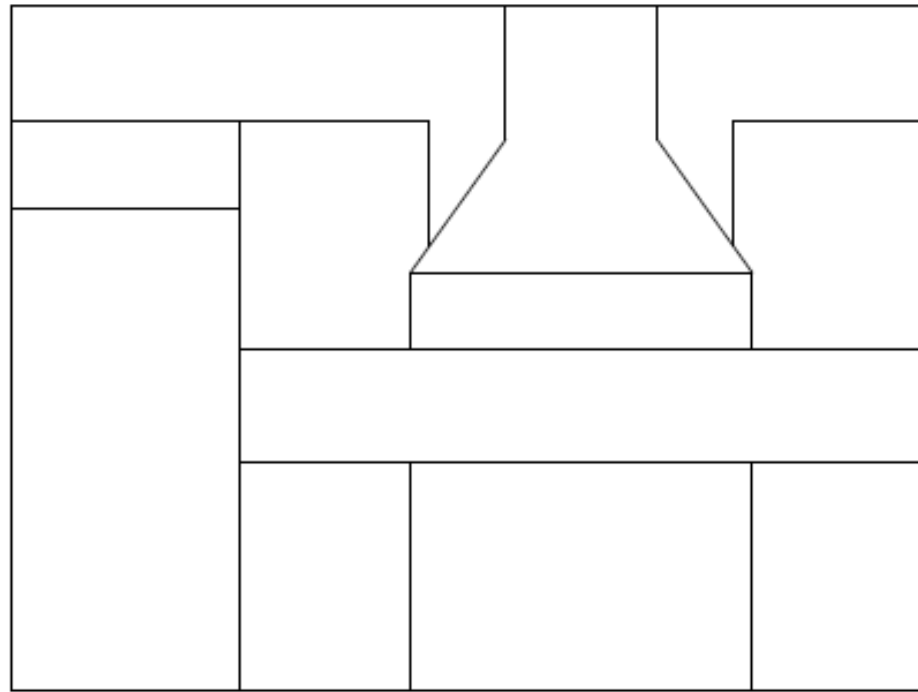


**C** LIVING ROOM SOUTH ELEVATION

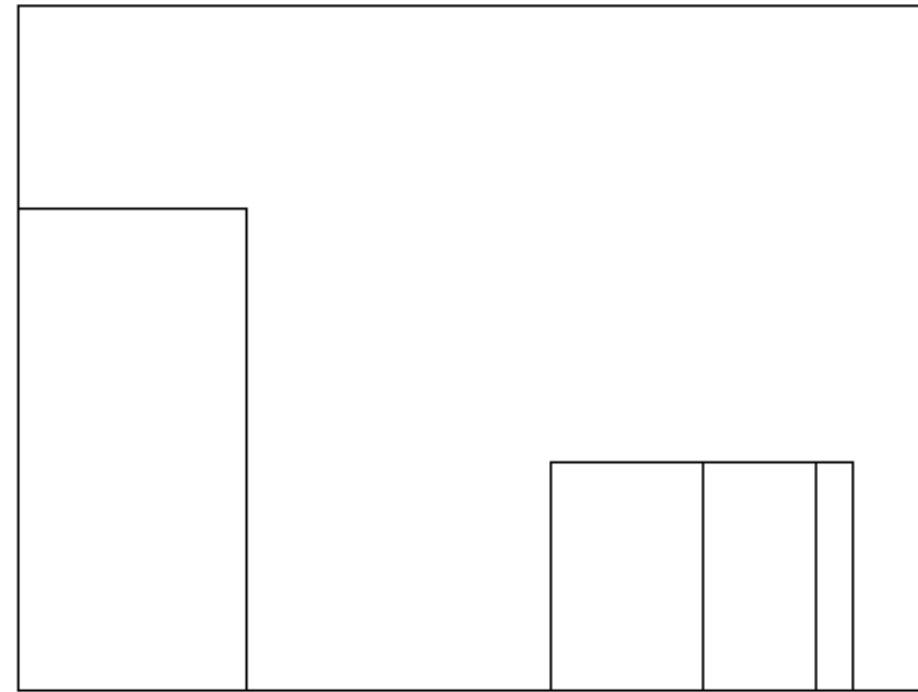


# OPTION 2 ELEVATIONS

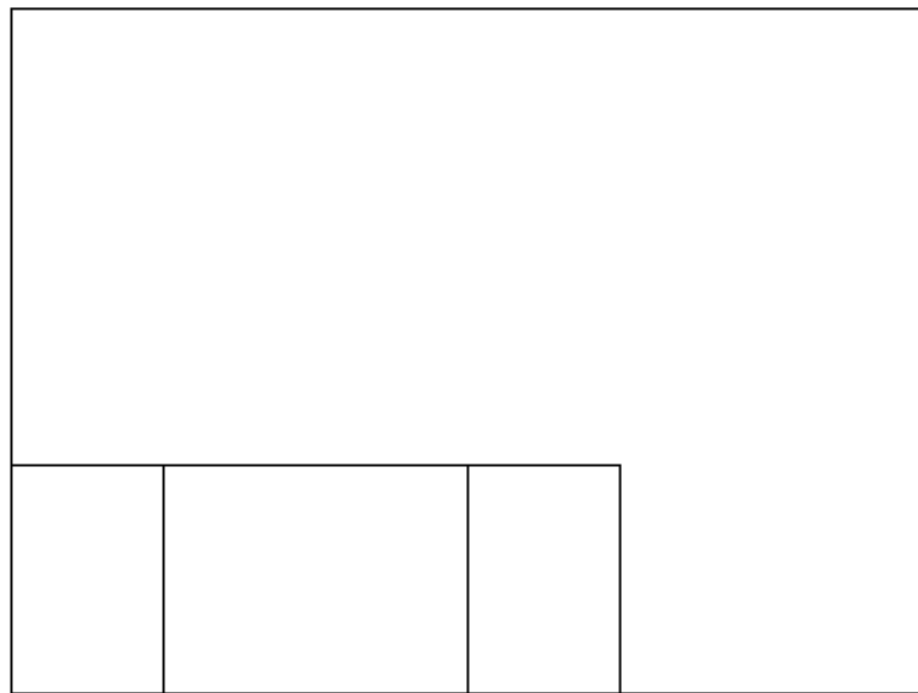




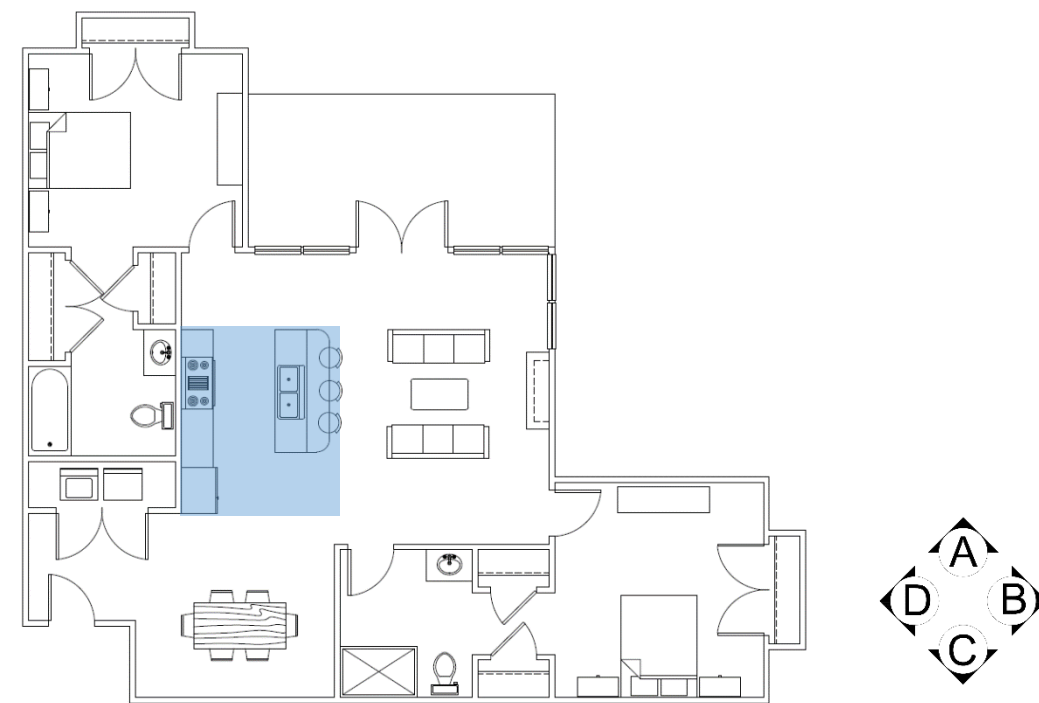
**D** KITCHEN WEST ELEVATION



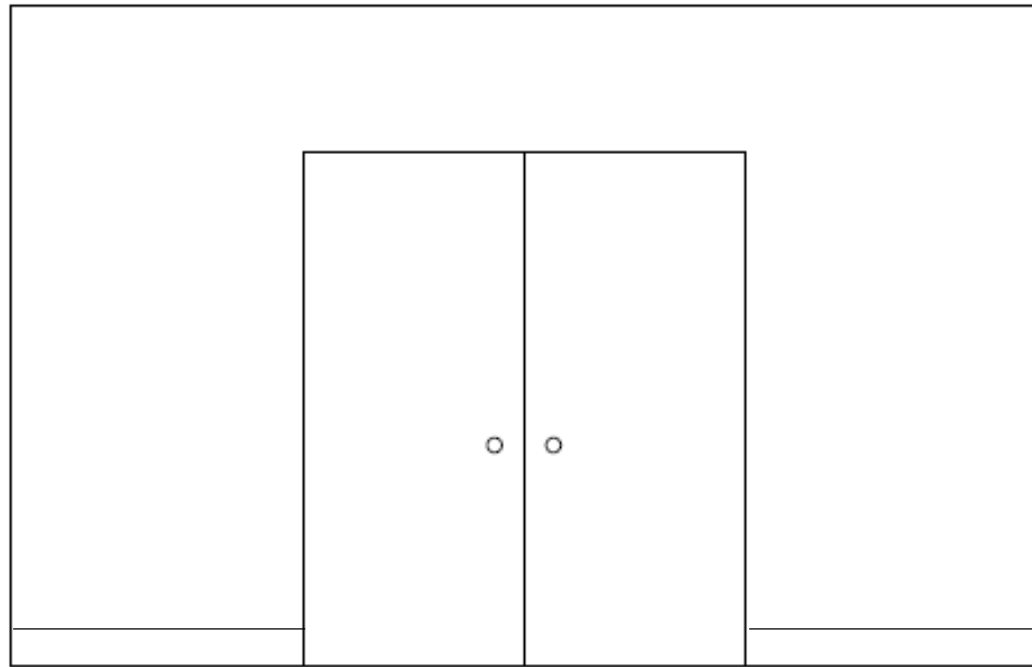
**A** KITCHEN NORTH ELEVATION



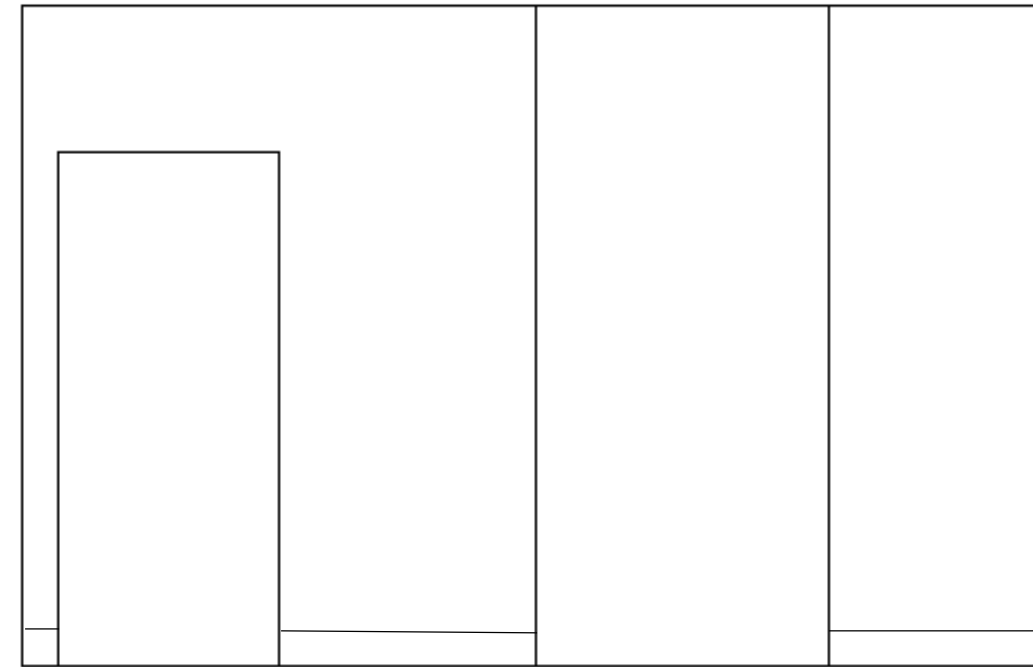
**B** KITCHEN EAST ELEVATION



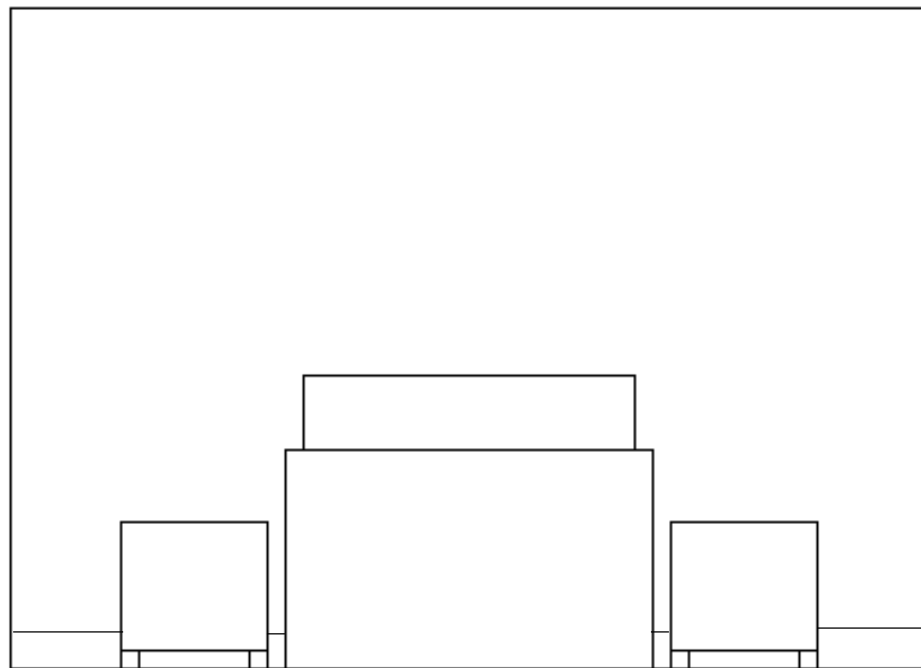
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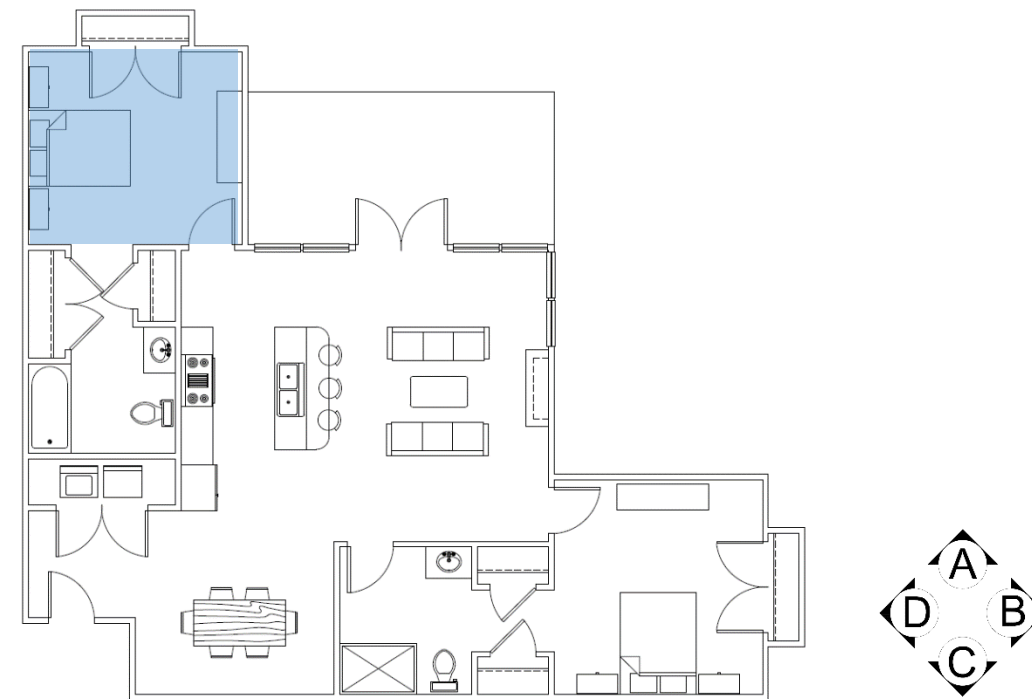
**A** MASTER NORTH ELEVATION



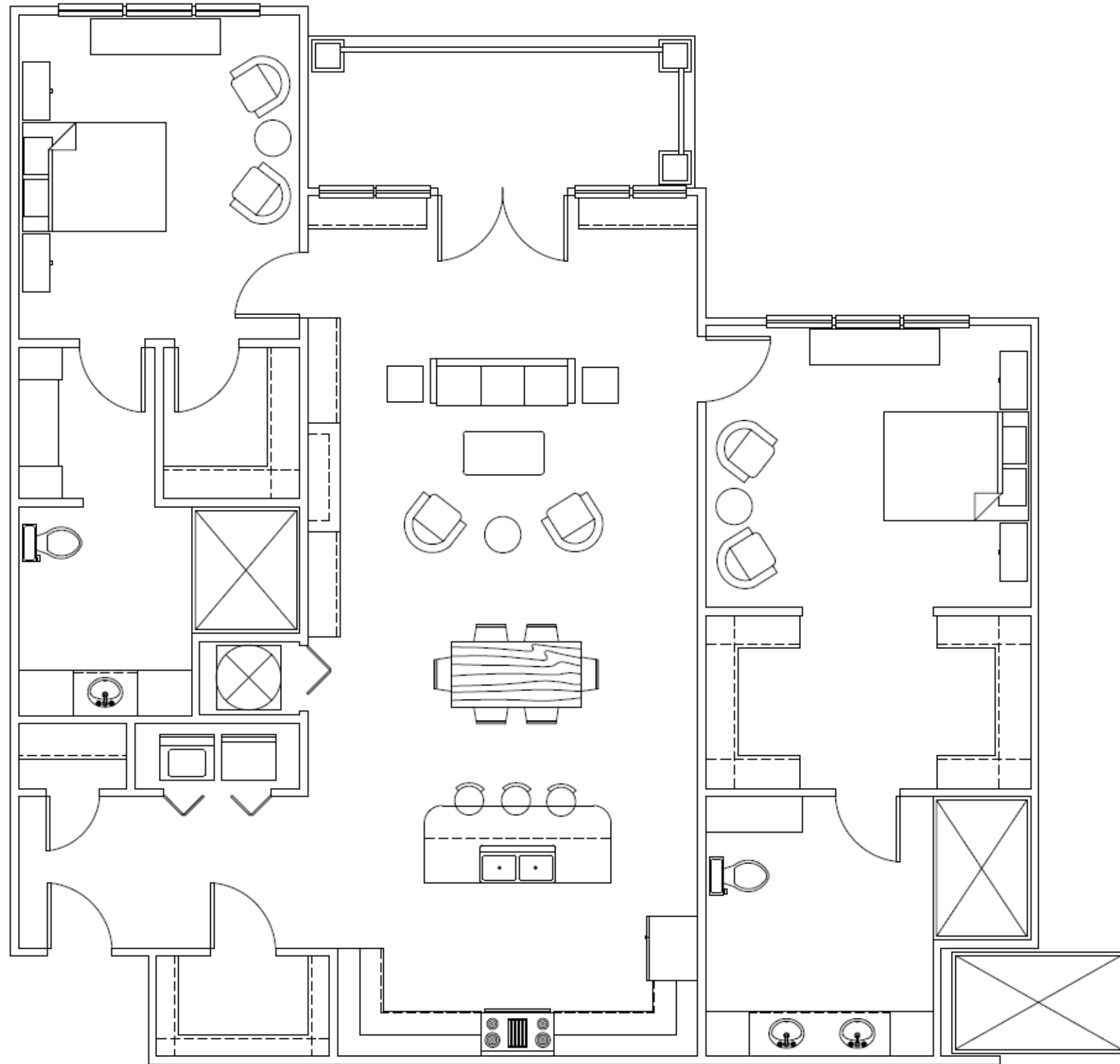
**C** MASTER SOUTH ELEVATION



**D** MASTER WEST ELEVATION



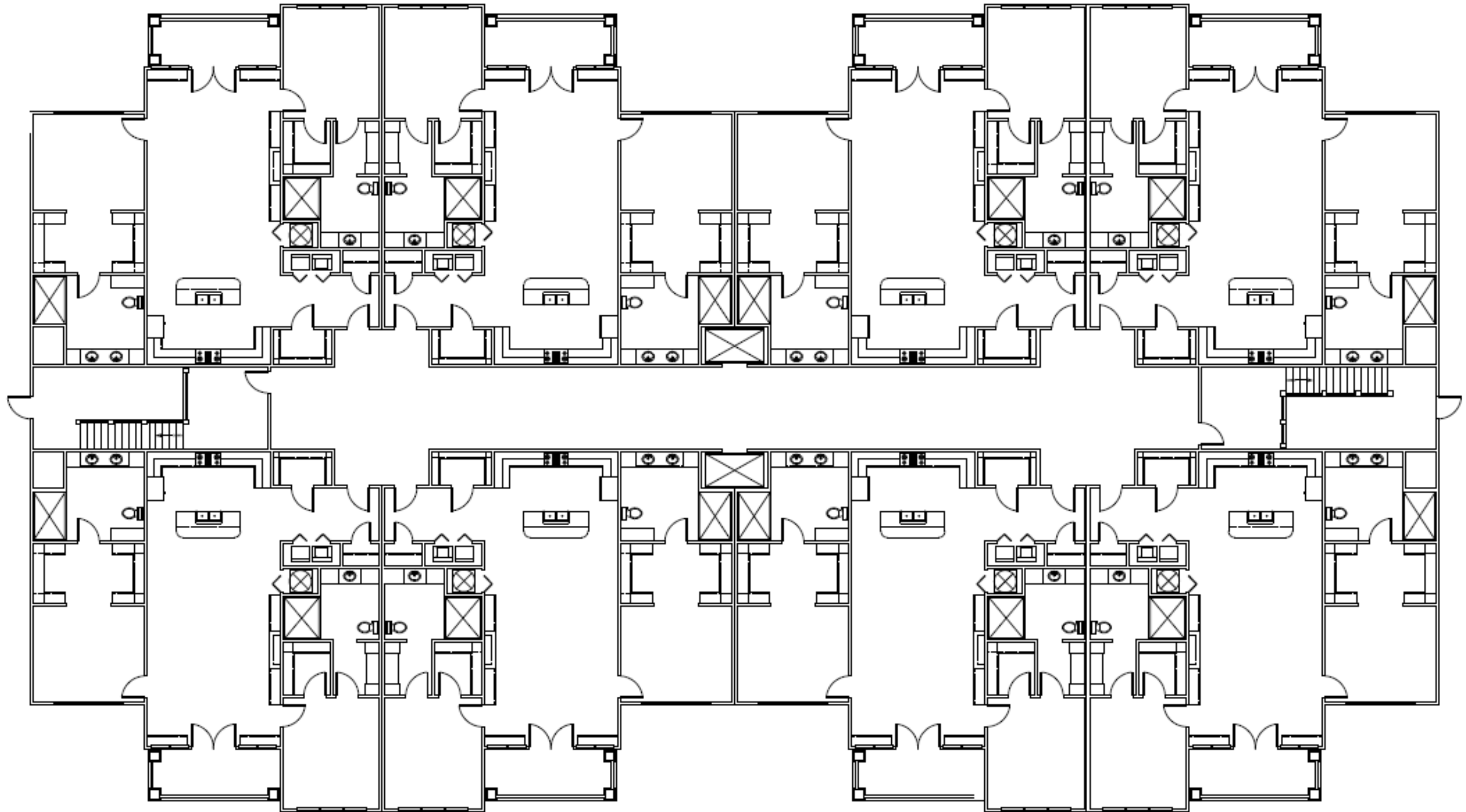
# OPTION 2 ELEVATIONS



Total Square Feet = 1,818

# FINAL FLOOR PLAN





# OVERALL FLOOR PLAN

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**FINISH OPTION 1**

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## FINISH OPTION 1-BEDROOM

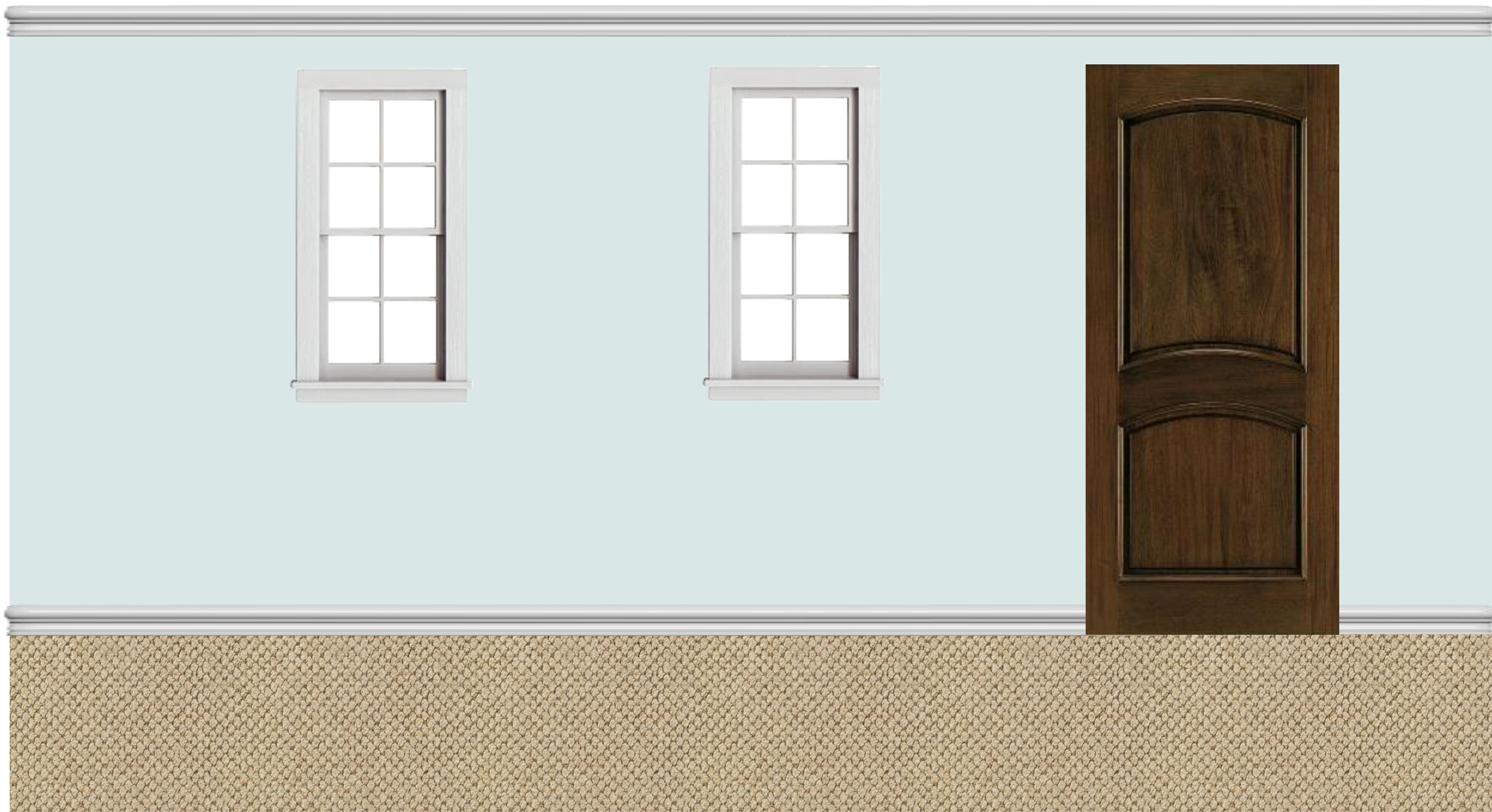
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**FINISH OPTION 2**

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**FINISH OPTION 2-BEDROOM**

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**EXTERIOR VIEW**

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**EXTERIOR VIEW**

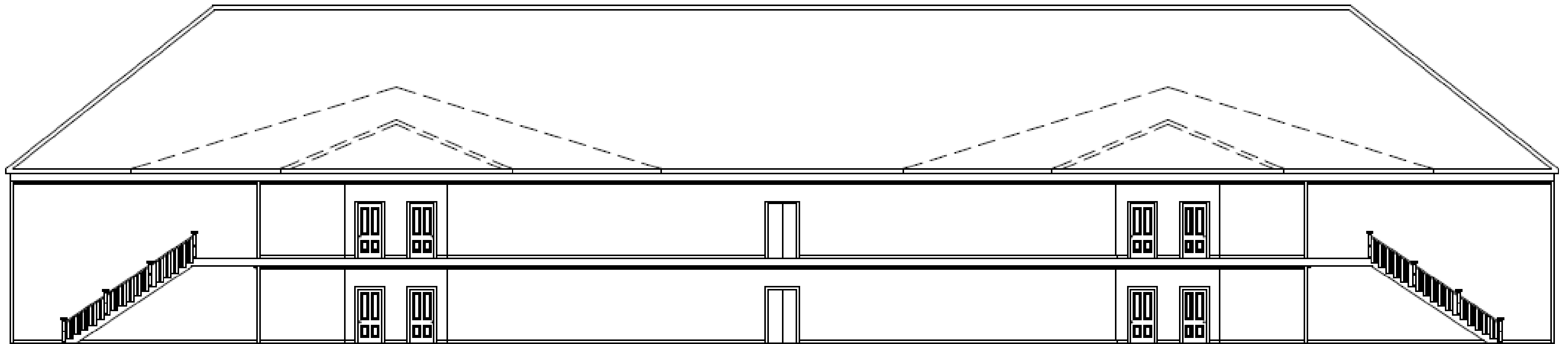
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**EXTERIOR VIEW**

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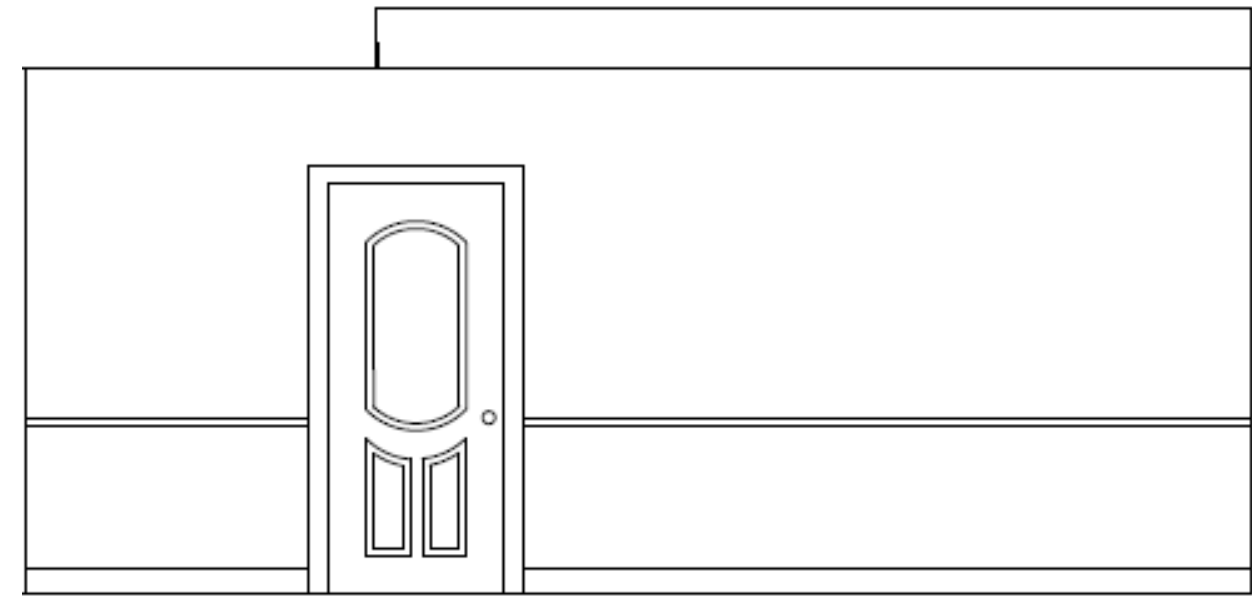
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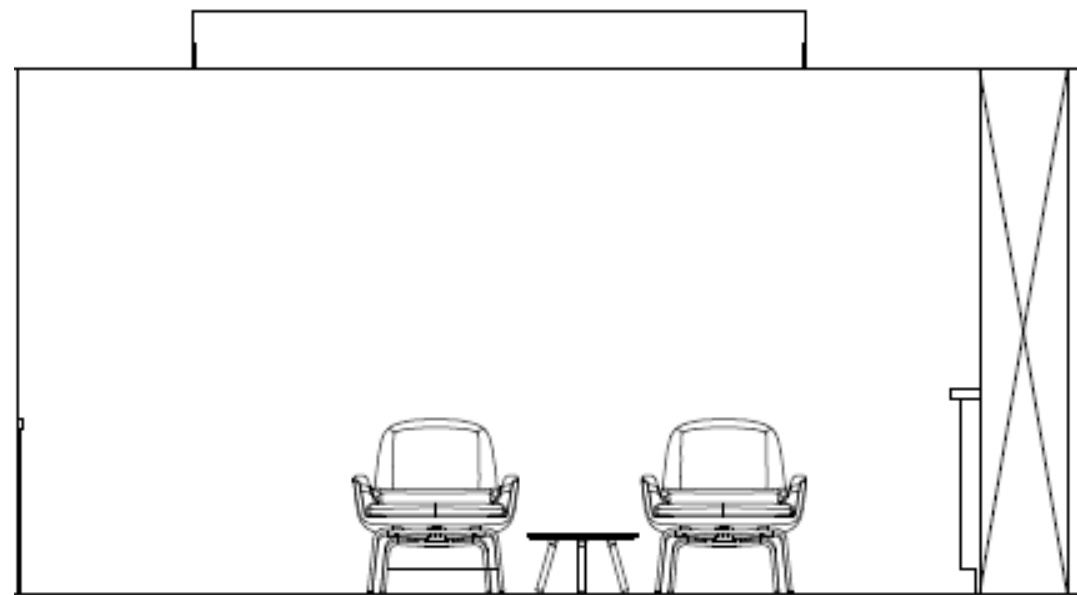




**A** LIVING ROOM NORTH ELEVATION



**B** LIVING ROOM EAST ELEVATION



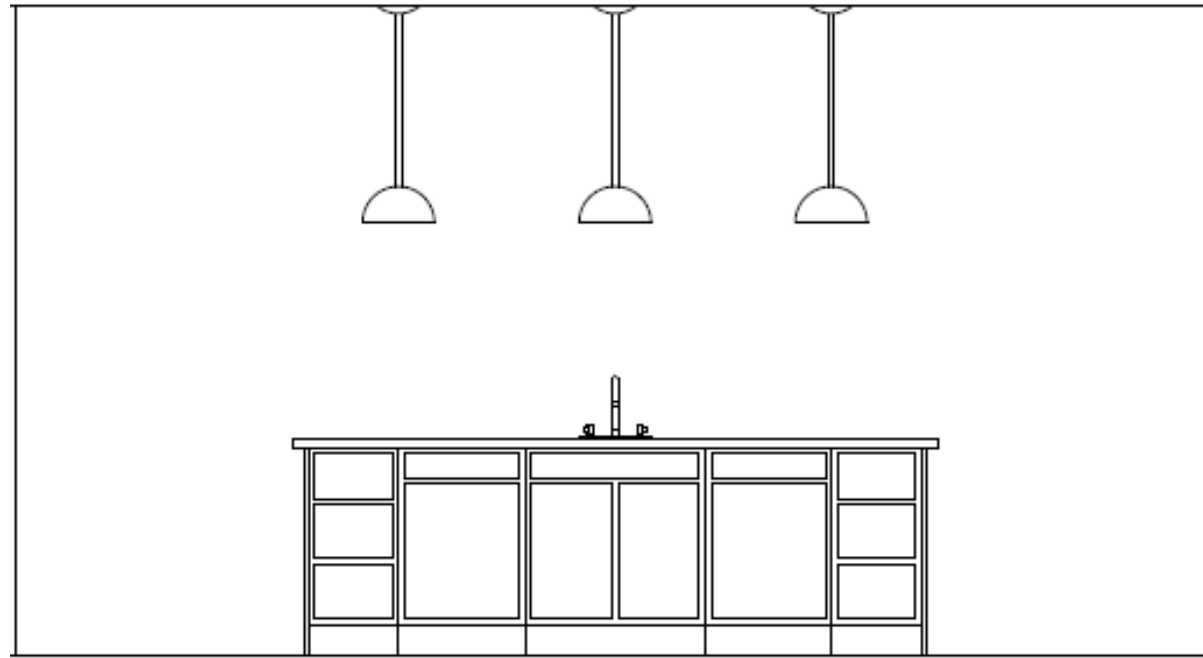
**C** LIVING ROOM SOUTH ELEVATION



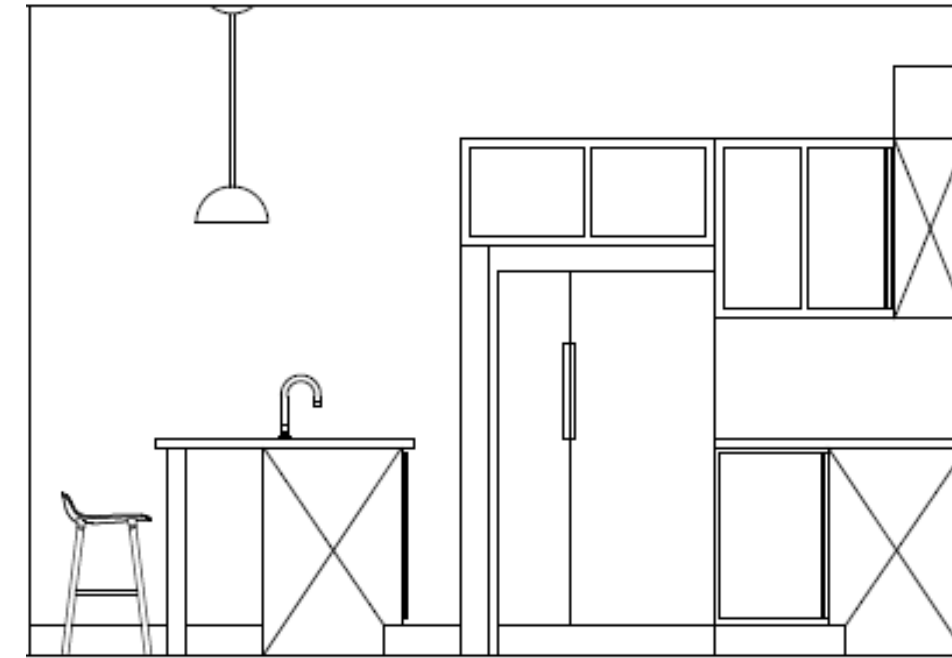
**D** LIVING ROOM WEST ELEVATION

# FINAL ELEVATIONS

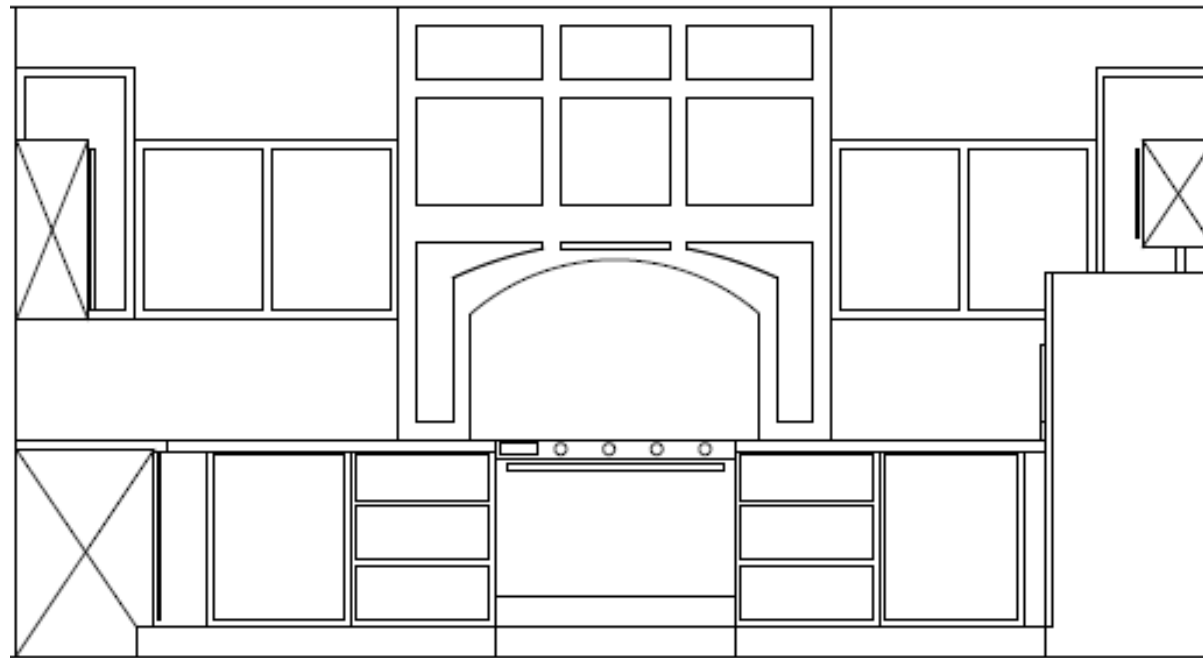
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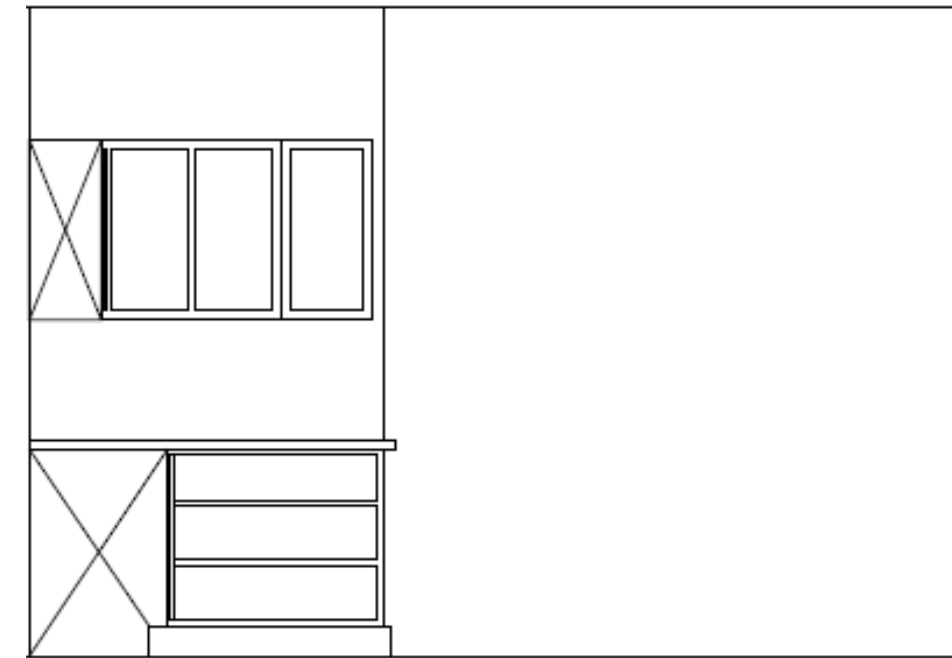
**A** KITCHEN NORTH ELEVATION



**B** KITCHEN EAST ELEVATION



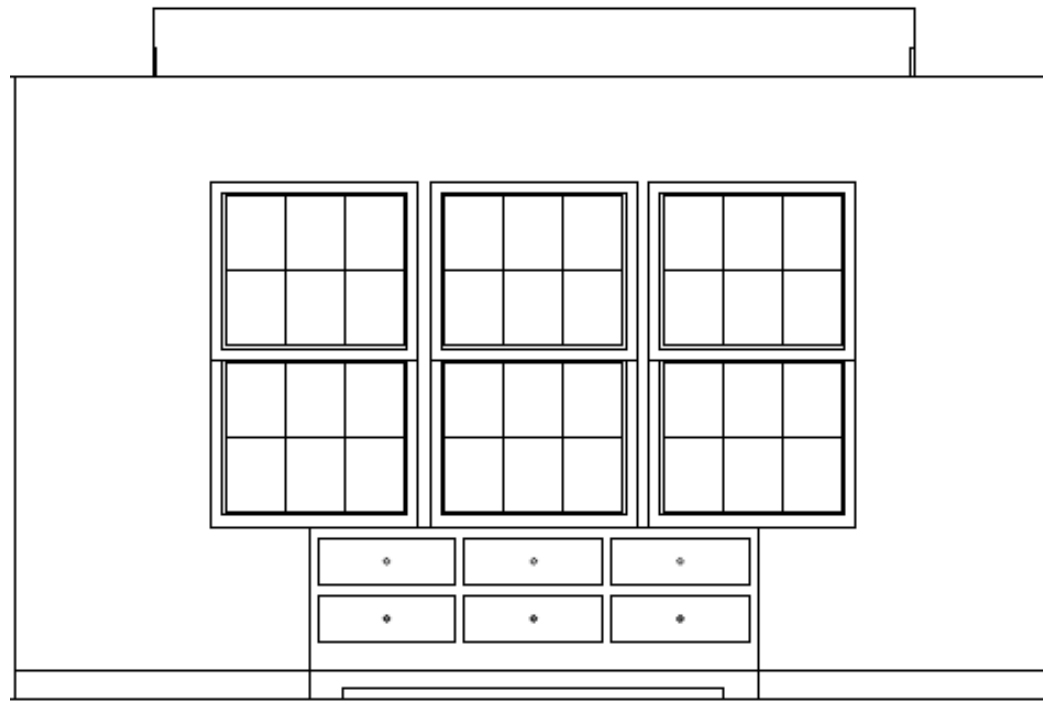
**C** KITCHEN SOUTH ELEVATION



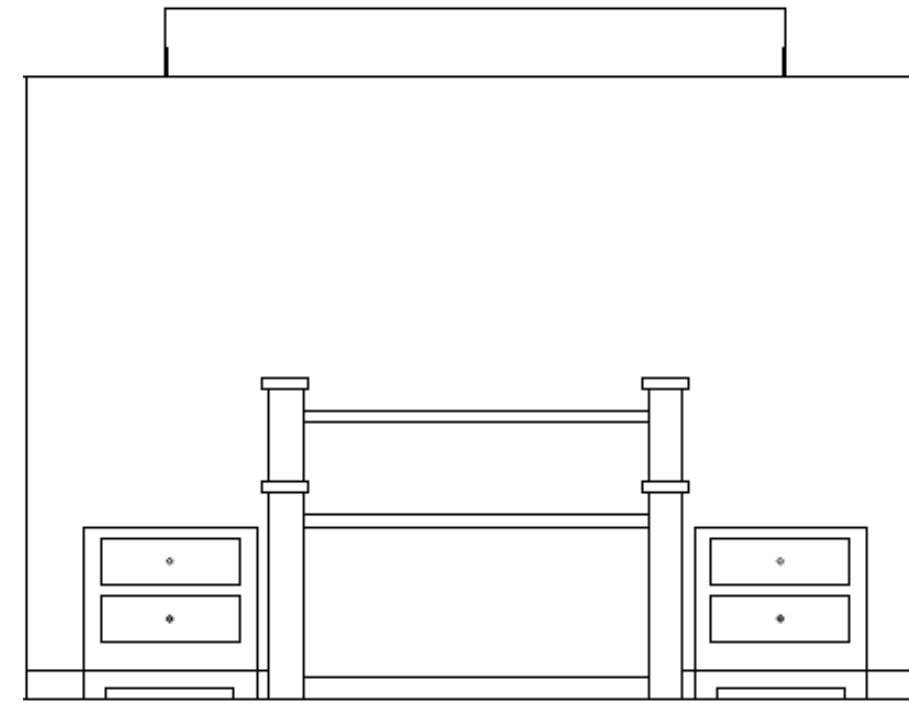
**D** KITCHEN WEST ELEVATION

# FINAL ELEVATIONS

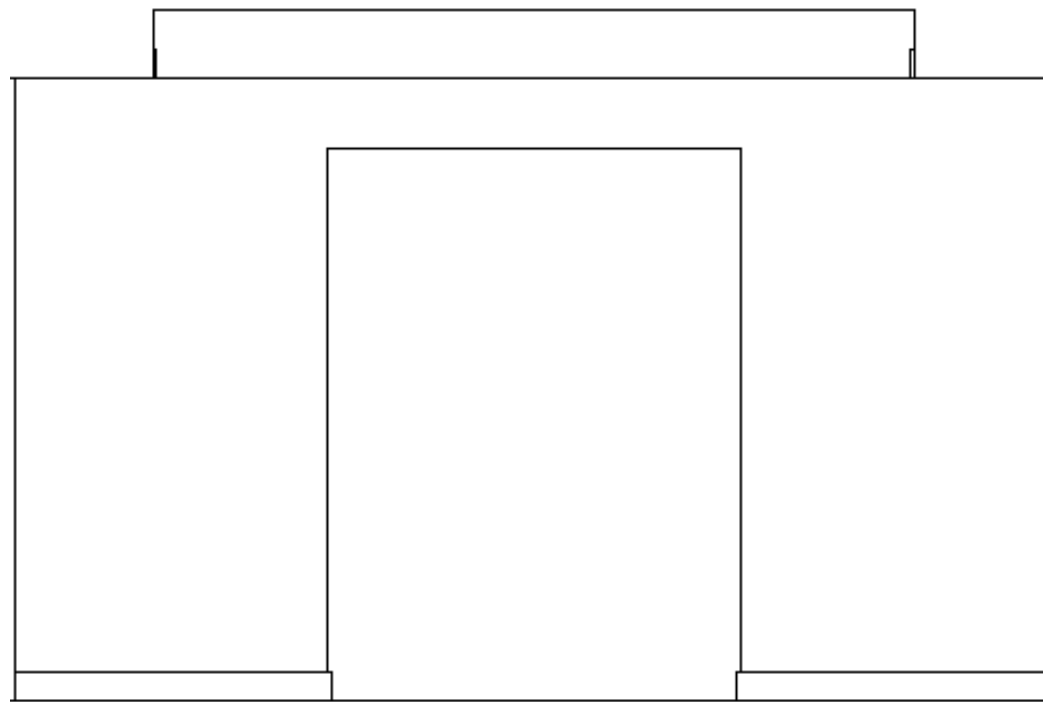




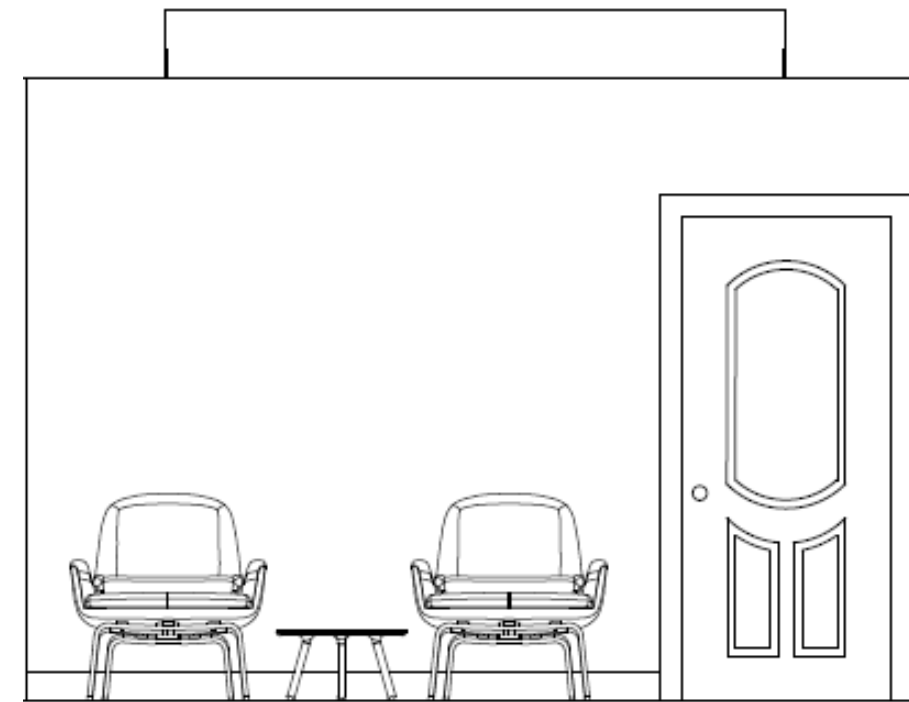
**A** MASTER BEDROOM NORTH ELEVATION



**B** MASTER BEDROOM EAST ELEVATION



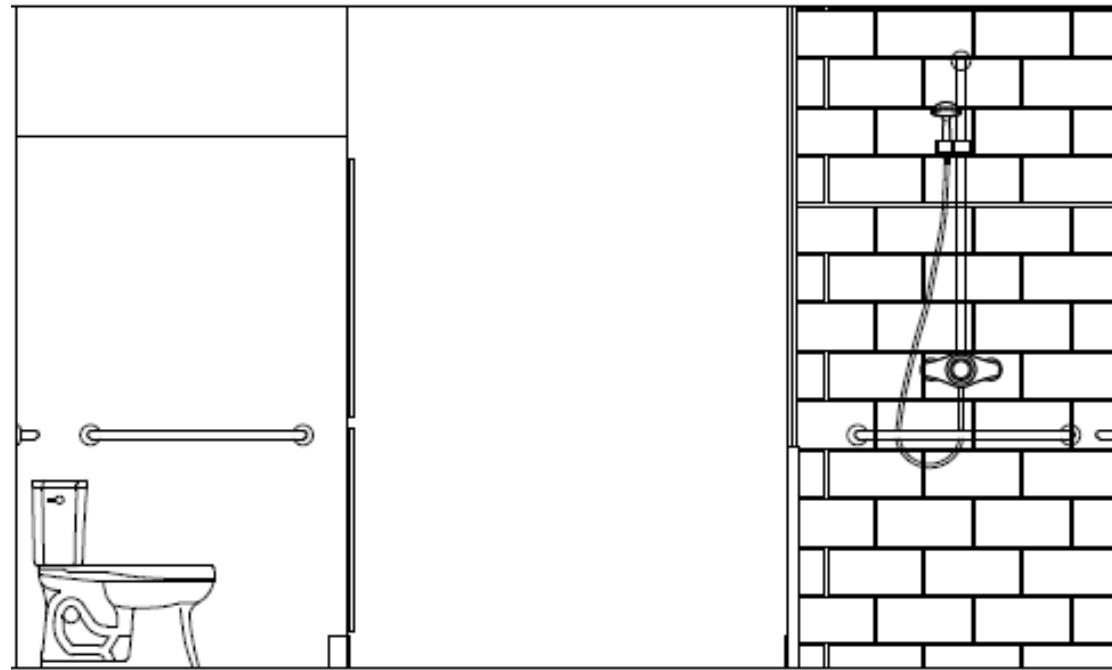
**C** MASTER BEDROOM SOUTH ELEVATION



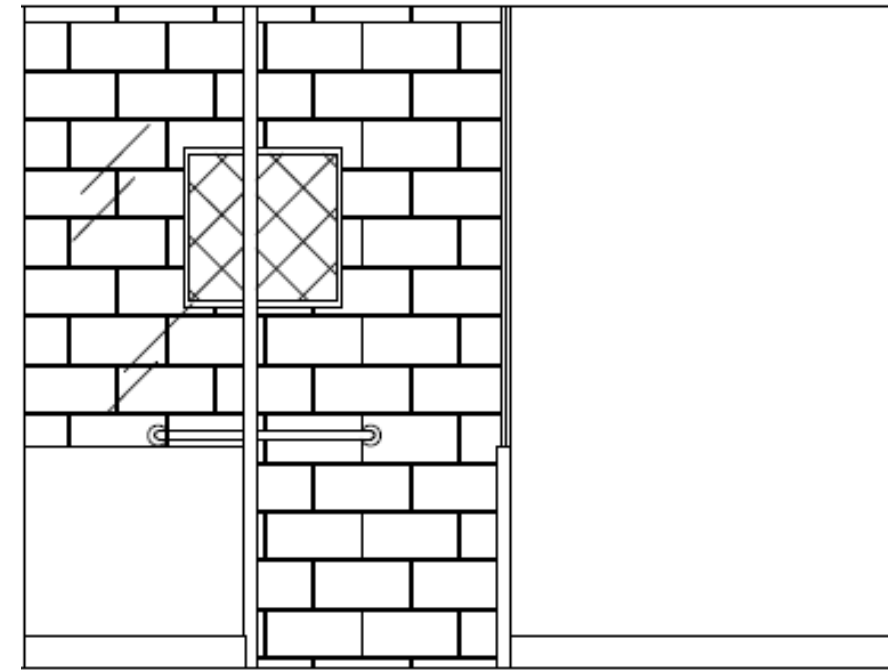
**D** MASTER BEDROOM WEST ELEVATION

# FINAL ELEVATIONS

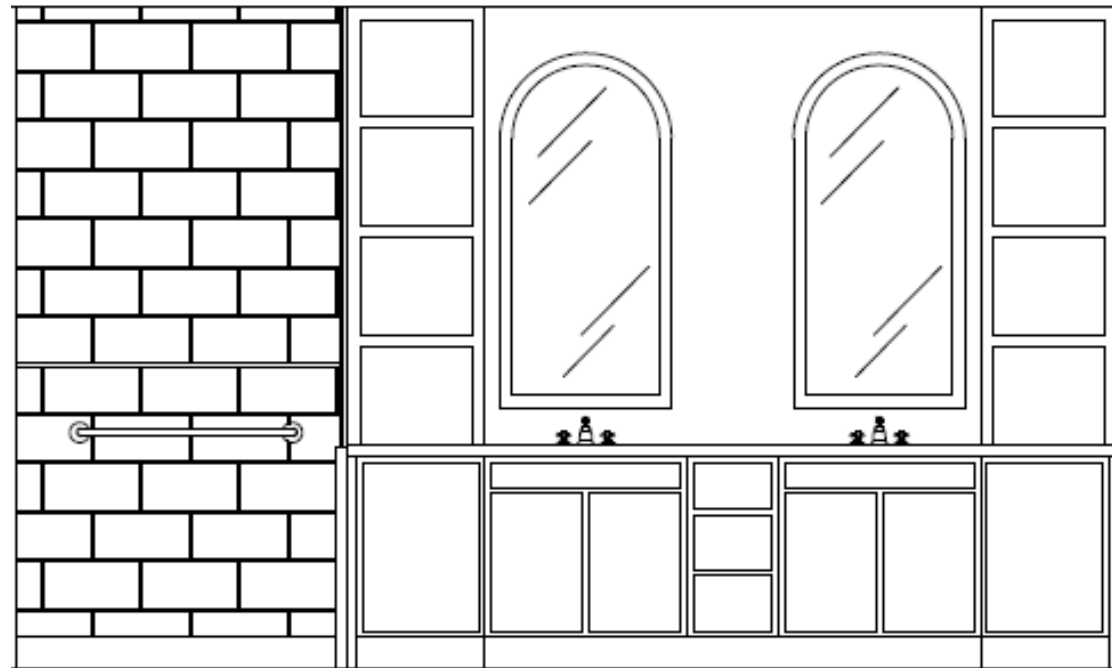
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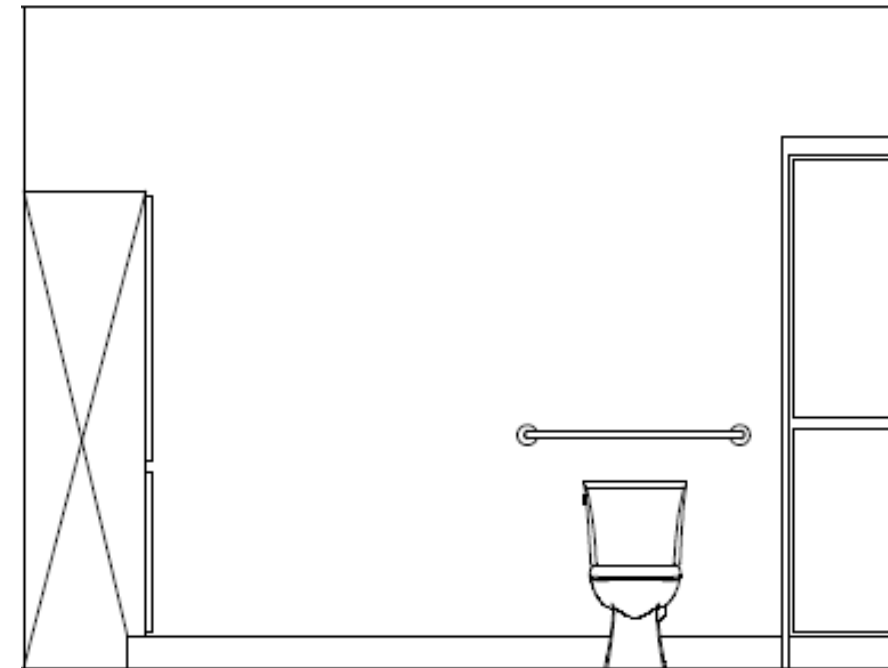
**A** MASTER BATH NORTH ELEVATION



**B** MASTER BATH EAST ELEVATION



**C** MASTER BATH SOUTH ELEVATION



**D** MASTER BATH WEST ELEVATION

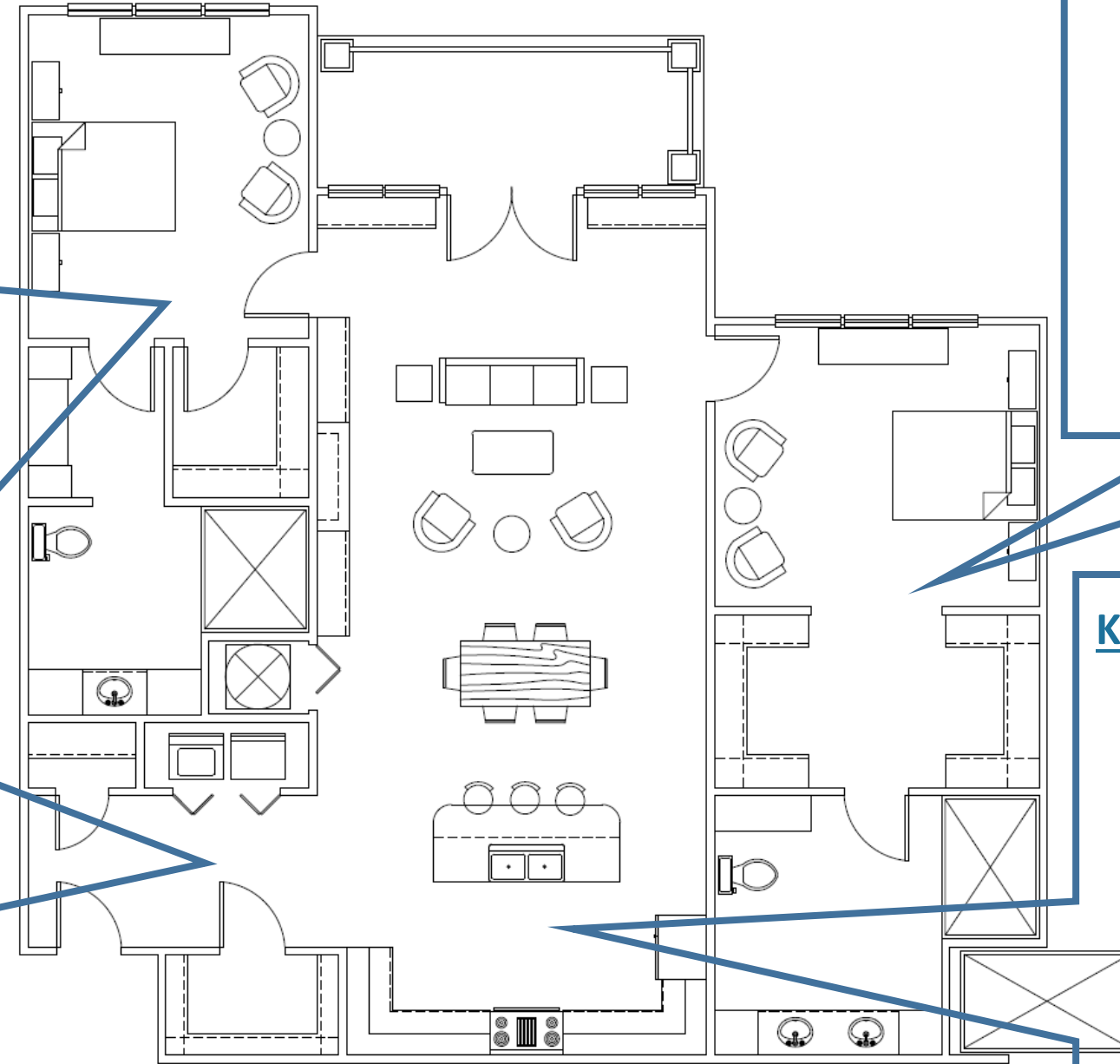
# FINAL ELEVATIONS

## GUEST BED/BATH

- Bedroom is spacious and includes only necessary furniture to eliminate the potential for obstacles in case of wheelchair use.
- Doors are widened for adequate room for wheelchair users.
- Enlarged/roll-in shower for easy in and out for wheelchair users.
- Large space beside toilet to allow for side approach.
- Lowered counters and under mounted sink to allow wheelchair users easier access.
- Replaced typical linen closet with shelving for easier access.

## ENTRY/FOYER

- Widened entry door and smaller closet/laundry doors to allow ample space for wheelchair use and ADA accessibility.
- No furniture to act as obstacle.
- Straight access to kitchen area as well as living room. Easy for smooth circulation through the entire space



## MASTER BED/BATH

- Straight pathway directly from entry to bathroom through closet, no obstacles.
- Other than the door to the bedroom, there are no other doors in the space to limit the hassles of opening a door in a wheelchair.
- ADA accessible bathroom countertops and cabinetry with roll-in shower and side approach to toilet.
- Pull out towel rack for easy access.

## KITCHEN

- Direct work triangle for adequate cooking use and turning circle.
- ADA accessible countertops and lowered shelving for wheelchair users.
- Counter height seating at the center island/bar.
- Direct access to pantry with accessible shelving.

# UNIVERSAL DESIGN STRATEGIES