

SENIOR LIVING APARTMENTS

RESEARCH AND PROGRAMMING

PORTFOLIO 1

IDSN 4500 UNIVERSAL DESIGN

JAMES HIGGINS

Client Profile:

- Couples over the age of 55
- Singles over the age of 55
- Enjoys outdoor activities
- Very sociable
- Requires varied amenities
- Upper middle class or wealthy
- Tends to be somewhat conservative



Buyer Profile:

- Couples over the age of 55
- Singles over the age of 55
- Enjoys outdoor activities
- Very sociable
- Requires varied amenities
- Upper middle class or wealthy
- Tends to be somewhat conservative



Apartment Square Footages:

Living Room	224 Sq. Ft.
Dining Room	196 Sq. Ft.
Kitchen	154 Sq. Ft.
Den/Sunroom	224 Sq. Ft.
Master Bedroom 1	225 Sq. Ft.
Master Bath 1	70 Sq. Ft.
Closet 1	56 Sq. Ft.
Master Bedroom 2	225 Sq. Ft.
Master Bath 2	70 Sq. Ft.
Closet 2	56 Sq. Ft.
Foyer	55 Sq. Ft.
Closet 3	40 Sq. Ft.
Laundry	60 Sq. Ft.
Mechanical	40 Sq. Ft.

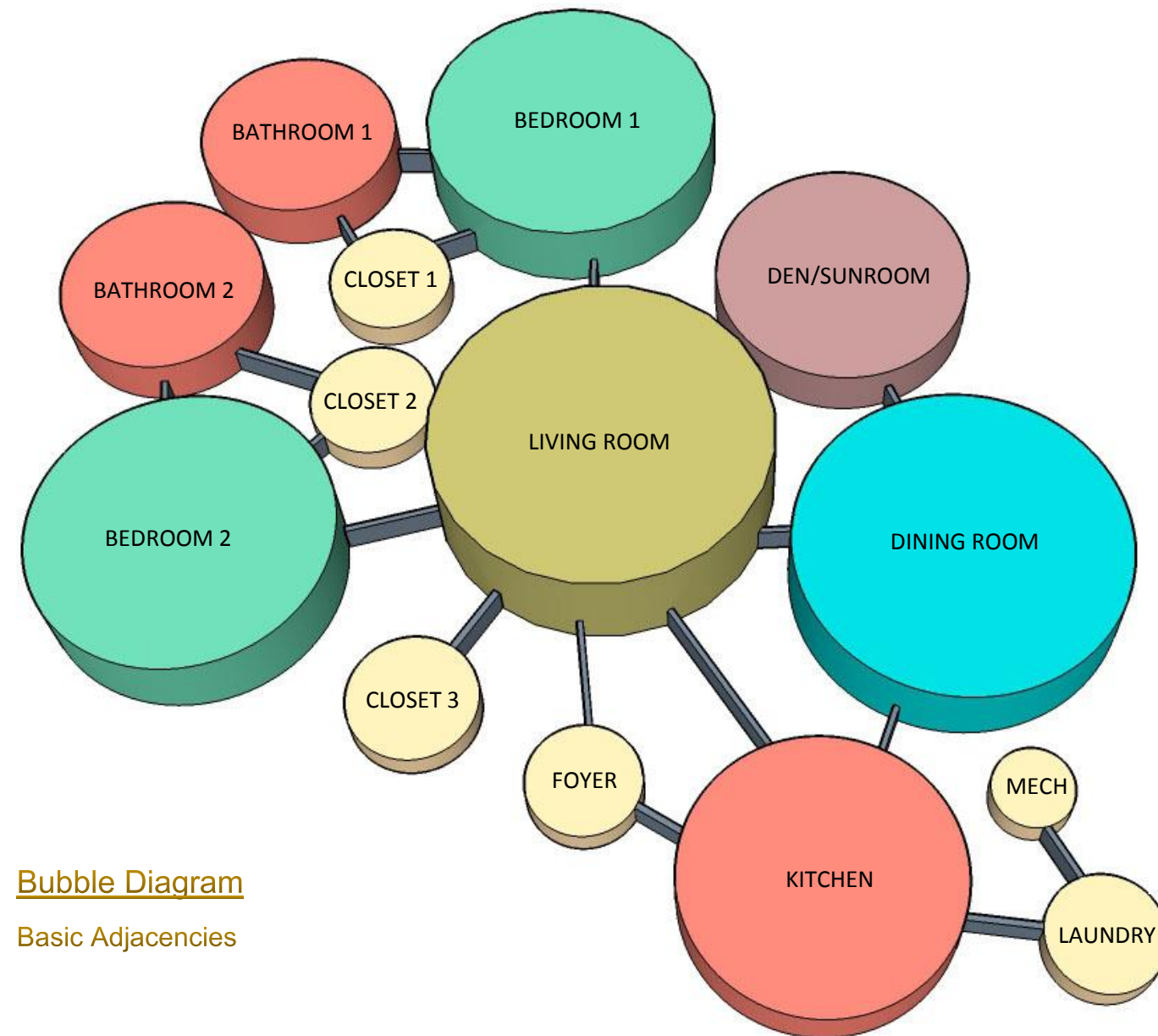
Total Square Footage: 1695 Sq. Ft.



Inspirational Images:



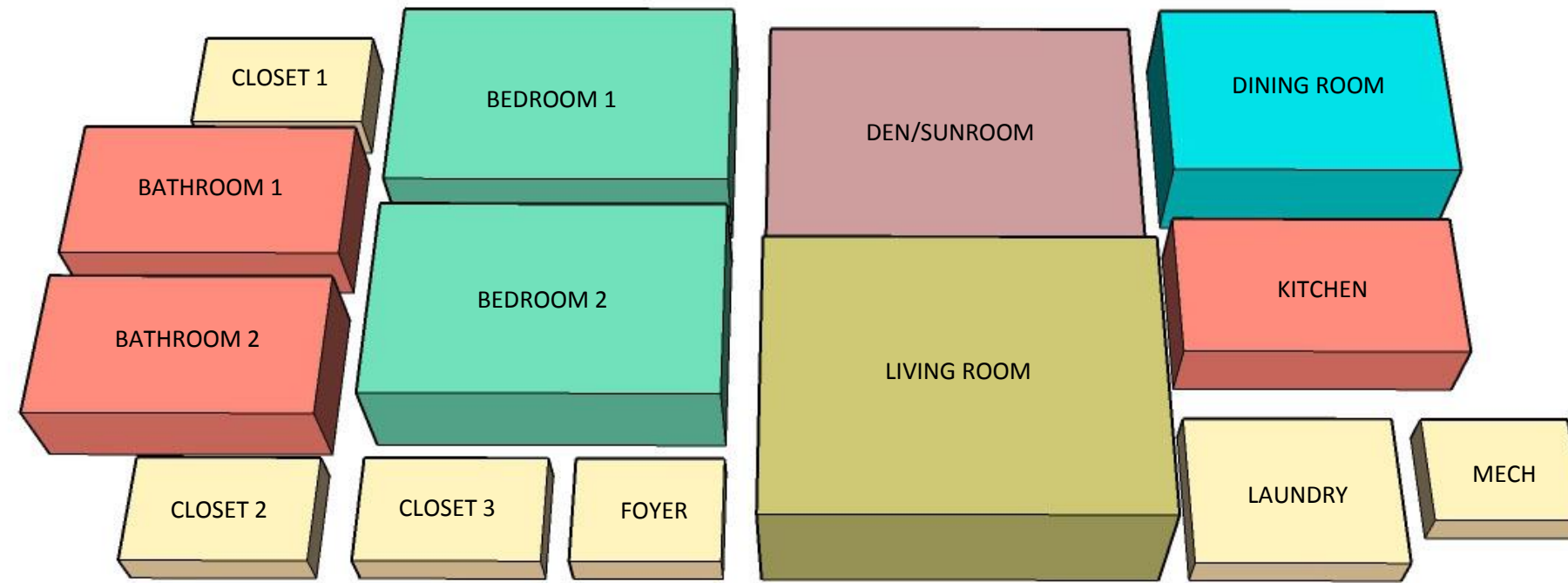
Bubble Diagram:



Bubble Diagram

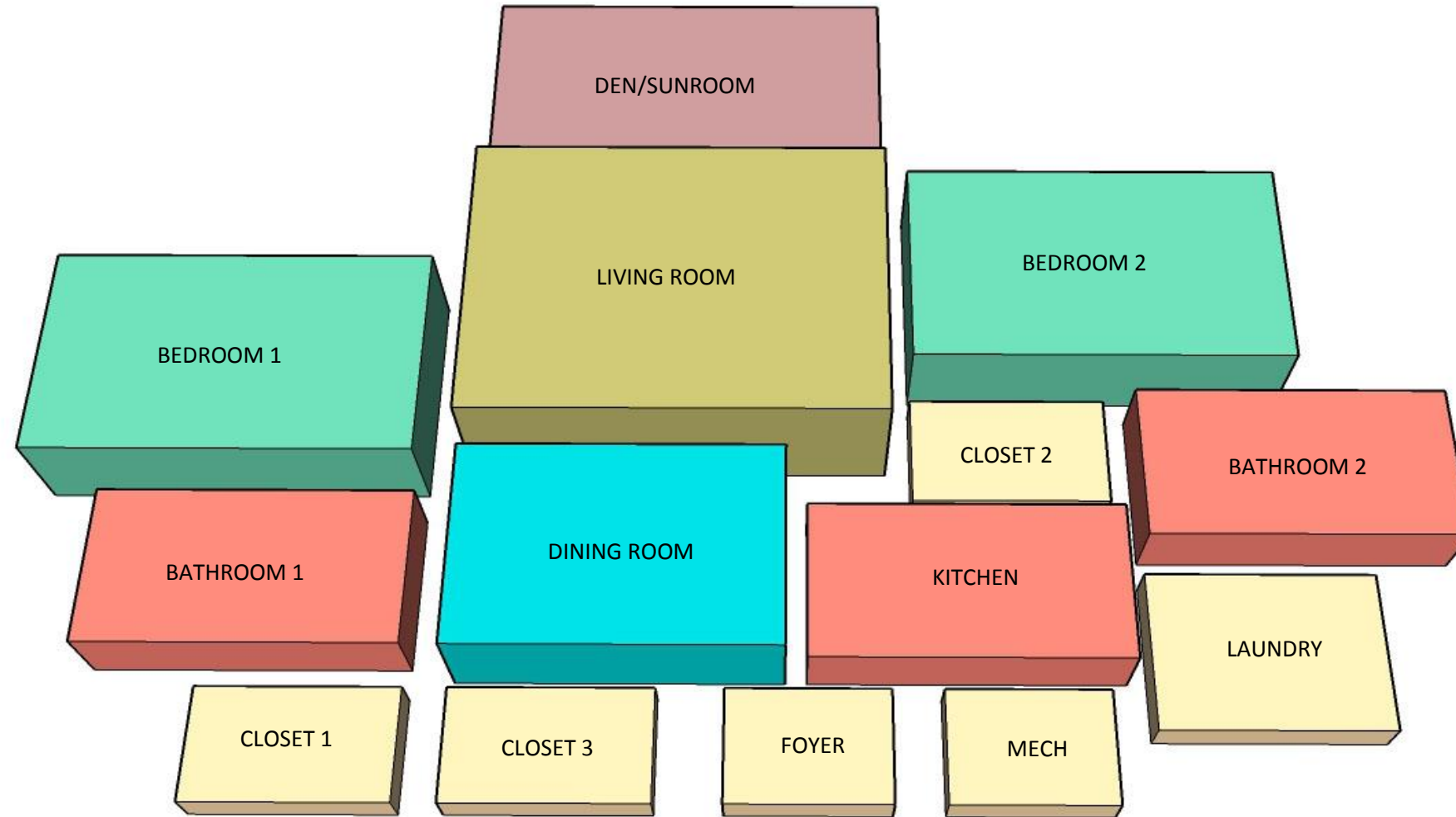
Basic Adjacencies

Blocking Diagram 1:



Blocking Diagram 1

Blocking Diagram 2:



Blocking Diagram 2

Senior Living Programming Questionnaire:

1. Who is your client?
 - a. Group of investors working with a developer to build a mid-range continuing care community in Greenville, NC.
2. Who will be the tenant?
 - a. Middle to upper middle class retired couples and singles looking for a care free lifestyle and residence offering staged levels of care.
3. Size range of typical condo units (square feet)?
 - a. 1400 to 2100 square feet
4. Number of bedrooms/baths in typical condo units?
 - a. 2 bedrooms and 2 baths
5. Are the bathrooms attached to the bedrooms, or are there shared baths?
 - a. Attached
6. Preferred special features in condo units?
 - a. Sun Room, Den, Eat In Kitchen
7. Number of master suites and spaces in each master suite per each individual condo unit?
 - a. 1 master suite with walk in closet and master bath. No preference for bath for 2 users at once.
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?
 - a. Open floor plan for Public Spaces preferred.
9. Style of décor preferred in the senior living market?
 - a. Transitional or contemporary.
10. Other current trends?
 - a. Community must have numerous amenities including:
 - Quality dining offering a variety of healthy choices
 - Extensive indoor and outdoor recreational activities
 - Transportation off campus for community activities

SENIOR LIVING APARTMENTS

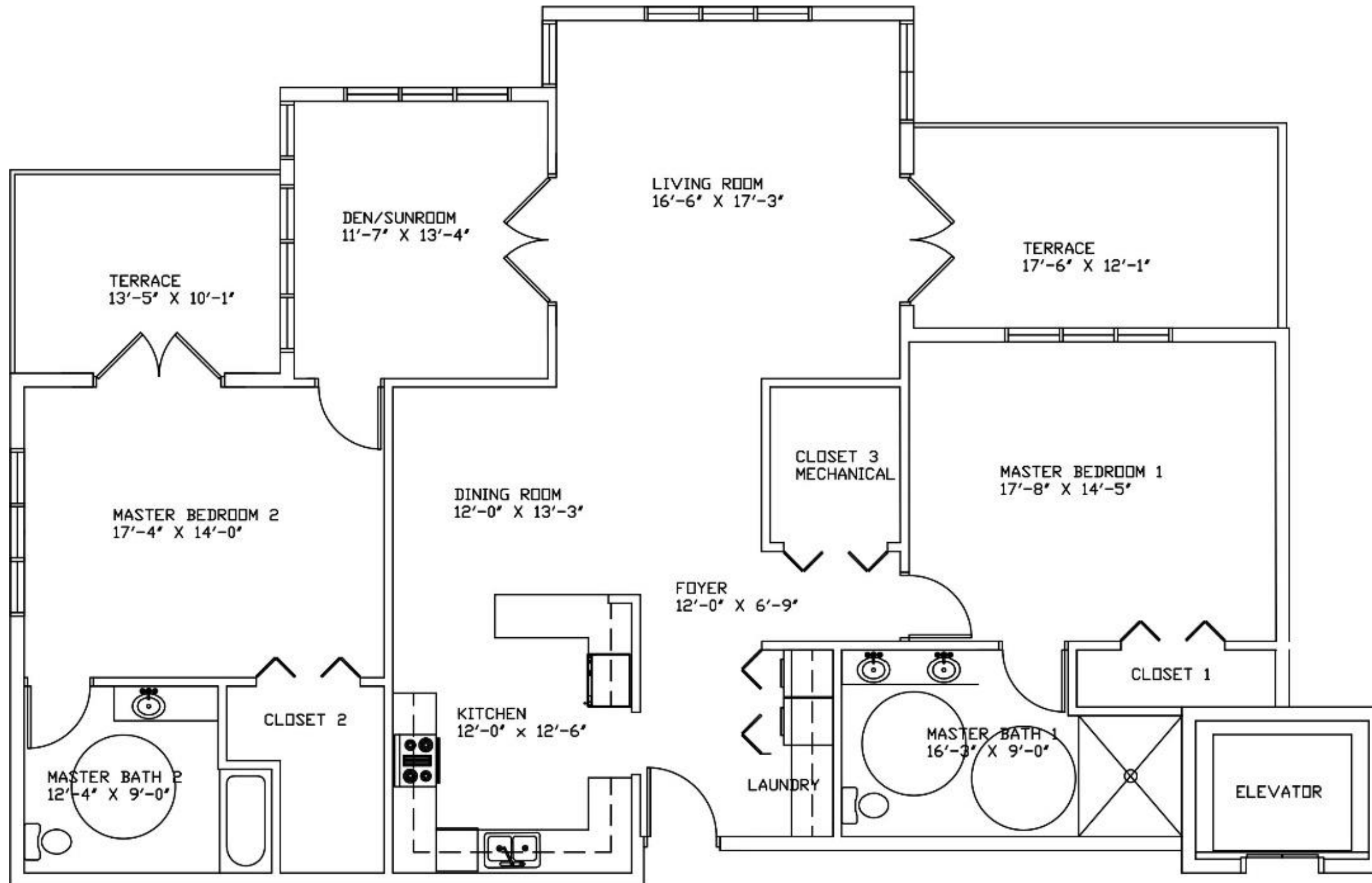
PRELIMINARY SCHEMATIC DESIGN

PORTFOLIO 2

IDSN 4500 UNIVERSAL DESIGN

JAMES HIGGINS

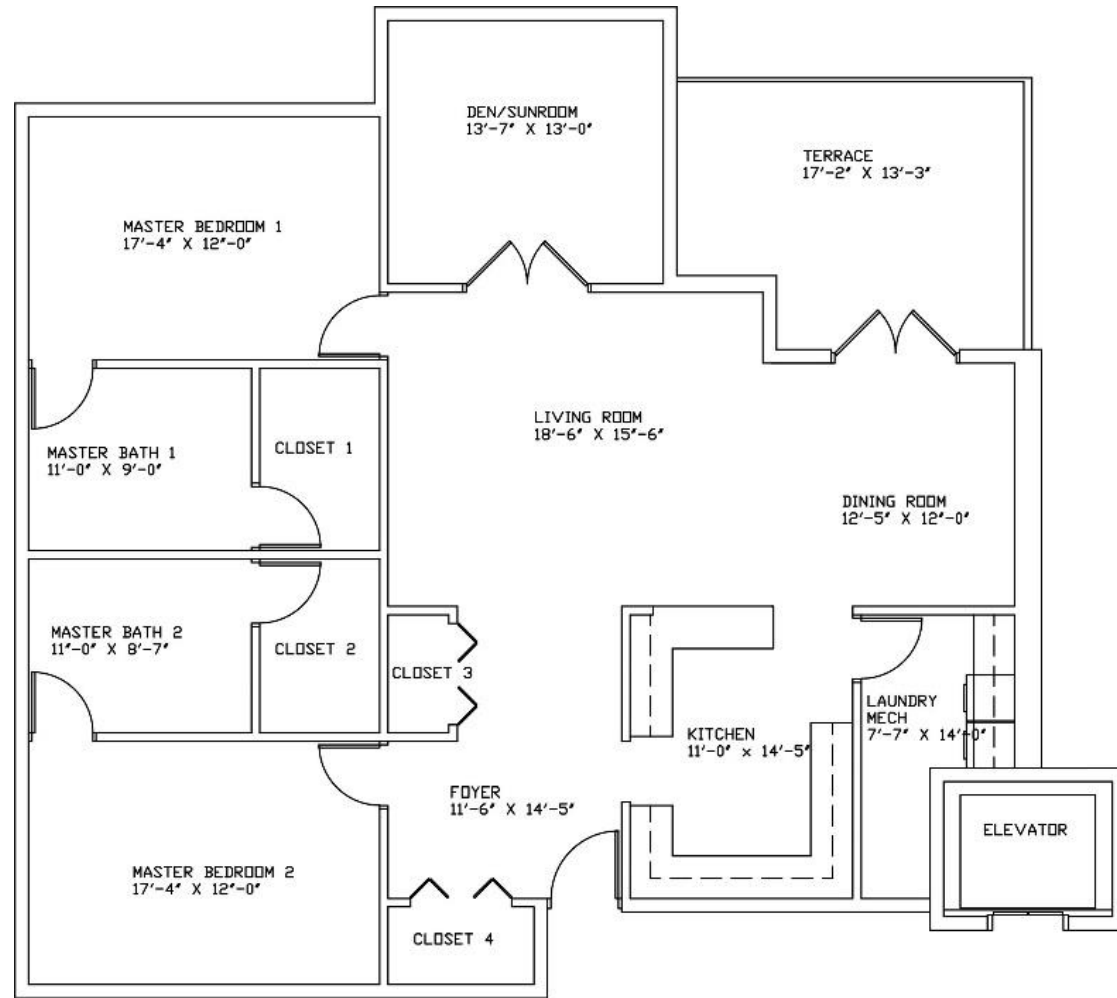
Final Floor Plan:



Floor Plan

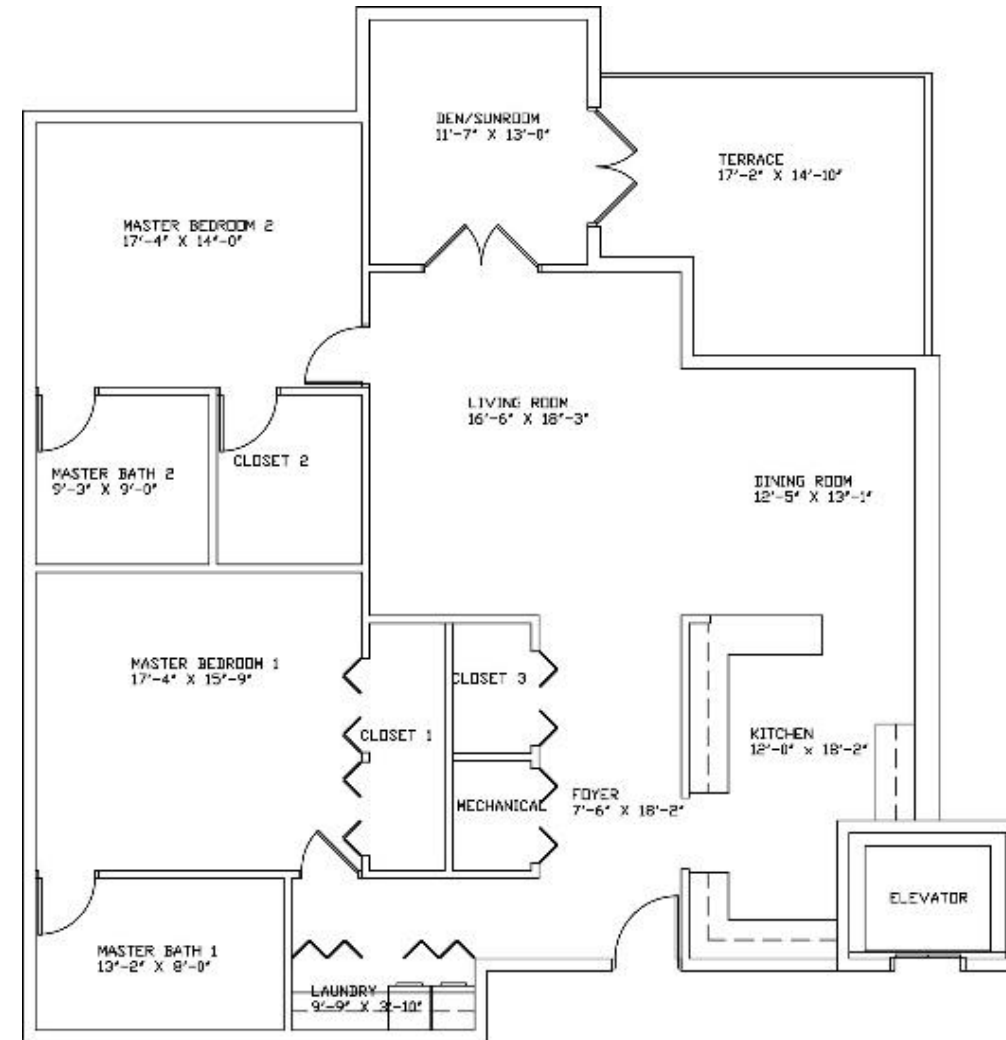
Final

Preliminary Floor Plans:



Floor Plan

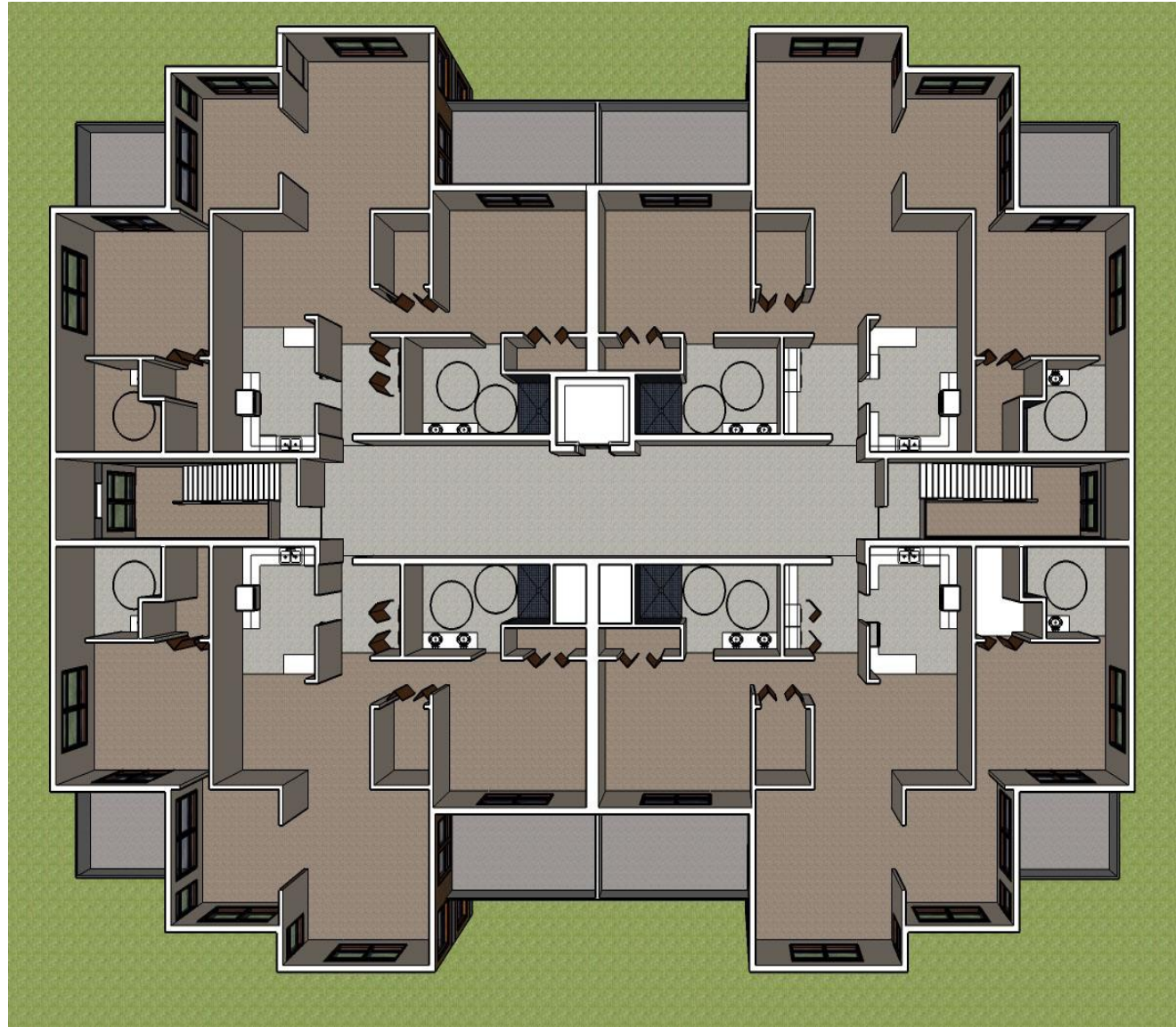
Option 1



Floor Plan

Option 2

Rendered Floor Plans:



Building Floor Plan

Typical



Apartment Floor Plan

Typical

Building:

Building Exterior

Typical



Building Interior

Section through Main Hallway



Perspective Images:



BEDROOM 2



LIVING ROOM AND
SUN ROOM



FIRST FLOOR MAIN HALLWAY
AND ELEVATOR WALL



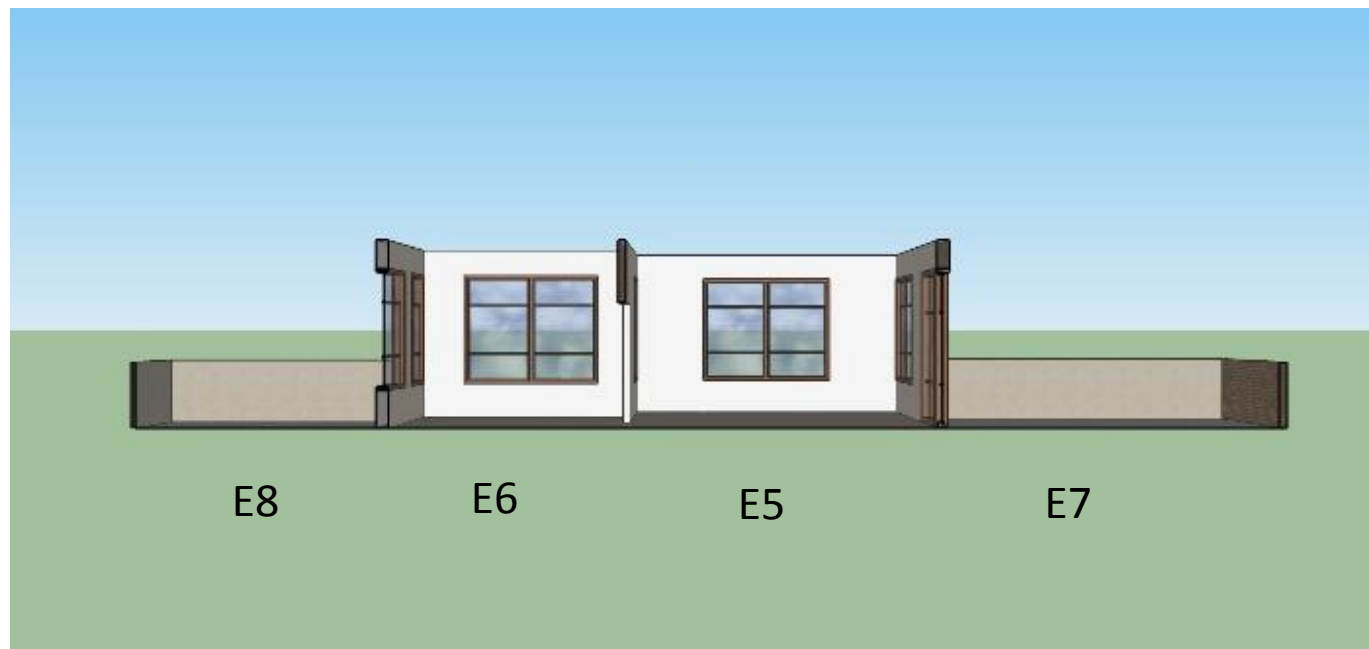
BEDROOM 1

Elevations:

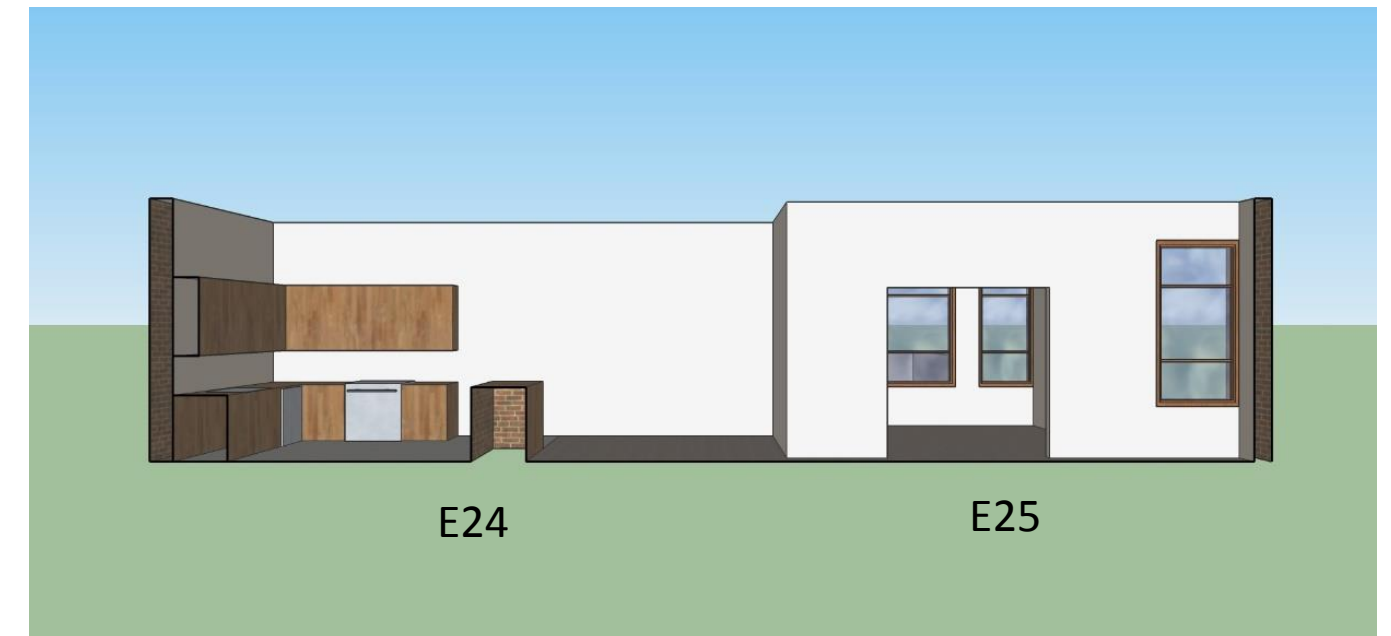
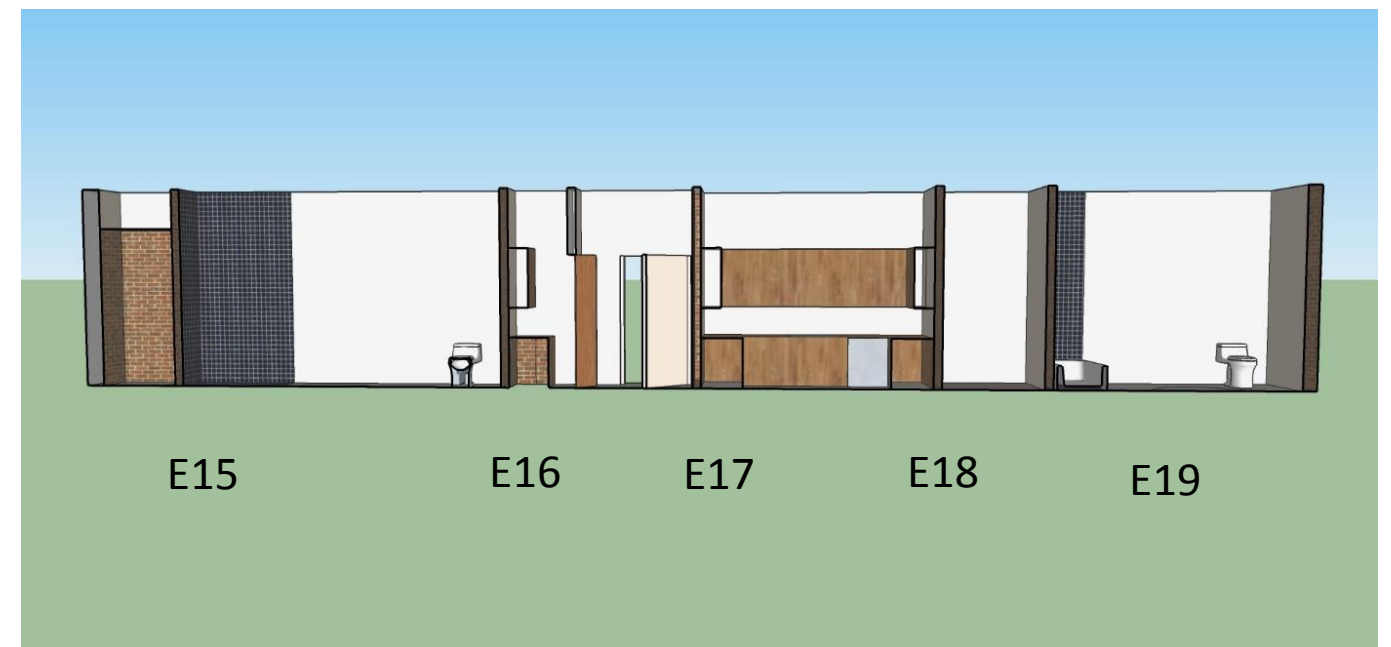


ELEVATION KEY PLAN

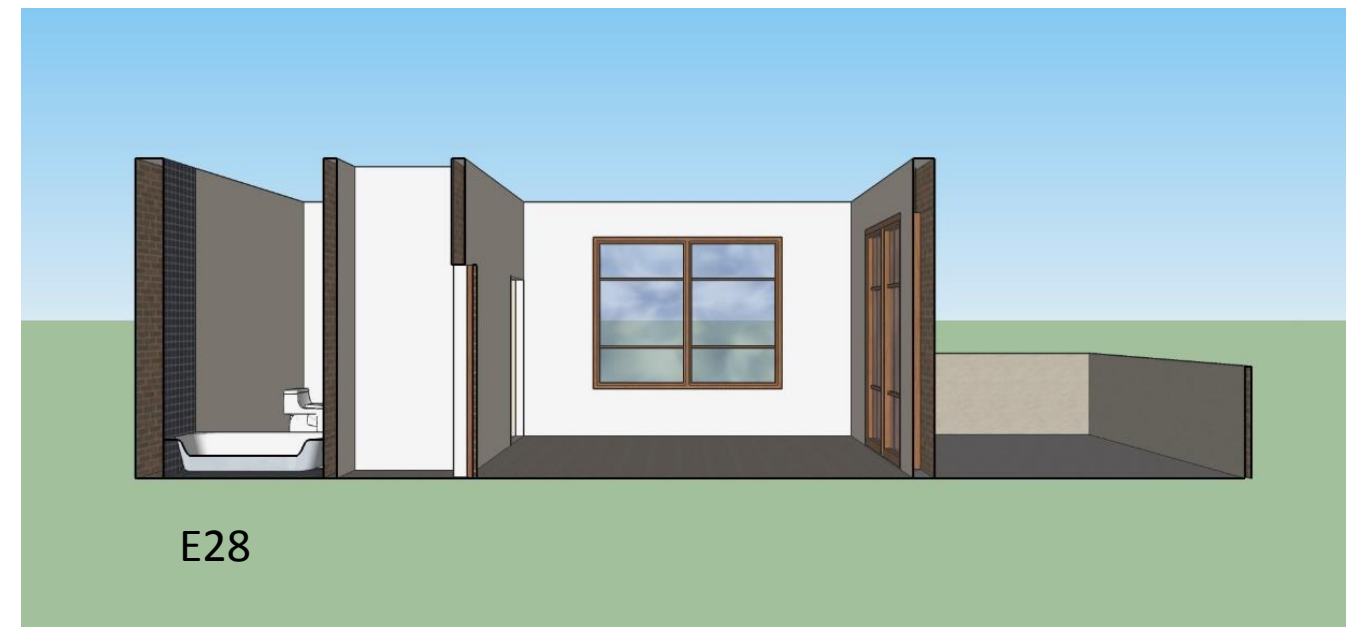
Elevations:



Elevations:



Elevations:



Accessible Design Floor Plan:

BOTTOM OPENING WINDOWS

DOUBLE FRENCH DOORS

LEVER HARDWARE DOORS WITH LATCH
SIDE CLEAR OPENING SPACE

ACCESSIBLE TOILET WITH GRAB
BARS

ACCESSIBLE BATHTUB AND SHOWER
WITH GRAB BARS

AREA OF RESCUE ASSISTANCE

BARRIER AND PROJECTION HAZARD FREE
PUBLIC SPACES

CLEAR KNEE SPACE UNDER RANGE

BOTTOM FREEZER REFRIGERATOR

BIFOLD CLOSET DOORS

CLEAR KNEE SPACE UNDER SINKS

ACCESSIBLE ROLL IN SHOWER
WITH GRAB BARS

CLEAR TURNING SPACE

EXTRA WIDE ENTRY DOOR

