

TARGET BUYERS WILL BE RETIRED CITIZENS WHO SEEK TO RETAIN ACTIVE LIFESTYLES WHILE BEING ABLE TO AGE IN PLACE WITHIN A HOME DESIGNED WITH A UNIVERSAL PERSPECTIVE



THE CLIENT IS A DEVELOPER OF A RETIREMENT COMMUNITY THAT WISHES TO ENVIRONMENTS THAT ARE DESIGNED WITH UNIVERSAL CONSIDERATION. THE CLIENT WISHES TO ATTAIN A HIGH END, LUXURY AESTHETIC.

TENANTS OF THE DEVELOPMENT WILL INCLUDE PEOPLE OVER THE AGE OF 60 WITH VARYING LIFESTYLES AND HEALTH NEEDS.

TYPICAL CONDO UNITS FOR RETIREMENT COMMUNITIES CAN RANGE FROM 1,000–2,000 SQ FT. THIS DEVELOPMENT WILL OFFER A COMFORTABLE 1,500 SQ FT TO ENSURE COMFORT AND A LUXURIOUS FEEL.

TYPICAL CONDO UNITS OFFER TWO BEDROOMS AND TWO BATHROOMS WHICH INCLUDE A MASTER SUITE.

THE MASTER BEDROOM AND BATHROOM WILL BE ATTACHED TO CREATE A MASTER SUITE. THE SECOND BEDROOM AND BATHROOM WILL NOT BE ATTACHED WHICH WILL ALLOW GUESTS A BATHROOM TO UTILIZE.

SOME PREFERRED SPECIAL FEATURES OF THESE CONDO UNITS INCLUDE ENERGY EFFICIENT APPLIANCES, BALCONY, AND LAUNDRY ROOM.

FOR EACH UNIT, THERE WILL BE ONE MASTER SUITE.

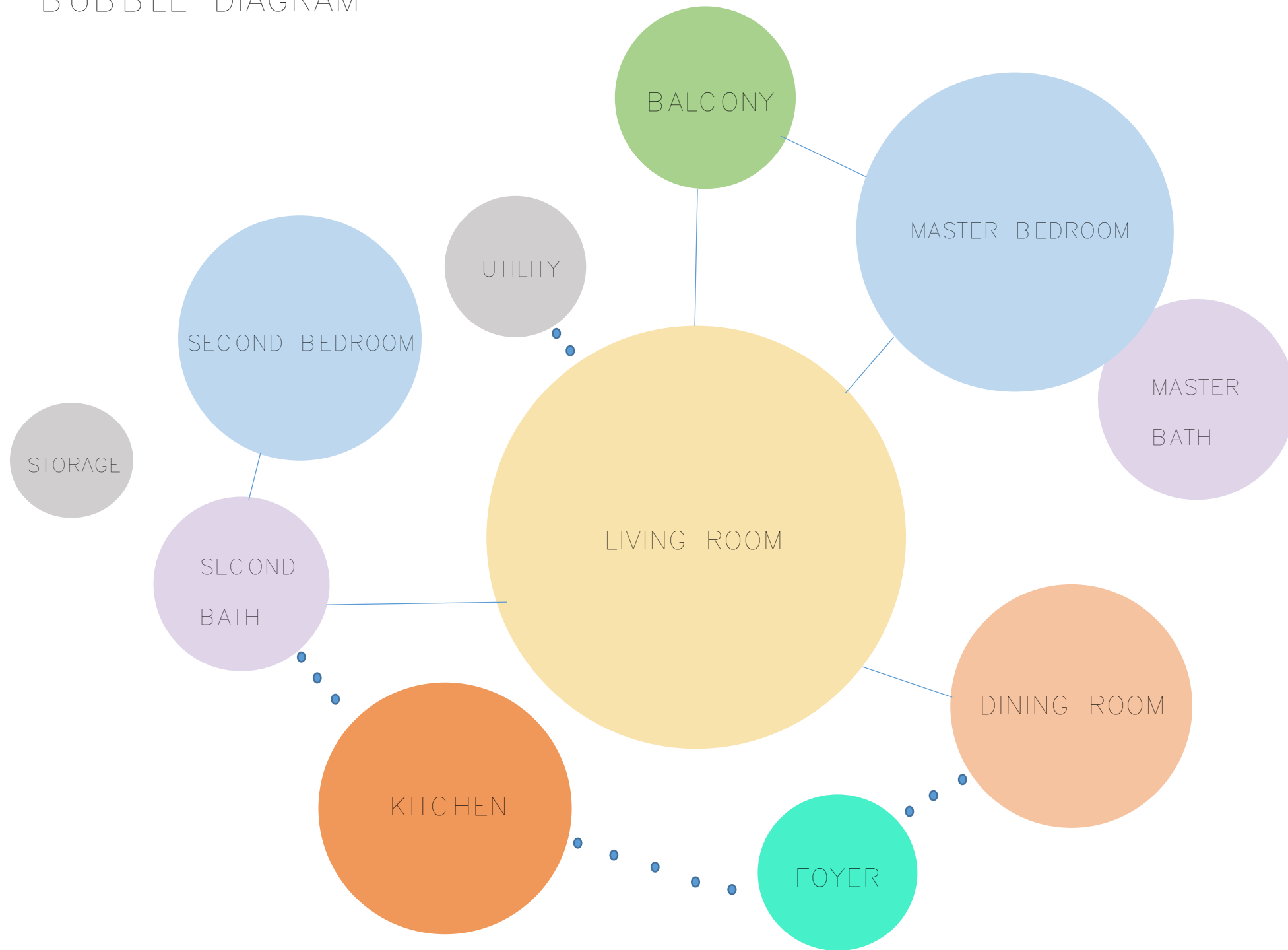
THE CURRENT PREFERENCE WITHIN RESIDENTIAL DESIGN IS TO COMBINE PUBLIC SPACES TO CREATE AN “OPEN FEEL”. THIS WILL BE INCORPORATED INTO THE DESIGN FOR THE DESIGN OF THE UNIT TO ATTRACT TENANTS.

THE PREFERRED DÉCOR OF THE TARGET MARKET AGE GROUP IS TRADITIONAL/TRANSITIONAL FOR A WARM HOME ENVIRONMENT.

OTHER TRENDS INCLUDE CLEAN/SIMPLE DESIGN, HIGH END FINISHES, AND WOOD LOOK FLOORING FOR PUBLIC SPACES WHILE UTILIZING CARPET IN BEDROOM AREAS FOR COMFORT AND SOFTNESS ON FEET.



BUBBLE DIAGRAM



LIVING ROOM

- 240 SQ FT
- 12X20

DINING ROOM

- 108 SQ FT
- 9X12

KITCHEN

- 110 SQ FT
- 10X11

MASTER BEDROOM

- 195 SQ FT
- 13X15

MASTER BATHROOM

- 80 SQ FT
- 10X8

SECOND BEDROOM

- 143 SQ FT
- 11X13

SECOND BATHROOM

- 72 SQ FT
- 8X9

BALCONY

- 90 SQ FT
- 9X10

FOYER

- 56 SQ FT
- 8X7

UTILITY CLOSET

- 40 SQ FT
- 5X8

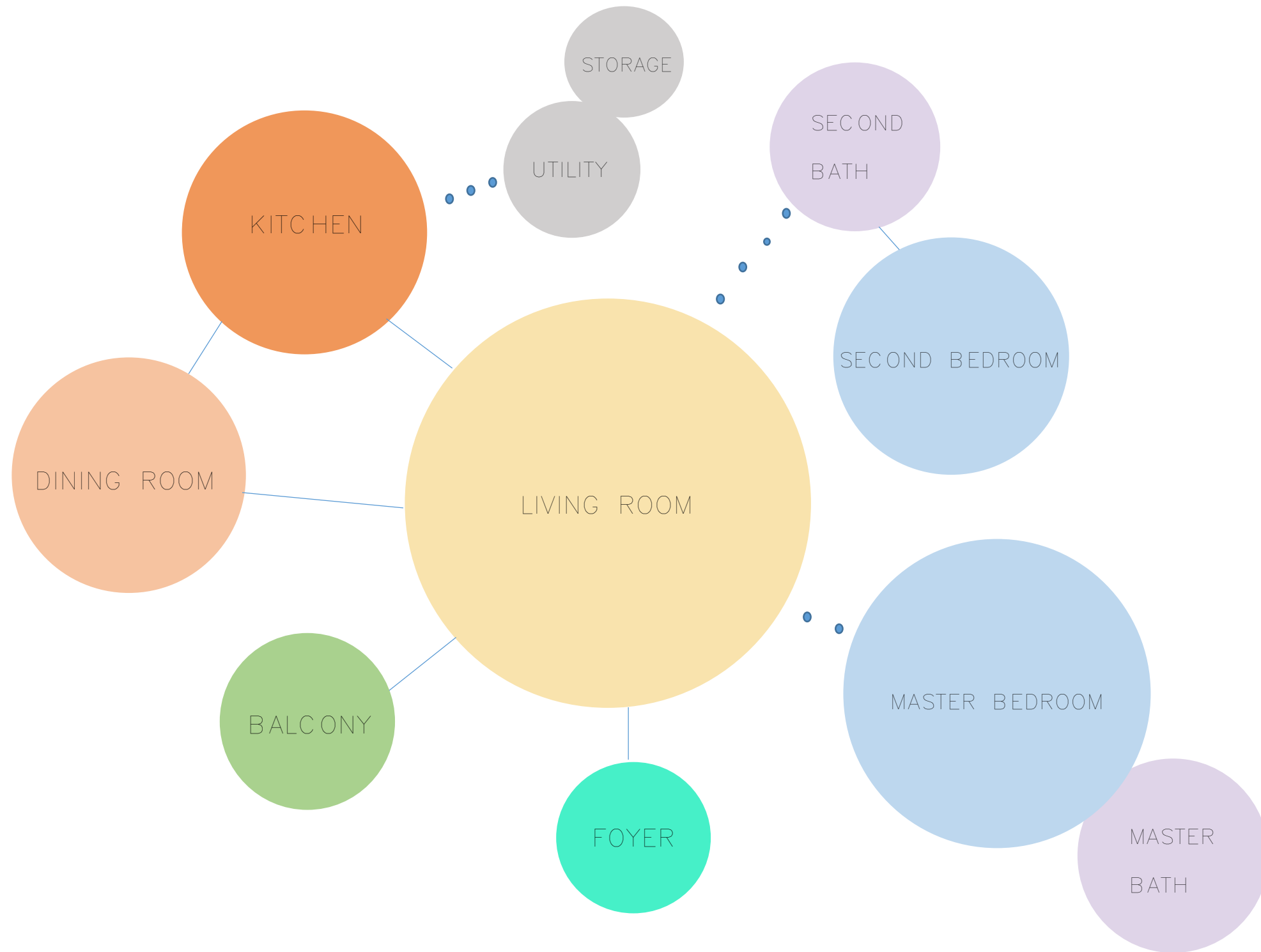
STORAGE

- 30 SQ FT
- 5X6

TOTAL SQ FOOTAGE

- 1,164

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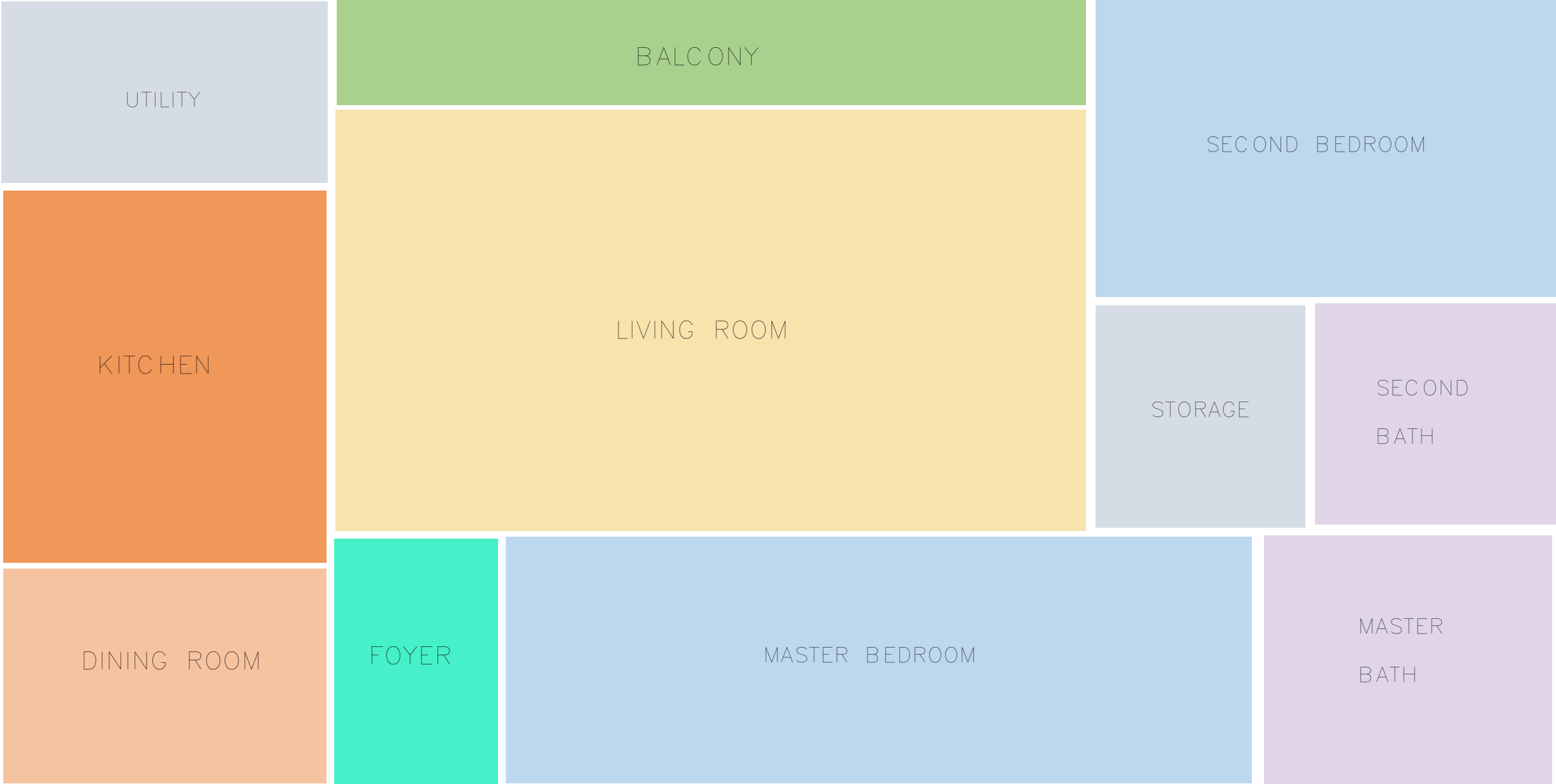
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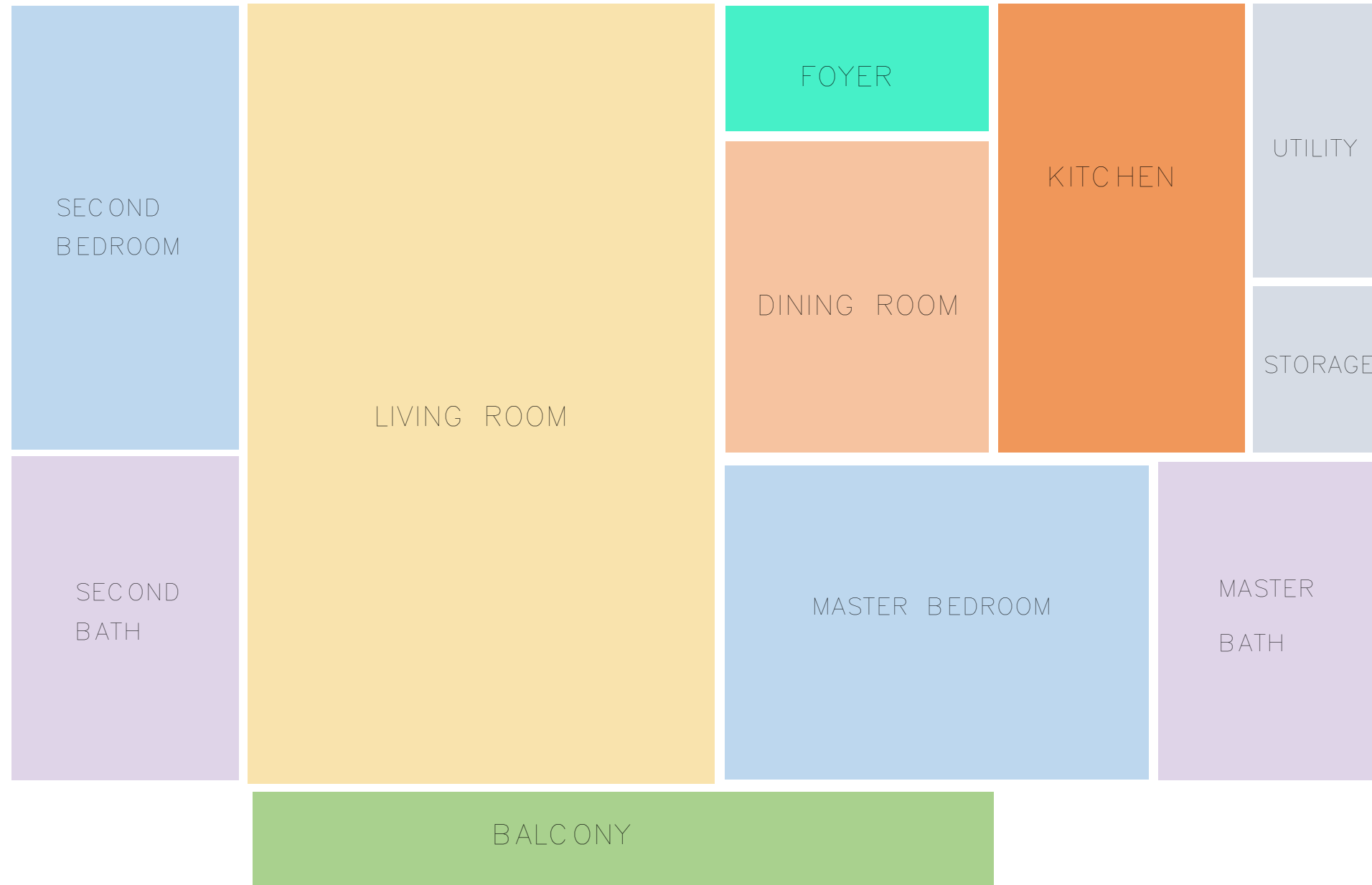
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BLOCK DIAGRAM



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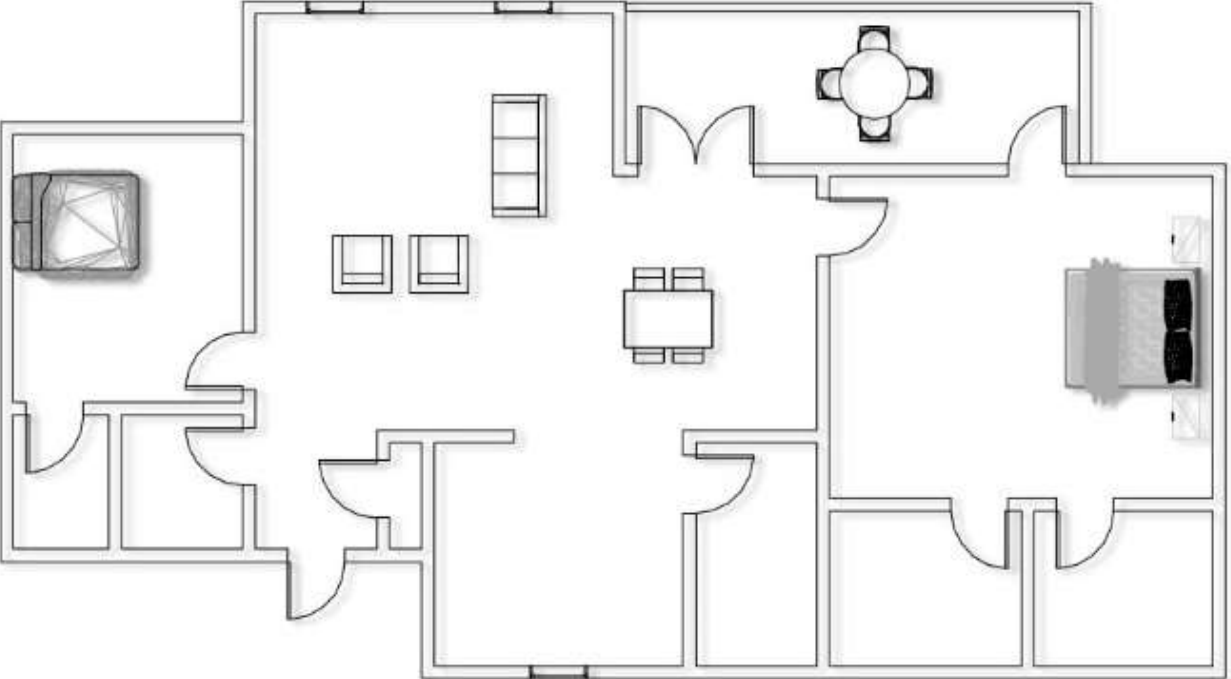
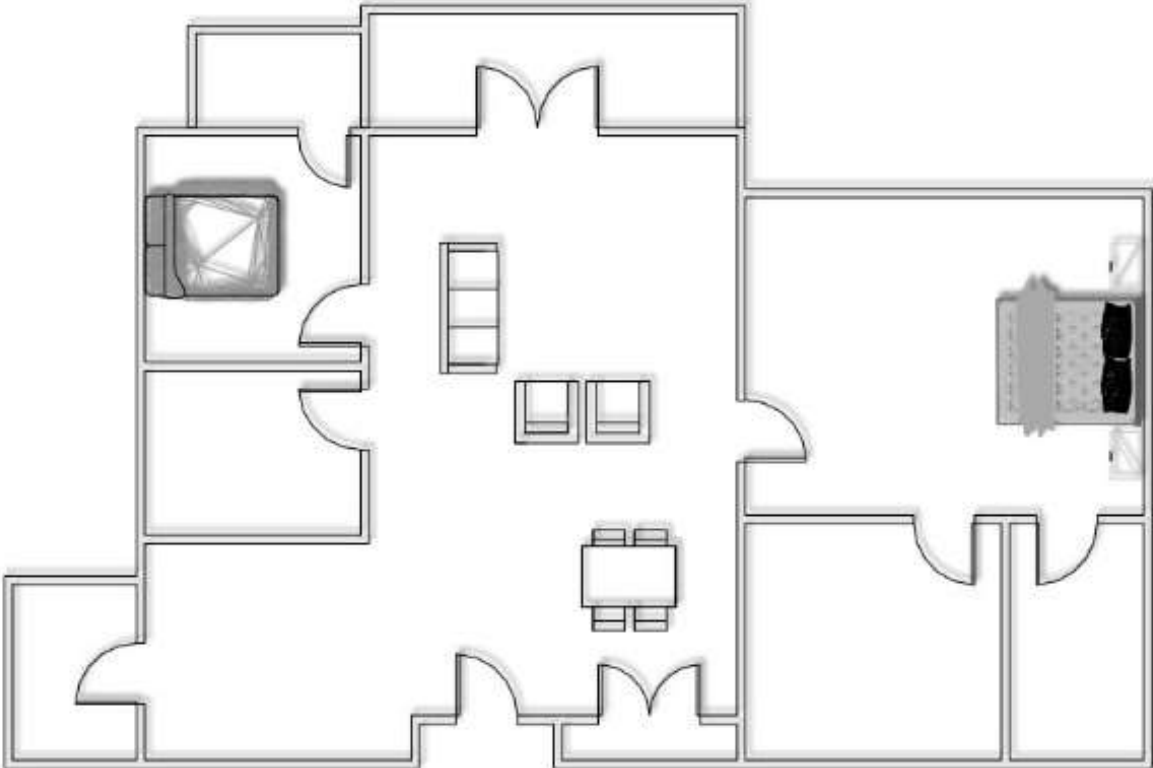
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UNIVERSAL DESIGN

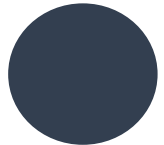
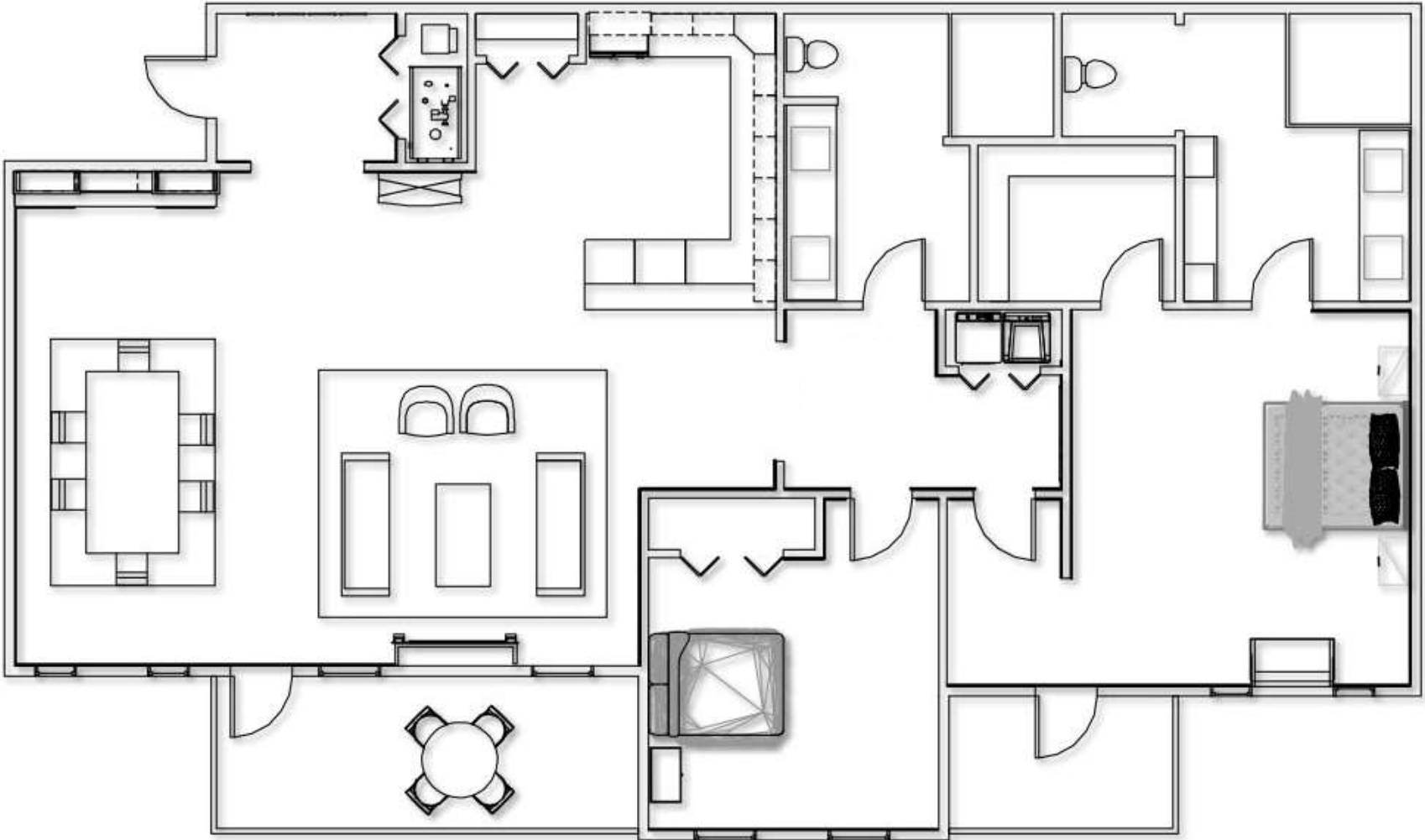
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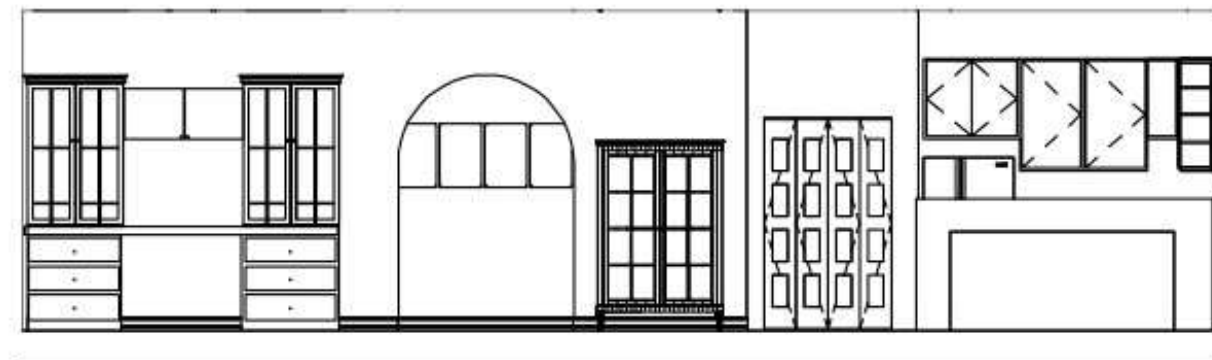
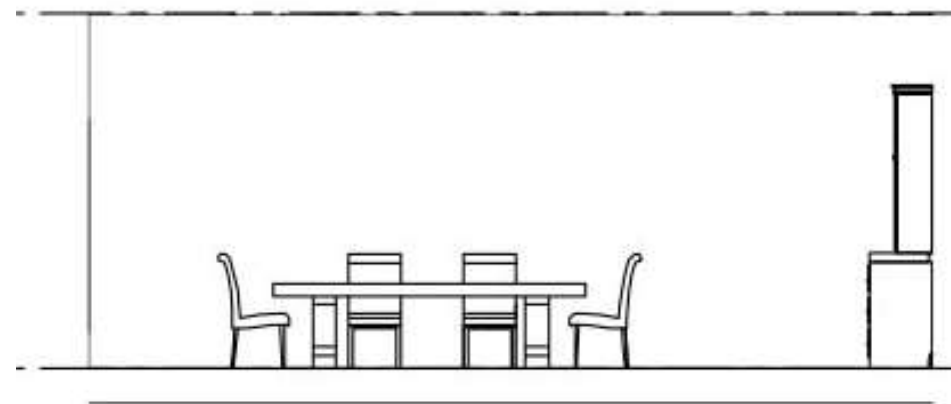
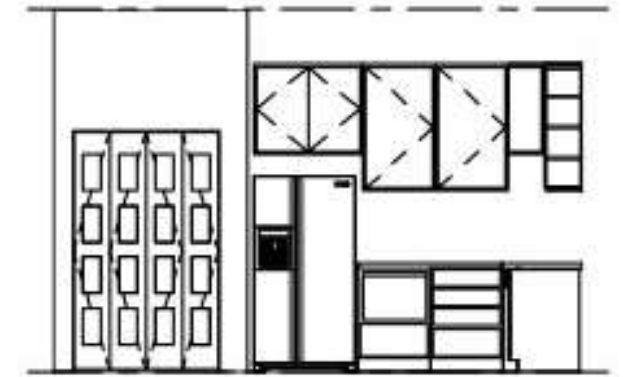
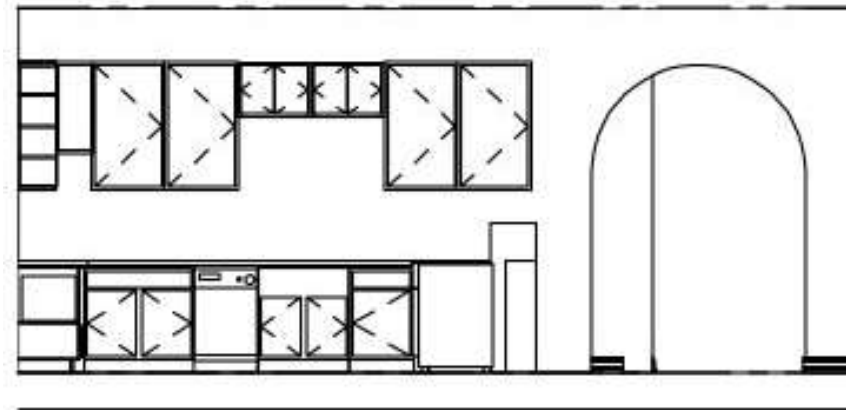
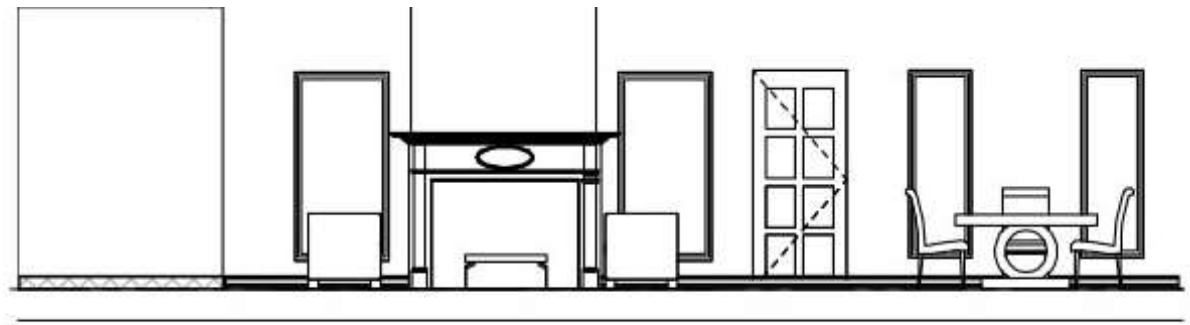
FLOORPLAN OPTIONS



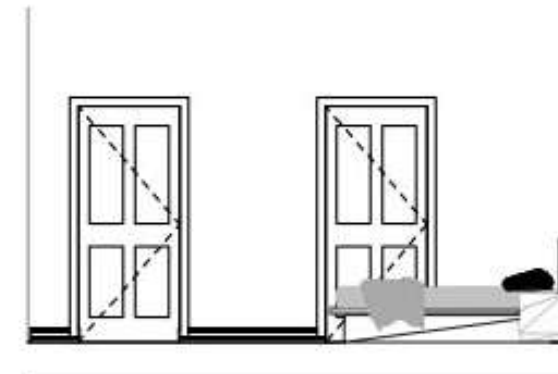
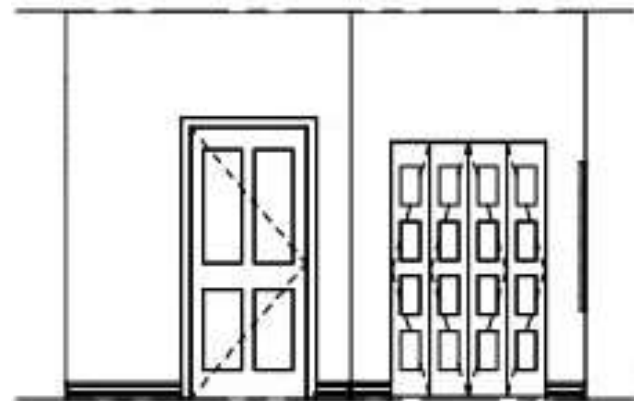
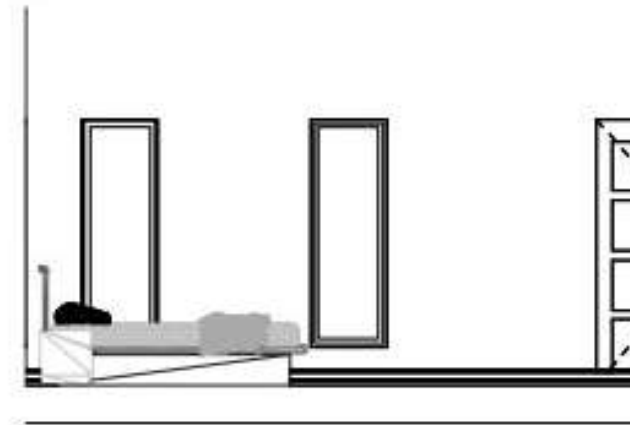
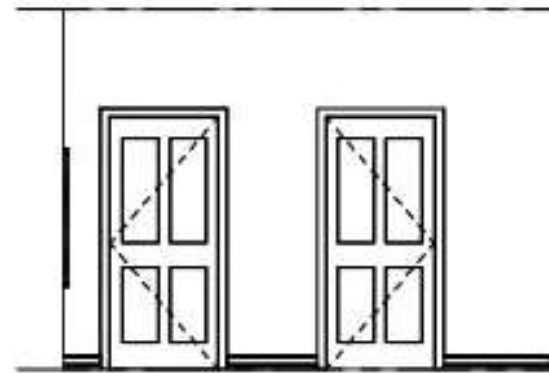
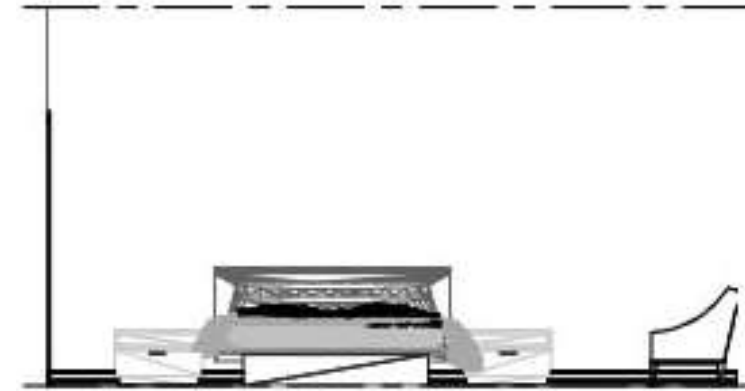
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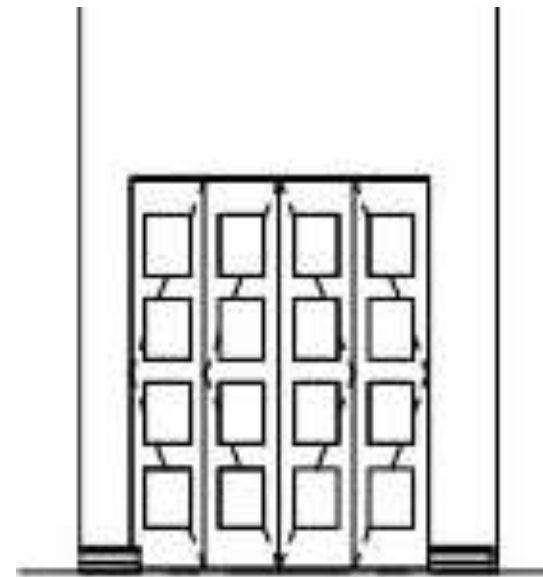
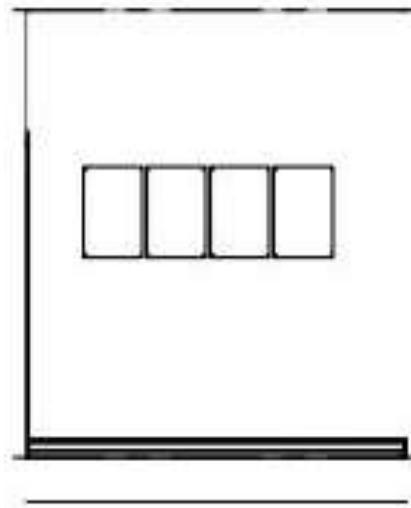
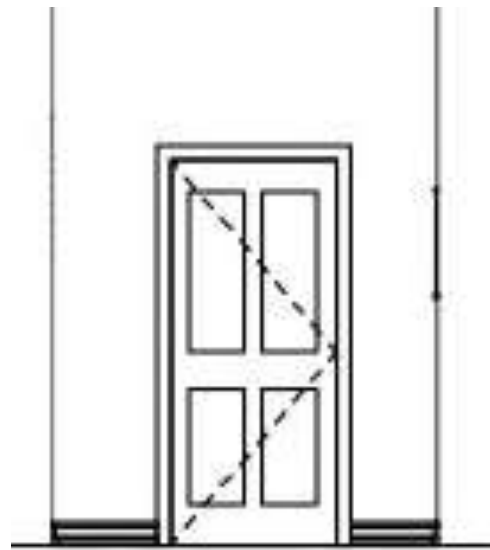
ELEVATIONS



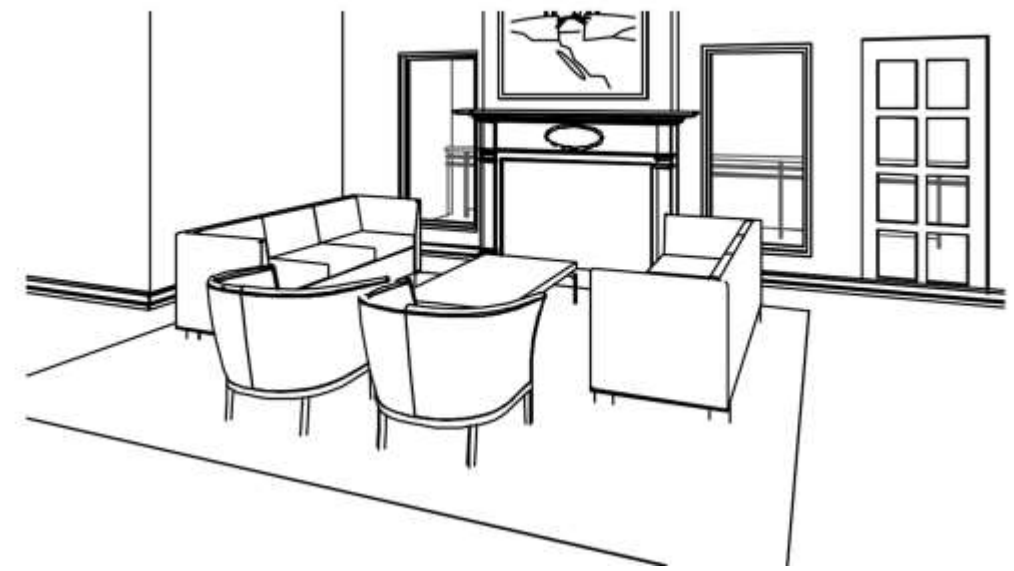
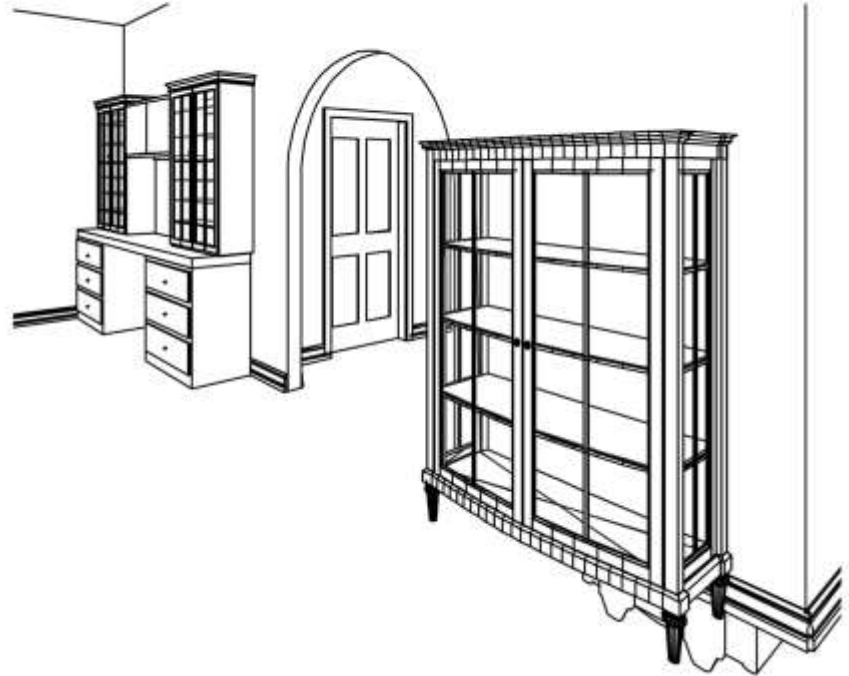
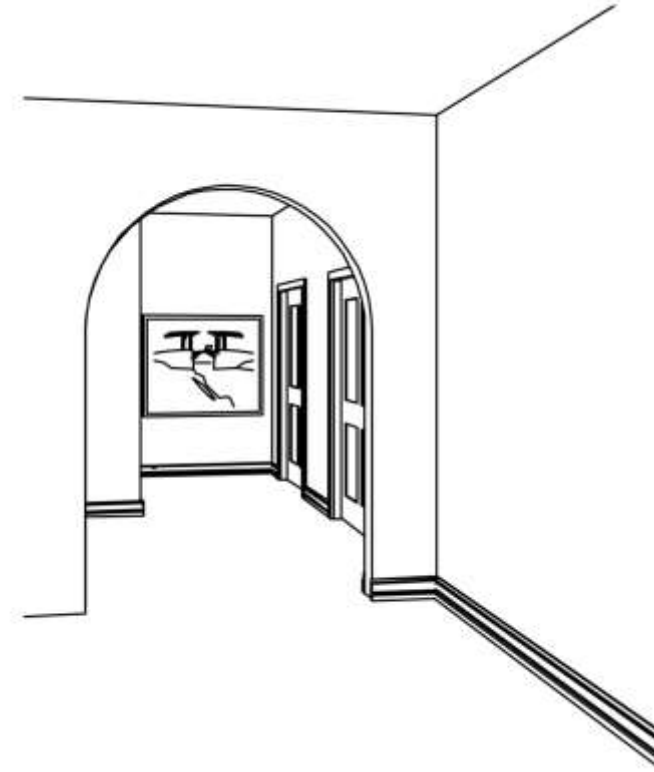
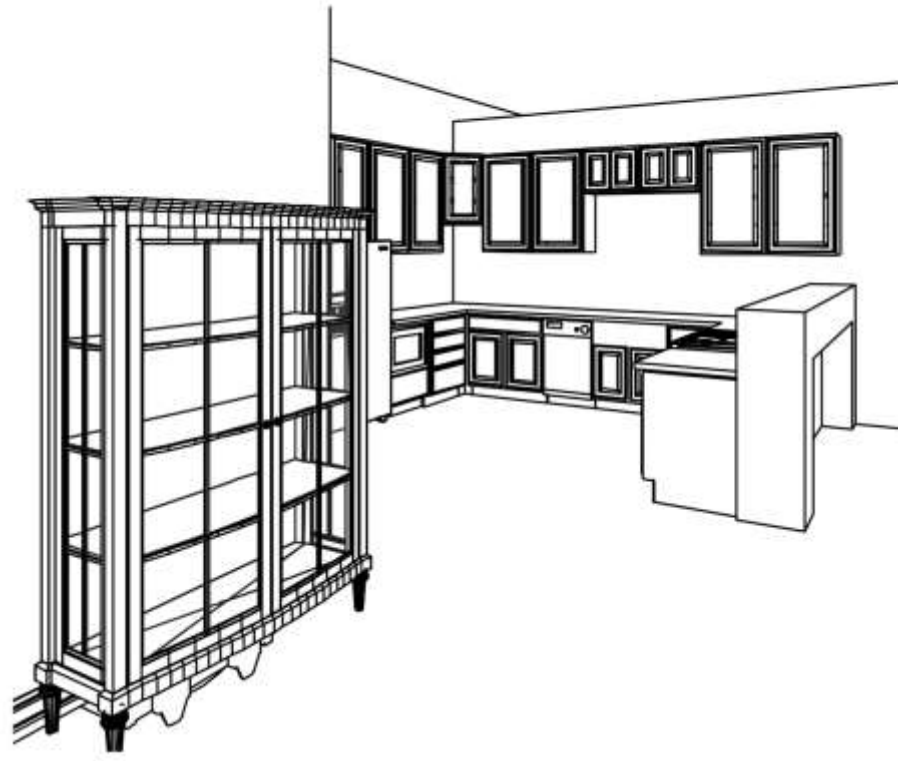
ELEVATIONS



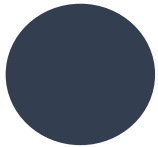
ELEVATIONS



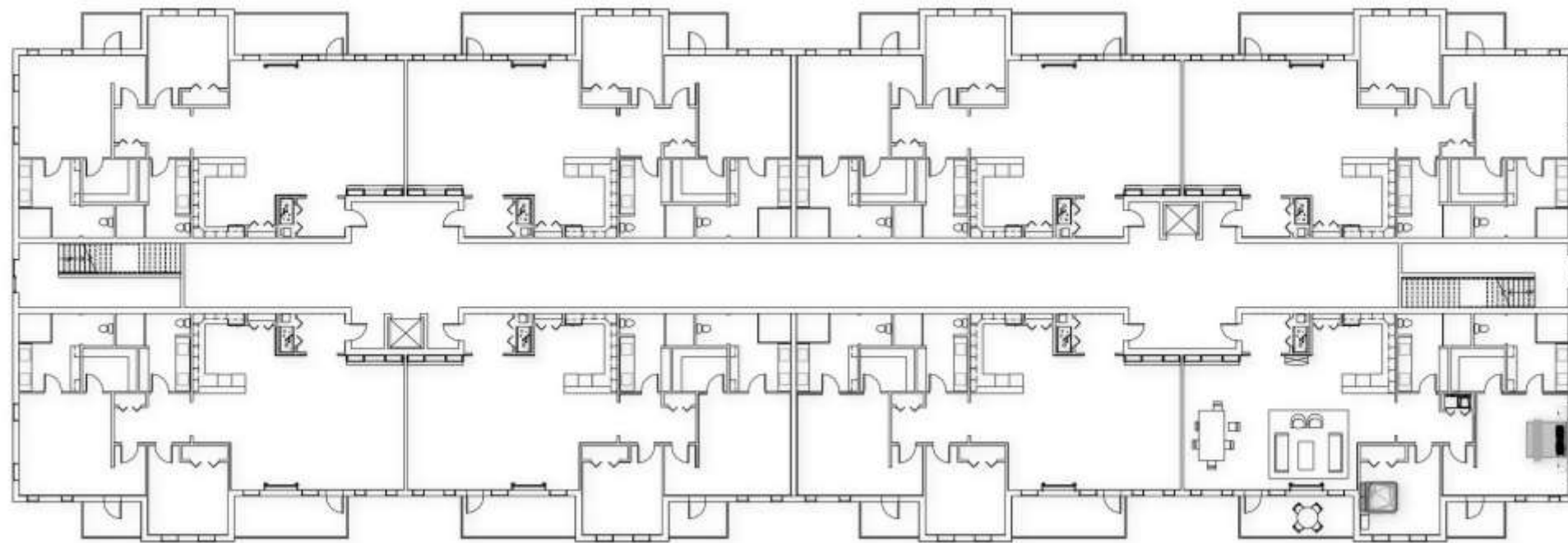
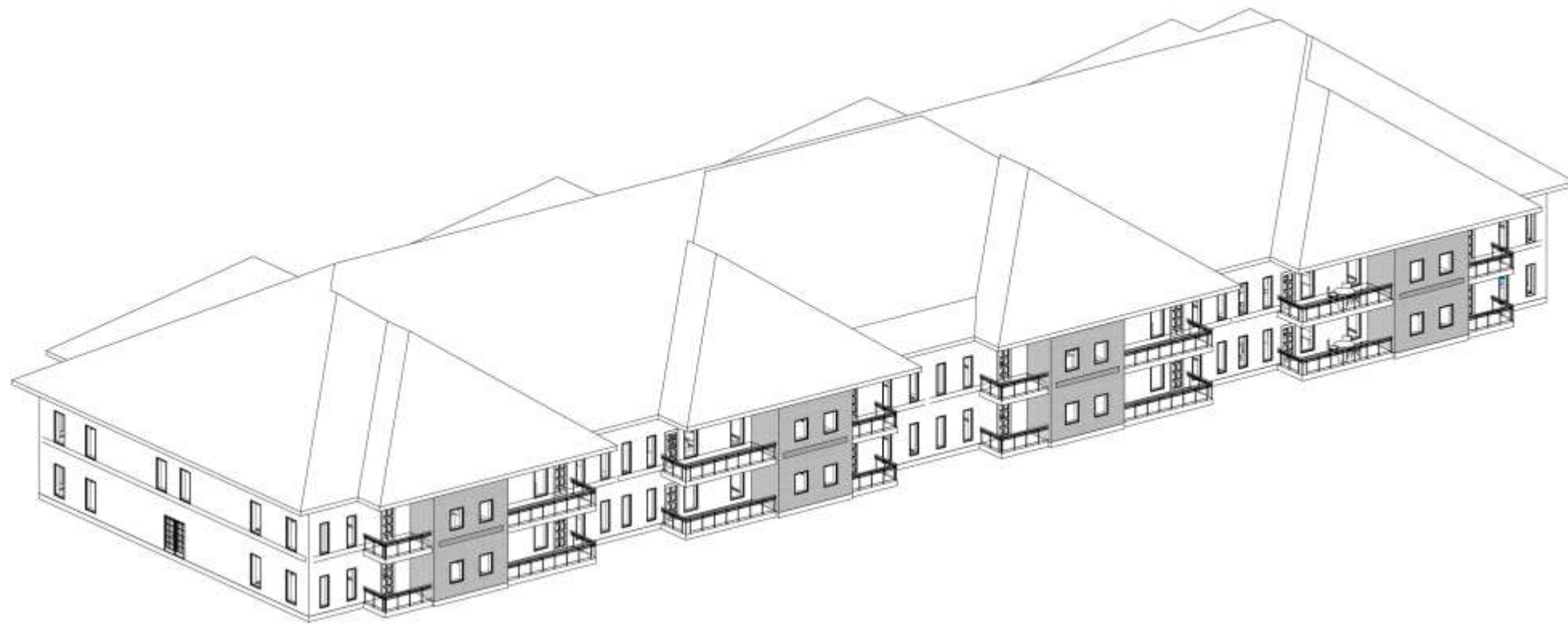
PERSPECTIVES



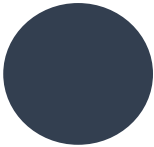
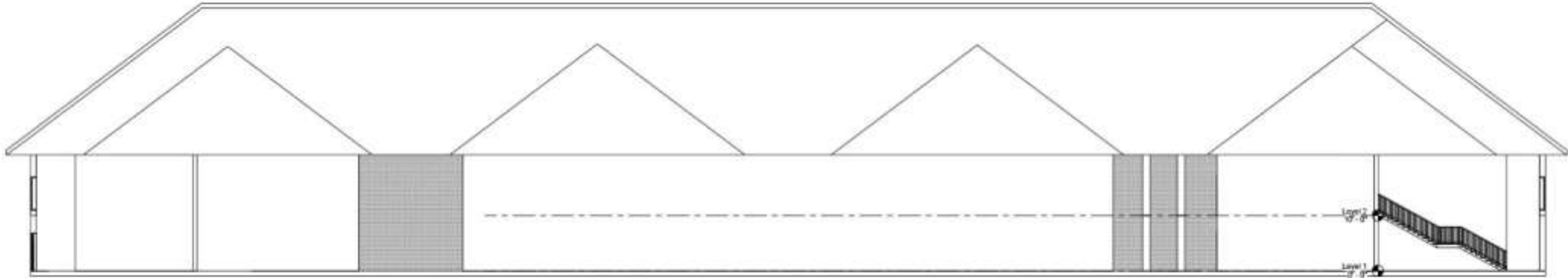
ARCHITECTURAL FINISHES



EXTERIOR MASSING STUDY



BUILDING SECTION

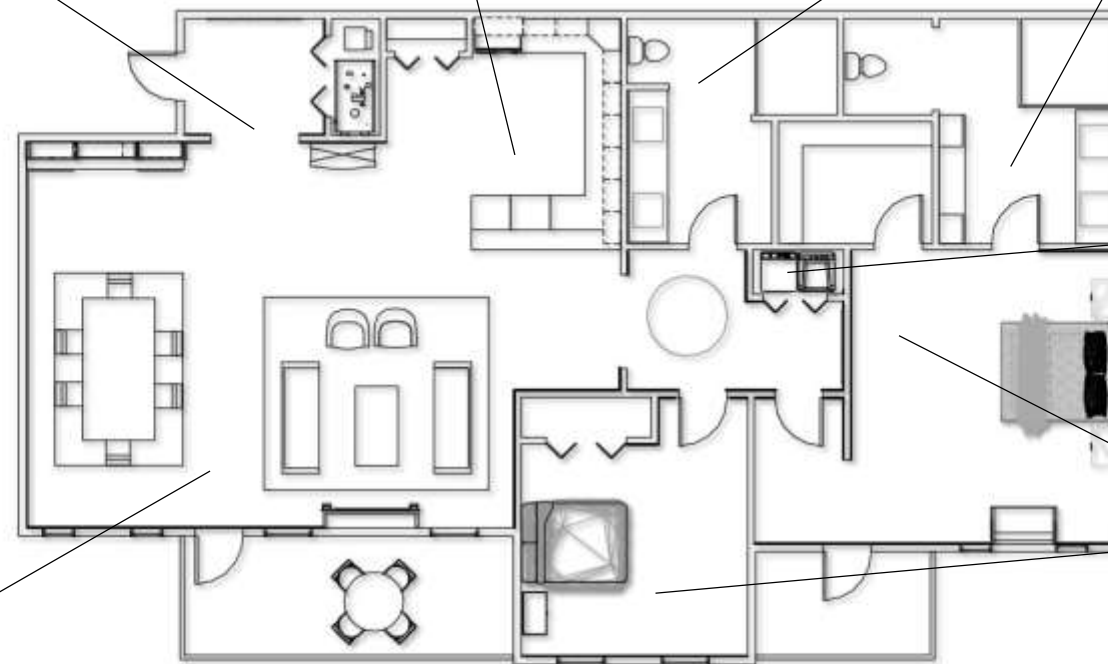


DESIGN STRATEGIES

- DOORWAYS AND PASSAGEWAYS 36" MIN

- CLEARANCE UNDER SINK AND WORK SURFACES
- UNIVERSAL HANDLES
- COUNTERTOP HEIGHT 34" MAX
- CABINET DOORS/DRAWERS HAVE EASY TO GRAB HANDLES

- CLEARANCE UNDER SINK AND WORK SURFACES
- UNIVERSAL HANDLES
- COUNTERTOP HEIGHT 34" MAX
- CABINET DOORS/DRAWERS HAVE EASY TO GRAB HANDLES
- 5' TURNING SPACE
- 60"X56" CLEARANCE AROUND TOILET
- WALK IN SHOWER



- FRONT LOADING WASHER/DRYER
- DOORWAYS AND PASSAGEWAYS 36" MIN

- HARD FLOOR SURFACES
- REACHING DISTANCE OF 15"–48" FOR OUTLETS, LIGHT CONTROL, STORAGE,
- SHELVING, TELEPHONE JACK, AND INTERNET CONNECTION

- CLOSETS HAVE ADJUSTABLE POLES/SHELVING
- 36" CLEARANCE ON BOTH SIDES OF BED
- CLOSET DOORWAY CLEARANCE OF 36"
- BED HEIGHT DOES NOT

