

MEREDITH PAYNE

PORTFOLIO 1

IDSN 4500

TARGET BUYERS

- Developer
- Wanting to build senior living
- Near nursing aid facilities



TARGET MARKET

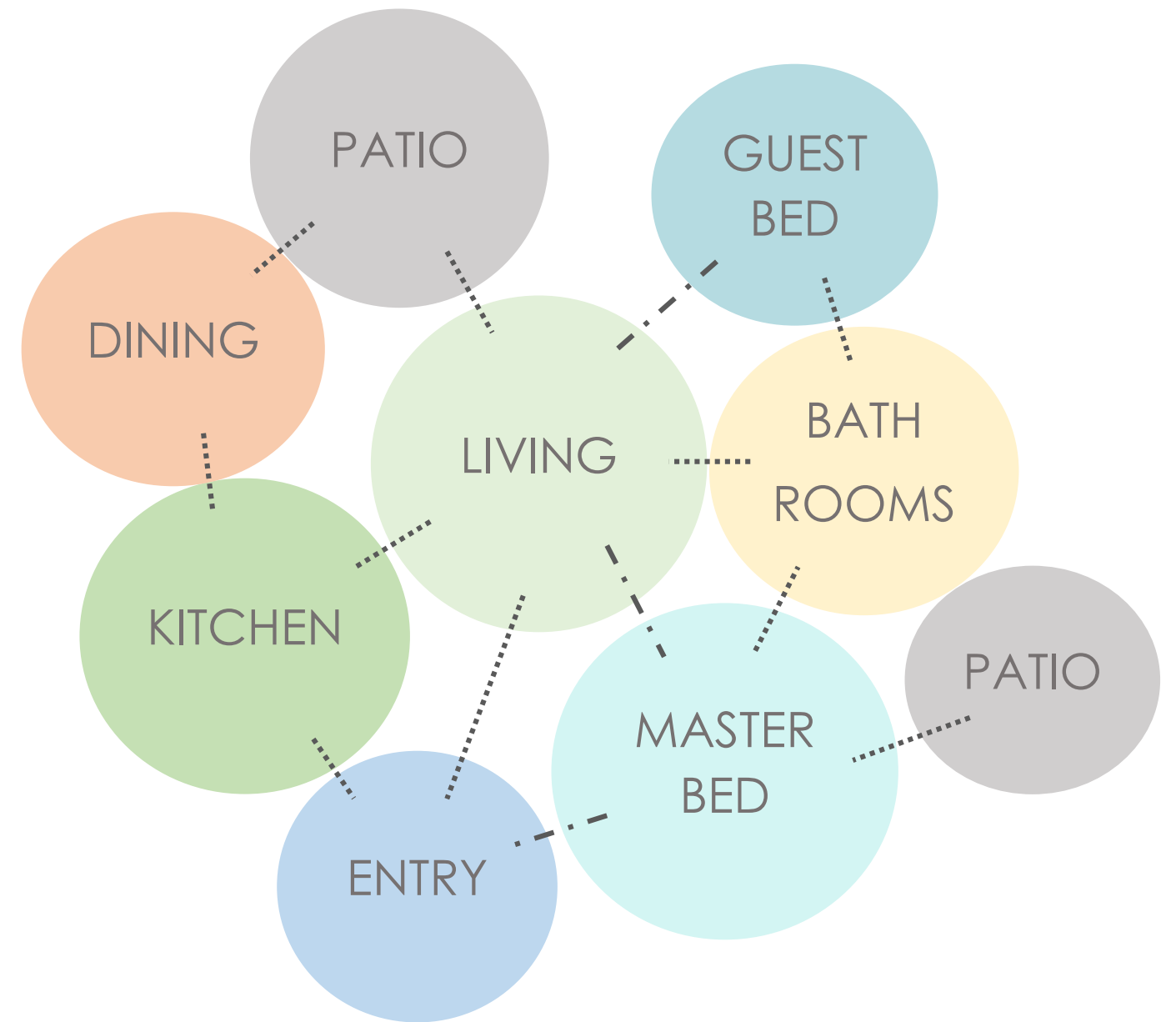
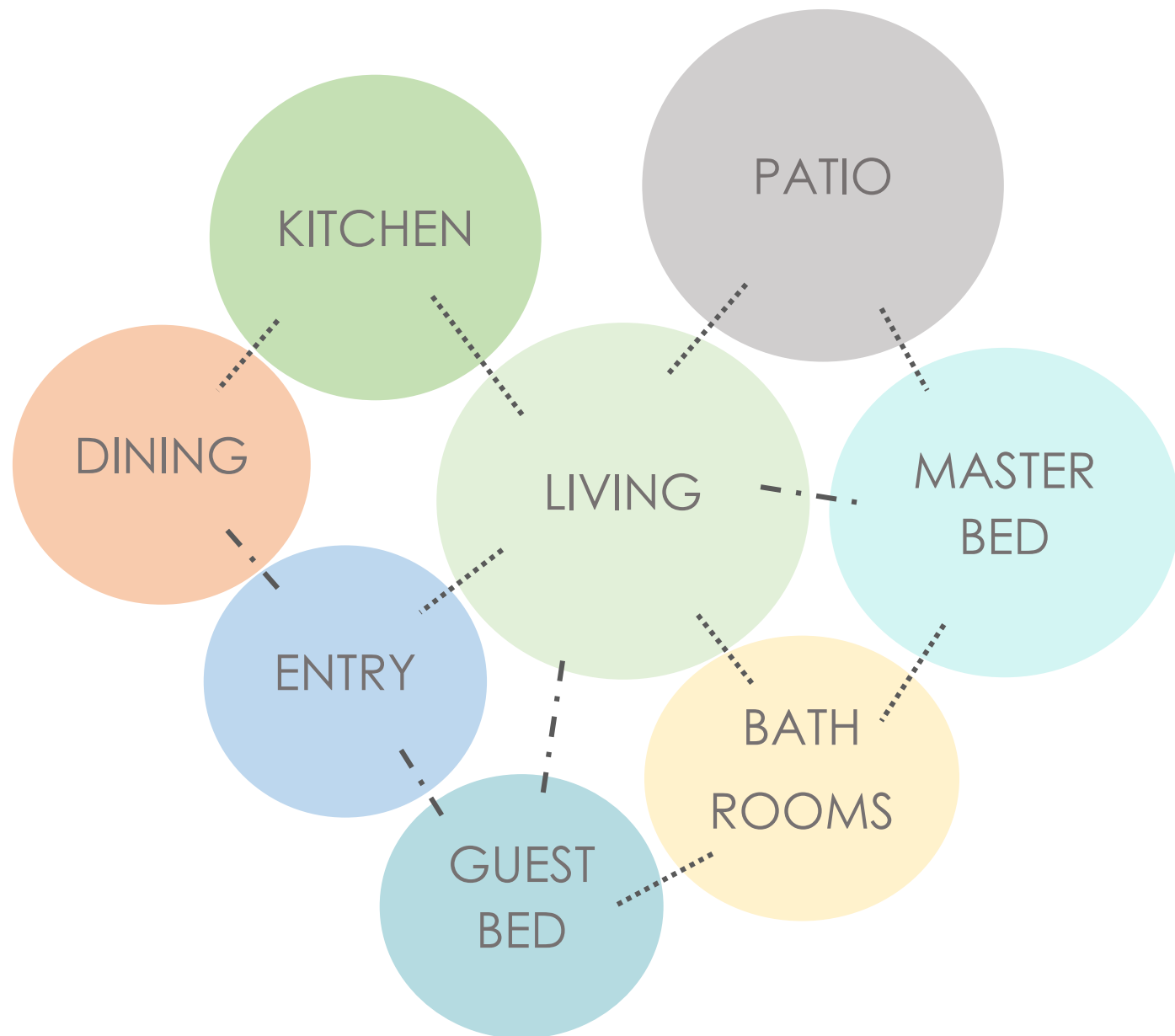
- Over 55 community
- Active Lifestyle
- Adaptable Living



BUBBLE DIAGRAMS

Major Adjacency

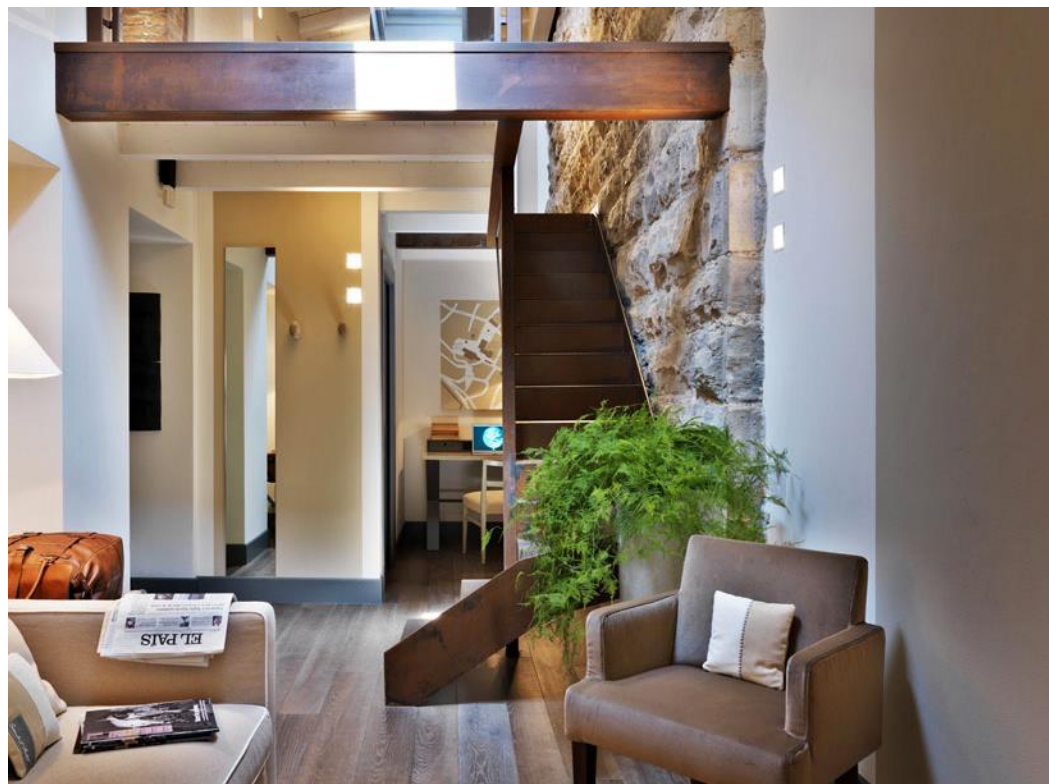
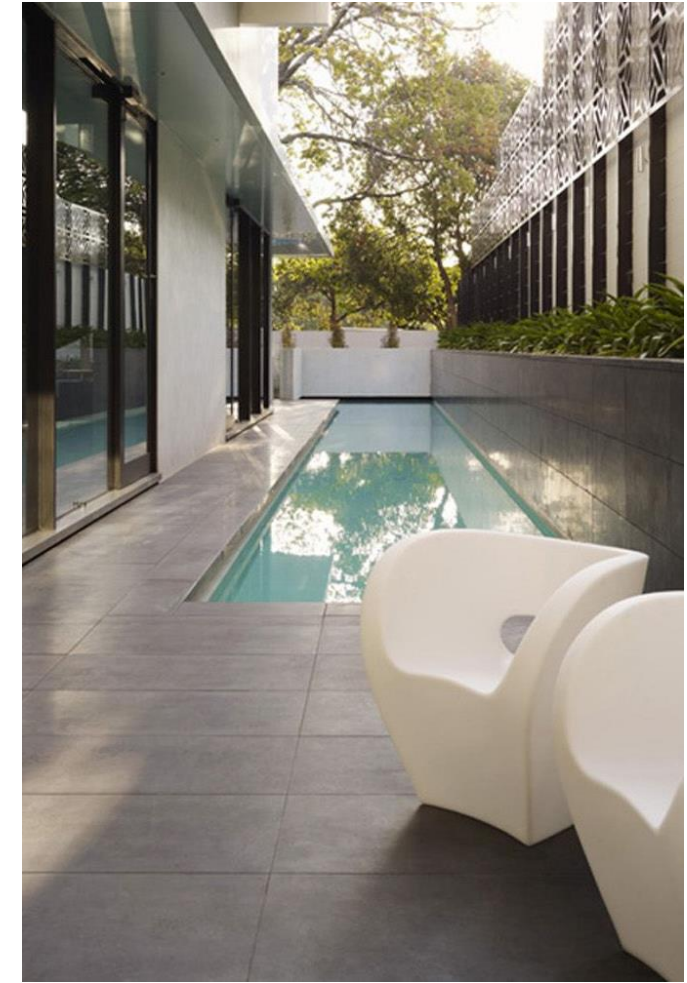
Minor Adjacency



BLOCKING DIAGRAMS



INSPIRATION



INTERVIEWS

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

2 Bed 2 bath

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

One bath attached to the master while the other is shared by the guest bed and general home

3. Preferred special features in condo units?

One story, water feature, patios

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

One master suite

5. 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?

To be separated, but still being open

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

Minimalistic

7. Other current trends?

Activities in the community, and with friends

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

2 Bed 2 bath

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

Attached to bedrooms

3. Preferred special features in condo units?

Pool, spa

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

Two master suite, with own master bath

5. 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?

No great room, dining room

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

Transitional

7. Other current trends?

No

SPACIAL DIVISION

APPROXIMATE SQFT PER SPACE

FOYER 50-100

LIVING 300-500

DINING 200-300

KITCHEN 300-400

MASTER BED 200-300

MASTER BATH 100-200

GUEST BED 150-250

GUEST BATH 100-150

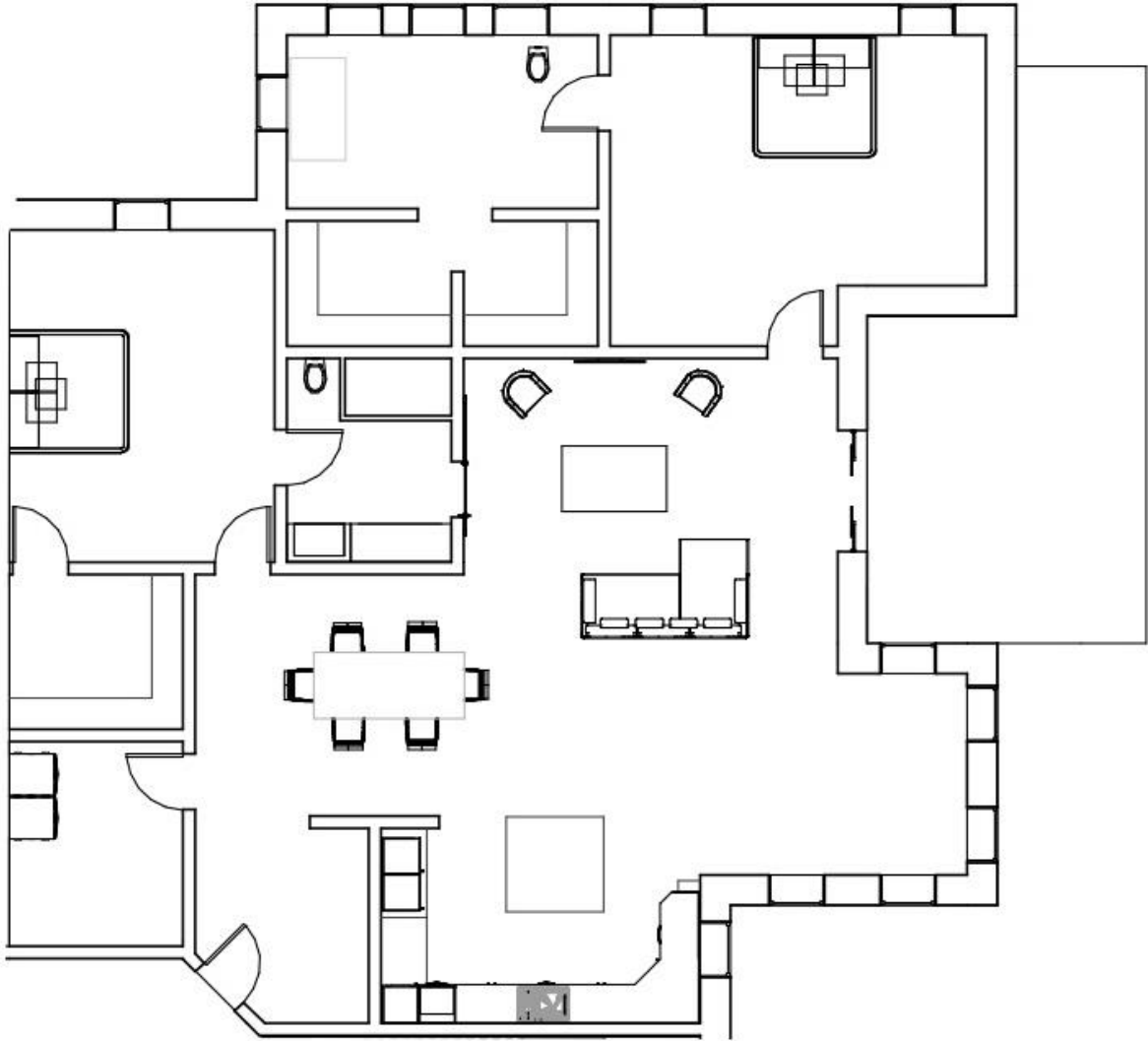
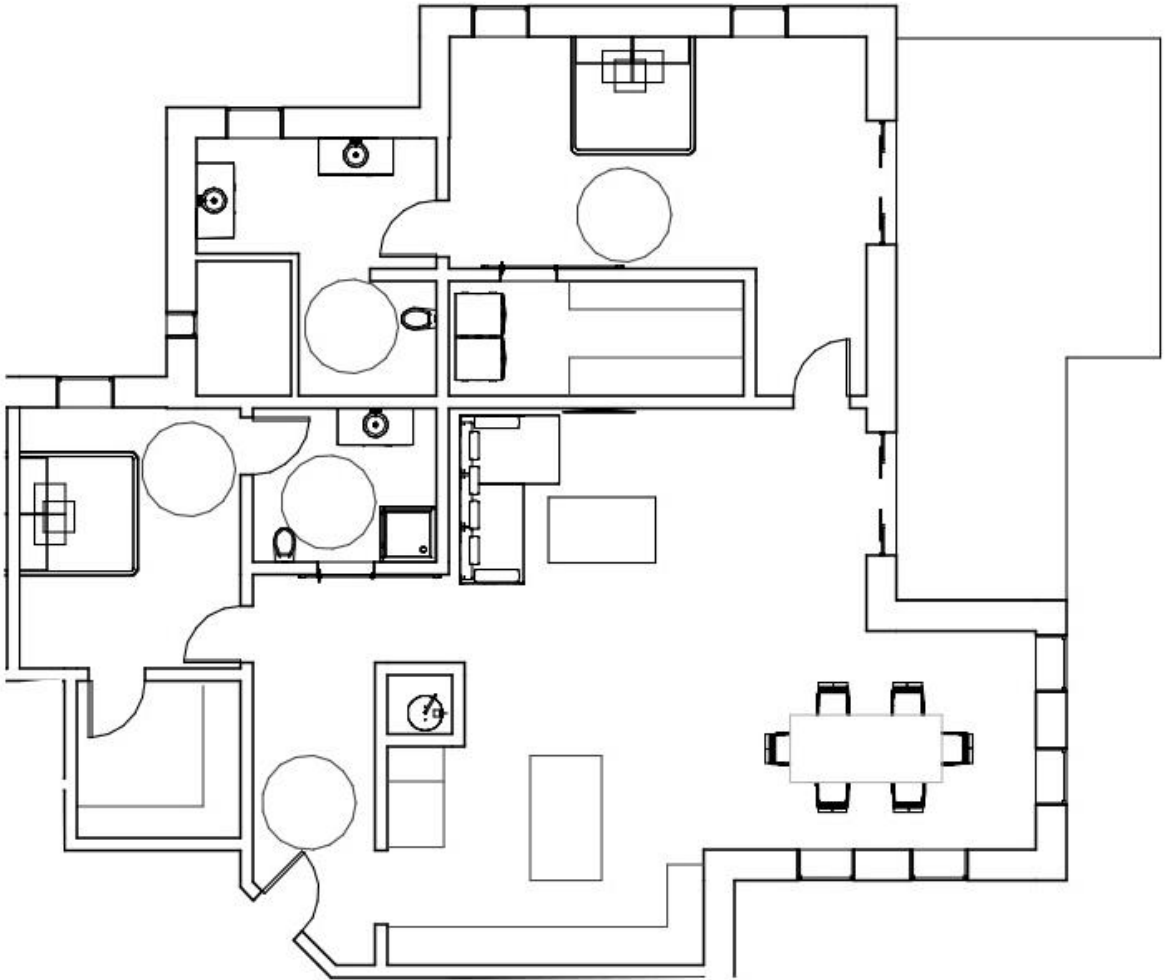
LAUNDRY 50-100

PATIO 50-100

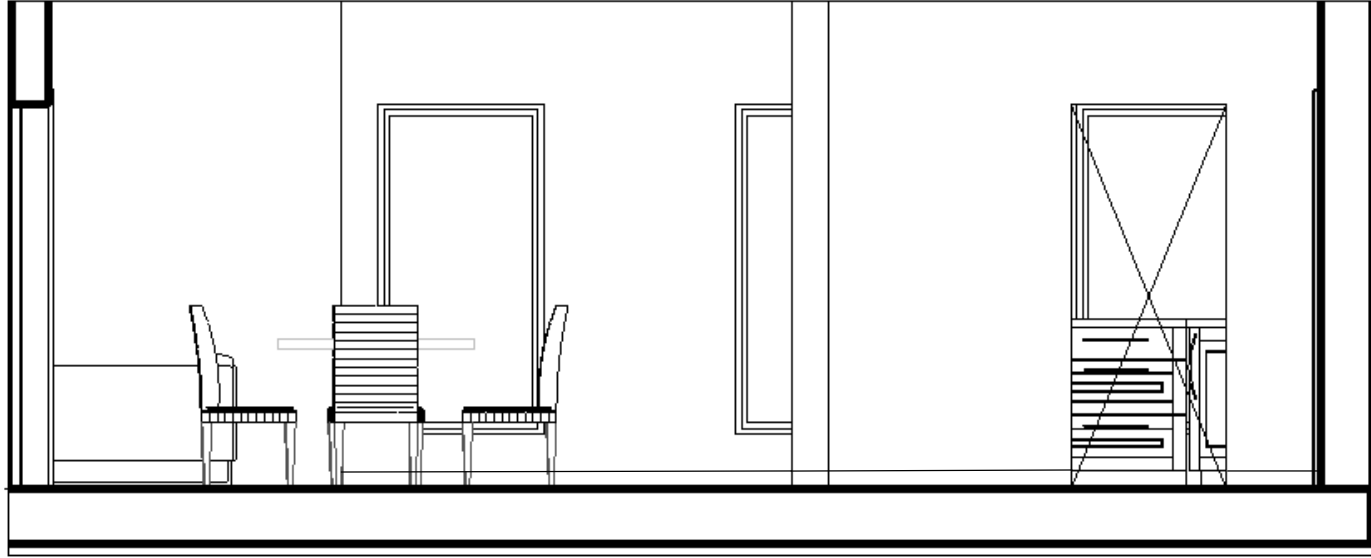
TOTAL SQUARE FOOTAGE 1,500 – 2,400

I choose this general square footage by keeping in mind the target customers that will be living in the spaces. I want to take advantage of the space I have and not waste any, while still having enough space for the 55+ community. The spaces provided are similar to those in the area, while providing a safer living environment for the residents.

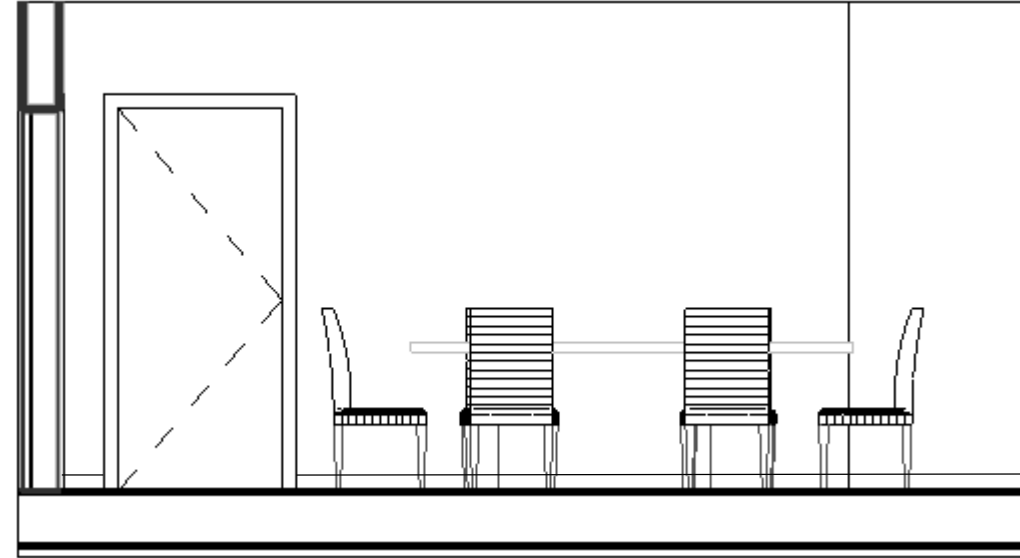
FLOOR PLANS



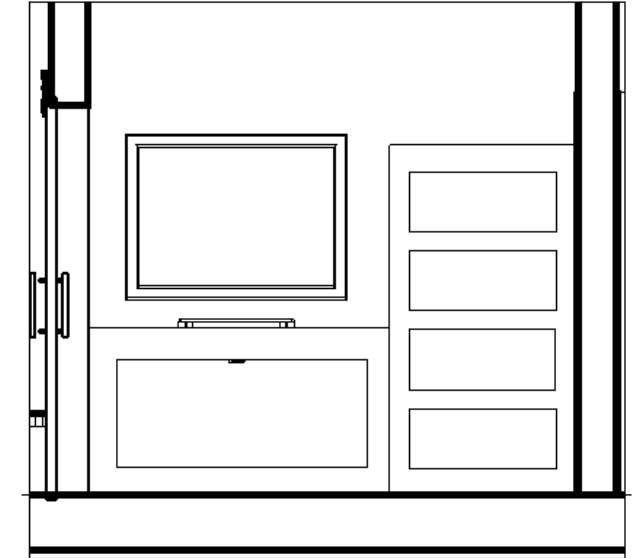
ELEVATIONS



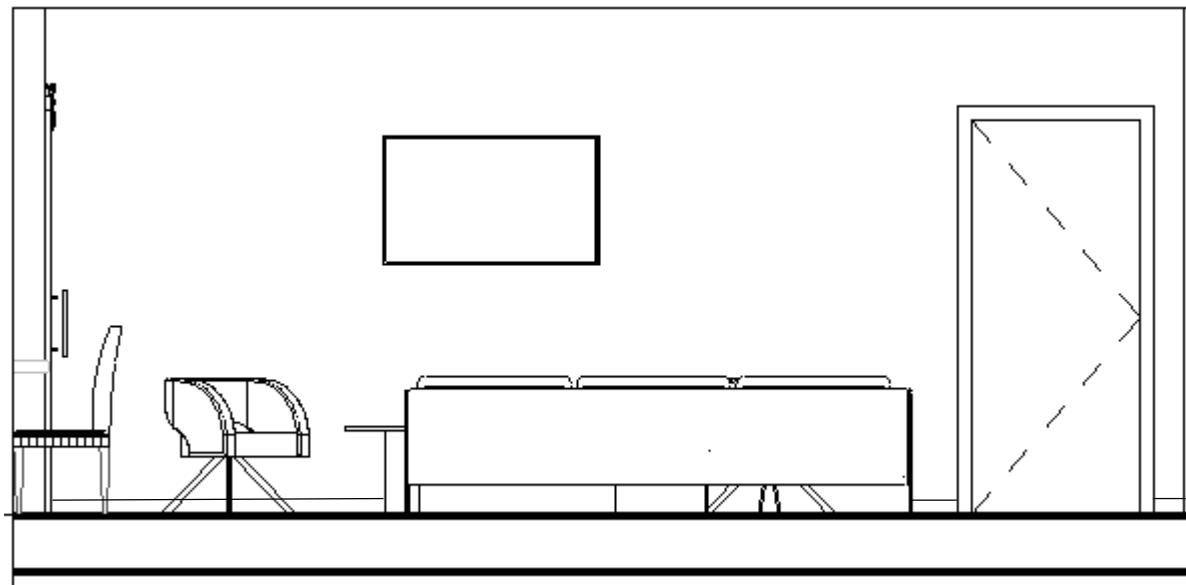
ENTRY WALL



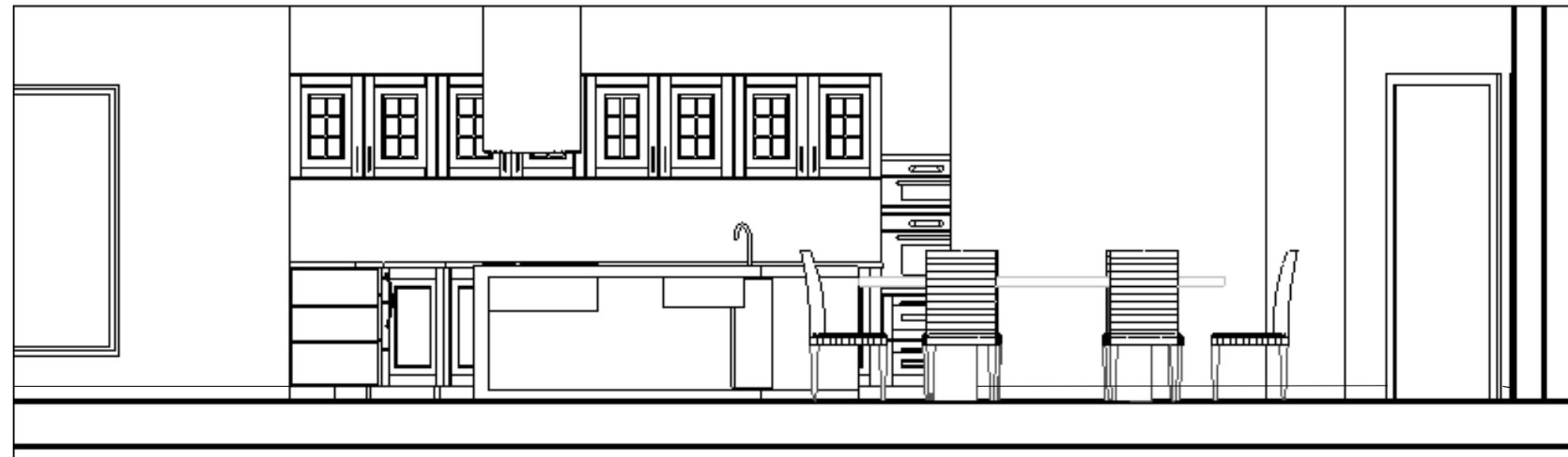
DINING ROOM



BATHROOM

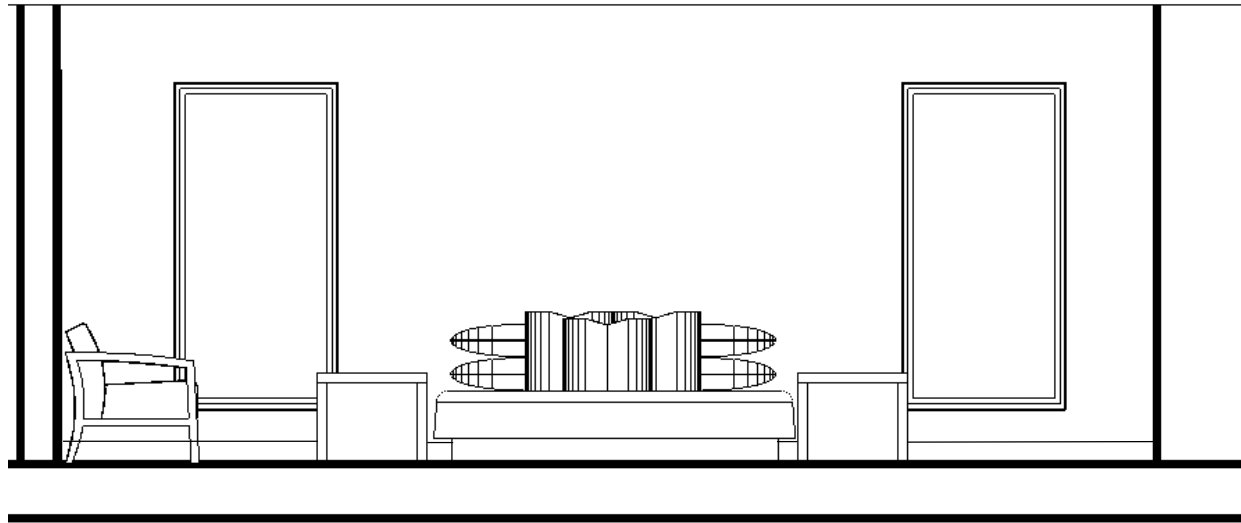


LIVING ROOM

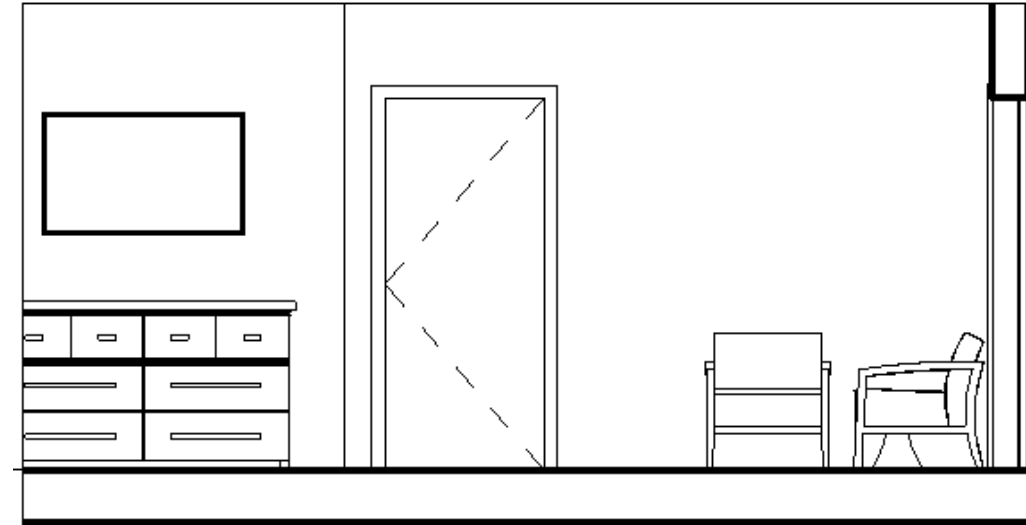


KITCHEN

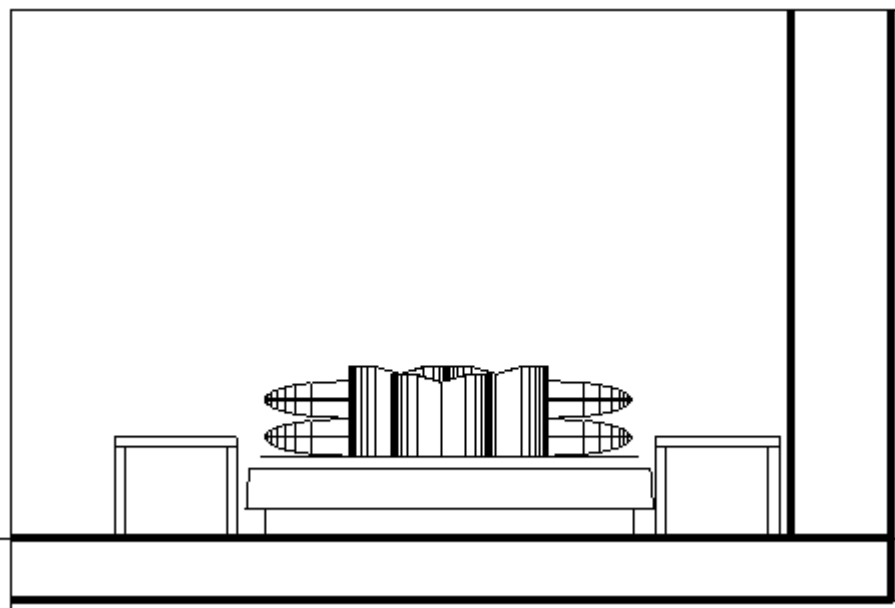
ELEVATIONS



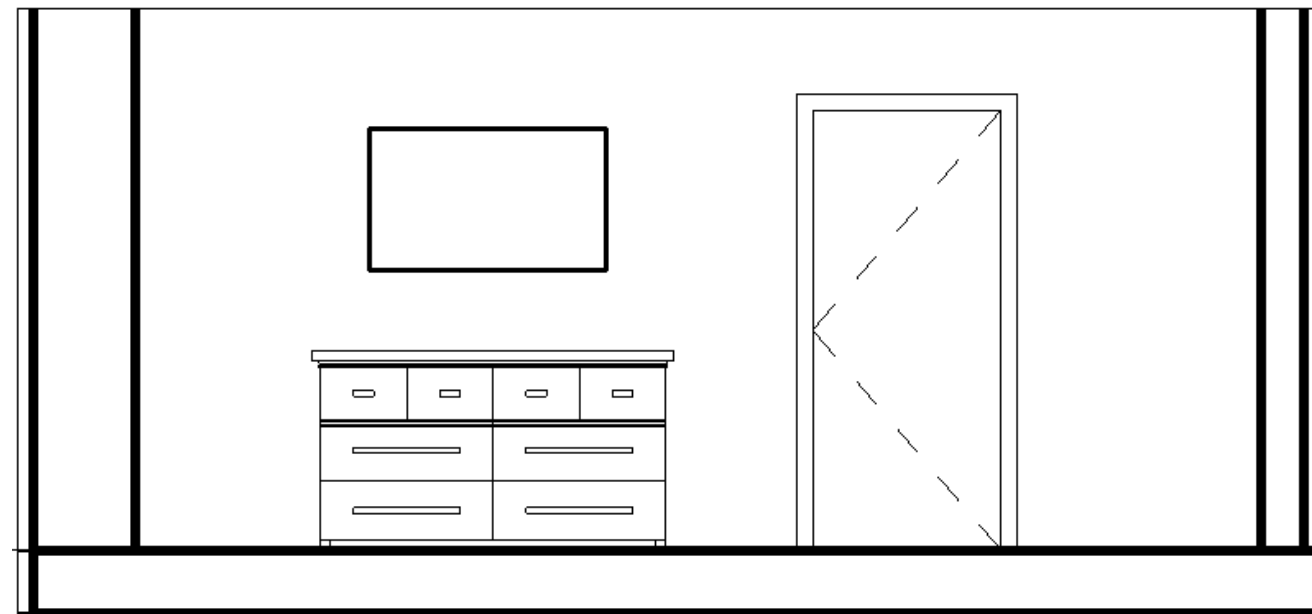
MASTER BEDROOM



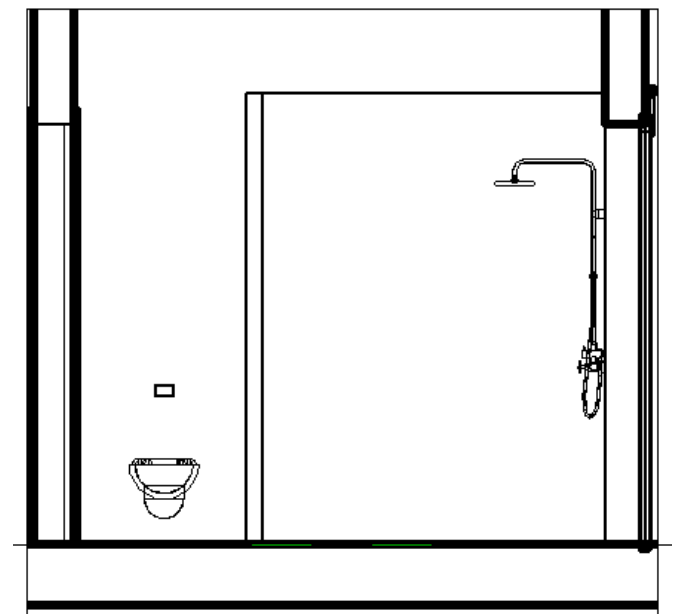
MASTER BEDROOM



GUEST BEDROOM

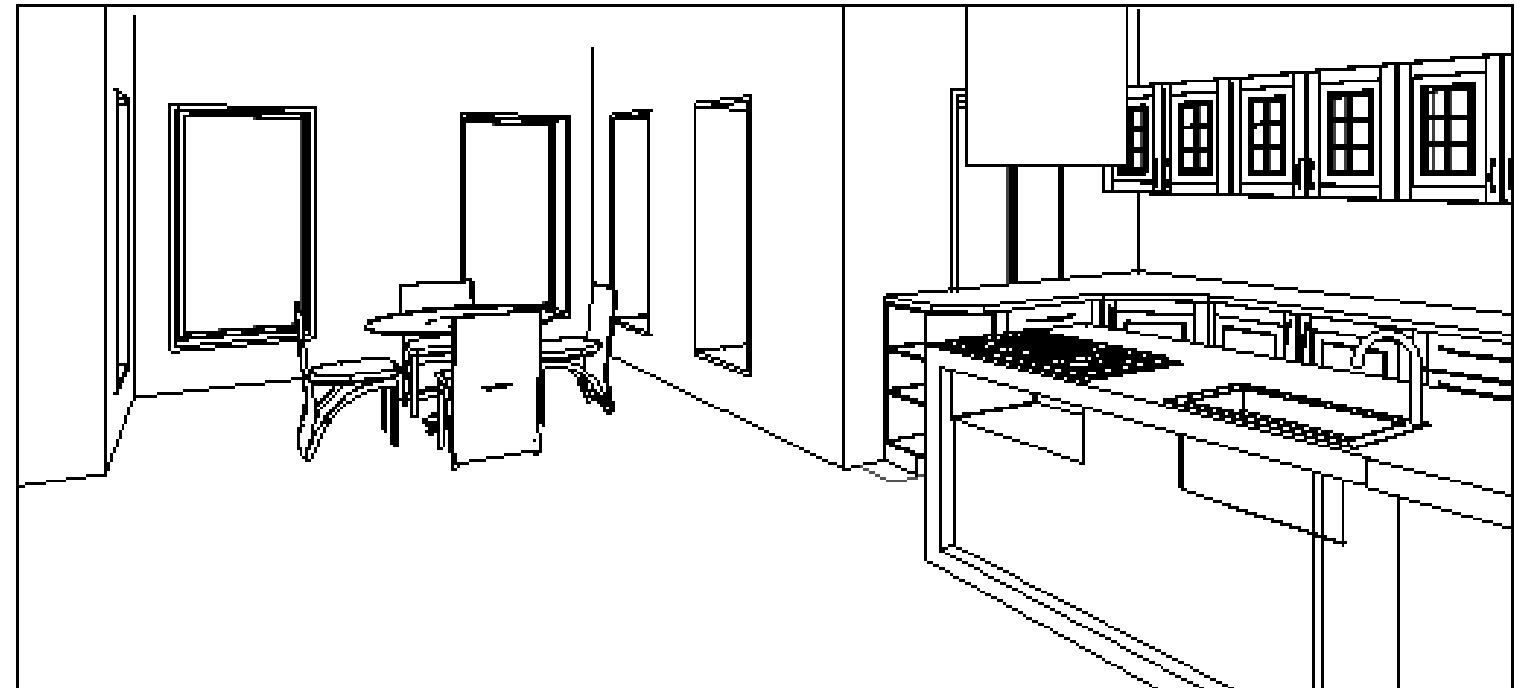
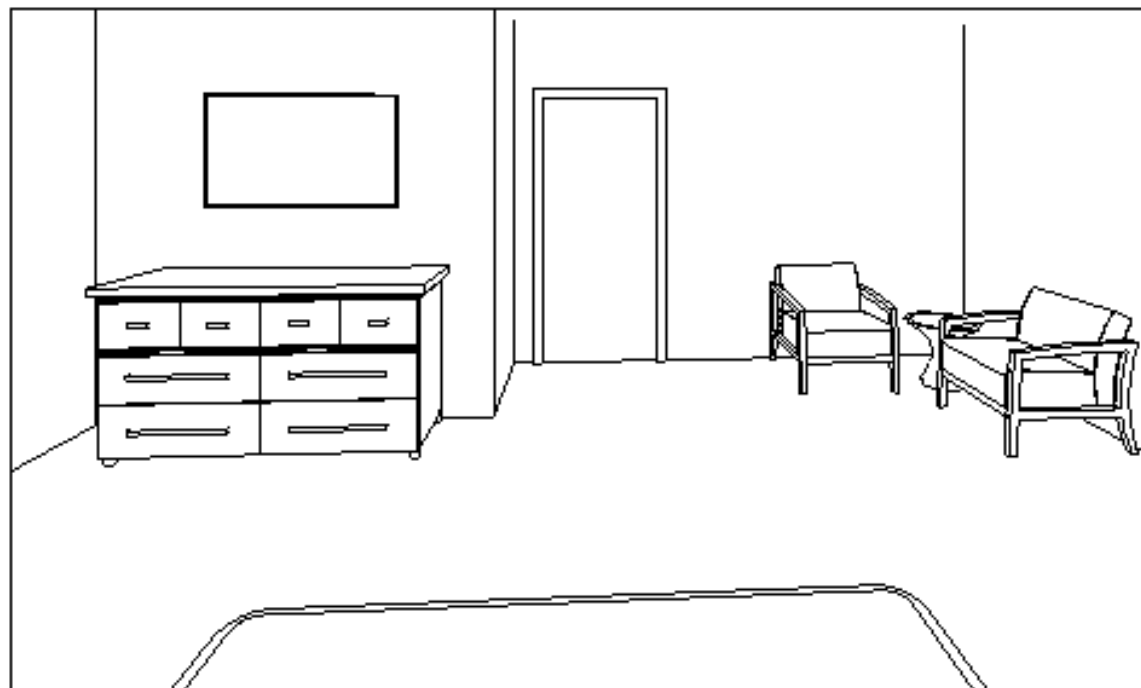
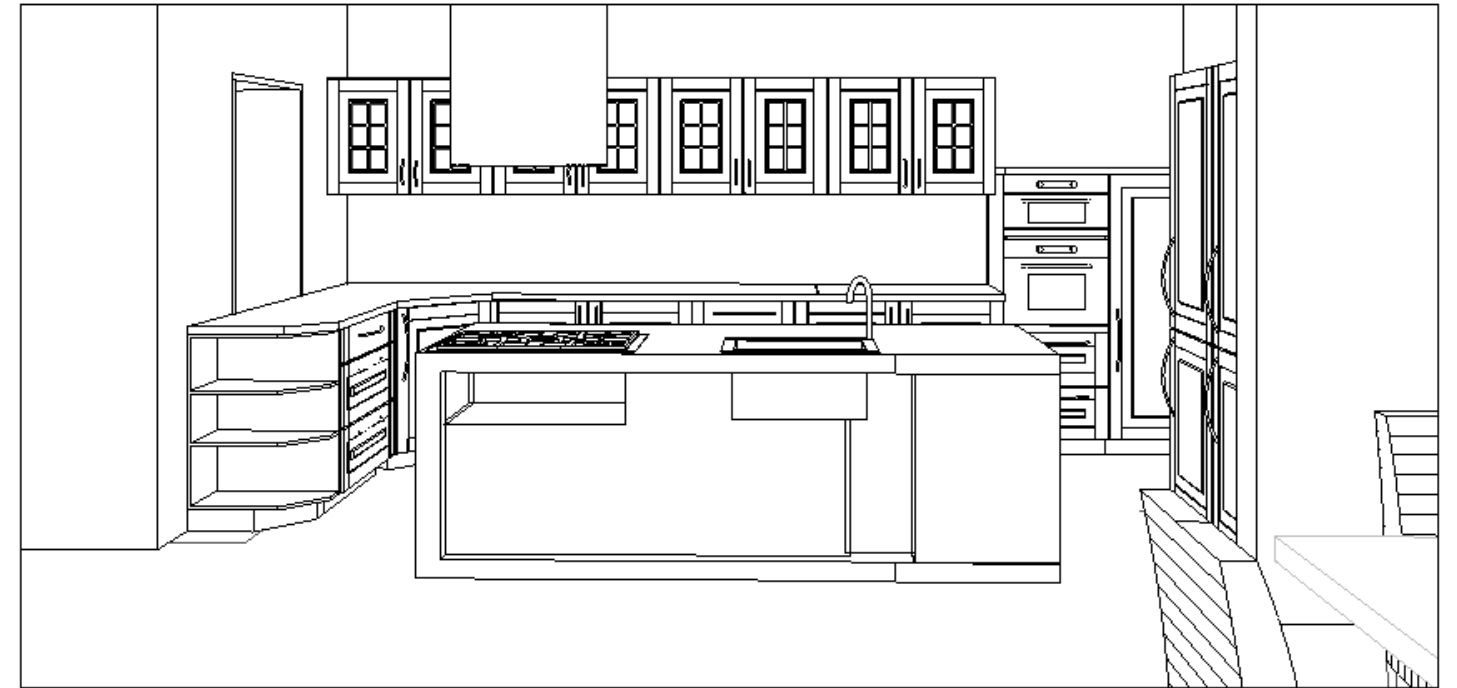
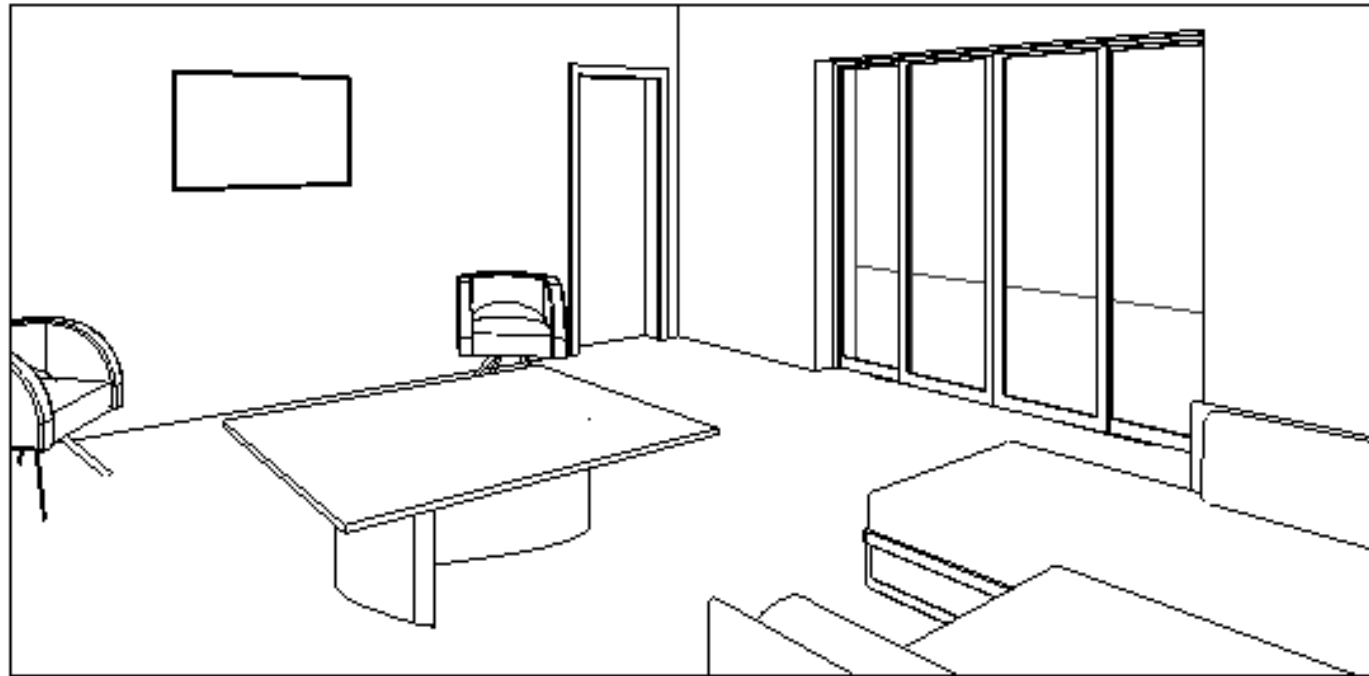


GUEST BEDROOM



GUEST BATHROOM

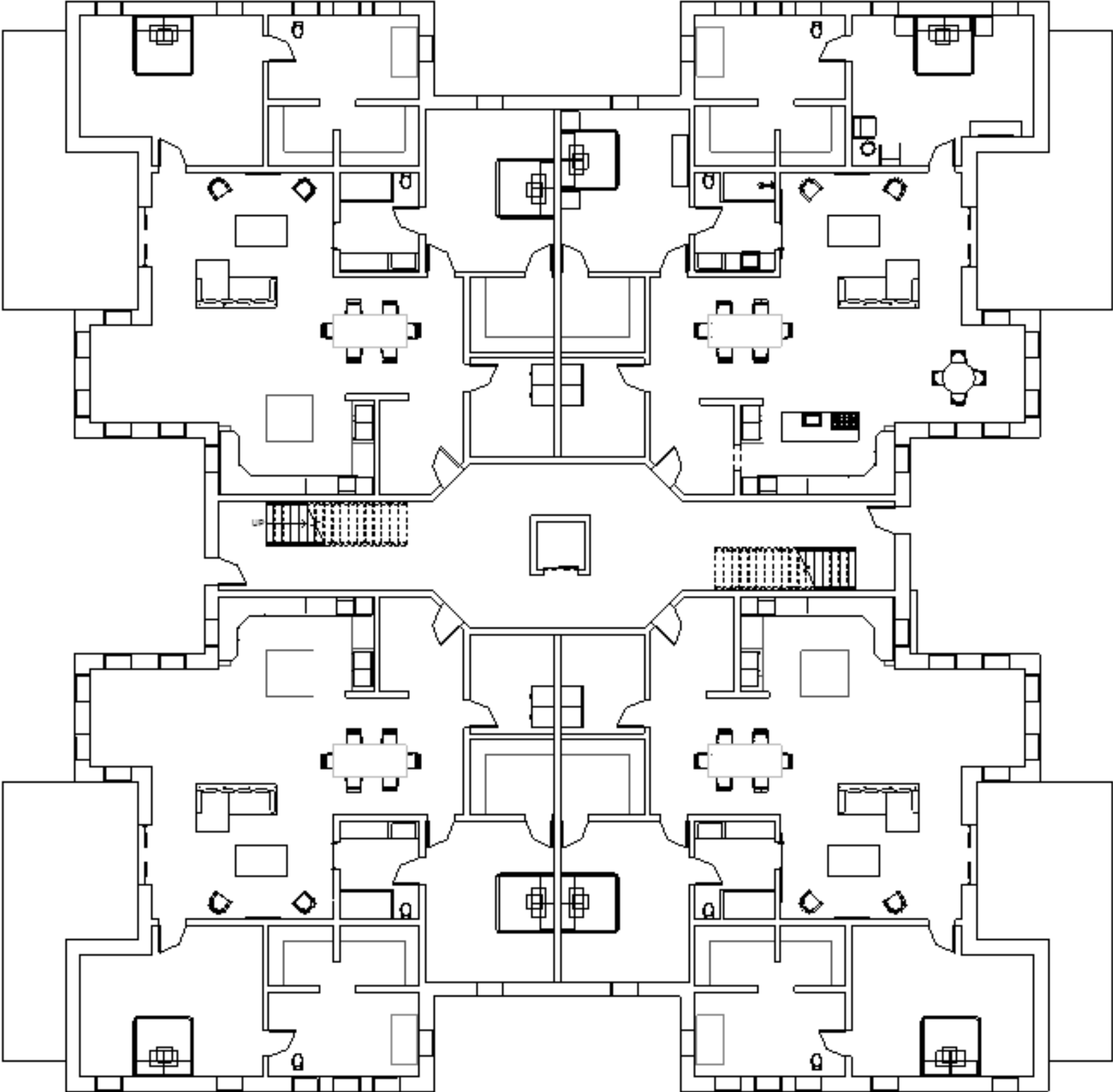
PERSPECTIVE SKETCHES



FINISHES



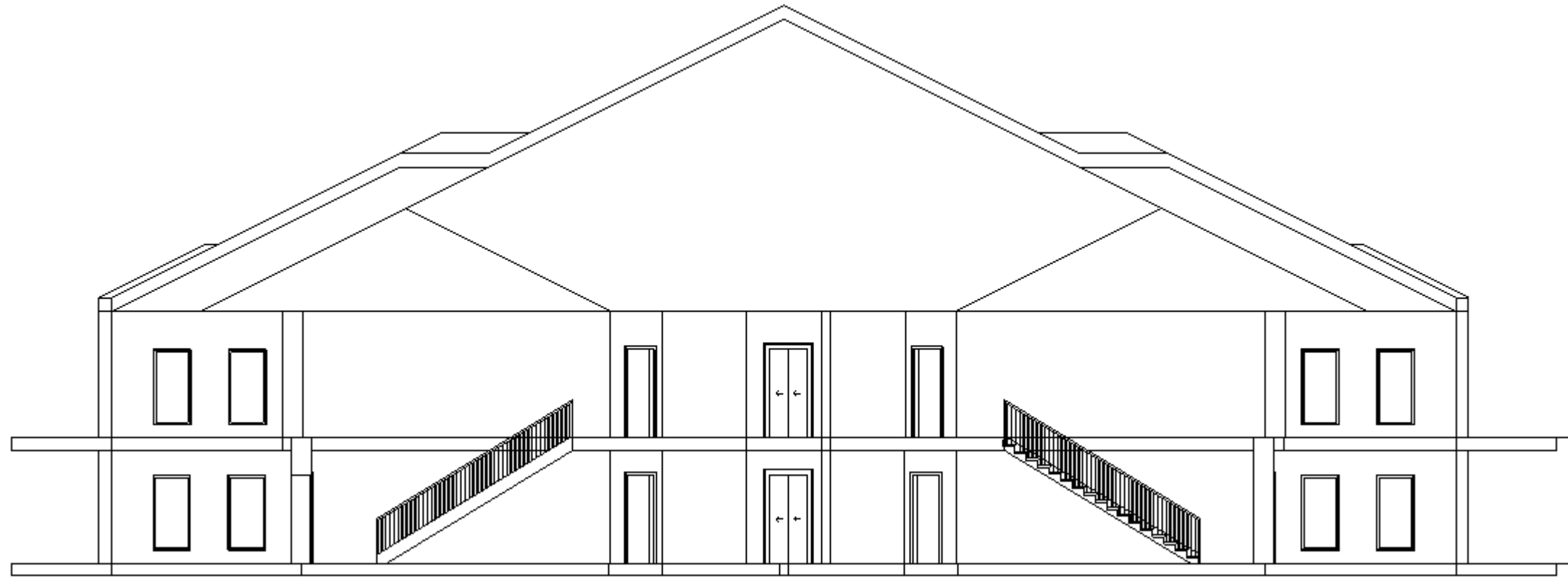
FULL FLOOR PLAN



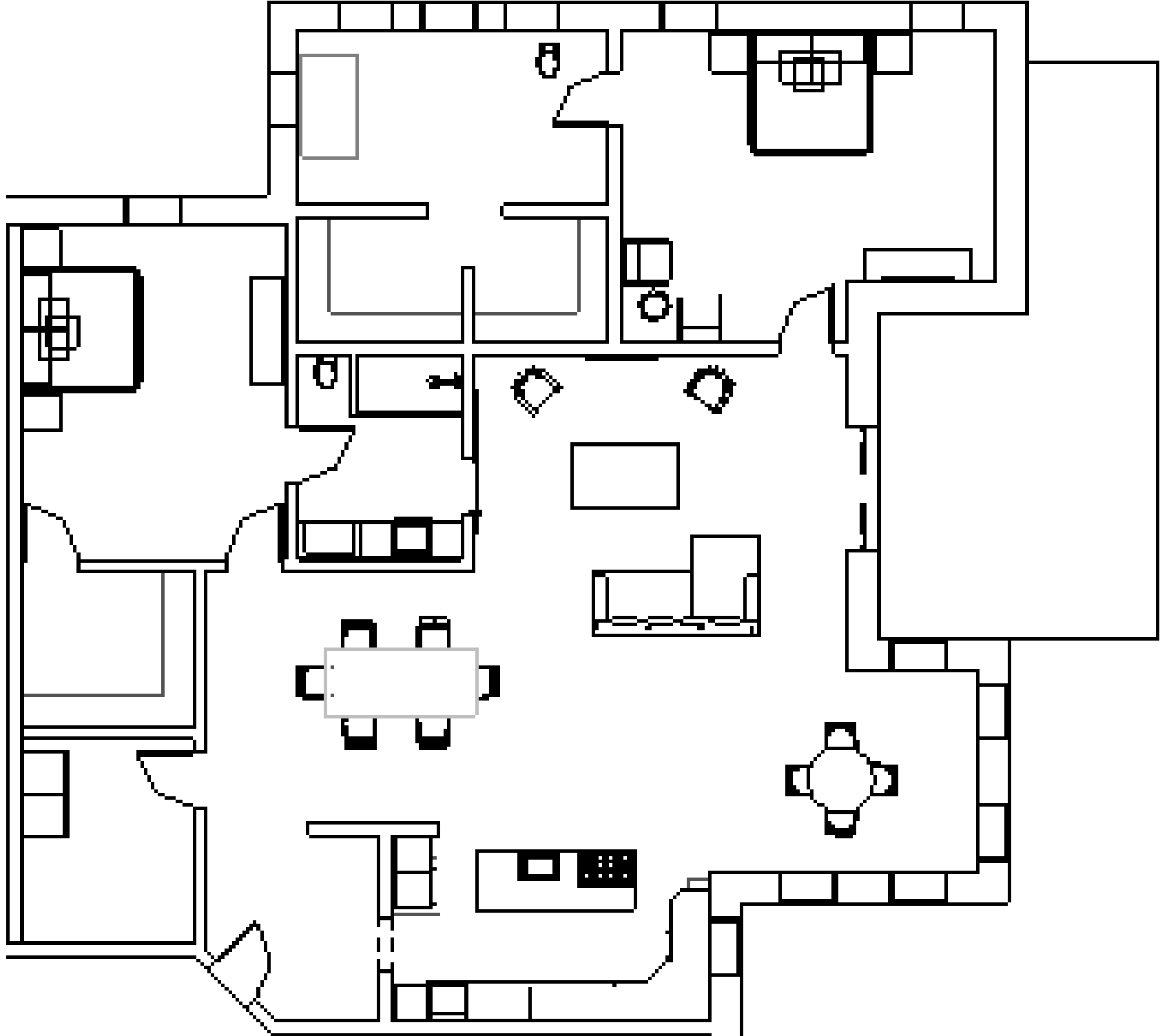
EXTERIOR MASSING STUDY



SECTION CUT



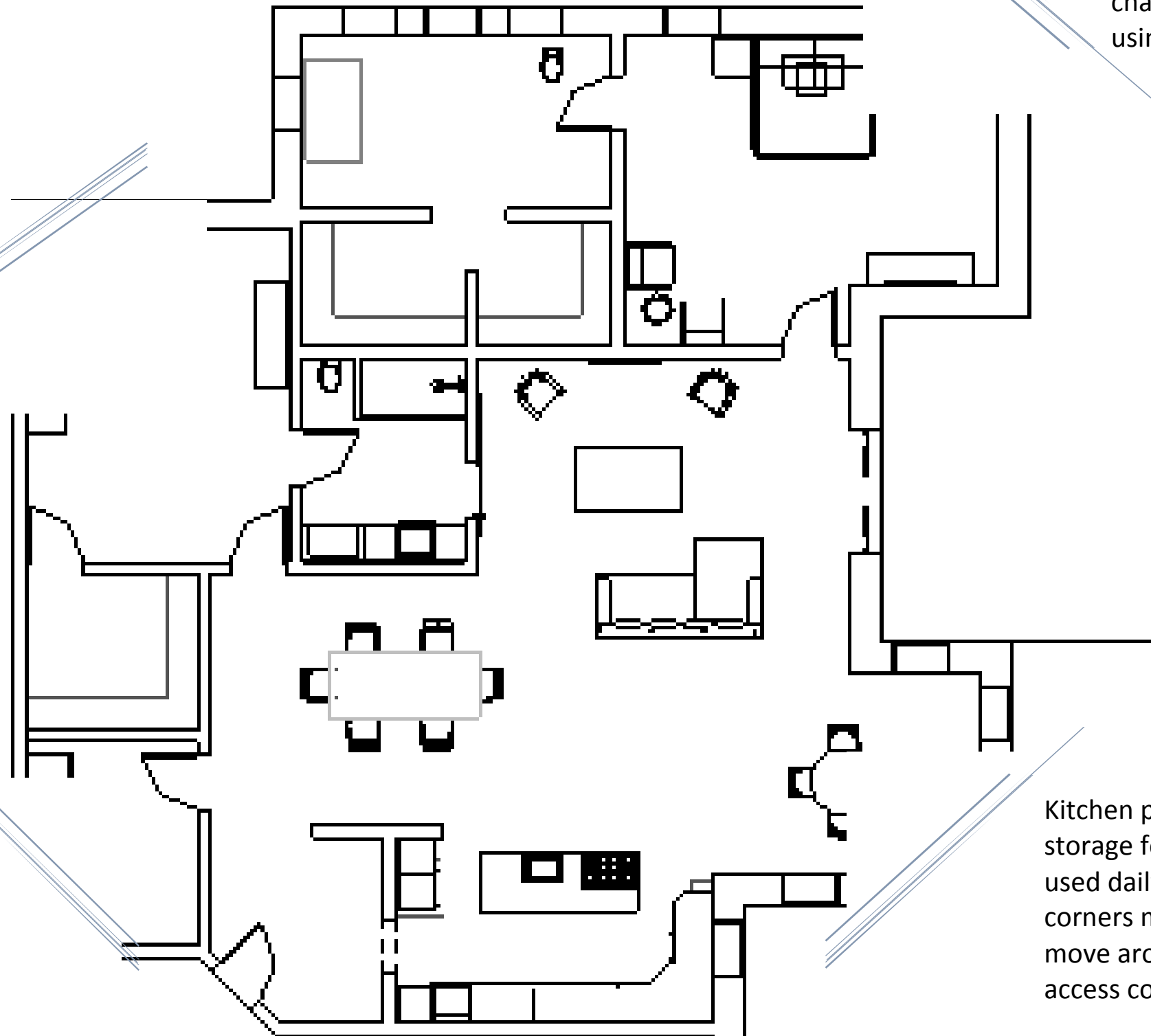
FLOOR PLAN



ACCESSABILITY

All doors use a handle instead of a knob for easy opening. There is no change in floor heights when passing through doors, in order to avoid trip hazards.

The use of wide hallways and walk space allows one to move around the condo with ease. The extra space ensures there is space for walkers and wheel chairs if the tenants begin using those items.



The entry way is designed so one may enter directly into the kitchen to set down heavy items such as groceries.

Kitchen provides lots of lower storage for easier access to items used daily. The use of curved corners makes it easier for one to move around in a wheel chair and access corner cabinets with ease.