

TAR RIVER VILLAGE

PORTFOLIO ONE
ISDN 4500
PIPPIN

CLIENT:

ESTABLISHED DEVELOPER BUILDING A FULLY ACCESSIBLE RETIREMENT COMMUNITY FOR SENIOR RESIDENTS IN EASTERN NORTH CAROLINA

TARGET

AFFLUENT, ACTIVE, HEALTH AND WELLNESS CONSCIOUS INDIVIDUALS AGE 55 AND OVER

FEATURES:

- FULL KITCHENS WITH GRANITE COUNTERTOPS AND STAINLESS STEEL APPLIANCES
- TILE FLOORING IN KITCHEN AND BATH
- CROWN MOLDING THROUOUT
- BUILT-IN BOOKCASES
- CEILING FANS IN BEDROOMS AND LIVING AREA
- MASTER BEDROOM WALK IN CLOSET
- LAUNDRY CLOSET



SPACE PLANNING CONSIDERATIONS

THE SPACES AND FEATURES WERE CAREFULLY CHOSEN BY:

- RESEARCHING AND COMPARING SIMILAR FACILITIES AND FLOORPLANS IN THE STATE.
- INTERVIEWING AND SPEAKING TO RETIREMENT AGE INDIVIDUALS ABOUT THEIR CURRENT LIVING SITUATION AND CAREFULLY LISTENING TO THEIR NEEDS AND WANTS FOR A RESIDENCE.
- RESEARCHING SPACE PLANNING STANDARDS AND ACCESSIBLE STANDARDS FOR INDIVIDUAL ROOMS AND SPACES WITHIN A HOME OR APARTMENT.

1 BEDROOM CONDO

1304 SQ. FT.

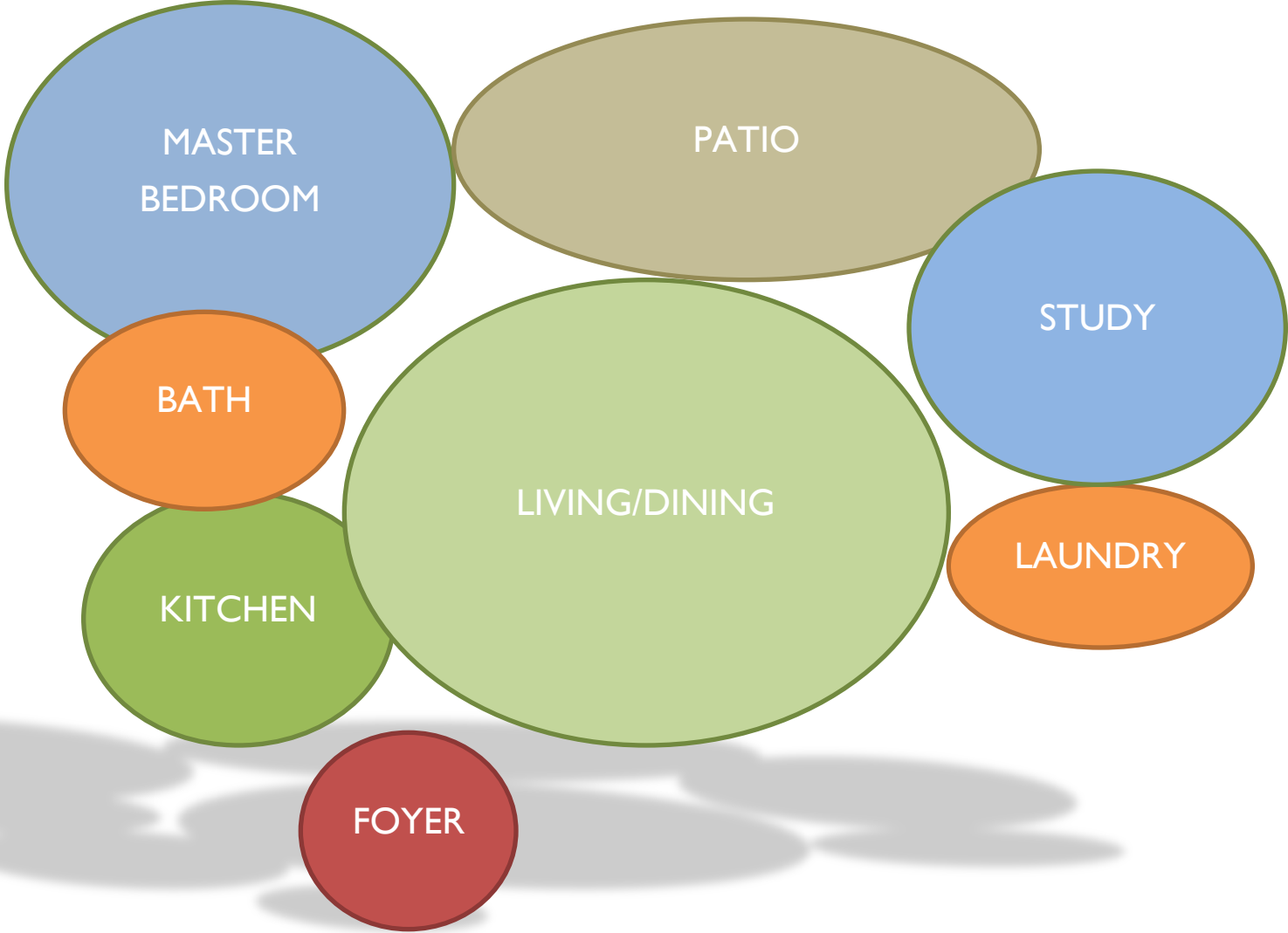
- FOYER: 80 SQ. FT.
- KITCHEN: 56 SQ. FT.
- LIVING/DINING: 340 SQ. FT.
- STUDY: 140 SQ. FT.
- BEDROOM: 280 SQ. FT.
- WALK IN CLOSET: 48 SQ. FT.
- BATHROOM: 96 SQ. FT.
- LAUNDRY ROOM: 48 SQ. FT.
- STORAGE: 60 SQ. FT.
- PATIO: 300 SQ. FT.

2 BEDROOM CONDO

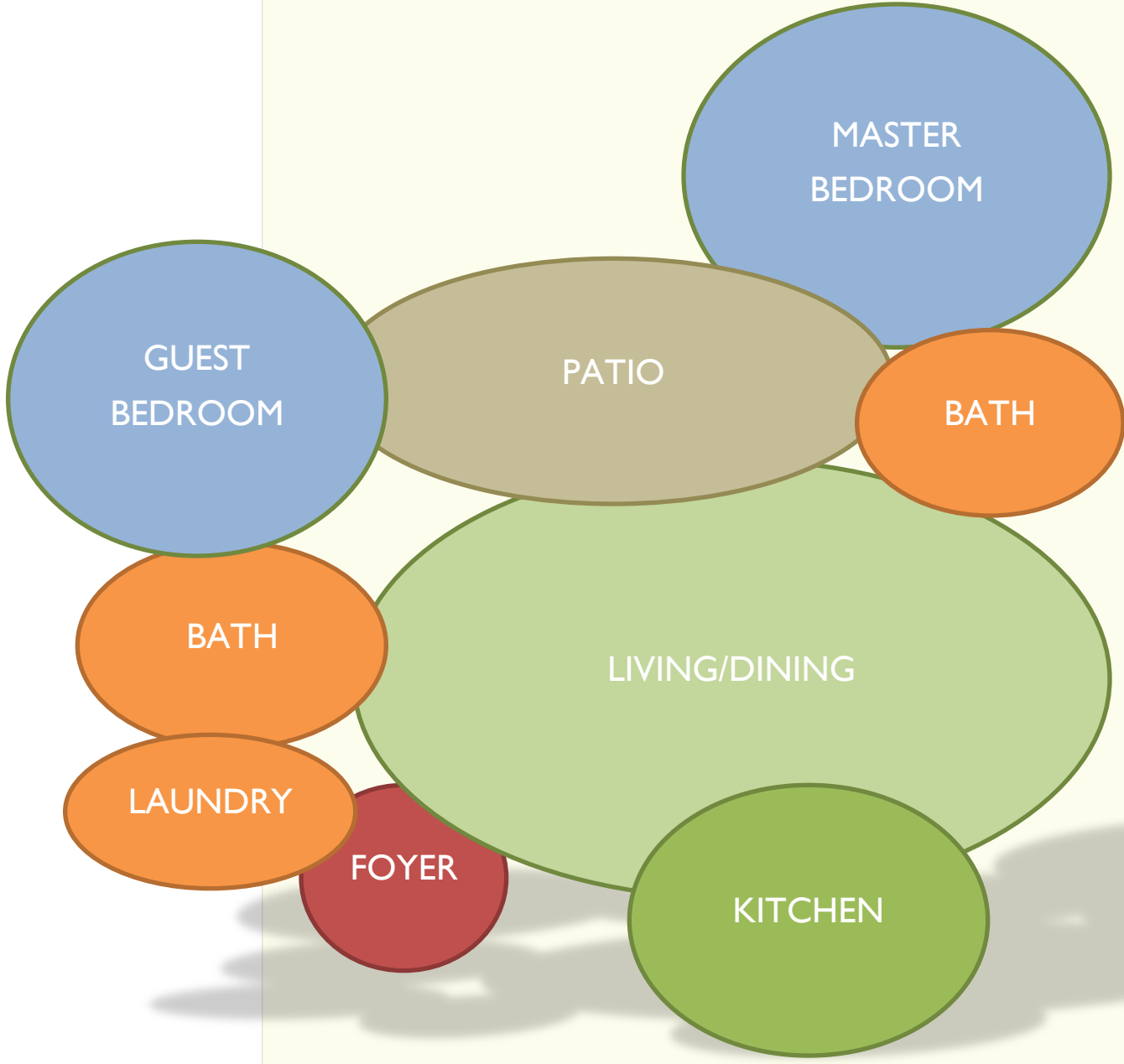
1747 SQ. FT.

- FOYER: 80 SQ. FT.
- KITCHEN: 60 SQ. FT.
- LIVING/DINING: 440 SQ. FT.
- MASTER BEDROOM: 290 SQ. FT.
- MASTER BATH: 110 SQ. FT.
- WALK IN CLOSET: 48 SQ. FT.
- GUEST BEDROOM: 195 SQ. FT.
- GUEST BATH: 74 SQ. FT.
- LAUNDRY CLOSET: 50 SQ. FT.
- STORAGE/ CLOSETS: 80 SQ. FT.
- PATIO: 320 SQ. FT.

BUBBLE

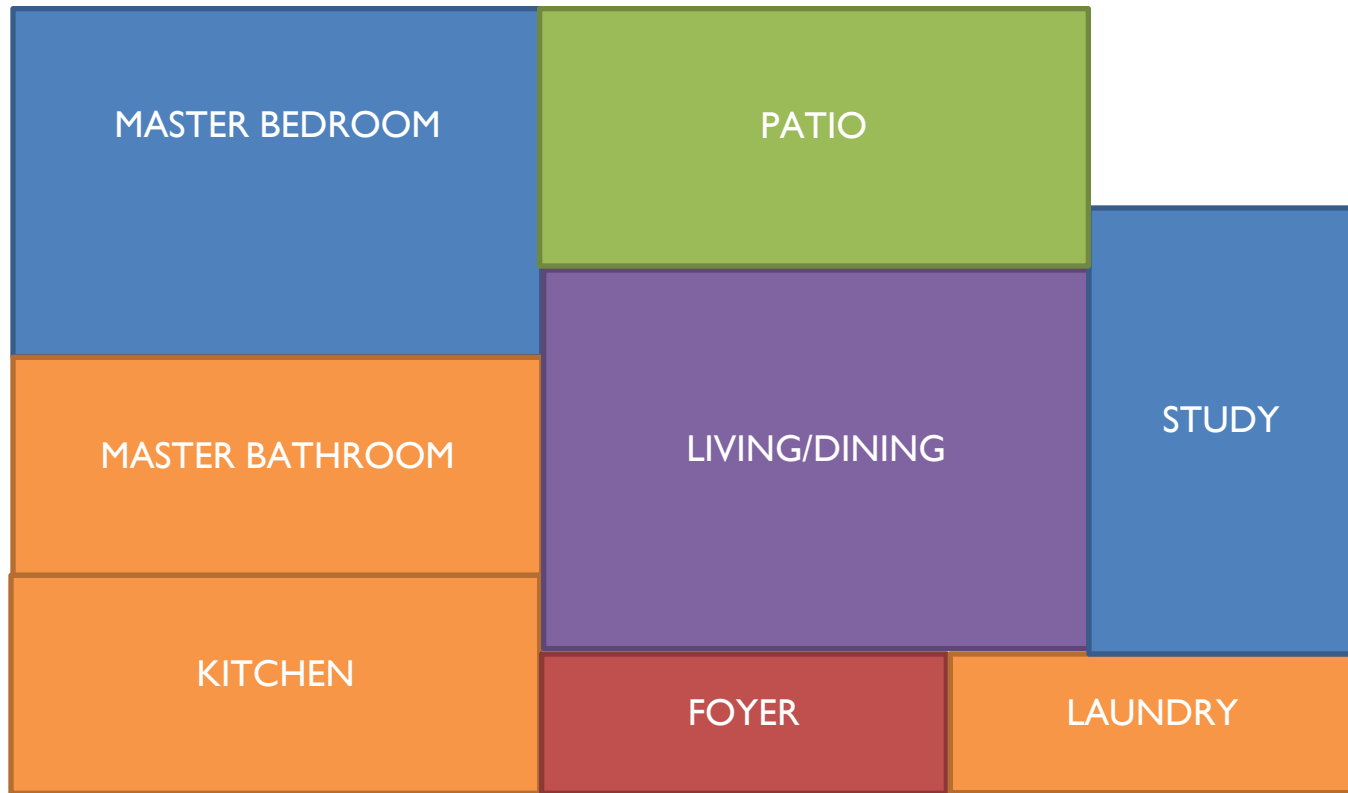


1 BEDROOM CONDO

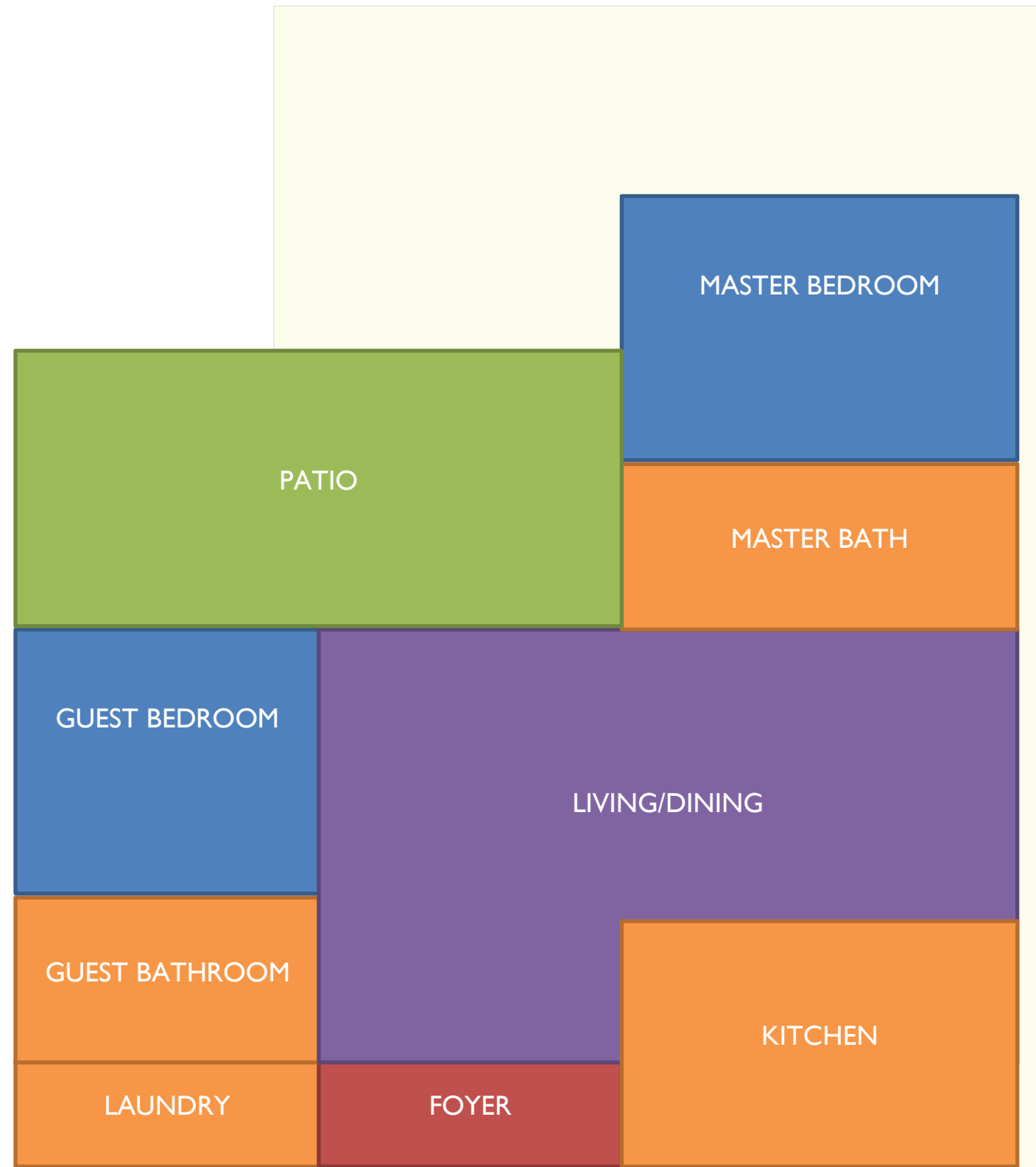


2 BEDROOM

BLOCK



1 BEDROOM CONDO



2 BEDROOM

WHO IS THE RESIDENT?

Anyone over the age of 55 that would like to live in an active community with several amenities.

SIZE RANGE OF TYPICAL CONDO UNIT?

Sizes of typical condos in the senior living community typically range from 900 sq. Ft. To 2200 sq. Ft.

NUMBER OF BEDROOMS/BATHROOMS?

Most units do not need more than 2 bedrooms and two bathrooms. Most seniors are looking to downsize from the size of their previous home.

PREFERRED SPECIAL FEATURES?

The interviews collected design ideas that would be useful in most condos. Most want storage, built in niches or bookcases, ceiling fans and patios.

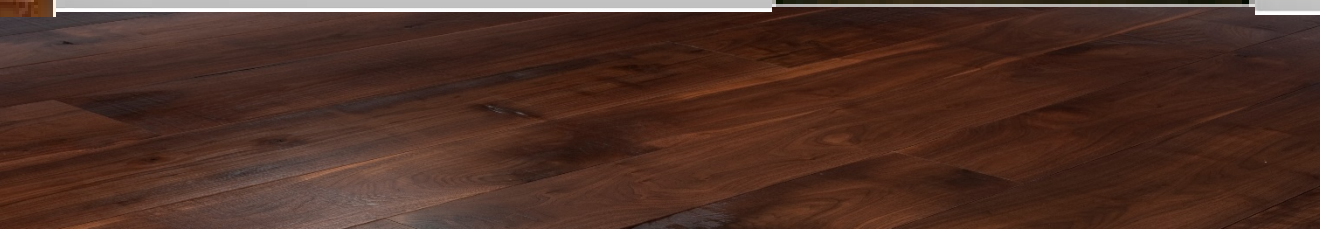
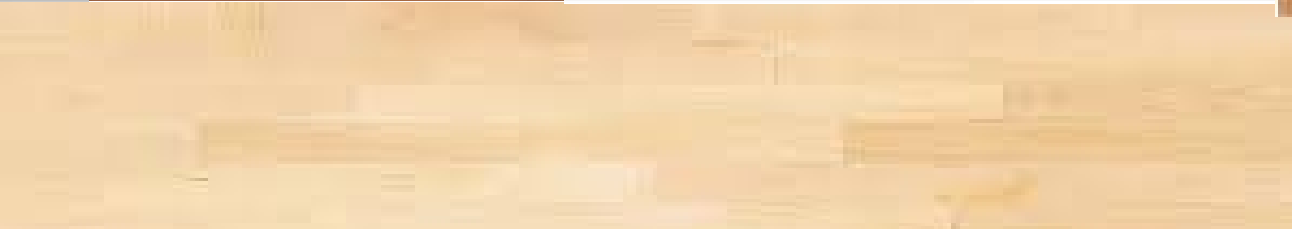
OTHER CURRENT TRENDS?

Most communities offer on-site storage units, security features such as keyless entry as well as personal safety bracelets and on site nursing staff.

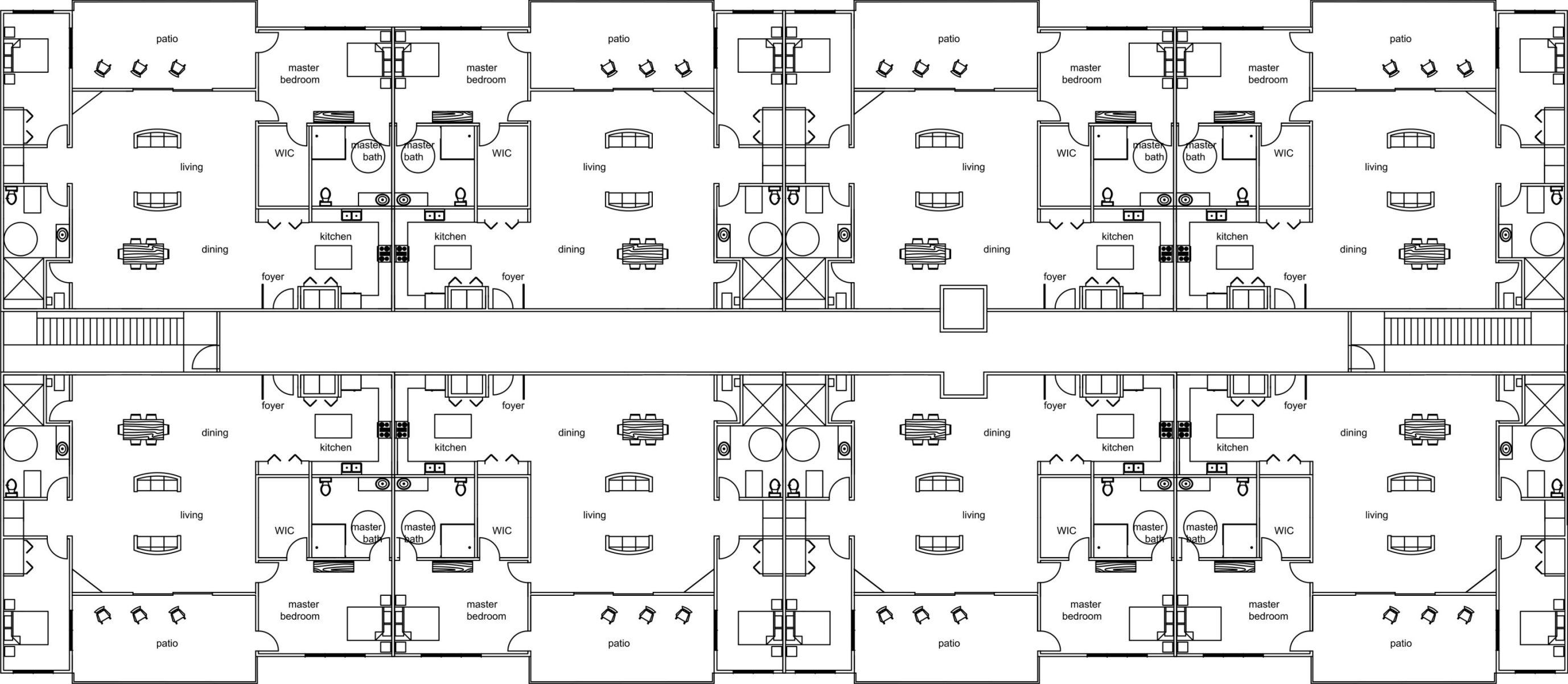
TAR RIVER VILLAGE

PORTFOLIO TWO
ISDN 4500
PIPPIN

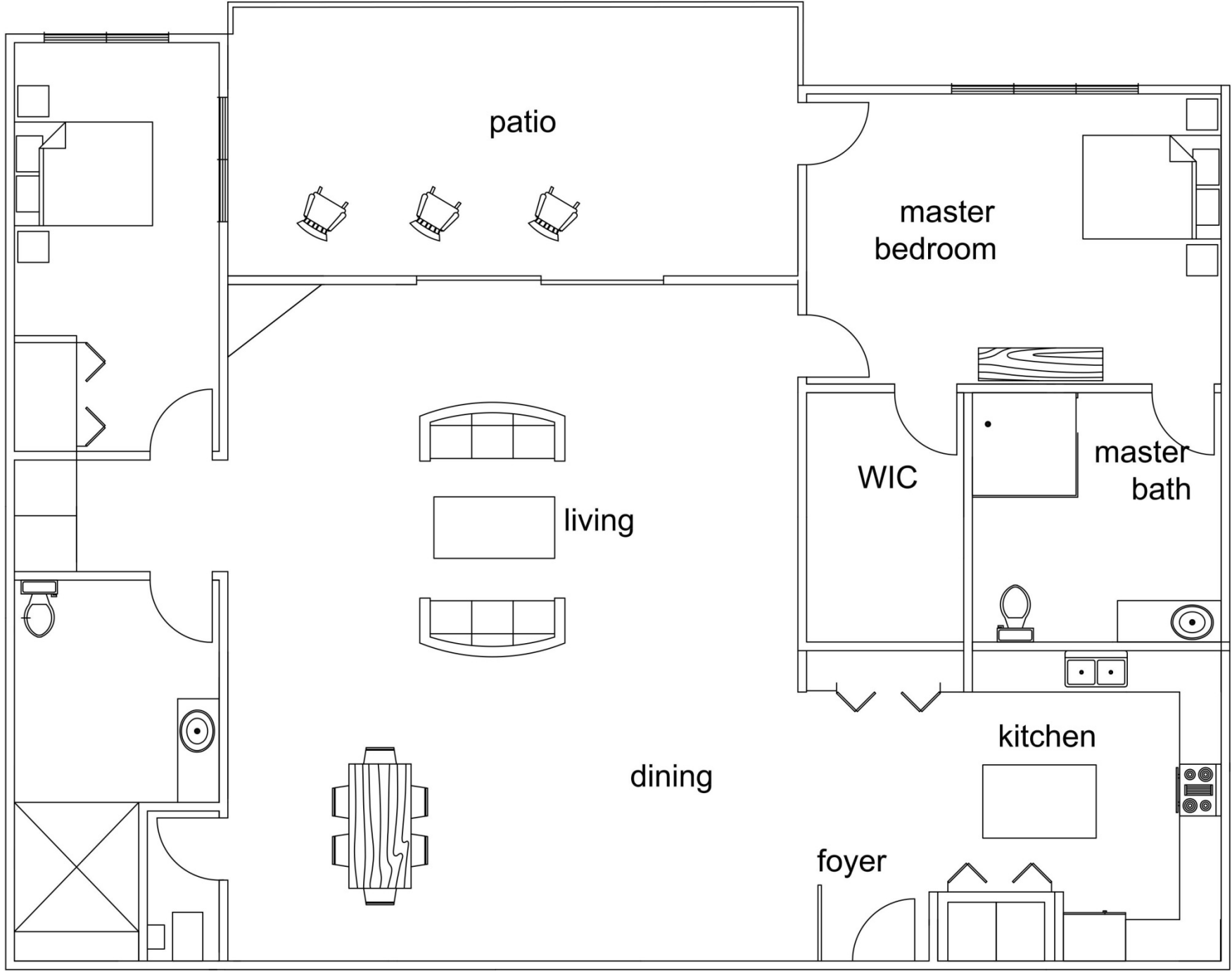
FINISH OPTIONS:



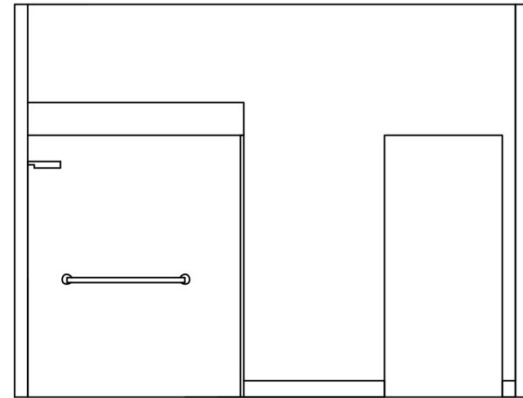
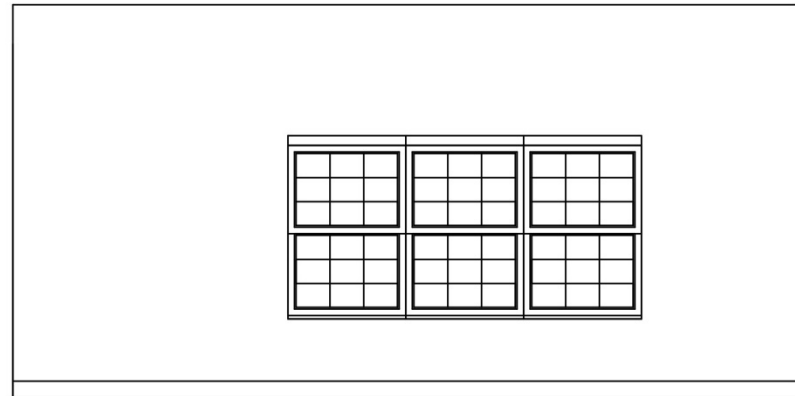
Building Floorplan



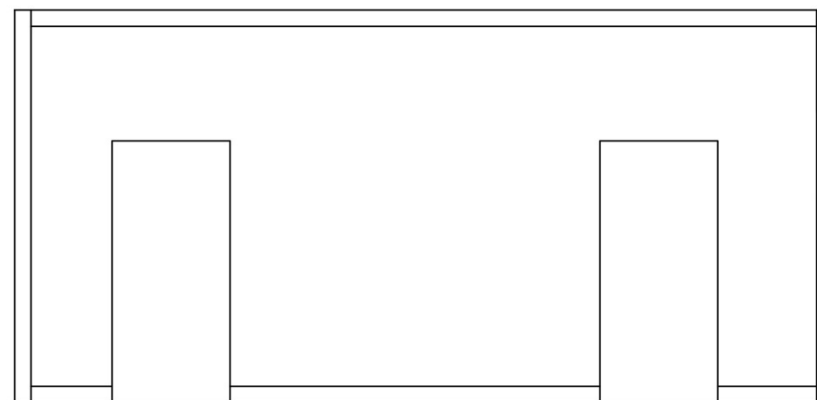
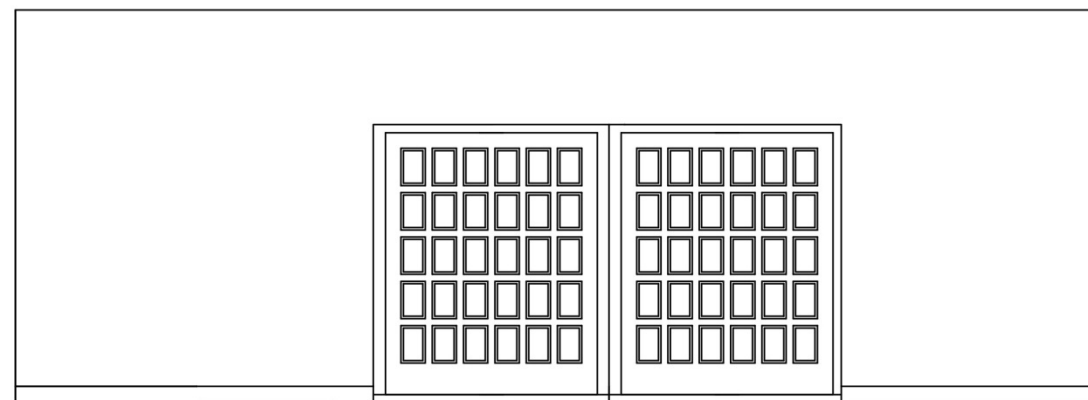
Two Bedroom Unit
1934 SQ. FT.



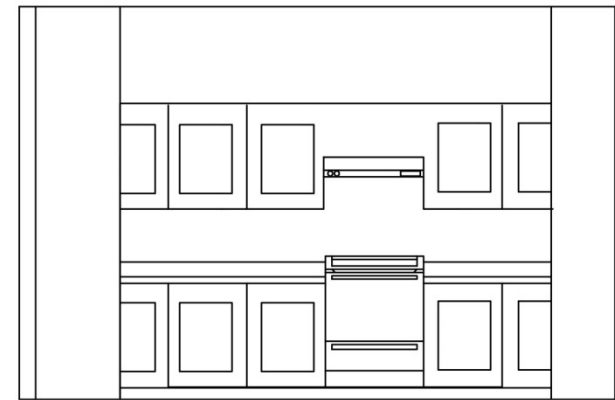
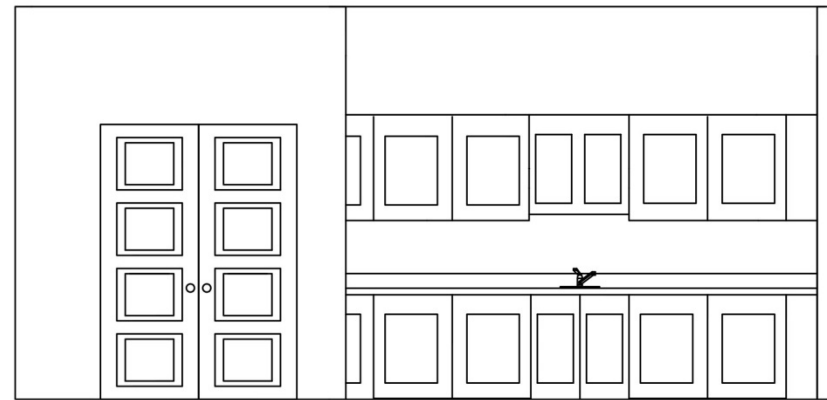
Master Bedroom Elevations



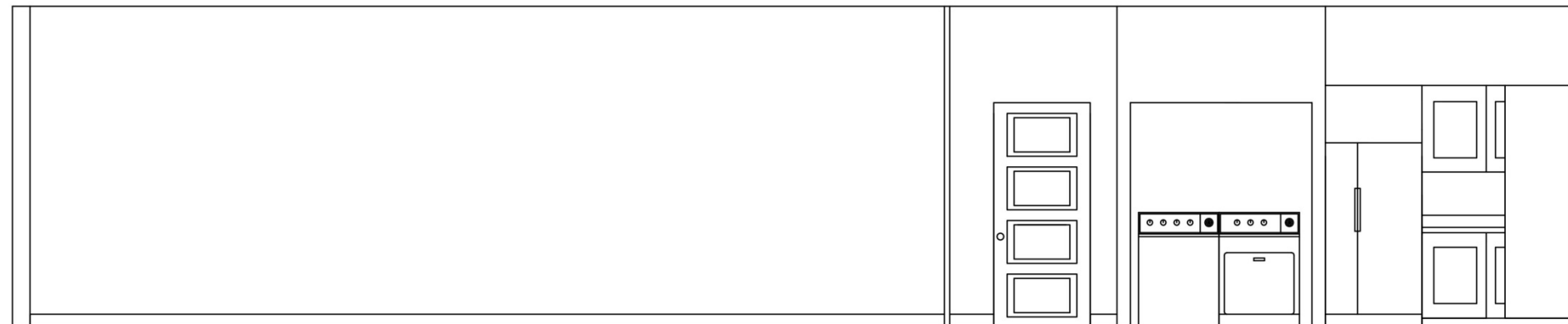
Patio Door



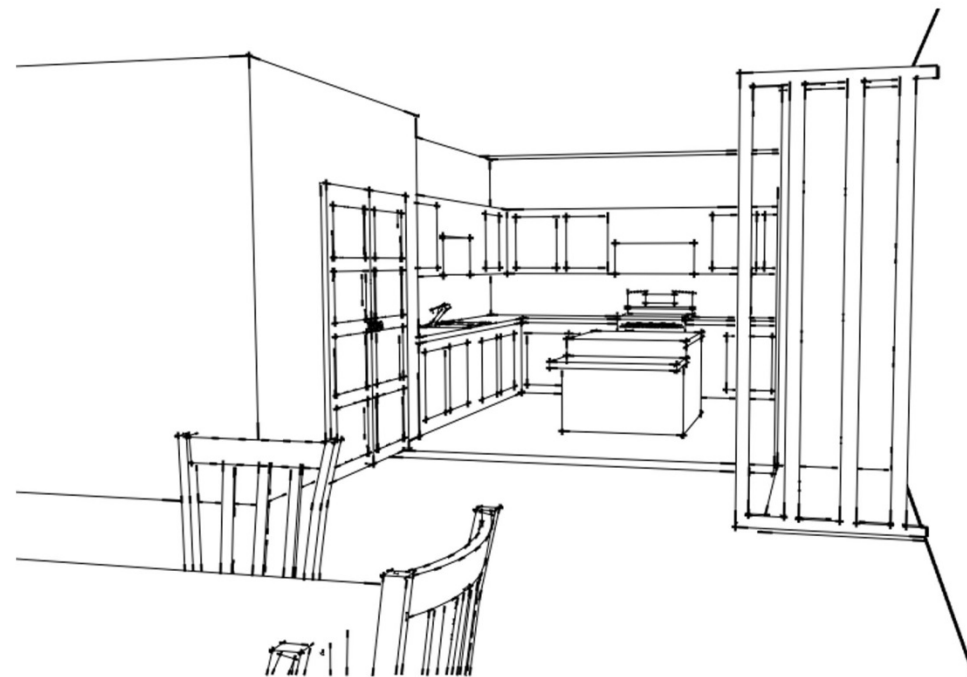
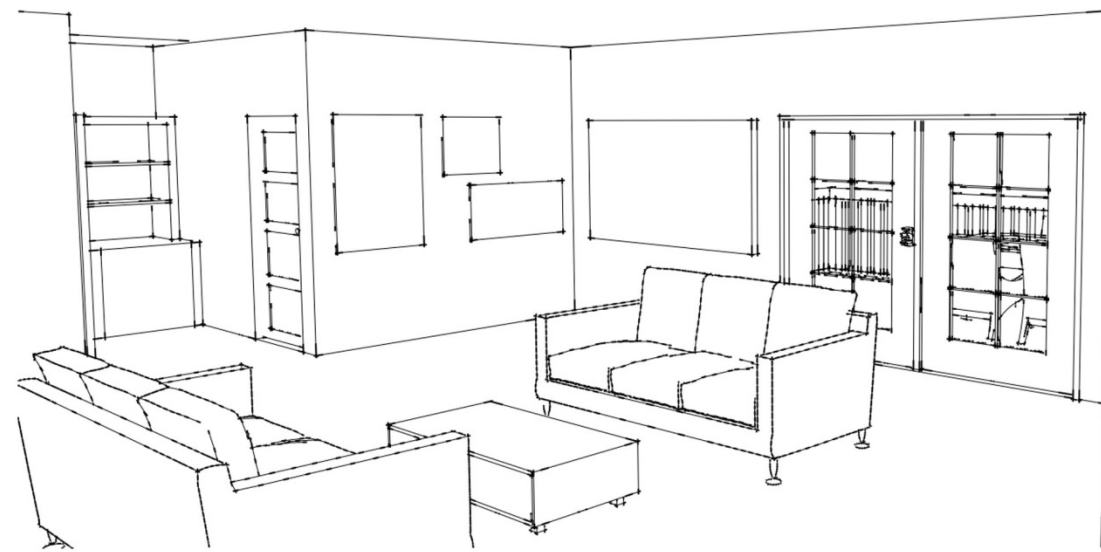
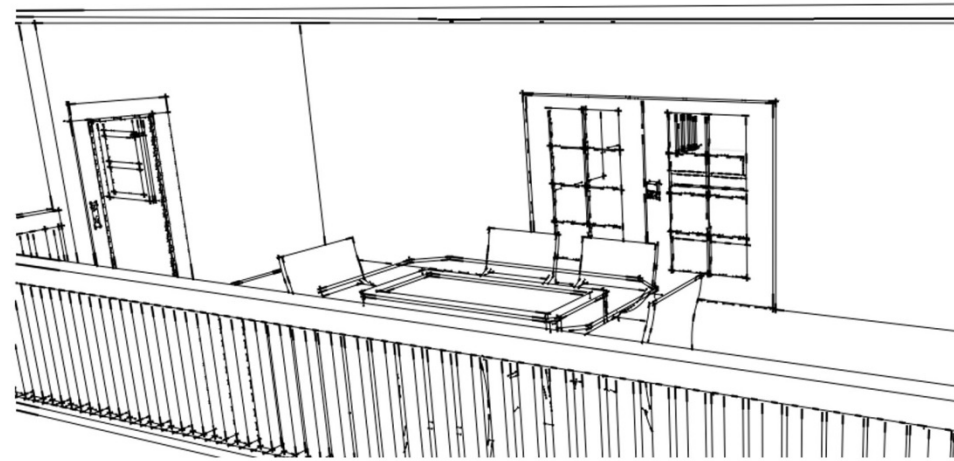
Kitchen Elevations



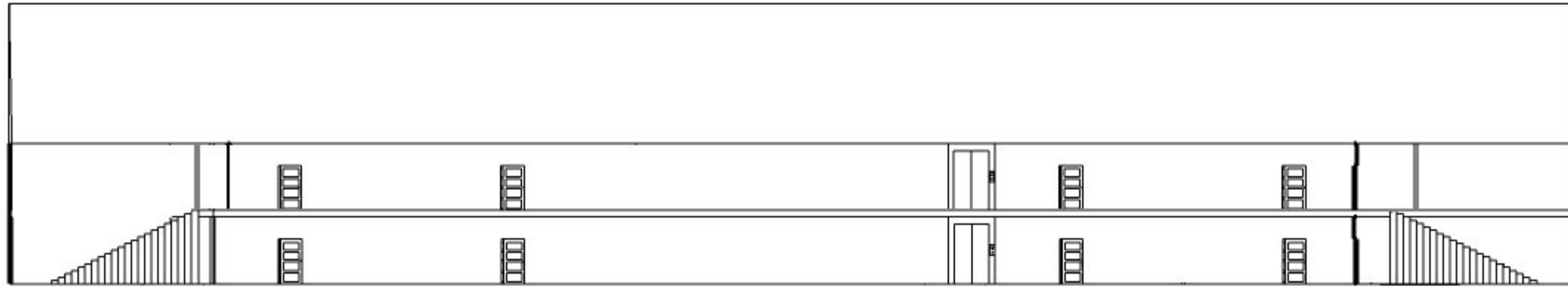
Dining and Kitchen Elevations



Perspectives



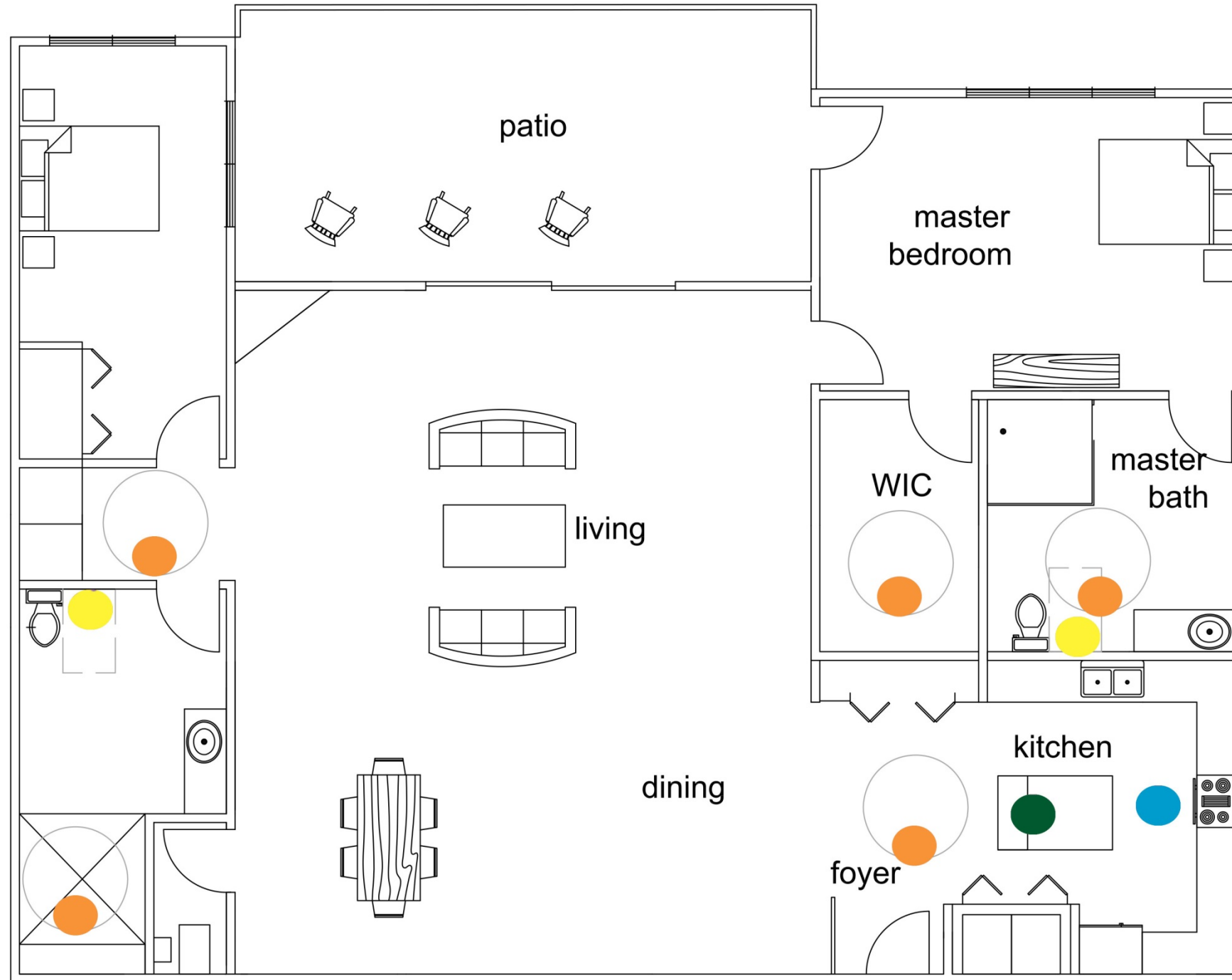
Building Section



Building Axonometric



Universal Design Considerations



● 5'-0" Turnaround

● 3'-0" doorways throughout

● 42" aiseways in kitchen

● Multi level kitchen Island

● Transfer Space by toilet