

# PORTFOLIO 1

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ASSIGNMENTS 1 & 2  
IDSN 4500  
FALL 2015

## ( PROGRAMMING )

- THE CLIENT IS A DEVELOPER WHO IS INTERESTED IN CREATING AN AGING PLACE THROUGH UNIVERSAL DESIGN FOR THE OVER 55 POPULATION IN GREENVILLE, NC. THE DEVELOPER WANTS TO CREATE A COMFORTABLE ENVIRONMENT WITH A LUXURIOUS FEEL WITHOUT SPENDING AN ABSURD AMOUNT OF MONEY.
- THE TARGET BUYERS ARE OLDER, AFFLUENT, RETIRED CITIZINS WHO ARE INTERESTED IN LIVING ACTIVE LIFESTYLES AND IN AN ENVIRONMENT THAT FITS THEIR NEEDS AS THEY GROW OLDER.
- EACH UNIT WILL BE 1,500–3,000 SQUARE FEET AND INCULDE TWO BEDROOMS AND TWO BATHROOMS WITH AN OPEN COMMON AREA AND KITCHEN.
- THE UNITS WILL HAVE SOME SPECIAL FEATURES WHICH INCLUDE A SPACIOUS BALCONY WITH A GREAT VIEW, WALK-IN CLOSETS, OPEN DINING ROOMS, ENERGY EFFIEICIENT FIXURES AND A LOT OF NATURAL LIGHT.
- ONE BEDROOM IN THE UNIT WILL BE THE MASTER BEDROOM WHICH WILL BE BIGGER THAN THE OTHER AND INCLUDE THE MASTER BATHROOM ATTACHED TO IT.
- BEING AN OVER 55 COMMUNITY, THE STYLE OF THE UNITS WILL LEAN MORE TOWARDS CRAFTSMAN ARCITECTURE AND FURNITURE WITH A CONTEMPORARY FEEL.THE ENVIRONMENT NEEDS TO BE WARM AND WELCOMING SO THE TENANTS FEEL AT HOME.



## [ PROGRAMMING ]

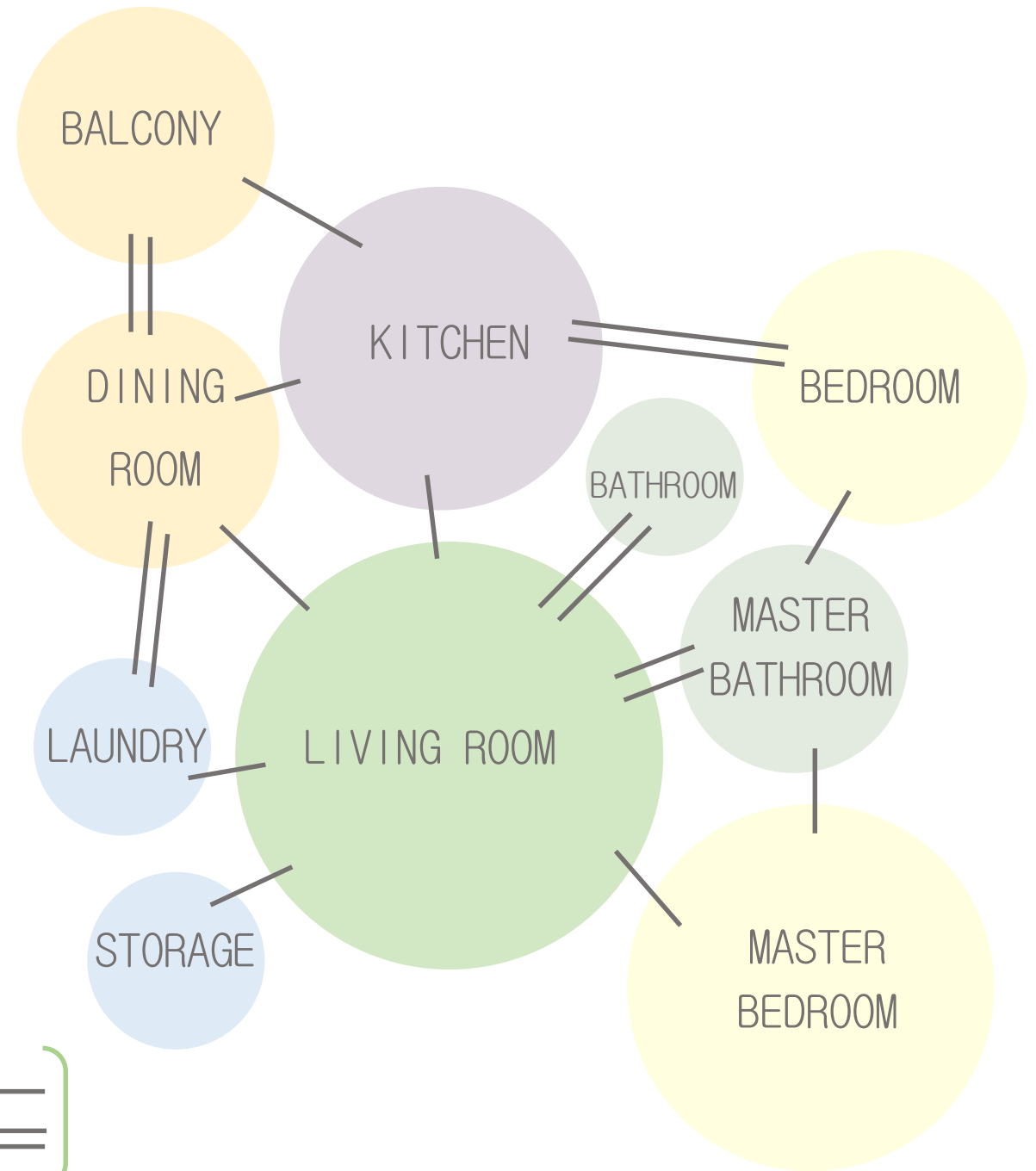
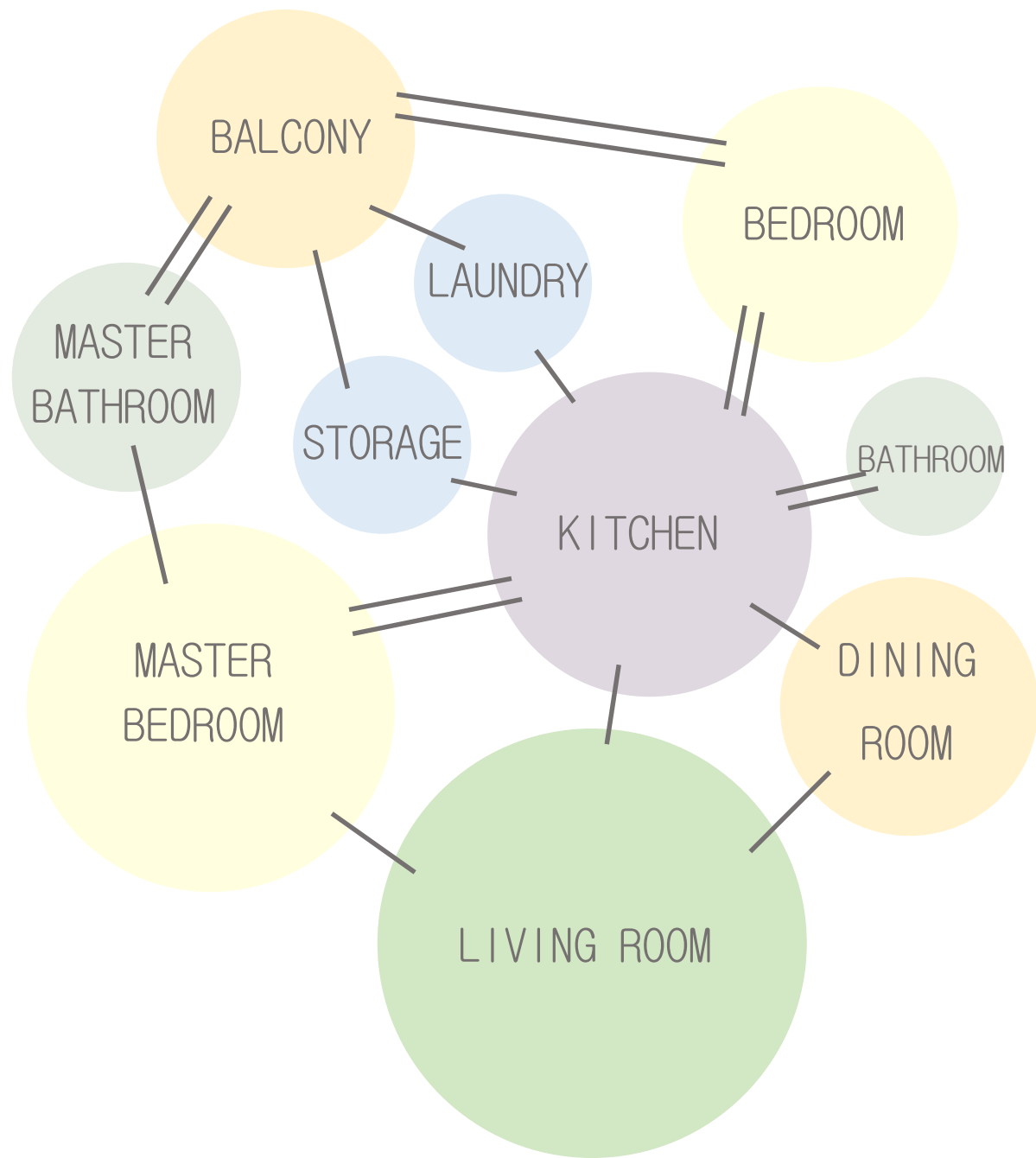
SPACES	SQUARE FOOTAGE
LIVING ROOM	380-414
KITCHEN	210-300
DINING AREA	180-194
MASTER BEDROOM	180-224
MASTER BATHROOM	150-180
BEDROOM	180-200
BATHROOM	80-120
LAUNDRY AREA	40-70
STORAGE	40-60
BALCONY	60-88
TOTAL	1500-1850

AS THEY' RE GETTING OLDER, RETIREES ARE ALWAYS LOOKING TO DOWNSIZE. WITH THAT BEING SAID, I ALLOWED PLENTY OF ROOM FOR THE TENANTS TO FEEL AT HOME, WHILE STILL HAVING COMPACT SPACE WITH LOW MAINTENANCE,

THIS SQUARE FOOTAGE ALLOWS THE RETIREES TO LIVE THEIR ACTIVE LIVES AND HAVE GUESTS OVER AS THEY PLEASE.

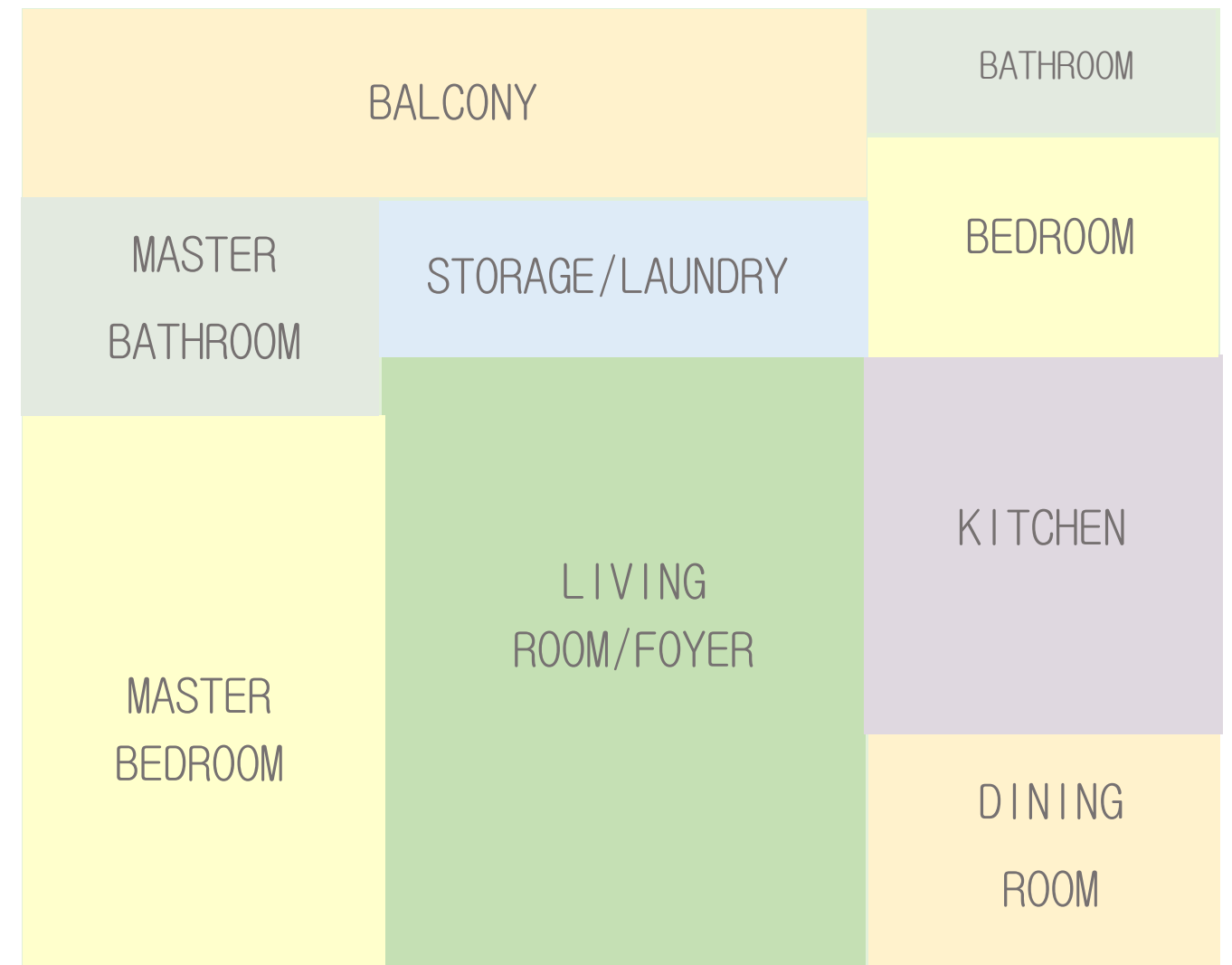
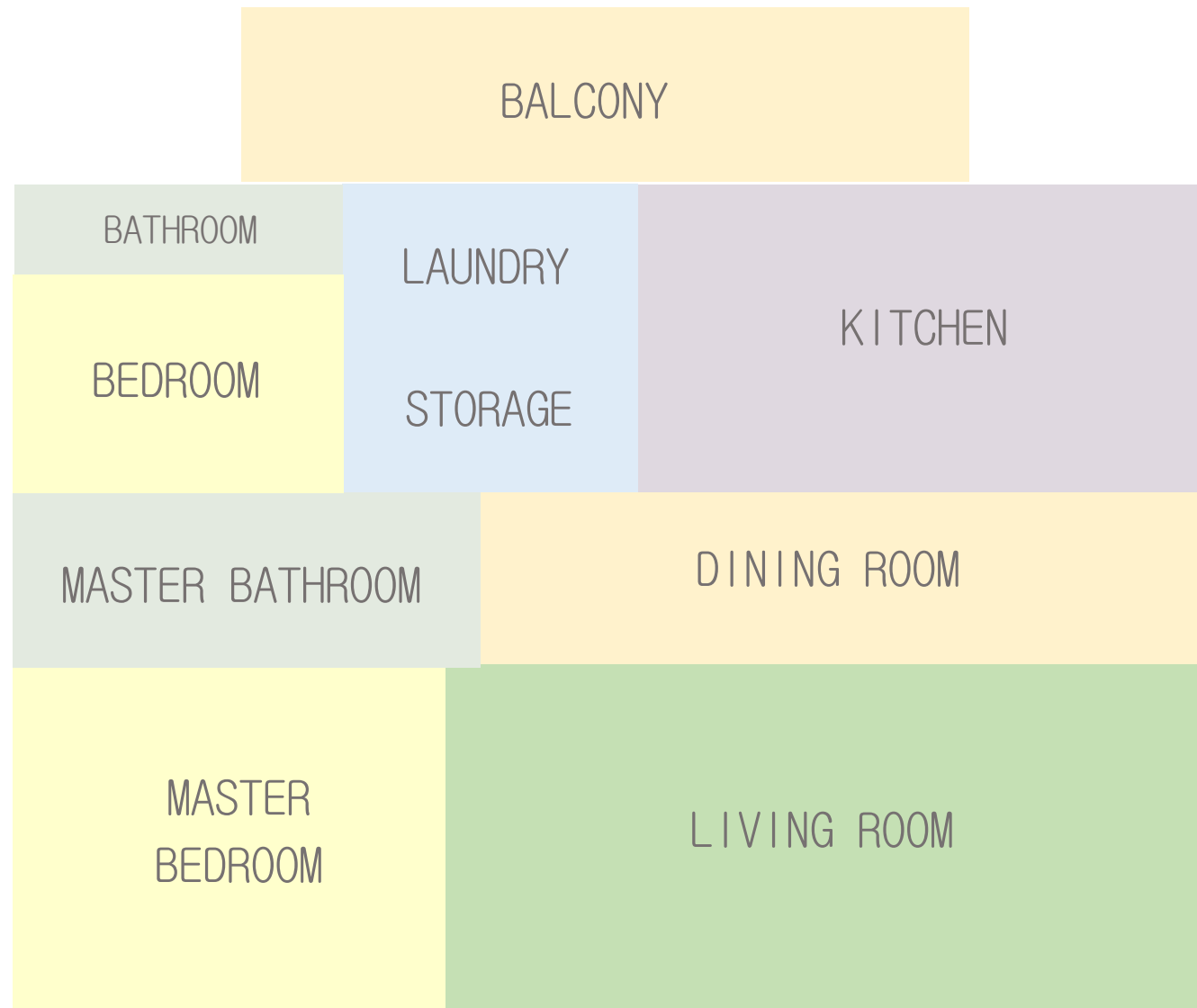
TO FIND THESE SQUARE FOOTAGES I LOOKED AT SEVERAL RETIREMENT COMMUNITIES IN THE NORTH CAROLINA AREA AND COMPARED THEIR FLOOR PLANS TO ONE ANOTHER.

[ BUBBLE DIAGRAMS ]

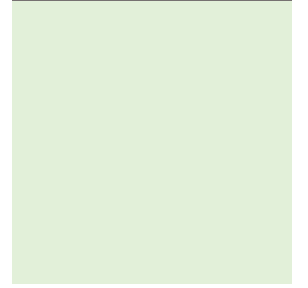
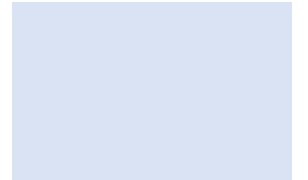
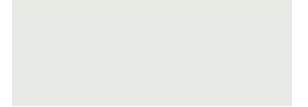


[ MINOR ADJACENCY =  
MAJOR ADJACENCY = ]

[ BLOCK DIAGRAMS ]



(INSPIRATION IMAGES)



## (INTERVIEW)

ANNE A. - 55

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

2,000

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

2 bedroom, 2 bath

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

1 bedroom with an attached bath and one shared bathroom for guests.

4. Preferred special features in condo units?

Front loading washer, alarm system, a lot of light, screened in porch and open space.

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

1 master bedroom with a master bathroom and maybe even a little office in the master bedroom. Then one smaller bedroom with a separate bathroom for guests.

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?

Open space makes it better for entertaining and getting around but I'd like to have at least one enclosed space like a library for time to get away

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

Traditional, with white trim and a neutral wall color. No dark or leather furniture and absolutely no wood paneling.

8. Other current trends?

Patterns and color. Patterns in pillows, window treatment, accent chairs, etc.

STEPHEN P. - 64

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

1,500

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

2 bedroom, 2.5 bath

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

2 bedrooms with attached bathrooms and one half bath for public use

4. Preferred special features in condo units?

Balcony, dishwasher and open space

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

1 master bedroom with a master bath then a smaller bedroom with a one person bathroom attached to that one for guests.

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?

Open space that includes the living room, dining area and kitchen. I'd like to have a closed off office or study and maybe a separate rec room that is closed off as well.

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

Lighter colors, no floral patterns or plaids. I don't want anything that will make me feel old or like I am living in a senior living complex.

8. Other current trends?

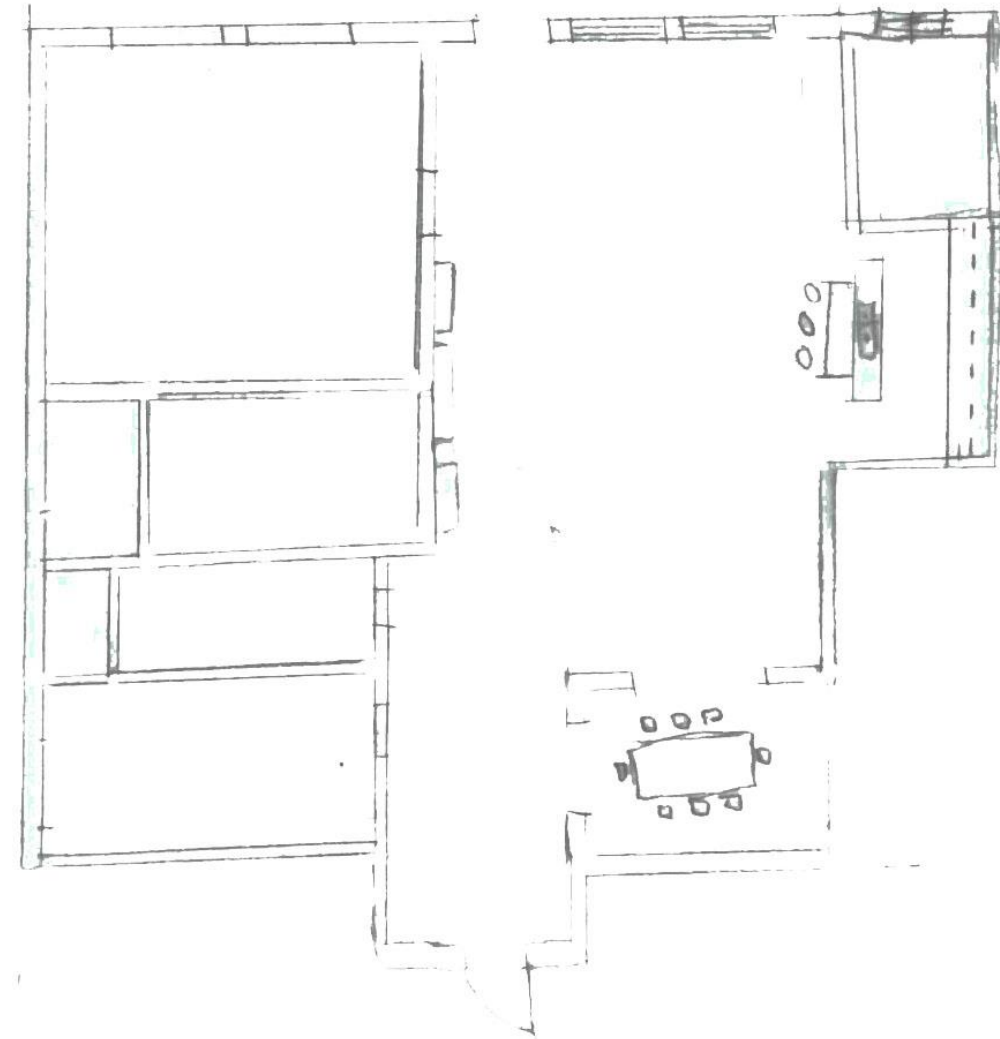
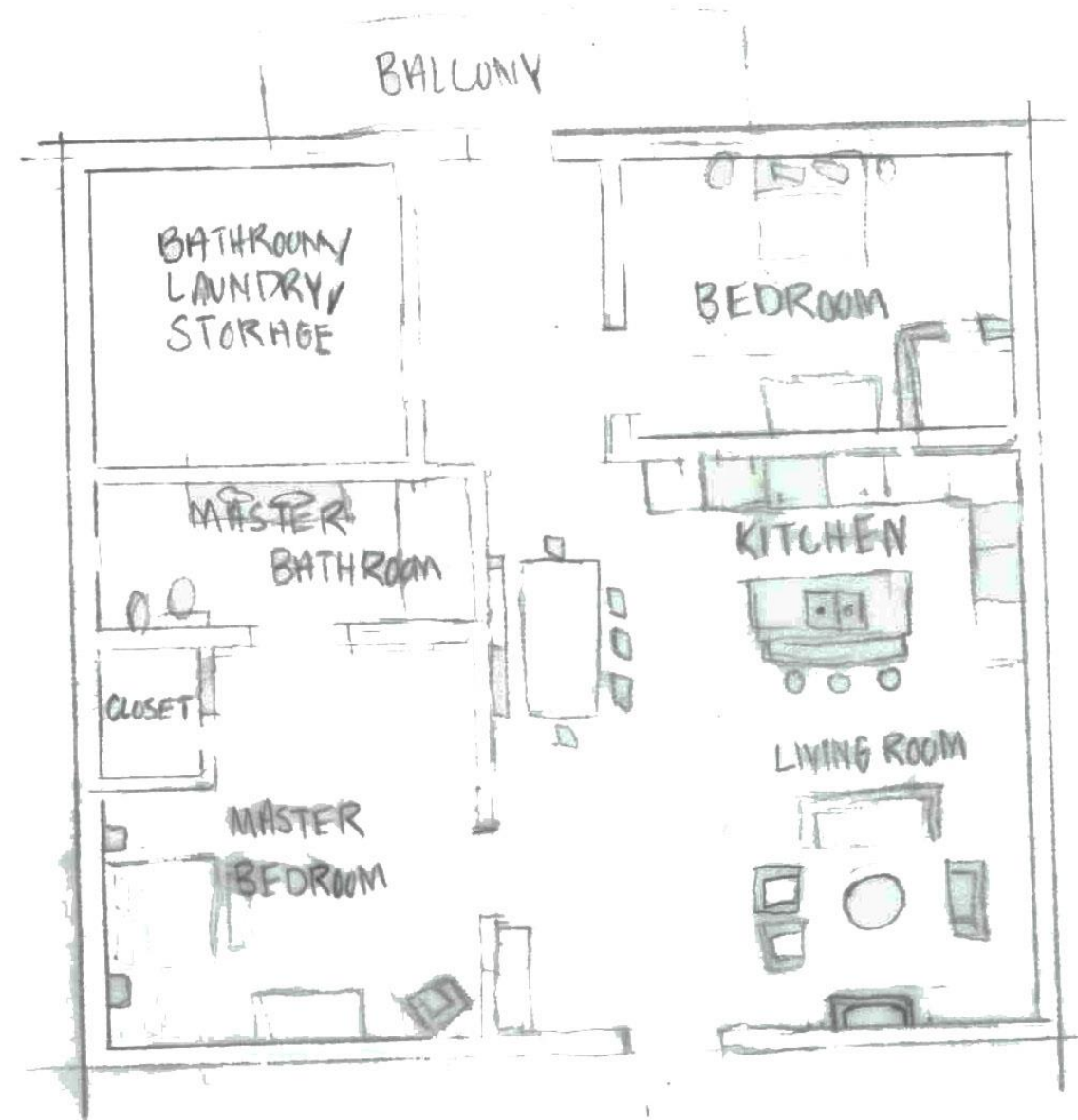
I'm really into the reclaimed wood look lately.

# PORTFOLIO 2

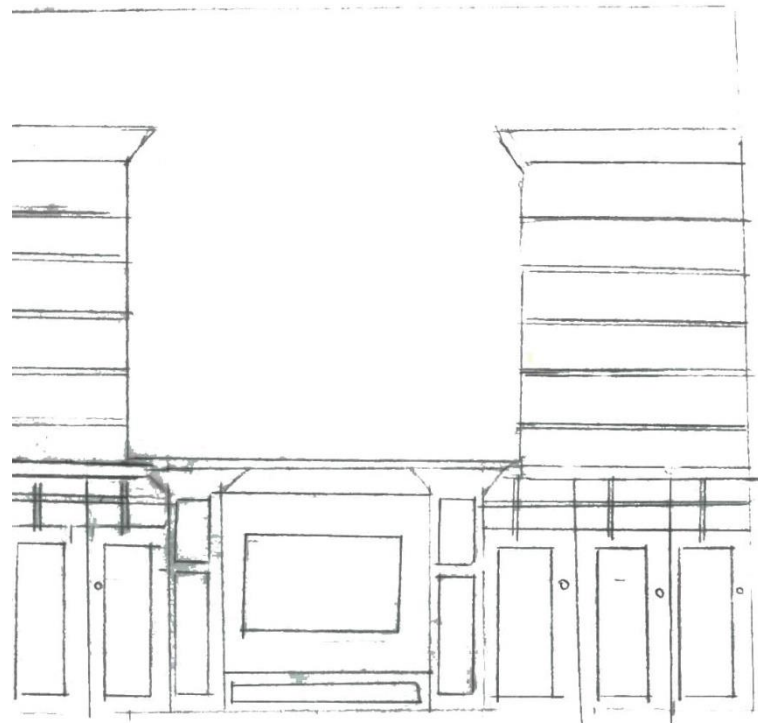
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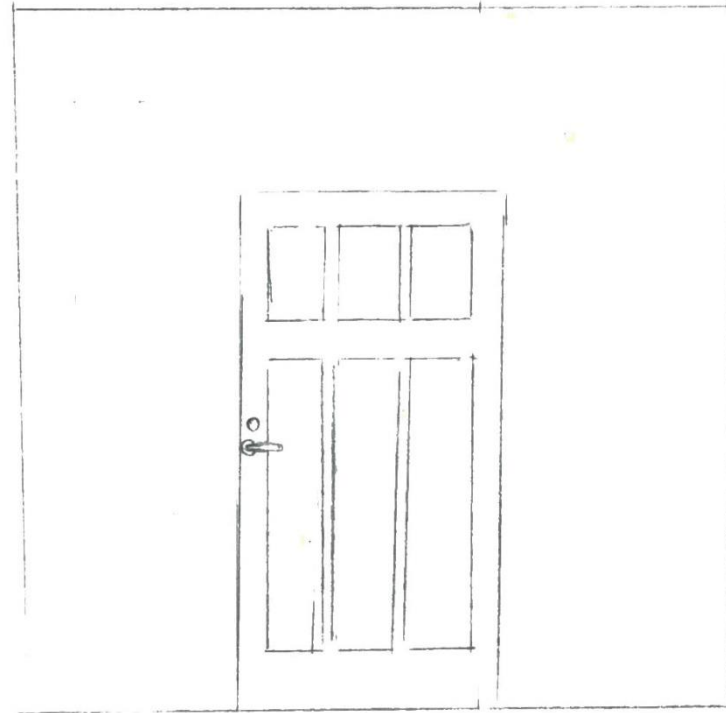
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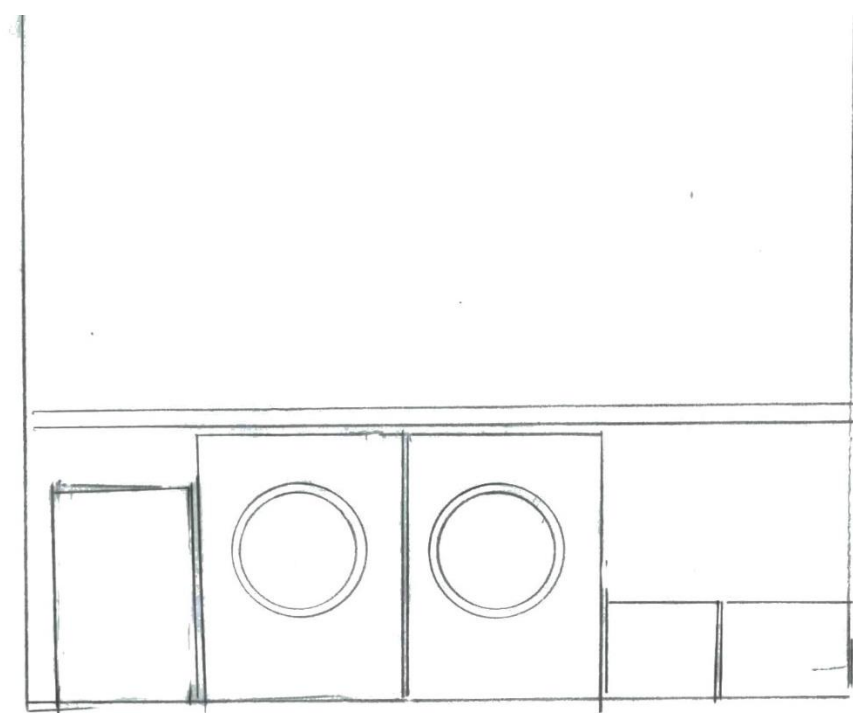
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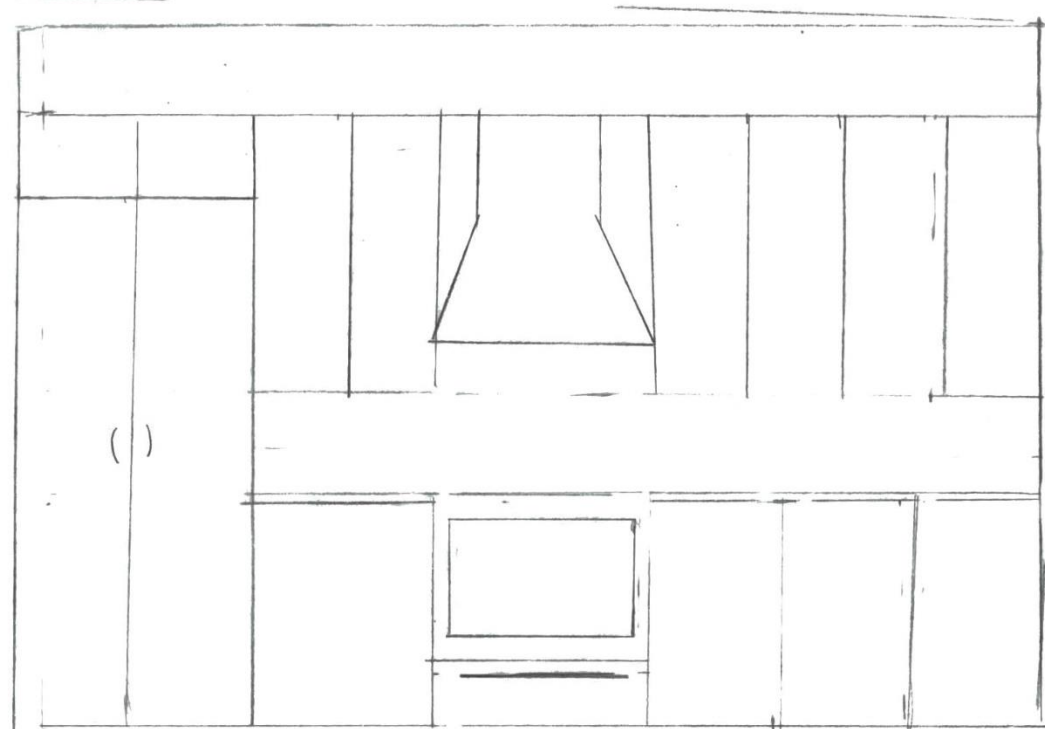
LIVING ROOM BUILT INS



FRONT DOOR



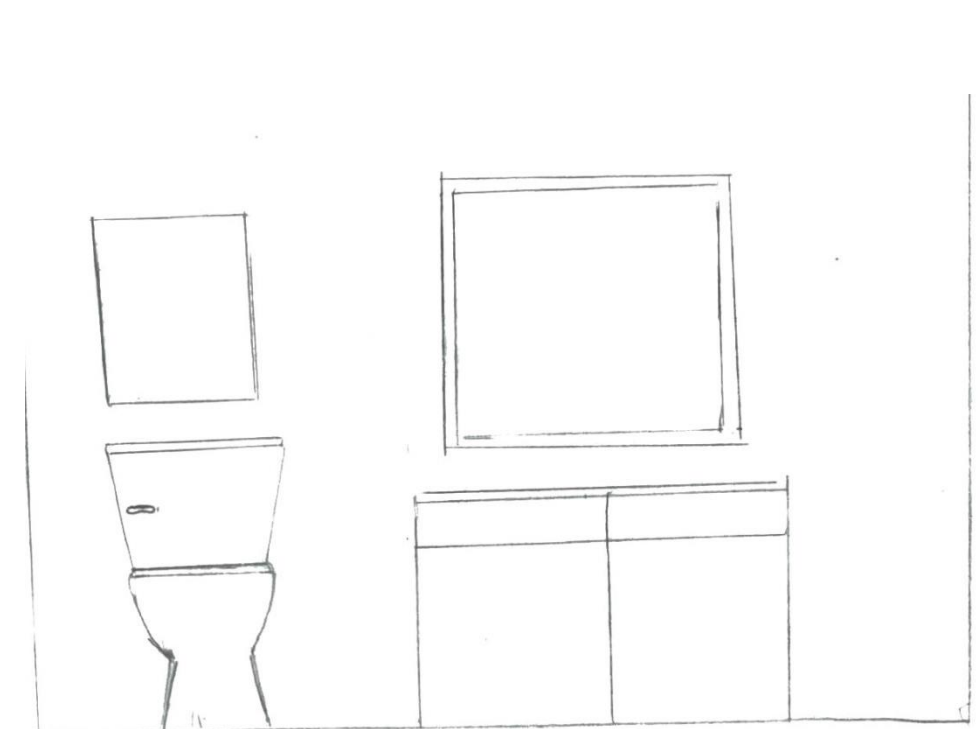
LAUNDRY ROOM



KITCHEN



BACK DOOR



BATHROOM

( FINISHES )



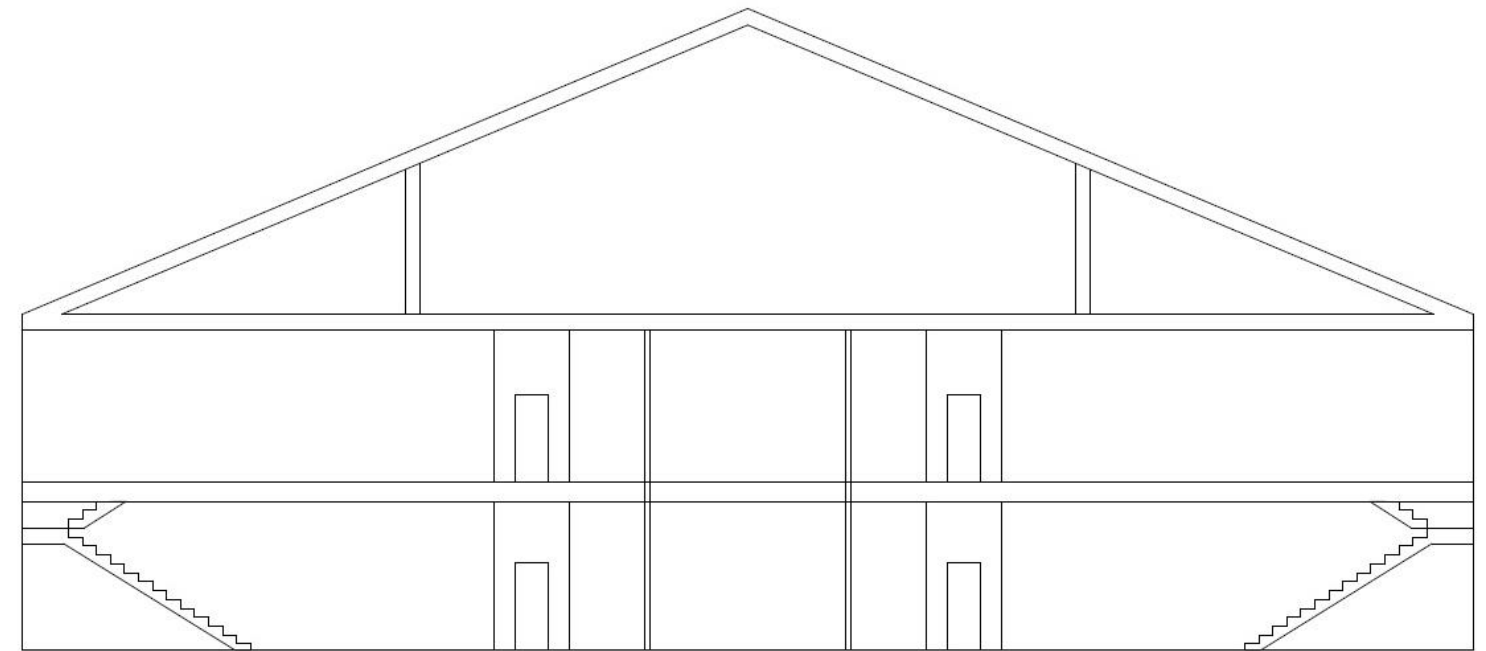
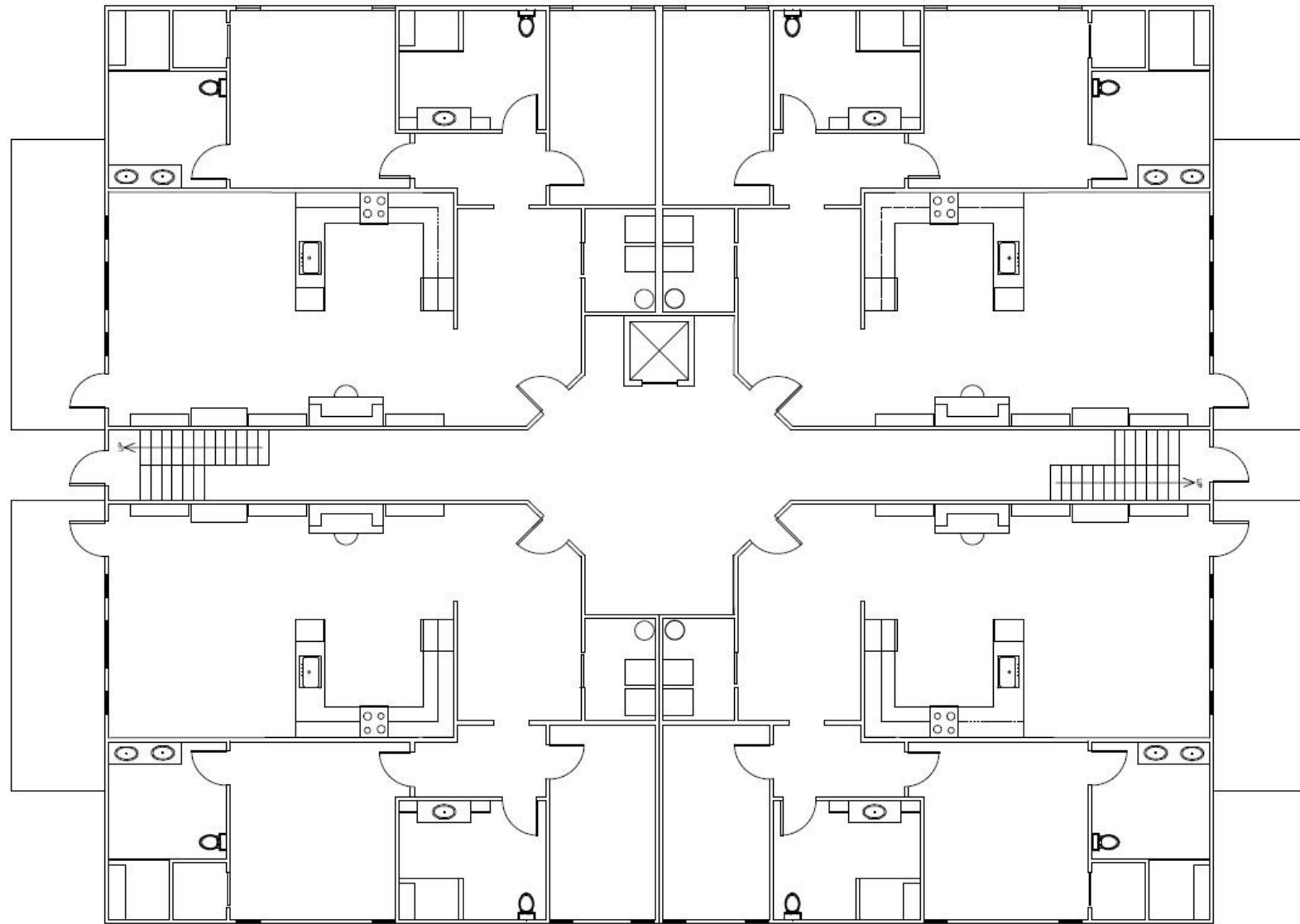
( FINISHES )



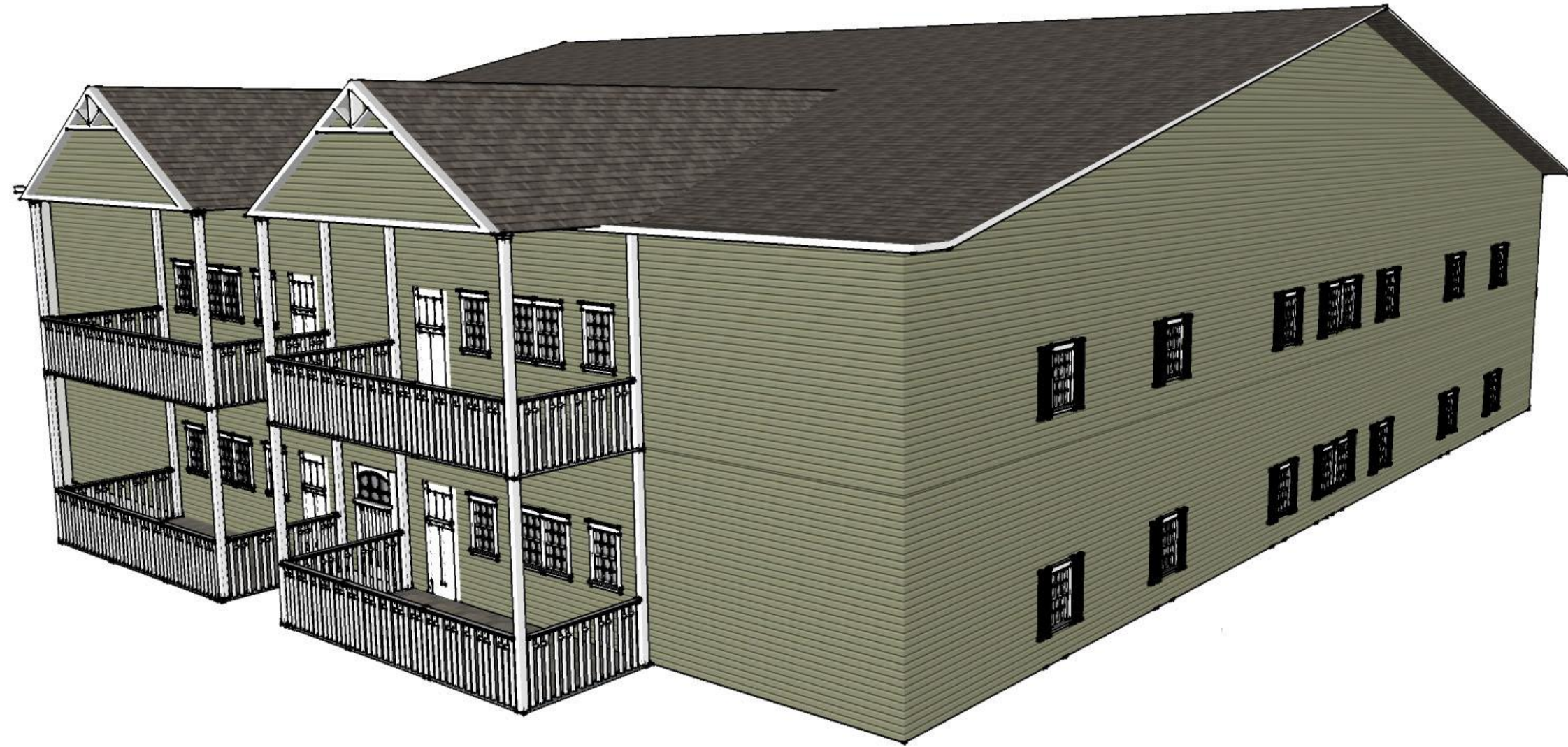
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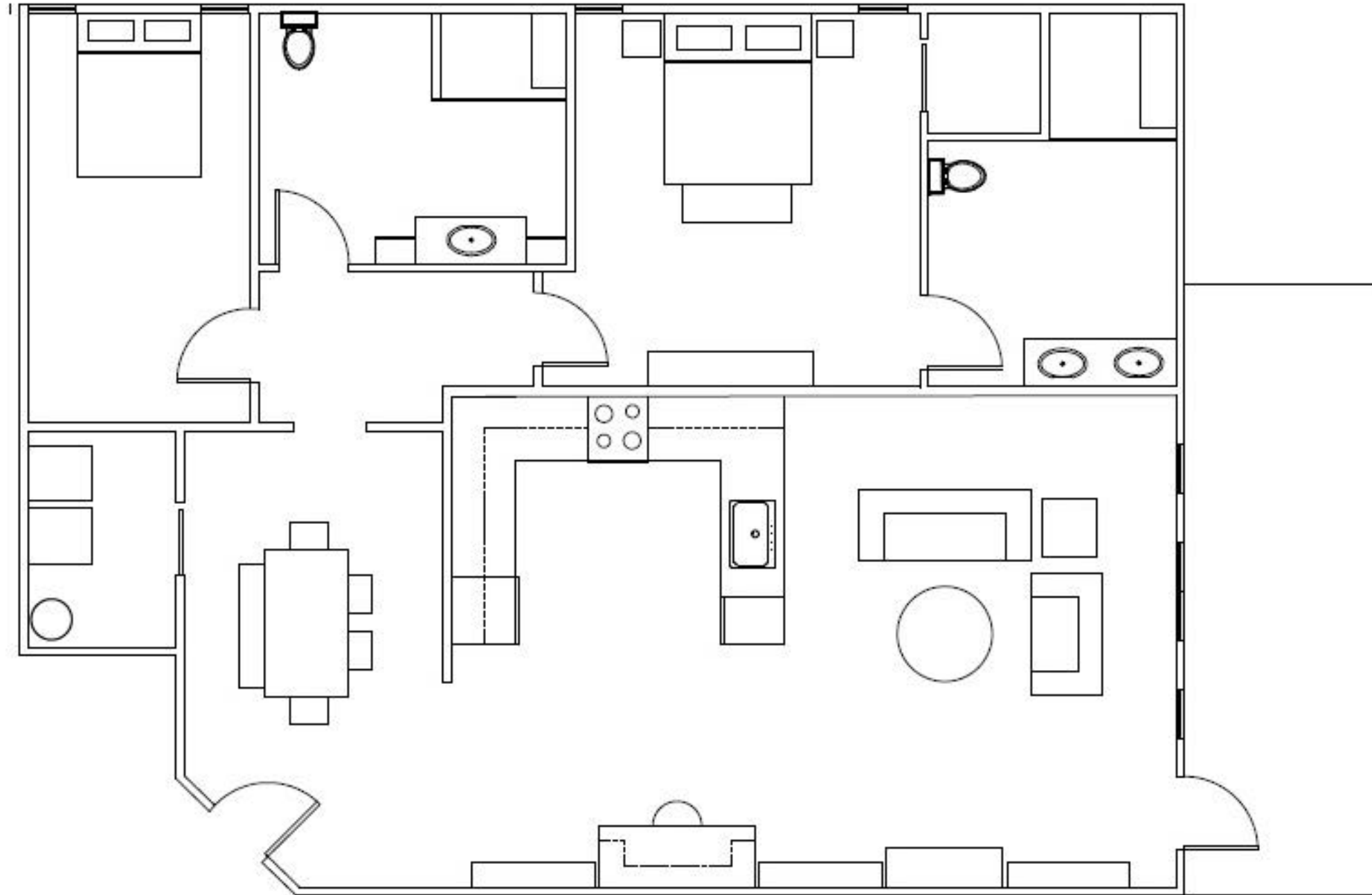
[ FLOOR PLAN / SECTION ]



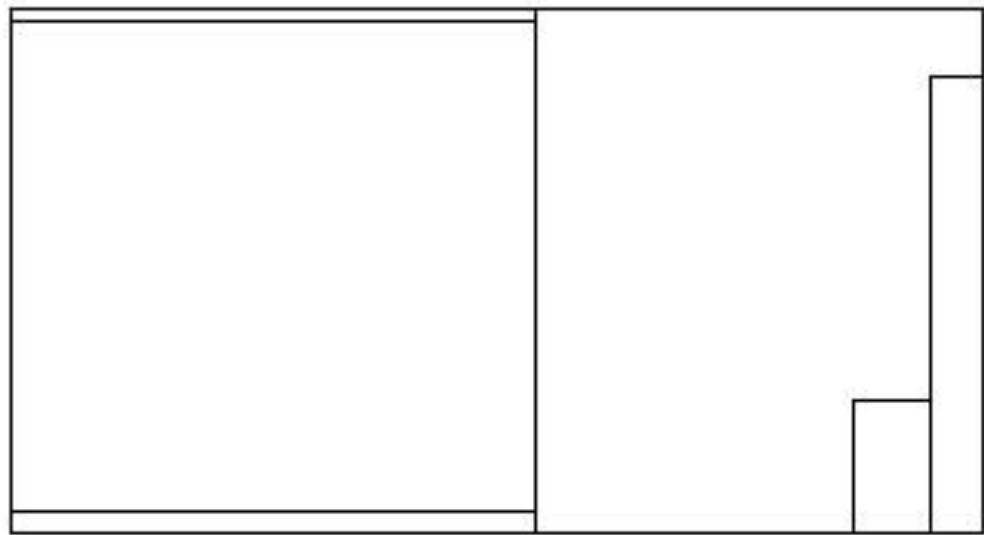
(AXONOMETRIC VIEW)



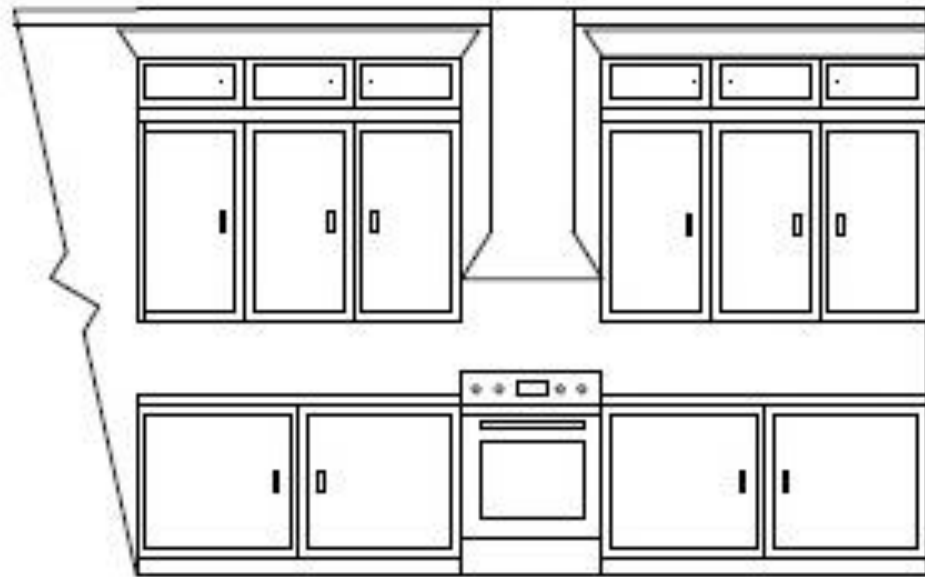
(PLAN WITH MAJOR FURNITURE)



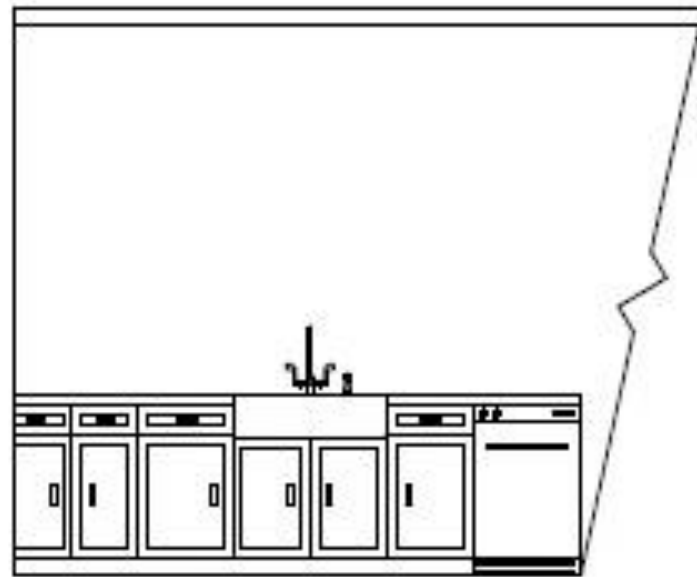




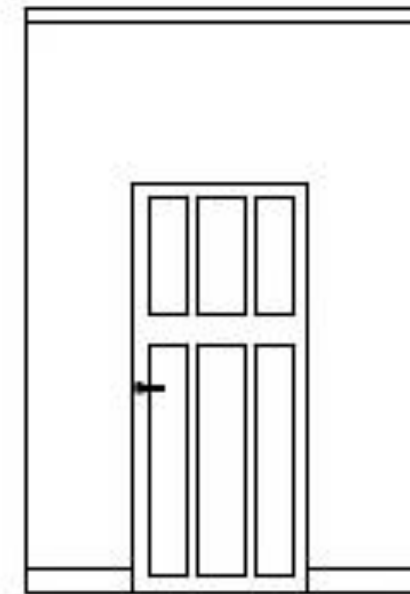
DINING ROOM



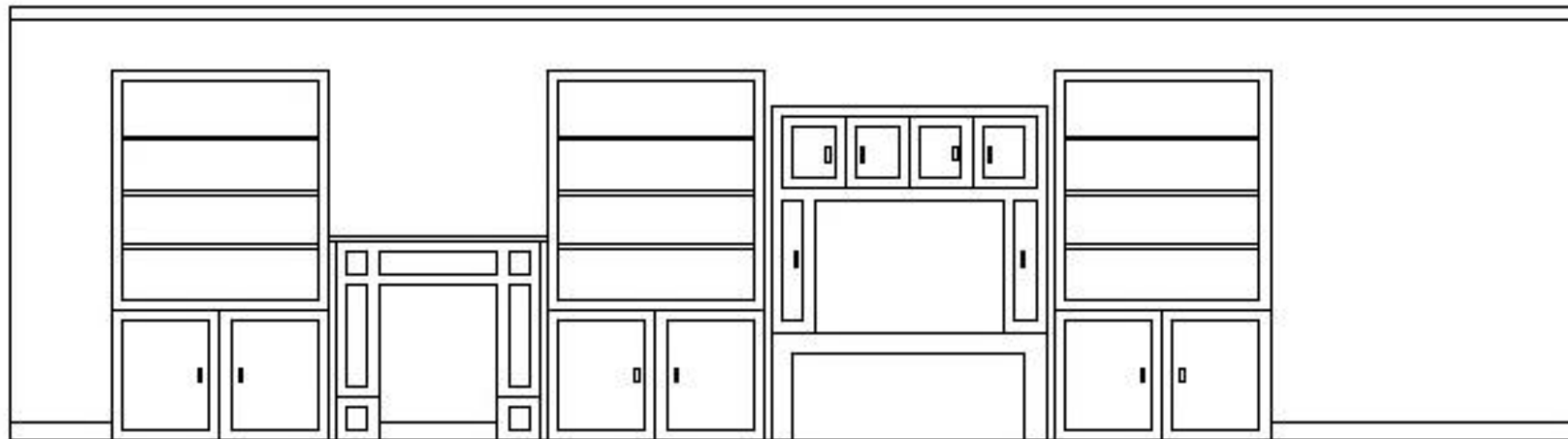
KITCHEN - COOK AREA



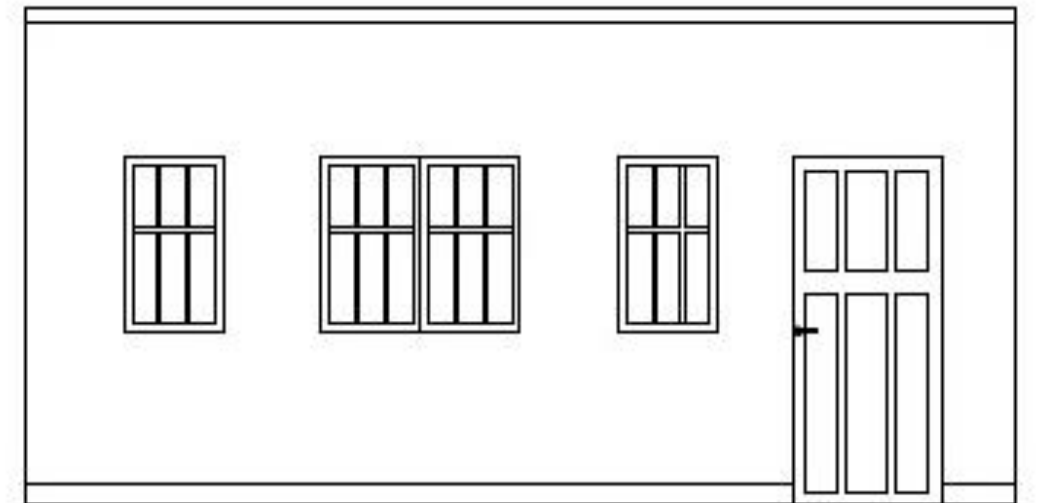
KITCHEN - SINK



FRONT DOOR



LIVING ROOM BUILT-INS



BACK DOOR / WINDOWS

(ACCESSIBILITY)

