

IDSN 4500
FALL 2015
HEATHER SMITH
UNIVERSAL DESIGN

PORTFOLIO TWO

A developer is looking to build a senior living residential condominium complex in Greenville, NC. The developer is anticipating a condo with universal design and aging in place considered, as the target market is active retirees. The developer's minimum requirements are a 1,500-3,000 square foot unit with 2 bedrooms and 2 full bathrooms, with 8 units per building.



CLIENT PROFILE



- 55+
- Greenville, NC
- Retirees
- Aging in place
- Active
- Wealthy
- Hosts
- Family oriented
- Looking to establish a community with people their age
- Ready to give up responsibilities such as mowing the yard

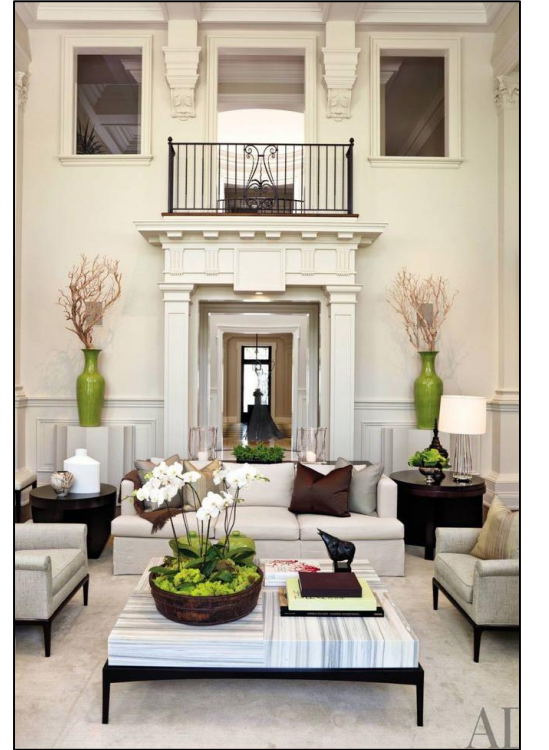
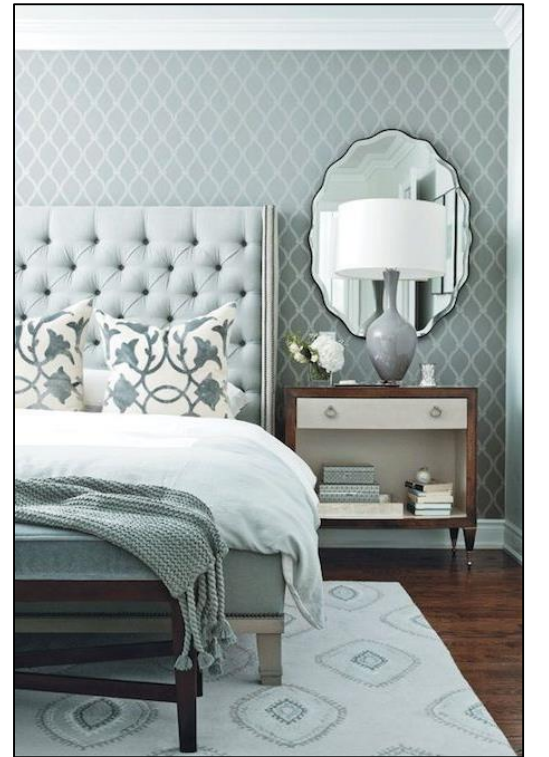


TARGET BUYERS

- Master bedroom 14x17 = 238
 - Master bathroom 10x13 =130
 - Master closet 10x8 =80
 - Guest bedroom 12x14 =168
 - Guest bathroom 8x9 =72
 - Guest closet 3x5 =15
 - Kitchen 12x15 =180
 - Dining room 10x13 =130
 - Living room 15x20 =300
 - Laundry 6x8 =48
 - Half bath 5x7 =35
 - Sunroom 8x10 =80
 - Patio 10x8 =80
- Total = 1,556**

The square footage allotted in each room was to give the home an all-around spacious feel for entertaining and daily life. Aging in place and universal design was also accounted for when allocating square footage. The dimensions were determined by researching existing retirement communities.

DIMENSIONS



INSPIRATION

1 Who is your client?
Retiree

2 Who will be the tenant?
Ms. Mary

3 Size range of typical condo units (square feet)?
1,000 SF

4 Number of bedrooms/baths in typical condo units?
2 BR 2 Bath

5 Are the bathrooms attached to the bedrooms, or are there shared baths?
1 in master, 1 is shared

6 Preferred special features in condo units?
Would prefer a laundry room so she can do her laundry by herself, they have a laundry service but she doesn't want to use it yet.

7 Number of master suites, and spaces in each master suite (wic, bath for two, etc), per each individual condo unit?
1 Master with WIC and bath

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?
Great room

9 Style of décor preferred in the senior living market?
Traditional

10 Other current trends? N/A

1 Who is your client?
Retiree

2 Who will be the tenant?
Dink

3 Size range of typical condo units (square feet)?
200 SF

4 Number of bedrooms/baths in typical condo units?
1 BR 1 Bath

5 Are the bathrooms attached to the bedrooms, or are there shared baths?
Shared/attached - studio

6 Preferred special features in condo units?
Small kitchenette, windows

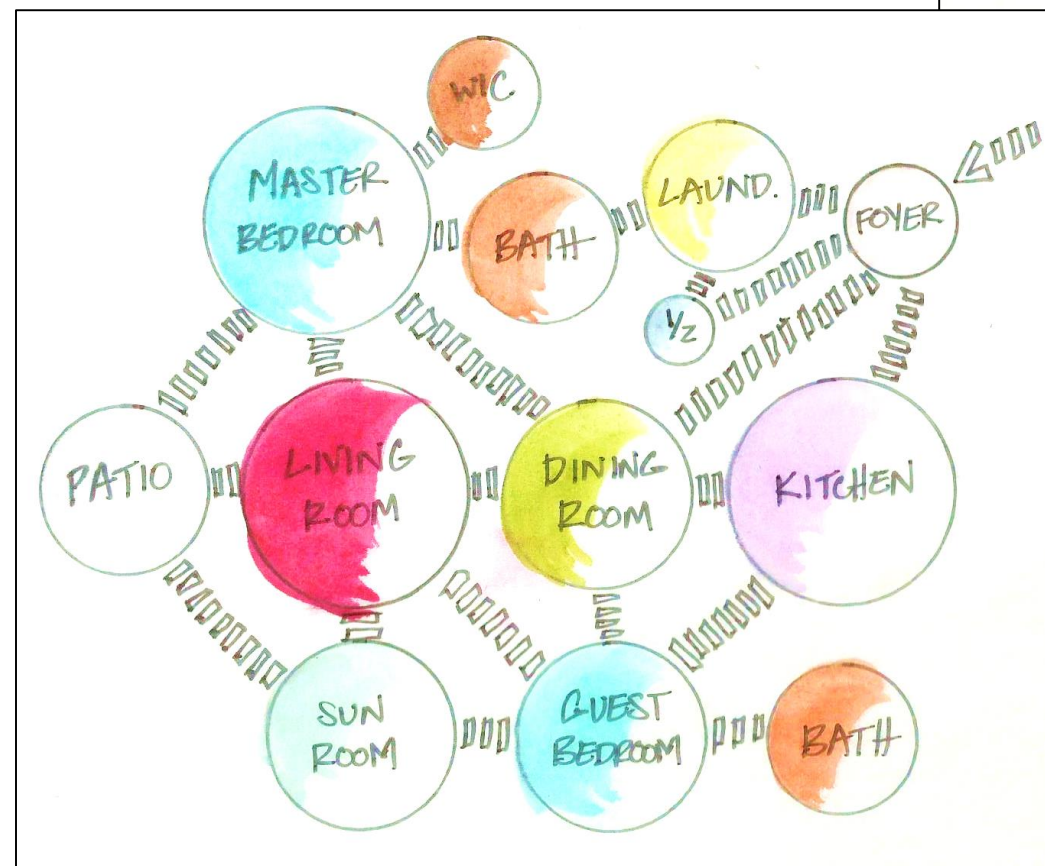
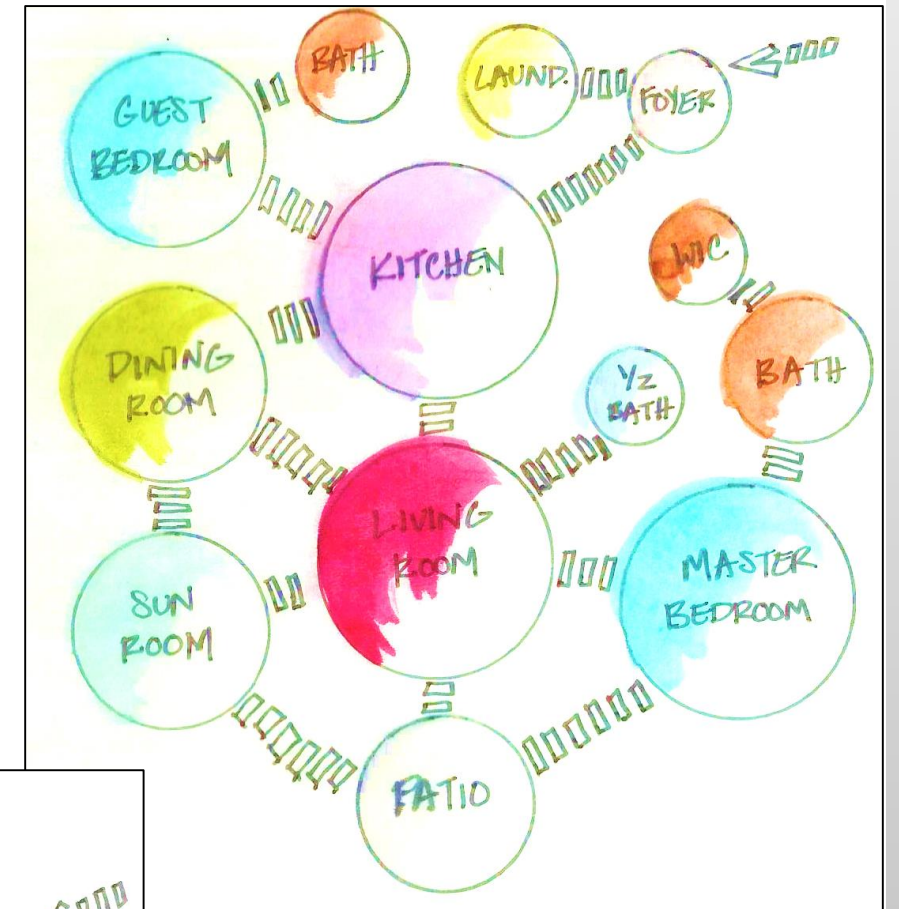
7 Number of master suites, and spaces in each master suite (wic, bath for two, etc), per each individual condo unit?
Studio

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?
Great room

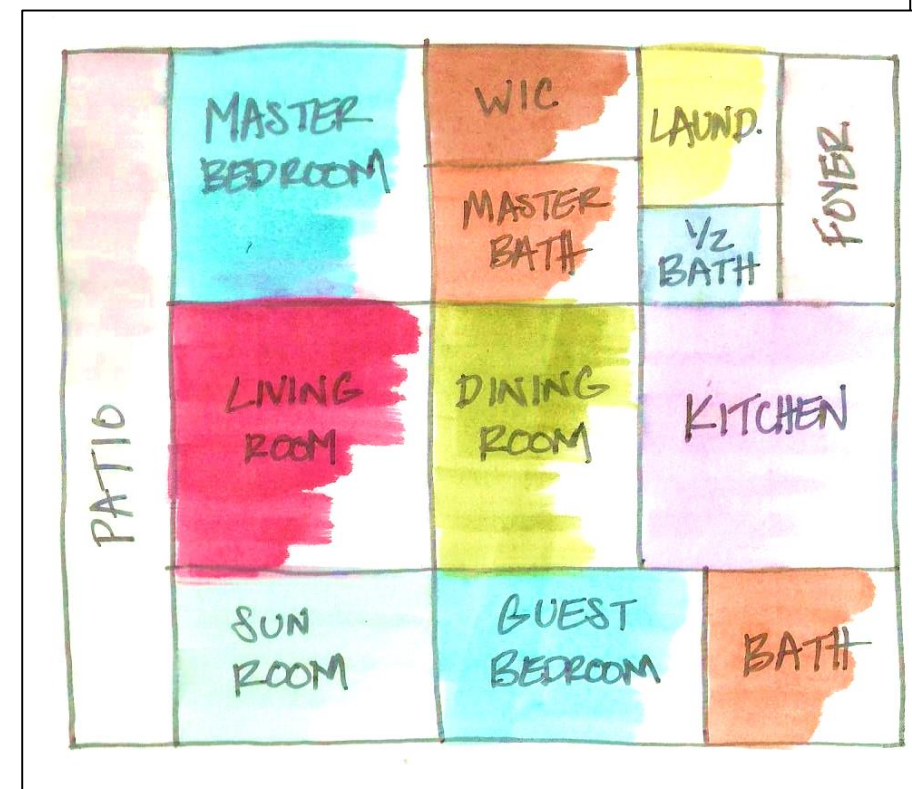
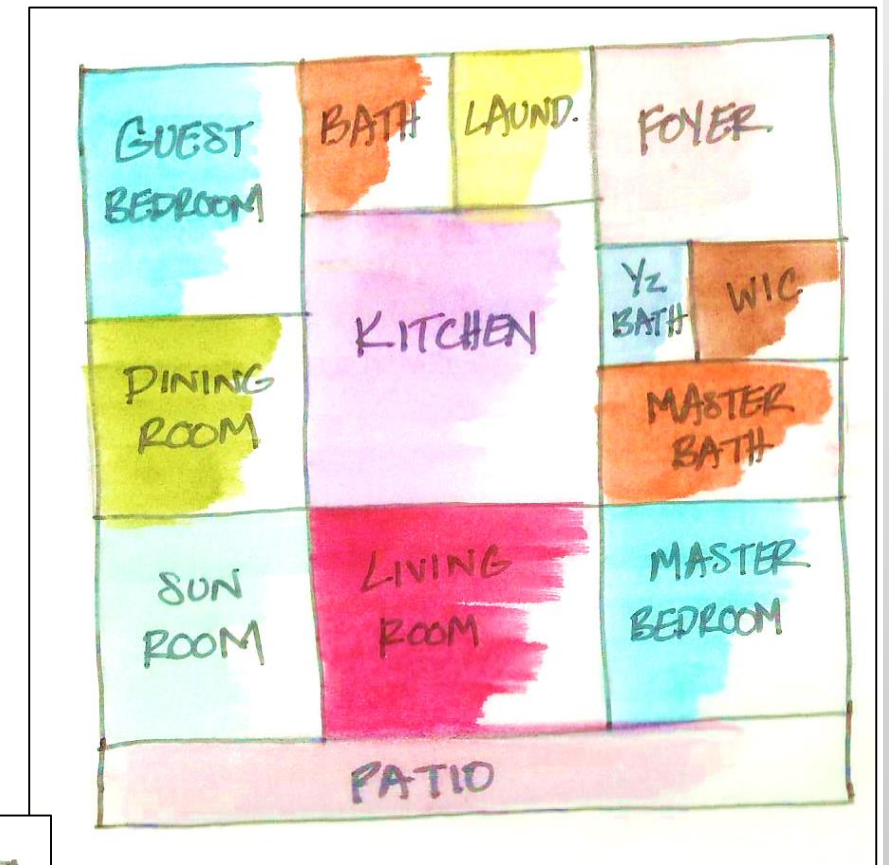
9 Style of décor preferred in the senior living market?
Transitional

10 Other current trends? N/A

INTERVIEWS



BUBBLE DIAGRAMS



BLOCK DIAGRAMS

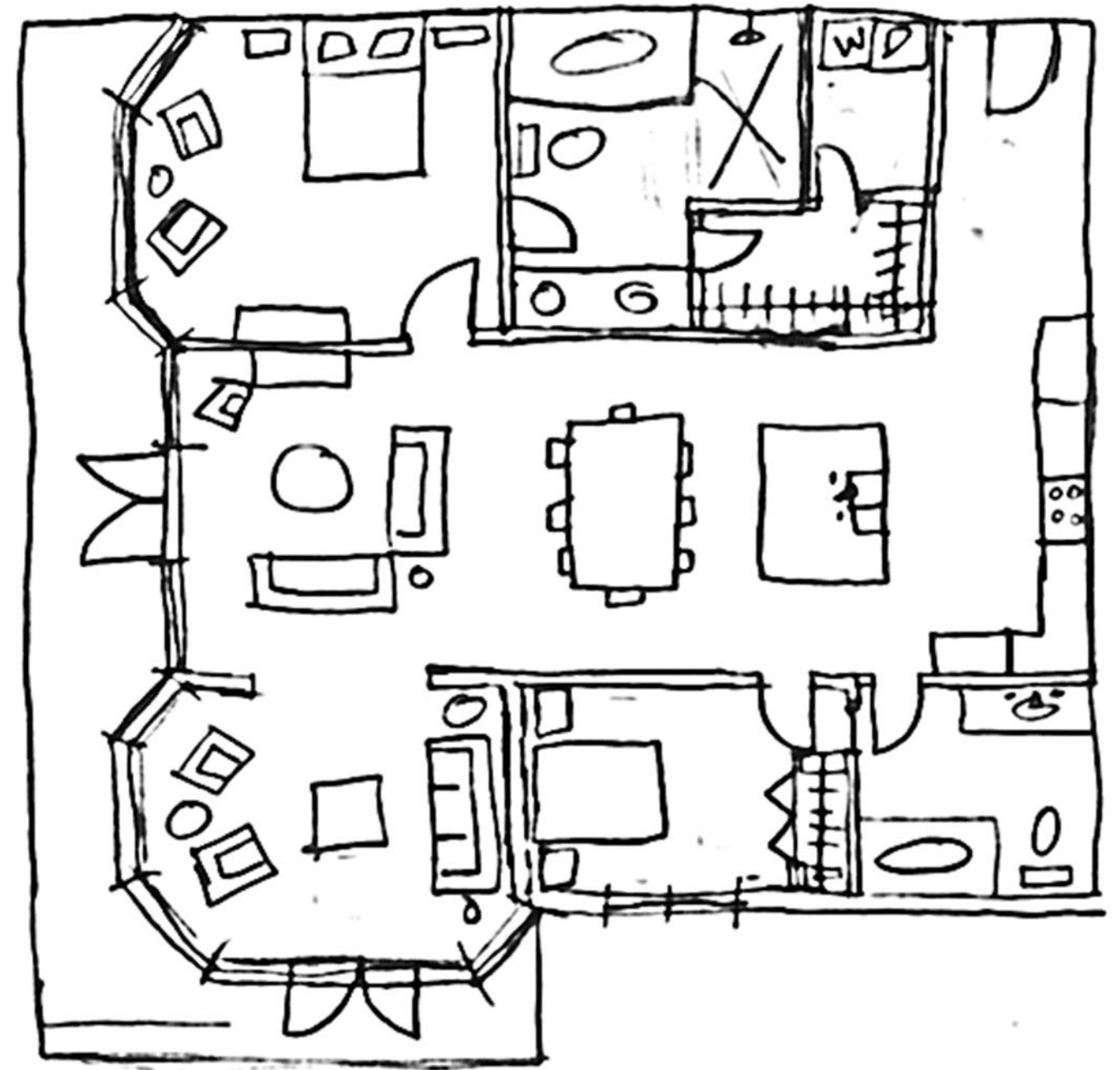
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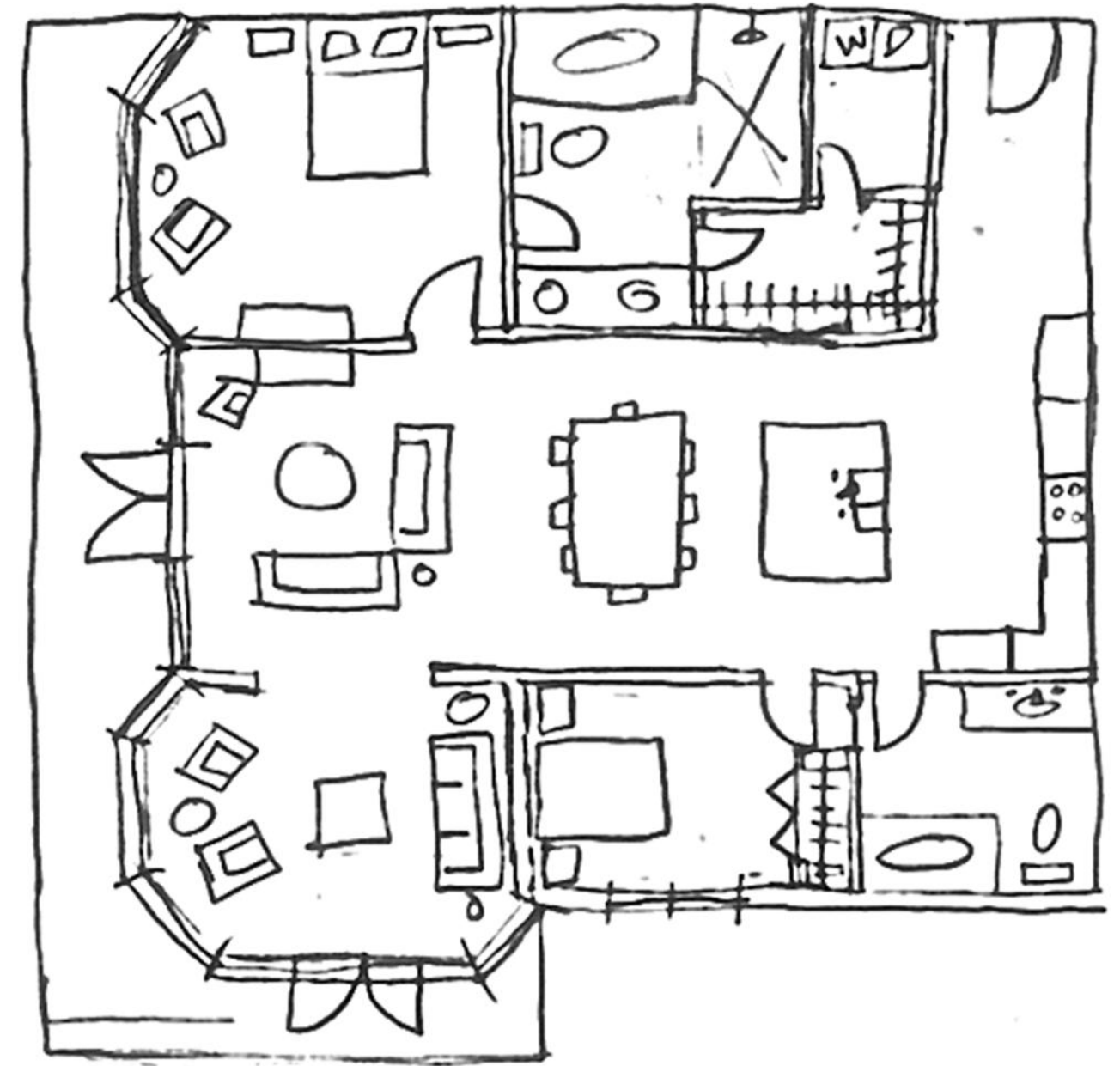
HEATHER SMITH

UNIVERSAL DESIGN

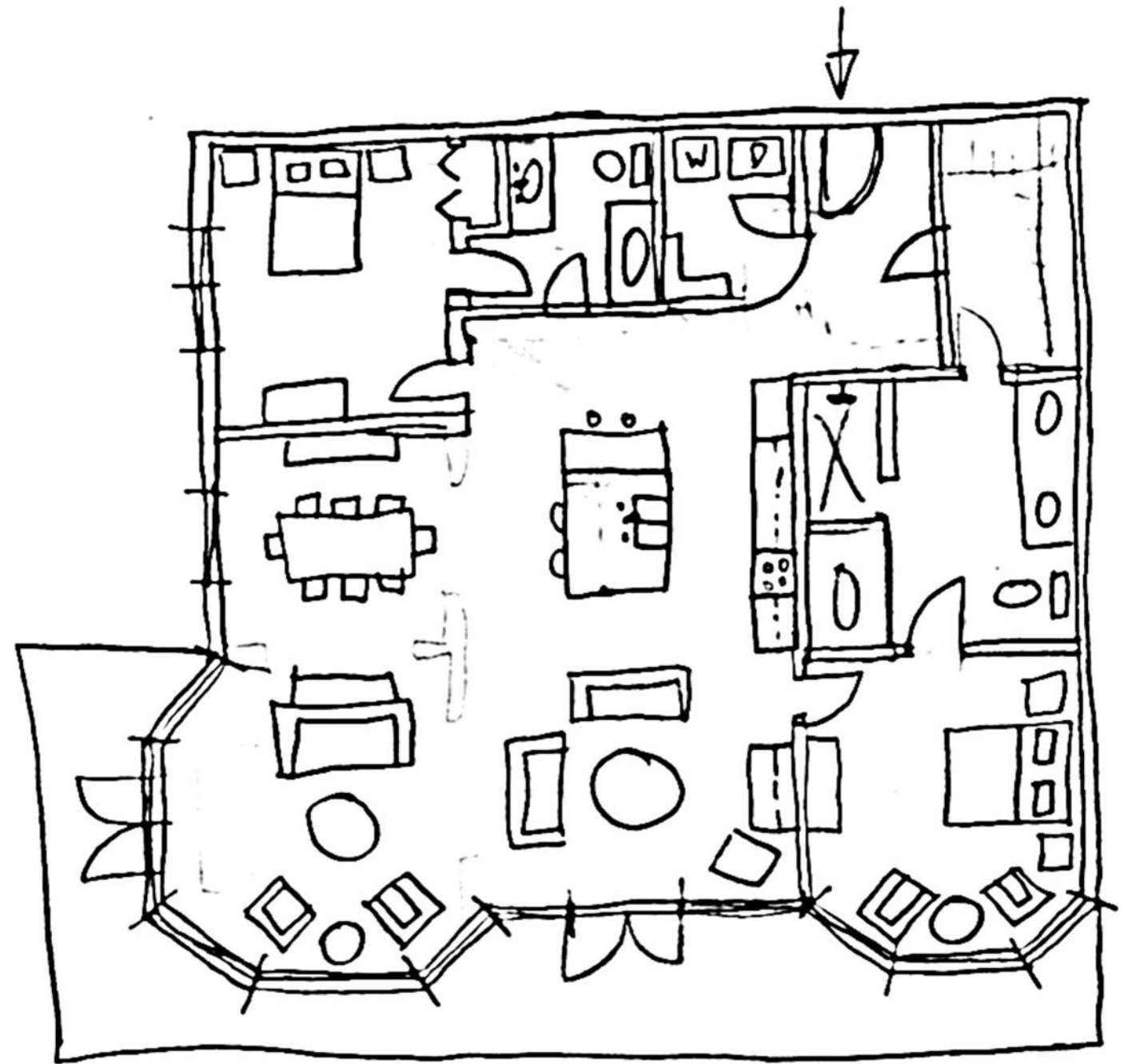
PORTFOLIO TWO



PLAN SKETCHES

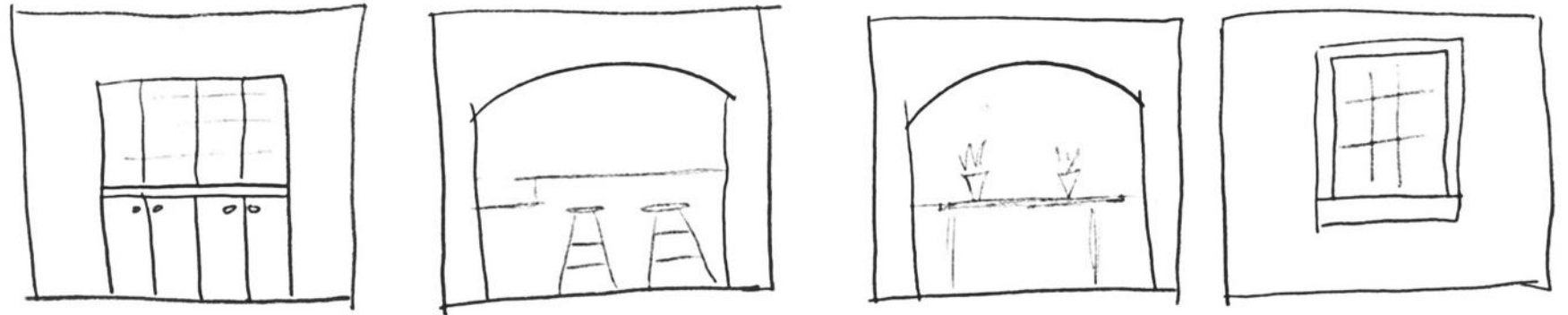


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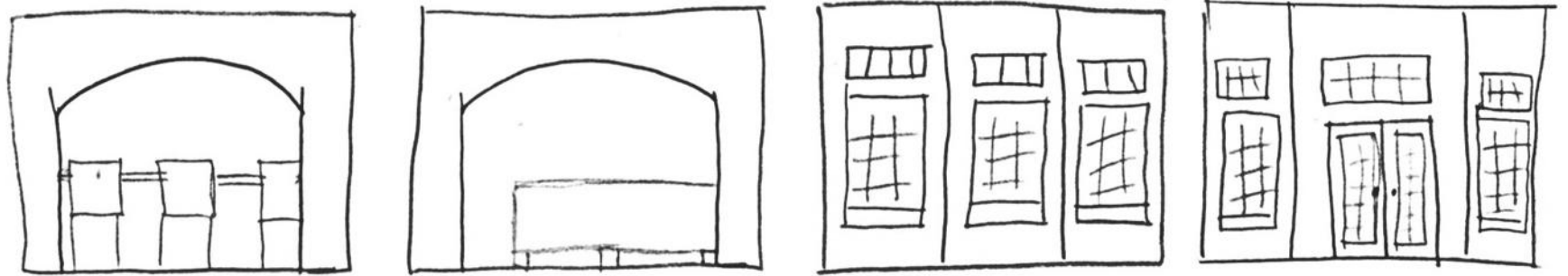


PLAN SKETCHES

DINING

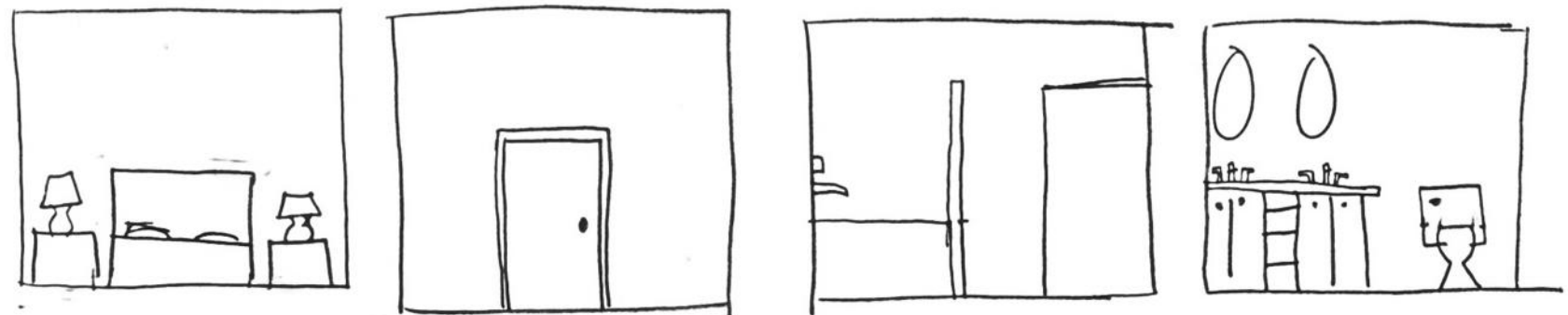


SUNROOM



(MASTER)

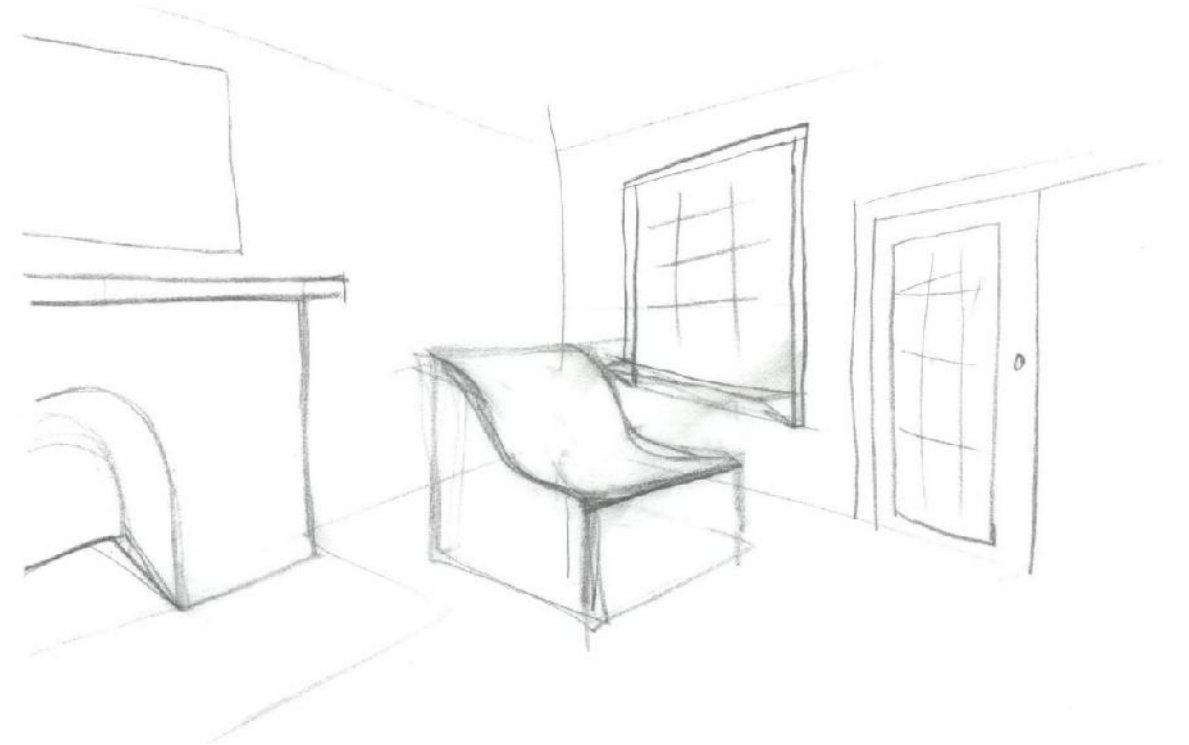
MASTER



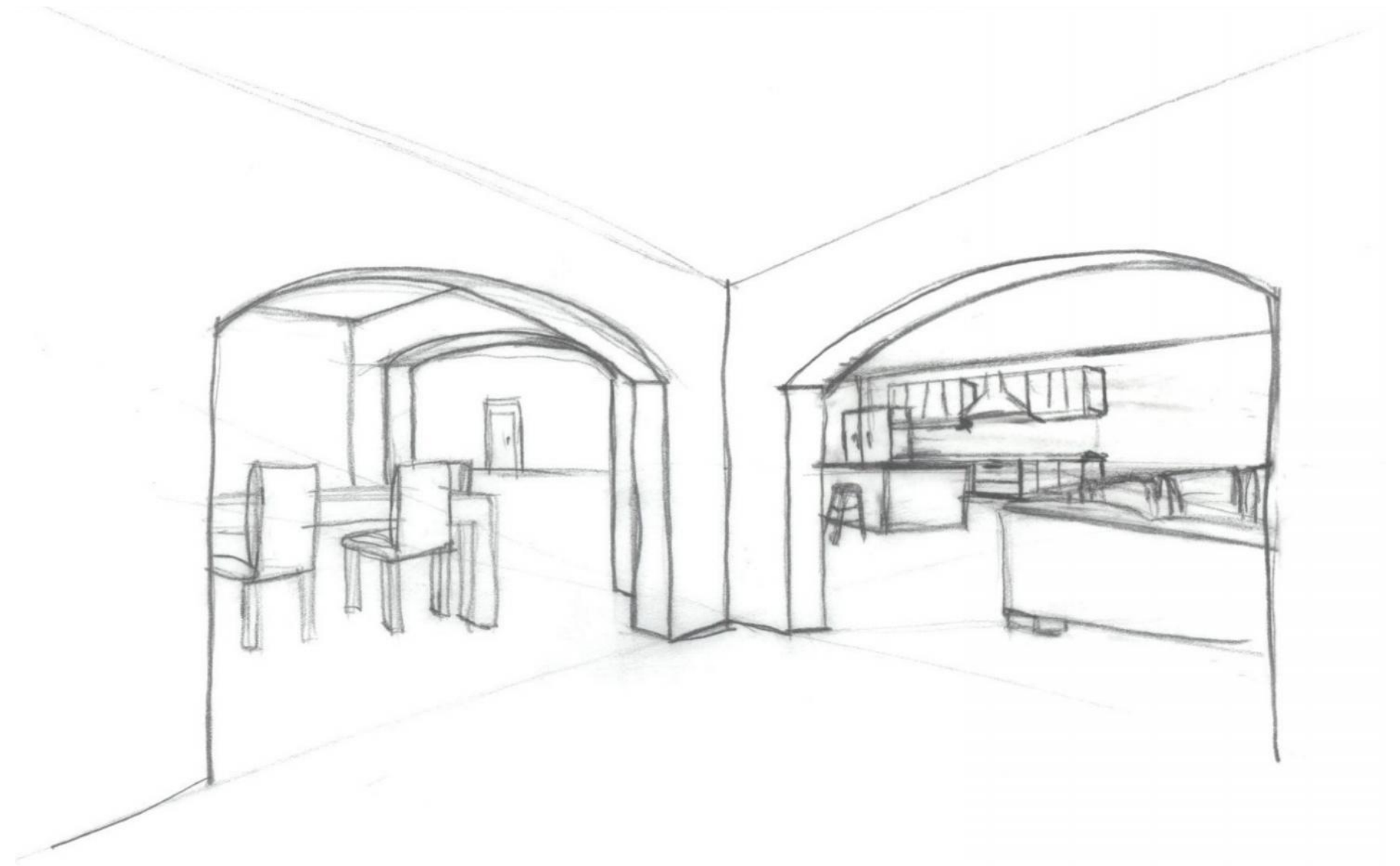
ELEVATION SKETCHES



ELEVATION SKETCHES



PERSPECTIVE SKETCHES



PERSPECTIVE SKETCHES

SW 7757
High Reflective White
Interior
Locator Number: 256-C1

SW 1668
Pineapple Cream
Interior / Exterior
Locator Number: 138-C1



COLOR
Hickory Sable



ARCHITECTURAL FINISHES

SW 7757
High Reflective White
Interior
Locator Number: 256-C1

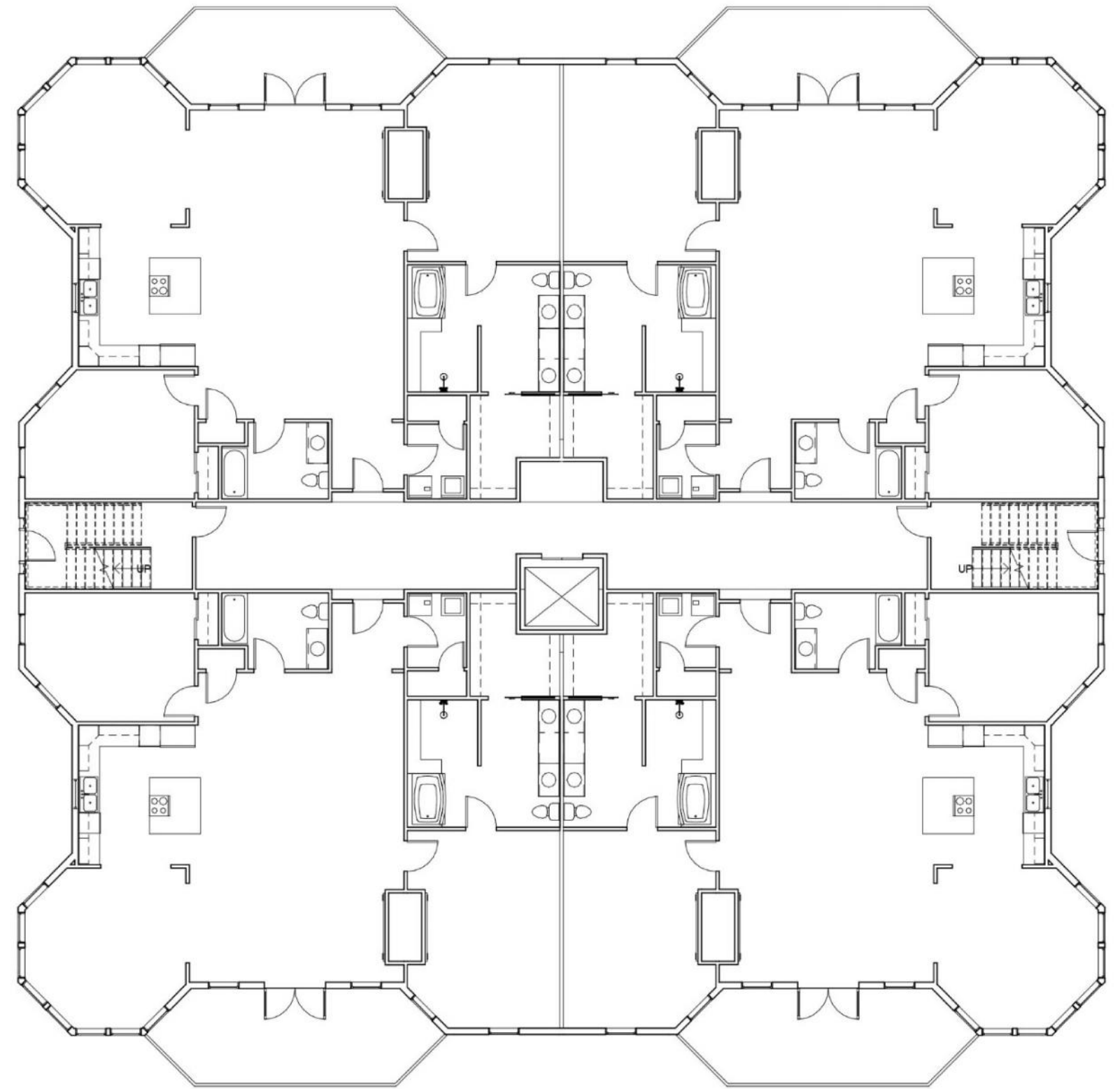
SW 6218
Tradewind
Interior / Exterior
Locator Number: 219-C1



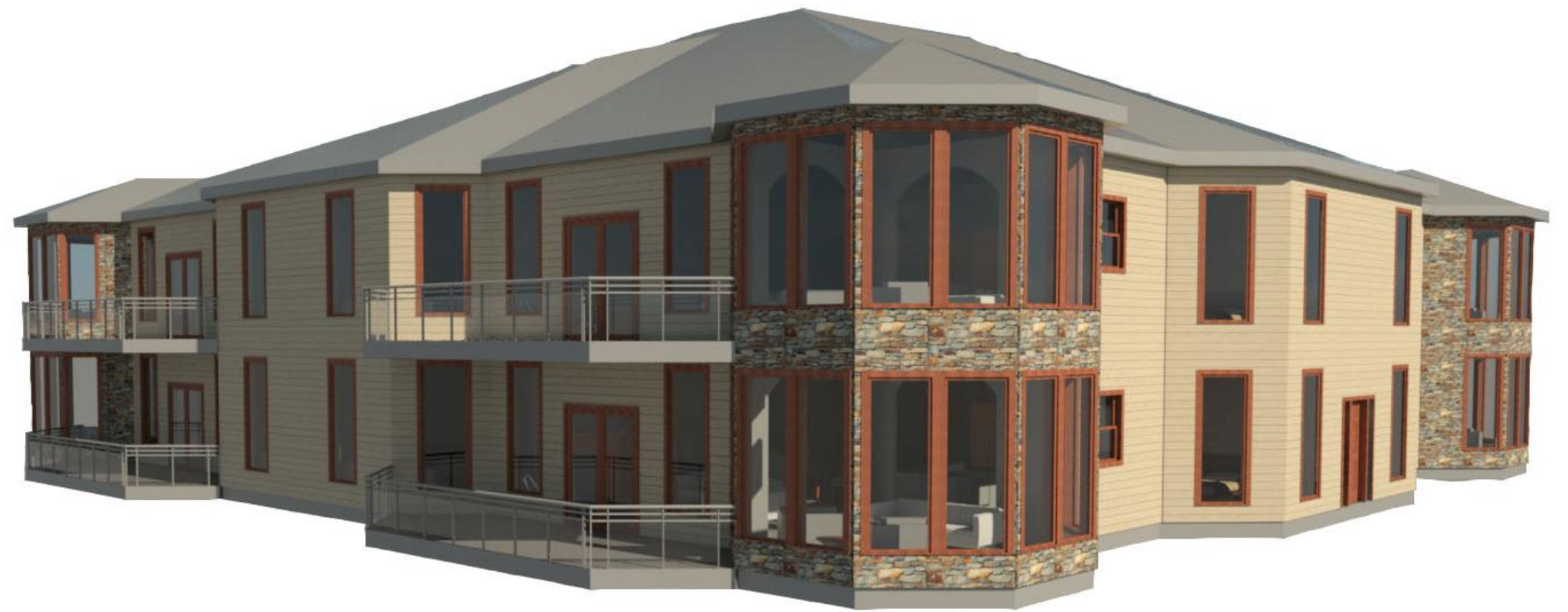
COLOR
Hickory Natural



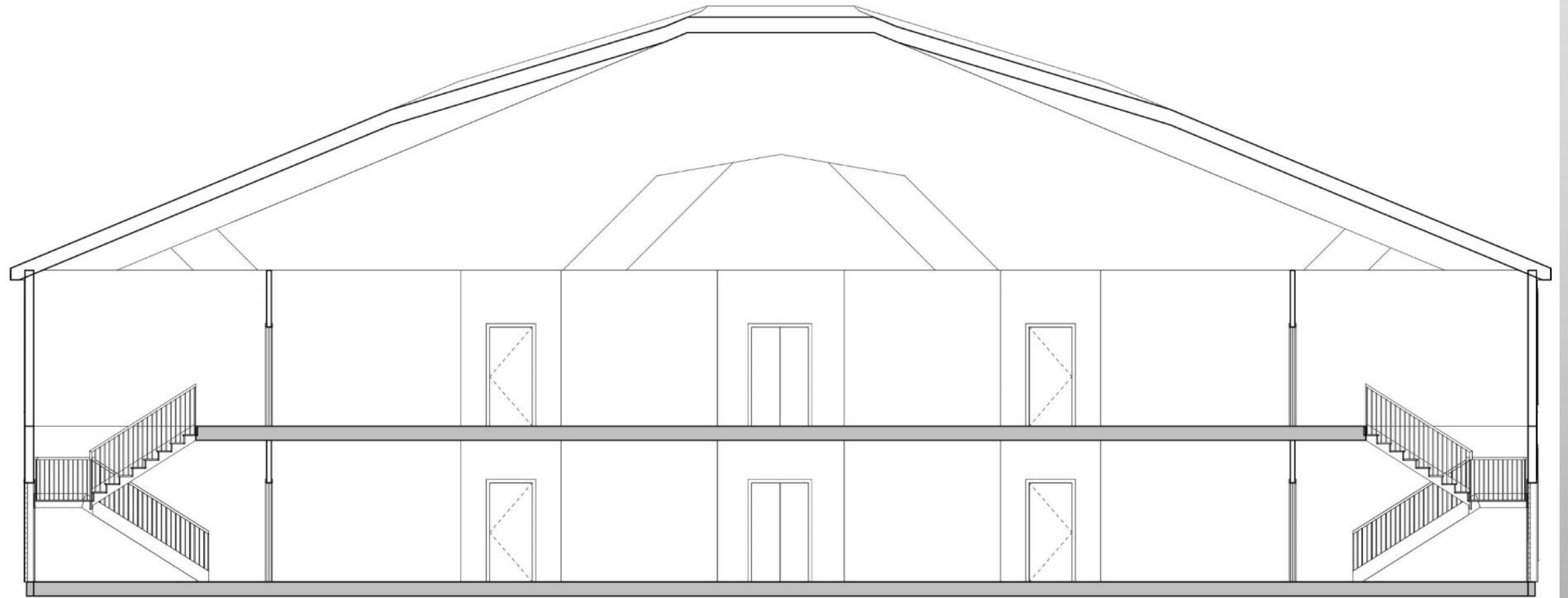
ARCHITECTURAL FINISHES



FULL FLOORPLAN

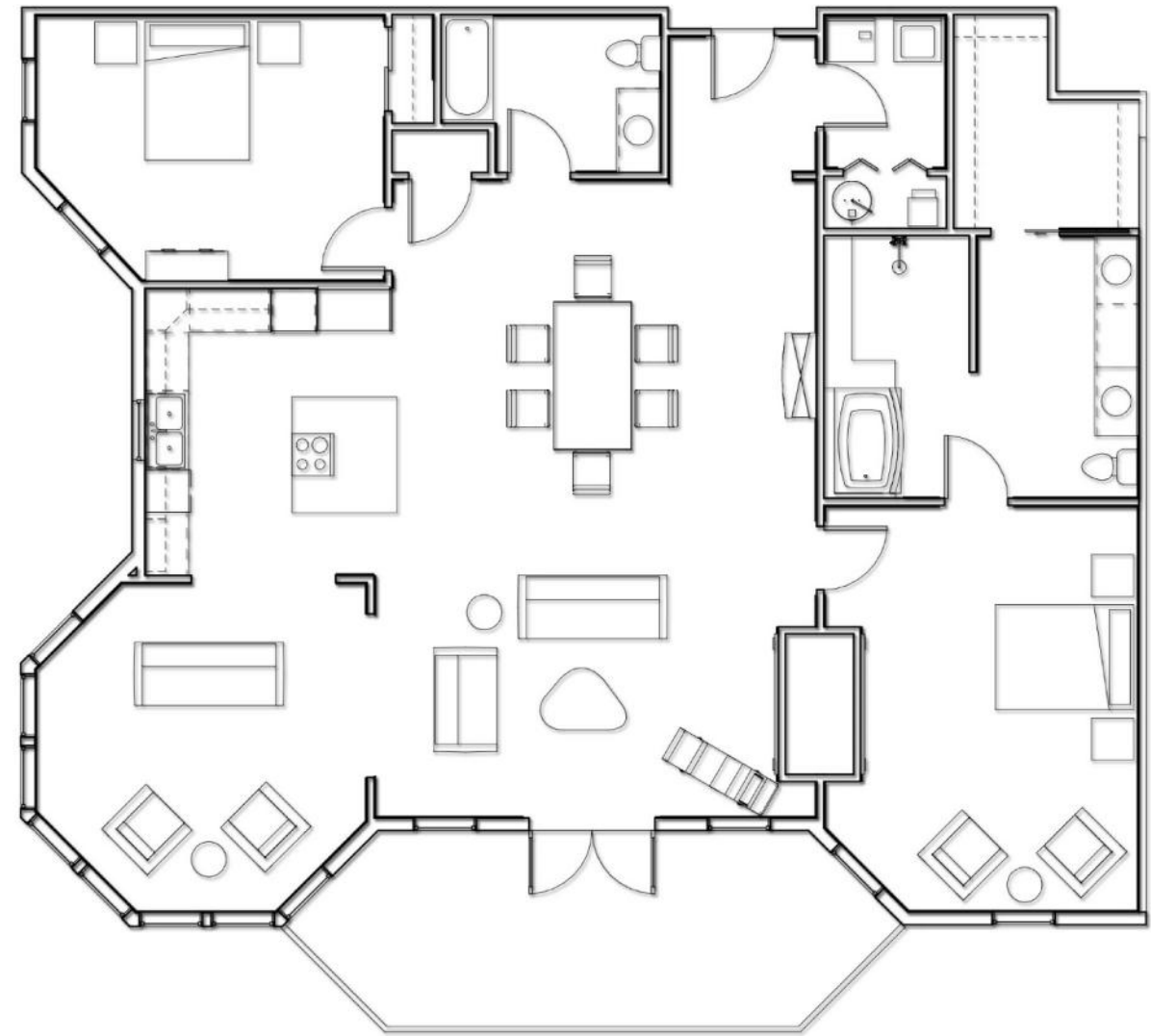


AXONOMETRIC VIEW



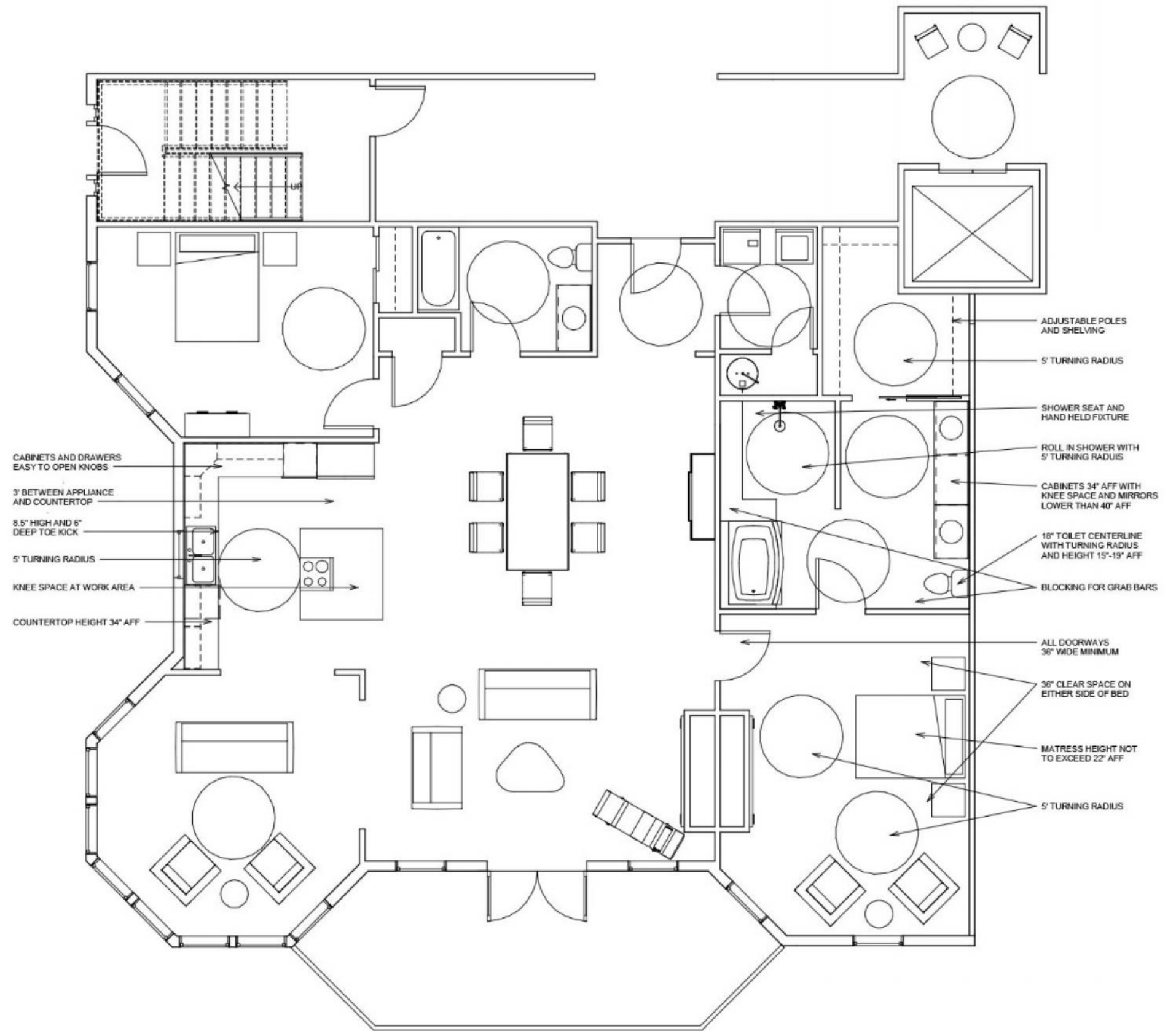
SECTION

SCALE 0'-1/4" = 1'-0"

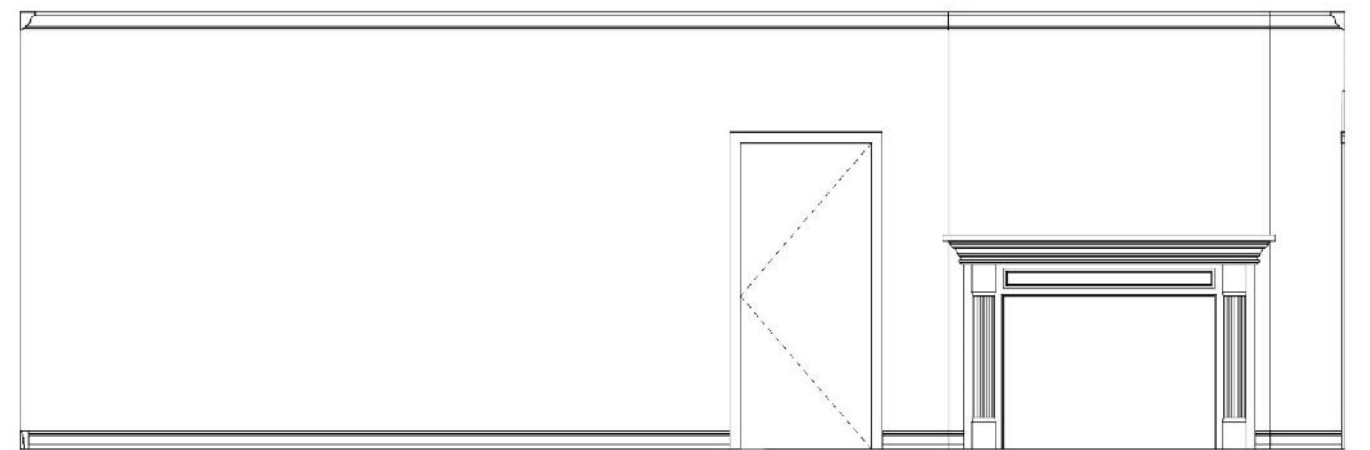
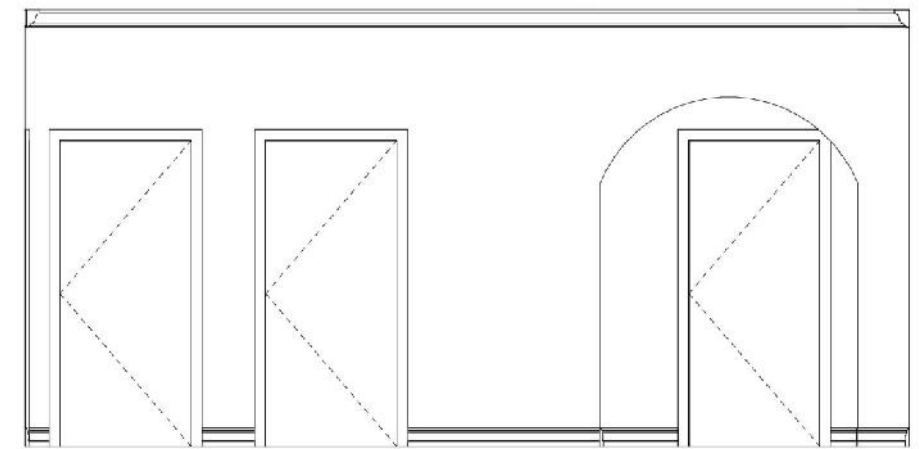
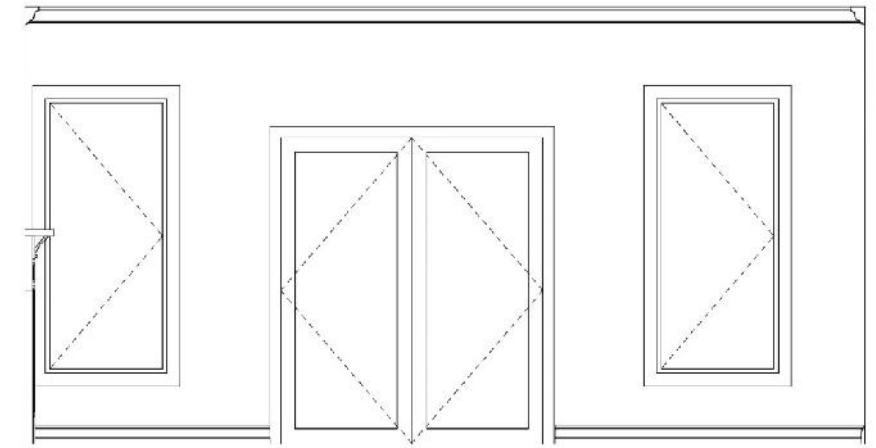


UNIT FLOORPLAN

SCALE 0'-1/4" = 1'-0"

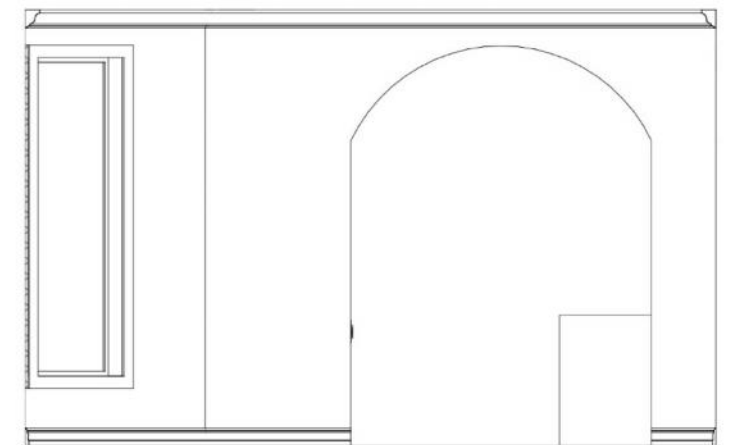
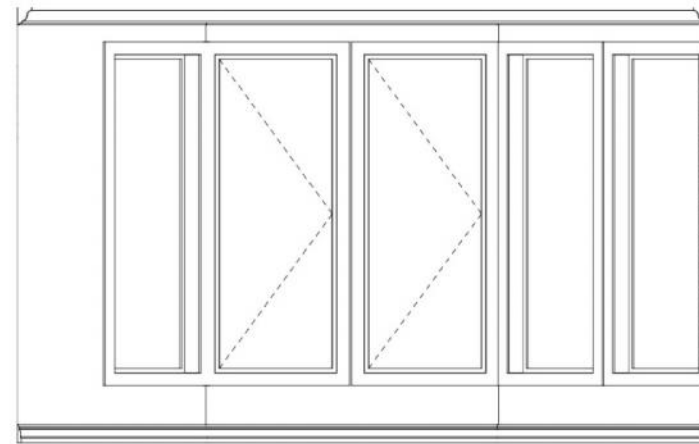
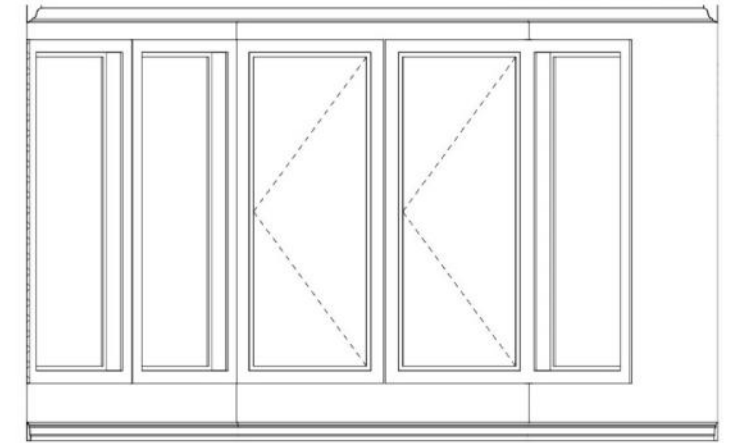
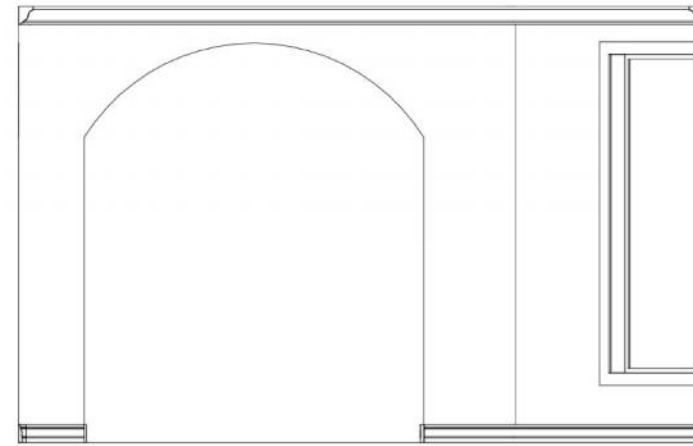


ACCESSIBILITY STRATEGIES

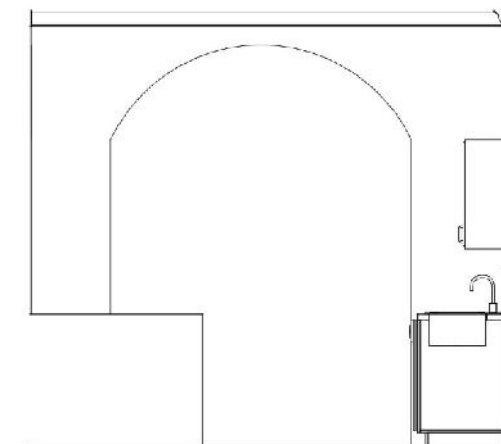
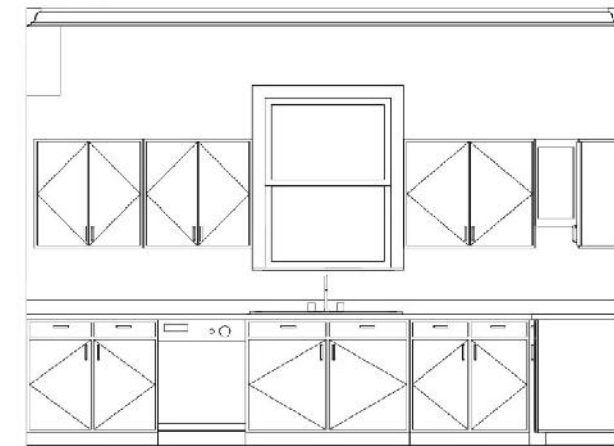
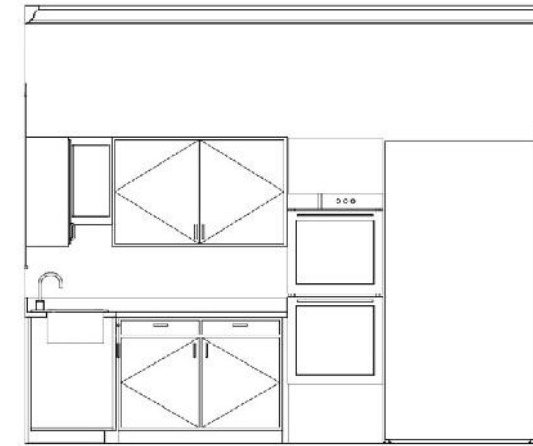


ELEVATIONS

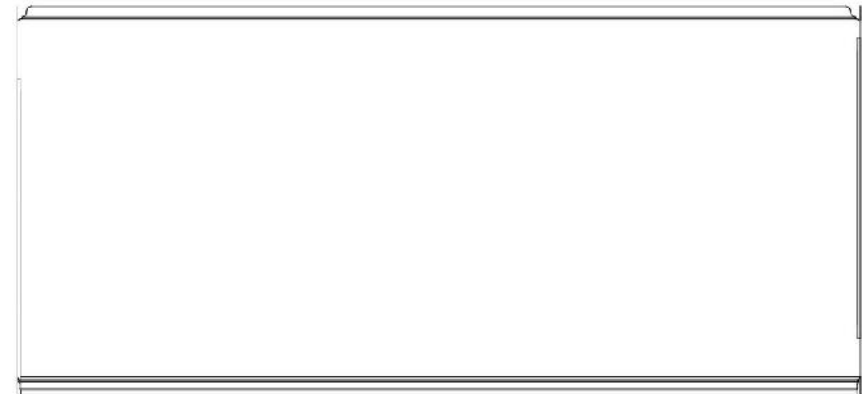
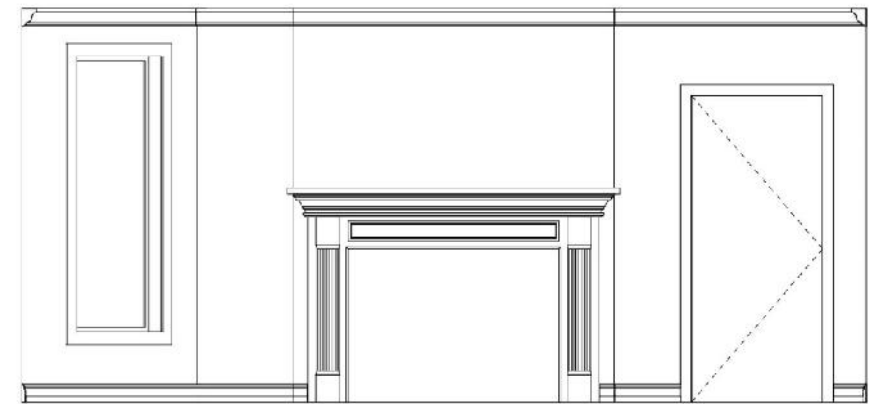
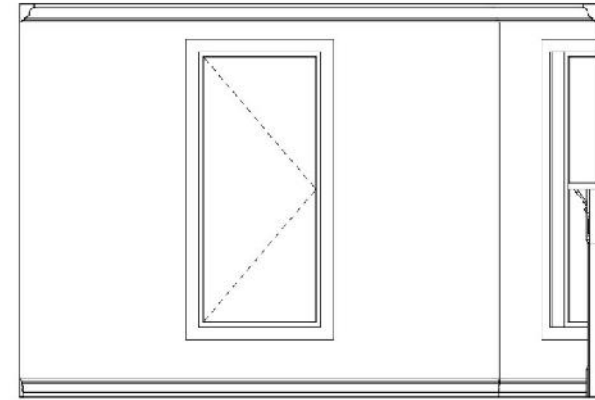
LIVING AND DINING ROOM



ELEVATIONS



ELEVATIONS



ELEVATIONS

MASTER BEDROOM