

# Portfolio 1

By: Linnea Thomas





# Target Buyers

- Client: Developer
- Over age 55
- Active; affluent
- Loves to entertain





# Spaces in the Condo

Master Bedroom: 320 sq. ft. 20' - 4" X 16' - 1

Master Bath: 140 sq. ft 14' X 10'

Guest Bedroom: 182 sq. ft. 12' x 14

Guest Bath: 54 sq. ft. 6' x 9'

Living/ dining area: 460 sq. ft. 20' X 23'

Kitchen: 169 sq. ft. 13' X 13'

Utility: 60 sq. ft. 6' X 10'

Bonus Room: 110 sq. ft. 10 X 11'

Screened in porch: 150 sq. ft.

Total: 1,645 q. ft



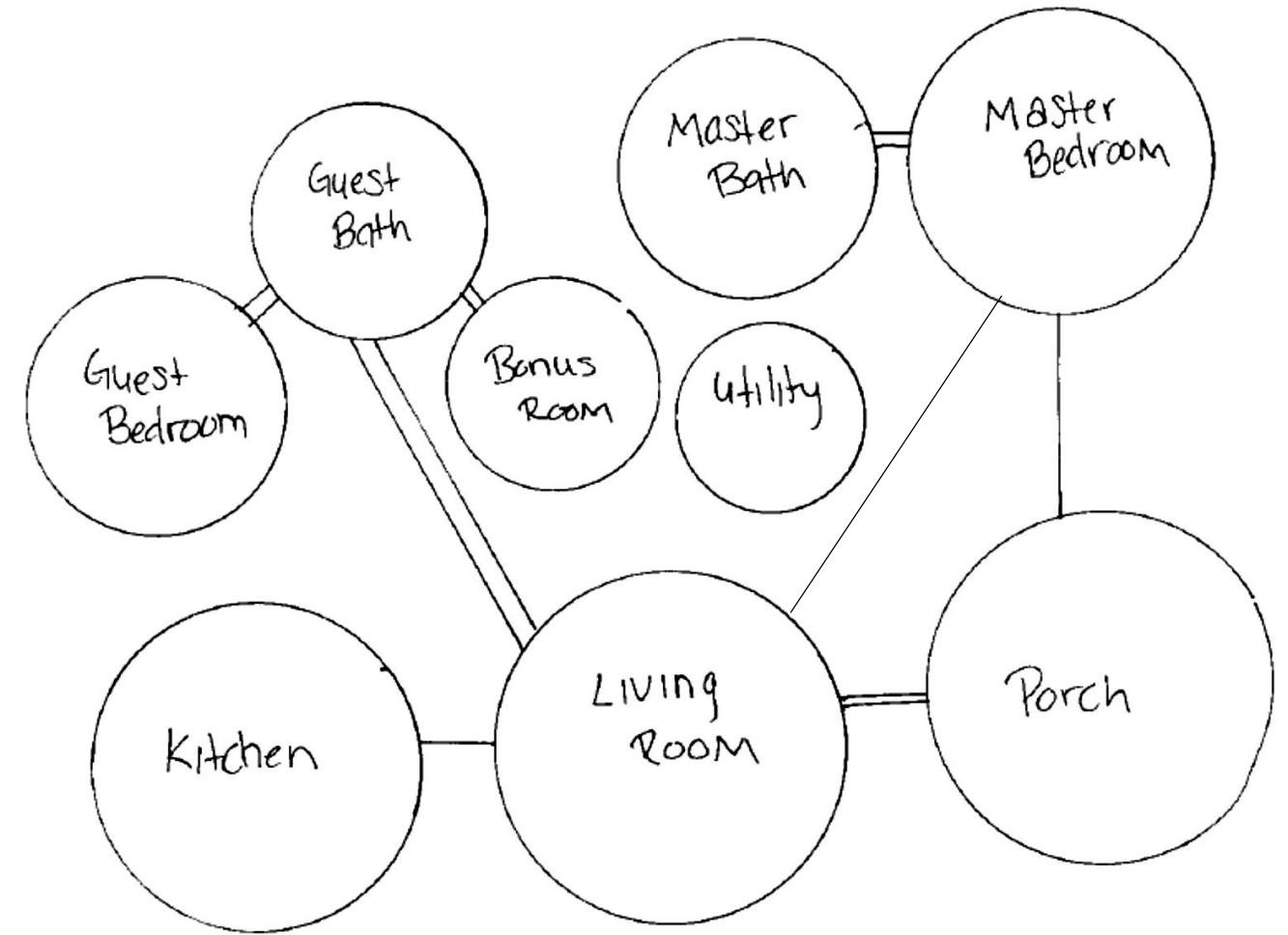
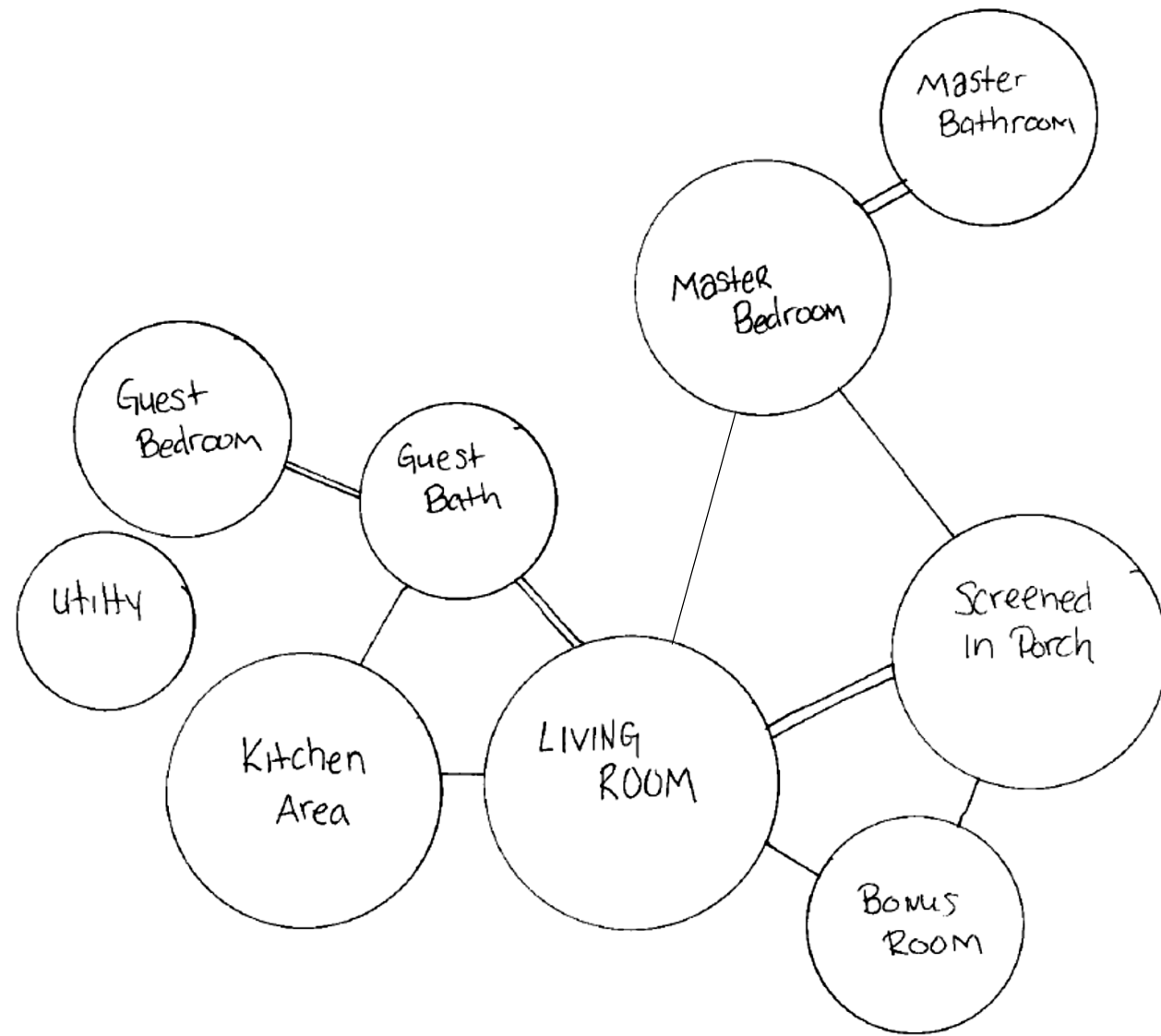


- Having a lot of space in the public areas is great for those that love to entertain guest. From family to friends that they make in the condo community, there is plenty of space for having themed bingo night parties and family gatherings.
- With a screened in porch, it gives the elders who are avid gardeners to create a green paradise that they can take care of privately.

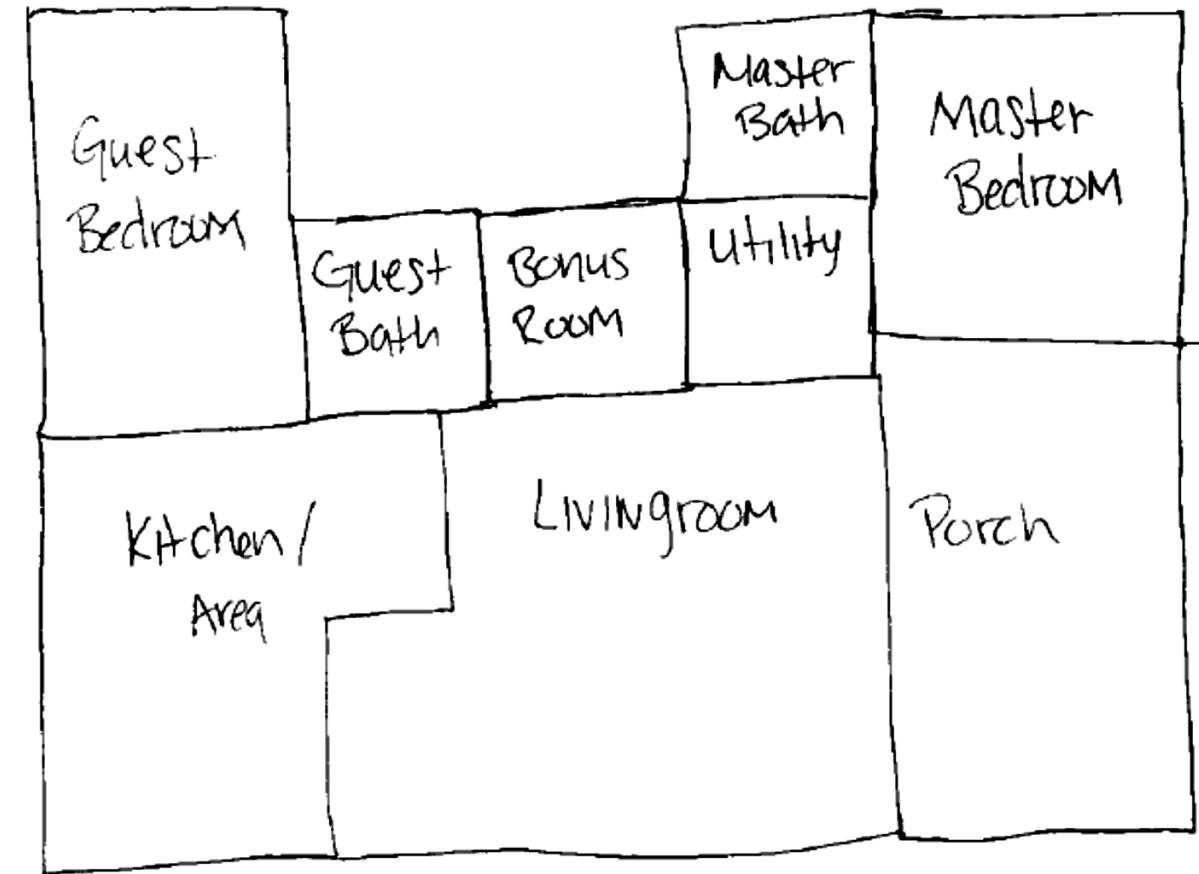
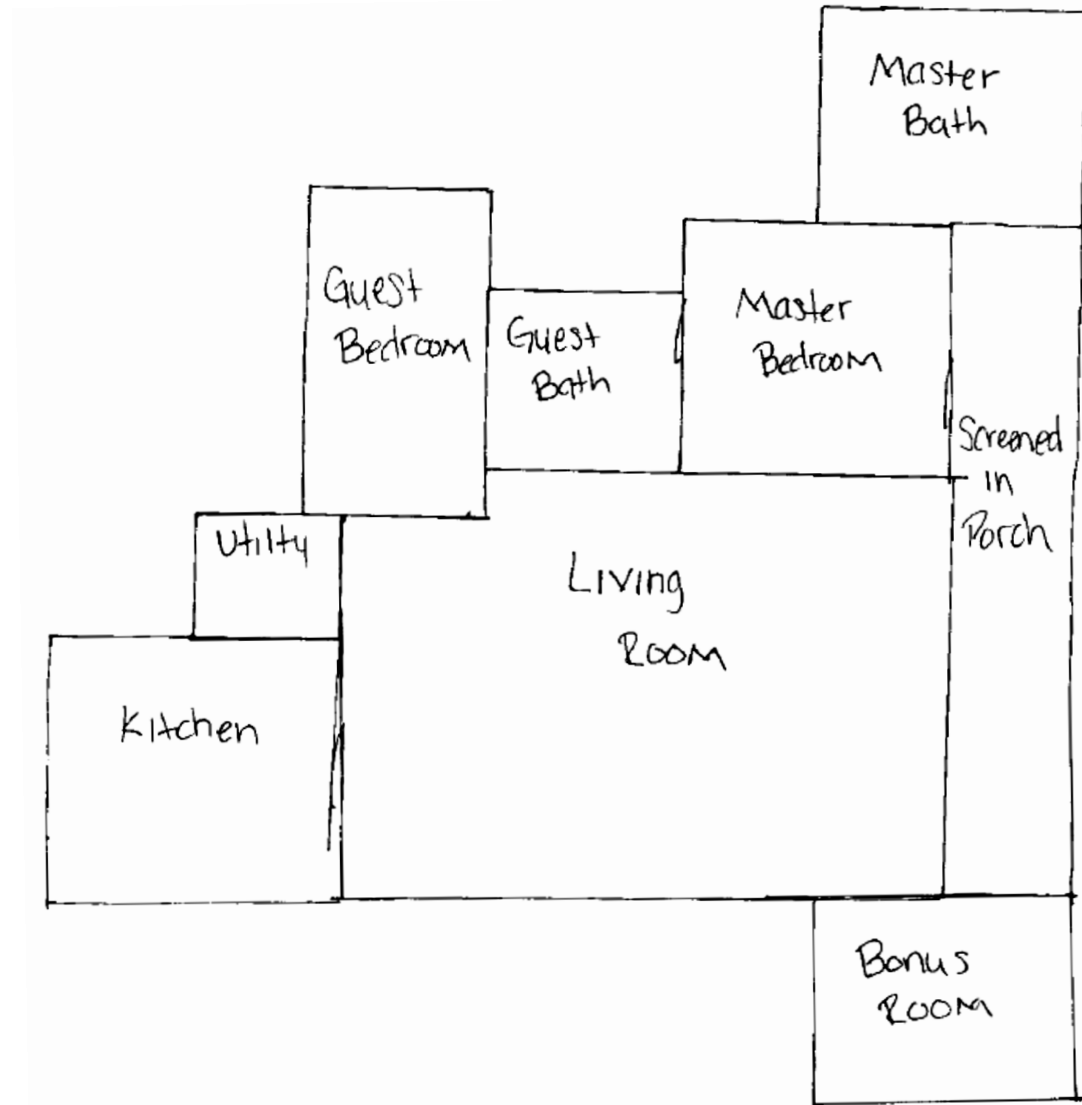


- Having a bonus room in a senior living condo is a benefit for the active elderly. People affluent elders have hobbies that requires an extra room such as scrap booking, knitting, and game room just to name a few.

# Bubble Diagram



# Blocking Diagram



# QUESTIONNAIRE

9 Style of décor preferred in the senior living market?

Not old but not too new. I like nice things, I don't want my place to scream grandmother.

## 10 Other current trends?

1 Who is your client?

The Developer

2 Who will be the tenant?

The tenants will be affluent people over the age of 55 that are active in their communities. They enjoy being around their friends and living life to the fullest. They aren't homebodies.

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

The size range of a typical condo unit is around 1,645 sq. ft.

4 Number of bedrooms/baths in typical condo units?

The number of bedrooms and bathrooms in a typical condo unit is 2 bedrooms and 2 bathrooms.

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

Would rather have one bathroom attached to a bedroom (the master) so the owner of the home can change and get ready in private. The guest bathroom shouldn't be attached for the guest bedroom because it will be the public bathroom for the guest that come, even if they don't stay over.

6 Preferred special features in condo units?

Preferred features in the condo unit is a lot of space to entertain. Those spaces are the kitchen, and living area. The kitchen should have a big island so many people can be in the kitchen at once so we can socialize (and pretend to help cook)

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

One master suite that has a master bath and a walk in closet. The master bath can fit two people easily, just in case there is more than one guest visiting.

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?

The public spaces should be combined into one great room. We have a really big family, and we want to be able to see each other at all times. If we were cooking we want to talk to the people in the living room and vice versa.



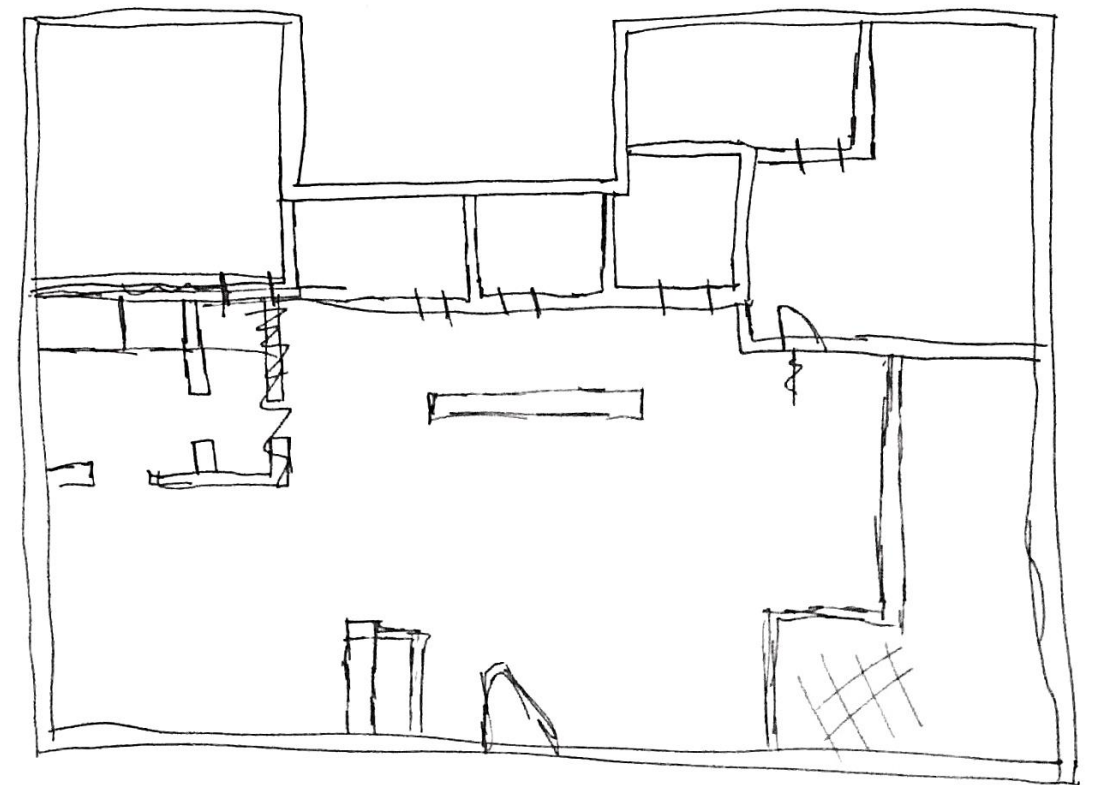
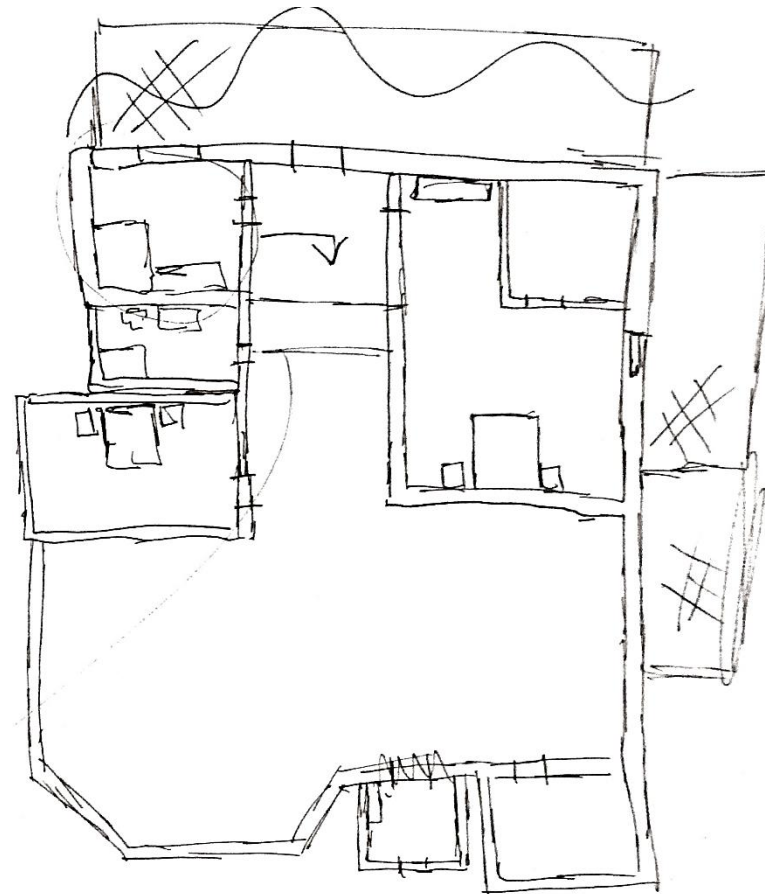
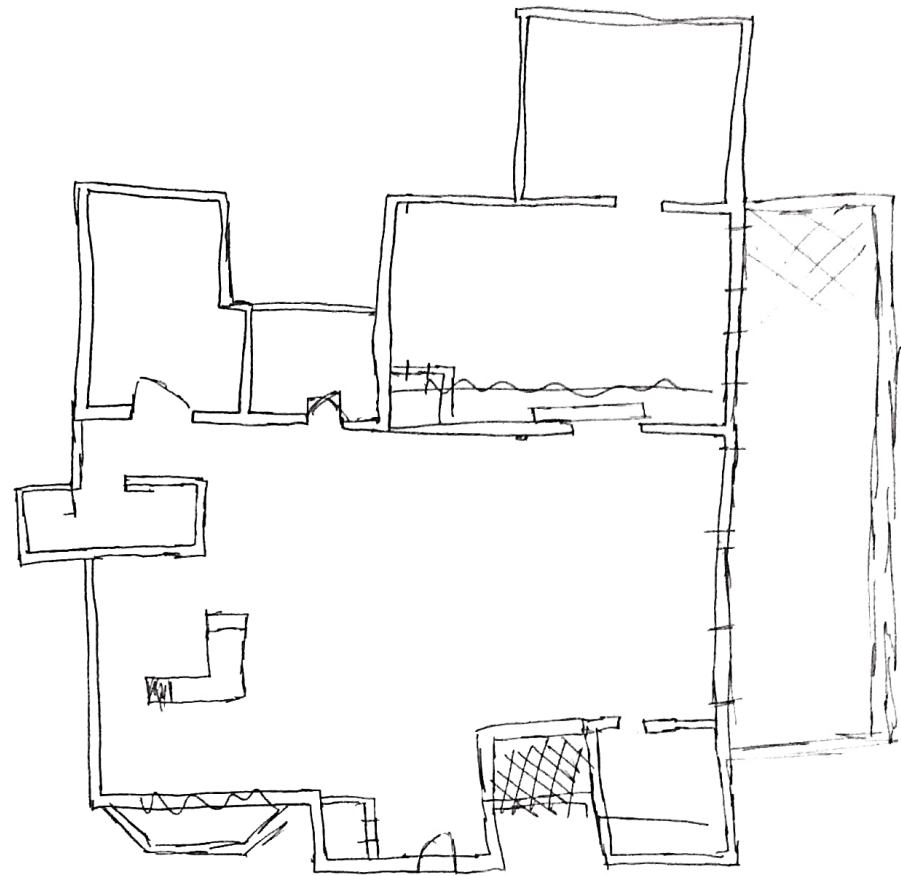
# Portfolio 2

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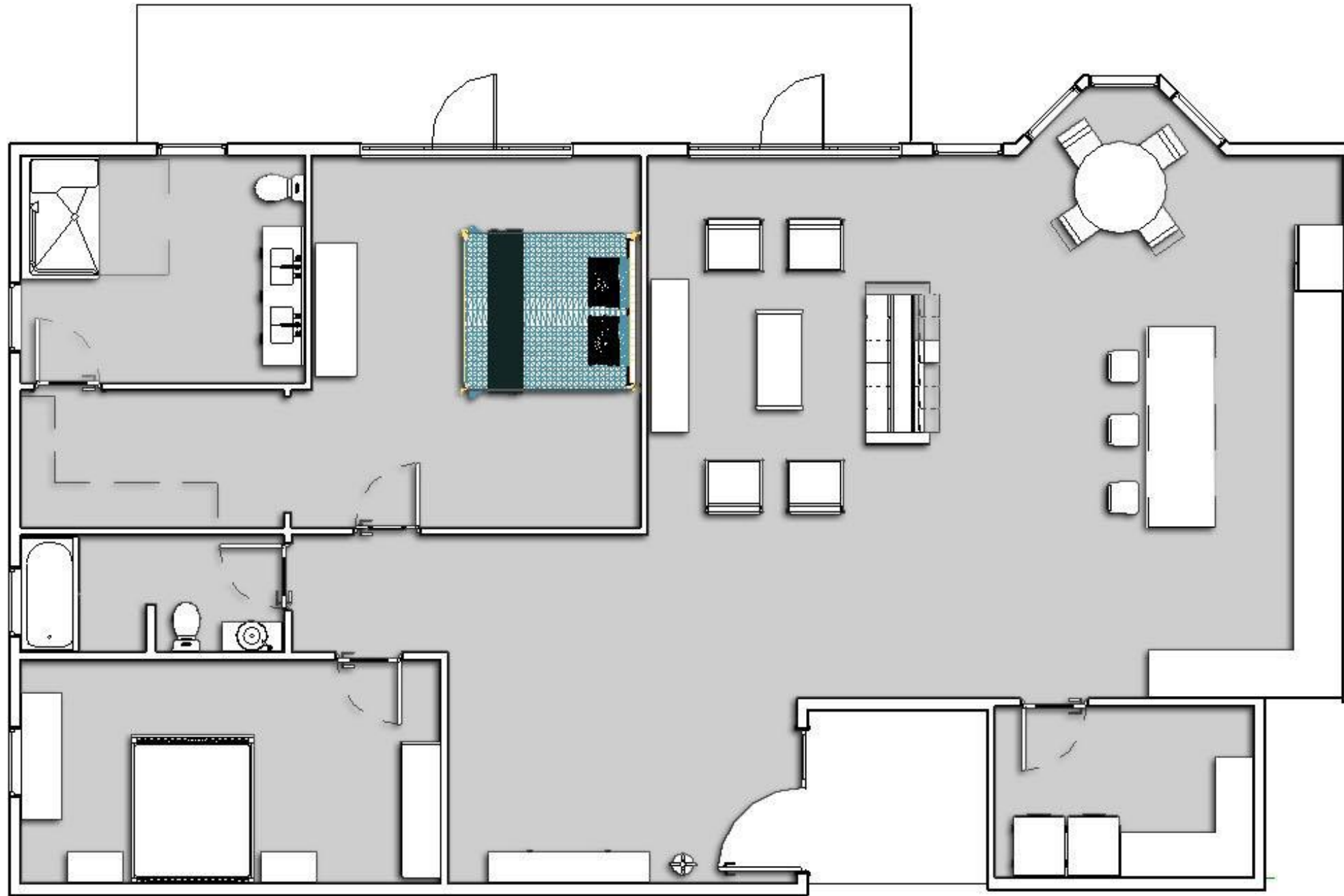


# Preliminary Floor Plans





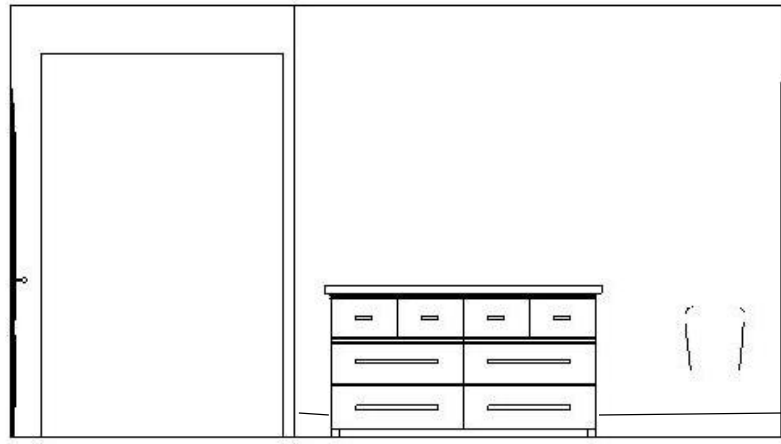
# Final Floor Plan



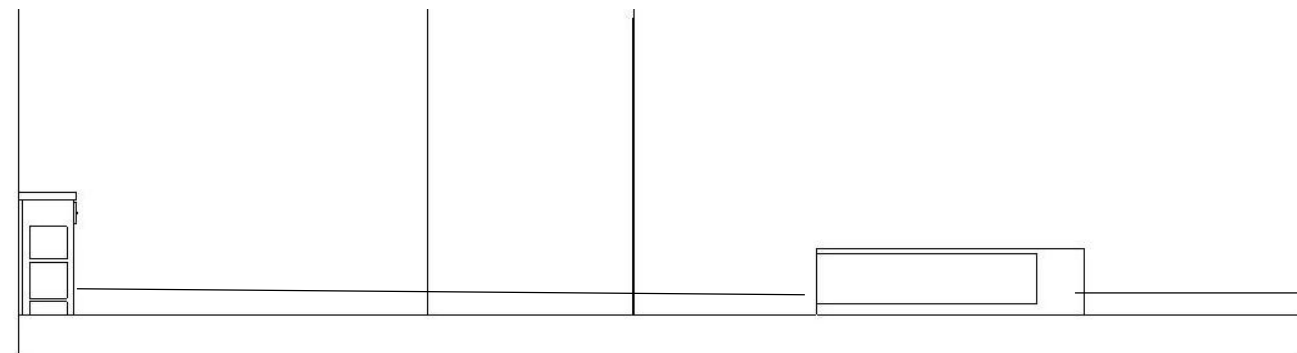
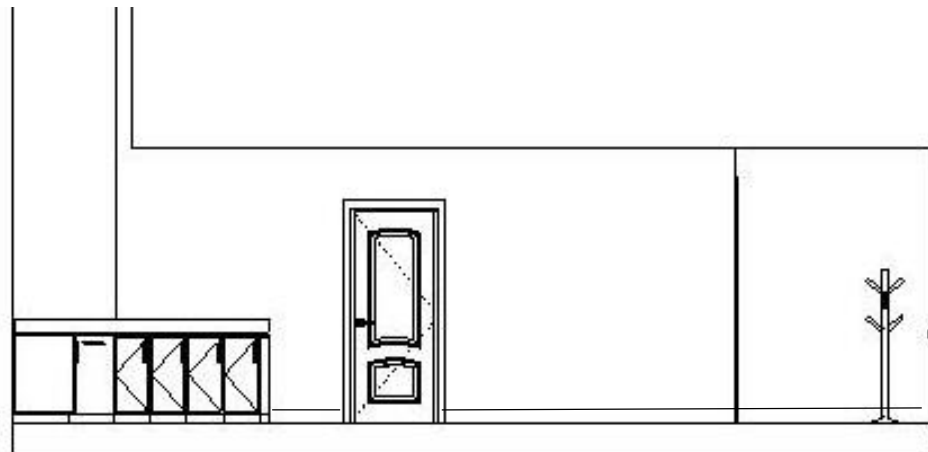
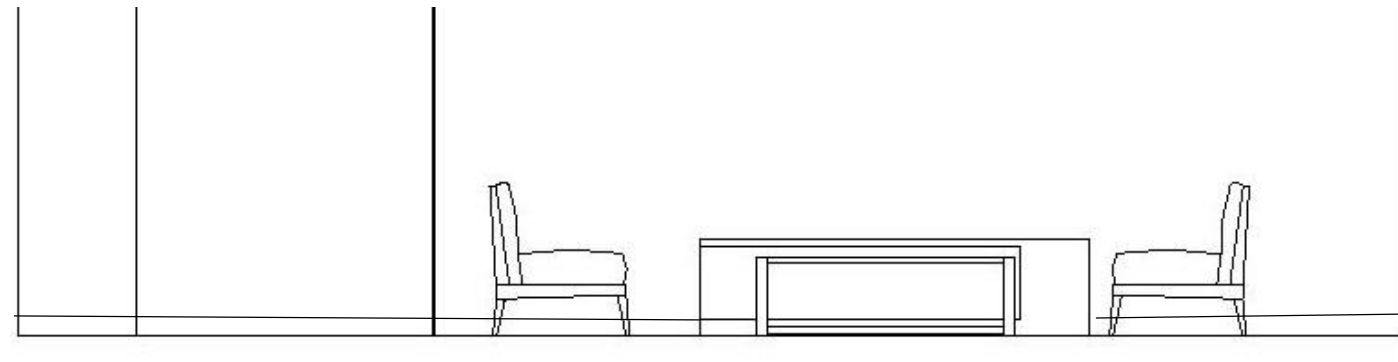
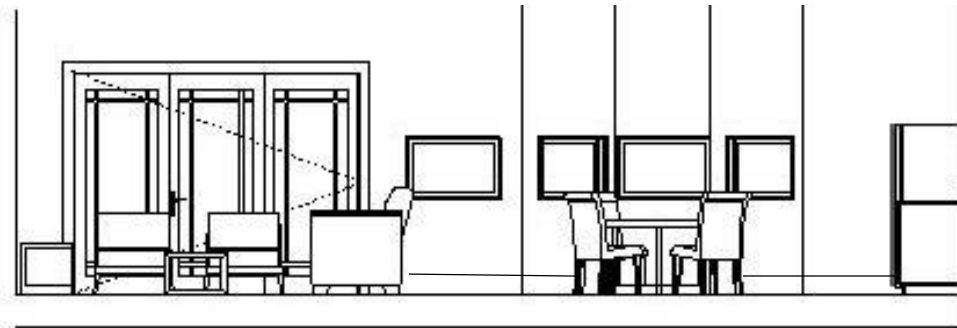
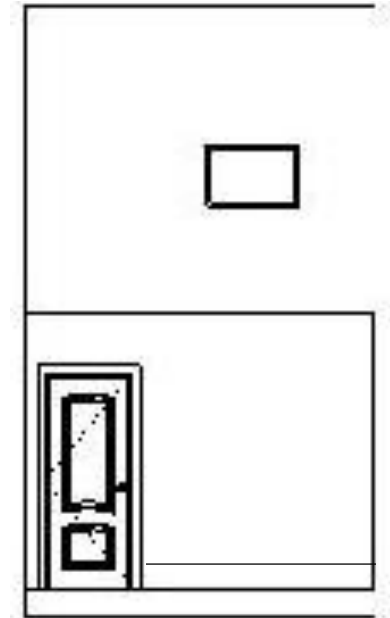
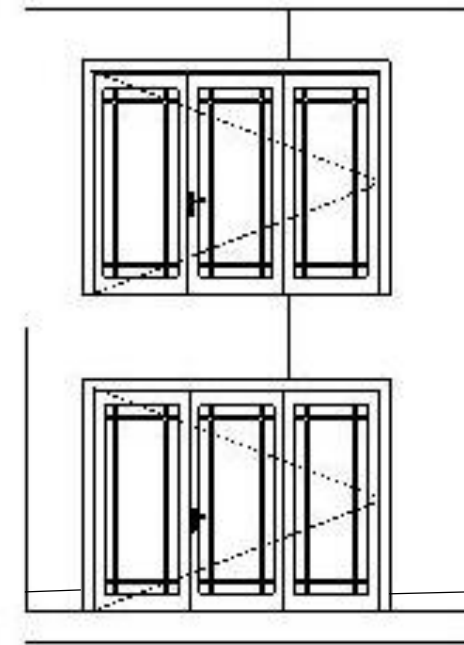
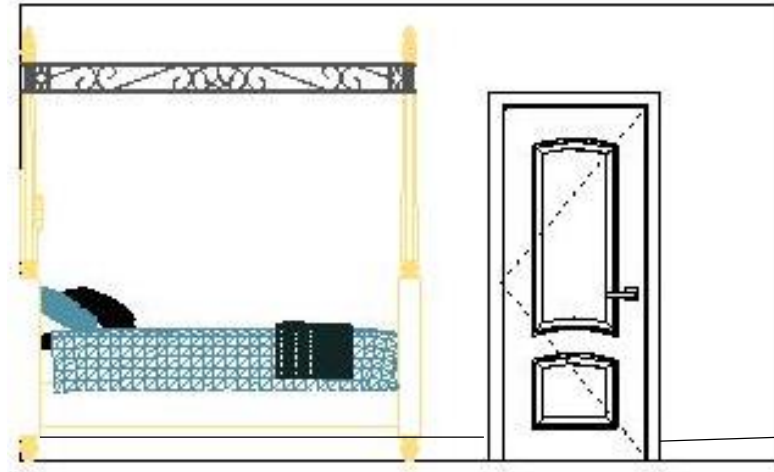
Sq ft: 1,611.99



# Elevations



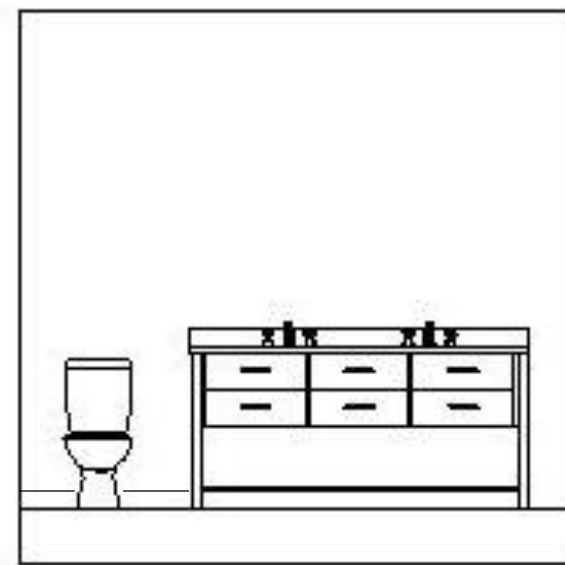
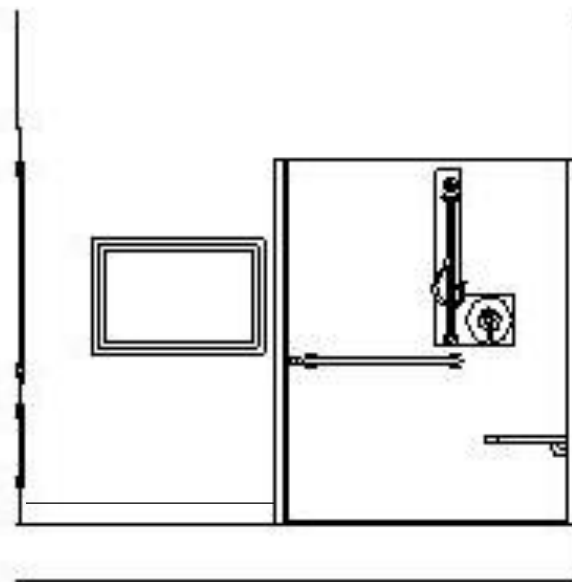
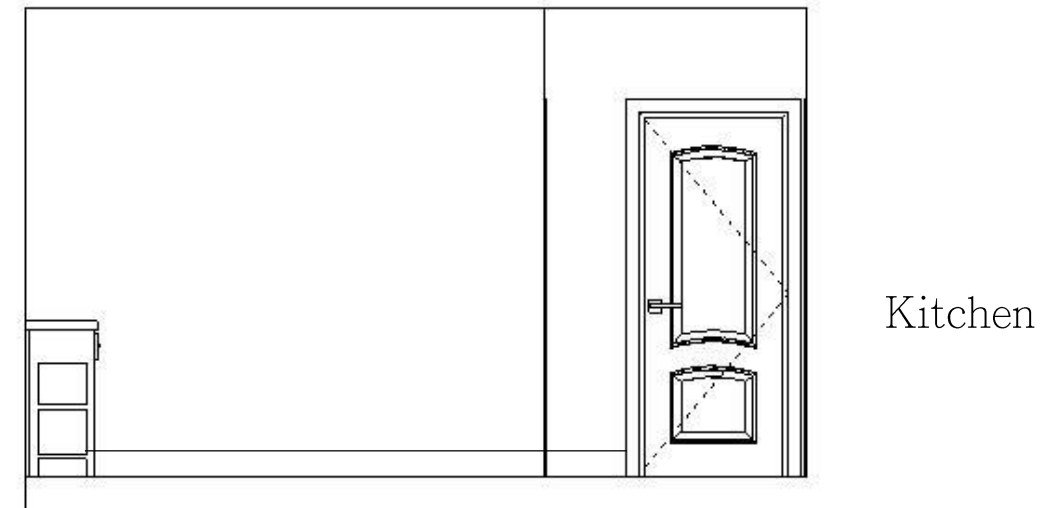
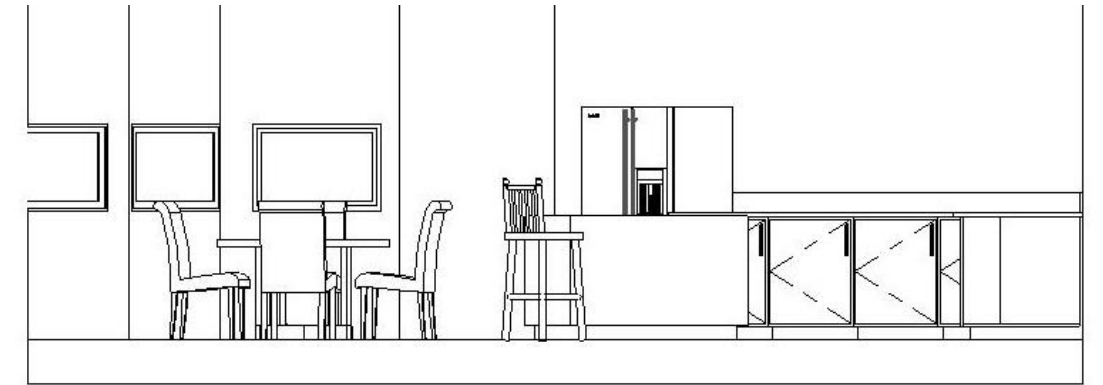
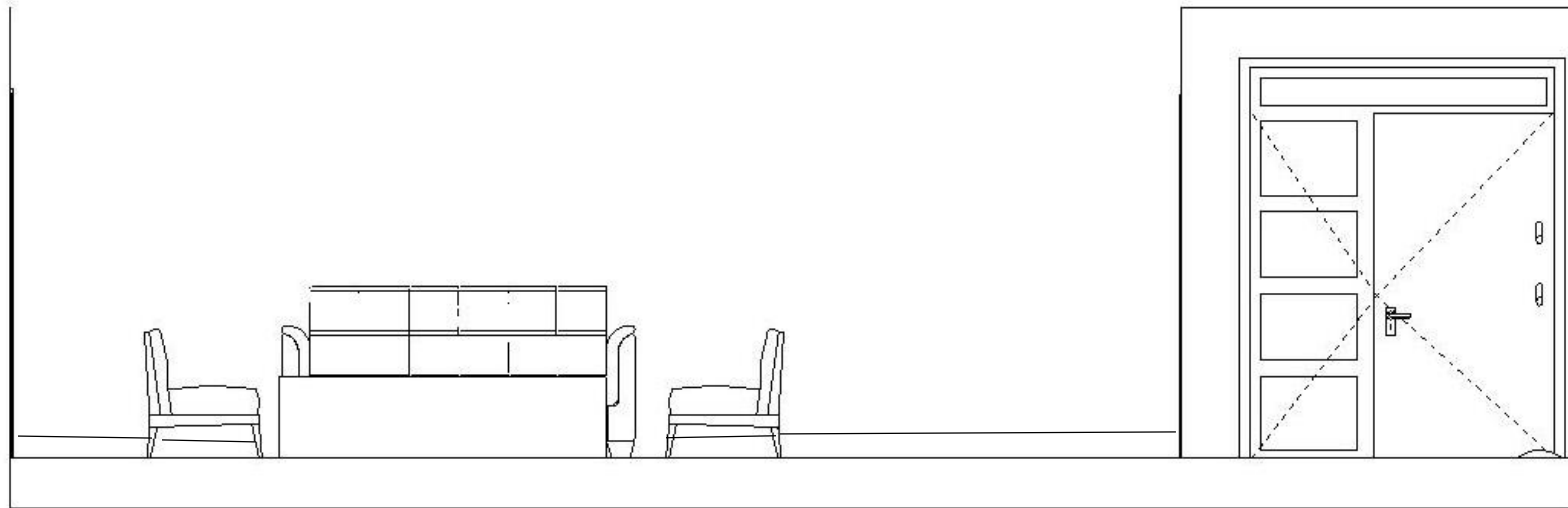
Master Bedroom



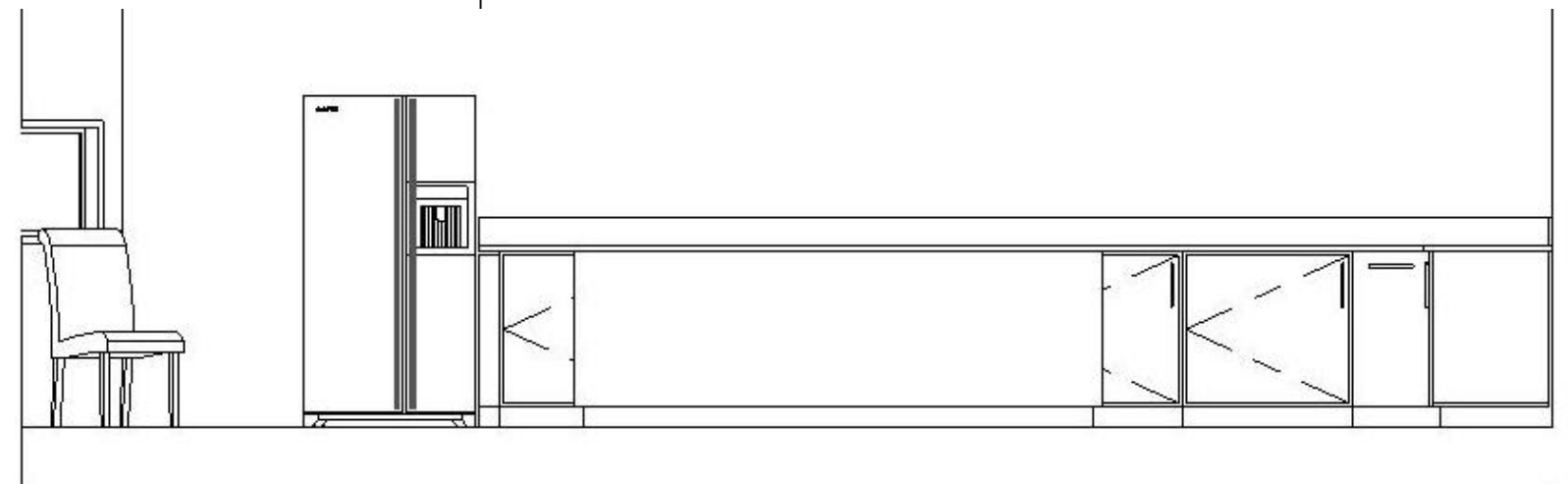
Living Room



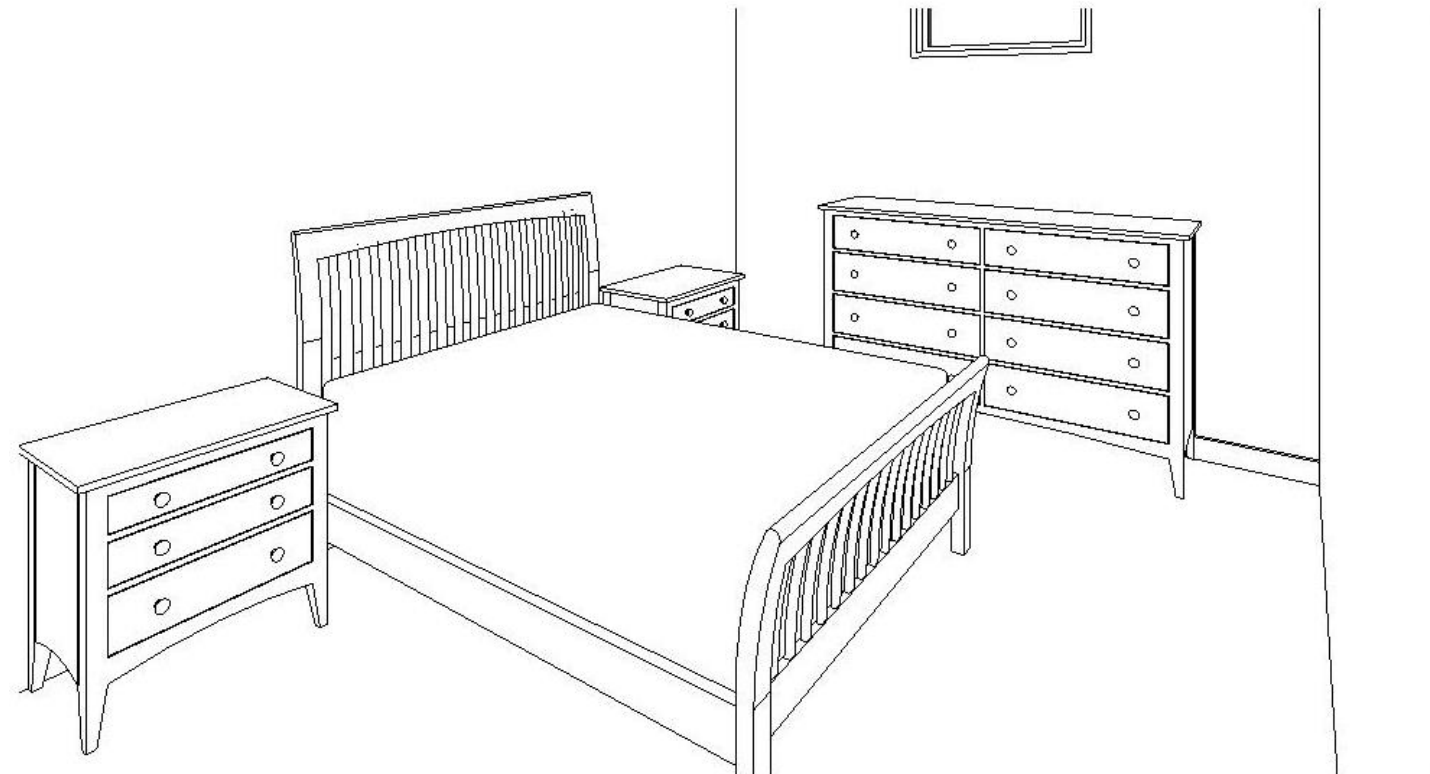
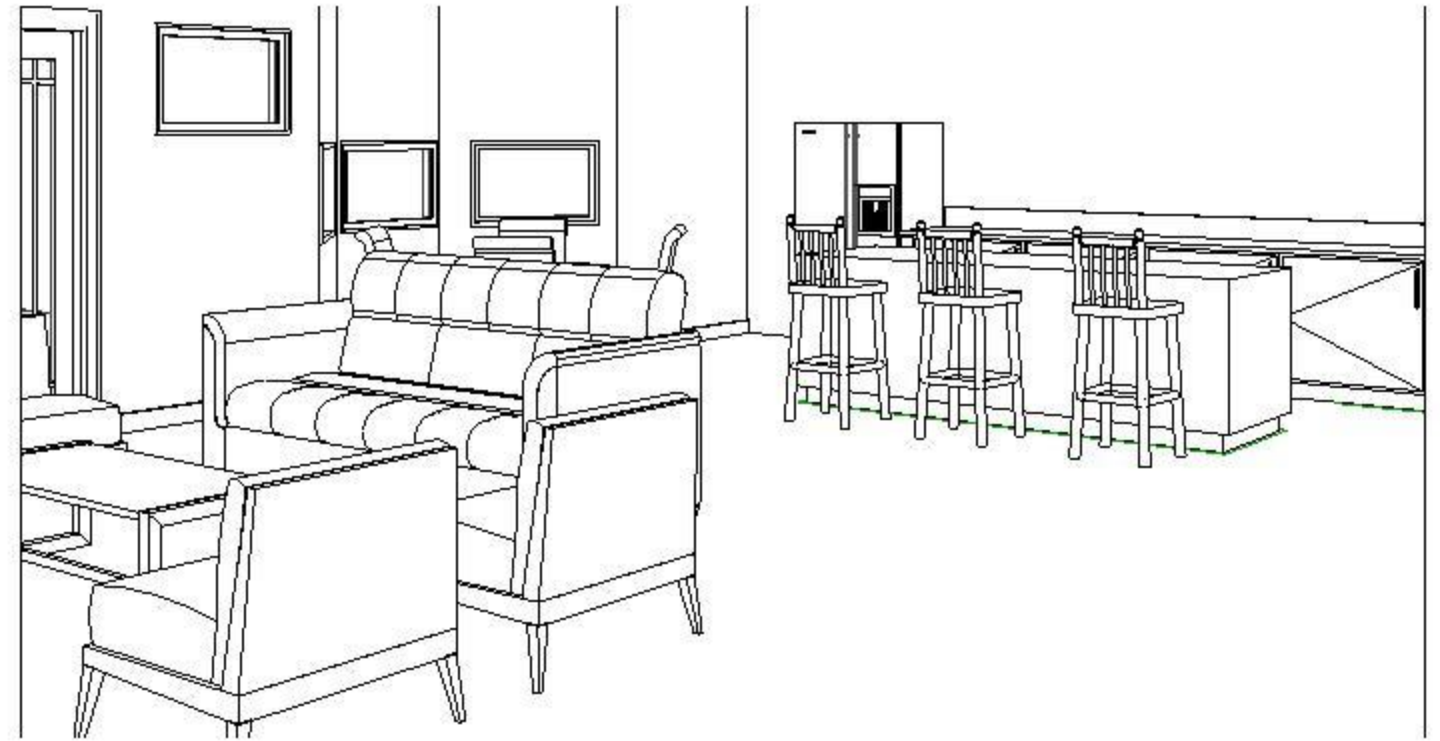
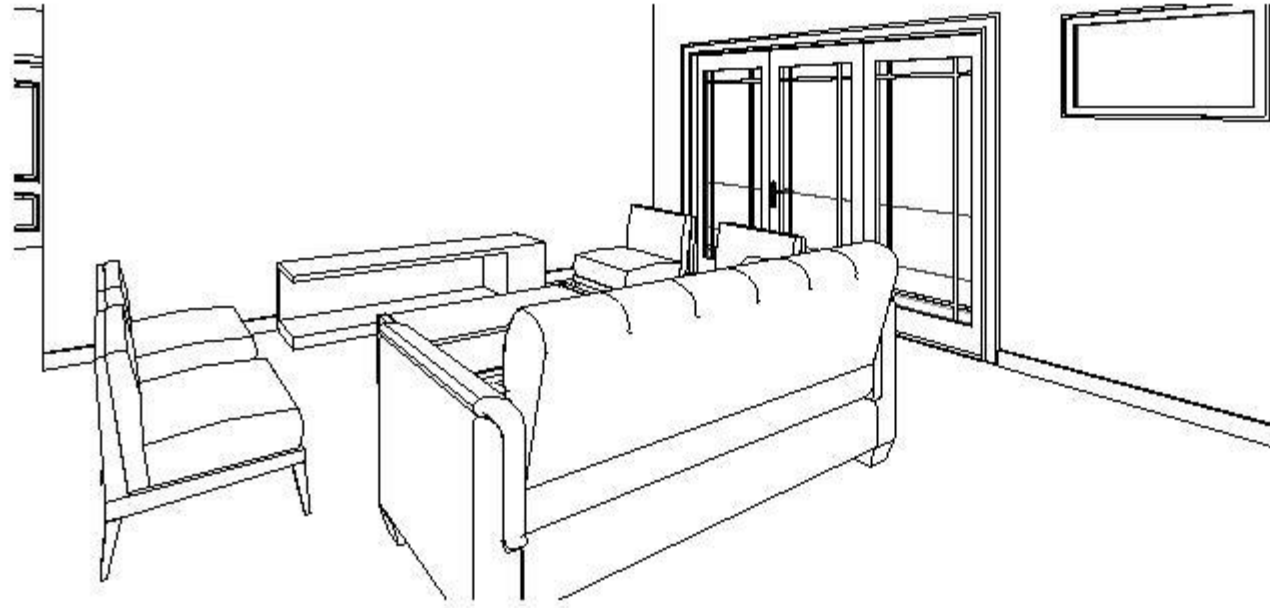
# Elevations



Master Bathroom



# Perspectives

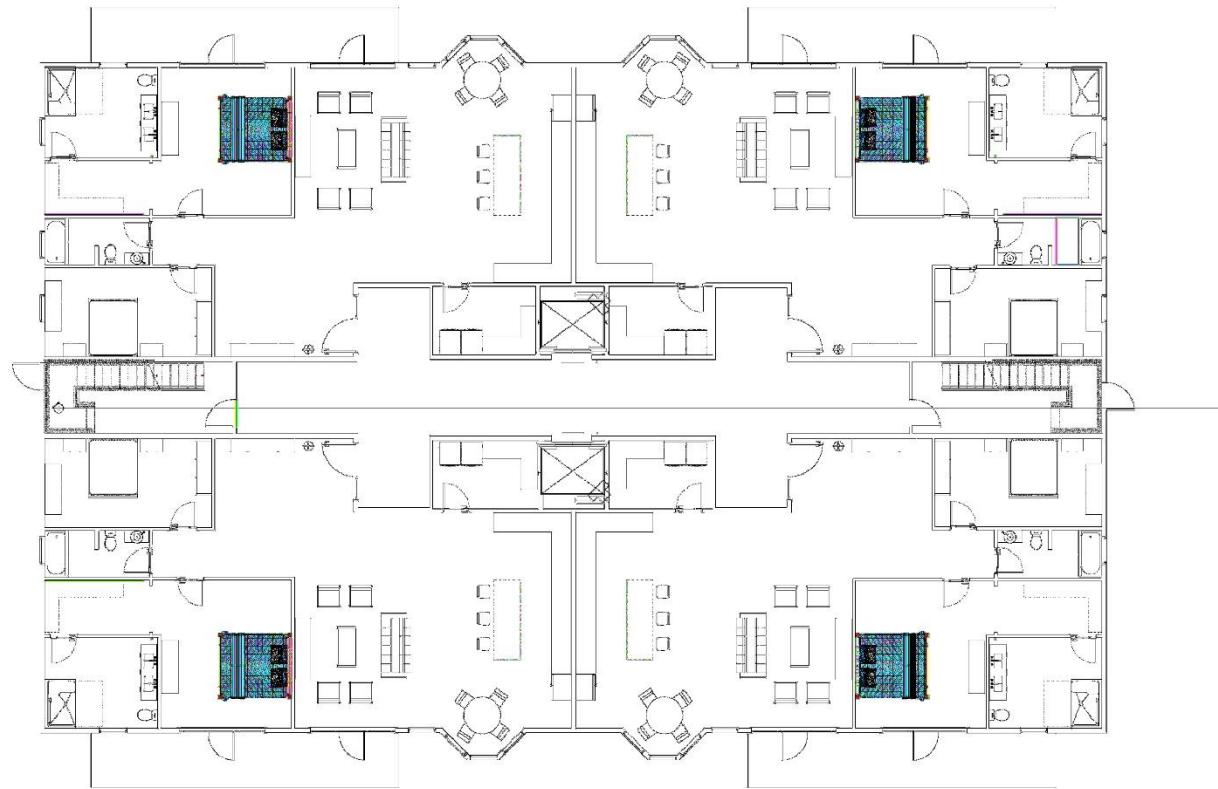




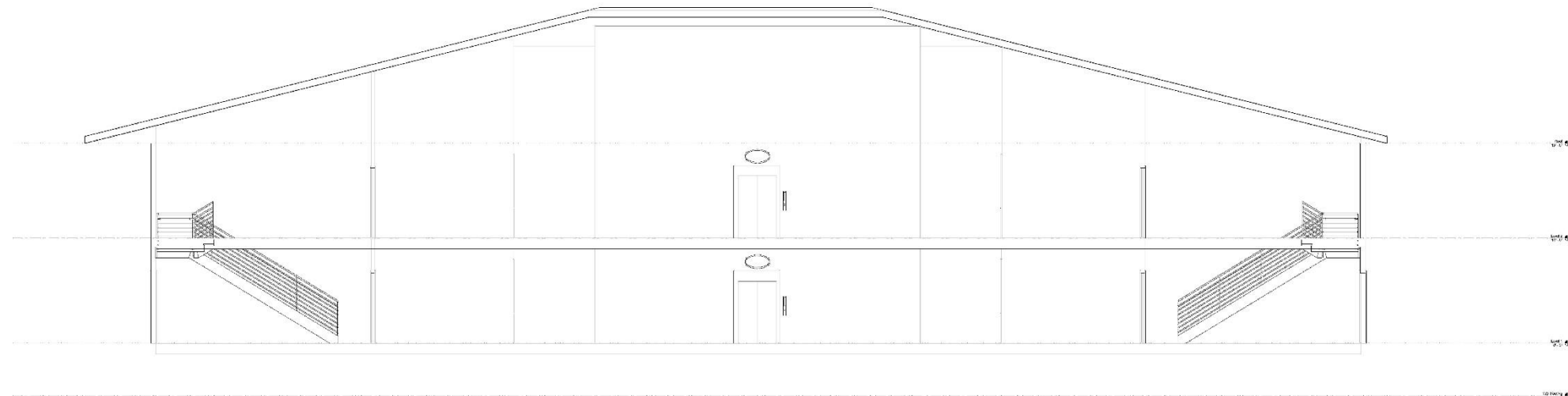
# Architectural Finishes



# Exterior Massing Study



Sq. Ft. 6,447.96





# Strategies

