



UNIVERSAL DESIGN

IDSN4500

FALL 2016

MATTHEW BRACKETT

PORTFOLIO2

PRELIMINARY

DESIGN

# CLIENT

- TARGET BUYERS ARE OF A GENERATION, 55+
- CONDOMINIUM SPACE MUST ACCOMIDATE PEOPLE OF ALL DISABILITIES
- DESIGN MUST NUTURE AND PROTECT THE WELL BEING OF IT'S RESIDENTS



# THE SPACE

TOTAL SQUARE FEET/UNIT: 2,000+/-

## CONDO UNITS:

	APPROX. SQ. FT.
• ENTRY FOYER	65 SQ. FT.
• LIVING ROOM	350 SQ. FT.
• DINING ROOM	150 SQ. FT.
• KITCHEN/ BREAKFAST NOOK	200 SQ. FT.
• MASTER BED	250 SQ. FT.
• MASTER BATH/ CLOSET	200 SQ. FT.
• GUEST BED	200 SQ. FT.
• GUEST BATH	100 SQ. FT.
• POWDER ROOM	30 SQ. FT.
• STORAGE	100 SQ. FT.
• OUTDOOR PATIO/ PORCH	50 SQ. FT.

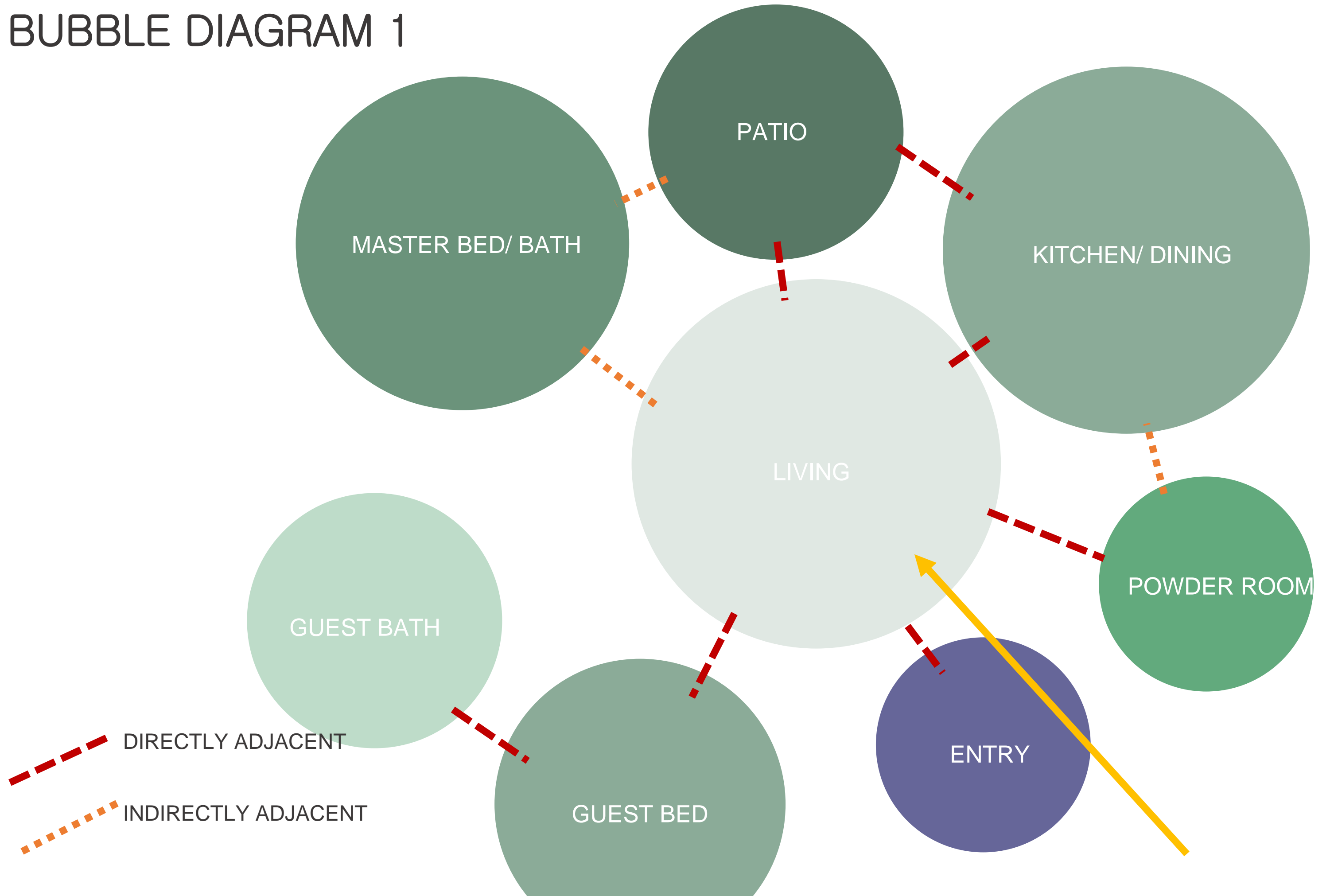
## CONDO AMENITIES:

- FITNESS CENTER
- COMMON AREAS (INDOOR/OUT)
- GARDENS
- CAFÉ
- CONVENIENCE STORES
- ACCESS TO HEALTHCARE

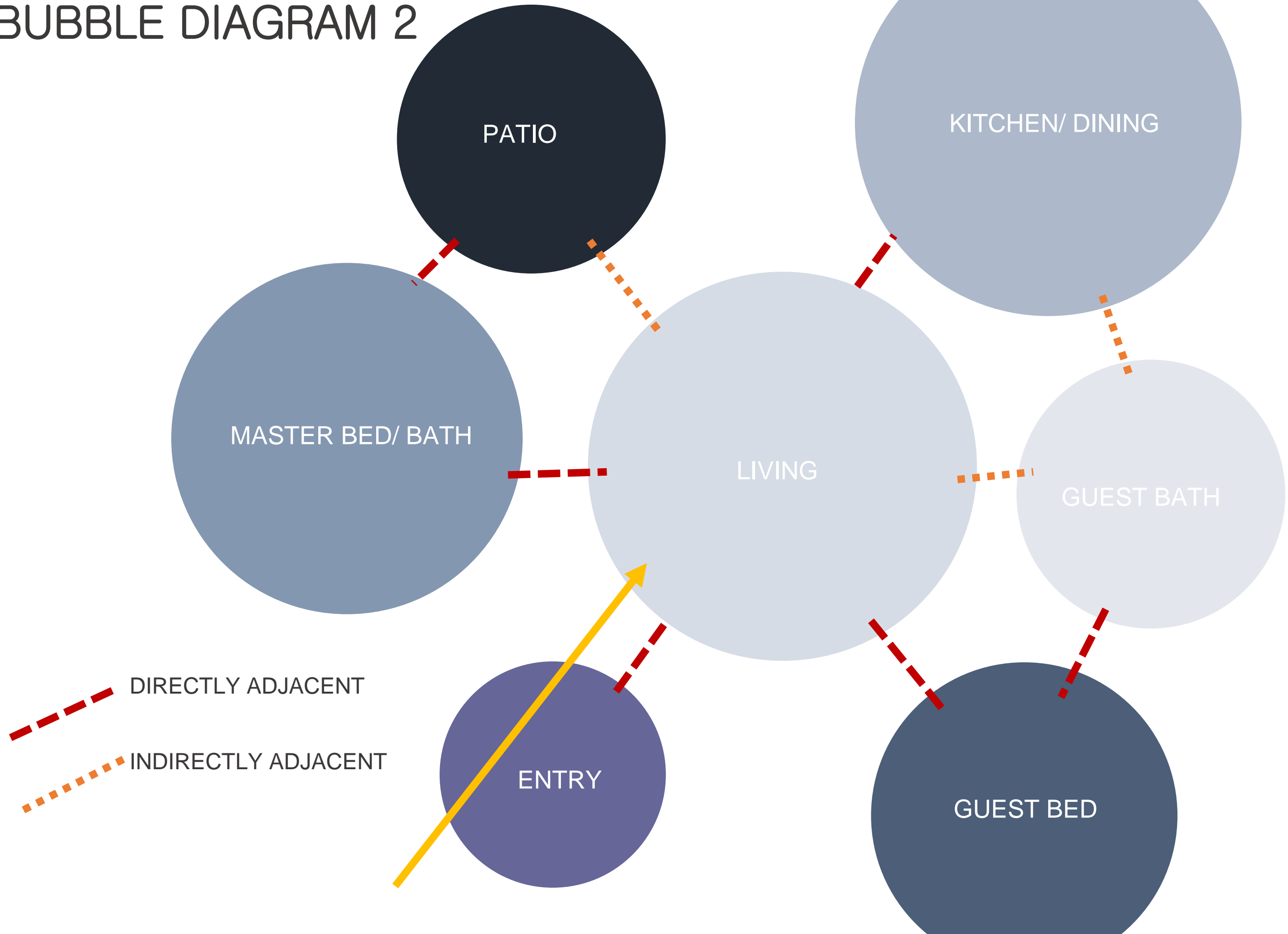
# SPACE RATIONAL

- TODAY'S SENIORS ARE LOOKING TO DOWNSIZE IN EXCHANGE FOR AMENITIES
  - LESS MAINTENANCE
  - MORE ACCESS TO CARE
  - TOOLS TO LIVE ACTIVE LIVES
- LARGELY OPEN PLAN LIVING/ DINING / KITCHEN:
  - ACCESSIBLE TO PEOPLE IN WHEELCHAIRS, CANE/ WALKER DEPENDENT
  - EASILY CUSTOMIZABLE
  - FLEXIBLE LAYOUT FOR EACH UNITE
- SPACIOUS MASTER BATH:
  - ACCESSIBLE
  - EQUIPPED WITH SAFETY FEATURES: GRAB BARS, ANTI-SLIP FINISHES, ACCESSIBLE TUB/ SHOWER
  - WIDE CLEARANCES
- OUTDOOR SPACE:
  - ACCESS TO OUTDOOR SPACE CREATES A FULL LIVING EXPERIENCE
  - NATURAL LIGHT IMPROVES ENERGY AND HEALTH
  - PROVIDES ADDITIONAL OPPORTUNITY FOR SOCIAL EXPERIENCES

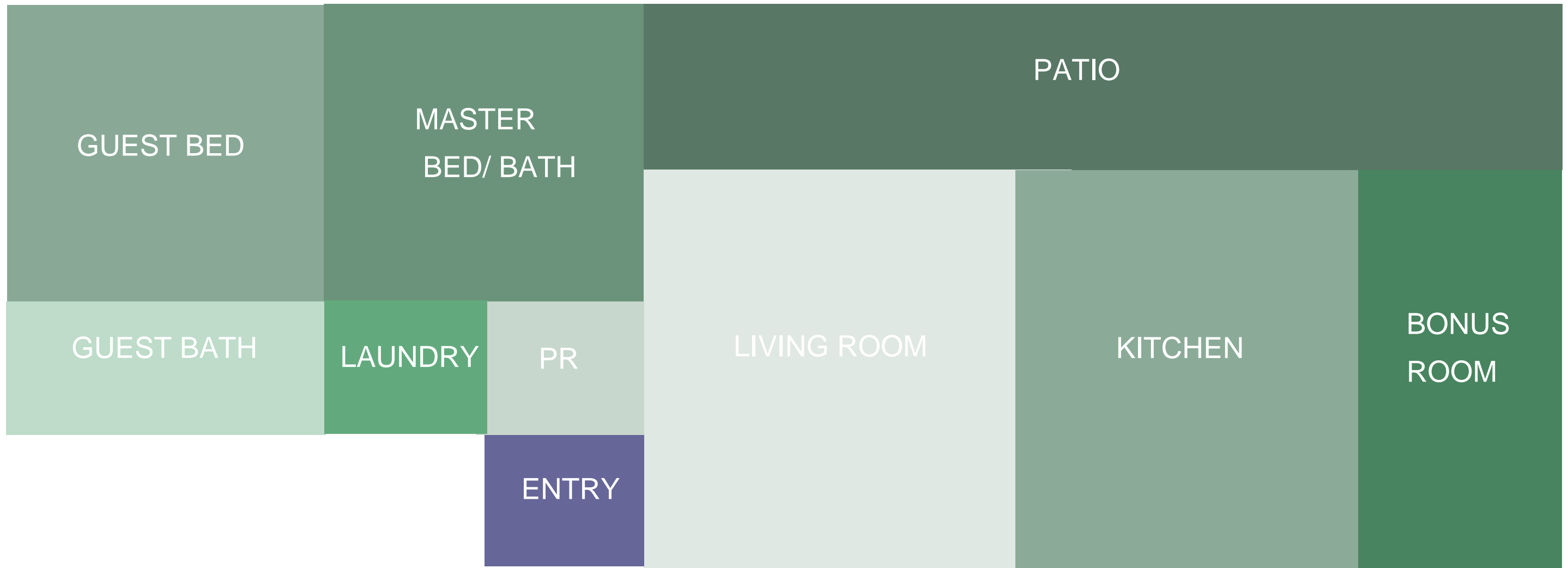
# BUBBLE DIAGRAM 1



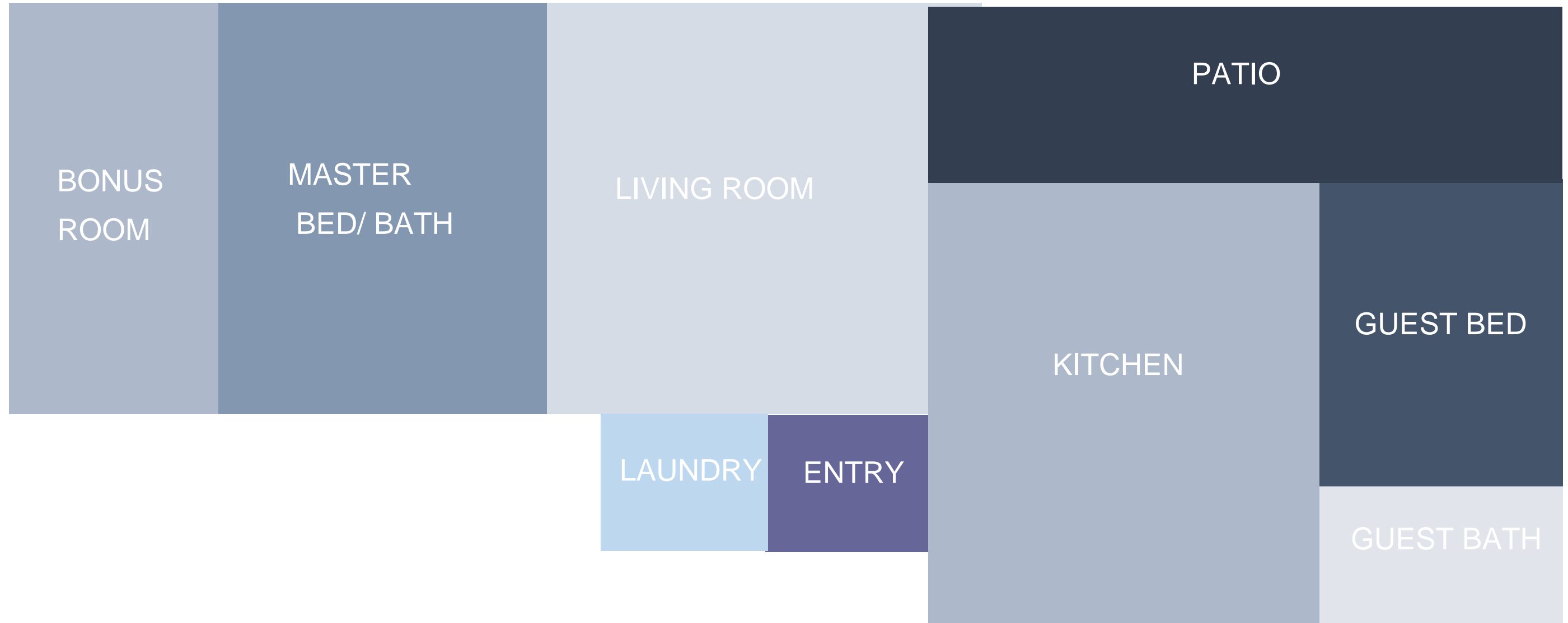
# BUBBLE DIAGRAM 2



# BLOCKING DIAGRAM 1



# BLOCKING DIAGRAM 2



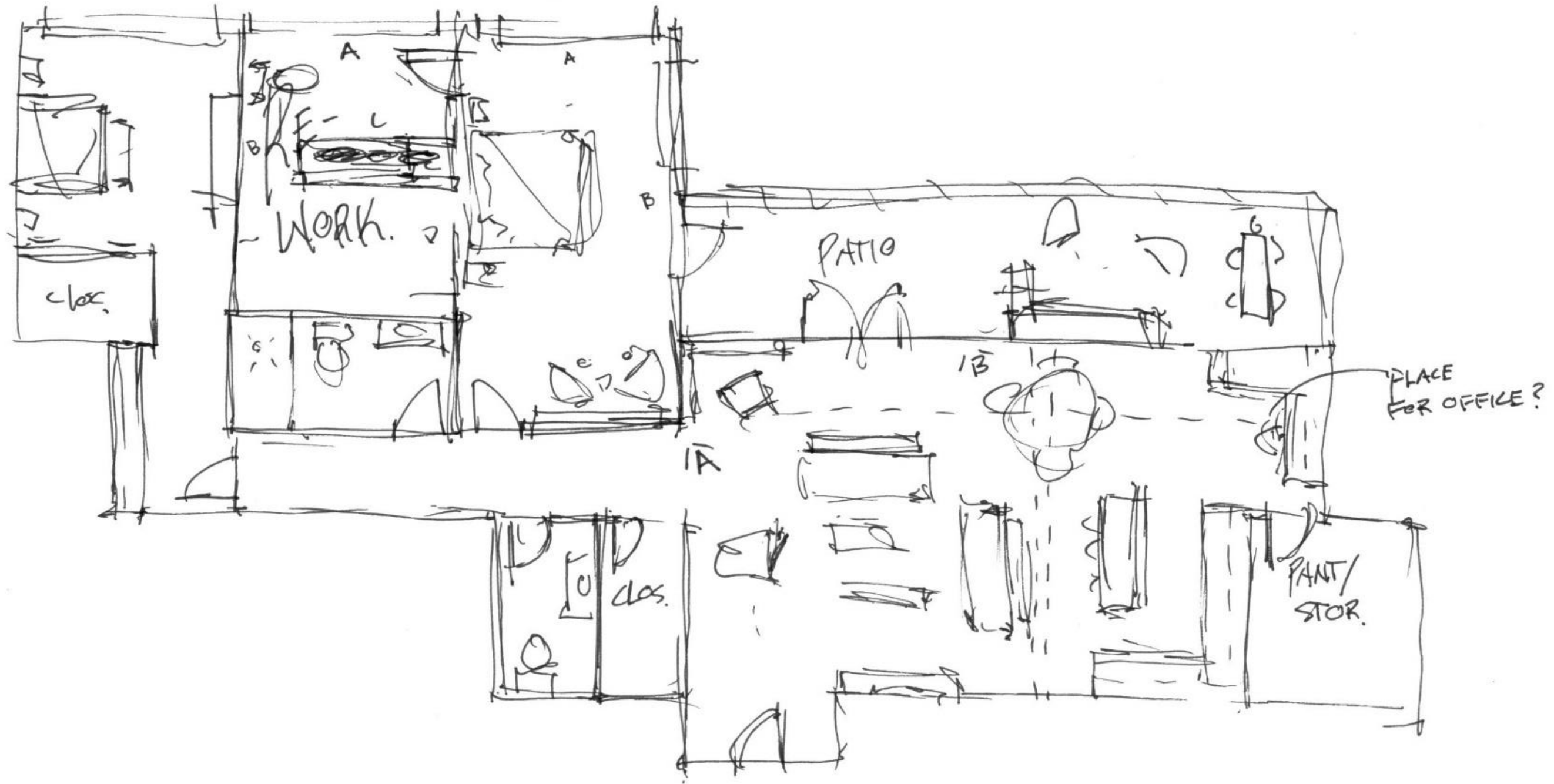
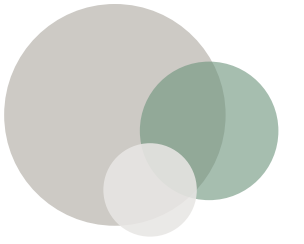


# INSPIRATION— clean, simple, thoughtful



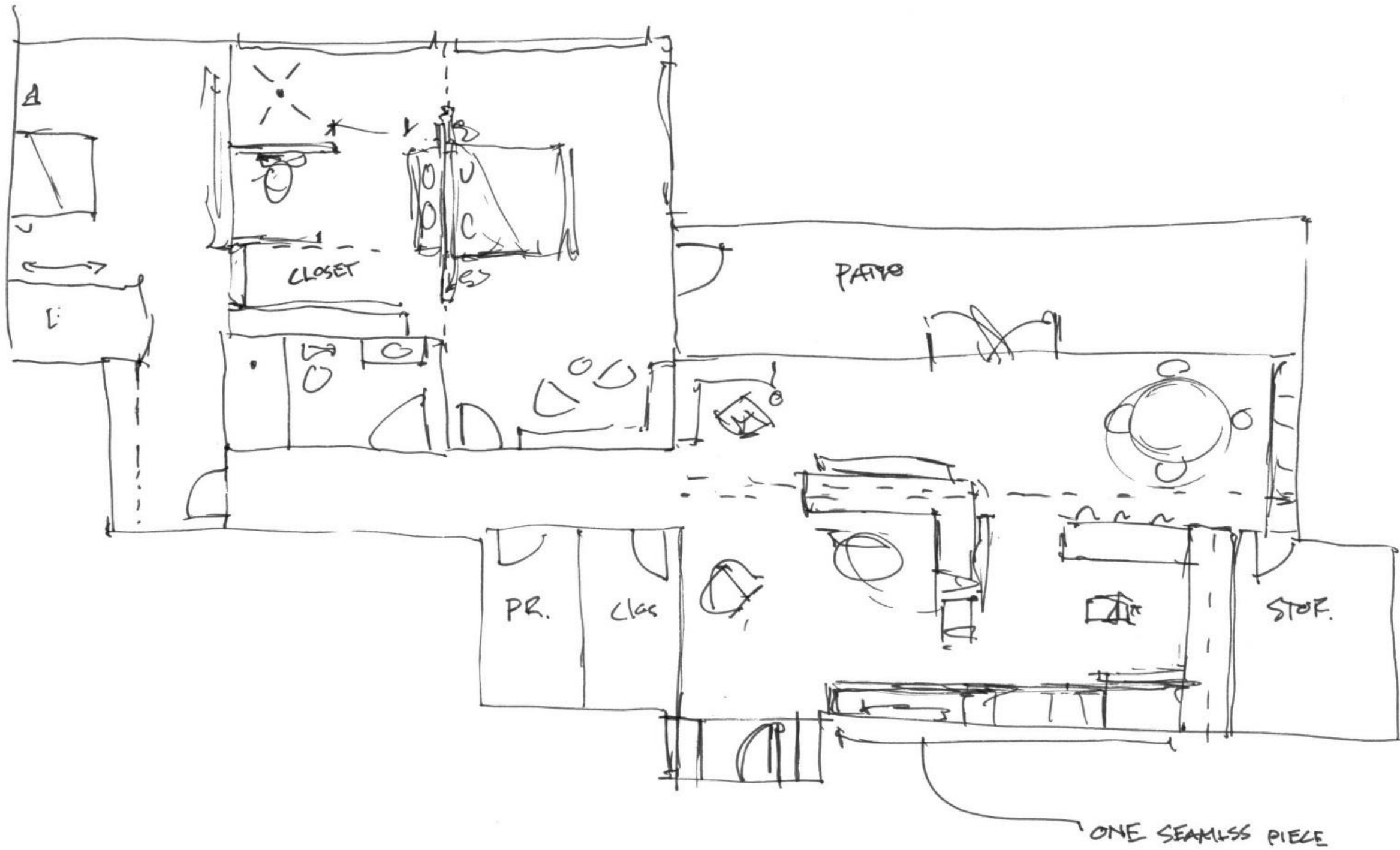
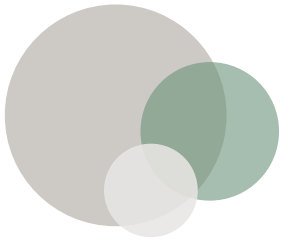


# SCHEMATIC FLOOR PLANS



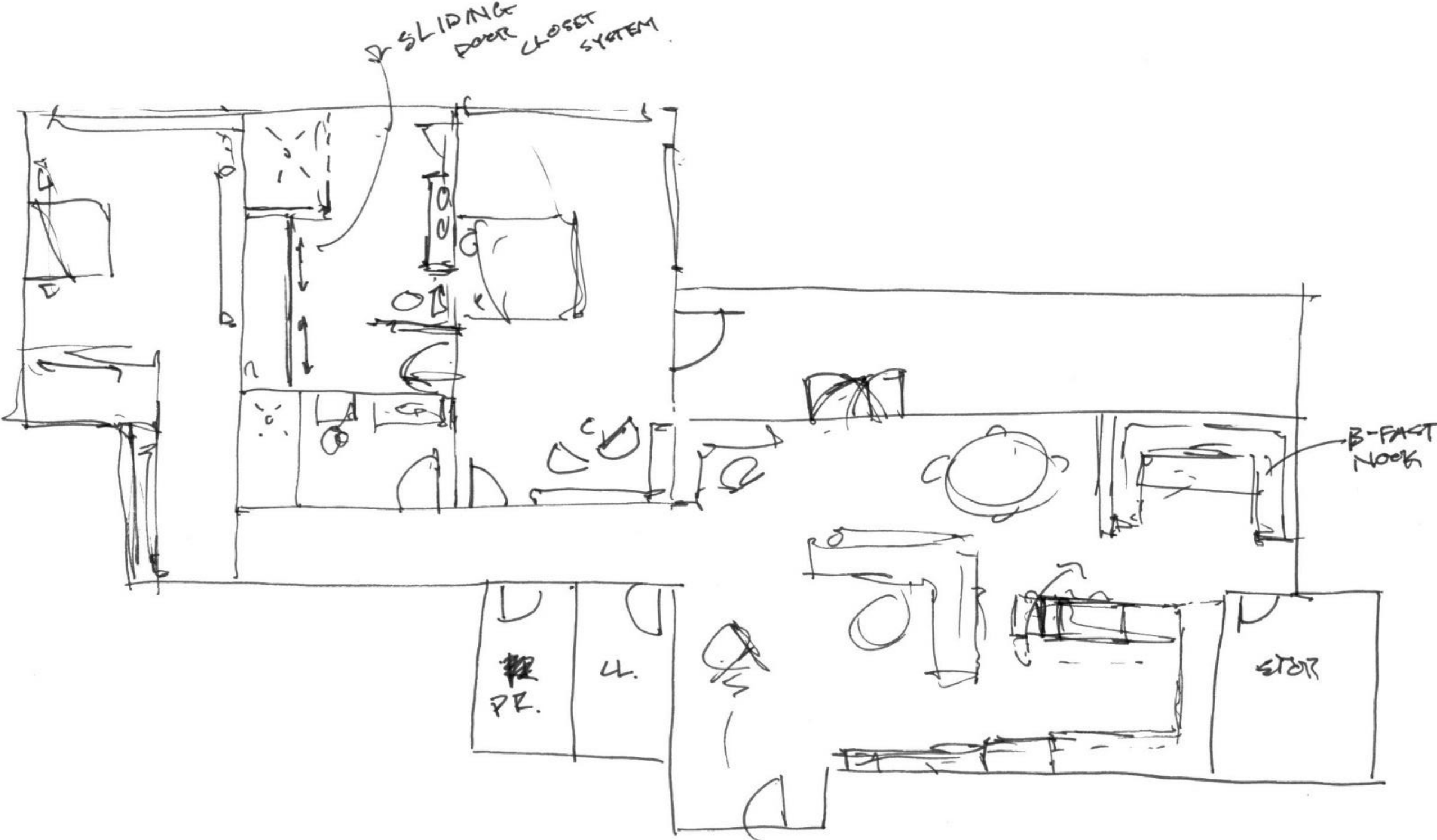
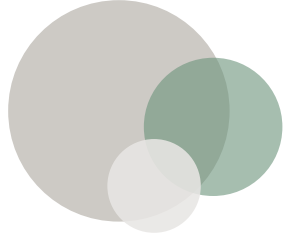
SCHEMATIC FLOOR PLAN 1

# SCHEMATIC FLOOR PLANS



SCHEMATIC FLOOR PLAN

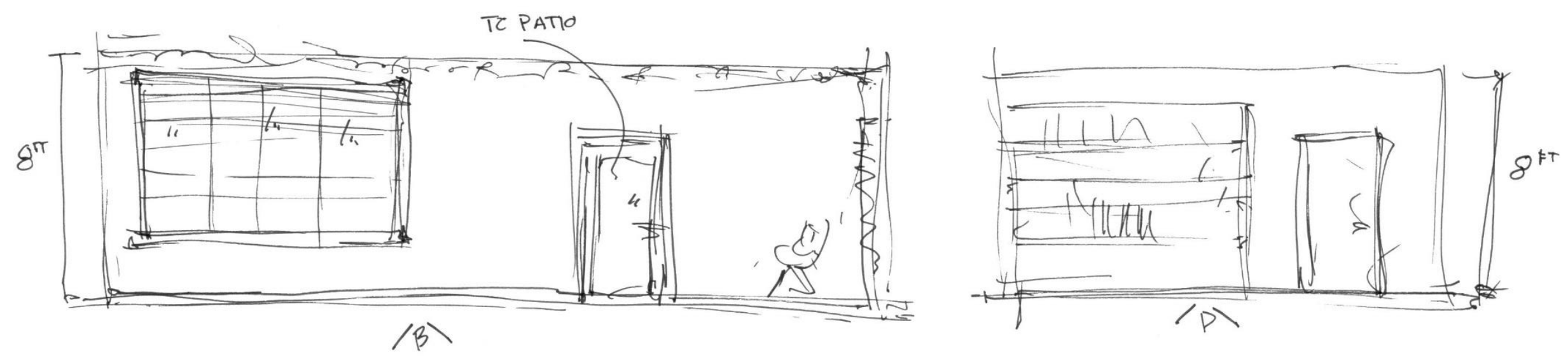
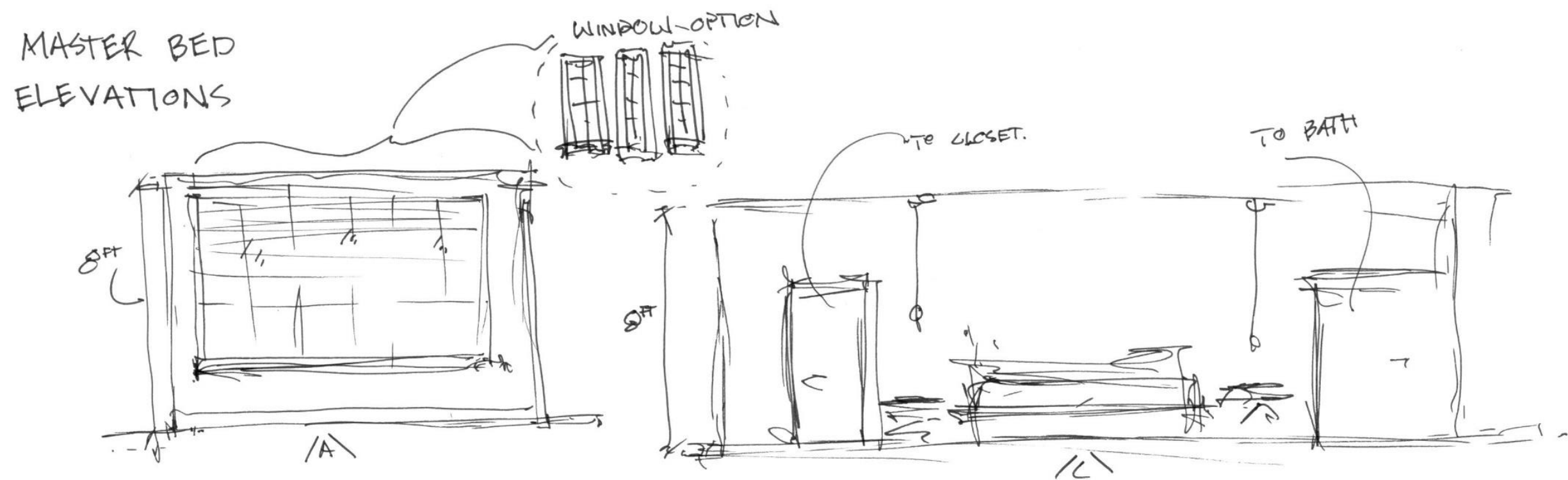
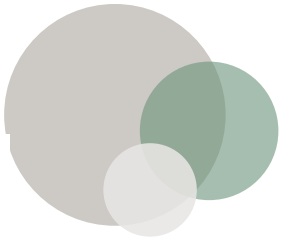
# SCHEMATIC FLOOR PLANS



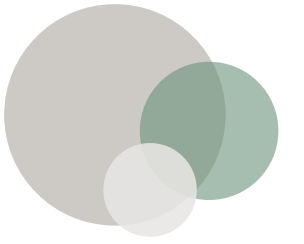
SCHEMATIC FLOOR PLAN  
3



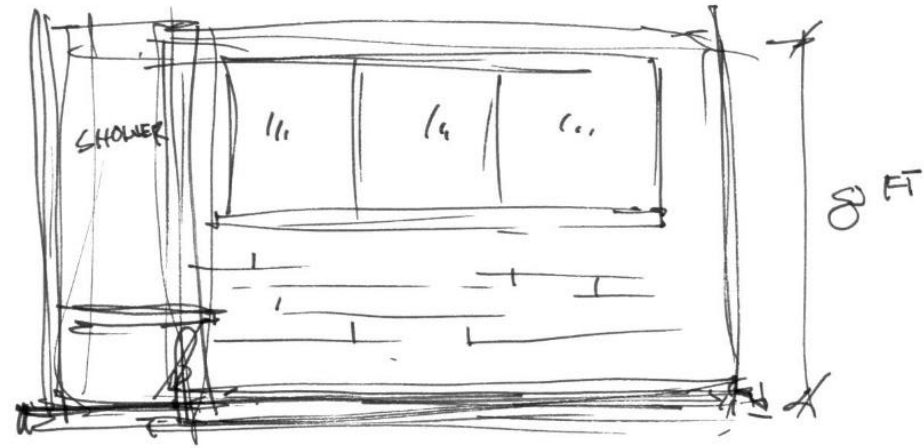
# SCHEMATIC ELEVATIONS



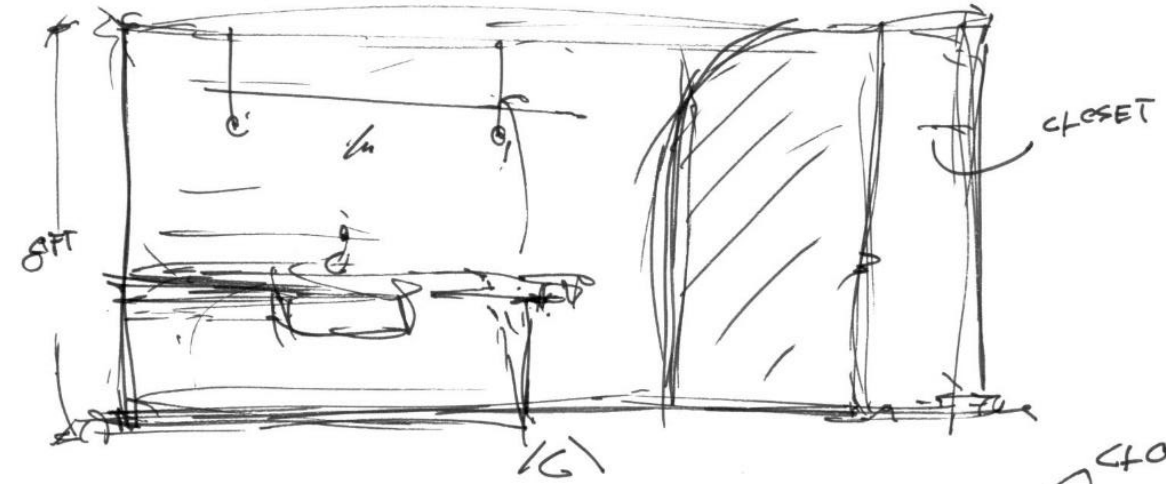
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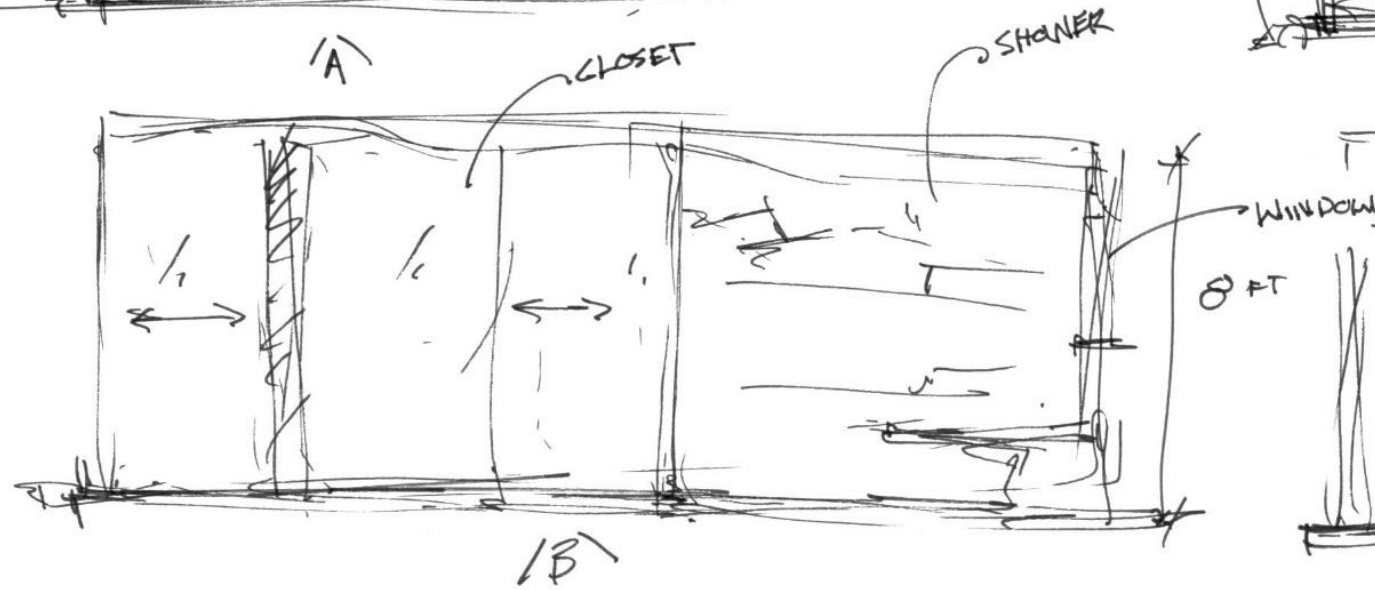
MASTER BATH / CLOSET  
ELEVATIONS



A



B

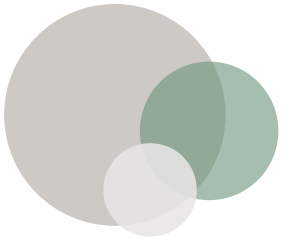


C



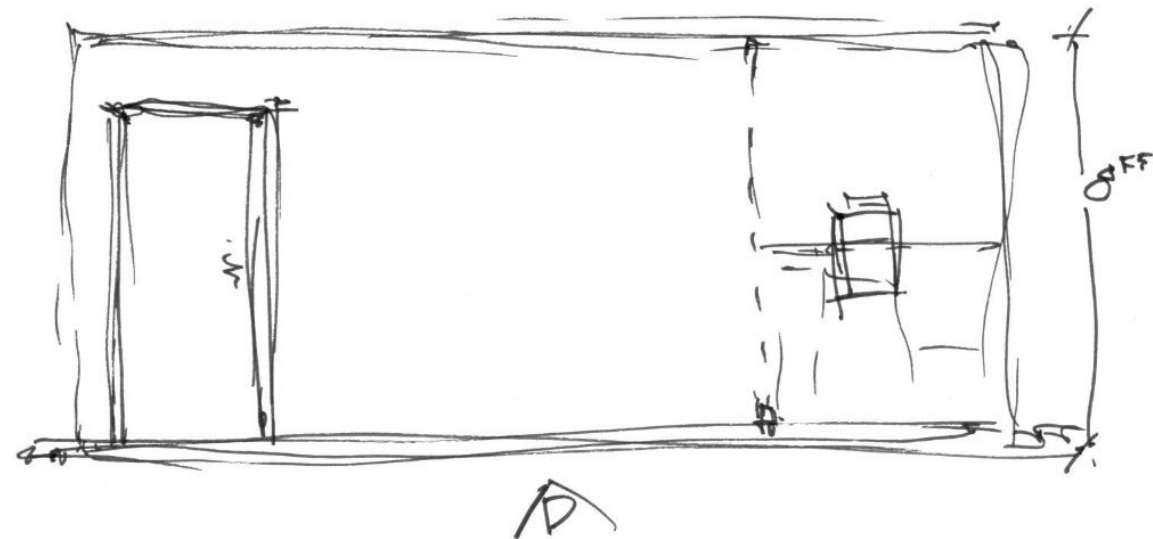
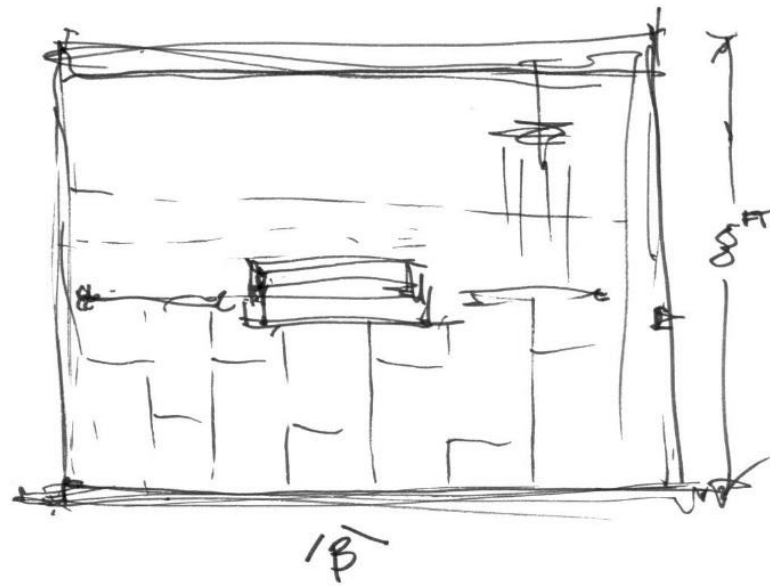
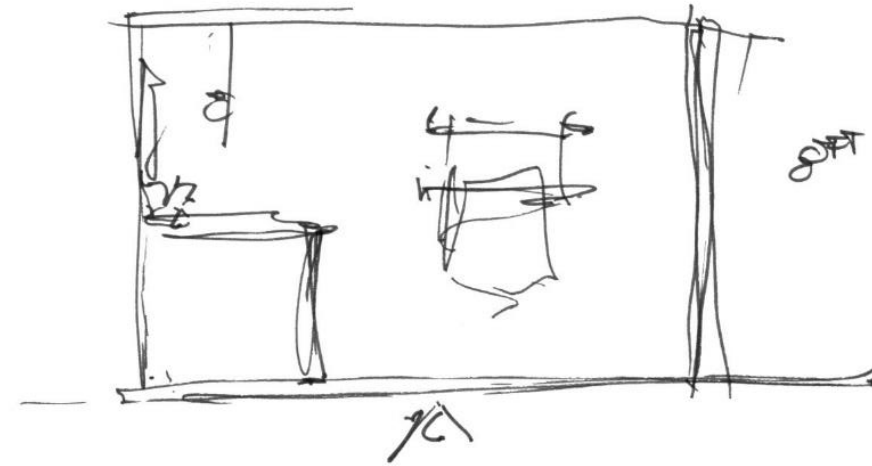
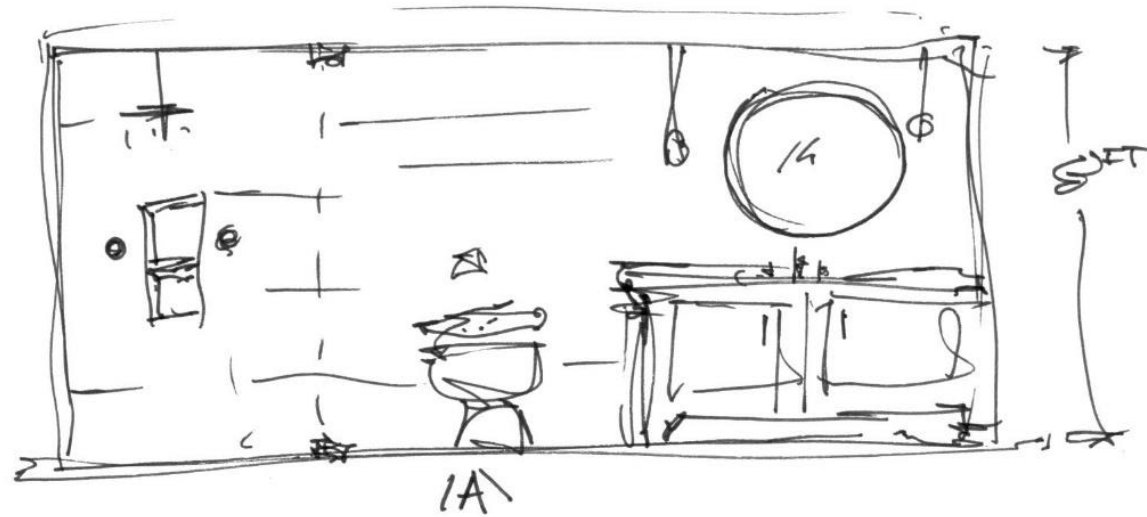
D

# SCHEMATIC ELEVATIONS

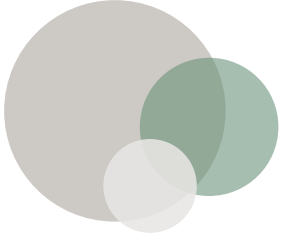


Gustavian  
antiques

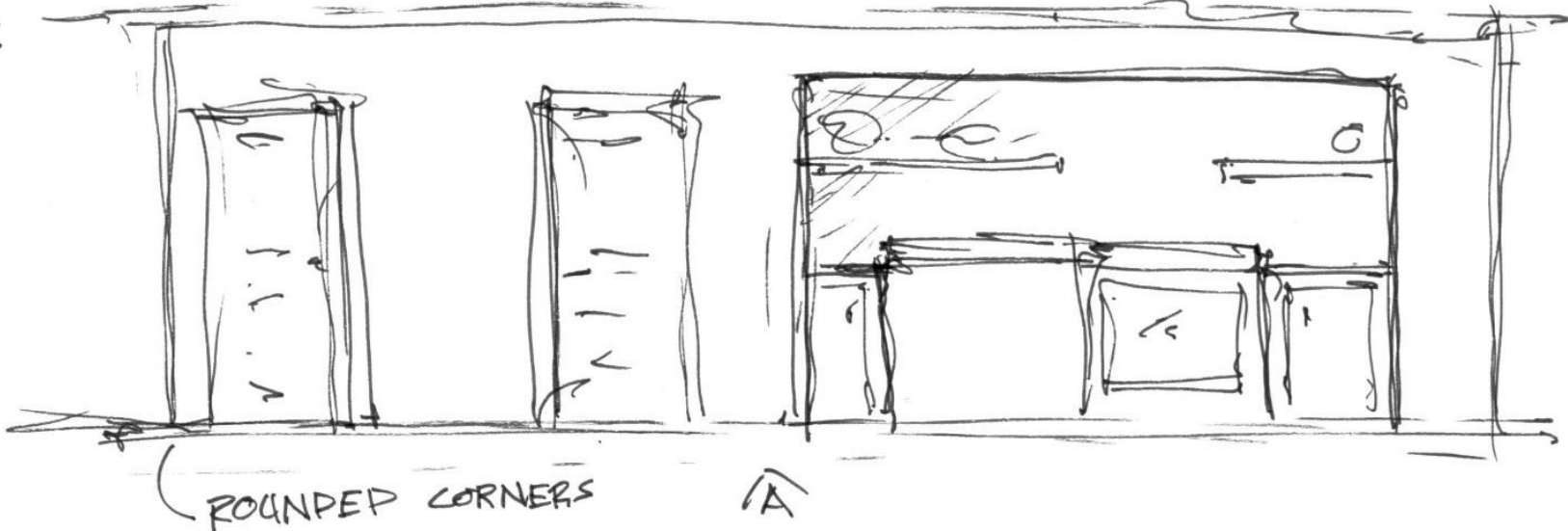
GUEST BATH  
ELEVATIONS



# SCHEMATIC ELEVATIONS

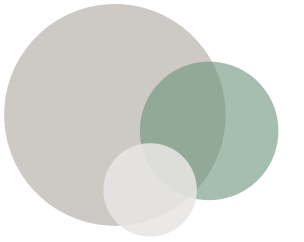


HALLWAY  
ELEVATIONS

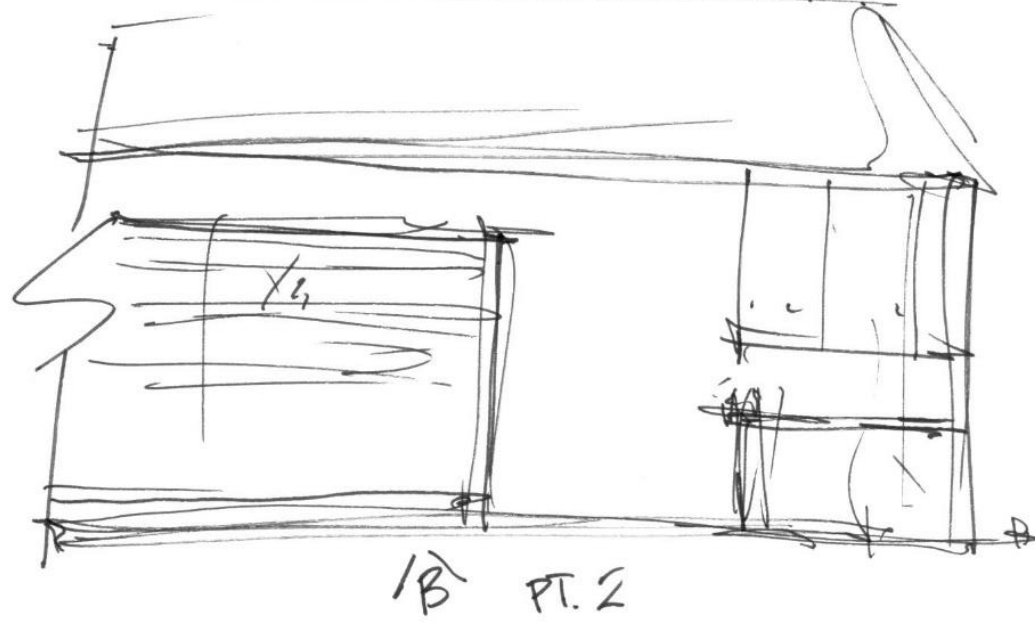
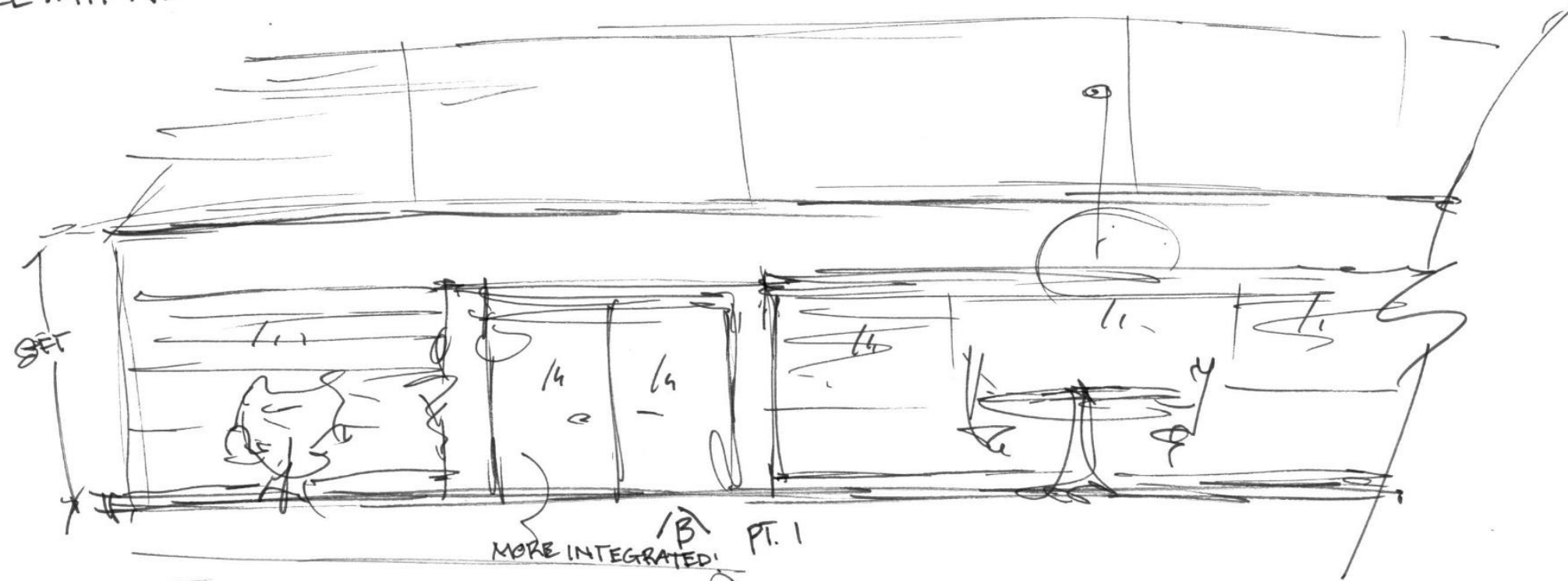




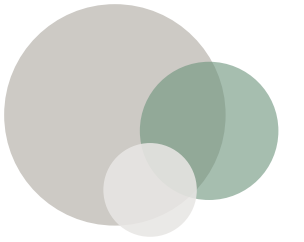
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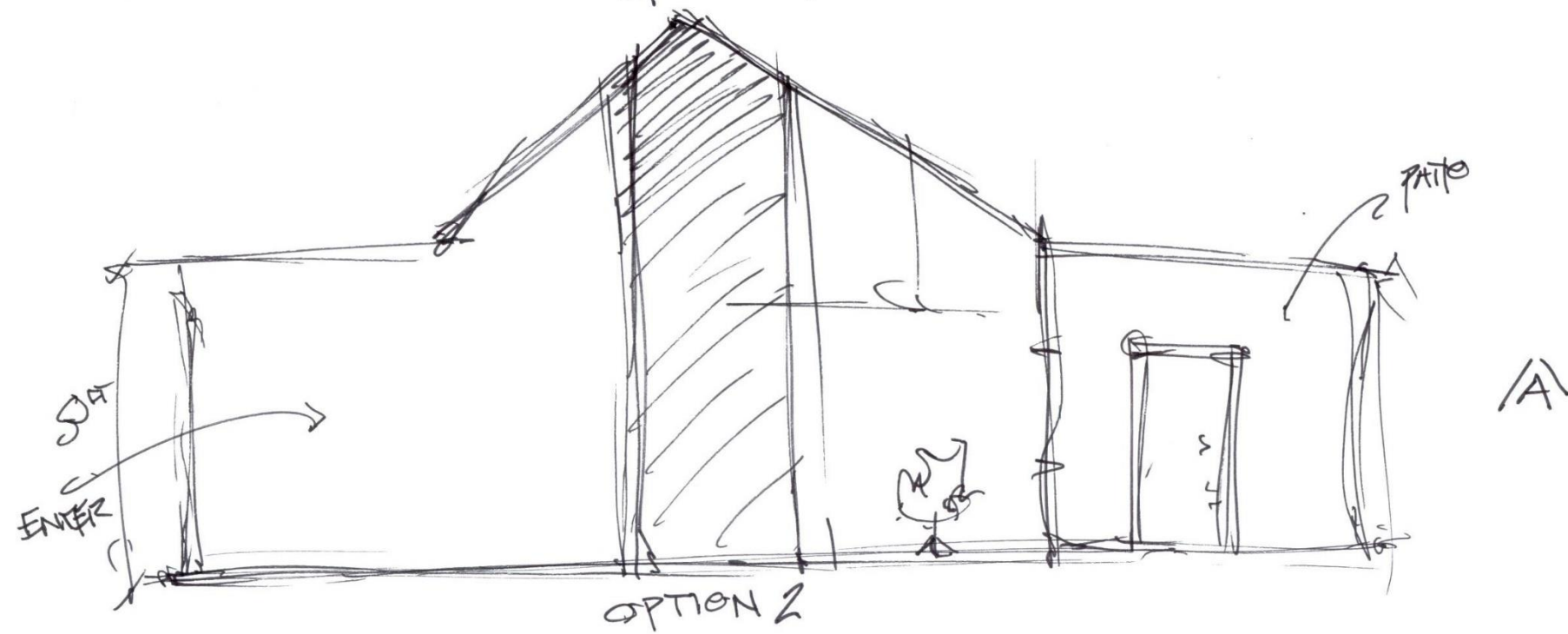
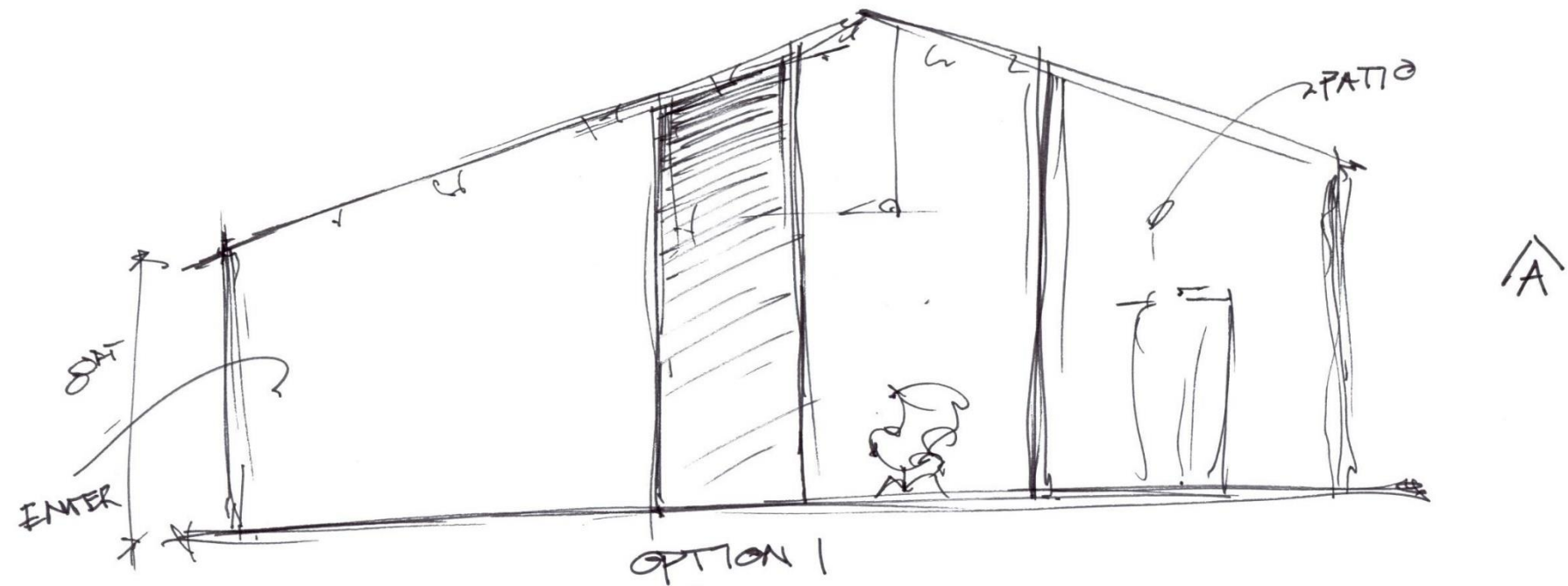
LIVING ROOM / KITCHEN  
ELEVATIONS



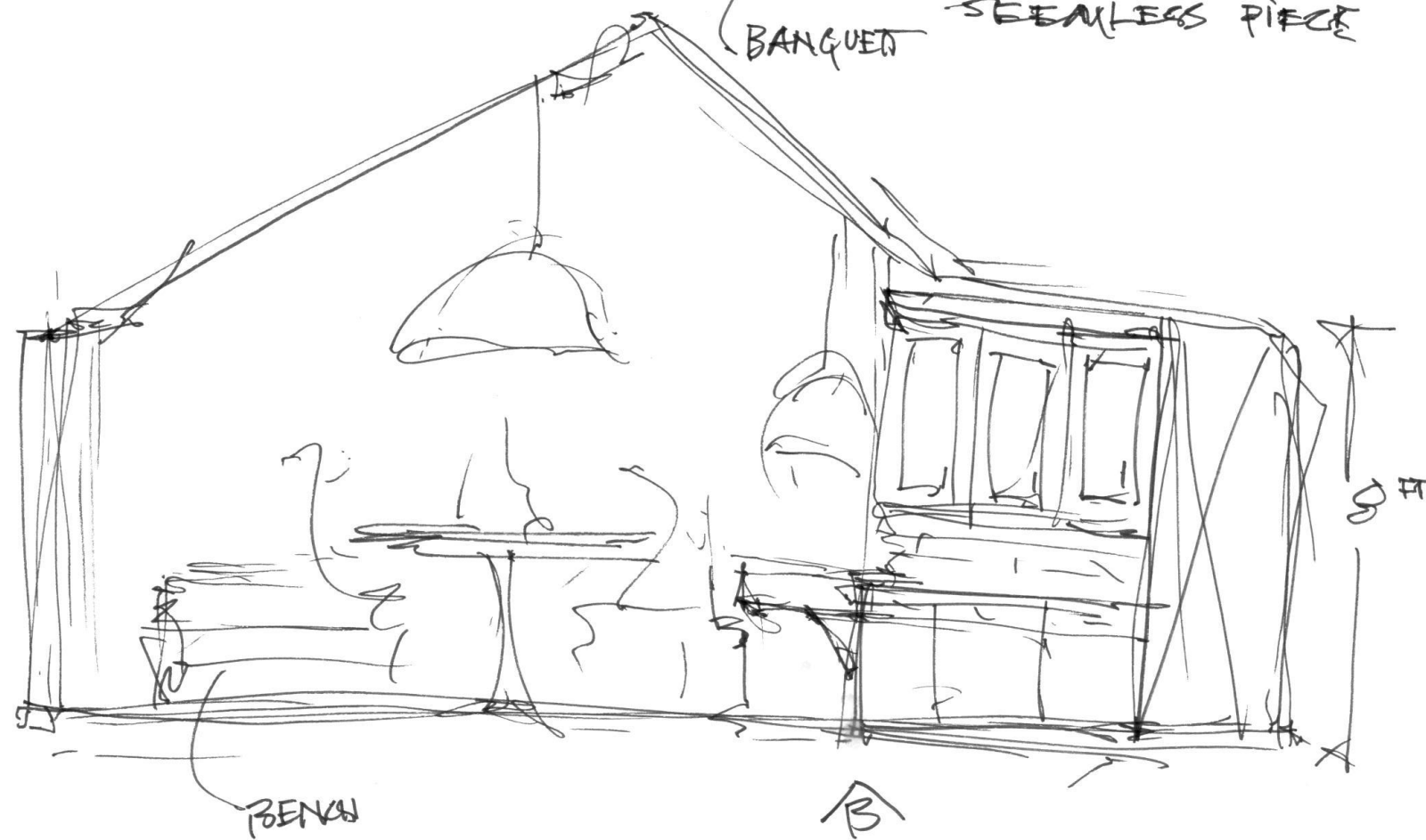
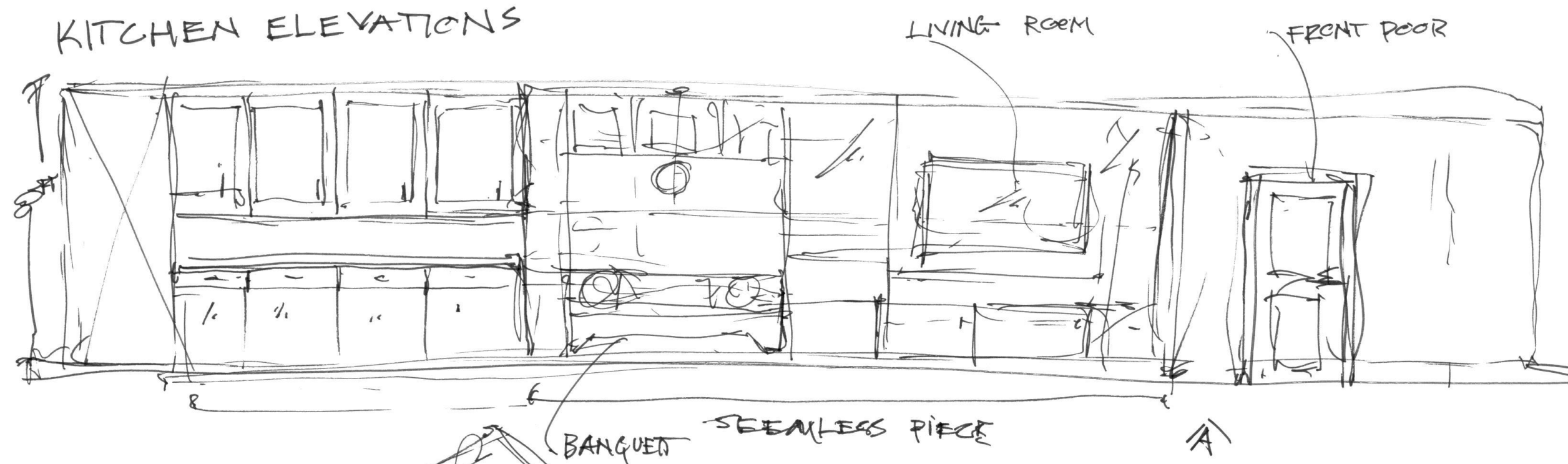
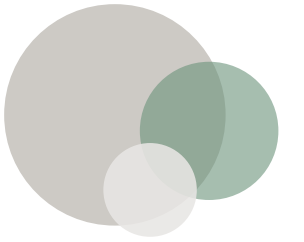
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LIVING ROOM / KITCHEN  
ELEVATIONS

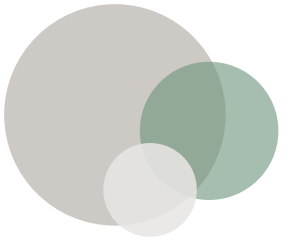


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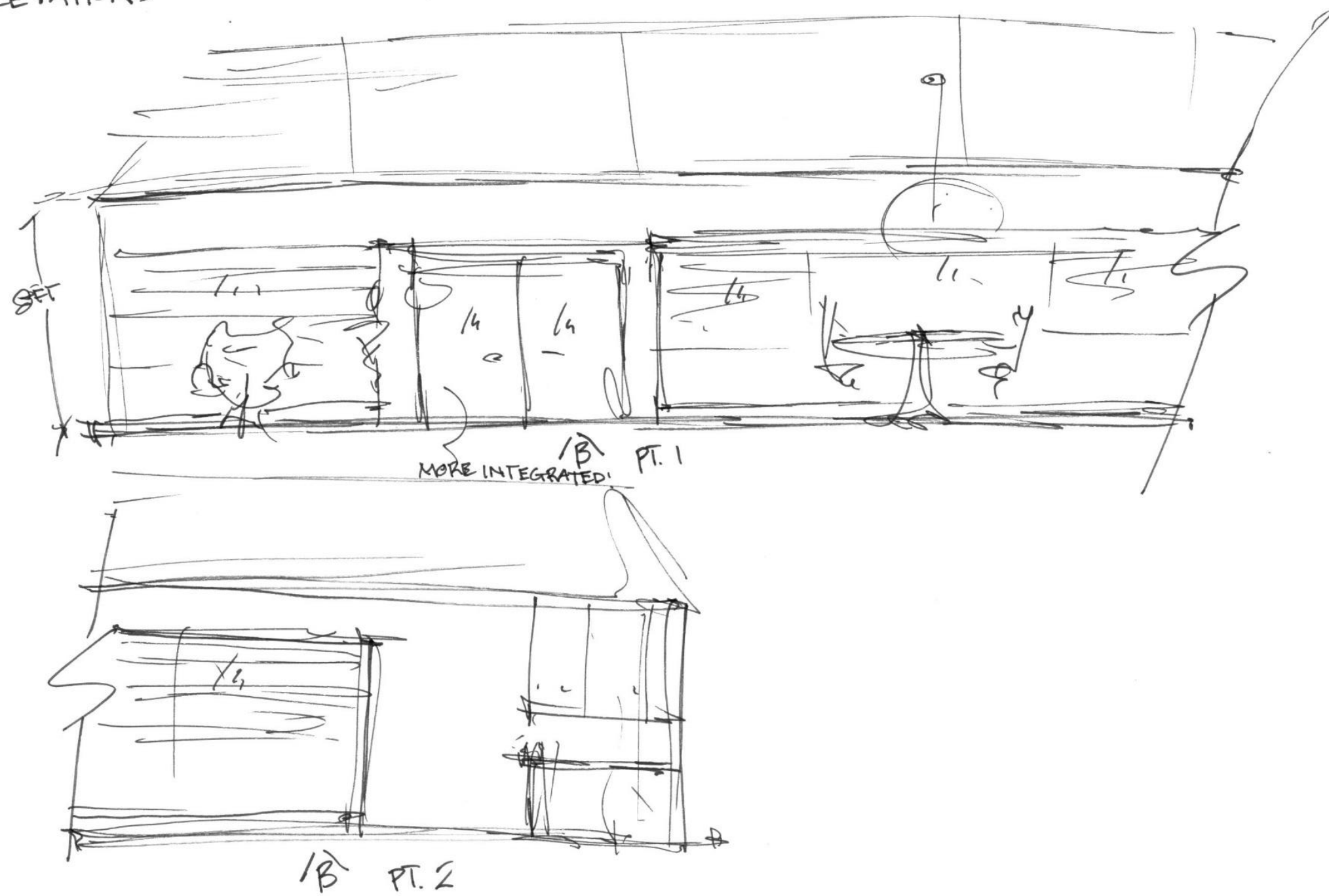




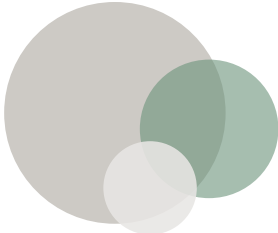
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LIVING ROOM / KITCHEN  
ELEVATIONS

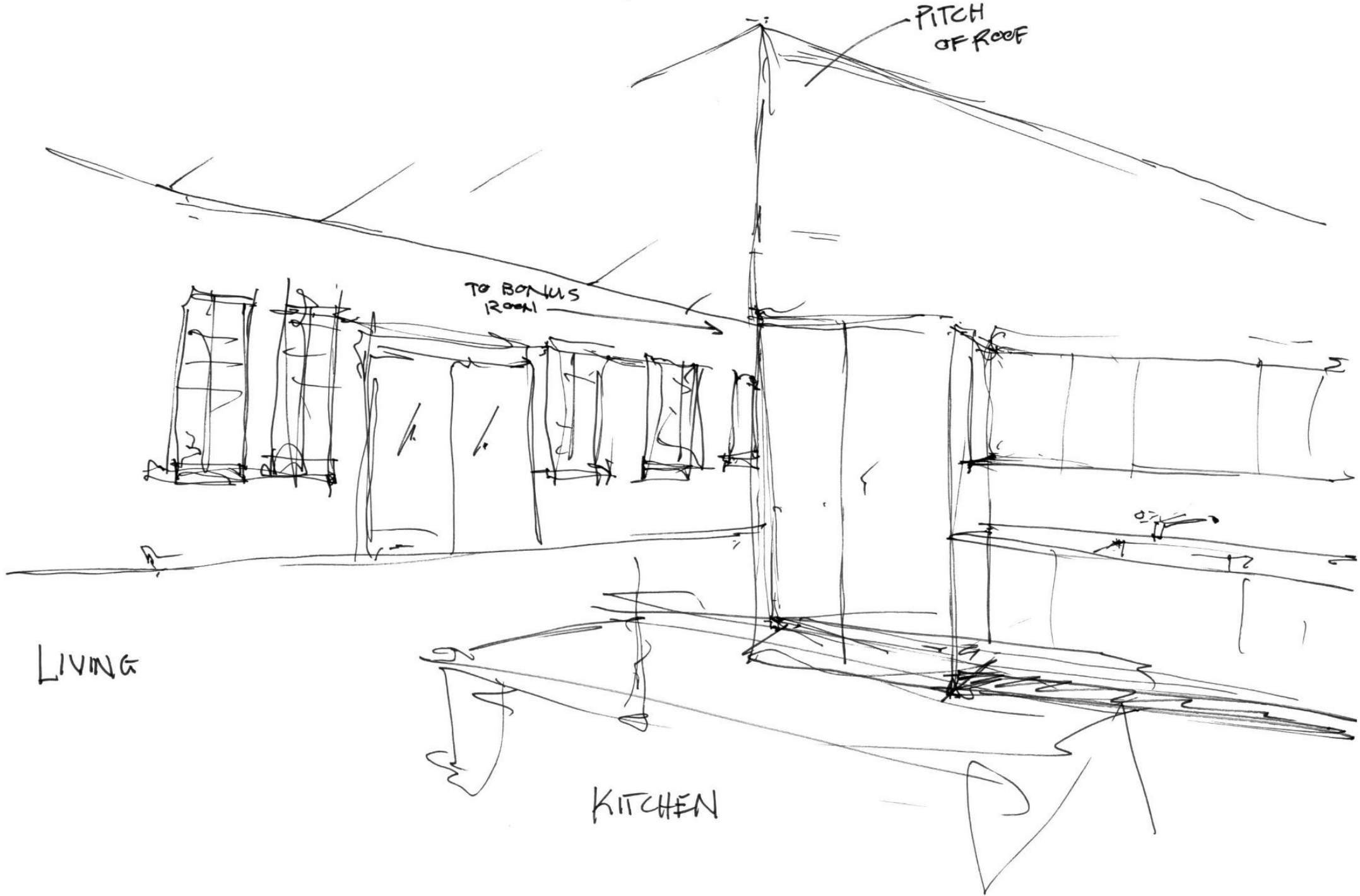
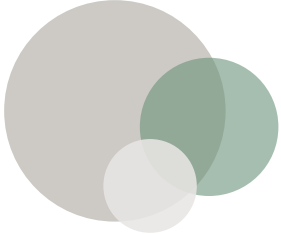


# SCHEMATIC PERSPECTIVE VIEWS

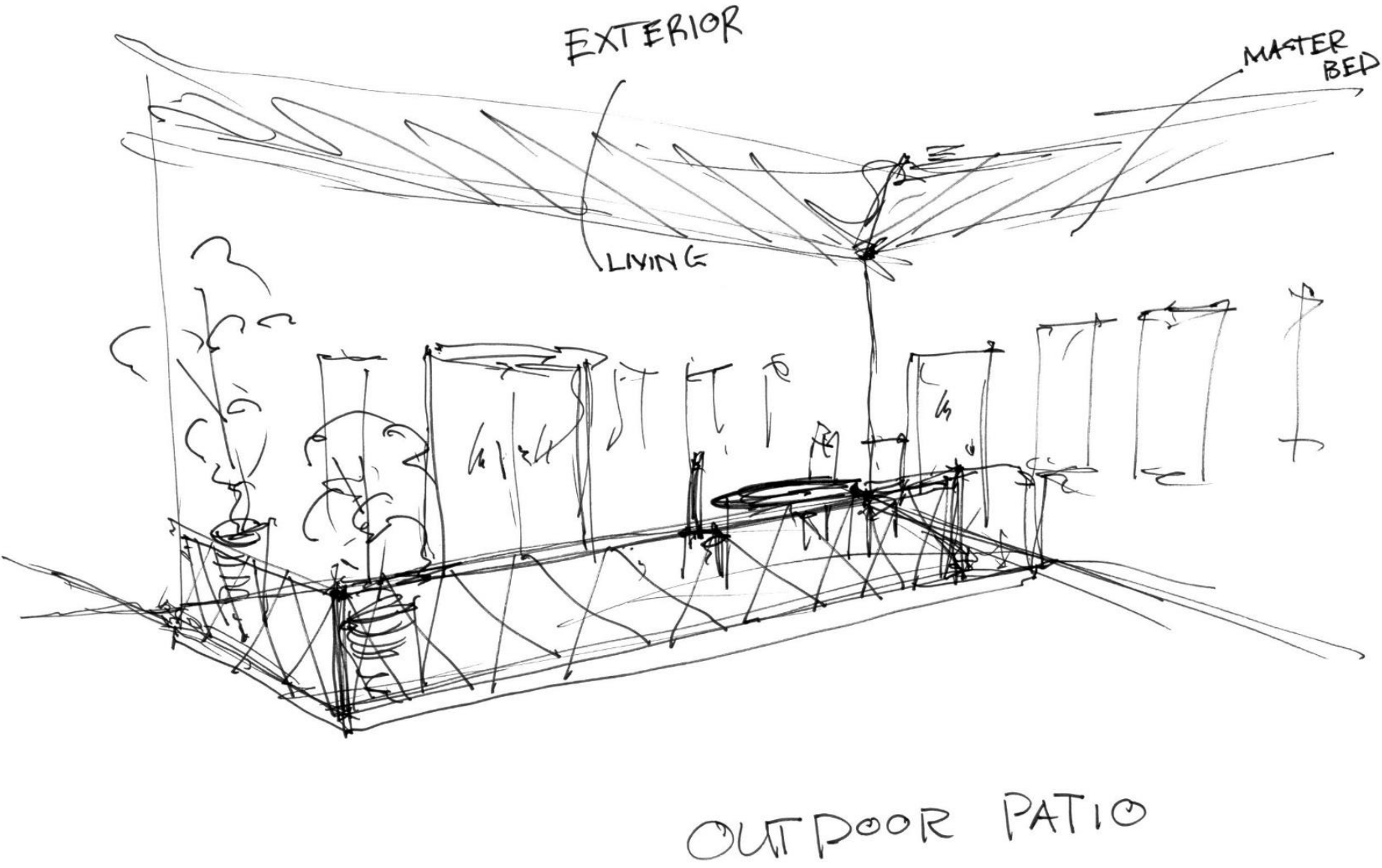
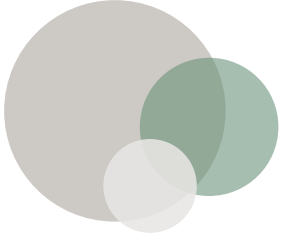


HALLWAY LAUNDRY  
CONCEPT

# SCHEMATIC PERSPECTIVE VIEWS



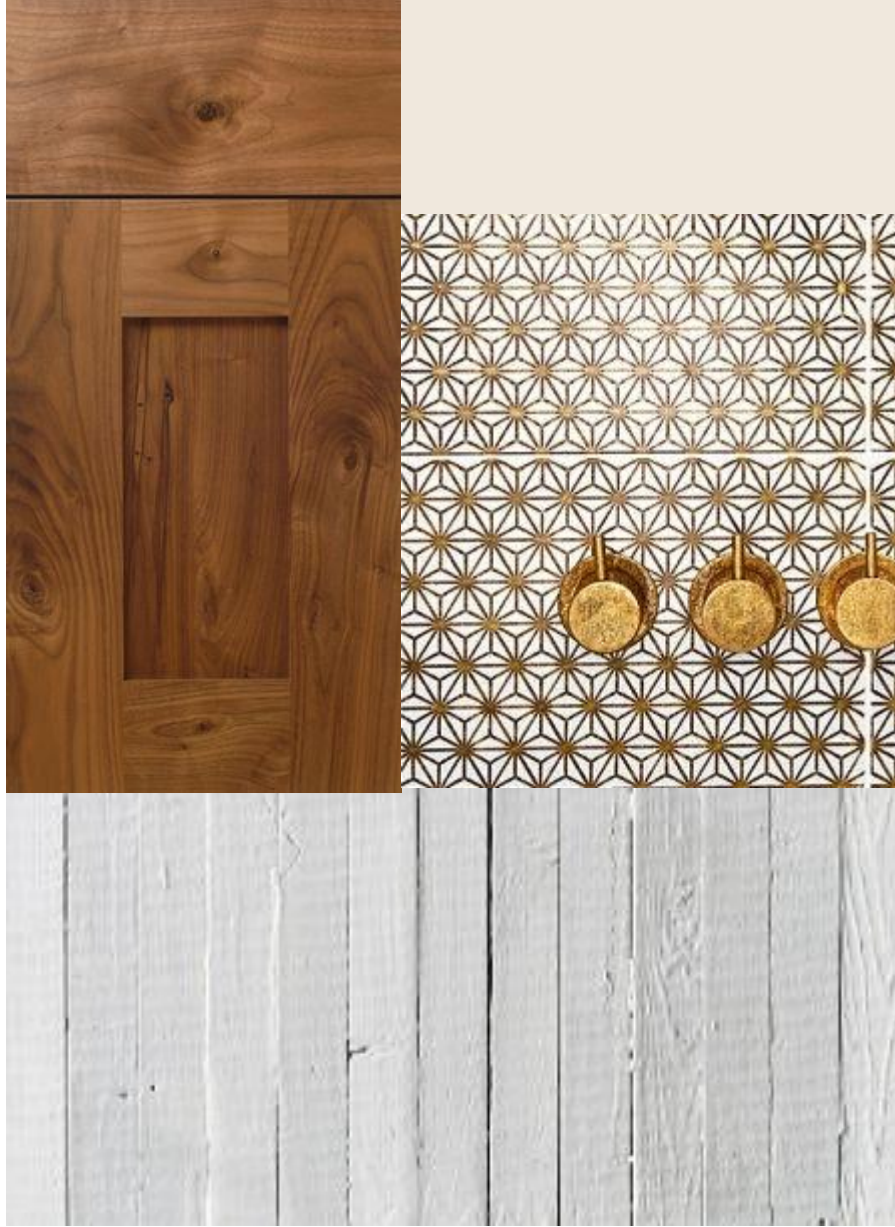
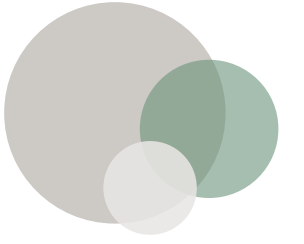
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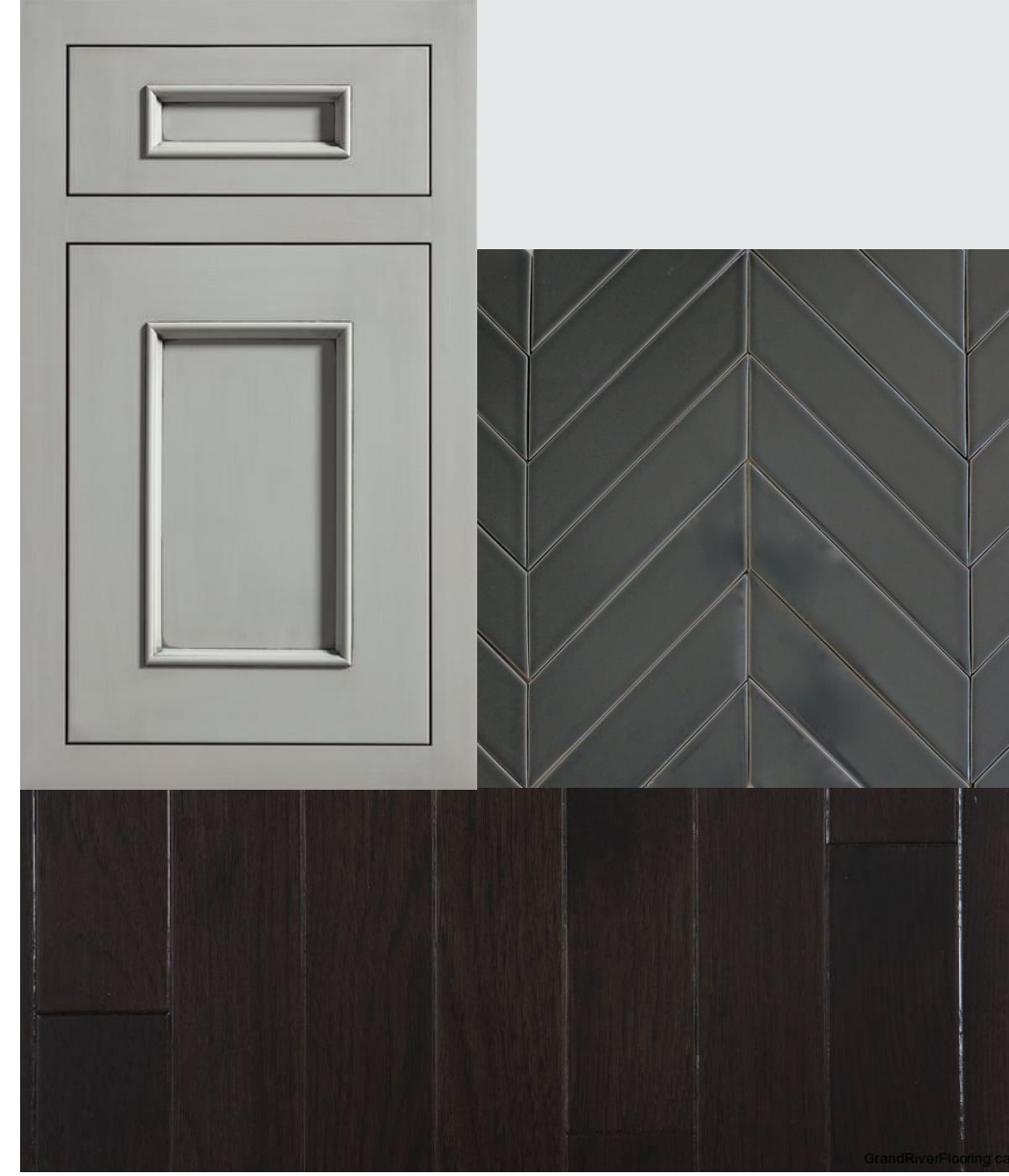


# INTERIOR FINISHES

## KITCHEN



OPTION 1

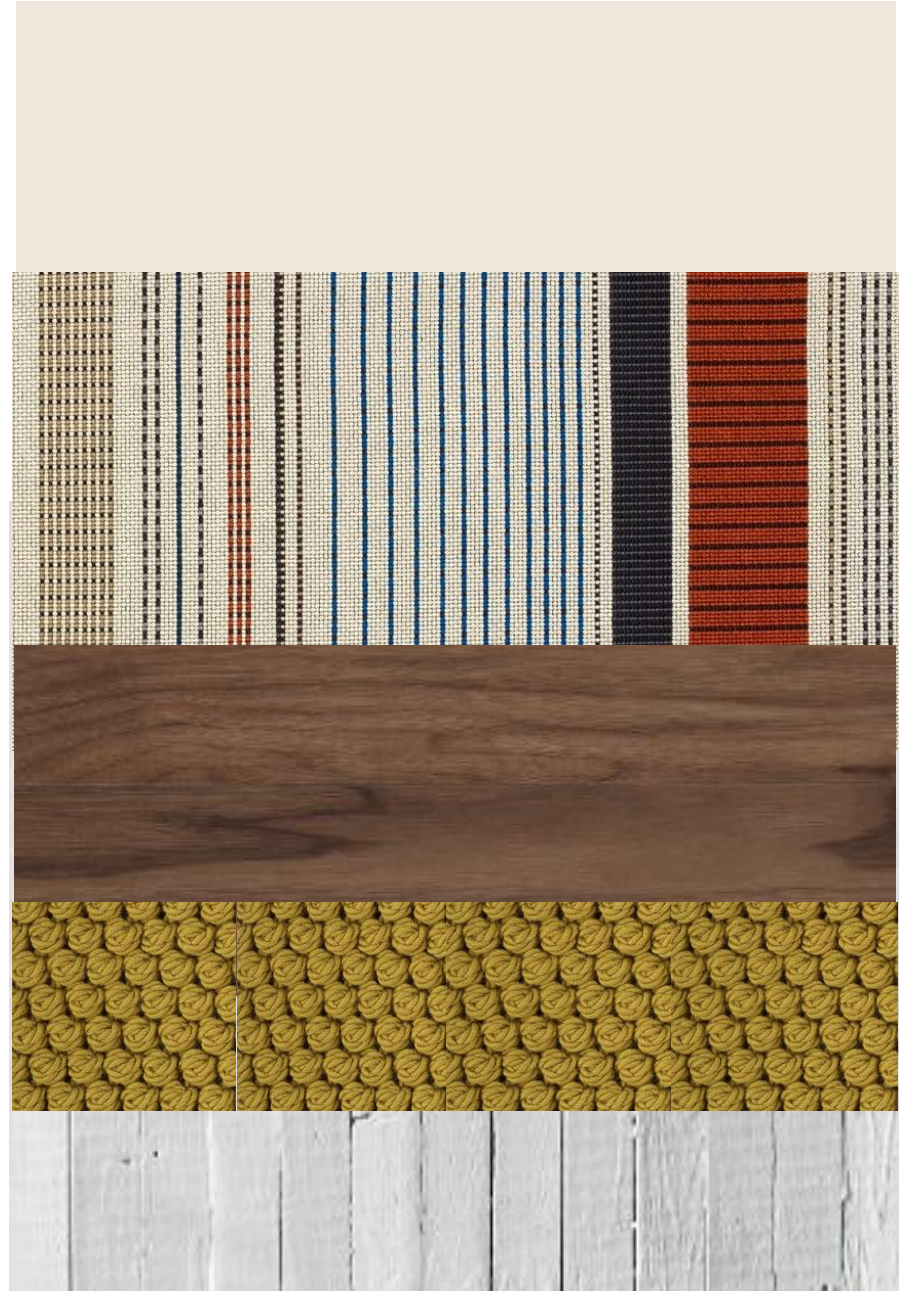
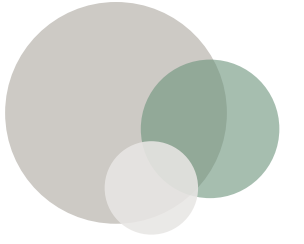


OPTION 2

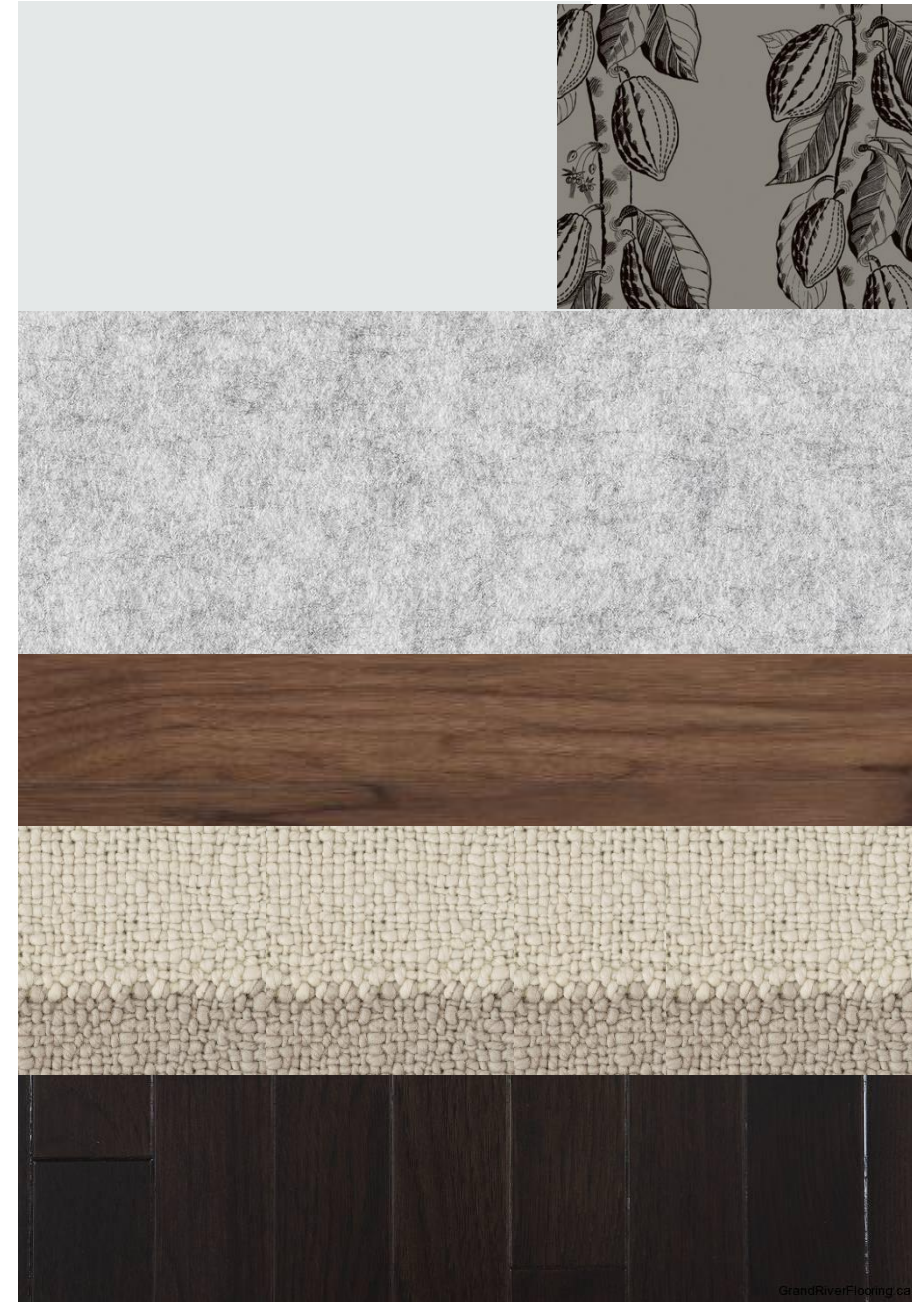


# INTERIOR FINISHES

## LIVING ROOM



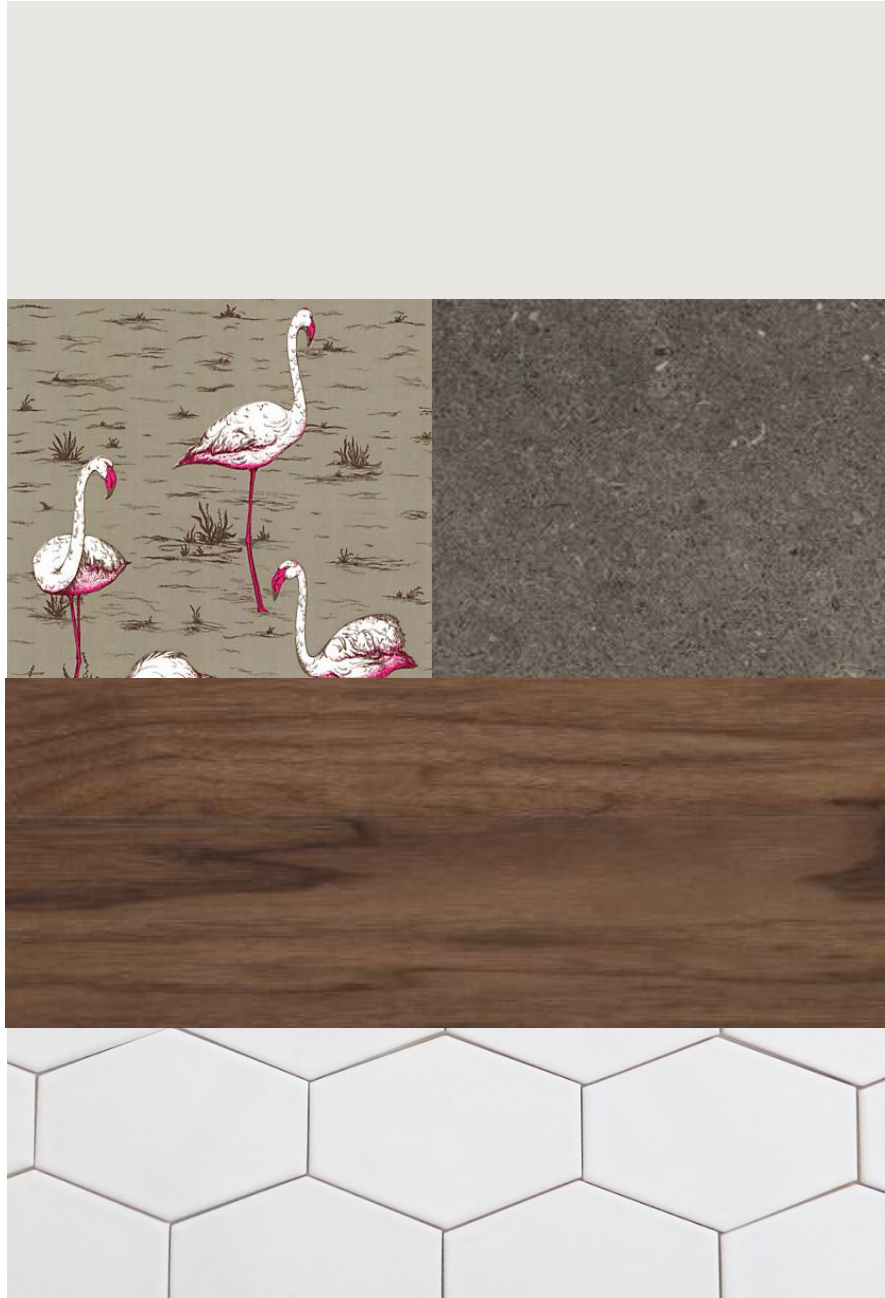
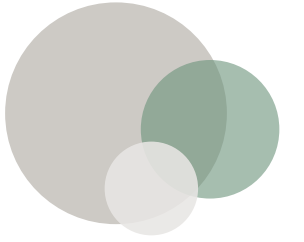
OPTION 1



OPTION 2

# INTERIOR FINISHES

## MASTER BATH



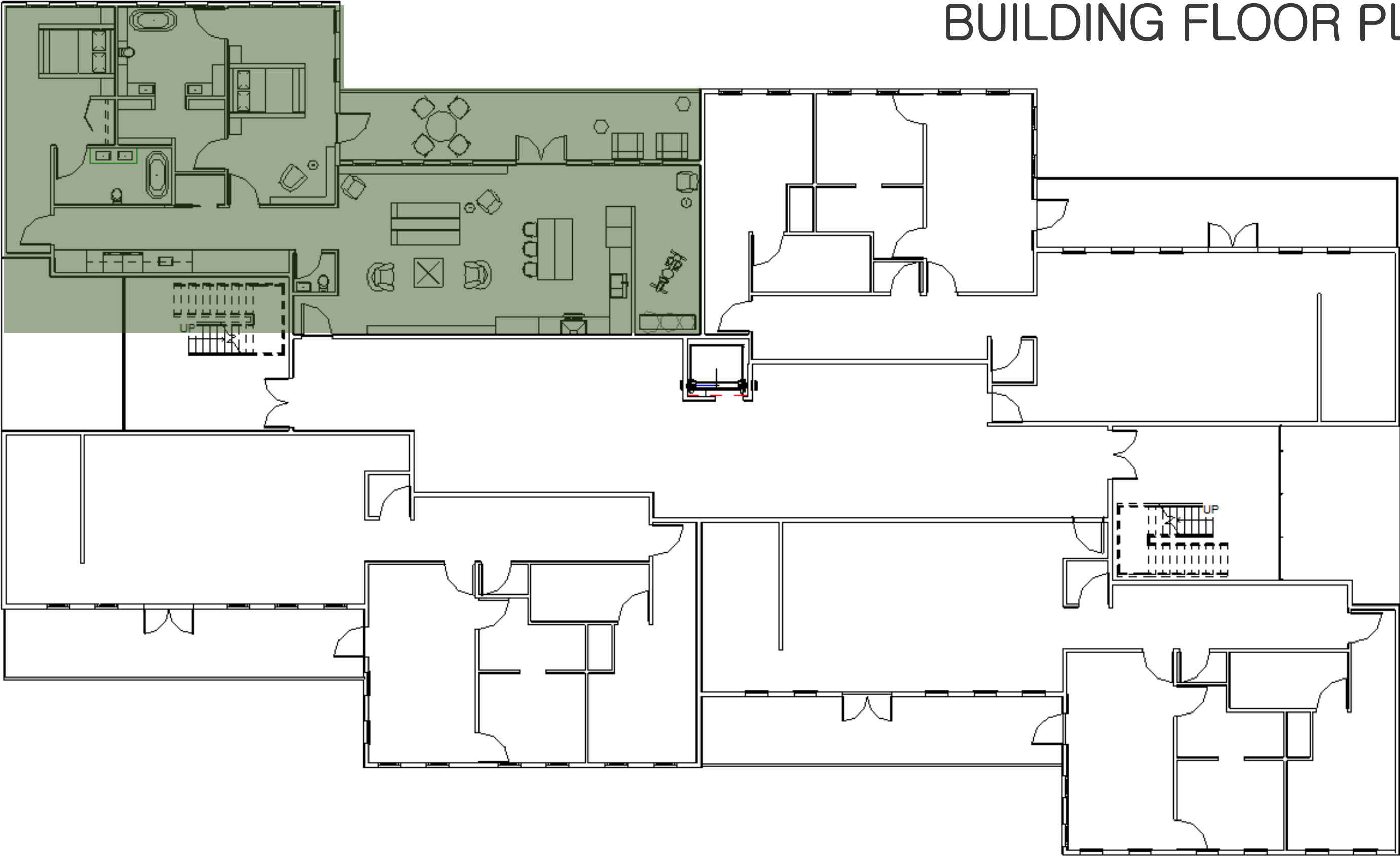
OPTION 1



OPTION 2



# BUILDING FLOOR PLAN

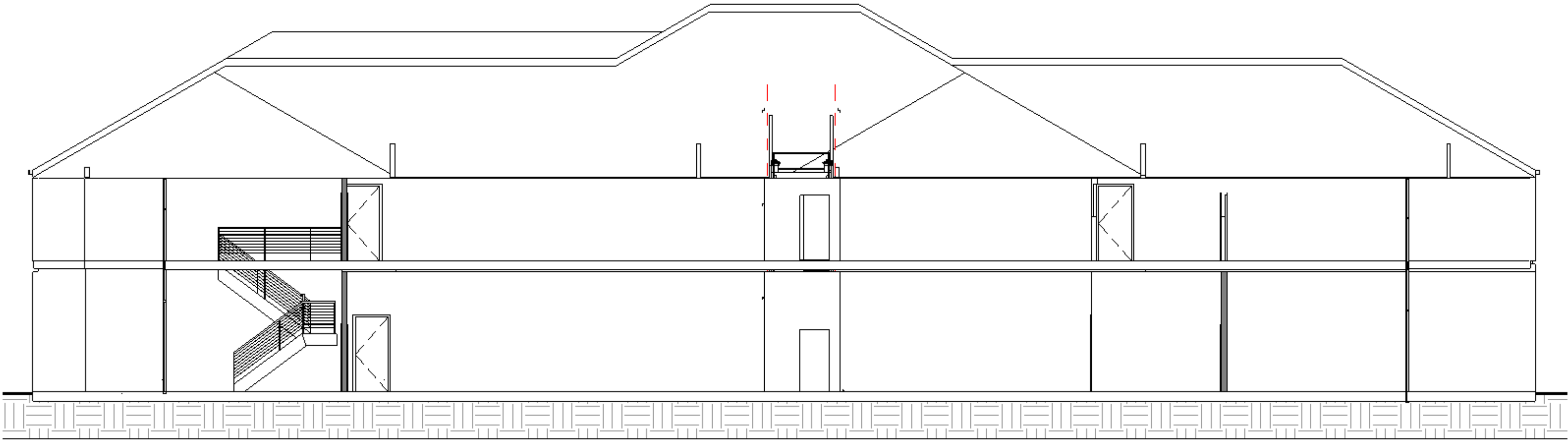


1

Level 1

3/32" = 1'-0"

# SECTION CUT

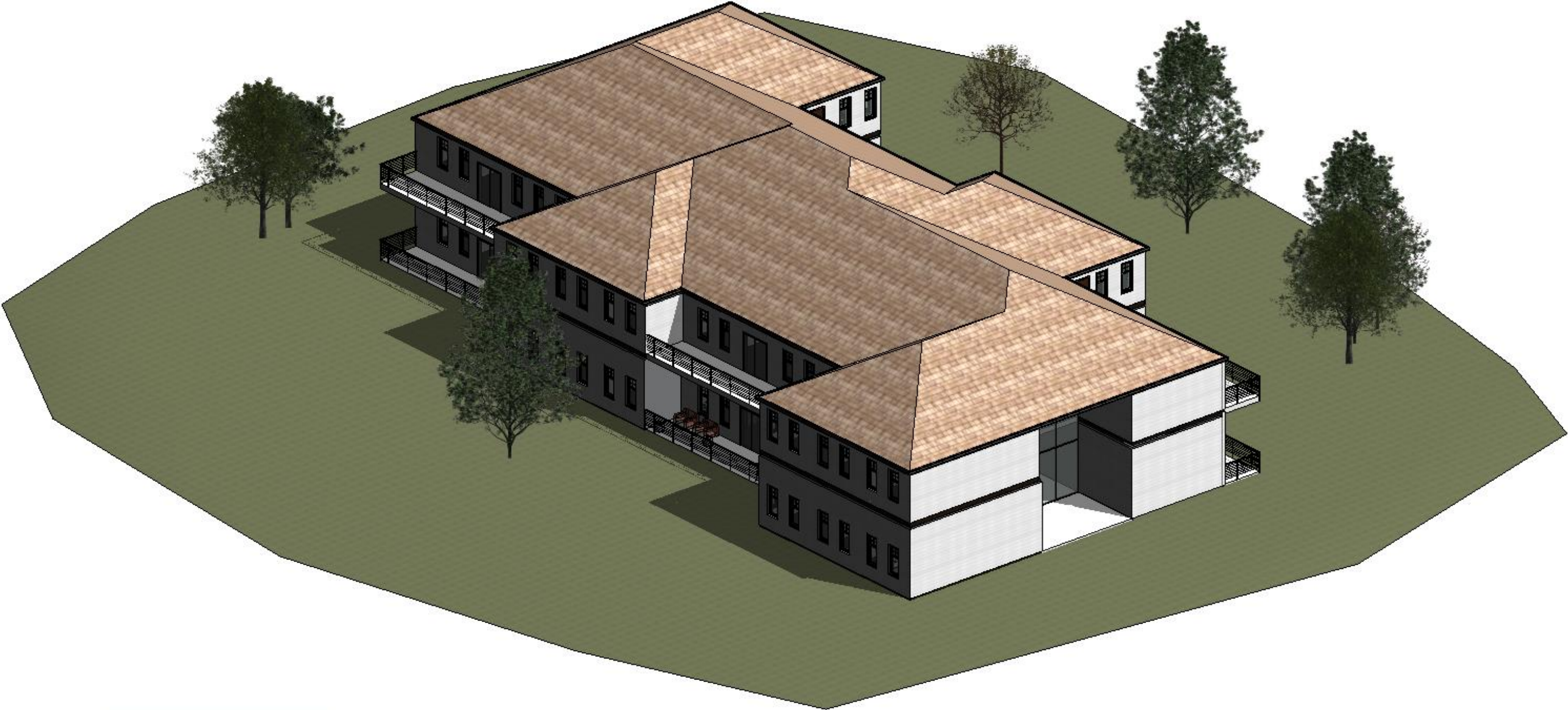


1

SECTION THROUGH  
CORRIDOR

3/32" = 1'-0"

# AXONOMETRIC VIEW

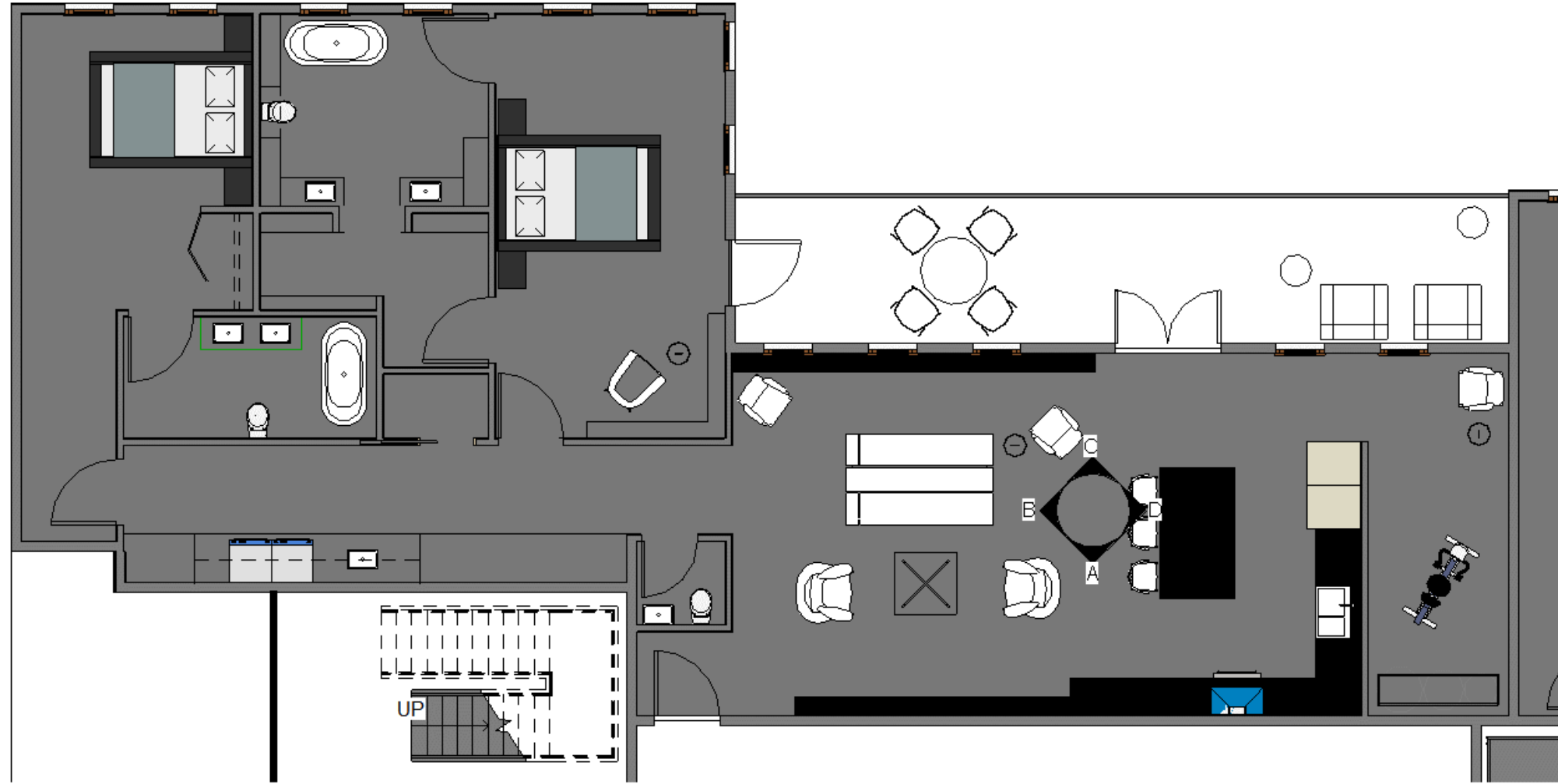


1

AXONOMETRIC



# UNIT FLOOR PLAN



1 UNIT FLOOR PLAN  
1/8" = 1'-0"

# ELEVATIONS

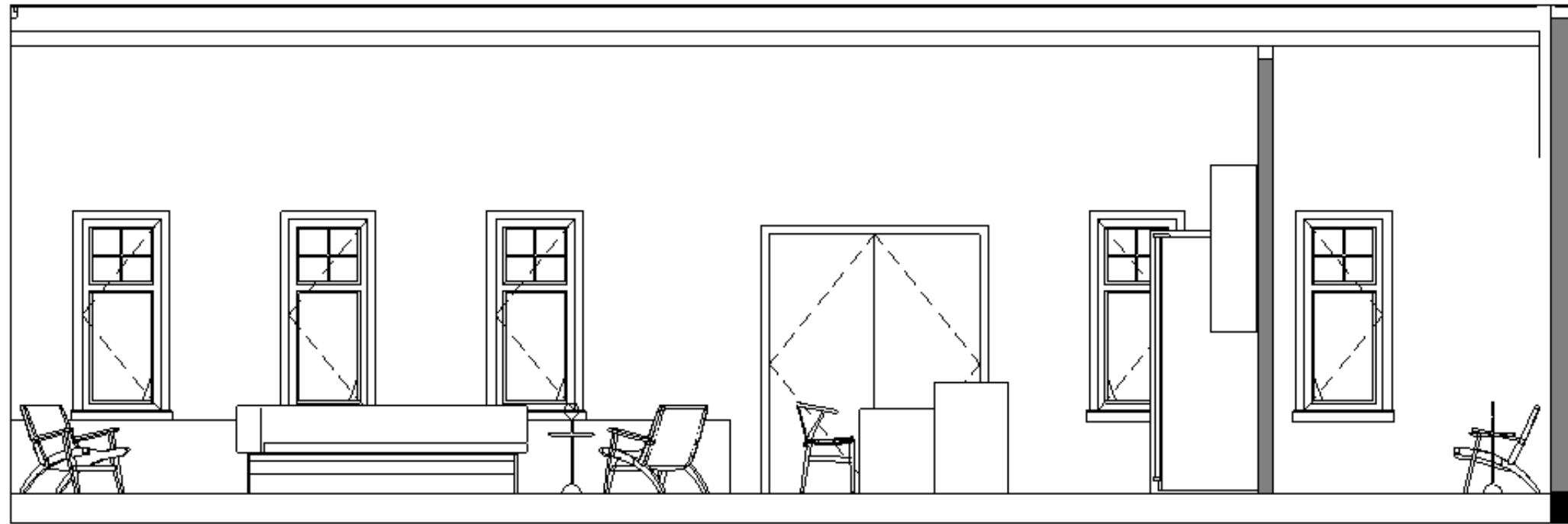


**A** Elevation 2 - a  
1/4" = 1'-0"

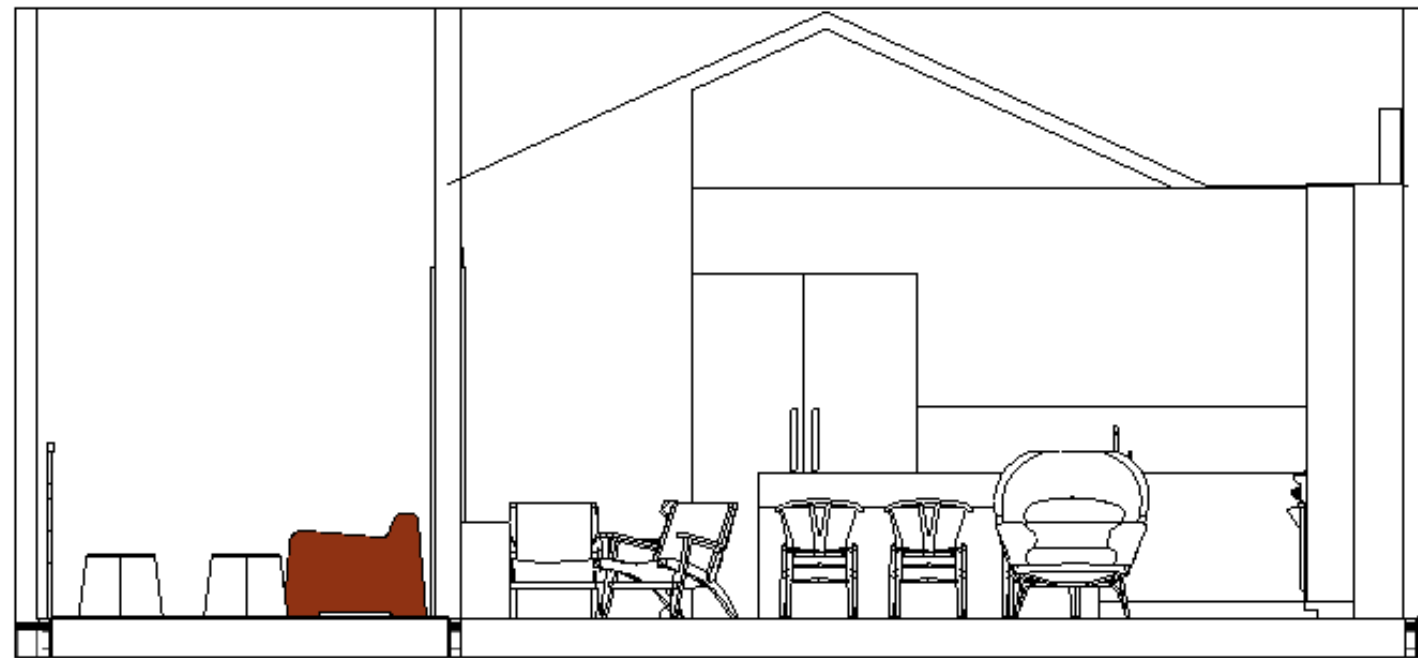


**B** Elevation 2 - b  
1/4" = 1'-0"

# ELEVATIONS



**C** Elevation 2 - c  
1/4" = 1'-0"



**D** Elevation 2 - d  
1/4" = 1'-0"



# UNIVERSAL DESIGN STRATEGIES

