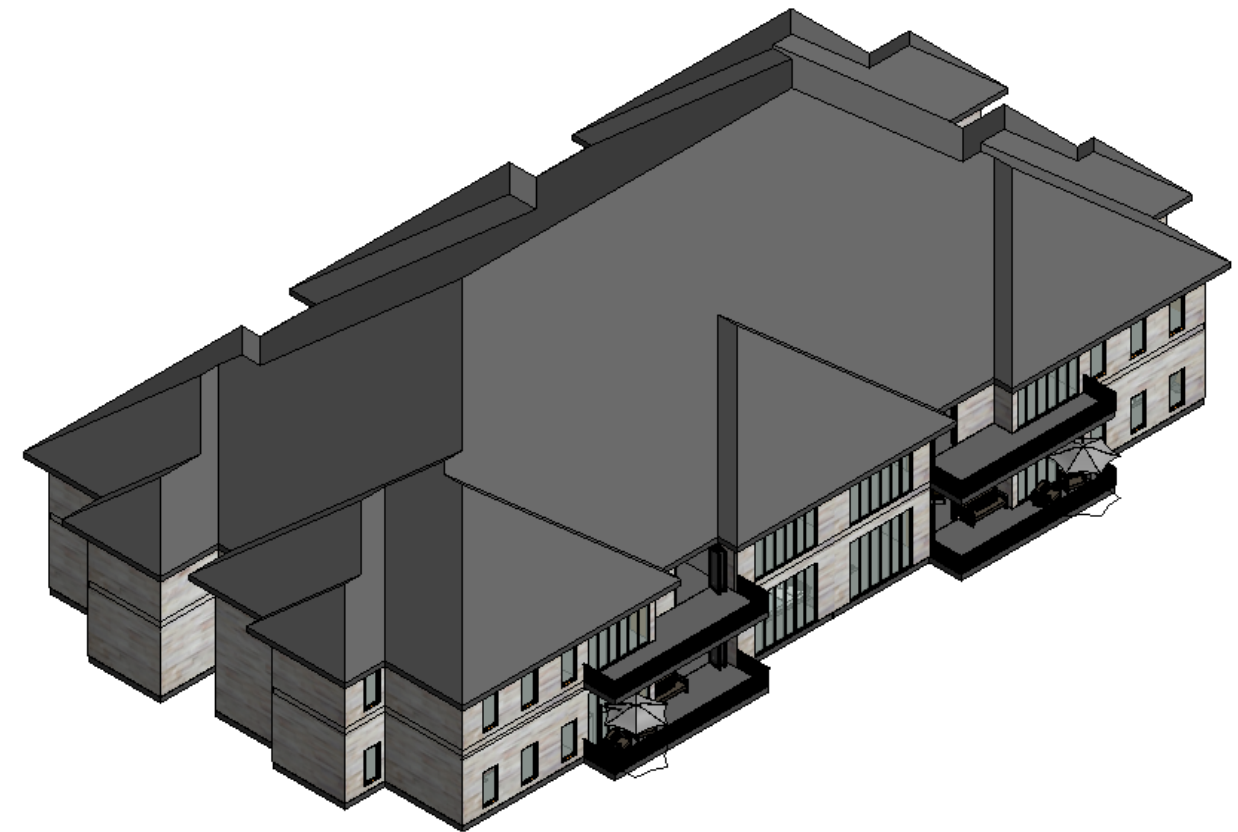


# SENIOR LIVING CONDO UNIT



DEANDRA GOODMAN  
IDSN 4500: UNIVERSAL DESIGN  
PORTFOLIO 2  
FALL 2016

# TARGET BUYERS

## Who will be the tenant?

- 55+ Seniors/Retirement

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

- Approx. 2000 sqft.

## Number of bedrooms/baths in typical condo units?

- 2 bedroom, 2 bath

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

- Master bedroom has an ensuite, guest bedroom has optional attached bath/powder room

## Preferred special features in condo units?

- Ambience lighting, full accessible areas, open concept

## 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?

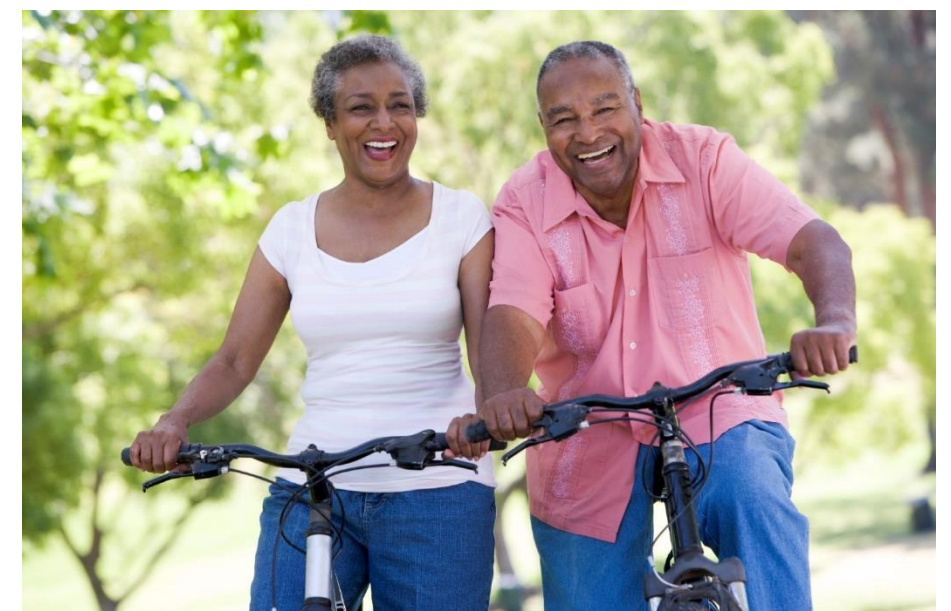
- Combined into a great room

## Style of décor preferred in the senior living market?

- Strong contrasts in color between furniture, surrounding walls, drapes and floors can improve visibility during the day. Neutral and warm palettes are best for decline in visibility.

## Other current trends?

- Pathways are lit with motion-sensing nightlights.





# INSPIRATION



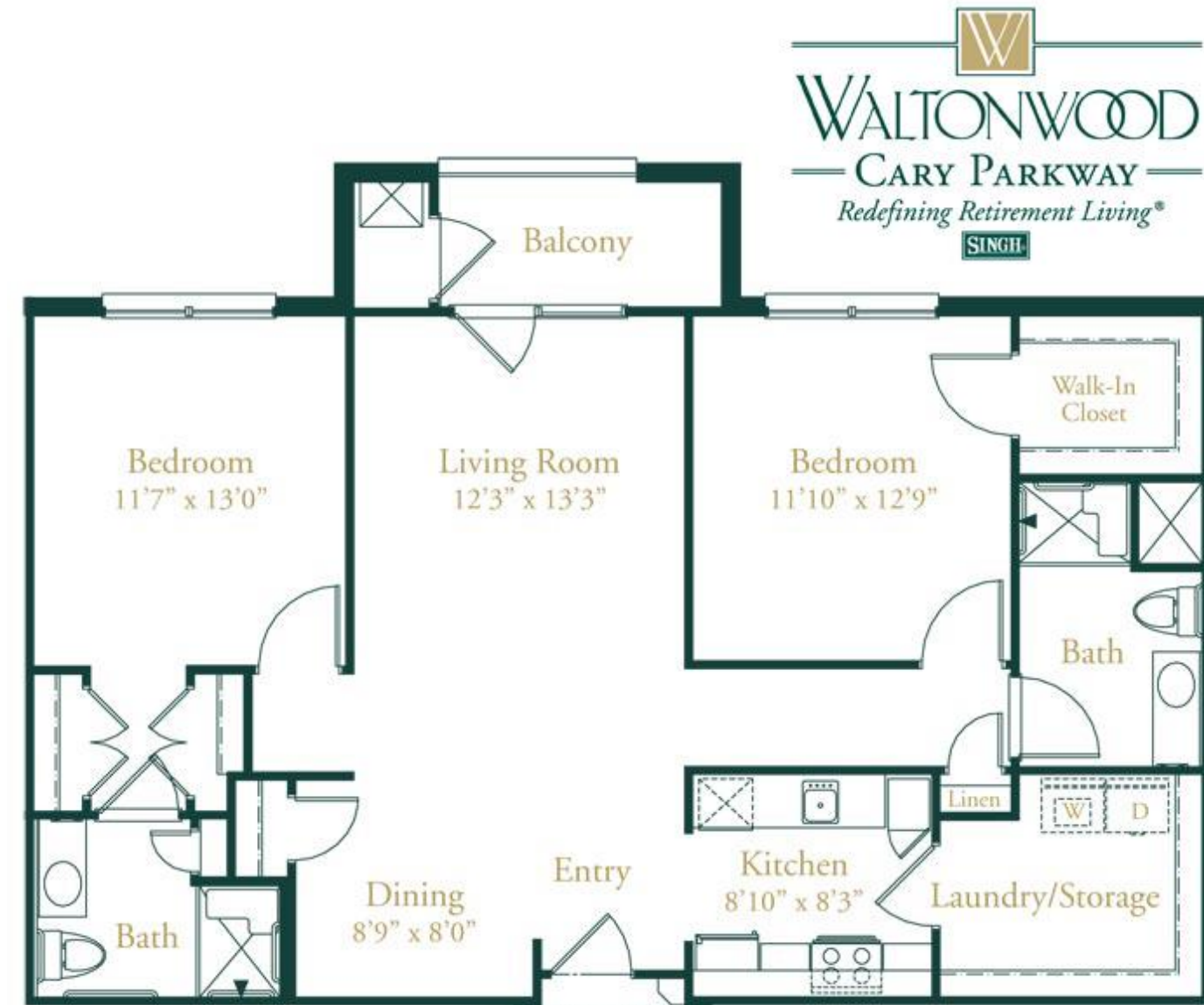


# SQUARE FOOTAGE

## SPACES WITHIN THE CONDO:

- MASTER BEDROOM – 14'-7" x 23'-7" ≈ 343 SQFT
- MASTER BATH- 8'x12' – 96 SQFT
- LIVING/GREAT ROOM- 15' x 12'-9" – 191.25 SQFT
- LAUNDRY ROOM- 7'-8" x 15' – 115 SQFT
- GUEST BEDROOM- 13'-6" 'x 18' – 243 SQFT
- GUEST BATH/POSSIBLE POWER ROOM- 13'-6" x 13' – 175.5 SQFT
- KITCHEN- 12'-6" x 15' – 178.5 SQFT
- DINING- 10'-6" x 16' – 168 SQFT
- BALCONY/PORCH- 10' x 20' – 200 SQFT
- FOYER- 9'-6" x 8'-6" – 80.75 SQFT

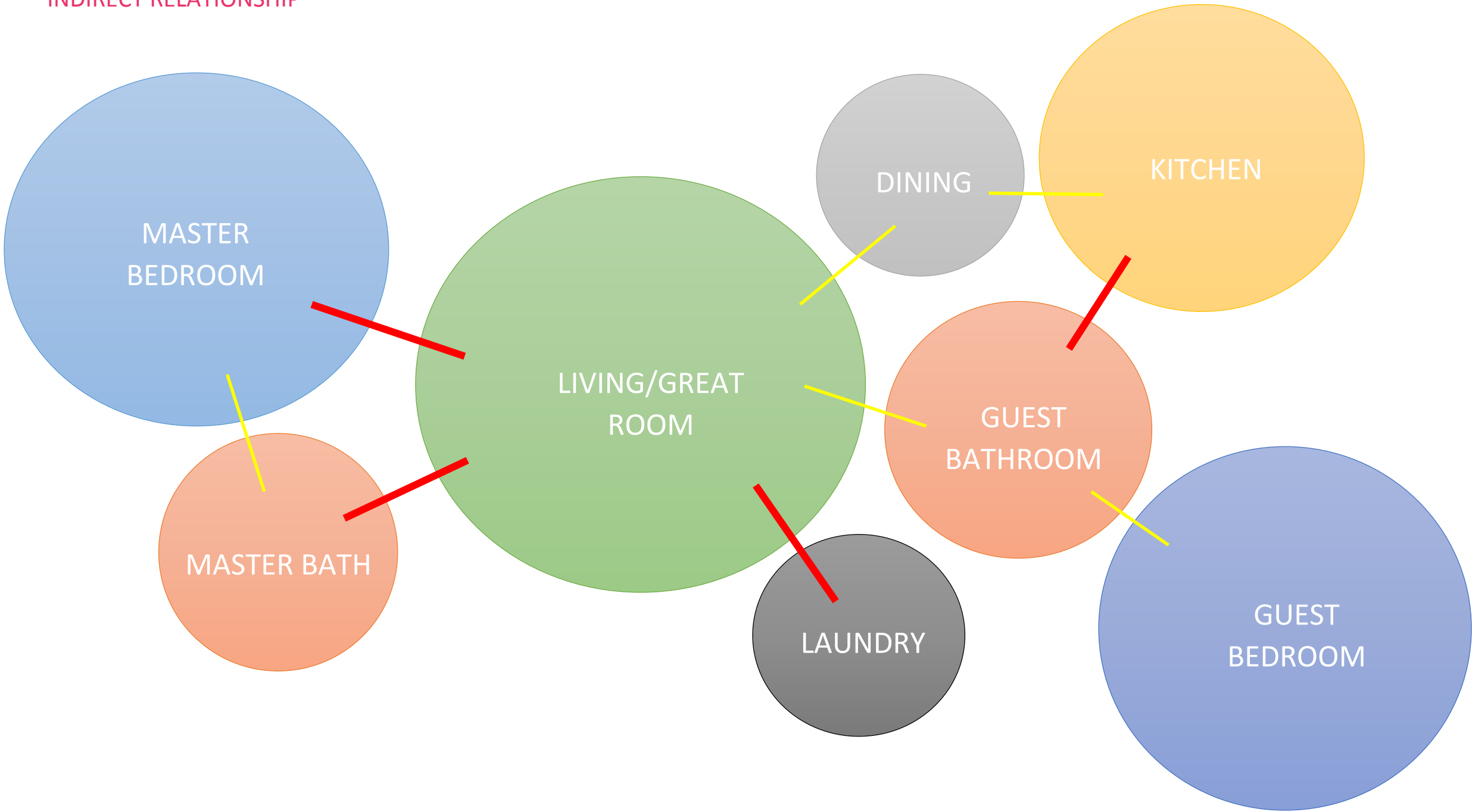
TOTAL: 1,591 SQFT. (NOT INCLUDING BALCONY)



Room sizes are based on the senior living quarters in Waltonwood at Cary Parkway in NC. This is a great average size for seniors looking for a condo unit in which they can age in place. The space will be open, spacious, and fully accessible.

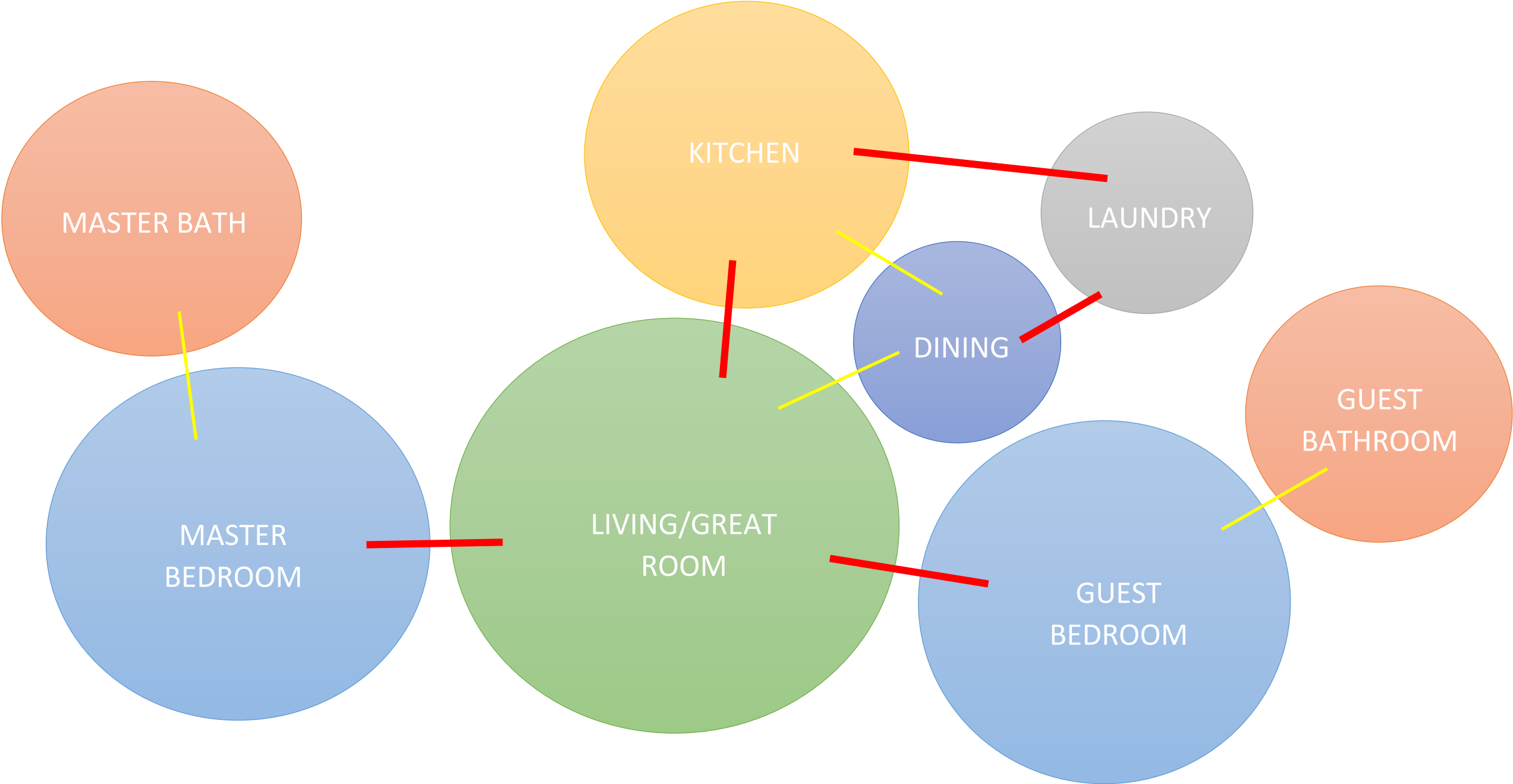
# BUBBLE DIAGRAMS

- DIRECT RELATIONSHIP
- INDIRECT RELATIONSHIP



# BUBBLE DIAGRAMS

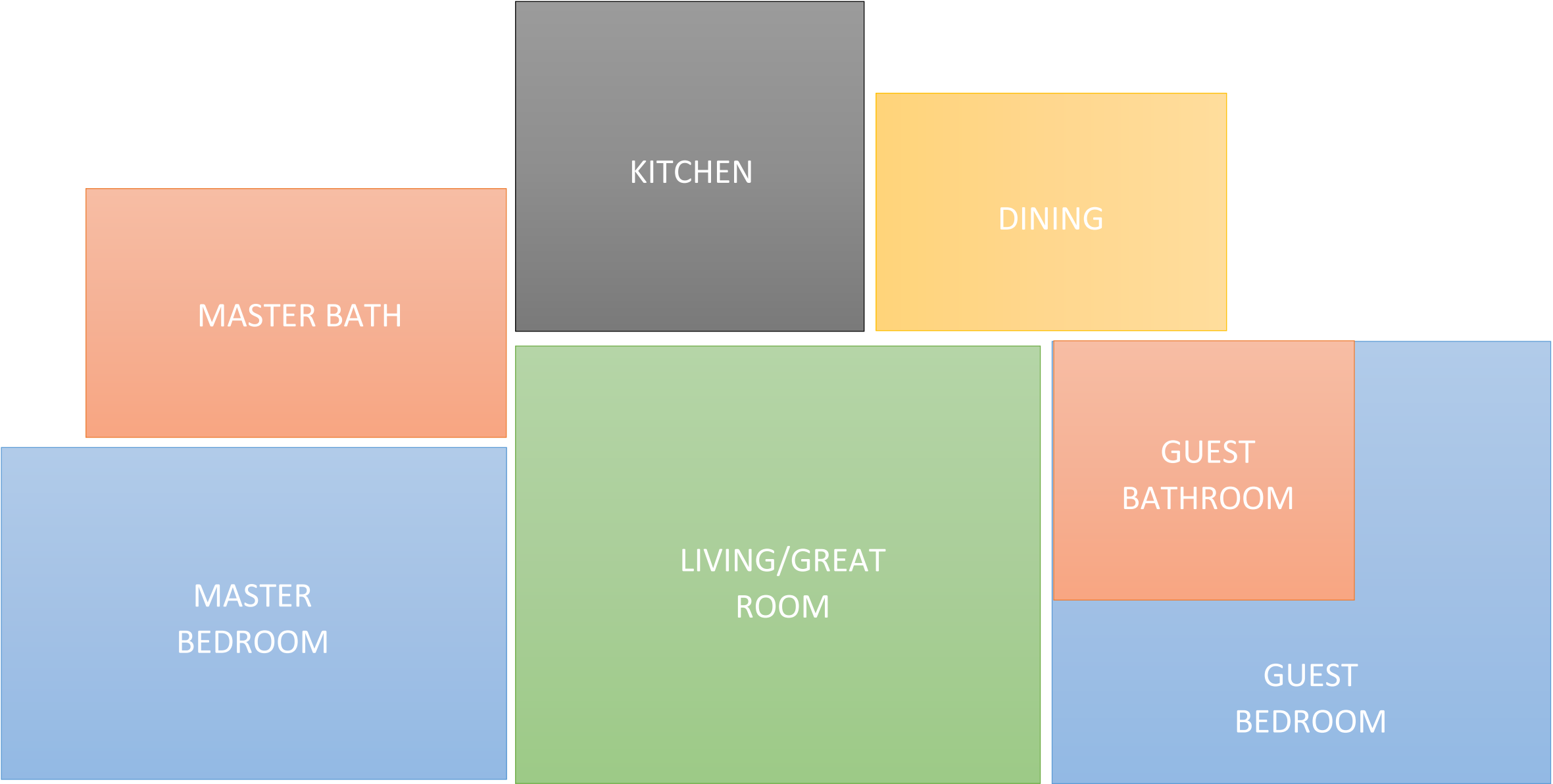
- DIRECT RELATIONSHIP
- INDIRECT RELATIONSHIP



# BLOCKING DIAGRAMS



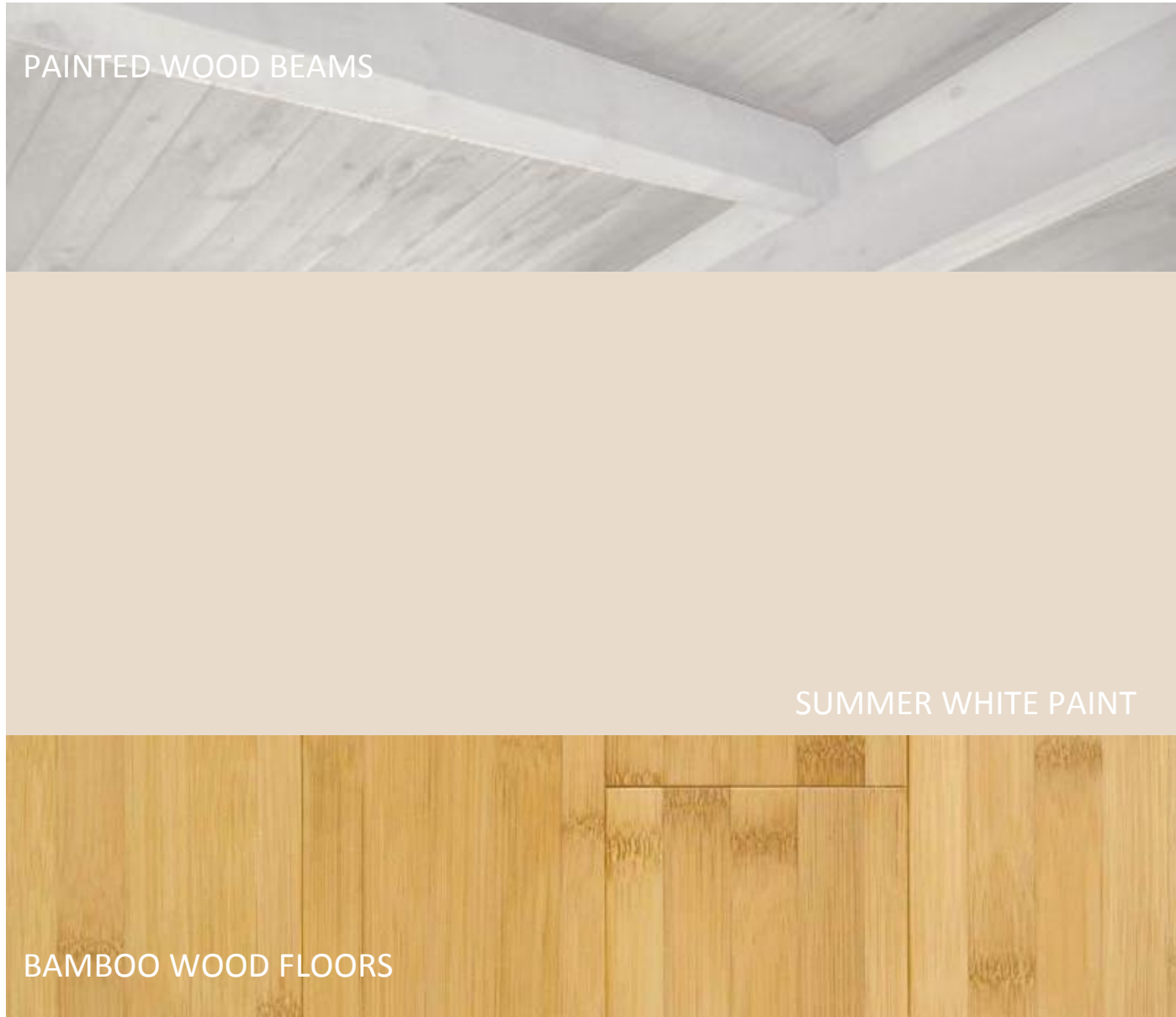
# BLOCKING DIAGRAMS



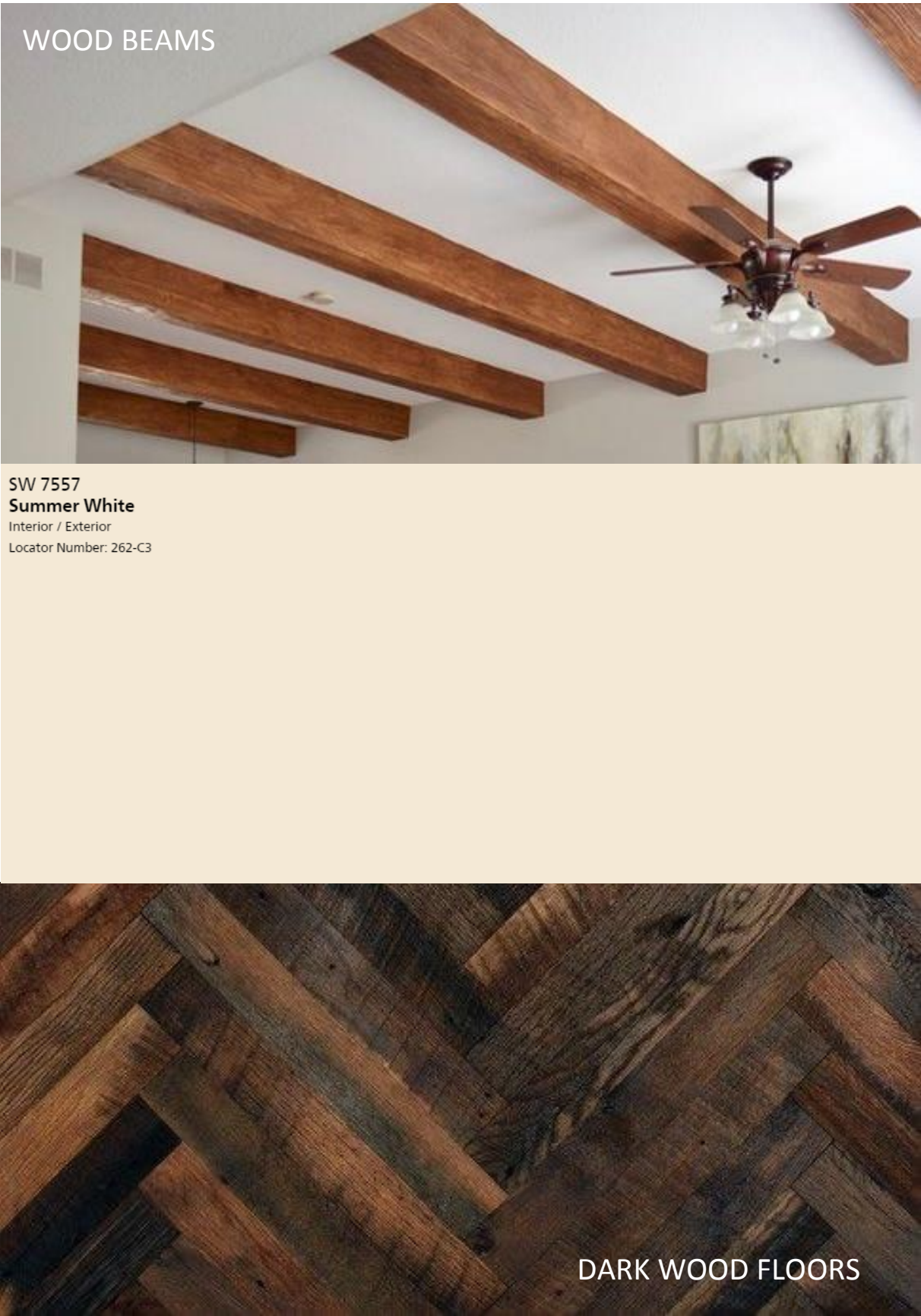


# ARCHITECTURAL FINISHES

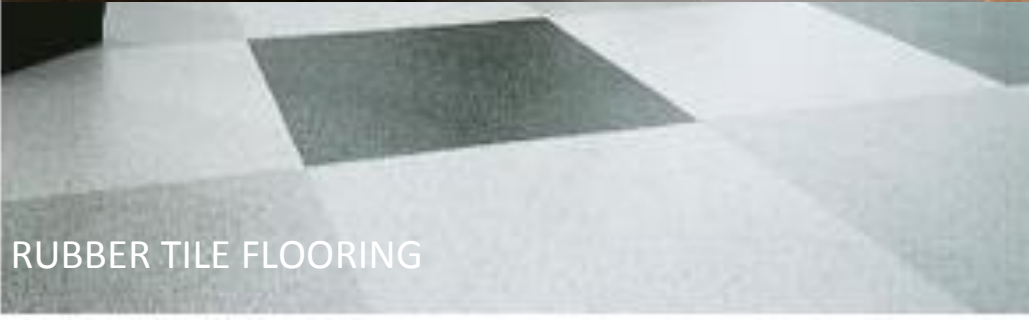
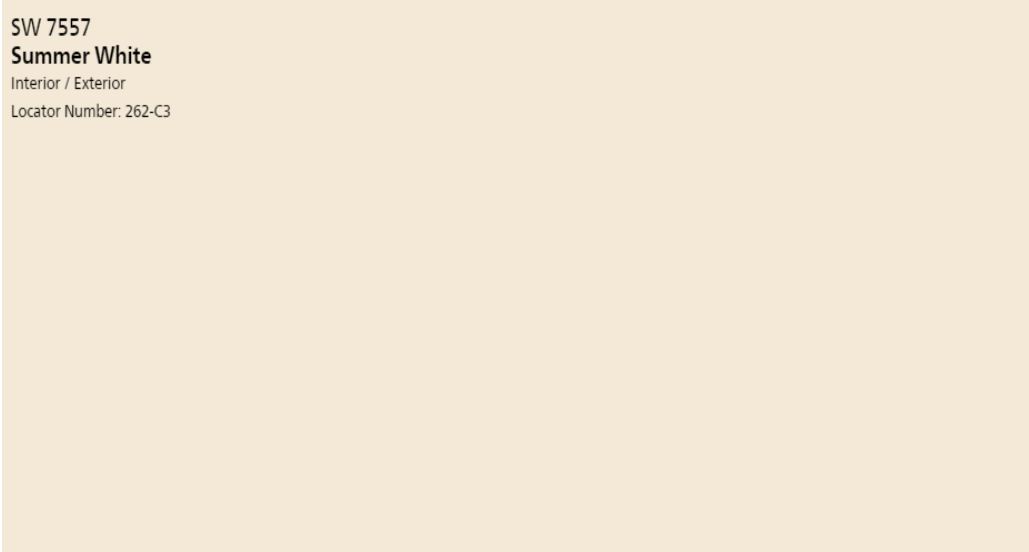
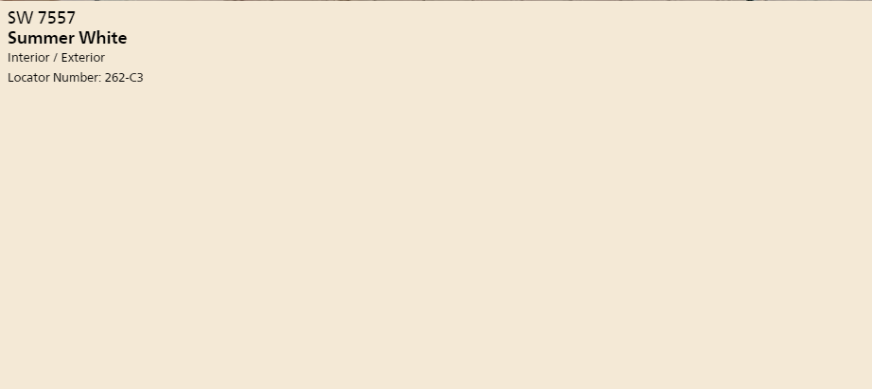
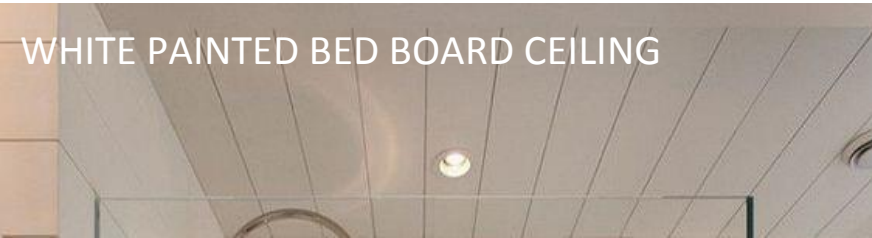
OPTION 1



OPTION 2

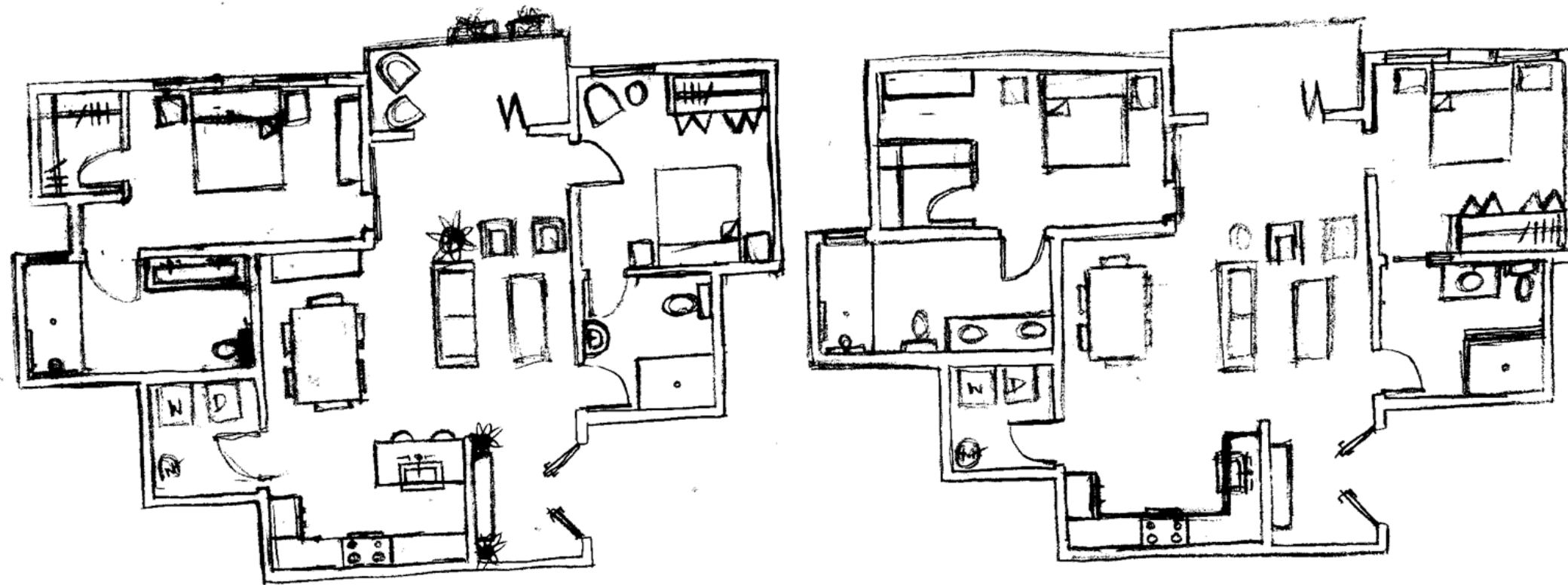
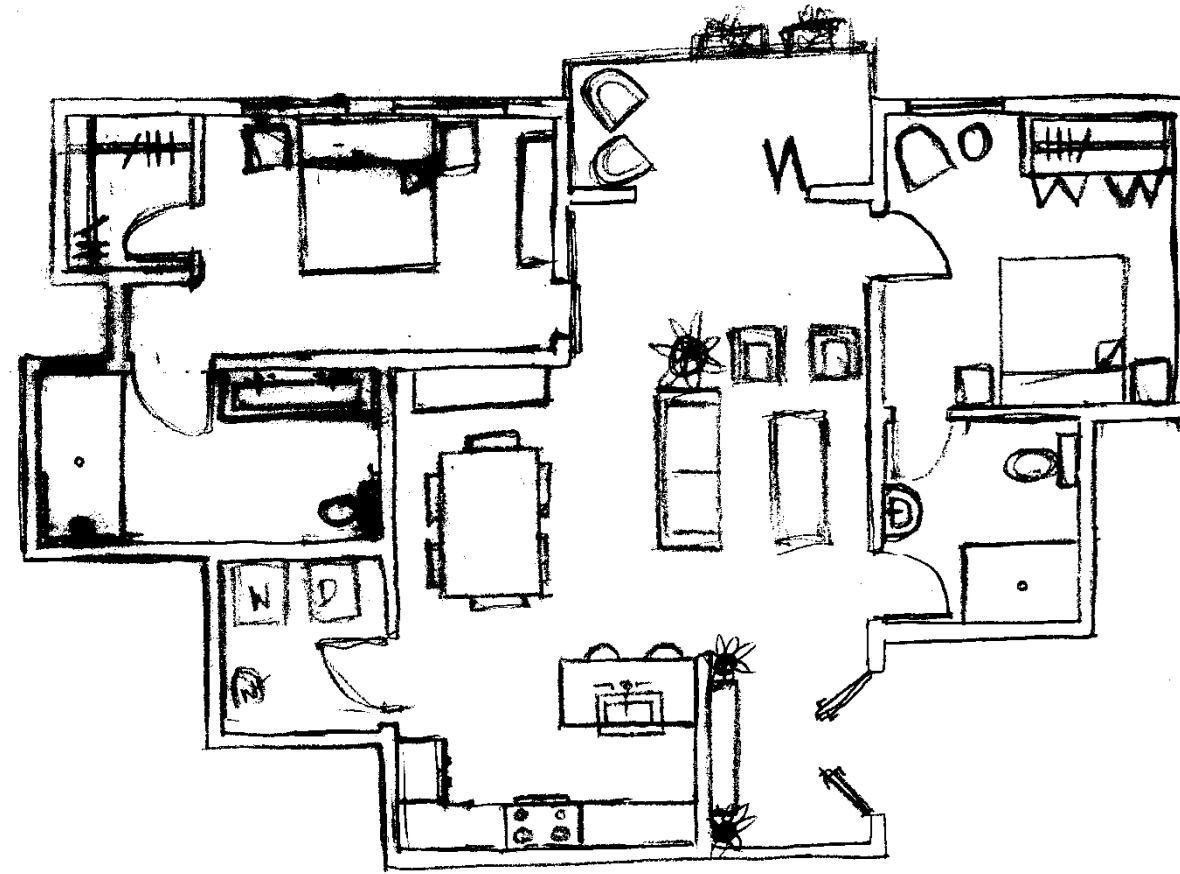


# FINISHES

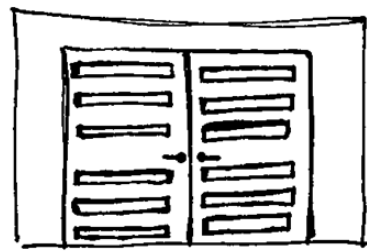




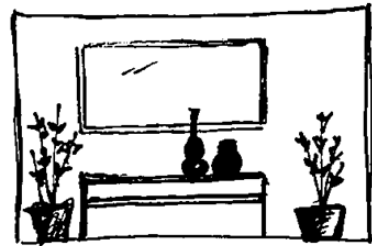
# SCHEMATICS





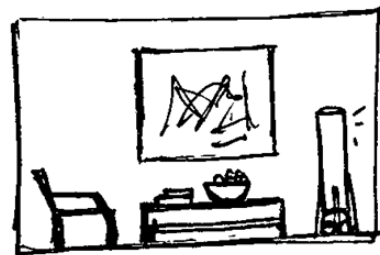


FRONT DOOR



ENTRY/FOYER

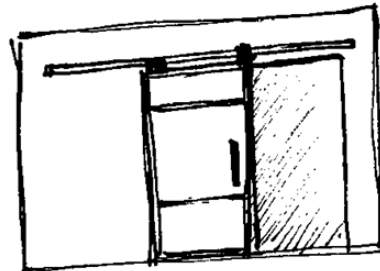
### LIVING AREA/GREAT ROOM



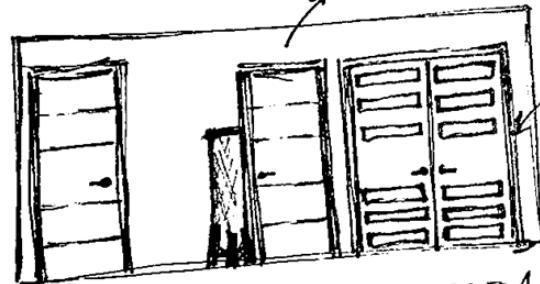
LIVING



BALCONY ENTRY



MASTER BEDROOM ENTRY



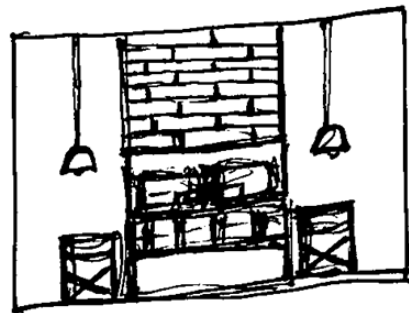
ENTRY DOORS

GUEST BEDROOM GREAT ROOM

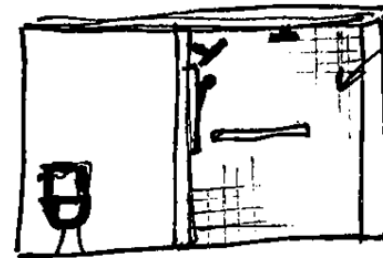
GUEST BEDROOM CLOSET



GUEST BEDROOM

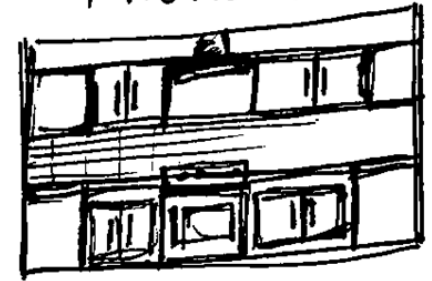


### GUEST BATH

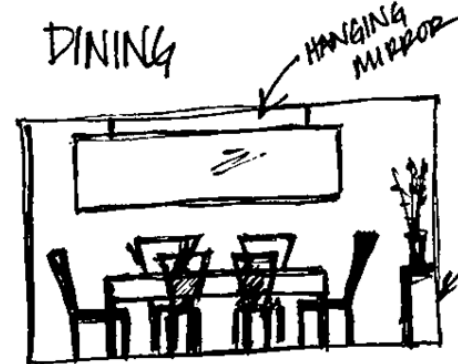


SHOWER W/TILES

### KITCHEN



### DINING



HANGING MIRROR

BUFFET

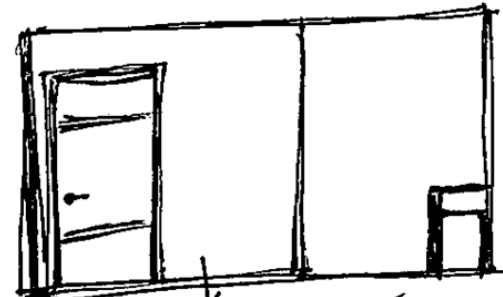
### LAUNDRY/UTILITY



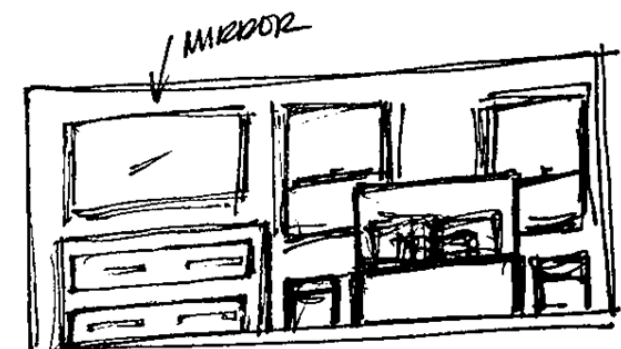
WATER HEATER

FRONT LOADER WASHER/DRYER

### MASTER BEDROOM



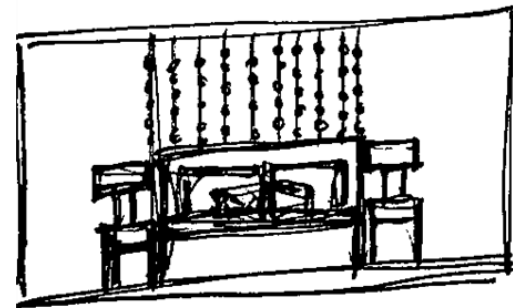
WALK IN CLOSET



MIRROR

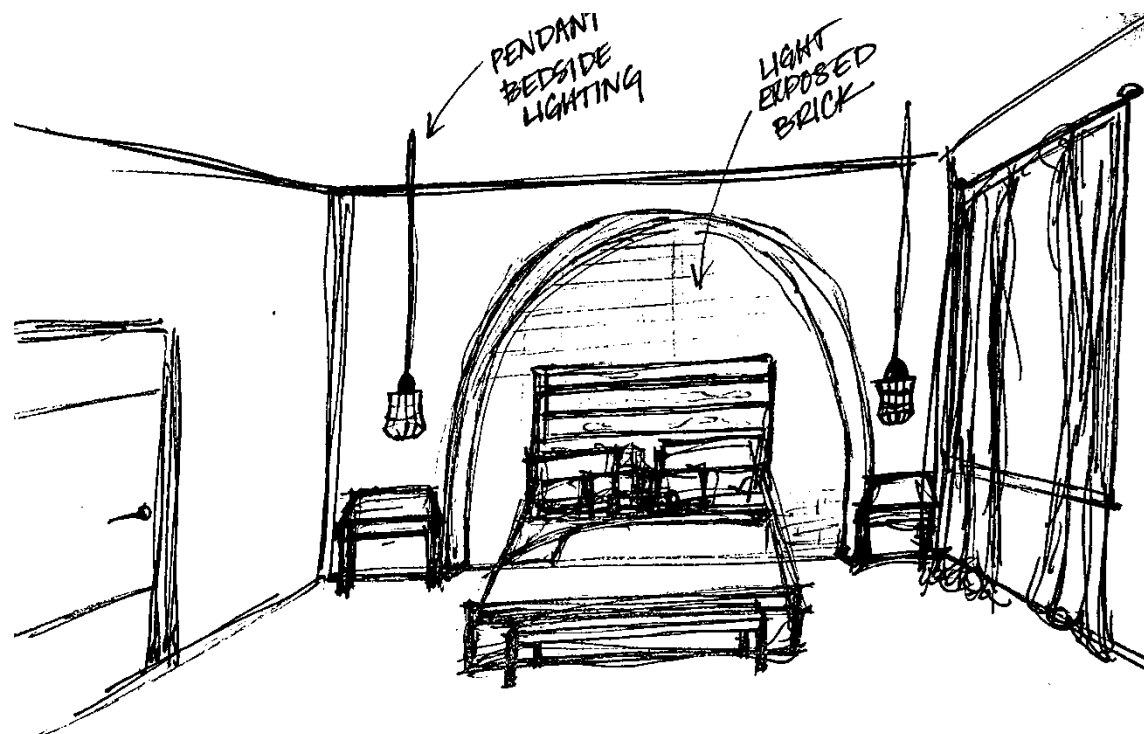
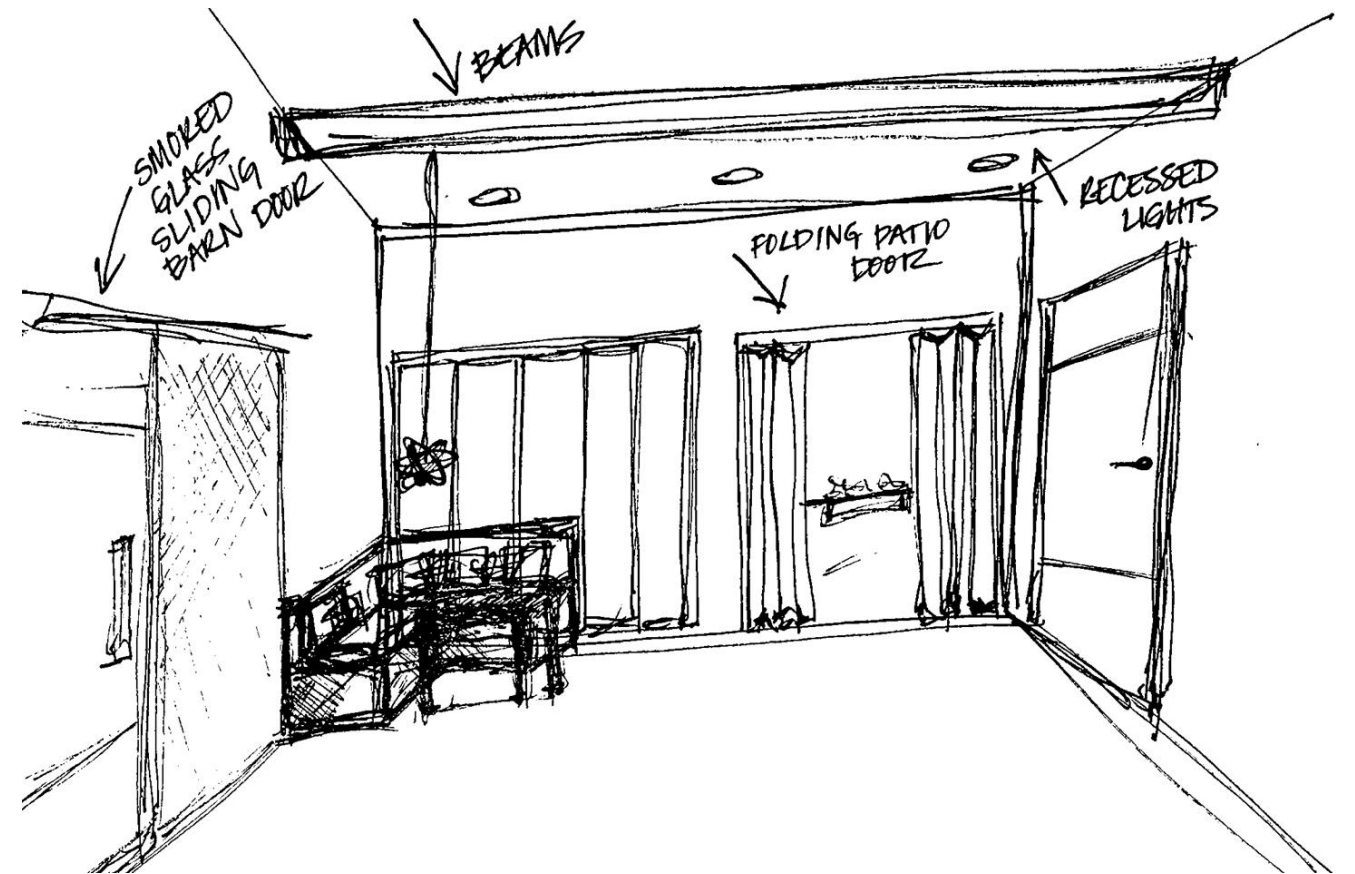
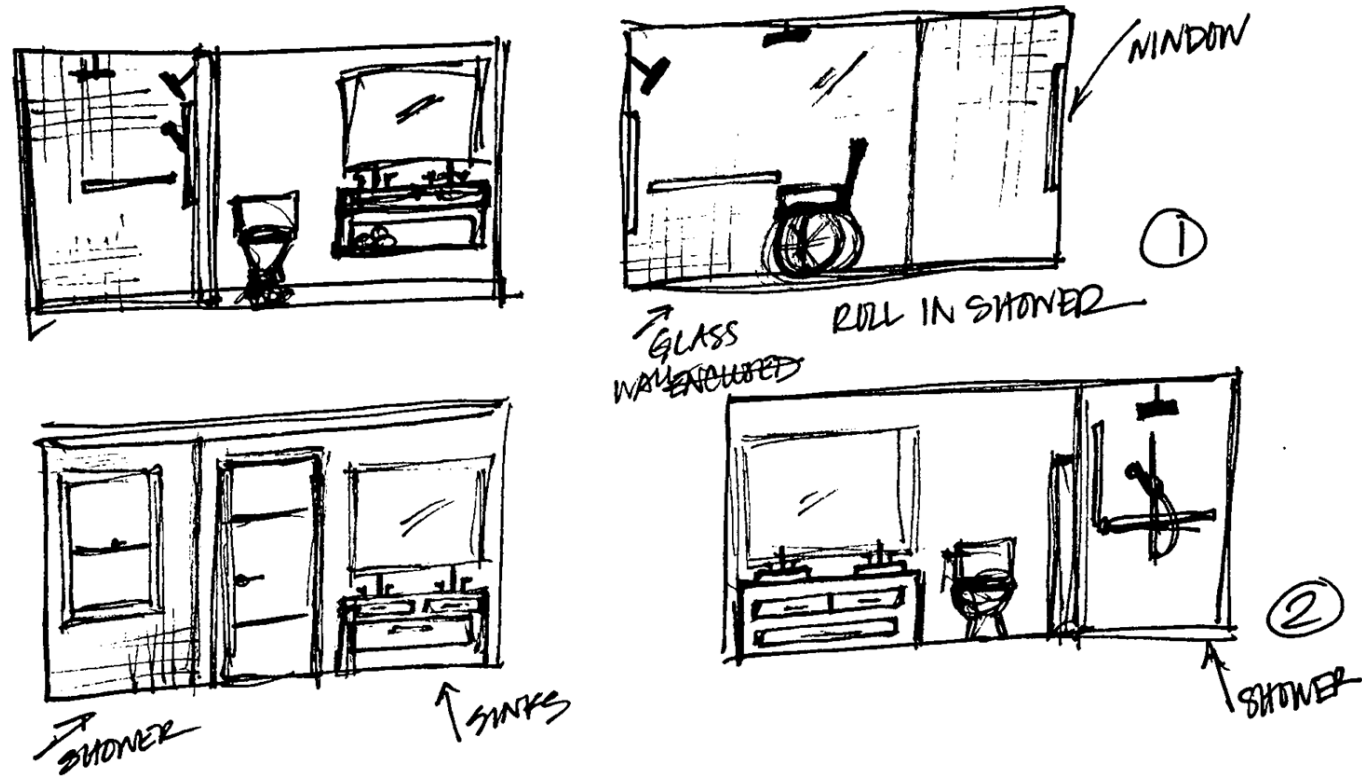
DRESSER

①



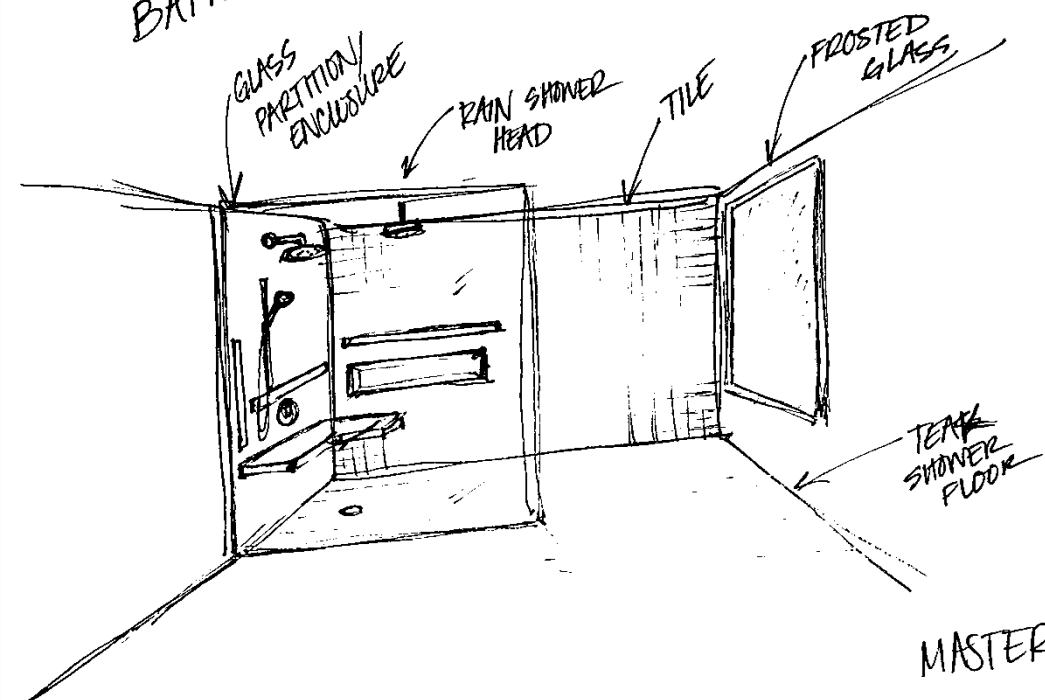
②

# MASTER BATH



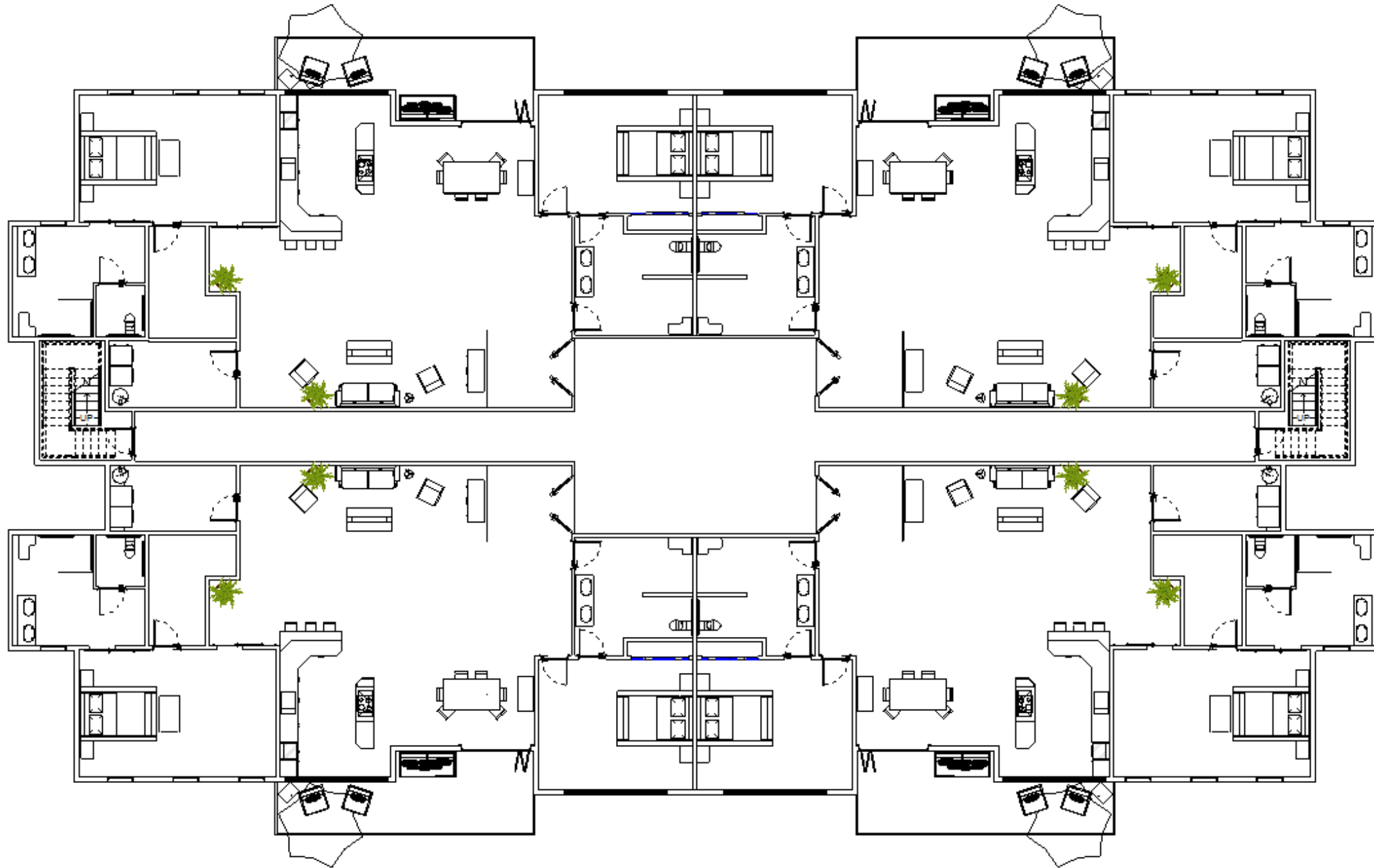
MASTER

# MASTER BATH



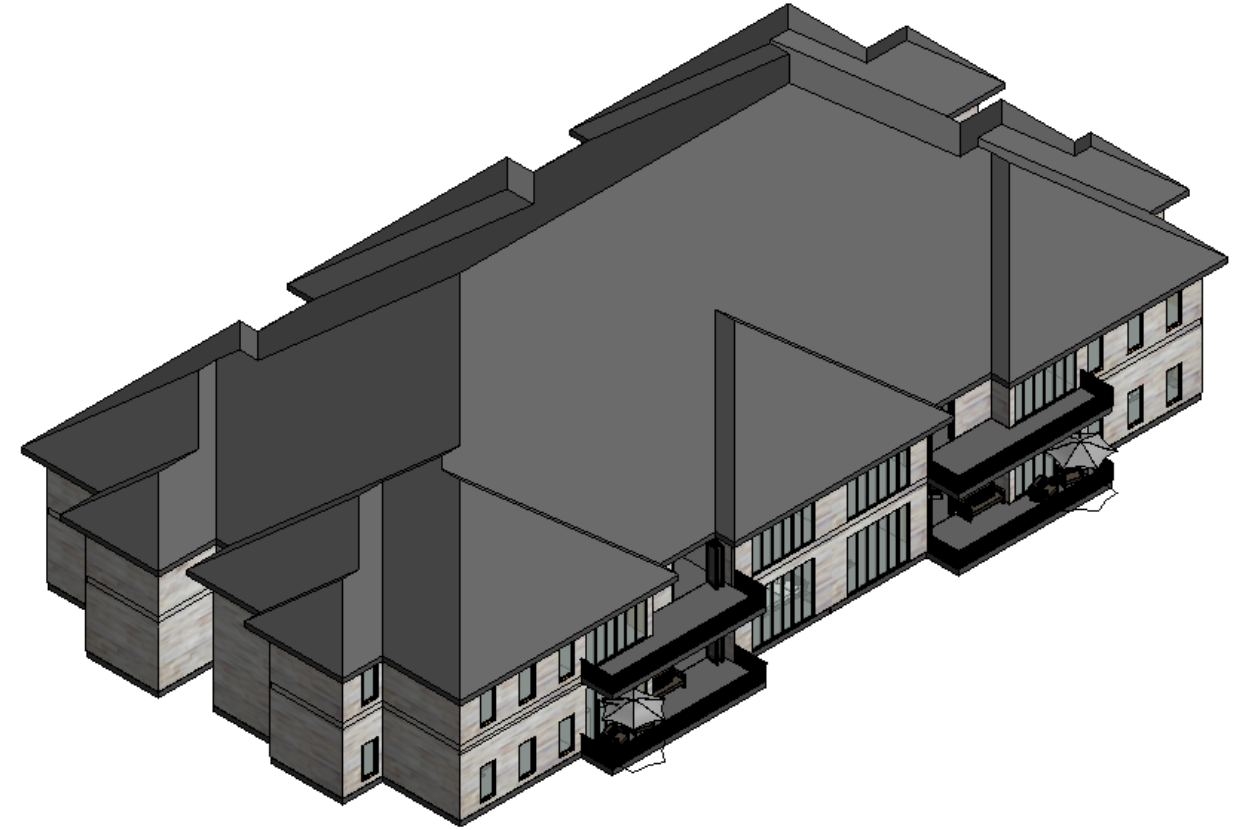
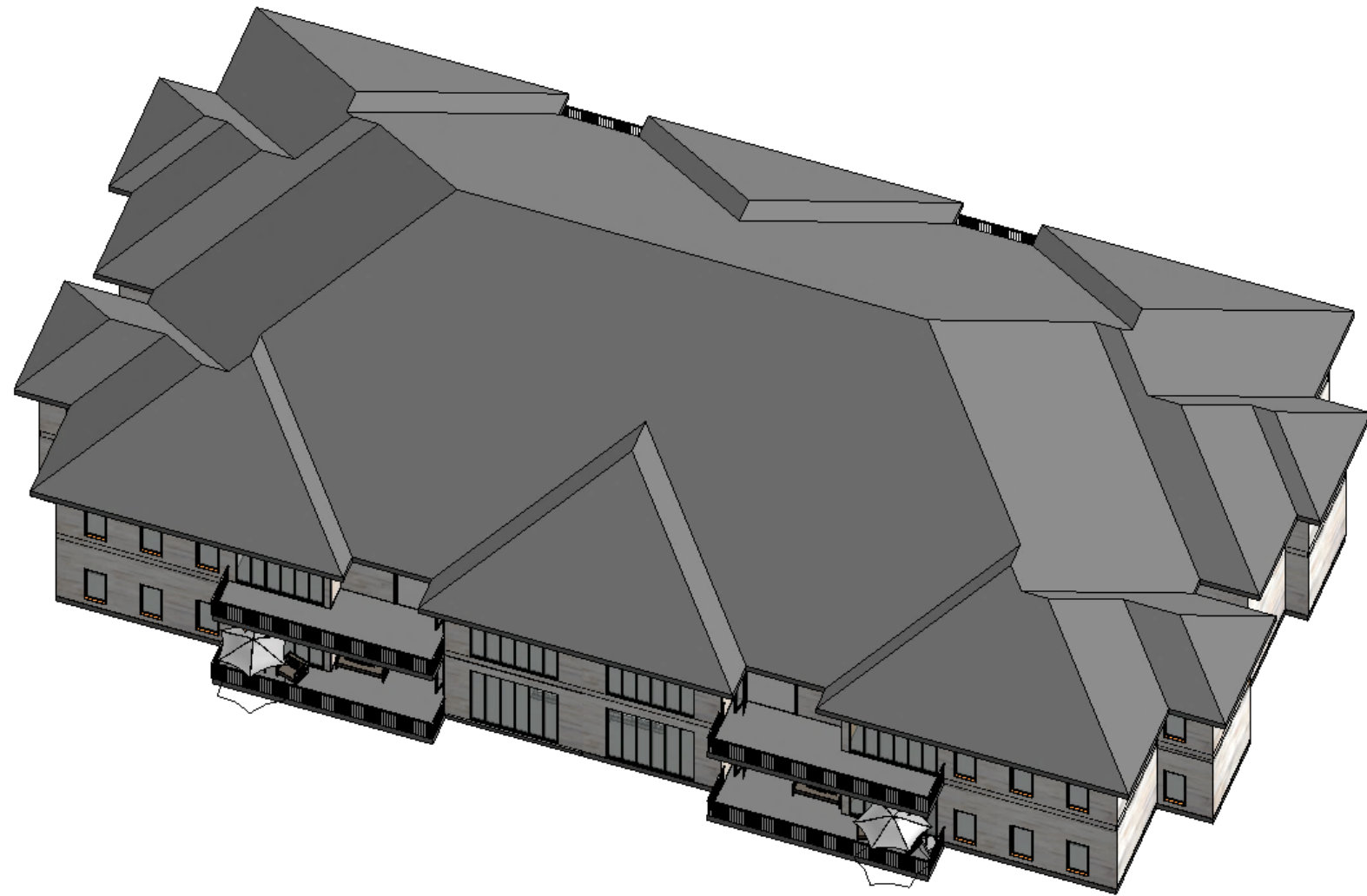
MASTER BATH

# BUILDING STUDIES – FLOOR PLAN

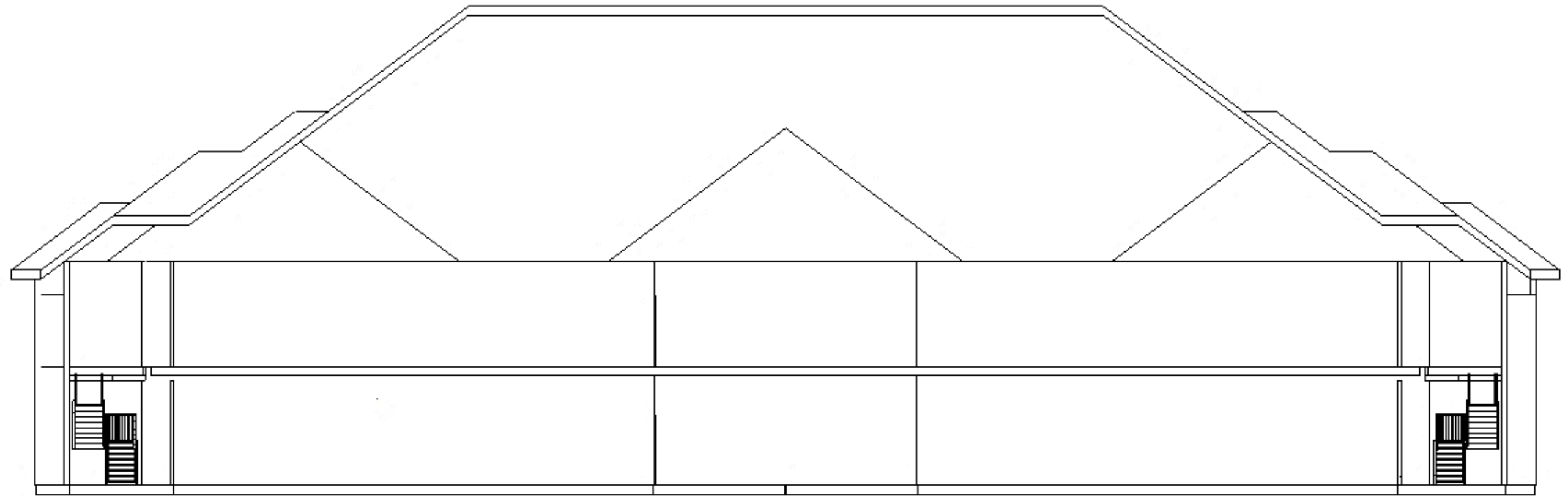




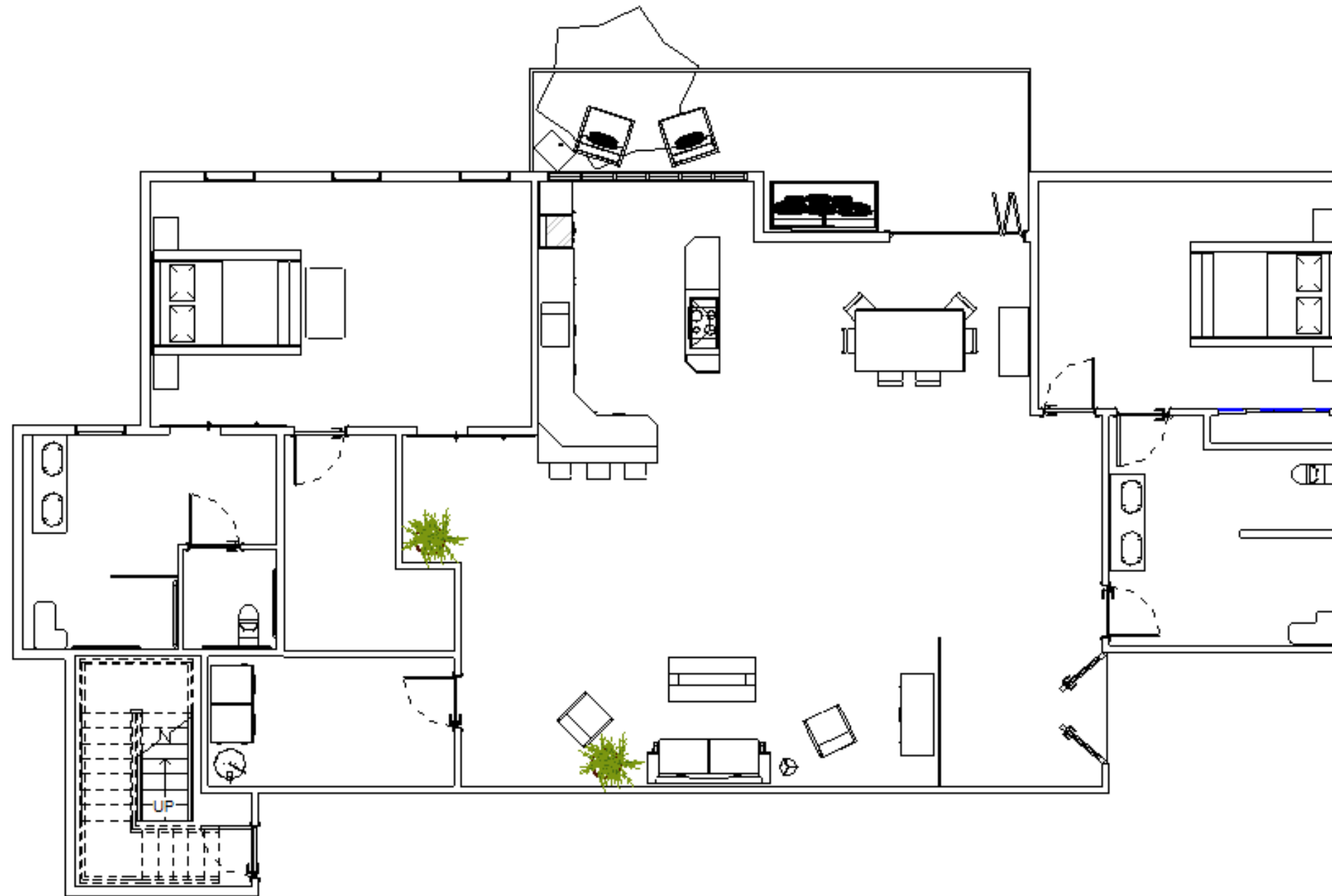
# BUILDING STUDIES- EXTERIOR MASSING STUDY



# BUILDING STUDY- SECTION CUT



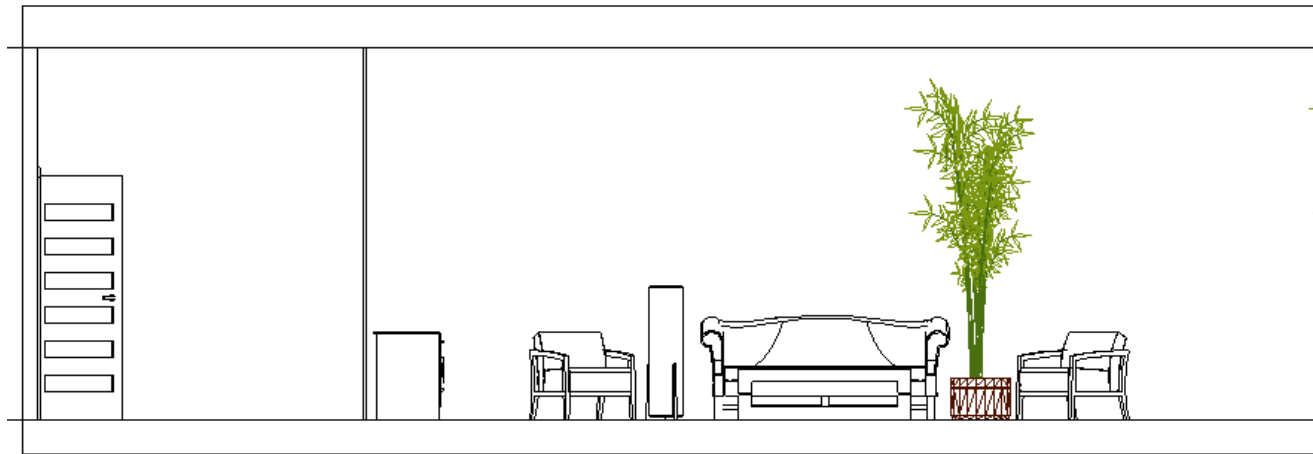
# CONDO STUDIES: FLOOR PLAN



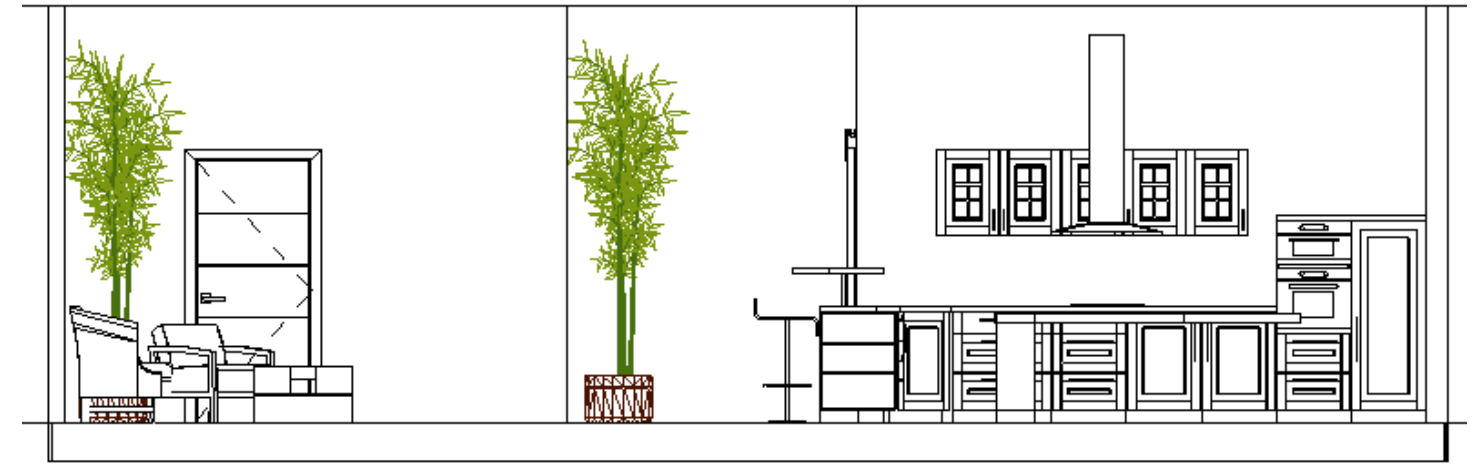


# CONDO STUDIES:

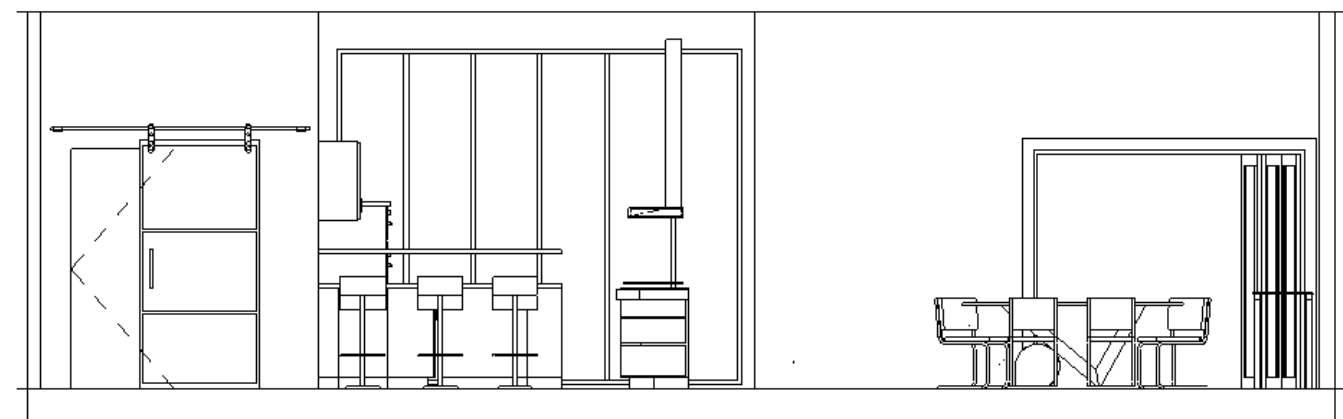
## ELEVATIONS OF PUBLIC ROOMS



LIVING AREA



KITCHEN AND LIVING



KITCHEN AND DINING, ENTRANCE TO BALCONY

# ACCESSIBILITY

