

# Lifestyle Community

WINDSOR  
PARK  
A LIFESTYLE COMMUNITY

AFFINITI  
architects



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# Lifestyle Community

- Luxury Residences and Amenities
- Universal Design
- Age in Place
- Community Health





# Universal Design

- Endorsed by: AARP, NAHB, IHCD (Institute for Human Centered Design), NAIPC (National Aging in Place Council) & University of North Carolina
- Simplify life for everyone
- Make products, communication and the built environment more usable by as many people as possible
- Little to no extra cost
- Universal design benefits all ages and abilities





# Age In Place

“Aging in Place has become the holy grail... 85% of individuals over age 45 would prefer not to move from their residence as they age.”

~ Joyce Polhamus & Alexis Denton, ULI

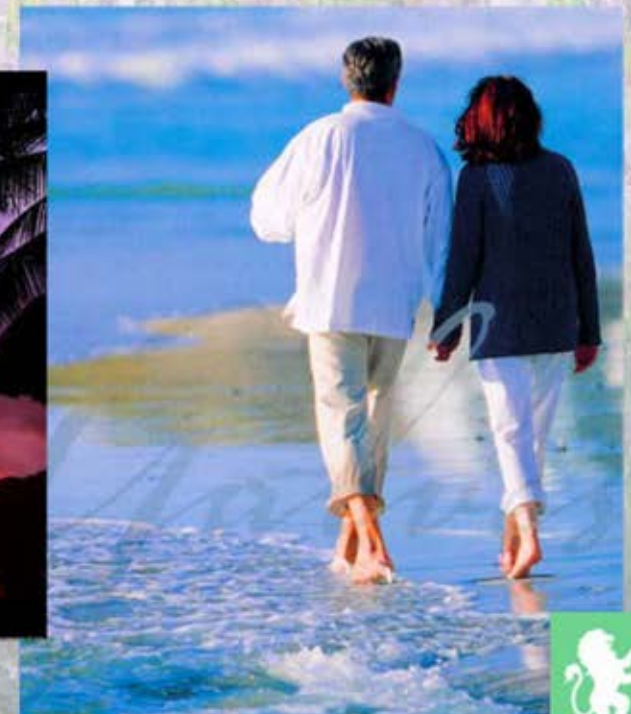
- CAPS (Certified Aging in Place) is a certification professionals and builders can receive
- Accommodate most levels of care within the home
- Utilize universal design
- Provide for live in staff care
- Community Medical & Health Center
- Use of low maintenance materials





# Community Health

- Wellness program
- VIP Medical program
- Visiting specialists
- Exam and Treatment
- Affiliation with local Hospital





# Windsor Park Site Plan

## Project Data

112 Acres  
 161 Estate Lots  
 66 Villas  
 84 Townhomes  
 311 Total Units



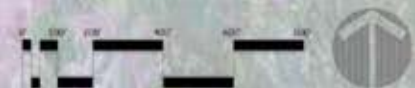
- Estate Lots
- Townhomes
- Villas
- Non-Denominational Church
- CLUBmed
- Common Use
- Retention
- Forested Area



**AFFINITI**  
 architects

## MASTER PLAN

Resolution #79-05, PZ#05-05 & 05-140





# Estate Residence



First Floor



Staff (2<sup>ND</sup> Floor)

- 3050 Total A/C sqft
- Single level owner living
- Flex room for den, club, exercise
- Guest room ground floor but private
- 2 car garage plus 1 car staff
- Staff suite with private access
- Full size private pool





# Villa Residence

- 2450 Total A/C sqft
- Single level owner living
- Den-Sitting above
- Guest room ground floor but private
- 2 car garage
- Staff suite with private access
- Private courtyard and pool



First Floor

Staff (2<sup>ND</sup> Floor)





# Townhome Residence



First Floor



Optional Shared Staff/ Staff (2<sup>ND</sup> Floor)

- 1200 Total A/C sqft
- Single level owner living
- Den / Craft room
- Private master bedroom courtyard
- 2 car garage plus
- Shared staff option with adjacent residence





# CLUBmed Facility



- 10,000 Total AC sqft
- 4,200 AC sqft social club
- 4,800 AC sqft community health center





# Social Club



- Social Concierge
- Game Room
- Private Dining
- Sitting Area
- Library
- Exercise with Private Exercise
- Outdoor Dining & Sitting
- Private Pool Cabanas





# Community Health Center

- Health Concierge
- Private Waiting Area
- VIP Medical
- Wellness Program
- Exam/Treatment
- Visiting Specialists
- Local Hospital Alliance



Sterile Wood Floor

Sitting w/  
Window

TV/Magazine  
Cabinet

Exam

Dr. Desk

Semi Private Vestibule

