

PROJECT 3

DESIGN DEVELOPMENT

INDS 210 AQ2 | PROJECT 03

NAVYA BEHKI

PROF ROSALIE CAPIRAL-LITTLE

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CLIENT PROFILE: GALERIE LIVING



GALLERIE CAPITAL

- Provides funding and financial structuring for new projects. By focusing on strategic growth and long-term stability, the Capital division ensures that every property is designed and built on a strong foundation.

GALLERIE LIVING

- Acts as the creative and development arm, coordinating architects, designers, and consultants. Its role is to ensure each project embodies innovative design and responds to the physical, emotional, and social needs of seniors.

GALLERIE MANAGEMENT

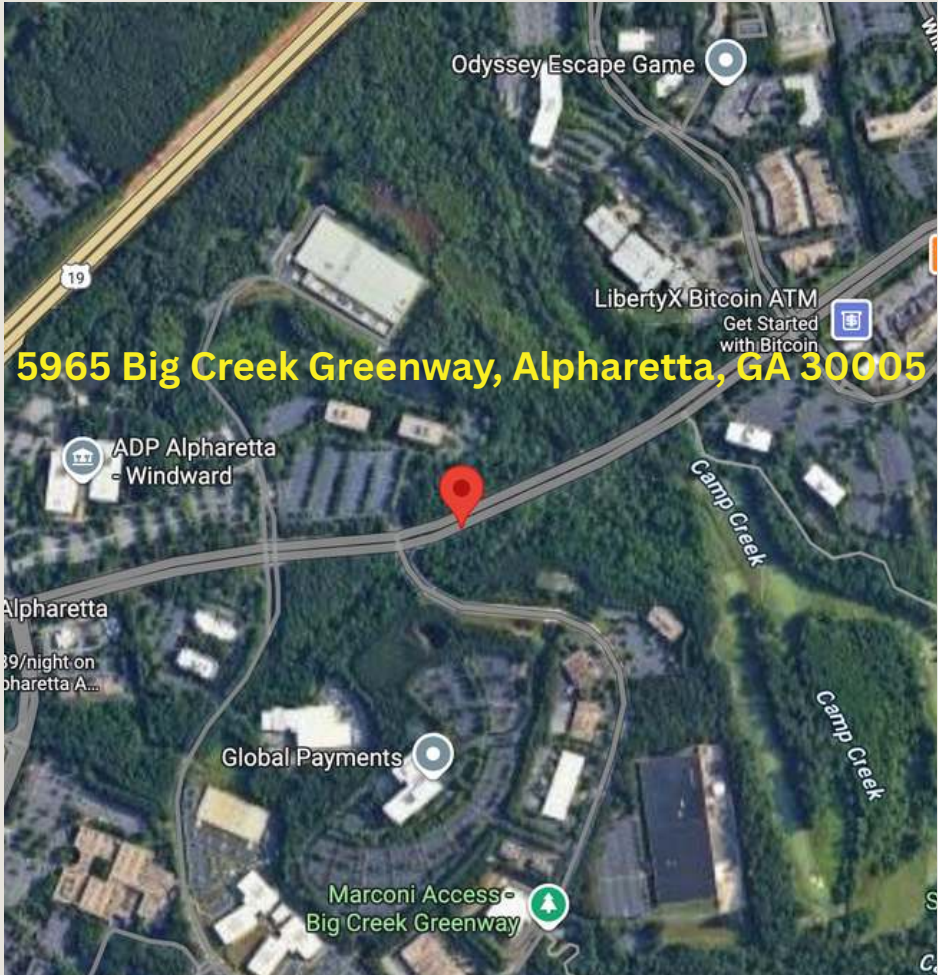
- Oversees day-to-day community operations once a property is open. This includes staffing, hospitality, resident care services, and programming that enriches daily life.



Gallerie Living is a fully integrated developer of senior living which is headquartered in Georgia. Established in 1996, the firm is known for the combination of investment acumen, modern design, and operational management under one seamless platform. This approach guarantees that each community is financially sound, thoughtfully designed and successfully managed. The firm's portfolio is organized under two brands, Corso and Village Park, which respond to the increased demand for aging-in-place options that do not jeopardize quality, lifestyle and dignity.

SITE

- **Number of Units:** 90 Rooms
- **Property Type:** Multi-Family
- **Property Subtype:** Senior Living
- **Building Type:** Mid-Rise
- **Building Class:** A
- **Lot Size:** 10.5 Acres
- **SF per Level:** 14,618 SF
- **Total Building SF:** 87,708 SF
- **Number of Stories:** 6 (Units on 2-6)
- **Slab to Slab HT:** L1: 14’/ L2-6: 10’



Wildlife Views →
Seniors can enjoy bird-watching (herons, woodpeckers) + spotting deer from sitting areas.

Healthcare Access →
Northside Hospital
Forsyth + Emory
Johns Creek Hospital
within 12 minutes.

Big Creek Greenway →
Paved, shaded trail with benches every ¼ mile → safe for senior walks + wheelchairs

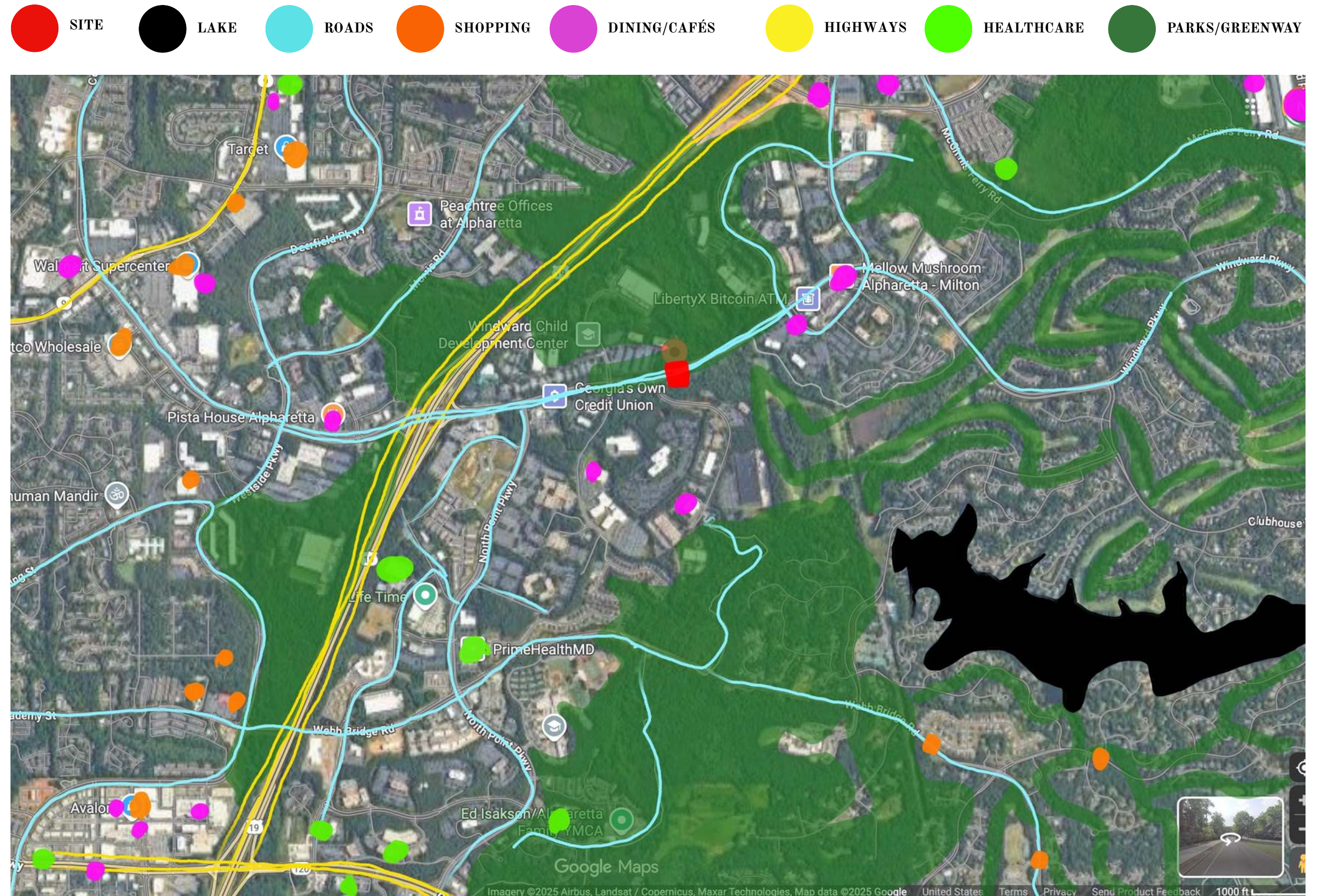
Avalon (2 miles away) →
Flat, walkable shopping + dining, easy for family visits with grandkids.

Safety → Alpharetta consistently ranks in Georgia’s Top 5 safest cities → seniors feel secure.

Wellness Culture →
Multiple senior fitness programs + tai chi classes held on the Greenway itself.

SITE: LOCATION & CONTEXT

- **Neighborhood Fit:** The site sits directly on Big Creek Greenway, offering direct access to trails for recreation + therapeutic walks.
- **Nearby Amenities:** Healthcare, shopping, and dining within 5–10 minutes provide resident independence & family convenience.
- **Community Character:** Alpharetta is affluent, suburban, with a strong health/wellness culture fits Corso's upscale brand.
- **Design Takeaway:** Strengthen indoor outdoor linkage to the Greenway and design for family visits tied to nearby amenities.



CONCEPT STATEMENT

The Haven as the Heart

The haven is the heart of the community, the place where daily life truly comes together. Sometimes it's a quiet corner to pause; other times, it opens up for shared meals, small celebrations, or an unplanned chat with a neighbor. Light shifts through the day, plants change with the seasons, and those layers make the space feel alive in everyday ways. Warm wood, soft fabrics, and comfortable seating build a home-like atmosphere, while small, thoughtful details ensure that everyone can move with ease and dignity. In turn, the haven becomes a space that restores energy when solitude is needed and brings people together when belonging matters most.

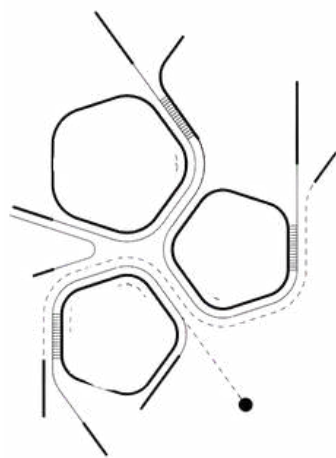
MOOD IMAGERY



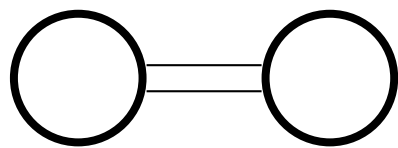
DIAGRAMS



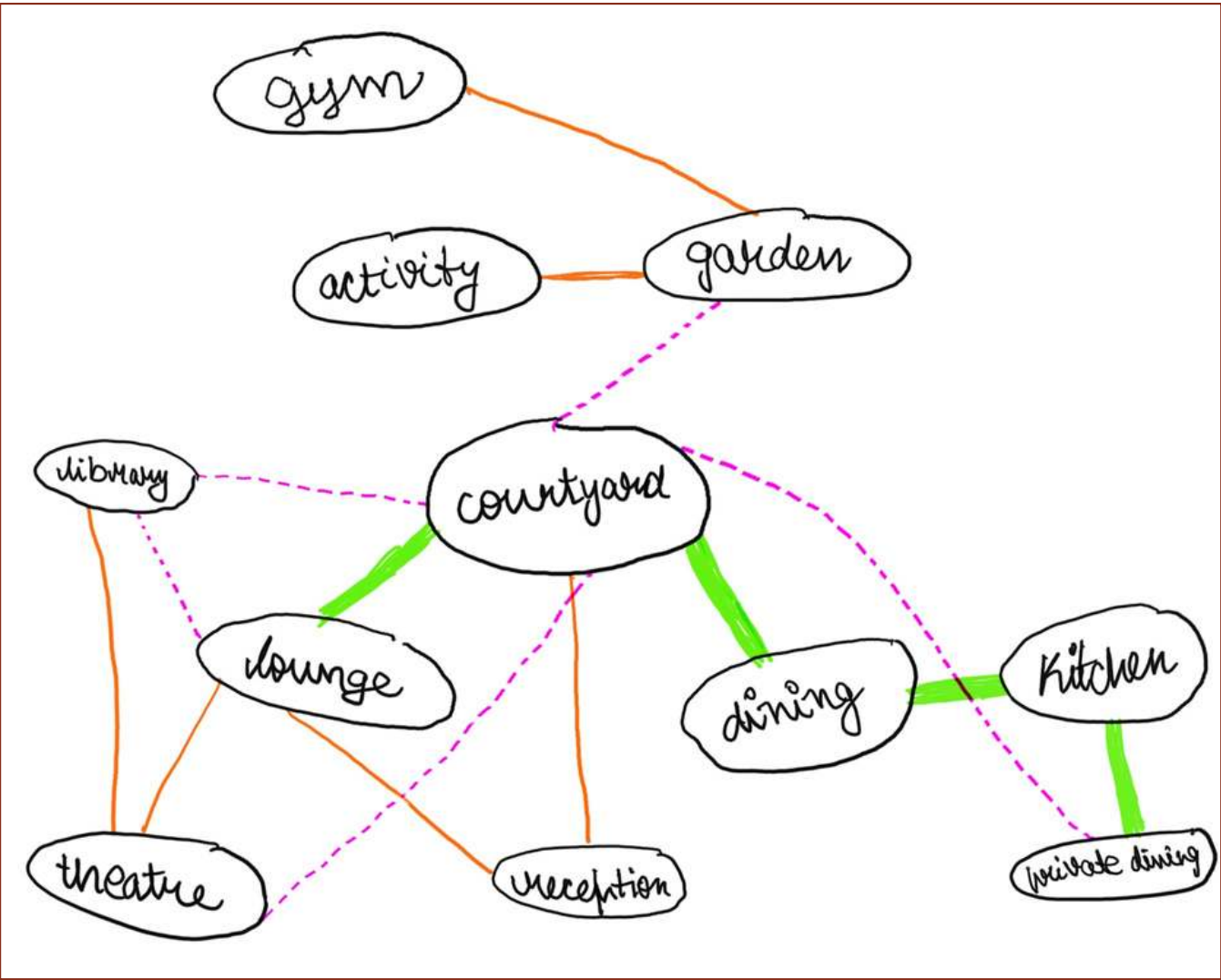
PARTI A – DUAL ANCHORS SPINE



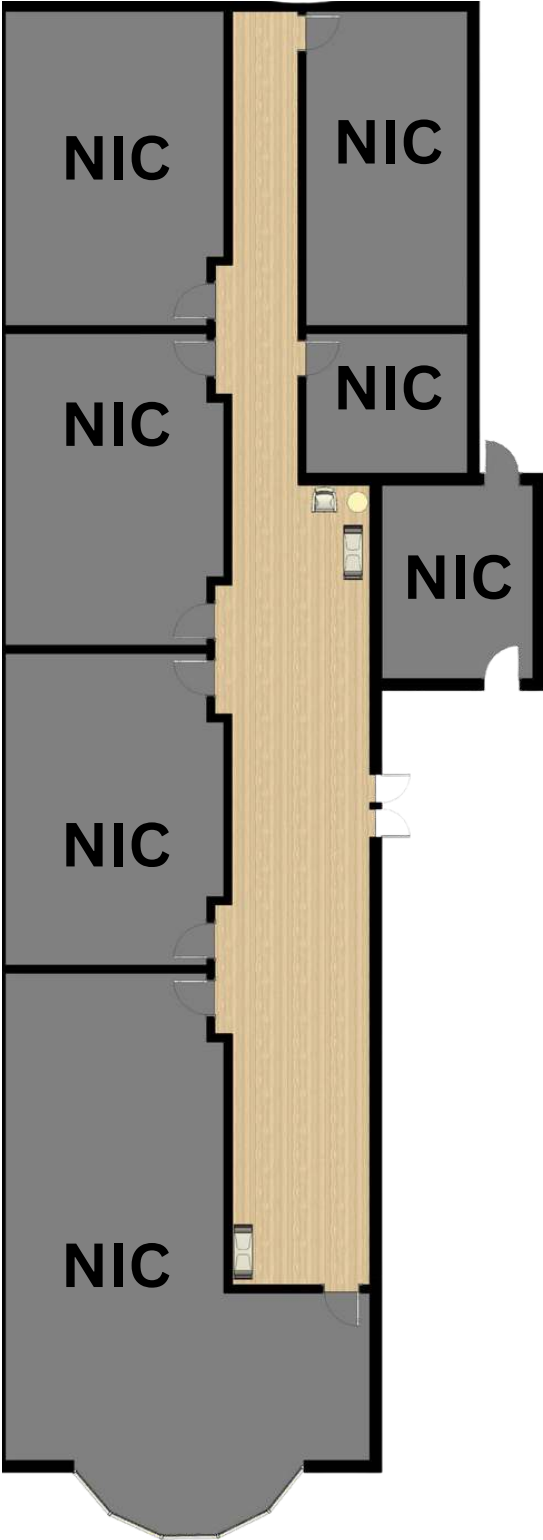
PARTI B – DIAGONAL MOVEMENT



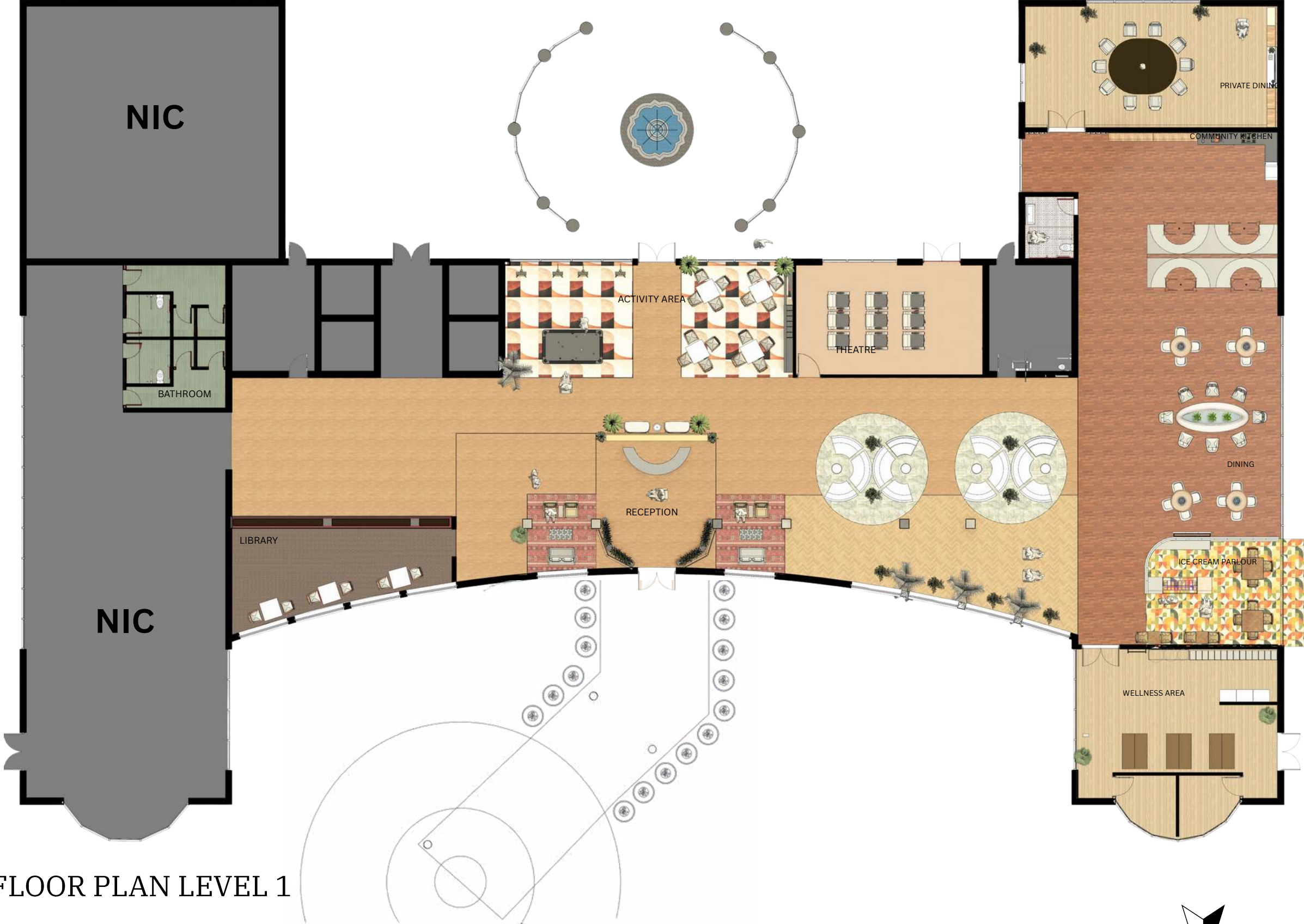
PARTI C – CLUSTERED NODES



FLOOR PLAN

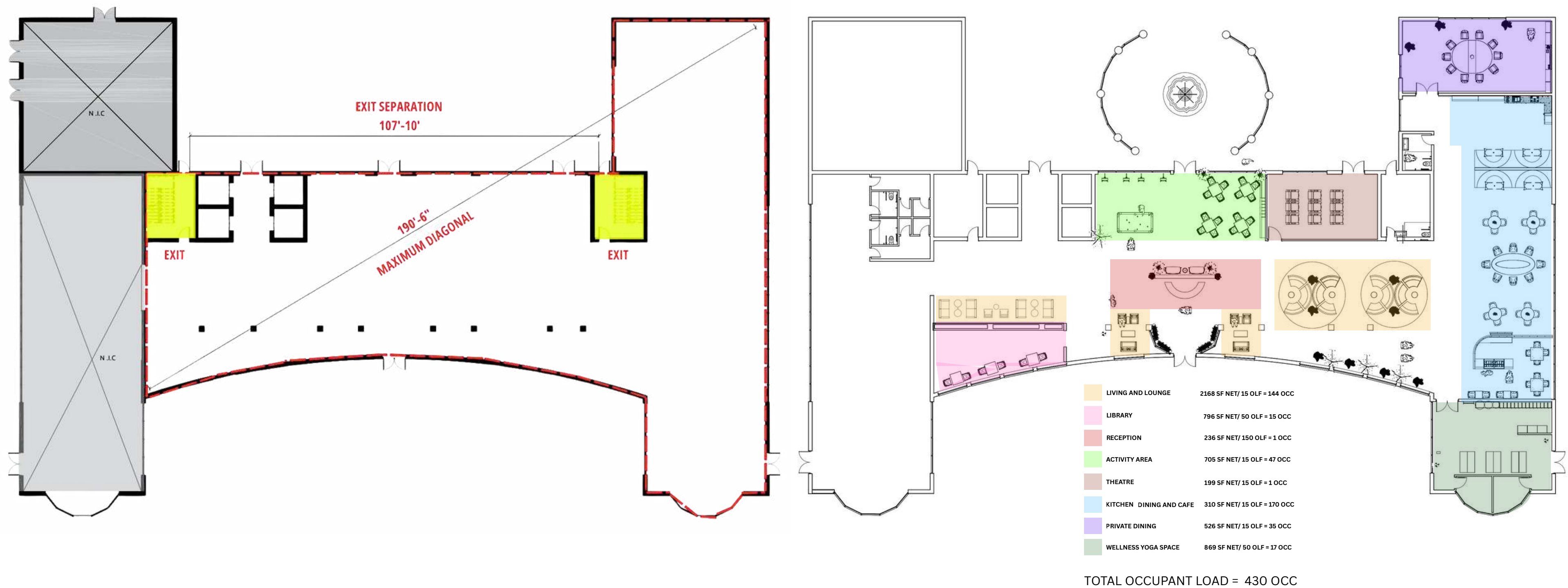


FLOOR PLAN LEVEL 2

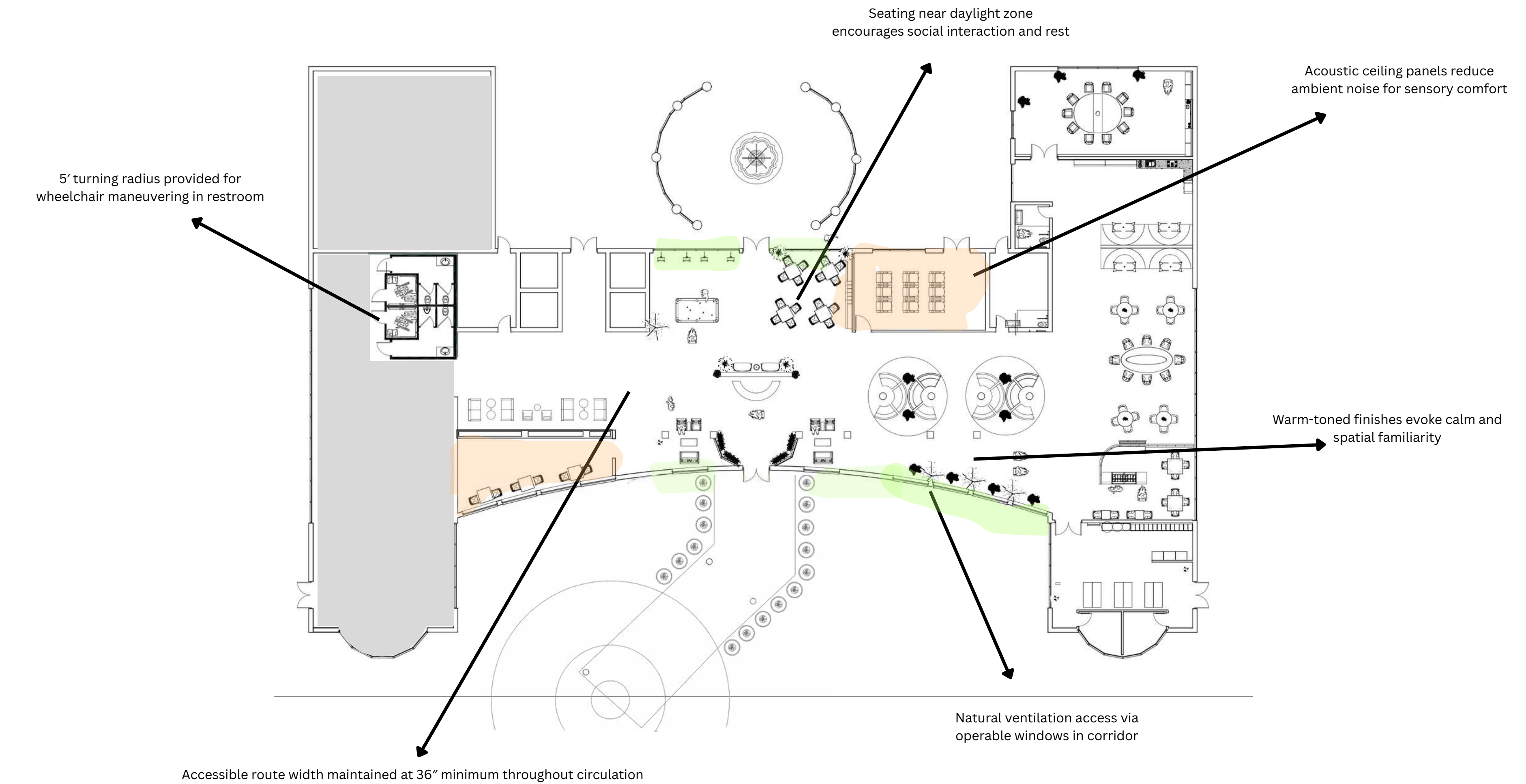


FLOOR PLAN LEVEL 1

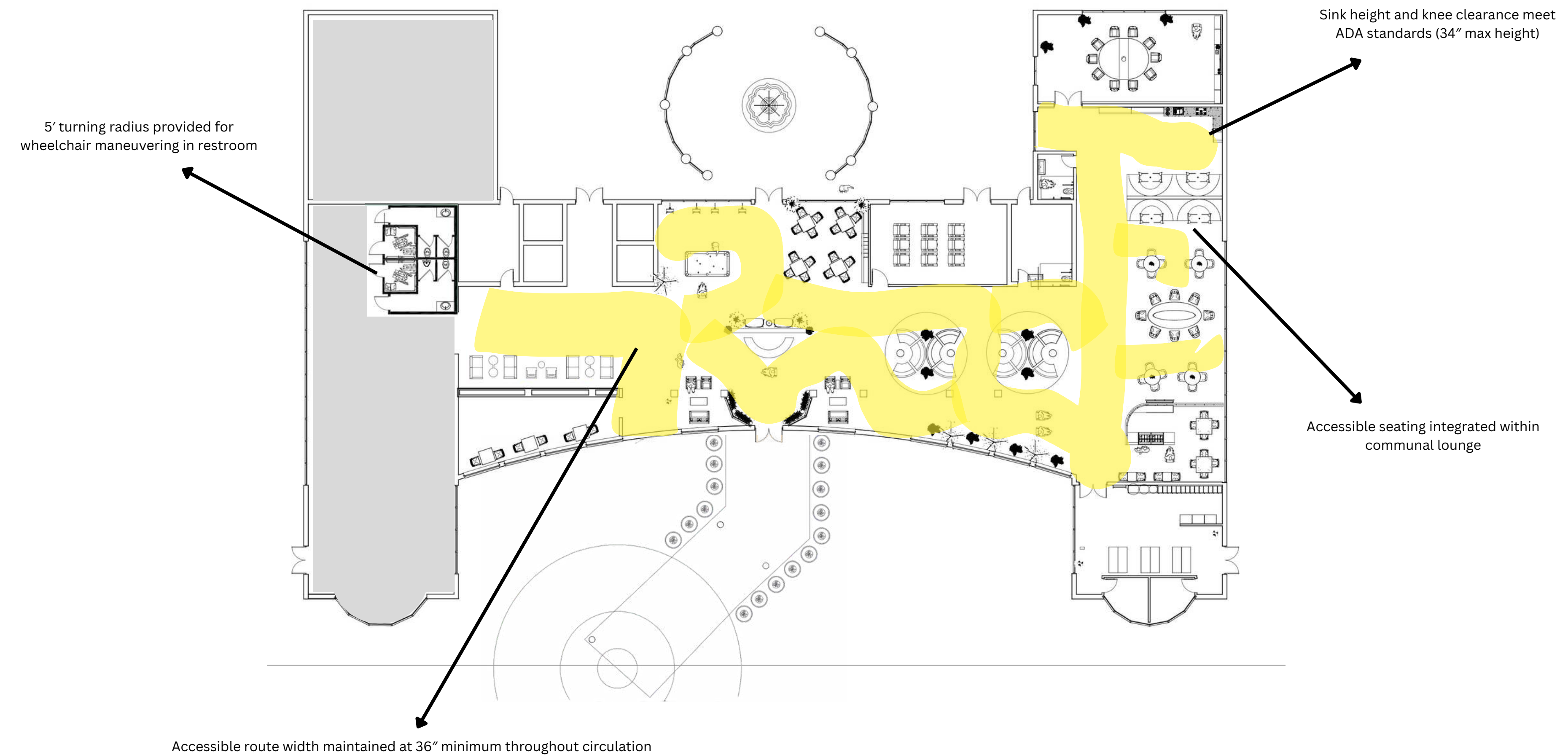
LIFE SAFETY PLAN



ADA, SUSTAINABILITY AND WELLNESS MAPPING



ADA, SUSTAINABILITY AND WELLNESS MAPPING



DESIGN THEORIES

DESIGN THEORY: ATTENTION RESTORATION THEORY



Attention Restoration Theory (ART) states that contact with natural environments restores mental focus, reduces stress, and improves well-being.

- Daylight-driven Corridors
- Layered Greenery
- Framed Outdoor Views

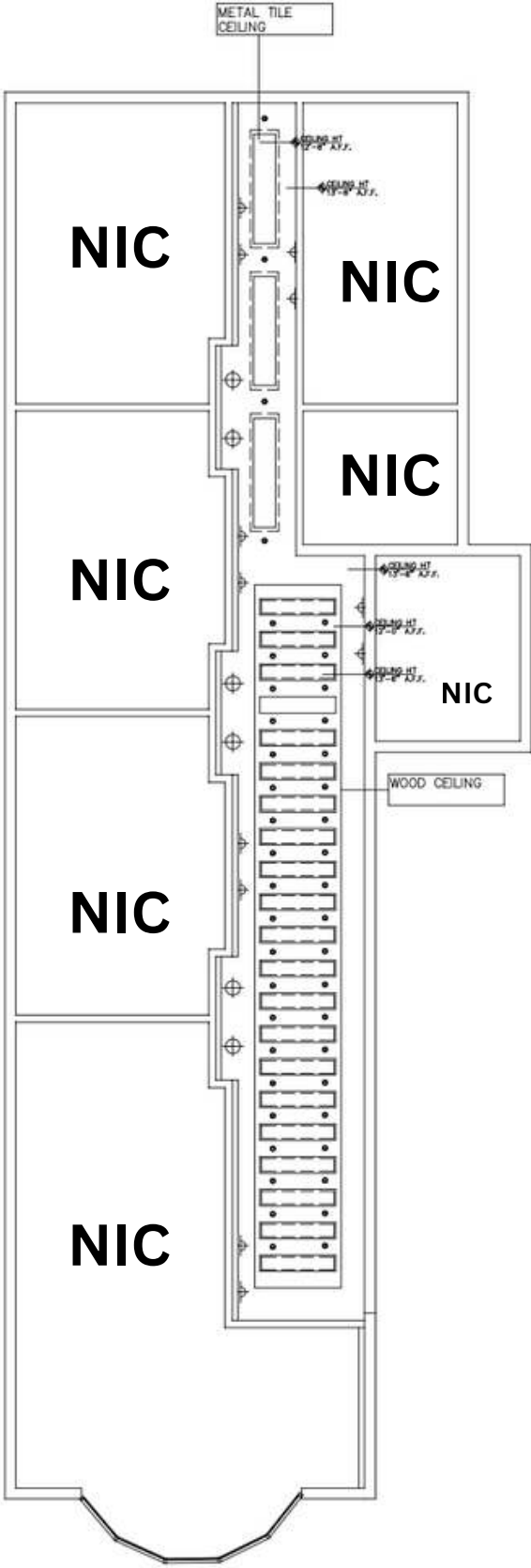
DESIGN THEORY: THE THIRD PLACE



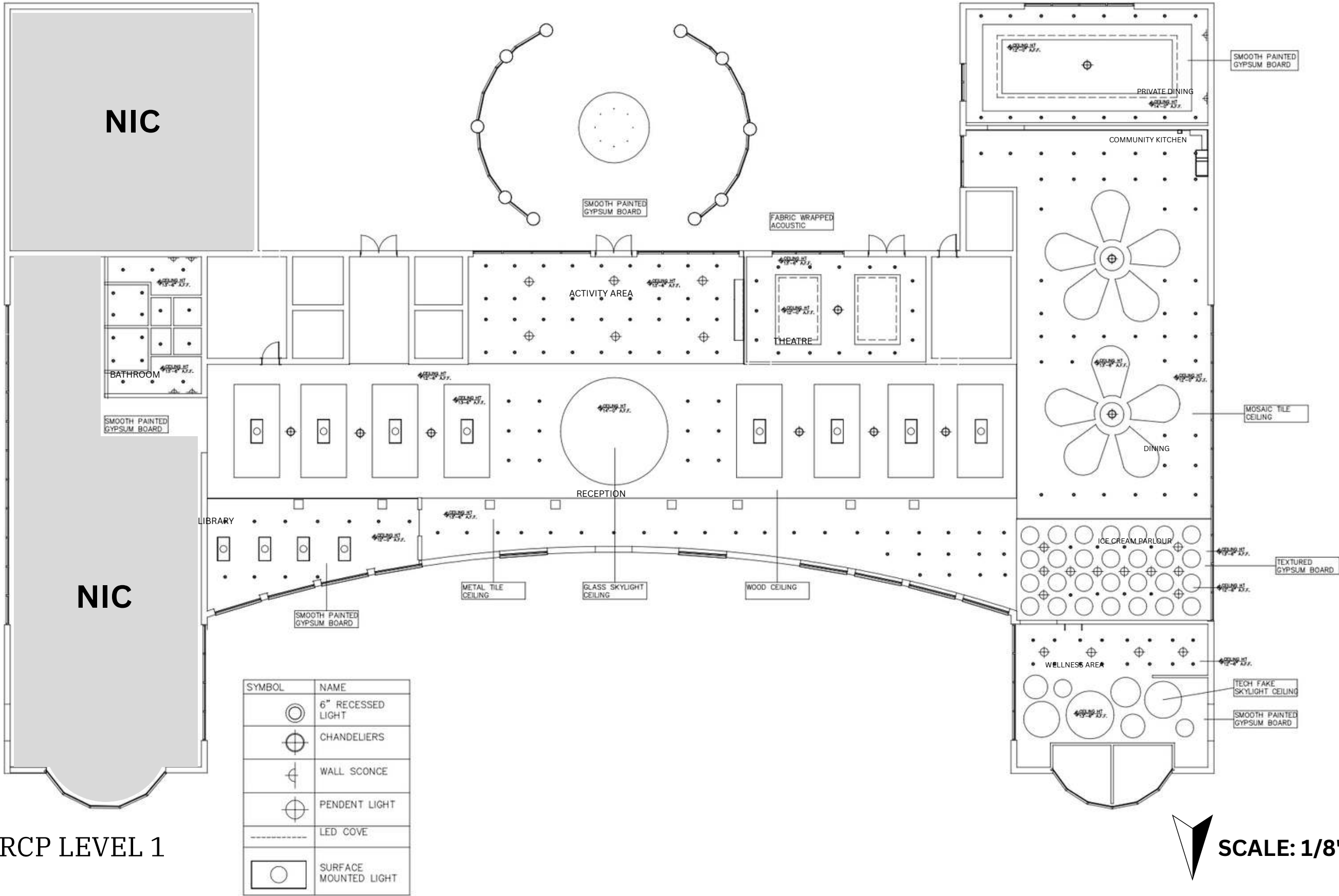
Oldenburg's Third Place Theory defines community anchors beyond home (first place) and work (second place), where people connect, belong, and create routines.

- Flexible Café Spaces
- Activity Rooms as Anchors
- Multiple Third Places Reduce Isolation

REFLECTED CEILING PLAN NON RENDERED



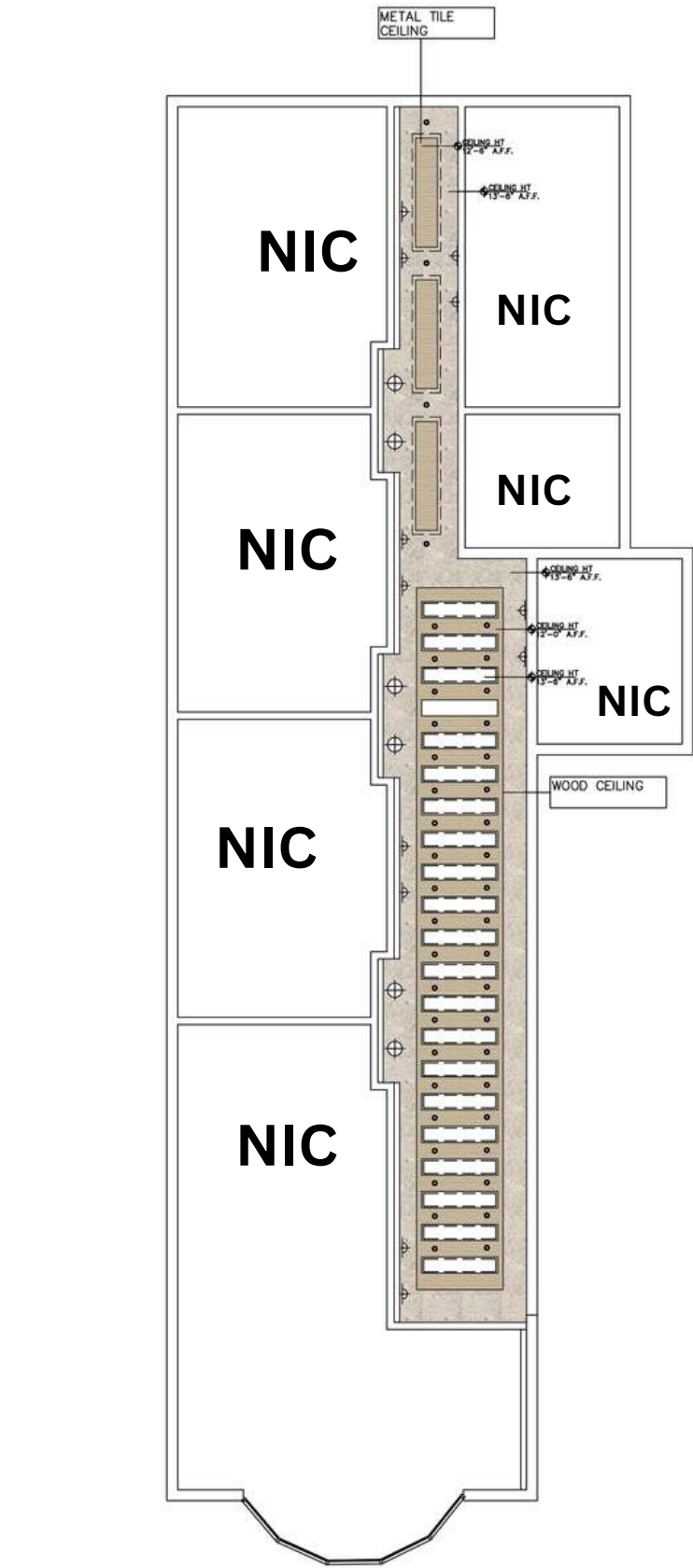
RCP LEVEL 2



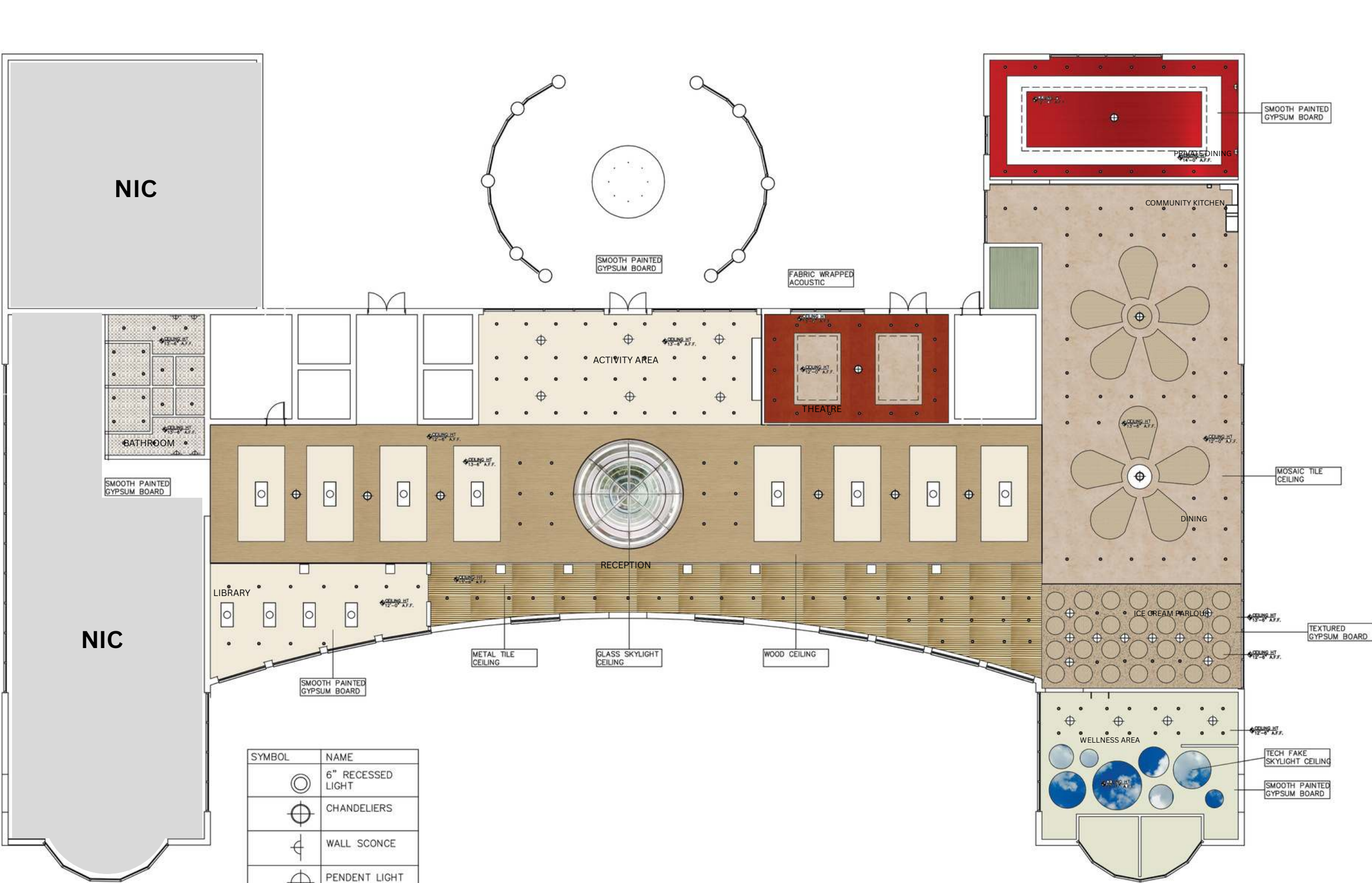
RCP LEVEL 1

SCALE: 1/8"=1'-0"

REFLECTED CEILING PLAN RENDERED



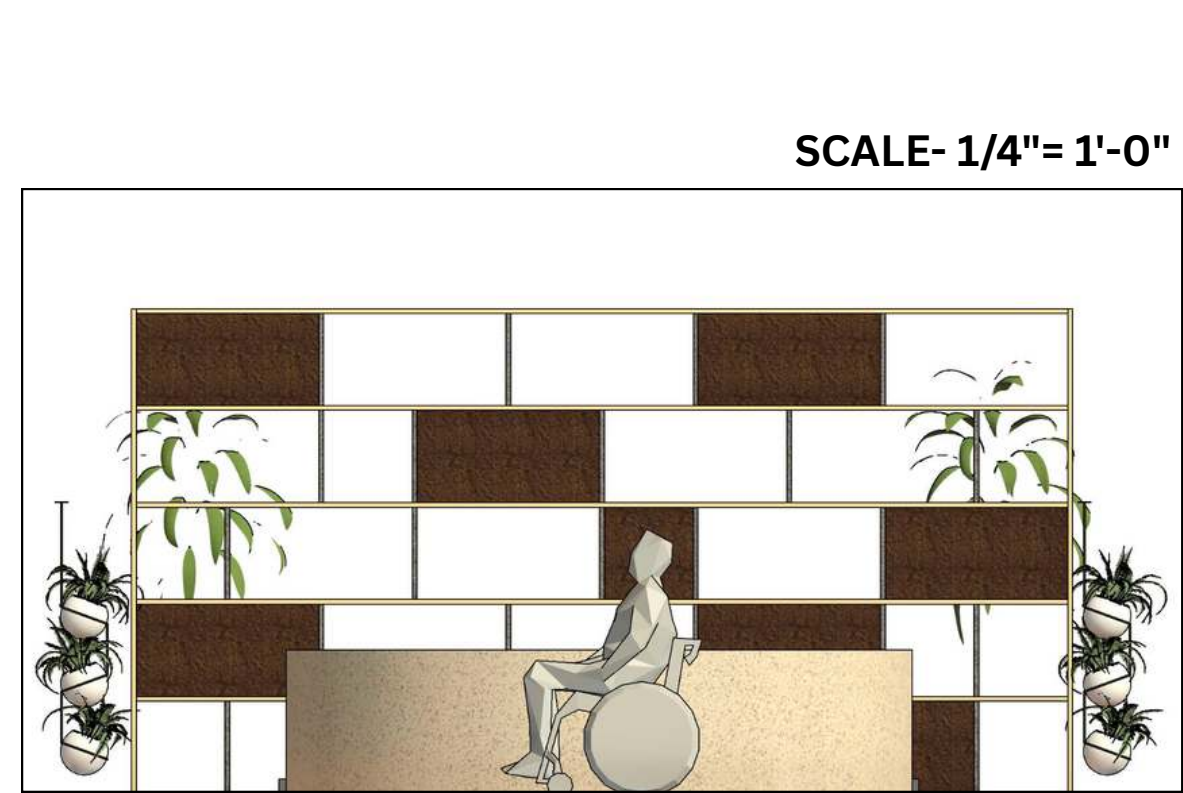
RCP LEVEL 2



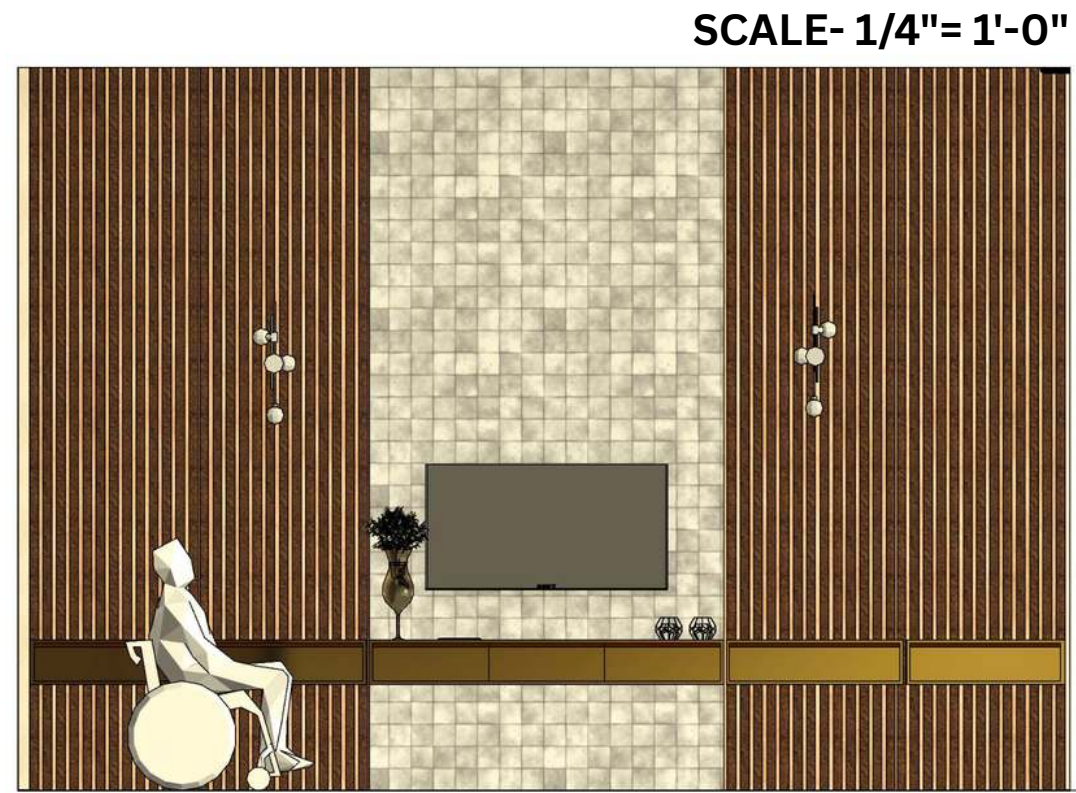
RCP LEVEL 1

SYMBOL	NAME
	6" RECESSED LIGHT
	CHANDELIERS
	WALL SCONCE
	PENDENT LIGHT
	LED COVE
	SURFACE MOUNTED LIGHT

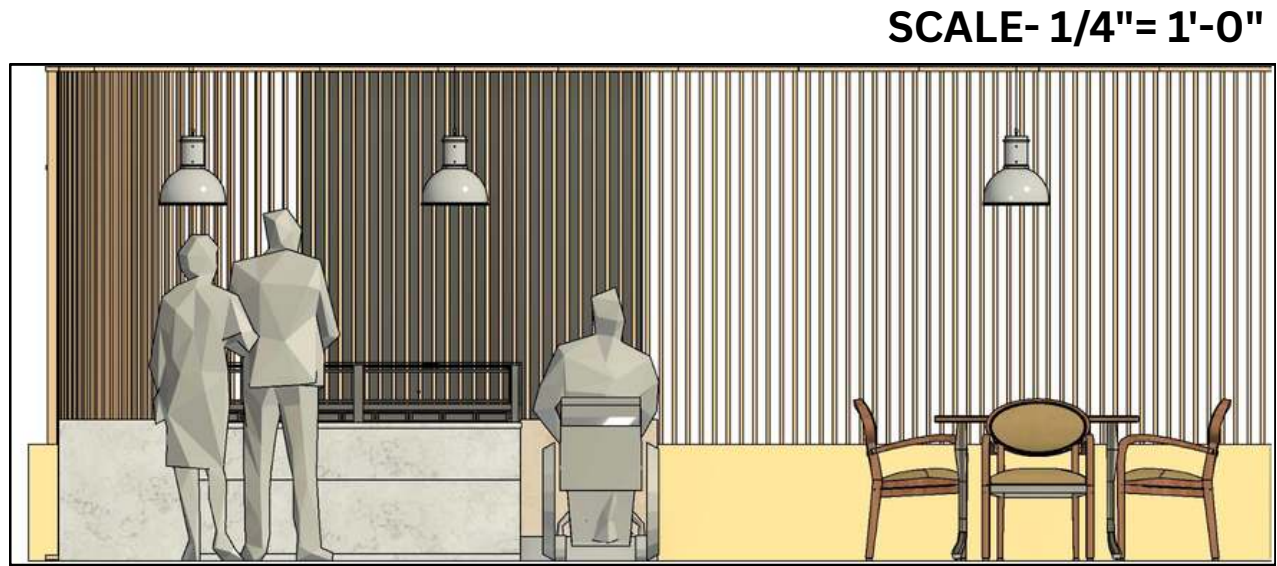
KEY FEATURE ELEVATIONS



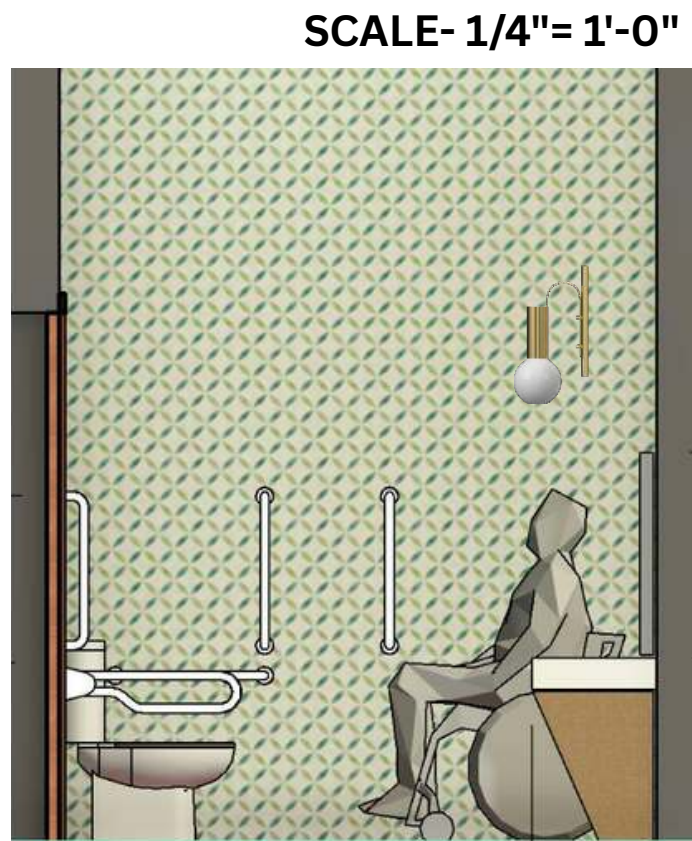
1- RECEPTION DESK



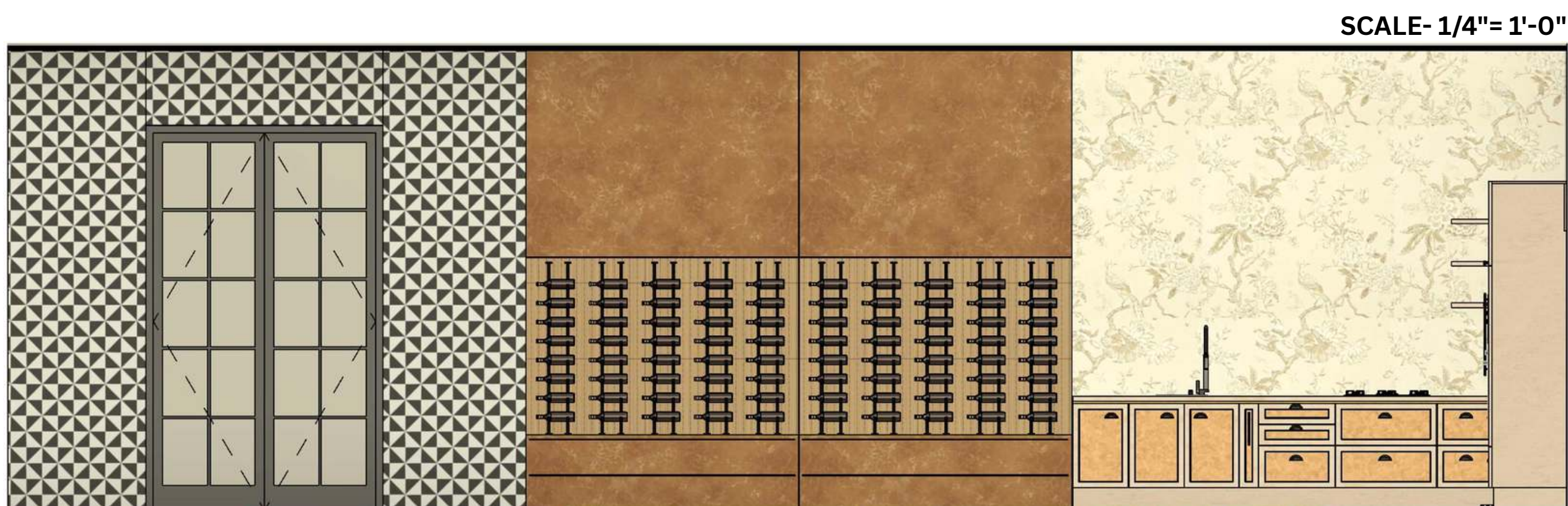
2- PRIVATE DINING TV UNIT WALL



3- ICE CREAM PARLOUR

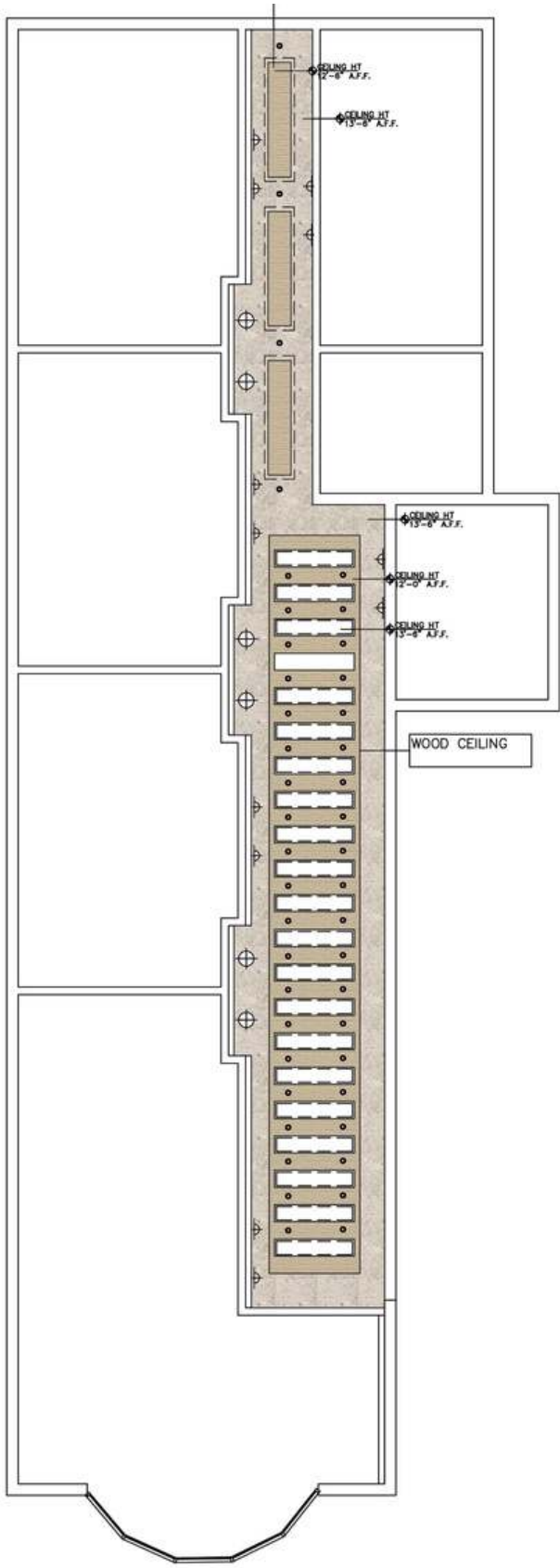


4- ADA SINGLE BATHROOM

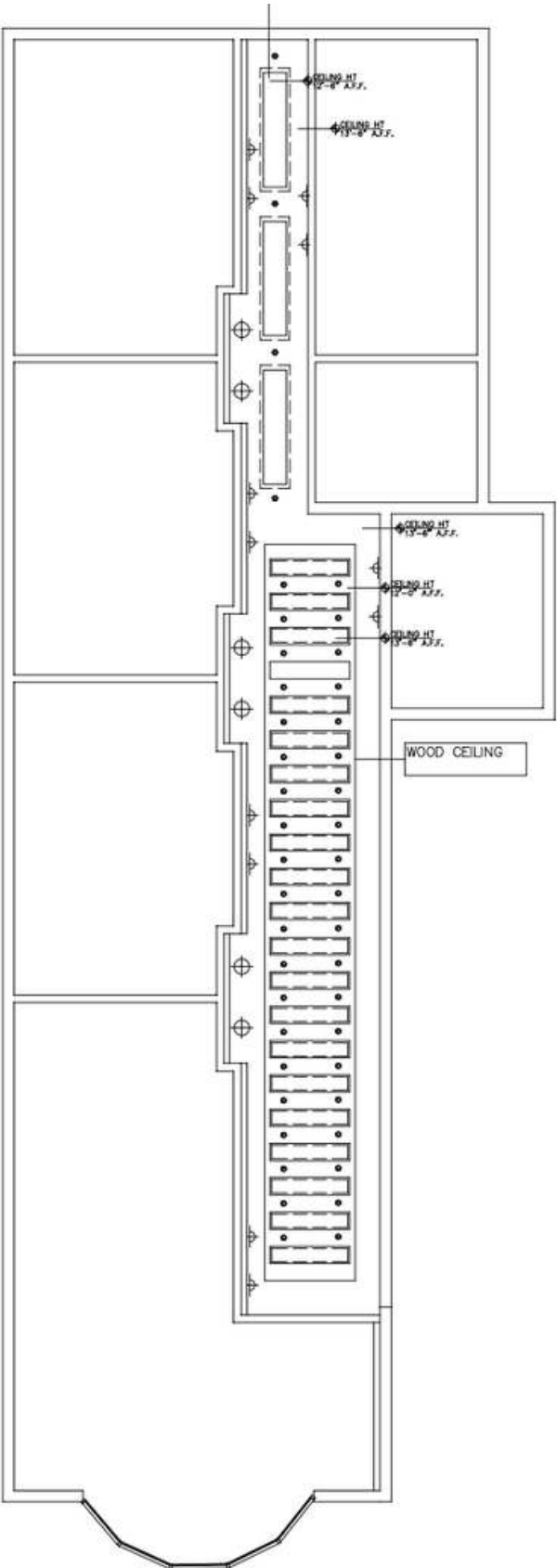


5- COMMUNITY KITCHEN AND WINE CELLAR

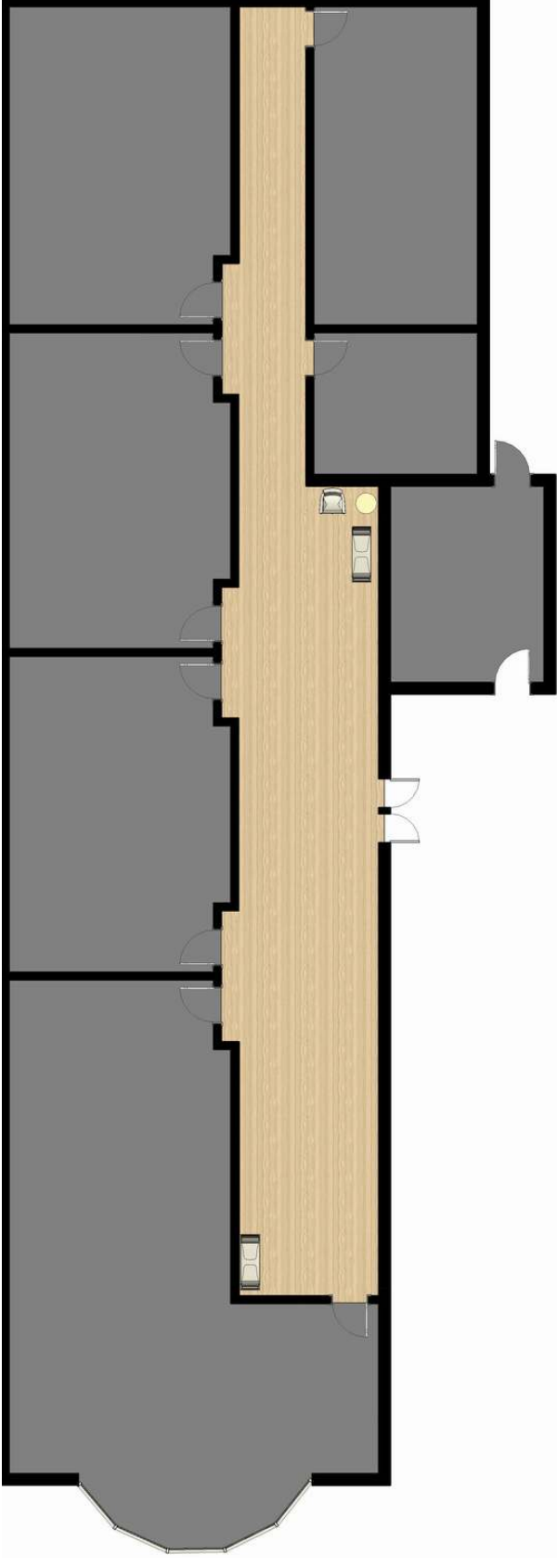
RESIDENCE DWELLING UNIT CORRIDOR- ENTRY DOOR DROP PACKAGE



1- RESIDENT CORRIDOR RCP RENDERED
SCALE- 1/16"= 1'-0"

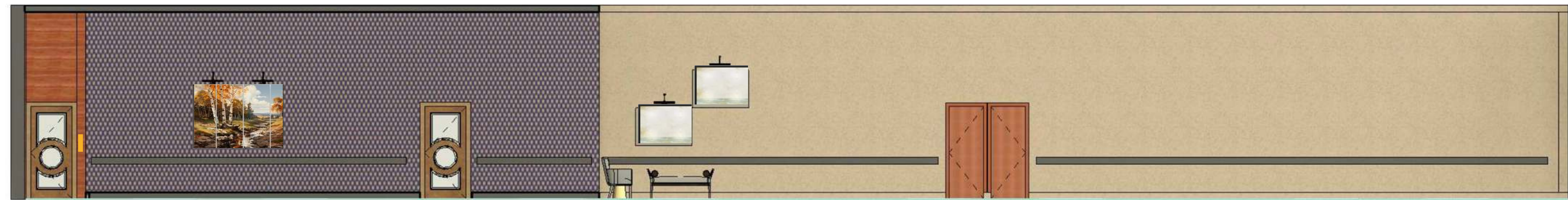


2- RESIDENT CORRIDOR RCP
SCALE- 1/16"= 1'-0"



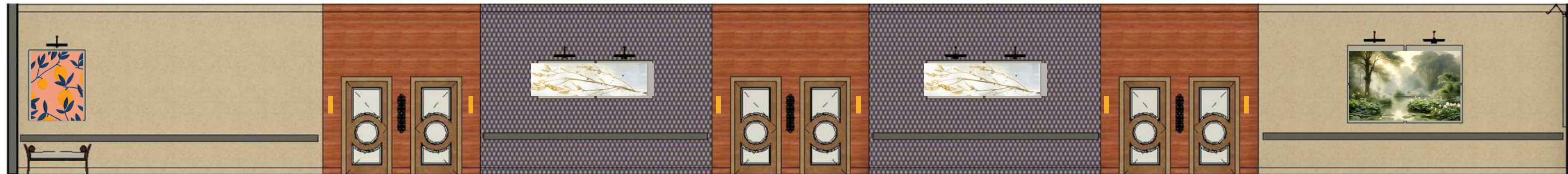
3- RESIDENT CORRIDOR FLOOR PLAN
SCALE- 1/16"= 1'-0"

RESIDENCE DWELLING UNIT CORRIDOR- ENTRY DOOR DROP PACKAGE



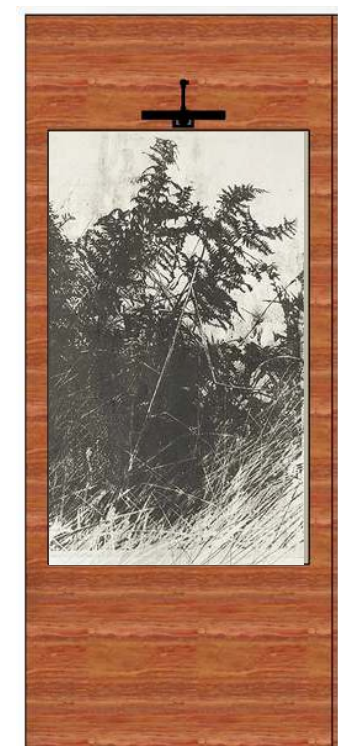
1- RESIDENT CORRIDOR SIDE 1 ELEVATION

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

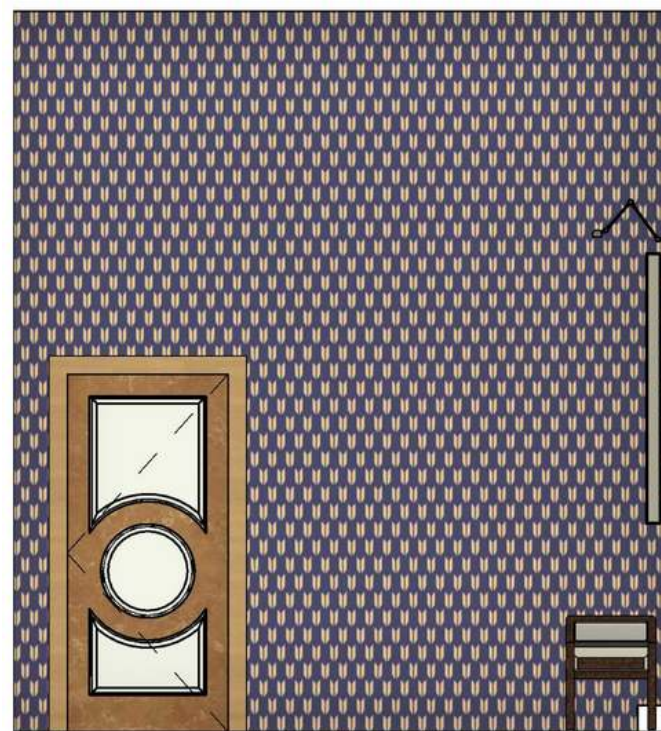


2- RESIDENT CORRIDOR SIDE 2 ELEVATION

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



3- RESIDENT CORRIDOR SIDE 3 ELEVATION



4- RESIDENT CORRIDOR SIDE 4 ELEVATION

ARTWORK



Title	Artist / Source	Medium	Frame / Finish	Size (in)	Mounting	Lighting	Intent
<i>Whispering Ferns</i>	Minted – Jessica Eddy	Fine art giclée print	Brushed brass	30×40	58” AFF	Wall sconce (3000 K)	Left-end focal, calm botanical
<i>Sunlit Grove I</i>	Juniper Print Shop – Laurel-	Archival print on fine-art	Light oak	24×36	58” AFF	Ceiling downlight	Biophilic rhythm starter
<i>Sunlit Grove II</i>	Juniper Print Shop – Laurel-	Archival print	Light oak	24×36	58” AFF	Ceiling downlight	Continuation of rhythm
<i>Morning Mist – Atlanta</i>	Local Photography Archive	Photo on matte aluminum	Frameless	36×24	60” AFF	LED picture light	Memory + place connection
<i>Golden Reflection</i>	Artfully Walls	Watercolor abstract	Champagne gold	32×32	58” AFF	Recessed downlights	Right-end termination, warmth
<i>Wild Grasses</i>	Juniper Print Shop – “Neutral	Textured print on cotton	Thin walnut frame	22×28	58” AFF	Downlight (15° beam)	Adds vertical rhythm
<i>Quiet Horizon</i>	The Poster Club – By Nord	Soft landscape abstraction	Matte oak frame	30×30	58” AFF	Overhead downlight (3000 K)	Creates depth + calm

LIGHT FIXTURES

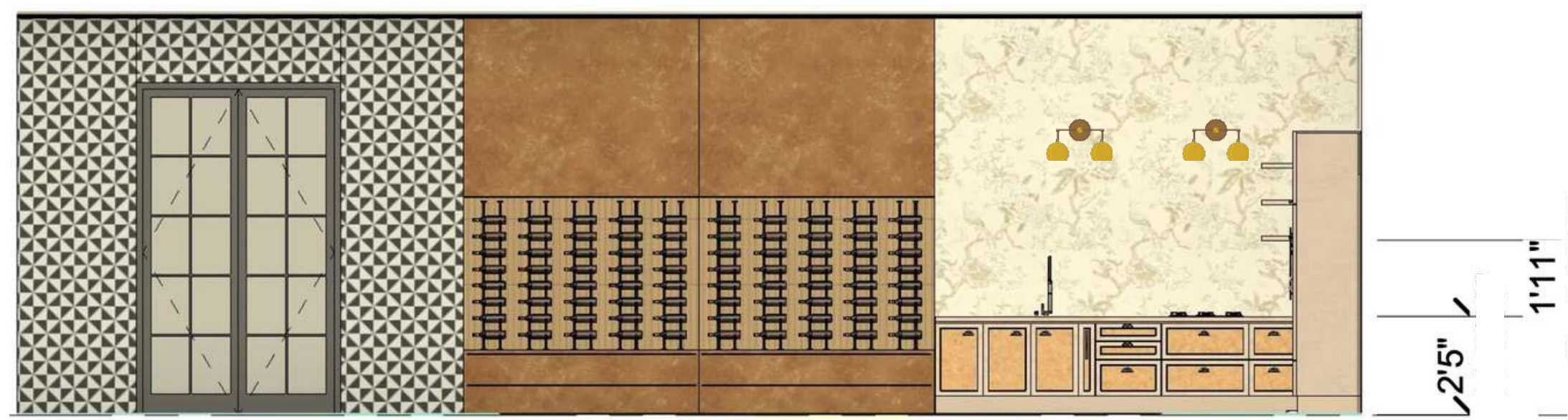
Fixture Type	Manufacturer / Collection	Product Name	Finish / Color Temp	Mounting / Notes	CSI Code	Intent
Rectangular Ceiling-Mount Light (Main Corridor Ambient)	FLOS Architectural	Running Magnet 2.0 Ceiling Light	Matte White Trim	3000 K Warm LED	Flush-mount continuous track integrated in gypsum ceiling	26 50 00 – Lighting Fixtures
Circular Recessed Downlight (General + Accent)	Juno Lighting Group	Aculux Round LED Downlight 3” Trim	Satin Nickel	3000 K CRI 90	Recessed, 20° beam	26 50 00
Track Light / Art Light (Above Paintings)	Tech Lighting	Echo Track Adjustable Accent Light	Brushed Brass	15° beam	3000 K	Ceiling-mounted on same track as L1
Decorative Wall Sconce (Flower Form)	Visual Comfort / Kelly Wearstler	Melange Petite Sconce	Alabaster + Burnished Brass	Warm 3000 K	Mounted ~60” AFF above base molding	26 50 00



MATERIALS

Zone	Dominant Materials	Effect
End Walls	M1 (Beige Paint) + M5 (Trim)	Calming termination, light reflection
Door Bays	M2 (Walnut Wood) + M4 (Door Finish)	Warm rhythm, way-finding cue
Feature Panels	M3 (Gray Acoustic Texture) + Artwork A2–A7	Adds depth and texture balance
Floor/Trim	M5 + M7	Unifies circulation path
Ceiling/Lighting	M6 + L1–L4	Balanced ambient + accent illumination

KITCHENETTE CUSTON MILLWORK AND DRAWING PACKAGE



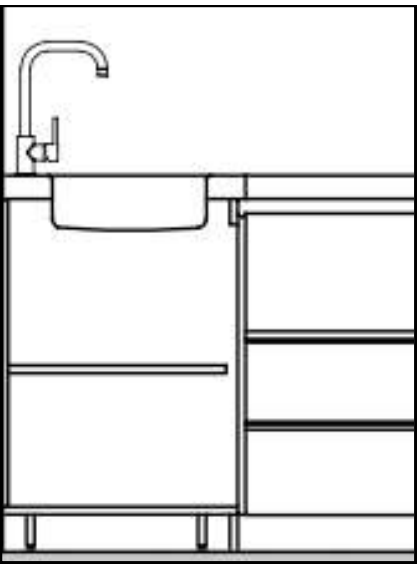
1- KITCHEN WALL FRONT ELEVATION
SCALE- 1/4"= 1'-0"



2- KITCHEN WALL SIDE ELEVATION
SCALE- 1/4"= 1'-0"



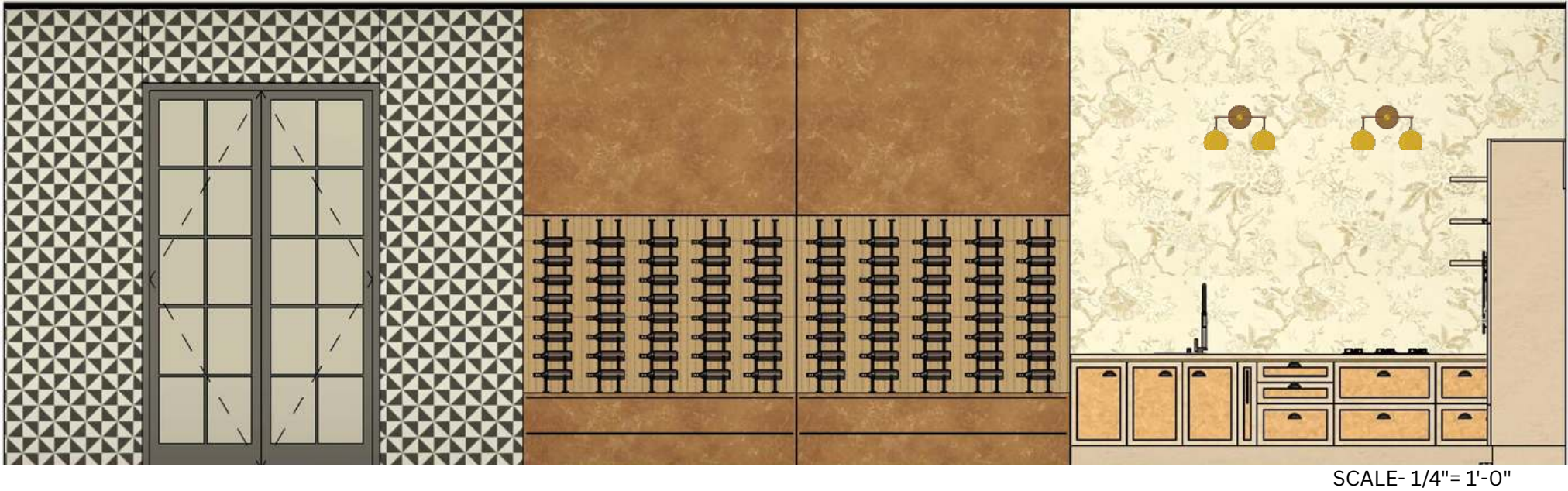
3- KITCHEN ENLARGED PLAN VIEW



2- KITCHEN WALL SIDE ELEVATION

KITCHENETTE CUSTON MILLWORK AND DRAWING PACKAGE

KITCHEN WALL ELEVATION



Casework + Millwork

Element	Manufacturer	Product Name	Finish / Colorway	CSI Code
Base Cabinetry	Poliform	Artex Kitchen System	Veneered in <i>Amber Birch Satin</i> with brass edge detailing	12 30 00 – Casework
Upper Storage + Open Shelving	Henrybuilt	Fineline Series Cabinetry	<i>Champagne Oak</i> veneer, matte clear lacquer	12 35 53 – Residential Casework
Drawer Hardware	Rocky Mountain Hardware	Bronze Cup Pulls (CP235)	Cast Bronze, Satin Finish	08 71 00 – Decorative Hardware
Countertop	Cambria	Ironsbridge Quartz	Soft White with Golden Veins, Polished	12 36 61 – Solid Surfacing

Lighting + Accessories

Element	Manufacturer	Product Name	Finish / Colorway	CSI Code
Wall Sconce / Task Light	Visual Comfort	<i>Melange Petite by Kelly Wearstler</i>	Burnished Brass + Alabaster	26 50 00 – Lighting Fixtures
Under-Cabinet Lighting	Flos Architectural	<i>Running Magnet 2.0 System</i>	Matte White Trim	26 50 00 – Lighting Fixtures
Decorative Hardware Trim	Turnstyle Designs	<i>Woven Leather Handle</i>	Dark Bronze + Tan Weave	08 71 00 – Hardware Accessories

Walls + Surfaces

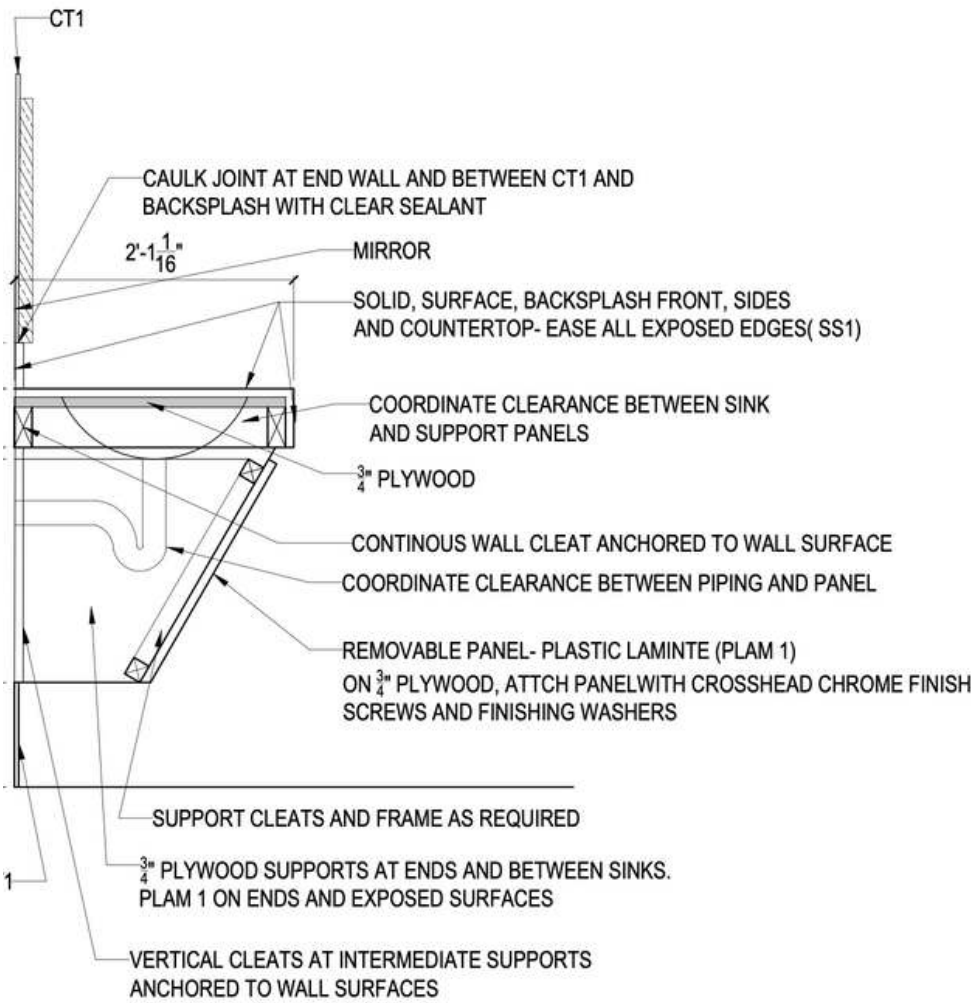
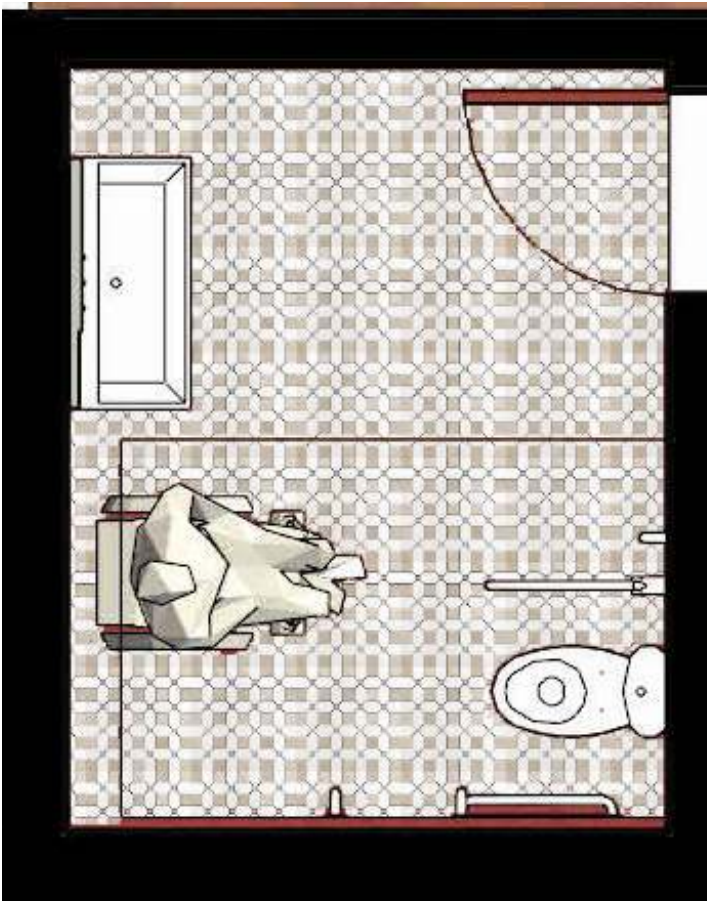
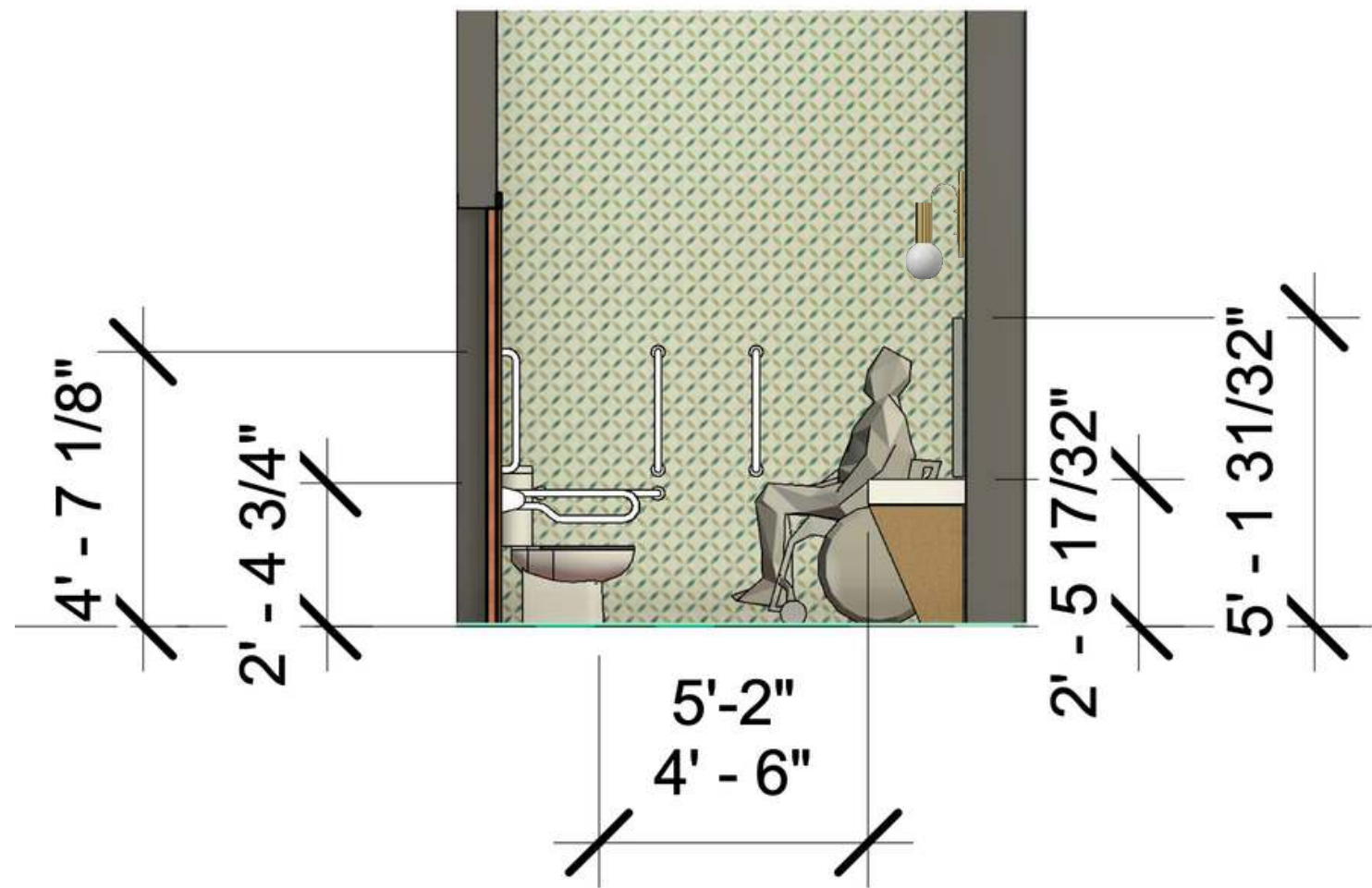
Element	Manufacturer	Product Name	Finish / Colorway	CSI Code
Left Accent Wall (Geometric)	Kelly Wearstler for Ann Sacks	<i>Eros Tile Collection</i>	Charcoal + Ivory	09 30 00 – Ceramic Tile Finishes
Center Wall (Leather Finish Panel)	Studioart Leather Interiors	<i>Luxury Leather Wall Panel – Capri Collection</i>	Caramel / Suede Embossed Texture	12 36 40 – Stone, Plastic, or Leather Paneling
Right Wall (Floral Wallpaper)	de Gournay	<i>Hand-Painted Chinoiserie Paper – Magnolia Blossom</i>	Cream + Gold Metallic	09 72 00 – Wallcoverings

Fixtures + Appliances

Element	Manufacturer	Product Name	Finish / Colorway	CSI Code
Sink	Kohler	<i>Vault™ Undermount Single Bowl</i>	Stainless Steel	22 40 00 – Plumbing Fixtures
Faucet	Brizo	<i>Litze Collection</i>	Luxe Gold	22 40 00 – Plumbing Fixtures
Cooktop	Gaggenau	<i>200 Series Gas Cooktop</i>	Matte Black	11 30 00 – Residential Equipment



ADA SINGLE RESTROOM FF&E SPECIFICATION PACKAGE

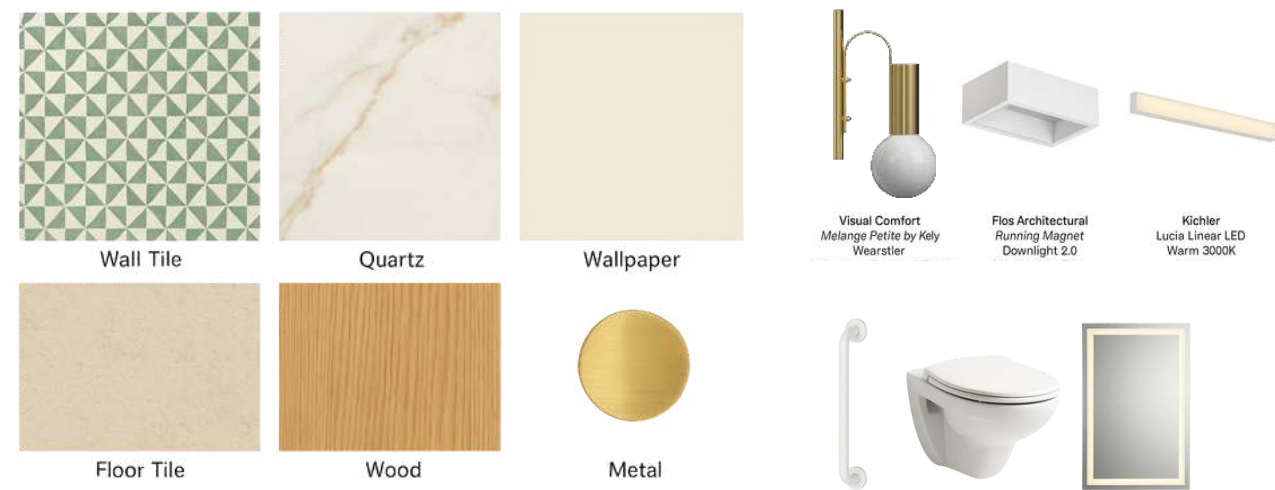


1- ADA RESTROOM ELEVATION
SCALE- 1/4"= 1'-0"

2- ADA SINGLE RESTROOM ENLARGED PLAN

3- ADA RESTROOM SECTION SINK CABINET
SCALE- 1"= 1'-0"

ADA SINGLE RESTROOM FF&E SPECIFICATION PACKAGE



A. Finishes + Surfaces

Element	Manufacturer	Product Name	Finish / Colorway	CSI Code
Wall Tile (Patterned Accent Wall)	Ann Sacks	Mosaic Dimension Tile	Sage Green & White Geometric Porcelain	09 30 00 – Tile Finishes
Side Wall Paint	Benjamin Moore	OC-20 Pale Oak	Eggshell	09 91 00 – Painting
Counter Surface	Cambria	Brittanicca Gold Warm™ Quartz	Polished Veined White	12 36 61 – Solid Surfacing
Cabinetry	Poliform	Artex Custom Millwork	Natural Oak Veneer	12 30 00 – Casework
Base Trim	Armstrong	Woodtone Vinyl Base	Soft Maple	09 65 13 – Resilient Base and Accessories
Flooring	Crossville Inc.	Stone Fiction Porcelain Tile	Sahara Beige, Matte	09 30 00 – Tile Finishes

B. Fixtures + Accessories

Element	Manufacturer	Product Name	Finish / Colorway	CSI Code
Toilet	TOTO	Aquia IV Two-Piece 1G Washlet+	Cotton White	22 40 00 – Plumbing Fixtures
Sink	Kohler	Veil™ Wall-Mount ADA Lavatory	White Vitreous China	22 40 00 – Plumbing Fixtures
Faucet	Brizo	Litze Wall-Mount Faucet	Luxe Gold	22 40 00 – Plumbing Fixtures
Mirror	RH Modern	Brass-Framed Rounded Mirror	Aged Brass	12 35 53 – Mirror Accessories
Grab Bars	Bobrick	B-6806 Series	Satin Stainless Steel	10 28 13 – Toilet Accessories

C. Lighting + Accent

Element	Manufacturer	Product Name	Finish / Colorway	CSI Code
Wall Sconce	Visual Comfort	Melange Petite by Kelly Wearstler	Alabaster + Burnished Brass	26 50 00 – Lighting Fixtures
Ceiling Light	Flos Architectural	Running Magnet Downlight 2.0	Matte White Trim	26 50 00 – Lighting Fixtures
LED Mirror Light Strip	Kichler	Lucia Linear LED	Warm 3000K	26 50 00 – Lighting Fixtures

MATERIAL BOARD AND COLLAGE



FURNITURE, FIXTURES AND EQUIPMENT SELECTIONS



MATERIAL BOARD

MATERIAL BOARD AND COLLAGE FF&E



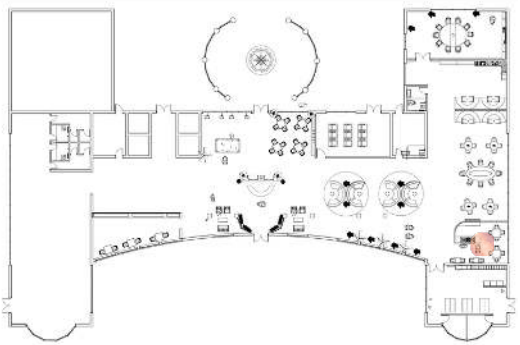
FURNITURE, FIXTURES AND EQUIPMENT SELECTIONS



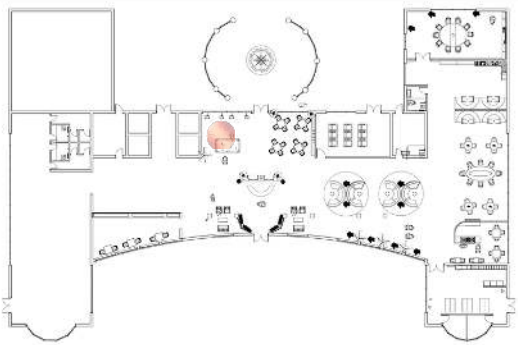
MATERIAL BOARD

Material Type	Manufacturer	Product Name	Colorway / Finish	CSI Code Classification
Handwoven Upholstery (Red + Cream Tweed)	Kvadrat	<i>Tonus Meadow Weave</i>	Terra / Ivory	12 52 00 – Upholstery Fabric
Graphic Wallpaper (Black + White Maze Pattern)	Kelly Wearstler for Schumacher	<i>Channels Print</i>	Noir on White	09 72 00 – Wallcoverings
Cut Velvet Upholstery (Golden Ochre)	Donghia	<i>Luxe Mohair Velvet</i>	Amber Spice	12 52 00 – Upholstery Fabric
Patterned Wool Carpet	The Rug Company	<i>Knot Collection – Tranquil Geometry</i>	Ash & Sand	09 68 13 – Carpet Tile / Area Rug
Champagne Silk Velvet	Holly Hunt Textiles	<i>Satin Essence Velvet</i>	Pearl	12 52 00 – Upholstery Fabric
Quartz Composite Counter Surface	Cambria	<i>Haverford Gold™</i>	Polished Gold Vein	12 36 61 – Solid Surfacing
Dark Marble Accent	Antolini	<i>Bronze Amani Marble</i>	Honed Finish	09 63 40 – Stone Tile / Marble
Brushed Metal Finish	Chemetal	<i>Satin Brass 802</i>	Brushed Champagne Gold	05 50 00 – Metal Finishes
Natural Wood Veneer	Tabu Spa	<i>European Oak – Select Grade</i>	Amber Pine Satin	12 32 00 – Veneer Millwork
Glass Tile Accent	Ann Sacks	<i>Lustre Collection</i>	Apricot Blush	09 30 00 – Tile Finishes
Acoustic Wall Panel (Striped Texture)	Arktura	<i>SoftGrid® Dune Acoustic Panel</i>	Limestone Felt	09 84 00 – Acoustic Panels
Green Marble (Stone Slab)	Waterworks	<i>Verde Ming Marble</i>	Polished	09 63 40 – Natural Stone
Burnt Orange Velvet Upholstery	JAB Anstoetz	<i>Savoy Velvet</i>	Terracotta	12 52 00 – Upholstery Fabric
Warm Taupe High-Gloss Lacquer Panel	Poliform	<i>Gloss Lacquer Finish</i>	Greige Taupe	12 30 00 – Millwork Finish
Brass Detail Cap / Accent Hardware	Rocky Mountain Hardware	<i>Cast Bronze Trim Cap</i>	Satin Gold	08 71 00 – Door Hardware / Trim

ICE CREAM PARLOUR PERSPECTIVE



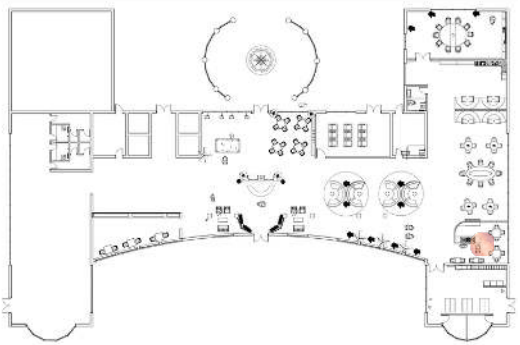
ACTIVITY AREA PERSPECTIVE



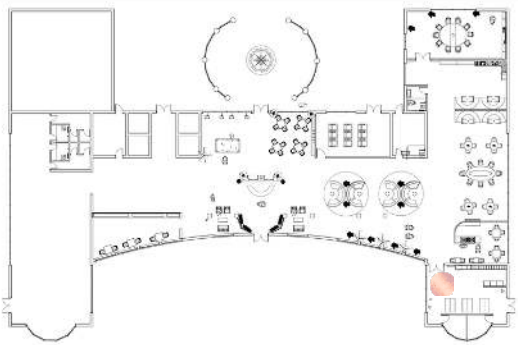
LIVING AREA NEAR RECEPTION PERSPECTIVE



PRIVATE DINING ROOM PERSPECTIVE



WELNESS AREA PERSPECTIVE



CITATIONS

1. Corso Atlanta Brings Parisian Style to Buckhead. Buckhead.com, 6 Dec. 2021, <https://www.buckhead.com/corso-atlanta/>.
2. Pennington, Isadora. Corso Atlanta: Buckhead’s Newest Senior Living Facility Nears Completion. Buckhead.com, 18 Nov. 2020, <https://www.buckhead.com/corso-atlanta-buckheads-newest-senior-living-facility/>.
3. Silvis, Jennifer Kovacs. Corso Atlanta, Atlanta: 2023 EFA Design Showcase Honorable Mention. Environments for Aging Magazine, 2 Apr. 2024, <https://efamagazine.com/trends/corso-atlanta-atlanta-2023-efa-design-showcase-honorable-mention/51691/>.
4. Corso Atlanta | Atlanta, GA. THW Design, <https://www.thw.com/projects/49-senior-living/361-corso-atlanta>.
5. Luxury Senior Living Community Corso Atlanta Brings Modern Senior Living to Buckhead & Beyond. Atlanta Magazine,<https://www.atlantamagazine.com/article/corso-atlanta/>.
6. Corso Atlanta Official Website. Corso Atlanta, <https://corsoatlanta.com/>.
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