
Portfolio Two

IDSN 4500

Fall 2016

Rachel Fallon Skala

- Target buyer for the condo unit itself is a developer in Greenville, NC
- Target buyers for the individual condo units include active retirees
- Range of ages- 55 and above
- Those looking to live an active yet luxurious retired lifestyle



Target Buyers

Rachel Fallon Skala

- Kitchen
300 Sq Ft (20 x 15)
- Dining Area
100 Sq Ft (12 x 12)
- Living Room
270 Sq Ft (18 x 16)
- Bonus Room
200 Sq Ft (16 x 12)
- Screened in Porch
100 Sq Ft (10 x 10)
- Utility Room
80 Sq Ft (10 x 8)

- Master Bedroom
300 Sq Ft (20 x 15)
 - Master Bathroom
100 Sq Ft (10 x 10)
 - Guest Bedroom
250 Sq Ft (12 x 20)
 - Guest Bathroom
80 Sq Ft (10 x 8)
 - Half Bath
50 Sq Ft (5 x 10)
 - Office
100 Sq Ft (10 x 10)
- Total Square Footage: 1,830**

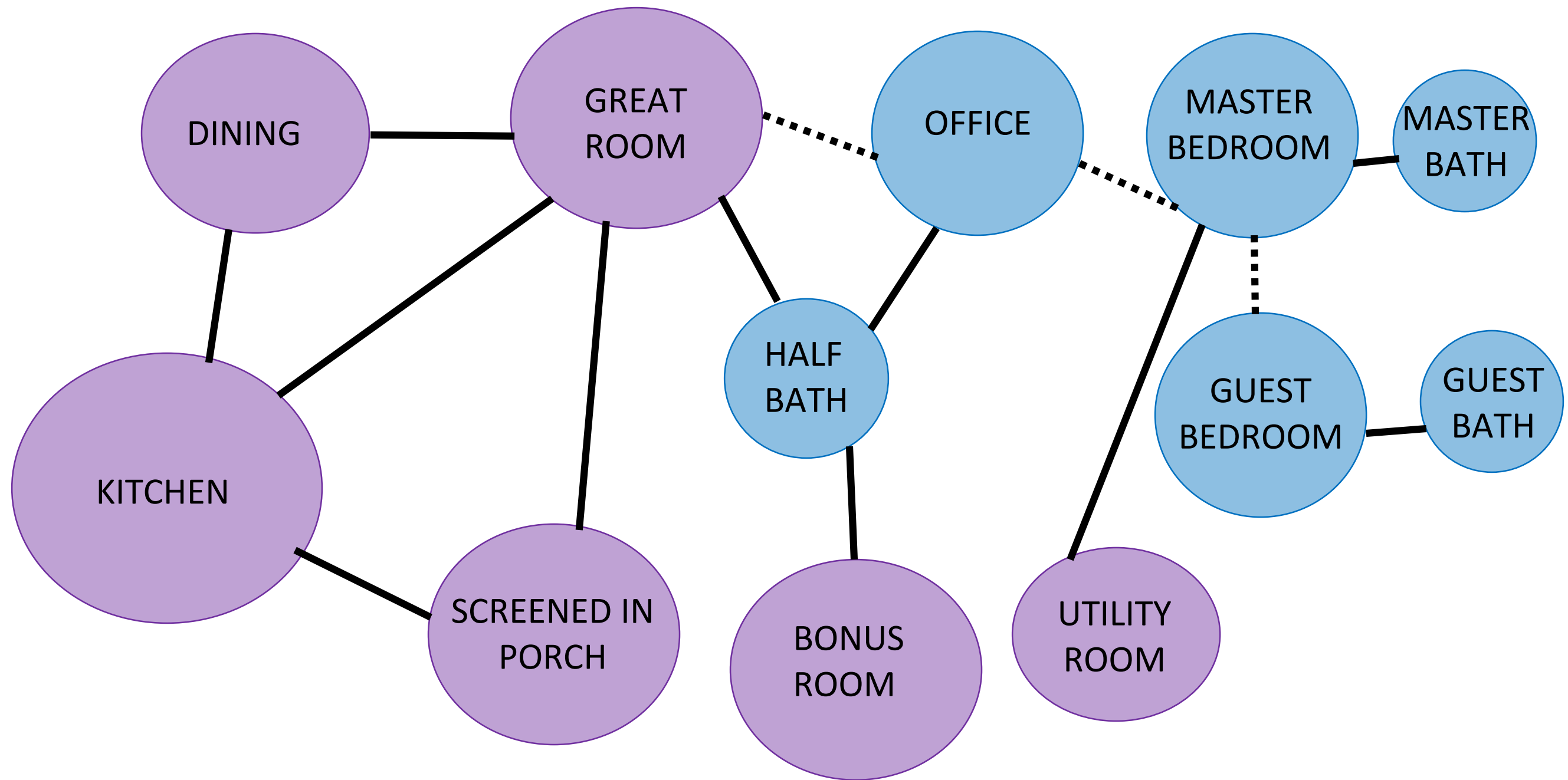
Spaces & Square Footage

Rachel Fallon Skala

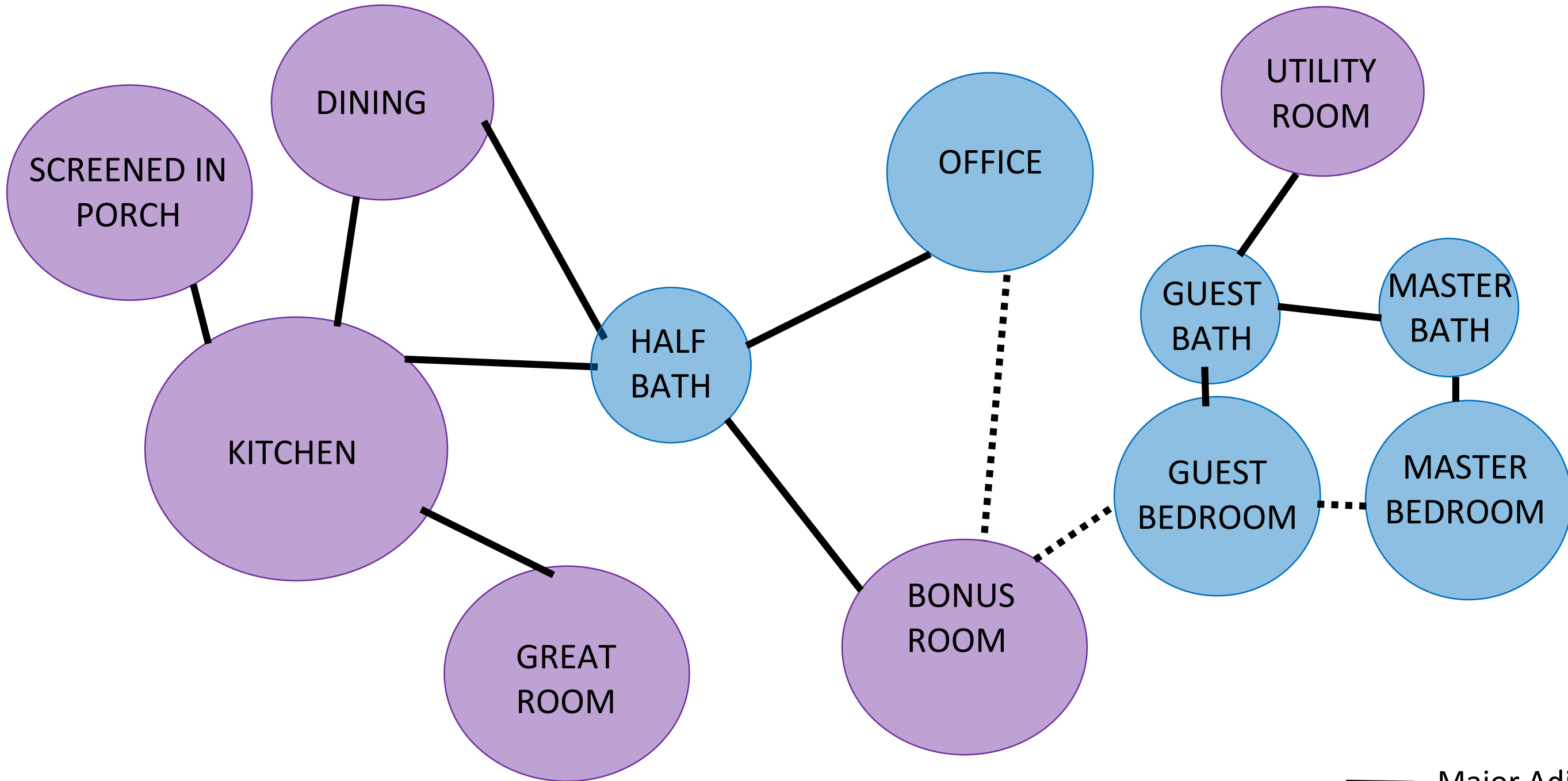
- Kitchen: Meets universal design and allows room for a wheelchair to have full kitchen access
- Dining Area: Complies with code and universal design
- Great Room: Complies with code and universal design
- Bonus Room: Complies with code and universal design
- Screened in Porch: Complies with code and universal design
- Utility Room: Wheelchair accessible
- Master Bedroom: This size will fit a king size bed while allowing a wheelchair to easily navigate
- Master Bathroom: Allows for a separate bath and shower and is wheelchair compliant
- Guest Bedroom: Complies with code and universal design
- Guest Bathroom: Complies with code and universal design
- Half Bath: Complies with code and universal design
- Office: Complies with code and universal design





All info provided by NCSU article “Residential Rehabilitation, Remodeling and Universal Design”

https://www.ncsu.edu/ncsu/design/cud/pubs_p/docs/residential_remodelinl.pdf



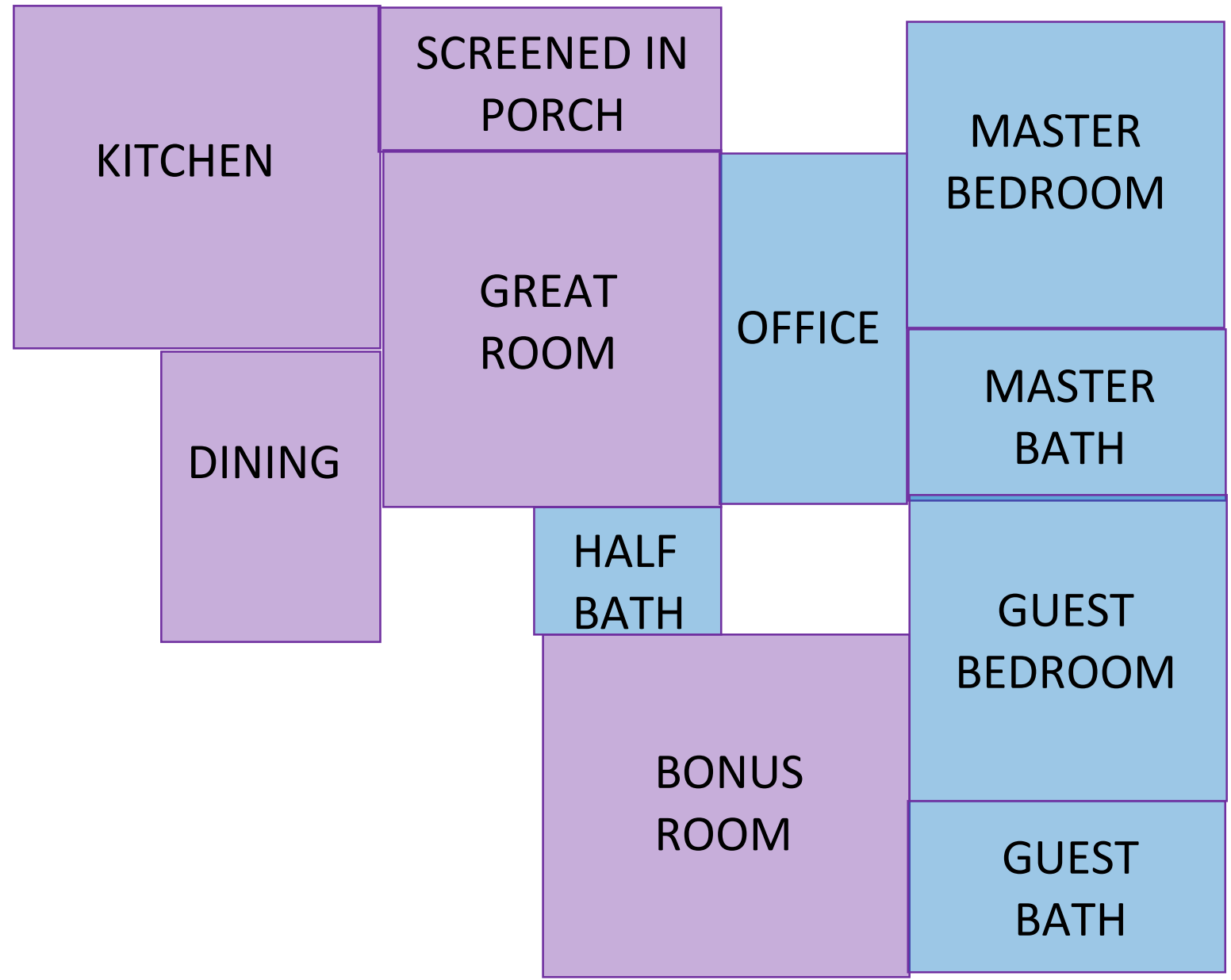
- Major Adjacency
- ⋯** Minor Adjacency
- Private Area
- Public Area



-  Major Adjacency
-  Minor Adjacency
-  Private Area
-  Public Area

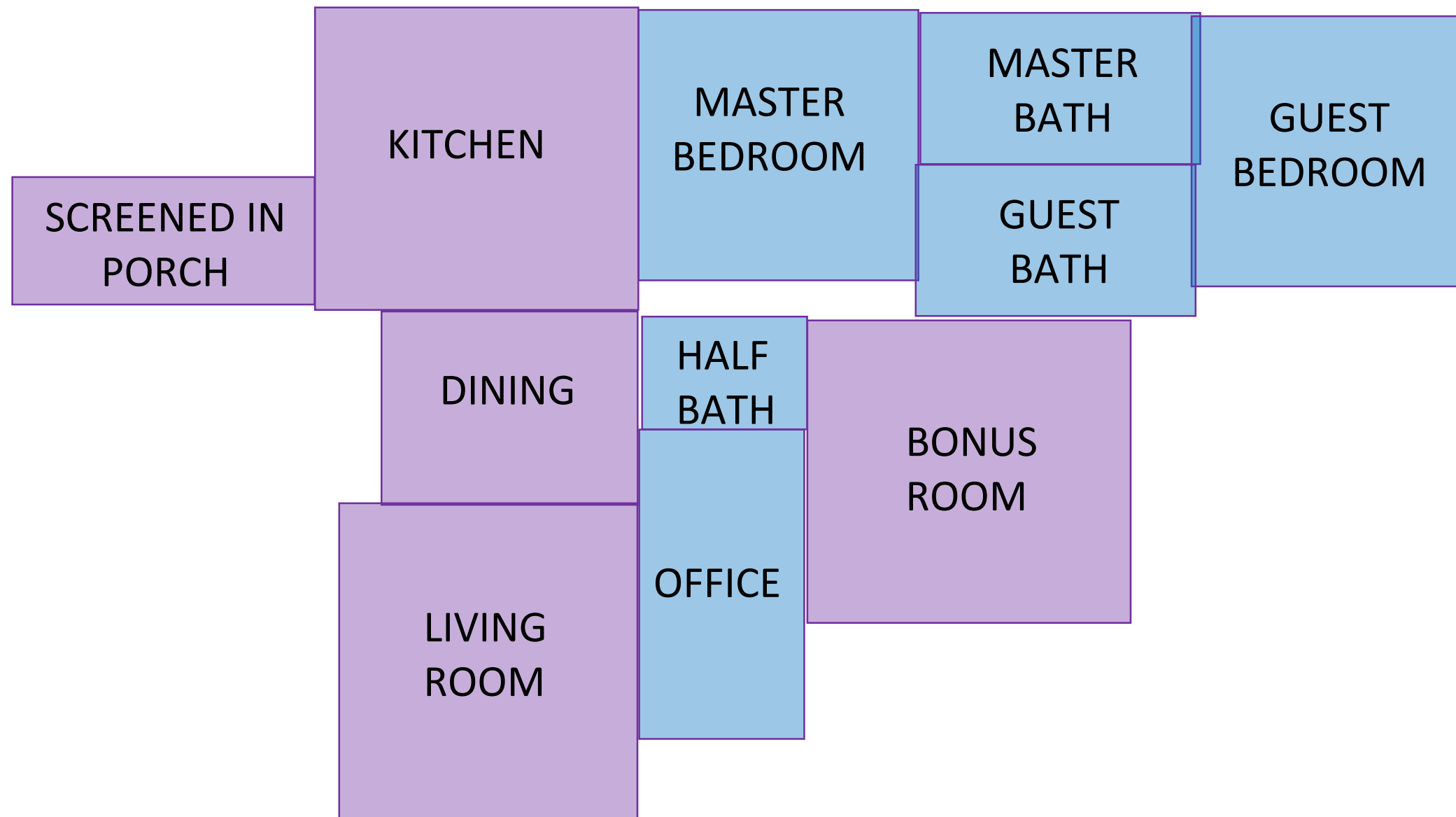
Bubble Diagram

Rachel Fallon Skala



Blocking Diagrams

Rachel Fallon Skala



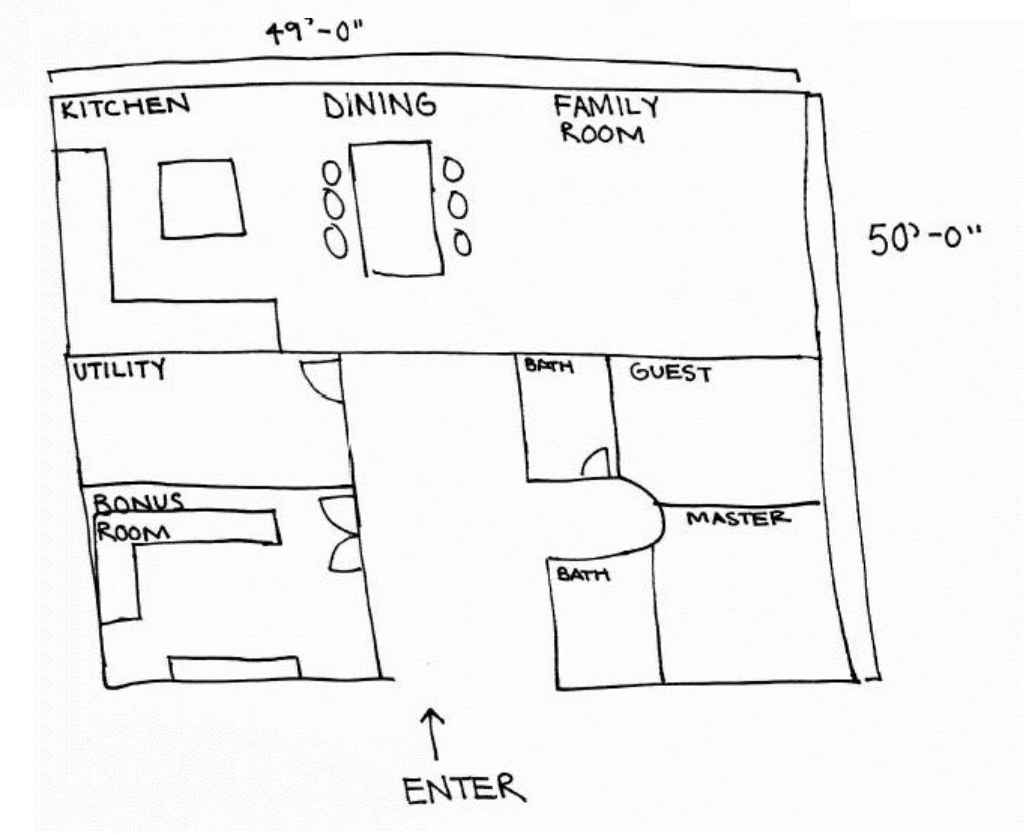
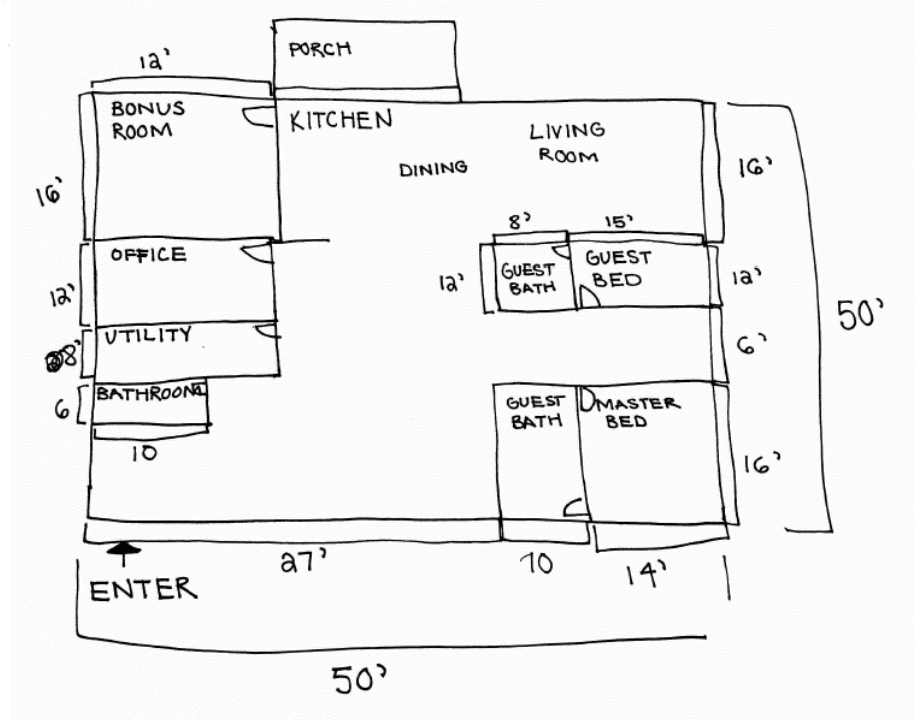
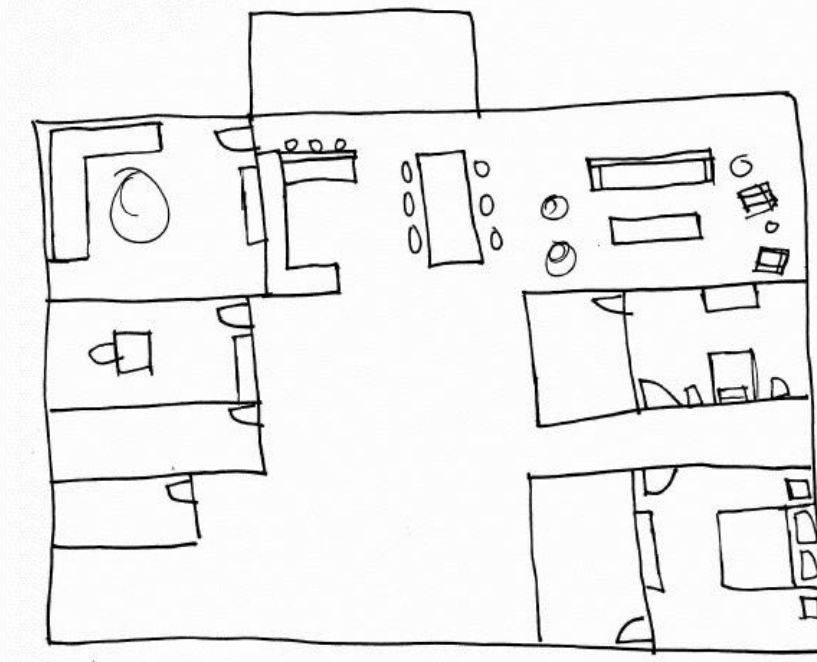
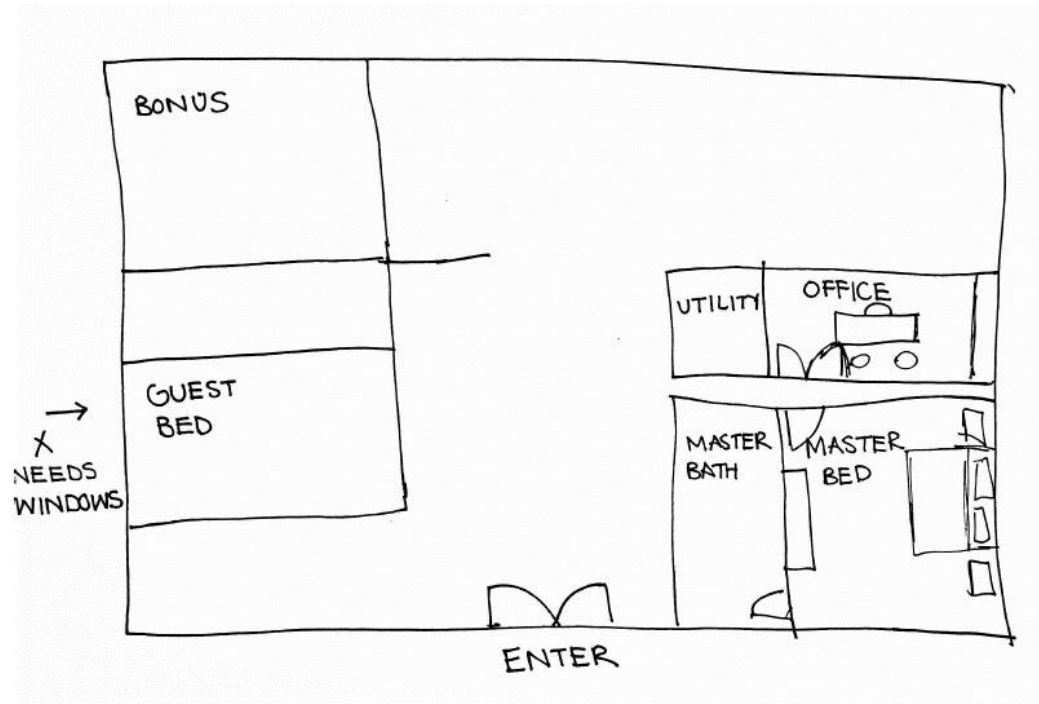
Blocking Diagrams

Rachel Fallon Skala



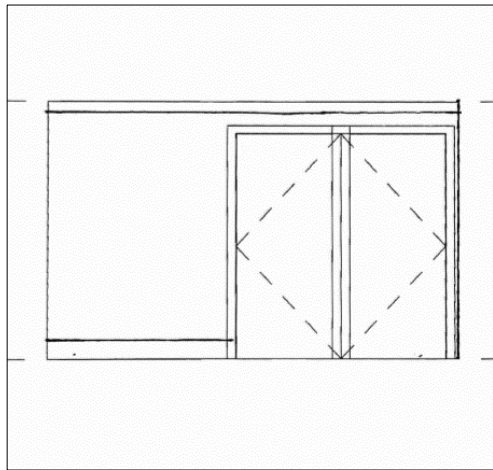
Inspiration

Rachel Fallon Skala

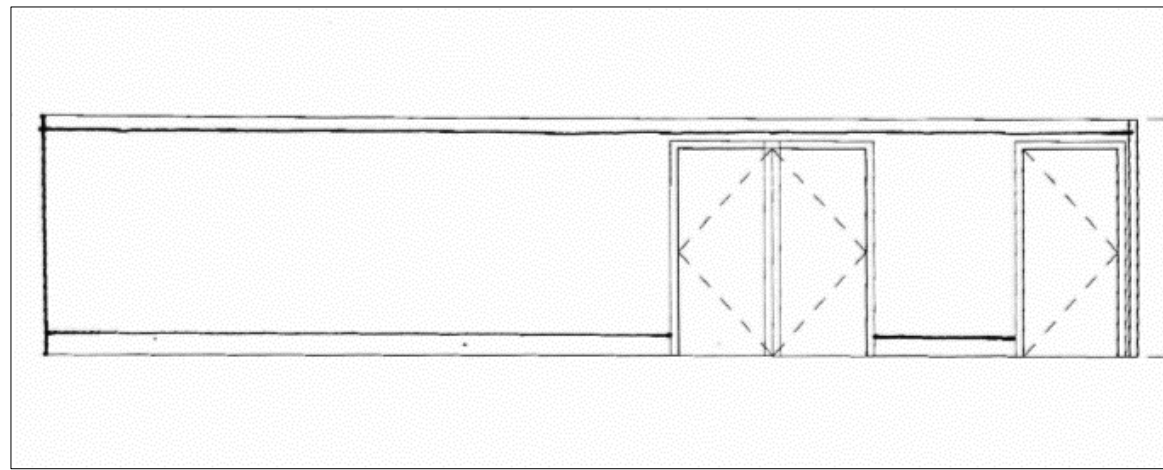


Floor Plan Sketches

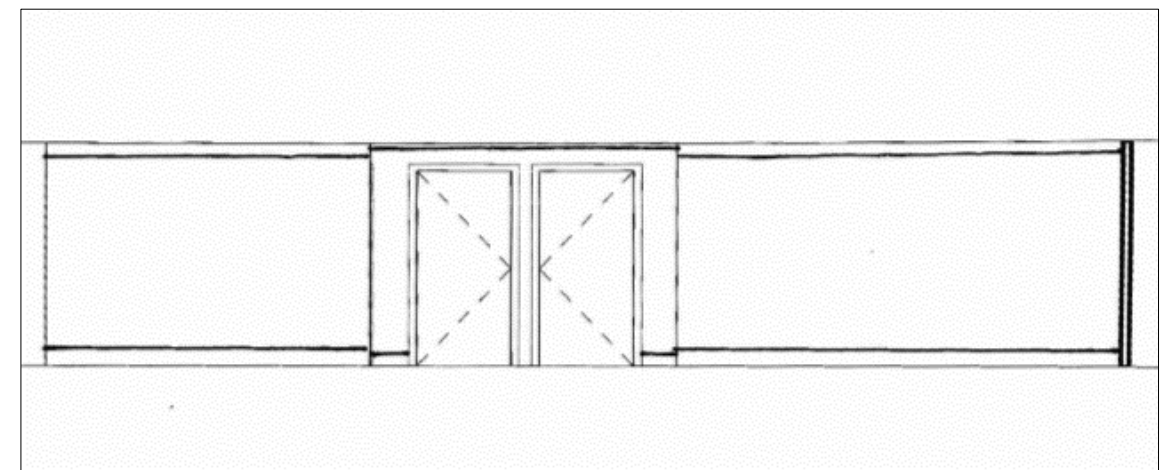
Rachel Fallon Skala



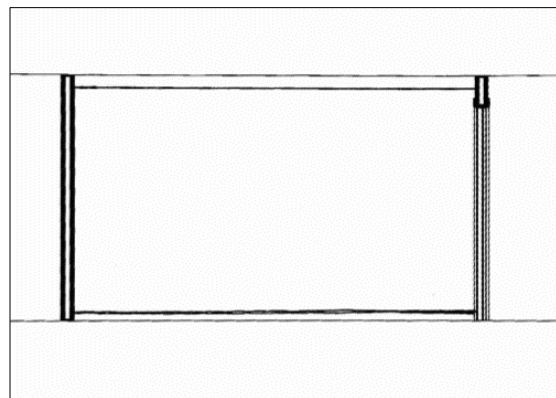
FRONT ENTRANCE- SOUTH



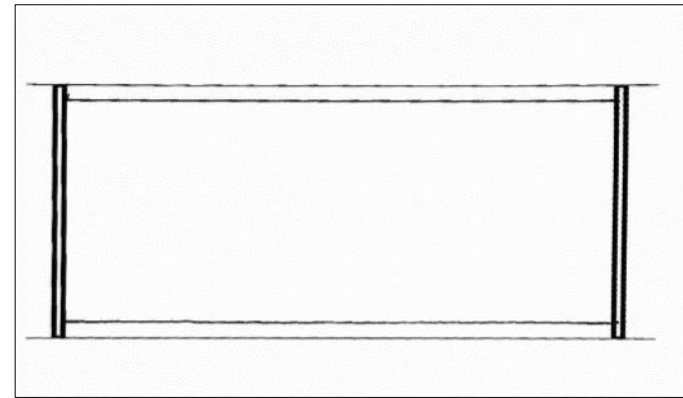
FRONT ENTRANCE- WEST



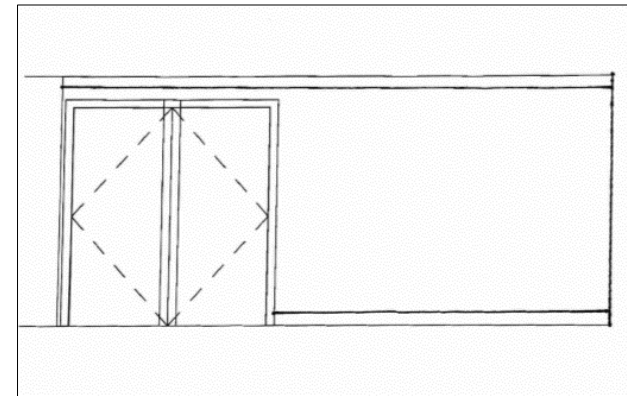
FRONT ENTRANCE- EAST



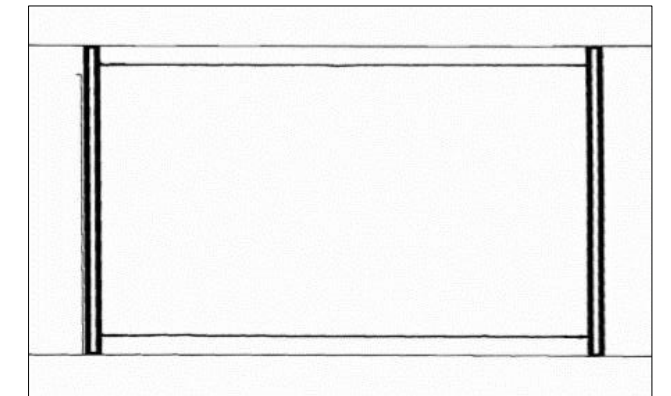
OFFICE- NORTH



OFFICE- SOUTH



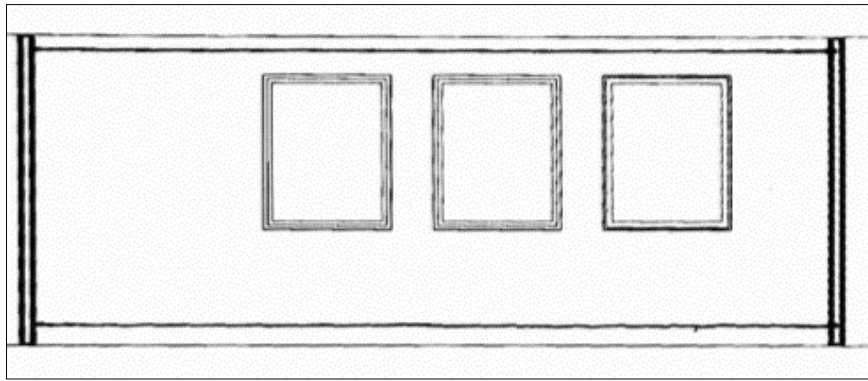
OFFICE- EAST



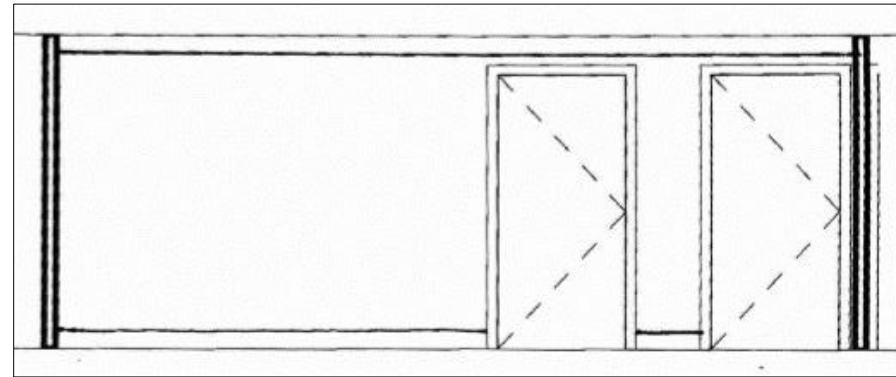
OFFICE- WEST

Elevations- Entrance and Office

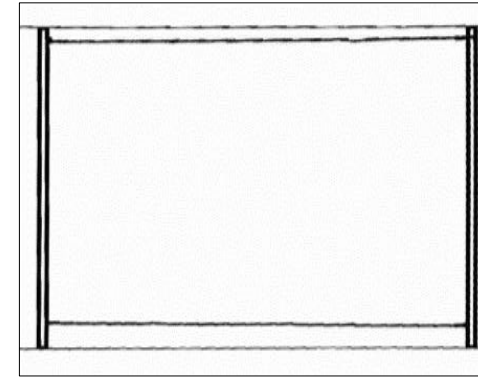
Rachel Fallon Skala



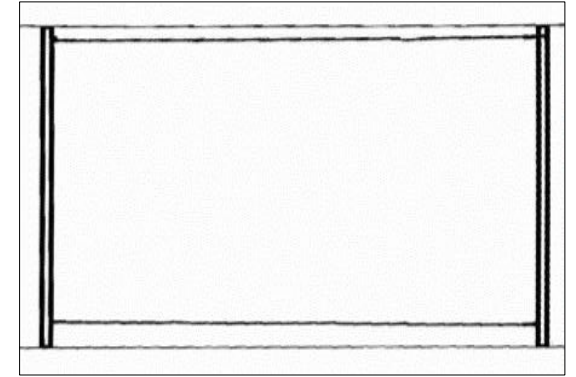
MASTER BEDROOM- EAST



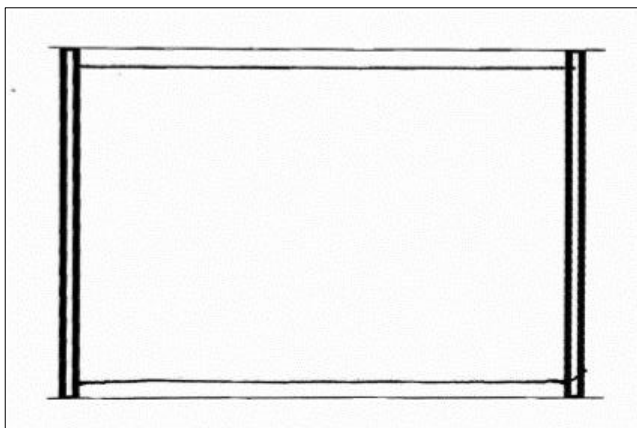
MASTER BEDROOM- WEST



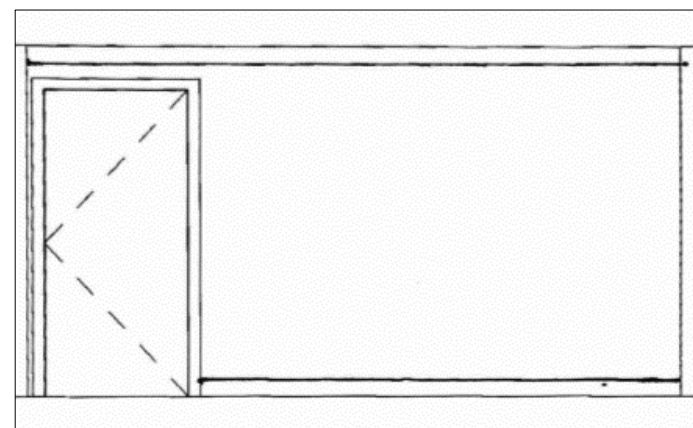
MASTER BEDROOM- NORTH



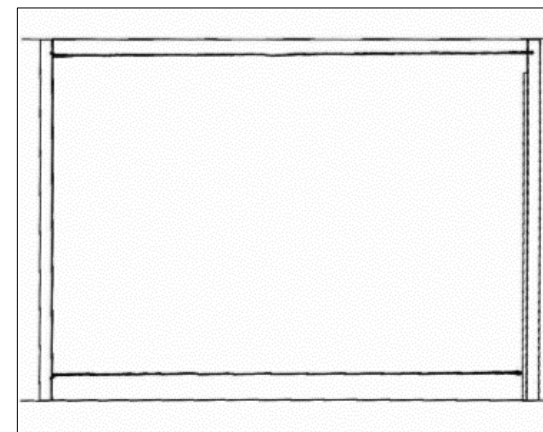
MASTER BEDROOM- SOUTH



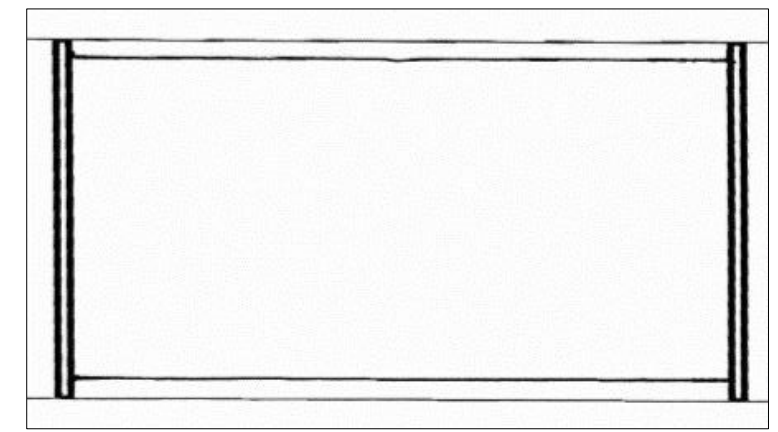
MASTER BATHROOM- SOUTH



MASTER BATHROOM- EAST



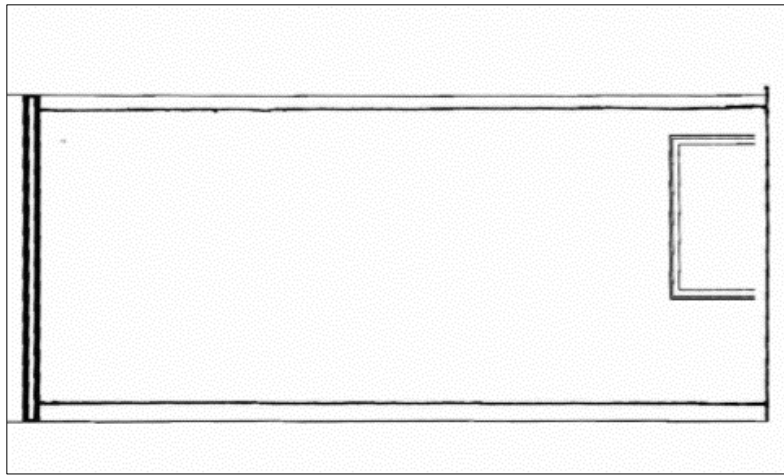
MASTER BATHROOM- NORTH



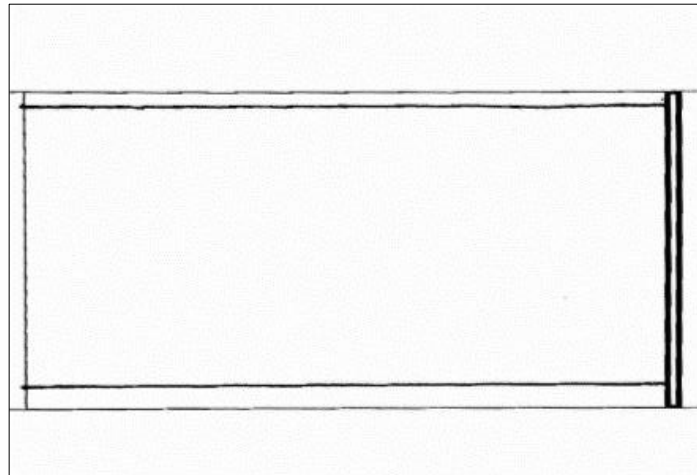
MASTER BATHROOM- WEST

Elevations- Master Bed and Bath

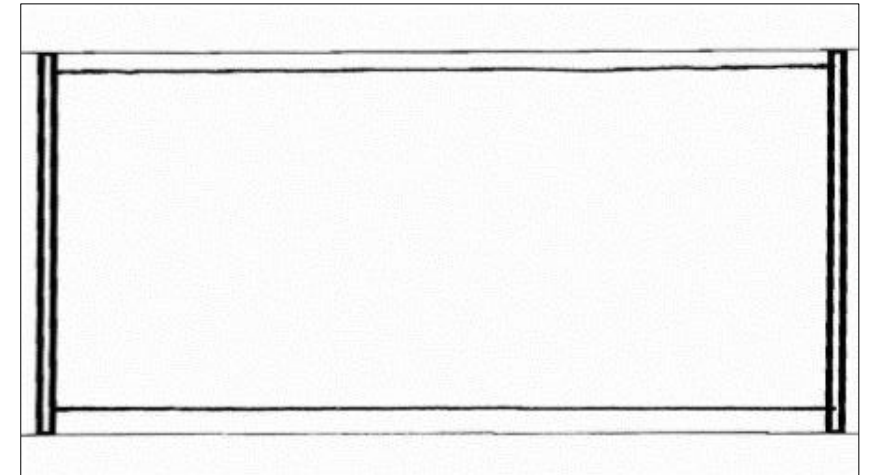
Rachel Fallon Skala



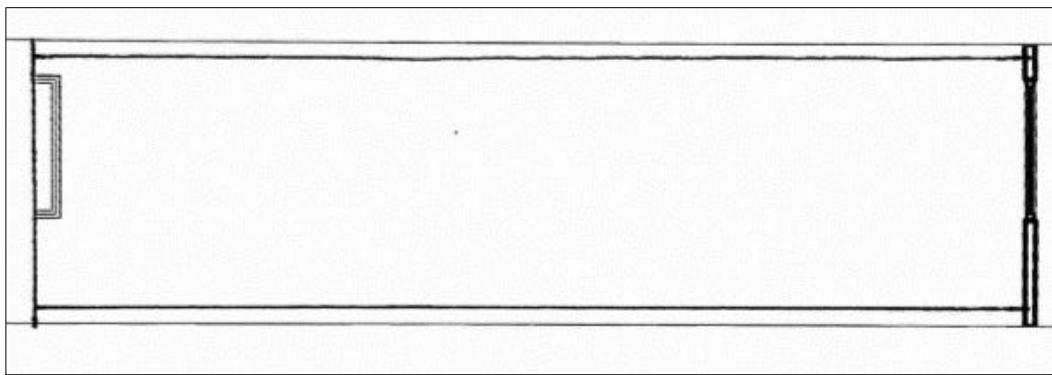
KITCHEN- NORTH



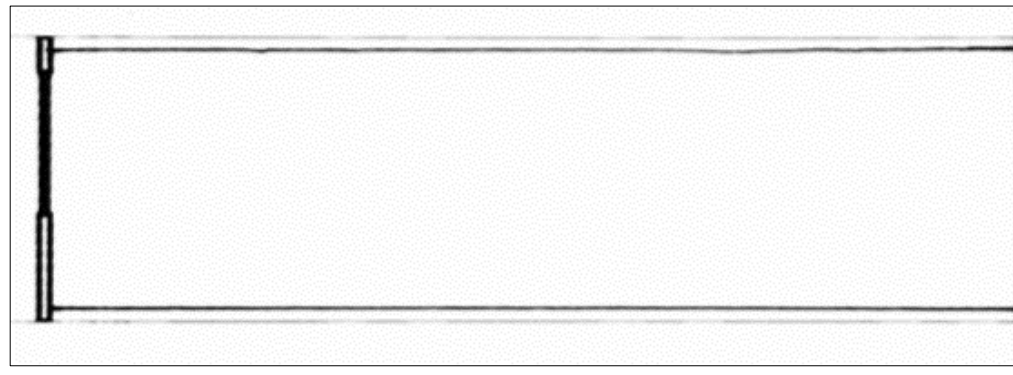
KITCHEN- SOUTH



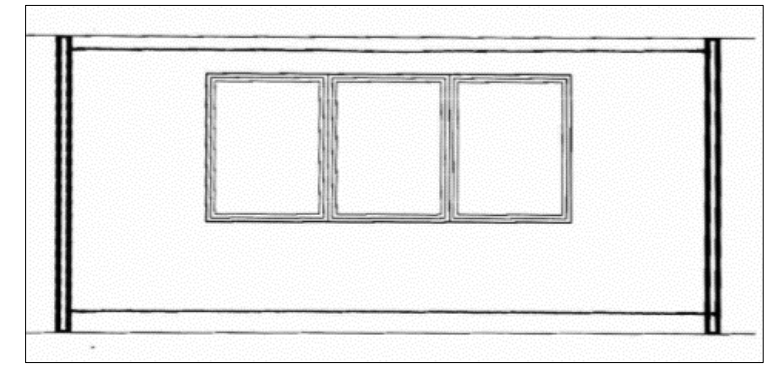
KITCHEN- EAST



LIVING ROOM- NORTH



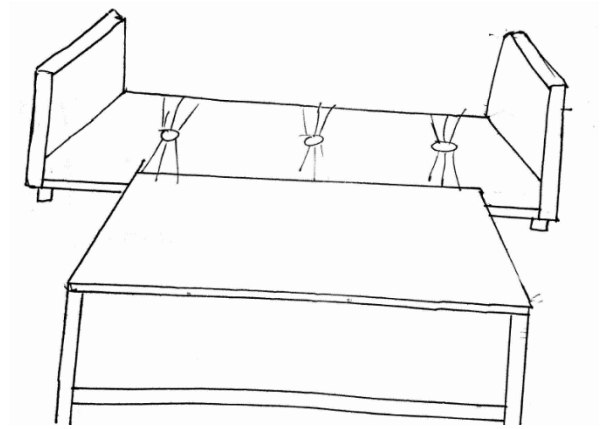
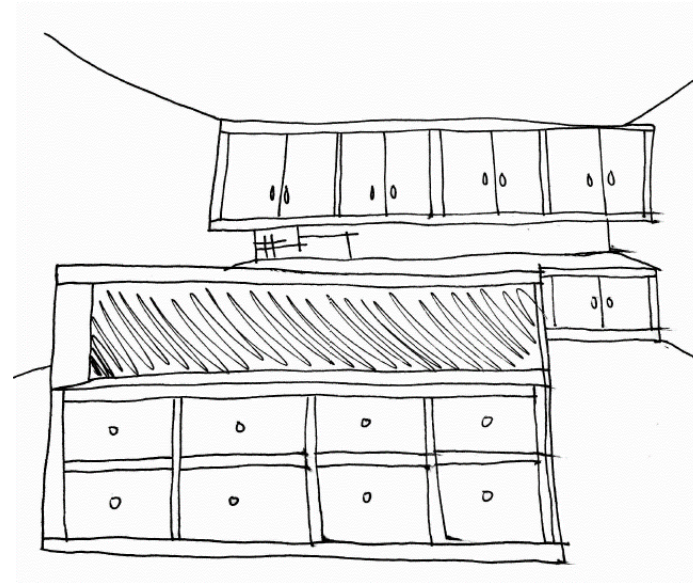
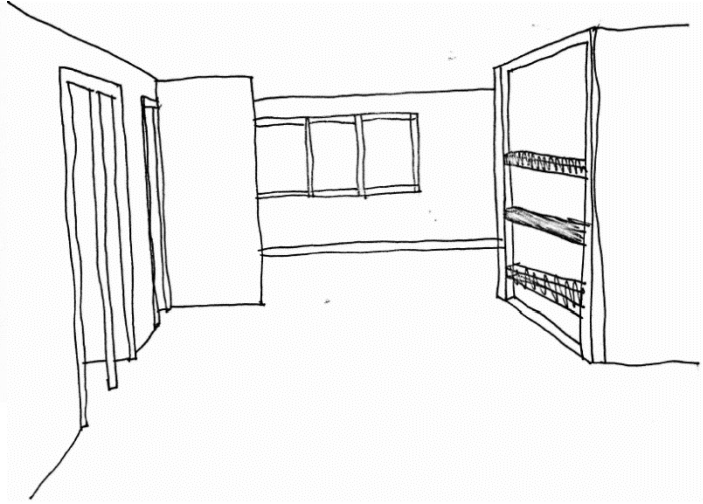
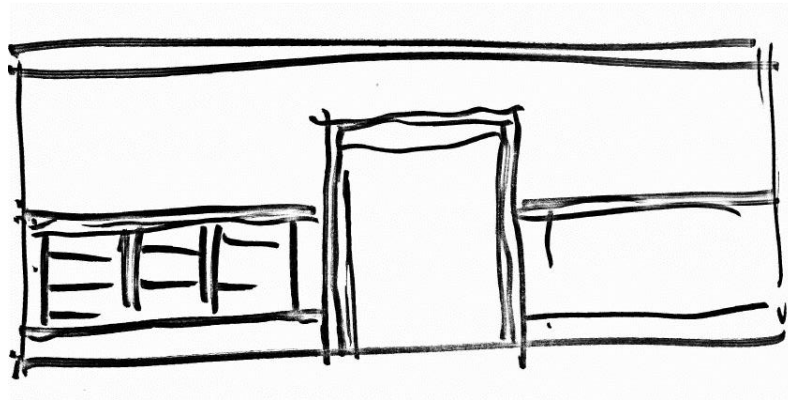
LIVING ROOM- SOUTH



LIVING ROOM- EAST

Elevations- Kitchen and Living Room

Rachel Fallon Skala



Perspective Sketches

Rachel Fallon Skala

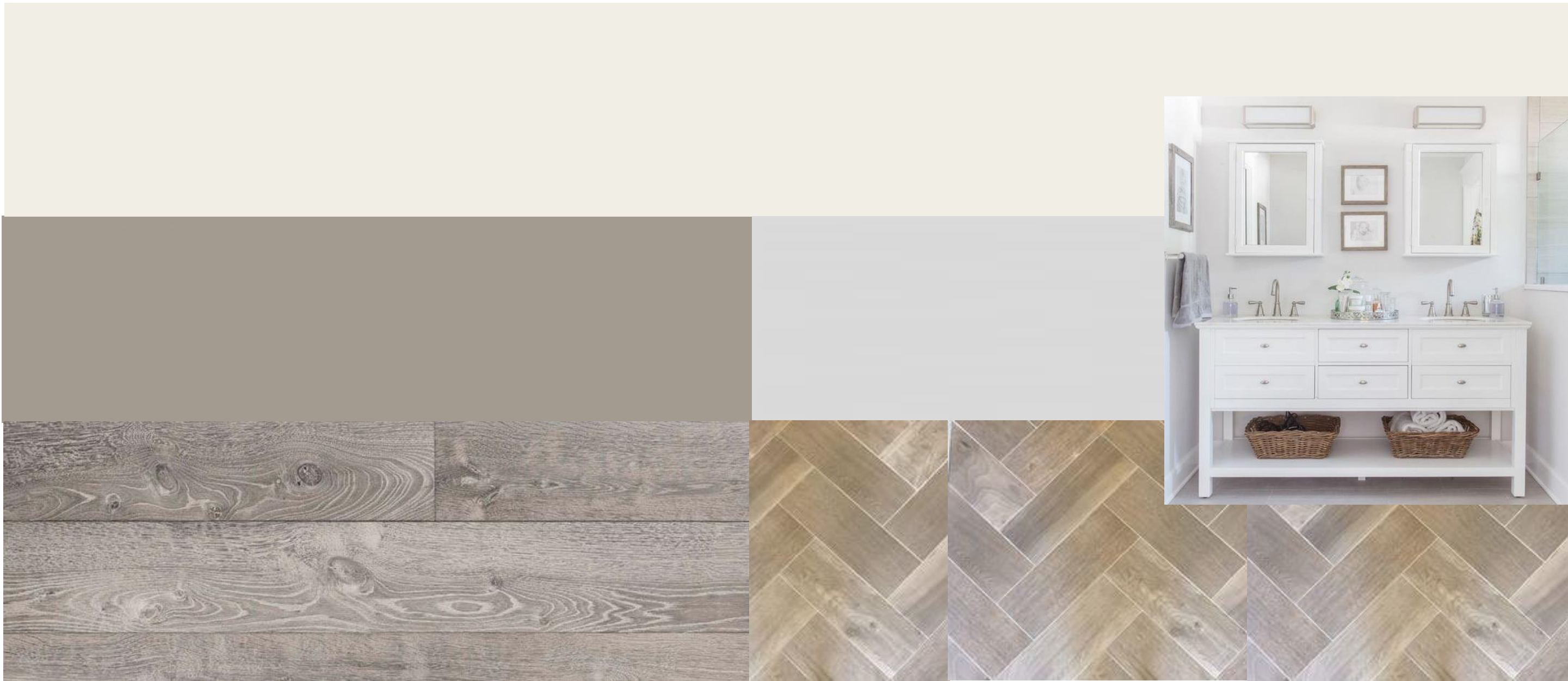


KITCHEN

ENTRANCE, DINING, OFFICE, LIVING ROOM

Finishes- Option One

Rachel Fallon Skala



BEDROOMS

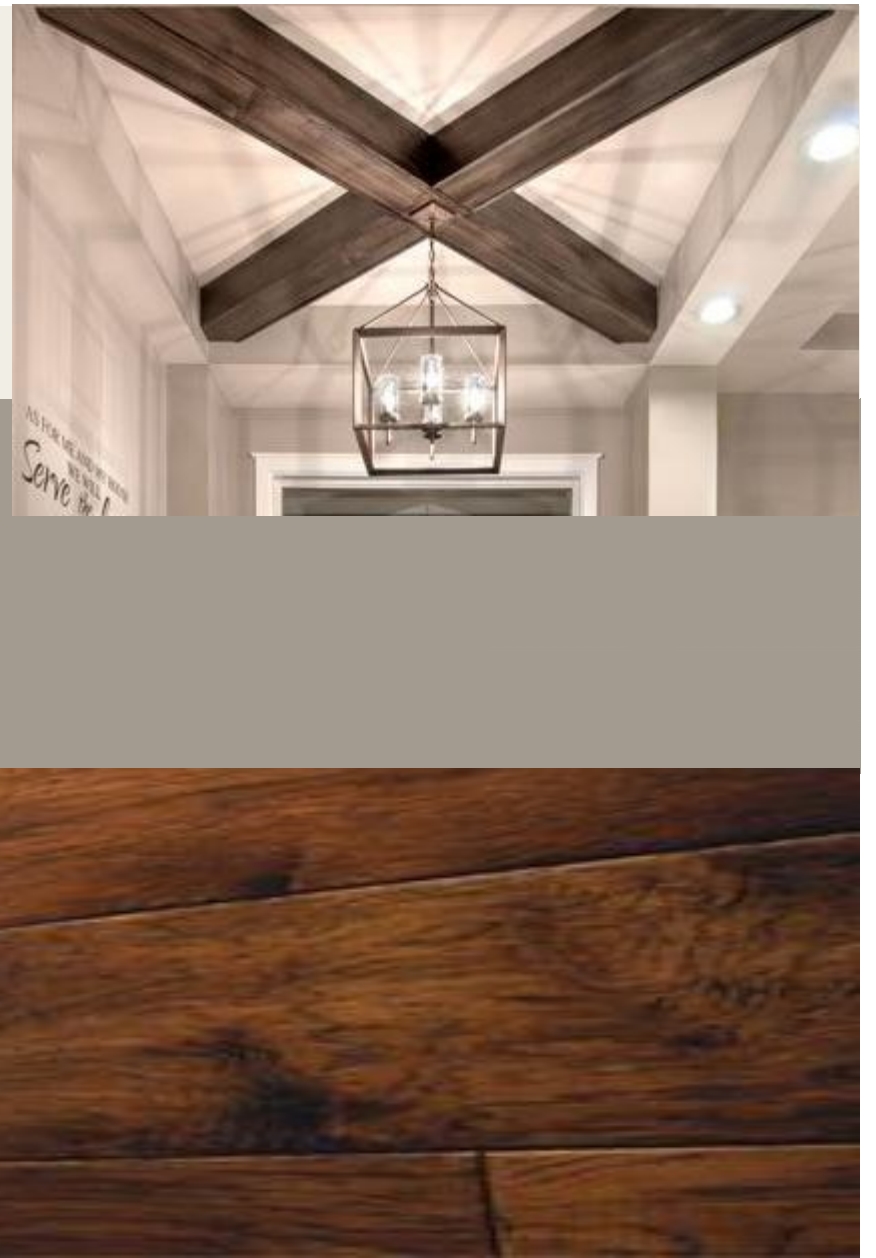
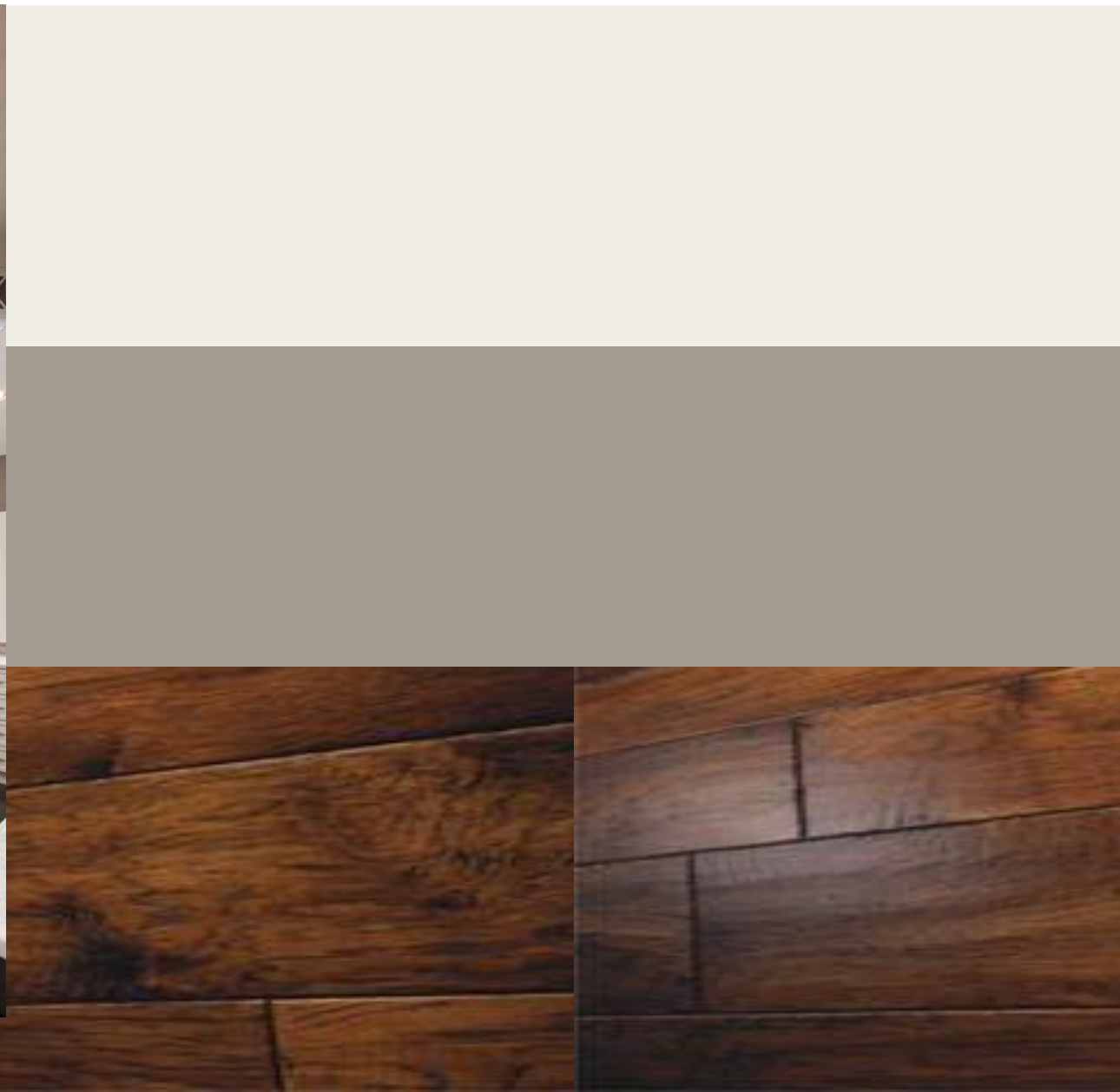
BATHROOMS

Finishes- Option One

Rachel Fallon Skala



KITCHEN

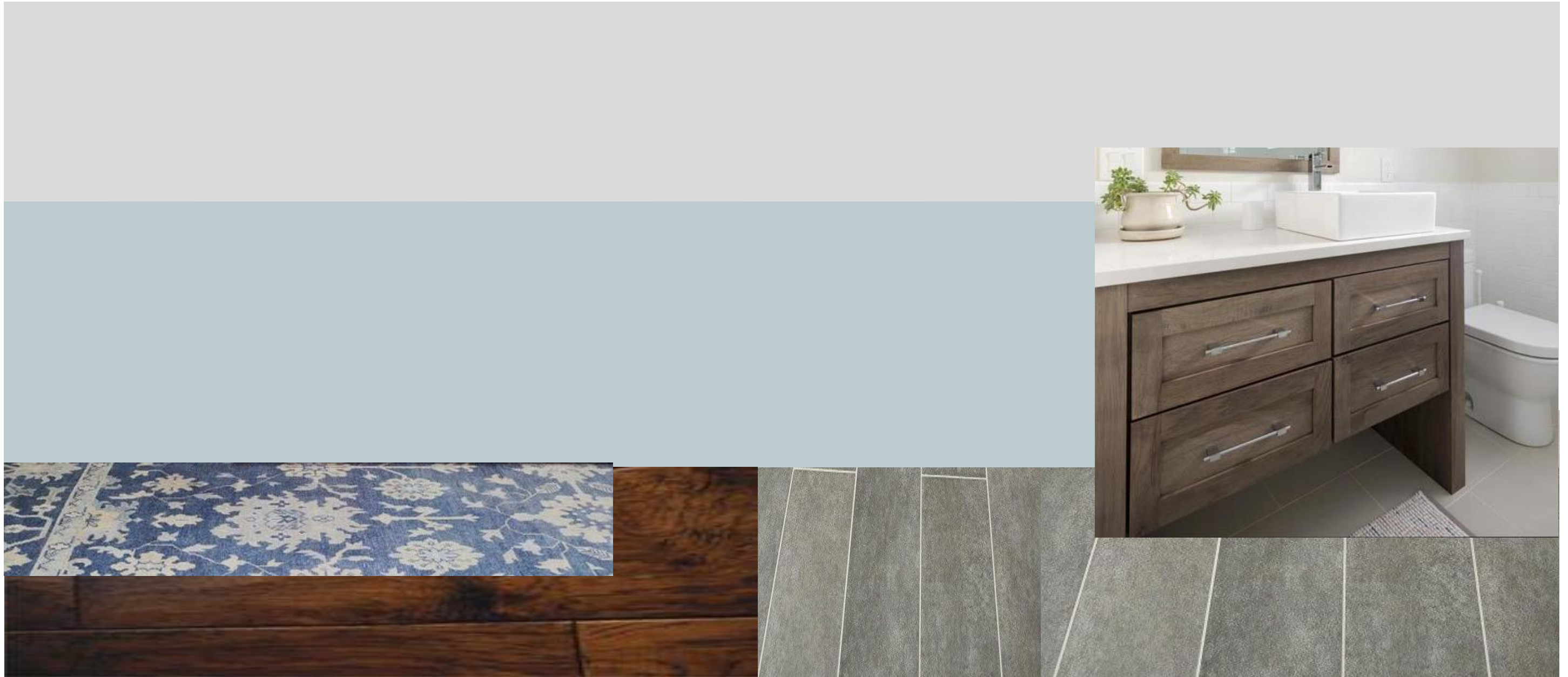


ENTRANCE, DINING, OFFICE, LIVING ROOM



Finishes- Option Two

Rachel Fallon Skala

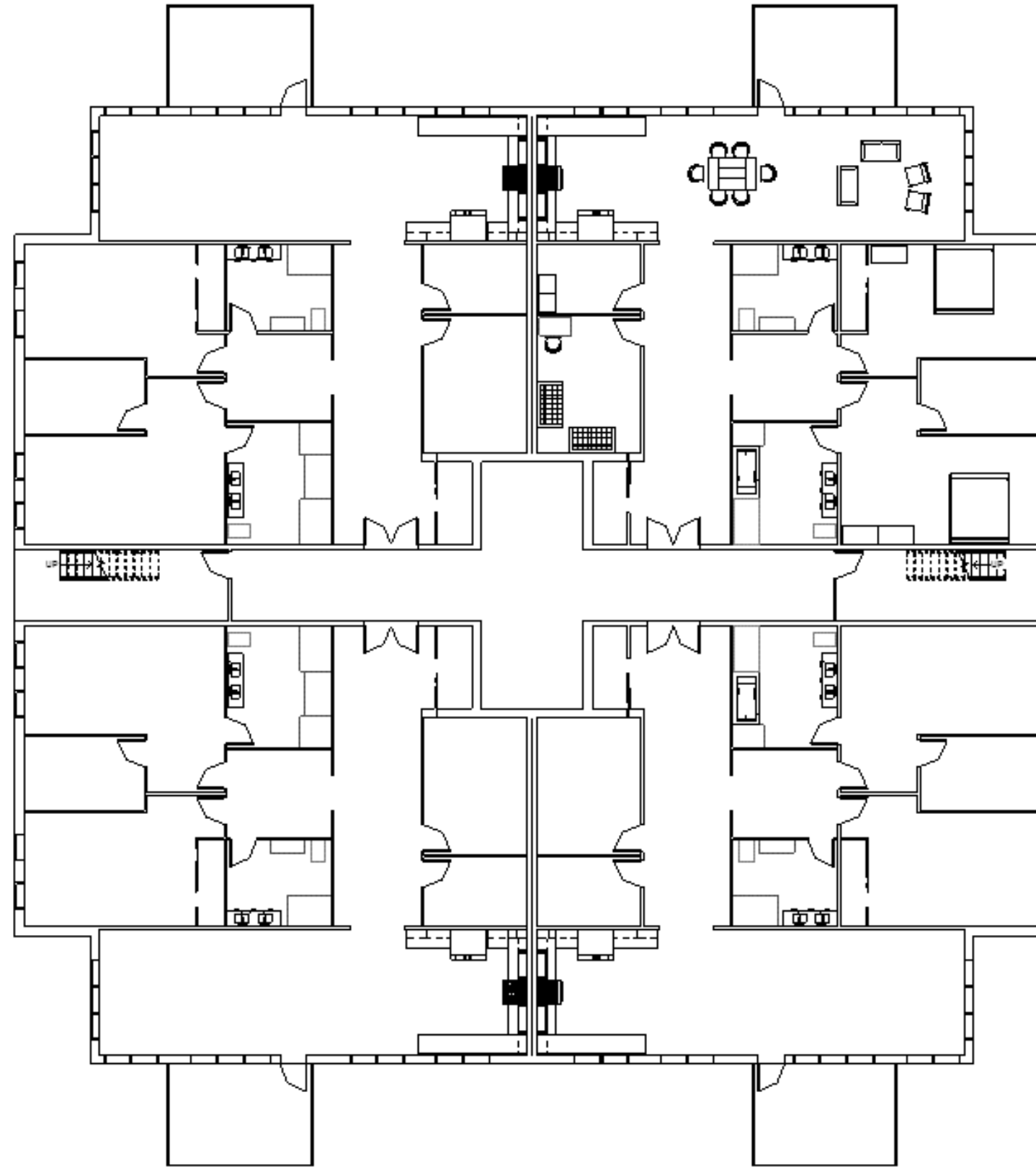


BEDROOMS

BATHROOMS

Finishes- Option Two

Rachel Fallon Skala



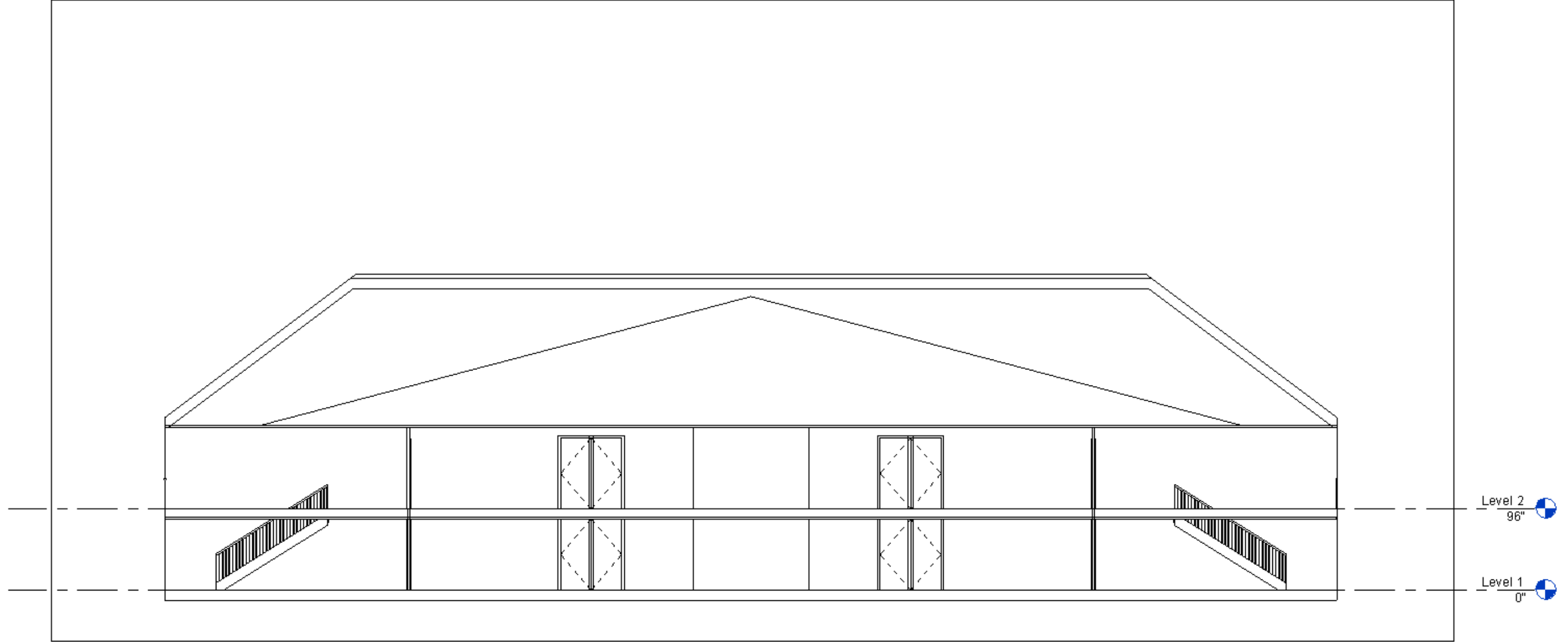
Full Floor Plan

Rachel Fallon Skala



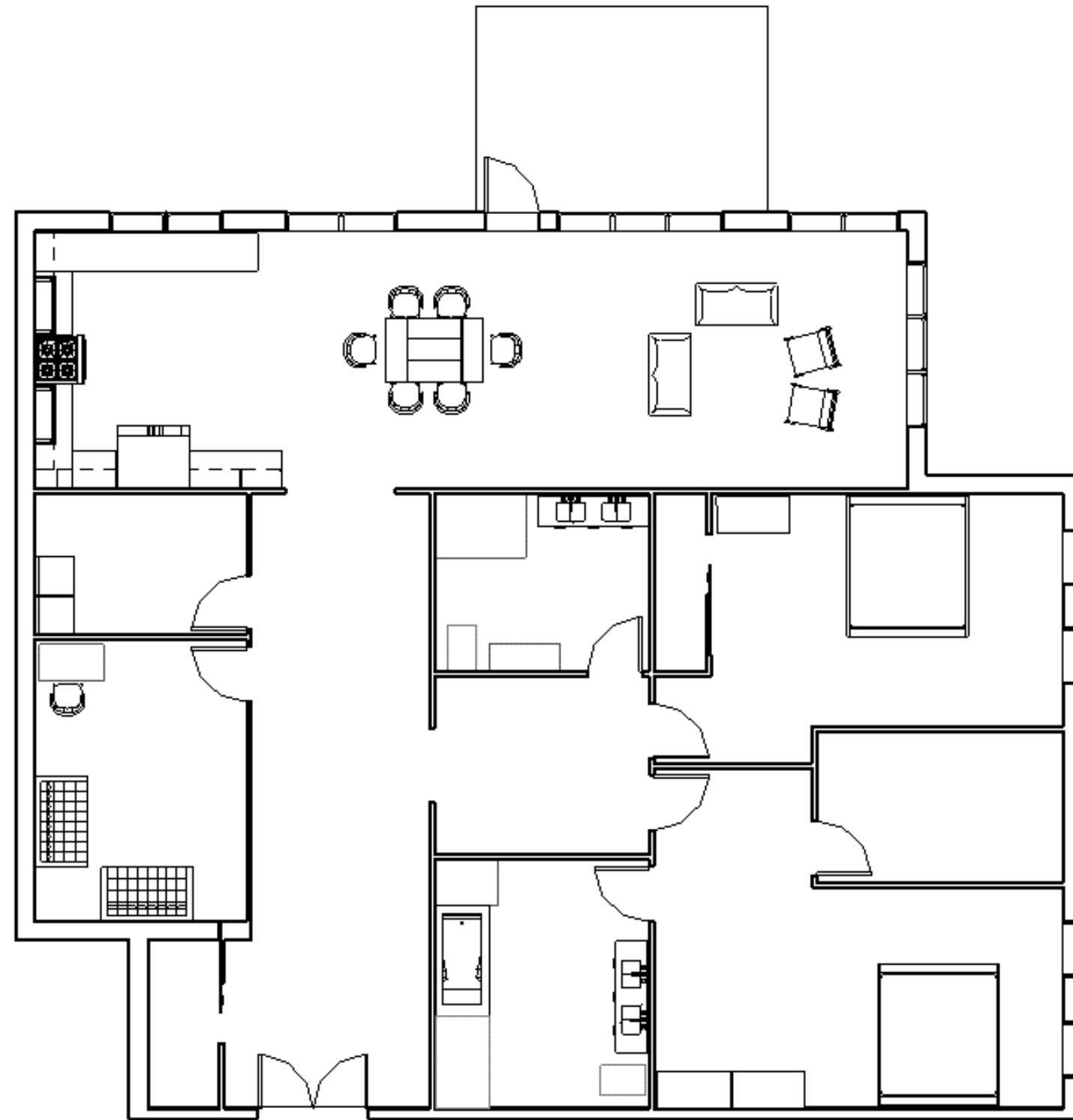
Exterior Massing Study

Rachel Fallon Skala



Section through Central Corridor

Rachel Fallon Skala



Condo Floor Plan

Rachel Fallon Skala

Plethora of base cabinets
easy to access without strain

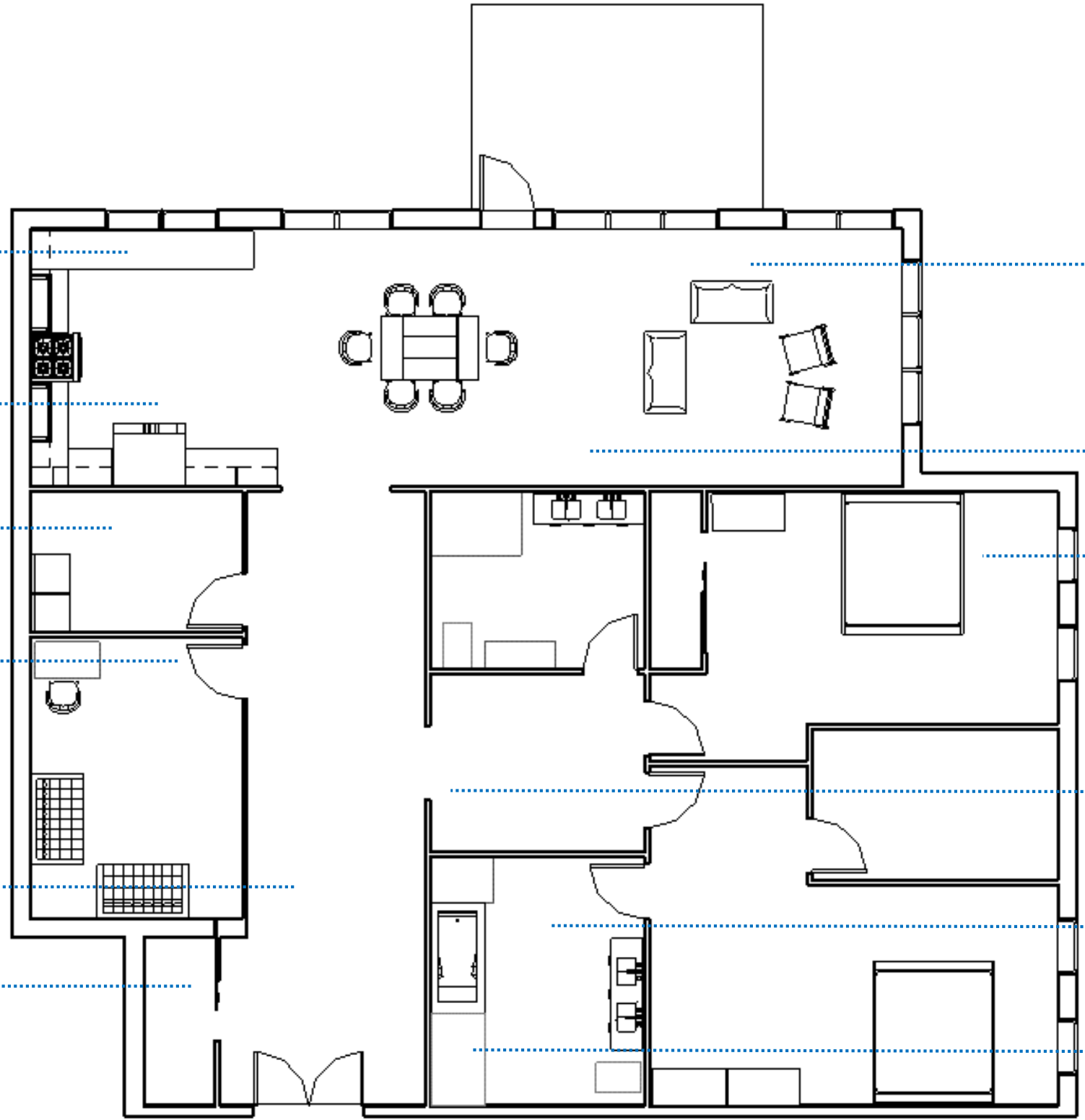
Large, open kitchen space;
easy to navigate in wheelchair

Large area for storage
of any equipment

All doorways are 36"
wide

Hallway can be easily
navigated by anyone

Easily accessible



Wide travel of paths makes it easy to get
from one end of residence to the other

Open space making it easy to
navigate the floor plan

Both sides of the bed
are accessible

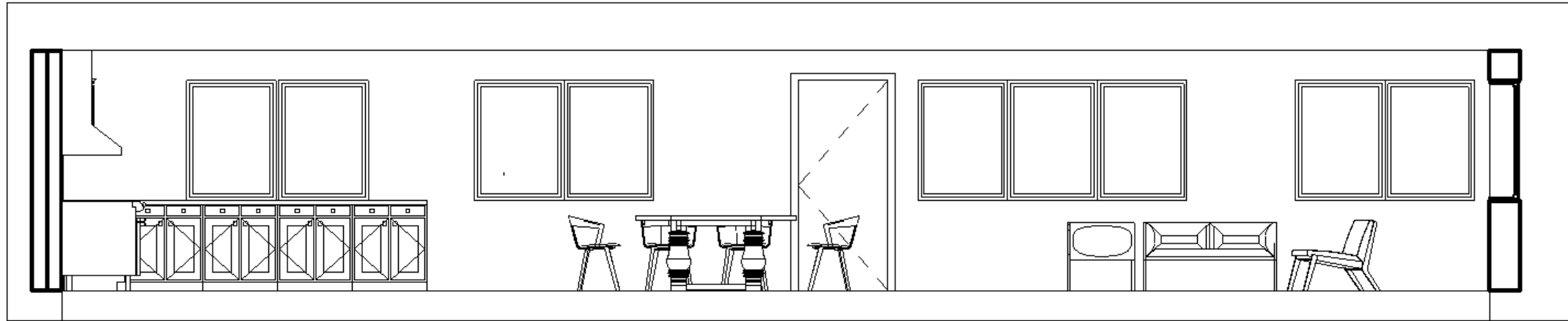
48" wide archway

All bathroom materials will
be no slip to ensure safety

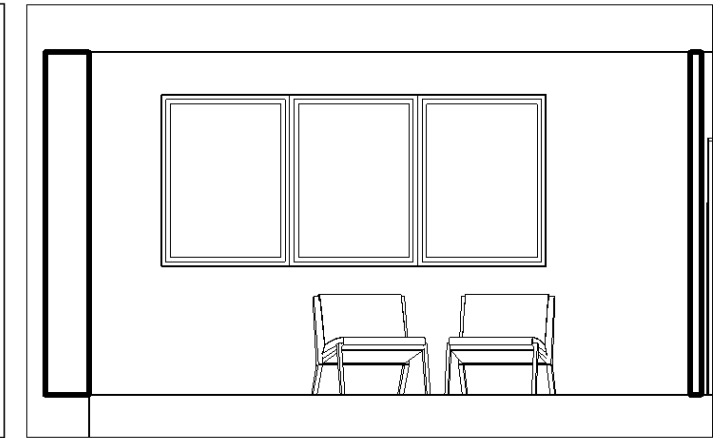
Shower is wheelchair
accessible

Accessibility

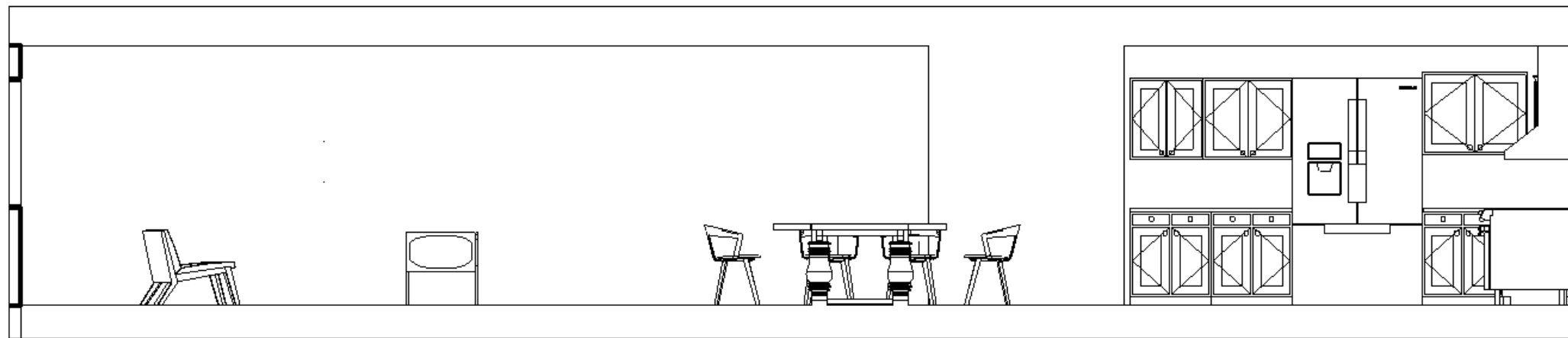
Rachel Fallon Skala



NORTH WALL ELEVATION



EAST WALL ELEVATION



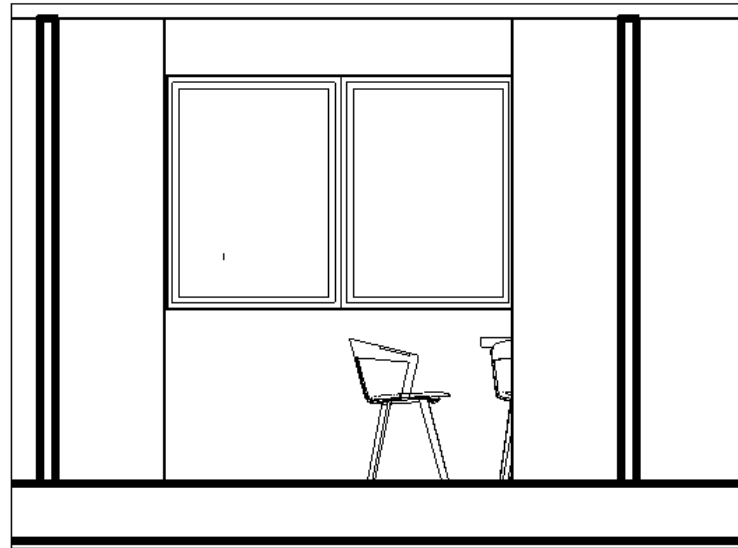
SOUTH WALL ELEVATION



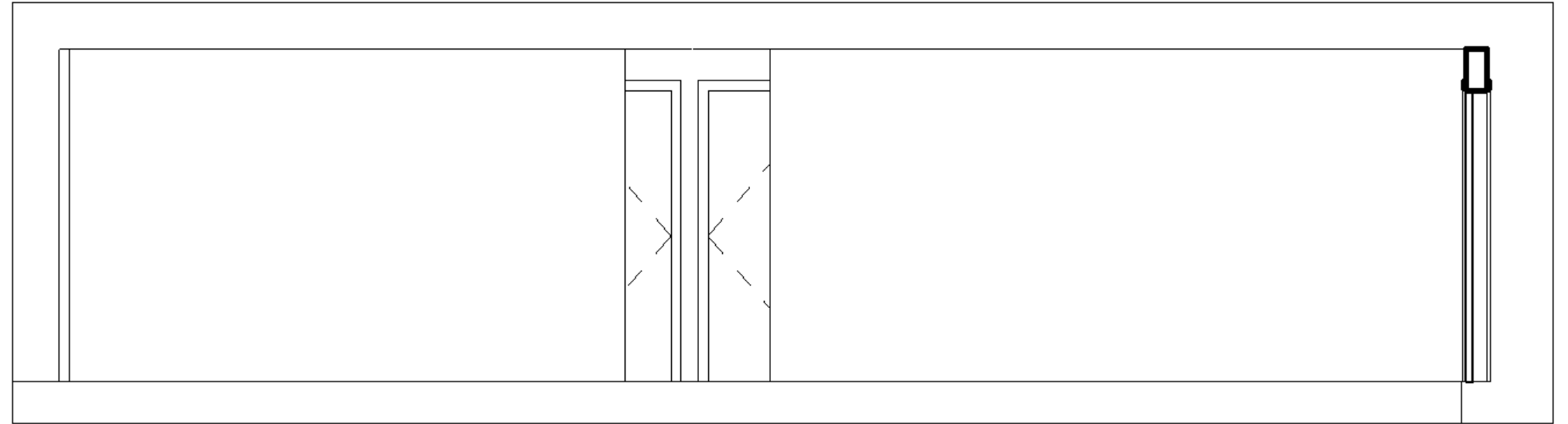
WEST WALL ELEVATION

Kitchen, Dining, Living Room Elevations

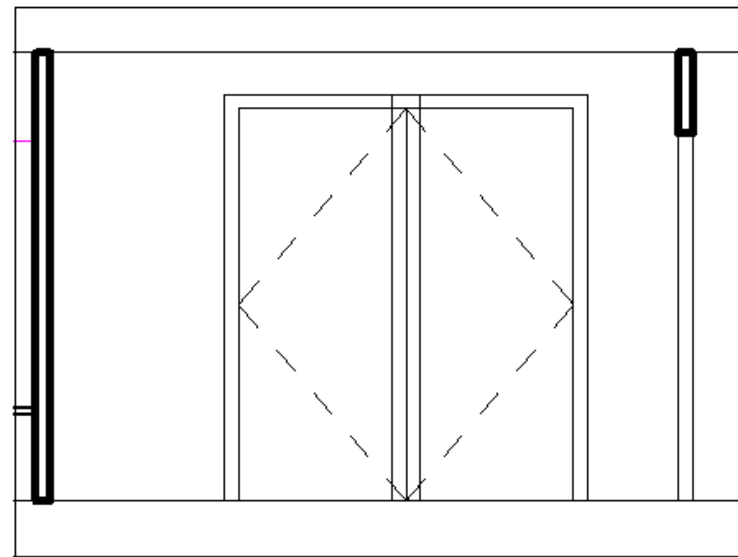
Rachel Fallon Skala



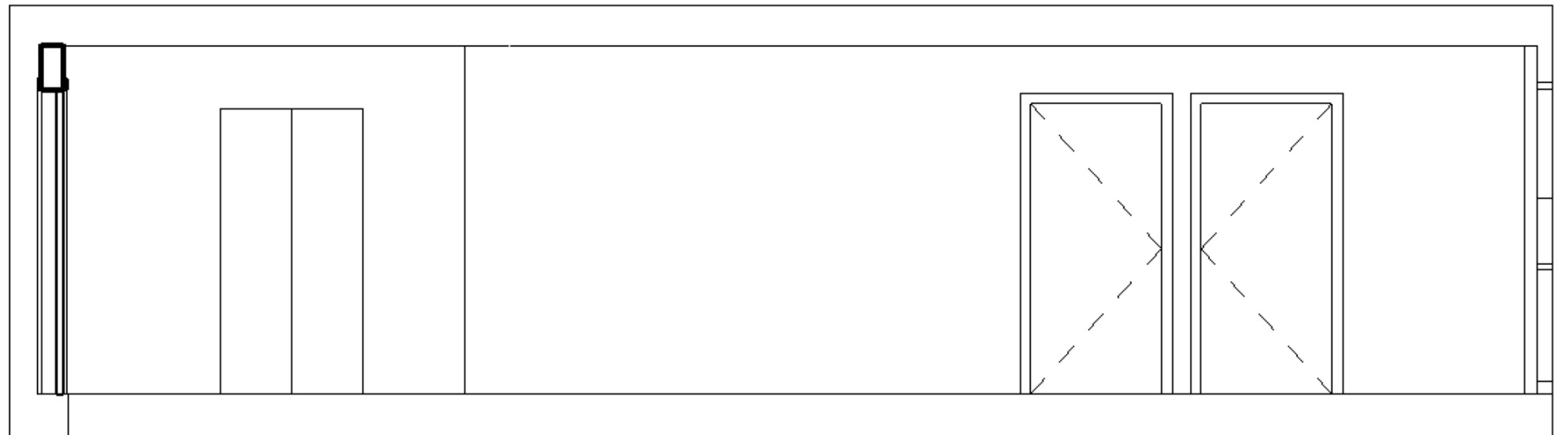
NORTH WALL ELEVATION



EAST WALL ELEVATION



SOUTH WALL ELEVATION



WEST WALL ELEVATION

Entrance Elevations

Rachel Fallon Skala
