

# Genesis Springs

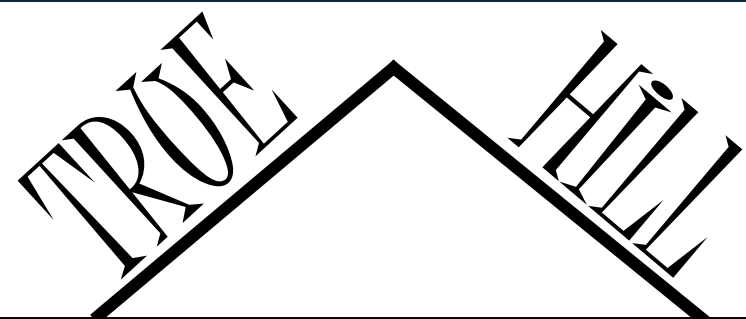
“Place your  
trust in us, and let us place  
you in your new  
*paradise.*”

Condominium  
Retirement Living

Portfolio 1: FALL IDSN 4500 Universal Design



Project Designer: Angela D. Truehill



## DEVELOPMENTS

Interested in exploring the viability of Aging in Place and Universal Design to attract retirees.

### Client Profile

- THE PROJECT WILL BE A 1,500-2,000 SQUARE FOOT MODEL UNIT, FOR AN OVER-55 RESIDENTIAL CONDOMINIUM DEVELOPMENT IN GREENVILLE NC.
- THESE CONDOS ARE DESIGNED TO ATTRACT RETIREES TO THE GREENVILLE AREA.
- THE TARGET MARKET FOR THESE UNITS WOULD BE ACTIVE, AFFLUENT RETIREES. MINIMUM UNIT CONFIGURATION MUST INCLUDE 2 BEDROOMS AND 2 FULL BATHROOMS.

- 1,900 square foot units
- 2 bedrooms
- 2 full bathrooms

# Spatial Profile

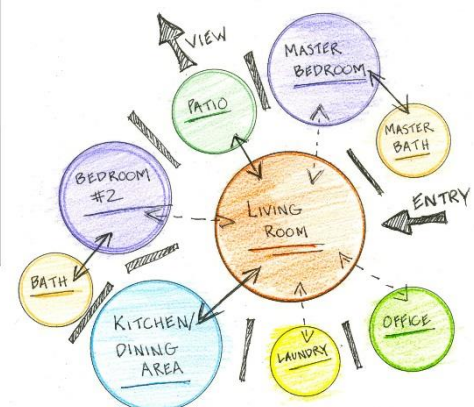
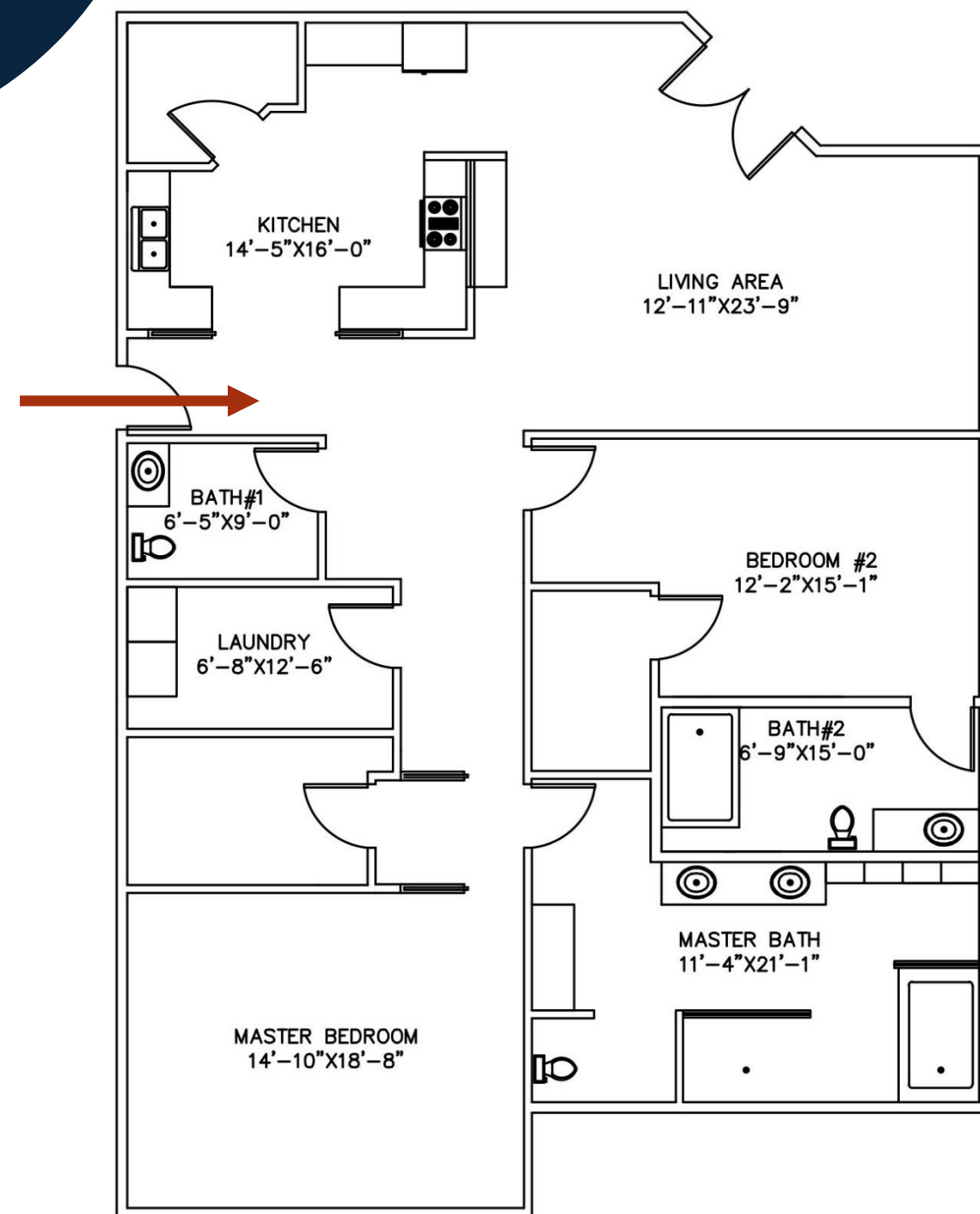
- **Kitchen**
  - 187 sq ft – 14'-5" x 16'-0"
- **Living/Dining Area**
  - 362 sq ft – 12'-11" x 23'-9"
- **Laundry**
  - 83 sq ft – 6'-8" x 12'-6"
- **Master Bedroom**
  - 278 sq ft – 14'-10" x 18'-8"
- **Master Bath**
  - 239 sq ft – 11'-4" x 21'-1"
- **Bedroom #2**
  - 223 sq ft – 16' x 16'
- **Full Bath**
  - 102 sq ft – 6'-9" x 15'-0"
- **Half Bath**
  - 57 sq ft – 6'-5" x 9'-0"
- **Patio/Balcony**
  - 70 sq ft – 6'-3" x 14' x 3"



*GENESIS SPRINGS* STRIVES TO SERVE ITS RESIDENTS BEST BY ALLOCATING AMPLE SQUARE FOOTAGE WHERE YOU NEED IT MOST. WE UNDERSTAND THAT OUR COMMUNITY MEMBERS WILL PROGRESSIVELY REQUIRE MORE FROM THEIR HOMES, SO OUR UNITS ARE DESIGNED SPECIFICALLY WITH THOSE CONCERNS IN MIND. BARRIER-FREE OPEN SPACES FOR COOKING AND ENTERTAINING, SPACIOUS COMFORTABLE BEDROOMS WITH WALK-IN CLOSETS, A LUXURY UNIVERSAL BATHROOM, AND A BEAUTIFUL PRIVATE OUTDOOR SPACE THAT ALLOWS FOR GREAT VIEWS.

# Resident Floor Plan

*GENESIS SPRINGS'* OPEN CONFIGURATION ALLOWS FOR FLEXIBILITY AND EASY CIRCULATION WITHIN THE SPACE. THE LIVING AREA IS OPEN HAVING THE OPPORTUNITY TO BE A WONDERFUL PLACE TO ENTERTAIN GUESTS. POCKET DOORS IN THE KITCHEN ALLOW FOR THE OPTION TO HEIGHTEN THE SENSE OF OPENNESS AND CREATE A BARRIER-FREE FLOW. THIS SAME PRINCIPLE IS EXERCISED ENTERING THE MASTER BEDROOM WHERE POCKET DOORS PROVIDE THAT OPTION FOR PRIVACY OR FLUIDITY. THE LUXURY MASTER BATH HAS PLENTY OF SPACE FOR COMFORTABLE AND SAFE MANUVERABILITY.





“Great design is making something memorable and meaningful.”  
Dieter Rams

*GENESIS SPRINGS* IS A TIMELESS CONTEMPORARY COMMUNITY THAT PRIDES ITSELF ON DESIGNING QUALITY HOMES WITH THE PAST SERVING AS OUR MODEL AND INSPIRATION. MOST OF OUR TARGET MARKET IS FAMILIAR WITH DESIGN ATTRIBUTES AND INNOVATIONS THAT WERE INTRODUCED BETWEEN 1933 AND 1965, SUCH AS THE USE OF PLASTICS, RESINS, AND METALS IN FURNITURE, AS WELL AS THE BOLD GRAPHIC PATTERNS AND COLOR SCHEMES. OUR MID-CENTURY MODERN HOMES CAPTURE THIS TIMELESS AESTHETIC WITH HOPES THAT OUR RESIDENTS WILL ENJOY THE COMFORT AND NOSTALGIA



## WHAT IS PRECEDENT?

IN THE STUDY OF LAW, PRECEDENT IS A LEGAL DECISION OR A SPECIFIC FORM OF PROCEEDING, WHICH SERVES AS AN AUTHORITATIVE RULE OR PATTERN IN FUTURE SIMILAR OR ANALOGOUS CASES

HISTORICAL PRECEDENT, LIKEWISE, IS DEFINED AS ANY ACT IN THE PAST WHICH MAY BE USED AS AN EXAMPLE TO HELP DECIDE THE OUTCOME OF A SIMILAR INSTANCE IN THE FUTURE

## WHAT IS THE CORRELATION BETWEEN HISTORICAL PRECEDENT AND INTERIOR DESIGN?

AS DESIGNERS, WE APPLY PRECEDENT BY REVIEWING EXISTING STRUCTURES AND PAST STYLES TO GAIN INSPIRATION, IN ORDER TO DETERMINE WHAT HAS PROVEN ITSELF AND HOW WE CAN ADAPT THESE THINGS TO FIT OUR OWN NEEDS, PREFERENCES, AND IDEAS

THERE IS NO SUCH THING AS A “NEW” DESIGN STYLE, BUT EVERY NOW AND AGAIN WE ARE ABLE TO CREATE THE PERFECT BLEND...THE RESULT IS SOMETHING FRESH; AN INNOVATIVE TWIST ON PAST FURNISHINGS, ARCHITECTURAL ELEMENTS, AND CULTURAL ADAPTATIONS.

“WITHOUT PRECEDENT NOTHING REALLY HAS A CONNECTION OR A SPECIFIC PLACE WHERE AN IDEA CAME FROM AND, WITHOUT THAT...SOCIETY LOSES THE ABILITY TO REFLECT UPON ITSELF.”



# MID-CENTURY MODERN



# STYLE EVOLUTION

THE MID-CENTURY MODERN STYLE DESCRIBES MID-20TH CENTURY DEVELOPMENTS IN MODERN DESIGN FROM ABOUT 1933-1965. THE STYLE BRIDGES THE ORGANIC AND MAN-MADE WORLD, INCORPORATING BOTH NATURAL AND SYNTHETIC MATERIALS.



THERE IS A WAY TO ACHIEVE A MID-CENTURY MODERN AESTHETIC BY APPLYING KEY FEATURES, SUCH AS:

BEAUTY IS THE PRODUCT OF FUNCTION

CLEAN SIMPLE LINES.

WOOD PIECES THAT ARE SIMPLY FINISHED TO SHOWCASE NATURAL BEAUTY.

MIXING UP AND COMBINING MATERIALS; PLASTICS, RESIN, METAL COMPOSITES, LAMINATES AND FIBERGLASS.

BOLD PATTERNS AND HEAVY-TEXTURED FABRICS

DRAMATIC LIGHTING FIXTURES

GRAPHIC WALLPAPER

COLOR SCHEME: WARM, EARTHY TONES CREATED NATURE-INSPIRED INTERIORS. THINK OLIVE GREEN, BURNT UMBER, PUMPKIN AND MUSTARD YELLOW. THE OPPOSITE SIDE OF THE SPECTRUM INCLUDED TRENDY COLORS LIKE PINK, GRAY, TURQUOISE, BLACK AND YELLOW. SOMEWHERE IN THE MIDDLE WERE TRADITIONAL COLORS HELD OVER FROM THE 40S SUCH AS BURGUNDY, BLUE AND EMERALD GREEN.

ADD ICONIC PIECES: TRIPOD LAMPS, FLOOR LAMPS WITH BENDABLE ARMS AND WHITE BALLOON PENDANT LAMPS; GEORGE NELSON'S ICONIC SUNBURST AND ATOMIC CLOCK DESIGNS.

