

# PORTFOLIO 1

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# RESEARCH

## What is LEED?

- LEED stands for Leadership in Energy and Environmental Design.
- It is a third-party green building certification program
- It is recognized globally for its design, construction and operation of high-performance green building and neighborhoods.
- LEED is world's most used green building and rating system.
- There are four different LEED rating systems: LEED for Building Design and Construction (BD+C), LEED for Interior Design and Construction (ID+C), LEED for Building Operations and Maintenance (O+M) and LEED for Neighborhood Development (ND)

“In 2019, it makes no sense to not build efficiently. In our latest educational project, we are taking up one of the most discouraging markets for any environmentalist- the suburbs. We have demonstrated that even there, a high-efficiency townhome combined with an electric vehicle can save a family \$3000 a year despite higher upfront costs and cut greenhouse gas emissions 12-fold. We have reached the point where efficiency makes sense no matter what.”

- Emmanuel B. Cosgrove | Co-founder and General Director, Ecohome | (LEED Homes Provider)

## LEED in Residential Design.

- There are more than 493,700 residential units that are currently LEED-certified – Single and Multi-family projects
- Total LEED Residential Projects globally is 1,656,495
- 1,605,259 for Residential Multifamily Units

“The continuation and expansion of green homebuilding as part of the sustainability movement is an inevitable mega trend. The movement is picking up speed and momentum every day. There is no way to turn the clock back or to ignore its growing influence.”

- Steve Saunders | CEO, TexEnergy Solutions

## How LEED is beneficial.

- Energy efficient residences
  - burn fewer fossil fuels
  - decreasing air pollution associated with buildings
- Green buildings help reduce carbon, water, energy and waste
- Lower utility costs for the building
- Potential tax benefits for the business
- LEED buildings have recycling and composting programs that can dramatically reduce the costs of having waste removed. In some cases, you may even receive rebates from recycled materials that are sold
- LEED buildings are energy- and water-efficient
- Landlords are able to charge higher lease-up rates than conventional buildings in their markets
- LEED certified buildings are healthier and safer for occupants

# PROFILE

## OWNER AND CLIENT:

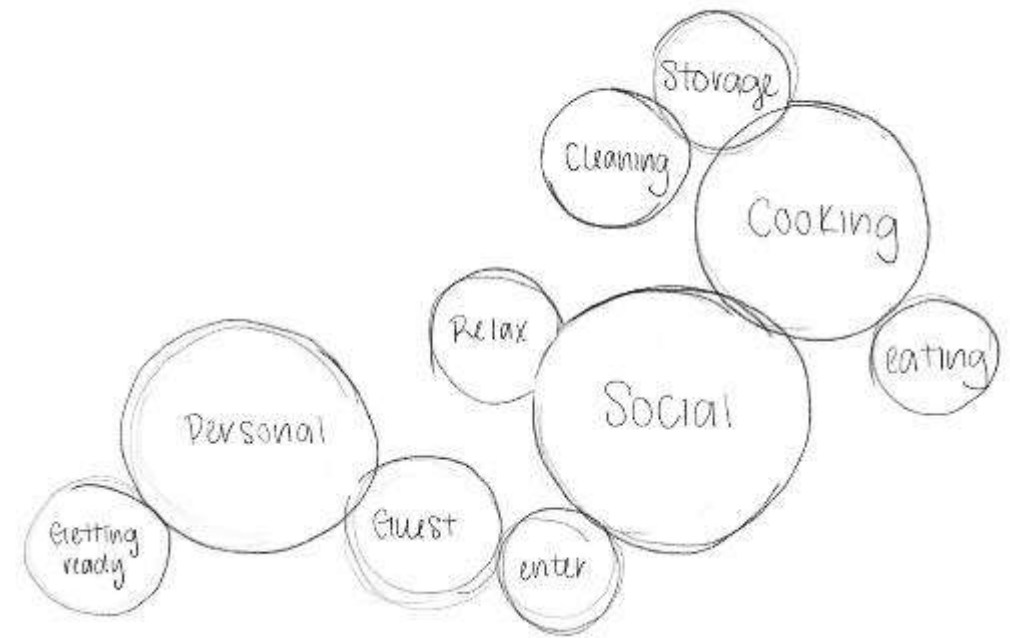
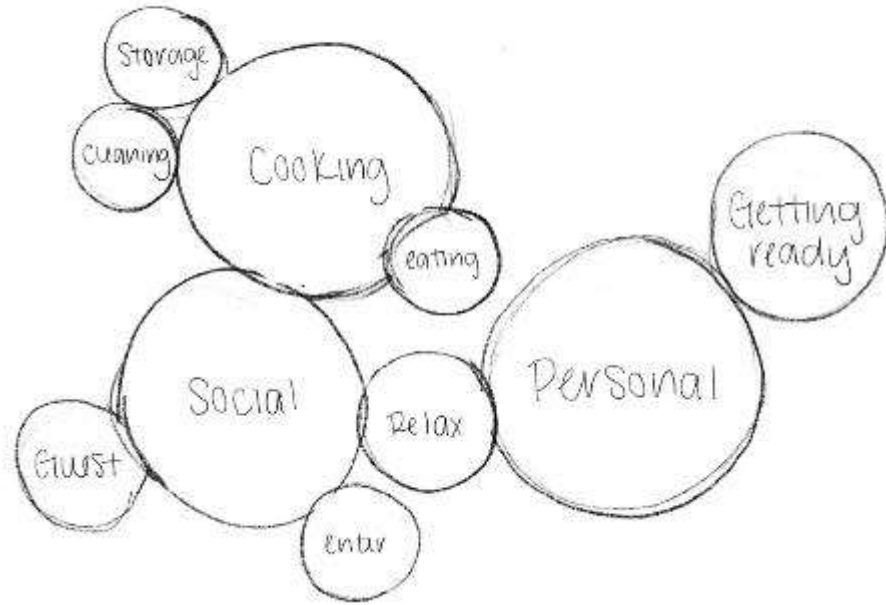
- THE DEVELOPER OF THE BUILDING COMPLEX

## USERS 55+:

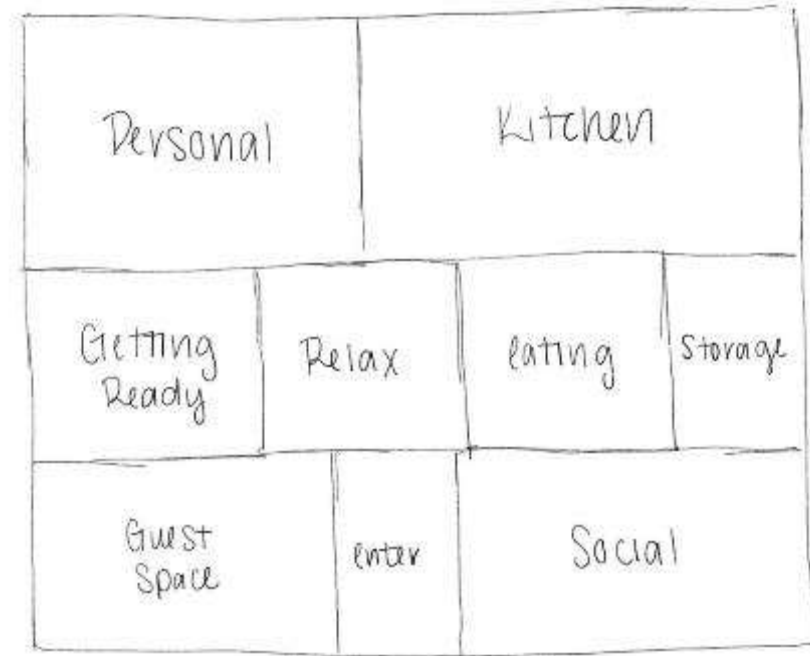
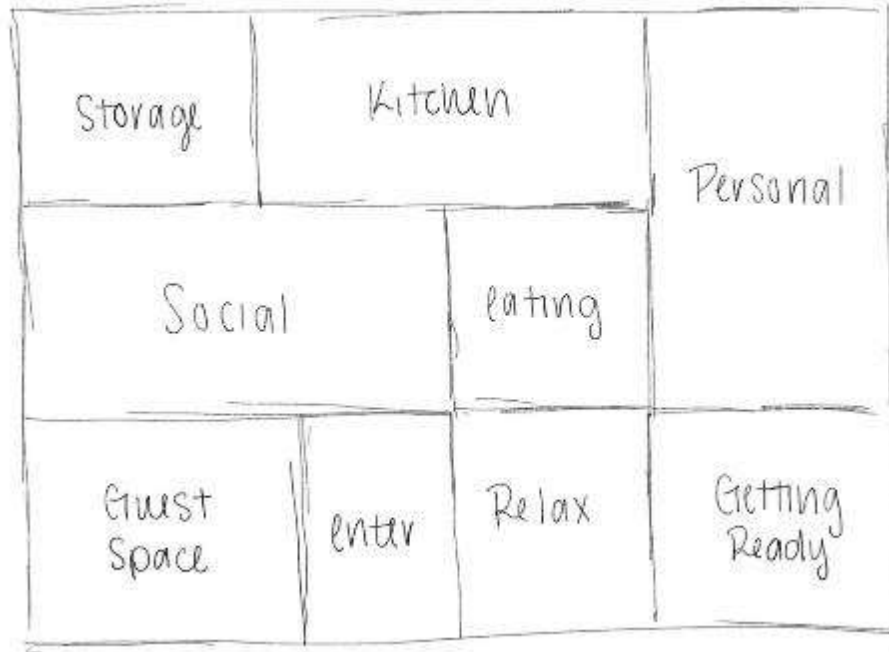
- ARE LOOKING FOR TRADITIONAL DESIGNS
- WANT AT LEAST 2,000 SQUARE FEET
- NEW APPLIANCES INCLUDED
- CLEAN AND ELEGANT DESIGNS
- MULTIPLE SPACES WITHIN THEIR APARTMENTS
- UPDATED DÉCOR COMBINING TRADITIONAL AND MODERN DESIGN ELEMENTS



# BUBBLE DIAGRAMS



# BLOCK DIAGRAMS



# SPACE STANDARDS

ROOM	DIMENSION	SQUARE FOOTAGE
MASTER BEDROOM	16 X 17	270
MASTER BATHROOM	10 X 14	140
MASTER CLOSET	10 X 12.5	125
GUEST BEDROOM	10 X 20	200
GUEST BATHROOM	10 X 12	120
KITCHEN	15 X 17	272
PANTRY	5 X 4	40
LAUNDRY ROOM	10 X 10	100
STORAGE CLOSET	10 X 9	90
LIVING ROOM	15 X 17	255
FAMILY ROOM	10 X 19	190
ENTRY	10 X 8	80



# CONCEPT

THE CONCEPT FOR THE SENIOR LIVING FACILITY IS NEW LIFE AND NEW BEGININGS.

THE RESIDENTS ARE STARTING A NEW CHAPTER OF THEIR LIVES AND THE BEST WAY TO EXPRESS THAT IS THROUGH GROWTH.

BY USING NEUTRAL TONES SUCH AS GREENS, BROWNS AND BEIGES THE CLIENTS WILL FEEL LIKE THEIR NEW HOME IS GROWING AND FULL OF LIFE.

