

SENIOR LIVING CONDO UNIT

PORTFOLIO ONE

PROGRAMMING

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SUSTAINABILITY IN INTERIOR ENVIRONMENTS USING LEED



WHAT IS LEED?

- △ LEED STANDS FOR LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
- △ GREEN BUILDING CERTIFICATION PROGRAM
- △ 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)
- △ LEED FOR NEIGHBORHOOD DEVELOPMENT (ND)

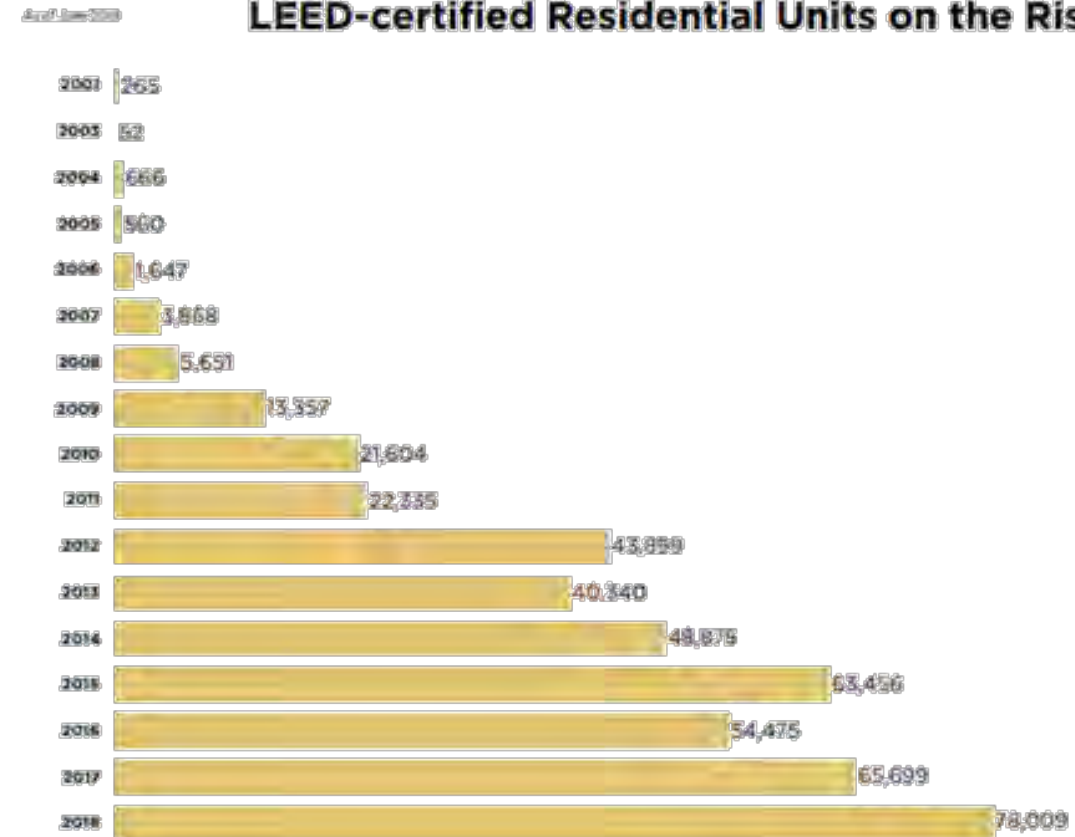
BENEFITS OF LEED BUILDING

- △ 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

"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."

SUSTAINABILITY | USING LEED

LEED-certified Residential Units on the Rise



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

STAKEHOLDER PROFILE



△ CLIENT: THE DEVELOPER

△ TENANT: SENIORS 55 YEARS AND OLDER

△ SIZE RANGE OF TYPICAL CONDO UNITS (SQUARE FEET)?
1,500-2000

△ NUMBER OF BEDROOMS/BATHS IN TYPICAL CONDO UNITS?
2 BEDS AND 2 BATHS -- 1 SHARED AND 1 ATTACHED TO THE
MASTER BEDROOM.

△ SPECIAL FEATURES IN CONDO UNITS:

- ALL APPLIANCES INCLUDED
- NON-SLIP FLOORS
- GARDEN AREA

△ 1 MASTER SUITE IN EACH CONDO UNIT THAT MEASURES BETWEEN 400-500 SF

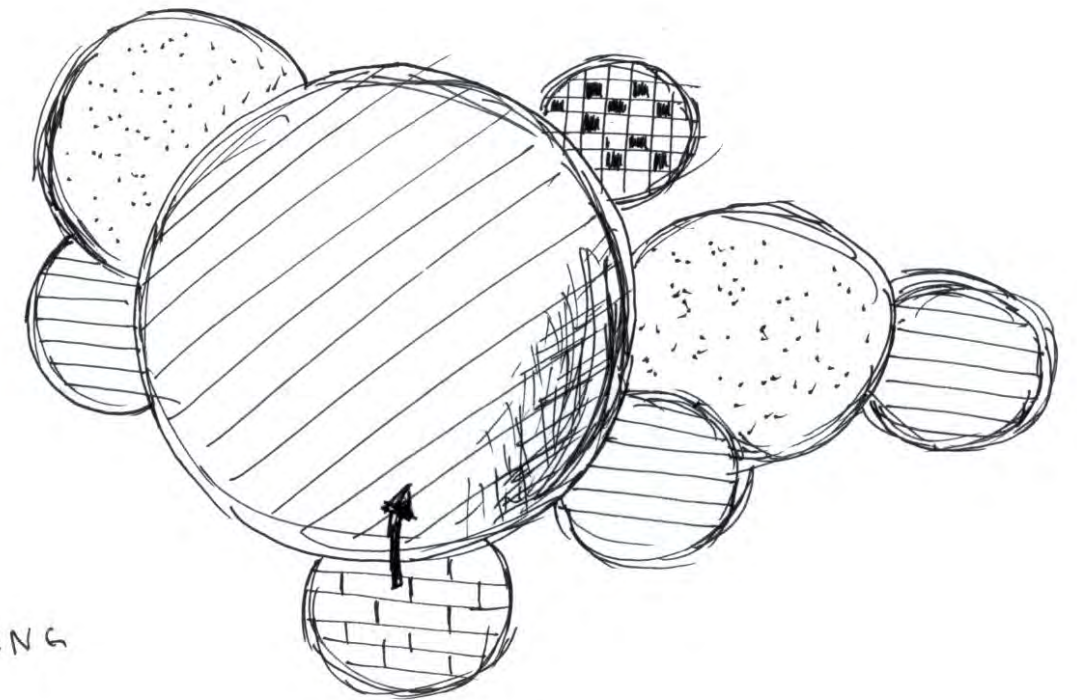
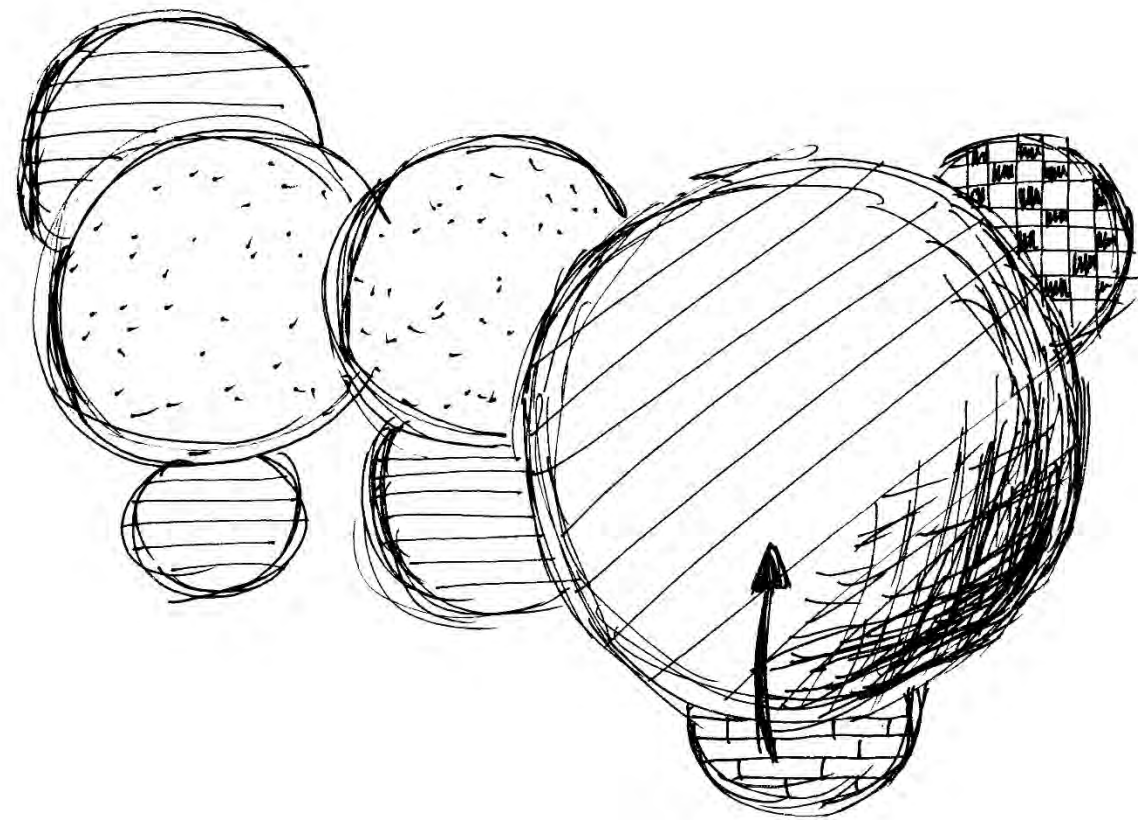
△ PUBLIC SPACES ARE COMBINED (KITCHEN, LIVING ROOM, DINING ROOM)






△ DÉCOR: MODERN TRADITIONAL, MODERN TRANSITIONAL

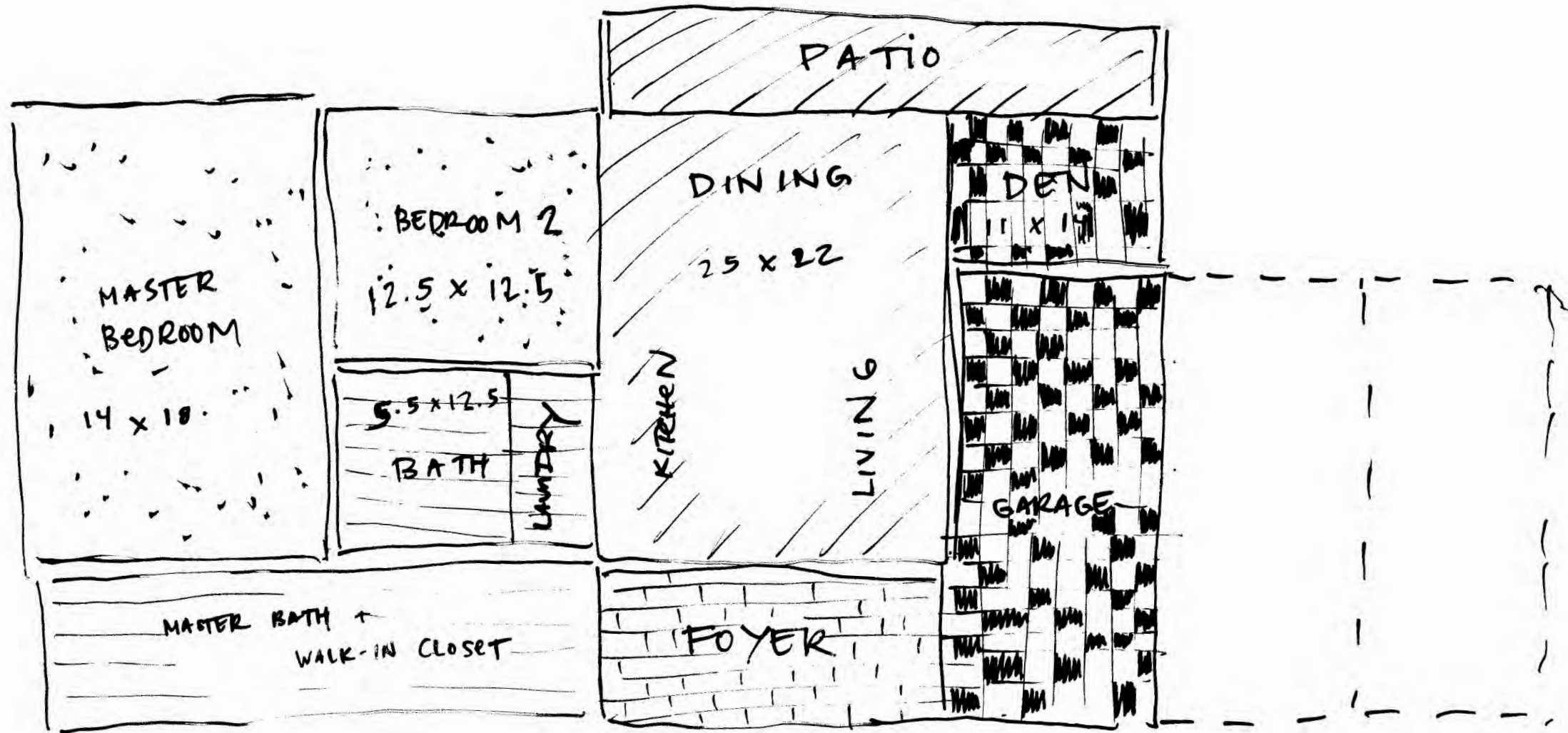
△ OTHER TRENDS:

CATHEDRAL CEILINGS, SCREENED PORCH, GREENWAY, HOUSEKEEPING






PLANNING DIAGRAMS



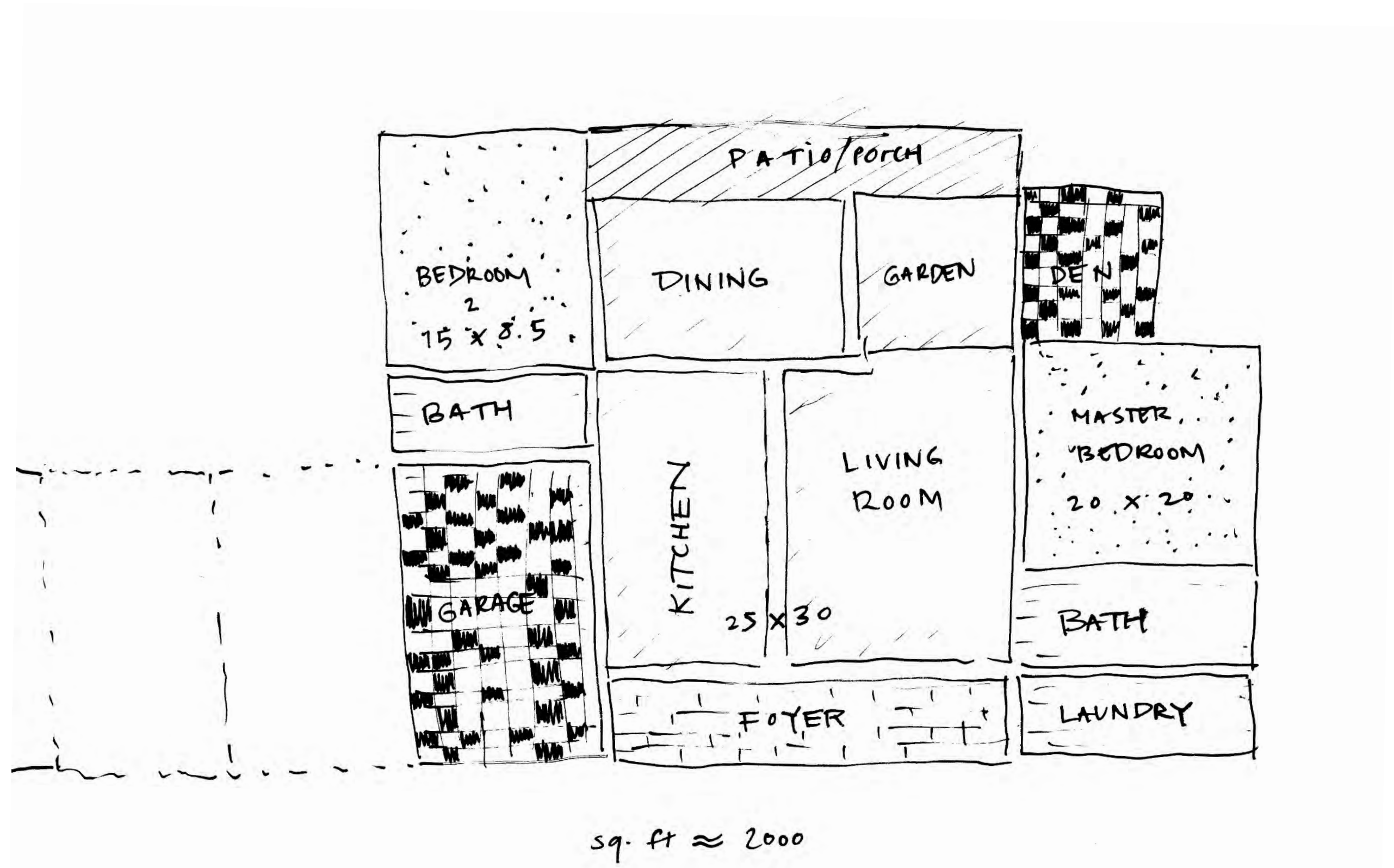
-  ENTERTAINING
-  SLEEPING
-  WASHING / CLEANSING
-  STUDYING / WORKING
-  ENTERING



Square ft \approx 1800

-  ENTERTAINING
-  SLEEPING
-  WASHING/CLEANING
-  STUDYING/WORKING
-  ENTERING

P L A N N I N G D I A G R A M S



PLANNING DIAGRAMS

SPACES TO INCLUDE

STANDARD:

Δ MASTER BEDROOM	22' X 14'
Δ BEDROOM 2	16' X 19'
Δ MASTER BATH	12' X 9'
Δ BATHROOM 2	10' X 8.5'
Δ DEN/STUDY	9.5' X 9.5'
Δ LIVING ROOM	26' X 15'
Δ KITCHEN	13' X 11'
Δ PATIO	22' X 8'
Δ LAUNDRY ROOM	4' X 10.5'

≈ 1800 SF

DELUXE:

Δ MASTER BEDROOM	14' X 23'
Δ BEDROOM 2	13.5' X 12'
Δ MASTER BATH	15' X 8.5'
Δ BATHROOM 2	9.5' X 10.5'
Δ LIVING ROOM	26' X 14'
Δ DINING ROOM	14.5' X 14'
Δ KITCHEN	18' X 14'
Δ LAUNDRY ROOM	10' X 7'
Δ LARGE PATIO	30' X 8'

≈ 1860 SF

LIFE *ON* THE RIVERBANK



Δ THE RIVERBANK IS A PLACE TO FIND EASE
AND RELAXATION
Δ LIKE A TREE PLANTED BY THE RIVERBANK,
RESIDENTS WILL BE REFRESHED AND CONTINUE
TO
FLOURISH AS THEY
INHABIT THIS CONDO UNIT