



# IDSN 3102 PORTFOLIO ONE

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EAST CAROLINA UNIVERSITY – CLARA REZK

## 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.

## LEED Credit Categories



## RESEARCH

## HOW LEED IS BENEFICIAL.

- Energy efficient residences
  - burn fewer fossil fuels
  - decreasing air pollution
- Green buildings help reduce carbon, water, energy and waste
- Lower utility costs.
- Potential tax benefits for the business
- 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

## LEED IN RESIDENTIAL DESIGN.

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



## RESEARCH

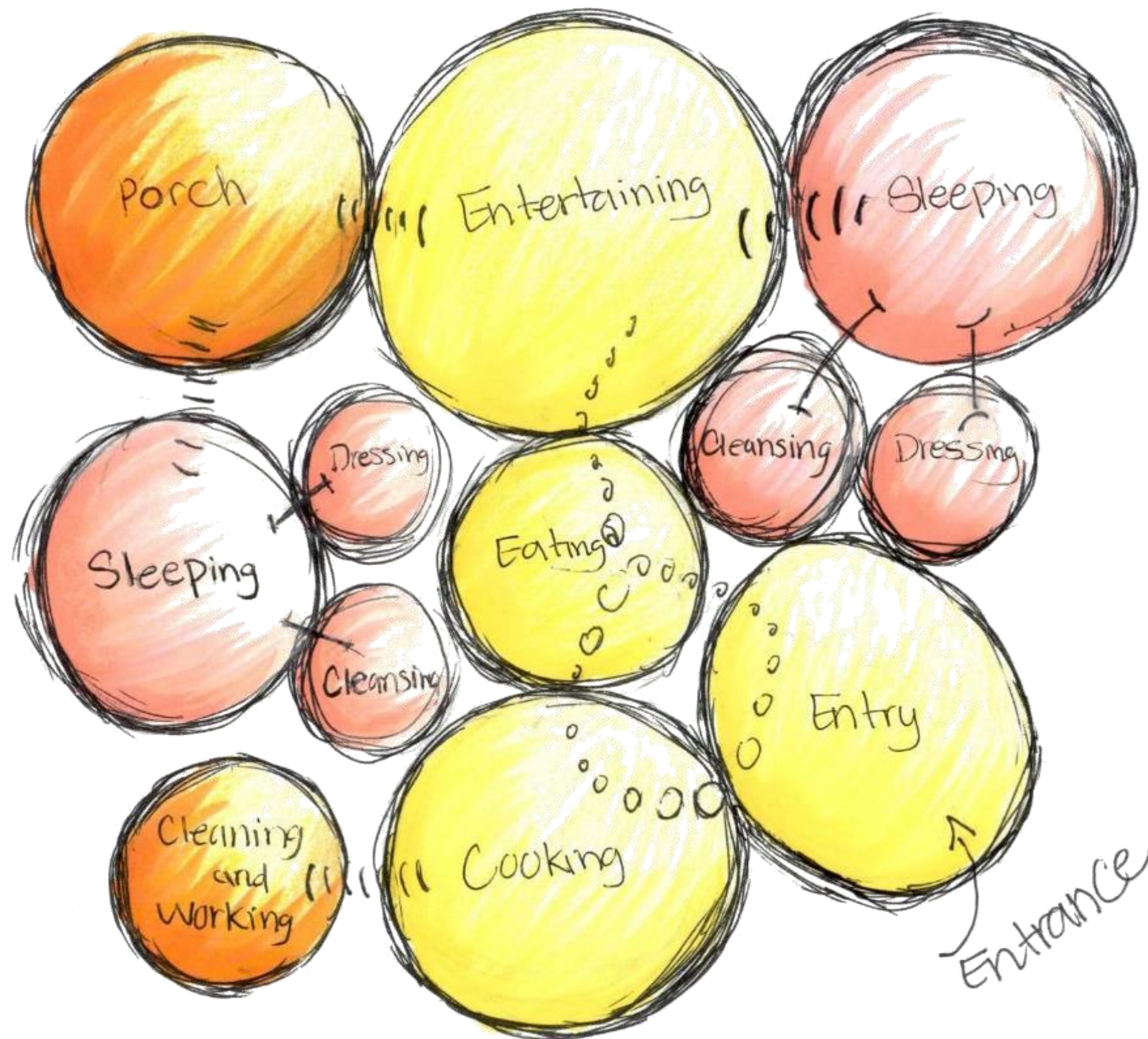
## CLIENT VIEW:

- The Developer is the client and owner.
- The tenants are the seniors who are 55 years and older.
- 1500–2000 sq. ft. – the preferred condo size.
- Two bedrooms and two bathrooms in each condo unit.
- One shared bath and one attached to the master bedroom.
- Condo must include all appliances.
- Approx. master suite size 400–450 sq. ft.
- Public space combined into a great room for more spacious open room.
- Interested Décor style is Modern light with bright colors.
- Requested to have more amenities, Eco-friendly environment.

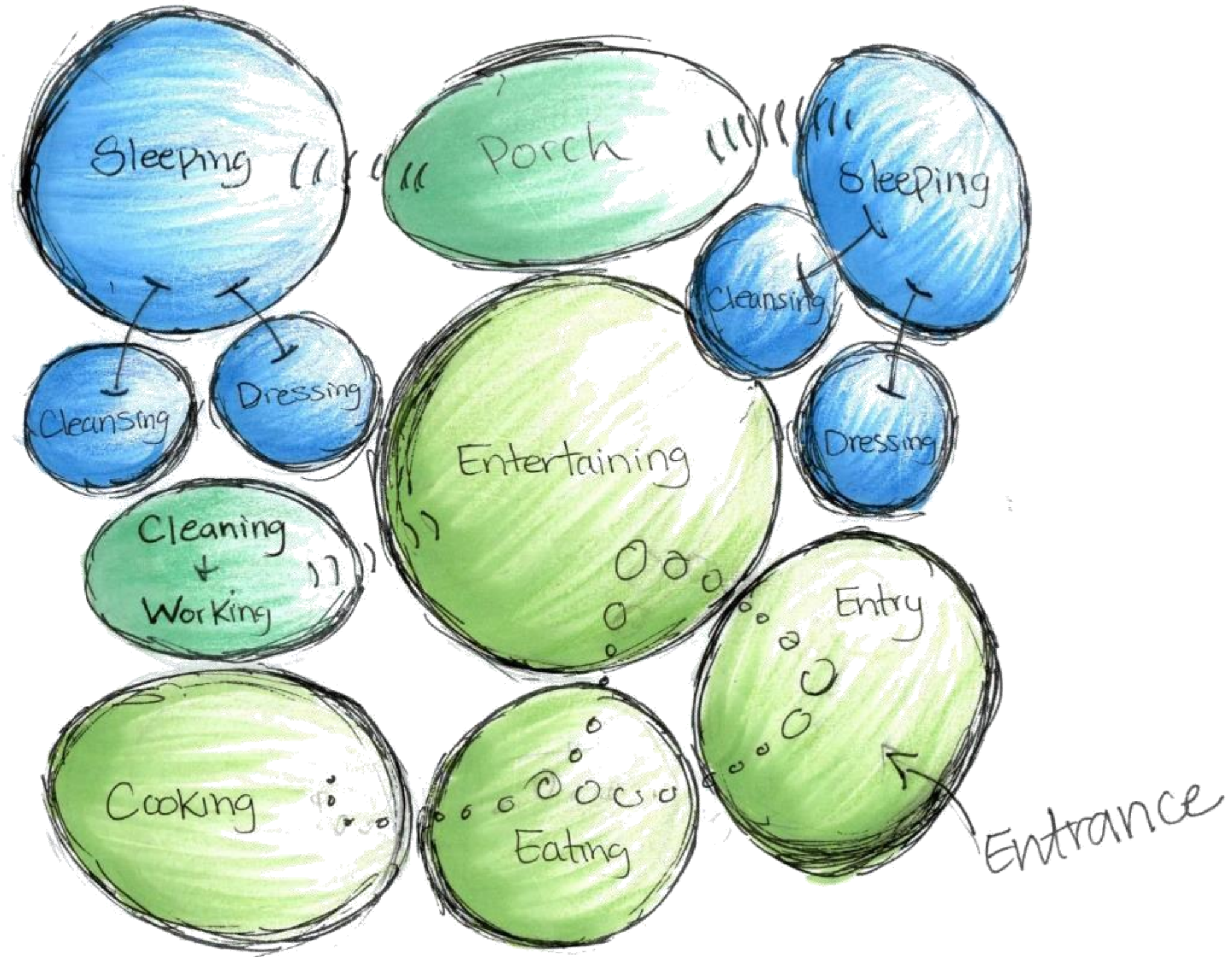


## SENIOR INTERVIEW

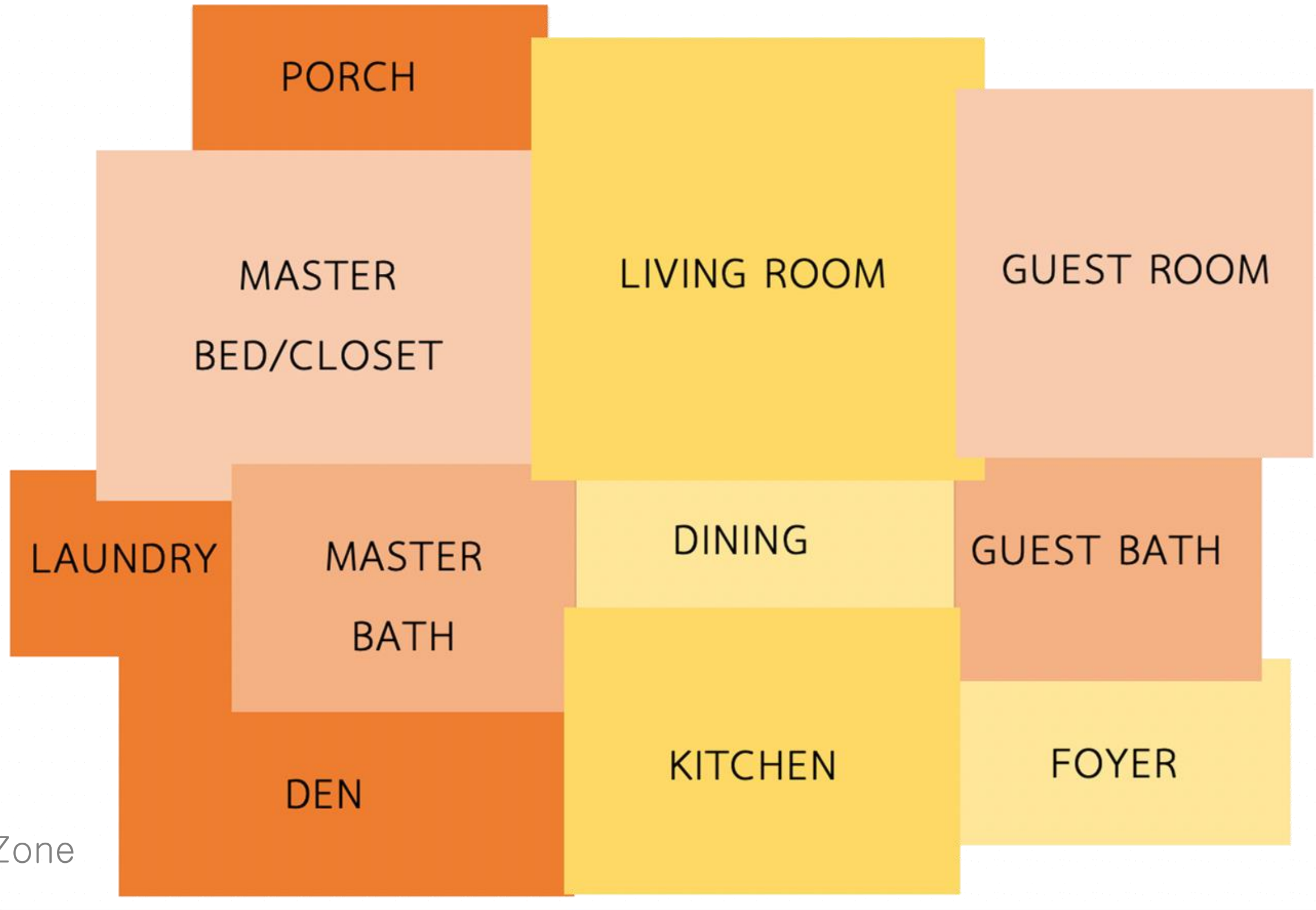
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# BUBBLE DIAGRAM

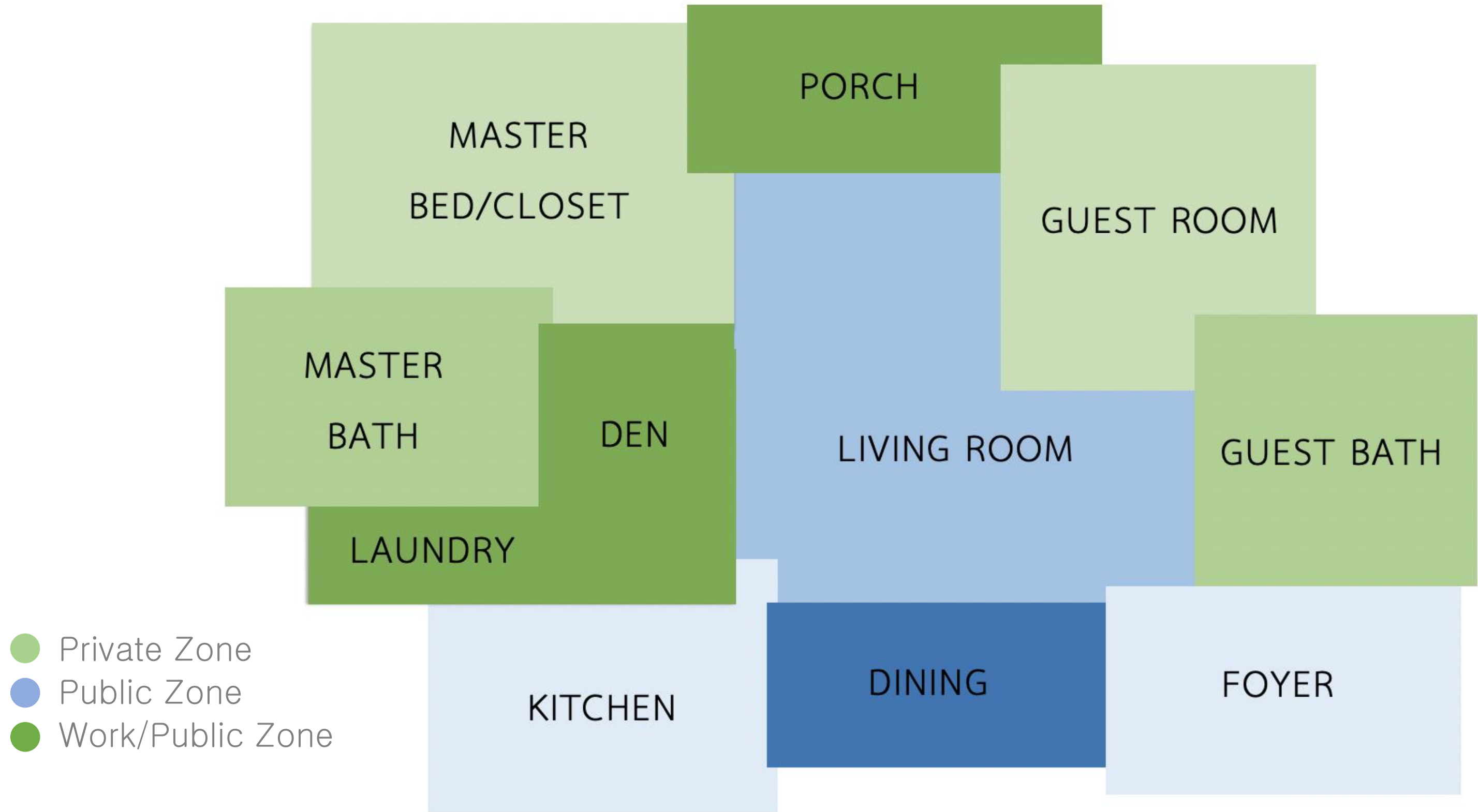


# BUBBLE DIAGRAM



- Private Zone
- Public Zone
- Work/Public Zone

# BLOCK DIAGRAM



# BLOCK DIAGRAM

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## CONDO UNITS

## APROX. DIMENSIONS

## APROX. SQ. FT.

## COMMUNITY AMENITIES

- Entry Foyer
- Living/Dining Room
- Kitchen
- Master Bedroom
- Master Bath/Closet
- Guest Bedroom
- Guest Bath
- Storage
- Laundry
- Porch
- Den

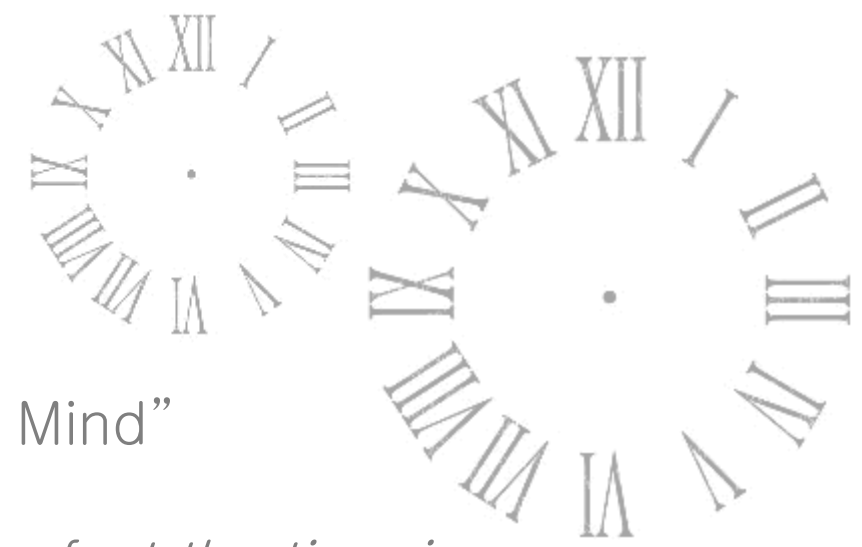
8' x 9'  
18' x 23'  
15' x 16'  
16' x 18'  
14' x 16'  
12' x 18'  
9' x 12'  
4' x 5'  
5' x 7'  
6' x 23'  
7' x 9'

72 sq. ft.  
414 sq. ft.  
240 sq. ft.  
288 sq. ft.  
224 sq. ft.  
216 sq. ft.  
108 sq. ft.  
20 sq. ft.  
35 sq. ft.  
66 sq. ft.  
63 sq. ft.

- Fitness Center
- Swimming Pool
- Health Services
- Common Areas
- Garden
- Café



# THE SPACE: 1746 SQ. FT.



“Age is a State of Mind”

*It's incredible, how fast the time is going and lucky for me, it's not even showing. All in all, I've managed to stay quite fit. The time may be passing, but I refuse to go along with it. Age is only a state of mind. In order to stay young, you have to think young. It's to your advantage, I find. If you can live by this creed, it can add many good years to your life. No doubt, you will benefit from it my friend. So, take a tip from me, then set yourself free. You'll be a whole lot better off, in the end!*

–Audrey Heller



## CONCEPT DESIGN: TIMELESS