

Bearden Place: Affordable Housing for Families and Artists

This six-unit multifamily home have been designed with all the amenities for a growing family with a focus on the following features:

- Family Focus-** The layout provides an open plan within a restricted site. Amenities such as galley kitchen that can accommodate traditional family holiday gatherings and casual parties.
- Affordability-** one typical unit layout with no basement provides ease of construction.
- Flexibility-** Each unit has two spaces that can be used as artist studios. If used by growing families, then those spaces will have tall ceilings flooded with natural light.
- Innovative Design-** Traditional low maintenance materials used in different variations to create a collage of textures and colors gives each unit a distinctive character.



Natural lighting and venting:

Each home offers an open floor plan for the living spaces and also "flexible spaces" that can be used as a studio. The first flexible space is on the main level and has a two story high ceiling. Tall windows provide natural sunlight deep into the living space but are shaded by sun louvers during high summer sun angles. The tall space also allows natural ventilation to occur at the top of the window. The second flexible space is the third or master bedroom. This space also has high ceilings due to the dormer above. Similar sun louver and venting applies to the master bedroom. Detached garages allow more light into the back of each unit.



Reduced mass and collage:

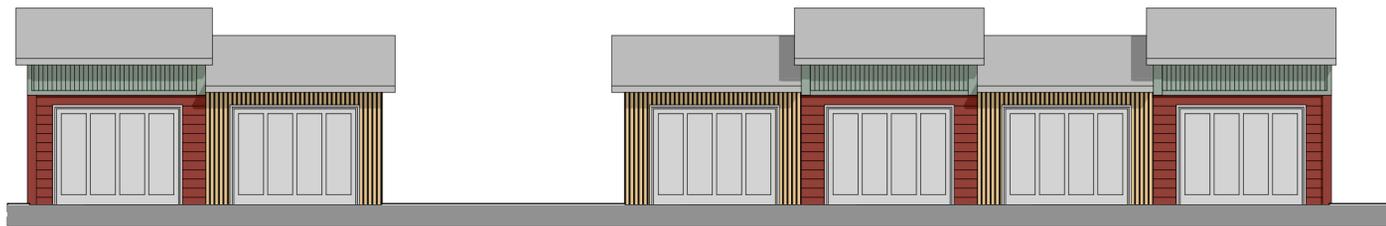
Side-by-side units offer cost effective construction methods. The variations in siding patterns and materials provide individual character to each unit. In order to create different massing within the same floor plan, each unit slides away from the next, thus creating a variation in roofs and overall massing.



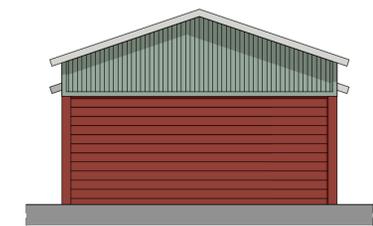
South Elevation (North Elevation Similar)
Scale: 1/8" = 1'-0"



East Elevation (West Elevation Similar)
Scale: 1/8" = 1'-0"



Garage North Elevation
Scale: 1/8" = 1'-0"



Garage East Elevation
Scale: 1/8" = 1'-0"

Aerial View From SE Corner



Aerial View From NW Corner



Site Plan
Scale: 1/16" = 1'-0"

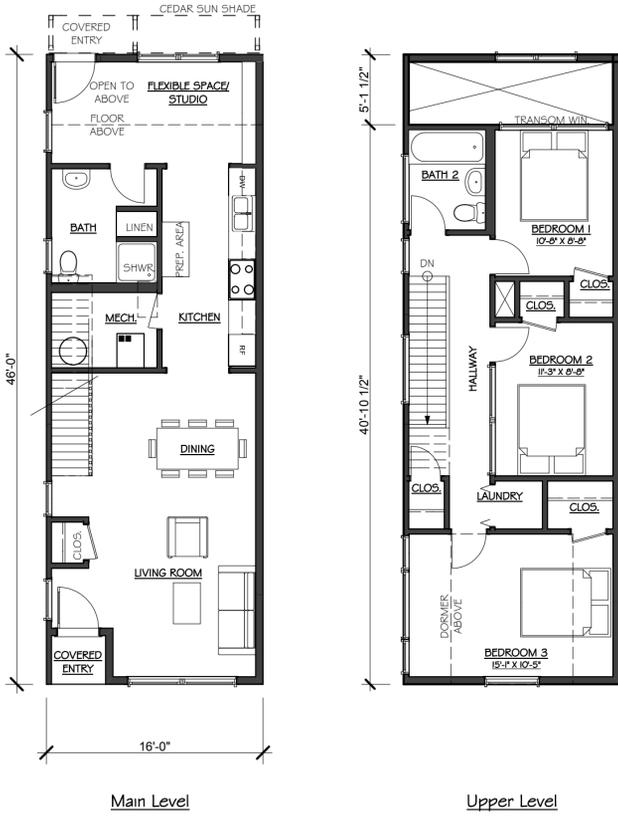
Rain Garden Plant Schedule:

Deciduous trees:
River Birch

Perennials:
Little Bluestem
Indian Grass
Blue Joint Grass
Blue Flag Iris
Ox Eye Sunflower
Blazingstar

Shady Mix:
Ostrich Fern
Tussock Sedge
Turtlehead
Marsh Mangold

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Typical Unit Plans
Scale: 1/8" = 1'-0"

PRELIMINARY BUDGET SUMMARY

| TASK DESCRIPTION | TOTAL | % to TOTAL |
|--|---------------|----------------|
| Division 1: General Requirements | | |
| Supervision/ Quality control | 72000 | 7.37% |
| Building Permit | 15000 | 1.54% |
| Building Codes & Inspections | 3600 | 0.37% |
| Construction Fee: 5% of materials & sub cost | 46513 | 4.76% |
| Subtotal: General Requirements | 137113 | 14.04% |
| Division 2: Site Work & Demolition | | |
| *** Lot to be cleared, no demo included | 13000 | 1.33% |
| Dumpster, site maintenance & clean up | 10000 | 1.02% |
| Sewer & water connection | | |
| Excavate for slab on grade foundation, backfill & compact as needed. Sub cut & base for new driveway. Sand for under flat work & finish grade. | 12000 | 1.23% |
| Allowance for landscaping | 15000 | 1.54% |
| Subtotal: Site Work & Demolition | 50000 | 5.12% |
| Division 3 & 4: Concrete & Masonry | | |
| Footings & foundation | 22000 | 2.25% |
| Flatwork, including slab floors & stoops | 22990 | 2.35% |
| 2" rigid foam under 6 unit slab | 3361 | 0.34% |
| Concrete driveway | 7830 | 0.80% |
| Sidewalks to front & back doors and along garage @ \$4.50/sf, approx. 1256625 | | |
| ***Public sidewalks not included | | |
| Subtotal: Concrete & Masonry | 61806 | 6.33% |
| Division 6: Wood and Plastics | | |
| Framing | 144820 | 14.83% |
| Interior Trim & Finishes | 38620 | 3.95% |
| Exterior siding & trim, includes approx 70 sqrs of siding material @ \$225/sqr, soffit/fascia & other trim | 44938 | 4.60% |
| Subtotal: Wood & Plastics | 228378 | 23.38% |
| Division 7: Thermal & Moisture Protection | | |
| Insulation | 14000 | 1.43% |
| Roofing | 22000 | 2.25% |
| Supply and install at garage | | |
| Supply and install at town homes | | |
| Gutters & downspouts | | |
| Subtotal: Thermal & Moisture Protection | 36000 | 3.69% |
| Division 8: Doors and Windows | | |
| Windows | | |
| Supply & install (98) Integrity windows | 58703 | 6.01% |
| Interior Doors | | |
| Install (72) doors total, (12) per unit, \$130 each | 20085 | 2.06% |
| Supply & install door hardware, \$10/door | 4376 | 0.45% |
| Exterior Doors | | |
| Supply & install (12) Integrity exterior doors, (4) Garage service doors & hardware | 8126 | 0.83% |
| Budget | | |
| Subtotal: Doors & Windows | 97290 | 9.96% |
| Division 9: Finishes | | |
| Carpet, based on \$3.50/sf installed on concrete | 24150 | 2.47% |
| Throughout, except in kitchen & bathrooms, approx. 1150 sf./unit, \$4025/unit | | |
| Laminate flooring, based on \$3.50/sf installed | 8085 | 0.83% |
| Kitchen & adjacent room, approx 270 sf./unit, \$945/unit | | |
| Bathrooms, approx 100 sf./unit, \$350/unit | | |
| Laundry room, approx. 15 sf./unit, \$53/unit | | |
| Drywall | 40452 | 4.14% |
| Supply, hang, tape, smooth ceilings, \$6742/unit | | |
| Painting | 36000 | 3.69% |
| Interior ceilings, walls & trim, \$6000/unit | | |
| Cabinetry & Counter tops, based on IKEA white Applad | 24672 | 2.53% |
| Kitchen, \$1061/unit | | |
| Room next to kitchen, \$435/unit | | |
| Assemble & install cabinetry, 50 hrs/unit | | |
| Appliances | 22951 | 2.35% |
| GE 36" Refrigerator, \$1100/unit | | |
| GE 30" Electric range, \$800/unit | | |
| GE Non-vented hood, \$100/unit | | |
| GE Dishwasher, \$280/unit | | |
| Maytag stacked 27" washer & dryer, \$1270/unit | | |
| Exterior painting, including garages | 25000 | 2.56% |
| Subtotal: Finishes | 181309 | 18.56% |
| Division 15: Mechanical | | |
| Plumbing | 67880 | 6.95% |
| Rough-in & finish labor & materials for (2) bathrooms, kitchen & laundry. Includes 40 gallon hot water heater, 3/4" water meter, (2) sillcocks & permit fee, \$8793/unit | | |
| Fixtures: | | |
| Kitchen - sink, faucet, disposal, \$500/unit | | |
| Bathroom 1 - vanity w/ integrated sink & mirror, faucets, toilet, fiberglass shower unit, \$900/unit | | |
| Bathroom 2 - vanity w/ integrated sink & mirror, faucets, toilet, fiberglass tub unit, \$950/unit | | |
| HVAC | 63000 | 6.45% |
| Heating & cooling @ \$9500/unit, (deduct \$2200/unit for if no AC) | | |
| Bath fans @ \$500 each, (2)/unit | | |
| ***Per code, bath fans count as air to air exchanger | | |
| Subtotal: Mechanical | 130880 | 13.40% |
| Division 16: Electrical | | |
| Rough-in & finishes to include receptacles, outlets, smoke/carbon monoxide detectors, recessed can lighting, electrical for appliances & HVAC, circuits & standard underground service - \$8000-\$10000/unit | 54000 | 5.53% |
| Subtotal: Electrical | 54000 | 5.53% |
| Total | 976776 | 100.00% |
| TOTAL FOR PROJECT: | 976776 | 100.00% |

Construction cost and unit value:

Total cost of construction: \$976,776 (See cost analysis for details)

Unit cost: \$162,796 (End unit cost may vary)

Cost per square foot: \$114 / SF

Unit SF: 1,429 sf, (garage 260 sf)

Unit description: 2 stories, 3 bedrooms, 2 baths, with one "flexible space". All unit are identical, except end units have more East & West windows.

Perspective View from SE Corner



Perspective View Towards Sheridan Avenue

