

Bearden Place

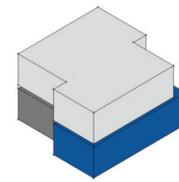
Bearden Place is a collection of two attached housing types.

Located along Plymouth Avenue is a two-story attached unit that provides convertible and accessible living space on the first floor and a two-bedroom unit on the second floor. Located along the alley, a two-and-a-half story unit contains a small studio on the first floor, living space on the second floor and two bedrooms on the upper level.

The site plan is organized to take advantage of the available green space and reduce the amount of hard surface required for the attached garages. A semi-public garden facing Sheridan Avenue provides residents a special place to garden, socialize, and be connected to the neighborhood.

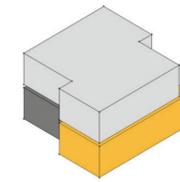
1. Convertible Units

Homes along Plymouth Avenue provide several options for converting space into artist lofts, live/work space and rental units. In addition to a separate entrance, the convertible space may include a full kitchen, a large closet, or other use-specific amenity. The additional living space may also allow transitional housing for close relatives, or be converted for multi-generational living. Tuck under garages can also be easily converted into additional living space if automobile storage is not needed.



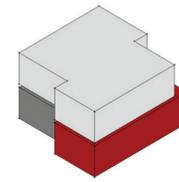
Apartment

Separate entry allows for leaseable lower level unit. Garage could be used by either upper or lower unit.



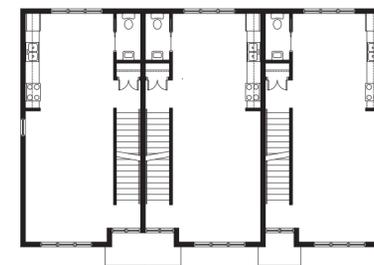
Studio

Live/work or leaseable studio space at lower level. Garage could be used by either upper or lower unit.

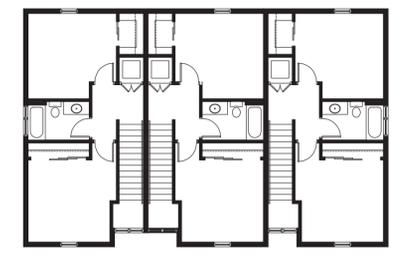


Bedroom Suite

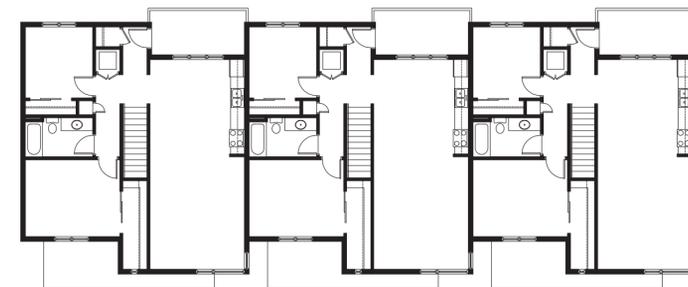
Lower level used as third bedroom suite.



Alley unit – floor 2



Alley unit – floor 3



Plymouth unit – floor 2



South elevation - Plymouth units

Sustainability:

We have elected to follow the proposed sale price rather closely. With this goal in mind, the building is kept very simple, with durable "real" materials, such as linoleum, stucco, fiber-cement, and steel roofing. Additionally, the careful approach to the public realm is dependent on simple but effective strategies to manage site runoff, circulation, and landscape.



South elevation - Alley units

Cost:

We anticipate that the design depicted here could meet the project goal of a \$150,000–170,000 sale price. At roughly 1,500 square feet, that means \$100 / square foot. The public art opportunities and garden are not included.

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2. Compatible Image

Design depicts a contemporary version of a traditional home found in the neighborhood, incorporating familiar features of a front porch, large picture window and steeply pitched roof.

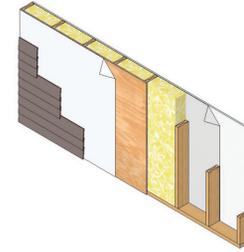


3. High Quality Envelope

Long-life, good-looking, low-cost-to-own building envelope is achieved with spray foam insulation in the roof and 6" stud cavity, insulated fiberglass framed windows, metal roof and pre-finished cementitious siding. Higher envelope costs are offset by lower interior framing and finishing costs due to open plan with minimal walls and doors.

4. Efficient Framing

Panelized construction for rough framing to contain costs, eliminate waste and reduce construction time.



5. Adaptable Site Plan

Homes are organized on the site within the required setbacks allowing the design to be replicated in other parts of the city.

6. Water Conservation and Management

Outside, permeable pavers used throughout the parking area in the center of the site reduce run off and help clean water on site. Inside, high-efficiency appliances, dual-flush toilets and low flow fixtures reduce consumption.

Garden & Public Art

Opportunities for public art within the neighborhood vegetable garden include artist-designed wrought-iron fence, gateway, benches, sculpture, and mosaics.

