



unitSummary

squareFootages

total of 65, 2M, and 2L for a total of (5) 4 bedroom units, (5) 3 bedroom units, and (20) 2 bedroom units for a total unit count of (30). In addition, there is (1) community center w/ garden, playground, and basketball court, for a total project SF of 55,532.

parking

as there are 30 units, a total number of 50 parking spaces is required @ 1.3 spaces/unit. 50 parking spaces have been provided, allowing extra for the community center.

accessibility

more than half (20 of 36) of the units are located at grade to make them accessible. parking is placed in close proximity to each unitgroup. to minimize walking distance to/from each vehicle. within all units, two fully-compliant ADA bathrooms are provided, each w/ a bath and shower, as requested in the brief. in addition, all kitchens maintain the minimum 5' separation between counters, and all rooms allow at least one space for a full 5' turning radius, which offers complete mobility for an individual in a wheelchair.

sustainability

UNIT
 panelized construction method
 high R-value in panels (R20+)
 daylighting w/ at least two windows per living space
 thermal stack (provide operable windows in living spaces)
 private courts (enhanced air quality)
SITE
 low-maintenance vegetation
 permeable paving
 bio-waste/water retention
 native vegetation
 access to bus/public transportation
 on-site amenities (library/computer/laundry) preclude need to drive

costAnalysis

ITEM	COST PER UNIT	PROJECT COST
SITE		
SITE UTILITIES		\$94,674.00
GRADING, EXCAVATION, AND FILL		\$7,809.00
ROADS AND SIDEWALKS		\$125,079.00
TRASH ENCLOSURES		\$4,500.00
PLAYGROUND EQUIPMENT		\$65,000.00
TOPSOIL, SEEDING AND LANDSCAPING		\$76,198.00
* RESIDENCES 30 UNITS		
FOUNDATIONS/LAB	\$4,433.00 AMT	\$197,314.00
STRUCTURE, ROOF, AND EXTERIOR FINISHES	\$37,386.00 AMT	\$1,423,688.00
INTERIOR FRAMING, DOORS, AND WINDOWS	\$14,112.00 AMT	\$423,360.00
INTERIOR FINISHES	\$28,525.00 AMT	\$855,750.00
MECHANICAL, ELECTRICAL, AND PLUMBING	\$8,614.00 AMT	\$258,420.00
STAIR AND HAND-RAIL	\$6,395.00 AMT	\$191,850.00
SUBTOTAL		\$5,210,462.00
COST PER UNIT		\$173,116.84
COMMUNITY BUILDING		
FOUNDATIONS/LAB		\$22,800.00
STRUCTURE, ROOF, AND EXTERIOR FINISHES		\$127,841.00
INTERIOR FRAMING, DOORS, AND WINDOWS		\$17,760.00
INTERIOR FINISHES		\$11,448.00
MECHANICAL, ELECTRICAL, AND PLUMBING		\$74,234.00
STAIR AND HAND-RAIL		\$28,424.00
ATHLETIC EQUIPMENT AND TABLES		\$18,000.00
SUBTOTAL		5,980,964.00
ADDITIONAL EXPENSES		
ARCHITECTURAL/ENGINEERING		38,888.78
GEOTECHNICAL		\$4,100.00
SURVEYING		\$4,000.00
CONSTRUCTION TESTING		\$1,100.00
PERMIT FEES (\$10 PER \$1000 CONSTRUCTION COST)		593,889.94
CONSTRUCTION MANAGER O/P		168,000.40
TOTAL		\$6,599,725.72
COST PER UNIT		\$173,676.99

*FOR THE PURPOSES OF THIS OPINION OF COST, THE TWO-UNIT STRUCTURE HAS BEEN USED AS THE BASIS OF COST PER UNIT

Communities, not Boundaries...

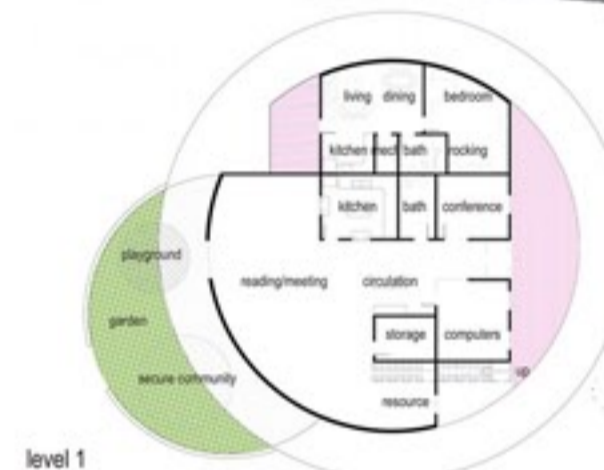
On site, the circle mediates between residential components and public park space, denying any true "front", precluding a "back of house", and implying every edge as a "front porch". This increases safety factors by maximizing "eyes on the street".

By consolidating units into an efficient circle, site area is liberated for greater openness, while the exterior wall is streamlined to a modular 4'-based circumference for each unit both for construction efficiency and cost savings.

In an intergenerational community, many different typologies of families co-exist. This unique blending of families and lifestyles is highlighted and enhanced by the placement of the circle on the site, allowing for more moments of interaction via spatial and visual relationships occurring between these forms and the increased intimacy that occurs in resulting void spaces.

In areas of distress, such as those in the surrounding Fairfax neighborhood, resident cohesion is extremely important in increasing the safety of the community. The bundling of circles on site increases the moments of interaction between residents. The patios/porches/courtyards within buildings as well as the availability of a central community center increase this kind of resident cohesion.

Ultimately, the buildings act as a part of the neighborhood, rather than walls, fences or fortresses...



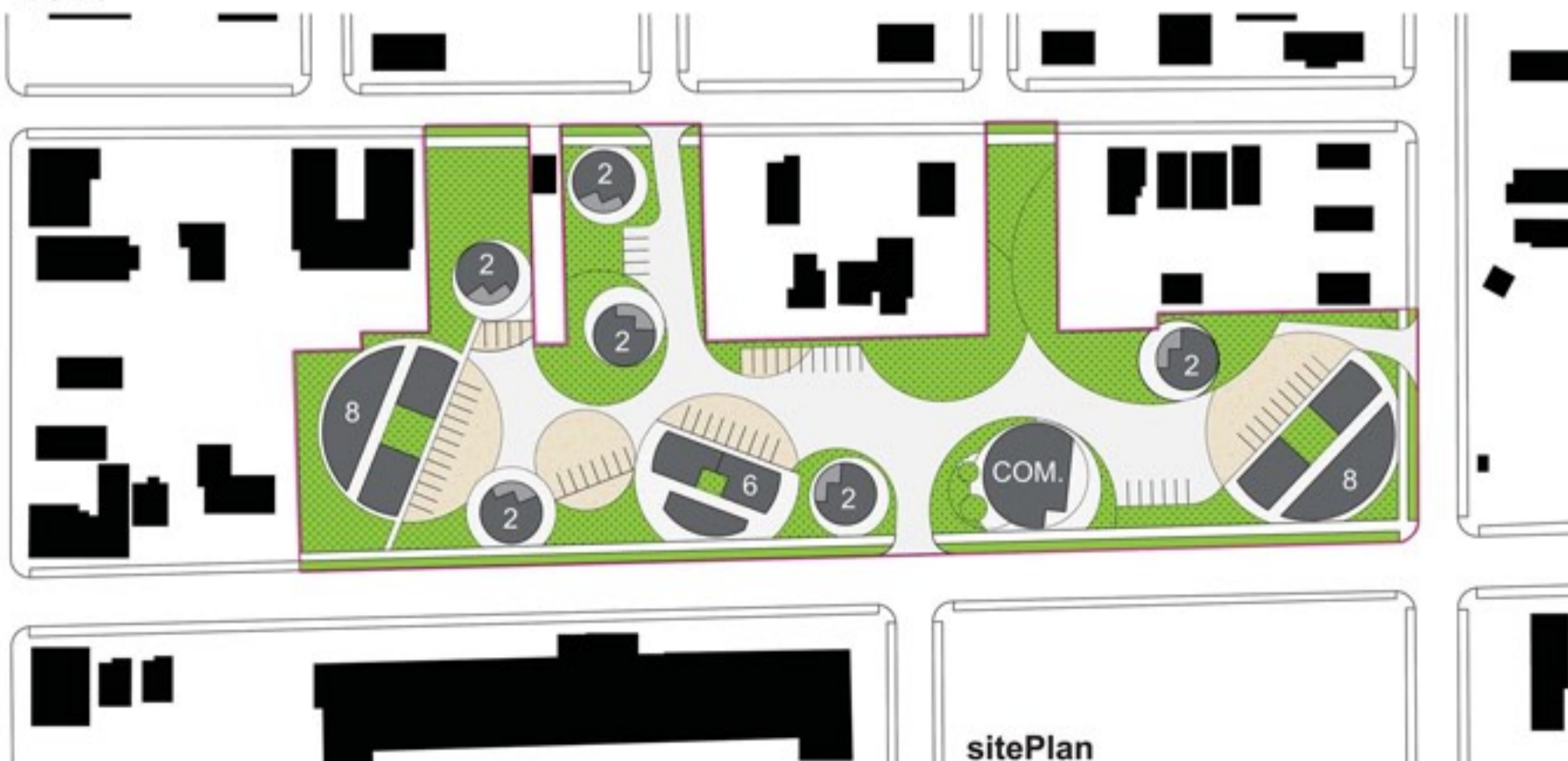
level 1



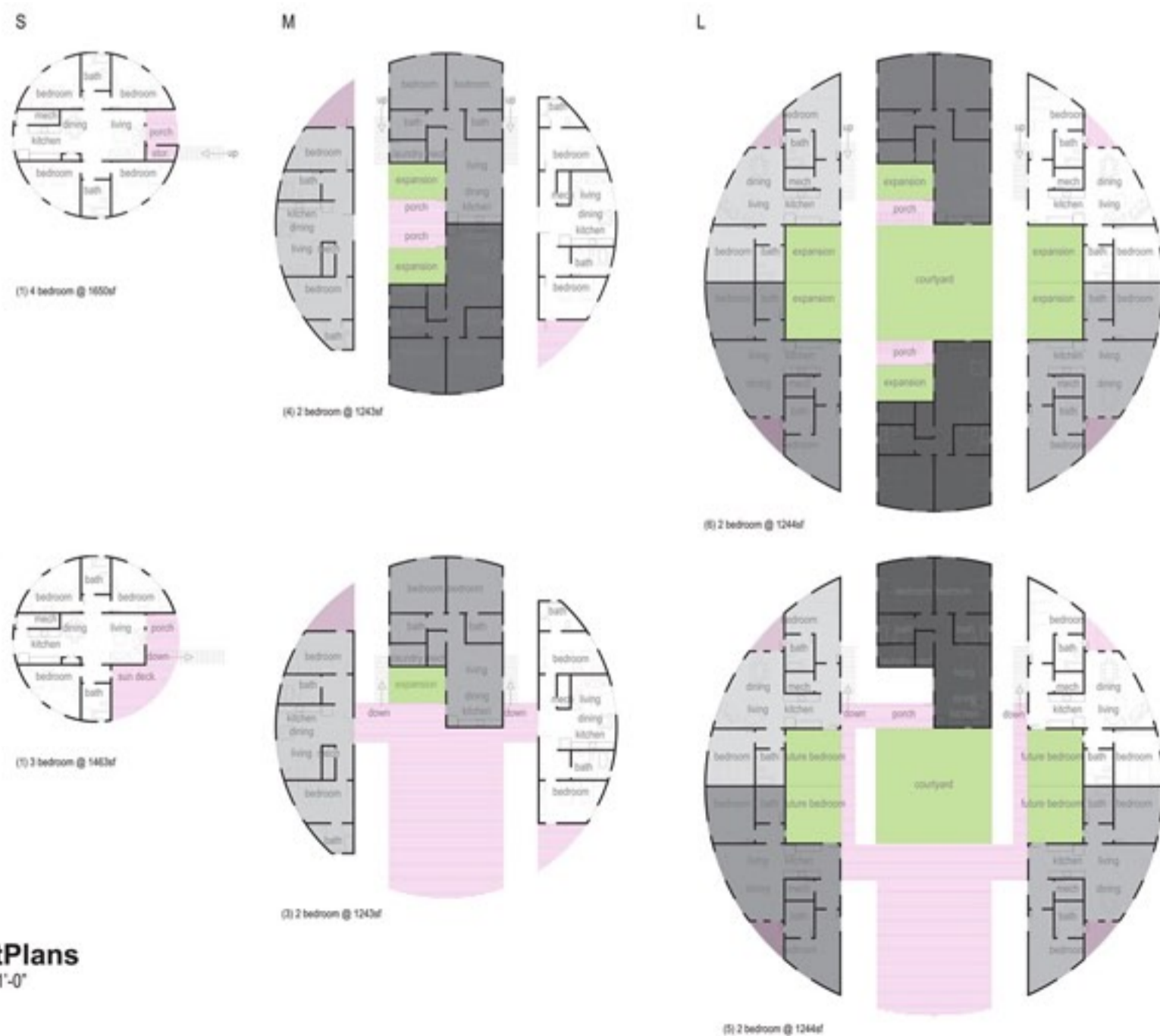
level 2

communityCenterPlans

1/16"=1'-0"



sitePlan



unitPlans

1/16"=1'-0"