

**FAIRFAX INTERGENERATIONAL**

TOTAL GSF	54,924	W/G GSF/UNIT	1,408		
NSF (UNITS) 51,824	W/G NSF/UNIT	1,331			
COV PARKING	40				
OPEN PARKING	18				
TOTAL PARKING	58	UNIT MIX			
		1 Bedroom:	2 Bedroom:	3 Bedroom:	4 Bedroom:
# UNITS:	39	3%	57%	21%	19%
PERCENTAGE PER UNIT		750	1179	1602	1938
Includes 10d manager	750	30,654	12,818	1,704	
DIVISION	TOTAL	\$/GSF	\$/NSF	\$/UNIT	
1 GENERAL REQUIREMENTS	889,448	12.95	13.28	17,578.10	
2 SITE WORK	722,268	13.11	13.87	18,468.36	
3 CONCRETE	75,993	1.38	1.46	1,940.54	
4 MASONRY	41,626	0.76	0.80	1,067.31	
5 METALS	33,300	0.61	0.64	855.38	
6 WOOD AND PLASTIC	667,954	12.16	12.86	17,127.03	
7 THERMAL AND MOISTURE	576,443	10.50	11.10	14,780.80	
8 DOORS AND WINDOWS	192,617	3.51	3.71	4,928.88	
9 FINISHES	429,809	7.83	8.28	11,020.74	
10 SPECIALTIES	61,272	1.12	1.18	1,571.87	
11 EQUIPMENT	48,493	0.88	0.93	1,243.41	
12 FURNISHINGS	61,913	1.13	1.19	1,587.50	
13 SPECIAL CONSTRUCTION	0	0.00	0.00	0.00	
14 CONVEYING SYSTEMS	263,250	4.79	5.07	6,700.00	
15 MECHANICAL	447,878	8.15	8.53	11,484.81	
16 ELECTRICAL	405,300	7.38	7.81	10,384.82	
17 BONDS AND INSURANCE	82,915	1.51	1.60	2,136.83	
18 MISCELLANEOUS	0	0.00	0.00	0.00	
19 RESERVED	0	0.00	0.00	0.00	
SUBTOTAL	4,798,622	87.37	92.42	123,041.96	
GC FEE	143,958				
GC OVERHEAD	71,879	1.31	1.39	1,845.82	
TOTAL	5,014,459	91.30	96.57	126,728.45	

DATE AVAILABLE UPON REQUEST  
FEES: 10% INCLUDED

# FAIRFAX INTERGENERATIONAL

CLEVELAND, OHIO



## UNIT & BUILDING PLANS

THERE ARE THREE MAIN ELEMENTS CONSIDERED FOR THE RESOLUTION OF THE UNITS IN A FLEXIBLE MANNER

### THE COURTYARD:

- Central gathering spaces that promote neighbor interaction at a semi-private level. Each courtyard provides different amenities that promote intellectual stimulation: Zen garden, orchard, butterfly garden, organic vegetable garden, etc.
- Private outdoor space provides opportunities for respite & "peace and quiet".
- The courtyard allows natural light in at all four sides (passive solar advantage).
- Courtyard at ends of courtyard allow for passive cross ventilation at ground level and upper level.

### THE GALLERY:

- The Gallery is the circulation space wrapping the courtyards while offering flexibility and capacity for expansion. These galleries enrich the private areas with natural light. Besides circulation, they serve as solariums or conservatories (winter gardens).
- The Gallery openings on the ground level allow access to the semi-private courtyard while the upper level openings provide balconies and sitting opportunity for quiet relaxation.
- Free-rack pocket doors in the galleries allow bedrooms to be "transferred" to the contiguous residential unit. This provides maximum flexibility to allow for change in family size and makeup over time.

### THE ATRIUM:

- The atrium is the social center of the residential unit. It is composed of the open kitchen, high ceiling living room & dining room, and loft. It also houses the vertical circulation elements (open stair and residential elevator). The atrium encourages family interaction, intellectual stimulation, and passive supervision. It also connects the indoor spaces to the outdoor private patio as well as the front porch.
- The kitchen is a gallery type, designed for maximum comfort. The kitchen openness encourages family cooking and/or children homework supervision while preparing food.
- The living room and dining room enjoy abundant natural light. They allow for extended family to chat while food is being prepared. They also open directly to the private patio as well as the front porch.
- The loft offers multiple uses that promote family interaction: study/library, crafts, TV area, game area, etc. It may also be used as a space, temporary bedroom for a visiting relative. The loft also allows for passive supervision of social activities indoors and recreational activities outdoors. Just like the porch, it offers additional "eyes on the street" for neighborly safety.
- The front porch is designed to be a welcoming space that encourages interaction between neighbors while providing a safe space to enjoy the public realm. French doors allow the porch to serve as an overflow space for social gatherings or to allow fresh air to circulate into the residential unit. The porches and unit entrances are elevated 18" from the sidewalk level in order to add a safety & supervision perception to residents.



4BD UNIT 3BD UNIT 2BD UNIT 4BD UNIT 3BD UNIT 2BD UNIT



PARTIAL UPPER LEVEL D LEVEL

## SITE PLAN / NEIGHBORHOOD CONNECTIONS



## SUSTAINABILITY

Holistic green approach to the design: from residential units & walkable neighborhood pattern to construction and post-occupation operational practices.

Sustainable & affordable building design: through the use of passive environmental techniques and cost-effective, low-maintenance, energy-efficient fixtures.

Site design promotes a healthy environment for residents by offering walking paths, bicycle shelters, and recreational outdoor spaces.

- SITE:**
- Reduced footprint by using 2nd story
  - Rain Gardens throughout the project
  - Storm water management
  - Rain water collection for irrigation purposes
  - Solar Orientation: galleries to take advantage of Fairfax West sun
  - Bicycle paths throughout the site
  - Site as many mature trees as possible (Chabrous area)
  - Signage highlighting and celebrating sustainable and green features
  - Reduced open parking (heat island effect)

- BUILDING:**
- Passive ventilation
  - Solar panels passive energy storage
  - Natural light
  - Reflective membrane roofing system with 2" High SRI
  - Energy star appliances & light fixtures. Compact fluorescent lights and LED outdoor lights
  - Low flow rate plumbing fixtures
  - High SEER AC system
  - Efficient 2 pipe heating system (natural gas)
  - Low VOC paints
  - Blue shelter in carport and Chabrous
  - Interior materials for maintenance, recyclable content and/or performance
  - Use of renewable materials: FSC certified wood
  - High performing building envelope: insulated, painted, airtight
  - Sun control louvers, shutters and glaze to lower energy cost
  - Operable windows with low-emissivity glazing
  - Ceiling fans
  - Recycled glass tile for bathroom walls and floors
  - Recycled, moisture-resistant drywall throughout

## ACCESSIBILITY

Site is 100% accessible per ADA guidelines. Features benefit not only senior residents but also children, the visually and hearing impaired, physically disabled residents, and the neighborhood at large.

Sidewalks with driveways change in texture to aid visually impaired residents.

Residential units are 100% accessible: half of the units are full of stairs in site. Within the other half includes residential elevators. Residential elevators are optimal for the physically disabled of any age.

- Kitchens are fully accessible per ADA guidelines: countertop at 34" high, knee-friendly cabinetry hardware at no more than 48" high, bottom freezer drawers, refrigerators, cook tops with top-mounted controls are senior-friendly and child-proof
- Bathrooms are fully accessible per ADA guidelines: grab bars for showers, bathtubs and toilets, senior-friendly faucets, and turning radius space
- Residential units are designed with some in-place in mini-pocket doors, light switches at 48" high, electrical outlets at 24" high, large text thermostats, low-maintenance floor and wall finishes
- Visibility concept that promotes social interaction by making it possible for a disabled person to visit a neighbor or friend without having to use screen lifts. It also calls for a bathroom on the ground level to be accessible floor.

## ADDITIONAL CRITERIA

### SENSITIVITY TO NEIGHBORHOOD FABRIC

The Fairfax Intergenerational residences are surrounded by existing homes that should be integrated into the site design. Having created a new alley to provide vehicular access and parking for the residential units would have taken away the potential neighborhood has for increased supervised public realm and would have turned it back on existing homes. As in any traditional neighborhood, the residential units define the character of the public space and reflect the individual composition of the private realm behind the porch or front door. The Fairfax Intergenerational project respects and embraces design elements that are responsive to the character of the neighborhood and the adjacent homes: the front porch, rear/side patio, the landscaping of the front yard, the setbacks from the street, the size and placement of the house on the lot and the front porch. At the same time, the new residential buildings respond to modern construction techniques while fostering noticeable solutions and stimulating intellectual wondering. The Chabrous was intentionally designed with the Arts & Crafts legacy in mind because of this site's fidelity to technical expressions (found in the area including Renaissance at Fairfax Park).

### CONTINUITY

The Mews allow existing homes and neighbors to be part of the Fairfax Intergenerational project. Existing residents will benefit of a safe access to their home (can be fully accessible), and a revitalized value to their backyard (gardening, etc). They are also more likely to socially integrate in the neighborhood. If future development within the entire block occurs, existing homes could simply be rehabilitated to meet a higher level of accessibility, they do not need to be demolished. Depending on lot size,

### DEFENSIBILITY

The Courtyards provide both real and perceptual safety to residents. Children and adults are physically safe in the courtyards; the galleries provide excellent opportunities to supervise the courtyards. The building envelope also serves as "eyes on the street" on all sides and at all times; neighbors watching out for each other. The front porches are intentionally elevated to provide residents an advantage point for supervision and a sense of safety from activity on the street and sidewalk. The front porch also promotes interaction with neighbors on the adjacent unit as well as neighbors who are walking by.

### CONSTRUCTION METHODS

The strategy for selecting the construction method was to utilize a system that is affordable, long lasting, sustainable, and that allows for quick construction while providing energy savings during and after construction. Structural Insulated Panels are used for walls, floors and roofs. They reduce energy consumption by sealing the complete building envelope, are strong and light weight, sound absorbing, and allow for 50% faster construction and 30% savings in energy cost. Wall panels are efficiently prefabricated and