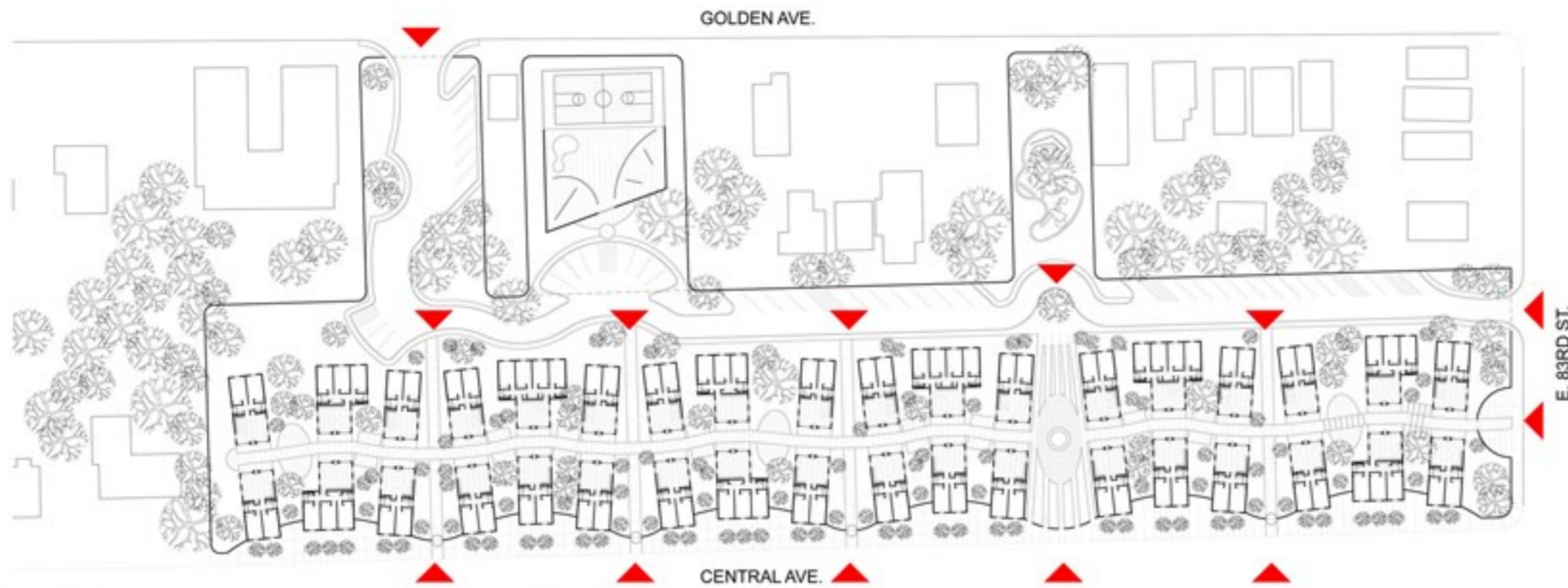


A LIVING NECKLACE



VIEW FROM CENTRAL AVE.

CONCEPT

The Fairfax Intergenerational Community is the beginning of a new opportunity to create living space to be shared by all generations, especially children. It is a juxtaposition of the living center - "the home" interacts with indoor and outdoor spaces and walking paths that require contact with all generations.

The organization of living areas are specific to the theme, we live and work together. There is no doubt that "love thy neighbor" can be very medicinal for all ages.

SUSTAINABILITY

Our Sustainable Design Team serves as a powerful voice to investigate, evaluate and analyze proven and emerging Sustainable Design technologies and practices. This program of verifying quality systems and strategies provides for ready integration into our high performance - building project.

Durability Planning and Durability Management will play a major role in the success of this project. Structural integrity promotes durability and high performance of the building enclosure and its components and systems through this appropriate design.

Design Charrette, including size of space and orientation will play key elements in the residential concept. The selected green home-building strategies and technologies has been fully integrated into a home design for the grandparents and children.

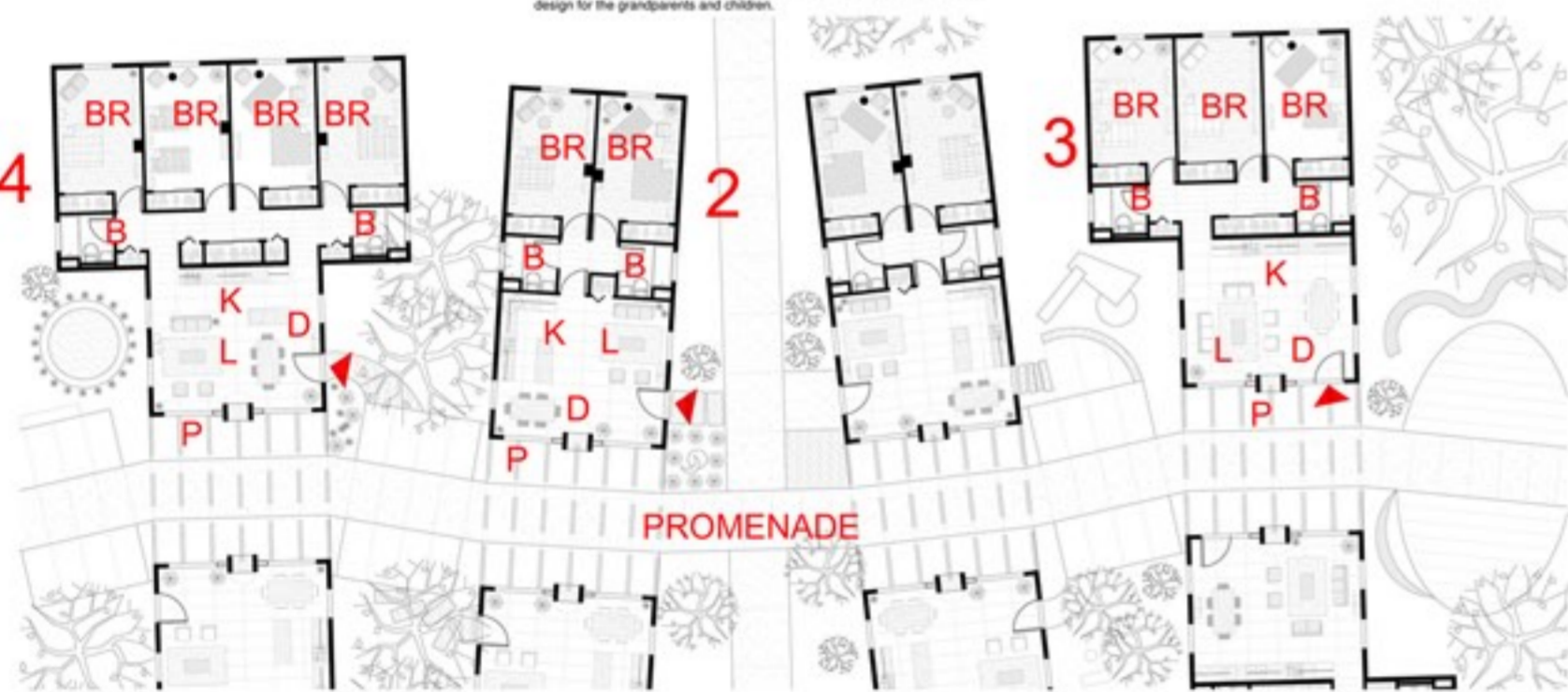
SITE PLAN SCALE 1/32" = 1'0" N

AFFORDABILITY

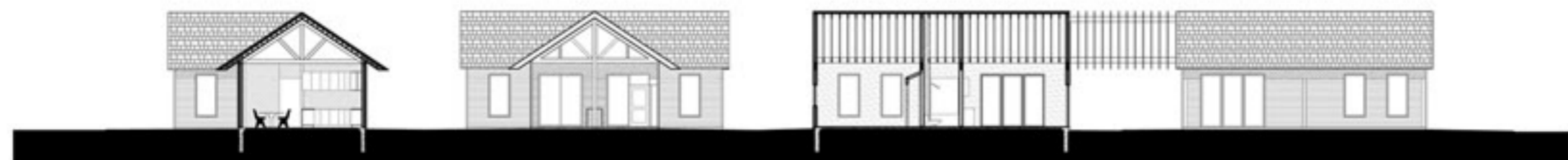
Work	2 Bedrooms 882 S.F. (26 Units)	3 Bedrooms 1140 S.F. (6 Units)	4 Bedrooms 1400 S.F. (3 Units)
1. Site Clearing	\$ 1,525.00	\$ 1,900.00	\$ 2,000.00
2. Site Work	\$ 2,350.00	\$ 3,000.00	\$ 300.00
3. Foundations	\$ 3,750.00	\$ 4,200.00	\$ 4,800.00
4. Slab on Grade	\$ 2,600.00	\$ 3,100.00	\$ 3,500.00
5. Framing Material	\$ 11,400.00	\$ 11,400.00	\$ 12,800.00
6. Framing Labor	\$ 4,850.00	\$ 5,000.00	\$ 5,500.00
7. Roof Material	\$ 1,350.00	\$ 1,500.00	\$ 1,800.00
8. Roof Labor	\$ 1,350.00	\$ 1,700.00	\$ 2,200.00
9. Siding	\$ 2,350.00	\$ 3,000.00	\$ 3,800.00
10. Siding Labor	\$ 2,000.00	\$ 2,500.00	\$ 3,600.00
11. Windows	\$ 2,200.00	\$ 2,800.00	\$ 3,200.00
12. Ext. Doors	\$ 400.00	\$ 400.00	\$ 500.00
13. Interior Trim / Doors	\$ 3,000.00	\$ 3,400.00	\$ 3,900.00
14. Interior Trim Labor	\$ 2,300.00	\$ 3,000.00	\$ 3,200.00
15. Plumbing	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00
16. Electrical	\$ 4,400.00	\$ 5,100.00	\$ 5,800.00
17. HVAC	\$ 6,000.00	\$ 7,000.00	\$ 7,500.00
18. Drywall	\$ 9,000.00	\$ 9,900.00	\$ 11,000.00
19. Painting	\$ 3,000.00	\$ 4,000.00	\$ 5,000.00
20. Counter Tops	\$ 950.00	\$ 950.00	\$ 1,000.00
21. Cabinets	\$ 4,000.00	\$ 4,000.00	\$ 4,800.00
22. Floor Coverings	\$ 1,800.00	\$ 2,000.00	\$ 2,800.00
23. Mirrors	\$ 250.00	\$ 250.00	\$ 250.00
24. Gutters / Downspouts	\$ 650.00	\$ 750.00	\$ 1,000.00
25. Outside Concrete	\$ 500.00	\$ 500.00	\$ 500.00
26. Appliances	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00
27. Treads	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00
28. Contingencies	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Total	\$ 83,525.00	\$ 93,150.00	\$ 102,350.00
Cost per S.F.	\$ 94.70	\$ 81.71	\$ 73.11



VIEW ALONG PROMENADE



UNIT FLOOR PLANS SCALE 1/8" = 1'0" N



SECTIONS + ELEVATIONS SCALE 1/8" = 1'0"



VIEW FROM KITCHEN/LIVING ROOM