

DEVELOPMENT PROPOSAL FOR

**SINGLE FAMILY RESIDENCE
AND GUEST STUDIO**

SITE: 1610 17TH STREET SACRAMENTO CA

DATE: 30 DECEMBER 2011

DEVELOPMENT AGENCY: CAPITAL AREA DEVELOPMENT AUTHORITY
CLIENTS: ERIN BOYLE AND STEFAN BLOOM
ARCHITECT: LOUIS KAUFMAN ARCHITECTURE
CONTRACTOR: CUTTLE CONSTRUCTION

LOUIS KAUFMAN ARCHITECTURE

Tom Kigar
Development Director
Capital Area Development Authority
1522 14th Street
Sacramento CA 95814-5958

December 30, 2011

Dear Tom:

On behalf of Erin Boyle and Stefan Bloom, I am pleased to submit a proposal to develop a new residence with attached guest studio for the property located at 1610 17th Street, Sacramento. As you know, I have personally invested a great deal of time and effort studying this particular site, and I am grateful to finally have clients who share my excitement for its unique potential. Erin and Stefan own the highly regarded furniture store Scout Living in mid-town, and both are committed to enriching our community through excellent design. They are ideal owners for this project.

Our proposal has several distinct features that both support CADA's mission of nurturing high-quality city life and reflect the lifestyle of Erin and Stefan. I'm looking forward to presenting the project in detail to the CADA board in January, but the attached proposal gives a concise overview of the principal features.

As CADA has recommended, I have met with City Staff several times as the design has evolved and I believe they share our excitement for the project. We are eager to sit down with the various community groups over the next several weeks and engage them in the process as well.

There is a great deal of information that cannot be communicated in four pages, so I am sure that we will have several conversations about the project in the coming days. I will be happy to share the detailed construction cost breakdown, the preliminary construction documents, the financial details of the equity partners and the comprehensive materials supporting the design. Please know that I am available as needed to present, answer questions and participate in discussions as we move to bringing this project to reality.

Thank you for your patient support in assisting with information and perspective over the last couple of years as I have developed the design.

Warm regards,



Louis Kaufman, Architect

A. PROJECT DESCRIPTION

The project is an owner-occupied 2,594 square foot three-story building containing a 2,152 square foot single-family residence on three floors, and a 442 square foot guest studio on the ground floor. The residence includes three bedrooms; two and half baths; laundry; living, dining and kitchen; two roof terraces; and a storage room. The studio contains a kitchenette and a bath, with a single living and sleeping area.

Although the parcel size relieves the project from a planning regulatory parking requirement, a single covered parking space has been provided on the ground level for the residence. The existing mature street tree will be maintained with a single rolled curb driveway located on the south side of the parcel.

The building will be wood frame construction with two principal exterior claddings- painted cement board lap siding and painted smooth finish stucco. The windows and doors are metal-clad wood, and a portion of the entry wall will be finished with stone veneer. The roof terraces will be sealed wood, and the remaining roof will have a membrane roof with capability to install green roof tray components. Interiors will consist of painted gypsum board walls and ceilings, wood floors, tiled baths, stone counters and wood veneer casework.

The project will meet all current California Building Code green requirements, and will have several notable green features: extensive daylighting; natural ventilation; energy conserving electrical fixtures; water conserving plumbing fixtures; locally sourced construction materials and labor; and low VOC finishes.

Architecturally, the project proposes a quietly contemporary addition to the central city that is a model of continuity as well as renewal. Carefully considered references to neighboring structures are established in three principal ways. First, the project reinforces the tradition of porch life by providing a large terrace on the living level overlooking the street. An additional terrace on the roof similarly substitutes for the traditional back garden. Second, the use of historic cladding materials – lap siding and stucco- visually connects the project to adjacent buildings in both texture and detail. Finally, the massing and surface of the exterior is strongly articulated with extensive changes in plane and color on all four facades- a dominant characteristic of the historic homes in the neighborhood.

B. COST AND FINANCING

The project shall be financed with private family funding provided by Erin and Stefan personally, as well as James and Barbara Boyle (parents of Erin.) Bank account information and verification of fund availability will be provided upon request.

Upon completion, the project will be owned and occupied by the owners.

| | |
|---|------------------|
| <i>Land purchase</i> | <i>\$64,000</i> |
| <i>Off-site gas connection</i> | <i>\$6,000</i> |
| <i>Off-site water and sewer connection</i> | <i>\$18,000</i> |
| <i>Curb and Gutter</i> | <i>\$2,000</i> |
| | |
| Site cost subtotal | \$90,000 |
| | |
| <i>Design fees</i> | <i>\$33,000</i> |
| <i>Building permit fees</i> | <i>\$22,000</i> |
| <i>Special permit fees</i> | <i>\$3,000</i> |
| <i>School District fees</i> | <i>\$7,100</i> |
| | |
| Fee subtotal | \$65,100 |
| | |
| <i>Construction Cost (excluding appliances)</i> | <i>\$293,500</i> |
| <i>General Conditions and Insurance</i> | <i>\$29,400</i> |
| <i>Builders Fee</i> | <i>\$14,700</i> |
| <i>Performance Bond</i> | <i>\$4,800</i> |
| | |
| Construction Cost subtotal | \$342,400 |
| | |
| Project Cost | \$497,500 |

C. SCHEDULE

| Phase | Start | Finish |
|-----------------------------------|---------------------|----------------------|
| <i>CADA approval process</i> | <i>January 2012</i> | <i>March 2012</i> |
| <i>Community Reviews</i> | <i>January 2012</i> | <i>March 2012</i> |
| <i>Construction Documentation</i> | <i>April 2012</i> | <i>May 2012</i> |
| <i>Permitting</i> | <i>June 2012</i> | <i>July 2012</i> |
| <i>Construction</i> | <i>August 2012</i> | <i>February 2012</i> |

D. QUALIFICATIONS AND CV

Architect

Louis Kaufman Architecture
1812 J Street Suite 21 Sacramento CA 95811
telephone: (916) 307-3715
email: lak@lkda.net

I have practiced architecture for over 27 years, designing projects in the United States and abroad. I've worked in Sacramento for over 10 years, first as Design Principal for Chong Partners Architecture from 2001 to 2006, and subsequently with my own practice. Recent projects include private residences, urban housing, healthcare, historic renovation, and independent schools. My clientele includes Fulcrum Partners, David Taylor Interests, Catholic Healthcare West, Sacramento Country Day School, Sacramento Childrens Museum, and the City of Folsom.

Contractor

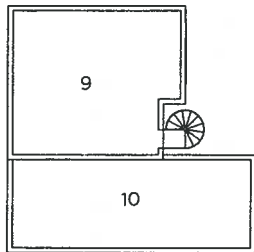
Cuttle Construction
43 Lupine Way Sacramento CA 95819
telephone: (916) 482-9500
email: jimcuttle@yahoo.com

Jim Cuttle has been building in the Sacramento community since 1993, when he partnered with his father Robert to continue the construction firm he started in 1959. Jim has built numerous residential and commercial projects over the past 18 years, with noted expertise for complex urban housing on demanding sites. Recent projects include Riverside at Washington Square in West Sacramento; Nine on F in Sacramento; and Stitch in Sacramento. Jim has also completed two projects designed by my office, and is currently in pre-construction for a third.

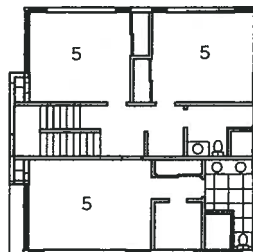
Owner

Erin Boyle and Stefan Bloom
2623 H Street #A Sacramento CA 95816
telephone: (415) 503-8740
email: Stefan.bloom@gmail.com

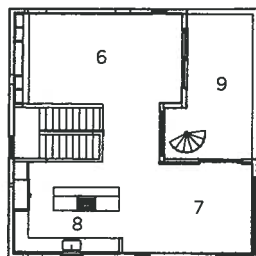
E. CONCEPT



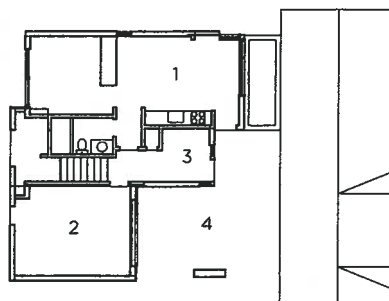
LEVEL 4



LEVEL 2



LEVEL 3



LEVEL 1

- 1 STUDIO
- 2 STORAGE
- 3 ENTRY
- 4 PARKING
- 5 BEDROOM
- 6 LIVING
- 7 DINING
- 8 KITCHEN
- 9 TERRACE
- 10 ROOF