

FIFTEEN GREAT ROAD

January 7, 2014

Agenda

- Subcommittee Results: Affordable unit offering and locations
- Market options and physical upgrades offered
- Signs
- Waiver Discussion

Affordable Unit Updates

- Styles Available:
 - Rosebud
 - Foxglove
 - Pesto
 - Laughing Tiger
 - Nora Abby and All I Need are no longer affordable options
- All affordable units have garages
- Basements where site conditions allow

Foxglove

- 3 Bed
- Locations:

1

6

10

12

19

22

27

32

34

37

44

46

49

51



Pesto

- 2 Bed
- Locations:

1

6

10

12

19

22

27

32

34

37

44

46

49

51



Rosebud

- 3 Bed
- Locations:

1
6
10
12
19
22
27
32
34
37
44
46
49
51



Laughing Tiger

- 3 Bed
- Locations:

37

49



Phase I Affordable Locations



Phase II Affordable Locations



Market Options and Physical Upgrades

- Deck, Porch, Enclosed Sunroom 12 x 14 side or rear only
- Pesto Front Porch Addition
- Finishing Unfinished Space (Basement or Attic)
 - No Roof Alterations
 - Labeled “Area not for Sleeping” on plan

Pesto with Porch Option (Market)



Sign Locations



Signs – Entry

Approved



72 Inches

Updated



72 Inches

Signs – Marketing

Approved



36 Inches

48 Inches

12 S.F.
Each Side

Updated



45.5
Inches

48 Inches

15.3 S.F.
Each Side

Waiver Discussion

- Majority the same as previous Decision
- Now broken down by lot in Decision
- Changes:
 - Height of 3 Buildings 53 feet vs 49 feet (Lot 3)
 - Addition of Leasing Sign (Lot 3)
 - Leasing Sign Size 15.3 S.F. vs. 12 S.F. (Lots 1 and 3)
 - Directional Signs Exceed 1 foot (Lots 1 & 2)
 - Frontage (Lots 2 & 3)
 - Building Permit Related Fees for Affordable Units (Lots 1, 2 & 3)

Great Road 40B

Apartment Community

Littleton



Access-Subdivision

Project/Product Design Drivers



Great Road Apartment Community



Road Option A



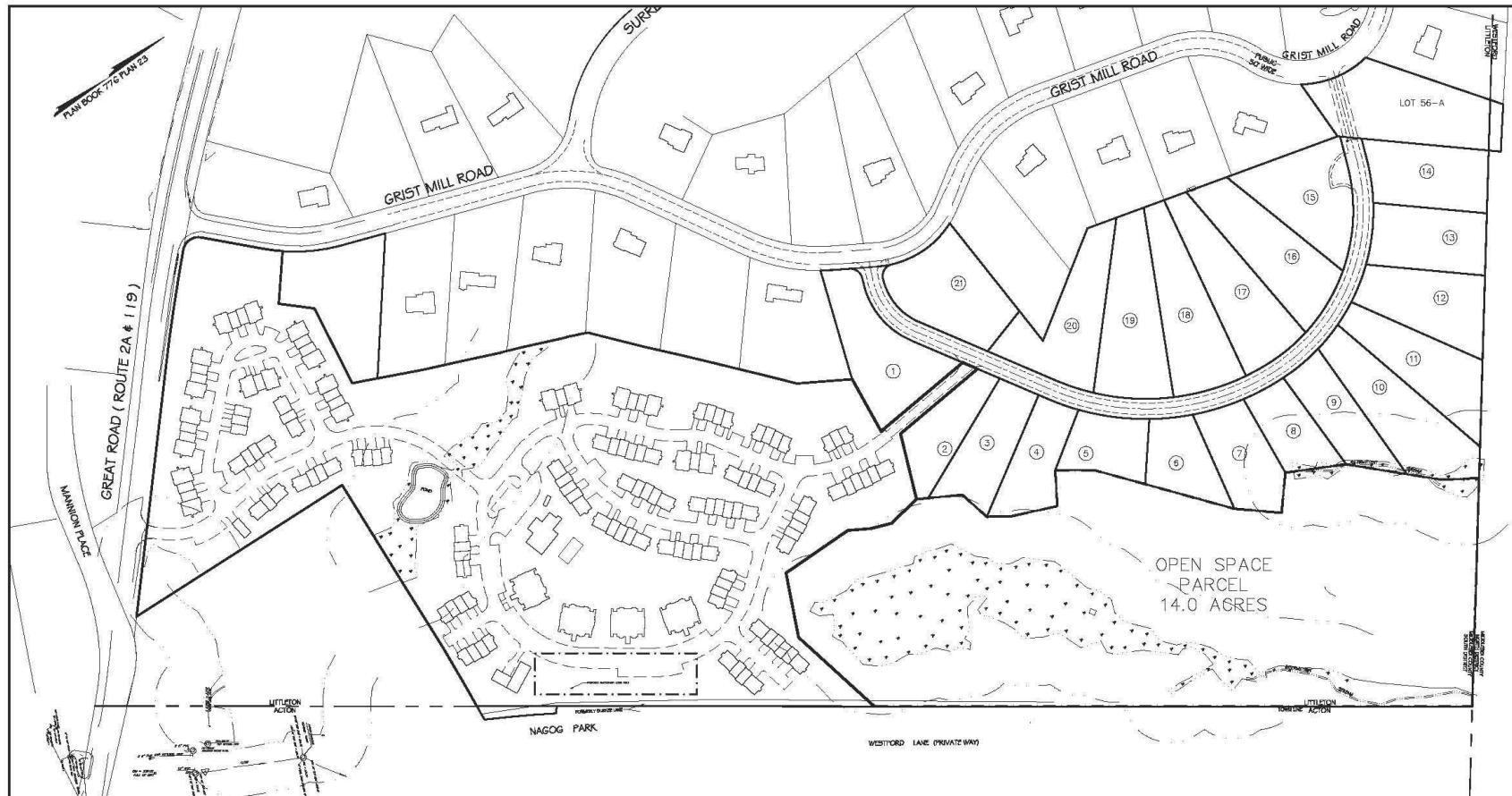
ADDRESSABLE IN GLOBAL SOLUTION

Road Option B



ADDRESSABLE IN GLOBAL SOLUTION

September 2012 Combined 40B-40A Design



Final Plan



Rental Permit Fees

		# Fixtures	Per Unit	# Units	
Plumbing	1 Bath Unit	7	\$ 113.00	66	\$ 7,458.00
Plumbing	2 Bath Unit	10	\$ 129.00	66	\$ 8,514.00
Plumbing	2 Bath Unit	10	\$ 129.00	12	\$ 1,548.00
Alarm Inspection			\$ 25.00	144	\$ 3,600.00
Occupancy			\$ 25.00	144	\$ 3,600.00
Electric	\$1/1000 build cost				\$ 14,720.00
Gas			formula	144	\$ 11,520.00
Trenches					\$ 500.00
					\$ 51,460.00
Building Permit Fee:					
Cost/FT.	\$ 80.00				
Estimated square feet	184,000				
Fee Construction cost	\$ 14,720,000.00				
Fees \$10/\$1,000 + \$20	\$ 147,200.00				
	\$ 20.00				
Build permit fee	\$ 147,220.00				<u>\$ 147,220.00</u>
Estimated Permit Fees					\$ 198,680.00

Ownership Permit Fees

		# Fixtures	Per Unit	# Units	
Plumbing	1 Bath Unit	7	\$105.00	0	\$ -
Plumbing	2 Bath Unit	10	\$120.00	56	\$ 4,480.00
Plumbing	2 Bath Unit	10	\$120.00	0	\$ -
Alarm Inspection			\$ 25.00	0	\$ -
Occupancy			\$ 25.00	56	\$ 1,400.00
Electric	\$1/1000 build cost		\$150.00	56	\$ 8,400.00
Gas			\$ 80.00	56	\$ 4,480.00
Trenches					\$ 500.00
					\$ 19,260.00
Building Permit Fee					
Cost/FT.	\$ 80.00				
average sq ft	1800				
# of units	56				
Estimated square feet	100,800				
Fee Construction cost	\$ 8,064,000.00				
Fees \$10/\$1,000 + \$20	\$ 80,640.00				
	\$ 20.00				
Build permit fee	\$ 80,660.00				\$ 80,660.00
Estimated Permit Fees					\$ 99,920.00