Refined Six Unit Cul-De-Sac Cluster
Efficiency, 2 small and 2 large one bed units and 1 two bed unit
Final Design
Six Unit Cul-De-Sac Cluster
Efficiency, 2 small and 2 large
one bed units and 1 two bed unit
DESIGN DEVELOPMENT

DWELLING UNITS
Final Design
Six Unit Cul-De-Sac Cluster
Efficiency, 2 small and 2 large
one bed units and 1 two bed unit
DESIGN DEVELOPMENT

DWELLING UNITS
Dwelling Unit Image

- Penetration of Wall Plane
  - Roof Overhang
- Frame Construction
  - Louvers & Screens
- Stucco or Wood Siding, Wall Finish
- Clay Tile or Cedar Shake Roofing
- Shed, Gable or Hip Roof Form
SECTIONAL CONCEPTS

- **Living Area Volumes**
  
  Are to be larger, 10' ceiling height.
  
  To insure the differentiation & readability of public vs. private spaces in the unit.

- **Slight Roof Slope**
  
  Required to provide adequate drainage.

- **Attic Space Will House, Provide**
  
  Heat Pump System & (Space for maintenance)
  
  Serve as an air pressure servicing to ventilate heat buildup

- **Entry**

- **Livable of Common**
  
  Entries vs. private outdoor spaces @ facade penetrations

- **Possible**

- **Utilization of required**
  
  2nd fire wall between units to help differentiate neighboring units [Penetration of wall then roof & facade]

- **Helmet Space**

- **Penetrate**

- **Livable**

- **Figure Space**

- **Penetrate**
FOURPLEX
STUCCO & SPANISH TILE

ELEVATION
FINAL PLAN

RESIDENTIAL UNIT

SMALL ONE BEDROOM SUITE

1100 SF LIVING SPACE

ACTIVITIES CONSIDERATIONS

KITCHEN

DIRECT ACCESS TO ENTRY & DINING
BASEPACK GARAGE RECESSING PASS THROUGH ISLAND
SNACK/HOBBY TABLE SPACE
COUNTER SPACE 10’ X 6’ FOR SMALL FRESH NATURAL LIGHT, VENTILATION VIEWS
DINING

DIRECT ACCESS TO KITCHEN & LIVING AREA/EXTERIOR VIEWS
NO UNDESIRABLE VIEWS FROM MAIN SEATING FOR EIGHT ASKERS LIVING

CONTROLLED VISUAL ACCESS IN ENTRY, DINING & SLEEPED PATIO
ACTIVITIES ACCOMMODATE EIGHT VISITORS FOR ENTERTAINING, SOCIALIZING, LIVING, READING TELEVISION & OUTDOOR VIEWING

FOYER

DIRECT VISUAL ACCESS TO LIVING AREA ONLY (HOLDING PRIVACY)
SPACE PROVIDED FOR GREETING VISITORS & SEATING FOR OUTDOOR MARBLE REMOVAL & STORAGE
ENTRY

SHELTERED VISUAL ACCESS TO SHARED PARKING AREA
SEATING FOR STREET WATCHING RECEPTION OF MAIL & OTHER SERVICES

FULL LENGTH SNACK WINDOWS ARE LOCATED DIRECTLY OPPOSITE FOR OPTIMUM DAYLIGHT, VENTILATION, VIEWS & SEE THROUGH SKECT.

PRIVATE

OUTDOOR PATIO
SCREENED, COVERED & RECESSED SPACE PROVIDES SENSE OF ENCLOSURE, PRIVACY, DIRECT ACCESS & EXTENSION OF INTERIOR LIVING AREA

TOTAL ENCLOSURE ACTIVITIES INCLUDE:
OPEN AIR LOUNGING, SOCIALIZING & BARBEQUE DINING

RECESSED TRANSITION

OPTIONAL SHADING DEVICES & REFLECTIVE GLAZING REDUCE SOLAR HARMONY

120
FINAL PLAN
SCALE: 1/8" = 1'-0"
FINAL PLAN
Scale: 1/8" = 1'-0"
SCHEMATIC PLAN
LARGE ONE BED UNIT

240 SQ. FT.
SCALE: 1/4", 1'-0"
MULTI-FAMILY UNITS
THREE & FOUR BEDROOM PLANS
SCHEMATIC DESIGN ONLY
3RD FLOOR
[OPPOSITE HAND]

THREE BED W/FAMILY OPTION
1530 SQ. FT.
Schematic Plan
THREE BED W/FAMILY OPTION
1080 sq. ft.
Scale: 1/4" = 1'-0"
Schematic Plan
Four Bed Unit
SCHEMATIC PLAN
FOUR BED WITH FAMILY OPTION
1080 SQ. FT.
SCALE: 1/4" = 1'-0"
STRUCTURAL DESIGN DEVELOPMENT
TWO BED UNIT
CLEARSTORY OPTION

SCALE: 1/8" = 1'-0"
12" SLOPE

2 x 12 RAFTERS @ 16" O.C.
2 x 12 CEILING JOISTS @ 24" O.C.
6 x 12 BEAM [PURLIN TYPICAL]
PLASTER ON METAL LATH [INTERIOR FINISH]

2 x 6 LOAD BEARING STUDS @ 16" O.C.
[BEETWEEN 8 x 8 WOOD COLUMNS]
BATT INSULATION R-19
NON-SLIP CERAMIC TILE
SLAB ON GRADE

WALL SECTION
SCALE: 1" = 1'-0"
FINAL DESIGN
PRESENTATION
ENGLWOOD VILLAGE
FLORIDA RETIREMENT COMMUNITY
INDEPENDENT LIFESTYLES CONTINUE
ALEX BUSTO FEBRUARY 1985

Englewood Village is a self contained retirement community of 343 acres. All daily living requirements are met on-site (medical, commercial, social and recreational). Net residential zone density: 6 dwelling units per acre.

A Existing Residences 2 sites total 11 acres
B Independent Elderly Residential Clusters Attached units and garages Adults only 15 acres, 80 units
C Dependent Elderly Apartments Congregate Care Units 16 acres, 150 units
D Multifamily Residential Attached clusters and garages 52 acres, 250 units
E Single Family Residential Detached units 65 acres, 250 units

F Commercial Support Services (Residentially-Residentially Subsidized) 3 acres
G Community Center Social Services 2 acres
H Golf, Health and Raquet Club Private spa, pool and courts
I Golf Course, Nine holes Par 3 60 acres
J Marina Private docks and public ramp (2.5 miles to the Gulf of Mexico) 4 acres
K Playing fields, public sport facilities 7 acres
L Children's playground 2 acres
M Sheltered picnic areas, preserved park facilities, natural forests 40 acres
N Bird Sanctuary, observation station 11 acres
O Pedestrian Plaza, sheltered luncheon gardens 2 acres
Final Design
Six Unit Cul-De-Sac Cluster
Efficiency, 2 small and 2 large
one bed units and 1 two bed unit
ELEVATIONS
FINAL PLAN
Scale: 1/8" = 1'-0"
FINAL PLAN
LARGE ONE BED UNIT
SCALE: 1/8" = 1'-0"
1500 SQ.FT.
COST ESTIMATE ANALYSIS

TYPICAL: ONE BED RESIDENTIAL UNIT

.A. BUILDING COST: $54,000.00 per unit

$50.00 per sq. ft.
INTERIOR-864 $  
EXTERIOR-216 $

Total Sq. Ft. - 1080 sq.ft.
$ 50.00 per $
$54,000.00

.B. FIXED EQUIPMENT: $4,320

(8% of BUILDING COST .A.)
$54,000.00 * .08 = $4,320

.C. SITE DEVELOPMENT: $8,100.00

(15% of BUILDING COST .A.)
$54,000.00 * .15 = $8,100.00

.D. TOTAL CONSTRUCTION COST: $66,420.00

BUILDING COST .A. $54,000.00
FIXED EQUIPMENT .B. +4,320.00
SITE DEVELOPMENT .C. +8,100.00
\[ \$66,420.00 \]

.E. SITE ACQUISITION: $2,425.00

$21,820.00 per acre
9 units per acre
$ 2,425.00 per unit

.F. MOVEABLE EQUIPMENT: $4,320.00

(8% of Building Cost .A.)

.G. PROFESSIONAL FEES: $3,240.00

(6% of Total Construction Cost .D.)
$54,000.00 * .06 = $3,240.00

.H. CONTINGENCIES: $5,400.00

(10% of Total Construction Cost .D.)

.J. ADMINISTRATION COSTS: $540.00

(19% of Total Construction Cost .D.)

.K. TOTAL COST BUDGET: $82,345.00

Total Construction Cost .D.: $66,420.00
Site Acquisition .E.: +2,425.00
Moveable Equipment .F.: +4,320.00
Professional Fees .G.: +3,240.00
Contingencies .H.: +5,400.00
Administration Costs .J.: + 540.00
\[ \$82,345.00 \]
ENGLEWOOD VILLAGE

Retirement Community

"Independent Lifestyles Continue"

Englewood Village will be a unique conveniently located retirement community. It will offer tranquil neighborhoods of single family, clustered homes, garden condominiums, with professionally maintained lawns and common green spaces. Recreational amenities will include both golf and marina facilities. This self-contained community will provide everything needed for daily living within easy walking, bicycle or golf cart distance; shopping, banking, personal and medical services will include the new Englewood Community Hospital in the center of the Village. These fine qualities combined with the friendly people of Englewood will create an outstanding retirement environment and resort lifestyle.

The ability to enjoy Florida sunshine almost everyday of the year while playing golf or tennis, swimming, fishing or engaging in one of the many other activities will be an especially appealing characteristic of Englewood Village. This beautiful self-contained community with superb recreational facilities will offer an incomparable lifestyle.

The site is set amid native Florida greenery, rustling pines and shimmering lakes. This clean uncrowded community of single family clustered homes and garden condominiums will be conveniently located just a few miles from the Gulf of Mexico and Bay Beaches. Nearby shopping malls, restaurants and the Englewood Central Business District will be located less than two miles away. Tampa and Ft. Meyers will be within a two hour driving radius and provide even more diversified living amenities within easy reach. Englewood Village will be unique in its self-containment concept.
Everything needed for daily living will be right in the Village, including shopping, post office, banking, beauty, medical and personal care services and recreational facilities. The quality medical facilities will include a centrally located 132 bed hospital and a 124 bed nursing home with outpatient clinic. All amenities will be within walking, bicycle, or golf cart distance. Traveling by golf cart will be encouraged and accommodated with storage space and a special path system. Golf carts use very little electricity making them an economical as well as convenient mode of transportation for retirees.

The Golf/Fitness Club will include a three par, nine hole golf course, a swimming pool with sun decks and whirlpool and a health and exercise center with saunas, showers and dressing rooms. Tennis, shuffleboard, softball and other playing fields, as well as garden areas will be located throughout the site.

A community center will provide a wide variety of meeting rooms for arts and crafts activities such as music, dancing bridge, wood working, ceramics, billiards and photography. A large assembly hall will house a variety of regularly scheduled entertainment functions.

A constant flow of activities will enhance the lifestyles within the Village. Social interaction will be promoted to facilitate the development of friendships between neighbors. Residents will be encouraged to participate in the many and varied activities in order to enjoy a well rounded social life.

A variety of residential environments and unit floor plans will respond to the diversity of individual lifestyles. The dwellings will be attractive, functional, Florida-style living environments which emphasize minimum maintainence and energy savings. Even more important than the high quality residential environment, will be uniquely significant
about Englewood Village is the independent lifestyles offered to the residents; a relaxed atmosphere and an opportunity to experience the community at a leisurely pace.
Rootnotes

1 Green, Federa, Johnston, Jackson and Deardoff, *Housing for the Elderly*, p. 47.
3 Ibid, p. 5
4 Ibid, p. 19
5 Ibid, p. 7
6 Ibid, p. 8
7 Ibid, p. 8
8 Ibid, p. 8
9 Ibid, p. 8
10 Sarasota County Planning Department, *Sarasota County Zoning Code*, Office, Professional and Industrial District Ordinance.
12 Ibid, p. 28.
15 Ibid, Table 3.
16 Ibid, Table 6 (source: University of Florida Bureau of Economic and Business Research, Division of Population Studies).
17 Ibid, Table 7.
18 Ibid, Table 7.
19 Ibid, Table 13.
20 Howell, p. 4.
22 Merrill A. Jones
26 Sarasota County Zoning Code.
27 Green, Federa, p. 86, 151 & 152.
28 Ibid p. 77 & 79.
29 Howell, p. 164.
30 Green, Federa, p. 73, 149, 150.
31 Ibid, p. 87, 84, 143.
33 Ibid, P. 139, 140, 161.
34 Sarasota County Zoning Code.
35, 36, 37 Ibid.
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Green, Feder, Johnston, Jackson and Dardoff, Housing for the Elderly.

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Rapoport, Amos, House Form and Culture, 1969.

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ENGLEWOOD VILLAGE
FLORIDA RETIREMENT COMMUNITY
INDEPENDENT LIFESTYLES CONTINUE
ALEX BUSTO     FEBRUARY 1985