

a Zero Energy Home

at 1030 s. Taylor Street



2 Point Perspective, inc.
2120 n. bissell street
chicago, illinois 60614
773.529.7541

www.2pointperspective.net

As LEED accredited architects and USGBC members, creating well designed, sustainable architecture is our passion.

We would like to thank the Village of Oak Park for spreading the 'green' message through this redevelopment opportunity.

-Lisa & Ron Elkins, founders of 2 point perspective, inc.



table of contents

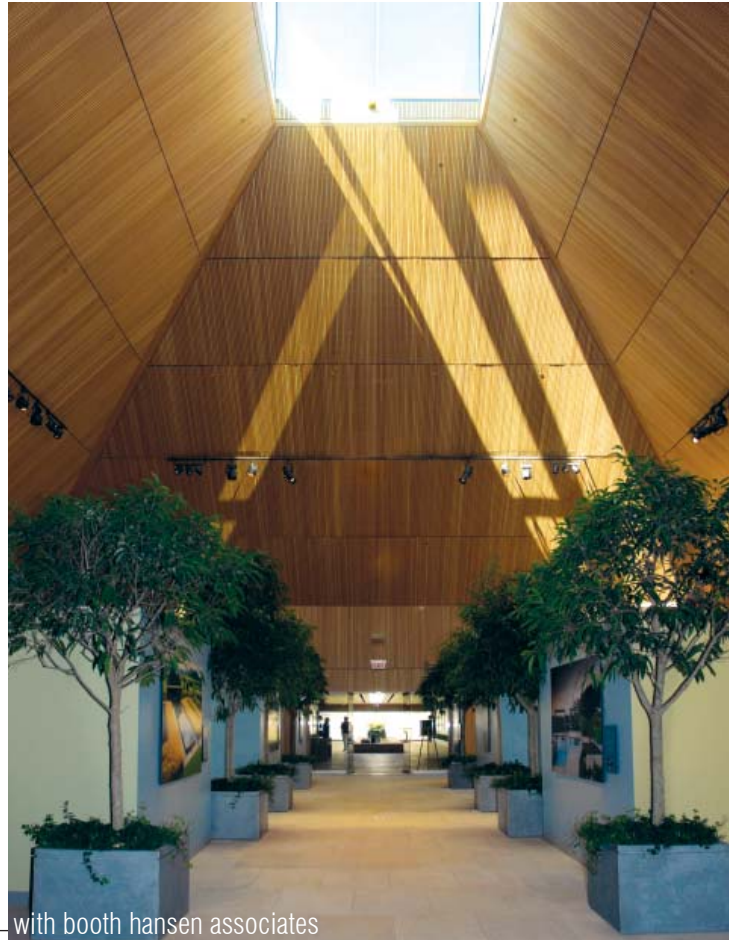
- development team members
- conceptual goals
- education calendar
- LEED analysis
- budget & financial information
- site plan and floor plans
- 3d images of proposed design

Selected Projects from our portfolio-

right: 'The Balanced Kitchen' Restaurant (pursuing LEED CI)

below: Bryn Mawr Residence rendering

bottom: Chicago Botanic Garden, Regenstein Center



with booth hansen associates



left: Lincoln Park Eco-home remodel
below: Noe Residence, interior
bottom: Noe Residence, exterior

2point perspective INC.

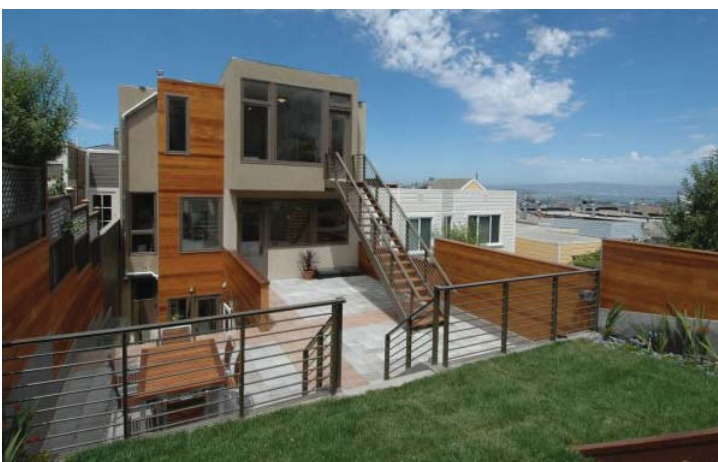
architecture | interiors | furniture



With architectural experience in San Francisco, London, Lisa and Ron Elkins founded 2 point perspective, inc. to bring their visions of sustainable high design to the Chicago area.

2 point perspective has teamed up with Greenwerks, a contractor who also has 'green' at the core of their mission statement.

Greenwerks brought the idea of 'Zero Energy' on board very early, which has been a driving force in the home's design.



the development team

Design Considerations

Thoughtful Design

We carefully considered the angle of the sun, and the location of windows, rooms, and solar panels to create an ideal layout based on the natural conditions.

Flexibility

We also created a flexible floor plan which includes a room at the rear of the ground floor that can be used as a home office, a family room, a guest room, or a fourth bedroom. This flexibility is key as families grow and change.

Respecting the Neighborhood

The scale and shape of neighboring homes was carefully considered to ensure a well integrated design. The home reflects the era in which it is built, as its neighbors reflect their respective eras.

Eco-friendly Practices

Please see the home's floor plans for a more thorough representation of the many sustainable features that are incorporated into the home's design.

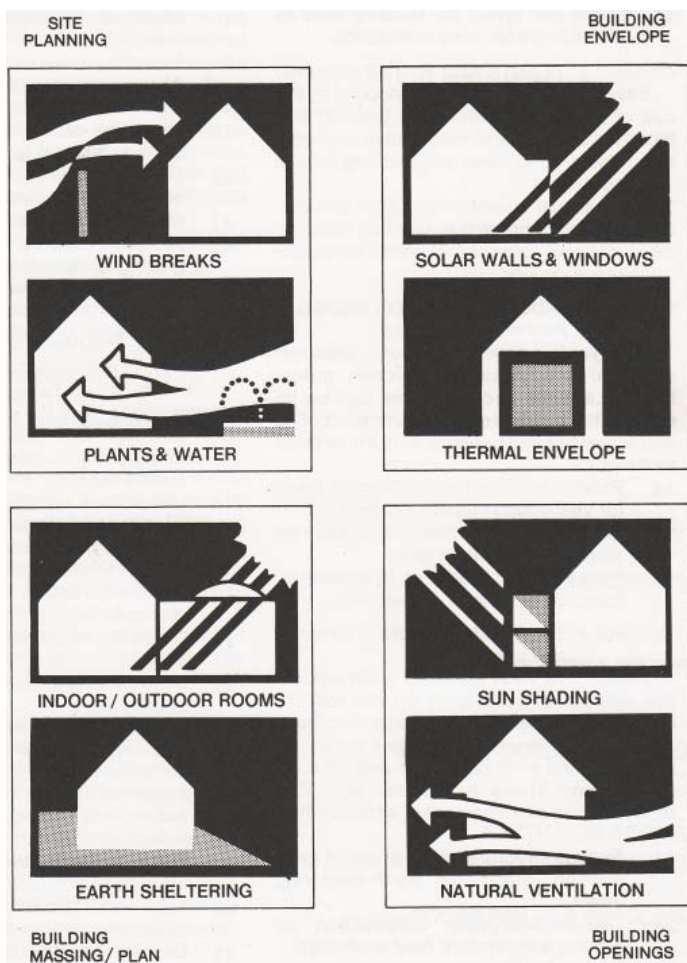


Design and Energy Goals for 1030 S. Taylor Street

Energy Efficiency

By combining commonly used eco-technologies in the most efficient way, we will create a Zero Energy Home with a three step approach.


1. Solar panels will harvest the sun's energy to provide electrical service for the home.
2. A highly efficient geo-thermal system uses minimal electricity to heat and cool the house.
3. Thoroughly insulated walls will retain the conditioned air.



Monday	Tuesday	Wednesday	Thursday	Friday
2 Village of Oak Park Redevelopment Celebration	3	4 Chicago Arch. Foundation tour	5 Oak Park Realtors' tour	6 Public and Press Reception
9 Middle School tours	10 * Workshops ***** "Bringing sustainability home"	11 Chicago Center for Green Technology tour	12 IIT Green MBA class tour	13 Neighborhood Happy Hour- tours & wine tasting
16 Elementary School tours (upper grade levels)	17 * Workshops ***** "Bringing sustainability home"	18 American Institute of Architects tour	19 Sierra Club members' tour	20 CFDA Reception
23 High School tours	24 * Workshops ***** "Bringing sustainability home"	25 Association of Licensed Architects' tour	26 Habitat for Humanity tour	27 Neighborhood Happy Hour- tours & cheese tasting
2 Colleges UIC, IIT, Art Institute Building Sciences tours	3 * Workshops ***** "Bringing sustainability home"	4 Oak Park business association tour	5 Oak Park Realtors' tour	6 USGBC Member tour & reception
9 Local Business Group tours	10 * Workshops ***** "Bringing sustainability home"	11 LOHAS Members' tour	12 Oak Park Realtors' tour	13 Neighborhood Happy Hour- tours & chocolate tasting

Saturday

Sunday

<p>31</p> 	<p>1</p> <p>*CFDA (Chicago Furniture Designers' Association) furnishes home with sustainable pieces</p>	
<p>7</p> <p>7 Generations Ahead Benefit Party</p>	<p>8</p> <p>Educational Tours/ Open House</p>	
<p>14</p> <p>Home Owners' Workshop 1</p>	<p>15</p> <p>Educational Tours/ Open House</p>	
<p>21</p> <p>Home Owners' Workshop 2</p>	<p>22</p> <p>Educational Tours/ Open House</p>	
<p>28</p> <p>Home Owners' Workshop 3</p>	<p>1</p> <p>Educational Tours/ Open House</p>	
<p>7</p> <p>Music Benefit Event, beneficiary tbd</p>	<p>8</p> <p>Educational Tours/ Open House</p>	

Home and the Zero Energy Home architectural sites and the Zero Energy Home weekend shuttle service between Oak Park

Due to our involvement with many universities, organizations, and foundations, we have worked to create an educational program which will reach as many people as possible to relate the benefits of green building.

In addition, we will be hiring a Public Relations specialist to be sure that the message of Oak Park's commitment to green is projected.

LEED Goal: PLATINUM

As LEED accredited architects, we value the rating system, and have used it as an aid in designing this home.

Due to the thoughtful floor plan, this home has four bedrooms that fit nicely into a 2,350 square foot area.

This efficient design then requires only 87.5 points to achieve the Platinum level of certification.

1	Property acquisition (32% of profit after sale - approx. \$68,800)
28,000	Interest Costs
\$4,000	Taxes & Insurance
14,000	Closing Costs
2,000	Utilities
31,750	Sale Cost
1	Architect (payment deferred based on final sale price)
1	General Contractor (payment deferred based on final sale price)
\$79,753	Soft Costs

22,000	Demolition
10,000	Sewer, Water, & Storm Sewer
26,000	Concrete
51,000	Wall Framing and Insulation
10,000	Windows & Skylights
1,000	Exterior Doors
32,200	Roofing & Solar Roof Tiles
6,500	Cedar Siding
3,400	Soffit, Fascia, & Gutters
21,000	Masonry Veneer
800	Fireplace (1)
31,000	Plumbing
23,000	Geothermal Heating & Cooling System
25,000	Electrical
2,300	Insulation
9,800	Drywall
10,200	Finish Carpentry
6,000	Bamboo Flooring
600	Door Hardware
10,000	Kitchen Cabinets & Counters
2,000	Bathroom Cabinets
3,500	Appliances
5,500	Tile
4,500	Carpet
500	Mirrors
1,000	Garage Doors
8,000	Painting
1,500	Stoops and Patios
3,200	Landscaping
800	Concrete Driveway Apron
2,000	Dumpsters & Cleanup
13,212	Contingency
1	Supervision

\$340,013 Hard Costs

\$419,766 Total Construction Costs

\$635,000 Estimated Selling Price

see appendix A for letters of
commitment from investors

budget and financial information



front of house, northwest corner



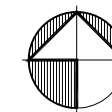
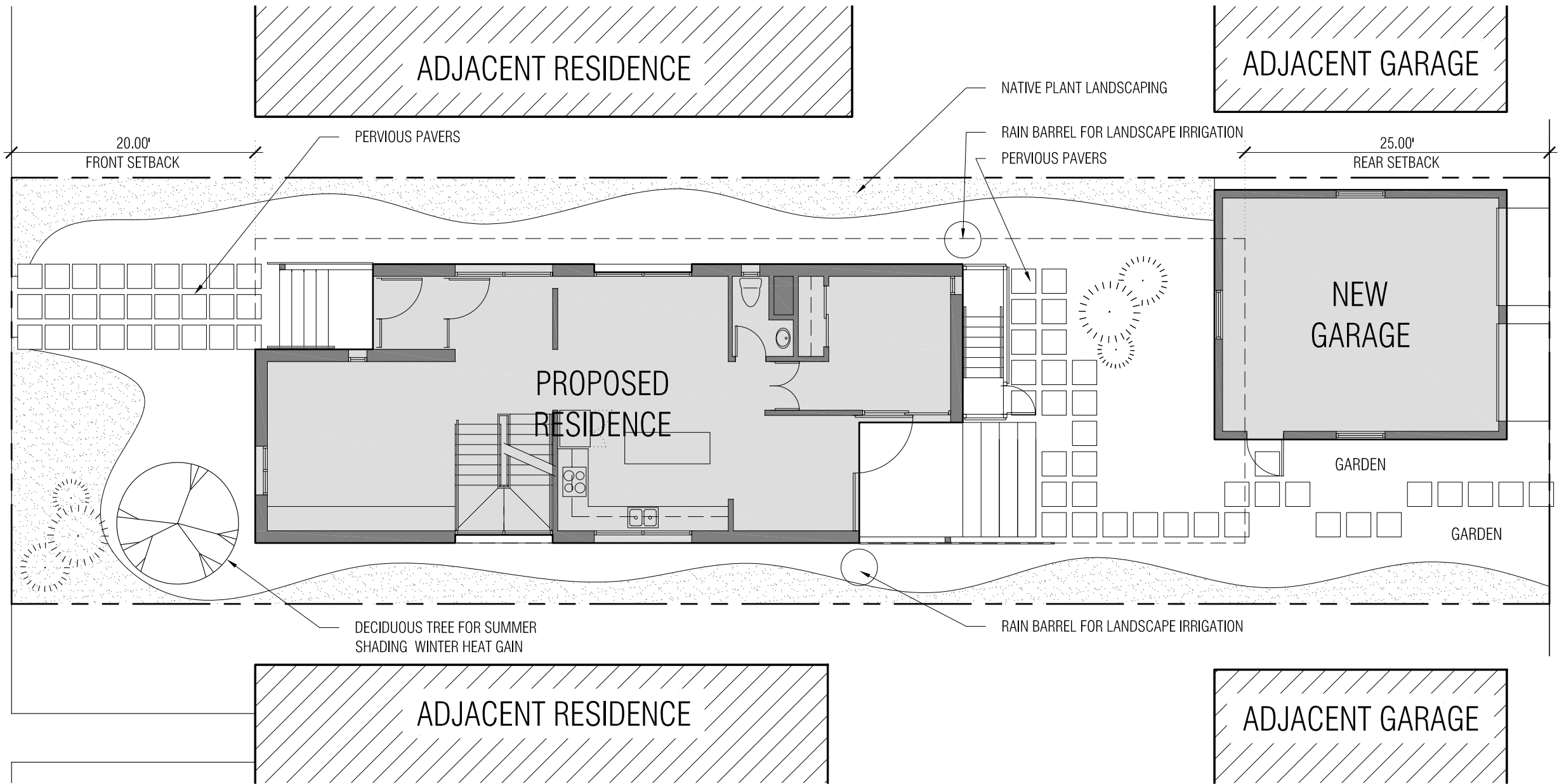
rear of house, northeast corner

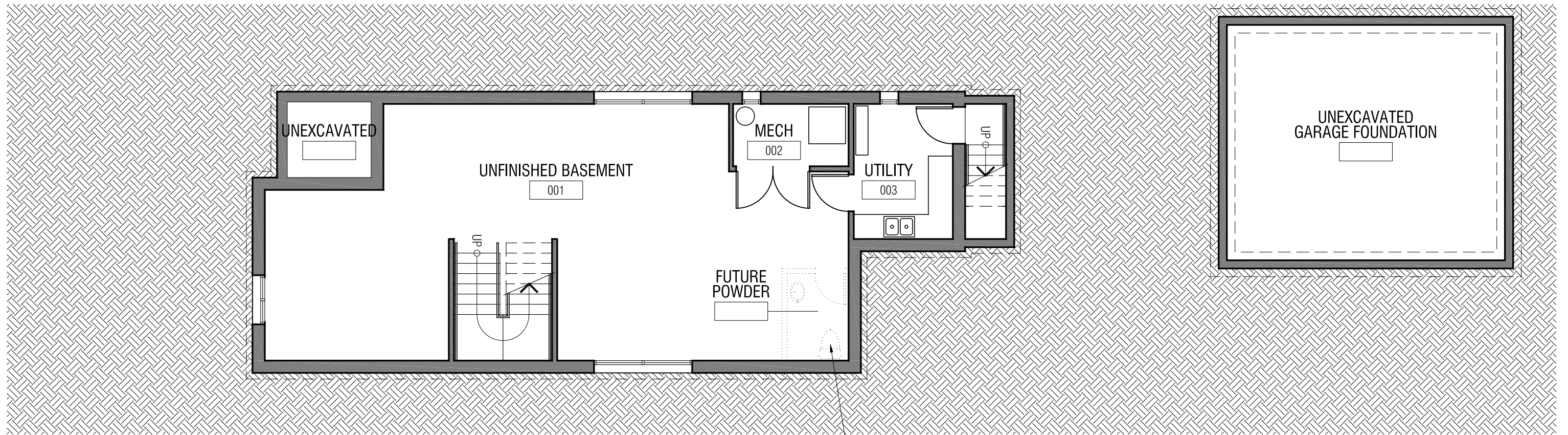
Thank you for considering our proposal for this project.

We are proud to submit the design for this Zero Energy House which we feel would be a valuable addition to the Barrie Park neighborhood and the Village of Oak Park.



TAYLOR STREET





STUB OUT FOR FUTURE
POWDER ROOM

