House Of Redeeming Love

The House of Redeeming Love's purpose is to help women from out of the darkness and to give them hope, new opportunities, and most importantly a new life through Christ.

The goal is to create a home and a safe haven to make new friendships, have fellowship, and to start fresh. Where it's purpose is to create a space of recovery, empowerment, and growth to create an environment that will support Healthy Outcomes, Safe Design, and Healing.

House of Redeeming Love has changed many lives, and will continue to do so in the near future.

"Be strong and courageous. Do not fear or be in dread of them, for it is the Lord your God who goes with you. He will not leave you or forsake you."
Deuteronomy 31:6

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WHAT IS A RECOVERY CENTER & WOMENS SHELTER?

Recovery Center:

A recovery center, often referred to as a rehabilitation center or a recovery facility, is a specialized establishment that provides comprehensive support and assistance to individuals who have experienced domestic abuse, drug abuse, alcohol abuse, and homelessness. These centers aim to facilitate the process of recovery, healing, and rebuilding lives for those who have been affected by these challenging circumstances.

The overall goal of a recovery center is to empower individuals to rebuild their lives, regain their independence, and reintegrate into society in a healthy and sustainable manner. These centers play a vital role in providing comprehensive care and support for individuals affected by domestic abuse, drug abuse, alcohol abuse, and homelessness, helping them to overcome their challenges and achieve long-term recovery.

Womens Shelter:

A women's shelter is a temporary housing facility specifically designed for women who are fleeing homelessness or situations of domestic violence or abuse. These shelters provide a safe and secure environment where women can seek refuge, receive support, and access necessary resources. They offer safe accommodations, crisis intervention, basic needs support, counseling services, legal assistance, referrals to community resources, and advocacy for women's rights. The primary goal of these shelters is to ensure the well-being, safety, and empowerment of women as they rebuild their lives and work towards a brighter future.







RECOVERY CENTER RESEARCH

EFFECTIVE RECOVERY CENTER DESIGN CONSIDERATIONS: LOCATION





Paradise, California is a town located in Butte County, in the northern part of the state of California, United States. It is situated in the Sierra Nevada foothills, approximately ten miles east of the city of Chico. Paradise is known for its scenic beauty, with lush forests, rolling hills, and proximity to the Sierra Nevada mountains.

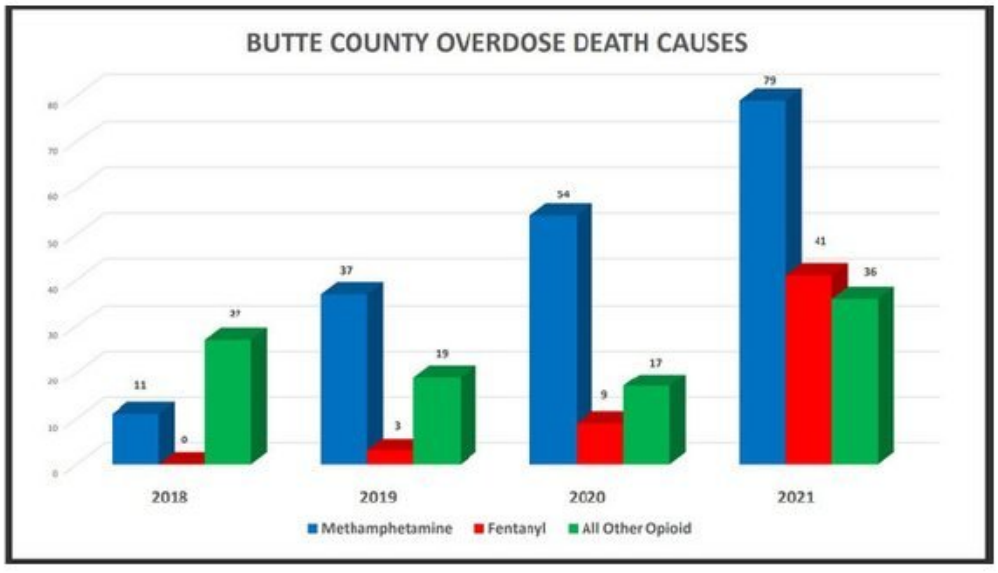
Prior to November 8, 2018, Paradise was a thriving community with a population of around 27,000 people. However, it gained widespread attention due to the catastrophic wildfire known as the Camp Fire, which devastated the town and surrounding areas. Today, Paradise is in the process of rebuilding and recovering from the devastating fire. Efforts are underway to restore infrastructure, homes, and businesses, with the goal of revitalizing the community. The town continues to be an important symbol of resilience and the strength of its residents in the face of adversity.

RECOVERY CENTER RESEARCH

EFFECTIVE RECOVERY CENTER DESIGN CONSIDERATIONS: LOCATION CONT.

In recent trends substance abuse has became significantly worse as years go on in Butte County. Methamphetamine use has long been a problem in Butte County. Now, a newer street drug, fentanyl, is joining the high usage to create high death rates the county has never seen in this fashion before.

With the statistics from the previous year, the overdose deaths have more than doubled from 49 deaths in 2018 to 114 in 2021. This jump is a 52% increase in deaths from just 2020 to 2021. In Butte County, the age-adjusted drug induced death rate continues to be significantly elevated compared to the statewide rate (30.2 vs. 12.2), with Butte County holding the 5th highest rate out of California's 58 counties. In 2017, mortality attributed exclusively to opioids (e.g. no other class of substances detected) in Butte County was 7.6 per 100,000 population compared with a statewide rate of 5.2.



EFFECTIVE RECOVERY CENTER DESIGN CONSIDERATIONS: INTERIOR

Ambiance plays a major role in the recovery process of a patient, as the space we occupy significantly influences our psychological behavior. In interior design, careful consideration of elements such as color, materials, lighting, and space planning is crucial to create the right atmosphere. These design choices have a psychological and emotional impact on individuals, shaping how they feel in a space. The interaction between space, environment, and user psychology is essential in addressing the senses of the individual. By integrating the right colors, materials, lighting, and space planning, interior design can effectively influence mood, comfort, and overall well-being.

Colors:

In interior design, color psychology is the school of thought that focuses on color as a means of creating a specific atmosphere and mood. Hues are carefully chosen in order to invoke a certain emotional response in people and set a particular mood.

For example, when a person is surrounded by calming hues such as blue or green, they feel relaxed. Whereas, if a person is surrounded by loud vibrant tones such as red, maroon, or orange, they feel energetic and passionate. Similarly, neutral colors such as white or gray make them feel serene.





Materials:

Materials complement the mood of the space and work in harmony with color. Materiality and lighting can play an important role in our visual and mental perception of space. Depending on the function and character of a space, the material can drastically alter its look and feel. The selection of materials in interior design, such as wood, stone, metal, fabrics, and textures, can greatly influence the tactile and visual experience of a space.

For example, using natural and organic materials like wood and stone can create a sense of warmth, grounding, and connection with nature. Smooth and sleek materials like glass and metal can give a modern and sophisticated feel. The choice of materials can impact the perception of comfort, luxury, coziness, or even formality, ultimately affecting people's emotional response to a space.





Durable Flooring:

- Tile (Natural Stone, Porcelain, & Ceramic Tile)
- Carpet (Nylon Carpet)
- Luxury Vinyl





Lighting:

Lighting plays a vital role in setting the ambiance and mood of a space. Different lighting techniques, such as natural light, artificial lighting fixtures, and their placement, can greatly influence how people perceive and experience a room.

Natural Light: Maximizing the use of natural light has numerous benefits. Sunlight creates a sense of openness, warmth, and connection with the outdoors. It can enhance the mood, increase productivity, and even provide health benefits. Spaces with ample natural light are often perceived as inviting, uplifting, and energizing.





Artificial Lighting: Artificial lighting serves a functional and aesthetic purpose. Different lighting fixtures, such as chandeliers, pendant lights, recessed lights, or lamps, offer various levels of brightness, color temperature, and directionality. Warm light creates a cozy and intimate atmosphere, while cool light can enhance focus and alertness. The intensity and color temperature of artificial light can significantly impact the mood and ambiance of a room.





Lighting Cont.:

Lighting Control: The ability to control the intensity and color of lighting can greatly influence the atmosphere of a space. Dimmers, smart lighting systems, or adjustable fixtures allow for customization based on specific activities or desired moods. Being able to adjust lighting levels can create a sense of comfort, relaxation, or even excitement, depending on the needs of the occupants.





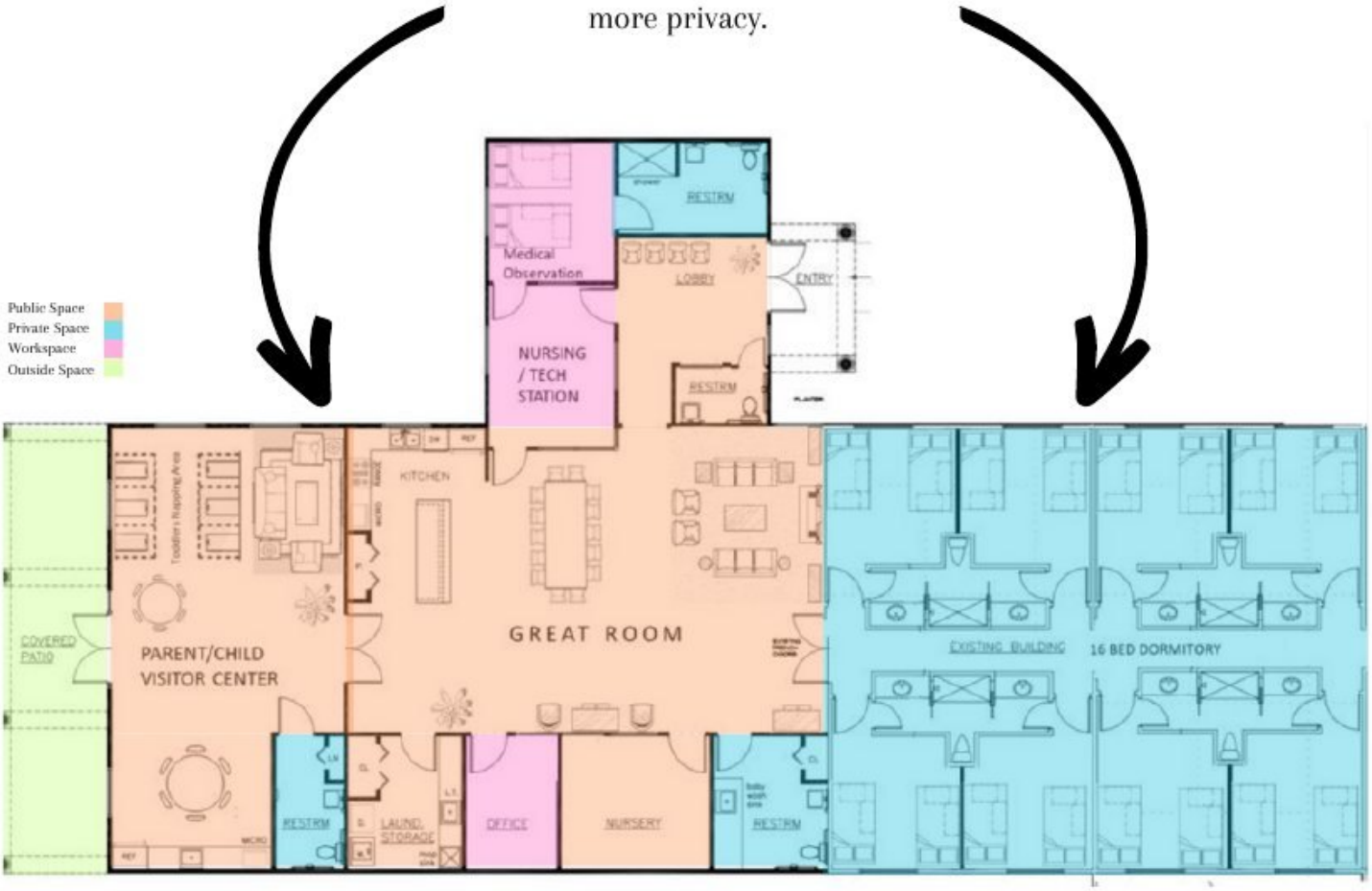
Properly designed lighting can highlight architectural features, create focal points, and enhance the visual appeal of a space. It can also influence the perception of space, depth, and texture, affecting the overall aesthetic and emotional experience. Thoughtful consideration of lighting options and their integration into interior design can greatly impact the atmosphere, functionality, and emotional well-being of individuals within a space.

EFFECTIVE RECOVERY CENTER DESIGN CONSIDERATIONS: SPACE PLANNING

A good rehab treatment center has to have the right layout. There should be enough space that allow the patients to move freely. Space is important because it makes the patients to feel free and makes it easy for them to focus on their recovery. Having a flowing, cohesive space imparts a calming atmosphere that allows the eye to take everything in.

- Public Spaces: Kitchen, Living, Dining, Activity Rooms
- Private Spaces: Bathrooms, and Bedrooms

In successful floor plan layouts you private will find that most private areas are on ones side of the residence and public areas will be located on the opposite side of the residence to create more privacy.



RECOVERY CENTER RESEARCH

SUCCESSFUL RECOVERY CENTERS MUSTS:

Most recovery centers that are successful have:

- **Vocational Support:** Those who have jobs that they must go to on a routine basis are much likelier to maintain their sobriety than those who do not. Jobs not only provide a sense of purpose and a reason to avoid substance abuse, but they also prevent boredom and reduce downtime.

- **Excellent Amenities:** Amenities often aid in the treatment process and make the patient more comfortable and relaxed during their stay. The amenities desired will depend on the individual treatment seeker and the addiction.

- **Evidence Based Programs:** Evidence-based programs are generally those that have been developed according to the latest scientific and medical theories of addiction and treatment, often mixed with traditional methods such as yoga and acupuncture that have a well-documented history of success. Top-rated treatment centers are always monitoring the latest research and adjusting their programs based on new evidence, as well as their own successes.









Womens Shelters Research

Successful women's recovery centers prioritize empowerment, security, healing, and connection. Through the use of private space and public space, they create a sense of autonomy, safety, and privacy for women and children to heal and grow in a secure and safe environment. Recovery centers push to foster physical, emotional, and economic empowerment.

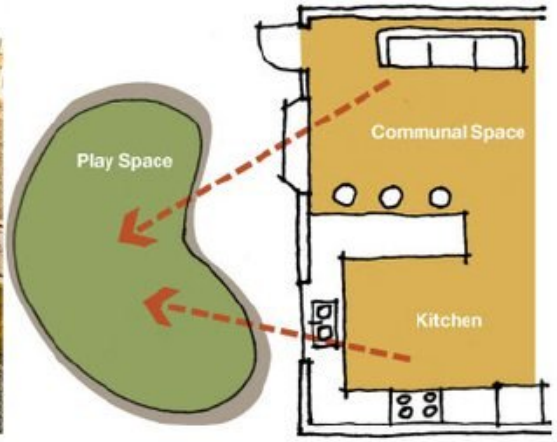




The Austin Shelter for Women and children has rooms organized as suites with flexibility to accommodate families of different sizes. It also features a daycare and outdoor learning center for children to learn and grow in a safe environment.

Access to nature promotes well being and can help the healing and recovery process. Spaces like gardens, and natural playgrounds can be used for therapy and group work sessions. It is also important to have visual access to the exterior play spaces for parents to feel safe allowing their kids to play outside.



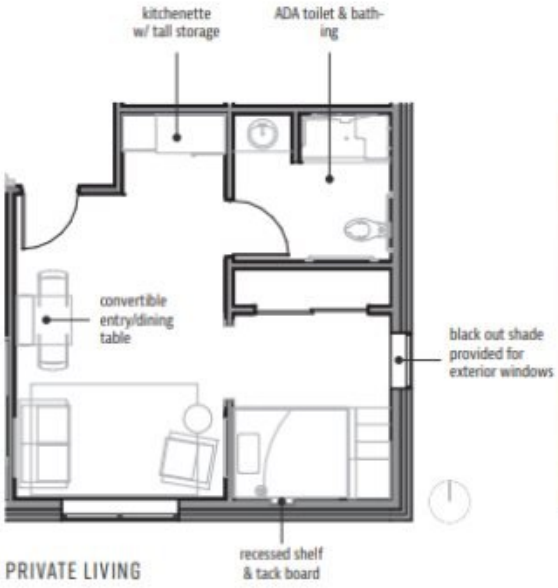




Both Private spaces and public are very important in emotional empowerment as having a safe space to yourself to retreat to can improve healing as well as being able to connect and interact with others. Abuse victims are often isolated from family and friends so being able to have a space to make friends and gain support from other victims can be essential to the healing process.

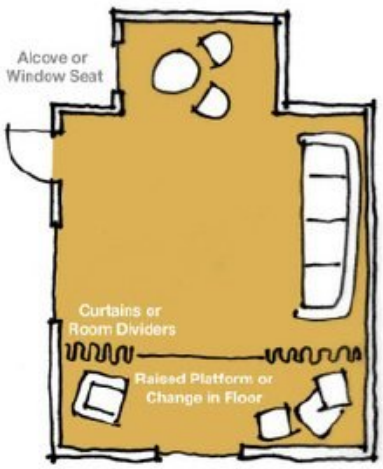
Womens Shelters Research

Studies have shown that women seeking recovery are often in danger of being sought out by their abuser. Shelters can help keep victims safe by providing visual transparency throughout the space as well as security such as cameras and curtains for visual safety. It is also important to have space not visible through a window to promote the feeling of safety and security.

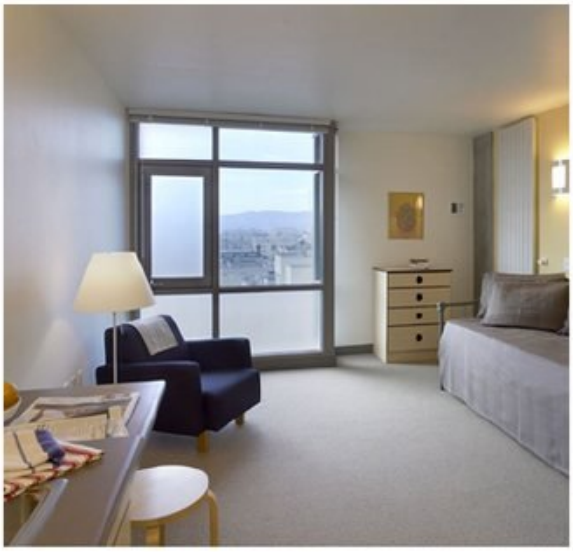








Visual access throughout a space can make occupants feel much safer. Residents want to be able to see who is entering and in their safe space from afar. This can be achieved with large windows, and open space. However, alcoves and more private spaces are also just as important. Window seats or alcoves with curtains can provide the feeling of a private space while still being connected to the main space.





Center for Victims of Domestic Violence

LOCATED IN ISRAEL

GENERAL INFORMATION:

Designed by London-based practice, Amos Goldreich Architecture, alongside local firm, Jacobs-Yaniv Architects, this shelter is one of only a handful in the world which has been designed and built in consultation with the staff who will occupy and run it.

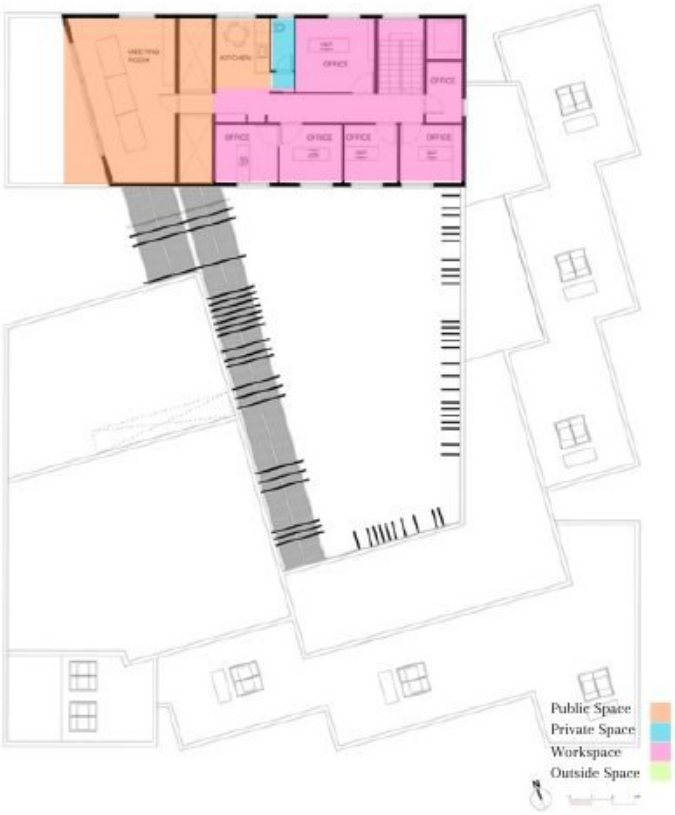
According to World Health Organisation data up to 45% of women in Israel, like most countries in the west, will be victims of domestic violence at some stage in their lives and recent statistics indicate that 45% of children in Israel are subjected to violence. This is a worldwide epidemic.

FACILITY INFORMATION:

1. On arrival at the shelter, each new family is given a small 'house' that is part of the larger building. In order to allow the families to conduct a normal daily routine in the shelter, the 'houses' are separated from the communal functions and connected by the internal corridor.
2. The shelter houses a diverse range of functions - communal areas, a kindergarten, a computer room, laundry facilities, kitchens and a refectory, independent living quarters for each family.
3. The green sanctum of the inner courtyard plays a crucial role as a meeting place for the residents. It also serves a functional purpose, providing optimum visual connections between the house mother and the families, as well as between the women and their children.

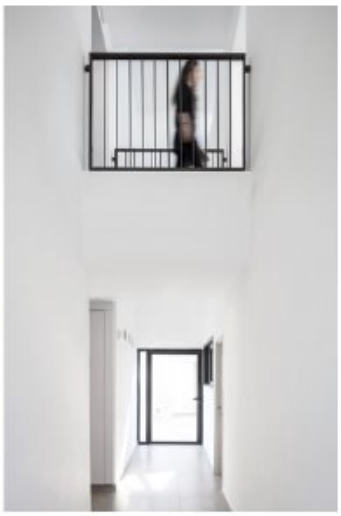


CASE STUDY 1


KITCHEN
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
Public Space
Private Space
Workspace
Outside Space













Repos Maternal Woman's Rehabilitation Extension

GRADIGNAN, FRANCE

GENERAL INFORMATION:

-

The Repos Maternel is a shelter for pregnant women and young mothers of 18 and over, looking after one or several children, who are cut off from their families and socially and financially vulnerable.

Located in a wooded park, the Château Lafon, a large country house built in 1920, provides residents with accommodation, support services and communal areas. Outbuildings scattered through the park housed a nursery, offices, and three halfway-house units for large families.

KEY TAKE AWAYS:

- Private Areas such as bedrooms are located on one side while public areas are located on the opposite side to create privacy.
- There are areas for activities such as a gaming room, treatment room, multimedia room and large dinning room for many people to interact with one another.
- There is an outdoor area located in the center as a functional purpose for interaction.



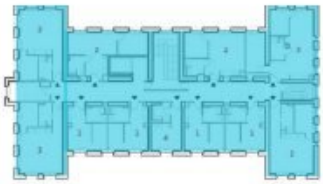


garden level plan

0 2 5 10 m

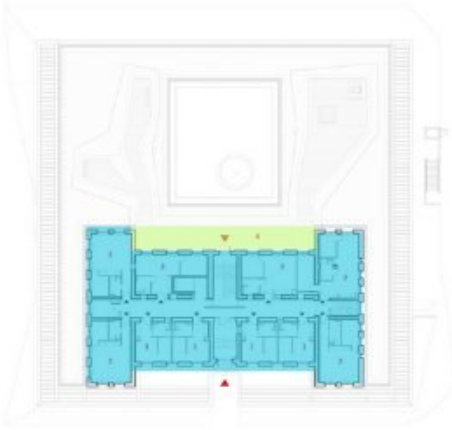
1 lobby
2 offices
3 staff areas
4 rooms for games and activities
5 patio
6 lounge – dining room
7 kitchens - deliveries
8 multimedia area
9 boiler room – maintenance rooms
10 laundry
11 luggage room
12 studio flat with sleeping area
13 three-bedroom flat
14 treatment area

CASE STUDY 2



first floor plan

1 studio flat
2 one-bedroom flat
3 two-bedroom flat
4 emergency bedroom



Public Space
Private Space
Workspace
Outside Space

ground floor plan

1 studio flat with sleeping area
2 one-bedroom flat
3 two-bedroom flat
4 terrace











HOUSE OF HOPE

SOBER LIVING FACILITY IN SAFFORD, ARIZONA

ABOUT

The House of Hope will be a 4,000-square-foot, 14-bed facility that will have a full-time facilitator on property. It will also feature a meeting room, laundry room, computer center, and outdoor facilities.

The house is a transition facility for those addicted to drugs or alcohol who are returning from a stay at a rehabilitation center. Clients who live at the home are expected to stay about six to nine months, follow strict house rules, and must have employment, according to Howard. He said the group is working with local employers to help clients find and secure employment.

FUNDING

Major funding donors include the city of Safford, which donated $100,000 after unanimous approval from the Safford City Council, and Freeport McMoRan Community Investment Foundation, which also donated $100,000. The facility reportedly cost more than $400,000 to build.





KEY TAKE AWAYS

- Private and public areas are located on opposite sides from one another
- Rooms are able to accommodate two people per room to help with spacing.
- There are functional shared spaces such as meeting rooms, outdoor facilities and computer centers to encourage individuals to build a normal routine.



RAPHAEL HOUSE

San Francisco, CA

ABOUT

The Raphael House was founded in 1971 to provide a temporary home to the growing number of single women and mothers with children who had no home or shelter—at that time there was no other place for them to go.

A stable home-like Residential Shelter provides families of all types a warm and safe family-centered community. While at Raphael House, parents participate in a wide range of services that strengthen the whole family as they work toward achieving long-term stable housing and financial independence. 85% of all Raphael House families go on to achieve long-term stable housing and financial independence.

RESIDENTIAL SHELTER PROGRAM OFFERS FAMILIES:

- Private furnished rooms
- Nutritious family-style meals
- Intensive case management
- Housing search support
- Career Development Services
- Family Wellness Services
- Financial, parenting, health, and wellness workshops
- Financial literacy education and a comprehensive savings plan
- Evening programming for children and families
- K–12 academic tutoring
- Scholarships for children for tutoring, extracurricular activities, and summer camps
- Special events and giveaways for children and families

KEY TAKE AWAYS

- Private and public areas are located on opposite sides from one another.
- Rooms are able to accommodate multiple people per room to help with spacing.
- There are shared bathrooms between roomsto help with efficient space planning.
- There are rooms for other activities such as children playrooms and family gathering rooms.





RAPHAEL HOUSE

San Francisco, CA











BENEFICIAL OUTDOOR ACTIVITIES

Benefits of gardening



Gardening reduces stress and anxiety-
It is well accepted that sunlight is one natural element that can help keep depression at bay. However, gardening offers a double whammy where feel-good chemical production is concerned. Certain studies have found that Mycobacterium, which is found in soil, can actually trigger the brain to release serotonin. Serotonin is a chemical neurotransmitter that is largely responsible for mood stabilization.

Benefits of outdoor yoga



Yoga is excellent for your mental and overall well-being as it helps improve balance. When you practice yoga outdoors, you increase your chances of having a connection with the earth.
Yoga increases your mind and body awareness because, like meditation, you are required to do a lot of deep breathing, which helps you dispel negative energy and breathe in the fresh air, which allows your brain to relax and produce serotonin which helps alleviate feelings of depression, anxiety, and stress.

Outdoor horse stables



Problem-solving – Through activities such as grooming, leading, or haltering a horse, patients can learn practical problem-solving techniques that will help them in difficult situations. Personal accountability – Working with horses can help patients develop self-discipline, personal accountability, and respect for themselves and others. Stress management – Spending time around horses is a great way to reduce stress and anxiety in patients. Mental clarity – Working with horses can have calming effects that help clear the mind. Patients may be able to process their thoughts better, leading to increased emotional awareness.

BARNDOMINIUM RESEARCH

POSITIVES

- Unlike wood construction, steel is inherently fire-resistant, pest, rot-resistant, or other potential construction hazards.
- Easily customizable to comply with local building code requirements.
- Steel Barndominiums offer low long-term care and maintenance costs when compared with wood homes, which typically require repainting, residing, and other maintenance every so often to maintain their functionality and appeal.
- Metal exterior panels can come with 45-year warranties.
- Exterior finishes can be made of metal, stone, wood siding, stucco, or various other finishes for your desired look.
- Steel framed Barndominiums can also withstand 160 MPH winds and are extremely stable since they sit in a concrete slab foundation.

ZONING

17.11.400 - Site development regulations

The following site development regulations apply within the agricultural residential zones:

Regulation	Requirement		
	AR-1	AR-3	AR-5
Minimum lot area (gross)	1 acre	3 acre	5 acre
Minimum site area per dwelling	None	None	None
Minimum lot width	130 feet	150 feet	150 feet
Minimum street frontage width	30 feet	40 feet	60 feet
Front yard setback			
Public street (from centerline)	50 feet	50 feet	50 feet
Private road (from centerline)	30 feet	30 feet	30 feet
Side and rear yard setback	10 feet	10 feet	10 feet
Maximum height above grade	35 feet	35 feet	35 feet

BUILDING CODES

BUILDING CODE REQUIREMENTS

17.06.800 - Slope limitations.

A.Purpose. Site development regulations modifying the basic provisions applicable to a steeply sloping site are intended to alleviate or mitigate potentially harmful effects of soil erosion, increased stormwater runoff, and excessive grading, and to ensure development that is consistent with acceptable environmental standards.B.See each zone for application of slope limitations. (Ord. 264, § 2 (part), 1995; Ord. 214, § 2(part), 1992)

15.02.150 - Section J104.2 Permit Application and Submittals, Site Plan Requirements, amended.

Section J104.2 Information on Plans and in Specifications. Plans shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the nature and extent of work proposed and shown in detail that they will conform to provisions of ordinances, rules, and regulations. The first sheet shall give the location of the work and the name and address of the owner and the person by whom they were prepared. At the sole discretion of the Building Official/Town Engineer, the plans may be required to be professionally prepared, and/or stamped and signed by a Registered Civil Engineer, and additional information may be required, if applicable to the site or grading operation proposed.

The plans shall include the following information, at a minimum:

1. Vicinity Map showing the project site in relationship to surrounding areas, water courses, water bodies, and other significant geographic features, roads, and structures.
2. Site Map and Grading plan showing: topographic and boundary survey with existing and proposed contours, with enough off-site contours, included to show how surface water will flow onto and off the site; slope arrows and slopes; proposed limits of cuts and fills and another earthwork; proposed retaining structures; existing off-site structures within fifteen (15) feet of the site boundary and other off-site improvements, including but not limited to underground utilities, septic systems, water wells, and French drains which may be affected by the grading work; public and private easements of record; typical sections of areas to be graded and profiles of all proposed traveled ways for vehicles and pedestrians; all proposed uses for the site; all proposed divisions; rock disposal areas, buttress fills or other specials features.
3. Drainage plan showing: all drainage devices, walls, cribbing, or other protective devices, and estimated runoff; building site including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs, and fences that may affect drainage.
4. A statement of the quantities of material to be excavated and/or filled and the amount of such material to be imported to or exported from the site.
5. A statement of the estimated starting and completion dates for work covered by the permit.
6. Erosion and Sediment control plans when required by the Town Engineer shall be prepared, stamped, and signed by a Registered Civil Engineer or Erosion Control Professional and shall include all the following:
7. Interim measures designed to prevent excessive storm runoff of water or solid materials onto adjacent property, streets, or watercourses including, but not limited to short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment and stormwater retention basins.
8. A narrative description of measures to be taken, planting materials and specifications, maintenance provisions, and fertilizers. A statement: the plans are subject to change as conditions change.
9. Calculations of anticipated stormwater runoff or run-on and sediment volumes shall be included if required by the Building Official or the Town Engineer.
10. The name, address, and contact telephone number of the person responsible for emergency call out in the event of apparent danger to life or property as determined by the Town Engineer or Building Official.

PRICING

The national average price for a barndominium is $265,000, with the most expensive ones going up to around $540,000. The main cost factors include finishing materials, size, and site accessibility. The price per square foot to build a home in Paradise is about $271 per sq. ft. while Pre-fab Barndominium structures are around $200 per sq. ft. or less with materials.

For a prefab built structure, Barndominiums cost about $100 per SQFT. For a steel structured home, the cost of material is about $15 - $25 per SQFT with an additional $20 - $80 per SQFT of fittings and finishings.

'Lean-to' steel is the cheapest alternative with higher quality materials going up in price from there. A 'lean-to' metal building is a clear-span structure joined to an existing one.

Bardominium Companies	**Price**	**Services provided**
Worldwide Still	$10-$30 per sq ft	Manual, primary framing, secondary framing, exterior sheathing, trim, closures, fasteners, and stamped building plan
Sunward Steel	$22 per sq. ft.	Customizable layout, primary and secondary materials, roof and wall sheeting, closure and trim packages, and any other specific inclusions
DC Builders	$25-$60 per sq ft	Customizable layout, structural materials, sliding, trim, exterior doors and windows, roofing, and connection hardware

PRICING

Comparisons

Dimensions	Average price Bardominium	Average Price Home (Paradise)
30x40	$112,800-$144,00	about $325,200
40x60	$225,600-$288,000	about $650,400
60x60	$338,400-$432,000	about $975,600
60x70	$394,800-$504,000	about $$1,138,200

"Lean-to"

"Lean-to" steel buildings cost between from $5.52 per square foot depending on size, frame type, and roof style.

Lean-to	Size (SQFT)	Price	$ / SQFT
Lean-to frame only	15×20 (300)	$1,626	$5.42
Lean-to 3 sided frame only	15×20 (300)	$1,559	$5.20
Lean-to with roof	15×20 (300)	$1,936	$6.45
Lean-to 3 sided with roof	15×20 (300)	$3,535	$11.78
Lean-to 2 sided with roof	15×20 (300)	$2,683	$8.94

Residential Home	Size (m2)	Bedrooms	Price	$/m2
Home Kit 53m2	53	One	$19,314.50	$364.42
Home Kit 86m2	86	Two	$29,339.47	$341.15
Home Kit 101m2	101	Two	$34,693.85	$343.50
Home Kit 150m2	150	Four	$50,850	$339

MANUFACTURERS

- Green Building Elements
  - 4 kits offered
  - Largest is 60x60, 3600 sq ft
  - Offer price-finding services free
- Worldwide Steel Buildings $10-$30 per sq ft
  - Comes with a manual, primary framing, secondary framing, exterior sheathing, trim, closures, fasteners, and stamped building plans
  - 50 year warranty
- General Steel
  - Largest is 60x70, 4200 sq ft
  - Customizable from shell to interior
  - Project coordinator included
  - 50 year warranty
- Metal Depots
  - Largest is 2800 sq ft
  - Only exterior frame is included
- Heritage Building
  - 3 kits offered
- Absolute Steel
  - Can design from scratch
  - Provides steel paneling and window or door cutouts depending on your design
  - Install up to code based on fire and weather safety measures
- Sunward Steel Buildings min 1,000 sq ft starting at $22,900
  - Customizable layout
  - Includes primary and secondary materials, roof and wall sheeting, closure and trim packages, and any other specific inclusions
- DC Builders $25-$60 per sq ft, up to 5,223 sq ft
  - Customizable kits
  - Include structural materials, sliding, trim, exterior doors and windows, roofing, and connection hardware
  - Traditional wood-build
- Maverick Steel Buildings
  - Only offer the shell
  - Use recycled materials
  - Company ensures it fits into code
- SteelCo Buildings
  - Steel-framed kits of any size
  - Doesn't do interior build-outs
  - Lifetime warranties

Examples

Architectural Design

Provide plans as well as estimated costs

6 bedroom barndominium, which could be converted into a 7 bedroom, 3,040 square feet

Estimated Cost Breakdown

Appliances: $2,806.54	Electrical: $12,777.72
Exterior Finish: $50,881.51	Floor Covering: $22,760.64
Foundation: $28,059.49	Heating/AC: $10,967.45
Interior Finish: $94,356.42	Plumbing: $11,783.39
Roofing: $15,062.49	Rough Framing: $114,226.65
Specialty Features: $2,946.87	Windows: $12,376.99
Other Fees and Taxes: $46,624.86	Overhead and Profit: $85,126.21

Estimated Construction Cost

Calculated Value: **$510,757.24**





General Steel

Located in Colorado

Customizable shell and interior



60 X 70

3 bed, 2 bath, 1 story

General look of General Steel Bardominiums before finishing materials



Steel CO

Located in Georgia

Provide steel framed kits, no interiors



3,928 SQ FT CONDITIONED SPACE

3 bed, 2 bath, 2 stories



Green Building Elements

Located in Connecticut

Provide steel framed kits



GREEN BUILDING ELEMENTS

Offer 80x90, 30x80, 30x60, 30x50, and smaller

Unknown if they do custom shells

Pricing

$120 per sq. ft.

40x60 dq. ft. building is $5,000-$30,000 depending on materials used and location

Basic component	Cost	Description
Site Work	$15,903	Building permit fees, Impact fees, Design & Planning, Inspections
Foundations	$25,671	Excavation, Concrete Foundations, Backfill, Wall Retaining
Framing	$41,123	Framing, Trusses, Sheathing, Metal Beams
Exterior Finishes	$33,066	Exterior Wall Finishing, Roofing, Windows, Doors
Major Systems	$32,746	Plumbing, Electrical, HVAC
Interior Finishes	$67,939	Insulation, Drywall, Interior Accessories, Lighting, Appliances, Flooring, Painting
Exterior Amenities	$16,591	Landscaping, Clean-Up, Outdoor Structures, Driveways, Finishing Touches
Misc.	$4,722	Other unforeseeable costs

DC Builders

Located in Oregon

Customizable kits, include structural materials, siding, trim, exterior doors and windows, roofing, etc



5,223 SQFT

4 bed, 3.5 bath, 2 stories





DC Structures

Located in Oregon

Choice of 6 kits

Bardominium Kit

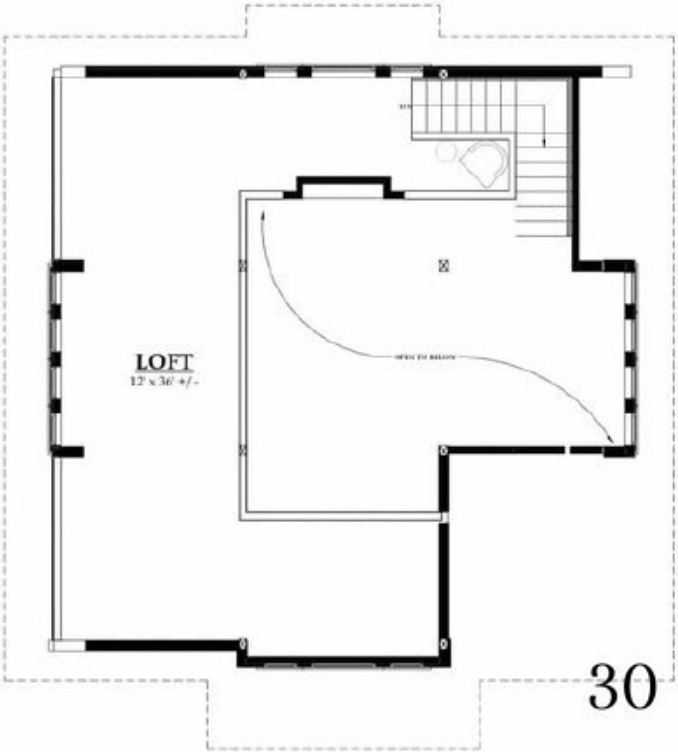
The Concordia

$173,013 starting price 2,718 sq. ft.

Customizable interior







Examples













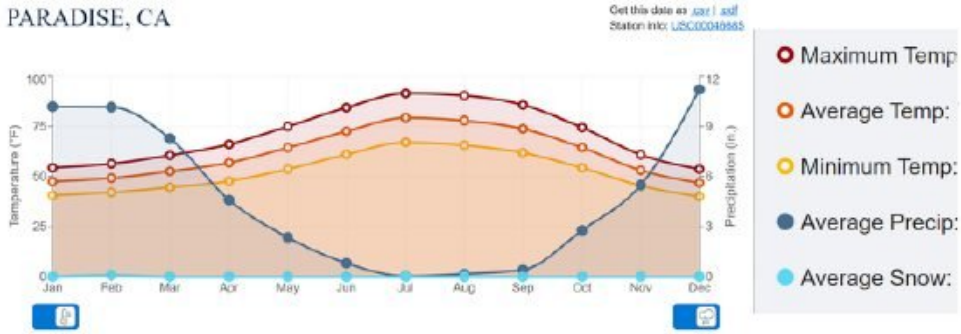


Site Research

5297 Bennet Road, Paradise

Climate

Paradise experiences a Mediterranean climate characterized by mild, wet winters, and hot, dry summers.



Sun Pattern and Views





















Site Research

5297 Bennet Road, Paradise

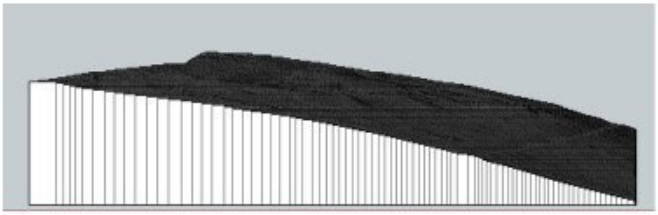
Air Quality

The air quality in Paradise, California can vary depending on several factors, including the time of year and weather conditions. However, historically, Paradise has experienced poor air quality due to wildfire smoke, which can cause short-term and long-term health effects.

According to the Environmental Protection Agency (EPA), the air quality in Paradise is currently in the "Good" to "Moderate" range, with occasional spikes into the "Unhealthy for Sensitive Groups" range. This is based on data from the nearest air quality monitoring station in Chico, which is about 14 miles west of Paradise.

Soil

Classification: AVD 0-30
Description: AIKEN VERY DEEP
The Aiken series consists of very deep, well-drained soils formed in material weathered from basic volcanic rocks. These soils are on broad gently sloping tabular ridges and moderately steep to steep side slopes of 2 to 70 percent.
Slope: 0-30%



Wind Studies

The prevailing wind direction in Paradise, California is from the north and northeast during the summer months, and from the west and southwest during the winter months. These winds are often associated with weather patterns that can bring cooler temperatures and precipitation to the area.
However, the most significant wind event in recent years was the Camp Fire in November 2018, which was fueled by strong winds known as "Diablo winds" that swept through the area. These winds are hot, dry, and gusty, and are typically associated with high fire danger.

Water Quality

The water quality in Paradise, California is generally considered to be good. The main source of drinking water for Paradise residents is the Paradise Irrigation District (PID), which serves approximately 12,000 customers.

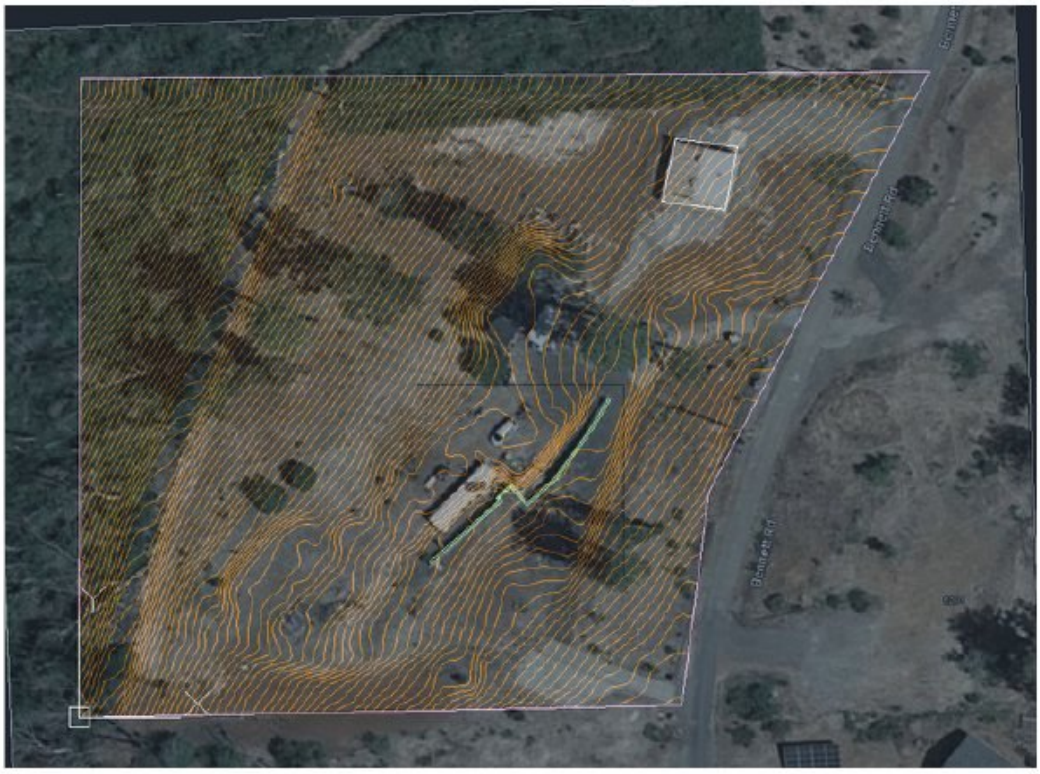
In 2018, the PID conducted water quality tests in response to concerns about potential contamination from the Camp Fire. The tests found that the water quality met all state and federal standards for drinking water. The PID also implemented additional testing and treatment measures to ensure the safety of the water supply.

It's important to note that there are ongoing challenges to maintaining good water quality in Paradise and other areas of California. These include drought conditions, contamination from agricultural runoff or other sources, and aging infrastructure.

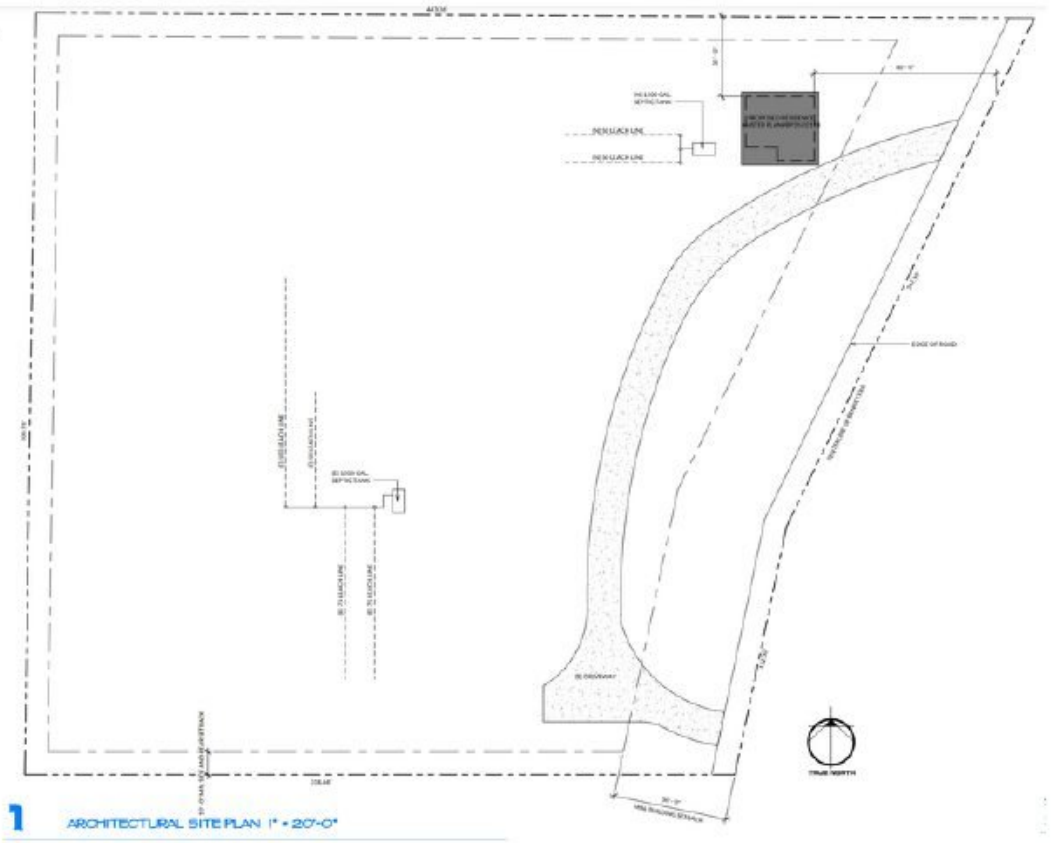
Site Research

5297 Bennet Road, Paradise

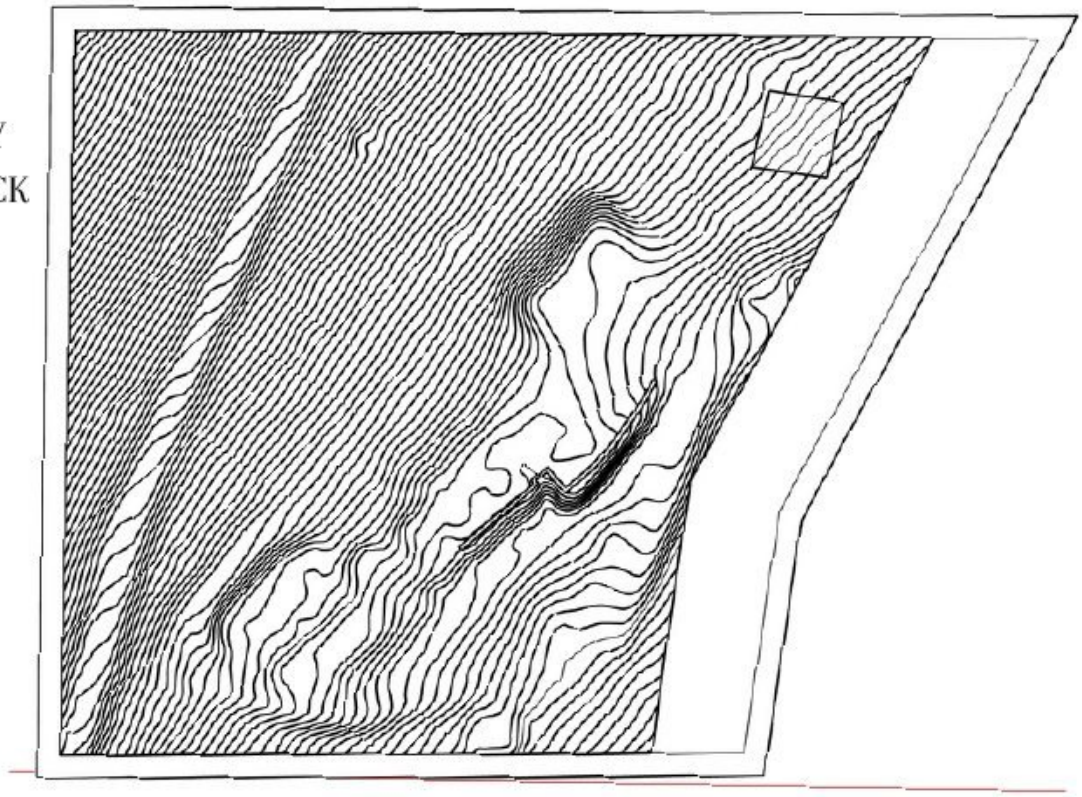
SITE MAP WITH AUTOCAD TOPOGRAPHY



ARCHITECTURAL SITE PLAN



SKETCHUP TOPOGRAPHY WITH SETBACK



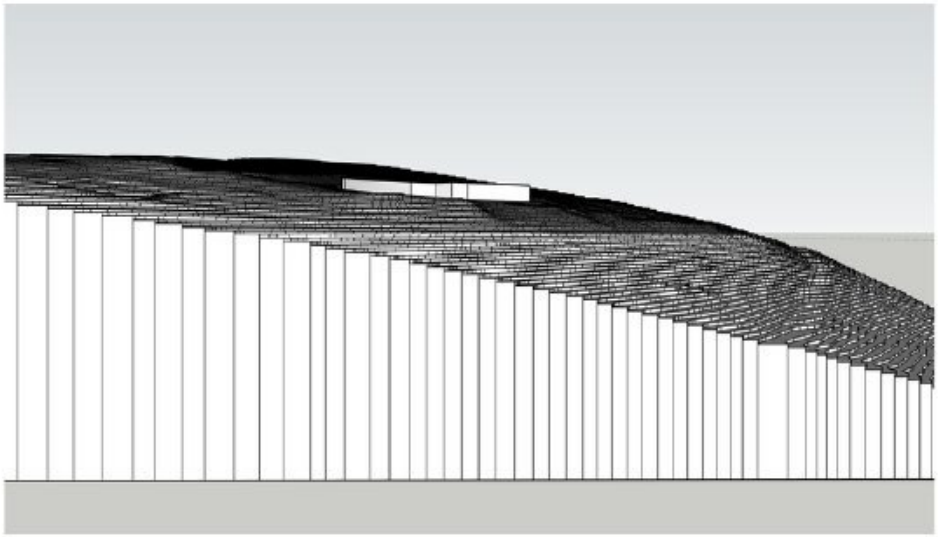
SITE PLAN WITH SKETCHUP TOPO OVERLAY

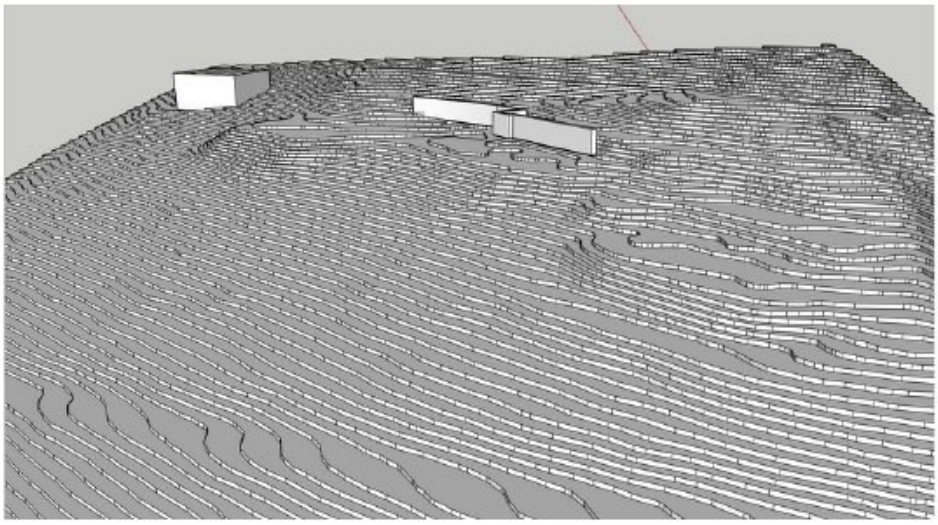


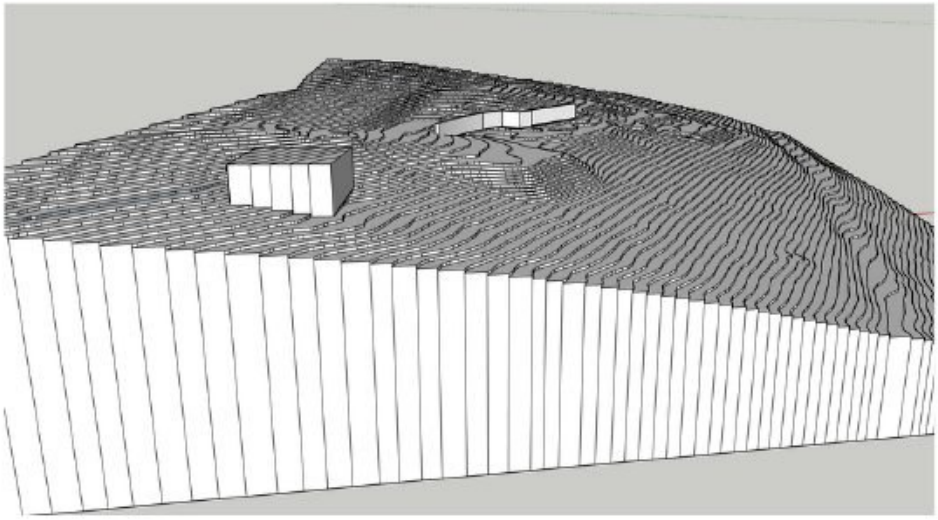
Site Research

5297 Bennet Road, Paradise

SKETCHUP 3D MODEL







Program

	Room Name	Number	Function	Number Of People	SqFt (for 2 persons per room)	SqFt (3+)	Furnishings 2	Adj	Daylight Y/N
DS	Living Room	101	Public: Entertainment, Fellowship, Reading, Relaxing	14	16x20=320-500sqft	16x20=320-500sqft	Sofa, TV, Coffee Table, Ocassional Tables, Bookshelves, Cabinets	101,102	Y
DS	Commercial Kitchen	102	Public: Cooking, Storing Food, Washing, Baking	14	500-1,024sqft	32x32=1,024	Stove, Sink, Dishwasher, Refrigerator, Cabinets, Counterspace, Microwave	102,101	Y
UP	Bed 1	103	Private: Sleeping, Storage of personal items, Relaxing	2-3	14x16=84	18x17 = 306	Bed, Storage, Desk, TV (Optional), Closet or Dresser	103,104	Y
UP	Bath1	104	Private: Personal Hygiene, Restroom	2-3	6x10=60	6x10=60	Shower, Tub, Sink, Toilet, Toilet paper dispensor, Cabinets, Mirror	104,103	Y
UP	Bed2	105	Private: Sleeping, Storage of personal items, Relaxing	2-3	14x16=84	18x17 = 306	Bed, Storage, Desk, TV (Optional), Closet or Dresser	105,106	Y
UP	Bath 2	106	Private: Personal Hygiene, Restroom	2-3	6x10=60	6x10=60	Shower, Tub, Sink, Toilet, Toilet paper dispensor, Cabinets, Mirror	106, 105	Y
UP	Bed 3	107	Private: Sleeping, Storage of personal items, Relaxing	2-3	14x16=84	18x17 = 306	Bed, Storage, Desk, TV (Optional), Closet or Dresser	107, 108	Y
UP	Bath 3	108	Private: Personal Hygiene, Restroom	2-3	6x10=60	6x10=60	Shower, Tub, Sink, Toilet, Toilet paper dispensor, Cabinets, Mirror	108,107	Y
UP	Bed 4	109	Private: Sleeping, Storage of personal items, Relaxing	2	14x16=84	18x17 = 306	Bed, Storage, Desk, TV (Optional), Closet or Dresser	109,110	Y
UP	Bath 4	110	Private: Personal Hygiene, Restroom	2	6x10=60	6x10=60	Shower, Tub, Sink, Toilet, Toilet paper dispensor, Cabinets, Mirror	110,109	Y
DS	M Bed 5	111	Private: Sleeping, Storage of personal items, Relaxing	3+	18x17=306	18x17 = 306	Bed, Storage, Desk, TV (Optional), Closet or Dresser	111,112,113,114	Y
DS	M Bath 5	112	Private: Personal Hygiene, Restroom	3+	10x12=120	10x12=120	Shower, Tub, Sink, Toilet, Toilet paper dispensor, Cabinets, Mirror	112,111	Y
DS	Bedroom	113	Private: Sleeping, Storage of personal items, Relaxing	2	14x16=84	18x17 = 306	Bed, Storage, Desk, TV (Optional), Closet or Dresser	113,114,111,112	Y
DS	Bath	114	Private: Personal Hygiene, Restroom	2	6x10=60	6x10=60	Shower, Tub, Sink, Toilet, Toilet paper dispensor, Cabinets, Mirror	114,113	Y
UP	Spa	115	Private/Public: Relax, Read, Talk	4	7x7x3=147	n/a	Varies	DS/UP	Y
DS	Guest Bath	116	Private: Personal Hygiene, Restroom	1	15-40 sqft	6x10=60	Shower, Sink, Toilet, Toilet Paper dispensor, Vanity, Mirror	115,119,121	N/Y
S/UP	Closet	117	Service: Storage	2-3	4x8x4=128	n/a	Shelving, Rods	114, 101, 102	N
S/UP	Landry	118	Public: Washing and Drying	1-2	9x11=99	n/a	Washer and Dryer (2x)	113, 102,101?	Y
DS	Dining	119	Public: Eating, Sitting, Talking	12-14	4x8=32	n/a	Dining Table, Chairs, Prehaps a Kitchen Island	119, 115,120	Y
DS	Prayer Room	120	Private: Praying, Talking, Fellowship	1-14	2x4	10x12-14x16	Chairs, Table, Desk	120,121,119	Y/N
DS	Office	121	Private/Public: Write, Typing, Store Documents, Calls	1-3	150-250 sqft	150-250	Desks, Chairs, Computers, Storge, Bookshelves, Phones	121,116	Y