



# Humble Homes

An *EPICS at ASU* project in partner with the City of Tempe

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## Design Option #1



11 dwellings (\*\*\*) The info below is only including floor square footage and NOT including any loft space. Estimated loft space in each dwelling is roughly an additional  $\frac{1}{2}$  of the square footage listed below)

Dwelling 1 = Dwelling 2 = Dwelling 3 = Dwelling 6 = Dwelling 9 = Dwelling 11 = 20 x 15 = 300 sq ft

Dwelling 4 = Dwelling 7 = 20 x 20 = 400 sq ft

Dwelling 5 = Dwelling 8 = Dwelling 10 = 20 x 30 = 600 sq ft

10 parking spaces, 1 bike structure (9 x 18)

Garden = 35 x 40 = 1400 sq ft

Community Center = 35 x 35 = 2450 sq ft

1 garden shed (20 x 15)

Total living space (just dwellings) = (6 x 300) + (2 x 400) + (3 x 600)

## Design Option #2



Dwelling 1, 4, 8, Shed  
 15 x 20 = 300 sqft  
 Dwelling 3, 5, 7  
 20 x 20 = 400 sqft  
 Dwelling 2, 6  
 20 x 30 = 600 sqft  
 Community Center  
 40 x 40 = 1600 sqft  
 Community Garden  
 35 x 35 = 1225 sqft

9 dwellings (\*\*\*) The info below is only including floor square footage and NOT including any loft space. Estimated loft space in each dwelling is roughly an additional 1/2 of the square footage listed below)

Dwelling 1 = Dwelling 4 = Dwelling 8 = Dwelling 9 = 20 x 15 = 300 sq ft

Dwelling 3 = Dwelling 5 = Dwelling 7 = 20 x 20 = 400 sq ft

Dwelling 2 = Dwelling 6 = 20 x 30 = 600 sq ft

10 parking spaces, 1 bike structure (9 x 18)

Garden = 35 x 35 = 1225 sq ft

Community Center = 40 x 40 (45 x 45 counting the indoor/outdoor space) = 3200 sq ft

1 garden shed (20 x 15)

Total living space (just dwellings) = (4 x 300) + (3 x 400) + (2 x 600)

## Community Living Parameters

In order to create an atmosphere of harmonious living, the City would need to outline a few documents with respect to Agreements, Guidelines, and Resources.

- Necessary items to address
  - Creation of a Community Council or some sort of governing body
    - Democracy based
    - Constructive discussion practices
  - Consensus decision making
    - Equal power
    - Unity of purpose & Cooperation
  - Conflict Resolution
    - Schedule meeting time that specifically creates an opportunity for open sharing of values and feelings amongst community members.
    - resolution techniques that take into consideration personality types, environment, mediator preparation, and follow-ups

### Additional guidelines regarding Community Garden Space

- Each renter is responsible for the upkeep of their garden plot:
  - No illegal vegetation
  - Vegetation must not extend outside of plot
  - Children under 14 must be accompanied by a parent
  - No running, smoking, or aggressive behavior allowed
  - Gardeners must agree to remain free from the influence of drugs and alcohol while in the garden
  - Gardeners agree to use tools responsibly and put items away after use
  - Damaged tools must be reported.
  - All gardeners shall treat the garden, neighbors, and visitors with respect and consideration
  - Each resident is responsible for a plot. It must be used accordingly.
  - If no planned used by renter, renter could arrange alternative user.

Violation of these rules will result in expulsion from the garden, and is at the discretion of garden leadership

- The outside/ surrounding area of each unit must be upkept to a certain level of standards decided on by community council.
- Noise ordinance: no excessive noise after 11pm/ before 7am.
- Infractions must be dealt with on a one on one basis or by a community council of residents.

## Cost Estimate

### Garden Costs:

- Initial soil analysis- \$50-\$1000 (Depends if lead or other harmful materials were found in the soil)
- Mulch- \$300-\$400 a truckload
- Shed/ storage facility- \$1000
- Water line- \$250
- Tools- \$600 plus upkeep(~\$150 yearly)

### Houses:

- \$30,000-\$50,000
- Depends on Design and materials used
- Using reclaimed materials can save around 50% off their new counterparts

### Pathways:

- \$6-\$12 sq. ft depending on materials

### Community Center:

- \$200 sqft. ~ \$245,000
- Depends on Design and materials used
- Kitchen Materials- \$600 plus upkeep (~\$150 yearly)

### Grey water System:

- \$4000 plus upkeep (~\$200 yearly)

### Solar Panels-

- \$400,000

## Zoning

- 20 feet setback minimum requirement for parking
- 1.7 parking spaces per 1 bedroom unit
- 2.2 parking spaces per 2 bedroom unit
- Lot area per house is 1740 square feet
- Building height maximum 40 ft (*only applies to structures with the sole purpose of providing living space*)
- 10 feet setback from the side of building walls and patios/porches
- 20 feet from the front of buildings
- 15 feet setback from the front of patios/porches
- *R304.1 Minimum area.* Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet (11 m<sup>2</sup>) of gross floor area.
- *R304.2 Other rooms.* Other habitable rooms shall have a floor area of not less than 70 square feet (6.5 m<sup>2</sup>). Exception: Kitchens.
- *R304.3 Minimum dimensions.* Habitable rooms shall not be less than 7 feet (2134 mm) in any horizontal dimension. Exception: Kitchens.
- *R306.1 Toilet facilities.* Every *dwelling* unit shall be provided with a water closet, lavatory, and a bathtub or shower.
- *R306.2 Kitchen.* Each *dwelling* unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.
- *R305.1 Minimum height.* Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm).