

# Just Like A Big House

Garden apartments have had their days. The new prototype looks like a single family home—without breezeways, parking lots or balconies on the facade.

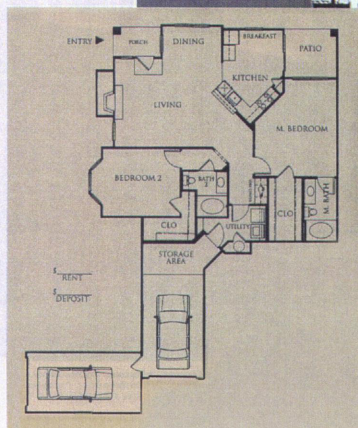
By L. Keat Foong

Given that consumers would rather live in homes than apartment projects, developers are beginning to offer a new generation of apartments—"Big Houses"—that will allow renters to reside in a home-like environment. "What's interesting about the Big House is that it is revolutionary, like the garden apartments were when first introduced 25 years ago," contends designer Mark Humphreys, president, Humphreys & Partners Architecture, Dallas.

The prototype of Humphreys' Big House designs, the Mapleshade Residences consists of 65' x 110' two-story buildings with a single-family elevation on both ends facing the curbs or thoroughfares. These elevations are complete with front entrances, fireplaces and garages. All apartments have private entries as well as direct access garages. Mainstays of garden apartments such as parking lots, balcony rows and breezeways are totally eliminated.

The concept began when Mapleshade developer Terry Lewis required a two-car attached garage for every unit. Said Humphreys, "We designed it for the garage and noticed that it began looking like a house, so we pursued it further. We played up one entrance, making it look like the entrance to the house. The elevation has a garage, and even a dormer on the roof." The scale is also reduced. Said Lewis, "Above the garage, there is only one story instead of four stories hovering over you."

A 221(d)(4) HUD-insured project, Mapleshade consists entirely of two-bedroom units because Lewis wanted to maximize use on the limited site. Each building has six units but the prototype allows up to eight. Each half of the building houses one unit over the garage and two nearly identical stacked units. The second story units are accessed by stairs.



The single family look helps obtain approvals in communities opposed to multifamily. All units at Mapleshade have two-car garages and two-bedrooms. Unit shown (below, left) is 1,285 sq. ft.



## PROJECT AT A GLANCE

PROJECT: Mapleshade Residences, Dallas  
 DEVELOPER/SPONSOR: Devan/DPC Development Consultants, Coppell, Texas  
 GENERAL CONTRACTOR: Global Contractors, Houston

ARCHITECT: Humphreys & Partners Architects, Dallas  
 LANDSCAPE ARCHITECT: Meeks Design Group, Richardson, Texas  
 INTERIOR MERCHANDISER: HP/TC Multifamily Group, Dallas  
 TYPE OF PROJECT: Luxury  
 TARGET MARKET: People who can

afford to buy, but choose not to  
 PRICE RANGE: \$1007-\$1187  
 NUMBER OF UNITS: 150  
 UNIT MIX: All 2BR-2B with 2-car garages  
 SQ. FT. PER UNIT: 1101-1320  
 TOTAL ACREAGE: 10  
 TOTAL DEVELOPMENT COST: \$11.62

million  
 LAND ACQUISITION COST: \$970,000  
 HARD COST/SQ. FT.: \$49.50  
 CONSTRUCTION/PERMANENT FINANCE: Malone Mortgage, FHA 221(d)(4) loan guarantee  
 PHOTOGRAPHY: Doug Handel Photography, Dallas