



Date: 04.03.2024

Subject Project: Elevate Branson, New Horizon Apartments

Elevate Branson's mission "to elevate our community by empowering our neighbors to reach their full potential". Providing quality affordable housing is just one way of fulfilling their mission. The New Horizon Apartments located at 210 Gretna Rd., Branson, MO. 65616 is a great location and a great opportunity to provide the housing needed.

The existing 4 story wood framed building, approximately 14,389 square feet into 18 total units: (2) Studio Units, (6) one-bedroom units, (10) two-bedroom units. With an estimated construction cost of \$1,798,625.00. Remodel of existing building will conform to all applicable building codes as well as current ADA criteria.

Project alternative: New construction estimated cost.

Land acquisition- \$150,000.00

Civil engineering fee- \$100,000.00

Building design fees (architect & engineers)- \$75,000.00

New construction fee- 14,389 sf x \$225= \$3,237,525.00

Total estimated cost- \$3,562,525.00

Please refer to proposed unit plans attached hereto.

Please feel free to contact me should you find the need.

Sincerely,

Pete Long
Design One Architects
234 Corporate Place
Branson, MO. 65616
417.230.3563



DATE:
PETER A LONG- ARCHITECT
MO. #A-2010038151





Gretna Rd frontage, view north from subject driveway



Gretna Rd frontage, view south, subject on left after sign



front



front



front



rear



floor 3 common interior stairwell with laundry room



gutted interior floor 3



interior stairwell access to floor 4



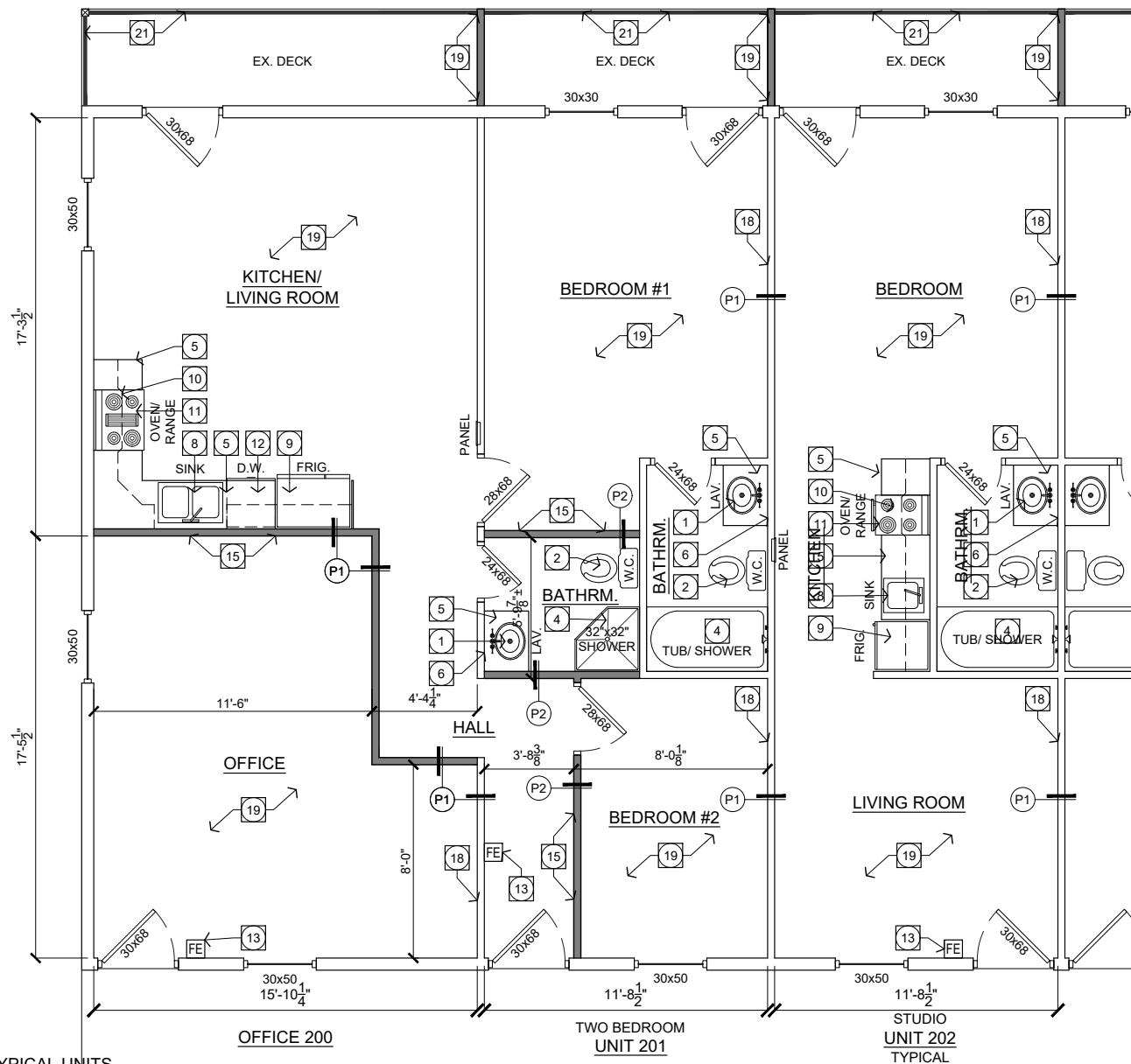
floor 4 3-bedroom unit



floor 4 studio unit



floor 1 studio unit



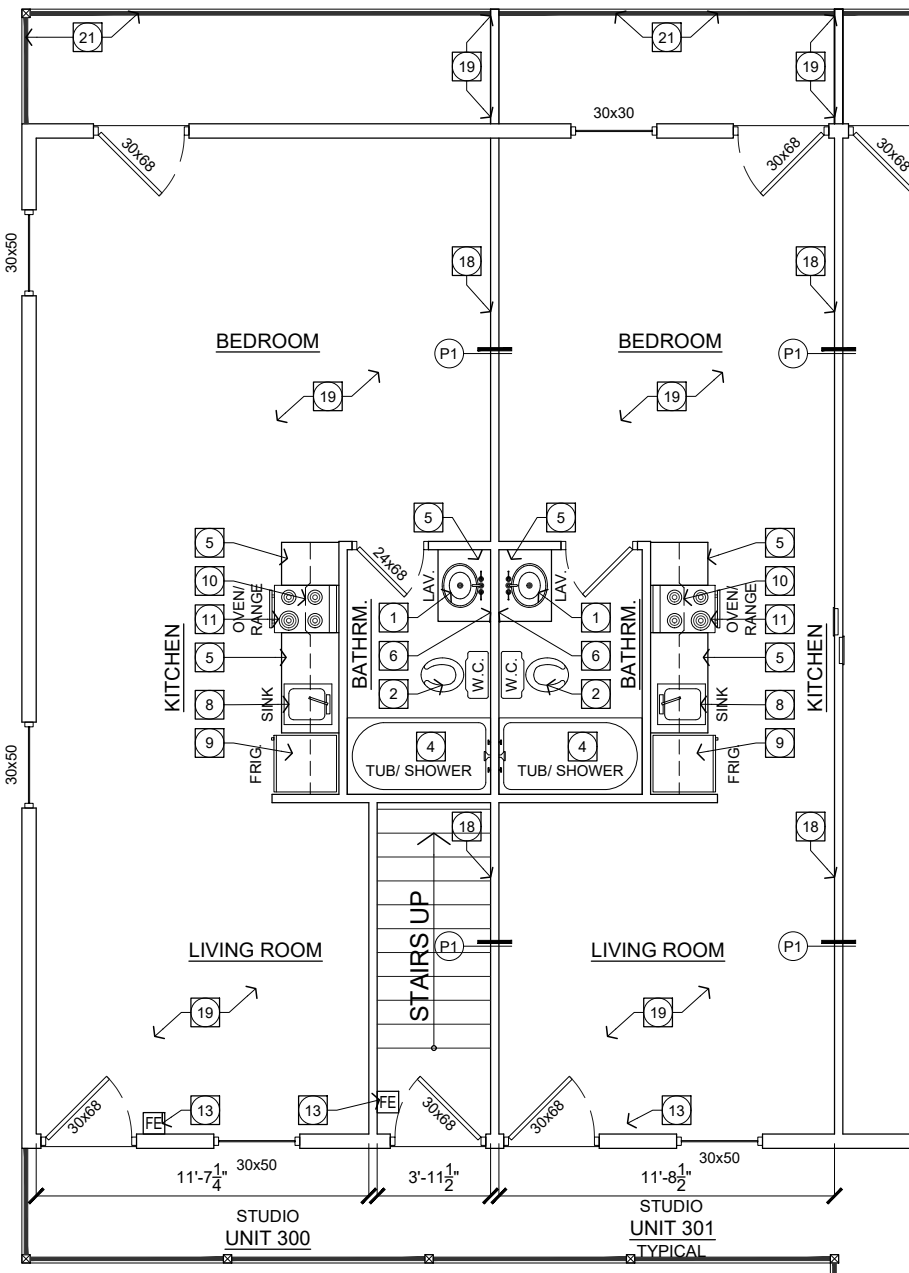
ENLARGEMENT

FLOOR PLANS: TYPICAL UNITS

2

A1.1

SCALE: 1/4"=1'-0"



ENLARGEMENTS

FLOOR PLAN: UPPER LEVEL

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