

BEARDEN PLACE: THE BARNES

Maximum open space, minimum circulation space.
Highly flexible, adaptable floor plans.

Big Open Space: Economy is achieved utilizing a very simple envelope that wraps a lot of space and provides a lot of flexibility. 1300 SF make up the upper floors and a 350 SF studio is at ground level. Gross = 1650 SF.

Smart Cores: All circulation, heating and electrical distribution, and plumbed activities take place within cores that anchor the Barnes.

Site Organization: An orchard oasis, set back from Plymouth Avenue, provides layered green spaces: public, semi-public, and private.

Smart Shell: Low-tech rainscreen barn siding sheathes the houses and allows excellent passive solar capabilities. Summer shading and winter sun exposure are controlled by horizontal slats and operable barn doors.

Building System: Panelized SIPs, precast insulated concrete, or layered walls and floors are all possible depending on builder expertise, time, and material availability.

MATERIALS & FINISHES

Exterior:



Corn Crib Siding
Breathable Wood
Rain Screen
Paintable
Shades from Sun
FSC or Locally-Sourced



Weathering Steel
Durable 24-26 Gauge Steel
Prefinished
25 year paint warranty
Very sturdy, but also fully recyclable



Recycled Barn siding
Visually Interesting
Maintenance Free
Regional Sourcing
Very sturdy, but also fully recyclable



Board-Formed Concrete Walls
Visually Interesting
Maintenance Free
Regional Sourcing



Low-E Andersen Windows
Tough, Protective Finishes
High Insulation Quality
Durable; 20-10 Warranty
Regional Sourcing



Recycled Paper Siding
Unique and Attractive
Durable and Easy to Maintain
Made of Sustainable Materials



Composite Decking
Durable
Low Maintenance
No Splinters or Rot
Excellent Traction

Interior:



White, Oak, Black



Heated Concrete Floors



Translucent Walls
Recycled Material



White Subway Tile
Durable
Easy-to-Find
Affordable

Landscape:



Trees:
Ornamental,
Shade,
Privacy



Rain Garden Plants



VAST
Pavers from
Recycled Material
Flowable,
Permeable Surface

BUDGET: Hard Costs, based on nationwide experience delivering similar quality.

| | |
|---|-----------|
| Unit Shell (7800sqft) | \$312,000 |
| Framing | |
| Insulation | |
| Windows | |
| Roofing | |
| Unit Finishes | \$327,000 |
| Siding | |
| Cabinetry | |
| Plumbing | |
| Electrical | |
| Appliances | |
| Concrete floors | |
| HVAC - In-Floor Heat (no A/C) | |
| Site Work (inc. 5% contingency) | \$274,000 |
| Excavation | |
| Foundation | |
| Decks | |
| Driveways | |
| Utilities | |
| Landscaping | |
| Estimated Total Project Cost (\$117psf) | \$913,000 |
| Green Upgrades | \$112,000 |
| Rooftop Decks | |
| LED Lights | |
| Solar Thermal | |
| PV Panels | |

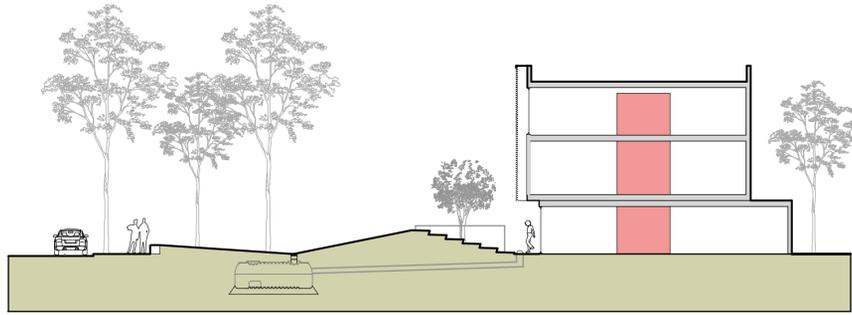
MN GREENSTAR:

Highly insulated shell (R-30 to 40 walls and R-50 to 60 roofs) is an extravagance that makes financial and ecological sense. Concrete floors with boiler-fed hydronic tubing provide thermal mass for passive solar and allow the addition of future solar thermal panels.

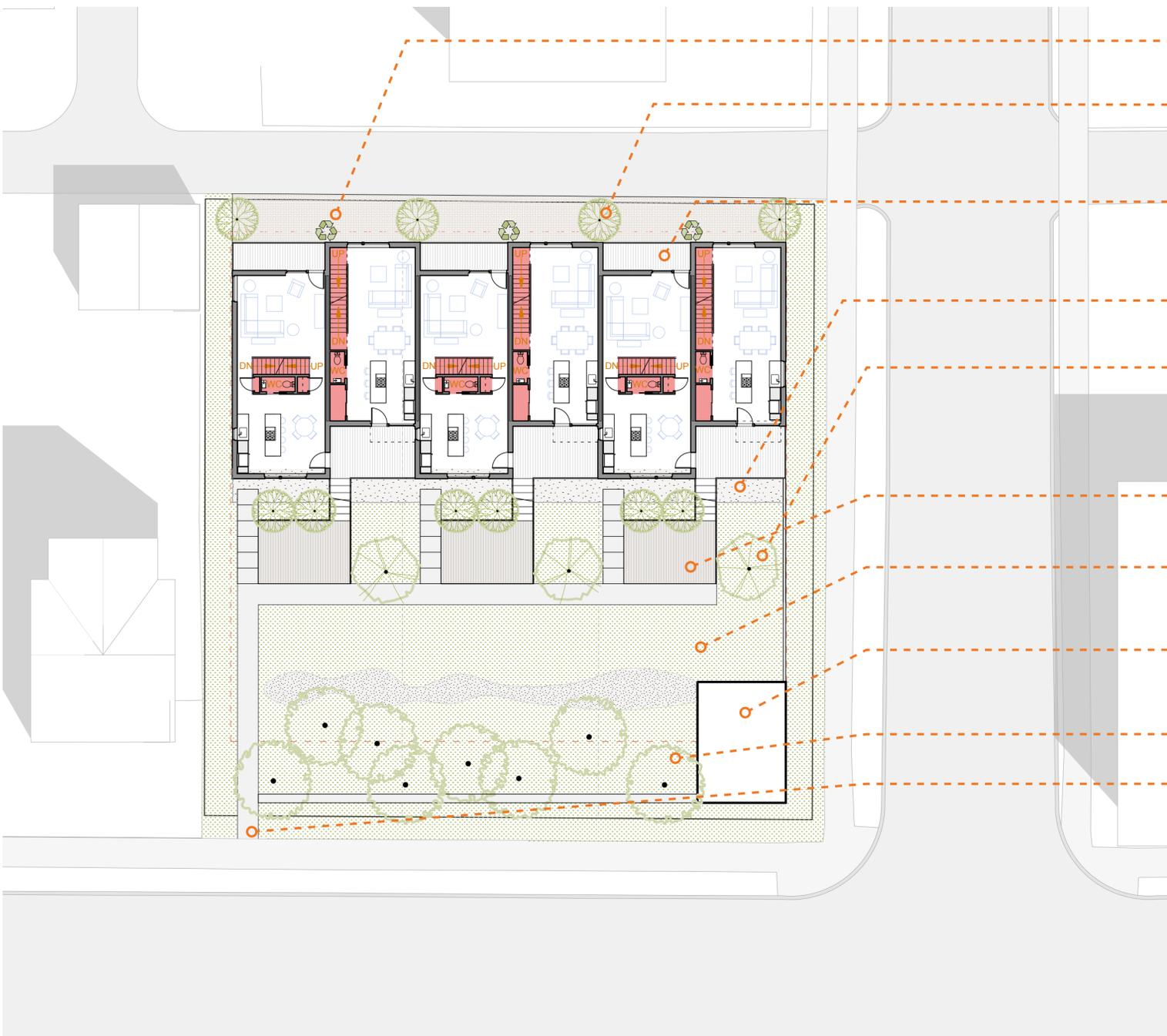
Silver 404pts

337pts

Bronze 243pts



\$9,000



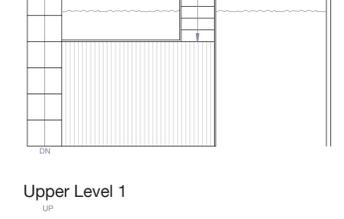
- Area trash recycling and composting
- Columnar trees close to building add summertime shading and privacy
- Rear porches add entry space, summertime shade and quiet space
- Natural light and ventilation in Studio/Flex space
- Apple trees provide color, summertime fruit and privacy at terrace and lower deck
- Front porches for each residence foster community
- Grade slopes to raingarden, front yards acts as a buffer to Plymouth
- Community gallery for exhibition, green roof on gallery
- Boulevard trees for privacy, texture, and noise buffer
- Walkway access off of Plymouth



Upper Level 2



Upper Level 1



Ground Level

BEARDEN PLACE: THE BARNES

Age-in-place: Large rooms provide options for changing families. Energy use: Highly insulated shell (R-30 to 40 walls and R-50 to 60 roofs) is an extravagance that makes financial and ecological sense. Concrete floors with boiler-fed hydronic tubing provide thermal mass for passive solar and allow the addition of future solar thermal panels.

Additional Amenities:

Shared community gallery space at corner of lot, cut into grade, open to public, visible to public, run as a cooperative venture between neighborhood arts groups.

Three layered approach used in creating green space. Users transition from public space in the front of the lot to semipublic and private space closer to the units. Private decks and terraces are provided.

Live work artists Studio space in lower level with south facing windows, future plumbing rough in, and garage access.

