

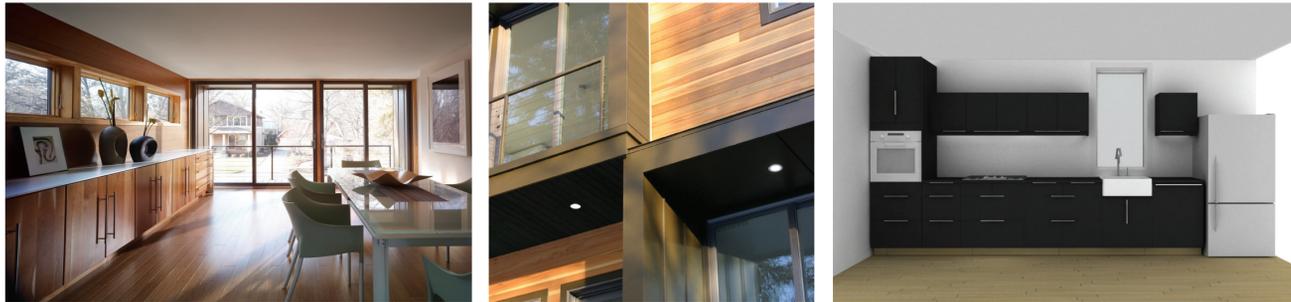
BEARDEN PLACE: NEST

An efficient system of nested volumes creates privacy and individuality.

Efficient Plans: 4 bedroom nested plans using only 1240 SF. Corridors and circulation space are significantly reduced by pairing up walls using a push-pull /yin/yang of program elements. The result is spacious, open rooms and efficient floor plans. The stand alone homes, are 1360 Sf .

Site Organization: The cloven ground organizes the site and allows shared openness along with defined yards not utilizing walls and fences. Porches allow individual depths and personal expression within a straightforward aligned thermal envelope logic.

Building System: Design allows for modular or site-built options according to timeline, builder expertise, and labor resources. Modular allows for an economical shell and short, on-site timelines. Could be combined with site building for finishing work.



\$5,000

MATERIALS & FINISHES

Exterior:



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



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



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



Barn Siding



Composite Decking
Durable
Low Maintenance
No Splinters or Rot
Excellent Traction

Interior:



CABINETS
White, Oak, Black



Heated Concrete Floors

Landscape:



Trees:
Ornamental,
Shade,
Privacy



Rain Garden Plants



VAST
Pavers from
Recycled Material
Plowable,
Permeable Surface

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

Units (7680 SF) ————— \$698,000

- Framing
- Insulation
- Windows
- Roofing
- Siding
- Cabinetry
- Plumbing
- Electrical
- Appliances
- Concrete floors
- HVAC - In-Floor Heat (no A/C)
- Crane/Transport

Site Work (inc. 5% contingency) ————— \$270,000

- Excavation
- Foundation
- Decks
- Driveways
- Utilities
- Garages
- Landscaping

Estimated Total Project Cost (\$126psf) — \$968,000

Green Upgrades ————— \$96,000

- Pavers from Recycled Material
- 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.

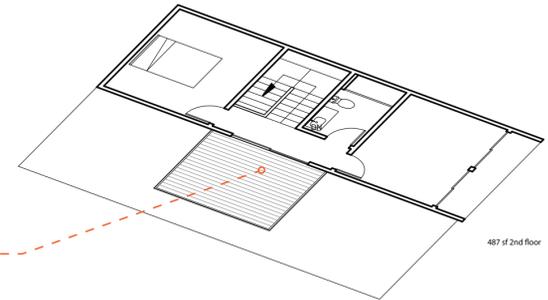
Silver 365pts ————— Silver 371pts
316pts ————— 313pts
Bronze 214pts ————— Bronze 218pts

Paired Nest Solo Nest

SOLO UNITS

1360 gross sf.
3 BR + Flex Room

Potential rooftop deck.



Shared garages are cleft along site lines with common shed roofs.

Catch basin and cistern

New Boulevard trees at 40' city standard

NESTED UNITS

1240 gross sf.
3 BR + Flex Room

12' and 14' wide modules. Shared walls can be omitted for sitebuilt construction.

Unit A: 2nd Level Living Room

Common greenspace

Private yards and patios immediately front and back of units

Site clefts to handle separation without walls. Implemented with a combination of swalwss and low corten retaining walls.

Wet core contained almost entirely in the center module

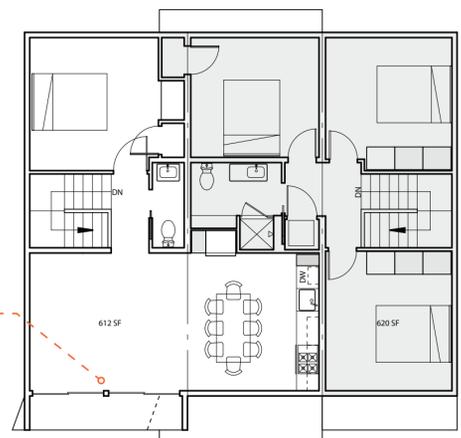
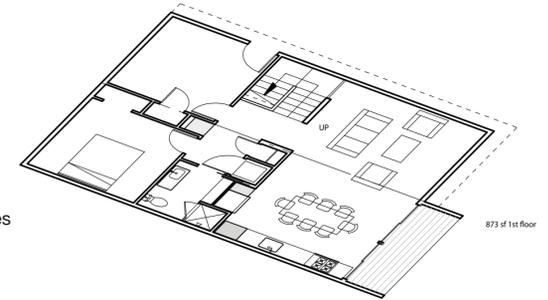
Mechanical under stair. Crawlspace or basement tbd.

Unit B: 1st Floor Living Room

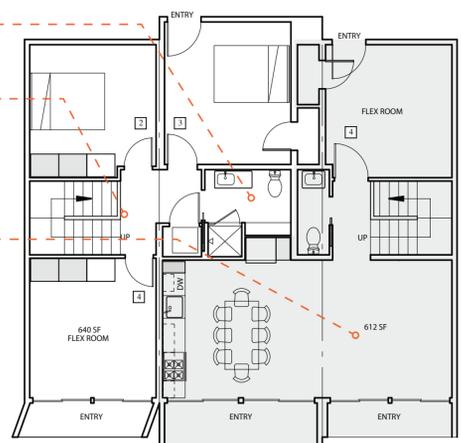
Dual species hedge

Swedish Birch tree line

Linear Bioswale



Upper Level

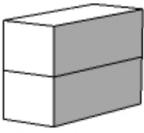


Lower Level

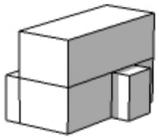
BEARDEN PLACE:
NEST

STEPS TO EFFICIENCY

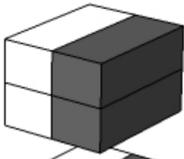
Typical traditional housing shell:
simple volume
economic shell



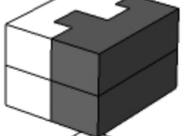
Traditional housing shell with bump outs:
inefficient shell but nicer interior space



Paired houses with shared walls for
efficient shell



Program pushed and pulled for economical
shell + nicer interior space



Inverse programming on adjacent units
Living space on 2nd level

