



THE HIVE

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1. To live close together.
2. A very busy, active place.

The concept for this submittal is a 6 unit complex composed of (2) 3-story "wings" and a central Hive that is to be used by the resident artists. The Hive could be used as a studio by painters, video/film artists, ceramics artists, actors, and other artists. The flexibility of this space renders the possibilities endless.

Materials/Construction Systems

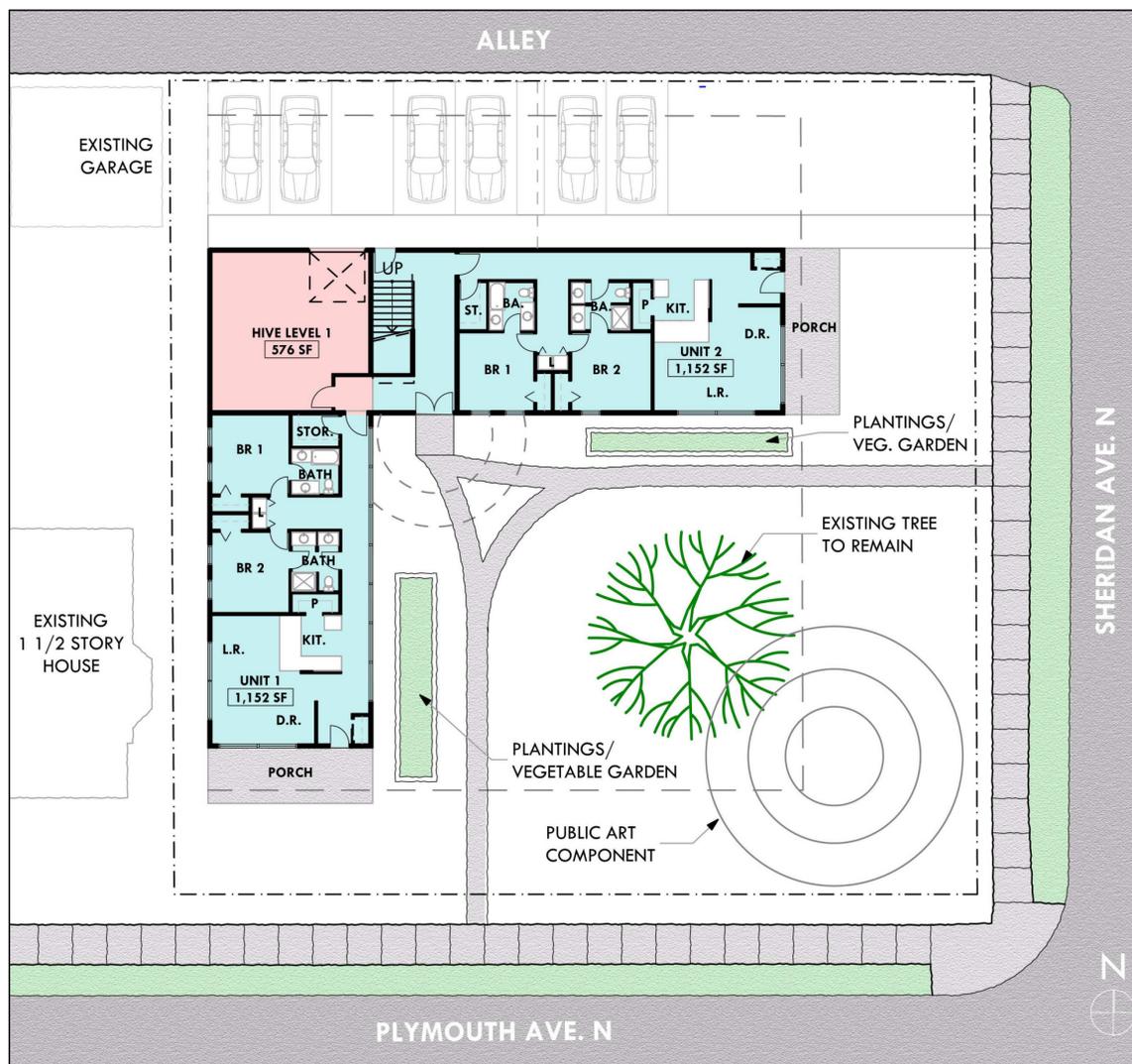
- Ground Floor:** Insulated concrete slab on grade
- Walls:** "Hardie" board commercial clapboard siding over air film barrier over 1" insulation board over 2x6 insulated wood studs with 5/8" gyp. board.
- Upper Floors:** Gypcrete slab over plywood sheathing over wood truss joists.
- Windows:** Double-glazed insulated single hung clad, with low-e film.
- Roof:** Garden roof over high insulation value membrane system.

Sustainable Features

- MN GreenStar: Required Points: 263 Proposed Points: 309
- Green Roof
- Above-code wall and roof insulation
- Minimal footprint; 65% permeable site
- High performance floor, wall, ceiling and roof assemblies
- High efficiency mechanical system
- ENERGY STAR appliances
- ENERGY STAR Advanced Lighting Package

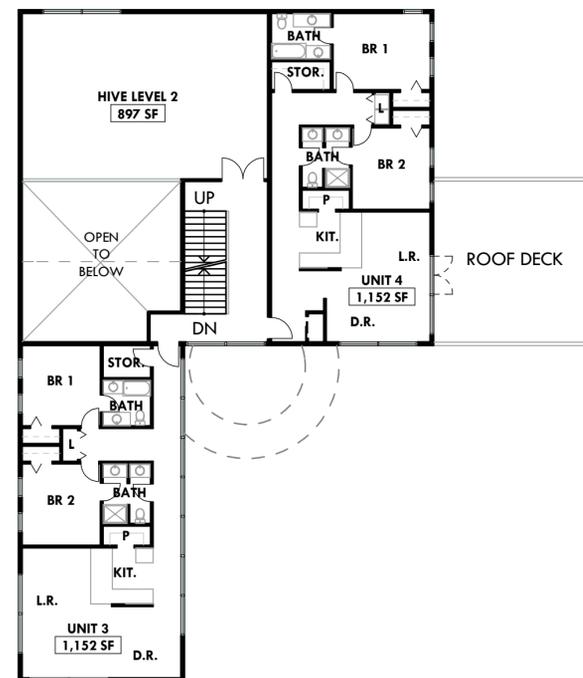
Preliminary Cost of Construction

	Cost	%
1.0 Foundation:	\$40,000	4
2.0 Substructure/Slab on grade:	\$20,140	2
3.0 Superstructure/Wood framing/Stairs	\$116,860	10
4.0 Exterior closure/Walls, siding, windows, doors:	\$143,200	11
5.0 Roofing/Green roof:	\$22,620	2
6.0 Interior/Partitions, finishes, doors:	\$98,300	8
7.0 Conveying/NOT USED:	\$0	0
8.0 Mechanical/Plumbing, fire protection, HVAC:	\$480,000	40
9.0 Electrical:	\$96,000	8
11.0 Special Construction/Kitchen, bath:	\$180,000	15
12.0 Site Work/ N/A:	\$0	0
	\$1.2 M	100%

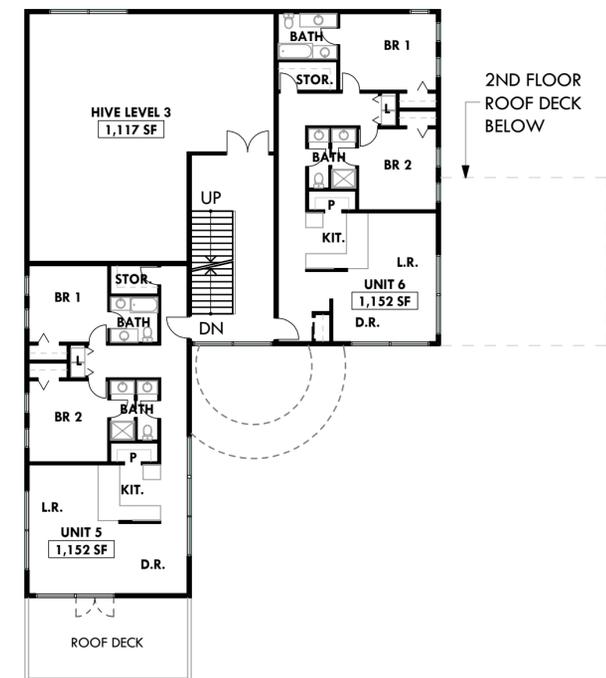


SITE PLAN / FIRST FLOOR PLAN

SCALE: 1/16" = 1' - 0"



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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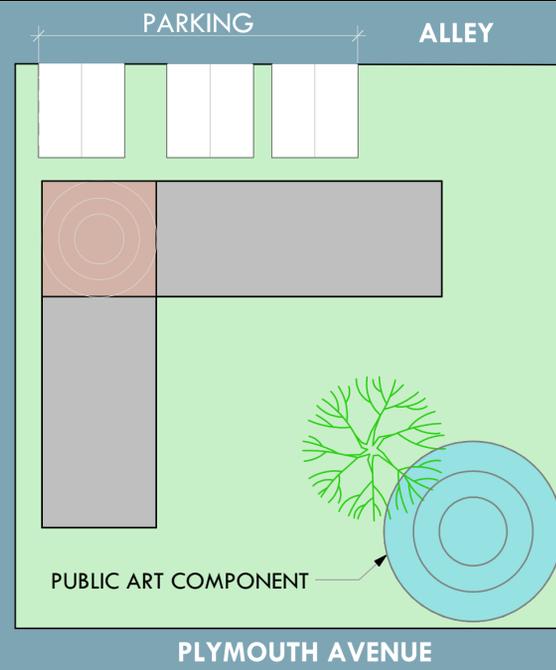
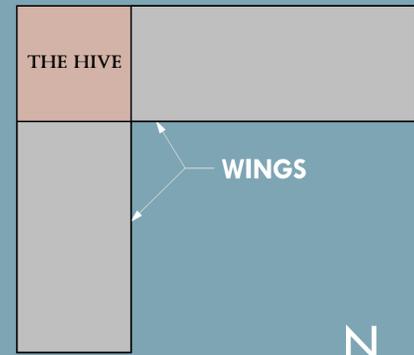
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Project Diagrams

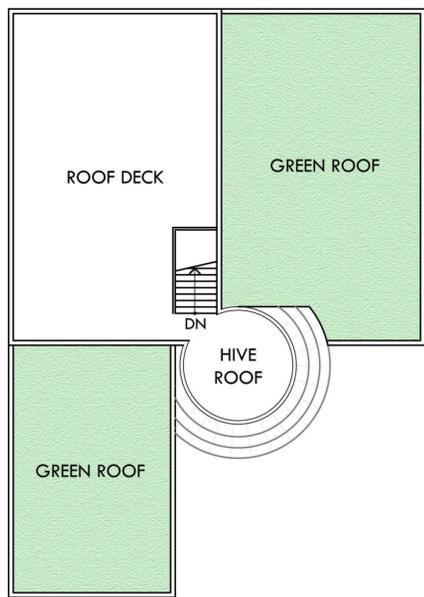


Design Intent

The design is a simple 3-story, wood frame building with a concrete slab on grade. The concept is flexible enough to allow the building to be lowered 1/2 story below grade, if required.

The "stacked" design approach will achieve several green goals laid out by this Team:

1. Minimize overall construction costs.
2. Maximize use of materials/energy efficiency through a smaller roof to wall area ratio and common walls.
3. Minimize the building "footprint" and allow site area for a public art component and area for sustainable gardening/landscaping for the residents.



ROOF PLAN



VIEW FROM SE CORNER