THE OAKS ZERO ENERGY FOR EVERY AGE
Rose Villa Senior Living Community

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Introduction The Rose Villa Campus
Introduction The Rose Villa Community

Introduction The Rose Villa Development Plan
The Oaks Site

4 Triplexes | 12 Units | 1,200 square feet each

Introduction

The Oaks at Rose Villa

Introduction

The Rose Villa Community

RE-DEVELOPMENT PHASE 2: WHY ZERO ENERGY?

1. Our responsibility to create eco-conscious housing

2. We owe our elders living options that match their values

3. Opportunity to show how sustainable housing can be more mainstream
The Oaks at Rose Villa
4 Triplexes | 12 Units | 1,200 square feet

Modeled EUI: 14.6 kBtus/sf.yr
Renewables: 73 kW

The Oaks All Electric
Integrated Project Delivery

UNIFIED DESIGN BUILD

We believe cohesive teams produce the best results. Our teams of individual experts work dynamically in a unified effort to support each other in creating healthy, delightful buildings.

The Oaks Design Build Project Delivery

Passive House Approach

Air Tight  LED
Super Insulation  Heat Recovery

The Oaks Passive House Approach
Super-Insulated + Air-Tight

Exterior Insulation Wall: R32, Code: R21
Roof Truss: R72, Code:
Slab on Grade: R19, Code:
Tested Air Tightness: 1 ACH50 or 0.046 cfm50/sf, Code: No Requirement

Mechanical Equipment

Energy Efficient Mini-split Heat Pumps
Continuous Ventilation with Heat Recovery Ventilators
LESSONS LEARNED

1. Impact of noise in a Passive House
2. Getting residents used to new equipment
3. Galvanizing a community around a common goal
4. Setting expectations sooner and more clearly

THANK YOU!

QUESTIONS

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