Alchemy has been a leading design office using efficient building methods since its founding in 1992 by Geoffrey Warner.

Our team draws inspiration from art, literature, history, and creative thinkers to solve problems and produce insightful and significant project solutions.

With sustainable practices as a mainstay of our daily work, Alchemy utilizes recycling and reuse along with building strategies that reduce waste. Alchemy’s innovative weeHouse® system and farm-tech projects have gained international recognition.

Our mission is to make meaningful, engaging, and efficient design accessible for a wide range of project types.

Turning the mundane into gold—how can Alchemy deliver design to you?
Each Alchemy project exemplifies our dedication to limiting waste and maximizing the impact of our efforts. We leverage the intimacy of our (typically) smaller footprints with a modern aesthetic by efficiently using space, technology, and good environmental stewardship.

By combining low-tech passive solar principals with the high-tech renewable energy technologies, we continue to develop work that is functional and efficient. Alchemy utilizes updated building science principles and innovative materials whenever possible.

LUXURY OF LESS

The greenest square foot is the one you don’t build.

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Alchemy is an architectural design firm with a distinct, hands-on approach to our work. We combine a playful design process, collaborative relationships with clients, and partnerships with builders and fabricators to create transcendent projects that integrate site, building, respect for future generations, and environmental stewardship.

**NOTABLE**
Led by Geoffrey C. Warner, AIA, Alchemy has received numerous AIA awards and wide recognition for custom homes, commercial and retail, and innovative adaptive reuse projects. Alchemy’s weeHouse® design has gained widespread international attention.

**ENVIRONMENTAL**
With sustainable practices as a mainstay of our daily work, Alchemy designs utilize recycling and reuse, regionally sourced materials, and cutting-edge material specs. We encourage building strategies that reduce energy consumption.

**QUALITY**
We integrate specs—from sub-floor to rubber roofs—that are carefully chosen based on their durability, sustainability, availability, and overall quality.

**EFFICIENT**
Inspired by the sustainably driven design principles of building small and efficiently, Alchemy designs projects to offset the prevalent practices of overbuilding.

**ATTAINABLE**
The weeHouse®, lightHouse, and barnHouse designs are strategies to deliver design. Prefab modular, panelized construction ‘kits,’ and site-building are ways to realize projects. Renovations and remodels also integrate Alchemy’s principles of living luxe with less.

---

**ARCHITECTURE**

![Bang Brewing](image)

“Twin Cities Best Taproom”
Alchemy works around the continental United States and Canada, partnering with established GCs and factories to build its designs. We work with you to determine the best resources in your area and then develop our projects accordingly.
# PROCESS

It starts with your desire to build unique, sustainable, and better buildings on your site.

<table>
<thead>
<tr>
<th>1. EXPLORE</th>
<th>You are welcome to reach out with questions while you’re exploring our website and reviewing the social media links and articles about our work. If you haven’t worked with an architect before, reviewing the AIA.org website to learn more about the design process is a great idea. Contact us once you have your site purchased.</th>
</tr>
</thead>
</table>
| **NOTE:** A Sworn Construction Statement (SCS) is often requested by financing institutions. An initial estimates from a builder/contractor is not the same as a SCS. Typically, a SCS comes after the Contract Documents (CD) Phase. In other words, you may need to get through the Feasibility/Design/CD Phases of a project before lenders agree to financing.

Please take time to view the portfolios on our site. They do not represent every project we’ve worked on, but they are a solid sampling.

Start researching construction loans (if using). It is very helpful if you’ve determined a range for your budget, and have an expected timeline. We can offer better preliminary feedback understanding your initial expectations. Again, reach out with preliminary questions, investigate blogs and professional organizations for recommendations (on us and on various methods of construction). It’s also a good idea to research local resources (including trade organizations) around licensed general contractors and builders.

| 2. SITE VISIT | A site visit including in-depth design discussions will be scheduled after preliminary conversations. Before an architect visits, Alchemy performs due diligence around design precedent, local codes, and availability of builders be they factories, panel manufacturers, or general contractors. During the site visit we meet with you, walk the site, discuss your program, and begin the initial design discussion. |

The fee reflects a daily rate + travel expenses (approximately $2000).

| 3. CONTRACT & FEASIBILITY | After the site visit, a **Contract** is prepared detailing the project’s scope (Alchemy utilizes standard AIA contract documents). A budget, project description, and timeline is outlined to begin the **Feasibility Study**—roughly 30-40 hours of design work. Design, methods of construction, team members, the budget, and priorities are discussed and determined. |

When the Project Manager and Owner are on-board with the scope, budget, and timeline, Alchemy enters **Design Development**. The project then moves into the **Construction Documents** phase, and **Construction Administration** continues through the build process.

The fee is based on project scope. A single family home fee is typically $5000.

| 4. DESIGN DEVELOPMENT | Project designs suit program needs, the site, and follow parameters established during Feasibility. Time spent during Design Development (DD) is based on program, site variables, and communication. This phase requires considerable communication between all parties: the architect, builder, and owner, and also the vendors who will contribute to the project. It’s where we “push and pull” ideas, prioritize and schedule, research and study, draw/toss/draw again, and work on budget assumptions and priorities. Engineers are consulted, and the team comes together for the entire project. |

The fee is 5% of the projected project budget.

| 5. CONSTRUCTION DOCUMENTS | The **Construction Drawing Documents** are the graphic and written record of the design process. The CD set contains all the information needed to construct the project, and is utilized by permitting authorities, lenders, and builders. It is often the lengthiest part of the process, and varies considerably based on the build method. |

The fee is 5% of the current estimated project budget (this may have changed from the DD phase).

| 6. CONSTRUCTION ADMINISTRATION | Alchemy works closely with the builders and the project team through the entire construction cycle. This valuable phase produces an efficient and financially viable project. |

The fee is 3% of the current estimated project budget (this may change from the CD phase).

| 7. PUNCHLIST | Post-construction or ‘set,’ this is finishing work done by the architect (oversight) and builder (general contractor and/or factory subs) to get the project move-in ready. |

When completed, the wrap-up fee is assessed at this time and reflects the amount needed to reach 15% of the actual project cost. All previous Phase payments are credited, including the Feasibility Study fee.
Alchemy delivers design using various construction methods: prefab modular, prefab panels (a kit of parts), or on-site-building (stick-building). The architects and designers work alongside the Owner throughout the build process until the project is complete. We do not sell 'plans'—we see all of our designs through to completion.

Prefabricated modular builds are delivered to the building site essentially complete. Alchemy utilizes factories around the United States who are open to building contemporary custom homes alongside more traditional structures. Our fifteen+ years of experience building relationships within this industry makes a difference.

Panelized construction of walls or the roof are delivered to the site as a 'kit of parts' and assembled by the on-site building team. Infrastructure is added, interiors and exterior finishes are completed on-site.

When high quality builders are available, and conditions are favorable, a typical on-site construction process is used.

No matter the method, Alchemy stays involved in the building process with on-site walk-throughs and status updates. A final discussion with the GC and Owner leads to the wrap-up design invoice.

Additional Services performed by Alchemy may include custom lighting and furniture fabrication, outbuilding design, and coordinating others including landscape architects, engineers, and specialty contractors. Additional Services are approved by the Owner in advance, and are billed on an hourly basis.
BUDGET PLANNING

Each project is unique and calls for special considerations. Alchemy guides you through project planning with the Feasibility Study.

Typical elements of a new build budget:

LAND
Cost of the land.
Existing house demolition?
Local zoning regulations or neighborhood / association restrictions?

DESIGN AND PERMITTING

STRUCTURE
Module/s or panels or building materials + interior and exterior finishes + appliances. Exterior adds: porches, deck, garage?

SUSTAINABILITY
Options needed for solar, geothermal, passive house requirements. In some areas, seismic, snow load, or fire safety requirements may be required.

SPECIAL CONSIDERATIONS
Specialty finishes and interior elements such as wine cellars, spas, and other variations from standard Alchemy specs.

SITE WORK & INFRASTRUCTURE
Includes foundation and excavation, basic landscaping, outbuilding/s, decks, porch/es, exterior stairs + awnings.
All necessary infrastructure (septic, well, hook-ups).

ADDITIONAL COSTS
General Contractor Fee.
Building Permit (see your county’s website).
Engineering Fees (mechanical, structural). Alchemy Fee.
Additional services incurred for special finishes, presentations to county/city review, custom fixtures, changes to original scope.
A frequently asked question is: "How much does a weeHouse/barnHouse/custom house cost?" We can’t answer that right off the bat because every site is unique, every project has slightly different specs, and every project has its own priorities. What we can do is share, in very general terms, the costs of past projects. From this, we gather average costs per square foot. These costs provide a starting point. Throughout the process, we work with you on making decisions that will impact your final costs. Throughout the process, these decisions will impact your final number.

<table>
<thead>
<tr>
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<th>Materials and Features</th>
<th>Total Project Fee</th>
<th>($/SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>weeHouse</td>
<td>2017</td>
<td>prefab in UT, shipped to NV</td>
<td>4 BR, 3.5 baths, 1640 SF</td>
<td>$430,000 ($380/SF)</td>
</tr>
<tr>
<td>LightHouse</td>
<td>2018</td>
<td>prefab modular in CA, 425 livable SF</td>
<td>LightHouse “Kit of Parts” with Standard Specs</td>
<td>$118,000 ($600/SF)</td>
</tr>
<tr>
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<td>Custom floor plan. Standard Specs including: framing, decking, plumbing, electrical, roofing, windows, insulation, appliances, hardwood floor, millwork, trim carpentry, complete kitchen, in-floor heat</td>
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BARNHOUSE SITE BUILT, PANELIZED CONSTRUCTION
2019 / panelized construction in WA 1000 livable SF

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<tbody>
<tr>
<td>BarnHouse</td>
<td>2018</td>
<td>Minnesota build 3 BR, 1.5 baths, 1100 livable SF + deck/entry</td>
<td>BarnHouse “Kit of Parts” with Standard Specs</td>
<td>$188,000 ($300/SF)</td>
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<tr>
<td></td>
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<td>Typical floor plan. Standard Specs including: framing, decking, plumbing, electrical, roofing, windows, insulation, appliances, hardwood floor, millwork, trim carpentry, complete kitchen, in-floor heat:</td>
<td>Foundation, excavation and site-prep by GC:</td>
<td>$35,000</td>
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<tr>
<td></td>
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<td>Site Infrastructure (complicated) by GC: Includes Permits and Excavation:</td>
<td>Site Work by GC: HVAC, additional floor insulation, steel I-beams:</td>
<td>$74,000*</td>
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<td>Site Work by GC: HVAC, additional floor insulation, steel I-beams:</td>
<td>GC fees for site work:</td>
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WEEHOUSE SITE-BUILD CONSTRUCTION
2018 / prefab in UT, shipped to NV 4 BR, 3.5 baths, 1640 SF

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WEEHOUSE MODULAR CONSTRUCTION
2017 / prefab in UT, shipped to NV 4 BR, 3.5 baths, 1640 SF

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WEEHOUSE MODULAR OR PANELIZED CONSTRUCTION
2018 / prefab modular in CA, 425 livable SF

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</table>

*Alchemy fees are typically not assessed on infrastructure cost.
weeHouse is a registered brand name for the Alchemy design that best celebrates the box. They may be built in factories or on-site; they may use panelized or “stick” construction. They may be wee or not-so-wee. But they all celebrate a high-level of curated design.

All weeHouses have a well insulated building envelope, appropriate solar orientation, care in design and detailing, and efficiency of space.

weeHouses achieve a ‘big house feel’ in a smaller, modular package through judicious use of floor-to-ceiling glass, open kitchens, reduced circulation space, and built-in cabinetry.

See the following pages for information on sizing options and a few examples of floor plan samples. Each weeHouse is customized but these floor plans give an idea of what is capable within our standard modular framework.
The maximum dimensions for a module are determined by transportation restrictions.

**1x**
300 - 850 SF

**2x**
1200 - 1600 SF

**3x**
1200 - 2000 SF

**4x**
1800 - 2400 SF

weeHouses are designed as permanent residential homes, and are often built in single- or multi-module configurations using prefabricated, modular construction, however weeHouses may also be 'delivered' using site-built or panelized construction. If modular, 16' x 60' is the maximum “box” size due to shipping constraints. weeHouse modules can be combined in numerous ways. Alchemy will literally push and pull these constraints so that your weeHouse is perfectly sited and sized for your program. It is also possible to use weeHouse modules as components for multi-family housing or commercial projects. Contact Alchemy directly for more on those initiatives.
WEEEHOUSE SAMPLE PLANS Like children’s wood blocks, weeHouses are based on the idea that simple and clean can be beautiful and durable.
MODULAR or PANELIZED PREFAB

3x
1200 - 2000 SF

4x
1800 - 2400 SF
Alchemy lightHouses are Accessory Dwelling Units (ADUs) designed to be luxurious, attainable, flexible, and sustainable. To keep timelines and costs down, lightHouses are designed with limited options, all of which allow them to be adapted to various climates and sites. Uses include accessory dwelling units, guest houses, short-term rentals, home offices, age-in-place homes, and cabins.

lightHouses help answer the call for density and affordability within a reasonable timeline. They fit most city’s requirements for ADUs, and are designed to price between $150,000- $250,000 based on size and location.

Over 15 years of design thinking on the weeHouse has been applied to making the lightHouse a beacon for ‘Living Light.’
Is an ADU right for you?

Urban density, a population that wants to stay in their neighborhoods, on-site short term rentals, and families that wish to extend housing to aging family members are just some of the reasons people want to add an ADU to their property. To learn if ADUs are possible in your neighborhood, visit your city/county planning and economic development website. Local general contractors may also have helpful information, especially noting whether attached or detached units are allowed. Above-garage ADUs will most likely need a new concrete + built foundation as most existing garages were not designed or built to support an addition.
MODULAR or PANELIZED PREFAB

lightHouse
16' X 29' = 464 SF

lighterHouse
14' X 22' = 308 SF
Alchemy’s barnHouse design refines a classic agrarian form. It combines farm tech with modern design highlighted with crafted industrial touches.

barnHouses feature a robust building envelope using 12” structurally insulated panels. These are assembled on-site by a local contractor. Within the barnHouse’s open interior shell, a central utility core contains the kitchen, bathroom, sleeping, and laundry areas.

These plans are based on Alchemy’s 10+ years experience designing homes that celebrate the iconic Midwestern barns we love.

The barnHouse design is streamlined to take advantage of accessible specs and efficient spaces. It is sized to minimize budgetary and environmental impact. Alchemy suggests limited customization levels to achieve cost efficiencies.
12" SIP floor, wall, and ceiling panels
highly insulating and high quality windows
crafted window shrouds and awnings
interior ladder and/or stairs
rough-sawn cedar siding
kitchen appliances
mechanical spaces
weeHouse flooring
cabinetry
optional gable

SMALL 1 BED, + LOFT, 1 BATH  20’ x 28’

LARGE 2 OR 3 BED, 2 BATH  26’ x 30’
EXTERIOR

weeHouse® I.D. Plate with LED soft-touch doorbell or bike bell

weeHouse® Exterior Wall Sconce

Industrial Cage Light

Tube Wall Sconce

GUTTERS

Aluminum Half Round Gutters

Composite Decking

Exterior Steel Cable Railing

DECKING

RAILINGS

OVERHANGS :: EAVES :: PORCHES

Eaves, overhangs, gutters, and window shrouds can be designed to suit your site and project

Custom Steel Window Shroud

Jarvis weeHouse
2019 Site Built
**CORN CRIB SIDING**

WeeHouse® Corn Crib Siding: Made from locally sourced, renewable, rough sawn wood. The wood rain screen both shades your house from the sun and allows the siding to breathe, extending the life of the product. Available in any solid stain.

**BARN SIDING**

BarnHouse Barn Board Siding: Made from locally sourced, renewable, rough sawn wood. The wood rain screen both shades your house from the sun and allows the siding to breathe, extending the life of the product.

**STEEL SIDING**

Corrugated Steel: Painted steel comes standard with a 35-year warranty against peeling + fading.
Sonoma weeHouse
2018 AIA National Award
2016 AIA MN Honor Award
INTERIOR

Dual-flush Toilet :: Toto
Wall Mount / Floor Mount

Floating Vanity with Drawers ::
White

Wall-hung Sink :: Duravit Scola

Bath Faucet :: Brizo
Chrome / Luxe Gold / Black

ACCESSORIES

Bath Accessories :: Brizo
Finish to Match Fixtures

3/8” Frameless Shower Glass ::
White Solid Surface Floor

weeHouse® ‘Mirror Trio’
1 Convex, 2 Flat

Soaking Tub :: Duravit Starck
White

TILE

Floor Tile :: Natural Stone - Slate Black

Wall Tile :: 3’x 6” Ceramic Tile Matte White

Daltile :: Porcelain Tile, 8 Standard Options

Wall Tile :: Mosa - Terra Tones
White oak engineered flooring harvested from sustainably managed Wisconsin forests. These bespoke quality woods use a low-sheen VOC-free oiled finish, durable enough to be used in major museums worldwide.
HARDWARE

Doors :: Satin Nickel/Flat Black
Cabinet Edge Pulls :: Clear Aluminum/Black
weeHouse® Door Pull :: Silicone/Leather by Alchemy

CABINETS

Matte White (Black available)
White Oak
Walnut

COUNTERTOPS

Quartz :: Pure White
Quartz :: Pebble
Quartz :: Clamshell
APPLIANCES

Cook top :: Bosch
Electric, Gas, or Induction

Range :: Bosch
Electric or Gas

Vent Hood :: Bosch
In-Cabinet Available

Washer / Dryer :: LG Stacking
Graphite Steel or White

KITCHEN

Garbage Disposal ::
InSinkErator

Articulating Faucet :: Brizo
Stainless Steel / Luxe Gold

Undermount Stainless Steel Sink
Single / Double Bowl

FIXTURES

Dimmable LED Lighting
Recessed and Surface Mount

Wood Fireplace :: Custom Fireplace
Options: Electric, Gas, Wood-burning

Ceiling Fan :: Big Ass Fans - Haiku
Black / White