

Small Lot Single Family

Includes:

- Lot Splits
- Combinations
- Sectional Zoning

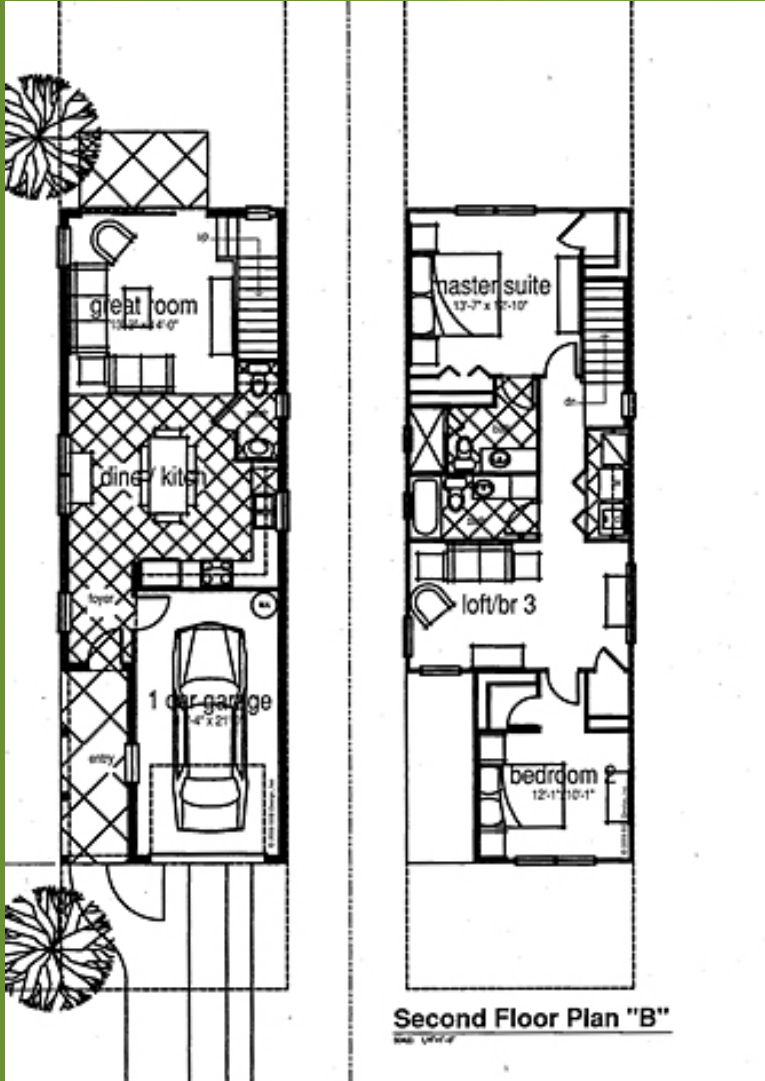
50' Lot Split



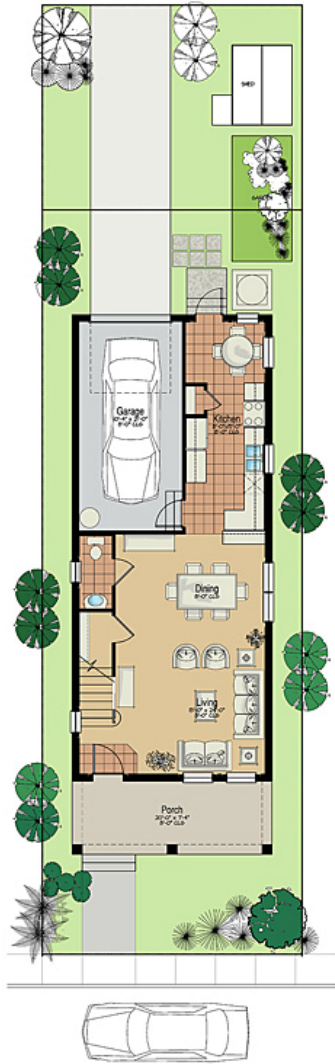
16 ft Wide "Loft/Studio Homes" are Open, Flexible, & Casual



18' Wide on 28 x 100 Lot



Small Lot Single Family



Two Story

One Story



(20 ft Wide with One & No-Car Garage)

Small Lot Single Family

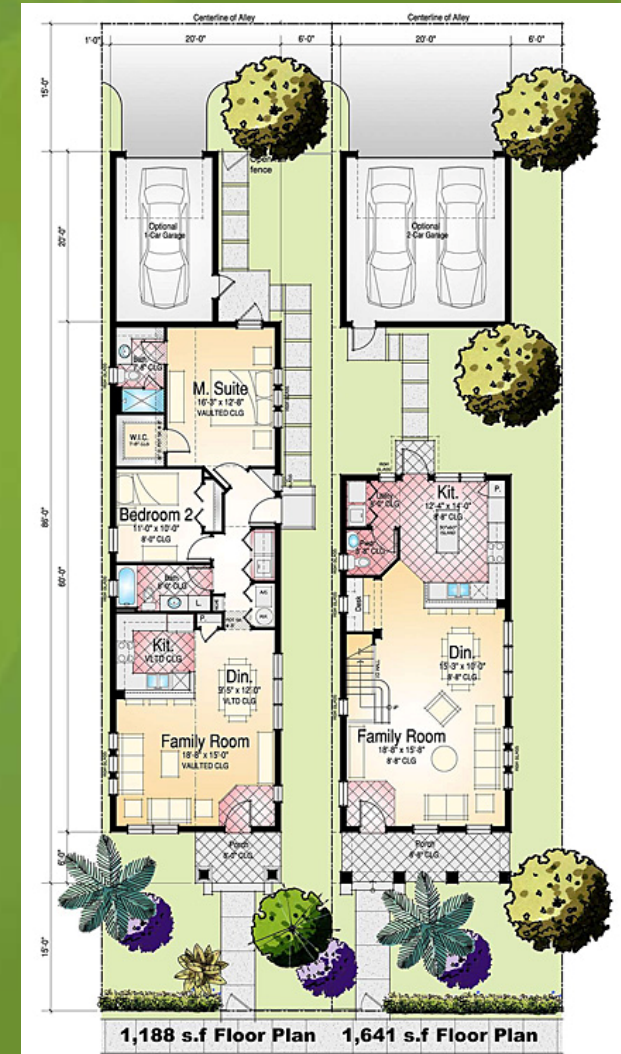
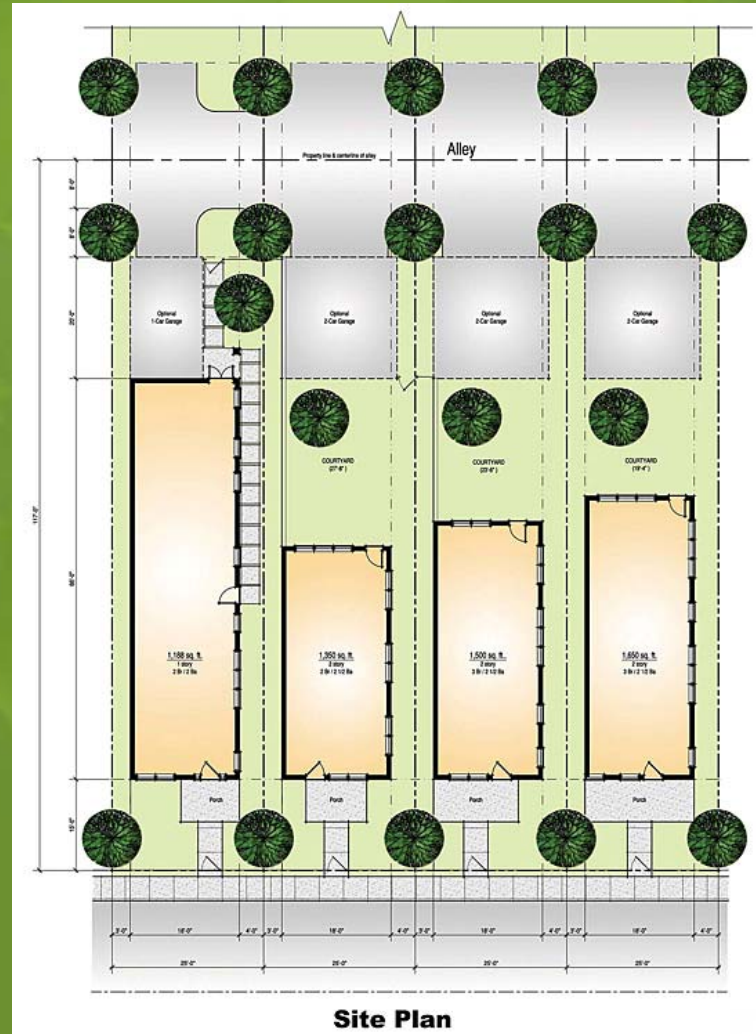


success with narrow canvas

Small Lot Single Family

20 ft SFD on
27 ft Lots

1 Car Attached
And 2 Car
Detached
Garages



Small Lot Single Family



Streetscapes:
Traditional With Well
Appointed Architecture

30 ft SFD on 40 ft Lots



30 ft SFD on 40 ft Lots



Streetscapes:
Mix of Traditional &
Mid-Century Modern

Sectional Zoning: The Cottage Company

750 sf to
1400 sf
cottages
wrapped
around
common
greens with
a focus on
community
building



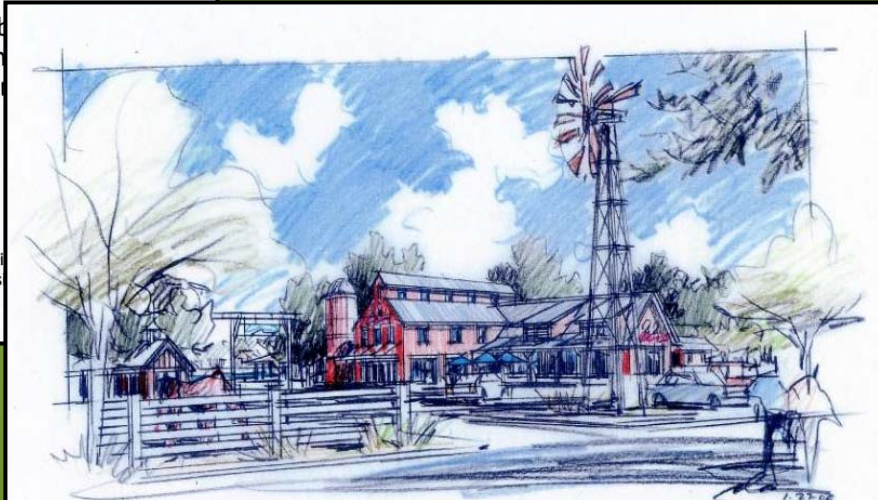
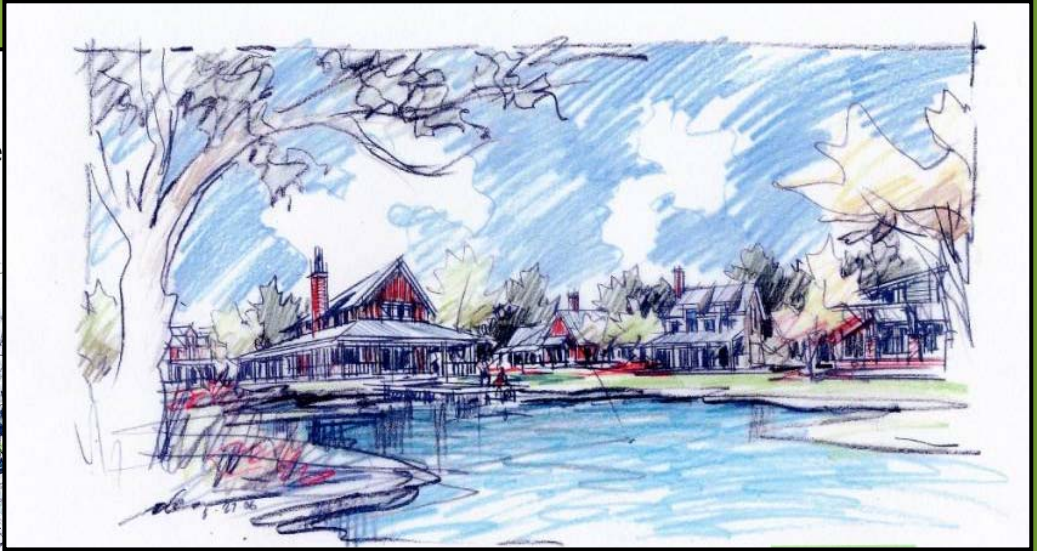
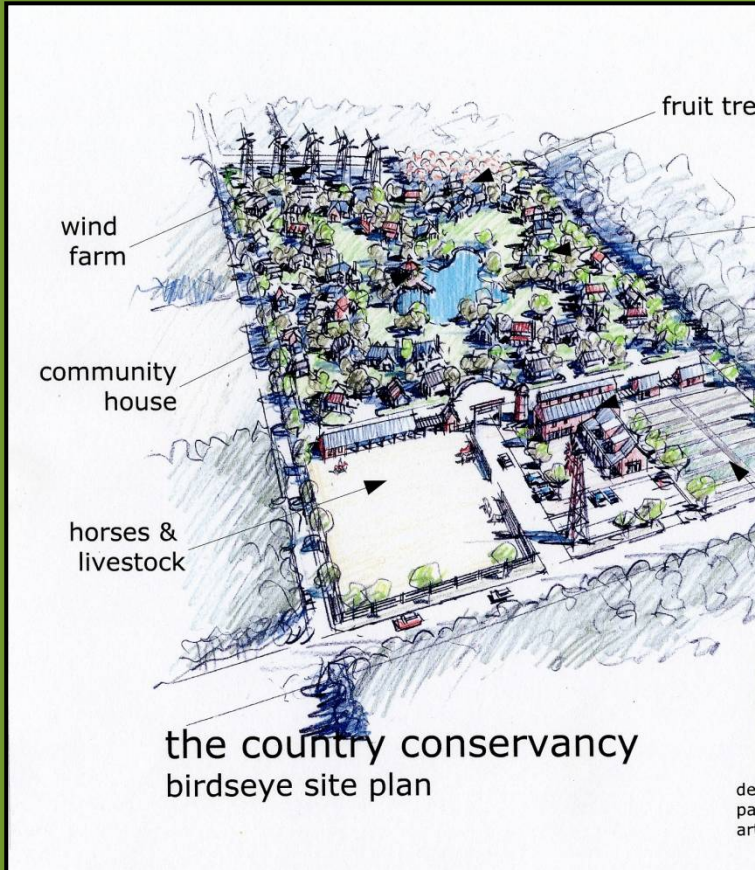
Sectional Zoning: The Cottage Company

will
work
on
as few
as
2 acres



homes wrapped around common park area

New Ruralism



save fabric of rural lands

New Ruralism



co-housing concept



**concentrated density =
more open space**



Construction Systems:

- SIPS
- Smart Frame / Optimum Value Engineering (OVE)
- Standard CMU
- Insulated Concrete Panels
- Insulated Concrete Forms
- Panelized
- Modular



IKEA & Toyota PreFab Houses



You don't build cars
by dumping the parts in the
driveway,
So why build homes
by dumping the parts in the yard?



Concrete Construction Systems

Typical CMU



Insulated
Concrete
Forms

Framed Walls



wood
frame

steel
frame



Advanced Framing Techniques

Optimum Value Engineering: OVE

- 19.2" & 24" OC Framing
- Modular Layout
- Single Top Plate
- Right Sized Headers

- Reduces Costs, Lumber, and Waste
- Verify with Local Codes



Panelized



Panelized

Habitat For Humanity



Hope VI

Modular Housing...



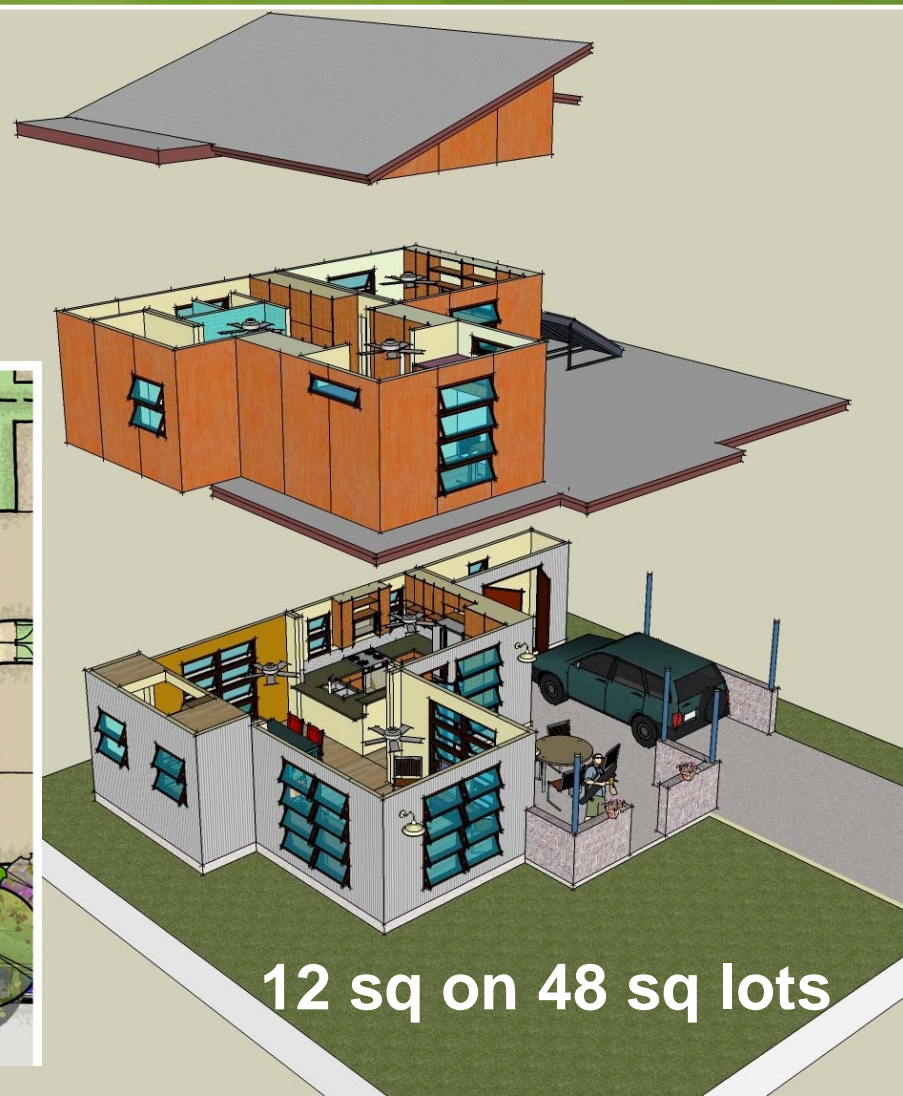
It's not just about trailers.

Advantages of Modular Housing

- Affordable
- Sound Construction
- Quicker Schedule
- Reduced Waste
- Less Site Impact
- But..higher cost



12 Square Concept



Systems Built

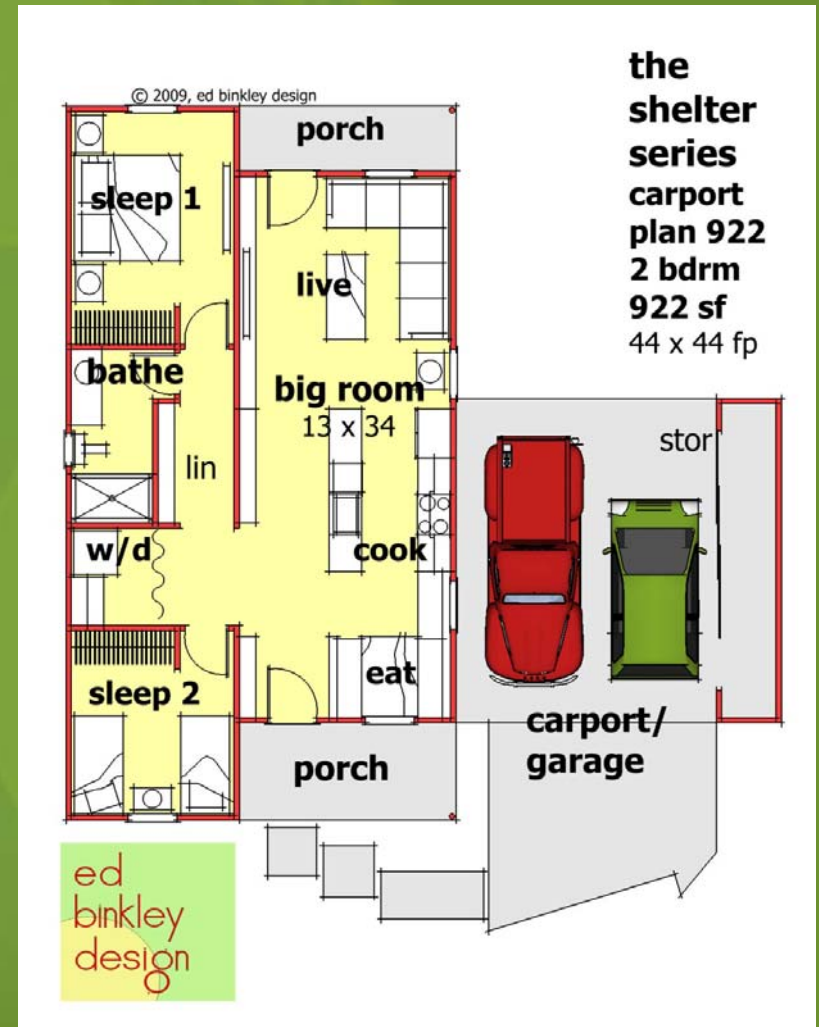


ed
binkley
design

shelter one



Systems Built



Systems Built: Variety



ed
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design

shelter x 2



ed
binkley
design

the shelter series
12x60 loft home



ed
binkley
design

shelter 800
2bd/1ba/din
24x44



eye.level left

shelter one
plan two
smart.car.front

eye.level right

ed
binkley
design

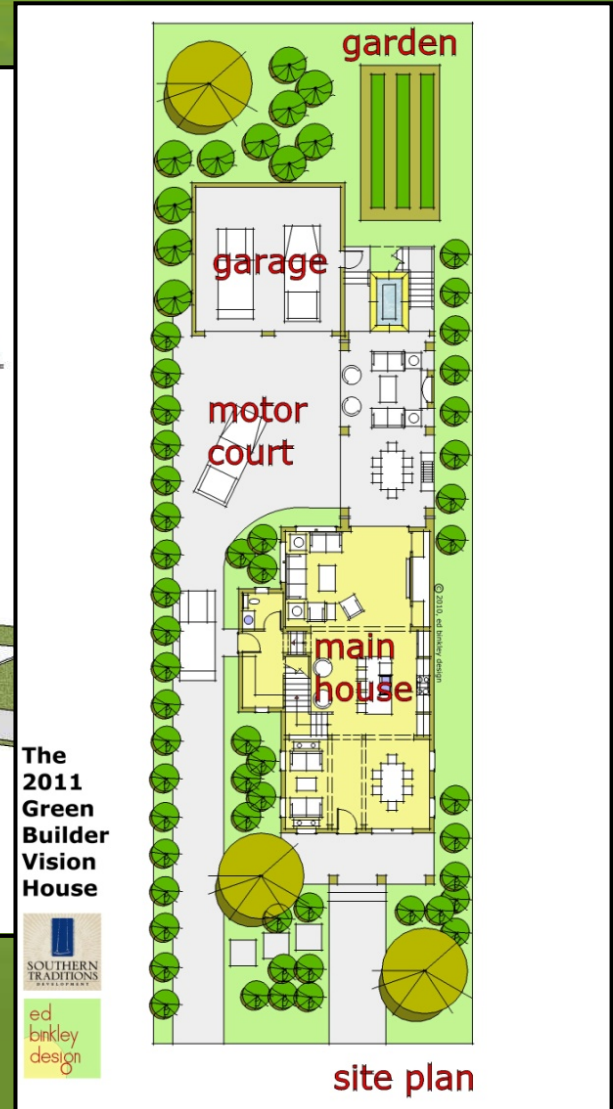


Green Builder: 2011 Vision House



color scheme "b.1"
white on white
street left

featured during IBS 2011



The
2011
Green
Builder
Vision
House



site plan

Bottom Line \$\$ Focus

1. Shell
2. Window & Door Installation
3. Roof Package
4. HVAC
5. Appliance Package
6. Water Usage
7. Landscaping
8. Site Selection..when possible

First Items of Focus

- Pick the Low Hanging Fruit
- Start With What Interests You
- Use Available Resources to Help: NAHB, Energy Star, Local Green Programs
- Pick Manageable & Achievable Strategies
- Learn From Experience: Repeat What Works, Change What Doesn't
- Add a Few Items to Each Project

Consider the Future

- Sustainable
- Walkable
- Usable
- Economical
- Livable



Challenge the Ordinary

Requirements/
acceptable:

- 10:12 gable roof
- metal accents
- brick foundation

...look at the
neighboring
homes...also
notice the garden



Logos to Recognize

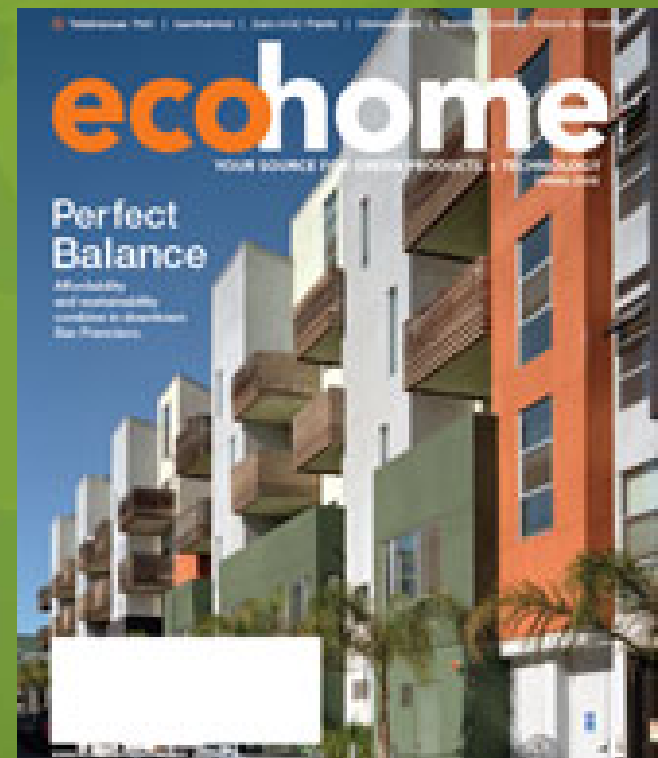


2 Great Green Magazines

also sign up for their newsletters....



www.greenbuildermag.com



www.ecohomemagazine.com

Web Sites

Green Resources:

www.usgbc.org

www.nahb.org

www.energystar.org

www.buildingamerica.gov

www.eeba.org

www.thegbi.org

Copy of Power Point:

www.flhousing.org