Residential Waterfront Property Development

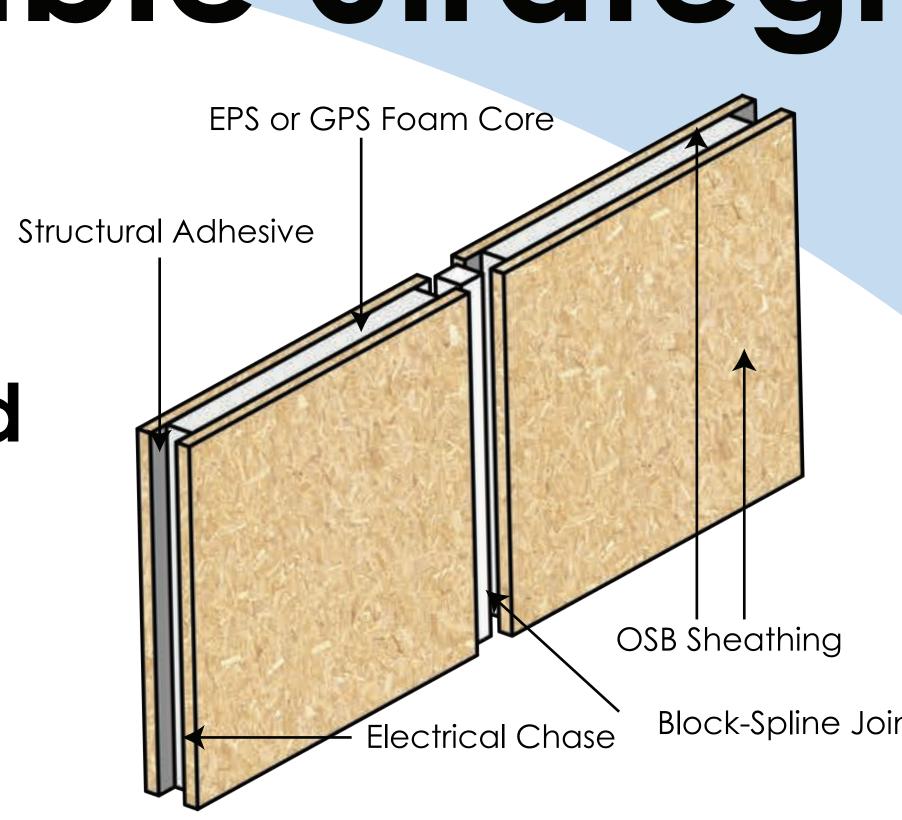






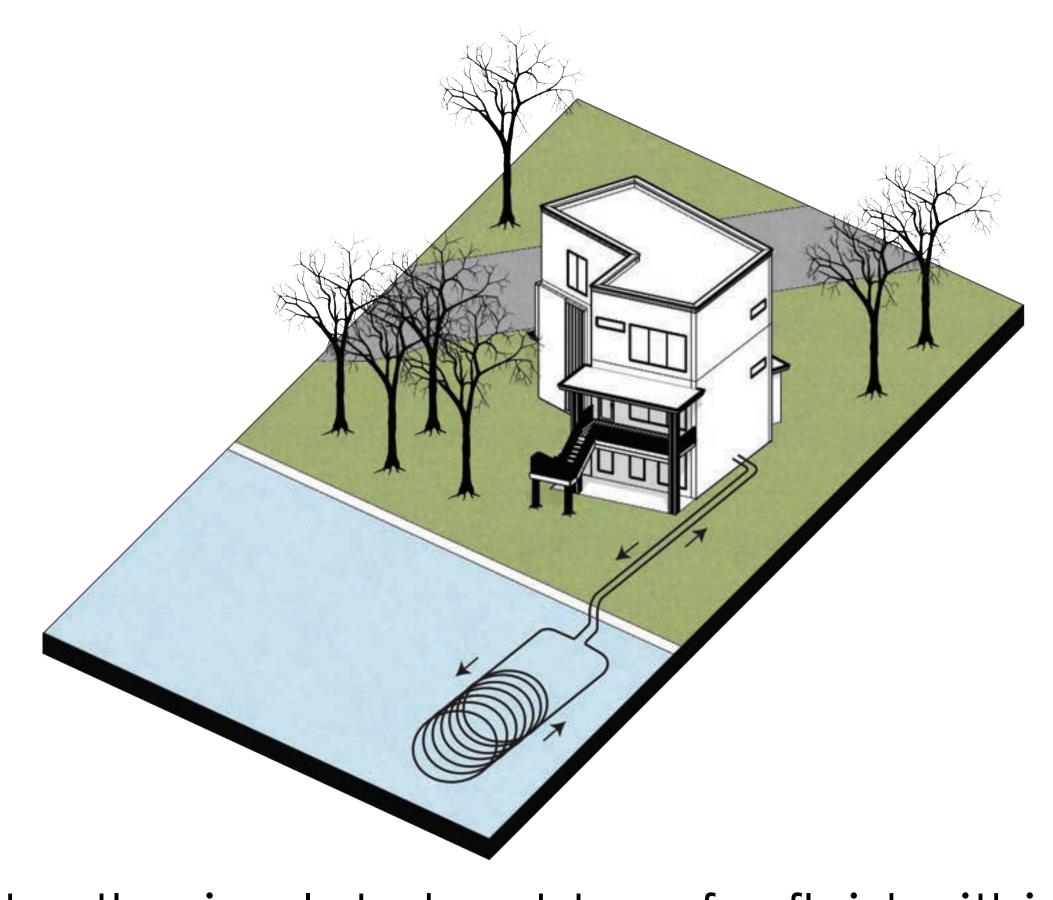
Sustainable Strategies

SIPs (Structural Insulated Panels)



The innovative panels consist of an insulating foam core sandwiched between two structural facings, typically oriented strand board (OSB). SIPs are known to be about 50% more energy-efficient than traditional timber framing. A SIP building envelope has minimal thermal bridging and delivers excellent airtightness, which lends itself ideally to LEED and net-zero-ready building standards.

Pond/Lake Ground Loop



Closed loop systems constantly circulate heat-transfer fluid within buried or submerged plastic pipes. A supply line pipe is run underground from the building to the water and coiled into circles at least eight feet under the surface to prevent freezing. Geothermal ground loops can last 50+ years, even up to 100 years! Ground loops are maintenance-free and don't require cleaning or re-charging. These pumps generate 25 to 50 percent savings on heating and cooling costs compared to conventional fossil fuel systems. Creating a payback period between

5-10 years according to the Department of Energy.

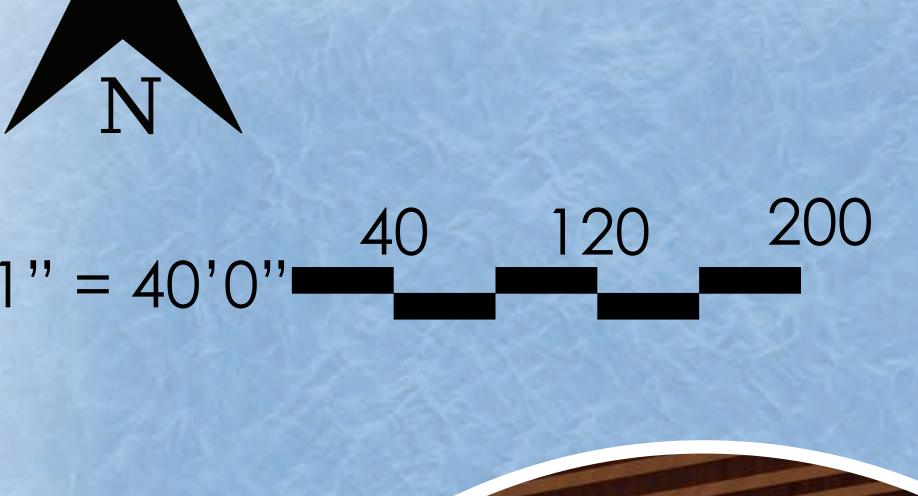






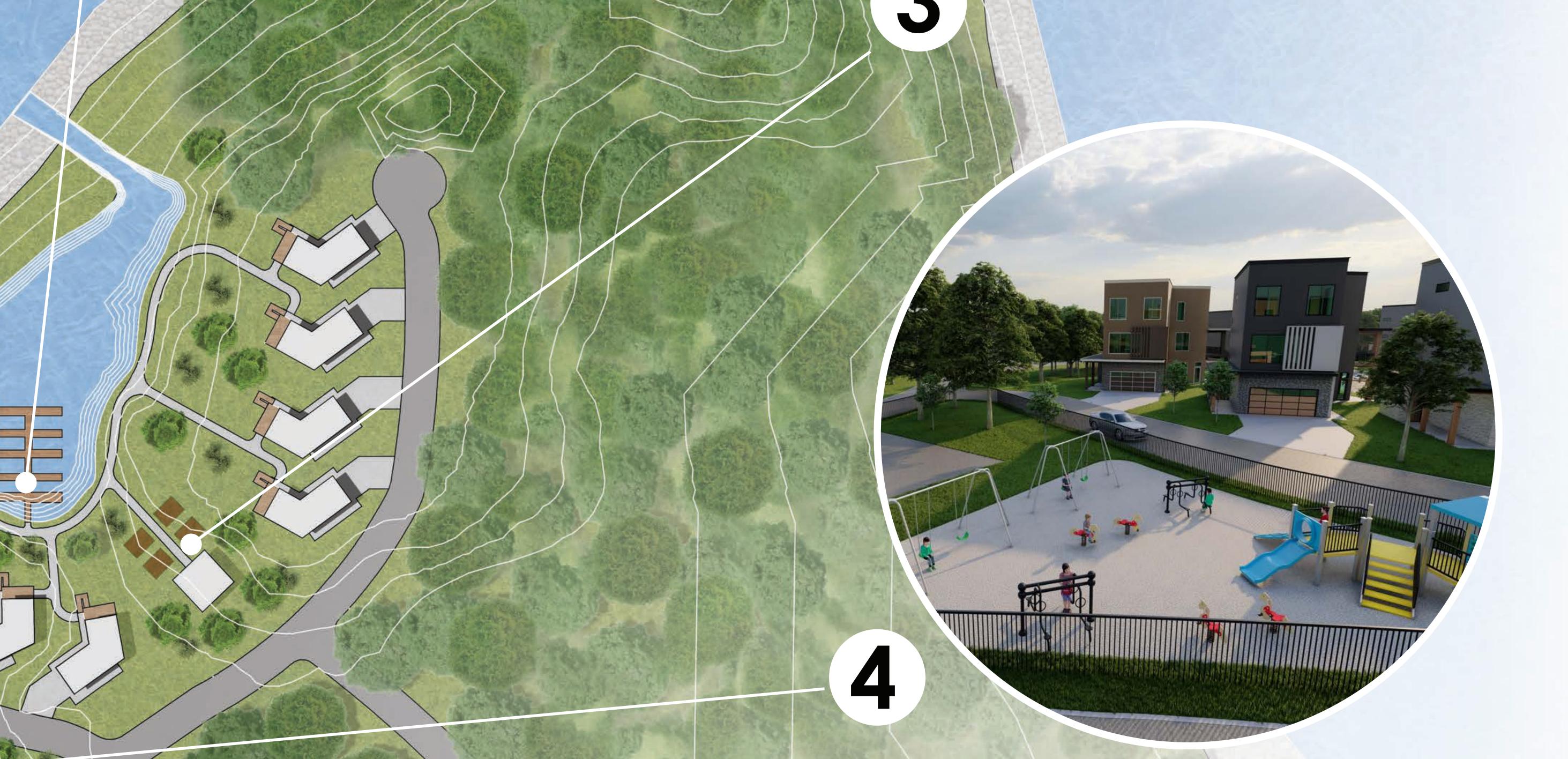




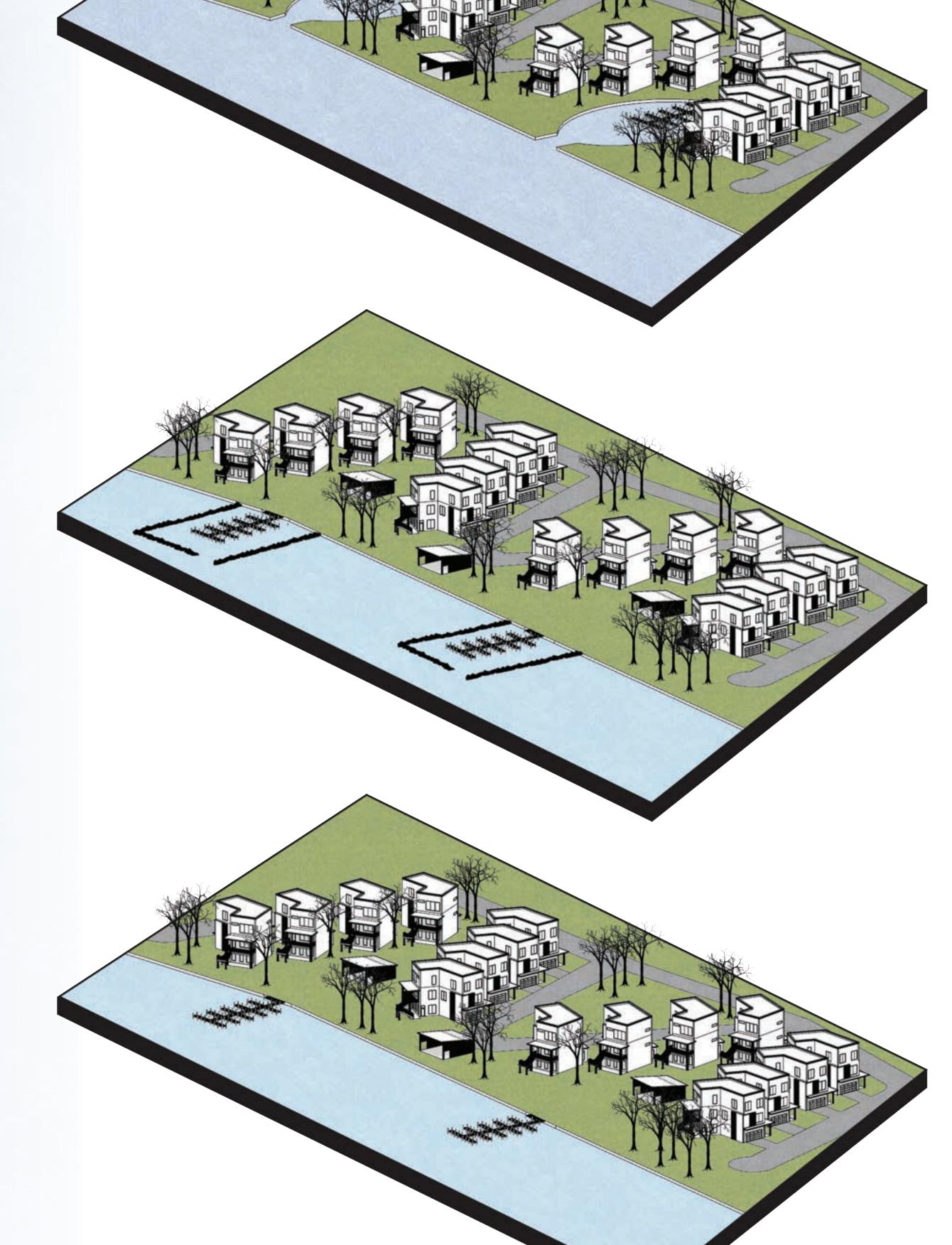




- . Beach/Pavilion Area
- 2. Marina/Dock
- 3. Community Garden
- 4. Playground
- Storage Unit







This Design uses Zero-lot-line housing in two U-shaped formations. This creates the best use of land, while still allowing each complex to have a great view of the water, and have privacy from other people in the community. This is a concept design so it will have to adapt to each site differently. The prototype designs show how the design may differ from large lakes, to small lakes, to the ocean. The site plan shows how you can manipulate the protoypes to move with the land and still create views, privacy, and an abundance of community spaces. Community spaces give a place to communicate, connect, play, and relax. While living in compacted spaces, it's good to have spaces where you can do things that you wouldn't be able to do in your own yard. It's great for kids to go run around in a safe place, adults can connect with other community members, it can also be used for large community or family gatherings to take place. There are so many benefits to community spaces. That is why this design has implemented fiive different community spaces throughout the community.