

# Builder Concept Home 2010

A Home for the New Economy design by Marianne Cusato

Version 1.0

## FACT SHEET

### Elements of the Builder Concept Home 2010: A Home for the New Economy

#### ADAPTABLE – LIVABLE – BUILDABLE – SUSTAINABLE – VIRTUAL

##### ADAPTABLE

- ❖ The house lives well for multiple life stages and can be adapted as the homeowner's personal economies shift (e.g., new baby, loss of job, housing an elderly parent, etc.). This gives the design flexibility to open the house to a wider range of buyers at sales time.
- ❖ The house has two master bedrooms; one of which is on the first floor and can be separated into a private income-producing suite.
- ❖ The adaptable first-floor suite has a private entrance that can be closed off from the primary residence to create a place for a boomerang child, an aging parent, a home office or a rental opportunity or be used as a family room or downstairs master bedroom.
- ❖ An unfinished storage area off the master suite upstairs can over time be converted into a nursery, sitting room or home office.

##### LIVABLE

- ❖ The connected but defined spaces maximize openness while maintaining privacy.
- ❖ A defined point of entry provides a dignified feeling of arrival.
- ❖ There are 9-foot ceilings on both first and second floor, vs. 8-foot ceilings found in many homes.
- ❖ Minimized hallways maximize usable living space.
- ❖ Floor-to-ceiling closets maximize storage.
- ❖ Insulation between bedrooms ensures quiet and privacy between rooms.
- ❖ Windows on all sides of the home and two porches provide connection to both public and private outdoor spaces.
- ❖ Outdoor living spaces include a semi-public front porch, a semi-private back porch and a private backyard.

##### BUILDABLE

- ❖ The building is a simple form with no extra ins and outs or ups and downs, which makes it more cost effective and easier to build.
- ❖ There is only one gable; therefore no gratuitous adornment. Budget is allocated to places a homeowner can touch and feel, not just see; i.e., a deep usable porch instead of a Palladian window or extra gables.
- ❖ Consolidated plumbing into single zone in the house makes construction easier and lowers monthly bills.
- ❖ The level of finishes (windows, flooring, counters, etc.) can be adjusted according to budget.

For more information, visit [www.BuilderConceptHome2010.com](http://www.BuilderConceptHome2010.com)

Contact Irina Woelfle at [irina@iwprgroup.com](mailto:irina@iwprgroup.com) or (305) 447-8848

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## SUSTAINABLE

- ❖ An efficient footprint and building plan reduces the resources (and costs) needed to build it, and flexible living areas that owners to stay in place rather than moving and building a new house every time their needs change.
- ❖ The compact floor plan makes it easy to heat and cool.
- ❖ Windows on all sides of the house allow for cross ventilation and more light throughout the day.
- ❖ The whole-house energy recovery and spot ventilation system maintains a balanced influx of fresh air while exhausting stale indoor air to enable good indoor air quality and overall occupant health and comfort.
- ❖ The house incorporates fixtures certified by EPA's WaterSense Program to reduce water usage.
- ❖ A centrally located tankless water heater saves water by providing near-instant hot water to all fixtures that need it, while reducing fuel costs by about 20 percent as compared to a standard tank water heater.
- ❖ High-performance windows use two panes of glass separated by a non-conductive spacer that creates an insulating layer of air between the panes, which are coated with a film that blocks thermal transfer (cold and heat) through the glass assembly and reduces solar gain that would add to the cooling load.
- ❖ R-values for the walls are R-22; Roof/Attic-R-44; Crawl space R-30, all above standard energy code compliance. The base insulation is formaldehyde-free blown-in fiberglass in the walls and attic.
- ❖ The ceilings are tall, but not cathedral (no double-height spaces, which drag on heating and cooling).
- ❖ Use of durable low-maintenance materials such as fiber-cement siding and trim, engineered roofing, flooring and structural lumber significantly reduce maintenance costs.
- ❖ The HVAC system is high efficiency and designed to operate in conditioned space.
- ❖ We recommend the use of locally available materials when possible.

## VIRTUAL

- ❖ The full tour of the exclusively virtual home will debut at the 2010 International Builders' Show and remain open for online tours through June 2010, the only show home that will extend its availability beyond the four-day event.
- ❖ The virtual presentation shows how the house lives for different personal economies (starter family to empty nester), at different budget levels and in different climates/regions of the country.
- ❖ In-depth tours reveal the details behind the walls – the building science.

## ABOUT THE HOUSE

The Builder Concept Home: A Home for the New Economy is **1771 Sq. Ft.** (with an additional 229 sq. ft. storage area that can be finished over time). It has **4 bedrooms/3.5 baths** (double master suites, one downstairs, which can be made into a private-entry apartment). The **estimated construction price** (not including land) is approx. **\$95/a sq. ft.** (NOTE: price is a rough estimate and will vary by location as well as selected level of finish). Plans are available for sale for \$750 at [www.NewEconomyHome.com](http://www.NewEconomyHome.com).

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