

NEAHCASA



PLAN BOOK

MODULAR AFFORDABLE HOUSING

4/08 DRAFT

***THIS PLANBOOK
WAS CREATED BY
TOM BENDER
OF
NEAHCASA
IN 2008
FOR USE BY PEOPLE
IN THE CLT NETWORK
FOR FINDING GOOD PLANS***

***IT INCLUDES MANUFACTURED HOMES,
PLANS AVAILABLE FROM ARCHITECTS
VIA THE INTERNET,
OUR “FLEXPLEX”, ETC.
SOME PLANS HAVE BEEN MODIFIED
SLIGHTLY TO SHOW POSSIBILITIES
FOR PASSIVE SOLAR, BETTER PLAN ORGANIZATION,
OR OTHER “TWEAKS”.***

ENJOY

WHAT MAKES GOOD PLANS?

RIGHT FIT FOR:

- o ECOSYSTEM***
- o ACCESSIBILITY***
- o COMPACTNESS***
- o SITE***
- o PASSIVE SOLAR***
- o SOLAR ROOF ORIENTATION***
- o DIRECTION OF ACCESS***
- o MULTIPLE ENTRY SIDES***
FOR GARAGE & ADD-ONS
- o STORAGE***
- o INNER CONFIGURATION -***
KIT/DIN/LIV
- o REAL ROOMS ON CORNERS***
- o PORCHES, DECKS USEABLE***
- o USABILITY OF INSIDE SPACE***
VS. CIRCULATION SPACE
- o VIEWS/NEIGHBORS***
- o LANDSCAPING/SCREENING***
- o FLEX-ABILITY***
- o REAL-NESS***
- o HEART***
- o HOW DOES IT LOOK/FEEL?***
- o BUILDABILITY/COST***

SMALL CAN BE GOOD!

***FLOOR LIVING
MAKES A SMALL
SPACE BECOME
HUGE.***



***GOOD STORAGE,
AND LESS "STUFF"
CAN ELIMINATE
COSTLY SQUARE FOOTAGE
IN A HOME.***



***BEDS TUCKED INTO LOW
SPACES WHERE YOU DON'T
NEED THE HEADROOM
CAN MAKE A COZY BUT
SPACIOUS BEDROOM.***



***A "RANCH-KITCHEN" USES A TABLE FOR
FOOD PREP, EATING, SINGING, AND HOMEWORK.***



***A "BEDROOM" WITH PILLOWS
CAN BE A COZY AND SNUG
LIVING ROOM.***

***TUCK A BED
INTO A WINDOW,
INSTEAD OF NEEDING
A WHOLE ROOM
FOR IT.***



***YEAH, I KNOW!
THIS REALLY IS
JUST THE
ELEVATOR
TO THE
HOBBIT-HOME
BELOW.***



***WE DON'T NEED
OVERSIZED HOMES
TO LIVE WELL.***



Ask IKEA!



SAVE ENERGY, SAVE MONEY!

***LOW-TECH RENEWABLE
ENERGY HEATING
SYSTEMS CAN WARM
THE HEART AS WELL
AS THE HOME.***



***COMPACT, HALF THE SQUARE FOOTAGE, 1-1/2 STORY,
SUPER-INSULATED DESIGN REDUCES HEATING LOADS BY 80%***



***ROOFTOP SOLAR WATER HEATERS
AND SOLAR ELECTRIC PANELS
CAN REPLACE REMAINING
OUTSIDE POWER NEEDS.***



***WISE APPLIANCES
SAVE IN MANY WAYS.
HERE A CORNER TANK
DUAL-FLUSH TOILET
WITH HANDWASHING
SINK IN THE LID.***



***A "COOL-BOX"
RATHER THAN
A REFRIGERATOR
IS SILENT
AND USES
NO ENERGY.***

***REPLACE A NORMAL
REFRIGERATOR
WITH A COOL BOX
AND A COMPACT
ENERGY-STAR
UNDERCOUNTER
FREEZER, (BELOW)
AND REDUCE
REFRIGERATION
ENERGY USE BY
80%***



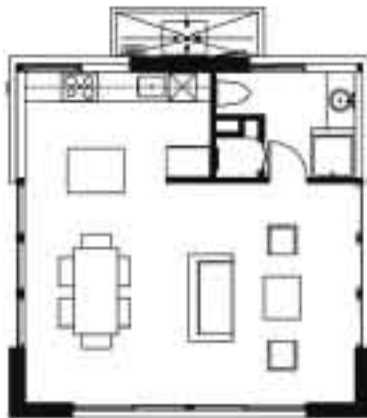
***SOUTH WINDOWS,
WITH TILE FLOORS,
CAN BE AN
INEXPENSIVE
WAY TO HEAT
A HOME.***

SEED HOMES
AND
ACCESSORY
DWELLING
UNITS





*ROCIO ROMERO
LVM
STUDIO / 1 BEDROOM*



*25' x 25'
625 SQ.FT.*

*"STARTER HOUSE"
CONCEPT*

*CAN BE MOVED ONTO
BARE LAND TO MAKE IT
APPROVABLE FOR
MORTGAGE.*



*THEN "SWEAT-EQUITY"
ADDITIONS CAN BE
ADDED BY OWNER
OVER TIME.*



ROSS CHAPIN ADU (ADAPTED) 700 SQ.FT.

First Floor

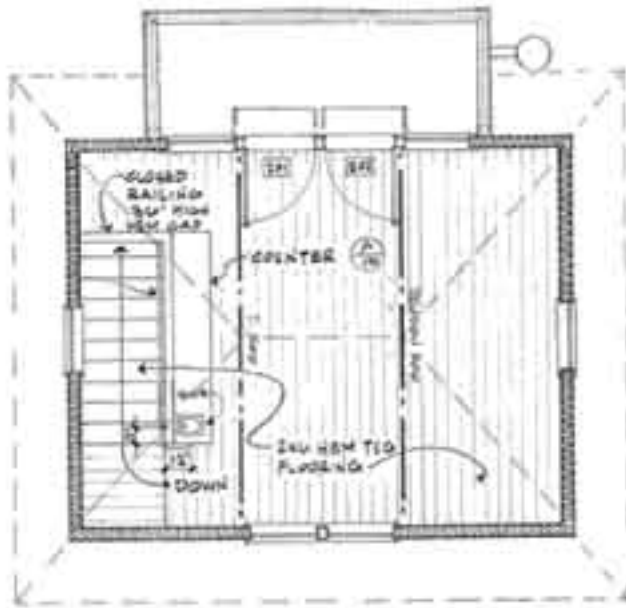
Workroom 20'-0" x 16'-0"
Solarium 9'-0" x 8'-0"
Bath half

Second Floor

Studio 20'-0" x 16'-0"

Heated Space 700 sf

Footprint 22'-0" x 24'-0"

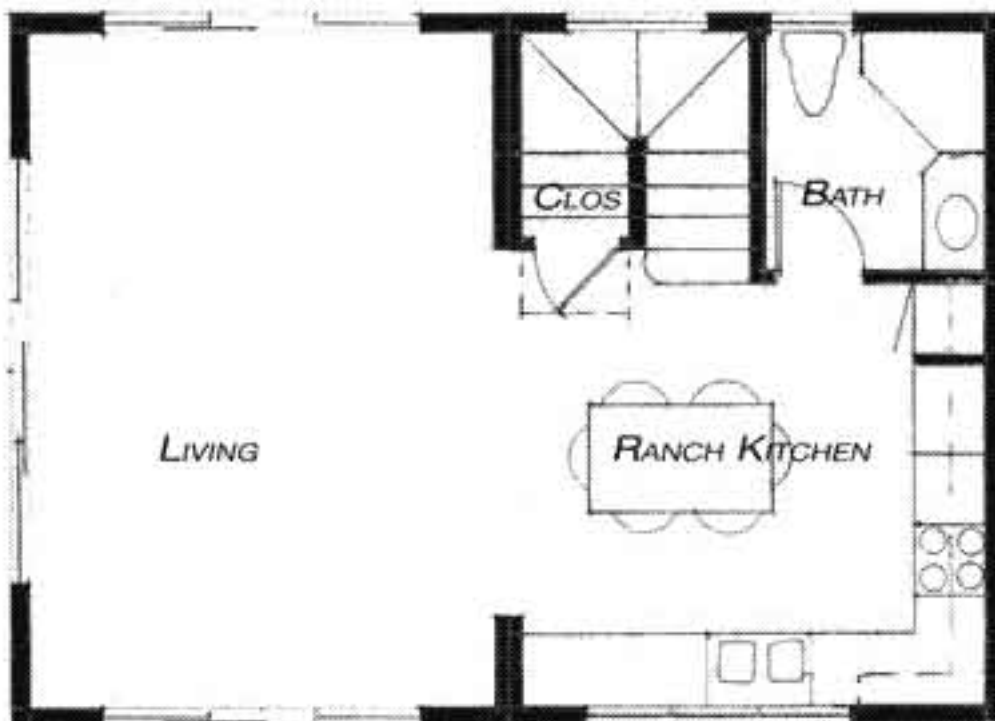
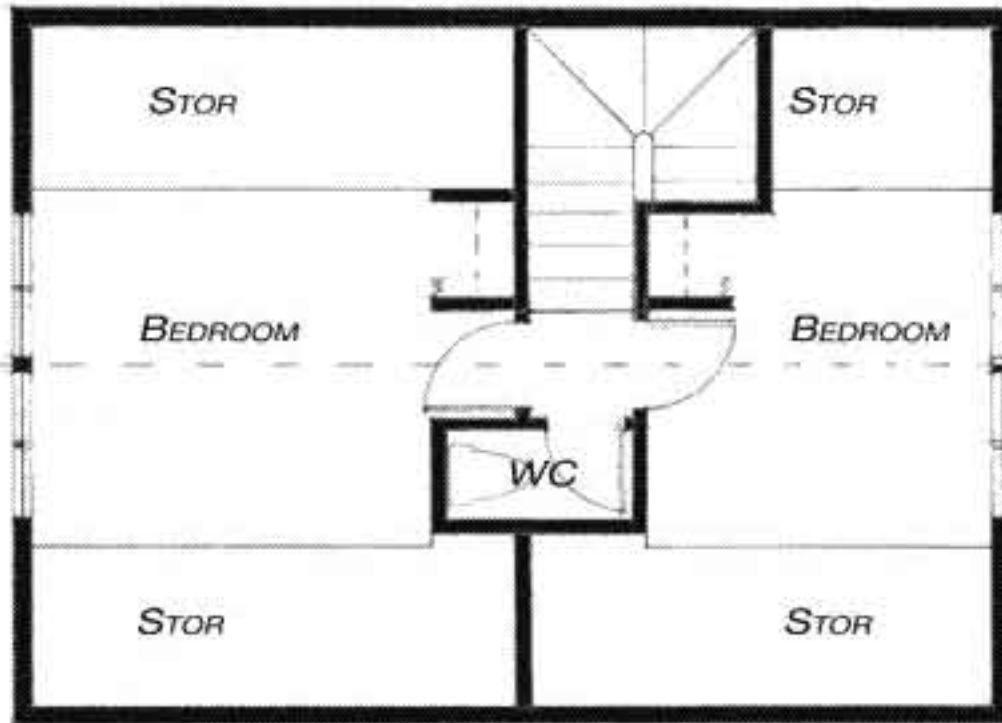


Second Floor



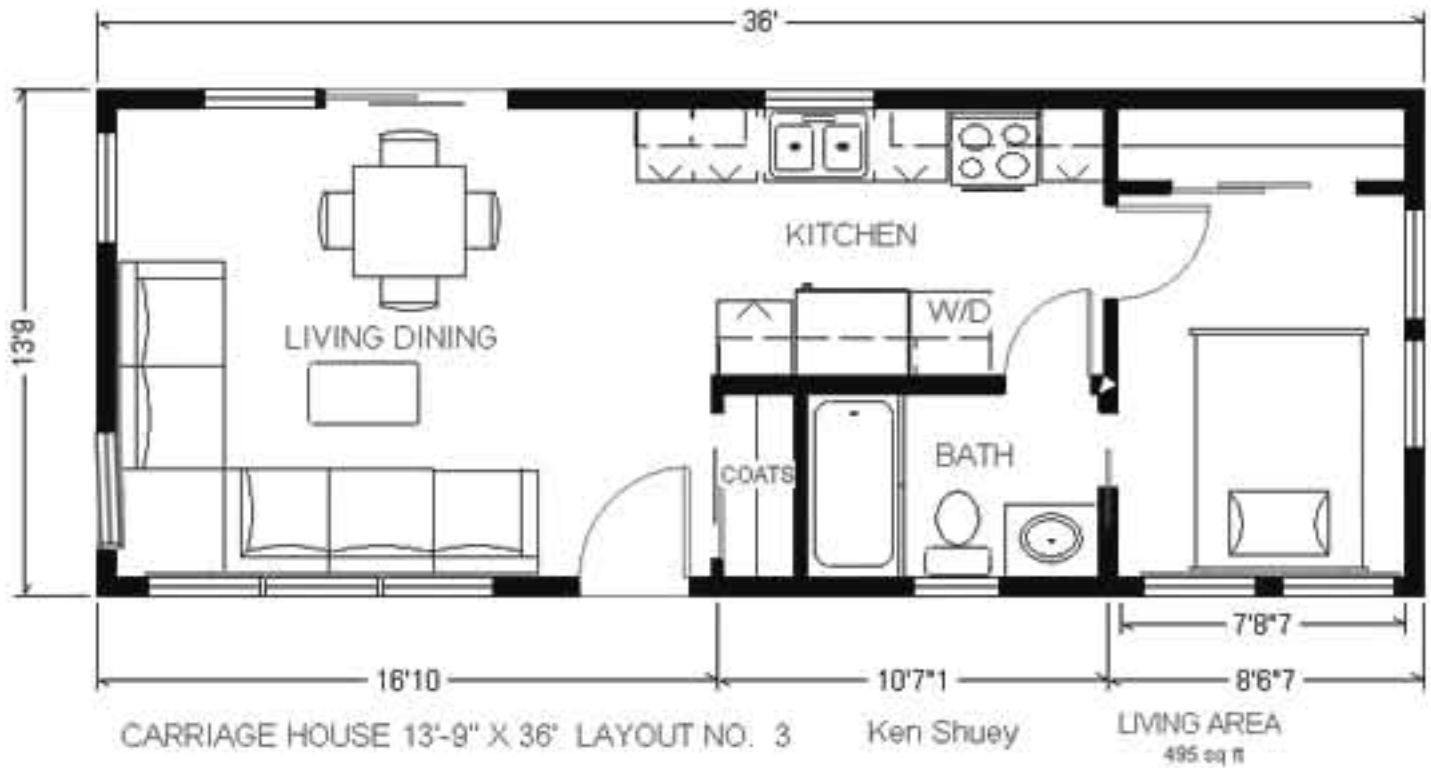
First Floor

ADU - 1.5 STORY
2 BED 1.5 BATH
20' x 28'
560 SQ.FT. DOWNSTAIRS
SINGLE TRAILER DELIVERY,
SIP ROOF



*KEN SHUEY
ADU CARRIAGE HOUSE
SINGLE-WIDE*

*14' x 36'
504 SQ.FT.*



ONE STORY HOMES



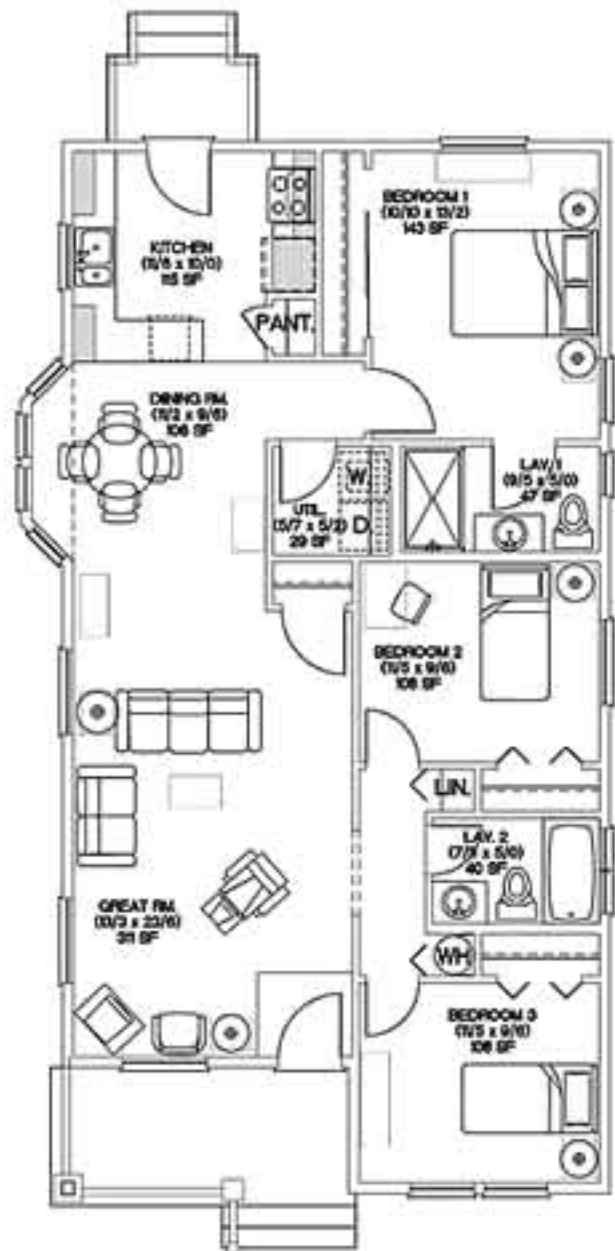


THE MCKENNA
FROM \$201,000*

3 BEDROOMS
2 BATHS
DINING ROOM

1234 SQ. FT.

HOST HOMES, PDX



PLAN 'F'
MAIN LEVEL (1,234 SQ. FT.)

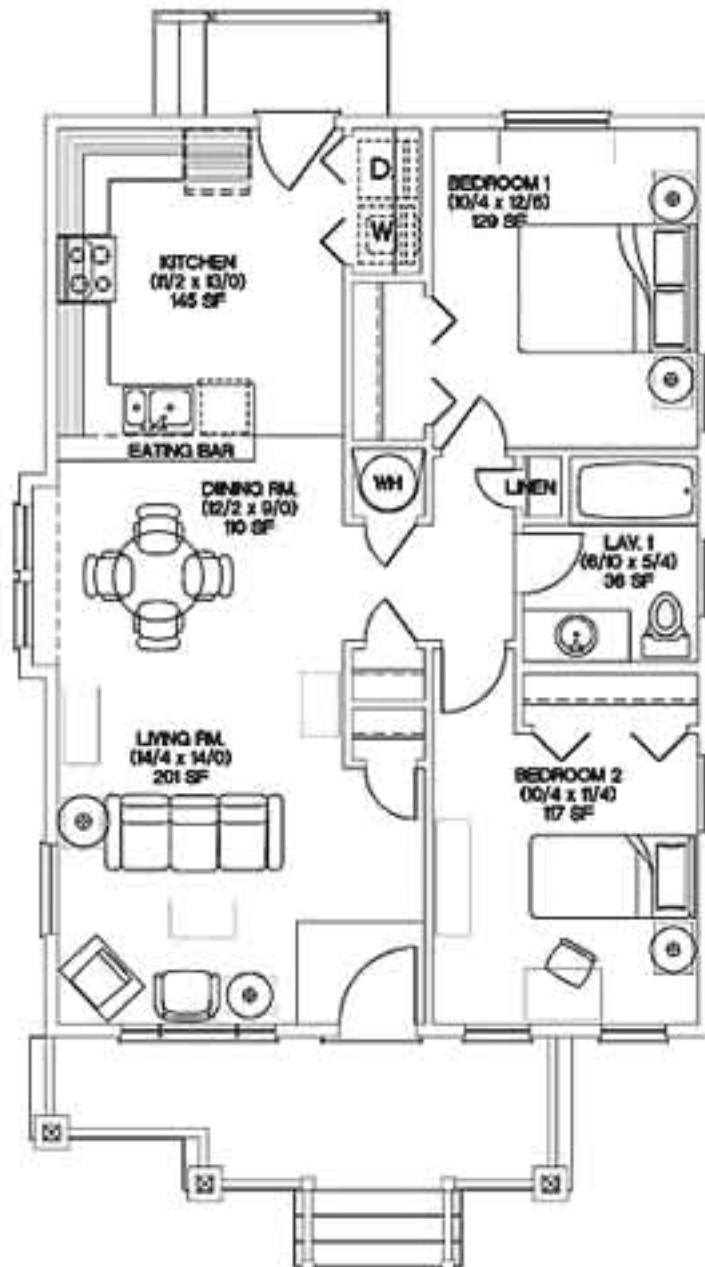


THE BYBEE
FROM \$178,000*

2 BEDROOMS
1 BATH
DINING ROOM

944 SQ. FT.

HOST HOMES, PDX



PLAN "E"
MAIN LEVEL (944 SQ. FT.)

ROSS CHAPIN
2-BED
1.5 STORY
729 SQ.FT.

First Floor

Living Room 18'-0" x 11'-0"
 Kitchen 9'-10" x 7'-6"
 Bedroom 12'-6" x 13'-4"
 Bathroom full

Second Floor

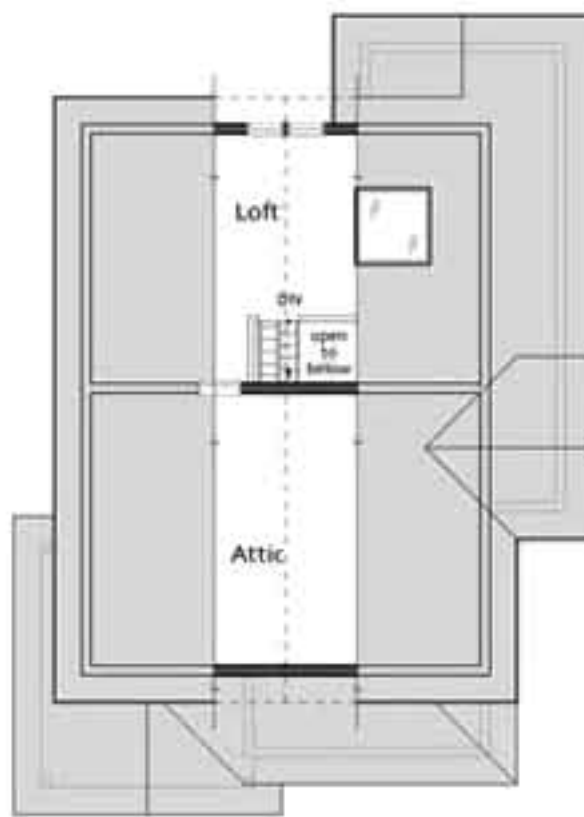
Loft 12'-3" x 10'-0"
 Attic 13'-4" x 7'-0"

Heated Space 729 sq ft

Footprint 37' x 26'



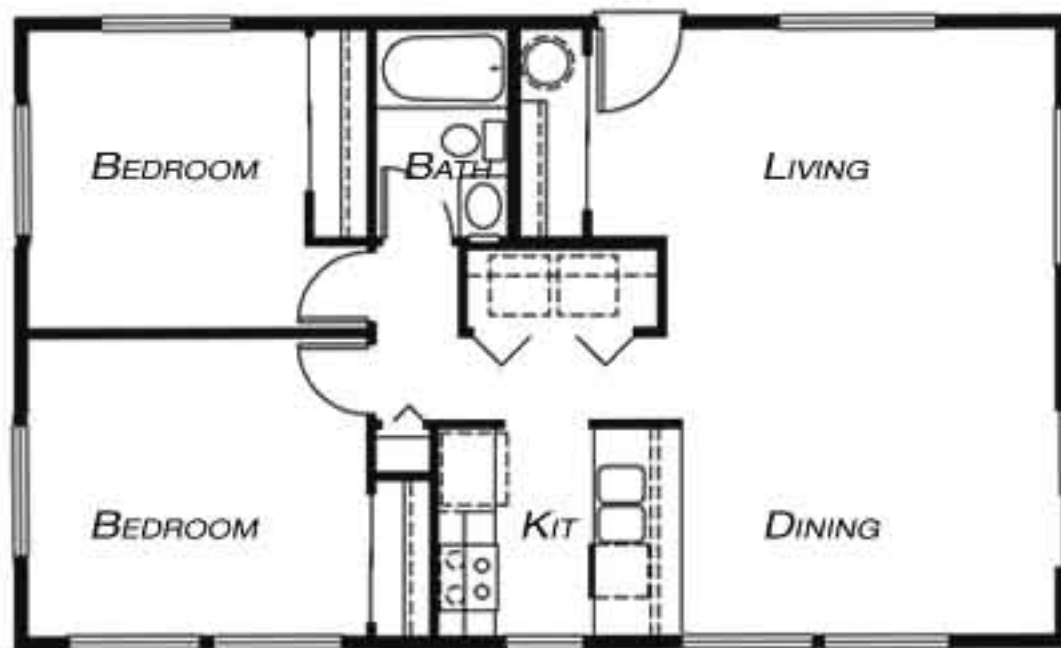
First Floor



Second Floor



TIMBERLAND HOMES
EAGLE NEST
2 BEDROOM
960 SQ.FT.
24' x 40'





TIMBERLAND HOMES
SAND PINE 1
2 BEDROOM
1144 SQ.FT.
26' x 44'



ROSS CHAPIN
1 BEDROOM
708 SQ.FT.
24' x 34'



First Floor

Living/Kitchen
 Dining Alcove
 Bedroom
 Study
 Bathroom

11'-0" x 23'-0"
 6'-10" x 5'-7"
 11'-6" x 16'-0"
 7'-6" x 6'-0"
 full w/Laundry

Heated Space

708 sq ft

Footprint

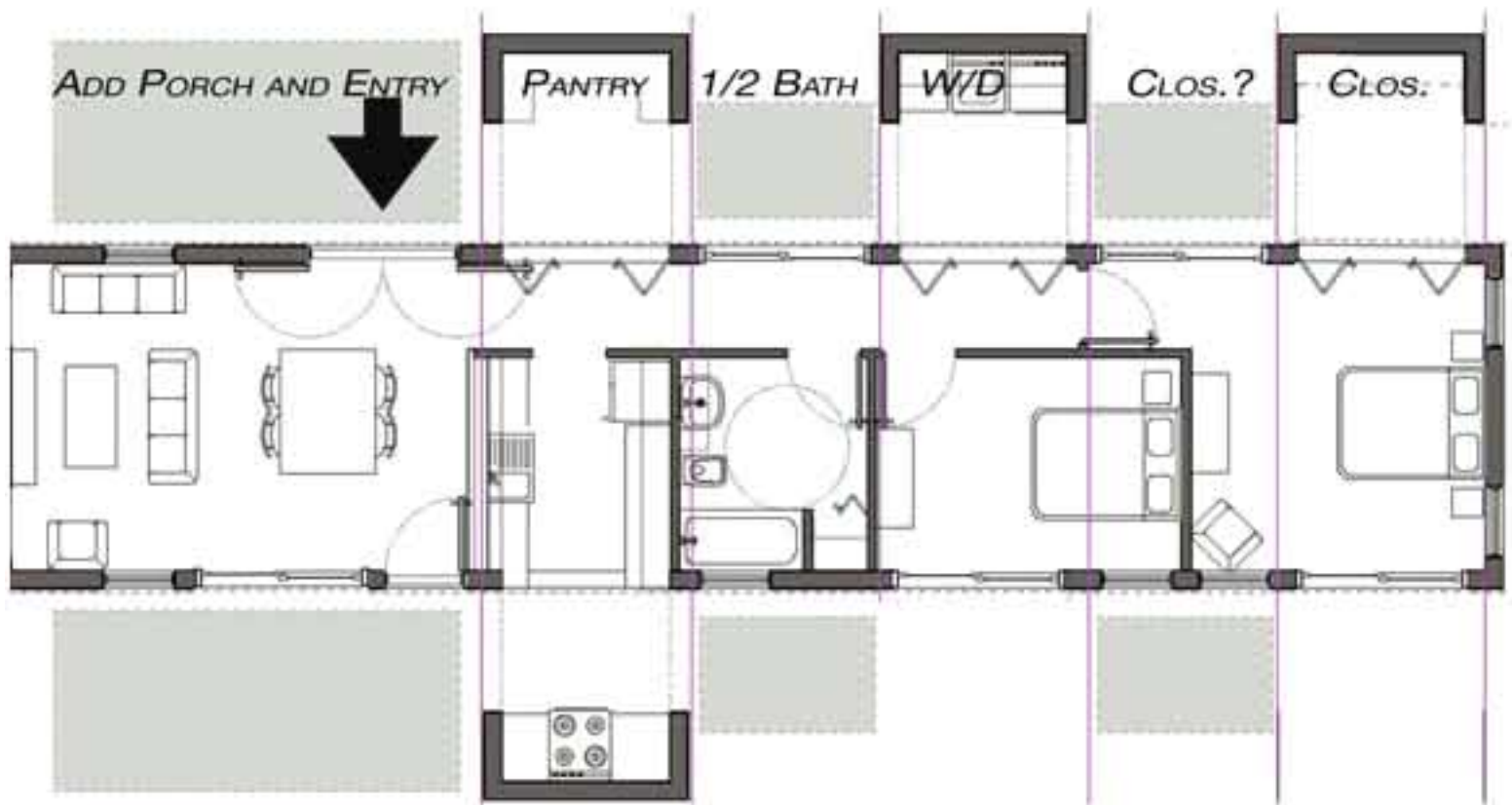
24' x 34'



Floor Plan

MICHAEL BERK
MISSISSIPPI STATE UNIVERSITY

SINGLE-WIDE "POD" DESIGN
HC - ACCESSIBLE



2-BEDROOM
840 SQ.FT. + PODS
14' x 60'

*RICK HAS A NUMBER OF PLANS
ON HIS WEBSITE.*

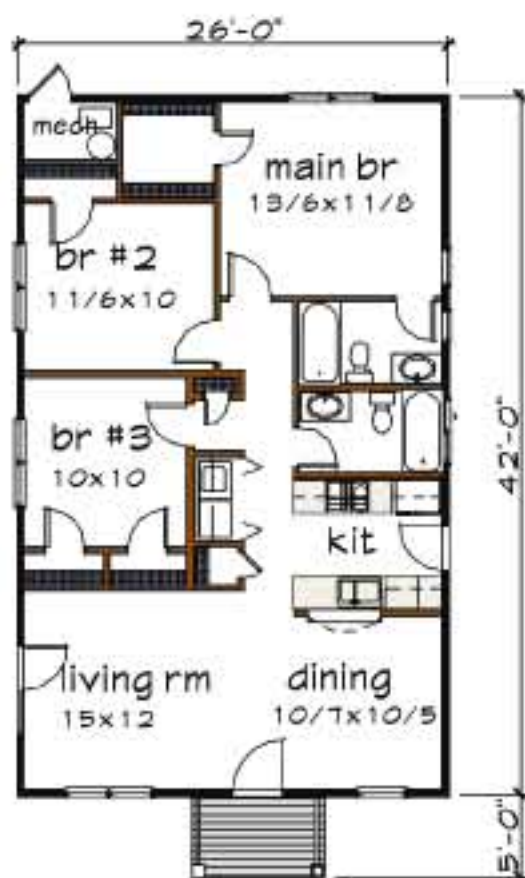
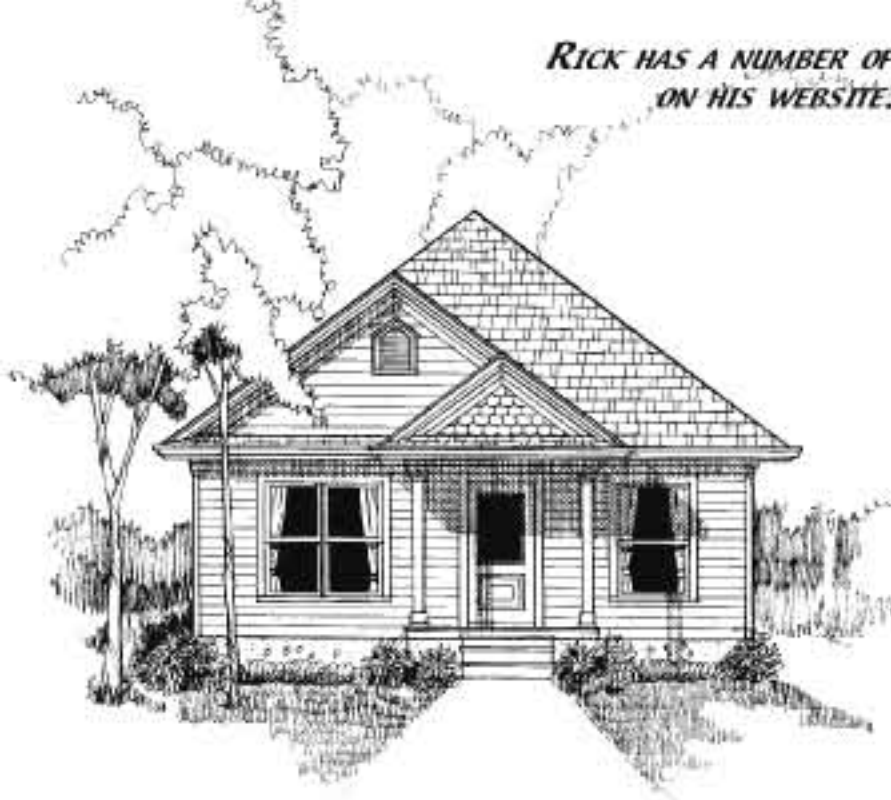
**Rick Thompson
Architect**



www.thompsonplans.com

P O Box 160
Lake Junaluska, NC
28745

828-627-1479



Floor 1 plan

plan #

1001A

Size fl 1 1092

Size fl 2 0

Size Total 1092

Width 26'-0"

Depth 42'-0"

Porch 5'

Fl 1 ceiling 8'

Fl 2 ceiling

Roof pitch 9/12

Height 19'-6"

Prints 5 sets Please see
Prints 8 sets web site for
Vellums current
Material list pricing
CAD thank you

Please specify foundation type (crawl standard) Available types - Crawl or Slab

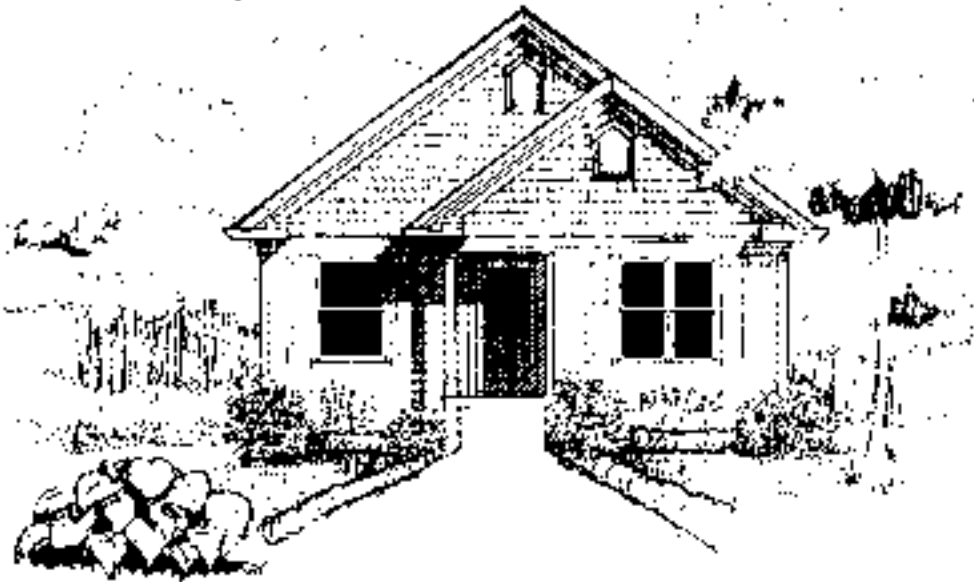
Rick Thompson Architect



www.thompsonplans.com

P O Box 160
Lake Junaluska, NC
28745

828-627-1479



plan #

1101A



Size fl 1 1152

Size fl 2 0

Size Total 1152

Width 26' + 1'-10" bay

Depth 50'-6"

Porch 6'

Fl 1 ceiling 8' or 9'

Fl 2 ceiling

Roof pitch 9/12

Height 19'

Prints 5 sets Please see
Prints 8 sets web site for
Vellums current
Material list pricing
CAD thank you



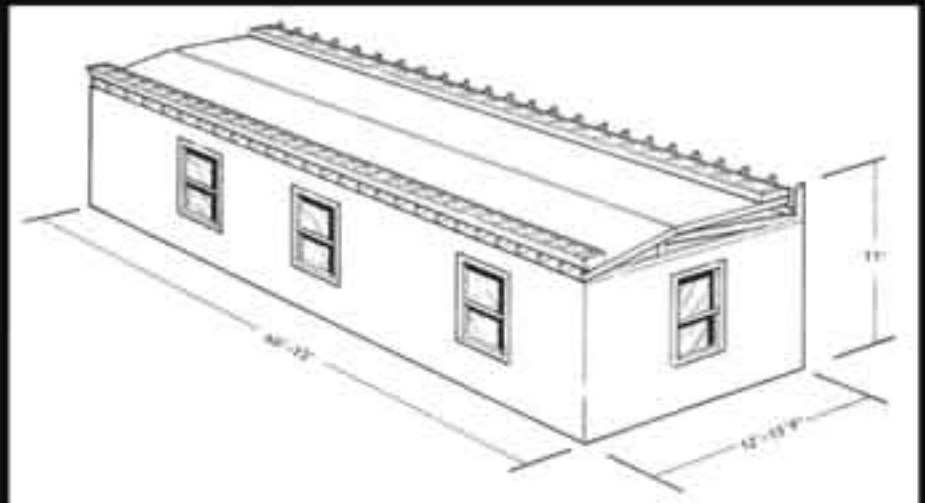
Floor 1 plan

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

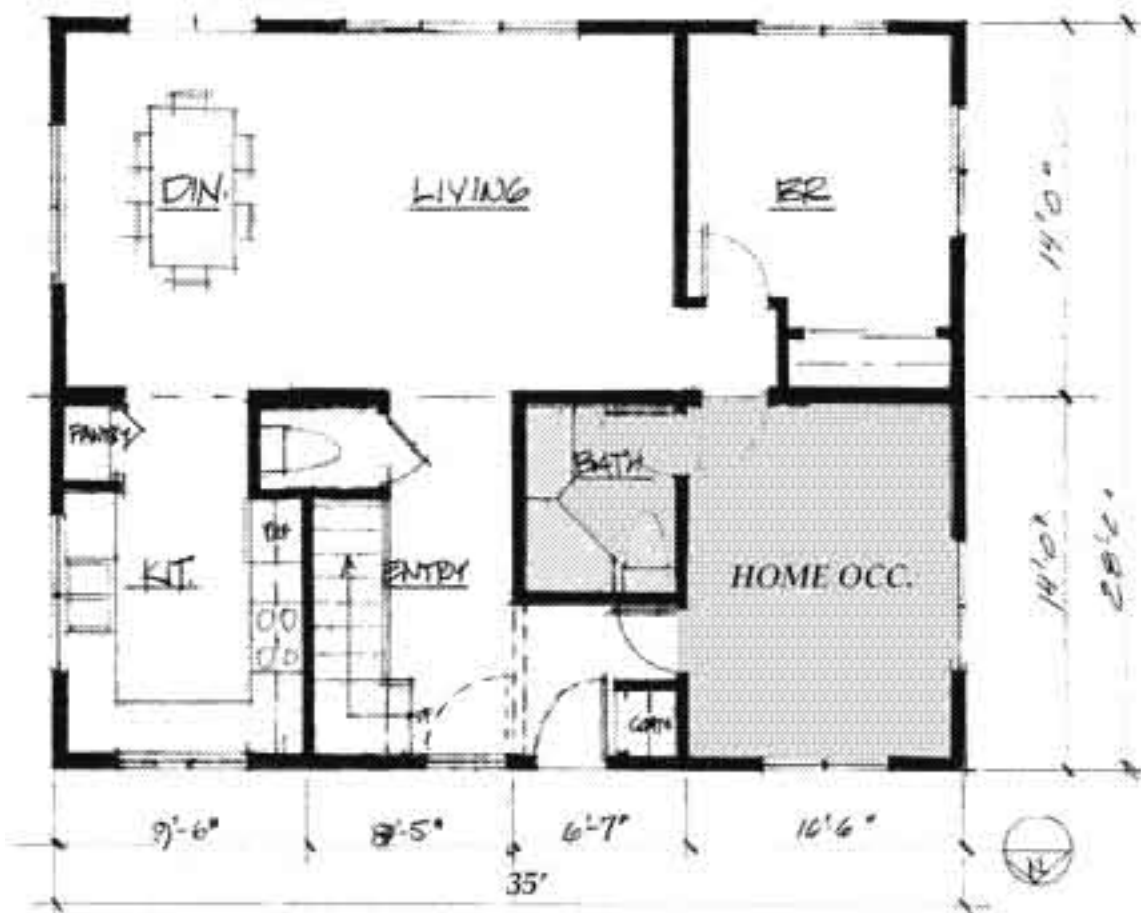
1.5 STORY HOMES

***1.5 STORY HOMES
HAVE SWING-UP
ROOFS, OR SIP
PANEL ROOFS
INSTALLED ON SITE.***

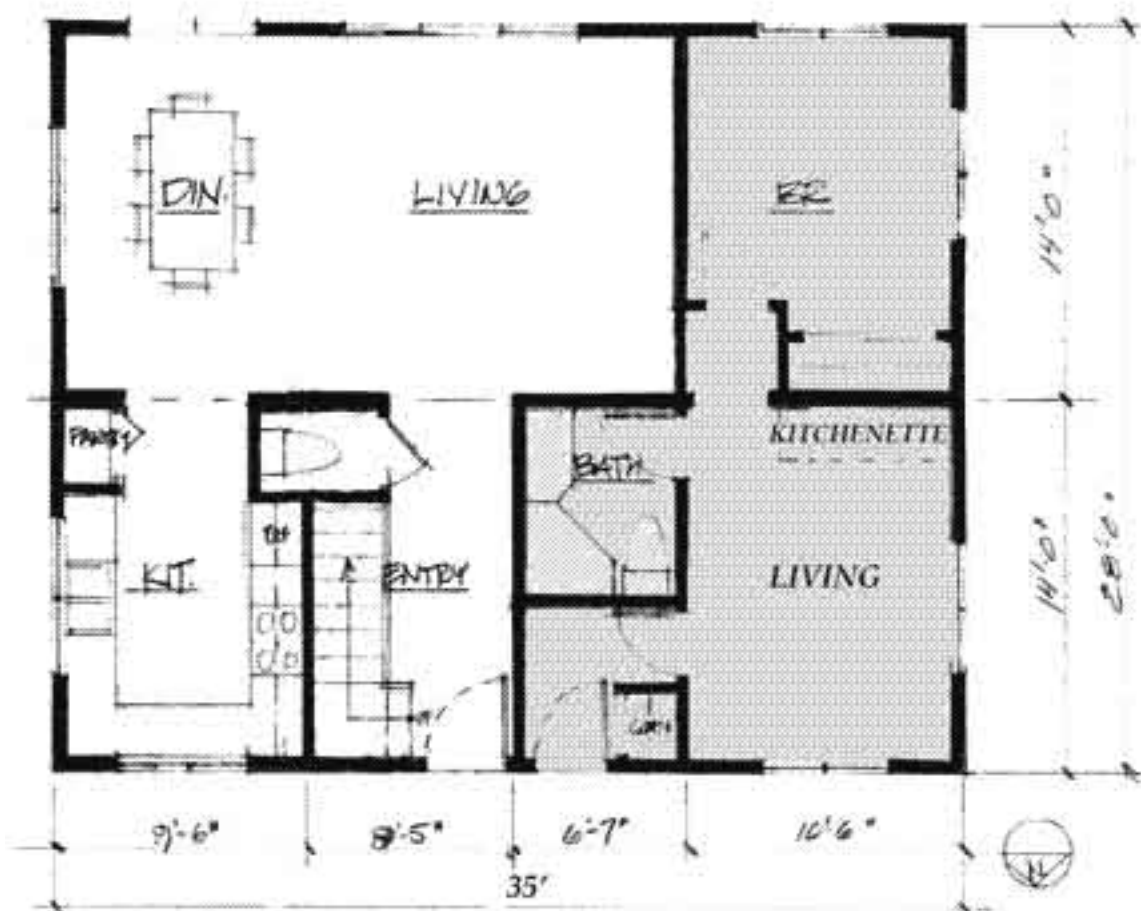
***DELIVERY OF ALL
MODULES AND
ROOF PANELS
ON A SINGLE
TRAILER
CAN SAVE
\$1000/MOD
DELIVERY
COSTS TO
THE COAST.***







HOME OCCUPATION



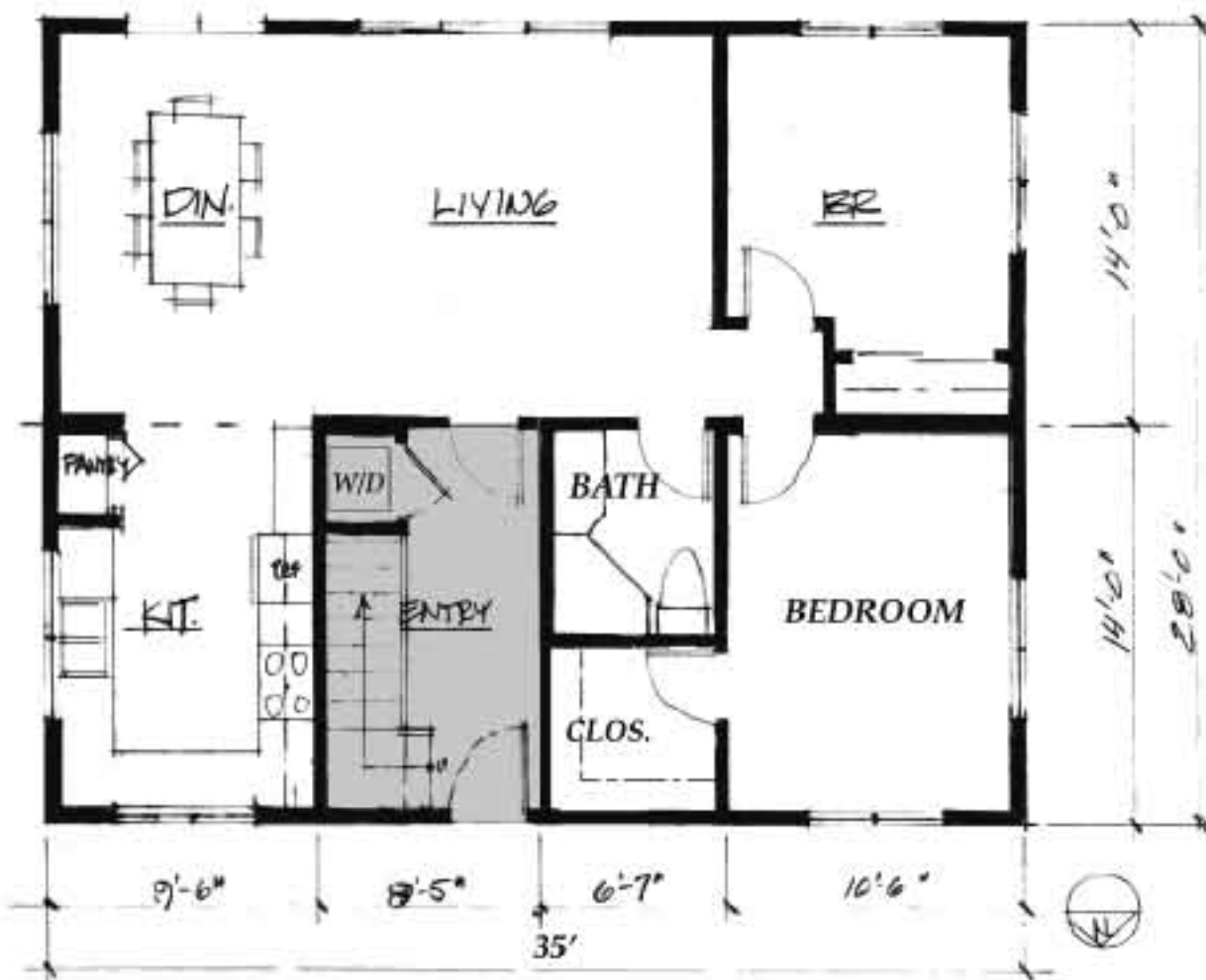
ACCESSORY DWELLING UNIT CONFIGURATION

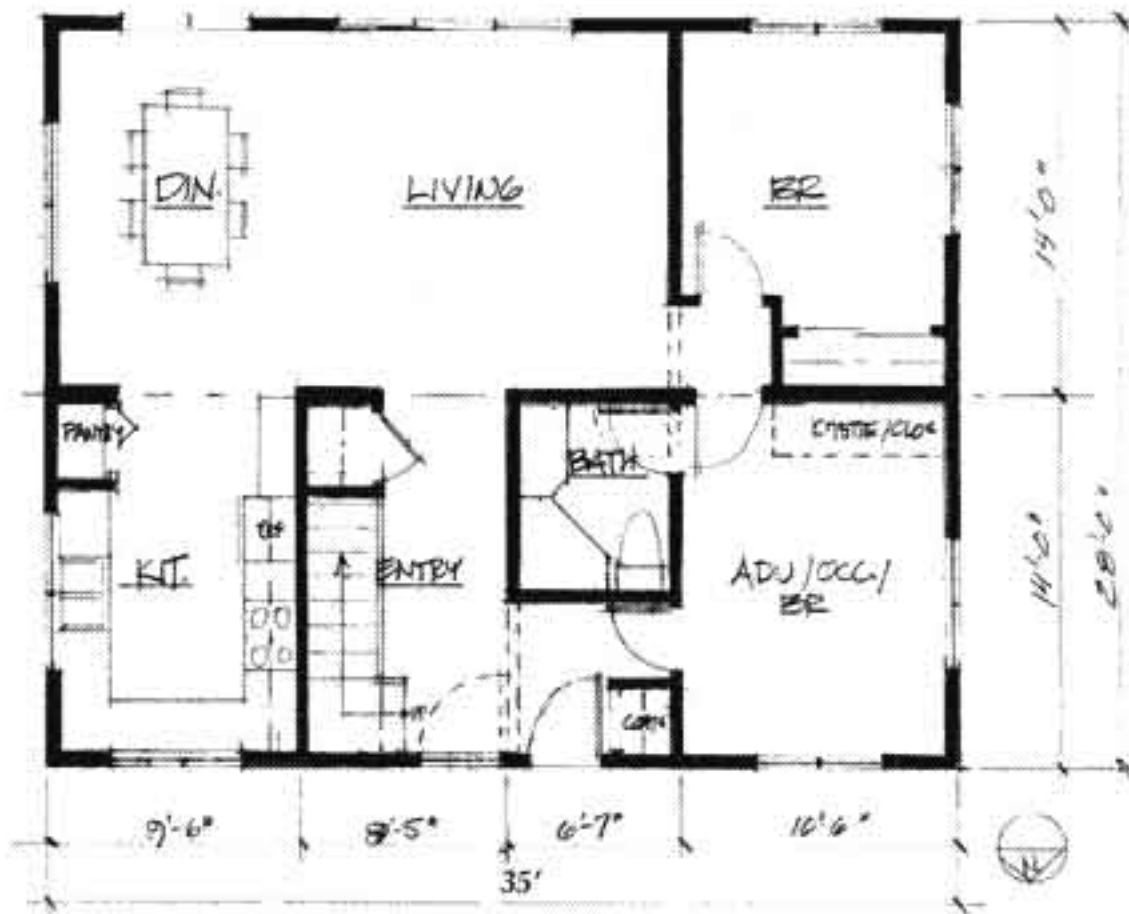


UPSTAIRS DUPLEX CONFIGURATION - 560 sq.ft.

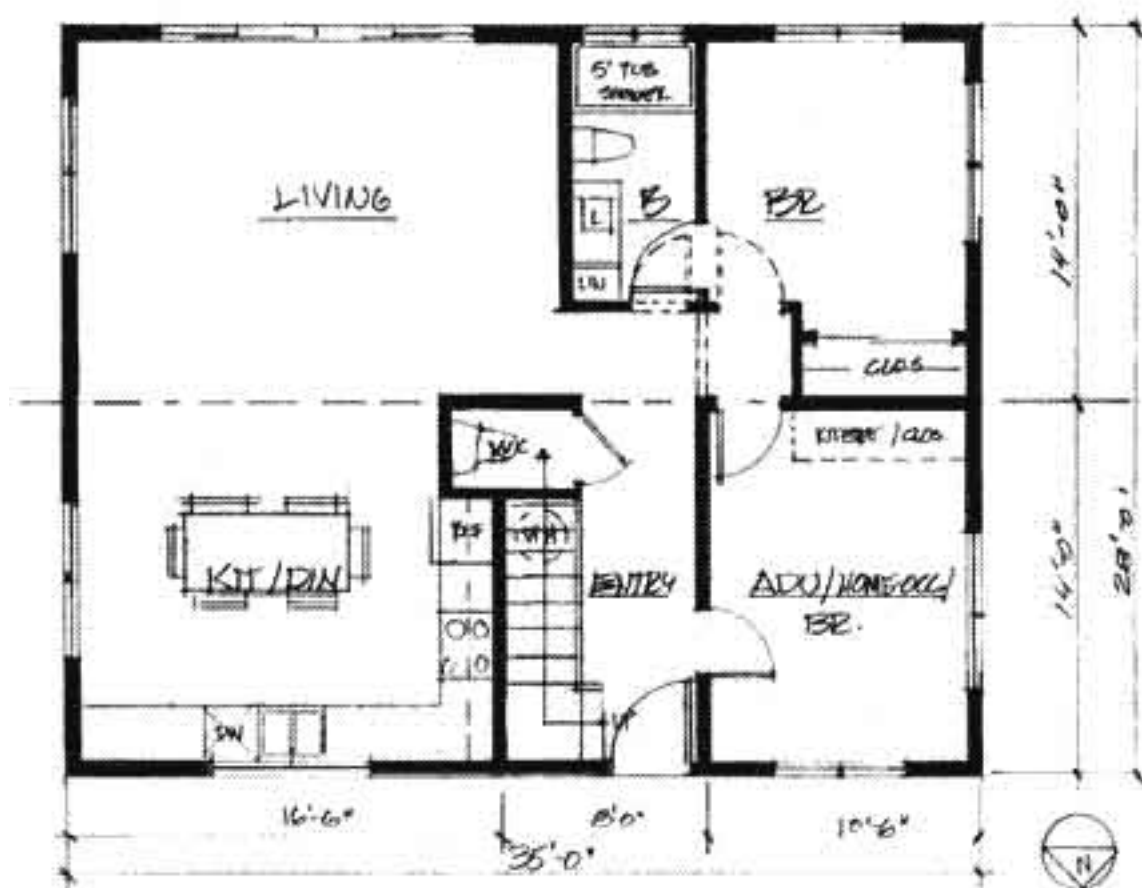
FLEXPLEX AS 2-BEDROOM DUPLEXES

DOWNSTAIRS DUPLEX CONFIGURATION - 860 sq.ft.



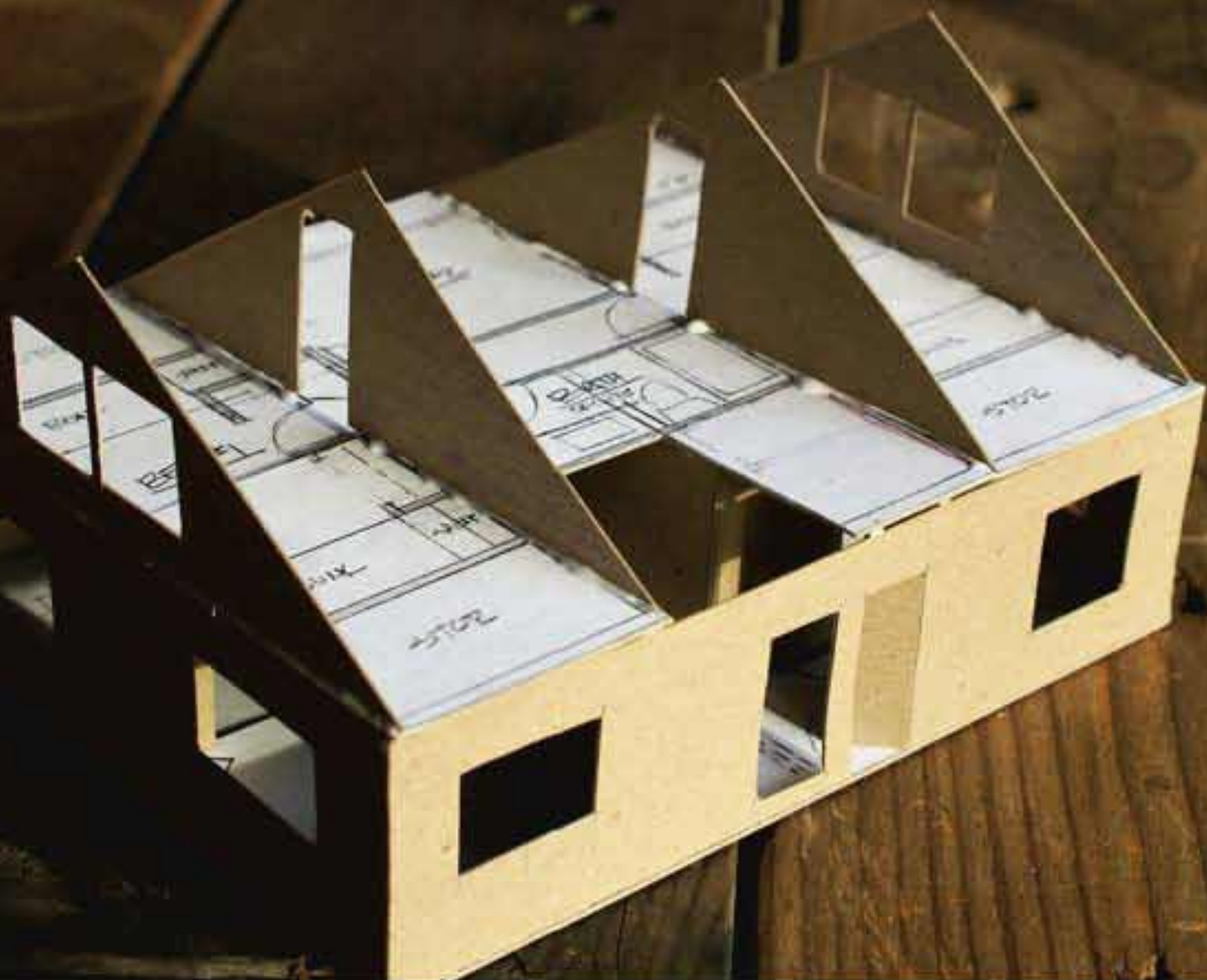


MOD-COTTAGE PLAN VARIATIONS









Dimensions

First Floor

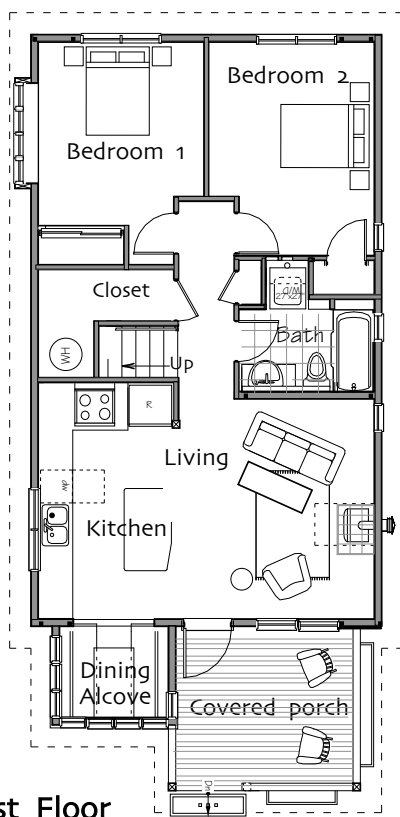
Kitchen/Dining	13'-3" x 21'
Bedroom 1	10'-4" x 11'
Bedroom 2	10'-4" x 13'
Bathroom	full

Second Floor

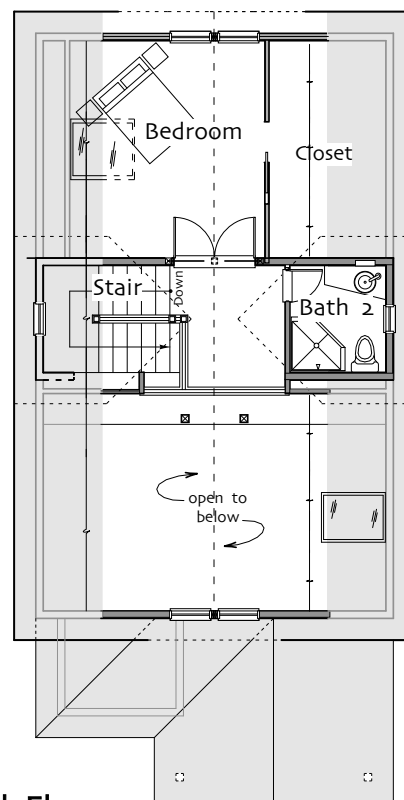
Bedroom	13'-3" x 10'
Bath	three-quarter

Total Heated Area 1218 sq ft

Footprint 22' x 46'



First Floor



Second Floor



GoodFit
Cottages and Small Houses

P.O. Box 230 • Langley, Washington 98260 • plans@rosschapin.com • www.rosschapin.com

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Coho C

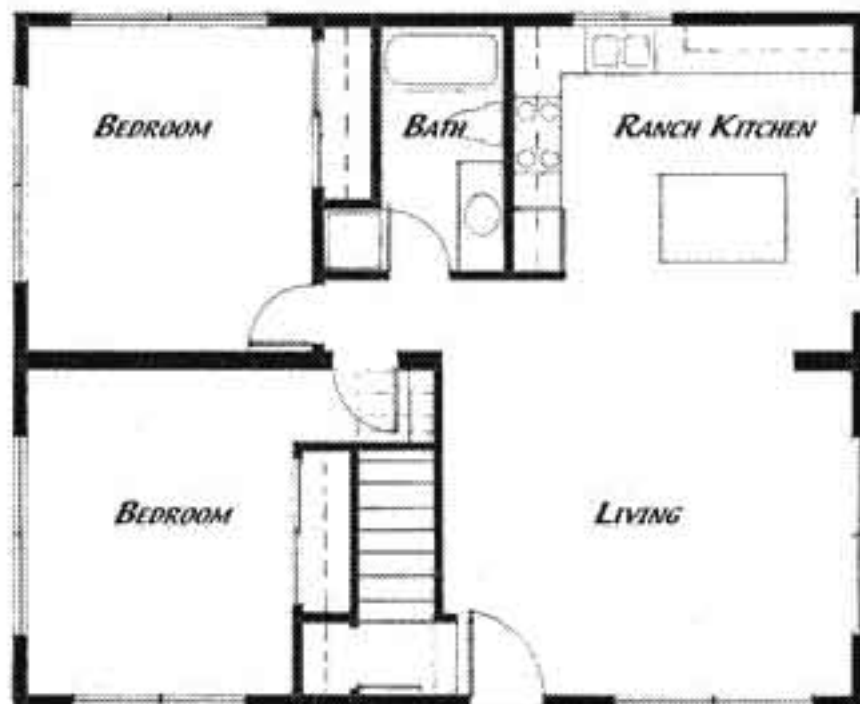


*GENERIC 1.5 STORY
SIP PANEL ROOF PLAN*

*DELIVERABLE ON
A SINGLE TRAILER*

28' x 34.5'

*966 SQ.FT. MAIN FLOOR
2 BED 1 BATH DOWN
2 BED 1 BATH UP*



*CAN BE PASSIVE SOLAR
ON ENTRY SIDE AS SHOWN,
OR ON RIGHT SIDE,
THOUGH ROOF SLOPE
MAY NOT WORK WITH
PVs.*



Dimensions

First Floor

Living/Kitchen	15'-6" x 23'
Bedroom	11' x 15'-2"
Bathroom	full

Second Floor

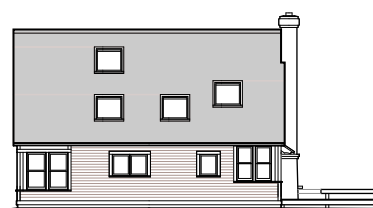
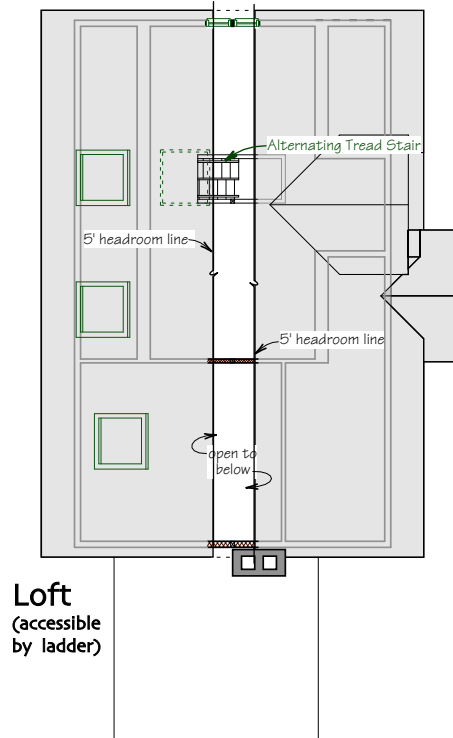
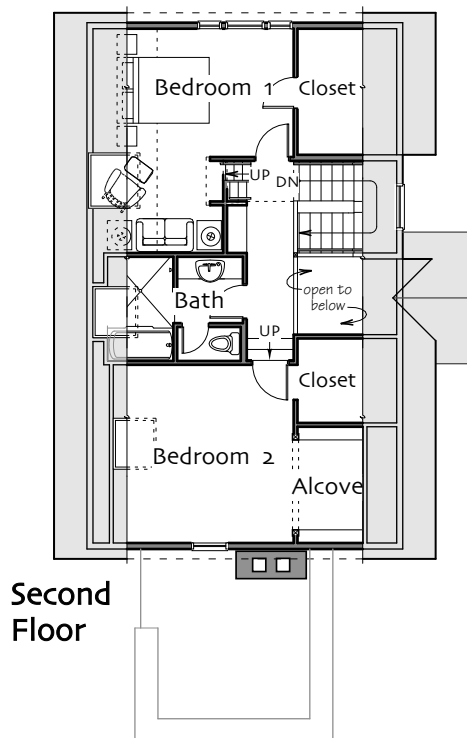
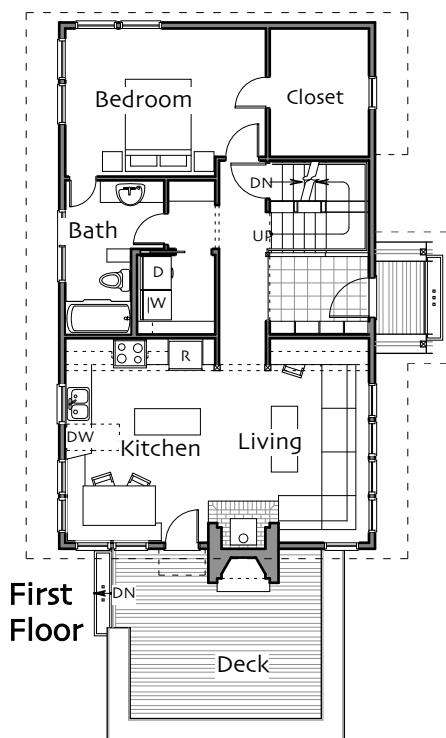
Bedroom 1	10' x 13'-6"
Bedroom 2	15'-6" x 14'
Bathroom	three-quarter

Loft Space	>5' 3'-6" x 26'
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Basement (unheated)	40' x 24'
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Total Heated Area	1679 sq ft
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Footprint	54' x 28'
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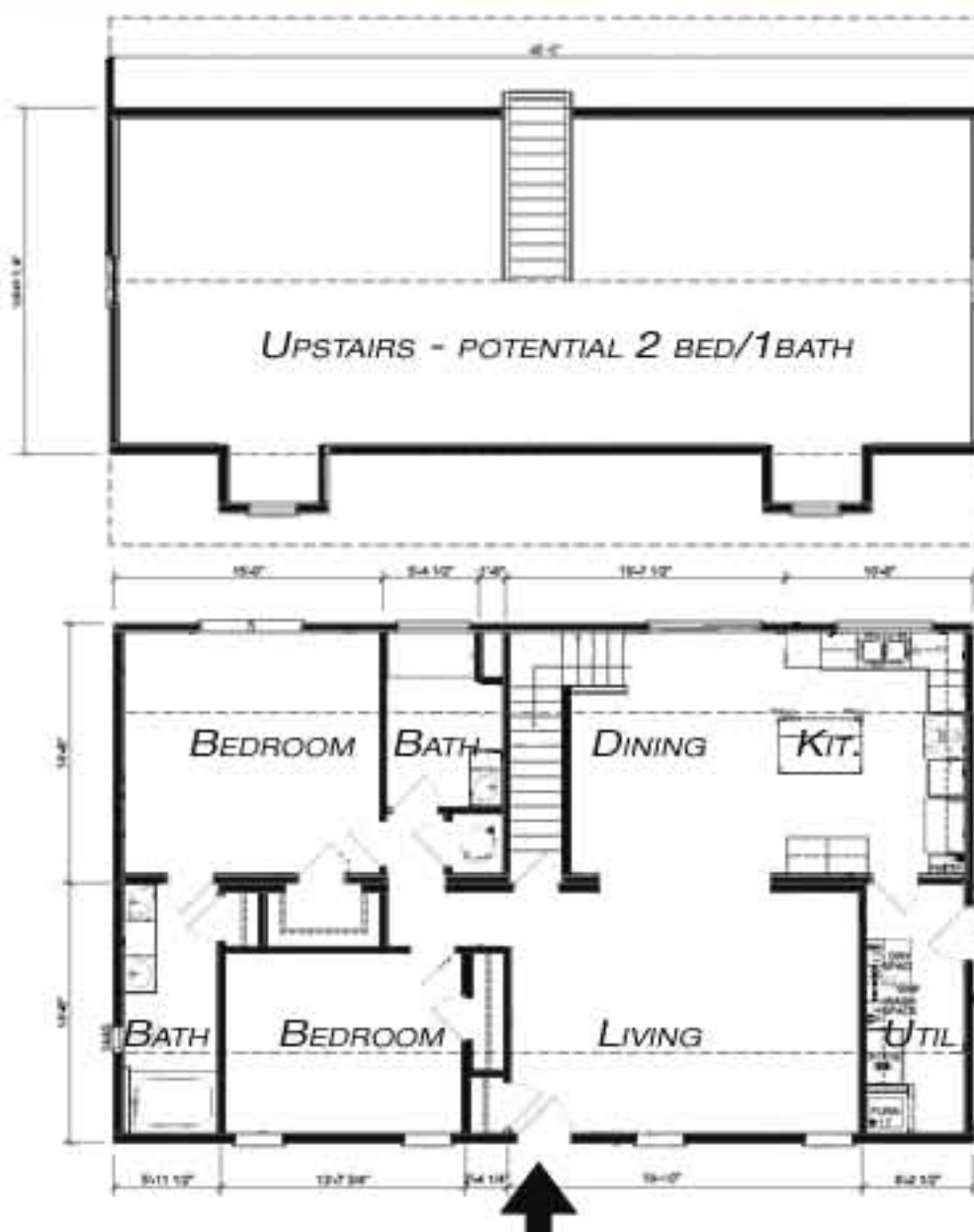


GoodFit
Cottages and Small Houses

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Gable House



CHAMPION GENESIS "ASTORIA"

*2 MODS
1392 SQ.FT.(DOWN)
POTENTIAL 4 BED/
TWO BATH*

29' X 48' FOOTPRINT

*\$67,615
FOB FACTORY*

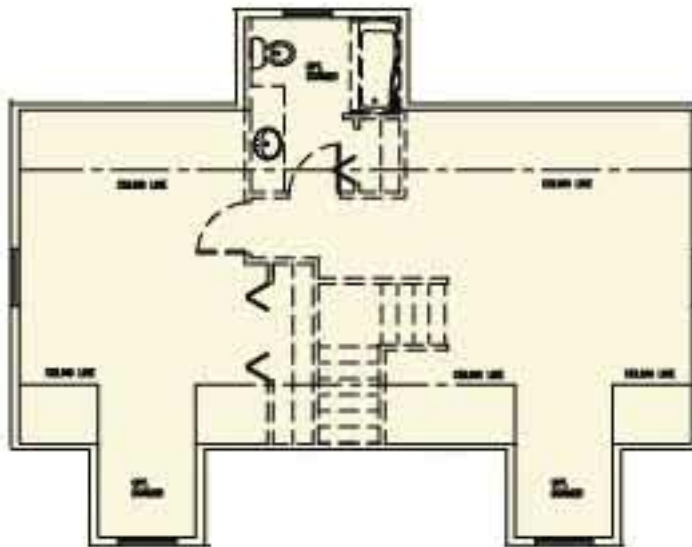


STRATFORD "BRISTOL"

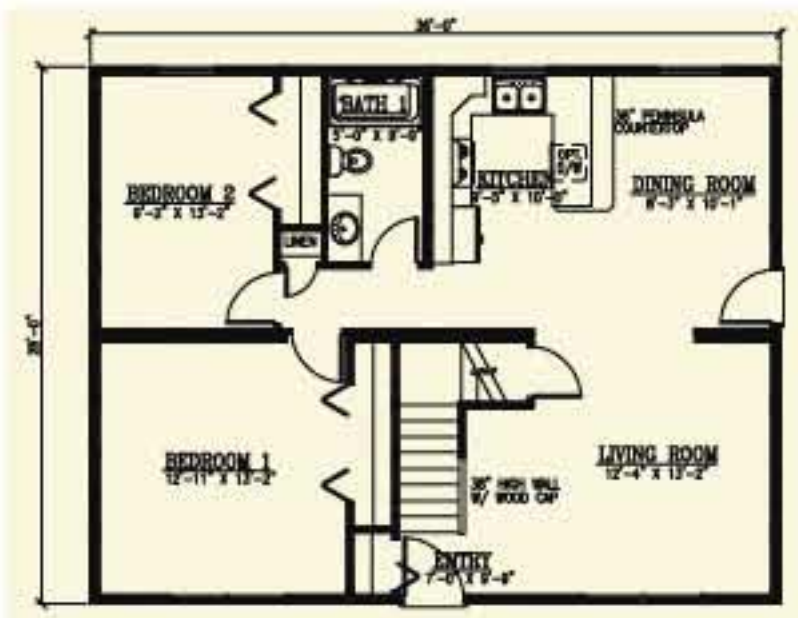
1008 SQ.FT.
2 BED, 1 BATH, PLUS
POTENTIAL 2 BED, 1 BATH
UPSTAIRS

28' x 36'

1.5 STORY, SWING-UP ROOF



\$48,962 BASED ON
CHAMPION GENESIS PRICE



TWO-STORY HOMES



***TWO-STORY HOMES
SAVE LAND,
REDUCE CONSTRUCTION
COSTS BY 20%,
AND REDUCE
ENERGY USE
BY 20%***

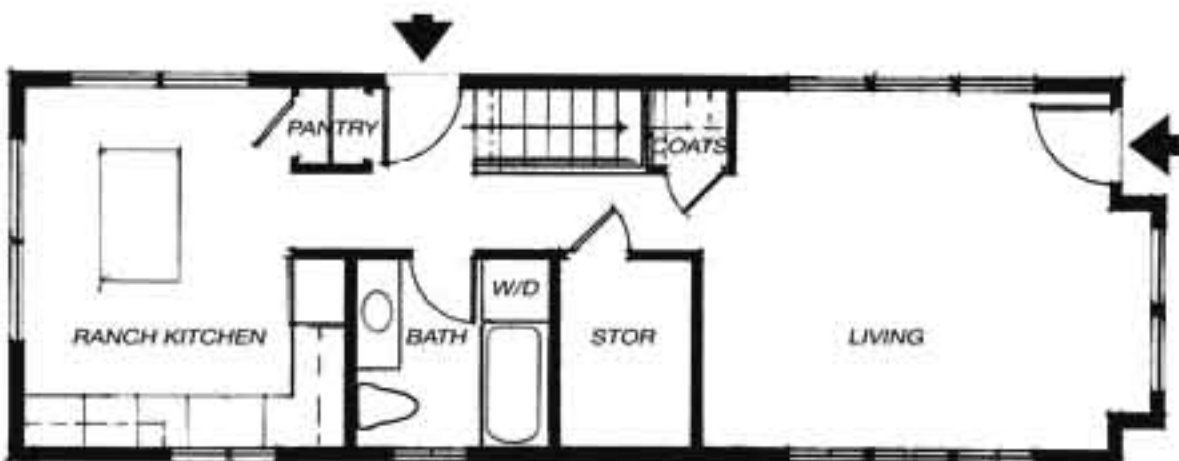
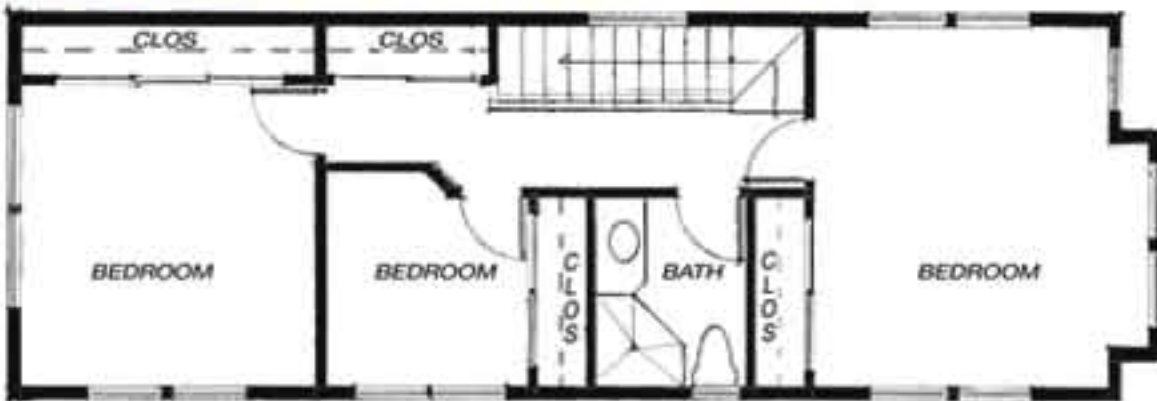


*Two-Story VICTORIAN
15'x45'*

*3 BEDROOM
1332 SQ.FT.*

Two MODULES

*(MODIFIED FROM
BARVISTA PLAN)*





NORTHGATE
PRICE FROM \$200,975**

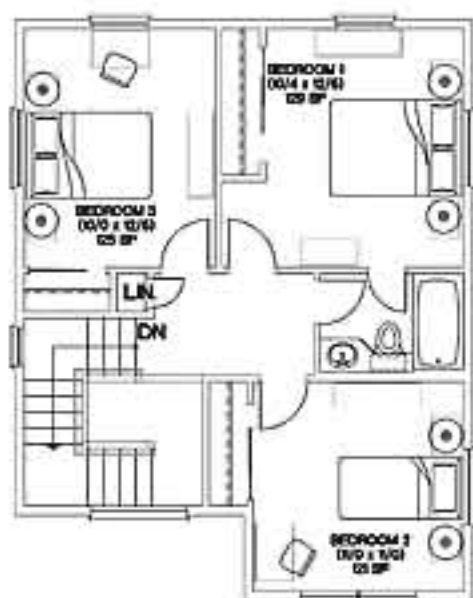
3 BEDROOMS
1.5 BATHS
DINING ROOM

1284 SQ. FT

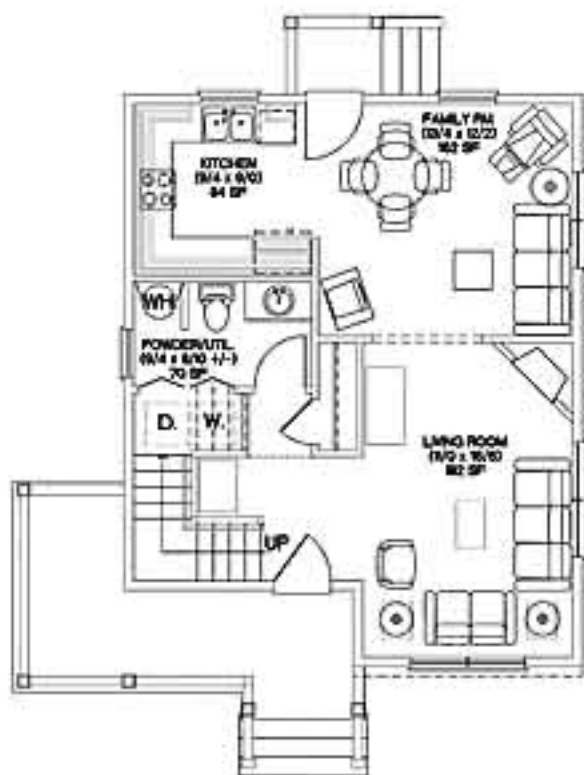


HOST HOMES, Pdx

***HOST HAS A LARGE NUMBER OF
 DESIGNS AVAILABLE ON THEIR SITE.***



PLAN "G-1"
UPPER LEVEL (649 SQ. FT.)



PLAN "G-1"
MAIN LEVEL (635 SQ. FT.)

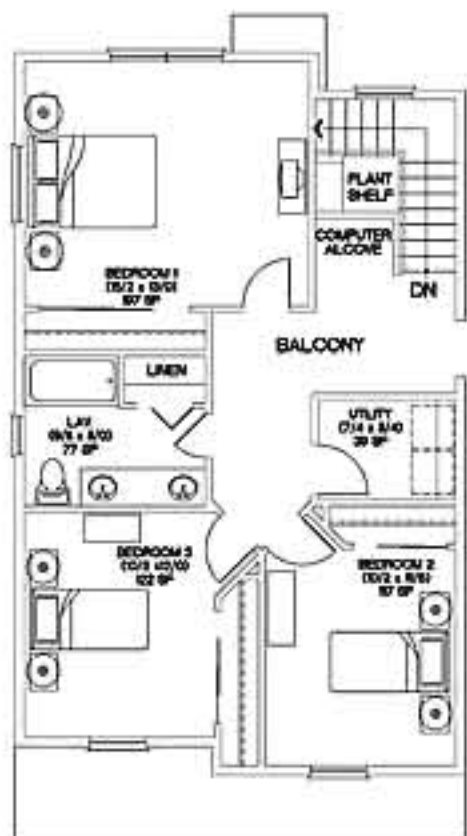


THE TRENTON
FROM \$220,000*

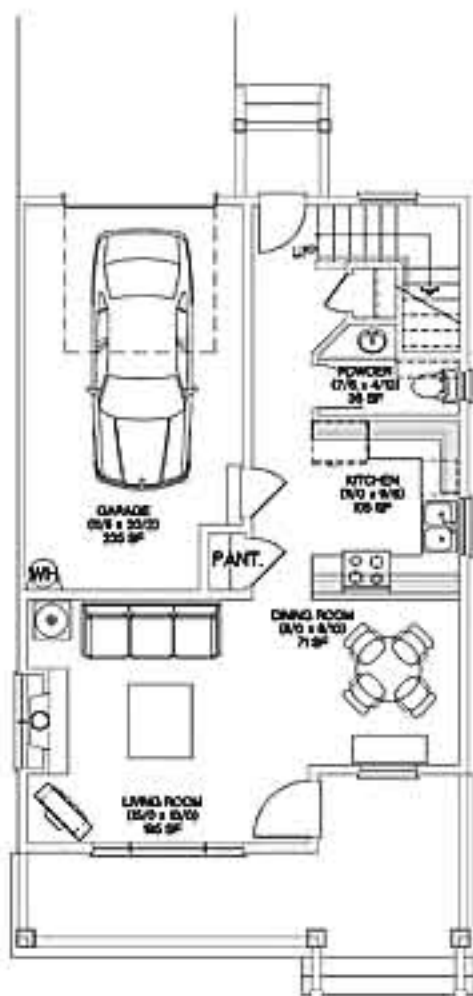
3 BEDROOMS
1.5 BATHS
DINING ROOM
ATTACHED GARAGE

1328 SQ. FT.

HOST HOMES, PDX



PLAN "J"
UPPER LEVEL (879 SQ. FT.)



PLAN "J"
MAIN LEVEL (553 SQ. FT.)

The Roselawn

4 Bedrooms

Off-street parking

Lot 17—phase 1 (large lot)

\$248,000

Lot 28—phase 1

Lot 30—phase 1

Lot 33—phase 1

\$243,000

*Artist's conception. Actual design, colors and landscaping may differ.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

HOST Development is a non-profit housing developer. HOST was founded in 1989 with the mission of providing affordable home ownership opportunities to build strong, vibrant communities. We have helped over 250 renters become home owners.



LEED.
for HOMES

HOST Development, Inc.
3835 NE Hancock St, Ste 101
Portland, OR 97212



HOST

Home Ownership

DUPLEXES AND ROWHOUSES



RAYMOND PARK HOMES



FRONT ELEVATION



LOWER FLOOR

**3 bedroom, 2 bath
attached homes**

**1,327 sq ft incl.
bonus room
+ 348 square foot
single car
attached garage
\$250,000**



MAIN FLOOR
FLOOR AREA

Garage Floor	204 sq ft
Main Floor	475 sq ft
Upper Floor	648 sq ft
Total	1,327 sq ft
Garage	204 sq ft



UPPER FLOOR

FLOOR AREA

Garage Floor	204 sq ft
Main Floor	475 sq ft
Upper Floor	648 sq ft
Total	1,327 sq ft
Garage	204 sq ft



HOST

Home Ownership
a Street at a Time

HEART DOESN'T COST MONEY!



Bill and Athena Steen's "Houses that Sing" project showed the wonderful potential of owner-built clay plaster and ornament.



We want homes, for our community, that have hearts.

Putting love into a home doesn't require money, only opportunity and intention.



Simple hand-painted designs can add a personal touch.



Native plant landscaping can grow a wonderful connection to the world around us and snuggle our homes into it.

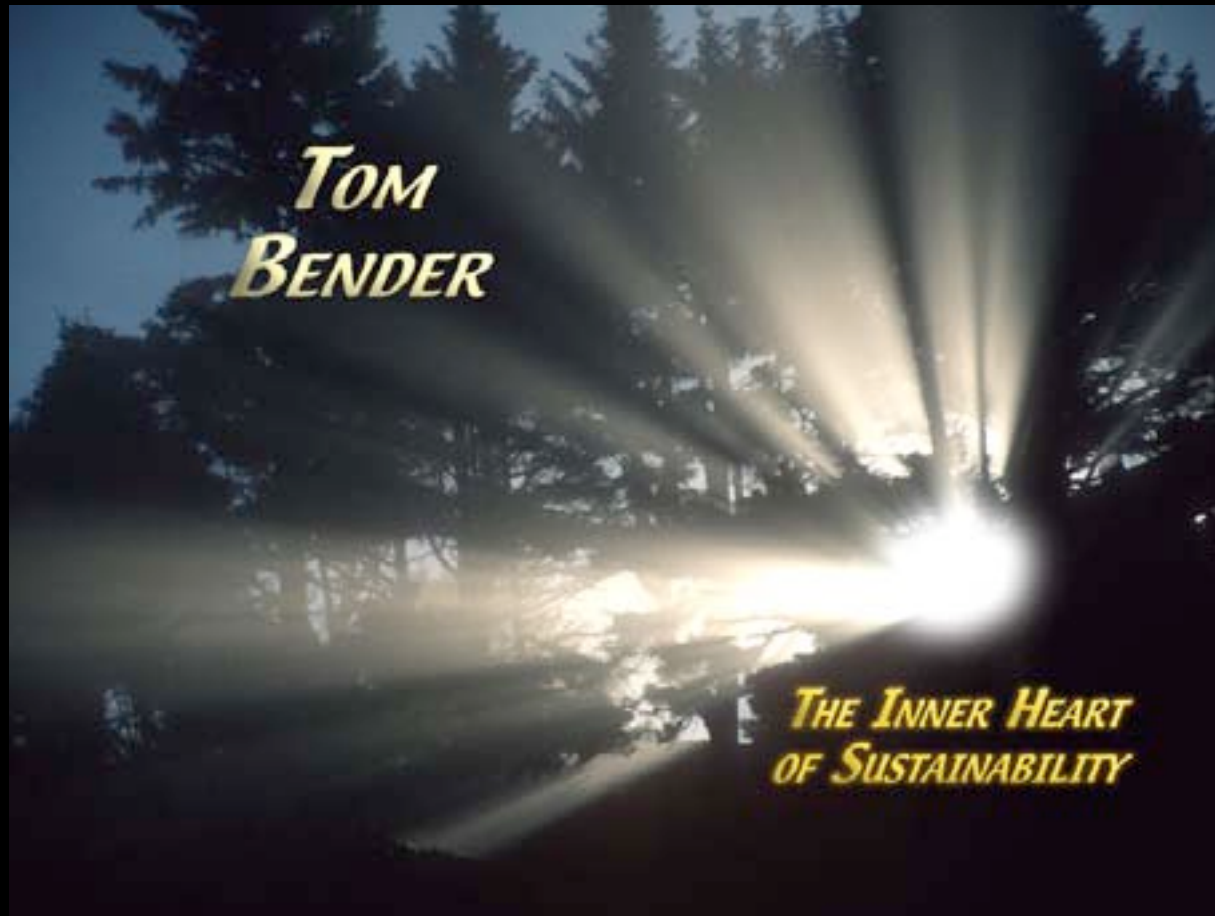


Humor in our homes? What a concept!



***MAGIC CAN
BE ADDED
TO A HOME
IN MANY WAYS!***





www.tombender.org

tbender@nehalem.tel.net