

DOMINICK TRINGALI ARCHITECTS

NEIGHBORHOOD STABILIZATION PROGRAM ARCHITECTURAL ASSISTANCE PACKAGE



HARBOR VILLAGE, KEEGO HARBOR MICHIGAN

CITY OF GROSSE POINTE PARK

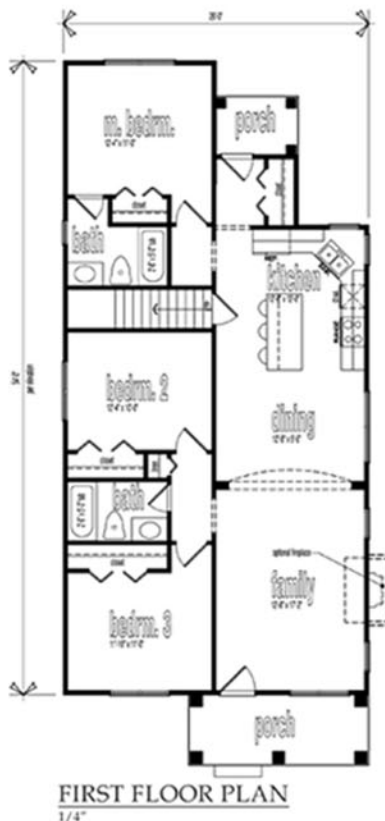
NSP Architectural Services

DTA collaborated with Grosse Pointe Park in a city led and funded rehabilitation and new construction project for a purchased block of existing homes and vacant lots. DTA completed sketch overlays of all existing homes and provided architectural guidance for inexpensive rehabilitations. For new construction DTA designed an efficient product line that was architecturally consistent with existing neighboring homes. This effort was successful by minimizing the budget and providing enduring architectural designs.



proposed infill streetscape

existing

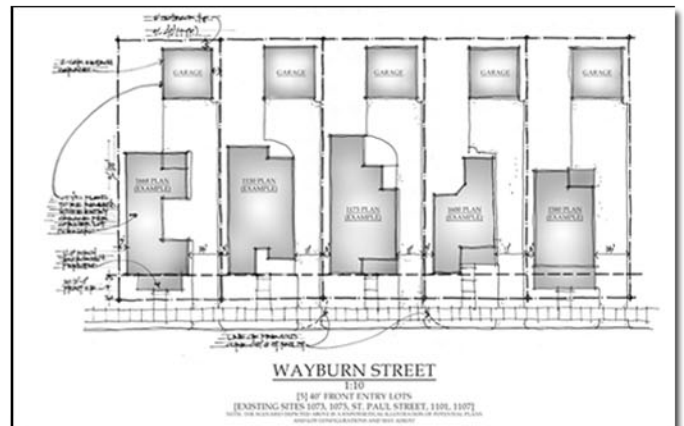


proposed infill plan

proposed



affordable rehabilitation of existing homes



neighborhood planning & visioning

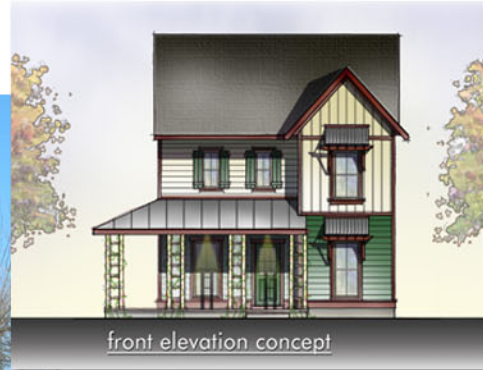
AFFORDABLE LEED-H CERTIFIED DESIGN

NSP Architectural Services

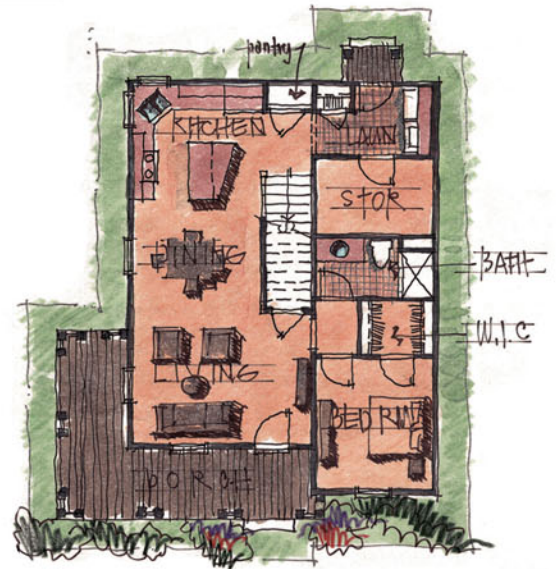
At 1,750 square feet and built for just under \$100,000, this two-story LEED Platinum certified home is truly an example of new, innovative home design geared for today's neighborhoods. A perfect fit for neighborhood stabilization program infills, this affordable green plan incorporates sustainable building practices to reduce construction costs, reduce energy operating costs, and create a healthy living environment for a specific family. In addition, the prototype home has manageable utility bills at around \$800 per year, making it affordable for families.



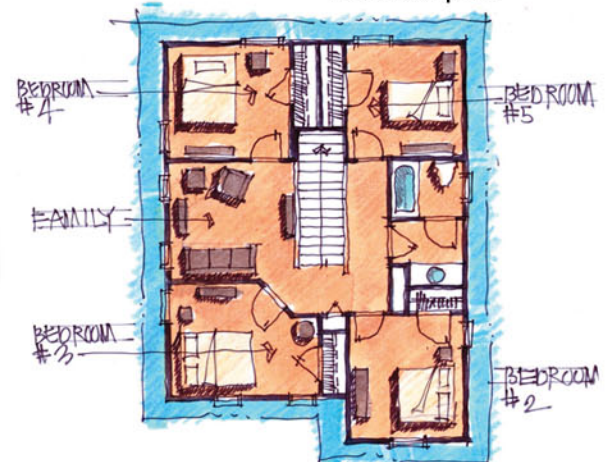
LEED-H Platinum designed home: Pontiac, Michigan



front elevation concept



first floor plan



second floor plan

LEED Design on a tight budget Includes:

- Extended overhangs to help shade sun
- Minimize number of windows facing north
- Layout of floor plan minimizes construction waste
- All rooms have two windows to create cross-ventilation (air conditioning not used)
- House and room sizes laid out according to plywood dimensions and stud spacing
- 24" stud spacing maximizes insulation space & minimizes construction waste
- Computer layout completed for all walls and ceilings to minimize drywall waste
- Energy seal package
- Single top plates on walls and single headers and two stud corners minimize cost, materials and waste while maximizing insulation

DTA'S NSP PLAN PORTFOLIO

NSP Architectural Services

These plans are winners of:



- Full portfolio of NSP plans
- Low fixed fee of \$3,500 to purchase a plan
- Plans come with a DTA Guide to Green Building Practices



DTA's portfolio of existing plans are efficient and simple to build, in a variety of architectural styles and designed for modern families. At just \$3,500 per plan, this is a cost effective way to enhance your communities with award winning, architecturally authentic homes.