



# canin associates' canin cottages

*Canin Associates introduces a new generation of moderate cost, high value compact homes that live comfortably in every room, every day, in a satisfying way without sacrificing design quality.*

## Small, Smart Design

Driven to innovate new site planning and home design concepts targeted for the new frugal buyer in today's economic downturn, Canin Associates has created a new series of floor plans called the Canin Cottages. *"The entire design package is a unique approach to driving costs down and quality up,"* said Brian Canin. Extensive research and sound design practices led to these high density housing types that meet the needs of homebuyers who want eye-catching curb appeal and right-sized homes of higher value with sophisticated design. The smaller square footage and reduced lot size make a significant contribution toward cost reduction and affordability, while still achieving beautiful neighborhoods. With over 50 conceptual floor plans, the Canin Cottage Series is very diverse with a broad range of square footages and flexible floor plans and can fit easily in new communities or infill locations.



*Canin Associates is an interdisciplinary design firm of planners, landscape architects and architects in Orlando, Florida with a track record spanning 30 years. The firm is comprised of idea-based professionals committed to creating sustainable communities and environments that enrich the quality of life treasured by current and future generations.*

*Canin Associates believes in designing great people places and this philosophy is integrated into all design concepts. The firm aspires to design places where people can relax, enjoy renewal of spirit and energy, where they can celebrate and rediscover simple pleasures and connect with family and friends.*

*Please feel free to visit our website at [www.canin.com](http://www.canin.com) or call our office at (407) 422-4040 if we can assist you.*

As community planners and architectural designers, we are challenged to invent unique solutions that boost sales for homebuilders and provide homebuyers with an exceptional, yet compact, place to live. Ideally, the solution will be inspiring spaces with well designed interiors that live comfortably while making efficient use of every square foot. Delivering a value-driven home does not preclude good design and interesting curb appeal.



*cottage homes designed for Harmony, Florida*

## Demographics

- Today's homebuyers, especially retiring baby boomers and Generation "Y" buyers, are seeking "right-sized" floor plans. They dislike "cookie-cutter" homes; they want homes with curb appeal and lasting value.
- The cottage plans are an attractive housing alternative for singles, young couples, young families, retirees and move-down buyers.



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*diverse lots and housing types*

## Planning the Canin Cottages

- The Canin Cottages are a versatile housing type designed as detached homes, but are adaptable to attached forms such as duplexes and paired homes. Clustered together, detached Cottages and Bungalows can achieve densities of 12-15 units per acre.
- The house and the garage form an attractive, private backyard "courtyard" space designed to promote outdoor living as an extension of the living space.
- Interior rooms facing the courtyards have large glass areas that expand the visual connection between the indoors and outdoors.
- Correct placement of the garage is vital to achieve the best streetscape in a Canin Cottage neighborhood, and our design allows the flexibility for a rear-, side- or front-loaded garage placement.
- Pedestrian-friendly blocks are enhanced with interesting courtyard street walls that provide privacy and enjoyable garden courts.
- Lot width allows each home one guest parking space on the street.
- Limited yard area and narrow sideyards eliminate the need for a lawn mower.
- Driveways are designed as outdoor rooms and can be a play court or enhanced landscaped sideyard.

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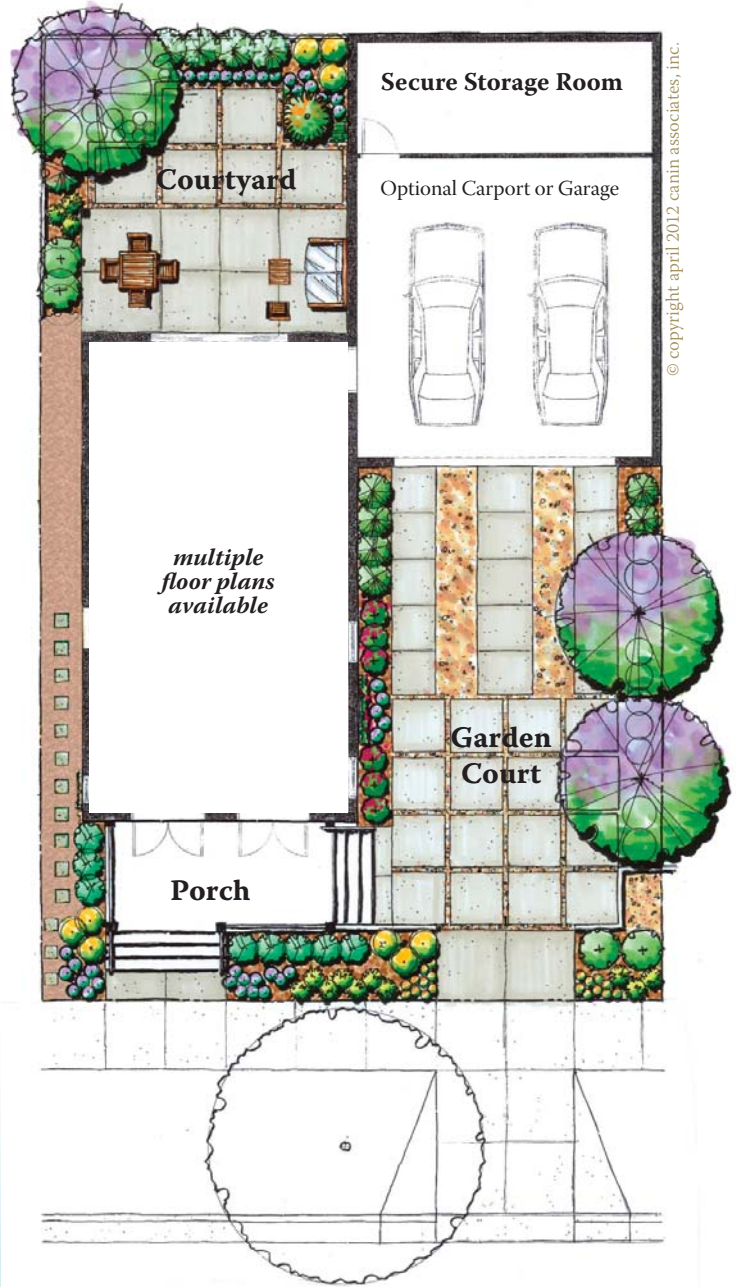


*streetscapes with strong curb appeal; simple, elegant elevations*



## Floor Plans

- Units range from 1,015 - 3,000 sq.ft. of A/C area with one, one-and-a-half and two-story building heights.
- Right-sized plans include combined kitchen/dining areas and living rooms that are open, expansive spaces.
- Rooms are designed to the right tolerances for proper furniture placement yet provide sufficient circulation and comfortable maneuvering.
- Higher ceilings offer a sense of expanded space and allow the tops of the windows to be set higher, letting daylight reach deeper into the rooms and providing privacy even though the houses are very close.
- Main floor areas and master bedrooms are designed for Aging-in-Place and Universal Design standards.
- Carports are optional and include locking storage sheds for plenty of storage, or they can be enclosed garages as an option.
- Demanded by buyers of smaller spaces, unique storage options are utilized throughout the plans including carved-out niches, vertical wall storage, shelving, efficient use of overhead volume space, larger attic cavities, sheds, and under-bed drawers.



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contemporary architecture attracts "gen y" buyers

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setback garages create pedestrian friendly streetscapes



*flexible architectural elevations*

## Value-Engineered Construction

- Efficient, cost-saving design with rectangular building footprints and simple trusswork; designed on a modular grid for full use of stock building materials with less cutting and material waste.
- Designs are well suited for prefabricated, modular or other systems-built technology to deliver better quality construction and to shorten construction schedules.
- Carport fire walls allow each lot to be developed individually or with garages attached.

## Green Building

- Smaller floor plans are more energy efficient with a smaller carbon footprint.
- Different tiers of green products and building material specifications can meet varying levels of Green Building Certifications.
- At a minimum, the homes could meet Energy Star requirements with Energy Star and Water Star appliances and building products.
- Some basic options include tankless water heaters, higher SEER air conditioners, spray foam insulation, dual-flush toilets and low-flow faucets, composite interior doors, porch decking with recycled materials and energy efficient and sound attenuated windows.

## Curb Appeal

- The possible architectural styles of the Cottages and Bungalows are virtually endless. Elevations can be adapted to buyer preference, from conservative and traditional facades to dramatic modern expressions.
- Exterior paint color palettes can be colorful and enhance the architecture.



*focus on outdoor living spaces*