



North Carolina
Housing Finance Agency
Financing North Carolina's Future

Strategies for Quality Design

Cooke Street Community



Cooke Street Community





Existing Conditions

DIMENSIONAL GRADE ASPHALT SHINGLES

16" DIA GABLE VENT OR 12"x18" MIN. RECTANGLE W/ 4" TRIM SURROUND

ACCENT SIDING (SHAKES, VERTICAL, PANELS, ETC.)

1x6 RAKE FASCIA

5/4x4 UNDER SOFFIT TRIM

WOOD OR PVC DRIP CAP ON 1x6 BASE BAND

ASPHALT SHINGLE OR METAL ROOFING

OFT. ALUM BUTTER ON 1x6 FASCIA

9'-1 1/2' (RECOMMENDED) CLS. HEIGHT

1x6 EAVE FASCIA, TYP.

LAP SIDING - 5" EXPOSURE

5/4x4 ON 5/4x5 CORNER BOARDS, TYP.

8" MIN. COLUMN W/ CAP & BASE TRIM

36" HIGH DETAILED HANDRAIL

SUB FLOOR

MAX 10'-0" WIDE DRIVEWAY OR RIBBON STRIPS, EXTEND 20' PAST FRONT OF HOUSE

NEIGHBORHOOD VARIATION RECOMMENDATIONS

1. VARY WINDOW PATTERNS
2. VARY FRONT DOOR STYLES
3. VARY ROOF SHINGLE COLOR
4. VARY PAINT COLORS
5. VARY COLUMN TYPES
6. VARY RAILING DESIGNS

12" RAKE, TYP.

OPTIONAL DECORATIVE BRACKETS

WOOD OR PVC DRIP CAP ON 1x6 ACCENT BAND

BOXED OR SLOPED EAVE, 16" MIN. OVERHANG

WOOD OR PVC DRIP CAP ON 5/4x5 HEAD TRIM

5/4x4 JAMB TRIM

1 1/2 TALL SLOPED SILL

WOOD OR PVC DRIP CAP ON 1x6 BASE BAND

BRICK FOUNDATION

WOOD STEPS (OPTIONAL BRICK) CONCRETE PORCH, T-0" MIN. DEPTH, 1/2" PROJECTING ROWLOCK

EXTERIOR ELEVATION RECOMMENDATIONS







TightLines Designs
creating great places to live

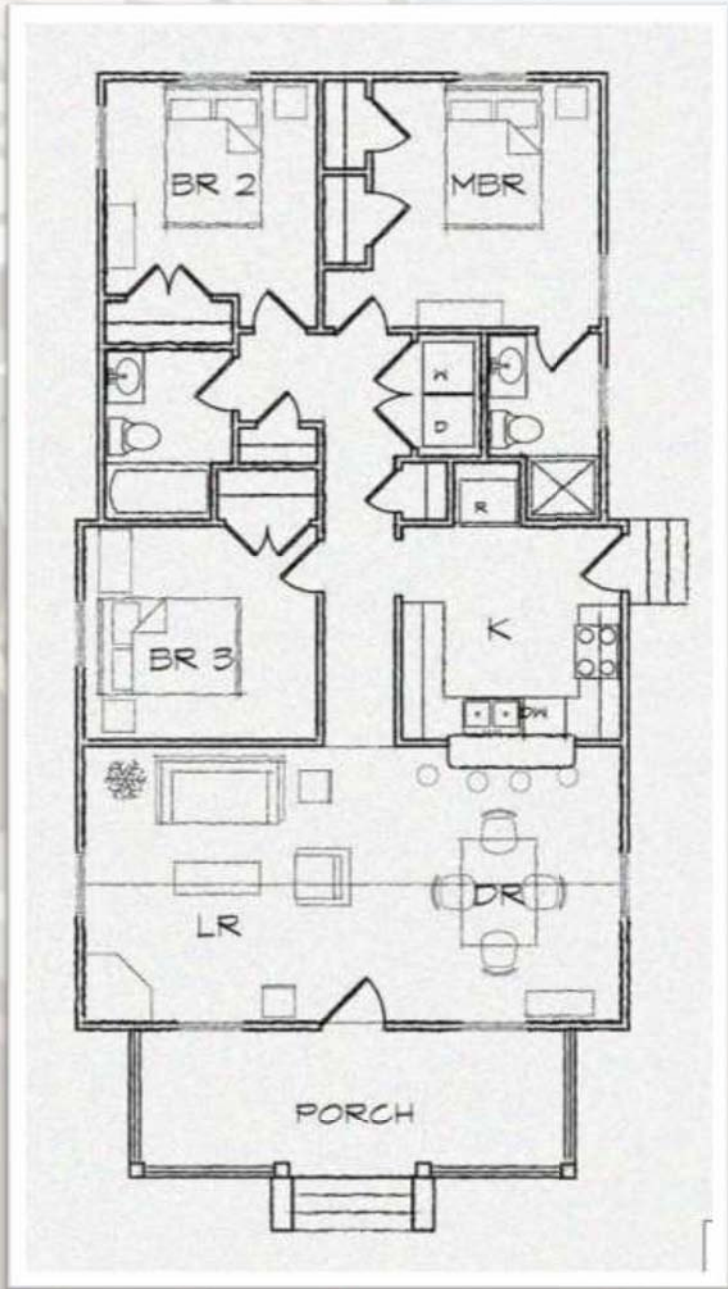


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The Hawkins



The Foxgate



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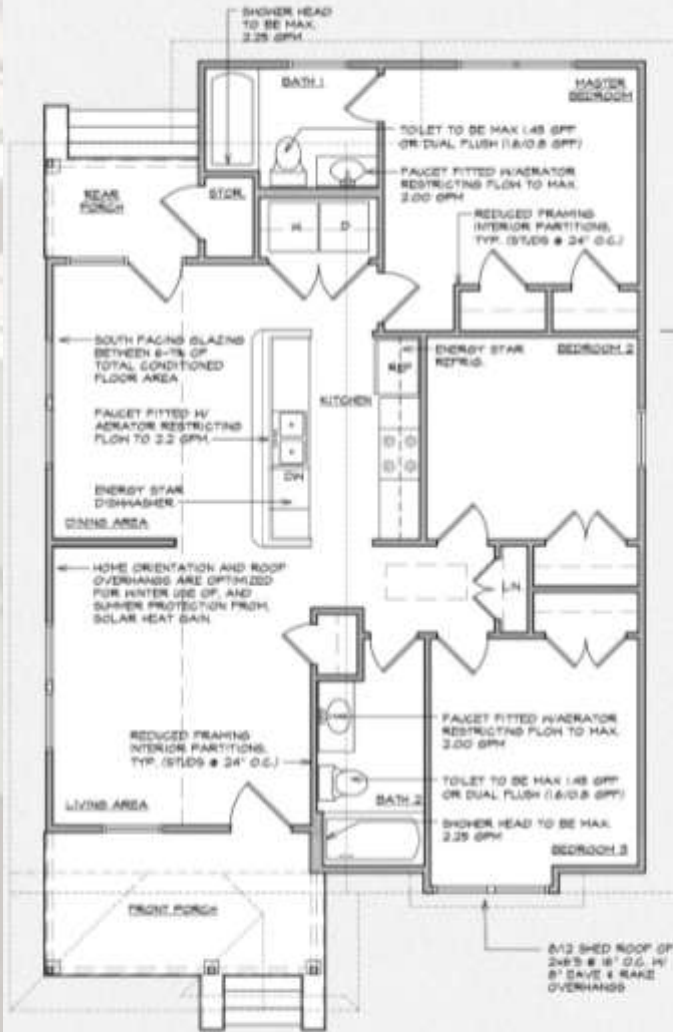


The 'Green' Carson



- Habitat for Humanity of Wake County
- City of Raleigh Community Development Dept.
- TightLines Designs
- HealthyBuilt Homes Program

The Carson



SOUTH ELEVATION



greenHOMES



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Martin and Bloodworth Street Communities





East Martin Street







South Bloodworth Street





Chatham Oak Community

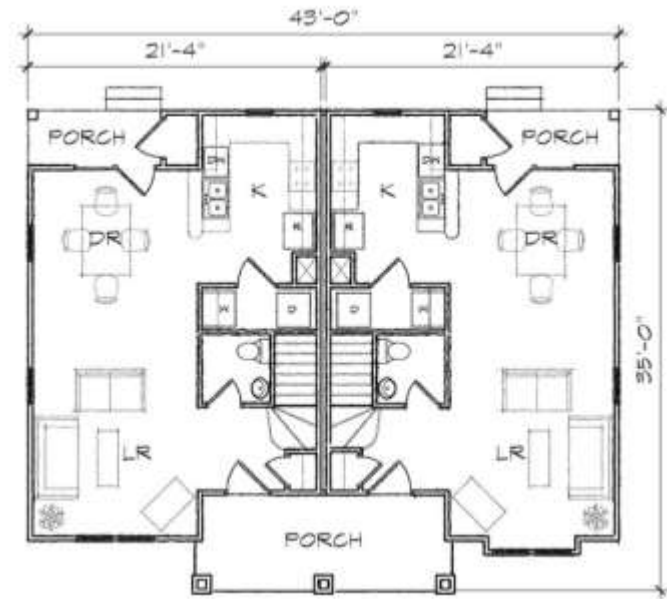
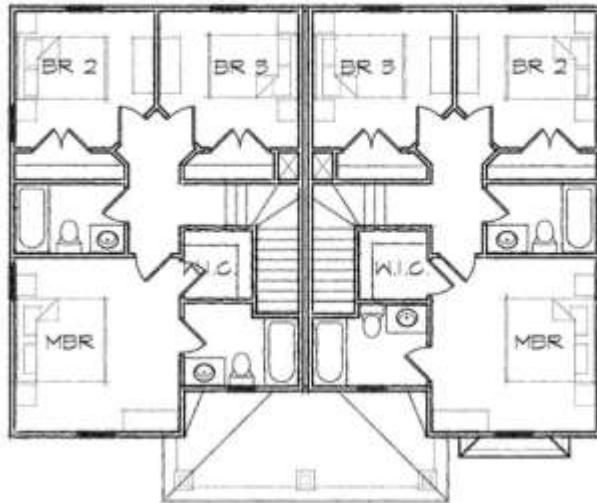




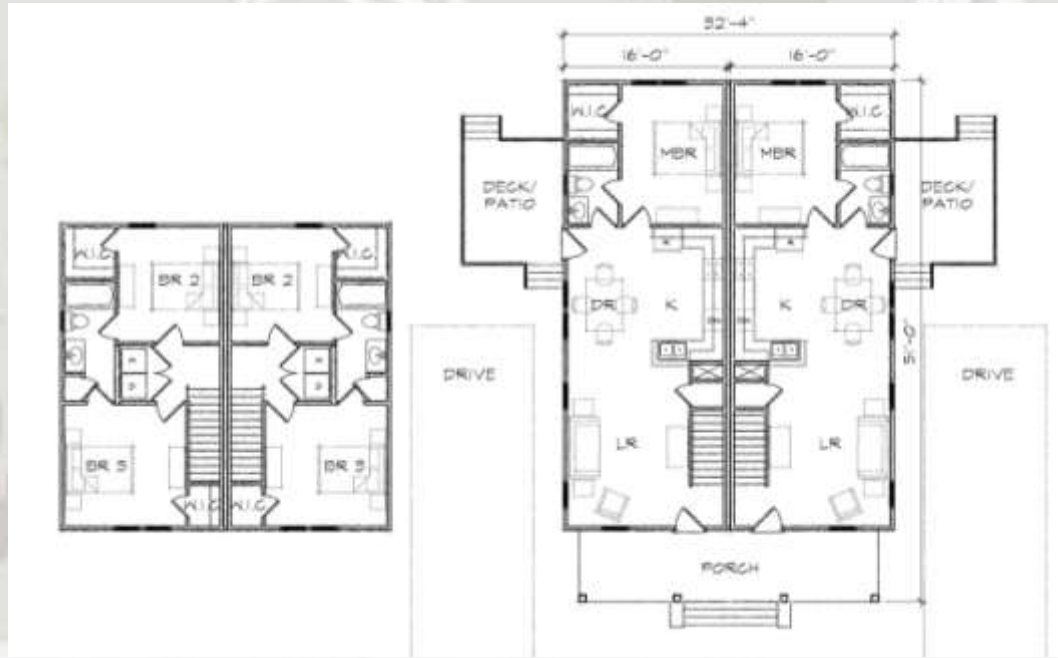
Chatham Oak



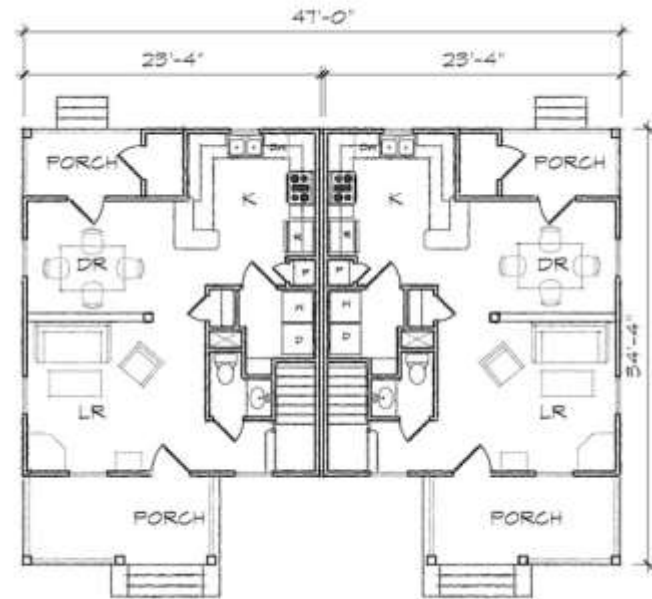
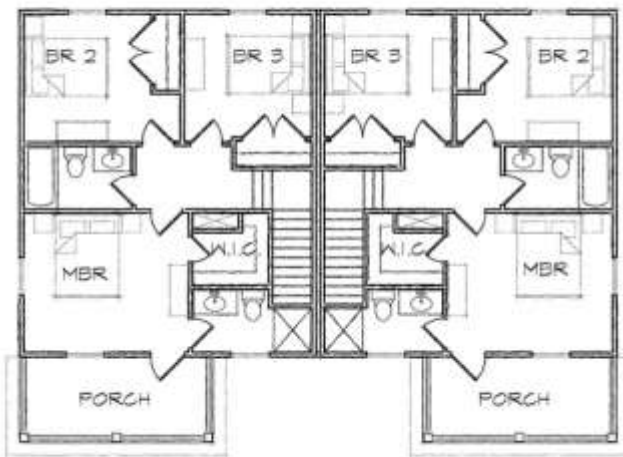




“M” Series Duplexes



"N" Series Duplexes



"F" Series Duplexes



Filmore Triplex

Sustainable Wisdom That's Worth Sharing.

TightLines Designs is a socially responsible architecture firm whose mission is to provide cost-friendly, quality affordable housing design solutions. From single family community development to elderly and supportive multi-family housing, we are committed to creating great places to live.

We are a full service architecture firm offering single house plans, custom single and multi-family designs and community development and planning services. When you partner with us you receive a commitment to sustainable, maintainable, and efficient in our designs.

Learn more about our mission.



TightLines' first Gold Certified North Carolina HealthyBuilt Home.

SEARCH OUR HOUSE PLANS



- Like us on Facebook
- Download our Brochure
- View Our All-in

Small House Plans

Quality You Can Afford. Our small house plans deliver curb appeal, environmental sensitivity and livability in an efficient and affordable footprint. TightLines Designs has been contracted all over the nation, many of which have been used as historic child housing and built for new neighborhoods to meet the needs of urban revitalization, affordable housing, downsizing citizens, and young families.

Community Design

A Sustainable Reputation. Our extensive expertise in providing master plans and consulting services for new and revitalized communities has helped develop diverse yet economically balanced communities with consistent architectural style and planning. Our experience and knowledge creates a connection of neighbors through sensitive design and a sense of belonging.

Multi-Family

A Sense of Belonging. The TightLines team offers industry expertise in a wide variety of multi-family projects. From market-rate apartments, condos & townhomes, to historical tax credit projects to supportive and affordable tax credit projects, we offer full design services for student, family, and senior housing. In every type of multi-family housing, we have a consistent commitment to high quality design that encourages community, safety and a sense of belonging.

Building Green

Comfort & Ethics Collaborate. TightLines offers homeowners energy efficiency, cleaner interior air to breathe, healthier building construction and materials, and low maintenance. Whether it's choosing low-VOC-painting and sustainable building materials, insulation options, certification options, or suggesting recycling bins on job sites, TightLines leads the way to building green.



TIGHTLINES NEWS-BLOG

08.08.12 News
Affordable Green Neighborhoods Grant: August 10th Deadline Quickly Approaching

The Bank of America Foundation and the U.S. Green Building Council (USGBC) have joined...
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07.26.12 News
TightLines Attends EarthCraft House Program Training

TightLines recently attended the EarthCraft House Virginia Single Family Program...
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David S. Maurer, AIA, LEED AP
President

david@tightlinesdesigns.com

Lindsay Locke, LEED AP, PMP
Director of Business Development

lindsay@tightlinesdesigns.com

TightLines Designs, Inc.

119 E Hargett St, Suite 300

Raleigh, NC 27601

800 958 0012

919 834 3600

www.tightlinesdesigns.com