

STORM RESISTANT HOMES

SITE PLANS | HOUSE PLANS | ELEVATIONS



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OUR MISSION

ICF- BUILDING A BETTER FUTURE

HOMES

SINGLE FAMILY

TWO FAMILY

MULTI-FAMILY

COASTAL

URBAN PLANNING DEVELOPMENT



DISASTER RESILIENT MODULAR HOUSING

Our mission: to be able to provide a storm-safe, energy-efficient and high quality construction alternative to the typical modular home buyer. An alternative that will better protect occupants of the home during a tornado, hurricane or bomb blast, when compared to traditional construction. The structure would be a viable residence for at least one hundred years with only minor repairs and finish replacement.

The use of Insulated Concrete Forms, as well as a concrete roof and floor slab, will provide long-term structural integrity and an energy-efficient, eco-friendly, low cost building alternative using local products and labor.



Our idea: Civic Consultants Inc. has designed a complete Disaster Resilient Modular Housing package that provides families with a strong energy efficient, high quality, long lasting, affordable home in disaster prone areas of the United States.

The homes in this package are designed to include everything required to move in. Home owners will be responsible for furniture, a lot, and utility hook ups. All building and finishing materials are included in the package and all labor will be provided by the trained ICF installer. Once the new owner selects a desired floor plan and style of home with their builder, and after providing a lot to build on, their new storm-safe ICF home can be ready in four to six weeks. We will have stock packages readily available for recovery efforts after a storm hits.

Building with Insulated Concrete Forms will allow home owners to be safe in a storm, obtain a normal 30 year mortgage, live in a comfortable, quiet home without using much energy, and have their home serve as an investment they can sell when needed.



Hurricane Ivan August 2004 - \$81 billion in damages, 91 lives taken. ICF home survives the storm.



Hurricane Katrina August 2005 - \$108 billion in damages, 1,833 lives taken. ICF home survives the storm.

FACT: The majority of deaths in tornadoes and hurricanes are people taking shelter in modular homes. While modular homes provide a low cost place for people to live, they are not built to withstand extreme weather conditions.

A modular home built with Insulated Concrete Forms can be built in four to six weeks for approximately the same cost as a typical modular home. Homes built with Insulated Concrete Forms offer better protection for its occupants during a storm and will stay intact after a flood, resulting in reduced replacement costs.

Insulated Concrete Forms are extremely energy-efficient and are able to provide a zero carbon footprint. With the addition of some photo voltaic solar roof shingles, these modular homes can operate completely "off the grid".

Civic Consultants Inc. has the solution for strong, energy-efficient, high quality modular housing to keep American families safe.



Building a better future

Recycled Materials - ICF's are manufactured from expanded polystyrene. The forms are almost exclusively created from 100% recycled polypropylene and steel.

Building Durability - Insulated Concrete Forms offer a structure built out of concrete, one of the most durable building materials which result in buildings that stand the test of time. Building with ICF means high impact resistance and maximum safety in high wind areas.

Waste Reduction - The unique ICF building system creates less waste during the construction process, sending less waste to our landfills. All waste is 100% recyclable.

Mold and Pest Resistant - Insulated Concrete Forms have been laboratory tested and will not support mold growth or become susceptible to pest invasion unlike traditional wood frame structures. This provides a healthier indoor living and working environment.

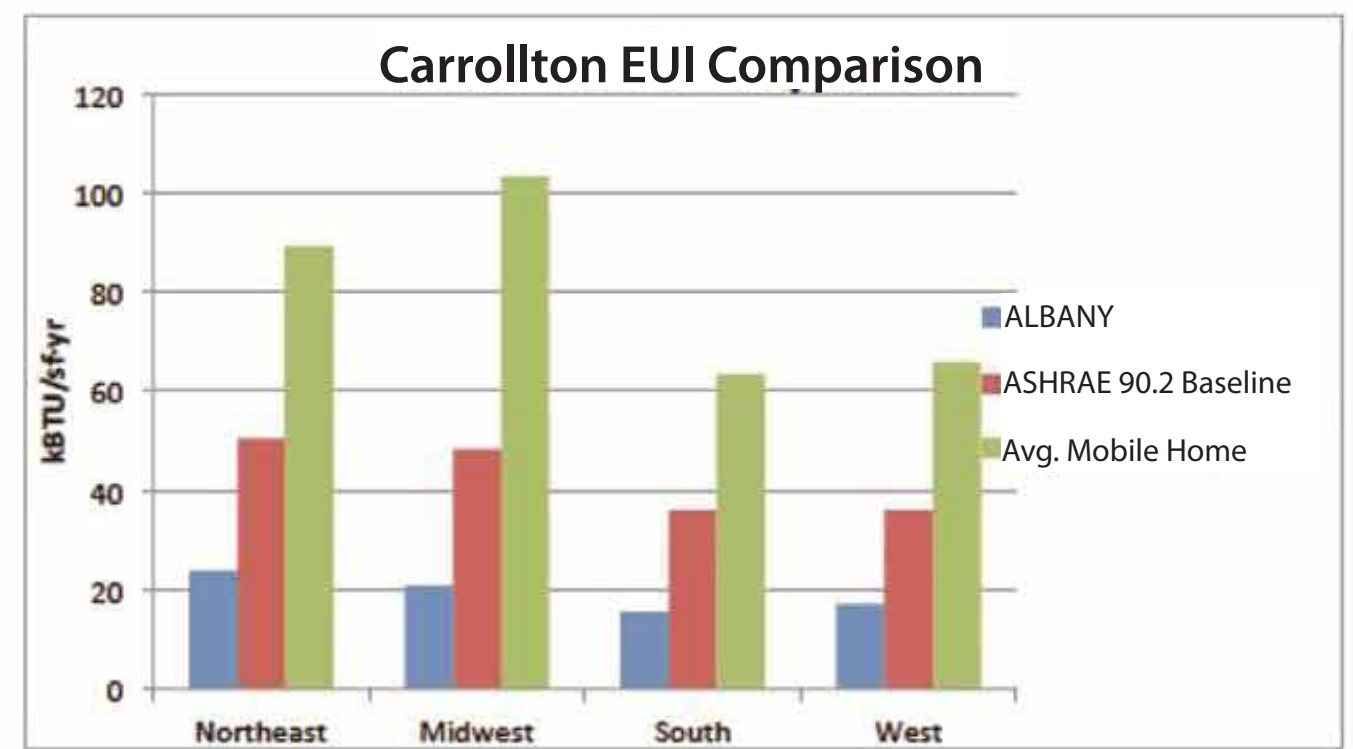
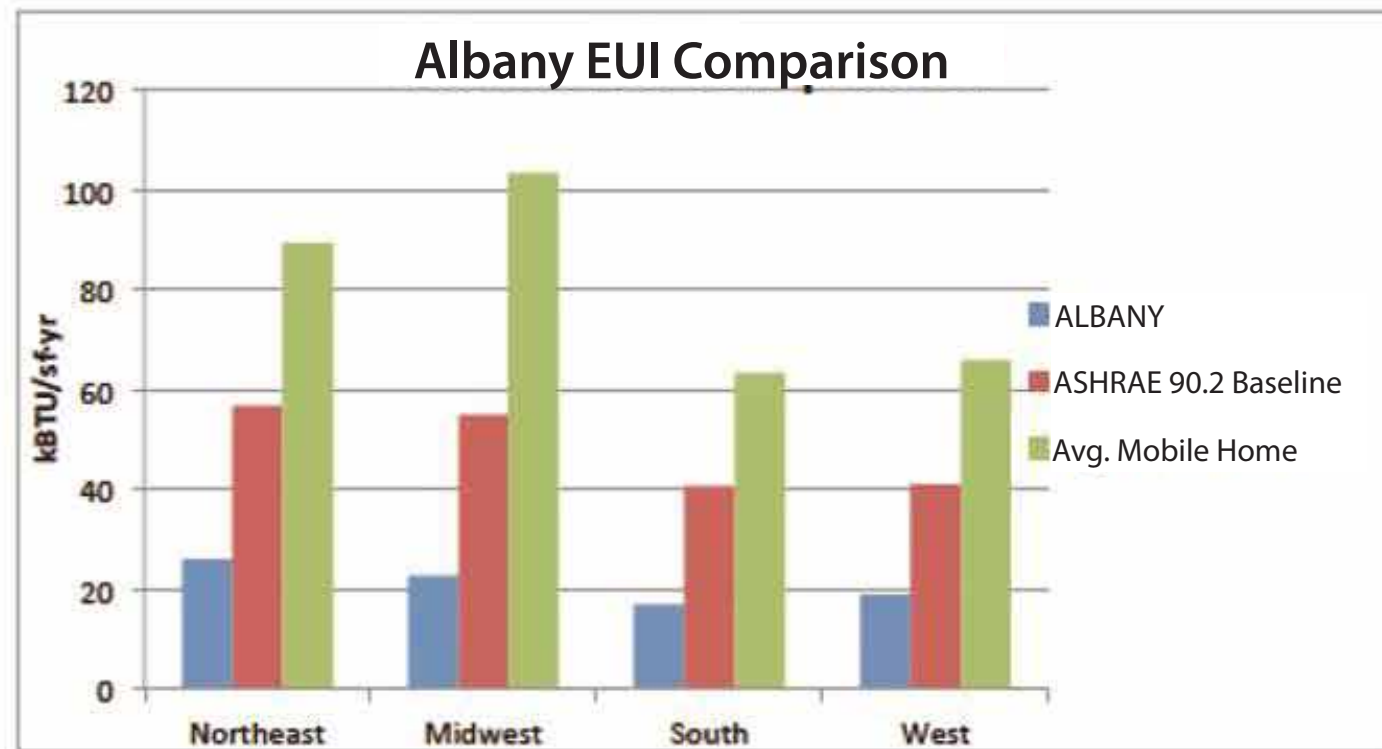
Energy Performance - An ICF structure can provide Performance Values as high as R-50, saving up to 70% in annual energy costs. Building with Insulated Concrete Forms reduces a building's operational energy demands, and as a result, the structure's carbon footprint on the environment.

Improved Indoor Air Quality - The end result is an airtight structure that enables building mechanical systems to heat, cool and ventilate the structure more efficiently, creating a healthier living environment.

ENERGY DATA FOR THE ALBANY & THE CARROLLTON

	Northeast	Midwest	South	West
Albany	25.9	22.6	16.8	18.7
ASHRAE 90.2 Baseline	56.7	54.9	40.5	40.9
Avg. Mobile Home	89.3	103.3	63.3	65.8
% better than Average	71%	78%	73%	72%

	Northeast	Midwest	South	West
Carrollton	23.8	20.7	15.4	17.1
ASHRAE 90.2 Baseline	50.3	48.3	35.8	35.9
Avg. Mobile Home	89.3	103.3	63.3	65.8
% better than Average	73%	80%	76%	74%



STORM RESISTANT HOMES

KEY HIGHLIGHTS

- Will withstand a level 5 tornado when combining full concrete enclosing roof with 6" thick concrete core
- Concrete roof prevents uplift and hail damage
- Flood waters will not damage structure
- Termite and pest resistant
- Sound Transmission Class rating as high as STC 50
- Energy efficient - Performance value up to R50
- Utility costs under \$40/month (based on \$0.06/kilowatt)
- Possible energy achievement - Net Zero or "Off the Grid"
- Built to last more than a century
- Low maintenance costs
- Low cost construction using local materials
- Recyclable material means less in landfills
- Speed of construction - can be built in 4-6 weeks
- Variety of building options, housing styles and exterior finishes
- Each home has a built-in Safe Room



SINGLE FAMILY HOMES

FRANKLIN

- Disaster Resilient
- Low Energy Costs
- Open Plan Concept
- Master Bath
- Walk-in Closet
- Finished Concrete Floors

Square Footage	514
Bedrooms	1
Bathroom	1

OPTIONS

- Slab on Grade
- Optional Garage
- Front/Side entrance

ALBANY

- Disaster Resilient
- Low Energy Costs
- Open Plan Concept
- Master Bath
- Walk-in Closet
- Finished Concrete Floors
- Laundry Room
- Side Entrance

Square Footage	1,224
Bedrooms	2
Bathroom	2

OPTIONS

- Slab on Garage
- Optional Garage
- Front/Side Entrance

ASHLAND

- Disaster Resilient
- Low Energy Costs
- Open Plan Concept
- Master Bath
- Walk-in Closet
- Finished Concrete Floors
- Balcony

Square Footage	1,216
Bedrooms	3
Bathroom	2

OPTIONS

- Slab on Grade
- Optional Garage
- Front/Side Entrance

DAYTON

- Disaster Resilient
- Low Energy Costs
- Open Plan Concept
- Master Bath
- Walk-in Closet
- Finished Concrete Floors
- Vaulted Ceiling

Square Footage	1,620
Bedrooms	3
Bathroom	2
Half Bath	1

OPTIONS

- Slab on Grade
- Optional Garage
- Front/Side Entrance



SINGLE FAMILY HOMES

DANVILLE

- Disaster Resilient
- Low Energy Costs
- Open Plan Concept
- Master Bath
- Walk-in Closet
- Finished Concrete Floors
- Back Deck
- Vaulted Ceiling

Square Footage	1,620
Bedrooms	3
Bathroom	2
Half Bath	1

OPTIONS

- Slab on Grade
- Optional Garage
- Front/Side Entrance

CARROLLTON

- Disaster Resilient
- Low Energy Costs
- Open Plan Concept
- Master Bath
- Walk-in Closet
- Finished Concrete Floors
- Laundry Room

Square Footage	1,462
Bedrooms	3
Bathroom	2

OPTIONS

- Slab on Grade
- Optional Garage
- Front/Side Entrance

BELLEVUE

- Disaster Resilient
- Low Energy Costs
- Open Plan Concept
- Master Bath
- Walk-in Closet
- Finished Concrete Floors
- Laundry Room
- Side Entrance

Square Footage	1,182
Bedrooms	2
Bathroom	2

OPTIONS

- Slab on Grade
- Optional Garage
- Front/Side Entrance

JACKSONVILLE

- Disaster Resilient
- Low Energy Costs
- Open Plan Concept
- Master Bath
- Walk-in Closet
- Finished Concrete Floors
- Vaulted Ceiling

Square Footage	1,540
Bedrooms	3
Bathroom	2.5

OPTIONS

- Slab on Grade
- Optional Garage
- Front/Side Entrance

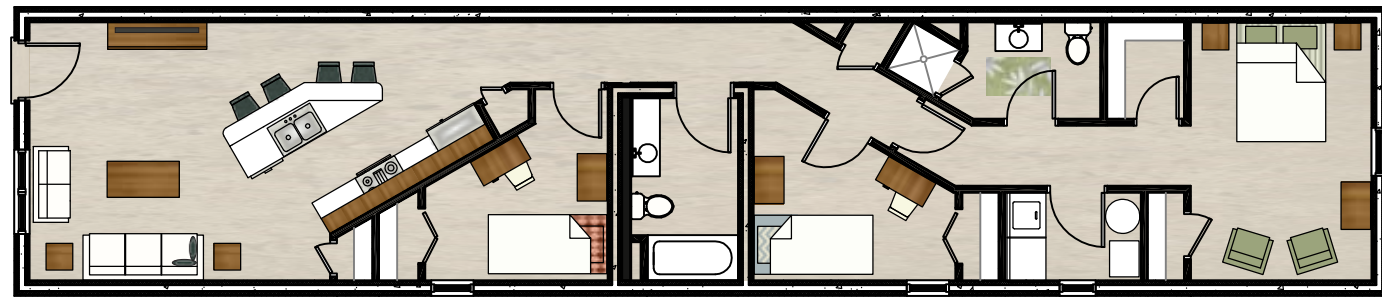




FLOOR PLAN



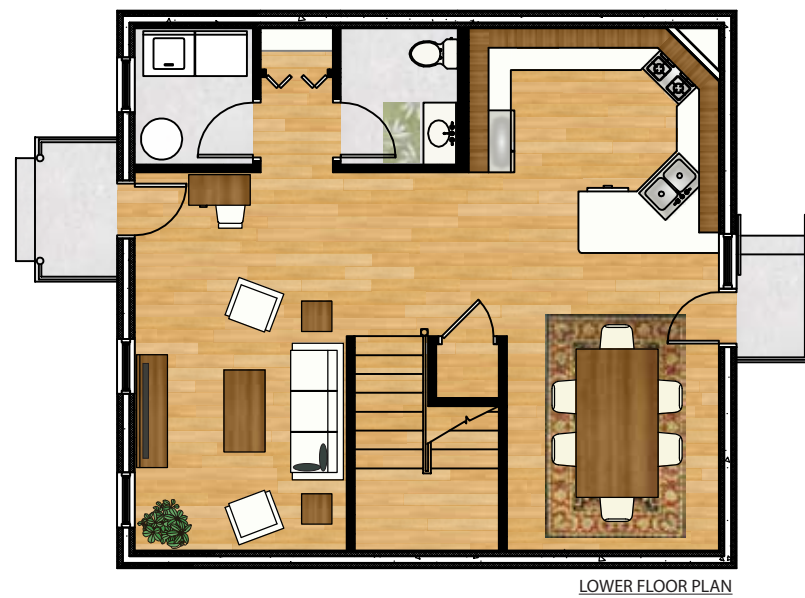
1,216 sq. ft. three bedroom - THE ASHLAND



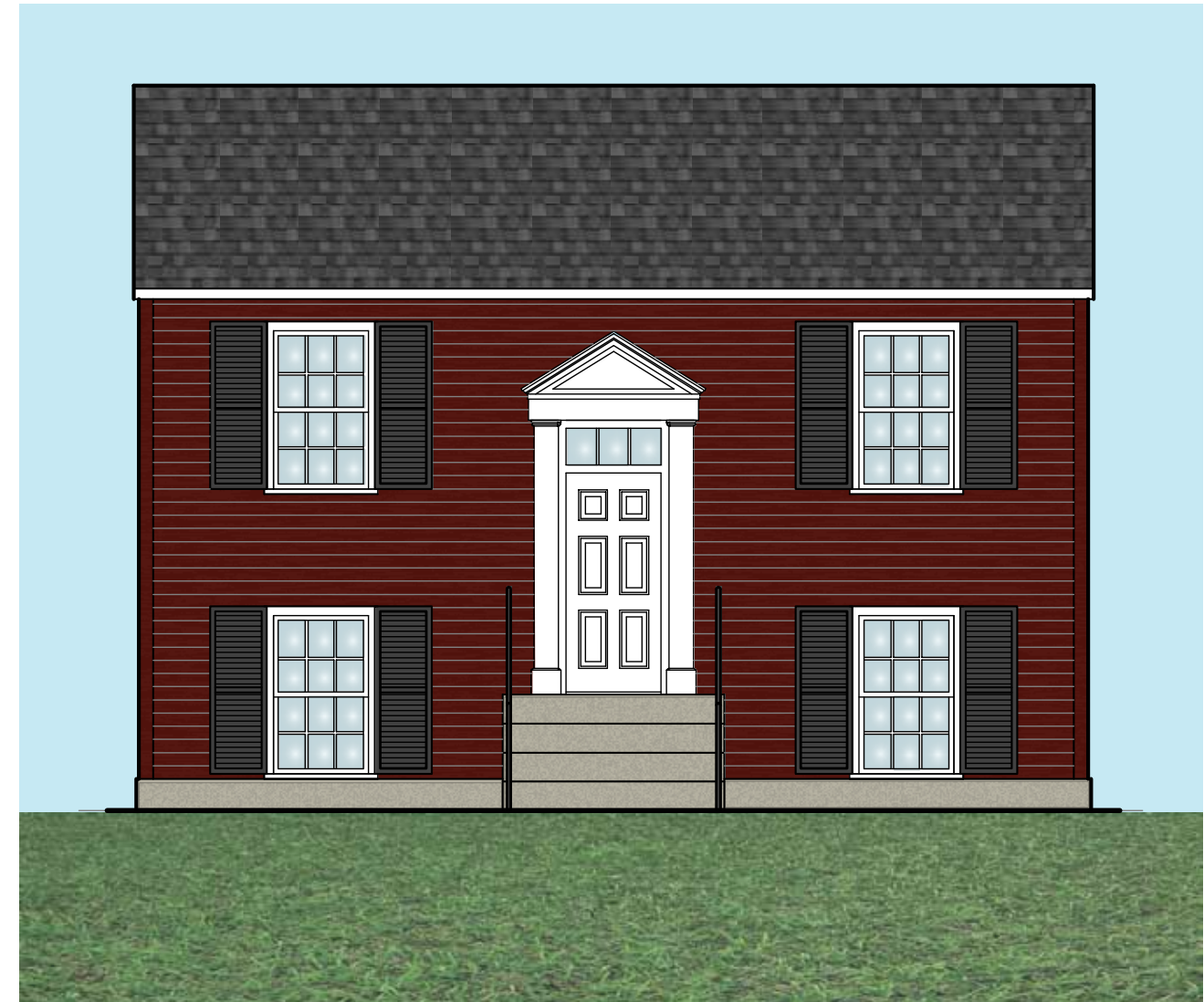
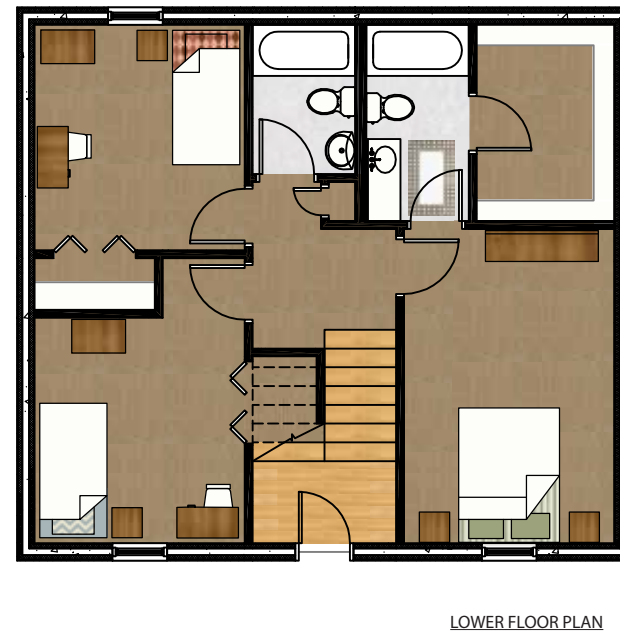
FLOOR PLAN



810 sq. ft. per floor three bedroom two story - THE DAYTON



810 sq. ft. per floor three bedroom two story - THE DANVILLE



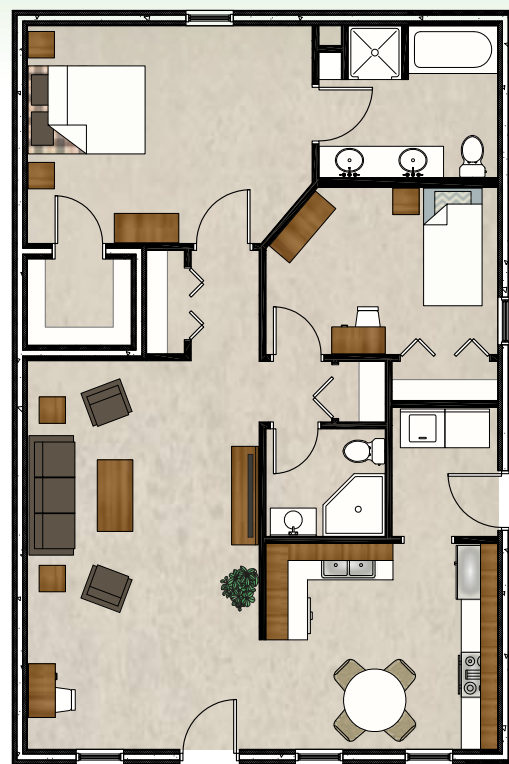
1,462 sq. ft. three bedroom - THE CARROLLTON



FLOOR PLAN



1,182 sq. ft. two bedroom - THE BELLEVUE



FLOOR PLAN



ITALIANATE



COTTAGE



FEDERAL



TUDOR



MESA



TWO FAMILY HOMES

ALBANY - per unit

Disaster Resilient
 Low Energy Costs
 Open Plan Concept
 Master Bath
 Walk-in Closet
 Finished Concrete Floors
 Laundry Room
 Side Entry

Square Footage 1,224
 Bedrooms 2
 Bathroom 2

UPGRADES

Stained Concrete Floors
 Hardwood Floors
 Carpet
 Ceramic Tile
 Granite Countertops
 Stainless Steel appliances

ASHLAND - per unit

Disaster Resilient
 Low Energy Costs
 Open Plan Concept
 Master Bath
 Walk-in Closet
 Finished Concrete Floors
 Balcony

Square Footage 1,216
 Bedrooms 3
 Bathroom 2

UPGRADES

Stained Concrete Floors
 Hardwood Floors
 Carpet
 Ceramic Tile
 Granite Countertops
 Stainless Steel Appliances

BELLEVUE - per unit

Disaster Resilient
 Low Energy Costs
 Open Plan Concept
 Master Bath
 Walk-in Closet
 Finished Concrete Floors
 Laundry Room
 Side Entrance

Square Footage 1,182
 Bedrooms 2
 Bathroom 2

UPGRADES

Stained Concrete Floors
 Hardwood Floors
 Carpet
 Ceramic Tile
 Granite Countertops
 Stainless Steel Appliances

CARROLLTON - per unit

Disaster Resilient
 Low Energy Costs
 Open Plan Concept
 Master Bath
 Walk-in Closet
 Finished Concrete Floors
 Laundry Room

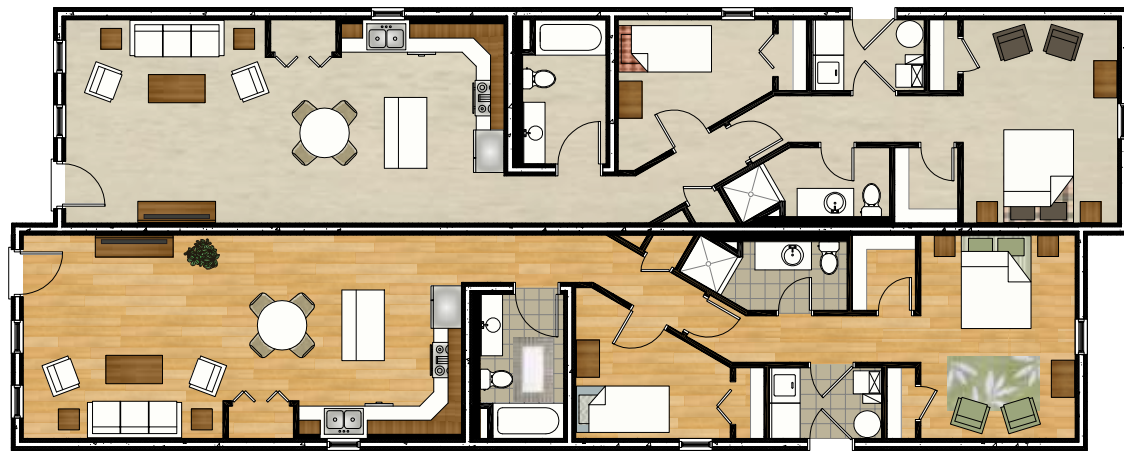
Square Footage 1,462
 Bedrooms 3
 Bathroom 2

UPGRADES

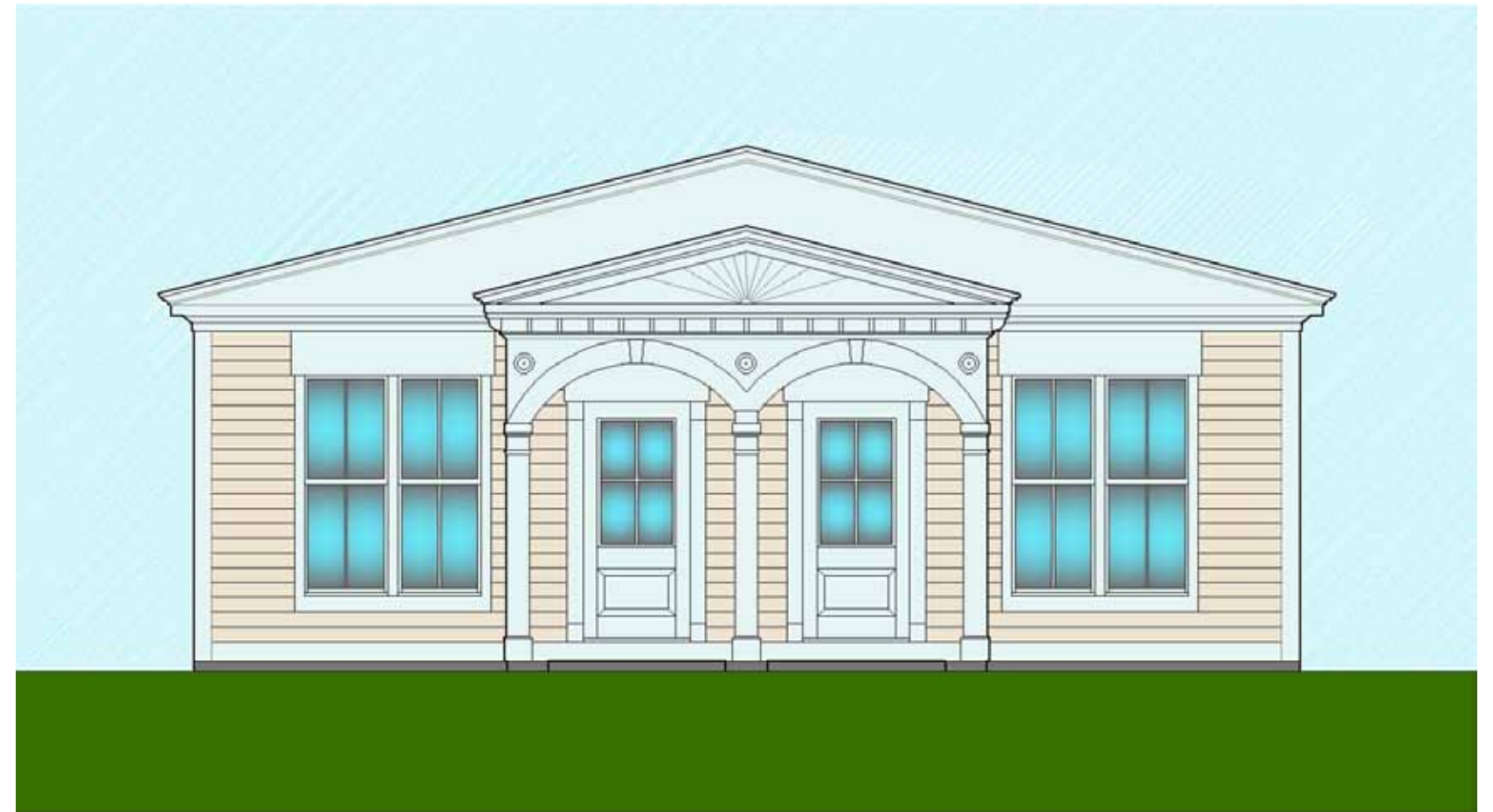
Stained Concrete Floors
 Hardwood Floors
 Carpet
 Ceramic Tile
 Granite Countertops
 Stainless Steel Appliances
 Garage



1,224 sq. ft. each two bedroom duplex - THE ALBANY



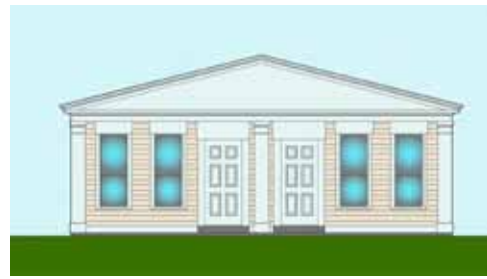
FLOOR PLANS



COTTAGE



TUDOR



FEDERAL



ITALIANATE



MESA



COTTAGE



FEDERAL

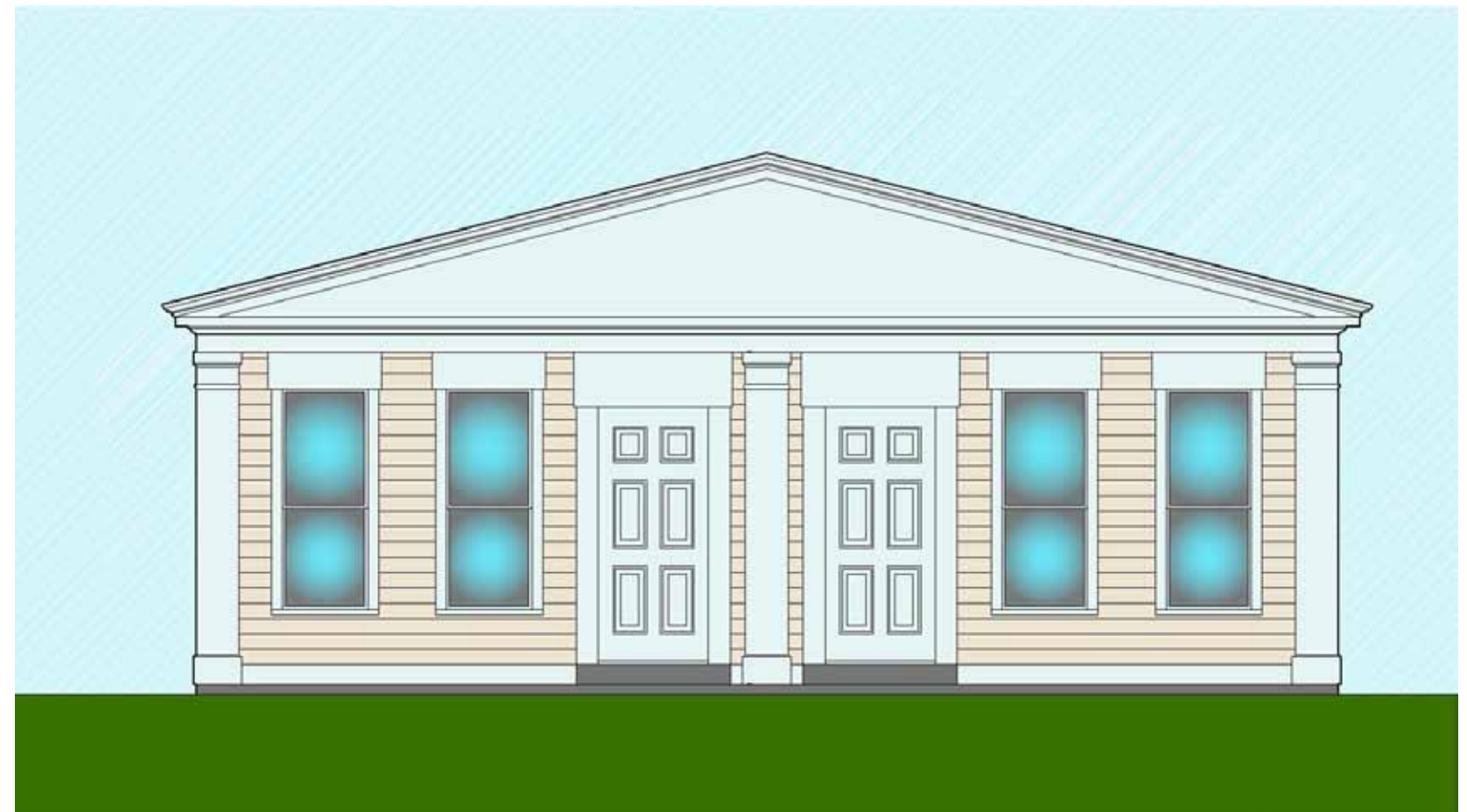


ITALIANATE

1,216 sq. ft. each three bedroom duplex - THE ASHLAND



FLOOR PLANS



TUDOR



COTTAGE



ITALIANATE



MESA



COTTAGE



FEDERAL



ITALIANATE

FEDERAL

MULTI FAMILY HOMES

EDGEWOOD

Disaster Resilient
Low Energy Costs
Open Plan Concept
Master Bath
Walk-in Closet
Finished Concrete Floors
Deck

Square Footage
Per Unit 1,176
Total 5,315
Bedrooms 2
Bathroom 2

OPTIONS

Stained Concrete Floors
Hardwood Floors
Carpet
Ceramic Tile
Granite Countertops
Stainless Steel appliances



ERLANGER

Disaster Resilient
Low Energy Costs
Open Plan Concept
Master Bath
Walk-in Closet
Finished Concrete Floors
Deck

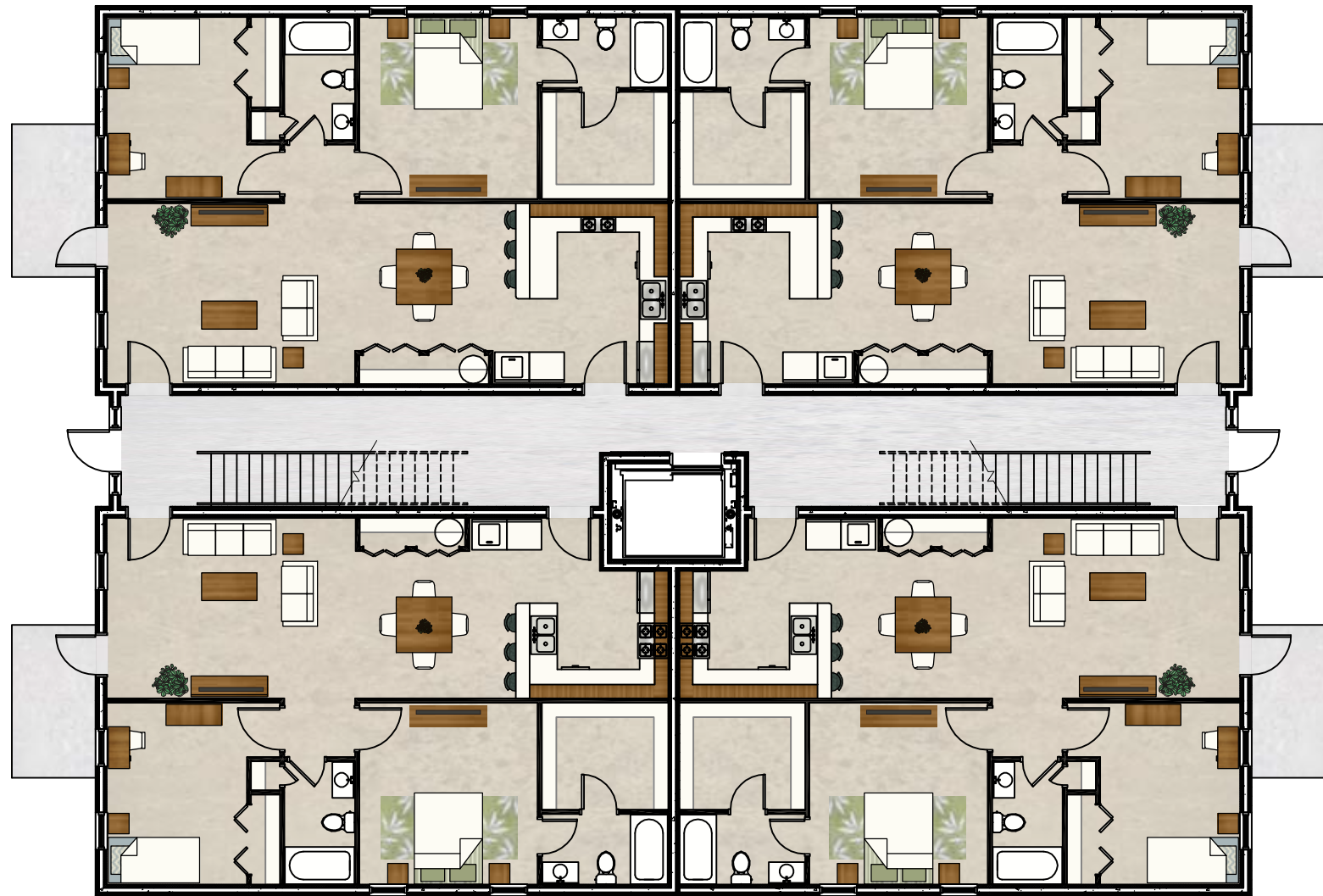
Square Footage
Per Unit 1,176
Total 2,688
Bedrooms 2
Bathroom 2

OPTIONS

Stained Concrete Floors
Hardwood Floors
Carpet
Ceramic Tile
Granite Countertops
Stainless Steel appliances



1,176 sq. ft. two bedroom per unit twelve-plex or sixteen-plex - THE EDGEWOOD

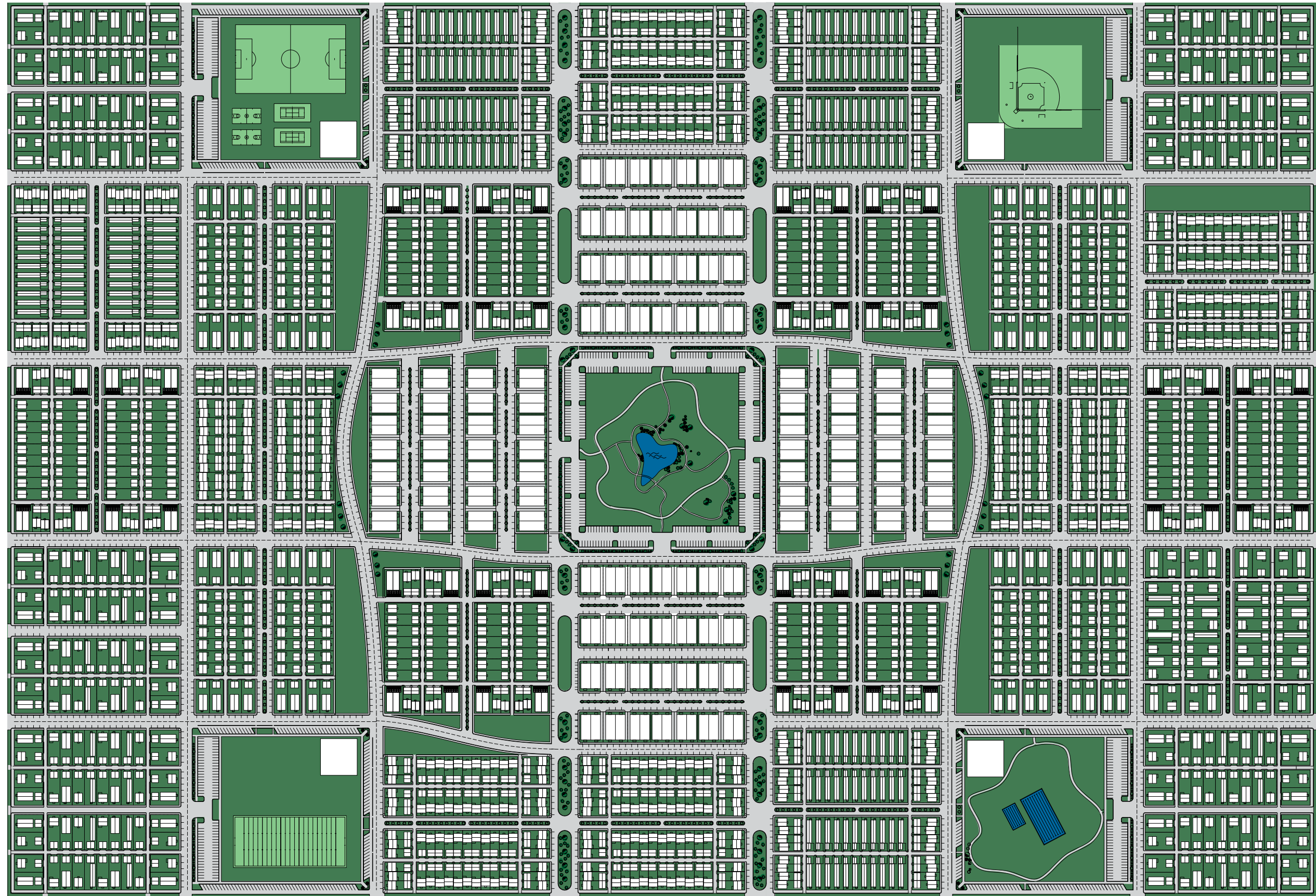


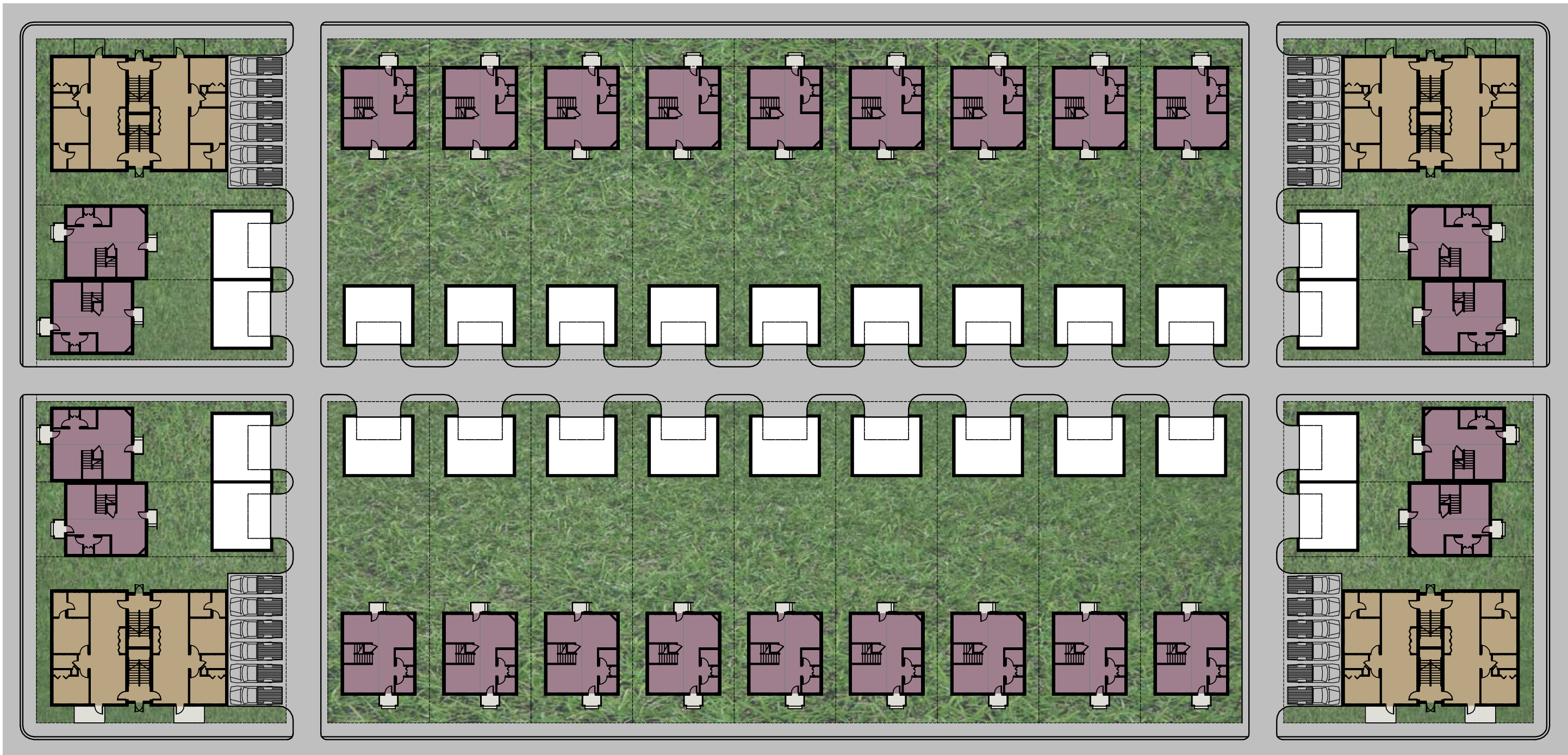
1,176 sq. ft. two bedroom per unit four-plex, six-plex, or twelve-plex - THE ERLANGER



FLOOR PLAN





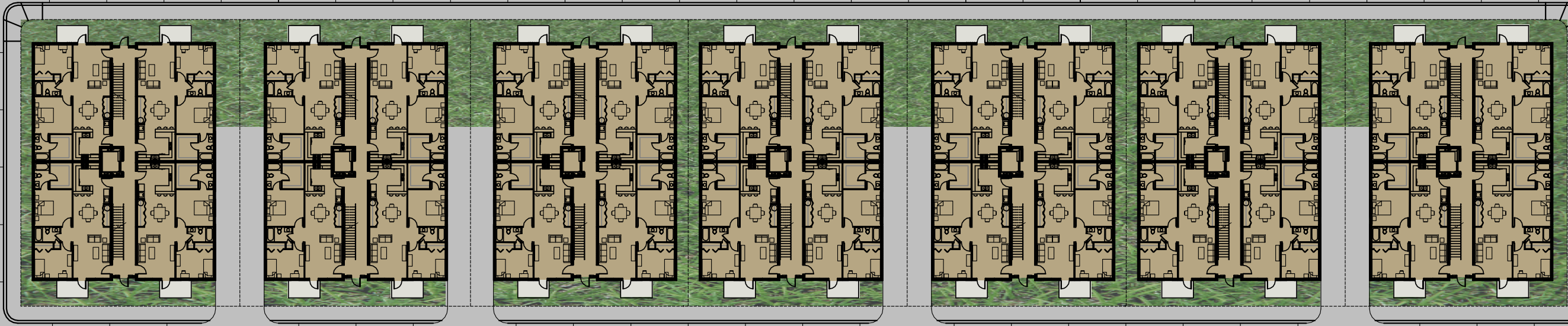


three bedroom split level - *DAYTON*
 two bedroom four plex - *ERLANGER*

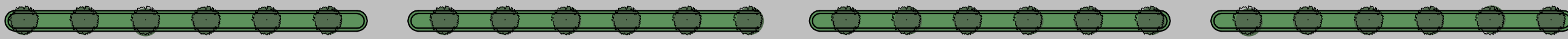
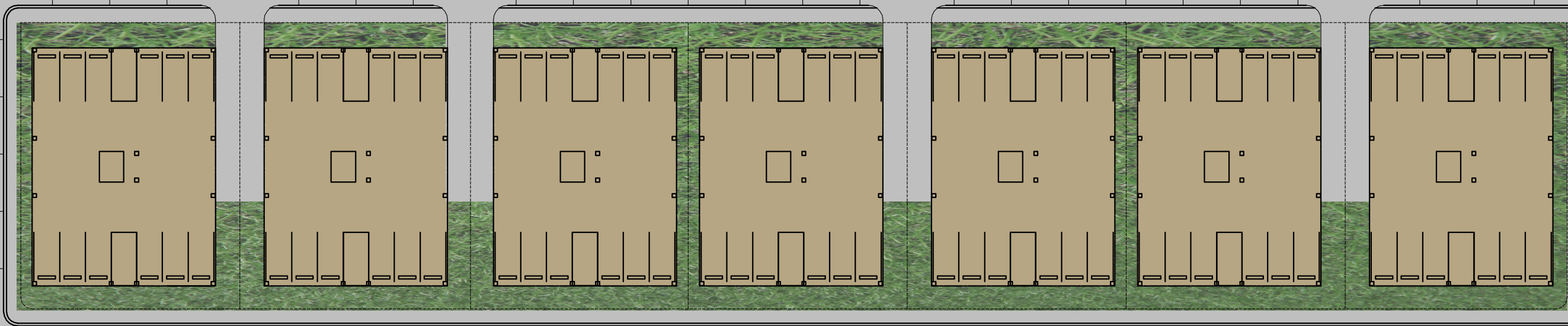
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floor plans

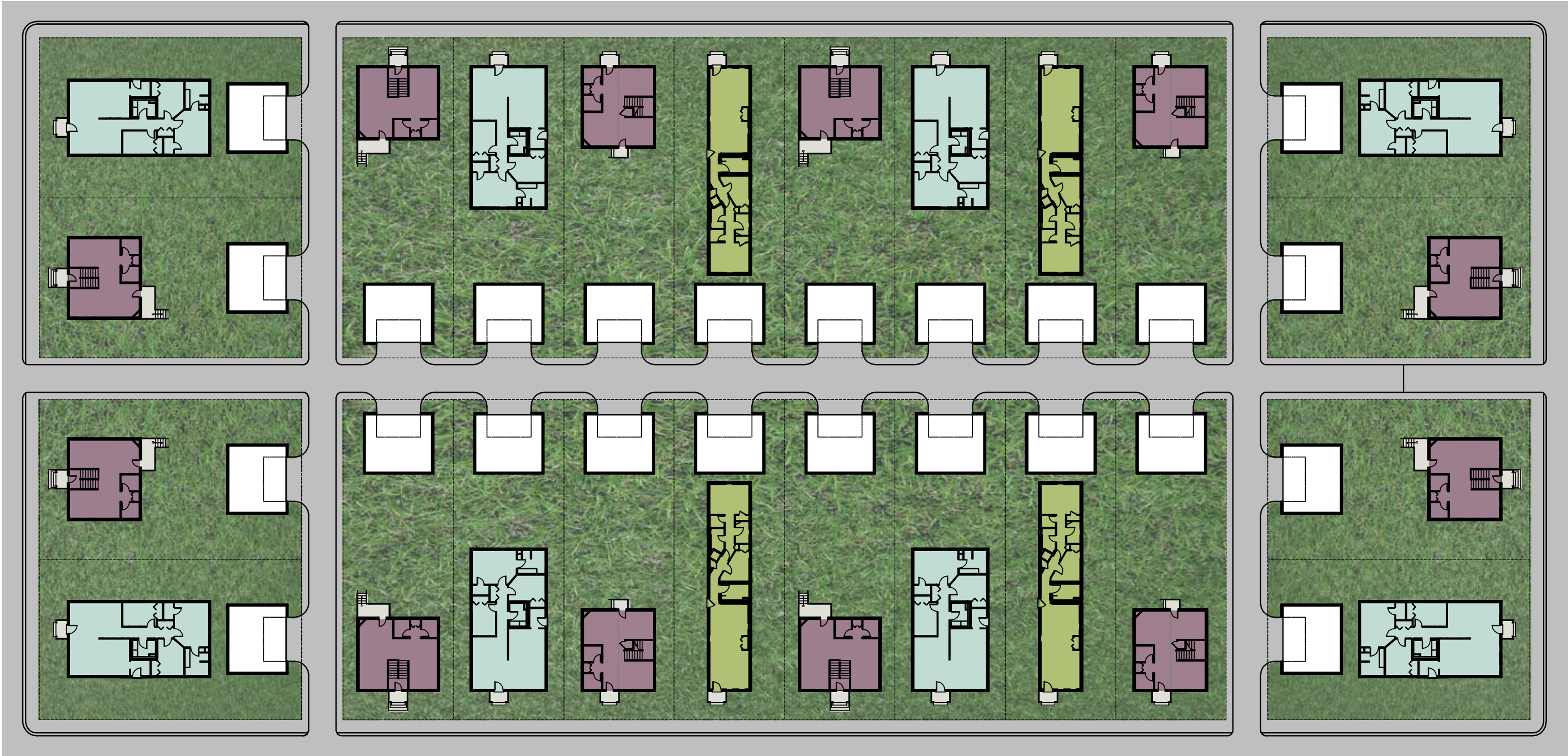


garage plans



two bedroom twelve plex - *EDGEWOOD*





two bedroom single - *ALBANY* ■
 three bedroom two story - *DAYTON* ■
 three bedroom split level - *DANVILLE* ■
 three bedroom single - *CARROLLTON* ■