



“We believe that affordability and good design can, and should, coexist.”

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

Since 2005, TightLines Designs has provided home designs and architectural consulting services for a client base ranging from non-profits and community development corporations to private developers. With a commitment to sustainable and healthy communities, TightLines offer homes that deliver curb appeal, environmental sensitivity and livability in an efficient and affordable footprint.



TightLines Designs
creating great places to live

TightLines Designs

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house plans.

TightLines Designs offers efficiently sized home designs for big living. With a **portfolio of over 150 single family plans**, ranging from 900 to 1600 square feet, TightLines homes are both attractive and economical. Our team can also create new plans to suit your individual preferences. Homes are available in a variety of architectural styles including Bungalow, Folk Victorian and Cottage.

Our homes have been built all over the nation and in Canada, in historic and new neighborhoods, to meet the dynamic needs of homeowners and renters including young families and retirees. Additionally, our ready-to-build construction drawings can be easily modified to address the needs of the disabled through **accessible and universal design practices**.

TightLines offers **custom design services**.

Our team can help assemble personalized home collections and marketing materials for entire pocket communities, including custom modern homes. TightLines specializes in historically inspired design, and many of our houses have been approved for construction in **National Historic Districts**. Home renovation and addition design services are also available.



multi-family and rehab.

Our team offers extensive experience in a wide variety of multi-family projects. From market rate apartments and townhomes to tax credit projects, TightLines **offers full design services** for student, family, senior and supportive housing. Additionally, our team offers years of **construction administration** experience and can assist with ensuring industry standards, construction sequencing and quality control management.

“TightLines is committed to high quality design that encourages community, safety and a sense of belonging.”

TightLines believes in the revitalization of neighborhoods...**one home at a time**. Rehabilitating single and multi-family homes is a way to restore energy and hope for future generations, and evoke a sense of pride in our past. This practice helps preserve the historic fabric of a community, while serving an environmental benefit by diverting debris from the landfill. TightLines provides services for various degrees of rehabilitation work ranging from the **technical to aesthetic**. Our team can assess the need for structural repairs and upgrades, solve challenges like functionally obsolete floor plans and create new front elevations to give structures a dramatic new look.



community design.

TightLines provides a wide range of community development consultation services, promoting distinctive solutions that are both **creative and responsible**. Some of our services include:

- + neighborhood planning & design guidelines
- + conservation land planning
- + community design charettes & outreach
- + historic infill consultation
- + home portfolio selection & marketing



building green.

How exactly does the TightLines approach result in lower energy bills, cleaner air to breathe and improved construction techniques? In addition to applying plenty of common sense to our designs, our team remains current on **green technology advancements and best practices**.

All of our construction drawings include a **“Green Opportunities”** sheet - a compilation of recommendations that serve as guidelines to make homes live better and be better for the environment. Our plans comply with a number of green certification programs including LEED, ENERGY STAR 3.0, Advanced Energy *SystemVision*, EarthCraft and Enterprise Green Communities. Our team can also provide builders with design modifications to allow for Structural Insulated Panels (SIPs), Insulated Concrete Form (ICF), steel framing and modular construction techniques.

TightLines homes not only offer huge livability and aesthetic appeal, but they are designed to have a reduced impact on the environment. We would not have it any other way - **it is just the right thing to do.**

