



PHNX

DEVELOPMENT

Redefining Resilient

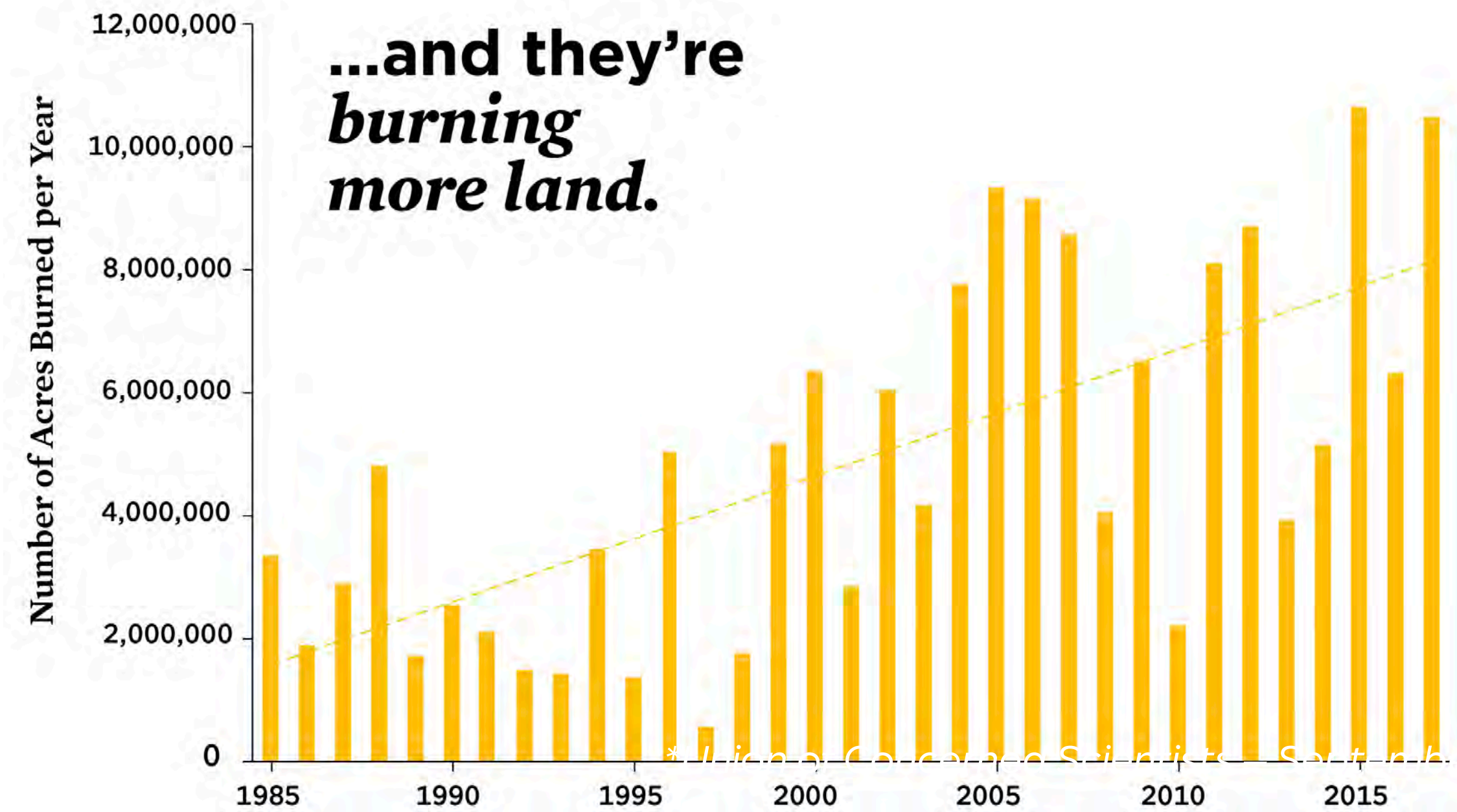
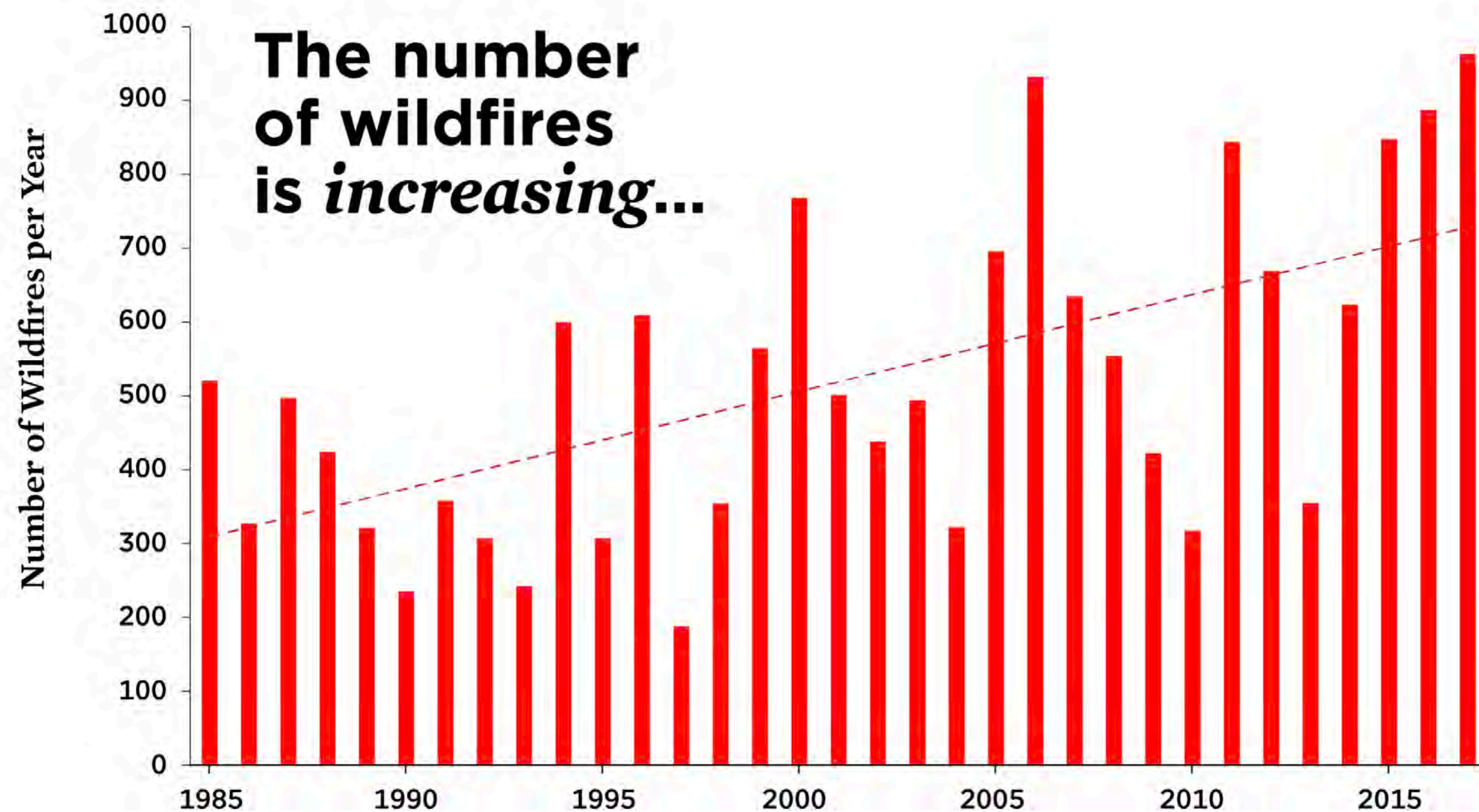
Building True Forever Homes

June 29, 2022

Laurie Fisher

PHNX Development | **CEO + President**

Since 2015 the United States has experienced roughly 100 more wildfires every year.

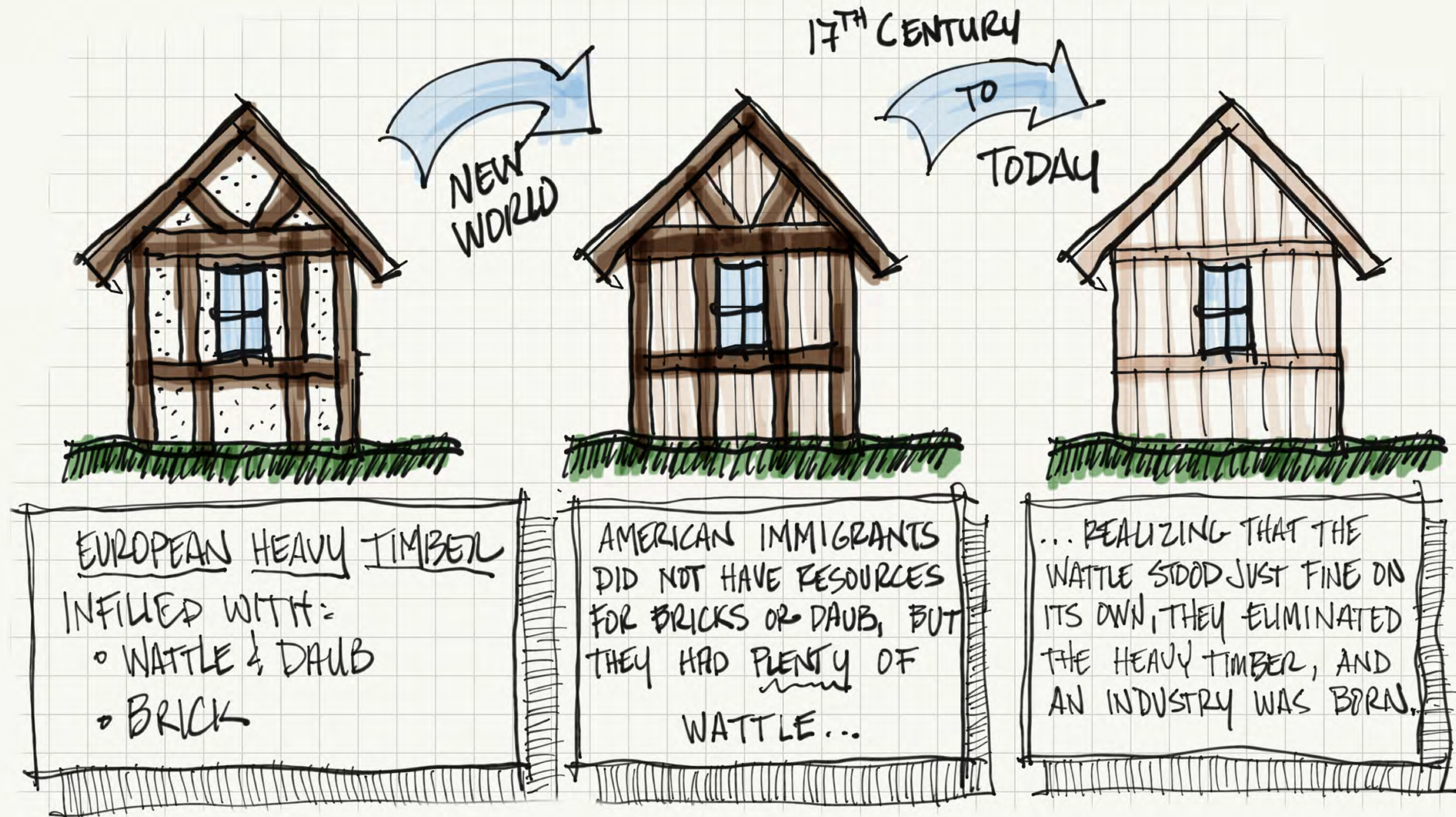


A large wooden house is under construction, showing its intricate timber frame. Scaffolding is visible on the right side of the structure. The house is situated on a dirt lot with some construction materials like lumber and pallets in the foreground. In the background, there are trees and a small house, suggesting a rural or suburban setting. The sky is overcast with grey clouds.

We are losing homes faster
than we can rebuild them

*...under the pressure, we build the
way we always have, instead of
the way we should*

Why wood? A uniquely American History...

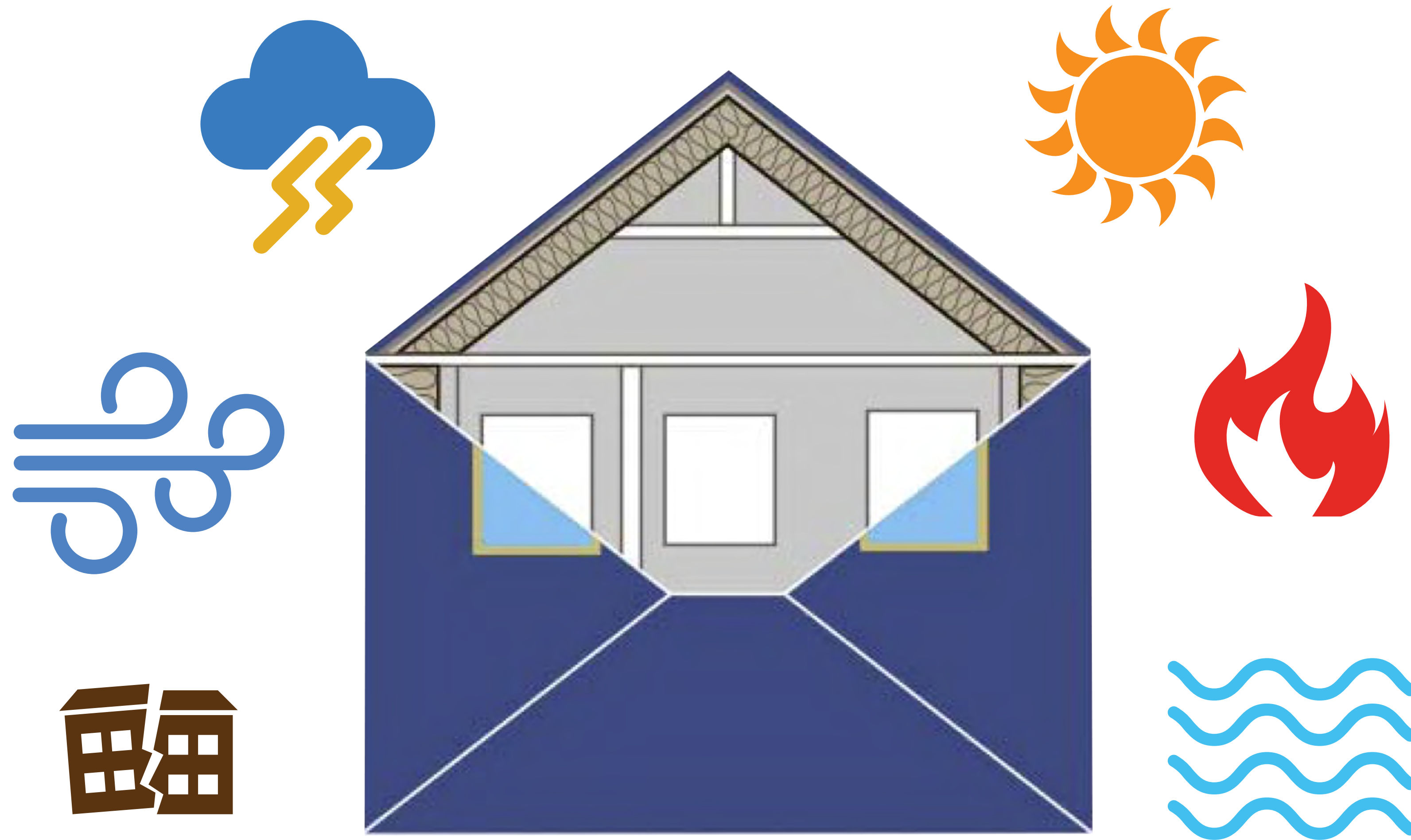


A row of houses under construction. The houses on the left are finished with brown horizontal siding and white trim. The houses in the middle and right are still in the framing stage, showing yellowish-brown plywood sheathing. A red backhoe loader is visible in the background on the right. The sky is clear blue.

Things we have to do to keep wood from ~~rotting~~ faulning:

- Wrap it
- Spray it
- Treat it

Building Envelope Vulnerabilities





What we've been describing so far is
fire resistance...

...when what we really
want to talk about is
resilience



But what does it mean to be
resilient?

Resistance Resilience

Safety now

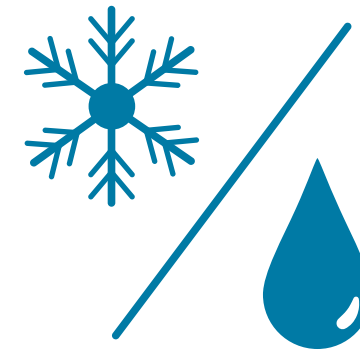
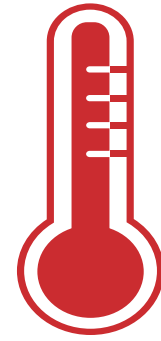


Safety forever



Temperatures are rising

Average annual temperatures in the Western US have increased 1.9°F since 1970.



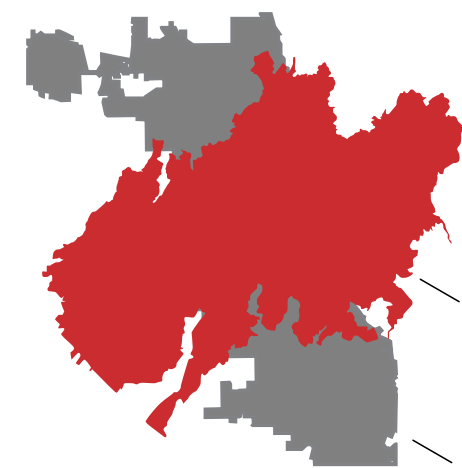
Snow melts sooner

Winter snowpack melts up to 4 weeks earlier than in previous decades.

Climate change is fueling wildfires. Here's how.

Fires are getting worse

Wildfires are larger and costlier than ever before, and their emissions are worsening global warming.



Area burned by 2018 California Camp Fire

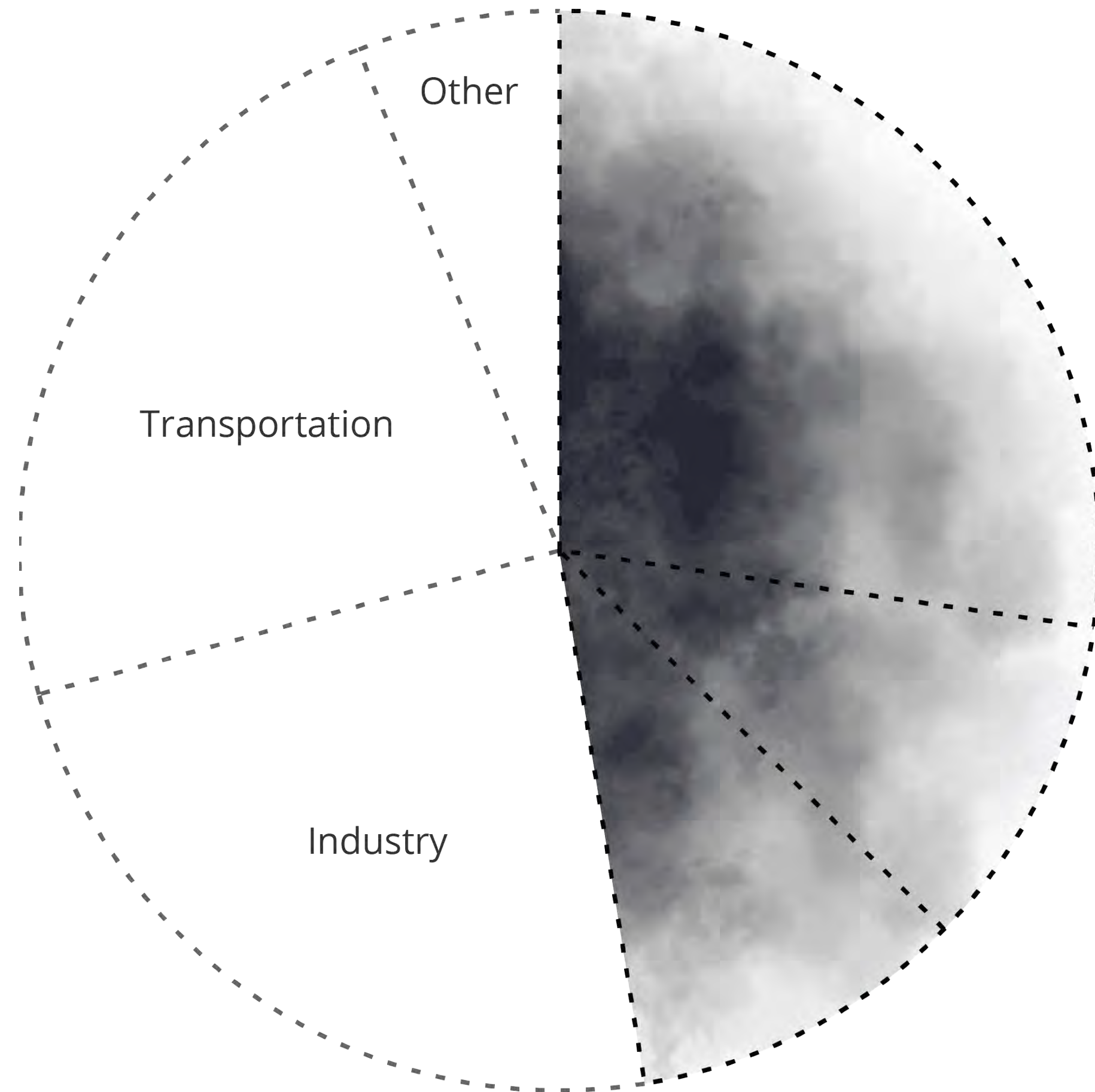
Chicago, IL



Forests are drier, longer

Ecosystems are primed for wildfires to ignite and spread.

47% of Global CO₂ Emissions Are Produced by Buildings



27% Building Operation

10% Building Materials & Construction

10% Other Construction Industry

**Homes are
destroyed**



**Rebuilding
with Wood
Construction**

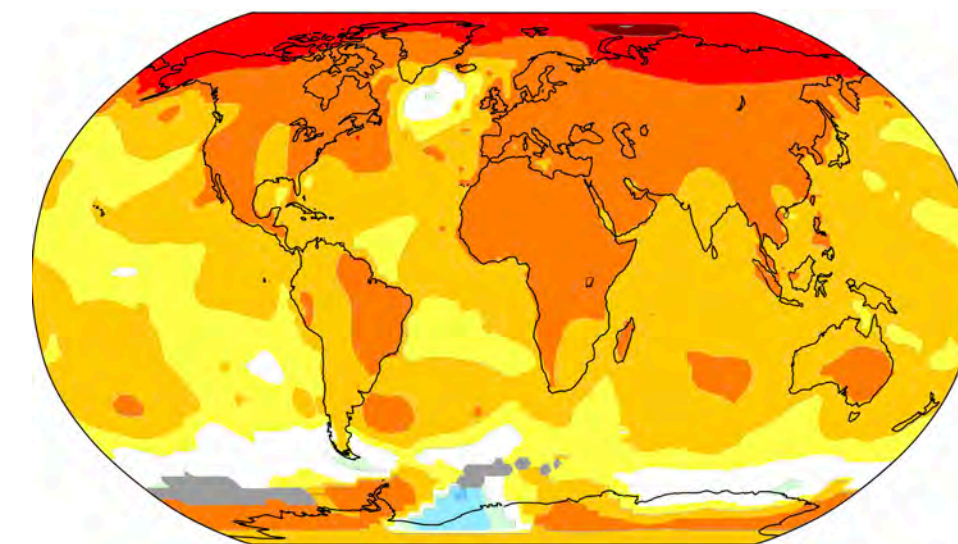
Fuels CO₂ Emissions

Cycle of Insanity

**Wildfires
Rage**



Larger, Frequent,
and more costly



**Climate Change
is fueled**

Ecosystems are primed for
wildfires to ignite and spread

A large wooden house is under construction, showing its intricate timber frame. The structure is partially covered with black metal scaffolding on the right side. The house is built on a concrete foundation. In the foreground, there are stacks of lumber and a pile of gravel. The background features a rural landscape with trees, a small house, and distant hills under a cloudy sky.

Let's break
the cycle

What if I told you....

We can design and build a home that is not only fire resistant, but *climate resilient*.



A man with brown hair and black-rimmed glasses is shown from the chest up. He is wearing a blue shirt with white polka dots and an orange blazer. He has a slightly open mouth and a questioning or surprised expression. The background consists of patterned wallpaper and a chandelier on the left.

Nerd alert.

**It turns out that a process that
is good for fire survivors
*is also good for the planet.***





Santa Rosa Fire rebuild construction experiences:

- Budget/schedule overruns
- Incompetence/dishonesty
- Combustible construction

What is a PHNX Home?

Forever *homes*
for **Everyone**

How is PHNX Different?

The Old Way

Combustible Type V-B Construction

Grid dependent

Gas appliances

Dependence on volatile
labor/material markets

Out of control budgets

Typical delivery 2+ years

Compounds the trauma
of losing your home

Maintenance Costs

The PHNX Way

Non-Combustible Type I-A

Battery backup

All Electric / Net-Zero

Predictable proprietary
products & systems

PHNX 10% Concept Budget

Typical delivery < 18 months

Streamlined trauma informed
PHNX design process

Future Savings



Resistance

- Type IA – Non-Combustible (Highest Possible Fire Resistance)
- Insulated Concrete Forms
- Standing Seam Metal Roof
- Aluminum Clad/ Tempered Glass Windows



Resilience

- Net-Zero Energy Use
- No Fossil Fuels
- Grid Independent
- Up to 80% Less Construction Waste
- Durable "Forever" Home



Excellence

- Award-Winning Team
- Experienced Industry Leaders
- Quality Products & Materials
- Trending Interior Design
- Daylight & Natural Ventilation



Transparency

- Predictable Budget
- Streamlined Schedule
- Affordable
- Less Stressful Trauma-Informed Approach

PHNX1 Timeline

**Palos Family
Loses Home**

*Tick Fire
Oct 2019*



**PHNX Engaged/
Design Begins**

April 2020



**Plancheck
Submittal**

Sept 2020



**Construction
Start**

Feb 2021



MOVE IN!!

Jan 2022



21 months start to finish!

PHNX 1

Completed
Winter 2022



Santa Clarita

PHNX3

Const. Start
Aug '22



Capistrano Beach

Current Projects

[on the boards]

PHNX5, 6 & 7

Rancho Cucamonga, Big Bear, Chatsworth



LCFA Yosemite

PHNX4

Const. Start
Fall '22

PHNX2

Const. Start
July '22

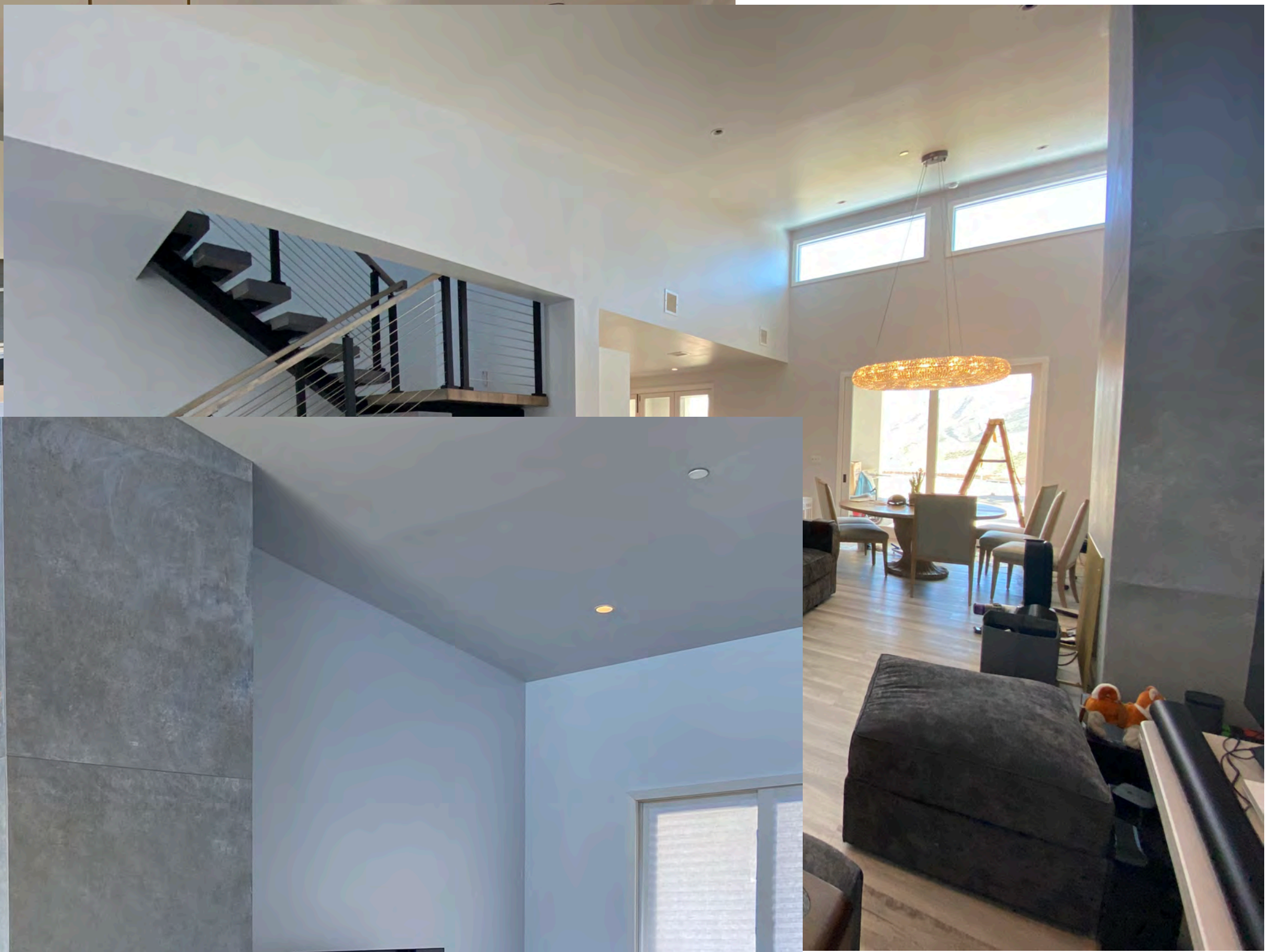
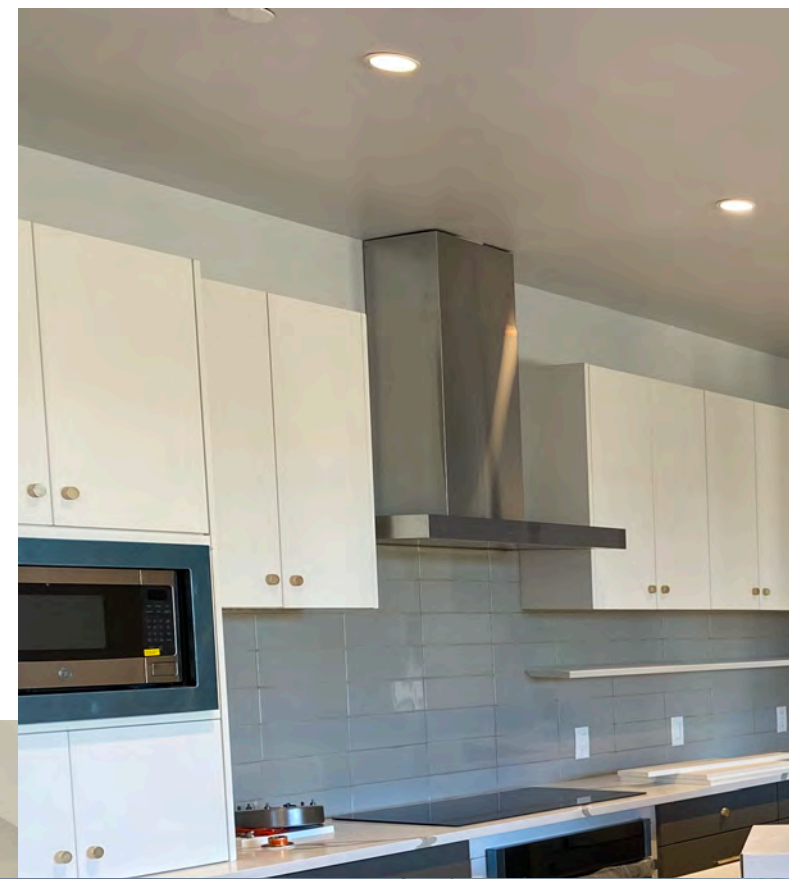


San Diego



PHNX
DEVELOPMENT

www.PHNXDEVELOPMENT.com



Fire Resistance to Climate Resilience

Fire Resistant

Non-Combustible Type II Construction

Battery backup / Net-Zero

All Electric

Predictable proprietary
products & systems

PHNX Budget within insurance limits

Typical construction < 9 months

Streamlined trauma informed PHNX
design process

Climate Resilient

Durable, high R-value, no rot or pests

Energy efficient

Fossil fuel independent

Reduces construction waste by as much
as 80%, high recycled content

A PHNX Home *will* get built

Less disruption to the environment

Less stressful process promotes the
well-being of *all* humans involved



Fire & Disaster Resistance

- Type II Non-Combustible Construction
- Insulated Concrete Forms
- Standing Seam Metal Roof
- Aluminum Clad/Tempered Glass Windows



Climate Resilience

- Net-Zero Energy Use
- No Fossil Fuels
- Grid Independent
- Up to 80% Less Construction Waste
- Durable "Forever" Home



Design Excellence

- Award-Winning Team
- Experienced Industry Leaders
- Quality Products & Materials
- Trending Interior Design
- Daylight & Natural Ventilation



Clarity & Transparency

- Predictable Budget
- Streamlined Schedule
- Affordable
- Less Stressful Trauma-Informed Approach