



### Project overview:

This smaller home was designed to be sustainable in the long term, with energy efficient structural insulated panels wrapping its timber frame superstructure.

The design incorporated an open space that flows well and can accommodate many people when needed, but smaller, private spaces that allow the owners to retreat to a space that is more personal.

The home was designed for aging in place, with wider doorways on the first floor for accessibility.

All interior doors are pocket doors to maximize the smaller space.

Home was placed on a controlled crawlspace.

### Site Development:

The plan was designed to sit closely on the site of an existing farmhouse that had degraded to the point that salvaging it wasn't feasible. The existing gravel road and landscaping were left intact. One old fragrant azalea that was too close to the foundation was relocated with a backhoe and will be moved into place as foundation planting.

Water from the gutters is channeled underground and into a nearby creek.

### Energy Efficiency/ Renewable Energy:

R24 walls and R40 roof panels create an envelope that maintains a comfortable shell without excessive heating/cooling requirements. Window placement allows for airflow through the home. Wide overhangs protect the windows from direct sunlight.

Daylighting was considered in all rooms so only natural light is required throughout most of the home during the day.

#### Water Efficiency:

The old homesite was serviced by a natural spring that had been in use since the early 1900's. This spring continues to supply water for the home.

Dual flush toilets were installed in both bathrooms.

#### Indoor Environmental Quality:

An air exchange system was incorporated into the heating/cooling system to ensure fresh air as needed.

All low and no VOC paints, stains, and finishes were used and natural oil was used on all timber.

#### Resource and Material Use:

Reclaimed materials, wide chestnut and oak boards used for bookshelves, old tin roofing recycled from a chicken house teardown, all sinks and the bathtub are refinished cast iron, salvaged french and entry doors came from a home built in the 1800's.

Concrete countertops were produced onsite.

Interior trim was milled locally and planed onsite.

All appliances are Energy Star rated.

All lights, interior and exterior, are either LED or fluorescent.

All but one door in the home are salvaged...with old, two-panel doors repurposed as pocket doors.