

Providence House
 This house is designed to be a "gem" in any neighborhood. It's small size and beautiful proportions are reminiscent of many older homes but with a modern flexible plan. The floor plans and the construction couldn't be much simpler.

- The following is a list of design issues addressed with this house:
- SIPS (structural insulated panels) provide a quick easy shell at a similar cost to traditional framing but the real benefit comes with energy efficiency and the ease with which SIPS meet the highest Energy Star standards.
 - All the air sealing and thermal bypass issues of traditional framing are avoided.
 - SIP roof allows all ducting to go through conditioned space.
 - The SIP roof allows more use of vertical space in the upstairs bedrooms.
 - The thick walls allow for a trimless sheetrock return detail around windows that saves considerable money on trimwork and looks great.
 - Plan for one floor living. The optional addition to the back of the house is easily adaptable to an accessible bedroom with an ADA compliant bathroom.
 - Simple kitchen layout. No inefficient corner cabinets, good traffic flow, pantry space, stove on the outside wall, island options ranging from a table to a movable island to a fixed island.
 - Pantry saves money by requiring fewer kitchen cabinets, pantry and 1/2 bath can be easily converted into an accessible bath.
 - Communications center is a necessary feature in any modern house - see plan
 - Clear Span TJI floor joists save labor costs and allow more plan flexibility.
 - Large front porch serves as another room in warmer seasons and helps present a friendly face to the community.
 - No oil or gas- with the combination of a highly insulated and tight shell and solar hot water, we can eliminate the boiler and heat the home with an electric hot water heater. Solar provides most of the hot water and electricity provides the rest.
 - Photovoltaics can provide the power now or in the future.
 - HRV - Heat Recovery Ventilator - fresh air supplied to bedrooms and living area on main floor.
 - exhaust bathroom fans on timer switch. Direct exhaust range hood.

