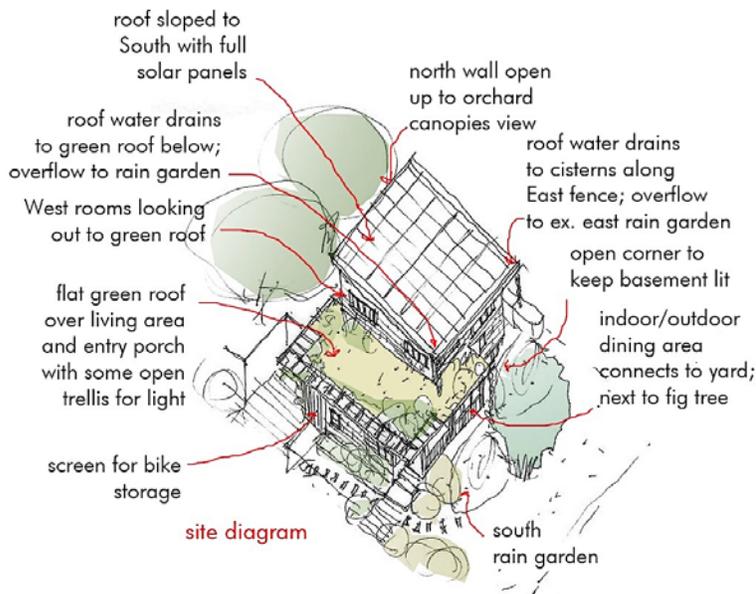


Light House



A family sets out to remodel their little old farmhouse in Wedgwood. A single family urban lot with a mini apple orchard to the north and a play yard and wind-torn fig tree to the south is home to a cold, dark house. The questions that we ask and answer around the tiny kitchen table set the stage for a sun-filled house, with a passive solar sunroom, natural ventilation scooped up by the vaulted, south-facing roof, a sprawling green roof and a large rain garden by the fig tree. The project will ultimately be certified 5-star Built Green home and it will become an early adopter of the Department of Energy's Zero Energy Ready Home Certification program.





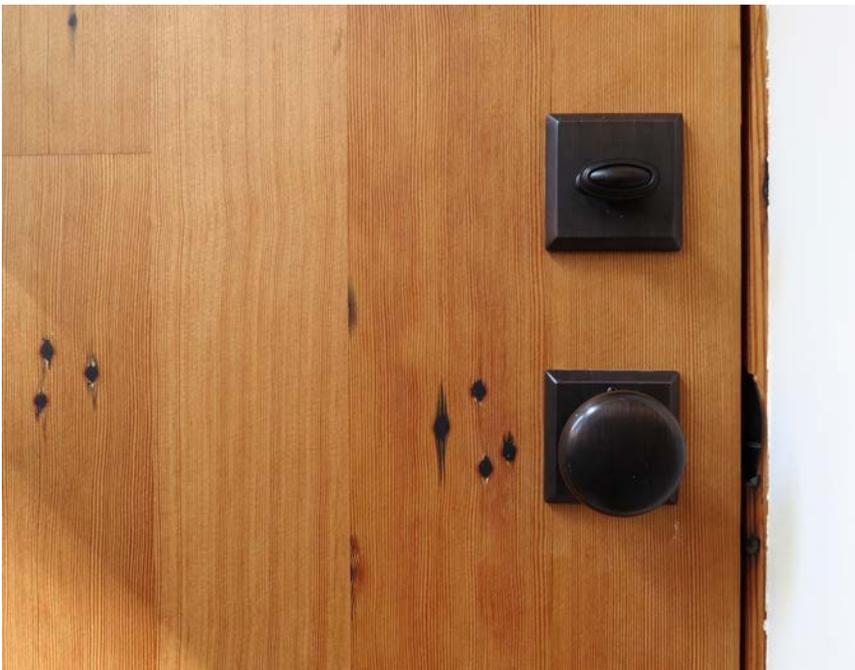
View to large green roof from painting studio



Passive solar sunroom



Joists from on site became benches in the Sunroom



Joists became a custom front door



Leaving large yard to the south, we gain access to sun, and passive solar principles



Infiltrating 100% of the rainwater, we can unplug from combined storm-sewer



Air-to-water heat pump that uses CO2 as its refrigerant

Important note: This project's budget is not abnormally high. The finishes and the features are thoughtful. The house is built to last. The goals are clear.

We hear builders all too often say, "I would love to do more of this kind of work. Our homeowners just don't ask for it." Lorrin and Tina and their two children came to us asking for an addition. They wanted their house to work better for them as their family grew. Their needs and desires were like so many of us. When asked about the other expectations or hopes they had for their home, we were not that surprised to find that, of course, they wanted to do right by the house, the neighborhood, and the environment. They wanted a house that performed well. They wanted a house that would be durable and easy to maintain. They wanted something that preserved the yard, brought in the light and had a minimal footprint in more ways than one.

Features of this project include:

- Existing floor joists salvaged for re-use in deck construction, interior trim & furniture
- Local, custom steel passive solar awnings for shading to the south
- Majority of wood is FSC (framing, sheathing, flooring, soffits, decking, and cabinets)
- Liquid-applied, red-list compliant WRB/air barrier
- Rigid mineral wool exterior insulation
- Super-insulated roof
- Conduit for future solar
- Custom reclaimed fir front doors
- Local & low-VOC finishes & fixtures
- Sanden combined hydronic CO2 heat pump for space heating and domestic hot water
- LED lighting solutions throughout