

BRICKHOUSES ROAD SUBDIVISION

Introducing –

THE “FOREVER” PLAN

Arts and Crafts Cottage

The Magic of Radiant Floors...

The HVAC system of the Forever homes is an incredible geothermal zoned forced air and radiant floor marvel. Of course, this is more expensive than the traditional gas forced air systems that are common in the US, but once you experience the comfort and energy savings of this system, you *will* want to live here forever. The main floor of the house has a full geothermal, hydronic, Warmboard, radiant floor system. Radiant floors react more slowly than forced air, so you don't change the temperature often. In a household with a lot of family members, people are awake and at home at all hours of the day and night, so using a setback thermostat is unrealistic. With the radiant floor, you just keep the main living areas of the first floor a constant temperature (65-71 degrees) whatever temperature your family finds comfortable. The second floor will stay a temperature of 3-6 degrees cooler *just from the heat radiated from the living space below*. But the second floor also had radiant floor heat, so it can be adjusted separately, or not used at all if not needed. The unconditioned partial basement will also remain comfortable, without actively heating it. The forced air part of the system and the ductwork is mainly used for air conditioning in the warm season. Radiant floor has numerous zones, so it can be adjusted to maintain a different temperature in different areas.

Radiant heat is not drying, so the humidity level is comfortable without causing condensation on the windows, and not blowing forced air around creates less dust. When the children are grown and the second floor remain unused most of the time, it costs no more in heating bills, because they were rarely actively heated when they were occupied, and the zoned forced air means you don't have to air condition them if you don't need it. The energy savings over the years will be significant.

Accessibility...

Every house should be accessible... we all have elderly parents or friends, anyone can be temporarily on crutches or a wheelchair due to injury or illness. The Forever houses all have a concrete ramp entrance available through the garage, for “no stairs living” on the main floor; the switches and outlets are ADA heights, the doorways and hallways are wide, and grab bars are located in one of the bathrooms.

And so many more reasons why you will want to call this home

FOREVER...

The quality construction, all brick exterior, all hard floors, solid, heavy doors, wide, deep, concrete porches, high quality hardware, crown moldings, etc. Twelve foot ceilings on the first floor nine foot dormers on the second. The phenomenon of passive solar design welcoming the joy of winter sunshine in to your home, but keeping the sun out in the summer. Please, let us tell you more...