

## DESIGNED FOR FIRST-FLOOR LIVING



**First floor**



**Second floor**

- ① Master bedroom    ⑥ Pantry
- ② Master bathroom    ⑦ Closet
- ③ Great room    ⑧ Storage
- ④ Porch    ⑨ Study/Play area
- ⑤ Kitchen    ⑩ Conditioned attic

Every home in the Southscape development has a master suite on the first floor, and the ProHOME is no exception. It's designed around the premise of first-floor living. There's a powder room near the entry to enhance the privacy of the master suite. Tucking the laundry room into the kitchen means the owners can take care of all their needs without using the stairs.

The entry foyer is placed outside of the main floor's traffic pattern and serves both the garage and front door with a coat closet and bench to help manage wet winter gear right at the entry. The great room provides a large, flexible space for entertaining. It's envisioned as a living area at the south end and a dining area on the north side, though it could be arranged with two separate seating areas or a living area and playroom area depending on the need.

The second-floor bedrooms offer flexibility: If the owners wish to use the second-floor bedroom as the master, there is the option of installing the washer and dryer in the mechanical room so the laundry is on the same level as the bedroom. Alternatively, if the owners are older adults, these bedrooms can serve visiting family, or they can work as children's rooms for a young family. The extra-large landing at the top of the stairs is sized to accommodate a desk or table for a hobby space or chest of toys and games for a play area.



## WARM, RICH FLOORS ANCHOR BASIC BATHROOMS

The bathrooms are the only rooms without a minisplit head unit. Because the ERV exhaust registers are located in the bathrooms, there's a constant stream of conditioned air being pulled into the bathrooms so the air temperature will be comfortable—but adding Schluter's Ditra-Heat ensures that bare feet will be comfortable on the tile floors. Ditra has a few purposes: It is an uncoupling membrane that protects the tile and grout from cracking, and the raised studs on the membrane allow an electric heating cable to snap into the membrane and warm the floor. A programmable thermostat ensures the floor tiles are warm for a morning or evening shower. In both full bathrooms, Ditra-Heat-Duo was used; it has a thicker fleece bonding layer that serves as

### SPECS

**Bedrooms:** 3    **Completed:** 2017    **Designer:** Paul Biebel  
**Bathrooms:** 2½    **Location:** Wilder, Vt.    **Builder:** Prudent Living  
**Size:** 2178 sq. ft.





**Beneath the surface.** Electric radiant cables gently warm the tile so the soft, smooth soapstone is comfortable underfoot year-round.

a thermal break so that the heating cables on the first floor warm the tile above rather than the slab below. On the second floor, it helps reduce sound transmission from the bathroom tile through the floor system to the master bedroom below.

The bathroom floors are finished with soapstone tile. Soapstone is an extremely dense, naturally quarried stone that is impervious to liquid and doesn't stain. The density of the tile is very good at radiating heat, so it works well with the Ditra-Heat. And the grey-and-white-veined Ipanema Reserve soapstone adds a luxurious touch to an otherwise simply finished room.

## ELEVATING THE STANDARD

### Trim-Tex drywall trim



A production-built house like the ProHOME isn't loaded with trim detail like crown molding and paneled walls, so imperfections in the drywall finish will draw the eye. The drywall crew used Trim-Tex tapes and beads for a high-quality finish. In the one-and-a-half-story house, the angles where the sloped ceiling meets the kneewall and the flat ceiling are critical, so they used Magic Corner Expansion Bead, designed for off-angle corners and vaulted ceilings, which allows for up to  $\frac{3}{8}$  in. of movement without cracking. In the full baths, the Shower Bead eliminates paper tape, a mold food source, along the drywall/shower-insert joint with a tear-away leg to protect the shower flange from mud.

