

The Sjödin Residence

High style and energy efficiency befitting a modern & green lifestyle in Travis Settlement Estates near Lake Travis...

Myleen and Jan Sjödin wanted a house that emulated their modern and tech-driven lifestyle. At first, they did what any couple would do when searching for a house. They visited countless model homes in ubiquitous, cookie-cutter subdivisions planned by big tract home builders. What they found astonished them. The quality and choice of materials were absolutely the cheapest and most bang for the builder's buck that could be found. There was such a lack of care in craftsmanship, building quality and design/material choices that the Sjödin's decided they would rather build their very first home themselves and with the highest quality they can afford.

Jan, who comes from Sweden, was also very concerned with the insulation used in the homes in Texas. He no-

ticed that many homes have minimal insulation compared to Swedish standards, and that it was important to have high insulative values especially due to the extremely warm climate. Thus, began their journey in



Credits
Sjödin Residence
Spicewood, Texas

Designer
Ted Mengers
Pyranak Design Group

General Contractor
Owner builder/U-Build It

SIP Manufacturer
Ron Harrigan
SIPs Team USA

Address
20300 Haystack Cove
Spicewood, TX 78669

green building. The very first green building feature they found was the SIPs (Structural Insulated Panels), which are wall panels made up of Styrofoam sandwiched between two wood OSBs (Oriented Strand Boards). They were very impressed with the fact that they could save

50% or more on their energy bills. Living in a SIP home has many more advantages, as they soon found out when they learned more. Myleen then contacted Ted Mengers

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Green Features

Energy Efficiency

- Structural Insulated Panels (SIP) construction
- Fiberglass, dual pane, low e windows
- Geothermal heating, ventilation, AC
- Tankless water heater
- Energy Star appliances
- All LED and compact fluorescent bulbs (CFLs) in lighting
- Cool, white roof
- House orientation to sun

Water Conservation

- 20,000 gallon capacity rainwater collection
- All dual-flush, low water Swedish designed toilets
- Low-flow showerheads and faucets
- Rainwater barrel for roof garden
- No well, rainwater is only water supply

Sustainability & Durability

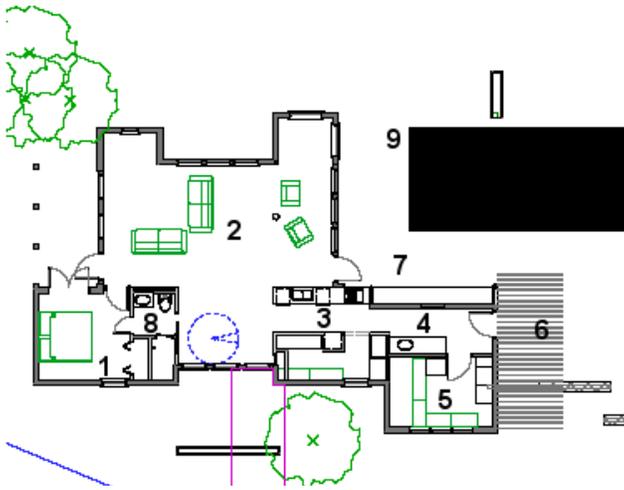
- Bamboo flooring
- 40-year metal roof for garage
- 25-year geothermal HVAC pump

Healthy Home

- No volatile organic compounds (VOC) paint
- Non-toxic finishes on flooring
- Formaldehyde-free insulation
- No carpet
- Easy to clean metal ductwork for HVAC
- Efficient ventilation
- Natural air purification using houseplants

Low Impact

- No green lawn
- Use of low or no irrigation, native plants (xeriscaping)
- Composting of organic waste
- Organic, vegetable garden for consumption
- At least 25% fly ash content in concrete slab



First Level Plan

1. Guest bedroom
2. Open living/dining area
3. Kitchen
4. Mudroom
5. Utility/laundry room
6. Outdoor kitchen/ barbecue area
7. Pool lounge area
8. Guest bathroom
9. Pool

The first level feels open and airy, as the ceilings soar to 22 feet high in the open living/dining area. The guest bedroom is tucked away for privacy, and the kitchen is very functional, less like a traditional kitchen and more like a gallery. The owners wanted no cabinets, only drawers as well as to hide away most of the appliances in an enlarged pantry area. The mudroom has an additional sink for washing large pots. The utility room is one open space to place all the mechanicals and laundry.

Green by design...

with style to your taste



Second Level Plan

1. Roof garden
2. Open to below
3. Master bedroom
4. Master bathroom
5. Bedroom 2
6. Exercise/bedroom 3
7. Office/media area
8. Bathroom 2
9. Built-in bookshelf/hall
10. South balcony
11. North balcony

A stately catwalk leads to the second level's entry way. When you open the door, you land on an inside balcony and see panoramic views of the roof garden with organic vegetables, and view from the north windows. The master bedroom and bathroom are divided with an 8ft. high part-wall and have their own south balcony. Ted avoided hallways, which are space inefficient. They wanted a couple of smaller bedrooms for future children's bedrooms, but will be used as an exercise room and office for now. The office area has a lovely north balcony.

of Pyranak Design Group, the only house designer she found in the area who specialized in SIP friendly floorplans and green building. The Sjödings were so impressed with Ted's knowledge of energy efficiency and green design that they decided to investigate other green features, such as using a geothermal HVAC system which utilizes the earth's natural heat storage capability and having a rainwater collection system. But all these systems weren't going to be cheap, and unfortunately, they weren't on an unlimited income.

They then discovered owner building, which would allow them to build the house they want while saving tens of thousands of dollars. After looking at three different owner builder programs, they decided to go with U-Build It at the Northcross location in Austin, Texas. Myleen says, "We were pleased to know that we can control quality, design and choice if we built our house on our own, as well as save about 15-20% on the construction costs that would otherwise go to a builder". This wasn't a light-hearted choice, as she discovered that it sometimes takes 20-30 hours a week at the beginning when looking for subcontractors or searching for materials that weren't commonly used in residential building.



According to Jan, an engineer, "most standard, residential components are of poor quality", so the Sjödings found many applications and products that are used in commercial buildings. For example, they wanted to use metal ductwork, not flex-ducts and they opted for a low-slope, commercial grade roof. All in all, the Sjödings say it's worth the time and effort, especially that they will be more happy in a home that represents the quality and aesthetic they desire.



See our blog where you can see our construction budget, information on our house and green features, and find out when our house tour and top out party will occur! Thanks, Myleen & Jan

<http://sjodindreamhome.blogspot.com>