

# LakeBridge One

LakeBridge is a pristine and exclusive lakefront community of only seven 'Cottage Homes.' The compact design of the development was intended to cluster homes in order to maximize the natural areas and green space of the community. With Lake Michigan to the west, and Deerlick Creek to the east, the homes are set in an ideal location right in between the two.

Naturally then, the last of the seven homes to be built there, a Cottage Home model no less, had to be a LEED archetype of our latest and greatest green features. This classic lake home was designed with timeless durability as the focus, as it is meant to withstand the elements of the lakeshore and to endure the test of time.

## LEED™ Facts

LEED for Homes

Certification Awarded: July, 2010

**Silver** **76.5\***

Innovation in Design **6/11**

Location & Linkages **7/10**

Sustainable Sites **16/22**

Water Efficiency **7/15**

Energy & Atmosphere **18/38**

Materials & Resources **9.5/16**

Indoor Environmental Quality **11/21**

Awareness & Education **2/3**

\*Out of 136 possible points.

Based on the home size adjustment factor, the point total thresholds for certification for this home were:

Certified: 56.5      Gold: 86.5  
Silver: 71.5      Platinum: 101.5

In terms of exterior elements and site considerations, an indigenous and non-invasive landscape plan was developed. Additionally, we used a carefully designed drainage and water collection system, as well as a zoned irrigation system to minimize any wasted water. Finally, we maximized the hardscape permeability by installing a paver patio, which also helped to manage water run off.

As far as the home itself, durable composite siding was selected for the exterior façade. Inside, locally harvested wood floors were installed with a low VOC finish, which is also a feature of the GreenGuard carpet used in various areas of the home. In terms of air quality and energy efficiency, a foam insulation and air seal package was implemented, and a high efficiency HVAC system sized precisely for the house was used. As an additional heating measure, a high efficiency boiler was installed, which not only heats the enclosed porch space (to prolong its seasonal use into the cooler months), but also helps to keep up with the high demand of hot water in the summer months (remember, a great cottage means lots of summer visitors!).

The perfect compliment to the existing LakeBridge homes, LakeBridge One fits into its natural setting wonderfully; and with its LEED Silver certification, it truly is a model Cottage Home.



# Key LEED Feature



## Materials & Resources

Sustainable and environmentally preferable building products utilized.



**Flooring:** Sustainable, locally harvested quarter sawn white oak floors cover much of the home. These floors use a Bona® waterborne finish, which is GreenGuard® indoor air quality certified. Other areas utilize GreenGuard® certified carpet (which can be recycled post-use), natural slate tiles, and the lower level dorm room has a durable concrete floor.



**Walls:** Low VOC (Volatile Organic Compound) paint was used on all of the walls of the home, and in some instances, as in the office, reclaimed barn wood was applied to the walls (who said LEED couldn't be fun?).



**Furnishings:** Cottage Home selected all of the furniture to make this a fully furnished and move-in ready model home. Thus, we chose many FSC (Forest Stewardship Council) certified products, and worked with manufacturers who practice green production methods and encourage high percentage post-product recycling. Organic fabrics and furnishings were also used wherever possible.

