

The North Beach Cottage

A beach house by definition, the North Beach Cottage's prime location literally on South Haven's North Beach, made it the perfect candidate for LEED Platinum certification – the highest possible level awarded by the USGBC.

We began with a previously developed site in a dense, compact neighborhood right in the heart of South Haven. The use of the entire site was maximized, as the total building envelope was 1,597 square feet, and the new house that was designed offered 2,340 finished square feet, with a garage and carport on site as well. There is definitely no wasted space in this two story, five bedroom and five bathroom cottage.

LEED™ Facts

LEED for Homes

Certification Awarded: **May, 2010**

Platinum **82***

Innovation in Design	7/11
Location & Linkages	10/10
Sustainable Sites	8/22
Water Efficiency	5/15
Energy & Atmosphere	25.5/38
Materials & Resources	11.5/16
Indoor Environmental Quality	14/21
Awareness & Education	1/3

*Out of 136 possible points.

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

Certified: 35.0	Gold: 65.0
Silver: 50.0	Platinum: 80.0

The maximization of the site inherently led to this home's Platinum certification, but there were certainly other features that contributed to this achievement, such as a compact water heating system design using an on-demand water heater and efficient water fixtures that exceed the EPA WaterSense guidelines. Durability was also an important factor in building this home, as it is right on the beach and will be directly subjected to the lakeshore elements. So, a concrete patio and composite siding made from recycled material were installed. Also selected was a durable wood floor for the main level that is locally sourced with a commercial grade, low VOC finish. The carpet on the upper level is GreenGuard (low VOC) certified.

A small cottage with big space, this outstanding beach house is sure to be the location of many family gatherings for the new homeowners!



Key LEED Feature

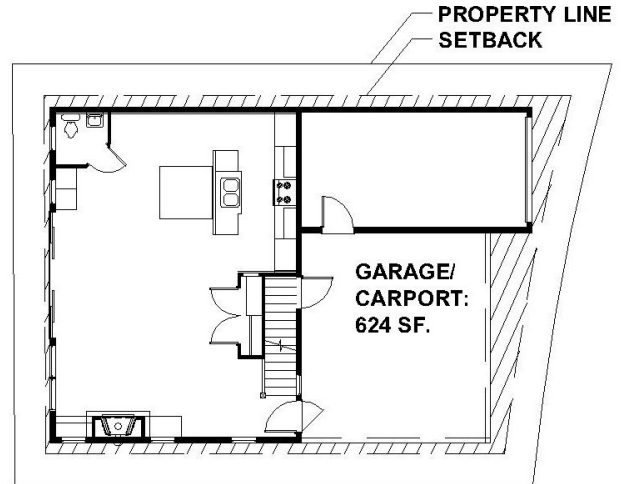


Sustainable Sites

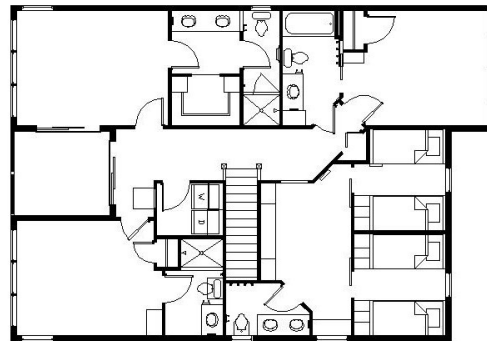
Compact home design for a high density area, with two parking spaces incorporated; highly reflective material used for drives and walks to reduce heat island effects.

FLOOR PLAN/SITE INFORMATION:

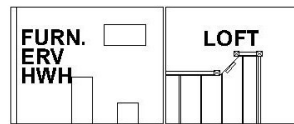
- 5 BEDROOM, 5 BATHROOM HOME
- FINISHED SPACE: 2,340 S.F.
- LOT AREA: 2,126 S.F.
- BUILDABLE AREA: 1,597 S.F.
- HOUSE FOOTPRINT: 1,392 S.F.
= (87% OF BUILDABLE AREA)



MAIN FLR PLAN:
768 S.F.



UPPER FLR PLAN:
1,316 S.F.



ATTIC PLAN:
256 S.F.



Designers & Builders of
Well-Appointed Beach Houses & Cottages