

LEED for Homes Project Snapshot

Image Design
Glenn Retreat
Glenn, Michigan
LEED PLATINUM

50% Expected Energy Savings
 Based on HERS Score

72% Expected Water Savings
 Based on WE Credit Score



Photo Courtesy of: Eric Hughes -


STRATEGIES AND RESULTS

Along with Infiltrating Rain Gardens, Edible Forest Gardens, Extensive use of Native Drought Tolerant Plants and Eco Turf Grass on the outside and with low flow WaterSense certified toilet and fixture on the inside this project achieved almost every point under Water Efficiency in the LEED for Homes checklist. Our approach to handling waste water and storm water turned a negative attribute into a positive one; and created a drought tolerant and low maintenance landscape. The site's soil composition has high clay content, and coupled with a high water table makes for a less desirable building site.

EXEMPLARY PERFORMANCE

This project exemplifies water use reduction both outdoor and indoor, with a 72% reduction in irrigation due in part by the AdvanTex(R) Wastewater Treatment Systems manufactured by Orenco (R) that is an environmentally sustainable wastewater treatment technology that treats blackwater and greywater so well that the treated effluent can be re-used for subsurface irrigation (We achieved an additional LEED innovation point with this system). The system generates effluent certified by NSF International for subsurface irrigation. A native wildflower and prairie grass landscape is being developed on the septic drain field.

LEED™ Facts
River Escape



LEED for Homes
 Certification Awarded Feb 2012

Platinum	94.5*
Innovation in Design	10/11
Location & Linkages	6/10
Sustainable Sites	17/22
Water Efficiency	10/15
Energy & Atmosphere	22.5/38
Materials & Resources	13/16
Indoor Environmental Quality	14/21
Awareness & Education	2/3

*Out of 136 possible points

PROJECT BASICS

Project Type	Single Family
Conditioned Space	2,150 sq ft
Bedrooms	4
Bathrooms	3+1/2
Lot Type	New
Construction Type	Custom

KEYS TO SUCCESS

Black Water System	AdvanTex
Grey Water System	AdvanTex
HVAC Type	Geothermal
Insulation	Advanced Framed
Drought Tolerant Plants + Edible Food Garden	
R 40 Open Cell Foam - Agribase Attic	
93 % Construction waste diverted	

THE LEED FOR HOMES DIFFERENCE

Construction Waste Management Plan	<input checked="" type="checkbox"/> YES!
On-Site Performance Tests	<input checked="" type="checkbox"/> YES!
Custom Durability Planning Checklist	<input checked="" type="checkbox"/> YES!
Third-Party Verified Documentation	<input checked="" type="checkbox"/> YES!

About the Project Team

Architecture - Image Design LLC.
<http://imagedesignllc.blogspot.com/>

Landscape Architect - Landscape Design Services - Matt Ertzinger
 Holland MI

Builder - Lake Home Builders

Green Rater - Home Inspector General
 Michael Holcomb

LEED for Homes Provider

AES

About LEED for Homes

LEED for Homes is a voluntary, third-party certification program developed by residential experts and experienced builders. LEED promotes the design and construction of high-performance green homes, and encourages the adoption of sustainable practices throughout the building industry.



www.usgbc.org/homes

The information provided is based on that stated in the LEED® project certification submittals. USGBC does not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.