

LEED for Homes Project Snapshot

Image Design
River Escape
Stanwood, Michigan
LEED PLATINUM

88% Expected Energy Savings
 Based on HERS Score

85% Construction Waste
 Diverted from Landfill



Photo Courtesy of: Eric Hughes -

STRATEGIES AND RESULTS

Resting in Western Michigan's vacation wonderland, this home is located near the Muskegon River in Stanwood, Michigan with river access, thus the project name. This home is a site specific, 1,267 square foot Passive Solar Contemporary Style home built with BuildBlock ICF (Insulated Concrete Forms) from frost protected shallow foundation to the SIP roof. The exterior elevations of the home were designed with deeper roof overhangs, determined by using solar calculations, to both maximize and minimize the sun exposure based on the time of year. 2011 GreenBuilder Magazine Winner!

EXEMPLARY PERFORMANCE

The roof overhang will shade the house from excessive solar heat gain in the summer, and west-facing glass is minimized to reduce cooling needs in the summer. ICF construction was perfect for this project because with ICF's there are no concerns with noise and wind. It is wonderful to quietly contemplate the winter storms swirling through the open fields and feel pleasantly comfortable. The "River Escape" project is a Zero Energy Home (ZEH) thanks to the Passive Solar Design, 4.1 kW of Photovoltaic, Solar Hot Water and a 98% efficient boiler for the radiant floor heat and hot water backup.

LEED™ Facts

River Escape



LEED for Homes
 Certification Awarded May 2012

Platinum 103.5*

Innovation in Design 8/11

Location & Linkages 3/10

Sustainable Sites 15/22

Water Efficiency 10/15

Energy & Atmosphere 36.5/38

Materials & Resources 11/16

Indoor Environmental Quality 18/21

Awareness & Education 2/3

*Out of 136 possible points

PROJECT BASICS

Project Type	Single Family
Conditioned Space	1267 sq ft
Bedrooms	3
Bathrooms	2
Lot Type	New
Construction Type	Custom

KEYS TO SUCCESS

HVAC Type	Radiant Floor Heat
On Site Renewables	Solar Hot Water
On Site Renewables	4.1 KW PV
Windows	Triple Payne
Local Amish Built Cabinets - Local Lumber	
Structural Insulated Panels Roof (SIPs)	
Insulated Concrete Forms (ICFs) - BuildBlock	

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/>
 Builder - Vos Energy Concepts
<http://www.vosenergyconcepts.com/>
 ICF's - Turtle Wall
<http://www.turtlewall.com/suppliers.html>
 ICF's Supplier - BuildBlock
<http://www.buildblock.com/>
 Green Rater - Home Inspector General

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.