

The Northgate Lake Home

Built as a legacy home for family and friends, this 6,000 square foot beach house was a custom design/build for a family who knows heating and cooling equipment - their business is a large commercial HVAC company. So, nothing less than state-of-the-art forced air heating and cooling zoning could be implemented. Also installed was the highest efficiency furnace available, with cutting edge automatic humidity controls built in. This multi-stage, variable speed equipment integrates perfectly into the design of the home. At any given time, the house may be vacant, or have a sleeping occupancy of up to twenty. With that in mind, we needed an HVAC system that would run at optimum efficiency at both the high and low ends of occupancy, and the unique design of this integrated and complex system fits the bill.

Also important to the home owner, were the durability features. The house was designed to replicate the appearance of the original home that stood in the exact same location, but with new and cutting edge materials that are made to last, and withstand the harsh Lake Michigan elements. For instance, all of the exterior molding, including window surrounds, were selected to match the previous exterior façade, but this time the materials we used are composite. Additionally, there is a lifetime warranty on the new roofing used, a fifty year warranty on the exterior siding, and a twenty-five year warranty on the composite decking. On the interior, locally harvested quarter sawn white oak flooring was selected, as well as high efficiency, water saving EPA WaterSense® certified plumbing fixtures.

An outstanding retreat, in a perfect Lake Michigan setting, this lake home is sure to be just as the new owners intended — a lasting legacy for their family for many years to come.

LEED™ Facts

LEED for Homes
 Certification Pending. **Projected scores:**

Silver **84.5***

Innovation in Design	8/11
Location & Linkages	6/10
Sustainable Sites	13/22
Water Efficiency	6/15
Energy & Atmosphere	23/38
Materials & Resources	13.5/16
Indoor Environmental Quality	14/21
Awareness & Education	1/3

*Out of 136 possible points.

