

LEED for Homes Project Snapshot

Meadowlark Builders
723 Spring Street
Ann Arbor, Michigan
LEED PLATINUM

60% Expected Energy Savings
 Based on HERS Score

40% Expected Water Savings
 Diverted from Landfill



Photo Courtesy of: Scott Phillips

STRATEGIES AND RESULTS

Since these were spec homes, they needed to have market appeal - more square footage than the smaller homes in walking distance to downtown. At the same time, they needed to minimize footprint so that the lot would have lots of green space and areas for water infiltration. By building up and taking advantage of the long East/West axis of the lot, each home would have roof space to hold enough solar panels to go net-zero. By creating open floor plans, the small footprints of the homes would be spacious and feel larger. Durability and excellent thermal performance would be addressed through a combination of SIPS & ICFS.

EXEMPLARY PERFORMANCE

The location of our homes, downtown Ann Arbor, contributes significantly to the owners being able to live a low-carbon and healthy lifestyle. The homes are also very tight, and our duct leakage was virtually zero when tested before drywall. Good low-flow water fixtures and recirculating hot water save operational costs, as does the geothermal system. South side windows are 3 times the area of north-facing windows, and an ERV keeps the air fresh when the windows are closed. The HVAC systems in the house would augment that performance and use the least amount of energy for the structure. To the extent possible, the significant non-invasive trees on the lot would be preserved.

PROJECT BASICS

Project Type	Single Family
Conditioned Space	4,600 sq ft
Bedrooms	5
Bathrooms	4
Lot Type	Previously Developed
Construction Type	New Construction

KEYS TO SUCCESS

- Geothermal
- HRV
- ICFs
- Sip Roof
- Recirculating Hot Water Systems
- Low Flow Water Fixtures
- Solar Powered Window Blinds

THE LEED FOR HOMES DIFFERENCE

- Construction Waste Management Plan **YES!**
- On-Site Performance Tests **YES!**
- Custom Durability Planning Checklist **YES!**
- Third-Party Verified Documentation **YES!**

About the Project Team

General - Meadowlark Builders
 LEED For Homes Provider - AES
 Architectural Resources

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.

LEED™ Facts

723 Spring Street



LEED for Homes
 Certification Awarded December 2008

Platinum 98*

Innovation in Design 6/11

Location & Linkages 10/10

Sustainable Sites 16/22

Water Efficiency 9/15

Energy & Atmosphere 27/38

Materials & Resources 11/16

Indoor Environmental Quality 17/21

Awareness & Education 2/3

*Out of 136 possible points