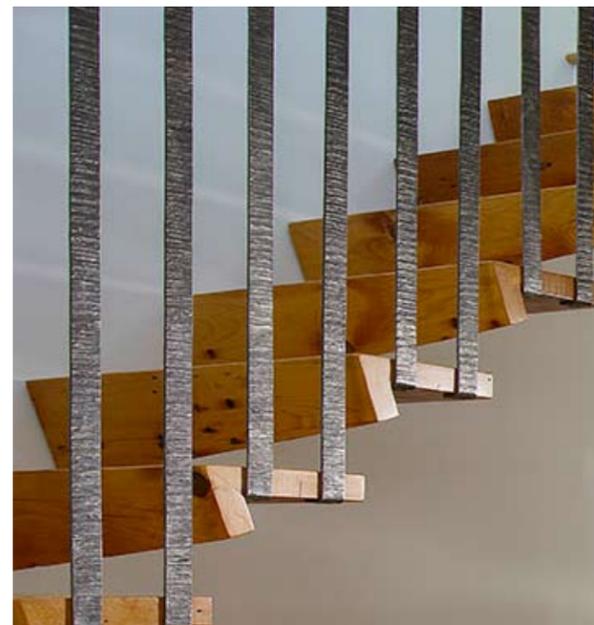


A full-service design/build firm specializing in “deep green” building techniques and custom finish work. Principals Doug Selby and Kirk Brandon offer several in-house capabilities that allow them to minimize the energy footprint of buildings. With over 18 years experience in custom woodworking and cabinetry, they also produce the highest levels of interior finish work and built-in cabinetry.

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THE GREENEST REMODEL IN ANN ARBOR

THE NOT-SO-BIG INSPIRED GREEN HOUSE

Welcome to the first L.E.E.D. Platinum Addition/Remodel in the Great Lakes Region, and the 5th in the nation! This home combines compact, thoughtful design with advanced building systems to create a ground-breaking remodel in Ann Arbor, Michigan. This project is pending certification at the highest tier of the Leadership in Energy and Environmental Design rating system administered by the US Green Building Council. We invite you to look around and see the next generation of residential remodel - healthy, integrated and ultra-efficient

BIG IDEAS FOR A SMALL HOME



This 1830's era home enters the 21st century! The original house was most likely heated with a wood stove, and its smaller size reflected the physical labor involved to obtain that energy. As electricity, coal and natural gas became prevalent and cheap, the house was added onto in the 1920's without consideration of energy costs. Modern living styles and energy costs have changed dramatically, and this house reflects the need to update this house for the present and future. This project included a partial demolition of the old addition, a new addition properly sized for efficient framing techniques, and an update of the original house for energy and comfort considerations.

Many techniques have been used to make this house a model of energy efficiency, as you can see on the facing page. Recycling and recycled content were also big goals for this project, and very little landfill waste was generated in the course of construction. Look around and see what became of the original framing material! This beautiful old-growth lumber has a rustic color and character that blend seamlessly with the modern aesthetic of this home. As the first LEED Platinum remodel in the state of Michigan, there are as many elements of this green home than aren't listed in this brochure as those that are. Architectural Resource and Meadowlark Builders worked as a team with the homeowners to explore the most cost-effective and space efficient ways to remodel a house that did not compromise any goals.

ENERGY RECOVERY VENTILATOR

ERVs recover the heat and moisture content of stale interior air to condition incoming fresh air. Large amounts of energy are saved by this exchange, while HEPA filtration further optimizes interior air quality.

TANKLESS HOT WATER SYSTEM

An on-demand hot water heater eliminates the need to store hot water in a tank when not in use. 94% of the energy is used versus only about 62% with a traditional tank system - up to a 50% energy savings!



BASEMENT

INSULATED CONCRETE FORM (ICF) FOUNDATION

ICFs make a warm & dry basement that saves up to 30% of the energy used in a home as compared to a masonry wall. Insulating under the floor slab completes the thermal envelope.

GEOHERMAL HEATING AND COOLING SYSTEM

A direct exchange geothermal system uses the stable year-round 52° temperature of the earth to provide both heating & cooling. The DX system, utilizing a highly efficient method of heat exchange, allows the system to be installed with less site disruption in a smaller footprint - ideal for urban settings! A direct exchange geothermal system can cost up to 4 times less to operate than conventional heating and cooling systems at present energy prices.

NOT-SO-BIG HOUSE™ DESIGN STRATEGIES

These techniques, popularized by architect Sarah Susanka, keep spaces open to one another while differentiating rooms visually. Diagonal views and areas of multiple functionality make the home feel larger than it is. The focus is on quality of finishes rather than quantity of square feet.



1ST FLOOR

ADVANCED FRAMING TECHNIQUES

Advanced framing promotes a variety of building methods and engineering approaches that minimize material use and waste in the construction of a wood-framed house. Simply stated this approach can potentially reduce up to 20% - 30% of the wood in a typical wall and replaces it with insulation.

HOT ROOF

Polyurethane foam is applied directly to the roof deck to complete an air tight building shell. The attic stays cooler in the summer and warm in the winter while lowering energy bills by 20% or more.

WATER CONSERVATION

From ultra low-flow fixtures in the bathrooms to an efficient PEX manifold delivery system, this home is constructed to use far less water than the average home. The exterior features complete the picture with rain barrels, rain gardens, and a permeable site plan that keeps and re-uses the water that falls on the site.



2ND FLOOR

IMPROVED EXISTING SHELL

Low-density, or open-cell polyurethane spray foam insulation greatly reduces convective heat loss of air movement through a building. While having the same thermal resistance, or R-value, as cellulose or fiberglass, polyurethane foam saves significant amounts of energy and reduces draftiness by making the home much more resistant to air flow through the building envelope.