

# WINTERGREEN

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A monthly update on Steven Winter Associates, Inc.'s work in the realm of Energy Efficient, Sustainable, and High-Performance Buildings

## LARGE, LUXURIOUS and LEED

Meeting Energy Star™ and LEED for Homes™ certification is no small feat for the first of 24 luxury homes planned for the 74 park-like acres named Windermere on the Lake developed by **National Realty Development Corporation Residential (NRDC)**. The 8-bedroom, nearly 8000sf home can boast the following: coffered ceilings, a wine cellar, library, and home theatre, two 2-car garages with attached mudrooms, a chef's kitchen, and a luxurious master suite with steam shower. All this and it meets one of the nation's most stringent standards for "green" homes.



It all begins with a high performance envelope, closed-cell sprayed insulation and fiberglass batts create R-27 wall cavities, and Energy Star™ labeled Marvin windows provide a U-value of 0.33. A ground source (geothermal) heat pump system utilizes the soil as a heat exchanger for space heating and cooling and domestic hot water. As energy costs continue to rise the homes at Windermere will benefit from mechanical system efficiency and low infiltration. Energy Star™ labeled appliances help reduce the homes' overall energy load and environmental impact.

Indoor air quality was a top priority in these well-appointed homes. The installation of an energy recovery ventilator ensures the ASHRAE 62.2 minimum of 148 CFM minimum continuous outside air is met with low-energy impact. The hardwood floors are Forest Stewardship Council Certified, the paint is low VOC, and the custom cabinetry is handcrafted with solid (formaldehyde free) wood.

The clustering of homes around the natural lake setting sets the stage for a challenging landscape design demanding privacy between homes while limiting the softscape to 40% turf, implementing drought tolerant plants, and leaving over 70% of each home's site permeable to infiltration of stormwater.

With no pre-existing water and sewer, NRDC implemented an innovative septic plan for the entire community where high capacity infiltration chambers treat the septic discharge from all the homes collectively. Due to the highly treated end result of the effluent, the disposal area is significantly reduced in size compared to a conventional system. Control panels act as the brain of the system and require very little maintenance, insuring the natural setting is minimally disturbed and continuously protected.

Durable materials and meticulous construction detailing help to ensure timelessness for the beautiful arts and crafts style homes. In addition to achieving Energy Star™ certification and LEED for Homes™ certification National Realty Development Corporation has brought awareness and education to a new level for the luxury home buyer, proving that a home can be spacious, luxurious, and sustainable.

For more information, contact [kdonnelly@swinter.com](mailto:kdonnelly@swinter.com).

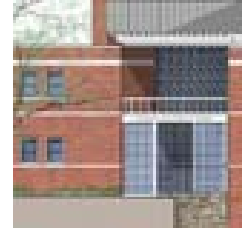
## LEED for Schools

LEED for Schools is off to a strong start in CT. Since its approval by the **US Green Building Council** in April of 2007, all K-12 schools that register for a LEED Rating follow the new guidelines aimed at improving the educational atmosphere.

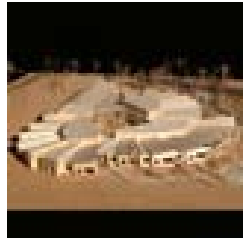
LEED for Schools added 7 new credits and modified one credit from the LEED for New Construction V 2.2 Rating System and has 79 points possible versus 69. LEED for Schools has an added focus on acoustic performance, daylighting, mold, and other areas. Credit for implementing "School as a Teaching Tool" curricula for green features is available.

SWA is currently assisting three clients and their design teams with innovative and interesting public and private school projects. For **Tai Soo Kim Partners**, Architects in Hartford, CT SWA is providing full LEED program management and energy modeling services on the Bloomfield Early Childhood Magnet School. To be bid shortly, it is approximately 48,000sf with 18 classrooms, multipurpose and other support facilities, including a greenhouse adjacent to a courtyard. SWA is also providing LEED consulting services on a middle school and a science building for a private high school project in CT.

If you are interested in turning your school into LEED, contact [ahathaway@swinter.com](mailto:ahathaway@swinter.com).



Kingswood-Oxford School



Bloomfield Magnet School

## Congratulations to all the Awardees Presented in 2007

The James River Green Building Council has presented **Scandia USA, Inc.** with the Annual Green Building Leadership Award for their green building efforts at Rocketts Landing Townhomes. The James River Green Building Council [www.jrgbc.org](http://www.jrgbc.org) is the local chapter of the US Green Building Council, [www.usgbc.org](http://www.usgbc.org), located in the central Virginia region. SWA is working with Scandia as a part of Building America research.

For more information, go to [www.jrgbc.org](http://www.jrgbc.org).

**Veridian Homes** was awarded Professional Builder's Builder of the Year 2008 for its industry success and best practices in Green Building. PB magazine states Veridian Homes is "a vanguard for the industry in the extent to which the company empowers its building team members to affect the process." Veridian Homes has also been awarded the 2007 Energy Value Housing Award. SWA has been a green/energy consultant to Veridian Homes since 2002.

For more information, go to [www.housingzone.com/probuilder/article/A6506067.html](http://www.housingzone.com/probuilder/article/A6506067.html)



David Simon, President of operations and cofounder

The National Housing & Rehabilitation Association (NH&RA) announced the winners of the 2007 J. Timothy Anderson Awards for Excellence In Historic Rehabilitation. Overlook at Clipper Mill in Baltimore, MD has been awarded for the Most Innovative Adaptive Re-use for Hotel/Hospitality. Clipper Mill's developers, **Struever Bros. Eccles & Rouse** have committed themselves to a green philosophy in its practices. SWA is the LEED for Homes Provider overseeing certification of the Clipper Mill development and is also working with the developer to improve performance of the homes through the Building America Program.

For more information, go to [www.housingonline.com](http://www.housingonline.com).

For more information visit the SWA Website: [swinter.com](http://swinter.com)

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