



The Green Home 4.0

Breaks Ground and Begins Construction.

By: **Nick Slevin**

Architecture by



The Net-Zero, solar powered demonstration home is awash with LUXE themes, thanks to Architect Chuck Goodman from IPDA and our Interior Designer Jillian Pritchard Cooke from DES-YN, who merchandised the home's interior for a move up buyer profile. Adding a wine cellar, designer kitchen, Dal Tile's new counter tops, backsplashes, and flooring, with lighting and entertainment features to reflect the LUXE Craftsman mountain home retreat motif of the home. SoCal Gas is our Energy Partner so we are including two gas fireplaces, one in the master bed, as well as the dryer, range, BBQ, and furnace. 2PSI is the gas pressure and this works well with two tankless water heaters. ACT hot water on demand system saves water by bringing the hot water directly to the faucet or shower at the touch of a button, priming the fixture so you don't waste any water waiting for the hot water to arrive. hard wood floors and PlastPro's stunning new Craftsman front doors.

ACT has been part of every ABC Green Home build to date and is a very cost effective and water saving solution. Returning plumbing partner Moen and their lovely new product suite will be joined by Lumber Liquidators for the Barn door sliders are featured on the interior in several rooms for a mountain flavor. Rehau's windows and sliders as well as their PEX style in the wall plumbing and radiant barrier sub floor heating bring warmth, comfort, and security to the home. Cabinets Quick are the cabinet partner supplying the home and are joined in the kitchen by Panasonic's substantially efficient range hood and air filtration system, adding to the indoor air quality story which Wellness Within Your Wall will be sharing, as our air quality certifying agency.

The goal of this home is to demonstrate best practice in high performance American home building design, technology, and construction to a Net-Zero, LEED standard. While the home is built to a higher than standard spec in terms of its HERS Rating and wall thickness, it brings luxury and some old school touches to the theme with laundry chutes from the upstairs bedrooms to the laundry utility room and five bedrooms with three full and two half baths. There is a ground floor multi-gen suite with kitchenette, bed, and bath. This reflects the 30 million American estimated to be living with an elderly parent, or an older youngster. A mudroom suits the mountains. The two car man cave garage has all the toys and the 50" TV as well. ELAN's Smart Home System makes operating the home to work off your smart phone straightforward.



We maintain our signature ABC Green Home themes: wider halls and doorways for wheelchair access. 50+ style placement of switches and sockets. Night lights where required. The key to the home is the components are all available from every builder's supply chain. Nothing is made from unobtainium. Any builder could build this house on any lot in America and achieve the same energy results. ConSol and Energy Inspectors have reviewed the architecture and engineering design to make sure we achieve our energy goals. The home's advanced framing design calls for two by six studs, set twenty four inches on center, allowing us more room for insulation. Rigid foam at an inch and a quarter outside the LP FlameBlock exterior OSB, sandwiched between Tytar membrane and covered by Royal Building products cementations and fire retarding siding, all makes for a very high R rating in the walls and ceilings. Eagle roofing's light weight cool roof tile will support the 6.1 KW solar system, comparatively small for a Net-Zero home of 3,100 square feet.

We have a fully functional finished basement and a finished attic for storage and a bonus room. Both are air conditioned, dry walled, painted and fitted with shelves and cabinets for storage. During construction we are maintaining an open job site for visitors interested in visiting a very efficient home during the various stages of construction. We will be turning on the web cams shortly, so be sure and monitor our progress online at www.abcgreenhome.com. We will also be posting videos and updates on our social media channels and websites.

All of the materials suppliers are reflected on these pages. You can roll your mouse over their logos in our digital magazine editions and visit their web sites directly. The design team is also reflected and you can visit them too. I would like to say how proud we are to work with each of these fine firms and the many people who have committed their time and considerable effort to this build. It really does take a village to create something like this, but it is well worth the effort.

Nick Slevin is the Publisher/Editor-in-Chief of Green Home Builder Magazine and the Developer of The ABC Green Home Project. For more information, visit www.abcgreenhome.com