

VISION FOR THE FUTURE

**Presenting
Green Builder Media's Orlando
VISION and ReVISION Houses:**

America's Finest Models for
Sustainability, Beauty,
and the New Culture
of Living Green

VISION

ReVISION

2011 VISION HOUSE




The VISION House, branded an “urban farmhouse” by architect Ed Binkley, achieves its unique flair by a sophisticated combination of fiber-cement siding, vertical metal siding, a Galvalume roof, colorful rustic-style light fixtures, and porch rails fabricated from hog wire fencing. The ICF structure of the house offers protection from storms and added R value for energy efficiency.

The architect used every square foot of the long, narrow lot, and maximized living space with strategic placement of outdoor areas: The two-story front porch forges a connection to the neighborhood, and double-deck living space graces the back of the house as well. The master suite upstairs has a private deck and, on the first floor, a summer kitchen and patio offers plenty of space for entertaining. A family-friendly side entry offers access to the mudroom and kitchen.






 The kitchen is the hub of the house, boasting 180-degree views of the downstairs living spaces. The galley design makes cooking more efficient and allows people to congregate around the space like they would in the bar of a restaurant. Canvas-colored cabinets serve as a neutral backdrop for the black stainless steel penny round tile backsplash. All the stainless steel appliances are Energy Star-qualified; the cooktop is induction. For added durability, the island is wrapped on three sides with engineered stone.

HEALTHY CHOICE

The VISION House team didn't stop the sustainability at the energy story or the products, it continues the education by showing people how they can live better in a green home. With today's tight houses, minimizing the amount of chemicals brought in after the house is finished is important. Interior designer Pat Gaylor researched the green furniture options and found a company that had collections suitable for the entire VISION house: Martha's Vineyard Furniture. The company's products are made from reclaimed materials and domestically made in family-run workshops. The company's Olive Street line boasts cushions filled with 100% post-consumer regenerated fibers and cased in 100% cotton, and upholstery made from 100% natural, renewable fibers including linen, cotton, and recycled fabrics. Furniture springs are made from 50% recycled metal, and frames are provided by suppliers that adhere to the Sustainable Forestry Initiative. www.mvfurnitureco.com



 The interior of the VISION House is the ultimate in flexibility. You could get rid of (or move) any of the interior walls to personalize the space. The dining room and family rooms could be switched if a home buyer wanted to connect the dining area to the back patio, for example. A scaled-down and intimate "home office" or chat room (left) provides a quiet place to talk or work without completely retreating from the scene. The cleverly located laundry/craft room halfway up the stairs opens to the stairway to bring in additional daylight.



EXTERIOR BREAKDOWN

The metal roof, manufactured by Fabral www.fabral.com and installed by Neal Strickland Roofing www.nealstricklandroofing.com, has an acrylic-coated Galvalume finish. Its color has an IR (initial reflectivity) of .68, which is one of the highest IR color ratings. It is installed over Resisto's Lastobond Pro HT-S underlayment, which waterproofs the roof deck and can withstand extremely high temperatures. www.resisto.ca

The team chose Azek deck and ceiling products because they are durable, made from 30% post-industrial waste, and don't require additional resources such as priming, painting, staining, or sealing. www.azek.com

The team spec'd 5" of spray foam insulation in the attic, which tightly seals the house. Spray foam offers an added benefit of saving on heating and cooling costs by up to 50% because of its air sealing properties. www.icynene.com

The team spec'd Anderson 100 Series windows, which are a cost-effective way to add high-efficiency glazing to a project. The SmartSun glass blocks 95% of UV rays. The product is made of Fibrex, which is a sustainable structural composite that blends the best attributes of wood fiber and polymer. www.andersenwindows.com

The roof is decked with 5/8" plywood as opposed to OSB. This thicker, heavier material won't deteriorate if it gets wet. The team uses ring shaped nails and nails 6" on edges and 6" in the field. The additional nails and their strategic placement means that under pressure the roof is less likely to come up. The company created a customized tie down system from Simpson Strong-Tie to secure the roof trusses and the floor system. www.strongtie.com



The SolPak Active Water Heating System by Rheem is a must-have for sunny Florida. The high-efficiency closed loop, active water heating system features a Lifetime Marathon tank. www.rheem.com



The edible landscaping includes tantalizing options such as tangerine, lemon, and pineapple guava. St. Johns River Water Management www.sjrwmd.com will certify the house to Florida Water Star's Gold level. Landscape consultant Teresa Watkins helped the team choose resource-efficient landscaping. The grass is perennial peanut from Blodgett Gardens. www.blodgettgardens.com



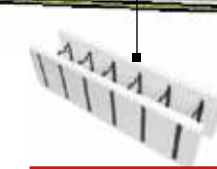
The modern aluminum and glass garage doors are from the Avante Collection by Clopay. The product has a 2 1/8"-thick rust-proof aluminum frame. The team picked a white frame with obscure tempered glass. www.clopaydoor.com



The Enduro exterior metal spiral staircase adds urban style to the guest house. The standard kit can be ordered taller or shorter and is made from 12-gauge steel with a hot-dipped galvanized finish. www.arkestairs.com



The HardiePlank fiber-cement siding is pre-painted, which means no VOCs and no mess on site. The builder selected this product because of its ease of installation and durability. www.jameshardie.com



The building team felt that ARXX Prime ICFs enable significant energy savings, security, and a faster build than conventional construction. www.arxx.com



To protect the house against storm damage, the team spec'd MetalTech's Dura-Weld Colonial Shutters, which are engineered to surpass the strictest hurricane standards. Made of hand-crafted aluminum construction, they have a welded master frame, a durable powder coat paint finish, and clear polycarbonate backing. www.metaltch.com



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INTERIOR BREAKDOWN: FIRST FLOOR



To help provide fresh air, Lechuza self-watering planters are a low-maintenance option. The planter system can take care of plants for up to 12 weeks with its water storage and nutrient sub-irrigation system. www.lechuza.com



The Escea gas fireplace www.escea.co.nz, a direct vent to outside, warms the house but keeps odors out. The fireplace front is Daltile's Terrazzo Jute with alabaster grout, which is recycled from concrete and marble chips. www.daltile.com



DeNova engineered stone in Armadillo Alto tops the cabinets in the kitchen. The product consists of 93% natural quartz and 7% resin. It is more durable than natural stone, virtually maintenance free, and stain, scratch, heat, and bacteria resistant. Because this product doesn't require chemical sealing, it contributes to good indoor air quality. www.denovasurfaces.com



Merillat cabinets in a flat panel Tolani Maple Chiffon finish, offer durable display and storage for the kitchen, laundry room, and guest house. Merillat is now certified through the KCMA environmental stewardship program and was the first cabinetry organization to be certified company-wide with the ISO14001 world class environmental management manufacturing standards. www.merillat.com



Mohawk's Queenstown 07 Hickory Vintage wood floor is reclaimed from dismantled buildings. Full of texture, the flooring brings antique natural beauty to interiors. The product is engineered as well. The reclaimed hardwood is bonded to a no-added-urea formaldehyde substrate, Columbia Forest Product's PureBond, which doesn't offgas. www.mohawkflooring.com



The KitchenAid KIBU568SBL induction technology heats the pan and not the cooktop surface, which offers fast heating speed, precise control, and enhanced energy efficiency. The cooktop gives you five cooking elements, 18 heat-level settings, and the power to go from boil to simmer in a matter of seconds. All other appliances in the kitchen are KitchenAid or Whirlpool, which are energy-efficient, durable, and can be recycled. www.insideadvantage.com



Continuing the urban farmhouse feel in the kitchen, the design team chose the galvanized Wire Guard Pendant from Barnlight Electric. www.barnlightelectric.com. Lighting fixtures from this company are used throughout the house for style continuity. Cree's Ecosmart LED soft white lights were also spec'd throughout the house. These LEDs have an integrated trim that fits most standard and shallow 6" cans, are dimmable, don't contain mercury, don't get hot, and last up to 15 years. www.creeledlighting.com



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INTERIOR BREAKDOWN: SECOND FLOOR

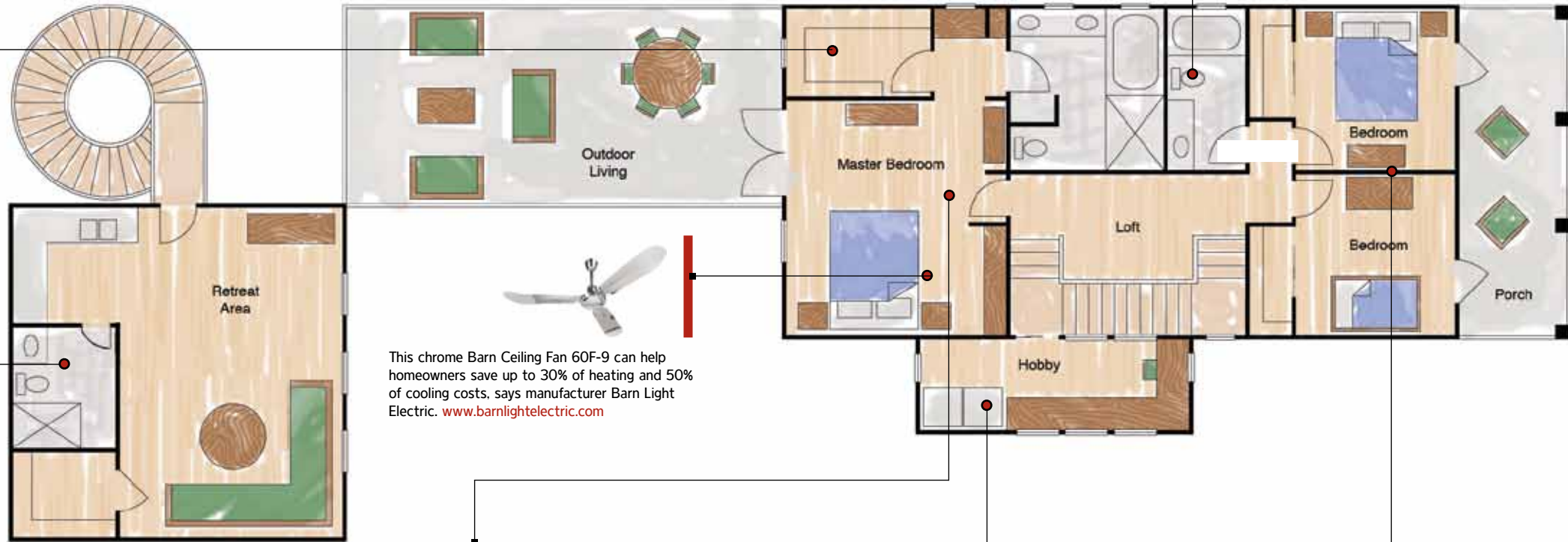
Cope Closet Concepts' closet system was chosen because it uses solid hardwood to manufacture closet shelving. Wood component parts, such as connectors and supports, use stock material not used in the manufacture of shelving, which minimizes wood waste. The wood is finished with a water-borne formula. The company collects waste sawdust to be used on farms as compost. www.copeclosetconcepts.com



The team spec'd Kohler faucets throughout the house because they offer sophisticated style and are WaterSense qualified. Shown here is the Purist Rite-Tem pressure-balancing bath and shower faucet K-T14421. www.savewateramerica.com



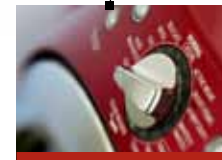
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This chrome Barn Ceiling Fan 60F-9 can help homeowners save up to 30% of heating and 50% of cooling costs, says manufacturer Barn Light Electric. www.barnlightelectric.com



The house is protected against fire by Uponor's Aquasafe Residential Fire Safety System. While sprinkler systems are not commonly used in Florida, builder Jon Pleveich points out that about 34 states have made it mandatory. "It's a really good idea," he says. "It's not that much of an up charge, and it will help home buyers save on insurance." www.uponor-usa.com



The laundry room boasts a Whirlpool Duet front-load washer and dryer pair. The energy-efficient Duet dryer features an innovative 6" Sense technology that helps keep clothes looking newer longer. The Energy Star-qualified washer has a CEE Tier 3 rating. Steam enhancements help remove stains. www.insideadvantage.com



The house is painted in Sherwin-Williams Harmony no-VOC paint www.sherwin-williams.com. The main color used throughout the home is Accessible Beige. Coordinating Hunter Douglas Architella honeycomb blinds are Daisy White. They are not only attractive, but they also provide insulative value. www.hunterdouglas.com



To maintain good air quality in the house, the team put in Panasonic's WhisperGreen Energy Star-rated exhaust fans, which are lead free and mercury free and can run for more than a year using the equivalent energy of a 4W light bulb. These models come with variable two-speed and delay timer controls built in or as a single speed. A motion sensor model is also available. www.panasonic.com/building