

Abacus GC

Newport District Modern House Project, Bend, Oregon

Earth Advantage[®] Features

This home built by Abacus GC is certified as Earth Advantage. This meets the Earth Advantage guidelines for Energy Efficiency, Healthier Indoor Air and Environmental Efficiency, delivering a superior built home to buyers. This level of achievement is designed to help the house perform better and exceed those that are built to standard building practices. This home is currently in the process of becoming the first LEED[®] for Homes certified home in central Oregon and is projected to save about **54% in energy consumption** over standard code built homes.

Energy Efficiency Features:

Photovoltaic (Solar Panels) contain hundreds of small cells that collect the sun's energy and converts it into electricity maximizing energy efficiency and does not create carbon dioxide.

Duct-Free Heating Systems use less energy overall and can be climatized virtually room-by-room to avoid heating little-used areas of the home. The absence of ducts eliminates dusts, pollens, pet dander, or mold spores to be circulated throughout the home.

Boiler Systems can take the place of two mechanical systems in some homes, using less energy and fewer resources while heating water and the conditioned space of dwellings.

Compact Fluorescent Lighting (CFL) consumes a fraction of the energy used by incandescent bulbs. Their longevity minimizes the need for continual replacements.

R-49 Attic Insulation reduces a home's heat loss in winter and heat gain in summer.

House Tightening Measures help ensure the home's energy performance by reducing air infiltration through the thermal shell. This is accomplished by sealing areas such as plumbing and electrical penetrations.

ENERGY STAR[®] Wood Framed Windows use either a fiberglass composite, which is very stable under extreme conditions, or wood framing, a natural product that limits chemical emissions in the living space that are energy efficient.

Slab Insulation prevents the loss of heat from the underside of the slab, particularly at the edge.

ENERGY STAR[®] Qualified Dishwasher uses 25% less energy and saves about 1,000 gallons of water annually compared to a conventional model.

Lighting Controls such as dimmers & occupancy sensors, can provide convenience and some energy savings.

Healthier Indoor Air Features:

Sealed Gas Fireplaces w/Electronic Ignition promote healthier indoor air by effectively reducing the presence of carbon monoxide and other gases inside the home while maximizing energy savings by eliminating the pilot light.

Slab on Grade Foundation eliminates radon from crawl spaces and uses the earth as a natural buffer against ambient air/temperature changes.

Whole House Ventilation enhances indoor air quality by intermittently circulating fresh air in and exhausting stale air through the use of a Heat Recovery Ventilator/Energy Recovery Ventilator.

Third-Party Framing Lumber Moisture Test ensures that lumber is not covered by interior finish materials before the moisture content is low. This testing can help prevent future mold problems in the home's walls and limit respiratory problems.

Over

Formaldehyde-Free Fiberglass Insulation improves energy efficiency while reducing the presence of formaldehyde in the home, this helps improve the indoor air quality.

Non VOC Latex Paint has **no** volatile organic compounds (VOC's) to off-gas during the curing process. This improves indoor air quality both during and after the construction process is complete.

Recessed Can Lights (IC Rated) which have been sealed to the sheetrock reduces the amount of air infiltration between the conditioned space and unconditioned space of the room.

Tile provides a durable countertop that will minimize mold, mildew, and bacteria.

Resource Efficiency and Environmental Responsibility Features:

Water-Wise Landscape Plan has been shown to reduce water use by 20% to 50% by using **eight** basic principles: Group plants, native and low-water use plants, limit turf, efficient irrigation, schedule irrigation, healthy soil, mulch, and maintenance program.

FSC Certified Wood is independently verified by the Forest Stewardship Council (FSC) to have been produced from sustainably managed forests. It is harvested in ways that ensure the health of the ecosystem.

Fiber Cement Siding drastically reduces the demand on forest products by recycling industrial waste into a useful product. The siding can be produced to a specified size, supporting waste-free design.

Recycled Plastic Lumber Decking is weather and insect-resistant and more durable than a conventional wood deck. Its recycled content lowers the demand for forest products.

Concrete with Fly Ash incorporates a waste product from coal-fired power plants. This material can substitute 15 to 60% of the cement in a concrete mixture, resulting in stronger concrete with improved workability.

Intermediate Framing uses less wood, produces less wasted lumber and improves opportunities for installing insulation.

Metal Clad Roofing is easier on the environment because it is so durable. Durable roofs prevent water from passing the roof and damaging building materials beneath.

Medium Density Fiberboard (MDF) used for base cabinets is made from industrial wood waste, thus reducing the demand on forests for dimensional wood products and is formaldehyde-free.

Reclaimed Wood is previously used lumber that has been salvaged and refinished. Reclaimed wood reduces the impact on forest timber.

I-Joist Flooring Support System takes the place of dimensional lumber and is made from industrial material scraps, recycled wood, short-growth forests and off-cuts.

Infill Lots uses existing land in established neighborhoods reducing the need for urban sprawl.

Lot Size/Residential Density allow for a greater opportunity for efficient use of available land that allows more units to be built in a smaller area, thus using less resources and creating larger green spaces.

Size of House is smaller than the average home being built today thus using less resources and creating more efficient use of space.

Living Space Over Garage provides more living space with the same footprint and has less impact on the landscape and uses fewer materials to finish.

Recycling Job Site Waste diverts 100% of wood waste and 100% of one of the following: cardboard, drywall, or metal that would otherwise go into a landfill.

Minimize Carpet to at least 40% of total conditioned space reduces dust, dander, pollens, and dust mites that are retained within this type of floor covering creating a healthier breathing environment.

Carpet Made From Wool is toxin free and is from a renewable resource that is a high quality, durable product that can last for decades.

Onsite Filtration for Roof Drains provides a dry well on the lot to allow for the clean roof water to soak into the ground and slow the flow of water into drainage ways.