THE NEW AMERICAN HOME 2018

TRANSITIONAL STYLE MEETS STATE-OF-THE-ART CONSTRUCTION SMARTS IN A MODERN TUSCAN SHOWPIECE

BY CHERYL WEBER, PHOTOGRAPHS BY JEFFREY A. DAVIS

THE NEW AMERICAN HOME 2018, MONTVERDE, FLA.

ARCHITECT / BUILDER: LEGACY CUSTOM BUILT HOMES, WINTER PARK, FLA.
ARCHITECT: HYATT DESIGN, ORLANDO, FLA.
INTERIOR DESIGNER: HOMES RE-IMAGINED, ORLANDO
LANDSCAPE DESIGNER: REDMON DESIGN CO., MAITLAND, FLA.

LOT SIZE: 45,340 SQUARE FEET
TOTAL AREA: 10,000 SQUARE FEET
LIVING AREA: 6,533 SQUARE FEET
BEDROOMS: 5 BATHS: 6 FULL, 2 HALF

This year's New American Home blends Mediterranean design elements and modernist meaning. Exterior materials include Real Roofing's entry doors by Simpson Door Co., garage doors by Clopay Building Products, paint by Sherwin-Williams, and landscaping by Natural Paving USA. Structural lumber was provided by De Lumber.
and is fully open to the dining room and great room but also serves the outdoor pool through folding glass doors. There’s even a large walk-in pantry adjacent to the game room. “It’s a party house, a big social house,” Hyatt says.

The second floor is equally inviting, with three en-suite bedrooms plus a kids’ loft with kitchenette, a powder room, a second laundry, and a sitting area, not to mention a large, well-appointed balcony in back and a smaller balcony accessed from the front bedroom. In guest bedrooms, salvage cladding by Synergy Wood Products adds warm texture.

“There are multiple views out of all the rooms because the house is on a lake,” Hyatt says. “You can walk from one side of the house to the other inside without compromising your view to the rear.”

Despite the decidedly Mediterranean 4:12-pitch roof, deep overhangs, flat-concrete roof tile, and a stone-and-stucco façade, the home’s generous use of glass tips it modern, as

An entertainment paradise, the kitchen has wall ovens, a coffee station, and a cooktop by Thermador; surfaces by DuPont Corian; sinks, fixtures, and fittings by Kohler; and lighting by Progress Lighting. At left, the bar area offers space for sipping cocktails, with wine storage by Thermador. The floating stair will have a glass railing, and a Garaventa Lift elevator is located between the laundry and kitchen.
With Hurricane Maria’s destruction fresh in everyone’s minds, it’s worth noting that the large openings in the cement-block first floor are covered with hefty concrete tie beams with a steel core. Hurricane code also mandated impact-rated windows and hurricane straps. Zip System roof sheathing by Huber Engineered Woods with double-membrane water protection—exterior sheathing combined with a water and air barrier—was installed for good measure. And if the power grid fails, a 60 kilowatt standby generator by Eaton can handle the home’s entire electrical load.

**HIGH FUNCTION, LOW ENERGY**

It’s hard to imagine that such a large home can have a small carbon footprint. Yet the home will have a projected HERS Index of 46 and is expected to be 36 percent more efficient than the average new code-built home, with more than $1,300 in annual energy savings anticipated. The Mitsubishi ducted mini-split system, unique to this year’s home, plays a big part. Instead of installing several large air-handling units in closets and running ductwork throughout the house, each living and sleeping area has a mini-cassette installed between

Above, sliders by TruStile open to a media room with water views and a ceiling fixture by Progress Lighting. Lower right, paints and finishes in the study and throughout the home are by Sherwin-Williams.
the trusses. This is not only super energy efficient but also allows for very short duct runs and a high degree of zoning. The two variable-speed condensing units outside also run the energy recovery ventilator (ERV) with MERV-13 filtration that supplies fresh air.

The HVAC system is seen as a game changer, especially for large homes. "It will change the way builders look at mechanical systems," says Drew Smith, president and COO of Parrish, Fla.-based Two Trails Sustainable Building Consultants, the home’s third-party certifier. "A whole-house ducted system would have required five condensing units and 16-inch ductwork. Now we can have smaller ducts because the unit is pushing the air right at the area of delivery, and return air happens very close to the unit. It saved hundreds of feet of ductwork."

Of course, energy efficiency starts with a super-tight building envelope. The R-16.2 block walls are triple-insulated with Core-Fill 500 injected foam, ¾-inch Kingspan GreenGuard extruded polystyrene board, and a radiant Fi-Foil M-Shield barrier. The second story’s wood frame walls also use Zip System sheathing.

The unvented attic is air sealed with R-21 Demilec open-cell foam on the underside of the roof deck. The crew also sprayed the foam on the rim joists between floors and on exterior frame walls, allowing the envelope to breathe. "In Florida, we don’t want to trap moisture between the insulation and drywall," Smith says. "Open-cell foam, when positively pressurized with an ERV, allows moisture to wick to the outside." Windows from Penda Windows & Doors are double pane and thermally broken to stop heat transfer.

WATER, LIGHT, AIR
With an impressive anticipated HERS Index and energy savings, the team is aiming for multiple certifications, including National Green Building Standard (NGBS) Emeritus, Environmental Protection Agency (EPA) Energy Star, EPA Indoor airPLUS, and U.S. Department of Energy Zero Energy Ready Home.

Natural gas tankless water heaters and recirculating pumps on motion sensors will reduce energy and water use. The pumps can sense when someone is in the bathroom and start circulating the hot water at the tap, eliminating the need to let cold water run. Low-flow bathroom faucets and toilets by Kohler are installed throughout the home, as are LED fixtures by Progress Lighting. The lighting is connected to a home automation system that also controls indoor temperatures. Each room has its own thermostat. Lighting and temperature also can be managed remotely via a smartphone or tablet.

Phantom Screens installed on the patio’s outside columns are not just for insect control—they also help to arrange indoor temperatures. Pulling down the screens in the heat of the day can lower the temperature by almost 10 degrees.

Smith says. And in winter, when nighttime temperatures can dip into the 30s and 40s, closing the screens and adding a patio heater allows the space to be used year-round.

Cheryl Weber, a freelance writer, covers architecture and design.
PLATINUM SPONSOR
THERMADOR

GOLD SPONSORS
EATON RESIDENTIAL & WIRING DEVICES DIVISION
KOHLER

SILVER SPONSORS
84 LUMBER
DUPONT SURFACES
NATURAL PAVING USA
OMEGA FLEX
SHARKBITE PLUMBING SOLUTIONS
SHERWIN-WILLIAMS

LEADING SUPPLIERS COUNCIL MEMBER CONTRIBUTORS
Honeywell
InSinkErator
James Hardie Building Products
Kingspan Insulation
LiftMaster
Mitsubishi Electric
Ply Gem / Canyon Stone
Sherwin-Williams

PARTICIPANTS
Aerotex Fine Custom Cabinetry
Bassett Furniture Industries
Bathtubs for Pets / Forever Stainless Steel
Britannia Flooring
Brown & Brown
Castle Group Construction
Closet Factory
Commercial Flooring Distributors
Comfort House Equipment Rental
Crestron Electronics
d3 Creative Studio
Demilec USA
Discover Quartz & Granite
Don Bolden Engineering
Don King’s Concrete
Dynamic Automation
Elite Kitchen & Baths
Elvis Surveys
Emser Tile
Emtek Products
Innovative Group
Executive Cabinetry
Ferguson
1st Choice Door and Millwork
Fisher & Paykel
Florida Door Solutions
Gyptech
Haleo America Co.
Hardware Resources
Heartland Stairways
Hillside Furniture
Heritage Block
Holdrite
Homes Re-imagined
Hudson Pest Control
K & V Iron Studio
KCV Painting Services
Kevin Greimel Finish Carpentry
Legacy Design Group
Legacy Electrical Services
Legacy Plumbing
M&J Air Conditioning
NatureKast Products
Noritz
Noritz America
Penda Windows and Doors
PetersenDean
Porter International Designs
QM Drain
Redmon Design Co.
Reed’s Arcade & Pinball Repair & Sales
Sagebrook Home
ScenaVR
Schluter Systems
Schönox / HPS North America
SES Polyurethane Systems
Southwire Co.
Stair Lab
StyleCraft
SummerSet Casual-Jolee Collection
Summit Automation
Sun Pan Trading & Importing
Terry’s Bobcat Service
Thermalex
Travis Industries
Truswood
Ultimate Builder Services
Universal Furniture
U S. Favers Design
Uttermost
Window & Door Design Center of Florida
Wired Technologies Group
WonderWorks by John
Woodtone Specialties / Synergy
Woodworx Construction

PROJECT TEAM
Builder: Legacy Custom Built Homes, Winter Park, Fla.
Interior Design: Kate Clarke, Homes Re-imagined, Orlando
Landscape Design: Redmon Design Co., Maitland, Fla.

GREEN BUILD & ENERGY CONSULTANT
Two Trails Sustainable Building Consultants, Sarasota, Fla.

PRODUCER

MEDIA PARTNER
Professional Builder and Custom Builder, Arlington Heights, Ill.