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22 *QR's Annual Pictorial Buyers' Guide Issue!*

This 1837 home was gutted and greened by Michael Klement and Doug Selby.

LEED
Platinum
Green

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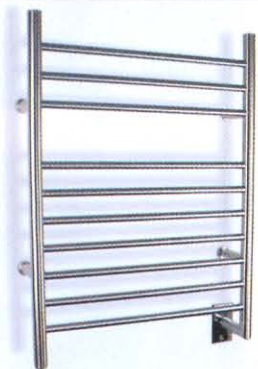
2009

PICTORIAL

Buyers' Guide

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Kitchens & Baths



The new Infinity Towel Warmer from **Warmly Yours** is sized at 23 5/8 in. wide by 32 in. high and features 10 sleek towel bars. Infinity provides ample space for hanging towels or a bathrobe and has a brushed stainless steel finish. Perfect for a home's master or guest bathroom, this accessory comes in a hardwired or plug-in model.

Circle 1



The new **GE** side-by-side refrigerator with integrated dispenser has 18 cu. ft. of storage for healthy fruits, vegetables and dairy and an 11.1-cu.-ft. freezer section. Each of the three spacious GallonPLUS door bins holds two gal. of milk or six 2-liter soda bottles. This 29.1-cu.-ft. stainless steel side-by-side refrigerator offers huge storage on the inside but has the same footprint as a GE Profile 26-cu.-ft. bottom freezer. It doesn't require any more space in your kitchen and is Energy Star qualified. **Circle 2**



Toto combines traditional fixtures with contemporary upgrades to take on transitional design elements in the bathroom. With its new Aimes Collection Toto offers lavatories, toilets, shower fixtures and faucets in this new transitional designed collection. One innovation available in the Aimes Shower System is GyroStream. When equipped with GyroStream, the Aimes shower system's water flows through nozzles oriented on two different axes that tilt and rotate, resulting in greater and more consistent water distribution.

Circle 3



MGS has eradicated the need for extra water dispenser faucets on the kitchen sink. Their T45-DF is a new triple lever faucet with a built-in water filter dispenser for the gourmet kitchen. This unique fixture looks and operates like a traditional faucet, but disperses filtered and tap water from one spout thanks to two waterways. Three deck-mounted handles allow the user to switch from hot or cold tap water to filtered water. **Circle 4**



THG combines crystal with precious stones in their Vogue collection. Stone choices include turquoise, chalcedon, gray agate, rose quartz, thulite, cornaline, smoky quartz, rock crystal, amethyst and aragonite. **Circle 5**



Cubes, circles and sloping surfaces define this new collection from **Laufen**. While the Ilbagno Alessi One has a curvaceous design, Dot favors a geometric variant. The designer's goal was to create individual items that would not detract from the actual purpose of the bathroom. **Circle 8**



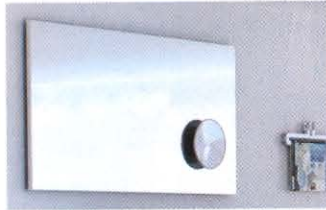
Dacor's Millennia 24-in. Microwave In-A-Drawer is ideal for homeowners who want to install the appliance in an easily accessible location to free up counter space. The unit features an automatic drawer that glides open with the push of a single button, a control panel lock and three sensor-controlled cooking modes. It is available in a solid stainless steel or solid black glass finish. **Circle 11**



ThermaSol has introduced two new stand-alone Light and Music Packages for any shower. The upscale Light and Music Packages bring the feel of a day spa to the everyday showering experience. These two packages, named the Deluxe Lighting System and Premium Lighting System, contain a light system, sound system and controls for both. **Circle 14**



MTI Whirlpools offers a line of shower pans with concealed drains. The MTSB-SS6032HD is an end drain shower base with single, dual or triple threshold and features a removable drain cover for clean design. This shower base is made of a solid surface material. **Circle 6**



The new Aluminum Series Mirror by **Sonia** eliminates the need for a separate magnifying mirror. A magnet is placed on the pendulum behind the plate glass mirror to attract the one in the mini magnifying mirror and allows the user to slide the smaller mirror anywhere on the larger mirror. **Circle 9**



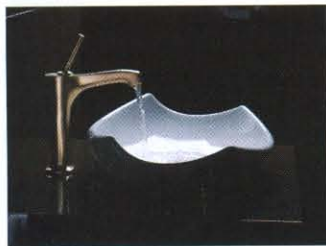
Sustainable Solutions International offers this ancient Qin dynasty influenced Emperor collection as part of the larger Fluid bathroom fixture collection. This modern faucet with Asian design undertones is eco-friendly and can be equipped with a low-flow aerator for an industry-breaking 1.5 gpm, a rate that has awarded it WaterSense certification. **Circle 12**



Great for kitchens that can only accommodate one sink, the **Breeze and Slope** double-basin kitchen sinks allow customers to keep food preparation separate from dishes and can be simultaneously accessed by two users. Constructed of solid, lightweight Vikrell material, both the Breeze and Slope sinks are competitively priced self-rimming models. Featuring two spacious 8-in. basins and a slightly lower divider saddle, the Breeze double-basin kitchen sink is ideal for cleaning large pots and pans. **Circle 15**

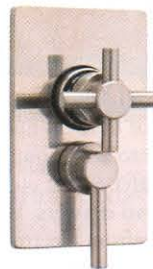


Wellborn Cabinet has added a new Heirloom Technique to its wide array of finish options. Available on all stained finishes with glazes, the Heirloom Technique creates a distressed finish by adding small dents, wormholes and dry brushing. Done by hand, Heirloom is a random effect that offers an antique look and brings out unique character within each product. **Circle 7**



Kohler Co. introduces three lavatories with a European-influenced style. The new Kohler Vessels lavatories, constructed of vitreous china, represent a modern addition to the manufacturer's iconic line of Vessels lavatories. The above-counter Leaf, Fit and RondÈ lavatories coordinate with Kohler's existing modern furniture and fixture offering to create a stylish and functional bathroom space. **Circle 10**

Jaclo has introduced a new collection of Thermostatic Shower Valves with integral volume control in both traditional and contemporary styles. They are packaged with high-performance showerheads and hand showers for the complete shower environment. These valves deliver a high flow rate and consistent temperature control. **Circle 13**



The Rubix Bathtub from **Stone Forest** is designed to bring a bold architectural presence to the bathroom. Carved from a single block of Carrara Marble, the Rubix Bathtub is meant to be a sculpture and a bathtub for the bathroom. **Circle 16**

Classic Platinum Green

Built in 1837. Renovated to LEED Platinum standards in 2009.

By Patrick L. O'Toole



The clients have built their lives around bicycles. So instead of a mud room, they wanted a bike room for bringing up bikes from the basement and for staging their exit and entry each day.

When people think of green remodeling, they imagine homes composed of biodegradable materials with solar panels and lots of weird angles — homes where aesthetics take a back seat to function. So it follows that people are surprised when green design involves a wood-frame home from the 1830s, complete with a classic front porch.

But deep green is precisely what Michael Klement, AIA, of Architectural Resource in Ann Arbor, Mich., and Doug Selby of Meadowlark Builders delivered to their clients — a couple, engaged to be married, who were merging households and who settled on the task of remodeling an 1837 home for their first residence.

Klement, who teaches a class on green remodeling, says that preconceptions about deeply green projects like this home, which was the first LEED Platinum remodel certified in the state of Michigan, are often very different from the reality.

“When I teach a class on creating the green house, the first question asked is whether the house will look like a science experiment,” says Klement. “We worked very hard to make sure that the part that faces the street meshes with the historical profiles so that it will be a good neighbor to its surrounding homes. But once you enter the house and go beyond the electric-blue front door, the house shifts to the client’s preferred design sensibility. It has this urban-chic feel to it.”

This project upends most of what people think they know about green remodeling. Green design can be both traditional and design forward, not strange or awkward in any way. Green design does not need to involve active or passive solar power. And green design does not require unique massing in order for it to perform well as a green building. At the same time, says Klement, there does seem to be a changing aesthetic associated with green or high-performing homes.

FAST FACTS ABOUT THE PROJECT:

- **Architect:** Michael Klement, AIA, Architectural Resource
- **Remodeler:** Doug Selby, Meadowlark Builders
- **Project location:** Ann Arbor, Mich.
- **Date remodel began:** December 2007
- **Date remodel completed:** January 2009
- **Square footage before:** 1,330
- **Square footage after:** 1,864
- **Total project cost including materials and labor:** \$420,000



The owners were energetic and enthusiastic about the master bathroom and offered a lot of ideas for inclusion. Ultimately they chose a unique upright, stainless steel tub to serve as a prominent feature.

“Slowly, there is this shift in what we consider to be beautiful. Aesthetics are driven by cultural norms. These norms are the things that made Classical Revival (style) important, the things that made Tudor important, Italianate important, etc. In our era, our new norms will increasingly involve sustainability and that is going to drive our aesthetic consideration of what is beautiful. Having said that, we worked very hard to keep this house looking traditional.”

Reducing size but not scope

For all of its perception-breaking green achievements, this project did not start out to achieve such lofty aims. In fact, say Klement and Selby, there were times when the project was in danger of not getting a green light at all. The clients initially consulted with Selby who was hired to do design and build work. Selby brought in Klement because he knew that Klement offered the best shot at getting their entire list into the package.

Klement says the project was a classic case where “the pile of cash was one-fourth the height of the pile of dreams.”

In short, where once the project involved adding about 1,000 sq. ft., it ultimately had to be scaled back to only a slight increase in total square footage. Borrowing techniques put forward by Sarah Susanka in her book, *The Not So Big House*, Klement ultimately proposed only a 500-sq.-ft. increase based on the clients’ vision of a “scaled back lifestyle centered closely on using their bikes as a primary means of transportation.”

Selby and Klement remember the day they met with the clients to review the more compact plan. They thought that the shrunken scale, despite a fairly comprehensive response to their wish list, might be rejected.

“This was kind of a make-or-break moment because the project was in jeopardy of not happening if we could not come up with some kind of design that got everything within their budget parameters,” Klement explains. “So we came back with a design and showed them our ideas about how it was going to function. And I will never forget this: John looked up from the plans and said: ‘Michael, I don’t know how you did it, but you got it all in there.’”

Green features

With the smaller size and massive scope of work approved, Doug Selby recalls that it only then dawned on them to check into LEED certification for the home. LEED is an acronym for Leadership in Energy and Environmental Design, a rating system administered by the U.S. Green Building Council.

“The LEED Platinum certification was actually kind of an afterthought,” says Selby. “Michael and I were walking down the street after our meeting with the clients, and I told him I thought this would score pretty highly on the LEED certification program. I went back and found out that the project was LEED Platinum by a significant margin. So, I think the broader beauty of this project is that we planned on remodeling their house to these stringencies all along. It wasn’t like we had to go through a lot of extra stuff, or the clients had to spend a lot of extra money to get this done. It is just where the project ended up.”

The design solution required that the rear portion of the building, constructed in 1924, be removed with all salvageable materials repurposed for inclusion

SPECIFIED PRODUCTS

Bath cabinets: Custom, Meadowlark Builders

Bath fixtures: Diamond Spas, Uforo stainless steel soaking tub

Bath fixtures: Toilet – Toto, dual-flush toilet

Brick/masonry: Reward Wall Systems, insulating concrete forms (ICFs)

Decking: Trex Co.

Doors, exterior: Pella

Flooring, vinyl: Marmoleum brand linoleum

Flooring, wood: stranded bamboo

Flooring, tile/stone: Walker Zanger, Zen Garden

HVAC: Earthlinked DX Geothermal

Insulation: Demelec, .5-lb. open cell “Sealection”

Kitchen cabinets: Meadowlark Builders

Kitchen countertops: Paper Stone

Kitchen appliances: KitchenAid oven, Gaggenau induction cooktop, Kenmore refrigerator

Lighting fixtures: Halo, Juno, Progress, IKEA

Roofing: CertainTeed, Sealdon

Sheathing: Plywood

Siding: LP SmartSide, OSB

Skylights: Velux

Solid surface: Soterra Stone

Structural materials: TrussJoist McMillian, EWP, LVL, Wood I

Trim work: Cedar

Windows: Pella, Pro-line, Architect Series