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The VISION House Aspen will showcase that Green is glamorous, resource efficient, durable, and cost-effective.



The Green Builder Vision House Program is a series of demonstration homes built around the country that showcase the implementation of green design, building techniques, and products & systems. Each house utilizes site-specific solutions for solving key green building issues including energy, water, land, resource use, waste management, and indoor environment quality.

The VISION House series is a unique marketing opportunity for product manufacturers to reach the expanding segment of the residential building industry that is hungry for information about green building. In the “living laboratory” of a VISION House, manufacturers can demonstrate key attributes of their green products and systems.

Green Builder Media covers the VISION House

series regularly in Green Builder magazine. Additionally, the VISION Houses attract significant local and national media, providing excellent promotion for sponsors. VISION Houses have been written up in publications such as the Wall Street Journal, Chicago Tribune, LA Times, and have been on the NBC nightly new and the Today Show magazine.

The VISION House '09 Aspen will demonstrate the styles, technologies, and products appropriate for a ‘mountain contemporary’ custom home in a high-end resort setting. The VISION House Aspen will showcase that Green is glamorous, resource efficient, durable, and cost-effective.

The VISION House Aspen is located in a spectacular setting on McClain Flats on the outskirts of Aspen, Colorado. The lot has 360-degree panoramic views of Aspen Moun-

tain, Snowmass Mountain, and the Upper Roaring Fork Valley. The area has a rich history steeped in mining and is now a leading international mountain resort that attracts a wide variety of tourists from around the globe.

The goals of the VISION House Aspen are to:

- > Design and build a house that is site-specific, climate driven and glamorously green.
- > Develop a model for sustainable development in the Roaring Fork Valley that can be replicated in other world class locations.
- > Provide multiple educational opportunities and ongoing testing of products and systems.
- > Compare multiple different green building programs, including the Pitkin County Efficient Building Program,

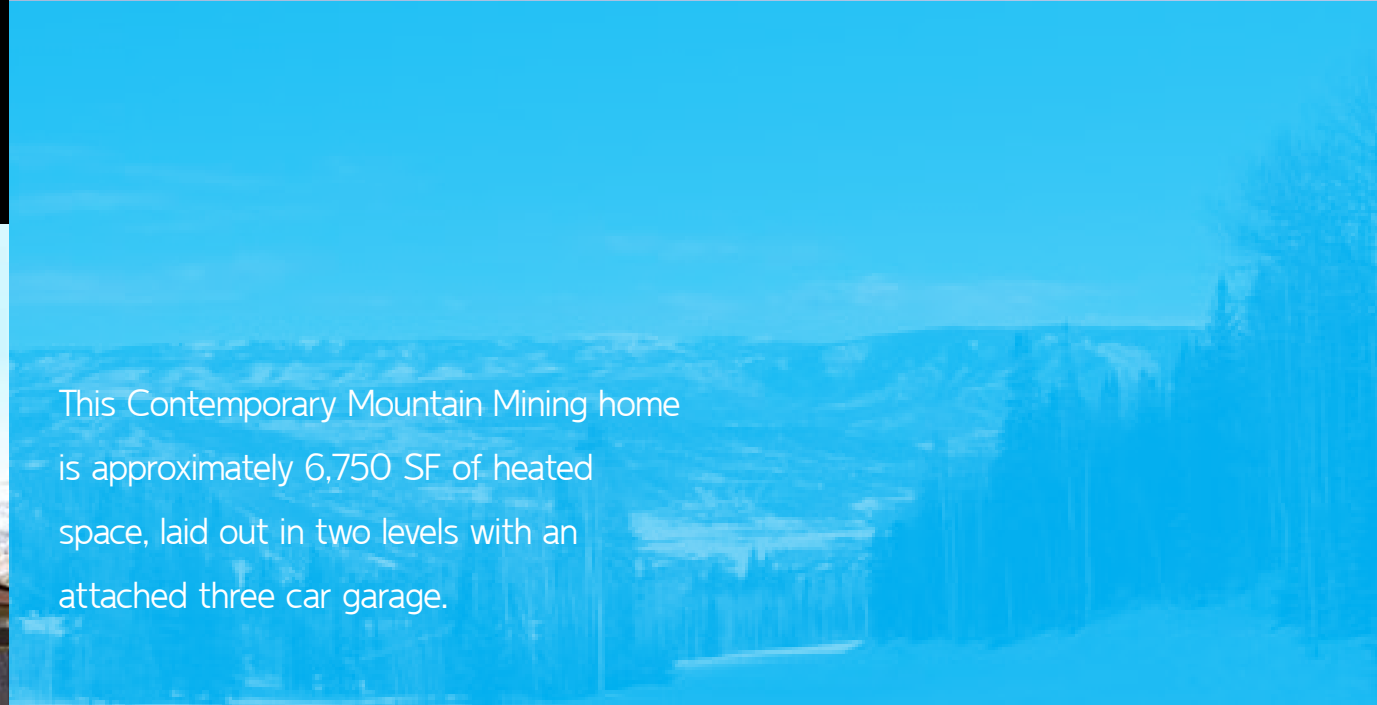
Built Green Colorado, NAHB National Green Building Program, and LEED-Home.

- > Design and build a house that meets the expectations of high-end buyers in the Aspen market while showing how a sustainably-constructed house can reduce environmental impact, operating costs, and long term maintenance.
- > Develop a model for a carbon, energy, and water neutral home.

Project Overview

This Contemporary Mountain Mining home is approximately 6,750 SF of heated space, laid out in two levels with an attached three car garage. The home is less than three miles from the heart of Aspen with views of four ski areas and the continental divide. The home is also

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within ½ mile of a trail that connects the upper and lower valley and biking path along the Roaring Fork, a world class fly-fishing river.

Since the main views are to the southwest, the home has been designed with a highly insulated envelope and windows that take in the majestic views on all sides. The lot is adjacent to several hundred acres of open pasture lands that are preserved by a conservation easement, ensuring that no development will take place on the surrounding land.

The site has been designed to harvest and filter surface and roof water into an on-site pond. The water from the pond is the primary source for irrigating the landscape. Indigenous landscaping has been specified to minimize water use and sequester carbon.

The home was designed to create numerous micro-climates around the house for the enjoyment of outside space at different times of the year. Furthermore the house layout blends the outdoors and indoors with large retractable door systems and materials that extend from interior to exterior spaces.

The VISION House Aspen will address the fundamental aspects of sustainability in the following ways:

I. Water Efficiency:

- › Landscape water from non potable water source (pond)
- › Reduced irrigation demand due to indigenous landscaping
- › Low flow fixtures
- › Dual flush toilets
- › Hot water recirculation loop

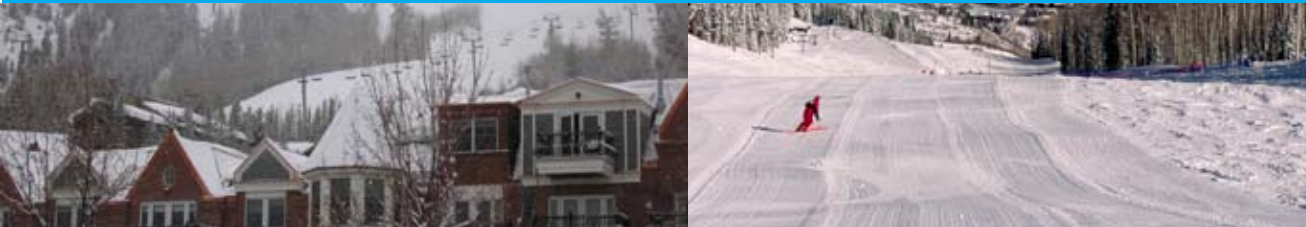
II. Energy Efficiency:

The highly insulated envelop of this house coupled with a ground source heat pump makes the home extremely energy efficient, with estimated reduced energy consumption of over 60%. The 3 KVA photovoltaic system is large enough to meet the needs of the critical systems in the house when it is not occupied, at which time the house will actually produce enough energy to net meter (turn the meter backwards and sell energy back to the utility). Thus, for the majority of the year, the house will be net-zero energy and completely self-sufficient relative to its energy needs. The following items contribute to the energy efficiency of the building:

- › Ground Source heat pump
- › Efficiently zoned spaces for specified occupant use
- › Side-arm domestic water heating

- › Assisted Solar Thermal Heating
- › Blown insulation that reduces infiltration
- › Exterior rigid insulation wrap that reduces conduction
- › Insulated Concrete Form stem wall
- › Unvented roof system that moves the dew point outside of the house
- › Heat Recovery Ventilation
- › Unvented conditioned crawl space
- › R-3 or better windows that have a low infiltration value
- › Energy star appliances
- › Energy efficient light fixtures
- › Efficient fresh air intake and venting
- › Seldom used spaces, such as the garage, used as buffers to the dominant cold winds in the winter time
- › Landscape breaks used to block cold winter winds

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- > conduction during the summer months

III. Resource Use

All materials specified for the house have been chosen carefully based on sustainable characteristics such as non-toxicity, recycled content, rapidly renewable or reclaimed content, and proximity to the site. The following materials have been specified for the project:

- > Engineered trusses, lumber and sheathing
- > Finger joint studs
- > Concrete with flyash
- > Reclaimed barn siding
- > Recycled glass stucco
- > Recycled steel posts and connection plates
- > Locally harvested stone

- > Clay Plaster interior finish
- > No volatile organic compound paint
- > Reclaimed wood flooring
- > Reclaimed wood beams
- > Corn based carpet (no petroleum)
- > Engineered stone countertops
- > Recycled glass countertops
- > FSC harvested interior trim
- > FSC harvested T&G wood ceilings
- > Formaldehyde free cabinet substrates

IV. Waste Management

The house was designed to reduce waste and utilize as many local resources as possible. During each stage of the design process, the design team had meetings with sub-

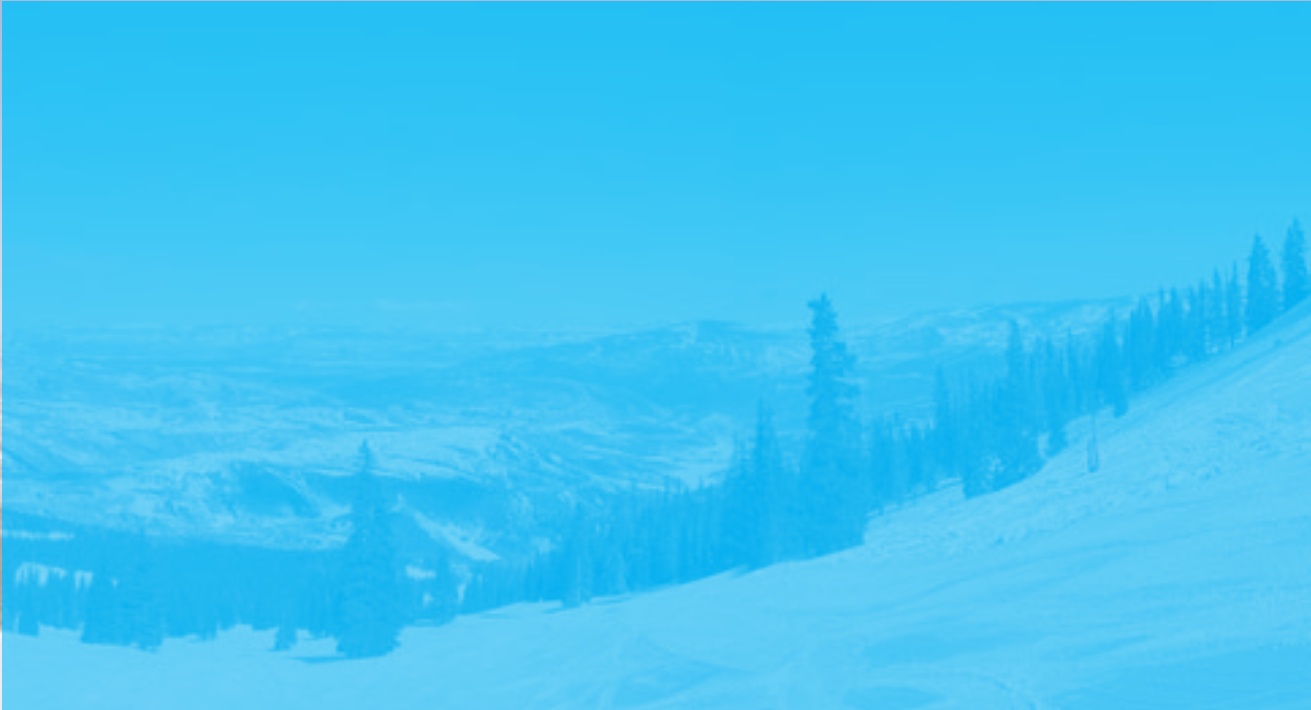
contractors to determine the most efficient way to build this house. The following details were developed to use resources more efficiently:

- > Balloon framing and in-line framing where possible to save materials
- > A detailed framing list was developed to minimize on-site waste
- > The lumber package was not ordered in one order to encourage the framers to use what they had
- > Trusses used for headers instead of dimensional lumber
- > Local quarried materials were specified when ever possible
- > Central located mechanical and plumbing systems
- > Job site recycling/diversion of 75% of waste that could go to the landfill

V. Indoor Environment Quality:

Indoor environmental quality has been addressed to reduce interior toxins and allergens and improve the general well-being of the inhabitants. This will be achieved through system and material choices such as:

- > No volatile organic compound paint
- > Natural clay plaster wall finishes
- > Water based finishes
- > Unvented conditioned crawl space to reduce moisture build up
- > Radon Protection System
- > Indoor containment control during construction
- > Sealed combustion or power vented equipment in crawl space
- > Carbon monoxide monitors
- > Engineered stone countertops that are anti-microbial



VI. Education

One of the most important goals of this project is to educate homeowners/buyers, designers, realtors, builders, and developers about sustainable development. To achieve this goal, the project has:

- > An onsite trailer with an educational kiosk, a display of the sustainable building materials used in the house, and online access to a website with additional information on the project (including a 3D walk-through.)
- > Onsite educational symposiums at various stages of construction to demonstrate green building techniques and materials.
- > Tours upon completion of the project to raise awareness of green building and encourage transformation of the marketplace by showing that this project cost no more

than other Aspen projects, is just as luxurious, and operates at a substantially reduced level.

- > Operation and maintenance manuals for the new homeowner
- > Ongoing measurement and verification to track the overall consumption and durability of the construction of this project. This data will be covered editorially in Green Builder Magazine as well as a variety of national media outlets.

Contacts

CEO & Group Publisher

Sara Gutterman
 sara@greenbuildermag.com
 W: 802-225-8978
 C: 303-246-8890

Director, Sponsorships & Special Projects

R. Gibson
 gibson@greenbuildermag.com
 W: 360-376-4263
 C: 310-717-7790

National Director of Sales

Craig Coale
 craig@greenbuildermag.com
 Ofc: 512-344-9754
 Cell: 512-629-9019

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