

NAHB The New American Remodel® 2019



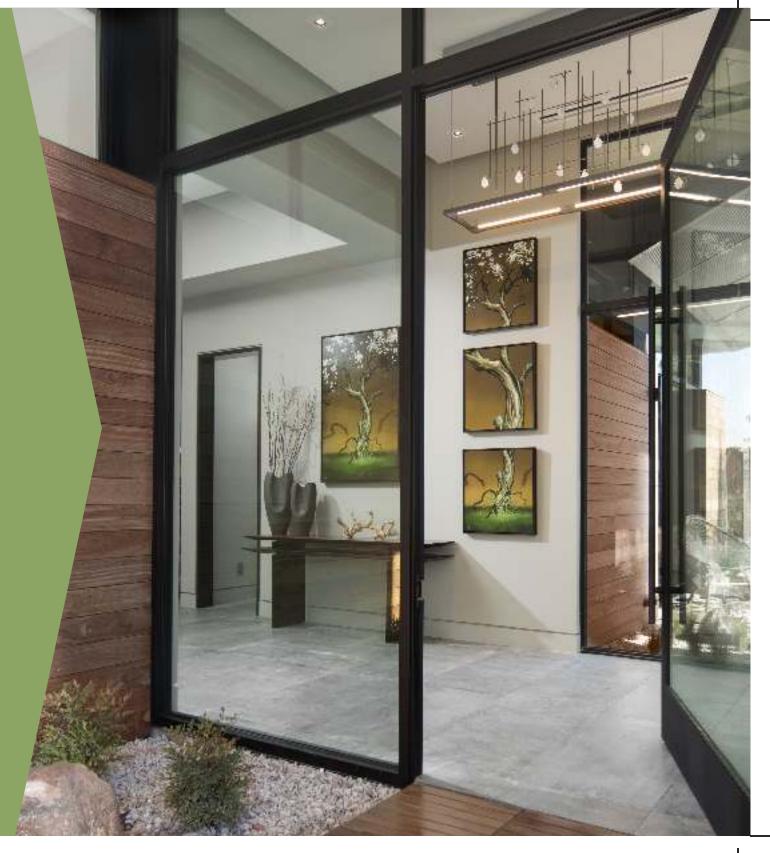
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COMPLIMENTARY SHUTTLE BUSES: Registered 2019 IBS attendees can tour The New American Remodel® (TNAR) show home daily during the show via complimentary shuttle buses departing every half hour from the Las Vegas Convention Center. Shuttle bus tickets are available on a first-come, first-serve basis. For the best opportunity of securing tickets, visit the TNAH/TNAR booth early (opens at 7:15 am) on the day you want to take the tour and pick up your ticket for the time that you want to go. (Shuttle buses depart every 30 minutes from 8:30am – 3:00pm)

**IF YOU DECIDE TO DRIVE, THE ADDRESS IS:** 2720 Pinto Lane, Las Vegas, NV 89107

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# TNAR 2019 BUILD TEAM

Team Photo Names (from left to right)

#### **Tucker Bernard**

Executive Director NAHB-LSC/TNAH/TNAR

#### Elma Gardner, CMKBD, CID

Owner
By Design Studio, Inc.

#### Michael Gardner, AIA | NCARB | LEED AP

Principal Luxus Design Build, LLC / studio g Architecture

#### Jamahl Gibbons

Manager NAHB-IBS Show Homes

#### **Judy Brociek**

Director of Events SGC Horizon LLC **Drew Smith** 

COO, Green Building Consultant /Performance Verifier Two Trails Inc.

#### **Tony Mancini**

Principal SGC Horizon LLC

**Paul Sullivan** TNAR 2019 Chair

Photos courtesy of Jeff Davis Photography

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In selecting the ideal location for The New American Remodel 2019, Luxus Design Build, LLC sought out properties in areas of Las Vegas that had historical significance and were not within in a master plan. This would enable much more freedom regarding the home's architectural design and allow for a wider range of new products and enhanced amenities. This type of project is rather unique for Las Vegas since most homes are demolished and rebuilt from the foundation to the roof.

The design approach from studio g Architecture was to develop a livable home, while creating an organic living environment influenced by the surrounding neighborhood. The exterior design aesthetics and materials for the home are modern, but bear a striking resemblance to the other homes on the street. This relationship can be seen from the metal, wood, and stone used on the home since the influence came directly from the homes adjacent to the property.

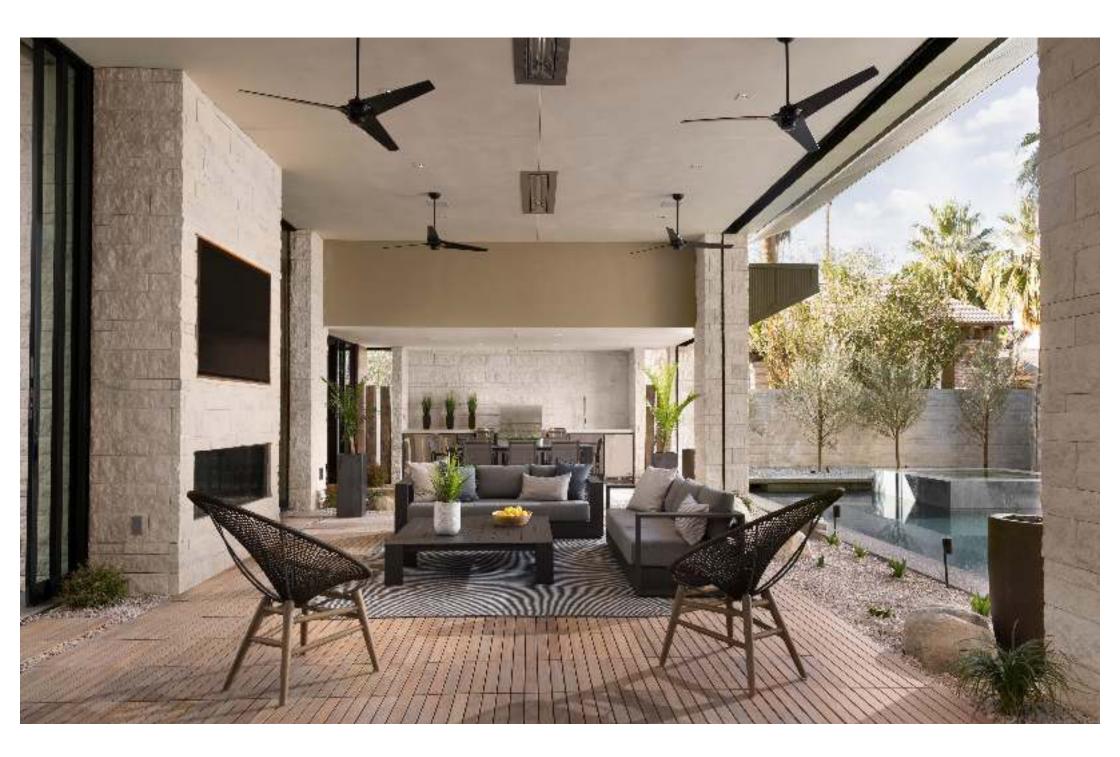
The goal of the design-build group was to minimize thermal bridging, which led Luxus Design Build, LLC to install exterior insulation throughout the entire home. Kingspan, like many other suppliers, helped the team develop an exterior envelope to reduce the required A/C tonnage. The collaboration and thorough planning allowed Luxus Design Build, LLC to take full advantage of an array of high-performance building products.

Most remodel projects encounter unexpected challenges during construction and The New American Remodel was no exception. When working with existing structures and typically outdated components, the ability to adapt is often needed. The suppliers on this project adapted well to the numerous challenges experienced throughout the duration of construction.

The new orchard in the rear of the property was an innovative concept incorporated into the construction of the home. This area of backyard was once a massive hole that had become a neighborhood dumping ground. Studio g Architecture saw it as an opportunity and transformed the land by filling in the hole and planting a wide assortment of fruit trees and other vegetation to enrich the home's organic feel.

The removal and additions of certain products and design concepts is nothing new for the remodel industry. In addition to the creation of an orchard, a train car that belonged to home's previous owner was removed from the rear of the property. An RV garage was designed and built in its place. What was once wasted space has now been transformed into a marvelous structure for housing a recreational vehicle during inclement weather in Las Vegas. This structure is even large enough to host receptions and other large gatherings.

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### **Professional Kitchen**

The appearance of the existing kitchen in The New American Remodel 2019 has been transformed into a modern cooking area that boasts views into the adjacent courtyard and features an eat-in dining area with state-of-the-art appliances. Gaggenau's robust 400 Series products include completely handle-less appliances, cooktops and ovens engineered for a professional kitchen setting, and a unique coffee machine to create

customized beverages based on the preferences of your guests. The indoor garden from Urban Cultivator provides fresh, organic herbs and vegetables for any private reception. The quartz countertop from Caesarstone produces a contrasting exhibition of colors when compared with the dark colored Rough Sawn European Oak cabinetry from Wood-Mode.

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#### **Appliances**

Gaggenau's extraordinary collection presents a multifaceted variety of innovative products that embody luxury, excellence in engineering, and a presentation for unique design concepts that can be implemented into any modern kitchen. Gaggenau's 400 series collection displays a superior style with exceptional efficiency and a profound attention to detail.







#### **Faucets**

The luminous faucets from Kohler emit fresh water with a high-arch spout that offers superior clearance for washing and cleaning. The stainless steel finish blends well with the polished kitchen appliances, the quartz countertops and the crafted cabinetry.



#### Counters

The quartz countertops from Caesarstone exhibit a unique and rich variety of patterns, colors, and textures that blend perfectly with the handcrafted custom cabinetry from Wood-Mode. The low maintenance of these high-quality premium surfaces provide efficiency during the installation process and longevity for the product.



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### **Outdoor Living**

The lot of the original property was barren and largely unkempt — a large pit behind the home had been widely used as a dumping ground for several decades. Studio g Architecture completely revitalized the neglected landscape by transforming the pit into a decorative orchard that promotes an organic, harmonious lifestyle.

Top-of-the-line outdoor appliances, including a brushed stainless steel refrigerator, natural gas grills, and an ice machine from DCS, have been specifically designed to endure the desert climate. The vent-less outdoor fireplace by Montigo features three dual blowers, providing a curtain of warm air on cool evenings.





#### Screens

Several walls that once separated the interior from the exterior were replaced with motorized screens from Phantom Screens to enhance energy efficiency and blur the lines between indoor and outdoor living spaces.



#### **Counters**

Solid quartz, non-porous countertops from Caesarstone rest on top of cleverly crafted cabinetry from Premier Outdoor Cabinetry.



#### Lighting

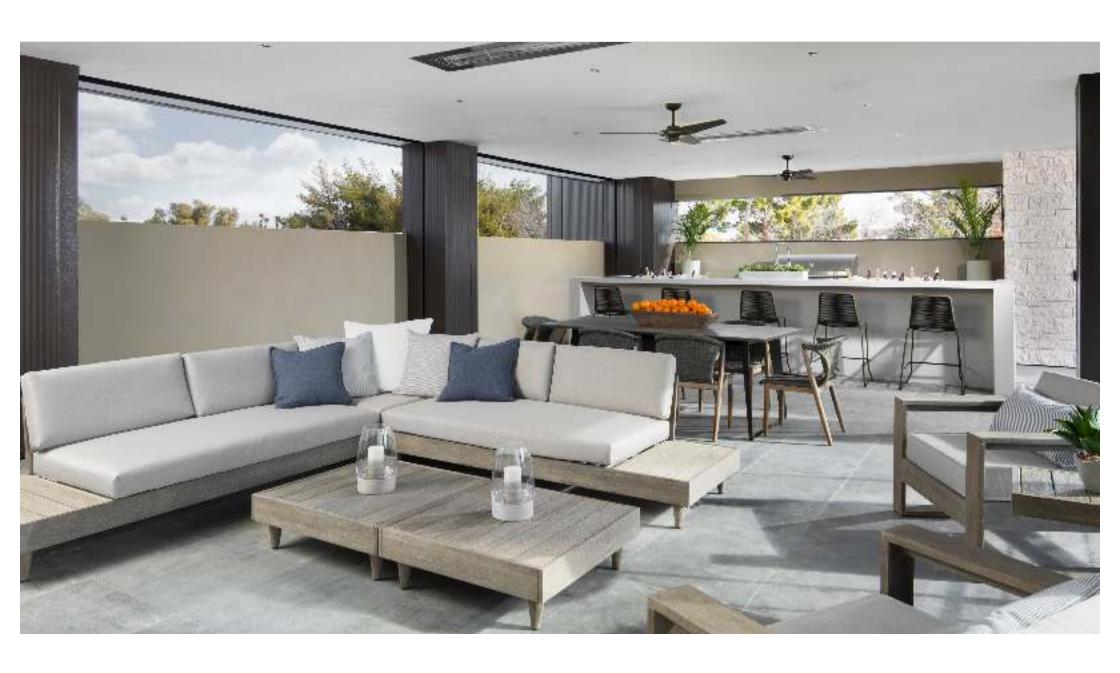
LED lighting from Eaton Electrical provides an illuminated pathway during the evening hours. Various lenses and dichroic filters can be combined to create multiple lighting effects.



#### **Railings**

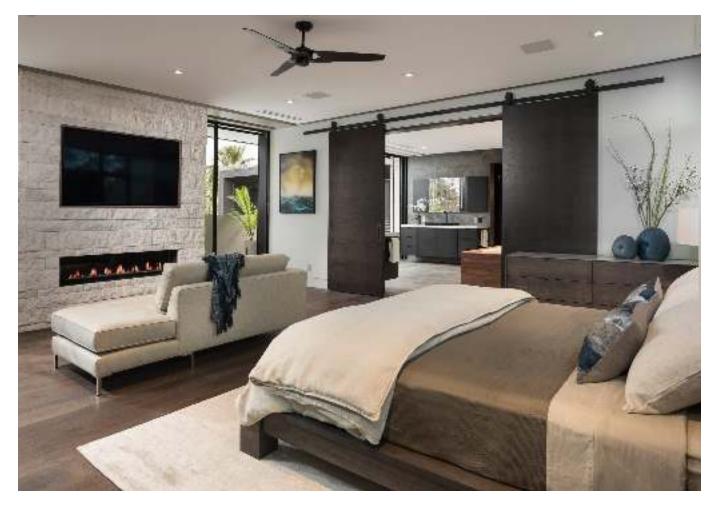
The cable railing system from AGS Stainless surrounds an exemplary outdoor kitchen that is ideal for not only expanding living space, but also charming guests during private events.

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#### **Master Suite**

The master suite was completely redesigned to meet the lifestyle trends of today's modern homes. The lustrous quartz countertops from Caesarstone sits firmly on the handcrafted Rough Hewn European Oak cabinetry from Wood-Mode that blends well with the Vahallan wallpaper in the suite. The radiant finishes in the master bathroom complement the fixtures and faucets provided by Kohler. The Ghost Writer finish from PPG Paint with a wide-planked, hand-scraped wood flooring creates a warm and inviting backdrop for the textured furnishings. The glass wall panels from Western Window Systems open to an expansive private deck with views of the Las Vegas "Sea of Lights". The fully equipped outdoor kitchen has boundless views of the pool and spa below in the courtyard.

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#### **Morning Kitchen**

Gaggenau's 400 Series Coffee Machine allows the user to prepare a custom beverage in the morning by blending unique combinations with streamlined perfection. Wood-Mode's cabinetry provides a secured position for this appliance and support for the quartz countertop from Caesarstone.



#### Closet

Eaton's lighting fixture illuminates the dazzling quartz countertop and the custom millwork throughout the closet in the Master Suite. The shelves provide adequate space for storage of bathroom towels, toiletries, and other desired items.







#### Outlets

This audible alarm GFCI receptacle from Eaton Electrical performs periodic tests automatically, rendering the device inoperable if no GFCI protection is present. This innovative safety feature helps to protect your home from electrical fires.



#### Doors

The TruStile Tru&Modern Infinite Rail Series provides a luxurious level of sophistication with metal inlays that traverse the complete width of the door. The uniquely engineered core provides stability for the door while the hardwood provides a magnificent finish.



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### **Interior Design**

The New American Remodel incorporates interpretive design elements that create a comfortable environment with a focus on organic living. The dark colored finishes create an ambience that is fitting for a setting in nature.

The Elveron Home Elevator from Garaventa Lift functions perfectly with the structural design of the home, allowing for a seamless transition between both levels of the home. TruStile's immaculate wooden doors provide a luxurious level of sophistication that blends well with well-crafted ceiling details and wood flooring.

The Compact Washer and Dryer from LG combines to create an efficient way to cleaning clothing with a sleek and sophisticated design. LG's Styler produces deep-penetrating steam to reduce wrinkles in clothing, which provides an easy way to extend the appearance between dry-cleaning visits.

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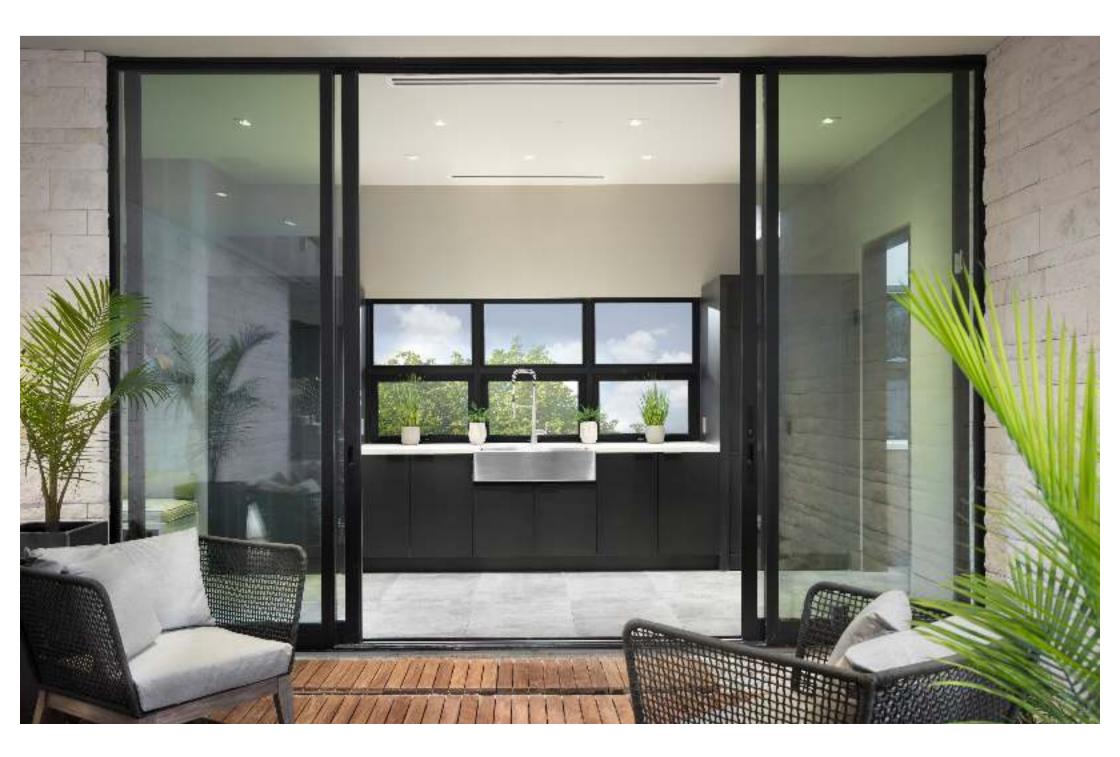




### **Architecture Design**

The once cramped, old-style kitchen has been transformed into a gorgeous, modern cooking area occupied with state-of-the-art appliances, bathroom fixtures, custom cabinetry, and quartz countertops. The New American Remodel connects the kitchen with the great room to enhance the overall flow through the home. The brilliantly polished countertops from Caesarstone compliment the lustrous appearance of the appliances from Gaggenau and the fine custom cabinetry from Wood-Mode. The dazzling hand-crafted Montigo fireplaces are seamlessly inserted into the unique Rosa Grezzo stone veneer from Environmental StoneWorks to present a timeless appearance.

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#### **Solar Panels**

Studio q Architecture's design displayed an enhancement on solar energy with LG's solar panels. These solar panels provide strong performance, even in low light. The enhanced physical durability works perfectly with the extreme weather conditions in Las Vegas

#### **Efficient Means & Methods**

Energy efficiency coupled with innovation in design and engineering produced The New American Remodel. The stainless steel tubing from OmegaFlex produces an efficient installation process based on the physical characteristics or the product. SharkBite's EvoPEX system enables installers to plumb without needing special tools, crimpling, or glue. This results in a minimization of installation errors and an increase in system efficiencies. Air King's ventilation products provide high volume air movement throughout the home efficiently with insulated housing and vibration isolators to ensure a quiet operation.



#### **Striated Wall Panels**

Kingspan's 300 Series Striated insulated wall panels offer an architectural grade appearance for a residential application. This unique design consists of a nearly flat profile with an attractive linear façade that has a striking aesthetic appeal and excellent thermal performance.



#### Insulation

The Hy-Fi hybrid frame wall from Fi-Foil works with the spray foam insulation by enhancing the cavity air space to improve performance.

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# ----- PERFORMANCE









#### **Thermal Shell**

- Unvented and air sealed attic with Kingspan's Kooltherm continuous exterior insulation system in addition to Fi-Foil M- Shield on the bottom cord of the roof trusses (R-40)
- Windows and patio doors with low-e coating and argon gas fill to limit solar heat gain and optimize air tightness.
- Kingspan's Kooltherm, Fi-Foil M-Shield, and spray foam insulation on exterior walls (R-35)
- Large overhangs to aid in protecting the home from the harsh Nevada sun
- · AeroSeal's AeroBarrier aerosol envelope air sealing technology designed to reduce air leakage

#### HVAC

- NextAire's variable capacity, Natural Gas Heat Pump air conditioning system with a proposed SEER of 24.5
- NextAire/Daikin Multi-Split VRV indoor fan coil units
- Multiple Air Handling Units provide individual room climate control
- Mechanical ventilation provided by Air King
- Space conditioning system located entirely within the conditioned space

#### **Electrical**

- 100% energy-efficient LED lighting for all interior and exterior lighting
- Gaggenau's ENERGY STAR®-rated appliances
- ENERGY STAR®-rated variable speed pool pumps
- Proposed Solar Array
- LG NeONTM 330-watt solar panels (49 panels)
- Enphase IQ6+ Microinverters
- 16.17 kW Photovoltaic (PV) system
- Ballasted Racking System eliminates roof penetrations







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#### **Hot Water**

- Rinnai ENERGY STAR®-rated natural gas tankless water heaters with an efficiency (EF) of 0.95
- Insulated hot water lines utilized throughout the project to reduce heat loss

#### **Designed Energy Efficiency and Innovation**

As one of the NAHB's official show homes, The New American Remodel (TNAR) 2019 is a symbol of energy efficiency and innovation. The home exhibits cutting-edge products from manufacturers all over the world.

TNAR 2019 is designed to exceed the requirements for certification to the Emerald level of the National Green Building Standard™ with a LEED Certification goal for Platinum. Its energy-efficient features can be used in homes in a hot climate at any price point with similar energy savings. The home is also targeted to be certified EPA Energy Star program as well as the Indoor airPLUS program and DOE Zero Energy Ready Home.

Two Trails, Inc. worked closely with Studio G Architecture to ensure energy efficiency and innovation in TNAR 2019. This home's preliminary HERS Index Energy calculation was in the low 50's! A fantastic improvement from the pre-remodel HERS Index of 135! It is 42% more efficient than the average new code-built home and designed to have a 43% reduction of energy usage from pre-remodel levels. At this level of energy efficiency, the home is designed to provide over \$1,621 in annual energy savings to the homeowner.

#### **Designed Energy Efficiency Features**

The New American Remodel 2019 achieves a very high level of energy efficiency. The home proposes the use of solar energy to power a portion of its electrical systems, space conditioning and hot water systems. The proposed 16.17 kW Photovoltaic (PV) system will generate an estimated 26,977 kWh of energy yearly. This PV array will provide approximately 100% of the annual electric energy needs for the home, with a preliminary HERS index of -15!

#### **Designed Water Efficiency Features**

In addition to energy savings, this home is designed to achieve approximately a 51% reduction in water use from pre-remodel levels. This remarkable water use reduction is made possible using low-flow water fixtures and a high-efficient irrigation system. Water saving features include:

- Kohler low-flow, EPA WaterSense certified 1.2 GPM lavatory faucets and 1.28 GPF toilets
- H20 Protection providing PipeBurst Pro<sup>™</sup>, a web-based, automatic leak detection system minimizes water loss
- Natural, indigenous landscaping, with a minimum of turf grass reduces landscaping watering requirements
- On-site well water used for irrigation reduces potable water consumption
- High-efficient micro spray, drip-lines and irrigation controller contributed to the outdoor water use reduction







# TECHNOLOGY







#### Overview

The home is managed and centrally controlled by a home automation system designed to support unmatched performance and reliability. Everything from lighting controls to a unique sound system is available at the touch of a button from strategically placed in-wall touch panels and wireless tablets. Components such as satellite receivers, amplifiers and surround sound processors that would typically need to be accommodated throughout the house are centrally located in a single equipment closet for ease of use. The interface is exceptionally intuitive and is customized with property-specific features and floorplans.

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#### **Phantom Screens - Motorized Screens**

The home includes window shades that boast intelligent and seamless operation. The motorized shades operate in virtual silence. Managed by the same time-based concepts as the lighting control, the shades can be customized to operate automatically based on time of day and light levels to enhance energy efficiency.

#### **Eaton Lighting Control**

The interior and exterior lighting featured in the home is managed from a centralized control system. Featuring universal dimmers, the remodeled home can adjust its energy-efficient LED light fixtures with optimal dimming capabilities. Through the use of a built-in astronomical clock, as well as interior light sensors, lighting for certain areas is managed entirely by the lighting control system. The line of keypads are distributed throughout the home to provide lighting control of both individual lights as well as user-configurable scenes.

#### **Audio Presentation**

A complete, whole-house audio system operates in 16 zones throughout the home, allowing each room to enjoy customized music and volume settings. For example, the system can incorporate spa music in the master suite, modern hits in the office, and sophisticated musical pieces in the kitchen during all at the same time. Content can originate from any media source as well as most streaming internet devices.

#### **Digital Media**

The ultra-powerful NVX video distribution solution is the backbone for distributing 4K capable video to every TV in the home. A standard

CAT5/CAT6 cabling system is used to distribute no-latency video, which enhances the user's experience. The source components are centrally located in the equipment room, eliminating the need for unsightly, space-consuming entertainment centers or large media cabinets. The TVs are controlled using an elegant, yet rugged TSR-310 handheld remote control.

#### Video Surveillance

Video surveillance enhances the sense of security in the home. The entire perimeter is protected with multiple 4 megapixel, high-definition network cameras. Housed in waterproof domes, the cameras are able to capture high-quality footage, day or night. A high-capacity NVR (Network Video Recorder) stores all the recorded content for viewing purposes. Camera content, both live and recorded, can be conveniently viewed on any TV on the property, as well as any wireless devices.

#### **Security System**

An enhanced security system is used to provide not just the standard piece of mind but occupancy awareness for the Remodel home. Full integration with home automation solution allows events to take place based on alarm activity. A garage door opening after midnight will trigger a pathway light from the garage entry. The system will also audibly announce over the house audio system as doors/windows are opened. The detailed alarm audio programmed with this innovative security system offers a location awareness feature that describes the reason for the alarm activation.



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# INTERIOR



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# INTERIOR











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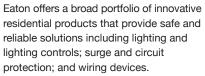
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# **EXTERIOR**













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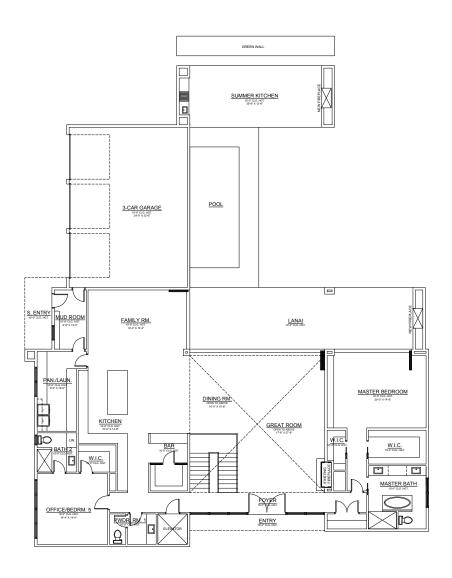
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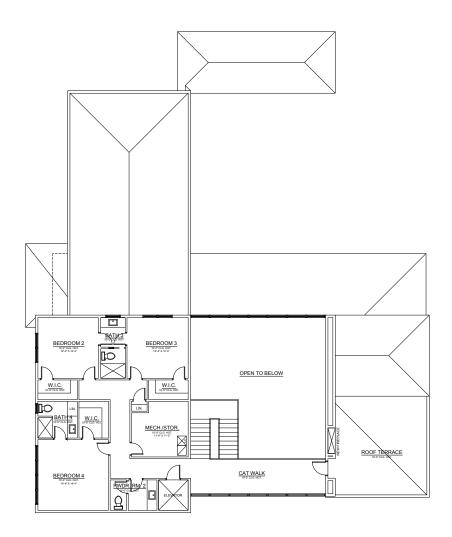


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