

## A Dream Home, With Power Bills to Match Moreland on Trapp, Featuring CGI Window and Door Products

Photo: Moreland Architecture



Moreland on Trapp, which features doors and windows by CGI, is the first LEED Platinum single-family home in the city of Miami.

Moreland on Trapp, an architect's impressive home in Miami, recently earned LEED Platinum for Homes status. It's the first LEED Platinum single-family home in Miami, and efficient products from CGI Windows and Doors are a big reason for that certification.

Architect Randall Moreland designed the home to be his personal residence. He and his wife wanted a home that reflects their values about sustainability—and they wanted their home to both reflect and support this lifestyle. And, it needed to be durable enough to withstand the weather that comes with living in Miami.

"It's an exciting home," says Steve Dawson, the general manager of CGI. "It's a really interesting home to be involved in."

Between maintaining a comfortable temperature within the home and keeping the weather at bay, window choice was a key element in the construction of Moreland on Trapp. Research and previous experience led Moreland to CGI Windows and Doors, which is based in Miami. Drawn in by window strength, third-party testing and verification of impact rating, he chose a mix of awning, casement and slider profiles for the home.

"Natural ventilation was key, so we chose windows and doors that moved and opened," said Moreland. "The result was perfect; we know these products are strong, they had the low-E coating we desired, and they look wonderful. Often overlooked in the discussion of environmental quality is sound control

and reduction of sound transmittance; the quality build of the CGI Windows and Doors products helps us keep the interior quiet regardless of what's happening outside."

Dawson says that's a given.

"We spend more time with architects than any fenestration supplier in Florida," he says.

CGI supplied products from its Estate Collection, including the Casement Window Series 238; the Fixed Window Series 238; the Project-Out Window Series 238; the Horizontal Rolling Window Series 375; and Estate entrance doors. All come with Lo-E 366 glass.

Moreland on Trapp faces southeast and is oriented toward the sun to maximize the solar panels on the roof. Other sustainable elements include a 1,000-gallon rainwater collection tank, two solar-thermal panels for hot water, a solar-thermal pool heating system, and insulated concrete forms that don't have foam insulation on the outside in order to minimize cracking during a hurricane.

The 3,400-square-foot property is net zero, and the house is projected net zero electricity.

It employs several tools working together to create a natural air-conditioning effect, including operable windows, vaulted ceilings and high-voltage/low-speed fans.

window sill design. These windows offer consumers cost-saving energy efficiency, superb safety and security, and enhanced curb appeal for their homes.

The Elements Windows can come with cutting-edge Suntuitive Glass as well—another DWM Green Award winner.

"Soft-Lite is always trying to find innovative ways to save energy and offer green alternatives to consumers," says Tyson Schwartz, the vice president of sales and marketing for Soft-Lite. "The Elements window combines both beauty and energy efficiency. Elements boasts

an air infiltration rate of .01 and double-hung U-values of .16. Along with this, the Elements boasts a unique exterior cove molding and low-profile ILTIS locks that eliminate the need for tilt latches. The Elements also has multiple woodgrains to choose from along with any exterior color you can dream up."

Suntuitive is used with Soft-Lite's high-performance double-pane glass with Low-E and argon gas, so consumers get the benefits of self-tinting glass, as well as the superb thermal performance that this glass system provides. |



Photo: Soft-Lite

Soft-Lite's Elements window has some of the best thermal-efficiency ratings in the industry, according to the company.