



WELCOME TO WESTCHESTER MAGAZINE'S DREAM HOME!

Murphy Brothers Contracting is honored and excited with the opportunity to partner with Westchester Magazine and Open Door Family Medical Center in the DreamHome Project. Project Manager, Joe Zito, Chief Designer, Diane Murphy, and others within the Murphy Brothers Contracting organization, with great enthusiastic efforts have worked hand-in-hand with Westchester Magazine's talented staff and sponsors to lay the groundwork for this beautiful DreamHome.

The DreamHome is designed by Mt. Kisco architect Barry Goewey in the American Craftsman style. It is an architectural approach, popularized in the US in the early 20th century that emphasizes fine craftsmanship using quality materials. The designer Paul Rand said *"Art is when an idea has found its perfect form."* In the DreamHome, Murphy Brothers Contracting combines the 20th century American Craftsman elements of fine craftsmanship and quality materials with the 21st century Green Building Style, a perfect artistic blend.

From the moment Murphy Brothers Contracting "broke ground" in lovely Armonk, NY, the project began to evolve; abstract ideas meeting well-organized and highly trained manpower, shifting and shaping to become Westchester Magazine's DreamHome 2009. Not only is the DreamHome, a sophisticated showcase of design, expertly decorated by leading Interior Designers, featuring the latest amenities and furnishings - the DreamHome is also a **GREEN Home!**

Murphy Brothers Contracting is a member of the National Association of Home Builders (NAHB), and deeply committed to employing environmentally sound building practices in order to produce energy-efficient structures. As such, they chose to have their DreamHome Project certified according to the guidelines established by the **NAHB National Green Building Program**. The **Certified-Gold Dream Home** features many energy-efficient elements including closed-cell spray foam insulation; windows and

exterior doors with Low-E glass; and geothermal air quality technology, and so many more vital and interesting “green” features.

Green building encompasses every part of construction, including the surrounding property. At its most basic, green building is a product of three interrelated goals: Energy-Efficiency, In-door Air Quality, and Conservation of Natural Resources. Here’s a list of some of the many “Green” features of Westchester Magazine’s Dream Home 2009:

Energy-Efficiency

- Closed-cell spray foam insulation (throughout the entire building envelope: attic to garden level)
 - o Lower energy costs in both heating & cooling periods
 - o Not only is the closed-cell insulation moisture-resistant, it also adds structural strength to the framing
- Geothermal air quality technology for both heating & cooling (located in garden level)
 - o Captures energy from the earth to heat & cool
 - o Use substantially less energy than conventional heating & cooling systems
- All Marvin windows and doors have Low-E insulated glass with Argon gas between the double-panes to increase energy rating (throughout the DreamHome)
 - o Keeps heat in during winter months/ heat out during the summer months
 - o Double pane glass with Argon gas also helps with sound control
- All fireplaces have Sealed Glass Doors:
 - o Helps cut down on heat loss
 - o Prevents toxic fumes from entering the living area (promoting in-door air quality)
- Dimmer switches: (in various locations throughout the DreamHome)
 - o Cuts down on electricity usage
- LED & CFL lighting: (in various locations throughout the DreamHome)
 - o Cuts down on electricity usage
- Wide exterior overhangs provide shade from the sun

Indoor Air Quality

- HVAC (Heating, Ventilation, Air-Conditioning): the DreamHome is equipped with a right-sized and balanced hydro-air system
- Walls & ceiling are painted with low and no VOC paints; American Clay:
 - o Paints with minimal or no **volatile organic compounds**
 - o Promotes better air quality
 - o American Clay: this finish is used on the 2nd Floor and Garden Level Laundry Room walls

- Example: Kitchen & Butler's pantry cabinets by Rutt, painted with low VOC finish; NO formaldehyde in the glues
- Central Vacuum System: (throughout the DreamHome)
 - Use of Central Vacuum System promotes in-door air quality
- Wide exterior overhangs also cause rainwater and melted snow to drip away from foundation walls; as do the correct copper flashing, gutter and leader system helping to prevent moisture from seeping through the foundation; preventing molds from forming

Conservation of Natural Resources

- We used Engineered lumber: LVL's beams, plywood, TJI beams finger-joint wood, MDF doors
 - Saves on overall lumber material usage
 - Used in various places throughout the interior & exterior of the DreamHome
 - Note: all the interior doors are Solid Core MDF door (medium density fiber). The doors have the look and feel of wood; no trees cut down to manufacture these doors
- Plumbing Fixtures: low flush toilets, water-saving shower heads and faucets
 - This includes all faucets, showerheads and toilets
 - The Informal Powder Room (rear area) is equipped with a "dual flush" toilet that uses more water for solid waste; less water for liquid waste
 - The "magic touch" faucet and vibrating sink in the Upstairs Laundry for washing delicate clothing; designed to save water
 - All of the plumbing fixtures save on water usage
- Reclaimed Wood: please note that much of the Antique Oak, provided for Murphy Brothers Contracting's "Dream House" was salvaged from the demolition of a grain mill built in the late 1800's. The building, located in Montgomery, NY was demolished in 2008. Most of the material was White Oak and was used as floor joist in the three level structure. A total of approximately 18,000 BF of oak was salvaged and recycled by Antique and Vintage Woods, one of the DreamHome Sponsors.
 - 2/3rds of 1st floor
 - Kitchen island countertop
 - Wine Room door and tabletop
 - Entertainment Room bar-top
 - Family Room and Master Bedroom beams, Garden level fireplace mantel: this wood was salvaged from an old late 19th Century Mamaroneck farmhouse
- Rutt Kitchen and Butler's Pantry cabinets are constructed from wood from "managed forests". Trees are planted methodically to replace those cut down. Wood pieces and scraps remaining after cabinet construction is burned in the factory for energy or distributed to local farmers as animal bedding

- Energy-star rated appliances: in Kitchen and Laundry Room
 - o 2nd Floor washing machine, both Kitchen dishwashers, refrigerators, freezer
 - o Saves on water usage
- I-power back-up battery system (located in Garden Level Mechanical Room)
 - o Saves on propane gas usage and provides sound control
- PEX tubing: for water supply instead of copper tubing
 - o PEX is plastic tubing used for hot and cold water feeds to Bathrooms, Powder Rooms and Kitchen
 - o Using PEX tubing saves on copper usage
- Paper stone countertops with cork backsplash: (located in both Laundry Rooms)
 - o Both countertops are fabricated from recycled paper
 - o Cork is a sustainable material
- We used recycled crushed stone under hardscape
 - o Which is a "recycled material"
- Murphy Brothers Contracting left 90% of the foundation from the existing 60's raised ranch and added to this
 - o Saving on material usage
- We reused framing lumber & plywood from the existing house to build new foundation forms
 - o Saving on material usage
- We also recycled interior amenities from the existing home, such as Kitchen cabinets
 - o Saving these items from ending up in a land-fill
- We planted erosion-control plantings
 - o Protecting the exterior environment
- We cleaned up around the Wetlands below (clean-up and preservation)
 - o Protecting the exterior environment
- We used stone from around the property to construct the beautiful walls along entry driveway

Beautiful, comfortable and environmentally responsible; Murphy Brothers Contracting believes that **building green** can be all of these. They hope that their **Green DreamHome** will encourage others to consider the many ways that they can incorporate smart energy saving, and resource conserving methods in their own homes and communities.

Murphy Brothers Contracting has been building beautiful energy-efficient structures for three decades. Yet, times are changing. People desire not only quality and comfort; they want their homes to be energy-saving, with better air quality, built with respect for our natural resources. This means builders will have to a change also. Murphy Brothers Contracting has accepted this challenge and will continue to be at the forefront of the shelter industry, serving their customers "with the highest level of honesty and workmanship; our integrity will never be compromised."