

GREEN SPEAK

GREEN
BUILDING
ALLIANCE

GREEN BUILDING ALLIANCE MEMBER NEWS

2008 Issue

The **Green Building Alliance** is a group of local architects, civil engineers, general contractors, interior designers, solar contractors, landscape architects, landscape contractors, and realtors—many with award-winning credentials—who are committed to the design and building of environmentally sustainable projects. We are continually expanding by introducing new members and utilizing the latest in Green Building methods and materials. We remain on the cutting edge of the increasing shift toward sustainability in construction.

The following are some of the many current projects by GBA members:

Construction is now underway by **Allen Associates** on Victoria Garden Mews, a 4-unit condominium in downtown Santa Barbara. Design is by **Thompson Naylor Architects**, engineering by **Mike Gones**, and landscape design by **Grace Design Associates**. The existing Victorian house on the property will be remodeled and remain a single-family house. The new building in the rear of the property will house three families within a 3-story building with a full basement. Space allotted to cars is minimized by the use of double-deck tandem parking. All electrical power will be generated onsite, and all site rainwater will be collected and stored for irrigation. The central garden will provide a common social space, as well as produce fruits and vegetables. The project is being designed and built to achieve a LEED for Homes Platinum rating.

Kent Mixon Architect, **R&M Technologies**, and **Mike Gones** are working together on a Mission Canyon cottage built in 1948. The proposal is to add 66 square feet to the existing house for a grand total living area of 1,025. The 1.6 kW roof mounted photovoltaic system is expected to cover 100% of the energy consumption. The house will feature new efficient windows, better insulation, formaldehyde free cabinets and finishes, radiant heat, solar assisted tankless water heater, improved natural ventilation and day lighting, along with energy star appliances. The house is 40% more efficient than the state requirements and will be a beautiful example of modern simple living for a family of four.

A whole house remodel designed by **John D. Kelley, Architect** was recently completed in the Marine Terrace neighborhood. It was the first project to be approved by the City of Santa Barbara under the "Built Green" program. High performance windows, on-demand water heaters, an efficient furnace and abundant insulation combine to make the home 52% more efficient than state requirements.

RPM Architects is in the final stages of completion of the 3,000 sq. ft. Sanford Tasting Room. Now open to the public, it was built using recycled adobe block and timbers. The new, two story building has wrap-around verandas and a form that deflects wind. **Shannon Scott Design** is completing the interior furnishings, lighting, and window treatments. Materials include natural and recycled fabrics and wood products, along with locally fabricated iron fixtures. RPM Architects is also submitting a 1,644 sq. ft. energy efficient residence in Hollister Ranch for permit. It will be built using local stone and both sustainably harvested and recycled wood. The construction will incorporate solar hot water panels and radiant floors. The design also employs natural daylight and effective ventilation for cooling throughout the rooms. RPM is expected to begin construction in summer ('08) on a 2,300 sq. ft. Rastra (ICF of lightweight concrete and recycled styrene beads) residence. It will be fire proof, have an earth roof, solar heated floors, and a solar array to provide electricity. It's also partially buried into the hillside for cooling. The adjacent garden will provide fruit and vegetables.

Poirier + David /Architects and **Allen Associates** recently completed an exemplary remodel and addition in Goleta that will be featured on the Discovery Home Channel's new Greenovate television show. The remodel created a secondary living space for the owner's daughter, who is moving in to care for her aging mother. The home's comfort and energy efficiency was improved using cellulose insulation, installation of a radiant barrier, new Energy Star windows, nine new skylights (some operable), LED lighting, a batch solar thermal heater with two Rinnai on-demand units for back up, and a Metlund distribution system. As a result of these improvements the home is 31% more energy efficient than code. In addition, a 5 kW solar photovoltaic system provides 100% of the family's electrical needs. Other green features include FSC certified framing lumber, fiber cement siding, cabinet faces made of salvaged Sycamore wood with wheatboard boxes, low VOC paints & finishes, dual flush toilets, and low flow faucets. The home will be on the Santa Barbara Contractors Association's Green Home Tour, June 2008.

Contact the Green Building Alliance at 805.654.4169 or visit www.gballiance.com

Elizabeth Wagner and DeAnn Bauer are local Realtors® collaborating and specializing in green home real estate transactions. They are both EcoBroker® certified, a designation based on core curriculum that offers innovative energy, environmental, and green strategies and tools for real estate professionals. They are also heavily involved in the community - hosting Green Drinks each month, sitting on the board of The Sustainability Project, committee members of the Architecture 2030 Challenge and US Green Building Council, teaching at the Join the Green Revolution adult education class and cooperating on projects with Built Green and other Green Building Alliance members. They are here to guide you through your green home buying and selling process. Call them to identify the perfect property for a green remodel, the latest Built Green and LEED certified homes on the market or to find out about ones that are coming soon!

Campanelli Construction is in final stages of "Green from the Ground-Up," a proto-type all-green craftsman style residence located at the Trout Club, a secluded Santa Barbara community on San Marcos Pass. Features include solar hot water, on-demand water heating, SIPS insulated wall and roof panels, bamboo floors, 65% fly ash concrete, fiber cement lap and shingle siding, energy star appliances, natural daylighting and cross ventilation design, 93% efficiency furnace, ceiling fans, drought tolerant landscape, natural stone site walls, rainwater collection, and low energy light fixtures. **R&M Technologies** designed the solar electric system which is stubbed-out for battery back-up should the owner choose to be off-grid at a later date. Title 24 was exceeded by 73%. The project is being documented on HD film and will be featured at the "Green Expo" at SB City College June 13th. It should receive a 4 star rating from "Built Green Santa Barbara." EcoBrokers®, **DeAnn Bauer and Elizabeth Wagner** will be listing this home for sale in early Summer. They add their green building knowledge and creative marketing ideas to create a complete home by staging with environmentally friendly furnishings, lifestyle products and using local green services.

Poirier + David Architects have designed a new Community Arts Workshop Building for the City of Santa Barbara that will include a 5 KW photovoltaic system, non toxic interior finishes, water conserving fixtures and recycled content finish materials throughout. The building will be the permanent home to the float building activities for the Solstice Parade, and will house many other community arts programs throughout the year. It is scheduled to be completed in time for the 2009 Solstice Parade.

Shannon Scott Design is designing a new tasting room for four of Kendall Jackson's wine labels – Cambria, Byron, IO, & Kinton – in Los Olivos. Finish materials include reclaimed wood flooring, reclaimed wood tasting bar and cabinetry, low VOC finishes, no VOC paint, natural fiber drapes and bamboo/grass window shades, and energy efficient pendant and accent lighting.

Construction has just finished a whole-house remodel of a 1950's house on the Mesa. **Thompson Naylor Architects'** design is compact (1069 s.f.) and energy-efficient, exceeding code by 52%. It features all new insulation, Energy Star windows and doors, tankless water heater, 96%-efficient furnace, natural daylighting in each room, all fluorescent night lighting, and Energy Star appliances. The landscape design includes drought tolerant native plantings, edible fruit trees, an ultra-efficient irrigation system with rain sensor override, recycled site concrete (from the house remodel) used for onsite planter terraces and walls, and permeable pathways around the property. It also features a rainwater harvesting, storage, and gravity irrigation system.

Allen Associates is constructing a new entry tower and adding high performance windows at a hillside home on the Riviera. This "Built Green" project designed by **John D. Kelley, Architect** will restore floor area in the living room and media room and make the home almost 30% more efficient than California energy standards.

Founder of **everGREEN landscape architects, Leland Walmsley**, recently became the first and only landscape architect in Santa Barbara and Ventura counties to earn the distinction of "LEED Accredited Professional" and "Green Roof Accredited Professional". LEED (Leadership in Energy and Environmental Design) is the recognized national rating system for sustainable building practices, even in the landscape. A Green Roof is a roof top garden that assists in the mitigation of a whole host of urban environmental problems – storm water filtration, flood prevention, extending roof life, cooling and cleaning city air, providing wildlife habitats, as well as adding a cheery touch to the city environment. Designing and installing this type of garden involves distinct and specific basic requirements to be successful, beautiful and extremely resource saving.

Shannon Scott Design recently completed an extensive renovation of a 5,000 square foot residence and guest house in Santa Ynez's Oak Trail Estates with a strong emphasis on the use of green/sustainable construction materials. The project included a full renovation of the kitchen and bathrooms, all new flooring and wall finishes, new mud room. Materials used included bamboo flooring, poured concrete flooring, no VOC paint, eco friendly plumbing fixtures, recycled content carpet tiles, and natural tumbled stone.

Thompson Naylor Architects is designing a new home for the Marine Terrace neighborhood of Santa Barbara. The compact 3-bedroom house will be well-insulated, will use a tankless water heater with solar hot water collector, and a high-efficiency furnace (energy use will be one-half that allowed by code). The exterior siding will be fiber cement shingles and horizontal siding to create a Craftsman look.

Allen Associates is building the first new building on the University of California Sedgwick Nature Reserve. The Tipton Meeting House is designed primarily as a meeting space for students, faculty, volunteers, and visitors to the Reserve; it will also house staff offices, restrooms, a docent lounge and kitchen. **Thompson Naylor Architects** designed the 4,000 square foot building to blend with, but not mimic, the historic ranch buildings. It is intended to receive a LEED Platinum rating from the U.S. Green Building Council, one of a few such buildings in the state. The building will use no fossil fuels, as it will rely on geothermal and solar power for its energy. Its roof rainwater will be collected for toilet flushing.

John D. Kelley, Architect is designing a LEED Certified mountain retreat in Hollister Ranch including a main house, guest house, bunk-house and barn/garage. This compound of small buildings will be built into south and east facing hillsides and placed to preserve existing oak trees. The site will be protected and enhanced with native landscaping and efficient rainwater collection designed by **everGREEN landscape architects**. The passive solar, off-grid buildings will be powered by an efficient solar photovoltaic system designed and installed by solar contractor R&M Technologies.

Kent Mixon Architect is currently in design development for a residence on the Mesa in Santa Barbara that features new energy efficient windows, tankless water heater, long lasting fiber cement siding along with 50% fly ash content foundation that augments the new 2nd story addition. The house was reorganized to allow for easy use and enjoyment of views and the outdoor living space.

Allen Associates and, civil engineer **Mike Gones**, are just completing a new home in the Santa Barbara foothills being built with in-steel panels. These panels provide excellent thermal mass and reduce the amount of wood used. The home also features radiant space heating using a high efficiency boiler, energy efficient windows, FSC certified lumber, low VOC paints, finishes, and Energy Star appliances. **Grace Design Associates** is designing site sensitive native landscaping with permeable paving, a passive rainwater capture system and strategic use of deciduous trees for summer shading and winter heat gain.

Thompson Naylor Architects and **Isabelle Greene & Associates Landscape Architecture** are designing the "Chapel of Grace" at Valley State Prison for Women in Chowchilla, California. It will be an approximately 6,700 s.f. non-denominational, 300-seat worship space designed to provide a place of peace and reflection for inmates and staff. Given the current state of crisis in the state prison system, the clients are donating this building to alleviate an expressed need at the largest women's' prison in California. The project will be documented LEED Silver and the building and its gardens are designed with inmate and staff input to provide a place where inmates will be able to "find forgiveness for their past, peace in their present, and hope for the future."

everGREEN landscape architects recently completed the design and installation of new gardens for a Historic Italian Villa restoration project in Montecito. Key to this 4 acre project was preserving the surrounding oak woodland; incorporating native companion and Mediterranean plants completely transformed and revived the once sterile landscape. Now nature has returned in abundance. All retaining walls were constructed using fly ash (resulting in a 50% reduction of greenhouse gas emissions) and stone reclaimed onsite. The thirsty lawn area was downsized and replaced with more natives and Mediterranean plants. An efficient drip irrigation system dramatically reduces water usage and other ongoing maintenance related resources. Replacing the driveway with permeable hardscape paving now allows rain to penetrate and recharge groundwater. Part of the design includes a lush succulent themed garden that depends solely upon rain fall for its water needs. The new organic fruit orchard is the owner's pride and joy.

Shannon Scott Design is renovating the bar, dining room, restrooms, and pro shop at the Glenn Annie Golf Club in Goleta. New finishes include bamboo flooring, no VOC paint and low VOC finishes. Furnishing materials include 100% recycled polyester fabrics, bamboo/grass window shades, woven rattan, and sustainably harvested wood.

Poirier + David Architects recently completed a green office remodel in the basement of City Hall. The work included the addition of two windows for natural daylight, new energy efficient lighting, new efficient HVAC system, and non toxic finishes. General contractor **Allen Associates** and the landscape design-build group **Grace Design Associates** have recently completed a new contemporary house and artist's studio on the Upper Eastside. The clients selected Michele Kauffman's prefabricated modular "Breezhouse" for the main sections of the home. With its energy efficient design, high insulation levels, and radiant floor heating, the home is 50.4% more efficient than current Title 24 energy requirements. The landscaping incorporates permeable paving, drought tolerant plantings, systems for harvesting and distributing rainwater, high-recycled content materials, recycled mulches, salvaged materials, tree placement for climate control and maximum air movement benefits. The project was recently featured on the Discovery Home Channel's new Greenovate television show.

Thompson Naylor Architects and **Allen Associates** recently completed an extensive remodel and addition for the Doering home. The final product is an excellent example of what can be done on a modest budget to improve the comfort, energy efficiency and indoor air quality of an aging San Roque tract home. This home was featured on the Tour of Green Homes in October 2006.

John D. Kelley, Architect is designing an addition and remodel for a small home on the Mesa. The 400 square foot addition to the existing 800 square foot house will add a kitchen, bedroom and bathroom. The resulting 1200 square foot, healthy, energy efficient, environmentally-friendly home will be a "Built Green" project.

everGREEN landscape architects is currently creating a garden design for a private residence in Ventura County. By creating their own "garden spa retreat" at home, this busy contemporary family will turn commute time into family fun time, with instant 24/7 access, impromptu "vacation get-a-ways" an option for every weekend, and no packing or bumper to bumper traffic hassles. The outdoor kitchen, entertainment areas, and retaining walls will include fly ash, reducing green house gas emissions. The decking will be an attractive "composite wood" made of recycled plastic bottles and sawdust. Native companion plants will be used to restore and revitalize the existing oak woodland ecosystem. Also part of the plan is a "natural" swimming pool, without chlorine, using a biofilter (plants) to clean the water.

Kent Mixon Architect, along with **Allen Associates**, are working together on a remodel and addition located in downtown Santa Barbara. The house will feature a new tankless water heater, a high efficiency furnace, and no-VOC paints to help create a modest and healthy living environment.

Shannon Scott Design is renovating a 1920's house in the heart of downtown Los Olivos into a new wine tasting room for Stolpman Vineyards. Green materials include a reclaimed wood tasting bar, locally fabricated cabinetry, low VOC finishes, reclaimed wood flooring, no VOC paint, natural fiber drapes and bamboo/grass window shades.

The Stancer "Built Green" whole house remodel designed by **John D. Kelley, Architect** and constructed by **Allen Associates** won the 2007 Chrysalis Western Region Remodeling Award. The expanded older home exceeds California energy standards by 42%. The interiors were opened up to create a feeling of spaciousness, increase natural daylight, and capitalize on mountain views. A low maintenance, drought tolerant cottage garden with water efficient irrigation and rainwater collection was created by everGREEN landscape architects to compliment the home.

Thompson Naylor Architects and **Mike Gones**, civil engineer, are working together on a new "off-grid" house in the coastal foothills of Ventura County near Malibu. The house will be powered by wind generators and solar photovoltaic panels, with battery backup. The water is supplied by private well, and waste disposal is by a greywater system and an alternative septic system.

R&M Technologies recently completed two unique projects in Santa Barbara County. The first consisted of a remote 2,400 square foot home for which bringing power from the PG&E utility grid was cost prohibitive. R&M Technologies installed a complete stand-alone (off-grid) solar electric system which cost less than half of the proposed PG&E utility hook-up. The system was installed prior to construction of the home and nearly 90% of the electricity needed during construction was met solely by the solar electric system. The second project was for a customer in the City of Santa Barbara who owns two electric vehicles, one for daily commutes to Goleta, the other for errands around town. R&M Technologies installed a solar electric system that meets 100% of the household's energy consumption, as well as that of the electric cars.

John D. Kelley, Architect and **Allen Associates** are planning a whole house remodel near Cathedral Oaks and Highway 154. This "Built Green" project will include a new kitchen, deck, energy efficient heating system and high performance windows as well as upgrades to the living room, master bedroom and study. The yard will be enhanced with native landscaping and a rainwater collection system. REC Solar will design and install a grid-tied solar photovoltaic electric system to minimize net energy use.

Kent Mixon Architect is designing a modern home in Summerland that boasts simple elegance with a Zen feeling. The house will have sun screening on the large windows that slide into the wall for a seamless connection to the gardens and views. The house will feature fly ash content concrete floors that help to act as a temperature regulator in the house and a stair column that will act as a heat chimney to promote natural breezes through the structure. The intent is to be simple and minimal with the finishes.

Thompson Naylor Architects has a contemporary "green" whole-house remodel and addition project in construction in the Goleta foothills. The 50-year old house will be updated with efficient windows and insulation and a partial radiant heating system in an exposed concrete floor. The house will feature abundant natural daylighting and cross-ventilation with exterior shade screens.

Shannon Scott Design has just completed a new wine tasting room for Tre Anelli in Los Olivos, renovating a 1920's house. The renovation project exposed and restored the original hidden wood gabled ceiling and windows, along with the antique wood floors and brick fireplace. Green materials included concrete counter tops, woven bamboo/grass shades, linoleum flooring, no VOC paint, and linen drapes.

Poirier + David Architects are working on a green residential remodel in Carpinteria with a high efficiency heating system, recycled roofing material, solar pool water heating, creek habitat restoration, high efficiency appliances, reused demolition materials and non toxic interior finishes.