

GREEN SPEAK

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GREEN BUILDING ALLIANCE MEMBER NEWS

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The **Green Building Alliance** is a group of local architects, engineers, landscape architects, interior designers, contractors, and other professionals—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:

Architect **Thompson Naylor Architects**, general contractor **Allen Associates**, civil engineer **Mike Gones** and the landscape design-build group **Grace Design Associates** are partnering to build what will be one of the most innovative, green multi-family residential projects in the Santa Barbara area, if not California. The major components of the project include the remodel of an existing 1920's Craftsman home and construction of a new three story, three-unit building on the rear portion of a lot in downtown Santa Barbara. The new structure will be built using Structural Insulated Panels (SIPS).

Campanelli Construction recently completed "The Cottages at De La Vina," the restoration of an original 1925 Craftsman cottage and the addition of two new craftsman units. Green features include: foundations with fly ash; cement fiber siding; salvaged oak flooring, trim and paneling; added insulation; on-demand water heaters; solar electric stub outs; low VOC paints; energy star appliances; high efficiency furnace; and composite decking. This project received the 2006 SBCA Builder of the Year "Green Building" Award.

A whole house remodel designed by **John D. Kelley**, Architect is under construction in the Marine Terrace neighborhood. It is the first project to be approved by the City of Santa Barbara under the new 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.

Kent Mixon Architect is currently working on the rehabilitation of an existing Historic Landmark residence near the Santa Barbara Mission. The structure is 97 years old and was the residence of Jose de la Guerra's granddaughter. The primary changes to the residence include a reconfiguration of the bedroom wing, the addition of a modest master bathroom and a newly attached garage structure with a planted roof terrace. Over the years, the structure has been damaged by water. New door and window flashings and exterior wall treatments will prevent further damage to the structure and help preserve it for its next 100 years.

NWA - Landscape Architecture & Construction is designing a low maintenance, low water use, Mediterranean garden. Downspouts and area drains will drain to a bioswale to mitigate pollutants and a rain pond to retain water on-site and facilitate ground water recharge. Work on the home is being completed by **D. L. George Construction**.

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

RPM Architects is in the process of designing a 2,400 sq. ft. residence in Mission Canyon out of 18" wide straw bales with radiant floors and a photovoltaic solar array to provide electricity. The building is constructed into the hillside and the 2nd story is offset on the lower floor towards the slope giving the building a stepped design. It also features a partial roof over the outdoor living room with a protected fire pit and eating and sleeping areas.

DesignARC Architects has recently completed the remodel of their new office located at 29 West Calle Laureles. This involved the complete recycling of an existing 50 year old, dilapidated, energy inefficient, commercial bank building. The planning concept involved the sustainable recycling of an entire commercial site composed of an existing 7,500 square foot commercial structure within the uptown business district of Santa Barbara.

Elizabeth Waldrop, a realtor with Village Properties, is Santa Barbara's first Eco Broker. Eco Broker is a nationally recognized designation in the real estate industry. This way of thinking and doing business demonstrates her lifelong commitment to the environment and her clients by further educating herself about green practices and ideas. As a child of the baby boomer generation, many of whom are becoming first time buyers, Elizabeth does her best to educate and influence buyers and sellers in their green home choices and projects.

Paul Poirier + Michael David Architects, Allen Associates and **Dexter's Radiant Energy Services** recently completed the Calder Remodel/Addition in the Samarkand area of Santa Barbara. This project incorporates a batch solar thermal heater with two Rinnai on-demand units for back up using a Metlund distribution system. Four 400-gallon tanks located under the front deck capture rainwater for garden irrigation. Granite countertops, low VOC paints & finishes, dual flush toilets, and low flow faucets are some of the other green features. The home was featured on the Tour of Green Homes in October 2006.

Thompson Naylor Architects has begun design on the Tipton Meeting House, a meeting and administration building for the University of California Sedgwick Reserve in the Santa Ynez Valley. The village site at Sedgwick is being restored to its natural state, and the goal for this first new building is to achieve a Platinum LEED rating, the highest possible. Contractor Dennis Allen of **Allen Associates** has been involved in the project from its inception, and his firm will build the Meeting House in 2008.

John D. Kelley, Architect is designing a mountain retreat in Hollister Ranch including a main house, a guest house, a bunkhouse and a barn/garage. This cluster of small buildings will be built into south and east facing hillsides and will be placed to preserve existing oak trees. These passive solar, off-grid buildings will be powered by an efficient solar photovoltaic system.

Campanelli Construction and Build Green LLC is developing a single family residence in the San Marcos Trout Club that should attain a 3-Star SBCA Built Green rating and exceed Title 24 by 30%. Green elements include orientation for passive solar, photovoltaic and solar hot water (coupled with on demand water heating), fiber cement siding and shingles, 50% fly-ash concrete mix, SIP's wall and roof panels, dual glazed windows, rainwater retention, LG heat pump heating and cooling, bamboo flooring, lime wash paints, energy star appliances, ceiling fans and natural daylighting.

A Santa Barbara remodel and new accessory building by **Thompson Naylor Architects** and **D. L. George Construction** has earned a 3-Star BuiltGreen Santa Barbara rating. The new detached home office is designed with passive solar design, natural ventilation and daylighting, and a radiant-heated exposed concrete slab. Space and water heating is by high-efficiency Energy-Star equipment. The house and office are powered by a new photovoltaic electric system. Maximum allowable fly ash concrete, engineered wood, recycled materials, and best job site practices were used.

Upgrades designed by **John D. Kelley, Architect**, including a new patio, entry stairway, and high performance windows, are underway at a home on Miramonte Drive on the Mesa. **Allen Associates** is the general contractor.

Kent Mixon Architect is currently in design development on a residence in Las Vegas, Nevada that has been accepted into the US Green Building Council's residential pilot program for LEED (Leadership in Energy and Environmental Design) certification. Key features include: exterior walls will be made of 12 ½" thick Insulated Concrete Forms with an R-value of 55; an energy efficient heat exchanger assisted by a Geotherm ground loop system to heat and cool the interior space and produce hot water; and a 14kW photovoltaic system that feeds a battery stack designed to power key areas of the home during power outages.

Five staff members at **Thompson Naylor Architects**, including partners Dennis Thompson and Susette Naylor, have successfully passed the rigorous test to become LEED Accredited Professionals. LEED (Leadership in Energy and Environmental Design) is the recognized national rating system for green buildings. All TNA staff members have also been certified by NARI (National Association of the Remodeling Industry) as Residential Green Professionals.

Allen Associates and, civil engineer **Mike Gones**, are working together on 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 will also feature radiant space heating with 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.

General contractor **Allen Associates** and the landscape design-build group **Grace Design Associates** are working in collaboration to develop a new contemporary house and artist's studio on the Upper Eastside. The clients have 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 will incorporate 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.

Kent Mixon Architect is working with a private developer to restore a dilapidated 1930's single wall construction residence located within walking distance of downtown Carpinteria. The remodel and addition will add 322 square feet for a total area of 1,344 square feet. Formaldehyde-free insulation and energy-efficient dual pane, low-e windows will be used for the exterior envelope. This project exemplifies spacious living on a small footprint within close proximity to everyday resources. The modified structure boasts a 49% increase in energy efficiency over standard construction modeling.

John D. Kelley, Architect and **Allen Associates** have recently completed the Stancer whole house remodel project. The project team's goal was to create an exemplary "green" remodel of an older Santa Barbara house. The expansion from 1,150 to 2,046 square feet has opened up interiors - creating a feeling of spaciousness, increasing natural daylight, and capitalizing on mountain views. Solar energy provides the majority of the electrical and water heating needs of the owners and the home exceeds current California residential energy standards by 42%. **NWA - Landscape Architecture & Construction** created a cottage garden that incorporates Mediterranean perennials and native plants to reduce dependence on supplemental irrigation. Rainfall drains to a pond that recharges the water table, feeds on-site edible fruit trees and reduces the storm water flowing into our creeks and ocean. This home was featured on the Tour of Green Homes in October 2006.

RPM Architects is currently expanding and redesigning a barn in Ballard Canyon to become a small winery with a photovoltaic array to supply power, a composting toilet and rain water retrieval system.

Thompson Naylor Architects, Mike Gones, civil engineer, and **Allen Associates** 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 greywater and an alternative septic system. The foundation will have high fly ash content concrete, and walls and roof will be structural insulated panels. Heating will be passive solar and radiant floor heat.

Construction recently completed on a new 1,620 sq ft residence near Moab, Utah designed by **John D. Kelley, Architect**. The structure of the building uses a reclaimed timber frame from a 19th Century barn in concert with structural insulated panels (SIP's) for the walls and roof to create an energy efficient building envelope with rustic character. A grid-tied solar photovoltaic system will provide a portion of the electrical energy and an on-demand water heater will provide hot water.

Allen Associates recently completed a new 3,100 sq. foot residence in the foothills of Santa Barbara. The project incorporates all elements of the green building hierarchy: it protects and restores the site's natural features, conserves water, is energy efficient, has high quality indoor air, and uses resources and materials wisely. As a result of this comprehensive approach, this home received the Best New Green Residential Construction Award from the Santa Barbara Contractors Association in 2006. Dexter Carpenter designed and installed the home's hydronic radiant space heating system using a high efficiency boiler and installed an on-demand water heater.

Thompson Naylor Architects has completed a green whole-house remodel in Mission Canyon. The 2,210 square foot house received new insulation and high-performance windows, hardboard siding and shingles, and the interior features hand-crafted reclaimed wood. The house is heated by radiant floors and four solar hot water collectors. The house also has a grey-water system and a large photovoltaic electric array on the roof.

A new home is being designed for a small lot near the Santa Barbara County Courthouse by **John D. Kelley, Architect**. With a compact footprint, highly insulated envelope and a grid-tied solar photovoltaic system it will be extremely energy efficient. The location near downtown will provide the owners with an exciting and environmentally-friendly lifestyle.

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.

RPM Architects is currently constructing the 3,000 sq. ft. Sanford Tasting Room building using recycled adobe block and timbers from deconstructed sawmill buildings in Oregon. The new, two story building has wrap-around verandas and a form that deflects wind.

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