

# GREEN SPEAK

**GREEN**  
BUILDING  
ALLIANCE

*GREEN BUILDING ALLIANCE MEMBER NEWS*

*2010 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 continues on Victoria Garden Mews, a 4-unit condominium in downtown Santa Barbara. Design is by **Thompson Naylor Architects**, construction by **Allen Associates**, engineering by **Mike Gones**, and landscape design by **Grace Design Associates**. Reconstruction of the original Victorian house on the property was completed in August 2009. A new building at the rear of the property, that will house three families in a 3-story structure with a full basement, is scheduled for completion in December 2009. 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. Open space that would have been allotted to cars has been minimized by the use of a double-deck tandem parking system with a hydraulic lift. The project, which was designed and built to be as green as possible, has been submitted for Platinum certification through the US Green Building Council's LEED for Homes program. With 118 points out of a total of 132 possible points, this project's rating is currently higher than any other LEED for Homes Platinum project certified to date.

Paul Poirier of **Poirier + Associates Architects** has had a busy year providing 2 webinars at the AIA convention in San Francisco, presenting at the LEIF conference in Napa with Shannon Scott, interior designer, on greening the hospitality industry, and also speaking at the Dwell/Mobius conference in Los Angeles about Zero Net Energy Buildings and the 2030 Challenge.

**Campanelli Construction** recently completed the total renovation of a 100 year old building on the corner of Garden and Haley Streets. One of the main project goals was to renovate, not demolish, the 1,800 sq. ft. mixed used building which houses two commercial lease spaces on the first floor and two loft-type apartments on the second floor. Green features include a no-paint exterior (finished with colored natural water base stucco in tans oranges and blues), copper gutters, on-demand water heating for the building, permeable pavers in the new parking lot, drought tolerant landscape, and rusted steel railing and fencing. Interior features include the use of zero-VOC interior paint, tile bathroom floors, low flow toilets, Energy Star appliances, 24" on center interior framing, open web truss ceiling with energy efficient lighting, FSC lumber, green cabinets, non-toxic wood treatment for all framing to prevent mold and mildew, low-E dual glazing on doors and windows, cross ventilation, and use of natural daylighting.

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A new residence designed by **John D. Kelley, Architect** is under construction on Coyote Road. The new 1,821 sq. ft. main residence, 576 sq. ft. garage, and 484 sq. ft. workshop, which will replace a residence destroyed by the Tea Fire, are arranged to create a sheltered, south-facing courtyard. This new highly efficient, fire-resistant "Built Green" home features in-floor radiant heating, rastra-block wall construction, high-performance windows, icynene roof insulation, on-demand water heating, and a grid-tied solar-electric system. It is estimated that the home will exceed state energy-efficiency requirements by 52%.

**Thompson Naylor Architects** has designed a compound of five two-bedroom apartments for farmworker families living at Fairview Gardens in Goleta. The units are designed to maximize passive solar heat gain in winter and allow natural ventilation in summer. The owners hope to build the buildings with polished concrete floors, straw bale walls, partial green roofs and partial solar roofs (photovoltaics and hot water). Allen Associates is providing cost estimating and green building input for the project.

**Allen Associates** is serving as the LEED AP on a proposed Platinum LEED for Homes project at Mussel Shoals. The client is working with a noted Hollywood producer to document every step of the project from conceptual design to completion for a future PBS television show, "Building My Dream Green House." The client's goals for the project are to build a contemporary style environmentally friendly home that is comfortable and livable and that manifests their environmental ethic. They would also like to have the home be a demonstration project to show others that you don't need to sacrifice greatly to incorporate that environmental ethic. And finally, because of the home's oceanfront location, durability is a priority (i.e., it must be built to "prevent the elements from invading the house").

**RPM Architects** is currently working on a number of super energy efficient designs in the fire rebuild area where the use of attic and crawl space vents that let fire in has been eliminated by making these semi-conditioned spaces. When the budget allows it, these projects are also being designed to either be highly fire-restive or non-combustible. Building a non-combustible home is one of the most resource-efficient strategies there is for our area.

The La Casa de Maria retreat center in Montecito remodeled their kitchen and dining room last year, using **Thompson Naylor Architects** and **Campanelli Construction**. The dining room flooring is natural linoleum and recyclable carpet tiles; the cabinets are bamboo with Caesarstone countertops. La Casa will begin a guest room remodel this year, adding attractive energy-efficient lighting, low-water-use plumbing fixtures, zero-VOC paint and recyclable carpet tile flooring.

**Poirier + Associates Architects** and **Allen Associates**, general contractor, were awarded the Green Home of the Year by Green Builder Magazine for their work on the Burke Scheidemen Residence in Goleta. The project transformed a typical 1960's tract house into a high performance, zero net energy home with many green features including FSC lumber, cabinets made from locally harvested sycamore, natural daylighting, natural ventilation, low VOC finishes, salvaged materials, solar water heating with tankless water heater backup, and a Photovoltaic system on the roof.

**John D. Kelley, Architect** is working with a client to rebuild a home destroyed by the Tea Fire on Gibraltar Road. The previous residence was a rustic, timber frame structure that cannot be rebuilt under current codes. The new design will incorporate current green building techniques while taking inspiration from the unique character and amenities of the original structure. It will feature high-performance windows, efficient heating and water heating, a grid-tied solar electric system, and on-site water harvesting.

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**Poirier + Associates Architects** and **Dan Upton Construction** are working on a 495 sq. ft. green pool house on the Riviera. The project is incorporating a high efficiency building envelope, with a high thermal mass, tankless water heater that provides hot water to a heat exchanger in the furnace, low flow fixtures, and high performance windows. The building is incorporating sandstone excavated from the site, and is set into the natural hillside to minimize its visual impact. The project is currently under construction and is scheduled to be completed in spring of 2010.

**Elizabeth Wagner** and **DeAnn Wilson**, EcoBrokers with Village Properties Realtors, host a social networking event each month called Green Drinks. Green Drinks is a worldwide event every month in over 621 cities. People who work in the environmental field meet up at informal sessions known as Green Drinks. It's a great way of catching up with people you know and also for making new contacts. Everyone invites someone else along, so there's always a different crowd. These events are very simple and unstructured, but many people have found employment, made friends, developed new ideas, done deals and had moments of serendipity. It's a force for the good and we'd like to help it spread to others in the community. Every month it's a new location so be sure to check us out at [www.greendrinks.org](http://www.greendrinks.org) and on Facebook: Green Drinks Santa Barbara or join the mailing list by emailing us at: [SantaBarbaraEcoBrokers@gmail.com](mailto:SantaBarbaraEcoBrokers@gmail.com).

Margie Grace of **Grace Design Associates** was named 2009 International Landscape Designer of the Year by the Association of Professional Landscape Designers for the design and installation of the gardens at Casa Pedregosa, a new pre-fabricated green home and studio on Pedregosa Street. The project also took a Gold Award in the APLD's 2009 International Design competition. The structures were installed and finished on site by **Allen Associates**. Green garden features include the use of rain swales, local materials, salvaged material from on site, low water demand and native plants and drip irrigation.

**John D. Kelley, Architect** and **Allen Associates** have completed a whole house remodel near Cathedral Oaks and Highway 154. This Three Star BuiltGreen project includes 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 was enhanced with native landscaping and a rainwater collection system. A grid-tied solar photovoltaic electric system was installed to minimize the project's use of fossil fuels.

Construction is nearly complete on **RPM Architect's** Mission Canyon project using Buildblock and LiteDeck, two state-of-the-art insulated concrete systems (not combustible). The house will be powered and heated by solar arrays. In Santa Ynez, the firm is working on the remodeling and the greening of an existing rancho. Wind and solar power will provide energy and heat. New fixtures and rainwater catchment will conserve water and non-toxic paints and resource-efficient materials will green the interiors. Improved day-lighting and cross ventilation will further reduce the energy loads.

**Poirier and Associates Architects** and **Arcadia Studio** landscape architects are working on the design of the Community Arts Workshop at the corner of Ortega and Garden Streets for the City of Santa Barbara. The project will transform the former recycling center into a high energy performance envelope with non toxic finishes to be used to create the floats for the Summer Solstice Parade, practice space for the performing arts, and other community arts activities. The project has been designed to generate 100% of its power on site through a photovoltaic array, and is the first instance of visible photovoltaics being approved in the El Pueblo Viejo design district. The project includes drought tolerant landscaping that will bloom to coordinate with the two artistic steel gates representing the summer and winter solstices. Construction is expected to begin in 2010.

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**Kent Mixon Architect**, and **Allen Associates** are working together on a remodel of an addition to an existing home 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.

**Thompson Naylor Architects** is designing a remodel, a new guest house, and a shop building for the Browne Residence in Camarillo. The mid-century modern house and garage will be slightly enlarged and modernized, while keeping the spirit of the original style. The new roofing will be durable, long-lasting steel; the exterior finish integral-color plaster, and the windows steel-clad wood with high-performance glazing. The house will have solar photovoltaic and hot-water panels. **Allen Associates** is slated to be the general contractor for the project.

**John D. Kelley, Architect** is designing an environmentally-friendly mountain retreat in Hollister Ranch including a main house, guest house, bunkhouse 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.

**Thompson Naylor Architects** has designed the Vadnais Residence in the hills near Cambria. This new 2,000 square foot house will be oriented for south sun exposure and western ocean views. The exterior walls will be mainly local stone, and the roofing will be recycled steel. The house will have a screened porch, outdoor sleeping deck for summer, and a cooling tower for exhausting warm air. All rooms will have southern exposure for passive solar heat gain, with summer shading devices. Electric power will be provided by a remote solar photovoltaic array, and backup space heating will be by radiant floors with an ultra-high-efficiency water heater.

**Allen Associates** has been assisting many families who lost their homes in the devastating Tea or Jesusita Fires to rebuild their lives - providing everything from insurance estimates, to demolishing lost homes, to value engineering to assure the most home for each insurance dollar, to recommending green products and systems, to constructing client's new homes. This has been a challenging and emotional process for everyone involved. The good news is that many families are now moving into the rebuilding phase and will soon be in their new homes.

**Poirier + Associates Architects** are currently working on the design of a high performance straw bale residence and ranch in Santa Ynez. The project is incorporating rainwater catchment, a greywater system, stained concrete floors, locally harvested finish lumber, a photovoltaic system for the entire property's electrical needs, a high performance shell with solar hot water heating, and non-toxic finishes throughout. The design team is working with a prefabrication company on the central coast to provide a low cost prefabricated high recycled content shop for the site. Construction is scheduled to begin in spring of 2010.

Dennis Thompson of **Thompson Naylor Architects** is a technical consultant on green building to EcoFaith Santa Barbara, a non-profit that works with local faith groups to green their facilities and educate their congregations about ecological lifestyles. The initial sites have been Grace Lutheran Church, Holy Cross Catholic Church, Second Baptist Church, and the Islamic Society of Santa Barbara.

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