

GREEN FEATURES

YANONALI COURT

AT WEST BEACH



VILLAGE PROPERTIES
— R E A L T O R S —

Green Facts

Project Title	Yanonali Court
Building Use	Condo Community
Location	Santa Barbara, CA
Size	6842.2 sq ft.
Cost	
LEED for Multi Units Rating out of 100.0	
TOTAL SCORE	89.5
Energy & Atmosphere	23.5
Sustainable Sites	16.0
Indoor Environmental Quality	14.0
Materials & Resources	11.0
Water Efficiency	8.0
Innovation & Design Process	5.0
CERTIFICATION LEVEL	PLATINUM
PROJECT BUILDING TEAM PROFILE	
Developer/Owner	Del Mar Development
Builder	Berkus Construction
Architect In collaboration with B3 Architects	Jeff Berkus Architects
Green Consultant- Leed AP	LGA Architecture Inc.
Landscape Architect	Arcadia Studio
Interior Design	Dana Berkus Designs
GREEN CONSULTANT TEAM PROFILE	
Leed AP	LGA Architecture Inc.
USGBC Provider	Davis Energy Group
Green Rater	Eco Structures, Mike Lillis
HERS Rater	Jens Jensen



WHAT MAKES YANONALI COURT AT WEST BEACH A **GREEN** PROJECT?

These days there are many products on the market that claim to be green. It is essential to educate yourself as to how these many selections are regulated and the benefits of these products. Yanonali Court has gone through many steps as well as 3rd party certifications to ensure that the project has been built with the utmost quality, thought and sustainable practices in mind.

The Yanonali Court Team, spent many hours brainstorming the sustainable features found throughout the design. Yanonali Court began under a Santa Barbara green building guideline, self-certification process through the Santa Barbara Green Builder- Built Green Guidelines (SBBGG). As their checklist was implemented and the points were tallied, Yanonali Court was rated at the highest level of greenness at a total of 3 stars through the **Built Green®** program.

The lead architect on the project, Jeff Berkus was very familiar with green design from participating in a Leadership in Energy and Environmental Design (LEED) Gold project at the Aspen Institute. His education through this project made him an integral resource in the greening and implementation of sustainable design which he carried through to Yanonali Court.

The SBBGG checklist lead to the decision to implement the more stringent and specific LEED checklist and upon completion of the project we have been awarded the highest level rating which is Platinum level for this project, the first in this area and one of the first in the nation!

Yanonali Court is comprised of 5 condos that all meet the requirements of a **LEED certified Platinum** Level and is 3 star **Built Green®** Certified.

USGBC – These homes are LEED Platinum certified!

The United States Green Building Council (USGBC) is a non-profit organization that certifies sustainable businesses, homes, hospitals, schools, and neighborhoods. USGBC is dedicated to expanding green building practices and education, and its LEED® Green Building Rating System™.



What is LEED®?

LEED is a third-party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

The system is based on points earned for a variety of eco-friendly practices; builders choose among them, balancing the goals of cost control, design and high point totals. The LEED brand stands apart because of its four-level rankings — certified, silver, gold and platinum — and third-party verification. This accreditation is currently a hot designer label, and Yanonali Court received platinum ranking that is the badge of honor, the top classification given by the U.S.G.B.C.

More Details available at www.usgbc.org



BUILT GREEN® Santa Barbara: These homes are 3 Star rated!

Built Green is a voluntary environmental building program that distinguishes and promotes resource efficient development, design, and construction. Green building practices go beyond energy and water conservation to incorporate environmentally sensitive site planning, resource efficient building materials and superior indoor air environmental quality. The program offers detailed information, materials, and a checklist rating system to help participants. The checklist serves as a guide in making hundreds of decisions that are a usual part of the building process.

With hundreds of choices and decisions that go into building such a unique project, a menu was compiled of the most integral systems and products used.

The main objective of this program is to strive for projects to focus in areas of:

●Cost Savings

Energy efficient designs and products that save the homeowner money at the same time.

●Reduce Health Risks

Construction practices and design components that improve indoor air quality which then lead to healthier living.

●Improve Water Quality

Building practices and landscape designs that improve water quality and contribute to conservation.

●Protect Natural Resources

Building practices, waste reduction processes and design elements that reduce the impact on our environment.

Projects are qualified using checklist of environmentally friendly actions:

- Site Protection
- Water & Energy Efficiency
- Health & Air Quality
- Materials Efficiency
- Environmentally Responsible Home/Property Ownership

SITE PROTECTION:

Site Selection

Yanonali Court was built on a site with existing utility infrastructure and is an in-fill site in the City of Santa Barbara. There is development on all 4 sides of the site that is located in a residential area with multifamily and single family residences surrounding it. This is a development that is served by near existing infrastructure such as sewers and water supply. There were little to no environmental impact of infrastructure by channeling the development to existing development. A satellite map shows an existing development on the site where a hotel/ apartment building was previously located. The idea is to encourage the efficient use and reuse of land and to minimize fragmentation of undeveloped land (and reduce other associated environmental impacts of infrastructure extension) by channeling development to locations immediately adjacent to existing development.

Landscape

These action items help to manage the natural resources on the site and protect the natural features, prevent erosion, sedimentation, water pollution as well as to conserve and protect the water quality.

Xeriscape

Landscaping designed to reduce the excessive water usage and use only native, Mediterranean and low water requirement quality landscaping. Traditional landscapes may incorporate one or two principles of water conservation, but they do not utilize the entire concept to reduce landscape water use effectively over time. All trees and shrubs need more frequent watering from planting time until becoming well rooted, which may take a couple growing seasons. Once established, plants can then be weaned to tolerate less frequent watering. Proper weaning develops deep roots and makes the plants more drought enduring.

Xeriscape landscaping incorporates seven basic principles that lead to saving water:

1. Planning and design
2. Soil analysis & preparation
3. Appropriate plant selection
4. Efficient irrigation systems
5. Mulching conserves moisture
6. Appropriate landscape maintenance

By incorporating these principles, we have helped to preserve our most precious natural resource; water. Xeriscape landscapes don't have to be cactus and rock gardens. They can be green

lush plantings that are aesthetically pleasing and enhance the building and the architecture, such as those found upon walking into Yanonali Court.

No Invasive Plants

The plant selection for Yanonali Court has been guided by using drought tolerant and Xeriscape landscaping. Careful thought went into the decision to not introduce invasive plant species into the landscape. Regional landscaping and drought tolerant plants were used to minimize the demand for water and synthetic chemicals to control pests while at the same time choosing colorful and beautiful selections.

Basic Landscape Design

Areas have been planted with turf that is drought tolerant, and has been avoided in densely shaded areas. The turf areas are on a slope not exceeding 25 percent & mulch or soil amendments are added as appropriate. Turf makes up less than 20% of the total landscaped area. Synthetic turf that uses no water or maintenance has been placed between the flagstone in the motor court area.

Drought Tolerant Plants

Yanonali Court has over 90% drought tolerant plantings and has used the City of Santa Barbara's Water Conservation Landscape Design Standards in all of the landscape considerations.

Shading of Hardscapes – Locate Trees to Shade Hardscapes

Landscaping designed to reduce local heat island effects. The landscape architect, Arcadia Studio, used trees and shrubs to shade at least 50% of sidewalks, patios, and driveways within 50 feet of the homes (based on noon on June 21 at 5 years growth).

Surface Water Management – Permeable Sites

The site was designed to minimize erosion control and water run-off from the site. The site has integrated permeable landscaping used to manage water run-off. Roofs of selected units have gutter systems that drains down the building in gutters and downspouts to help drain rainwater away from buildings and collect into an underground cistern. The Cistern is sized for a 3/4" rainfall event and is capable of storing rain water for future irrigation of the Xeriscape Landscaping. A minimum of 50% of the roof area is used to collect water into the cistern.

Irrigation System – High Efficiency

High efficiency irrigation system include the following features:

- Installing a central shut-off valve
- At least 50% of planting beds have drip irrigation system to minimize evaporation.
- A timer/ controller that activates the valves for each watering zone at the best time of day to minimize evaporation losses while maintaining healthy plants and obeying local regulations and water-use guidance
- High Efficiency nozzles
- Check valves in heads

Rain Water Harvesting System

- The rain water harvesting and storage system (including surface run-off and/or roof run-off) will be used for landscape irrigation use of the Xeriscape Landscaping. The accumulation of all of these roof tops equals to 54% of the total roof area of the development.
- The rain water will be used to irrigate the landscaping around the site throughout the year. The usage of native plantings with the reuse of rain water can substantially save on irrigation costs and potable water usage.
- It is safe to say that after a couple of years this system will eventually be self-sustaining. The rain water collected during the wet Winter/ Spring months will irrigate the landscaping during the dry Summer/ Fall months, possibly eliminating the need and usage of any potable water after a couple of years.

Non-toxic Pest Control – Pest Control Alternatives

Yanonali Court has designed the home features to minimize the need for poisons for insects and disease control. The following pest management practices have been implemented in this project.

- All wood used is at least 12" above soil.
- All cracks, joints, penetrations, edges and entry points will be sealed with caulking (low VOC).
- * No-wood to concrete connections (On this project we have used pressure treated wood at all of the concrete and wood connections. We are using pressure treated wood at the sill plate, for pest control and resistance to rotting.
- All landscaping has been installed so that all parts of mature plants will be at least 24" from the house.

Compact Development – High Density

Yanonali Court makes use of compact development patterns in order to conserve land and promote community livability, transportation efficiency and walk-ability. The density of Yanonali court has been calculated to be a high density development under the LEED Homes credit, defined as building homes with an average housing density of 10 or more dwelling units per acre of buildable land.



Community Areas

The outdoor fireplace and fountain in the courtyard between the buildings is a built in area for neighbors and friends to gather and enjoy the setting and provide a sense of community.

WATER EFFICIENCY

These action items go beyond current building code to promote water conservation inside and outside these homes.

High Efficiency Fixtures

Yanonali Court has made efforts to minimize indoor demand for water through water efficient fixtures. For all toilets the average flow rate was less than <1.3 gallons per flush (GPF). These homes include the Toto, Aquia Dual Flush toilet, with an average GPF of 1.25. By using the high efficiency fixtures these homes will save substantially on average indoor water use for the owners.



Rinnai Tankless Water Heaters

The Rinnai tankless water heater is a more efficient way to heat water. It heats water quickly and delivers an endless supply of hot water for as long as you need it. With the Rinnai tank less water heater, you only pay to heat water when you need it and for as long as you want it rather than paying for a full water heater to be ready at all times.

ENERGY EFFICIENCY

These action items accomplish reduced heating and cooling load overall that in turn uses less energy to meet the load. The buildings take advantage of natural resources and features such as orientation to increase solar gain and/or to provide wind shielding.

Lighting exceeds Title-24 by a minimum of 52.9% (Santa Cruz 53.1%, Santa Rosa 52.9%, Anacapa 53.4%) Energy Star cans are the primary fixture type using 50% of total quantity of light count in the high traffic areas of the units and 25% in the medium to low energy use areas.



Appliances

All of the units have stainless steel Energy Star appliances by Electrolux.

Renewable Energy

A solar array is located on the roof of the Santa Cruz unit (A-3) to power the exterior site lighting used in the common areas such as the driveway, fireplace and fountain.



Insulation

“Recycled Denim” Insulation by UltraTouch is made from 85% post-industrial cotton fiber. That means they aren’t digging your old jeans out of the landfill; instead, they’re taking scraps from the manufacturer.

HEALTH & AIR QUALITY

These action items are intended to promote superior indoor air quality as well as reduce health risks from toxins and allergens for occupants.

Interior Paint

Volatile Organic Compound (VOC) Free, Delux Lifemaster from ICI Paints provides virtually no odor during application for early re-use of rooms. This paint meets all current and anticipated VOC regulations. The project also uses low-VOC, Low-toxic, water-based, solvent-free sealers, grouts, mortars, caulks and adhesives throughout.

Non-allergen flooring

All floors can be swept and mopped to cut down on dust and allergens.

Formaldehyde-free insulation

“Recycled Denim” Insulation by UltraTouch Natural Fiber the insulation is treated with a fire retardant (albeit a “natural” one), but it’s 100%

recyclable, VOC-free, and formaldehyde-free. Never mind that it won't itch like fiberglass insulation.

Moisture Control

Ventilation in attic space was installed and doors, window, electrical and plumbing are all sealed against moisture and air leaks.

Cross Ventilation

Windows are strategically placed to promote indoor air quality by allowing fresh air into the home and exhausting stale air throughout each home.

Ductless Heating System

Radiant Heat Flooring greatly helps indoor air quality by not blowing trapped dust and allergens through the ducts, heat rises naturally from the floor system. Therma_floor, an underlayment thermal mass system for radiant floor was used. This adds durability to the floors and also muffles sound transfer, provides a smooth, tough surface and seals perimeter walls that contain Fly Ash- which is a recycled material and a by-product of coal plants.

Contaminant Control

There are Permanent Walk Off mats and Shoe Storage at the entry of each of the units. This cuts down external contaminants from being brought into the home, creating a healthier home.

Flush

Each unit was flushed continuously for one week, Post construction, to remove debris and air particles from the homes.

Less Toxic Cleaning Products

To continue to make this a healthy home, non-toxic cleaners are recommended. A few of our favorites include:

- Simple Green
- Shakley's concentrates
- Oasis laundry soap

MATERIALS EFFICIENCY

These action items help increase the efficiency of the design by material selection of more resource efficient choices as well as the use of the 3 R's – Reduce, reuse and recycle.

Flooring & Surfaces

Bamboo Floor: Teragren Craftsman vertical grain solid bamboo from Prosource in Santa Barbara. Bamboo is a rapidly renewable resource and Teragren requires that their bamboo is sustainably harvested at maturity every 5 ½-6 years. With these specifications they avoid

performance problems like cupping and warping associated with young, soft and often inexpensive bamboo that is harvested too soon. Bamboo's leafy canopy releases 35% more oxygen than a comparable cluster of hardwood trees, especially when you consider that bamboo re-grows and reproduces a canopy many times in its lifespan. The factory finish is water-based and solvent-free and this product contributes to LEED certification.

Carpet: (A2, A3), Unique Carpets, Ltd. from ProSource. The carpeting in Yanonali Court is 100% pure wool, which is an environmentally sound selection in that it is completely biodegradable and, since the earth's resources are not depleted in its production, it is a renewable resource. Healthier Choice premium carpet cushions made of recycled material and certified for low emissions were installed.

Concrete floor tile: Smith Laredo (in first floor material in A2, A3, B1 and B2) from Livingreen. Cement is "inherently earth-friendly" and made from crushed limestone, gravel, sand and water. All these materials are sustainable and there is no off-gassing. The tile is handmade and "cures" naturally over two weeks. No energy depleting resources, such as a kiln, are used for "firing" the tiles. These tiles are 100% recyclable and can be crushed and repurposed for new concrete projects. They are all made in the U.S.A, in San Diego, and all raw green materials come from local sources.



KITCHENS:

Counters: CaesarStone from Alex's Tile in Santa Barbara. Made of 93% quartz, one of nature's hardest materials is combined with high-quality poly resins and pigments. **Why is CaesarStone more eco-friendly than granite?**

- Quartz is a more abundant material than granite
- CaesarStone has a longer lifecycle than granite
- Less water, soap and detergents are necessary for upkeep
- It requires no sealing or coatings

- There is less material waste during manufacturing (quarrying) and fabrication
- It is nonporous and more hygienic according to NSF 51 standards
- CaesarStone uses recycled materials in our surfaces

Cabinets: Engineered Walnut custom made at Architectural Millworks in Santa Barbara.

Sinks: Blancowave Plus Undermount, 18 guage stainless steel with Franke hot water and Grohe faucets. Quality fixtures that will last.

BATHROOMS:

Toilets: Toto dual flush, Aquia.

Counters: Caesar Stone

Bathroom Wall Tile: Terra Green Ceramics (A2 2nd bathroom) these tiles are manufactured with over 55% recycled glass and each product line has its own unique appearance, characteristics and color choices.

Shower Floors: Stone Pebbles from Zen Paradise in Santa Barbara is a product made from pebbles harvested from the beaches in Indonesia. The pebbles are rapidly renewable; in fact, many of the beaches that are picked clean of pebbles one week will be completely full of new pebbles the following day. Harvested by hand, creating a low impact on the near shore environment, which in turn increases long term sustainability. Used in the bathroom floors at the second floor baths of the A-2 and A-3 units.

Recycled Glass: Oceanside Glass in B Units 2nd bathroom. These tiles contain silica sand, which is an abundant natural resource and recycled material, including post-consumer recycled bottle glass from curbside recycling programs. This glass is then trimmed during a handcrafted production process.



ENVIRONMENTALLY RESPONSIBLE HOME/PROPERTY OWNERSHIP

We hope that new owners of Yanonali Court continue the responsible owner operation and maintenance throughout the life of these homes. The owners will receive a complete 'Operation and

Maintenance' manual with the purchase of their home that details all systems and actions needed to maintain their home's many features.

Other Features:

Neighborhood:

The benefits of this central location in downtown Santa Barbara provides easy access to the Harbor, Pier, beaches, the train station for quick commutes up from San Diego or Los Angeles, walking distance to State Street (the main street in Santa Barbara) that has many with shops, restaurants, art galleries and museums.

Community Resources

Yanonali Court is a site within 1/2 mile of 14 basic community resources that are currently open and available for use. Proximity to a variety of daily-needs destinations help to promote minimizing the number of auto trips, the home site will have. This helps with reducing energy consumption from personal vehicle transportation and associated infrastructure. Having nearby services also encourage a more active lifestyle that most beach lovers already enjoy.

Access to Open Space

The site is located 400 ft., less than 1/2 mile, from a Publicly Accessible Open Space. The green space is a park called Pershing Park on the West Side of Castillo St. between West Yanonali St. & West Cabrillo Blvd. & the Park is at least 3/4 of an acre in size. The park is within walking distance and 0.16 mile from Yanonali Court. The park amenities include 8-lighted Tennis Courts & a Baseball field.



We are here to guide you through your green home buying and selling process. As EcoBrokers® we are committed and passionate about helping you make the

Mission Sustainable: Possible

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