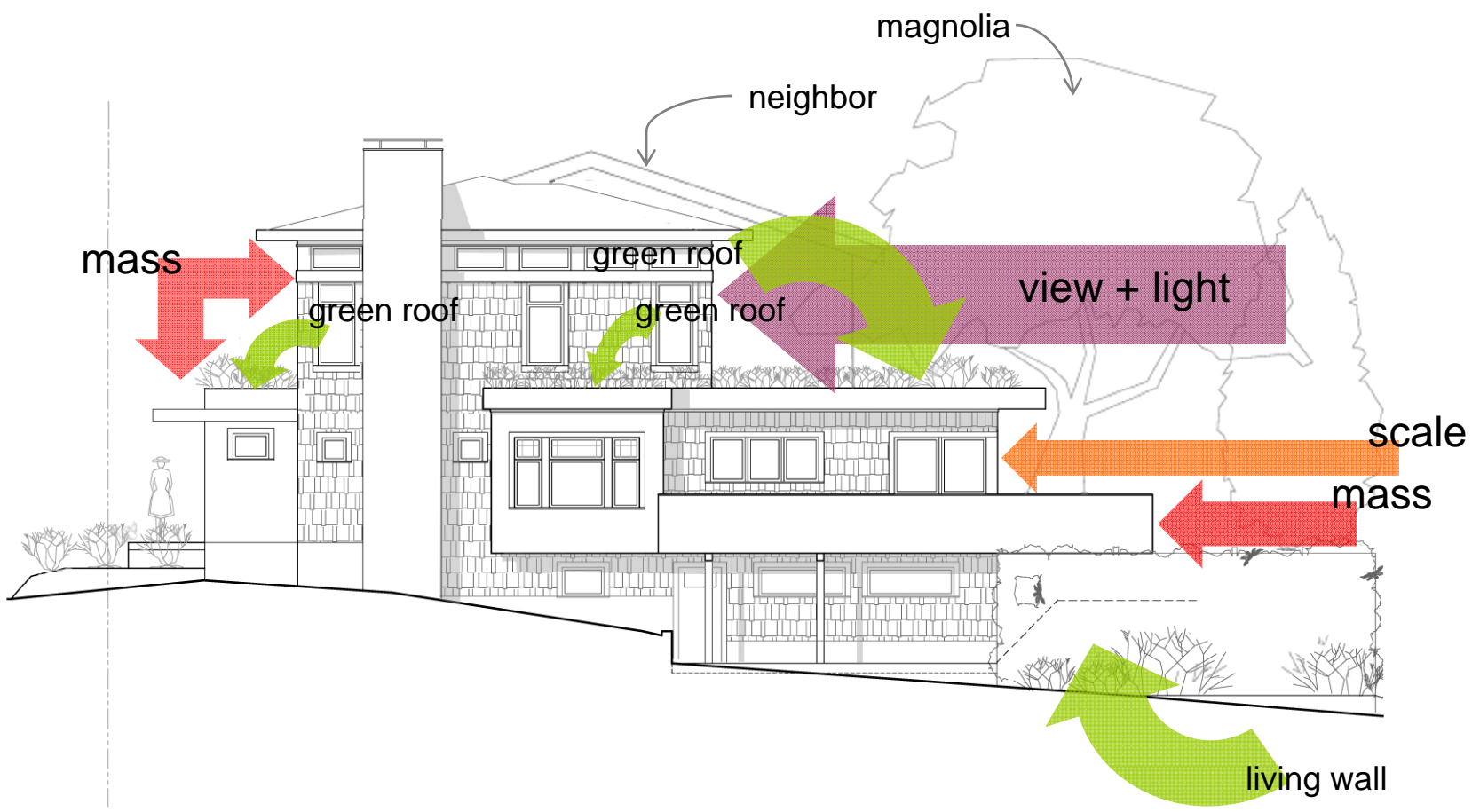


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WHAT ARE WE GOING TO DO WITH THIS HOUSE?

Very leaky house. (18 ACH@50!)

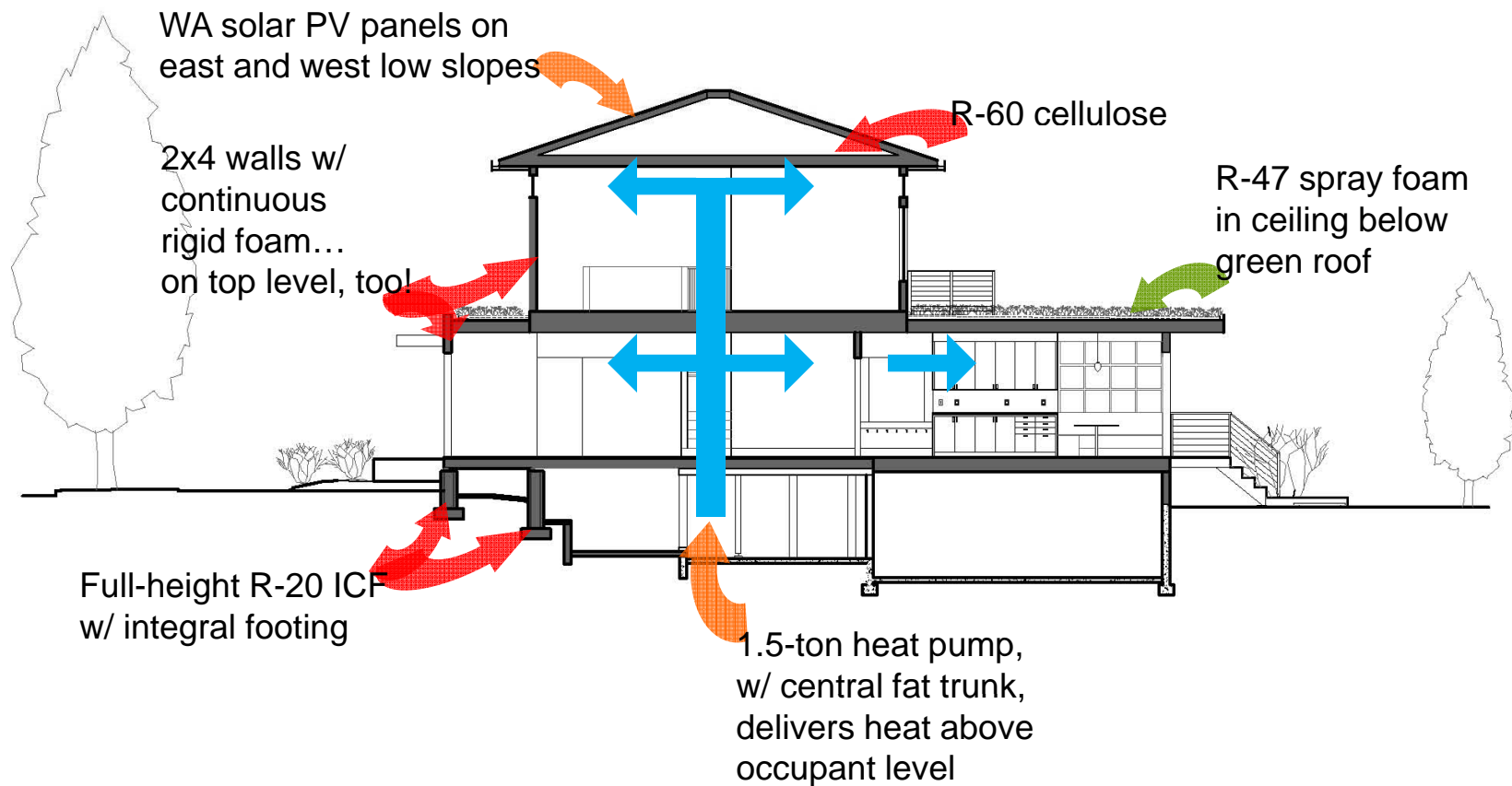
No footing under addition... So we need a new foundation!

Heating equipment and ducts are in existing dirt crawl space.

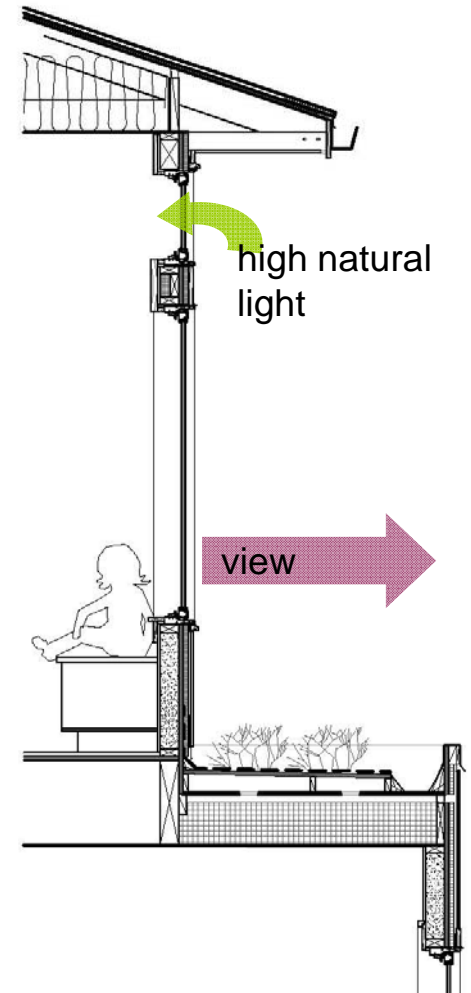
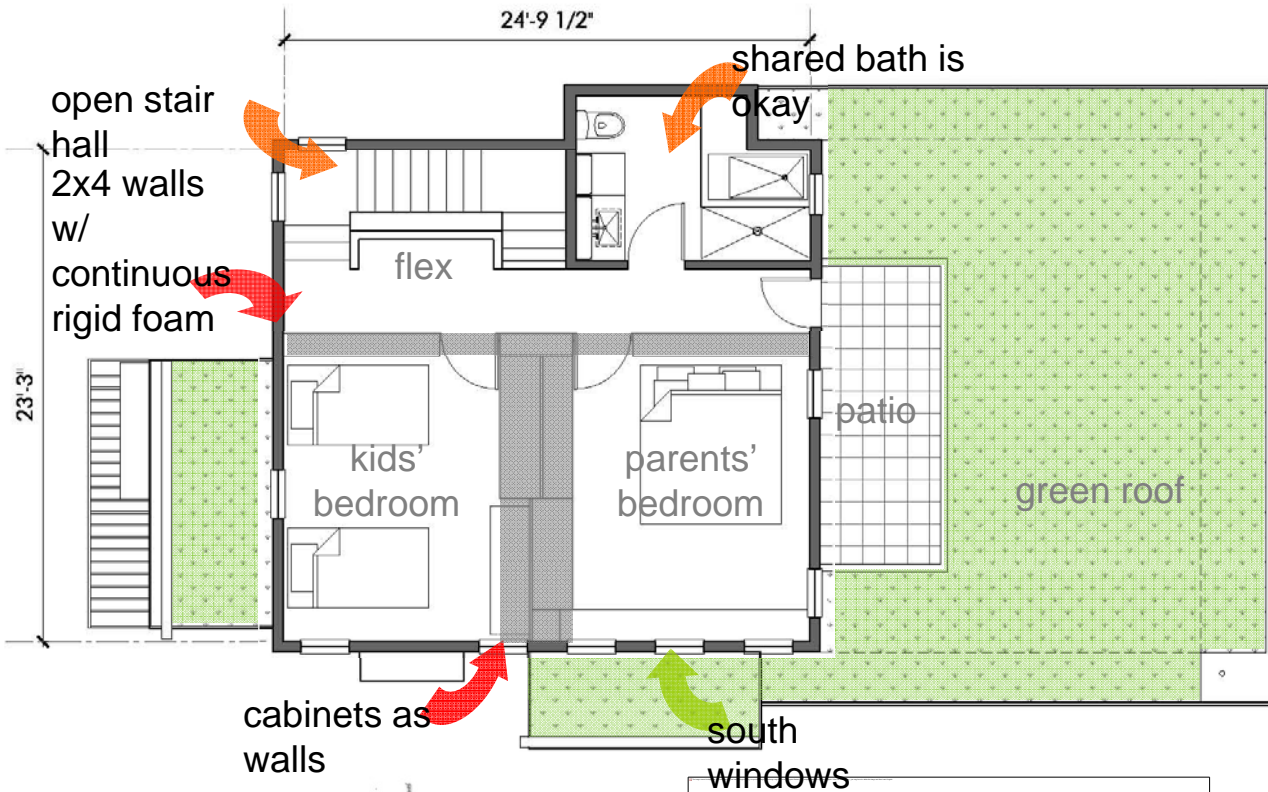
Some space in basement is already remodeled, with modest energy improvements.

All 2x4 walls at main floor need more R-value somehow, and...

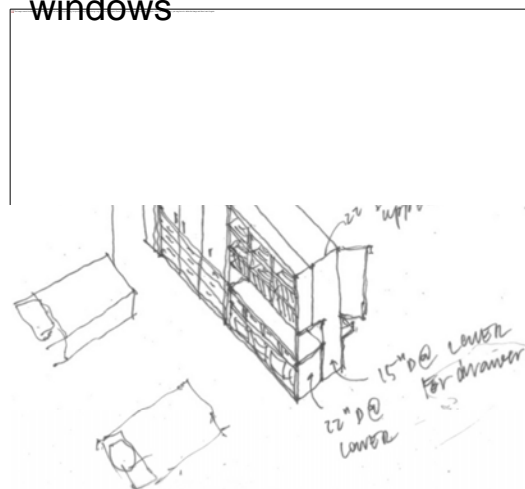
When we go to hand salvage cedar shingle siding... we get a pretty small stack!



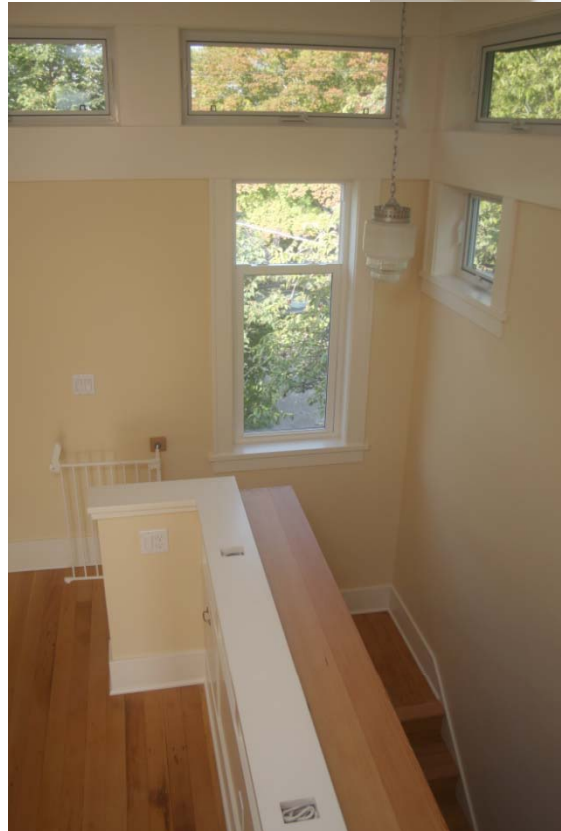


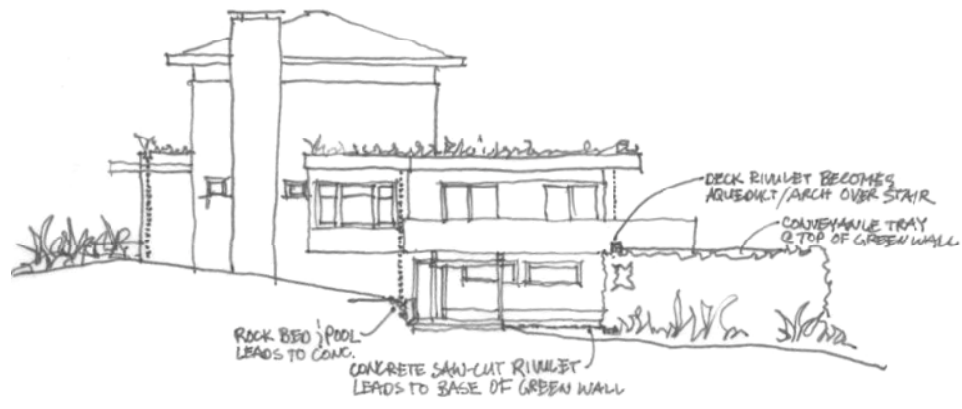
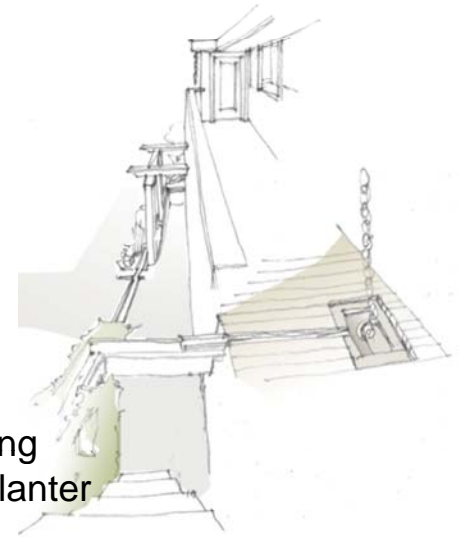
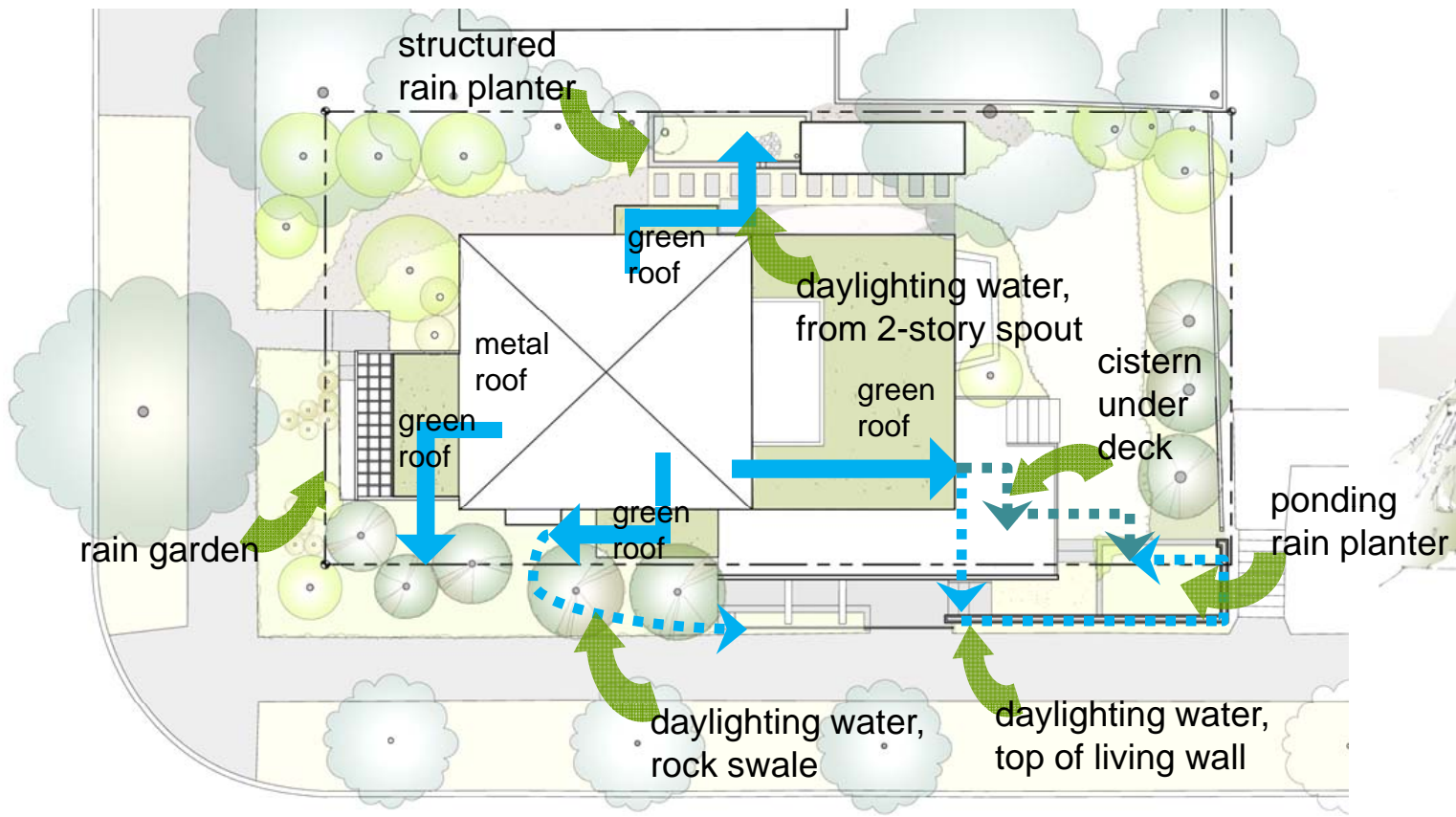


open stair hall



cabinets as walls







High performance envelope

- 1.25" continuous rigid foam w/ dense-pack cellulose in walls
- Raised heel trusses
- R-60 attic insulation
- ICF basement walls
- Advanced framing
- Ventilated spray foam beneath green roof
- Continuous drywall & no can lights at top floor ceiling for superior air barrier
- Advanced Glazing (Serious and Fibertec)
- Integrated Home Performance testing
- Right-sized heat pump heating system, with integrated fresh air intake system

Four green roofs

Cistern - for minor irrigation at south side of property

Rain gardens and structural rain planters for on-site storm water management in tight site constraints

Living wall, including edible plants

Day-lighting of rainwater in channels and spouts integrated through the site

Extensive use of natural light

Metal roof with heat-reflective coating

Milestone (hybrid cement) siding and soffit with recycled glass aggregate

Hardie shingle rainscreen

20-tube evacuated-tube solar preheat

4.2 KW photovoltaic solar panels

Electronic monitoring/data gathering for PV & heat system

FSC-certified framing lumber and sheathing

Kitchen cabinets made from grain-matched salvaged Claro walnut from Oregon

Bath cabinet made from old fir beams salvaged from basement

All cabinet carcasses made of FSC, NAUF, pre-finished plywood

Paint-grade cabinet faces made from NAUF Aries MDF

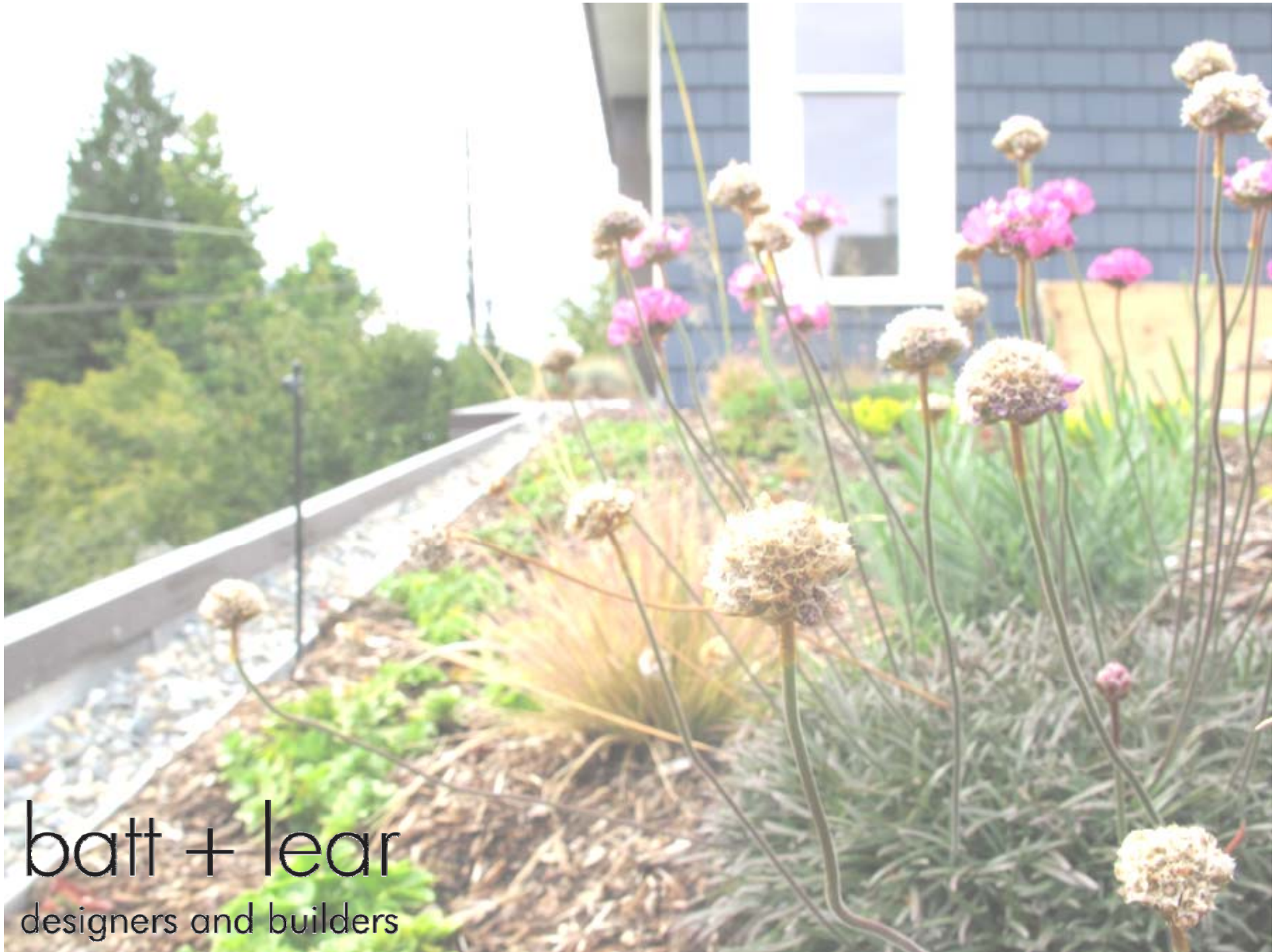
Thorough soil amendment (12"-18" deep) proposed at end of project

Native landscape in existing, mature landscape

Good site management, tree preservation and erosion control

Salvaged fir flooring & exterior carpentry elements





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