

YOUR GUIDE TO NORTHWEST GREEN DESIGN

NORTHWEST HOME

MAY/JUNE 2007

+ GARDEN

THINK GREEN

25 + PAGES OF GREAT GREEN DESIGNS: NEW, REMODELS & IN-THE-WORKS
PLUS OUR A-TO-Z GUIDE TO LOCAL SPECIALISTS, SERVICES AND SHOPS



BONUS INSERT
BEST
REAL ESTATE AGENTS
(SEE PAGE 23)

PLUS
PRETTY PITCHERS
GIG HARBOR GARDEN
AIA OPEN HOUSE:
RICHMOND BEACH
LIGHT-FILLED RETREAT



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BLIP DESIGN

GREEN DIY

The prospect of building green with limited greenbacks doesn't daunt Seattle architect Jim Burton. Take one current project, a 1,000-square-foot addition to a 1946 Seattle home. "It's a great example of an affordable green home," he says. "The clients came to me looking to do a cutting-edge green addition, but they plan to do a good amount of the work themselves. For example, they'll be installing the radiant floor heating system themselves, which they've already purchased for \$6,000." Other green pieces: a green roof above the entry, rain-screen siding and rainwater catchment and reuse.

[Project Points] A BUDGET-MINDED REMODELING PROJECT **LOCATION** SEATTLE'S VIEW RIDGE NEIGHBORHOOD **TYPE** SINGLE-FAMILY REMODEL **PROJECTED COMPLETION DATE** WINTER 2008 **TYPE** 1,000-SQUARE-FOOT ADDITION **CONSTRUCTION COST** \$165 PER SQUARE FOOT **TARGET CERTIFICATION** 4- OR 5-STAR BUILT GREEN RATING **ARCHITECT** JIM BURTON, BLIP DESIGN, BLIPDESIGN.COM, DESIGN2BGREEN.COM

LEAN AND GREEN

Another route to a low-cost, DIY green design could be Jim Burton's Case Study House. Created for a design competition, Burton soon hopes to offer his prefab design as a stock plan. "I designed the house for a professional couple, one of whom might work out of the home, with two children," says Burton, "but it can accommodate a variety of family types and living arrangements." The house, which Burton describes as "an elongated tube," has variable configurations depending on site conditions, solar orientation and other factors. The open stairway leads to a penthouse topped with photovoltaic panels mounted on a movable track. Another nod to sustainability, is the design's skinny footprint, which, says Burton, "allows for denser in-city development."



BLIP DESIGN

[Project Points] A PROGRESSIVE STOCK PLAN **LOCATION** ANYWHERE; THE PLAN WILL BE ADAPTABLE TO A VARIETY OF DESIGN CONFIGURATIONS **TYPE** SINGLE-FAMILY NEW CONSTRUCTION **SIZE** 1,500 SQUARE FEET WITH ROOF TERRACE **COST OF DESIGN DEVELOPMENT PLAN** \$500 **CONSTRUCTION COST** \$175 PER SQUARE FOOT **ARCHITECT** JIM BURTON, BLIP DESIGN, BLIPDESIGN.COM



OPA DESIGN

LESS IS MORE

When builder Sloan Ritchie and architect Patricia Bittner teamed up to create a pair of small, well built, energy-efficient townhouses in central Seattle, they agreed to make every inch count. Bittner's design maximizes natural lighting and multi-tasking spaces. "For example, there is a widened hallway with a laundry closet," says Bittner. "A separate room for laundry is expensive and takes up valuable space." Eco-features include radiant slab heating, a tankless hot-water heater, flooring made from sustainable materials and Energy Star lighting. Remarks Ritchie, "Building green isn't overly difficult or expensive; it's like recycling versus throwing something away. You just have to be thoughtful, committed and deliberate in your actions to succeed."

[Project Points] SPACE-EFFICIENT TWIN TOWNHOUSES **LOCATION** SEATTLE'S JUDKINS NEIGHBORHOOD **TYPE** TWO NEW-CONSTRUCTION TOWNHOUSES **SIZE** 1,350 SQUARE FEET EACH **PROJECTED COMPLETION DATE** SUMMER 2007 **SALE PRICE** LOW \$400,000 **TARGET CERTIFICATION** LEED SILVER RATING **ARCHITECT** PATRICIA BITTNER, AIA, OPA DESIGN, OPADESIGN.COM **BUILDER** SLOAN RITCHIE, CASCADE BUILT, CASCADEBUILT.COM

SOPHISTICATED SUSTAINABLE

Bainbridge Island residents Steve and JoAnn Trick are longtime advocates of modern sustainable design. When a 1950s-era home on a nearly five-acre site perched on a bluff above wildlife conservatory tidelands was listed on the island, they saw an opportunity to build a new type of speculative home. "Steve was tired of the same old thing being built by spec developers: placeless, monster-sized vinyl homes with no spirit," says architect Matthew Coates. "He wanted to build a house with a thoughtful design in tune with its surroundings." The two biggest goals of the project, says Coates, are to reuse as much of the existing home's materials as possible and to significantly decrease the amount of impervious surfaces on the site. The new house and landscaping will accomplish both of those objectives: all of the wood soffits and solid-wood siding from the existing home are being repurposed, and vegetated roof and rain gardens will help decrease impervious surfaces by 80 percent. Additional green elements include a rain-water harvesting system and hydronic radiant heating.

[Project Points] MODERN SUSTAINABLE DESIGN **LOCATION** MURDEN COVE ON BAINBRIDGE ISLAND **TYPE** SINGLE-FAMILY NEW CONSTRUCTION **SIZE** 3,700 SQUARE FEET **PROJECTED SALE PRICE** NOT AVAILABLE **PROJECTED COMPLETION DATE** SPRING 2008 **TARGET CERTIFICATION** 5-STAR BUILT GREEN, LEED GOLD RATINGS **ARCHITECT** MATTHEW COATES, COATES DESIGN, COATESDESIGN.COM



COATES DESIGN