

SAN DIEGO HOME/GARDEN

LIFESTYLES

ECO-CHIC IN DEL MAR

BEFORE & AFTER
WHEN TO RENOVATE,
REMODEL
& REDO



WEST MEETS EAST

Rustic yet contemporary, this new Del Mar beach cottage is vying to be the most energy-efficient home in California

BY THOMAS SHESS

PHOTOGRAPHY BY MARTIN MANN

TOO BAD THE WORLD AUTO INDUSTRY couldn't take stylin' tips from the new wave of green-conscious homebuilders. If eco-friendly cars had the same design creativity as the modern energy-efficient homes of today, we'd all be living on a greener planet.

Case in point: In the Republic of Del Mar, a slickly designed new home — just steps from the Pacific Ocean — has earned big points as a platinum-grade (highest) LEED certified home. LEED (Leadership in Energy and Environmental Design) is the highest standard homebuilders can achieve in creating energy-efficient residences according to the U.S. Green Building Council's sustainability guidelines.

Designed and built by Laura Parker's Del Mar Restoration, with architectural coordination by Bokal & Sneed Architects and the savvy backing of homeowner Jim O'Brien, this West meets West project, completed in June, has all the bells and whistles of modernity while adhering to an eco-friendly bottom line.

Modest in size (2,600 square feet) while big in good looks, this California beach cottage is the epitome of indoor-outdoor living. Yes, that's a garage door that opens into the living room.

What we have here is the juxtaposition of old rural barn rustic with sleek city living.

From its efficient xeriscaping to the use of sustainable building materials throughout, this home is a primer in how to be green.

"Green" features include: 1.60kw solar-electric photo-voltaic system; radiant floor heating; grey-water system for water reuse in the home and landscape; HRV ventilation system; solar chimney to provide natural air ventilation from ocean breezes; thermal-mass fireplace to provide cooling and heating naturally; low-VOC building materials; ARXX ICF (insulated concrete form) Wall System in basement; HardiePlank Shiplap siding with 30-year warranty; high-performance Jeld Wen windows and doors; low-flow plumbing fixtures; Energy Star-rated appliances; SFI-certified wood for framing; non-toxic sodium-borate-treated framing for termite control; drought-tolerant landscaping

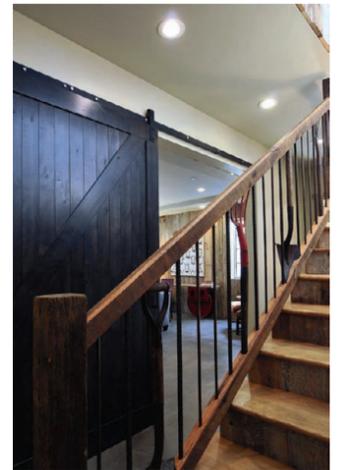
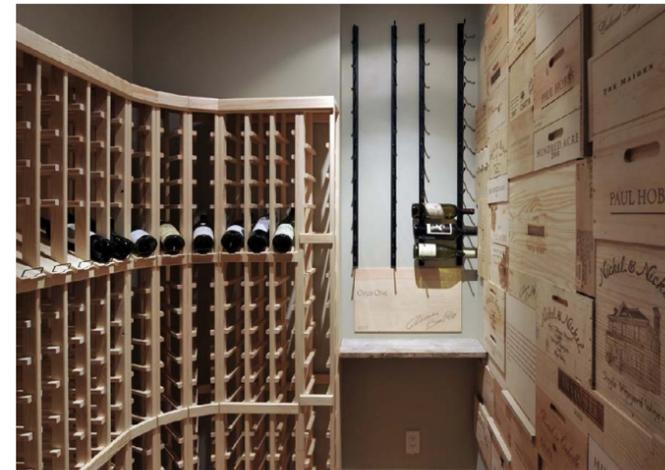
Designed to take quick advantage of California's famed indoor-outdoor living, this new two-level beach contemporary comes complete with a stylish and insulated garage door wall that opens to a street level great room, plus an eco-friendly thermal wall and gas fireplace.



Compact kitchen is a model of eco-efficiency with a Liebherr refrigerator, Bertazzoni gas range and Kallista farm-style sink; Caesarstone countertop and light pendants from Black Whale Lighting. Stained cabinets and island base are FSC-harvested sapele wood with formaldehyde-free plywood.

Right: View from rear patio reflects airy openness of Del Mar builder Laura Parker's timeless design. Interior design is by Toni Marie Interiors.

Middle row, left to right: Hallway leads to rear top-level bedroom while a pendant light illuminates staircase to the lower level with bedrooms, baths, office, laundry and wine cellar; creative antique barn-tool staircase made from reclaimed oak leads to the 500-bottle wine cellar; lower-level barn door finds new life sliding across family room entry.



with a cistern to catch rainwater for irrigation. Plus the home was radon tested and designed to perform more than 50 percent better than the Title 24 Energy Standard requirements.

"I'm overjoyed at being able to build a home with as many state-of-the-art eco-friendly concepts and products," says Parker, an East Coast advertising executive, who eight years ago earned her contractor's license. She hopes that "this project will be the best Platinum LEED certified home in Southern California." ♦

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When garage wall is lowered, the entry door to this 2,600-square-foot Platinum LEED cottage is to the left inside the inset porch.