

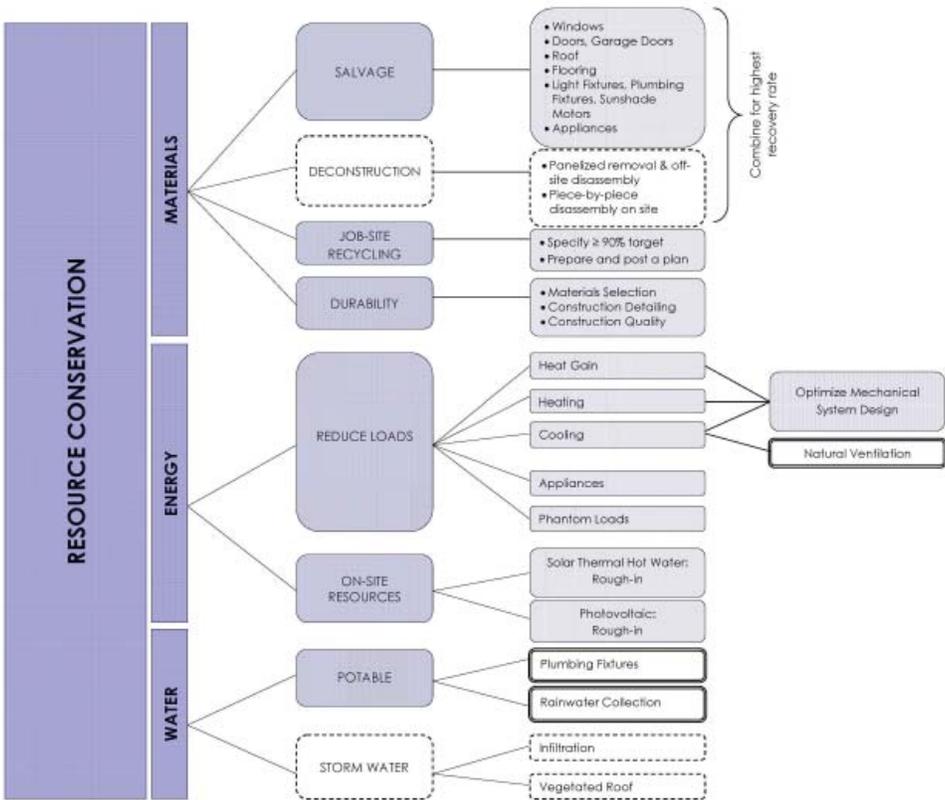
### Sustainability Is Not One-Size-Fits-All

As LEED Accredited Professionals, we have been taught to consider many factors that comprise green building: regard for the site (including parking, habitat, light pollution); water (irrigation and potable); energy efficiency; materials (including salvage, construction waste, and recycled content); and Indoor Environmental Quality (including daylighting, natural ventilation, and avoiding toxics). There are also the Three E's to consider: Energy, the Environment, and the Economy. Clearly, it's complicated.

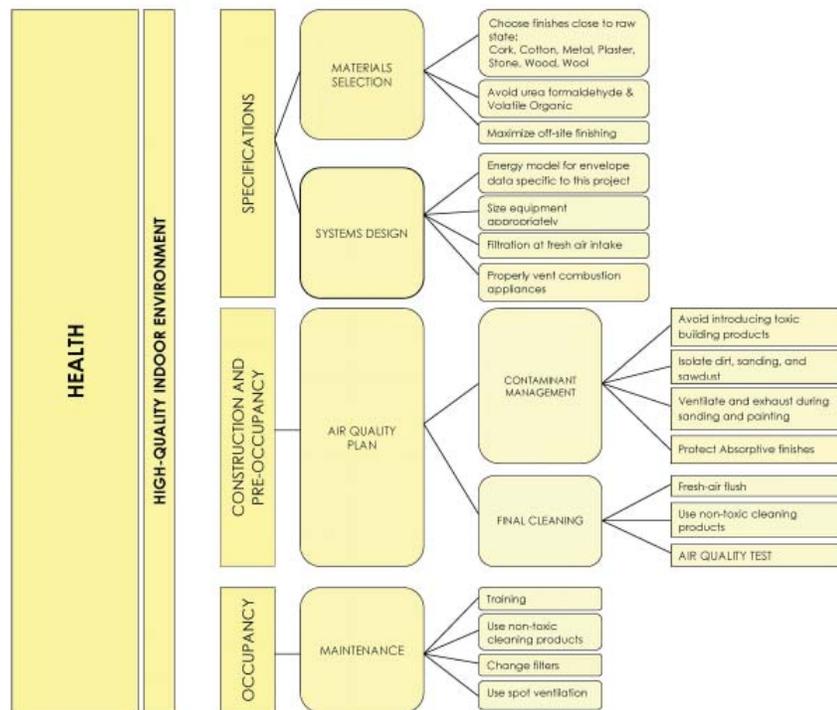
Red Cottage Studios was retained by an architect working on a new home in Kirkland, in order to find the specific strategies for sustainability that best suited one particular client. Our conversations with the architect and the client helped to identify their goals and priorities, and served as the basis for our recommendations.

We created a chart for each of the owner's high-level goals: *Resource Conservation, Health, and Comfort*. These helped guide the design process and also shaped the construction process that followed.

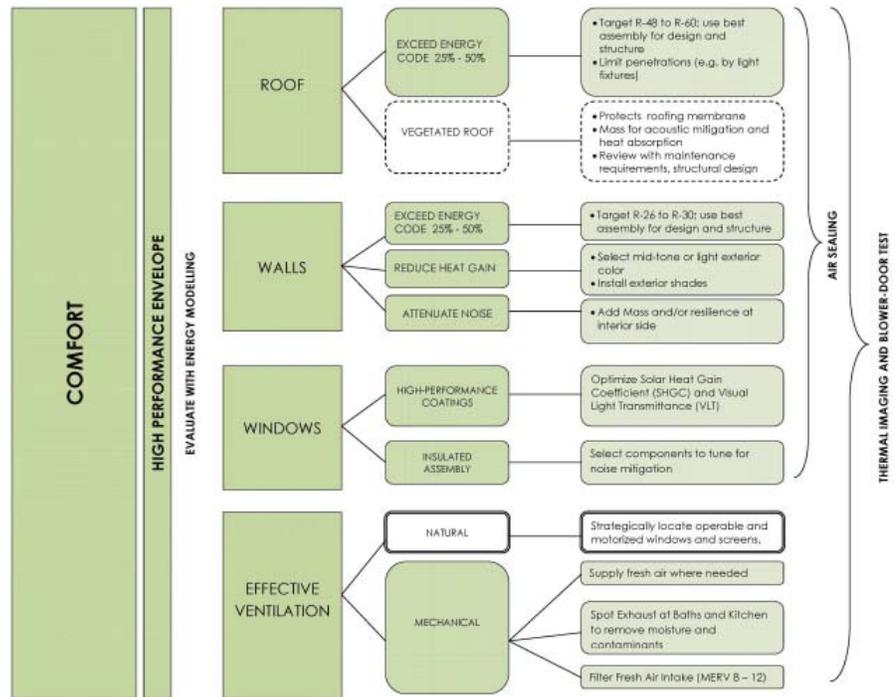
The owners were replacing an existing house and they were aware that the house contained valuable material resources. An analysis of the options for demolition showed that deconstruction and salvage could divert waste from the landfill, and could also be cost-effective:



The client had a history of respiratory ailments, and the quality of the indoor environment was crucial to them. Our recommendations to ameliorate their concerns included requiring that toxics not be introduced via final finish materials. We also recommended steps to manage pollutants generated during construction:



The existing house was near a noisy road, and its due-west exposure created overheating conditions. Red Cottage Studios identified the components of a High Performance Building Envelope that could mitigate both the heat and the noise:



The contractor told us: "As a result of RCS's thoughtful approach and their simple and concise presentation we adopted sustainable practices into the building, such as deconstructing the existing residence... low VOC finishes, and a vegetated roof."