



55 Cazneau, Sausalito

Green/Sustainable Elements

Architect & GC; Whitney Schrauth

Exterior - Garden

- Zeri-scape garden uses drought-tolerant, native species that negate the need for watering.
- No pesticides or herbicides used
- Fruit trees, herbs & vegetables grown in the garden allow for locally grown fresh produce free of chemicals
- Grass expanse is small to reduce the need for watering
- Space between flagstone pavers at walkways and patio allow for water to drain naturally through the soil
- Retaining walls built from broken-up concrete pieces from the old poured concrete walkway. Retaining walls faced with local (versus imported) stone

Exterior

- Fiber cement siding
- Solar-powered vent fans for attic
- Flagstone chosen based on that which is found locally

Miscellaneous

- All new framing is FSC certified wood.
- All insulation is natural cotton made from denim scraps (versus traditional batt insulation that has formaldehyde)
- All new wall surfaces downstairs are formaldehyde-free backer board to avoid using traditional drywall (which contains a high content of Portland cement).
- Every surface in the house that is painted is a Low or Zero-VOC paint (Sherwin William's Harmony line= low-VOC, AFM Safecoat's line= zero-VOC)
- Every surface that has been stained is a zero-VOC clear stain (AFM Safecoat's line).
- All lighting is either fluorescent or dimmable incandescent
- House is close to downtown so the family walks to school, the grocery store, park, restaurants, movie theater, etc.

Interior (in no particular order)

KITCHEN

- Recycled glass & concrete countertops
- Recycled glass backsplash & floor tiles
- Cabinets made from formaldehyde-free plywood & Medite (a formaldehyde-free solid wood paneling)
- Accents of Kirei board (made from re-claimed agricultural fiber)
- Low & no-VOC paints on cabinetry & walls
- Energy star appliances
- Antique stove from salvage shop
- Energy-efficient lighting (fluorescents & dimmable incandescents)

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MASTER BEDROOM and WALK-IN CLOSET

- Bamboo flooring
- Burlap curtains (also provides insulating properties against the old single-glazed French doors)
- Tradition & Tube skylights negate the need for any artificial lighting during the day
- Formaldehyde-free shelving

UPPER BATHROOM

- Salvaged tub

LIVING ROOM

- Tradition & Tube skylights negate the need for any artificial lighting during the day
- Salvaged mantle
- Burlap curtains (also provides insulating properties against the old single-glazed windows)
- Area rugs made from all natural wool with no synthetic backings or rug pads. No off-gassing, easier to clean and healthier than wall-to-wall carpeting which harbors dust and other health irritants.

DINING ROOM

- Burlap curtains (also provides insulating properties against the old single-glazed windows)

OFFICE/GUEST ROOM

- Tube skylights negate the need for any artificial lighting during the day
- Shelving made from Kirei board (made from re-claimed agricultural fiber)
- Natural rattan daybed, file cabinet
- Bamboo wastepaper baskets & desk accessories

LOWER BEDROOMS and PLAYROOM

- Stained concrete floors (durable, easy to clean, non-toxic). Concrete has high content fly ash (an inert waste product of power plants that is otherwise land filled. Fly ash makes concrete stronger and allows for less Portland cement which is has an extremely intensive manufacturing process).
- Radiant in-floor heating
- Woven bamboo ceiling with clear, non-toxic stain
- Natural earthen plaster (made from natural clays, recycled and reclaimed aggregates) on some walls offer textural surface. Earthen plasters are non-dusting, mold and fade resistant and moisture controlling.
- Some of the double-glazed windows were purchased from a salvage shop, the others were purchased from a window manufacturer that uses sustainably-harvested wood for their frames
- All doors are solid wood, paneled doors purchased from a salvaged shop
- Shelving in closets and in storage nook made from formaldehyde-free MDF or Kirei board
- Interior glass partition uses single-glazed window from original house to gain light deeper into spaces

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- Radiant in-floor heating
- Woven bamboo ceiling with clear, non-toxic stain
- Salvaged, re-finished tub and pedestal sink
- Low-flow toilet

LAUNDRY

- Stacked, front-loading, energy and water- efficient washer & dryer saves space, water & energy

WINE CELLAR/PANTRY

- Ample storage space allows for purchasing in bulk to minimize packaging

MECHANICAL

- High-efficiency boiler that serves both domestic uses and radiant system, in an open-loop system (meaning the water runs through the floor before being uses for the shower or dishwasher for example). This is a very efficient system because one heat source is doing all the work

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