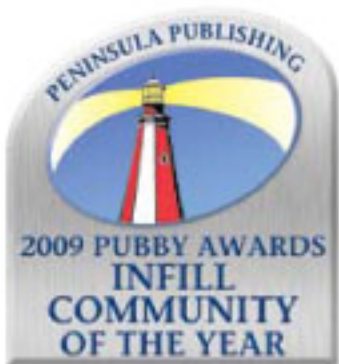


INFILL PROJECT OF THE YEAR: YANONALI COURT



Interesting Infill with Spanish Influences

Comprised of five carefully-planned condos, these sustainable homes received LEED-Platinum certification and served as a pilot project for the Santa Barbara "Built Green" program.

By Kristen Eichenmuller Photography by Jim Bartsch

With Santa Barbara, Calif.'s history dating back to the expedition and colonization of Spanish explorers, the city derives its name from the Mission Santa Barbara. And when one local builder, Berkus Construction, embarked on an urban infill project encompassed by a mix of single and multifamily Spanish-influenced structures, they continued with the architectural lines and style that surrounded

Yanonali Court. The five eco-condos all received LEED-Platinum certification and is 3-star Built Green certified.

The alluring location, just three blocks from the beach in a neighborhood called West Beach, resulted in the .52 acre site selection by John Nagy, the principal of Del Mar Development. The award-winning community received a 2009 PCBC Gold Nugget award for "Sustainable Residential Neighborhood," was selected as the

PCBC "Project of the Year," and was also acknowledged by the 2009 Residential Architect "Design Awards." Steve Berkus, president of Berkus Construction, attributes the success of the reasonably-sized homes as a result of a well-designed and built enclave.

Blending Spanish with contemporary styles, or known as "Span-Temporary," the interior design complements the architecture while working with green and LEED-certified products, according to Dana Berkus, interior designer and product specifier for Yanonalli Court. "Although the style of the architecture is Spanish, I did not want the interiors to feel 'dark' or 'heavy,' or for that matter particularly traditional," she said.

Natural and "earth-friendly" designs include bamboo flooring, amber recycled glass and 100 percent wool carpet. Other green elements entail Energy Star appliances, water-efficient fixtures, VOC-free paint and windows placed to promote indoor air quality by allowing fresh air into the home. On-site water collection and storage, pervious paving techniques, efficient irrigation and



▲ Yanonalli Court, an urban infill project comprised of five condos, received LEED-Platinum certification and is 3-star Built Green certified.

◀ Surrounded by a mix of single and multifamily Spanish-influenced structures, these homes reflect the Santa Barbara, Calif. style.

▼ These eco-conscious kitchens feature Energy Star stainless steel Electrolux appliances, engineered walnut cabinets and CaesarStone countertops made of 93 percent quartz.

"It is understood that green building is not the most cost effective approach; therefore, to be Platinum-rated, the directive needs to start from the top down."

– Steve Berkus, president of Berkus Construction





▲ Natural bathrooms provide a soothing atmosphere and include 100 percent recyclable concrete floor tiles, water-saving toilets, wall tiles made from over 55 percent recycled glass and shower floors made from stone pebbles.

◀ Yanonali Court won a 2009 PCBC Gold Nugget award for "Sustainable Residential Neighborhood," was selected as the PCBC "Project of the Year," and was also acknowledged by the 2009 Residential Architect "Design Awards."

Berkus noted that today's market offers a greater range of standard finishes than those in 2008, as the condo construction began in April 2007 and finished in August 2008. "Every day the green options become more common place...But, when the economy strengthens, and R&D is brought forward again, I suspect the options available will really become trend setting," he said.

The high-density home development promotes community livability, transportation efficiency and walk-ability. The decision to go green was based on the interest of both the project and the purpose, according to Berkus. "It is understood that green building is not the most cost-effective approach; therefore, to be Platinum-rated, the directive needs to start from the top down," he responded.



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xeriscape landscaping, including over 90 percent of drought tolerant plants, combine to create a very low-use water environment.

With planning stages starting in 2006 and early 2007 along with the beginning popularity of the green movement, limitations for sustainable options required additional research for the team. Steve