

Green Building Project Example

Located in Historic Downtown

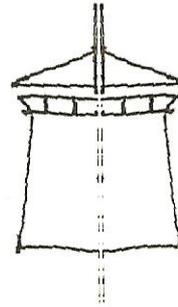


Presentation by:

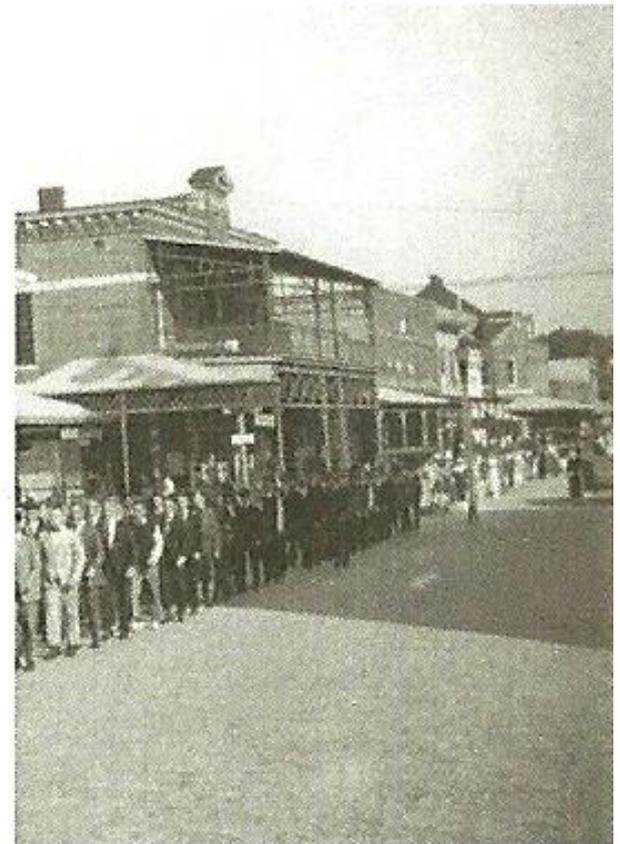
TIFFANY SMITH SCHROEDER, *Green MBA*



Historic Restoration Meets Ecological Design



DeLand, Florida



North Woodland Blvd. 1917



Project Site:

206 N. Woodland, 2005 state of disrepair above

Kruse's Bicycle Shop 1913

Innovative Building Owner 2005- 2008



Diane Aunapu Masaitis, a local EcoBroker®, envisioned an environmentally conscious office space and decided to pursue LEED certification through the US Green Building Council when constructing this building.

She owns Pioneer Realty of Florida and is one of the only real estate professionals in the region to offer clients green building knowledge along with decades of real estate industry experience.

www.ecobrokerflorida.com

206 North Woodland Blvd., DeLand, FL

- Commercial Building circa 1915
- Facade regulated by national historic codes
- Era-specific exterior and interior architectural design
- Historic and salvaged architectural features
- Energy efficient design, systems, and appliances
- Water conserving fixtures
- Indoor Air Quality maintained
- Highly Insulated with light colored roof membrane
- Architectural Design: Hernando Gomez
- Exterior Construction Management: Tony Spaziani
- Green Interior Construction Management: Tiffany S. Schroeder

Artful, Sustainable Outcome



BEFORE



AFTER

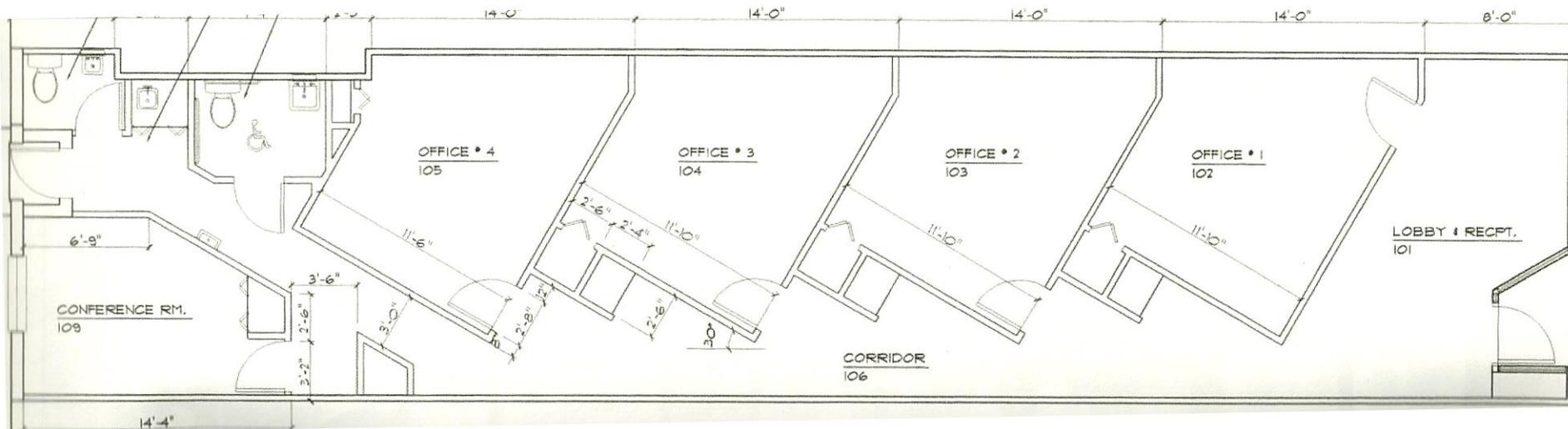
When is Green Building relevant?

- Repairing a fixture or property
- Updating fixtures or property
- When looking to purchase property
- When looking to sell property
- When planning a renovation
- When building new

What exactly is green building?

- Avoiding harmful chemicals (*Off-Gassing*)
- Using *Rapidly Renewable* materials
- Using *Recycled Content* containing materials
- Purchasing *Locally Manufactured* materials
- Choosing *Energy Efficient* appliances
- Selecting *Water Saving* fixtures and features
- Taking advantage of *Salvage* opportunities
- Reducing Job Site Waste (*Avoid Landfill*)

Unique Space Saving Layout



Architectural Design by Hernando Gomez, AIA

Off - Gassing

- Building materials can release chemicals into the air through evaporation. This evaporation can continue for years after the products are initially installed which means you continue to breathe these chemicals as you work, sleep, and relax in your home or office. Products such as paints, stains, varnishes, carpet, insulation, flooring, kitchen cabinets and countertops, plywood, particleboard, and paint strippers can produce significant off gassing in your home or office. (Look for *Low to No VOC*)

Low VOC



On Right:
Low VOC Harmony Paint
By: Sherwin Williams

On Left:
Natural clay plaster
By: American Clay

Earth Plaster

Below:

Tiffany Smith Schroeder and Jessica Gehrke mix natural clay plaster as a top coat preparation that covered stained, gray sand brick (visible on left).



Earth Plaster

Below:

Diane Aunapu Masaitis, former building owner, and Jessica Gehrke apply natural clay plaster with their hands.



Rapidly Renewable

- A plant that grows to harvestable size in 15 years or less. Example: Bamboo

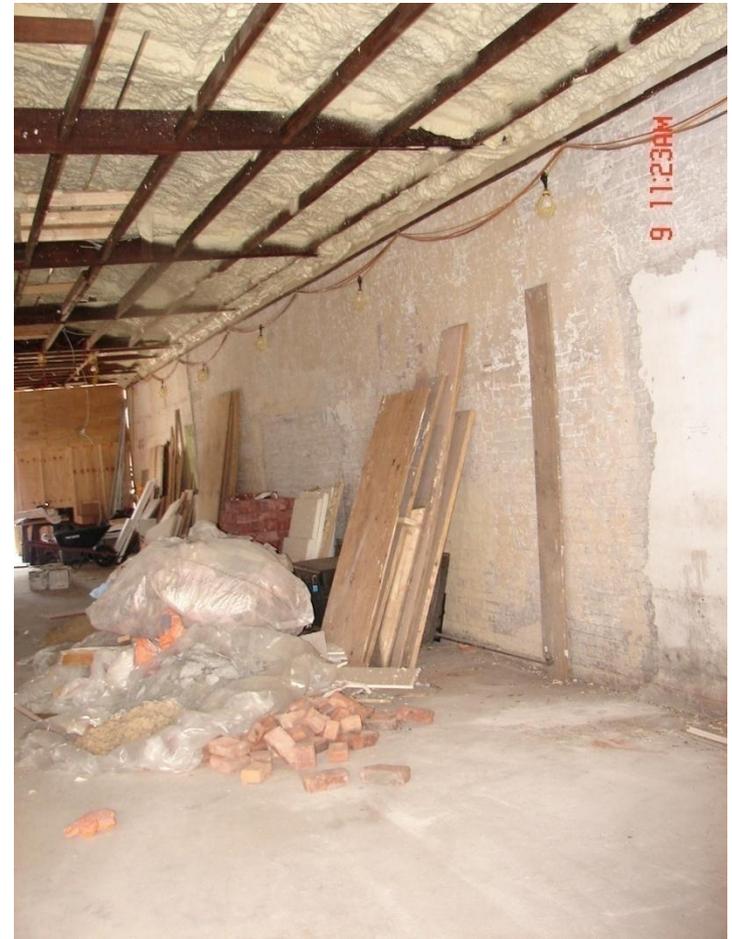
Rapidly Renewable Bamboo



Rapidly Renewable- Soy Oil



Soy Foam Insulation sprayed on under side of roof deck and in wall cavities.



Recycled Content

- The portion of a product that is made from materials redirected from the waste stream; usually stated as a percentage by weight. Example: *Green Fiber* Cellulose Insulation is 85% recycled content (post-consumer waste). Another example is *Ultra Touch* Blue Jean Insulation made from recycled denim jeans.

Recycled Content- 100% post-consumer (gypsum wallboard, manufactured locally)



Locally Manufactured

- Manufactured within 500 miles of your building project.
- Harvested within 500 miles of your project.

Locally Harvested Lumber (Barberville)



Energy Efficient

- Energy Star rated appliances and lighting
- Use of instant hot water heater
- Light colored membrane roof to deflect heat
- Passive methods (overhanging canopy)
- Active methods (power strips, motion sensors, fan and light timers)
- High SEER HVAC, variable system by Daikin

Energy Star Rating



Water Saving

On Right:

Dual Flush Toilet for water conservation.

On Left:

No, we don't need the cute baby toilet!



Salvage



100 year old stained glass window



Some original canopy glass used in newly installed replica canopy

Salvage

1915 Original Exterior transom windows that did not meet hurricane code were creatively utilized as interior transoms for solar tube light sharing between offices.



Salvage

Salvaged brick from original, structurally-impaired front wall along with historic brick from off-site.



Avoid Landfill

Original wire cut red brick salvaged from front wall demolition. Historic stained glass door, salvaged from demolished church.



A Historical Showcase



Healthy Workspace



Built to Last Another 100 years



Contact Info

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