

The Black and Blue Thumb

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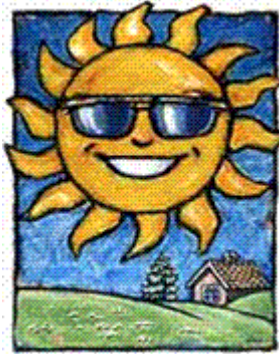
THE GREEN HOME

Why build Green? In short, Green homes provide a healthy indoor living environment while reducing costs and harmful effects on the planet.

The Green Building Initiative (www.thegbi.org) sums up green building as: "Quite simply, green building is an effort to develop more energy-efficient, healthier and environmentally-responsible buildings

There are many options available to make your home comfortable, healthy, safe and easy to maintain. One of the most important things that make a home energy efficient is having the right design for the lot orientation. The design should take advantage of the sun's path, prevailing breezes and tree shading to provide warmth in the winter, avoid overheating in the summer and enable good cross ventilation.

A green home is built with healthier materials. Be aware of potential chemicals in common building materials, especially in interior finishes. Elements such as carper, paint, glue

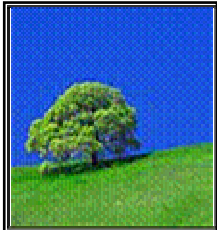


and cabinet material like particle board emit fumes for a long time, months and even years after installation. They do affect the air quality in your home, sometimes causing an allergic reaction, stuffy noses and headaches.

SAI has taken a practical approach to green building. Our new homes will be green built. Renovation projects are approached with what makes sense for the client and project, i.e. a kitchen addition may include Energy Star appliances, low out-put plumbing fixtures, recessed compact fluorescent light fixture, advanced building techniques while a whole house remodel may be right to incorporate more green building techniques. We explore green building options such as return on investment, living comfort, in-door air quality, energy efficiency and much more.

By going Green you're off to a good start by helping your family, your community and your planet!

A GOOD PLACE TO START



Carpets – The CRI (The Carpet and Rug Institute) Green Label testing program assures customers that approved carpets meets strict requirements for low chemical emissions.

Energy efficient appliances – the major advantages here are lower utility costs, quieter and more comfortable, healthy homes. Read more about Energy Star on page 3.

Garage exhaust fan – a special ventilation fan is wired to the garage door on a timer to remove car exhaust and other pollutants every time the garage door is opened. In addition, garage air is sealed from the main home.

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Sagatov's Green Roof House

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The vegetated "green roof" on the Arlington County Government Center

VEGETATED/GREEN ROOFS

Green Roofs are gaining rapid popularity

—no wonder why...

Green Roofs Sprout Many Benefits

Vegetated “green” roofs have many environmental and community benefits.

- Green roofs significantly **reduce the amount of stormwater runoff** created by rooftops, which can improve water quality in local streams.
- Green roofs **keep buildings cooler in summer and warmer in winter**, providing a thick layer of insulation that also reduces energy bills.
- They **reduce heat island effect** in the cities and neighborhoods where they are installed—and often provide healthy new habitat for birds and butterflies.
- Green roofs can **extend the life of the roof** by reducing temperature fluctuations that can damage roofing material.
- Green roofs will **reduce** energy costs and **increase** property values. Also, they will reduce noise levels.

There are great resources to learn more about green roofs. Here are a few links:

Environmental Protection Agency

http://www.epa.gov/heatisland/strategies/green_roofs.html

The Green Building Initiative

<http://thegbi.org/gbi/>

Green Roofs for Healthy Cities

<http://www.greenroofs.net/>

The Carpet and Rug Institute

<http://www.carpet-rug.com/>

DID YOU KNOW?

The top five cities in 2005 for green roof implementation were:

Chicago, IL
Washington, DC
Suitland, MD
Ashburn, VA
New York, NY

www.greenroofs.net



N. Quantico Street, Arlington

This summer we begin construction of this exciting, state-of-the-art home. It will feature an international design with flowing public spaces and light filled bedrooms. Here are a few of the highlights:

Tree conservation plan

Engineered floor, roof systems

Panelized wall system

Advanced building techniques

High-tech, multi-zone HVAC system

Separate Air system that introduces fresh air and exhausts stale air

Pella Low-E Argon gas filled windows

Energy Star appliances

This house will feature our first vegetated (living) roof. The green roof system incorporates JDR Enterprises (J-Drain) drainage system as seen below. The



plant media will be succulents; most likely to be a variety of Sedum.

ENERGY STAR

What are ENERGY STAR Qualified New Homes?

ENERGY STAR qualified homes are independently verified to be at least 30% more energy efficient than homes built to the 1993 national Model Energy Code or 15% more efficient than state energy code, whichever is more rigorous. These savings are based on heating, cooling, and hot water energy use and are typically achieved through a combination of: building envelope upgrades, high performance windows, controlled air infiltration, upgraded heating and air conditioning systems, tight duct systems and upgraded water-heating equipment.

These features contribute to improved home

quality and homeowner comfort, and to lower energy demand and reduced air pollution. ENERGY STAR also encourages the use of energy-efficient lighting and appliances, as well as features designed to improve indoor air quality.

Here's why it all makes sense...

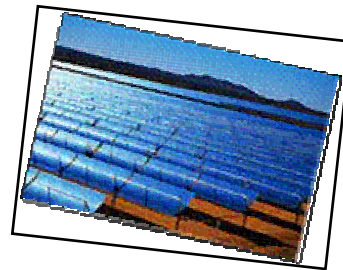
- Lower utility cost
- Quieter homes
- Healthier homes
- Good investments
- Environmental protection



DEFINE: GREEN BUILDING

There is not any one single technique for designing and building a green building, but green buildings often:

- Preserve natural vegetation
- Contain non-toxic or recycled-content building materials
- Maintain good indoor air-quality
- Use water and energy efficiently
- Conserve natural resources
- Feature natural lighting



THE POINT SYSTEM

How do you measure Green?

The Arlington County Green Choice program was modeled after the Atlanta Earth Craft Program. Green programs allot points in the categories:

<i>Sustainable Sites</i>	<i>Property location, how building is situated on the property, how it relates to community</i>
<i>Water Efficiency</i>	<i>Water efficiency for landscaping and potable water supply</i>
<i>Energy & Atmosphere</i>	<i>Energy efficiency and global warming issues</i>
<i>Materials & Resources</i>	<i>Reuse and recycling of materials, materials selection</i>
<i>Indoor Environment</i>	<i>Indoor air quality, ventilation, daylight</i>
<i>Innovation and Design</i>	<i>Creative green building applications</i>

The Arlington County Green Choice Program (ACGCP) strives to meet a minimum of 175 points to certify as a Green Home. To ensure a certification, the builder must document the specific credits to be achieved. Once the project is completed, the documentation is submitted to ACGCP for review. This third-part certification ensures that all components are appropriately incorporated and that the project in fact is 'green'. The Green Choice rating system is very flexible and allows the builder to decide which points offer the greatest benefit for the project.

For more information on the Arlington County Green Choice Program, go to www.arlingtonva.us/departments/EnvironmentalServices/epo/EnvironmentalServicesEpoGreenHomeChoice.aspx



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CUSTOM HOMES /
RENOVATIONS / KITCHENS
ADDITIONS / PORCHES
DESIGN-BUILD SPECIALISTS



Sagator Associates, in an effort to help prospective client's design process, is online with a substantial portfolio of over 100 photos of New homes, Additions, Remodeling Projects, and Decks and Porches. With over 20 years of high end experience, Sagator Associates is one of Northern Virginia's Premier Design-Build firms. We specialize in sophisticated traditional and contemporary Renovations and New Homes, Designer Screened Porches, and Baths. If you demand quality and service, we want to serve your needs.

VISIT OUR NEW WEBSITE!

WWW.SAGATOVHOMES.COM

REMINDER: WE BUY HOMES

**HAVE YOU CONSIDERED SELLING YOUR HOME?
OFTEN, THE BEST HOMES FOR OUR PROJECTS ARE THE ONES
THAT ARE NOT ON THE MARKET.
— IF YOU'RE THINKING OF SELLING —
WE'D LOVE TO TALK TO YOU!**