



LANCASTER STREET LIVE/WORK TOWNHOME

Project Summary

The 1,540 square foot live/work townhome on Lancaster Street was designed as a model for extreme energy efficiency. Using a holistic approach, which incorporated site orientation; passive heating and cooling; thermal storage; an ultra efficient building envelope; rigid, cellulose and spray insulation; and photovoltaic solar power, ZETA Communities built Oakland's first net zero energy project.

With over one year of monitoring performed by the U.S. Department of Energy, the Lancaster Street Live/Work Townhome has continued to demonstrate positive energy performance. In addition to the building having no net energy consumption, the building also provides 20% additional power back to the grid. This outstanding accomplishment earned ZETA Communities a LEED for Homes Platinum Rating, the 2009 Green Builder of the Year grand award, the PCBC Gold Nugget Award for Net Zero Energy, and the AIA San Francisco Energy and Sustainability Merit Award.

Green Building Features

Site Design & Community

- Urban infill project near frequent public transportation
- Site orientation provides for natural ventilation and lighting as well as passive solar design

Resource Conservation

- FSC certified and engineered lumber
- Efficient building framing
- Locally produced artisan ceramic tiles
- 100% recycled glass and cement composite counter tops
- Salvageable and recycled materials

Water Conservation

- Drought tolerant landscaping
- Low flow plumbing fixtures

Indoor Air Quality

- Installation of MERV-13 air filters
- Low and zero VOC interior and exterior paint and finishes
- Mold and moisture intrusion prevention, including rain screen siding system
- Whole house fresh air system



Residential New Construction

610 Lancaster Street
Oakland CA

**GreenPoint
Rated-New Home
Program, LEED
Platinum Certified &
Energy Star
Certification**

**Recognition
per City Council
Resolution 83593**

City of Oakland

Green Building
Case Study

LANCASTER STREET

Energy Efficiency

- Automated energy controller
- Thermal storage conditioned basement
- Ultra efficient building envelop including roof, walls, exterior, floors and windows
- Wastewater heat recovery system
- High efficiency lighting
- EnergyStar appliances
- Ongoing building testing

Environmental Savings at a Glance

- Installed a photovoltaic system that supplies 100% of the energy needed for the building and produces an extra 20% of energy back to the power grid.
- Reduced overall water consumption for irrigation by at least 45%.

"This innovative live/work townhome in Jingletown was designed and is monitored in partnership with the DOE. It has outperformed expectations by producing 20% more energy than it uses in a year, saving its residents money while conserving natural resources."

Sarah Sorelle
ZETA Communities



Project Team

Developer:

ZETA Communities, 1550
Bryant Street, Suite 855,
San Francisco, CA, 94103

Architecture:

DSA Architects, 1107
Virginia Street, Berkeley,
CA 94702

General Contractor:

Bill Malpas, 65 Northgate
Ave., Berkeley, CA 94708

Engineering:

Tipping Mar, 1906
Shattuck Ave., Berkeley,
CA 94704

Energy Consulting:

Building Sciences Corp,
30 Forest Street,
Somerville, MA 02143



Contact Info:
Heather Klein
Planning and Zoning Division
(510)238-3659
hklein@oaklandnet.com

Learn More! www.oaklandgreenbuilding.com