

ENTRY

The entry is anchored by a unique, floating staircase created with repurposed maple bowling alley lanes for treads. Wall enhanced with Durapalm, using repurposed palm tree woods, each section individually selected and placed by hand.

Natural INSTINCTS

Eco materials mixed with modern, energy-efficient flair and village charm produce a comfortable green home for Wayne and Shannon Inouye.

WRITTEN BY AMY ADAMS ARCHITECT JEANNETTE ARCHITECTS, LONG BEACH
INTERIOR DESIGN HULAN DESIGN BUILDER JOHN STEED HOMES AGENT MERLE TABOR STERN



HALLWAY

Clerestory on the 2nd floor brings natural light into the inner space. Pella triple pane windows with high performance coatings.

EXTERIOR

Durable, moisture- and insect-resistant Accoya pine on the exterior with marine-grade stainless steel rails. The landscape, first place winner of Roger's Gardens' 2013 California Friendly Garden Contest, consists of low-maintenance, drought-tolerant, California Native plants on a low-flow drip system, managed by a WeatherTrak "smart" controller.

It might have been Shannon Inouye's 12-year experience as a Girl Scout leader that triggered her and husband Wayne's decision to build a green home—or, quite possibly, it was the influence of their daughter's Girl Scout Award project coordinating an Earth Day Environmental Fair. Plus, "Our daughter had been encouraging us to build an environmentally-friendly home for years," says Wayne, a technology leader, "and her career revolves around environmental issues, renewable energy, and climate change." Either way, having a net-zero green home was top priority for the Inouyes. "We feel 'green-building' reflects the 'zeitgeist' of our culture, to be sustainable, to 'reduce, reuse, recycle,'" adds Wayne.

So, with planet-conscious passion, the Inouyes set about looking for a new property to build in Corona del Mar. Explains Wayne, "Corona del Mar has great schools, an ideal climate, a unique, village charm...and there are no Mello-Roos." It was bittersweet selling their home in Shady Canyon, but, reflects Shannon, "Although Shady Canyon is a beautiful neighborhood, and we truly enjoyed living there, we wanted to downsize, economize, and do so with a green home."

But with the sourcing of builders, architects and designers with sustainable-building experience a bit challenging, the couple called in professionals who shared their like-minded ardor for all things green. Luckily, "The real estate agency we worked with, Surterre Properties—a U.S. Green Building Council (USGBC) member—introduced us to our amazing builder, John Steed, and our creative interior designer, Rachel Hulan," Wayne says. "We found our architect, Jeff Jeannette, through the USGBC website and Build It Green, another green-building program [promoting compatible construction practices in California]. All three members of our team are truly passionate about green building, and each brings unique talents to the table."

The Inouye's goal was to build a LEED® Platinum-certified, net-zero home that would ultimately produce more energy than it consumed, and be less costly to maintain. "In the year that we have been in Corona del Mar, we have significantly reduced our expenses," notes Wayne.

Every detail of the Inouye's custom-built home—from livability to location—was carefully considered. Enter its lot: a strategic selection made possible with the committed assistance of real estate agent Merle Tabor Stern, and chosen not only for its proximity to town, but also for the potential of its efficient orientation. "The lot's east-west direction allowed us [to] maximize solar exposure for excellent morning light and heat into the home, as well as full-time solar coverage of our roof-mounted solar panels," Jeannette notes. "And, operable windows on the south and north walls capture cool ocean breezes, passively cooling the home."

As the designer, Hulan was also resourceful in selecting the home's durable, reclaimed and recycled materials—most are made locally, or at the very least, in the U.S. Top of mind was always efficacy, and as such, the craftsmanship is custom and top-notch. Flooring materials consist of engineered strand bamboo or tile made with pre- or post-consumer content—except the kitchen, which features an anti-bacterial and biodegradable linoleum counterpart. Meanwhile, lighting throughout the house is 100-percent efficient, with radio

frequency functionality, and all the paints, stains, and finishes have low or no volatile organic compounds (VOCs). "We love the way [the house] makes us feel," Wayne says. "Aesthetically, it is warm and inviting, easy to maintain, and durable." Referring to the residence's completely airtight envelope built with a germicidal, advanced air filter purification system that adapts to the need of the structure, Wayne sighs, and says, "[It's] peaceful, quiet, and healthier."

Despite slower construction and fewer LEED homes being built when the Inouyes broke ground on their progressively planned abode—during the economic downturn—the greatest stumbling block for the couple was pioneering such an undertaking. And yet, Shannon recalls, "It never once crossed our minds that we wouldn't be certified as Platinum. Our biggest obstacle was researching new products, deciphering which ones were truly green versus 'green-washing': weighing aesthetics versus LEED points versus costs. We spent way more on certain features that were not necessary. For example, our insulation would've been more appropriate for Minnesota or Palm Springs weather."

Now, the Inouyes, along with Steed, have parlayed their skills and passions into a new labor of love—the current building of a second LEED home (for resale), also in Corona del Mar—and hindsight is coming in handy. "We learned so much building the first one, we figured the second one would be even better: more efficient, less expensive, and faster to build," Wayne says. "So far, we are seeing all of these savings happen. [And] we believe all homes in the near future will be built similar to what we are building now." The result: a low-maintenance house for all seasons, designed to save costly resources, energy, and water.

But more than that, it is a home of tomorrow, built for today—and, perhaps most importantly, a more sustainable future.





◀ KITCHEN

A colorful, back-painted glass backsplash energizes the clean and minimal kitchen. Custom cabinetry cores are made of MDF without added urea formaldehyde. Flawless Cambria quartz countertops are stain-, scratch-, and heat-resistant, as well as Radon-free and Greenguard Certified. LED energy-efficient lighting with radio-frequency controlled dimmers. Appliances are all Energy Star. Flooring is anti-bacterial and biodegradable lineoleum.



CLOCKWISE FROM ABOVE In the master bathroom, river rock was used to create a natural ambiance, a tankless instant hot water system for the soaking tub, as well as Toto toilet and low-flow faucets and shower fixtures. The custom, walk-in closet was built with ample space for two, including a center island for folding and storage. Clerestory allows for natural light and softens the open space, illuminating the roomy bathroom. Personalized sound room for relaxation. Open staircase and pine-framed windows lend warmth and a sense of serenity to the entry and second floor landing.



▲ LIVING ROOM

With a passive filtered make-up air system automatically adjusting to the home's needs—and an airtight building envelope keeping out unwanted air infiltration—one can't help feeling comfortable in this room. Pella-manufactured windows remain dust-free with encased shades for privacy. Paints, stains and finishes are also low or no VOCs.



609 MARIGOLD

An in-the-works multifamily, LEED-certified home expected to meet building code energy requirements for 2020. Expansive five-panel, bi-fold glass door system completely opens to bring together indoor and outdoor living space.



The blueprint

THE VIEW FROM HERE

*with Merle Tabor Stern, Surterre Properties
at 609 Marigold, Corona del Mar*

What is the best thing about living in this area?

Corona del Mar is the most unique of the seaside communities in that the Village of Corona del Mar is a residential community without a hotel, motel, or bed and breakfast. The commercial aspects on coast highway include amenities such as restaurants, trendy shops, farmers markets, and movies. I like to think of this as the best “urban suburban” living there is!

Describe this house in three words.

Solid, elegant, and brilliant.

What do you see outside the window?

Blue skies and a greener tomorrow.

