

Contemporary Green Homes Completed in Sausalito

CAZNEAUpads Brings Style and Sustainability to Innovative, New Marin County Residences

Sausalito, CA (December 15, 2008)

Two new Marin residences will bridge the Bay Area Modern craft traditions with the green approach of sustainable modern design and homebuilding when they open next month at 88/90 Cazneau Avenue in Sausalito.

"This is the modern crafts home for our age," said designer Liz Miranda, who formed the green development company CAZNEAUpads LLC in 2007 with her husband, architect Tim Rempel. "It has integrity and soul. These are unique homes, contextually sensitive to the community, built to have a minimal impact on the environment. We are not your typical developers - we design and build for ourselves, as clients. So we take great pride in our work."

The husband-and-wife team's second project, CAZNEAUpads is an extension of GREENPads, which developed signature, modern, sustainably-built residences on 5th Street in Berkeley. Rempel and Miranda and their son Miles plan to move into one of the Sausalito homes, while the second will be put on the market in January. Decker Bullock Sotheby's International Realty, the luxury real estate firm based in Marin County, California, is pleased to announce that CAZNEAUpads LLC has chosen Corey Graham to represent the sale of the green-designed Sausalito residence.

A Showcase for Non-Toxic, Sustainable Construction

CAZNEAUpads herald a trend towards healthy, environmentally friendly, energy-efficient, modern developments in Marin County. GREENpads' mission is "to create homes which will transform people's lives". Concerned about the level of pollutants and toxins typically produced by new construction, they are offering their projects as a model for other healthy, new residential complexes.

The homes are a showcase of cutting edge green building technologies, some of which Rempel and Miranda have pioneered in this unique project. Some of the green features include low-waste panelized construction, rain screen and lime plaster exterior, a Solar Thermal Hot Water System with Radiant In-Floor Heating, Green Insulations of soy and recycled jeans, Whole House Air Filtration System, and additional sustainable materials and technology. The homes have already been featured on two episodes of the Discovery Channel's Planet Green Network show *Renovation Nation* with Emmy award-winning host Steve Thomas from *This Old House*. Green lectures and tours will be planned in the new year.

Green Living: Innovative, Infill Housing in a Sausalito Setting

Only blocks from downtown Sausalito, these residences put shopping, entertainment, mass transit and other conveniences of an urban lifestyle within walking or cycling distance, yet are just minutes from the Highway 101 corridor. The location reflects Rempel and Miranda's commitment to urban infill — creating new residences within urban areas to minimize their carbon impact and promote a more human-scaled lifestyle.

With intimate harbor views, CAZNEAUpads accents Sausalito's Mediterranean flavor. Yet as one of the oldest communities in Marin, Sausalito presented the husband-and-wife team with unique challenges in receiving approval to build modern, green homes. They responded with an innovative approach. They not only styled the building to complement the feel of the neighborhood, but also incorporated special parking lifts to minimize the impact of automobiles on the development area and maximize green space. The use of the car lifts for required parking is a first for Sausalito.

The City of Sausalito has championed the new homes and it is considered to be an important green project for the City. Commissioner Peterson said, "It's going to be one of the few very well-designed buildings on the street. It has been given more thought and consideration than most of the buildings in that neighborhood, especially factoring in the sustainable building element." And here is a design review notation: "this architectural design introduces a distinctive and creative solution, and takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito."

Bringing Award-Winning, Green-Built Developments to the Bay Area

CAZNEAUpads is the second in a series of green-built developments that GREENpads is planning around the San Francisco Bay Area. GREENpads has been recognized for their 2006 project, 5thSTREETPads. The six green live-work residences in Berkeley, CA, received (1) the popular vote for Best Multi-Family Green Development and the 2006 Build It Green Award and (2) the East Bay AIA's Berkeley Design Advocate 2006 Design Award for Multi-Family Development; and (3) was a nominee for the 2006 City of Berkeley's Sustainability Award. These residences set new record sale prices in the area.

Rempel and Miranda's award-winning work can be seen at GREENpads.com and at Rempelarchitects.com. Their 5thSTREETpads project is featured in the recently published *New Green Home Solutions* by Dave Bonta and Stephen Snyder (Gibbs Smith publisher, September 2008).

About GREENpads

GREENpads is a real estate development company committed to creating homes and commercial properties that are innovative, intelligently designed and green-built. GREENpads' principals are the husband-and-wife team of Tim Rempel and Liz Miranda. Rempel and Miranda embrace a vision and enthusiasm for creating much-needed, infill housing that is well-designed, sustainably constructed, and contextual.

Tim Rempel, Rempel Architects, has designed commercial and residential projects in the Bay area, and has also developed several modern live/work residences in Berkeley. Tim has taught architecture at U.C. Berkeley's College of Environmental Design and consults nationally and internationally on development projects.

Liz Miranda, co-founder of GREENpads, is a Creative Director and former branding strategist. Miranda has taught graphic design at California College of the Arts, and has won various graphic design awards.

Tim and Liz have lectured on sustainable development at PG&E Pacific Energy Center in conjunction with U.C. Berkeley's Haas Business School. They are on the panel of Green Experts for the PBS *Green Home*

series. In addition to their own development projects, GREENpads brings their unique competencies to collaborations on other real estate developments.

Contact Information:

CAZNEAU pads LLC

Liz Miranda

www.cazneaupads.com

liz@cazneaupads.com

tel. 415-637-6620

Decker Bullock Sotheby's International Realty

Corey Graham

c.graham@deckerbullocksir.com

tel. 415-971-0167

RempelArchitects

Timothy Rempel

www.rempelarchitects.com

tim@rempelarchitects.com

tel. 510-593-5779

GREENpads LLC

www.greenpads.com