

THE OAKS ZERO ENERGY FOR EVERY AGE

Rose Villa Senior Living Community

Stephen Aiguier

President + Founder of Green Hammer



Introduction The Rose Villa Campus





Introduction The Rose Villa Community

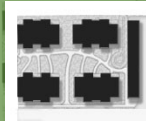


Introduction The Rose Villa Development Plan



The Oaks at Rose Villa

4 Triplexes | 12 Units | 1,200 square feet each



Introduction The Oaks Site



RE-DEVELOPMENT PHASE 2: WHY ZERO ENERGY?

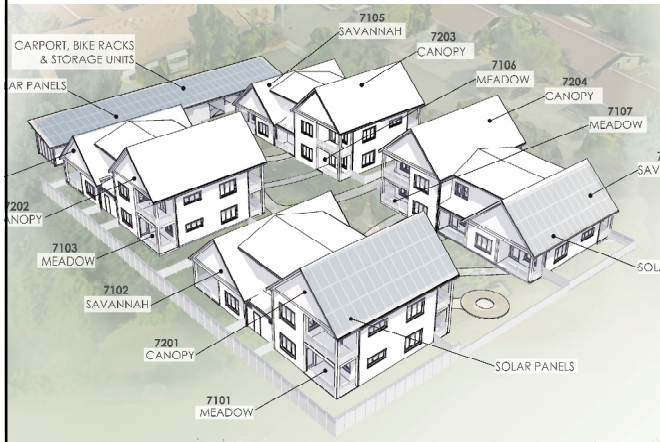
1. Our responsibility to create eco-conscious housing
2. We owe our elders living options that match their values
3. Opportunity to show how sustainable housing can be more mainstream

Introduction The Rose Villa Community



The Oaks at Rose Villa

4 Triplexes | 12 Units | 1,200 square feet



The Oaks Overview



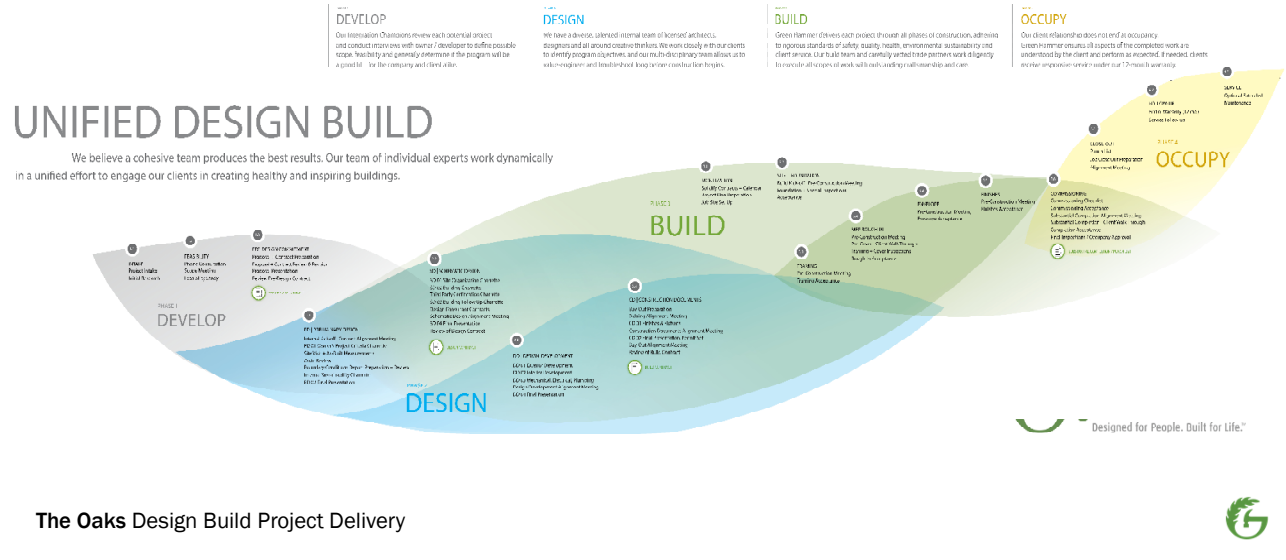
Modeled EUI: 14.6 kBtus/sf.yr
Renewables: 73 kW



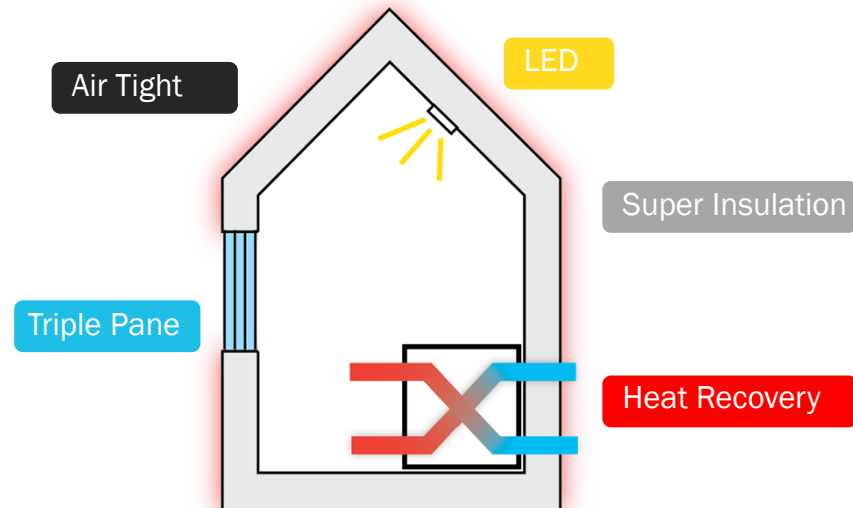
The Oaks All Electric



Integrated Project Delivery



Passive House Approach



The Oaks Passive House Approach

Super-Insulated + Air-Tight

Exterior Insulation Wall: R32, Code: R21

Roof Truss: R72, Code:

Slab on Grade: R19, Code:

Tested Air Tightness: 1 ACH50 or 0.046 cfm50/sf, Code: No Requirement



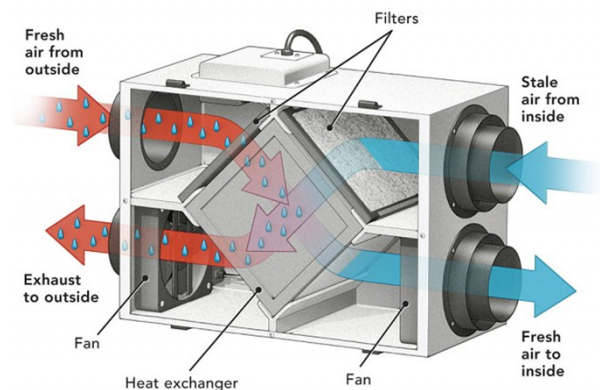
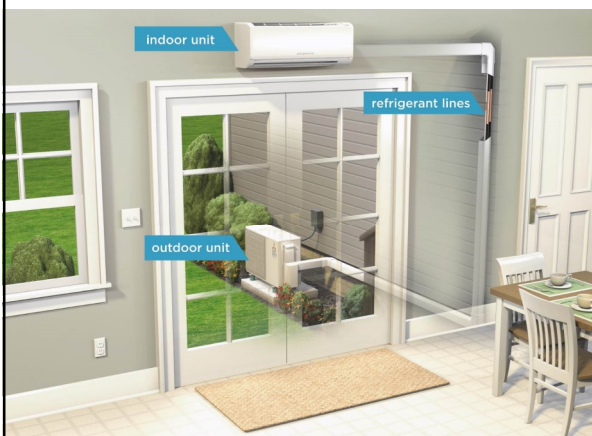
The Oaks Passive House Approach



Mechanical Equipment

Energy Efficient Mini-split Heat Pumps

Continuous Ventilation with Heat Recovery Ventilators



The Oaks Passive House Approach





The Oaks The Benefits of Zero Energy



The Oaks Financing + Marketing Strategies



LESSONS LEARNED

1. Impact of noise in a Passive House
2. Getting residents used to new equipment
3. Galvanizing a community around a common goal
4. Setting expectations sooner and more clearly

The Oaks Lessons Learned



THANK YOU! QUESTIONS

Stephen Aiguier
President and Founder of Green Hammer
stephen@greenhammer.com

