



BACKGROUND AND CONTACT INFO

LivingHomes
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ABOUT LIVINGHOMES

Founded in 2006 by Steve Glenn, LivingHomes (www.livinghomes.net) is a premier developer of modern, prefabricated homes that combine world-class architecture with an unparalleled commitment to healthy, sustainable construction. LivingHomes' mission is to create homes and communities that inspire people, foster family and community interaction, and make modern life easier, healthier, and more comfortable—all in ways that compliment and enhance the municipalities and environments in which we work.

The company offers two lines of single and multi-family LivingHomes, one designed by Ray Kappe, FAIA, the founder of the Southern California Institute of Architecture, and another by KieranTimberlake, the AIA 2008 Firm of the Year.

The company's first home, designed by Kappe and installed in eight hours, was the first home to achieve a LEED Platinum certification and the only home to be awarded the AIA's top sustainability award in 2008. LivingHomes was named Green Builder of the Year in 2008 and Steve Glenn was awarded the 2009 Clean Tech CEO of the Year by Cleantech.

LivingHomes are available to consumers and builders/developers who want a time, cost, and resource-effective way to build homes that combine high design with low ecological footprint.



EXPLANATION OF ENTRY

LivingHomes submits its new KTLH1.5 to the Green Dot Awards. It is the first LivingHome built from the KieranTimberlake line of six “expandable”, moderately priced single and multi-family LivingHomes.

After serving as a show home at the International Builders' Show and the TED Conference, this LivingHome was sold and will be installed as a family home in Newport Beach, CA. At only 22' feet wide, the KTLH1.5 design fits well into narrow infill lots. The KTLH1.5 starts at 2,068 square feet with 2+ bedrooms, but can be expanded to 2,275 square feet with an optional carport and additional bedroom. The KTLH1.5 clearly demonstrates an alternative to traditional, on-site construction practices.

Designed to achieve a LEED Platinum rating, the KTLH1.5 reflects LivingHomes' Z6 Sustainable Building Goals that define the six key objectives LivingHomes tries to achieve with the construction and operation of each LivingHome: Zero Water, Zero Energy, Zero Waste, Zero Emissions, Zero Carbon, and Zero Ignorance.

Four modules form the KTLH1.5. Two modules create a floor and the floors are stacked to create a two-story structure. The KTLH1.5 uses recycled steel as the structural basis for each of its four modules and timber-efficient engineered lumber to frame them out. From the framing, to the automatic ventilation system, central vacuum system, and mini-duct air distribution and ventilation systems that help improve indoor air quality, to the bio-composite wood siding, recycled glass tiles, blown-in insulation, high-performance windows with recycled frames, and water-saving features, the KTLH1.5 is built to achieve a minimal environmental footprint. A home resource monitoring system displays water, energy, and gas usage in real-time. Once the home reaches its permanent site in Newport Beach, CA, it will generate and store its own power and be eligible for LEED certification.

MANUFACTURED USING FACTORY-BUILT, HYBRID CONSTRUCTION

LivingHomes' unique prefabrication streamlines the construction process, greatly reducing the use and waste of materials. The goal is to be able to deliver more durable, high-performance, sustainably designed homes with much less time, cost and construction waste that would be required for a similarly constructed, site-built home. LivingHomes transports the home from the factory and installs it using cranes, creating a fast, efficient construction process that minimizes disturbance to the surrounding neighbors. The four steel and wood modules that stack together to make the KTLH1.5 were constructed at Profile Structure's factory. LivingHomes completes as much of the finishes in the factory as possible, in order to limit on-site construction time.

LivingHomes' modular fabrication is a more environmentally efficient way to build. Beyond the savings from producing less construction waste, modular



building lessens the carbon emissions that result from transporting all the separate materials involved in common construction to a building site. Factory-built modules also reduce the risk of contamination and wear on materials that can occur when they are exposed during traditional on-site construction.

The hybrid building system adds another important new capability to a LivingHome—the ability to efficiently and cost-effectively adapt to people's changing lifestyles and living needs. Additional panels and modules can be purchased and installed to augment the size and layout of the home as necessary. To simplify such alterations, complexity (plumbing, electrical, and mechanical ducting) is concentrated in select modules. A KT LivingHome can grow from a one-story, one bedroom starter home, to a three-story family home with attached garage.

COMMITMENT TO EXCELLENCE IN ECO-SUSTAINABILITY

LivingHomes is committed to minimizing the ecological footprint of our homes; this informs all aspects of the design of a LivingHome.

LivingHomes strives toward a philosophy of "Six Zeros", an explicit goal of removing all negative impacts on the environment, the community, and the resident. No LivingHome has yet achieved absolute zero on every dimension, but all use far less resources and contain far healthier indoor air quality than a typical home.

- **Zero waste** is reflected in our use of factory fabrication, which significantly reduces construction waste and makes the building process more efficient than stick-built construction. In fact, modular design and fabrication processes reduce the waste from 40% (stick-built), on average, to just 2-10%. LivingHomes also uses a significant amount of reclaimed or recycled materials.
- **Zero energy** is achieved by reducing our homes' demand for energy, while installing technologies that produce power. LivingHomes uses energy efficient lighting, appliances, windows, and insulation in all our homes. Photovoltaics on the roof produce the majority or all of the energy used within the home. An on-demand water heater reduces energy use compared to ordinary systems where water is continuously heated regardless of whether it is used.
- **Zero carbon** is realized through several factors. LivingHomes sources our materials locally to limit the air pollution that results from transportation. LivingHomes also uses reclaimed and recycled materials whenever possible, to limit the emissions associated with the production of new goods.



- **Zero water** is achieved through native landscape, low-flow plumbing and fixtures, and water reclamation. LivingHomes equips all its homes with plumbing that allows them to reuse gray water for irrigation.
- **Zero emissions** are met by using materials that minimize off-gassing. The KTLH1.5 is built tight, but properly ventilated to reduce thermal transfer, air and moisture infiltration, and heat loss while maintaining a healthy indoor environment. Additionally, a central vacuum system centrally stores all removed particles.
- **Zero ignorance** is important because even the most sustainably-designed home can be used inefficiently by an uninformed inhabitant. LivingHomes uses a resource monitoring system to assist the homeowner in operating the home in the most efficient manner. The system shows energy and water use for the home as well as the home's carbon footprint. LivingHomes also delivers an Operating Manual and conducts a walk-through with homeowners to clarify how the use of the home can impact performance.

To measure these goals, LivingHomes certifies all its homes using the USGBC's LEED (Leadership in Energy and Environmental Design) Program. LivingHomes commits to only building at least Silver Level LEED homes.

