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(between Willow & Chestnut)

Quality Construction and Sustainable Design Features

La Querencia's design and construction materials will make this the "greenest" neighborhood in Fresno. The combination of careful design, efficient heating and cooling systems, and solar panels for every home mean that our energy bills are estimated to be well under \$50/month. High-quality, low toxic materials will add value for homebuyers for years to come. La Querencia's architects have won numerous awards for their designs, including the 2006 and 2008 "Energy-Value Housing Award" from the National Homebuilders Association. While most new subdivisions build as cheaply as possible and then make money on upgrades, the homes in La Querencia start with exceptional quality standard features. Careful attention to design makes these homes feel light and spacious.

- Solar Energy: Every home has a 1.5 kW photovoltaic solar array; the common house has its own 2.0 kW system, and pool has a solar pre-heat system. And homebuyers receive a \$3,149 solar rebate from the State
- Deep overhangs, porches and trellises shade windows while allowing for lots of natural light.
- 9 ft high ceilings on the ground floor and vaulted ceilings in the upper flats make the homes feel light and spacious.
- "Energy-Star" Certification of buildings, with third-party certification thru the Home Energy Rating System. Buildings are expected to exceed the California Energy requirements (Title 24) by 35%.
- 2x6 wall framing allows for better insulated walls.
- High quality, double-pane windows with Low E² glazing keep homes cooler in summer and warmer in winter.
- "Energy Star" dishwashers, exhaust fans and air conditioners (19 SEER AC Rating/15 SEER A1 units): air conditioning systems free of ozone-depleting CFC and HCFC refrigerants.
- Tankless water heaters provide instant hot water while using less energy.
- High-efficiency heating system.
- Whole house fans are standard in second floors.
- Advanced framing systems reduce the amount of lumber while increasing insulation and allowing windows to be placed higher on the wall to bring natural light deeper into the homes.
- Thicker and denser (5/8") gypsum board strengthens the structure, provides better sound insulation and fire resistance, and improves thermal mass.

- Blown-in insulation (R22 in the walls/R38 in the ceiling; cellulose between floors) along with radiant barriers under the roof sheathing significantly exceed the state energy standards.
- Programmable thermostats make it easy to adjust your heating and cooling systems.
- Low water use fixtures provide quality without wasting water, including dual-flush, low flow toilets.
- Energy efficient lighting—maximum natural day lighting and the use of compact fluorescent light bulbs further conserve energy.
- Low-toxic materials such as paints, water-based finishes, glues, and wood preservatives minimize formaldehyde and greatly improve indoor air-quality.
- Sustainable materials such as engineered wood, bamboo and trex decking reduce our impact on the earth's resources.
- Natural wood doors, stair wall trim and exposed beams add warmth to the interiors.
- Solid wood doors at all bathrooms and bedrooms provide improved sound isolation.
- Light-weight concrete floors in the upper 2-bedroom homes provide more thermal mass, as well as better sound and fire isolation.
- Maple cabinets with maple trim at kitchen and bathroom countertops.
- Long lasting Marmoleum kitchen and bathroom floors (a natural, low toxic true linoleum instead of vinyl). Quality wall-to-wall carpeting with fibers made of 100% recycled material and Green Seal certified for low voc's standard for all other rooms. Sustainably forested bamboo floors available in some units and in common house.
- Interior and Exterior low VOC paint made from recycled material.
- High-quality waterproofing and careful detailing will help preserve the buildings and lower maintenance requirements over the long term.
- 40-year Class A fiberglass roofing.
- Infrastructure for fully networked community internet that will greatly reduce broadband connection costs, including community-wide WiFi support. Each unit is pre-wired for telephone, data, and cable TV to all bedrooms and living areas to make it easy to connect using the latest technologies.
- Abundant, well considered extra deep closets with full length shelves
- Ceiling fan junction boxes in all bedrooms and living areas
- Generous front porches and trellised rear patios provide outdoor living space.
- Laundry hook-ups in every home, in addition to the high quality machines available in the common house.
- Deciduous trees planted to provide shade in summer and sun in winter. Fruit trees integrated into the community landscape. Water efficient irrigation.