# ARTYARD LOFTS IN THE RAILYARD – AIA Santa Fe Tour

**July 1, 2010** - Thursday - **noon - 1:30pm**
Tour by **Gabe Brown / PRAXIS**

Brownbag Lunch – bring your own if you desire
CEU Anticipated: 1 hr. HSW Sustainable
No Charge for AIA Santa Fe Members + students / $10 for non-AIA Members

RSVP – to James Horn, jhorn@spearsarchitects.com by June 22nd

A 23,000 sq. ft. live/work building designed for flexible commercial on the first floor and residential on the upper two floors. The building has a basement which houses mechanical equipment and tenant storage. We are seeking a LEED Platinum Certification. We were hoping to be the first in New Mexico to achieve that honor, but because of construction delays it appears someone in Albuquerque beat us to the punch.

There are lots of "green" features to any LEED Platinum building, but the ones we are most proud of are the water and energy saving features of this project. There is a 10,000 gallon cistern under the courtyard which captures all of the roof runoff for irrigation. There is also a grey water treatment plant which treats the grey water and then pumps it back into the building for flushing toilets. Functionally this means that we don't use any potable water for irrigation or for flushing toilets and (almost) every drop of water is cycled through the building twice. This equates to a better than 60% water savings. Another remarkable fact is that with 9,000 sq. ft. of commercial space and nine residences this whole project uses about the same amount of water in a year as 1.5 "average" Santa Fe households. The building envelope features R30+ walls and R60+ ceilings, and individual solar thermal systems with natural gas fired backup boilers. Overall the building uses about 43% less energy than a comparable structure and gets about 13% of its overall energy consumption from onsite renewables (solar thermal). The entire development team is proud to have accomplished all of this in a market rate (almost) commercially viable development.