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Moraga Barn: On its Way to Platinum
By Sophie Bracinni



Historical picture of the Moraga Barn

Just like his father and grandfather before him, Chris Avant could have become a National Park Ranger. Instead, Chris became a builder who incorporates his love of nature and beautiful craftsmanship into the structures he builds. Today, as the owner of Canyon Construction, he and his team are putting the finishing touches to their new office building, the Moraga Barn. In doing so, they are bringing the historic landmark to a new level of construction sustainability.

Every third grader in Moraga will tell you that the Barn never harbored any cattle. The building standing at the corner of Viader and Country Club Drive started its life as a hotel in 1914. In 1915 it became "Moraga Mercantile," where one could buy hay, groceries or collect their mail. A bar was added in the 1930's but a State law prohibiting the use of the term "bar" forced the owners to add the infamous "n." The Barn stayed in operation as a bar until it closed in 1997 and the building started to decay. When Avant went looking to buy an office for Canyon

Construction, he contacted the owner, John Pentara, who agreed to sell it to him. In February of last year the remodel started, with the objective of conserving the original look of the property while creating a state of the art, sustainable building.

The optimum in green building is achieved by Platinum LEED certification. LEED is a rating system developed by the US Green Building Council to evaluate a building's level of sustainability. There are 5 levels of performance with the majority of recipients being simply LEED certified or Bronze, hundreds being silver or gold certified, and only about 30 reaching platinum. To be granted Platinum, all aspects of the construction are evaluated, from its location, the materials used, its energy efficiency, water usage and so on. Canyon is innovative in all these areas. The roof is made of solar tiles. The 1 square foot slates manufactured by Atlantis Energy incorporate photovoltaic circuits. The result is both an efficient and beautiful roof. Three 5000 gallon cement

tanks are buried in the courtyard and collect the rain water that will irrigate the property. Buried around the tanks are three layers of geothermic piping that supports a radiant heat and cooling system for the building. Walls and roofs are insulated to R30 level (twice today's norm) while a carbon dioxide sensor allows fresh air to enter when needed. Natural ventilation and lighting has been optimized throughout the building. Bruckner Windows from Austria offer the best possible insulation and UV protection while maximizing natural lighting. All windows can be opened, including the top cupola, to allow natural night cooling. All lights are LED or fluorescent and programmed to turn on and off depending on movement and darkness.

It was hard for Canyon Construction to conserve a lot of the original materials since modern codes are more demanding. Otherwise, all the material used for construction was either salvaged or locally and sustainably produced. For example, the ground floor is made of salvaged Sierra white granite from San Francisco's Union Square. All the finishes and furniture required the same creativity and focus. For Jeremy Fisher, a young project manager at Canyon, this has been an incredible learning experience, interacting with people from all over the world and collaborating with firms like Rumsey Engineering, an Oakland group that already had LEED platinum experience. Chris Avant concurs, "Having a building LEED certified can be done at normal cost, but achieving platinum certification costs about 30% more. The learning, experience and exposure gained from this project are well worth it."

Stay tuned for the inauguration, scheduled for late fall.



Jim Kirkworl Superintendent Canyon Construction



Lamorinda Home Sales continued



LAFAYETTE	Last reported: 12
LOWEST AMOUNT:	\$729,000
HIGHEST AMOUNT:	\$2,250,500
MORAGA	Last reported: 8
LOWEST AMOUNT:	\$500,000
HIGHEST AMOUNT:	\$1,275,000
ORINDA	Last reported: 6
LOWEST AMOUNT:	\$950,000
HIGHEST AMOUNT:	\$2,750,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither CalREsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 977 4th Street, \$1,150,000, 4 Bdrms, 1992 SqFt, 1956 YrBlit, 5-31-07
- 32 Cabernet Court, \$1,200,000, 4 Bdrms, 2371 SqFt, 1966 YrBlit, 5-25-07
- 1435 Edwards Court, \$1,650,000, 3 Bdrms, 2115 SqFt, 1953 YrBlit, 5-30-07
- 3439 Little Lane, \$830,000, 3 Bdrms, 1321 SqFt, 1956 YrBlit, 5-25-07
- 15 Middle Road, \$1,025,000, 3 Bdrms, 2111 SqFt, 1946 YrBlit, 5-30-07
- 1215 Monticello Road, \$945,500, 2 Bdrms, 1415 SqFt, 1949 YrBlit, 6-1-07
- 1270 Panorama Drive, \$2,250,500, 3 Bdrms, 3626 SqFt, 1963 YrBlit, 5-31-07
- 4 Roxanne Lane, \$1,005,000, 3 Bdrms, 2050 SqFt, 1978 YrBlit, 5-25-07
- 3749 Sundale Road, \$729,000, 3 Bdrms, 1295 SqFt, 1953 YrBlit, 5-30-07
- 3090 Sweetbrier Circle, \$900,000, 3 Bdrms, 1649 SqFt, 1962 YrBlit, 5-25-07
- 1105 Via Roble, \$1,375,000, 4 Bdrms, 2096 SqFt, 1968 YrBlit, 5-30-07
- 109 Villa Court, \$949,000, 4 Bdrms, 2121 SqFt, 1962 YrBlit, 5-30-07

MORAGA

- 943 Augusta Drive, \$1,275,000, 4 Bdrms, 2349 SqFt, 1989 YrBlit, 6-1-07
- 1677 Del Monte Way, \$989,000, 4 Bdrms, 2071 SqFt, 1967 YrBlit, 5-31-07
- 12 Josefa Place, \$695,000, 2 Bdrms, 1845 SqFt, 1984 YrBlit, 5-25-07
- 7 Ketelsen Court, \$1,160,000, 3 Bdrms, 1929 SqFt, 1973 YrBlit, 5-31-07
- 198 Miramonte Drive, \$500,000, 3 Bdrms, 1798 SqFt, 1965 YrBlit, 6-1-07
- 1144 Sanders Drive, \$1,026,000, 3 Bdrms, 2034 SqFt, 1963 YrBlit, 5-25-07
- 165 Selborne Way, \$1,150,000, 5 Bdrms, 1913 SqFt, 1964 YrBlit, 5-24-07
- 40 Woodford Drive, \$955,000, 4 Bdrms, 1907 SqFt, 1968 YrBlit, 6-5-07

ORINDA

- 95 Coral Drive, \$950,000, 3 Bdrms, 1911 SqFt, 1958 YrBlit, 5-30-07
- 38 Donald Drive, \$1,850,000, 4 Bdrms, 3498 SqFt, 1956 YrBlit, 5-31-07
- 39 Donald Drive, \$1,200,000, 3 Bdrms, 2599 SqFt, 1955 YrBlit, 5-25-07
- 14 Hacienda Circle, \$1,220,000, 4 Bdrms, 2016 SqFt, 1960 YrBlit, 5-31-07
- 1 Lomas Cantadas, \$1,129,500, 4 Bdrms, 2411 SqFt, 1991 YrBlit, 5-31-07
- 48 Robert Road, \$2,750,000, 3 Bdrms, 3332 SqFt, 1950 YrBlit, 5-24-07

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