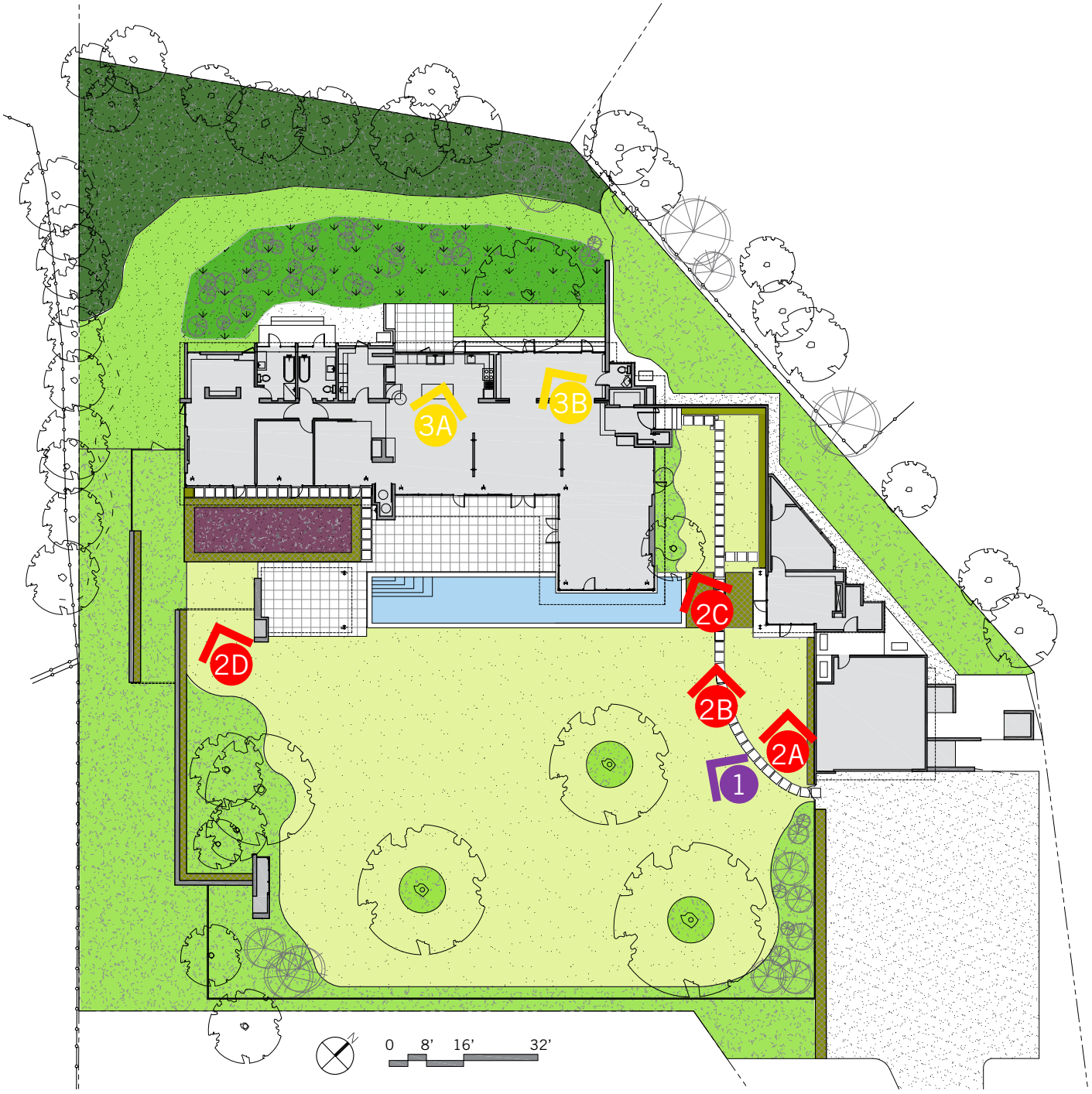
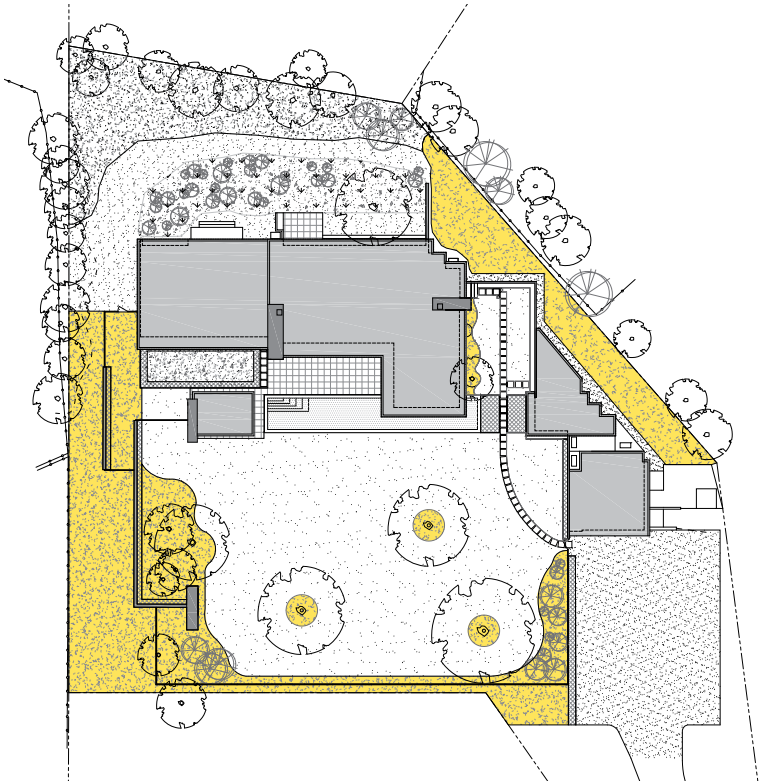
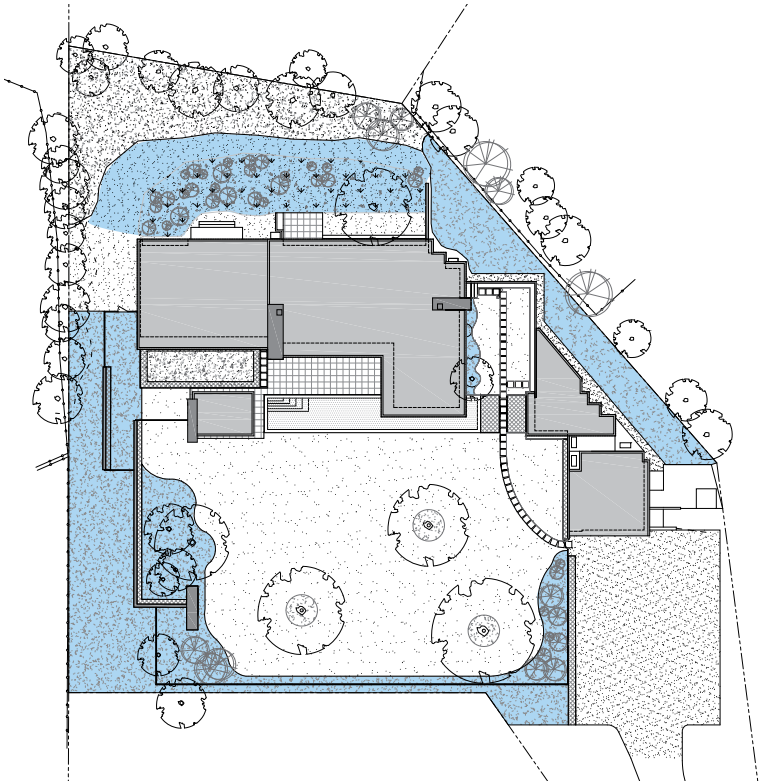

3A
3B
2C
2D
2B
2A
1
0
8'
16'
32'



GRASS REMOVED
43% REDUCTION



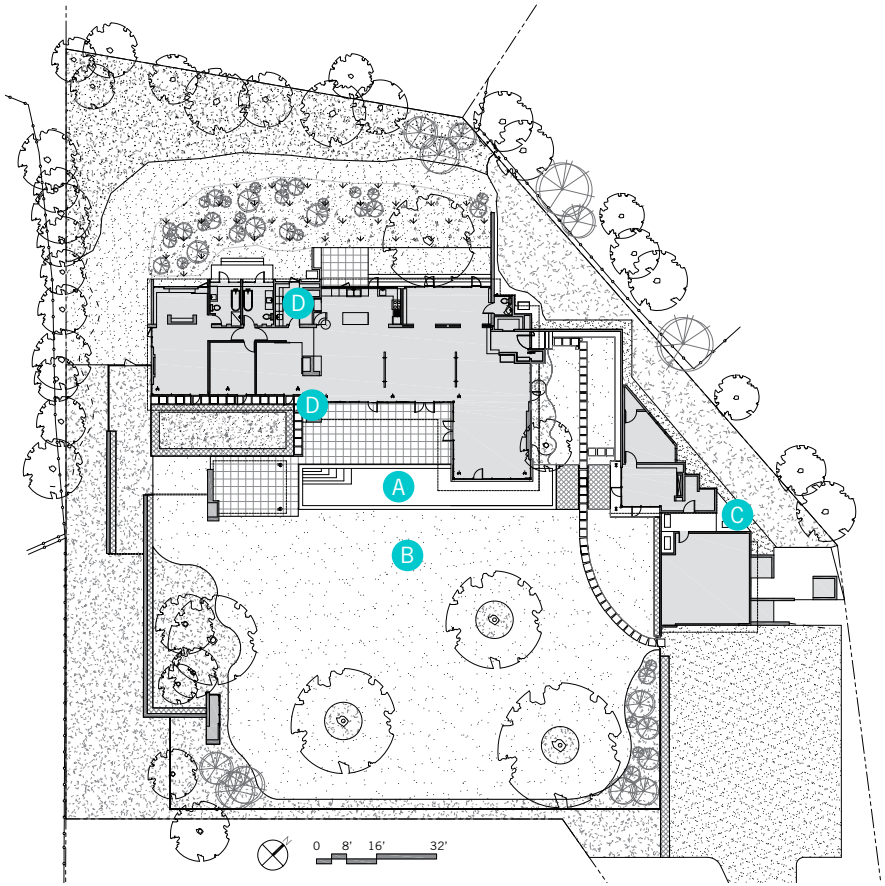
IRRIGATION REMOVED
57% REDUCTION

Manicured landscape is reduced by 48% and irrigation by 57%, reducing maintenance costs, organic fertilizer and water requirements (summer water usage declined by approximately 35%).

1. We expanded the scope of the blockout curtains with a second layer of heavy chenille curtains throughout the entire house. Originally installed for energy efficiency, which has proven effective, they also prevent the furniture and floors from fading and damage from the sun when the house is not occupied. Even when the house is inhabited, the curtains help keep the hot sun out during certain times of the day in the summer and can be closed as needed on very cold winter days and nights to prevent heat loss. Every time the house is vacant for a day or more, all of the curtains are closed, creating a blanket inside the entire house that moderates the temperature for significant energy savings. And, it looks great when closed!

2. Some grass areas in the shade, around trees and along walls, were turned into large planting beds with mulch requiring no maintenance. From a design perspective, grass can become a deliberate defined figure in the landscape, not a default carpet or field.

3. Areas in the back and sides of the house returned to maintenance-free native plantings, including beach roses and tall grasses that also look great year round.



A. Pool equipment replaced with variable speed pump on a timer to keep energy use minimal (Hayward Eco Star SVRS), original chlorine system replaced with salt water and cartridge filter to avoid backwash into drywell where the groundwater absorbs the pool water (Starite S7M120), and gas heater replaced with solar coils on the roof of the garage (Gull Industries).

B. Electric rechargeable lawn mower and trimmers were purchased to avoid noise and emissions from typical gas ones and also prevent the spread of fungus on the lawn from common mowers that then require more treatment to eradicate (Black and Decker 36 volt cordless mower CM1936 mower trimmer model CST1200 from Home Depot).

C. Tropical storm Irene and Hurricane Sandy and related lengthy power outages provoked installation of a generator and propane tank for back-up so back-up is off the grid (Generac Guardian Series 20kw).

D. Inside the house, hot water heaters were replaced with high-efficiency tankless (Ranaii Direct Vent tankless Water Heater RU80i two installed by Kolb Mechanical). This also gave us a large space for a storage closet on the main floor. We installed a conveniently located switch for the hot water re-circulating pump so that when the house is empty it can be turned off to save energy.