

# SOMETHING OLD, SOMETHING NEW

*A condo development in central Berkeley transforms a corner parcel into a showcase of ecological design*



Leger Wanaselja Architecture developed the Dwight Way Condominiums as a two-phase renovation and construction project. The site, which is close to downtown and convenient to public transit, proved ideal for a mixed-use infill development. The Leger Wanaselja team first renovated a rundown two-story building that dated to the early 1900s, and then they constructed a new building on the adjacent empty lot. The buildings share a landscaped mews. Both structures emphasize energy efficiency, daylighting, passive solar design and innovative use of salvaged materials.

The complex houses six residential condos, one live-work space and two street-level commercial units. Two homes will be open for the Green Home Tour: a two-bedroom apartment at 1843 Dwight Way, and a two-bedroom apartment at 2478 Martin Luther King Jr. Way. Xantha Brusa, owner of the MLK Jr. condo, calls her new home “a great example of all the techniques and technologies that we can be using right now to lower our impact on the earth’s resources.”

*“The design and layout are beautiful and ingenious; it’s small yet airy, and modern but cozy. Such thoughtful design and use of materials should be the new norm.”*

—Xantha Bruso

## GREEN MATERIALS

**Salvage surprises.** The most engaging architectural features are also ecological features. Highway signs discarded by CalTrans were sanded and hung outside as aluminum siding. Awnings above exterior doors are salvaged glass from Mazda and Porsche hatchbacks. Car parts and street signs were also put to use for fences and gates.

**Reclaimed wood.** Old-growth Douglas fir and redwood were salvaged from the renovated building and reused as window sills, walls, floor patches and custom doors. Salvaged Douglas fir beams were shaped into sculptural columns. In the new building, counters, doors and sills were handcrafted from salvaged wood.

## GREEN at a GLANCE

### ENERGY & SYSTEMS

- Passive solar design & daylighting
- 2x6 framing & 14-inch ceiling cavity for extra insulation
- Recycled cellulose insulation in ceilings, walls and floors (installed by Save Energy)
- Energy Star® dishwasher (Frigidaire)
- Energy-efficient refrigerator (Equator)
- Low-e, low heat transmission windows (All Weather)

### MATERIALS & PRODUCTS

- 50% flyash concrete for foundation & slabs (Impact Construction)
- Wood I-joists for floors and ceilings
- OSB for subfloors and sheathing
- FSC-certified 2x6 framing lumber (Hayward Lumber)
- Exterior siding, railings and eaves of reused aluminum signs
- Railings, awnings, fences and gates made from discarded car parts
- Wood counters, doors and sills crafted from salvaged wood (C&K Lumber)
- Recycled glass kitchen counters (Counter Production)
- FSC-certified hardwood flooring (P.A.L.S.)
- 100% wool carpets and felt pads (Naturlich)
- Natural oil finish on wood trim and doors (Bioshield)
- Zero-VOC paint in bathrooms (Benjamin Moore Pristine Eco Spec)
- Plaster veneer on most interior walls
- Kitchen and bathroom cabinet boxes with no added formaldehyde (Silver Walker Studios)

### OTHER GREEN FEATURES

- Mixed use, infill project
- Native and drought-resistant landscaping (Julie Calandra Landscape)
- Permeable paving
- Dual-flush toilets (Caroma)
- Extensive reuse and recycling of C&D waste

## ENERGY & DAYLIGHTING

**Insulation.** Exterior walls are thicker than normal, allowing for extra cellulose insulation to reduce noise and increase energy efficiency and comfort.

**Windows and skylights.** South-facing windows are placed high on the wall to bring sunlight deep into the building for heating and lighting. Big operable skylights bring in more sun and provide good ventilation in the summer.

## REUSE & RECYCLING

**Construction waste management.** All jobsite waste was sorted, and anything usable was sold or donated for salvage. Clean wood scraps (without paint, adhesives or treatment) were composted, and all metal was recycled. A magnet was even run through all waste to collect discarded nails, screws and other metal bits.



*“We build green because we think it is the right thing to do. The challenge for us is to make it fun, make it creative, make it beautiful.”*

—Karl Wanaselja

**ORIGINALLY BUILT:** 1900

**COMPLETED:**

2002 (Dwight Way renovation);  
2004 (MLK new construction)

**SIZE:**

822 SF (Dwight unit);  
844 SF (MLK unit)

**ARCHITECT/BUILDER/DEVELOPER:**

LEGER WANASELJA ARCHITECTURE