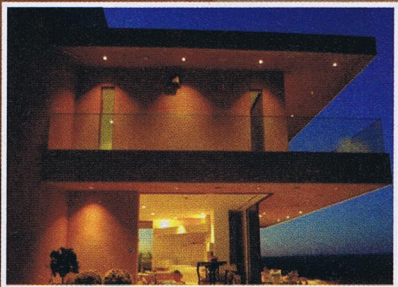




Ground breaking for the Casa Bella Verde. From L-R: Director of Sacramento Area Council of Governments Pierre Rivas, Owner of KD Building Construction Services and Management Kevin DeSantis, CBV Project Director Briana Alhadeff, and Architectural ICF Consultant Nicholas Nikiforuk.



California ICF LLC

Briana Alhadeff of California ICF and Architectural ICF Consultant Nicholas Nikiforuk combined talents to create the most energy efficient and sustainable house in the world. The entire process started with using an ICF shell including walls, roof and floors to harness the ground source temperature of the earth. The concrete core is a conductor of energy and will maintain a 55 degree buffer between the outside and inside differential. This concept provides a cave above ground principal. The structure stays cool in

the summer and warm in the winter thus reducing the heating and cooling requirements by 80 percent. The house is in the process of obtaining a LEED Platinum certification.

The building is located on a hillside creating multi levels. The second floor cantilevers 40 feet out from the shell and supports a roof top garden and patio. Connecting the guest house to the main house is a 40-foot sky bridge. The office is on the third floor designed with 180 degree view. The open kitchen flows into the living room and dining area. The

transition to the outside deck blends seamlessly with two 14 feet sliding glass doors that disappear into wall pockets leaving a 28 foot opening without support columns.

All the floor and wall finishes were chosen for their unique qualities and green aspects. The paint used has zero VOC components. Unique natural wall clay plaster, custom handmade wall paper, natural stone vanities and kitchen counters, zero VOC wool carpet and a stained concrete floor were all incorporated into the design.

The builders spent many hours researching products and testing concepts prior to using them. Their combined efforts created a master piece that will be shared with many design professionals.

CATEGORY: ICFs/SIPs

Project Name: Casa Bella Verde
 Size in overall square footage: 7,500
 Project Location: El Dorado Hills, Calif.
 Initial Project Budget: \$2 million
 Final Cost of Project: \$1.8 million
 Project Manager: Briana Alhadeff
 Architectural ICF Consultant: Nicholas Nikiforuk
 Builder: Kevin Desantis
 Structural Engineer: Dave Gowers

Materials:
 USG drywall
 IntegraSpec ICFs
 Trim-Tex Trims/Moldings
 Surecrete stucco
 CEMCO metal framing
 America Clay plaster