

San Diego, California

# Soleil



## Pardee Homes

### Moving Toward Zero Energy Homes Pardee Homes Produces Another “Zero Energy” Community

**A**ward winning builder Pardee Homes has created another earth-friendly, master-planned community in Soleil at Bordeaux in Ladera Ranch.

Winner of the Sustainable Community of the Year Award and the SDG&E Energy Efficiency Award, Soleil’s major goal is to offer select homes which approach a net zero usage of electricity annually by adding renewable energy applications to energy conserving home design. All 129 homes in Soleil at Bordeaux feature energy saving elements, such as ComfortWise® design and ENERGY STAR® appliances. This means heating, ventilating, and air conditioning systems are mechanically designed for each home to perform to optimal energy efficiency standards; air ducts are tightly sealed, which reduces drafts and airborne dust; and spectrally selective glass is used throughout the home to keep homes cooler in summer and warmer in winter.

For those who want an energy efficient home which can produce much of its own electricity, Zero Energy Homes are the answer. These homes combine state-of-the-art energy efficient construction and appliances with commercially available renewable energy systems.

A Zero Energy Home, like most houses, is connected to the local utility grid, but

is designed and constructed to produce almost as much electricity as it consumes on an annual basis. In select homes at Soleil at Bordeaux, electricity is generated by a GE Energy® photovoltaic integrated roof panel system. Also optional is a photovoltaic system mounted on a durable trellis, generating extra electricity for home usage.

Zero Energy Home guidelines come under the jurisdiction of the Building America program sponsored by the US Department of Energy. By first constructing the most energy efficient home and then adding state-of-the-art renewable resources, these homes reduce energy costs, save money, and help protect the environment. The homes are hooked up to the local grid, so homeowners can draw electricity when they need it and any excess, unneeded energy produced by the near Zero Energy home is fed back to the power grid for credit and distribution to other customers.

Energy consultant ConSol leads the collaborative effort between Pardee, local utility providers, subcontractors, and product manufacturers to create near ZEH homes designed to reduce the homeowner’s energy bill by 60% with an annual energy bill less than \$600.



## Key Features Energy Efficiency

<b>Appliances</b>	GE Energy Star®
<b>Air Sealing</b>	Caulking and sealing measures ensure low infiltration
<b>Insulation</b>	R-30 roof @ flat R-19 roof @ furnace R-13 wall
<b>Windows</b>	Spectrally selective glass high performance windows U-factor: 0.34 sliders; 0.32 fixed; 0.36 patio door 0.57 glassblock; 0.70 french doors
<b>Heating/Cooling</b>	0.80 AFUE furnace 10 SEER AC* (if option is chosen)
<b>Lighting</b>	Fluorescent lighting in all downlights
<b>Water Heating</b>	Tankless water heater with 0.82 energy rating
<b>Photovoltaics</b>	2.4 to 3.0 kW BP roof-integrated solar electric system

### BIRA

ConSol serves as the team leader of the Building Industry Research Alliance (BIRA) for the Department of Energy's Building America program. BIRA is a diverse group of thirty-one industry professionals involved in this private/public partnership that provides energy solutions to build production housing up to 50% over existing code



### Project Information

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