



Florida Green High-Rise Residential Building Standard

Florida Green Building Coalition (FGBC) standards and certification assesses the technical performance of buildings based on a comprehensive set of factors, as determined by third-party, certifying agents. FGBC represents an opportunity for homebuyers to optimize their investments and purchase the best homes possible and the certification allow the residence to meet climate specific criteria for green building standards that gives homeowners verification of performance.

- Lower operating costs – Green homes require less heating and cooling and use less water are at the same time highly marketable and resource-conserving.
- Increased comfort -- More even temperatures throughout the home, with less drafts and better humidity control.
- Increased resale value -- A growing number of homeowners are reporting better selling value with documented lower monthly utility bills, and a green certified home can provide this.
- Improved environmental quality -- Builder attention to moisture control construction details, low-VOC paints and air exchange/filtration can contribute to a more comfortable and healthy indoor environment.

FGBC v3 categories summary:

Energy Efficiency: Reduces monthly energy bills and greenhouse gas emissions.

Water Efficiency: Reduces monthly water bills and saves one of Florida's most precious resources.

Site: Selecting lots close to existing services is convenient and reduces vehicle miles traveled, saving gas and encouraging walkable/bikeable distances. Native and drought tolerant vegetation reduces water bills, reduces yard work and creates wild-life habitat.

Health: Improves moisture control and indoor air quality by using materials with low VOC's and better air filtration systems.

Materials: Improves durability and protects the environment by using resource-efficient and eco-friendly products.

Disaster Mitigation: Protects against termites, hurricanes, wildfires, and other natural disasters in Florida.

List of sustainable features applicable to 575 Rosemary:

Section: Energy

- No CFC's and Halons in Air conditioning equipment.
- Energy savings in interior and exterior lighting, HVAC, pumps motors, reaching a 9% savings above Code requirement and reducing considerably monthly energy bills.
- Additionally, appliances like dishwashers and clothes washers installed in the units and common areas will be compliant with the Energy Star label, meaning they use less energy than non-EnergyStar appliances.
- Amenity and common areas are equipped with occupancy sensors, in order to reduce the lighting energy consumption in empty spaces.
- 575 Rosemary project scope includes third-party basic commissioning activities, which include best practices in verifying systems installations, performance testing, training and documentation. This will optimize maintenance and reduce operation costs after the building is fully built.
- The building will install solar panels to produce renewable energy

Section: Water

- The landscape plants are being selected to reduce the amount of water needed for irrigation, based on their adaptability to the local context. No Turf is being include in the landscape design. Turf is generally the largest consumer of water in the landscape, and most types will not flourish in shady areas. Excluding turf from the landscape saves both potable and non-potable water.
- When the common standard is to provide a 2" of mulch layer around trees and shrubs, 575 Rosemary is providing 3-4" of mulch. In addition to preventing weed growth, a thick layer of mulch will help retain soil moisture, retard erosion, cool the soil surface, and reduce some soil pests.

- All toilets in units and common areas are low-flow, with a maximum of 1.28 gallons per flush water rate.
- All lavatory faucets in units and common areas are low-flow, with a maximum of 1.5 gallon per minute water rate.
- All kitchen faucets in units and common areas are low-flow, with a maximum of 1.5 gallon per minute water rate.

Section: Site

- Contamination prevention during construction:
 - o Rainwater discharge is being controlled when leaving the jobsite.
 - o An erosion and sedimentation control plan is being implemented during construction. It prevents loss of soil during construction by stormwater runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse. It prevents sedimentation of storm sewer or receiving streams and/or air pollution with dust and particulate matter.
- The building is located within a walking distance of ½-mi from more than 15 different basic services and several bus lines routes. It reduces traffic, greenhouse gas emissions, need to expand roadways and overall pollution from automobile use.
- Bicycle storage is provided within the building.
- 10 parking spaces are designated for electrical vehicle charging.
- Reflective roof finishes will be installed, as well as high albedo hardscape. These strategies help with reducing the heat island effect in cities. Heat islands are urbanized areas that experience higher temperatures than outlying areas. Materials such as asphalt and dark roofs absorb and re-emit the sun's heat more than natural landscapes or reflective materials.

Section: Health

- No smoking is allowed within the residence.
- The residence has permanent walk-off mats at entrances, improving the indoor environmental quality by reducing the amount of pollutants brought inside the building by foot traffic.
- The common areas and units have high-efficiency air quality filters in their outdoor air taking systems. (MERV 8)
- No gas water heating equipment located inside the conditioned area. In fact, sealed combustion appliances eliminate the threat of harmful combustion by-products from entering the home due to the fact that they contain their own air supply directly vented into the

appliance for combustion and a sealed vent for exhausting the combustion gases to the exterior of the home.

- More than 75% of the spaces in the residence have access to exterior views, increasing occupants' comfort.
- Exterior walls are selected with a high acoustical isolation ($STC \geq 50$), allowing to increase occupant comfort and productivity by providing appropriate acoustical control from the exterior.
- Low-Emitting finishes (adhesives, sealants, carpets in corridors, vinyl floors, insulation materials) have been selected. It reduces the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the health, comfort and well-being of installers and occupants.
- No carpets are being installed in the units, providing a healthier environment and easier maintenance.

Section: Materials

- The use of recycled content materials is being encourage during the construction to minimize the environmental impacts associated with the extraction of virgin materials. The Residence is included at least 10% of recycled content. Additionally, more than 20% of the materials installed in the building are being extracted and manufactured within less than 700 miles from the project site. This reduces the environmental impacts resulting from transportation and supports the regional economy.
- During construction, more than 50% of the waste generated is being diverted from the landfill and recycled at a sorting facility.

Section: Disaster Mitigation and Durability

- All installed glazing are impact resistant.
- The building has been designed in order for the building to be safe in case of flood, based on a 100-year database, and reduce the potential for flooding and the resulting moisture and mildew problems.
- All clothes washers will have a 90 degree turn to shut off water supply.