

# Specifications

## Green:

- High Performance (Energy): Utility bills 75% less than standard construction!
- Projected to achieve a 3-star Energy Star certification (highest possible Energy Star rating)
- Projected to exceed Energy Star energy efficiency standard by 65%.
- Will meet requirements for Energy-Efficient Mortgages (EEM)
- Energy Star Advanced Lighting Packages in each unit
- Low-E Argon-filled thermal windows
- High efficiency furnaces and A/C
- Low flow plumbing fixtures in kitchens and baths.
- Dual-flush toilets (1.6 gallons for heavy or bulk waste or .9 gallons for liquid or light waste).
- New roof with Energy Star rated roofing.

## Health:

- Low or NO-Volatile Organic Compound (VOC) paints and finishes
- Zero-formaldehyde insulation throughout building.
- Low toxicity, solvent free adhesives and sealants.

## Eco-Friendly Materials:

- Sustainably harvested framing lumber.
- Forestry Stewardship Council (FSC) Certified hardwood flooring or bamboo flooring (per developer's selection)
- FSC Certified millwork.
- Recycled content and HCFC-free insulation.
- Recycled content or natural fiber carpeting (per developer's selection)
- Recycled glass, recycled paper or locally-harvested granite countertops (per developer's selection)
- Rain barrels and water-permeable walkways and green space reduce storm water runoff.
- FSC Certified hardwood cabinetry

## Other Features:

- Generous private outdoor space for each unit.
- Bottom floor units have private yards.
- Duplex units and unit "3A" each with two private outdoor spaces.
- Washer/Dryer in each unit.
- GE Profile Stainless Steel appliances.
- Units pre-wired for telephone and cable/high-speed internet.
- Solid core 8' doors throughout.
- Dial up intercom security system.

## What is a "Green" home?

A green home uses less energy, water, and natural resources, creates less waste, and is healthier for the people living inside.

Some helpful 'Green' terms:

**ENERGY STAR** - Energy Star is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices.

**GREEN GLOBES** - The Green Building Initiative (TM) has been working with local homebuilder associations across the country to develop locally relevant green building programs. These programs help builders develop homes that can help reduce your energy bills, provide a healthier living environment for your family all while being considerate of the environment.

**CHICAGO GREEN HOMES** - The purpose of the Chicago Green Homes Program is to encourage residential builders, developers and homeowners to use technologies, products and practices that will provide greater energy efficiency, provide healthier indoor air, reduce water usage, preserve natural resources, improve durability and reduce maintenance, and reduce waste and pollution.

**FSC** - Forest Stewardship Council is a non-profit organization devoted to encouraging the responsible management of the world's forests. FSC sets high standards that ensure forestry is practiced in an environmentally responsible, socially beneficial, and economically viable way.

**VOC** - Volatile organic compounds (VOCs) are emitted as gases from certain solids or liquids. VOCs include a variety of chemicals, some of which may have short- and long-term adverse health effects. Concentrations of many VOCs are consistently higher indoors (up to ten times higher) than outdoors. VOCs are emitted by a wide array of products numbering in the thousands. Examples include: paints and lacquers, paint strippers, cleaning supplies, pesticides, building materials and furnishings, office equipment such as copiers and printers, correction fluids and carbonless copy paper, graphics and craft materials including glues and adhesives, permanent markers, and photographic solutions.

**EEM** - Energy efficient mortgage makes it easier for borrowers to qualify for loans to purchase homes with specific energy-efficiency improvements. Lenders can offer conventional EEMs, FHA EEMs, and VA EEMs. An energy rater must test the building and the potential energy savings can then be rolled into the buying power.