



GREEN FEATURES: ESTATE AND VILLAGE HOMES

1. Erosion control site plan using mulch, compost, or straw bales
2. Tree preservation plan
3. Drought resistant landscaping
4. High efficiency air conditioning units – 14 Seer rating with environmentally balanced chlorine-free refrigerant
5. High efficient gas heat units sized according to ANSI/ACCA Manual J
6. All ductwork joints and penetrations sealed with low toxic mastic. Leakage not to exceed 5%. Main duct to be rigid metal (no fiber duct board)
7. Heating equipment located outside the conditioned space
8. Programmable thermostat
9. Air barrier between garage and heated space
10. Energy Star appliances and light fixtures
11. LED lights which use 85% less energy than incandescent lights and have an expected life of 34 years or 50,000 hours
12. Heat exchanger energy recovery ventilator
13. Zip sheathing system including infiltration barrier and taped joints
14. Blower door test with minimum standard of 0.25 cfm50/sf of surface area
15. Window infiltration rating of DP 50 and low E glass
16. Extensive window and door flashings
17. Low volume flush toilets, maximum of 1.28 gallons per flush
18. Low flow (Less than 1.2 gpm) faucets.
19. High efficiency hot water heater
20. Wall insulation R-16
21. R-30 floor insulation
22. R-38 roof insulation
23. Engineered wood in subfloor, trusses, and beams
24. California framing system
25. Recycle content: Carpet, Door hardware, Hard tile, Hardwood flooring, Siding, Concrete, Sheetrock
26. Low VOC products: Plywood, Particle board, Paint, Sealants, Floor Coverings
27. Radon vent system



SAFETY, HEALTH & ACCESSIBILITY FEATURES

SAFETY FEATURES

- Induction stovetop to eliminate burn possibility
- Stove controls located at front for improved access
- Health monitor system
- Increased lighting levels
- Microwave above oven to prevent reaching over cooktop
- Scald protection faucets
- Pressure compensating shower valves

HEATH FEATURES

- Crawlspace membrane installed to reduce moisture
- Grace Window Wrap System to prevent leakage
- Zip® Sheathing System including taped joints to provide industries best infiltration system
- Grace® Ice and Water Shield membrane installed in all roof valleys and ridges
- Cement Board siding caulked at all joints
- Flashings located at all exterior horizontal trim, doors and windows
- Low VOC interior finishes
- Air Barrier between garage and living areas
- Radon Venting
- Energy Recovery Venting system to maximize intake of fresh air without energy penalty

ACCESSIBILITY FEATURES

- Steps eliminated at entrance
- Minimum interior door width of 34"
- At least one bathroom is handicap adaptable
- Light switches lower 6" for better access from wheelchair
- Electrical outlets raised 6" for improved access
- Lever door hardware
- Casement windows for ease of operation and locking
- Comfort height water closets
- Optional front-loading washer and dryer installed on raised platform. Top loading washer and dryer is standard
- Floor material transitions minimized
- Door threshold heights minimized
- Showers are standard vs. tubs. Walk-in tubs are optional
- Backing for future grab bars
- Lever faucets available



GREEN FEATURES: MANOR HOMES

1. Maximize open space
2. Stormwater management
3. Water efficient landscaping utilizing captured rainwater for irrigation
4. Water efficient plumbing fixtures
5. Optimized energy performance
6. Commissioning, measurement, and verification of energy systems
7. Reduce construction waste disposal by a minimum of 50%
8. Recycled content of greater than 10%
9. Use of more than 10% of regional materials
10. Low VOC materials
11. Outdoor air delivery monitoring to insure accurate level of outside air
12. Automatic lighting controls
13. Energy management systems
14. Light pollution reduction
15. Use of water source heat pumps
16. Energy Star appliances and light fixtures
17. LED lights