



Green Features to be incorporated into Beall's Grant II

LOCATION AND NEIGHBORHOOD FABRIC

- Smart site location: adjacent to existing development; no wetlands, steep slopes, or prime farmland disturbed
- Proximate to services and new construction in Rockville Town Center
- Compact development
- Located in a walkable neighborhood, linking the development to public open spaces and adjacent development; a sidewalk to enhance access will be added in front of Snowden's Funeral Home
- An adaptive reuse site consisting of a former retail building (demolished) and motel annex (to be demolished)
- Located within 2 blocks of Metro stop, with regular bus service at the door

SITE IMPROVEMENTS

- Native trees and plants appropriate to the site's soils and climate will be selected, minimizing the need for irrigation

WATER CONSERVATION

- Water-conserving fixtures will be installed in bathrooms and kitchens

ENERGY EFFICIENCY

- Appliances will comply with Energy Star standards
- Interior lighting in interior common and exterior areas will comply with Energy Star standards; exterior lights will be controlled by daylight sensors
- Air conditioning units will exceed Energy Star standards at 14.5 SEER
- The possibility of photovoltaic panels will be investigated to reduce energy consumption

MATERIALS BENEFICIAL TO THE ENVIRONMENT

- A construction waste management system will be implemented to reduce the amount of material sent to the landfill
- As much as is feasible, materials with recycled content will be utilized
- Reflective roof materials will be used to reduce heat-island effect

HEALTHY LIVING ENVIRONMENT

- Low/no volatile organic compounds (VOC) paints, primers, adhesives and sealants will be used
- Green Label Certified Floor Coverings will be used
- Exhaust fans in kitchens and baths will be installed
- A ventilation system that provides 15 cubic feet per minute per resident of fresh air will be installed
- Mold prevention via reduction of water condensation and absorptive materials will be engineered
- One-piece tub and shower enclosures will be utilized to minimize mold formation
- Vapor barriers and waterproofing will be installed in basements