



SUSTAINABLE THINKING. EXCEPTIONAL LIVING.

It's not easy being green, but it is worth it. **FLATS170** is dedicated to being the best community it can be and that all starts with giving our residents a well-appointed, energy-efficient place to call home. Through our efforts toward this goal, **FLATS170** was built to achieve LEED® Silver certification.



WHAT IS LEED® CERTIFICATION?

LEED is a U.S. Green Building Council program that provides third-party verification of green buildings. LEED stands for Leadership in Energy & Environmental Design and it is transforming the way we think about how our buildings and communities are designed, constructed, maintained and operated around the world.

HOW FLATS170 MAKES A DIFFERENCE

To make a truly green community, every part of **FLATS170** has sustainability built in, from the materials we used in construction to the programs that will keep **FLATS170** eco-friendly for the future.

OUR SITE

GREEN SPACES AND LANDSCAPING

FLATS170 has green spaces that are landscaped with native, well-adapted plants, carefully selected to limit irrigation and reduce potable water use.

WATER CONSERVATION

FLATS170 features low-flow showerheads and faucets, dual-flush toilets, sink aerators and ENERGY STAR® appliances to achieve a water savings of more than 40%, compared to non-green communities.

UTILITY EFFICIENCY

FLATS170's highly efficient HVAC systems cut down utility usage by more than 15% over code requirements, significantly better than other residential projects.

EFFICIENT CONSTRUCTION MATERIALS

All apartment walls are constructed of highly energy-efficient materials and are well insulated and sealed to minimize heating/cooling changes and for sound purposes.

APPLIANCE EFFICIENCY

ENERGY STAR®-rated appliances and low-energy lighting systems are installed throughout the apartments and the common areas.

TRANSIT ORIENTED

FLATS170 is located so that residents can walk, bike or take public transportation (a MARC station and CMRT K route bus stop are nearby) to work, school and numerous other destinations.

GREEN CLEANING

FLATS170 installed a green cleaning program that uses only eco-friendly products to clean all common areas and amenity spaces. We also encourage residents to use eco-friendly products for their homes.

MATERIALS AND RESOURCES

CONSTRUCTION WASTE MANAGEMENT

FLATS170 successfully diverted more than 90% of its construction waste to recycling facilities (vs. to landfills).

RECYCLED CONTENT AND LOCAL MATERIALS

FLATS170 was built with over 75% of recycled and regionally sourced materials, minimizing the energy required for transportation and stimulating the local economy.

RECYCLING ACCOMMODATIONS

Recycling containers are easily accessible to residents and the hassle-free nature of our recycling program ensures maximum participation.

INDOOR ENVIRONMENTAL QUALITY

SMOKE-FREE COMMUNITY

FLATS170 is a non-smoking community, which helps to improve and maintain the health and well-being of all our residents.

CONSTRUCTION AIR QUALITY

An indoor air quality management program was maintained throughout the entire construction process to ensure the building interiors (materials, ducts, vents, etc.) provide a high level of air quality for residents, guests and employees.

AIR QUALITY

FLATS170 apartment home doors are air-sealed to outside and neighboring homes, but our natural ventilation systems bring controlled fresh outside air into the homes.

LOW-VOC MATERIALS

We use paints, sealants, adhesives and carpet products that are low in volatile organic compounds (VOCs), throughout the apartments and the common areas.

TIPS TO HELP STAY GREEN AND IMPROVE EFFICIENCY



- Take advantage of natural daylight.
- Turn off all lights that are not being used.
- Close blinds to keep the summer sun out.
- Open blinds to let the winter sun shine in.
- Wash your laundry with cold water whenever possible.
- Only wash full loads in your washer and dishwasher. Washing full loads can save you more than 3,400 gallons of water each year.
- Report leaks or any problems to property management as soon as possible.



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FOR MORE INFORMATION ABOUT FLATS170 CALL 443.351.8280 OR VISIT FLATS170.COM

