



# 3221 Calusa

Coconut Grove, FL 33133



Fully Renovated, High Quality,  
Sustainable Home



- save on utility bills
- improve indoor air quality
- reduce allergens, mold & mildew
- reduce waste
- increase resale value
- conserve natural resources
- live in a healthy, sustainable home
- reduce your impact



Dear Homeowner,

My name is Marcelo Fernandes, owner of Oxford Universal Design Build. On behalf of the Oxford team, we'd like to say thank you and congratulations on your new LEED certified home! We put this coffee table book together to share with you what makes your home sustainable so that you are aware of how it benefits you and the community. As you'll see, our team of professionals made every effort to implement "beyond code" best management practices to meet the rigorous requirements of the LEED for Homes rating system. As a result, we are confident that you and your family will save money on monthly utility bills, enjoy superior indoor air quality and comfort, and benefit from products that are more durable and long lasting. We also hope that you take pride in your decision to purchase a home that conserves resources and is better for the environment.

Sincerely,

*Marcelo Fernandes*

President

Oxford Universal Design & Build



# LEED® Facts

3221 Calusa  
Coconut Grove, FL



LEED for Homes Certification

## Silver

## 60\*

 Innovation & Design

 Location & Linkages

 Sustainable Sites

 Water Efficiency

 Energy & Atmosphere

 Materials & Resources

 Indoor Environmental Quality

 Awareness & Education

\* exceeds threshold for Silver by 3 points

## WHY A GREEN HOME IS BETTER



Leadership in Energy and Environmental Design (LEED), is the U.S. Green Building Council's (USGBC) system to certify green buildings, so that they are *healthier for us to live, work and play*.

This home is LEED certified; which means it is resource efficient. It uses less water and energy and reduces greenhouse gas emissions, compared to regular homes. And, as an added bonus, it can *save the owner money* through lower utility bills and increased health benefits.

You can see this home's rating and score on the left. *The higher the score, the better.* Explore this home's efficient features in this publication.

# EXCEPTIONAL DESIGN AND VERIFICATION TEAM

## Development Team:



This home's exceptional design development team designed it to meet LEED requirements.

## Verification Team:

Rater:



RunBrook helped Oxford and EDI understand LEED program requirements and verified that green building features specified in the plans were actually implemented during construction.

Provider:



Green Insight provided quality assurance, reviewed RunBrook's verification documentation and coordinated with the USGBC.



# KEY FEATURES

*abundance of natural light*

*use of highly efficient LED lighting to reduce energy bills*

*use of LOW VOC paints*

*baseboard, doors and cabinets are made from recycled wood*

*smart home systems to help save energy*

*highly efficient HVAC systems and filters*

*home was verified and tested by green building professionals*

*tankless, natural gas hot water heater*

*extra waterproofing throughout*

*high impact doors and windows*

*door and window glass transmits less heat*

*beautiful, easy to clean flooring*

*no carpet to improve air quality*



# HIGH QUALITY, SUSTAINABLE PRODUCTS



This home incorporates a variety of high quality, durable and sustainable products. The Cali Bamboo deck is made from 100% recycled composite material, absorbs less water, and requires less maintenance than wood. LED lighting used throughout the home is more efficient and lasts longer than CFL and incandescents. The home also features a Rinnai tankless gas hot water heater and Energy Star labeled whisper green bathroom exhaust fans that are energy efficient and operate quietly.

**WhisperGreen**  
VENTILATION FAN





# GREAT LOCATION



This home is in a great location, in a cul-de-sac. In addition to it being in a sought after neighborhood, the following features make the home more sustainable:

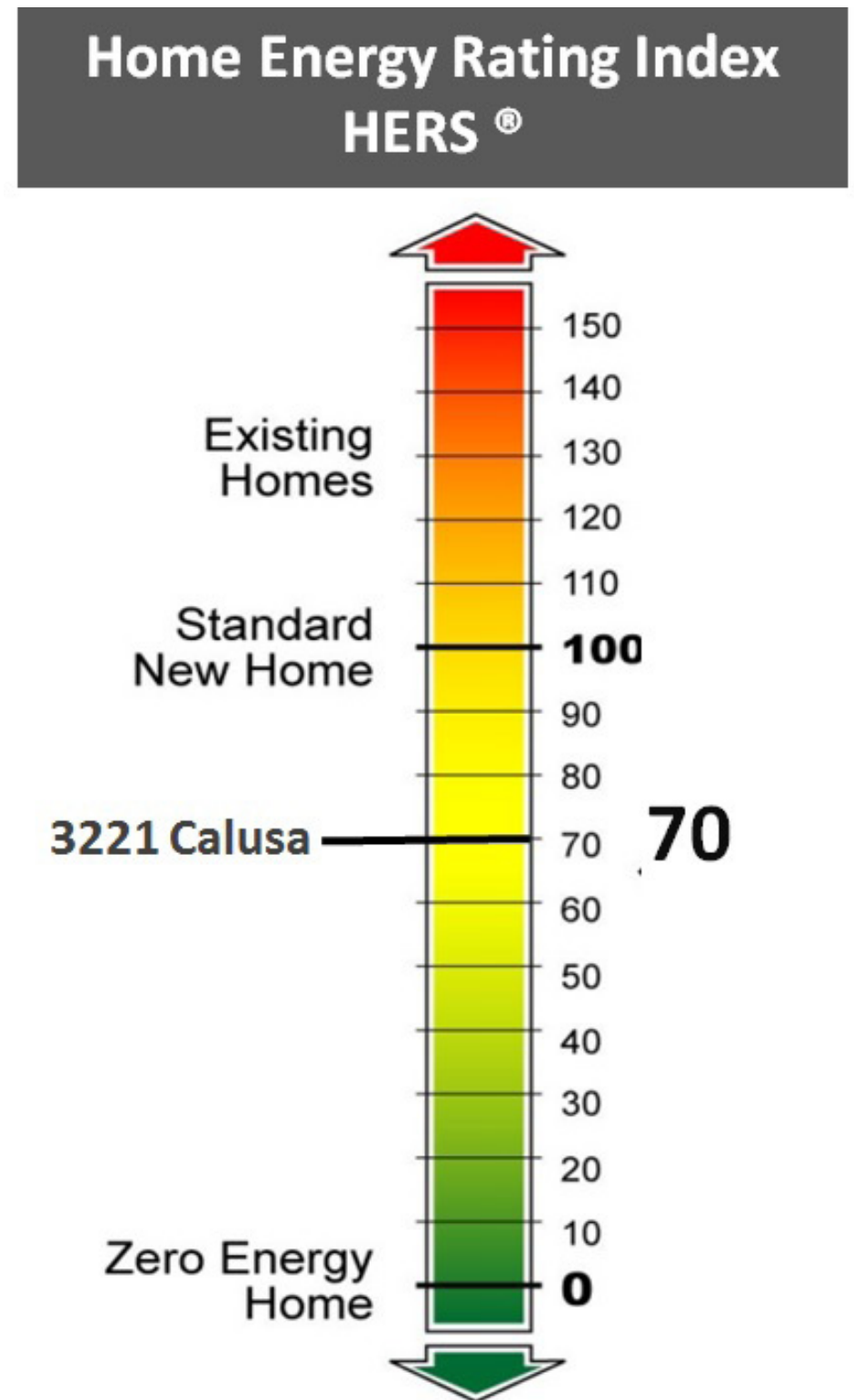
- it is built above a 100 year flood plain, as defined by FEMA
- it is NOT built on habitat for threatened or endangered species
- it is NOT built within 100 feet of water or wetlands
- it is NOT built on land that was previously public park land
- it is NOT built on land with prime, unique or significant soils
- it IS located within 1/2 mile of public transit that provides at least 30 rides per day



# ENERGY EFFICIENCY

A certified Energy Rater performed a Home Energy Rating (HERS) of this home. This entailed developing a building energy model to select energy efficient features and best design practices. *The lower the Home Energy Rating Score (HERS score), the more LEED points earned.* This home's HERS score is a 70. It performs 30% better than a standard code built new home of similar size located in a similar climate. This translates to electricity savings of approximately \$750 each year. This home will also reduce the same amount of carbon from the atmosphere as 4.1 acres of U.S. forest land. Here are some of the energy efficient features that contribute to this home's HERS score:

- Windows that resist heat gain
- Highly efficient HVAC system
- LED lighting and use of natural light
- Tankless natural gas water heater





# PERFORMANCE TESTING



The certified Energy Rater also conducted onsite performance testing used to determine the final HERS score. These tests included the blower door test (image) and the duct leakage test. The blower door test depressurizes the home to measure building envelope leakage. The duct leakage test depressurizes HVAC duct work also to measure leakage. These tests make sure that cool conditioned air does not leak to the outdoors saving money during hot Florida summers. These tests are not required by local building departments. However they are required by the LEED for Homes program to verify the quality of the builder and HVAC contractor's work. Test results of this home confirm the building envelope and HVAC ductwork is well sealed from the outdoors.



## WATER EFFICIENCY

This home secured LEED points for indoor water use by incorporating high-efficiency fixtures and fittings. Lavatory faucets are low flow (1.5 gallons per minute). According to the EPA, this reduces water flow by 30% or more as compared to the standard 2.2 gallons per minute rate without impacting performance. This can save approximately 500-700 gallons per year; enough water to take 40 showers.

Toilets are from Duravit and feature a low flow flush rate of 1.28 gallons per flush as compared to the standard 1.6 gallons per flush. This feature can help the average family reduce toilet water use by 20%-60% which is equivalent to nearly 13,000 gallons of water per year.



High Efficiency low flow lavatory faucets (1.5 gallons per minute).

Duravit High Efficiency  
Toilets with low flush capacity at (1.28  
gallons per flush).





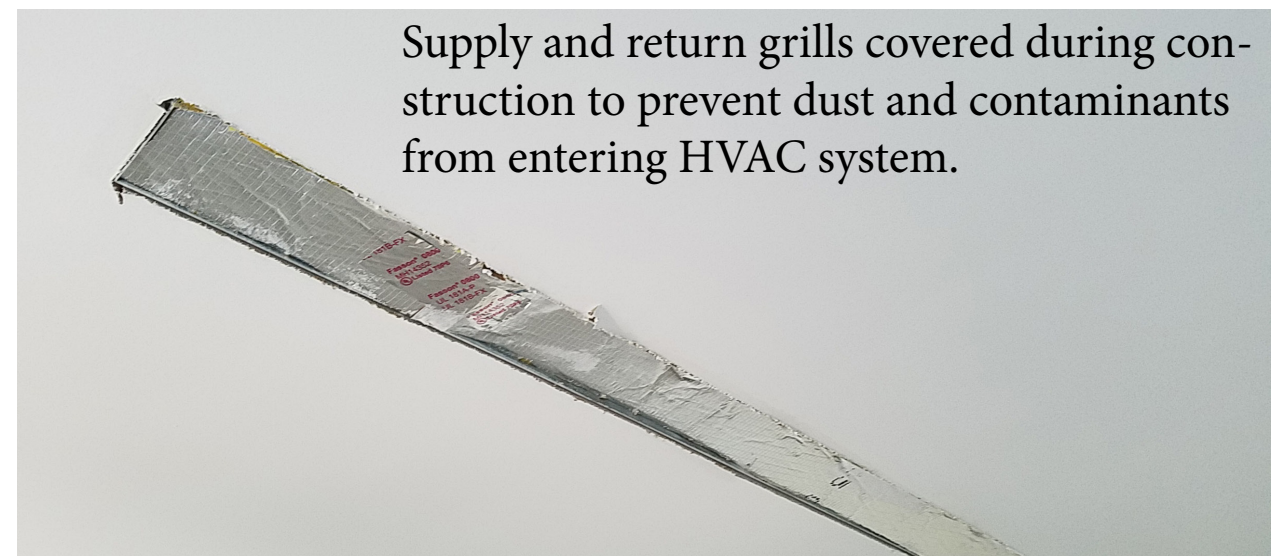
## BETTER INDOOR AIR QUALITY

The home meets rigorous LEED for Homes indoor air quality requirements that go well beyond code. The kitchen meets exhaust standards by introducing a high capacity range hood to remove cooking odors and contaminants. All supply and return grills were covered during construction to prevent contaminants from entering the air handling system.

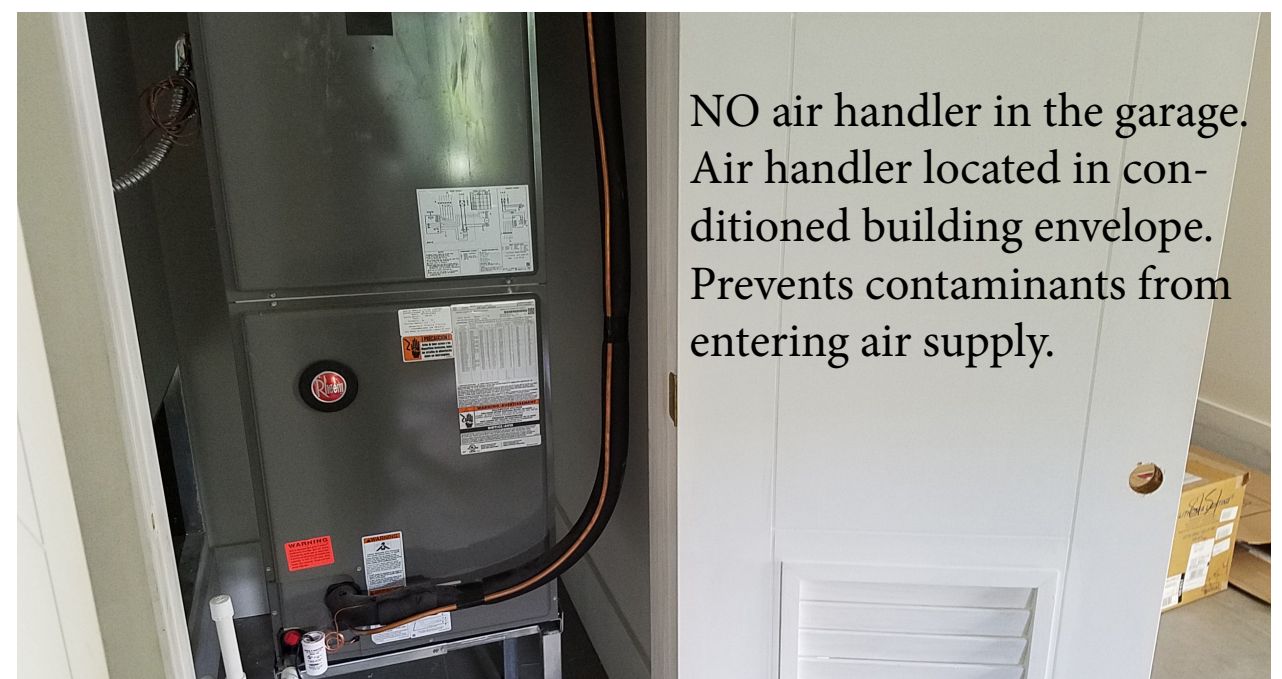
Finally, the builder enhanced indoor air quality by locating air handling units in the building envelope and NOT in the garage. This will prevent fumes from gasoline emissions, carbon monoxide, and paint from entering the air supply. Although it may seem like common sense to avoid it; most homes in Florida have air handlers in the garage.



High capacity kitchen range hood removes odors and cooking contaminants by exhausting to the outdoors.



Supply and return grills covered during construction to prevent dust and contaminants from entering HVAC system.



NO air handler in the garage. Air handler located in conditioned building envelope. Prevents contaminants from entering air supply.



## LESS WASTE

The LEED for Homes rating system awards points for waste diversion during construction. This home utilized a co-mingled dumpster service that picks up construction debris and separates it prior to disposal in local landfills. The service quantifies (by weight) the amount of construction debris that was recycled or diverted from reaching the landfill.

***This project diverted more than 60% of all construction waste from the landfill.***





# SUSTAINABLE SITE

This home is built on a sustainable site. This means that the site of the home was developed to minimize its impact on the environment. For example:

*controls were put in place to limit erosion*

*the landscaping was carefully designed to be beautiful, while at the same time avoiding invasive plants*

*the landscaping includes drought-tolerant plants, which limits water use and utility bills*

*large native oak trees were preserved and protected during construction*

*shade makes the home and yard more comfortable and increases energy efficiency by reducing heat*





# BEFORE & AFTER





# BEFORE & AFTER



# BEFORE & AFTER





# BEFORE & AFTER





# GALLERY OF PHOTOS





# GALLERY OF PHOTOS





# GALLERY OF PHOTOS





# GALLERY OF PHOTOS





# GALLERY OF PHOTOS







# Contact



Put our knowledge of Southeast Florida neighborhoods, trends, and schools to work for you.

Whether you are buying or building your dream home, looking to invest, or eager to develop a commercial property, our extraordinary team of realtors and developers are at your service. We look forward to working with you!

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### IMPORTANT:

Please note that this publication was created prior to completion of the home and prior to obtaining LEED certification. As a result, certain colors, features, descriptions and attributes of the home, as well as actual LEED credits obtained (collectively, "Attributes"), are subject to change. Actual results may vary. At the time of publication, the home may be seeking LEED certification. You should independently confirm any Attributes of the home that are important to you.