



Gables Ponce Phase II

Certified: April 8, 2015
Points Achieved: 67
FGBC Version 1
Project Evaluator: Michael Houston

Gables Ponce Phase II, a luxury apartment community developed by Gables Residential in Coral Gables, has earned green building certification by the Florida Green Building Coalition (FGBC), after it successfully met the sustainability standards established in the FGBC Florida Green High-Rise Residential Building certification program. The project achieved **67 points** of its 50 minimum required, making it the **highest scoring high-rise in FGBC history**.

The designation represents achievements in a number of categories, such as energy efficiency, water conservation, site preservation, indoor air quality, materials, and durability, including disaster mitigation.

FGBC-certified projects complete a technically rigorous building assessment and construction process to promote design and construction practices that reduce the negative environmental impacts of the building, improve occupant health and well-being, and reduce operating costs for the owner.

Phase II of Gables Ponce offers 119 apartment homes and 24,000 square feet of office space. It also includes an expansive pool deck and community spaces for gatherings and relaxation, such as the lounge-like Café de Ponce and Club Ponce, a gaming room complete with ping-pong and billiards. The mixed-use community is steps away from the shopping hub of the Village at Merrick Park, and has close proximity to the bustling retail, fashion, dining and business offerings of Miracle Mile and downtown Coral Gables.

The project was designed to be 25 percent more energy efficient than typical code-compliant buildings and will purchase at least 75 percent of its energy needs for two years through green

power agreements. Water conservation efforts include the use of drought-tolerant plants for 75 percent of its landscaping, reduction of potable water use for irrigation on 75 percent of area irrigated, installation of ultra-low-flow toilets, low-flow plumbing fixtures, and water-efficient washing machines.

For improved indoor air quality, healthy building materials were used, such as low VOC paints, stains, and adhesives; carpet and composite wood products free of harmful formaldehyde; and insulation products that do not give off gas toxic chemicals.

A construction waste management plan was implemented that diverted a minimum of 75 percent of the waste from the landfill. To minimize the parking area footprint, vertical parking lifts were installed.

Other green features include:

- All building HVAC&R systems are free of HCFC's and Halons
- All appliances are Energy Star certified
- Water heater is installed in a central location between areas that use hot water
- Landscape comprised of a minimum of 75% of drought tolerant plants
- Reduces potable water consumption for irrigation on 75% of area irrigated.
- All toilets installed permit one to flush at volumes lower than required by EPACT
- Each shower is equipped with only one showerhead
- Faucet aerators are installed on all fixtures
- All fixtures installed are rated at a flow rate equal to or lower than that mandated by the EPACT
- Not developed on prime farmland, flood prone areas, habitat for threatened species, 100ft of Wetland, or public parkland
- Is within a minimum of 1/2 mile of one rail node or 1/4 mile of 1 or more bus lines
- Provides securing locations for bicyclers and showering and changing rooms for 5% of total occupants
- Does not exceed the minimum zoning parking requirements
- Limits site disturbance to 40 feet beyond the building perimeter
- Exceeds minimum zoning requirements for open space by 25%
- No net increase in stormwater runoff from pre-development conditions to post-development
- Provides onsite measures to reduce heat island effects
- Provides either a green roof (50% of roof area) or Energy Star Certified roofing material (75% of roof area)
- Smoking is allowed only in designated smoking areas
- All adhesives and sealants meet VOC limits
- All paints meet VOC limits
- All carpet and carpet products meet the Carpet & Rug Institute Green Label Certification Program
- All composite wood and agrifiber products contain no added urea-formaldehyde
- All insulation products are free of formaldehyde



- Provides minimum of one operable window and one lighting control zone per 200 SF for all areas within 15 feet of perimeter
- Provides 50% of all occupants individual control of airflow temperature, and lighting
- Provides natural daylighting to 75% of interior spaces
- Provides views to vision glazing for 75% of all occupants
- All grout lines between tiles are less than 3/16" wide
- Sealed combustion water heater, or use of an electric water heating system
- Use of a sealed combustion furnace or use of an electric heating system such as a heat pump
- Installed armored/metal hoses on all fixtures/appliances
- Project has infrastructure for recycling paper, cardboard, glass, plastics, and metal
- Project diverts a minimum of 75% of all waste from landfill
- Incorporates 10% (based on material cost) recycled materials
- Uses a single lever shutoff valve requiring only a 90 degree turn
- Utilizes impact resistant glazing and impact resistant entry points
- Slab elevation is 12" above 100 year flood plan and all grades around building slope away
- Utilizes fire resistant exterior wall cladding, roof covering or subroof, soffit and vent materials
- FGBC Designated Professional was involved with project design & construction
- Utilizes soil moisture sensors
- Utilizes light colored interior finishes
- Easy access to basic services
- Carpet tiles are using common areas.
- Second year of utilizing green power
- Equipment tie down are on the roof
- Is located in an FGBC Certified Green Local Government
- Provides 100% covered parking
- Non Cypress mulch used
- Light colored exterior