



## Turning Leaf Construction 2615 Oglesby – Winter Park

Certified: March 3, 2015  
Points Achieved: 141  
Certification Level: Silver  
Certifying Agent: Tracy DeCarlo

This impressive two-story lakefront home built by Turning Leaf Construction and designed by Dirk Arace of Arace Designs, both located in Longwood, features a spacious and easy-living design constructed with advanced building materials that set this home apart from the others through its superior energy efficiency. The home received a silver level “Florida Green” certification through the Florida Green Building Coalition.

Serving as FGBC Certifying Agent, Tracy DeCarlo, owner of One Stop Green Home Certification in Apopka, guided the project through the certification process and helped its green team optimize green strategies.

Earning the maximum points in the Energy category, this home has a superior "shell" using Fox Blocks insulated concrete form (ICF) exterior walls, Energy Star windows and doors, and open-cell spray-foam insulation (5 inches) under the roof. This fortress of thermal efficiency limits energy consumption and scored a 53 HERS Index Rating.

Function and efficient operation were key factors in the indoor design. All paints, stains and adhesives used, as well as the hardwood and carpeted floors, met the low VOC standards. Porcelain tile in the wet areas (bathrooms, laundry room) was used for easy care and control of any overflow water. The windows and doors allow for natural daylighting while the evening hours find the home illuminated using LED fixtures throughout. The indoor environment is maintained with three high-efficiency HVAC systems each at 16 SEER and utilizing introduction of outside fresh air that is conditioned before it is introduced into the indoor environment.

Comfortable, quiet and safe, this home showcases luxury amenities throughout. A brick-paved courtyard with facing garages welcomes you to a grand front porch framed by 22-foot tall columns. Walking into the home, a custom built stairway greets you and ascends to a balcony bridge that overlooks the living area featuring a fireplace and large windows filling the room with natural light. The balcony bridge leads to three oversized bedrooms, an upstairs laundry room and the master suite with its huge walk-in closet and picturesque lakefront views.

The great room, with custom ceiling details and built-in cabinets, is an open design that flows into the expansive kitchen that features an ample center island, a windowed-wall eating area, a hidden pantry and a wine cellar.

Perhaps the most impressive aspect of this home's design is the 10-foot tall full-wall sliding glass doors that hide-away to allow for seamless outdoor living on the covered porch – complete with a custom summer kitchen and built-in fireplace. From the covered porch, stone steps lead to the custom pool, spa and pool deck with its unique integration of stone and turf to create an amazing hardscape setting that enhances the western sun view of Little Lake Fairview. The pool and spa features a salt sanitizing system and variable speed pump. To complete the outdoor fun, a 100+ foot wooden walkway leads to the boathouse that includes a sun deck, boat and jet ski lifts.

And, while the indoor environment boasts luxury amenities and energy efficiency throughout, the exterior of this home received careful planning to be sure it existed and operated efficiently within its environment. Swales strategically located create a flow to mitigate rainwater allowing for percolation rather than flow into the lake. The turf is a drought-tolerant Bermuda requiring minimum irrigation and highlighting the landscape design are Florida native plants and pine needle mulch. The exterior paint uses light colors with high reflection to reduce heat island effect. Large roof overhangs shade the entries and provide comfortable, covered open areas to relax and enjoy the lakefront views.