



June 21, 2017

RE: Sunrise of Newton – Sustainability Measures

To whom it may concern”

Sunrise Senior Living is committed to environmental stewardship. The design for the Sunrise of Newton is concerned with its impact on the environment as it is constructed, and with a long-range commitment to energy efficiency as it operates.

### **Exterior Envelope**

- A robust, continuous thermal envelope with a continuous air infiltration barrier, continuous exterior insulation and a high R value will ensure minimal heat loss/gain and reduce the load on heating systems.
  - The windows will have a low U value, low E coating and will be argon gas-filled, which also translates to heat/cold resistance and reduces the load on heating and cooling the building. They are also carefully detailed to prevent thermal bridging and avoid air infiltration.
  - Windows are plentiful and placed to take advantage of daylighting opportunities.
- The flat roof portions of the building will be covered in white, light reflecting TPO, which will reduce the heat gain.
- The roof will be “solar ready”, meaning that both structurally and electrically, if solar panels are added in the future they can be very easily accommodated.
  - The building will also be computer modeled to show compliance with the new Mass IECC and stretch code requirements.
  - After construction, the mechanical systems will be commissioned to ensure that they are installed correctly to reach maximum efficiency during operation.

### **Interior of Building**

- We will use LED lighting wherever possible and will utilize occupancy sensors and lighting controls.
- Exterior lighting is on automatic controls to conserve energy.
- Plumbing fixtures will be low-flow (i.e. showers, faucets, toilets)
- The interior environment is planned to enhance the resident’s well-being. Fresh ventilation is provided to each room. Low VOC paints will be specified, and low emitting materials will be utilized.
- Energy Recovery Units will be provided as part of the mechanical system. They utilize the temperature of exhausting air to temper the incoming ventilation air, thus reducing the energy required to either heat or cool incoming air to the desired temperature.

### **Site**

- The site design uses permeable paving that allows water to drain through which then recharges the storm water system replenishing the natural water supply.
- Plants are specified as drought tolerant, and indigenous to the area.

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- Irrigation is provided with a “smart” system which gathers local weather data and regulates the amount of water that goes out to the heads. This reduces water use and prevents over-watering and potential damage to the hardscape.
- The building is located at a public bus stop, and employees are encouraged to car pool and use public transit.

### **Post Construction**

- After construction, during normal operation, Sunrise has committed to being certified by the EPA Energy Star Program. The EPA Energy Star Program is a voluntary energy efficiency program. It promotes products and practices that help protect the environment. Sunrise is already committed to the Energy Star Program and enrolls its communities in the program. Since the EPA created “Senior Housing” as a building type for Energy Star Certification, Sunrise Senior Living communities have been certified every year. The water, gas and electric bills for all these communities are monitored monthly and rated against other Energy Star participants. The ENERGY STAR certification signifies that these buildings perform in the top 25 percent of similar buildings nationwide for energy efficiency and meet strict performance levels set by the EPA. These communities use an average of 35 percent less energy and release 35 percent less carbon dioxide than typical communities.
- This Sunrise community will have a comprehensive maintenance program in place to maintain equipment and conserve energy costs; they will focus on best practices for efficiency in the areas of kitchen and laundry operations, lighting and HVAC&R (Heating Ventilation Air Conditioning and Refrigeration).

We hope this information has been helpful and we look forward to building and operating a successful and energy efficient Sunrise Senior Living community.

Sincerely,

Andy Coelho  
Senior Vice President  
Sunrise Development, Inc.

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