



# 605 CONCORD: *RESIDENT OPERATIONS GUIDE*

INCLUDING EQUIPMENT AND APPLIANCE MANUALS



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## **NEW RESIDENT ENERGY EFFICIENCY ORIENTATION INFORMATION**

The 605 Concord project has been designed and built in accordance with the following environmental and energy conservation standards:

- **USGBC LEED BD+C Multifamily Midrise**, Target Level: Silver
- **Energy Star** Multifamily High Rise Simulation Guidelines
- **ASHRAE 90.1-2007**

The project site is ideally located close to existing urban infrastructure and public transportation lines. The new building was designed and built with the goal of conserving energy while providing for optimum comfort of our residents. There are many energy efficient features incorporated into the building's mechanical, electrical and plumbing systems.

### **Sustainability measures incorporated into the design of the property include:**

- The project is within 1/2 mile of a community open space greater than 3/4 acres in size
- Drought tolerant plantings, stored and infiltrated stormwater, no traditional turf grass or invasive species, and high-albedo (light reflective) roofing and live green roofs.
- The site drainage meets stringent City of Cambridge Concord-Alewife storm water management guidelines.
- Water efficiency measures include low flow plumbing fixtures and appliances, including "Water Sense" certified fixtures.
- Windows significantly exceed the U-value (insulation criteria) required by EnergyStar.
- Hot water piping and ducts are insulated with R-4 insulation.
- Light fixtures are EnergyStar rated or are LED-type energy conserving fixtures.
- Over 80% of construction waste was documented as diverted from landfills
- All units have been air sealed and weather stripped at windows and doors, and compartmentalized to limit air leakage between units as well as between unit and corridor. This air sealing has been rigorously tested utilizing blower door testing throughout the building.



### **CHOICE FOR GREEN AND RENEWABLE ELECTRICITY**

The City of Cambridge offers renewable energy choice to residents and businesses. Standard Green and 100% Green Plus rates are changed every 6 months, however these are usually less expensive than Eversource Basic Service rates. Residents are automatically enrolled in the Standard Green option, and can opt-out of the program, or can upgrade to 100% Green Plus at any time. Please go to this link on the City's web site for additional information:

<https://www.cambridgema.gov/cdd/climateandenergy/energyefficiencyandrenewableenergy/switchingtocompetitivesupplyandgreenpowerpurchasing>

### **HEATING AND COOLING**

Dwelling units are supplied with hydronic heating from efficient, central boilers, with insulated piping runs to an individual fan-coil unit within each apartment. Cooling is provided by small condensers on the roof, supplying environmentally appropriate refrigerant to the same fan-coil unit. Apartments have individual temperature controls and programmable thermostats for heating and cooling to facilitate residents' energy conservation.

### **APPLIANCES**

Appliances are Energy Star rated to the extent available. Please see the operation manuals attached at the end of this document.

### **VENTILATION SYSTEMS**

#### ***KITCHEN/MICROWAVE EXHAUST HOOD***

Cooking exhaust air is directed to the exterior in all kitchens. See appliance manuals for additional information.

#### ***FRESH AIR***

There are no unvented combustion appliances, and carbon monoxide detectors are in each unit. Fresh air is continuously supplied to each unit by an energy recovery ventilator (ERV) located in the master bathroom, as part of the ventilation system.

#### ***BATHROOM EXHAUST***

Ceiling exhaust fans are installed in all guest bathrooms, exhausting to the exterior of the building.



### **CHOICES FOR CLEANING**

Residents should consider environmentally friendly cleaning products whenever possible. Many of the finishes selected for the interior of the apartments can be cleaned utilizing natural cleansers, such as vinegar, castile soap, baking soda, hydrogen peroxide, and essential oils. A quick internet search will offer many options for DIY cleaners, as well as numerous trusted brands of eco-friendly products.

### **CHOICES FOR LIGHTING**

Almost all built in lighting in the building is LED, using very little electricity compared to conventional light bulbs. When furnishing apartments, residents are encouraged to choose LED fixtures for table and floor lamps, to further the energy efficiency of the apartments.

### **APPLIANCES**

Please refer to the attached appliance manuals. They offer information about operation and efficiency that residents may find useful.