

JOSH WYNNE CONSTRUCTION

FLORIDA'S LEEDING HOME

Josh Wynne Construction, Siebert Architects & Raindrops Cisterns Build Highest LEED-Rated Home in Florida.

By Kristen Eichenmuller



Just as global warming temperatures have increased over the years, green home building has also been on the rise with LEED's most recent sizzle under the Florida sun in downtown Sarasota. Josh Wynne, president of Josh Wynne Construction, stepped out of the box and into a league of his own by transforming owner Philip Carey's request for an energy efficient residence into an eco-conscious home with numerous innovative energy and water saving features.

Not only is the charming, cracker-style Coddling Cottage on Laurel Street the first LEED platinum home in Florida, it exceeds the LEED for Homes Platinum v.1 certification - the highest score awarded by the U.S. Green Builders Council's Leadership for Energy and Environmental Design (LEED) - and is the second LEED for Homes Platinum v.1 certification in the United States.

The ratings keep arriving. The 2,914 square foot home scored 237 points out of 300 from the Florida Green Building Coalition (FGBC). The 413 square foot carriage house, with its own address and utilities, is also the highest scoring home ever rated by the FGBC, with an astonishing 267 points out of 300. These eco-achievements make Coddling Cottage and its carriage house, located in the Nationally Designated Historic Neighborhood of Towles Court, the number one and number two highest scoring FGBC homes in the

◀ **The 2,914-square-foot residence is the first LEED Platinum home in Sarasota County.**

▶ **Raindrops Cisterns used a slim-line tank with an underground header system to harvest rain from both structures, maximizing both lot usage and aesthetic impact.**

▼ **The cistern fed fountain and organic garden maximize the beauty and production of the urban space.**

state! Additional certifications include Energy Star, Florida Yards and Neighborhood Program, FPL's BuildSmart® program and the National Wildlife Federation.

Philip Carey never intended for his preferences toward energy-efficient living to create such a buzz. "When Carey approached me about building an energy-efficient home, I said, 'Great! We'll make it green!' Carey refused, saying that green homes were ugly, stark and cold. I took this as a challenge...and we did more than he ever envisioned," said Wynne. Wynne Construction built the entire home in only seven months and for less than \$200 per square foot. The eco-conscious team recycled 85 percent of the trash generated on the project. "Being energy and water efficient doesn't do much good if you aren't efficient in construction practice," said Wynne.

Wynne's team, including Dale Parks of Seibert Architects, Skip VerMilyea of Raindrops Cisterns and certifying agent Drew Smith of Two





▲ Raindrops Cisterns has collaborated with Sarasota County health officials in mainstreaming rainwater use in homes with 3-stage filtration systems; usage can include dishwashing, clothes washing and toilet flushing. Company maintenance programs assure water quality and safety.

▶ Gutter guards and debris diverters clean water en route to the cistern. The 3-stage filter bank plus UV light protects users against harmful bacteria.

Trails, took inspiration from traditional architecture while giving the home a modern flair. A similar combination of old and new runs true for the interiors designed by Kurt Lucas of JKL Design Group.

The kitchen features recycled concrete countertops, a zinc-topped island, reclaimed ancient teak shutters from Indonesia as pantry doors and stainless steel appliances. Bathrooms utilize water-saving, dual-flushing toilets. The family room's focal point features a fireplace with reclaimed beams from the Ringling Towers, recycling some of Sarasota's local history. Reclaimed double doors from Egypt create an old world feel in the study of this high-tech home. The BioBased (soybean oil) spray-foam insulation is estimated to reduce energy consumption and power bills by 50 percent. Less well-known technologies utilized include FlexLite Solar PV system and the Bryant Evolution HVAC. The Low-E insulated windows, which keep both the summer heat and winter cold out, showcase exterior views.

Outside, the landscaping is irrigated from a customized rainwater recovery system by the residential and commercial, design/build



► **Raindrops Cisterns' holistic approach to water collection and reuse includes an A/C condensate recovery system that helps maximize water conservation. Codding Cottage saves on average 10 gallons a day through A/C condensate recovery.**

firm, Raindrops Cisterns. The rain harvesting system installed in both of the Codding Cottage houses guides rainwater from the gutters to the downspouts and then to the two cisterns in back of the carriage house. From there, pipelines direct the reclaimed water for exterior uses of irrigating the organic vegetable gardens, fountain and landscaping. Raindrops Cisterns' holistic approach to water collection and reuse includes bio-swale overflows, rain chains and an A/C condensate recovery system that helps maximize water conservation. Their maintenance program ensures the quality and safety of the water.

"The cistern is the water nexus of the green home," said VerMilyea, "providing water for exterior uses such as irrigating a green roof or an in-home organic garden and interior uses of dishwashing, clotheswashing and toilet flushing. Our systems, which help maintain the sensitive watershed balance in an area, enable property owners to be environmental stewards at home." Active in educating students about water stewardship, Raindrops Cisterns works with school systems on projects that include monitoring rainwater and providing water for urban hydroponic gardens.

The innovative rainwater recovery systems designed by Raindrops Cisterns added valuable LEED points and contributed to the overall superior rating. Josh Wynne Construction and Raindrops Cisterns are currently partnering on several projects that promise to raise the bar



on green building through innovative rain harvesting features.

"Visually, most LEED Platinum homes simply don't compare. I built a house with the character and charm of an historic home and it happens to be one of the newest and greenest homes in America," said Wynne. "I don't build green because of a political agenda or profit motive. I build green because it makes sense for my customers and for the environment," said Wynne.



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Raindrops Cisterns, Inc.

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