



ELEMENTS

Urban Townhomes



+ Smart Construction

The “greening” of your new home began with its location and design, and continued through its construction. During these phases, the following decisions and measures were implemented:

- Designed to achieve LEED for Homes Gold certification.
- Located downtown on a redeveloped site; no green fields were disturbed.
- Located close to commuter rail and bus lines, as well as public open space and most amenities.
- Vertical design has less roof area than a single story home, therefore less heat gain/loss.
- Air quality measures put in place during construction to ensure that mechanical systems and all venting was sealed and protected from dust, dirt, residue, etc. Panelized framing selected to minimize wood waste.
- Third party testing conducted to ensure everything was built as designed; field testing of all systems to ensure operability and efficiency.
- Stormwater controls designed and implemented to prevent runoff and erosion and maximize recharge of the Rio Grande.
- Heavy construction materials (cement, gypsum) locally sourced to avoid high transportation-related carbon emissions.
- High percentage of waste generated during construction recycled and diverted from landfills.



+ 2 Reliable Thermal Comfort

- To enhance efficiency, the windows selected for your Elements townhome are clear, 'Low-E'-coated, sealed insulated glass and have a thermal transmittance factor ('U-Factor') of between .30 and .32 and a solar heat gain coefficient of between .19 and .22.
- Awnings are fixed above the windows to further minimize summer sun heat gain. In other words, you get maximum daylighting with minimal heat gain – which will lower your bills for both heating and lighting.

See Also <http://www.energystar.gov>

+ 3 Air Quality: Finishes

- Low-VOC ('Volatile Organic Compounds') paints and sealants are utilized throughout the house.
- The carpet tile is both low-VOC and completely PVC free, and has the distinction of being 100% recycled and "Cradle to Cradle" certified.
- The ceramic tile is made from 22.5% pre-consumer recycled materials and is formaldehyde free.
- The flooring on the first story is exposed concrete; wood and tile floors are installed on the second story; the absence of carpet provides for improved air quality as these surfaces do not trap contaminants or allergens.

See Also <http://www.epa.gov/iaq/voc.html>
<http://www.shawcontractgroup.com>
http://www.americanolean.com/leed_series.cfm?series=139

+ 4 Air Quality: Insulation

- The insulation installed in your townhome is GreenGuard certified, which means it too is a low-VOC product.
- This particular type of insulation is notable for being manufactured from sand and post-consumer recycled bottle glass.

See Also <http://www.knaufinsulation.us>
<http://www.greenguard.org>



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+ 5 Reliable Thermal Comfort

- A radon gas mitigation installed. The garage is sealed off from the rest of the house.
- The air in the house will be “flushed” prior to occupancy to eliminate any VOCs that may remain from construction.
- For continuous fresh air, each floor of your townhome has operable windows; the glazing on some floors is designed specifically to enhance air circulation via operable panels at both the top and bottom of the windows.
- High density filters minimize the presence of airborne particles.
- Each floor has a carbon monoxide monitor.
- The clothes dryer is vented to the exterior.

+ 6 Energy Star®-rated Efficiency: Overview

- Your new home has undergone a Residential Energy Analysis and Rating based upon Energy Star® guidelines. Your home exceeds Energy Star® standards by at least 30% and has a HERS Index of 60 or less (lower is better), depending upon which floorplan is selected.
- All of this results in a decrease in carbon emissions from your home and lower monthly utility costs. Cost savings of \$419-\$669 annually can be anticipated, depending upon the model selected.
- These cost savings can translate into recognized additional monthly income for loan purposes as well as reduced costs of lending - check with your lender.

See Also <http://www.energystar.gov>

+ 7 Energy Star®-rated Efficiency: Appliances

- Your home comes equipped with an Energy Star® refrigerator, bathroom fan and dishwasher.
- At least 80% of the lighting fixtures in your home are designed to accept compact fluorescent lights (CFL).

See Also <http://www.energystar.gov>



+ 8 Free Hot Water

- Hot water is heated via solar thermal panels mounted on the roof.
- A back-up standard water heater is also included just in case of prolonged overcast weather.

See Also http://www.schueco.com/web/us/home_owners/products/solar_energy_systems/hot_water_from_the_sun

+ 9 Outdoor Spaces

- Townhome models A, B and D offer full stair access to the rooftop deck, which you can enjoy as a space for outdoor entertaining, private reflection, and even the creation of a "green" roof. All townhomes are plumbed for kitchen and irrigation systems.
- Townhome models B, C and D have a balcony on the second story, adjacent to the living room and kitchen area for you to conveniently enjoy the outdoors.

See Also <http://www.greenroofs.com>

+ 10 Wise Water Use; Thoughtful Landscaping

- Kitchen faucets have motion sensors, to prevent sinks from running if you're suddenly called away.
- Your bathrooms are outfitted with high-performance, very high-efficiency fixtures and fittings.
- Outside, the landscaping consists of native, drought-tolerant plants on unsloped grades that require minimal water to thrive and flourish; the irrigation system is high-efficiency, designed by an EPA Water Sense® certified professional.

See Also <http://www.energystar.gov>

+ 11 Even More Efficiency

- Your townhome has been constructed with the necessary infrastructure to install a photo-voltaic system on a portion of the roof that can reduce your energy usage even further. There are many local providers of photo-voltaic systems; 310 Solar has already created a plan for your home. Please contact 310 Solar or your own provider for additional information.

See Also <http://www.310solar.com>