

# WELCOME TO SUMMIT TRAIL



## CHRIS Kids

### WELCOME TO SUMMIT TRAIL

This tour card highlights the green building features you'll see in and around our community. Each feature noted on the tour card corresponds with a sign posted onsite.

When you have completed the tour, please return this card to a staff member so that others can enjoy it.



**SITE PLANNING**



**ADVANCED TECHNIQUES**



**ENERGY EFFICIENCY**



**INDOOR AIR QUALITY**



**RESOURCE EFFICIENCY**



**WATER EFFICIENCY**



**SWALES AND RAIN GARDENS**

The Summit Trail Community includes permanent storm water management measures like swales and rain gardens. These features slow down the flow of storm water, allowing it to seep into the ground, where it is purified through natural processes.



**RECYCLED CONCRETE USED AS AGGREGATE**

At Summit Trail, recycled aggregate materials were used to underlay building slabs and sidewalks. This measure reduced the amount of newly mined material needed for the project.



**NATIVE PLANT COVER**

Summit Trail's exterior is surrounded by trees, shrubs and groundcover species that are native to Georgia. These hardy, drought-tolerant plants create a beautiful landscape that requires little fertilizer or watering.



**RAINWATER HARVEST SYSTEM**

This 19,400-gallon cistern captures rainwater, which is then used to irrigate the grounds. Through rainwater harvesting, Summit Trail is able to lessen its consumption of energy-intensive, potable water.



**DRIP IRRIGATION**

Drip irrigation is an efficient method for delivering water to landscaped plants. Unlike conventional sprinklers, which spray water overhead, drip irrigation deposits water slowly either onto the soil surface or near the root zone, minimizing the amount of water used.



**REDUCED SOD AREA**

Traditional turf lawns require intense irrigation and upkeep. At Summit Trail, sod areas have been minimized; instead, planted areas and flower beds cover much of the grounds, reducing water consumption.



**RECYCLING**

Each unit at Summit Trail is outfitted with recycling bins, which facilitates the diversion of waste from landfills. Recycled materials can be reused in consumer goods, reducing the amount of raw materials needed in the production process.



**ALTERNATIVE TRANSPORTATION**

Summit Trail is located within approximately 500 feet of two MARTA bus lines, allowing residents access to employment opportunities and amenities without the use of auto-based transport. This reduces residents' overall carbon footprint and enhances their self-sufficiency.



**EXTERIOR CLADDING**

Builders used fiber cement siding as trim on the exterior of the apartment buildings to enhance their durability. This measure helps reduce the project's need for exterior maintenance – reducing waste over its total lifecycle.



**ROOF GUTTERS**

One of the most sustainable characteristics of a building is durability; buildings that last reduce the need for new construction and additional resource inputs. At Summit Trail, designers included roof gutters that discharge water five feet from the building's foundation, which diverts rainfall away from the building and minimizes water damage.



**COVERED ENTRYWAYS**

Covered entryways keep precipitation from "splattering" on doors, which prevents water damage and helps to ensure that the building will last. This feature also keeps moisture from accumulating, reducing the likelihood of mold growth and contributing to better indoor air quality.



**RESOURCE-EFFICIENT PRODUCTS**

Summit Trail was constructed to minimize the use of virgin resources. For instance, most of the wood flooring in the renovation portion was reused, and walls in the new construction are panelized - built offsite and shipped to reduce framing waste.



**ENERGY-EFFICIENT LIGHTING**

All indoor fixtures at Summit Trail use fluorescent bulbs, which consume less energy and last longer than standard incandescent lighting.

	<b>ENERGY STAR APPLIANCES</b>	Each unit within the complex is outfitted with ENERGY STAR® rated dishwashers and refrigerators, which are, respectively, designed to consume 20 and 10 percent less energy than non-qualified models.
	<b>ENERGY-EFFICIENT DUCTWORK PERFORMANCE</b>	Summit Trail achieved high performance scores on ductwork efficiency tests, indicating proper duct sealing and low levels of duct leakage. The facility’s roofline is insulated, so that all ductwork is located within conditioned space – a design technique that improves resistance to seasonal temperature fluctuations.
	<b>ENERGY-EFFICIENT DUCTWORK DESIGN</b>	Duct design has a significant impact on how well heated and cooled air is distributed within a home. Summit Trail took extra measures to ensure proper duct design that allows for efficient delivery of conditioned air, enhancing occupant comfort and reducing total energy consumption.
	<b>EFFICIENT HEATING EQUIPMENT</b>	Builders installed highly efficient furnaces to heat the complex, with an annual fuel utilization efficiency (AFUE) rating of 96 percent – 18 percent above the federal minimum efficiency standard.
	<b>ENERGY-EFFICIENT WINDOWS</b>	Windows installed at Summit Trail are highly efficient, preventing unwanted heat gain and loss inside the buildings and substantially reduce the amount of energy needed to condition indoor air.
	<b>PROGRAMMABLE THERMOSTATS</b>	Each unit is equipped with a programmable thermostat, managed centrally to adjust temperatures to an optimal level, which helps save both energy and utility dollars.
	<b>INSULATION</b>	The walls and ceiling of each living unit contain open-cell spray foam insulation. Properly insulating a living space helps to regulate its temperature – keeping it cooler in the summer and warmer in the winter – and decrease the energy needed to maintain occupant comfort.
	<b>ENERGY-EFFICIENT WATER HEATERS</b>	Tankless water heaters are constructed without the storage tank used in conventional water heaters. They provide warm water on an as-needed basis, eliminating standby losses and cutting down on energy consumption.
	<b>SEALED COMBUSTION APPLIANCES</b>	Summit Trail installed sealed combustion gas water heaters and furnaces to prevent the leakage of harmful gases into tenant living space and to help maintain balanced pressures within each apartment.
	<b>NON-CFC AND NON-HCFC REFRIGERANTS</b>	The cooling equipment used at Summit Trail contains non-chlorofluorocarbon (CFC) and non-hydrochlorofluorocarbon (HCFC) refrigerants. CFCs and HCFCs have both been found to contribute to ozone layer depletion and health problems. By using alternative refrigerants, Summit Trail’s equipment helps to protect the ozone and public health.
	<b>OUTDOOR AIR INTAKE</b>	EarthCraft Multifamily program standards require a dedicated fresh-air intake for each unit. Outdoor air dilutes indoor pollutants and creates a positive indoor pressure which pushes out potential pollutants that might otherwise enter through gaps in the building envelope.
	<b>ENVIRONMENTALLY PREFERRED MATERIALS</b>	The materials used in the low-VOC (Volatile Organic Compound) paints and carpets that furnish Summit Trail minimize off-gassing and prevent inhalation of harmful contaminants.
	<b>KITCHEN RANGE HOODS</b>	EarthCraft requires all gas-fired range hoods to be vented to the outside to help ensure gas fumes are not inhaled by the occupants of the units.
	<b>NON-USE OF POWER ROOF VENTS</b>	By choosing not to install power roof vents, Summit Trail’s designers have decreased the likelihood of attic depressurization, which can introduce outdoor pollutants into the living space and increase overall energy consumption.
	<b>HIGH-EFFICIENCY AIR FILTERS</b>	All air filters in use at Summit Trail have a minimum efficiency reporting value (MERV) of 8 or higher. This rating indicates that the filter is able to remove particulates from the air at a high efficiency, enhancing indoor air quality and promoting occupant respiratory health.
	<b>CARBON MONOXIDE DETECTORS</b>	Carbon monoxide is an odorless, colorless gas that is toxic to humans – and that can be released by fuel-burning appliances. As required by EarthCraft program standards, each unit at Summit Trail contains a carbon monoxide detector to ensure tenant health and safety.

### ADDITIONAL SUSTAINABLE MEASURES

SUMMIT TRAIL RECEIVED EARTHCRAFT BONUS POINTS FOR SEVERAL ADDITIONAL “GREEN” FEATURES:

- Use of street trees onsite
- Infill development
- Housing affordability
- Centralized community recycling center
- Exterior lighting designed to reduce light pollution




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For more information on the EarthCraft green building program, please visit [www.EarthCraft.org](http://www.EarthCraft.org).