

The following excerpt has been provided by SMUD. Please refer to the following website for more information:

www.smud.org/residential/solarsmart

Make a SolarSmart choice today and enjoy a new home that is more affordable, comfortable, and environmentally friendly.

Buy a SolarSmart new home and reduce your annual electric bill by as much as 60%. SolarSmart new homes combine the most cost effective energy efficient features and roof top solar electric generation in a package that makes homeowners money every month. SolarSmart new homes are a wise investment that makes doing the right thing easy.

Typical features in a SolarSmart:

- **Solar Electric (Photovoltaic) System**
A state of the art photovoltaic system that generates a substantial portion of the energy you will consume. And if you consume more than you use in any year SMUD will provide a credit to you for the excess production at full residential rates.
- **Radiant Barrier**
Reflect summer heat that would otherwise enter the attic and cause greater need for air conditioning.
- **Furnace Efficiency**
A 90% efficient furnace is more efficient at turning natural gas into heat for the home. This exceeds the 80% efficiency required.
- **Air Conditioner**
A 14 SEER/ 12 EER HVAC system is more efficient in a wider range of outdoor conditions. It saves energy even during the extreme heat of summer.
- **Compact Fluorescent Lighting**
All incandescent recessed cans are replaced by super efficient CFLs.
- **Third Party Certification**
Requires independent verification that the energy efficiency measures are installed and will operate correctly.
- **ENERGY STAR Windows**
ENERGY STAR qualified windows keep your home cooler in the summer and warmer in the winter, making you more comfortable.

How it works

The electricity generated by the solar system is credited to your SMUD bill. When your system produces more electricity than you are using, you will be credited on your SMUD bill. And the energy efficiency measures will help you keep comfortable while using less electricity.

Serious savings all year long

Even on the cloudy and cold days of winter, power continues to be generated by the solar roof panels meeting a large portion of the home's energy needs.

Summer Peak Energy Savings

A Solar Smart New Home uses less energy during the hottest hours of the hot summer days when energy is in short supply and very costly. It's a winner for all SMUD customers.

This is savings that help the Owners above and beyond their mortgage payment; other houses built with 'conventional'/'traditional' methods will continue to cost their owners more and more as the cost of energy continues to escalate over the years. Remember the price of gasoline ten years ago?

More to know about the town homes at Sunrise Lofts

Did you know...?

- **“Sustainable Construction” and “Green Living” are terms being thrown about these days without much thought as to what they mean or how they are quantified or qualified; The Sunrise Lofts project entered into the early stages of design with SMUD and a Certified Green Building Professional to create a home which truly meets the requirements and guidelines.**
- What is a townhouse? Townhouse is not a term which can be applied to all projects; there is a specific definition which differentiates it from other projects. Unlike many of the condos in today’s markets which may call themselves this, Sunrise Lofts has been subdivided into individual parcels. This means that each home owner owns its own parcel instead of a collective common area as in some other similar projects.
- Space: Separation from the adjacent units; *acoustically and physically*. None of the Sunrise Lofts units share any common or shared walls. Sound travels through solids as well as the air. When you are connected to your neighbor, as in many condos and apartments, you hear every step and noise. This is quantified by an STC (*sound transmission coefficient*) which, the higher the number the greater isolation from the adjacent noise. Each number is an exponential increase in this isolation.

The walls of each unit are constructed independent of their neighbor: two structural walls separated by a 1” gap. This construction consists of 2x6 framing sheathed with both gypsum board on the interior face and gypsum sheathing (a denser and water-resistant product) at the gap. In addition, each of these walls also has fiberglass batt insulation filling its cavities (creating an R-19 rating). This means between you and your neighbor, there are two, one-hour walls with an air gap in between them with a total of 4 layers of “sheet rock” and sum total of R-38 insulation. Go ahead, turn the volume to eleven.

- **HERS (*Home Energy Rating Systems*) Testing/Certification:** The entire duct system for the cooling and heating is tested to be sealed and mandates leakage to be less than 5%. The typical house has ductwork which leaks a minimum of 30%; air is a liquid, technically, imagine if you owned a house that had pipes which leaked 30%...you’d be pretty upset. These houses are required to have the systems tested before you move in. This means that you know that the HVAC system is providing you the most efficient heating and cooling and not your attic or outside.
- Energy Star windows and sliding glass doors installed through out the entire project. Additionally, in areas of acoustic concern, the windows & patio doors are further insulated to an STC level of 35+. With all of the

natural light designed into these units it would be a shame to have a space which is unpleasant acoustically or thermally; we have addressed this on a unit-by-unit basis for your comfort.

- The exterior stucco system consists of, water-resistant barrier, with 2" thick rigid foam insulation, scratch coat with final acrylic finish coat. The finish coat has an integral color coat; this means that the color is part of the stucco...this is to reduce the necessity of painting every 5-10 years like most houses.
- Pre-Fabrication: Pre-engineered and panelized, manufactured framing and trusses have been utilized to maintain quality standards and further increase the quality control throughout the project.
- Tankless Hot Water Heaters: Often called "Endless Hot Shower" heaters, these state of the art, highly efficient hot water heaters are installed as a standard in all units.
- Cool Roofing: To further assist you in keeping the cooling loads down in the hot Central Valley summers, environmentally conscientious and eco friendly cool roofing material used for the entire project. This reflects an even greater amount of radiant energy before it even gets into your house. Less for your air conditioner to address.
- Modern and eco friendly with the latest European style cabinets, vanities, and closet organizers installed through out each of the units.
- Photovoltaic Panels: State of the art Solar Panels installed in each individual unit to transform natural sun light into renewable electrical energy.
- Energy efficient air conditioning, furnace and condensation units installed in all units. Most builders tout 14 SEER AC units; while this is a good number to know, mechanical engineers focus on the EER rating. SEER ratings focus on the seasonal (summer) efficiency, and are an average for that *whole season*. EER focuses on how efficient the system is on the hottest day of the summer. In addition to the 14 SEER, we looked for a higher EER rating, too, in an effort to help you in those really hot days.
- Each unit is equipped with efficient GE appliances.
- Smart PG&E gas meters which will allow each home owner to check their usage information over the internet (when system is made available by PG&E)

- What are those entry stairs made of? Sure we thought they looked pretty cool, but they are also made of quite sustainable and Eco-friendly materials. Parallams are made of shredded wood and bound with an adhesive; we liked the textural and visual, but they are nice because they save us from using large framing members and then covering them up with more material. Exposed, sustainable and beautiful.
- Energy efficient Low voltage and compact fluorescent lighting (CFLs) through out each unit. ENERGY STAR qualified CFL bulbs use about 75 percent less energy than standard incandescent bulbs and last up to 10 times longer. We also provided as much natural light as we could...less need to turn the lights on in the first place.

Design Focus

- Large energy efficient windows allowing ample amount of light to come through while providing proper ventilation through out each individual unit. This will also allow each home owner to avoid using their HVAC units for long periods of time.
- Four unique and open floor plans are available to choose from; each offering different design elements for the individual in each of us.
- Three parking spaces for each individual town home plus 5 additional guest parking spaces for the subdivision use.
- Indoor-outdoor maximized: Balconies, patios and decks are located on multiple sides of the units to allow the most usage at different times of the day. This area is not calculated in to the living space square footage of each unit; we, too, live in the area and know these spaces are “rooms” we can use all year round. Nice to not have to pay taxes on these “rooms” every year, too!
- “Pli-Deck” waterproof membrane/surfacing material used in the balcony/deck floors of each unit. Not the cheapest system out there, but arguably one of the best to keep the water out of the building.
- Gas burning direct vent fireplaces installed in all units; no need to worry about those no-burn days.
- Custom design trim and moldings hand-crafted through out all units. No “Home-Depot specials” here; we designed each to provide that unique feel.
- Sustainable Flooring:

- Linoleum: The sustainable and Eco-friendly floor covering at the entry and landings is real linoleum. People often mistake linoleum for sheet vinyl; the two are not the same. *Real* linoleum is a very sustainable and highly durable product. Sheet vinyl, on the other hand is pretty nasty stuff, both visually and environmentally. We didn't even consider it...
 - Wood: Hardwood laminate flooring through out each living room, dinning room and kitchen. See also Parallam's at stairs...
 - Ceramic Tile: Fully tiled all bath rooms.
- Custom design iron railing through out each unit.
 - Each unit plumbed and wired for individual central vacuum systems.