

## ECO-FRIENDLY DESIGN

The Brookwood is Atlanta's only high-rise condominium community constructed with the environment in mind and built to the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards. Among its innovative features and finishes, The Brookwood includes:

- A centralized location utilizing a **2.5-acre infill lot** in one of Atlanta's most established residential neighborhoods.
- A Garden Terrace amenity deck/green roof that assists in the reduction of urban heat islands while providing residents with a direct connection to the outdoors. The Terrace's vegetated open space **increases stormwater infiltration by directing runoff into a 29,000 gallon harvesting cistern** rather than into the municipal system.
- **Plumbing fixtures** specifically selected for their water saving potential and efficient function. Low-flow and high-efficiency toilets, bathroom faucets and kitchen faucets combine to use over 20 percent less water than standard residential fixtures for a property-wide estimated savings of 2 million potable gallons per year.
- An **abundance of windows** that not only allow residents to feel a greater sense of space and a link to the world outside, but also reduce energy consumption via a low-emissivity (low-E) coating and thermally-broken aluminum frame that helps lower the transfer of outdoor conditions inside and keep indoor temperatures from escaping out.
- **Low VOC paints** used throughout the common areas and individual residences.
- Construction materials selected with the intent of **reducing the amount of virgin raw materials** required to build the community. In addition, building materials were sourced close to The Brookwood site in the interest of stimulating the local economy and reducing fuel consumption and associated pollution.
- An **onsite recycling program** incorporated into the daily function of the complex. Designated collection spaces for glass, plastic, aluminum, paper and cardboard as well as a central recyclables chute for resident convenience.
- **Easy access to public transportation**, both MARTA and Amtrak, and secure bicycle storage.
- Structured parking in a multi-level garage beneath the building's footprint, minimizing the land area for The Brookwood and **reducing the heat island effect** from parking surfaces.

Individual homes are also equipped for the utmost in both quality of life and energy efficiency, with:

- **Energy Recovery Ventilator (ERV) Air System** – The ERV mechanically ventilates the air in each home by continuously drawing in preconditioned outside air and exhausting stale air, instead of re-circulating inside air. ERVs also save on heating and cooling bills by recapturing most of the energy from the pre-conditioned exhaust air stream.
- **Forest Stewardship Council-approved hardwoods** – Ash Wood floors imported from Indonesia are finished with oil, rather than polyurethane, and can be spot repaired or refinished over and over instead of being replaced. Additionally, sub-floors and sanding are not required for installation.
- **CRI Green Label Carpet** using recycled content and ensuring minimal new product chemical emissions is installed in all corridors and specific homes.

- All appliances are **Energy Star®** rated for energy efficiency and have been shown to operate from 15 to 41 percent better than industry standards.

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