

# LAKE VISTA 7 OFFICE CENTER

LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN



The Leed Green Building Rating System is the nationally accepted benchmark for design, construction, and operation of high performance Green buildings.

## LEED CERTIFIED BUILDINGS:

- Have lower operating costs
- Have healthier and more productive occupants
- Conserve energy & water
- Reduce waste sent to landfills



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## SUSTAINABLE SITE PLANNING & DEVELOPMENT



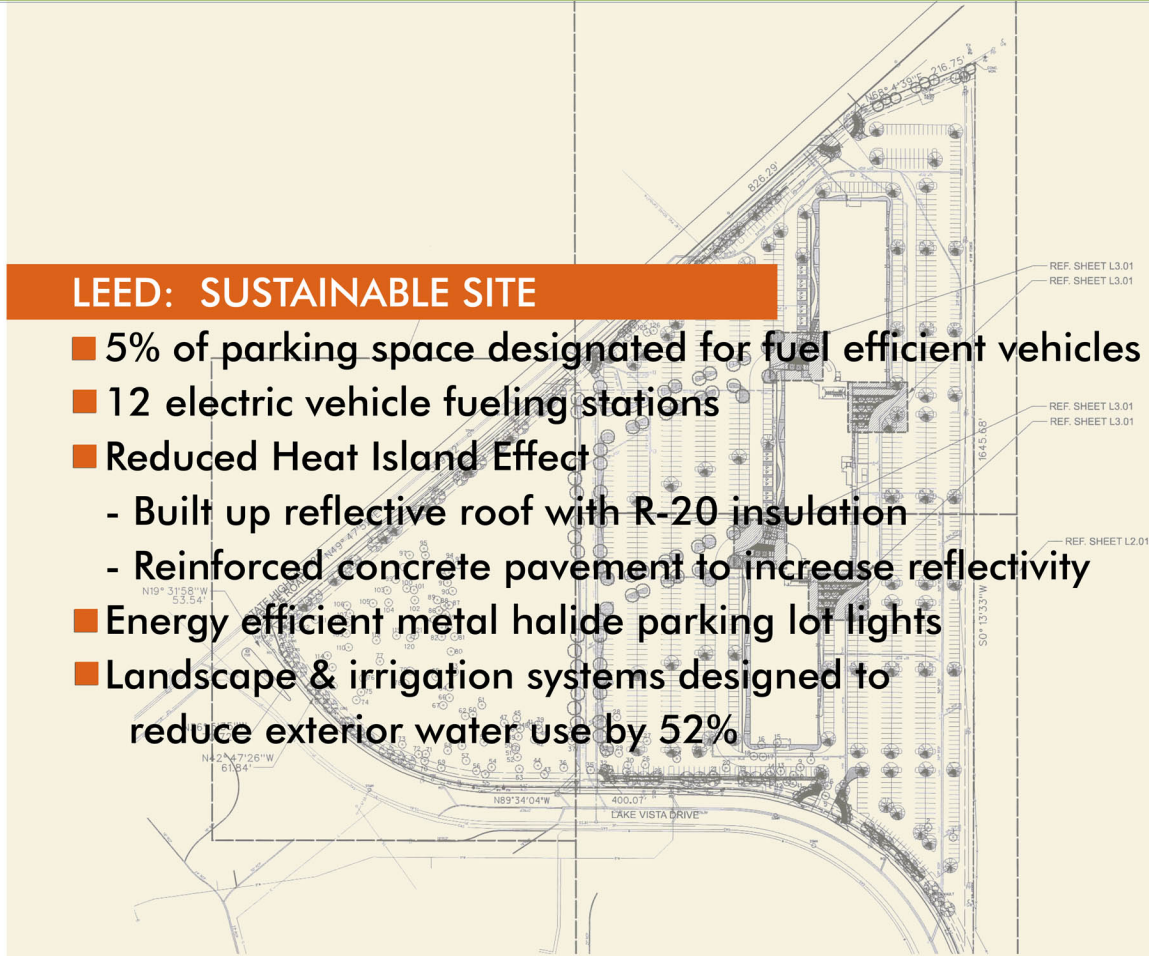
Project teams undertaking building projects should be cognizant of the inherent impacts of development on land consumption, ecosystems, natural resources, and energy use.

### LEED: SUSTAINABLE SITE

- 5% of parking space designated for fuel efficient vehicles
- 12 electric vehicle fueling stations
- Reduced Heat Island Effect
  - Built up reflective roof with R-20 insulation
  - Reinforced concrete pavement to increase reflectivity
- Energy efficient metal halide parking lot lights
- Landscape & irrigation systems designed to reduce exterior water use by 52%

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Building materials extraction, production, and transportation impact the environment.

Activities to create building materials may pollute air and water, destroy natural habitats and deplete natural resources.

Construction and demolition wastes constitute 40% of the total solid waste stream in the U.S.

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### LEED: RESOURCES

- Ongoing recycling program
- 75% reduction of construction waste
- Use of local/regional materials with less environmental impact
- Tenant Design & Construction Guidelines

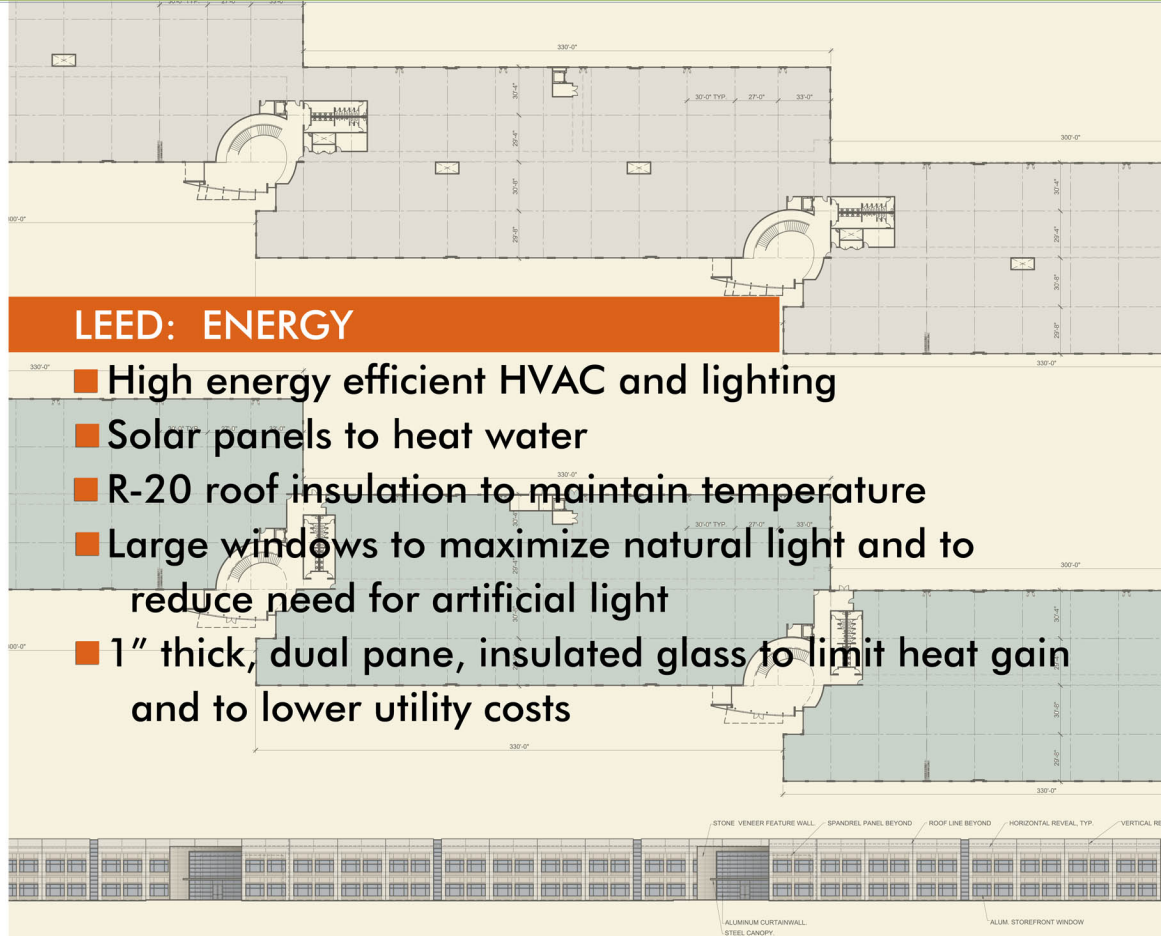




Buildings consume approximately 37% of the energy and 68% of the electricity produced in the U.S. annually. Electricity generated from fossil fuels impacts the environment in a myriad of adverse ways-- from extraction and refining to release of carbon dioxide.

### LEED: ENERGY

- High energy efficient HVAC and lighting
- Solar panels to heat water
- R-20 roof insulation to maintain temperature
- Large windows to maximize natural light and to reduce need for artificial light
- 1" thick, dual pane, insulated glass to limit heat gain and to lower utility costs





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## INDOOR ENVIRONMENTAL QUALITY



Americans spend on average 90% of their time indoors where the US EPA reports that pollutant levels may run 2-5 times higher than outdoor levels. Pollutants can cause health reactions in asthma and allergy sufferers resulting in loss of productivity and absenteeism.

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### LEED: ENVIRONMENT

- Low-emitting materials: carpet systems, paint, coatings, adhesives & sealants
- Indoor pollutant control
- Non-smoking building
- Fresh air delivery monitoring
- Plumbing fixtures designed to reduce indoor water use by 40%
- HVAC digital energy management system
- 1" thick, dual pane, insulated glass results in quieter work environment