



LEED-Qualified Components of 22West

♣ SUSTAINABLE SITE

- Located in a previously-developed urban area with existing infrastructure.
- Rehabilitated an environmentally contaminated site.
- The location and building amenities support alternative transportation:
 - Access to multiple Metro/bus lines
 - Bicycle storage and changing rooms in the building
- Light pollution reduction by having:
 - Interior lighting angled as such so as to not exit through the windows
 - Exterior lighting only as required for safety and comfort and not exceeding exterior lighting densities
- Non-Roof “heat island effect” is reduced by having all parking underground.



♣ WATER CONSERVATION AND LANDSCAPING

- Post-development stormwater run-off significantly decreased from pre-construction levels.
- Water-Efficient Landscaping:
 - The building’s landscaping includes drought-tolerant plant materials.
 - The green roof canopy and all planters are watered with a drip system that emits measured amounts of water through small tubes to each plants root ball. The system is far more efficient than sprinklers, which typically cause up to 60 percent of water sprayed to simply evaporate without ever reaching the roots.
 - The green roof further minimizes the heat island effect. In summer, cities can be six to eight degrees warmer than rural areas because of heat island effect. Heat islands occur when vegetation is replaced by asphalt and concrete, which absorb the sun’s heat and radiate it back into the air.
 - Bamboo plants located at the front entrance garden are watered with a high-efficiency, subterranean system which allows the plants to absorb water only when needed through a capillary system, thus dramatically reducing evaporation. This subterranean system is 30 percent more efficient than a drip system.
- Water-saving fixtures help reduce total building water use.
- Much of our piping is a composite made of aluminum and non-polyvinylchloride plastic which emit no harmful gasses.





♣ ENERGY AND INDOOR ENVIRONMENTAL QUALITY

Optimal Energy Performance aided by:

- Energy-Efficient appliances:
 - The dishwasher and washing machines are the ultimate green machines. Our Bosch dishwashers exceed federal energy standards by up to 48%, and are the quietest dishwashers in America.
 - The Bosch washer is the most energy-efficient full-size washer in the United States, and meets and exceeds ENERGY STAR® guidelines, using up to 76% less water and 72% less energy than conventional models.
- Lighting:
 - 9'7"-10'+ ceilings and soaring floor to ceiling windows which dramatically reduce the demand for artificial lighting.
 - Low-mercury fluorescent light bulbs are used in the majority of fixtures. Standard fluorescent bulbs are considered hazardous waste by the EPA when discarded and contain three times as much mercury as low-mercury bulbs.
- Mechanical Systems:
 - 22West utilizes a central plant for heating, ventilation, air conditioning and hot water. This central plant uses less energy to heat and cool the building. Indoor air quality is increased through natural ventilation into each unit.
 - Multiple thermostats in each unit maximize controllability for thermal comfort.
- Windows:
 - Floor-to-ceiling windows bring daylight into nearly all interior spaces, while also providing views for nearly all interior spaces.
 - All of our exterior windows are high performance, low-E (low Emissivity) glass.
 - Our double pane windows allow light in- reducing the need for artificial light, but have a reflective coating to keep the heat inside when it's cool outside. The coating also regulates excess heat from overheating the exterior of the windows when it is warm outside.
 - There are operable windows and doors in each unit and the HVAC system supplies a high percentage of fresh air.
 - All windows have built in roll-down Mecco® shades which reduce glare and heat gain, while still allowing light to penetrate through.

♣ MATERIALS AND RESOURCES

- "Green Label Plus" nylon carpet is used throughout the building.
- EcoTimber natural wood flooring is used throughout the interior of each unit. EcoTimber products are FSC certified which assures that the wood is derived from carefully managed forests that are conscientiously thinned, not permanently depleted.
- Building Exterior Skin:
 - All natural Zinc cladding is a fully recyclable produce that requires very little maintenance, is extremely durable and requires the least amount of energy to produce of all of the non-ferrous metals (aluminum/stainless), thus reducing the maintenance, replacement costs and material resource consumption.
 - The building insulation is located outside of the building waterproofing which is more efficient and helps to eliminate the growth of mold in the wall cavity.

