



SUSTAINABLE DESIGN ELEMENTS

Energy Efficiency

- Global Positioning Solar Tracking Skylights reduce artificial lighting and energy use through automatic light sensitive dimming controls.
- State of the art LED light fixtures reduce energy consumption and have extended life compared to other lighting types.
- 4 kW rooftop photovoltaic solar panel system provides clean renewable energy.
- Lighting energy reduced by 20% versus Title 24 California State Energy Standard.
- State of the art Cool Roof reflects 83% solar energy to reduce air conditioning cooling loads.
- All exterior glazing is insulated, double pane, low-emissivity.
- Topson Downs purchased a Renewable Energy Certificate to offset 70% of their anticipated energy consumption.

Water Efficiency

- All plumbing fixtures reduce water consumption by 40% versus EPA 1992 requirements.
- All plumbing fixtures use automatic sensors to eliminate excessive water consumption.
- Landscape is designed with California native plants for low water consumption.

Environmental Quality

- Operable windows provide thermal comfort controllability and natural ventilation.
- All wood composite products contain no added Urea-Formaldehyde.
- All paints, adhesives and sealants contain no Volatile Organic Compounds.
- Mechanical HVAC equipment uses environmentally friendly refrigerant R-410a which has zero impact on ozone depletion and global warming.
- Low Mercury Lamps are located throughout the building to reduce the environmental and human health concerns associated with the disposal of standard florescent lamps.

Materials and Resources

- Over 95% of all wood in the building is certified by the Forest Stewardship Council.
- Over 98% of the building materials contain recycled content to reduce the use of virgin materials.
- Wall insulation consists of rapidly renewable organic materials.

Community

- Bike racks are provided for employees to encourage alternative methods of transportation, thus reducing fossil fuel demand and air pollution.
- Topson Downs is located within walking distance to the Expo Light Rail Line as well as various public services and multiple bus lines.

