

"Green" Architecture

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The FCNL "green building" will meet "LEED Certification" standards (Leadership in Environmental and Energy Design). Our architectural firm, Burt Hill Kosar Rittelmann Associates, is a leader in this emerging field. Green strategies seek reduced impact on and off site, energy efficiency, green materials and resources, and indoor environmental quality.

Green design elements of the reconstructed building will include:

- * Exterior lighting designed to reduce light pollution
- * A vegetated roof that will decrease the contribution to the Heat Island effect (air temperature in urban areas increases as the density of buildings and roads increases) and help control runoff
- * Landscaping with low maintenance (indigenous plants do not require a permanent irrigation system)
- * Increased insulation
- * Windows that can be opened
- * Energy efficient windows that bring cool light into the building while insulating against heat and cold
- * Landscaping on the south wall that naturally enhances heating and cooling, incorporating a "briese-soliel" trellis for shading vines
- * Equipped for future installation of photovoltaic cells on the roof for solar-electric energy
- * More efficient lighting design for work spaces; interior spaces filled with daylight
- * More efficient heating/cooling using a ground coupled geothermal system without fluorocarbon coolants
- * Outdoor views from 90% of regularly occupied spaces
- * Electric traction elevator that operates on less energy and does not use hydraulic fluid
- * Bicycle storage plus shower and changing room
- * Low-flow toilets and water fixtures
- * Materials and finishes that have high durability and recycled content, or are made from rapidly renewable resources
- * Materials manufactured or harvested largely within 500 miles of the site



* Natural materials that do not give off VOC's (Volatile Organic Compounds) or contain toxins

* A rooftop light scoop that brings natural light into 3 floors of the central core of the building via glass-floored elevator lobbies

* Green Guard Certified furniture

* Diversion of 50-75% of demolition and construction waste to recycling, 5-10% of materials salvaged and reused

* Meeting or exceeding national standards for thermal comfort, lighting levels, and energy use

* Decreased operating and maintenance costs over those of the prior building, primarily through more efficient heating and cooling, energy-efficient lighting, and a better insulation envelope

* Electricity purchased from renewable energy sources

* Use of environmentally friendly cleaning and maintenance materials and methods



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