

SUSTAINABLE SITE DESIGN FEATURES



CONCRETE MASONRY UNITS RECYCLED CONTENT:
The project uses materials with recycled content that constitutes at least 10% of the total value of the materials in the project, reducing the need to extract and process virgin materials for construction.



REFLECTIVE ROOFING HEAT ISLAND EFFECT:
A minimum of 75% of the roof surface area has a solar reflectance index of 78% or greater, reducing heat islands and elevated temperatures that are created when heat from the sun is absorbed by buildings and paved surfaces and radiated back to surrounding areas.

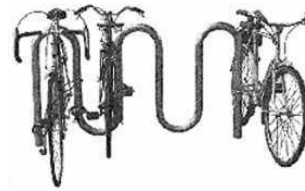
PARKING TABULATION - DESIGN CASE				
STANDARD (8'-6" X 18'-0" MIN)				170
ACCESSIBLE (9'-0" X 18'-0" MIN)			6	
TOTAL				176

PARKING TABULATION - ZONING REQUIREMENTS				
OCCUPANCY	AREA (SF)	RATIO	REQUIRED PARKING	
B	20,307	1:250	81	
F1	32,184	1:400	80 + 1	
S2	13,173	1:1000	13 + 1	
TOTAL				176

PARKING AVAILABILITY SUSTAINABLE SITES:
Parking spaces provided do not exceed the minimum number required by local zoning regulations in efforts to reduce pollution and land development impacts from single occupancy vehicle use.



RECYCLABLES COLLECTION & STORAGE MATERIALS AND RESOURCES:
The collection of recyclables, such as paper, cardboard, plastic, glass & metals, will reduce waste that would otherwise be disposed of in landfills.



BYCYCLE STORAGE AND CHANGING ROOMS ALTERNATIVE TRANSPORTATION:
Secure bicycle storage, showers and changing facilities are provided for at least 5% of the regular building occupants encouraging sustainable alternatives to automobile use, reducing fuel consumption and associated pollutants.



DEDICATED CARPOOL PARKING ALTERNATIVE TRANSPORTATION:
Priority parking for carpools or vanpools has been provided for at least 5% or more of the tenant occupants rewarding those that engage in multi-occupant vehicle use.

Business Name	Service Type	Distance from Project Site
Rancho Santa Fe National Bank	Bank	0.4 miles Southwest
Center in North County	Place of Worship	0.2 miles North
Respiromics	Day Care	0.2 miles West
Pacific Valet Cleaners	Dry Cleaners	0.5 miles Southwest
Ays Corp	Pharmacy	0.5 miles Southwest
J C Deli	Restaurant	0.2 miles South
Catalina Restaurants	Restaurant	0.4 miles West
Paradise Press	Commercial Office	0.3 miles West
Pure Fitness Carlsbad	Fitness	0.1 miles North
Recreational Center at Bressi	Community Center	0.5 miles East
Pacific Coast Flyers	School	0.5 miles West
A Better Massage	Health	0.1 miles South
OCB Reprographics	Print Shop	0.1 miles East

COMMUNITY CONNECTIVITY DEVELOPMENT DENSITY:
The chosen site's urban setting has encouraged the protection of greenfields and natural habitats while providing users to a number of adjacent services and residential neighborhoods.



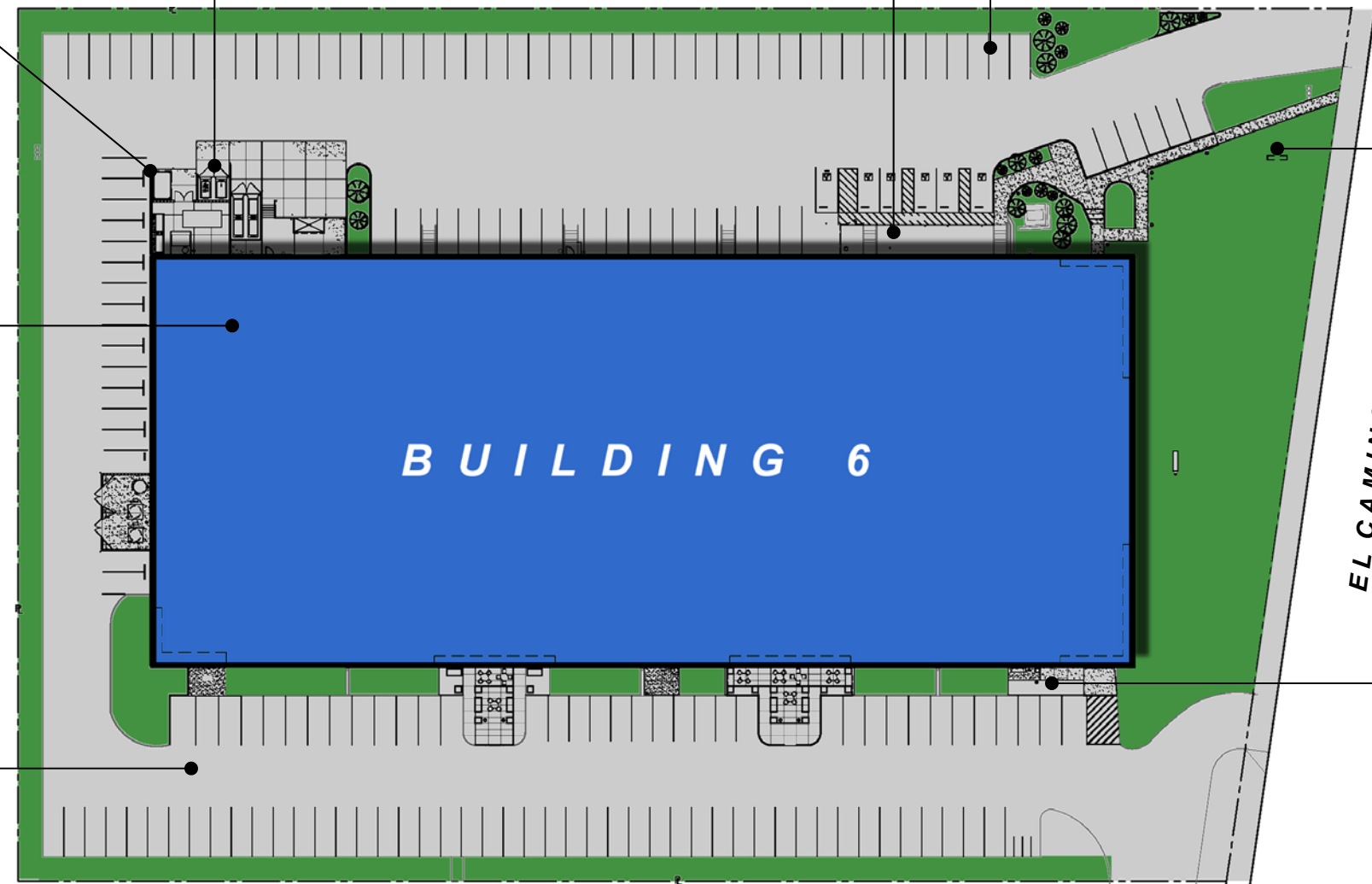
WATER EFFICIENT LANDSCAPING WATER USE REDUCTION:
The project will use city provided reclaimed water for irrigation, conserving regional potable water resources.



PUBLIC TRANSPORTATION ACCESS ALTERNATIVE TRANSPORTATION:
The building is located within a quarter mile of two or more public or campus bus lines usable by tenant occupants creating a convenient, environmentally-friendly alternative means of transportation.



DESIGNATED NON-SMOKING AREA INDOOR ENVIRONMENTAL QUALITY:
Maintain designated exterior smoking areas at least 25 ft. from entries, outdoor air intakes and operable windows.



SITE PLAN

