

# Creating an Efficient Environment



*Common areas will use compact fluorescent lighting and have automatic controls to lower light levels in off-peak times.*

The new Heights construction project is focused on efficient systems. Several types of mechanical systems allow for flexibility in providing each area of the building the best possible use of energy.

Parking structures are ventilated by exhaust fans on each level with variable speed drives. These are tied to carbon monoxide sensors and activate when CO levels hit predetermined levels. Corridors and elevator lobbies have a packaged air handler providing cooling, heating and ventilation through a rooftop unit with economizer cycle. These are monitored through sensors for maximizing energy and recycling the outside and inside air together.

Each living unit has its own water source heat pump providing air and heat, while operable windows allow for fresh air at the individual's own discretion. Each apartment has separate exhaust connections for the dryer, kitchen and bathroom.

Both bath and kitchen have switch-enabled fans that discharge into duct risers serving apartments above and below. Each shaft has a small exhaust fan to keep the slightly negative pressure. All appliances are "Energy Star" efficient too.

Common areas, such as wellness center and bistro, are served by a large water source heat pump located in the pool's mechanical room. These are equipped with airside economizers to allow for free cooling. The swimming pool and locker areas have their own heat recovery ventilator unit that provides heating, ventilating and humidity control. It recovers heat from the pool and locker room exhaust and reuses it rather than constantly generating new heat. This will be programmed in off hours to not heat during closed periods.