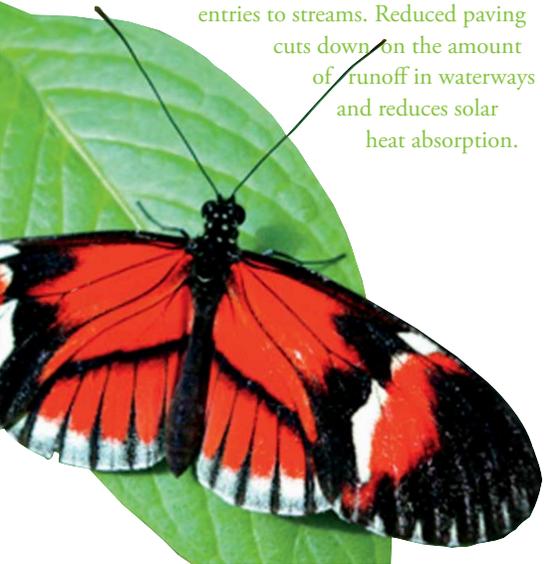


What are *Conservation Communities*?

Conservation communities are communities that include up to 10 times the green space of an ordinary development. Features that set these developments apart are less pavement, more green space to the rear portions of the lots, and practices that will handle storm water in ways that are friendly to people and their environment. Homeowners will overlook native plants, trees and trails. Instead of storm water polluting streams with runoff (including petroleum products, snowmelt chemicals and lawn and garden chemicals), more rainwater is held on the property and filtered through the native plantings before it reaches streams and rivers. Bioretention cells and deep yards hold and filter runoff throughout the development. Native plants and trees with deep root systems exist near entries to streams. Reduced paving cuts down on the amount of runoff in waterways and reduces solar heat absorption.



Does Pinnacle Properties have a *Conservation Community* in the area?

Yes, Nature's Crossing is a brand new subdivision in southwest Ames. Nature's Crossing includes 23 large building lots. Many lots have deep yards and half are walkout lots that face south to maximize passive solar gain. The 15-acre development has a single city street. The development is part of the Ames greenbelt and includes a walking/biking trail near College Creek that runs the length of the development in the canopy of large mature trees. A walking trail also connects Nature's Crossing to a little-used city park as well as connects to the City's wide network of shared use paths. Storm water retention basins have been constructed on the site to help retain water on the property and allow it to be cleaned before it enters College Creek. The subdivision is adjacent to the new Ames Middle School. Nature's Crossing is an infill project that had been open green space and a horse pasture for many years. Nature's Crossing is close to shopping, Iowa State University, Highway 30, Ames Middle School and Christopher Gartner Park. In-town utilities, snow removal as well as fire and ambulance service, enhances quality of life for the new residents.



Environmental Construction... *...Sustainable Methods*



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Green Building

IS CONSTRUCTION BASED ON THESE THREE ELEMENTS



Energy Efficiency

Halogen or fluorescent lighting in place of incandescent lighting



Healthy Indoor Environment

Low or no volatile organic compound paints



Resource Conservation

Cork flooring made from reclaimed wood

Building materials made from recycled plastics and other recyclable materials

DEFINITION OF

Energy Efficiency:

in New Home Construction:

- Reducing Dependence on Oil
- Reduction of Pollution
- Reduce Energy Consumption

Examples of Products that Impact

Energy Efficiency:

- Insulated Foundations
- 2"x6" Wall Framing with Increased Insulation
- Advanced Sealing and Caulking
- Low E Windows with High U Values
- Engineer or "Right Size" the Heating and A/C Systems and Seal Ducts
- High Efficiency Furnace and Air Conditioners
- Spray Foam to Seal Cracks or Spray Foam Insulation
- Digital Setback Thermostats
- High Efficiency Water Heaters
- High Efficiency Appliances
- Fluorescent Lighting
- Longer Life Petrochemical Asphalt Shingles (40-50yr)
- Local Products That Cost Less to Transport
- Recycle Construction Waste

DEFINITION OF

Healthy Indoor Environment:

- Reduce Volatile Organic Compound (VOC) Use
- Reduce Airborne Particulates
- Reduce Formaldehyde Use

Examples of Products that Impact Indoor Air Quality:

- Low or No Formaldehyde Insulation
- Low Toxicity Adhesives
- Low or No VOC Paints
- Hard Surface Floors That Harbor Less Contaminants
- Ceramic Tile Instead of Vinyl Flooring
- Water-Based Wood Floor Finishes
- Limited Use of Particle Board in Cabinets and Countertops
- Decks Without Chemical Preservatives
- Air-to-Air Exchangers
- Carbon Monoxide Detectors

DEFINITION OF

Resource Conservation:

- Wood Use
- Use of Recycled Materials

Examples of Products that Impact Resource Conservation:

- Engineered Lumber and Fast Growing Materials Instead of Material From Old Growth Forests
- Engineered Lumber; I-Joist, Oriented Strand Board Sheeting, Laminated Veneer Lumber, Engineered Trusses, Finger Jointed or Engineered Studs
- Fiber Cement Siding Instead of Vinyl
- Engineered Interior Doors Instead of Veneered Hollow Core or Solid Wood Doors/Trim
- Locally Produced Brick and Stone
- Recycled Newsprint (Cellulose) Insulation
- Recycled Carpets for Composite Decks
- Recycled Carpets
- Fast Growing (Bamboo) Wood Flooring or Cork Flooring
- Water Conserving Toilets and Shower Heads

Q&A

What can you do as a consumer?

- Look for lots and plans that maximize passive solar gain
- Build homes that are not oversized for your needs
- Build on infill subdivisions or close to bus stops, shopping or schools

What can we do together to meet Green building standards?

Select from the examples listed above to develop and build in a sustainable partnership with the natural environment.

Does it cost more to build Green?

Initially yes; however, most find long-term savings with the methods described above. It is estimated that employing these methods might cost in the range of 2-4% of your home's initial price. We can recommend a registered energy auditor that can evaluate various combinations of options to gain a more accurate estimate of cost benefits over time.

Note that these methods do not include active solar products, grass on the roof, or other more extreme methods but are instead readily available options in today's marketplace. As an informed consumer, you pick from options to customize your home with green building materials that make sense to you.



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