THE PLAZA AT ENCLAVE

CORE AND SHELL * ENERGY STAR RATING OF 90

HOUSTON, TEXAS

1254 Enclave Parkway is a 6-story Class A office building with a multi-level parking garage linked by a pedestrian corridor to the building's main lobby. The lobby is finished in various high end materials including natural stones, custom colored ribbed glass, and Sapele wood veneer accents. A custom reception / security desk greets visitors to the facility and a large interactive touch screen sign provides explanation about the LEED rating the building received. A café and adjacent outdoor seating area reinforce the design intent of blurring the exterior and interior uses of this suburban office building. The building is clad in precast concrete panels, butt-glazed glass, and punched window openings. The facility is fronted by a large courtyard complete with water and landscape features consisting of many different native species of plants.

This LEED Gold project was featured in Green Works Houston 2.



LEED Facts

The Plaza at Enclave Houston, Texas

LEED for Core and Shell Certification Awarded Oct 23,2009	
certified Gold	37*
Sustainable Sites	6/15
Water Efficiency	3/5
Energy & Atmosphere	10/14
Materials & Resources	6/11
Indoor Environmental Quality	8/11
Innovation & Design	4/5
*out of a possible 61 points	





PROJECT SCOPE 6-story Class A Office Building with Parking Garage

PROJECT SIZE 354,000 total sf

OWNER

CORE Real Estate Mr. Richard "Ric" Pipkin 6363 Woodway, Suite 440 Houston, TX 77057 713.400.1800

ARCHITECT Powers Brown Architecture

CONTRACTOR DE Harvey Builders

COMPLETION DATE

CONSULTANTS

Apollo BBC LEED Consultin

Asakura Robinson Landscape

Babendure Wheat Graphics

Bos Lighting Design Lighting

Frank Clements Associates Kitchen Consulting

Haynes Whaley Associates Structural Engineer

Persohn/Hahn Elevator

Redding, Linden, Burr MEP

Terracon Geotechnical Engineering

Walter P. Moore Civil Engineer

PHOTOGRAPHY Dror Baldinger



their employees. The Plaza at Enclave is a realization of all of those ideals." - Richard Pipkin, CORE Real Estate

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SUSTAINABLE SITES (6/15)

The site is located in an area densely populated with a variety of uses, including residential, retail, commercial, and medical facilities. This density encourages walking or biking in lieu of using a vehicle to get around the neighborhood. To reduce the heat island effect, a roofing system meeting the Energy Star and high emissivity requirements has been installed. Preferred parking was included in the garage to encourage carpooling and the use of low-emitting vehicles.

WATER EFFICIENCY (3/5)

Native landscaping and a high-efficiency irrigation system have been specified to achieve greater water efficiency for the site and to lower water consumption. The use of low flow fixtures, automatic faucets, and trap guards in the floor drain pipes are used throughout the building to contribute to a total water consumption reduction of over 30%.

ENERGY & ATMOSPHERE (10/14)

A commissioning agent was retained during design development through construction to complete fundamental building systems design. Energy performance optimization indicates that the design of the facility, including building envelope, mechanical and electrical systems is significantly more efficient than a conventional office building. There is zero use of CFC-based refrigerants in the building and non-HCFC refrigerants in the mechanical systems were installed. In addition 70% of the core and shell annual electric energy use will be supplied by renewable power sources.

MATERIALS & RESOURCES (6/11)

Sustainability started with the building construction. The contractor recycled 85.3% of the project construction waste which was diverted from the landfill. In addition the building contains a combined recycled content value of over 24% of the total materials. The majority of this recycled content comes from the exterior building materials, including concrete, glass, and steel. The project also utilizes regional materials - over 40% of the total project construction materials were harvested and manufactured within 500 miles of the site. All of the wood products in the building are FSC certified, which means that they were harvested from forests that practice sustainable logging and have met all other criteria to get the FSC Certification.

INDOOR ENVIRONMENTAL QUALITY (8/11)

An HVAC monitoring system has been installed that provides feedback on ventilation system performance to ensure the ventilation systems meet the design requirements. The system will generate an alarm when the outdoor airflow varies by 10% or more from the design requirements. The facility also uses paint, carpet, sealant, adhesive and wood products that contain low VOC content or no added urea-formaldehyde. In addition, 98% of regularly occupied areas have direct access to daylight and views of outdoors.

INNOVATION IN DESIGN (4/5)

The facility maintains exemplary performance for regional materials used. In addition, additional Green Power and green housekeeping are included. The building has an exceptionally designed information kiosk that provides visitors detailed information about LEED and the USGBC as part of the building owner's commitment to green educational outreach.