



**GAIA** *profitability through sustainability*

LEED + ENERGY MODELING + COMMISSIONING



**200,503** sq ft

Construction : Residential | Type : Mixed-Use Apartment Building

## PROJECT TEAM

**Owner :** The Related Companies of California  
**Architect :** Koning Eizenberg Architecture  
**General Contractor :** Charles Pankow Builders Ltd.  
**MEP :** Davidovich & Associates  
**LEED and Energy Modeling :** Gaia

**43%** of total property area dedicated to open space

**52%** reduction in total energy use due to solar PV with high-efficiency mechanical and lighting systems

**100%** reduction of outdoor potable water consumption using recycled water

## THE VILLAGE, SITE B SANTA MONICA, CA



## LEED-NC v2.2 FACTS

**LEED GOLD**

**40** of **69**

Sustainable Sites :	<b>9</b> of 14
Water Efficiency :	<b>3</b> of 5
Energy and Atmosphere :	<b>13</b> of 17
Materials and Resources :	<b>3</b> of 13
Indoor Environmental Quality :	<b>7</b> of 15
Innovation and Design :	<b>5</b> of 5

## LEED ACCOMPLISHMENTS

### Sustainable Sites

- Location does not include sensitive site elements and restrictive land type.
- Located nearby mass public transportation services to reduce pollution and land development impacts from automobile use.
- Located within a dense urban area with existing infrastructure, further protecting greenfields and preserving habitat and natural resources
- Use of alternative surfaces and nonstructural techniques reduces imperviousness and promote infiltration, reducing water pollutant loadings.

### Water Efficiency

- Municipally-sourced treated non-potable recycled water were used to reduce outdoor potable water consumption by 100%
- High efficiency water closets, lavatory facilities, and urinals were used to reduce annual water use for the building by over 23%

### Energy and Atmosphere

- High-efficient building envelope and systems, and a computer simulated energy model were used to assess the energy performance and identify the most cost-effective energy efficiency measures to optimize performance by 52%.
- Generating renewable energy on-site through use of photovoltaic panels provides 17% of the buildings energy

### Materials and Resources

- Over 80% of construction waste was diverted from landfills
- Over 15% of total building materials were extracted, processed, and manufactured locally (within 500 miles).

### Indoor Environmental Quality

- All adhesives, sealants, paints, coatings, and carpet systems selected contain low or no levels of Volatile Organic Compounds (VOCs) to reduce indoor air contamination
- Design includes high level of individual occupant control for lighting system to promote the productivity, comfort and well-being of building occupants.
- Design includes high level of individual occupant controls for thermal comfort system to promote the productivity, comfort and well-being of building occupants.
- Building envelope and thermal comfort system design supports the productivity and well-being of occupants.

# LEED-NC SCORECARD VERSION 2.2

Project Name : The Village Santa Monica - Site B

Project Address : Santa Monica, CA

Date : 2/9/2017

Certification : GOLD

## Sustainable Sites

POSSIBLE POINTS 14

Y	Y <sub>1</sub>	Y <sub>2</sub>	Y <sub>N</sub>	N		Required
					<b>Construction Activity Pollution Prevention</b>	
Y					Credit 1	1
					<b>Site Selection</b>	
					Credit 2	1
					Development Density & Community Connectivity (EB)	
					Credit 3	1
					Brownfield Redevelopment	
					Credit 4.1	1
					Alternative Transportation, Public Transportation Access (ID) (EB)	
					Credit 4.2	1
					Alternative Transportation, Bicycle Storage & Changing Rooms (ID)	
					Credit 4.3	1
					Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles (ID)	
					Credit 4.4	1
					Alternative Transportation, Parking Capacity (ID)	
					Credit 5.1	1
					Site Development, Protect & Restore Habitat 50% (75%) (EB)	
					Credit 5.2	1
					Site Development, Maximize Open Space 25% (50%)	
					Credit 6.1	1
					Stormwater Design, Quantity Control (EB)	
					Credit 6.2	1
					Stormwater Design, Quality Control	
					Credit 7.1	1
					Heat Island Effect, Non-Roof 50% (100%) (EB)	
					Credit 7.2	1
					Heat Island Effect, Green Roof 50% (100%) Cool Roof/75% (EB)	
					Credit 8	1
					Light Pollution Reduction (EB)	

## Water Efficiency

POSSIBLE POINTS 5

Y	Y <sub>1</sub>	Y <sub>2</sub>	Y <sub>N</sub>	N		Required
					Credit 1.1	1
					<b>Water Efficient Landscaping</b> , Reduce by 50%	
					Credit 1.2	1
					<b>Water Efficient Landscaping</b> , No Potable Use or No Irrigation	
					Credit 2	1
					<b>Innovative Wastewater Technologies</b> , 50%, 100%	
					Credit 3.1	1
					Water Use Reduction, 20% Reduction (Process Load 10%)	
					Credit 3.2	1
					Water Use Reduction, 30% Reduction (40%)	

## Energy & Atmosphere

POSSIBLE POINTS 17

Y	Y <sub>1</sub>	Y <sub>2</sub>	Y <sub>N</sub>	N		Required
					Prereq 1	Required
Y					<b>Fundamental Commissioning of the Building Energy Systems</b>	Required
					Prereq 2	Required
Y					<b>Minimum Energy Performance</b>	Required
					Prereq 3	Required
					Fundamental Refrigerant Management	
					Credit 1	1 to 10
					Optimize Energy Performance, 10.5% - 42.5% (45.5%) (EB)	
					Credit 2	1 to 3
					On-site Renewable Energy, 2.5%, 7.5%, 12.5%, (17.5%)	
					Credit 3	1
					Enhanced Commissioning (EB)	
					Credit 4	1
					Enhanced Refrigerant Management	
					Credit 5	1
					Measurement & Verification (EB)	
					Credit 6	1
					Green Power, 35% (70%)	

## Materials & Resources

POSSIBLE POINTS 13

Y	Y <sub>1</sub>	Y <sub>2</sub>	Y <sub>N</sub>	N		Required
					Prereq 1	Required
					<b>Storage &amp; Collection of Recyclables (EB)</b>	
					Credit 1.1	1
					<b>Building Reuse</b> , Maintain 75% of Existing Walls, Floors and Roof	
					Credit 1.2	1
					<b>Building Reuse</b> , Maintain 95% of Existing Walls, Floors and Roof	
					Credit 1.3	1
					<b>Building Reuse</b> , Maintain 50% of Interior Non-Structural Elements	
					Credit 2.1	1
					<b>Construction Waste Management</b> , Divert 50% from Disposal	
					Credit 2.2	1
					<b>Construction Waste Management</b> , Divert 75% from Disposal (95%)	
					Credit 3.1	1
					<b>Materials Reuse</b> , 5%	
					Credit 3.2	1
					<b>Materials Reuse</b> , 10% (15%)	
					Credit 4.1	1
					<b>Recycled Content</b> , 10% (post-consumer + 1/2 pre-consumer) (EB)	
					Credit 4.2	1
					<b>Recycled Content</b> , 20% (post-consumer + 1/2 pre-consumer) (30%) (EB)	
					Credit 5.1	1
					<b>Regional Materials</b> , 10% Extracted, Processed & Manufactured Regionally (EB)	
					Credit 5.2	1
					<b>Regional Materials</b> , 20% Extracted, Processed & Manufactured Regionally (40%) (EB)	
					Credit 6	1
					<b>Rapidly Renewable Materials</b> , 2.5% (5%) (EB)	
					Credit 7	1
					<b>Certified Wood</b> , FSC 50% of all wood used (95%) (EB)	

## Indoor Environmental Quality

POSSIBLE POINTS 15

Y	Y <sub>1</sub>	Y <sub>2</sub>	Y <sub>N</sub>	N		Required
Y					Prereq 1	Required
					<b>Minimum IAQ Performance (EB)</b>	
					Prereq 2	Required
					<b>Environmental Tobacco Smoke (ETS) Control (EB)</b>	
					Credit 1	1
					<b>Outdoor Air Delivery Monitoring (EB)</b>	
					Credit 2	1
					<b>Increased Ventilation (EB)</b>	
					Credit 3.1	1
					<b>Construction IAQ Management Plan</b> , During Construction	
					Credit 3.2	1
					<b>Construction IAQ Management Plan</b> , Before Occupancy	
					Credit 4.1	1
					<b>Low-Emitting Materials</b> , Adhesives & Sealants	
					Credit 4.2	1
					<b>Low-Emitting Materials</b> , Paints & Coatings	
					Credit 4.3	1
					<b>Low-Emitting Materials</b> , Flooring Systems	
					Credit 4.4	1
					<b>Low-Emitting Materials</b> , Composite Wood & Agrifiber Products	
					Credit 5	1
					<b>Indoor Chemical &amp; Pollutant Source Control (EB)</b>	
					Credit 6.1	1
					<b>Controllability of Systems</b> , Lighting (EB)	
					Credit 6.2	1
					<b>Controllability of Systems</b> , Thermal Comfort (EB)	
					Credit 7.1	1
					<b>Thermal Comfort</b> , Design (EB)	
					Credit 7.2	1
					<b>Thermal Comfort</b> , Verification (EB)	
					Credit 8.1	1
					<b>Daylight &amp; Views</b> , Daylight 75% of Spaces (95%) (EB)	
					Credit 8.2	1
					<b>Daylight &amp; Views</b> , Views 90% of Spaces (ID) (EB)	

## Innovation & Design

POSSIBLE POINTS 6

Y	Y <sub>1</sub>	Y <sub>2</sub>	Y <sub>N</sub>	N		Required
					Credit 1.1	1
					<b>Innovation in Design</b> , 100% Underground Parking	
					Credit 1.2	1
					<b>Innovation in Design</b> , 17.5% Onsite Renewable Energy	
					Credit 1.3	1
					<b>Innovation in Design</b> , Open Space Exemplary	
					Credit 1.4	1
					<b>Innovation in Design</b> , Alternative Transportation Exemplary	
					Credit 2	1
					<b>LEED Accredited Professional</b>	

## Project Totals

POSSIBLE POINTS 69