



**GAIA** *profitability through sustainability*

LEED + ENERGY MODELING + COMMISSIONING



**1,040,000** sq ft

Boutique Hotel : 305 Rooms | Luxury Condos : 143 Condos  
Retail | Restaurant | Conference | Spa | Fitness | Nightclub

## PROJECT TEAM

**Owner :** Gatehouse Capital

**Architect :** HKS Architects

**General Contractor :** Webcor Builders

**Mechanical Engineer :** Critchfield Mechanical

**Electrical Engineer :** Rosendin Electric

**Plumbing Architect :** Pan Pacific

**Landscape Architect :** Rios Clementi Hale Studios

**LEED Consultant :** Gaia

**70%** reduction in irrigation was achieved through drought-tolerant plants and water efficient technology

**600+** public transportation rides available per day through Metro stations, Greyhound and bus lines

**87%** of construction waste was diverted from landfills

**W**  
HOLLYWOOD

**W HOLLYWOOD  
HOTEL & RESIDENCES**  
HOLLYWOOD, CA



## LEED-NC v2.1 FACTS

**LEED SILVER**

**35** of 69

|                                |                 |
|--------------------------------|-----------------|
| Sustainable Sites :            | <b>10</b> of 14 |
| Water Efficiency :             | <b>3</b> of 5   |
| Energy and Atmosphere :        | <b>1</b> of 17  |
| Materials and Resources :      | <b>6</b> of 13  |
| Indoor Environmental Quality : | <b>10</b> of 15 |
| Innovation and Design :        | <b>5</b> of 5   |

## LEED ACCOMPLISHMENTS

### Sustainable Sites

- Site required remediation of contamination prior to development
- Preferred parking for low-emitting, fuel-efficient and carpool vehicles
- 100% of parking is covered to reduce heat island effect

### Water Efficiency

- Drought-tolerant plants and high-efficiency irrigation systems were installed to reduce the use of potable water for irrigation by 70%
- High-efficiency water closets and lavatory faucets were installed to reduce water use for the building by 32%

### Energy and Atmosphere

- Enhanced commissioning verifies optimal performance of building systems

### Materials and Resources

- Over 24% of total building materials were manufactured locally (within 500 miles)
- Over 22% of total building materials contain recycled content

### Indoor Environmental Quality

- Interior finishes (including carpet, paint, coatings, adhesives and sealants) were selected with low levels of volatile organic compounds (VOC's) to reduce indoor air contamination
- High level of individual occupant controls for lighting and thermal comfort systems to promote productivity, comfort and well-being
- 90% of all regularly occupied indoor spaces have views that provide a connection to the outdoors

# LEED-NC v2.1 SCORECARD



**Owner :** Gatehouse Capital  
**Project :** W Hollywood Hotel & Residences  
**Location :** Hollywood, CA  
**Certification :** LEED Silver

10 0 4

## Sustainable Sites

POSSIBLE POINTS 14

| Y | ? | N |            | Required   |
|---|---|---|------------|--|
|   |   |   | Prereq 1   | Erosion & Sediment Control                                   |
|   |   |   | Credit 1   | Site Selection   |
|   |   |   | Credit 2   | Urban Redevelopment  |
|   |   |   | Credit 3   | Brownfield Redevelopment                                     |
|   |   |   | Credit 4.1 | Alternative Transportation, Public Transportation Access     |
|   |   |   | Credit 4.2 | Alternative Transportation, Bicycle Storage & Changing Rooms |
|   |   |   | Credit 4.3 | Alternative Transportation, Alternative Fuel Vehicles        |
|   |   |   | Credit 4.4 | Alternative Transportation, Parking Capacity & Carpooling    |
|   |   |   | Credit 5.1 | Reduced Site Disturbance, Protect & Restore Open Space       |
|   |   |   | Credit 5.2 | Reduced Site Disturbance, Development Footprint              |
|   |   |   | Credit 6.1 | Stormwater Management, Rate & Quantity                       |
|   |   |   | Credit 6.2 | Stormwater Management, Treatment                             |
|   |   |   | Credit 7.1 | Heat Island Effect, Non-Roof                                 |
|   |   |   | Credit 7.2 | Heat Island Effect, Roof                                     |
|   |   |   | Credit 8   | Light Pollution Reduction                                    |

3 0 2

## Water Efficiency

POSSIBLE POINTS 5

| Y | ? | N |            | Required   |
|---|---|---|------------|--|
|   |   |   | Credit 1.1 | Water Efficient Landscaping, Reduce by 50%                   |
|   |   |   | Credit 1.2 | Water Efficient Landscaping, No Potable Use or No Irrigation |
|   |   |   | Credit 2   | Innovative Wastewater Technologies                           |
|   |   |   | Credit 3.1 | Water Use Reduction, 20% Reduction                           |
|   |   |   | Credit 3.2 | Water Use Reduction, 30% Reduction                           |

1 0 16

## Energy & Atmosphere

POSSIBLE POINTS 17

| Y | ? | N |          | Required   |
|---|---|---|----------|--|
|   |   |   | Prereq 1 | Fundamental Commissioning of the Building Energy Systems |
|   |   |   | Prereq 2 | Minimum Energy Performance                               |
|   |   |   | Prereq 3 | Fundamental Refrigerant Management                       |
|   |   |   | Credit 1 | Optimize Energy Performance, 10.5% - 42.5% (45.5%)       |
|   |   |   | Credit 2 | On-site Renewable Energy, 2.5%, 7.5%, 12.5%, (17.5%)     |
|   |   |   | Credit 3 | Enhanced Commissioning                                   |
|   |   |   | Credit 4 | Ozone Protection   |
|   |   |   | Credit 5 | Measurement & Verification                               |
|   |   |   | Credit 6 | Green Power  |

6 0 7

## Materials & Resources

POSSIBLE POINTS 13

| Y | ? | N |            | Required   |
|---|---|---|------------|--|
|   |   |   | Prereq 1   | Storage & Collection of Recyclables                            |
|   |   |   | Credit 1.1 | Building Reuse, Maintain 75% of Existing Walls, Floors & Roof  |
|   |   |   | Credit 1.2 | Building Reuse, Maintain 100% of Existing Walls, Floors & Roof |
|   |   |   | Credit 1.3 | Building Reuse, Maintain 100% Shell & 50% Non-Shell            |
|   |   |   | Credit 2.1 | Construction Waste Management, Divert 50% from Landfill        |
|   |   |   | Credit 2.2 | Construction Waste Management, Divert 75% from Landfill        |
|   |   |   | Credit 3.1 | Materials Reuse, 5%  |
|   |   |   | Credit 3.2 | Materials Reuse, 10%   |
|   |   |   | Credit 4.1 | Recycled Content, 5% (Post-Consumer + 1/2 Post-Industrial)     |
|   |   |   | Credit 4.2 | Recycled Content, 10% (Post-Consumer + 1/2 Post-Industrial)    |
|   |   |   | Credit 5.1 | Regional Materials, 20% Manufactured Locally                   |
|   |   |   | Credit 5.2 | Regional Materials, of 20% Above, 50% Harvested Locally        |
|   |   |   | Credit 6   | Rapidly Renewable Materials                                    |
|   |   |   | Credit 7   | Certified Wood   |

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## Indoor Environmental Quality

POSSIBLE POINTS 15

| Y | ? | N |            | Required  |
|---|---|---|------------|---|
|   |   |   | Prereq 1   | Minimum IAQ Performance                                     |
|   |   |   | Prereq 2   | Environmental Tobacco Smoke (ETS) Control                   |
|   |   |   | Credit 1   | Carbon Dioxide Monitoring                                   |
|   |   |   | Credit 2   | Ventilation Effectiveness                                   |
|   |   |   | Credit 3.1 | Construction IAQ Management Plan, During Construction       |
|   |   |   | Credit 3.2 | Construction IAQ Management Plan, Before Occupancy          |
|   |   |   | Credit 4.1 | Low-Emitting Materials, Adhesives & Sealants                |
|   |   |   | Credit 4.2 | Low-Emitting Materials, Paints & Coatings                   |
|   |   |   | Credit 4.3 | Low-Emitting Materials, Carpet Systems                      |
|   |   |   | Credit 4.4 | Low-Emitting Materials, Composite Wood & Agrifiber Products |
|   |   |   | Credit 5   | Indoor Chemical & Pollutant Source Control                  |
|   |   |   | Credit 6.1 | Controllability of Systems, Perimeter                       |
|   |   |   | Credit 6.2 | Controllability of Systems, Non-Perimeter                   |
|   |   |   | Credit 7.1 | Thermal Comfort, Comply with ASHRAE 55-1992                 |
|   |   |   | Credit 7.2 | Thermal Comfort, Permanent Monitoring System                |
|   |   |   | Credit 8.1 | Daylight & Views, Daylight 75% of Spaces                    |
|   |   |   | Credit 8.2 | Daylight & Views, Views for 90% of Spaces                   |

5 0 0

## Innovation & Design

POSSIBLE POINTS 5

| Y | ? | N |            | Required   |
|---|---|---|------------|--|
|   |   |   | Credit 1.1 | Innovation in Design, 100% Parking Underground             |
|   |   |   | Credit 1.2 | Innovation in Design, Exemplary Recycled Content 20%       |
|   |   |   | Credit 1.3 | Innovation in Design, Exemplary Alternative Transportation |
|   |   |   | Credit 1.4 | Innovation in Design, Exemplary Regional Materials         |
|   |   |   | Credit 2   | LEED Accredited Professional                               |

35 0 34

## Project Totals

POSSIBLE POINTS 69