

The Village At Calabasas

LEADERSHIP IN ENVIRONMENTAL DESIGN (LEED) APPLICATION



Prepared for:
The City of Calabasas



CITY of CALABASAS

2008



LEED for New Construction v 2.2 Registered Project Checklist

Project Name: The Village at Calabasas

Project Address: 23500 Park Sorrento, Calabasas, CA

Yes	?	No				
48	5	0	Project Totals (Pre-Certification Estimates) 69 Points			
GOLD			Certified: 26-32 points	Silver: 33-38 points	Gold: 39-51 points	Platinum: 52-69 points

Yes	?	No				
10	2	0	Sustainable Sites 14 Points			

Yes	?	No		Required	
			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
1			Credit 2	Development Density & Community Connectivity	1
		0	Credit 3	Brownfield Redevelopment	1
1			Credit 4.1	Alternative Transportation , Public Transportation	1
		0	Credit 4.2	Alternative Transportation , Bicycle Storage & Changing Rooms	1
1			Credit 4.3	Alternative Transportation , Low-Emitting & Fuel Efficient Vehicles	1
1			Credit 4.4	Alternative Transportation , Parking Capacity	1
	1		Credit 5.1	Site Development , Protect or Restore Habitat	1
	1		Credit 5.2	Site Development , Maximize Open Space	1
1			Credit 6.1	Stormwater Design , Quantity Control	1
1			Credit 6.2	Stormwater Design , Quality Control	1
1			Credit 7.1	Heat Island Effect , Non-Roof	1
1			Credit 7.2	Heat Island Effect , Roof	1
1			Credit 8	Light Pollution Reduction	1

Yes	?	No				
3	1	0	Water Efficiency 5 Points			

Yes	?	No		Required	
1			Credit 1.1	Water Efficient Landscaping , Reduce by 50%	1
		0	Credit 1.2	Water Efficient Landscaping , No Potable Use or No Irrigation	1
1			Credit 2	Innovative Wastewater Technologies	1
1			Credit 3.1	Water Use Reduction , 20% Reduction	1
	1		Credit 3.2	Water Use Reduction , 30% Reduction	1



LEED for New Construction v 2.2 Registered Project Checklist

Yes	?	No				
7	1	0	Energy & Atmosphere			17 Points

Yes		Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Yes		Prereq 1	Minimum Energy Performance	Required
Yes		Prereq 1	Fundamental Refrigerant Management	Required

***Note for EA1:** All LEED for New Construction projects registered after June 26, 2007 are required to achieve at least two (2) points.

4			Credit 1	Optimize Energy Performance	1 to 10
			Credit 1.1	10.5% New Buildings / 3.5% Existing Building Renovations	1
			Credit 1.2	14% New Buildings / 7% Existing Building Renovations	2
			Credit 1.3	17.5% New Buildings / 10.5% Existing Building Renovations	3
			--> Credit 1.4	21% New Buildings / 14% Existing Building Renovations	4
			Credit 1.5	24.5% New Buildings / 17.5% Existing Building Renovations	5
			Credit 1.6	28% New Buildings / 21% Existing Building Renovations	6
			Credit 1.7	31.5% New Buildings / 24.5% Existing Building Renovations	7
			Credit 1.8	35% New Buildings / 28% Existing Building Renovations	8
			Credit 1.9	38.5% New Buildings / 31.5% Existing Building Renovations	9
			Credit 1.10	42% New Buildings / 35% Existing Building Renovations	10

1			Credit 2	On-Site Renewable Energy	1 to 3
			--> Credit 2.1	2.5% Renewable Energy	1
			Credit 2.2	7.5% Renewable Energy	2
			Credit 2.3	12.5% Renewable Energy	3

1			Credit 3	Enhanced Commissioning	1
1			Credit 4	Enhanced Refrigerant Management	1
	1		Credit 5	Measurement & Verification	1
		0	Credit 6	Green Power	1



LEED for New Construction v 2.2 Registered Project Checklist

Yes	?	No		
10		0	Materials & Resources	
			13 Points	

Yes				Required	
		0	Prereq 1	Storage & Collection of Recyclables	
		0	Credit 1.1	Building Reuse , Maintain 75% of Existing Walls, Floors & Roof	1
		0	Credit 1.2	Building Reuse , Maintain 95% of Existing Walls, Floors & Roof	1
		0	Credit 1.3	Building Reuse , Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1	Construction Waste Management , Divert 50% from Disposal	1
1			Credit 2.2	Construction Waste Management , Divert 75% from Disposal	1
1			Credit 3.1	Materials Reuse , 5%	1
1			Credit 3.2	Materials Reuse , 10%	1
1			Credit 4.1	Recycled Content , 10% (post-consumer + 1/2 pre-consumer)	1
1			Credit 4.2	Recycled Content , 20% (post-consumer + 1/2 pre-consumer)	1
1			Credit 5.1	Regional Materials , 10% Extracted, Processed & Manufactured	1
1			Credit 5.2	Regional Materials , 20% Extracted, Processed & Manufactured	1
1			Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

Yes	?	No		
14	1		Indoor Environmental Quality	
			15 Points	

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

ENERGY & ATMOSPHERE

Credit 2 On-Site Renewable Energy (3 Points)

The Project design considers the use of solar power to generate hot water (water heaters) associated with the commercial uses. It is anticipated that approximately 2.5% renewable energy will be generated which will offset building energy costs.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

ENERGY & ATMOSPHERE

Credit 3.0 Additional Commissioning (1 Point)

D2 obtained the services of “Solargy, Inc.” as commissioning agent for the Project early in the design process. Solargy will be responsible for verifying and ensuring that the commercial buildings are designed, constructed, and calibrated to operate as intended. The commissioning agent is “on-board” and available to implement the stated additional commissioning to earn this credit.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

ENERGY & ATMOSPHERE

Credit 4.0 Enhanced Refrigeration Management (1 Point)

The Village at Calabasas involves demolition of existing buildings and new construction for the Project. Two of the buildings include commercial components which are subject to LEED requirements. Buildings will comply with the requirement that refrigeration and fire suppression systems do not use HCFCs or halons, which is also a California State mandate.

Project commercial buildings will comply with the required Montreal Protocol standard which incorporate technologies and control measures into the base building systems which will not excessively contribute to the depletion of the ozone layer.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

ENERGY & ATMOSPHERE

Credit 5.0 Measurement and Verification (1 Point)

The Project will include a central monitoring system which will manage the individual on-site buildings. The monitoring system includes; lighting systems and controls, motor loads, frequency drive operations, cooling loads, ventilation volumes, outdoor irrigation systems, and similar performance management. In accordance with the International Performance Measurement and Verification Protocol (IPMVP), the Commissioning Agent will prepare a Measurement and Conservation Plan.

It may be determined through design that this is a cost-prohibitive item, if it requires separate outside units which monitor and change interior air systems, based on the type of system used.

The Village at Calabasas Project may be eligible for this credit equal to 1 point.

ENERGY & ATMOSPHERE
Credit 6.0 Green Power (1 Points)

The Village at Calabasas Project is not eligible for this credit.



**THE VILLAGE AT CALABASAS
LEED APPLICATION 2.2
MATERIALS & RESOURCES**

MATERIALS & RESOURCES

Prerequisite 1.0: Storage & Collection of Recyclables

The Project complies with both City codes and LEED requirements pertaining to recyclables materials collection, storage, and hauling of Project generated waste. This includes recycling of glass, plastics, cardboard, paper, and metal.

Commercial trash and recycle collection will be located within walled trash enclosures on the commercial level, which will be collected on an as needed basis. Grease trap systems will be provided as needed. All trash enclosures will drain to the sewer system through approved mechanical systems.

GI Industries or similar company will be the designated recycling hauler serving the Project. It should be noted that tenant leases will contain language mandating recycling requirements for certain products as part of their lease obligations.

MATERIALS & RESOURCES

Credit 1.1, 1.2 & 1.3: Building Reuse (3 Points)

Existing building is to be demolished.

The Village at Calabasas Project is not eligible for these credits.

MATERIALS & RESOURCES

Credit 2.1 & 2.2: Construction Waste Management (2 Points)

Although the existing Calabasas Inn building will be demolished, most of the non-hazardous construction and demolition debris will be re-used in some form. Examples of these recycled products include:

On-Site Recycled Waste Materials

Concrete- Crush concrete and use onsite as base

Trees – Some of the Olive Trees, Elm Trees and Camphor Trees will be removed from their existing location and relocated elsewhere on the property.

Off-Site Recycled Waste Materials

- Wood Beams
- Kitchen Equipment
- Glass
- Metal
- Drywall

- Heating System
- Iron Railings
- Carpet
- Insulation
- Fans
- Roofing

The Project will recycle or salvage 75% (total by weight or volume) of the construction, demolition, and land clearing debris. This will significantly reduce the amount of construction waste which is going to the landfill for disposal. Developer will contract with a City approved waste hauler to sort and haul the construction waste and provide documentation verifying this requirement. This process will ensure that 75-80% of construction material collected will be diverted from landfill disposal. A Construction Waste Management Plan will be prepared by the owner and implemented by the contractor.

The Village at Calabasas Project is eligible for this credit equal to 2 points.

MATERIALS & RESOURCES

Credit 3.1 & 3.2: Resource Reuse (2 Points)

As stated in the previous credit, the Project will extend the life of building materials by reducing the impacts associated with materials manufacturing and transport.

The Project will salvage or refurbish materials for more than 10% of building materials based on cost of reused items compared to the total value of materials on the Project. Examples of these materials include the following items:

- Stone
- Beams
- All Furniture
- Doors
- Railings
- Flooring
- Architectural Items

The Village at Calabasas Project is eligible for this credit equal to 2 points.

MATERIALS & RESOURCES

Credit 4.1 & 4.2: Recycled Content (2 Points)

The Project will include both pre and post-consumer products with recycled content. This will be further specified in construction documents after Project design.

The existing building and associated walkways contain 550 cubic yards of concrete. The Project will incorporate a minimum of 25% (most likely 100%) of building materials that contain aggregate to use as a base for the new Project. The exact amount will be determined during construction and reported to the City as part of the LEED monitoring and reporting requirements, which may require a modification to the LEED application at that time.

The Village at Calabasas Project is eligible for these credits equal to 2 points.

MATERIALS & RESOURCES

Credit 5.1 & 5.2: Local/Regional Materials (2 Points)

D2 is committed to purchasing and utilizing building products that are manufactured locally, reducing the need for transport of materials and also supporting the local economy. Green building materials will be incorporated into the design and building of the commercial component of the Project. Examples of types of local building materials include:

- Lumber
- Roof Tiles
- Stone
- Drywall
- Carpeting
- Landscaping
- Light Fixtures
- Wrought Iron Railings, Balconies
- Appliances/ Heating/Air

During the construction drawing and award of bid process, these materials will be quantified to determine exact percentages of local materials installed. For purposes of this LEED application, it is assumed that a minimum of 10-20% (based on cost) of regionally manufactured materials will be extracted, harvested, or recovered within 500 miles of the Project site.

The Village at Calabasas Project is eligible for this credit equal to 2 points.

MATERIALS & RESOURCES

Credit 6: Rapidly Renewable Materials (1 Point)

The Project's Commercial components will utilize OSB (structural panel) and bamboo flooring as part of the building construction. Bamboo will be installed as flooring in portions of the restaurants and/or retail spaces. The Project will meet and exceed the requirement for 2.5% of the total (commercial) building materials consisting of rapidly renewable building materials and products.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

MATERIALS & RESOURCES

Credit 7.0 Certified Wood (1 Point)

A minimum of 50% of all new wood materials used in building the commercial building areas will be certified in accordance with the Forest Stewardship Council (FSC) principles and criteria. Wood products and suppliers will be identified during the construction phase. Specific quantities and types of certified wood products will be detailed as part of the LEED reporting requirements.

The Village at Calabasas Project is eligible for this credit equal to 1 point.



**THE VILLAGE AT CALABASAS
LEED APPLICATION 2.2
INDOOR ENVIRONMENTAL AIR QUALITY**

INDOOR ENVIRONMENTAL QUALITY

Minimum Indoor Air Quality Performance (Prerequisite 1)

Project minimum indoor air quality performance rates will be established in compliance with ASHRAE 62.1-2004 standards for Ventilation for Acceptable Indoor Air Quality. The commercial areas (as listed below) will be mechanically ventilated. The buildings will most likely use an air-water HVAC system, subject to review at the Project design phase. Ultimately, the system will be designed to provide adequate ventilation for the health of indoor occupants, balanced against system costs.

Project Commercial Uses Breakdown:

- Retail --- 6,034 sf
- Restaurant -- 4,801 sf
- Bakery -- 2,300 sf
13,135sf

INDOOR ENVIRONMENTAL QUALITY

Environmental Tobacco Smoke Control (Prerequisite 2)

D2 has designated the Project as a “smoke free” facility. Smoking is prohibited for all commercial (and residential) areas of the buildings. There will be signage in all the public restrooms and retail areas stating that smoking is not permitted.

D2 has taken the initiative to voluntarily designate the residences smoke-free as part of an effort to provide clean and healthy air to the residents and patrons of The Village at Calabasas. This will ensure that there is zero exposure to all tenants, customers, employees, and owners. See Innovation & Design Credit.

INDOOR ENVIRONMENTAL QUALITY

Credit 1.0: Outdoor Air Delivery Monitoring (1 Point)

The commercial buildings will contain permanent carbon dioxide monitoring sensors as part of the HVAC systems which will be electronically reported to a central location and maintained by the on-site maintenance staff. If carbon dioxide levels are determined through monitoring to be above the given standard (more than 530 parts per million), operational adjustments will be implemented. This credit is subject to ASHRAE 62.1 – 2004 standards pertaining to minimum outdoor air rates. The above measures will promote the long term health and comfort of the patrons and staff.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

- The existing site development conditions guided and dictated the development plan for the Project; minimizing further site disturbance and restoring areas to their natural conditions, with the exception of the underground parking garage.

Other Items:

- ➔ Commercial component of the site equates to 5.5% (13,135 of 236,636) of the total.
- ➔ Landscaping associated with the commercial uses will be comprised mostly of potted plants, planters, and window boxes. There will be also landscaping installed at the surface commercial parking areas. Further discussion with City staff is needed to determine point eligibility.

The Village at Calabasas Project may be eligible for this credit equal to 1 point.

SUSTAINABLE SITES

Credit 5.2: Reduce Site Disturbance, Maximize Open Space (1 Point)

The Village at Calabasas Project provides a high ratio of open space compared to development footprint for open space. Although the development footprint will not be reduced by Project implementation, a large portion of vegetated open space will be conserved on-site. Further, the McCoy Creek is an integral feature of the Project and will be undisturbed. Further discussion with City staff is needed to determine point eligibility.

The Village at Calabasas Project may be eligible for this credit.

SUSTAINABLE SITES

Credit 6.1: Stormwater Management, Rate or Quantity (1 Point)

Hydrology Reports were prepared for the Project by Pacific Coast Civil, Inc. and has been accepted by the City of Calabasas Public Works Department. The development plan contains pervious surfaces of 44.9% and 55.1% impervious areas of the total site.

The Project will not contribute negative impact to the adjacent and downstream properties. Thus, the tributary storm water runoff from the Project site and its tributary offsite area, will not adversely affect persons or properties onsite or existing to the downstream drainage facilities.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

SUSTAINABLE SITES

Credit 6.2: Stormwater Management, Treatment (1 Point)

The site currently drains all storm water run-off to the creek located at the site's northern boundary based on the site's existing topography. At this time, runoff is not captured or filtered prior to entry to the creek area, which is considered the site's flood zone area. Project development will decrease the size of the flood zone by modifying the grade to a level of 952, which is two feet above the 100-year flood requirements. The Project will provide a positive benefit to storm water treatment and management.

All on-site surface runoffs will be intercepted and treated by structural best management practices (BMP's) permanently installed onsite and conveyed by storm drain pipes before outletting to McCoy Creek. Roof runoff will be captured through downspout for most of the buildings and will be discharged directly to landscaped areas or through grassy swales to provide for "first stage" of pollutant removal and infiltration. Some roof drains will not be feasible to outlet to the landscaped area and will need to be conveyed by storm drain pipes due to the subterranean garage.

The Project design includes the construction of grated inlets and storm drain pipes to capture and convey all tributary runoff from driveways and roads, landscaped areas, and roof drains, and discharge them to proposed interconnected Storm Tech chambers. In addition, an outlet storm drain pipe will be installed from the existing downstream chamber to convey the overflow peak runoff to McCoy Creek. The Project's drainage plans incorporate and comply with the City and County storm water run-off requirements to capture, treat, and convey runoff.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

SUSTAINABLE SITES

Credit 7.1: Heat Island Effect Non-Roof -(1 Point)

The commercial areas will be shaded either via the residential units located above the commercial spaces or through landscaping. Most landscaping for the commercial component of the Project will be accomplished through potted plants, window boxes or similar planters.

The Project plan includes 116 total commercial spaces. Of this amount, 57 spaces are located at ground level, and the remaining 59 spaces are located in the subterranean parking garage. This equates to 51% of commercial parking spaces which are located underground which meets the LEED requirement.

With the implementation of these two measures above, the Project is designed to minimize impacts on microclimate and human and wildlife habitat.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

SUSTAINABLE SITES

Credit 7.2: Heat Island Effect - Roof (1 Point)

There Project design includes multi-story buildings in which commercial is on the ground level with residential units over the commercial. Hence, even though only the commercial portion of the Project is subject to the City's LEED requirement, residential must be considered in regards to roof materials for two of the buildings.

It is anticipated that 75% of the building's roofs for the Project's commercial uses (flat portion only) meet the LEED requirement for minimizing heat island effects. Roofing material will be comprised of a "white roof" or equivalent material. A relatively new type of roof system, known as a "Thermoplastic (TPO) Mechanically Attached Roof System" will be installed. This type of roof is ENERGY STAR compliant and is high-reflectance (meets SRI requirement) and high emissivity roofing which will reduce heat absorption.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

SUSTAINABLE SITES

Credit 8: Light Pollution Reduction (1 Point)

A Photometric Plan was prepared for the Project which identifies the site lighting placement and criteria. The Project will comply with the City's "Dark Sky" requirement which limits the nighttime lighting trespass levels from the building and site.

Outdoor seating and landscaped areas in and around the commercial businesses will incorporate low-angle spot lights and direct lighting. Minimal lighting will be required on the outside of the buildings and pathways, yet will provide sufficient lighting for the safety and security of the patrons and residents. Lighting will be installed per the specifications listed on the Project Photometric Plan.

The Project will comply with ASHRAE/IESNA Standard 90.1-2004 requirements related to lighting power densities and IESNA RP-33 standards related to LZ3 (Lighting Zone) for commercial areas.

The Village at Calabasas Project is eligible for this credit equal to 1 point.
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**THE VILLAGE AT CALABASAS
LEED APPLICATION 2.2
WATER EFFICIENCY**

WATER EFFICIENCY

Credit 1.1: Water Efficient Landscaping, Reduce By 50% (1 Point)

The Project will contain one master water system for the entire Project which will be metered on an individual tenant/space basis. This system will be monitored electronically and will also be subject to visual inspections by the on-site maintenance crew.

Water demand for the commercial space landscaping will be limited to planters and window boxes, and parking landscaping. Project landscaping will include native and drought tolerant vegetation that has minimal water requirements, and/or driveways or walkways.

For the areas of the Project which will need landscape irrigation, water will be utilized through recycled water (gray water) which will reduce the demand for potable water usage by 50% over conventional means.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

WATER EFFICIENCY

Credit 1.2: Water Efficiency, No Potable Use or No Irrigation System (1 Point)

The Village at Calabasas Project is not eligible for this credit.

WATER EFFICIENCY

Credit 2: Innovative Wastewater Technologies (1 Point)

The Project will employ the use of low flow flush fixtures for all commercial uses to reduce the demand for potable water for sewage conveyance. The commercial areas will employ the new technologies to reduce potable water usage for wastewater by 50%.

Stormwater and/or graywater cannot be utilized for sewage conveyance. Further, based on the site development plan, there is not enough room to treat wastewater on-site. However, the credit is earned based on the 50% potable water reduction as described above.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

WATER EFFICIENCY

Credit 3.1: Water Use Reduction, 20% Reduction (1 Point)

The Project Commercial water baseline will be established and reductions will be calculated based on use of flow and flush fixtures used and new technology employed (i.e. low flow/flush fixtures and metered faucets).

The retail units and high turn-over restaurant units will share public restrooms which will be located in a convenient central location. The quality, sit-down restaurant will have its own men's and women's restroom facilities.

Using the water reduction strategies as described above, the Project will be able to reduce the aggregate use of water (for commercial component) by at least 20% after meeting the fixture performance requirements of the Energy Policy Act of 1992, as required by LEED. This percentage does not include landscape irrigation in the calculation.

The Project is not able to utilize stormwater or graywater for non-potable applications.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

WATER EFFICIENCY

Credit 3.2: Water Use Reduction, 30% Reduction (1 Point)

The Project may be able to achieve a reduction of 30% below the established baseline after meeting the fixture performance requirements of the Energy Policy Act of 1992. This is a possible point and will be determined during project design.

The Village at Calabasas Project is may be eligible for this credit.



**THE VILLAGE AT CALABASAS
LEED APPLICATION 2.2
ENERGY & ATMOSPHERE**

ENERGY & ATMOSPHERE

Prerequisite 1: Fundamental Building Systems Commissioning

D2 has obtained the services of “Solargy, Inc.” as commissioning agent for the Project. Solargy has also been retained by the Applicant for the Project’s Title 24 compliance. Other requirements under this prerequisite include the following documentation:

- ➔ Prepare OPR (Owner’s Project Requirements/Design Intent Document);
- ➔ Prepare BOD (Basis of Design);
- ➔ Incorporate Requirements into Construction Documents;
- ➔ Develop and Initiate a Commissioning Plan; and
- ➔ Verification of Installation and Performance of the Systems to be Commissioned.

ENERGY & ATMOSPHERE

Prerequisite 2: Minimum Energy Performance

The level of minimum energy efficiency for the base building system will be established in accordance with ASHRAE/IESNA Standard 90.1-2004.

ENERGY & ATMOSPHERE

Prerequisite 3: Fundamental Refrigerant Management

The Project will comply with this requirement related to zero use of CFC based refrigerants in the building’s HVAC&R systems in compliance with EPA’s Montreal Protocol reference standard.

ENERGY & ATMOSPHERE

Credit 1.1 Optimize Energy Performance (10 Points)

It is anticipated that the Project will reduce energy compared to the prerequisite baseline building performance rating per ASHRAE 90.1 – 2004 by using the prescriptive compliance path-Advanced Buildings Core Performance Guide developed by the New Building Institute.

The Village at Calabasas Project is eligible for this credit equal to 4 points.



LEED for New Construction v 2.2 Registered Project Checklist

Yes	?	No		5 Points
4			Innovation & Design Process	
1			Credit 1.1 Innovation in Design: 100% Non-Smoking Project	1
1			Credit 1.2 Innovation in Design: Green Cleaning Products	1
1			Credit 1.3 Innovation in Design: Education Center- Kiosk	1
			Credit 1.4 Innovation in Design: Provide Specific Title	1
1			Credit 2 LEED® Accredited Professional	1



**THE VILLAGE AT CALABASAS
LEED APPLICATION 2.2
SUSTAINABLE SITES**

SUSTAINABLE SITES

Credit 1 : Site Selection (1 Point)

- Site is not designated Prime Farmland by U.S. Department of Agriculture, U.S. Code of Federal Regulations, Title 7, Volume 6, Parts 400-699, Section 657.5. There are no Williamson Act contracts or land zoned for agricultural purposes on or within the immediate area. Further, there is no prime farmland, unique farmland, or other agricultural land of Statewide importance on the subject property or in the vicinity.
- Site does not contain land that is lower than 5 feet above the elevation of a 100-year flood as defined by FEMA. The Hydrology Report states that according to the flood hazards maps published by FEMA, the subject site lies within the Flood Zone “C” designation, which is defined as areas of minimal flooding.
- Per the Site Biology Report (Land Design Consultants, March 2007), The biological assessment identifies seventy-five (75) sensitive biological resources known to occur in the vicinity, of which thirty (30) are plants, thirty-one (31) are wildlife, and fourteen (14) are habitat types. Further, four (4) sensitive bird species are known to occur at the site. However, none of these are identified as Federal or State threatened or endangered.
- Site does have a perennial stream, named McCoy Creek, traverses through the property along the southeastern property line. Some portions of the Creek have been previously altered to protect against erosion. Downstream of the Project site, the Creek is channelized with a series of box culverts for road crossings at Park Sorrento and the 101 Freeway. However, the commercial component of the site is located more than 100 feet away from the stream.
- Land was previously developed as a banquet and wedding facility, and not public parklands.

Other items-

- ➔ Building footprint is similar to original site disturbance from existing use (with the exception of underground parking garage).
- ➔ Project includes 1 Level of subterranean parking
- ➔ Shared driveway with neighboring property
- ➔ Multi-Story Buildings (building stacking)

The Village at Calabasas Project is eligible for this credit equal to 1 point.

SUSTAINABLE SITES

Credit 2: Development Density & Community Connectivity (1 Point)

The Project promotes community connectivity through the following items:

1. Construction of a previously developed site.
2. Project site is within a half-mile radius of required residential zone.
3. Project Site is located within a half-mile radius from at least ten basic services (restaurants, grocery market, post office, bank, hair salon, pharmacy, book store, cleaners, and park).
4. Pedestrian access exists or will be provided between the Project buildings and the above listed services.

The site is a re-use of an already developed site. Project development will take place on basically the same footprint as the existing facility. Moreover, the site is located within an urbanized area and is surrounded by buildings of same mass, scale, and intensity of the proposed Project. The commercial areas are located on the ground level, with residential units stacked above. Project building heights are either 3 or 4 stories.

The Creekside area along the eastern boundary of the site will not be impacted from Project development. All oak trees will remain intact, thereby preserving habitats and natural resources, and Project open space.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

SUSTAINABLE SITES

Credit 3: Brownfield Redevelopment (1 Point)

- The Project site is not classified as an EPA Brownfield Site.
- Further, Phase II Environmental Assessment indicated a “clean” site.

The Village at Calabasas Project is not eligible for this credit.

SUSTAINABLE SITES

Credit 4.1 Alternative Transportation, Public Transportation Access (1 Point)

The commercial buildings at The Project site are located within a quarter-mile of 2 City bus lines. The Calabasas Trolley, which provides transit services throughout the City of Calabasas, serves The Village at Calabasas residents and business patrons as an alternative mode of transportation for the Project. It is likely that some of the residents of The Village would use the Trolley instead of a private automobile. This, in-turn, would reduce the demand for parking spaces and therefore lower the number of trips generated by the Project. Currently, Trolley stop 17 is located at the Tennis & Swim Center, which is adjacent to the subject site and Trolley Stop 9 is located Downtown (Park Granada & Calabasas Road).

The Village at Calabasas Project is eligible for this credit equal to 1 point.

SUSTAINABLE SITES

Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms (1 Point)

The Project includes spaces for the storage of 8 bicycles (2 for the retail boutiques, 5 for the restaurants, 1 for the bakery) which are designated for commercial uses. These racks are being provided as required by City Code. The Project will not, however, include men’s and women’s changing rooms, bathrooms and shower facilities for the cyclists.

The Village at Calabasas Project is not eligible for this credit.

SUSTAINABLE SITES

Credit 4.3 Alternative Transportation, Alternative Fueling Stations (1 Point)

The Project plan includes 116 total commercial spaces. Of this amount, 57 spaces are located at ground level (including 4 handicapped), and the remaining 59 spaces are located in the subterranean parking garage (including 1 handicapped). The parking plan includes 4 electric vehicle recharge station spaces (or 3% of total commercial parking) to be available for commercial users.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

SUSTAINABLE SITES

Credit 4.4 Alternative Transportation, Parking Capacity (1 Point)

The proposed Project is consistent with the City’s minimum local zoning requirement for commercial parking spaces by providing 116 spaces as described above. The Project will provide preferred parking for 5% of the *full-time equivalent* commercial building occupants for use by carpools and/or vanpools.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

SUSTAINABLE SITES

Credit 5.1: Reduce Site Disturbance, Protect or Restore Open Space (1 Point)

- Site has been previously developed; this is a re-use of an existing site.
- The Project design includes a similar footprint to the existing buildings/parking areas.
- The Project design includes stacked buildings, underground parking, relocation of existing landscaping on-site (i.e. olive trees, camphor trees), and maintaining open spaces (i.e. natural pathway, all existing oak trees and riparian creek area to remain, and revegetation of remaining open space).
- The Project meets the City’s development code for open space requirements.
- The Project includes a shared driveway with a neighboring property.

INDOOR ENVIRONMENTAL QUALITY

Credit 2.0: Increase Ventilation (1 Point)

The commercial areas will be mechanically ventilated. No operable windows will be installed in the restaurants or retail areas. The buildings will be designed to increase ventilation to at least 30% above the minimum rates established by ASHRAE 62.1 – 2004 standards. This will be tested and documented as part of the Commissioning Report at the end of construction.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INDOOR ENVIRONMENTAL QUALITY

Credit 3.1: Construction IAQ Management Plan-During Construction (1 Point)

D2 will adopt and implement an Indoor Air Quality Management Plan which will protect the HVAC system during construction, control and filter air pollutant sources. This plan will specify the correct sequence of installation of products and materials in order to reduce contamination of absorptive materials (i.e. flooring, paneling). This Plan will mandate that the Project meet the minimum requirements of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guideline for occupied buildings under construction. Further, all filtration media will be replaced prior to occupancy to in accordance with ASHRAE standard 52.2 - 1999.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INDOOR ENVIRONMENTAL QUALITY

Credit 3.2: Construction IAQ Management Plan-Prior to Occupancy (1 Point)

The Project schedule will take into consideration timing of tenant occupancy (for the commercial spaces) in order to provide for 12-14 day “flush-out” period prior to move in and operation. This building flush-out will help prevent indoor air quality problems associated with the construction process relating to the well-being of building occupants.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INDOOR ENVIRONMENTAL QUALITY

Credit 4.1: Low Emitting Materials – Adhesives and Sealants (1 Point)

The construction documents will require that all contractors or sub-contractors use adhesives that comply with the VOC limits of South Coast Air Quality Management District (SCAQMD) Rule #1168 and Green Seal Standard GS-36. Sealants used as fillers in connection with Project construction will comply with the Bay Area Air Quality Management District Regulation 8, Rule 51.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INDOOR ENVIRONMENTAL QUALITY

Credit 4.2: Low Emitting Materials – Paints (1 Point)

The construction documents will require that all contractors or sub-contractors use paints and coatings that comply with the VOC and chemical limits of SCAQMD Rule 1113 and Green Seal Standard GS-11.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INDOOR ENVIRONMENTAL QUALITY

Credit 4.3: Low Emitting Materials – Carpet (1 Point)

Project construction documents will mandate that all contractors or sub-contractors use carpet that complies with the Carpet and Rug Institute (CRI) Green Label Plus Program which identifies carpets with very low emissions of VOCs.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INDOOR ENVIRONMENTAL QUALITY

Credit 4.4: Low Emitting Materials – Composite Wood (1 Point)

The construction documents will mandate that all contractors or sub-contractors use composite wood or agri-fiber products that do not contain added urea-formaldehyde resins.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INDOOR ENVIRONMENTAL QUALITY

Credit 5.0: Indoor Chemical & Pollutant Source Control (1 Point)

Permanent entryway systems (i.e. grates or grills) are not planned for the commercial spaces. It is anticipated that commercial-grade mats will be used at the entrances to each individual commercial use. Lease agreements will state that these mats must be cleaned on a regular basis to reduce the amount of dirt and particles tracked inside the building from shoes. In addition, cleaning supplies will be located in a defined maintenance/janitorial area, which are away from occupied areas to prevent a negative impact on indoor air quality.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INDOOR ENVIRONMENTAL QUALITY

Credit 6.1: Controllability of Systems – Lighting (1 Point)

Various commercial uses will require very different types of lighting alternatives. Each unit space will have the capability of being independently operable. Specific lighting will be tailored through the type of use. Tenant leases will have contain basic requirements to comply with this credit.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INDOOR ENVIRONMENTAL QUALITY

Credit 6.2: Controllability of Systems – Thermal Comfort (1 Point)

Each commercial unit space will have separate comfort control systems in place. Zone comfort, which includes individual thermostat controls, will be available for the larger units, as needs vary within the space for employees and patrons of the restaurants and retail stores. Occupant comfort will be achieved through the use of mechanical systems alone.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INDOOR ENVIRONMENTAL QUALITY

Credit 7.1: Thermal Comfort – Design (1 Point)

In accordance with ASHRAE Standard 55-2004, the building will be designed with the proper building envelope and system requirements for optimal thermal comfort of the occupants. This system will take into consideration the following items; air temperature, radiant temperature, air speed, and relative humidity. The commissioning agent will be involved in the building's design phase and verify this credit upon Project completion.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INDOOR ENVIRONMENTAL QUALITY

Credit 7.2: Thermal Comfort – Verification (1 Point)

This credit requires that a survey of the occupants be completed within a six to eighteen month period after occupancy to determine if Project has achieved thermal comfort for 80% of the building's occupants. D2's goal is to provide reasonable comfort for all patrons. Since thermal comfort is variable from person-to-person, this is a difficult item to verify. Based on this information, it is unclear at this time if this credit will be sought.

The Village at Calabasas Project may be eligible for this credit equal to 1 point.

INDOOR ENVIRONMENTAL QUALITY

Credit 8.1 & 8.2: Daylight & Views – 75% Daylight/90% Views (2 Points)

The Project design includes plaza style features which connect the buildings with outdoor spaces with stone walkways and open outdoor seating areas. The commercial areas will have daylight and views for regularly occupied spaces to incorporate daylight and views into the design. Some of the Project design features for this credit take into account the following:

- **Building Orientation:** Building 1 Commercial is south facing.; Building 2 Commercial is east facing.
- **Tree Shading:** Tree shading will not impact day lighting; canopies will provide shade for southside of Building 1.
- **Courtyards/Atriums:** are incorporated into Project Design.
- **Skylighting:** This is not possible due to residential units above commercial; therefore; top lighting is not an option for this Project.
- **Windows:** Low E windows will be installed for most commercial areas providing sidelighting. In addition, commercial windows will have blinds which can open or close,

- to limit glare. Windows which are located higher than 7.5 feet above the floor, with visible light transmittance, will aid in introducing light into the interior of the building
- Interior Lighting: Task lighting with sensors and dimming controls will be placed in restaurant and some retail spaces to provide tailored lighting for each use type.

This credit will be calculated using the “glazing factor method” and verified for LEED point eligibility after installation.

The Village at Calabasas Project is eligible for these credits equal to 2 points.



**THE VILLAGE AT CALABASAS
LEED APPLICATION 2.2
INNOVATION & DESIGN PROCESS**

INNOVATION & DESIGN PROCESS

Credit 1.1: Innovation in Design – 100% Non-Smoking Project (1 Point)

The Village at Calabasas Mixed-Use Project will be a 100% Non-Smoking Project for both commercial and residential units. This requirement will be written into tenant lease agreements and unit purchase agreements. D2 should be eligible for this point due to their commitment to the overall health of all Project occupants, by prohibiting smoking.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INNOVATION & DESIGN PROCESS

Credit 1.2: Innovation in Design – Green Cleaning Products (1 Point)

Each tenant lease agreement will include an addendum requiring the use of Green-Seal approved or environmentally friendly cleaning products as part of ongoing space maintenance.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

INNOVATION & DESIGN PROCESS

Credit 1.3: Innovation in Design – Educational Center Kiosk (1 Point)

D2 is committed to the green revolution which is underway worldwide. An education center kiosk will be built on-site which describes green building principles used for The Village at Calabasas as well as general information on sustainability and the environment.

The Village at Calabasas Project is eligible for this credit equal to 1 point.

PROJECT TOTALS: (69 Possible Points)

26-32 Points = Certified	39-51 Points = Gold
33-38 Points = Silver	52-69 Points = Platinum

The City's Green Building Ordinance requires that new commercial construction projects achieve a Silver rating or better. Based on the above analysis, the total points eligible for The Village at Calabasas LEED certification is 48 points, which equates to a "Gold" rating. Therefore, D2 expects The Village at Calabasas Project to be in compliance with the City's LEED requirement.