



Project: NRDC Santa Monica Office



Building Type: Office
Location: Santa Monica, California
Floor Area: 1500 square meters
LEED Status: Platinum
AST Staff Involvement: Heavy

Notes: While at NRDC, AST's Rob Watson led the green design effort. For almost 1 year, this project had the most points of any LEED Certified building.

Green Features:

Site/Land-use

- Located on an existing building site in a transit-rich developed area.
- Stormwater system captures the first 2 cm of rainfall and then moves it into the building's water recycling system.
- On-site showers and bike racks encourage non-motor transportation.
- Porous paving of 100% recycled plastic resins allows stormwater to percolate into the ground.

Water Quality & Treatment

- > 60% reduction in potable water use
- Dual-flush toilets (offering the choice between a 5 or 4 liter flush), waterless urinals and a high-efficiency dishwasher help keep water use low.
- Water recycling system stores, filters and disinfects water reclaimed from rainfall, showers and sinks. Used for toilets and landscaping
- Drought-resistant landscaping and outdoor potted plants, including many native to Southern California, minimize irrigation needs

Energy

- > 60% Energy savings
- Daylighting reduces electric lighting below 5 W/m²
- 100% Renewable energy; 20% from onsite PVs & 80% from green power
- HVAC capacity 50% below comparable buildings

Materials

- 90% recycling of all construction waste materials
- 80% of materials and furniture with >20% recycled content
- > 60% of wood Forest Stewardship Council certified
- Furniture and light fixtures were reused from Hollywood movie sets

Indoor Environmental Quality

- 100% outdoor air ventilation system
- CO₂ levels constantly monitored.
- 100% low/no VOC paints & adhesives
- Non-toxic green housekeeping