



Waterfront Design Review Panel

January 23, 2019



West Don Lands – Block 8

Detailed Design

January 23, 2019

Project Description & Background

- Dream, Kilmer and Tricon were the successful proponents of Infrastructure Ontario's (IO) RFP for Blocks 8, 20, 3W, 4W and 7W in the WDL
- Part of the Province's Affordable Housing Program as well as the City's Open Doors program
- Block 8 proposed for a purpose built rental building with ancillary retail at-grade and also includes 30% affordable rental housing units
- First purpose-built rental building in the area
- Very tight delivery timeline as per the agreement with IO
- Blocks 3W, 4W, 7W and 20 will follow Block 8
- Blocks 8 and 20 are located east of Cherry St, with Blocks 3W, 4W and 7W located west of Cherry St

Site Context

West Don Lands – Block 8

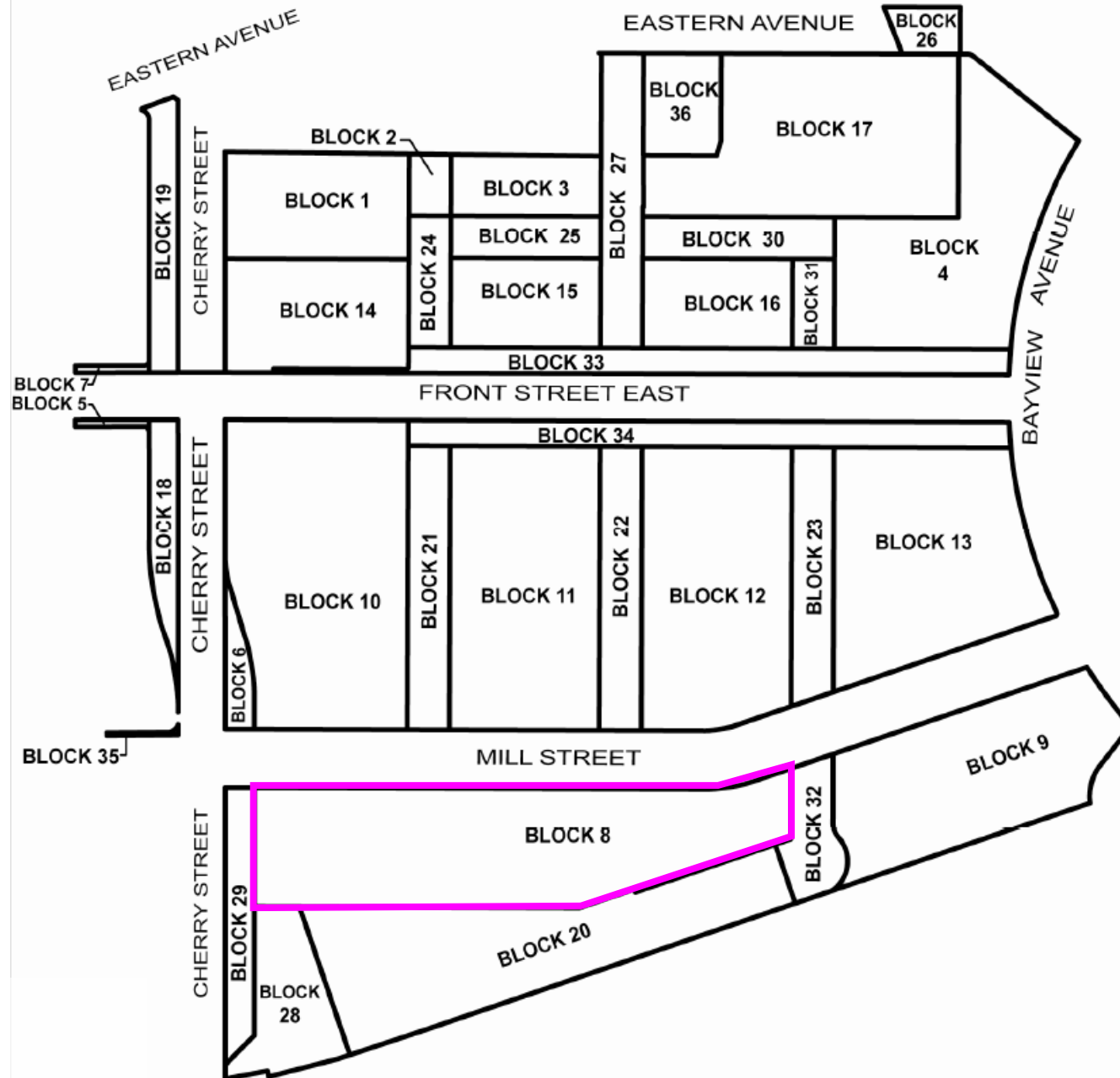
Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, Cobe
Review Stage: Detailed Design



Site Context

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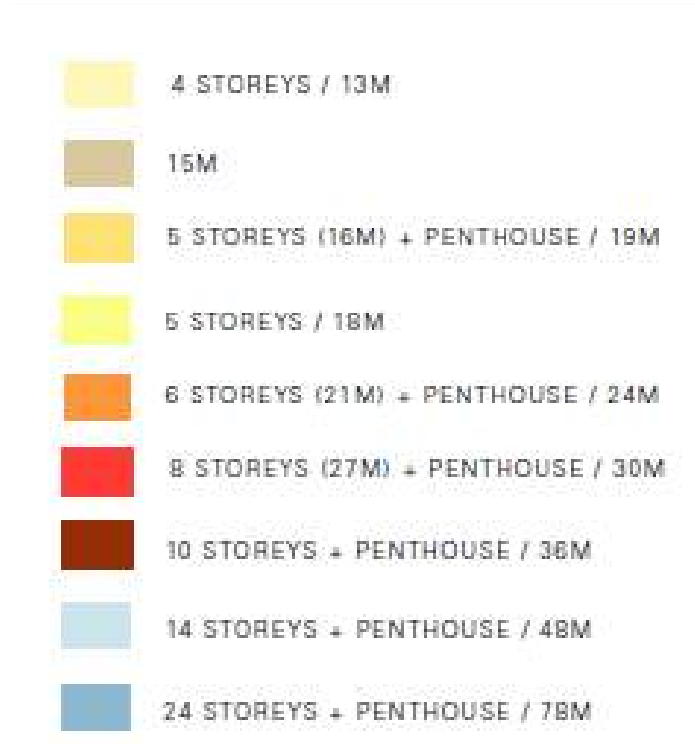


Site Context

West Don Lands Built Form

West Don Lands – Block 8

Proponent: Dream, Kilmer, Tricon
Design Team: architectsAlliance, Cobe
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Policy Context – Central Waterfront Secondary Plan

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D21_A NEW BEGINNING FOR THE WEST DON LANDS

The West Don Lands will be redeveloped into diverse mixed-use communities. These communities will capitalize on their **strategic downtown location**, the synergy created by the simultaneous development of the Port Lands and their historic roots as part of the original town of York, as well as the Don River's new environmental health.

(P32) **Excellence in the design of public and private buildings**, infrastructure (streets, bridges, promenades, etc.) **parks and public spaces** will be promoted to achieve **quality, beauty and worldwide recognition**.

(P33) New development will be **located, organized and massed to protect view corridors, frame and support the adjacent public realm** and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

(P10) The design of the public realm will be of a standard of excellence characteristic of the great city waterfronts of the world.

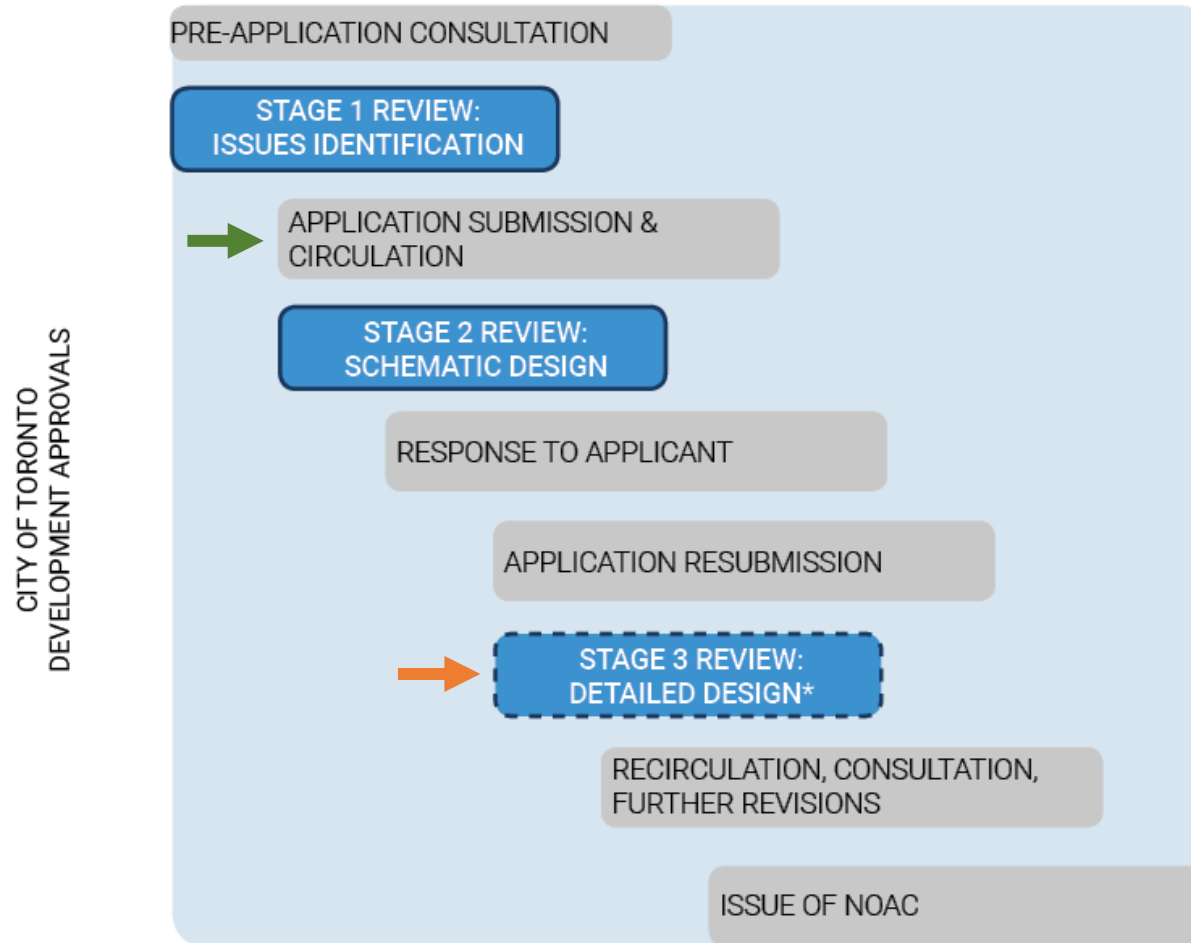
(P11) The public realm will be defined by a coherent framework of streets, parks, plazas, buildings, viewing areas, walkways, boardwalks, promenades, piers, bridges and other public infrastructure and open space elements.

Project Approval Stage

DRP Stream 2: Private land – Site Plan Approval

West Don Lands – Block 8

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Recap from September 2018

- Do not extend the retail spine from Tank House Lane along the laneway but focus it on Cherry Street. A small amount of retail related to the streetcar loop should be explored.
- Water feature may not be worth pursuing given the maintenance required
- The use of materials in the public realm requires further refinement
- The usability and accessibility of the podium amenities is successful
- Continuity of the public realm network is strong

New Elements of the Plan

- This presentation includes 2 new pedestrian bridge connections joining the buildings; added to the program since the last DRP
- The applicant has indicated the bridges were added to provide better connections to the shared amenity space
- Bridges are +6.75m high from public street level, 18m and 23m in length, and are located over privately owned public space (POPS)

Elevated Pedestrian Bridges:

- Views, shadows, perching, ice & snow
- Most often reserved for civic uses such as hospitals, etc.
- Separates functions

Alignment of Building 8A & 8B with Tank House Lane:

- Maintains a visual connection to and from the Distillery district
- The conceptual massing in the Precinct Plan show an alignment between the buildings on the north side of Tank House Lane on both sides of Cherry Street
- Pinching and reduction of the envisioned open space system
- Undulating facades can be achieved without compromising the intended alignment

Historic Cherry Street Switching Tower:

- Seamless integration with the re-located Tower on Block 20
- Grades, materials, shared access
- Future coordination with City and Metrolinx planned

Public and Publicly-Accessible Open Space

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Review Stage: Detailed Design



WEST DON LANDS

BLOCK 8

Toronto, Canada

Design Review Panel

Stage 3 : Design Development

Final Draft Plan

01-23-2019

dream 

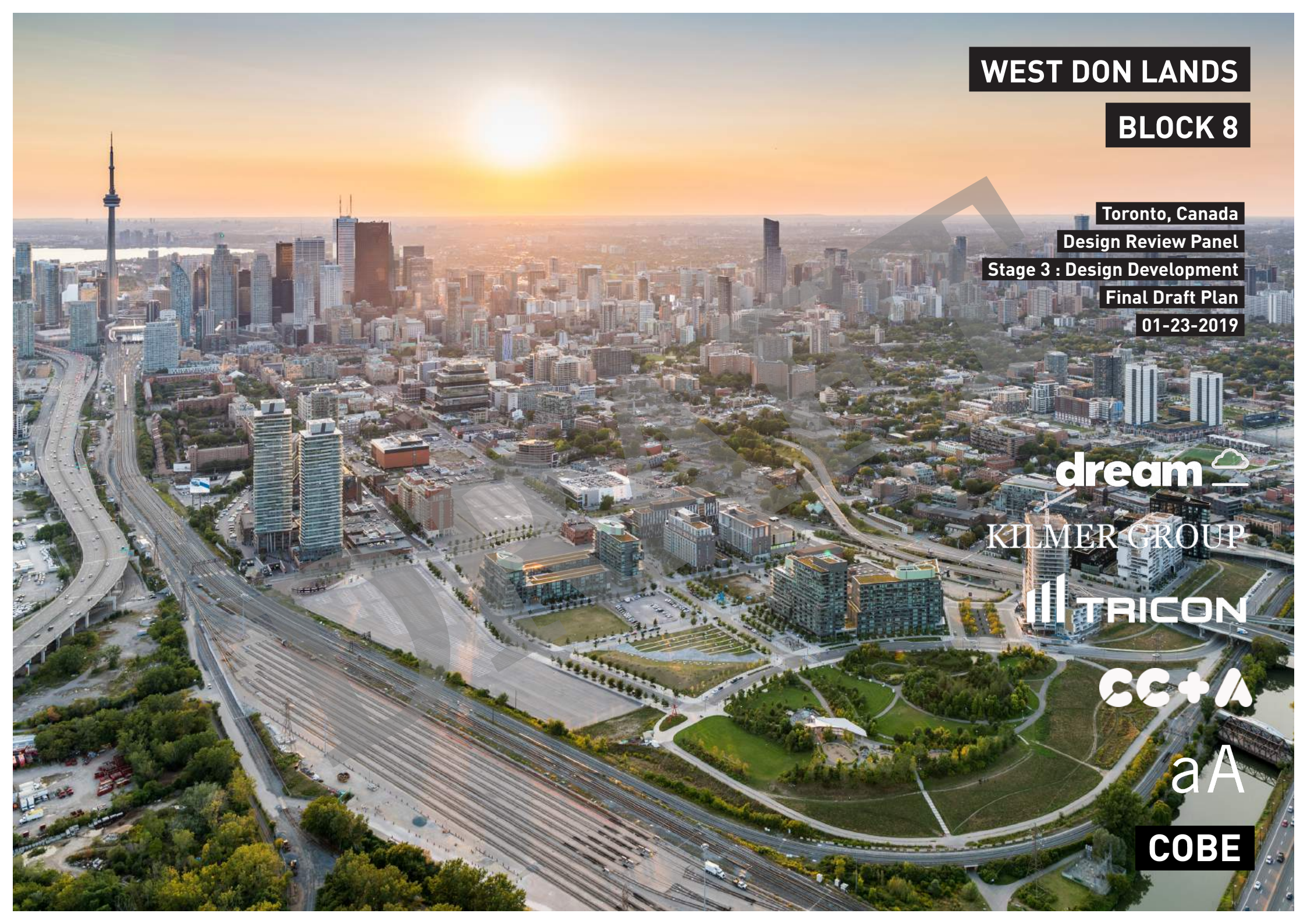
KILMER GROUP

 **TRICON**

CC+A

aA

COBE



Contents

1. **DRP 2 Issues / Comments**
2. **Design Status**
3. **Facade Materiality**
4. **Landscape**
5. **Sustainability**
6. **Appendix**

Issues / Comments

DRP 2

DRAFT

DRP#2 ISSUES IDENTIFICATION RESPONSE

SEPTEMBER 26, 2018

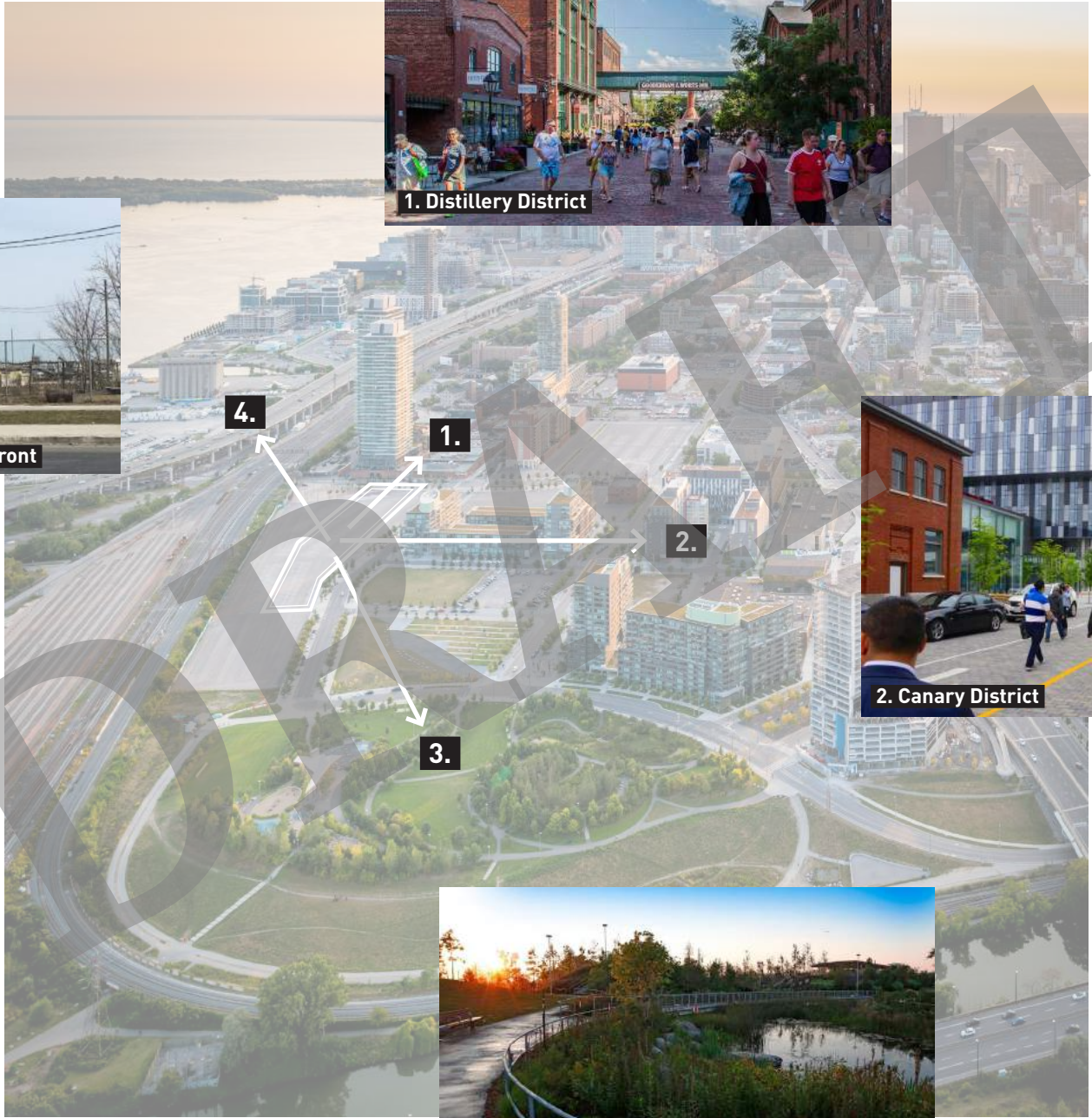
CONSENSUS COMMENTS

1. Integration of market and affordable units is very positive.
2. Minimizing loading access to one location is supported.
3. Continuity of the public realm network is strong.
4. The usability and accessibility of the podium amenities is successful.
5. Water feature may not be worth pursuing given the maintenance required.
6. Do not extend the retail spine from Tank House Lane along the laneway but focus it on Front Street. A small amount of retail related to the streetcar loop should be explored.
7. The use of materials in the public realm requires further refinement.

Design Status

DRAFT

SITE
AERIAL VIEW



1. Distillery District



4. Industrial Heritage of Toronto Waterfront



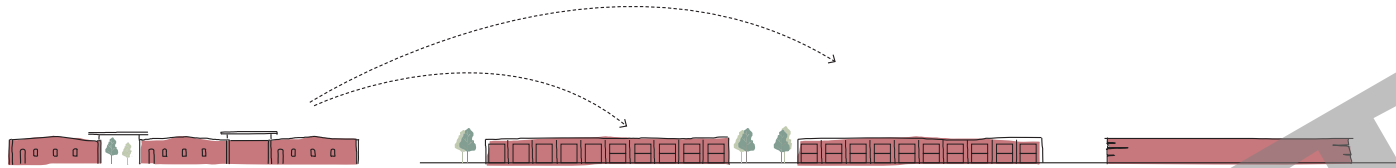
2. Canary District



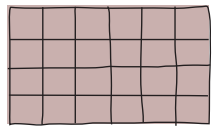
3. Corktown Commons

MASSING CONCEPT

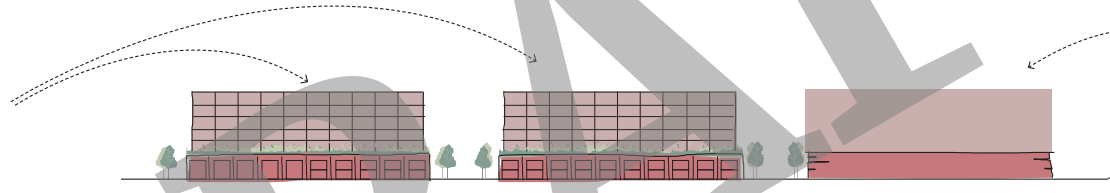
TAKING INSPIRATION FROM THE NEIGHBORHOOD



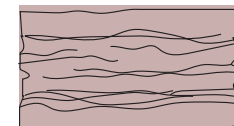
1. CONTINUOUS PODIUM: extending the brick warehouse typology



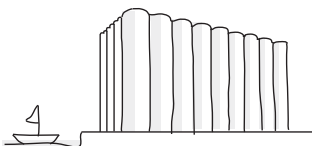
Warehouse typology



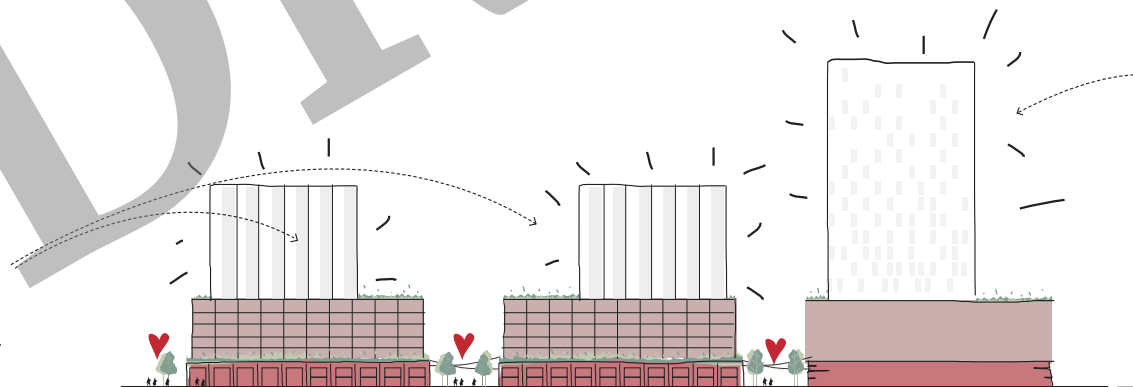
2. CONTINUOUS MIDRISE: reading one coherent materiality between 8A - 8B - 8C



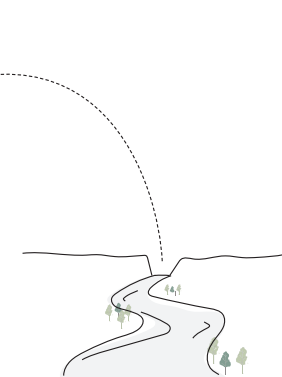
Don Valley Shale & Bedrock



Silo typology

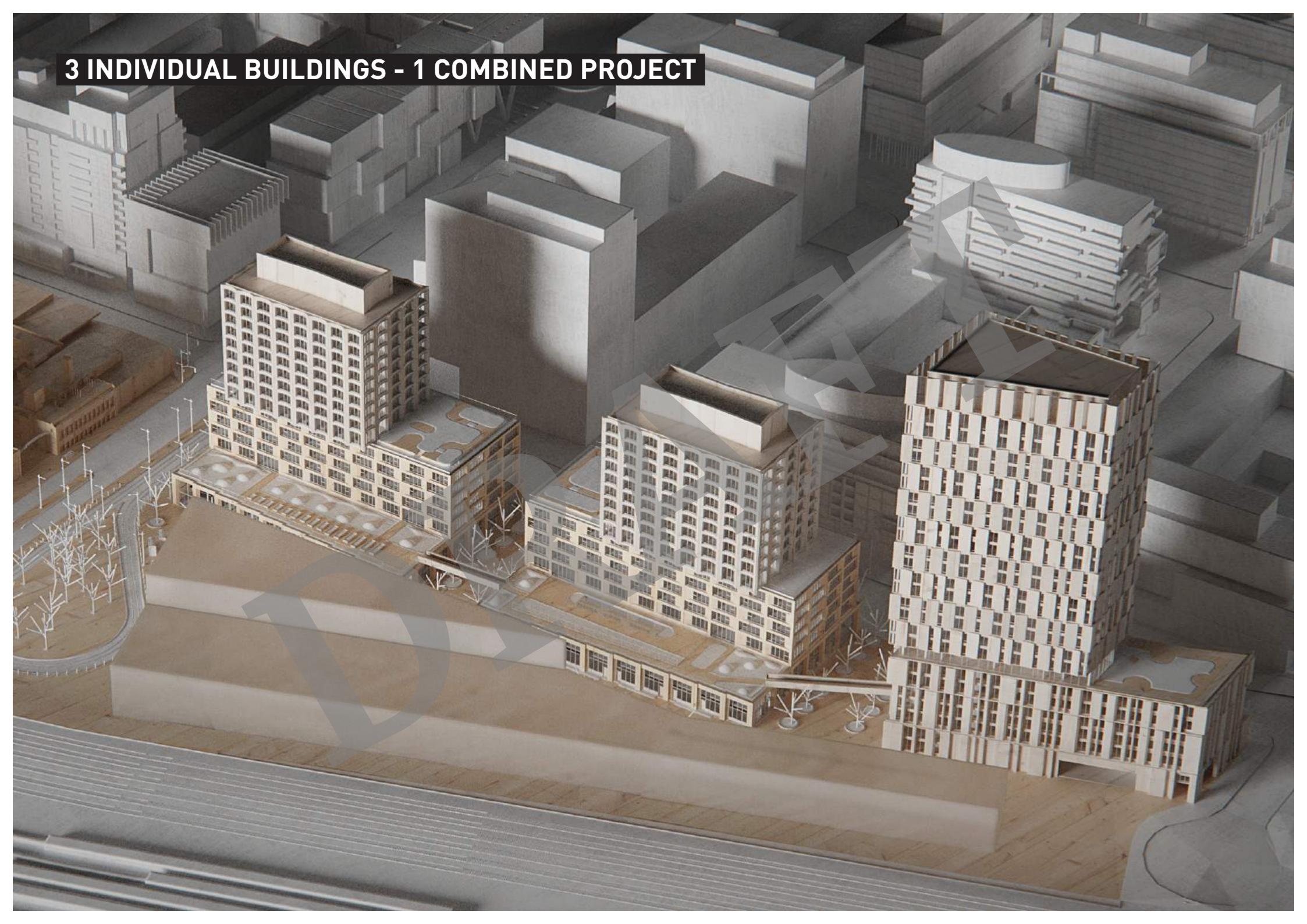


3. ICONIC TOWERS: an urban ensemble of unique structures

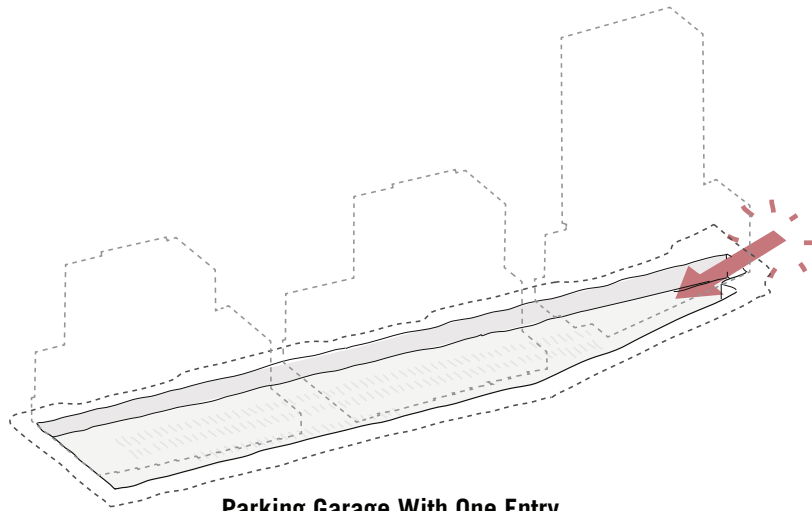


Don Valley

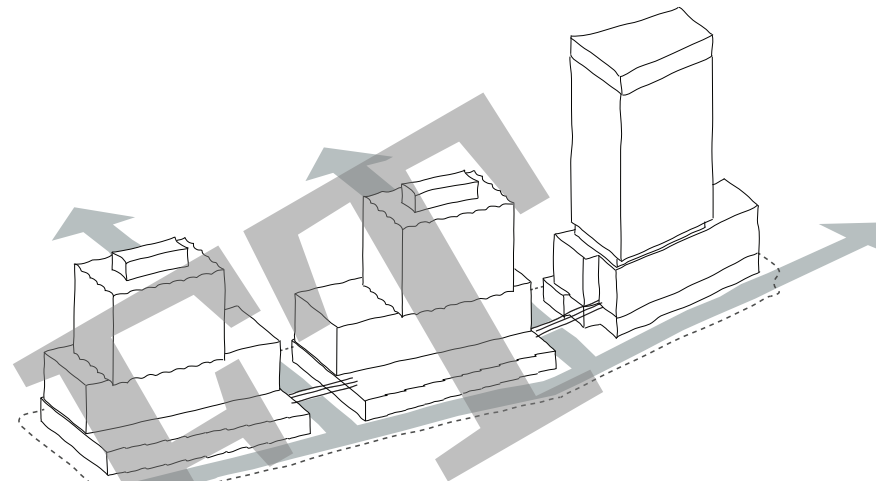
3 INDIVIDUAL BUILDINGS - 1 COMBINED PROJECT



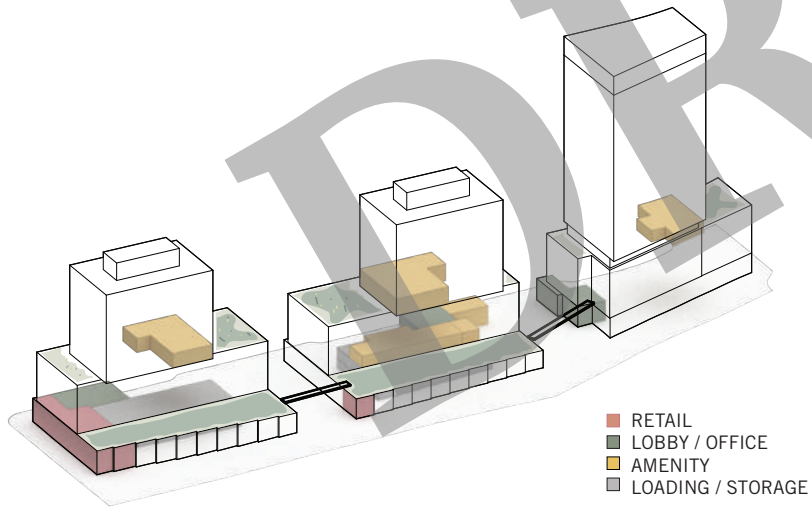
3 INDIVIDUAL BUILDINGS - 1 COMBINED PROJECT



Parking Garage With One Entry

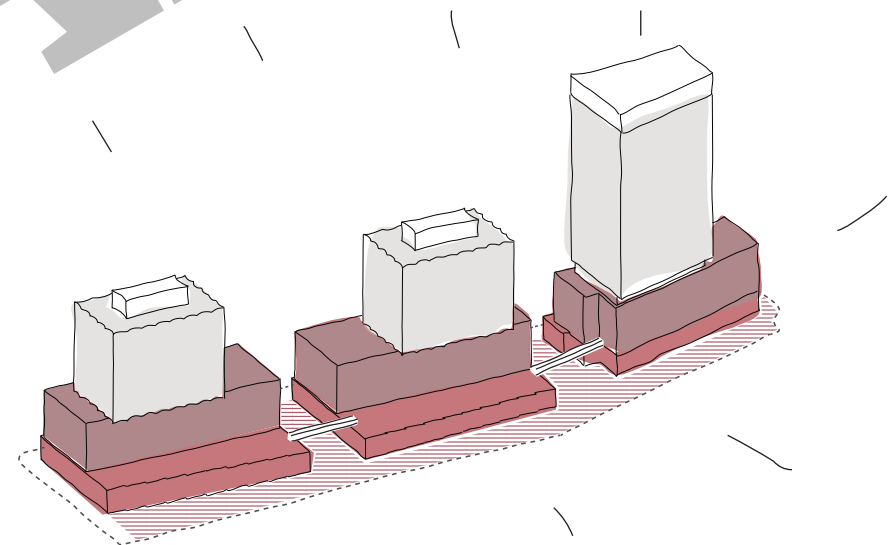


A Continuous Public Space



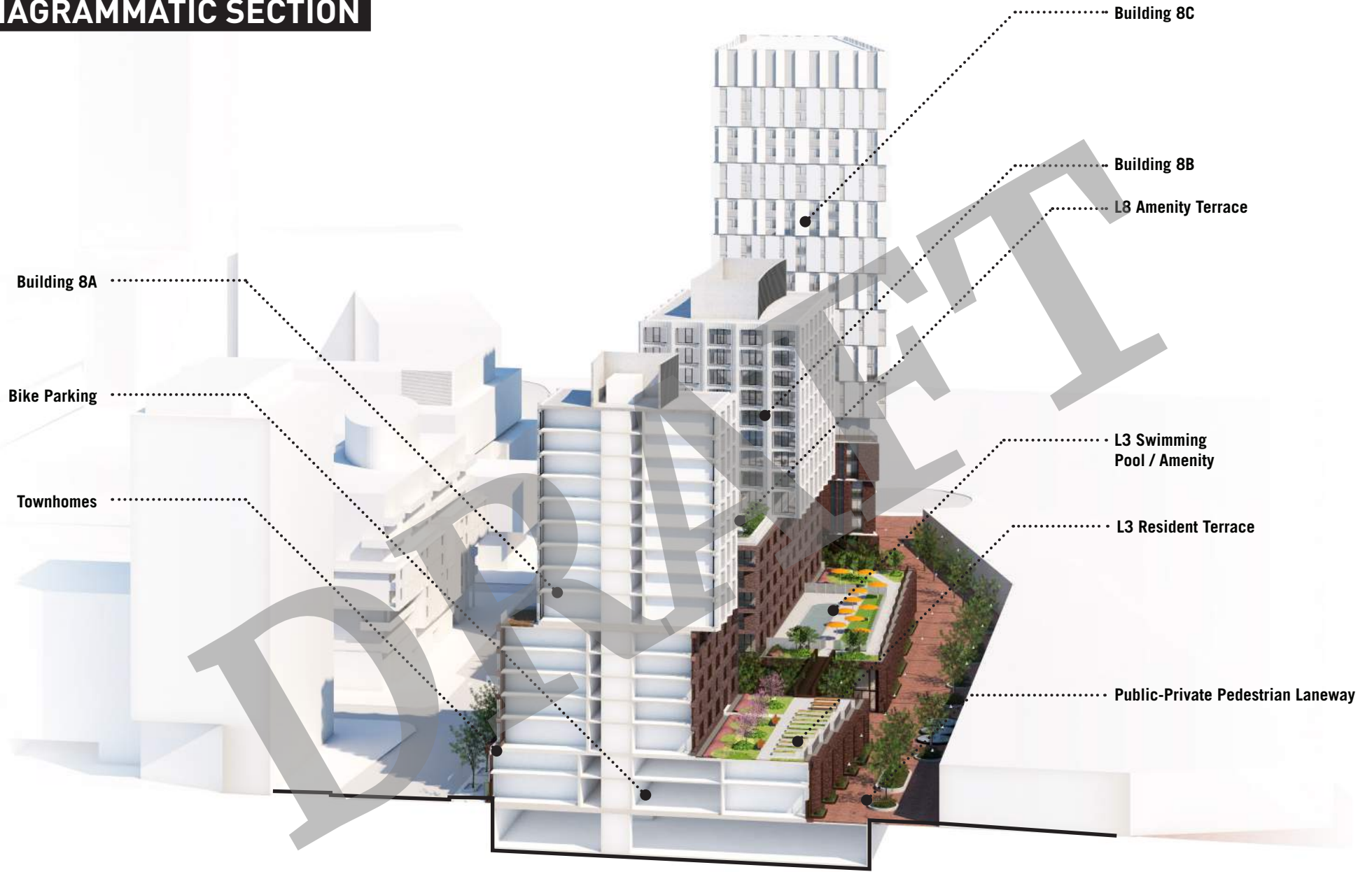
- RETAIL
- LOBBY / OFFICE
- AMENITY
- LOADING / STORAGE

Bridges Connect Amenity Programs

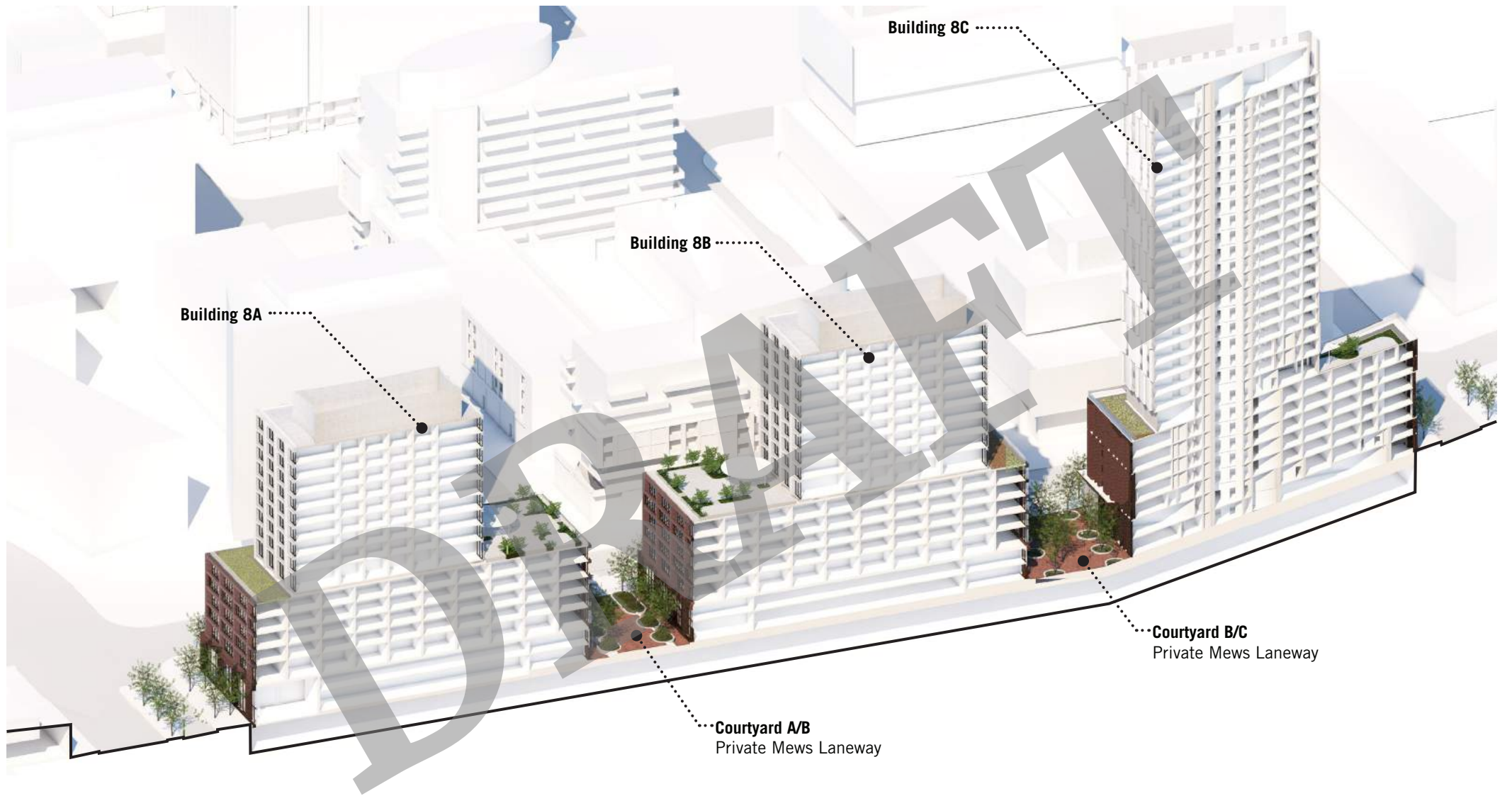


A Cohesive Design in Materials and Massing

DIAGRAMMATIC SECTION

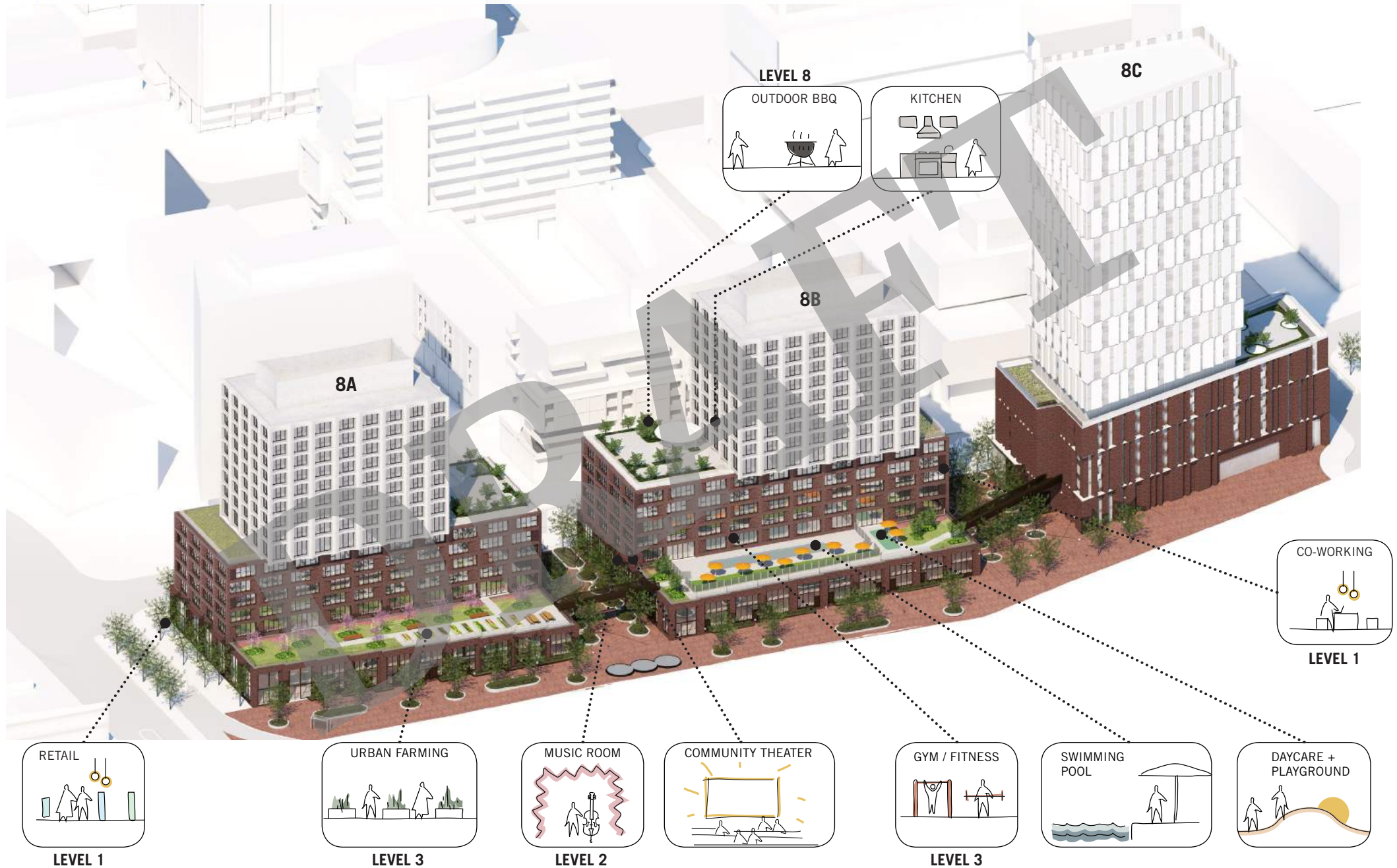


DIAGRAMMATIC SECTION



CENTRALIZED AMENITIES

Bridges are important to connect the centralized amenity for all residents / children of affordable and market units.



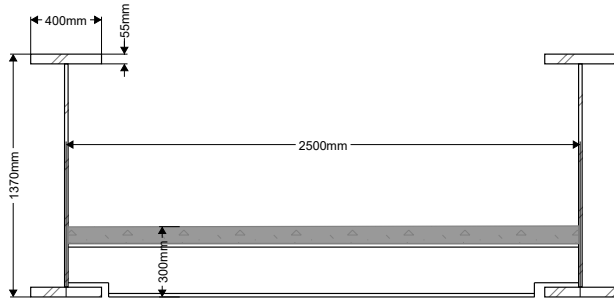
COOPERAGE ST
LOOKING NORTH



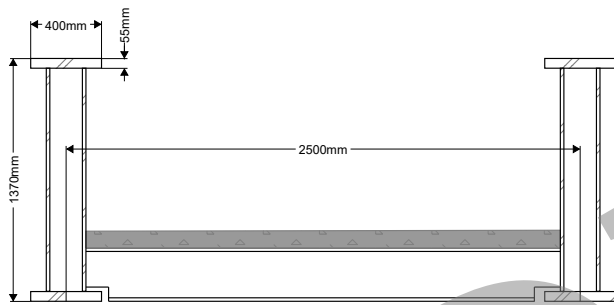
ROLLING MILLS
LOOKING NORTH



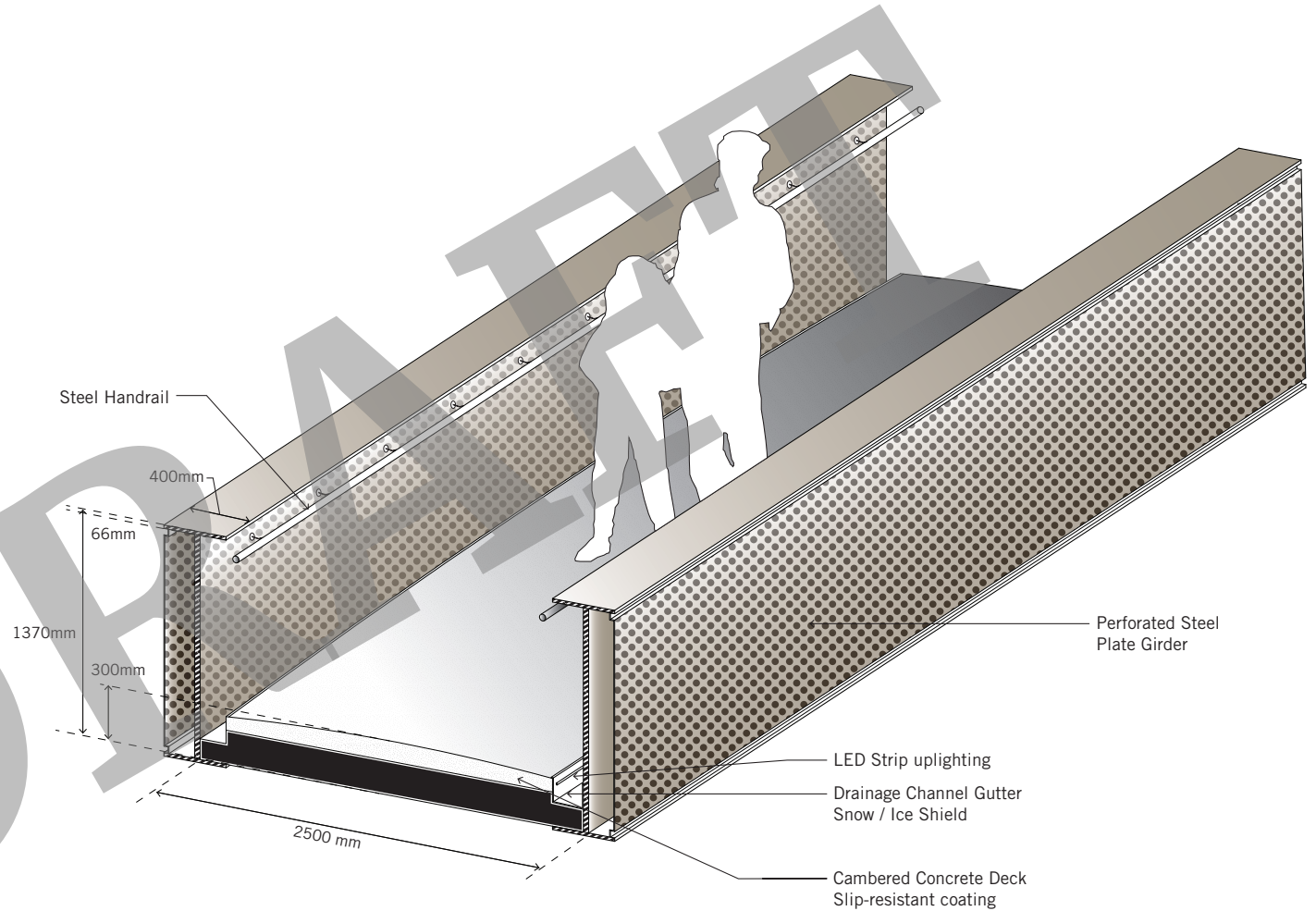
BRIDGE DESIGN DETAILS



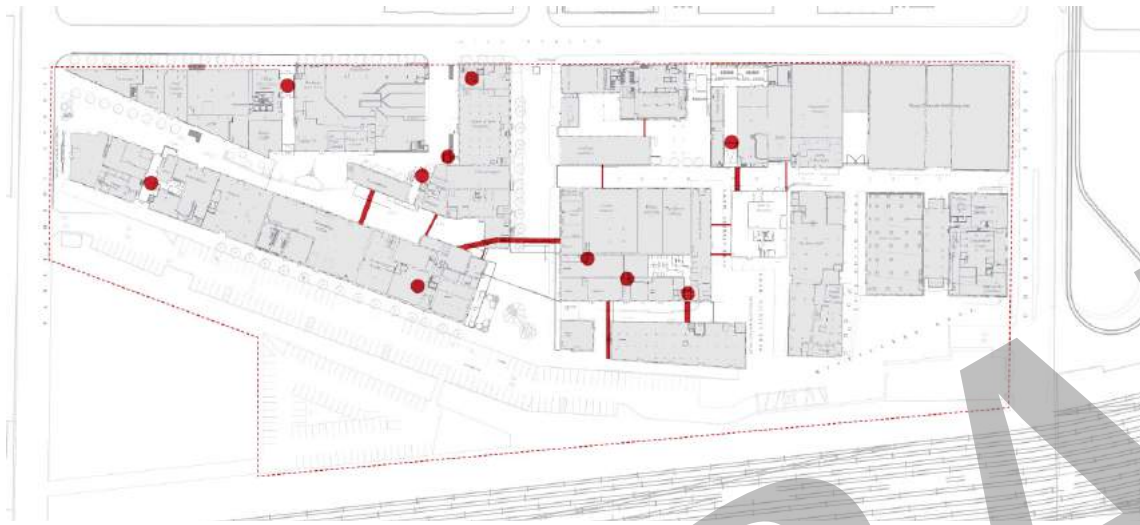
**Perforated Steel Plate Girder Option
Single Web**



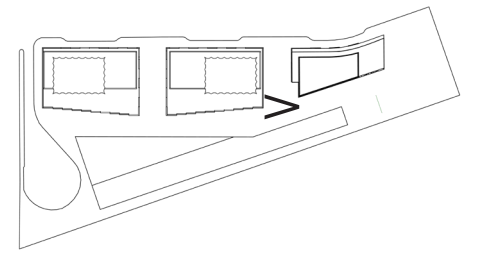
**Perforated Steel Plate Girder Option
Double Web**



DISTILLERY DISTRICT



AERIAL VIEW LOOKING SOUTH
8A / 8B BRIDGE CONNECTION

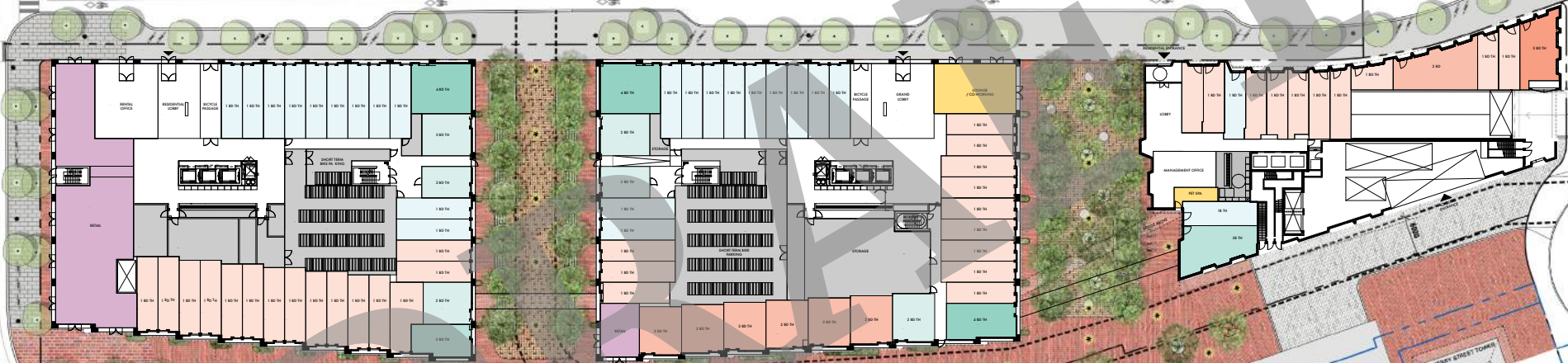


GROUND FLOOR

COOPERAGE STREET

ROLLING MILLS ROAD

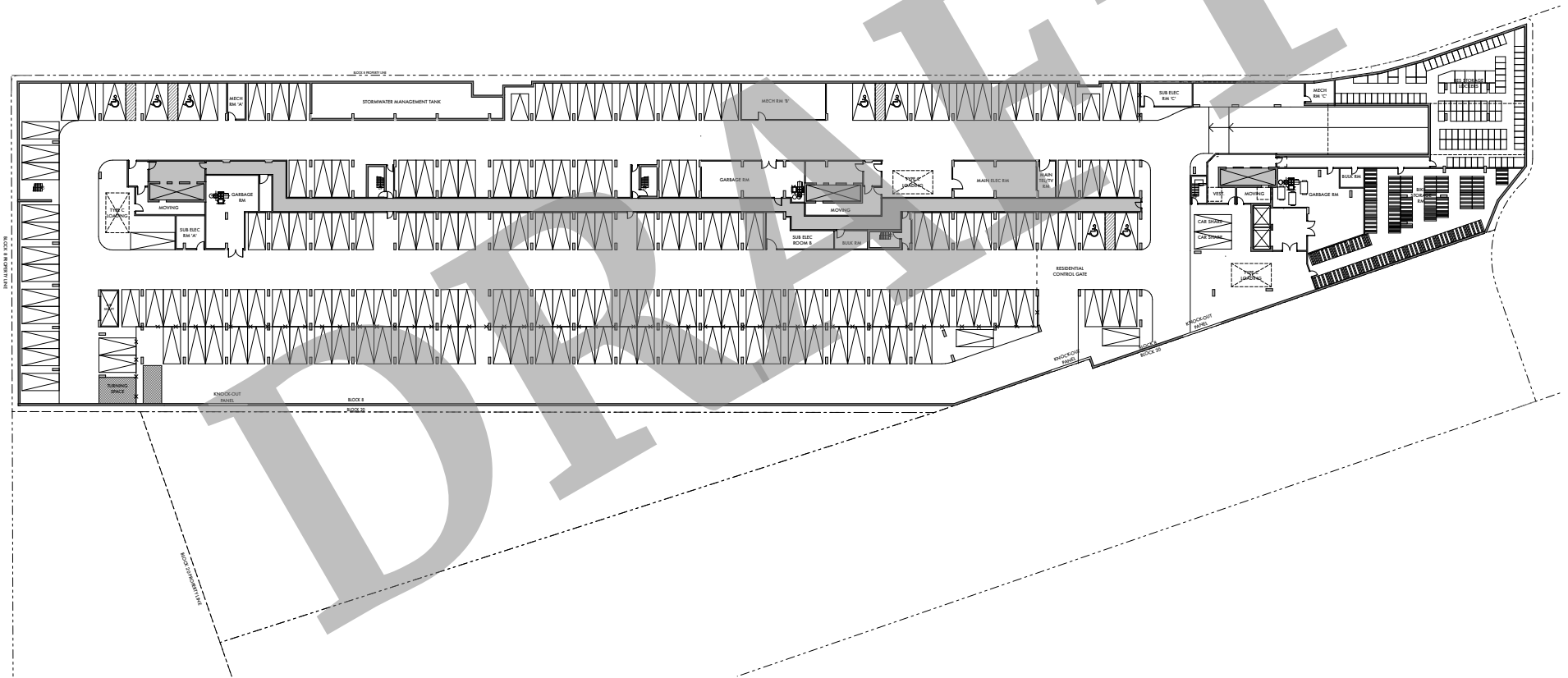
TANNERY ROAD



- RETAIL
- AMENITY
- MARKET**
 - 1BR
 - 2BR
 - 3BR
- AFFORDABLE**
 - 1BR
 - 2BR
 - 3BR
 - 4BR

L-PARKING

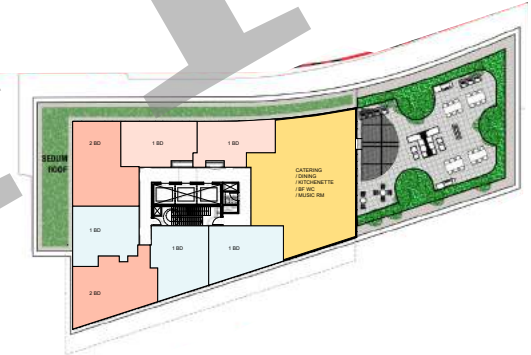
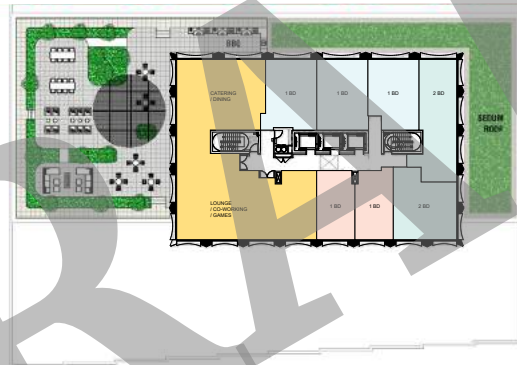
8A, 8B, 8C



FLOOR PLANS



LEVEL 3 AMENITY



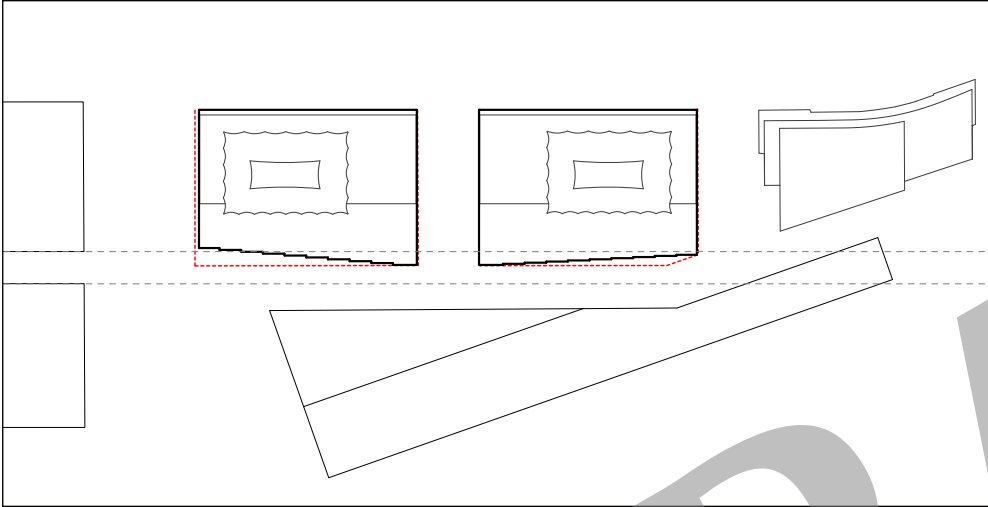
LEVEL 8 AMENITY



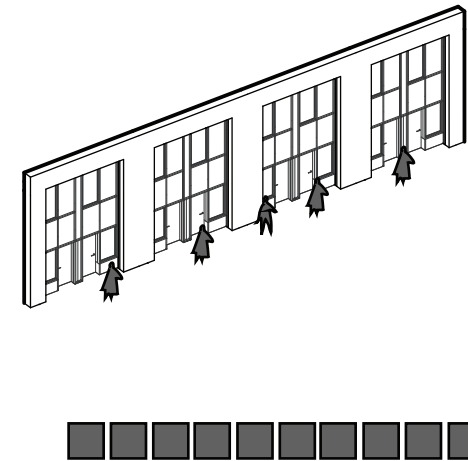
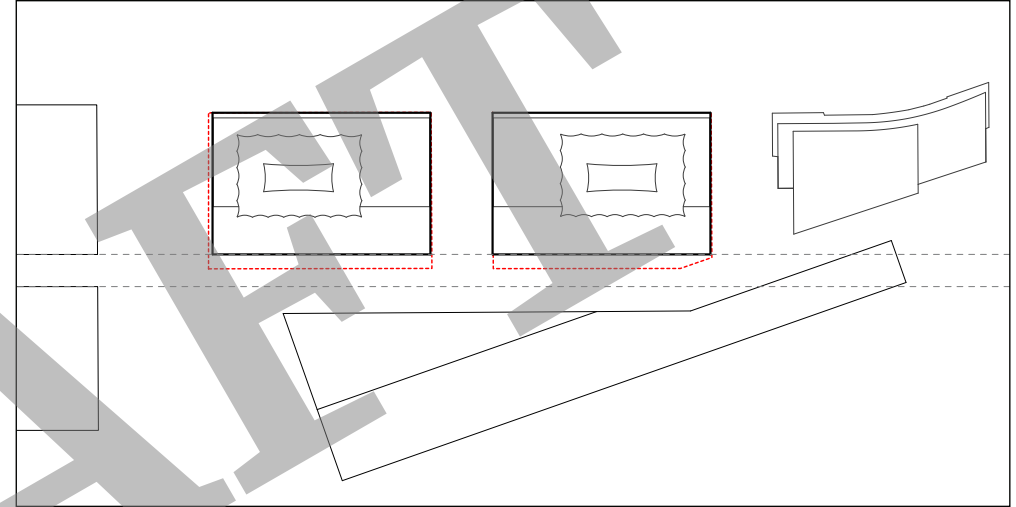
TYPICAL TOWER LEVEL

TANK HOUSE LANE ALIGNMENT

CURRENT DESIGN

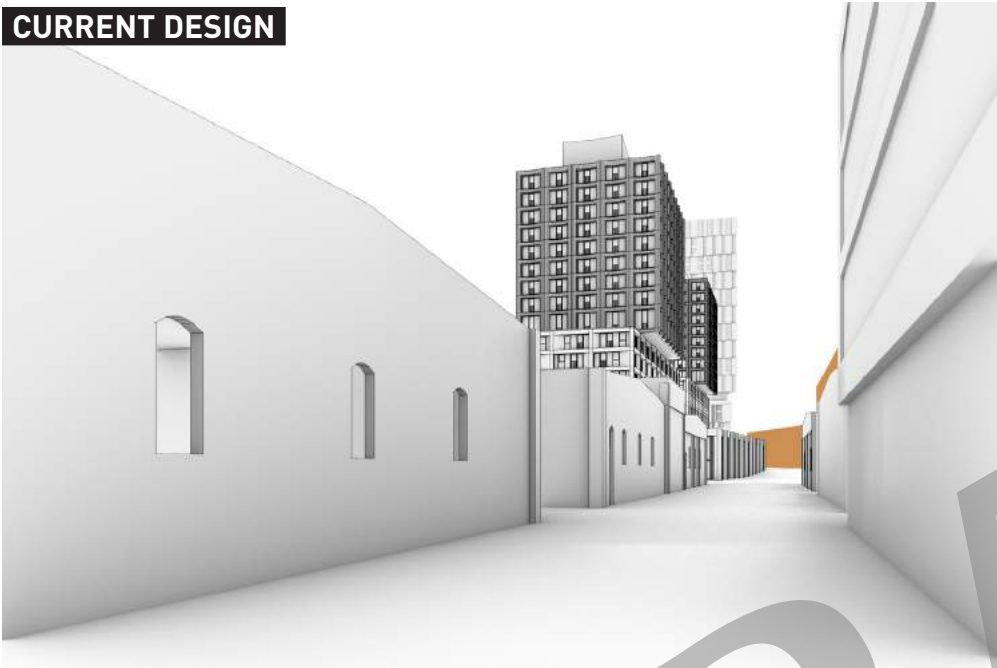


ALIGNED MASSING

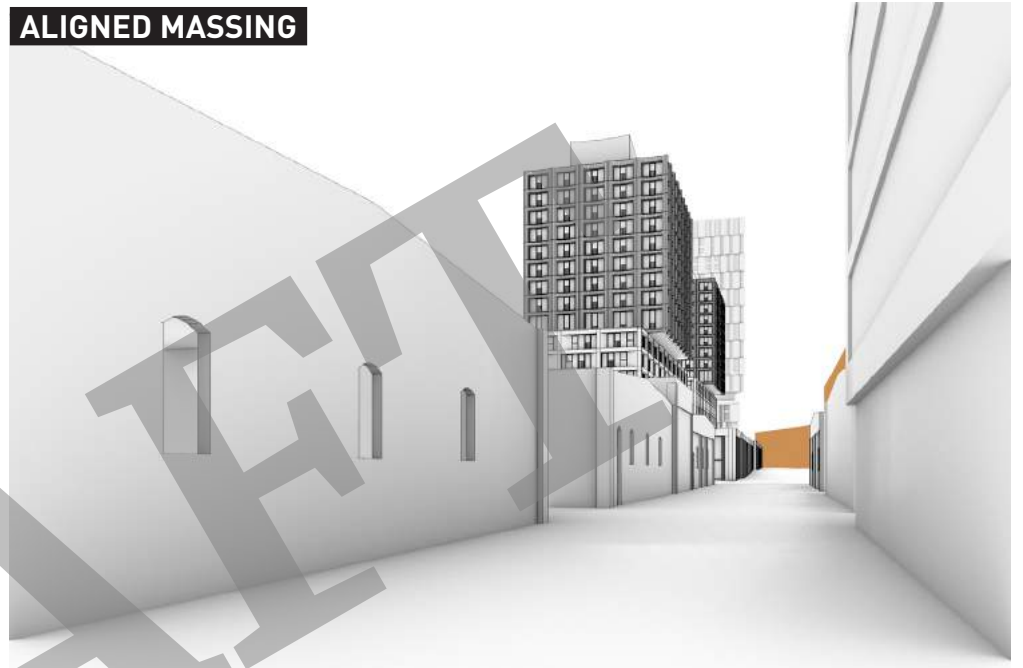


TANK HOUSE LANE ALIGNMENT

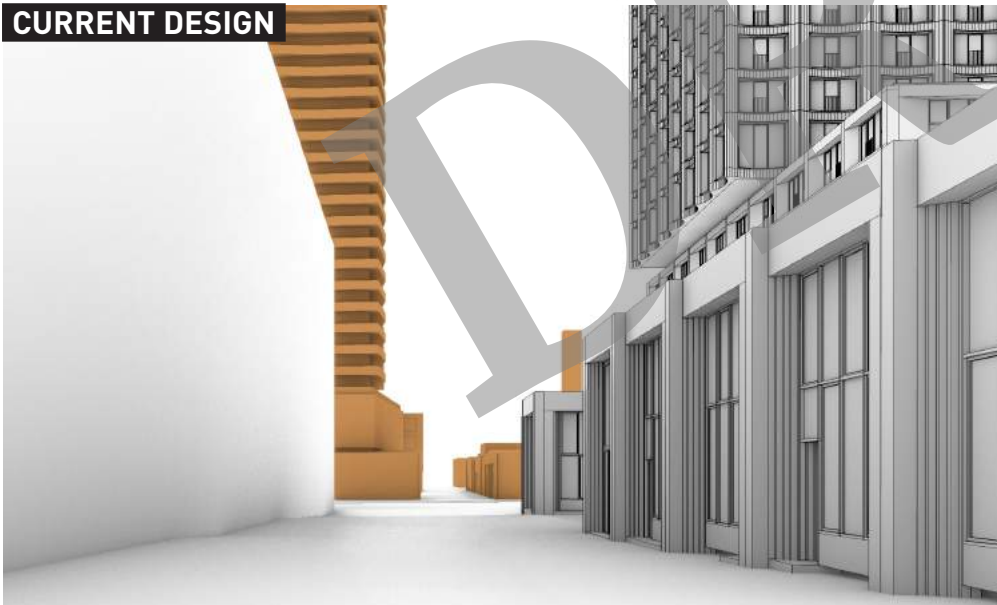
CURRENT DESIGN



ALIGNED MASSING



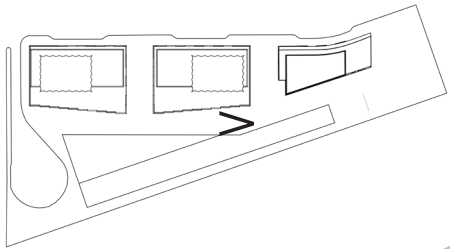
CURRENT DESIGN



ALIGNED MASSING



TANKHOUSE LANE



Facade Materiality

DRAFT

A VIBRANT ARCHITECTURAL NEIGHBORHOOD

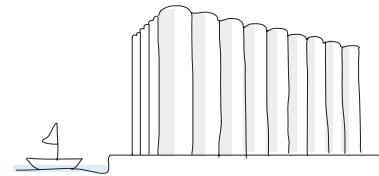
INSPIRATIONAL COLLAGE



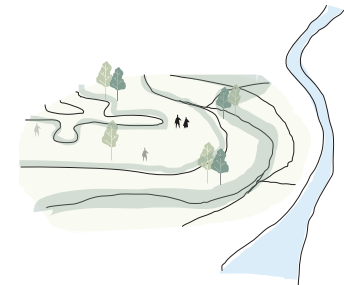
Distillery District



Canary District



**Industrial Heritage
of Toronto Waterfront**



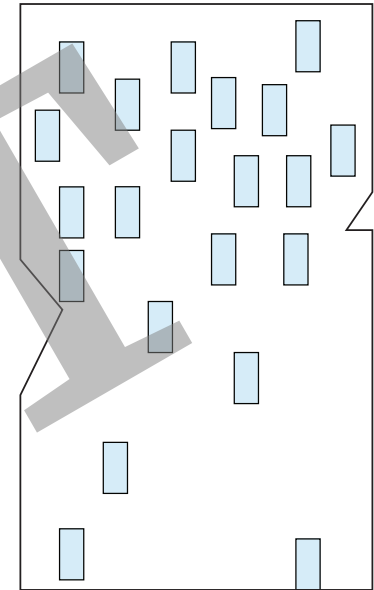
Corktown Commons

MATERIAL CONCEPT 8A/8B/8C

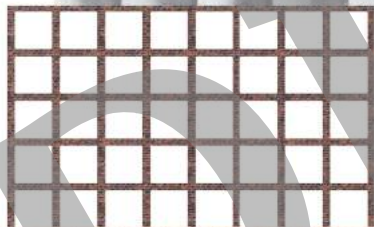
TOWER - *The Silo*



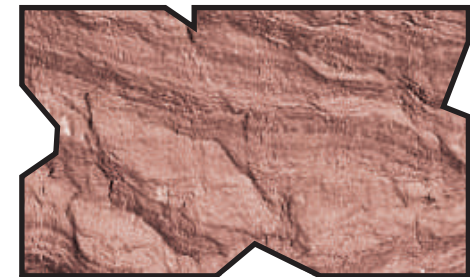
TOWER - *River Transparency Light*



MIDRISE - *The Brick Grid*



PODIUM - *Shale / Bedrock Carving Heavy*



PODIUM - *Brick Warehouse*



8A + 8B

8C

MATERIALS, COLOR AND FINISH SAMPLES

**BASE - 8A / 8B
MEDIUM IRONSPOT BRICK**



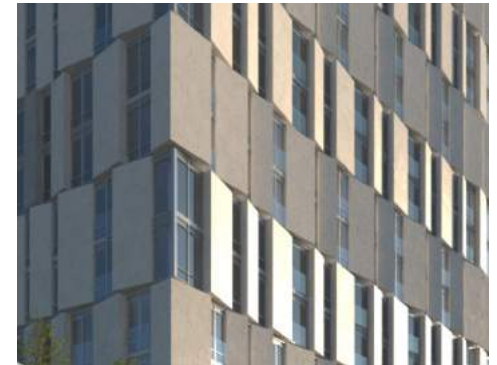
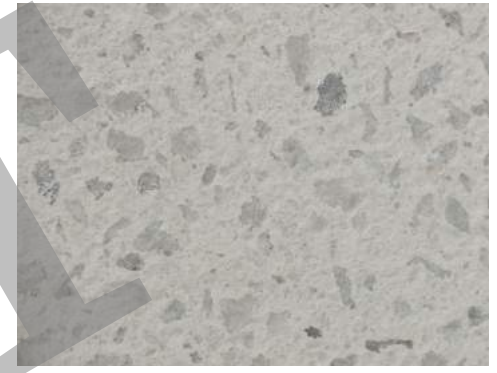
**MID-RISE - 8A/8B/8C + BASE - 8C
MEDIUM IRONSPOT SMOOTH BRICK**



**TOWER - 8A / 8B
SANDBLASTED PRECAST CONCRETE**



**TOWER - 8C
SANDBLASTED PRECAST CONCRETE**



DISTILLERY - BRICK BASE



CANARY - GRID + INFILL



DON LANDS INDUSTRY

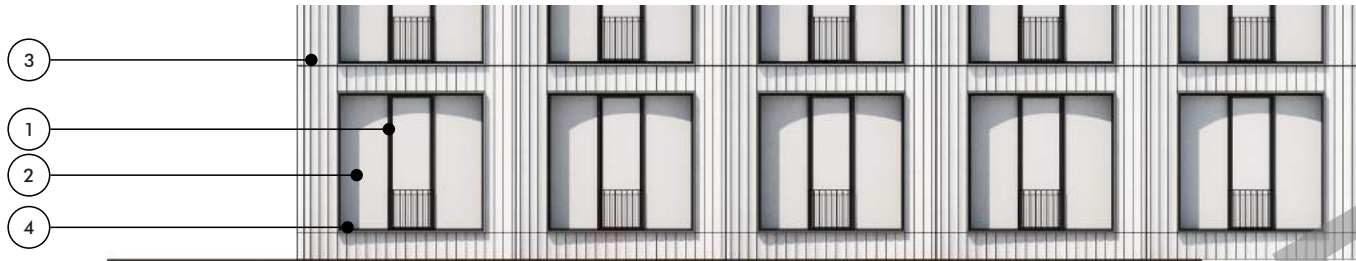


CORKTOWN COMMON



ENLARGED FACADE ELEVATION

CHERRY ST



MATERIAL LEGEND

Tower / L8-L16

1. Aluminum-Frame Window Wall with Sliding Glass Doors Integrated Louvers
2. 1" IGU with Low-E Coating on Surface #2
3. Precast Assembly
4. Aluminum Window Box Frame

Mid-Rise / L3-L7

5. Aluminum-Frame Window Wall with Sliding Glass Doors Integrated Louvers
6. 1" IGU with Low-E Coating on Surface #2
7. Modular Face Brick, Ironspot Smooth Finish
8. Bird Friendly Frit

Base / L1-L2

9. Aluminum Curtain Wall Framing Structurally Glazed Silicone joints
10. Solid Steel Panel Townhome Entry Doors
11. Low-Iron Glazing with Low-E Coating on Surface #2, 100x100 Ceramic Bird Frit Surface #3
12. Hand-Laid Brick Masonry, Ironspot Hand Mould Finish
13. Glazed Storefront Entry Doors

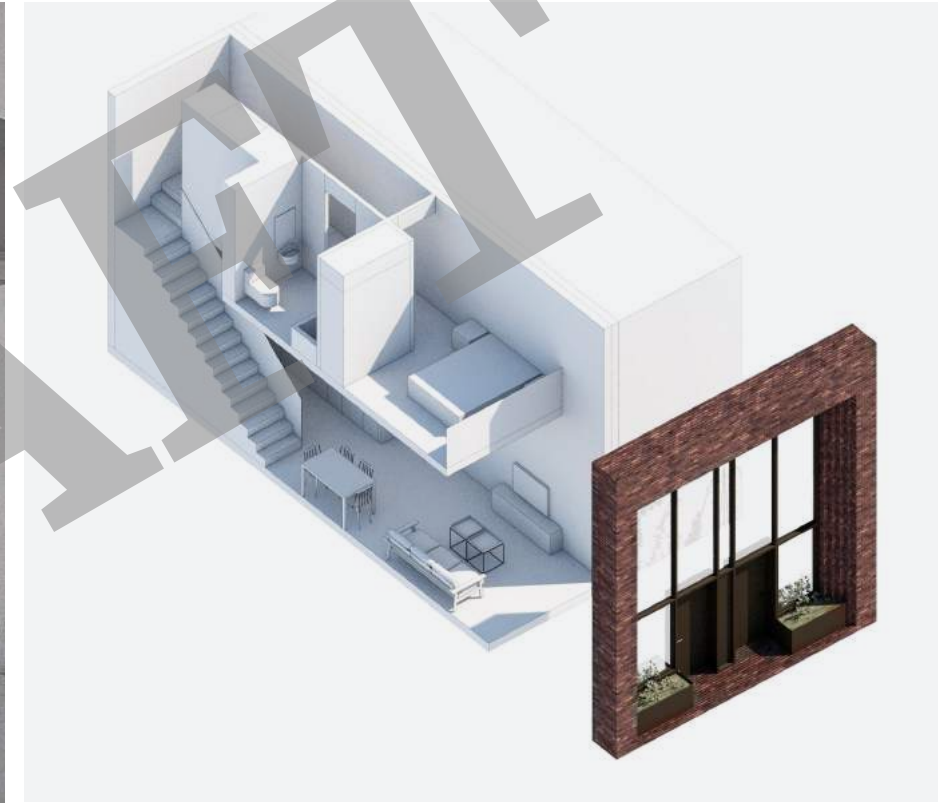


PODIUM - BRICK WAREHOUSE

BLOCK 8A + 8B LEVELS 1-2



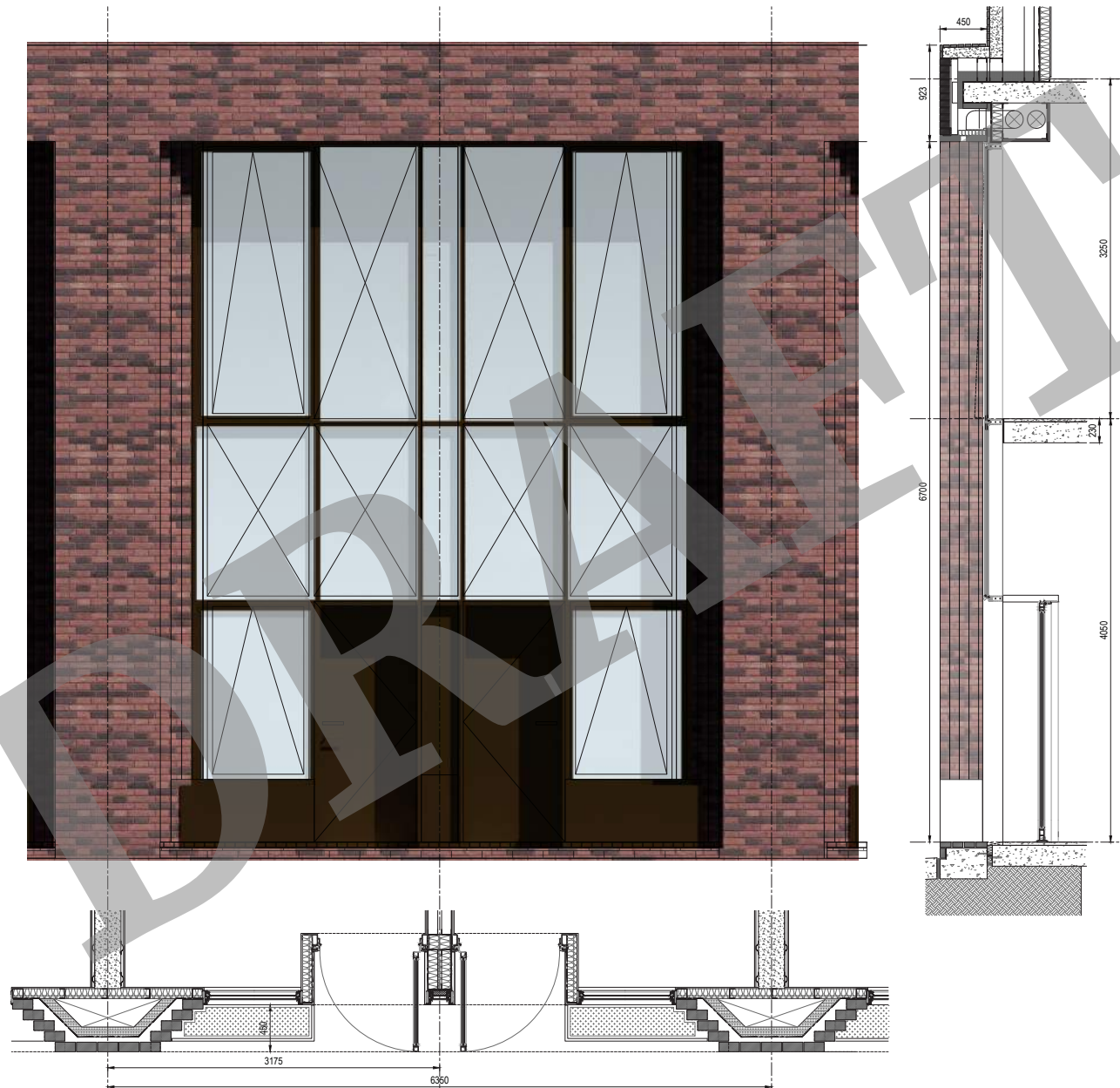
Interior Perspective



Unit Axon

PODIUM - BRICK WAREHOUSE

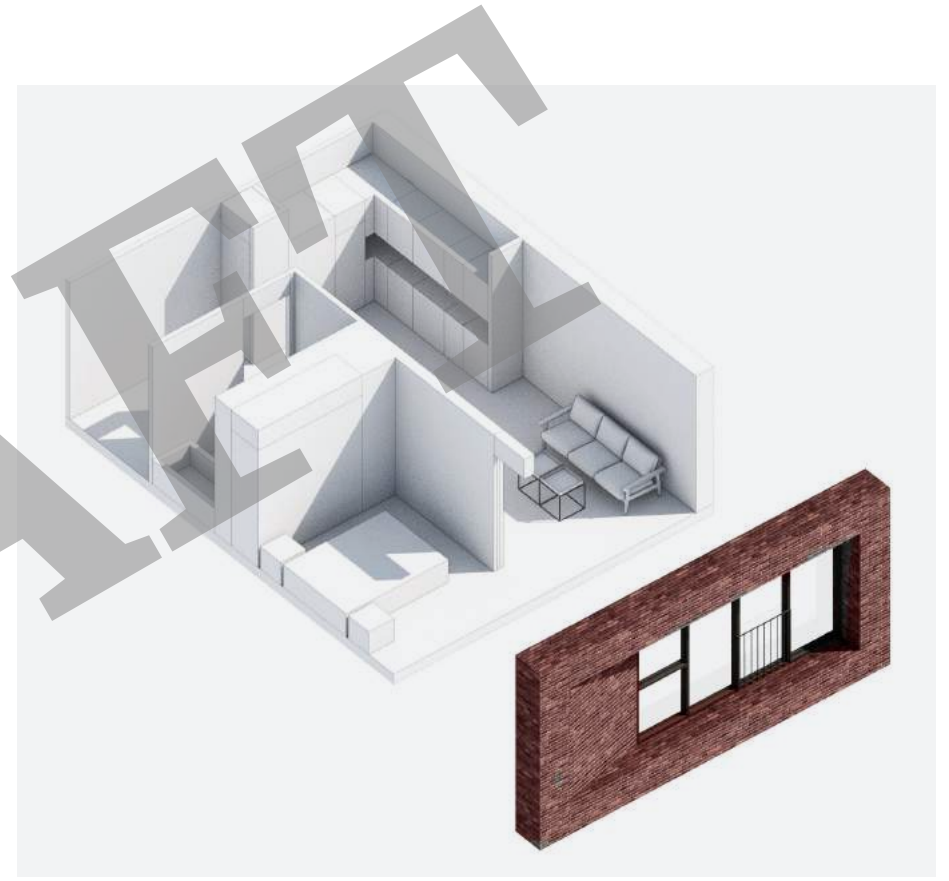
BLOCK 8A + 8B LEVELS 1-2



MIDRISE - BRICK GRID
BLOCK 8A + 8B LEVELS 3-7



Unit Interior Perspective



Unit Axon

MIDRISE - BRICK GRID

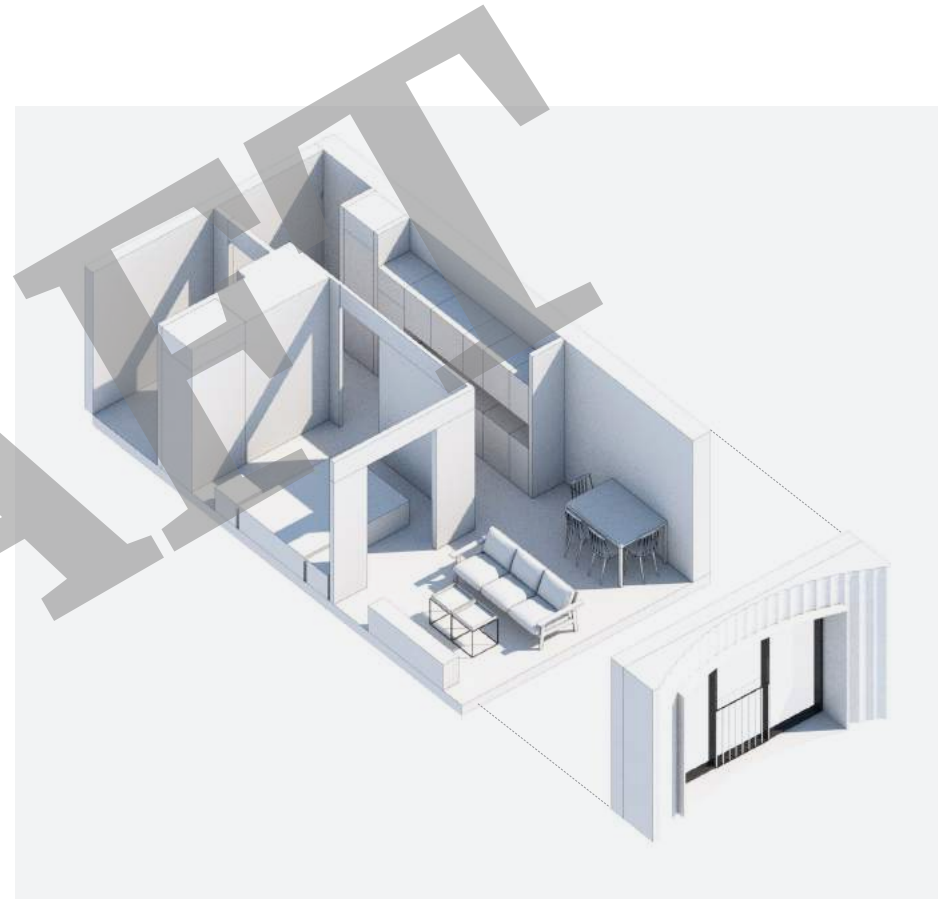
BLOCK 8A and 8B LEVELS 3-7



TOWER - THE SILO
BLOCK 8A and 8B LEVELS 8-16

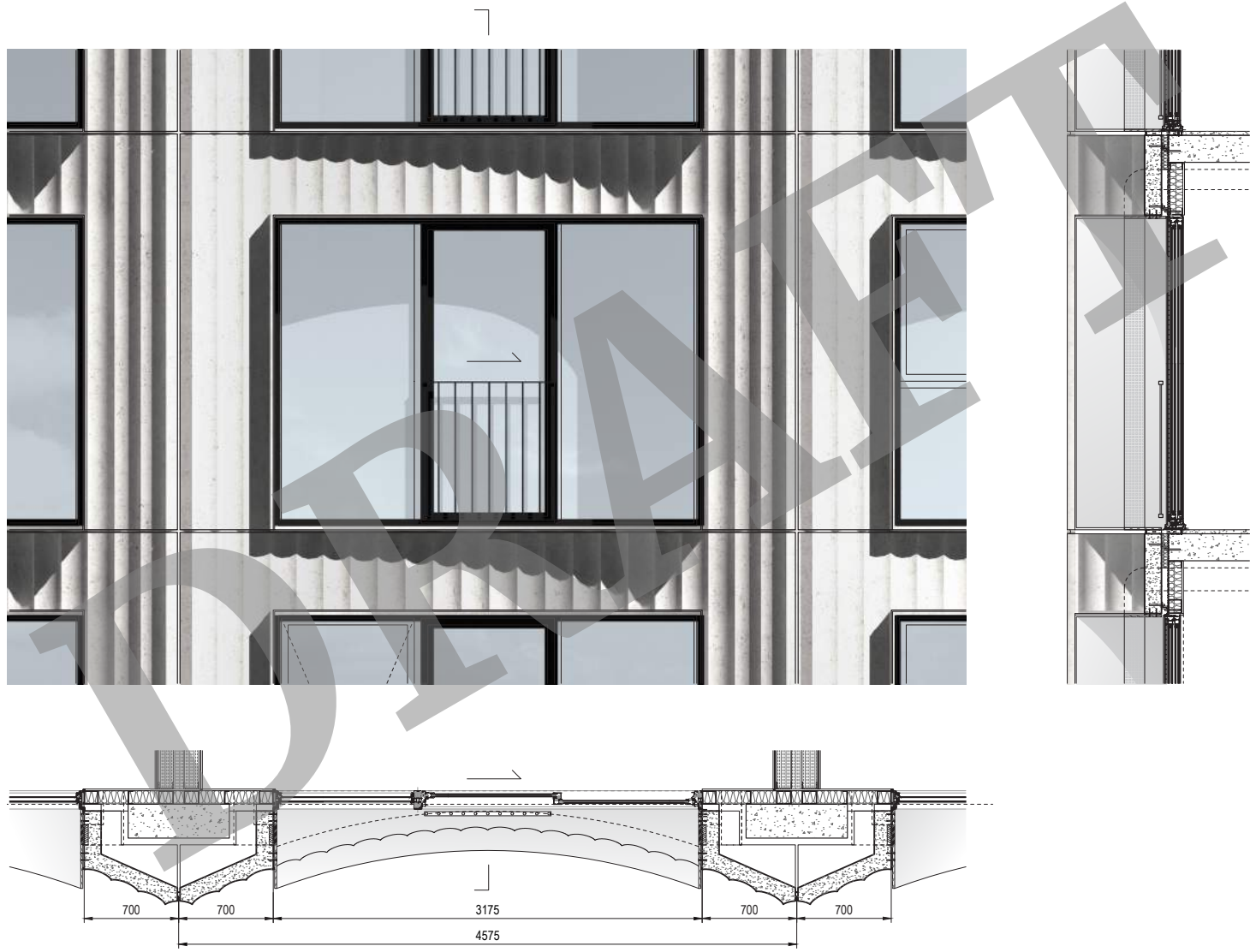


Unit Interior Perspective

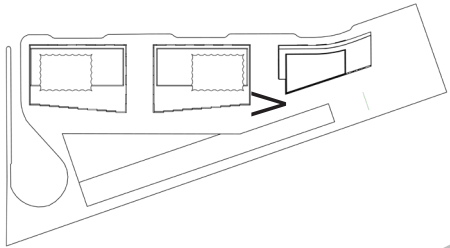


Unit Axon

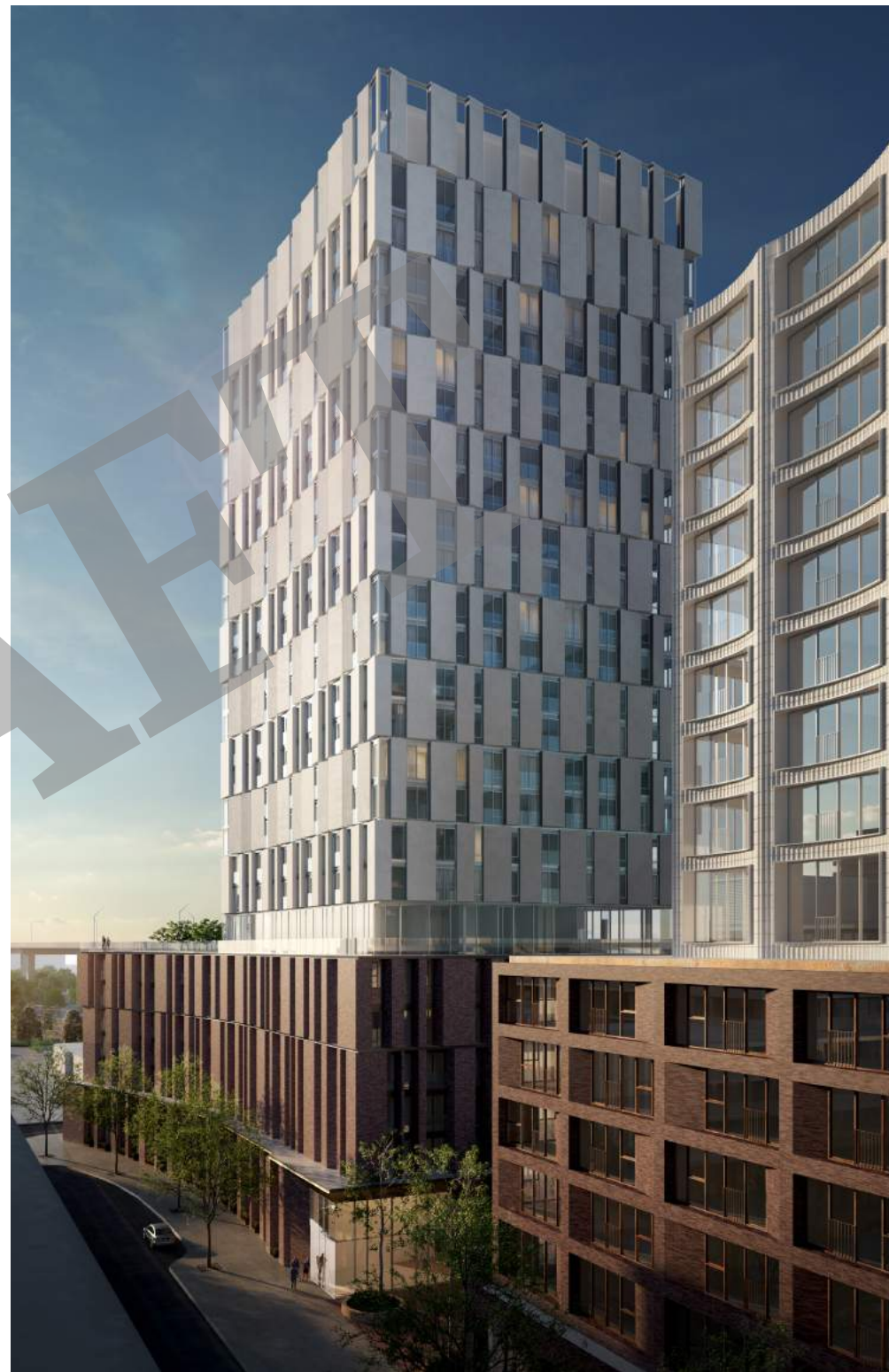
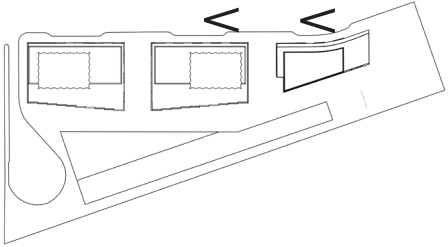
TOWER - THE SILO
BLOCK 8A and 8B LEVELS 8-16



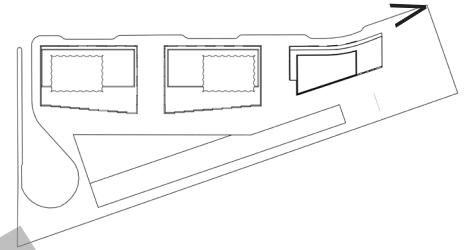
AERIAL VIEW LOOKING SOUTH
8A / 8B PODIUM



BLOCK 8C
LOOKING EAST ON MILL



8C FROM AIR



GROUND FLOOR ELEVATIONS

BLOCK 8C



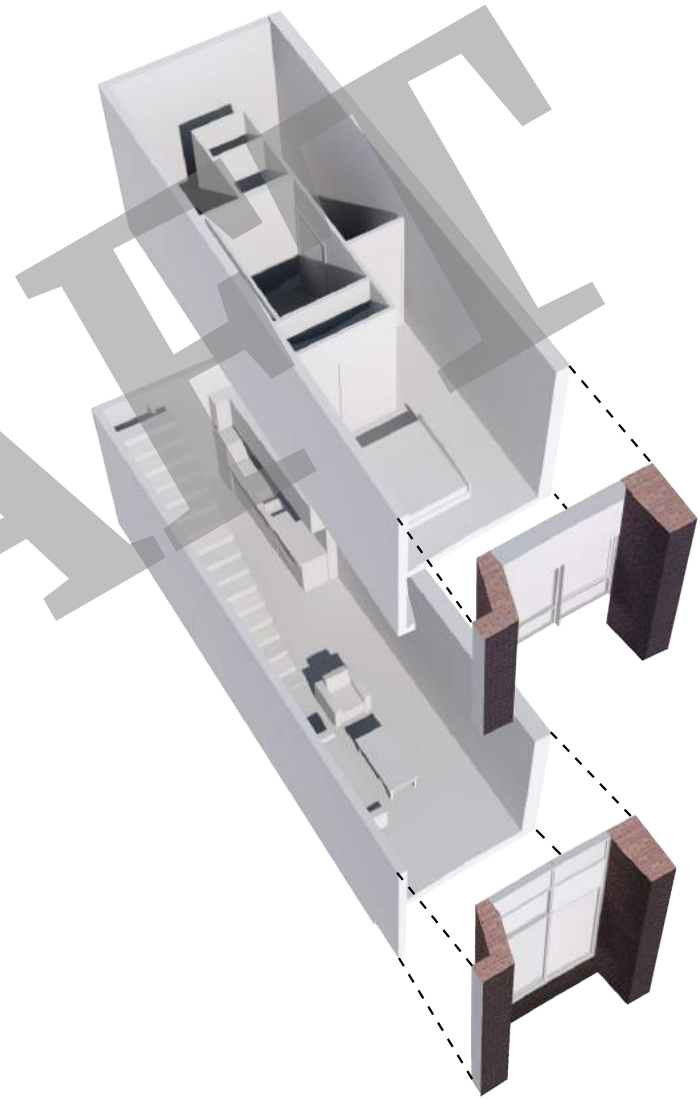
- ① Glazed Curtain Wall
- ② Hand-laid Brick Masonry
- ③ Prefinished Aluminum Panel
- ④ Glazed Balcony Guard
- ⑤ Aluminum Frame Window Wall W/ Sliding Glass Doors; Integrated Louvers
- ⑥ Aluminum Feature

PODIUM TOWNHOUSE

BLOCK 8C LEVELS 1-2

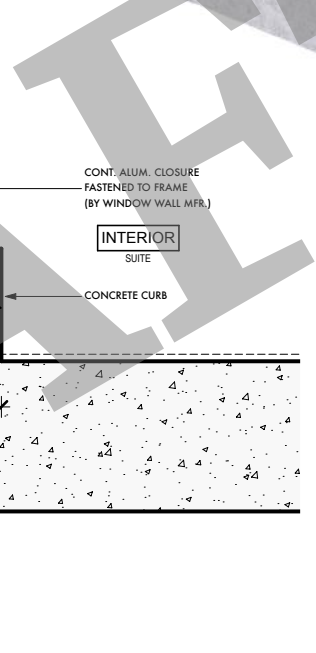
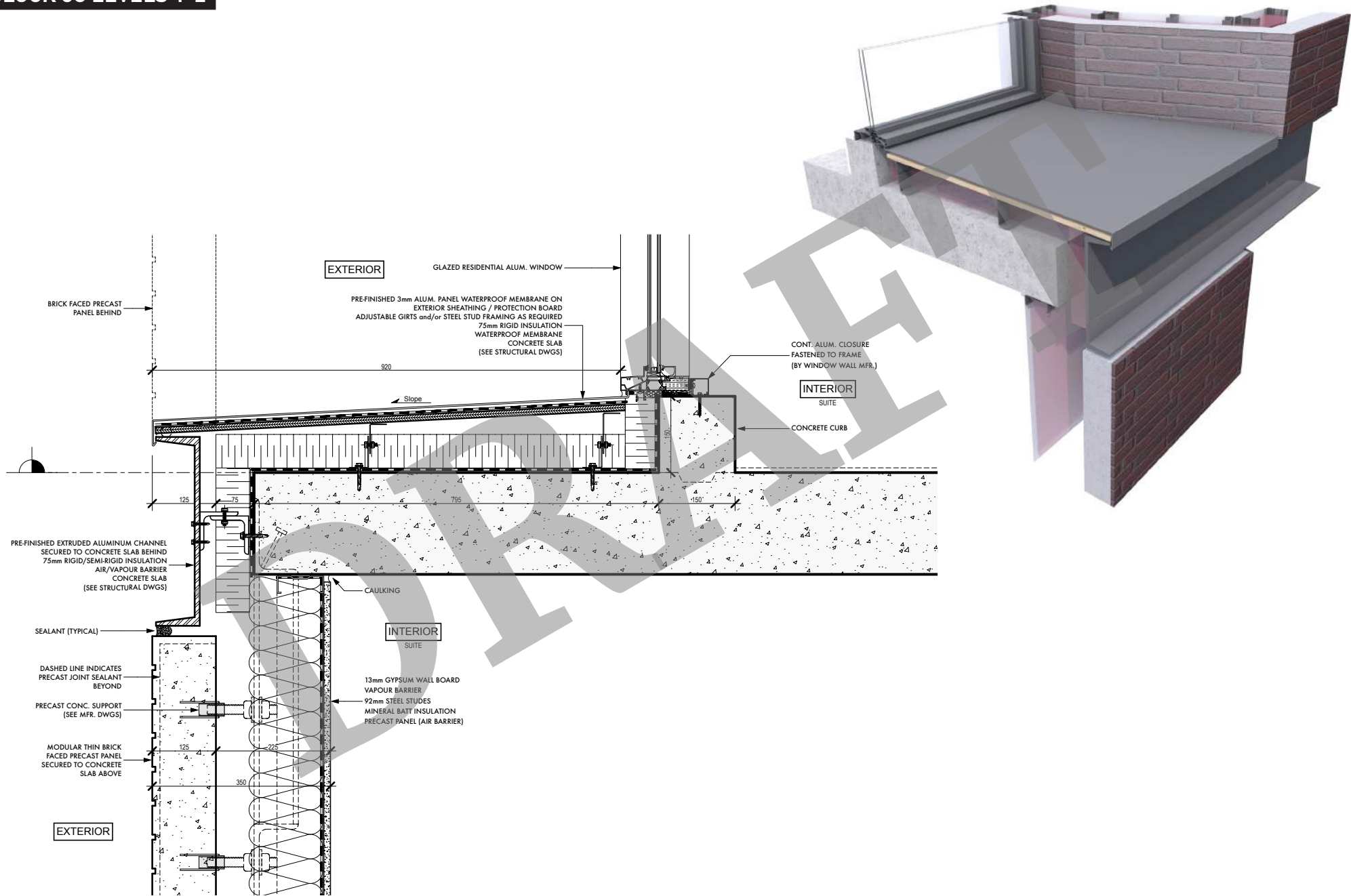


Interior Perspective

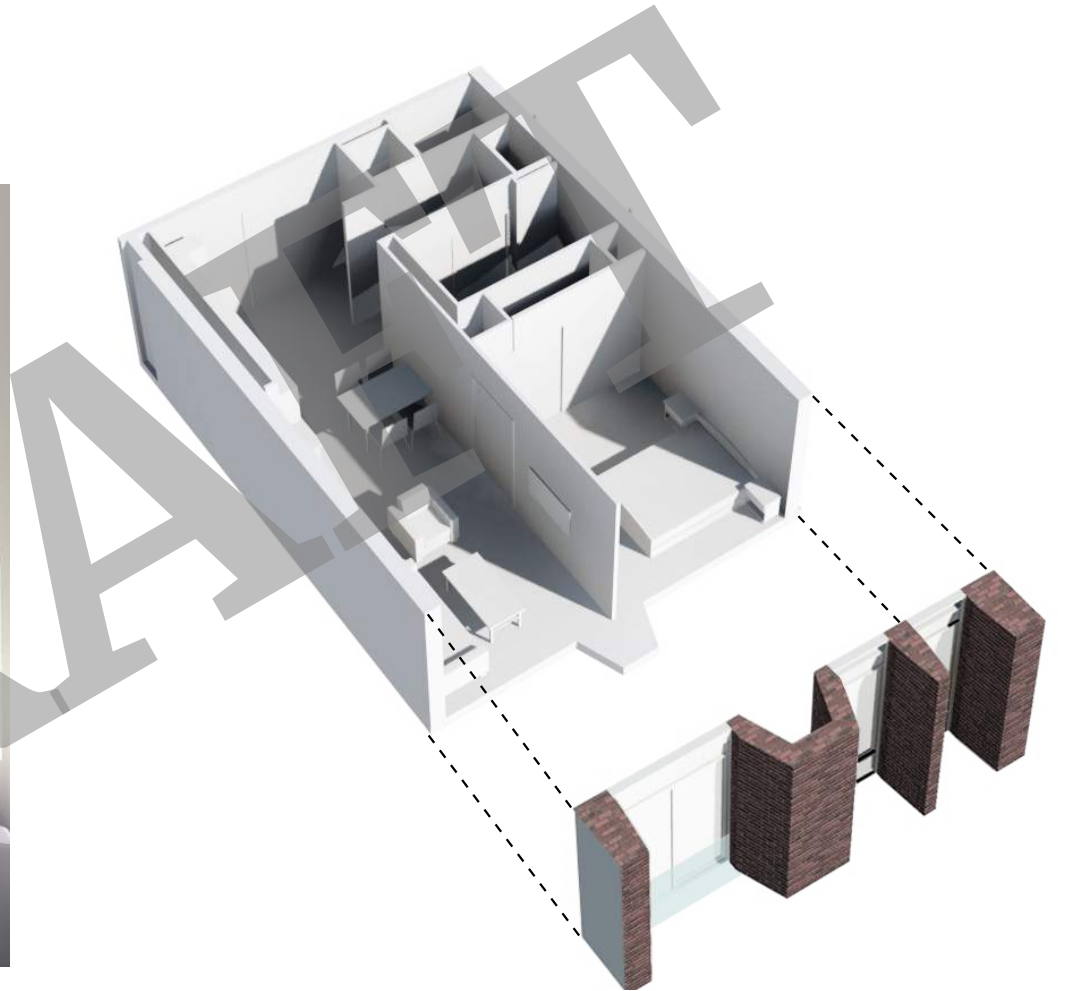


PODIUM DETAIL

BLOCK 8C LEVELS 1-2

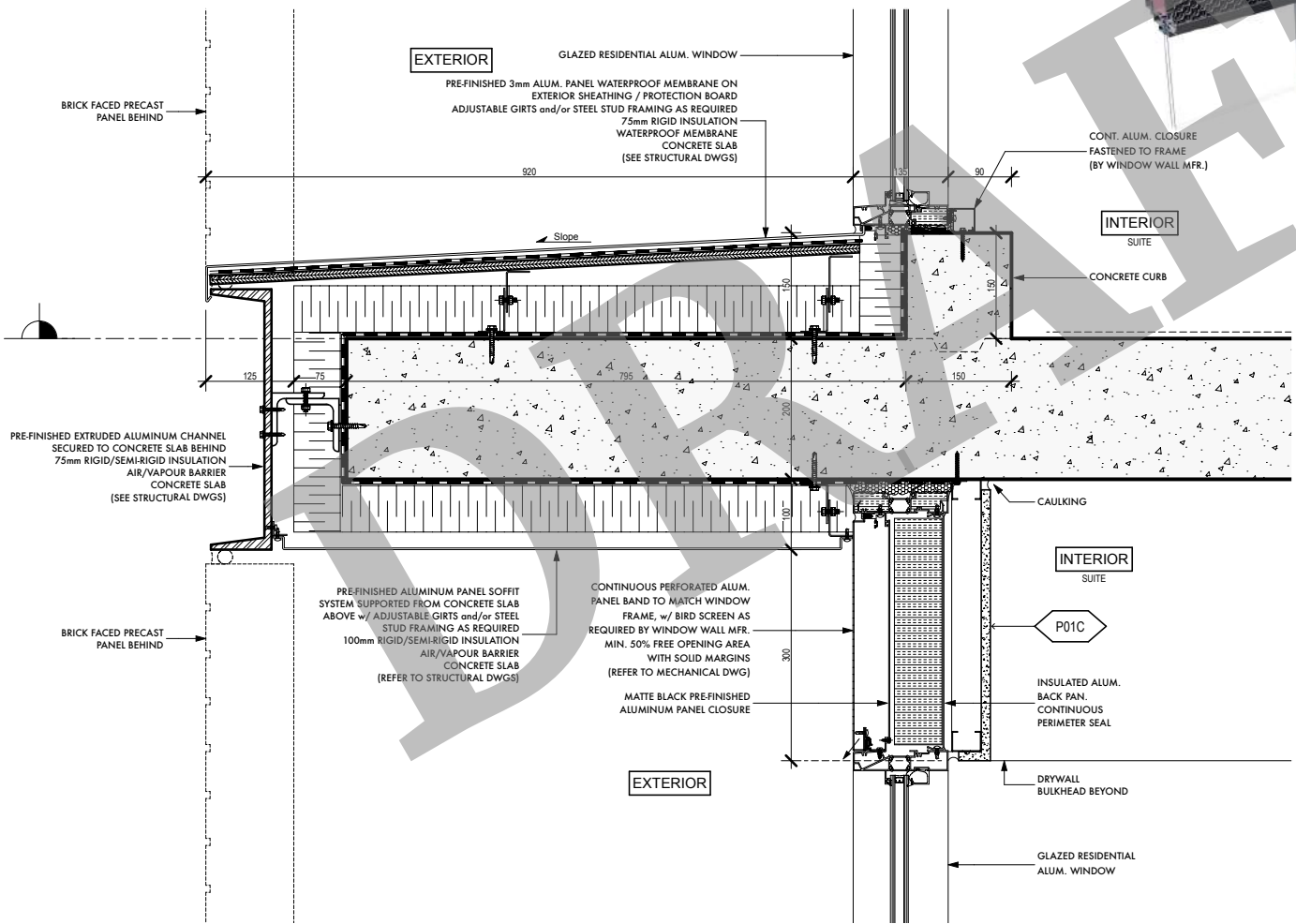
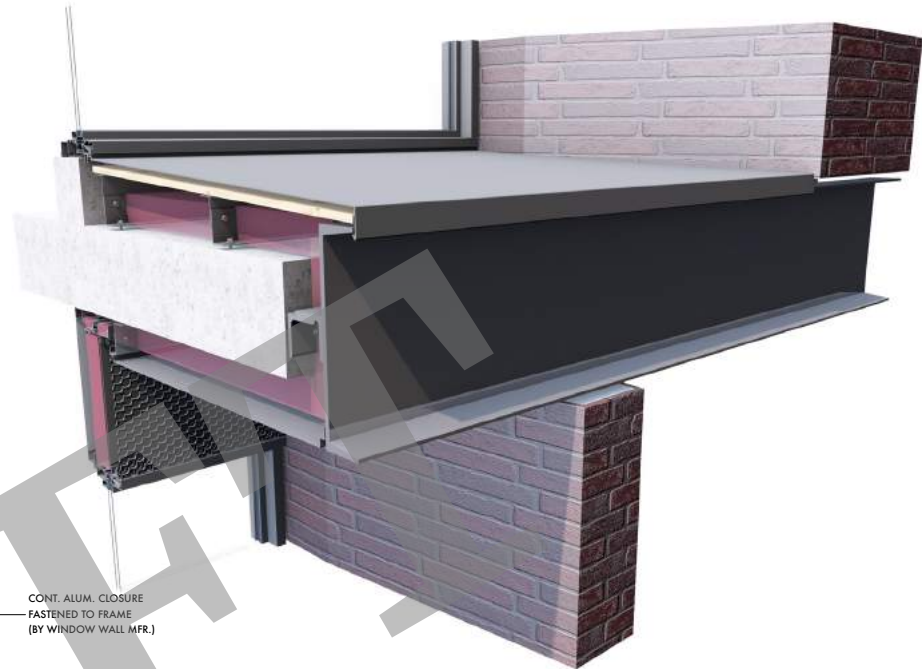


MIDRISE
BLOCK 8C LEVELS 3-7

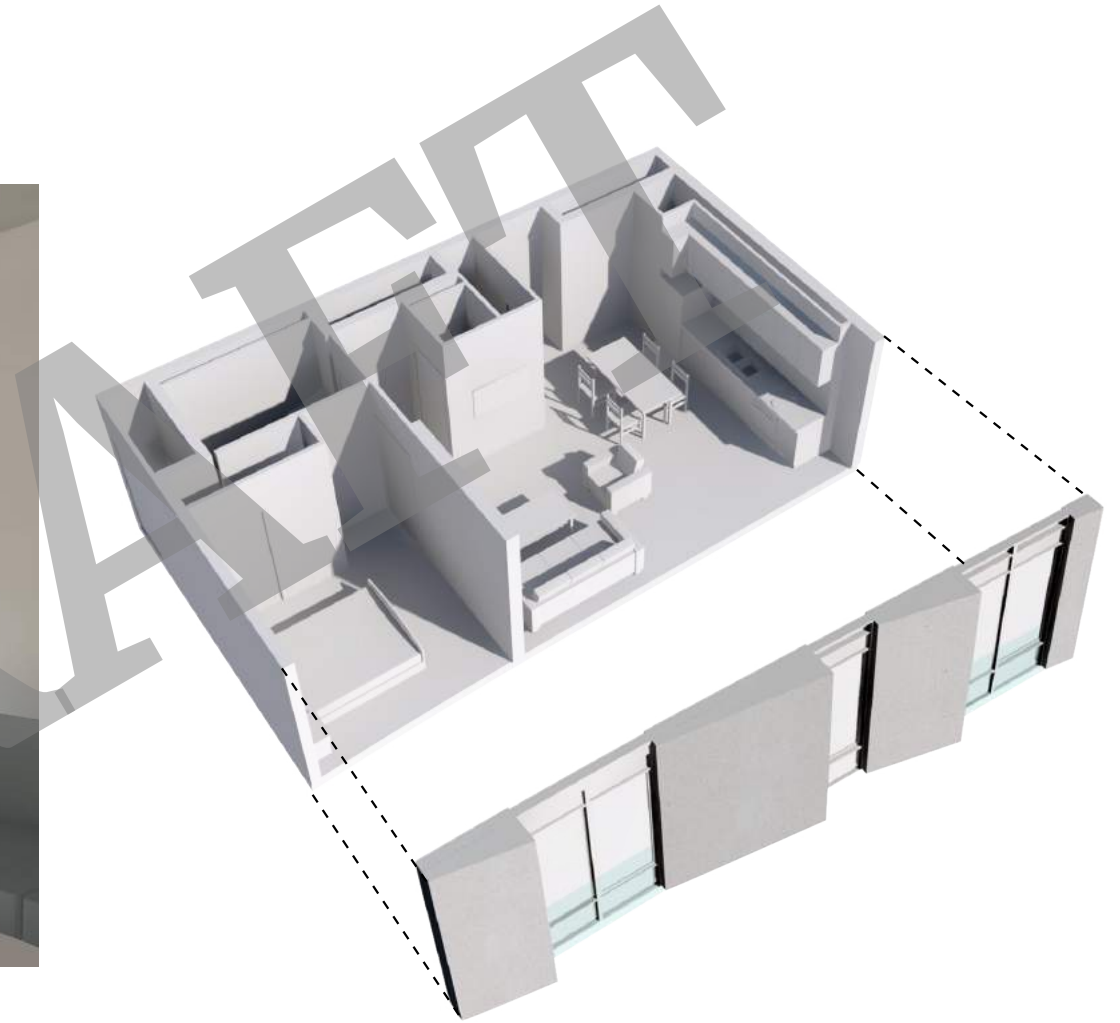


MIDRISE DETAIL

BLOCK 8C LEVELS 3-7

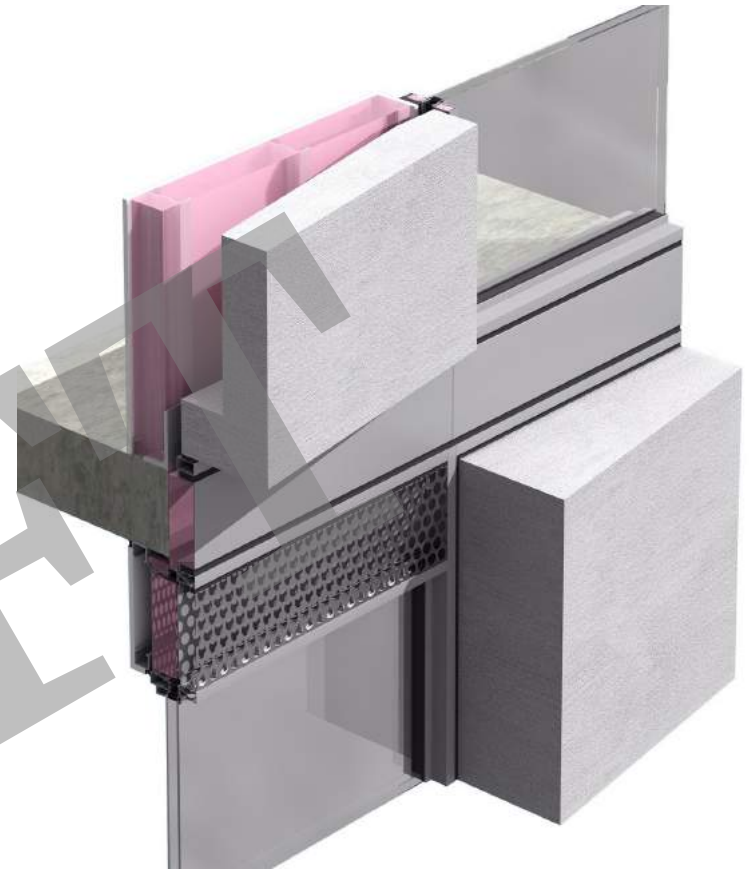
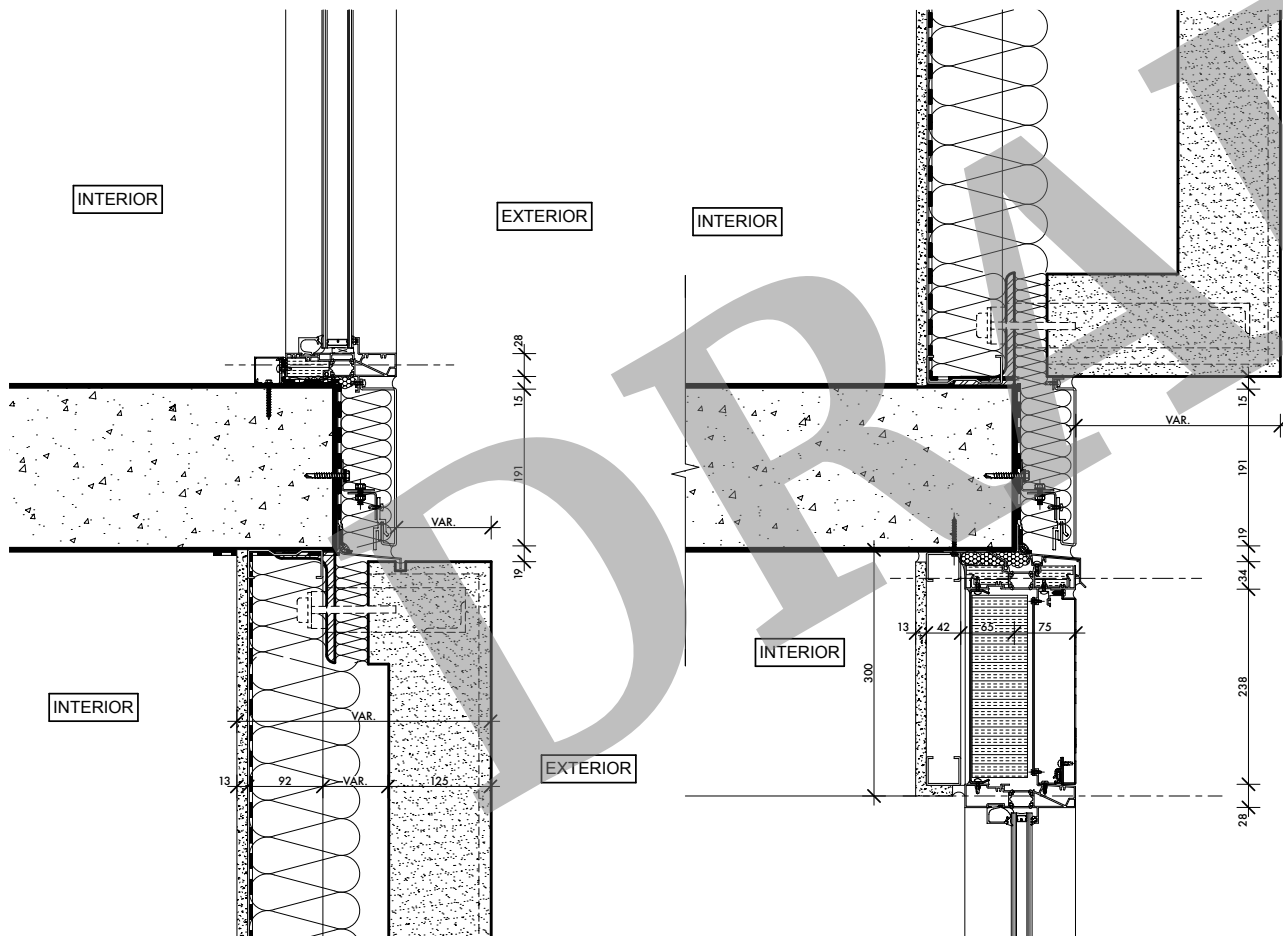


TOWER
BLOCK 8C LEVELS 8-26



TOWER DETAIL

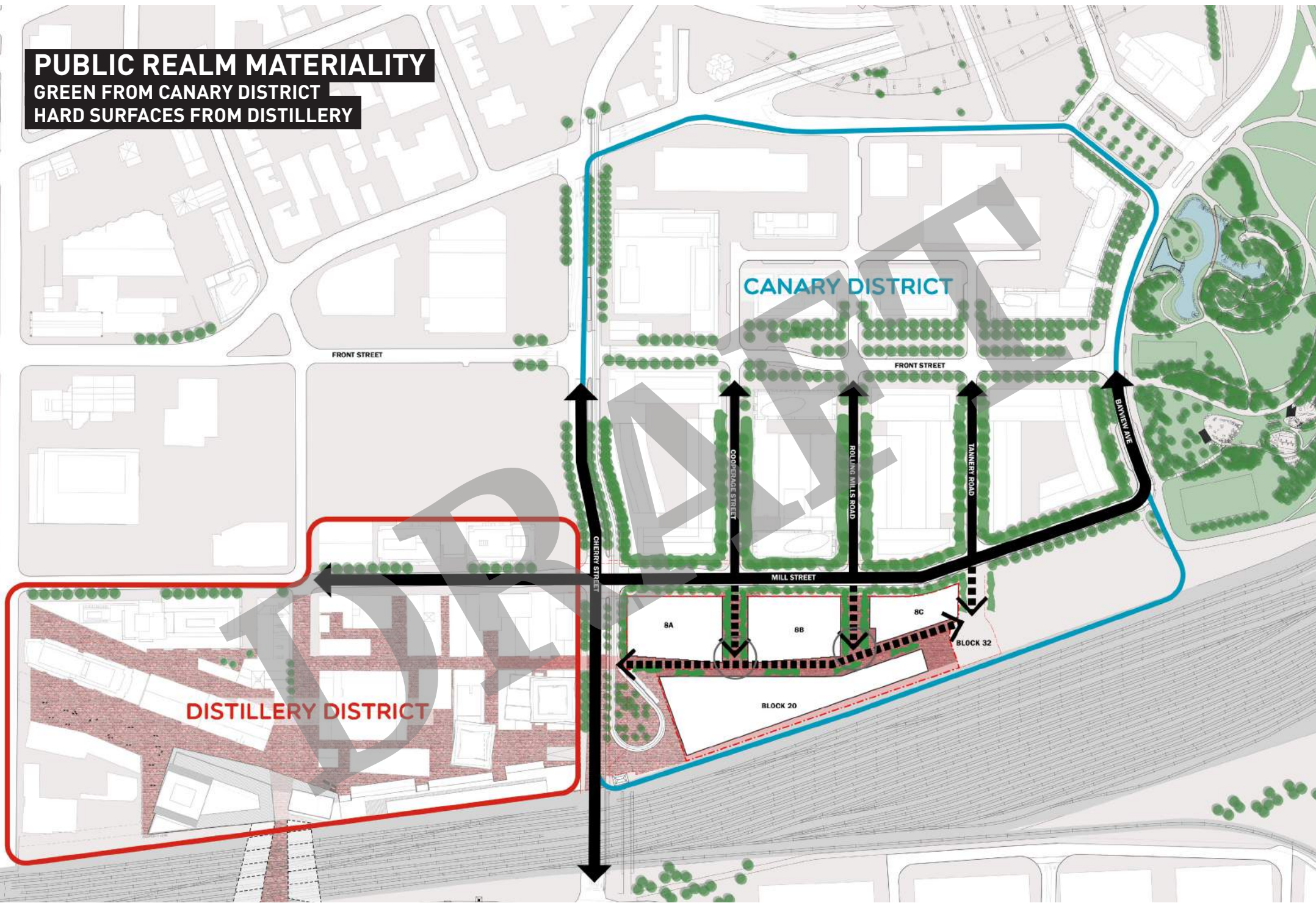
BLOCK 8C LEVELS 8-26



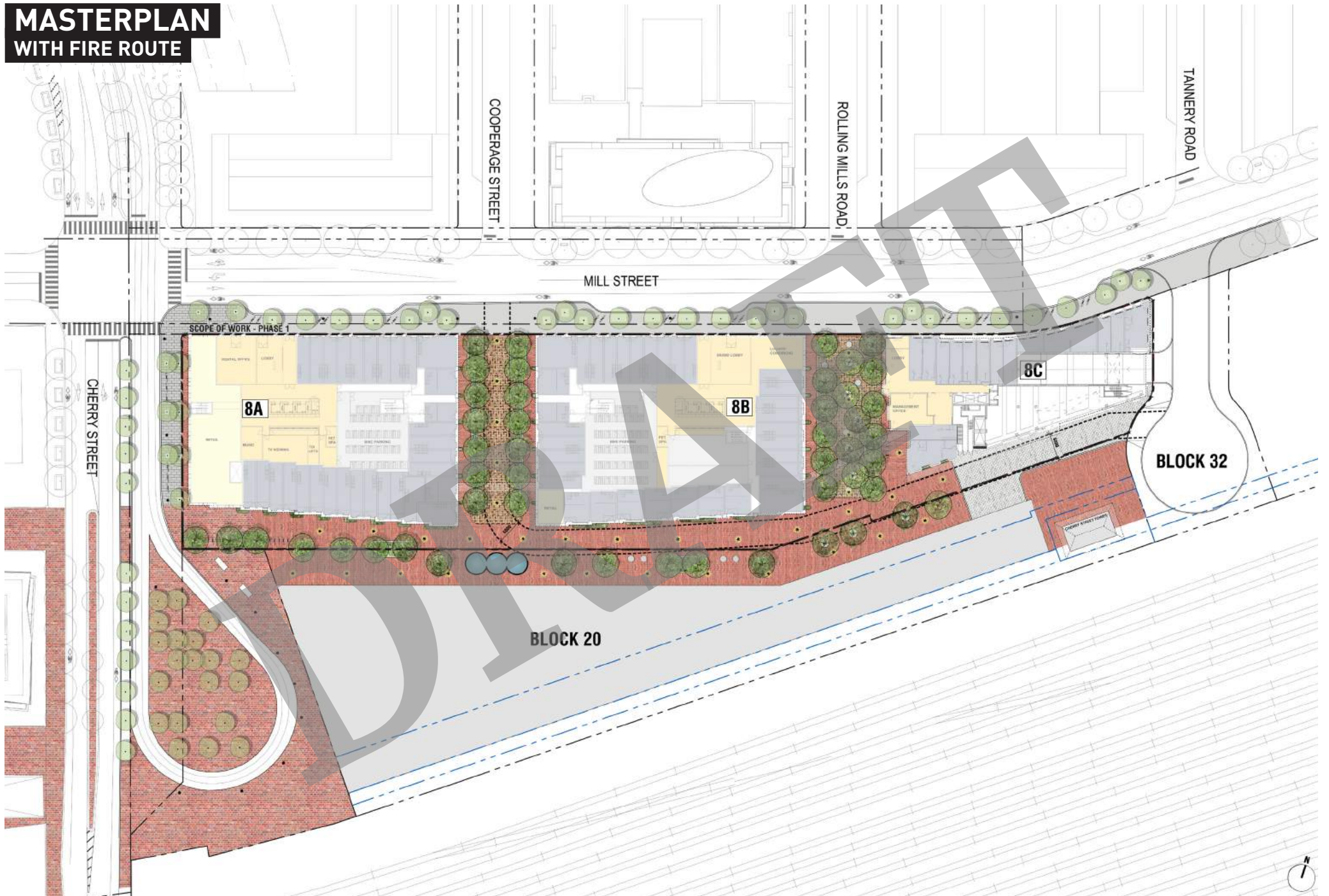
Landscape

DRAFT

PUBLIC REALM MATERIALITY
GREEN FROM CANARY DISTRICT
HARD SURFACES FROM DISTILLERY



MASTERPLAN WITH FIRE ROUTE



PHASE 1 - GROUND LEVEL HARD SURFACES + TREES



Glen Leven Linden
(*Tilia flavescens* "Glenleven")



Black Locust (*Robinia pseudoacacia*)



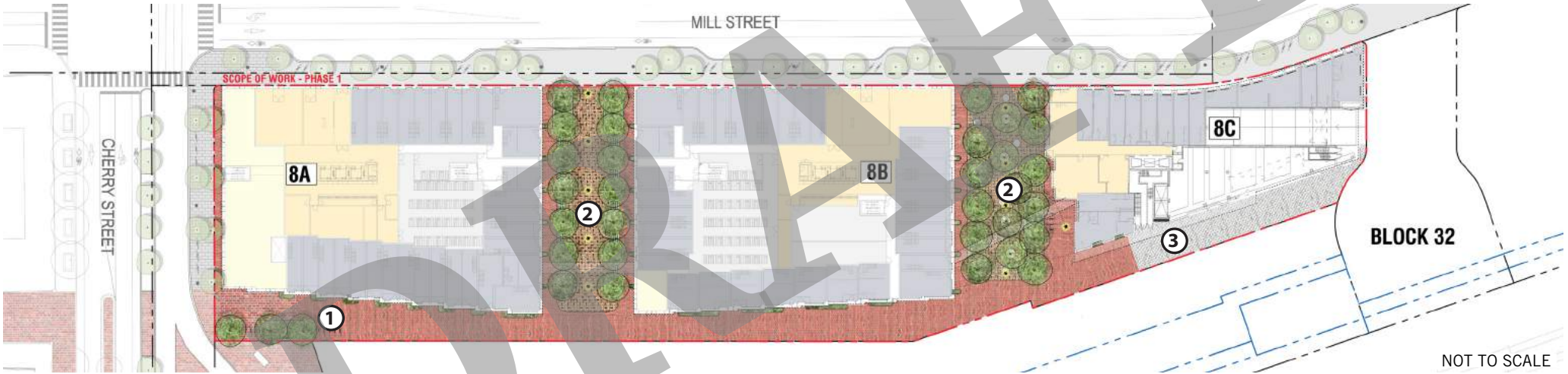
Honeylocust (*Gleditsia triacanthos*)
Four Seasons Hotel, Toronto, CC+A



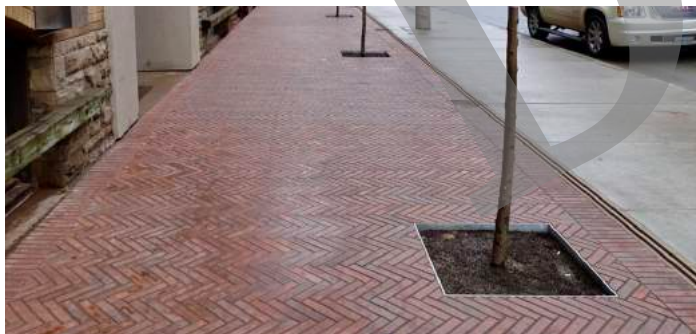
Tulip Tree (*Liriodendron tulipifera*)
Lincoln Centre, NYC



London Plane Tree
(*Platanus acerifolia*)



NOT TO SCALE



① WHITACRE GREER - BOARDWALK CLAY PAVERS (KING PORTLAND CENTRE)



② BELDEN EMBOSSED CLAY BRICK



③ PALEOTEC PRECAST CONCRETE PAVERS

GROUND FLOOR AND PUBLIC REALM SECTIONAL RELATIONSHIPS



Tram Loop Plaza Retail



Mill Street Townhomes



**Mill Street / Rolling Mills
Residential Entrance**



Cherry Street Retail



Cooperage Street Townhomes



8C Mill Street Townhomes

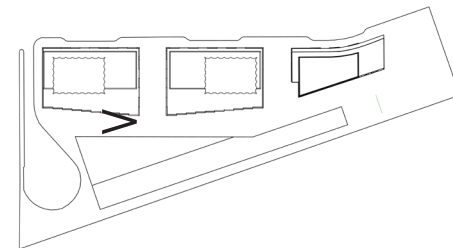
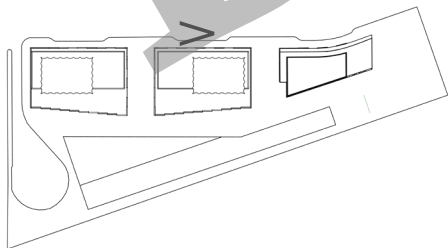
EDGE CONDITION - TOWNHOUSES



MILL ST.



TANKHOUSE LANE

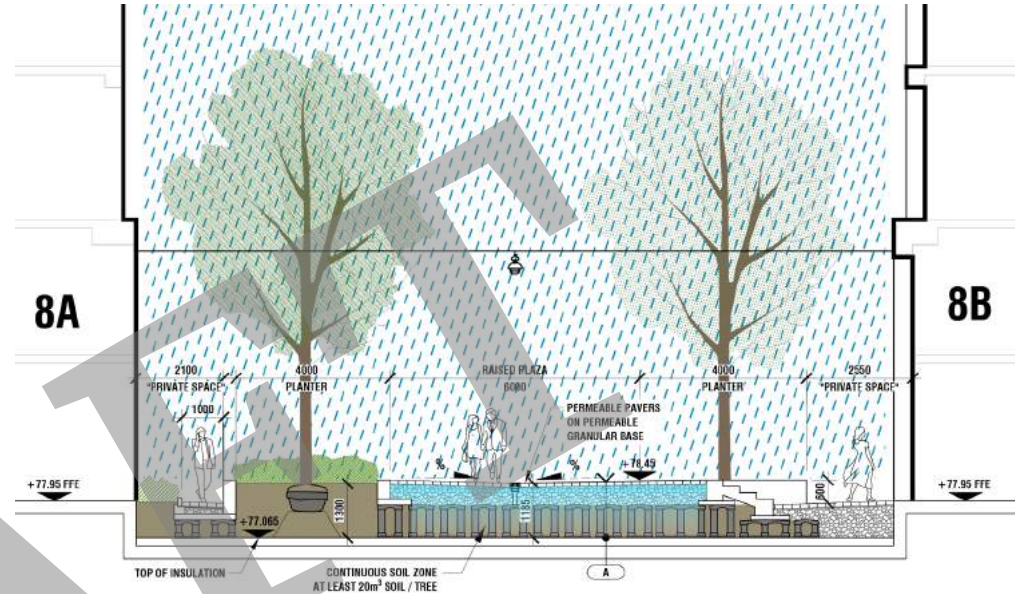


COURTYARD A/B

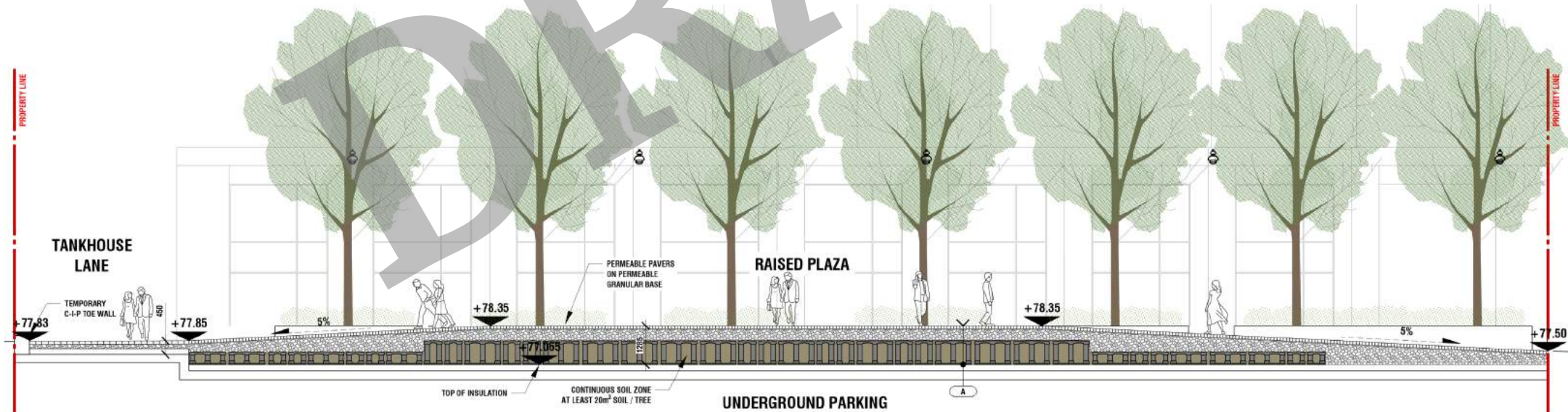


SUSTAINABILITY FEATURES

- Soil volume and depth
- Soil connectivity
- Porosity and infiltration
- >50% indigenous species
- Continuous canopy enclosure for albedo adjustment



TOTAL SOIL VOLUME: 395 M³
14 TREES: 28 M³ PER TREE

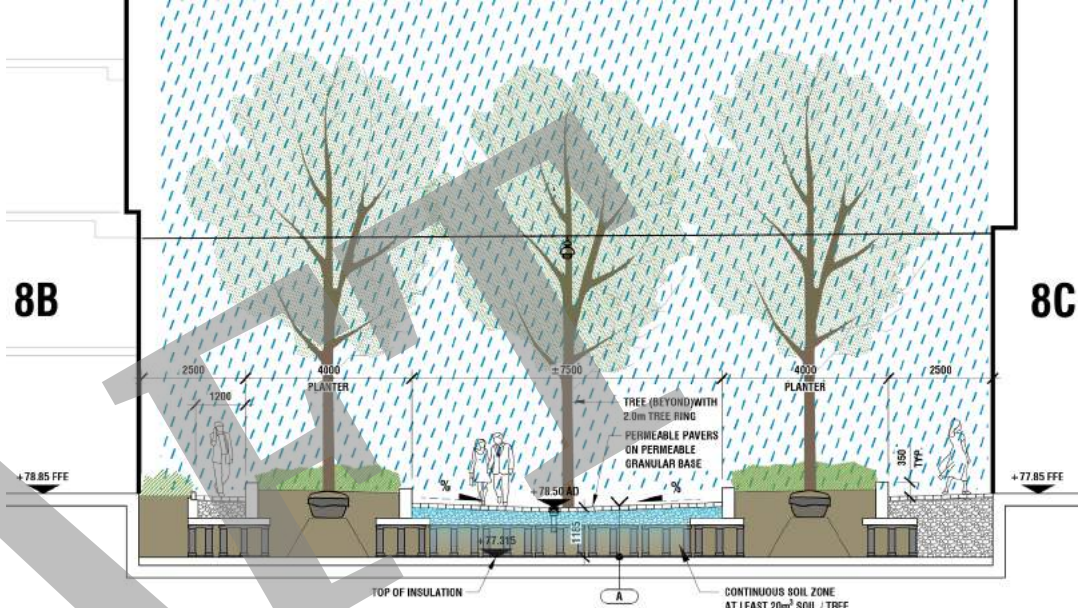


COURTYARD B/C

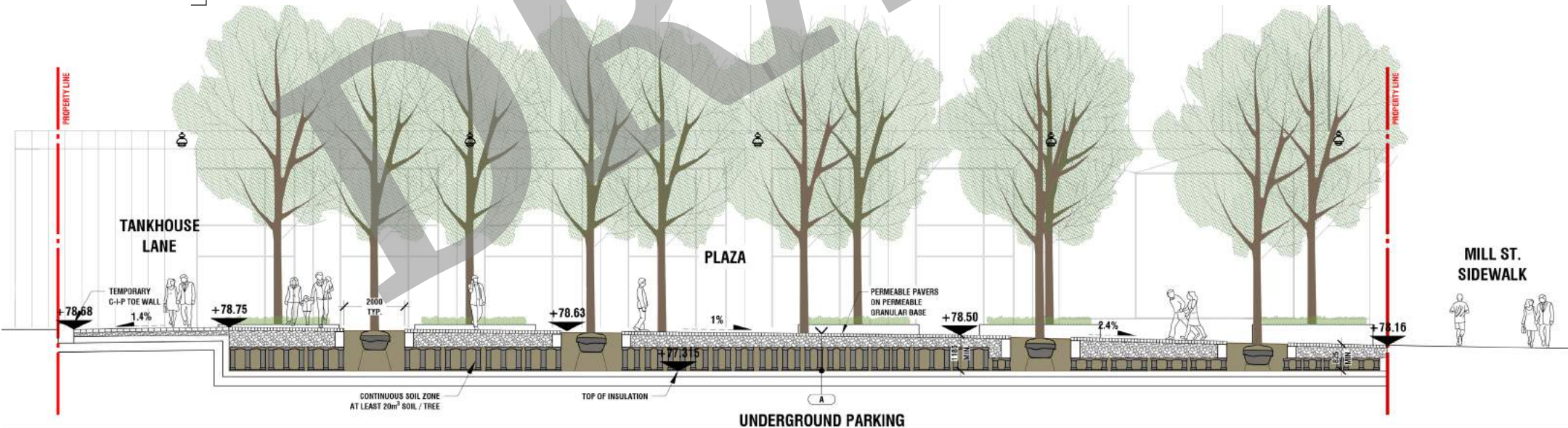


SUSTAINABILITY FEATURES

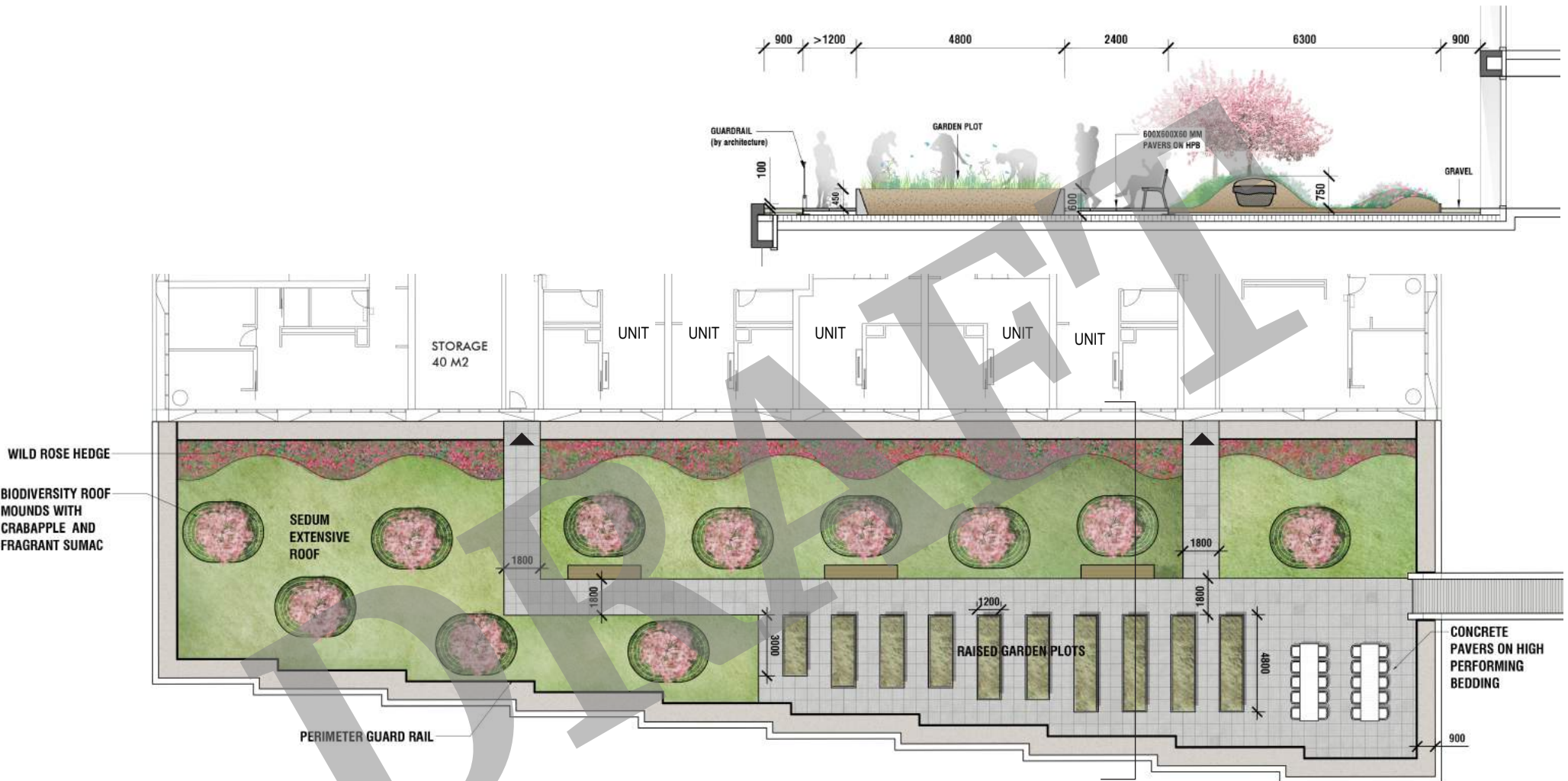
- Soil volume and depth
- Soil connectivity
- Porosity and infiltration
- >50% indigenous species
- Continuous canopy enclosure for albedo adjustment



TOTAL SOIL VOLUME: 370 M3
17 TREES: 22 M³ PER TREE



8A - L3 COMMUNITY GARDEN ROOF



SEDUM EXTENSIVE GREEN ROOF



FLOWERING CRABAPPLE (*Malus 'Makamik'*)
Esplanade du Palais des Congrès, Montreal, CC+A



PASTURE ROSE (*Rosa Carolina*)

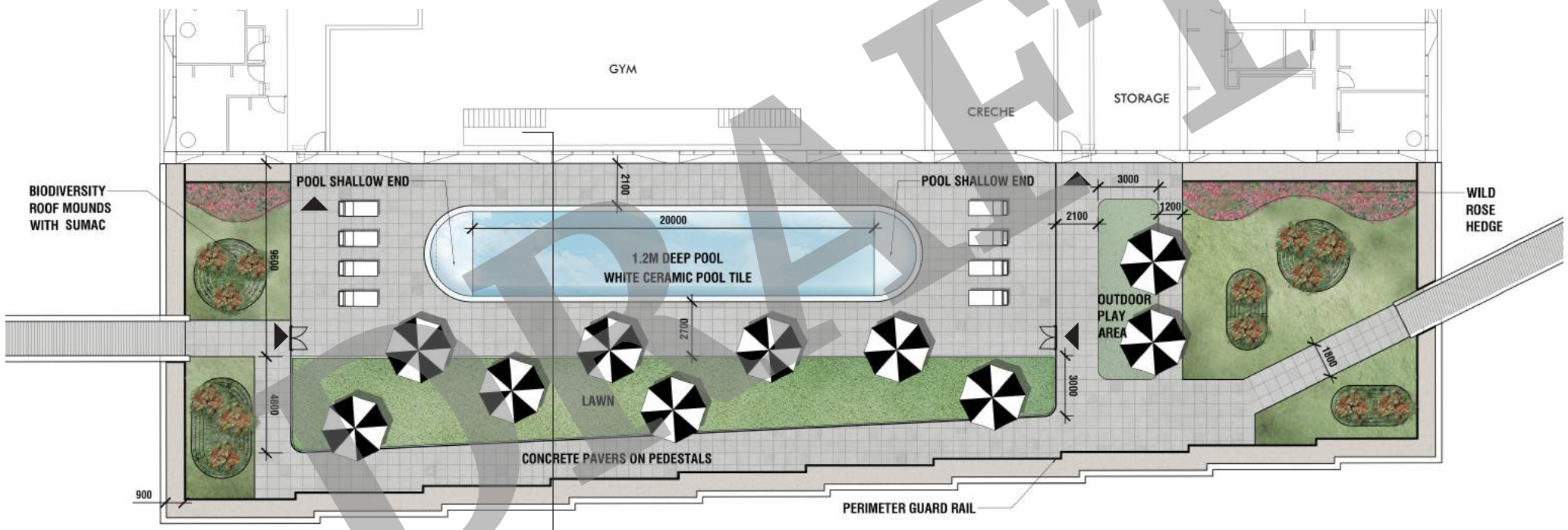
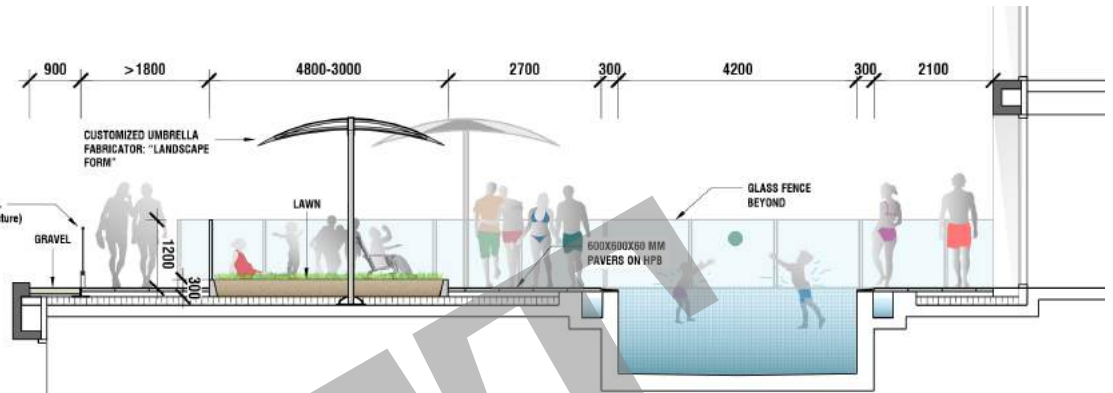


SMOOTH ROSE (*Rosa Blanda*)



GRO-LOW FRAGRANT SUMAC (*Rhus Aromatica*)

8B - L3 ACTIVE RECREATION ROOF



STAGHORN SUMAC, *Rhus typhina*



BLACK AND WHITE UMBRELLA



POOL TILE, WHITE
5-7 The Esplanade, Toronto, CC+A

8A - L3 COMMUNITY GARDEN ROOF



BUILDING 8A - VIEW LOOKING EAST TOWARDS BUILDING 8B



BUILDING 8B - VIEW LOOKING SOUTH WEST

DRAFT

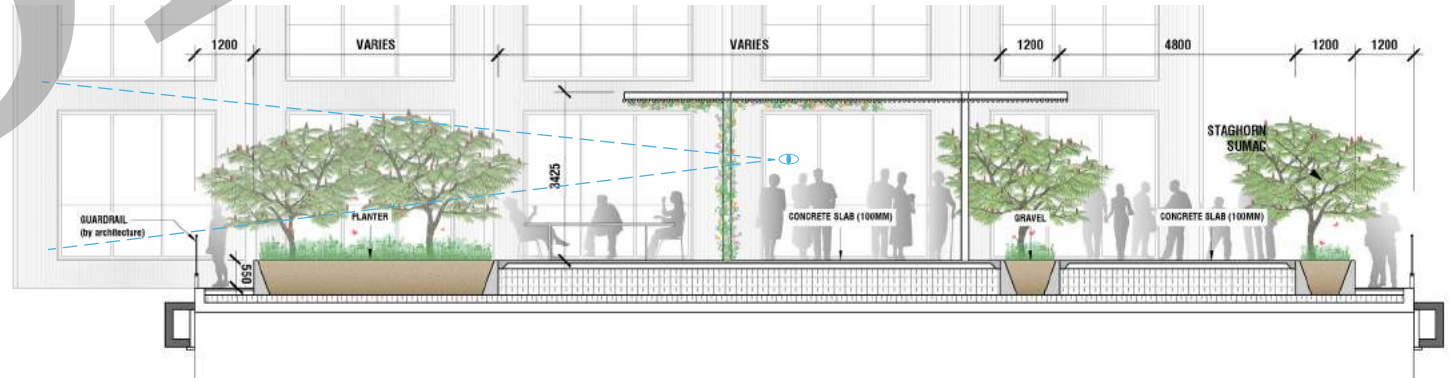
8A + 8B AL FRESCO LOUNGE ROOF



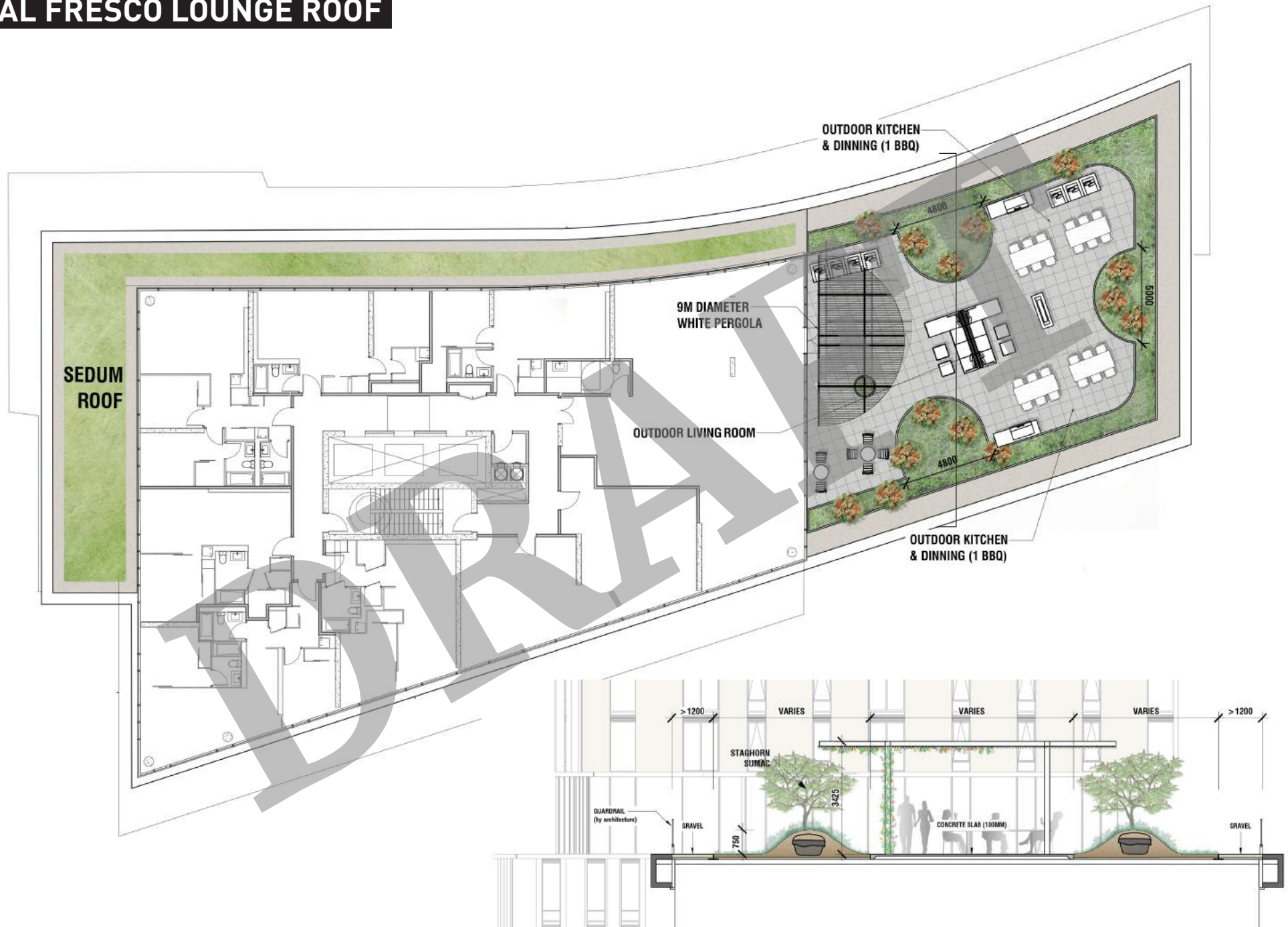
SMALL TREES + LUSH GROUNDCOVER
Monks Garden, MVVA



TRUMPET VINE
(Campsis radicans)



8C AL FRESCO LOUNGE ROOF



8B AL FRESCO LOUNGE ROOF



8B AMENITY DECK AERIAL

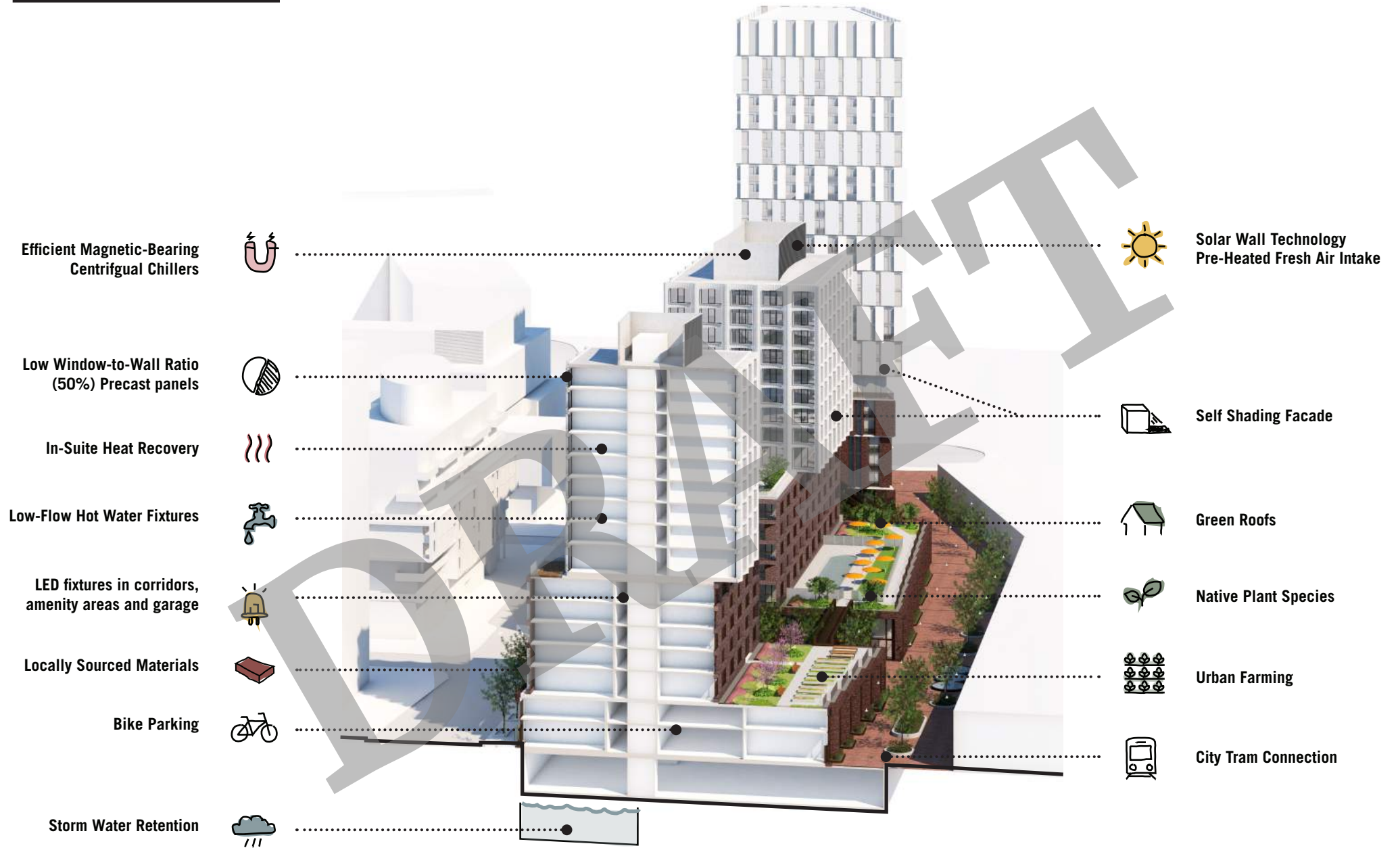


8B AMENITY DECK PERSPECTIVE

Sustainability

DRAFT

SUSTAINABILITY



ENERGY PERFORMANCE - INITIAL GOALS VS. CURRENT ACHIEVEMENTS

Currently meeting or exceeding all of the initial energy goals we established at the beginning of the project:

Program / Standard	Requirement / Initial Goal	Current Site-wide Performance
LEED v4 NC, Gold	At least a 5% cost improvement over NECB 2011	Expecting a 26% - 30% cost improvement
CMHC	15% better than NECB 2015	29% better than NECB 2015
TGS Tier 1	15% better than NECB 2015 SB-10 2017	27% better than NECB 2015
OBC's SB-10		
Energy Use Intensity	Max 170 kWh/m ² /yr	150 kWh/m ² /yr
GHG Intensity	Max 20 kgCO ₂ e/m ² /yr	18 kgCO ₂ e/m ² /yr

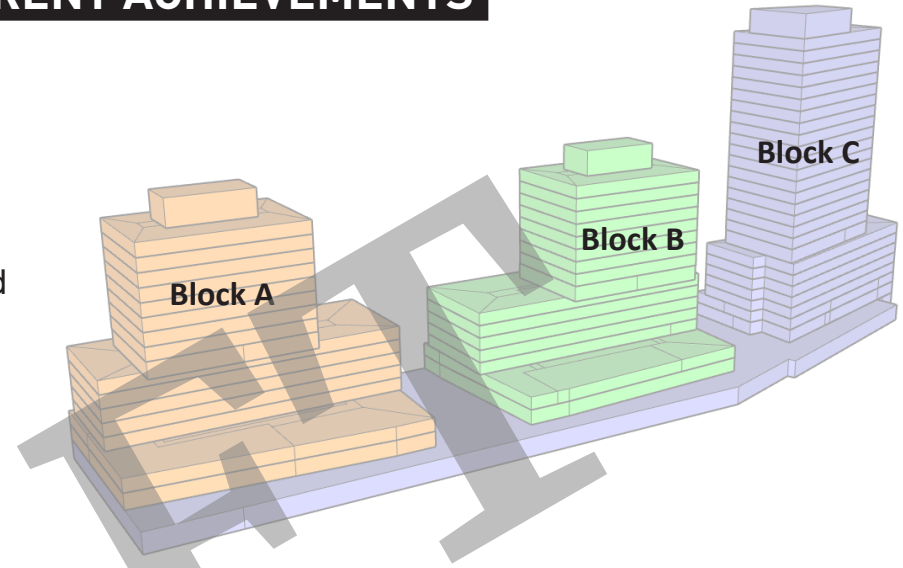
Current energy savings are primarily the result of:

- **Envelope**: relatively low window to wall ratio (~50%), and precast wall panels instead of window wall with spandrel panels
- **High-performance glazing** selection: Double-glazed IGUs with Low-e coating, argon gas, and thermally broken frames
- **Green roof** with enhanced thermal performance (R-30)
- **In-suite heat recovery** ventilation units with at least 55% sensible heat recovery effectiveness
- **Variable speed** drives in primary pumps and fans
- Highly efficient **magnetic-bearing centrifugal chillers**
- **Condensing boilers** for space & DHW heating, including for heating corridor rooftop units
- **Low-flow hot water fixtures**
- **High-efficacy LED fixtures** in at least corridors, amenity areas, and the parking garage

ENERGY PERFORMANCE - INITIAL GOALS VS. CURRENT ACHIEVEMENTS

A breakdown by building has also been completed to get a higher resolution of energy end use.

The team is also currently undergoing feasibility assessments for renewable energy systems, including SolarWall and Enwave, described on the following slides.



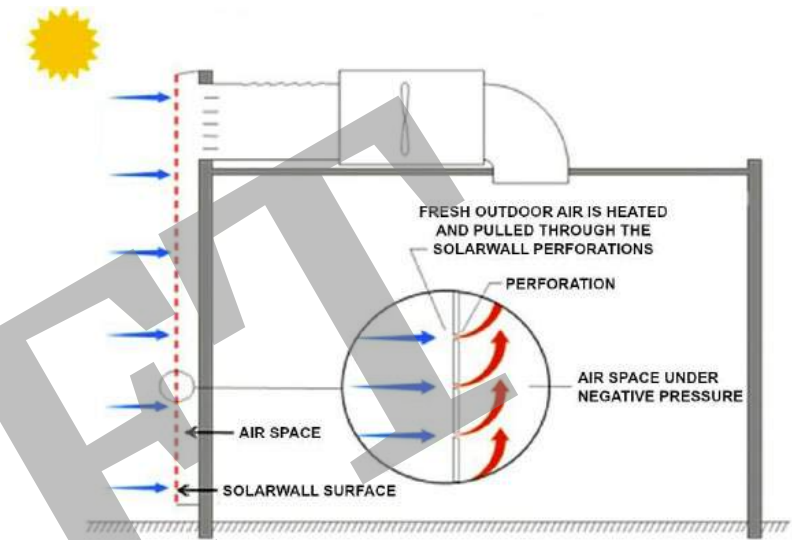
End Use Breakdown (ekWh)	Block A			Block B			Block C & Parking		
	SB-10 Reference	Proposed	% Better	SB-10 Reference	Proposed	% Better	SB-10 Reference	Proposed	% Better
Space Heating	1,699,929	1,142,757	32.8%	1,663,636	1,097,083	34.1%	2,328,567	1,537,303	34.0%
Space Cooling	213,011	216,097	-1.4%	212,359	185,802	12.5%	270,956	244,889	9.6%
Lighting	390,118	367,575	5.8%	372,885	352,205	5.5%	577,384	540,361	6.4%
Fans	497,091	356,678	28.2%	501,556	345,998	31.0%	749,504	546,826	27.0%
Pumps	45,235	18,206	59.8%	44,551	16,418	63.1%	61,840	22,307	63.9%
Domestic Hot Water	913,921	587,547	35.7%	921,716	592,557	35.7%	1,149,677	739,100	35.7%
Receptacle	351,517	351,517	0.0%	346,023	346,023	0.0%	434,624	434,624	0.0%
Total Energy (ekWh)	4,110,822	3,040,377	26.0%	4,062,726	2,936,085	27.7%	5,572,552	4,065,408	27.0%
EUI (ekWh/m2/year)	199.8	147.8	26.0%	194.6	140.6	27.7%	217.8	158.9	27.0%
Peak Electricity (kW)	459.8	423.2	8.0%	453.2	402.3	11.2%	632.1	589.3	6.8%
GHGi (kg CO2e/m2/year)	26.3	18.2	31.1%	25.7	17.4	32.3%	28.4	19.3	31.9%
TEDI (ekWh/m2/year)	72.1	50.1	30.5%	69.5	47.4	31.9%	79.5	54.2	31.9%

SOLAR WALL - BLOCK 8A & 8B

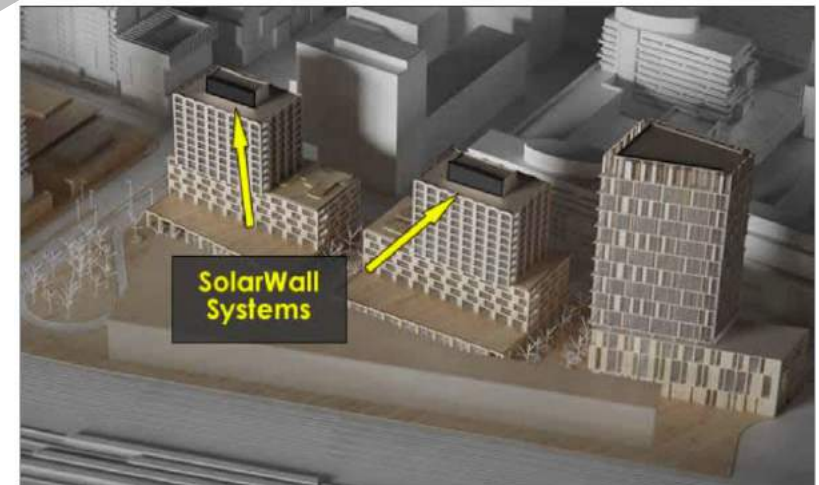
The feasibility of installing SolarWall systems to preheat the corridor ventilation using solar energy is being explored. The mechanical penthouses of Blocks 8A and 8B are under consideration for the solar collector locations.

While the energy and cost-saving potential of the SolarWall system is dependent on the size of collector and the volume of air supplied to the corridors, the feasibility study suggests:

- Potential energy reduction of 5%-7% below current proposed energy use for each of Blocks 8A and 8B – a **3% site-wide energy reduction**
- Potential for **additional 1 LEED point**



SolarWall System

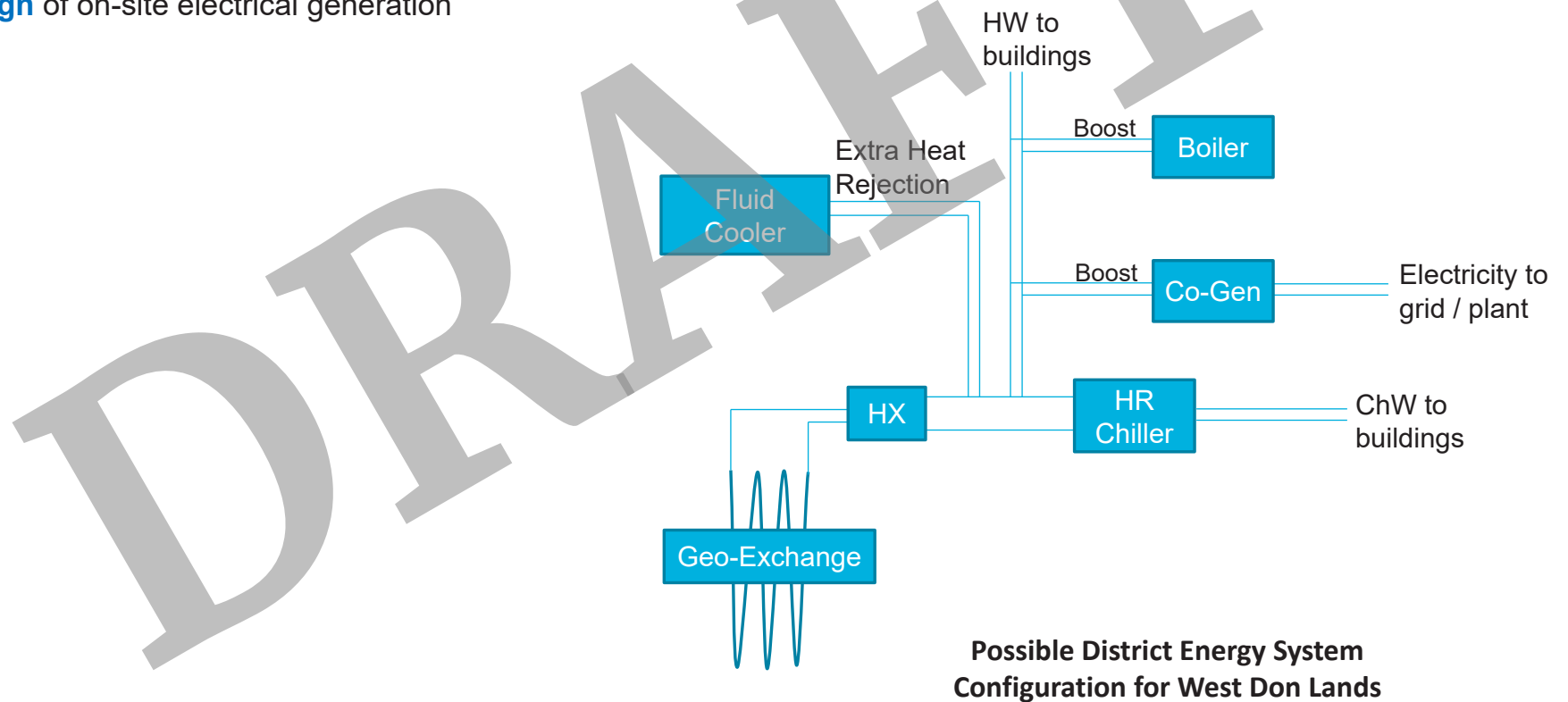


Possible SolarWall Collector Location

ENWAVE POSSIBILITIES

The feasibility of a district energy system for the West Don Lands is being assessed in collaboration with Enwave. For Block 8, this district energy system could mean:

- **Shared thermal energy demand** among other buildings in the district, reducing overall energy use
- **Reduced carbon emissions** through heat pump-based solution
- **Resilient design** of on-site electrical generation



PRELIMINARY LEED SCORECARD

Total Available Points: 110

Points Required for Gold: 60

Points Currently Targeted: **66**

Legend:
 D: Documented
 Y: Targeted
 ?: Possible / Not Yet Determined
 N: Not Targeted

D Y ? N

Integrated Design Process (IP)			
1			IPc1: Integrative Process (1 pt)
1			Total Integrated Design Process (IP)

Location and Transportation (LT)			
1			LTC2: Sensitive Land Protection (1 pt)
2			LTC3: High Priority Site (2 pts)
5			LTC4: Surrounding Density and Diverse Uses (1-5 pts)
3	2		LTC5: Access to Quality Transit (1-5 pts)
1			LTC6: Bicycle Facilities (1 pt)
		1	LTC7: Reduced Parking Footprint (1 pt)
1			LTC8: Green Vehicles (1 pt)
13	2	1	Total Location and Transportation (LT)

Sustainable Sites (SS)			
Y			SSp1: Construction Activity Pollution Prevention
1			SSc1: Site Assessment (1 pt)
		2	SSc2: Protect or Restore Habitat (2 pts)
		1	SSc3: Open Space (1 pt)
2	1		SSc4: Rainwater Management (2-3 pts)
2			SSc5: Heat Island Reduction (1-2 pts)
1			SSc6: Light Pollution Reduction
6	2	2	Total Sustainable Sites (SS)

Regional Priority (RP)			
2	2		RPc1.1-1.4: Regional Priority (1-4 pts)
2	2		Total Regional Priority (RP)

D Y ? N

Energy & Atmosphere (EA)			
Y			EAp1: Fundamental Commissioning and Verification
Y			EAp2: Minimum Energy Performance
Y			EAp3: Building-Level Energy Metering
Y			EAp4: Fundamental Refrigerant Management
6			EAc1: Enhanced Commissioning (2-6 pts)
12	2	4	EAc2: Optimize Energy Performance (1-18 pts)
1			EAc3: Advanced Energy Metering
		2	EAc4: Demand Response (2 pts)
	1	2	EAc5: Renewable Energy Production (1-3 pts)
1			EAc6: Enhanced Refrigerant Management
		2	EAc7: Green Power and Carbon Offsets (1-2 pts)
20	5	8	Total Energy & Atmosphere (EA)

Water Efficiency (WE)			
Y			WEp1: Outdoor Water Use Reduction
Y			WEp2: Indoor Water Use Reduction
Y			WEp3: Building-Level Water Metering
2			WEc1: Outdoor Water Use Reduction (1-2 pts)
3	1	2	WEc2: Indoor Water Use Reduction (1-6 pts)
		2	WEc3: Cooling Tower Water Use (2 pts)
1			WEc4: Water Metering
6	3	2	Total Water Efficiency (WE)

Innovation in Design (ID)			
4	1		IDc1.1 - IDc1.5: Innovation in Design (Strategy TBD)
1			IDc2: LEED Accredited Professional
5	1		Total Innovation in Design (ID)

D Y ? N

Materials & Resources (MR)				
Y			MRp1: Storage & Collection of Recyclables	
Y			MRp2: Construction Waste Management Planning	
		3	2	MRc1: Building Life-Cycle Impact Reduction (2-5 pts)
1		1		MRc2: BPDO - Environmental Product Declarations (1-2 pts)
1		1		MRc3: BPDO - Sourcing of Raw Materials (1-2 pts)
1		1		MRc4: BPDO - Material Ingredients (2 pts)
2				MRc5: Construction Waste Management (2 pts)
6	3	6		Total Materials & Resources (MR)

Indoor Environmental Quality (EQ)				
Y			EQp1: Minimum Indoor Air Quality Performance	
Y			EQp2: Environmental Tobacco Smoke (ETS) Control	
1	1			EQc1: Enhanced Indoor Air Quality Strategies (1-2 pts)
2	1			EQc2: Low-Emitting Materials (1-3 pts)
1				EQc3: Construction Indoor Air Quality Management Plan
1	1			EQc4: Indoor Air Quality Assessment (2 pts)
1				EQc5: Thermal Comfort
1	1			EQc6: Interior Lighting (1-2 pts)
	2	1		EQc7: Daylight (3 pts)
1				EQc8: Quality Views
	1			EQc9: Acoustic Performance
8	7	1		Total Indoor Environmental Quality (EQ)

Thank you!

