NET ZERO ENERGY
285 kW PV array provides 100% of net annual energy

GREEN STREETS
Rain gardens filter street runoff

PARKING REDUCTION
67 parking spaces meet demand, instead of 160 required by code

SOLAR CONTROL
Layered sunshading, including dynamic blinds, protects southwest exposure

“CALIFORNIA LIVING”
Collaborative central courtyard is focal point and heart of the building

NARROW BUILDING
40’ width maximizes daylighting and natural ventilation

EFFICIENT SYSTEMS
Chilled beams allow 15% reduction in fan energy with 100% outside air delivery

BIOPHILIA
Green roof provides habitat and enhances views from interior

CLIMATE-RESPONSIVE COOLING
Compressor-free cooling tower feeds 500,000 gallon chilled water storage

OPTIMIZED ENVELOPE
Triple-glazed windows and reduced thermal bridging shrink heating demand

TOWARDS ZERO WATER
Rainwater is captured in a 20,000 gallon cistern, reducing portable water demand by 99%
1. PV panels supply 100% of energy
2. Solar hot water panels
3. 100% of rainwater captured for reuse
4. 40' width maximizes daylighting and natural ventilation
5. Dynamic exterior blinds lower with direct sun
6. Layered shading strategies
7. Triple-glazed, highly insulating windows
8. Exposed FSC certified wood structure
9. Chilled beams with 100% fresh air
10. "Green Street" strategies to capture and filter stormwater
Optimized daylight

100% Outside Air

Operable windows

Radiant cooling

Operable shades

Access to outdoors

LED task lighting

Attention to acoustics