



14925 Magnolia Blvd. • Sherman Oaks, CA 91411 - LEED GOLD CERTIFIED

What is LEED for Homes?

LEED for Homes is a system developed by the US Green Building Council (USGBC) for the purpose of rating and recognizing homes built to a more sustainable standard than conventional homes built to code. **LEED stands for Leadership in Energy and Environmental Design**, which was developed for the purpose of transforming the mainstream building industry by promoting and encouraging best practices for environmental design, construction, and property management.

In many ways, the LEED system is meant to be like a nutrition label on a box of cereal. By standardizing how to measure the performance of buildings, you can compare one building to another against a list of set criteria. This allows homeowners, tenants, and building managers to assess the relative impact a building has on the environment, in terms of energy and water consumption, and occupant satisfaction.

Why is a LEED apartment home right for me?

LEED-certified homes can have a myriad of benefits for your family, your environmental footprint, and a cost savings for you. Generally, green homes are more comfortable, more energy and water efficient, and have a smaller overall environmental footprint than conventional homes.

Energy Efficiency

- IMT Magnolia meets the ENERGY STAR for Homes standard, which is **20% - 30% more efficient than standard homes**.
- All appliances are ENERGY STAR labeled appliances.
- All light fixtures inside the apartment homes use energy efficient lamps.
- To reduce the use of heating and air conditioning, all the windows are high performance to optimize the amount of heat gained and lost through the windows.
- Programmable thermostats help conserve energy and lower utility bills.
- The roof of the building has a high reflectivity to prevent the building from absorbing heat from the sun.

Water Efficiency

- To reduce water use, high efficiency faucets, shower heads, and low-flow toilets were used which accounts for two thirds of indoor water use.
- Nearly 30% of potable water consumption is from outdoor water use. A high efficiency irrigation system is used to control the water use for the landscaping.
- The landscaping incorporates drought tolerant plants and the use of turf will be limited to reduce water use.

Sustainable Site

- Proper site selection (i.e., not built on a habitat for threatened or endangered animals, not built on land with prime soil, and not built on public parkland).
- No invasive plant species were introduced into the landscaping which promotes biodiversity in the surrounding ecosystem.
- Erosion controls during construction helped to keep contaminated water from polluting nearby waterways.
- Landscaping provides shading on sidewalks, patios, and driveways to reduce the local heat island effect.
- Stormwater runoff from the roof is captured in planters to manage runoff from the building.
- Alternative pest control measures were implemented which will reduce the need for toxic pesticides which can be harmful for families and pets.
- Electrical vehicle charging are available at preferred parking spots.

Location

- IMT Magnolia has been developed on a site that is within walking distance of restaurants, shops, markets, public transit and other community resources.

Clean, Fresh Indoors

- All paints, carpets, and finishes inside the apartment homes has zero or low VOC content, eliminating paint odors and harmful chemicals.
- The building is sealed and insulated to meet the ENERGY STAR for Homes standards to reduce dust, pollen, bugs, and excessive humidity.
- No fireplaces were installed to reduce the leakage of combustion gases into the occupied space.
- All HVAC filters were installed with a minimum efficiency reporting value of MERV 8 rating to reduce particulate matter from the air supply system.
- Entries into the building from the exterior incorporate walk-off mats designed to minimize dust and debris from entering the building.
- The apartment homes were flushed out with fresh air for 48 hours after building completion to expel any contaminants.
- Living areas are within 25 feet of windows or doors and allow for natural ventilation.
- All adhesives, sealants, stains and coatings used meet the LEED limits for VOC.

Smart Material Management

- All wood used in the building was harvested within 500 miles and contain no tropical wood.
- Insulation in the building contains 65% (post- and pre-consumer) recycled content.
- Concrete and stucco has been extracted, processed, and manufactured within 500 miles of the project.
- During construction, a minimum of 75% of the waste generated was diverted from landfills.
- Wood framing was delivered in pre-cut packages to minimize on-site waste.

Need more information?

- For more information, please visit www.usgbc.org/homes.