



109,278_{sq ft}

Construction : Hospitality | Type : Hotel

PROJECT TEAM

Owner : Kintetsu Enterprises
 Architect : Langdon Wilson
 General Contractor : MATT Construction
 Mechanical Engineer : Glumac
 Electrical Engineer : Glumac
 Plumbing Engineer : Glumac
 Landscape Architect : AHBE Landscape
 LEED Consultant : Gaia

54% amount of potable water saved through the use of drought tolerant plants and high efficiency irrigation fixtures

14% reduction in total energy use due to high efficiency mechanical systems, lighting & PV solar array

80% of construction waste was diverted from landfills



MIYAKO
 HYBRID HOTEL
 TORRANCE, CA



LEED-NC 2.2 FACTS

LEED SILVER

33/69

Sustainable Sites :	10 / 14
Water Efficiency :	2 / 5
Energy and Atmosphere :	5 / 17
Materials and Resources :	4 / 13
Indoor Environmental Quality :	10 / 15
Innovation and Design :	2 / 5

LEED ACCOMPLISHMENTS

Sustainable Sites

- Project located on urban infill site with access to multiple community services and various modes of public transportation
- Preferred parking for low emitting, fuel efficient, & carpool vehicles
- Stormwater is infiltrated onsite and treated to remove contaminants to reduce environmental impact on waterways
- A reflective "cool roof" was installed to reduce heat island effect

Water Efficiency

- Drought tolerant plants and high efficiency irrigation fixtures were used to reduce the use of potable water for irrigation by over 54%
- High efficiency water closets, lavatory facets, and showers were used to reduce annual water use by 24%

Energy and Atmosphere

- Highly efficient VAV HVAC system, efficient lighting and solar PV array contribute to energy cost savings of 14.7%.
- Strategically selected refrigerants and an HVAC&R system minimizes the emission of ozone depleting compounds

Materials and Resources

- 80% of construction waste was diverted from landfills
- Over 13% of total building materials were recycled
- Over 15% of total building materials were extracted, processed, and manufactured locally (within 500 miles)

Indoor Environmental Quality

- All interior paints, sealants, adhesives, coatings, and carpet systems were selected with low levels of Volatile Organic Compounds (VOC's) to reduce indoor air contamination
- Design includes high level of individual occupant controls for thermal and lighting systems to promote the productivity, comfort and well-being of building occupants

