



 OCTOBER 8 & 9  DOWNEY, CA

ET Summit Fall 2018

COMMERCIAL + RESIDENTIAL BUILDINGS

Mosaic Gardens at Pomona

ZNE and Affordable Housing

Brian Weller
Director of Production
D33 Design and Planning





- 4 Story, 85,000sf
- 46 Total Units
- 3 Unit Types, 550-1,000sf
- 1,500sf Community Room
- LEED Platinum
- 23 Special Needs Units
- Pomona Corridors Specific Plan

Photography: Kevin Caldwell

A Starting Point...



- **High Efficiency Boiler**
- **Upgraded U-Factor and SHGC at Windows**
- **Upgraded Unit HVAC**
- **Programmable Thermostats**
- **Foam Roofing**

Pushing Towards ZNE



- Closed Cell Spray Foam Insulation at Roof/Exterior Walls
- Battery Energy Storage System
- Time clocks, Photocells and Motion Sensors
- Photovoltaic System
- Electrical Monitoring at Units

Successes

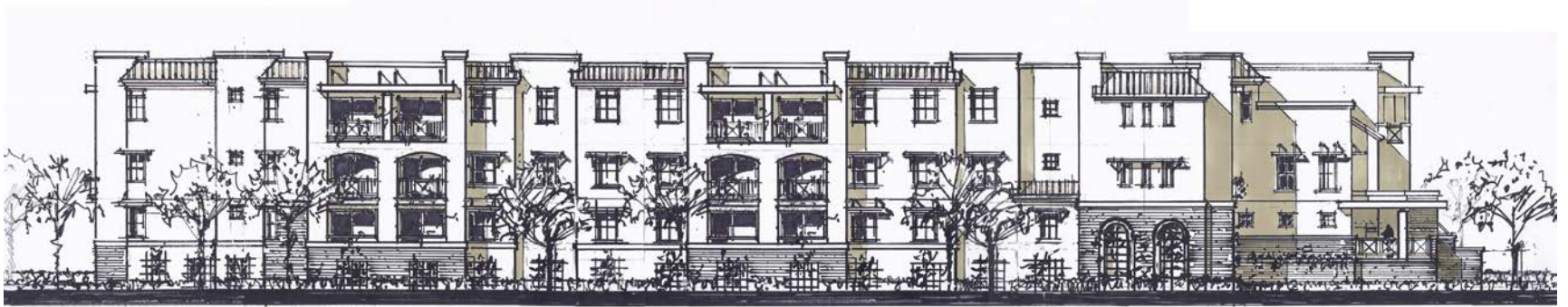


- Greater Building – Efficiency, comfort, durability
- Better Understanding at a Team Level
- Educated Tenants

Lessons



- What ZNE means, impacts, define scope
- Importance of Systems Planning



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