

South Park Towers - Existing Conditions Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	South Park Towers - Existing Conditions
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	0.50
Precipitation (days)	18.4
Location	1600 Flower St, Los Angeles, CA 90015, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4060
EDFZ	16
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Office Building	88.0	1000sqft	1.73	87,731	0.00	—	—	—
Regional Shopping Center	2.00	1000sqft	0.00	1,779	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	7.18	4.67	41.4	0.06	0.11	1.90	2.01	0.10	0.34	0.44	75.5	9,654	9,730	8.29	0.39	31.6	10,085
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.44	5.02	34.9	0.06	0.10	1.90	2.00	0.10	0.34	0.44	75.5	9,365	9,440	8.31	0.41	1.04	9,771
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.84	3.98	29.8	0.05	0.09	1.44	1.52	0.09	0.26	0.34	75.5	7,987	8,062	8.20	0.34	10.5	8,378
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.07	0.73	5.44	0.01	0.02	0.26	0.28	0.02	0.05	0.06	12.5	1,322	1,335	1.36	0.06	1.73	1,387

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Mobile	4.37	4.16	37.1	0.06	0.07	1.90	1.97	0.06	0.34	0.40	—	6,190	6,190	0.41	0.29	31.4	6,317
Area	2.79	0.03	3.87	< 0.005	0.01	—	0.01	0.01	—	0.01	—	16.0	16.0	< 0.005	< 0.005	—	16.5
Energy	0.03	0.48	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	—	3,245	3,245	0.24	0.03	—	3,259
Water	—	—	—	—	—	—	—	—	—	—	30.3	203	234	3.12	0.08	—	334
Waste	—	—	—	—	—	—	—	—	—	—	45.2	0.00	45.2	4.52	0.00	—	158
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Total	7.18	4.67	41.4	0.06	0.11	1.90	2.01	0.10	0.34	0.44	75.5	9,654	9,730	8.29	0.39	31.6	10,085
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.27	4.55	34.5	0.06	0.07	1.90	1.97	0.06	0.34	0.40	—	5,917	5,917	0.43	0.30	0.81	6,020
Area	2.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.48	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	—	3,245	3,245	0.24	0.03	—	3,259
Water	—	—	—	—	—	—	—	—	—	—	30.3	203	234	3.12	0.08	—	334
Waste	—	—	—	—	—	—	—	—	—	—	45.2	0.00	45.2	4.52	0.00	—	158
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Total	6.44	5.02	34.9	0.06	0.10	1.90	2.00	0.10	0.34	0.44	75.5	9,365	9,440	8.31	0.41	1.04	9,771
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.23	3.48	26.8	0.04	0.05	1.44	1.49	0.05	0.26	0.30	—	4,528	4,528	0.33	0.23	10.2	4,615
Area	2.58	0.02	2.65	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.0	11.0	< 0.005	< 0.005	—	11.3
Energy	0.03	0.48	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	—	3,245	3,245	0.24	0.03	—	3,259
Water	—	—	—	—	—	—	—	—	—	—	30.3	203	234	3.12	0.08	—	334
Waste	—	—	—	—	—	—	—	—	—	—	45.2	0.00	45.2	4.52	0.00	—	158
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Total	5.84	3.98	29.8	0.05	0.09	1.44	1.52	0.09	0.26	0.34	75.5	7,987	8,062	8.20	0.34	10.5	8,378
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.59	0.64	4.88	0.01	0.01	0.26	0.27	0.01	0.05	0.06	—	750	750	0.05	0.04	1.69	764
Area	0.47	< 0.005	0.48	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.82	1.82	< 0.005	< 0.005	—	1.87

Energy	< 0.005	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	537	537	0.04	< 0.005	—	540
Water	—	—	—	—	—	—	—	—	—	—	5.01	33.7	38.7	0.52	0.01	—	55.3
Waste	—	—	—	—	—	—	—	—	—	—	7.49	0.00	7.49	0.75	0.00	—	26.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	1.07	0.73	5.44	0.01	0.02	0.26	0.28	0.02	0.05	0.06	12.5	1,322	1,335	1.36	0.06	1.73	1,387

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	3.99	3.90	34.8	0.06	0.06	1.80	1.86	0.06	0.32	0.38	—	5,859	5,859	0.38	0.27	29.7	5,978
Regional Shopping Center	0.38	0.26	2.30	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.02	—	332	332	0.03	0.02	1.64	340
Total	4.37	4.16	37.1	0.06	0.07	1.90	1.97	0.06	0.34	0.40	—	6,190	6,190	0.41	0.29	31.4	6,317
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	3.90	4.26	32.3	0.05	0.06	1.80	1.86	0.06	0.32	0.38	—	5,600	5,600	0.40	0.29	0.77	5,695
Regional Shopping Center	0.37	0.28	2.24	< 0.005	< 0.005	0.10	0.10	< 0.005	0.02	0.02	—	317	317	0.03	0.02	0.04	324

Total	4.27	4.55	34.5	0.06	0.07	1.90	1.97	0.06	0.34	0.40	—	5,917	5,917	0.43	0.30	0.81	6,020
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.54	0.60	4.57	0.01	0.01	0.25	0.26	0.01	0.04	0.05	—	711	711	0.05	0.04	1.61	724
Regional Shopping Center	0.05	0.04	0.31	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	39.1	39.1	< 0.005	< 0.005	0.09	40.0
Total	0.59	0.64	4.88	0.01	0.01	0.26	0.27	0.01	0.05	0.06	—	750	750	0.05	0.04	1.69	764

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	2,643	2,643	0.19	0.03	—	2,656
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	33.5	33.5	< 0.005	< 0.005	—	33.7
Total	—	—	—	—	—	—	—	—	—	—	—	2,677	2,677	0.19	0.03	—	2,689
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	2,643	2,643	0.19	0.03	—	2,656

Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	33.5	33.5	< 0.005	< 0.005	—	33.7
Total	—	—	—	—	—	—	—	—	—	—	—	2,677	2,677	0.19	0.03	—	2,689
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	438	438	0.03	< 0.005	—	440
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	5.55	5.55	< 0.005	< 0.005	—	5.57
Total	—	—	—	—	—	—	—	—	—	—	—	443	443	0.03	< 0.005	—	445

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.47	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	—	565	565	0.05	< 0.005	—	566
Regional Shopping Center	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.81	2.81	< 0.005	< 0.005	—	2.82
Total	0.03	0.48	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	—	568	568	0.05	< 0.005	—	569
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.47	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	—	565	565	0.05	< 0.005	—	566

Regional Shopping Center	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.81	2.81	< 0.005	< 0.005	—	2.82
Total	0.03	0.48	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	—	568	568	0.05	< 0.005	—	569
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	< 0.005	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	93.5	93.5	0.01	< 0.005	—	93.8
Regional Shopping Center	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.46	0.46	< 0.005	< 0.005	—	0.47
Total	< 0.005	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	94.0	94.0	0.01	< 0.005	—	94.3

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.92	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.64	0.03	3.87	< 0.005	0.01	—	0.01	0.01	—	0.01	—	16.0	16.0	< 0.005	< 0.005	—	16.5
Total	2.79	0.03	3.87	< 0.005	0.01	—	0.01	0.01	—	0.01	—	16.0	16.0	< 0.005	< 0.005	—	16.5

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.92	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscaping Equipment	0.08	< 0.005	0.48	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.82	1.82	< 0.005	< 0.005	—	1.87
Total	0.47	< 0.005	0.48	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.82	1.82	< 0.005	< 0.005	—	1.87

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	30.0	201	231	3.09	0.08	—	331

Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	0.28	1.91	2.19	0.03	< 0.005	—	3.13
Total	—	—	—	—	—	—	—	—	—	—	30.3	203	234	3.12	0.08	—	334
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	30.0	201	231	3.09	0.08	—	331
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	0.28	1.91	2.19	0.03	< 0.005	—	3.13
Total	—	—	—	—	—	—	—	—	—	—	30.3	203	234	3.12	0.08	—	334
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	4.96	33.3	38.3	0.51	0.01	—	54.8
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	0.05	0.32	0.36	< 0.005	< 0.005	—	0.52
Total	—	—	—	—	—	—	—	—	—	—	5.01	33.7	38.7	0.52	0.01	—	55.3

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	44.1	0.00	44.1	4.41	0.00	—	154
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	1.13	0.00	1.13	0.11	0.00	—	3.96
Total	—	—	—	—	—	—	—	—	—	—	45.2	0.00	45.2	4.52	0.00	—	158
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	44.1	0.00	44.1	4.41	0.00	—	154
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	1.13	0.00	1.13	0.11	0.00	—	3.96
Total	—	—	—	—	—	—	—	—	—	—	45.2	0.00	45.2	4.52	0.00	—	158
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	7.30	0.00	7.30	0.73	0.00	—	25.5
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	0.19	0.00	0.19	0.02	0.00	—	0.66
Total	—	—	—	—	—	—	—	—	—	—	7.49	0.00	7.49	0.75	0.00	—	26.2

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.21	0.21
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.21	0.21
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.22	0.22
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
General Office Building	857	194	61.6	236,816	6,478	1,470	466	1,789,939
Regional Shopping Center	75.5	92.2	42.2	26,694	261	357	163	95,261

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	134,265	44,755	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO₂ and CH₄ and N₂O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO ₂	CH ₄	N ₂ O	Natural Gas (kBTU/yr)
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General Office Building	1,397,445	690	0.0489	0.0069	1,762,679
Regional Shopping Center	17,713	690	0.0489	0.0069	8,760

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	15,640,570	0.00
Regional Shopping Center	148,145	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Office Building	81.8	0.00
Regional Shopping Center	2.10	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
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8. User Changes to Default Data

Screen	Justification
Land Use	Existing Uses: 87,731 sf retail and 1,779 sf office uses.