



Apple Metro's new 8,500 s/f Applebee's Restaurant designed for LEED Gold

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DGC Capital Contracting Corp served as the general contractor in coordination with the Sterling Interiors Group (architects), Severud Associates (structural engineers), and Avcon Engineering (MEP engineers), for the ground up, 8,500 s/f, new construction project at Gateway Plaza: an Applebee's Restaurant owned by Apple Metro Inc. What makes this particular restaurant special is that fact that it is a LEED v2009 project: currently seeking LEED Gold Certification. As sustainable and energy efficient buildings blossom across the construction industry, the Applebee's at Gateway Plaza joins the ranks. Since beginning construction late October 2013, the project incorporated a great number of sustainable concepts and practices to ensure its environmental and energy efficient goals, while still adhering to the governing building codes.

The LEED criteria guidelines certain categories to help a building demonstrate sustainable material practices, construction waste management, and water and energy efficiency—all concepts incorporated into the design and construction phases of this restaurant. This Applebee's features a Brae Water Retention System to aid in water efficiency by collecting and storing up to 3,000 gallons of rainwater for non-potable water usage like irrigation. This feature also helps to reduce potable water usage by 30%. In the realm of energy efficiency, by enhancing the building's HVAC system, and sporting solar panels on the building's exterior, the restaurant aims to optimize energy performance by 30% and achieve nearly 11% onsite renewable energy. Designing and programming more efficient HVAC systems and implementing onsite renewable energy strategies help to lower energy cost significantly when compared to other code-compliant buildings, while also helping to maintain indoor environmental quality.

Another important initiative for the restaurant's construction process was the management of waste and the selection of sustainable materials. A significant portion of the steel used in the building contained high post-consumer recycled content, while the concrete mix for the building's grade beam and structural slab substituted some of the Portland cement for fly ash—a recycled and more sustainable additive for concrete design mix. Also, simple and cost efficient actions like substituting standard drywall for a Lafarge Mold Defense Type X (more recycled content and indoor air quality friendly) helped to further the project's LEED directive. In terms of waste management, with the help of Action Environmental Service, several tons of construction waste were diverted from landfills—nearly 90% of the project's overall waste.

Above all, through efforts of all the project's collaborators, the sustainability vision was upheld. During the initial review the project earned a LEED Certified rating. However once all documents are submitted and the final review process is complete, this Applebee's restaurant, deep in Brooklyn is sure to earn its much deserved Gold rating adding to the burgeoning list of sustainable, energy efficient building design.

DGC Capital Contracting has been service the tri-state area for over 25 years also performed the interior fit up for the new JC Penney in the same center, also following Energy Star designs and is aiming to use 45% less energy than their prototypical store.

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