

CASE STUDY






<b>LEED Facts: NCv2009</b>	
Certification Awarded April 8, 2021	
<b>Gold</b>	<b>62*</b>
<b>Sustainable Sites</b>	<b>20/26</b>
<b>Water Efficiency</b>	<b>8/10</b>
<b>Energy &amp; Atmosphere</b>	<b>11/35</b>
<b>Materials &amp; Resources</b>	<b>5/14</b>
<b>Indoor Environmental Quality</b>	<b>10/15</b>
<b>Innovation</b>	<b>6/6</b>
<b>Regional Priority</b>	<b>2/4</b>
<i>*out of a possible 110 points</i>	

# Bay Village Assisted Living & Memory Care

979 Bay Village Drive, Annapolis, MD 21403

**This project has saved:**

-  214,336 kWh
-  590,265 Gallons
-  465 Tons

**Project Team:**

- Owner:  
**Brightview Senior Living**
- Architect:  
**KSBA Architects**
- Civil:  
**Bay Engineering**
- MEP:  
**SRBR**
- General Contractor:  
**A. Martini & Co.**
- LEED Consultant:  
**Lorax Partnerships**

**PROJECT STORY**

IntegraCare has recently opened their newest senior living community in Annapolis, Maryland. The 88 unit community is located on a stunning 3-acre wooded site to provide tranquility, while still having close proximity to downtown Annapolis and all of the associated amenities. Enjoy some bird watching from the terrace or one of the beautifully landscaped patios to take in the beautiful space. The patio overlooks over three acres of forest conservation area within Annapolis.

The site was carefully chosen to provide access to a variety of amenities while still providing tranquility. The building is within walking distance of various public transportation lines, as well as restaurants, grocery stores, a library, park, and bank to meet everyone's needs.

**SUSTAINABILITY HIGHLIGHTS**

Bay Village made a conscious effort to implement sustainability in all aspects of the building design and construction. The site was able to incorporate beautiful outdoor areas to preserve over 30% of the site as open space, manage stormwater on site, and help reduce the urban heat island effect by locating all parking under the building.

The efficient HVAC design is expected to save over 200,000 kWh annually, for a 21% energy cost savings over an ASHRAE 90.1-2007 baseline. The system also allows for a high level of controllability so that residents and staff alike feel comfortable in their space. Over 70% of the annual electricity use will be sourced exclusively from renewable sources for two years after the building opens.

Efficient, low flow plumbing fixtures were also selected to reduce expected annual water consumption by over 40%. All native and adaptive plant species were chosen to eliminate the need for irrigation on site.