



Project Details

Project Name	: Plaza Logistica Esteban Echeverrria 1	Address Line1 : Pedro B. Palacios 100	
Number of Distinct Buildings	: 3	Address Line2:	
Number of EDGE Subproject(s) associated	: 3	City:Esteban Echeverria	
Total Project Floor Area	: 45,168.93 m ²	State/ Province:Buenos Aires	
Project Owner Name	Emiliano Giana	Postal Code : B1805DYC	
Project Owner Email	eg@plazalogistica.com.ar	Country : Argentina	
Project Owner Phone	Office 0054-1152361010	roject Number:1000122208	
Share with investor(s) or bank(s)?	Yes		
Associated Subproject(s):			

Plaza Logistica Esteban Echeverrria 1, Plaza Logistica Esteban Echeverrria 1- Vestuario, Plaza Logistica Esteban Echeverrria 1- Comedor

Subproject Details Subproject Name : Plaza Logistica Esteban Echeverrria 1-Address Line1 : Pedro B. Palacios 100 Comedor Retail Store Name : Plaza Logistica Esteban Echeverrria 1-Address Line2: Comedor Subproject Multiplier for the : 1 City: Esteban Echeverria Project Certification Stage : Preliminary State/ Province : Buenos Aires Status : Under Review Postal Code : B1805DYC Auditor : gustavo goldman Country : Argentina Certifier : Green Business Certification Inc. Subproject Type : New Building (GBCI)

Location Data

Country : Argentina

City : Buenos Aires

Basic Parameters

Type of Retail : Warehouse Site Area : 218.2 m² Car Parking : None



No	Landscaped Area	m²
Vec	Food Count	
Yes	Food Court	



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Building Data

Floors Above Ground	:	1	no.
Floors Below Ground	:	0	no.
Floor to Floor Height	:	2.6	m
Gross Internal Area	:	218.2	m²

Default User Entry

Gross Internal Area	:		218	
Office Spaces	:	11	58.46	m²
Receiving And Shipping	:	23	0.0001	m²
Package Disassembly	:	7	0.0001	m²
Package Assembly	:	7	0.0001	m²
Rack Storage	:	103	0.0001	m²
Controlled Storage	:	7	0.0001	m²
Bulk Storage	:	34	0.0001	m²
Inventory Control	:	2	0.0001	m²
Dispatcher	:	5	0.0001	m²
Mechanical & Electrical Room	:	8	7.57	m²
Food Court	:	11	152.17	m²

Building Orientation

		Building	g Lengths			
Default User Entry		Default	User Entry			
Floor Plan Depth*** : – 24.24 m	North	-				
Main Orientation*** : Northwest	South	-				
	East	-				
*** These parameters will be used to estimate building dimensions. If	West	-				
the exact details of the dimensions and orientation are available, then complete the User Entry fields in the Building Lengths section. The	Northeast	9.0	9			
orientation of the building will have a direct effect on energy consumption.	Northwest	24.2	24.24			
	Southeast	24.2	24.24			
	Southwest	9.0	9			
Building Systems						
Does the building design include an AC system? : Yes						
Does the building design include a space heating : Yes system?						



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Key Assumptions for the Base Case

	Default	User Entry	
Fuel Used for Electric Generator	Diesel	Diesel	
Fuel Used for Hot Water Generation	Electricity	Electricity	
Fuel Used for Cooking	Electricity	Electricity	
Fuel Used for Space Heating	Electricity	Electricity	
% of Electricity Generation Using Diesel :	5.00%		% Ave. Yrly
Cost of Electricity	0.058		\$/kWh
Cost of Diesel Fuel	3.05		\$/L
Cost of Natural Gas	0.53		\$/L
Cost of Water	0.10		\$/kL
CO ₂ Emissions from Electricity Generation	493.01		g/kWh
Window to Wall Ratio	10.00%		%
Solar Reflectivity for Paint - Wall	30.00%		%
Solar Reflectivity for Paint - Roof	30.00%		%
Roof U-value	1.99		W/m².K
Wall U-value 3	1.86		W/m².K
Glass U-value	5.75		W/m².K
Glass SHGC 3	0.50		Factor
Cooling System	ASHRAE 90.1.2007	ASHRAE 90.1.2007	
AC System Efficiency	2.66		СОР
Heating System 3	ASHRAE 90.1.2007	ASHRAE 90.1.2007	
Heating System Efficiency	2.66		Eff.

Monthly Average Outdoor Temperature (deg.C)

Monthly Average Outdoor Temperature (a	-8,	
	Default	User Entry
Jan :	24.5	
Feb :	23.4	
Mar :	21.3	
Apr :	17.6	
May :	14.4	
Jun :	11.2	
Jul :	11.0	
Aug :	12.3	
Sep :	14.4	
Oct :	17.2	
Nov :	20.3	
Dec :	23.0	
Latitude :	34.60	Deg
Average Annual Rainfall :	950.00	mm

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RESULTS

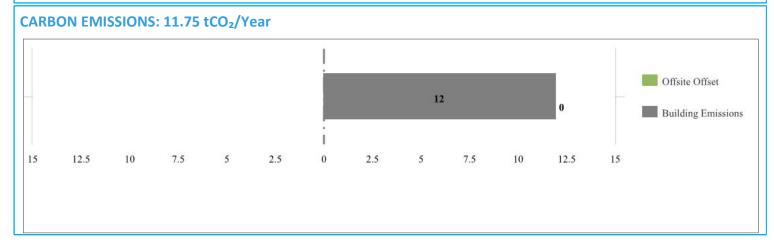
Final Energy Use : 2,071.44 kWh/Month	Operational CO ₂ Savings ÷ 5.04 tCO ₂ /Year
Final Water Use : 95.16 m3/Month	Embodied Energy Savings : 6,133.22 MJ/m ²
Base Case Utility Cost : 281.59 \$/Month	Incremental Cost : 39,483.46 \$
Utility Cost Reduction : 83.00 \$/Month	Payback in Years ÷ 39.64 Yrs.
Energy Savings : 10.65 MWh/Year	Water Savings : 298.31 m³/Year
Embodied Energy in Materials : 1338.27 GJ Savings	Aggregate Floor Space : 218.20 Including Multiplier

Meets EDGE energy standard

Energy Efficiency Measures 30.00%

180 Heating Energy 160 20 Cooling Energy 140 20 Fan Energy 120 Pump Energy 39 100 Other 23 Lighting ō 80 6 Refrigeration 32 60 26 Hot Water 40 15 12 Food Court 20 31 31 0 Base Virtual Energy for Improved Virtual Energy for Case Comfort* Case Comfort * ENERGY(kWh/m²/Year)

* Virtual energy is the amount of energy that will be required based on the assumption that the retail will eventually install air conditioning or heating.



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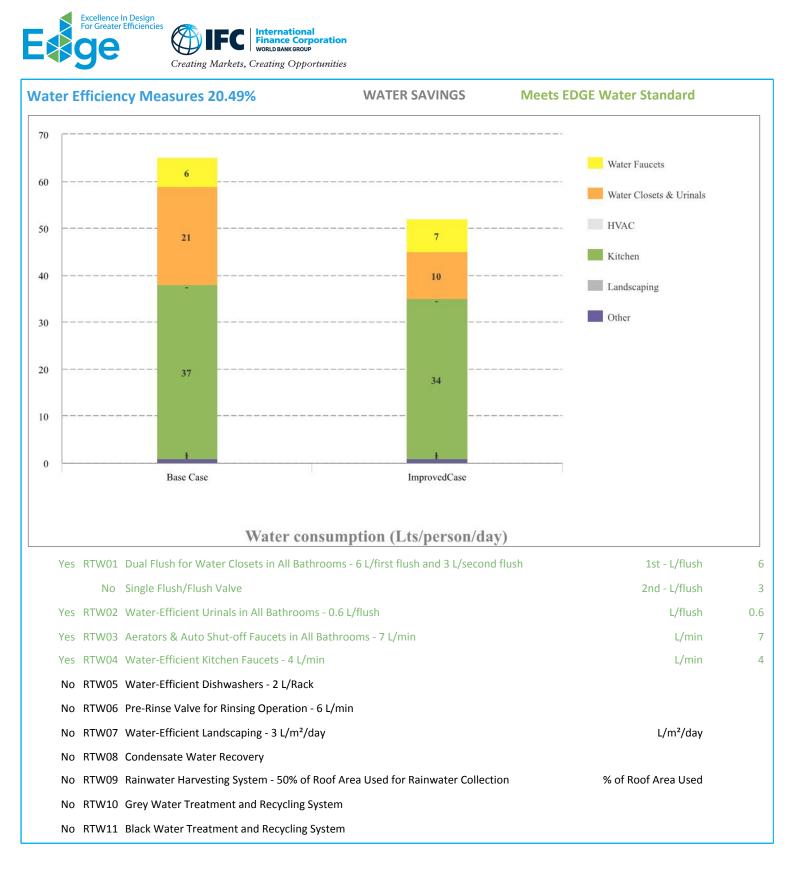


Yes	RTE01	Reduced Window to Wall Ratio - WWR of 5.29%	North	
			South	
			East	
			West	
			Northeast	9.06
			Northwest	1.47
			Southeast	0.69
			Southwest	5.53
Yes	RTE02	Reflective Paint/Tiles for Roof - Solar Reflectivity (albedo) of 0.6	SR	0.60
No	RTE03	Reflective Paint for External Walls - Solar Reflectivity (albedo) of 0.7	SR	0.60
No	RTE04	External Shading Devices - Annual Average Shading Factor (AASF) of 1	AASF	
Yes	RTE05	Insulation of Roof : U-value of 0.48	W/m².K	0.48
Yes	RTE06	Insulation of External Walls : U-value of 1.09	W/m².K	1.09
No	RTE07	Low-E Coated Glass : U-value of 3 W/m ² .K and SHGC of 0.45	W/m².K	
			SHGC	
No	RTE08	Natural Ventilation with Operable Windows for Corridors, Atrium, and Common Areas		
No	RTE09	Air Economizers During Favorable Outdoor Conditions		
Yes	RTE10	Variable Refrigerant Flow (VRF) Cooling System - COP of 3.62	СОР	3.62
No	RTE11	Air Conditioning with Air Cooled Screw Chiller - COP of 3.63	СОР	
No	RTE12	Air Conditioning with Water Cooled Chiller - COP of 4.95	СОР	
No	RTE13	Ground Source Heat Pump - COP of 5.2	СОР	
No	RTE14	Absorption Chiller Powered by Waste Heat - COP of 0.7	СОР	
No	RTE15	Recovery of Waste Heat from the Generator for Space Heating		
No	RTE16	Variable Speed Drives on the Fans of Cooling Towers		
No	RTE17	Variable Frequency Drives in AHUs		
No	RTE18	Variable Speed Drives Pumps		
No	RTE19	Sensible Heat Recovery from Exhaust Air - Efficiency of 60%	Efficiency	





No	RTE20 CO2 Sensor/Demand-Controlled Ventilation for Fresh Air Intake		
No	RTE21 High-Efficiency Condensing Boiler for Space Heating - Efficiency of 90%	Efficiency	
No	RTE22 High-Efficiency Boiler for Water Heating - Efficiency of 90%	Efficiency	95.00
Yes	RTE23 Energy-Saving Light Bulbs - Sales Area		
Yes	RTE24 Energy-Saving Light Bulbs - Corridors and Common Areas		
No	RTE25 Energy-Saving Light Bulbs - External Spaces		
Yes	RTE26 Occupancy Sensors in Bathrooms		
No	RTE27 Higher Efficiency Refrigerated Cases		
No	RTE28 Solar Hot Water Collectors - 50% of Hot Water Demand	% Hot Water	
		Collector Area (m ²)	0.0
No	RTE29 Solar Photovoltaics - 25% of Total Energy Demand	% of Annual Electricity Use	
		Capacity (kWp)	0.0
No	RTE30 Skylight(s) to Provide Daylight to 50% of Top Floor Area	% Daylit Area	
		SHGC	
		U-value [K·m²/W]	
No	RTE31 Other Renewable Energy for Electricity Generation	Source Type	Biomass
		% of Annual Electricity Use	
No	RTE32 Offsite Renewable Energy Procurement - Equal to 100% of total Operational CO2	% Annual Operational CO2	
		kWh/Year	-
No	RTE33 Carbon Offset - 100% of Total CO2	% Annual Operational CO2	
		tCO2/Year	-



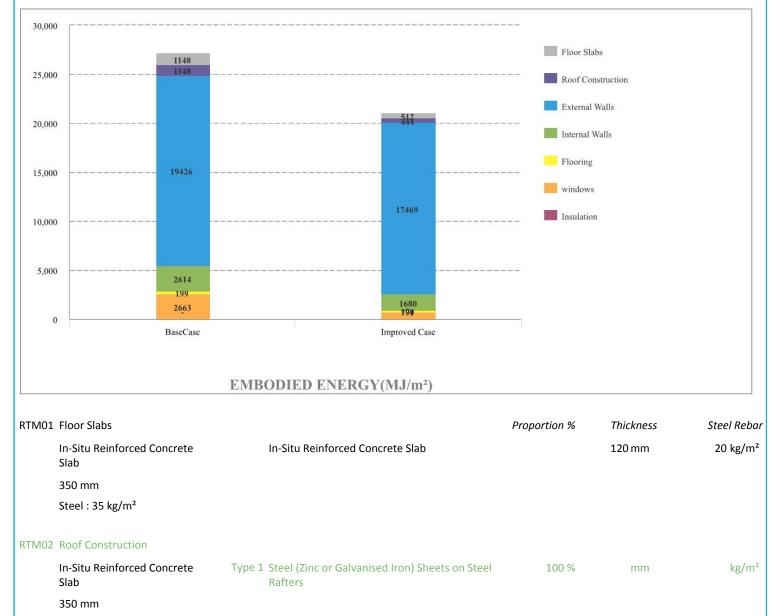
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Embodied Energy Savings

Meets EDGE Material Standard



Steel : 35 kg/m²

RTM03 External Walls

M03	3 External Walls				
	Common Brick Wall with Internal & External Plaster	Type 1 Cored (with Holes) Bricks with Internal & External Plaster	100 %	330 mm	
	200 mm				

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RTM04 Internal Walls		Prop	ortion %	Thickness
Common Brick Wall with T Plaster on Both Sides	ype 1	Cored (with Holes) Bricks with Plaster on Both Sides	100 %	120 mm
100 mm				
TM05 Flooring T	ype 1	Vinyl Flooring	85 %	
Ceramic Tile	ype 2	Ceramic Tile	15 %	
RTM06 Window Frames				
Aluminium T	ype 1	Steel	100 %	Single Glazing
Single Glazing				
TM07 Wall Insulation				
No Insulation		Air Gap <100mm Wide		30 mm
U : ~ 1.86 W/m²k				
RTM08 Roof Insulation				
No Insulation		Glass Wool		80 mm
U : ~ 1.99 W/m²k				



Modified By: Yanina Heinnitz

EDGE Certification Checklist

RTE02 Reflective Paint/Tiles for Roof A lif acade elastion drawings showing the roof material and roof finish. RTE02 Reflective Paint/Tiles for Roof Building area weighted WWW using the type and roof material and roof finish. RTE03 Insulation of Roof Building area weighted WWW using the type and thickness of insulation material. RTE04 Insulation of Roof A roof construction detail drawing showing the type and thickness of insulation material. RTE05 Insulation of External Walls A roof construction detail drawing showing the type and thickness of insulation material. RTE06 Insulation of External Walls External walls detail drawing showing the type and thickness of the insulation material. RTE00 Insulation of External Walls External walls detail drawing showing the type and thickness of the insulation material. RTE00 Insulation of External Walls External walls detail drawing showing the type and thickness of the insulation material with the U Value of the external walls. RTE00 Insulation of External Walls External walls detail drawing showing the type and thickness of insulation material with the U Value of the external walls. RTE10 Variable Refrigerant Volume (VIKW) Anardstruer's data sheets for the VIK cooling system specified. RTE21 External walls getabuid insing is showing the location			
Energy Measures Preliminary Audit Requirements NTE01 Reduced Window to Wall Ratio > Calculation of "Gazing Acra" and "Gross Exterior Wall Arss" for each façade of the building and the average building dimensions and general fulling dimensions. NTE02 Reflective Paint/Tiles for Roof > Building deepart dowings showing gazing dimensions and general fulling dimensions. NTE02 Reflective Paint/Tiles for Roof > Building deepart dowings showing the type and thickness of insulation material. Ideally the roof surface indicated. NTE03 Insulation of Roof > And construction deail drawing showing the type and thickness of insulation material. Ideally the roof fact and advises the another calculators. Nanufacturer's data sheet of specified insulation material. > Calculations of Vue use there using the formula of Vue alloc calculators. Nanufacturer's data sheet of specified insulation material. > Calculations of Vue use there using the formula of Vue alloc calculators. Nanufacturer's data sheet of specified insulation material walls. > Calculations of Vue use there using the formula of Vue alloc calculators. Nanufacturer's data sheet of specified insulation material walls. > Manufacturer's data sheet of specified insulation material walls. NTE10 Variable Refiger and Voume IVIVIV > Manufacturer's data sheet of specified insulation and reflection and type of all installed builts. NTE21 E			
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Reflective Paint/Titles for Roof > Building design drawings showing the roof material and roof finish. RTE02 Reflective Paint/Titles for Roof > Roof specification with solar reflectivity of the roof surface indicated. RTT05 Insulation of Roof > A roof construction detail drawing showing the type and thickness of insulation material. Ideally the construction detail drawing showing the type and thickness of the insulation material. Ideally the Construction detail drawing showing the type and thickness of the insulation material. Ideally the Construction detail drawing showing the type and thickness of the insulation material. Ideally the Construction detail drawing showing the type and thickness of the insulation material. Ideally the Construction detail drawing showing the type and thickness of the insulation material. Ideally the Construction detail drawing showing the Construction. RTE10 Variable Refrigerant Volume (VRV) > Manufacturer's data sheets for the VRV cooling system specifying COP information. RTE23 Energy Swing Light Builts- Controls > Lighting schedule Ising type and number of builts specified. RTE24 Energy Swing Light Builts- Controls > Lighting schedule Ising type and number of builts specified. RTE24 Energy Swing Light Builts- Controls > Electrical layout drawings showing the location of the ecupancy sensor. RTE25 Decupancy Sensors in Bathrooms > Electrical layout drawings showing the location of the ecupancy sensor. RTE26 Occupancy Sensors in Bathrooms			> Calculation of "Glazing Area" and "Gross Exterior Wall Area" for each façade of the building and the
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ATTEGS Bill of quantities with the roof finish clearly marked. ATTEGS Insulation of Roof > A cord construction detail drawing should pantitude with the Value of the roof. ATTEGS Insulation of External Walls > Calculations of U value either using the formula or U value calculators. > Manufacturer's data sheet of specified insulation material for the external walls. > Calculations of U value either using the formula or U value calculators. > Manufacturer's data sheet of specified insulation material for the external walls. > Calculations of U value either using the formula or U value calculators. > Calculations of U value either using the formula or U value calculators. > Calculations of U value either using the formula or U value calculators. > Calculations of U value either using the formula or U value calculators. > Manufacturer's data sheets for the VITV cooling system specifying COP information. > Cooling System > Manufacturer's data sheets for the VITV cooling system specifying COP information. > For systems including more than one chiller unit, the design team must provide the average COP calculation. > Electrical alyout drawings showing the location and type of all installed bulbs. ATT23 Energy Swing Light Bulbs-Sore Participae Showing the location and type of all installed bulbs. > Electrical alyout drawing showing the location and type of all installed bulbs. ATT24 Energy Swing Light Bulbs-Sore Participae Showing the location on the caupancy sensors. > Specificatin of the sensors from material of the external and the tot	RTE02	Reflective Paint/Tiles for Roof	> Building design drawings showing the roof material and roof finish.
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NTEELO Variable Refrigerant Volume (VRV) Cooling System > Manufacturer's data sheets for the VRV cooling system specifying COP information. Prospecies For systems including more than one chiller unit, the design team must provide the average COP acciduation. > RTE23 Energy Saving Light Bulbs-Sales Are and Common Areas > Lighting schedule listing type and number of bulbs specified. RTE24 Energy Saving Light Bulbs-Corridos and Common Areas > Lighting schedule listing type and number of bulbs specified. RTE26 Occupancy Sensors in Bathrooms > Electrical layout drawings showing the location and type of all installed bulbs. RTE26 Occupancy Sensors in Bathrooms > Electrical layout drawings showing the location of the accupancy sensors. Specification of the sensors from manufacturer. > Specification of the sensors from manufacturer. Water Measures Peliminary Audit Requirements > RTW01 Dual Flush for Water Closets in Bathrooms > Plumbing drawings/specifications including make, model, and flush volume of the urinal(s). NTW02 Water-Efficient Urinals in all Bathrooms > Plumbing drawings/specifications including make, model, and flush volume of the urinal(s). NTW03 Aerators for faucets/ Auto Shut-Off Faucet > Plumbing			> Calculations of U value either using the formula or U value calculators.
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RTE23 Energy Saving Light Bulbs-Sales Area > Lighting schedule listing type and number of bulbs specified. RTE24 Energy Saving Light Bulbs-Corridors and Common Areas > Lighting schedule listing type and number of bulbs specified. RTE24 Energy Saving Light Bulbs-Corridors and Common Areas > Electrical layout drawings showing the location and type of all installed bulbs. RTE26 Occupancy Sensors in Bathrooms > Electrical layout drawings showing the location of the occupancy sensors. Specification of the sensors from manufacturer. > Specification of the sensors from manufacturer. Water Measures Preliminary Audit Requirements RTW01 Dual Flush for Water Closets in Bathrooms > Plumbing drawings/specifications including make, model, and flush volume of the urinal(s). RTW02 Water Efficient Urinals in all Bathrooms > Plumbing drawings/specifications including make, model, and flush volume. RTW03 Aerators for Faucets/ Auto Shut-Off Faucet's data sheet for rurinal(s) with information on the flush volume. > Manufacturer's data sheet for faucet(s)/flow aerator(s) confirming the flow rate at 3 bar. RTW04 Mater Efficient Faucets for Kitchen Sinks > Plumbing drawings/specifications including make, model, and fluw rate at 3 bar. RTW04 Aerators for Faucets for Kitchen Sinks > Plumbing drawings/specifications including make, model, and flow rate at 3 bar.	RTE10	e , ,	> Manufacturer's data sheets for the VRV cooling system specifying COP information.
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RTM01 Floor Slabs > Floor sections showing build-up of the floor; or Manufacturer's data sheet for specified building material if applicable; or > Bill of quantities with the floor slab specification clearly highlighted. RTM02 Roof Construction > A section drawing of roof showing the materials and thicknesses; or Manufacturer's data sheet for specified building material; or > Manufacturer's data sheet for specified building material; or			> Manufacturer's data sheet for faucet(s)/flow restrictor(s) confirming the flow rate at 3 bar.
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		: Andres Schwarz	File Number: 18073110038080 EDGE Version: 2.1.5

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Excellence In Design For Greater Efficiencies Generation International Finance Corporation WORLD BANK GROUP Creating Markets, Creating Opportunities

RTM03	External Walls	> Façade drawings clearly marking the external wall specification selected; and
		> Drawings of the external wall sections; or
		> Manufacturer's data sheet for specified building material; or
		> Bill of quantities with the materials used for the external wall clearly highlighted.
RTM04	Internal Walls	> Drawings of the internal wall sections; or
		> Manufacturer's data sheet for building materials used for internal wall specifications if available; or
		> Bill of quantities with the materials used for the internal wall clearly highlighted.
RTM05	Flooring	> Drawings clearly marking the flooring specification selected; or
		> Manufacturer's data sheet for building materials used for floor specifications; or
		> Bill of quantities with the materials used for the flooring clearly highlighted.
RTM06	Window Frames	> Façade drawings clearly marking the window frame(s) specification; or
		> Manufacturer's data sheet for glazing specified; or
		> Bill of quantities with the windows/window frames clearly highlighted.
RTM07	Wall Insulation	> Drawings clearly marking the insulation specification selected; or
		> Manufacturer's data sheet for insulation specified; or
		> Bill of quantities with the insulation materials clearly highlighted.
RTM08	Roof Insulation	> Drawings clearly marking the insulation specification selected; or
		> Manufacturer's data sheet for insulation specified; or
		> Bill of quantities with the insulation materials clearly highlighted.