



PREHEARING SUBMISSION SHEETS

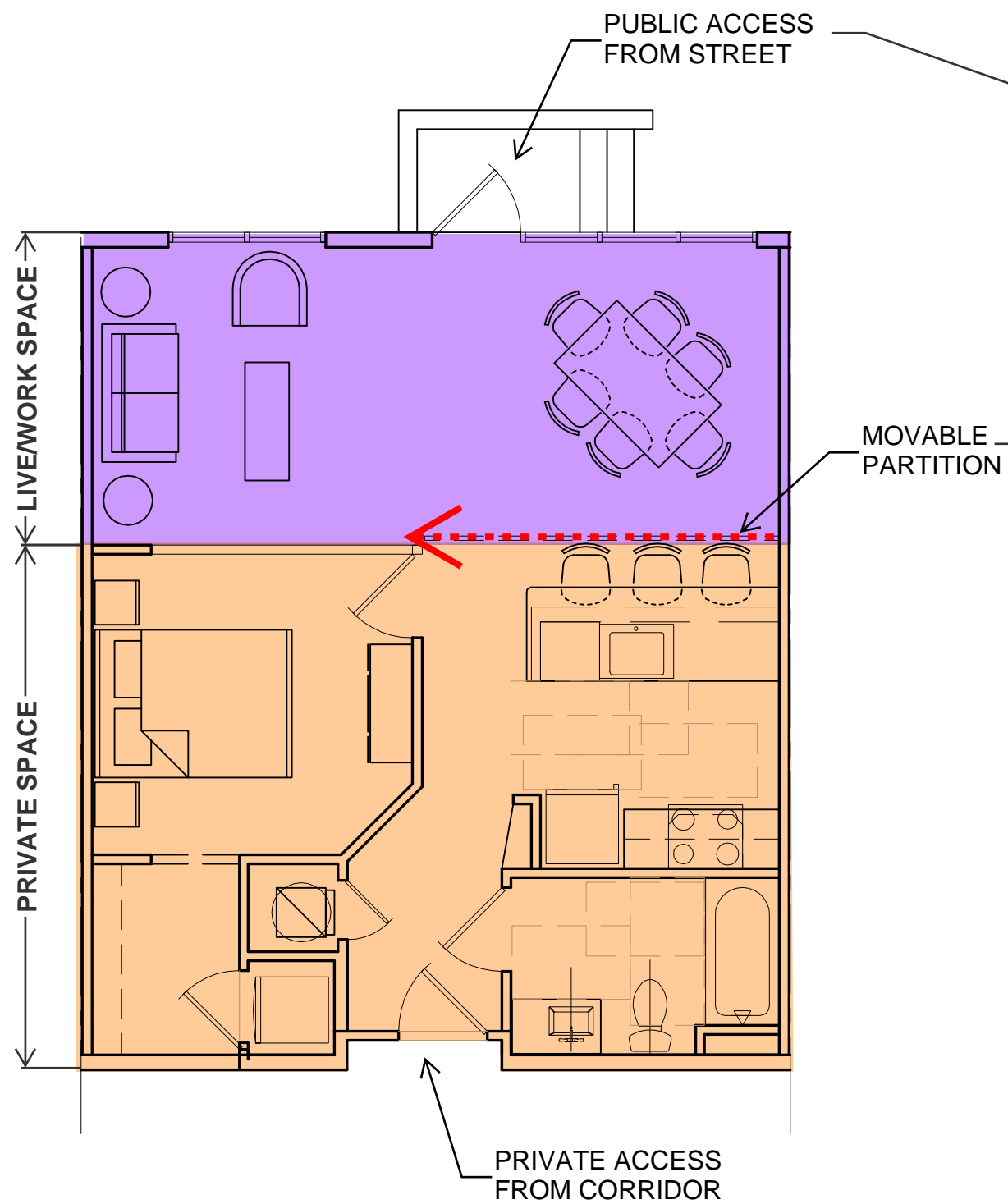
LIST OF DRAWINGS

- 1: COVER SHEET
- 2: LIVE/WORK UNITS
- 3: BUILDING/ELEVATOR SECTION
- 4: ROOF PLAN
- 5: PERSPECTIVE VIEW - ROOF TERRACE
- 6: PERSPECTIVE VIEW - LOOKING EAST
- 7: PERSPECTIVE VIEW - SOUTH EAST CORNER
- 8: PERSPECTIVE VIEW - LOOKING SOUTHEAST
- 9: PERSPECTIVE VIEW - FROM SOUTHWEST
- 10: GREEN COMMUNITIES AND LEED COMPARISON
- 11: GREEN COMMUNITIES AND LEED COMPARISON

PROJECT TEAM

OWNER: FOUR POINTS, LLC
ARCHITECT: GRIMM + PARKER ARCHITECTS
BUILDER: BOZZUTO CONSTRUCTION COMPANY
CIVIL ENGINEER: BOWMAN CONSULTING
MEP: ADVANCED CONSULTING ENGINEERING
STRUCTURAL: SK&A ENGINEERING
TRAFFIC CONSULTANT: GOROVE/SLADE ASSOC.
ZONING ATTORNEY: HOLLAND & KNIGHT

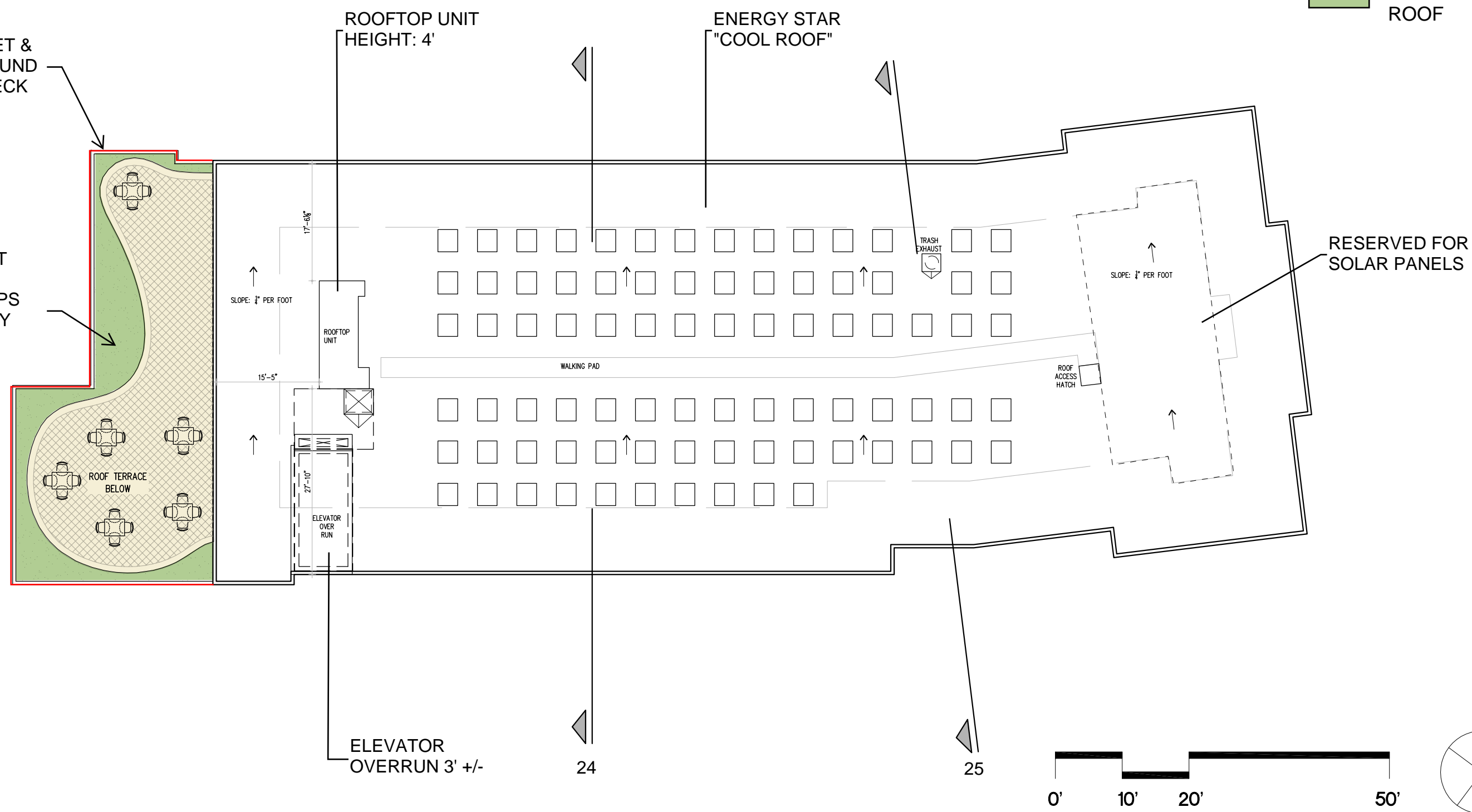
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- AMENITY
- ROOFTOP
- VEGETATED ROOF

42" HIGH PARAPET & GUARDRAIL AROUND ENTIRE ROOF DECK

LANDSCAPING AT ROOF TERRACE PERIMETER KEEPS RESIDENTS AWAY FROM BUILDING EDGE



ROOFTOP UNIT
HEIGHT: 4'

ENERGY STAR
"COOL ROOF"

ELEVATOR
OVERRUN 3' +/-

RESERVED FOR
SOLAR PANELS

ROOF TERRACE
BELOW

ROOFTOP
UNIT

WALKING PAD

TRASH
EXHAUST

ROOF
ACCESS
HATCH

SLOPE: 1/4" PER FOOT

SLOPE: 1/4" PER FOOT

15'-5"

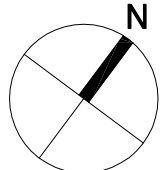
17'-6 1/2"

27'-10"

24

25

0' 10' 20' 50'









CURTIS/FOUR POINTS
APPROVED PUD
DEVELOPMENT (FUTURE
CONSTRUCTION)





GREEN COMMUNITIES

2011 Enterprise Green Communities Criteria			Max Points	MLK	LEED Equivalent
ID 1.1a	INTEGRATIVE DESIGN: 1.1a - Green Development Plan: Integrative Design Meeting(s)	M	M	None	
ID 1.1b	INTEGRATIVE DESIGN: 1.1b - Green Development Plan: Criteria Documentation	M	M	ID 1.4	
ID 1.2a	INTEGRATIVE DESIGN: 1.2a - Universal Design: (New Construction only)	2	?	None	
ID 1.2b	INTEGRATIVE DESIGN: 1.2b - Urban Design: (Substantial and Moderate Rehab only)	NA	NA	NA	
LH 2.1	LOCATION + NEIGHBORHOOD FABRIC: 2.1 Sensitive Site Protection (New Construction only)	M	M	LL 2	
LH 2.2	LOCATION + NEIGHBORHOOD FABRIC: 2.2 Connections to Existing Development & Infrastructure	M	M	LL 3.1, LL 3.2, LL 4	
LH 2.3	LOCATION + NEIGHBORHOOD FABRIC: 2.3 Compact Development	M	M	SS 6.1, SS 6.2	
LH 2.4	LOCATION + NEIGHBORHOOD FABRIC: 2.4 Compact Development	6	5	SS 6.3	
LH 2.5	LOCATION + NEIGHBORHOOD FABRIC: 2.5 Proximity to Services	M	M	LL 5.1, LL 5.2	
LH 2.6	LOCATION + NEIGHBORHOOD FABRIC: 2.6 Preservation of and Access to Open Space: Rural/Tribal	NA	N/A	NA	
LH 2.7	LOCATION + NEIGHBORHOOD FABRIC: 2.7 Preservation of and Access to Open Space	3	0	LL 6	
LH 2.8	LOCATION + NEIGHBORHOOD FABRIC: 2.8 Access to Public Transportation	5	5	LL 5.1, LL 5.2	
LH 2.9	LOCATION + NEIGHBORHOOD FABRIC: 2.9 Walkable Neighborhood: Connections to Surrounding	N/A	N/A	SS 7.1	
LH 2.10	LOCATION + NEIGHBORHOOD FABRIC: 2.10 Smart Site Location: Passive Solar Heating/Cooling	7	0	ID 1.5	
LH 2.11	LOCATION + NEIGHBORHOOD FABRIC: 2.11 Brownfield or Adaptive Resuse Site	2	2	LL 3.3	
LH 2.12	LOCATION + NEIGHBORHOOD FABRIC: 2.12 Access to Fresh, Local Foods	6	6	None	
LH 2.13	LOCATION + NEIGHBORHOOD FABRIC: 2.13 LEED for Neighborhood Development Certification	4	0	LL 1	
SI 3.1	SITE IMPROVEMENTS: 3.1 Environmental Remediation	M	M	None	
SI 3.2	SITE IMPROVEMENTS: 3.2 Erosion and Sedimentation Control	M	M	SS 1.1	
SI 3.3	SITE IMPROVEMENTS: 3.3 Low-Impact Development	M	M	SS 1.2	
SI 3.4	SITE IMPROVEMENTS: 3.4 Landscaping	M	M	SS 2.2	
SI 3.5	SITE IMPROVEMENTS: 3.5 Efficient Irrigation and Water Reuse	M	M	SS 2.5, WE 1, WE 2.1 - WE 2.2	
SI 3.6	SITE IMPROVEMENTS: 3.6 Surface Stormwater Manangement	6	2	SS 4.1 - 4.3	
WC 4.1	WATER CONSERVATION: 4.1 Water-Conserving Fixtures	M	M	WE 3.1	
WC 4.2	WATER CONSERVATION: 4.2 Advanced Water-Conserving Appliances and Fixtures	6	4	WE 3.2 - WE 3.3	
WC 4.3	WATER CONSERVATION: 4.3 Water Reuse	4	0	WE 1	
EE 5.1a	ENERGY EFFICIENCY: 5.1a Building Performance Standard: Single family and Multifamily	N/A	N/A	NA	
EE 5.1b	ENERGY EFFICIENCY: 5.1b Building Performance Standard: Multifamily	M	M	EA 1.1	
EE 5.1a	ENERGY EFFICIENCY: 5.1c Building Performance Standard: Single family and Multifamily	N/A	N/A	NA	
EE 5.1b	ENERGY EFFICIENCY: 5.1d Building Performance Standard: Multifamily	M	N/A	NA	
EE 5.2	ENERGY EFFICIENCY: 5.2 Additional Reductions in Energy Use	15	0	EA 1.3	
EE 5.3	ENERGY EFFICIENCY: 5.3 Sizing of Heating and Cooling Equipment	M	M	EA 5.1, EA 6.1	
EE 5.4	ENERGY EFFICIENCY: 5.4 ENERGY STAR Appliances	M	M	EA 1.3	
EE 5.5a	ENERGY EFFICIENCY: 5.5a Efficient Lighting: Interior Units	M	M	EA 1.3	
EE 5.5b	ENERGY EFFICIENCY: 5.5b Efficient Lighting: Common Areas and Emergency Lighting	M	M	EA 1.3	
EE 5.5c	ENERGY EFFICIENCY: 5.5c Efficient Lighting: Exterior	M	M	EA 1.3	
EE 5.6a	ENERGY EFFICIENCY: 5.6a Electricity Meter	M	M	None	
EE 5.6b	ENERGY EFFICIENCY: 5.6b Electricity Meter	N/A	N/A	None	
EE 5.7a	ENERGY EFFICIENCY: 5.7a Renewable Energy	12	0	EA 1.3	
EE 5.7b	ENERGY EFFICIENCY: 5.7b Photovoltaic/Solar Hot Water Ready	2	0	None	
EE 5.8	ENERGY EFFICIENCY: 5.8 Advanced Metering Infrastructure	5	?	None	
M 6.1	MATERIALS 6.1: Low/No VOC Paints and Primers	M	M	MR 2.2	
M 6.2	MATERIALS 6.2: Low/No VOC Adhesives and Sealants	M	M	MR 2.2	
M 6.3	MATERIALS 6.3: Construction Waste Manangement	M	M	MR 3.1 - 3.2	
M 6.4	MATERIALS 6.4: Construction Waste Manangement: Optional	5	1	None	
M 6.5	MATERIALS 6.5: Recycling Storage for Multifamily Project	5	5	None	
M 6.6	MATERIALS 6.6: Recycled Content Material	5	2	MR 2.2	
M 6.7	MATERIALS 6.7: Regional Material Selection	5	2	MR 2.2	
M 6.8	MATERIALS 6.8: Certified, Salvaged, and Engineering Wood Products	5	0	MR 2.1	

LEED FOR HOMES MIDRISE

LEED Homes Mid-Rise 2010		Max Points	MLK
ID 1.1	Innovation and Design (ID) Integrated Project Planning: 1.1 Preliminary Rating	Prereq	Prereq
ID 1.2	Innovation and Design (ID) Integrated Project Planning: 1.2 Energy Expertise in Mid-Rise	Prereq	Prereq
ID 1.3	Innovation and Design (ID) Integrated Project Planning: 1.3 Professional Credentialed with Re:	1	1
ID 1.4	Innovation and Design (ID) Integrated Project Planning: 1.4 Design Charrette	1	1
ID 1.5	Innovation and Design (ID) Integrated Project Planning: 1.5 Building Orientation for Solar Desi	1	1
ID 1.6	Innovation and Design (ID) Integrated Project Planning: 1.6 Trades Training for Mid-Rise	1	1
ID 2.1	Innovation and Design (ID) Durability Management Process: 2.1 Durability Planning	Prereq	Prereq
ID 2.2	Innovation and Design (ID) Durability Management Process: 2.2 Durability Management	Prereq	Prereq
ID 2.3	Innovation and Design (ID) Durability Management Process: 2.3 Third-Party Durability Manage	3	3
ID 3.1	Innovation and Design (ID) Innovative or Regional Design: 3.1 Innovation - 35% waste diversic	1	0
ID 3.2	Innovation and Design (ID) Innovative or Regional Design: 3.2 Innovation	1	0
ID 3.3	Innovation and Design (ID) Innovative or Regional Design: 3.3 Innovation	1	0
ID 3.4	Innovation and Design (ID) Innovative or Regional Design: 3.4 Innovation	1	0
LL 1	Location and Linkage (LL) LEED ND: 1. LEED for Neighborhood Development	10	0
LL 2	Location and Linkage (LL) Site Selection: 2. Site Selection	2	2
LL 3.1	Location and Linkage (LL) Preferred Location: 3.1 Edge Development	1	1
LL 3.2	Location and Linkage (LL) Preferred Location: 3.2 Infill	2	2
LL 3.3	Location and Linkage (LL) Preferred Location: 3.3 Brownfield Redevelopment for Mid-Rise	1	1
LL 4	Location and Linkage (LL) Infrastructure: 4. Existing Infrastructure	1	1
LL 5.1	Location and Linkage (LL) Community Resources/Transit: 5.1 Basic Community Resources/Trar	1	1
LL 5.2	Location and Linkage (LL) Community Resources/Transit: 5.2 Extensive Community Resources,	2	2
LL 5.3	Location and Linkage (LL) Community Resources/Transit: 5.3 Outstanding Community Resourc	3	0
LL 6	Location and Linkage (LL) Access to Open Space: 6. Access to Open Space	1	0
SS 1.1	Sustainable Sites (SS) Site Stewardship: 1.1 Erosion Controls During Construction	Prereq	Prereq
SS 1.2	Sustainable Sites (SS) Site Stewardship: 1.2 Minimize Disturbed Area of Site	1	0
SS 2.1	Sustainable Sites (SS) Landscaping: 2.1 No Invasive Plants	Prereq	Prereq
SS 2.2	Sustainable Sites (SS) Landscaping: 2.2 Basic Landscape Design	1	1
SS 2.3	Sustainable Sites (SS) Landscaping: 2.3 Limit Conventional Turf	2	0
SS 2.4	Sustainable Sites (SS) Landscaping: 2.4 Drought Tolerant Plants	1	0
SS 2.5	Sustainable Sites (SS) Landscaping: 2.5 Reduce Overall Irrigation Demand by at Least 20%	3	0
SS 3.1	Sustainable Sites (SS) Local Heat Island Effects: 3.1 Reduce Site Heat Island Effects	1	0
SS 3.2	Sustainable Sites (SS) Local Heat Island Effects: 3.2 Reduce Roof Heat Island Effects	1	0
SS 4.1	Sustainable Sites (SS) Surface Water Managment: 4.1 Permeable Lot	2	0
SS 4.2	Sustainable Sites (SS) Surface Water Managment: 4.2 Permanent Erosion Controls	1	0
SS 4.3	Sustainable Sites (SS) Surface Water Managment: 4.3 Stormwater Quality Control	2	0
SS 5	Sustainable Sites (SS) Nontoxic Pest Control: 5. Pest Control Alternatives	2	2
SS 6.1	Sustainable Sites (SS) Compact Development: 6.1 Moderate Density	2	2
SS 6.2	Sustainable Sites (SS) Compact Development: 6.2 High Density	3	3
SS 6.3	Sustainable Sites (SS) Compact Development: 6.3 Very High Density	4	4
SS 7.1	Sustainable Sites (SS) Alternative Transportation: 7.1 Public Transportation	2	2
SS 7.2	Sustainable Sites (SS) Alternative Transportation: 7.2 Bicycle Storage	1	1
SS 7.3	Sustainable Sites (SS) Alternative Transportation: 7.3 Parking Capacity/Low Emitting and Fuel-	1	0
WE 1	Water Efficiency (WE) Water Reuse: 1 Water Reuse for MidRise	5	0
WE 2.1	Water Efficiency (WE) Irrigation System: 2.1 High Efficiency Irrigation System	2	0
WE 2.2	Water Efficiency (WE) Irrigation System: 2.2 Reduce Overall Irrigation Demand by at Least 45%	2	0
WE 3.1	Water Efficiency (WE) Indoor Water Use: 3.1 High-Efficiency Fixtures and Fittings	3	0
WE 3.2	Water Efficiency (WE) Indoor Water Use: 3.2 Very High Efficiency Fixtures and Fittings	6	4
WE 3.3	Water Efficiency (WE) Indoor Water Use: 3.3 Water Efficient Appliances	2	0
EA 1.1	Energy and Atmosphere (EA) Optimize Energy Performance: 1.1 Minimum Energy Performanc	Prereq	Prereq
EA 1.2	Energy and Atmosphere (EA) Optimize Energy Performance: 1.2 Testing and Verification	Prereq	Prereq



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9. GREEN COMMUNITIES - LEED COMPARISON
August, 2014



GREEN COMMUNITIES

M 6.9a	MATERIALS 6.9a: Reduced Heat-Island Effect: Roofing	3	3	SS 3.2
M 6.9b	MATERIALS 6.9b: Reduced Heat-Island Effect: Paving	2	0	SS 3.1
HL 7.1	HEALTHY LIVING: 7.1 Composite Wood Products and Emit Low/No Formaldehyde	M	M	MR 2.2
HL 7.2	HEALTHY LIVING: 7.2 Environmentally Preferable Flooring	M	M	MR 2.2
HL 7.3	HEALTHY LIVING: 7.3 Environmentally Preferable Flooring: Alternative Sources	4	0	MR 2.2
HL 7.4a	HEALTHY LIVING: 7.4a Exhaust Fans: Bathroom	M	M	EQ 5.1
HL 7.4b	HEALTHY LIVING: 7.4b Exhaust Fans: Bathroom	N/A	N/A	NA
HL 7.5a	HEALTHY LIVING: 7.5a Exhaust Fans: Kitchen	M	M	EQ 5.1
HL 7.5b	HEALTHY LIVING: 7.5b Exhaust Fans: Kitchen	N/A	N/A	NA
HL 7.6a	HEALTHY LIVING: 7.6a Ventilation	M	M	EQ 4.1
HL 7.6b	HEALTHY LIVING: 7.6b Ventilation	N/A	N/A	NA
HL 7.7	HEALTHY LIVING: 7.7 Clothes Dryer Exhaust	M	M	None
HL 7.8	HEALTHY LIVING: 7.8 Combustion Equipment	M	M	EQ 2
HL 7.9a	HEALTHY LIVING: 7.9a Mold Prevention: Water Heaters	M	M	None
HL 7.9b	HEALTHY LIVING: 7.9b Mold Prevention: Surfaces	M	M	None
HL 7.9c	HEALTHY LIVING: 7.9c Mold Prevention: Tub and Shower Enclosures	M	M	None
HL 7.10	HEALTHY LIVING: 7.10 Water Vapor Strategies	M	M	None
HL 7.11	HEALTHY LIVING: 7.11 Radon Mitigation	M	M	EQ 9.1 - 9.2
HL 7.12	HEALTHY LIVING: 7.12 Water Drainage	M	M	None
HL 7.13	HEALTHY LIVING: 7.13 Garage Isolation	N/A	N/A	EQ 10.1 - 10.3
HL 7.14	HEALTHY LIVING: 7.14 Integrated Pest Management	M	M	SS 5
HL 7.15	HEALTHY LIVING: 7.15 Lead-Safe Work Practices	N/A	N/A	None
HL 7.16	HEALTHY LIVING: 7.16 Smoke-Free Building	9	9	EQ 11.1
OM 8.1	O+M: 8.1 Building Maintenance Manual	M	M	AE 1.1
OM 8.2	O+M: 8.2 Residential Manual	M	M	AE 1.3
OM 8.3	O+M: 8.3 Residential and Property Manager Orientation	M	M	AE 1.3, AE 2
OM 8.4	O+M: 8.4 Project Data Collection and Monitoring System	12	0	None

TOTAL 46
30 points

LEED FOR HOMES MIDRISE

EA 1.3	Energy and Atmosphere (EA) Optimize Energy Performance: 1.3 Optimize Energy Performance	34	0
EA 7.1	Energy and Atmosphere (EA) Water Heating: 7.1 Efficient Hot Water Distribution	2	0
EA 7.2	Energy and Atmosphere (EA) Water Heating: 7.2 Pipe Insulation	1	1
EA 11.1	Energy and Atmosphere (EA) Residential Refrigerant Management: 11.1 Refrigerant Charge Tr	Prereq	Prereq
EA 11.2	Energy and Atmosphere (EA) Residential Refrigerant Management: 11.2 Appropriate HVAC Re	1	1
MR 1.1	Materials and Resources (MR) Material-Efficient Framing: 1.1 Framing Order Wanste Factor Li	Prereq	Prereq
MR 1.2	Materials and Resources (MR) Material-Efficient Framing: 1.2 Detailed Framing Documents	1	0
MR 1.3	Materials and Resources (MR) Material-Efficient Framing: 1.3 Detailed Cut List and Lumber Or	1	0
MR 1.4	Materials and Resources (MR) Material-Efficient Framing: 1.4 Framing Efficiencies	3	0
MR 1.5	Materials and Resources (MR) Material-Efficient Framing: 1.5 Off-Site Fabrication	4	0
MR 2.1	Materials and Resources (MR) Environmentally Preferable Products: 2.1 FSC Certified Tropical	Prereq	Prereq
MR 2.2	Materials and Resources (MR) Environmentally Preferable Products: 2.2 Environmentally Prefi	8	8
MR 3.1	Materials and Resources (MR) Waste Management: 3.1 Construction Waste Management Pla	Prereq	Prereq
MR 3.2	Materials and Resources (MR) Waste Management: 3.2 Construction Waste Reduction	3	3
EQ 2	Indoor Environmental Quality (EQ) Combustion Venting: 2 Basic Combustion Venting Measure	Prereq	Prereq
EQ 3	Indoor Environmental Quality (EQ) Moisture Control: 3. Moisture Load Control	1	0
EQ 4.1	Indoor Environmental Quality (EQ) Outdoor Air Ventilation: 4.1 Basic Outdoor Air Ventilation	Prereq	Prereq
EQ 4.2	Indoor Environmental Quality (EQ) Outdoor Air Ventilation: 4.2 Enhanced Outdoor Air Ventila	2	0
EQ 4.3	Indoor Environmental Quality (EQ) Outdoor Air Ventilation: 4.3 Third-Party Performance Testi	1	0
EQ 5.1	Indoor Environmental Quality (EQ) Local Exhaust: 5.1 Basic Local Exhaust	Prereq	Prereq
EQ 5.2	Indoor Environmental Quality (EQ) Local Exhaust: 5.2 Enhanced Local Exhaust	1	0
EQ 5.3	Indoor Environmental Quality (EQ) Local Exhaust: 5.3 Third Party Performance Testing	1	1
EQ 6.1	Indoor Environmental Quality (EQ) Distribution of Space Heating and Cooling: 6.1 Room by Ro	Prereq	Prereq
EQ 6.2	Indoor Environmental Quality (EQ) Distribution of Space Heating and Cooling: 6.2 Return Air F	1	1
EQ 6.3	Indoor Environmental Quality (EQ) Distribution of Space Heating and Cooling: 6.3 Multiple Zo	2	0
EQ 7.1	Indoor Environmental Quality (EQ) Air Filtering: 7.1 Good Filters	Prereq	Prereq
EQ 7.2	Indoor Environmental Quality (EQ) Air Filtering: 7.2 Better Filters	1	0
EQ 7.3	Indoor Environmental Quality (EQ) Air Filtering: 7.3 Best Filters	2	0
EQ 8.1	Indoor Environmental Quality (EQ) Contaminant Control: 8.1 Indoor Contaminant Control dur	1	1
EQ 8.2	Indoor Environmental Quality (EQ) Contaminant Control: 8.2 Indoor Contaminant Control	2	1
EQ 8.3	Indoor Environmental Quality (EQ) Contaminant Control: 8.3 Preoccupancy Flush	1	1
EQ 9.1	Indoor Environmental Quality (EQ) Radon Protection: 9.1 Radon-Resistant Construction in Hig	Prereq	Prereq
EQ 9.2	Indoor Environmental Quality (EQ) Radon Protection: 9.1 Radon-Resistant Construction in Mo	1	1
EQ 10.1	Indoor Environmental Quality (EQ) Garage Pollutant Protection: 10.1 No HVAC in Garage	Prereq	Prereq
EQ 10.2	Indoor Environmental Quality (EQ) Garage Pollutant Protection: 10.2 Minimize Pollutants fron	2	2
EQ 10.3	Indoor Environmental Quality (EQ) Garage Pollutant Protection: 10.3 Detached Garage or No	3	0
EQ 11.1	Indoor Environmental Quality (EQ) Environmental Tobacco Smoke Control: 11.1 Environment	1	1
EQ 12.1	Indoor Environmental Quality (EQ) Compartmentalization of Units: 12.1 Compartmentalizatio	Prereq	Prereq
EQ 12.2	Indoor Environmental Quality (EQ) Compartmentalization of Units: 12.2 Enhanced Compartm	1	0
AE 1.1	Awareness and Education (AE) Education of the Homeowner or Tenant: 1.1 Basic Operations	Prereq	Prereq
AE 1.2	Awareness and Education (AE) Education of the Homeowner or Tenant: 1.2 Enhanced Training	1	1
AE 1.3	Awareness and Education (AE) Education of the Homeowner or Tenant: 1.3 Public Awareness	1	1
AE 2	Awareness and Education (AE) Education of Building Manager: 2. Education of Building Mana	1	1

TOTAL 61

Certified 45-59
Silver 60-74



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