

LEED 2009 for Core and Shell Development

Project Checklist

E = EASY M = MODERATE D = DIFFICULT



Congress Heights Office

Schematic Design

19 3 1 Sustainable Sites			Possible Points: 28
E	M	D	
Y			Prereq 1 Construction Activity Pollution Prevention
1			Credit 1 Site Selection 1
5			Credit 2 Development Density and Community Connectivity 5
			Credit 3 Brownfield Redevelopment 1
6			Credit 4.1 Alternative Transportation—Public Transportation Access 6
1			Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms 2
3			Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles 3
2			Credit 4.4 Alternative Transportation—Parking Capacity 2
1			Credit 5.1 Site Development—Protect or Restore Habitat 1
1			Credit 5.2 Site Development—Maximize Open Space 1
1			Credit 6.1 Stormwater Design—Quantity Control 1
		1	Credit 6.2 Stormwater Design—Quality Control 1
1			Credit 7.1 Heat Island Effect—Non-roof 1
			Credit 7.2 Heat Island Effect—Roof 1
			Credit 8 Light Pollution Reduction 1
			Credit 9 Tenant Design and Construction Guidelines 1

4 4 Water Efficiency			Possible Points: 10
E	M	D	
Y			Prereq 1 Water Use Reduction—20% Reduction
2	2		Credit 1 Water Efficient Landscaping 2 to 4
			Credit 2 Innovative Wastewater Technologies 2
2	2		Credit 3 Water Use Reduction 2 to 4

4 11 3 Energy and Atmosphere			Possible Points: 37
E	M	D	
Y			Prereq 1 Fundamental Commissioning of Building Energy Systems
Y			Prereq 2 Minimum Energy Performance
Y			Prereq 3 Fundamental Refrigerant Management
4	2		Credit 1 Optimize Energy Performance 3 to 21
			Credit 2 On-Site Renewable Energy 4
2			Credit 3 Enhanced Commissioning 2
2			Credit 4 Enhanced Refrigerant Management 2
		3	Credit 5.1 Measurement and Verification—Base Building 3
3			Credit 5.2 Measurement and Verification—Tenant Submetering 3
2			Credit 6 Green Power 2

4 2 Materials and Resources			Possible Points: 13
E	M	D	
Y			Prereq 1 Storage and Collection of Recyclables
			Credit 1 Building Reuse—Maintain Existing Walls, Floors, and Roof 1 to 5
2			Credit 2 Construction Waste Management 1 to 2
			Credit 3 Materials Reuse 1
1	1		Credit 4 Recycled Content 1 to 2
1	1		Credit 5 Regional Materials 1 to 2
			Credit 6 Certified Wood 1

5 2 Indoor Environmental Quality			Possible Points: 12
E	M	D	
Y			Prereq 1 Minimum Indoor Air Quality Performance
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control
			Credit 1 Outdoor Air Delivery Monitoring 1
			Credit 2 Increased Ventilation 1
1			Credit 3 Construction IAQ Management Plan—During Construction 1
1			Credit 4.1 Low-Emitting Materials—Adhesives and Sealants 1
1			Credit 4.2 Low-Emitting Materials—Paints and Coatings 1
1			Credit 4.3 Low-Emitting Materials—Flooring Systems 1
		1	Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products 1
			Credit 5 Indoor Chemical and Pollutant Source Control 1
		1	Credit 6 Controllability of Systems—Thermal Comfort 1
			Credit 7 Thermal Comfort—Design 1
			Credit 8.1 Daylight and Views—Daylight 1
1			Credit 8.2 Daylight and Views—Views 1

4 2 Innovation and Design Process			Possible Points: 6
E	M	D	
1			Credit 1.1 Innovation in Design: Exemplary Performance, Public Transportation 1
1			Credit 1.2 Innovation in Design: Exemplary Performance, Heat Island Effect, No 1
1			Credit 1.3 Innovation in Design: Appliance and Process Water Use Reduction 1
		1	Credit 1.4 Innovation in Design: TBD 1
		1	Credit 1.5 Innovation in Design: TBD 1
1			Credit 2 LEED Accredited Professional 1

1 Regional Priority Credits			Possible Points: 4
E	M	D	
			Credit 1.1 Regional Priority: EAc2 1
			Credit 1.2 Regional Priority: SSc5.1 1
1			Credit 1.3 Regional Priority: SSc6.1 1
			Credit 1.4 Regional Priority: WEc2 1

40 25 4 Total			Possible Points: 110
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110			

LEED Scorecard - Core & Shell - Office

Congress Heights

Square 5914, LLC

maurice walters | architect



19 3 1 Sustainable Sites Possible Points: 26

E	M	D			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
		1	Credit 6.1	Stormwater Design—Quantity Control	1
		1	Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1

2 4 Water Efficiency Possible Points: 10

E	M	D			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
		2	Credit 3	Water Use Reduction	2 to 4

4 7 Energy and Atmosphere Possible Points: 35

E	M	D			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
3	3		Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
		2	Credit 3	Enhanced Commissioning	2
			Credit 4	Enhanced Refrigerant Management	2
1			Credit 5	Measurement and Verification	3
		2	Credit 6	Green Power	2

4 2 Materials and Resources Possible Points: 14

E	M	D			
Y			Prereq 1	Storage and Collection of Recyclables	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

E	M	D			
1	1		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1

6 2 Indoor Environmental Quality Possible Points: 15

E	M	D			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
		1	Credit 5	Indoor Chemical and Pollutant Source Control	1
			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
		1	Credit 7.1	Thermal Comfort—Design	1
			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

4 2 Innovation and Design Process Possible Points: 6

E	M	D			
1			Credit 1.1	Innovation in Design: Exemplary Performance, Public Transportation Access	1
1			Credit 1.2	Innovation in Design: Exemplary Performance, Heat Island Effect, Non-roof	1
1			Credit 1.3	Innovation in Design: Appliance and Process Water Use Reduction	1
		1	Credit 1.4	Innovation in Design: TBD	1
		1	Credit 1.5	Innovation in Design: TBD	1
1			Credit 2	LEED Accredited Professional	1

1 Regional Priority Credits Possible Points: 4

E	M	D			
			Credit 1.1	Regional Priority: EAc2	1
			Credit 1.2	Regional Priority: SSc5.1	1
		1	Credit 1.3	Regional Priority: SSc6.1	1
			Credit 1.4	Regional Priority: WEc2	1

39 21 1 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

LEED Scorecard - New Construction - Residential

Congress Heights Metro GAR Spreadsheet 4/25/13



		sq ft of parcel	minimum score determined by zone		
Parcel size (enter this value first) *		88,846	SCORE	0.254	
Landscape Elements**		Square Feet	Factor	Total	
A Landscaped areas (select one of the following for each area)		enter sq ft			
1	Landscaped areas with a soil depth of less than 24"	0	0.3	-	
		enter sq ft			
2	Landscaped areas with a soil depth of 24" or greater	0	0.6	-	
		enter sq ft			
3	Bioretention facilities (raingarden)	0	0.4	-	
B Plantings (credit for plants in landscaped areas from Section A)		enter sq ft			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	0	0.2	-	
		enter number of plants			
2	Plants 2' or taller at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	0	600	0.3	180
		enter number of trees			
4	Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	0	0	0.5	-
		enter number of trees			
5	Tree canopy for new trees 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	0	0	0.6	-
		enter number of trees			
6	Tree canopy for new trees 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	0	0	0.6	-
		enter number of trees	25,144.0		
7	Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	0	0	0.7	-
		enter number of trees			
8	Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	0	0	0.8	-
		enter sq ft			
9	Vegetated wall, plantings on a vertical surface	600	9000	0.6	5,400.0
C Vegetated or "green" roofs		enter sq ft			
1	Over at least 2" and less than 8" of growth medium	28,340	0.6	17,004.0	
		enter sq ft			
2	Over at least 8" of growth medium	0	0.8	-	
		enter sq ft			
D Renewable energy generation		0	0.5	-	

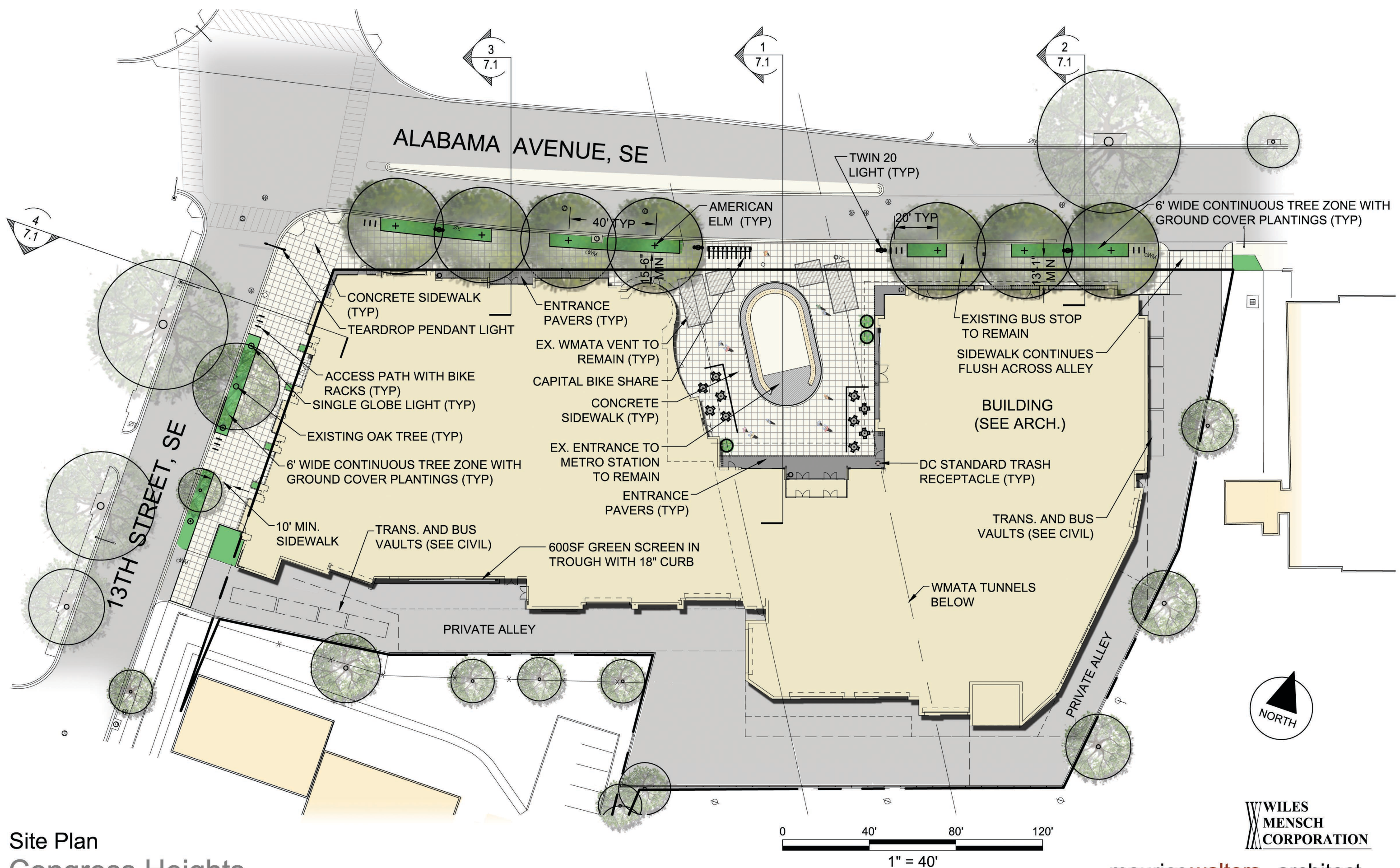
E	Approved water features	enter sq ft	0	0.2	-
F	Permeable paving***	enter sq ft			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.4	-	
		enter sq ft			
2	Permeable paving over at least 24" of soil or gravel	0	0.5	-	
		enter sq ft			
G	Structural soil systems***	0	0.4	-	
		sub-total of sq ft =	37,940		
H	Bonuses	enter sq ft			
1	Drought-tolerant or native plant species	0	0.1	-	
		enter sq ft			
2	Landscaping in food cultivation	0	0.1	-	
		enter sq ft			
3	Harvested stormwater irrigation	0	0.1	-	
		Green Area Ratio numerator =	22,584		

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Green Area Ratio Calculations

Congress Heights

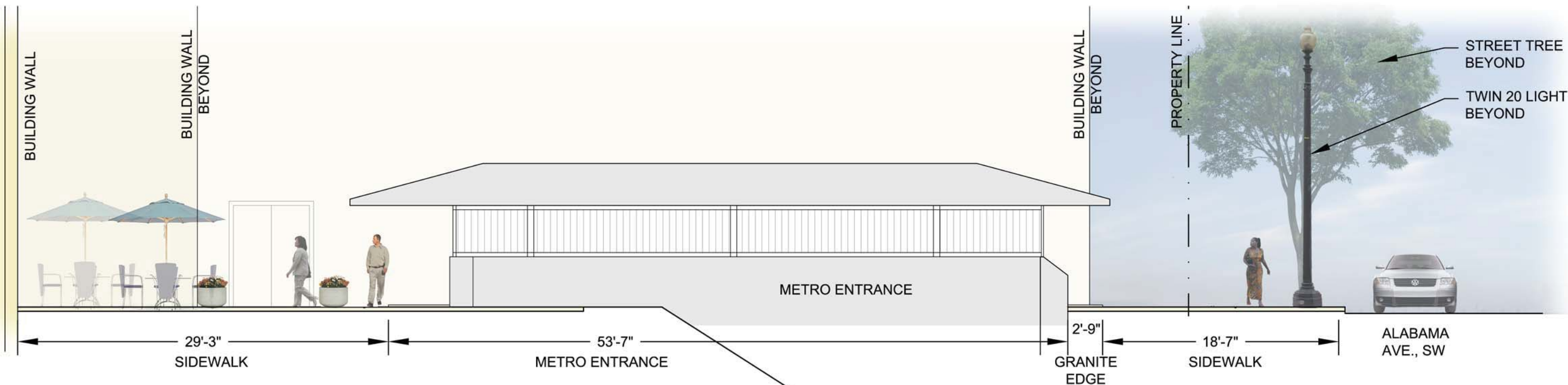
Square 5914, LLC



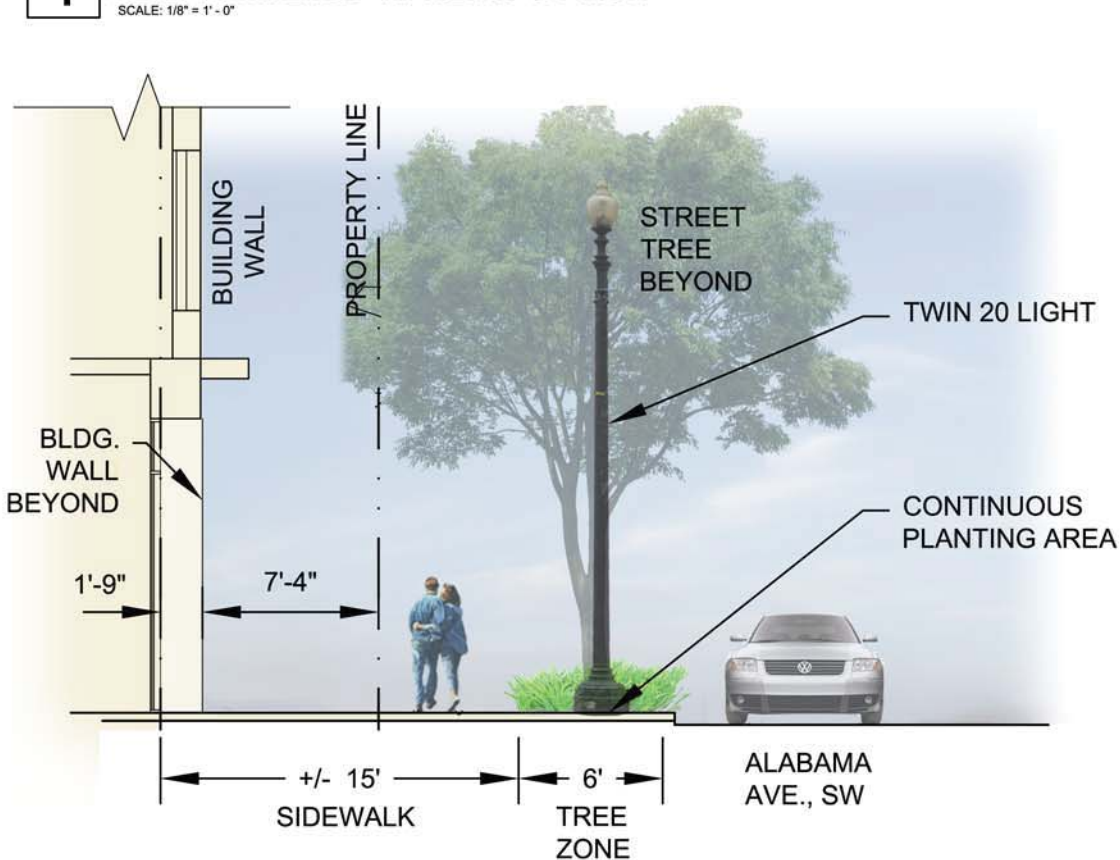
Site Plan
 Congress Heights
 Square 5914, LLC



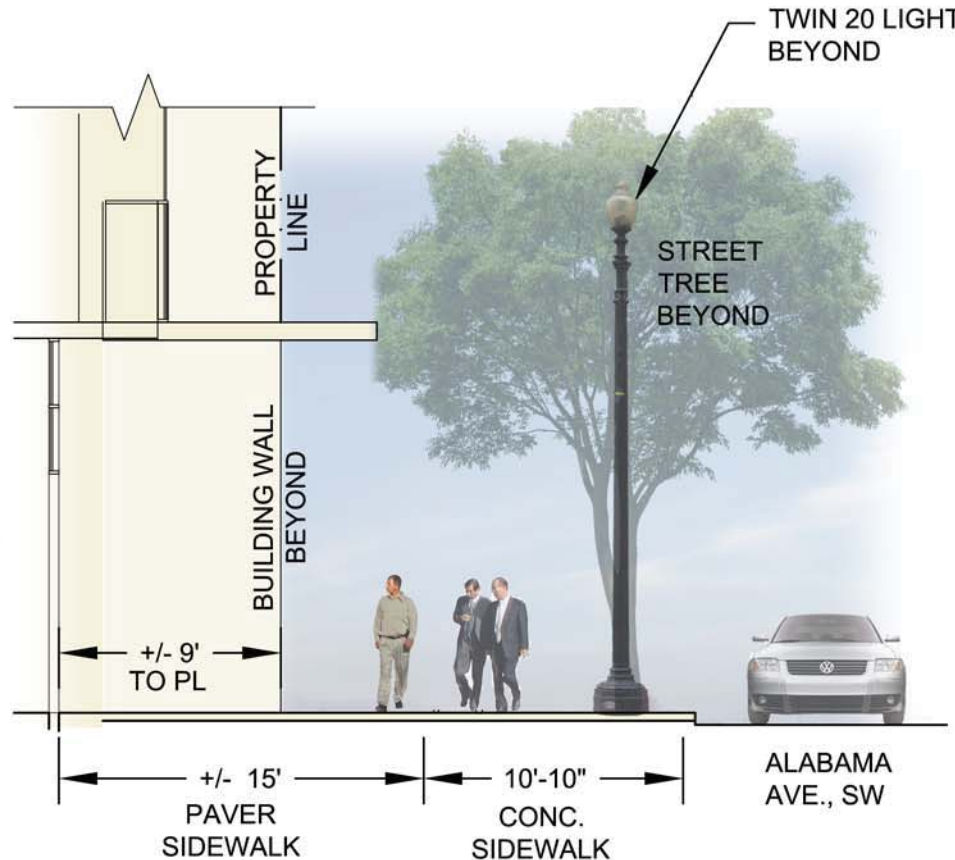
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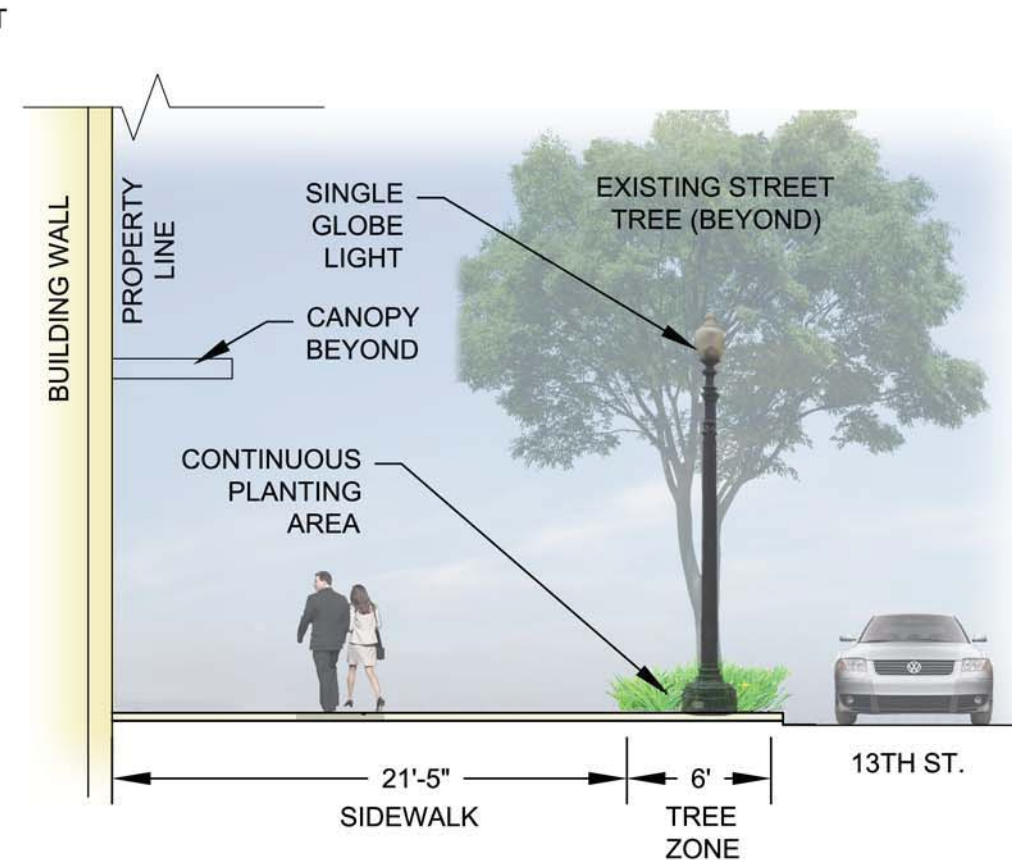
1 STREETScape SECTION
ALABAMA AVENUE - AT METRO STATION
SCALE: 1/8" = 1'-0"



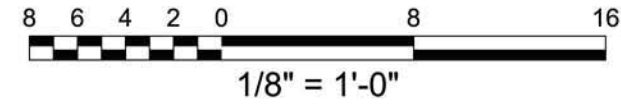
2 STREETScape SECTION
ALABAMA AVENUE - OFFICE
SCALE: 1/8" = 1'-0"



3 STREETScape SECTION
ALABAMA AVENUE - AT RETAIL ENTRANCE
SCALE: 1/8" = 1'-0"



4 STREETScape SECTION
13TH STREET - TYPICAL
SCALE: 1/8" = 1'-0"



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Site Sections
Congress Heights
Square 5914, LLC



SCORED CONCRETE SIDEWALK



ENTRANCE PAVERS



CONTINUOUS TREE PLANTING ZONE WITH METAL FENCE



CAPITAL BIKESHARE STATION



DC STANDARD BIKE RACKS



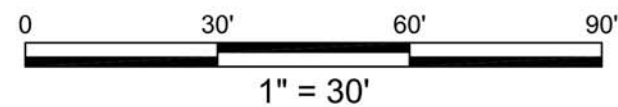
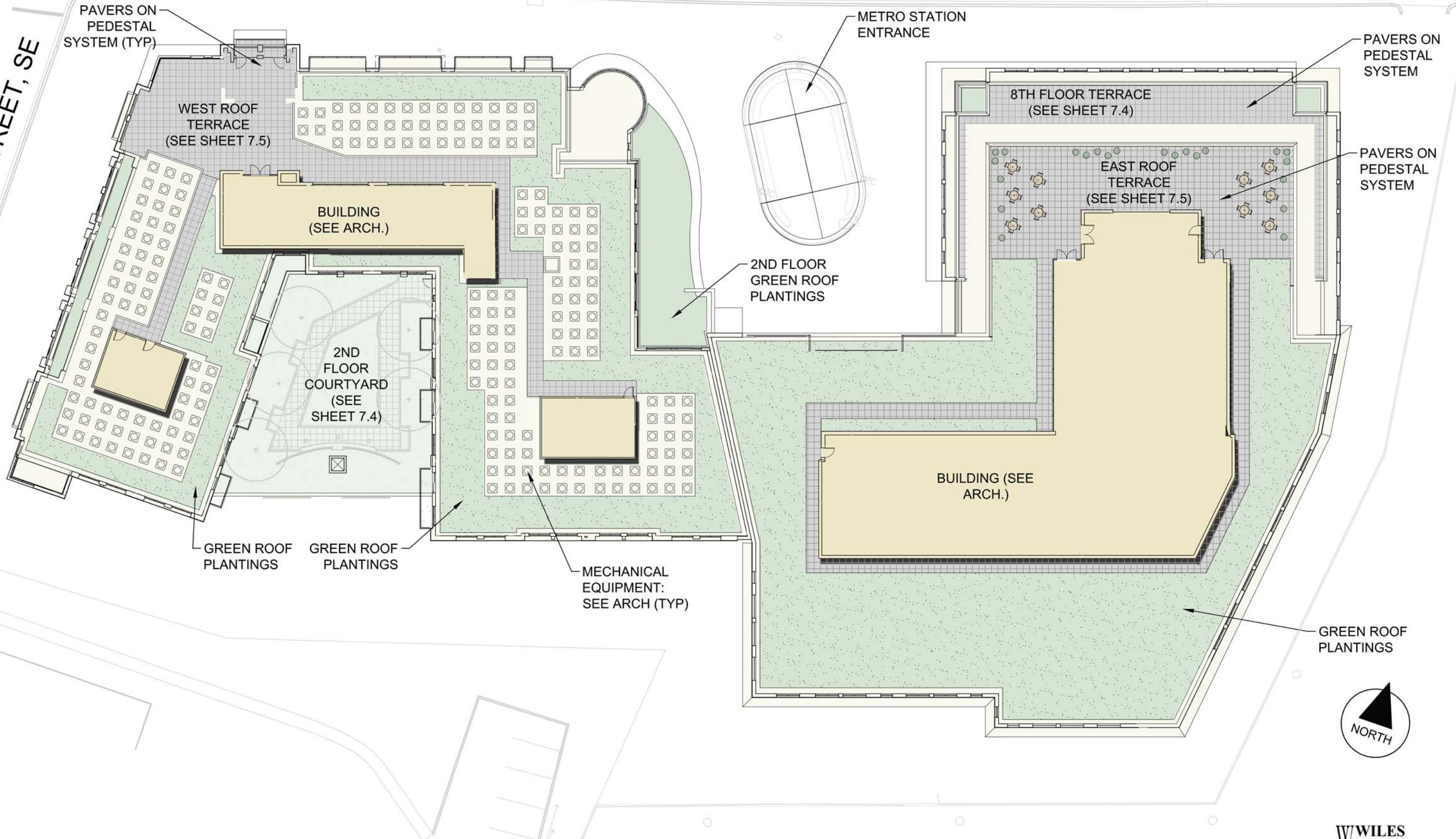
SINGLE GLOBE LIGHT & DC STANDARD TRASH RECEPTACLE



TWIN 20 DOUBLE GLOBE LIGHT

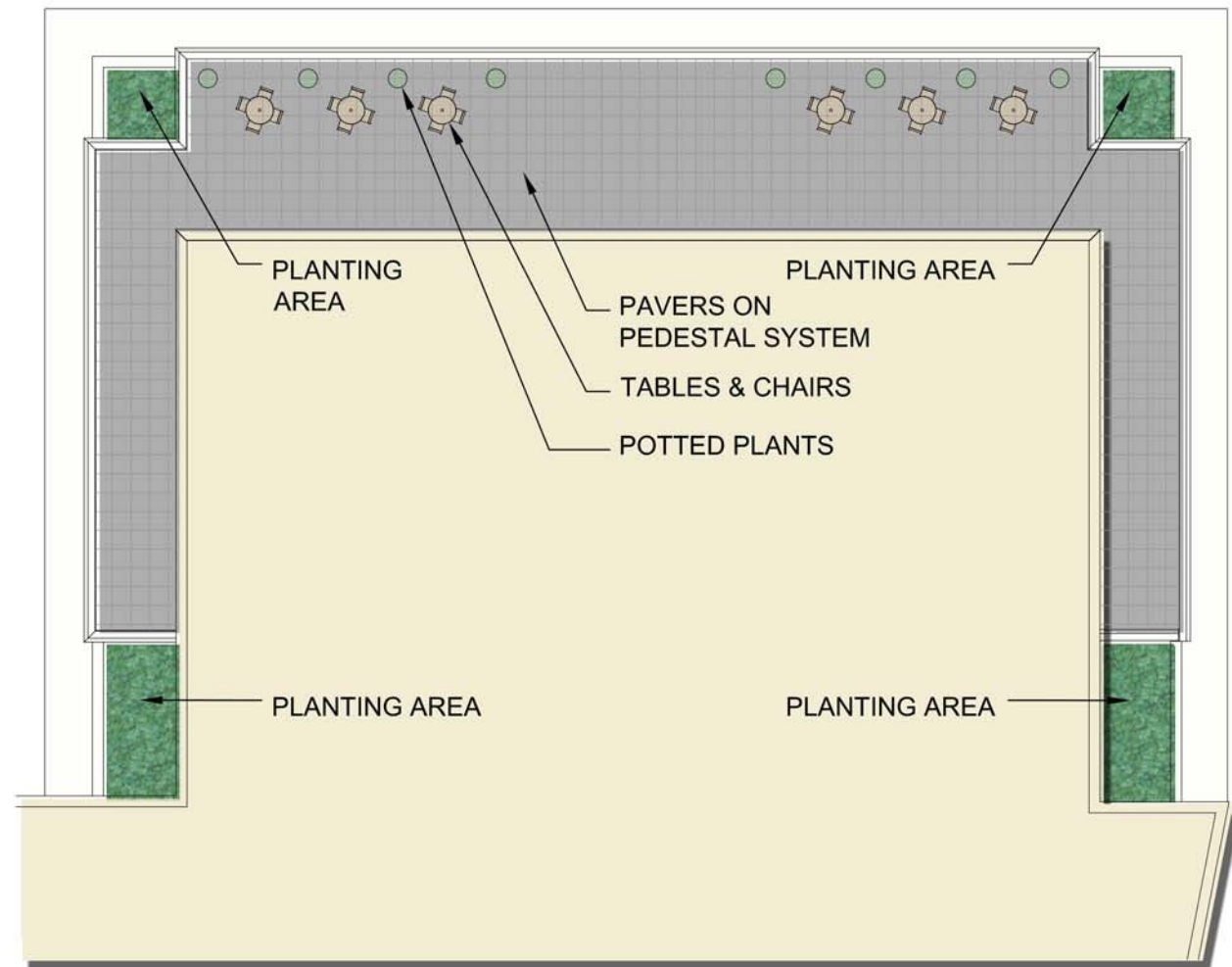
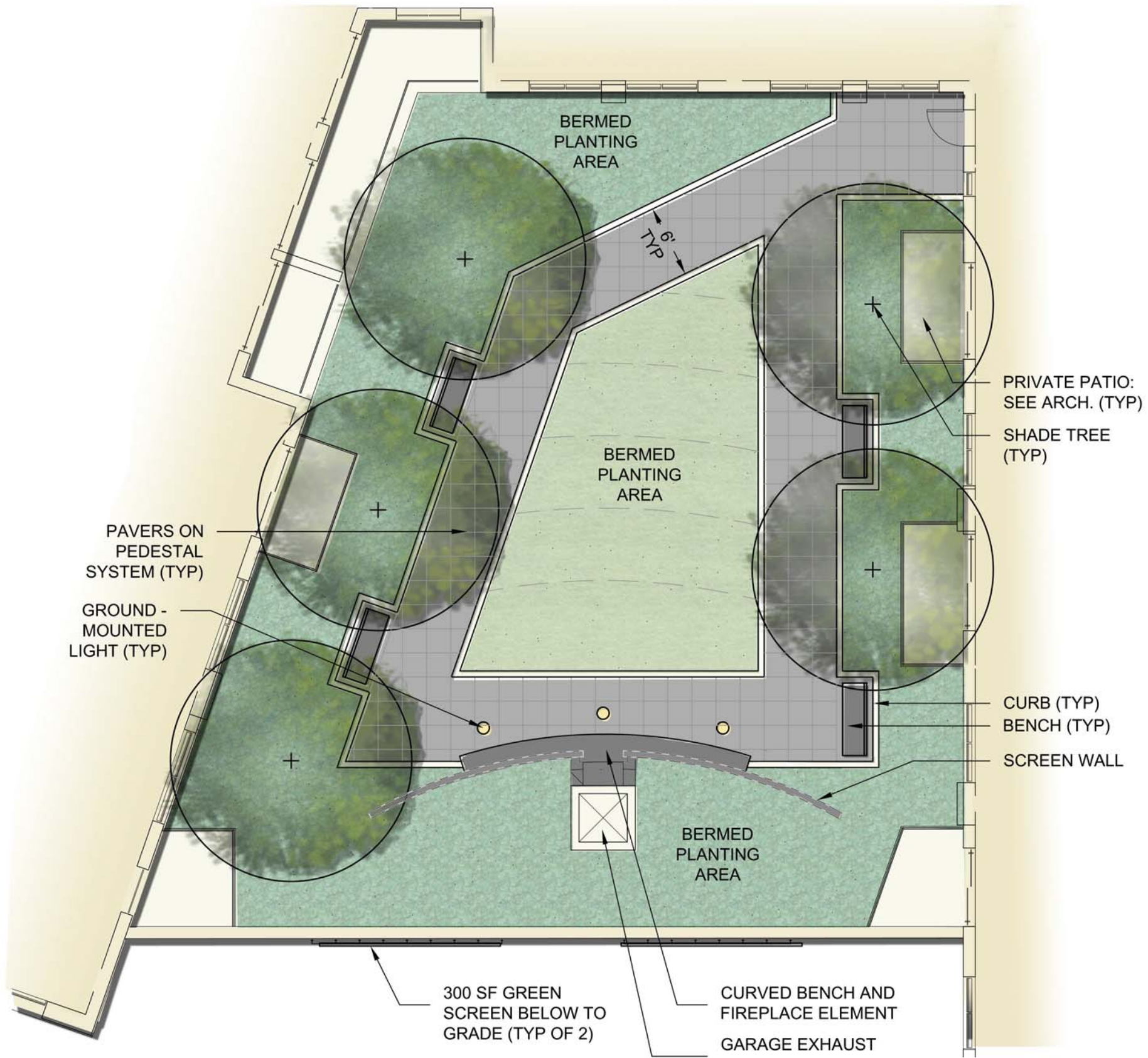
Design Palette - Streetscape Congress Heights

Square 5914, LLC



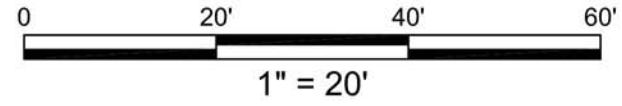
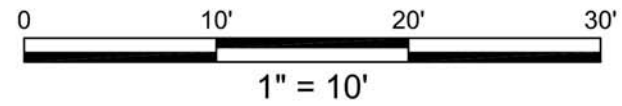
WILES
MENSCH
CORPORATION

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1 2ND FLOOR COURTYARD PLAN
SCALE: 1" = 10'

2 8TH FLOOR TERRACE PLAN
SCALE: 1" = 20'



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ROOFTOP COURTYARD



ROOFTOP COURTYARD
PAVERS AND SEDUM CARPET



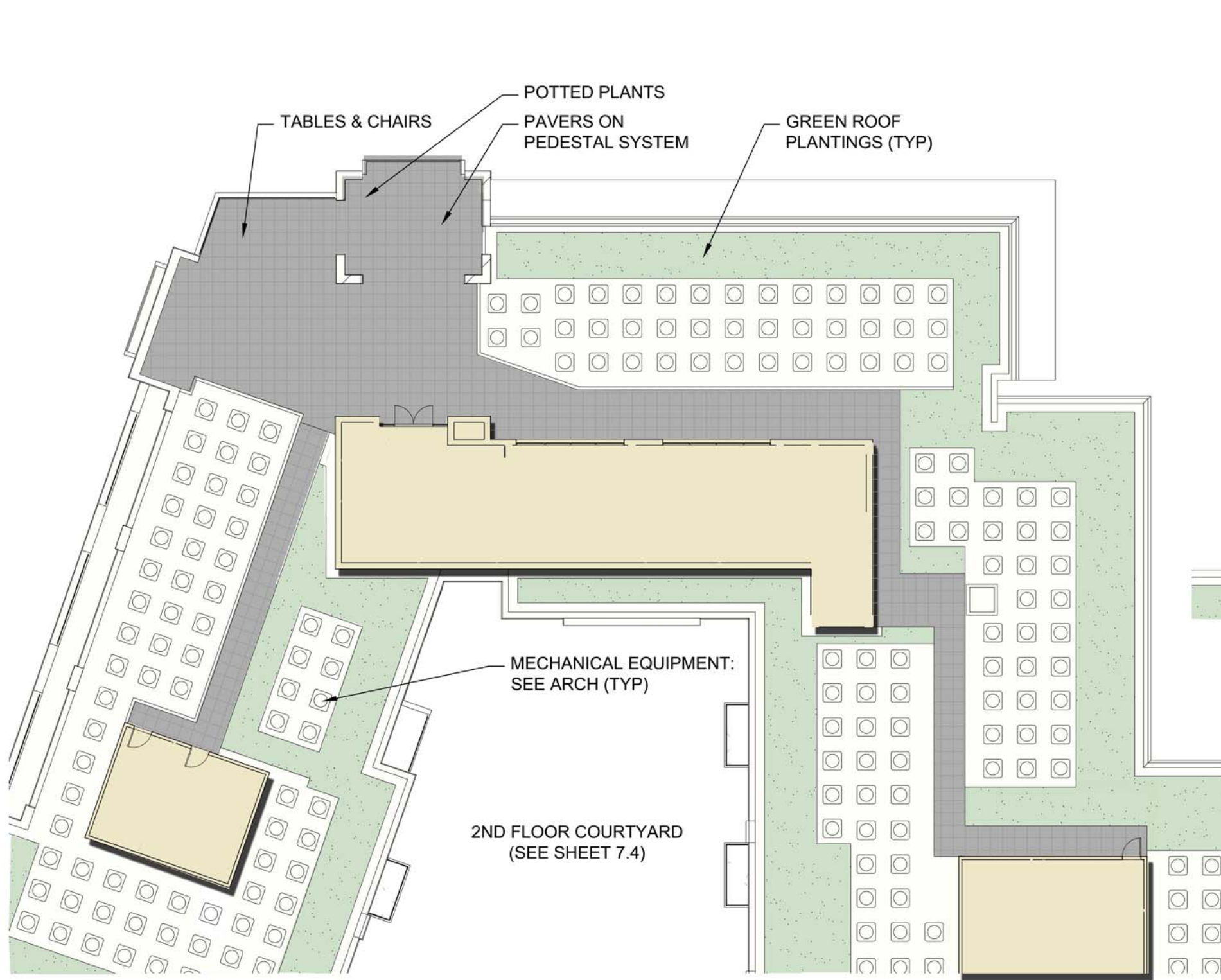
ROOFTOP PAVERS



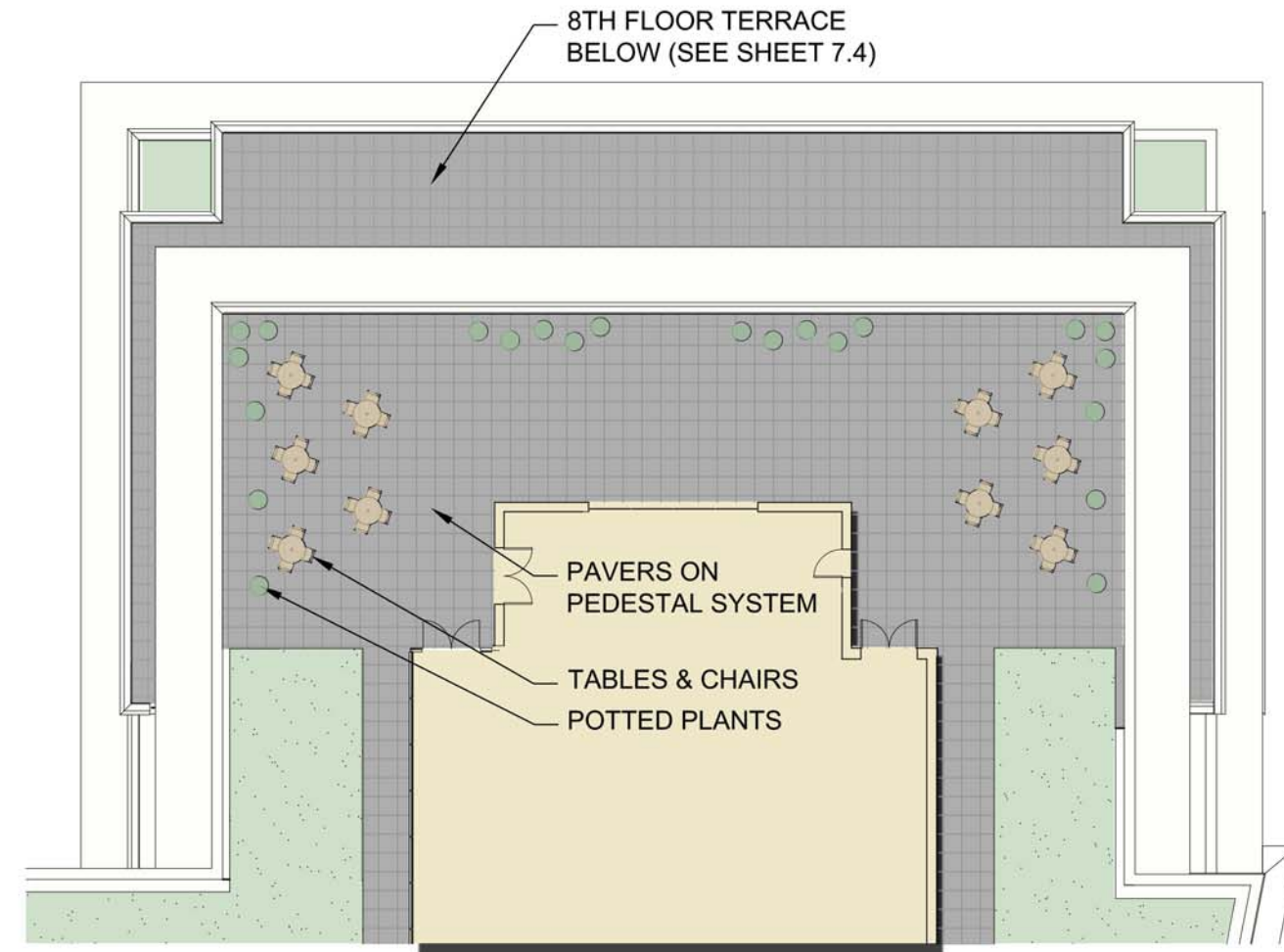
ROOFTOP SEATING



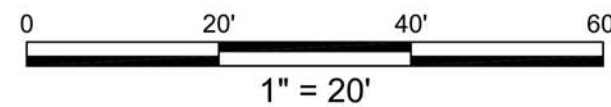
WALL-MOUNTED GREENSCREEN



1 WEST ROOF TERRACE PLAN
SCALE: 1" = 20'



2 EAST ROOF TERRACE PLAN
SCALE: 1" = 20'





PRECAST CONCRETE PAVERS
ON PEDESTAL



GREEN ROOF PLANTINGS -
SEDUM CARPET



INTENSIVE GREEN ROOF PLANTINGS



POTTED PLANTERS

Design Palette - Rooftop
Congress Heights
Square 5914, LLC

**WILES
MENSCH
CORPORATION**

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