



HILL EAST DESIGN REVIEW

WASHINGTON, DC PROJECT NO.13.0376 03-18-2016

OVERALL SITE PLAN

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TREES



AMERICAN SYCAMORE
Platanus occidentalis



EASTERN REDBUD
Cercis canadensis



RIVER BIRCH
Betula nigra 'Dura-Heat'



SWEETBAY MAGNOLIA
Magnolia virginiana

ORNAMENTAL GRASSES



FOUNTAIN GRASS
Pennisetum alopecuroides



PURPLE LOVEGRASS
Eragrostis spectabilis



SWITCHGRASS
Panicum virgatum 'Squaw'

PERENNIALS & GROUNDCOVERS



NEW ENGLAND ASTER
Symphyotrichum novae-angliae



BUTTERFLY MILKWEED
Asclepias tuberosa

SHRUBS



VIRGINIA SWEETPIRE
Itea virginica 'Henry's Garnet'



SUMMERSWEET PEPPERBUSH
Clethra alnifolia 'Hummingbird'



WINTERBERRY
Ilex verticillata 'Sparkleberry'



COMPACT INKBERRY
Ilex glabra 'Compacta'



DRIFT ROSE
Rosa hybrida 'Drift'



FRAGRANT SUMAC
Rhus aromatica 'Gro-Low'



SWAMP BAYBERRY
Myrica pensylvanica



RED CHOKEBERRY
Aronia arbutifolia 'Brillantissima'



ARROWWOOD VIBURNUM
Viburnum dentatum



for Homes

LEED for Homes Mid-rise Simplified Project Checklist

Builder Name:	
Project Team Leader (if different):	Andrew Jennings, DB Residential Hill East, LLC
Home Address (Street/City/State):	19th & C St SE, Washington, DC

Project Description:

Building type: Mid-rise multi-family

of stories: 7

Certified: 40.5

Gold: 70.5

of units: 350

Avg. Home Size Adjustment: -4.5

Silver: 55.5

Platinum: 85.5

Adjusted Certification Thresholds

Project Point Total		Final Credit Category Total Points					
Prelim: 51 + 18 maybe pts	Final: 20	ID: 2	SS: 6	EA: 5	EQ: 0		
Certification Level		LL: 7	WE: 0	MR: 0	AE: 0		
Prelim: Not Certified	Final: Not Certified	Min. Point Thresholds Not Met for Prelim. OR Final Rating					

date last updated :
last updated by :

date last updated :

last updated by :

Max Pts

Project Points

Preliminary

Final

Innovation and Design Process (ID)							(No Minimum Points Required)					Max	Y/Fts	Maybe	No	Y/Pts	
1. Integrated Project Planning	1.1	Preliminary Rating		Prereq	Y												
	1.2	Energy Expertise for MID-RISE		Prereq	Y												
	1.3	Professional Credentialed with Respect to LEED for Homes		1	0	0	0										
	1.4	Design Charrette		1	0	0	0										
	1.5	Building Orientation for Solar Design		1	0	0	0	N									
	1.6	Trades Training for MID-RISE		1	1	0	0										
2. Durability Management Process	2.1	Durability Planning		Prereq	Y												
	2.2	Durability Management		Prereq	Y												
	2.3	Third-Party Durability Management Verification		3	3	0	0										
3. Innovative or Regional Design	3.1	Innovation #1		1	1	0	0										
	3.2	Innovation #2		1	1	0	0										
	3.3	Innovation #3		1	0	0	0										
	3.4	Innovation #4		1	0	0	0										
Sub-Total for ID Category:							11	6	0								
Location and Linkages (LL)							(No Minimum Points Required)					OR	Max	Y/Fts	Maybe	No	Y/Pts
1. LEED ND	1	LEED for Neighborhood Development	LL2-6		10	0	0	N	0								
2. Site Selection	2	Site Selection			2	2	0	0	2								
3. Preferred Locations	3.1	Edge Development	LL 3.1	1	0	0	0										
	3.2	Infill		2	2	0	0										
	3.3	Brownfield Redevelopment for MID-RISE		1	0	0	0										
4. Infrastructure	4	Existing Infrastructure		1	1	0	0										
5. Community Resources/ Transit	5.1	Basic Community Resources for MID-RISE		1	1	0	0										
	5.2	Extensive Community Resources for MID-RISE	LL 5.1, 5.3	2	0	1	0										
	5.3	Outstanding Community Resources for MID-RISE	LL 5.1, 5.2	3	0	0	0										
6. Access to Open Space	6	Access to Open Space		1	1	0	0										
Sub-Total for LL Category:							10	7	1								
Sustainable Sites (SS)							(Minimum of 5 SS Points Required)					OR	Max	Y/Fts	Maybe	No	Y/Pts
1. Site Stewardship	1.1	Erosion Controls During Construction		Prerequisite	Y												
	1.2	Minimize Disturbed Area of Site for MID-RISE		1	1	0											
2. Landscaping	2.1	No Invasive Plants		Prerequisite	Y												
	2.2	Basic Landscape Design	SS 2.5	1	0	1	0										
	2.3	Limit Conventional Turf for MID-RISE	SS 2.5	2	1	1	0										
	2.4	Drought Tolerant Plants for MID-RISE	SS 2.5	1	1	0	0										
	2.5	Reduce Overall Irrigation Demand by at Least 20% for MID-RISE		3	0	0	0										
3. Local Heat Island Effects	3.1	Reduce Site Heat Island Effects for MID-RISE		1	0	1	0										
	3.2	Reduce Roof Heat Island Effects for MID-RISE		1	1	0	0										
4. Surface Water Management	4.1	Permeable Lot for MID-RISE		2	0	0	0										
	4.2	Permanent Erosion Controls		1	1	0	0										
	4.3	Stormwater Quality Control for MID-RISE		2	0	2	0										
5. Nontoxic Pest Control	5	Pest Control Alternatives		2	2	0	0										
6. Compact Development	6.1	Moderate Density for MID-RISE		2	0	0	0										
	6.2	High Density for MID-RISE	SS 6.1, 6.3	3	0	0	0										
	6.3	Very High Density for MID-RISE	SS 6.1, 6.2	4	4	0	0										
7. Alternative Transportation	7.1	Public Transit for MID-RISE		2	2	0	0										
	7.2	Bicycle Storage for MID-RISE		1	1	0	0										
	7.3	Parking Capacity/Low-Emitting Vehicles for MID-RISE		1	1	0	0										
Sub-Total for SS Category:							22	15	5								

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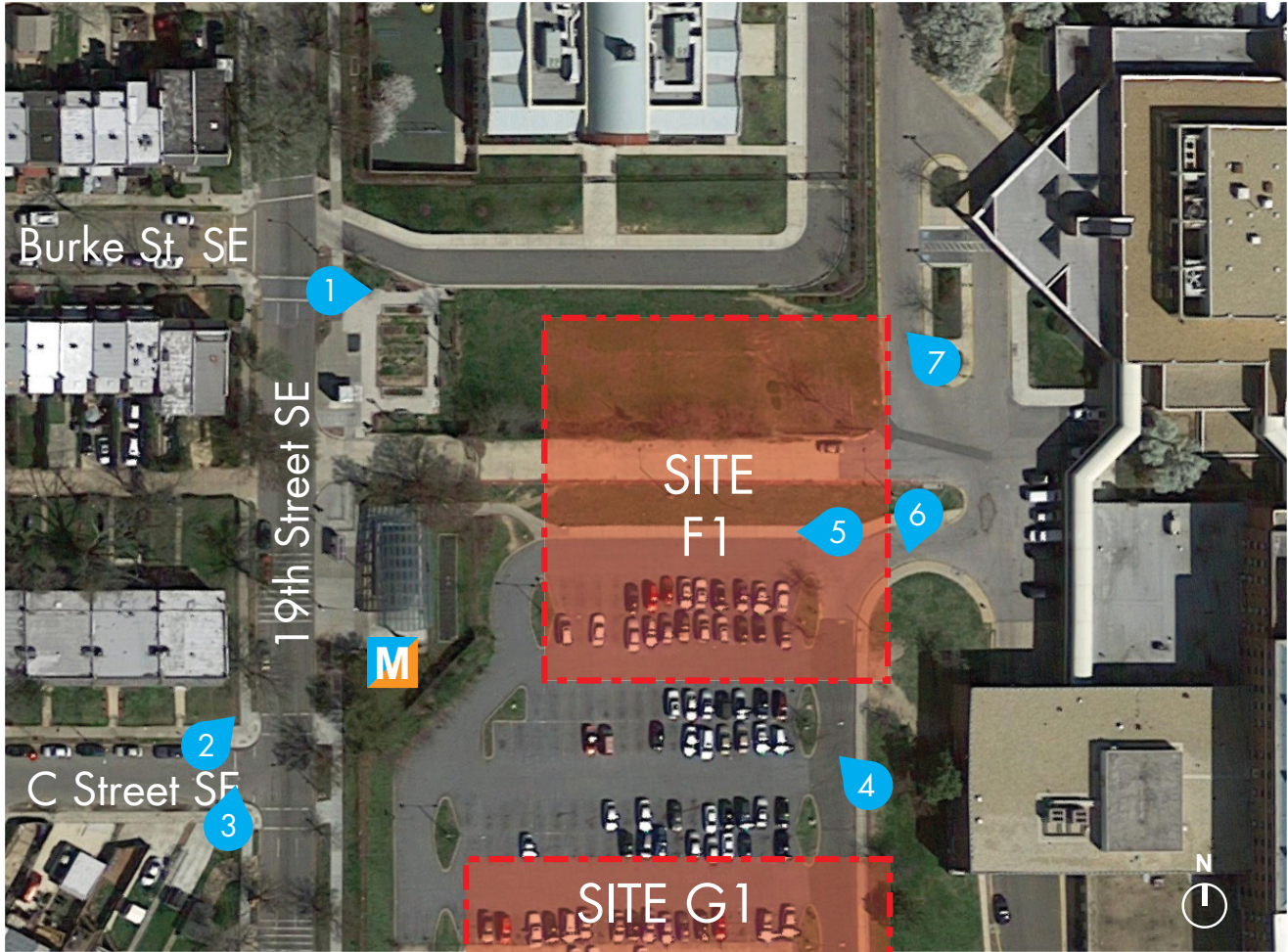
LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

				Max Pts	Project Points				
					Preliminary	Final			
Water Efficiency (WE)		(Minimum of 3 WE Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Water Reuse	1	Water Reuse for MID-RISE			5	0	0		0
2. Irrigation System	2.1	High Efficiency Irrigation System for MID-RISE	WE 2.2		2	0	0		0
	2.2	Reduce Overall Irrigation Demand by at Least 45% for MID-RISE		2	0	0		0	
3. Indoor Water Use	3.1	High-Efficiency Fixtures and Fittings			3	1	0		0
	3.2	Very High Efficiency Fixtures and Fittings			6	4	0		0
	3.3	Water Efficient Appliances for MID-RISE			2	0	2		0
Sub-Total for WE Category:					15	5	2		0
Energy and Atmosphere (EA)		(Minimum of 0 EA Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Optimize Energy Performance	1.1	Minimum Energy Performance for MID-RISE			Prereq	Y			
	1.2	Testing and Verification for MID-RISE			Prereq	Y			
	1.3	Optimize Energy Performance for MID-RISE			34	5	0		5
7. Water Heating	7.1	Efficient Hot Water Distribution			2	0	0		0
	7.2	Pipe Insulation			1	1	0		0
11. Residential Refrigerant Management	11.1	Refrigerant Charge Test			Prereq	Y			
	11.2	Appropriate HVAC Refrigerants			1	1	0		0
Sub-Total for EA Category:					38	7	0		5
Materials and Resources (MR)		(Minimum of 2 MR Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Material-Efficient Framing	1.1	Framing Order Waste Factor Limit			Prereq	Y			
	1.2	Detailed Framing Documents	MR 1.5		1	0	0		0
	1.3	Detailed Cut List and Lumber Order		1	0	0		0	
	1.4	Framing Efficiencies		3	0.5	1		0	
	1.5	Off-site Fabrication			4	0	0		0
2. Environmentally Preferable Products	2.1	FSC Certified Tropical Wood			Prereq	Y			
	2.2	Environmentally Preferable Products			8	1.5	1		0
3. Waste Management	3.1	Construction Waste Management Planning			Prereq	Y			
	3.2	Construction Waste Reduction			3	2	1		0
Sub-Total for MR Category:					16	4	3		0
Indoor Environmental Quality (EQ)		(Minimum of 6 EQ Points Required)		OR	Max	Y/Pts	Maybe	No	Y/Pts
2. Combustion Venting	2	Basic Combustion Venting Measures			Prereq	Y			
3. Moisture Control	3	Moisture Load Control			1	0	0		0
4. Outdoor Air Ventilation	4.1	Basic Outdoor Air Ventilation for MID-RISE			Prereq	Y			
	4.2	Enhanced Outdoor Air Ventilation for MID-RISE			2	0	2		0
	4.3	Third-Party Performance Testing for MID-RISE			1	0	1		0
5. Local Exhaust	5.1	Basic Local Exhaust			Prerequisite	Y			
	5.2	Enhanced Local Exhaust			1	1	0		0
	5.3	Third-Party Performance Testing			1	0	1		0
6. Distribution of Space Heating and Cooling	6.1	Room-by-Room Load Calculations			Prereq	Y			
	6.2	Return Air Flow / Room by Room Controls			1	0	1		0
	6.3	Third-Party Performance Test / Multiple Zones			2	0	0		0
7. Air Filtering	7.1	Good Filters	EQ 7.3		Prereq	Y			
	7.2	Better Filters		1	1	0		0	
	7.3	Best Filters		2	0	0		0	
8. Contaminant Control	8.1	Indoor Contaminant Control during Construction			1	1	0		0
	8.2	Indoor Contaminant Control for MID-RISE			2	0	0		0
	8.3	Preoccupancy Flush			1	0	0		0
9. Radon Protection	9.1	Radon-Resistant Construction in High-Risk Areas			Prereq	N/A			
	9.2	Radon-Resistant Construction in Moderate-Risk Areas			1	0	0		0
10. Garage Pollutant Protection	10.1	No HVAC in Garage for MID-RISE	EQ 10.3		Prereq	Y			
	10.2	Minimize Pollutants from Garage for MID-RISE		2	2	0		0	
	10.3	Detached Garage or No Garage for MID-RISE		3	0	0		0	
11. ETS Control	11	Environmental Tobacco Smoke Reduction for MID-RISE			1	0	1		0
12. Compartmentalization of Units	12.1	Compartmentalization of Units			Prereq	Y			
	12.2	Enhanced Compartmentalization of Units			1	0	0		0
Sub-Total for EQ Category:					21	5	6		0
Awareness and Education (AE)		(Minimum of 0 AE Points Required)			Max	Y/Pts	Maybe	No	Y/Pts
1. Education of the Homeowner or Tenant	1.1	Basic Operations Training			Prereq	Y			
	1.2	Enhanced Training			1	0	1		0
	1.3	Public Awareness			1	1	0		0
2. Education of Building Manager	2	Education of Building Manager			1	1	0		0
Sub-Total for AE Category:					3	2	1		0

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NOTE: Photo #8 is not within the reference map boundary.