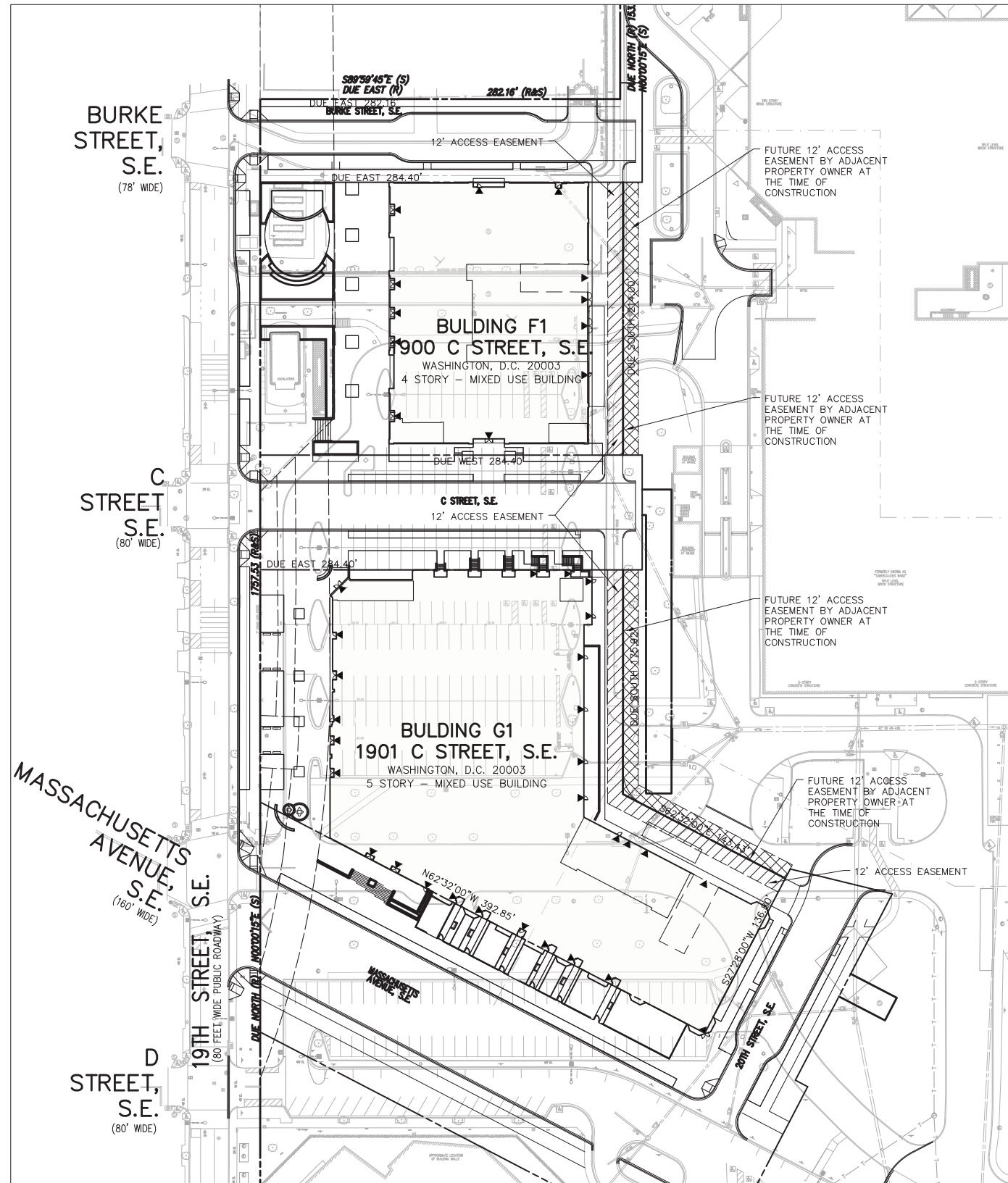


ALLEY ACCESS EASEMENT EXHIBIT 18 APRIL 2016

HILL EAST DESIGN REVIEW

WASHINGTON, DC 03-18-2016 JOB NO. VC0221A

4910 MASSACHUSETTS AVE NW, SUITE 214, WASHINGTON, DC 200016 - TEL: (202) 244-4140 - FAX: (202) 244-4196



ZONING COMMISSION
District of Columbia
CASE 9A 6-03
EXHIBIT 37A2



HILL EAST DESIGN REVIEW

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

OVERALL SITE PLAN

COPYRIGHT 2015, GTM ARCHITECTS, INC. 7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001





SITE FURNISHINGS - BRONZE POWDERCOAT



SITE FURNISHINGS - BICYCLE RACK



SITE FURNISHINGS - TABLE AND CHAIRS



FENCING - BLACK POWDERCOAT



SITE FURNISHINGS - BENCH



ORNAMENTAL FENCING



SITE FURNISHINGS - TRASH RECEPTACLE



SITE FURNISHINGS - HAND RAIL



TREE FENCING



SITE FURNISHINGS - WOOD - IPE



AMPHITHEATER STAGE - WOOD - CUMARU



SPECIAL PAVING

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
Symphotrichum novae-angliae



BUTTERFLY MILKWEED
Asclepias tuberosa

SHRUBS



VIRGINIA SWEETSPIRE
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

Prelim: 51 + 18 maybe pts

Final: 20

Final Credit Category Total Points

ID: 2

SS: 6

EA: 5

EQ: 0

Certification Level

Prelim: Not Certified

Final: Not Certified

LL: 7

WE: 0

MR: 0

AE: 0

Min. Point Thresholds Not Met for Prelim. OR Final Rating

date last updated :

last updated by :

		Max Pts	Project Points			
			Preliminary	Final		
Innovation and Design Process (ID)		(No Minimum Points Required)	OR	Max	Y/Pts	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	N 0
	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	1
	3.2	Innovation #2	1	1	0	1
	3.3	Innovation #3	1	0	0	0
	3.4	Innovation #4	1	0	0	0
		Sub-Total for ID Category:		11	6	0 2
Location and Linkages (LL)		(No Minimum Points Required)	OR	Max	Y/Pts	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 2
3. Preferred Locations	3.1	Edge Development		1	0	0 0
	3.2	Infill	LL 3.1	2	2	0 2
	3.3	Brownfield Redevelopment for MID-RISE		1	0	0 0
4. Infrastructure	4	Existing Infrastructure		1	1	0 1
5. Community Resources/ Transit	5.1	Basic Community Resources for MID-RISE		1	1	0 1
	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 1
		Sub-Total for LL Category:		10	7	1 7
Sustainable Sites (SS)		(Minimum of 5 SS Points Required)	OR	Max	Y/Pts	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 4
7. Alternative Transportation	7.1	Public Transit for MID-RISE		2	2	0 2
	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 6

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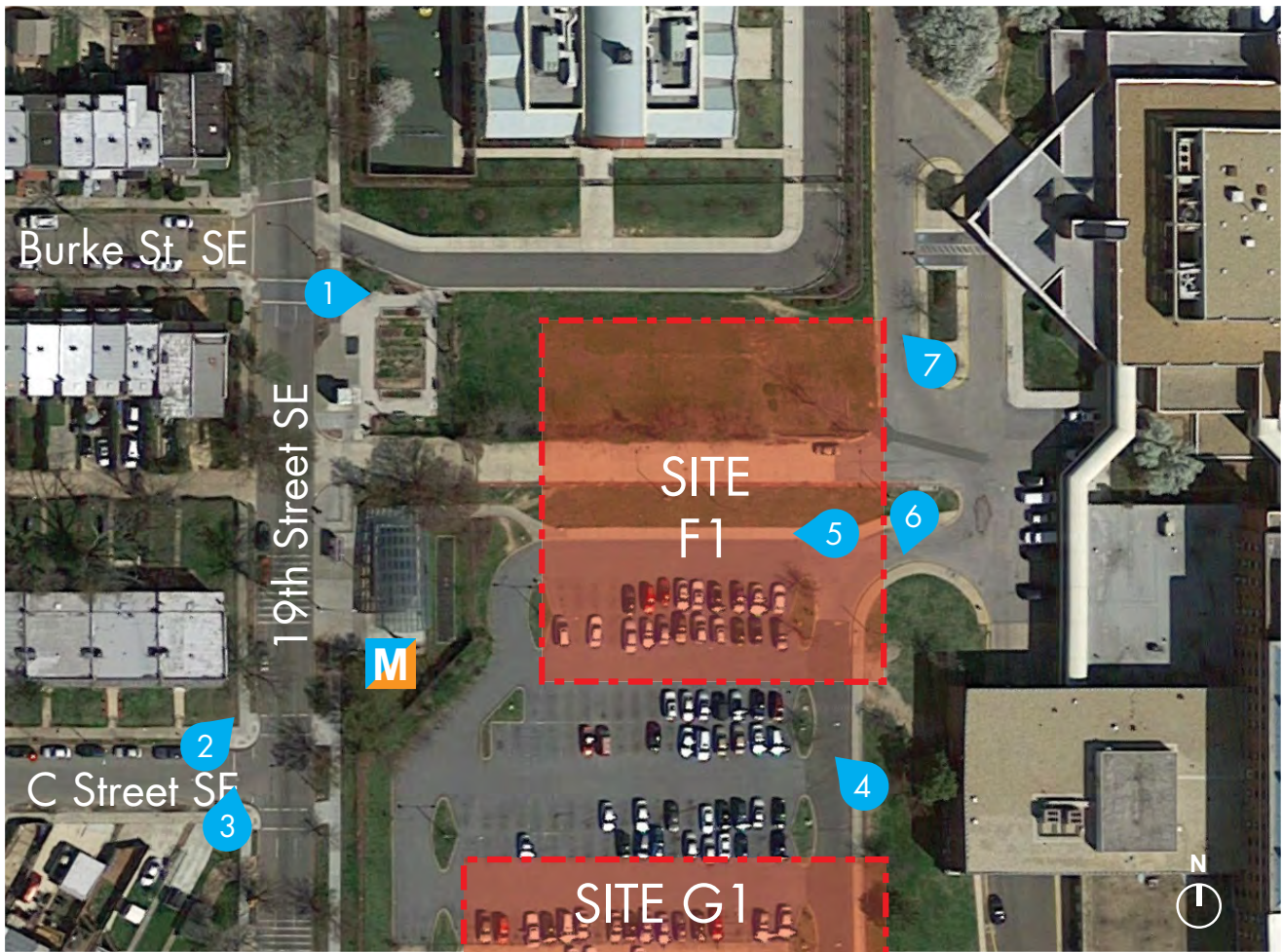
LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

		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
	2.1	High Efficiency Irrigation System for MID-RISE	WE 2.2	2	0	0 0
2. Irrigation System	2.2	Reduce Overall Irrigation Demand by at Least 45% for MID-RISE		2	0	0 0
	3.1	High-Efficiency Fixtures and Fittings		3	1	0 0
3. Indoor Water Use	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	MR 1.5	1	0	0 0
	1.4	Framing Efficiencies	MR 1.5	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	Prereq	Y		
	7.2	Better Filters	EQ 7.3	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	Prereq	Y		
	10.2	Minimize Pollutants from Garage for MID-RISE	EQ 10.3	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.

