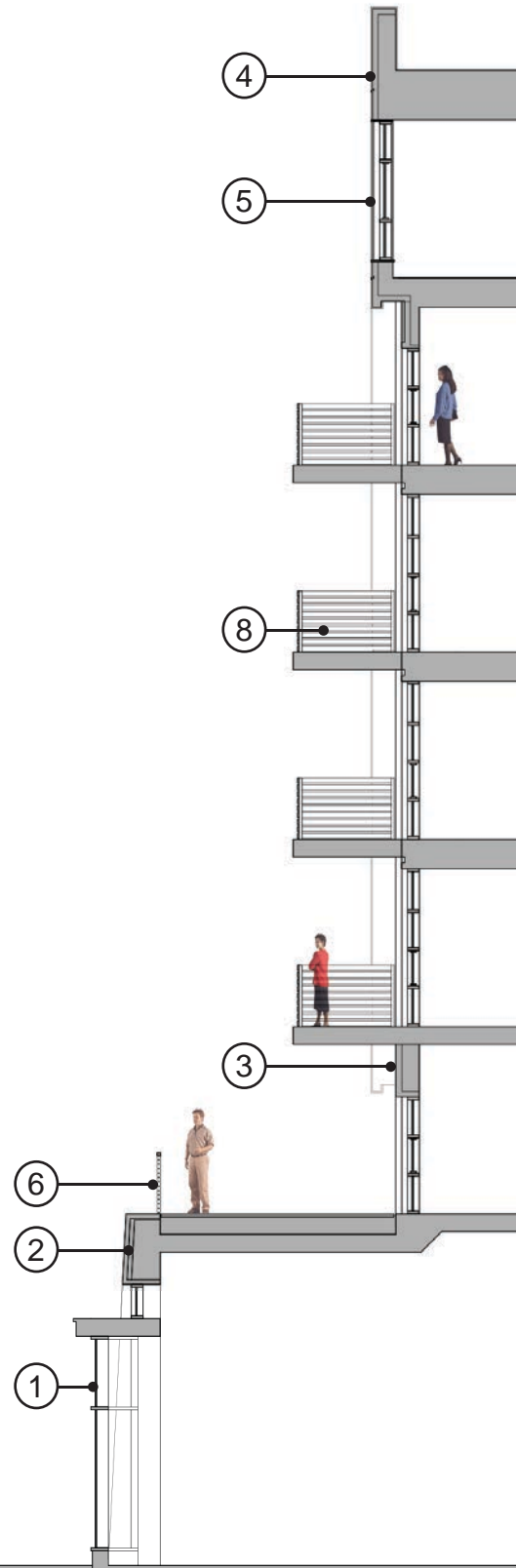
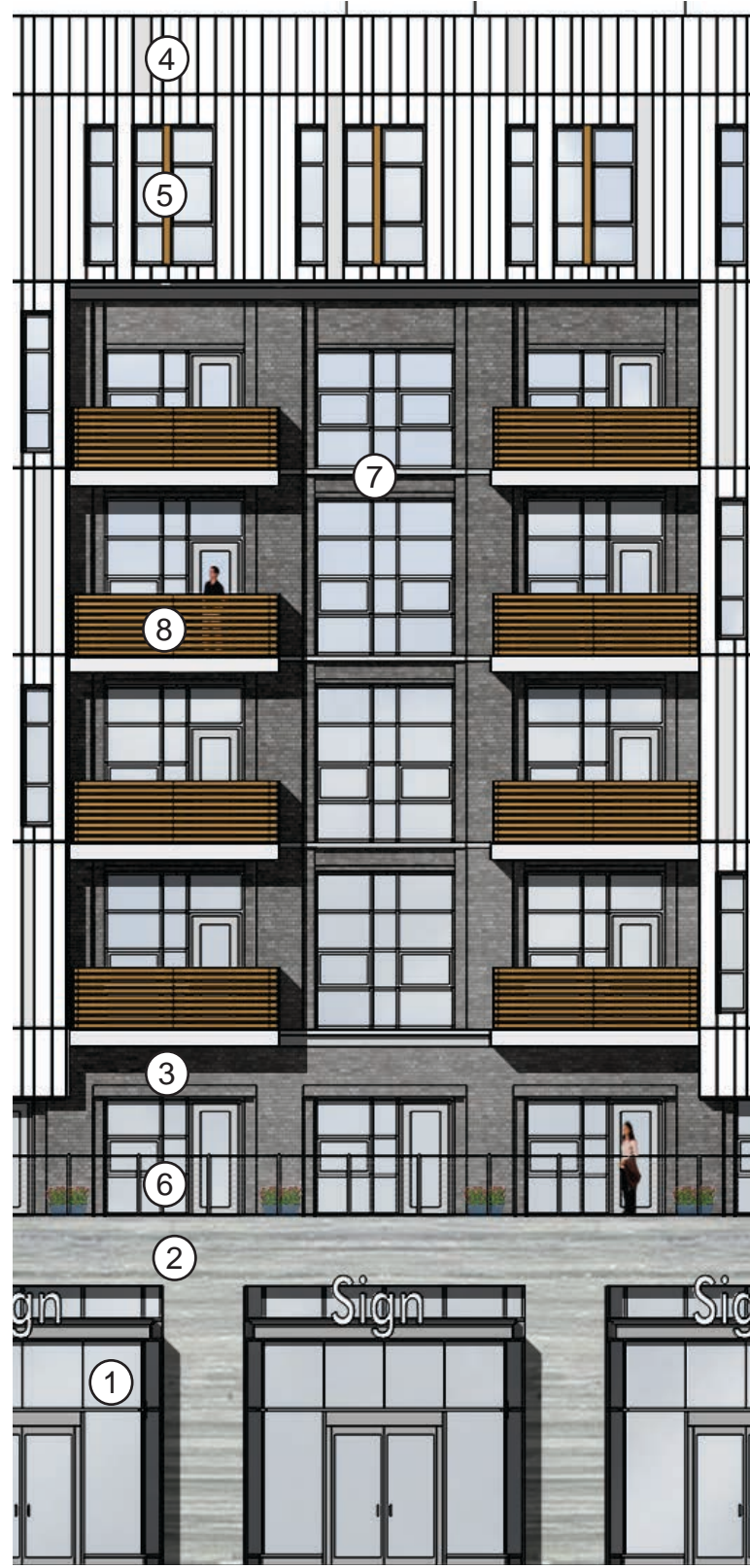


DETAIL AT WOOD BALCONIES (COMMON TO BOTH OPTIONS)



SECTION

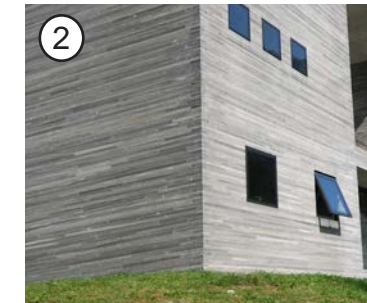


PARTIAL NORTH ELEVATION



PARTIAL VIEW FROM NORTH

- ① ALUMINUM STOREFRONT SYSTEM
- ② GREY STONE
- ③ CHARCOAL GREY BRICK
- ④ WHITE METAL PANEL
- ⑤ GREY METAL MULLIONS WITH WOOD COLORED ACCENT MULLION
- ⑥ LIGHT GREY METAL RAILING
- ⑦ CAST STONE CORNICE, SILLS, AND BANDING
- ⑧ WOOD CLAD RAILING



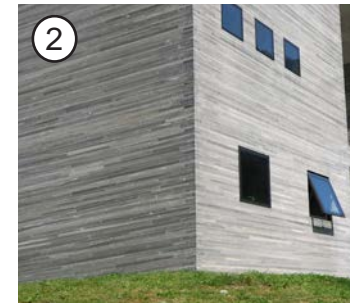
PRECEDENT IMAGERY OF MATERIALS

NOTES: 1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.

2. Flexibility is requested to make minor refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the building codes or that are otherwise necessary to obtain a final building permit or certificate of occupancy.



- ① ALUMINUM STOREFRONT SYSTEM
- ② GREY STONE
- ③ CHARCOAL GREY BRICK
- ④ WHITE METAL PANEL
- ⑤ CAST STONE CORNICE, SILLS, AND BANDING
- ⑥ LIGHT GREY METAL BALCONY



PRECEDENT IMAGERY OF MATERIALS

NOTES: 1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
 2. Flexibility is requested to make minor refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the building codes or that are otherwise necessary to obtain a final building permit or certificate of occupancy.

SUSTAINABILITY

GREEN COMMUNITIES PROJECT OVERVIEW WORKSHEET			
Project Name	McMillan	Organization Name	MV&A Architects
Project Address	1st Street NW	Organization Contact	James Voelzke
Project Status	Schematic	Date	18-May-15
<p>PROJECT OVERVIEW WORKSHEET: This document provides a brief overview of the building, including major systems. It is considered a quick way to assess the context in which the Green Communities criteria will be implemented. Please provide the basic building information as requested below.</p> <p>This worksheet must be filled out and submitted before the construction start date. For additional information on how to submit go to www.greencommunitiesonline.org/tools/certification/</p> <p>**Gray text within the spreadsheet indicates the type of information that could occupy that cell. It is not intended to be left in your final submission documents.</p>			

Building Overview				
BUILDING ENVELOPE	Primary Envelope Material	Brick / Metal Panel		
	Foundation	N/A - Foundation is in commercial section - assume Green Communities does not apply		
	Wall(s)	Residential portion - R13 + R3.8 CI required / provided for wood frame, min R11.4 CI required / provided for opaque walls		
	Roof	Thermoplastic membrane roofing on wood trusses - R38 min. required / provided		
	Windows	Residential windows , U = 0.45, air infiltration rate 0.20cfm / sf, SHGC = 0.40		
	Doors	Residential Doors, U=0.77, air infiltration rate = 0.20cfm / sf		
MECHANICAL SYSTEMS		System Type	Fuel Type	Additional Explanation (i.e. multiple systems, alternative fuel source)
	Heating System	Air Source Heat Pump	Electricity	
	Cooling System	Air Source Heat Pump	Electricity	
	Hot Water	Stand Alone Individual Tank	Electricity	
	Alternative Water Sources	If applicable, please identify any systems for alternative water sources and the expected volume to subsidize municipal supply		
	Ventilation	Please identify systems and measures as required by your building code to ensure proper indoor air quality		

Building Data		
BUILDING DATA	Tenancy	
	Current occupancy percentage	n/a
	Year of Most Recent Substantial Rehabilitation or Adaptive Reuse	n/a
	Does the building contain the following?	
	Hallways/lobbies/stairwells	Yes
	Elevator	Yes
	Community room(s)	Yes
	Basement	Yes
	Laundry room(s)	No
	Office(s)	Yes
	Commercial kitchen	No
	Exercise room	Yes
	Swimming pool	Yes
	Parking garage (indoor)	Yes
	Parking lot (outdoor)	No
	Irrigated Lawn/Landscaping	Yes
	Retail Space(s)	Yes
	Who pays tenant electricity, cooling, heating and hot water?	Tenant
	Electric Meter Type	Master w/ sub meters
	Natural Gas Meter Type	Master w/ sub meters
Water Meter Type	Master w/ sub meters	
Fuel for Clothes Dryers	Electric	
Number of units w/ in-unit laundry	TBD	
Total number of common laundry rooms	0	
Total number of elevators	TBD	

Building Code(s) and applicable Green Building/Public Incentive Programs	
Enter the Building Code(s), Energy Code, Green Building Standard(s), and/or Public Incentive program you are required to build in compliance with.	
Building Code	IBC 2015
Energy Code	IEC 2012 Energy Code
Green Building standard	Green Communities
Public Incentive program	

Project Name McMillan Organization Name MV&A Architects
 Project Address 1st Street NW Organization Contact James Voelzke
 Project Status Schematic Date 5/18/2015
INTENDED METHODS WORKSHEET: This worksheet identifies how the project team intends to incorporate all the Mandatory and adequate number of Optional Criteria into the development.
 This worksheet must be filled out and submitted before the construction start date. For additional information on how to submit go to www.greencommunitiesonline.org/tools/certification/
INSTRUCTIONS:
 1) Select an answer provided in the drop-down menu under Column D ("How Criterion will be implemented") for each criterion.
 2) Explain special circumstances or request a waiver using Column E ("If necessary, describe deviations from intended approach"). This may include information on an approach proposed by the project team that does not appear as an option in the drop-down menu.
 3) Indicate where the Criterion references can be found within the project documents in Column F and G ("Criteria Documentation"). This is required for Criterion 1.1b.
 4) Indicate the project team member who is responsible for documenting and ensuring the completion of the Criterion under Column H ("Champion").
 5) Indicate the number of optional points being pursued by completing Column I ("Intended Points").
 6) Complete by signing the Green Development Agreement at the bottom of this worksheet, which identifies the responsibilities of each project member by Green Communities Criteria category.
 ** Gray text within the spreadsheet (under "Green Development Agreement" section at bottom) indicates the type of information that could occupy that cell. It is not intended to be left in your final submission documents.

1: INTEGRATIVE DESIGN

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
1.1a Green Development Plan: Integrative Design Meeting(s)	The project team has conducted one or more integrative design meetings and submitted a Green Development Plan or equivalent documentation	Integrated Team Meetings and a Design Community Charrette will be conducted.			Green Building Specialist	M
1.1b Green Development Plan: Criteria Documentation	The project team will create design and construction documentation (i.e. plans, details, and specifications) to include information on implementation of appropriate Enterprise Green Communities Criteria	Documentation is in development.	Project Plans and Specifications		Green Building Specialist	M
1.2a Universal Design (New Construction only)	The project team designed a minimum of 15% of the dwelling units in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines, and the remaining ground floor units and elevator-reachable units with ICC/ANSI A117.1, Type B		Project Plans		Architect	2
1.2b Universal Design (Substantial & Moderate Rehab only)		Project is not a rehab.				0
						2
						Intended Points

2: LOCATION + NEIGHBORHOOD FABRIC

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
2.1 Site Sensitive Selection (New Construction Only)	New development will not be within 100 feet of wetlands, on prime soils, on public parkland, on critical habitat, on the 100 year floodplain, or be on a slope greater than 15%	Site does not have any prohibited characteristics.	Project Plans	Civil sheet 3 of 36	Project Manager	M
2.2 Connections to Existing Development and Infrastructure (New Construction only, except for projects located on rural tribal lands, in colonias communities, or in communities of population less than 10,000)	The project is located on a site with access to existing roads, water, sewers, and other infrastructure within or contiguous (having at least 25% of the perimeter bordering) to existing development, connected to the pedestrian grid, and meeting the septic tank requirements	Site located with adequate connections to infrastructure	Project Plans	Civil Drawings	Engineer (MEP)	M
2.3 Compact Development (New Construction Only)	Provide the net density and net density calculation for the project.	Density is approx. 154 units/acre, exceeding the criteria.	Project Plans	CS-10	Architect	M
2.4 Compact Development	Provide the net density and net density calculation for the project.	Density is approx. 154 units/acre, exceeding the criteria of 15/acre.	Project Plans	CS-10	Architect	5
2.5 Proximity to Services (New Construction only)	Urban/Small City location; Project is 0.25-mile walk distance of at least two, or a 0.5-mile walk distance of at least 4 facilities	TBD	Scope of Work	CS-10	Architect	M
2.6 Preservation of and Access to Open Space	The project has a set aside of a minimum 10% of the total project acreage as open space for residents	Open space calculations show 39% of open space after taking off courtyards, pool deck and balcony terrace.	Project Plans	CS-10	Architect	M
2.7 Preservation of and Access to Open Space	20% = 1 pt, 30% = 2 pts, 40% = 3 pts	Open space calculations show 39% of open space after taking off courtyards, pool deck and balcony terrace.	Project Plans	CS-10 & A101	Architect	2
2.8 Access to Public Transportation	Provide a brief narrative that summarizes the location, quantity and type of public transportation choices around project site	Site is within 1/4 mile from bus stops of X2 bus lines.	Project Plans	CS-10	Architect	5
2.9 Walkable Neighborhoods: Connections to Surrounding Neighborhood	Provide summary of the project's sidewalk and pathway connections to public spaces, open spaces or adjacent development	Project is not in a "Rural/Tribal/Small Town"	Project Plans	N/A		0
2.10 Smart Site Location: Passive Solar Heating / Cooling	Provide a brief narrative that describe passive solar heating/cooling tactics	Not pursued.	Project Plans	N/A		0
2.11 Brownfield or Adaptive Reuse Site	The project is located on an adaptive reuse site	Not an adaptive reuse site.	Project Plans	N/A		0
2.12 Access to Fresh, Local Foods	The project will meet the requirements of Option 2: Community-Supported Agriculture	TBD	Project Plans	CS-10	Project Manager	6
2.13 LEED for Neighborhood Development certification	The project is located in a Stage 2 Pre-Certified LEED for Neighborhood Development plan		Project Plans	N/A		0
						18
						Intended Points

3: SITE IMPROVEMENTS

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
3.1 Environmental Remediation		Remediation is not required as there are no contaminants.	Project Plans	N/A		M
3.2 Erosion and Sedimentation Control (Except for infill sites with buildable area smaller than one acre)	Site will implement EPA's BMP for erosion control at least including measures listed in the criteria	Erosion and Sediment Control measures have been implemented	Project Plans	Civil sheets	Engineer (MEP)	M
3.3 Low Impact Development (New Construction only)	The Architect or Landscape Architect will provide certified tree or plant list showing at least 50% of the site area available for landscaping is planted with native or adaptive species	Landscape vegetation details.	Project Plans	Landscape Drawings	Landscape Architect	M
3.4 Landscaping	The Architect or Landscape Architect will provide certified tree or plant list showing at least 50% of the site area available for landscaping is planted with native or adaptive species	Landscape vegetation details.	Project Plans	Landscape Drawings	Landscape Architect	M
3.5 Efficient Irrigation and Water Reuse	Provide a brief narrative describing type of irrigation systems to be implemented	Irrigation will be design / built water efficient drip irrigation system. THE PROJECT HAS A STORMWATER	Project Plans	Project Plans	Landscape Architect	M
3.6 Surface Stormwater Management	Provide a brief narrative of the design strategies and systems that will be implemented, and indicate the calculated volume of water being retained, infiltrated, or harvested on site	management system designed to retain 1.2 inches of rainfall onto the site. Two	Project Plans	Project Plans	Landscape Architect	0
						0
						Intended Points

4: WATER CONSERVATION

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
4.1 Water-Conserving Fixtures	Project will specify toilets at 1.28 gpf or less, urinals at .5 gpf or less, bathroom faucets at 1.5 gpm or less, and showerheads and kitchen faucets at 2.0 gpm or less	Project will install efficient plumbing fixtures	Project Plans	TBD	Engineer (MEP)	M
4.2 Advanced Water-Conserving Appliances and Fixtures						0
4.3 Water Reuse						0
Intended Points						0

5: ENERGY EFFICIENCY

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
5.1a Building Performance Standard: Single family & Multifamily, 3 stories or fewer (New Construction only)	The project will certify under ENERGY STAR New Homes version 2, 2.5, or 3	MECH ENG plans to use this approach, which requires certification under ENERGY STAR New Homes v. 2, 2.5 or 3.	Project Plans and Specifications	Mech. Series	Engineer (MEP)	M
5.1b Building Performance Standard: Multifamily, 4 stories or more (New Construction Only)	The project is not multi-family (four stories or more) new construction	All units have their own heating/cooling, so 5.1a criteria is acceptable.	Project Plans and Specifications	Mech. Series	Engineer (MEP)	M
5.1c Building Performance Standard: Single family & Multifamily, 3 stories or fewer (Substantial and Moderate Rehab)	The project is not a single-family or multifamily (three stories or fewer) rehabilitation	N/A - not a rehab.		N/A		M
5.1d Building Performance Standard: Multifamily, 4 stories or more (Substantial and Moderate Rehab)	The project is not a multifamily (four stories or more) rehabilitation	N/A - not a rehab.		N/A		M
5.2 Additional Reductions in Energy Use	The project will achieve additional optional points by reducing energy consumption in addition to the mandatory appropriate building performance standard		Project Plans	Mech. Series	Engineer (MEP)	0
5.3 Sizing of Heating and Cooling Equipment and Ducts	Heating and cooling equipment will be sized in accordance with the ACCA manual, Parts J and S, or ASHRAE handbooks	Will comply.	Project Plans and Specifications	Mech. Series	Engineer (MEP)	M
5.4 ENERGY STAR Appliances	The project will install Energy Star-rated clothes washers, dishwashers, and refrigerators	Will comply.	Specifications	INTERIOR DSN series	Architect	M
5.5a Efficient Lighting: Interior Units	Project will follow the follow the ENERGY STAR Multifamily High-Rise guidelines	Will comply.	Specifications	INTERIOR DSN series	Engineer (MEP)	M
5.5b Efficient Lighting: Common Areas and Emergency Lighting (all multifamily projects)	Project is following the ENERGY STAR Multifamily High-Rise prescriptive path and will install fixtures that meet the guidelines	Will comply.	Project Plans	Electrical drawing	Engineer (MEP)	M
5.5c Efficient Lighting: Exterior	Project will follow the follow the ENERGY STAR Multifamily High-Rise guidelines	Will comply.	Project Plans	Electrical drawing	Engineer (MEP)	M
5.6a Electricity Meter (New Construction and Substantial Rehab only)	Individual or sub-meters will be installed in all dwelling units	Will comply. Electricity meter banks are being installed.	Project Plans	Electrical drawing	Engineer (MEP)	M
5.6b Electricity Meter (Moderate Rehab only)		N/A - not a rehab.		N/A		0
5.7a Renewable Energy	Provide brief narrative describing the types of renewable energy system installed and the estimated percentage of energy it will provide for the overall energy demand of the project	No renewables.		N/A		0
5.7b Photovoltaic / Solar Hot Water Ready	Project will site, design, engineer, and wire the project to accommodate the installation of smart meters and/or be able to interface with smart grid systems in the future	Roof orientation criteria not feasible.	Project Plans and Specifications		Architect	0
5.8 Advanced Metering Infrastructure		Will comply. Smart meters are being provided by PEPCO	Project Plans and Specifications		Engineer (MEP)	5
Intended Points						5

6: MATERIALS BENEFICIAL TO THE ENVIRONMENT

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
6.1 Low / No VOC Paints and Primers	All interior paints and primers will meet the MPI and Green Seal standards for VOCs, based on the list provided in the Criteria	Sherwin Williams ProMar 200 No VOC	Project Plans and Specifications	Spec 01-8119 Indoor Air Quality Requirements; ID8-10 Finish Schedule	Green Building Specialist	M
6.2 Low / No VOC Adhesives and Sealants	All adhesives will comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants will comply with Regulation 8, Rule 51 of the Bay Area Air Quality Management District (BAAQMD)		Project Plans and Specifications	Spec 01-8119 Indoor Air Quality Requirements; Drawings ID8-10 and 11	Green Building Specialist	M
6.3 Construction Waste Management	Provide a brief narrative that lists the materials in the Construction Waste Management Plan, the % recycled, salvaged, or diverted and the strategies to do so	25% min. diversion from landfill	Specifications	Spec 01-7419 Construction Waste Management - section 1.03, pg 2	General Contractor	M
6.4 Construction Waste Management: Optional	Provide a brief narrative that lists the materials in the Construction Waste Management Plan, the % recycled, salvaged, or diverted and the strategies to do so	Criteria: 35% = 1 pt., 45% = 2 pts., 55% = 3 pts., 65% = 4 pts., 75% = 5 pts. Team believes 55% is achievable.	Specifications	Spec 01-7419 Construction Waste Management - section 1.03, pg 2-3	General Contractor	3
6.5 Recycling Storage for Multifamily Project	The project will provide a dedicated, permanent, and accessible area for the collection and storage of materials for recycling	Will comply. Plans and details of residential trash room with chute for recycling materials have been provided.	Project Plans	Arch. DWG	Architect	5
6.6 Recycled Content Material	Provide a brief narrative that summarizes the building materials made of recycled content material	Exterior Materials: Brick will have flyash, but not likely to be 50% pi. Drywall/int. sheathing will have some recycled content. Flooring: carpet and other is likely to have recycled content. Brick and Concrete/Cement and aggregate will comply. Drywall, int. sheathing will comply. Flooring and Cabinets may comply.	Project Plans and Specifications	Spec 01-8113 Sustainable Design Requirements	General Contractor	1
6.7 Regional Material Selection	The project will use products that are extracted, processed, and manufactured within 500 miles of the project for a minimum of 50%, based on cost, of the building materials' value		Project Plans and Specifications	Spec 01-8113 Sustainable Design Requirements	General Contractor	4
6.8 Certified, Salvaged and Engineered Wood Products				N/A	General Contractor	0
6.9a Reducing Heat-Island Effect: Roofing	The project will use ENERGY STAR compliant roofing	Membrane/TPO will be highly emissive & reflective.	Specifications	spec 07-5400 Thermoplastic Membrane Roofing	Architect	3
6.9b Reducing Heat-Island Effect: Paving	The project will use materials with a solar reflectance of 0.3, over at least 50% of the site's hardscape area			N/A	Landscape Architect	0
Intended Points						16

Green Communities Scorecard – Methods Worksheet (COMMON TO BOTH OPTIONS)



7: HEALTHY LIVING ENVIRONMENT

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
7.1 Composite Wood Products that Emit Low / No Formaldehyde		Architect evaluating compliance and Alternate for use of non compliant products = seal edges & paint.	Project Plans and Specifications	Spec 01-8119 Indoor Air Quality Requirements - section 2.01, pg. 2, floor finish schedule	General Contractor	M
7.2 Environmentally Preferable Flooring	Any carpet, pad and adhesive will not be installed in entryways, laundry rooms, bathrooms, kitchens/kitchenettes, utility rooms, or any rooms of ground-connected floors. Any carpet products will meet Green Label or Green Label Plus certification. Any hard surface flooring products will be either ceramic tile, unfinished hardwood floors, or in compliance with the FloorScore program criteria	Will comply.	Project Plans and Specifications	TBD	Architect	M
7.3 Environmentally Preferable Flooring: Alternative Sources	The project will use non-vinyl non-carpet floor coverings in all rooms of the building(s)	Area Rug at Clubroom & Carpet at Leasing make this infeasible.		N/A		0
7.4a Exhaust Fans: Bathroom (New Construction and Substantial Rehab only)	The project will install ENERGY STAR-labeled intermittent exhaust fans connected to a light switch and equipped with a humidistat, sensor, or timer	Exhaust Bathroom Fans	Project Plans and Specifications	Spec 01-8113 Sustainable Design Requirements - ; exhaust fans are scheduled on dwgs	Engineer (MEP)	M
7.4b Exhaust Fans: Bathroom (Moderate Rehab only)						0
7.5a Exhaust Fans: Kitchen (New Construction and Substantial Rehab only)	The project will install power-vented fans or range hoods that exhaust to the outdoors at an intermittent rate of 100 cfm, per ASHRAE 62.2-2010	Exhaust Kitchen Fans	Project Plans and Specifications	Spec 01-8113 Sustainable Design Requirements	Engineer (MEP)	M
7.5b Exhaust Fans: Kitchen (Moderate Rehab only)		Not a rehab.				0
7.6a Ventilation (New Construction and Substantial Rehab only)	The project will install a ventilation system that will satisfy the fresh air requirements of ASHRAE 62.2-2010		Project Plans and Specifications	Spec 01-8113 Sustainable Design Requirements	Engineer (MEP)	M
7.6b Ventilation (Moderate Rehab only)		Not a rehab.				0
7.7 Clothes Dryer Exhaust	All clothes dryers will exhaust directly to the outdoors using rigid-type duct work		Project Plans	Spec 01-8113 Sustainable Design Requirements -	Engineer (MEP)	M
7.8 Combustion Equipment	Project will not use combustion equipment in the conditioned space and does not have any attached garages	No combustion equipment. Garage does not connect to units.	Project Plans	MECH series	Engineer (MEP)	M
7.9a Mold Prevention: Water Heaters	All water heaters will be installed with catch pans and drains piped to the exterior of the dwelling	Will comply.	Project Plans	Plumbing Drawings	Engineer (MEP)	M
7.9b Mold Prevention: Surfaces	All surfaces in bathrooms, kitchens, and laundry rooms will use materials that have durable and cleanable surfaces	Will comply.	Project Plans and Specifications	Architectural Drawings	Architect	M
7.9c Mold Prevention: Tub and Shower Enclosures	All bathrooms will have non-paper-faced backing materials such as cement board, fiber cement board, or equivalent	Will comply.	Project Plans and Specifications	Spec 09-2116 Gypsum Board Assemblies	Architect	M
7.10 Vapor Barrier Strategies (New Construction and Rehab projects with foundation work only)	The project will install a vapor barrier and capillary break under the slab		Project Plans and Specifications	Spec 01-8113 Sustainable Design Requirements	Architect	M
7.11 Radon Mitigation (New Construction and Substantial Rehab only)		No units are sub-grade and site is not in EPA area.		N/A		M
7.12 Water Drainage (New Construction and Rehab projects replacing assemblies called out in Criterion only)	The project will install an integrated water drainage system per the Criteria		Project Plans	Architectural Drawings	Architect	M
7.13 Garage Isolation	The project does not have an attached garage	Garage is isolated from residential.	Project Plans	Architectural Drawings	Architect	M
7.14 Integrated Pest Management	Provide a brief narrative that describes specific tactics and strategies used to for the Integrated Pest Management Plan	All wall, floor, and joint penetrations will be sealed with low-VOC caulking or other appropriate sealing methods to prevent pest entry. Non-chemical traps will be used where and when necessary.		Building Policy Manual	Project Manager	M
7.15 Lead-Safe Work Practices (Substantial and Moderate Rehab only)		Not a rehab.		N/A		M
7.16 Smoke-Free Building	The project will enforce a no-smoking policy	DEV plans to incorporate prohibition in Leases.		Unit Leases		9
						9
						Intended Points

8: OPERATIONS + MAINTENANCE

Criteria Item	How Criterion will be implemented	If necessary, provide additional information or explanation of alternative approach to meeting this measure	Criteria Documentation		Champion	Intended Points
			Location of Measure in Project Documents	Spec page number / plan type for locating measure		
8.1 Building Maintenance Manual (all multi-family projects)	Provide a brief narrative of how this project specifically creates or fulfills the intentions of this criteria item	A building maintenance manual that addresses maintenance schedules and other specific instructions related to the		O & M manual Div. 1 Sustainable Design Requirements	Project Manager	M
8.2 Resident's Manual	Provide a brief narrative of how this project specifically creates or fulfills the intentions of this criteria item	A guide for renters that explains the intent, benefits, use, and maintenance of green building features will be provided.			Project Manager	M
8.3 Resident and Property Manager Orientation	Provide a brief narrative of how this project specifically creates or fulfills the intentions of this criteria item	A comprehensive water program orientation for residents and property managers using the appropriate building			Project Manager	M
8.4 Project data Collection and Monitoring System	The project will work with Enterprise to collect and monitor energy, water, and if possible healthy living environments data for a minimum of 5 years	DEV may have opt-out clause in Lease, so that most Residents will participate.		Unit Lease	Project Manager	12
						12
						Intended Points
ENTERPRISE GREEN COMMUNITIES CRITERIA						62
TOTAL INTENDED POINTS						62



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

McMillan Parcel 2
Summer 2015

Y ? N

Credit Integrative Process 1

11 0 0 Location and Transportation 16

11	0	0	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
1			Credit	High Priority Site	2
3			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
			Credit	Bicycle Facilities	1
			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

4 4 0 Sustainable Sites 10

4	4	0	Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
			Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
	3		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1

5 0 0 Water Efficiency 11

5	0	0	Prereq	Outdoor Water Use Reduction	Required
			Prereq	Indoor Water Use Reduction	Required
			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
3			Credit	Indoor Water Use Reduction	6
			Credit	Cooling Tower Water Use	2
			Credit	Water Metering	1

11 0 0 Energy and Atmosphere 33

11	0	0	Prereq	Fundamental Commissioning and Verification	Required
			Prereq	Minimum Energy Performance	Required
			Prereq	Building-Level Energy Metering	Required
			Prereq	Fundamental Refrigerant Management	Required
4			Credit	Enhanced Commissioning	6
6			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Demand Response	2
			Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
			Credit	Green Power and Carbon Offsets	2

3 1 0 Materials and Resources 13

3	1	0	Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
			Credit	Building Life-Cycle Impact Reduction	5
			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1	1		Credit	Construction and Demolition Waste Management	2

14 0 0 Indoor Environmental Quality 16

14	0	0	Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
2			Credit	Interior Lighting	2
1			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

2 0 0 Innovation 6

2	0	0	Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

2 0 0 Regional Priority 4

2	0	0	Credit	Regional Priority: Access to Quality Transit	1
1			Credit	Regional Priority: GreenVehicle	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

52 5 0 TOTALS Possible Points: 110

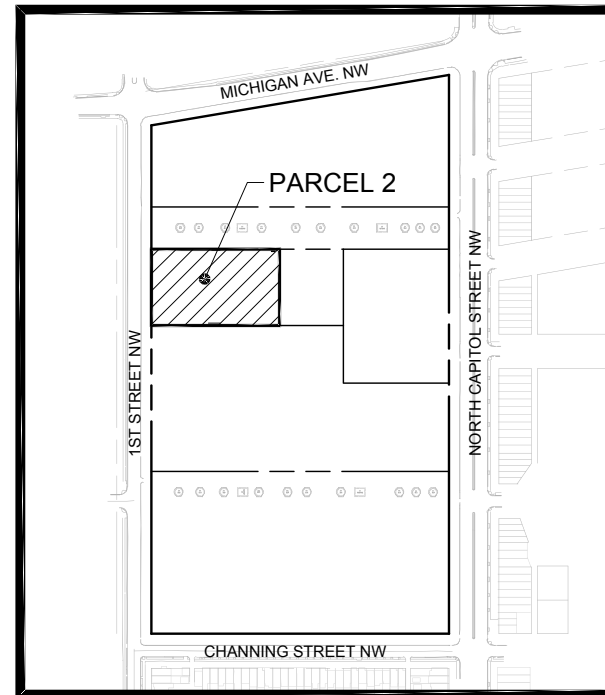
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

CIVIL

McMILLAN PARCEL 2 STAGE TWO PUD WASHINGTON, DC

ABBREVIATIONS:

APPROX	APPROXIMATE	EX	EXISTING
ASPH	ASPHALT	FC	FACE OF CURB
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FD	FLOOR DRAIN
AWWA	AMERICAN WATER WORKS ASSOCIATION	FF	FIRST FLOOR
BC	BACK OF CURB	FG	FINISH GRADE
BF	BASEMENT FLOOR	FH	FIRE HYDRANT
BLDG	BUILDING	FL	FLOW LINE
BM	BENCHMARK	G	GAS
BOV	BLOW OFF VALVE	GR	GUARD RAIL OR GRATE INLET
BRL	BUILDING RESTRICTION LINE	HC	HANDICAP
BW	BOTTOM OF WALL	HP	HIGH POINT
C&G	CURB AND GUTTER	HR	HAND RAIL
CB	CATCH BASIN	INV	INVERT
CC	CONCRETE CURB	IP	IRON PIPE
CIP	CAST IRON PIPE	IPS	IRON PIPE SET
CL	CENTERLINE	LP	LOW POINT
CMP	CORRUGATED METAL PIPE	MH	MANHOLE
CO	CLEAN OUT	O/H	OVERHEAD
CONC	CONCRETE	PCC	PORTLAND CEMENT CONCRETE
DIP	DUCTILE IRON PIPE	PROP	PROPOSED
DI	DROP INLET	PVMT	PAVEMENT
DOM	DOMESTIC	SAN	SANITARY SEWER
EBL	EAST BOUND LANE	SEW	SEWER
EG	EDGE OF GUTTER	STD	STANDARD
EL	ELEVATION	S/W	SIDEWALK
ELEC	ELECTRIC	TC	TOP OF CURB
ELEV	ELEVATION	TEL	TELEPHONE
ENT	ENTRANCE	TP	TEST PIT OR TREE PROTECTION
EP	EDGE OF PAVEMENT	TW	TOP OF WALL OR TAILWATER
EQUIP	EQUIPMENT	UP	UTILITY POLE
ESMT	EASEMENT	UG	UNDERGROUND
EW	END WALL	UGE	UNDERGROUND ELECTRIC
		UGT	UNDERGROUND TELEPHONE
		UGC	UNDERGROUND CABLE
		UD	UNDERDRAIN
		WL	WATER LINE
		WM	WATER METER



LOCATION MAP

SCALE: 1" = 500'

UTILITY CONTACTS:

SEWER/WATER:	DC WATER – (202) 787-4299 5000 OVERLOOK AVE. SW 5TH FLOOR WASHINGTON, DC 20032
ELECTRICITY:	PEPCO – FRED JOHNSON (202) 872-2833 701 9TH STREET NW, ROOM 6005 WASHINGTON, DC 20068
GAS:	WASHINGTON GAS CO. – VANN JONES (703) 750-5983 6801 INDUSTRIAL ROAD SPRINGFIELD, VA 22151
COMMUNICATIONS:	VERIZON COMMUNICATIONS – DIVINA YANCEY (301) 282-7736 FDC-1 13101 COLUMBIA PIKE CONDUIT GROUP – LOWER LEVEL SILVER SPRING, MD 20904

PROJECT NARRATIVE:

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A MIXED-USE MULTIFAMILY BUILDING BUILT ON PARCEL 2 OF THE McMILLAN DEVELOPMENT.

ENGINEER

CIVIL/LANDSCAPE ARCHITECT
BOWMAN CONSULTING GROUP DC PC
888 17TH STREET NW
SUITE 202
WASHINGTON, DC 20006
(202) 750-2473
ATTN: RYAN J BRANNAN, P.E.

LEGEND

EXISTING	LEGEND	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
EX. E.P.	EDGE OF PAVEMENT	PROP. E.P.
EX. C & G	CURB AND GUTTER TRANSITION	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY EASEMENT	
EX. 8" W/M	WATER LINE	8" DIP W/M
EX. W/V	WATER VALVE REDUCER	
EX. 8" SAN	SANITARY SEWER	8" SAN
EX. 15" RCP	STORM SEWER	15" RCP
CATV	CABLE TV	CATV
	ELECTRIC SERVICE—UNDERGROUND	
	ELECTRIC SERVICE—OVERHEAD	
OHT	OVERHEAD TELEPHONE	OHT
	TELEPHONE SERVICE	
	GAS LINE	
+ 25.32	SPOT ELEVATION	25.32
Ø	UTILITY POLE	Ø
- Ø	GUY POLE	
	TRANSFORMER	T
	SIGN	
1255	SANITARY SEWER IDENTIFIER	A
1229	STORM DRAIN IDENTIFIER	2
	WATER METER	
	FIRE HYDRANT	
	STREET LIGHT	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	HANDICAP RAMP	
15" OAK	TREE	
	CONCRETE SIDEWALK	

CIVIL DRAWING LIST - PUD:

C0.01	COVER SHEET
C0.02	GENERAL NOTES
C1.01	EXISTING CONDITIONS PLAN
C1.02	EROSION AND SEDIMENT CONTROL PLAN – PHASE 1
C1.03	EROSION AND SEDIMENT CONTROL PLAN – PHASE 2
C1.04	SITE PLAN
C1.05	UTILITY PLAN
C1.06	GRADING PLAN
C5.01	EROSION AND SEDIMENT CONTROL NOTES
C5.02	EROSION AND SEDIMENT CONTROL DETAILS

C0.02 GENERAL NOTES (COMMON TO BOTH OPTIONS)



DEMOLITION NOTES:

1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
2. CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM ALL DEMOLITION OPERATIONS TO A LEGAL DISPOSAL OFF SITE.
3. REMOVAL OF ASPHALT AND CONCRETE PAVEMENT SHALL INCLUDE THE REMOVAL OF ALL SURFACE, BASE AND SUBBASE MATERIALS.
4. EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM A SURVEY PREPARED BY VIKI, ENTITLED, "TOPOGRAPHIC SURVEY, MCMILLAN RESERVOIR, LOT 800, SQUARE 3128, WASHINGTON, DC", DATED 8/6/08, AND FROM AVAILABLE UTILITY COMPANY RECORDS.
5. ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY SEWER, ELECTRICAL, TELEPHONE AND GAS WERE TAKEN FROM AVAILABLE RECORDS AND FIELD VERIFIED WHERE POSSIBLE. THE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCY TO THE ENGINEER. MARKING LOCATIONS OF EXISTING UTILITIES, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48-HOURS PRIOR TO ANY EXCAVATION.
6. THE CONTRACTOR MUST HAND-DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AS WELL IN DEMOLITION WORK AND PRIOR TO ORDERING PIPE MATERIALS AND STRUCTURE. UTILITIES FOUND DURING DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY UTILITY FINDINGS WHICH DEVIATE FROM THE CONDITIONS SHOWN.
7. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR DEMOLITION AS PER DISTRICT OF COLUMBIA EROSION AND CONTROL HANDBOOK. IF ANY ONSITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED. REFER TO SHEETS C1.02, C5.01 AND C5.02 SEDIMENTATION AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
8. SEE SEDIMENTATION AND EROSION CONTROL PLAN FOR ALL EXISTING TREES TO REMAIN AND BE PROTECTED.
9. NOTE PROXIMITY OF ADJACENT STRUCTURES AND UTILITY LINES AND MAINTAIN CONTINUED SERVICE DURING CONSTRUCTION. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND ENGINEER SHOULD RELOCATION OF SERVICE BE REQUIRED.
10. EXISTING UTILITIES (STRUCTURES AND LINES) NOT REQUIRED FOR FUTURE SERVICE TO BE REMOVED TO FACILITATE CONSTRUCTION. UTILITIES TO BE CAPPED AS PER UTILITY PURVEYOR'S STANDARDS AND SPECIFICATIONS. COORDINATE REQUIREMENTS WITH UTILITY PURVEYOR'S.
11. REMOVAL OF ALL WALLS/RETAINING WALLS AND FENCES SHALL INCLUDE THE REMOVAL OF THEIR FOUNDATION UNLESS OTHERWISE INDICATED ON THESE DRAWINGS.
12. ALL EXISTING DC STREETLIGHT POLES THAT ARE BEING PERMANENTLY REMOVED MUST BE RETURNED IN GOOD CONDITION TO THE DISTRICT OF COLUMBIA WAREHOUSE AT 1735 15TH STREET NE OFF WEST VIRGINIA AVENUE CONTACT NUMBER 202-576-5258.
13. EXISTING WATER AND SEWER SERVICES NOT REQUIRED FOR FUTURE USE TO BE REMOVED TO EXTENT NECESSARY TO FACILITATE NEW CONSTRUCTION. REMAINDER OF SERVICE TO BE CAPPED AT MAIN AND EXISTING VALVES AND TEES TO BE REMOVED PER DC/WATER STANDARDS SPECIFICATIONS.COORDINATE REQUIREMENTS WITH DC WATER UTILITY INSPECTOR AT 202-787-4299. PAVEMENT TO BE REMOVED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
14. CONTRACTOR TO BE RESPONSIBLE FOR LAYOUT, EXTENT AND DESIGN OF SHEETING, SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES, SHORING, BRACING AND UNDERPINNING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER, LICENSED IN THE DISTRICT OF COLUMBIA, HIRED BY THE CONTRACTOR AS NECESSARY TO ENSURE SUPPORT OF SURROUNDING STRUCTURES AND UTILITIES.
15. CONTRACTOR TO RELOCATE PARKING METERS IF REQUIRED AND AS DIRECTED BY D.C. BUREAU OF PARKING. COORDINATE REQUIREMENT WITH LARRY BROWN OF PARKING SERVICES AT 202-671-2291.
16. NOTIFY DC WATER AT (202) 787-4299 48 HOURS PRIOR TO START OF CONSTRUCTION.
17. UNLESS OTHERWISE SHOWN ON THESE DRAWINGS, EXISTING PAVEMENT ON 1ST STREET NW, THREE QUARTER STREET NW, HALF STREET NW, AND FRANKLIN STREET NW TO REMAIN. PROVIDE PRE-CONSTRUCTION VIDEO OF EXISTING PAVEMENT ON 1ST STREET NW, THREE QUARTER STREET NW, HALF STREET NW, AND FRANKLIN STREET NW EXISTING PAVEMENT THAT IS DISTURBED OR DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AT NO ADDITIONAL COST.
18. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES VERIFY INVERT ELEVATION OF EXISTING UTILITIES. NOTIFY ENGINEER OF ANY DISCREPANCIES WITH INFORMATION SHOWN PRIOR TO ORDERING ANY STRUCTURES.
19. CONTACT 'MISS UTILITY' AT 1 800 257-7777 48 HOURS PRIOR TO CONSTRUCTION.
20. CONTACT DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION-PUBLIC SPACE MAINTENANCE ADMINISTRATION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (202) 645-6030 OR (202) 645-6031.
21. ALL PROPOSED UTILITY WORK TO BE PERFORMED UNDER THE INSPECTION OF DC WATER.
22. USE MANHOLE ENTRY SEALS WHERE REQUIRED.
23. CONTRACTOR TO PROVIDE A PRE AND POST TV VIDEO SEWER ON EXISTING SEWER AROUND THE SITE PER DC WATER STANDARDS AND SPECIFICATIONS.

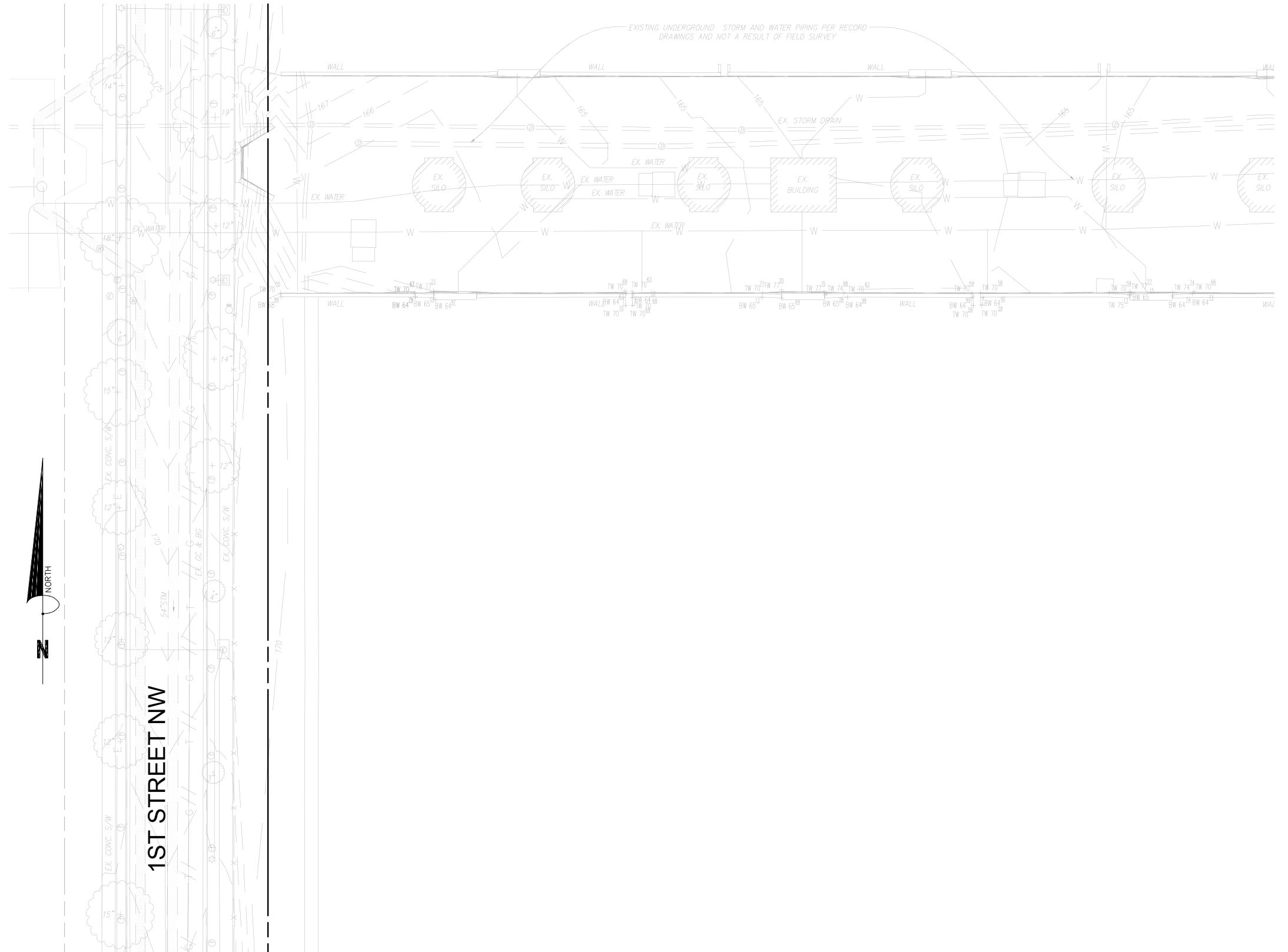
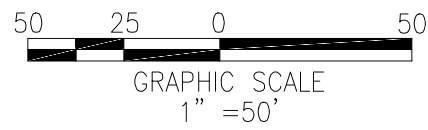
SITE NOTES:

1. WHERE NEW WORK MEETS EXISTING, NOTE FIELD LOCATION AND ELEVATIONS OF EXISTING FEATURES BEFORE BEGINNING CONSTRUCTION AND REPORT ANY DISCREPANCY TO THE ARCHITECT OR ENGINEER.
2. VERIFY LOCATION OF EXISTING UTILITIES BEFORE PROCEEDING WITH WORK. NOTIFY OWNER'S REPRESENTATIVE, DC WATER (202-787-4299) AND "MISS UTILITY" (1-800-257-7777) 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATIONS. HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND DETERMINE EXACT CLEARANCE OF ALL PROPOSED INSTALLATIONS WELL IN ADVANCE OF CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS WITH PLAN ELEVATIONS.
3. WORK AND MATERIALS IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE APPLICABLE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. ON-SITE WORK AND MATERIALS CODE.
4. ELEVATIONS SHOWN HEREON ARE BASED ON D.C. DATUM.
5. DIMENSIONS ARE TO FACE OF WALL AND CURB, EDGE OF WALK AND PAVEMENT, CENTERLINE OF COLUMN, PIPE AND UTILITY STRUCTURE. UNLESS OTHERWISE NOTED.
6. FRAMES AND COVERS OF EXISTING STRUCTURES TO BE ADJUSTED TO MATCH NEW FINISHED GRADES.
7. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY OF ANY INFORMATION CONCERNING FOUND UTILITY, NOT SHOWN ON PLANS.
8. EXISTING SURFACE CONDITIONS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH EXISTING CONDITIONS. CONTRACTOR TO COORDINATE EXTENT WITH ARCHITECT OR ENGINEER.
9. TEST PITS ARE REQUIRED AT ALL LOCATIONS) WHERE PROPOSED UTILITIES CROSS EXISTING UTILITIES. (INVESTIGATIONS) TO IDENTIFY HORIZONTAL LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES. THE ENGINEER IS TO BE NOTIFIED OF THIS INFORMATION.
10. IF A 1' MINIMUM VERTICAL CLEARANCE CAN NOT BE MAINTAINED AT UTILITY CROSSING, THE CONTRACTOR IS TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WORK.
11. TRANSITION CURB, GUTTER, PAVING AND SIDEWALK TO MEET EXISTING IN LINE AND ON GRADE OR AS DIRECTED BY ENGINEER.
12. ALL DEBRIS AND EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN APPROVED OFF-SITE LOCATION.
13. ALL ON-SITE WATER LINES TO HAVE A MINIMUM COVER OF 4'-0". WATER FITTINGS SHALL BE PROPERLY TIED AND ANCHORED, PER DC WATER STANDARDS AND SPECIFICATIONS.
14. WHERE PORTIONS OF EXISTING BITUMINOUS OR CONCRETE PAVING ARE TO BE REMOVED, THE EXISTING PAVEMENT SHALL BE SAW-CUT.
15. REMOVE FRAMES AND COVERS OF SEWER MANHOLES/NEETS AND/OR WATER MAIN VALVE CASTINGS TO BE ABANDONED AND FILL TO GRADE.
16. ALL CURB SPOT SHOTS ARE TOP OF CURB, UNLESS OTHERWISE NOTED. 17. NOTIFY WASHINGTON GAS AT 202-750-4205, 48 HOURS PRIOR TO ANY EXCAVATION IN THE VICINITY OF ANY TRANSMISSION MAIN. FOR FURTHER INFORMATION OR PROBLEMS, CONTACT MR. CHUCK WHITEY AT WASHINGTON GAS AT 703-750-4205.
17. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 1 FOOT VERTICAL CLEARANCE BETWEEN 12" DIAMETER AND SMALLER DISTRIBUTION EXISTING GAS FACILITIES AND PROPOSED FACILITIES.
18. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 2 FEET VERTICAL CLEARANCE BETWEEN 16" DIAMETER OR GREATER TRANSMISSION GAS FACILITIES AND PROPOSED FACILITIES.
19. ALL PROPOSED WORK TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST STANDARDS AND SPECIFICATIONS OF THE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION AND WATER AND SEWER AUTHORITY.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN OR TO REPLACE SIDEWALK, CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
21. EXISTING FULL DEPTH PAVEMENT SECTION, CURB AND GUTTER TO BE REMOVED AND REPLACED TO EXTENT NECESSARY TO FACILITATE CONSTRUCTION OF NEW UTILITIES. MATERIALS TO COMPLY WITH DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

DC WATER STANDARD CONSTRUCTION NOTES:

1. CONTACT: NOTIFY THE FOLLOWING DC WATER DEPARTMENTS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION:
 - a) CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETING.
 - b) WATER SERVICES AT 202-612-3400 OR 3460 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION.
 - c) SEWER SERVICES AT 202-264-3824 OR 3829 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION.
2. STANDARDS: ALL CONSTRUCTION, MATERIALS, AND APPURTENANCES SHALL COMPLY WITH THE LATEST EDITIONS OF THE DC WATER PROJECT DESIGN MANUAL, STANDARD DETAILS & DESIGN GUIDELINES, AND SPECIFICATIONS.
3. LEAD SERVICE REPLACEMENT: IF THIS PROJECT INCLUDES THE REPLACEMENT OF A WATER MAIN THAT HAS EXISTING LEAD WATER SERVICE LATERALS, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DC WATER CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST 90 DAYS PRIOR TO CONSTRUCTION TO ALLOW ADEQUATE TIME TO INITIATE STANDARD LEAD SERVICE REPLACEMENT PROTOCOL. LATERAL REPLACEMENT INCLUDES THE FULL LENGTH OF PIPE IN PUBLIC SPACE.
4. OWNER RESPONSIBILITY: THE OWNER IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH EXCAVATION, INSTALLATION, AND RESTORATION OF PUBLIC SPACE TO PERFORM A WATER/SEWER CONNECTION/ABANDONMENT. ONCE THE CONTRACTOR HAS OBTAINED A PUBLIC SPACE PERMIT HE/SHE MUST THEN CONTACT DC WATER PRIOR TO PERFORMING THE EXCAVATION TO INSTALL/INSPECT THE UTILITY WORK. THE OWNER SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES CAUSED BY CONSTRUCTION ACTIVITY.
5. DC WATER RESPONSIBILITY: DC WATER IS RESPONSIBLE FOR INSTALLATION OF SMALL WATER SERVICE TAPS (2" DIAMETER AND LESS) TO THE PUBLIC MAIN, SMALL WATER SERVICE TAP REMOVALS FROM THE PUBLIC MAIN, FURNISHING & INSTALLING THE METER IN PUBLIC SPACE, AND INSPECTION OF WORK PERFORMED ON THE PUBLIC SYSTEMS.
6. MISS UTILITY: CONTACT MISS UTILITY AT 800-257-7777 48 HOURS BEFORE ANY DIGGING.
7. PLAN SET: A SET OF SIGNED & SEALED AND DC WATER STAMPED PLANS SHALL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY.
8. ABANDONMENTS: THE OWNER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE ARE TO BE ABANDONED AT THEIR CONNECTION TO THE PUBLIC MAIN.
9. UNMETERED WATER: THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY'S WATER SYSTEM, INCLUDING CONNECTIONS BYPASSING METERS FOR TESTING ON-SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER.
10. PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.
11. WATER METER INSTALLATION: TO SCHEDULE THE INSTALLATION OF A DOMESTIC WATER-METER CONTACT PERMIT OPERATIONS AT 202-646-8600. DC WATER WILL FURNISH AND INSTALL THE METER AFTER THE CONNECTION TO THE MAIN HAS BEEN MADE AND THE METER PIT/VAULT HAS BEEN INSTALLED.
12. CROSS CONTAMINATION CONTROL: ASSE 1048 CERTIFIED BACKFLOW PREVENTION ARE REQUIRED ON ALL FIRE SERVICES AND ARE TO BE LOCATED INSIDE THE BUILDING (UNLESS AN EXTERNAL LOCATION IS NECESSARY OR REQUIRED BY DC WATER) WHERE IT IS SUPPLIED, OWNED, OPERATED, AND MAINTAINED BY THE OWNER. DC WATER DOES NOT FURNISH NOR INSTALL FIRE DOUBLE CHECK DETECTOR FIRE PROTECTION BACKFLOW PREVENTION ASSEMBLIES.
13. UTILITY SERVICE DISRUPTIONS: PHASE ALL UTILITY WORK TO MAINTAIN UTILITY SERVICES TO THE SURROUNDING AREA DURING ALL PHASES OF CONSTRUCTION. LIMIT REQUIRED UTILITY SHUT-DOWNS IN NUMBER AND DURATION. COORDINATE THESE SHUT DOWNS WITH DC WATER CONSTRUCTION INSPECTION STAFF.
14. WATER VALVE OPERATION: THE CONTRACTOR IS REQUIRED TO COORDINATE WITH DC WATER FOR ALL NECESSARY WATER MAIN SHUT DOWNS WITH ADEQUATE ADVANCED NOTICE. ONLY DC WATER EMPLOYEES MAY SHUT DOWN A PUBLIC WATER MAIN. A CERTIFIED PLUMBER IS ONLY AUTHORIZED TO TURN OFF VALVES INSIDE METER PITS.
15. WATER GATE VALVE LOCATION: LOCATE GATE VALVES FOR DOMESTIC AND FIRE SERVICES AS CLOSE TO THE PUBLIC WATER MAIN TEE AS POSSIBLE. HOWEVER, IF NECESSARY ADJUSTMENTS ARE REQUIRED DUE TO CONFLICTS, COORDINATE WITH A DC WATER INSPECTOR.
16. MATERIAL: THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP CUTS TO THE APPROPRIATE DC WATER OFFICE FOR APPROVAL OR OBTAINING A DC WATER APPROVAL STAMP FOR ALL WORK IN PUBLIC SPACE IN ADVANCE OF INSTALLATION. ONLY APPROVED MATERIALS MAY BE USED.
17. TEMPORARY CONDITIONS MINIMUM COVER: A NOMINAL FOUR FEET OF COVER IS REQUIRED FOR ALL WATER MAINS AT FINAL GRADE. COVER OF LESS THAN FOUR FEET REQUIRES DC WATER APPROVAL.
18. AS-BUILT: DEVELOPERS, CONTRACTORS AND/OR PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DC WATER INSPECTOR(S) FOR REVIEW AND APPROVAL. UPON COMPLETION OF INSTALLATION OF NEW SERVICES OR ABANDONMENT OF EXISTING SERVICES, WHEN THE FINAL AS-BUILT IS APPROVED THE DEPOSIT WILL BE RETURNED TO THE APPLICANT. SEE DC WATER AS-BUILT REQUIREMENTS FOR ADDITIONAL INFORMATION.
19. CONFLICTS: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES. A MINIMUM OF ONE FOOT VERTICAL AND FIVE FEET HORIZONTAL CLEARANCE FROM OTHER UTILITIES SHALL BE MAINTAINED FROM ANY UTILITIES AND PUBLIC WATER AND SEWER MAINS.
20. FIRE HYDRANT USE: THE USE OF A FIRE HYDRANT AS A WATER SOURCE IS PROHIBITED UNLESS A PERMIT HAS BEEN OBTAINED FROM DC WATER FOR USE OF A SPECIFIC HYDRANT(S). DAILY OR EXTENDED USE PERMITS CAN BE OBTAINED FROM DC WATER PERMIT OPERATIONS DEPARTMENT 202-646-8600.
21. FIRE HYDRANT STATUS: THE CONTRACTOR SHALL NOTIFY FEMS AT 202-277-1889, PRIOR TO TAKING ANY FIRE HYDRANT OUT OF SERVICE OR RENDERING ANY HYDRANT INACCESSIBLE FOR ANY REASON. FEMS IS ALSO TO BE PROVIDED WITH THE LOCATION OF ANY NEW INSTALLATION OF PRIVATE FIRE HYDRANTS.
22. DC WATER SAFETY OFFICE: THE DC WATER SAFETY OFFICE CAN BE CONTACTED AT 202-787-4350.
23. SEWER BACKWATER PREVENTION: THE PLUMBING SYSTEM MUST BE IN COMPLIANCE WITH SECTION 715 OF THE 2006 INTERNATIONAL PLUMBING CODE WHICH STATES A BACKWATER VALVE IS REQUIRED FOR ALL PLUMBING FIXTURES BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER.

THE MAJORITY OF THE 24.69 ACRE PARCEL FOR THE MCMILLAN RESERVOIR SLOW SAND FILTRATION SITE WAS APPROVED FOR REDEVELOPMENT UNDER A CONSOLIDATED PUD CASE NO. 13-14, DATED NOVEMBER 10, 2014. THE 1.53 ACRE PARCEL 2 WAS APPROVED FOR A FIRST STAGE PUD MASTER PLAN UNDER THE APPROVED CASE NO. 13-14. THIS SUBMISSION IS FOR ADVANCED DESIGN IN SUPPORT OF THE SECOND STAGE PUD ON THIS PARCEL.



C1.02 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 (COMMON TO BOTH OPTIONS)



LEGEND

- CURB INLET PROTECTION CIP
- STABILIZED CONSTRUCTION ENTRANCE SCE
- SILT FENCE SF
- SAFETY FENCE (5' CHAIN LINK FENCE) X
- TREE PROTECTION TP
- LIMITS OF EXCAVATION
- SUMP PIT SP
- SEDIMENT TANK ST

SEDIMENT AND EROSION CONTROL NARRATIVE:

INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING SILT FENCE, INLET PROTECTION, TREE PROTECTION, AND STABILIZED CONSTRUCTION ENTRANCE AT SITE. DURING DEMOLITION, DEBRIS WILL BE REMOVED FROM SITE BY TRUCK. CONTRACT DC DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION AT 202-535-2250 TO SCHEDULE PRE-CONSTRUCTION MEETING.

AREA OF DISTURBANCE:

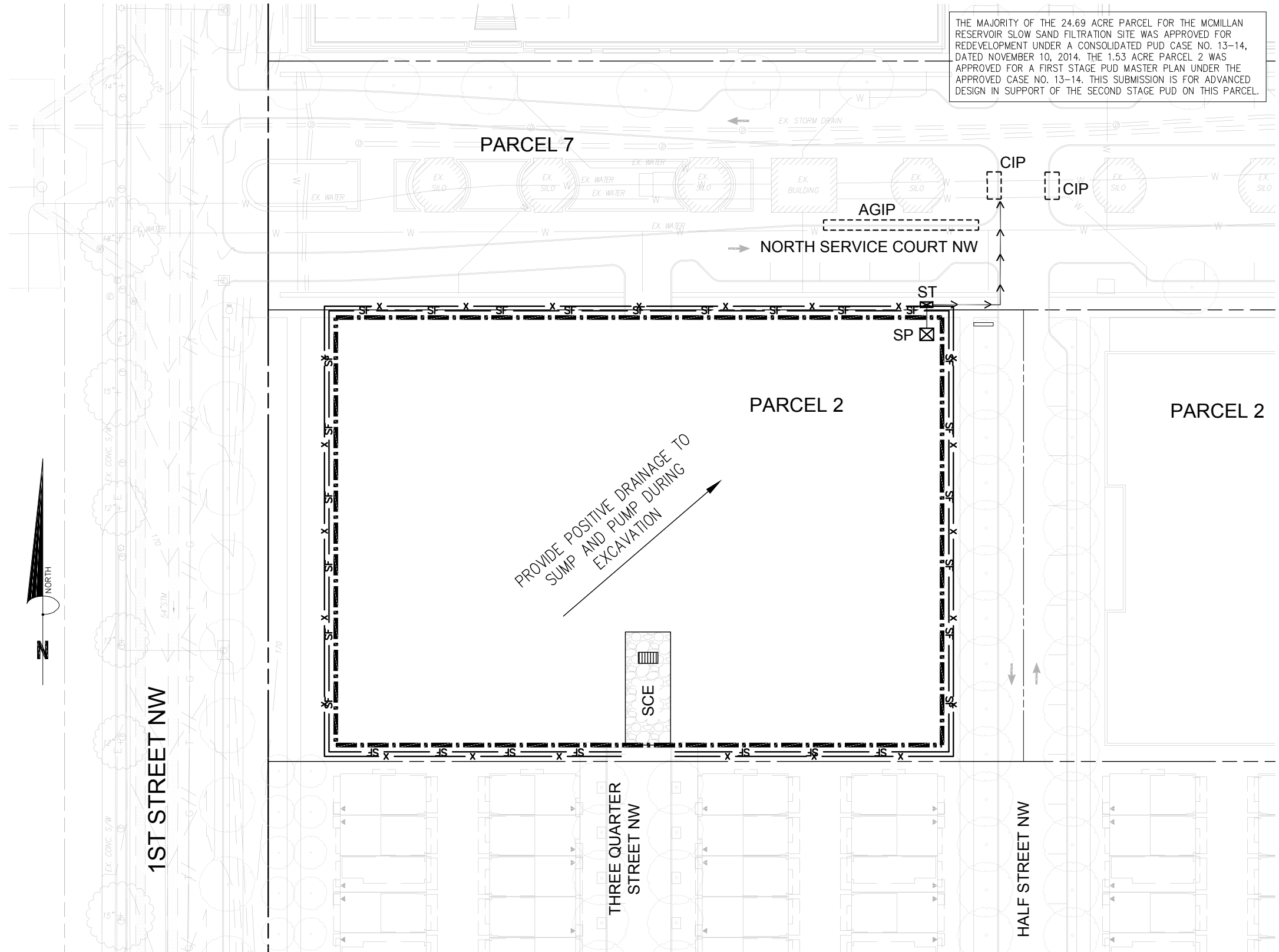
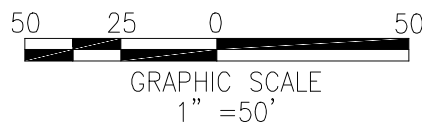
TOTAL SITE AREA: 66,654 SF (1.53 ACRES)
 AREA TO BE DISTURBED: 50,652 SF (1.16 ACRES)
 VOLUME OF EARTH TO BE REMOVED: ±52,582 CY (ASSUMING 28' OF EXCAVATION)

CONSTRUCTION AND STABILIZATION SEQUENCE:

1. CONTACT DC WATERSHED PROTECTION DIVISION AT 202-535-1364 TO SCHEDULE THE PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION.
2. INSTALL SEDIMENT AND EROSION CONTROL MEASURES AS NEEDED INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, AND SILT FENCE AS INDICATED ON THIS SHEET. SEE SHEET C5.02 FOR SEDIMENT AND EROSION CONTROL DETAILS.
3. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
4. DISCONNECT UTILITIES AND RAZE BUILDING TO SURFACE.
5. AT THE COMPLETION OF THIS PHASE OF CONSTRUCTION, FOLLOWING SITE STABILIZATION AND UPON INSPECTOR'S APPROVAL, TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES CAN BE REMOVED.

CONSTRUCTION DATES:

- THE PROPOSED WORK DUE TO COMMENCE IN THE SPRING OF 2016 AND IS ANTICIPATED TO TAKE APPROXIMATELY 6 MONTHS.
- EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.



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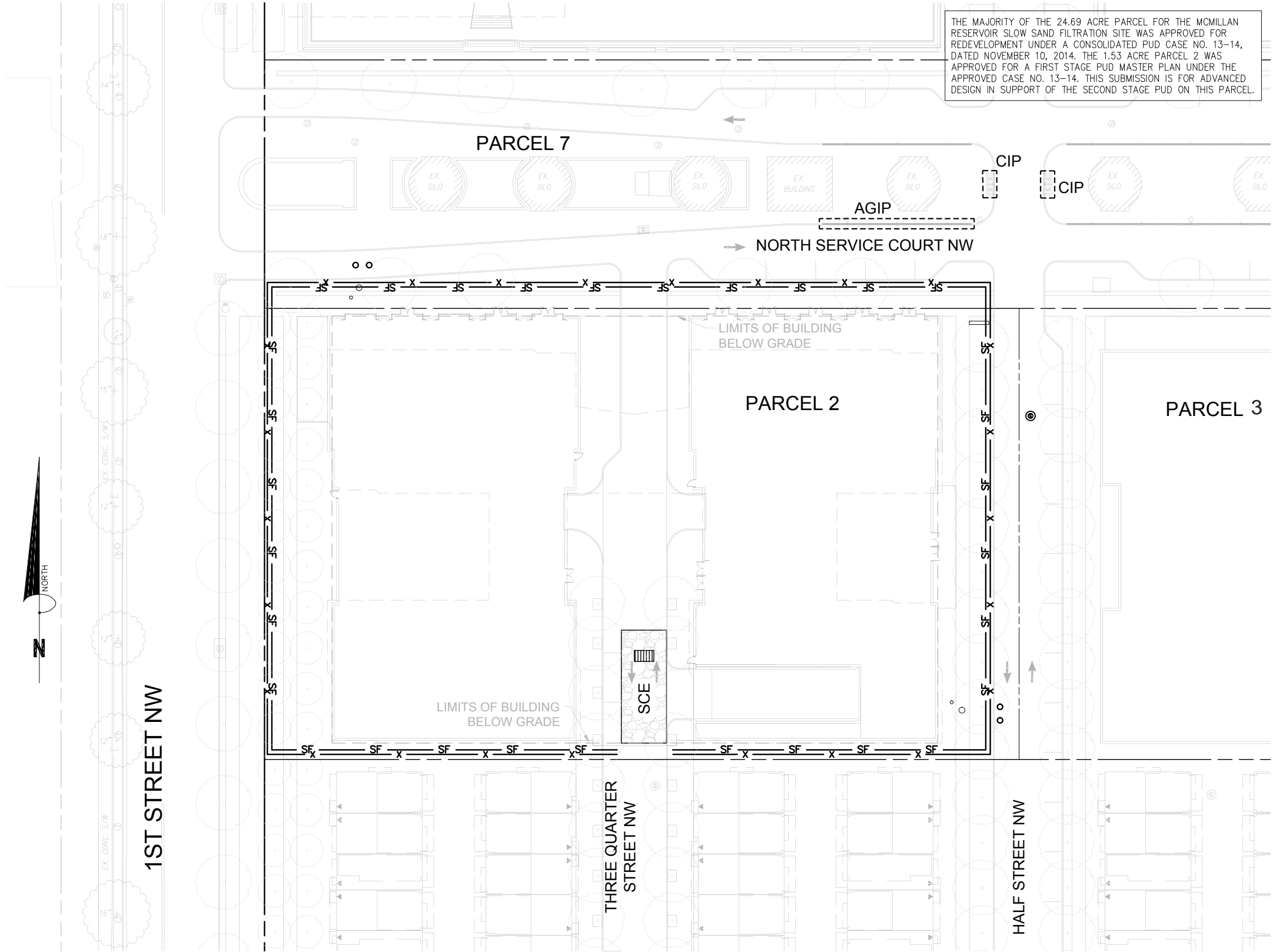
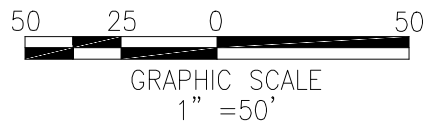
OPTION A SHOWN

DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON SITE. THESE MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
 - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING, AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
 - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITIONS AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGES, HOSES, AND MIST NOZZLES;
 - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE DISTURBED AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING;
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

SEDIMENT AND EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.
2. PROVIDE SILT FENCE AT THE PERIMETER OF DISTURBED AREA OR EXCAVATION TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR OTHERWISE APPROVED BY THE INSPECTOR.
3. PROVIDE CONSTRUCTION FENCE AT THE PERIMETER OF DISTURBED AREA OR EXCAVATION TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR OTHERWISE APPROVED BY THE INSPECTOR.
4. CONTRACTOR TO MAINTAIN ON-SITE STAMPED AND SIGNED, SEDIMENT AND EROSION CONTROL DRAWINGS APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, WATERSHED PROTECTION DIVISION.
5. THE APPLICATION MUST NOTIFY THE DEPARTMENT OF THE ENVIRONMENT BY PHONE (202-535-2250) AT LEAST 24 HOURS PRIOR TO START OF GRADING ACTIVITY AND WITHIN TWO (2) WEEKS AFTER COMPLETION OF PROJECT TO REQUEST INSPECTION. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DEPARTMENT OF THE ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.



C1.04 SITE PLAN (COMMON TO BOTH OPTIONS)

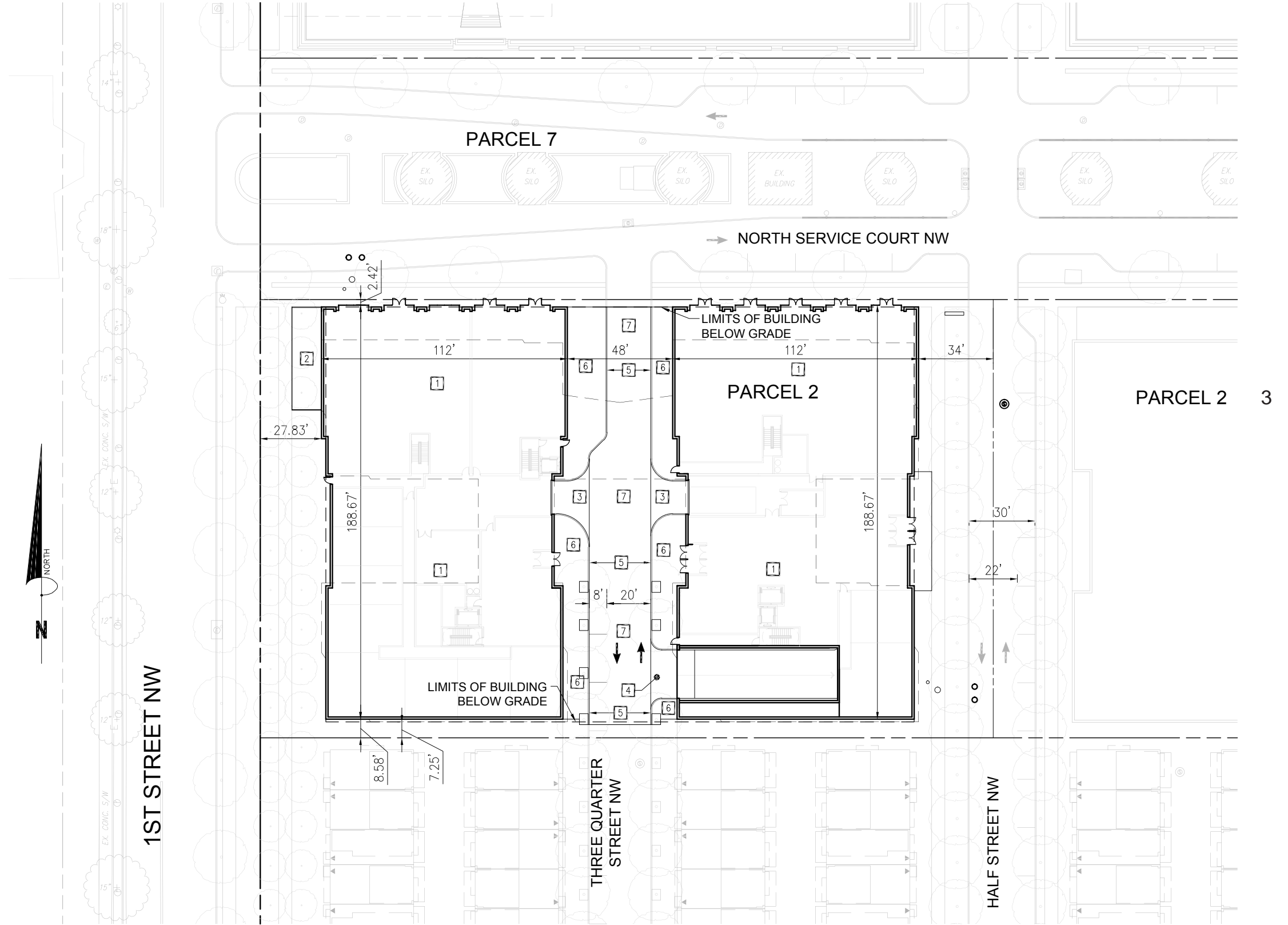
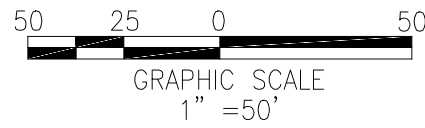


OPTION A SHOWN

SITE KEYNOTES

- 1 NEW BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- 2 NEW OUTDOOR SEATING. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- 3 NEW DRIVEWAY ENTRANCE FOR LOADING DOCK.
- 4 NEW DRIVEWAY ENTRANCE FOR UNDERGROUND PARKING.
- 5 NEW GRANITE CURB AND BRICK GUTTER.
- 6 NEW HARDSCAPE OVER BUILDING BELOW GRADE.
- 7 NEW ASPHALT OVER BUILDING BELOW GRADE.

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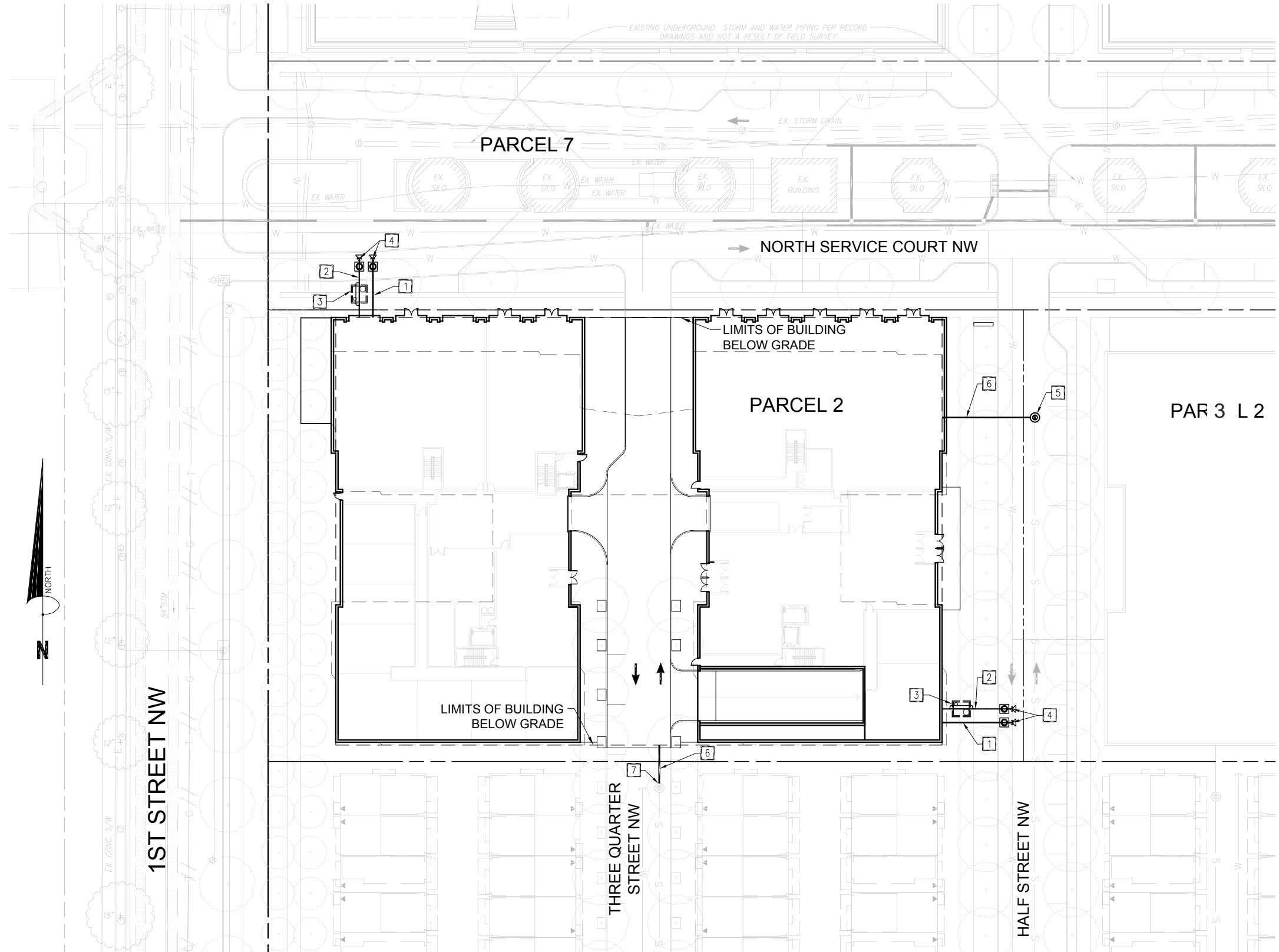
UTILITY KEYNOTES

- 1 NEW 8" DIP FIRE SERVICE.
- 2 NEW 6" DIP DOMESTIC SERVICE.
- 3 NEW 6" WATER METER.
- 4 NEW TEE WITH THRUST BLOCK AND WATER VALVE.
- 5 NEW DOGHOUSE MANHOLE.
- 6 NEW 8" PVC SANITARY LINE.
- 7 NEW CONNECTION TO EXISTING MANHOLE (BUILT UNDER FIRST STAGE).

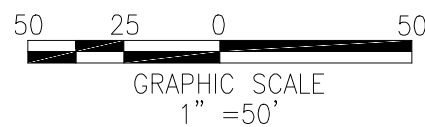
WATER AND SEWER DEMAND

WATER:
260 GPD PER UNIT X 230 UNITS = 59,800 GPD
0.20 GPD PER SF X 15,400 SF RETAIL = 3,080 GPD
TOTAL = 62,880 GPD

SEWER:
62,880 GPD = 0.097 CFS



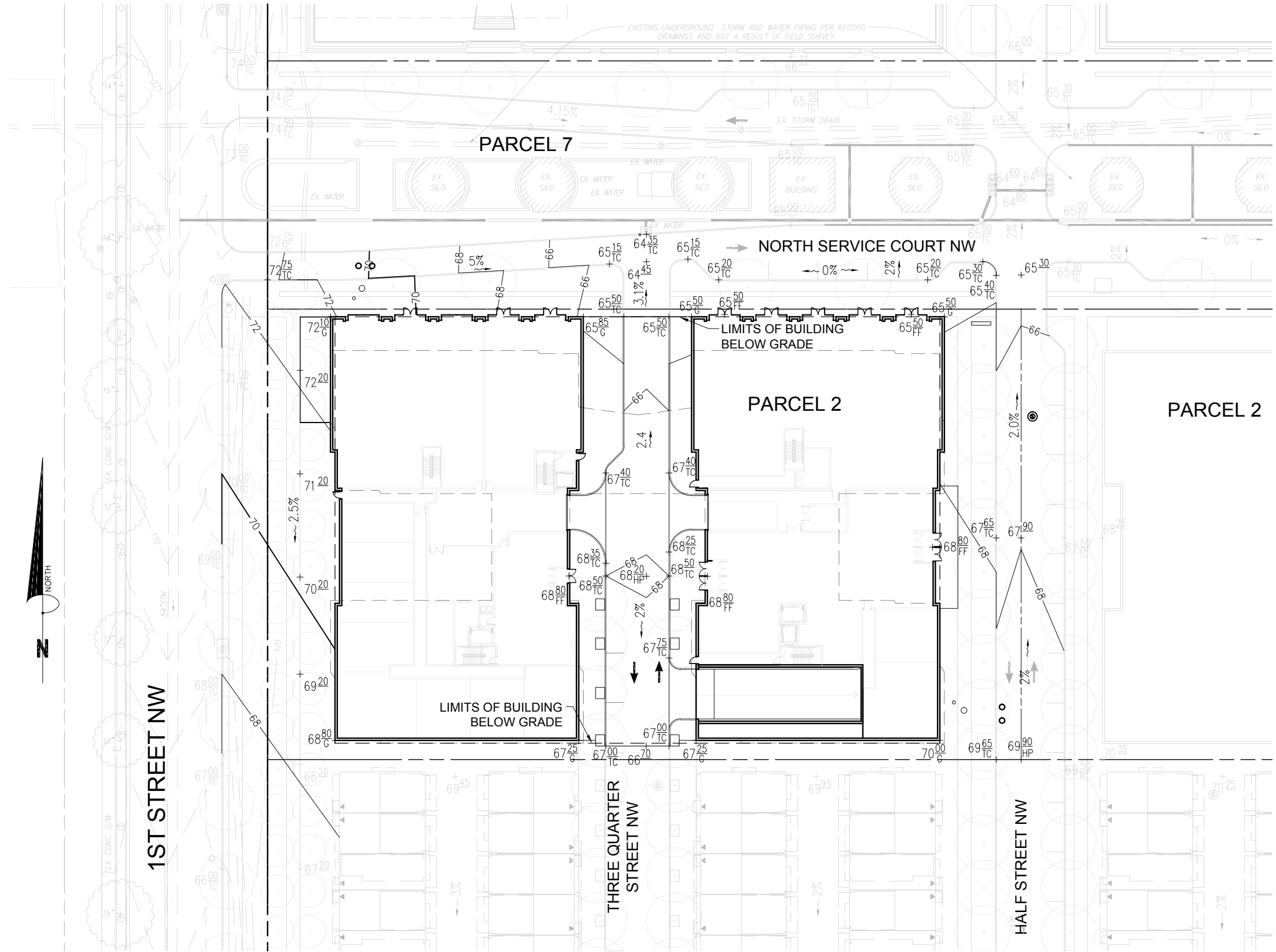
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C1.06 GRADING PLAN (COMMON TO BOTH OPTIONS)



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