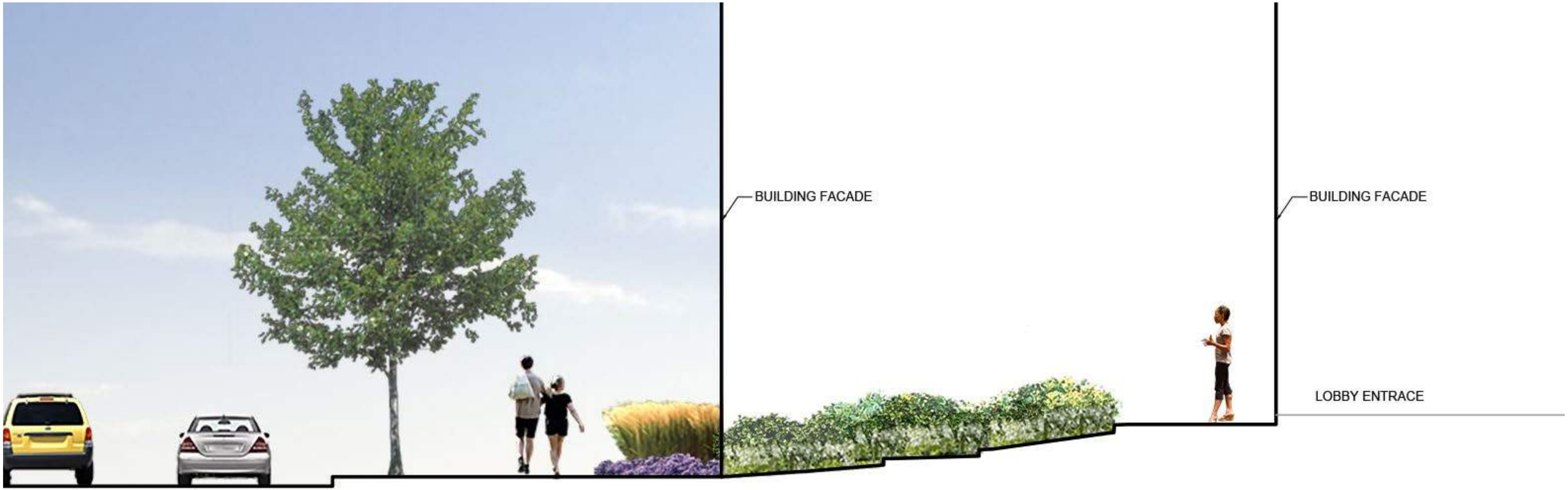
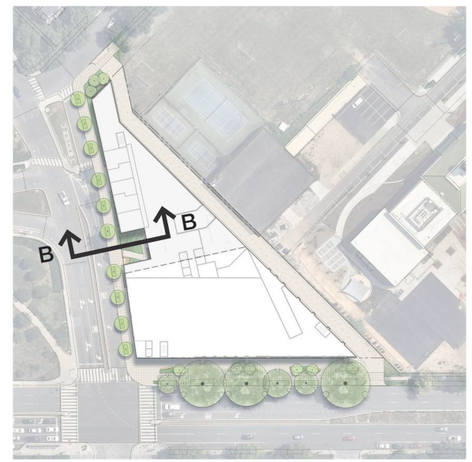
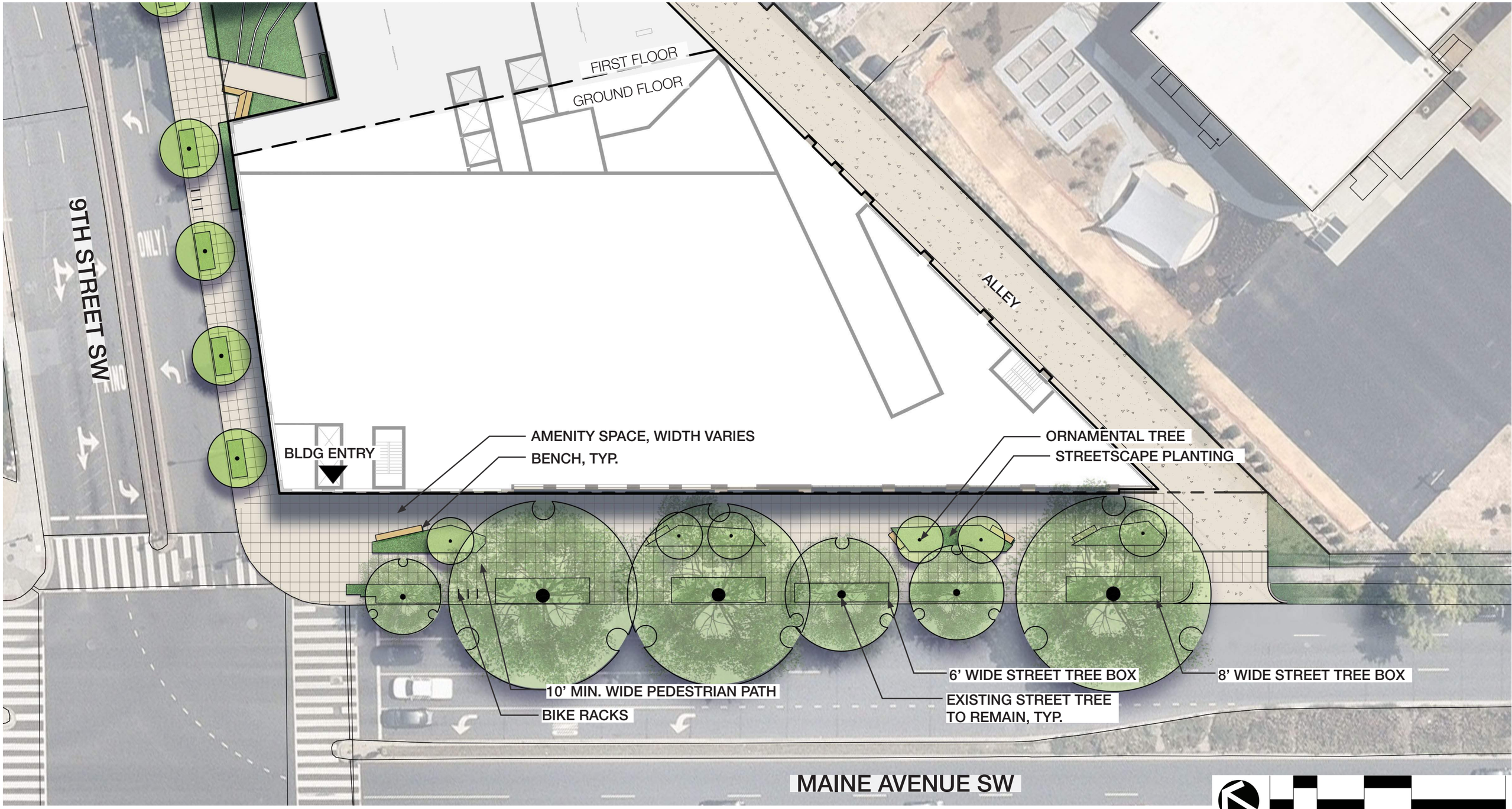
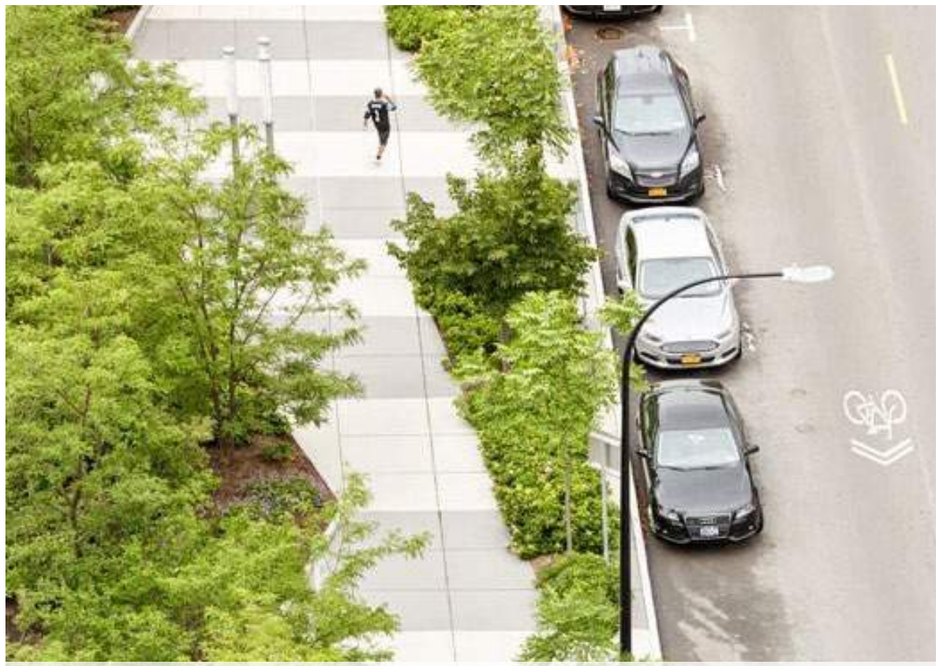




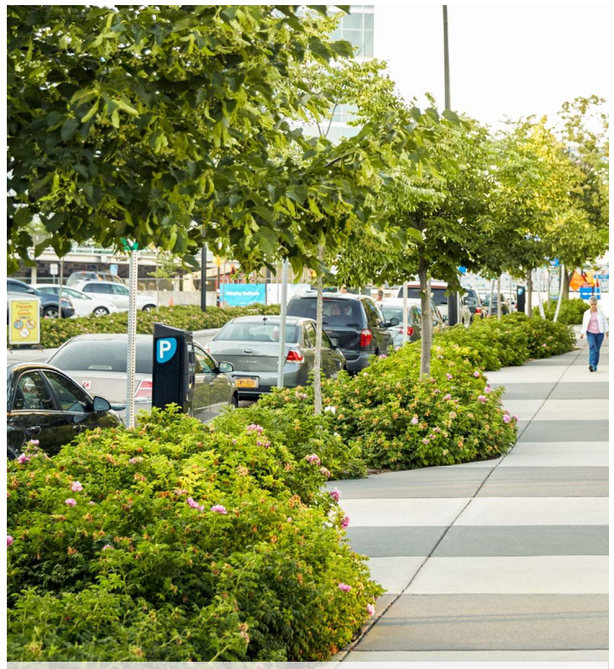

FIRST FLOOR
GROUND FLOOR
9TH STREET SW
ONLY
ALLEY
BLDG ENTRY
AMENITY SPACE, WIDTH VARIES
BENCH, TYP.
ORNAMENTAL TREE
STREETSCAPE PLANTING
10' MIN. WIDE PEDESTRIAN PATH
BIKE RACKS
6' WIDE STREET TREE BOX
EXISTING STREET TREE
TO REMAIN, TYP.
8' WIDE STREET TREE BOX
MAINE AVENUE SW
15 0' 15 30 60

LAYERED LANDSCAPE / SEASONAL INTEREST

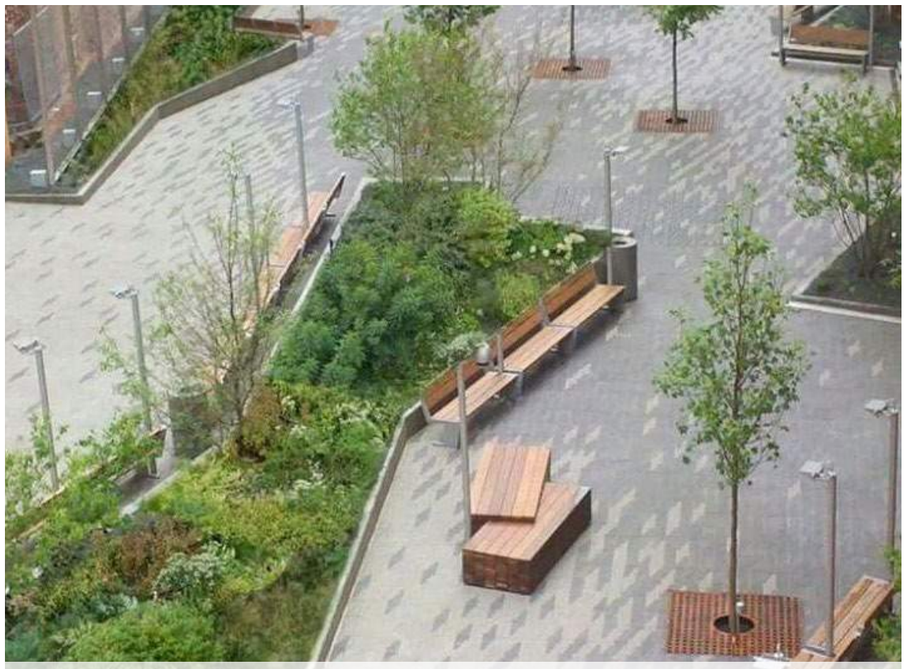
SEATING NODES



ENGAGING PEDESTRIAN EXPERIENCE

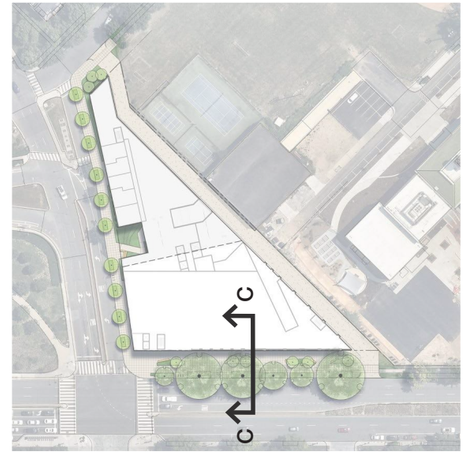


NATURAL FORMS



ACTIVATED POCKETS


EXISTING SHADE TREE
PROPOSED
ORNAMENTAL TREE
BUILDING FACADE
RETAIL ENTRACE
VEHICULAR TRAFFIC
MAINE AVENUE SW
6'-8'
STREET
TREE BOX
10' MIN. WIDE
PEDESTRIAN
SIDEWALK
PLANT BED;
SIZE VARIES
AMENITY SPACE;
WIDTH VARIES
EXISTING CURB & GUTTER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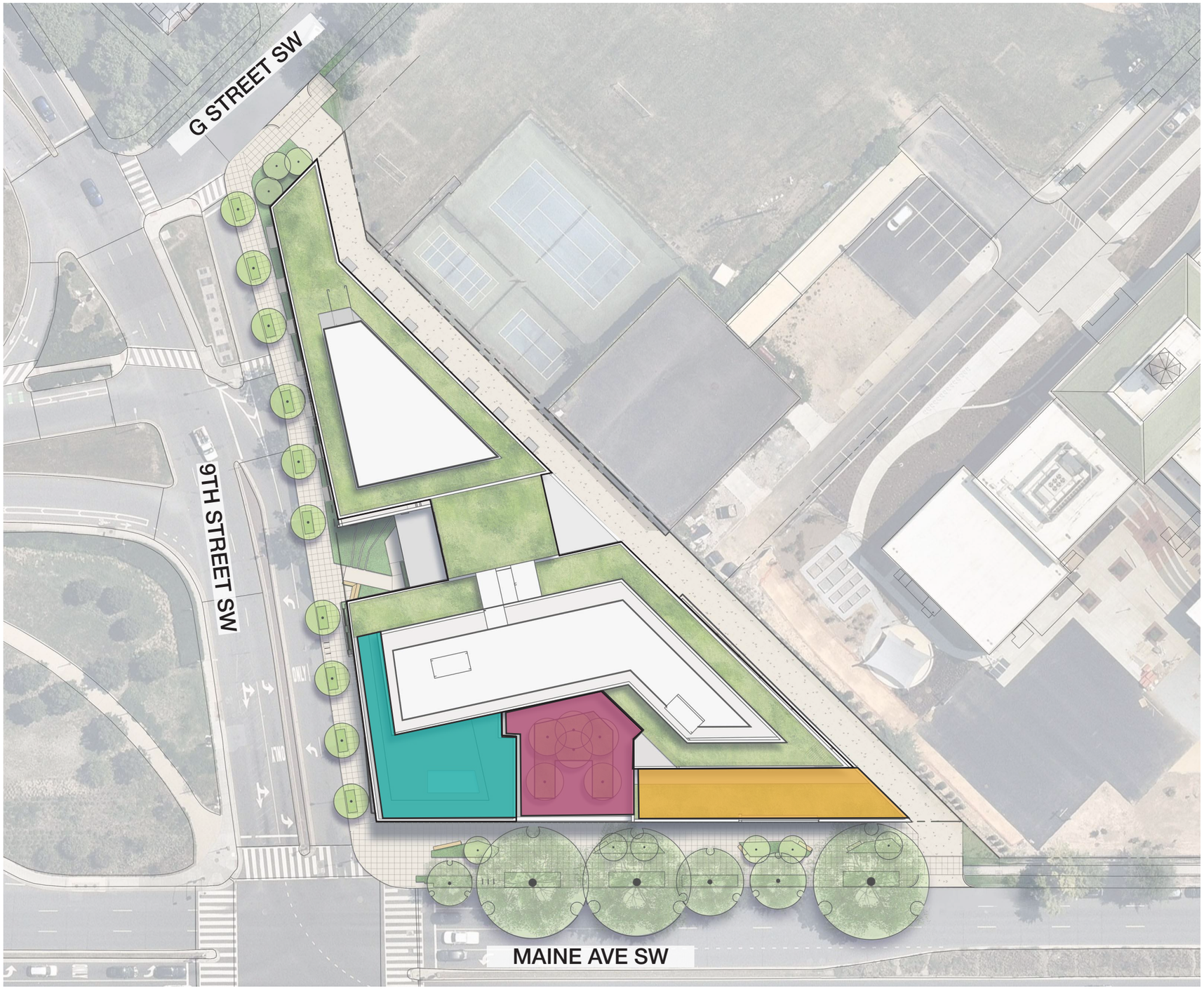


LEVEL 2 TERRACE

- Private Patios
- Bioretention
- Intensive Green Roof System

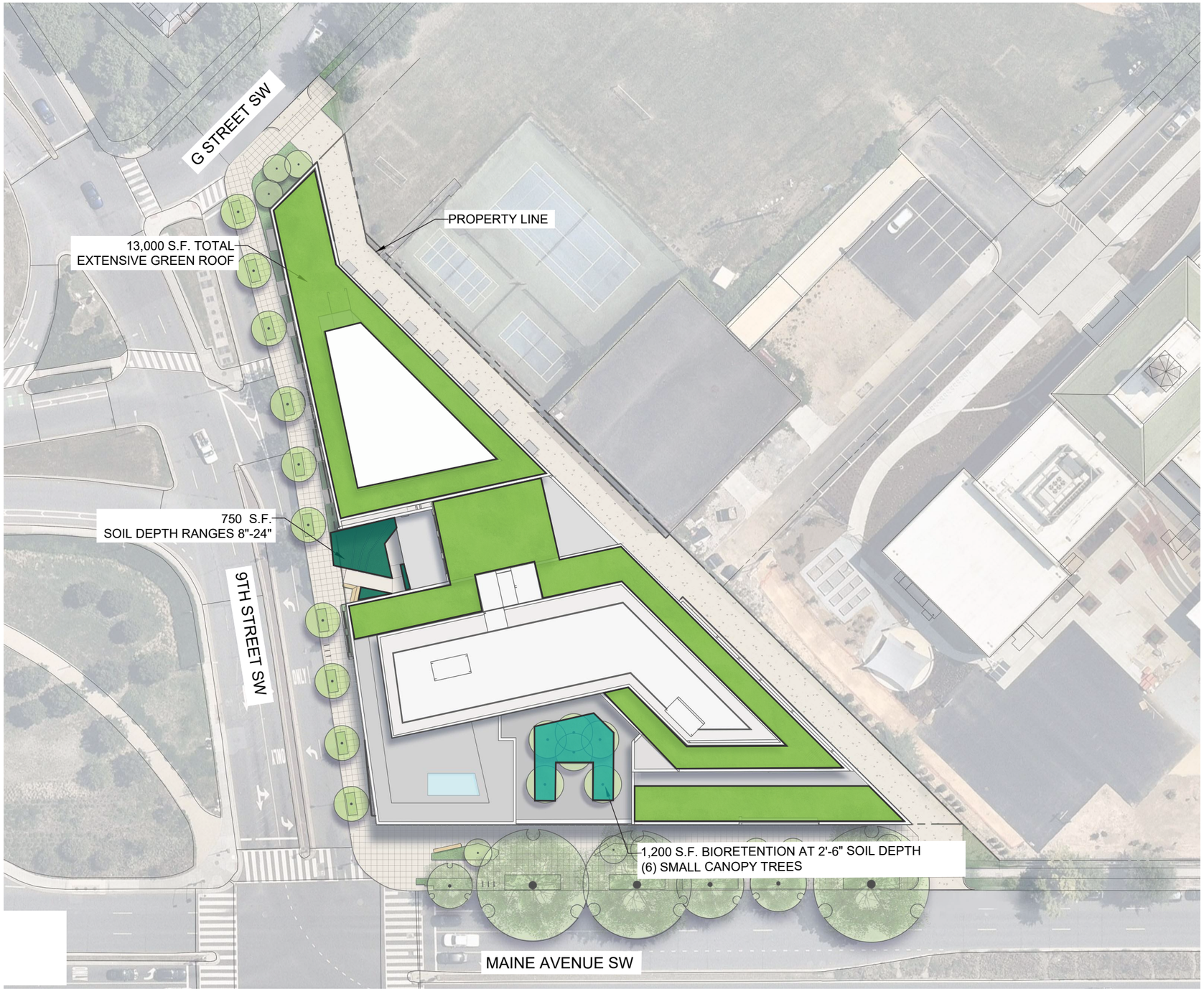
LEVEL 12 TERRACE

- Private Patios
- Intensive and Extensive Green Roof Systems

LEVEL 13 PENTHOUSE

- Pool & Pool Deck

30 0 30 60 120



LANDSCAPED AREAS

EXTENSIVE GREEN ROOF
B1, C1

INTENSIVE GREEN ROOF
C2

BIORETENTION
A3

30 0 30 60 120

Green Area Ratio Scoresheet

Address: 899 MAINE AVE

Other:

Square	Lot	Zone District
390	53	*MU-9*

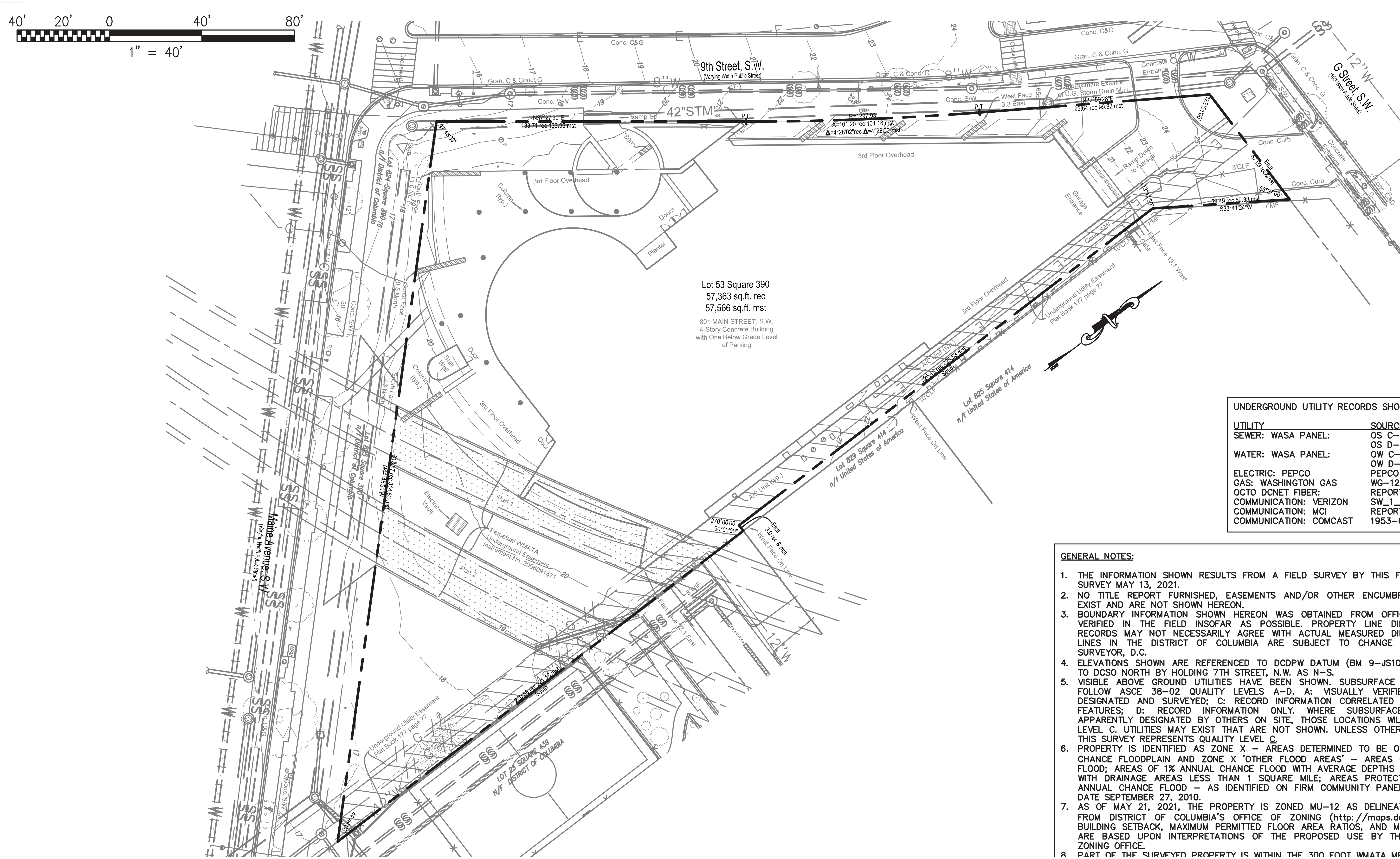
	Lot area (sf)	Minimum Score	Multiplier	GAR Score
Lot size *(enter this value first)* *	57,363	0.2	SCORE:	0.203

Landscape Elements

			Square Feet	Factor	Native Bonus	Total
A	**Landscaped areas (select one of the following for each area)**					
1	Landscaped areas with a soil depth < 24"		*square feet*	0.30		-
2	Landscaped areas with a soil depth ≥ 24"		*square feet*	0.60		-
3	Bioretention facilities		*square feet* 1,200	0.40		480.0
B	**Plantings (credit for plants in landscaped areas from Section A)**					
1	Groundcovers, or other plants < 2' height		*square feet* 13,000	0.20	*square feet*	2,600.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	*# of plants*	0	0.30	*# of plants*	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	*# of trees* 6	300	0.50	*# of trees* 6	150.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	*# of trees*	0	0.60	*# of trees*	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	*# of trees*	0	0.70	*# of trees*	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	*# of trees*	0	0.70	*# of trees*	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	*# of trees*	0	0.70	*# of trees*	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	*# of trees*	0	0.80	*# of trees*	-
9	Vegetated wall, plantings on a vertical surface		*square feet*	0.60	*square feet*	-
C	**Vegetated or "green" roofs**					
1	Over at least 2" and less than 8" of growth medium		*square feet* 13,000	0.60	*square feet*	7,800.0
2	Over at least 8" of growth medium		*square feet* 750	0.80	*square feet*	600.0
D	**Permeable Paving*** **					
1	Permeable paving over 6" to 24" of soil or gravel		*square feet*	0.40		-
2	Permeable paving over at least 24" of soil or gravel		*square feet*	0.50		-
E	**Other**					
1	Enhanced tree growth systems***		*square feet*	0.40		-
2	Renewable energy generation		*square feet*	0.50		-
3	Approved water features		*square feet*	0.20		-
				sub-total of sq ft =	*28,250*	
F	**Bonuses**					
1	Native plant species		*square feet* 300	0.10		30.0
2	Landscaping in food cultivation		*square feet*	0.10		-
3	Harvested stormwater irrigation		*square feet*	0.10		-
					Green Area Ratio numerator =	*11,660*

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.
Total square footage of all permeable paving and enhanced tree growth. -

CIVIL

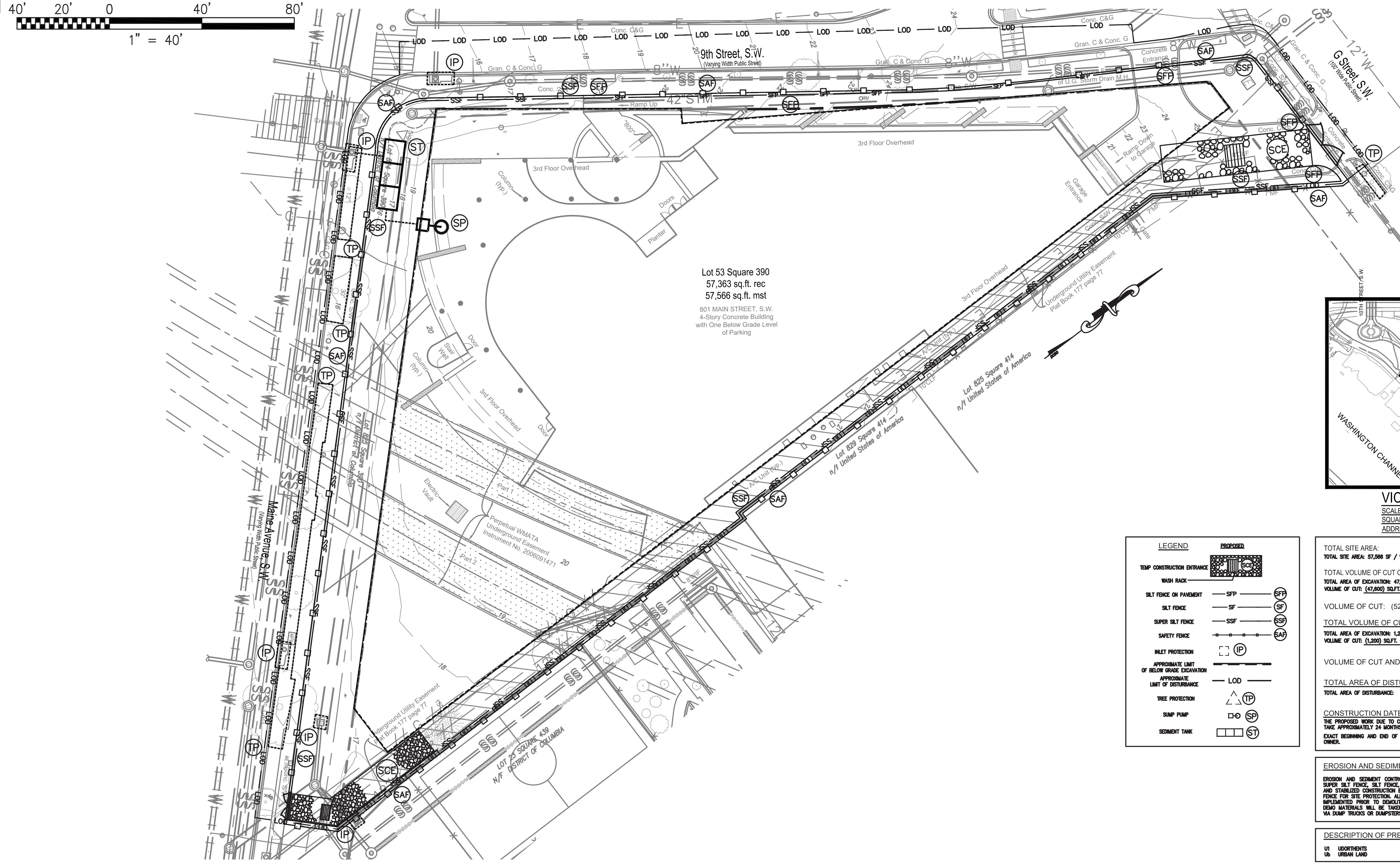


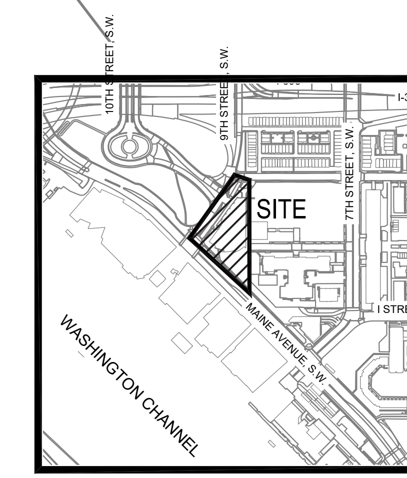
UNDERGROUND UTILITY RECORDS SHOWN:

UTILITY	SOURCE	DATE:
SEWER: WASA PANEL:	OS C-4-SW	01-22-1993
	OS D-4-5-SW	01-22-1993
WATER: WASA PANEL:	OW C-4-SW	01-22-1993
	OW D-4-5-SW	01-22-1993
ELECTRIC: PEPCO	PEPCO	03-23-2021
GAS: WASHINGTON GAS	WG-12730	03-25-2021
OCTO DCNET FIBER:	REPORTED NONE	04-22-2021
COMMUNICATION: VERIZON	SW_1_70-2-5	05-03-2021
COMMUNICATION: MCI	REPORTED NONE	04-22-2021
COMMUNICATION: COMCAST	1953-001	04-07-2021

GENERAL NOTES:

1. THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY THIS FIRM, LAST DATE OF FIELD SURVEY MAY 13, 2021.
2. NO TITLE REPORT FURNISHED, EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST AND ARE NOT SHOWN HEREON.
3. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
4. ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM (BM 9-JS101), MERIDIAN REFERENCED TO DCSO NORTH BY HOLDING 7TH STREET, N.W. AS N-S.
5. VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38-02 QUALITY LEVELS A-D. A: VISUALLY VERIFIED VIA TEST HOLES; B: DESIGNATED AND SURVEYED; C: RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES; D: RECORD INFORMATION ONLY. WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OTHERS ON SITE, THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN. UNLESS OTHERWISE LABELED AS ABOVE, THIS SURVEY REPRESENTS QUALITY LEVEL C.
6. PROPERTY IS IDENTIFIED AS ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE X 'OTHER FLOOD AREAS' – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD – AS IDENTIFIED ON FIRM COMMUNITY PANEL 1100010019C, EFFECTIVE DATE SEPTEMBER 27, 2010.
7. AS OF MAY 21, 2021, THE PROPERTY IS ZONED MU-12 AS DELINEATED ON THE ZONING MAP FROM DISTRICT OF COLUMBIA'S OFFICE OF ZONING (http://maps.dcoz.dc.gov/zr16); MINIMUM BUILDING SETBACK, MAXIMUM PERMITTED FLOOR AREA RATIOS, AND MAXIMUM BUILDING HEIGHTS ARE BASED UPON INTERPRETATIONS OF THE PROPOSED USE BY THE DISTRICT OF COLUMBIA ZONING OFFICE.
8. PART OF THE SURVEYED PROPERTY IS WITHIN THE 300 FOOT WMATA METRO RAIL LINE BUFFER





VICINITY MAP

SCALE: NTS
SQUARE: 390 LOT: 53
ADDRESS: 801 MAINE AVENUE SW

LEGEND	PROPOSED
TEMP CONSTRUCTION ENTRANCE	SCE
WASH RACK	
SILT FENCE ON PAVEMENT	— SFP — SFP
SILT FENCE	— SF — SF
SUPER SILT FENCE	— SSF — SSF
SAFETY FENCE	SAF
INLET PROTECTION	IP
APPROXIMATE LIMIT OF BELOW GRADE EXCAVATION	
APPROXIMATE LIMIT OF DISTURBANCE	— LOD —
TREE PROTECTION	TP
SUMP PUMP	SP
SEDIMENT TANK	ST

TOTAL SITE AREA:
TOTAL SITE AREA: 57,566 SF / 1.32 AC

TOTAL VOLUME OF CUT OF BELOW GRADE EXCAVATION:
TOTAL AREA OF EXCAVATION: 47,600 SF / 1.09 AC
VOLUME OF CUT: $\frac{(47,600)\text{ SQ.FT. (AREA)} \times (30)\text{ FEET (DEPTH)}}{27}$

VOLUME OF CUT: (52,888) cy +/-

TOTAL VOLUME OF CUT /FILL FOR UTILITIES:
TOTAL AREA OF EXCAVATION: 1,200 SF / 0.03 AC
VOLUME OF CUT: $\frac{(1,200)\text{ SQ.FT. (AREA)} \times (10)\text{ FEET (DEPTH)}}{27}$

VOLUME OF CUT AND FILL: (444) cy +/-

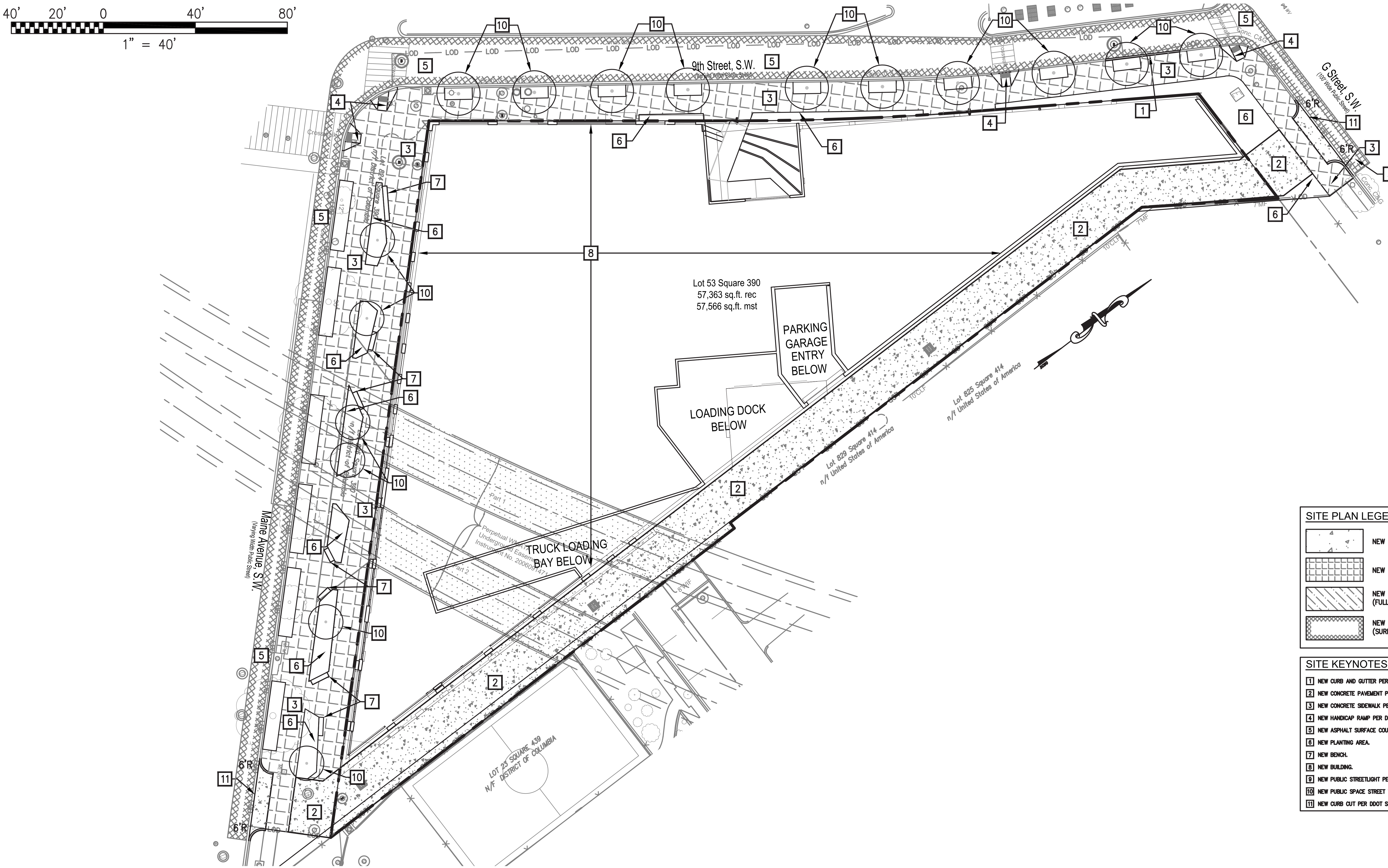
TOTAL AREA OF DISTURBANCE:
TOTAL AREA OF DISTURBANCE: 82,129 SQUARE FEET OR 1.88 AC

CONSTRUCTION DATES:
THE PROPOSED WORK DUE TO COMMENCE MARCH 2024 AND IS ANTICIPATED TO TAKE APPROXIMATELY 24 MONTHS.

EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

EROSION AND SEDIMENT CONTROL NARRATIVE:
EROSION AND SEDIMENT CONTROL WILL BE ACHIEVED THROUGH THE USE OF SUPER SILT FENCE, SILT FENCE, INLET PROTECTION, SILT FENCE ON PAVEMENT, AND STABILIZED CONSTRUCTION ENTRANCE. THE SITE WILL ALSO INCLUDE SAFETY FENCE FOR SITE PROTECTION. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE IMPLEMENTED PRIOR TO DEMOLITION AND REMOVAL OF WASTE MATERIALS. ALL DEMO MATERIALS WILL BE TAKEN TO AN OFF-SITE DESIGNATED DUMPING AREA VIA DUMP TRUCKS OR DUMPSTERS.

DESCRIPTION OF PREDOMINANT SOIL TYPE:
U1 UDORTHENTS
Ub URBAN LAND



SITE PLAN LEGEND

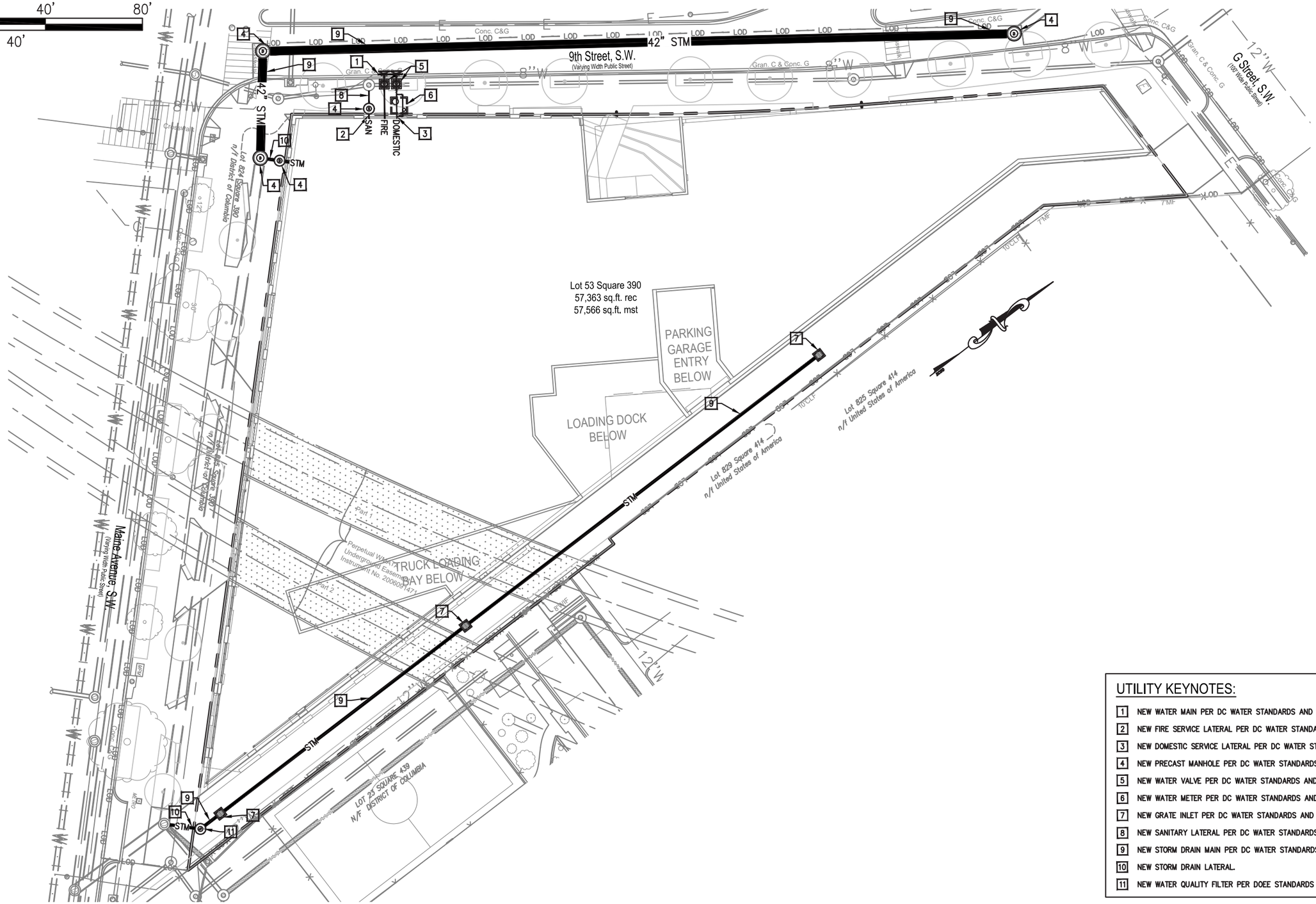
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT (FULL DEPTH)
- NEW ASPHALT PAVEMENT (SURFACE COURSE)

SITE KEYNOTES:

1. NEW CURB AND GUTTER PER DDOT STANDARDS AND SPECIFICATIONS.
2. NEW CONCRETE PAVEMENT PER DDOT STANDARDS AND SPECIFICATIONS.
3. NEW CONCRETE SIDEWALK PER DDOT STANDARDS AND SPECIFICATIONS.
4. NEW HANDICAP RAMP PER DDOT STANDARDS AND SPECIFICATIONS.
5. NEW ASPHALT SURFACE COURSE PER DDOT STANDARDS AND SPECIFICATIONS.
6. NEW PLANTING AREA.
7. NEW BENCH.
8. NEW BUILDING.
9. NEW PUBLIC STREETLIGHT PER DDOT STANDARDS AND SPECIFICATIONS.
10. NEW PUBLIC SPACE STREET TREE PER DDOT STANDARDS AND SPECIFICATIONS.
11. NEW CURB CUT PER DDOT STANDARDS AND SPECIFICATIONS.

40’ 20’ 0 40’ 80’

1” = 40’

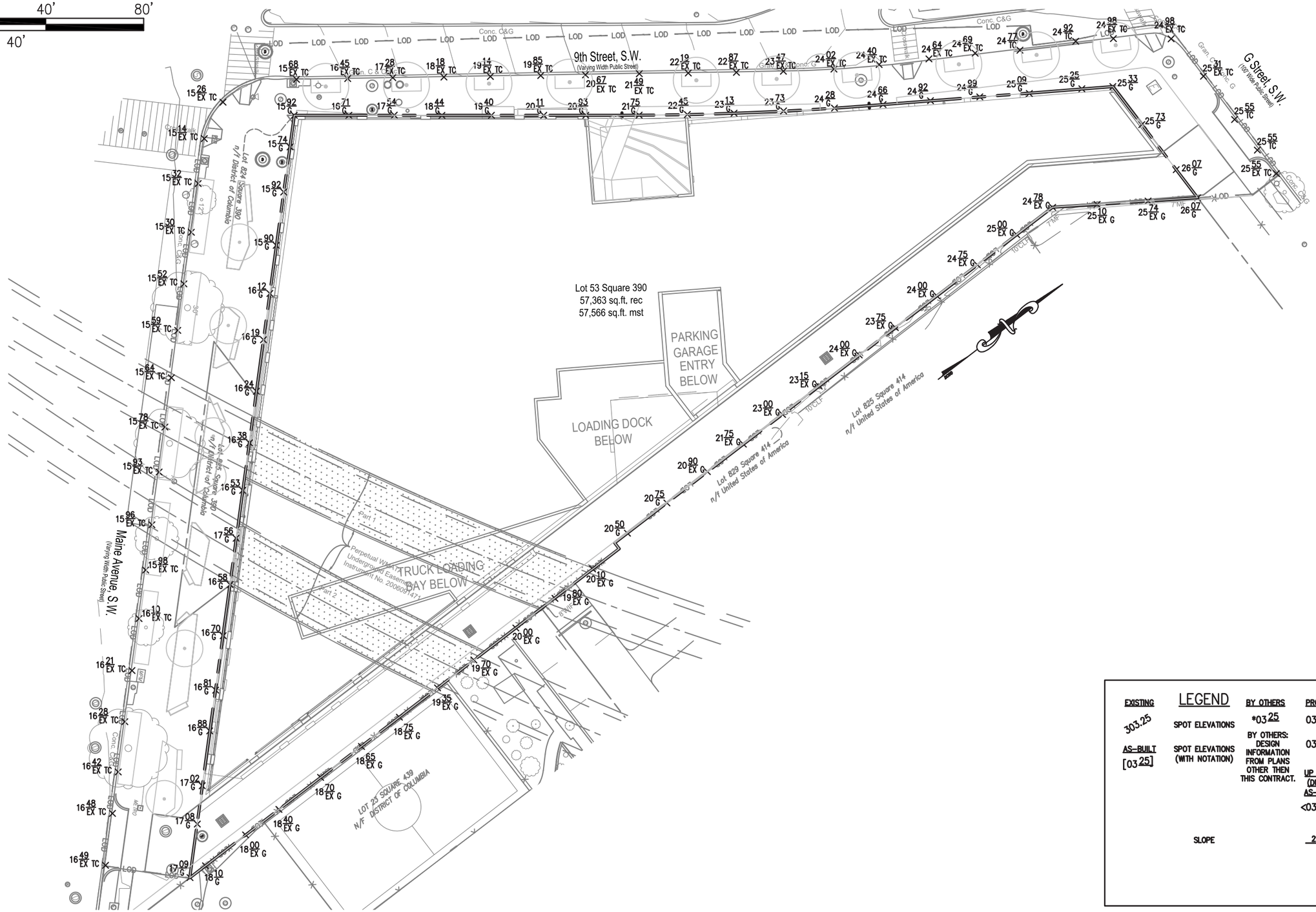


UTILITY KEYNOTES:

1. NEW WATER MAIN PER DC WATER STANDARDS AND SPECIFICATIONS.
2. NEW FIRE SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS
3. NEW DOMESTIC SERVICE LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS.
4. NEW PRECAST MANHOLE PER DC WATER STANDARDS AND SPECIFICATIONS.
5. NEW WATER VALVE PER DC WATER STANDARDS AND SPECIFICATIONS.
6. NEW WATER METER PER DC WATER STANDARDS AND SPECIFICATIONS.
7. NEW GRATE INLET PER DC WATER STANDARDS AND SPECIFICATIONS.
8. NEW SANITARY LATERAL PER DC WATER STANDARDS AND SPECIFICATIONS.
9. NEW STORM DRAIN MAIN PER DC WATER STANDARDS AND SPECIFICATIONS.
10. NEW STORM DRAIN LATERAL.
11. NEW WATER QUALITY FILTER PER DOEE STANDARDS AND SPECIFICATIONS.

40’ 20’ 0 40’ 80’

1” = 40’



LEGEND

EXISTING		BY OTHERS	PROPOSED	
303.25	SPOT ELEVATIONS	*03 25	03 25	HUNDREDS PLACE TRUNCATED
AS-BUILT [03 25]	SPOT ELEVATIONS (WITH NOTATION)	BY OTHERS: DESIGN INFORMATION FROM PLANS OTHER THEN THIS CONTRACT.	03 25 7 TC	NOTATION & REVEAL
			UP DATED (DUE TO AS-BUILT) <03 25>	BC: BOTTOM OF CURB CRN: CROWN GB: GRADE BREAK INV: INVERT MAT: MATCH (EXISTING CONDITION) LP: LOW POINT TC: TOP OF CURB BW: BOTTOM OF WALL BR: BOTTOM OF RAMP TR: TOP OF RAMP TS: TOP OF STAIRS BS: BOTTOM OF STAIRS HP: HIGH POINT ES: EDGE OF SIDEWALK FL: FLOW LINE
	SLOPE		2%	

40’ 20’ 0 40’ 80’

1” = 40’

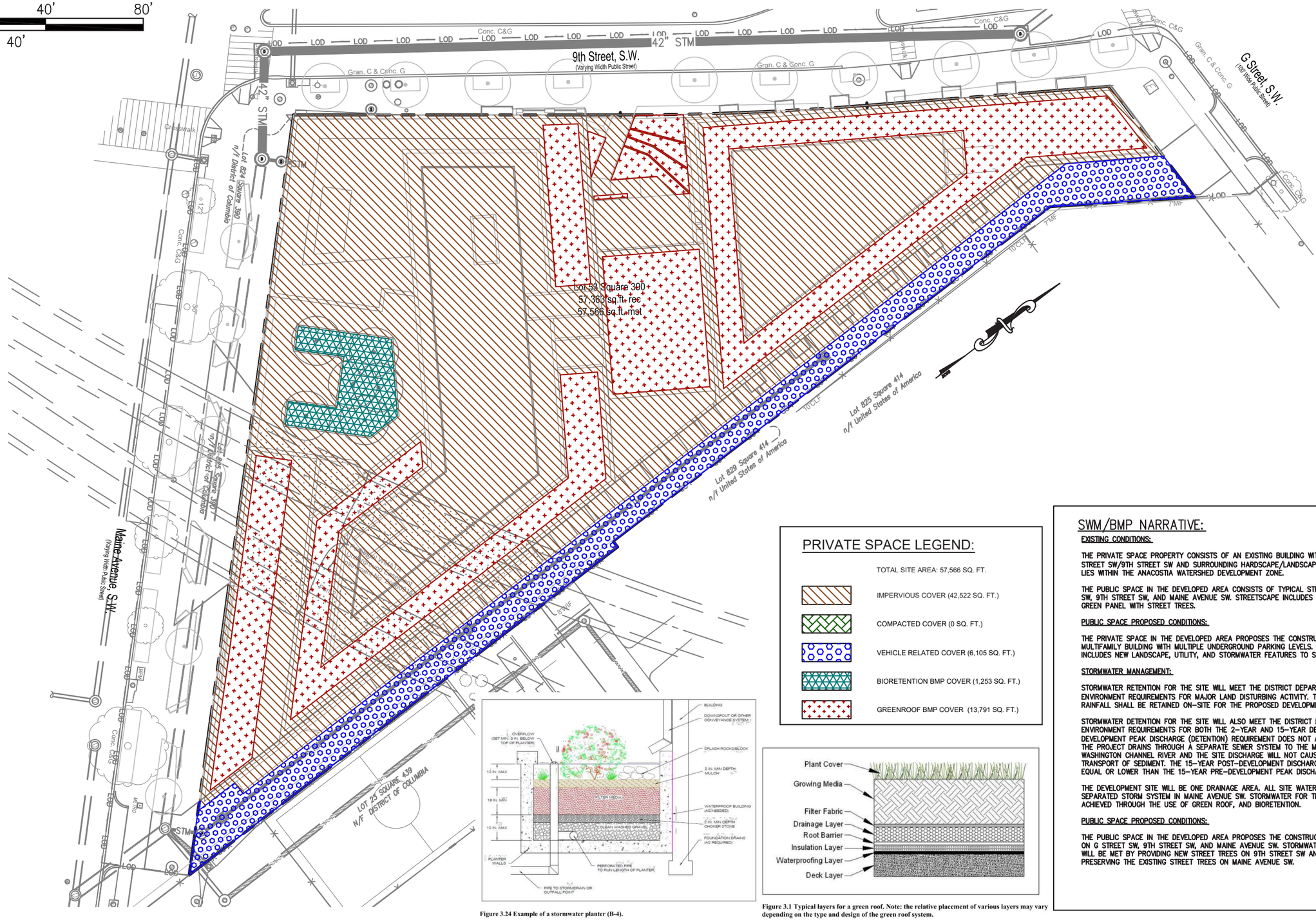


Figure 3.24 Example of a stormwater planter (B-4).

PRIVATE SPACE LEGEND:

TOTAL SITE AREA: 57,566 SQ. FT.

- IMPERVIOUS COVER (42,522 SQ. FT.)
- COMPACTED COVER (0 SQ. FT.)
- VEHICLE RELATED COVER (6,105 SQ. FT.)
- BIORETENTION BMP COVER (1,253 SQ. FT.)
- GREENROOF BMP COVER (13,791 SQ. FT.)

Figure 3.1 Typical layers for a green roof. Note: the relative placement of various layers may vary depending on the type and design of the green roof system.

SWM/BMP NARRATIVE:

EXISTING CONDITIONS:

THE PRIVATE SPACE PROPERTY CONSISTS OF AN EXISTING BUILDING WITH VEHICLE ENTRANCE OFF G STREET SW/9TH STREET SW AND SURROUNDING HARDSCAPE/LANDSCAPE AREAS. THE PROJECT ALSO LIES WITHIN THE ANACOSTIA WATERSHED DEVELOPMENT ZONE.

THE PUBLIC SPACE IN THE DEVELOPED AREA CONSISTS OF TYPICAL STREETSCAPE ALONG G STREET SW, 9TH STREET SW, AND MAINE AVENUE SW. STREETSCAPE INCLUDES SIDEWALK WITH CURBSIDE GREEN PANEL WITH STREET TREES.

PUBLIC SPACE PROPOSED CONDITIONS:

THE PRIVATE SPACE IN THE DEVELOPED AREA PROPOSES THE CONSTRUCTION OF A NEW MULTILEVEL MULTIFAMILY BUILDING WITH MULTIPLE UNDERGROUND PARKING LEVELS. PROJECT ADDITIONALLY INCLUDES NEW LANDSCAPE, UTILITY, AND STORMWATER FEATURES TO SERVE THE NEW BUILDINGS.

STORMWATER MANAGEMENT:

STORMWATER RETENTION FOR THE SITE WILL MEET THE DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT REQUIREMENTS FOR MAJOR LAND DISTURBING ACTIVITY. THEREFORE, THE FIRST 1.2" OF RAINFALL SHALL BE RETAINED ON-SITE FOR THE PROPOSED DEVELOPMENT.

STORMWATER DETENTION FOR THE SITE WILL ALSO MEET THE DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT REQUIREMENTS FOR BOTH THE 2-YEAR AND 15-YEAR DETENTION. THE 2-YEAR POST DEVELOPMENT PEAK DISCHARGE (DETENTION) REQUIREMENT DOES NOT APPLY TO THIS PROJECT AS THE PROJECT DRAINS THROUGH A SEPARATE SEWER SYSTEM TO THE MAIN SYSTEM OF THE WASHINGTON CHANNEL RIVER AND THE SITE DISCHARGE WILL NOT CAUSE EROSION OF LAND OR TRANSPORT OF SEDIMENT. THE 15-YEAR POST-DEVELOPMENT DISCHARGE WILL BE REDUCED TO BE EQUAL OR LOWER THAN THE 15-YEAR PRE-DEVELOPMENT PEAK DISCHARGE.

THE DEVELOPMENT SITE WILL BE ONE DRAINAGE AREA. ALL SITE WATER WILL DRAIN TO A SEPARATED STORM SYSTEM IN MAINE AVENUE SW. STORMWATER FOR THE DRAINAGE AREA WILL BE ACHIEVED THROUGH THE USE OF GREEN ROOF, AND BIORETENTION.

PUBLIC SPACE PROPOSED CONDITIONS:

THE PUBLIC SPACE IN THE DEVELOPED AREA PROPOSES THE CONSTRUCTION OF NEW STREETSCAPE ON G STREET SW, 9TH STREET SW, AND MAINE AVENUE SW. STORMWATER MANAGEMENT TO THE MEP WILL BE MET BY PROVIDING NEW STREET TREES ON 9TH STREET SW AND G STREET SW AND PRESERVING THE EXISTING STREET TREES ON MAINE AVENUE SW.

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SUSTAINABILITY

LEED v4 for BD+C New Construction

899 Maine Ave

February 11, 2022

SUSTAINABLE BUILDING PARTNERS

Integrative Process — Possible Points: 1

Y	?	N			
1			Credit 1	Integrative Process (v4.1)	1

Location and Transportation — Possible Points: 16

Y	?	N			
		16	Credit 1	LEED for Neighborhood Development	
1			Credit 2	Sensitive Land Protection	1
		2	Credit 3	High Priority Site	2
5			Credit 4	Surrounding Density & Diverse Uses	5
5			Credit 5	Access to Quality Transit (v4.1)	5
1			Credit 6	Bicycle Facilities (v4.1)	1
1			Credit 7	Reduced Parking Footprint (v4.1)	1
	1		Credit 8	Electric Vehicles (v4.1)	1

PATH 1	16
PATH 2	1
	2
	5
	5
	1
	1
	1

Sustainable Sites — Possible Points: 10

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	Required
1			Credit 1	Site Assessment	1
	1	1	Credit 2	Site Development - Protect or Restore Habitat (v4.1)	2
1			Credit 3	Open Space	1
2		1	Credit 4	Rainwater Management (v4.1)	3
2			Credit 5	Heat Island Reduction	2
1			Credit 6	Light Pollution Reduction	1

Water Efficiency — Possible Points: 11

Y	?	N			
Y			Prereq 1	Outdoor Water Use Reduction	Required
Y			Prereq 2	Indoor Water Use Reduction	Required
Y			Prereq 3	Building-Level Water Metering	Required
1	1		Credit 1	Outdoor Water Use Reduction	2
2	2	2	Credit 2	Indoor Water Use Reduction	6
		2	Credit 3	Cooling Tower Water Use (v4.1)	2
	1		Credit 4	Water Metering	1

Energy and Atmosphere — Possible Points: 33

Y	?	N			
Y			Prereq 1	Fundamental Commissioning and Verification	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	Building-Level Energy Metering	Required
Y			Prereq 4	Fundamental Refrigerant Management	Required
5		1	Credit 1	Enhanced Commissioning	6
8	4	6	Credit 2	Optimize Energy Performance	18
		1	Credit 3	Advanced Energy Metering	1
		2	Credit 4	Demand Response (v4.1)	2
1	1	1	Credit 5	Renewable Energy Production (v4.1)	3
		1	Credit 6	Enhanced Refrigerant Management	1
	2		Credit 7	Green Power and Carbon Offsets (v4.1)	2

Materials and Resources — Possible Points: 13

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	Required
Y			Prereq 2	Construction and Demolition Waste Management Planning	Required
1	2	2	Credit 1	Building Life-Cycle Impact Reduction (v4.1)	5
1	1		Credit 2	Product Disclosure & Optimization - EPDs (v4.1)	2
		2	Credit 3	Product Disclosure & Optimization - Sourcing of Raw Materials (v4.1)	2
1	1		Credit 4	Product Disclosure & Optimization - Material Ingredients (v4.1)	2
2			Credit 5	Construction and Demolition Waste Management	2

Indoor Environmental Quality — Possible Points: 16

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	Required
Y			Prereq 2	Environmental Tobacco Smoke Control (v4.1)	Required
2			Credit 1	Enhanced Indoor Air Quality Strategies	2
3			Credit 2	Low-Emitting Materials (v4.1)	3
1			Credit 3	Construction Indoor Air Quality Management Plan	1
2			Credit 4	Indoor Air Quality Assessment (v4.1)	2
1			Credit 5	Thermal Comfort	1
1		1	Credit 6	Interior Lighting	2
	1	2	Credit 7	Daylight (v4.1)	3
1			Credit 8	Quality Views	1
	1		Credit 9	Acoustic Performance (v4.1)	1

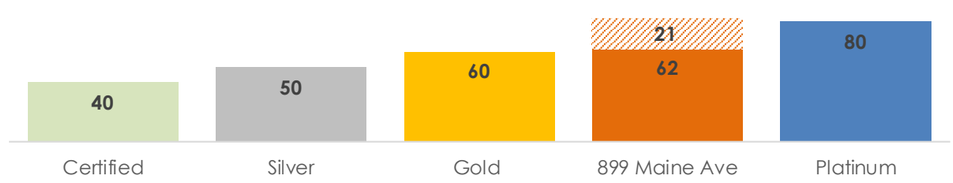
Innovation — Possible Points: 6

Y	?	N			
1			Credit 1.1	Exemplary Performance: Reduced Parking Footprint	1
1			Credit 1.2	Exemplary Performance: Heat Island Reduction	1
1			Credit 1.3	Innovation Credit: Low-Mercury Lamps	1
1			Credit 1.4	Innovation Credit: O+M Starter	1
1			Credit 1.5	Pilot Credit:Integrative Analysis of Building Materials	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

Y	?	N			
1			Credit 1	Regional Priority: Access to Quality Transit (Threshold 4 pts.)	1
1			Credit 2	Regional Priority: Reduced Parking Footprint (Threshold 1 pt.)	1
	1		Credit 3	Regional Priority: Optimize Energy Performance (Threshold 10 pts.)	1
	1		Credit 4	Regional Priority: Site Development / Green Vehicles / RWM (Threshold 2 / 1 / 3 p	1

62 21 27 — Possible Points: 110



LEED v4 for BD+C New Construction
899 Maine Avenue
February 11, 2022

LEED Scorecard Summary

LEED Credit Requirements	Project Implementation Strategy
Location and Transportation	
Sensitive Land Protection Avoid the development of environmentally sensitive lands.	The project will avoid developing on senstive land, such as prime farmland, floodplains, wildlife habitats, etc., by selecting previously developed land to build on.
Bicycle Facilities Encourage bicycling and reduce vehicle distance traveled.	The project will incorporate bicycle facilities and will be located along a bicycle network to promote alternative transportation options for building occupants.
Sustainable Sites	
Construction Activity Pollution Prevention Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust.	Erosion and Sediment Control measures will be implemented during Construction to prevent harmful impacts to the community.
Rainwater Management Reduce runoff volume and improve water quality by replicating the natural hydrology and water balance of the site.	Rainwater will be managed on site using green infrastructure.
Heat Island Reduction Minimize the effects on microclimates and human and wildlife habitats by reducing heat islands.	Strategies, such as vegetated roof and reflective surfaces, will be incorporated to reduce the local heat island impacts.
Water Efficiency	
Outdoor Water Use Reduction	Minimal irrigation systems will be used to reduce the outdoor water consumption. Outdoor plantings will be selected with considerations on drought tolerance.
Indoor Water Use Reduction	Highly efficient, WaterSense plumbing fixtures will be selected to reduce the indoor water consumption.
Energy and Atmosphere	
Commissioning and Verification Support the project design, construction, and eventual operation that meets the owner's project requirements for energy, water, indoor environmental quality, and durability.	The Commissioning Agent will complete fundamental, enhanced, and envelope commissioning for the building to ensure that the project meets design expectations.
Energy Performance Reduce the environmental and economic harms associated with excessive energy use.	The project will utilize energy efficient performance improvements to reduce the building's energy consumption.
Renewable Energy Production Reduce the environmental and economic harms associated with fossil fuel energy by increasing self-supply of renewable energy.	On-site renewable energy will be generated using rooftop solar panels. Alternative options may be considered.
Materials and Resources	
Construction and Demolition Waste Management Reduce construction and demolition waste disposed of in landfills by recovering, reusing, and recycling materials.	The project team will create Waste Management Plans during Construction to ensure that 75% or more of materials are diverted from landfills.
Building Life-Cycle Impact Reduction Optimize the environmental performance of products and materials to reduce the embodied carbon of the building.	A whole-building life cycle assessment of the building will be conducted to assess the environmental impacts from the building materials.
Indoor Environmental Quality	
Indoor Air Quality Performance Promote occupants' comfort, well-being, and productivity by improving indoor air quality.	The building will be adequately ventilated, following ASHRAE standards. Monitoring devices will be incorporated to ensure that constant outdoor air will be supplied to the building. High-performance filtration media will be installed on each ventilation system that supplies outdoor air. Additionally, entryway systems will be incorpoated to capture dirt and particulates entering the building.
Low-Emitting Materials Reduce concentrations of chemical contaminants that can damage air quality, human health, productivity, and the environment.	The project team will select certified low-emitting products for the interior finishes and systems.