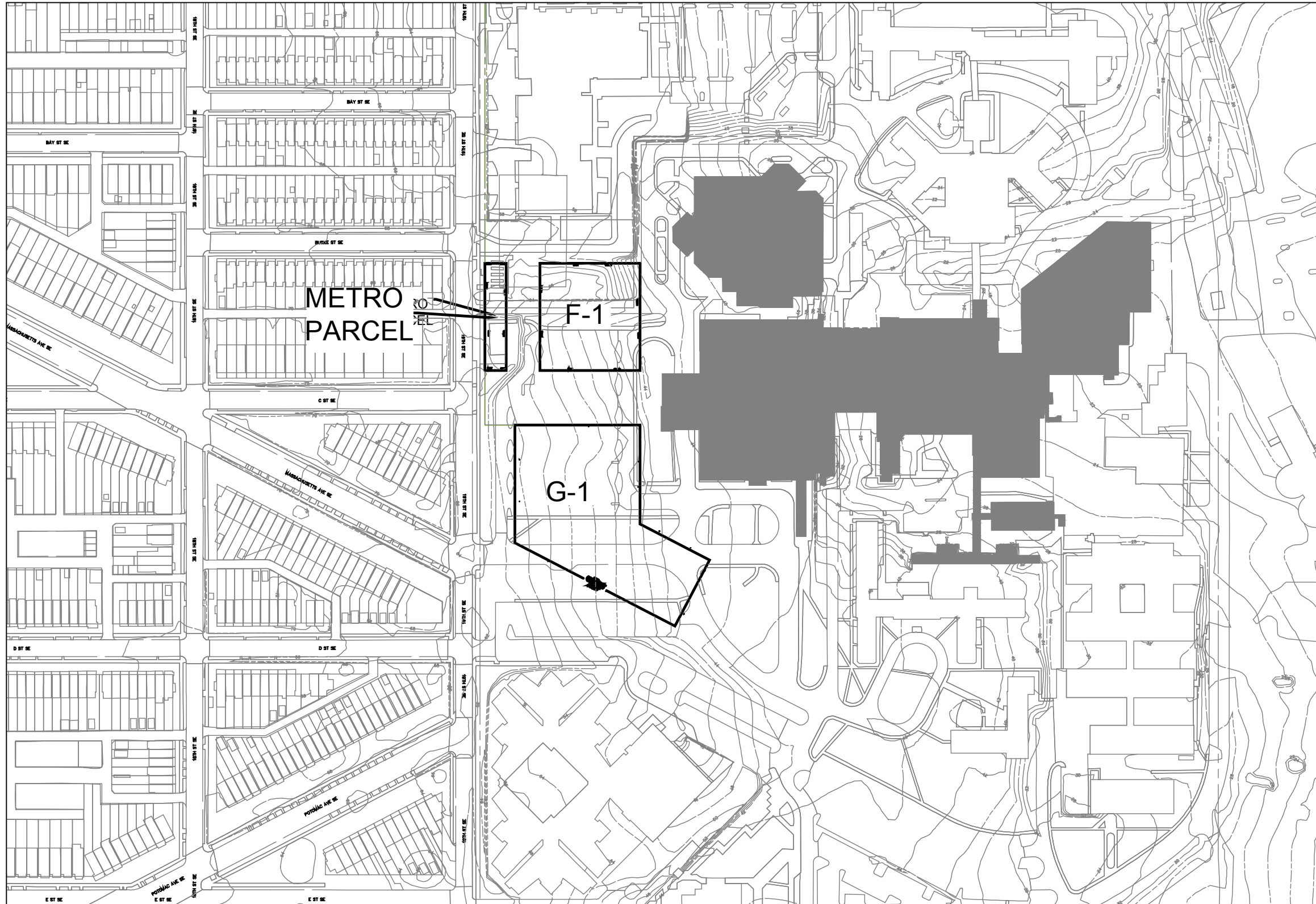
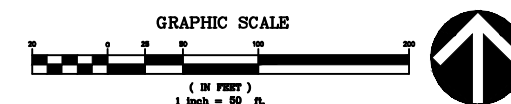
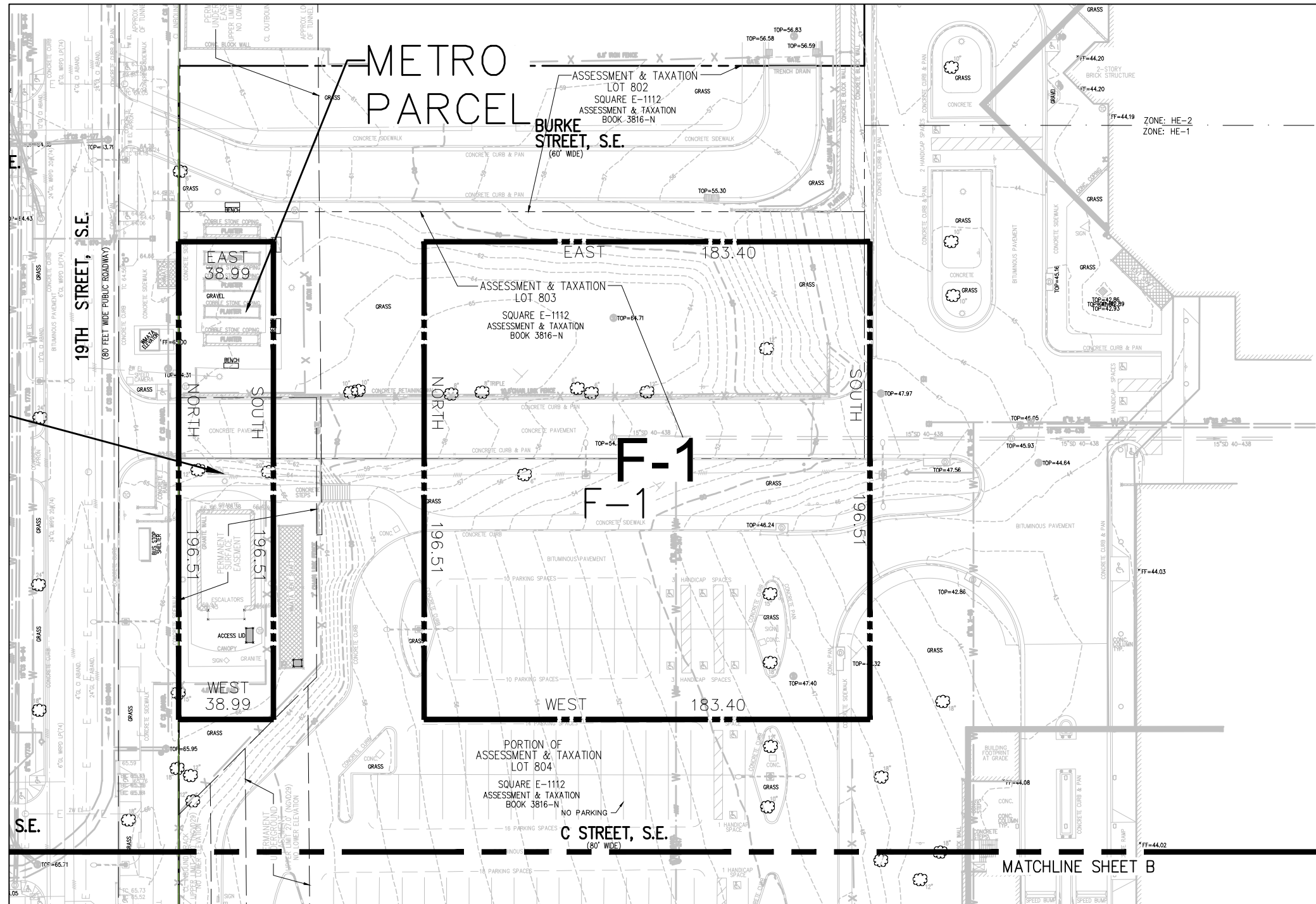
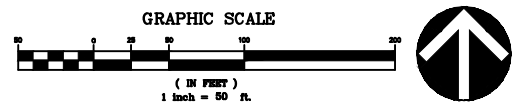
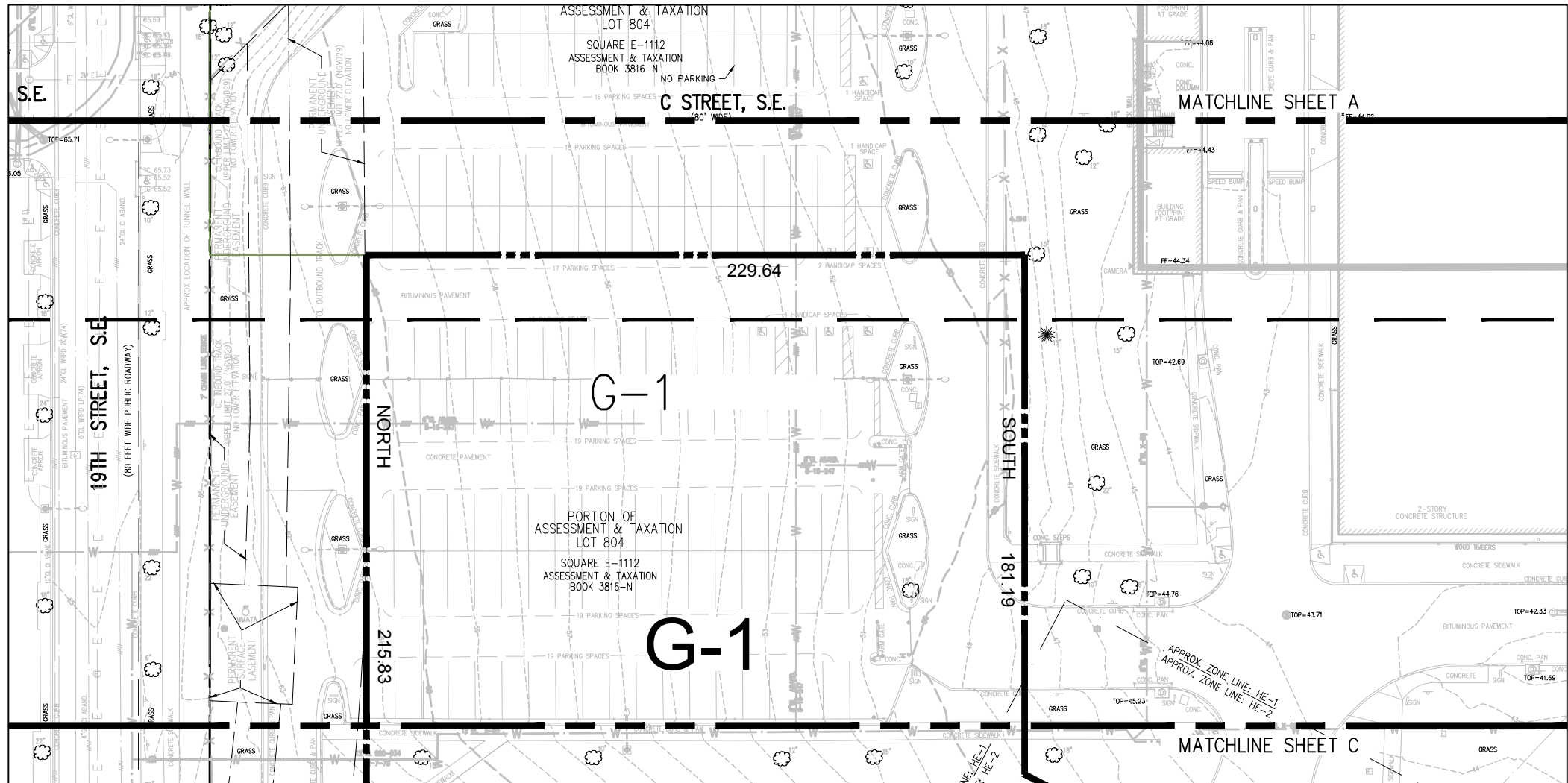


HILL EAST DESIGN REVIEW

OVERALL EXISTING CONDITIONS

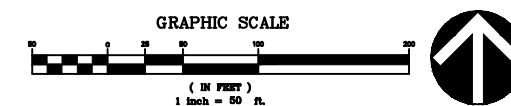


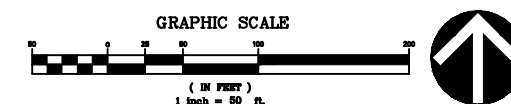
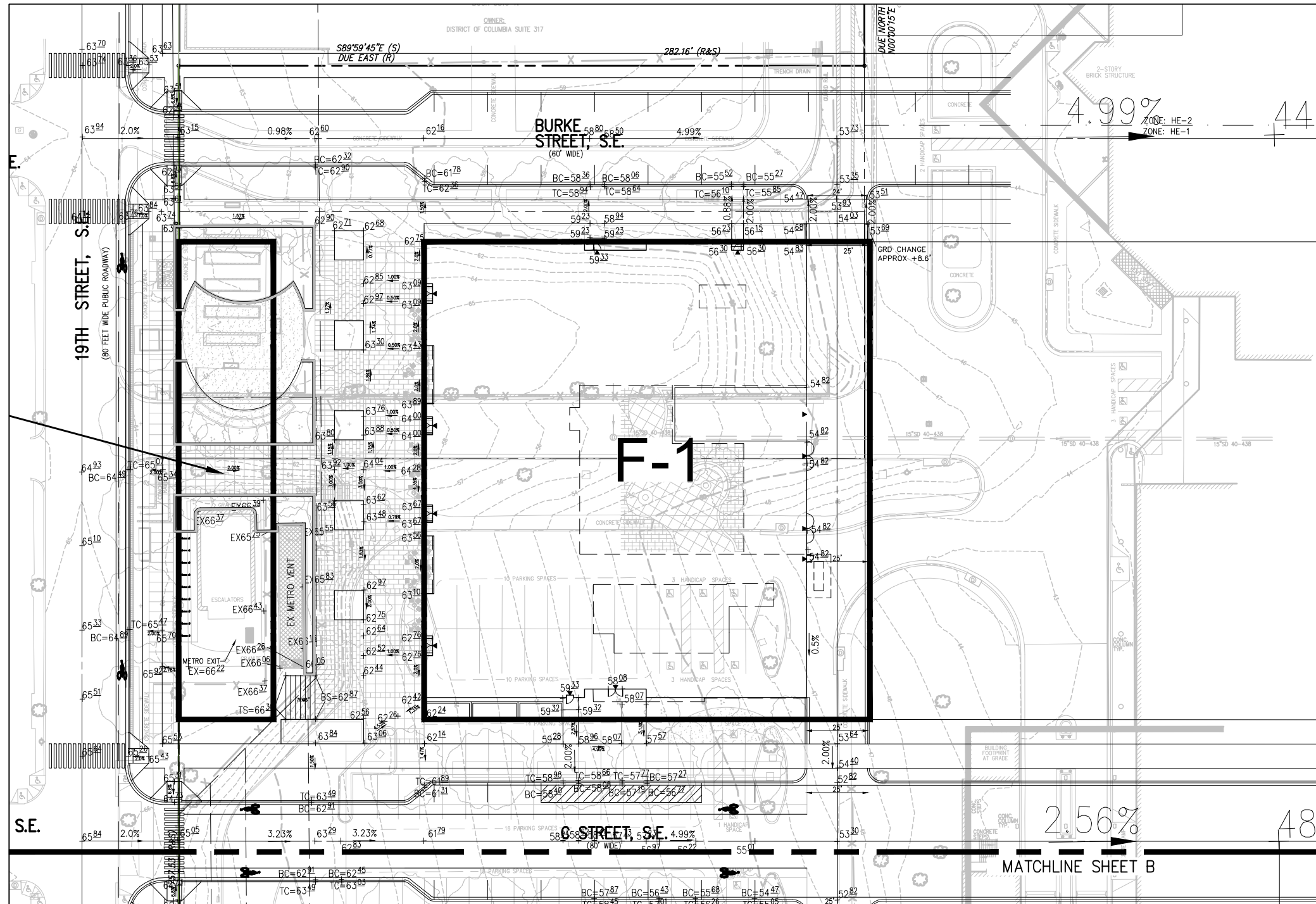


HILL EAST DESIGN REVIEW

EXISTING CONDITIONS - B



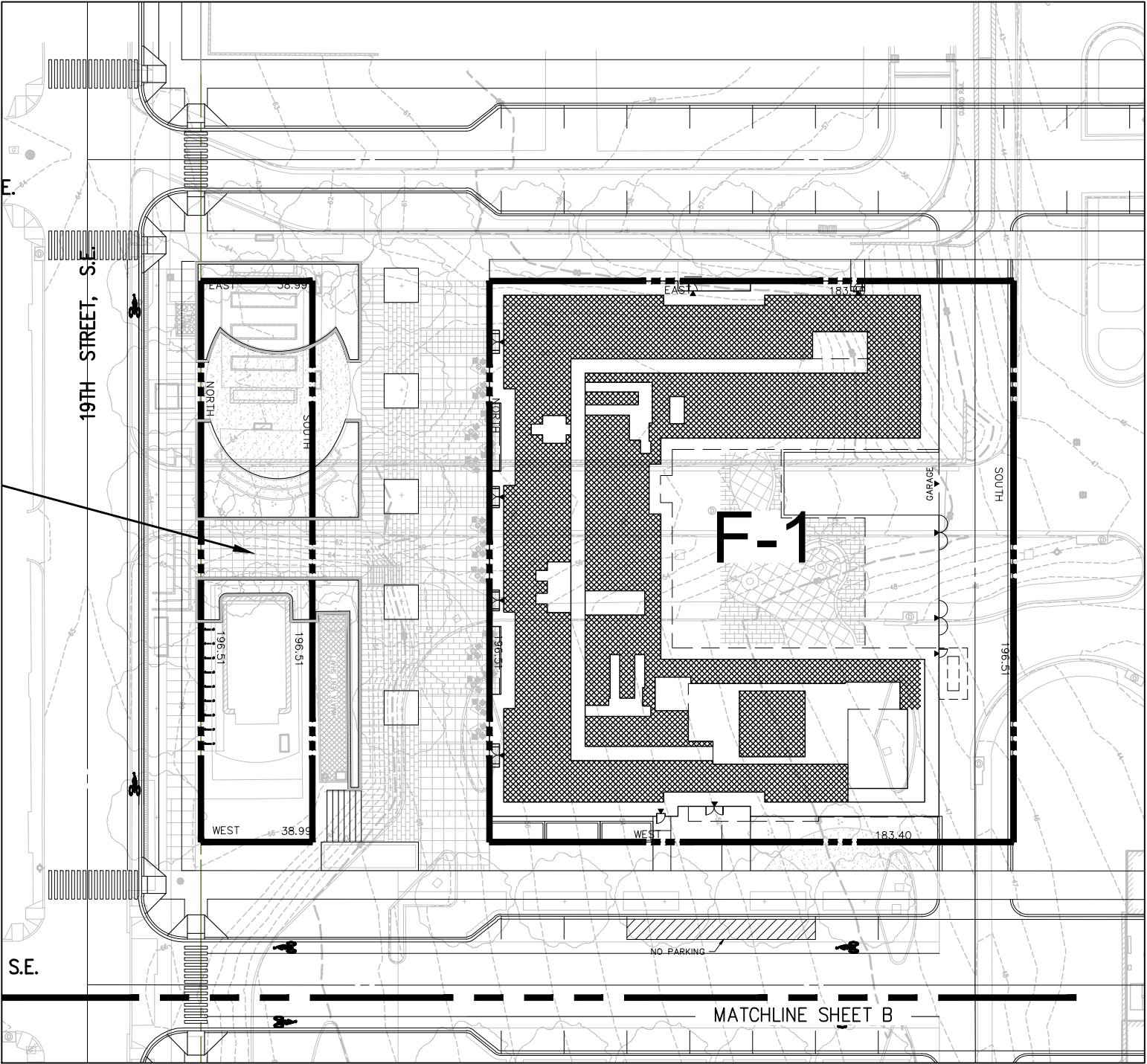




HILL EAST DESIGN REVIEW

GRADING PLAN - A

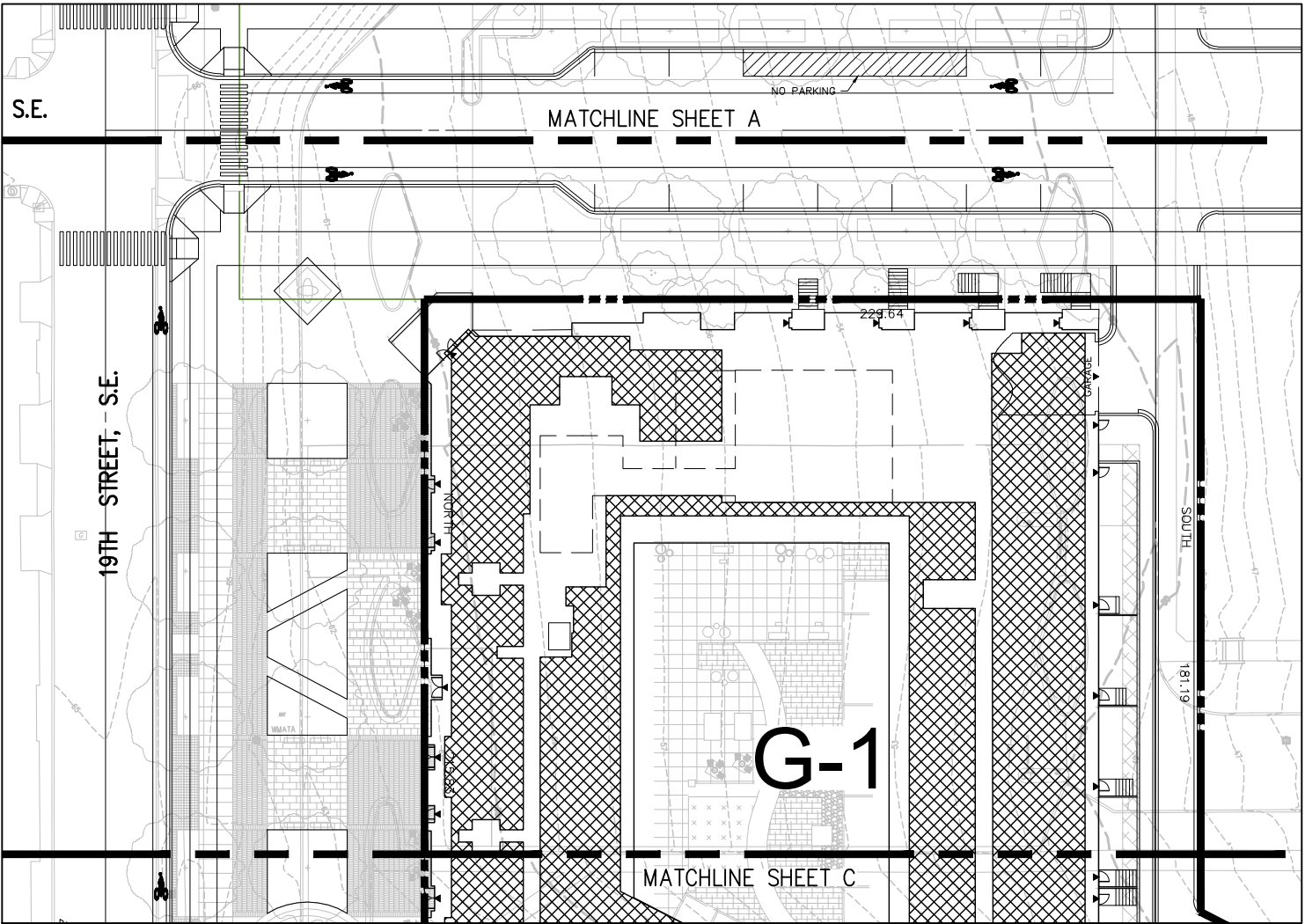




LEGEND

 GREENROOF AREA
(± 13,500 SF)

		Green Area Ratio Scoresheet		
Address: Hill East - Building F		Ward	Lot	Score
		7		HE-1
Other / N/A Order: Must meet 0.30 - need to confirm		enter sq ft of lot		
Lot size (enter this value first) *		36,039		
		multiplied by SCORE 0.300		
Landscape Elements				
		Square Ft.	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 0	0.6	-
3	Bioretention facilities	enter sq ft 0	0.4	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 0	0.2	-
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 0	0.3	-
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 0	0.5	-
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0.6	-
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0.7	-
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0.8	-
9	Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	enter sq ft 0	0.6	-
2	Over at least 8" of growth medium	enter sq ft 13,500	0.8	10,800.0
D Permeable Paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.4	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
E Other				
1	Enhanced tree growth systems***	enter sq ft 0	0.4	-
2	Renewable energy generation	enter sq ft 0	0.5	-
3	Approved water features	enter sq ft 0	0.2	-
		sub-total of sq ft = 13,300		
H Bonuses				
1	Native plant species	enter sq ft 0	0.1	-
2	Landscaping in food cultivation	enter sq ft 0	0.1	-
3	Harvested stormwater irrigation	enter sq ft 0	0.1	-
		Green Area Ratio multiplier = 10,800		
*** 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				



LEGEND

 GREENROOF AREA
(± 30,000 SF)

Green Area Ratio Scoresheet				
Address	Word	Lot	Square	Zoning District
Hill East - Building G		7		HE-1
Other / N/A Order		enter sq ft of lot	multiplier	score
Must meet 0.30 - need to confirm		78,003		0.308
Lot size (enter this value first) *				

Landscape Elements		Square Ft.	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 0	0.6	-
3	Bioretention facilities	enter sq ft 0	0.4	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 0	0.2	-
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 0	0	0.3
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 0	0	0.5
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0	0.6
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0	0.7
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0	0.7
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0	0.7
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0	0.8
9	Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	enter sq ft	0.6	-
2	Over at least 8" of growth medium	enter sq ft 30,000	0.8	24,000.0
D Permeable Paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.4	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
E Other				
1	Enhanced tree growth systems***	enter sq ft 0	0.4	-
2	Renewable energy generation	enter sq ft 0	0.5	-
3	Approved water features	enter sq ft 0	0.2	-
		sub-total of sq ft = 30,000		
H Bonuses				
1	Native plant species	enter sq ft 0	0.1	-
2	Landscaping in food cultivation	enter sq ft 0	0.1	-
3	Harvested stormwater irrigation	enter sq ft 0	0.1	-
		Green Area Ratio numerator = 24,000		
*** 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				



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 units: **350**

of stories: **7**
Avg. Home Size Adjustment: **-4.5**

Adjusted Certification Thresholds

Certified: **40.5** Gold: **70.5**
Silver: **55.5** Platinum: **85.5**

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

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

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