

C1.03 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

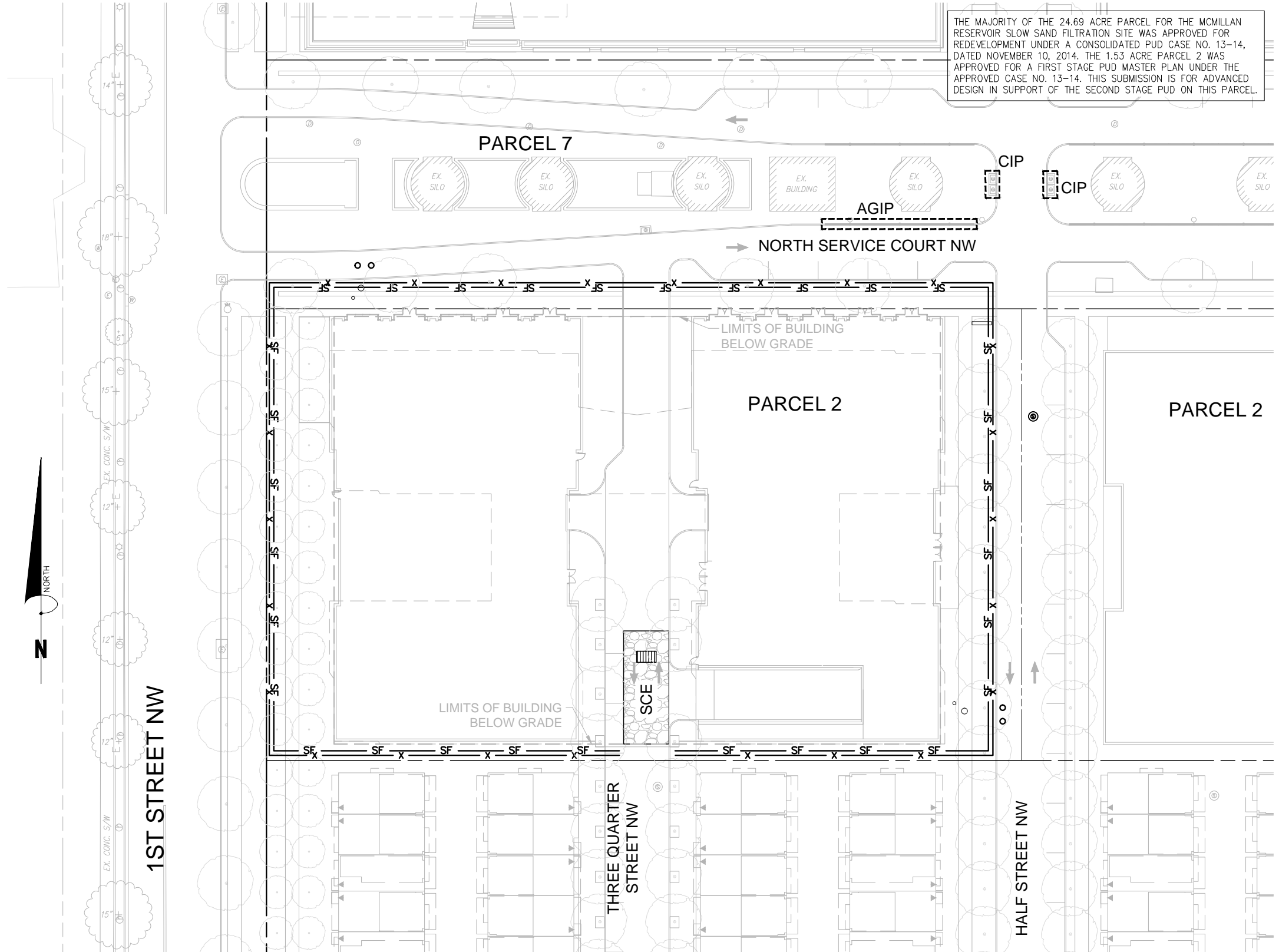
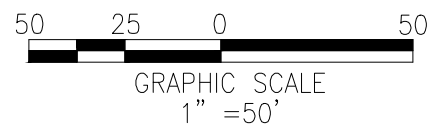


DUST CONTROL NOTES:

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.

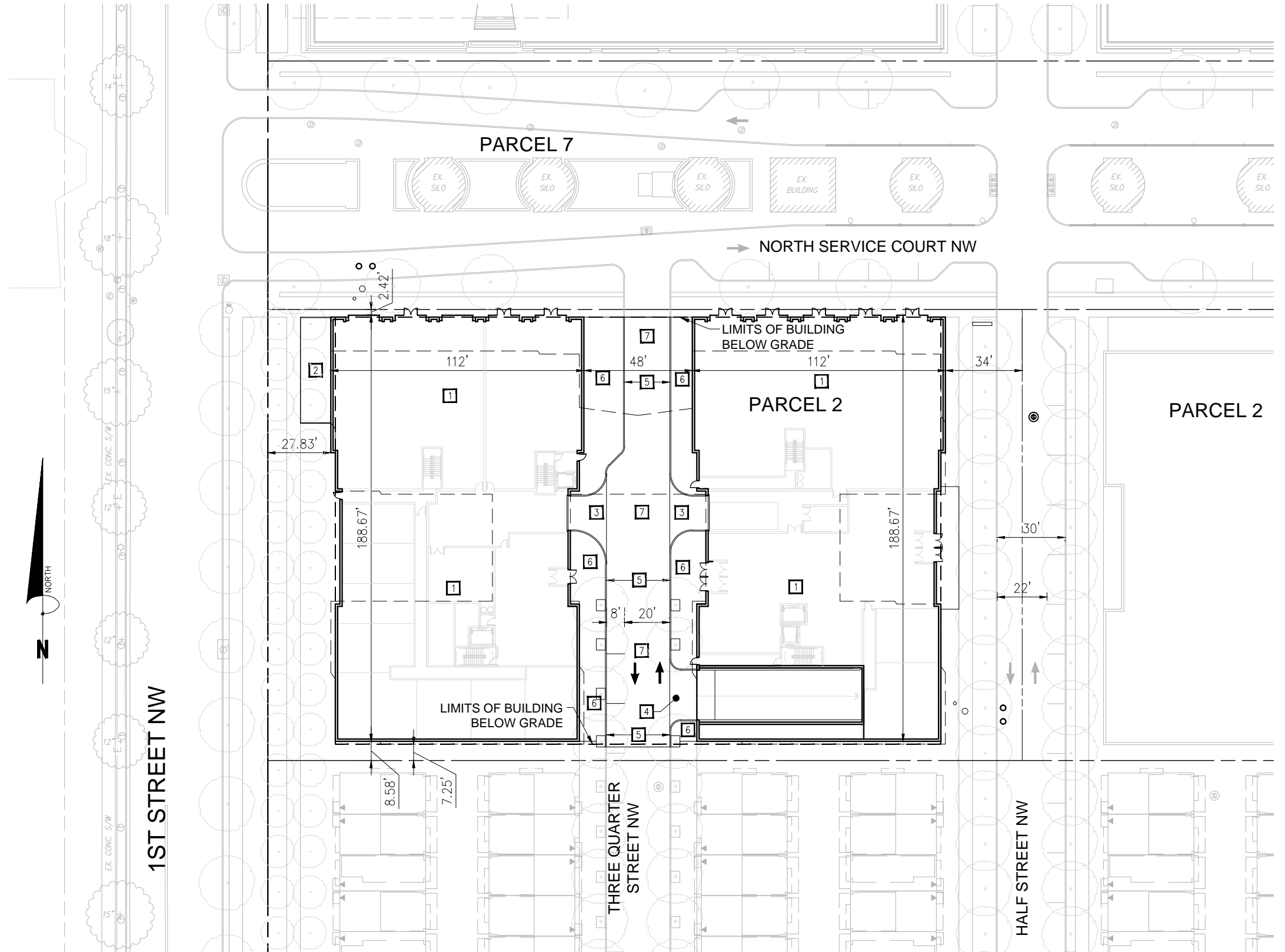
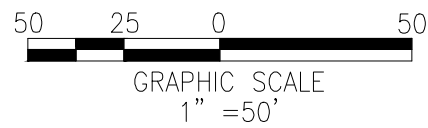


THE MAJORITY OF THE 24.69 ACRE PARCEL FOR THE MCMILLAN RESERVOIR SLOW SAND FILTRATION SITE WAS APPROVED FOR REDEVELOPMENT UNDER A CONSOLIDATED PUD CASE NO. 13-14, DATED NOVEMBER 10, 2014. THE 1.53 ACRE PARCEL 2 WAS APPROVED FOR A FIRST STAGE PUD MASTER PLAN UNDER THE APPROVED CASE NO. 13-14. THIS SUBMISSION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

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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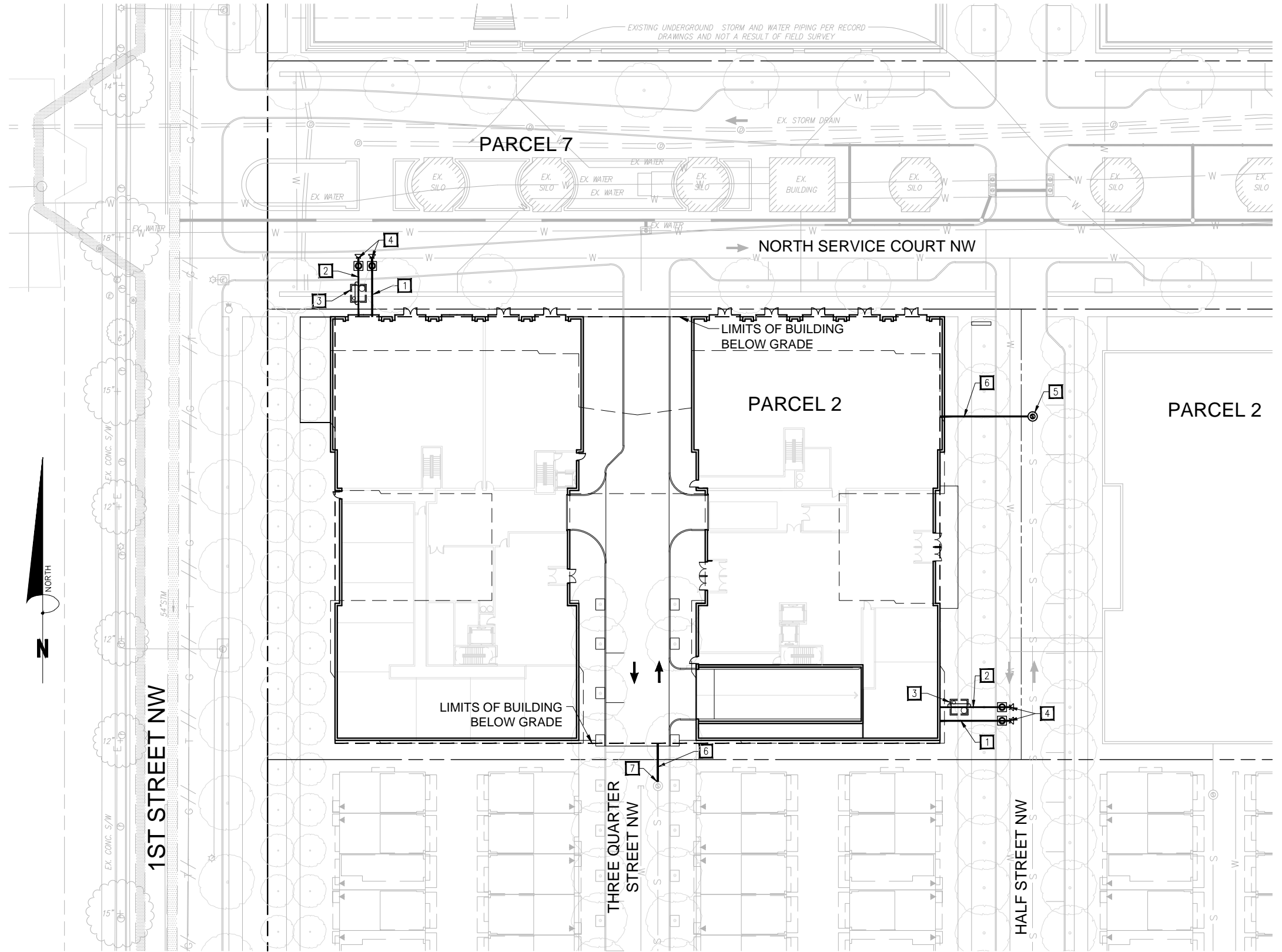
UTILITY KEYNOTES

- 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).

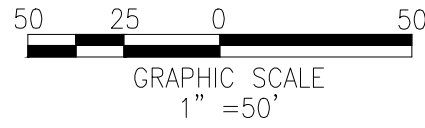
WATER AND SEWER DEMAND

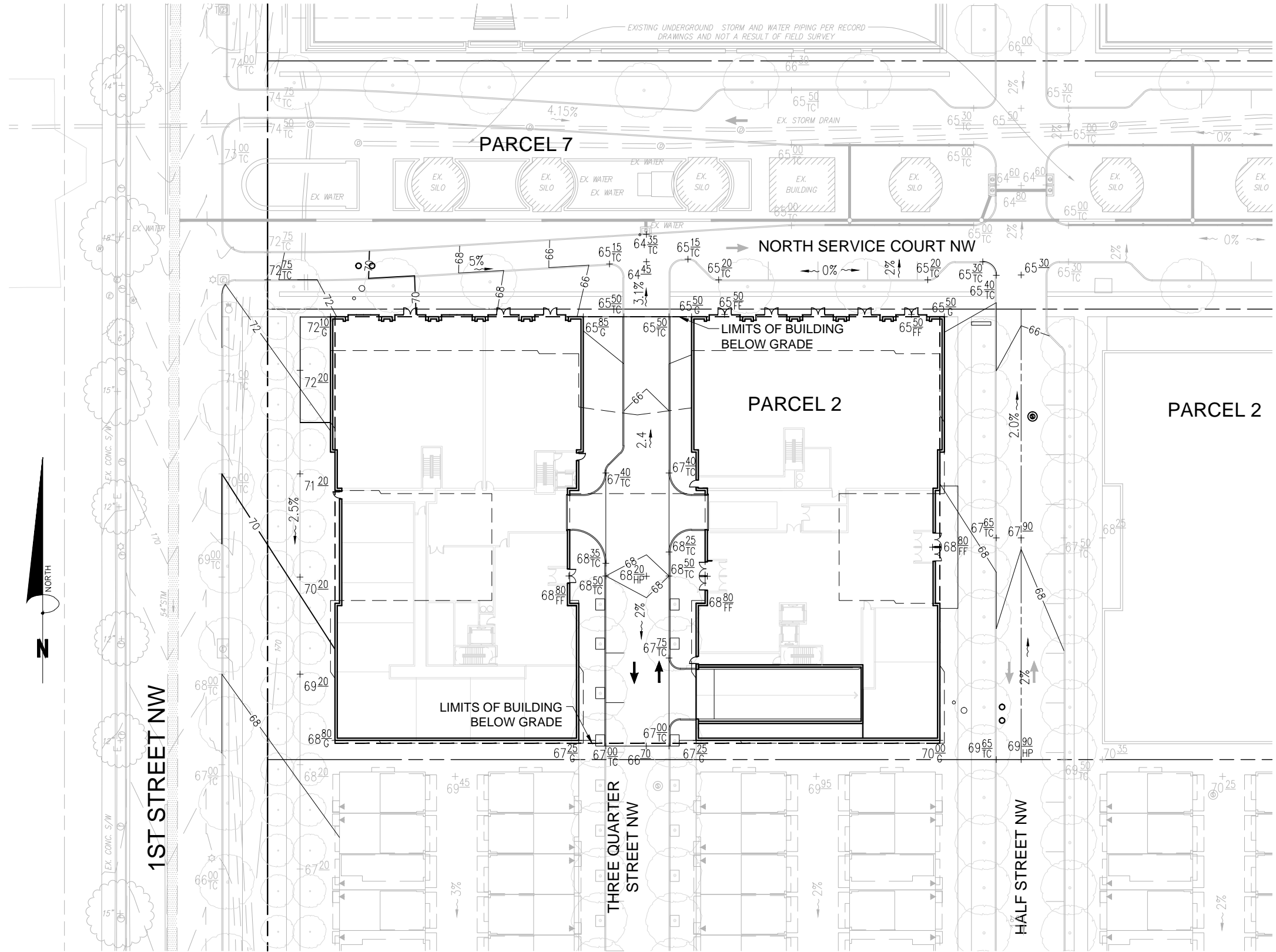
WATER:
 260 GPD PER UNIT X 230 UNITS = 59,800 GPD
 0.20 GPD PER SF X 15,400 SF RETAIL = 3,080 GPD
 TOTAL = 62,880 GPD

SEWER:
 62,880 GPD = 0.097 CFS

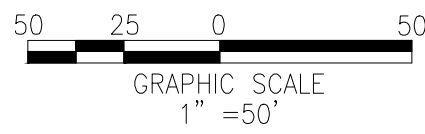


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<p>DETAIL 1 - STABILIZED CONSTRUCTION ENTRANCE</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> LENGTH - MINIMUM OF 50' (30' FOR SINGLE RESIDENCE LOT). WIDTH - 10' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE. THE PLAN APPROXIMATELY MAY NOT REQUIRE SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE. STONE - CRUSHED AGGREGATE 2\"/> <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 4 - SILT FENCE</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> FENCE POSTS SHALL BE A MINIMUM OF 30\"/> <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 6A - STANDARD INLET PROTECTION</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18\"/> <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 6B - AT GRADE INLET PROTECTION</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. LIFT GRATE AND WRAP WITH GEOTEXTILE CLASS E TO COMPLETELY COVER ALL OPENINGS. THEN SET GRATE BACK IN PLACE. 2. PLACE 3/4\"/> <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 6C - CURB INLET PROTECTION (COG OR COS INLETS)</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. ATTACH A CONTINUOUS PIECE OF WIRE MESH (30\"/> <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 22 - SEDIMENT BASIN/TRAP BAFFLES</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. THE FOLLOWING FORMULA SHOULD BE USED IN DETERMINING THE STORAGE VOLUME OF THE SEDIMENT TANK: 1 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. 2. AN EXAMPLE OF A TYPICAL SEDIMENT TANK IS SHOWN ABOVE. OTHER CONTAINER DESIGNS CAN BE USED IF THE STORAGE VOLUME IS ADEQUATE AND APPROVAL IS OBTAINED FROM THE LOCAL APPROVING AGENCY. 3. TANKS MAY BE CONNECTED IN SERIES. <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 74 - TREE PROTECTION</p> <p>TEMPORARY MEASURES</p> <p>FINAL MEASURES</p> <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>
<p>DETAIL 6D - MEDIUM INLET PROTECTION</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> FENCE POSTS SHALL BE 30\"/> <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 6E - AT GRADE INLET GUARD</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. ALL TEMPORARY EARTH DIKES SHALL HAVE UNDISTURBED POSITIVE GRADE TO AN OUTLET. SPOT ELEVATIONS MAY BE NECESSARY FOR GRADES LESS THAN 1%. RUNOFF DIVERTED FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE. RUNOFF DIVERTED FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED, STABILIZED AREA AT A NON-EROSIVE VELOCITY. <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 9 - EARTH DIKE</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. ALL TEMPORARY EARTH DIKES SHALL HAVE UNDISTURBED POSITIVE GRADE TO AN OUTLET. SPOT ELEVATIONS MAY BE NECESSARY FOR GRADES LESS THAN 1%. RUNOFF DIVERTED FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE. RUNOFF DIVERTED FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED, STABILIZED AREA AT A NON-EROSIVE VELOCITY. <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 11 - PERIMETER DIKE / SWALE</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. ALL PERIMETER DIKE/SWALES SHALL HAVE AN UNDISTURBED POSITIVE GRADE TO AN OUTLET. SPOT ELEVATIONS MAY BE NECESSARY FOR GRADES LESS THAN 1%. RUNOFF DIVERTED FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE. RUNOFF DIVERTED FROM AN UNDISTURBED AREA SHALL OUTLET INTO AN UNDISTURBED, STABILIZED AREA AT A NON-EROSIVE VELOCITY. <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 12 - PIPE OUTLET SEDIMENT TRAP - ST I</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. THE AREA UNDER THE EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. THE TOTAL VOLUME AS MEASURED FROM THE BOTTOM TO RISER CREST ELEVATION SHALL BE 3000 CUBIC FEET PER ACRE OF DRAINAGE AREA (SEE TABLE 1). THE TOP OF EMBANKMENT MUST BE 2\"/> <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 34 - PORTABLE SEDIMENT TANK (HORIZONTAL)</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. THE FOLLOWING FORMULA SHOULD BE USED IN DETERMINING THE STORAGE VOLUME OF THE SEDIMENT TANK: 1 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. 2. AN EXAMPLE OF A TYPICAL SEDIMENT TANK IS SHOWN ABOVE. OTHER CONTAINER DESIGNS CAN BE USED IF THE STORAGE VOLUME IS ADEQUATE AND APPROVAL IS OBTAINED FROM THE LOCAL APPROVING AGENCY. 3. TANKS MAY BE CONNECTED IN SERIES. <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	
<p>PIPE OUTLET SEDIMENT TRAP - ST I</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE ABATED. ONCE CONSTRUCTED, THE TOP AND OUTSIDE FACE OF THE EMBANKMENT SHALL BE STABILIZED WITH SEED AND MULCH. POINTS OF CONCENTRATED INFLOW SHALL BE PROTECTED IN ACCORDANCE WITH GRADE STABILIZATION STRUCTURE CRITERIA. THE REMAINDER OF THE INTERIOR SLOPES SHOULD BE STABILIZED (ONE TIME) WITH SEED AND MULCH UPON TRAP COMPLETION AND MONITORED AND MAINTAINED EROSION FREE USING THE LIFE OF THE TRAP. 7. THE STRUCTURE SHALL BE REMOVED AND AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. 8. ALL OUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. 9. ALL PIPE CONNECTIONS SHALL BE WATER-TIGHT. 10. ABOVE THE NET STORAGE ELEVATION, THE RISER SHALL BE VERTICALLY WITH 1/2\"/> <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 13 - STONE OUTLET SEDIMENT TRAP - ST II</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. ALL OUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. THE STONE USED IN THE OUTLET CHANNEL SHALL BE SMALL RIP-RAP 4\"/> <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>STONE OUTLET SEDIMENT TRAP - ST II</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 5. THE STRUCTURE SHALL BE INSPECTED PERIODICALLY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. CONSTRUCTION OF TRAPS SHALL BE CARRIED OUT IN SUCH A MANNER THAT SEDIMENT POLLUTION IS ABATED. ONCE CONSTRUCTED, THE TOP AND OUTSIDE FACE OF THE EMBANKMENT SHALL BE STABILIZED WITH SEED AND MULCH. POINTS OF CONCENTRATED INFLOW SHALL BE PROTECTED IN ACCORDANCE WITH GRADE STABILIZATION STRUCTURE CRITERIA. THE REMAINDER OF THE INTERIOR SLOPES SHOULD BE STABILIZED (ONE TIME) WITH SEED AND MULCH UPON TRAP COMPLETION AND MONITORED AND MAINTAINED EROSION FREE DURING THE LIFE OF THE TOP. 8. THE STRUCTURE SHALL BE DEMATERIALIZED BY APPROVED METHODS, REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. 9. REFER TO SECTION C FOR SPECIFICATIONS CONCERNING TRAP DEMATERIALIZATION. 10. MINIMUM TRAP DEPTH SHALL BE MEASURED FROM THE NEAR ELEVATION. 11. THE ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO THE TRAP MUST EQUAL OR EXCEED THE ELEVATION OF THE TRAP EMBANKMENT. 12. GEOTEXTILE CLASS SE SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO THE PLACEMENT OF STONE. SECTIONS OF FILTER CLOTH MUST OVERLAP AT LEAST 1\"/> <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 14 - RIP-RAP OUTLET SEDIMENT TRAP - ST III</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE 4\"/> 3. ALL OUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF TRAP EMBANKMENT. STORAGE AREA PROVIDED SHALL BE FIGURED BY COMPUTING THE VOLUME MEASURED FROM TOP OF EXCAVATION (FOR STORAGE REQUIREMENTS SEE TABLE 12). 6. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTION OF FABRIC MUST OVERLAP AT LEAST 1\"/> 7. STONE USED IN THE OUTLET CHANNEL SHALL BE 4\"/> 8. OUTLET - AN OUTLET SHALL BE PROVIDED, WHICH INCLUDES A MEANS OF CONVEYING THE DISCHARGE IN AN EROSION FREE MANNER TO AN EXISTING STABLE CHANNEL. PROTECTION AGAINST COLLAPSE AT THE DISCHARGE AND SHALL BE PROVIDED AS NECESSARY. 9. OUTLET CHANNEL MUST HAVE POSITIVE DRAINAGE FROM THE TRAP. 10. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF OF THE NET STORAGE DEPTH OF THE TRAP (1500 +/-50). REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. 11. THE STRUCTURE SHALL BE INSPECTED PERIODICALLY AND AFTER EACH RAIN AND REPAIRS AS NEEDED. 12. CONSTRUCTION OF TRAPS SHALL BE CARRIED OUT IN SUCH A MANNER THAT SEDIMENT POLLUTION IS ABATED. ONCE CONSTRUCTED, THE TOP AND OUTSIDE FACE OF THE EMBANKMENT SHALL BE STABILIZED WITH SEED MULCH. POINTS OF CONCENTRATED INFLOW SHALL BE PROTECTED IN ACCORDANCE WITH GRADE STABILIZATION STRUCTURE CRITERIA. THE REMAINDER OF THE INTERIOR SLOPES SHOULD BE STABILIZED (ONE TIME) WITH SEED AND MULCH UPON TRAP COMPLETION AND MONITORED AND MAINTAINED EROSION FREE DURING THE LIFE OF THE TRAP. 13. THE STRUCTURE SHALL BE DEMATERIALIZED BY APPROVED METHODS, REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>RIP-RAP OUTLET SEDIMENT TRAP - ST III</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. THE TOTAL VOLUME AS MEASURED FROM THE BOTTOM TO RISER CREST ELEVATION SHALL BE 3000 CUBIC FEET PER ACRE OF DRAINAGE AREA (SEE TABLE 1). THE TOP OF EMBANKMENT MUST BE 2\"/> 4. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF TRAP EMBANKMENT. STORAGE AREA PROVIDED SHALL BE FIGURED BY COMPUTING THE VOLUME MEASURED FROM TOP OF EXCAVATION (FOR STORAGE REQUIREMENTS SEE TABLE 12). 6. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTION OF FABRIC MUST OVERLAP AT LEAST 1\"/> 7. STONE USED IN THE OUTLET CHANNEL SHALL BE 4\"/> 8. OUTLET - AN OUTLET SHALL BE PROVIDED, WHICH INCLUDES A MEANS OF CONVEYING THE DISCHARGE IN AN EROSION FREE MANNER TO AN EXISTING STABLE CHANNEL. PROTECTION AGAINST COLLAPSE AT THE DISCHARGE AND SHALL BE PROVIDED AS NECESSARY. 9. OUTLET CHANNEL MUST HAVE POSITIVE DRAINAGE FROM THE TRAP. 10. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF OF THE NET STORAGE DEPTH OF THE TRAP (1500 +/-50). 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THE STRUCTURE SHALL BE DEMATERIALIZED BY APPROVED METHODS, REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	<p>DETAIL 35 - PORTABLE SEDIMENT TANK (VERTICAL)</p> <p>CONSTRUCTION SPECIFICATIONS</p> <ol style="list-style-type: none"> 1. THE FOLLOWING FORMULA SHOULD BE USED IN DETERMINING THE STORAGE VOLUME OF THE SEDIMENT TANK: 1 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. 2. AN EXAMPLE OF A TYPICAL SEDIMENT TANK IS SHOWN ABOVE. OTHER CONTAINER DESIGNS CAN BE USED IF THE STORAGE VOLUME IS ADEQUATE AND APPROVAL IS OBTAINED FROM THE LOCAL APPROVING AGENCY. 3. TANKS MAY BE CONNECTED IN SERIES. <p>U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE</p>	

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 H ("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 Meetings	The project team has conducted one or more integrative design meetings(s) and submitted a Green Development Plan or equivalent documentation	Integrated Team Meetings and a 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
Intended Points						2

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"		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.		N/A		0
2.11 Brownfield or Adaptive Reuse Site	The project is located on an adaptive reuse site	Not an adaptive reuse site.		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			N/A		0
Intended Points						18

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.		N/A		M
3.2 Erosion and Sedimentation Control (Except for infill sites with buildable area smaller than one acre)	Site will implement EPAs 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	1.2 inches of rainfall onto the site. Two	Project Plans	Project Plans	Landscape Architect	0
Intended Points						0

Green Communities Scorecard – Methods Worksheet



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
						0
						Intended Points

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 following 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 following 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
						5
						Intended Points

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 recycled materials have been provided. Qualifying materials have 25% pc or 50% pi.	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.	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	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	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
						16
						Intended Points

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. www.compass.com/water-usage-ratio			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	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