



UNIT E3 REV.

UNIT E2 REV.

UNIT E1

UNIT E1

UNIT E1 REV.

UNIT E1 REV.

UNIT E1

UNIT E3

MEWS • WEST SIDE ELEVATION



UNIT E3 REV.  
BURIED

UNIT E2 REV.  
BURIED

UNIT E1  
BURIED

UNIT E1  
BURIED

UNIT E1 REV.  
BURIED

UNIT E1 REV.  
BURIED

UNIT E1  
BURIED

UNIT E3  
BURIED

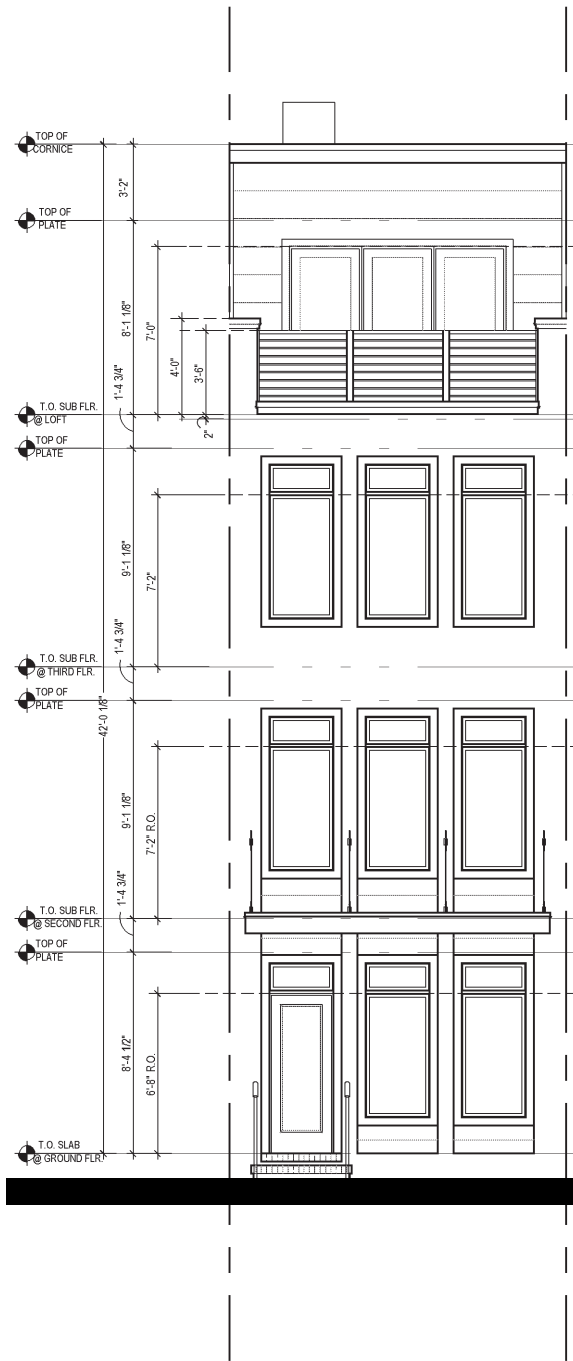
NORTH CAPITOL STREET • EAST SIDE ELEVATION



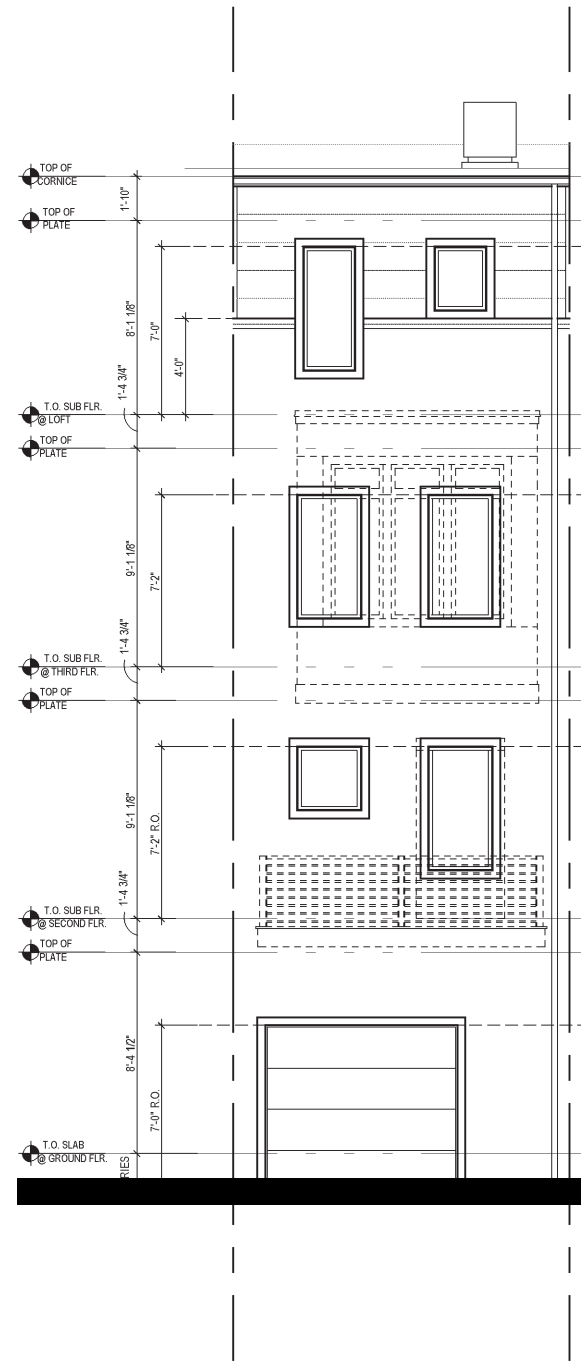
SOUTH SERVICE COURT • SOUTH SIDE ELEVATION



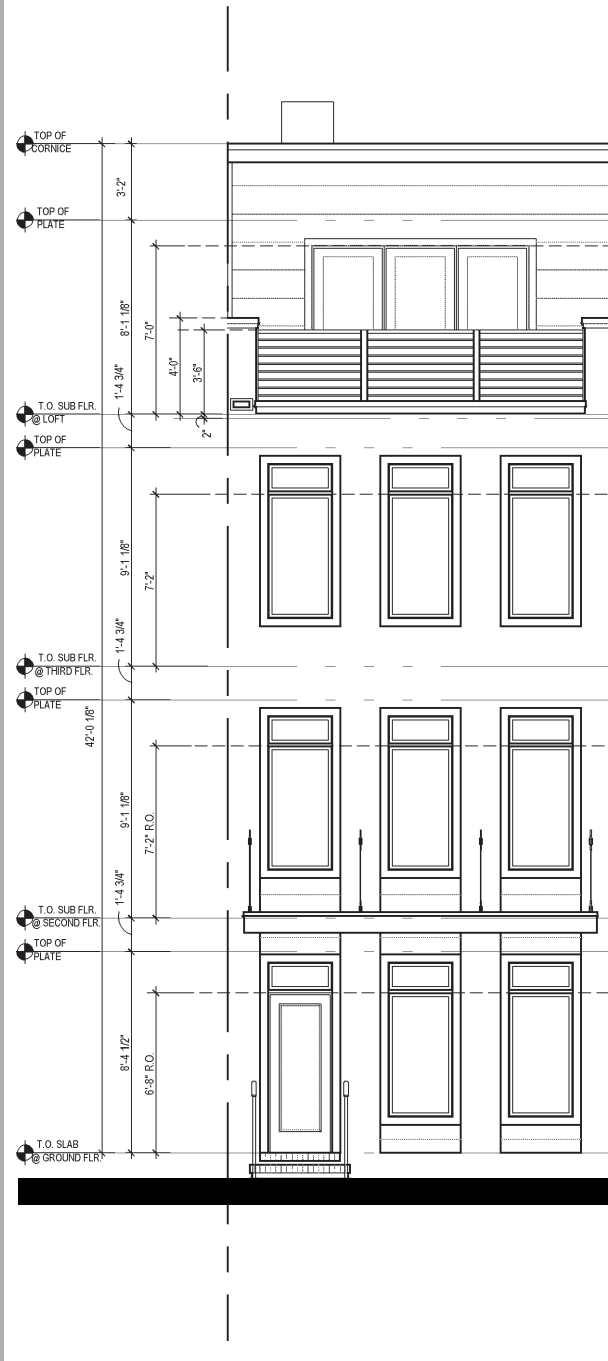
EVARTS STREET • NORTH SIDE ELEVATION



UNIT A • FRONT • ELEVATION 1



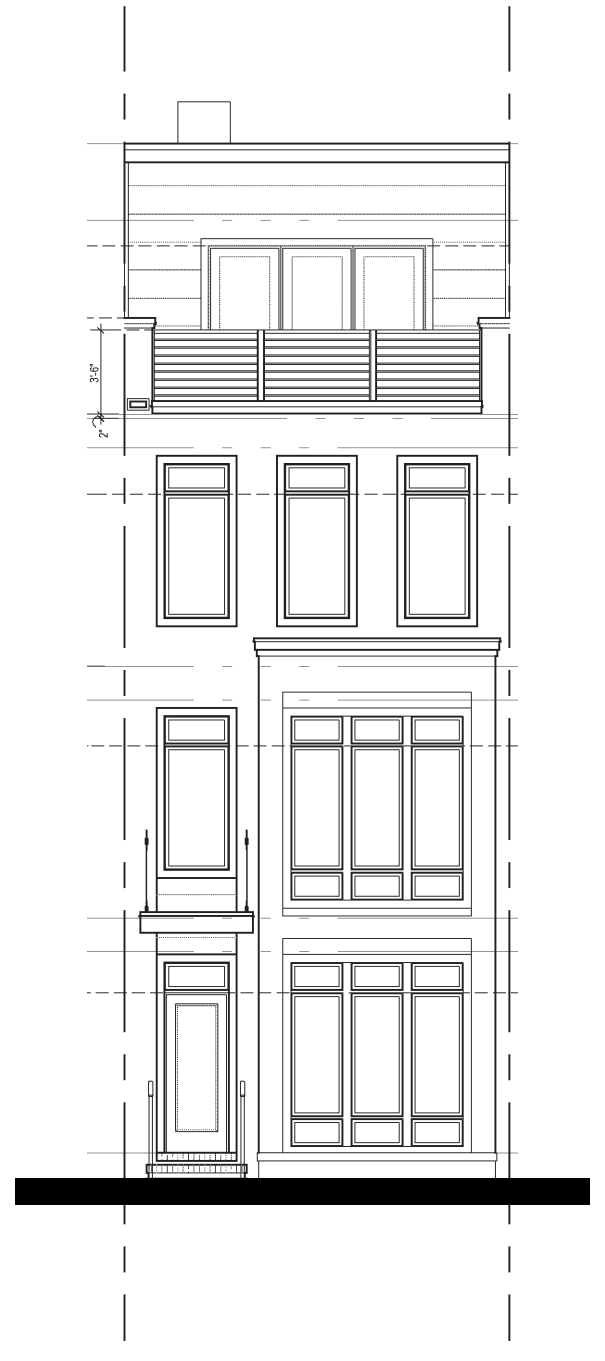
UNIT A • TYPICAL REAR



UNIT B • FRONT • ELEVATION 1

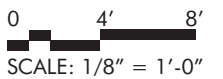


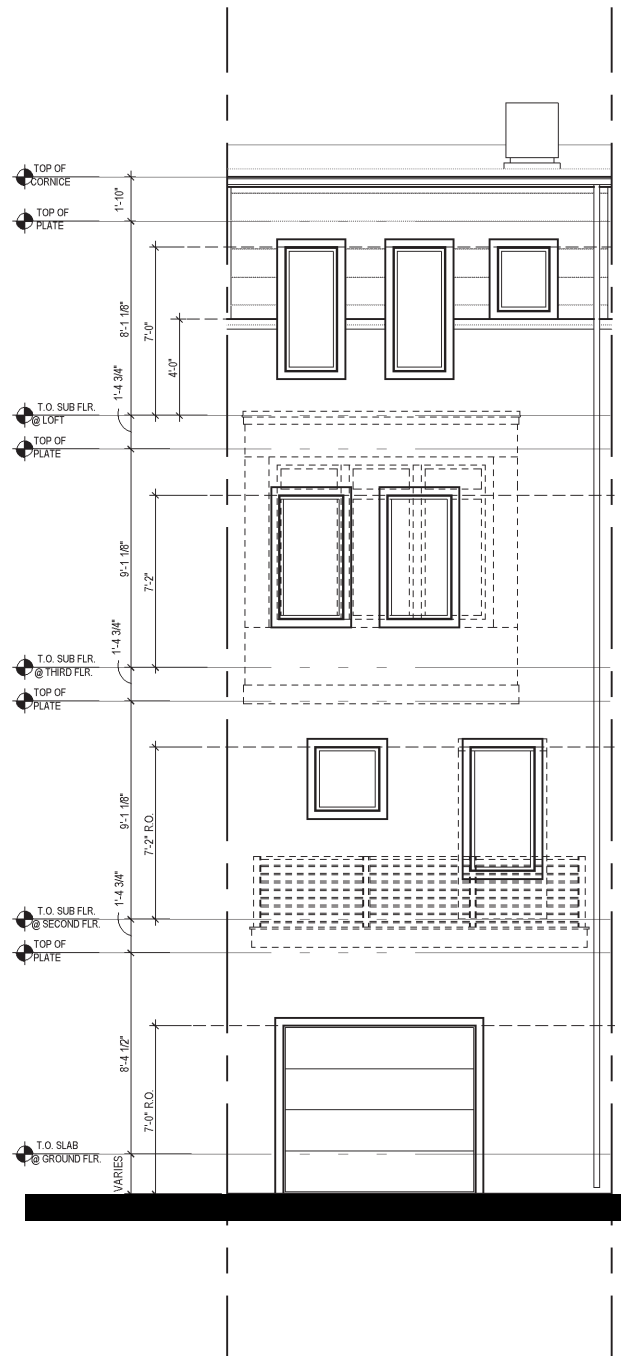
UNIT B • FRONT • ELEVATION 2



UNIT B • FRONT • ELEVATION 3

ROW HOUSE



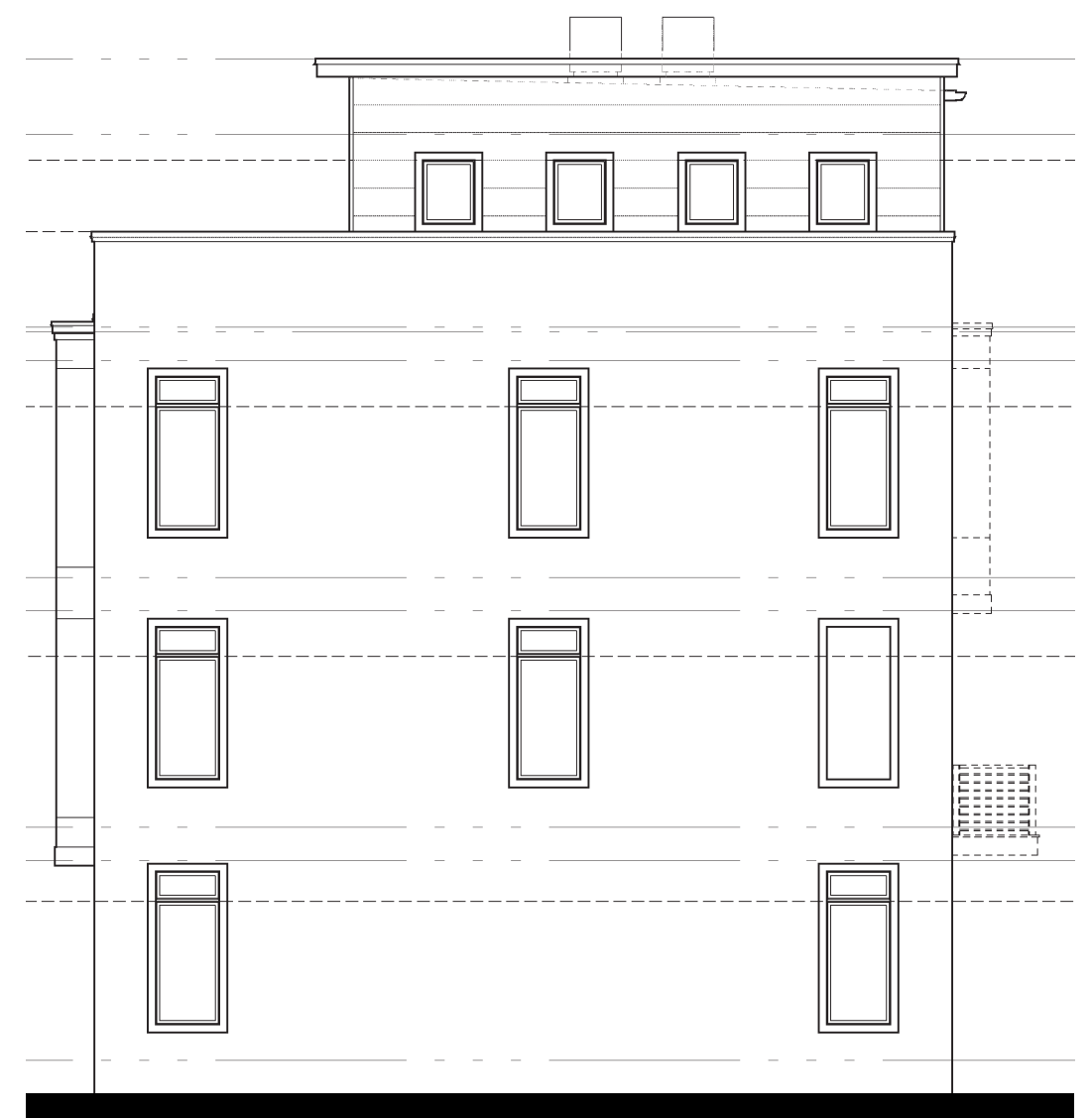


UNIT B • TYPICAL REAR

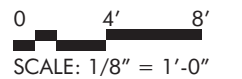
ROW HOUSE

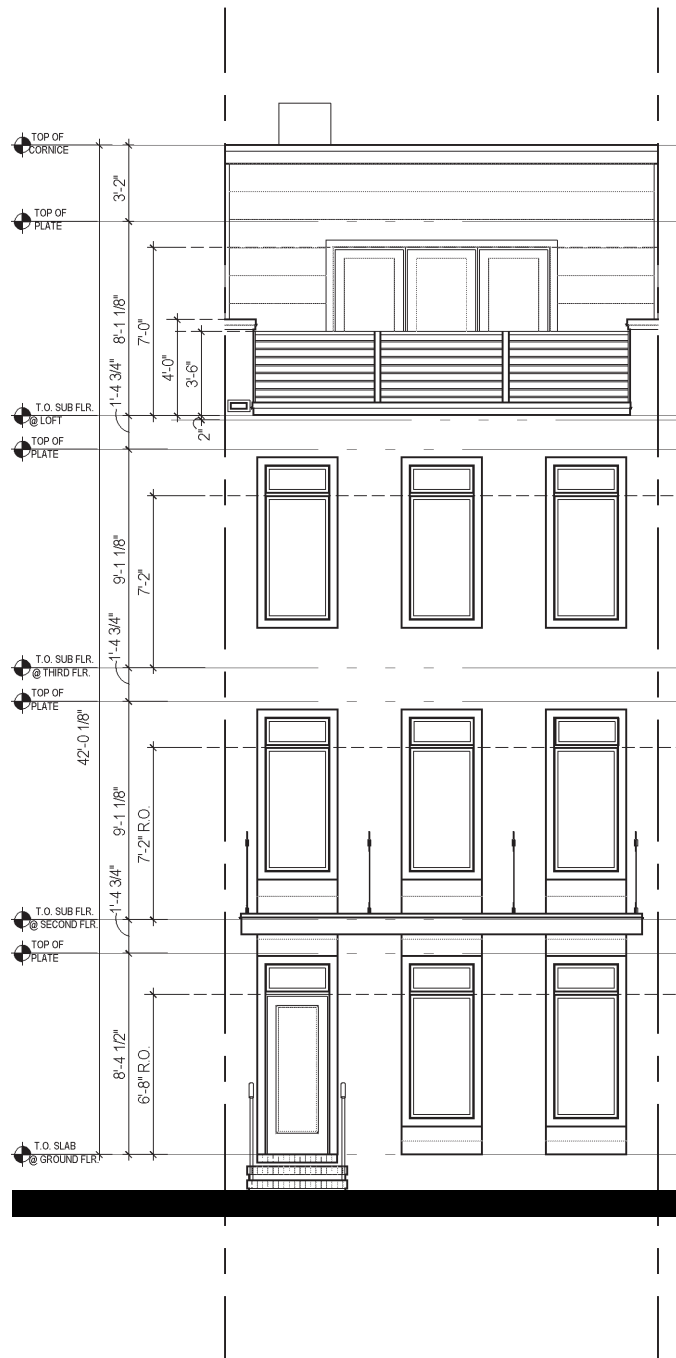


UNIT B & UNIT C • TYPICAL SIDE • ELEVATION 1

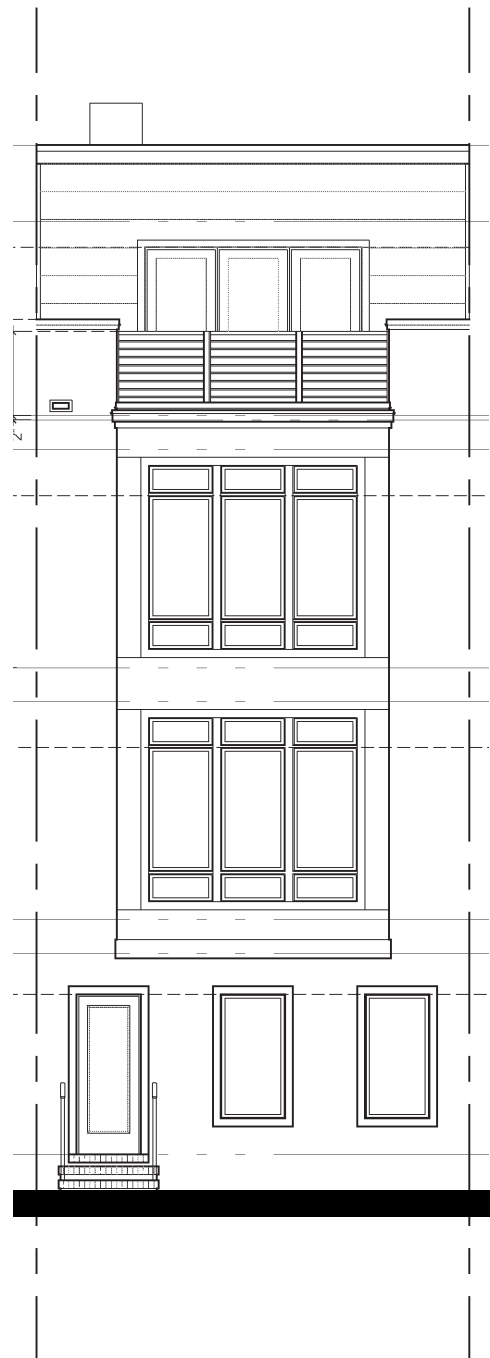


UNIT B & UNIT C • TYPICAL SIDE • ELEVATION 2





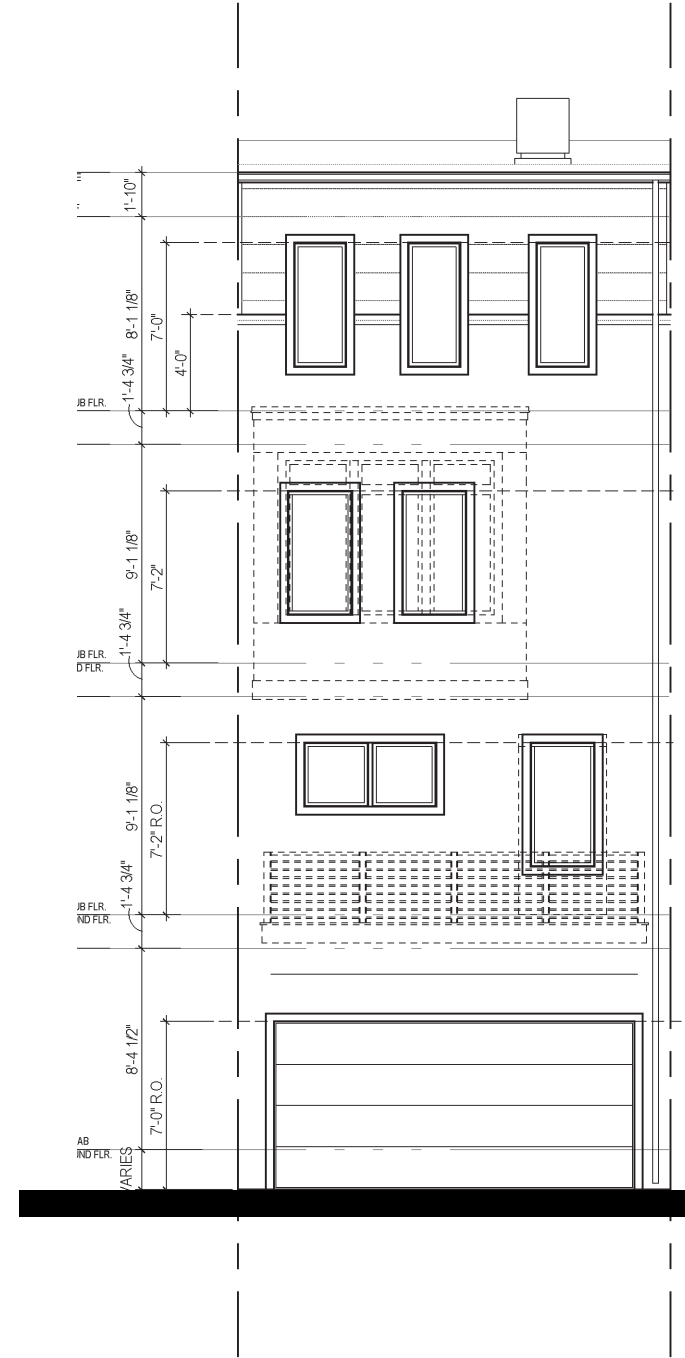
UNIT C • FRONT • ELEVATION 1



UNIT C • FRONT • ELEVATION 2

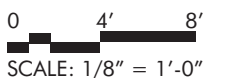


UNIT C • FRONT • ELEVATION 3



UNIT C • TYPICAL REAR

ROW HOUSE



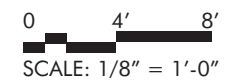


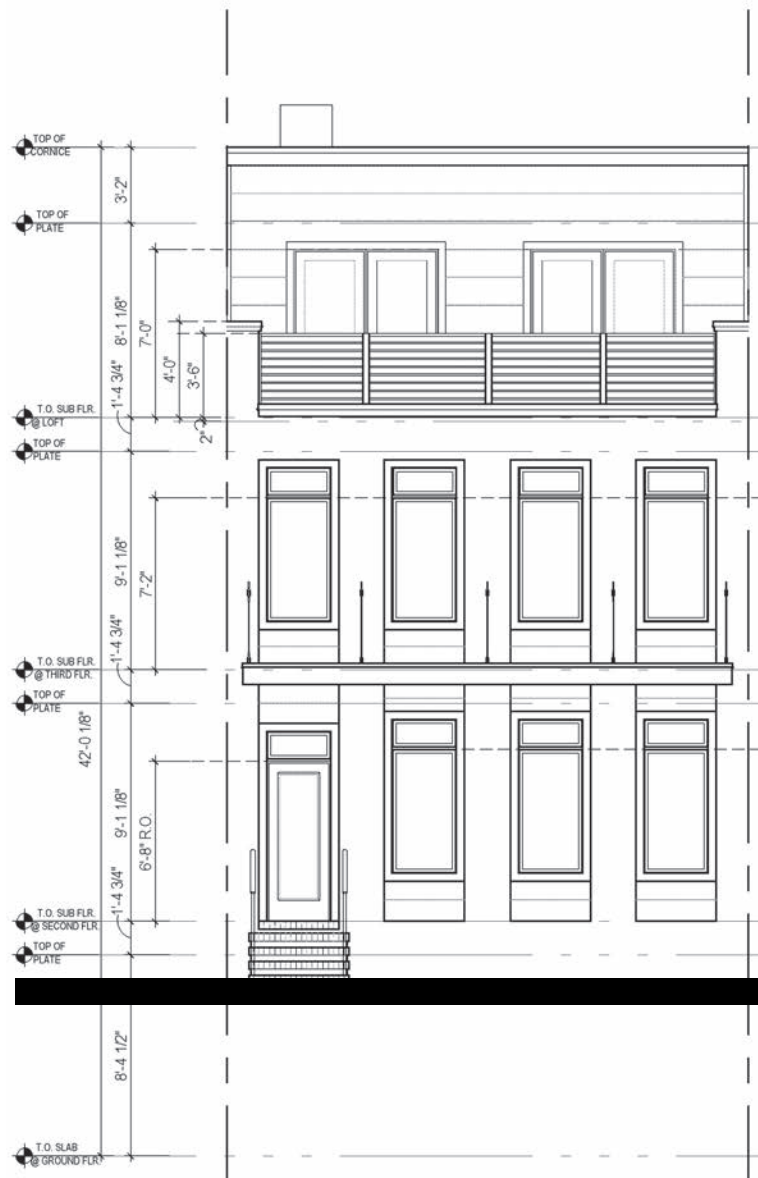
UNIT D • FRONT • ELEVATION 1

UNIT D • SIDE • ELEVATION 1

UNIT D • REAR • ELEVATION 1

ROW HOUSE

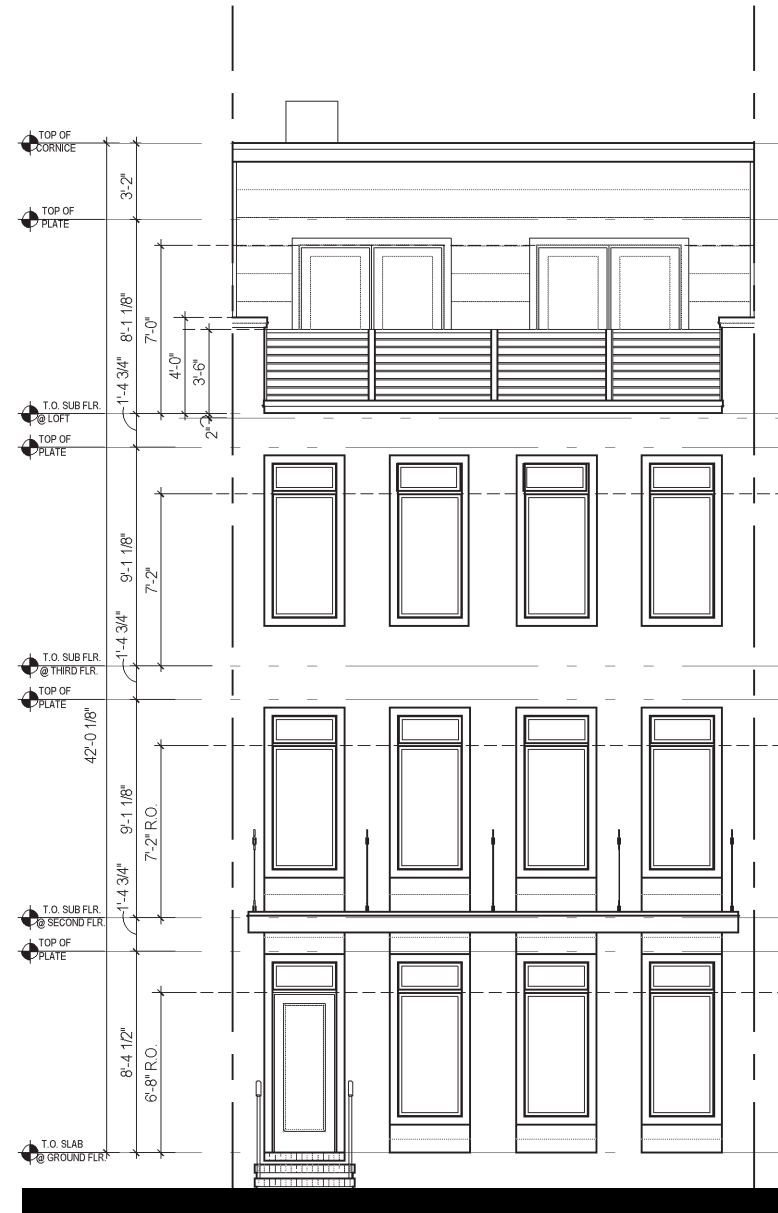




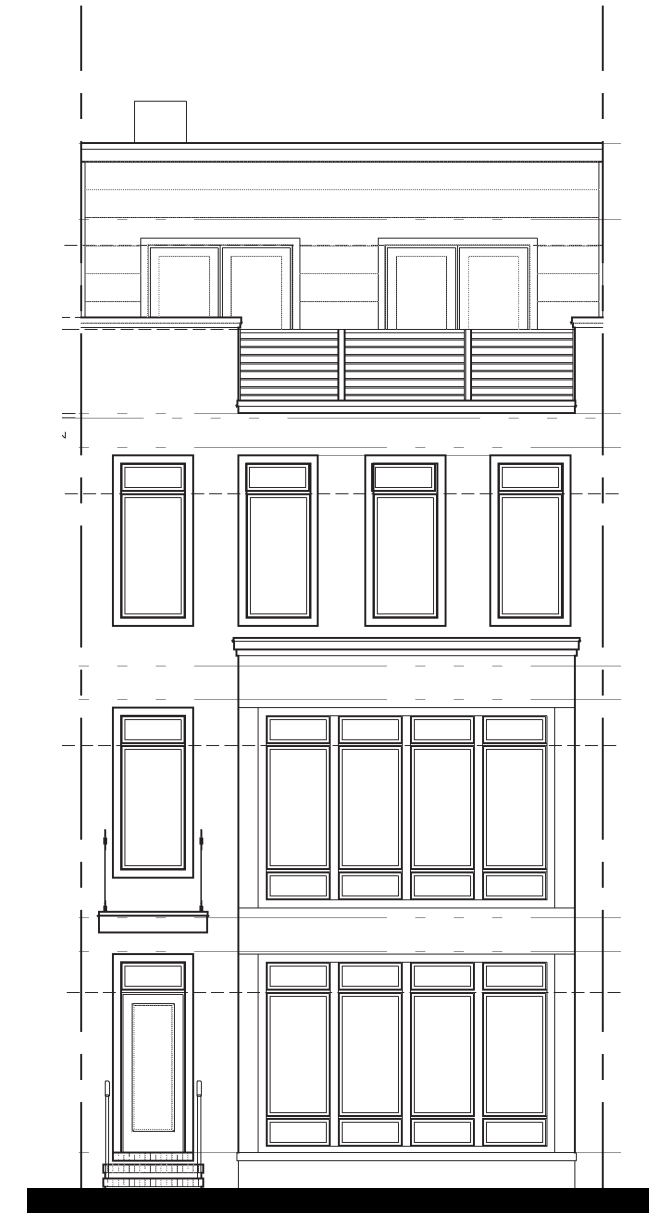
UNIT E • FRONT • ELEVATION 1



UNIT E • FRONT • ELEVATION 2

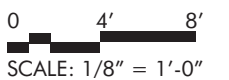


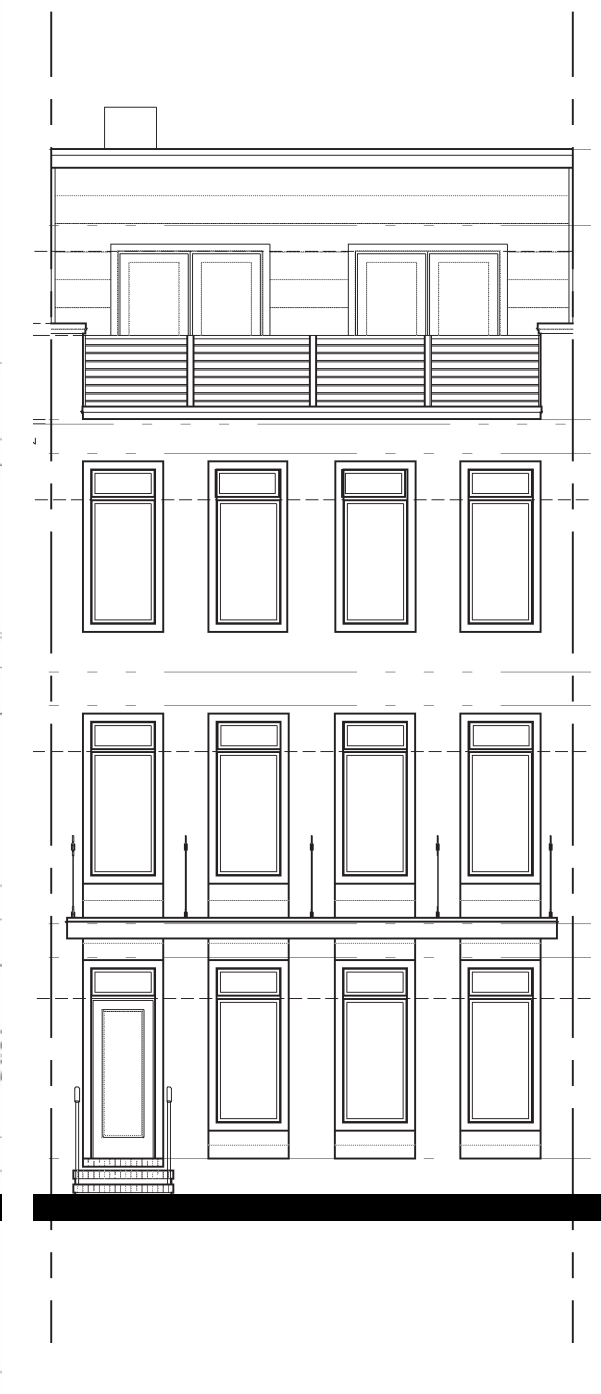
UNIT E • FRONT • ELEVATION 3



UNIT E • FRONT • ELEVATION 4

BACK TO BACK





UNIT F • FRONT • ELEVATION 1

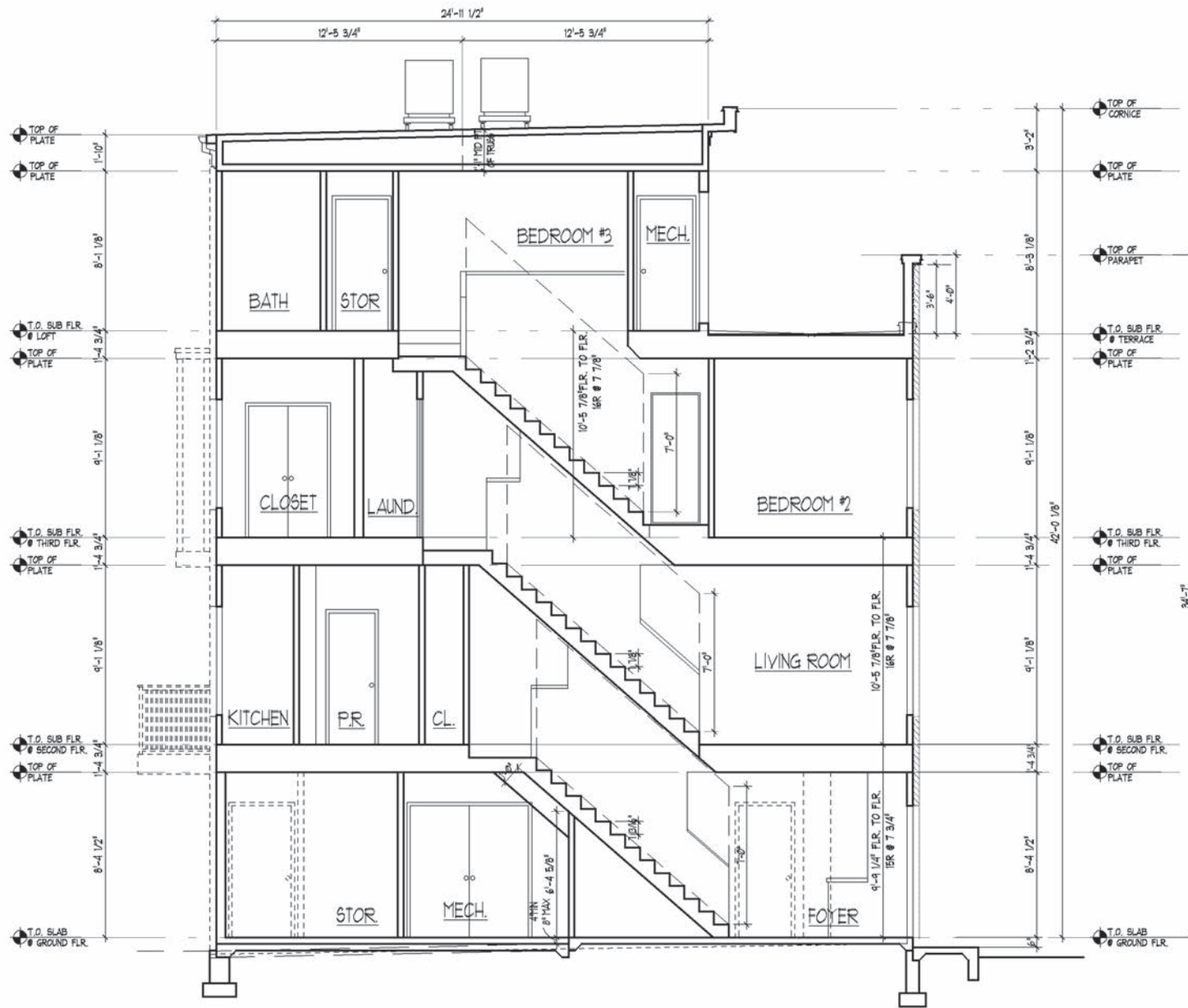
UNIT F • FRONT • ELEVATION 2

UNIT F • TYPICAL SIDE

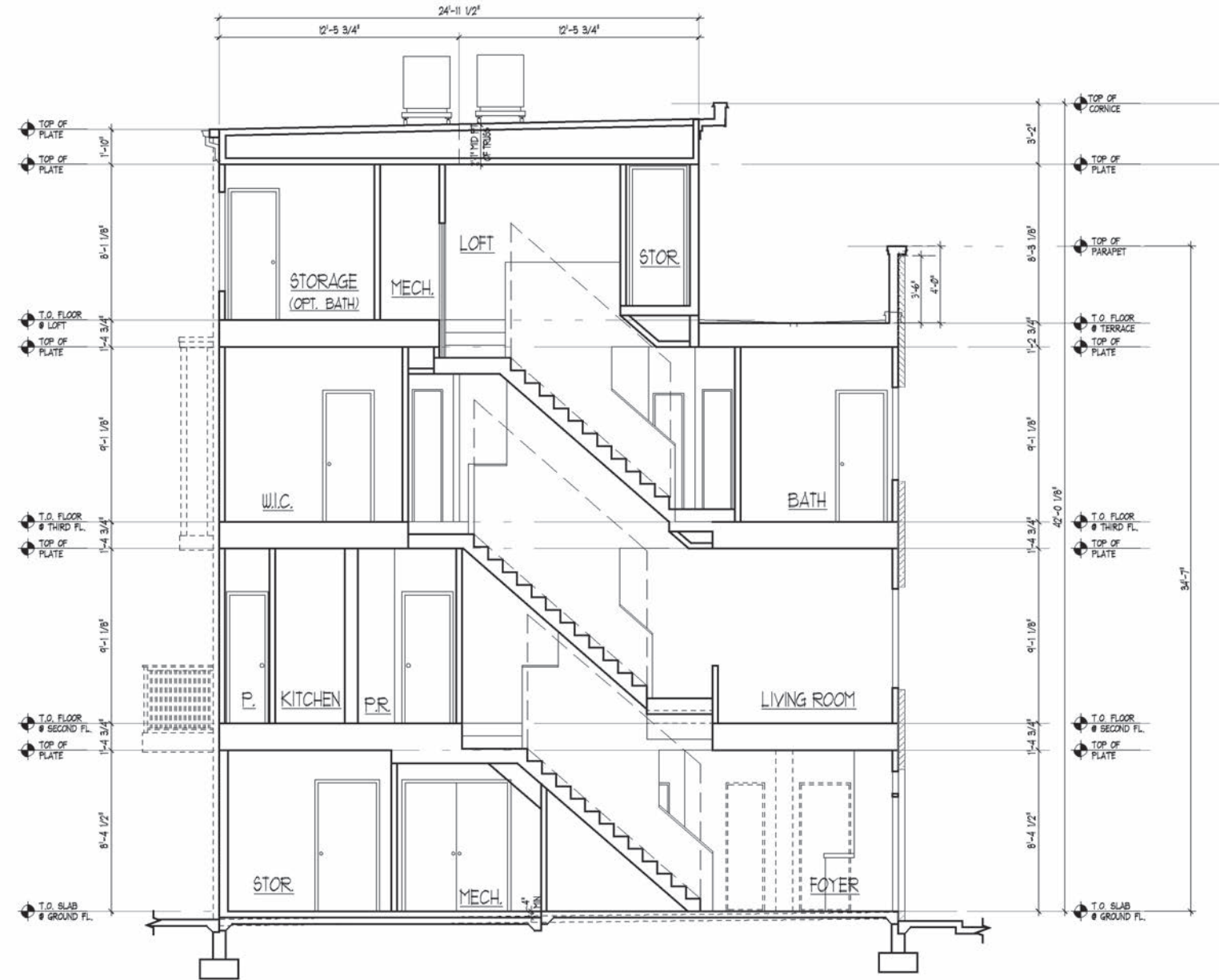
BACK TO BACK

0 4' 8'  
SCALE: 1/8" = 1'-0"





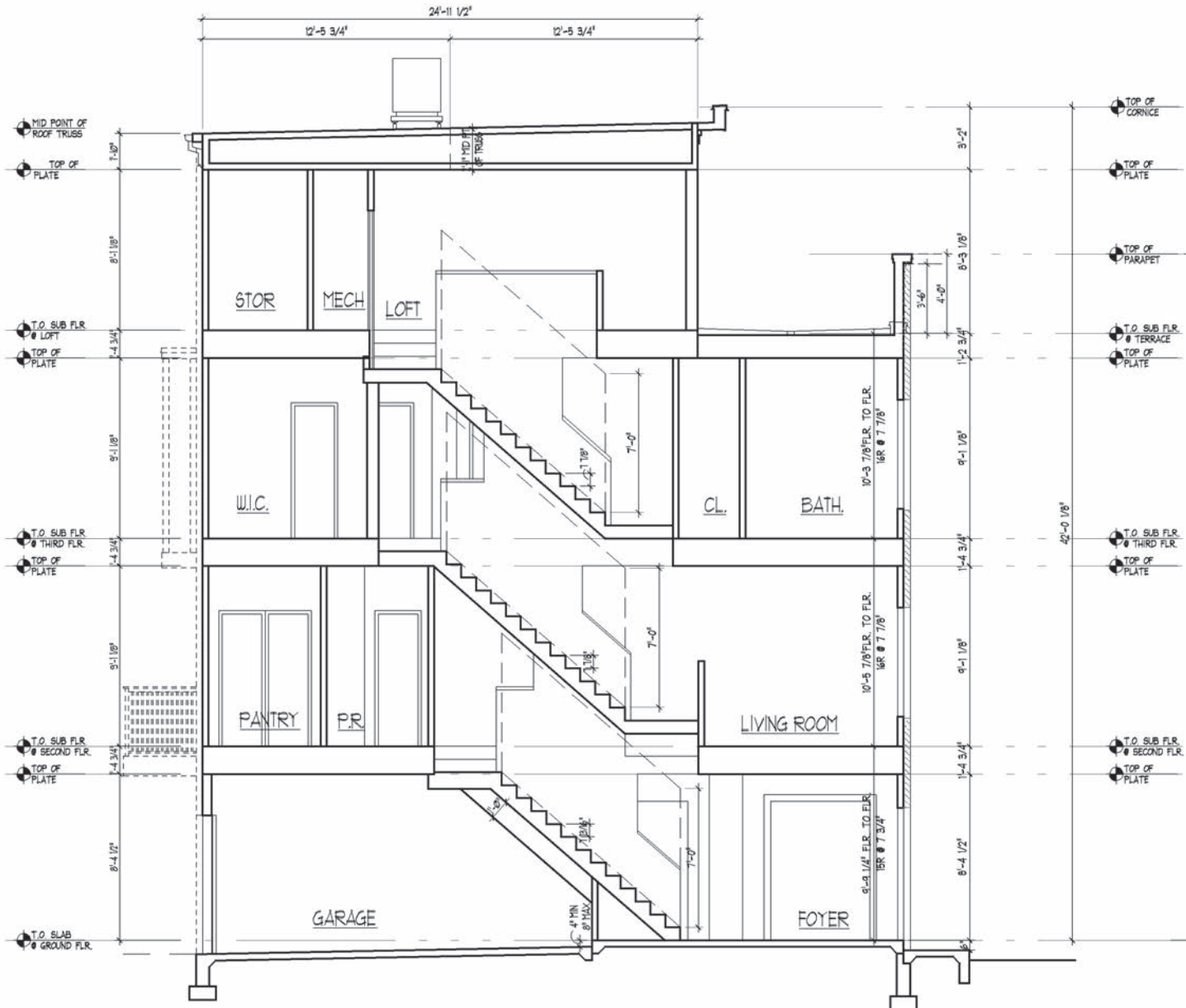
UNIT A • SECTION 1



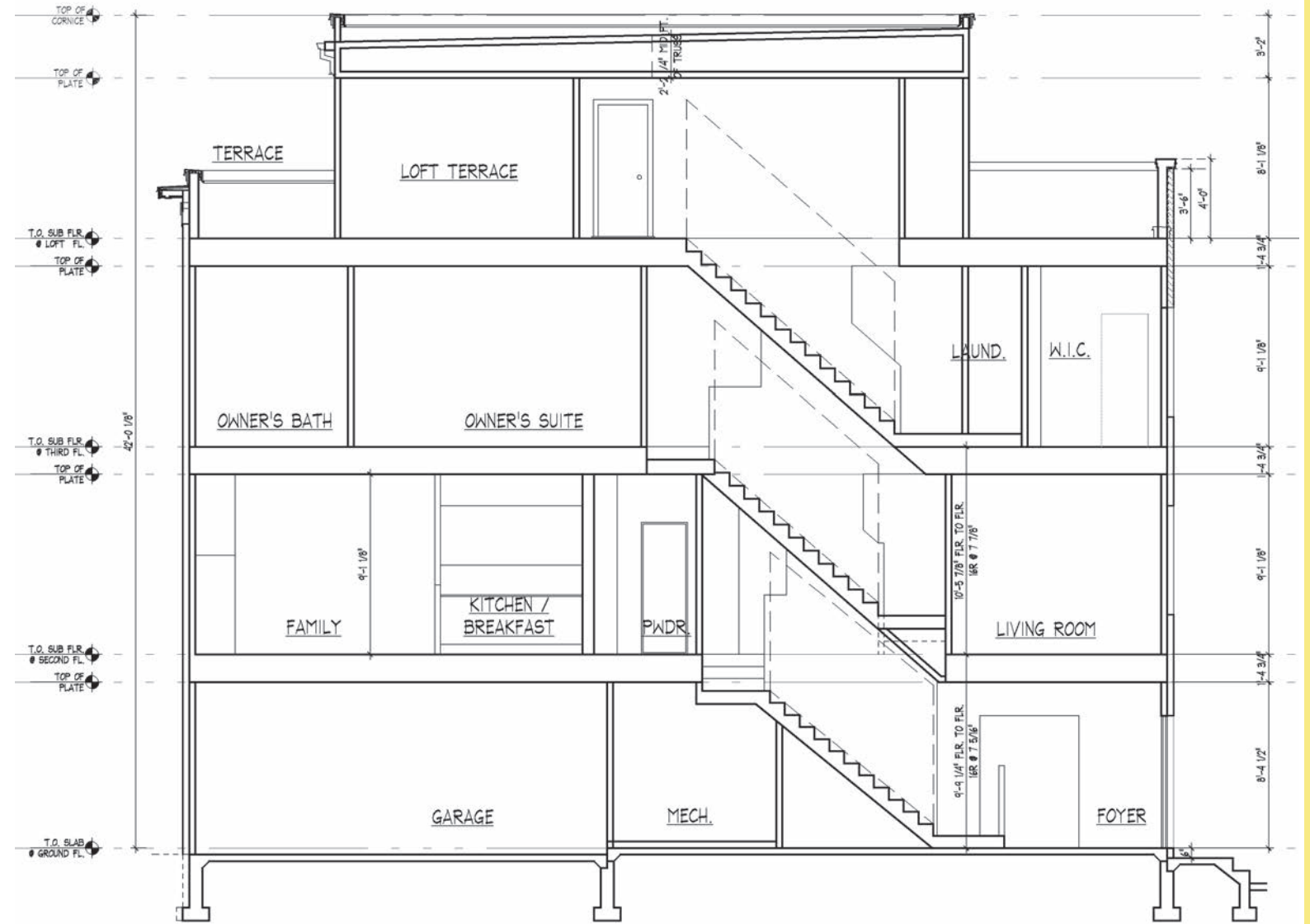
UNIT B • SECTION 1

ROWHOUSE

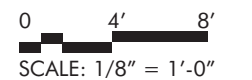
0 4' 8'  
SCALE: 1/8" = 1'-0"

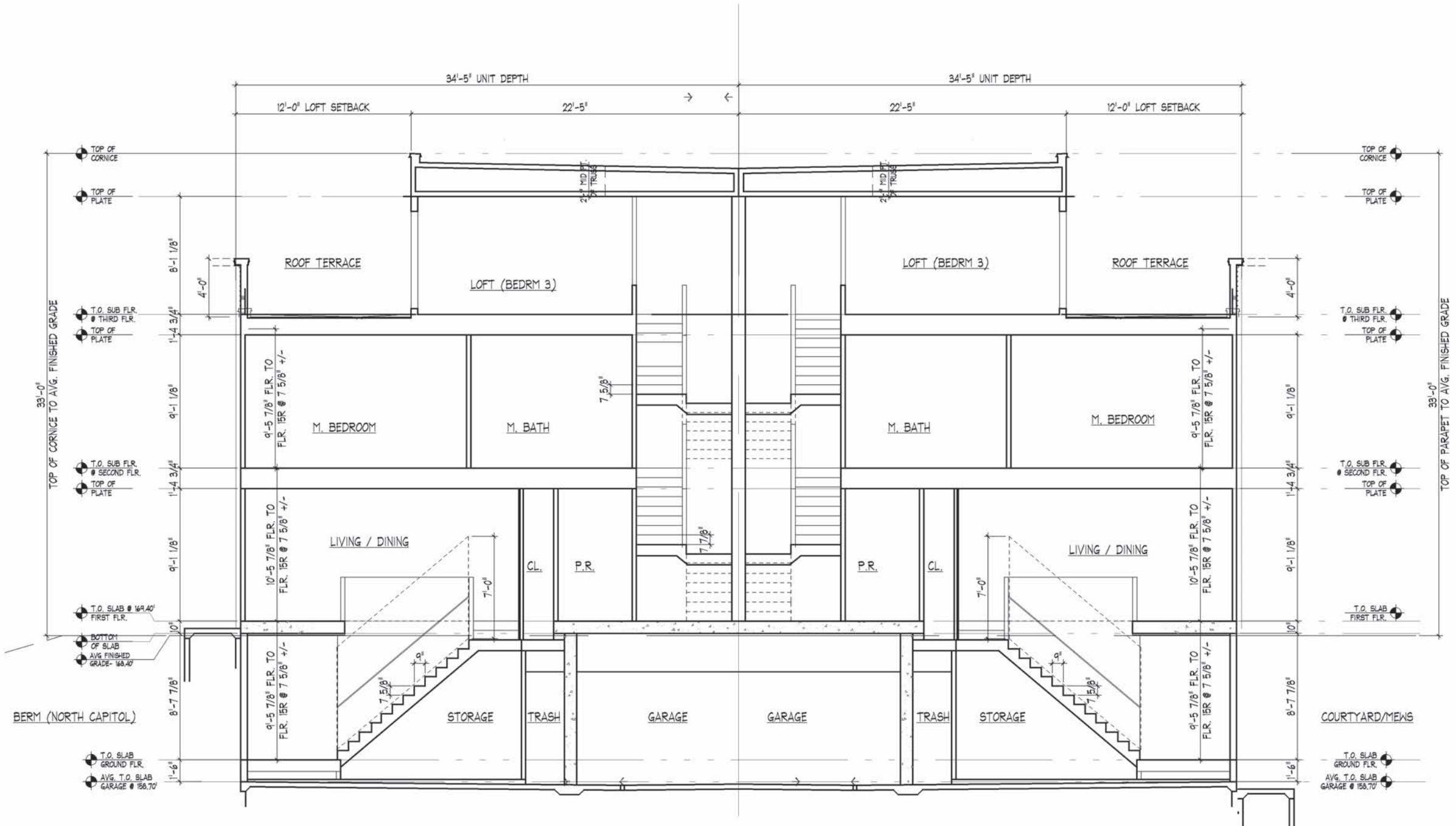


UNIT C • SECTION 1



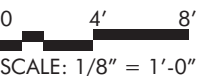
UNIT D • SECTION 1





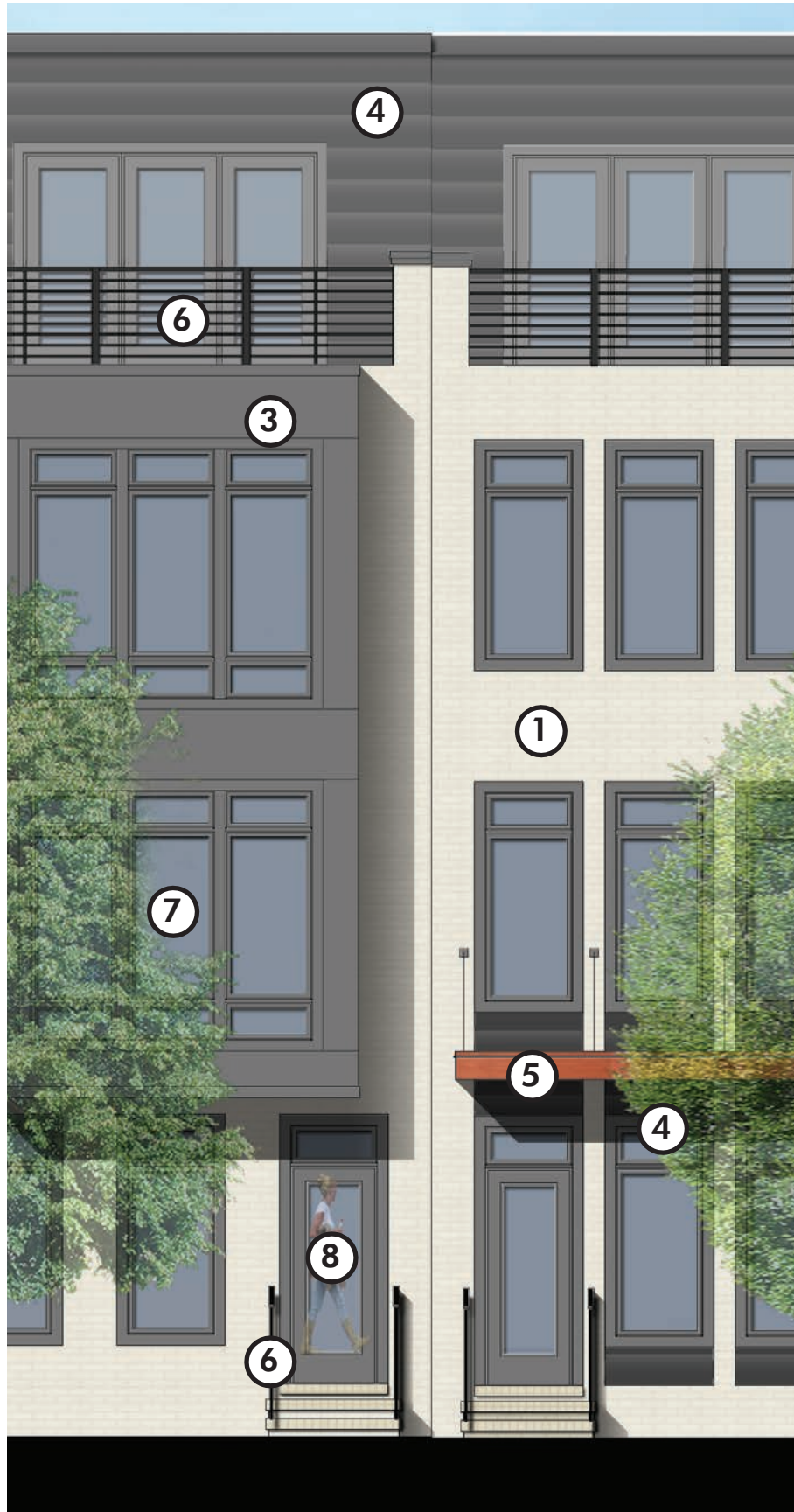
UNIT E & F • SECTION 1

BACK TO BACK





(INTENTIONALLY BLANK)



A. DETAIL

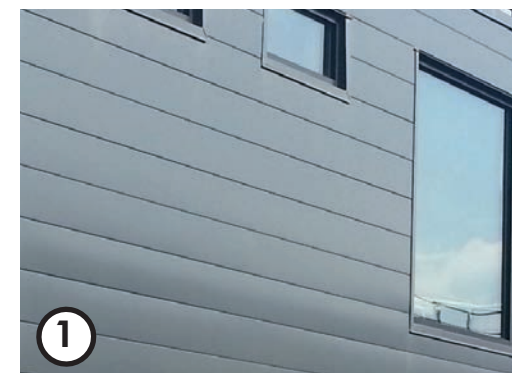


B. DETAIL



A.

- ① WHITESTONE BRICK WITH WHITE MORTAR
- ② MANGANESE IRONSPOT SMOOTH BRICK WITH WHITE MORTAR
- ③ CHARCOAL GREY PANEL
- ④ CHARCOAL GREY (ZINC) METAL SIDING WITH CONCEALED FASTENERS
- ⑤ STAINED WOOD CANOPY WITH WIRE TIEBACKS
- ⑥ BLACK (ALUMINUM) METAL HANDRAILS
- ⑦ CLEAR GLASS WITH LOW-E COATING; CHARCOAL GREY WINDOW TRIM
- ⑧ CHARCOAL GREY METAL WRAPPED DOOR WITH CLEAR GLASS WITH LOW-E COATING





- ⑨ BLOCKS DESIGNED IN SYMMETRICALLY BALANCED LAYOUT
- ⑩ PLINTH SET-UP BY CANOPIES AND BAYS
- ⑪ SINGLE, PUNCHED WINDOW WHERE PLACED WITHIN BRICK
- ⑫ SERIES OF WINDOWS WHERE PLACED ON BAY OR PANEL
- ⑬ PANEL, CANTILEVERING TWO-STORY BAY
- ⑭ BRICK, TWO-STORY BAY WITHIN BLOCK INTERIOR
- ⑮ SINGLE OR GROUPED WOOD CANOPY DEPENDING BUILDING LOCATION
- ⑯ LOFT LEVEL SETBACK FROM THIRD-STORY PARAPET



C. DETAIL



for Homes

### LEED for Homes Project Checklist

Builder Name:	EYA @ McMillan
Project Team Leader:	Karen Benner, EYA
Home Address (Street/City/State):	20' corner unit (worst case), Washington, DC

<b>Project Description</b>		<b>Adjusted Certification Thresholds</b>			
Building Type: <b>Single attached</b>	Project type: <b>Large Production</b>	Certified: <b>46.5</b>	Gold: <b>76.5</b>		
# of Bedrooms: <b>4</b>	Floor Area: <b>2,766</b>	Silver: <b>61.5</b>	Platinum: <b>91.5</b>		
<b>Project Point Total</b>		<b>Final Credit Category Point Totals</b>			
Prelim: <b>64 + 14 maybe pts</b>	Final: <b>20.5</b>	ID: <b>0</b>	SS: <b>5</b>	EA: <b>13</b>	EQ: <b>0</b>
<b>Certification Level</b>		LL: <b>0</b>	WE: <b>0</b>	MR: <b>2.5</b>	AE: <b>0</b>
Prelim: <b>Silver</b>		Final: <b>Not Certified</b>			
Date Most Recently Updated: 11/12/2013		Updated by: Karen Benner (for PUD app)			

⚡ Indicates that an Accountability Form is required.		Max Pts.	Preliminary Rating	Project Points
Available	Y / Pts	Maybe	No	

<b>Innovation &amp; Design Process (ID)</b> (Minimum 0 ID Points Required)	<b>Max: 11</b>	<b>Y:5</b>	<b>M:3.5</b>	<b>Notes</b>	<b>Final: 0</b>
<b>1. Integrated Project Planning</b>					
<b>1.1 Preliminary Rating</b> Prereq.					
Target performance tier: <b>Silver</b>					
<b>1.2 Integrated Project Team</b> (meet all of the following)	<b>1</b>	<b>1</b>	<b>0</b>		<b>0</b>
<input type="checkbox"/> a) Individuals or organizations with necessary capabilities				<input checked="" type="checkbox"/> c) Regular meetings held with project team	
<input type="checkbox"/> b) All team members involved in various project phases					
<b>1.3 Professional Credentialed with Respect to LEED for Homes</b>	<b>1</b>	<b>1</b>	<b>0</b>		<b>0</b>
<b>1.4 Design Charrette</b>	<b>1</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>1.5 Building Orientation for Solar Design</b> (meet all of the following)	<b>1</b>	<b>0</b>	<b>0</b>		<b>0</b>
<input type="checkbox"/> a) Glazing area on north/south walls 50% greater than on east/west walls				<input type="checkbox"/> c) At least 450 sq. ft. of south-facing roof area, oriented for solar applications	
<input type="checkbox"/> b) East-west axis is within 15 degrees of due east-west				<input type="checkbox"/> d) 90% of south-facing glazing is shaded in summer, unshaded in winter	
<b>2. Quality Management for Durability</b>					
<b>2.1 Durability Planning</b> (meet all of the following) Prereq.					
<input type="checkbox"/> a) Durability evaluation completed				<input type="checkbox"/> d) Durability strategies incorporated into project documentation	
<input type="checkbox"/> b) Strategies developed to address durability issues				<input type="checkbox"/> e) Durability measures listed in durability inspection checklist	
<input type="checkbox"/> c) Moisture control measures from Table 1 incorporated					
<b>2.2 Durability Management</b> (meet one of the following) Prereq.					
<input type="checkbox"/> a) Builder has a quality management process in place				<input type="checkbox"/> b) Builder conducted inspection using durability inspection checklist	
<b>2.3 Third-Party Durability Management Verification</b>	<b>3</b>	<b>3</b>	<b>0</b>		<b>0</b>
<b>3. Innovative or Regional Design</b>					
<b>3.1 Innovation 1</b> (ruling #): <b>LL5.3 exemp performance</b>	<b>1</b>	<b>0</b>	<b>1</b>		<b>0</b>
<b>3.2 Innovation 2</b> (ruling #): <b>v4. Pilot credit, Bike linkage</b>	<b>1</b>	<b>0</b>	<b>1</b>		<b>0</b>
<b>3.3 Innovation 3</b> (ruling #): <b>washing machine exemp perf</b>	<b>1</b>	<b>0</b>	<b>1</b>		<b>0</b>
<b>3.4 Innovation 4</b> (ruling #): <b>Framing Efficiencies</b>	<b>1</b>	<b>0</b>	<b>0.5</b>		<b>0</b>

<b>Location &amp; Linkages (LL)</b> (Minimum 0 LL Points Required)	<b>Max: 10</b>	<b>Y:10</b>	<b>M:0</b>	<b>Notes</b>	<b>Final: 0</b>
<b>1. LEED for Neighborhood Development</b>					
<b>1</b> LEED for Neighborhood Development	<b>10</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>2. Site Selection</b>					
<b>2</b> Site Selection (meet all of the following)	<b>2</b>	<b>2</b>	<b>0</b>		<b>0</b>
<input type="checkbox"/> a) Built above 100-year floodplain defined by FEMA				<input type="checkbox"/> d) Not built on land that was public parkland prior to acquisition	
<input type="checkbox"/> b) Not built on habitat for threatened or endangered species				<input type="checkbox"/> e) Not built on land with prime soils, unique soils, or soils of state significance	
<input type="checkbox"/> c) Not built within 100 ft of water, including wetlands					
<b>3. Preferred Locations</b>					
<b>3.1 Edge Development</b>	<b>1</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>OR 3.2 Infill</b>	<b>2</b>	<b>2</b>	<b>0</b>		<b>0</b>
<b>AND/OR 3.3 Previously Developed</b>	<b>1</b>	<b>1</b>	<b>0</b>		<b>0</b>
<b>4. Infrastructure</b>					
<b>4</b> Existing Infrastructure	<b>1</b>	<b>1</b>	<b>0</b>		<b>0</b>
<b>5. Community Resources / Transit</b>					
<b>5.1 Basic Community Resources / Transit</b> (meet one of the following)					
<input type="checkbox"/> a) Within 1/4 mile of 4 basic community resources				<input type="checkbox"/> c) Within 1/2 mile of transit services providing 30 rides per weekday	
<input type="checkbox"/> b) Within 1/2 mile of 7 basic community resources					
<b>OR 5.2 Extensive Community Resources / Transit</b> (meet one of the following)	<b>2</b>	<b>0</b>	<b>0</b>		<b>0</b>
<input type="checkbox"/> a) Within 1/4 mile of 7 basic community resources				<input type="checkbox"/> c) Within 1/2 mile of transit services providing 60 rides per weekday	
<input type="checkbox"/> b) Within 1/2 mile of 11 basic community resources					
<b>OR 5.3 Outstanding Community Resources / Transit</b> (meet one of the following)	<b>3</b>	<b>3</b>	<b>0</b>		<b>0</b>
<input type="checkbox"/> a) Within 1/4 mile of 11 basic community resources				<input type="checkbox"/> c) Within 1/2 mile of transit services providing 125 rides per weekday	
<input type="checkbox"/> b) Within 1/2 mile of 14 basic community resources					
<b>6. Access to Open Space</b>					
<b>6</b> Access to Open Space	<b>1</b>	<b>1</b>	<b>0</b>		<b>0</b>

<b>Sustainable Sites (SS)</b> (Minimum 5 SS Points Required)	<b>Max: 22</b>	<b>Y:12</b>	<b>M:2</b>	<b>Notes</b>	<b>Final: 5</b>
<b>1. Site Stewardship</b>					
<b>1.1 Erosion Controls During Construction</b> (meet all of the following) Prereq.					
<input type="checkbox"/> a) Stockpile and protect disturbed topsoil from erosion.				<input type="checkbox"/> d) Provide swales to divert surface water from hillsides	
<input type="checkbox"/> b) Control the path and velocity of runoff with silt fencing or equivalent.				<input type="checkbox"/> e) Use tiers, erosion blankets, compost blankets, etc. on sloped areas.	
<input type="checkbox"/> c) Protect sewer inlets, streams, and lakes with straw bales, silt fencing, etc.					
<b>1.2 Minimize Disturbed Area of Site</b> (meet the appropriate requirements)	<b>1</b>	<b>1</b>	<b>0</b>		<b>0</b>
Where the site is not previously developed, meet all the following:					
<input type="checkbox"/> a) Develop tree / plant preservation plan with "no-disturbance" zones					
<input type="checkbox"/> b) Leave 40% of buildable lot area, not including area under roof, undisturbed					
<b>OR</b> Where the site is previously developed, meet all the following:					
<input type="checkbox"/> c) Develop tree / plant preservation plan with "no-disturbance" zones AND					
<input type="checkbox"/> Rehabilitate lot; undo soil compaction and remove invasive plants AND					
<input type="checkbox"/> Meet the requirements of SS 2.2					
<b>OR</b> <input type="checkbox"/> d) Build on a lot of 1/7 acre or less, or 7 units per acre.					
<b>2. Landscaping</b>					
<b>2.1 No Invasive Plants</b> Prereq.					
<b>2.2 Basic Landscaping Design</b> (meet all of the following)					
<input type="checkbox"/> a) Any turf must be drought-tolerant.				<input type="checkbox"/> d) Add mulch or soil amendments as appropriate.	
<input type="checkbox"/> b) Do not use turf in densely shaded areas.				<input type="checkbox"/> e) All compacted soil must be tilled to at least 6 inches.	
<input type="checkbox"/> c) Do not use turf in areas with slope of 25%					
<b>AND/OR 2.3 Limit Conventional Turf</b>	<b>3</b>	<b>0</b>	<b>0</b>		<b>0</b>
<input type="checkbox"/> Percentage of designed landscape softscape area that is turf					
<b>AND/OR 2.4 Drought-Tolerant Plants</b>	<b>2</b>	<b>1</b>	<b>1</b>		<b>1</b>
<input type="checkbox"/> 50% Percentage of installed plants that are drought-tolerant					
<b>OR 2.5 Reduce Overall Irrigation Demand by at Least 20%</b>	<b>6</b>	<b>0</b>	<b>0</b>		<b>0</b>
<input type="checkbox"/> Percentage reduction in estimated irrigation water demand (calculate)					
<b>3. Reduce Local Heat Island Effects</b>					
<b>3</b> Reduce Local Heat Island Effects (meet one of the following)	<b>1</b>	<b>0</b>	<b>0</b>		<b>0</b>
<input type="checkbox"/> a) Locate trees / plantings to provide shade for 50% of hardscapes				<input type="checkbox"/> b) Install light-colored, high-albedo materials for 50% of sidewalks, patios, and driveways	

<b>Sustainable Sites (SS)</b> (Minimum 5 SS Points Required)	<b>Max: 22</b>	<b>Y:12</b>	<b>M:2</b>	<b>Notes</b>	<b>Final: 5</b>
<b>1. Site Stewardship</b>					
<b>1.1 Erosion Controls During Construction</b> (meet all of the following) Prereq.					
<input type="checkbox"/> a) Stockpile and protect disturbed topsoil from erosion.				<input type="checkbox"/> d) Provide swales to divert surface water from hillsides	
<input type="checkbox"/> b) Control the path and velocity of runoff with silt fencing or equivalent.				<input type="checkbox"/> e) Use tiers, erosion blankets, compost blankets, etc. on sloped areas.	
<input type="checkbox"/> c) Protect sewer inlets, streams, and lakes with straw bales, silt fencing, etc.					
<b>1.2 Minimize Disturbed Area of Site</b> (meet the appropriate requirements)	<b>1</b>	<b>1</b>	<b>0</b>		<b>0</b>
Where the site is not previously developed, meet all the following:					
<input type="checkbox"/> a) Develop tree / plant preservation plan with "no-disturbance" zones					
<input type="checkbox"/> b) Leave 40% of buildable lot area, not including area under roof, undisturbed					
<b>OR</b> Where the site is previously developed, meet all the following:					
<input type="checkbox"/> c) Develop tree / plant preservation plan with "no-disturbance" zones AND					
<input type="checkbox"/> Rehabilitate lot; undo soil compaction and remove invasive plants AND					
<input type="checkbox"/> Meet the requirements of SS 2.2					
<b>OR</b> <input type="checkbox"/> d) Build on a lot of 1/7 acre or less, or 7 units per acre.					
<b>2. Landscaping</b>					
<b>2.1 No Invasive Plants</b> Prereq.					
<b>2.2 Basic Landscaping Design</b> (meet all of the following)					
<input type="checkbox"/> a) Any turf must be drought-tolerant.				<input type="checkbox"/> d) Add mulch or soil amendments as appropriate.	
<input type="checkbox"/> b) Do not use turf in densely shaded areas.				<input type="checkbox"/> e) All compacted soil must be tilled to at least 6 inches.	
<input type="checkbox"/> c) Do not use turf in areas with slope of 25%					
<b>AND/OR 2.3 Limit Conventional Turf</b>	<b>3</b>	<b>0</b>	<b>0</b>		<b>0</b>
<input type="checkbox"/> Percentage of designed landscape softscape area that is turf					
<b>AND/OR 2.4 Drought-Tolerant Plants</b>	<b>2</b>	<b>1</b>	<b>1</b>		<b>1</b>
<input type="checkbox"/> 50% Percentage of installed plants that are drought-tolerant					
<b>OR 2.5 Reduce Overall Irrigation Demand by at Least 20%</b>	<b>6</b>	<b>0</b>	<b>0</b>		<b>0</b>
<input type="checkbox"/> Percentage reduction in estimated irrigation water demand (calculate)					
<b>3. Reduce Local Heat Island Effects</b>					
<b>3</b> Reduce Local Heat Island Effects (meet one of the following)	<b>1</b>	<b>0</b>	<b>0</b>		<b>0</b>
<input type="checkbox"/> a) Locate trees / plantings to provide shade for 50% of hardscapes				<input type="checkbox"/> b) Install light-colored, high-albedo materials for 50% of sidewalks, patios, and driveways	

**2. Irrigation System**

2.1 High-Efficiency Irrigation System (meet any of the following, 1 pt each) **3 0 0**

a) Irrigation system designed by EPA Water Sense certified professional  g) Install timer or controller for each watering zone  
 b) Irrigation system with head-to-head coverage  h) Install pressure-regulating devices  
 c) Install central shut-off valve  i) High-efficiency nozzles with distribution uniformity of at least 0.70.  
 d) Install submeter for the irrigation system  j) Install check valves in heads  
 e) Use drip irrigation for 50% of planting beds  k) Install moisture sensor or rain delay controller  
 f) Create separate zones for each type of bedding

AND/OR 2.2 Third-party inspection **1 0 0**

OR 2.3 Reduce Overall Irrigation Demand by at Least 45% **4 0 0**

Percentage reduction in estimated irrigation water demand (calculate)

**3. Indoor Water Use**

3.1 High-Efficiency Fixtures and Fittings (meet any of the following, 1 pt each) **3 1 0**

a) Average flow rate of lavatory faucets is ≤ 2.00 gpm  c) Average flow rate for all toilets is ≤ 1.30 gpf; OR  
 b) Average flow rate for all showers is ≤ 2.00 gpm per stall  Toilets are dual-flush; OR  
 Toilets meet the EPA Water Sense specification

3.2 Very High-Efficiency Fixtures and Fittings (meet any, 2 pts each) **6 2 0**

a) Average flow rate of lavatory faucets is ≤ 1.50 gpm; OR  b) Average flow rate for all showers is ≤ 1.75 gpm per stall  
 Lavatory faucets meet the EPA Water Sense specification  c) Average flow rate for all toilets is ≤ 1.10 gpf

**Energy & Atmosphere (EA)** (Minimum 0 EA Points Required) **Max: 38 Y:14 M:0** **Notes** **Final: 13**

**1. Optimize Energy Performance**

1.1 Performance of ENERGY STAR for Homes **Prereq.**

1.2 Exceptional Energy Performance **34 13 0** **13**

4 IECC climate zone  70 HERS Index

**7. Water Heating**

7.1 Efficient Hot Water Distribution System (meet one of the following) **2 0 0**

a) Structured plumbing system  c) Compact design of conventional system  
 b) Central manifold distribution system

7.2 Pipe Insulation **1 0 0**

**11. Residential Refrigerant Management**

11.1 Refrigerant Charge Test **Prereq.**

11.2 Appropriate HVAC Refrigerants (meet one of the following) **1 1 0**

a) Use no refrigerants  c) Use refrigerants that complies with global warming potential equation  
 b) Use non-HCFC refrigerants

**Materials & Resources (MR)** (Minimum 2 MR Points Required) **Max: 16 Y:8 M:0.5** **Notes** **Final: 2.5**

**1. Material-Efficient Framing**

1.1 Framing Order Waste Factor **Prereq.**

1.2 Detailed Framing Documents **1 0 0**

AND/OR 1.3 Detailed Cut List and Lumber Order **1 0 0**

Requirements of MR 1.2 have been met  Detailed cut list and lumber order corresponding to framing plans or scopes

AND/OR 1.4 Framing Efficiencies (meet any of the following, see Rating System for pts) **3 0 0**

Precut framing packages  Stud spacing greater than 16" on center  
 Open-web floor trusses  Ceiling joist spacing greater than 16" on center  
 Structural insulated panel walls  Floor joist spacing greater than 16" on center  
 Structural insulated panel roof  Roof rafter spacing greater than 16" on center  
 Structural insulated panel floors  Two of the following: Size headers for loads; ladder blocking; drywall clips; 2-stud corners

OR 1.5 Off-site Fabrication (meet one of the following) **4 4 0**

a) Panelized construction  b) Modular, prefabricated construction

**2. Environmentally Preferable Products**

2.1 FSC Certified Tropical Wood (meet all of the following) **Prereq.**

a) Provide suppliers with a notice of preference for FSC products; AND  b) No tropical wood installed (exceptions for FSC-certified or reclaimed wood)  
 Request country of manufacture for each wood product

2.2 Environmentally Preferable Products (meet any, 1/2 pt each) **8 1.5 0**

Assembly : component	(a) EPP	(b) Low emission	(c) Local production
Exterior wall: framing	<input type="checkbox"/>		<input type="checkbox"/>
Exterior wall: siding or masonry	<input type="checkbox"/>		<input type="checkbox"/>
Floor: flooring	<input type="checkbox"/> (45%)	<input type="checkbox"/> 90% hard flooring	<input type="checkbox"/> (45%)
Floor: flooring	<input type="checkbox"/> (90%)	<input type="checkbox"/> SCS FloorScore	<input type="checkbox"/> (90%)
Floor: flooring	<input type="checkbox"/>	<input type="checkbox"/> Green Label Plus	<input type="checkbox"/>
Floor: framing	<input type="checkbox"/>		<input type="checkbox"/>
Foundation: aggregate	<input type="checkbox"/>		<input type="checkbox"/>
Foundation: cement	<input type="checkbox"/>		<input type="checkbox"/>
Interior wall: framing	<input type="checkbox"/>		<input type="checkbox"/>
Interior wall, ceiling: gypsum board	<input type="checkbox"/>		<input type="checkbox"/>
Interior wall, ceiling, millwork: paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape: decking and patio	<input type="checkbox"/>		<input type="checkbox"/>
Other: cabinet	<input type="checkbox"/>		<input type="checkbox"/>
Other: counter	<input type="checkbox"/>		<input type="checkbox"/>
Other: door	<input type="checkbox"/>		<input type="checkbox"/>

Other : interior trim	<input type="checkbox"/>	type: _____	<input type="checkbox"/>
Other : adhesive, sealant	<input type="checkbox"/>	type: _____	<input type="checkbox"/>
Other : window frame	<input type="checkbox"/>	type: _____	<input type="checkbox"/>
Roof: framing	<input type="checkbox"/>	type: _____	<input type="checkbox"/>
Roof: roofing	<input type="checkbox"/>	type: _____	<input type="checkbox"/>
Roof, floor, wall: cavity insulation	<input type="checkbox"/>	type: _____	<input type="checkbox"/>
Roof, floor, wall (2 of 3): sheathing	<input type="checkbox"/>	type: _____	<input type="checkbox"/>
Other: water supply piping	<input type="checkbox"/>	type: _____	<input type="checkbox"/>
Other: driveway	<input type="checkbox"/>	type: _____	<input type="checkbox"/>

**3. Waste Management**

3.1 Construction Waste Management Planning (meet both of the following) **Prereq.**

a) Investigate local options for waste diversion  b) Document diversion rate for construction waste

3.2 Construction Waste Reduction (use one of the following methods) **3 2.5 0.5** **2.5**

a) pounds waste / square foot  
 cubic yards waste / 1,000 square feet  
 80% b) percentage of waste diverted

**Indoor Environmental Quality (EQ)** (Minimum 6 EQ Points Required) **Max: 21 Y:10 M:8** **Notes** **Final: 0**

**1. ENERGY STAR with Indoor Air Package**

1 ENERGY STAR with Indoor Air Package **13 0 8** **0**

**2. Combustion Venting**

2.1 Basic Combustion Venting Measures (meet all of the following) **Prereq.**

a) no unvented combustion appliances  d) space, water heating equipment designed with closed combustion; OR  
 b) carbon monoxide monitors on each floor (of each unit, if applicable)  space and water heating equipment has power-vented exhaust; OR  
 c) no fireplace installed, OR  space and water heating equipment located in detached or open-air facility; OR  
 all fireplaces and woodstoves have doors  no space- or water-heating equipment with combustion

2.2 Enhanced Combustion Venting Measures (meet one of the following) **2 2 0**

Type of Fireplace or stove	Better practice (1 pt)	Best practice (2 pts) (must also meet Better Practice)
None		<input type="checkbox"/> granted automatically
Masonry wood-burning fireplace	<input type="checkbox"/> masonry heater	<input type="checkbox"/> back-draft potential test
Factory-built wood-burning fireplace	<input type="checkbox"/> listed by testing lab and meets EPA standards	<input type="checkbox"/> back-draft potential test
Woodstove and fireplace insert	<input type="checkbox"/> listed by testing lab and meets EPA standards	<input type="checkbox"/> back-draft potential test
Natural gas, propane, or alcohol stove	<input type="checkbox"/> listed, power- or direct-vented, fixed doors	<input type="checkbox"/> electronic pilot
Pellet stove	<input type="checkbox"/> EPA certified or meets safety requirements	<input type="checkbox"/> power- or direct-venting

**3. Moisture Control**

3 Moisture Load Control (meet one of the following) **1 1 0**

a) Additional dehumidification system  b) Central HVAC system equipped with additional dehumidification mode

**4. Outdoor Air Ventilation**

4.1 Basic Outdoor Air Ventilation (meet one of the following) **Prereq.**

a) Qualifies under ASHRAE Std. 62.2-2007 climate exemption.  c) Intermittent ventilation  
 b) Continuous ventilation  d) Passive ventilation

4.2 Enhanced Outdoor Air Ventilation (meet one of the following) **2 0 0**

a) Meets EQ 4.1 part (a), active ventilation system installed  b) Install heat recovery system

4.3 Third-Party Performance Testing **1 1 0**

**5. Local Exhaust**

5.1 Basic Local Exhaust (meet all of the following) **Prereq.**

a) Bathroom and kitchen exhaust meets ASHRAE Std. 62.2 air flow requirement  c) Air exhausted to outdoors  
 b) Fans and ducts designed and installed to ASHRAE Std. 62.2  d) ENERGY STAR labeled bathroom exhaust fans

5.2 Enhanced Local Exhaust (meet one of the following) **1 1 0**

a) Occupancy sensor  c) Automatic timer tied to switch to operate fan for 20+ minutes post-occupancy  
 b) Automatic humidistat controller  d) Continuously operating exhaust fan

5.3 Third-Party Performance Testing **1 0 0**

**6. Distribution of Space Heating and Cooling**

6.1 Room-by-Room Load Calculations **Prereq.**

6.2 Return Air Flow / Room-by-Room Controls (meet one of the following) **1 1 0** *transfer grilles above doors*

A. Forced-Air Systems  a) Return air opening of 1 sq. inch per cfm of supply  
 b) Limited pressure differential between closed room and adjacent spaces

B. Nonducted HVAC Systems  Flow control valves on every radiator; OR  
 Radiant floor system with thermostatic controls in every room

6.3 Third-Party Performance Test / Multiple Zones (meet one of the following) **2 0 0**

A. Forced-Air Systems  Have supply air flow rates in each room tested and confirmed  
B. Nonducted HVAC Systems  Install at least two distinct zones with independent thermostat control

**7. Air Filtering**

7.1 Good Filters **Prereq.**

7.2 Better Filters **1 1 0**

OR 7.3 Best Filters **2 0 0**



8. Contaminant Control					
8.1	Indoor Contaminant Control during Construction	1	1	0	0
8.2	Indoor Contaminant Control (meet any of the following, 1 pt each)	2	0	0	0
	<input type="checkbox"/> a) Design and install permanent walk-off mats at each entry <input type="checkbox"/> b) Design shoe removal and storage space near primary entryway <input type="checkbox"/> c) Install central vacuum system with exhaust to outdoors				
8.3	Preoccupancy Flush	1	0	0	0

9. Radon Protection					
9.1	Radon-Resistant Construction in High-Risk Areas	Prereq.			
9.2	Radon-Resistant Construction in Moderate-Risk Areas	1	0	0	0

10. Garage Pollutant Protection					
10.1	No HVAC in Garage	Prereq.			
10.2	Minimize Pollutants from Garage (meet all of the following)	2	2	0	0
	a) In conditioned spaces above garage: <input type="checkbox"/> Seal all penetrations and connecting floor and ceiling joist bays b) In conditioned spaces next to garage: <input type="checkbox"/> Weather-strip all doors <input type="checkbox"/> Carbon monoxide detectors in rooms that share a door with garage <input type="checkbox"/> Seal all penetrations and cracks at the base of walls				
AND/OR	10.3 Exhaust Fan in Garage (meet one of the following)	1	0	0	0
	<input type="checkbox"/> a) Fan runs continuously <input type="checkbox"/> b) Fan designed with automatic timer control				
OR	10.4 Detached Garage or No Garage	3	0	0	0

**Awareness & Education (AE)** (Minimum 0 AE Points Required) **Max: 3 Y:2 M:0** **Notes** **Final: 0**

1. Education of the Homeowner or Tenant					
1.1	Basic Operations Training (meet both of the following)	Prereq.			
	<input type="checkbox"/> a) Operations and training manual <input type="checkbox"/> b) One-hour walkthrough with occupant(s)				
1.2	Enhanced Training	1	1	0	0
1.3	Public Awareness (meet three of the following)	1	1	0	0
	<input type="checkbox"/> a) Open house on at least four weekends <input type="checkbox"/> b) Website about features and benefits of LEED homes <input type="checkbox"/> c) Newspaper article on the project <input type="checkbox"/> d) Display LEED signage on the exterior of the home				
2. Education of the Building Manager					
2	Education of the Building Manager (meet both of the following)	1	0	0	0
	<input type="checkbox"/> a) Operations and training manual <input type="checkbox"/> b) One-hour walkthrough with building manager				

**USGBC LEGAL DISCLAIMER**

USGBC makes no warranty with respect to any LEED certified project, including any warranty of habitability, merchantability, or fitness for a particular purpose. There are no warranties, express or implied, written or oral, statutory or otherwise, with respect to the certifications provided by USGBC. By way of example only, and without limiting the broad scope of the foregoing, it is understood that LEED certification, whether at the Certified level or any other level, does not mean that the project is structurally sound or safe, constructed in accordance with applicable laws, regulations or codes, free of mold or mildew, free of volatile organic compounds or allergens, or free of soil gases including radon.

**SIGNATURES BY RESPONSIBLE PARTIES**

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents.

Project Team Leader  Company   
 Signature  Date

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed. I have evaluated this project's documentation package and conducted the necessary QA/QC procedures with the Green Rater, and I hereby declare and affirm to USGBC that the homes included in this submittal are ready to earn LEED for Homes certification, as per the attached checklist.

Provider QAD  Company   
 Signature  Date

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed.

I also hereby confirm that all verification services were performed in accordance with the LEED for Homes [Verification & Submittal Guidelines and Addendum](#).

Green Rater  Company   
 Signature  Date

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed.

I also hereby confirm that all verification services were performed in accordance with the LEED for Homes [Verification & Submittal Guidelines and Addendum](#).

Green Rater  Company   
 Signature  Date



# GROCERY/MULTIFAMILY BUILDING

**DEVELOPER**

JAIR LYNCH DEVELOPMENT PARTNERS

**PROJECT DIRECTOR**

ANNE L. CORBETT

**ARCHITECTS**

MV+A ARCHITECTS / DAVID JAMESON ARCHITECT

# ZONING TABULATIONS



## Site Area

<b>Site Area</b>	<b>111,081 sf</b>
<b>Minus Internal Streets</b>	<b>32,006 sf</b>
<b>Effective Total</b>	<b>79,075 sf</b>

## Street Widths

North Capitol Street	130 Ft - used for height act compliance purposes
Everts Street, NW	50 ft (private)
Quarter Street, NW	52 ft (private)
North Service Court, NW	117 ft (private)

## CR PUD Guidelines

	Permitted/Required	Provided
<b>Building Height</b> (§2405.1)	110'	76'
<b>Floor Area Ratio</b> (§2405.2)	8.0 Residential 4.0 Non-residential 8.0 Total	3.23 Residential 0.67 Non-residential 3.90 Total
<b>Gross Floor Area</b>		
Residential	490,350	255,230
Retail	-	52,920
Total	490,350	308,150
<b>Lot Occupancy</b> (§772.1)	100% non-residential 75% residential; 79,075 sf	Non-residential: 88% (69,625/79,075) Residential: 65% (51,046/79,075)
<b>Roof Structure</b> (§411)		
Area	0.37 FAR max	0.37 FAR max
Height	18'-6" max	18'-6" max
Setback	1:1 min	1:1 min

## Notes

(§411.4) Permitted to provide multiple penthouses when multiple elevator cores extend to roof.

(§411.17) All other screens and walls are less than four feet above parapet.

## Parking Tabulations

Parcel 4				
Land Use Type	Parking Requirement	Gross Floor Area / Unit	Required Parking	Proposed Parking
Retail	1 Space for 1st 3,000 sf, & 1 Space Per 750 sf of Gross Floor Area in Excess of 3,000 sf	52,920	68	160
Loading	(1) Loading Birth at 30' Deep, (1) Loading Birth at 55' Deep, (1) Loading Space at 20' Deep	-	3	3
Residential	1 Space per (4) Dwelling Units	278	70	178
Loading	(1) Loading Birth at 55' Deep, (1) Loading Space at 20' Deep	-	2	2
Accessible	401-500 Total Spaces: 9 Spaces	-	9	9

