LEED Narrative

LT3: Surrounding Density - We propose that documentation be provided proving that a residential density of at least seven dwelling units per acre exists within a quarter mile of the site (2 points).

LT5: Bicycle Facilities - We propose the addition of an eight spot bike rack to provide long term and short term bicycle parking for long and short-term occupants of the building (1 point).

LT7: Green Vehicles - We propose the addition of a green vehicle charging station and two green vehicle preferred parking spots to reduce pollution by encouraging the use of vehicles with alternative fuels (1 point).

SSPre: Construction Activity Pollution Prevention - We propose making and implementing an erosion and sedimentation control plan to reduce pollution from construction of the project. The plan will conform with requirements from the EPA Construction General Permit.

SS1: Site Assessment - We propose performing a site assessment before the final design of the project to evaluate sustainable decisions about site design and use (1 point).

SS2: Site Development - Protect or Restore Habitat - We propose the preservation of 40% of the greenfield area on site and the restoration of 30% of the portions of the site that are disturbed during the construction process (2 points). We believe that there is enough space on the site to protect 40% of the green area, and native grass can be used to restore 30% of the site that is disturbed during construction. Additionally, the construction of the retention pond can be counted as restored green space.

SS4: Rainwater Management - We propose the addition of a retention pond capable of handling the storm runoff for the 98th percentile of regional rainfall events (3 points). The pond would be located on the west end of the property, and the civil engineer will provide the design for the retention pond.

SS6: Light Pollution Reduction - We propose that exterior lights be installed so that they meet uplight and light trespass requirements according to the LEED calculation method (1 point).

WEPre: Outdoor Water Use Reduction - We propose to choose landscaping for this project that requires no permanent irrigation to reduce outdoor water consumption. We believe using native vegetation with quality landscaping practices will ensure that permanent irrigation will not be needed. The wet climate of the area will aid in providing natural water for the vegetation.

WEPre: Indoor Water Use Reduction - We propose choosing indoor water fixtures that reduce the aggregate water consumption by 20% compared to the provided LEED baseline.

WEPre: Building-Level Water Metering - We propose the installation of permanent water meters to measure the potable water use of the building. Data from the meter will be compiled into monthly and annual summaries and shared with the USGBC.

WE1: Outdoor Water Use Reduction - We propose to choose landscaping for this project that requires no permanent irrigation (2 points). We believe using native vegetation with quality landscaping practices will ensure that permanent irrigation will not be needed. The wet climate of the area will aid in providing natural water for the vegetation.

WE2: Indoor Water Use Reduction - We propose the installation of indoor water fixtures that further reduce the aggregate water consumption by 15% from the previous standard in the prerequisite for indoor water use reduction (35% total from LEED baseline) (3 points). Additionally the water purifier installed on the project must have a 75% water recovery rate.

WE4: Water Metering - We propose the installation of water meters on the indoor plumbing fixtures and fittings water system, and the domestic hot water system (1 point).

EAPre: Fundamental Commissioning and Verification - We propose that a commissioning authority with documented experience perform the commissioning process layed out in the LEED commissioning guidelines.

EAPre: Minimum Energy Performance - We propose the documentation of a 5% improvement in the proposed building performance rating compared with the baseline building performance rating provided in the LEED guidelines.

EAPre: Building-Level Energy Metering - We propose that building-level energy meters be installed, or the use of utility-owned building-level meters to aggregate monthly energy consumption data that will be shared with the USGBC.

EAPre: Fundamental Refrigerant Management - We propose that chlorofluorocarbon-based refrigerants are not to be used in the projects HVAC systems in order to reduce stratospheric ozone depletion.

EA1: Enhanced Commissioning - We propose the implementation of an enhanced commissioning system along with the creation of an enhanced OPR (owner's project requirements) and BOD (basis of design) (3 points). This enhanced commissioning will support the design, construction, and operation of the project.

EA2: Optimize Energy Performance - We propose that a 20% improvement in energy performance from the LEED baseline provided be established during the design phase (8 points). The architect will be responsible for ensuring that the HVAC design provides the required improvements in energy performance.

EA3: Advanced Energy Metering - We propose that an advanced energy metering system be installed for whole-building energy sources and individual energy end uses that represent 10% or more of total consumption (1 point). Advanced energy meters will aid in supporting building energy management.

MRPre: Storage and Collection of Recyclables - We propose that dedicated areas are provided to waste haulers and building occupants for the collection of storage and recyclable materials for the whole building. Additionally the disposal of batteries and electronic waste must be facilitated.

MRPre: Construction and Demolition Waste Management Planning - We propose the creation and implementation of a construction and demolition waste management plan. The plan must detail the major waste streams and the diversion of at least five materials.

MR1: Building Life-Cycle Impact Reduction - We propose that reused building materials are used for 25% of the surface area of the project (2 points). We propose that the parking area and hardscape is constructed from reclaimed asphalt and concrete materials. Additionally we propose that the ceiling system and furniture for the project be made from reclaimed materials.

EQPre: Minimum Indoor Air Quality Performance - We propose that the project meet the requirements for ventilation (ASHRAE Standard 62.1-2010). The architect will be responsible for the design of the ventilation system that meets these requirements.

EQPre: Environmental Tobacco Smoke Control - We propose that all smoking be prohibited within 25 feet of the building from the beginning of construction through occupancy.

EQ1: Enhanced Indoor Air Quality Strategies - We propose that permanent entryway systems at least 10 feet long are installed to help prevent dirt from entering the building, proper exhaust systems are designed for the building, and class F7 or higher air filters are supplied for filtration after construction (1 point).

EQ2: Low-Emitting Materials - We propose that interior paints and coating applied on site are 100% compliant with VOC content requirements and 90% compliant with General Emissions Evaluations. Additionally all flooring must be 100% compliant with General Emissions Evaluation, and furniture must be 90% compliant with Furniture Evaluation (1 point).

EQ3: Construction Indoor Air Quality Management Plan - We propose that an indoor air quality management plan is created and implemented for the construction and preoccupancy phases of the building. The plan must comply with SMACNA guidelines. Absorptive materials stored on-site must also be protected from moisture damage (1 point).

EQ4: Indoor Air Quality Assessment - We propose that an air quality test is conducted after construction and before occupancy using ASTM standards (2 points). The contractor will be responsible for the completion of the test.

EQ5: Thermal Comfort - We propose that the HVAC systems and building envelope are designed to meet the standards of ASHRAE 55-2010 to provide a comfortable and quality thermal environment (1 point).

EQ6: Interior Lighting - We propose that dimmers are provided to control ambient light levels between three levels in all individual and shared spaces to promote productivity and well-being (1 point).

IN2: LEED Accredited Professional - We propose that a member of the project team be a LEED Accredited Professional with a specialty in HVAC systems to help advise on and execute LEED accreditation processes (1 point).

RP1: Regional Priority - Outdoor Water Use Reduction - By obtaining the Outdoor Water Use Reduction credit an additional credit is awarded for regional priority (1 point).

RP2: Regional Priority - Light Pollution Reduction - By obtaining the Light Pollution Reduction credit an additional credit is awarded for regional priority (1 point).