

DESIGN RATIONALE:

INTRODUCTION

The after is part of a comprehensive CD-1 rezoning for Parcets 3A and 38 in the Tine after is part of a comprehensive CD-1 rezoning for Parcets 11 contains a Southeast False Creek area on the south share of False Creek. It contains a because it is a comprehensive contained to the proposal for one of the reprehensive for the open false of the contained as to propose after the contained the contained and the part of the country of the count

In Judanian to the general direction created for the overall precinci illustrated in the rezoning application the following (and other) documents were used to guide the development of this proposal:

SEC Pally Statement

SEC Pally Statement

SEC Official Observations for Area 2A and 38 SEC

SEC Official Development from and most recent amendments

SEC Public Readin Plan

Green Bulding Structure.

Green Building Strategy for SEFC High Density Housing for Families with Children Guidelines SEFC Design Guidelines for Additional Penthouse Stories

RELEVANCE TO REZONING PROPOSAL CRITERIA

The proposal achieves to the general criteria outlined in the original rezoning application including issues established by the new planning for the neighbourhood that amended the original ODP plan and became part of the CD-I Bylow. In addition to the new plan the project conforms to the Design Principles and Placemathing abjectives outlined in the proposal for this area of the development, as well as the Sites 3A & 38 Design Guidelines.

The site is to the w

The site is to the west of Quebec Siteet one building parcel to the north of Ist Avenue. It is bounded by Quebec Sit, to the east, the extension of Switchmen Siteet for the north, a proposed new podestinary-whicular laneway to the west, and a crisipar extension to the south. The List or existential building, and Central are new residential and mixed-use neighbours to the east across Quebec Sitee and are nearing completion at the time of this application.

The site area for Building 2 (Sub area 2) is 35,439 st. As mentioned the use is because in the site area building 2 (Sub area 2) is 35,439 st. As mentioned the use is acquestly residential ats bulbwed in the CD-I exacting and provides for 174 mills total of 1.8, 25 bedroom configurations, occuping 1,330,27 st of net floor area. Density for this parcels within the maximum permitted as outlined in the CD-I Bylaw. Area exclusions include up to 12% open bulbcontes and storage units. Enclosed balconies are not being used as an exclusion. The number of family units proposed acceeds the minimum 3.5% required and stands of 44%. Bly parking spaces, including visitors, are provided including 3 car store spaces for public use. The parking arms is located of the north/south laneway and will provide shared access to Buildings 2, 3 & 4. USE, DENSITY AND PARKING

The overall height proposed conforms to the CD-1 Bylow and is 139°9" to below the 2 perimouse levels. It is 160°7" to the top of the perimouse root prouper which is equal to the 160°7" clowed. These heights are measured from the new Hood Construction tevel datum of 46m (150°) geodetic. The upper 2 perimouse levels are largely as thock from the main building massing as suggested by the City SETC Penthouse Guidelines.

The general form of the building is as fluithated in the adjunction covering application and can blow with in this religioners its along dischess. Since as expected between the blowing in the can easily be an expected by the control of the blowing in the can easily be all on the since of the control of th

A smaller 2 storey townhome podium lines Switchmen Street and forms a welcoming and pedestrian-scaled entrance to the internal laneway.

Building selbocks conform to those indicated in the 3AASB besign Guidelines, and start access locations to the underground parting have been elbocated to private or semi-public areas of the site. Unit entities around the perimeter of the building from the street are as indicated in those guidelines as it the main entry to the complex from Novebec Street at Switchmen.

ARCHITECTURAL EXPRESSION

As was outlined in the Rezoning Application the intention was to create a As was outlined in the Rezoning Application the intention was to create a heardry of background to freeground expressions for this complex of buildings, lating plant, which were the total bus subsequently less foreground than the along the park, which were than to be subsequently less foreground to the northern most "bradmark" structure. Architecturally the buildings along Quebec were to be "strapk formad for their arceations to disrigate moting reference to some of the industrial use of the area in its previous incarnation".

Black and concrete forms the base expression of the podiums in deep contrasting colors. The lower is a concrete mass-wall expression and will be calcred to suit this contemporary industrial loft form. Playful "light book elements strew up ranneation by along a leveles: Siteed round are about each to democrate the strew up ranneation by along a leveles: Siteed round are about each to democrate the strew up that the strew up that the strew and the

UBLIC REALM AND AMENITY

of this first phase of the neighbourhood; Switchmen Street, the the central Courtyard, and the Railspur extension to the south will be constructed as par Street, the central Laneway

west. I wo contrasting streets were developed in this neighbourhood with Switchmen being the more formal and more "boulcavad-lie" with the central Laneway system being much more intimate an intamnal. Bless, people, and can are kept more separate along Switchmen while they are intended to blend and commingle along the central Laneway. Firstly. Switchmen Street to the north will provide the principle vehicular and pedestrian entrance to the development as well as the new "East Park" to the

In the Laneway unique powing patterns, edge treatments, seating and light futures, and a narrow, dipth of way (similar to Watter Indanyck zwe in Ahleles (Mage) define the intimate and internal nature of this street, Another pathway the west (future phase) provides passage through to and from the Park further energing this important pathway and intersection.

The Ratigour of the south end creates a visual and physical connection for pedestrians out to Quebec Street and beyond where it extends to development to the east. Historical references to the "Ratiway Prescha" of which this negarbourhood is a plant of the polar oils, ne reproposed and manifest per propeded oils forming the curvature of the old and in, are proposed and manifest per propeded to start in the curvature of the old and in, are proposed and and manifest per see placed oils card in bollards of each end, to prevent cas from entering this pedestrian only route. Catenary overhead lighting is proposed there as well, to provide an intimate and unique character for this special passage.

A feature courtyard and plaza dovetal with these converging pathway system at the heart of the development. The south portion from a heavy finisher plaza (again referencing the heritage and true of the agao) with area to efact and meet. A central fountion water feature separates the whole public plaza from the semi-public countyrad to the north. Soth components act to decompress the hight confines of the Laneway and add a list green axis in the project's center. The central water feature is designed as a rusting wall fountion from sheet pitting and forms the visual focus upon entering.

SUSTAINABILITY

Sustainable design elements have been incorporated into the plan and will continue to be a focal point during design development. The project is on track to achieve LEED Gold certification.

Green buildings should respond to their context and this building follows through on this imperative.

encourages a shift from private motor vehicles through the provision of pedestrian and bicycle path networks that encourage walking and cycling as pedestread options. The inclusion of vehiclesigned end-of-thip cycling facilities for building residents include ample covered bike parking and common hub space.

The building's ting strategy maximizes park and open space. Links to green space have been eschooled and martined at levery level of the buildings, from main floor podium terraces, to root top gardens, and green roots, including undon agriculture. Flaming will be native/doublike to provide hadiant, minimize maniferance, and deatuce inguistion demands.

Zero waste planning initiatives are developed to faster angoing diversion of materials from the waste stream through re-use, compositing and recycling. Oristle facilities will include strange and callection of paper, cardboard, glass, plastics, metals and both kitchen and landscape organics.

The project will incorporate a number of energy soving measures not least of which is the connection to district neargy. A graat dead of attending the given to performance of the envelope to meet the project's goods. The building that been designed to be low maintenance while provisioning durability, assithetic efficiency and a healthy environment for occupant of the contraction.

Passive heaf gainfloss reducing design elements are incarporated and include a 4-50% window/woul fait to perceive windows to new IED and Africes standards. todizontal shading devices over windows on the south elevation of the tower. A stepfing focase, and harbornal and vertical shading devices on the west stepfing focase, and harbornal and with the roots and wells where there are no focase and high involution values in the roots and wells where there are no

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CONCERT

1551 QUEBEC STREET BUILDING 2

DESIGN RATIONALE

SUSTAINABILITY:

This narrative highlights how the strategies contained in the Rezoning Sustainable Large Development Strategy report have been incorporated into the design of Building 2.

The LEED scorecard references building features and elements on plans and elevations that will contribute to the building's sustainability performance in achieving LEED Gold.

Specific sustainable design elements have been incorporated into the plan and will continue to be a focal point during design development:

• Building sting strategy that maximizes park and open spaces:

- A raised ground plane to 4 Ann to meet Road Construction Level requirements as part of the City's Climate Change Adoptions Strategy to combat future seal level file:

 Maximization of the green space at every level of the buildings, from main floor podium terraces, to roaf top gardens and green roafs, including urban agriculture;

 Landscape strategy of using deciduous flees as summer shading for the building lacades facing west.
- A pedestrian and bicycle path network that makes walking and cycling preferred

- Strategic placement of operable windows to promote ventilation and
- reduce/eliminate cooling loads;
 Space planning that incorporates shallow unit designs to maximize the use of daylight
- and reduce energy usage:

 Reduction in window well atals in appropriate locations:

 Willication of high quality building envelope and glaring:

 Balcony projections and salastioning devices on south and west facing facades to reduce mick-unimes van penetration, while taking advantage of winter van exposure at lower angles.

ACCESS TO NATURE PLAN

The site meets the Greenest City's walkclatify traget of access to nature, with Creekside Park Intendediately, to the north, and Southeast False Creek (SFEC) park less than a 5 minute walk from the site (approximately 350m) on the west side of The Village on False Creek.

The proposed development will increase the neighbourhoods access to nature through the provision of an additional 1, tha of park space. This park is envisioned to be lined with a double row of treas along its assistent adge, and contion significant large shade treas armongst on open havn, a kids play area and a viewing bern to averlook the extension of the Seavell and False Creak beyond. The City of Vanacouver Board of Parks and Recreation will determine the final program with appropriate public consultation.

provides a franquil setting accessible to residents and viewable by the public. Rooftaps provides areas for unban agriculture and children's pley. Further, a number of intensive green roofs provide greeney for residents to look upon while also providing habitat value. At the building level, access to nature is being met with the inclusion of both ground floor and rooflop common amenity gardens. A large ground floor courtyard at Building 2

SUSTAINABLE FOOD SYSTEMS

The following 3 food system assets have been selected as most appropriate for this future neighbourhood:

- Utban Agrichture will be provided through the inclusion of rooftop urban agrichture plots for residents. The utban agrichture amenity will include a most adectacted to load stronge, composit thin (I ordinat gorden plot words stream), a politing beach and a source of potches ander. These splats help improve the realizers of Rooft load to a poduction, foolitide registrostly social infercation and contribute to healthy kining.

 Eatile Landscapping will be integrated into the overall planting for readential countracts of gorden pontions and controp orden areas. Where practical (protocope selection will favor plantit that do provide foot including fruit beampress that will serve as both amenantial and functional assets, including fruit beampress that will serve as both amenantial and functional assets.

A location for a potential community orchard has also been identified as part of the preliminary park plan that will be furthed developed by the City of Vancouver. Should this community activated mor part of the find park design, it will gooded to food source for neighbourhood residents and the wider community of Southeast False Creek.

The state is well-accrated for walking, cycling and transit use, and could eventually be served by the city's future streetcar network. These connections are expected to have a strong influence in attracting new residents who want to decrease the numbers of vehicle trips required in their everyday activities.

Redestinan amenities have been designed to permeate the site and align with the neighbouring street and walkway connections to the West and East. These connections will form an important component in karting tagether the Southeast False Creek parcels, especially with the new developments to the east of Quebec Street.

The City of Vancouver Parking Bylow for the provision of bicycle parking spaces are being met for abilding 2. Class-A spaces allow for long-term storage and are located in the underground parked end in clase proximity to the elevation, Class-A spaces are for short-term parking and are located at grade near the building entrance.

A Rike Hub room for building residents has been incorporated into the P1 podifying level of Building 2. The arom will accommodate a warkshop including a workbench, build-not compressor and declared storage for like tow males. The Rike Hub room will susport travel by bicycle by making repairs and maintenance easier, as well as provide a social

The starwell leading to the underground parking level 1 will incorporate bicycle fite ramps along their slads to make access easy and comfortable for cyclists, Doors into bicycle strange areas will have automatic openers.

The Quebec and 1st site is well connected to transit with Skylfain (Eppo and Millernium tine via Main Street Science World Station). Canada Line and bus routes (5 routes providing connections across the City.) One of the main plainities of the Green Mobility Plan is to improve pedestitain linkages around the site to access these stations and bus stops.

Concert Poperlist has provided parking in accordance with required vehicle parking rates of the Southeast False Creek Neighounhood Plan. Bedrical charging outlets will be provided for 20% of the parking spaces to accommodate electric vehicles.

Concert Paperlies has a letter of intent with Zipcar to provide six shared vehicles across the Quebec and 1st development. Three of these car-share spaces will be provided in the underground parking facility of Building 2.

Ribeshating involves two or more peoples staring a car for atip. The cost of the journey (filed lats, parting, etc.) can be spit between the driver and posserges, resulting its varies for all members. Ride-sharing also helps to reduce the number of vehicles on the toad, and lowers porting demand. Concert plans to help promote tide-sharing through simple lowers porting demand. Concert plans to help promote tide-sharing provided to residents.

RAINWATER MANAGEMENT

The easting site is effectively flat and consists of powed and gravel parking areas. There are no buildings on site. The pervious gravel parking area is approximately 10% of the site with the termathing site being impervious aspiral powing.

The proposed site will be split into three parcels; the west side becoming additional park area attached to Creekside Park and the east side being a mix of affordable and market housing in mid-tise buildings with underground parking.

The Rainwater Management Plan continues to be developed to ensure that the post-development rate and volume of stammwater unaff is less than or equal to the pre-development 2-year 24 hour stam. Futher, 978, of the overage runoff volume will be treated to remove at least 90% of Total Suspended Solids (TSS).

Strategies being incorporated into the design of Building 2 to ensure these tragets are met include green roots and rooting agradents. Stammutel will be directed to mechanical filtrations yistems maintaining continuous positive theatment of Total Suspended Salids (TSS) as well as steen obtaining continuous positive theatment of Total Suspended Salids (TSS) as well as steen obtained you metals and untients that office the desirent. Systems will be selected to remove a high level and wide variety of stammutater pollutants.

These strategies are designed to remove a large portion of any remaining pollutants and suspended solids before runoff is conveyed from the site.

ZERO WASTE PLANNING

During construction strategies such as minimal packaging, prevention of weather damage to materials around an officient materials estimating will minimal worsts authrage construction. The project will be pursuing LEED Gold certification, including the credit within this tailing system for Construction Waste Management that requires diversion of a least 75% of construction waste from landfill or inchaeration.

The strata capacation will oversee the organis operations of the building. Waste Managament has been consulted on the development of the Zero Waste Plan, which has directly informed sit or and building design decisions. Concert Properties is committed and personated to advantage the engine of the Zero Waste Plan. They have grown from the speciared to gathered to gather engine ments of the Zero Waste Plan. They have grown to that the speciared to gather engine ments of the Zero Waste Plan. They have grown of the speciared to gather engine ments of the Zero Waste Plan. They have grown to the speciared to gather engine ments of the Zero Waste Plan. They have a special properties of the Control of the Control of the Zero Waste Plan.

In addition to the plastits, paper products and metals commonly collected in residential building recycling programs, the buildings of Quebec and 1st will provide residents the means to recycle soft plastits, and potentially batteries, bulbs, appliances and electronic waste, as well as both kitchen and yard organics.

The design of the recycling and waste room has been developed in conjunction with Waste Management, Waste Management is Concert's preferred waste hauler and Urban Impact is their preferred recycling company.

encourage recycling, Instead of using compactors Waste Management have proposes smaller garbage container and provision of sufficient totes to receive the appropriately Concert Properties and Waste Management have tried to make the process simple to

The space program and bit requirements were provided by Waste Management and are scaled to pennil the avoidance of a compactors. Compactors can counterweste diversion efforts in two ways: people lend to put everything in a compactor later than displayed separating and compactor and the three displayed in separating and compactors reduce the perception of the amount of waste people pooles. Our of sight, and of initial, a

On site compositing has been included in the landscaping design with compost bins provided in the various strata common area gardens, these measures will further reduce the volume of waste leaving the site.

The Zero Waste Plan for Quebac, 8, 1st will be administered by building staff that will be provided with the information and resources required to implement it accordingly, Reisdents will similarly be provided with the index and information needed to carry out the Zero Waste

AFFORDABLE HOUSING

residents and to accommodate a wide range of lifes/des with caping affectability thresholds, including; young singles, couples, families and eithers and either proposed development supports this divestly of residents by including a wide range of unit types, from studio and one bedroom units to larger two and three bedroom units, as well as ground ordered forwhomes.

The proposed development of Areas 3A and 3B will include a 135 unit non-market rental housing project, to be owned by the city of Vancouver.

In keeping with the City of Vancouver's High-Pensity Housing for families, with Children Guidelines, and the requirements of the Southeast False Creek Official Development Plan, a minimum of 35% of the market housing and 50% of the non-market housing will include 2 or more bedrooms.

LOW CARBON

The City of Vancouver's Recording Policy for Sutdinable Larger Developments requires a Low-Benery Xunph Featility Screening Study to explore the viability of Identification and systems. The proposed development will be incorporated into the existing to legibourhood Energy Utility sewing the Olympic Village, other new residential developments, Science world and the Great Northern Way compus, and as such, no fleasibility study is needed for this purpose

Building 2 is registered with the Canada Green Building Council.

unaftlainable during the audit phases of the certification process. Pending design development, the final selection of targeted credits may be different than those indicated in the driaft scalected (refer to separate page). points have been identified as likely, with an additional 18 points identified as possible. Invaginat design development, the possible arceful will be evoluated to suitability and environmental benefit and selected as appropriate, A least 6s points will be trageted pre-development, so that a reasonable buffer sists should any credits be deemed pre-development. The strategies being explored will be collaboratively developed through an integrated design process. A level of LEED Gold is required, with a minimum of 43 points, Presently, 65

RECOLLECTIVE

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CONCERT

1551 QUEBEC STREET

BUILDING 2

SUSTAINABILITY SUMMARY

project is targeting LEED Gold Certification and is located in the Southeast False Creek development which was awarded LEED Neighborhood Development (ND) Patinum certification. The points that have been seed for this project reflect the strategies described in Sustainable Large Development Strategy Report that was developed for the Quebec and Sis Site.

e are a number of points that are still being assessed for possible inclusion in the project (Points With Status To Be Confirmed), these credits will be assessed as the design is progressed further. This scorecard will line to be updated through out the design, documentation and development phases of the project to reflect any changes in the status of points noted below.

ies	No				3
Ħ		Sustainable Sites 26 Peccible Points	Notes		
Prerequisite	uisite	SSp1 Construction Activity Pollution Prevention Required	An erosion and sedimentation control (ESC) plan will be produced for all construction activities associated with the project.	Yes	No
1		SSc1 Site Selection 1	The site is a redevelopment and meets LEED requirements.	00	ď.
5		SSc2 Development Density and Community Connectivity 3, 5	3, 5 The site increases density above LEED requirements.	Prerequisite	te E
		SSc3 Brownfield Redevelopment 1	Credit will be evaluated as the project is further developed.	Prerequisite	te Ec
6		SSc4.1 Alternative Transportation: Public Transportation Access 3, 6	3, 6 Optimally located close to transit at Main Street and Terminal Ave.		8
1		SSc4.2 Alternative Transportation: Bicycle Storage & Changing Rooms	Provided as per VBBL requirements, exceeds LEED req'ts. Refer to drawings A2-1a and A2-2a for notes and Commercial and office bike locker locations.		- EG
ω		SSc4.3 Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles 3	Refer to Drawings A0-1, A2-1a and A2-2a. 3% of all spaces will be declicated solely to Electric Vehicles. Access to the power will be "secured" to ensure intended use (with signage indicating EV parking)		5
2		SSc4.4 Alternative Transportation: Parking Capacity 2	2 Refer to Drawings AO-1, A2-1a and A2-2a. Car sharing parking spaces will be included in the parkade.	1	8
		SSC5.1 Site Development: Protect and Restore habitat	Credit will be evaluated as the project is further developed.	1	EG
ш		SSc5.2 Site Development: Maximize Open Space 1	Open space will be maximized with the park expansion and localised landscaping and roof gardens.		8
		SSc6.1 Stormwater Design: Quantity Control 1	Not targeted.	1	EQ
jua .		SSc6.2 Stormwater Design: Quality Control	Removal of 90% Total Suspended Solids from Runoff will be achieved with a structural system (Jellyfish or similar). Details of the exact system will be determined as the project is further developed.	H	8
1		SSc7.1 Heat Island Effect: Non-Roof	100% of parking is underground. Refer to drawings AO-1, A2-1a and A2-2a.	1	9
1		SSc7.2 Heat Island Effect: Roof	High-albedo and vegetated roof surfaces will be used. Refer to drawings AZ-14 and landscape drawings (L0.03, L0.04 and L0.05).		50
		SSc8 Light Poliution Reduction 1	Credit will be evaluated as the project is further developed.		20
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3		Prereq 2		я	i
_			uisite		1
WEG Water Use Reduction 2	WEC2 Innovative Wastewater Technologies	WEC1 Water Efficient Landscaping 2,	Prerequisite WEp1 Water Use Reduction Require	Water Efficiency 10 Possible Points	
2 - 4) Water efficient fixtures are provided [lav, shower, toilets]	2 Not targeted.	2, 4 A high efficiency irrigation system will be combined with native/adaptive plantings.	Required Water efficient fixtures are provided (lav, shower, toilets)	Notes	
и	ĭé.				Γ

Yes	No			
17		linergy & Atmosphere	35 Possible Points	Notes
Pre	requisite	Prerequisite EAp1 Fundamental Commissioning of Building Energy Systems	Required C	Required Cx Authority will be engaged early in the project.
Pre	requisite	Prerequisite EAp2 Minimum Energy Performance	Required d	COV requirements exceed minimum performance levels. Credit will be evaluated as the project is further developed.
Pre	requisite	Prerequisite EAp3 Fundamental Refrigerant Management	Required f	Mechanical will need to confirm that the systems will comply. Credit will be evaluated as the project is further developed.
10		EAc1 Optimize Energy Performance	1-190	1-19 Credit will be confirmed as the project is further developed.
		EAc2 On-Site Renewable Energy	1-70	1 - 7 Credit will be evaluated as the project is further developed.
2		EAc3 Enhanced Commissioning	210	Cx Authority will be engaged early in the project.
2		EAc4 Enhanced Refrigerant Management	2 M	Mechanical will need to confirm that the systems will comply. Credit will be evaluated as the project is further developed.
3		EAc5 Measurement and Verification	3 1	Measurement and Verification strategies will be implemented to increase energy efficiency strategies and recording.
		EAc6 Green Power	20	Credit will be evaluated as the project is further developed.

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		ω	MRc1.1 Building Reuse: Maintain Existing Walls, Floors, and Roof 1-3	1-3 Not targeted.
		1	MRc1.2 Building Reuse: Maintain Interior Non-Structural Elements	1 Not targeted.
	2		MRc2 Construction Waste Management 1 - 2	1 - 2 Targeted over 75% reduction.
			MRc3 Materials Reuse 1 - 2	1 - 2 Credit will be evaluated as the project is further developed.
	1		MRo4 Recycled Content 1-2	1 - 2 Over 10% recycled content targeted.
	1		MRc5 Regional Materials 1 - 2	1 - 2 Over 20% of regionally sourced materials will be targeted.
			MRc6 Rapidly Renewable Materials	1 Credit will be evaluated as the project is further developed.
			MRc7 Certified Wood 1	1 Credit will be evaluated as the project is further developed.
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00		Indoor	Redoor Environmental Quality 15 Possible Points	Mooss
Prerequisite	luisite	EQp1	Minimum Indoor Air Quality Performance	Required ASHRAE 62.1-2004 will be met and exceeded by complying with current CoV building bylaw
Prerequisite	lukite	EQp2	EQp2 Environmental Tobacco Smoke (ETS) Control Required	Required Air leakage testing will be performed on suites
		EQc1	EQ:1 Outdoor Air Delivery Monitoring	Credit will be evaluated as the project is further developed.
		EQc2	Increased Ventilation 1	1 Credit will be evaluated as the project is further developed.
1		1.8703	EQ:3.1. Construction IAQ Management Plan: During Construction	IAQ management plan will be designed and executed by the contractor.
1		EQ:3.2	EQ:3.2 Construction IAQ Management Plan: Before Occupancy	IAQ testing will occur before occupancy.
1		EQ:4.1	EQx4.1 Low-Emitting Materials: Adhesives and Sealants	1 Low emitting materials will be used.
-		EQp4.2	EQc4.2 Low-Emitting Materials: Paints and Coatings 1	1 Low emitting materials will be used.
1		EQ:4.3	EQ.4.3 Low-Emitting Materials: Flooring Systems 1	1 Low emitting materials will be used.
-		EQ:4.4	EQcA.4 Low-Emitting Materials: Composite Wood and Agriffore Products	1 Low emitting materials will be used.
-		EQcS	EQcS Indoor Chemical and Pollutant Source Control 1	Entryway systems are to be installed in all applicable spaces (reference is included on drawings A2-1, A2-2 and A2-3). MERV 13 filters will be provided to air supply systems.
		EQ:6.1	EQ.6.1 Controllability of Systems: Lighting	1 Credit will be evaluated as the project is further developed.
		EQ:6.2	EQs.6.2 Controllability of Systems: Thermal Comfort	Credit will be evaluated as the project is further developed.
		EQ;7.1	EQ.7.1 Thermal Comfort: Design	Credit will be evaluated as the project is further developed.
		EQ:7.2	EQ:72 Thermal Comfort: Verification	Credit will be evaluated as the project is further developed.
		E0;63.1	EQ:8.1 Daylight and Views Daylight 1	Credit will be evaluated as the project is further developed.
1		EQu8.2	EQx8.2 Daylight and Views: Views 1	. Credit will be evaluated as the project is further developed.

	ĭ es	No.		
	UI	\exists	Innovation in Design	Water
	м		IDc1.1 Innovation in Design: Exemplary Performance SSc2	Credit will be met with exceedingly high development density in the project area.
	1		ID:1.2 Innovation in Design: SSol.1.	Credit will be met with exceedingly high levels of transit in the project area.
	-	-	IDc1.3 Innovation in Design: SSc7.1	Credit will be achieved via 100% underground parking. Refer to drawings. A2-1a and A2-2a.
	1		IDc1.4 Innovation in Design: Green Building Education 1	Credit will be evaluated as the project is further developed.
			IDc1.5 Innovation in Design: Green Cleaning	. Credit will be evaluated as the project is further developed.
	-		IDc2 LEED* Accredited Professional 1	Recollective are LEED APs
	Yes	s No		
L.	44		Regional Priority 4 Possible Points	Notes
	-		RPc1 Durable Building 1	Building Durability Plan will be developed and implemented.
ď.	-		NP-2.1. Regional Priority: SSc2 1	SSc2 credit will be met.
_		_	RP-2.2. Regional Priority: SSc5.1	SSc6.1 credit will be met.
			RPc2.3 Regional Priority MRc2	MRc2 cracit will be met

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