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THE GEORGE
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Seal/Signature

Date

09/21/2017

Project Name

2100
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AVENUE NW

Project Number

A1613

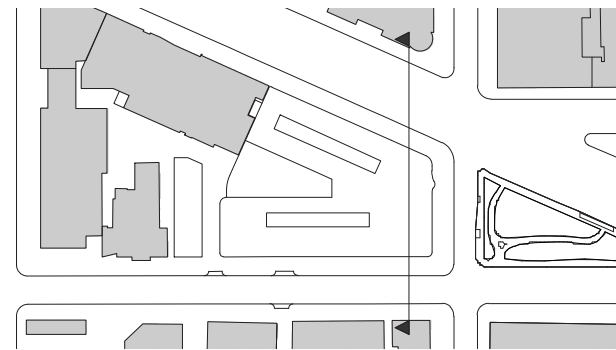
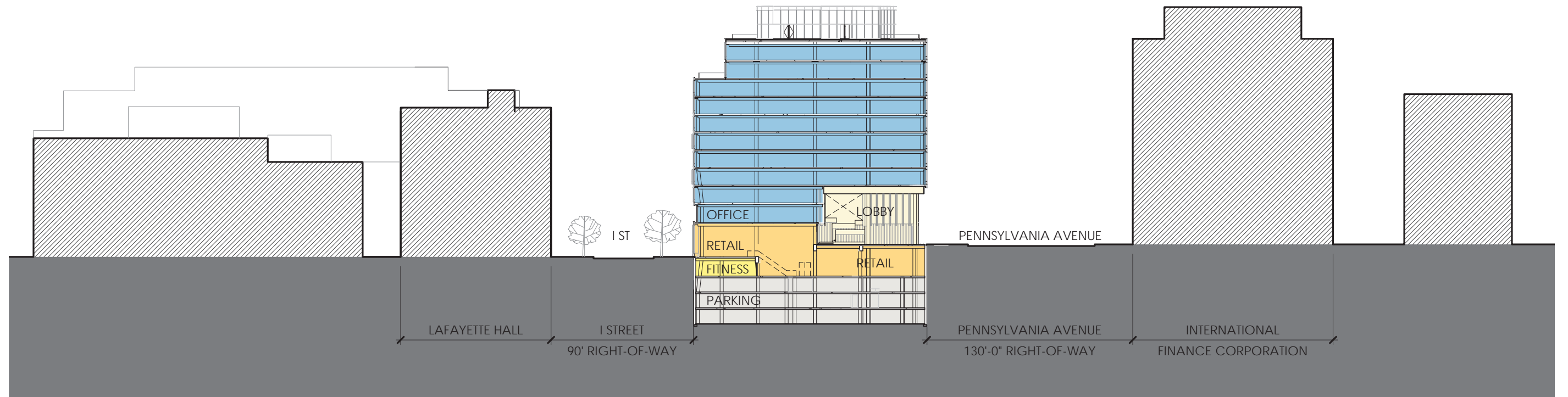
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BLOCK SECTION -
NORTH/SOUTH

Scale

A-500

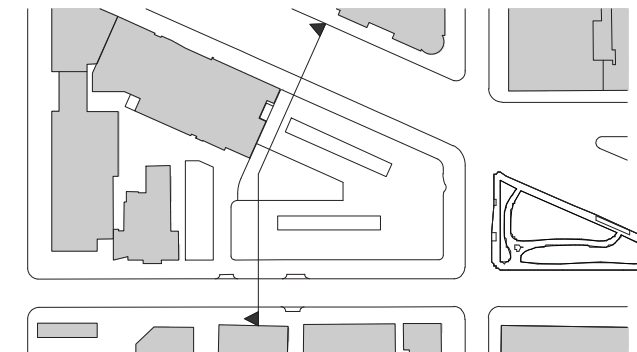
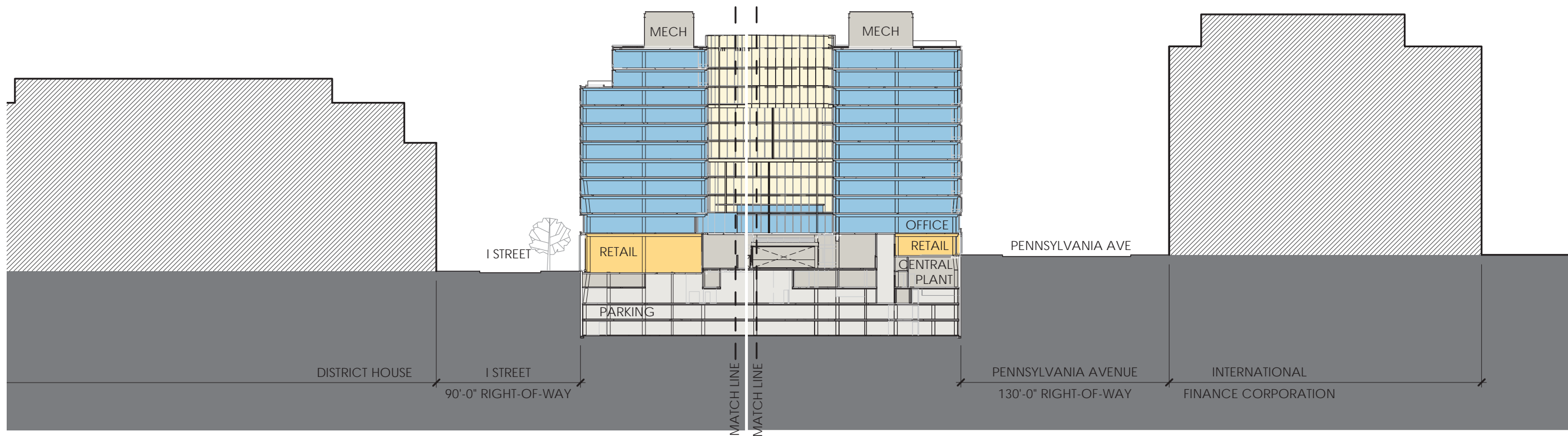
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1' 16' 32' 64'

SCALE: 1/64" = 1'-0"

BLOCK SECTION - NORTH/SOUTH



1" 16' 32' 64"

SCALE: 1/64" = 1'-0"

BLOCK SECTION - NORTH/SOUTH

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BLOCK SECTION -
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A- 501

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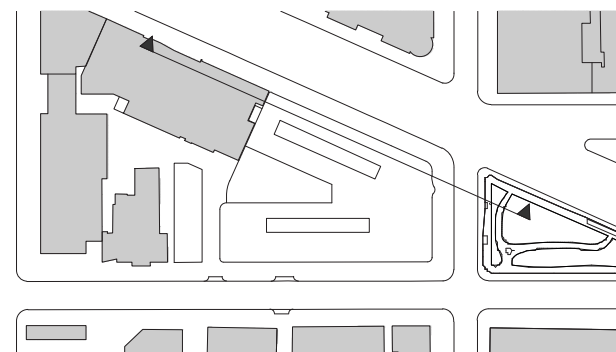
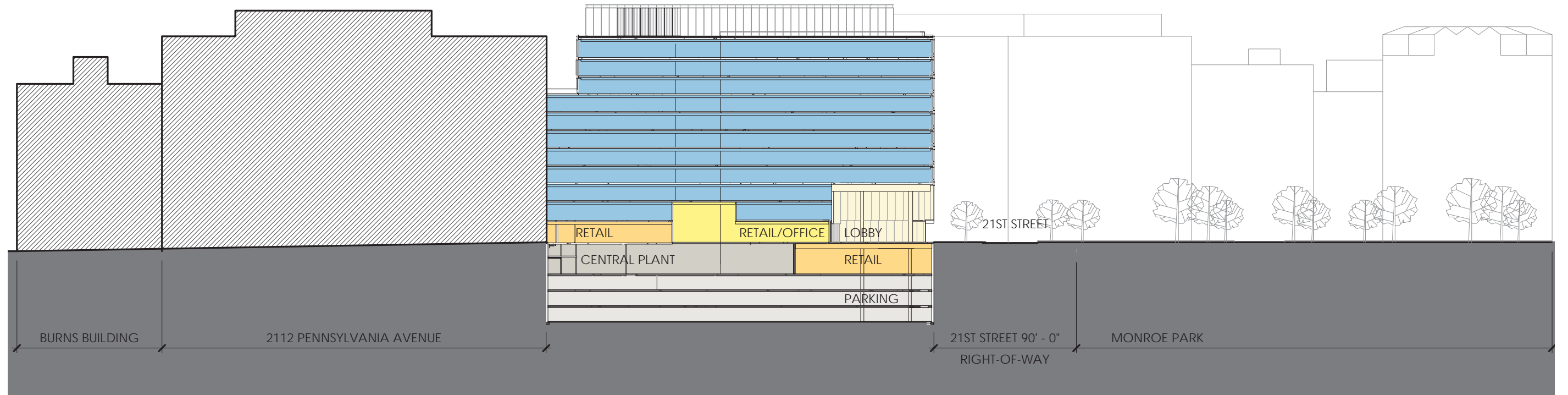
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BLOCK SECTION -
EAST/WEST

Scale

A-502

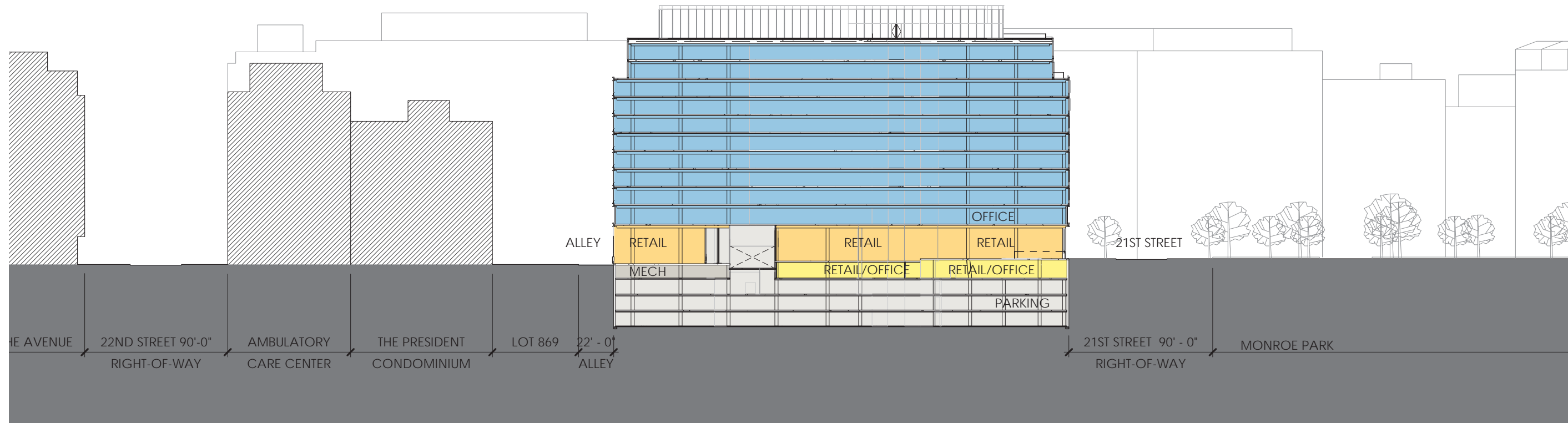
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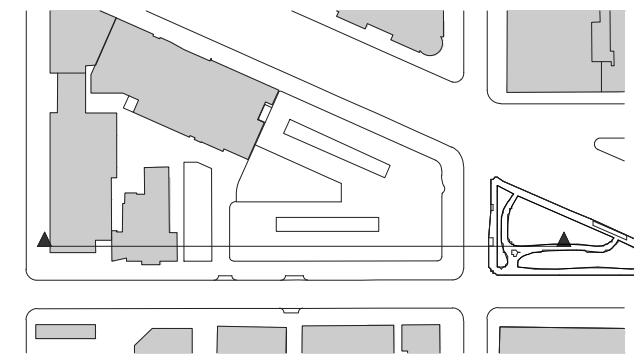
16' 32' 64'

SCALE: 1/64" = 1'-0"

BLOCK SECTION - EAST/WEST



BLOCK SECTION - EAST/WEST



1' 16' 32' 64'

SCALE: 1/64" = 1'-0"

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BLOCK SECTION -
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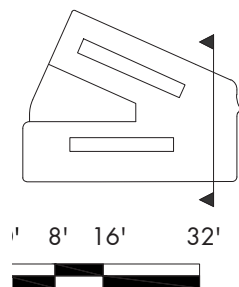
BUILDING SECTION
- NORTH/SOUTH

Scale

A-504

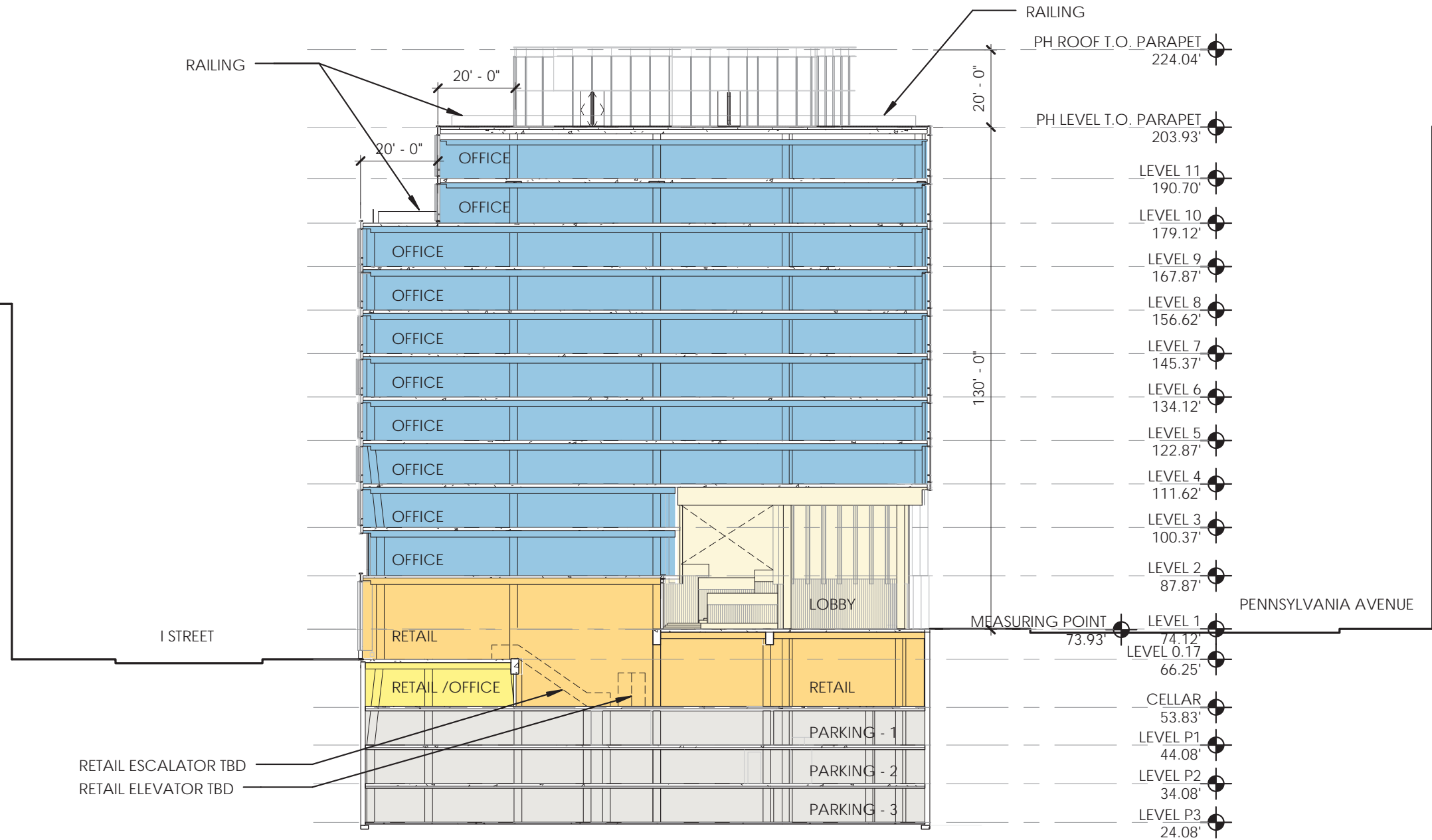
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8' 16' 32'

SCALE: 1/32" = 1'-0"



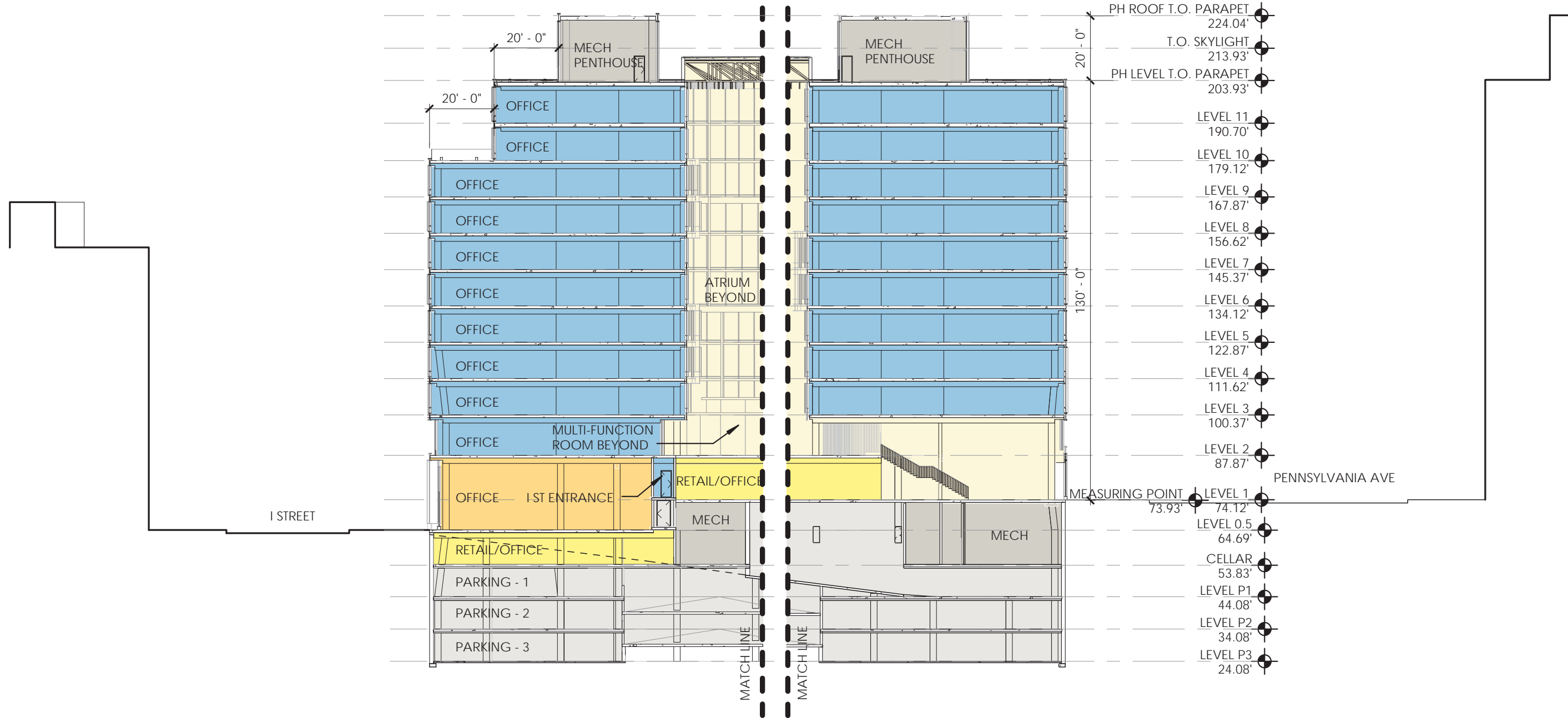
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BUILDING SECTION - NORTH/SOUTH



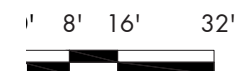
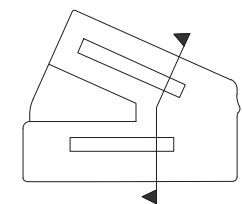
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BUILDING SECTION
- NORTH/SOUTH

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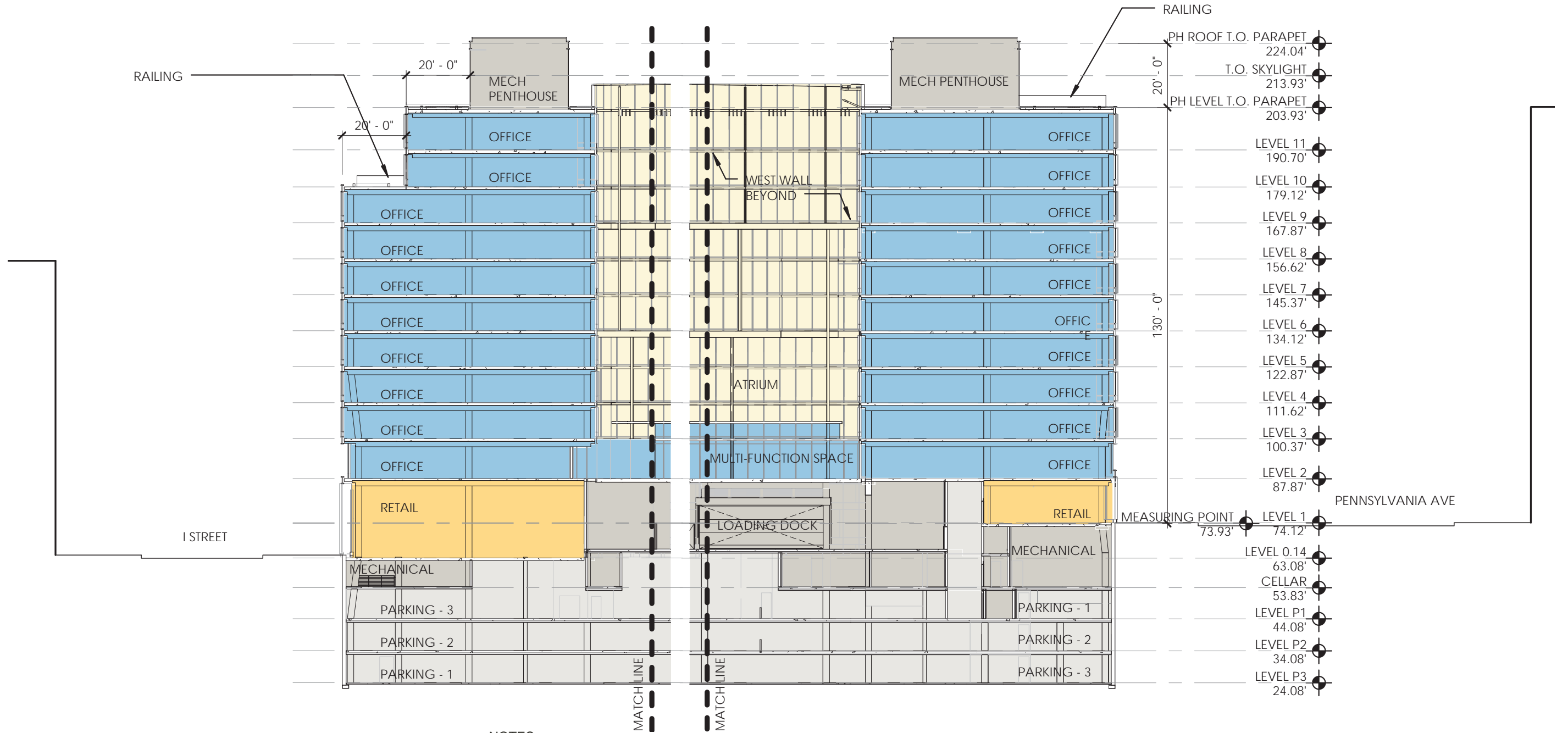
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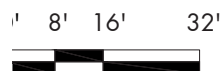
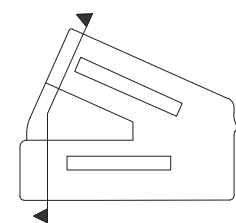


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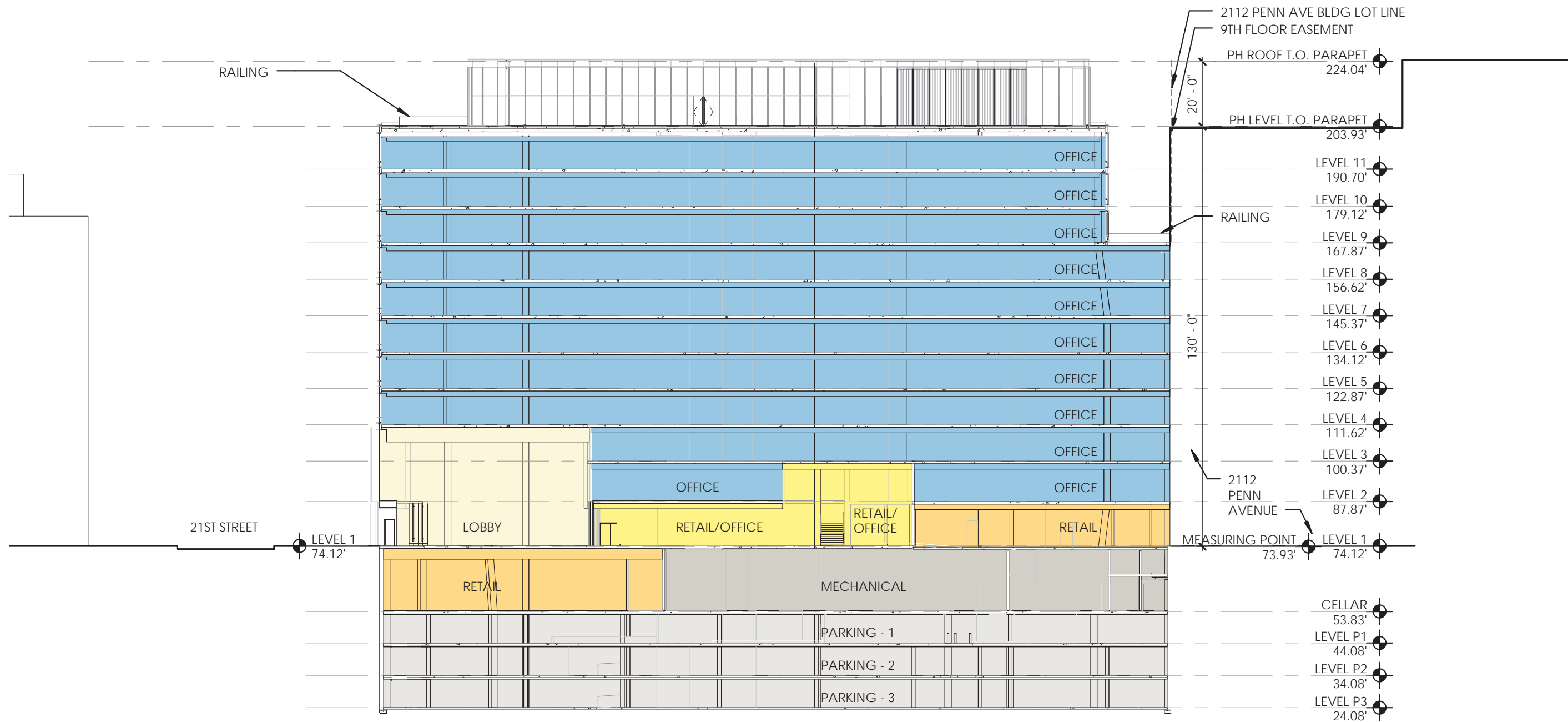
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BUILDING SECTION - NORTH/SOUTH

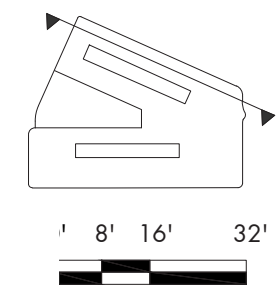


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BUILDING SECTION - EAST/WEST

SCALE: 1/32" = 1'-0"

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BUILDING SECTION - EAST/WEST

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A- 507

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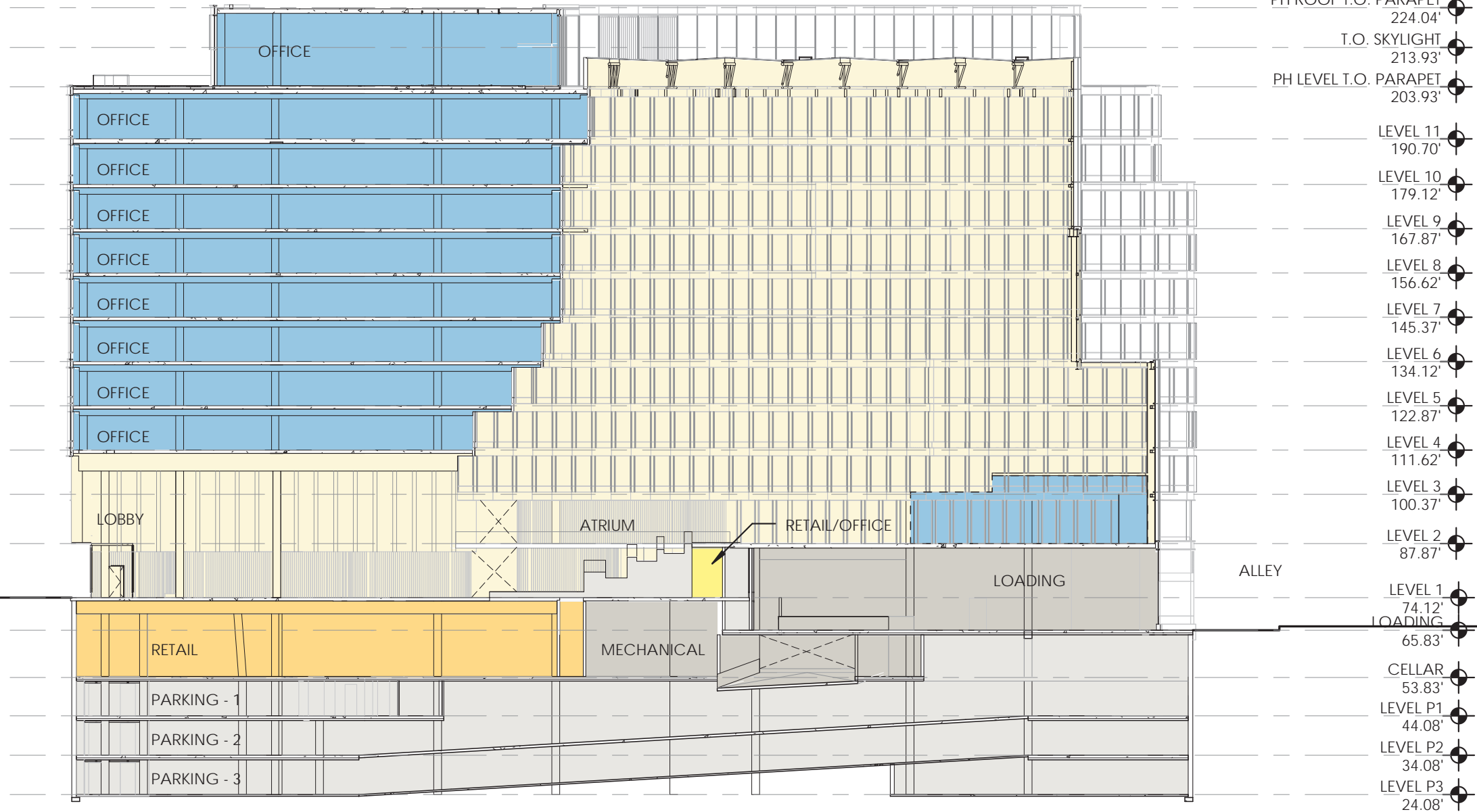
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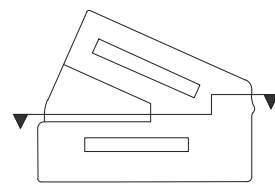


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8' 16' 32'



SCALE: 1/32" = 1'-0"

BUILDING SECTION - EAST/WEST

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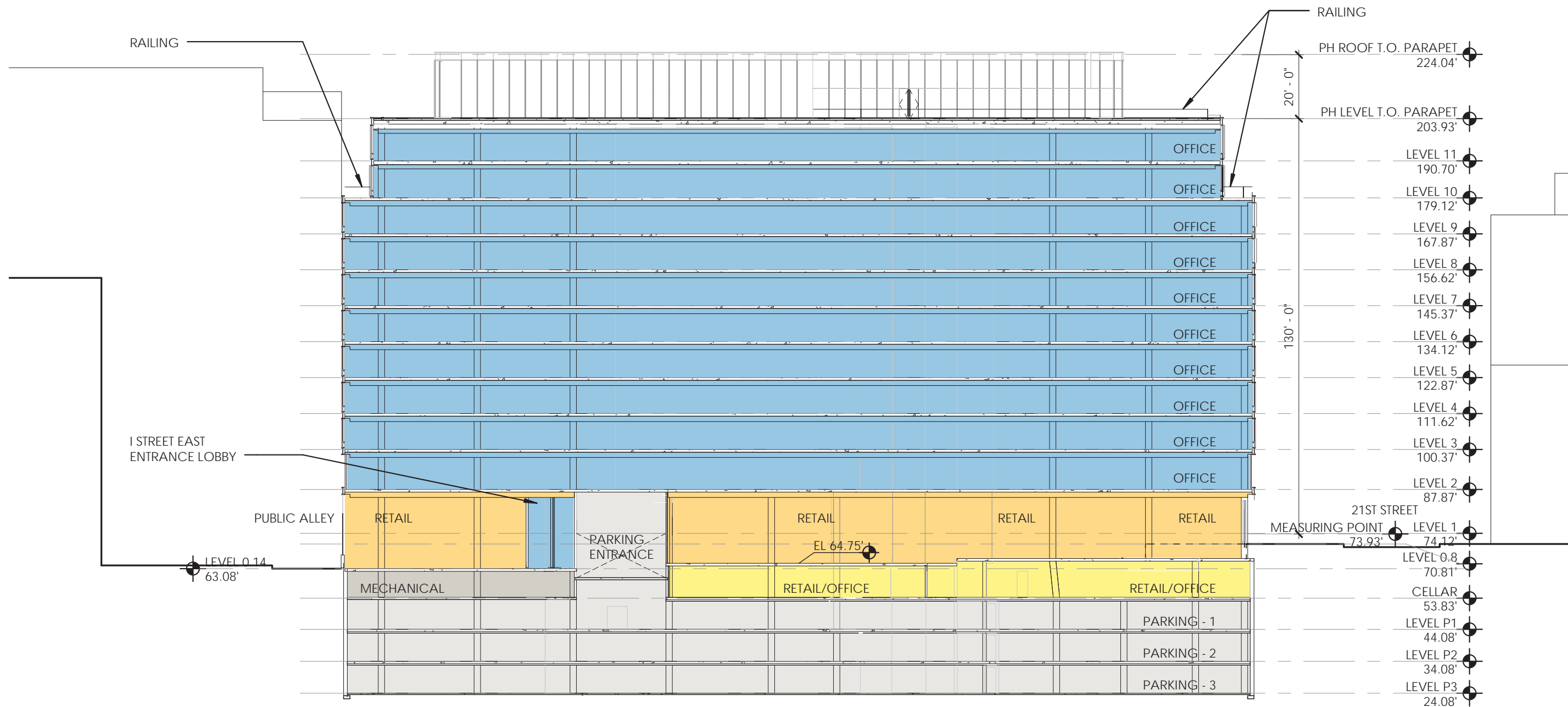
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BUILDING SECTION-
EAST/WEST

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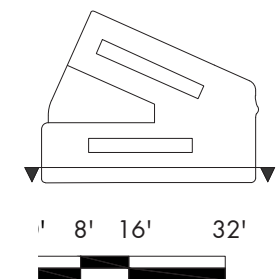


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Description

PRELIMINARY LEED
SCORE CARD

Scale

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LEED v4 for BD+C: Core and Shell

Project Scorecard

Project Information Form Possible Points **n/a**

Y	?Y	?N	N
---	----	----	---

Y				PIf1	Project Information Form 1
---	--	--	--	------	----------------------------

Integrative Process Possible Points **1**

Y	?Y	?N	N
---	----	----	---

1				IPc1	Integrative Process	1
---	--	--	--	------	---------------------	---

Location and Transportation Possible Points (w/o RP) **20**

Y	?Y	?N	N
---	----	----	---

13	1	6	3	LTc1	LEED for Neighborhood Development Location	20
2				LTc2	Sensitive Land Protection	2
			3	LTc3	High Priority Site	[RP] 3
3		4		LTc4	Surrounding Density and Diverse Uses	[RP] 6
7				LTc5	Access to Quality Transit	[RP] 6
	1			LTc6	Bicycle Facilities	1
1				LTc7	Reduced Parking Footprint	1
		2		LTc8	Green Vehicles	[RP] 1

Sustainable Sites Possible Points (w/o RP) **11**

Y	?Y	?N	N
---	----	----	---

Y				SSc1	Construction Activity Pollution Prevention	1
1				SSc2	Site Assessment	1
		2		SSc3	Site Development: Habitat (Financial Support)	2
	1			SSc3	Open Space	[RP] 1
			4	SSc4	Rainwater Management	[RP] 3
2				SSc5	Heat Island Reduction	2
1				SSc6	Light Pollution Reduction	1
1				SSc7	Tenant Improvement Guidelines	1

Water Efficiency Possible Points **11**

Y	?Y	?N	N
---	----	----	---

9			2	WEp1	Outdoor Water Use Reduction	2
Y				WEp2	Indoor Water Use Reduction	2
Y				WEp3	Building-Level Water Metering	2
2				WEc1	Outdoor Water Use Reduction	6
4			2	WEc2	Indoor Water Use Reduction	2
2				WEc3	Cooling Tower Water Use	2
1				WEc4	Water Metering	1

Highlight Key

Design Credit Credit #
Construction Credit Credit #
Doc. Complete

2100 Pennsylvania Ave. NW

WDG
4/5/2017



Energy and Atmosphere Possible Points **33**

Y	?Y	?N	N
---	----	----	---

17	4	7	5	EAp1	Fundamental Commissioning and Verification	
Y				EAp2	Minimum Energy Performance	
Y				EAp3	Building-Level Energy Metering	
Y				EAp4	Fundamental Refrigerant Management	
3	1	2		EAc1	Enhanced Commissioning	6
14	1	1	2	EAc2	Optimize Energy Performance	18
	1			EAc3	Advanced Energy Metering	1
		2		EAc4	Demand Response	2
			3	EAc5	Renewable Energy Production	3
	1			EAc6	Enhanced Refrigerant Management	1
		2		EAp7	Green Power and Carbon Offsets	2

Materials and Resources Possible Points **14**

Y	?Y	?N	N
---	----	----	---

3		8	3	MRp1	Storage & Collection of Recyclables	
Y				MRp2	Construction and Demolition Waste Management Planning	
Y				MRc1	Building Life-Cycle Impact Reduction	6
1		1		MRc2	BPDO: Environmental Product Declarations	2
		2		MRc3	BPDO: Sourcing of Raw Materials	2
		2		MRc4	BPDO: Material Ingredients	2
2				MRc5	Construction and Demolition Waste Management	2

Indoor Environmental Quality Possible Points **10**

Y	?Y	?N	N
---	----	----	---

6	2	2		IEQp1	Minimum IAQ Performance	
Y				IEQp2	Environmental Tobacco Smoke Control	
Y				IEQc1	Enhanced Indoor Air Quality Strategies	2
2		1		IEQc2	Low-Emitting Materials	3
1				IEQc3	Construction Indoor Air Quality Management Plan	1
2		1		IEQc4	Daylight	3
1				IEQc5	Quality Views	1

Innovation Possible Points **6**

Y	?Y	?N	N
---	----	----	---

4	2			INc1.1	Exemp. Performance LTc5, Access to Quality Transit	1
1				INc1.2	Exemp. Performance SSc5, Heat Island Reduction	1
1				INc1.3	TBD: Suggest User Education	1
1				INc1.4	LEED O+M Starter Kit Strategy	1
	1			INc1.5	TBD: suggest Walkable Project Site	1
1				INc2	LEED Accredited Professional	1

Total Possible Points **110**

Certified 40 to 49 points Silver 50 to 59 points **Gold 60 to 79 points** Platinum 80 to 110 points
[RP] - Regional Priority credit (1 additional point available for up to 4 points)

2100 Pennsylvania Avenue NW Sustainable Approaches

Overview

This project has been mandated to be environmentally responsible and to be certified using the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) criteria. The project Owner/Developer was already planning to incorporate sustainable design and construction elements in the project, some of which are rewarded by the LEED rating system. A brief summary of sustainable strategies being considered and implemented follows.

LEED

The U.S. Green Building Council (USGBC) established the LEED program as a tool to evaluate the energy efficiency and environmental impacts of building projects. The LEED building rating system uses seven categories in which projects can obtain credits to achieve certification (Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality and Innovation & Design Process, and Regional Priority). Four levels of certification are available. The credit threshold for each level of certification varies for different rating systems. To qualify for certification a project must meet certain prerequisite credits. The number of additional credits required is dependent on the level of certification that the project is seeking to attain.

The project has been registered as a LEED®v4 Core and Shell (CS) projects with USGBC. All documentation will be submitted via USGBC's website (www.leedonline.com) to be reviewed and approved by a third party for both the design and construction phases of the project. SDC, the LEED consultant, is maintaining a tracking tool and checklist to manage the responsibilities of team members, to record documentation progress, and to identify tasks required to complete documentation.

The LEED checklist, or scorecard provided shows the breakdown of points being pursued. Sixty (60) points are required for the targeted Gold certification level. The current scorecard shows slightly less than 60 points in the 'yes' column due to the project being in an early phase. The criteria for credits shown with additional points in the 'maybe-yes' (?Y) and 'maybe-no' columns (?N) of the scorecard will be analyzed further for feasibility, and some will be pursued in order to reach the LEED-CS Gold Certification level.

Many of the targeted points are related to energy and water efficiency, which reflects a commitment to delivering a high-performance mixed-use project. Preliminary interdisciplinary analysis with the Owner and the Design Team has been conducted to identify the targeted credits and the strategies needed to fulfill credit criteria. Credits are identified as achievable based on design feasibility and potential environmental benefits. Those credits deemed achievable are scored as 'yes'; several additional credits that are being evaluated further for feasibility are scored as 'maybe-yes'.

While some credits have a greater first cost associated with them, the long term environmental and economic benefits justify including them in the LEED goals. The credits pursued are those that will help provide quality space at a greatly reduced environmental impact. Goals include the following:

- Significantly reducing or eliminating storm water runoff / pollution through rainwater collection and through a vegetated roof.
- Reducing potable water usage:
 - o Irrigation will be limited and will be designed to use little or no potable water.
 - o Water savings of 30 - 35% for interior plumbing will be realized through the use of water conserving fixtures such as low-flush toilets, and low flow faucets and showerheads.
 - o Reuse of rainwater for cooling tower make-up is proposed.
- Reducing energy consumption by designing a high-performance building envelope and adopting high efficiency HVAC systems
- Improving productivity and occupant health by access to daylight and views
- Meeting ASHRAE 55 standards to ensure thermal comfort and providing thermal controls to ensure accommodation of the individual preferences of its occupants.
- Installing low-emitting paints, adhesives, sealants and flooring systems.

Other Strategies

In keeping with Boston Properties' vision that the project addresses environmental issues "beyond" LEED, the Design Team is exploring several aspects of sustainable strategies. The goal is do more than obtain a LEED plaque; it is to create a building that stays 'green' during operation and supports both inhabitants and neighbors.

This started with selecting a site that meets Smart Growth initiatives. The project's location is in line with urban planning and transportation goals of concentrating growth in walkable, bike-friendly and transit-oriented areas.

In keeping with the District's benchmarking requirements and Boston Properties' goals, operational energy and water use will be reported. The company's website, <http://www.bostonproperties.com/pages/sustainability>, includes an annual Sustainability Report in addition to the goals and key performance indicators of green building features.

Operational Policies under consideration include Green Leasing as well as Health and Wellness Programs such as Green Housekeeping.

Seal/Signature

Date

09/21/2017

Project Name

2100
PENNSYLVANIA
AVENUE NW

Project Number

A1613

Description

PRELIMINARY LEED
NARRATIVE

Scale

A- 601