



Application for

# Pre-Application Meeting

# PAM

6/11

## City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: cpds@rockvillemd.gov • Website: www.rockvillemd.gov

### Please Print Clearly or Type

Property Address information: Research Boulevard

Subdivision 0201 Lot(s) Parcels P037 and P039 Block N/A

Zoning PD-FG Tax Account(s) 03284604 (P039) , 03328537 (P037) , \_\_\_\_\_

### Applicant Information:

Please supply name, address, phone number and e-mail Address for each.

Applicant Jim Policaro Key West Center Falls Grove, LLC c/o Lerner Corporation, 2000 Tower Oaks Blvd., Ste 800,  
Rockville, MD 20852 (301) 692-2375, jpolicaro@lerner.com

Property Owner 1) Jim Policaro Key West Center Falls Grove, LLC c/o Lerner Corporation, Same address/email as above  
2) Falls Grove Associates, LLC c/o Lerner Enterprises, Same address/email as above

Architect Bob Vujcic DVA- Architects, LLC, 400 Professional Drive, Ste 200, Gaithersburg, MD 20879, (301) 590-8900,  
bvujcic@dva-arch.com

Engineer Meredith Byer Dewberry, 203 Perry Parkway Ste 1, Gaithersburg, MD 20879, (301) 337-2857, mbyer@dewberry.com

Attorney Erica Leatham Ballard Spahr LLP, 4800 Montgomery Lane, 7th Floor, Bethesda, MD 20814, (301) 664-6254  
leathame@ballardspahr.com

LEED AP Rachel Sowards Paladino and Company, 51 Monroe Street, Ste 402, Rockville, MD 20850, (240) 403 0787,  
rachels@paladinoandco.com

Project Name: Key West Center at Falls Grove

Project Description: Two 106,422 square feet medical office buildings with ancillary retail uses & a four/five story parking garage

#### STAFF USE ONLY

##### Application Acceptance

Application # \_\_\_\_\_

Pre-Application: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Staff Contact: \_\_\_\_\_

OR

##### Application Intake

Date Received: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date of Checklist Review: \_\_\_\_\_

Deemed Complete: Yes  No

**Level of review and project impact**

This information will be used to determine your project impact, per sec. 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only. For Special Exceptions, it will be used to determine the notification area. (see table below)

Tract Size 7.02 acres, # Dwelling Units Total N/A Other N/A  
 Square Footage of Non-Residential 212,844  
 Percentage of Single-family homes within Residential Area Impact (1/4 mile) N/A  
 Traffic Impact (net new peak hour trips) N/A

**Proposed:**

Retail: 4,199 Sq. Footage Detached Unit: \_\_\_\_\_ Parking Spaces: 852  
 Office: 208,645 Sq. Footage Duplex: \_\_\_\_\_ Handicapped: 18  
 Restaurant: \_\_\_\_\_ Sq. Footage Townhouse: \_\_\_\_\_ Bicycle Parking:  
 Other: \_\_\_\_\_ Sq. Footage Attached: \_\_\_\_\_ # of Long Term: 8  
 Multi-Family: \_\_\_\_\_ # of Short Term: 8  
 Live/work: \_\_\_\_\_ Estimated LEED or LEED-equivalent  
 MPDU: \_\_\_\_\_ points. (As provided on LEED checklist.)  
40

Existing Site Use (to include office, industrial, residential, commercial, medical etc.) \_\_\_\_\_  
 Unimproved.

**Estimated Points Total:**

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	N/A
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	N/A
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	N/A
Residential Area Impact	Up to 10% residential development in a residential zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Up to 75% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area	N/A
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	N/A
<b>Points Total*</b>					
The total of the points determine the level of notification and the approving authority .					N/A

o Pursuant to 25.14.07(f), a Level 2 Site Plan is required for this application.

**Example:**

If your tract size is **2 acres = 2 pts**

If you will have **45 dwelling units = 2 pts**

If your square footage of non-residential space is **5,006 square feet = 2 pts**

If your residential area impact is within a single unit detached area = **4 pts**

If your traffic impact/net new peak hour trips is **32 trips = 2 pts**

**Projected Impact Total = 12**

*\* Project Impact total points are non-binding until application has been filed. Where no dwelling units, no non-residential square footage or no increase in peak hour trips are proposed, and where there is no single unit residential development within 1/4 mile, no points are assigned to these categories.*

**Estimated Application Type: (please check box that applies)**

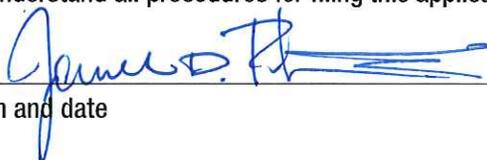
- Project Plan (16 pts or more)
- Project Plan Amendment
- Site Plan Level 1 (6 or fewer pts)
- Site Plan Level 2 (7-15 pts)
- Site Plan Amendment Major (notification radius is 750 or 1,250 feet, depending on original approving authority)
- Site Plan Amendment Minor (notification not required)
- Special Exception (Notification Radius-750, 1250, 1500 feet - circle one)
- Special Exception Modification-Major (Notification Radius-750, 1250, 1500 feet - circle one)
- Special Exception Modification-Minor (Notification Radius-750 feet)
- Other \_\_\_\_\_

**Previous Approvals: (if any)**

Application Number	Date	Action Taken
CPD 2006-0004Y		Expired
CPD 2000-0004I		Expired

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.**

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.


10/30/13  
 \_\_\_\_\_  
 Please sign and date

**PRE-APPLICATION SUBMITTAL REQUIREMENTS:** (Submit and check what is applicable to your project type).

**Please complete this checklist and include it as part of the application packet submittal. Each item on the checklist must be included in the application packet. If items are missing, the application cannot be accepted and will be returned.**

**Level 1 Site Plan Application Submittal Requirements**

- Completed application
- Application Filing Fee
- A preliminary site plan (Plan sheet size: maximum 24" x 36", Scale 1"=30"). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies and 1 CD with PDF Version)
- Project description and scope of work narrative (12 copies)
- Transportation Scoping Intake Form (12 copies) with fee via separate check
- Pre-Application Stormwater Management Concept package with fee via separate check
- NRI/FSD per Forest and Tree Preservation Ordinance (FTPO) with fee via separate check

**Project Plan or Site Plan: (Level 2) Application Submittal Requirements**

- Completed application
- Application Filing Fee
- A preliminary site plan. Prepared by surveyor or engineer. (Plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies) and 1 CD with PDF Version
- Project description and scope of work narrative (12 copies)
- Transportation Scoping Intake Form (12 copies) with fee via separate check
- Pre-Application Stormwater Management concept package (12 copies) with fee via separate check
- NRI/FSD per FTPO as submitted to Forestry with fee via separate check

**Special Exception Pre-Application Submittal Requirements:**

- Completed application
- Application Filing Fee
- A preliminary site plan prepared (plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies and one CD with PDF)
- Project description and scope of work narrative (12 copies)
- Transportation Scoping Intake Form (12 copies) with fee via separate check
- NRI/FSD per FTPO (12 copies) with fee via separate check
- Pre-Application Stormwater Management Concept package with fee via separate check\*

**Pre-Application Meeting Date:**

All meetings are held on Thursday. A date and time of the meeting will be assigned once workload and project lead times are considered, generally is three weeks after PAM has been accepted for processing.

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4800 Montgomery Lane, 7th Floor  
Bethesda, MD 20814-3401  
TEL 301.664.6200  
FAX 301.664.6299  
www.ballardspahr.com

Erica A. Leatham  
Tel: 301.664.6254  
Fax: 301.664.6299  
leathame@ballardspahr.com

October 29, 2013

*By Hand Delivery*

City of Rockville  
Department of Community Planning and Development  
Services  
111 Maryland Avenue  
Rockville, Maryland 20850

Re: Pre-Application Meeting Submittal  
Key West Center at Fallsgrove - Intersection of Research Boulevard and Gude Drive

Dear Ladies and Gentlemen:

On behalf of the Applicant, Key West Center Fallsgrove, LLC, we submit the enclosed Pre-Application Meeting ("PAM") Submittal and the accompanying Project Description and narrative.

The PAM proposes development of the remaining undeveloped/unapproved area in Fallsgrove, at the southwest intersection of Research Boulevard and Gude Drive. The commercially designated area will be developed with two medical office buildings, and ancillary retail uses, totaling 212,844 square feet to be known as Key West Center at Fallsgrove. Pursuant to 25.14.07(f), a Level 2 Site Plan is required to implement the use, for which this PAM is a prerequisite.

Background and Existing Conditions. The parcels subject to the PAM are designated as P037 and P039 (the "Property").<sup>1</sup> Zoned Planned Development Fallsgrove ("PD-FG"), the Property is currently unimproved. Parcel P037 is owned by the Applicant. Parcel P039 is currently titled to Fallsgrove Associates; a letter of authorization for the Applicant to pursue the PAM is enclosed.

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<sup>1</sup> The Property is not currently a Record Lot. Therefore, a preliminary plan of subdivision and plat will be filed concurrently with the Site Plan.

DMEAST #17880304 v1

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 Department of Community Planning and Development Services  
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On February 22, 2000, the Mayor and Council approved CPD99-0004 via Resolution 1-00, authorizing development of the mixed use community known as Falls Grove. The Concept Plan authorized a total of 1,530 dwelling units, 160,000 square feet of retail<sup>2</sup> and 950,000 square feet of

office/research and development space over the approximately 254 acres bounded by Shady Grove Road, Darnestown Road, West Montgomery Avenue and Research Boulevard. Of the total development approved, 1,410 dwelling units, 155,801 square feet of retail and 741,355 square feet of office space has been approved and/or built. Two Detailed Applications<sup>3</sup> were previously submitted and approved for the Property, CPD2000-0004I and CPD2006-0004Y, for a single office building of approximately 208,000 square feet; these expired prior to implementation.

The Property is located at the southwest intersection of Research Boulevard and Gude Drive, an area designated in CPD99-0004 for Class A office development. The Property is somewhat removed from the balance of the Falls Grove site due to its location on Research Boulevard. As shown on the Area Map, attached as Exhibit A, the Property is immediately surrounded by other commercial uses. Consequently, the site has been designed to be compatible with these office uses. To the immediate west of the Property is a forested stream valley and further west is North Montgomery Avenue. To the north of the Property is West Gude Drive and a string of office uses, beginning with the ASHA headquarters in Falls Grove. Similarly, office uses stretch to the south along Research Boulevard. To the immediate east of the Property is Research Boulevard, additional office buildings, and further east is I-270.

Proposed Use. The Applicant proposes to construct two five story buildings, to be used as medical offices, served by four story and five story parking garages. The construction will be completed in two phases: Phase 1 will include construction of one approximately 106,422 square foot building on the northern half of the Property and a four story parking garage and Phase 2 will include construction of the second, approximately, 106,422 square foot building near the front, and a five story parking garage. A conceptual Site Plan is attached as Exhibit B. The total FAR requested represents all of the remaining office and retail density permitted within Falls Grove: 208,645 square feet of office/R&D and 4,199 square feet of retail.

The parking garage will be built in phases to support each building as it comes on line. Altogether, the parking garages will provide approximately 852 parking spaces, of which slightly more than half will be constructed during Phase 1. Additionally, there will be 28 surface parking spaces located near the building entrances.

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<sup>2</sup> 150,000 square feet in the Village Center and 10,000 square feet throughout the office parcels.

<sup>3</sup> Prior to the adoption of the 2008 Zoning Ordinance, "Detailed Applications," rather than Site Plans, were required to implement development under a CPD.

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Department of Community Planning and Development Services  
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Between the construction of Phase 1 and Phase 2, the Applicant will maintain the building and garage footprints for Phase 2 as seeded and sodded grassy areas. The access drive and surface parking areas will be constructed with Phase 1. Specific details will be provided with the Site Plan.

The buildings have been sited to avoid the Colonial Gas pipeline that traverses the northernmost corner of the Property and address Research Boulevard. The parking garage is set back from the road and designed to architecturally complement the proposed office buildings. Entrances to the sites have been located across from existing access points similar to those approved in prior Detailed Applications.

Because forestry requirements were met as part of the overall Fallsgrove Concept Plan, no reforestation is necessary on site and none is shown. However, the Applicant will include a Forest Conservation Plan with the Site Plan to address on-site trees. Similarly, a Stormwater Management Concept Plan was approved with CPD99-0004 and a portion of this site was planned for a stormwater management facility. This feature remains, modified from its original plans, along with certain bio-retention features to meet current stormwater management requirements.

CPD99-0004 Standards. The proposed development complies with the standards set forth in CPD99-0004:

- (a) As noted above, 741,355 square feet of the permitted 950,000 square feet has been approved on all the commercially designated areas within Fallsgrove, leaving 208,645 square feet for this site. Similarly, 155,801 square feet of retail use was approved, leaving 4,199 square feet available. The Applicant's proposed 212,844 square feet in the two buildings utilizes the remaining capacity left at Fallsgrove for general office/R&D space and ground floor retail. The buildings will both be medical office buildings and, therefore, can capture the remainder of the 161,688 in office capacity and 46,957 of R&D capacity. (see chart attached as Exhibit C).
- (b) Height - R&D buildings are limited to five stories, not to exceed 125 general feet in height and general office space is limited to 125 feet with no limitation on the number of stories. The proposed buildings are five stories and 72 feet tall, compatible with the CPD. Additionally, parking structures are limited to five stories under CPD99-0004; the parking garages are four and five stories tall, as shown on the plans.
- (c) Setbacks - As the eastern part of the Property abuts Research Boulevard, there is a 25 foot setback in accordance with CPD99-0004.
- (d) Design Guidelines – The Concept Plan requires that office buildings be located as closely as

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possible to roadways, bike paths, and sidewalks with parking beside or behind such buildings. Consequently, the buildings are placed at the building restriction line and the garage has been placed to the rear of the site. At site plan, detailed architectural plans will be submitted.

Attached at Exhibit D, you will find the Pre-Application Stormwater Management Concept Package.

Thank you for your attention to this matter. Please contact me if you need any additional information.

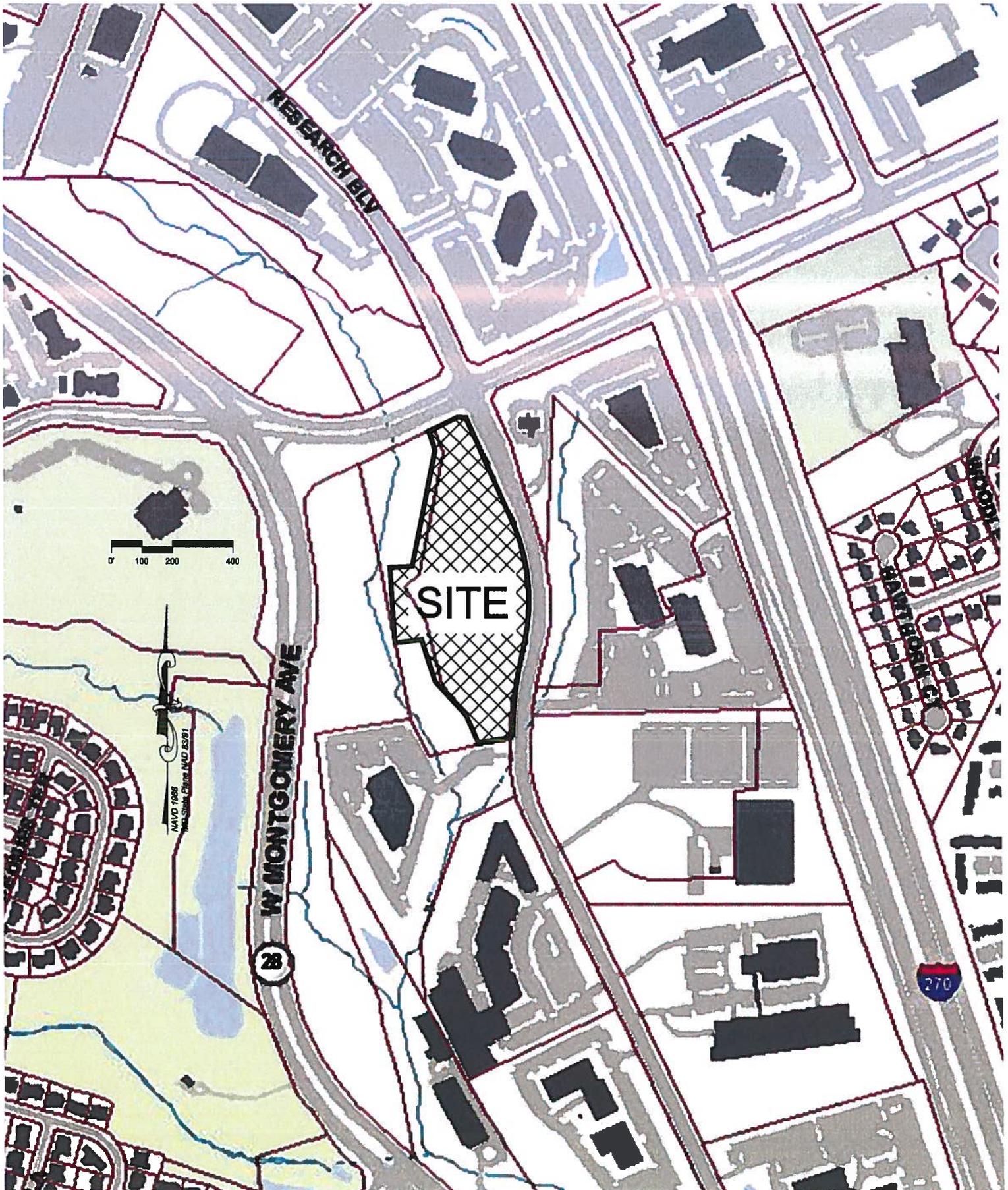
Sincerely,



Erica A. Leatham

EAL:rep  
Attachments

**Key West Center at Falls Grove  
Exhibit A  
Area Map**

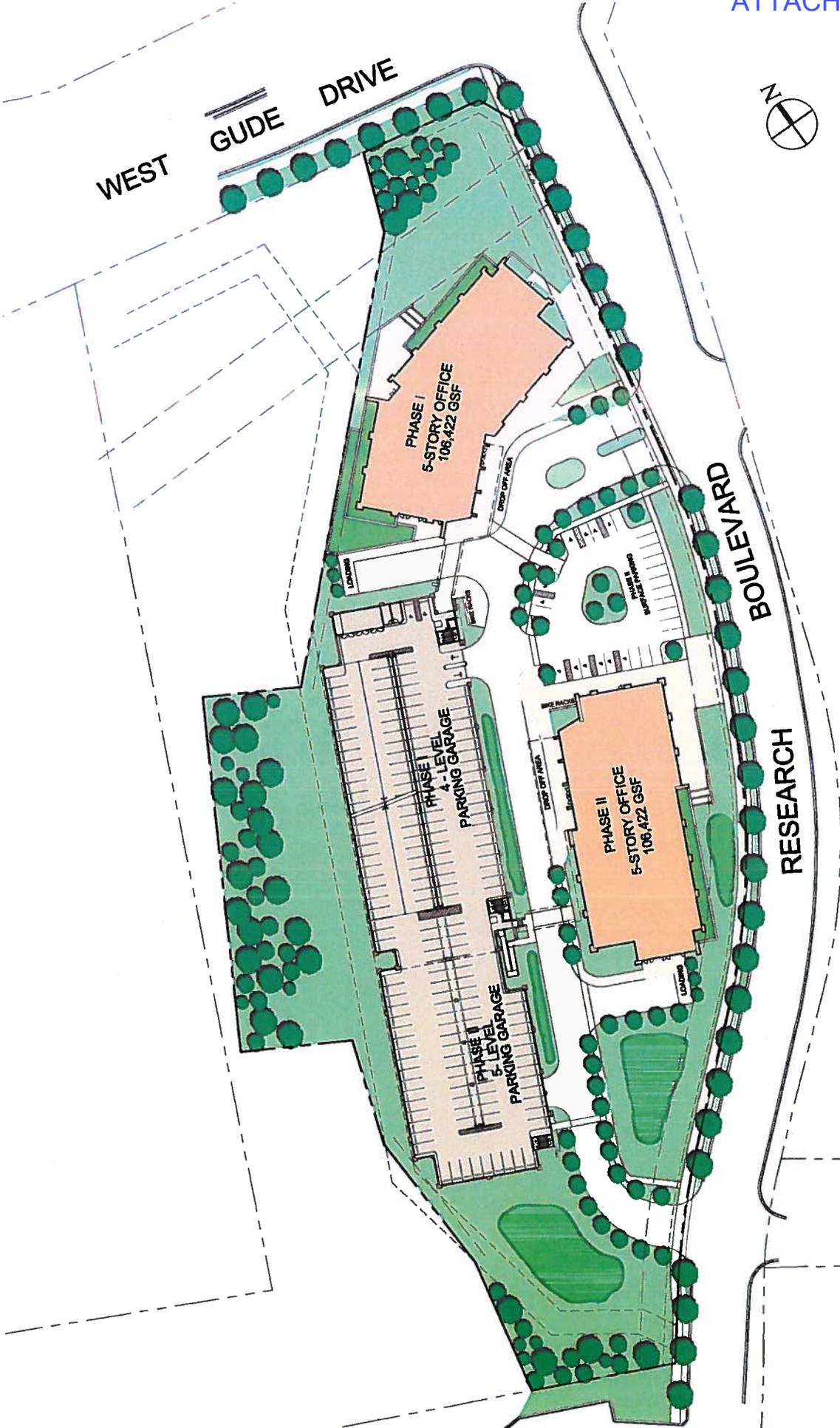


**Key West Center at Falls Grove  
Exhibit B  
Site Plan**

10/28/13



ARCHITECTS  
PLANNING • INTERIORS  
1000 UNIVERSITY DRIVE, SUITE 200  
FALLS GROVE, MA 01934  
TEL: 508.326.1100 FAX: 508.326.1101



WEST  
GUADE  
DRIVE

PHASE I  
5-STORY OFFICE  
108,422 GSF

PHASE I  
4-LEVEL  
PARKING GARAGE

PHASE I  
5-LEVEL  
PARKING GARAGE

PHASE II  
5-STORY OFFICE  
108,422 GSF

BOULEVARD

RESEARCH

KEY WEST CENTER AT FALLSGROVE

SITE PLAN

**Key West Center at Fallsgrove  
Exhibit C  
Fallsgrove Density Chart**

<b>Fallsgrove Research &amp; Development/Office Summary</b>	
<b>Total Permitted</b>	
Office	325,000
R&D	625,000
<b>Total</b>	<b>950,000</b>

up to 425,000 sf permitted, based on sfootage of R&D space

Village Center 150,000  
 Ancillary Retail 10,000  
**160,000**

	Office	R&D	SF	Total Office/R&D
CPD20007-0004AC	Constructed	RCP	97,205	134,566
CPD2000-0004J	Constructed	SGPC II	55,060	55,060
CPD2000-0004R	Constructed	Chevy Chase Bank		
CPD2000-0004S	Constructed	Riggs Bank		
CPD2000-004U	Constructed	Krispy Kreme		
CPD2005-0004W	Partially Constructed	ASHA	153,907	213,059
CPD-2005-0004X	Constructed	JSSA	31,000	31,000
CPD-2006-0004AA	Constructed	Hilton	66,799	133,598
CPD-2006-0004AB	Constructed	Fallsgrove Plaza	99,072	99,072
CPD2006-0004Y	Plan-Expired	Corporate Center	207,691	207,691
CPD2000-0004F	Constructed	Village Center	75,000	75,000
<b>Total</b>			<b>578,043</b>	<b>741,355</b>

CPD2000-0004F	Village Center	125,940
CPD2002-0004R	Chevy Chase Bank	3,100
CPD2002-0004S	Riggs Bank	3,650
CPD2003-0004U	Krispy Kreme	4,502
CPD2006-0004AB	Executive Plaza	18,609
<b>Total</b>		<b>155,801</b>

Square footage remaining for Key West Plaza at Fallsgrove

161,688

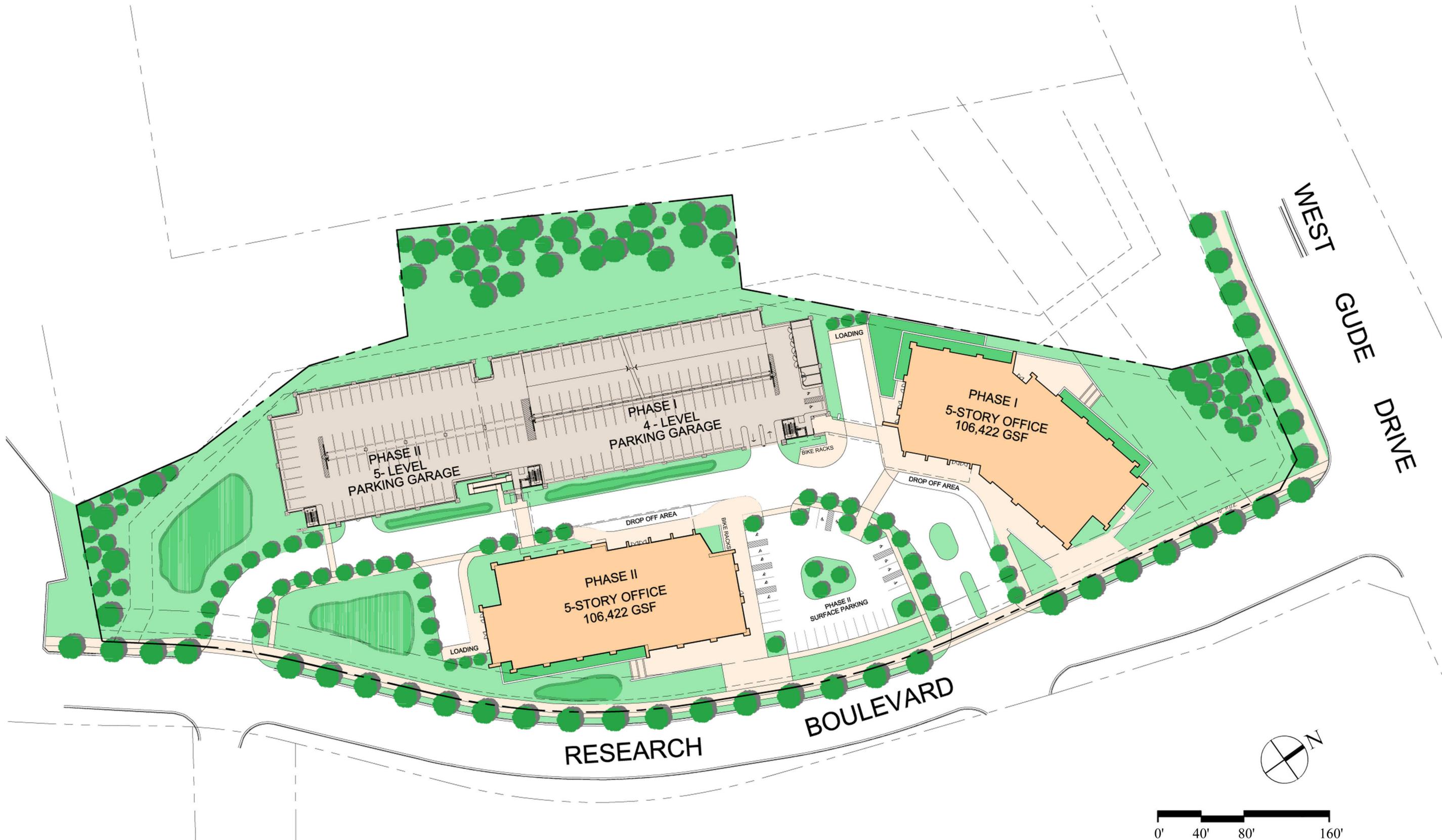
46,957

208,645

4,199

**Key West Center at Falls Grove  
Exhibit D  
Pre-Application Stormwater Management Concept Package**





# KEY WEST CENTER AT FALLSGROVE

## SITE PLAN





DEPARTMENT OF PUBLIC WORKS  
 111 Maryland Avenue, Rockville, Maryland 20850, 240-314-8500  
**WATER AND SEWER**  
**AUTHORIZATION APPLICATION (WSA)**

For City Use:
CPDS Case # _____
WSA Case # _____

**GENERAL PROJECT INFORMATION:**

Project Name and Address: Key West Center at Falls Grove

Property Description: Subdivision: 0201 Lot(s) and Block(s) \_\_\_\_\_ Parcel(s) 037

Tax ID(s): 03284604

Applicant: FG Office Group LLC c/o Lerner Enterprises Contact Person: James d. Policaro

Address: 2000 TOWER OAKS BOULEVARD EIGHT FLOOR ROCKVILLE MD. 20852

E-mail Address: jpolicaro@lerner.com Telephone No: 301.692.2375

Property Owner (if different from above): Same Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ Telephone No: \_\_\_\_\_

Engineering Firm: Dewberry Contact Person: Meredith Byer

Address: 203 Perry Parkway, Suite 1, Gaithersburg, MD 20877

E-mail Address: mbyer@Dewberry.com Telephone No: 301-337-2857

**Submittal Requirements:**

(Check to confirm that items have been submitted with package, if applicable)

- Corresponding CDPS Plan
- Preliminary profiles for sewer deeper than 15 feet
- Preliminary profiles for shallow sewer (less than 6 feet)

**Requested Service:**

(Check all that apply)

- Public Water Main Extension
- Water Service Connection
- Public Sewer Extension
- Sewer Service Connection
- Fire Hydrant
- Other: \_\_\_\_\_
- Abandon Water Service Connection
- Abandon Sewer Service Connection

**Special Project Conditions:**

(Check all that apply)

- Pressure Sewer
- Off Site Easement Required
- On-Site Easement Required
- Other (specify) \_\_\_\_\_

**Current Use Information:**

Specific Use	Unit (SF, each, etc.)	AWF/Unit (g.p.d)/per Use **	Average Demand (g.p.d)**
None			
		Total = 0	Total = 0

**Proposed Use Information (include any Current Uses that are to remain):**

Specific Use	Unit (SF, each, etc.)	AWF/Unit (g.p.d)/per Use **	Average Demand (g.p.d)**
Office	208,645 s.f.	0.133	27,812
Retail	4,199 s.f.	0.069	290
		Total =	Total = 28,102

\*\*AWF = Average Wastewater Flow. Flow and demand rates to be used in calculating the AWF must be from the WSSC Pipeline Design Manual, latest edition. If WSSC flow rates are not available for a specific use, state the source below.

Source: \_\_\_\_\_

**SIGNATURE OF PROPERTY OWNER/APPLICANT:**

*If Applicant is the Property Owner:*

Property Owner's Signature: [Signature] Date 10/25/13  
 Name and Title (Please Print): JAMES D. POLICARO / VICE PRESIDENT

*If Applicant is not the Property Owner:*

I hereby certify that I am the Property Owner and I have authorized the filing of this application for review.

Property Owner's Signature: \_\_\_\_\_ Date \_\_\_\_\_  
 Name and Title (Please Print): \_\_\_\_\_



**LERNER**

October 30, 2013

City of Rockville  
111 Maryland Avenue  
Rockville, Maryland 20850

Re: Authorization to file Pre-Application Meeting application

To Whom it May Concern:

Fallsgrove Associates, LLC is the record owner of Parcel P039, included in the subject application. Fallsgrove Associates has dissolved; however, as the former managing member of the limited liability company, we hereby authorize the Key West Center Fallsgrove, LLC to pursue the enclosed development application.

Thank you for your attention.

Sincerely,

FG OFFICE GROUP, L.L.C.

By: 

Mark D. Lerner  
Manager

cc: Mr. James D. Policaro, P.E./Lerner

*Writer's Direct Phone*

*Writer's Direct Fax*



LEED 2009 for Core and Shell Development

Project Checklist



Key West Phase I

**P=PURSUING; M= MODERATE; D=DIFFICULT**

18 1 3 Sustainable Sites			Possible Points: 28
P	M	D	
Y			Prereq 1 Construction Activity Pollution Prevention
1			Credit 1 Site Selection 1
			Credit 2 Development Density and Community Connectivity 5
			Credit 3 Brownfield Redevelopment 1
6			Credit 4.1 Alternative Transportation—Public Transportation Access 6
2			Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms 2
3			Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles 3
2			Credit 4.4 Alternative Transportation—Parking Capacity 2
	1		Credit 5.1 Site Development—Protect or Restore Habitat 1
1			Credit 5.2 Site Development—Maximize Open Space 1
		1	Credit 6.1 Stormwater Design—Quantity Control 1
1			Credit 6.2 Stormwater Design—Quality Control 1
1			Credit 7.1 Heat Island Effect—Non-roof 1
		1	Credit 7.2 Heat Island Effect—Roof 1
		1	Credit 8 Light Pollution Reduction 1
1			Credit 9 Tenant Design and Construction Guidelines 1

4 0 6 Water Efficiency			Possible Points: 10
P	M	D	
Y			Prereq 1 Water Use Reduction—20% Reduction
2		2	Credit 1 Water Efficient Landscaping 2 to 4
		2	Credit 2 Innovative Wastewater Technologies 2
2		2	Credit 3 Water Use Reduction 2 to 4

7 1 17 Energy and Atmosphere			Possible Points: 37
P	M	D	
Y			Prereq 1 Fundamental Commissioning of Building Energy Systems
Y			Prereq 2 Minimum Energy Performance
Y			Prereq 3 Fundamental Refrigerant Management
3	1	5	Credit 1 Optimize Energy Performance 3 to 21
		4	Credit 2 On-Site Renewable Energy 4
2			Credit 3 Enhanced Commissioning 2
		2	Credit 4 Enhanced Refrigerant Management 2
		3	Credit 5.1 Measurement and Verification—Base Building 3
		3	Credit 5.2 Measurement and Verification—Tenant Submetering 3
2			Credit 6 Green Power 2

3 2 8 Materials and Resources			Possible Points: 13
P	M	D	
Y			Prereq 1 Storage and Collection of Recyclables
		5	Credit 1 Building Reuse—Maintain Existing Walls, Floors, and Roof 1 to 5
2			Credit 2 Construction Waste Management 1 to 2
		1	Credit 3 Materials Reuse 1
1	1		Credit 4 Recycled Content 1 to 2
	1	1	Credit 5 Regional Materials 1 to 2
		1	Credit 6 Certified Wood 1

3 1 8 Indoor Environmental Quality			Possible Points: 12
P	M	D	
Y			Prereq 1 Minimum Indoor Air Quality Performance
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control
		1	Credit 1 Outdoor Air Delivery Monitoring 1
		1	Credit 2 Increased Ventilation 1
1			Credit 3 Construction IAQ Management Plan—During Construction 1
1			Credit 4.1 Low-Emitting Materials—Adhesives and Sealants 1
		1	Credit 4.2 Low-Emitting Materials—Paints and Coatings 1
		1	Credit 4.3 Low-Emitting Materials—Flooring Systems 1
		1	Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products 1
		1	Credit 5 Indoor Chemical and Pollutant Source Control 1
		1	Credit 6 Controllability of Systems—Thermal Comfort 1
		1	Credit 7 Thermal Comfort—Design 1
		1	Credit 8.1 Daylight and Views—Daylight 1
		1	Credit 8.2 Daylight and Views—Views 1

5 1 0 Innovation and Design Process			Possible Points: 6
P	M	D	
1			Credit 1.1 Innovation in Design: Exemplary Performance 1
1			Credit 1.2 Innovation in Design: Exemplary Performance 1
1			Credit 1.3 Innovation in Design: Exemplary Performance 1
1			Credit 1.4 Innovation in Design: Exemplary Performance 1
		1	Credit 1.5 Innovation in Design: Exemplary Performance 1
1			Credit 2 LEED Accredited Professional 1

0 0 0 Regional Priority Credits			Possible Points: 4
P	M	D	
			Credit 1.1 Regional Priority: 1
			Credit 1.2 Regional Priority: 1
			Credit 1.3 Regional Priority: 1
			Credit 1.4 Regional Priority: 1

40 6 42 Total			Possible Points: 110
Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110			