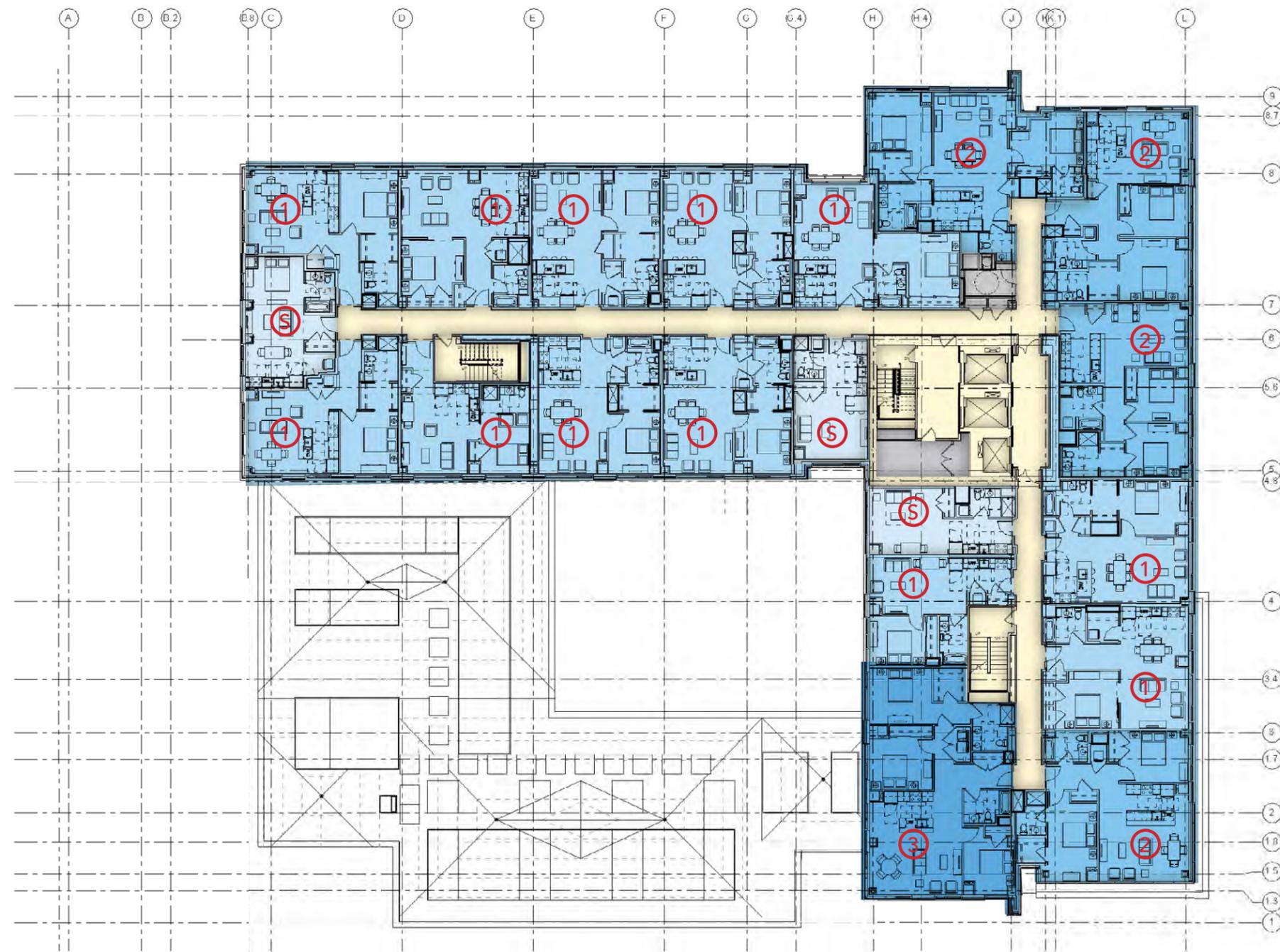


Axon



Key

- Circulation
- Amenity
- Retail
- Parking
- Back of House
- Landscape Area
- S Studio
- 1 1 Bedroom
- 2 2 Bedroom
- 3 3 Bedroom

NorthPoint - Parcel N Apartment Tower

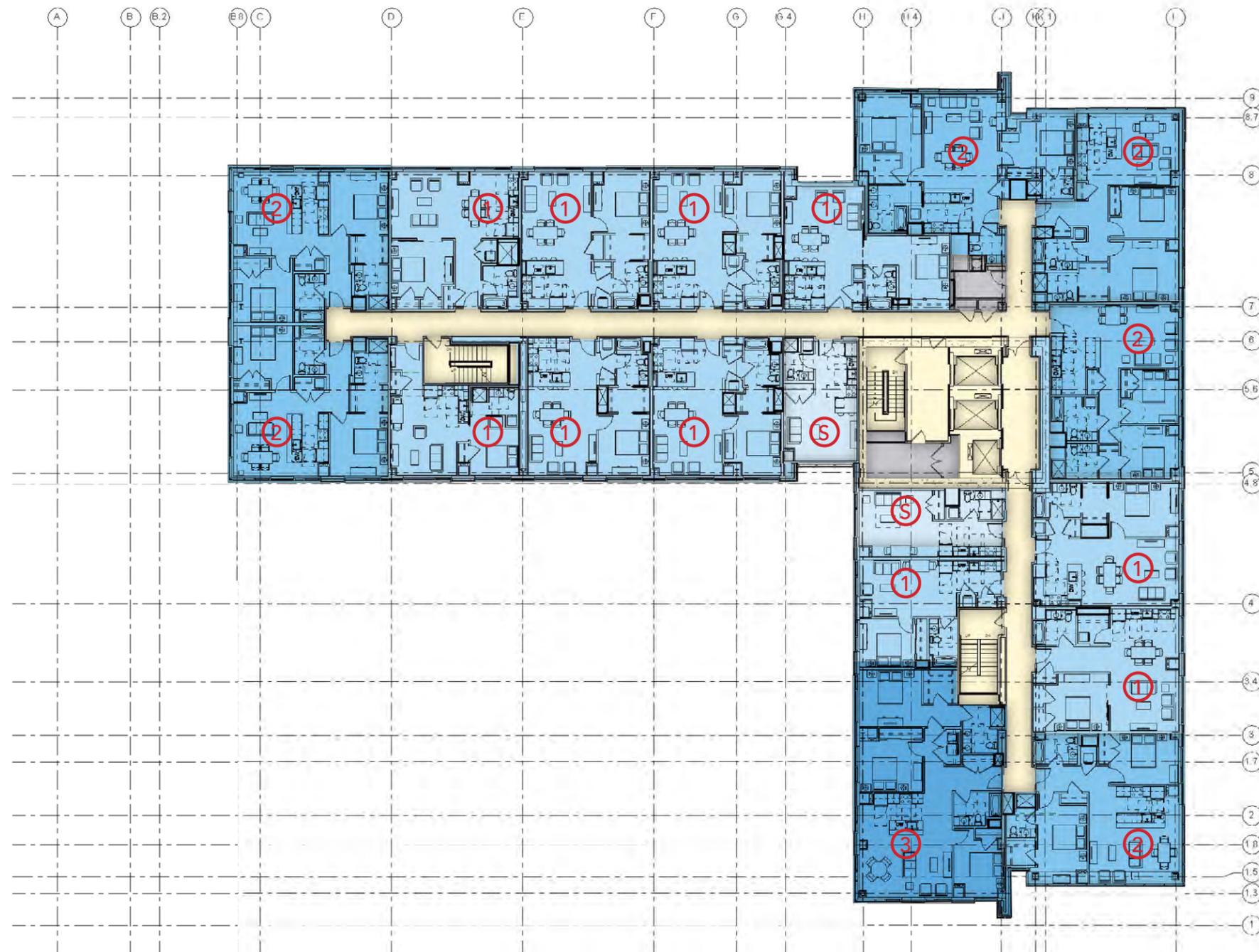
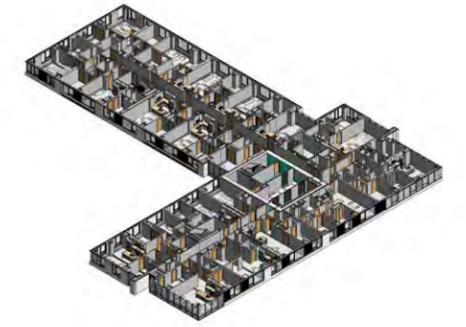
floor plan - level five to twelve

City of Cambridge Design Review Submittal, NorthPoint, Cambridge, MA
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cbt





Key

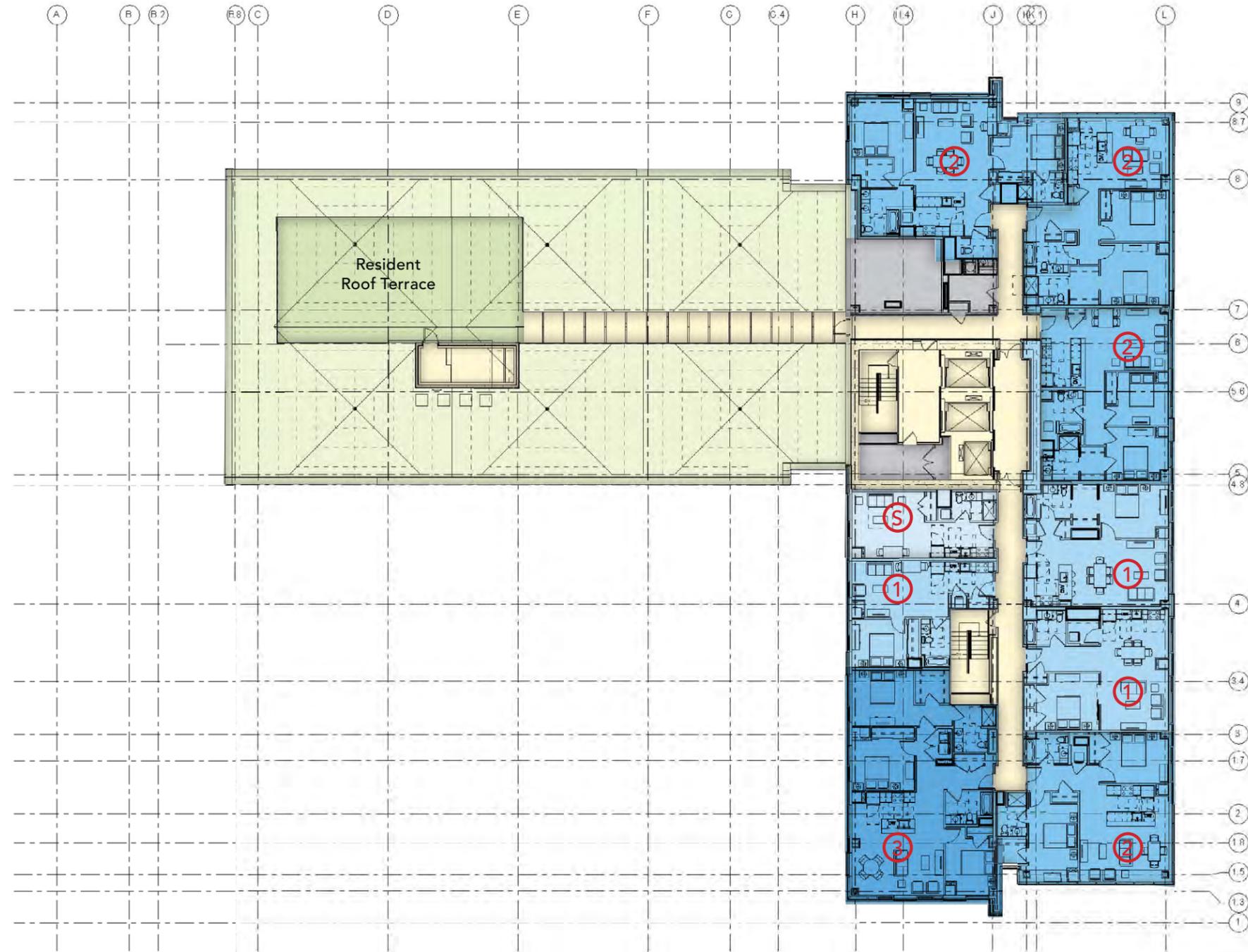
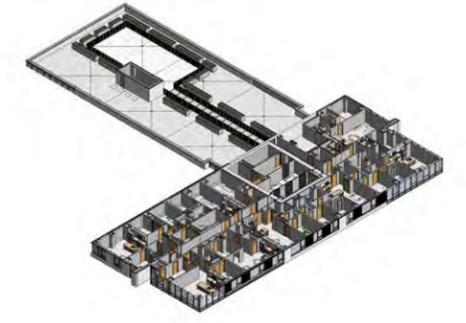
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	Amenity		Studio
	Retail		1 Bedroom
	Parking		2 Bedroom
	Back of House		3 Bedroom

NorthPoint - Parcel N Apartment Tower

floor plan - level fourteen to twenty

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09.20.2012





Key

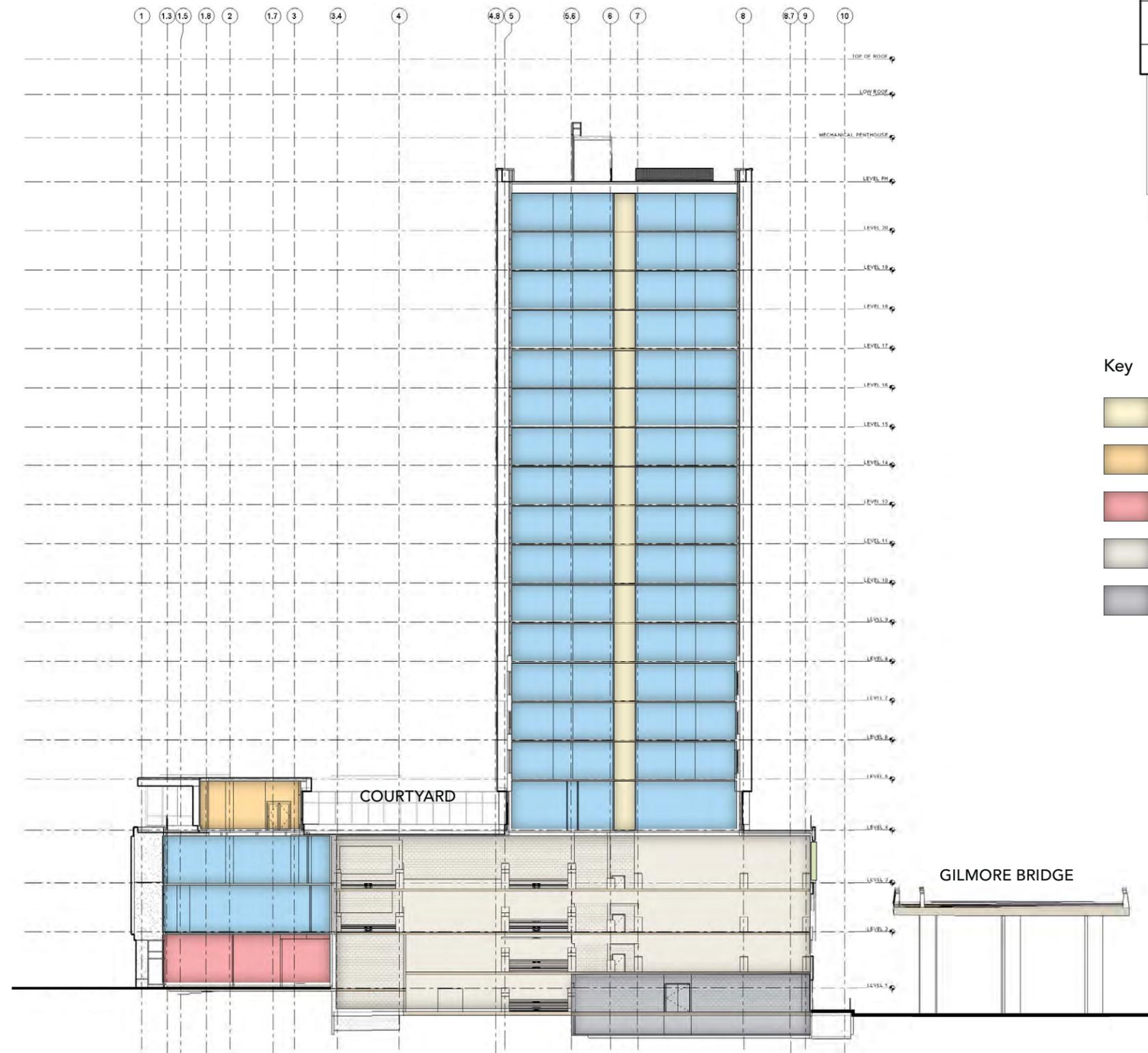
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|--|---------------|--|----------------|
| | Circulation | | Landscape Area |
| | Amenity | | Studio |
| | Retail | | 1 Bedroom |
| | Parking | | 2 Bedroom |
| | Back of House | | 3 Bedroom |



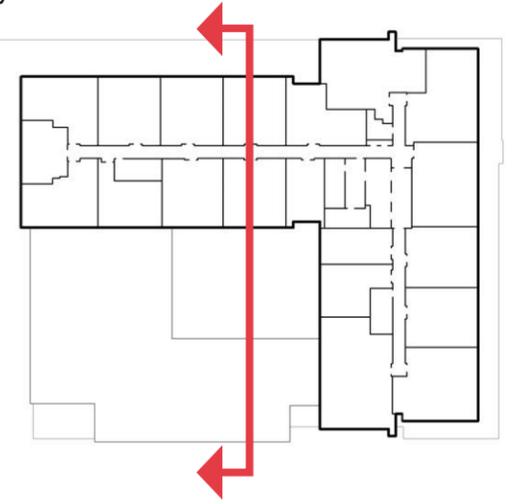
NorthPoint - Parcel N Apartment Tower

floor plan - level ph

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Key Plan



Key

- | | |
|---|--|
|  Circulation |  Landscape Area |
|  Amenity |  Studio |
|  Retail |  1 Bedroom |
|  Parking |  2 Bedroom |
|  Back of House |  3 Bedroom |

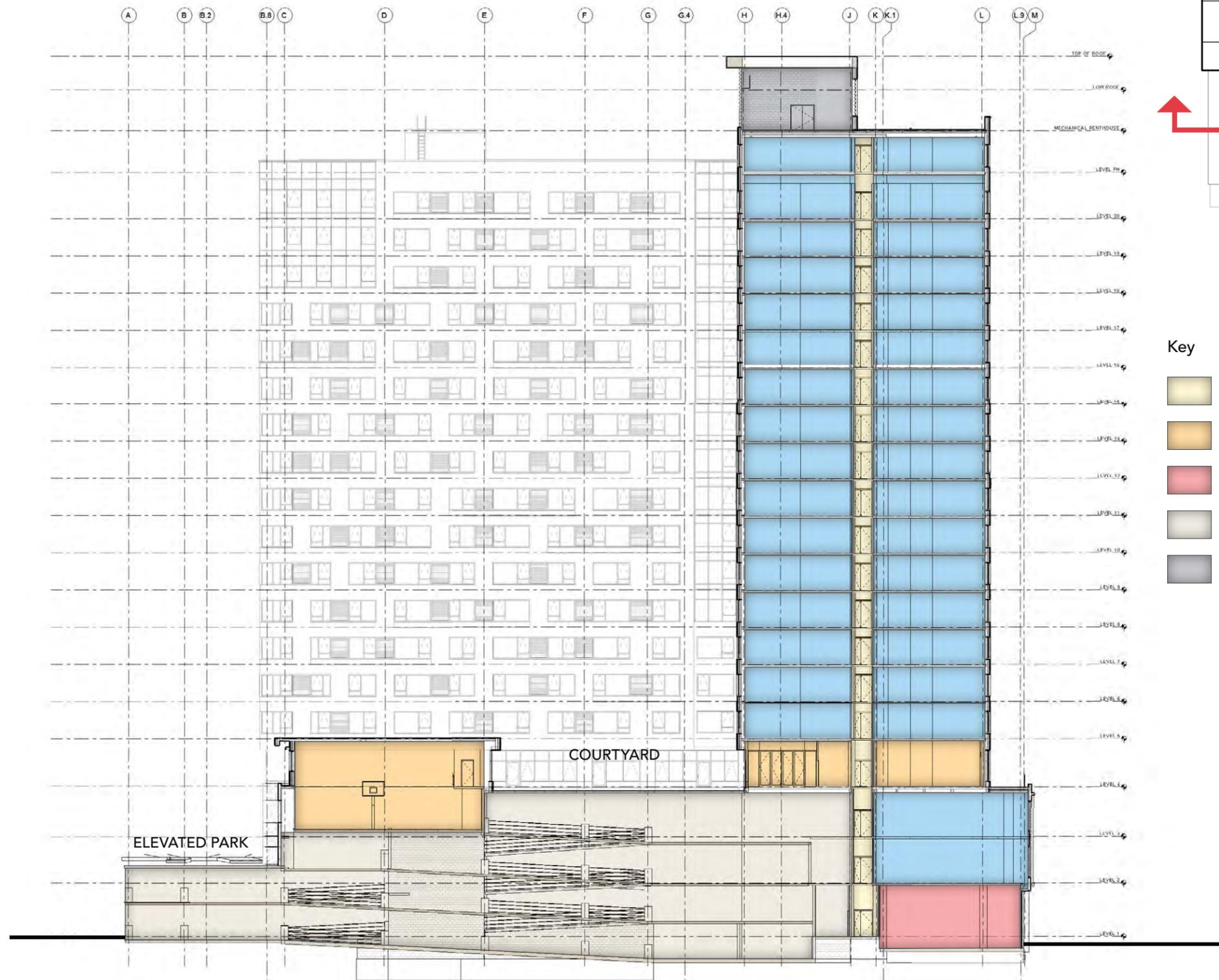
NorthPoint - Parcel N Apartment Tower

building - section

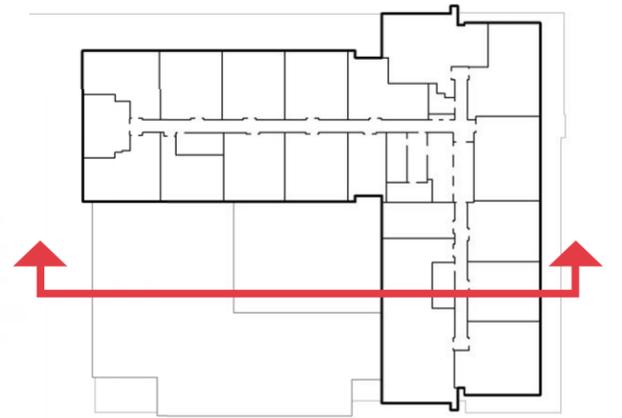
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Key Plan



Key

	Circulation		Landscape Area
	Amenity		Studio
	Retail		1 Bedroom
	Parking		2 Bedroom
	Back of House		3 Bedroom

NorthPoint - Parcel N Apartment Tower

building - section

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Bold Architectural Gesture



Elongated Ribbon Windows

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precedent studies

cbt

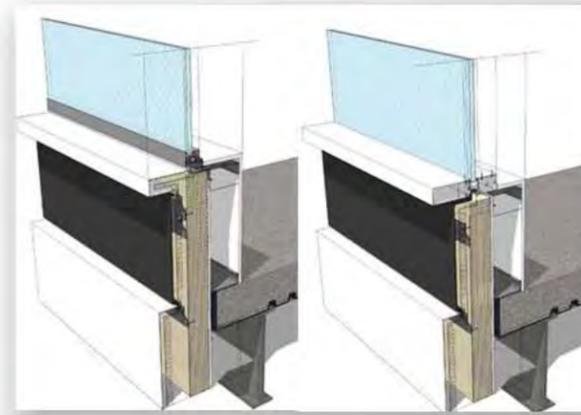
THE
HYM
INVESTMENT GROUP LLC



UNITIZED CW ASSEMBLY

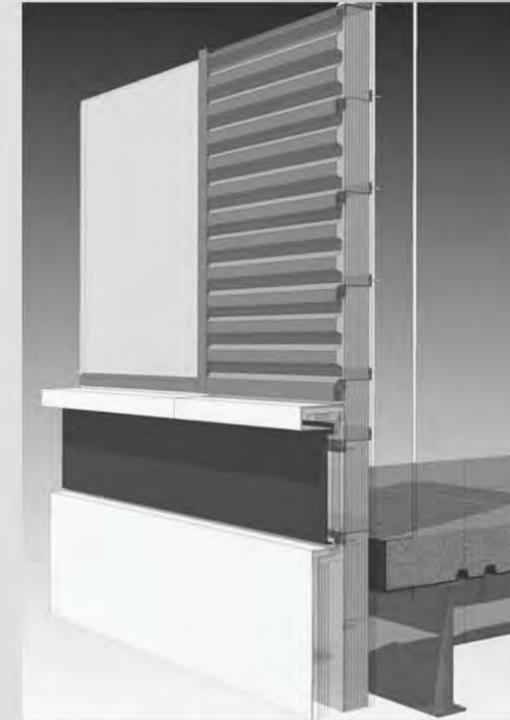


WINDOW ASSEMBLY



WINDOW SYSTEM

CW SYSTEM



TYPICAL WINDOW BAY PERSPECTIVE



PROFILED METAL PANEL UNIT



IGU



COMPOSITE METAL PANEL
RAINSCREEN SYSTEM



PROFILED METAL PANEL
RAINSCREEN SYSTEM



COMPOSITE METAL PANEL



PROFILED METAL PANEL ASSEMBLY

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tower - material

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Architectural
& Lighting
Focal Points



Podium Scale, Texture & Materiality

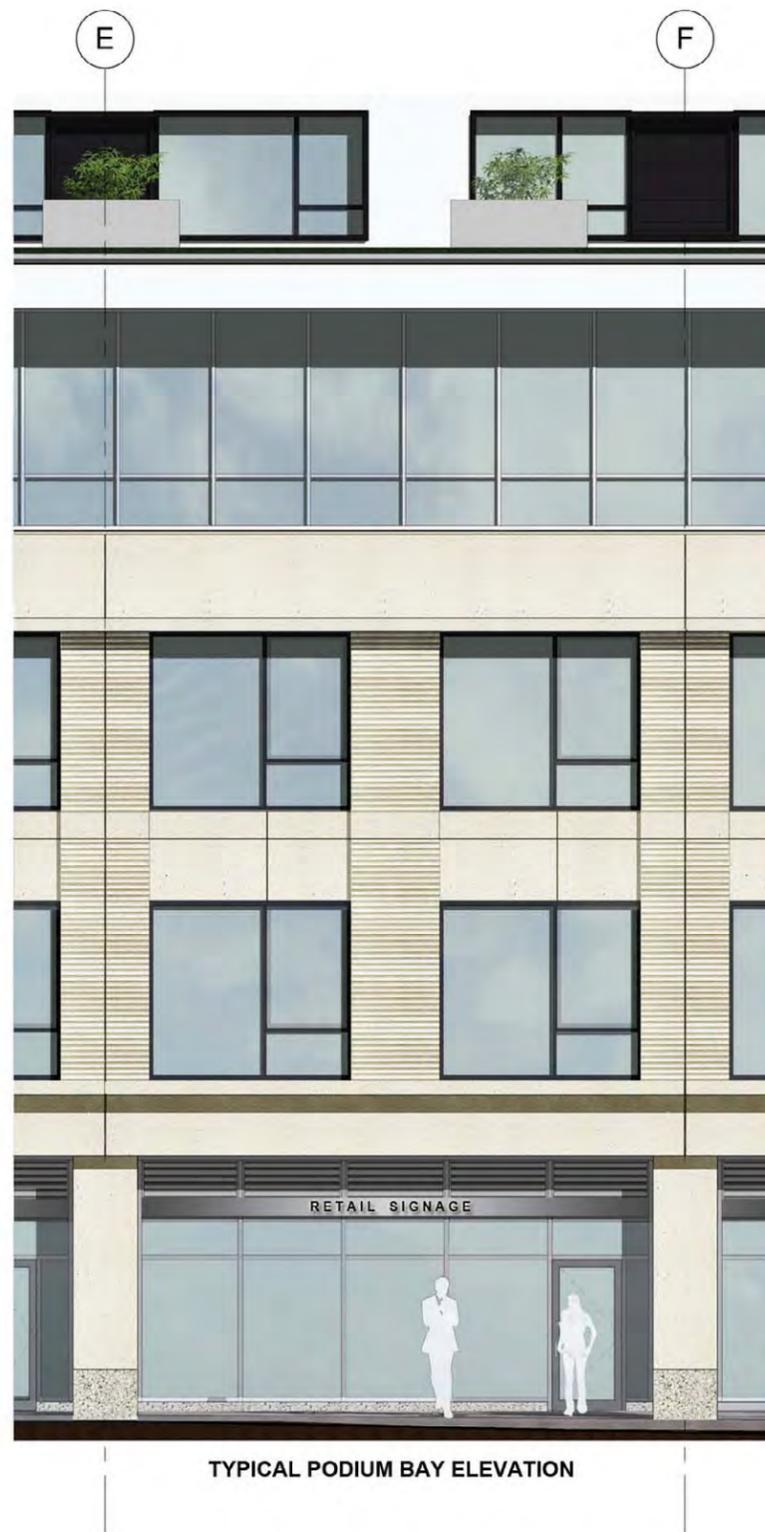
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precedent studies

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podium - material

The following is a detailed outline of the project team's approach to achieving a LEED NC v2009 Silver Certifiable building for the new residential apartment tower at Parcel N in the NorthPoint Development area of Cambridge. Below please find a credit by credit analysis of how the Silver certification shall be achieved.

CJUF III Northpoint LLC and The HYM Investment Group, LLC, (CJUF III/HYM), are committed to developing projects that are sustainably designed and energy efficient with interior environments that are healthy for the residents, employees and visitors. As required under Article 19 of the City of Cambridge Zoning Code, projects shall demonstrate that they are USGBC Leadership in Energy and Environmental Design (LEED) certifiable. There are seven categories in the LEED certification guidelines: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, Innovation in Design Process and the additional Regional Priority Credits. This project shall meet all required prerequisites and achieve many credits, which span the seven categories and enable the project to meet the Zoning requirements. The overall project approach to sustainable design is described below.

The project is anticipating reaching the Silver Certification level by targeting 53-56 credit points. There are a few additional credit points, listed in italics below, which are still under consideration as to whether or not the project can achieve them; it may be determined that some of the credits under consideration may not be attainable. Please refer to the attached LEED NC v2009 checklist included at the end of this document for further information.

SUSTAINABLE SITES

The project site is in an urban neighborhood close to public transportation including two subway stations and multiple bus routes. The proposed master site plan for the NorthPoint development includes pedestrian paths and bikeways with direct connections to regional bike paths. Parking shall be accommodated on site.

Prerequisite 1: Construction Activity Pollution Prevention

The Construction Manager shall submit and implement an Erosion and Sedimentation Control (ESC) Plan for construction activities related to the demolition of existing conditions and the construction of the new building specific to this project. The ESC Plan shall conform to the erosion and sedimentation requirements of the 2012 EPA Construction General Permit and specific municipal requirements for the City of Cambridge.

Credit 1 Site Selection

The proposed project site is located on a previously developed parcel in East Cambridge and is part of the NorthPoint Development area.

Credit 2 Development Density and Community Connectivity

The proposed project site is Parcel N at NorthPoint, a 5.2 Million SF mixed use development, and the associated green space immediately to the East of the site. The surrounding community of East Cambridge includes housing, restaurants, shops, grocery stores, educational & religious institutions and other community amenities.

Credit 3 Brownfield Redevelopment

The proposed project site was determined to contain contaminated soils. A soils remediation plan shall be established and implemented on site. Contaminated materials shall be properly removed and disposed of following all local, state and Federal guidelines and regulations.

Credit 4.1 Alternative Transportation, Public Transportation Access

The Green line MBTA Lechmere subway station and the Orange Line Community College MBTA subway

station are each located approximately 0.25 miles from the project site. There are several bus routes that pass by in close proximity to the project site and/or originate at the subway stations. Additionally, the local EZ Ride Shuttle runs from the North Station Commuter rail station through NorthPoint to Kendall Square and MIT.

Credit 4.2 Alternative Transportation, Bicycle Storage

Exterior bike storage locations for visitors and employees shall be incorporated into the site design. The apartment residents shall have access to covered and/or enclosed secure bike storage.

Credit 4.3 Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles

Resident parking is accommodated on the first three floors of the building and shall include designated parking spaces for low emitting fuel efficient vehicles. Additionally, some 'charging station' spaces with access to outlets for electric vehicles may be incorporated into the garage.

Credit 4.4 Alternative Transportation Parking Capacity

The quantity of available parking spaces in the new parking garage shall not exceed the quantity required by the local zoning regulations. Additional parking shall be provided in a surface lot adjacent to the project site. The project shall provide the infrastructure for a ride share program and shared vehicle use, (ride boards, zip cars, etc.).

Credit 5.2, Site Development, Maximize Open Space

A combination of green roofs, landscaped open areas and pedestrian oriented hardscape shall all contribute to improving the urban open space. The amount of open space on the project site shall target 20% of the overall site square footage within the LEED Project Boundary at a minimum.

Credit 6.1 Stormwater Design, Quantity Control

The City of Cambridge has requirements for collection and dispersal of storm water. Improved absorptive landscaped areas and vegetated roofs shall to help mitigate storm water runoff from Parcel N. Storm water shall be captured from the roofs and hardscape areas and shall be recharged into the groundwater system or dispersed into the municipal system.

Credit 6.2 Stormwater Design, Quality Control

A combination of natural and structural BMP measures will be used to reduce the suspended solids and phosphorus content of the site stormwater runoff. BMP measures may include water quality swales, rain gardens, water quality inlets, grit chambers and infiltration chambers. Site stormwater run-off shall be captured and treated to City of Cambridge standards at a minimum, prior to release into the municipal storm water drainage system.

Credit 7.1 Heat Island Effect, Non-Roof

100% of the on-site parking is located undercover within the footprint of the proposed building.

Credit 7.2 Heat Island Effect, Roof

The roofs shall be a high albedo membrane roof product with an SRI value of 78 minimum with some small areas of planted, vegetated roofs. Together the vegetated roof and the high albedo roof shall combine to cover a minimum of 75% of the total roof area.

Credit 8 Light Pollution Reduction

The lighting design shall endeavor to minimize the amount of light spill from the interior of the building and the amount of site lighting spill into the surrounding areas and into the night sky.

WATER EFFICIENCY

The project shall specify low flow and high efficiency plumbing fixtures within the residential units and public restrooms to reduce the amount of potable water used throughout the building. There shall be a high efficiency irrigation system.

Prerequisite 1 Water Use Reduction, 20% Reduction and Credit 3 Water Use Reduction

Through the specification of low flow and high efficiency plumbing fixtures, the project shall implement water use reduction strategies that use, at a minimum, 20% less potable water than the water use baseline calculated for the building (not including irrigation) after meeting Energy Policy Act of 1992 fixture performance requirements. The project shall target an overall potable water use savings of 35% above the calculated baseline.

Credit 1.1 Water Efficient Landscaping, Reduce by 50%

The project shall include an irrigation system for the grade level landscaped areas. The landscape design shall incorporate native and adaptive plant materials and the design of the irrigation system shall target a 50% reduction in potable water use when compared to a mid-summer baseline. The vegetated roofs shall incorporate drought tolerant plant materials that may require occasional watering by hand.

ENERGY AND ATMOSPHERE

The building systems shall be designed to optimize energy performance and will not use refrigerants that are harmful to the environment. The project shall incorporate a central plant with roof top cooling towers, a heat exchanger and gas-fired condensing boilers. An energy recovery unit for use with the ventilation systems shall also be located on the roof. The residential units shall have heat pump units. Throughout the building the targeted lighting power density shall be below code minimums.

The building owner shall engage a Commissioning Agent during the design phase to review the proposed design and ultimately confirm the building systems are installed and function as intended and desired.

Prerequisite 1 Fundamental Commissioning of the Building Energy Systems

A third party Commissioning Agent, (CxA) shall be engaged by the owner for purposes of providing basic commissioning services for the building energy related systems including HVAC & R, lighting and domestic hot water systems. The CxA shall verify the building systems are installed, calibrated and perform to the building owners project requirements

Prerequisite 2 Minimum Energy Performance and Credit 1 Optimize Energy Performance

The building performance rating shall demonstrate a minimum of a 20% improvement in energy use when compared to a baseline building performance as calculated using the rating method in Appendix G of ANSI/ASHREA/IESNA Standard 90.1-2007. This requirement will be met by selecting efficient mechanical equipment. Additionally, an improved building envelope design and efficient lighting will be required to achieve this minimum. The team shall develop a whole building energy model to demonstrate the expected performance rating of the designed building systems.

Prerequisite 3 Fundamental Refrigerant Management

The specifications for refrigerants used in the building HVAC & R systems shall NOT permit the use of CFC based refrigerants. The proposed design of the HVAC systems will most likely achieve the prerequisite however, compliant selections of any walk in freezers/coolers (installed by restaurant tenants), shall be required.

Credit 3 Enhanced Commissioning

The Commissioning Agent, (CxA), shall be engaged during the Design Development phase. The CxA's role shall include reviewing the owner's project requirements, creating, distributing and implementing a commissioning plan, and performing a design review of the project documents.

Credit 4 Enhanced Refrigerant Management

Long life high efficiency mechanical equipment shall be specified for the HVAC systems and the refrigerants specified for the systems shall have low Ozone-depletion and Global warming potentials. The commercial walk-in coolers must be included in the calculations for credit compliance. Credit achievement is based on the final calculated amount of refrigerant in the system.

Credit 5 Measurement and Verification

The owner shall establish an Energy Star Portfolio Manager account to enable the USGBC to review whole building energy and water use for five years after occupancy.

Credit 6 Green Power

The owner is exploring purchase of 'green power' for a 2-year renewable energy contract to provide a minimum of 35% of the building's electricity from renewable sources.

MATERIALS AND RESOURCES

The design team shall specify materials and products with recycled content, those made with certified wood and regionally procurable products to the extent possible. Throughout the construction phase of the project the Construction Management team shall endeavor to divert Construction and Demolition waste from area landfills and procure materials that are made with FSC certified wood, have recycled content and/or are harvested, extracted and manufactured within 500 miles of the project site.

Prerequisite 1 Storage and Collection of Recyclables

Storage of collected recyclables shall be accommodated within the individual apartment units and within the building. Residents shall bring their recyclables to a central trash and recycling storage room located near the loading dock. The recyclables shall be collected by a contracted waste management company on a regular basis.

Credits 2.1 and 2.2 Construction Waste Management

Prior to the start of construction the Construction Management team shall prepare and submit a Construction Waste Management plan which shall be implemented on site. The Construction Manager shall endeavor to divert as much demolition debris and construction waste from area landfills as possible with a goal to achieve 75% diversion overall.

Credits 4.1 Recycled Content 10% (post-consumer & ½ pre-consumer)

The project specifications shall require certain materials to include pre and or post consumer recycled content. During construction, materials and products submittals shall include documentation of the percentage of pre/post consumer recycled content. The Construction Manager shall track the recycled content with a project goal to achieve 10% recycled-content materials based on overall project materials costs.

Credits 4.2 Recycled Content 20% (post-consumer & ½ pre-consumer)

The Construction Manager shall track the recycled content for each material with a project target to achieve 20% recycled-content materials based on overall project materials costs.

Credit 5.1 Regional Materials, 10% Extracted, Processed and Manufactured Regionally

The project specifications shall indicate materials to be extracted, harvested, recovered and manufactured within a 500 mile radius of the job site. The project has established a target for 10% of the materials and products installed to be regional materials. The Construction Manager shall track the submitted and installed materials and products with a goal to achieve the 10% threshold based on overall project materials costs.

Credits 5.2 Recycled Content 20% Extracted, Processed and Manufactured Regionally

The Construction Manager shall track the regional materials with a project target to achieve 20% regional materials based on overall project materials costs.

Credit 7 Certified Wood

The project shall include specifications for the use of certified wood and may use a minimum of 50% FSC certified wood for wood and wood products permanently installed in the project.

INDOOR ENVIRONMENTAL QUALITY

The interior air quality shall be monitored during the construction phase of the project and prior to occupancy. Low emitting materials, (low VOC), shall be used throughout construction to maintain and improve air quality. The building occupants shall be able to maintain a comfortable interior environment through access to thermal and lighting controls. The residential units are laid out to maximize exposure to views and daylight without significant increase in heat gain.

Prerequisite 1 Minimum IAQ Performance

The building mechanical systems are designed to meet or exceed the requirements of ASHRAE Standard 62.1-2007 sections 4 through 7 and/or applicable building codes. Naturally ventilated spaces such as the residential units shall comply with the applicable portions of ASHRAE 62.1.

Prerequisite 2 Environmental Tobacco Smoke (ETS) Control

The public spaces and common areas within the building shall be non-smoking. The residents shall be allowed to smoke within their individual units. Prior to occupancy, the Construction Manager shall implement blower door tests to confirm there is no smoke transfer from unit to unit and from the units to the common corridors.

Credit 3.1 Construction IAQ Management Plan (during construction)

The Construction Manager shall develop an Indoor Air Quality Management Plan for the construction and pre-occupancy phases of the project to meet/exceed the recommended Control Measures of the SMACNA IAQ Guidelines for Occupied buildings Under Construction 2nd Edition 2007, ANSI/SMACNA 008-2008 (Chapter3).

Credit 3.2 Construction IAQ Management Plan (before occupancy)

After the completion of construction and prior to occupancy, the owner may decide to conduct baseline IAQ testing to demonstrate contaminant maximum concentrations are not exceeded.

Credits 4.1 Low-Emitting Materials, Adhesives & Sealants

The specifications shall include requirements for adhesives and sealants to meet low VOC criteria for adhesives and sealants.

Credits 4.2 Low-Emitting Materials, Paints and Coatings

The specifications shall include requirements for paints and coatings to meet low VOC criteria for paints and coatings.

Credits 4.3 Low-Emitting Materials, Flooring Systems

The specifications shall include requirements for hard surface flooring materials to be Floor Score certified and carpet systems shall endeavor to comply with the Carpet institute Green label program.

Credit 4.4 Low Emitting Materials, Composite Wood and Agrifiber Products

The project shall specify and install composite wood and agrifiber products that contain no added urea-formaldehyde.

Credit 5, Indoor Chemical and Pollutant Source Control

The project team shall design to minimize and control the entry of pollutants into the building and to contain chemical use areas.

Credit 6.1 Controllability of Systems, Lighting

It is the intent of the design to provide an appropriate level of individual lighting controls within the residential units. The controls in the amenity spaces and common areas may include vacancy/occupancy sensors, day light dimming controls. Multi-occupant user spaces shall have multi-level lighting controls for modifying light levels as necessary for the various uses. The management offices shall have lighting controls appropriate for the room use.

Credit 6.2 Controllability of Systems, Thermal Comfort

The design of the building is to specify temperature controls for the apartment units and regularly occupied amenity spaces. The management offices and tenant lease spaces shall also have temperature controls.

Credit 7.1 Thermal Comfort, Design

The project HVAC design will be in compliance with ASHRAE 55 for all applicable mechanically ventilated regularly occupied spaces.

Credit 8.1 Daylight and Views, Daylight for 75% of the spaces

It is the intent of the design to locate regularly occupied residential unit spaces along the perimeter with ample glazing to achieve daylight within the apartments. The amount or type of glazing may be dependent on the orientation of the unit.

Credit 8.2 Daylight and Views, Views for 90% of the spaces

It is the intent of the design to locate regularly occupied spaces along the perimeter with ample vision glass to achieve views for 90% of the areas. The amount or type of glazing may be dependent on the orientation of the unit.

INNOVATION & DESIGN PROCESSES

The team has identified several possible ID credits which are listed below, (limited to 5 ID credits total):

ID credits under consideration

Exemplary Performance for SSc4.1

The project site is located on several bus routes with a frequency of service that may include over 200 transit rides per day.

Exemplary Performance for SSc7.1

The project locates 100% of the parking under cover.

Building as an Educational Tool

The project shall endeavor to implement two public outreach programs to inform the public about the sustainable design features incorporated into the apartment building project.

Green Housekeeping/Operations

The owner shall use green cleaning products and equipment in the common areas and provide a package for residents explaining the 'green living' components of the project.

Low Mercury lighting

Building Management company shall establish a lighting purchasing plan to limit the levels of mercury containing lamps purchased for the building.

Credit 2 LEED Accredited Professional (required ID credit for LEED certification)

A LEED AP shall provide administrative services to oversee the LEED credit documentation process

REGIONAL PRIORITY CREDITS

Regional Priority Credits, (RPC) are established LEED credits designated by the USGBC to have priority for a particular area of the country. When a project team achieves one of the designated RPCs and additional credit is awarded to the project. RPCs applicable to the Cambridge area include: SSc3, SSc6.1, SSc7.1 EAc2 and MRc1.1. This project anticipates three RPCs: SSc3, Brownfield Redevelopment, SSc7.1-Heat Island Effect, Non-Roof and SSc7.2 Heat Island Effect, Roof



LEED v3 for New Construction and Major Renovations Project Scorecard

Project Name: North point Parcel N

Project Address: Cambridge, MA

Date: 09/05/2012

TOTALS

56 **18** **36** Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points

GENERAL PROJECT DOCUMENTATION

requirements

Y	PI form 1	Minimum Program Requirements	Required	REQUIRED - Project must meet MPRs & owner must commit to share energy & water use data with USGBC.
Y	PI form 2	Project Summary Details	Required	REQUIRED - Must provide general info on size, site, energy & water sources
Y	PI form 3	Occupant Usage Data	Required	REQUIRED - Must provide general information on occupancy and space usage
Y	PI form 4	Schedule and Overview Documents	Required	REQUIRED - Must provide general info on schedule & overview documents & narratives

Phase Yes ? No

23 2 1 SUSTAINABLE SITES

26

requirements

C	Y	Prereq	Requirement	Points	Description
C	Y	Prereq 1	Construction Activity Pollution Prevention	Required	REQUIRED: An EPA General Construction Permit compliant ESC plan shall be submitted and implemented on site.
D	1	Credit 1	Site Selection	1	Do not develop on sites that are prime farmland, in floodplains, adjacent to wetlands, parkland or habitat for key species. Site location meets requirements
D	5	Credit 2	Development Density and Community Connectivity	5	Locate the project densely developed urban area or within walking distance to several community services.
D	1	Credit 3	Brownfield Redevelopment	1	Develop on a contaminated site. Remediate contamination under strict adherence to applicable regulations
D	6	Credit 4.1	Alternative Transportation - Public Transportation Access	6	Locate the project within 1/2 mile of rail station or 1/4 mile of bus stops for two or more bus routes
D	1	Credit 4.2	Alternative Transportation - Bicycle Storage and Changing Rooms	1	Provide secure covered bike storage for 15% of building residents and exterior bike storage racks for 5% of visitors & employees.
D	3	Credit 4.3	Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles	3	Provide preferred parking spaces for 5% of the total on-site parking for LEFE vehicles.
D	2	Credit 4.4	Alternative Transportation - Parking Capacity	2	Parking capacity shall not exceed zoning requirements. Provide infrastructure and support programs to facilitate shared vehicle use
C		Credit 5.1	Site Development - Protect or Restore Habitat	1	
D	1	Credit 5.2	Site Development - Maximize Open Space	1	If an applicable zoning ordinance exists, but there is no requirement for open space provide vegetated open space equal to 20% of the project's site area.
D		Credit 6.1	Stormwater Design - Quantity Control	1	If existing imperviousness is less than 50% No net increase in the rate and quantity of stormwater runoff from existing to developed conditions. If existing imperviousness is greater than 50%, implement a stormwater management plan that results in a 25% decrease in the rate and quantity of stormwater runoff.
D	1	Credit 6.2	Stormwater Design - Quality Control	1	Capture and treat stormwater from 90% of the avg annual rainfall using acceptable BMPs capable of removing 80% of the avg annual post development total suspended solids (TSS) load based on existing monitoring reports.
C	1	Credit 7.1	Heat Island Effect - Nonroof	1	Place a minimum of 50% of parking under cover.
D	1	Credit 7.2	Heat Island Effect - Roof	1	Use roofing materials having a compliant SRI for a minimum of 75% of the roof surface. OR Install a vegetated roof for at least 50% of the roof area. OR Install high albedo and vegetated roof surfaces that, in combination, meet the criteria.
D		Credit 8	Light Pollution Reduction	1	No night light trespass from building interior or site at perimeter and comply with exterior LPD limits of ASHARE 90.1-2007

		Yes	?	No		
		4	1	5	WATER EFFICIENCY	10 requirements
D	Y				Prereq 1	Water Use Reduction - 20% minimum Required REQUIRED: Reduce plumbing fixture potable water use by 20% below the EPAAct of 1992 baseline calculation
D	2				Credit 1.1	Water Efficient Landscaping - Reduce by 50% 2 Reduce potable water consumption for irrigation by 50% from a calculated mid-summer baseline case.
D				2	Credit 1.2	Water Efficient Landscaping - No Potable H2O or No Irrigation 2
D				2	Credit 2	Innovative Wastewater Technologies 2
D	2	1	1		Credit 3	Water Use Reduction - 30% (2), 35% (3), 40% (4) 2 to 4 Install plumbing fixtures that in aggregate use 30% -40% less water than the water use baseline calculated for the building (not including irrigation) after meeting Energy Policy Act of 1992 fixture performance requirements. 35% = 3 points, 40% = 4 points

		Yes	?	No		
		8	7	20	ENERGY & ATMOSPHERE	35 requirements
C	Y				Prereq 1	Fundamental Commissioning of Building Energy Systems Required REQUIRED: Include a Commissioning Agent on the project. Provide a commissioning plan
D	Y				Prereq 2	Minimum Energy Performance Required REQUIRED: Reduce annual building energy use by 10% below ASHRAE 90.1-2007
D	Y				Prereq 3	Fundamental Refrigerant Management Required REQUIRED: Do not specify CFC-based refrigerants
D	5	3	11		Credit 1	Optimize Energy Performance 1 to 19 Reduce annual building energy use below ASHRAE 90.1-2007 minimums (over the 10% required by EAp2)
D				7	Credit 2	On-Site Renewable Energy 1 to 7
C	2				Credit 3	Enhanced Commissioning 2 CxA must provide document and submittal review
D		2			Credit 4	Enhanced Refrigerant Management 2 Specify refrigerants that have low ozone depleting potential and low global warming potential
C	1		2		Credit 5	Measurement and Verification 3 Register for an Energy Star Portfolio Manager account and/or develop and implement an M & V plan
C		2			Credit 6	Green Power 2 Purchase GreenE certificates for 35% of annual building energy use for 2 years.

		Yes	?	No		
Phase		4	3	7	MATERIALS & RESOURCES	14 requirements
D	Y				Prereq 1	Storage and Collection of Recyclables Required REQUIRED: Provide storage space for collected recycled materials and implement a recycling program for the building residents.
C				3	Credit 1.1	Building Reuse - Maintain Existing Walls, Floors & Roof 55% (1), 75% (2) 1 to 3
C				1	Credit 1.2	Building Reuse - Maintain Interior Non-Structural Elements 1
C	2				Credit 2	Construction Waste Management - Divert 50% (1), 75% (2) 1 to 2 Massachusetts requires a minimum of 75% of demolition and construction debris be diverted from area landfills.
C				2	Credit 3	Materials Reuse 1 to 2
C	1				Credit 4.1	Recycled Content - 10% 1 Use materials with recycled content for 10%/20% of the materials installed in the project by cost.
		1			Credit 4.2	Recycled Content - 20% 1
C	1				Credit 5	Regional Materials - 10% 1 Use materials harvested/extracted and manufactured within 500 miles of the project site calculated by cost for 10%/20%
		1			Credit 5	Regional Materials - 20% 1
C				1	Credit 6	Rapidly Renewable Materials 1
C		1			Credit 7	Certified Wood 1 Use Certified wood for 50% of the wood materials and products by cost

NorthPoint - Parcel N Apartment Tower

draft LEED scorecard

City of Cambridge Design Review Submittal, North Point, Cambridge, MA
09.20.2012

		Yes	?	No		
		10	2	3	INDOOR ENVIRONMENTAL QUALITY	
					15	requirements
D	Y				Prereq 1	Minimum Indoor Air Quality Performance
					Required	REQUIRED: Comply with sections 4-7 of ASHRAE 62.1-2007, Ventilation for Acceptable Indoor Air, naturally ventilated buildings shall comply with ASHRAE 62.1-2007, paragraph 5.1.
D	Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control
					Required	REQUIRED: No Smoking in common areas. Smoking may be allowed in residential units. Blower door tests shall be required to demonstrate unit to unit separation.
D				1	Credit 1	Outdoor Air Delivery Monitoring
D				1	Credit 2	Increased Ventilation
C	1				Credit 3.1	Construction Indoor Air Quality Management Plan - During Construction
					1	Implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building that meets the recommended Control Measures of the SMACNA IAQ Guidelines for Occupied Building under Construction 2nd Ed 2007.
C		1			Credit 3.2	Construction Indoor Air Quality Management Plan - Before Occupancy
					1	Implement an Indoor Air Quality (IAQ) Management Plan for the pre-occupancy phase by performing a building flush-out OR conduct compliant air quality testing.
C	1				Credit 4.1	Low-Emitting Materials - Adhesives & Sealants
					1	All adhesives & sealants used on the interior of the building must comply with SCAQMD Rule #1138 2004 & GS-36 1993
C	1				Credit 4.2	Low-Emitting Materials -Paints & Coatings
					1	Paints and coatings used on the interior of the building must comply with GS-11, 1993, GC-03, SCAQMD Rule 1113 2004, as applicable.
C	1				Credit 4.3	Low-Emitting Materials - Floor Systems
					1	Flooring materials must comply with Floor Score or CRI criteria
C	1				Credit 4.4	Low-Emitting Materials - Composite Wood
					1	Composite wood and Agrifiber products must not contain added urea formaldehyde
D	1				Credit 5	Indoor Chemical and Pollutant Source Control
					1	Minimize cross-contamination of reg. occupied areas by chemical pollutants.
D	1				Credit 6.1	Controllability of Systems - Lighting
					1	Provide 90% of building occupants with access to Lighting controls
D	1				Credit 6.2	Controllability of Systems - Thermal Comfort
					1	Provide 50% of building occupants with access to Thermal controls
D	1				Credit 7.1	Thermal Comfort - Design
					1	Project must comply with ASHRAE 55
D				1	Credit 7.2	Thermal Comfort - Verification
					1	
D		1			Credit 8.1	Daylight and Views - Daylight - 75%
					1	Provide daylight to the level of 25 f.c. for 75% of the square foot areas of regularly occupied spaces
D	1				Credit 8.2	Daylight and Views - Views 90%
					1	Provide views for 90% of the square footage of regularly occupied spaces.

		Yes	?	No		
		4	2	0	INNOVATION IN DESIGN	
					6	requirements
D	1				Credit 1.1	Innovation in Design -Building as an Educational Tool
					1	Comply with requirements for ID credit for Building as an Educational Tool - Signage within the building & website case study or annual building tours
	1				Credit 1.2	Innovation in Design - EP
					1	Comply with exemplary performance requirements for SSc4.2
	1				Credit 1.3	Innovation in Design - EP
					1	Comply with exemplary performance requirements for SSc7.1
		1			Credit 1.4	Innovation in Design - Green operations manual
					1	Comply with Green Housekeeping in common areas; green operations and welcome package for residents
		1			Credit 1.5	Innovation in Design
					1	TBD - consider low mercury lighting; phosphorus removal, bike network
C	1				Credit 2	LEED® Accredited Professional
					1	TBD - consider attempting a pilot credit

		Yes	?	No		
		3	1	0	REGIONAL PRIORITY - 02141	
					4	requirements
D	1				Credit 1.1	Regional Priority SSc3
					1	Dependent on meeting base credit requirements
D			1		Credit 1.2	Regional Priority SSc6.1
					1	Dependent on meeting base credit requirements
D	1				Credit 1.3	Regional Priority SSc7.1
					1	Dependent on meeting base credit requirements
D	1				Credit 1.4	Regional Priority SSc7.2
					1	Dependent on meeting base credit requirements

		Yes	?	No		
		56	18	36	PROJECT TOTALS (Certification Estimates)	
					110	
Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points						

NorthPoint - Parcel N Apartment Tower

draft LEED scorecard

City of Cambridge Design Review Submittal, North Point, Cambridge, MA
09.20.2012

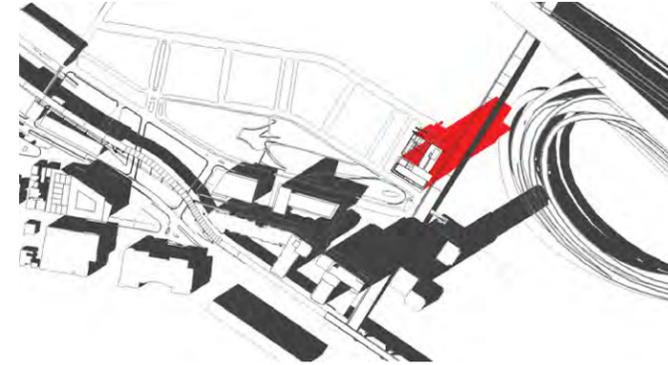
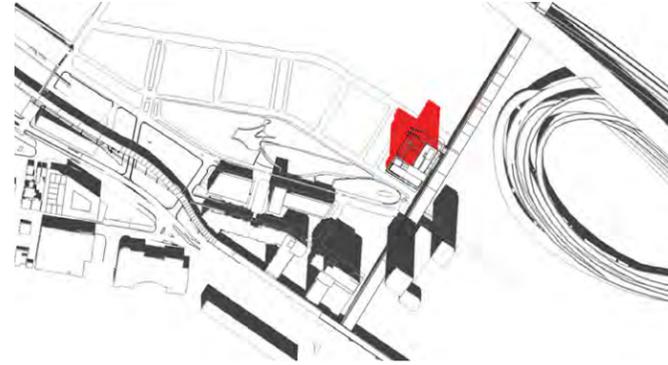
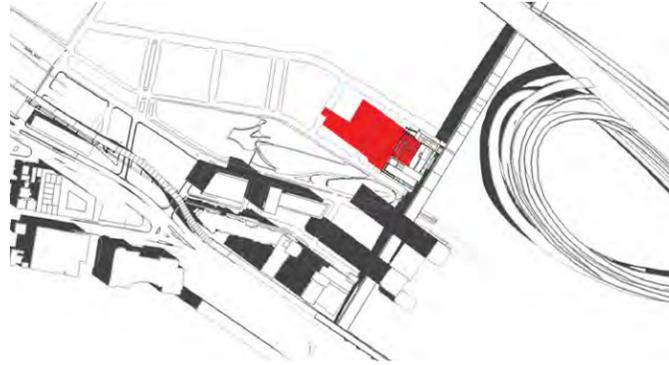
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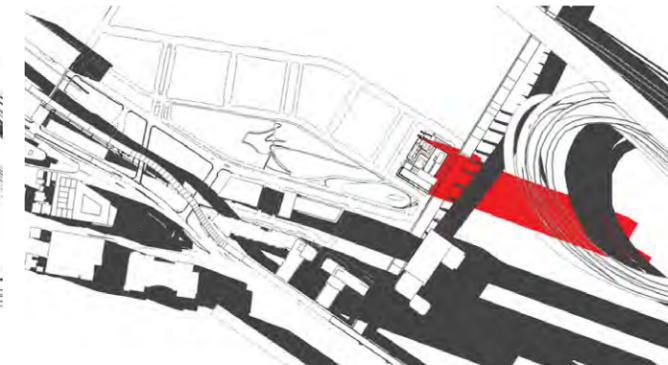
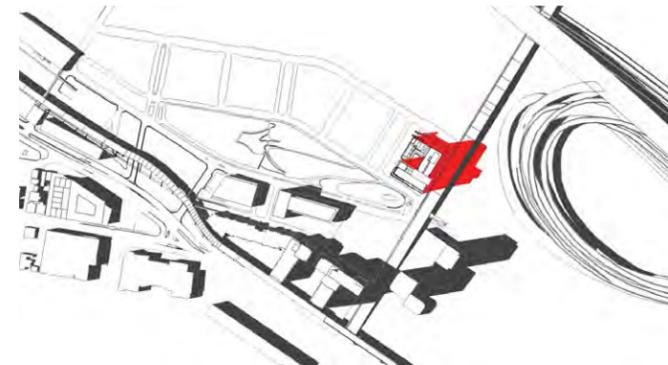
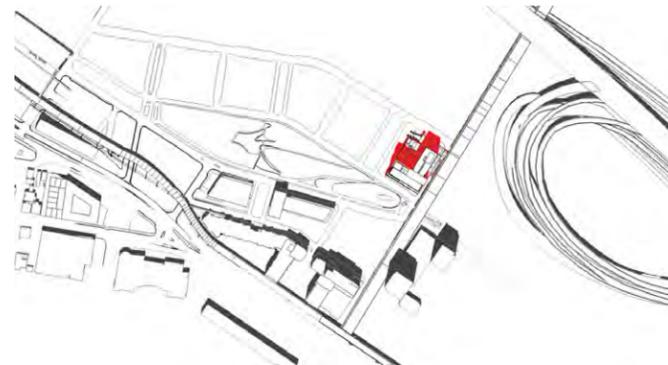
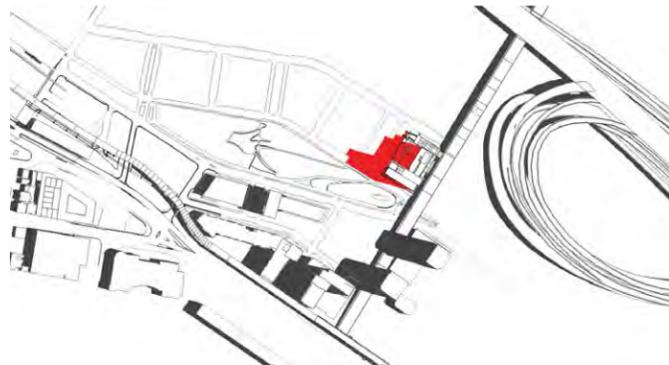
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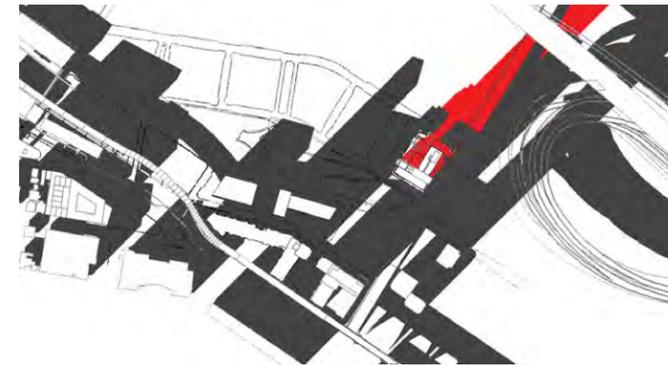
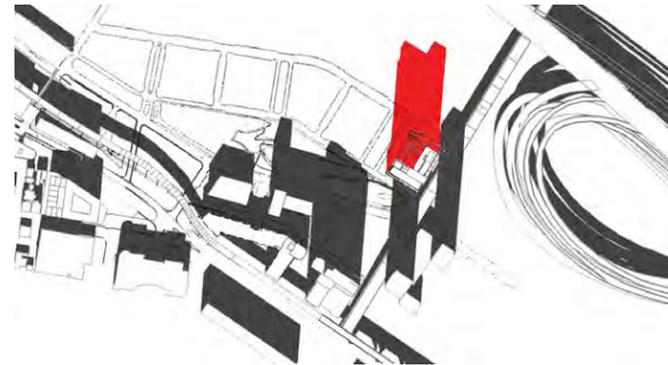
Spring
& Fall
Equinox



Summer
Solstice



Winter
Solstice



NorthPoint - Parcel N Apartment Tower

shadow study

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09.20.2012

cbt

