



# COLLINGWOOD GREEN II GOES FOR SILVER

## LEED Certification Underway

Developed on the site of the former Brand Whitlock and Albertus Brown projects, Collingwood Green II continues the urban renaissance happening in Downtown Toledo with Townhome Apartments. As a continuation of Lucas Metropolitan Housing Authority's (LMHA) commitment to creating *a better life for everyone*, the 68 unit 2 and 3 bedroom mixed income family apartments have been designed with green in mind. Following the guidance of the US Green Building Council and Energy Star, we are seeking a Silver Certification for these new apartments. This development shall be LMHA's first property to achieve this status and is the example of the agencies future direction for building energy efficient communities.



**Innovation & Design  
Process**

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**Location & Linkages**

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**Sustainable Sites**

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**Water Efficiency**

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**Energy &  
Atmosphere**

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**Materials &  
Resources**

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**Indoor Environmental  
Quality**

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**Awareness &  
Education**

**COLLINGWOOD GREEN**

800 Division Street  
Toledo OH 43604

419-243-8358



for Homes

# LEED for Homes Simplified Project Checklist

Builder Name:	LMHA
Project Team Leader (if different):	Jon Holway, Berardi + Partners
Home Address (Street/City/State):	see attached address list, Toledo, OH

**Project Description:**

**Adjusted Certification Thresholds**

Building type: **Single attached**  
 # of bedrooms: **2**

Project type: **Multi-family De**  
 Floor area: **1415**

Certified: **45.5**  
 Silver: **60.5**  
 Gold: **75.5**  
 Platinum: **90.5**

<b>Project Point Total</b>	<b>Final Credit Category Total Points</b>				
Prelim: 62.5 + 9 maybe pts	Final: 62.5	ID: 7	SS: 9	EA: 11.5	EQ: 7
<b>Certification Level</b>		LL: 9	WE: 6	MR: 11	AE: 2
Prelim: Silver	Final: Silver				

date last updated : **June 30, 2016**  
 last updated by : **Nate Steeber, Sol design + consulting**

**Max Points**      **Project Points**  
 Preliminary      Final

<b>Innovation and Design Process (ID)</b>				(No Minimum Points Required)	OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. Integrated Project Planning</b>	1.1	Preliminary Rating		Prereq		1	Y			Y
	1.2	Integrated Project Team				1	1	0		1
	1.3	Professional Credentialed with Respect to LEED for Homes				1	1	0		1
	1.4	Design Charrette				1	1	0		1
	1.5	Building Orientation for Solar Design				1	0	0		0
<b>2. Durability Management Process</b>	2.1	Durability Planning		Prereq		1	Y			Y
	2.2	Durability Management		Prereq		1	Y			Y
	2.3	Third-Party Durability Management Verification				3	3	0		3
<b>3. Innovative or Regional Design</b>	3.1	Innovation #1	<b>Innovation: Street Network</b>			1	1	0		1
	3.2	Innovation #2	_____			1	0	1		0
	3.3	Innovation #3	_____			1	0	0		0
	3.4	Innovation #4	_____			1	0	0		0
<i>Sub-Total for ID Category:</i>						<b>11</b>	<b>7</b>	<b>1</b>		<b>7</b>
<b>Location and Linkages (LL)</b>				(No Minimum Points Required)	OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. LEED ND</b>	1	LEED for Neighborhood Development	<b>LL2-6</b>			10	0	0		0
<b>2. Site Selection</b>	2	Site Selection				2	2	0		2
<b>3. Preferred Locations</b>	3.1	Edge Development	<b>LL 3.2</b>			1	0	0		0
	3.2	Infill				2	2	0		2
	3.3	Previously Developed				1	1	0		1
<b>4. Infrastructure</b>	4	Existing Infrastructure				1	1	0		1
<b>5. Community Resources/ Transit</b>	5.1	Basic Community Resources / Transit	<b>LL 5.2, 5.3</b>			1	0	0		0
	5.2	Extensive Community Resources / Transit	<b>LL 5.3</b>			2	2	0		2
	5.3	Outstanding Community Resources / Transit				3	0	1		0
<b>6. Access to Open Space</b>	6	Access to Open Space				1	1	0		1
<i>Sub-Total for LL Category:</i>						<b>10</b>	<b>9</b>	<b>1</b>		<b>9</b>
<b>Sustainable Sites (SS)</b>				(Minimum of 5 SS Points Required)	OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. Site Stewardship</b>	1.1	Erosion Controls During Construction		Prereq		1	Y			Y
	1.2	Minimize Disturbed Area of Site				1	1	0		1
<b>2. Landscaping</b>	2.1	No Invasive Plants		Prereq		1	Y			Y
	2.2	Basic Landscape Design	<b>SS 2.5</b>			2	2	0		2
	2.3	Limit Conventional Turf	<b>SS 2.5</b>			3	0	0		0
	2.4	Drought Tolerant Plants	<b>SS 2.5</b>			2	1	0		1
	2.5	Reduce Overall Irrigation Demand by at Least 20%				6	0	0		0
<b>3. Local Heat Island Effects</b>	3	Reduce Local Heat Island Effects				1	0	0		0
<b>4. Surface Water Management</b>	4.1	Permeable Lot				4	0	0		0
	4.2	Permanent Erosion Controls				1	0	0		0
	4.3	Management of Run-off from Roof				2	0	0		0
<b>5. Nontoxic Pest Control</b>	5	Pest Control Alternatives				2	2	0		2
<b>6. Compact Development</b>	6.1	Moderate Density	<b>SS 6.2, 6.3</b>			2	0	0		0
	6.2	High Density	<b>SS 6.3</b>			3	3	0		3
	6.3	Very High Density				4	0	0		0
<i>Sub-Total for SS Category:</i>						<b>22</b>	<b>9</b>	<b>0</b>		<b>9</b>

## LEED for Homes Simplified Project Checklist (continued)

				Max Points	Project Points				
					Y/Pts	Maybe	No	Y/Pts	
				OR	Max	Y/Pts	Maybe	No	
<b>Water Efficiency (WE)</b> (Minimum of 3 WE Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. Water Reuse</b>	1.1	Rainwater Harvesting System	<b>WE 1.3</b>	4	0	0	0	0	
	1.2	Graywater Reuse System	<b>WE 1.3</b>	1	0	0	0	0	
	1.3	Use of Municipal Recycled Water System		3	0	0	0	0	
<b>2. Irrigation System</b>	2.1	High Efficiency Irrigation System	<b>WE 2.3</b>	3	0	0	0	0	
	2.2	Third Party Inspection	<b>WE 2.3</b>	1	0	0	0	0	
	2.3	Reduce Overall Irrigation Demand by at Least 45%		4	0	0	0	0	
<b>3. Indoor Water Use</b>	3.1	High-Efficiency Fixtures and Fittings		3	0	0	0	0	
	3.2	Very High Efficiency Fixtures and Fittings		6	6	0	0	6	
<i>Sub-Total for WE Category:</i>				<b>15</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>	
<b>Energy and Atmosphere (EA)</b> (Minimum of 0 EA Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. Optimize Energy Performance</b>	1.1	Performance of ENERGY STAR for Homes		Prereq	Y			Y	
	1.2	Exceptional Energy Performance		34	10.5	0		10.5	
<b>7. Water Heating</b>	7.1	Efficient Hot Water Distribution		2	0	2		0	
	7.2	Pipe Insulation		1	0	0		0	
<b>11. Residential Refrigerant Management</b>	11.1	Refrigerant Charge Test		Prereq	Y			Y	
	11.2	Appropriate HVAC Refrigerants		1	1	0		1	
<i>Sub-Total for EA Category:</i>				<b>38</b>	<b>11.5</b>	<b>2</b>	<b></b>	<b>11.5</b>	
<b>Materials and Resources (MR)</b> (Minimum of 2 MR Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. Material-Efficient Framing</b>	1.1	Framing Order Waste Factor Limit		Prereq	Y			Y	
	1.2	Detailed Framing Documents	<b>MR 1.5</b>	1	0	0		0	
	1.3	Detailed Cut List and Lumber Order	<b>MR 1.5</b>	1	0	0		0	
	1.4	Framing Efficiencies	<b>MR 1.5</b>	3	0	0		0	
	1.5	Off-site Fabrication		4	4	0		4	
<b>2. Environmentally Preferable Products</b>	2.1	FSC Certified Tropical Wood		Prereq	Y			Y	
	2.2	Environmentally Preferable Products		8	4.5	0		4.5	
<b>3. Waste Management</b>	3.1	Construction Waste Management Planning		Prereq	Y			Y	
	3.2	Construction Waste Reduction		3	2.5	0		2.5	
<i>Sub-Total for MR Category:</i>				<b>16</b>	<b>11</b>	<b>0</b>	<b></b>	<b>11</b>	
<b>Indoor Environmental Quality (EQ)</b> (Minimum of 6 EQ Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. ENERGY STAR with IAP</b>	1	ENERGY STAR with Indoor Air Package		13	0	0		0	
<b>2. Combustion Venting</b>	2.1	Basic Combustion Venting Measures	<b>EQ 1</b>	Prereq	Y			Y	
	2.2	Enhanced Combustion Venting Measures	<b>EQ 1</b>	2	2	0		2	
<b>3. Moisture Control</b>	3	Moisture Load Control	<b>EQ 1</b>	1	0	0		0	
<b>4. Outdoor Air Ventilation</b>	4.1	Basic Outdoor Air Ventilation	<b>EQ 1</b>	Prereq	Y			Y	
	4.2	Enhanced Outdoor Air Ventilation		2	0	0		0	
	4.3	Third-Party Performance Testing	<b>EQ 1</b>	1	0	1		0	
<b>5. Local Exhaust</b>	5.1	Basic Local Exhaust	<b>EQ 1</b>	Prereq	Y			Y	
	5.2	Enhanced Local Exhaust		1	0	0		0	
	5.3	Third-Party Performance Testing		1	0	1		0	
<b>6. Distribution of Space Heating and Cooling</b>	6.1	Room-by-Room Load Calculations	<b>EQ 1</b>	Prereq	Y			Y	
	6.2	Return Air Flow / Room by Room Controls	<b>EQ 1</b>	1	0	0		0	
	6.3	Third-Party Performance Test / Multiple Zones	<b>EQ 1</b>	2	0	2		0	
<b>7. Air Filtering</b>	7.1	Good Filters	<b>EQ 1</b>	Prereq	Y			Y	
	7.2	Better Filters	<b>EQ 7.3</b>	1	0	0		0	
	7.3	Best Filters		2	0	0		0	
<b>8. Contaminant Control</b>	8.1	Indoor Contaminant Control during Construction	<b>EQ 1</b>	1	1	0		1	
	8.2	Indoor Contaminant Control		2	0	0		0	
	8.3	Preoccupancy Flush	<b>EQ 1</b>	1	1	0		1	
<b>9. Radon Protection</b>	9.1	Radon-Resistant Construction in High-Risk Areas	<b>EQ 1</b>	Prereq	N/A			N/A	
	9.2	Radon-Resistant Construction in Moderate-Risk Areas	<b>EQ 1</b>	1	0	0		0	
<b>10. Garage Pollutant Protection</b>	10.1	No HVAC in Garage	<b>EQ 1</b>	Prereq	Y			Y	
	10.2	Minimize Pollutants from Garage	<b>EQ 1, 10.4</b>	2	0	0		0	
	10.3	Exhaust Fan in Garage	<b>EQ 1, 10.4</b>	1	0	0		0	
	10.4	Detached Garage or No Garage	<b>EQ 1</b>	3	3	0		3	
<i>Sub-Total for EQ Category:</i>				<b>21</b>	<b>7</b>	<b>4</b>	<b></b>	<b>7</b>	
<b>Awareness and Education (AE)</b> (Minimum of 0 AE Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
<b>1. Education of the Homeowner or Tenant</b>	1.1	Basic Operations Training		Prereq	Y			Y	
	1.2	Enhanced Training		1	0	1		0	
	1.3	Public Awareness		1	1	0		1	
<b>2. Education of Building Manager</b>	2	Education of Building Manager		1	1	0		1	
<i>Sub-Total for AE Category:</i>				<b>3</b>	<b>2</b>	<b>1</b>	<b></b>	<b>2</b>	