FITZGERALD ASSOCIATES ARCHITECTS

912 West Lake St.
Chicago, Illinois 60607-1707
312.563.9100
Fax: 312.563.1919
www.fitzarchitects.com

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Winthrop Club - 1567 Maple Avenue

LEED credit analysis

Sustainable Sites

Prerequisite 01	Erosion and Sediment Control: Control of construction waster during construction to help protect downstream waterways
Credit 1	Site Selection: Avoid sites in flood plains, near wetlands, or have other significant agricultural or civic value.
Credit 2	Urban Redevelopment: The project is located in a densely populated, diverse, and vibrant area which gives residents access to plentiful shopping, recreation, and entertainment activities.
Credit 4.1	Public Transit Access: Located within ¼ of Davis Street Purple Line and within ½ mile of Davis Street Union Pacific North Line
Credit 4.2	Bicycle Storage: Lockable bicycle storage for nearly every unit has been provided to encourage alternate transportation options and pollution reduction
Credit 4.3	Alternative Fuel Recharging: 3% of parking reserved for alternative fuel vehicles
Credit 4.4	Parking Capacity: Minimum allowed parking has been provided to encourage alternate transportation options
Credit 6	Stormwater Management: Rainwater will be collected on site for use in irrigation reducing potable water demand and also absorbed into the planting areas which will decrease stormwater runoff
Credit 7.1	Urban Heat Island: All parking has been located in covered areas to avoid dark exposed surfaces to the sun
Credit 7.2	Urban Heat Island: Landscaped roof will be provided over 50% of the available roof area. This will lower energy costs by reducing solar heat gain
Credit 8	Light Pollution: All lights will be shielded so that the night sky is not adversely impacted by unnecessary skyglow

Water Efficiency

Credit 1	Reduce Landscape Irrigation: All vegetation on site will be native which eliminates the need for irrigation systems thus reducing the building water demand
Credit 3	30% Water Use Reduction: All plumbing fixtures will reduce overall water use

Energy and Atmosphere

Credit 1	Optimize Energy Performance: Building components and systems will be optimized to lower overall energy needs
Credit 2	5% Renewable Energy: Solar panels will be provided in south façade to collect power for use in the building thus reducing the dependence on the main grid (TBD)
Credit 3	Additional Commissioning: Building systems and components will be tested prior to building occupancy to ensure that all are functioning properly
Credit 4	Ozone Depletion: No ozone damaging materials will be used in building systems
Credit 6	Green Power: Portion of energy needs for the building will be supplied by renewable sources

Materials and Resources

Prerequisite 01	Storage and Collection of Recyclables: A separate recycling trash chute will be provided to allow for easy recycling
Credit 2	Construction Waste Management: 75% of all construction waste will be recycled thus diverting it from landfills
Credit 4	Recycled Content: Building materials will contain a percentage of post-consumer and post-industrial recycled content
Credit 5.1	Local Materials: A percentage of building materials will be manufactured and extracted locally
Credit 6	Rapidly Renewable Materials: Materials such as bamboo floors and wool carpeting will be used for their ability to be produced and harvested rapidly and with little impact to the environment

Indoor Environmental Quality

Credit 4	Low Emitting Materials: All adhesives, sealants, paints and carpets will limit the amount of VOC (volatile organic compounds) off-gassed after construction which helps to promote healthy indoor environments and reduce allergies
Credit 5	Indoor Chemical and Pollutant Control: Building will be equipped with pollution control to limit the amount of harmful chemicals brought into the building from outside
Credit 6	Controllability of Systems: Plentiful operable windows and lighting controls will be provided to give the occupants maximum control over their space
Credit 8	Daylight and Views: Natural light and views to the outside will be provided in all critical occupied areas

Innovation and Design Process

Credit 1	Innovation: All pest control and cleaning products used on site will be non-toxic and non-harmful. Informational program will run in lobby showing the green features of the building.
Credit 2	This project was designed by professionals that have been accredited by the United States Green Building Council

Project Goals

Develop infill site located adjacent to public transit
Locate all parking at covered areas
Provide safe environment for pedestrians and cyclists
Reuse brick from existing building on site for use in concrete aggregate or similar materials
Provide green roof, planters at parking levels, and deep planters at terrace level
Provide easily accessible bicycle storage
Provide native vegetation at all landscaped areas
Collect rainwater for landscape irrigation
Provide daylight sensor controls at common areas
Provide photovoltaic panels at south façade railing or parking facades and at roof locations
Select high performance glazing with high shading capabilities
Provide plentiful amount of operable windows
Provide natural lighting and ventilation at common areas
Provide private exterior space for all units and explore use of built-in gardens
Provide easy to use recyclable collection areas
Eliminate use of CFC and HCFC's throughout building
Team with contractor to search for materials which are manufactured and extracted locally
Provide opportunities for tenants of the building to learn about sustainable living practices and how to operate the building correctly