

BEACON CREST HOMES

March 15, 2023

Arlova Vonhm
Zoning Administrator
Arlington County Zoning Department
2100 Clarendon Boulevard, 10th Floor
Arlington, Virginia 22201

Re: Disclosure Statement

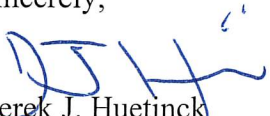
1129 N Utah Street (RPC: 14-019-007) (the "Property")
1129 N Utah, LLC ("Applicant")

Dear Ms. Vonhm:

The Applicant is owned and controlled by the following individuals:

Derek J. Huetinck
Robert C. Malm
Kenneth G. Malm

Sincerely,


Derek J. Huetinck
Managing Partner

BEACON CREST HOMES

March 15, 2023

Arlova Vonhm
Zoning Administrator
Arlington County Zoning Department
2100 Clarendon Boulevard, 10th Floor
Arlington, Virginia 22201

Re: Consent Statement

1129 N Utah Street (RPC: 14-019-007) (the "Property")
1129 N Utah, LLC ("Applicant")

Dear Ms. Vonhm:

1129 N Utah, LLC hereby consents to the filing of the Site Plan Application associated with the Property.

Sincerely,

1129 N Utah, LLC

By:


Derek J. Huetinck
Manager



March 15, 2023

Arlova Vonhm
Zoning Administrator
Arlington County Zoning Department
2100 Clarendon Boulevard, 10th Floor
Arlington, Virginia 22201

Re: Statement of Justification

1129 N Utah Street (RPC: 14-019-007) (the "Property")
1129 N Utah, LLC ("Applicant")

Dear Ms. Vonhm:

Please accept this statement of support for the Site Plan Application (the "Application") for the development of two Semi-detached Dwellings on the subject Property. The Property is comprised of 6,000 square feet on the block of N Utah Street immediately south of Washington Boulevard and a .3 mile (seven minute) walk to Ballston Metro Station. The General Land Use Plan designates the Property low-medium residential, and it is zoned R15-30T, Townhouse Dwelling District.

The name Townhouse Dwelling District notwithstanding, Townhouse and Semi-Detached Dwellings¹ are not permitted as a by right use. The only use allowed by-right in the R15-30T, Townhouse Dwelling District are One-family Detached Dwellings. A One-Family Dwelling would be an inappropriate and underutilized use of the Property considering the surrounding uses and the Property's proximity to Metro and other amenities. The majority of the surrounding uses are semi-detached, townhouse, and multi-family dwellings. Only a few of the older original One-Family Dwellings remain in the vicinity (including the structure presently on the subject Property) that have not been redeveloped with denser uses.

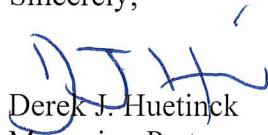
The proposed development of two (2) Semi-detached Dwellings is the best and most appropriate use available for the Property. Compared to developing the Property with a new One Family Dwelling under the by-right option, developing the Property with two (2) Semi-Detached Dwellings via special exception doubles the unit yield and results in units of smaller square footage that will sell at lower prices than a larger One Family Dwelling. Other than a One Family Dwelling by right or two Semi-detached Dwellings via special exception, the Zoning Ordinance does not allow any other use for the Property—Multi-family development is not permitted in the R15-30T, Townhouse Dwelling District zone and the Property does not have enough area or width to yield a three or larger unit Townhouse project.

¹ Townhouse and Semi-Detached Dwellings are nearly synonymous terms in the Zoning Ordinance. Two attached units are Semi-Detached; a series of three or more are Townhouses.

The proposed development will result in two (2) fee simple Semi-Detached Dwellings. There is no subdivision or other lot line adjustments associated with the Application; there is an existing lot line bisecting the Property that will remain separating the proposed units. There is no rezoning associated with the proposed Development.

Our proposal will satisfy the goals, principles, and recommendations of the GLUP and will provide new residential units with high-quality architecture within easy walking distance of Ballston Metro Station and its surrounding amenities. Should you have any questions, please do not hesitate to contact us.

Sincerely,



Derek J. Huetinck
Managing Partner



Robert C. Malm
Managing Partner

cc: Karen White, Walter L. Phillips

Submittal Checklist

To ensure a complete Site Plan Submittal, the applicant must complete and submit this form.

DATE: March 15, 2023
APPLICANT/DEVELOPER: 1129 N Utah, LLC
APPLICATION BY: BeaconCrest Homes
ADDRESS: 1355 Beverly Rd, Ste 330, McLean, VA 22101
DAYTIME PHONE: 703-748-5871
EMAIL ADDRESS: rmalm@beaconcresthomes.com
CONTACT: Robert Malm
PROJECT TITLE: 1129 NORTH UTAH STREET
PROJECT LOCATION: 1129 N Utah Street

	Applicant		
		1st	2nd
<u>Preliminary Site Plan Drawings</u> : 2 copies of plan at correct scale and size (24" x 36"), with additional required information and 1 digital PDF copy			
<u>Final Site Plan Drawings</u> : 8 copies of plan at 24" x 36" and 11" x 17", with graphic scale representation, with additional required information and digital copy			
1. Site Plan Drawings Cover Page			
2. Civil Engineering Plans:			
A. Certified Survey Plat at Scale that is appropriate for the size of the project, ranging from 1" = 10' to 1" = 30'	C-0301		
1) Full Cross-Sections of adjacent streets from curb to curb, with dimensions, including full intersections	C-0301		
2) Dimensions of Tracts	C-0301		
3) Lot area by Zoning District (square feet and acres) for each tract	C-0301		
4) North Arrow	C-0301		
5) Types and dimensions of existing easements	NA		
6) Location, dimensions, size and uses of existing structures and below- grade structures, number parking spaces, number residential and hotel units, and distance from side lot lines and centerlines of adjacent streets	C-0301		
7) Topography at 2-foot intervals	C-0301		
8) Location and height in feet of existing structures on adjacent contiguous site and across adjacent streets	C-0301		
9) Show location of trees on site with caliper of 3 inches or greater.	C-0301		
10) Historic district and/or structures on the site or adjacent sites – add a	C-0301		

note on the plot and location plan if there are not any			
11) Resource protections areas – add a note on the plot and location plan if there are not any	C-0301		
12) Metes and Bounds Narrative Description	C-0301		
B. Current aerial photograph of full site and surrounding uses	C-0302		
C. Zoning plat including notation if from an R, RA, S-3A, S-D, C-1-R, C-1, C-1-R, C-2, C-1-O or C-O-1.0 district to any other commercial, mixed-use (C), industrial (M) or P-S district	NA		
D. Proposed preliminary subdivision plat showing requirements of Subdivision Ordinance, including:	NA		
1) Lot lines	NA		
2) Size of subdivided parcels	NA		
E. Plot and location plan at a 1"=25' scale. However, a different scale could be used that is appropriate for the size of the project, ranging from 1"=10' to 1"=30'. All civil sheets should use the same scale chosen for the project. Final engineering plans will need to be submitted at 1"=25' scale.	C-0401		
1) Lot dimensions and site area, individual parcel Dimensions and area, and area within each existing and proposed zoning district	C-0401		
2) North Arrow	C-0401		
3) Public street and right-of-way dedications, with square footage, and site area before and after dedication	C-0401		
4) Proposed grading at 2-foot contour intervals	C-0401		
5) Location, dimension, connection, label and description of proposed and existing underground, surface, and aerial utilities and structures within the property, on the periphery of the site and in the full street. Show relationship of underground utilities to street tree placement.	C-0401		
a. Water meter vaults & water meter clear zones	C-0401		
b. Electric Transformer vaults	C-0401		
c. Storm Sewer	C-0401		
d. Gas	C-0401		
e. Sanitary Sewer	C-0401		

f. Water	C-0401		
g. Electric	C-0401		
h. Cable TV	C-0401		
i. Telephone	C-0401		
j. Fiber optics	C-0401		
k. Other (please specify)	NA		
l. METRO-related structures	NA		
6) Location, dimension, connection, label and description of proposed and existing surface and below grade structures within the property, on the periphery of the site.	C-0401		
a. Full street sections and intersections.	C-0401		
b. Sidewalks (full sidewalk and clear width)	C-0401		
c. Curb and gutter	C-0401		
d. Street lights	C-0401		
e. Utility poles	C-0401		
f. Bus Stops / Bus Shelters, if applicable	NA		
g. Street trees, tree pits and/or tree planting strips	C-0401		
h. Transformer pads	NA		
i. Fire hydrants and fire department connections	C-0401		
j. Crosswalks	NA		
k. ADA ramps and driveway entrances	C-0401		
l. Traffic signal poles and cabinets	NA		
m. Distance to all property lines and street center lines	C-0401		
n. Corner vision obstruction area	NA		
o. Physical relationship and distance to adjacent lots and buildings on same block, contiguous blocks and across adjacent streets	C-0401		
p. Location of streets on adjacent sites and blocks, with garage and loading docks marked	C-0401		
q. Driveways and driveway entrances on the same block and across the street	C-0401		
r. Interior streets, sidewalks & open spaces	C-0401		

s. Distance from shared property line or proposed subdivision line.	C-0401		
t. Surface parking and loading areas	NA		
u. Size and location of garage air intake and exhaust vents	NA		
7) Retail	NA		
a. Location and square footage of retail spaces. Dimension the sidewalk frontage where the finished floor elevation(s) of the retail space(s) is equal to the finished grade of the sidewalk, and label these areas as the location of potential retail entrances.	NA		
b. Label street/pedestrian access	NA		
8) Proposed elevations at:	NA		
a. Ramps	NA		
b. Patios	NA		
c. Plazas	NA		
d. Top/bottom of privacy walls and fences	NA		
e. Sidewalks	NA		
f. First floor and all entrances	NA		
g. Garage & loading dock Entrances	NA		
9) Location of trees to be saved, and limits of clearing and grading	L02		
10) Average elevation of the site	C-0401		
11) Coverage/Percent Coverage	C-0401		
F. Types and dimensions of proposed vacations and/or types, dimensions and necessity for encroachments	NA		
G. Other special plans or data – if applicable	NA		
H. Presentation Plan at 1" = 25' scale showing proposed improvements only:	C-0402		
1) Location, dimension, connection, label and description of all proposed surface structures within the property, on the periphery of the site, including:	C-0402		
a. Buildings	C-0402		
b. Sidewalks (full sidewalk clear width)	C-0402		
c. Curb and Gutter	C-0402		
d. Bus stops/shelters, if applicable	NA		
e. Street trees, tree pits, and/or tree planting strips	C-0402		
f. Crosswalks	NA		
g. ADA ramps and driveway entrances	C-0402		
h. Interior Streets, sidewalks, and	NA		

open spaces			
i. Surface parking and loading areas	NA		
j. Transformer Pads	NA		
k. Fire hydrants and fire department connections	C-0402		
l. Street lights	C-0402		
m. Utility poles	C-0402		
n. Traffic signal poles and cabinets	NA		
o. Corner vision obstruction area	NA		
p. Size and location of garage air intake and exhaust vents	NA		
q. Distance to all property lines and street center lines	C-0402		
r. Distance from shared property line or proposed subdivision line	C-0402		
2) Location and square footage of retail spaces. Dimension the sidewalk frontage where the finished floor elevations of the retail space(s) is equal to the finished grade of the sidewalk, label these areas as the location of potential retail entrances.	NA		
3) Proposed limits of clearing and grading.	C-0402		
4) North arrow orientation	C-0402		
5) Symbol Key/Legend	C-0402		
I. Striping and marking plan providing number, direction and width of existing and proposed travel and parking lanes, crosswalks, medians, bike lanes; width of existing and proposed curb cuts, planting areas, street lights, existing traffic signals (poles, span wires and/or mast arms), label and delineate fire lanes, if applicable	C-0403		
J. Existing and proposed street cross- sections:	C-0403		
1) Building wall lines & dimensions of sidewalk	C-0403		
2) Planting areas	C-0403		
3) Curb and gutter	C-0403		
4) Parking, bike and travel lanes	C-0403		
5) Medians	NA		
K. Fire Marshal page showing existing and proposed fire department connections, hydrant locations, and adjacent street widths.	C-0403		
3. Architectural Plans at a scale appropriate for the project size			
A. Floor Plans of each garage level, including:			
1) Elevations	NA		
2) Dimensions of overall structure	NA		
3) GFA of overall structure	NA		

4) Layout and number of parking spaces	NA		
5) Label and dimension of typical standard, compact and handicapped spaces	NA		
6) Widths of each aisle	NA		
7) Label and size of storage, mechanical, retail parking, bicycle parking, and other non-parking areas.	NA		
B. Ground Floor Plan			
1) Overall dimension, elevation and GFA	NA		
2) Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage	NA		
3) Label building entrances for pedestrians and vehicles, including ground floor retail	NA		
4) Location and information on landscaping, plazas and other site features	NA		
C. Non-typical Floors			
5) Overall dimensions, elevation and GFA of each floor level	NA		
2) Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage	NA		
D. Typical Floors			
6) Overall dimensions, elevation and GFA of each floor level	2.00 (GFA); 3.00, 3.01, 3.02, 3.03 (dimensions), 4.00, 4.01, 4.02, 4.03 (elevations)		
2) Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage	NA		
E. Roof plan with elevations, showing main and penthouse roof elements and mechanical units			
	7.00		
F. Elevations of each building from the north, south, east and west showing:			
1) Height in feet of proposed building as measured from average site elevation, to the top of main roof, penthouse, and structures above the penthouse	6.00		

2) Number of floors and elevation of each floor including main roof, penthouse roof and any structures above penthouse roof, and slab-to-	6.00		
slab heights of all retail spaces			
3) Height, location and general design of structures above building height limit	NA		
4) Label location and access to underground parking and loading	NA		
5) Label façade and exterior surface materials and colors	4.00, 4.01, 4.02, 4.03, 8.00, 8.01		
6) Complete street frontage, lobby and or plaza level elevations showing complete design details, façade materials and colors at a scale of 1/8" = 1'	NA		
7) Distance from shared property line and percentage of building wall openings	NA		
8) General size and location of vents for garage air intake and exhaust, HVAC, and laundry	NA		
G. Vertical cross sectional views showing:			
1) Average elevation of the site	C-0405		
2) Height in feet of proposed structure(s) as measured from average site elevation	C-0405		
3) Number of floors and elevation of each floor, including main roof, penthouse, and structures above the penthouse	6.00		
4) Height, location, and general design of structures proposed above the building height limit	NA		
5) Label location and access to underground parking and loading	NA		
6) Elevation of all floor grades above and below ground	6.00		
7) Buildings in relationship to surrounding uses:	NA		
a. Distance between proposed buildings and adjacent lots	NA		
b. Distance between proposed buildings and adjacent buildings	NA		
c. Distance between proposed buildings and adjacent streets	NA		
d. Heights of proposed building and adjacent buildings.	NA		
e. Distance of building wall from the shared property line.	NA		
8) Plazas and landscape area above structures, soil depth for all landscaping, and elevations at finished grade	NA		

9) Key showing where cross-sections are taken	C-0405		
H. Screening Plans for:			
1) Mechanical equipment	NA		
2) Parking areas	NA		
3) Loading areas	NA		
4) Trash areas	NA		
5) Penthouse areas	NA		
4. Conceptual Landscape Plan			
A. Existing (to remain) and proposed building footprints and hardscape, and delineation of existing (to remain) and proposed underground structures	L03		
B. Existing and proposed utilities, and topography at 2' intervals	L03		
C. Streetscape	L03		
D. Label, design and size of plazas and other site features; location and types of landscaping; label other landscape elements; label street trees and streetscape elements	N/A		
E. Label, size and elements of common open spaces, open space easements and required landscaping	N/A		
F. Location to be saved, and limits of clearing and grading	L02		
G. Tree survey of all trees on the site with a caliper of 3 inches and greater. Provide locations, sizes, and identification/species of all existing trees to be saved, trees to be removed, proposed limits of clearing and grading, and a calculation of the number of trees to be replaced in tabular form pursuant to the tree replacement formula	L01		
5. Additional Drawings			
A. Materials of special architectural features	NA		
B. Treatment of mechanical shafts and balcony railings	NA		
C. Exterior treatment of loading dock doors	NA		
D. Street level context of how buildings fit in neighborhood with existing conditions and known future development	NA		
E. Massing context of how buildings fit in surrounding development	C-0405		
F. Comparative drawing (sections) of height profiles within a 400-foot offset of development	NA		
G. Context plan of street alignments, parking and travel lane designations, sidewalks, bike and transit facilities, and building lines within a 400-foot offset of development	C-0303		
6. Information Sheet			

A. Tabulation in chart form of parking and bicycle spaces required and provided, by building level and user type.	See Spec Form		
B. Tabulation in chart form of the square footage of all separate uses, by floor, and the totals for all floors, including storage,	See Spec Form		
loading and service areas including height of loading docks, retail including retail slab-to-slab height, recycling and trash collection areas, and garage	See Spec Form		
C. Tabulation in chart form of the total number of residential units by type, number of bedrooms/dens, and by floor area, per floor and total for all floors	See Spec Form		
D. Tabulation in chart form of total number of hotel units by floor area, per floor, and total	NA		
E. Tabulation in chart form of elevation and GFA for each floor and total GFA for all floors	NA		
7. Tabulation in chart form of proposed density (GFA and/or Units per Acre) of the site plan project including all requested density bonuses and exclusions.	See Spec Form		
8. Additional filing information			
A. Site Plan Application Acceptance Letter from CPHD, Director			
B. Application form	Attached		
C. Statement of justification letter	Attached		
D. Disclosure statement	Attached		
E. Consent of all property owners	Attached		
F. Site Plan Specification form	Attached		
G. Tabulation in chart form showing by- right development capacity	Attached		
H. Letter stating all requested Zoning Ordinance modifications (density bonuses and/or exclusions], height, parking, etc.) and justification of each, where applicable.	See Spec Form #16		
I. Community benefits letter	N/A		
J. Vacation and Encroachment plat and application(s) or waiver form. The plat shall show the exact locations and types of vacations and/or encroachments	N/A		
K. Transportation Demand Management Plan	N/A		
L. Stormwater Management and Compliance Plan (may be within site plan drawings)	C-0701		
M. MEP letter documenting transformer size and location	N/A		
N. LEED® version 4 (or most recent as approved by the County Manager) Scorecard	N/A		

1) Tracking sheet with description of proposed credits with explanation as to why/why not being achieved	N/A		
2) Energy model summary and proposed savings	N/A		
3) LEED consultant information	N/A		
O. Description of Retail Program	NA		
P. Number and location of existing residential households and retail tenants requiring relocation, including names of retail tenants. Relocation Plan, if applicable.	NA		
Q. Public art letter	NA		
R. Rezoning Application and rezoning plat, if applicable	NA		
S. Traffic Impact Analysis, if applicable	NA		
T. Description and plats of transactions involving County property, if applicable	NA		
U. Affordable Housing Plan, if applicable	NA		
V. Historic preservation letter, if applicable	NA		
W. Historic Resources Inventory (HRI) Informational Form, if applicable	NA		
X. CCBP, Block development drawings at 24" x 36", if applicable	NA		
Y. CCBP, Block Framework drawings at 11" x 17", if applicable	NA		
Z. Urban Design Guidelines, if applicable	NA		
AA. Staff Report on the Conceptual Site Plan Review, if applicable	NA		
BB. Formal response to comments (for resubmissions only)	NA		



March 15, 2023

Arlova Vonhm
Zoning Administrator
Arlington County Zoning Department
2100 Clarendon Boulevard, 10th Floor
Arlington, Virginia 22201

Re: Tabulation Chart
1129 N Utah Street (RPC: 14-019-007) (the "Property")
1129 N Utah, LLC ("Applicant")

Dear Ms. Vonhm:

The following chart shows the by-right capacity of the Property:

Zone	R15-30T, Townhouse Dwelling District
Uses	One-family Dwellings
GFA	n/a
Density	1 Dwelling (5,000 square foot minimum lot size)
Height	35'
Setbacks	Front: 25' Rear: 25' Sides: 10,' provided one side yard may be reduced to 8'
Coverage	45% Maximum lot coverage 48% Maximum lot coverage with porch 50% Maximum lot coverage with detached garage 53% Maximum lot coverage with detached garage and front porch 34% Main building coverage 37% Main building coverage with porch

Sincerely,

Derek J. Huetinck
Managing Partner

BEACON CREST HOMES

March 15, 2023

Arlova Vonhm
Zoning Administrator
Arlington County Zoning Department
2100 Clarendon Boulevard, 10th Floor
Arlington, Virginia 22201

Re: Zoning Modification Requests
1129 N Utah Street (RPC: 14-019-007) (the "Property")
1129 N Utah, LLC ("Applicant")

Dear Ms. Vonhm:

Applicant hereby requests the following zoning modifications for the Site Plan Application submitted herewith for the Property:

Modification	Permitted By-Right	Requested Modification
Front Yard Setback-Main Building	25'	16.8'
Side Yard Setback-Main Building	8'	4.7'
AC Units Setback	5'	2.2'

These modifications are within the range of conditions present at existing uses surrounding the Property and otherwise consistent with the fabric of the surrounding area.

Sincerely,


Derek J. Huetinek
Managing Partner

Green Home Choice Scoresheet February, 2018 Version



INSTRUCTIONS: Applicants must meet with the Green Home Choice (GHC) Program Manager early in the design process and submit this form to the manager for signature prior to submitting a building permit application. An electronic version of this form must be included in the e-file building application as an attachment. Pre-close in and final site visits by the GHC Program Mgr. must be performed as part of the certification process. Please see the GHC Guidance Manual for more specific program information and a description of each credit in this Scoresheet. www.greenhomechoice.us

In this scoresheet, the New Home and Renovation columns represent credits that are available to new construction and renovation projects.

Applicant Name (s): BeaconCrest Homes

Builder: BeaconCrest Homes

Project Address: 1129 N Utah St

GHC Manager 1st Site Visit:

GHC Manager Final Site Visit:

POINTS REQUIRED FOR CERTIFICATION:

Certification Level:	New Homes	Renovations or Additions > 750 s.f. finished space	Renovations or Additions < 750 s.f. finished space
Certified	160	150	125
Silver	185	175	150
Gold	225	215	190
Platinum	250	240	215

CREDITS:

	Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
A. SITE AND STORMWATER PROTECTION						
Erosion and Sediment Control						
REQUIRED only for land disturbing activities)						
1 Properly install silt fencing	Required	N	R			Green Inspection/Photos
2 Cover disturbed areas	Required	N	R			Green Inspection/Photos
3 Protect on-site stormwater inlets	Required	N	R			Green Inspection/Photos
4 Install permanent controls for steep slopes	1	N	R			Green Inspection
5 Mark Limits of Clearing and Grading on Site Plans	1	N	R	1		Green Inspection
Tree Preservation, Enhancement, and Landscaping						
6 Remove no mature native trees or disturb soil within critical root zone	4	N	R			Green Inspection/Landscape Plan/Photos
7 Install tree protection fencing	1	N	R			Green Inspection/Photos
8 Root prune and fertilize trees	1	N	R			Receipt from Tree Company
9 Plant new native trees						Green Inspection/Landscape Plan
	Plant one native tree	1	N	R		Green Inspection/Landscape Plan
	Plant two native trees	2	N	R	2	Green Inspection/Landscape Plan
10 Plant new native shrubs						Green Inspection
	Plant one native shrubs	1	N	R		Green Inspection
	Plant two native shrubs	2	N	R	2	Green Inspection
11 Certify lot as NWF wildlife habitat	1	N	R			Certificate
Stormwater Management						
12 Install stormwater retention controls - raingardens, planters, infiltration trenches	3	N	R	3		Green Inspection
13 Foundation drains and downspouts discharge to daylight	2	N	R			Green Inspection
14 Install rainwater harvest system:						Green Inspection
	1	N	R			Green Inspection
	50 gallons	1	N	R		Green Inspection
	100 gallons	2	N	R		Green Inspection

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
	150 gallons or more	3	N	R			Green Inspection
15	Use rainwater for toilet flushing						
	1 toilet	2	N	R			Green Inspection
	2 or more toilets	4	N	R			Green Inspection
16	Maintain lot permeability:						
	at least 50% of lot	2	N	R			Green Inspection/Plans
	at least 70% of lot	4	N	R			Green Inspection/Plans
17	Use permeable paving materials (at least 50%)	2	N	R			Green Inspection
18	Use alternative driveway design	2	N	R			Green Inspection
19	No Driveway	2		R			Green Inspection
20	No Garage	2	N	R			Green Inspection
21	Create vegetated roof						
	25% of roof	4	N	R			Green Inspection/Plans
	50% of roof	5	N	R			Green Inspection/Plans
	100% of roof	10	N	R			Green Inspection/Plans
A. SITE AND STORMWATER PROTECTION TOTAL POINTS					8		
B. ENERGY EFFICIENT BUILDING ENVELOPE AND SYSTEMS							
REQUIRED: A minimum of 70 points must be earned for this section.							
REQUIRED:							
NEW HOME CONSTRUCTION -Builders of new homes are required to do one:		Required	N				
22	NEW HOMES- HERS Index for CERTIFIED and SILVER LEVELS:						
	CERTIFIED: Home Energy Rating System (HERS) Index ≤ 65	85	N				HERS Report and certificate
	SILVER: Home Energy Rating System (HERS) Index ≤ 60	90	N				HERS Report and certificate
23	NEW HOMES - GOLD and PLATINUM LEVELS:						
	Achieve one of the following certifications:						
	A. ENERGY STAR Qualified Home (current program version)	100	N		100		ENERGY STAR Report and Certificate
	B. Passive House Institute U.S. (PHIUS)	120	N				Passive House US Certificate
	C. DOE Zero Energy Ready Home	120	N				Zero Energy Ready Home Cert.
	D. LEED for Homes (Silver Level or Higher Only)	100	N				LEED Certificate
	E. Earthcraft House Virginia (Platinum Level Only)	100	N				Earthcraft Certificate
	*New Home applicants- please place "0"s in the Expected Points column for the remainder of credits you will be using in this section.						
REQUIRED:							
24	EXISTING HOME RENOVATION AND/OR ADDITIONS - Builders of additions and/or renovations are required to do one of the following:	Required		R			
	A. ENERGY STAR Qualified Home certification	100		R			ENERGY STAR report and certificate
	B. Home Performance with ENERGY STAR Certification (20% improvement plus)	70		R			Home Perf. with ENERGY STAR cert. & report
	C. Earthcraft House Virginia Renovation Certification	85		R			Earthcraft House certificate and scoresheet
	D. HERS Index Score of 70 or less with combustion safety testing.	85		R			HERS Report and Certificate
	HERS Index Score of 65 or less with combustion safety testing	90		R			

	Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
E. Prescriptive Approach with combustion safety testing	85		R			Assorted documentation
<i>Note: All houses must also meet or exceed the energy requirements of Chapter 11 of the current version of the International Residential Code as adopted by Arlington County.</i>						
<i>*Renovation applicants who choose options A - D - please place "0"s in the Expected Points column for the remainder of credits you will be using in this section.</i>						
25 Building Air Leakage (Blower Door) Test results @max 5 ACH50	20		R			3rd party tester report
Building Air Leakage (Blower Door) Test results @max 3 ACH50	35		R			3rd party tester report
The following details have been sealed as part of a thorough air sealing package:						
Penetrations sealed through:						
26 Top and bottom plate	1	N	R			Green Inspection/Photos
27 Foundations and exterior wall assemblies (including sheathing and drywall)	2	N	R			Green Inspection/Photos
28 Insulated ceilings	2	N	R			Green Inspection/Photos
29 Band and rim joists between all floors	3	N	R			Green Inspection/Photos
30 Insulated subfloors	1	N	R			Green Inspection/Photos
31 Walls and ceilings in attached garages	2	N	R			Green Inspection/Photos
Penetrations sealed around:						
32 Bathtub and shower drains	1	N	R			Green Inspection/Photos
33 HVAC supply and return boots sealed to subfloor or drywall (floors, walls, and ceilings)	1	N	R			Green Inspection/Photos
34 Window and door rough openings	1	N	R			Green Inspection/Photos
35 All drywall penetrations in common walls between attached homes (Townhouses and Duplexes)	1	N	R			Green Inspection/Photos
36 Exhaust fans at drywall	1	N	R			Green Inspection/Photos
37 All Chases	2	N	R			Green Inspection/Photos
38 Kneewall doors	1	N	R			Green Inspection/Photos
39 Attic access rough openings (pull-down stairs and scuttle holes)	1	N	R			Green Inspection/Photos
40 All electrical boxes on exterior walls	1	N	R			Green Inspection/Photos
Seams and gaps sealed in:						
41 Band joist sheathing	1	N	R			Green Inspection/Photos
42 Exterior wall sheathing	1	N	R			Green Inspection/Photos
43 Between SIPs panels	1	N	R			Green Inspection/Photos
44 Joints between modular home modules or panelized construction panels	1	N	R			Green Inspection/Photos
45 Housewrap at plates, seams, and openings	2	N	R			Green Inspection/Photos
Air Barriers Installed:						
46 Continuous air barrier on entire exterior walls of home	3	N	R			Green Inspection/Photos
47 Behind bath tubs and showers on insulated walls	1	N	R			Green Inspection/Photos
48 At attic kneewalls and skylight shafts.	1	N	R			Green Inspection/Photos
49 At joists cavities underneath attic kneewalls	2	N	R			Green Inspection/Photos
50 At chases in contact with the building envelope (including fireplace)	1	N	R			Green Inspection/Photos
51 Along staircases on insulated walls	1	N	R			Green Inspection/Photos
52 Along porch roofs	1	N	R			Green Inspection/Photos
53 Wherever ceiling heights change (dropped ceilings, soffits, and tray ceilings)	2	N	R			Green Inspection/Photos
54 In band joists between all floors, including crawl spaces and garages	2	N	R			Green Inspection/Photos
55 In vaulted ceilings	2	N	R			Green Inspection/Photos
56 In cantilevered floors above supporting walls	2	N	R			Green Inspection/Photos

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
	Weather-Stripping/Gaskets installed on:						
57	All exterior doors	1	N	R			Green Inspection/Photos
58	Doors to unconditioned spaces	1	N	R			Green Inspection/Photos
59	Attic pull-down doors	1	N	R			Green Inspection/Photos
	Additional Air Sealing Measures Taken:						
60	Bottom plate sealed to subfloor or foundation	1	N	R			Green Inspection/Photos
61	Drywall sealed to bottom plate	1	N	R			Green Inspection/Photos
62	Ceiling drywall sealed to top plate	1	N	R			Green Inspection/Photos
63	Whole house fans sealed with gasket and insulated covers	1	N	R			Green Inspection/Photos
64	All recessed can lights ICAT rated	1	N	R			Green Inspection/Photos
65	Crawl space sealed and conditioned	3	N	R			Green Inspection/Photos
	Spray Applied Insulation used:						Green Inspection/Photos
66	At all rim and band joists	2	N	R			Green Inspection/Photos
67	On all walls adjacent to unconditioned spaces	3	N	R			Green Inspection/Photos
68	On attic floor (minimum R10)	2	N	R			Green Inspection/Photos
	General Insulation Practices:						
69	Batt insulation grade:						
	Grade I	2	N	R			Green Inspection or HERS report
	Grade II	1	N	R			Green Inspection or HERS report
70	Cantilevered floors over exterior spaces insulated (R30)	2	N	R			Green Inspection/Product Packaging
71	Fireplace chases on exterior walls insulated (R15)	1	N	R			Green Inspection/Product Packaging
	Slabs, Basements and Crawl Spaces:						
72	Continuous slab insulation (R10)	3	N	R			Green Inspection/Photos
73	Basement wall (R10) continuous insulation	2	N	R			Green Inspection/Product Packaging
74	Basement wall (R15) cavity insulation	1	N	R			Green Inspection/Product Packaging
75	Continuous insulation on underside of floor above crawlspace (R3)	3	N	R			Green Inspection/Product Packaging
76	Crawlspace wall (R10) continuous insulation	2	N	R			Green Inspection/Product Packaging
	Walls:						
77	Exterior wall stud cavities insulated to:						
	R19 or higher	2	N	R			Green Inspection/Contract/ Product Packaging
	R22 or higher	3	N	R			Green Inspection/Contract/ Product Packaging
	R30 or higher	4	N	R			Green Inspection/Contract/ Product Packaging
78	Continuous insulation on outside of exterior walls or insulated sheathing		N	R			
	R5 or greater	4	N	R			Green Inspection/Photos/Product Sample
	R10 or greater	5	N	R			Green Inspection/Photos/Product Sample
79	Rim and Band joist insulated to:		N	R			
	R19 or higher	1	N	R			Green Inspection/Vendor Contract
	R22 or higher	2	N	R			Green Inspection/Vendor Contract
80	Insulated headers	1	N	R			Green Inspection
81	Insulated corners	1	N	R			Green Inspection
82	ICF, SIP, or AAC (R19+) for walls	6	N	R			Green Inspection/Vendor Contract
	Attics and Roofs:						

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
83	Unvented cathedral ceilings/unvented attic rooflines (R30) with (R15) impermeable insulation	2	N	R			Green Inspection
84	SIP for complete roof (R40)/unvented attic	5	N	R			Green Inspection/Photos/Vendor Contract
85	Energy heel trusses or raised top plate	2	N	R			Green Inspection/plans
86	Attic insulated to:						
	R40 or higher	1	N	R			Green Inspection/Vendor Contract
	R50 or higher	3	N	R			Green Inspection/Vendor Contract
87	HVAC attic raised platforms used for full insulation depth	2	N	R			Green Inspection
88	Attic kneewall stud cavities filled (R19)	2	N	R			Green Inspection/Vendor Contract/Packaging
89	Attic kneewall with continuous insulation (R5)	2	N	R			Green Inspection
90	Attic kneewall doors (R20)	1	N	R			Green Inspection
91	Attic access doors (R38)	1	N	R			Green Inspection/Product Literature
	Windows, Doors, Skylights, and Light Tubes						
92	NFRC rated Windows with SHGC and U-Factor ≤ 0.30	3	N	R			Window labels/ Product Literature
93	NFRC rated Skylights with U-Factor ≤ 0.50 and SHGC $\leq .30$	1	N	R			Skylight label/ Product Literature
94	Glass door SHGC ≤ 0.40 or are ENERGY STAR rated	1	N	R			Window labels/ Product Literature
95	Tubular skylights	2	N	R			Green Inspection
	Passive Solar Design/Heat Island						
96	1.5 foot overhang over 50% windows	1	N	R			Green Inspection
97	Exterior Solar shade screens	1	N	R			Green Inspection
98	Light colored/ENERGY STAR roofing	2	N	R			Product Literature
99	Roof with 450 s.f. south facing area	1	N	R			Green Inspection/Building Plans
100	Plant two large native deciduous trees on south side	1	N	R			Green Inspection
101	All attached porches covered	1	N	R			Green Inspection
	Heating and Cooling Equipment						
102	HVAC equip not oversized by $>15\%$ of Manual J load calculations	2	N	R			Manual J model/calculations
103	Furnace and Boiler AFUE efficiency:						
	90% AFUE or greater	1	N	R			Vendor Contract/Literature
	95% AFUE or greater	2	N	R			Vendor Contract/Literature
104	Air Conditioning efficiency:						
	SEER 14 or greater	1	N	R			Vendor Contract/Literature
	SEER 15 or greater	2	N	R			Vendor Contract/Literature
	SEER 16 or greater	3	N	R			Vendor Contract/Literature
105	Heat Pump Efficiency:						
	HSPF 8.5 or greater	1	N	R			Vendor Contract/Literature
	HSPF 9.0 or greater	2	N	R			Vendor Contract/Literature
106	Ducted mini-splits at least 16 EER serving:						
	at least 50% of home s.f.	2	N	R			Green Inspection/Literature
	whole home	3	N	R			Green Inspection/Literature
107	Ductless mini-splits at least 16 EER serving:						
	at least 20% of home s.f.	4	N	R			Green Inspection/Literature
	at least 50% of home s.f.	5	N	R			Green Inspection/Literature
	whole home	6	N	R			Green Inspection/Literature
108	Variable speed blower	2	N	R			Vendor Contract/Literature
109	Dual stage compressor	1	N	R			Vendor Contract/Literature
110	Multiple Zones with separate controls and variable speed blower	3	N	R			Green Inspection/Literature
111	Programmable thermostats	1	N	R			Green Inspection
112	NATE certified HVAC contractor	1	N	R			Work Receipts/Certificate Copy

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
Equipment Location, Design, and Performance							
113	Air handlers located within conditioned space (all units)	2	N	R			Green Inspection
114	All ducts located within conditioned space	2	N	R			Green Inspection
115	Ducts in non-conditioned space insulated (R8)	1	N	R			Green Inspection
116	All ducts in conditioned space insulated (R3) for condensation potential	2	N	R			Green Inspection
117	Install multiple return ducts, jumper ducts, or transfer grills	2	N	R			Green Inspection
118	At least one primary rigid metal supply trunk line for each system	1	N	R			Green Inspection
119	Rigid ducts used on entire system with mastic for sealing	4	N	R			Green Inspection
120	All flex duct pulled tight with no pinches and supports max. 5 ft. apart	1	N	R			Green Inspection/Photos
121	Improved duct design	3	N	R			Mechanical Plans
122	Duct leakage test results:						
	4% or less leakage to outside	2	N	R			3rd Party Tester Report
	6% or less total leakage	3	N	R			3rd Party Tester Report
Hot Water Systems							
123	Energy efficient water heater (ENERGY STAR or equivalent)	1		R			Product Literature
124	Individual ENERGY STAR gas direct vent tankless water heater	2		R			Product Literature
125	Whole house ENERGY STAR direct vent gas tankless water heater	3		R			Product Information
126	ENERGY STAR Heat pump water heater	2		R			Product Literature
127	Hot water demand recirculation	2		R			Green Inspection
128	Waste water heat recovery device	2		R			Green Inspection/Literature
129	Hot water pipe insulation (R4) :						
	On first 3 feet of hot water pipe	1		R			Green Inspection
	On all hot water pipes in house	2		R			Green Inspection/photos
130	Desuperheater	1		R			Green Inspection/Literature
131	Combination space/water heating	3		R			Green Inspection/Literature
132	Compact design system 20 feet	3		R			Plumbing Plans/Green Inspection
REQUIRED: A minimum of 70 points must be earned in this section.							
B. ENERGY EFFICIENT BUILDING ENVELOPE AND SYSTEMS TOTAL POINTS					100		
C. ENERGY EFFICIENT LIGHTING AND APPLIANCES							
133	ENERGY STAR Lighting						
	Interior light fixtures (50% min.)	2	N	R			Product Literature
	Interior light fixtures (100 %)	3	N	R	3		Product Literature
	Exterior lighting (100%)	1	N	R	1		Product Literature
134	LED Lightbulbs						
	25% of bulbs	1	N	R			Green Inspection/Product Packaging/ Literature
	50% of bulbs	2	N	R			Green Inspection/Product Packaging/ Literature
	100% of bulbs	3	N	R	3		Green Inspection/Product Packaging/ Literature
135	Dimmers on at least three lighting fixtures	1	N	R	1		Green Inspection
136	Automatic Outdoor lighting controls	1	N	R	1		Green Inspection/Product Literature
137	Indoor motion controlled light controls	1	N	R			Green Inspection/Product Literature
138	Horizontal cutoff on exterior lighting	1	N	R			Green Inspection
139	ENERGY STAR dishwasher	1	N	R	1		Label/Product Literature
140	ENERGY STAR refrigerator	2	N	R	2		Label/Product Literature
141	ENERGY STAR clothes washer	1	N	R			Label/Product Literature

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
142	ENERGY STAR clothes dryer	1	N	R			
C. ENERGY EFFICIENT LIGHTING AND APPLIANCES TOTAL POINTS					12		
D. RESOURCE EFFICIENT DESIGN AND BUILDING MATERIALS							
143	Compact Home Design (Total Finished Space):						
	<2,100 square feet	10	N	R			Building Plans
	2,101 to 2,500 square feet	8	N	R			Building Plans
	2,501 to 3,000 square feet	6	N	R	6		Building Plans
	3,001-3,500 square feet	3	N	R			Building Plans
144	Existing building is preserved	7		R			Green Inspection
	With no additional square footage	10		R			Green Inspection
145	Floor joist centers at:						
	24 inches	2	N	R			Green Inspection/Framing Plans
	19.2 inches	1	N	R	1		Green Inspection/Framing Plans
146	2-stud corners at all locations	2	N	R			Green Inspection
147	Ladder T-walls at all locations	1	N	R			Green Inspection
Local, Recycled and Natural Content Materials							
148	FSC or SFI certified framing lumber						
	50% of all framing lumber	1	N	R	1		Green Inspection/Lumber Receipts
	100% of all framing lumber	2	N	R			Green Inspection/Lumber Receipts
149	Concrete from on-site used as aggregate on-site	1	N	R			Green Inspection/Photos
150	Reclaimed wood flooring from outside source (50% min.)	1	N	R			Green Inspection/Product Literature/Receipts
151	Wood flooring retained or reused on-site (25% min.)						
	25% of flooring	1		R			Green Inspection
	50% of flooring	2		R			Green Inspection
	100% of flooring	3		R			Green Inspection
152	Reclaimed, FSC certified, or non-wood biobased cabinets						
	1 room	1	N	R			Product Literature/Receipts
	2 or more rooms	2	N	R			Product Literature/Receipts
153	Recycled content tiles (25% content)	1	N	R			Product Literature/Receipts
154	Recycled content countertop (25% content)	1	N	R			Product Literature
155	Recycled content or biobased insulation (25% content)	2	N	R			Product Literature/Vendor Contract
156	Recycled content roofing (25% content)	1	N	R			Product Literature/Vendor Contract
157	Recycled content siding (25%)	2	N	R			Green Inspection/Product Literature
158	Cork, bamboo, or linoleum flooring						
	1 room	1	N	R			Green Inspection/Product Literature
	2 or more rooms	2	N	R			Green Inspection/Product Literature
159	Wool, hemp, or biobased carpeting	1	N	R			Product Literature/Receipts
160	Sealed concrete floor	1	N	R			Green Inspection
161	Sealed concrete countertop fabricated on site	1	N	R			Green Inspection
162	Carpet with recycled content (50% content)	1	N	R			Product Literature
163	Recycled outdoor deck flooring (40% content)	1	N	R			Product Literature
164	Locally produced products (within 500 miles)						
	1 product	1	N	R			Product Literature
	2 or more products	2	N	R			Product Literature

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
Advanced Manufactured Products							
165	Engineered floor framing and open web trusses (80%)	1	N	R	1		Green Inspection
166	Engineered roof framing (80%)	1	N	R	1		Green Inspection
167	Engineered wall framing						
	25% of walls	1	N	R			Green Inspection
	50% or more of walls	2	N	R			Green Inspection
168	Panelized wall construction delivered to site pre-framed	3	N	R	3		Green Inspection/Building Plans
169	Modular construction for entire house or addition	5	N	R			Green Inspection/Building Plans
170	Structural Insulated Panel (SIPs) for exterior walls	3	N	R			Green Inspection/Vendor Contract
171	Structural Insulated Panel (SIPs) for roof	2	N	R			Green Inspection/Vendor Contract
172	Foundations of Pre-cast Autoclaved Aerated Concrete, Insulated Concrete Forms, or other types	2	N	R			Green Inspection
173	Walls of Pre-cast Autoclaved Aerated Concrete or Insulated Concrete Forms	3	N	R			Green Inspection
D. RESOURCE EFFICIENT DESIGN AND BUILDING MATERIALS TOTAL POINTS					13		
E. DURABILITY AND MOISTURE MANAGEMENT							
Durability							
174	Roofing Warranties:						
	Minimum 30 years	1	N	R	1		Product Literature/Packaging
	Minimum 40 years	2	N	R			Product Literature/Packaging
	Minimum 50 years	3	N	R			Product Literature/Packaging
175	Full roof ice dam protection	1	N	R			Photos
176	Double layer builder paper behind stucco or stone veneer	1	N	R			Photos
177	Exterior cladding with 40-year warranty or masonry	1	N	R	1		Product Literature
178	Vented rainscreen between cladding and wall sheathing	2	N	R			Green Inspection/Photos
179	Back-primed wood-based siding and trim	1	N	R			Photos
180	Roof valleys direct water from walls, dormers, and chimneys	2	N	R	2		Green Inspection
181	Maintain at least 2" clearance between wall cladding and roof surfaces	1	N	R	1		Green Inspection
182	Continuous foundation termite flashing	1	N	R			Green Inspection
183	Termite resistant materials for structural elements/cladding	1	N	R	1		Green Inspection/Literature
184	Non-toxic pest treatment for lumber adjacent to foundation	1	N	R	1		Green Inspection/Product Literature
185	Non-toxic mold inhibitor applied to all lumber	1	N	R			Green Inspection/Product Literature
186	Keep all wood 12" above soil	1	N	R			Green Inspection
187	Keep all vegetation at least 2' from house	1	N	R			Green Inspection
188	Roof gutters discharge water 5' from foundation	1	N	R	1		Green Inspection
189	Insulate cold water pipes inside conditioned space	1	N	R			Green Inspection/Photos
190	All crawlspaces enclosed.	2	N	R			Green Inspection
191	Covered entry ways over all doors	1	N	R			Green Inspection
192	Grade soil and hard surfaces away from foundation	1	N	R	1		Green Inspection
193	Drainage plane material on below grade walls	1	N	R			Green Inspection/Photos
194	Sump pump in basement with sealed cover	1	N	R			Green Inspection
195	Capillary break between foundation and framing	1	N	R	1		Green Inspection/Photos
196	Supplemental dehumidification (ENERGY STAR equipment)	2	N	R			Green Inspection
197	Waterproof Membrane in entire shower enclosures	1	N	R			Green Inspection/ Photos
198	Rigid, moisture resistant backing material behind tubs and showers	1	N	R	1		Green Inspection/Photos
199	Wall cavity insulation without a vapor retarder or kraft paper	1	N	R			Green Inspection
200	Paperless drywall in kitchens, baths, and basements	1	N	R			Green Inspection/Product Literature
201	No carpet in basement	1	N	R	1		Green Inspection
E. DURABILITY AND MOISTURE MANAGEMENT TOTAL POINTS					12		

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
F. INDOOR AIR QUALITY IMPROVEMENT							
Combustion Safety							
REQUIRED:							
203	No unvented natural gas combustion fireplaces permitted	Required	N	R			Green Inspection/Product Literature
204	All combustion appliances are sealed/direct vented, including fireplaces	3	N	R	3		Green Inspection/ Product Literature
205	Detached garage or carport	2	N	R	2		Green Inspection
206	Attached garage - air seal between house and garage	2	N	R			Green Inspection/ Photos
207	Attached garage with automatic exhaust fan	1	N	R			Green Inspection
208	No HVAC ducts, supplies, returns, or equipment in garage	1	N	R			Green Inspection
209	Backdraft depressurization test	1	N	R			Third Party Tester Report
Ventilation and Air Filtration							
210	Energy Recovery Ventilator	3	N	R			Green Inspection/Product Literature
211	ENERGY STAR Ceiling Fans (minimum of 3)	1	N	R			Green Inspection/Product Literature
212	All bathrooms have ENERGY STAR rated exhaust fans that vent outside	1	N	R	1		Product Literature
213	Bath fans with rigid ducts	1	N	R			Green Inspection/Photos
214	Automatic tub/shower room fan controls	1	N	R			Green Inspection
215	Kitchen range hood or downdraft vented to exterior with maximum 400 cfm	2	N	R	2		Green Inspection/Product Literature
216	Radon gas vent system	1	N	R	1		Green Inspection
217	Effective cross ventilation with insect screens	1	N	R			Green Inspection
218	Effective stack ventilation (cupola, clerestory, or operable skylight)	1	N	R			Green Inspection
219	New MERV 6 or better and pleated HVAC filters installed	1	N	R	1		Green Inspection/Product Literature
220	HVAC Filter access panel includes gasket and fits tightly	1	N	R	1		Green Inspection
221	Ducts protected until construction completed with rigid material	1	N	R	1		Green Inspection/Photos
222	Flush house continuously with fresh air for one week prior to occupancy	1	N	R			Green Inspection
Reduced VOC levels							
223	Prefinished flooring	2	N	R	2		Green Inspection/Product Literature
224	Subfloor urea-formaldehyde free	1	N	R			Green Inspection/Photos/Literature
225	Plywood or composite woods are urea-formaldehyde free	2	N	R			Product Literature
226	Urea-formaldehyde free cabinetry	1	N	R			Product Literature
227	Zero VOC paints interior	1	N	R			Product Labels/Containers
228	Low VOC stains and finishes on wood floors (less than 250 g/l)	2	N	R	1		Product Labels/Containers
229	Low VOC sealant and adhesives (less than 250 g/l)	1	N	R	1		Product Labels/Containers
230	Formaldehyde-free fiberglass insulation	1	N	R			Green Inspection/Photos
231	Low VOC carpet	2	N	R	2		Product Literature
F. INDOOR AIR QUALITY IMPROVEMENT TOTAL POINTS					18		
G. WATER EFFICIENCY							
Indoors							
REQUIRED:							
232	All bathroom vanity faucets not to exceed 1.5 gpm	Required					Green Inspection/Product Literature
233	Water filter (NSF Certified)	1	N	R			Product Literature
234	ENERGY STAR clothes washer	1	N	R			Product Literature
235	ENERGY STAR dishwasher	1	N	R	1		Product Literature
236	Pressure reducing valve	1	N	R	1		Product Literature
237	High efficiency showerheads max. 2.0 gpm (single shower head/bathroom)		N	R			Product Cut Sheet with flow rate

		Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
	One 2.0 gpm showerhead	1	N	R			
	Two 2.0 gpm showerhead	2	N	R			
	Three 2.0 gpm showerhead	3	N	R	3		
238	High efficiency bathroom faucets max. 1.0 gpm		N	R			Product Cut Sheet with flow rate
	One 1.0 gpm bath faucet	1	N	R			
	Two 1.0 gpm bath faucet	2	N	R			
239	High efficiency kitchen faucets max. 1.5 gpm	1	N	R			Product Cut Sheet with flow rate
240	High efficiency toilets: dual flush or max. 1.28 gallon per flush		N	R			
	One low flow toilet	1	N	R			Green Inspection/Product Literature
	Two low flow toilets	2	N	R			Green Inspection/Product Literature
	Three low flow toilets	3	N	R	3		Green Inspection/Product Literature
241	Rainwater reused for toilet flushing	5	N	R			Green Inspection/Plumbing Plans
242	Hot Water Demand Recirculation	1	N	R			Green Inspection/Product Literature
243	Manifold distribution system	2	N	R			Green Inspection
244	Compact Designed System-all fixtures within 20 ft.	3	N	R			Green Inspection/Plumbing Drawings
245	Timer on hose bibs or irrigation systems	1	N	R			Green Inspection
246	Drip irrigation system	2	N	R			Green Inspection
G. WATER EFFICIENCY TOTAL POINTS					8		
H. WASTE REDUCTION							
247	Deconstruction/Recycling Options (Choose 1):						
	Whole house deconstruction with 3rd party report and full recycling	15	N	R			Recycling Company Report
	3rd party vendor recycling at least 5 deconstructed materials	7	N	R			Recycling Company Report
	Deconstruction Options (Choose any):						
248	Recycle deconstructed waste wood materials	2	N	R			Recycling Company Report
249	Recycle all deconstructed roof shingles	1	N	R			Recycling Company Report
250	Recycle deconstructed drywall or plaster	1	N	R			Recycling Company Report
251	Recycle deconstructed metal products	1	N	R			Recycling Company Report
	Donation Options (Choose any):						
252	Donate used wood flooring for reuse	1	N	R			Receipt from Donee
253	Donate used appliances <8 years old for reuse	1	N	R			Receipt from Donee
254	Donate used cabinetry for reuse	1	N	R			Receipt from Donee
	Waste Management Practices for Projects While Under Construction						
255	Donation of excess materials (min \$500 per job)	1	N	R			Receipt from Donee
256	Use 3rd party vendor/hauler for recycling (on-site rolloff) throughout construction:		N	R			
	2 or more items collected on-site	3	N	R			Recycling Company Report
	4 or more items collected on-site	4	N	R			Recycling Company Report
	5 or more items collected on-site	5	N	R			Recycling Company Report
257	Provide on-site recycling container for workers	1	N	R	1		Green Inspection/Photos
H. WASTE REDUCTION TOTAL POINTS					1		
I. ON-SITE ALTERNATIVE ENERGY AND CONDITIONING							
258	Solar electric system designed to produce at least:						
	2kw power	8	N	R			Green Inspection/Vendor Contract/Literature
	4kw power	12	N	R			Green Inspection/Vendor Contract/Literature
	6kw power	16	N	R			Green Inspection/Vendor Contract/Literature

	Possible Points	New Home	Renovation	Expected Points	GHC Manager Initials	Required Documentation
K. BONUS POINTS TOTALS				4		
POINT TOTALS						
A. SITE AND STORMWATER PROTECTION				8		
B. ENERGY EFFICIENT BUILDING ENVELOPE AND SYSTEMS				100		
C. ENERGY EFFICIENT LIGHTING AND APPLIANCES				12		
D. RESOURCE EFFICIENT DESIGN AND BUILDING MATERIALS				13		
E. DURABILITY AND MOISTURE MANAGEMENT				12		
F. INDOOR AIR QUALITY IMPROVEMENT				18		
G. WATER EFFICIENCY				8		
H. WASTE REDUCTION				1		
I. ON-SITE ALTERNATIVE ENERGY AND CONDITIONING				1		
J. HOMEOWNER EDUCATION				3		
K. BONUS POINTS				4		
TOTAL POINTS				180		

BEACON CREST HOMES

March 15, 2023

Matthew W. Pfeiffer, AICP
Site Plan Review Supervisor
2100 Clarendon Blvd, Suite 700
Arlington, Virginia 22201

Re: LEED/Earthcraft Scorecard
1129 N Utah Street (RPC: 14-019-007) (the "Property")
1129 N Utah, LLC ("Applicant")

Dear Mr. Pfeiffer:

In consideration of the scope and nature of this project, a LEED/Earthcraft Scorecard and Energy Model is inapplicable and/or unnecessary for the scope and nature of this submission. Applicant hereby requests that Arlington County Planning Staff exercise appropriate discretion to waive this requirement.

Sincerely,

1129 N Utah, LLC

By:



Derek J. Huetinck
Manager

BEACON CREST HOMES

March 15, 2023

Matthew W. Pfeiffer, AICP
Site Plan Review Supervisor
2100 Clarendon Blvd, Suite 700
Arlington, Virginia 22201

Re: MEP Transformer Data Letter
1129 N Utah Street (RPC: 14-019-007) (the "Property")
1129 N Utah, LLC ("Applicant")

Dear Mr. Pfeiffer:

In consideration of the scope and nature of this project, an MEP Transformer Data Letter is inapplicable and/or unnecessary for the scope and nature of this submission. Applicant hereby requests that Arlington County Planning Staff exercise appropriate discretion to waive this requirement.

Sincerely,

1129 N Utah, LLC

By:


Derek J. Huetinck
Manager



July 18, 2023

Arlova Vonhm
Zoning Administrator
Arlington County Zoning Department
2100 Clarendon Boulevard, 10th Floor
Arlington, Virginia 22201

Re: Community Benefits Letter
1129 N Utah Street (RPC: 14-019-007) (the "Property")
1129 N Utah, LLC ("Applicant")

Dear Ms. Vonhm:

Please accept this Community Benefits Letter for the Site Plan Application (the "Application") for the development of two Semi-detached Dwellings on the subject Property.

This project will provide the community with Expanded Housing Options. The project provides the community with two housing units that will each include 4 bedrooms, 4.5 bathrooms, private entrances, yards and patios, garages, and driveways at a lower barrier to entry than where such features can typically be found. Additionally, the project is located in a highly walkable and Metro-accessible neighborhood where similar housing options are not abundant.¹

Beyond the Expanded House Opportunities provided by this project, the aesthetic appearance of the site and streetscape will be enhanced and as will environmental and climate goals by way of the project's green and energy efficient features.

Sincerely,

Derek J. Huetinck
Managing Partner

Robert C. Malm
Managing Partner

cc: Karen White, Walter L. Phillips

¹ The only option for the site other than 2 semi-detached units that is permitted under the Zoning Ordinance would result in a 50% reduction in unity yield at a higher barrier to entry.

BEACON CREST HOMES

March 15, 2023

Matthew W. Pfeiffer, AICP
Site Plan Review Supervisor
2100 Clarendon Blvd, Suite 700
Arlington, Virginia 22201

Re: Site Plan Submission

1129 N Utah Street (RPC: 14-019-007) (the "Property")
1129 N Utah, LLC ("Applicant")

Dear Mr. Pfeiffer:

Pursuant to preliminary communication with Planning Staff regarding this project, Applicant hereby requests that Arlington County Planning Staff exercise appropriate discretion relating to the standard site plan submission requirements. In consideration of the scope and nature of this project, certain standard submission requirements are simply inapplicable with others unnecessary and/or overly onerous for the scope and nature of this submission.

Applicant hereby requests that the 4.1 Site Plan submission submitted simultaneously with this letter be deemed and accepted as a complete submission. Please let us know if you have any questions. Thank you.

Sincerely,


Derek J. Huetinck
Managing Partner

BEACON CREST HOMES

March 15, 2023

Matthew W. Pfeiffer, AICP
Site Plan Review Supervisor
2100 Clarendon Blvd, Suite 700
Arlington, Virginia 22201

Re: Public Art Letter

1129 N Utah Street (RPC: 14-019-007) (the "Property")
1129 N Utah, LLC ("Applicant")

Dear Mr. Pfeiffer:

In consideration of the scope and nature of this project, a Public Art Letter is inapplicable and/or unnecessary for the scope and nature of this submission. Applicant hereby requests that Arlington County Planning Staff exercise appropriate discretion to waive this requirement.

Sincerely,

1129 N Utah, LLC

By:



Derek J. Huetinck
Manager

BEACON CREST HOMES

March 15, 2023

Matthew W. Pfeiffer, AICP
Site Plan Review Supervisor
2100 Clarendon Blvd, Suite 700
Arlington, Virginia 22201

Re: Transportation Demand Management Plan
1129 N Utah Street (RPC: 14-019-007) (the "Property")
1129 N Utah, LLC ("Applicant")


Dear Mr. Pfeiffer:

In consideration of the scope and nature of this project, Transportation Demand Management Plan is inapplicable and/or unnecessary for the scope and nature of this submission. Applicant hereby requests that Arlington County Planning Staff exercise appropriate discretion to waive this requirement.

Sincerely,

1129 N Utah, LLC

By:


Derek J. Huetinck
Manager