



PLAN. BUILD. GROW.

OUR BELIEF

The economic and social well-being of communities is greatly affected by their physical environments. We believe that we have an obligation to protect and preserve the physical environment, and we seek out partners who demonstrate that same commitment.

OUR PLEDGE

We are continually challenging ourselves and our partners to:

- Minimize pollution and energy consumption.
- Learn and embrace ever-changing programs, technologies and building materials.
- Achieve environmental Sustainability through third-party verification.

Independent, third-party verification is a powerful tool in advancing our company's environmental objectives. Some of the programs and rating systems through which we've attained verification include:

- The Environmental Protection Agency's Energy Star program.
- The US Green Building Council's Leadership in Energy and Environmental Design (LEED).
- The Enterprise Green Communities program, which promotes the creation of environmentally responsive, affordable homes.

As we have stated in our company vision, we will be the leader in transformative real estate solutions — and similarly, we pledge to be a leader in our industries and in our communities in an individual, personal, company-wide and collective approach to awareness and commitment to green and sustainable practices.

MODEL CONSTRUCTION - GREEN CONSCIOUSNESS. REAL PRACTICES

We believe in a process in which both the indoor and outdoor environments are considered during the design phase, and then protected during construction.

Commencing on day one with the site selection and lasting throughout the life of the project, we address the environmental impact of our projects.

We do not just say that we just want sustainable practices from our employees. We actively seek out ways to ensure this thinking and this behavior – in our office setting, on our worksites, and in our business planning.

Key factors we consider are:

- Indoor Environmental Quality: filtering of air; the mix of indoor/outdoor air; and prevention of volatile organic compounds (VOCs) via the selection of materials and cleaning agents.
- Energy efficiency: low energy usage, via the selection of light fixtures, insulation, HVAC systems, ventilation systems, appliances, doors and windows.
- Protection of natural resources: efficient building systems; use of recycled and rapidly renewable materials; and smart delivery of materials to the job site.
- Site sensitivity: orientation of the structure; protection of existing vegetation; storm water management; landscaping; construction and demolition debris removal; and recycling.
- Water efficiency: selection of plumbing fixtures and appliances; wastewater reuse; and efficient irrigation.
- We believe in continuous improvement and we are constantly challenging our construction methods and procedures, staying abreast of new technologies and evaluating life-cycle cost.

We rethink what we consume, where it comes from, and where it goes.

OUR COMPANY CHALLENGE

When it comes to being aware of Sustainability and making choices that will ensure that we make smart business decisions – and smart Green decisions, we will challenge ourselves - our partners - our communities.

LEED FOR HOMES

Tober Building Company is currently nearing completion of phase 1 of Stoney Pointe Commons, which is to be certified under the LEED for Homes rating system. Below, is Stoney Pointe Common's LEED for Homes Mid-rise Simplified Project Checklist. This checklist is specific to this project and shows you what, specifically, about this building qualifies it for LEED Silver. It is all based on the points associated with each category. Stoney Pointe Common's points are in the green columns.

Developed by the United States Green Building Council (USGBC), the LEED rating system – which stands for Leadership in Energy and Environmental Design – “provides building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.” LEED focuses on the “metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved environmental quality, and stewardship of resources and sensitivity to their impacts (usgbc.org).”

The LEED for Homes rating system “promotes the design and construction of high-performance green homes (usgbc.org).” It is one of several LEED rating systems, each of which is tailored to different building types and project scopes.

Projects can achieve one of four tiers of LEED certification - certified, silver, gold, and platinum - based on points awarded in the following eight categories:

- Innovation and Design
- Location and Linkages
- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Awareness and Education

BENEFITS OF GREEN HOMES

Owners and residents of homes built to the LEED for Homes standards experience many benefits. Some of these benefits include:

- Proximity to transit, employment centers, schools, restaurants and other community resources
- Lower household operation costs due to high efficiency appliances, toilets, and building materials
- Healthier air quality due to low- and no-VOC paints and materials
- Highly durable and energy efficient finishes and floors
- Owners and residents of LEED for Homes buildings have the assurance of third party performance testing, verification and certification, ensuring their home is truly green.

LEED for Homes owners and residents can also take pride in being part of a nationally respected and recognized green home rating system.



for Homes

LEED for Homes Mid-rise Simplified Project Checklist

Builder Name:	Tober Building Company
Project Team Leader (if different):	Todd Tober, Tober Building Company
Home Address (Street/City/State):	Vernon Odom Blvd., Akron, OH

Project Description:

Adjusted Certification Thresholds

Building type: **Mid-rise multi-family** # of stories: **4** Certified: **35.0** Gold: **65.0**
 # of units: **68** Avg. Home Size Adjustment: **-10** Silver: **50.0** Platinum: **80.0**

Project Point Total	Final Credit Category Total Points				
Prelim: 56 + 5 maybe pts	Final: 12	ID: 0	SS: 3	EA: 7	EQ: 0
Certification Level	LL: 0	WE: 0	MR: 2	AE: 0	
Prelim: Silver	Final: Not Certified	Minimum Point Thresholds Not Met for Final Rating			

date last updated : **November 28, 2017**
 last updated by : **Adam Moneyppenny, Sol design + consulting**

		Max Pts	Project Points			
			Preliminary	Final		
			Y/Pts	Maybe	No	Y/Pts
Innovation and Design Process (ID) (No Minimum Points Required) OR		Max	Y/Pts	Maybe	No	Y/Pts
1. Integrated Project Planning	1.1 Preliminary Rating	Prereq	Y			
	1.2 Energy Expertise for MID-RISE	Prereq	Y			
	1.3 Professional Credentialed with Respect to LEED for Homes	1	0	0	0	0
	1.4 Design Charrette	1	1	0	0	0
	1.5 Building Orientation for Solar Design	1	0	0	0	0
	1.6 Trades Training for MID-RISE	1	1	0	0	0
2. Durability Management Process	2.1 Durability Planning	Prereq	Y			
	2.2 Durability Management	Prereq	Y			
	2.3 Third-Party Durability Management Verification	3	3	0	0	0
3. Innovative or Regional Design	3.1 Innovation #1 Significantly Exceeds SS 5	1	0.5	0	0	0
	3.2 Innovation #2	1	0	0	0	0
	3.3 Innovation #3	1	0	0	0	0
	3.4 Innovation #4	1	0	0	0	0
<i>Sub-Total for ID Category:</i>		11	5.5	0	0	0
Location and Linkages (LL) (No Minimum Points Required) OR		Max	Y/Pts	Maybe	No	Y/Pts
1. LEED ND	1 LEED for Neighborhood Development LL2-6	10	0	0	0	0
2. Site Selection	2 Site Selection	2	2	0	0	0
3. Preferred Locations	3.1 Edge Development	1	1	0	0	0
	3.2 Infill LL 3.1	2	0	0	N	0
	3.3 Brownfield Redevelopment for MID-RISE	1	0	0	N	0
4. Infrastructure	4 Existing Infrastructure	1	1	0	0	0
5. Community Resources/ Transit	5.1 Basic Community Resources for MID-RISE	1	1	0	0	0
	5.2 Extensive Community Resources for MID-RISE LL 5.1, 5.3	2	0	0	N	0
	5.3 Outstanding Community Resources for MID-RISE LL 5.1, 5.2	3	0	0	N	0
6. Access to Open Space	6 Access to Open Space	1	0	0	N	0
<i>Sub-Total for LL Category:</i>		10	5	0	0	0
Sustainable Sites (SS) (Minimum of 5 SS Points Required) OR		Max	Y/Pts	Maybe	No	Y/Pts
1. Site Stewardship	1.1 Erosion Controls During Construction	Prerequisite	Y			
	1.2 Minimize Disturbed Area of Site for MID-RISE	1	0	0	0	0
2. Landscaping	2.1 No Invasive Plants	Prerequisite	Y			
	2.2 Basic Landscape Design SS 2.5	1	1	0	0	0
	2.3 Limit Conventional Turf for MID-RISE SS 2.5	2	0	2	2	2
	2.4 Drought Tolerant Plants for MID-RISE SS 2.5	1	0	1	1	1
	2.5 Reduce Overall Irrigation Demand by at Least 20% for MID-RISE	3	0	0	0	0
3. Local Heat Island Effects	3.1 Reduce Site Heat Island Effects for MID-RISE	1	0	0	0	0
	3.2 Reduce Roof Heat Island Effects for MID-RISE	1	1	0	0	0
4. Surface Water Management	4.1 Permeable Lot for MID-RISE	2	0	0	0	0
	4.2 Permanent Erosion Controls	1	0	1	0	0
	4.3 Stormwater Quality Control for MID-RISE	2	2	0	0	0
5. Nontoxic Pest Control	5 Pest Control Alternatives	2	2	0	0	0
6. Compact Development	6.1 Moderate Density for MID-RISE	2	0	0	N	0
	6.2 High Density for MID-RISE SS 6.1, 6.3	3	0	0	0	0
	6.3 Very High Density for MID-RISE SS 6.1, 6.2	4	0	0	0	0
7. Alternative Transportation	7.1 Public Transit for MID-RISE	2	2	0	0	0
	7.2 Bicycle Storage for MID-RISE	1	0	1	0	0
	7.3 Parking Capacity/Low-Emitting Vehicles for MID-RISE	1	1	0	0	0
<i>Sub-Total for SS Category:</i>		22	9	5	3	3

LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

						Max Pts	Project Points				
							Y/Pts	Maybe	No	Y/Pts	
						OR	Max	Y/Pts	Maybe	No	Y/Pts
Water Efficiency (WE) (Minimum of 3 WE Points Required)						OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Water Reuse	<input checked="" type="checkbox"/>	1	Water Reuse for MID-RISE			5	0	0	0	0	
2. Irrigation System	<input checked="" type="checkbox"/>	2.1	High Efficiency Irrigation System for MID-RISE	WE 2.2		2	0	0	0	0	
	<input checked="" type="checkbox"/>	2.2	Reduce Overall Irrigation Demand by at Least 45% for MID-RISE			2	0	0	0	0	
3. Indoor Water Use		3.1	High-Efficiency Fixtures and Fittings			3	1	0	0	0	
		3.2	Very High Efficiency Fixtures and Fittings			6	4	0	0	0	
		3.3	Water Efficient Appliances for MID-RISE			2	0	0	0	0	
<i>Sub-Total for WE Category:</i>						15	5	0	0	0	
Energy and Atmosphere (EA) (Minimum of 0 EA Points Required)						OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Optimize Energy Performance		1.1	Minimum Energy Performance for MID-RISE			Prereq	Y				
		1.2	Testing and Verification for MID-RISE			Prereq	Y				
		1.3	Optimize Energy Performance for MID-RISE			34	7	0	0	7	
7. Water Heating	<input checked="" type="checkbox"/>	7.1	Efficient Hot Water Distribution			2	0	0	0	0	
		7.2	Pipe Insulation			1	0	0	0	0	
11. Residential Refrigerant Management		11.1	Refrigerant Charge Test			Prereq	Y				
		11.2	Appropriate HVAC Refrigerants			1	1	0	0	0	
<i>Sub-Total for EA Category:</i>						38	8	0	0	7	
Materials and Resources (MR) (Minimum of 2 MR Points Required)						OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Material-Efficient Framing		1.1	Framing Order Waste Factor Limit			Prereq	Y				
		1.2	Detailed Framing Documents	MR 1.5		1	0	0	0	0	
		1.3	Detailed Cut List and Lumber Order	MR 1.5		1	0	0	0	0	
		1.4	Framing Efficiencies	MR 1.5		3	0	0	0	0	
		1.5	Off-site Fabrication			4	4	0	0	0	
2. Environmentally Preferable Products	<input checked="" type="checkbox"/>	2.1	FSC Certified Tropical Wood			Prereq					
	<input checked="" type="checkbox"/>	2.2	Environmentally Preferable Products			8	5	0	0	0	
3. Waste Management		3.1	Construction Waste Management Planning			Prereq	Y				
		3.2	Construction Waste Reduction			3	2	0	0	2	
<i>Sub-Total for MR Category:</i>						16	11	0	0	2	
Indoor Environmental Quality (EQ) (Minimum of 6 EQ Points Required)						OR	Max	Y/Pts	Maybe	No	Y/Pts
2. Combustion Venting		2	Basic Combustion Venting Measures			Prereq	Y				
3. Moisture Control		3	Moisture Load Control			1	0	0	0	0	
4. Outdoor Air Ventilation	<input checked="" type="checkbox"/>	4.1	Basic Outdoor Air Ventilation for MID-RISE			Prereq	Y				
		4.2	Enhanced Outdoor Air Ventilation for MID-RISE			2	0	0	0	0	
		4.3	Third-Party Performance Testing for MID-RISE			1	1	0	0	0	
5. Local Exhaust	<input checked="" type="checkbox"/>	5.1	Basic Local Exhaust			Prerequisite	Y				
		5.2	Enhanced Local Exhaust			1	1	0	0	0	
		5.3	Third-Party Performance Testing			1	1	0	0	0	
6. Distribution of Space Heating and Cooling	<input checked="" type="checkbox"/>	6.1	Room-by-Room Load Calculations			Prereq	Y				
		6.2	Return Air Flow / Room by Room Controls			1	0	0	0	0	
		6.3	Third-Party Performance Test / Multiple Zones			2	2	0	0	0	
7. Air Filtering		7.1	Good Filters			Prereq					
		7.2	Better Filters	EQ 7.3		1	0	0	0	0	
		7.3	Best Filters			2	0	0	0	0	
8. Contaminant Control	<input checked="" type="checkbox"/>	8.1	Indoor Contaminant Control during Construction			1	1	0	0	0	
		8.2	Indoor Contaminant Control for MID-RISE			2	0	0	0	0	
	<input checked="" type="checkbox"/>	8.3	Preoccupancy Flush			1	1	0	0	0	
9. Radon Protection	<input checked="" type="checkbox"/>	9.1	Radon-Resistant Construction in High-Risk Areas			Prereq	Y				
	<input checked="" type="checkbox"/>	9.2	Radon-Resistant Construction in Moderate-Risk Areas			1	0	0	0	0	
10. Garage Pollutant Protection		10.1	No HVAC in Garage for MID-RISE			Prereq	NA				
		10.2	Minimize Pollutants from Garage for MID-RISE	EQ 10.3		2	0	0	0	0	
		10.3	Detached Garage or No Garage for MID-RISE			3	3	0	0	0	
11. ETS Control		11	Environmental Tobacco Smoke Reduction for MID-RISE			1	0.5	0	0	0	
12. Compartmentalization of Units		12.1	Compartmentalization of Units			Prereq	Y				
		12.2	Enhanced Compartmentalization of Units			1	0	0	0	0	
<i>Sub-Total for EQ Category:</i>						21	10.5	0	0	0	
Awareness and Education (AE) (Minimum of 0 AE Points Required)						OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Education of the Homeowner or Tenant	<input checked="" type="checkbox"/>	1.1	Basic Operations Training			Prereq	Y				
	<input checked="" type="checkbox"/>	1.2	Enhanced Training			1	0	0	0	0	
		1.3	Public Awareness			1	1	0	0	0	
2. Education of Building Manager	<input checked="" type="checkbox"/>	2	Education of Building Manager			1	1	0	0	0	
<i>Sub-Total for AE Category:</i>						3	2	0	0	0	