

LEGEND

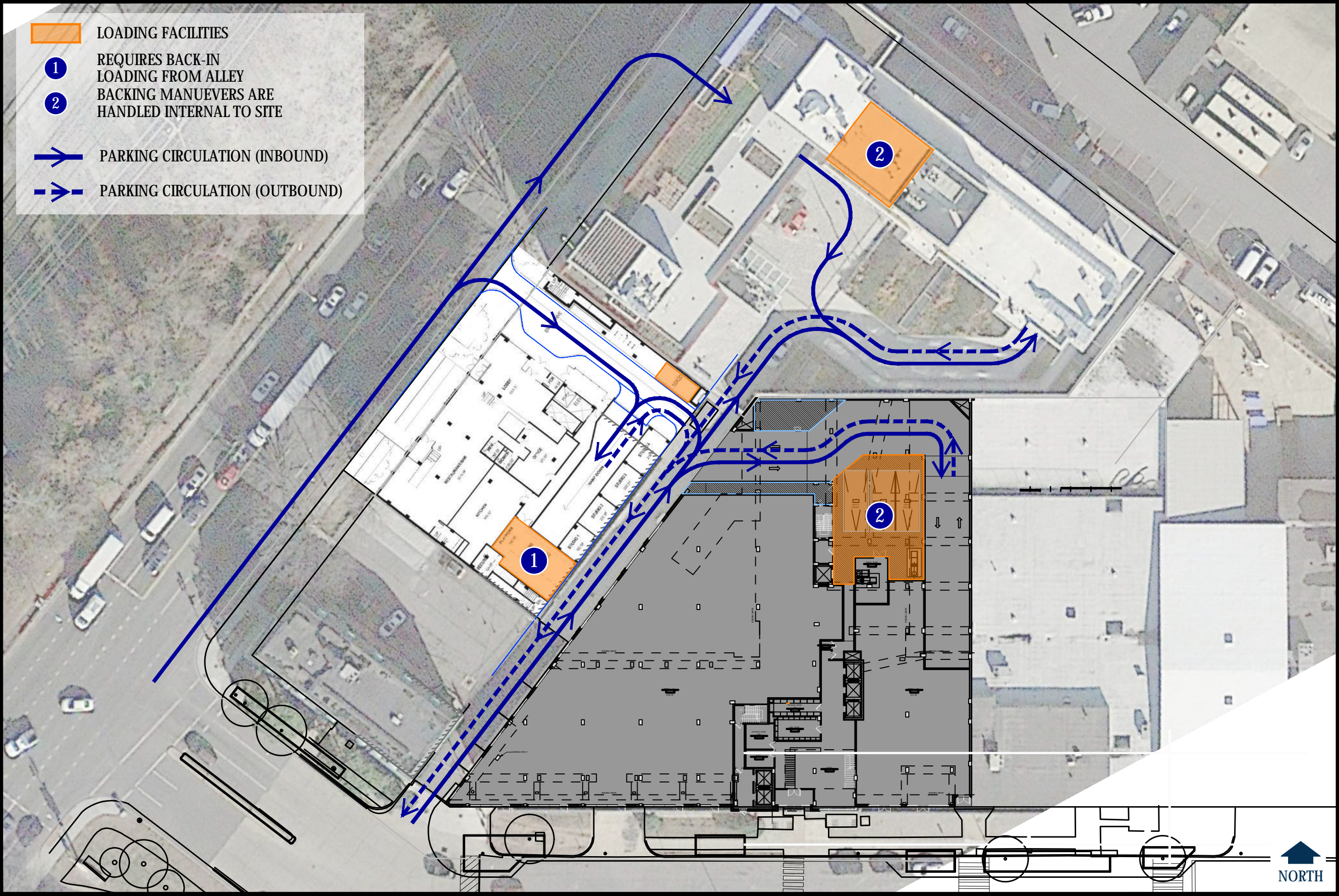
- CROSSWALKS
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- TRAFFIC LIGHT
- RETAIL ENTRANCES
- RESIDENTIAL ENTRANCES
- GARAGE ENTRANCE

SITE / CIRCULATION PLAN

500 PENN STREET NE | A - 08



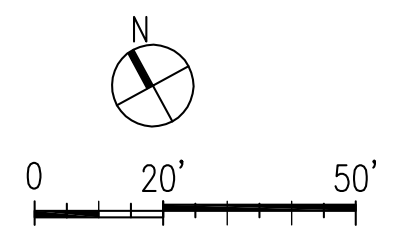
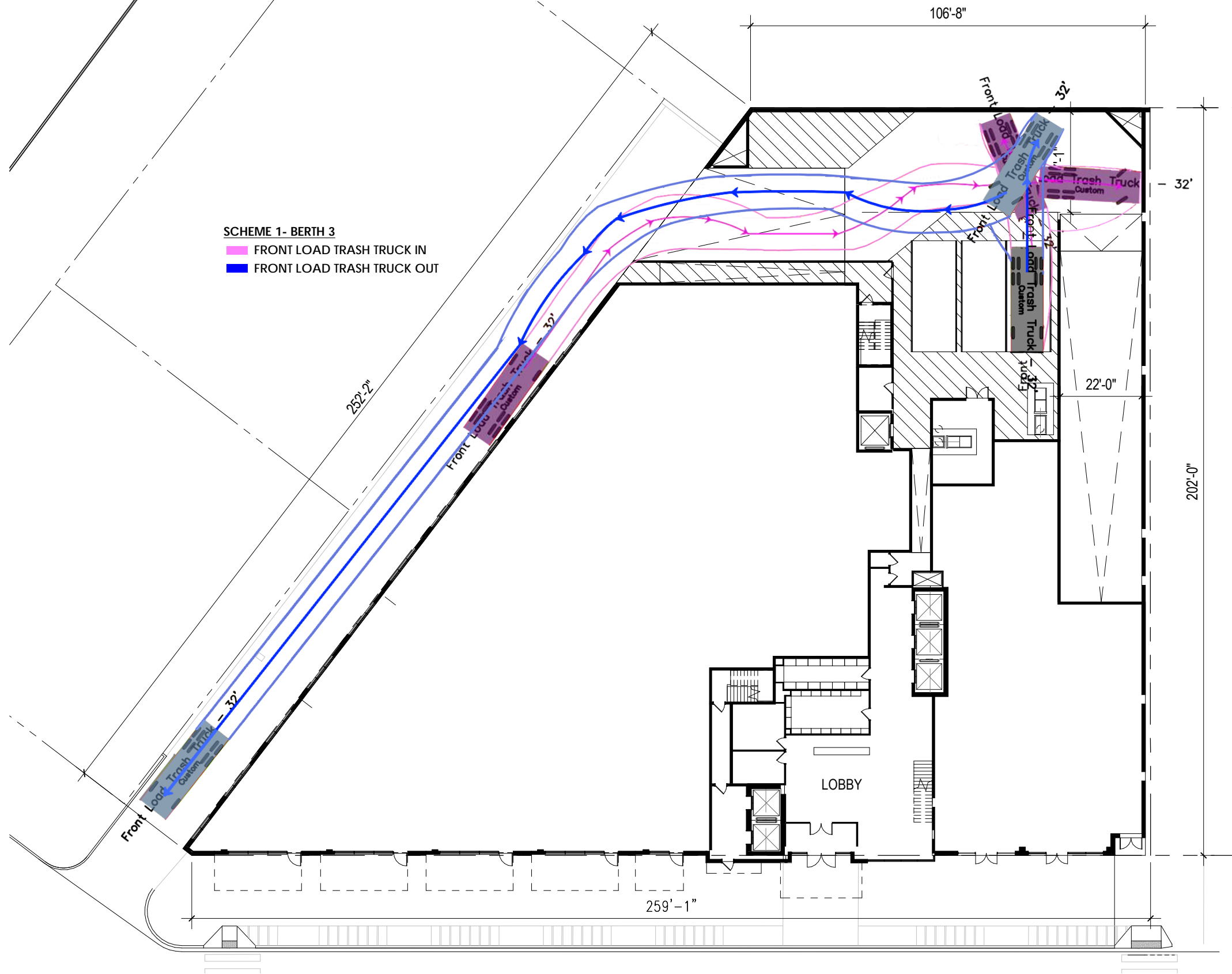




ALLEY TRAFFIC

A - 09 | 500 PENN STREET NE







LEED v2009 for New Construction  
500 Penn Street NE: PUD Scorecard  
April 5, 2018



2114 Sustainable Sites			Possible Points: 26	
Y	M	N		
Y			Prereq 1	Construction Activity Pollution Prevention
1			Credit 1	Site Selection
5			Credit 2	Development Density and Community Connectivity
		1	Credit 3	Brownfield Redevelopment
6			Credit 4.1	Alternative Transportation—Public Transportation Access
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles
		2	Credit 4.4	Alternative Transportation—Parking Capacity
1			Credit 5.1	Site Development—Protect or Restore Habitat
1			Credit 5.2	Site Development—Maximize Open Space
1			Credit 6.1	Stormwater Design—Quantity Control
	1		Credit 6.2	Stormwater Design—Quality Control
1			Credit 7.1	Heat Island Effect—Non-roof
1			Credit 7.2	Heat Island Effect—Roof
		1	Credit 8	Light Pollution Reduction

604 Water Efficiency			Possible Points: 10	
Y	M	N		
Y			Prereq 1	Water Use Reduction—20% Reduction
2		2	Credit 1	Water Efficient Landscaping
		2	Credit 2	Innovative Wastewater Technologies
4			Credit 3	Water Use Reduction

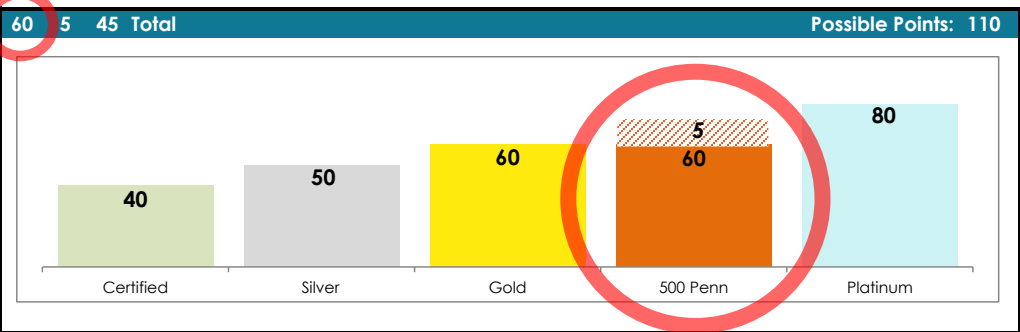
10421 Energy and Atmosphere			Possible Points: 35	
Y	M	N		
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems
Y			Prereq 2	Minimum Energy Performance
Y			Prereq 3	Fundamental Refrigerant Management
4	4	11	Credit 1	Optimize Energy Performance
1		6	Credit 2	On-Site Renewable Energy
2			Credit 3	Enhanced Commissioning
		2	Credit 4	Enhanced Refrigerant Management
1		2	Credit 5	Measurement and Verification
2			Credit 6	Green Power

509 Materials and Resources			Possible Points: 14	
Y	M	N		
Y			Prereq 1	Storage and Collection of Recyclables
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements
2			Credit 2	Construction Waste Management
		2	Credit 3	Materials Reuse
1		1	Credit 4	Recycled Content
2			Credit 5	Regional Materials
		1	Credit 6	Rapidly Renewable Material
		1	Credit 7	Certified Wood

906 Indoor Environmental Quality			Possible Points: 15	
Y	M	N		
Y			Prereq 1	Minimum Indoor Air Quality Performance
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control
1			Credit 1	Outdoor Air Delivery Monitoring
		1	Credit 2	Increased Ventilation
1			Credit 3.1	Construction IAQ Management Plan—During Construction
		1	Credit 3.2	Construction IAQ Management Plan—Before Occupancy
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings
1			Credit 4.3	Low-Emitting Materials—Flooring Systems
		1	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products
1			Credit 5	Indoor Chemical and Pollutant Source Control
1			Credit 6.1	Controllability of Systems—Lighting Controls
1			Credit 6.2	Controllability of Systems—Thermal Comfort
1			Credit 7.1	Thermal Comfort—Design
		1	Credit 7.2	Thermal Comfort—Verification
		1	Credit 8.1	Daylight and Views—Daylight
		1	Credit 8.2	Daylight and Views—Views

600 Innovation and Design Process			Possible Points: 6	
Y	M	N		
1			Credit 1.1	Innovation in Design: Exemplary Performance SS C7.1
1			Credit 1.2	Innovation in Design: Exemplary Performance SSC4.1
1			Credit 1.3	Innovation in Design: Green Housekeeping
1			Credit 1.4	Innovation in Design: Exemplary Performance SSC5.2
1			Credit 1.5	Innovation in Design: Integrated Pest Management
1			Credit 2	LEED Accredited Professional

301 Regional Priority Credits			Possible Points: 4	
Y	M	N		
		1	Credit 1.1	Regional Priority: EAc1 40% new/ 36% existing
1			Credit 1.2	Regional Priority: SSC6.1
1			Credit 1.3	Regional Priority: SSC5.1
1			Credit 1.4	Regional Priority: EA Cr. 2 (1%)



We reserve the right to vary the sustainable design features of the building, provided the total number of LEED points achievable for the project is not below the LEED Gold rating standards.

LEED SCORECARD

GREEN AREA RATIO SCORESHEET

★ ★ ★

Address500 PENN STREET NE

Other / BZA Order

Lot size (enter this value first) \*

Ward5Lot3Square3594Zoning DistrictMU-9

enter sq ft of lot37,450multiplierSCORE0.207

Landscape Elements

A

Landscape areas (select one of the following for each area)

1

Landscape areas with a soil depth of less than 24"

enter sq ft0

0.3

-

2

Landscape areas with a soil depth of 24" or greater

enter sq ft0

0.6

-

3

Bioretention facilities

enter sq ft0

0.4

-

8

Plantings (credit for plants in landscaped areas from Section A)

1

Groundcovers, or other plants less than 2' tall at maturity

enter sq ft0

0.2

-

2

Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)

enter number of plants0

0

0.3

-

3

Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree

enter number of trees0

0

0.5

-

4

Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees0

0

0.6

-

5

Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees0

0

0.7

-

6

Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree

enter number of trees0

0

0.7

-

7

Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree

enter number of trees0

0

0.7

-

8

Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree

enter number of trees0

0

0.8

-

9

Vegetated wall, plantings on a vertical surface

enter sq ft0

0.6

-

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

enter sq ft0

0.6

-

2

Over at least 8" of growth medium

enter sq ft9,706

0.8

7,764.8

D

Permeable Paving\*\*\*

1

Permeable paving over at least 6" and less than 24" of soil or gravel

enter sq ft0

0.4

-

2

Permeable paving over at least 24" of soil or gravel

enter sq ft0

0.5

-

E

Other

1

Enhanced tree growth systems\*\*\*

enter sq ft0

0.4

-

2

Renewable energy generation

enter sq ft0

0.5

-

3

Approved water features

enter sq ft0

0.2

-

H

Bonuses

1

Native plant species

enter sq ft0

0.1

-

2

Landscaping in food cultivation

enter sq ft0

0.1

-

3

Harvested stormwater irrigation

enter sq ft0

0.1

-

sub-total of sq ft =9,706

Green Area Ratio numerator =7,765

\*\*\* Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth-

We reserve the right to vary the features, means and methods of achieving the code-required Green Area Ratio (GAR) of 0.2.

WATER COMPUTATION

UDR Union Market Building Total									
Fixtures/Equip.		Cold Water		Hot Water		Combined		Sanitary	
Location	Qty.	FU Each	FU Total	FU Each	FU Total	FU Each	FU Total	FU Each	FU Total
STUDIO	22	4.70	103.40	4.90	107.80	7.80	171.60	11.00	242.00
1 BR	156	4.70	733.20	4.90	764.40	7.80	1216.80	11.00	1716.00
1 BR + DEN	10	4.70	47.00	4.90	49.00	7.80	78.00	11.00	110.00
2 BR	94	7.40	695.60	6.40	601.60	11.40	1071.60	16.00	1504.00
3 BR	17	12.60	214.20	8.40	142.80	17.70	300.90	26.00	442.00
Retail			0.00		0.00		280.00		360.00
Plumbing Grand Total	299		1793.40		1665.60		3118.90		4374.00
Supply GPM		GPM	297.00	GPM	124.00	GPM	525.00		
Building Equipment									
HVAC Make-up			20				20		
Dishwasher - Commercial			45		50		45		
Pool/Water Feature									
Building Grand Total GPM			362.00		174.00		590.00		
Size (Inch)							6		15

0 4 / 0 5 / 1 8

ERIC COLBERT & ASSOCIATES  
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

UDR

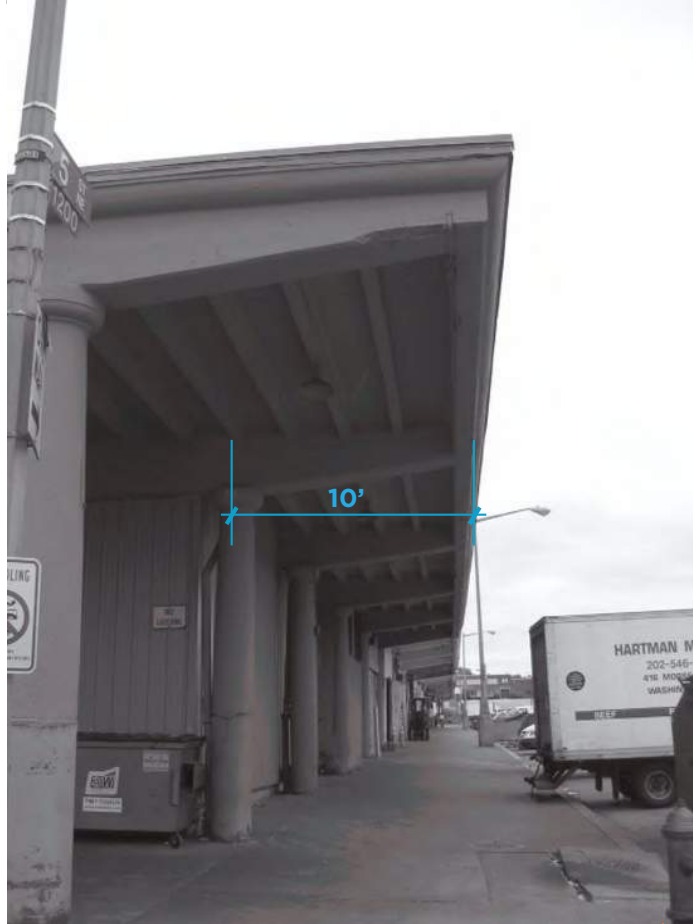
EDENS

GREEN AREA RATIO SCORESHEET / WATER COMPUTATION

500 PENN STREET NE | A - 12



UNION MARKET PRECEDENTS

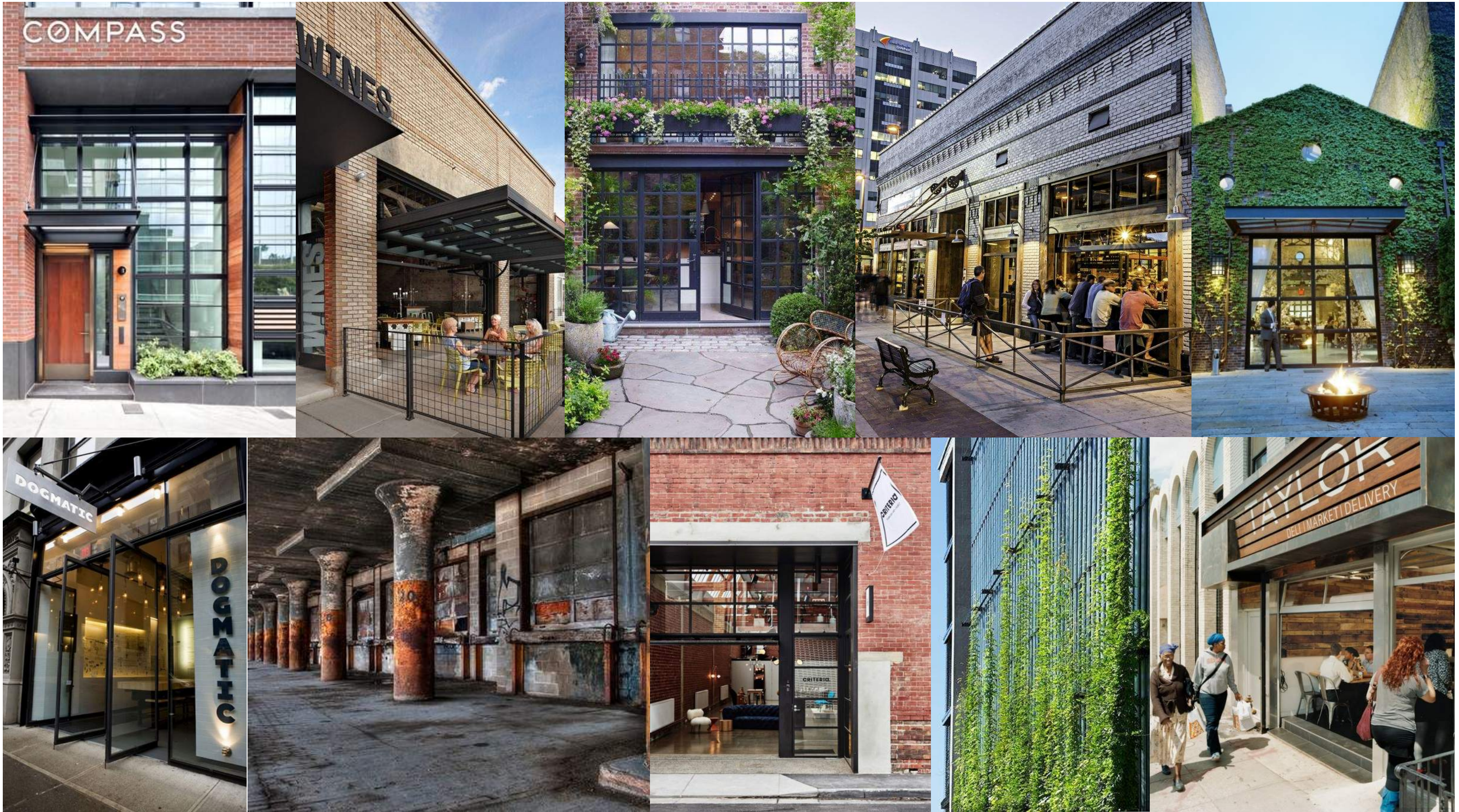


CANOPY PRECEDENTS



ARCHITECTURAL PRECEDENTS: CANOPY





## ARCHITECTURAL PRECEDENTS: STOREFRONT

04/05/18

ERIC COLBERT & ASSOCIATES  
717 5TH STREET, N.W. WASHINGTON, D.C. 20001



500 PENN STREET NE | A - 14

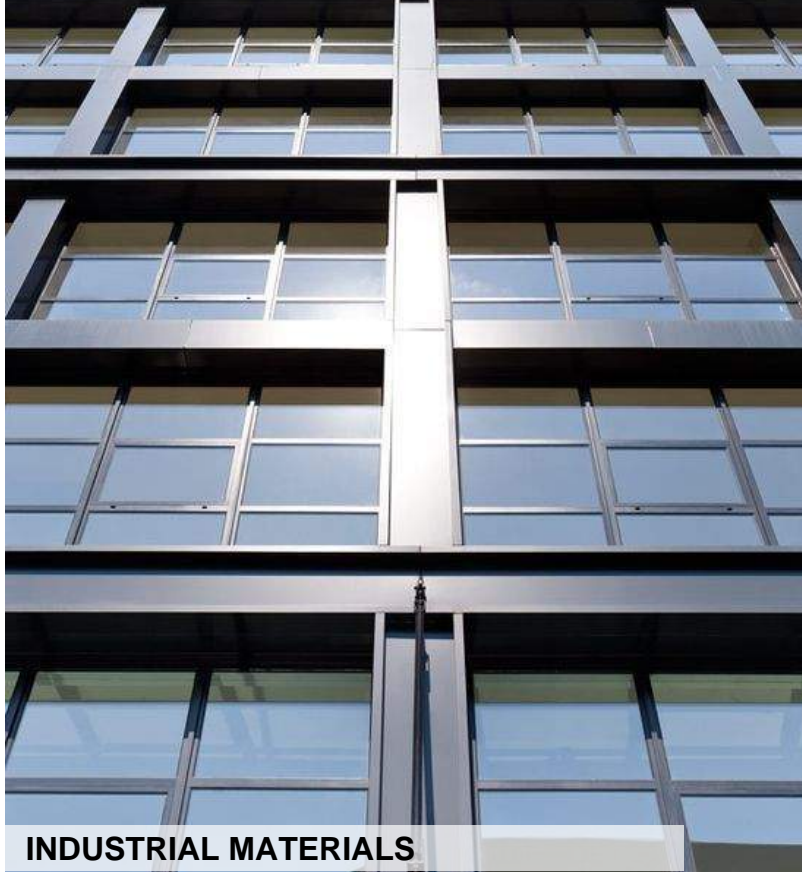




BALCONIES



BALCONIES



INDUSTRIAL MATERIALS



INDUSTRIAL MATERIALS



VEGETATED WALL



INDUSTRIAL MATERIALS



SCREENS



SCREENS



MAURICE ELECTRIC BUILDING



BALCONIES

## ARCHITECTURAL PRECEDENTS: FACADES

A - 15 | 500 PENN STREET NE

04 / 05 / 18



