



2. GREEN SCREEN



3. LOW IRON GLASS



7. BRICK AT PODIUM



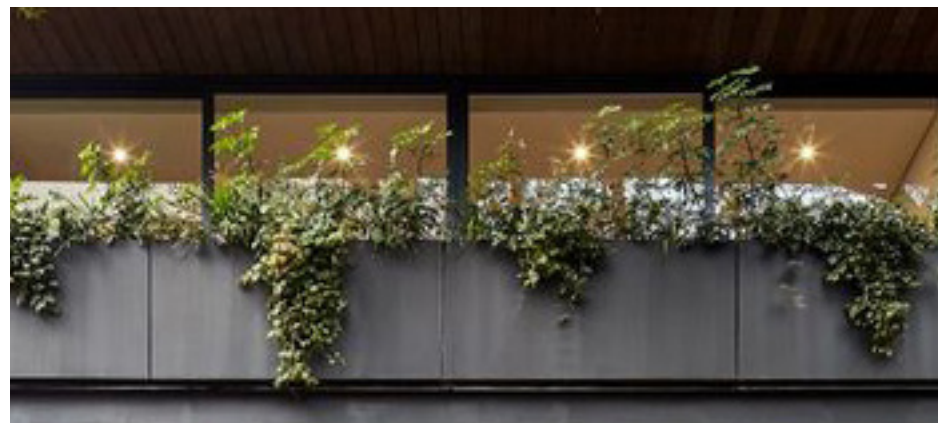
6. FIN EXTENSIONS AT CURTAIN WALL



9. RETAIL PAINTED METAL



10. METAL AT TOWER



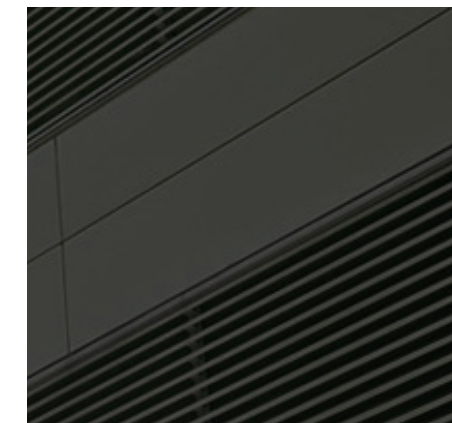
1. BALCONY PLANTERS



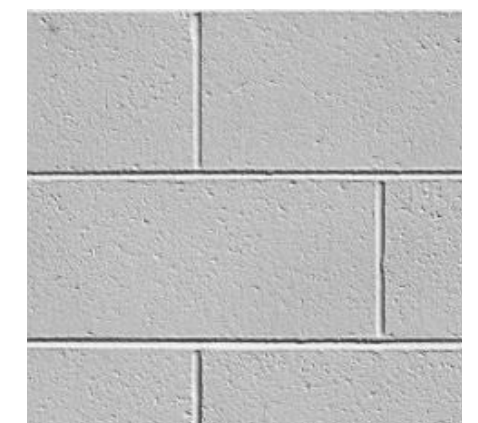
4. METAL RAILINGS



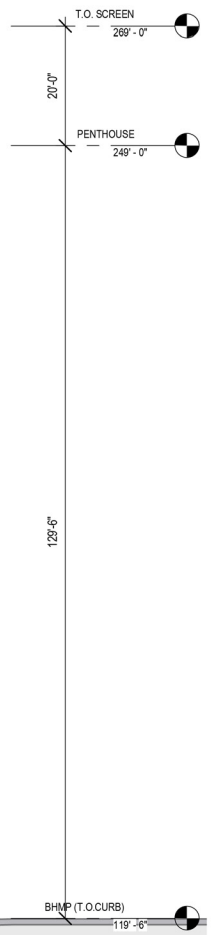
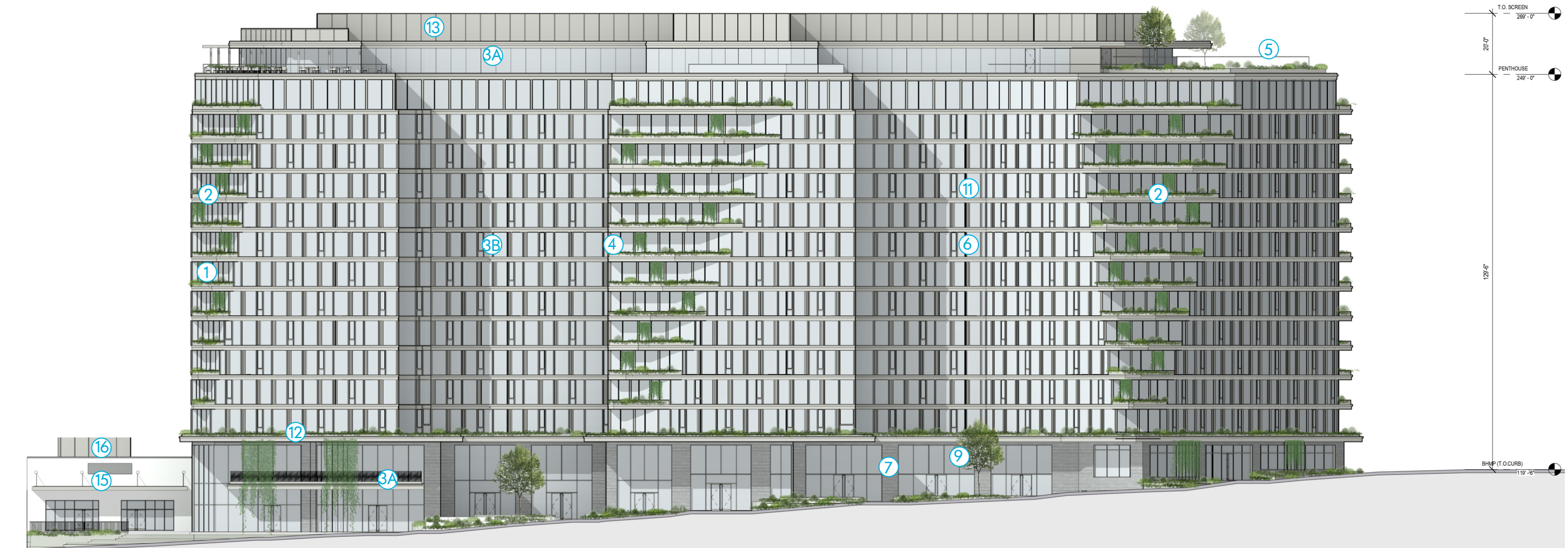
5. ROOFTOP GLASS RAILINGS



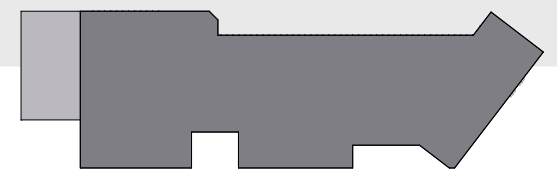
8. DARK GRAY LOUVERS



10. PAINTED CMU



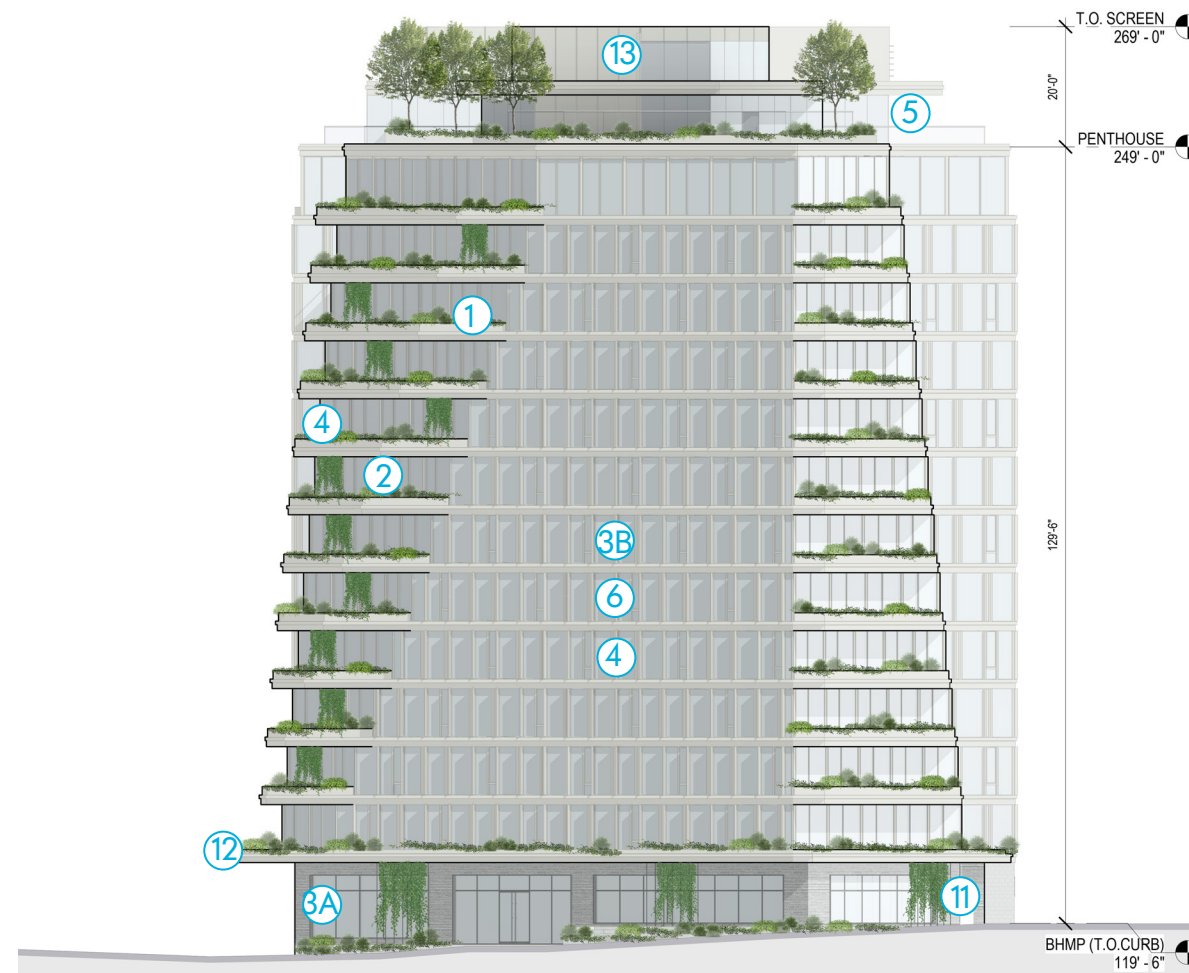
- ① BALCONY PLANTERS
- ② GREEN SCREEN
- ③A LOW IRON GLASS - STOREFRONT GLAZING
- ③B LOW IRON GLASS - ALUMINIUM FRAMED GLAZING
- ④ METAL RAILINGS
- ⑤ GLASS RAILING AT ROOFTOP
- ⑥ FIN EXTENSION AT CURTAIN WALL
- ⑦ BRICK AT PODIUM
- ⑧ DARK GRAY LOUVERS
- ⑨ RETAIL PAINTED METAL
- ⑩ PAINTED CMU
- ⑪ METAL AT TOWER
- ⑫ CANOPY
- ⑬ METAL PENTHOUSE SCREEN
- ⑭ OVERHEAD ROLLING DOOR
- ⑮ EXISTING BUILDING - NEW SIGNAGE, AWNING, PAINT & GLASS AT GARAGE OPENING
- ⑯ METAL MECHANICAL SCREEN



1348 4TH STREET NE

EAST ELEVATION | 4TH STREET
ZONING COMMISSION PRESENTATION

January 2022

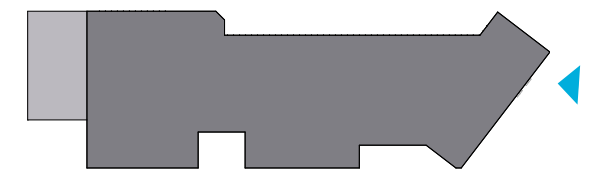


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- ③A LOW IRON GLASS - STOREFRONT GLAZING
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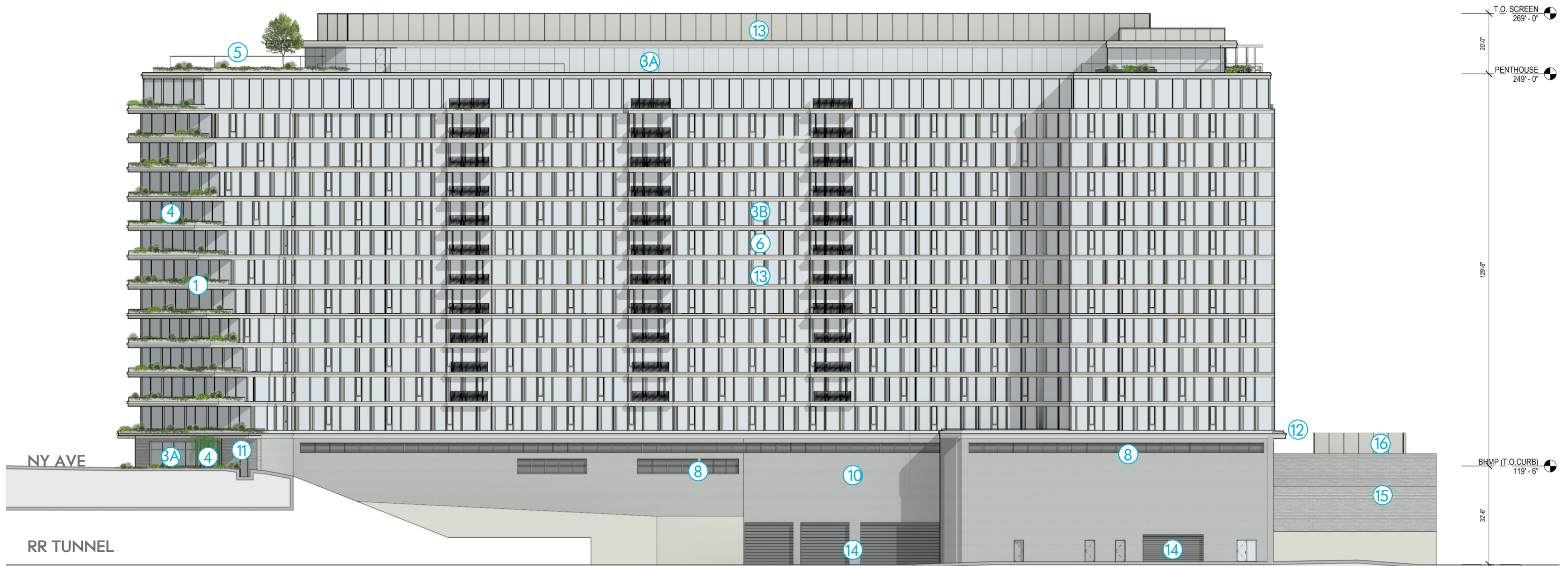
- ⑪ METAL AT TOWER
- ⑫ CANOPY
- ⑬ METAL PENTHOUSE SCREEN
- ⑭ OVERHEAD ROLLING DOOR
- ⑮ EXISTING BUILDING - NEW SIGNAGE, AWNING, PAINT & GLASS AT GARAGE OPENING

- ⑯ METAL MECHANICAL SCREEN

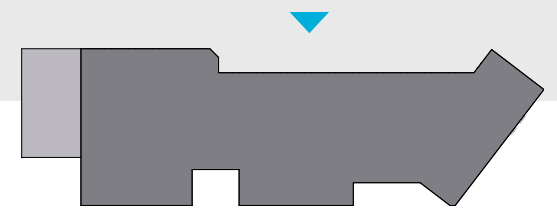


**NORTH ELEVATION | PENN STREET
ZONING COMMISSION PRESENTATION**

January 2022



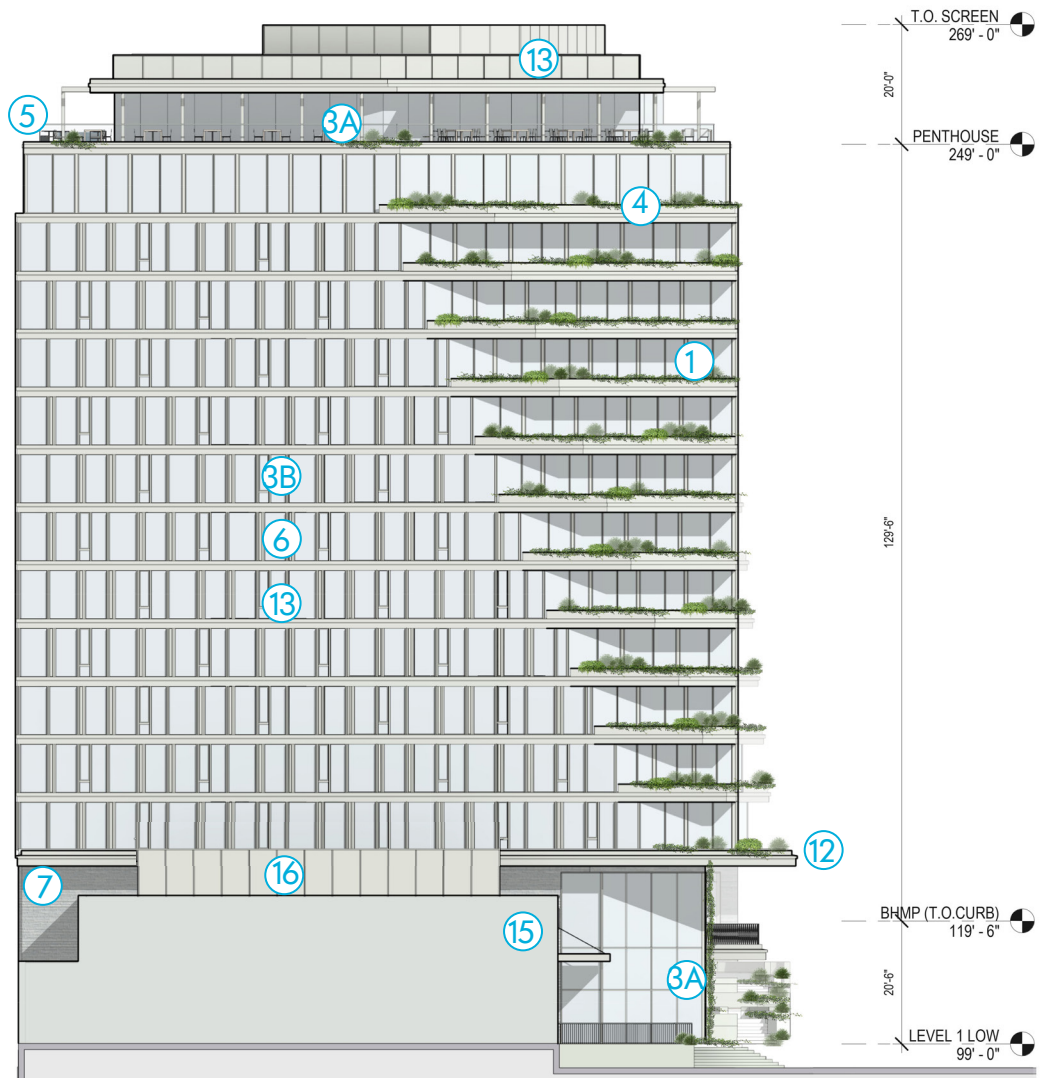
- ① BALCONY PLANTERS
- ② GREEN SCREEN
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- ③B LOW IRON GLASS - ALUMINIUM FRAMED GLAZING
- ④ METAL RAILINGS
- ⑤ GLASS RAILING AT ROOFTOP
- ⑥ FIN EXTENSION AT CURTAIN WALL
- ⑦ BRICK AT PODIUM
- ⑧ DARK GRAY LOUVERS/ GLASS
- ⑨ RETAIL PAINTED METAL
- ⑩ PAINTED CMU
- ⑪ METAL AT TOWER
- ⑫ CANOPY
- ⑬ METAL PENTHOUSE SCREEN
- ⑭ OVERHEAD ROLLING DOOR
- ⑮ EXISTING BUILDING - NEW SIGNAGE, AWNING, PAINT & GLASS AT GARAGE OPENING
- ⑯ METAL MECHANICAL SCREEN



1348 4TH STREET NE

WEST ELEVATION | NEW YORK AVE ZONING COMMISSION PRESENTATION

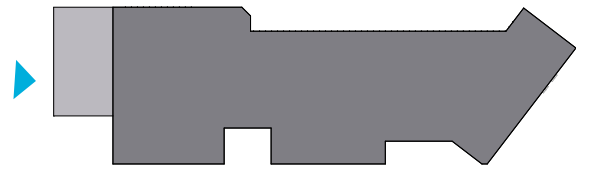
January 2022



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- ③A LOW IRON GLASS - STOREFRONT GLAZING
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- ⑯ METAL MECHANICAL SCREEN





LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Edens PNC Site

Date:

Y ? N



Credit Integrative Process 1

13	0	19	Location and Transportation	16
16			Credit LEED for Neighborhood Development Location	16
1			Credit Sensitive Land Protection	1
		2	Credit High Priority Site	2
5			Credit Surrounding Density and Diverse Uses	5
5			Credit Access to Quality Transit	5
1			Credit Bicycle Facilities	1
		1	Credit Reduced Parking Footprint	1
1			Credit Green Vehicles	1

5	5	0	Sustainable Sites	10
Y			Prereq Construction Activity Pollution Prevention	Required
1			Credit Site Assessment	1
	2		Credit Site Development - Protect or Restore Habitat	2
1			Credit Open Space	1
	3		Credit Rainwater Management	3
2			Credit Heat Island Reduction	2
1			Credit Light Pollution Reduction	1

5	2	4	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
1	1		Credit Outdoor Water Use Reduction	2
3	1	2	Credit Indoor Water Use Reduction	6
		2	Credit Cooling Tower Water Use	2
1			Credit Water Metering	1

15	9	9	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
4	2		Credit Enhanced Commissioning	6
8	2	8	Credit Optimize Energy Performance	18
1			Credit Advanced Energy Metering	1
	2		Credit Demand Response	2
	3		Credit Renewable Energy Production	3
		1	Credit Enhanced Refrigerant Management	1
2			Credit Green Power and Carbon Offsets	2

8	3	2	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
3		2	Credit Building Life-Cycle Impact Reduction	5
1	1		Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit Construction and Demolition Waste Management	2

10	5	1	Indoor Environmental Quality	16
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
2			Credit Enhanced Indoor Air Quality Strategies	2
2	1		Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
1	1		Credit Indoor Air Quality Assessment	2
1			Credit Thermal Comfort	1
1	1		Credit Interior Lighting	2
1	2		Credit Daylight	3
1			Credit Quality Views	1
		1	Credit Acoustic Performance	1

4	0	2	Innovation	6
3		2	Credit Innovation	5
1			Credit LEED Accredited Professional	1

2	0	2	Regional Priority	4
1			Credit Regional Priority: Specific Credit - Green Vehicles	1
1			Credit Regional Priority: Specific Credit - Access to Quality Transit	1
		1	Credit Regional Priority: Specific Credit - Rainwater MGMT	1
		1	Credit Regional Priority: Specific Credit - Protect or Restore Habitat	1

62	24	39	TOTALS	Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

NOTE: INDIVIDUAL LEED POINT ELEMENTS MAY CHANGE PROVIDED THE PROJECT EXCEEDS 60 TOTAL POINTS.

- PV ARRAY AT ROOF CREATES ALTERNATIVE ENERGY
- PROXIMITY TO PUBLIC TRANSPORTATION AND LOCAL BUSINESSES SUPPORT DAILY NEEDS AND QUALITY OF LIFE FOR BUILDING USERS
- ATTENTION PAID TO THE SPECIFICATIONS OF BUILDING MATERIALS AND APPLIANCES TO REDUCE ENVIRONMENTAL FOOTPRINT
- **BUILDING ELECTRIFICATION- RESI UNITS USE ALL ELECTRIC EQUIPMENT**
- **SIGNIFICANT BIKE FACILITIES ENCOURAGE ENVIRONMENTALLY FRIENDLY TRANSPORTATION EXERCISE AND WELL BEING**
- **BUILDING ENVELOPE, ORIENTATION, AND BALCONY DESIGN PROVIDE AMPLE DAYLIGHTING AND VIEWS**
- REDUCED HEAT ISLAND EFFECT
- INCREASED BIO-HABITAT, BIO-DIVERSITY & POLLINATOR CAPACITY THRU THE EXPANSE OF HORTICULTURE
- SOUND ABATEMENT - INTERNAL TO EXTERNAL DUE TO GREEN ROOFS
- INCREASED LONGEVITY OF ROOFING SYSTEMS DUE TO GREEN ROOFS