

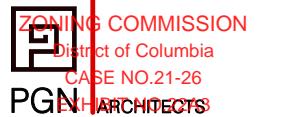
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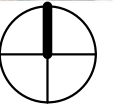
301 Florida Ave NE, Washington, DC 20002

CONTEXT - ALONG FLORIDA AVE NE | A.06A

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07/07/2022







2020 ENTERPRISE GREEN COMMUNITIES CRITERIA CHECKLIST

CRITERIA CHECKLIST

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria. To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. **New Construction projects must also achieve at least 40 optional points, and Substantial and Moderate Rehab projects must also achieve at least 35 optional points.**

These projects that also comply with Criterion 5.2b or Criterion 5.4 will be recognized with Enterprise Green Communities Certification Plus.

YES / NO	OPTIONAL POINTS		1. INTEGRATIVE DESIGN
Yes		M	1.1 Integrative Design: Project Priorities Survey
Yes		M	1.2 Integrative Design: Charrettes and Coordination Meetings
Yes		M	1.3 Integrative Design: Documentation
Yes		M	1.4 Integrative Design: Construction Management
	0		1.5 Design for Health and Well-Being: Health Action Plan
	0	10	1.6 Resilient Communities: Multi-Hazard Risk/Vulnerability Assessment
	0	8	1.7 Resilient Communities: Strengthening Cultural Resilience
			CRITERIA 1 SUBTOTAL
			4 of 4 Mandatory Criteria
			0 Optional Points

YES / NO	OPTIONAL POINTS		2. LOCATION + NEIGHBORHOOD FABRIC
Yes		M	2.1 Sensitive Site Protection
Yes		M	2.2 Connections to Existing Development and Infrastructure
Yes		M	2.3 Compact Development
	7	5 or 7	2.4 Increased Compact Development
Yes		M	2.5 Proximity to Services and Community Resources
No		M	2.6 Preservation of and Access to Open Space for Rural/Tribal/Small Town
	0	6 max	2.7 Preservation of and Access to Open Space
Yes	2		2.8 Access to Transit
	2	2-8	2.9 Improving Connectivity to the Community
	0	5 max	2.10 Passive Solar Heating/Cooling
	0	6	2.11 Adaptive Reuse of Buildings
	0	6	2.12 Access to Fresh, Local Foods
	0	8	2.13 Advanced Certification: Site Planning, Design and Management
	5	6 max	2.14 Local Economic Development and Community Wealth Creation

Yes		M	2.15a Access to Broadband: Broadband Ready
	0	6	2.15b Access to Broadband: Connectivity
			CRITERIA 2 SUBTOTAL
			6 of 7 Mandatory Criteria
			16 Optional Points
YES / NO	OPTIONAL POINTS		3. SITE IMPROVEMENT
Yes		M	3.1 Environmental Remediation
Yes		M	3.2 Minimization of Disturbance during Staging and Construction
Yes		M	3.3 Ecosystem Services/Landscape
Yes		M	3.4 Surface Stormwater Management
	0	10 max	3.5 Surface Stormwater Management
Yes		M	3.6 Efficient Irrigation and Water Reuse
	0	4 or 6	3.7 Efficient Irrigation and Water Reuse
			CRITERIA 3 SUBTOTAL
			5 of 5 Mandatory Criteria
			0 Optional Points

YES / NO	OPTIONAL POINTS		4. WATER
Yes		M	4.1 Water-Conserving Fixtures
	0	6 max	4.2 Advanced Water Conservation
Yes	0		4.3 Water Quality
	4	4	4.4 Monitoring Water Consumption and Leaks
	4	4	4.5 Efficient Plumbing Layout and Design
	0	6 max	4.6 Non-Potable Water Reuse
	8	8	4.7 Access to Potable Water During Emergencies
			CRITERIA 4 SUBTOTAL
			2 of 2 Mandatory Criteria
			16 Optional Points

YES / NO	OPTIONAL POINTS		5. OPERATING ENERGY
Yes		M	5.1a Building Performance Standard
Yes		M	5.1b Building Performance Standard
	0	12 max	5.2a Moving to Zero Energy: Additional Reductions in Energy Use

	12	12-15	5.2b Moving to Zero Energy: Near Zero Certification
	0	3-6	5.3a Moving to Zero Energy: Photovoltaic/Solar Hot Water Ready
	0	8 max	5.3b Moving to Zero Energy: Renewable Energy
	0	24	5.4 Achieving Zero Energy
	0	5 max	5.5a Moving to Zero Carbon: All-Electric Ready
	15	15	5.5b Moving to Zero Carbon: All Electric
Yes		M	5.6 Sizing of Heating and Cooling Equipment
Yes		M	5.7 ENERGY STAR Appliances
Yes		M	5.8 Lighting
	0	8	5.9 Resilient Energy Systems: Floodproofing
	8	8	5.10 Resilient Energy Systems: Critical Loads Loads Provide emergency power to serve at least three critical energy loads as described by the full criterion. Option 1: Islandable PV system OR Option 2: Efficient generator
CRITERIA 5 SUBTOTAL 5 of 5 Mandatory Criteria 35 Optional Points			

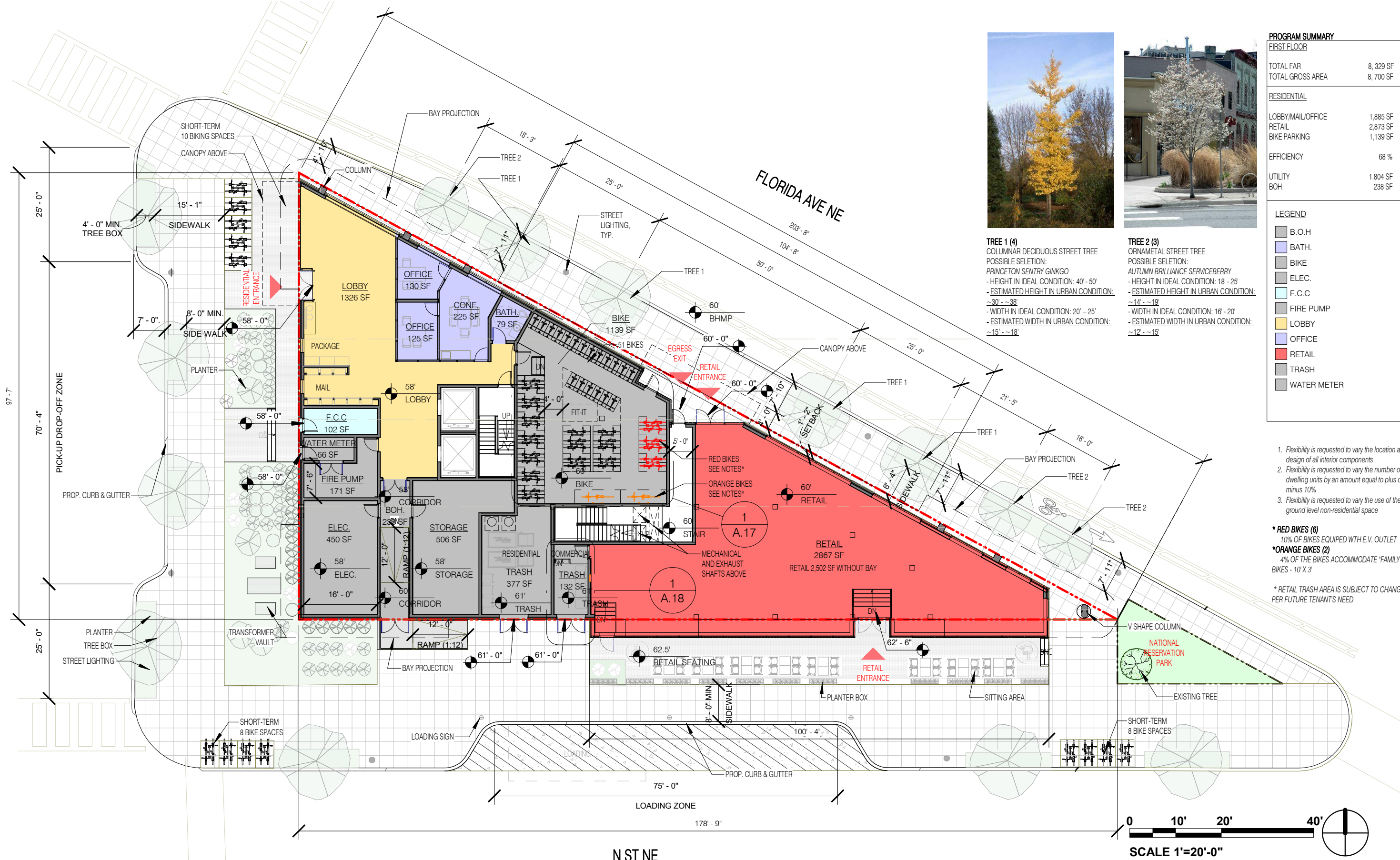
YES / NO	OPTIONAL POINTS		6. MATERIALS
	0	8 max	6.1 Ingredient Transparency for Material Health
	0	3 max	6.2 Recycled Content and Ingredient Transparency
	0	8 max	6.3 Chemical Hazard Optimization
Yes	0	M	6.4 Healthier Material Selection
	3	12 max	6.5 Environmentally Responsible Material Selection
Yes		M	6.6 Bath, Kitchen, Laundry Surfaces
	0	4 max	6.7 Regional Materials
Yes		M	6.8 Managing Moisture: Foundations
Yes		M	6.9 Managing Moisture: Roofing and Wall Systems
Yes	0	M	6.10 Construction Waste Management
	2	2	6.11 Recycling Storage
CRITERIA 6 SUBTOTAL 5 of 5 Mandatory Criteria 5 Optional Points			

YES / NO	OPTIONAL POINTS		7. HEALTHY LIVING ENVIRONMENT
Yes		M	7.1 Radon Mitigation
Yes		M	7.2 Reduce Lead Hazards in Pre-1978 Buildings
Yes		M	7.3 Combustion Equipment
Yes		M	7.4 Garage Isolation
Yes		M	7.5 Integrated Pest Management
Yes	10		7.6 Smoke-Free Policy
Yes	0	M	7.7 Ventilation
Yes	0	M or 5	7.8 Dehumidification
	3	3	7.9 Construction Pollution Management
	3	3	7.10 Noise Reduction
Yes	0	8	7.11 Active Design: Promoting Physical Activity
	0	8	7.12 Beyond ADA: Universal Design
	0	8	7.13 Healing-Centered Design
CRITERIA 7 SUBTOTAL 8 of 8 Mandatory Criteria 16 Optional Points			

YES / NO	OPTIONAL POINTS		8. OPERATIONS, MAINTENANCE + RESIDENT ENGAGEMENT
Yes		M	8.1 Building Operations & Maintenance Manual and Plan
Yes		M	8.2 Emergency Management Manual
Yes		M	8.3 Resident Manual
Yes		M	8.4 Walk-Throughs and Orientations to Property Operation
Yes		M	8.5 Energy and Water Data Collection and Monitoring
CRITERIA 8 SUBTOTAL 5 of 5 Mandatory Criteria 0 Optional Points			
TOTAL 40 of 40 Mandatory Criteria 88 Optional Points			



3RD ST NE



TREE 1 (4)
 COLUMNAR DECIDUOUS STREET TREE
 POSSIBLE SELECTION:
 PRINCETON SENTRY GINKGO
 - HEIGHT IN IDEAL CONDITION: 40' - 50'
 - ESTIMATED HEIGHT IN URBAN CONDITION:
 ~30' - ~38'
 - WIDTH IN IDEAL CONDITION: 20' - 25'
 - ESTIMATED WIDTH IN URBAN CONDITION:
 ~15' - ~18'

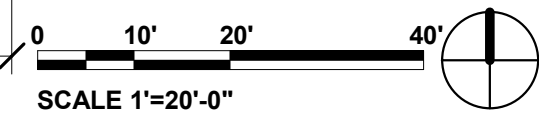


TREE 2 (3)
 ORNAMENTAL STREET TREE
 POSSIBLE SELECTION:
 AUTUMN BRILLIANCE SERVICEBERRY
 - HEIGHT IN IDEAL CONDITION: 18' - 25'
 - ESTIMATED HEIGHT IN URBAN CONDITION:
 ~14' - ~19'
 - WIDTH IN IDEAL CONDITION: 16' - 20'
 - ESTIMATED WIDTH IN URBAN CONDITION:
 ~12' - ~15'

PROGRAM SUMMARY	
FIRST FLOOR	
TOTAL FAR	8,329 SF
TOTAL GROSS AREA	8,700 SF
RESIDENTIAL	
LOBBY/MAIL/OFFICE	1,885 SF
RETAIL	2,873 SF
BIKE PARKING	1,139 SF
EFFICIENCY	68 %
UTILITY BOH.	1,804 SF
	238 SF
LEGEND	
	B.O.H
	BATH.
	BIKE
	ELEC.
	F.C.C
	FIRE PUMP
	LOBBY
	OFFICE
	RETAIL
	TRASH
	WATER METER

1. Flexibility is requested to vary the location and design of all interior components
2. Flexibility is requested to vary the number of dwelling units by an amount equal to plus or minus 10%
3. Flexibility is requested to vary the use of the ground level non-residential space

* **RED BIKES (6)**
 10% OF BIKES EQUIPED WITH E.V. OUTLET
 * **ORANGE BIKES (2)**
 4% OF THE BIKES ACCOMMODATE *FAMILY BIKES - 10' X 3'
 * RETAIL TRASH AREA IS SUBJECT TO CHANGE PER FUTURE TENANT'S NEED



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FIRST FLOOR PLAN | A.11

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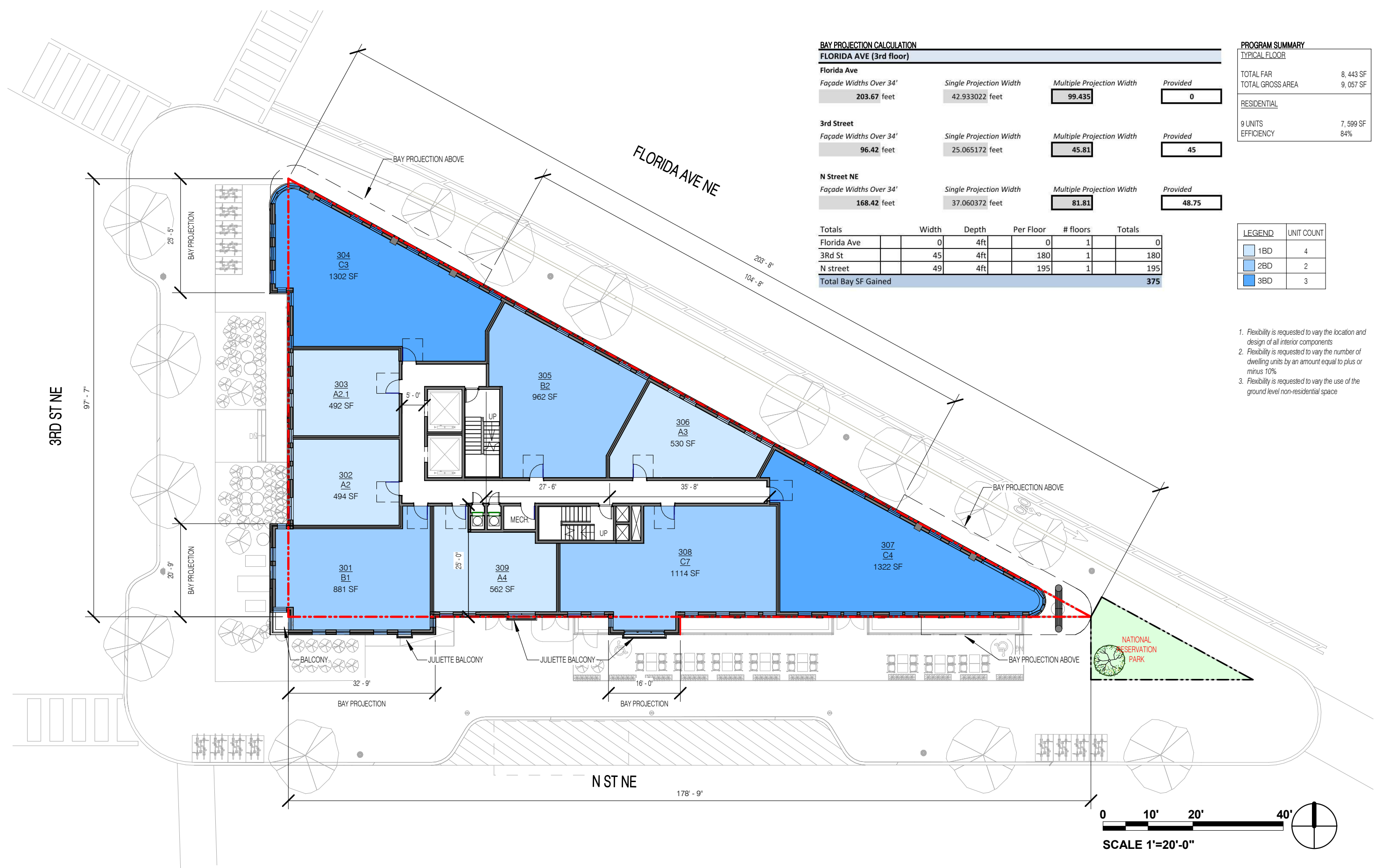


PROGRAM SUMMARY	
SECOND FLOOR	
TOTAL FAR	8,443 SF
TOTAL GROSS AREA	8,443 SF
RESIDENTIAL	
3 UNITS	3,500 SF
AMENITIES	
TODDLER ROOM	1,377 SF
GYM	968 SF
LAB/LIBRARY	1,208 SF
EFFICIENCY	84%

LEGEND	UNIT COUNT
■ 1BD	1
■ 3BD	2
■ AMENITY	
■ TRASH	

- Flexibility is requested to vary the location and design of all interior components
- Flexibility is requested to vary the number of dwelling units by an amount equal to plus or minus 10%
- Flexibility is requested to vary the use of the ground level non-residential space





BAY PROJECTION CALCULATION
FLORIDA AVE (3rd floor)

Florida Ave	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	42.933022 feet	99.435	0
203.67 feet			

3rd Street	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	25.065172 feet	45.81	45
96.42 feet			

N Street NE	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	37.060372 feet	81.81	48.75
168.42 feet			

Totals	Width	Depth	Per Floor	# floors	Totals
Florida Ave	0	4ft	0	1	0
3rd St	45	4ft	180	1	180
N street	49	4ft	195	1	195
Total Bay SF Gained					375

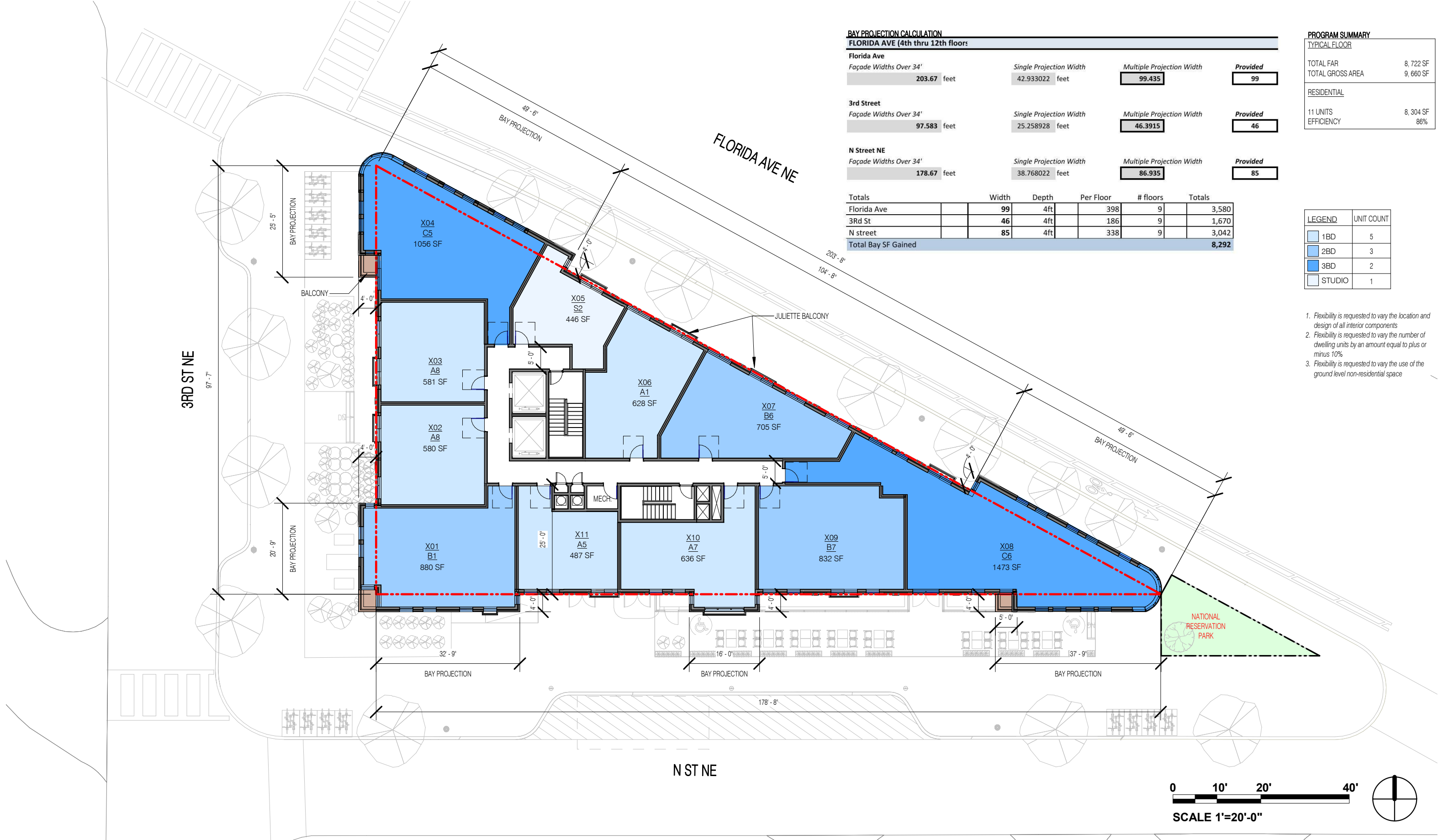
PROGRAM SUMMARY

TYPICAL FLOOR	
TOTAL FAR	8,443 SF
TOTAL GROSS AREA	9,057 SF
RESIDENTIAL	
9 UNITS	7,599 SF
EFFICIENCY	84%

LEGEND

LEGEND	UNIT COUNT
1BD	4
2BD	2
3BD	3

- Flexibility is requested to vary the location and design of all interior components
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- Flexibility is requested to vary the use of the ground level non-residential space



BAY PROJECTION CALCULATION
FLORIDA AVE (4th thru 12th floors)

Florida Ave	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	42.933022 feet	99.435	99
203.67 feet			

3rd Street	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	25.258928 feet	46.3915	46
97.583 feet			

N Street NE	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	38.768022 feet	86.935	85
178.67 feet			

Totals	Width	Depth	Per Floor	# floors	Totals
Florida Ave	99	4ft	398	9	3,580
3Rd St	46	4ft	186	9	1,670
N street	85	4ft	338	9	3,042
Total Bay SF Gained					8,292

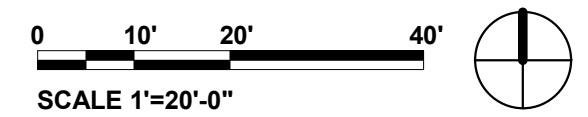
PROGRAM SUMMARY

TYPICAL FLOOR	
TOTAL FAR	8,722 SF
TOTAL GROSS AREA	9,660 SF
RESIDENTIAL	
11 UNITS EFFICIENCY	8,304 SF
	86%

LEGEND

LEGEND	UNIT COUNT
1BD	5
2BD	3
3BD	2
STUDIO	1

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- Flexibility is requested to vary the use of the ground level non-residential space





PROGRAM SUMMARY	
TYPICAL FLOOR	
TOTAL FAR	0 SF
TOTAL GROSS AREA	3,488 SF
RESIDENTIAL	
4 UNITS	2,345 SF
EFFICIENCY	67%

LEGEND	UNIT COUNT
2BD	1
3BD	1
STUDIO	2

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- Flexibility is requested to vary the use of the ground level non-residential space

