

**LEGEND**

- 

BIORETENTION
- 

LANDSCAPED AREA
- 

CONCRETE
- 

PAVERS
- 

SPECIALTY PAVERS



INTERIOR LAYOUT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. SIZE, NUMBER, AND LOCATION OF UNITS AND SPACES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. MINOR ADJUSTMENTS IN DIMENSIONS MAY BE NECESSARY FOR CONSTRUCTIBILITY.

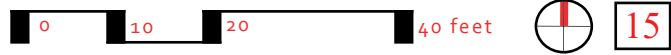


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**Basement Floor Plan | Edgewood 5**



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April 21, 2020

15

UNEXCAVATED



**LEGEND**

- Dwelling Unit
- Amenity Space
- Adult Day Care

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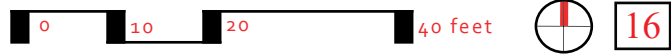


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**First Floor Plan | Edgewood 5**



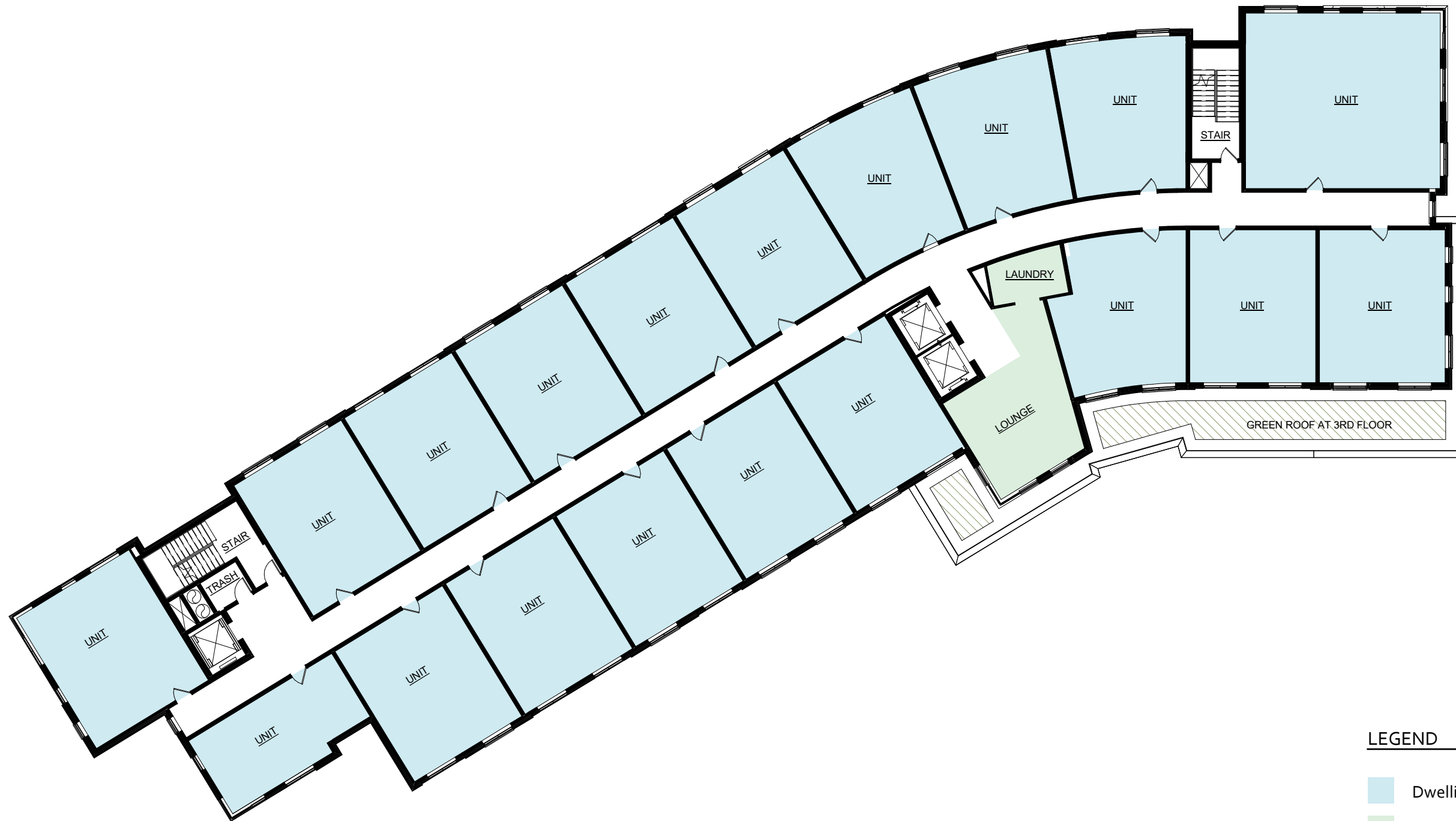
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**LEGEND**

- Dwelling Unit
- Amenity Space
- Adult Day Care

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**LEGEND**

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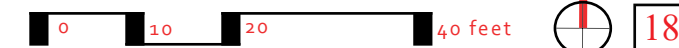


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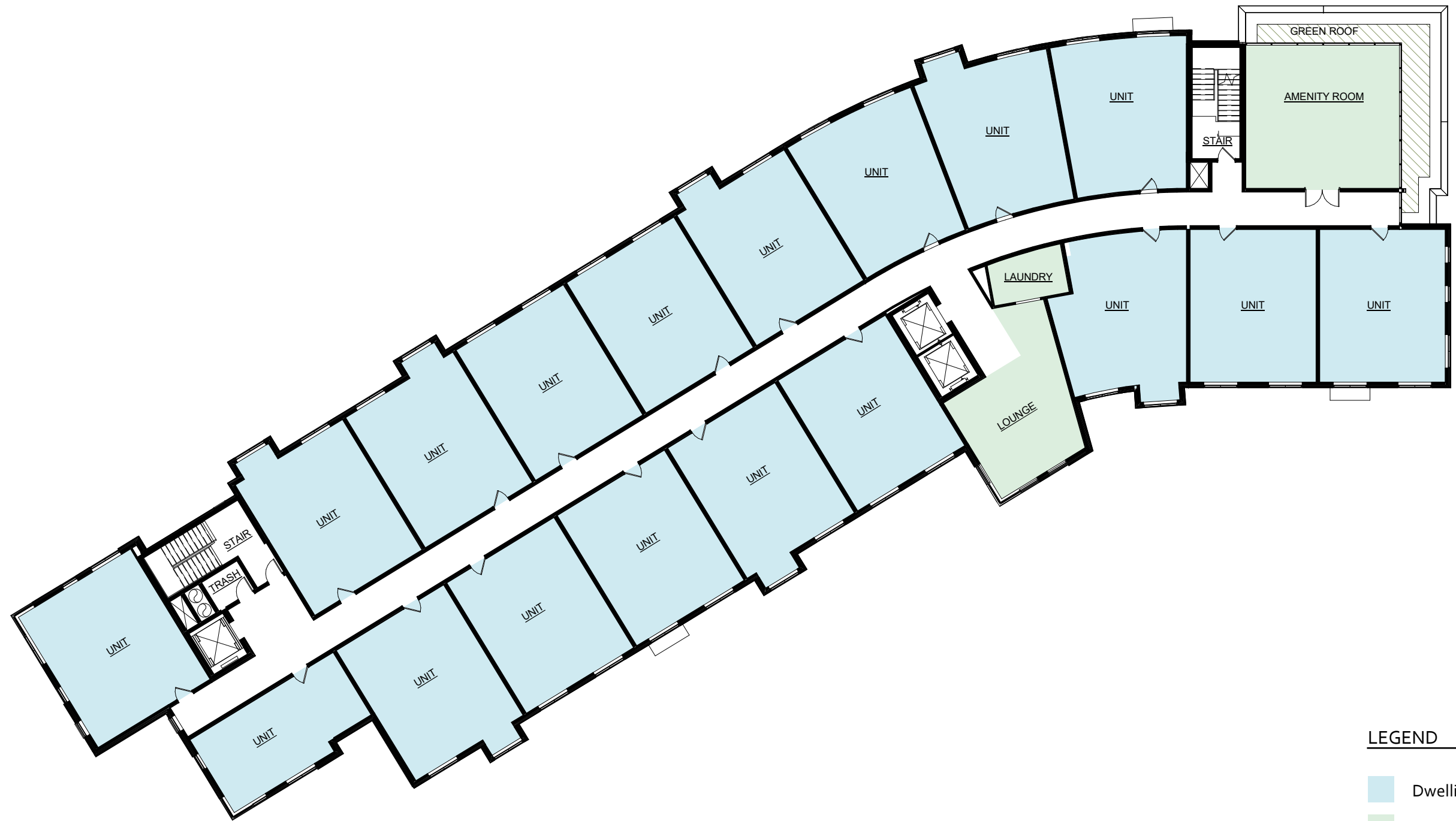


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**Typical Floor Plan | Edgewood 5**



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**LEGEND**

- Dwelling Unit
- Amenity Space
- Adult Day Care

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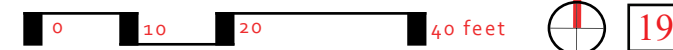


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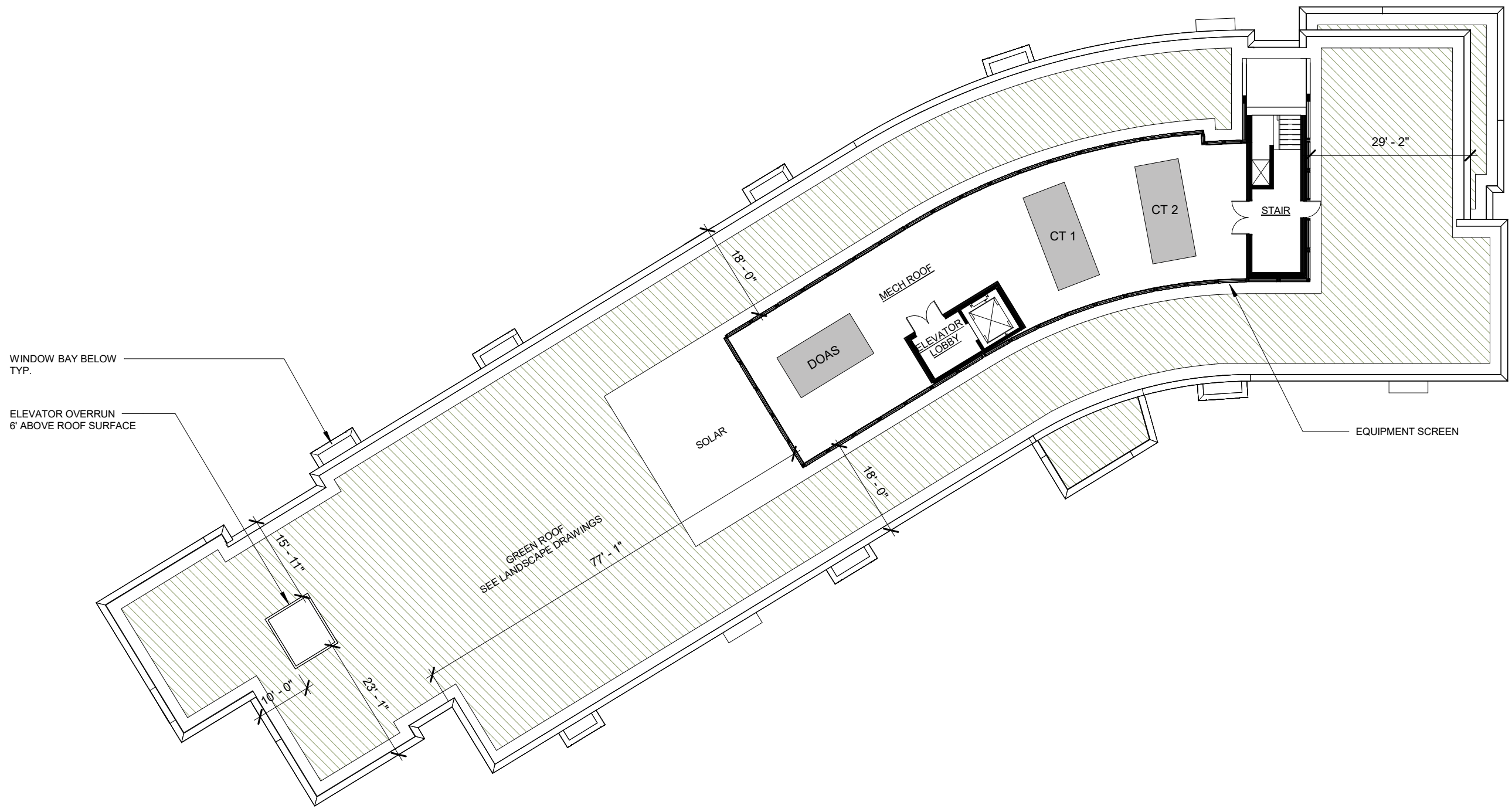
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**Ninth Floor Plan | Edgewood 5**



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WINDOW BAY BELOW  
TYP.

ELEVATOR OVERRUN  
6" ABOVE ROOF SURFACE

EQUIPMENT SCREEN

GREEN ROOF  
SEE LANDSCAPE DRAWINGS

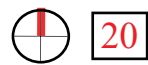
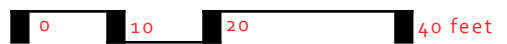
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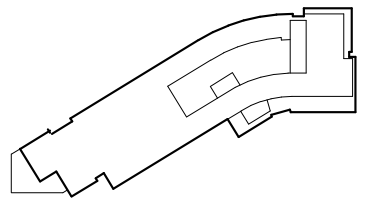
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**Roof Plan | Edgewood 5**

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View From the West



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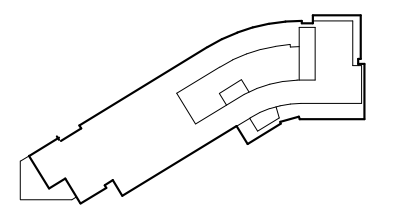


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Aerial Massing - Future Conditions

**Edgewood 5**





View From the South

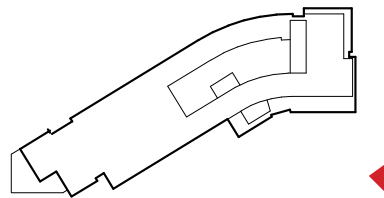


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Aerial Massing - Future Conditions | **Edgewood 5**



View From the East



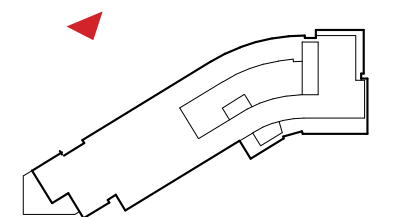
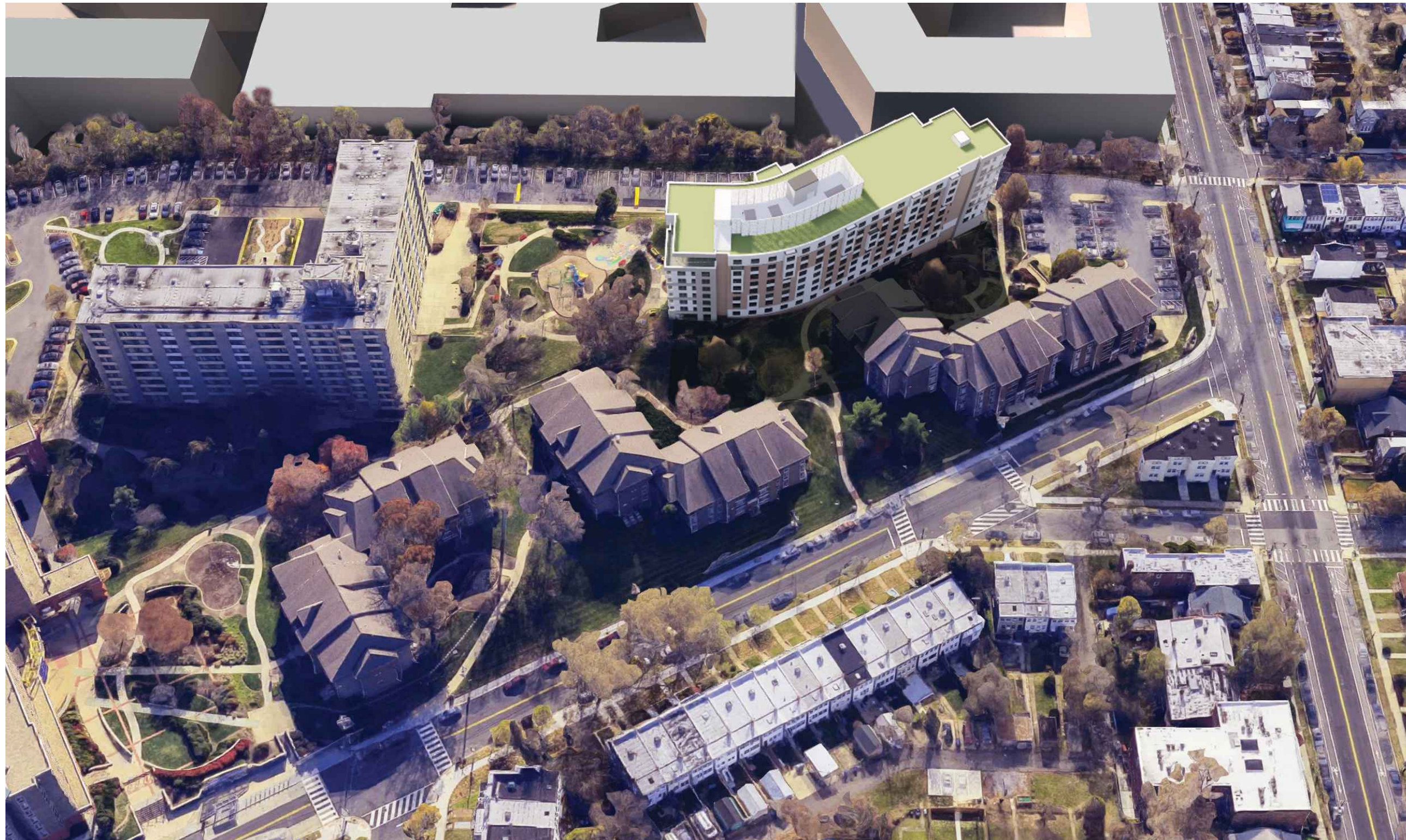
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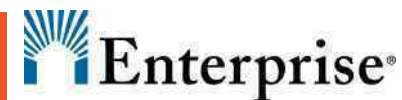
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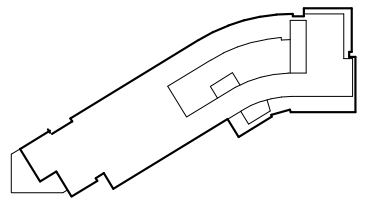
**Aerial Massing - Future Conditions | Edgewood 5**



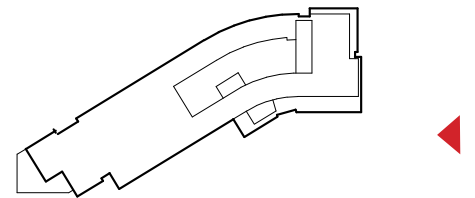
View From the North



Aerial Massing - Future Conditions | Edgewood 5



View From the Northwest



View From the East



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**GOROVE SLADE**

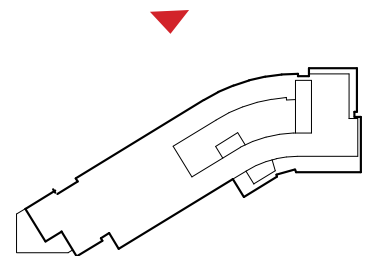
Exterior Rendering | **Edgewood 5**



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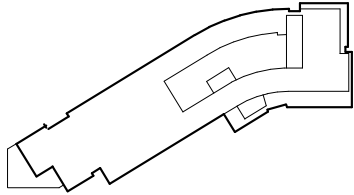


View From Edgewood Street NE (North)





View From 4th Street NE (West)



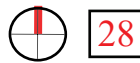
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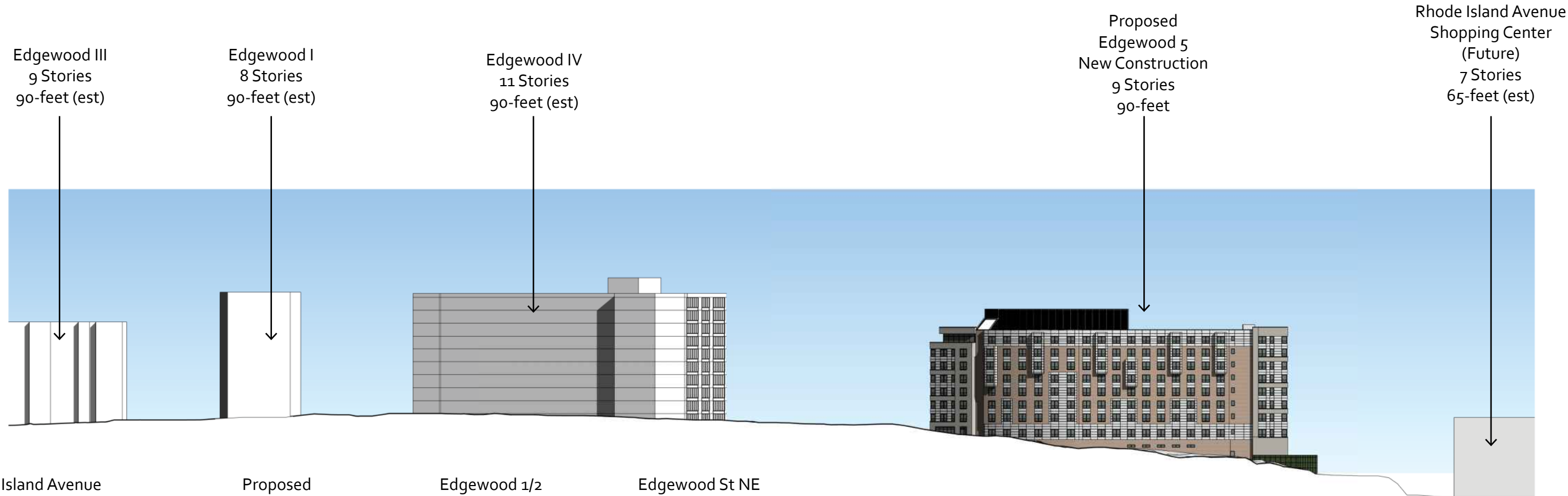
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Exterior Rendering

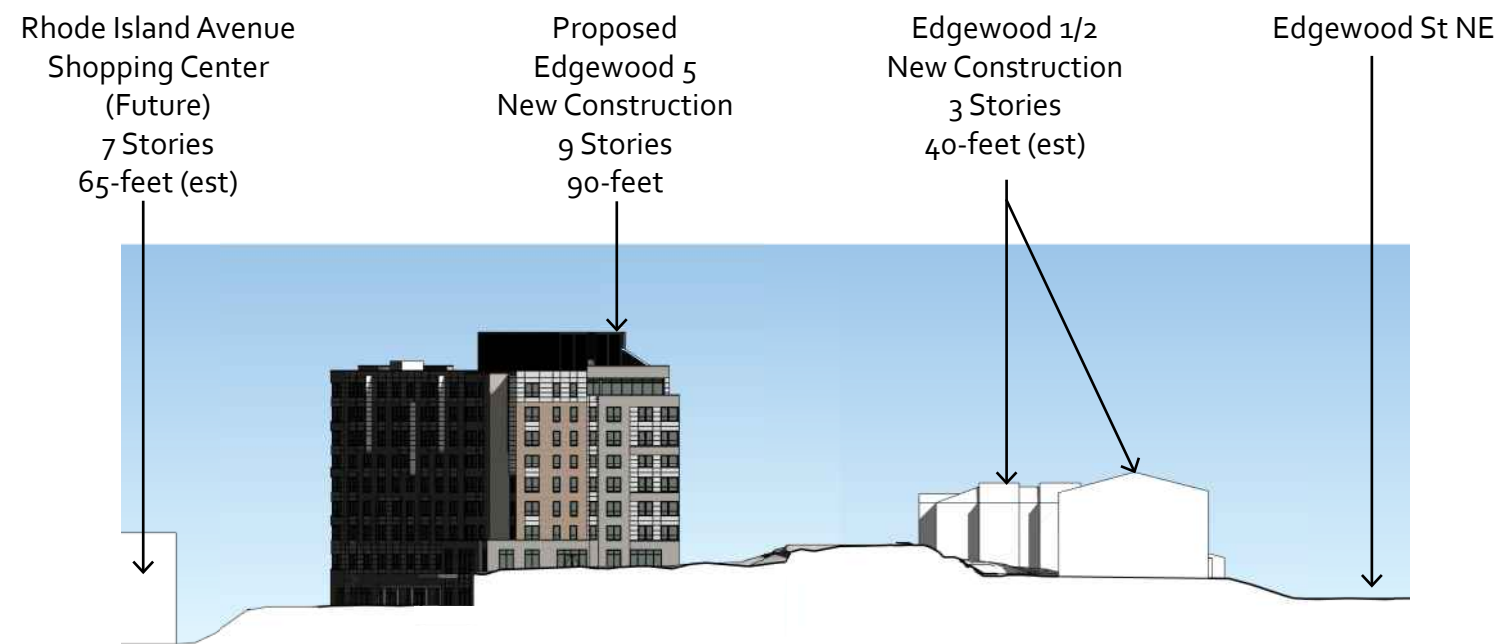
**Edgewood 5**



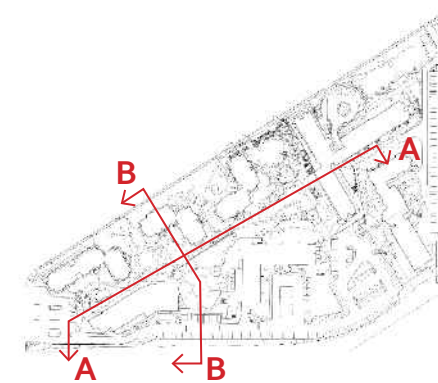
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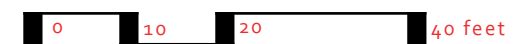
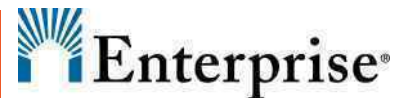
Section A-A



Section B-B



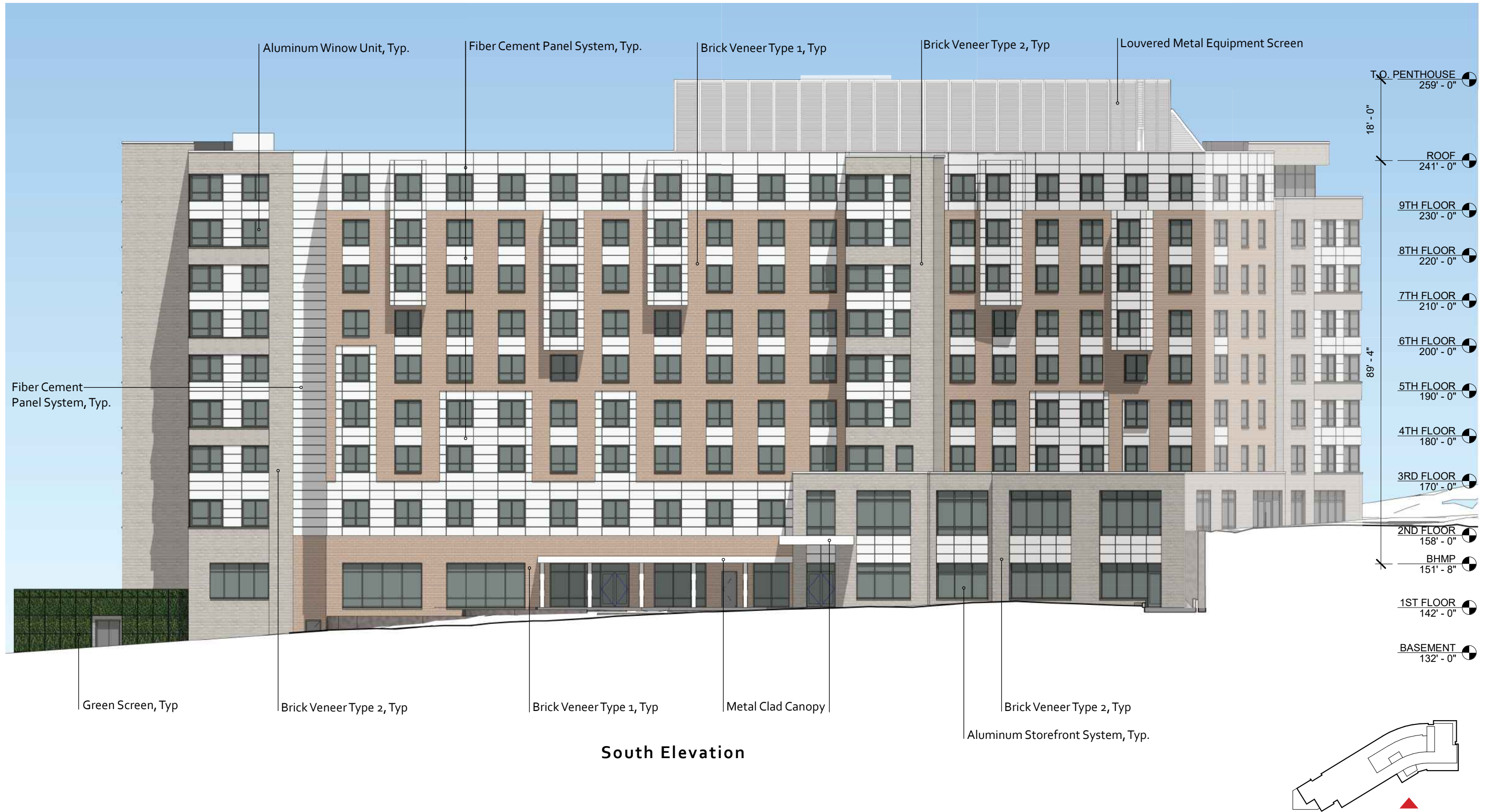
Drive Ailse Access  
to 4th Street NE



Site Sections | Edgewood 5

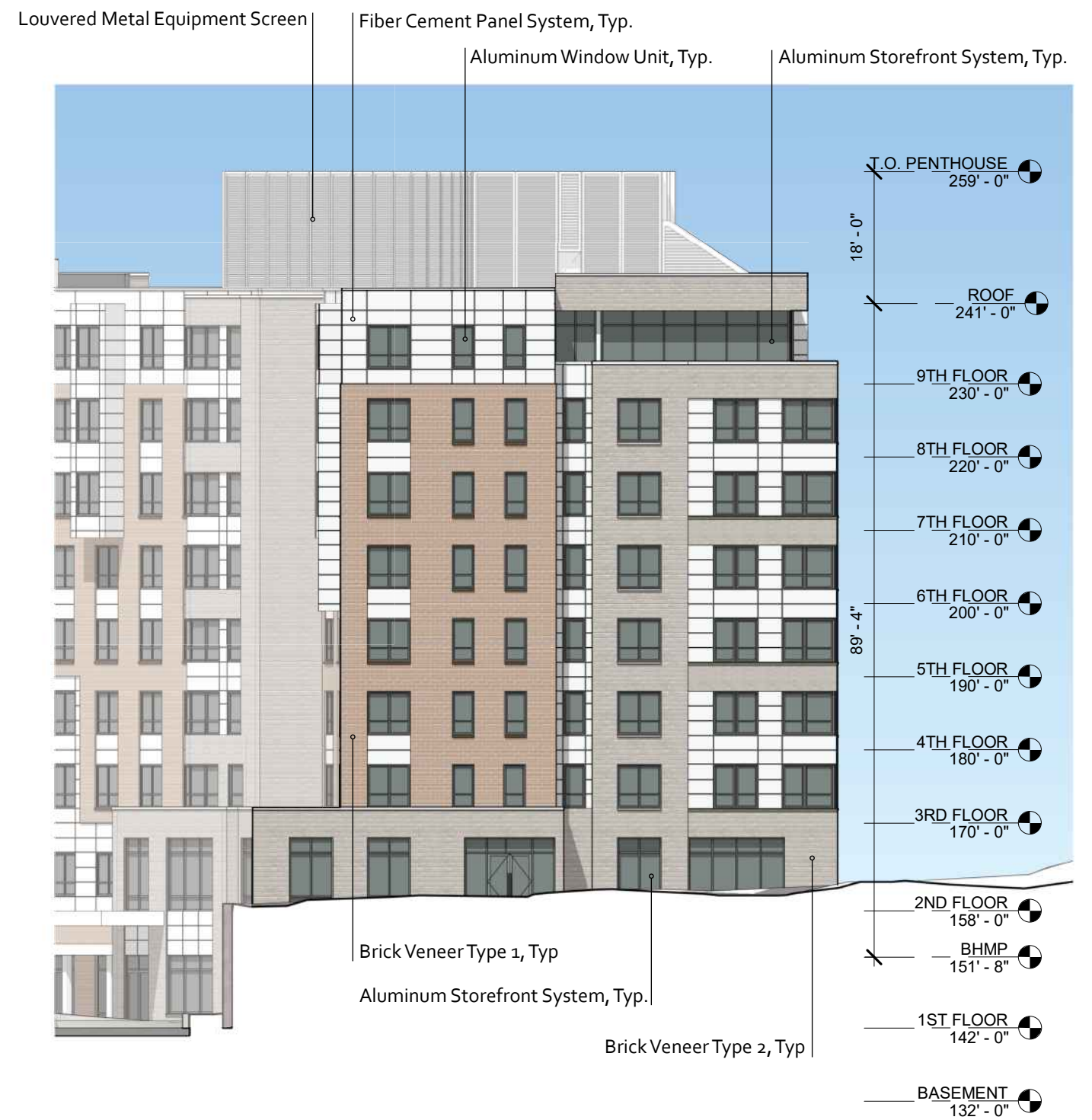
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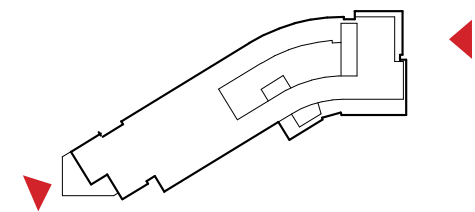


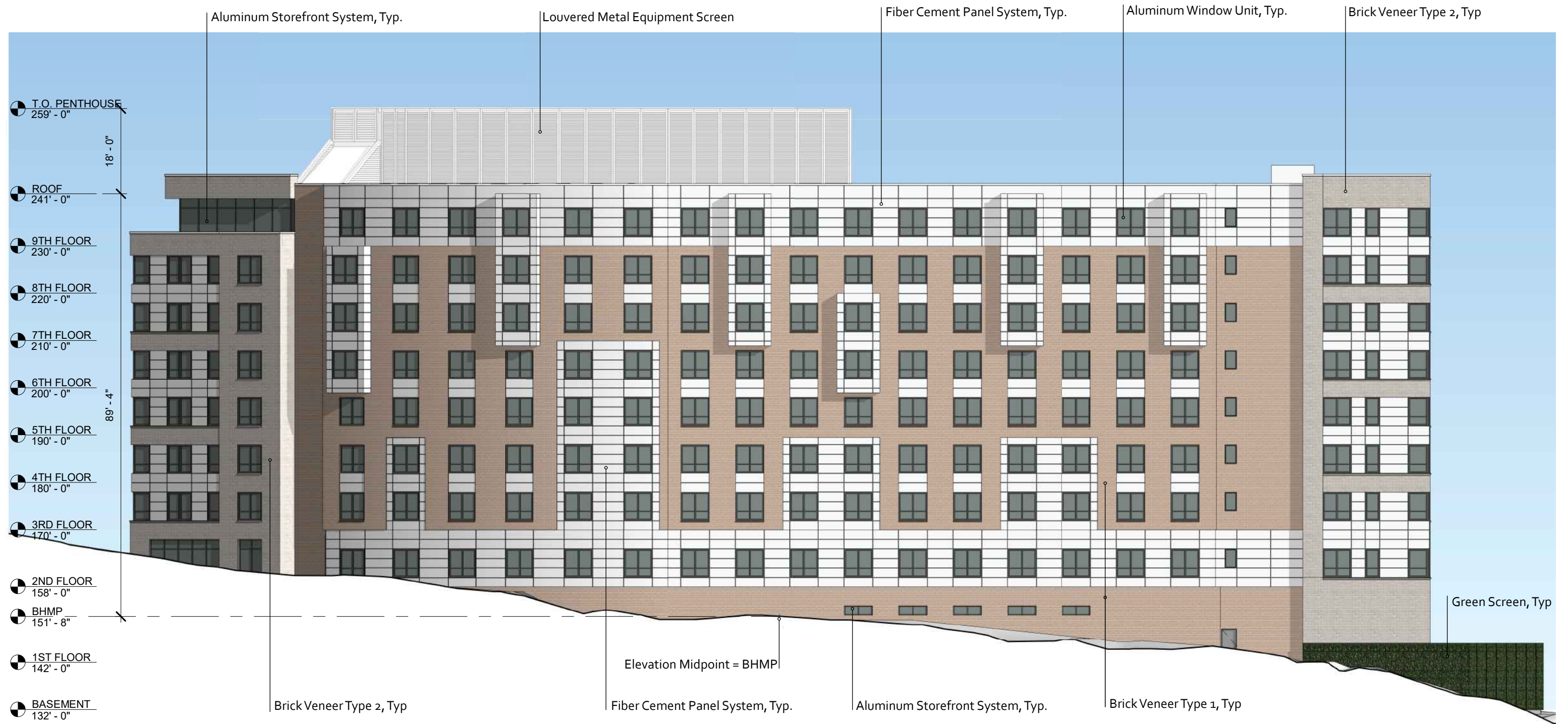


East Elevation (Facing Campus)

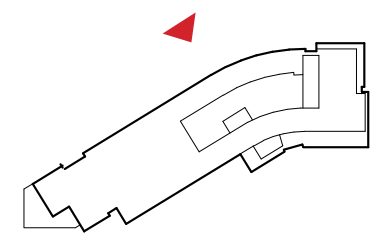


West Elevation (Facing 4th Street)





North Elevation





East Elevation

Fiber Cement Panel System, Typ.

Brick Veneer Type 1

Aluminum Window Unit, Typ.

Brick Type 1 Sill, Typ.



Brick Veneer Type 2, Typ

Aluminum Storefront System, Typ.

Pre-Finished Metal Coping, Typ.

Aluminum Window Unit, Typ.

Fiber Cement Panel System, Typ.

Cast Stone Sill, Typ

Brick Type 2 Sill, Typ



West Elevation

Brick Veneer Type 2, Typ

Fiber Cement Panel System, Typ.

Cast Stone Sill, Typ

Aluminum Window Unit, Typ.



Pre-Finished Metal Coping, Typ.

Fiber Cement Panel System, Typ.

Aluminum Window Unit, Typ.

Cast Stone Sill, Typ

Brick Type 2 Sill, Typ

Brick Veneer Type 1, Typ



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Exterior Elevation Details | **Edgewood 5**





North Elevation



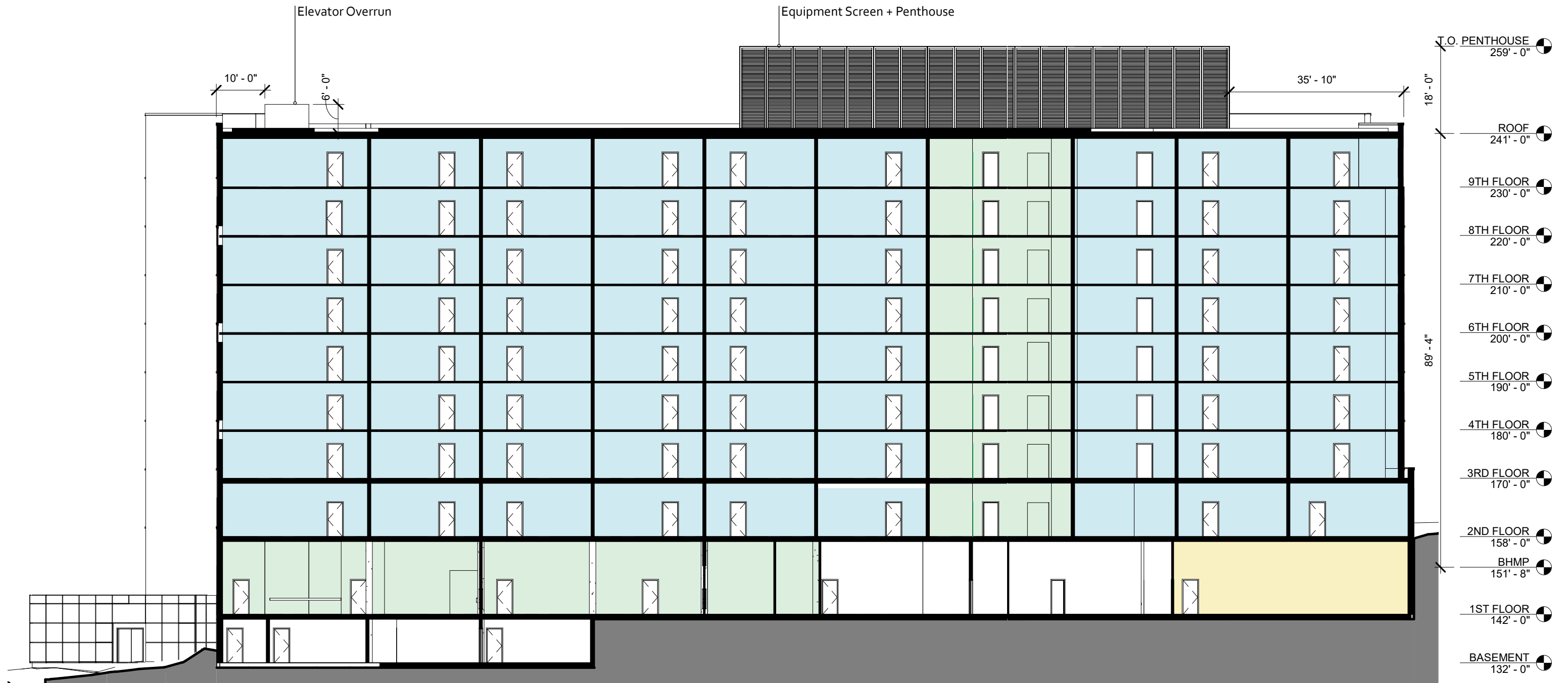
South Elevation





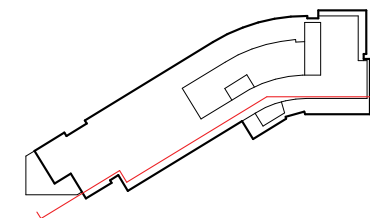
South Elevation



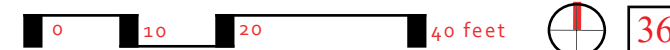


**LEGEND**

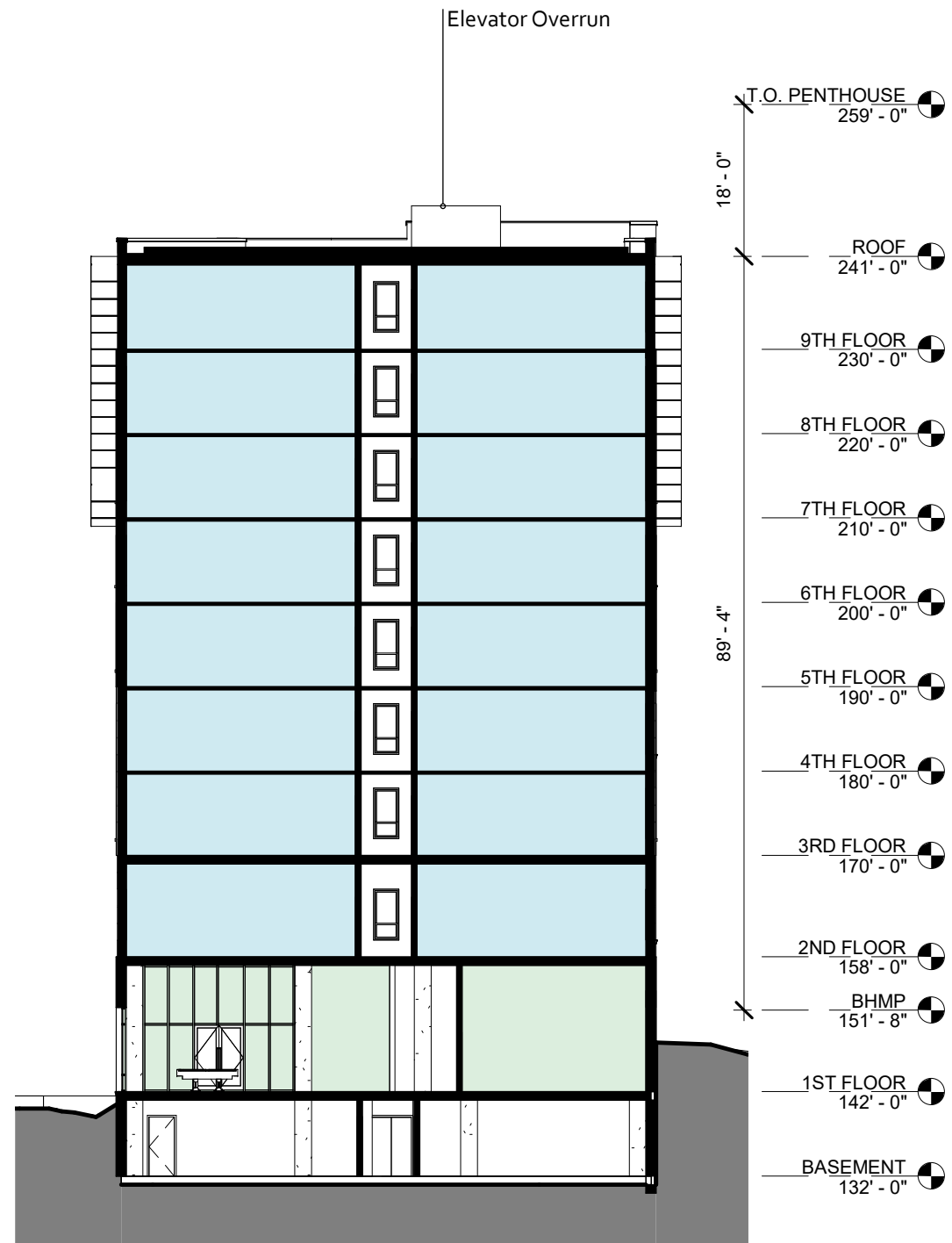
- Dwelling Unit
- Amenity Space
- Adult Day Care



**Building Section | Edgewood 5**



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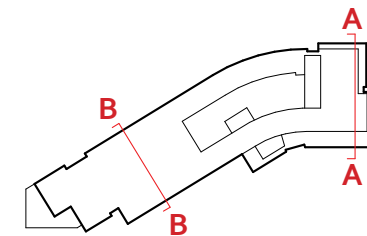
Section B-B



Section A-A

LEGEND

- Dwelling Unit
- Amenity Space
- Adult Day Care

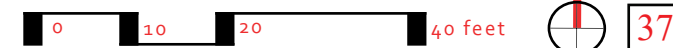


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Building Sections | **Edgewood 5**



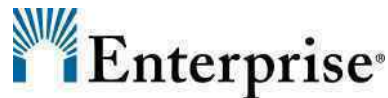
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Criteria Item Question	Points	Product/Points	Mandatory/Optional	Priority: How will this Criterion be implemented?	Additional Information
1.1a. Goal Setting	-	-	Mandatory Item	The project team has conducted one or more integrative design meetings and submitted green development goals or equivalent documentation	
1.2a. Criteria Documentation	-	-	Mandatory Item	The project team has created design and construction documentation (e.g., plans, details, specifications, subcontractor scopes of work) to include information on implementation of appropriate Enterprise Green Communities Criteria and submitted appropriate documentation	
1.3c. Designing for Project Performance	0	-	0.9 points allowed	Other	
1.3a. Resident Health and Wellbeing: Design for Health	-	-	Mandatory Item	Other	
1.2b. Resident Health and Wellbeing: Health Action Plan	0	-	0.12 points allowed	Other	
1.3a. Resident Communities: Design for Resilience (New Construction & Substantial Rehab only)	-	-	Mandatory Item	The project has selected the Design for Resilience Criteria: 4-E: Access to Potable Water during Emergencies* to mitigate the impact of the project's ability to withstand an unanticipated weather event or loss of power	
1.3b. Resident Communities: Multi-Hazard Risk / Vulnerability Assessment	0	-	0.15 points allowed	Other	
2.2. Sensitive Site Selection (New Construction only)	-	-	Mandatory Item	New development will not be within 100 feet of wetlands, on prime soils, on public parkland, on critical habitat, on a slope greater than 15%, or on land within the Special Flood Hazard Areas (SFHA) as identified by FEMA	
2.2. Connections to Existing Development and Infrastructure (New Construction only)	-	-	Mandatory Item	The project is located on a site with rooms to existing roads, water, sewers, and other infrastructure within or contiguous (having at least 25% of the perimeter bordering) to existing development, connected to the pedestrian grid, and meeting the sight triangle requirements	
2.1. Compact Development (New Construction only)	-	-	Mandatory Item	Provide the net density and net density calculation for the project below	
2.4. Compact Development (Proximity to Services (New Construction only)	5	-	0.7 points allowed	The project exceeds the residential density x2 (dwelling units/acre) of the census block group in which your project is located	14.46 household per acre
2.5. Preservation of and Access to Open Space for Rural/ Tribal/ Small Towns	-	-	Mandatory Item	Other	
2.7. Preservation of and Access to Open Space	0	-	0.2, 4 points allowed	Other	
2.6. Access to Public Transportation	10	-	0.8, 10 points allowed	The project is located within a 0.5 mile walk distance of transit services (bus, rail and/or ferry) combined, contributing at least 80 or more transit rides per weekday, with some type of weekend ride option. AND the project is located along dedicated bike trails or lanes that lead to transit services or stations (bus, rail and ferry) within 1 mile	
2.9. Improving Connectivity to the Community	2	-	0.2, 3, 4, 5, 6, 7, 8 points allowed	The project will earn 2 optional points, through the combination of implementation measures described in the project narrative field below	Provide secure, lockable, sheltered and accessible bicycle storage. Provide one bicycle parking space for every two
2.10. Passive Solar Heating / Cooling	0	-	0.2, 3, 4, 5 points allowed	Other	
2.11. Brownfield Site or Adaptive Reuse Building	0	-	0.8 points allowed	Other	
2.12. Access to Fresh Local Foods	6	-	0.6 points allowed	The project will meet the requirements of Option 3: Proximity to Farmers Market	
2.13. LEED for Neighborhood Development Certification	0	-	0.4 points allowed	Other	
2.14. Local Economic Development & Community Wealth Creation	3	-	0.2, 3, 5, 6 points allowed	The project will meet the requirements of Option 2: Local Hiring	
2.1. Environmental Remediation	-	-	Mandatory Item	Site has passed Phase I Environmental Site Assessment	
2.2. Erosion and Sedimentation Control (Except for hill sites with buildable area smaller than one acre)	-	-	Mandatory Item	Site will implement EPA's BMP for erosion control at least including measures listed in the criteria	
2.3. Low Impact Development (Only for projects located on greenfields)	-	-	Mandatory Item	The project will meet all Enterprise Green Communities requirements for greenfield development	
2.4. Landscaping	-	-	Mandatory Item	The architect or landscape architect will provide certified tree or plant lists showing all trees, shrubs, and groundcover, including grasses, are native or adapted to the region. All new plants will be appropriate to the site's soil and microclimate, and none will be invasive species.	
2.5a. Efficient Irrigation and Water Reuse (if irrigation is used)	-	-	Mandatory Item	Other	
2.5b. Efficient Irrigation and Water Reuse	0	-	0.4, 8 points allowed	Other	
2.6. Surface Stormwater Management	4	-	0.8, 8 points allowed	The project will meet the requirements of Option 1: Retain, infiltrate and/or harvest the first 1.0 inch of rain that falls on the entire site in a 24-hour period. AND the project plans and operations call for permanent labeling of all storm drains or storm inlets to clearly indicate where the drain or inlet leads.	
2.7. Reducing Lead Paint Effect: Peeling	0	-	0.1 points allowed	Other	
4.1. Water Conserving Features	-	-	Mandatory Item	Project will specify WaterSense labeled toilets at 1.28 gpf or less, urinals at .5 gpf or less, showerheads at 2.0 gpm, low bathroom faucets at 1.5 gpm or less. Kitchen faucets (WaterSense label not available) at 2.0 gpm or less	
4.2. Advanced Water Conservation	2	-	0.1, 3, 4, 5, 6 points allowed	The project will meet the requirements of Option 1 by installing two of the following water-conserving features (toilets, showerheads, or faucets)	
4.3. Leaks & Water Metering	0	-	0.4 points allowed	Other	
4.4. Efficient Plumbing Layout & Design	0	-	0.4 points allowed	Other	
4.5. Water Reuse	0	-	0.3, 4, 5, 6 points allowed	Other	
4.6. Access to Potable Water during Emergencies	8	-	0.8 points allowed	The project will meet the requirements of Option 1: Common Access Point	Provide residents with access to potable water at a location where
5.1a. Building Performance Standard: New Construction: single family and low-rise multifamily	-	-	Mandatory Item	Other	Energy Star appliances will be used.
5.1b. Building Performance Standard: New Construction: mid-rise and high-rise multifamily	-	-	Mandatory Item	Other	

Criteria Item Question	Points	Product/Points	Mandatory/Optional	Priority: How will this Criterion be implemented?	Additional Information
5.3c. Building Performance Standard: Substantial and Moderate Rehab: single family and low-rise multifamily	-	-	Mandatory Item	Other	
5.3d. Building Performance Standard: Substantial and Moderate Rehab: mid-rise and high-rise multifamily	-	-	Mandatory Item	Other	
5.3a. Additional Reductions in Energy Use	3	-	0.5, 6, 7, 8, 9, 10, 11, 12 points allowed	The project will improve energy efficiency requirements of 5.1a through 4 (as appropriate) by 5% energy improvement from the required ASHRAE energy performance target or by lowering the HERS index score by 5. This improvement is demonstrated in the Energy Performance Report uploaded in Supplemental Attachments	
5.2b. Advanced Certification: Net Zero	0	-	0.12 points allowed	Other	Heating and cooling equipment will be used in accordance with the ACCA manual, Parts 4 and 5, or ASHRAE
5.3. String of Heating and Cooling Equipment	-	-	Mandatory Item	Other	The project will install ENERGY STAR-rated clothes washers, dishwashers, and refrigerators
5.4. ENERGY STAR Appliances	-	-	Mandatory Item	Other	The project will meet all of the General, Common Area, Emergency, and Exterior Lighting requirements
5.5. Lighting	-	-	Mandatory Item	Other	Will install high-efficiency lighting
5.6. Electricity Meter (Mandatory for New Construction and Substantial Rehab; Optional for Moderate Rehab)	-	-	Mandatory Item	Other	Mandatory for New Construction OR Substantial Rehab: The project will install individual or sub-metered electric meters for all dwelling units. Will install sub-meters for each dwelling.
5.7a. Photovoltaic / Solar Hot Water Ready	4	-	0.4 points allowed	Other	Project will orient, design, engineer, wire and/or ground the development to accommodate installation of photovoltaic (PV) or solar hot water system in the future.
5.7b. Renewable Energy	0	-	0.6, 8, 10 points allowed	Other	Other
5.8a. Resilient Energy Systems: Floodproofing	0	-	0.6 points allowed	Other	Other
5.8b. Resilient Energy Systems: Usable Power	0	-	0.4, 6, 8 points allowed	Other	Other
6.1. Low / No VOC Paints, Coatings and Primers	-	-	Mandatory Item	Other	All interior paints and primers will have volatile organic compound (VOC) levels, in grams per liter, less than or equal to the thresholds established by South Coast Air Quality Management District (SCAQMD) Rule 1113, most recent version available.
6.2. Low / No VOC Adhesives and Sealants	-	-	Mandatory Item	Other	All adhesives & sealants (including caulks) will have volatile organic compound (VOC) levels, in grams per liter, less than or equal to the thresholds established by the South Coast Air Quality Management District Rule 1168 most recent version available.
6.3. Recycled Content Material	0	-	0.1, 3, 3 points allowed	Other	Other
6.4. Regional Material	0	-	0.1, 3, 4 points allowed	Other	Other
6.5. Certified, Salvaged and Engineered Wood Products	0	-	0.1 points allowed	Other	Other
6.6. Composite Wood Products that Emit Low / No Formaldehyde	-	-	Mandatory Item	Other	All composite wood products will be compliant with California 91120
6.7a. Environmentally Preferable Flooring	-	-	Mandatory Item	Other	Any carpet, pad and adhesive will not be installed in bedrooms, laundry rooms, bathrooms, kitchens/kitchenettes, utility rooms, or any rooms built on foundation slabs. Any hard surface flooring products must be either organic, solid, unfinished hardwood floors or meet the Scientific Certification System (SCS) FloorScore program criteria (including pre-finished hardwood flooring). All carpet products must meet the Carpet and Rug Institute (CRI) Green Label or Green Label Plus certification for carpet, pad and carpet adhesives.
6.7b. Environmentally Preferable Flooring Throughout	0	-	0.6 points allowed	Other	
6.8. Mold Prevention: Surfaces	-	-	Mandatory Item	Other	All surfaces in bathrooms, kitchens, and laundry rooms will use materials that have durable and cleanable surfaces.
6.8. Mold Prevention: Tub & Shower Enclosures	-	-	Mandatory Item	Other	The project will install moisture resistant backing materials such as cement board, fiber cement board or equivalent per ASTM D43273 behind tub/shower enclosures.
6.10. Airborne-free Materials	12	-	0.8, 12 points allowed	Other	The project will use three or more Airborne-Free Materials identified in the requirements. The materials used are described in the project narrative field below.
6.11. Reduced Heat Island Effect: Roofing	5	-	0.5 points allowed	Other	The project will meet Option 2: The project will install a 40% reflective (vegetated) roof for at least 50% of the roof area and ENERGY STAR-rated roofing product for the remainder of the roof area.
6.12. Construction Waste Management (ATOP)	-	-	Mandatory Item	Other	Option 1a - Measured by percentage. The project will provide a waste plan that diverts 50% of the construction waste from the landfill.
6.12. Construction Waste Management (OPTD NAL)	0	-	0.1, 2, 3, 4 points allowed	Other	Minimum requirements for all projects that go beyond mandatory.
6.13. Recycling Storage for Multifamily Project	3	-	0.3 points allowed	Other	The project will provide a dedicated, permanent, and accessible area for the collection and storage of materials for recycling.
7.1. Ventilation (Mandatory for New Construction and Substantial Rehab; Optional for Moderate Rehab)	-	-	Mandatory Item	Other	(New Construction or Substantial Rehab) The project will meet all of the ventilation requirements.
7.2. Clothes Dryer Exhaust	-	-	Mandatory Item	Other	All clothes dryers will exhaust directly to the outdoors using rigid-type duct work.
7.3. Combustion Safety	-	-	Mandatory Item	Other	The project will specify power-vented or direct vent equipment when installing any new combustion appliance for space or water heating that will be located within the conditioned space. The project will meet all requirements as specified in the criteria.
7.4. Elimination of Combustion within the Conditioned Space	9	-	0.6, 11 points allowed	Other	The project will meet Option 1: No combustion equipment used for cooking to include, but not limited to ranges, cooktops, toasters, ovens) as part of the building project.
7.5. Vapor Retarder Strategies (New Construction and Rehab projects with foundation work only)	-	-	Mandatory Item	Other	The project will meet the requirements listed for beneath concrete slab or beneath crawl space as appropriate.

Criteria Item Question	Points	Product/Points	Mandatory/Optional	Priority: How will this Criterion be implemented?	Additional Information
7.6. Water Drainage (New Construction and Rehab projects replacing assemblies called out in Criterion only)	-	-	Mandatory Item	Other	The project will install an integrated water drainage system per the Criteria
7.7. Mold Prevention: Water Heaters	-	-	Mandatory Item	Other	The project will provide adequate drainage for water heaters that includes drains or catch pans with drains gaged to the exterior of the dwelling. Water heaters will be located in rooms with non-water sensitive floor coverings. Drain pans will be sloped and corrosion resistant (e.g., stainless or plastic) with drains at the low point. Condensate lines will be drained to a drainage system, and not just deposited under slabs.
7.8. Radon Mitigation (New Construction and Substantial Rehab only)	-	-	Mandatory Item	Other	(New Construction) In EPA Zone 1 areas, install passive radon resistant features below the slab. Also install a vertical vent pipe with junction box within 10 feet of an electrical outlet in case an active system should prove necessary in the future. Use of the following standard is recommended: ASHRAE 62.2-2019 Standard: Reducing Radon in New Construction; I&J Family Dwellings and Townhouses, CCAI-2013-145
7.9. Garage Isolation	-	-	Mandatory Item	Other	The project has an attached garage and will install the required details per the Criteria
7.10. Integrated Pest Management	-	-	Mandatory Item	Other	The project will meet all of the Integrated Pest Management criteria requirements.
7.11a. Beyond ADA: Universal Design (New Construction only)	9	-	0.9 points allowed	Other	The project will design a minimum of 15% of the dwelling units (no fewer than one) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines. Design the remainder of the ground-floor units and elevator-reachable units in accordance with ICC/ANSI A117.1, Type B.
7.11b. Beyond ADA: Universal Design (Substantial and Moderate Rehab only)	-	-	0.7, 8 points allowed	Other	Other
7.12. Active Design: Promoting Physical Activity within the Building	-	-	Mandatory Item	Other	The project will meet the requirements of Option 1: Stairs
7.13. Active Design: Staircases and Building Circulation	10	-	0.10 points allowed	Other	The project team ensure that no turns or obstacles prevent walking of or accessibility to the qualifying staircase from the lobby, and that the staircase is unobstructed before or at the same time as the elevators.
7.14. Interior and Outdoor Activity Spaces for Children and Adults	9	-	0.9 points allowed	Other	The project will provide an on-site dedicated recreation space with exercise or play opportunities for adults and/or children that is open and accessible to all residents.
7.15. Reduce Lead Hazards (Substantial Rehab, pre-1978)	-	-	Mandatory Item	Other	Other
7.16. Smoke-Free Building	10	-	0.10 points allowed	Other	The project will enforce a non-smoking policy as per the criteria requirements.
8.1. Building Maintenance Manual (all multifamily projects)	-	-	Mandatory Item	Other	A manual with thorough building operations and maintenance guidance and a complementary plan will be developed as per all of the criterion requirements. A building manual will be issued.
8.2. Emergency Management Manual (all multifamily projects)	-	-	Mandatory Item	Other	A manual on emergency operations (ranging from operations and maintenance staff and other building-level personnel as per all of the criterion requirements will be provided. An emergency manual will be issued.
8.3. Resident Manual	-	-	Mandatory Item	Other	A guide for homeowners and renters that explains the intent, benefits, use and maintenance of their home's green features and practices as per all of the criterion requirements will be provided. A homeowners guide will be provided.
8.4. Resident and Property Manager Orientation	-	-	Mandatory Item	Other	A comprehensive walk-through and orientation for all residents, property manager(s) and building operations staff will occur. During the walk-through and orientation, the appropriate manuals (see Criteria 8.1, 8.2, 8.3) will be used in the base of the curriculum, and review the project's green features, operations and maintenance procedures, and emergency protocols will be included. A walk-through will be provided.
8.5. Project Data Collection and Monitoring Systems: 100% Owner Paid Utility Accounts, 15% Tenant Paid Utility Accounts	-	-	Mandatory Item	Other	Rental Property - Portfolio Manager: We commit to collecting and monitoring project energy and water performance data for 100% of owner-paid utilities and 15% of tenant-paid utilities for at least 5 years. This data will be maintained in a manner that allows staff to easily access and monitor it, enabling them to make informed operations and capital planning decisions. The project team will allow Enterprise access to this data through Portfolio Manager.
8.6. Project Data Collection and Monitoring Systems: 100% Owner Paid Utility Accounts	0	-	0.7, 11 points allowed	Other	
<b>Total Points</b>	<b>110</b>	<b>0</b>	<b>0</b>		



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