



Project Name: Arlington Brewing Company - 15 Ryder St  
Date: 2025-03-14

|   |   |   | Credit | Integrative Process                          | 1         | Comment / Narrative                                                                                                                                                                |
|---|---|---|--------|----------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7 | 0 | 0 |        | <b>Location and Transportation</b>           | <b>16</b> |                                                                                                                                                                                    |
|   |   |   | Credit | LEED for Neighborhood Development Location   | 16        |                                                                                                                                                                                    |
| 1 |   |   | Credit | Sensitive Land Protection                    | 1         | This project is building on previously developed land.                                                                                                                             |
|   |   |   | Credit | High Priority Site and Equitable Development | 2         |                                                                                                                                                                                    |
| 4 |   |   | Credit | Surrounding Density and Diverse Uses         | 5         | The walk score for 15 Ryder St is 86                                                                                                                                               |
|   |   |   | Credit | Access to Quality Transit                    | 5         | The location does not meet this requirement. Requirerent is 72/30 trips (weekday/weekend) . Existing total is 60/36. Route 77 = 36/36, Route 67 = 24/0                             |
|   |   |   | Credit | Bicycle Facilities                           | 1         | The project meets this criteria except for showers.                                                                                                                                |
| 1 |   |   | Credit | Reduced Parking Footprint                    | 1         | Parking footprint is 21% of baseline requirement - Appendix 4 requirement is 81.3 TOTAL ==> 77.4 restaurant (3872sf*20spots/1000sf) + 3.9 manufacturing (2133sf*1.85spots/1,000sf) |
| 1 |   |   | Credit | Electric Vehicles                            | 1         | Stretch energy code requires rediness for 2 EV stations                                                                                                                            |

| 3 | 0 | 0 | Sustainable Sites                                 | 10                                                                               |
|---|---|---|---------------------------------------------------|----------------------------------------------------------------------------------|
| Y |   |   | Prereq Construction Activity Pollution Prevention | Required                                                                         |
| 1 |   |   | Credit Site Assessment                            | 1 Project takes into account various site considerations.                        |
| 1 |   |   | Credit Protect or Restore Habitat                 | 2 Project includes 22% restored area, with calculation based on leased premises. |
|   |   |   | Credit Open Space                                 | 1                                                                                |
|   |   |   | Credit Rainwater Management                       | 3                                                                                |
|   |   |   | Credit Heat Island Reduction                      | 2                                                                                |
| 1 |   |   | Credit Light Pollution Reduction                  | 1 Light pollution considerations are required by town bylaws                     |

| 10 | 0 | 0 | Water Efficiency |                               | 11                                                                                    |
|----|---|---|------------------|-------------------------------|---------------------------------------------------------------------------------------|
| Y  |   |   | Prereq           | Outdoor Water Use Reduction   | Required                                                                              |
| Y  |   |   | Prereq           | Indoor Water Use Reduction    | Required                                                                              |
| Y  |   |   | Prereq           | Building-Level Water Metering | Required                                                                              |
| 2  |   |   | Credit           | Outdoor Water Use Reduction   | 2 No irrigation required for landscaping.                                             |
| 5  |   |   | Credit           | Indoor Water Use Reduction    | 6 46.7% reduction from current baseline including bar and brewery faucets             |
| 2  |   |   | Credit           | Optimize Process Water Use    | 2 Reclaim 100% of brewing process water for reuse in product.                         |
| 1  |   |   | Credit           | Water Metering                | 1 Install dedicated water meters for indoor plumbing and fixtures and brewing process |

| 16 | 0 | 0 | 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                                                                                               |
| 2  |   |   | Credit                | Enhanced Commissioning                     | 6 Building Enclosure Commissioning - required for stretch energy code                                  |
| 10 |   |   | Credit                | Optimize Energy Performance                | 18 MA energy code compliance = 20% savings, 5 points<br>ZFF mandate compliance = 25% savings, 5 points |
|    |   |   | Credit                | Advanced Energy Metering                   | 1                                                                                                      |
|    |   |   | Credit                | Grid Harmonization                         | 2                                                                                                      |
| 3  |   |   | Credit                | Renewable Energy                           | 5 100% renewable energy from Arlington Community Energy                                                |
| 1  |   |   | Credit                | Enhanced Refrigerant Management            | 1 Use only refrigerants with ODP=0, GWP<50                                                             |

|   |   |   |                         |                                              |                                                                                              |
|---|---|---|-------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------|
| 5 | 2 | 0 | Materials and Resources |                                              | 13                                                                                           |
| Y |   |   | Prereq                  | Storage and Collection of Recyclables        | Required                                                                                     |
| 5 |   |   | Credit                  | Building Life-Cycle Impact Reduction         | 5 Build will reuse at least 60% of existing structural elements, with the goal to get to 75% |
|   | 1 |   | Credit                  | Environmental Product Declarations           | 2 Strive to use products with EPD certifications.                                            |
|   | 1 |   | Credit                  | Sourcing of Raw Materials                    | 2 Responsible sourcing of at least 15% building products                                     |
|   |   |   | Credit                  | Material Ingredients                         | 2                                                                                            |
|   |   |   | Credit                  | Construction and Demolition Waste Management | 2                                                                                            |

| 5 | 2 | 0 | Indoor Environmental Quality |                                                 | 16       |
|---|---|---|------------------------------|-------------------------------------------------|----------|
| Y |   |   | Prereq                       | Minimum Indoor Air Quality Performance          | Required |
| Y |   |   | Prereq                       | Environmental Tobacco Smoke Control             | Required |
| 1 |   |   | Credit                       | Enhanced Indoor Air Quality Strategies          | 2        |
| 3 |   |   | Credit                       | Low-Emitting Materials                          | 3        |
|   |   |   | Credit                       | Construction Indoor Air Quality Management Plan | 1        |
|   |   |   | Credit                       | Indoor Air Quality Assessment                   | 2        |
|   |   |   | Credit                       | Thermal Comfort                                 | 1        |
| 1 | 1 |   | Credit                       | Interior Lighting                               | 2        |
|   |   |   | Credit                       | Daylight                                        | 3        |
|   |   |   | Credit                       | Quality Views                                   | 1        |
|   | 1 |   | Credit                       | Acoustic Performance                            | 1        |

We plan to install entryway system, filter outdoor air, filter recirculated air, operable windows, and CO2 monitor.

4 categories

We will install a lighting control system that provides dimmable lighting. Additionally, we will target glare reduction and color rendering strategies.

Sound transmission, reverbration time

|   |   |   |                   |                              |                                                    |
|---|---|---|-------------------|------------------------------|----------------------------------------------------|
| 1 | 0 | 0 | <b>Innovation</b> | <b>6</b>                     |                                                    |
| 1 |   |   | Credit            | Innovation                   | 5 Reduced parking footprint achieves 79% reduction |
|   |   |   | Credit            | LEED Accredited Professional | 1                                                  |

| 4 | 0 | 0 | Regional Priority                                                               | 4 |
|---|---|---|---------------------------------------------------------------------------------|---|
| 1 |   |   | Credit Regional Priority: Specific Credit - Indoor water use reduction          | 1 |
| 1 |   |   | Credit Regional Priority: Specific Credit - Renewable energy                    | 1 |
| 1 |   |   | Credit Regional Priority: Specific Credit - Optimize energy performance         | 1 |
| 1 |   |   | Credit Regional Priority: Specific Credit - Building lifecycle impact reduction | 1 |

|                                                                                                                             |          |          |               |                  |            |
|-----------------------------------------------------------------------------------------------------------------------------|----------|----------|---------------|------------------|------------|
| <b>51</b>                                                                                                                   | <b>4</b> | <b>0</b> | <b>TOTALS</b> | Possible Points: | <b>110</b> |
| <b>Certified:</b> 40 to 49 points, <b>Silver:</b> 50 to 59 points, <b>Gold:</b> 60 to 79 points, <b>Platinum:</b> 80 to 110 |          |          |               |                  |            |