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BEACH GREEN

Beach Green – Phase 1

Mark Ginsberg, FAIA, LEED^{AP}

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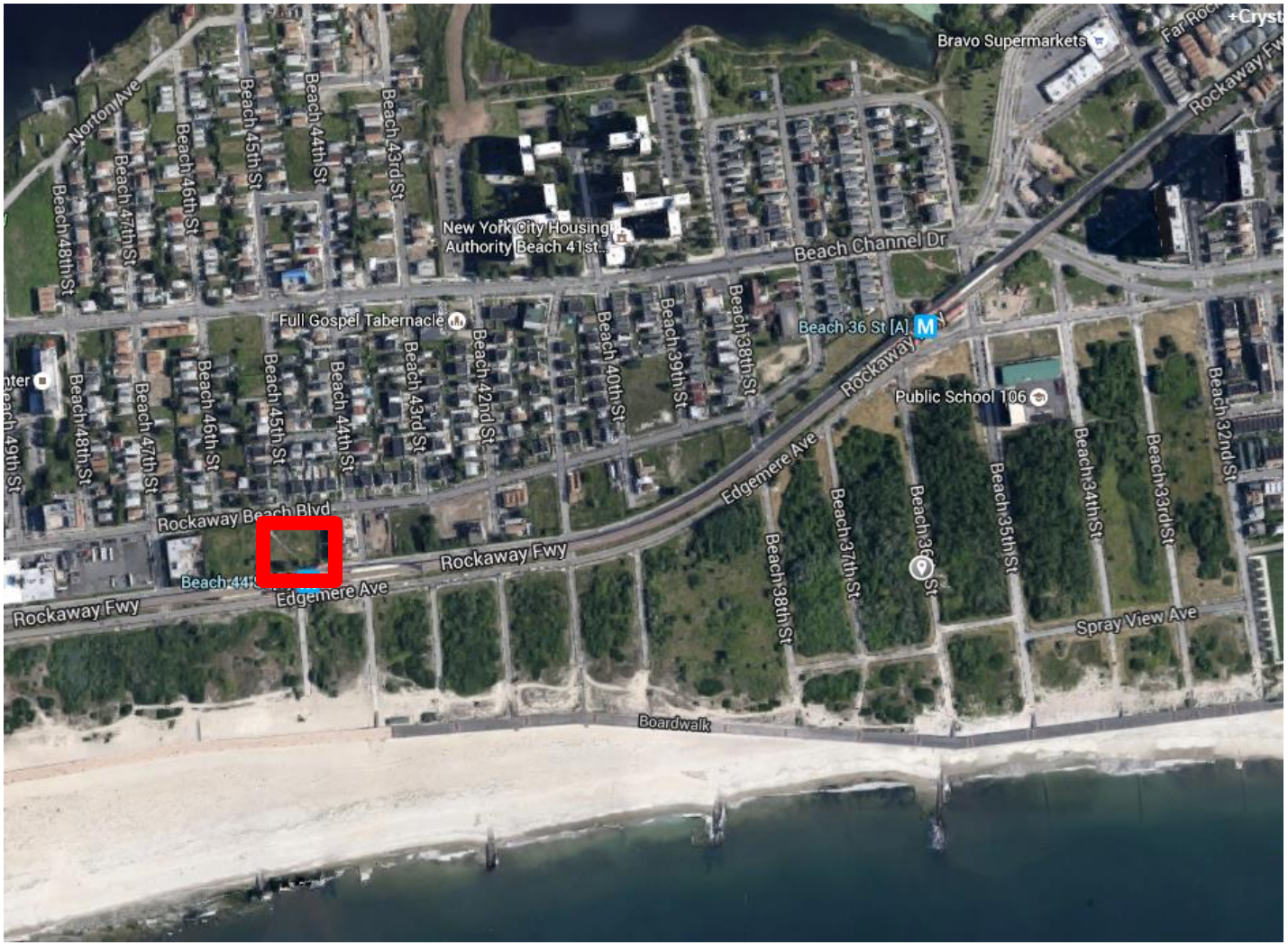
BEACH GREEN



Site – Edgemere, Queens

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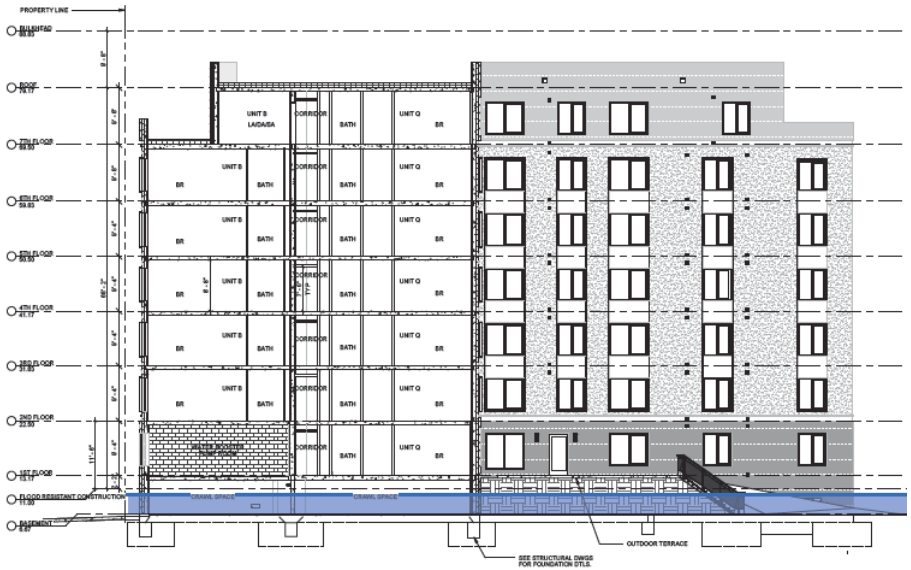
BEACH GREEN

- **101 Unit affordable units and small commercial space**
- **$32.7 million construction cost**
- **Construction Time: Summer 15 to Spring 17**
- **HPD/Enterprise project**
- **Passive House/NYSERDA standards**

Basics

Building in the Flood Zone



- Raising habitable space above flood plane
- Raising utilities above the flood plane
- Providing emergency power and natural light
- Providing gathering space above the flood plane
- Provide flood relief elements like flood vents and flood barriers
- Passive house provides for weathering in place

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The Bluestone Organization
DEVELOPERS | BUILDERS | PROPERTY MANAGERS

BEACH GREEN

Resiliency

Achieving Passive House

This building will be **the single largest Passive House** multi-family building in the country certified by PHIUS (Passive House Institute of America).

- **Super insulated Building Envelope – ICF with 7" EPS – keeps a median temp 40-50 F**
- **uPVC window has better energy performance**
- **All LED fixtures**
- **Energy Star/Water sense fixtures**
- **Cogen that provide power and hot water**
- **PV that can provide for backup power**
- **Mini split heat pump system with Air to air energy recovery system**

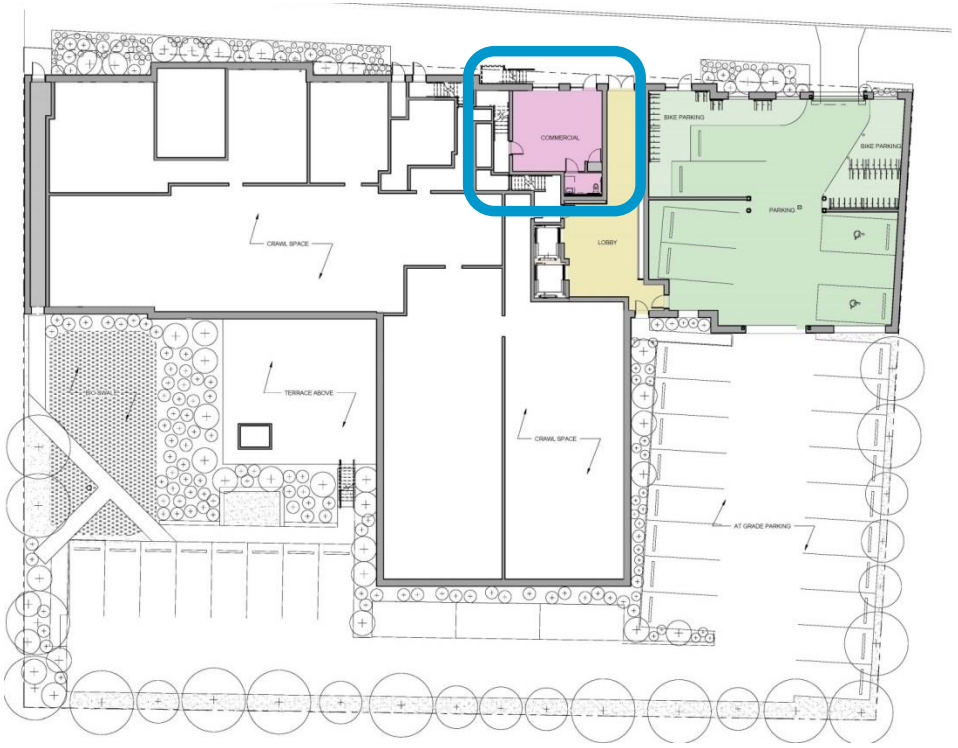
Flood Mitigation for Residential Spaces

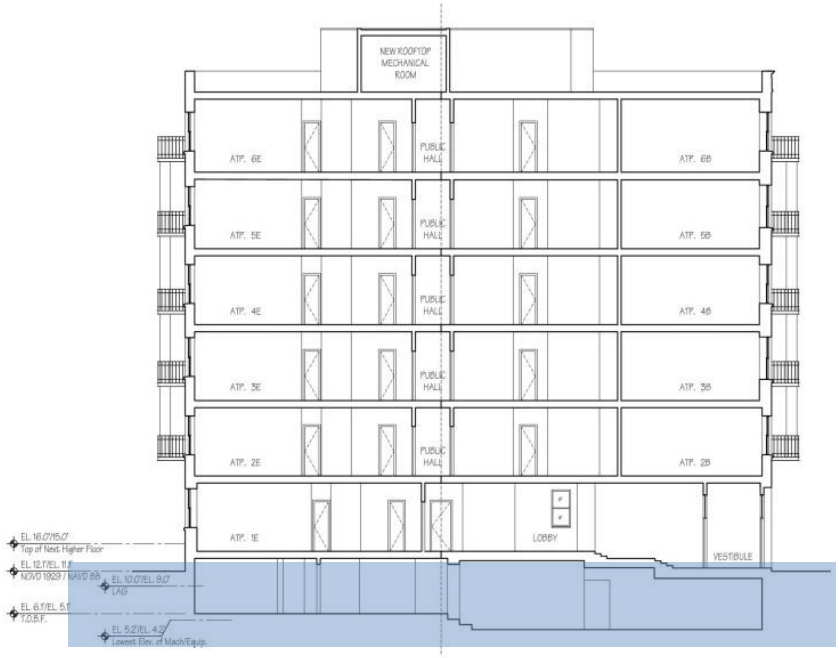
- All residential units will be located 3’ above current FEMA Base Flood Elevation
- Lobby, Parking, and Crawl space will have flood vents
- Elevator will have automatic control to prevent cab from descending into flood waters, Elevator Machine room is located above the flood plane
- All mechanical spaces are located above the flood plane
- Ground floor finishes will be designed to be flood damage-resistant materials

- Emergency Egress and Area of Rescue is on the community Terrace which is above the Base Flood Elevation
- Photovoltaic System and Co-generation hot water that can provide for Emergency Power
- Daylight corridor and stairwells provide light in case of power outage
- Super Insulated Building envelope that will keep interior space with in a comfortable temperature range

Flood Mitigation for Commercial Space

- Flood Barrier will be provided at openings
- Structure will be designed to withstand hydrostatic pressure
- Emergency Egress will be provided above the flood plane
- Sump Pump will be provided to drain accumulated vapor and seepage
- Finishes will be designed to be flood damage-resistant materials





390 East 8th Street

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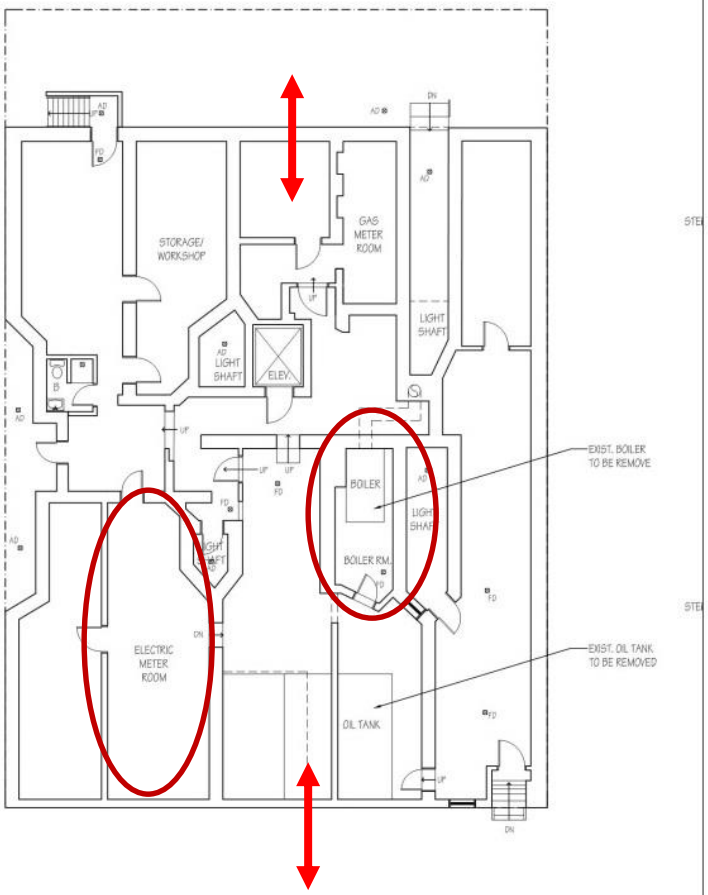
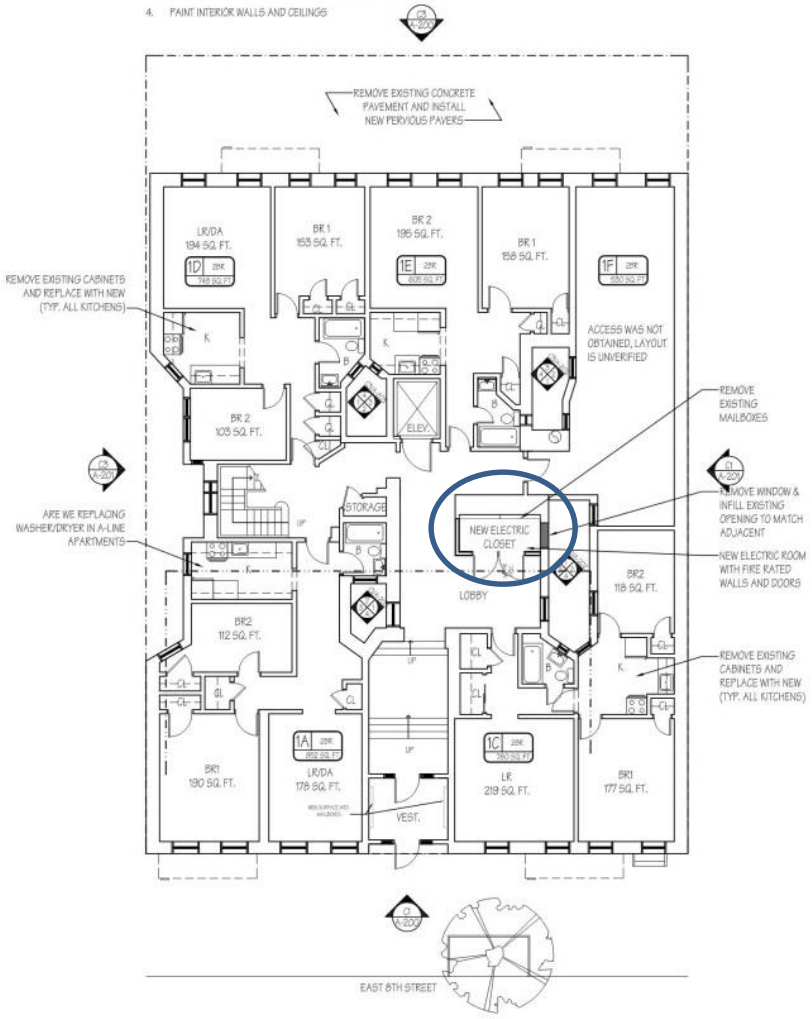
OTHER ITEMS HAVE BEEN REMOVED

2. FIRE STOP ALL PENETRATIONS THROUGH WALLS



NOTES:

1. ALL KITCHENS TO BE REPLACED WITH NEW INCLUDING CABINETS
2. ALL BATHROOMS TO BE REPLACED WITH NEW INCLUDING CABINETS AND PLUMBING FIXTURES
3. REPAIR CRACKS WATER STAINS AND DAMAGED PLASTER
4. PAINT INTERIOR WALLS AND CEILINGS



Resiliency Issues / Solutions

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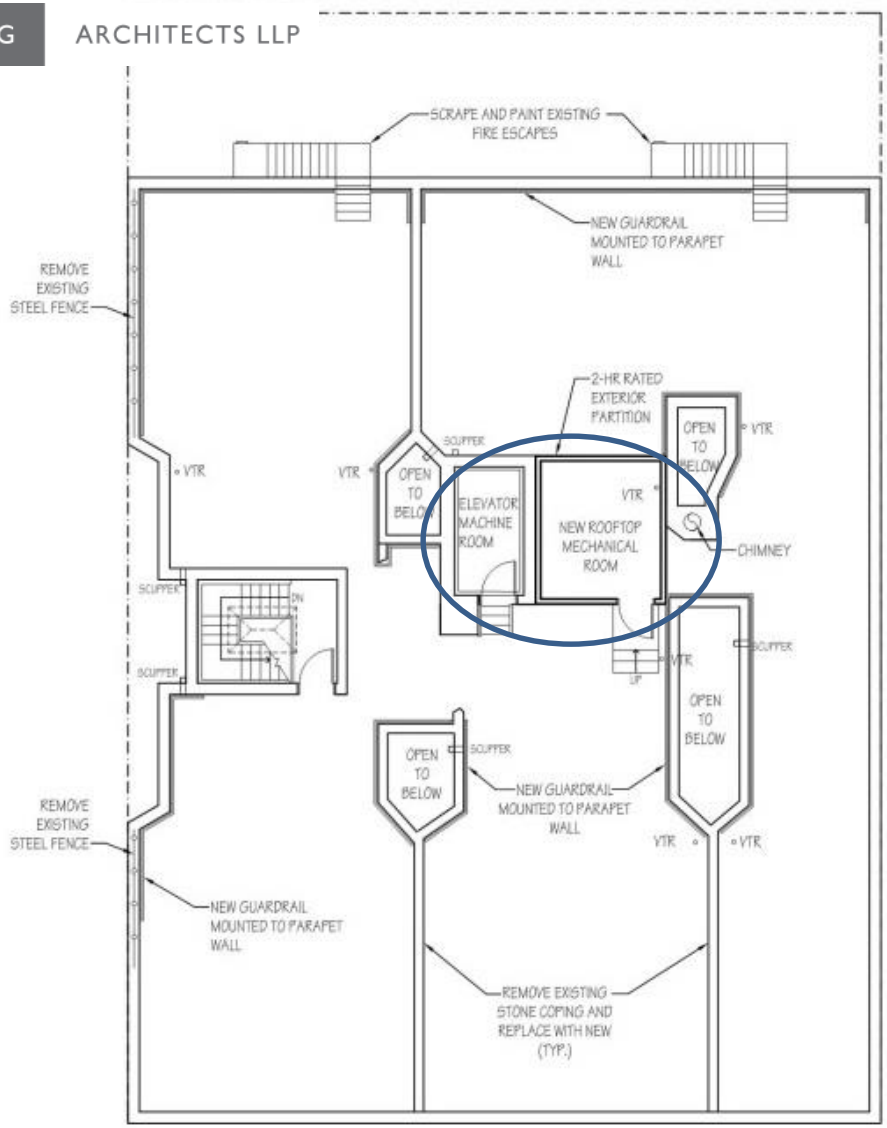

Resiliency Solutions

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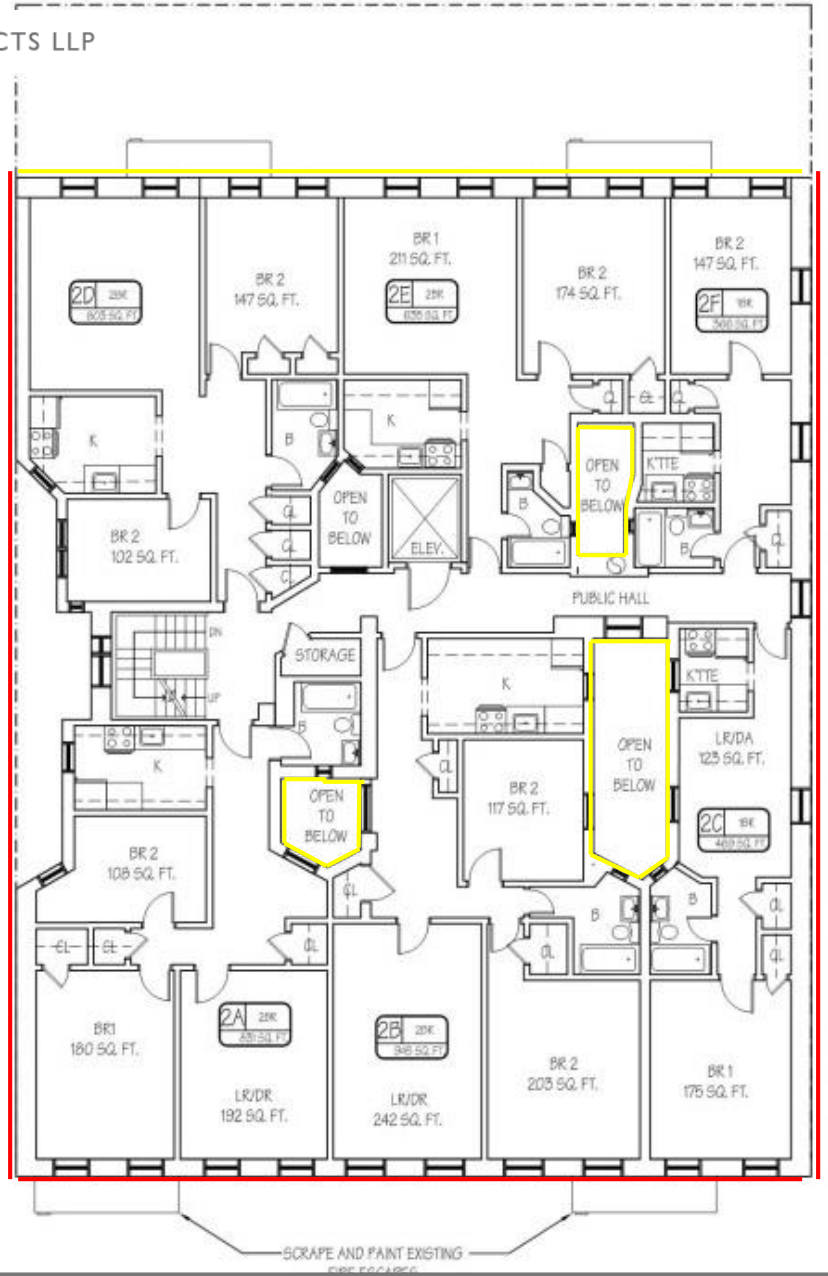

Insulation Issues

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