114 Orleans Street, East Boston

Submitted Pursuant to Article 80B of the Boston Zoning Code

May 11, 2017

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1.0 PROJECT SUMMARY / OVERVIEW

1.1 Introduction

This Package is being submitted on behalf of CRM Property Management, Corp. (the "Proponent") for a new approximately 29,385 gross square foot residential development including twenty-three residential units, twenty-five associated parking spaces, and a bike room at 114 Orleans Street in the East Boston neighborhood. (Please see **Figure 1.1.** Project Locus.)

The Project Site comprises approximately 7,510 square feet of underutilized commercial land. The Proposed Project includes a redevelopment of the Project Site, by replacing the existing auto repair/service center with a new residential development with accompanying integrated site, landscape, vehicular and pedestrian access measures, and improvements. The current estimated cost of this Project, based upon the most recent plans, is approximately $5,550,000.

The goal of the Project is to revitalize the neighborhood by replacing the existing commercial use with a residential building that will add new housing units to the increasingly popular East Boston community. As part of the community benefits related to the Proposed Project, the existing and unsightly commercial building will be demolished.

The Proposed Project will exceed the 20,000-square foot total build-out requirement for a project in a Boston neighborhood, and therefore will require the preparation of filing(s) under the Small Project Review regulations, pursuant to Article 80 of the Boston Zoning Code. The Proponent will also seek zoning dimensional relief from the Code from the Boston Zoning Board of Appeal related to the size and change of use for the Proposed Project.

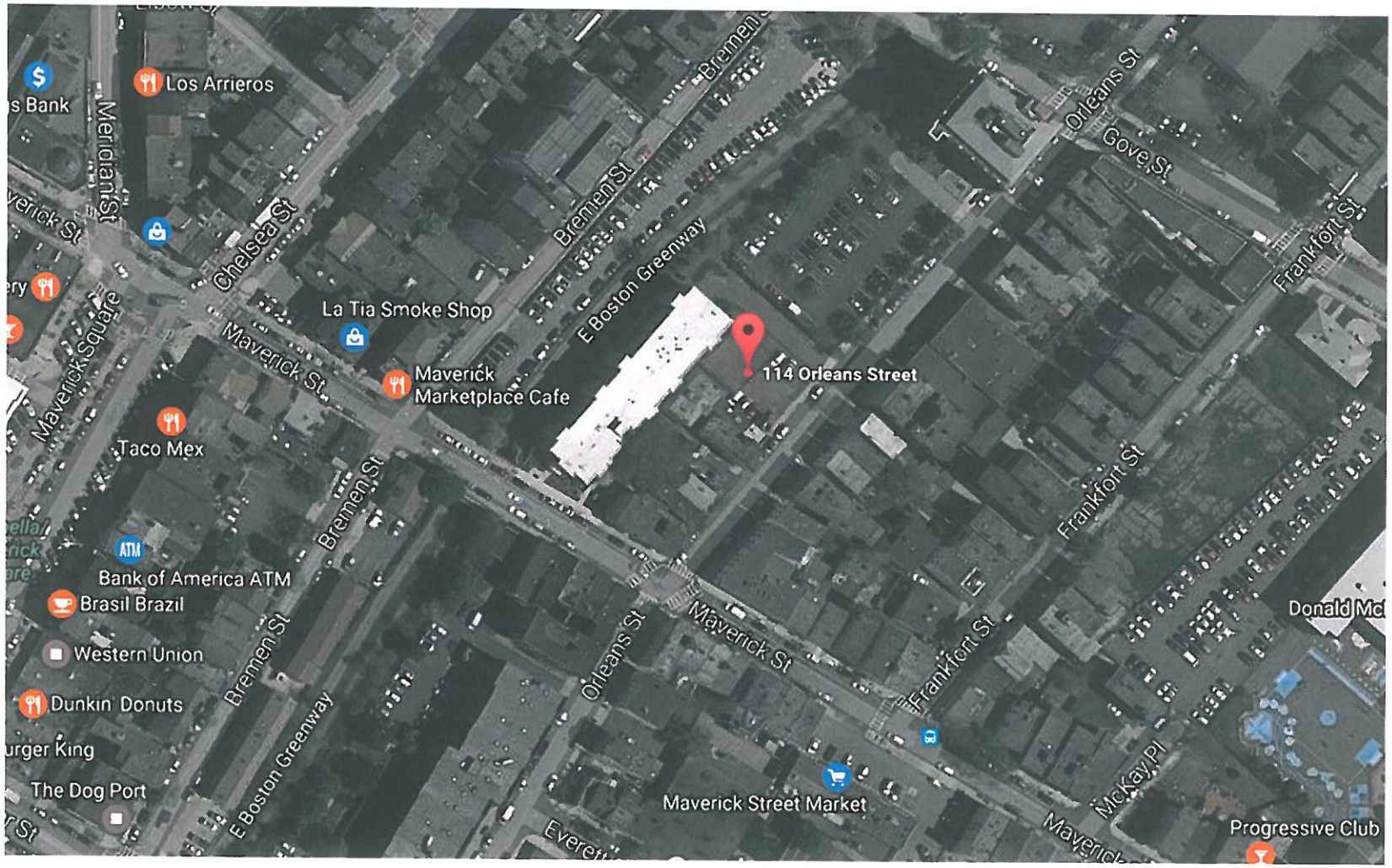


Figure 1-1

Project Locus

1.2 Detailed Project Description

The Proposed Project sits on approximately 7,510 square feet of underutilized land along Orleans Street, which lies within a Three-Family Subdistrict (3F-2000). The site borders existing residential structures on the left, across the street, and to the rear. The site also borders a parking lot to the right which services the seven-story residential building at 150 Orleans Street. The rear abutting four-story residential building is located on Bremen Street. The current site has been used as an auto repair/service center. As part of the community benefits related to this Project, the old commercial building will be demolished and new market rate housing units will be developed. The Project Site's location within a Three-Family Subdistrict makes residential units an appropriate use, and the size of the property and surrounding structures and uses supports the proposed unit count.

The Proposed Project will be constructed as a five-story residential market rate development with ground floor parking. The Proposed Project is ideally situated within close proximity to the Maverick Square MBTA station and the Sumner, Callahan, and Ted Williams Tunnels', making it convenient for future resident commuters. The Proposed Project location is just steps away from the East Boston Greenway, which will give residents plenty of open space and green space to utilize. The Project is also walking distance to Maverick Square, offering many neighborhood shops and restaurants to service the new residents of the development. The Developers are proposing a project that would include residential units that will revitalize an otherwise underutilized site, and will take advantage of its ideal location.

The Developers are proposing a residential project that will include twenty-three residential units. The Project will also include the creation of a lobby and trash room on the ground level. The units will have a mixture of different sizes, which will accommodate East Boston's diverse and growing population. The units will be comprised of eleven one-bedroom units and twelve two-bedroom units. The majority of the units will have exterior decks, which will provide residents with usable outdoor space. The Developers understand that parking is always a concern to the neighborhood residents, and are proposing a ground level interior parking facility that will house twenty-five parking spaces, giving the Project over a one to one parking ratio. The Project will also include a bike room on the second floor. The Proposed Project's proximity to the Maverick MBTA station and numerous bus lines will minimalize community impact from resident/patron parking from the Proposed Project.

The Proposed Project is subject to Small Project Review under Article 80B of the Boston Zoning Code. In parallel with this application, the Proposed Project will seek zoning relief from the Boston Zoning Code at the Boston Zoning Board of Appeal related to the size and change of use of the land and structures that currently sit on them.

Table 1-1. Approximate Project Dimensions of 114 Orleans Street

Lot Area:	7,510
Gross Building Footprint Area:	6,684
Gross Square Feet:	29,385
FAR:	3.2
Floors:	5
Height:	57'9"

2.0 General Information

2.1 Project Schedule

Project Schedule: 114 Orleans Street Project	
Construction Commencement:	Spring 2018
Construction Completion:	Fall 2019
Status of Project Design:	Schematic

2.2 Project Proponent

CRM Property Management, Corp., is run by Managing Partners Fred Starikov and Steve Whalen. Fred Starikov has eighteen plus years of experience in real estate and has overseen $500 million in real estate transactions. Mr. Starikov has a proven ability to quickly analyze market data and execute plans precisely in order to achieve optimal returns.

Stephen Whalen has over twenty-two years of experience in real estate with broad expertise in commercial and residential property acquisition, disposition and leasing. Mr. Whalen excels in relationship management and conflict resolution and has honed his command of real estate practices while employed with Equis Corp. and NAI Hunneman Commercial.

CRM Property Management, Corp. has extensive experience in managing and developing real estate, and in managing businesses, which will guide this Proposed Project to completion.

2.3 Public Benefits

The Proposed Project will provide substantial benefits to the City of Boston and the East Boston community. The Proposed Project will generate both direct and indirect economic and social benefits to the East Boston neighborhood. The Proposed Project provides for:

- Creating much needed market rate residential housing in the East Boston Neighborhood.
- Creating on-site affordable condominium units, which will meet the Boston Planning & Development Agency's affordable housing standards.
- Revitalizing an industrial parcel and replacing the current automotive repair uses with housing units.
- Constructing a building that will incorporate open space in the form of decking and terraces.
- Constructing a ground level parking facility that will accommodate parking spaces for the unit owners, and provide the building with over a one to one parking ratio.

- Encouraging alternative modes of transportation through the use of bicycling and walking, due to the close proximity of the MBTA at Maverick station.

- Creating bike storage within the building to encourage bicycling as a mode of transportation, allowing for less vehicular traffic.

- Replacing industrial/commercial automotive uses, that cause both pollution and traffic congestion, with residential use.

- Provided the Sam Adams Elementary School with 10 Chromebooks for their Autism Strand to assist the program's teachers in more effectively implement their lesson plans and connecting with their students and their needs.

- Implementing easy gardening for seniors at the Ciampa Public Garden. The developers installed raised flowerbeds that offer easier access to those with less mobility and encourages the proper way to kneel, bend, and position your hand when pruning to avoid wrist stress. With raised beds, seeding, weeding, and harvesting is more comfortable and trouble-free. Gardens like these, where the work and the rewards are shared, grow stronger communities for us all.

- Created HammerEast, the developer's newest temporary pop up arts location. HammerEast is currently located at 114 Orleans Street and will be the home to a number of visual artists and musicians. The purpose of the pop up arts space is to activate vacant space for the benefit of the surrounding community. The site has been fixed up and handed over to a talented team of local artists, performers, and creators with the challenge of creating a collaborative program to share their creativity with the community.

- Adding revenue in the form of property taxes to the City of Boston.

- Creating temporary construction and labor jobs.

2.4 Compliance with Boston Zoning Code – Use and Dimensional Requirements

The Site is located in a Three-Family Subdistrict (3F-2000) of the East Boston Neighborhood District, Article 53 of the Boston Zoning Code (the "Code"). (See **Table 2-1.** 114 Orleans Street – Zoning Compliance).

The Site consists of 7,510 square feet of land. Multi-family dwellings are not an allowed use under Article 53, Table A, and therefore a use variance will be necessary.

The Proposed Project seeks relief from several other requirements of the existing zoning outlined in Article 53. The proposed structure exceeds the maximum allowable floor-area-ration ("FAR"). It also exceeds the height limitations for the district and will require relief from the Zoning Board of Appeal. Other likely zoning violations include, insufficient parking, insufficient additional lot area per additional dwelling unit, insufficient open space, and insufficient front yard setback.

The Site is located in an area that contains primarily residential uses. The structures abutting the Project Site are a variety of residential dwellings and apartment buildings. Although some of the two and three-family structures in the neighborhood are smaller than the Proposed Project, the Greenway Apartments in the rear is comparable in size, and the Gumball Factory Residential Building to the right far exceeds the Proposed Project in size and scope. Overall, the design team feels that given this location and the immense size of the lot, and the structures influencing the design, that the proposed building's height, mass and scale are appropriate for this location.

Table 2.1. 114 Orleans Street - Zoning Compliance

Categories	Three-Family Subdistrict	Proposed Project
Minimum Lot Area (Square Feet)	2,000 for 1 or 2 units	7,510 S.F.
Lot Area for Each Additional Dwelling Unit	1,000 per DU (21,000)	5,510 S.F.
Floor Area Ratio	1.0	3.2
Minimum Lot Width	20 Feet	75 Feet
Minimum Lot Frontage	20 Feet	75 Feet
Minimum Front Yard	5 Feet	0 Feet
Minimum Side Yard	2 ½ Feet	Varies. 0-5 Feet
Minimum Rear Yard	30 Feet	0 Feet
Maximum Building Height	3 Stories/35 Feet	57 Feet, 9 Inches
Minimum Useable Open Space Per Dwelling Unit (Square Feet)	300 S.F. / Unit	70.9 S.F. / Unit
Off-Street Parking Spaces	2 Space per Dwelling Unit (46 Spaces)	25 Spaces

2.5 Public Review Process and Agency Coordination

The 114 Orleans Street development team has provided extensive community outreach efforts for the Proposed Project including community meetings in the East Boston neighborhood, and presentations before the elected officials. As part of the process, the development team has held an abutter's meeting to explain the Project to surrounding neighbors that will be directly impacted during and after construction. The Proponent received feedback from the neighbors, and has made design changes accordingly. The development team also appeared three times before the Gove Street Association.

As part of the required community outreach process, the Boston Planning & Development Agency will also hold its own Article 80 required public meeting during which the development team will make a presentation and public comments will be received.

Finally, the development team has met individually with all of East Boston's elected officials and their staff members, including: Representative Adrian Madaro, City Councilor Salvatore LaMattina, and Mayor's Office of Neighborhood Services Liaison for East Boston, Claudia Correa. East Boston's elected officials have had input during the community outreach process, and have had staff presence at all community meetings.

The Proponent has also discussed the Proposed Project with representatives of the Boston Planning & Development Agency ("BPDA") prior to filing this Briefing Package in order to identify issues/concerns as well as design requirements related to the Proposed Project. Meetings have been held with the BPDA's planners and urban design staff, and the Project design has changed based upon the feedback received.

The Proponent will continue to meet with public agencies, neighborhood representatives, local business organizations, abutting property owners, and other interested parties, and will follow the requirements of Article 80 pertaining to the public review process.

3.0 URBAN DESIGN AND SUSTAINABILITY

3.1 Site and Surroundings

The Project Site is located in East Boston and is bounded by Orleans Street, a three-story residential dwelling and accompanying single-story garage to the left, a parking lot and seven-story residential building to the right and a four-story apartment building to the rear. The Proposed Site sits on approximately 7,510 square feet of underutilized space along Orleans Street. The current site has been used as an auto repair/service center. As part of the proposal, this unsightly commercial building will be demolished. Additionally, the wide existing curb cut will be filled and replace by a more appropriate curb cut, which will be used to access the ground floor parking facility. This process will also allow for the creation of additional on-street parking spaces. The change of use from auto repair/service center to residential will greatly reduce the vehicular traffic on and around Orleans Street, and will also eliminate overflow parking from this commercial business. For existing site pictures see **Appendix B**.

3.2 Shadow Study

A comparative shadow study was done for the existing site and the proposed building to measure the impact that the project will have on the surrounding community. The studies represent four different times of the year, the winter and summer solstices as well as the fall and spring equinoxes. Three times of the day, morning, mid-day, and evening, are studied for each time period representing the shadows cast by the sun as it moves through the sky.

The shadows cast by the proposed building will have little to no impact on the buildings directly adjacent to it on Orleans Street. The greatest impact will be to the Greenway Apartments to the rear of the proposed project starting in the morning and shifting away by noon. During the majority of the daytime hours the building has no impact on any of the adjacent residences. From noon to roughly 6pm in the evening the proposed project casts shadows on the private access driveway for the Greenway Apartments and on the surface parking lot of the Gumball Building to the Northeast. By late evening all of the shadows cast will have shifted across Orleans Street to the Southeast. The studies have shown that the proposed building will have little to no additional shadow impact on the neighborhood from 6pm onward. See **Appendix D** for the complete Shadow Study.

3.3 Urban Design Concept

Public Connection:

The proposed building works to connect the site with the surrounding neighborhood by providing a more pedestrian friendly use and continue the street scape. Currently, at the site sits a vacant auto body shop and surface parking lot. During the planning process, the developer in connection with local artists has worked to beautify the existing building and open it to the community for public workshops and art installations. The proposed project will remove the existing structure and introduce consistent street frontage along Orleans Street. In addition to the residential entry for the building, auto access will be from Orleans Street. A change in paving

material and a vehicle activated light will notify pedestrians of vehicles entering and exiting the parking area. As a result of multiple meetings with abutters a 5'-0" setback along the right property line has been maintained as a green space abutting the private driveway to the Greenway Apartments and widening the public access walkway to the East Boston Greenway. Additionally, in coordination with the direct abutter at 107 Orleans Street the building steps back from the existing garage 8'-0" from the second floor upward allowing for light and air access to the existing deck on the adjacent lot.

Building Design:

The proposed building will be five stories high with a setback on the front and both the left and right side of the fifth floor. In addition to diminishing the perceived height of the building along Orleans Street the setback at the fifth floor aligns with the roof of the four-story brick building across the street at 117 Orleans Street maintaining the rhythm along of the buildings. Additionally, the massing along Orleans Street will be broken by a full height vertical element to mimic the existing row house typology of the neighborhood. The building will incorporate materials found in the neighborhood in both traditional and modern detailing. The windows will be double hung to maintain the residential character of the building and the rhythm of the street fenestration.

Parking is located at the ground floor beneath the building and will accommodate 25 spaces through the use of stackers. The parking entry is off of Orleans Street and will be fully enclosed. A bike room will be located on the second floor of the building with 280 SF of secure bike storage space for the building residents. Additional bike parking for both resident and public use will be located on Orleans Street and along the right side of the building. The lobby is located at the front left of the building along Orleans Street and will be mostly glass creating an open visual connection from the interior to the exterior of the building. For renderings of the proposed Project, please see **Appendix C**.

3.4 Materials and Finishes

The proposed building incorporates the materials and finishes found along Orleans Street, and will look to combine traditional and modern detailing to connect the project and the surrounding neighborhood.

The first four stories of the building will be predominantly brick to align with the four-story brick building across the street at 117 Orleans and to maintain the rhythm of building heights along the street. The bays on the second through fourth floors will be clad in fiber cement clapboard siding in reference to the one and two family row houses on the lot adjacent and along Orleans Street. The detailing on the first four floors will be traditional in nature to keep with the character of Orleans Street. A cornice at the fifth floor will separate the massing of the lower stories and the step back of the upper most level. In addition to the change of plan the fifth floor will mix the use of fiber cement siding and fiber cement panels with a more modern detailing to accentuate the physical separation. A vertical element of fiber cement panels breaks up the brick massing along Orleans Street at the plane of the top level to mimic the massing of the scale of the one and two family dwellings along Orleans Street. All guard railings at the fifth-floor decks will be metal. The entrance lobby will be mostly glass to connect the interior with the exterior. All building materials will be sustainably sourced and environmentally friendly when possible.

3.5 Sustainable Design/Energy Conservation

All developments proposed in the City of Boston must follow the Boston Green Building Regulations including standards established under Article 37 of the Boston Zoning Code. The Project as currently conceived will meet or exceed the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) system to achieve a Certified level. A summary of how the project addresses each checklist category is included below with an expanded version to be prepared in accordance with the Article 37 regulations. A Climate Change Preparedness Questionnaire and Accessibility Checklist will also be prepared and submitted to the Interagency Green Building Committee as required.

This project will provide new dwelling units in an emergent neighborhood within walking distance to the Maverick subway station, many local businesses and open space including East Boston Memorial Park and the East Boston Greenway. Our team is committed to incorporating environmentally sensitive, sustainable design elements into the proposed development. These elements will improve the quality of life for the residents of this project as well as the neighborhood, while helping to protect the global environment. Ultimately, they will also reduce operating costs while increasing value for the project, improving its business viability. We are committed to identifying opportunities presented by the redevelopment by setting proactive goals and ensuring an undertaking that is LEED Certified as a minimum and satisfies the requirements of the City of Boston Environment Department.

The proponent has assembled an architectural and engineering team familiar with implementing these goals. Embarc Studio's own LEED accredited personnel is working in concert with experienced LEED accredited engineers (mechanical, electrical and plumbing engineers.) When the time comes, the team will actively involve the selected contractor in turning this commitment into reality. Please see Appendix I for a LEED Scorecard. For the LEED Project Checklist see **Appendix F.**

The following sections outline the team's approach to individual LEED Credits:

City of Boston Article 37

The Project will include the following Prerequisite Boston Green Building Credits:

<u>Boston Public Health Development Prerequisite Credits:</u>

Prerequisite *Diesel Retrofit of Construction Vehicles*
Retrofit of all diesel construction vehicles from the United States Environmental Protection Agency approved retrofit technologies, or a contribution of a comparable amount to the Air Pollution Control Commission Abatement Fund.

Prerequisite *Outdoor Construction Management Plan*

An outdoor construction management plan including provisions for wheel washing, site vacuuming, truck covers and anti-idling signage.

Prerequisite *Integrated Pest Management Plan*
The Project will include Item No. 3 and 4 listed below, of the Boston Credits.

Boston Credits:

A.	Modern Grid Credit;	Not applicable for this Project.
B.	Historic Preservation Credit;	Not applicable for this Project.
C.	Groundwater Recharge Credit;	Yes
	1. The Project will capture rainwater.	
D.	Modern Mobility Credit	Yes

Prerequisites (meet all):

1. Designate an on-site transportation coordinator in the management office.
2. Post information about public transportation and car-sharing options.
3. Provide transit, bike and pedestrian access information on building website.
4. Provide on-site, external bicycle racks for visitors and covered secure bicycle storage for the building occupants. 15% residential and 5% other uses.
5. Comply with Boston Transportation Department district parking ratios.

LEED Narrative

The Project as currently conceived will meet or exceed the U.S. Green Council's Leadership in Energy and Environmental Design (LEED) system to achieve a Certified standard. The USGBC rating system that this project will be using is LEED for Homes Mid-rise. A summary of how the project addresses each checklist category is included below with an expanded version to be prepared in accordance with the Article 37 regulations.

Innovation and Design Process (ID)

ID 1.1 Preliminary Rating (Prerequisite): A Green Rater has not yet been chosen as a team member however once this consultant is chosen, The Project team will review the Checklist prepared to date with the Green Rater. It is intention of the Team that the Project at a minimum achieve a Certified Level.

ID 1.2 Energy Expertise for Mid-Rise (Prerequisite): The Project Team includes a team member familiar with Mid-Rise Energy systems and components as well as energy modeling per ASHRAE 90.1, Appendix G.

ID 1.3 Professional Credentialed with Respect to LEED for Homes: At least one member of the design team (other than the Green Rater) will be accredited by USGBC for LEED for Homes projects.

Location and Linkages (LL)

LL 2 Site Selection (2 credit): Site meets all of the following attributes: Above FEMA 100-year floodplain, not built on habitual for threatened or endangered species, not within 100 feet of water and wetlands, not built on land that was public parkland and not built on land with prime soils, unique soils, or soils of state significance.

LL 3 infill (2 credit): 75% of the perimeter immediately borders previously developed land.

LL 4 Existing Infrastructure (1 credit): There are existing utilities including water and sewer service lines directly in front of the project lot on Washington and Green street.

LL 5.3 Community Resources (3 credits): The project site is centrally located and have access within ¼ miles of at least 11 basic community resources.

LL 6 Access to Open Space (1 credit): The project site is 0.2 miles (4 minutes' walk) from East Boston Memorial Park, a park and athletic field maintained by the City of Boston Parks and Recreation.

Sustainable Sites (SS)

SS 1.1 Erosion Controls during Construction (Prerequisite): The Project team will design and plan appropriate erosion control features. Contractor will be required to maintain these the erosion control features through the construction phase and will include such things as protection and reuse of existing on site topsoil, controlling run-off, protection of on-site sewer inlets and most importantly streams and diverting of surface water run-off.

SS 1.2 Minimize Disturbed Area of Site for Mid-Rise (1 credit): The density of the Project is currently +/- 23 units on a 0.2 acre lot and will therefore be exceed the 40 units/acre threshold.

SS 3.2 Reduce Roof Heat Island Effects (1 credit): The buildings will be installed with high albedo roofing system material on more than 75% of the roof surface.

SS 4.3 Storm Water Quality Control for Mid-Rise (2 credits): The Project will use implement a Stormwater Management Plan in accordance with the Commonwealth of Massachusetts and City of Boston ordinances and standards.

SS 5 Pest Control Alternative (1.5 credits): The construction documents will require sealing of external racks, joints, gaps with caulking and install pest-proof screens. Details will show dividers at wood-to-concrete connections. All exterior wood will be at least 12" above soil.

SS 6.1 – 6.3 Compact Development, Very High Density (3 credits): The Project will have approximately 23 units per 0.2 acre, meeting the standard for Very High Density threshold of 80 units/acre.

SS 7.1 Public Transit (1 credit): Project is within ¼ mile walking distance from the Maverick Station on the Blue Line.

SS 7.2 Bicycle Storage (1 credit): A secured bicycle room is provided that will accommodate 15% of building occupants (approximately 20 bicycle spaces). Separate outdoor bicycle parking is provided for visitors.

SS 7.3 Parking Capacity/Low-Emitting Vehicles (1 credit): Number of parking spaces does not exceed minimum zoning requirements.

Water Efficiency (WE)

WE 3.1 Indoor water Use - High Efficiency Fixtures and Fittings (3 credits): The Project will use high efficiency lavatory faucets, shower heads and toilets meeting EPA Water Sense standards.

WE 3.3 Water Efficient Appliances for Mid-Rise (2 credits): The Project will use water-efficient clothes washers and ENERGY STAR dishwashers.

Energy and Atmosphere (EA)

EA 1.1 Minimum Energy Performance for Mid-Rise (Prerequisite): The Project will meet the mandatory provision and exceed the 15% minimum reduction in energy use according to the ASHRAE 90.1-2007, Appendix G simulation.

EA 1.2 Testing and Verification for Mid-Rise (Prerequisite): The Project will meet EPA Multi-Family High Rise Program Testing & Verification Protocols requirements.

EA 7.2 Pipe Insulation (1 credit): All domestic hot water piping shall have R-4 insulation including appropriate insulation on all pipe elbows and transitions.

Materials and Resources (MR)

MR 1.1 Framing Order Waste Factor (Prerequisite): Limit the overall estimated waste factor to 10% or less.

MR 1.4 Framing Efficiencies (3 credits): Framing Efficiencies will be achieved and will include such things as pre-cut framing packages, open-web floor trusses, ceiling/floor/roof joist spacing in excess of 16" OC.

MR 2.1 FSC Certified Tropical Woods (Prerequisite): Project shall require that any tropical woods used shall be FSC Certified.

MR 2.2 Environmentally Preferable Products (min. 3 credits): The Project will specify and approve during the submittal process products that environmentally preferable, low-emitting or locally sourced in accordance with EPP Table. Anticipated credits will be 3.

MR 3.1 Construction Waste Management Planning (Prerequisite): The Project will investigate and document local options for diversion of all anticipated major constituents of the project waste stream.

MR 3.2 Construction Waste Reduction (1.5 credits): The Project aims to divert 50% of its construction generated waste from landfill.

Indoor Environmental Quality (EQ)

EQ 2.1 Basic Combustion Venting Measures (Prerequisite): These requirements, no unvented combustion appliances, CO monitoring on each floor, space heating equipment that is closed combustion are basic requirements of the State Building Code and will be incorporated into the work. There are no fireplaces in the dwelling units.

EQ 4.1 Basic Outdoor Air Ventilation (Prerequisite): Continuous ventilation shall be provided to each dwelling unit to meet the ASHRAE 62.2.

EQ 5.1 Basic Local Exhaust (Prerequisite): Bathroom exhaust fans and kitchen exhaust fans will be ASHRAE compliant for air flow and installed per ASHRAE 62.2. Bathroom exhaust fans shall be ENERGY STAR listed.

EQ 5.2 Enhanced Local Exhaust (1 Credit): Bathroom exhaust fans will be operated with automatic timers tied to a switch to operate the fan for an additional 20 minutes after occupant left the room.

EQ 6.1 Room by Room Load Calculations (Prerequisite): Perform room by room load calculations and install system accordingly. Calculations will be performed by the mechanical engineer of record for the project.

EQ 7.2 Air Filtering (prerequisite): Better than MERV 10 filters will be installed and adequate pressures and air flow will be maintained.

EQ 8.1 Indoor Contaminant Control During Construction (1 credit): Upon installation all ductwork will be sealed to minimize contamination during construction.

EQ 10.1 No HVAC in Garage (Prerequisite): The garage will not have HVAC equipment other than that required for mechanical (CO) ventilation in which the make-up air will not be conditioned.

EQ 11 Environmental Tobacco Smoke Control, b) Prohibit smoking throughout the building (1 credit): Smoking will be prohibited inside the building (inside dwelling units and all common areas) and outside within 25 feet from entries, air intakes and windows. Provisions for enforcement shall be in the lease or condominium regulations. No smoking signs shall be posted.

EQ 12.1 Compartmentalization of Units (Prerequisite): Air-sealing protocol will be implemented to ensure leakage below .30 CFM50 per Square Foot of interior space and verified thru blower door test.

3.6 Urban Design Drawings

The Proposed Project's urban design drawings and perspectives are contained in **Appendix A** and include:

A-1 Parking Plan
A-2 2nd Floor Plan
A-3 3rd and 4th Floor Plan
A-4 5th Floor Plan
A-5 Orleans Street Elevation
A-6 West Elevation
A-7 East Elevation

4.0 ADDITIONAL PROJECT INFORMATION

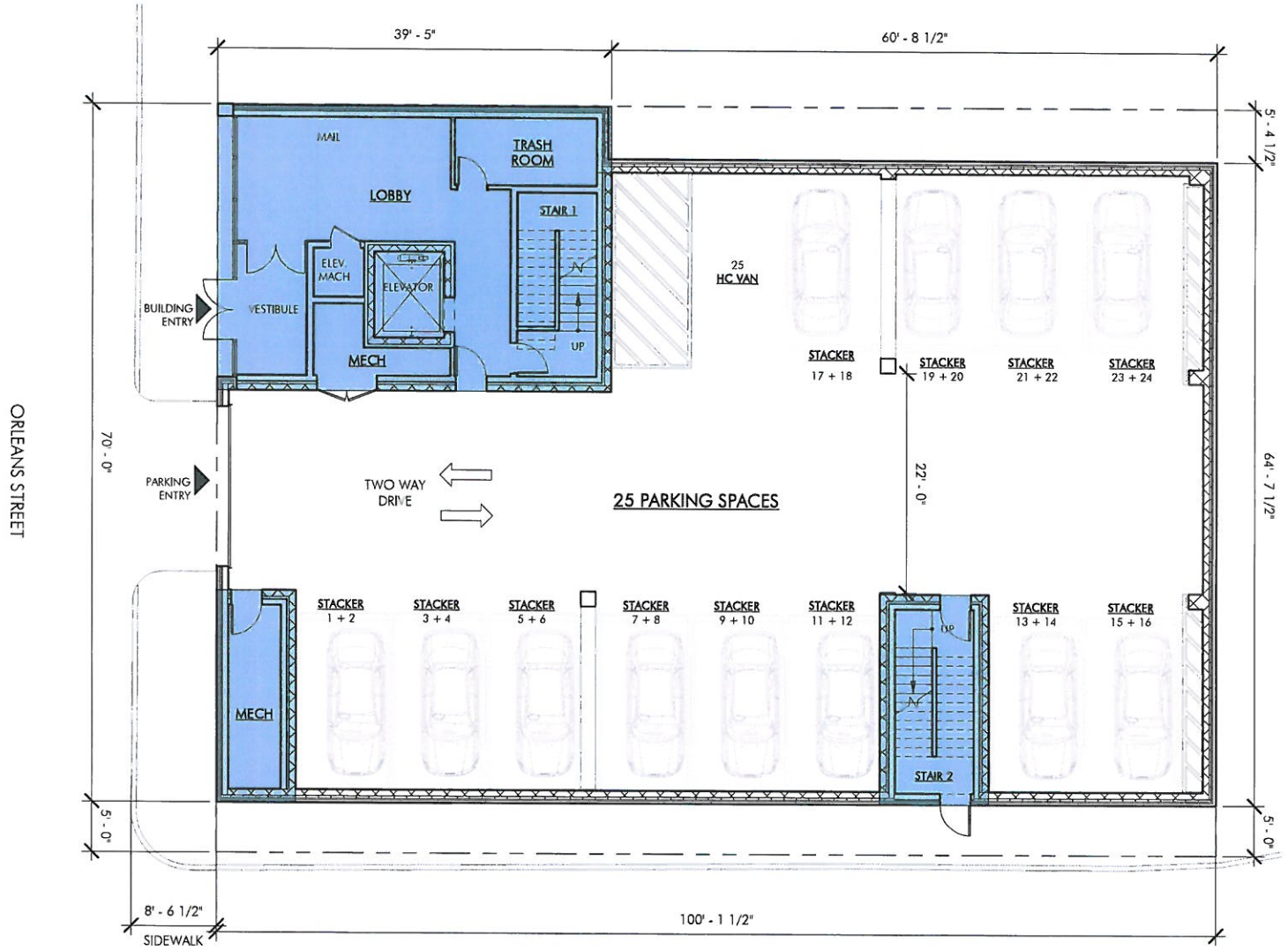
4.1 Preliminary List of Permits or Other Approvals Which May Be Sought

Agency Name	Permit or Action*
Local Agencies	
Boston Planning & Development Agency	Article 80 Review and Execution of Related Agreements; Section 80B-6 Certificate of Compliance
Boston Transportation Department	Transportation Access Plan Agreement; Construction Management Plan
Boston Department of Public Works, Public Improvement Commission	Possible Sidewalk Repair Plan; Curb-Cut Permit; Street/Sidewalk Occupancy Permit; Other
Boston Zoning Board of Appeals	Possible Variances and Dimensional Relief from Existing Zoning Code Requirements
Boston Public Safety Commission, Committee on Licenses	Permit for Storage of Fuel in (Emergency Storage) Tanks; Garage Licenses
Boston Fire Department	Approval of Fire Safety Equipment
Boston Water and Sewer	Approval for Sewer and Water Connections; Construction Site Dewatering; and Storm Drainage
Boston Parks Department	Approval for Site Location in Relation to Nearby Parks
Boston Department of Inspection Services	Building Permits; Certificates of Occupancy; Other Construction-Related Permits

* This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.

4.2 Project Team

Project Name: 114 Orleans Street	Project Team Information
Property Owner / Developer	City Realty Group, LLC 320 Washington Street Brookline, MA 02445 Fred Starikov, Fred.Starikov@cityrealtyboston.com Steve Whalen, Steve.Whalen@cityrealtyboston.com
Article 80 Permitting Consultant / Legal Counsel / Outreach	Drago & Toscano, LLP 15 Broad Street, Suite 610 Boston, MA 02109 Jeffrey Drago, Esq., Jdrago@dtlawllp.com Matthew Eckel, Esq., Matt@dtlawllp.com
Architect	Embarc Studio 60 K Street, 3rd Floor Boston, MA 02127 Dartagnan Brown, dbrown@embarcstudio.com Dan Artiges, dartiges@embarcstudio.com



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EMBARC STUDIO
ARCHITECTURE + DESIGN

PARKING PLAN
114 ORLEANS STREET
BOSTON, MA 02128

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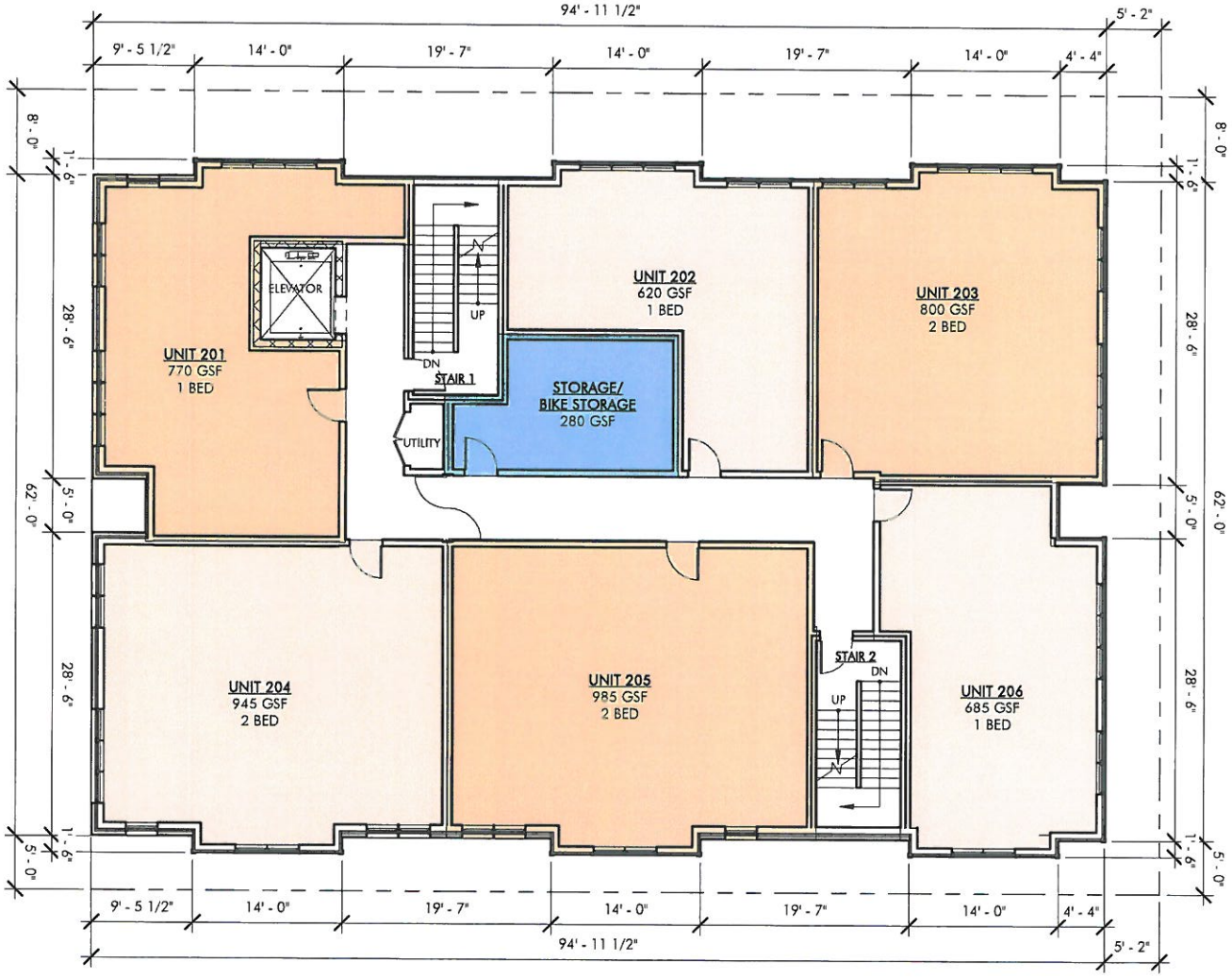

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EMBARC STUDIO
ARCHITECTURE + DESIGN

SECOND FLOOR PLAN
114 ORLEANS STREET
BOSTON, MA 02128

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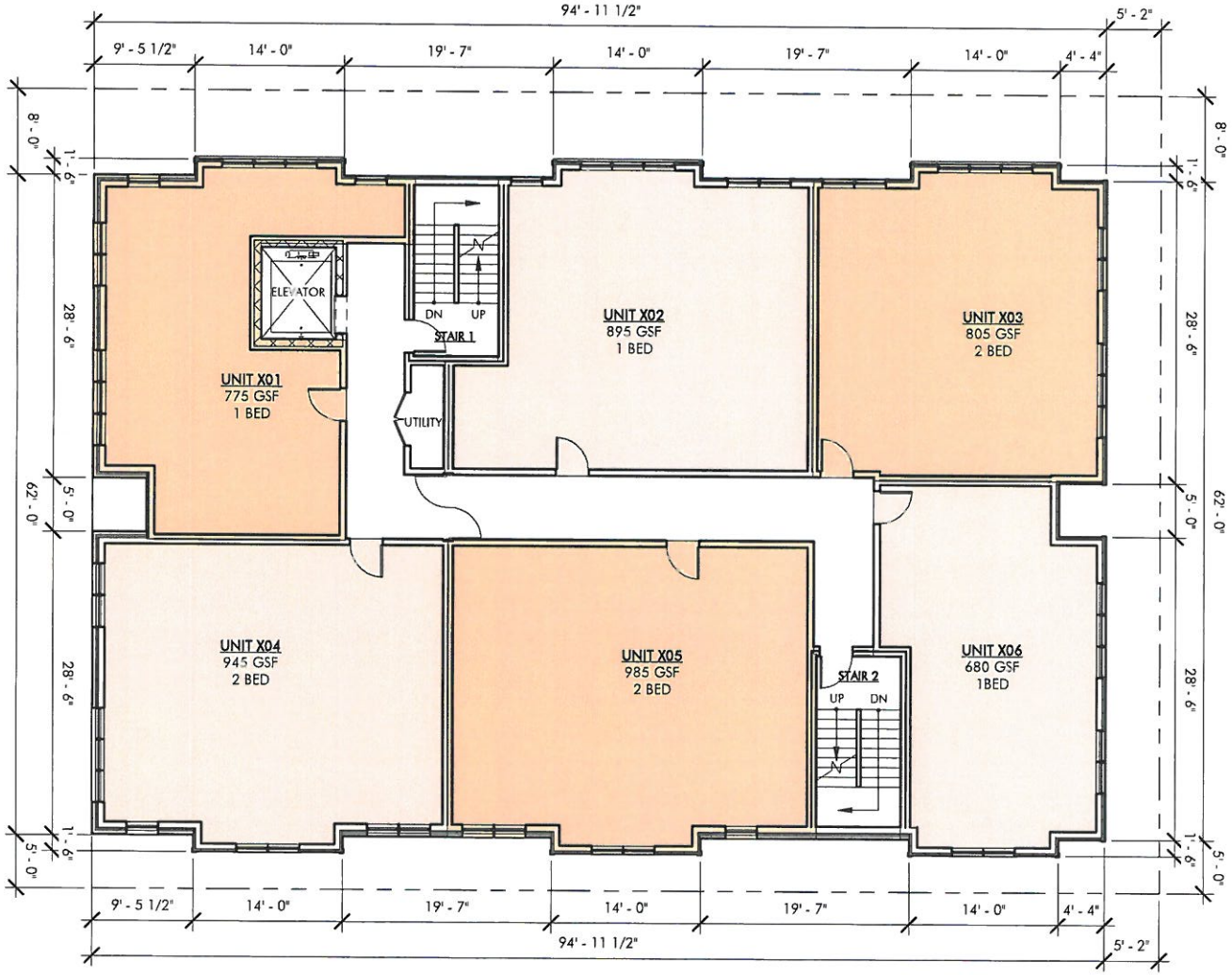

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EMBARC STUDIO
ARCHITECTURE • DESIGN

TYPICAL (3 &4) UPPER FLOOR PLAN

114 ORLEANS STREET
BOSTON, MA 02128

A3

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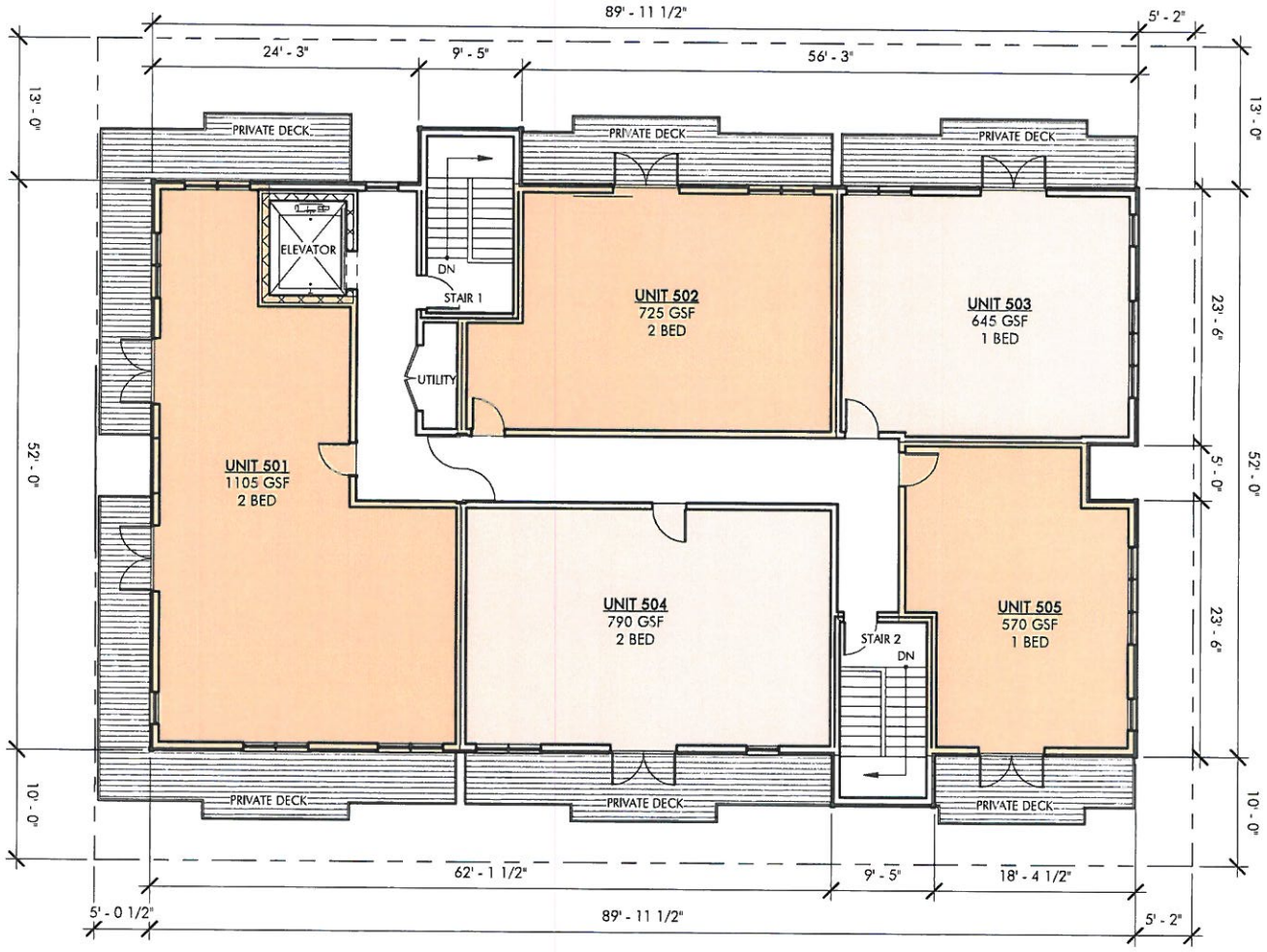
MAY 5, 2017 | EMBARC



3/32" = 1'-0"

EMBARC STUDIO
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FIFTH FLOOR PLAN
114 ORLEANS STREET
BOSTON, MA 02128

A4

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1/16" = 1'-0"

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ORLEANS STREET ELEVATION
114 ORLEANS STREET
BOSTON, MA 02128

A5

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MAY 5, 2017 | EMBARC

1/16" = 1'-0"

EMBARC STUDIO
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WEST ELEVATION
114 ORLEANS STREET
BOSTON, MA 02128

A6

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1/16" = 1'-0"

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ARCHITECTURE + DESIGN

EAST ELEVATION
114 ORLEANS STREET
BOSTON, MA 02128

A7

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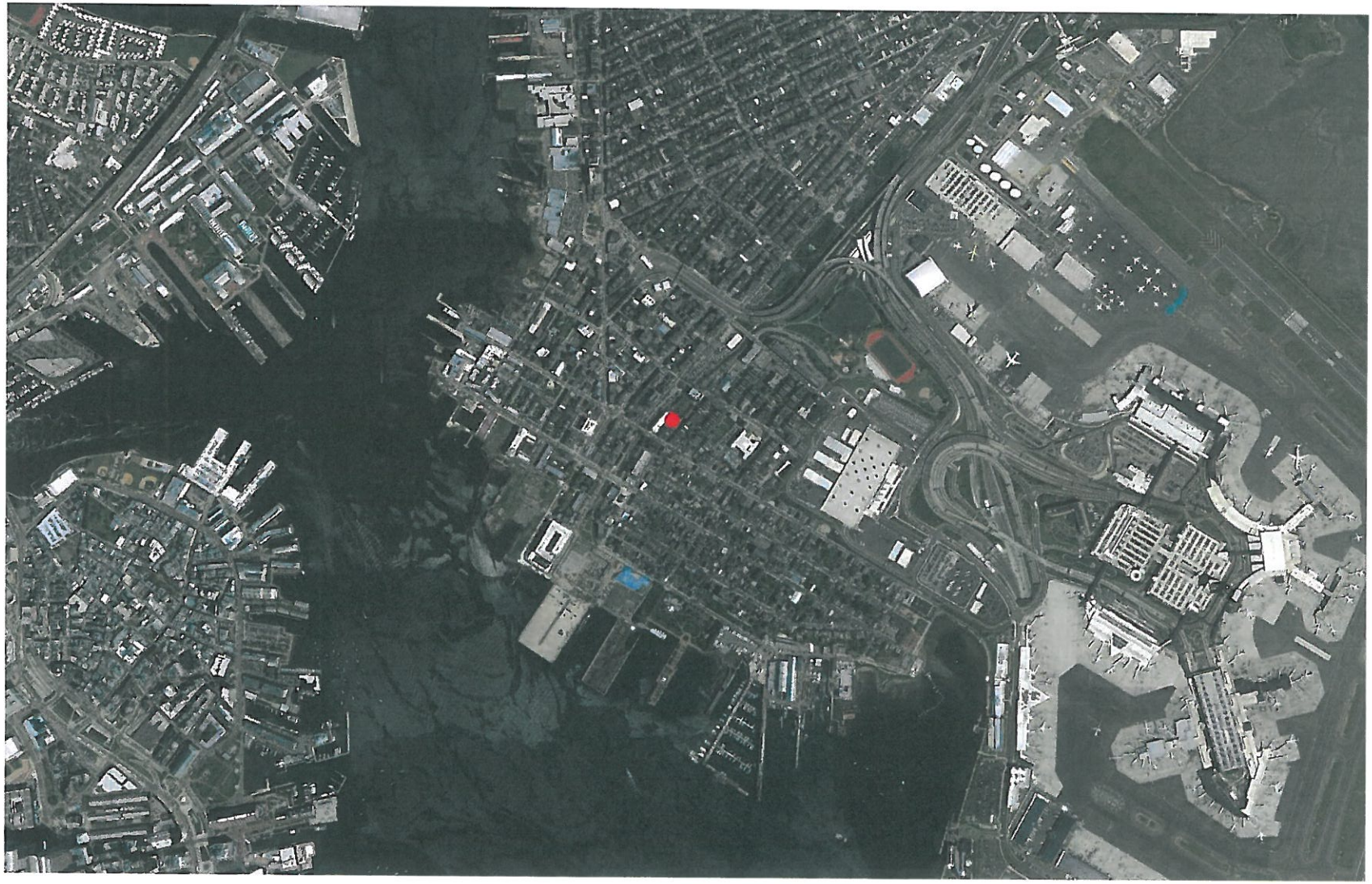
MAY 5, 2017 | EMBARC



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CONTEXT
114 ORLEANS STREET
BOSTON, MA 02128

EX1

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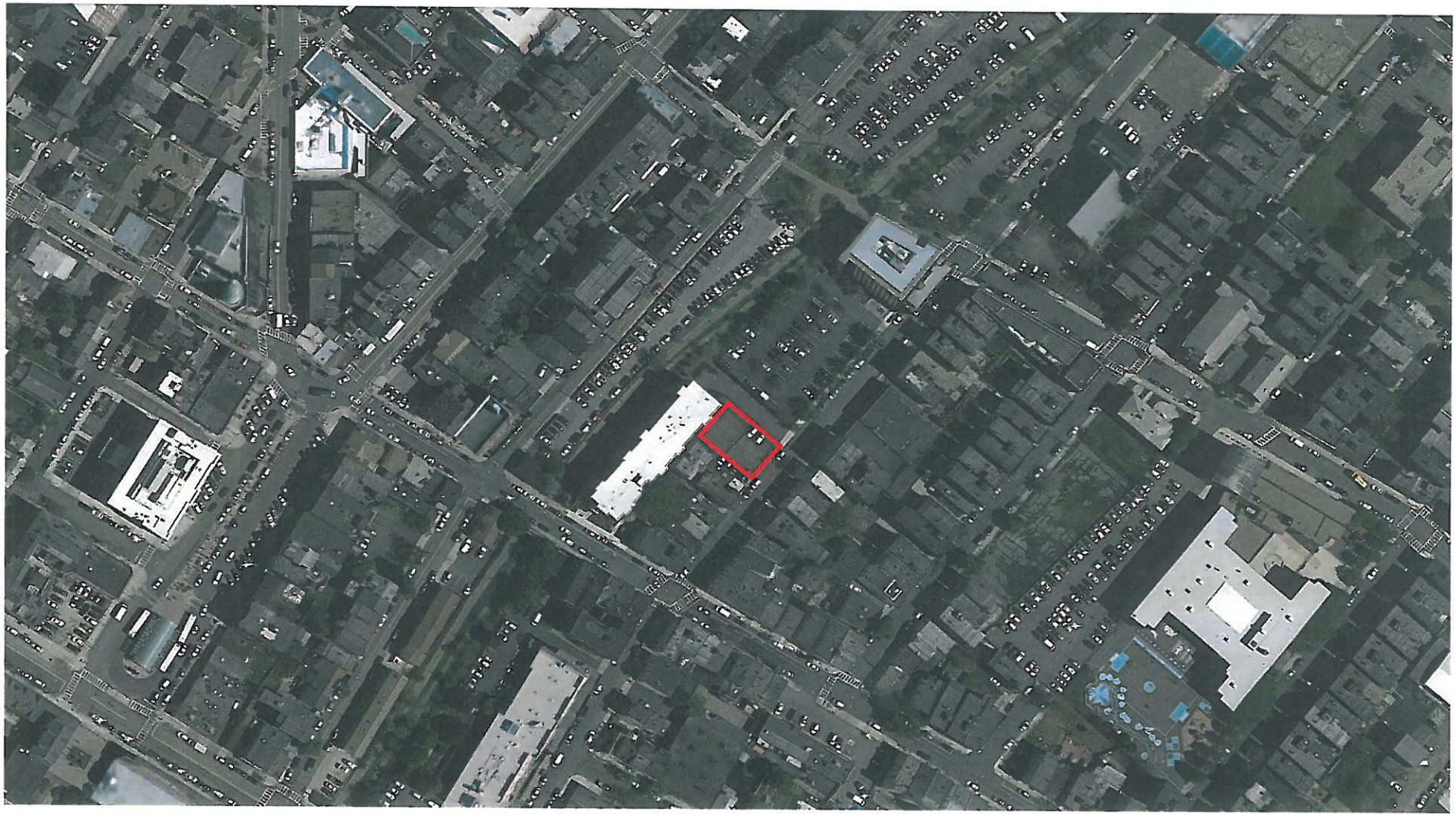

EMBARC STUDIO
ARCHITECTURE • DESIGN

SITE MAP
114 ORLEANS STREET
BOSTON, MA 02128

EX2

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AERIAL VIEW

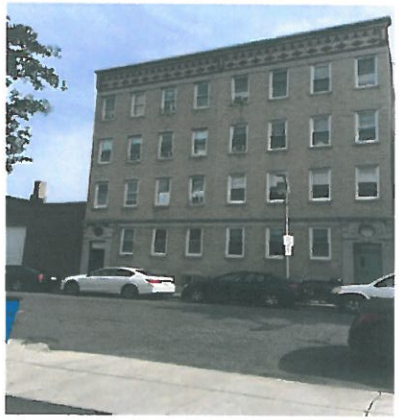
EXISTING BUILDING

ADJACENT DRIVEWAY

ORLEANS STREET

GUMBALL FACTORY

109-111 ORLEANS STREET



115-117 ORLEANS STREET

EMBARC STUDIO
ARCHITECTURE+DESIGN

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LOCATION
114 ORLEANS STREET
BOSTON, MA 02128

EX3

EMBARC STUDIO
ARCHITECTURE + DESIGN

PROPOSED STREET PERSPECTIVE
114 ORLEANS STREET
BOSTON, MA 02128

R1

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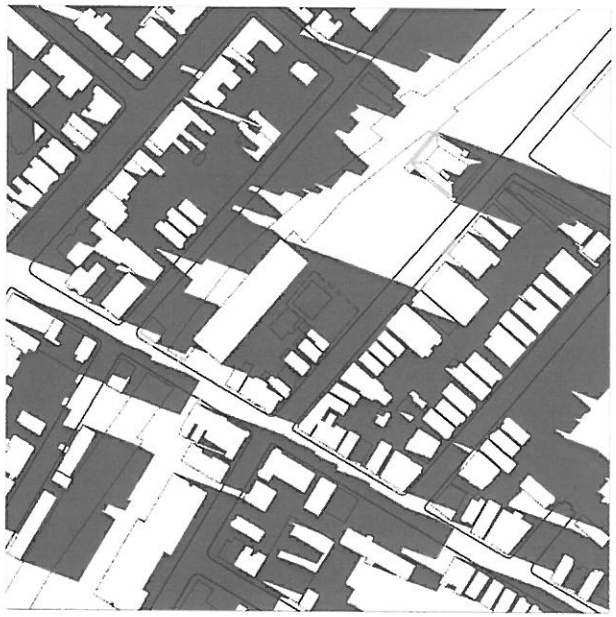
9 AM



12 PM

6 PM

SUMMER SOLSTICE

N

1" = 200'-0"

EMBARC STUDIO
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EXISTING SHADOW STUDIES
114 ORLEANS STREET
BOSTON, MA 02128

SS1

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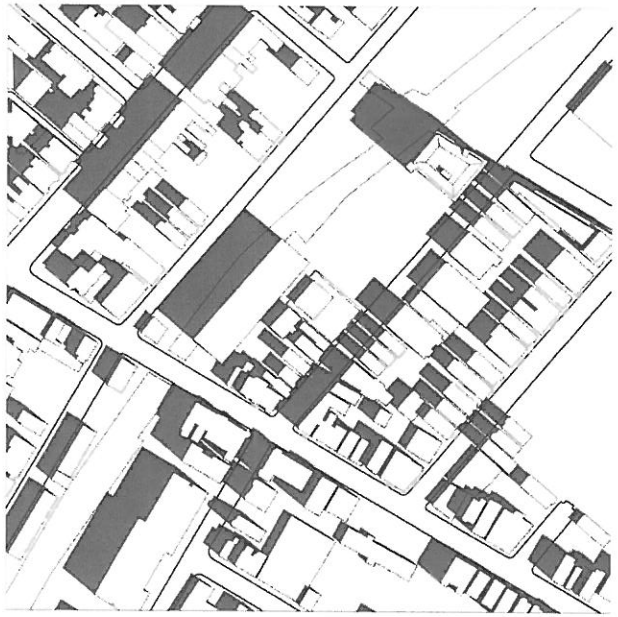

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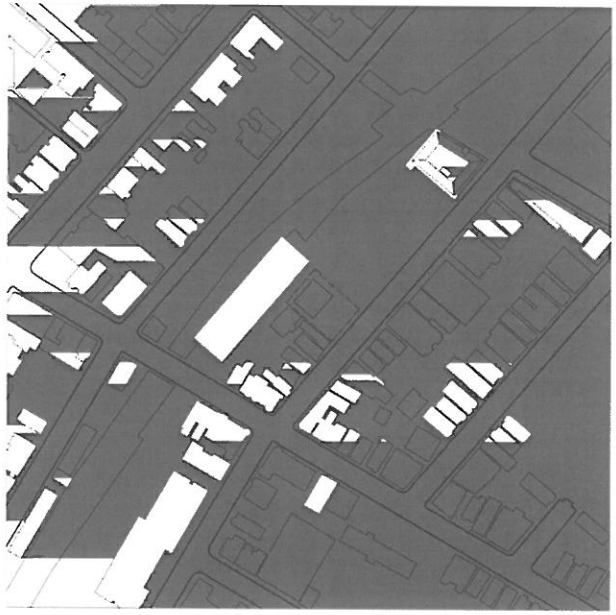

6 PM

FALL/SPRING EQUINOX

N

1" = 200'-0"

EMBARC STUDIO
ARCHITECTURE + DESIGN

EXISTING SHADOW STUDIES
114 ORLEANS STREET
BOSTON, MA 02128

SS2

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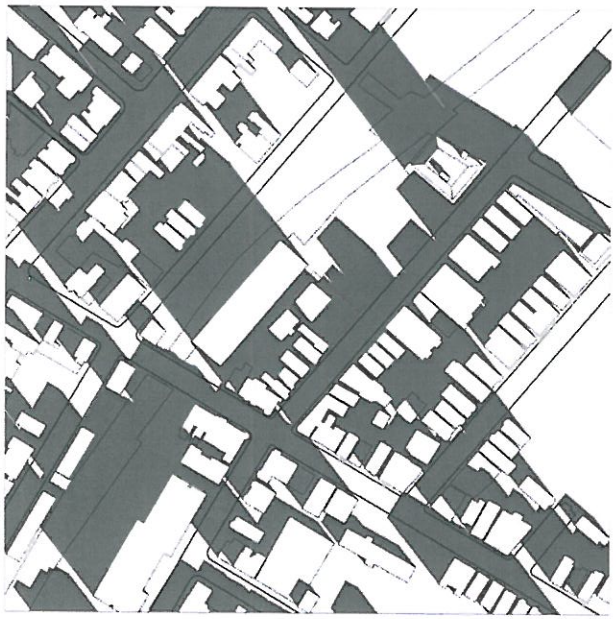

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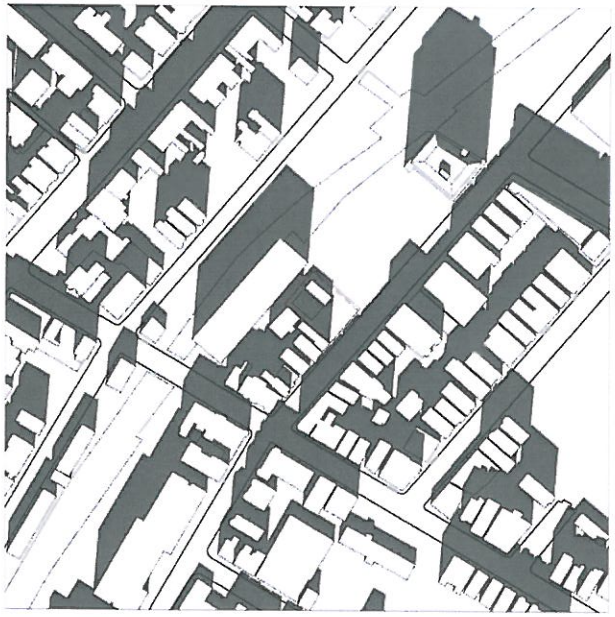

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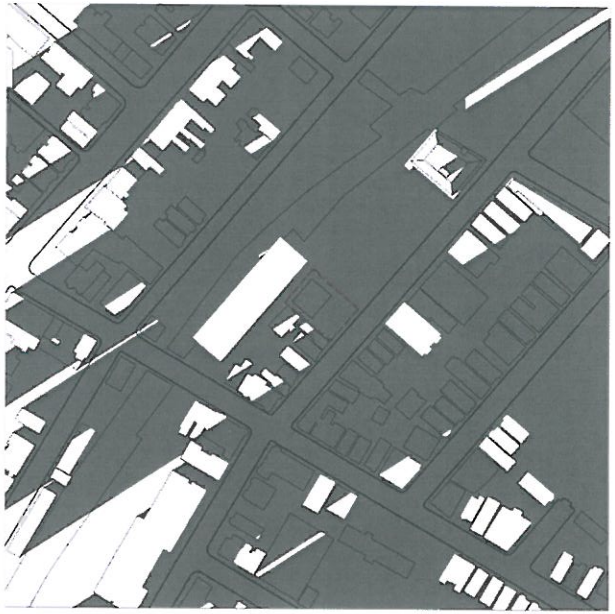

6 PM

WINTER SOLSTICE

N

1" = 200'-0"

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EXISTING SHADOW STUDIES
114 ORLEANS STREET
BOSTON, MA 02128

SS3

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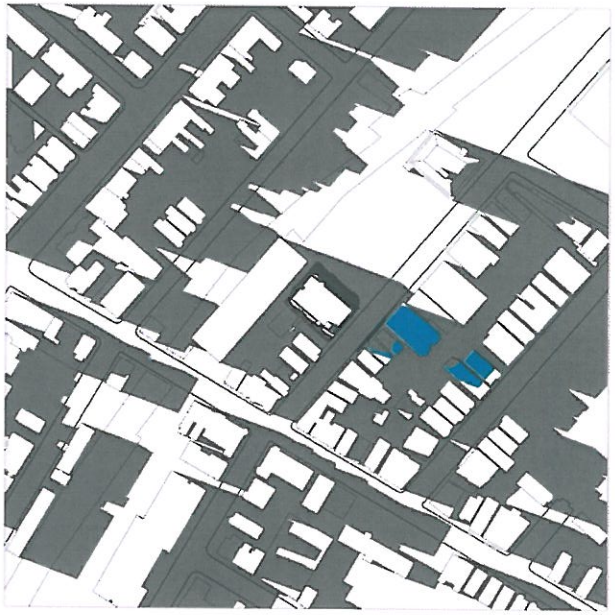
9 AM

12 PM



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SUMMER SOLSTICE

N

1" = 200'-0"

EMBARC STUDIO
ARCHITECTURE + DESIGN

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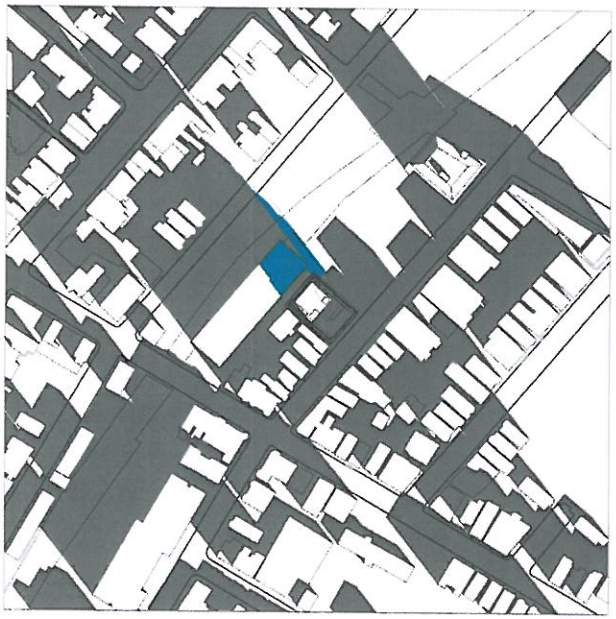
PROPOSED SHADOW STUDIES
114 ORLEANS STREET
BOSTON, MA 02128

SS4

MAY 5, 2017 | EMBARC



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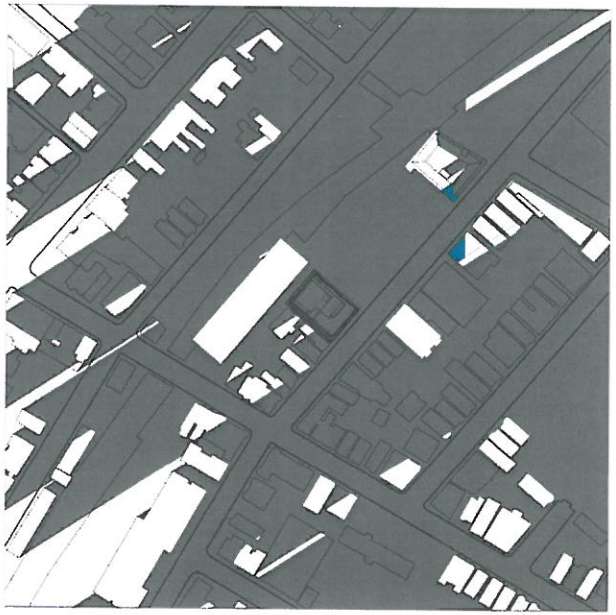

6 PM

WINTER SOLSTICE

N

1" = 200'-0"

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PROPOSED SHADOW STUDIES
114 ORLEANS STREET
BOSTON, MA 02128

SS5

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9 AM

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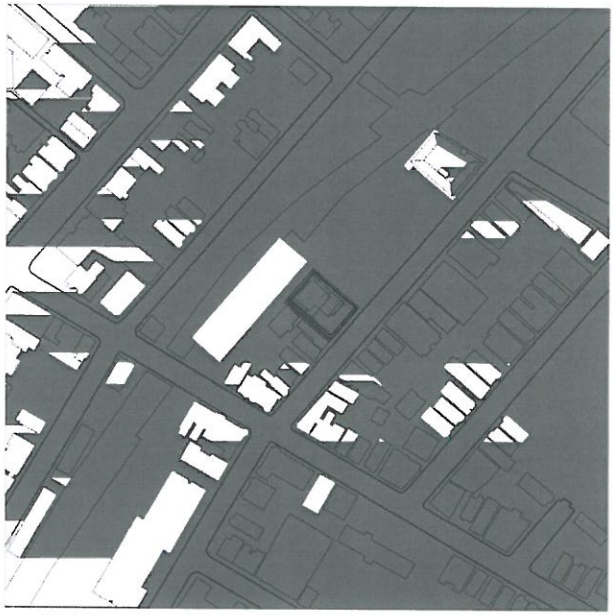

6 PM

FALL/SPRING EQUINOX

N

1" = 200'-0"

EMBARC STUDIO
ARCHITECTURE + DESIGN

PROPOSED SHADOW STUDIES
114 ORLEANS STREET
BOSTON, MA 02128

SS6

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Accessibility Checklist

(to be added to the BRA Development Review Guidelines)

In 2009, a nine-member Advisory Board was appointed to the Commission for Persons with Disabilities in an effort to reduce architectural, procedural, attitudinal, and communication barriers affecting persons with disabilities in the City of Boston. These efforts were instituted to work toward creating universal access in the built environment.

In line with these priorities, the Accessibility Checklist aims to support the inclusion of people with disabilities. In order to complete the Checklist, you must provide specific detail, including descriptions, diagrams and data, of the universal access elements that will ensure all individuals have an equal experience that includes full participation in the built environment throughout the proposed buildings and open space.

In conformance with this directive, all development projects subject to Boston Zoning Article 80 Small and Large Project Review, including all Institutional Master Plan modifications and updates, are to complete the following checklist and provide any necessary responses regarding the following:

- improvements for pedestrian and vehicular circulation and access;
- encourage new buildings and public spaces to be designed to enhance and preserve Boston's system of parks, squares, walkways, and active shopping streets;
- ensure that persons with disabilities have full access to buildings open to the public;
- afford such persons the educational, employment, and recreational opportunities available to all citizens; and
- preserve and increase the supply of living space accessible to persons with disabilities.

We would like to thank you in advance for your time and effort in advancing best practices and progressive approaches to expand accessibility throughout Boston's built environment.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
    a. http://www.ada.gov/2010ADAstandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
    a. http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html
3. Boston Complete Street Guidelines
    a. http://bostoncompletestreets.org/
4. City of Boston Mayors Commission for Persons with Disabilities Advisory Board
    a. http://www.cityofboston.gov/Disability
5. City of Boston – Public Works Sidewalk Reconstruction Policy
    a. http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
6. Massachusetts Office On Disability Accessible Parking Requirements
    a. www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc
7. MBTA Fixed Route Accessible Transit Stations

a. http://www.mbta.com/about_the_mbta/accessibility/

Project Information

Project Name:	**114 Orleans Street**
Project Address Primary:	**114 Orleans Street East Boston, MA 02128**
Project Address Additional:	**N/A**
Project Contact (name / Title / Company / email / phone):	**Jeffrey Drago / Drago & Toscano, LLP / jdrago@dtlawllp.com / 617.391.9450**

Team Description

Owner / Developer:	**CRM Property Development Corp.**
Architect:	**Embarc Studio LLC.**
Engineer (building systems):	**TBD**
Sustainability / LEED:	**TBD**
Permitting:	**Drago & Toscano, LLP**
Construction Management:	**TBD**

Project Permitting and Phase

At what phase is the project – at time of this questionnaire?

PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BRA Board Approved
BRA Design Approved	Under Construction	Construction just completed

Building Classification and Description

What are the principal Building Uses - select all appropriate uses?

	Residential – One to Three Unit	Residential - Multi-unit, Four +	Institutional	Education
	Commercial	Office	Retail	Assembly
	Laboratory / Medical	Manufacturing / Industrial	Mercantile	Storage, Utility and Other
First Floor Uses (List)	*Parking and Residential Lobby*			

What is the Construction Type – select most appropriate type?

Wood Frame	Masonry	Steel Frame	Concrete

Describe the building?

Site Area:	*7,510 SF*	Building Area:	*29,385 SF*
Building Height:	*57 Ft. 9 inches*	Number of Stories:	*5 Flrs.*
First Floor Elevation:	*0' Elev.*	Are there below grade spaces:	*No*

Assessment of Existing Infrastructure for Accessibility:

This section explores the proximity to accessible transit lines and proximate institutions such as, but not limited to hospitals, elderly and disabled housing, and general neighborhood information. The proponent should identify how the area surrounding the development is accessible for people with mobility impairments and should analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.

Provide a description of the development neighborhood and identifying characteristics.	The proposed site is in East Boston, situated between the Donald McKay School to the east and the East Boston Greenway to the west. The current neighborhood is primarily multi-family residential.

List the surrounding ADA compliant MBTA transit lines and the proximity to the development site: Commuter rail, subway, bus, etc.	Maverick Station, Blue Line, .2 mile walk / Maverick St @ Frankfort St, 120 Bus, 499 foot walk.
List the surrounding institutions: hospitals, public housing and elderly and disabled housing developments, educational facilities, etc.	Surrounding institutions include the Donald McKay School approximately ¼ miles to the east, the East Boston YMCA just under ½ miles to the north, East Boston Branch of the Boston Public Library approximately ¾ miles to the north, Maverick Square approximately ¼ miles to the west, and Jeffries Point Neighborhood approximately ½ miles to the southeast.
Is the proposed development on a priority accessible route to a key public use facility? List the surrounding: government buildings, libraries, community centers and recreational facilities and other related facilities.	The nearest facility in the neighborhood is the East Boston District Court just under ¼ of a mile from the site down Maverick Street, while the nearest major public amenity is the Boston Public Library's East Boston Branch, approximately ¾ mile North.

Surrounding Site Conditions – Existing:

This section identifies the current condition of the sidewalks and pedestrian ramps around the development site.

Are there sidewalks and pedestrian ramps existing at the development site?	Yes.
If yes above, list the existing sidewalk and pedestrian ramp materials and physical condition at the development site.	Existing sidewalks are concrete with granite curbs, both in poor condition.
Are the sidewalks and pedestrian ramps existing-to-remain? **If yes,** have the sidewalks and pedestrian ramps been verified as compliant? **If yes,** please provide surveyors report.	No.
Is the development site within a historic district? **If yes,** please identify.	No.

Surrounding Site Conditions – Proposed

This section identifies the proposed condition of the walkways and pedestrian ramps in and around the development site. The width of the sidewalk contributes to the degree of comfort and enjoyment of walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Typically, a five foot wide Pedestrian Zone supports two people walking side by side or two wheelchairs passing each other. An eight foot wide Pedestrian Zone allows two pairs of people to comfortable pass each other, and a ten foot or wider Pedestrian Zone can support high volumes of pedestrians.

Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? See: www.bostoncompletestreets.org	Yes.
If yes above, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, Boulevard.	Neighborhood Residential.
What is the total width of the proposed sidewalk? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone.	9' – 8", Frontage Zone to be 0', Pedestrian Zone to be 5' – 8", and the Furnishing Zone 4' – 0".
List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?	Furnishing Zone to have stormwater planters, the Pedestrian Zone is to be standard concrete paving, to replace existing, with paving accents at building entrances.
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the City of Boston Public Improvement Commission?	N/A
Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way?	No.
If yes above, what are the proposed dimensions of the sidewalk café or	N/A

furnishings and what will the right-of-way clearance be?	

Proposed Accessible Parking:

See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability Handicap Parking Regulations.

What is the total number of parking spaces provided at the development site parking lot or garage?	25
What is the total number of accessible spaces provided at the development site?	1 Van accessible.
Will any on street accessible parking spaces be required? **If yes,** has the proponent contacted the Commission for Persons with Disabilities and City of Boston Transportation Department regarding this need?	No.
Where is accessible visitor parking located?	N/A
Has a drop-off area been identified? **If yes,** will it be accessible?	N/A
Include a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations. Please include route distances.	Attached.

Circulation and Accessible Routes:

The primary objective in designing smooth and continuous paths of travel is to accommodate persons of all abilities that allow for universal access to entryways, common spaces and the visit-ability* of neighbors.

**Visit-ability – Neighbors ability to access and visit with neighbors without architectural barrier limitations*

Provide a diagram of the accessible route connections through the site.	Attached.
Describe accessibility at each entryway: Flush Condition, Stairs, Ramp Elevator.	Residential Lobby to be a flush condition with the sidewalk at building exterior. The rear entry to the lobby is to be a flush doorway condition from the garage, from the Lobby elevator access will provide access to upper floors.
Are the accessible entrance and the standard entrance integrated?	Yes.
If no above, what is the reason?	N/A
Will there be a roof deck or outdoor courtyard space? **If yes,** include diagram of the accessible route.	No.
Has an accessible routes way-finding and signage package been developed? **If yes,** please describe.	No.

Accessible Units: (If applicable)

In order to facilitate access to housing opportunities this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing choice.

What is the total number of proposed units for the development?	23

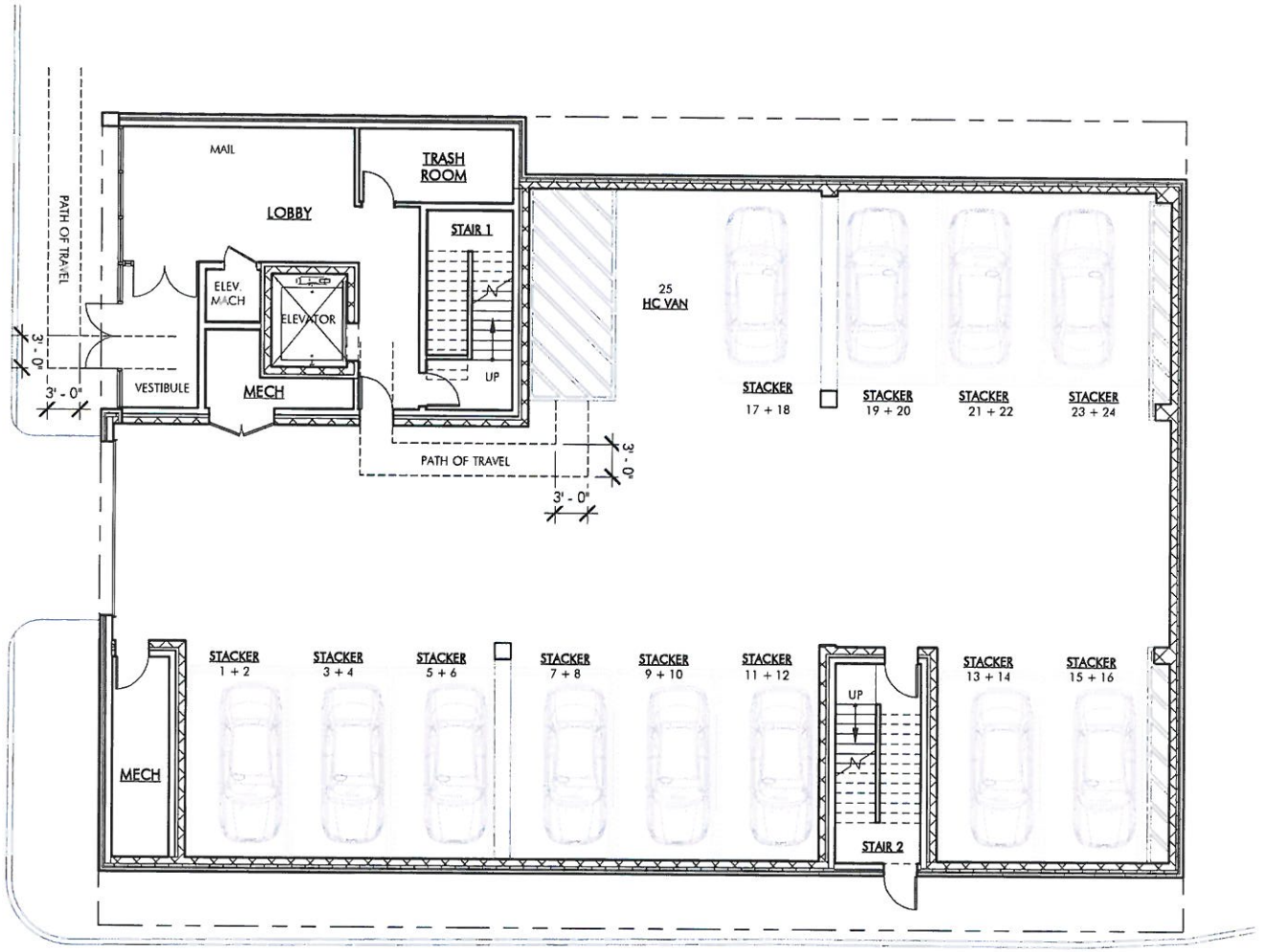
Article 80 | ACCESSIBILTY CHECKLIST

How many units are for sale; how many are for rent? What is the market value vs. affordable breakdown?	23 units for sale. Affordable breakdown TBD.
How many accessible units are being proposed?	23 units will meet Group 1 requirements.
Please provide plan and diagram of the accessible units.	Specific unit plans have not been developed.
How many accessible units will also be affordable? If none, please describe reason.	TBD
Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs at entry or step to balcony. **If yes,** please provide reason.	No
Has the proponent reviewed or presented the proposed plan to the City of Boston Mayor's Commission for Persons with Disabilities Advisory Board?	No.
Did the Advisory Board vote to support this project? **If no,** what recommendations did the Advisory Board give to make this project more accessible?	N/A

Thank you for completing the Accessibility Checklist!

For questions or comments about this checklist or accessibility practices, please contact:

kathryn.quigley@boston.gov | Mayors Commission for Persons with Disabilities



3/32" = 1'-0"

EMBARC STUDIO
ARCHITECTURE · DESIGN

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ACCESSABILITY CHECKLIST
114 ORLEANS STREET
BOSTON, MA 02128

AC

MAY 3, 2017 | EMBARC

LEED for Homes Mid-rise Simplified Project Checklist

for Homes

Builder Name:	
Project Team Leader (if different):	
Home Address (Street/City/State):	*114 Orleans Street, East Boston, MA*

Project Description:

Building type: *Mid-rise multi-family* # of stories: *5*

# of units: *23* Avg. Home Size Adjustment: *-8*

Adjusted Certification Thresholds

Certified: *37.0* Gold: *67.0*

Silver: *52.0* Platinum: *82.0*

Project Point Total

Prelim: *46 + 22.5 maybe pts* Final: *5.5*

Certification Level

Prelim: *Certified* Final: *Not Certified*

Final Credit Category Total Points

ID: 0 *SS: 4* *EA: 0* *EQ: 0*

LL: 0 *WE: 0* *MR: 1.5* *AE: 0*

Minimum Point Thresholds Not Met for Final Rating

date last updated :
last updated by :

					Max Pts	Project Points Preliminary Y/Pts	Maybe	No	Final Y/Pts
Innovation and Design Process (ID)			(No Minimum Points Required)		Max				
1. Integrated Project Planning		1.1	Preliminary Rating		Prereq				
		1.2	Energy Expertise for MID-RISE		Prereq				
		1.3	Professional Credentialed with Respect to LEED for Homes		1	1	0		0
		1.4	Design Charrette		1	0	0		0
		1.5	Building Orientation for Solar Design		1	0	0		0
		1.6	Trades Training for MID-RISE		1	0	0		0
2. Durability Management Process		2.1	Durability Planning		Prereq				
		2.2	Durability Management		Prereq				
		2.3	Third-Party Durability Management Verification		3	0	0		0
3.Innovative or Regional Design	✎	3.1	Innovation #1 _____		1	0	0		0
	✎	3.2	Innovation #2 _____		1	0	0		0
	✎	3.3	Innovation #3 _____		1	0	0		0
	✎	3.4	Innovation #4		1	0	0		0
				Sub-Total for ID Category:	**11**	*1*	*0*		*0*
Location and Linkages (LL)			(No Minimum Points Required)	*OR*	Max	Y/Pts	Maybe	No	Y/Pts
1. LEED ND		1	LEED for Neighborhood Development	**LL2-6**	10	0	0		0
2. Site Selection	✎	2	Site Selection		2	2	0		0
3. Preferred Locations		3.1	Edge Development		1	0	0		0
		3.2	Infill	**LL 3.1**	2	2	0		0
		3.3	Brownfield Redevelopment for MID-RISE		1	0	1		0
4. Infrastructure		4	Existing Infrastructure		1	1	0		0
5. Community Resources/ Transit		5.1	Basic Community Resources for MID-RISE		1	0	0		0
		5.2	Extensive Community Resources for MID-RISE	**LL 5.1, 5.3**	2	0	0		0
		5.3	Outstanding Community Resources for MID-RISE	**LL 5.1, 5.2**	3	3	0		0
6. Access to Open Space		6	Access to Open Space		1	1	0		0
				Sub-Total for LL Category:	**10**	*9*	*1*		*0*
Sustainable Sites (SS)			(Minimum of 5 SS Points Required)	*OR*	Max	Y/Pts	Maybe	No	Y/Pts
1. Site Stewardship		1.1	Erosion Controls During Construction		Prerequisite				
		1.2	Minimize Disturbed Area of Site for MID-RISE		1	1	0		0
2. Landscaping	✎	2.1	No Invasive Plants		Prerequisite				
	✎	2.2	Basic Landscape Design	**SS 2.5**	1	1	0		0
	✎	2.3	Limit Conventional Turf for MID-RISE	**SS 2.5**	2	0	0		0
	✎	2.4	Drought Tolerant Plants for MID-RISE	**SS 2.5**	1	0	0		0
	✎	2.5	Reduce Overall Irrigation Demand by at Least 20% for MID-RISE		3	0	0		0
3. Local Heat Island Effects	✎	3.1	Reduce Site Heat Island Effects for MID-RISE		1	0	1		0
	✎	3.2	Reduce Roof Heat Island Effects for MID-RISE		1	1	0		0
4. Surface Water Management	✎	4.1	Permeable Lot for MID-RISE		2	0	0		0
		4.2	Permanent Erosion Controls		1	0	0		0
	✎	4.3	Stormwater Quality Control for MID-RISE		2	2	0		0
5. Nontoxic Pest Control		5	Pest Control Alternatives		2	1.5	0		0
6. Compact Development		6.1	Moderate Density for MID-RISE		2	0	0		0
		6.2	High Density for MID-RISE	**SS 6.1, 6.3**	3	0	0		0
		6.3	Very High Density for MID-RISE	**SS 6.1, 6.2**	4	4	0		4
7. Alternative Transportation		7.1	Public Transit for MID-RISE		2	2	0		0
		7.2	Bicycle Storage for MID-RISE		1	1	0		0
		7.3	Parking Capacity/Low-Emitting Vehicles for MID-RISE		1	1	1		0
				Sub-Total for SS Category:	**22**	*14.5*	*2*		*4*

LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

					Max Pts	Project Points Preliminary			Final
Water Efficiency (WE)			(Minimum of 3 WE Points Required)	*OR*	Max	Y/Pts	Maybe	No	Y/Pts
1. Water Reuse	↘	1	Water Reuse for MID-RISE		5	0	0		0
2. Irrigation System	↘	2.1	High Efficiency Irrigation System for MID-RISE	**WE 2.2**	2	0	0		0
	↘	2.2	Reduce Overall Irrigation Demand by at Least 45% for MID-RISE		2	0	0		0
3. Indoor Water Use		3.1	High-Efficiency Fixtures and Fittings		3	3	0		0
		3.2	Very High Efficiency Fixtures and Fittings		6	0	0		0
		3.3	Water Efficient Appliances for MID-RISE		2	2	0		0
			Sub-Total for WE Category:		**15**	5	0		0
Energy and Atmosphere (EA)			(Minimum of 0 EA Points Required)	*OR*	Max	Y/Pts	Maybe	No	Y/Pts
1. Optimize Energy Performance		1.1	Minimum Energy Performance for MID-RISE		Prereq				
		1.2	Testing and Verification for MID-RISE		Prereq				
		1.3	Optimize Energy Performance for MID-RISE		34	0	0		0
7. Water Heating	↘	7.1	Efficient Hot Water Distribution		2	2	2		0
		7.2	Pipe Insulation		1	1	0		0
11. Residential Refrigerant Management		11.1	Refrigerant Charge Test		Prereq				
		11.2	Appropriate HVAC Refrigerants		1	0	0		0
			Sub-Total for EA Category:		**38**	3	2		0
Materials and Resources (MR)			(Minimum of 2 MR Points Required)	*OR*	Max	Y/Pts	Maybe	No	Y/Pts
1. Material-Efficient Framing		1.1	Framing Order Waste Factor Limit		Prereq				
		1.2	Detailed Framing Documents	**MR 1.5**	1	0	0		0
		1.3	Detailed Cut List and Lumber Order	**MR 1.5**	1	0	0		0
		1.4	Framing Efficiencies	**MR 1.5**	3	3	0.5		0
		1.5	Off-site Fabrication		4	0	4		0
2. Environmentally Preferable Products	↘	2.1	FSC Certified Tropical Wood		Prereq				
	↘	2.2	Environmentally Preferable Products		8	3	0		0
3. Waste Management		3.1	Construction Waste Management Planning		Prereq				
		3.2	Construction Waste Reduction		3	1.5	1.5		1.5
			Sub-Total for MR Category:		**16**	7.5	5.5		1.5
Indoor Environmental Quality (EQ)			(Minimum of 6 EQ Points Required)	*OR*	Max	Y/Pts	Maybe	No	Y/Pts
2. Combustion Venting		2	Basic Combustion Venting Measures		Prereq				
3. Moisture Control		3	Moisture Load Control		1	0	0		0
4. Outdoor Air Ventilation	↘	4.1	Basic Outdoor Air Ventilation for MID-RISE		Prereq				
		4.2	Enhanced Outdoor Air Ventilation for MID-RISE		2	0	2		0
		4.3	Third-Party Performance Testing for MID-RISE		1	0	1		0
5. Local Exhaust	↘	5.1	Basic Local Exhaust		Prerequisite				
		5.2	Enhanced Local Exhaust		1	1	0		0
		5.3	Third-Party Performance Testing		1	0	0		0
6. Distribution of Space Heating and Cooling	↘	6.1	Room-by-Room Load Calculations		Prereq				
		6.2	Return Air Flow / Room by Room Controls		1	0	0		0
		6.3	Third-Party Performance Test / Multiple Zones		2	0	2		0
7. Air Filtering		7.1	Good Filters		Prereq				
		7.2	Better Filters	**EQ 7.3**	1	1	0		0
		7.3	Best Filters		2	0	2		0
8. Contaminant Control	↘	8.1	Indoor Contaminant Control during Construction		1	1	0		0
		8.2	Indoor Contaminant Control for MID-RISE		2	0	1		0
	↘	8.3	Preoccupancy Flush		1	0	0		0
9. Radon Protection	↘	9.1	Radon-Resistant Construction in High-Risk Areas		Prereq				
	↘	9.2	Radon-Resistant Construction in Moderate-Risk Areas		1	0	0		0
10. Garage Pollutant Protection		10.1	No HVAC in Garage for MID-RISE		Prereq				
		10.2	Minimize Pollutants from Garage for MID-RISE	**EQ 10.3**	2	2	2		0
		10.3	Detached Garage or No Garage for MID-RISE		3	0	0		0
11. ETS Control		11	Environnmental Tobacco Smoke Reduction for MID-RISE		1	1	0		0
12. Compartmentalization of Units		12.1	Compartmentalization of Units		Prereq				
		12.2	Enhanced Compartmentalization of Units		1	0	0		0
			Sub-Total for EQ Category:		**21**	6	10		0
Awareness and Education (AE)			(Minimum of 0 AE Points Required)		Max	Y/Pts	Maybe	No	Y/Pts
1. Education of the Homeowner or Tenant	↘	1.1	Basic Operations Training		Prereq				
	↘	1.2	Enhanced Training		1	0	0		0
		1.3	Public Awareness		1	0	1		0
2. Education of Building Manager	↘	2	Education of Building Manager		1	0	1		0
			Sub-Total for AE Category:		**3**	0	2		0