

Trinity Orient Heights Limited Partnership  
c/o Trinity Financial, Inc.  
75 Federal Street, 4<sup>th</sup> Floor  
Boston, MA 02110

August 5, 2016

Marco Rebaza  
[REDACTED]

East Boston, MA 02128  
[REDACTED]

**RE: Orient Heights Redevelopment Project - Comment Letter**

Dear Mr. Rebaza:

Thank you for your questions and comments regarding the proposed Orient Heights redevelopment project. Here are Trinity's responses to your questions and comments:

1. Mr. Rebaza Comment: Elevation plan and details of the finishing fence between the construction project and my property

*Trinity Response: We have not made a final selection on the fence, but we anticipate that it will be an approximately 4 ft high black chain link fence with 2 inch mesh. We will let you know if this changes as our design progresses.*

2. Mr. Rebaza Comment: Plans for environmental and construction process impact, since I have two kids and two small dogs

*Trinity Response: While the Orient Heights Redevelopment Project will be a big demolition and construction undertaking, we will work with our General Contractor to ensure that the work is done in compliance with all regulations. We will have licensed environmental consultants on site during demolition to ensure that any environmental issues that come up are properly handled. It is going to be a significant project, so we do anticipate that there will be some amount of noise and disruption to the abutters during demolition and construction, but we will do our best to minimize any impacts.*

3. Mr. Rebaza Comment: Alternatives of parking

*Trinity Response: As part of the Orient Heights Redevelopment Project, we will be creating additional on and off-street parking spaces. We expect that with the addition of off-street parking spaces, there may be less of a need for residents of the development to park on the streets within and around the site; however they are public streets so we will not be able to control who parks on them.*

4. Mr. Rebaza Comment: School bus station, any change? Since currently my kids use the public school bus transportation

*Trinity Response: We are not aware of any changes to school bus stops as a result of this project.*

5. Mr. Rebaza Comment: Who will be the contact person in case of the event of any emergency or concerns?

*Trinity Response: Prior to the start of demolition and construction, Trinity will hold a community meeting where a Trinity staff person and the contractor will be introduced. These individuals will be on site regularly monitoring the demolition and construction activity and he/she will be available to respond to any concerns that come up. In the meantime, please feel free to contact me if you have any further questions – my email is [eerlich@trinityfinancial.com](mailto:eerlich@trinityfinancial.com)*

6. Mr. Rebaza Comment: I would like to schedule an appointment with the development construction team in order to know the details between my property and the future project such as fence, environmental and construction impact plans, parking issues, within others.

*Trinity Response: If you still have questions or comments after reviewing the responses provided above, we would be happy to meet with you. Please feel free to reach out to me (my email is provided above) should you decide you'd like to meet and discuss further.*

Please free to reach out to me with any additional questions. We look forward to working together on this exciting project.

Sincerely,



Eva Erlich  
Vice President, Development  
Trinity Financial, Inc.  
(617) 720-8400  
[eerlich@trinityfinancial.com](mailto:eerlich@trinityfinancial.com)

Trinity Orient Heights Limited Partnership  
c/o Trinity Financial, Inc.  
75 Federal Street, 4<sup>th</sup> Floor  
Boston, MA 02110

August 5, 2016

Steven DiPrima  
[REDACTED]

East Boston, MA 02128  
[REDACTED]

Nicolas Joly  
[REDACTED]

East Boston, MA 02128  
[REDACTED]

Jane Sullivan  
[REDACTED]

Brewster, MA 02631  
[REDACTED]

**RE: Orient Heights Redevelopment Project - Comment Letter**

Dear Mr. DiPrima, Mr. Joly, and Ms. Sullivan:

Thank you for your comments regarding the proposed Orient Heights redevelopment project. Please see below for the development team's responses:

1. Traffic Circulation on Faywood Ave between Vallar Rd and Crestway Ave

We understand that there is a great deal of concern about the existing condition of area of Faywood Ave between Vallar Road and Crestway Ave, as well as concern of future impacts when the portion of Faywood that is part of the Orient Heights development gets widened (as proposed in our redevelopment plan).

The development team, and the City of Boston, received the petition that was filed regarding the concerns of traffic and circulation on the area of Faywood Ave between Vallar Road and Crestway Ave. In that petition, it was expressed that the existing width of that portion of Faywood Ave is not sufficient to accommodate the two way traffic and parking on both sides of the street that currently exists. Following receipt of the petition, our traffic engineer, Nitsch, prepared a response (see attached). The members of the development team also went to the area of concern with residents to observe the traffic. After standing on the sidewalk for approximately 45 minutes with several of you and your neighbors, we agreed that the existing condition of that segment of Faywood Ave is concerning. The development team has since met



with engineers from the Boston Transportation Department and the Boston Redevelopment Authority, as well as a representative from the MBTA to discuss options for improving this condition. Ultimately, the development team and the City believe the best option to address many of the petition's concerns is to make the portion of Faywood Ave between Vallar Road and Crestway Ave one way. This would allow for the street to still accommodate parking on both sides of the street, while reducing traffic volume and allowing vehicles to safely turn from Crestway onto Faywood. The development team and the City believe that this will improve the condition significantly and address many of the concerns raised in the petition and at some of the community meetings. We are planning to schedule a community meeting with the City to present this proposal to the neighborhood within the next few weeks.

## 2. Request for a Noise Buffer Between the Orient Heights Development and the Neighbors

Ms. Sullivan indicated in her comment letter that there has been no consideration given to any noise or traffic buffer between the development and the existing private homes on Faywood Ave. One of the goals of this redevelopment plan is to better connect the Orient Heights development to the existing neighborhood. This is an important goal for creating sustainable and healthy neighborhoods, and we have successfully integrated public housing redevelopment projects into their surrounding communities in many other places including Maverick Landing in East Boston. We understand that there is concern about the existing level of noise at the Orient Heights development and we are fully committed to working with our property management company to ensure that the residents that move into the redeveloped Orient Heights site respect their homes and their neighbors and follow the rules. We take the property management of all of our developments very seriously and we know how important it is for the residents of the development and for the neighbors to feel comfortable, safe, and secure in their community. Lastly, the new buildings planned for the Orient Heights redevelopment will be built with state of the art, highly insulated materials that will provide more soundproofing than exists there today.

We would be happy to set up a meeting at any time with our property management team so that they can answer any questions and address any concerns you may have regarding the property management and security plan for the redeveloped site.

## 3. Parking

There was some concern in the comment letters about the proposed parking count for the Orient Heights Redevelopment Project. We are proposing more parking spaces at the development than exists there today (on and off-street). We believe the parking ratio created will be sufficient for this development, given what we have seen for parking demand at other of our public housing redevelopments.

With respect to parking for workers during the construction of this project, we expect to have on and off street spaces available during the construction of each phase and will encourage the use of public transportation. Note that individuals and families in any given phase will be



relocated off-site, thereby reducing the number of people living in the development and reducing the demand for parking during each phase of construction. We will also encourage the General Contractor to arrange to have parking for the workers available at Suffolk Downs, or another nearby parking area. Trinity will work with the Boston Transportation Department to develop a Construction Management Plan to minimize these impacts on the neighborhood.

Please feel free to reach out to me with any additional questions. We look forward to working together on this exciting project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eva Erlich', with a stylized, flowing script.

Eva Erlich  
Vice President, Development  
Trinity Financial, Inc.  
(617) 720-8400  
[eerlich@trinityfinancial.com](mailto:eerlich@trinityfinancial.com)

## MEMORANDUM

**TO:** Eva Erlich, Vice President, Development – Trinity Financial, Inc.  
**FROM:** Nick H. Havan, PE, PTOE, Project Manager  
**DATE:** June 29, 2016  
**RE:** Response to neighborhood Petition                      Nitsch Project #10652.3  
Orient Heights Redevelopment Project,  
Boston

**The following are responses to Petition comments received from Orient Heights residents/owners on June 2016.**

**Comment 1:** Request Faywood Avenue, between intersections of Crestway Road and Vallar Road a distance of approximately of 425 feet, to be a NO through street due to overcapacity.

**Response:** *Faywood Avenue is functionally classified by the Massachusetts Department of Transportation (MassDOT) as a local roadway and a Neighborhood Residential Street under the City of Boston Complete Streets Guidelines. Actual traffic counts collected in September and December 2015, indicate a maximum net daily trips of 1,500 (eastbound and westbound) on Faywood Avenue between Vallar Road and Crestway Road, with 117 trips (eastbound and westbound) during the morning peak hour, and 136 (eastbound and westbound) during evening peak hours. Comparing to a roadway capacity of 1000 vehicles per hour, Faywood Avenue operates at approximately 6% of its full capacity.*

**Comment 2:** Oppose to keep Faywood Avenue, between intersections of Crestway Road and Vallar Road a distance of approximately of 425 feet, to be a through street after the new access route is built from Waldermar to Vallar Road that is indicated on the current Orient Heights development plan.

**Response:** *Faywood Avenue is a public roadway, and in accordance to Massachusetts General Laws it is not legal to deny access to any motorist. Creating a new regulation, changing the physical layout of the street, or a combination of the two may benefit some residents, such changes may divert traffic to other streets and have a negative effect on other neighbors. In our experience such changes are difficult to implement without the general support of the neighborhood as a whole. The petitioners can initiate a conversation with the City of Boston regarding this request. A closure will also trigger many complications, such as access for emergency vehicles and public safety.*

**Comment 3:** Oppose the widening of Faywood that does not include the afore mentioned 425 feet without closing off of the 425 to no traffic.

**Response:** *Please see response to Comments 1 and 2.*

**Comment 4:** Agree there should be no public buses or non-permit commercial trucks allowed access onto Crestway Rd and Faywood Avenue between Crestway Rd and Vallar Rd .

Name: Nitsch Project # 10652.3

Date: 6/29/16

Page 2 of 2

*Response: Re-routing the buses need to be coordinated with the MBTA. Any request for a change to the bus routes shall be agreed up on and petitioned by the entire neighborhood and approved by the MBTA. Many Orient Heights neighbors depend on the #120 bus. However, if there is general support in the neighborhood to move the bus route, which passes by 3 times during the rush hour, the petitioners can initiate a conversation with the MBTA. In Boston, setting up a truck exclusion requires a study that documents truck traffic levels and justifies excluding trucks from the streets affected. Truck exclusion zones can be authorized only if a suitable alternate route is available for truck traffic. All these need to be coordinated with the City of Boston and the neighborhood can initiate this conversation with the City of Boston.*

**Comment 5:** Agree that the above shown section of Faywood is not wide enough to accommodate the increase traffic brought by the new Orient Heights project plan as this roadway is beyond current capacity and will be both a safety hazard and public peace concern for the community and commuting public with the increased volume of traffic and parking.

*Response: The Project involves the construction of 373 new housing units, replacing the existing 331 units. Our analysis indicates approximately 132 net new daily trips (66 trips in and 66 trips out) are expected to be generated by the Project, with 4 net new trips (0 in and 4 out) during the AM peak hour and 5 net new trips (5 in and 0 out) during the PM peak hour. Our analysis also indicates that majority of the project related traffic will be using the new accesses and egresses at the new Vallar Road extension and the two-way Faywood Avenue west of Vallar Road, which in turn will reduce the amount of project bound vehicular traffic on Faywood Avenue between Vallar Road and Crestway Road.*



**Trinity Orient Heights Limited Partnership  
c/o Trinity Financial, Inc.  
75 Federal Street, 4<sup>th</sup> Floor  
Boston, MA 02110**

August 5, 2016

Marisa Di Pietro  
Development Director  
East Boston Social Centers, Inc.  
68 Central Square  
East Boston, MA 02128

**RE: Orient Heights Redevelopment Project Comment Letter**

Dear Ms. Di Pietro:

Thank you for your comments regarding the proposed Orient Heights redevelopment project. You have requested clarification regarding the future location of the two child care programs run by the East Boston Social Center that are currently located at the Orient Heights development.

Our proposal for the redevelopment includes a community center (that will also contain our property management offices). The community center is anticipated to be constructed as part of the third phase of development, which is projected to begin in 3-5 years and would be complete approximately 2 years later. The Project Notification Form that we filed with the BRA described the fact that the project would include community space, but did not detail how that community space would be programmed. We are still in discussions with the residents of the Orient Heights development to determine what the ultimate programming of that space will be, as it is important to them that the community space within the site have programs, activities, etc. that they can access and that are useful to them.

Representatives from Trinity met with Representative Madaro, Al Caldarelli of the East Boston Community Development Corporation, Joe Bamberg of the Boston Housing Authority, Paul Scapicchio, and the Executive Director of East Boston Social Centers, John Kelly, in January of this year to discuss the programming that your organization currently provides at the site. We also discussed the desire of East Boston Social Centers to continue to operate programs at the Orient Heights development, upon completion of the redevelopment effort. We would like to continue this dialogue with your organization and explore this possibility. It will be important for all parties involved to understand how residents of the Orient Heights development would benefit from the services that your organization would look to provide at the redeveloped site. This is something that we need to collectively determine and will be a critical factor as we finalize the program for the community space.

Your organization provides very important services to children and youth in this community and we look forward to continuing discussions on how we might work together at Orient Heights.

Please reach out to me with any additional questions. I will also plan on contacting you in the coming months to set up a follow up meeting.

Sincerely,

A handwritten signature in black ink, appearing to be 'E. Erlich', with a stylized flourish at the end.

Eva Erlich  
Vice President, Development  
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# O R I E N T H E I G H T S

## Response to Mayor's Commission for Persons with Disabilities

July 29, 2016

We respectfully submit our responses to the Mayor's Commission for Persons with Disabilities' comments on the Expanded Project Notification Form, as listed below. Please feel free to contact us with any further questions.

### Accessible Residential Units

**Item 1:** We support the initiative of all proposed accessible units to be deemed affordable; however we would like to request more information on accessible units, including details about the location, types, and floor plans.

*ICON RESPONSE: Accessible units will be distributed across the site and equitably located across floors and locations in the proposed midrise buildings. The sizes of accessible units will match the proposed unit mix of sizes that are proposed in each phase and will total similar proportions of unit sizes across the site. We are redesigning the midrise building, so unit locations are being modified but typical unit layouts are attached. The five bedroom barrier free unit will be located on the ground floor.*

**Item 2:** Will all these units be implemented during one phase or over the course of multiple phases?

*ICON RESPONSE: Each Phase will incorporate a proportionally equal distribution of accessible unit types to match the overall unit mix. Refer to attached unit matrix chart. Ultimately, the redevelopment will create 5.4% of the total unit count.*

	1BR	2BR	3BR	4BR	5BR	# of Units	Percent of Phase	Total Unit Count in Phase
Phase 1	2	2	2	0	1	7.00	5.8%	120
Phase 2	1	2	1	1	0	5.00	5.4%	92
Phase 3	2	2	2	0	0	6.00	5.0%	119
Barrier Free Proposed	0	1	1	0	0	2.00	4.8%	42
Total Proposed	5	7	6	1	1	20	5.4%	373
	25%	35%	30%	5%	5%	100%	Unit type by percent of BF total	
	22%	37%	32%	6%	3%	100%	Unit type by percent of total units	

**Item 3:** In the provided renderings, ground-level units in the mid-rise buildings are shown to have stoops. We do not support this as this limits the opportunity for persons with disabilities, those who would like to age-in-place as well as the visitability of these particular units, even if accessible entry is given through the interior of the building. We would recommend that



exterior stoops incorporate an accessible means of circulation in order to allow for full and equal participation for persons with disabilities.

*ICON RESPONSE: The stoops on the exterior of Midrise A are being modified to limit access to within the unit, as a porch or deck, rather than a path in and out of the apartment. Across the rest of the site, the midrise buildings provide full accessibility on each floor and to each unit. The stoops are in addition to corridor access.*

**Item 4:** Will any of the market-rate housing options qualify as Group 2 units?

*ICON RESPONSE: Yes, of the 42 non-public housing units, one accessible two-bedroom unit and one accessible three-bedroom unit will be provided.*

**Item 5:** It is noted that a portion of townhouses will have stoops. We do not support this as this limits the opportunity for persons with disabilities, those who would like to age-in-place as well as the visitability of these particular units. What steps will be taken to incorporate accessibility/visitability to these units?

*ICON RESPONSE: The Orient Heights site is located on a hillside, ranging from a 45 foot grade change to an 85 foot grade change. Our strategy is to provide accessibility/ visitability from the rear of the townhouses, while utilizing the building itself to step up the site. The ground floor of these units varies, but as many townhouse apartments as possible will offer ground level access into the kitchen/ dining rooms.*

### **Accessible Parking**

**Item 1:** Will there be an accessible drop-off area for the larger mid-rise buildings or proposed community center? If yes, please include details on proposed layouts, widths, slopes, materials, areas of replacement or existing-to-remain.

*ICON RESPONSE: Accessible parking spaces will be located nearest to the midrise building entries. Please refer to the attached Site Plan. We are in the process of updating the grading--- and will send most current material as we develop the plans.*

### **Sidewalks**

**Item 1:** Please confirm that all sidewalks and pedestrian ramps, when rebuilt, will conform to Boston Complete Street Guidelines.

*ICON RESPONSE: The new sidewalks will match the grades of the new and existing public streets, ranging in slope from 2% to 8%. Where possible, walkways will meet maximum slopes, and ramps will be provided for access to midrise buildings. Please refer to the attached Site Plan. We are in the process of updating the grading--- and will send most current material as we develop the plans.*

**Item 2:** Please provide detail on all landscaped walkways and plazas within the Site, including paving materials, dimensions, and slopes.

*ICON RESPONSE: Please refer to the attached Site Plan. We are in the process of updating the grading--- and will send most current material as we develop the plans.*

**Item 3:** There is a significant change in grade between Vallar Road and Waldemar Avenue. Do

you anticipate that the running slope for the proposed associated sidewalk be compliant with Massachusetts Architectural Access Board Rules and Regulations?

*ICON RESPONSE: The sidewalks along the roadways will be consistent with the slope of the roadways, and therefore will be ADA compliant.*

### **Community Benefits**

**Item 1:** Accessibility extends past compliance through building code requirements. For example, by providing employment opportunities and an overall scheme that allows full and equal participation of persons with disabilities, makes the development an asset to the surrounding community. What opportunities (ex. Employment, community support, social) will the development provide for persons with disabilities?

*RESPONSE: The property management company is committed to the principle of Equal Employment Opportunity and their employment policies are to provide all persons with equal opportunity without unlawful regard to disability or handicap (or any other basis prohibited by State or Federal law). While the staffing plan for Orient Heights is still being developed, the property management company will follow this principle as it works to hire the staff necessary to operate and manage the site. In addition, the on-site property management team will include a Resident Services Coordinator who will offer the support and guidance necessary to foster independence and enhance the quality of resident lives.*

### **Wayfinding**

**Item 1:** Do you have a Wayfinding Package to better understand wayfinding strategies within the scope of the proposed project?

*ICON RESPONSE: We will develop a wayfinding package as the redevelopment moves through design into construction documents.*

### **Variances**

**Item 1:** Do you anticipate filing for any variances with the Massachusetts Architectural Access Board? If so, please identify and explain.

*ICON RESPONSE: We do not anticipate any variances at this time.*

*We would like to meet with you to talk through any concerns that the Commission might have. Please let us know when we can schedule a meeting.*

### **Attachments:**

*2016-07-28 Phasing with Accessibility Unit Matrix*

*Site and Phasing Plan*

*Barrier Free Units 1 : A-513 Pricing Set*

*Barrier Free Units 2: A-513 Pricing Set*

End of Response to Comments

101 Summer Street  
Boston, MA, 02110  
617.451.3333  
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# Orient Heights

7/28/2016

Prepared for Trinity Financial



			1BR	2BR	3BR	4BR	5BR	
Phase 1	Building Type	Midrise Unit GSF at 85% efficiency	625	900	1,200			Total Unit Count
		Townhouse Unit GSF		975	1,200	1,400	1,600	
	Midrise A	Management Space						
		Ground	5	7	3		1	16
		Second	8	12	4			24
		Third	8	12	4			24
		Fourth	8	12	4			24
		Midrise A Total	29	43	15	0	1	88
	Townhomes	A		0	6	2	0	8
		B		0	5	2	1	8
		B		0	5	2	1	8
		C		0	4	3	1	8
		Townhouse Total	0	0	20	9	3	32
			1BR	2BR	3BR	4BR	5BR	
	Barrier Free 5%		1.45	2.15	1.75	0.45	0.2	6.00
	Barrier Free Proposed		2	2	2	0	1	7.00
	Phase 1 Totals		29	43	35	9	4	120
	goal		29	43	35	9	4	120
		24%	36%	29%	8%	3%	100%	

Phase 2	Building Type		1BR	2BR	3BR	4BR	5BR	Total Unit Count
		<i>Midrise Unit GSF at 85% efficiency</i>	625	900	1,200			
		<i>Townhouse Unit GSF</i>		975	1,200	1,400	1,600	
	Midrise B	<i>Common Space</i>						
		El 54	0	0	2			2
		First El 65	4	1	1	1		7
		Second El 76	6	6	1			13
		Third	6	6	1			13
		Fourth	6	6	1			13
		Midrise B Total	22	19	6	1	0	48
	Townhomes	D		0	3	1		4
		D		0	3	1		4
		D		0	3	1		4
		E		2	2	0		4
		E		2	2	0		4
		E		2	2	0		4
		F		1	1	1	1	4
		F		1	1	1	1	4
		F		1	1	1	1	4
		G		5	3	0		8
		Townhouse Total	0	14	21	6	3	44
			1BR	2BR	3BR	4BR	5BR	
	Barrier Free		1.1	1.65	1.35	0.35	0.15	4.60
	Barrier Free Proposed		1	2	1	1	0	5.00
	Phase 2 Totals		22	33	27	7	3	92
	goal		22	33	27	7	3	92
			24%	36%	29%	8%	3%	100%

Phase 3	Building Type	Midrise Unit GSF at 85% efficiency	1BR	2BR	3BR	4BR	5BR	Total Unit Count
		Townhouse Unit GSF						
	Midrise C	Common Space						
		Ground (Vallar Entry, EI 87)	0	0	0			Community Space
		First (EI 99)	4	6	1			11
		Second (Faywood Entry, EI 110)	8	9	4			21
		Third	7	10	1			18
		Fourth	10	10	1			21
		Midrise C Total	29	35	7	0	0	71
		Townhomes	H		1	3	0	
	H			1	3	0		4
	H			1	3	0		4
	H			1	3	0		4
	J			0	1	2	1	4
	J			0	1	2	1	4
J			0	1	2	1	4	
J			0	1	2	1	4	
K			1	3	0		4	
K			1	3	0		4	
K			1	3	0		4	
L			1	2	1		4	
Townhouse Total	0	8	27	9	4	48		
		1BR	2BR	3BR	4BR	5BR		
Barrier Free		1.45	2.15	1.7	0.45	0.2	5.95	
Barrier Free Proposed		2	2	2	0	0	6.00	
Phase 3 Totals		29	43	34	9	4	119	
goal		29	43	34	9	4	119	
		24%	36%	29%	8%	3%	100%	

**Phases 1, 2 + 3: Project Totals 331**  
Units

Phase 4	Building Type		1BR	2BR	3BR	4BR	5BR	Total Unit Count
		<i>Midrise Unit GSF at 85% efficiency</i>	625	900	1,200			
		<i>Townhouse Unit GSF</i>		975	1,200	1,400	1,600	
	Townhomes			21	21	0	0	42
			1BR	2BR	3BR	4BR	5BR	
	Barrier Free		0	1.05	1.05	0	0	2.10
	Barrier Free Proposed		0	1	1	0	0	2.00
	Phase 4 Totals		0	21	21	0	0	42
	goal			21	21			42
			0%	50%	50%	0%	0%	100%

**Redevelopment Totals 80 140 117 25 11 373**  
Units  
21% 38% 31% 7% 3% 100%





Proposed Site and Phasing Plan  
Orient Heights Master Plan, East Boston, Massachusetts



\*SEE A-501 FOR UNIT AND RCP  
NOTES AND LEGENDS

# Orient Heights Phase One

East Boston, Massachusetts

Trinity Orient Heights  
Phase One Limited Partnership

ARCHITECT

**E-ICON**  
ARCHITECTURE  
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

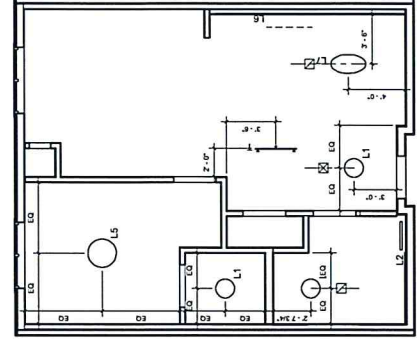
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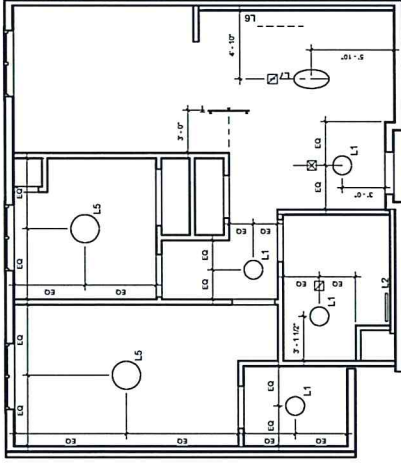
05/13/16	100% DD
04/22/16	Phasing/One Stop
MARK	DATE
DESCRIPTION	
PROJECT NUMBER: 215011	
DRAWN BY: JL	
CHECKED BY: NH	

SHEET TITLE  
ENLARGED MIDRISE  
UNIT PLANS &  
REFLECTED CEILING  
PLANS- BARRIER  
FREE

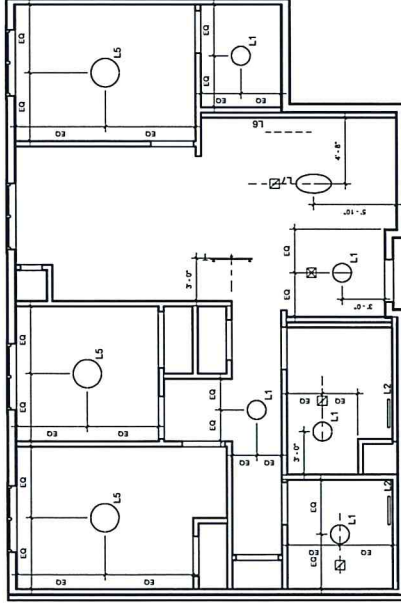
A-513



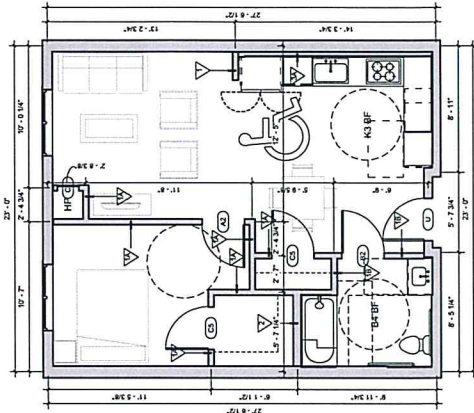
4 Type J - 1 Bedroom Barrier Free RCP  
14'4" x 11'0"



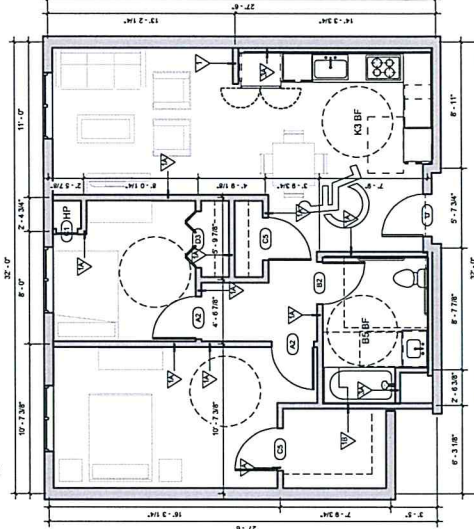
5 Type K - 2 Bedroom Barrier Free RCP  
14'4" x 11'0"



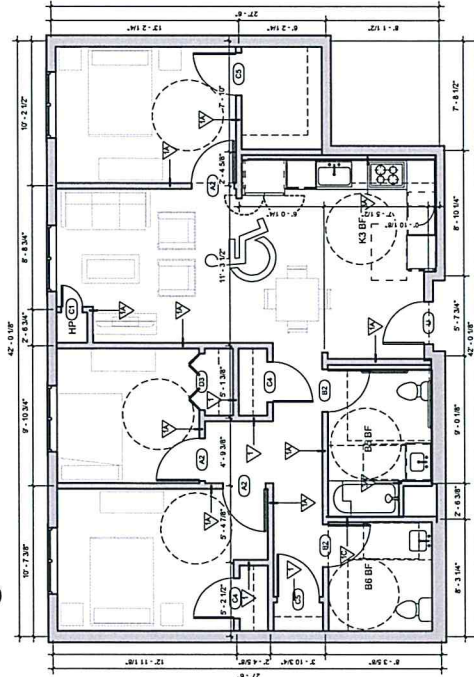
6 Type L - 3 Bedroom Barrier Free RCP  
14'4" x 11'0"



1 Type J - 1 Bedroom Barrier Free 626sf  
14'4" x 11'0"



2 Type K - 2 Bedroom Barrier Free 870sf  
14'4" x 11'0"



3 Type L - 3 Bedroom Barrier Free - 1,080sf  
14'4" x 11'0"

\*SEE A-501 FOR UNIT AND  
RCP NOTES AND LEGENDS

**Orient Heights  
Phase One**  
East Boston, Massachusetts

Trinity Orient Heights  
Phase One Limited Partnership

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ARCHITECTURE**  
101 SUMMER ST. BOSTON MA 02110

CONSULTANT

STAMP

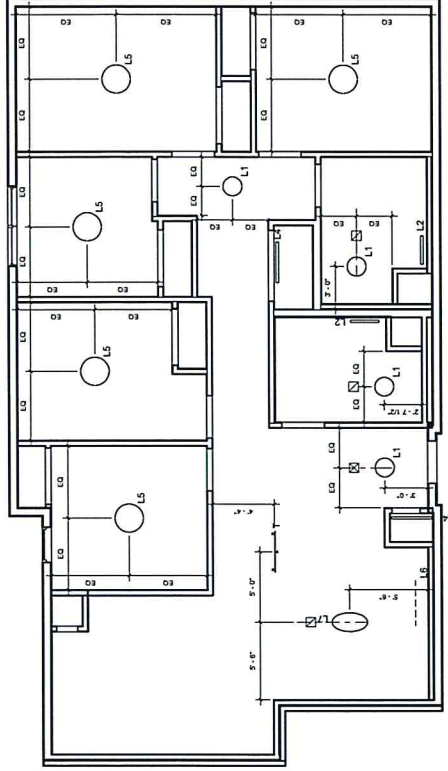
KEY PLAN



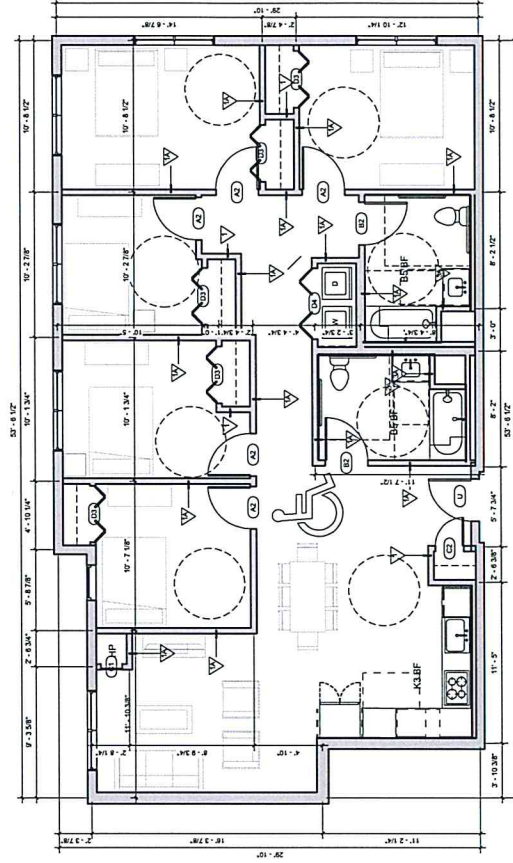
MARK	DATE	DESCRIPTION
05/13/18	100% DD	Pricing/One Stop
04/22/18		
PROJECT NUMBER: 215011		
DRAWN BY: JL		
CHECKED BY: KH		

SHEET TITLE  
**ENLARGED MIDRISE  
UNIT PLANS &  
REFLECTED CEILING  
PLANS - BARRIER  
FREE**

**A-514**



2 Type M - 5 Bedroom Barrier Free RCP  
1/4" = 1'-0"



1 Type M - 5 Bedroom Barrier Free - 1,501sf  
1/4" = 1'-0"