

## Overlook Landing

Orient Heights, East Boston

RESILIENCY

SUSTAINABILITY

Green Building, Carbon Reduction

Team:  
Developer: Trinity Financial  
Architect: ICON Architecture, Inc  
Landscape Architect: Deborah Myers, DMLA  
Sustainability Consultant: New Ecology

Status: Phase I Completed  
Phase II Under Construction

*As both a developer and a long-term owner and operator of affordable housing, Trinity aims to reduce operating energy and water costs, increase durability, and provide healthy indoor environments for residents – all of which increases the sustainability and resiliency of our developments.*

*- Kendra Halliwell at ICON*



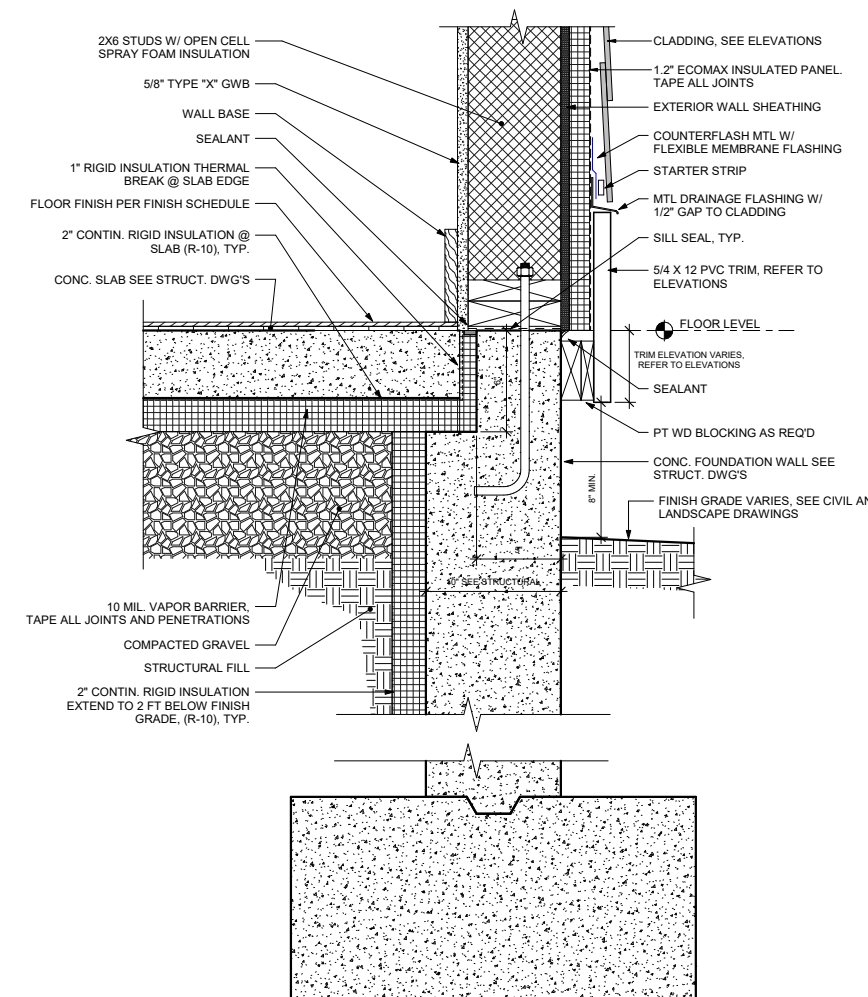


Overlook Landing Phase I

## Green Building

- Phase I Midrise  
LEED for Homes Platinum certifiable  
Point: 80
- Phase I Townhomes  
LEED for Homes Platinum certifiable  
Point: 84.5
- Phase II  
LEED for Homes Gold certifiable  
Point: 71 (projected)

The building design focuses on energy efficiency and healthy indoor environments. Excellent windows and well insulated walls reduce heating and cooling loads which allow for smaller high efficiency mechanical systems earning the 36.5 of 38 LEED points. The all electric systems also eliminate the need for gas service and distribution piping which lowers costs. No VOC finishes, healthy building materials, and not indoor combustion reduce resident exposure to toxins.



Detail of Proposed Exterior Wall at Foundation



Townhome Rear Elevation



Vallar Road Street Elevation (South)



Phase II Proposed Elevations

## Carbon Reduction

BWith average HERS scores of 41 (townhomes) and 44 (midrise) the annual energy use is 20% and 25% below code. The townhouse design anticipates solar PV on south facing sloped roofs with sufficient area for a 20 kW array on each townhome. The midrise building anticipates a 124 kW solar PV array on the roof.

- Roof: R=41
- Walls: R=20 + 7.5 c.i.
- Windows: U=0.15
- Window to Wall Ratio: 20% windows
- Exposed Floor : R=30



Phase II Proposed Master Plan

